



**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 August 17, 2020 Meeting of the Plan Commission.**

Enclosed for your information and review are the following:

1. Plan Commission Meeting Agenda
2. Planning Department July 2020 Monthly Report
3. July 20, 2020 Plan Commission Meeting Minutes
4. Docket # 2020-25-DP Overlay Wormen Park request to continue
5. Docket # 2020-10-Z Windhaven - Remonstrance Letter(s)
6. Docket # 2020-24-Z Russell Oaks Remonstrance Letter(s)
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.



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

The August 17, 2020 Plan Commission meeting will be 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 will be practiced
Limited seating is available**

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the January 21, 2020 Meeting Memo, April 20, 2020 and June 15, 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	Overlay Worman Park	Block P3 Overlay Worman Park	Petition for Development Plan approval to allow for the construction of a 47 +/- recreation park named Overlay 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	<p>Petitioner requested continuance from April 20, 2020, June 15, 2020, and July 20, 2020 Plan Commission meetings</p> <p>Plan Commission continued the project from May 18, 2020 to June 15, 2020</p> <p>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</p>

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
8:45pm	2020-26-PP	Holliday Farms Section 3	3900 S. U.S. 421	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	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

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

As part of facilitating Social Distancing, attendees of the Plan Commission meeting are welcome to use the “Question & Answer” feature available at the below link during the meeting to ask questions and provide comments. Town Staff will monitor the “Question & Answer” feature and responses will be provided during the meeting.

Link: <https://us02web.zoom.us/j/89592945465>

If you need technical assistance in using the “Question & Answer” feature during the meeting, please contact: Roger Kilmer, rkilmer@zionsville-in.gov, or 317-690-6539.

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





Town Of Zionsville

Planning and Economic Development Combined Permit Activity

July 2020

Total permits issued for the month of July: 154

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Permit Activity Breakdown

Commercial Permits	July 2020	July 2019	YTD 2020	YTD 2019	YTD Diff
New	1	1	7	5	2
Interior Remodel	2	2	16	38	-22
Addition	0	0	2	2	0
Sign	5	1	17	31	-14
Electric	6	1	20	6	14
Other	3	6	16	30	-14
Sewer	1	0	1	2	-1
Commercial Totals	18	11	79	114	-35
Residential Permits					
Single Family	47	22	167	128	39
Addition	17	12	84	76	8
Remodel	7	8	63	64	-1
Electric	6	4	31	26	5
Pool/Spa	12	4	35	31	4
Demolition	0	3	8	14	-6
Other	42	27	160	144	16
Sewer/Repairs	5	3	10	17	-7
Residential Totals	136	83	558	500	58
Combined Totals	154	94	637	614	23

Building/Site Inspections: 495 Number Of Inspections: 775

Certificates Of Occupancy Issued: 77

Easement Encroachments Authorized: 2 Denied: 1

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 12

Number of violations that resulted in a violation and/or stop work order: 8

Number of Investigations closed this month: 9

Total number of zoning code violations to date: 25



Town Of Zionsville

Planning and Economic Development Permit Detail

July 2020

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CombinedPermit Activity Detail

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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
R2020-484	July	1	\$10,000	\$410	\$0	\$0	\$0	KP Meiring Company	KENNETH & PATRICIA	Res Remodel			823 EAGLEWOOD	46077
U2020-485	July	1	\$25,000	\$449	\$0	\$0	\$0	Pools of Fun	Craig Anderson	Res Add Pool	Hampshire	108	4581 KETTERING	46077
R2020-486	July	1	\$0	\$75	\$0	\$0	\$0	Corban Properties	Corban Properties	Res Electric	Pine Ridge Mobile Home	48	9621 North Pine Ridge	46077
13U2020-487	July	1	\$100,000	\$455	\$0	\$0	\$0	Mud Slingers Pool and Patio	Jeffrey & Catherine	Res Add Pool	Willow Ridge	53	4076 WILD WOOD	46077
U2020-488	July	1	\$200,000	\$1,350	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	195	8179 OAKLEY	46077
U2020-489	July	1	\$200,000	\$1,356	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	188	8176 OXFORD	46077
U2020-490	July	1	\$0	\$90	\$0	\$0	\$0	Wildwood Designs, Inc	Tod Kogan	Comm Electric		8	180 S MAIN STREET	46077
U2020-491	July	1	\$6,200	\$100	\$0	\$0	\$0	Stanton Concrete	Ross Bolin	Res Other	Hampshire	288	8212 PEGGY COURT	46077
R2020-492	July	1	\$818,950	\$1,440	\$4,025	\$1,221	\$1,009	Old Town Design Group	James & Pamela Merten	Res New	THE CLUB AT HOLLIDAY	D6	3749 OLDE WELL RUN	46077
R2020-493	July	1	\$946,624	\$1,348	\$4,025	\$1,221	\$1,009	G & G Custom Homes Inc	Barry & Eva Freeman	Res New	THE CLUB AT HOLLIDAY	D5	3767 OLDE WELL RUN	46077
U2020-494	July	1	\$200,000	\$1,350	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	190	8212 OXFORD	46077
R2020-495	July	1	\$7,215	\$100	\$0	\$0	\$0	WarrenCo Construction &	Anthony & Kelly Barbato	Res Other	Stonegate	346	6551 W DEERFIELD	46077
R2020-496	July	1	\$73,000	\$490	\$0	\$0	\$0	Pools of Fun	Darin & Angela Martin	Res Add Pool	Blackstone	26	7453 INDEPENDENCE	46077
U2020-497	July	1	\$8,000	\$75	\$0	\$0	\$0	Jeff Wraley	Jeff Wraley	Res Reroof			1025 W POPLAR	46077
R2020-498	July	1	\$750,000	\$1,492	\$4,025	\$1,221	\$1,009	Wedgewood Building Co	Vince & Kara Ranieri	Res New	THE CLUB AT HOLLIDAY	D7	3733 OLDE WELL RUN	46077
U2020-499	July	1	\$10,000	\$100	\$0	\$0	\$0	Steven P Way Building and	Lew & Amy Leckrone	Res Add Deck	Village Walk	30	1550 VILLAGE	46077
R2020-500	July	1	\$853,340	\$1,477	\$4,025	\$1,221	\$1,009	Old Town Design Group	Anthony & Dawn Firmani	Res New	THE CLUB AT HOLLIDAY	D34	3732 OLDE WELL RUN	46077
19U2020-501	July	2	\$19,500	\$75	\$0	\$0	\$0	Morales Roofing	Henry Tran	Res Reroof	Brookhaven	37	11349 ABERCAIRN	46077



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U2020-502	July	2	\$1,200,000	\$3,404	\$0	\$0	\$0	Lennar	Lennar	Comm New	Manchester Estates	SHELL Bldg 7	958 YORKSHIRE	46077
U2020-503	July	2	\$200,000	\$648	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	701	958 YORKSHIRE	46077
U2020-504	July	2	\$200,000	\$628	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	702	954 YORKSHIRE	46077
U2020-505	July	2	\$200,000	\$640	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	703	948 YORKSHIRE	46077
U2020-506	July	2	\$200,000	\$631	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	704	944 YORKSHIRE	46077
U2020-507	July	2	\$200,000	\$628	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	705	938 YORKSHIRE	46077
U2020-508	July	2	\$200,000	\$654	\$4,025	\$977	\$1,009	Lennar	Lennar	Res New	Manchester Estates	706	934 YORKSHIRE	46077
U2020-509	July	2	\$200,000	\$1,350	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	189	8196 OXFORD	46077
R2020-510	July	2	\$1,944	\$100	\$0	\$0	\$0	WarrenCo Construction &	Brandon & Robin Leese	Res Other	Smith-Somers Minor	2	6476 S 850 EAST	46077
19U2020-511	July	2	\$14,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Jie Shen	Res Reroof	Brookhaven	80	11238 E HIGH	46077
19U2020-512	July	2	\$165,000	\$951	\$4,025	\$1,221	\$1,009	Neer Development,	Neer Development	Res New	Courtyards of Zionsville	57	1748 Cypress Drive	46077
U2020-513	July	2	\$200,000	\$1,356	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	193	8219 OAKLEY	46077
U2020-514	July	2	\$200,000	\$1,350	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	194	8205 OAKLEY	46077
U2020-515	July	2	\$200,000	\$1,350	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	209	4350 KETTERING	46077
U2020-516	July	2	\$50,000	\$282	\$0	\$0	\$0	Stephen Warstler	Stephen Warstler	Res Add	Schick's Add	24, 25	945 W PINE STREET	46077
U2020-517	July	6	\$78,000	\$100	\$0	\$0	\$0	Earth Creations, Inc.	Craig Anderson	Res Other	Hampshire	108	4581 KETTERING	46077
U2020-518	July	6	\$268,400	\$3,314	\$4,025	\$1,221	\$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	301	8145 Shaldon Court	46077
U2020-519	July	6	\$0	\$0	\$0	\$0	\$0	BRS Field Ops	Steven Larsen	Res Electric	Village Walk	106	1502 WATERFORD	46077



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19U2020-520	July	6	\$200,000	\$1,309	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Vonterra	82	10255 DURELLA	46077
U2020-521	July	6	\$350	\$0	\$0	\$0	\$0	Harding Poorman	South Main Holdings LLC	Comm Sign			70 E Hawthorne	46077
R2020-522	July	6	\$22,000	\$75	\$0	\$0	\$0	Cochran Exteriors	CORWIN M HUSTON	Res Reroof	Stonegate	1	6215 STONEGATE	46077
R2020-523	July	6	\$18,000	\$75	\$0	\$0	\$0	Cochran Exteriors	NICHOLAS J & HOLLY G	Res Reroof	Stonegate	22	6732 JONS STATION	46077
R2020-524	July	6	\$21,000	\$75	\$0	\$0	\$0	Cochran Exteriors	RONALD W & JANET A	Res Reroof			2055 S US 421	46077
19U2020-525	July	6	\$0	\$0	\$0	\$0	\$0	Lennar	Lennar	Res New	Vonterra	81	10257 DURELLA	46077
19U2020-526	July	6	\$0	\$0	\$0	\$0	\$0	Lennar	Lennar	Res New	Vonterra	87	10268 DURELLA	46077
R2020-527	July	7	\$700,000	\$1,366	\$0	\$1,221	\$1,009	Sigma Builders, LLC	Stephen & Jaimie	Res New			782 N 800 EAST	46077
U2020-528	July	7	\$479,000	\$1,328	\$7,585	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	11	5252 ROSE DRIVE	46077
R2020-529	July	8	\$11,000	\$100	\$0	\$0	\$0	Project Melton	James & Rebecca	Res Other	Stonegate	267	6687 BEEKMAN	46077
U2020-530	July	8	\$0	\$0	\$0	\$0	\$0	Morales Roofing	Stephanie & Noah Doyle	Res Reroof	Village Walk	64	1611 GRAYSTONE	46077
U2020-531	July	8	\$0	\$25	\$0	\$0	\$0	Roto Rooter	Joyce A Brandt	Res Sewer	Huntington Woods	64	1074 SULLIVANS	46077
19U2020-532	July	8	\$0	\$0	\$0	\$0	\$0	Universal Roofing	Todd & Gretchen Nolte	Res Reroof	Brookhaven	141	2791 W HIGH GROVE	46077
R2020-533	July	9	\$10,800	\$75	\$0	\$0	\$0	Universal Roofing	Tiffany Vanarsdale	Res Reroof	Royal Run	327	6271 CANTERBURY	46077
U2020-534	July	9	\$500,000	\$1,385	\$37,825	\$0	\$0	Alt Construction	SOUTH VILLAGE	Comm Remodel		Hotel Tango	10615 ZIONSVILLE	46077
U2020-535	July	9	\$121,000	\$773	\$0	\$0	\$4,707	Carrington Homes	HARRIS FLP	Comm Remodel		School of Rock	675 S MAIN STREET	46077
R2020-536	July	10	\$0	\$75	\$0	\$0	\$0	MP Baker Electric	William Myers	Res Electric			3250 S 200 EAST	46052
U2020-537	July	10	\$348,000	\$1,285	\$4,025	\$1,221	\$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	313	8050 Shaldon Court	46077



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U2020-538	July	10	\$274,000	\$1,097	\$4,025	\$1,221	\$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	300	8135 Shaldon Court	46077
U2020-539	July	13	\$7,000	\$100	\$0	\$0	\$0	Nazareth Building	Tyler & Whitney Luther	Res Add Deck	The Sanctuary	42	11888 AVEDON	46077
U2020-540	July	13	\$14,500	\$75	\$0	\$0	\$0	American Dream Home	MICHAEL W & ANN M CASH	Res Reroof	Rock Bridge	135	3805 HEARTHSTONE	46077
U2020-541	July	13	\$271,400	\$1,050	\$4,025	\$1,221	\$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	302	8190 Shaldon Court	46077
U2020-542	July	13	\$0	\$0	\$0	\$0	\$0	ARS Rescue Rooter	Theodore & Deanna Dalberg	Res Sewer	Crosses 4th Addition	2, 9, 30	596 W LINDEN	46077
U2020-543	July	14	\$28,000	\$410	\$0	\$0	\$0	Centennial Construction	Robert & Julia Comte	Res Add	Cobblestone Lakes	329	8872 HEATHERSTONE	46077
U2020-544	July	14	\$12,000	\$227	\$0	\$0	\$0	Scott Dell	Scott & Jennifer Dell	Res Other	Cobblestone Lakes	140	9310 WINDRIFT	46077
U2020-545	July	14	\$10,700	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Michelle Hacker	Res Reroof	Village Walk	111	1552 WATERFORD	46077
R2020-546	July	14	\$1,400,000	\$1,759	\$4,025	\$1,221	\$1,009	Kent Shaffer Builders Inc	Stephen & Nancy Farber	Res New	THE CLUB AT HOLLIDAY	C12	3601 DARTMOOR	46077
U2020-547	July	14	\$0	\$0	\$0	\$0	\$0	Brian Ghesterton	Libuse Pressner	Res Add Deck	Village Walk	69	455 WATERFORD	46077
U2020-548	July	14	\$200,000	\$1,128	\$4,025	\$1,221	\$1,009	Lennar	Lennar	Res New	Hampshire	201	4365 FORRES	46077
R2020-549	July	14	\$7,330	\$75	\$0	\$0	\$0	Bone-Dry Roofing	William Agner	Res Reroof			6140 S 800 EAST	46077
U2020-550	July	15	\$7,890	\$100	\$0	\$0	\$0	Indy Decorative Concrete	Frank & Virginia Walker	Res Other	Spring Knoll	22	8951 SHELBURNE	46077
U2020-551	July	15	\$43	\$0	\$0	\$0	\$0	Harding Poorman	South Main Holdings LLC	Comm Sign	OP OF ZIONSVILLE	6	70 E Hawthorne	46077
U2020-552	July	15	\$10,000	\$100	\$0	\$0	\$0	Steve & Katherine	Steven & Katherine	Res Add Deck	Laughlin, Fours, Har	1,2	665 W LAUREL AVE	46077
U2020-553	July	15	\$258,000	\$1,078	\$4,025	\$1,221	\$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	311	8080 Shaldon Court	46077
U2020-554	July	15	\$130,000	\$465	\$0	\$0	\$0	Mike McGhee & Assoc	Michael & Polly Reynolds	Res Add Pool	OLDFIELD	27	6798 WELLINGTON	46077
U2020-555	July	15	\$75,000	\$518	\$0	\$0	\$0	Pools of Fun	Brian & Stacy Holdsworth	Res Add Pool	Thornhill	9	290 BENTLEY	46077



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19U2020-556	July	15	\$170,000	\$965	\$4,025	\$1,221	\$1,009	Neer Development,	Neer Development	Res New	Courtyards of Zionsville	58	1756 Cypress Drive	46077
U2020-557	July	15	\$116,950	\$515	\$0	\$0	\$0	Blue Haven Pools	John & Gail Schier	Res Add Pool	Clifden Pond	26	10 STONE WALL LANE	46077
13U2020-558	July	15	\$0	\$0	\$0	\$0	\$0	Angel Landscaping	Aditi Amin	Res Other	HIDDEN PINES	102	3820 CONIFER	46077
U2020-559	July	16	\$0	\$0	\$0	\$0	\$0	5 Star	Ryan Kunkel	Res Other	North Hills	7	587 BECKER COURT	46077
U2020-560	July	16	\$0	\$0	\$0	\$0	\$0	Cochran Exteriors	Bruce & Cynthia Easter	Res Reroof	Thornhill	51	620 SILVER WRAITH	46077
U2020-561	July	16	\$16,000	\$75	\$0	\$0	\$0	American Dream Home	Jessica & Matthew Barton	Res Reroof	Rock Bridge	136	3825 HEARTHSTONE	46077
R2020-562	July	16	\$450,000	\$1,459	\$0	\$1,221	\$1,009	Timothy Ball	Timothy Ball	Res New			325 S 1100 EAST	46077
U2020-563	July	16	\$0	\$25	\$0	\$0	\$0	Hope Plumbing	Richard Anderson	Res Sewer	Smith Meadow	8	4440 SPRING	46077
R2020-564	July	17	\$500,000	\$1,581	\$0	\$1,221	\$1,009	Mark Christian	Mark & Lindsay Christian	Res New	DEROSSI ESTATES	8	8905 WHITESTOWN	46077
U2020-565	July	17	\$575,000	\$622	\$4,025	\$1,954	\$726	Bedrock Builders Inc.	BHI Senior Living	Res New	Hoosier Village	66	10222 Eagle Oaks Lane	46077
U2020-566	July	17	\$1,100,000	\$869	\$8,025	\$1,954	\$726	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	67, 68	10226 & 10228 Eagle	46077
U2020-567	July	17	\$1,000,000	\$869	\$8,025	\$1,954	\$726	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	64, 65	102020 & 10204 Eagle	46077
R2020-568	July	20	\$0	\$0	\$0	\$0	\$0	Galbraith Pools	Amber Williams	Res Finish Permit	Sycamore Bend	44	541 NUTHATCH	46077
U2020-569	July	20	\$75,000	\$480	\$0	\$0	\$0	Perma Pools	Robert & Sandra Rogers	Res Add Pool	Oak Ridge	109	10276 OAK RIDGE	46077
U2020-570	July	20	\$365,000	\$745	\$0	\$0	\$0	Shaffer Enterprises	Shawn & Cara Fausset	Res Remodel	Laughlin, Fours, Har	46, 47	335 S 5TH STREET	46077
U2020-571	July	20	\$110,000	\$523	\$0	\$0	\$0	MilMar Buildings	Mitchell & Stephanie	Res Add	CRENSHAW	1, 2	4560 S 975 EAST	46077
R2020-572	July	20	\$0	\$0	\$0	\$0	\$0	West Electric	Town of Zionsville	Comm Electric			6295 BOONE RIDGE	46077
U2020-573	July	20	\$5,500	\$100	\$0	\$0	\$0	Jeffrey Reasner	Jeffrey Reasner	Res Add Deck			755 W PINE STREET	46077



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R2020-574	July	20	\$75,000	\$439	\$0	\$0	\$0	Getchell Brothers	Brian & Tonya Hummer	Res Add Pool	Huddersfield	10	3151 HUDDERSFIELD	46077
19U2020-575	July	20	\$180,000	\$1,045	\$4,025	\$1,221	\$1,009	Neer Development,	Neer Development	Res New	Courtyards of Zionsville	59	1762 Cypress Drive	46077
13U2020-576	July	20	\$35,000	\$460	\$0	\$0	\$0	CMH Builders	Valerie & Scott Knopik	Res Remodel	HIDDEN PINES	79	3769 CONIFER	46077
U2020-577	July	20	\$0	\$0	\$0	\$0	\$0	Cedar Street Builders	Dan Porzel	Res Remodel	Coventry Ridge	50	4591 BRENTWOOD	46077
U2020-578	July	20	\$0	\$0	\$0	\$0	\$0	BC-HC Properties LLC	BC-HC Properties LLC	Res Electric			9400 HUNT CLUB ROAD	46077
U2020-579	July	20	\$0	\$25	\$0	\$0	\$0	Roto Rooter	CK PRICE PROPERTIES	Comm Sewer	Cross's second addit	3	60 N MAIN STREET	46077
U2020-580	July	21	\$0	\$0	\$0	\$0	\$0	Land Development &	Inglenook Zionsville LLC	Res New	Inglenook of Zionsville	4	5702 UPPER GARDEN	46077
U2020-581	July	21	\$300,000	\$555	\$0	\$0	\$0	High Pointe Builders	Mickey & Diana Powell	Res Remodel	crosses 4th Addition	53	470 W WALNUT	46077
U2020-582	July	21	\$521,000	\$1,328	\$7,585	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	7	5188 ROSE DRIVE	46077
R2020-583	July	21	\$7,000	\$75	\$0	\$0	\$0	Project Melton	Todd & Teresa Hussong	Res Reroof	Royal Run	298	6733 BERKSHIRE	46077
U2020-584	July	21	\$0	\$0	\$0	\$0	\$0	Zach's Construction Inc	Robert & Margaret Reid	Res Other	Cobblestone Lakes	113	4672 PEBBLEPOINTE	46077
19U2020-585	July	21	\$13,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Charles & Andrea	Res Reroof	Brookhaven	110	2713 E HIGH GROVE	46077
13U2020-586	July	21	\$17,000	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Don & Betty Schultheis	Res Reroof	The Willows	241	11504 GOLDEN	46077
U2020-587	July	21	\$0	\$90	\$0	\$0	\$0	B & D Lighting	Lennar	Comm Electric	Manchester Estates	1201	313 WAKEFIELD	46077
U2020-588	July	21	\$0	\$90	\$0	\$0	\$0	B & D Lighting	Lennar	Comm Electric	Manchester Estates	COMMON AREA	957 Yorkshire Lane	46077
U2020-589	July	21	\$0	\$0	\$0	\$0	\$0	Start to Finish Landscape	Darci Ackerman	Res Other	Rock Bridge	63	3815 STONINGTON	46077
R2020-590	July	21	\$0	\$90	\$0	\$0	\$0	Kent Rigdon	The Club at Holliday Farms	Comm Electric	THE CLUB AT HOLLIDAY	COMMON AREA	10652 Holliday	46077
R2020-591	July	21	\$7,200	\$410	\$0	\$0	\$0	Dennis White	Dennis & Patricia White	Res Add			1690 S 1100 EAST	46077



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U2020-592	July	21	\$0	\$0	\$0	\$0	\$0	Harold Hill	Kimberly Richard	Res Finish Permit	North Hills	6	586 BECKER COURT	46077
R2020-593	July	21	\$1,600,000	\$1,853	\$4,025	\$1,221	\$1,009	G & G Custom Homes Inc	Ryan & Karissa McDaniel	Res New	THE CLUB AT HOLLIDAY	E24	10621 BARRINGTON	46077
U2020-594	July	22	\$18,500	\$75	\$0	\$0	\$0	American Dream Home	Abrin & Ashley Schmucker	Res Reroof	Rock Bridge	70	3965 STONINGTON	46077
R2020-595	July	22	\$906,788	\$1,311	\$4,025	\$1,221	\$1,009	Old Town Design Group	Jon & Abigail Klemsz	Res New	THE CLUB AT HOLLIDAY	C2	3829 DARTMOOR	46077
R2020-596	July	22	\$890,640	\$1,361	\$4,025	\$1,221	\$1,009	Old Town Design Group	Celia Lazaro	Res New	THE CLUB AT HOLLIDAY	C20	3622 DARTMOOR	46077
R2020-597	July	22	\$650,000	\$1,530	\$4,025	\$1,221	\$1,009	Wedgewood Building Co	Gregory & Tourandokht	Res New	THE CLUB AT HOLLIDAY	C5	3761 DARTMOOR	46077
U2020-598	July	23	\$0	\$0	\$0	\$0	\$0	Vibrant Outdoors	BRIAN & CHERRI	Res Other	crosses 4th Addition	88	465 W POPLAR ST	46077
R2020-599	July	23	\$598,000	\$1,454	\$4,025	\$1,221	\$1,009	Williams Custom Art Builders	Stacy & Carl Singer	Res New	THE CLUB AT HOLLIDAY	C7	3717 DARTMOOR	46077
R2020-600	July	23	\$0	\$0	\$0	\$0	\$0	J Rodrigos Painting LLC	David & Leah Sullivan	Res Add Deck	Timberwolf	19	9344 TUNDRA	46077
U2020-601	July	23	\$0	\$0	\$0	\$0	\$0	Nazareth Building	Jack & Anita Brummett	Res Add	Colony Woods	103	120 LEEDS COURT	46077
13U2020-602	July	23	\$21,104	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Thomas & Lindi Messina	Res Reroof	The Willows	18	3237 WILDLIFE	46077
U2020-603	July	23	\$0	\$25	\$0	\$0	\$0	Seriously 24-7 LLC	Mary Rachles	Res Sewer	Dyes	11	160 E WILLOW	46077
R2020-604	July	23	\$9,000	\$75	\$0	\$0	\$0	Rojas Roofing	Lauren & James Pannell	Res Reroof	Royal Run	263	6729 LEXINGTON	46077
U2020-605	July	23	\$0	\$0	\$0	\$0	\$0	Christopher Scott Homes	Christopher Szymanczyk	Res Add	Lost Run Farms	9,10 Pool House	10 LOST RUN LANE	46077
U2020-606	July	23	\$0	\$0	\$0	\$0	\$0	Christopher Scott Homes	Christopher Szymanczyk	Res Add Pool	Lost Run Farms	9,10 Pool + Patio	10 LOST RUN LANE	46077
U2020-607	July	24	\$15,000	\$113	\$0	\$0	\$0	A-Sign-By-Design	Zionsville OMS Partners	Comm Sign			12036 Michigan	46077
U2020-608	July	24	\$15,000	\$282	\$0	\$0	\$0	A-Sign-By-Design	Zionsville OMS Partners	Comm Sign			12036 Michigan	46077
U2020-609	July	24	\$10,500	\$75	\$0	\$0	\$0	Community Exteriors, Inc.	Jay Gibson	Res Reroof	Colony Woods	173	980 MAXWELL	46077



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U2020-610	July	27	\$9,999	\$0	\$0	\$0	\$0	Town of Zionsville	Town of Zionsville	Comm Demo	OP ZIONSVILLE	4	330 S Main Street	46077
U2020-611	July	27	\$9,999	\$0	\$0	\$0	\$0	Town of Zionsville	Town of Zionsville	Comm Demo	OP ZIONSVILLE	8	390 S Main Street	46077
R2020-612	July	27	\$313,000	\$1,243	\$0	\$1,221	\$0	TK Constructors	Timothy & Chelsie Sharp	Res New			7447 South 475 East	46052
13U2020-613	July	27	\$0	\$0	\$0	\$0	\$0	Grande & Grande Inc	Nathaniel & Kristin Norris	Res Remodel	Willow Glen	34	3256 AUTUMN	46077
U2020-614	July	27	\$15,000	\$410	\$0	\$0	\$0	Rusty Keen	Heather & Todd Patterson	Res Add	Rock Bridge	22	3720 WEATHER	46077
U2020-615	July	27	\$0	\$75	\$0	\$0	\$0	The Electric Express	Steve Famoiaro	Res Electric	Dyes	11	160 E WILLOW	46077
13U2020-616	July	28	\$0	\$297	\$0	\$0	\$0	Strongbox Commercial,	HARRIS FLP	Mass Grading	Appaloosa Crossing		10901 E 300 SOUTH	46077
U2020-617	July	28	\$0	\$0	\$0	\$0	\$0	Sign Art	Zionsville Community	Comm Sign			900 Mulberry Street	46077
U2020-618	July	28	\$30,000	\$200	\$0	\$0	\$0	Sundown Gardens	Anthony & Lyle Browne	Res Add Deck	COLONY WOODS	5	35 WILLIAMSBURG	46077
R2020-619	July	28	\$120,000	\$472	\$0	\$0	\$0	Pools of Fun	Jeffery & Julie Qualkinbush	Res Add Pool	THE CLUB AT HOLLIDAY	E5	10732 CHALLIS	46077
U2020-620	July	29	\$0	\$25	\$0	\$0	\$0	Mr Plumber	Preston Lehman	Res Sewer	Huntington Woods	52	1278 SULLIVANS	46077
U2020-621	July	29	\$11,000	\$100	\$0	\$0	\$0	R & G Construction Inc	THE MARTIN REVOCABLE	Res Add	Coventry Ridge	58	4590 BRENTWOOD	46077
R2020-622	July	29	\$16,000	\$306	\$0	\$0	\$0	Kevin Hurley	Kevin & Kristen Hurley	Res Add	Saddle Brook Farms	12	932 SADDLE BROOK	46077
R2020-623	July	29	\$0	\$75	\$0	\$0	\$0	Burtner Electric	SUSAN ENGEDOW	Res Electric			3402 S 875 East	46077
U2020-624	July	29	\$0	\$0	\$0	\$0	\$0	Above the Cut Restoration	Richard & Cynthia Baldwin	Res Reroof	Colony Acres	3	705 WHITESTOWN	46077
R2020-625	July	30	\$18,000	\$75	\$0	\$0	\$0	Cochran Exteriors	SIMON & RITA HAYDAR	Res Reroof	Stonegate	35	6693 Chapel Crossing	46077
R2020-626	July	30	\$9,850	\$75	\$0	\$0	\$0	Doug Selby	Jordan & Chelsey Pierce	Res Reroof			534 AMOS DRIVE	46077
19U2020-627	July	30	\$16,323	\$75	\$0	\$0	\$0	Bone-Dry Roofing	MARK R & JODI STEVENS	Res Reroof	Brookhaven	156	2812 W HIGH GROVE	46077



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U2020-628	July	30	\$17,302	\$75	\$0	\$0	\$0	Bone-Dry Roofing	BENJAMIN & LAUREN	Res Reroof	Spring Knoll	264	4273 GREENTHREAD	46077
R2020-629	July	30	\$18,500	\$255	\$0	\$0	\$0	NBA Builders	Andrew & Kathryn	Res Add			6790 E 525 SOUTH	46075
U2020-630	July	30	\$0	\$0	\$0	\$0	\$0	Cedar Street Builders	Heyville LLC	Res Remodel	OLIVERS	36	240 N MAIN STREET	46077
13U2020-631	July	30	\$75,000	\$535	\$0	\$0	\$0	Family Leisure of Indianapolis	Zachary & Suzanne	Res Add Pool	The Willows	210	11569 WILLOW	46077
R2020-632	July	30	\$0	\$0	\$0	\$0	\$0	Kent Shaffer Builders Inc	Adam & Linda Erickson	Res New	THE CLUB AT HOLLIDAY	B4	3943 Stratford	46077
R2020-633	July	31	\$1,355,000	\$1,932	\$4,025	\$1,221	\$1,009	G & G Custom Homes Inc	Justin & Heather Smith	Res New	THE CLUB AT HOLLIDAY	E3	10780 BARRINGTON	46077
R2020-634	July	31	\$0	\$0	\$0	\$0	\$0	Perfect Pools	Deborah & Andrew Ott	Res Add Pool	Huddersfield	2	3080 HUDDERSFIELD	46077
U2020-635	July	31	\$11,900	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Erik & Rachel Christianson	Res Reroof	Spring Knoll	23	8966 SHELBURNE	46077
U2020-636	July	31	\$0	\$0	\$0	\$0	\$0	Shannon Collier	Caleb & Shannon Collier	Res Other	Malora Dyes Addition	12	965 W OAK STREET	46077
R2020-637	July	31	\$0	\$0	\$0	\$0	\$0	TPI Utility Construction	Spectrum	Comm Electric			8425 HUNT CLUB ROAD	46077



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U2019-54	Adam Henry	Adam & Rebecca Henry	Res Remodel	Huntington Woods	50	1122 HUNTINGTON WOODS POINT	46077	2020/07/23
19U2019-201	Shaw's Custom Handywork	Mary & Robert Davisson-Veit	Res Remodel	THE ENCLAVE	115	6813 WINDEMERE CIRCLE	46077	2020/07/30
U2019-466	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	86, 87	5715 & 5717 Eagle Oaks Lane	46077	2020/07/08
U2019-467	Schafer Custom Homes, LLC	Bakers Corner LLC	Res New	N.T.	65	140 N MAPLE STREET	46077	2020/07/02
13U2019-469	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	112	3861 EVERGREEN WAY	46077	2020/07/15
U2019-478	Vickery Remodeling	Kreg & Elizabeth Hunter	Res Remodel	Coventry Ridge	116	4706 CLARKSTON COURT	46077	2020/07/20
13U2019-540	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	39	11246 CANOPY WAY	46077	2020/07/30
13U2019-541	Pulte Homes	Pulte Homes	Res Finish Permit	HIDDEN PINES	3	4091 SUGAR PINE LANE	46077	2020/07/30
R2019-556	Drees Homes	Drees Homes	Res New	STONEGATE	330	7664 DEERFIELD WAY	46077	2020/07/31
13U2019-558	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	9	4020 SUGAR PINE LANE	46077	2020/07/30
R2019-566	Drees Homes	Drees Homes	Res New	Stonegate	337	7690 DEERFIELD WAY	46077	2020/07/31
R2019-567	Drees Homes	Drees Homes	Res New	Stonegate	331	6492 W DEERFIELD COURT	46077	2020/07/31
U2019-615	Bedrock Builders	BHI Senior Living	Res New	Hoosier Village	76	5644 EAGLE OAKS LANE	46077	2020/07/08
U2019-616	Bedrock Builders	BHI Senior Living	Res New	Hoosier Village	77	5642 EAGLE OAKS LANE	46077	2020/07/08
U2019-617	Bedrock Builders	BHI Senior Living	Res New	Hoosier Village	78	5634 EAGLE OAKS LANE	46077	2020/07/08
U2019-618	Bedrock Builders	BHI Senior Living	Res New	Hoosier Village	79	5632 EAGLE OAKS LANE	46077	2020/07/08



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U2019-619	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	88L & 89R	5667 & 5665 EAGLE OAKS LANE	46077	2020/07/08
U2019-620	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	90 & 91	5637 & 5639 Eagle Oaks Lane	46077	2020/07/08
U2019-707	Bedrock Builders	BHI Senior Living	Res New	The Oaks at Hoosier Village	80	10320 Buttonwood Circle	46077	2020/07/08
U2019-708	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	81 & 82	10323 & 10321 Buttonwood Circle	46077	2020/07/08
U2019-709	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	83 & 84	10305 & 10303 Buttonwood Circle	46077	2020/07/08
U2019-710	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	92 & 93	10232 & 10230 Brookwood Circle	46077	2020/07/08
U2019-711	Bedrock Builders	BHI Senior Living	Res New 2 Family	The Oaks at Hoosier Village	94 & 95	10231 & 10235 Brookwood Circle	46077	2020/07/08
U2019-795	Bedrock Builders	BHI Senior Living	Comm New	Hoosier Village	Maintenance Building	5740 EAGLE OAKS LANE	46077	2020/07/14
U2019-855	Fox Pools	MARK & CANDY RIGGINS	Res Add Pool	Pleasant View	1	9764 EQUESTRIAN WAY	46077	2020/07/17
U2019-1017	G R Donaldson LLC	JEANNE L MOOSEY	Res Remodel	RAVINA	10	4554 SUMMERSONG ROAD	46077	2020/07/09
R2019-1029	St. James Development Inc.	Cheryl Baber	Res Add		FARM BUILDING	8182 HUNT CLUB ROAD	46077	2020/07/23
U2020-9	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	250	8239 PEGGY COURT	46077	2020/07/02
U2020-21	Hendrick Pool	Christopher & Erica Wehrmeister	Res Add Pool	Hampshire	117	4576 KETTERING PLACE	46077	2020/07/10
U2020-22	Hendrick Pool	James & Kelly Uland	Res Add Pool	Hampshire	116	4550 KETTERING PLACE	46077	2020/07/09
U2020-29	Lennar	Lennar	Res New	Hampshire	191	8230 OXFORD TRACE	46077	2020/07/16
U2020-31	Jackson's Realty	Nathan Todd	Res New	DEROSS I ESTATES	3	8866 WHITESTOWN ROAD	46077	2020/07/30



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U2020-33	Robin Campbell Builders	Sheila & Michael Peine	Res New	HYPES ADD.	10	660 TERRACE DRIVE	46077	2020/07/15
U2020-54	Lennar	Lennar	Res New	Manchester Estates	301	322 FAIRFAX WAY	46077	2020/07/16
U2020-55	Lennar	Lennar	Res New	Manchester Estates	302	328 FAIRFAX WAY	46077	2020/07/16
U2020-56	Lennar	Lennar	Res New	Manchester Estates	303	332 FAIRFAX WAY	46077	2020/07/16
U2020-57	Lennar	Lennar	Res New	Manchester Estates	304	336 FAIRFAX WAY	46077	2020/07/16
U2020-58	Lennar	Lennar	Res New	Manchester Estates	305	342 FAIRFAX WAY	46077	2020/07/16
U2020-59	Lennar	Lennar	Res New	Manchester Estates	306	348 FAIRFAX WAY	46077	2020/07/17
U2020-74	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	272	8333 Peggy Court	46077	2020/07/08
U2020-76	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	288	8212 Peggy Court	46077	2020/07/08
U2020-84	Booher Remodeling	Daniel & Amanda Houchens	Res Remodel	Raintree Place	92	720 WOOD COURT	46077	2020/07/08
U2020-86	G R Donaldson LLC	JEANNE MOOSEY	Res Add	RAVINA	10	4554 SUMMERSONG ROAD	46077	2020/07/07
13U2020-88	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	54	3633 Sugar Pine Lane	46077	2020/07/13
U2020-94	Fischer Homes	Fischer Homes	Res New	Hampshire	106	4625 KETTERING PLACE	46077	2020/07/14
13U2020-104	Hoss Building Group	Ted & Sara Brauer	Res Add	Willow Ridge	49	4073 Wild Wood Court	46077	2020/07/21
19U2020-114	Neer Development, Inc.	Neer Development, Inc.	Res New	Courtyards of Zionsville	55	1732 Cypress Drive	46077	2020/07/21
U2020-115	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	285	8252 PEGGY COURT	46077	2020/07/27



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U2020-116	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	267	8267 CARNEGIE LANE	46077	2020/07/13
U2020-120	The Turf Boss LLC	DONALD L & KATHLEEN	Res Add	Benderfield	3	470 BENDERFIELD DRIVE	46077	2020/07/08
13U2020-125	Preferred Custom Remodeling	BERNARD ANTHONY & JERI	Res Remodel	The Willows	76	11587 WEEPING WILLOW DRIVE	46077	2020/07/02
U2020-161	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	269	8289 CARNEGIE LANE	46077	2020/07/17
U2020-167	The Property District, LLC	MANOL & REBECCA	Res Remodel	Raintree Place	23	115 RAINTREE DRIVE	46077	2020/07/29
U2020-185	Booher Building	Robert & Elizabeth Mutzel	Res Remodel	Spring Knoll	157	8903 WINTERBERRY COURT	46077	2020/07/31
13U2020-195	Homes by Design	WILLIAM VECHIARELLA	Res Add	Willow Ridge	38	11558 RIDGE VALLEY COURT	46077	2020/07/16
U2020-239	Wildwood Designs, Inc	Kevin & Danielle Trulock	Res Remodel	Thornhill	89	1963 CAMARGUE DRIVE	46077	2020/07/07
U2020-252	JB Adams Designs LLC	106TH & BENNETT LLC	Comm Tenant Finish		Suite 300	10650 BENNETT PKWY	46077	2020/07/02
U2020-271	Cityscape Construction - Aria,	ARIA ZIONSVILLE LLC	Comm Add	ARIA	Pool Equipment Bldg	10919 Octave Drive	46077	2020/07/27
R2020-290	Patrick Klein	Patrick Klein & Alina Benedi	Res Electric			4402 S 800 EAST	46077	2020/07/22
U2020-326	Young's Construction	James & Jamie Shields	Res Add	Cedar Bend	18	10176 WILDWOOD DRIVE	46077	2020/07/06
13U2020-333	Pools of Fun	Allison & Christoph Erdel	Res Add Pool	Willow Glen	49	3229 AUTUMN ASH DRIVE	46077	2020/07/16
U2020-338	Pools of Fun	Melissa & Christopher Hale	Res Add Pool	Oak Ridge	149	10063 HICKORY RIDGE DRIVE	46077	2020/07/22
13U2020-341	CMH Builders	Rodney & Angela Miller	Res Remodel	The Willows	156	11527 WILLOW BEND DRIVE	46077	2020/07/14
U2020-346	William & Jennifer Luczak	William & Jennifer Luczak	Res Add Deck			750 W OAK STREET	46077	2020/07/02



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U2020-369	Chuck's Construction	Adam & Barbara Bernard	Res Add Deck	Cedar Bend	86	9894 LAKEWOOD DRIVE	46077	2020/07/14
19U2020-371	Rick Marshall	Andrew & Laura Armington	Res Remodel	Vonterra	47	10326 PIGATO DRIVE	46077	2020/07/06
U2020-384	The Masters Mark Builders	Katie & Nick Averitt	Res Remodel	Huntington Woods	40	1289 HUNTINGTON WOODS ROAD	46077	2020/07/30
R2020-388	Project Melton	Michael & Margaret Maroney	Res Add	Royal Run	626	6563 YORKSHIRE CIRCLE	46077	2020/07/30
U2020-410	Elliott King	Elliott & Jane King	Res Other	Cedar Bend	45	10140 LAKEWOOD DRIVE	46077	2020/07/21
U2020-434	Deater Brothers	Christopher & Candace Hons	Res Add Deck	Rock Bridge	196	3532 OLD QUARRY DRIVE	46077	2020/07/08
13U2020-464	Cutting Edge Hardscapes	Drue & Danielle Anderson	Res Other	The Willows	218	11631 WILLOW SPRINGS DRIVE	46077	2020/07/02
U2020-478	Aspen Outdoor Designs, Inc	SHAWN & M MAKENZIE GREVE	Res Add	SIXTH & SYCAMORE	2	596 Starkey Road	46077	2020/07/23
U2020-521	Harding Poorman	South Main Holdings LLC	Comm Sign			70 E Hawthorne	46077	2020/07/30
R2020-529	Project Melton	James & Rebecca Henning	Res Other	Stonegate	267	6687 BEEKMAN PLACE	46077	2020/07/30
13U2020-558	Angel Landscaping LLC	Aditi Amin	Res Other	HIDDEN PINES	102	3820 CONIFER DRIVE	46077	2020/07/30
U2020-573	Jeffrey Reasner	Jeffrey Reasner	Res Add Deck			755 W PINE STREET	46077	2020/07/31
R2020-623	Burtner Electric	SUSAN ENGLEADOW	Res Electric			3402 S 875 East	46077	2020/07/30



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Planning and Economic Development Permit Activity

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Activity Report

	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	13	344	546	66	31
June	0	0	0	1	2	3	21	15	11	7	5	1	36	2	0	104	0	19	430	669	17	62
July	1	0	2	5	6	3	47	17	7	6	12	0	42	5	1	154	1	39	495	775	12	77
August																						
September																						
October																						
November																						
December																						
Totals	7	2	16	17	20	16	167	84	63	31	35	8	160	10	1	637	4	141	2506	3896	156	284



MEETING RESULTS- ZIONSVILLE BOARD OF ZONING APPEALS JULY 1, 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 were scheduled for consideration:

- I. Approval of the June 3, 2020 Meeting Minutes - **approved 4-0 with correction to page 1**
- II. New Business

Docket Number	Name	Address of Project	Item to be considered
2020-12-SE	T. Sharp	7465 S 475 East	Approved with Commitments as presented & filed w/exhibits & per staff report - 5 in Favor, 0 Opposed Petition for Special Exception to allow for new residential building(s) in an Agricultural Zoning District (AG).
2020-15-DSV	T. Sharp	7465 S 475 East	Approved with Commitments 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) Is installed before the primary structure 2) Exceeds the allowable accessory square footage – omitted from petition as no longer needed in an Agricultural Zoning District (AG).
2020-16-DSV	M. Walters	4560 S 975 E	Approved as presented & filed w/exhibits & per staff report - 4 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) Exceeds the allowable accessory height – up to 24'-0" in the Urban Single-Family Residential Zoning District (R-SF-2).

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



ZIONSVILLE PLAN COMMISSION MEETING RESULTS

Monday, July 20, 2020

7:00 PM (Local Time)

THIS PUBLIC MEETING WAS 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/83218086117>

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Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799
or +1 669 900 9128

Webinar ID: 832 1808 6117

International numbers available: <https://us02web.zoom.us/j/83218086117>

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 (EMEA)

103.122.166.55 (Australia)

209.9.211.110 (Hong Kong SAR)

64.211.144.160 (Brazil)

69.174.57.160 (Canada)

207.226.132.110 (Japan)

Meeting ID: 832 1808 6117

SIP: 83218086117@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 June 15, 2020 Plan Commission Meeting Minutes
- IV. Continuance Requests

2020-10-Z	Windhaven	8175 & 8775 W. Oak Street	<p>Petitioner requested a continuance from July 20, 2020 meeting to the August 17, 2020 meeting 7 in Favor 0 Opposed</p> <p><i>Petitioner requested continuance from April 20, 2020 to May 18, 2020</i> <i>Plan Commission continued the project from May 18, 2020 to June 15, 2020</i></p> <p>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</p>
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V. Continued Business

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

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2020-19-DP	AES Office Building	10440 Bennett Parkway	<p>Development Plan with Waivers Approved as Presented 7 in Favor 0 Opposed</p> <p>Petition for Development Plan Approval of a 12,000± square foot (6,000 square foot footprint) office building on 4.30+/- acres within the Urban Industrial Two Zoning District (I-2 Urban). Waivers of Building Materials and Architectural Design requirements requested.</p>

VII: Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
2018-18-DP	Aria Apartments	799 Lennox Court	Amendment to Landscape Plan Acknowledged by Plan Commission

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

ANNEX TO PUBLIC NOTICE FOR THE JUNE 15, 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:

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103.122.166.55 (Australia)

209.9.211.110 (Hong Kong SAR)

64.211.144.160 (Brazil)

69.174.57.160 (Canada)

207.226.132.110 (Japan)

Meeting ID: 832 1808 6117

SIP: 83218086117@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.

2. 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.
3. 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.
4. If you need technical assistance in logging into Zoom for this webinar, please contact: Roger Kilmer, rkilmer@zionsville-in.gov, or 317-690-6539.

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

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

A quorum is present.

All Pledge of Allegiance.

Franz Went okay. Wayne, can you take roll, please?

DeLong Certainly. Ms. Walker?

Walker Present.

DeLong Mr. Papa?

Papa Present.

DeLong Mr. Franz?

Franz Present.

DeLong Mr. Lewis?

Lewis President.

Franz Wish you were.

DeLong Mr. Jones?

Jones Present.

DeLong Miss Grabianowski?

Grabianowski Present.

DeLong Mr. Fedor?

Fedor Present.

Franz All right. So, we have everybody here. So, simple majority of four votes will pass action tonight. I remembered to do this, Wayne, tonight. So, if there's anybody in the attendees' group that would like to be recognized, please hit the raise-your-hand button and Wayne will recognize you for the minutes.

DeLong Yes. Note Greg Aline, John Curran, Leslie Steiner, Ben Hull, Leslie Gerari. I apologize for anybody who I've not pronounced your name correctly.

Franz All right.

DeLong That is it.

Franz I think that's it. With that, in your packet, there's a—okay, on the minutes, so let's talk about these in order. January minutes, Wayne, you had something to state about those. Can you please go ahead and do so?

DeLong Correct. As you may recall, this body met in January, had a meeting. That set of minutes, unfortunately the audio was recorded here in the building but another meeting that was occurring in a different room conflicted with the capturing of that audio. We do have a second source. It's on my laptop that I use. That laptop had found its way to a different use within the town government. We have retrieved it back and I now have half of the minutes done. I'm working through that topic. It's just taking a little longer than usual but do want to give you a progress report on those minutes.

Franz All right. Thanks. Then the April 20 minutes, at this point, Larry, you're going to provide a copy of those to Janice with your comments. Is that correct?

Jones Yes.

Franz All right. So, we can do something with the June 15 minutes. There is—they were in your packet. At this point in time, is there any comments, additions, deletions to those?

Grabianowski I move we approve the minutes from June.

Franz Is there a second?

Fedor Second.

Franz All right. All in favor signify the aye.

All Aye.

Franz Those, nay? All right. Motion carries 7-0. I assume we can do those by acclimation, Dan?

Fedor Yeah, we can.

Taylor Yes.

Franz All right. Before I forget, Wayne, you had talked about wanting to talk about an open house. Do you want to go ahead and do that now while everybody's here?

DeLong Certainly, happy to. We have a public notice that has been posted. A press release will be coming out, I would say, in the next 36 hours or so. This is an open house that will be hosted at the Indianapolis Executive Airport here in Zionsville. The event is on the 28th of this month at 7 p.m., 7 p.m. on July 28. The purpose of the open house is to allow the public an opportunity to interface with consultants that have been gathering data related to the growth of the airport and

the growth of the community and how those two topics intertwine. This is an airport study that was started about 16 months ago. This is the moment where we're working towards creating of a document to present to the public. This public open house is designed to gather data. The materials associated with the open house will also be published, or I'm sorry, posted online. There's no requirement to attend the open house in order to participate but certainly we want to create that opportunity within one of the airport's hangars. I believe the square footage of that hangar is 15,000 square feet. So, we should be very, in very good shape to facilitate social distancing. If attendance, based upon the interest, drives it to two showings, if you will, there will be the ability to provide the presentation at least two times that evening as well as providing it online. So, there's many different ways for the folks, for resident's interested parties to participate in this public process that's happening, Tuesday July 28 at 7 p.m. at Indianapolis Executive Airport here in Zionsville.

Franz Thank you, Wayne. With that, what's let's get on to today's, tonight's business. First item on the docket is 220 or 2020-10-Z, Windhaven, 8175 and 8775 West Oak Street 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. At this point in time, the petitioner has requested a continuance from the June 15 for tonight's meeting to the July 20. No, I mean last week. So, they've requested a petition from the July 20, 2020 meeting tonight to the August meeting which will be held on August—

Grabianowski 17th.

Franz 17th. Once again, it's my understanding, Dan you can correct me if I'm wrong, given the current situation, these continuances such as this that in hopes of being an in-person meeting are generally being granted with much, without any question?

Dan Right.

Franz All right. That being said, I will ask if there's anybody in the audience who has any comments on this one. I think there might be. If there is, raise your hand. If not—

DeLong There is a hand raised. I will promote this person to your public comment position.

Grabianowski Okay.

? (15:16) Hi. 640 White Oaks Court, Zionsville, Indiana.

Franz The comments you make tonight are specifically about the continuance only, not about the specific matter.

? No, that would not be the case.

Franz Okay, then—

? Okay.

Franz Then, there's—at this point in time, we cannot take your comments.

? Okay, thank you.

Franz Thanks. Is anybody else to the—all right. Since there isn't at this point in time, I'll take a motion or is there any comments/questions from any members of the plan commission. If not, is there a motion to continue this to the August 17 meeting?

Walker So moved.

All Second.

Franz All right. All in favor, I guess we'll have to do this by roll call. So Wayne, if you'll take role, please.

DeLong Certainly. Ms. Walker?

Walker Aye.

DeLong Mr. Papa?

Papa Aye.

DeLong Mr. Franz?

Franz Aye.

DeLong Lewis?

Franz on mute.

Grabianowski George, you have to unmute.

Franz There he is.

Stevanovic There he goes. You got it.

Lewis Yeah, I'm on the phone, though. I don't know which one. Can you hear me now?

DeLong Yes.

Lewis Okay. Aye.

DeLong Very good. Thank you, sir. Miss Grabianowski?

Grabianowski Aye.

DeLong Mr. Fedor?

- Fedor Aye.
- Franz All right. That carries 7-0. Continue to next month's meeting in hopes that we can actually do this in person in some form or fashion. New business tonight is docket number 2020-19-DP AES office building, 10440 Bennett Parkway petition for development plan approval of a 12,000 +/- square foot, 6,000 square foot front footprint office building on a 4.3 +/- acres within the urban industrial 2 zoning district R2 urban. Labors and building materials and architectural design requirements requested. Is the petitioner present? You are on mute.
- Curran This is Shawn Curran with Curran Architecture at 5719 Lawton Loop East Drive in Indianapolis. We are here with Ben Hull and Leslie Steiner from Land Works who are the civil engineers for the project.
- Franz Proceed, please.
- Curran All right. Would you like me to share my screen? Are you, do you have documents to present or pull up or—
- Franz If you can share the screen—if you can share the screen, that'll work.
- Curran Okay. Let me pull up the documents, then. All right. I have my screen up. Everybody able to see that?
- Stevanovic Yes.
- Curran All right. Okay. Let's—we are here tonight to present this—oops. I'm up there. My stuff is moving around here. What we have is a, this is an office building on Bennett Parkway which is located across the street from the FedEx ground facility south of 106th Street. This will be the headquarters building for AES Restaurant Group. AES Restaurant Group is the fourth largest Arby's franchisee in the country. They have an office in Westfield currently as well as an office in Ohio. They're moving, consolidating their locations to Zionsville. They currently own this piece of property and are looking forward to being a part of the community. The building design itself is, as you can see, is an office building. There are some private garage spaces for the occupants to be able to park their vehicles as well as for them to be able to park a couple service vehicles that they use to be able to do maintenance work on their buildings. So, those are the garage spaces that are located on the west elevation which is the back of the building not facing the road. The front of the building which faces Bennett Parkway is this elevation here which has a combination of brick, cast stone, and limestone veneer as well as fiber cement, a tower entry element. The building has a single slope standing seam metal roof that slopes from the road side on the low slope to the high side on the backside facing the woods. This site is on a hill with the grade changing going from east to west sloping down towards the creek. So, we've designed the building and the sites along with Land Works to create basically a one-story building facing the road then essentially a walk-out basement type of effect for the backside that faces towards the woods. So, this backside is all office spaces on the upper level looking out towards the woods, a balcony here, which is off of the break room. Then the lower level, so it's not seen from the road as

well as also not seen from within the offices as well as the private parking down on the lower level of the building. As I mentioned, Ben and Leslie are both here to talk specifics about the site if you have any questions about the site. I can answer any questions about the building specifically as well if you have specific questions. We've presented a narrative along regarding the waivers for materials and Zionsville theme and have detailed that in the narrative as well. So, if there's any questions specifically about those, I can answer those, too.

Franz Thank you. Is there any comment from any members of the public? If there is, please raise your hand. Wayne, is there any?

DeLong I am not seeing any hands raised.

Franz All right. Then can we have the staff report, please.

DeLong Certainly. If Mr. Curran would want to remove his screen, that might be, might help my view on if there's any other parties that are interested in seeing this being in the public process here. Thank you, Shawn. With this petition, certainly staff is very excited to speak about it. This is a 2013 plat. This is the last lot in the subdivision that first facilitated, first extension of Bennett Parkway as well as the construction of the FedEx facility. The site itself, as I mentioned was created in 2013 originally and then was split to create, Lot 6A and Lot 6B. Certainly the site as it's been facilitated and provided to you this evening, is requesting some waivers from the materials and architectural standards that's found in your zoning ordinance. As you know, your ordinance speaks to the projects that meet the salient features of the 19th century in terms of architectural requirements. This can be sometimes a little challenging for more modern facilities that are providing for more modern types of amenities. So, these waivers in front of you some of the petitioners put together this evening in a very tasteful and meets the palettes or at least ordered my staff and mirrors what you would see along this corridor and exceeds in some cases what you would see along that, along this corridor as well. In addition, the plan commission will want to look at your process where the petitioner has facilitated notice via first class. I believe that's the case. Ms. Walker, you'll have to correct me if it's something different. The Plan Commission in its motion would want to consider that waiver as well. This is something that you've talked about previously because the waiver supports social distancing reducing the amount of touch points if you will with letters and postal service. With the petition itself, again, staff is supportive of the petition as it's been filed, certainly supportive of the waivers that have been submitted as well. This site is very, it's very conscious of the built environment as well as the environmental constraints of the site and topography. Again, the site has done a very nice job at hosting the building that has been proposed this evening. Certainly, staff is here to answer any questions you may have.

DeLong Dave, we're having a little—certainly having a little trouble hearing you.

Franz Yeah, I know. I was just saying that I'm having not a very good connection right now. My connection's poor. So, I was saying, if you can't hear me, Josh, you're going to have to take over.

Grabianowski We can hear you, Dave.

- Franz Okay. You can, now? All right.
- Walker Yeah, we got you back.
- Franz All right. Okay. With that, is there any questions from any of the members of the Plan Commission?
- Jones I got a couple. First, hey Wayne, this site, there's parcels to the north and south of it there on Bennett. So, is the southern piece part of whatever that, I'm sure it's a FedEx accessory building back in there.
- DeLong The southern piece is Martin Trucking. So, that's a stand-alone facility supporting Martin Trucking and their operations. I'm sorry. That's to the north, I'm sorry, to the south. To the north is, Landscapes Unlimited, I believe that's the name of that.
- Jones That's their parcel. Okay. Generally, I like the architecture. I just always want to make sure that, because I can go through the plans and look at details, I want to make sure those details kind of continue on through it. My other question is, so what—so, the basement areas are more of less for—so, this is a restaurant group but I'm assuming there's no food products and stuff really being run in and out of this facility.
- Curran That's correct, yeah. They're not having—there's no like test kitchen or no food preparation anything. They're a franchise group. So, it's not like they're trying to create new menu items or anything like that. This is their just corporate office space and they're not going to be storing, you know, buns and meat or anything like that in the building. So, nothing to be concerned about from that standpoint. It's really just for them to be able to, you know, be able to pull a vehicle in where they would use that vehicle to go to, you know, Dayton, Ohio to go work on a piece of equipment that broke down or something like that. They would store that vehicle. That way they could store their vehicles in side the weather. If there's— if there would be, you know, tools associated with that piece of equipment, they would keep those within that space as well. Nothing, no food related items, no.
- Jones Okay. So, they're not really taking any deliveries, then per se?
- Curran No, exactly.
- Jones They'll bring whatever product they need. Yeah, that was just—my only concern was I was looking at that drive. You know, that's a pretty steep drop to get down around that corner.
- Curran Yeah, the intention's that that would only be their own drivers that would be going back there. There wouldn't be any delivery drivers or anyone, wouldn't be anything like that if anybody's going back there.
- Franz Anybody else with any other questions or any questions?

- Walker So, I drove by there today and thought it looked like from the drawings that you have here that you showed us, it looked like a great configuration to the grade that you have there.
- Curran Thank you. Yeah, we're excited to see the project come together.
- Franz Anybody else? If not, is there a motion?
- Grabianowski Do we need three different motions?
- Franz Or motions? That's correct.
- Taylor You need motions on the waivers first. Then, after those, a motion on the DPR itself.
- DeLong Mr. President, did we create the opportunity to see if there's any other members of the public that want to speak in either favor or opposition to this request?
- Franz I might have asked but I might have been in one of my situations where I couldn't, wasn't being heard. Like I said, my connection's been pretty poor. With that, is there anybody in the audience who'd like to make a comment on this matter?
- DeLong I see none.
- Franz It was a no. All right. So, on the motions—so, where are they?
- Grabianowski I'll be happy to make the first one.
- Franz All right.
- Grabianowski I move that the waiver of architectural building design requirements be approved based on the finding in the staff report as presented.
- Franz Is there a second?
- Walker Second.
- Franz Wayne, would you please take roll?
- DeLong Certainly. Mr. Papa?
- Papa Aye.
- DeLong Mr. Franz?
- Franz Aye.
- DeLong Mr. Lewis?
- Lewis Aye.

DeLong Mr. Jones?

Jones Aye.

DeLong Ms. Grabianowski?

Grabianowski Aye.

DeLong Mr. Fedor?

Fedor Aye.

DeLong Ms. Walker?

Walker Aye.

Franz All right. So, that carries 7-0. So, that waiver is granted. On the second waiver, is there somebody that would like to make the motion?

Fedor I move that the waiver for building materials be approved based on finding in staff report as presented.

Franz Is there a second?

Grabianowski Second.

Franz I guess I should have asked if there is any comments, discussions before we vote? If none, Wayne, would you take roll, please?

DeLong Certainly. Mr. Franz?

Franz Aye.

DeLong Mr. Lewis?

Lewis Aye.

DeLong Mr. Jones?

Jones Aye.

DeLong Ms. Grabianowski?

Grabianowski Aye.

DeLong Mr. Fedor?

Fedor Aye.

DeLong Ms. Walker?

Walker Aye.

DeLong Mr. Papa?

Papa Aye.

Franz That motion carries 7-0. So, that waiver is also approved. Then, there's a motion to approve the development plan.

Fedor I move that docket 2020-19-DP to allow for two-store 12,000 +/- square foot single tenant office building with related parking areas in the urban industrial 2 zoning district I-2 urban be approved based on the findings of the staff report staff recommendations that submitted findings of facts as presented and subject to resolution of the outstanding review items identified by the town engineer in Exhibit 6 of the staff report.

Franz Is there a second?

Lewis Second.

Franz Is there any questions for the discussion?

Fedor Wayne, did I need to add a waiver notice from that, or waiver from?

Franz No, they made proper notice from registered mail.

Fedor Okay.

Franz So, if there's no further discussion, Wayne, would you please take roll?

DeLong Mr. Lewis?

Lewis Aye.

DeLong Mr. Jones?

Jones Aye.

DeLong Ms. Grabianowski?

Grabianowski Aye.

DeLong Mr. Fedor?

Fedor Aye.

DeLong Ms. Walker?

Ms. Walker Aye.

Zionsville Plan Commission
July 20, 2020

DeLong Mr. Papa?

Mr. Papa Aye.

DeLong Mr. Franz?

Franz Aye. So again, 7-0. Development Plan is approved. Mr. Curran, thank you.

Curran Thank you very much, appreciate it.

Franz Next item on the docket, more for informational purposes is 2018-18 DPR apartment's amendment to landscaping. Wayne, do you want to speak to that?

DeLong Yes. I was happy to. As this board knows, the ordinance allows for staff to approve minor amendments and we've prepared the staff to report those changes to you. So, that's what we're doing this evening. This is actually a topic that we long promoted back when even Wal-Mart was looking at this site to take advantage of the point that the established and mature and healthy tree lines have for purposes of landscaping. Certainly, Aria is doing that as this amendment. When they put together plans just on the paper, if you will, they put together a landscape plan that worked but it also in theory required that, you know, mature landscaping be removed to facilitate the planting of newer species. What has happened here is they have gone back to the drawing board, analyzed what the site can provide, and looked and have amended their plans accordingly. Staff has reviewed that and compared the points and has signed off on that change. So, what you see is a better preservation of the site natural features, environmental features, and certainly also at the requirement to replace plantings if those do not survive. Evidently, that's the summary of the changes in front of you. I'm happy to speak to this item.

Franz Did anybody have any questions, comments? All right. Well, thank you, Wayne. With that being the last item, I guess I will entertain a motion to adjourn.

Grabianowski So moved.

Franz Second?

Jones Second.

Franz All in favor? Aye.

All Aye.

Franz The Meeting is adjourned. Thanks a lot.

Janice Stevanovic

From: Tricia McClellan <tmcclellan@reasite.com>
Sent: Wednesday, August 12, 2020 10:08 AM
To: Janice Stevanovic
Subject: Overlay-Worman Park - Planning Commission Development Plan review
Attachments: Overlay Worman Park DP_Public Notice_2020_25_DP.pdf

Janice,

I have talked with the Parks Department and we would like to request a continuance for the Development Plan review of Overlay-Worman Park to the September meeting. We will be submitting additional information for the stormwater/erosion control measures including a drainage report for the site to the Zionsville Street and Stormwater Department and the Boone County SWCD. I have attached the adjoining owner list, copies of the notice sent to adjoining owners, and the signed/notarized affidavit of notice of public hearing. I have not received the proof of publication from the newspaper but will forward that as soon as I receive it. In the meantime, I have attached the ad receipt from the newspaper.

Thank you!

Tricia



Tricia McClellan, PLA, LEED AP
Principal

RUNDELL ERNSTBERGER ASSOCIATES

Landscape Architecture + Urban Design + Planning
815 W Market Street, Suite 504, Louisville, KY 40202
T [502] 561.8676 C [502] 216.0179 www.reasite.com

Patrick L. Callahan
670 Russell Lake W Drive
Zionsville, Indiana 46077

August 11, 2020

Via E-mail to JStevanovic@zionsville-in.gov and WDeLong@zionsville-in.gov

Wayne DeLong
Director of Planning & Economic Development
Town of Zionsville
1100 West Oak Street
Zionsville, Indiana 46077

Janice Stevanovic
Planning II/Project Manager
Department of Planning & Economic Development
Town of Zionsville
1100 West Oak Street
Zionsville, Indiana 46077

Re: Petition 2020-10-Z (Windhaven) Pending Before the Plan Commission of the
Town of Zionsville (the "Petition")

Dear Wayne and Janice:

I live at 670 Russell Lake W Drive (Boone County Tax ID Parcel No. 003-02550-00). I understand that my property is proposed as part of the discharge outlet for Petitioner's subdivision.

There is only a 10-foot wide drainage easement on the northern part of my property. This is very narrow, and under no circumstances, do I intend to give Petitioner more than the 10 feet allowed in the plat of Russell Lake Subdivision, Section 2. This includes the temporary deposit of excavated soil. All construction activities, including the deposit of excavated soil, must be completely confined to this 10-foot easement. I do not intend to permit construction activities of any kind on the remainder of my property. To this end, I would request that, to the extent the Plan Commission is inclined to approve the Petition, that the Plan Commission impose a condition of approval requiring Petitioner (at Petitioner's expense) to have this 10-foot easement surveyed off and construction fencing installed so as to confine their activities to the easement area.

I would also like to make another point for the Plan Commission's consideration. I have drainage problems in this area under current conditions. For example, when it rains the water from the field west of my property (which is the land at issue in this re-zone request) floods my back and side yards and it takes days of dry weather to dry it out plus I can't mow when needed. Designing the drainage of the subdivision that is the subject of the Petition to the current release rate will only make our problems worse. I understand that Petitioner is legally only allowed to discharge to the current release rate (although this Plan Commission has the discretion to impose more stringent requirements as part of this rezoning request), but that does not change the fact

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that the subdivision will cause more water overall to be released onto my property than under current conditions. The only difference will be that discharge will be more frequent and more prolonged than what I receive under current conditions. That means that my drainage problems will become more frequent and more prolonged. Since I have drainage problems under current conditions, this subdivision must be designed to a release rate that is much less than under current conditions. Otherwise, it will only exacerbate—over time—the drainage problems I experience currently.

I do not think Petitioner has submitted sufficient information with regard to the drainage plans to allow you to approve this Petition at this time. I would ask that you require Petitioner to submit preliminary drainage calculations to show that Petitioner will be releasing at a rate lower than the existing conditions.

For the reasons stated in this letter, I would respectfully request that the Petition be denied. Thank you for your consideration.

Regards,

Pat Callahan

Patrick Callahan

Janice Stevanovic

From: Stephanie Domagalski <scdomagal@gmail.com>
Sent: Wednesday, August 12, 2020 2:57 PM
To: Janice Stevanovic
Subject: Opposing Windhaven PUD

Hello,

I am writing you today to express my strong opposition to the petition to rezone the Windhaven farmland off of Oak Street to a PUD zone.

As a resident of Zionsville, I'm concerned with the layout of this PUD. The homes they want to build would be 10 ft apart and offer minimal green space. This is far from the look and feel Zionsville.

I'm also concerned with the traffic this would add to an already congested, and at times dangerous street, in Zionsville.

Additionally, I'm frustrated by the accommodation to hold this rezoning petition virtually. For a development that would effect the town as significantly as this would, it appears to be slipping under the radar - taking advantage of the Covid restrictions to assemble in person.

Please reject this proposal to rezone and do not recommend it be passed.

Thank you,
Stephanie Woodhams

Angela Tucker
668 Russell Lake W Drive
Zionsville, Indiana 46077

August 12, 2020

Via E-mail to JStevanovic@zionsville-in.gov and WDeLong@zionsville-in.gov

Wayne DeLong
Director of Planning & Economic Development
Town of Zionsville
1100 West Oak Street
Zionsville, Indiana 46077

Janice Stevanovic
Planning II/Project Manager
Department of Planning & Economic Development
Town of Zionsville
1100 West Oak Street
Zionsville, Indiana 46077

Re: Petition 2020-10-Z (Windhaven) Pending Before the Plan Commission of the
Town of Zionsville (the "Petition")

Dear Wayne and Janice:

I live at 668 Russell Lake W Drive (Boone County Tax ID Parcel No. 003-003-09080-00). I understand that my property is proposed as part of the discharge outlet for Petitioner's subdivision. Specifically, I understand that Petitioner has sent an e-mail to my next-door neighbor (Pat Callahan) referencing a so-called "prescriptive" easement on my property and indicating their intent to "request...additional easement area" from me. That e-mail is attached here as well.

Although my property has a Russell Lake address, my property is unplatted. As a result, there are no platted drainage easements on my property for drainage or otherwise. I have not given, nor do I intend to give, a drainage easement allowing Petitioner to cross my property with its proposed drainage infrastructure.

As to the reference of a "prescriptive" easement, I dispute this claim. Prescriptive easements (or easements by adverse possession) generally "are not favored in the law." *Carnahan v. Moriah Prop. Owners Ass'n., Inc.*, 716 N.E.2d 437, 441 (Ind. 1999). In *Fraleigh v. Minger*, 829 N.E.2d 476 (Ind. 2005), the Indiana Supreme Court reformulated the elements for establishing adverse possession, which also apply for establishing prescriptive easements. Specifically, the Court held that the claimant in such circumstances must establish clear and convincing proof of (1) control, (2) intent, (3) notice, and (4) duration. *Id.* at 486. Ind. Code § 32-23-1-1 provides that an easement may not be acquired by adverse use unless the use is uninterrupted for at least twenty (20) years. The Indiana Court of Appeals has reasoned that the twenty-year period of adverse use will not begin to run against a title owner until the property is conveyed to the title owner. *See Downing v. Owens*, 809 N.E.2d 444, 450 (Ind. App. 2004).

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Aside from the questions of control and intent (I certainly have not intended to give anyone an easement across my property and no one has exerted any sort of control over my property against my wishes), there has been no "notice." I would have no way of knowing about any underground pipes on my property. They are certainly not open and notorious. I do hereby dispute the claim of adverse possession pursuant to Ind. Code § 32-23-1-2, and I will be giving the requisite statutory notice of the disputed claim to the owners of record as well. Thus, to my knowledge, Petitioner has no legal right to cross my property to outlet its drainage to the Russell Lake pond.

Moreover, even if some prescriptive easement did exist, that does not give the claim a right to expand the scope of its prescriptive use either in nature, scope, or area. Presumably, Petitioner acknowledges this given their stated intent to "request...additional easement area" from me (which, as stated above, I will not grant).

Petitioner has no legal right to access my property. I do not intend to grant them an easement of any sort. To the extent that a lack of access to my property renders them without a drainage easement which complies with the Town Code, I would respectfully request that the Petition be denied. Thank you for your consideration.

Regards,



Angela Tucker

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8-13-2020
Town of Zionsville

From: **Jonathan Isaacs** <jisaacs@mihomes.com>
Date: Wed, Aug 12, 2020 at 11:58 AM
Subject: Proposed Windhaven Project
To: plctriplec@gmail.com <plctriplec@gmail.com>

Mr. Callahan,

I am with MI Homes and the person working on the proposed Windhaven project. I am aware that you have concerns regarding the drainage in the rear and side of your property. We have been working with Ken Hedge, County Surveyor and plan to have an on-site meeting with Ken Hedge and all of the effected property owners in Russel Lake. We are working on getting in touch with everyone along the drainage route.

Currently, the existing pond flows through a pipe that crosses Angela Tuckers property (668 Russel Lake West Drive) and is connected to the cross pipe under the road between you and Ms. Tuckers property. The current plan is to move the existing pipe along the common property line where the 10 foot easement on your property is currently located. We will be seeking an additional easement from Angela Tucker in order to relocate the pipe. Otherwise, the pipe is permitted to remain in place in the prescriptive easement in Angela Tuckers yard. We feel it is a better resolution to move it into an easement and allow Angela Tucker to reclaim some of her yard back.

The plan would be to utilize the existing platted easement and add to the easement area by requesting Angela Tucker to provide additional easement in exchange for relocating the pipe to the side of her property.

I understand that you also may have some concerns that your property has standing water after rain events and that it comes from the Windhaven field. We should be able to address that during the development as we will be required to take our water to the retention pond and provide a restricted flow. We currently have plans to restrict the flow through the outlet pipe as part of the development approval. As I stated at the beginning of the email, we are also planning on a neighbor meeting with the County Surveyor which we can walk the properties and cover any additional concerns with the County Surveyor and our design engineer.

The current process we are going through is rezoning. If the zoning is approved, we will then be able to get much more detail on the drainage before we are back for a primary plat. Please let me know if you have any questions. I would be happy to come out and meet you at your residence and you can show me areas of your concern.

Thank you,

Jonathan Isaacs
Land Acquisition Manager

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M/I Homes of Indiana, L.P. | Land
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jisaacs@mihomes.com

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Received
8-13-2020
Town of Zionsville

MELISSA RHODES GARRARD
ATTORNEY AT LAW, P.C.

August 7, 2020

Via E-mail

Wayne DeLong
Director of Planning & Economic Development
Town of Zionsville
1100 West Oak Street
Zionsville, Indiana 46077

Janice Stevanovic
Planning II/Project Manager
Department of Planning & Economic Development
Town of Zionsville
1100 West Oak Street
Zionsville, Indiana 46077

Re: Petition 2020-10-Z (Windhaven) Pending Before the Plan Commission of the Town of Zionsville (the "Petition")

Dear Wayne and Janice:

This letter is written in reply to the materials submitted—after the close of business on the filing deadline of July 31, 2020—by the Petitioner (the "Additional Materials"). Again, I am directing this letter to your attention in the hopes that you will address the Remonstrators' concerns in your Staff Report, but I would also request that you forward this letter to the Members of the Plan Commission with their packet for the August meeting and then subsequently to the Members of the Town Council as well.

Petitioner's Additional Materials do not contain any meaningful updates or changes. Indeed, after no less than 3 continuances and more than 3 months after receiving my letter detailing the Remonstrators' concerns in very specific detail, it appears that the most substantive "change" to Petitioner's application is the colorization of a one-page, not-to-scale "landscape plan." No material revisions were made, however—Petitioner merely added some pink and purple dots in place of what were previously grayscale dots.

On certain items, such as roadway design, Petitioner further has refused to address Staff's comments—standing on its deviations from the Town of Zionsville's technical standards over Staff's objections. It references a traffic study which Staff had requested and was purportedly the Petitioner's basis for seeking a continuance from the June Plan Commission meeting, but it has not provided it for Staff's or the public's review. As a result, neither Staff nor the public have seen the traffic study or had an opportunity to evaluate its assumptions, methodology or recommendations. Petitioner references a conversation with the County Surveyor about drainage, but they did not include the Town Engineer in this meeting, nor have they provided any additional materials to the Town Engineer for him to review with respect to drainage.

Nor, as far as Remonstrators can tell, has Petitioner addressed Commissioner Jones's comments from the May Plan Commission meeting to the effect that the "drawings that are provided don't have enough definition that we can determine" where setbacks, drainage easements, and bufferyards begin and end or merge into each other despite Commissioner Jones's direction to Petitioner that it needed to "provide some better documentation" and Petitioner's undertaking to Commissioner Jones to "prepare something that is a little more...when [Petitioner] come[s] back."

In several regards, the revisions set forth in the Additional Materials represent a step backwards. For example, there is a 31% reduction in required Open Space from the original PUD Ordinance to the current, proposed "PUD Ordinance" and several of what little architectural standards there were to begin with have been watered down.

Petitioner has never made any type of good faith effort to negotiate with Remonstrators. Petitioner met with the Board of Directors of Enclave HOA (not the residents in general) on February 13, 2020, but no resident from the Russell Lake was invited. After Petitioner presented its initial generic presentation (and in subsequent written correspondence), the Enclave HOA board members voiced concerns about the PUD device, drainage, lot sizes, setbacks, easements, density and lack of meaningful landscape buffers. Petitioner **promised** at this meeting to work with the adjacent residents and hold another meeting with the adjacent residents **before** submitting a petition to the town. However, notwithstanding this promise, Petitioner proceeded to file the Petition on March 16, 2020, without meeting with the adjacent residents prior to filing. Moreover, the Petition filed on March 16, 2020, did meaningfully address the issues that had been raised by the Enclave HOA (such as buffering/landscaping and overall density). It was essentially the same project as in its initial generic presentation made on February 13, 2020.

After receiving my detailed letter of May 7, 2020, Petitioner again met with some representatives of the Remonstrator group on May 13. But again, Petitioner gave the same exact generic presentation that continued to leave unaddressed the detailed concerns expressed by the neighbors. They were not prepared to, and did not, in fact, engage on any of the issues raised in my letter of May 7. Nor have they substantively engaged on any of the issue raised in my May 7 letter at any time since.

Thus, Petitioner's representation at the May 18 Plan Commission meeting that they "had a neighborhood meeting" is disingenuous and misleading. They did hold a meeting. But they ignored everything we said at that meeting. The Plan Commission should not be under any misconception that Petitioner has actually been working with the Remonstrators.

Unlike many jurisdictions in Central Indiana, Zionsville has never been a "cram-down-the-remonstrators'-throats" type of zoning jurisdiction. It has taken pride in that. It has likewise taken pride in its ability to attract quality development that, on the whole, satisfies the legitimate concerns of neighbors in the area. It has always encouraged developers to attempt to work out satisfactory concessions with the neighbors. This speaks to the character of the Town and the sense of community it wants to engender. There is nothing about this proposal which warrants a change in that model for doing zoning business in this community.

1. The Additional Materials confirm that a PUD is not an appropriate tool for this project.

In my May 7 letter, I explained that, traditionally, PUDs are used to address multi-use projects. They are not intended for single-use, single builder residential development with uniform density and only one level of product. Indeed, the Town of Zionsville's Zoning Ordinance reflects the same considerations. Section 194.142 of the Town Code states clearly: "It is the intent of the PUD to provide flexibility with regard to the *mixture of land uses*." (emphasis added). Further, Section 194.024(B) defines a Planned Unit Development as "[a] district established to allow development of an area of land as a single entity for a *number of uses* conforming to an approved development plan..." (emphasis added). Table 1 of Section 194.081 indicates that PUD's are intended to "allow a *variety of innovative uses*." (emphasis added). Indeed, "conformity to the purpose and intent of the PUD" ordinance is the very first criteria specified in the standards for review. See *Town Code § 194.148 (A)*. It is clear that the Zoning Ordinance contemplates that there must be some compelling reason for using a PUD in lieu of one of the existing zoning classifications.

Petitioner has not responded to any of these criticisms. In fact, their Additional Materials reinforce the fact that a PUD is not an appropriate device in this case.

In response to my previous criticisms regarding how poorly drafted their initial PUD ordinance was, Petitioner has apparently decided that the way to remedy these deficiencies was to delete essentially everything from the text of the PUD ordinance except for the bulk area development standards and a few, not-to-scale picture attachments. The text of Petitioner's PUD ordinance is now only 2 ¼ pages long. First, I would say that, in over two decades of zoning practice in Indiana, including time spent as counsel to the Boone County Area Plan Commission, I have **NEVER** seen a 2 ¼-page PUD ordinance. If the PUD is only to be 2 ¼-pages, surely we could accomplish the same result using traditional zoning with variances and/or written commitments—or perhaps traditional zoning utilizing the Open Space Subdivision provisions already provided in the Zionsville Town Code.¹ And I would suggest that a PUD which specifies R3 density but otherwise makes no further substantive changes to the zoning ordinance is essentially an R3 rezoning in both purpose and effect.

In their comments at the May 18 Plan Commission meeting, Petitioner's only defense of the PUD device in this case was that it "lends itself very nicely for infill projects." Actually, I would submit that the opposite is true. PUD's are best used for larger, mixed-use, mixed-density projects,

¹ As I suggested in my May 7 letter, the sole purpose for using a PUD in this case appears to be merely as a device to disguise the density of the project and unusual (given past planning practice in this community) waivers from technical standards). However, except for the density, which I will address in further detail below, the developer could achieve **EVERY SINGLE ONE** of its reduced Development Standards (Exhibit E to the revised proposed "PUD Ordinance" included with the Additional Materials) by simply utilizing the existing cluster/open space subdivision provisions available to the R-SF-2 zoning classification. Attached to this letter as Exhibit A please find a chart where I have compared the development standards and densities of the various residential zone classifications available in the Town (including separate columns for Open Space Subdivisions in the R-SF-1 and R-SF-2 districts), the standards specified in Exhibit E to the revised proposed "PUD Ordinance" included with the Additional Materials, and the standards and densities of various neighboring subdivisions (Russell Lake, Enclave, and Shannon Springs)

particularly with shared amenities (none of which are present in Petitioner's proposal). When used with small, infill projects, they look rather more like inappropriate spot zoning.

Moreover, I would suggest that on the very same August 17 Agenda where this matter will be heard, the Plan Commission has docketed a similar infill project in the same area. Petition 2020-24-Z (Kendalwood Realty) seeks a rezoning from R1 to R2 on land just to the other side of the Russell Lake subdivision. If that developer can use traditional zoning for a similar infill project that is literally within a stone's throw of the property that is the subject of the Petition, there is no reason why Petitioner cannot also develop this property with traditional zoning, particularly given the Open Space Subdivision provisions already available in the Zionsville Zoning Ordinance.

2. The density and development standards specified in the proposed PUD Ordinance have not changed significantly and are still too intense.

The only significant change in the proposed "PUD Ordinance" is the change in the specification for the Minimum Floor Area from 900 square feet to 1750 square feet.² However, Petitioner shouldn't really get credit for this "straw man" concession since the 900-square-foot standard originally specified was patently absurd in this neighborhood from the outset. The currently specified Minimum Floor Area of 1750 square feet is still almost 30% smaller than the minimum floor area specified in the neighboring Enclave, but, if the Petitioner showed the slightest inclination to address Remonstrator's objections regarding density and buffering, probably would not be as problematic.

In that regard, Petitioner has not reduced the density of this project one iota. It was 58 units on 24.283 acres when first filed on March 16, 2020, and it is still 58 units on 24.283 acres for an overall density of 2.4 units per acre. As the chart attached as Exhibit A demonstrates, the density of the proposed PUD is about a third more dense than the adjacent Enclave and Russell Lake subdivisions (which are both comparable in density at 1.83 and 1.8, respectively) and almost 7 times more dense than neighboring Shannon Springs. Tellingly, it is almost 40% more dense than the neighboring property you are also considering for zone map change at the August 17 Plan Commission meeting (Petition 2020-24-Z-Kendalwood Realty).³

Petitioners apparently cites some comments by Mike Andreoli (who is not representing any party in this current remonstrance) at the hearing on the CarDon development proposal as some sort of suggestion that Remonstrators are estopped to challenge the density of any single-family development of this property of less than 175 units (an equivalent density of 7.2 units per acre). First of all, Mr. Andreoli did not represent, nor did he speak for, all of the current clients that I represent in this remonstrance. Second, it is just not true that the adjoiners agreed to single-family density of 7.2 units per acre on this property. I do not believe it is even possible to place 175 single-family detached homes on 24.283 acres. Tiny houses, maybe? Although I am not aware of any tiny house development in Boone County. Even the maximum density allowed in the R-V zone district is 5.45. 7.2 units per acre would be 30% more dense than even the densest single-family housing that exists in the Town of Zionsville. It is patently disingenuous to suggest that is what the

² There is a little bit of confusion in this regard. The proposed revised "PUD Ordinance" specifies 1750 square feet, but the Petitioner's Executive Summary specifies 1700 square feet.

³ The developer of the Kendalwood Realty project is committing to a maximum density of 1.5 units per acre.

remonstrators in the CarDon project meant. And, of course, we all know that wasn't what Mr. Andreoli said. He was representing remonstrators against a **multi-family, attached** development project. It is simply an apples-to-oranges comparison. In addition, it is clear from the record of this matter, that 175 units was **NOT** what the remonstrators were advocating. Rather, they were asking that the project be denied in its entirety. The suggestion of 175 units was just a hypothetical alternative which cut the CarDon density roughly by half (the Petition sought 330 units) which the remonstrators were suggesting in the hypothetical event they were going to be forced to accept that project. Mr. Andreoli's specific written comments make this clear. He states "my clients are **still adamantly opposed** to this Zone Map Change", the items referenced in that letter (including the reduction from 330 units to 175 units) would only "satisfy...**to some extent**, [his clients'] needs and concerns," and the reduction from 330 units to 175 was necessary to make the CarDon Development "**remotely compatible** with the surrounding area." This is not the language of a person who is agreeing to anything. See *Letter from Michael J. Andreoli to Wayne A. DeLong, dated February 3, 2015*, attached hereto as Exhibit B. And this term was also tied to other terms including an 8-foot high brick or masonry wall along the entire perimeter and all-masonry construction on the structures. To my knowledge, Petitioner is not offering to build the 8-foot high brick wall (in fact, their landscaping does not even comply with the minimum requirements of the Zoning Ordinance) which Mr. Andreoli included as part of this bundle of requests.

The only reason that Petitioner cherry-picks and twists and contorts Mr. Andreoli's words is to create a red herring to distract from the fact that they cannot otherwise defend the compatibility of the density they seek with the Comprehensive Plan. If they had any other more compelling reason to justify their density, they would not have relied on this argument.

The lot sizes are still generally about half the size of the lots in Enclave and Russell Lake.⁴ In fact, the closest comparable lot area standard is in the R-V (Residential Village district) with 8,000 square feet.

Other development standards proposed by the developer are also concerning. Exhibit A attached hereto sets forth a updated comparison of the revised development standards proposed by the developer with the existing standards of various residential zone classifications set forth in Zionsville's Zoning Ordinance. The green shading on Exhibit A shows where the proposal meets the R-SF-2 standard. The yellow shading shows where the developer's PUD standard is concerning and the closest match to the standard in the Town's residential districts. And the red shading shows where the developer's standard is completely unacceptable—either because it has been omitted entirely or because it corresponds to a residential zone classification which is too intense for this property. As you can see, most of the standards specified in the developer's PUD Ordinance correspond to an R-SF-4 or R-V. We can only surmise that the reason for employing a PUD in this

⁴ While the Concept Plan generally depicts 9,000 square foot lots, Exhibit E to the proposed PUD Ordinance allows a minimum of **7,500 square feet of Lot Area**. As you know, the numbers that are on the picture are not binding on the Petition. Rather, only the PUD Ordinance is binding, and in the event of any conflict, the text controls over the picture. Thus, the developer would be allowed 7,500 square foot lots. It is clear that continuing to include this 7,500 square-foot lot standard was not an unintentional oversight on Petitioner's part as Remonstrators have previously pointed this standard out to them and they have not changed it—even though they have changed another standard set forth on Exhibit E. The 7,500 minimum lot size standard must be presumed to be intentional, and the Plan Commission should plan on that being the standard for this development, if approved.

case is because the developer knows that neither the Plan Commission nor the Town Council would ever approve R-SF-4 or R-V zoning outright on these parcels.

3. The Petition is still not inconsistent with the Comprehensive Plan, and the reason proffered by the Petitioner for deviation is not compelling.

It is clear that this Petition does not comply with the Comprehensive Plan. The Comprehensive Plan explains that “Single-Family Residential-Low Density category provides for a mixture of housing opportunities similar in scale with a density ranging from less than 1.0 to 2.0 Dwelling Units per gross acre.” At a density of 2.4 units per acre and with other development standards that deviate greatly from existing development to which it is adjacent, the proposed Windhaven PUD is not consistent with the Comprehensive Plan.⁵ The developer even admits that this project is a “medium density” residential project which is not supported by the Comprehensive Plan. *See M/I PowerPoint Presentation filed on May 1, 2020*, at p. 5. Moreover, almost all of the other development standards other than the overall density correlate to an R-SF-4 or R-V zoning classification.

Petitioner’s only defense in support of its lack of compliance with the Comprehensive Plan is that the Comprehensive Plan is old. *See Executive Summary in Additional Materials* at p.1 (“The current comp plan was developed over 20 years ago and prior to many of the developments that have been built along Oak Street toward I-65.”). However, there have been no significant changes in conditions in the Town of Zionsville which would support such a significant deviation from the Comprehensive Plan. The residents who purchased adjacent to these properties in reliance on the Comprehensive Plan have vested expectations. And there have been no new “developments” in the Town of Zionsville which would support deviating from the Comprehensive Plan. In fact the other development in the area that is on the Plan Commission’s Agenda for August 17 (Kendalwood Realty) specifically undercuts this argument with its 1.5 units per acre density. The Town of Zionsville has certainly not approved any “developments along Oak Street towards I-65” which are as dense as what the Petitioner seeks. In fact, as Petitioner well knows since its Area President was the Vice President of Land Acquisition and Development at Ryland when the Blackstone subdivision was developed, the Blackstone subdivision “along Oak Street towards I-65” and within the Town of Zionsville’s zoning jurisdiction is actually **less dense** than either Enclave or Russell Lake at 1.64 units per acre and 30% less dense than the density requested in the Petition. It provides no support for a deviation from the density standards set forth in the Comprehensive Plan for development in this area. And to the extent that the **Town of Whitestown** may have approved more intense developments along Whitestown Parkway, that is not a compelling reason for **Town of Zionsville** to change its Comprehensive Plan.

4. With regard to drafting, the 2 ¼-page revised proposed “PUD Ordinance” is even worse that it was before.

As set forth above, Petitioner’s response to my criticism of the drafting of their previous proposed PUD Ordinance was to delete the text of the Ordinance almost entirely. While it has now

⁵ In fact, the Windhaven PUD’s 2.4 density is on the higher end of the range designated for Single-Family Residential-Medium Density which is not prescribed for this area by the Comprehensive Plan.

specified a default zoning as required pursuant to Section 194.147(Q) of the Town Code, the new version of the proposed “PUD Ordinance” seems to be precisely calculated to introduce ambiguities which Petitioner may exploit later. For example, the original proposed PUD Ordinance contained waivers from certain standards of the Town: Section 11.4 (waiver of Section 193.052(B)(13)(e) of the Zoning Ordinance regarding angles of intersections), Section 11.5 (waiver of Section 193.052(B)(14) of the Zoning Ordinance regarding cul-de-sac length), Section 11.6 (waiver of Section 193.052(B)(14)(b) of the Zoning Ordinance regarding safety standards for driveway location), Section 11.7 (waiver of Table 1, Design Standards for Streets of the Zionsville Design and Construction Standards regarding curve radii), and Section 11.8 (waiver of Section 50.043(B)(4) of the Zoning Ordinance regarding drainage easement width). These express waivers have all been deleted per the 2 ¼-page revised proposed “PUD Ordinance.” However, Petitioner still attaches Exhibits which depict non-compliance with those technical standards. Petitioner is apparently seeking to assert an estoppel argument in the future of “waiver by picture.” At least the previous version of the PUD Ordinance was more intellectually honest.

5. A Traffic Impact Study is warranted and was ordered by the Building Commissioner; Petitioner has not provided it.

In my May 7 letter, I set forth that the Building Commissioner justified was justified in requiring a Traffic Impact Study as regards this project. SR 334/Oak Street is a very busy, congested thoroughfare. It is extremely dangerous even now. Serious accidents—some even with fatalities—are a regular occurrence here. See <https://www.theindychannel.com/news/local-news/boone-county/road-near-zionsville-concerns-neighborhood-after-deadly-crash-this-weekend> (one neighbor described a recent accident as like hearing a transformer blow up). While the town has installed a stop light at the intersection of SR 334/Oak Street and Kissel Road, that has only increased congestion further to the east.

The Building Commissioner agreed and, subsequent to the May Plan Commission meeting, ordered a Traffic Impact Study. In fact, the pendency of the Traffic Impact Study was the stated reason for the continuance from the June Plan Commission meeting.

Petitioner references the recommendations of the Traffic Impact Study, but, at least as of August 3, 2020 (after the filing deadline), it had not submitted the report itself (despite Staff’s express inquiry on August 1, 2020) so that Staff and the public may examine its methodology, assumptions, and actual recommendations. Neither the Plan Commission nor the public is required to take Petitioner’s word for it. The Traffic Impact Study should have been provided, and it is too late now to submit it in anticipation of the August Plan Commission meeting.

6. Other street design elements are still deficient.

In addition, it would appear that Town Code may require the developer to donate additional right-of-way for Oak Street. See *Town Code* § 193.052(B)(16)(A). There is nothing in the Additional Materials which would suggest that the developer is dedicating such right-of-way. Compare <https://www.theindychannel.com/news/local-news/boone-county/road-near-zionsville-concerns-neighborhood-after-deadly-crash-this-weekend> (even the local neighbors indicate they would be willing to grant right-of-way to expand the road to improve its safety).

As to the interior roadway design, Section 11.5 of the previous proposed PUD Ordinance sought a waiver from Section 193.052(B)(14) for the excessive length of the cul-de-sac. Per Banning Engineering's submission on 5-1-2020, "[t]he entire subdivision does not meet [this] requirement." As discussed above, this explicit waiver has been deleted from the revised proposed "PUD Ordinance" submitted with the Additional Materials, but the drawings attached still reflect non-compliance with this provision of the Zoning Ordinance. The same can be said with several other safety standards regarding roadway design as set forth in Section 4 of this letter.

In addition, the developer is still seeking a waiver from the requirement specified in Section 193.052(B)(4) for a secondary means of access for the subdivision. As detailed more fully in my May 7 letter, the Town has expressly denied a waiver of this required to previous clients of mine with a smaller proposed subdivision and a better (although still non-standard) secondary emergency access drive on a smaller subdivision than is proposed by the Petitioner. There is nothing special about this project which justifies deviating from this requirement in this instance.

7. The open space and bufferyards are still inadequate.

The revised proposed "PUD Ordinance" submitted with the Additional Materials actually **REDUCES** the amount of required Open Space. Section 12.2 of the original PUD Ordinance submitted required a minimum of twenty-two and seven-tenths percent (22.7%) of the total area of the subdivision to be allocated to Open Space. Given the acreage of this subdivision, this equates to 5.51 acres. Exhibit E of the revised "PUD Ordinance" submitted with the Additional Materials requires on 3.8 acres be allocated to Open Space. This represents a 31% reduction in required Open Space from their initial filing.

As to the bufferyard requirements, it is virtually impossible to tell if Petitioner is complying with the current requirements of the Zoning Ordinance, let alone the additional buffering requested by Remonstrators. The text portions of the landscaping and bufferyard requirements set forth in the original PUD Ordinance submitted by Petitioner (Section 6 of the previous PUD Ordinance) have, excepting a small footnote on Exhibit C-2, been deleted in their entirety and replaced by the attachment (Exhibit C) of a not-to-scale (and severely pixelated—which makes it impossible to zoom in close enough to read any of the dimensions) picture which contains a disclaimer that the "actual, landscaping, design, and installations may vary from those illustrated" on Exhibit C. While the revised proposed "PUD Ordinance" does purport to add one additional "shade or evergreen tree" and one additional ornamental tree per 100 lineal feet along the perimeter, the Petitioner has deleted all size requirements for plantings from the original PUD Ordinance.

Petitioner's bufferyard does not meet even the existing requirements of the Zoning Ordinance. As I explained in my May 7 letter, if this were a Rural R-3 project (which is the equivalent zoning based on the density notwithstanding that the proposed revised "PUD Ordinance" purports to select a different zone classification as the default; this is also the zoning to which Petitioner itself compares the project on page 5 of M/I's PowerPoint submission filed on May 1, 2020), a Bufferyard D would be required along the entire perimeter of the project. *See Town Code § 194.111(L)(3)(b)(1) and Table 7 (R-3 to either R-1 or R-2=Bufferyard D).* Bufferyard D

requires a minimum of 15-30 feet of area, and the planting requirements become more intense at the narrower widths.

The east, west, and south portions of perimeter of this project do not meet even the minimum width standard. The proposed PUD proposes to reduce the required bufferyard to 10 feet when a minimum 15 feet would otherwise be required. Moreover, as I set forth in more detail, the bufferyards should be common area which is developed and maintained (by and HOA) in a harmonious and uniform manner. The definition of “bufferyard” under the County’s Zoning Ordinance (which is where this bufferyard scheme is taken) does not include landscape easements and thus would not have allowed the bufferyards to be included as part of bulk area requirements for lots.

Furthermore, Petitioner has deleted all shrubbery which is required by the terms of the existing Zoning Ordinance.

In addition to the minimum required Bufferyard D, the Town has the discretion to require a higher level Bufferyards and Fence/Berm/Wall combinations in connection with a PUD. *See Town Code § 194.111(L)(3)(b)(1) and Table 7.* Remonstrators would request a Bufferyard I with a BW1 berm/wall requirement.

In the February 13, 2020 meeting with the Board members of the Enclave HOA, Petitioner represented that this project would look like Petitioner’s development in Hunter’s Run in Fishers. They directed the Board members to look towards that community to inform their opinion with regard to site design. Hunter’s Run includes a large perimeter berm as depicted in Exhibit C attached to this letter.

8. The landscaping standards and specifications are inadequate.

Section 194.147(F) of the Town Code requires that an application for a PUD include the “[l]ocation, height and material of all fences, walls, screens, planting and landscaping” and “[p]lans for protection of abutting properties, including buffers, screening and landscaping.” The two-page picture submitted by Petitioners can hardly be called a “landscape plan.” Apparently it is just “conceptual” and not an actual landscape plan as it contains a disclaimer that “actual, landscaping, design, and installations may vary.” Regardless, this two-page document still does not specify the “height” or the “material” of the plantings. The two-page document is not a landscape plan, and it is not sufficient for the consideration of a PUD pursuant to Section 194.147(F) of the Town Code.

9. In addition to a real landscape plan, the PUD submission is also missing several other components required by the Zoning Ordinance.

In addition to the landscape plan required by subsection (f), Section 194.147 of the Town Code also requires the following to be submitted in connection with an application for a PUD, all of which are missing in this case:

- (D) ...restrictive covenants;

* * * * *

- (G) Proposed development timetable, including all planned phases of the project;
- (H) ...the location of all existing easements, section lines and property lines, existing ... buildings and other existing physical features in or adjoining the project;
- (I) The location and character of construction of proposed ... driveways ... and outdoor lighting systems;
- (J) The location and sizes of existing and proposed sanitary and storm sewers, water mains, culverts and other underground facilities in or near the project;

Town Code § 194.147. I pointed all of these deficiencies out in my May 7 letter and Petitioner still has not addressed these missing items, a particularly glaring defect since their drainage outlet is in question.

10. The architectural standards of the proposed PUD are inadequate.

Petitioner has only made superficial changes to the architectural standards, and in at least one instance, have watered them down. Petitioner still designates the same lots for the architectural standards (the architectural standards specified in the proposed PUD Ordinance only apply to less than half of the total lots). Only 19 lots must include two features from a list of architectural features. A façade offset is one of the options specified on the list, but the architectural relief has been reduced from a minimum of 15 feet wide by 7 feet deep to a minimum of 6 feet wide by 2 feet deep (a pretty substantial reduction). Petitioner has added rear “covered porch” and rear “screen porch” as separate options where before the list just stated “rear covered porch.” And “rear pergola” has been deleted as an option on the list. But that is the extent of the changes to the architectural standards.

An additional 8 lots must have 3-foot wainscoting on all four sides, although no other architectural standards apply to these lots. This remains unchanged from the original draft of the PUD Ordinance.

Other than that, there are no architectural standards specified in the supposed proposed “PUD Ordinance.” Again this goes to the issue of whether a PUD can even be justified in this case. There is no reason that a 2 ¼-page document where the only change from the default zone classification is increased density and containing no significant architectural standards cannot simply be handled as a traditional zone classification, perhaps with some written commitments.

As I stated in my May 7 letter, Petitioner’s “architectural standards” is a pretty bare bones list. There are no anti-monotony standards. There are no limitations on vinyl or aluminum siding. There are no standards on roof pitches. There are no standards for windows on back or side elevations which may be seen from the road or adjoining subdivisions. Petitioner has been aware of these items since May 7 and thus, their absence from the architectural standards must be construed to be purposeful.

At a minimum, all of the lots adjoining both Enclave and Russell Lake should have masonry on all four sides at least to the full height of the first floor elevation. It should not be part of a package of options. Enhanced window treatment (trim a minimum of 3 ½”) should also be required

on all facades and on all four (4) sides of the home where the side or rear elevations are visible from a right-of-way or adjoining subdivisions. Then, in addition to those elements, there can be a cafeteria choice from a range of other options. No vinyl or aluminum siding should be permitted. Roof pitches should be specified. Anti-monotony standards should be included. A more detailed list of the architectural standards Remonstrators have requested was included in Section 13 of my May 7 letter. Petitioner has not included any of them.

11. The drainage is inadequate.

As I stated in my May 7 letter, drainage is a significant problem with this project. Its importance cannot be underestimated. There is a reason why it is near the top of the Town Engineer's technical comments. ("The capability, capacity, and suitability of the development will need to be identified and adequately coordinated"); *see also County Surveyor* ("The developer will need to locate a proper drainage outlet for this site").

In this regard, the PUD application fails to satisfy Town Code Section 193.055(B)(1)(a) which provides in pertinent part:

Whenever a change of land use occurs, concentrated storm water discharge to adjacent areas shall not be permitted unless the discharge is conveyed through a suitable drainage feature to:

1. An approved outlet within the right-of-way;
2. An existing drainage easement;
3. A defined drainageway as approved by the town's Engineer; or
4. An open ditch which appears as a dashed or solid blue line on the 7.5 Minute Series Topographic Quadrangle Map as published by the United States Geological Survey.

Notwithstanding Petitioner's vague, hearsay allusions to conversations with the County Surveyor regarding capacity improvements that may be necessary (which did not include the Town Engineer), Petitioner still has not identified an approved outlet within the right-of-way. Indeed, documents filed to date suggest that the project is draining south and east—towards Enclave and Russell Lake—and not north to the right-of-way along SR 334/Oak Street. There is no existing drainage easement or defined drainageway. I have confirmed with the County Surveyor that this site does not have access to a County Legal Drain. And there is no open ditch which appears as a dashed or solid blue line on the USGS. So...Town Code Section 193.055(B)(1)(a) (1), (3), and (4) are not options with regard to this project.

Although it should be Petitioner's burden to prove that an existing drainage easement does exist pursuant to Town Code Section 193.055(B)(1)(a)(2), and not Remonstrators' burden to prove the negative, since Petitioner has intentionally refused to discharge this burden, Remonstrators will explain the situation exactly. Attached as Exhibit D is a diagram which shows the precise properties in Russell Lake which are impacted by Petitioner's proposed drainage route. Initially, Remonstrators would note that there are no easements whatsoever showing on the plat for Russell Lake Subdivision Section 1, and in addition, many of the lots with Russell Lake addresses apparently

existed prior to platting and thus are not included on any plat. With reference to Exhibit D, Petitioner proposes to discharge directly onto the Callahan property and from there over to the Umar/Hull property. There is a 10-foot drainage easement showing on the plat of Russell Lake, Section 2 for these two lots. We have depicted this 10-foot easement by the pink dotted line on Exhibit D. Ten feet is an exceptionally narrow drainage easement and does not even meet current standards, but more importantly, given the narrow area and the placement of the Umar/Hull house right up against the drainage easement, excavation activities on the Umar/Hull property actually have the potential to cause structural damage from loss of lateral support, and the Plan Commission should insist on an opinion from a structural engineer that it is possible to trench and excavate, staying within the existing 10-foot easement, without causing structural damage to the Umar/Hull home and any mitigation recommendations should be included as part of any approval of a rezoning on this property.

Furthermore, the 10-foot platted easement on the Callahan and Umar/Hull properties does not get Petitioner all the way to the point of discharge at the Russell Lake pond. Petitioner still has to cross both the Massengill and Gray properties and this is a dead end for it. Massengill and Gray are both older lots which existed prior to the platting of the Russell Lake subdivision. They are unplatted, which also means there are no platted easements. Petitioner has no legal right to install any drainage infrastructure or conduct any construction activities whatsoever on the Massengill and Gray properties. The Plan Commission should not even consider this Petition until the Petitioner provides an easement from the owners of the Massengill and Gray properties. There is no drainage outlet which complies with the Town Code without them.

Moreover, even if they can acquire a drainage easement, the capacity of the pond at Russell Lake to accept this drainage remains a looming question. This pond has flooded for at least decades. Sometimes the flooding from this pond even spills over to SR 334/Oak Street. Everyone (even the Town Engineer and the County Surveyor) needs further information in order to determine whether the pond at Russell Lake has capacity to accept drainage from the proposed subdivision. This is particularly true in light of the new Kendalwood Realty project which also implicates the Russell Lake pond. Given that there are now two subdivisions involved, there needs to be some drainage master planning. Based on conversations with the County Surveyor, I understand that at least preliminary drainage calculations (which we don't have) would be desirable to ascertain whether this pond has capacity, whether it could be improved to have capacity, what sort of improvements would be necessary to improve its capacity, and whether these improvements would even be feasible given the adjacent development. These are all inquiries to which the Plan Commission should have answers—in writing from both the County Surveyor (as opposed to a hearsay assertion from the Petitioner) and the Town Engineer—in order to determine whether to rezone this property to a significantly more intense use and to determine what extractions or written commitments relating to improvements would be necessary or desirable to seek in connection with a rezoning.

Finally, as to the drainage matters addressed in the proposed PUD, again, while Petitioner has ostensibly deleted a requested waiver previously requested in Section 11.8 of its original PUD Ordinance, it has nevertheless attached a drawing which reflects non-compliance with the requirements of the Zoning Ordinance with regard to the width of drainage easements (waiver by picture again). This is a ruse to avoid adequate bufferyards as I explained in my May 7 letter.

Wayne DeLong and Janice Stepanovic

August 7, 2020

Page 13 of 14

Furthermore, to my knowledge, the Boone County Surveyor has NEVER accepted a reduction in the 30' drainage easement, and neither has the Town of Zionsville.

12. The Petition does not satisfy statutory and ordinance requirements for approval.

Nothing has changed on the checklist of all the standards found Ind. Code § 36-7-4-603 and the Town Zoning Ordinance for approval of rezoning requests, in general, and then PUD applications in particular, which I previously submitted with my May 7 letter, but I am attaching it again to this letter as Exhibit E for the Plan Commission's convenience. Still, of the 18 separately identified criteria, only one—provision for an appropriate performance bond and its maintenance upon approval of the proposed development (Town Code § 194.148(I))—supports a PUD rezoning.

13. Petitioner has not addressed a single item in Remonstrator's previous list of elements for responsible development.

Again, nothing has changed with respect to the elements of responsible development I included in Section 13 of my letter of May 7. Petitioner has wholly ignored them. Petitioner has not addressed them either by substantive revision of their proposal or by rhetoric. I would therefore reiterate and incorporate by reference all of the matters set forth in Section 13 of my May 7 letter.

I would respectfully request that the Petition be denied. Thank you for your consideration.

Regards,

A handwritten signature in blue ink that reads "Melissa Garrard". The signature is written in a cursive style and is positioned above the printed name.

Melissa Garrard

Exhibit A - Town of Zionsville Development Standards as Compared to Standards of M/I Windhaven PUD

	RE	Urban R-E	Shannon Springs	R1	R-SF-1	R-SF-1 (Open Space)	R2	Russell Lakes	Enclave (Secs. II & III only)	R-SF-2	R-SF-2 (Open Space)	M/I Windhaven PUD	R-SF-3	R3	R4	R-SF-4	R-V
Minimum Acres Per Dwelling Unit (with utilities)	3	3	2.55	1	1	1	0.6	0.56	0.55	0.5	0.5	0.37	Not specified	0.33	0.23	Not specified	Not specified
Calculated Maximum Density (units per acre)	0.33	0.33	0.39	1	1	1	1.67	1.8	1.83	2	2	2.39	2.9*	3	4.35	4.36*	5.45*
Minimum Lot Size (square feet per unit)	5000	130,680	approx. 43,560	5,000	43,560 avg. 21,780 min.	6000	5,000	15,000	Only two lots under 12,000 Most 13,000-21,000	21,780 avg. 15,000 min.	6,000	7,500	15,000	5,000	5,000	10,000	8,000
Minimum Lot Width	45	200	130	45	80-150	80-100	45	100	80-90 (most)	80-150	50	60	80	45	45	70	50
Minimum Lot Frontage (feet, measured at lot line, excluding cul-de-sac lots)	45	100	130	45	80-150	15	45	100	80-90 (most)	40-75	15	Not specified	40	45	45	35	50
Front Setback (feet, excluding cul-de-sac lots)	20	40-60	45	20	40	40	20	30	45	35	35	20	25-35	20	20	35	20-30
Side Sideback (feet)	5 individual	25 individual	Not specified on plat	5 individual	25-45 aggregate/ 10-20 individual	0-5	5 individual	45 aggregate/ 20 individual	Not specified	25-45 aggregate/ 10-20 individual	0-5	10 feet aggregate/5 individual	20 aggregate/ 7 individual	5 individual	5 individual	16 aggregate/ 6 individual	15 aggregate
Rear Setback (feet)(primary structures)		50	25	20	25	15	20	25	30-40	25	15	20	25	20	20	20	20
Maximum Building Height (feet)		40	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Maximum Lot Coverage	50%	15%	Not specified	60%	15%	50%	60%	20%	Not specified	20%	50%	55%	25%	70%	70%	30%	35%
Minimum Total Living Area (square feet)	1200	1500	Not available	1,200	1,800	1,800	1,200	Not available	2,400	1,500	1,500	1,750	1,200	900	900	900	900
Minimum Ground Floor Area (square feet)	900	1000	Not available	900	1,200	1,200	900	Not available	Not available	1,000	1,000	NO MINIMUM GROUND FLOOR AREA REQUIRED!!!	800	750	750	660	650

* Based on minimum lot size only, without allowing for acreage in use for roads, utilities, drainage or open space. Actual density achievable will be much lower when allowance is made for roads, utilities, drainage, and open space.

MICHAEL J. ANDREOLI

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

February 3, 2015
Via E-Mail

Wayne A. DeLong, AICP
Town of Zionsville
Department of Planning
1100 W. Oak Street
Zionsville, Indiana 46077

**RE: CarDon/Enclave, Russell Lake, Lakeview Drive and Karen Drive
Remonstrators**

Dear Wayne:

After the recent Plan Commission Meeting and after reviewing the changes to the CarDon Development, my clients are still adamantly opposed to this Zone Map Change. However, in recognition of what the neighborhoods believe it might take to satisfy, at least to some extent, their needs and concerns and in order to make the CarDon Development remotely compatible with the surrounding area, they would suggest the following reasonable modifications to the proposed development, at a minimum, in the event the Plan Commission and/or Town Council determine the site is appropriate for this commercial development:

1. That the Bufferyard being proposed by CarDon be increased and that they agree to install a eight (8) foot brick or masonry wall and landscaping buffer to shelter the PUD uses from the surrounding neighbors. The landscaping buffer should maintain the existing tree line and be supplemented by a continuous row of eight (8) foot pine trees.

2. In looking at the overall density of the project, and the fact that a residential project would not even remotely approach such density, they believe that a density of 175 to 200 units would be the maximum density to be placed on the site to make it in line with the surrounding area.
3. That the road system would have to be redesigned, in particular, the road along the common border between Russell Lake and the Skilled and Assisted Nursing Care Facilities. If that road could be eliminated, and with the appropriate architecture which we will discuss in a moment, this would go a long way to easing some concerns.
4. As far as architectural concerns, we would want the two (2) story structures to be all brick or masonry and the one (1) story structure individual units to be brick or masonry on the front and half way up the back with the rest to be hardi plank. Although the residents disagree that this is the appropriate location for the project, there is simply no need for the Developer not to meet the high architectural standards that Zionsville has adhered to over these many years.
5. That a low lighting plan should be established as the light diffusion is of particular concern given the size of this development. Lights on buildings, etc. should be eliminated or at a minimum and only low level lighting, not full on illumination, should be throughout the entire development. No pole light should be permitted.
6. While I generally believe that with good engineering any development on the proposed parcels would potentially be a benefit to the drainage in the area, we are most concerned about where the outlet will come from and how this might be handled off site.

Wayne A. DeLong, AICP
Town of Zionsville
Department of Planning
February 3, 2015
Page 3

7. The sewer and water concerns for me are paramount as to how this will be accomplished including the location of any lift stations and how the system may be linked to the adjoining neighbors. I appreciate your time in meeting with me to help me understand more about the sewer issue. To that end Russell Lake would ask that CarDon pay the cost for Russell Lake to get the sewer line to their property.

Wayne, I would like to sit down with you to get your thoughts regarding some of these issues and I will certainly welcome any input or attempts to meet with Mr. Price on any or all of these concerns.

Very truly yours,

/S/

Michael J. Andreoli

cc: Zionsville Plan Commission Members; Zionsville Town Council Members;
Matt Price

MJA/jb

Exhibit C

Berm at Hunter's Run



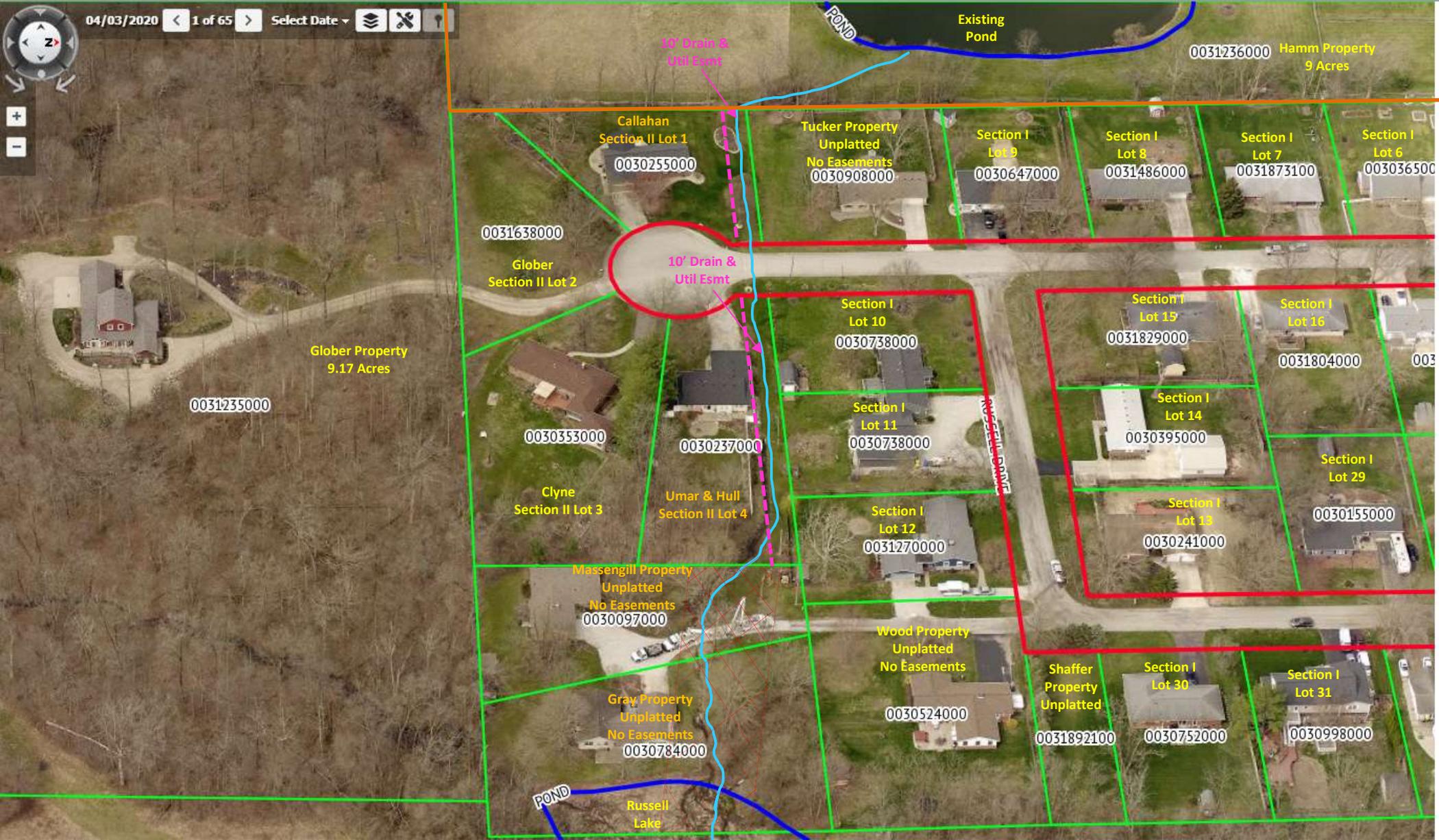


Exhibit D-Drainage Route

Exhibit E - Factors to Consider for PUD

Pursuant to Ind. Code § 36-7-4-603, the Plan Commission and Town Council MUST consider the following in connection with any rezoning request:	Against Petition	Neutral	In Favor of Petition	Not Applicable	Notes
The comprehensive plan	X				Comprehensive Plan designates this area as Single-Family Residential-Low Density with a prescribed density of 1.0-2.0 units per acre
Current conditions and the character of current structures and uses in each district	X				Development standards in the PUD deviate greatly from the existing development to which it is adjacent
The most desirable use for which the land in each district is adapted;	X				This land is adapted for residential use, but the residential use for which it is adapted is far less intense than what is proposed
The conservation of property values throughout the jurisdiction	X				Too intense, insufficient architectural and landscaping standards, inadequate road design, inadequate drainage
Responsible development and growth	X				Too intense, insufficient architectural and landscaping standards, inadequate road design, inadequate drainage

Additional Town requirements for approving a zoning change to a PUD:

Pursuant to Town Code § 194.141, the Plan Commission and the Town Council MUST find ALL 4 of the following conditions are met:	Against Petition	Neutral	In Favor of Petition	Not Applicable	Notes
The characteristics of the specific site development and its land uses proposed for the subject real estate are compatible with the surrounding area if the development were limited to those plans and uses as submitted	X				Proposed development substantially exceeds density of adjoining subdivisions
Land uses, which would not otherwise be permitted to locate within the existing zoning districts, are proposed for development on a parcel under single or multiple ownership or management	X				Except for density, Petitioner could achieve exact same standards with R-SF-2 Open Space Subdivision.
Exceptions or variations from the size, setback, frontage, density, uses or other development standards which are established for a given land use in the other zoning districts are permitted as a part of the Planned Unit Development District		X			Variances from development standards are proposed, but except for density, all other variations could be achieved with an R-SF-2 Open Space Subdivision
The objectives and goals of smart growth are incorporated through the utilization of such initiatives as conservation developments, integrated mixed-use developments and performance-based implementation developments	X				Not mixed use and nothing special or innovative about this development

Pursuant to Town Code § 194.148, the Plan Commission and Town Council SHOULD consider:	Against Petition	Neutral	In Favor of Petition	Not Applicable	Notes
Conformity to the purpose and intent of the PUD	X				PUD's are intended for mixed uses
Quality of site design	X				Nothing special or innovative about this design; also design does not meet Zionsville standards for two means of ingress/egress with 30+ lots
Integration of a variety of land uses, building types and densities	X				Only one land use, building type and density
Preservation of natural features				X	No special natural features on this property
Compatibility with adjacent and neighboring land uses	X				
Provision and type of open space and the provision of other	X				
Consistency with the goals and objectives of the Comprehensive Plan	X				Comprehensive Plan designates this area as Single-Family Residential-Low Density with a prescribed density of 1.0-2.0 units per acre
Adequacy of utilities and other public works	X				Sewer will not be available for six months; drainage is a real problem
Provision for an appropriate performance bond and its maintenance upon approval of the proposed development			X		Although not addressed in Petition, assume this won't be a problem for M/I

Farooq Umar and Emily Hull
671 Russell Lake W Drive
Zionsville, Indiana 46077

August 12, 2020

Via E-mail to JStevanovic@zionsville-in.gov and WDeLong@zionsville-in.gov

Wayne DeLong
Director of Planning & Economic Development
Town of Zionsville
1100 West Oak Street
Zionsville, Indiana 46077

Janice Stevanovic
Planning II/Project Manager
Department of Planning & Economic Development
Town of Zionsville
1100 West Oak Street
Zionsville, Indiana 46077

Re: Petition 2020-10-Z (Windhaven) Pending Before the Plan Commission of the
Town of Zionsville (the "Petition")

Dear Wayne and Janice:

We live at 671 Russell Lake W Drive (Boone County Tax ID Parcel No. 003-02370-00). We understand that our property is proposed as part of the discharge outlet for Petitioner's subdivision.

There is only a 10-foot wide drainage easement on the northern part of our property. This is very narrow, and under no circumstances, do we intend to give Petitioner more than the 10 feet allowed in the plat of Russell Lake Subdivision, Section 2. This includes the temporary deposit of excavated soil. All construction activities, including the deposit of excavated soil, must be completely confined to this 10-foot easement. We do not intend to permit construction activities of any kind on the remainder of our property. To this end, we would request that, to the extent the Plan Commission is inclined to approve the Petition, that the Plan Commission impose a condition of approval requiring Petitioner (at Petitioner's expense) to have this 10-foot easement surveyed off and construction fencing installed so as to confine their activities to the easement area.

More concerning, however, is how close this easement area is to our house. Our home is extremely close to the southern limit of the narrow easement area. We fear that excavation in this easement may cause structural damage to our foundation from the loss of lateral support. We would request that the Plan Commission insist on an opinion from a structural engineer that it is possible to trench and excavate, staying within the existing 10-foot easement, without causing structural damage to our home, and we would also request, to the extent that the Plan Commission is inclined to approve the Petition, that it impose any mitigation recommendations of said structural engineer as a condition of the Plan Commission's approval of the Petition.

Received
8-13-2020
Town of Zionsville

Wayne DeLong and Janice Stepanovic

August 12, 2020

Page 2 of 2

We would also like to make another point for the Plan Commission's consideration. We have significant drainage problems in this area under current conditions. Major water buildup is frequent whenever it rains. Designing the drainage of the subdivision that is the subject of the Petition to the current release rate will only make our problems worse. We understand that Petitioner is legally only allowed to discharge to the current release rate (although this Plan Commission has the discretion to impose more stringent requirements as part of this rezoning request), but that does not change the fact that the subdivision will cause more water overall to be released onto our property than under current conditions. The only difference will be that discharge will be more frequent and more prolonged than what we receive under current conditions. That means that our drainage problems will become more frequent and more prolonged. Since we have drainage problems under current conditions, this subdivision must be designed to a release rate that is much less than under current conditions. Otherwise, it will only exacerbate—over time—the drainage problems we experience currently.

We do not think Petitioner has submitted sufficient information with regard to the drainage plans to allow you to approve this Petition at this time. We would ask that you require Petitioner to submit preliminary drainage calculations to show that Petitioner will be releasing at a rate lower than the existing conditions.

For the reasons stated in this letter, we would respectfully request that the Petition be denied. Thank you for your consideration.

Regards,

Farooq Umar

Umar Farooq
12-AUG-2020

Emily Hull

Emily Hull
12-Aug-2020

Received
8-13-2020
Town of Zionsville

Janice Stevanovic

From: angiet@runbox.com
Sent: Thursday, August 13, 2020 7:00 PM
To: Wayne DeLong; Janice Stevanovic
Subject: RE: Petition 2020-10-Z (Windhaven) Pending Before the Plan Commission of the Town of Zionsville

Good Afternoon,

I am following up on my August 12 letter I emailed to you yesterday regarding the proposed Windhaven development. I would like this email included with all materials related to this project as it goes under further consideration. I think it is important you and the Commissioners have context.

I have been aware that M/I has been seeking to re-zone and develop the land at issue for months. Apparently they approached residents in the Enclave as early as February. However, they never approached me or anyone else I am aware of in Russell Lake to discuss our various concerns, including drainage, until yesterday August 12. A representative from M/I called me yesterday afternoon, left a voicemail, and then showed up unannounced at my home and waited for me in my driveway because I was not home. At no time prior to this did they reach out to me. Not before the April or May meetings or even in the several months since that time.

It is my understanding M/I has submitted what seems to be a final proposal on their project to the Commission. I further understand there seems to be no binding drainage solution commitments in that final proposal: there is no engineering study, concrete drainage calculations, or detailed drainage plan that sufficiently sets forth their solutions/commitments or otherwise binds them. I am not sure why they are reaching out to me now. This seems like an 11th hour attempt to say they are trying to work with me just days before the next Commission meeting. If they wanted to work with me (and my neighbors), they would have reached out months ago, listened to our concerns, and found a way to address them with us.

The bottom line is that I am not automatically opposed to working with a developer if needed as part of a larger project. However, I will not work with M/I or grant them any access rights to my property. Their actions to date give me no confidence they will/would do what they say or do quality work.

Again, I respectfully request that this petition be denied. To the extent access to my property is needed by M/I to address drainage, they will not get it for the reasons I noted in my letter yesterday as well as above.

Thank you for your consideration and assistance.

Sincerely,
Angela Tucker
668 W Russell Lake Dr

From: angiet@runbox.com <angiet@runbox.com>
Sent: Wednesday, August 12, 2020 7:29 PM
To: 'WDeLong@zionsville-in.gov' <WDeLong@zionsville-in.gov>; 'JStevanovic@zionsville-in.gov' <JStevanovic@zionsville-in.gov>
Subject: Petition 2020-10-Z (Windhaven) Pending Before the Plan Commission of the Town of Zionsville

Hello,

Please see attached in reference to Petition 2020-10-Z (Windhaven) pending before the Plan Commission of the Town of Zionsville.

Thank you for your time and consideration.

Sincerely,
Angela Tucker
668 W Russell Lake Dr

Janice Stevanovic

From: Mark Enerson <mdenerson@yahoo.com>
Sent: Thursday, August 13, 2020 10:48 AM
To: Janice Stevanovic
Subject: Plan Commission Mtg on August 17: Expressing Concerns for the Russell Oaks Development
Attachments: Satellite View of Current and Proposed Russell Oaks_Aug2020.pdf

Dear Janice Stevanovic,

It was nice to talk with you yesterday. Can you please provide the members of the Zionsville Plan Commission the following concerns below and pdf picture related to the re-zoning and development of Russel Oaks Development for the upcoming Public Hearing on August 17, 2020? Could you send me a quick reply and let me know if you have received this email?

Thank you, Mark

Dear Zionsville Plan Commission,

We are writing to communicate the significant concerns Zionsville residents have on the re-zoning and addition of 150 homes in the proposed "Russell Oaks" development.

Concerns include:

- Increased traffic on 334 (Oak Street) which is already congested and unable to safely handle the current level of traffic. Pre-pandemic a left hand turn onto Oak Street out of Thornhill or IronGate could take 5 minutes or more which this development will further exacerbate. Additionally, accidents have occurred due to the high volume cars, and drivers becoming impatient from being unable to exit these neighborhoods.
 - Any traffic studies should be conducted after the pandemic has subsided and normal school / work travel habits resume.
- Increased risk of erosion / environmental distress to Eagle Creek watershed due to runoff this development will create.
- Increased burden on the ZCS school system and public utilities including but not limited to wastewater treatment. The developer of this property stands to profit from the sale of 150 homes, but existing Zionsville residents will have to fund improvements / expansions of these public resources at the same time their quality of life is negatively impacted by the development.
- Quality of life impacts for the multiple surrounding neighborhoods include years of significant construction, increased traffic along with air, noise and light pollution and the destruction of wildlife and forests

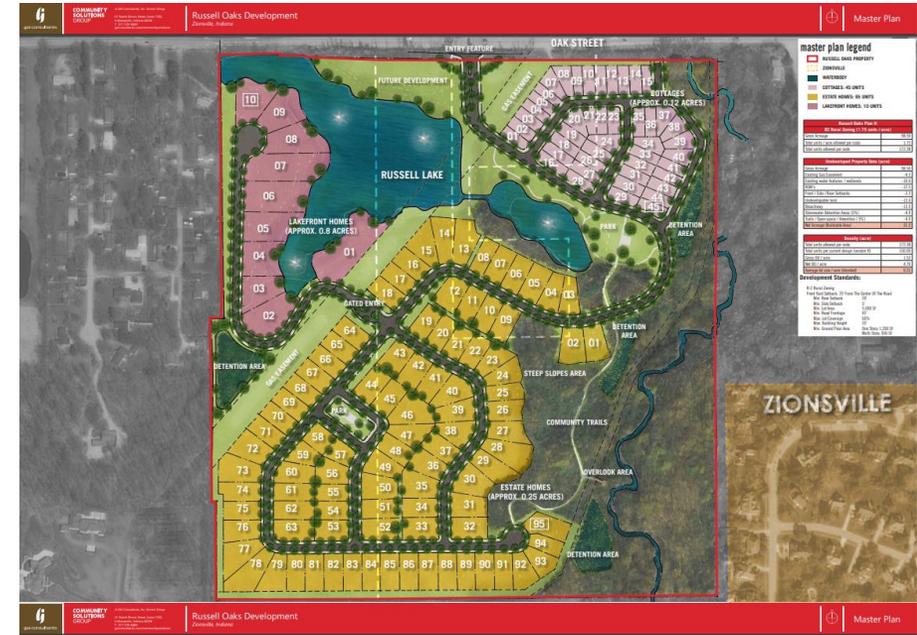
On August 12th we launched a petition to "Ask the Plan Commission to Vote "No" to the rezoning of request for Russell Oaks", and in less than 1 day more than 50 signatures of Zionsville residents have been obtained. We will provide an updated number at Monday's meeting, and ask that the Plan Commission consider the number of residents who oppose this development, will be negatively impacted by it, and ultimately will be asked to pay for the burden it would create.

Mark Enerson

Thornhill Neighborhood

Satellite view of Current and Proposed Russell Oaks Development

The impact of squeezing 150 homes in this small area is of great concerns to the surrounding neighborhoods and traffic on Oak Street



Received
8-13-2020
Town of Zionsville

Janice Stevanovic

From: monte horst <gmhorst@sbcglobal.net>
Sent: Thursday, August 13, 2020 5:54 PM
To: Janice Stevanovic
Subject: Opposition to Proposed Russell Oaks Project

Dear Janice --

I hope your week has gone well. I wanted to follow up with an outline of concerns on behalf of the Spring Hills Neighborhood, regarding the proposed Russell Oaks project and start with some personal background information. My wife and I relocated here in 2011 and our number one goal was to find the best school system. We settled on Zionsville and then began the search for a home with some land that still gave our boys the opportunity to bike into the village. We ended up at 660 Spring Hills Drive after finding this secluded property and being told that ultimately the 90+ acres to our west would never be developed and were supposedly being left to the town of Zionsville for community park and recreation use upon the death of the previous property owner.

In buying our home, we were struck with the beauty of it sitting at the top of the valley with Irishman's Creek running through the bottom. It is quiet, peaceful, and provides a needed respite from the hectic nature of our lives at the end of each day. This peace and quiet certainly will end with a project of the proposed density seen in the Russell Oaks proposal.

Since moving here, our wildlife guests have included deer, blue heron, fox, eagles, owls, woodpeckers, birds of all varieties, and ducks, with coyotes howling in the evenings, and hawks screeching during the day and nesting in our trees to birth and raise their young each season. The Russell Lake acreage to our immediate west provides the sanctuary that all this wildlife needs to continue to exist and survive as our town has continued to develop beyond its limitations and this proposed project certainly will facilitate the elimination of all this valued wildlife.

Overall, this project is incredibly unwise for our schools, will be a nightmare with respect to traffic on Hwy 334 (Oak St.), could be devastating for the environment and the Eagle Creek Watershed as well as Irishman's Run, and will certainly destroy the aesthetic beauty of the Russell Lake property in general. Many individuals in Thornhill, Spring Hills, Hunt Club, Oldfields, the Enclave and the Russell Lake Neighborhood are seriously concerned with the size and scope of this proposed development.

Just a few years ago, Pulte was attempting to build only 105 homes on the same property, with no townhomes. They abandoned the project due to concerns with the Russell Lake dam. This project includes the goal to squeeze 50% more homes or 150 total on the property, including no restrictions on townhomes or so-called garden homes and they are actually planning to drain and pave one of the two lakes on the property. 49 homes are planned for .12 acre lots and only 10 of the homes are planned for lots larger than 1/4 acre.

As an illustrated example of how densely packed this property will be, please consider that the Spring Hills neighborhood, which is between 1/4 and 1/3 the size of the Russell Lake property and borders it directly to the east in the graphic below, has just 24 total homes.

Received
8-13-2020
Town of Zionsville



In summary, this project is just too big, with far too much home density, and will generate significant issues relating to the following:

- Elimination of natural forests and diverse wildlife population that currently exist on the direct property site and bordering properties of surrounding neighborhoods
- Massive traffic increases and congestion on Hwy 334 with no infrastructure to support it
- Continued increases in school class sizes within ZCS due to project's density of units
- Drainage issues due to lack of any existing plan to support project density
- Documented problems with existing Russell Lake dam, as noted with previous Pulte Homes proposal and their decision to abandon the project
- Environmental issues related to Eagle Creek watershed and Irishman's Run Creek which borders the property
- Enormous increase in noise, light and air pollution for surrounding property owners during years of construction

Please make the right decision for our community and stop this project from moving forward.

Thank you,

Monte Horst -- Property Owner
660 Spring Hills Drive
Zionsville, IN 46077

G. M. Horst

317-679-3112

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

From: [Susan Wood](#)
To: [Janice Stevanovic](#)
Subject: Russell Oaks proposed Zone Map Change
Date: Thursday, August 13, 2020 10:06:43 PM

Planning Commission Members,

We, Mark and Susan Wood, have lived at 665 East Russell Lake Drive for 32 plus years. We have recently been notified that Kendalwood Realty has requested a zone Map Change for a 31+/- acre tract of land adjoining the existing Russell Lake subdivision. As longtime residents, we realize the value of this tract and the other tracts that are part of the proposed development. We are in total disagreement with the proposed zone map change. We believe the developers are asking for the rezone simply to squeeze more homes into an already overdeveloped corridor (Oak Street).

The proposed density is not in line with the surrounding subdivisions of Russell Lake, Spring Hills, Thornhill and Old Fields.

Allowing this many vehicles ingress and egress to Oak Street on a daily basis through one entrance is a huge safety concern.

The proposed design has a road which abuts several Russell Lake Subdivision homes which completely ruins the aesthetics, privacy and property values for those residents. The density will also adversely affect the Zionsville school system.

We are very concerned with the loss of the natural habitat of many species of birds and animals.

Please think seriously about how this development will negatively affect the surrounding community before you vote! Please vote no to this Zone Map Change proposal.

Sincerely,

Mark A. Wood (markallenwood1958@gmail.com)

Susan M. Wood (sdepagter3664@gmail.com)

Received
8-14-2020
Town of Zionsville



Petition Number: 2020-10-Z

Subject Site Address: 8617 & 8775 West Oak Street

Petitioner: M/I Home of Indiana, LP

Representative: Matthew Skelton (Church Church Hittle & Antrim)

Request: Petition for Zone Map change to rezone approximately 24.283 acres from the Rural (R1) Residential Zoning District to the (PUD) Planned Unit Development Zoning District

Current Zoning: Rural (R1) Residential Zoning District

Requested Zoning: (PUD) Planned Unit Development Zoning District

Current Land Use: Residential, Agricultural, & Commercial

Approximate Acreage: 24.283 ± acres

Related Petitions: **2014-27-Z** Petition for Zone Map Change to rezone 15.33 acres from the Rural (R1) Rural Single-Family Residential Zoning District to a (PUD) Planned Unit Development
Result: Given an Unfavorable Recommendation to the Town Council at the February 17, 2014 meeting date

2015-04-PP Petition for Primary Plat approval for an Assisted Living Facility in the (R1) Rural Single-Family Residential Zoning District (PUD Pending)
Result: Withdrawn by Petitioner

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 May 7, 2020
Exhibit 5 - Town Engineer Review Comment Letter dated August 11, 2020
Exhibit 6 – Town of Zionsville Process Flow Chart

Staff Presenter: Wayne DeLong, AICP, CPM

PROJECT OVERVIEW

Project location

The subject property is approximately 24.283 acres located south of Oak Street, east of County Road 800 East, west of the Russell Lake W Drive.

Project Description

The two (2) parcels comprising the subject 24.283-acre properties are currently zoned as (R1) Rural Residential District. The subject site's long-standing uses have included a horse stable and residential improvements. The Petitioner requests to rezone the two (2) parcels to the (PUD) Planned Unit Development to provide for 58 single family residential home sites.

Petition History

The petition was continued from the April 20th, May 18th, June 15th, and July 20, 2020 Plan Commission meetings.

On May 7, 2020 the Petitioner received the Staff comments on the project from the Town Engineer (see Exhibit 4). The Petitioner responded to those comments on July 31, 2020 following up with a response letter related to the July submittal on August 3, 2020.

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 was being required in conjunction with the filing. A Traffic Impact Study was submitted for review on August 4, 2020 (see Exhibit 5).

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. The requested development, as proposed, would result in a density that is above the Comprehensive Plan's supported density.

Current conditions and the character of current structures and uses in each district

The district is primarily comprised of parcels which are utilized for residential development, agricultural uses, and religious uses. Specific to residential uses, R1 and R2 comprise the preponderance of residential classifications in the immediate area (with Rural RE being located to the south of the subject site).

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. Facilitating a single-family residential density that is beyond the recommendations of the Comprehensive Plan is not consistent with the established land use pattern.

The conservation of property values throughout the jurisdiction

Planned, orderly development of property is a key component in the conservation of property values. Development of the site for residential purposes is extremely likely due to a variety of factors including both the presence of public improvements and ongoing enhancements to public improvements in the area. While jurisdiction wide property values may not be directly impacted by this specific request, deviations from density recommendations must be highly scrutinized related to potential long-term impacts to the jurisdiction.

Responsible growth and development

Development in compliance with the Comprehensive Plan represents responsible growth.

Planned Unit Development-General Conditions

Any real estate may be rezoned Planned Unit Development District in order to accomplish the following:

- a) The characteristics of the specific site development and its land uses proposed for the subject real estate are compatible with the surrounding area if the development were limited to those plans and uses as submitted.
- b) Land uses, which would not otherwise be permitted to locate within the existing zoning districts, are proposed for development on a parcel under single or multiple ownership or management.
- c) Exceptions or variations from the size, setback, frontage, density, uses, or other development standards which are established for a given land use in the other zoning districts are permitted as a part of the Planned Unit Development.
- d) The objectives and goals of smart growth are incorporated through the utilization of such initiatives as conservation developments, integrated mixed-use developments, and performance-based implementation developments.

Planned Unit Development-Guidelines for Design

The following design principles are recommended by Section 194.143 of the Zoning Ordinance (note, this list is not inclusive):

- a) The proposed development should be designed to produce an environment of stable and desirable character not out of harmony with its surrounding neighborhood and the Town's Comprehensive Plan.
- b) Interest and variety should be sought, by means of street design and changes in mixture of building types, heights, facades, setbacks, plantings, or size of open space. The design should be harmonious as a whole and not simply from street-to street.
- c) Streets should curve to discourage fast movement of traffic; traffic calming devices should be integrated into street design; group parking areas should be screened, so that the vehicles are substantially hidden from the street.
- d) The natural amenities of the land should be preserved through maintenance of conservation areas and open spaces. A minimum of at least twenty (20) percent of the gross area of the site should be retained in open space.
- e) Height of buildings in excess of thirty-five (35) feet should be designed and planned to be reasonably consistent with the neighboring property and foster efficient use of existing public services and facilities.
- f) Within a primarily residential development, commercial and office uses, if proposed, should be scaled so that they primarily serve the occupants of the development. Commercial and office uses within the development should be at the front of the development and be accessed by an internal collector road.
- g) Structures or buildings located at the perimeter of the development should face outwardly and be properly screened in a manner that sufficiently protects the privacy and amenities of the adjacent and neighboring property uses.

SUMMARY

Staff fully recognizes that the site in question is extremely likely to be developed residentially. However, based on a review of the filing, Staff has not identified a compelling reason to support a deviation from the Comprehensive Plan's recommendation related to density. Absent a positive response to that threshold topic, Staff is not in a position to support the proposed Planned Unit Developed.

STAFF RECOMMENDATION

Unfavorable Recommendation

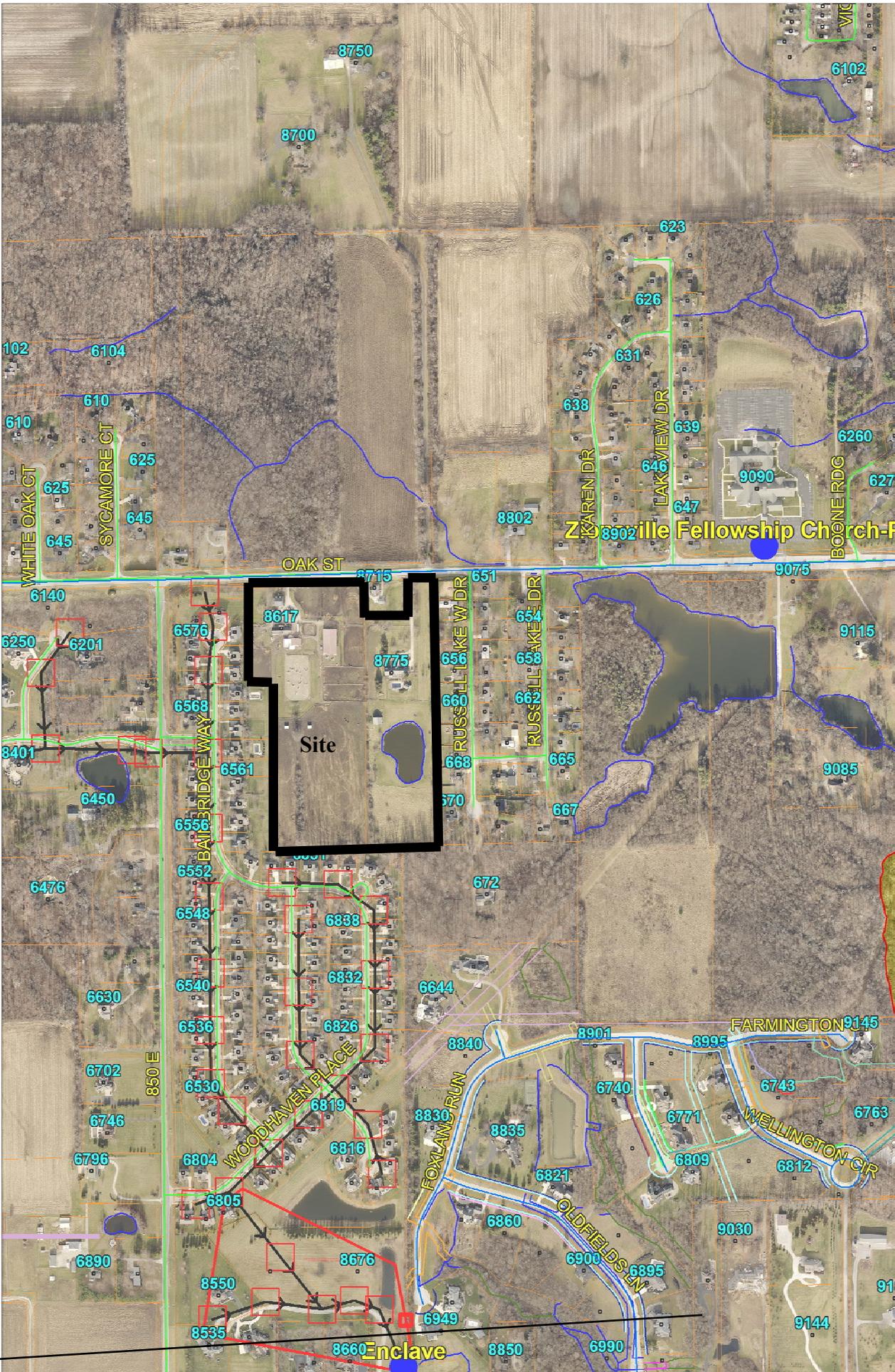
RECOMMENDED MOTION

Motion

I move that Docket #2020-10-Z to rezone approximately 24.283 acres from the Rural (R1) Residential Zoning District to the (PUD) Planned Unit Development Zoning District receive a (favorable recommendation based upon the Petitioner's presentation / 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).



Regional Roads
 Highway:
 — Yes

Sewer Pipes
 Force Main:
 —>

Flood Hazard BC 2013
 FLD_ZONE:
 A
 X

Regional Counties
 Townships
 Parcels
 Easements
 Water

Sewer Manhole
 Lift Stations
 Sanitary System+++
 Boone County Address

Regional County
 Easements
 Utility Notes
 Utility Discrepancy
 Drainage
 Sanitary System
 Sanitary System
 Sanitary Basins
 Water
 Bridges
 Railroads
 Roads
 Highways
 Boone County Address
 Urban District

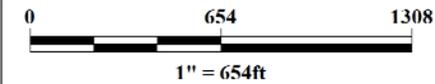
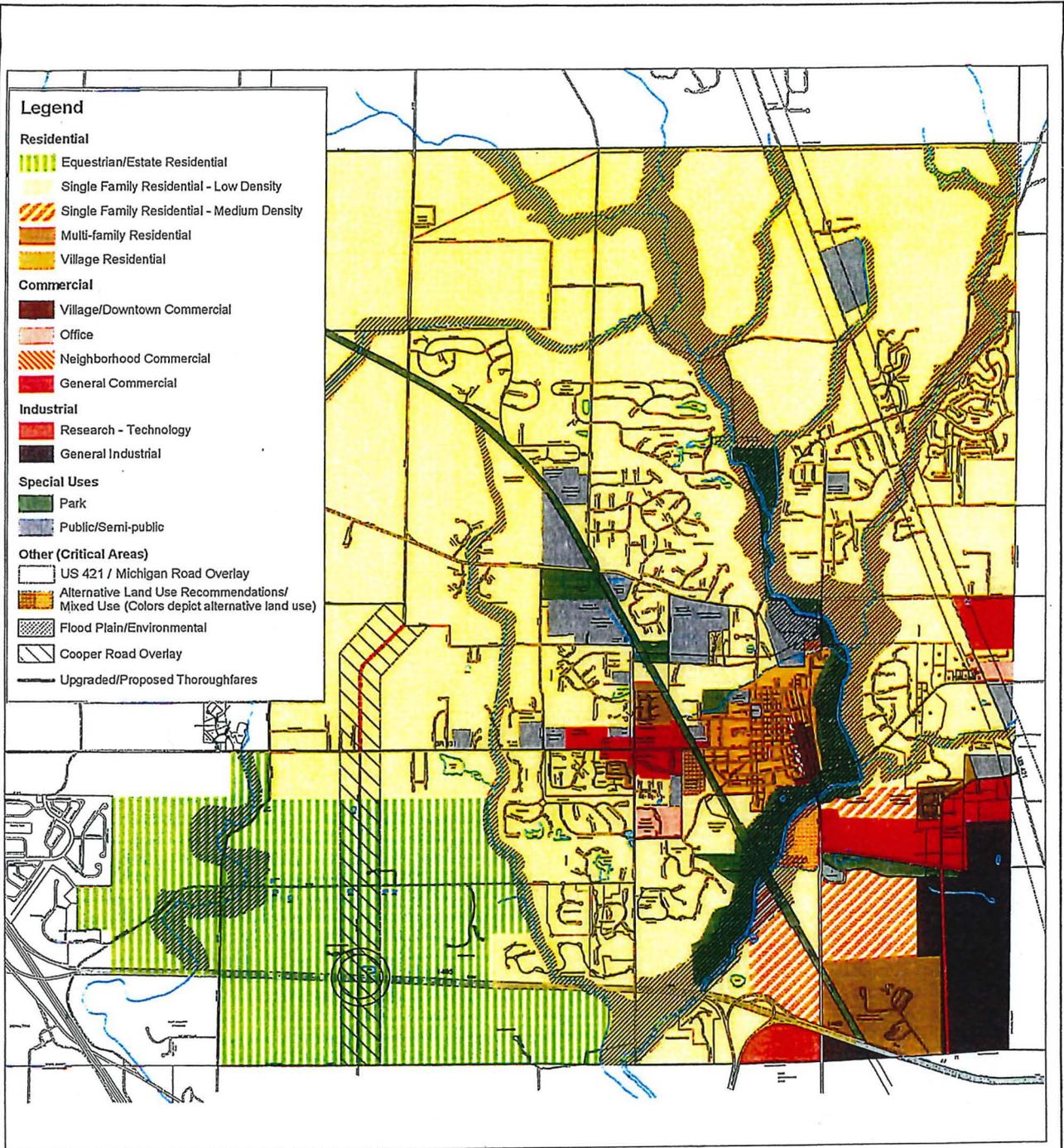
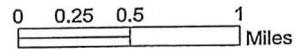


Exhibit 2



Note: See Text for Detailed Description of Land Use Classification



Zionsville Comprehensive Plan



Figure 6.2 Proposed Land Use

July 2003

Exhibit 3



To: Wayne DeLong, Director of Planning and Economic Development
 From: Beam, Longest & Neff, LLC., Town Engineer
 Mark DeBruler, P.E.
 Date: May 7, 2020

PROJECT DESCRIPTION

Project	Name	Windhaven Subdivision PUD Filing	
	Location	8617 & 8775 West Oak Street, Zionsville, IN 46077	
	Developer	M/I Home	
	Submittal	No. 2	
Documents Reviewed		Document Name	Document Receipt Date
		Windhaven PUD ordinance (2020_05_01)	May 4, 2020
		Windhaven MI Homes Presentation (2020_05_01)	May 4, 2020
		Windhaven - Banning responses to TAC comments (2020_05_01)	May 4, 2020
		Windhaven - Responses to TAC comments	May 4, 2020
Zoning	Current	R-1	
	Proposed	PUD	
Land Use	Current	Residential Agricultural	
	Proposed	Single Family Residential	
Requested Variances			

A review was completed for the submittal and the following comments were noted.

Item	R-1 Zoning Requirement/Description	Windhaven District PUD Ordinance	Comments
GENERAL COMMENTS			
Purpose of PUD Ordinances	194.151(B) Land uses, which would not otherwise be permitted to locate within the existing zoning districts, are proposed for development. . . .	None listed	Since the proposed land use is solely residential, which is permitted under the current zoning, it does not appear this proposed ordinance meets the intent of the PUD Ordinance.
Prior Commitments		"all prior commitments and restrictions applicable to the Real Estate shall be null and void and replaced and superseded by the Windhaven Ordinance"	Overly broad. Town does not have authority over "all prior commitments and restrictions".
Governance		Section 1.2 - "Development in the Windhaven District shall be governed <i>entirely</i> by (i) the provisions of this the Windhaven Ordinance and its exhibits, and (ii) those provisions of the Zoning Ordinance specifically referenced in the Windhaven Ordinance" <i>[italics added]</i>	Overly broad. General portions of zoning ordinance, including administration, should not be excluded. Subdivision Control Ordinance and technical standards should also apply.
Duplicate Definitions			Accessory Structure Accessory Use Building Building Height* BZA Development Requirements* Dwelling Open Space Parking Space Plan Commission * Note that these definitions in the zoning ordinance and the PUD ordinance differ significantly

Item	R-1 Zoning Requirement/Description	Windhaven District PUD Ordinance	Comments
Difficult to Manage Definitions			"Minor Alteration" and "Substantial Alteration" will be difficult to apply.
PERMITTED USES			
Primary use requirements	(i) Single-family Dwelling, (ii) Minor or Major Subdivisions, (iii) Farms, (iv) Stables, (v) Golf Courses	Detached Dwellings	Detached dwellings is undefined in PUD ordinance or zoning ordinance and is subject to interpretation. Recommend using defined term "Single-Family Dwelling, excluding a modular dwelling or a manufactured dwelling" for consistency with zoning ordinance.
Special exception use requirements	Bed & Breakfast	None listed	
Requires Development Plan	Subdivisions, Mobile Home Parks	??	No mention is made of this essential development management tool required of other subdivisions.
DEVELOPMENT STANDARDS - COMPARISON OF R-1 ZONING TO PROPOSED PUD ORDINANCE			
Accessory uses	On same or contiguous lot	Yes, not used for occupancy	Recommend using zoning ordinance definition.
Accessory structures subordinate to primary	Yes, by definition	Yes, by different definition	Recommend using zoning ordinance definition.
Lot area	≥ 5,000 SF w/public water & sewer	>7,500 SF	Meets current zoning requirements.
Access	Street or private drive	Street per conceptual plan	Meets current zoning requirements.
Primary Building Max. Height	35'	35'	Measurement of height varies between zoning ordinance and proposed PUD ordinance.
Min. Main Floor Area	Single Story: 1,200 SF	900 SF	Applicant indicates average homes >1,200 SF.
Max. lot coverage	60%	55%	Meets current zoning requirements.
Min. structure width	18'		All renderings appear to show structures >18'.

Item	R-1 Zoning Requirement/Description	Windhaven District PUD Ordinance	Comments
Lot depth:width ratio	3:1		The proposed development appears to meet this current zoning requirement.
Utility connection required	> 15 lots	Yes	Since subdivision > 15 lots, it meets current zoning requirements.
Front Yard Setback	Greater of 20' from ROW or 70' from road centerline	20'	This standard is a common issue with R-1 and R-2 subdivisions.
Min. rear yard setback	20' for primary structure, 5' for accessory structure	20'	Meets current zoning requirements.
Min. side yard setback	5'	5'	Meets current zoning requirements.
Min. parking spaces/lot	2		All renderings appear to show 2-car garages, so appears to meet current zoning requirements.
Legal drains	Structures > 75' from top of bank		Also county drainage board standard.
Structures in floodway	Structures in floodway meets regulations		Also county drainage board standard.
Bulk storage	> 50' from property line		
Requires Traffic Study	150 or more dwelling units		Would not apply for this small residential subdivision.
DEVELOPMENT STANDARDS - REVIEW OF PROPOSED PUD ORDINANCE WITH R-1 ZONING AND TECHNICAL STANDARDS			
PUD Section 5 - Development Standards		Section 5.4 - Pedestrian amenities and <i>furniture</i> shall be permitted . . . <i>[italics added]</i>	Unknown purpose and interpretation of "furniture".
PUD Section 6 - Landscaping Requirements	No R-1 Residential landscaping standards	Landscape treatment for . . . stormwater areas	Further define as natural floodways or omit.
		6.1A LID features	Coordinate with LID features as approved by Town to minimize maintenance issues with features.
		6.1C Ornamental grasses	Define area of ornamental grasses to replace a

Item	R-1 Zoning Requirement/Description	Windhaven District PUD Ordinance	Comments
			shrub (i.e., cannot be one blade).
		6.1D Existing vegetation	The zoning ordinance already has provisions for credit for existing trees (see 194.109(I)) that applies more specific standards than "is of suitable quality and health".
		6.1E Low maintenance plantings	Recommend limiting to HOA-owned property.
		6.3A Perimeter landscaping easements	Landscaping easements should not overly utility easements.
		6.3B Buffering	Berms and ground-mounted signs should not be located over utility easements. Utility easements should have the right of entry across HOA common property.
		6.5 Storm water retention	Shrubs should not be planted on stormwater retention/detention pond embankments due to root damage to the embankment.
		6.6 Maintenance	The term "Owner" used in this section appears to already be defined as "User" in the definitions.
		6.6 Maintenance	Unrelated to zoning or Town authorities.
PUD Section 7 - Lighting Requirements		Section 7 Lighting requirements	Section just references zoning ordinance.
		7.1B Street light locations	In conflict with Town policy. Street lights are also required at ends of cul-de-sacs and periodically along longer blocks.
PUD Section 8 - Signage Requirements		8.2 Dwelling signs	Addressed in zoning ordinance.

Item	R-1 Zoning Requirement/Description	Windhaven District PUD Ordinance	Comments
		8.3 Temporary signs	Addressed in zoning ordinance.
		8.4	No section. Numbering jumps from 8.3 to 8.5.
		8.5 Incidental signs	Addressed in zoning ordinance.
		8.6 Decorative poles and pole-mounted banners	Recommend banners mounted in a manner to avoid blocking traffic control signage and reducing effectiveness of lighting. Should be subject to prior Town approval.
PUD Section 9 - Parking Requirements		Section 9 Parking requirements	Addressed in zoning ordinance.
PUD Section 10 - Pedestrian Circulation		Section 10 Pedestrian circulation	Unrelated to zoning. Sidewalks and pathways are addressed in the Comprehensive Plan.
		Section 10.5 Secondary plats	Walkways and paths are typically addressed in the Development Plan and are not depicted in Secondary Plats. Certain features of secondary plats may prevent their filing.
PUD Section 11 - Environmental Systems, Drainage, and Streets and Streetscapes		Section 11.1 LID storm-water techniques	Unrelated to zoning. LID systems are addressed in the Town's storm-water standards.
		Section 11.2 Drainage design	Unrelated to zoning. Drainage system design is addressed in the Town's stormwater standards.
		Section 11.2 Drainage design	Proposed drainage design standard may be in conflict with Town's standards and state drainage law.

Item	R-1 Zoning Requirement/Description	Windhaven District PUD Ordinance	Comments
PUD Section 11 – Environmental Systems, Drainage, and Streets and Streetscapes (con't)		Section 11.3 Street dedications	This PUD ordinance proposes variations to street geometries from Town standards, so streets are not proposed to be constructed to the "standards of the Town", creating conflict of intent.
		Section 11.3 Street dedications	This PUD ordinance proposes use of LID features, many of which are typically constructed in streets. Town policy is to not accept maintenance of these LID features, contrary to PUD language.
		Section 11.4 Intersection angles	First intersection in subdivision creates potentially dangerous situation, including northbound t-bone risk and line-of-sight issues. Minor modifications to alignment will resolve and make this section irrelevant. Intersection angles are illegible or not present in Concept Plan.
		Section 11.6 Driveway location	Referenced lot numbers are illegible. Propose alternative standard for these lots instead of entirely eliminating standards.
		Section 11.7 Street radii	See comments for Section 11.4, which is related to reverse curves. Minor modifications to intersection may eliminate the need for this clause. Radii are illegible in Concept Plan.

Item	R-1 Zoning Requirement/Description	Windhaven District PUD Ordinance	Comments
PUD Section 11 – Environmental Systems, Drainage, and Streets and Streetscapes (con't)		Section 11.8 Drainage easement widths	Not a zoning issue.
		Section 11.8 Drainage easement widths	Limit drainage infrastructure in reduced width easements to mutually acceptable types/sizes (i.e., only pipes of a certain size or smaller, or open swales of a max width).
		Section 11.8 Drainage easement widths	Lots 7 through 16 are not legible in the Concept Plan.
PUD Section 12 - Additional Requirements and Standards		Section 12.4 Home occupations	Does not appear to modify zoning ordinance.
		Section 12.4 Home occupations	Apparent broken reference. There is no Article 11.2 Definitions in zoning ordinance.
		Section 12.5 Outdoor storage	Unknown intent or effect. Undefined term in PUD ordinance or zoning ordinance.
		Section 12.6 Temporary uses	Already covered in temporary uses in zoning ordinance.
	Required for >15 lots	Section 12.7 Utilities	Already required per zoning ordinance.
		Section 12.7 Utilities	Greywater reuse and rainwater collection systems should be private. As private systems, this is irrelevant to zoning.
PUD Section 15 - Controlling Developer's Consent		Section 15 Controlling Developer's Consent	This section is irrelevant to zoning. May limit the Town regarding its own constitutional and lawfully required responsibilities.
PUD Section 16 - Violations and Enforcement		Section 16 Violations and Enforcement	Appears to require Town to take action for ALL violations. Term only references existing zoning ordinance. Improper reference to Article 10 of zoning ordinance.



To: Wayne DeLong, Director of Planning and Economic Development
 From: Beam, Longest & Neff, LLC., Town Engineer
 Renee Goff, P.E.
 Date: August 11, 2020

PROJECT DESCRIPTION

Project	Name	Windhaven Subdivision PUD Filing	
	Location	8617 & 8775 West Oak Street, Zionsville, IN 46077	
	Developer	M/I Home	
	Submittal	No. 3	
Documents Reviewed		Document Name	Document Receipt Date
		Windhaven PUD ordinance (2020 07 31)	July 31, 2020 (after close of business)
		Windhaven PC Packet (2020 07 31)	July 31, 2020 (after close of business)
		Windhaven Emailed Response to May 7, 2020 Comments	July 31, 2020 (after close of business)
		Traffic Impact Study (Dated June 2020)	August 4, 2020
Zoning	Current	R-1	
	Proposed	PUD	
Land Use	Current	Residential Agricultural	
	Proposed	Single Family Residential	
Requested Variances		None	

A review was completed for the July 31, 2020 and August 4, 2020 submittals and the following comments were noted.

I. GENERAL

- A. Per 194.146.B.1 and 194.146.B.3, the filing and approval of rezone seeking a PUD allows the Petitioner to not file variance requests that would normally be

taken to the BZA (1) and waivers of Chapter 193 of the Zoning Ordinance (3). Notice of Waivers must be provided for all waivers that are not excluded by 194.146.B.3.

- B. The filing of a rezone seeking a PUD does not support the concept of a petitioner receiving consideration of waiving or reducing any or all other technical standards required by Town of Zionsville, including but not limited to: Street Standards, Wastewater Standards, Public Protection Ordinances, Stormwater Standards, and overall Town Master Plans. Any deviation from other ordinances or standards should be identified in an exhibit to the PUD for review and comment by Town Staff as part of the PUD process. Any forthcoming comments would be considered by the applicable body that has the authority to approve amendments to the identified standard.
- C. Staff recommends addition of an exhibit to the Windhaven PUD Ordinance that outlines all technical standards that are requested for waiver or modification as part of this PUD.
- D. Submittal of preliminary plat and development plans for review and approval are still required and are not waived by Chapter 194 Section 146.
- E. Please respond to all future comments via a response letter. Based upon the nature of previous responses it is unclear if all previous comments have been addressed.

II. PETITION

- A. It is not clear that the proposed development meets the criteria to be considered for rezoning to a PUD. There are no apparent natural features that are incorporated except for an existing pond that will be upsized to meet the needs of this development. There are no unique topographical features that warrant the modification of proposed street design standards. No unique amenities have been listed for the development. Additionally, there are numerous concerning discrepancies or unclear statements in the current draft PUD that are noted in the May 7, 2020 review letter.
- B. Draft Windhaven PUD Ordinance proposes use of LID practices that are to be turned over to the Town for maintenance after installation. Currently, the Town does not accept maintenance responsibility for LID improvements.
- C. Draft Windhaven PUD Ordinance proposes the use of greywater for landscaping purposes on individual lots. There are not standards currently in the state that allow the reuse of greywater for individual homes. If the intent is to allow this, a detailed review of current state and national plumbing standards

and public health standards would need to be reviewed and provided and prove to Staff that greywater reuse can be done in a safe manner.

- D. Per 194.146.Q, statements should be added to the Windhaven PUD document that defaults all zoning regulations not addressed in the PUD document to the town.
- E. Petitioner must update exhibits B, C Page 2, and D Page 3 of the PUD Ordinance and those located in tabs 3, 4, and 5 of the PC Packet to indicate the currently proposed easement widths.
- F. Petitioner should provide, for staff use, one larger scale copy of the landscape plan at a legible scale.
- G. Petitioner has proposed reduced drainage easements that are to be located between a landscape easements and usable back yard space for lots along the west and south boundaries of the parcel. The placement of the drainage easement places the easement at risk of various encroachments that may impede the flow of proposed swales in those areas. Staff does not support reduction of placement of the proposed drainage easements.
- H. Provide turning movements for all intersections, reverse curves, and the proposed Fire Department Access Path (located on the east side of the property). These movements should be based upon the largest vehicle or piece of equipment that may need to respond to the development during an emergency. Please coordinate with the Zionsville Fire Marshal to obtain current equipment specifications. While traffic calming is always a welcomed benefit, the ability for Emergency Responders to access residences quickly and safely is an utmost requirement and can be partially evaluated with a turning movement analysis when there is doubt.
- I. Petitioner has requested reductions to current street design criteria. There appear to be no unique features that warrant the requested deviations. While curvilinear street layout is desired, emergency response vehicles must be able to safely respond to emergencies. The current layout appears to limit that ability.
- J. During the August 4, 2020 project review meeting with Town Staff and the Petitioner, the Petitioner expressed interest in a reduced width multiuse path along Oak Road on the north portion of the property. A reduction of the path width is not supported by Staff and will not meet the intent of the Strategic Trails Implementation Plan adopted in 2016.

III. TRAFFIC IMPACT STUDY

- A. Both a dedicated left-turn lane and right-turn lane will be required along Oak Road at the entrance to the proposed development.

Timeline of Submittals:

Description	Date Received from Petitioner	Review Comments Sent to Petitioner
Initial Submission (First Submittal)	March 19, 2020	March 26, 2020 (7 calendar days)
Response to March 26, 2020 Comments (Second Submittal)	May 4, 2020 (39 calendar days)	May 7, 2020 (3 calendar days)
Response to May 7, 2020 Comments (Third Submittal)	July 31, 2020 (after hours) (85 calendar days)	August 11, 2020 (11 calendar days)

Waivers requested in writing in response to March 26, 2020 and May 7, 2020 review letters:

Requirement	Request from Petitioner	Reasoning from Petitioner	Governing Standard/Ordinance/Document	Approving Body
Multiuse paths and bike paths on both the north and south sides of Oak Road	Reduced width multiuse path on the south side of Oak Street	A wide path is planned on the north side, so feel the south side could be of reduced width.	Strategic Trails Implementation Plan Chapter 5, Figure 13	Parks and Street Departments Town Council?
Rear yard swales, 100-year and emergency overflow paths and emergency overflow routes associated with detention ponds shall be included as part of the storm water system of the town, and a minimum of 30-foot width (15 feet from centerline on each side) needs to be designated as drainage easement.	Currently asking for a reduction to 15-foot width with a 15-foot landscaping easement adjacent to the drainage easement. The proposed modified easements are located on the west and south boundaries of the property.	There are only 3 lots impacted by each rear yard swale before entering the piped system	ZCO Title V, Chapter 50 Storm Water 50.043.4 Drainage Easement Requirements	Street and Stormwater Department? Town Council?
Minimum Horizontal Curve Radius: 300 ft	Requesting a reduction to 150 ft		Zionsville Design and Construction Standards - Streets	Street Department
Minimum Length of Tangents Between Reverse Curves: 100 ft	Requesting a reduction to allow the proposed reverse curve		Zionsville Design and Construction Standards - Streets	Street Department
A fire service water main that supplies three or more fire hydrants shall be tapped off a distribution supply main in two separate areas (looped)."	All roadways end in cul-de-sacs with no indication of how a looped water system may be installed. Has proposed a provision to loop to the first cul-de-sac but no other.		Chapter 51 Fire Protection 51.011 Water Supply for Fire Protection	Plan Commission & Safety Board

List of Waivers of Chapter 193 that would be required if not filed as a PUD:

Requirement	Request from Petitioner	Reasoning from Petitioner	Governing Standard/Ordinance/Document	Approving Body
The subdivider may be required by the Plan Commission to carry away, by pipe or open ditch, any spring or surface water that may exist, either previously to, or as a result of the subdivision. Such drainage facilities shall be located in the street right-of-way or in perpetual, unobstructed easements of appropriate width, and shall be constructed in accordance with the town's construction standards.	Limit drainage infrastructure in reduced width easements to mutually acceptable types/sizes (i.e., only pipes of a certain size or smaller, or open swales of a max width).		ZP&ZO Title XIX, Chapter 193 Subdivisions 193.055. B.1.a. and 193.055. C.	Town Council? Street and Stormwater Department?
Side lot lines are at right angles to street lines (or radial to curving street lines) unless a deviation from this rule will give a better street or lot plan;	Seeking to allow a small number of lots be allowed to not meet this requirement	None provided.	ZP&ZO Title XIX, Chapter 193 Subdivisions 193.051. C.3.a	Plan Commission
All streets shall intersect at 90 degrees whenever possible for a minimum distance of 100 feet; however, in no instance shall they intersect at less than 75 degrees. If the intersection of two streets is less than 90 degrees, the back-of-curb radius of the arc at the intersection of the property lines noted above shall be increased as deemed advisable by the town's Engineer and approved by the Plan Commission.	The northernmost cul-de-sac road intersects the main roadway between the two curves of the reverse curve. This intersection does not meet the requirement noted.		ZP&ZO Title XIX, Chapter 193 Subdivisions 193.052. B.13.e	Plan Commission
Cul-de-sac streets. In no event shall a cul-de-sac street measure more than 800 feet in length, measured from centerline of an intersecting street (excluding another cul-de-sac) to the center point of the radius of the vehicle turnaround.	Petitioner is asking to waive this entire requirement.	Petitioner desires to utilize the existing pond on the property as part of their drainage and detention system. They feel that the roadway layout provided best allows them to retain and expand on this feature of the property.	ZP&ZO Title XIX, Chapter 193 Subdivisions 193.052. B.14	Plan Commission
No driveway shall be located within 75 feet of the intersection of the two streets.	Petitioner is asking for four lots to be allowed to deviate from this requirement.		ZP&ZO Title XIX, Chapter 193 Subdivisions 193.052. B.18.b	Plan Commission
Provide a secondary means of access to an improved perimeter public street; or	In the most current submittal, the Petitioner is proposing to provide secondary access via a "robust" path from Oak Street to the northernmost cul-de-sac.	None provided.	ZP&ZO Title XIX, Chapter 193 Subdivisions 193.052. B.4.a	Plan Commission & Safety Board
Provide a divided collector street as the means of access to an improved perimeter public street.	<i>Petitioner listed this as a deviation that they are requesting, but this is an either/or with 193.052. B.4.a</i>	None provided.	ZP&ZO Title XIX, Chapter 193 Subdivisions 193.052. B.4.b	Plan Commission & Safety Board

Waivers included in the Draft Windhaven PUD Ordinance per review dated May 4, 2020:

Requirement	Request from Petitioner	Governing Standard/Ordinance/Document	Approving Body
Secondary plat requirements are outlined in SCO.	Walkways and paths are typically addressed in the Development Plan and are not depicted in Secondary Plats. Certain features of secondary plats may prevent their filing.	PUD Ord. Section 10.5 Secondary plats	Plan Commission
Town Street Standards	This PUD ordinance proposes variations to street geometries from Town standards, so streets are not proposed to be constructed to the "standards of the Town", creating conflict of intent.	Section 11.3 Street dedications	Plan Commission
Town Street Standards	This PUD ordinance proposes use of LID features, many of which are typically constructed in streets. Town policy is to not accept maintenance of these LID features, contrary to PUD language.	Section 11.3 Street dedications	Plan Commission

Note: These items were incorporated into the Draft Windhaven PUD Ordinance, but not actually called out to staff in writing. These were discovered through the review process by Mark.

List of items that would require variance requests if not filed as a PUD:

Requirement	Request from Petitioner	Notes from May 4, 2020 Review:	Governing Document	Specific Reference
Single Story: 1,200 SF	900 SF Minimum	Applicant indicates average homes >1,200 SF.	R1 Zoning District	Min. Main Floor Area
Greater of 20' from ROW or 70' from road centerline	20'	This standard is a common issue with R-1 and R-2 subdivisions.	R1 Zoning District	Front Yard Setback
35'	35'	Measurement of height varies between zoning ordinance and proposed PUD ordinance.	R1 Zoning District	Primary Building Max. Height
Development Plan required for Subdivisions, Mobile Home Parks		No mention is made of this essential development management tool required of other subdivisions.	Zoning Ordinance	Requires Development Plan
A 0.25 plant unit value credit shall be given for every two caliper inches of trees saved per 100-foot increment. The credit shall count towards the required new plantings within such 100-foot increment of a required yard. Includes tree protection provisions.	"is of suitable quality and health".		Zoning Ordinance	6.1D Existing vegetation
SCO describes requirements for Development Plans and their approval.	All SCO standards are deferred to the PUD Ordinance. There is no reference to Development Plans in the PUD Ordinance.		SCO	



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TRAFFIC IMPACT STUDY

PROPOSED RESIDENTIAL DEVELOPMENT WINDHAVEN PUD

***OAK STREET
ZIONSVILLE, INDIANA***

PREPARED FOR



M/I HOMES

JUNE 2020

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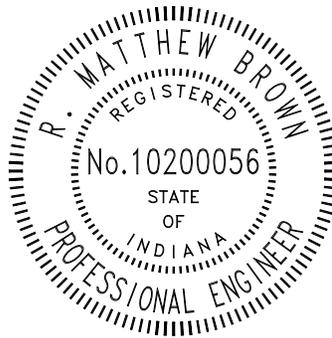
CERTIFICATION

I certify that this **TRAFFIC IMPACT STUDY** 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. Matt Brown, P.E.
Indiana Registration 10200056



Surya Kumaresan
Traffic Engineer



Trevor Reich, E.I
Traffic Engineer

INTRODUCTION

This **TRAFFIC IMPACT STUDY**, prepared at the request of the Town of Zionsville on behalf of M/I Homes of Indiana, is for a proposed residential development known as Windhaven that will be located south of Oak Street east of 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 as follows:

First, obtain turning movement traffic volume counts at the intersection of Oak Street and CR 850 E during a typical weekday from a previous study conducted by A&F Engineering.

Second, estimate year 2025 background traffic volumes by applying a 3.0% per year growth rate to the existing counts and using data projections from a previous study conducted by A&F Engineering.

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

Fourth, assign and distribute the generated traffic volumes from the proposed development to the study intersections.

Fifth, conduct a turn lane warrant analysis along Oak Street at the access drive location.

Sixth, prepare a capacity analysis and level of service analysis, and turn lane analysis at the study intersections for each of the following scenarios:

Scenario 1: Year 2025 Background Traffic Volumes – Based on applying a 3.0% per year annual growth rate to existing traffic volumes and using data projections from a previous study conducted by A&F Engineering.

Scenario 2: Year 2025 Proposed Development Traffic Volumes – Based on the sum of year 2025 background traffic volumes and generated traffic volumes from the proposed development.

Seventh, prepare recommendations for the roadway geometrics that will be needed to accommodate the total traffic volumes once the proposed development is constructed.

Finally, prepare a **TRAFFIC IMPACT STUDY** 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 subject site is located south of Oak Street east of CR 850 E in Zionsville, Indiana. The proposed development will consist of 58 single-family homes. As proposed, the site will be served by a full access drive along Oak Street. **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 following intersections:

- Oak Street & CR 850 E
- Oak Street & Proposed Access Drive

DESCRIPTION OF ABUTTING STREET SYSTEM

The proposed development will be primarily served by the public roadway system that includes the following roadways:

OAK STREET – is an east/west, two-lane undivided roadway with a posted speed limit of 45 mph. According to the Zionsville Transportation Plan, Oak Street is classified as a Minor Arterial.

CR 850 E – is a north/south, two-lane undivided roadway with a posted speed limit of 40 mph in the study area. According to the Zionsville Transportation Plan, CR 850 E is classified as a Local Road.

The Town of Zionsville has planned construction of a north-south connector to connect the intersection of Oak Street & CR 850 E to CR 875 E. As part of this project, a roundabout will be constructed at the intersection of Oak Street & CR 850 E.

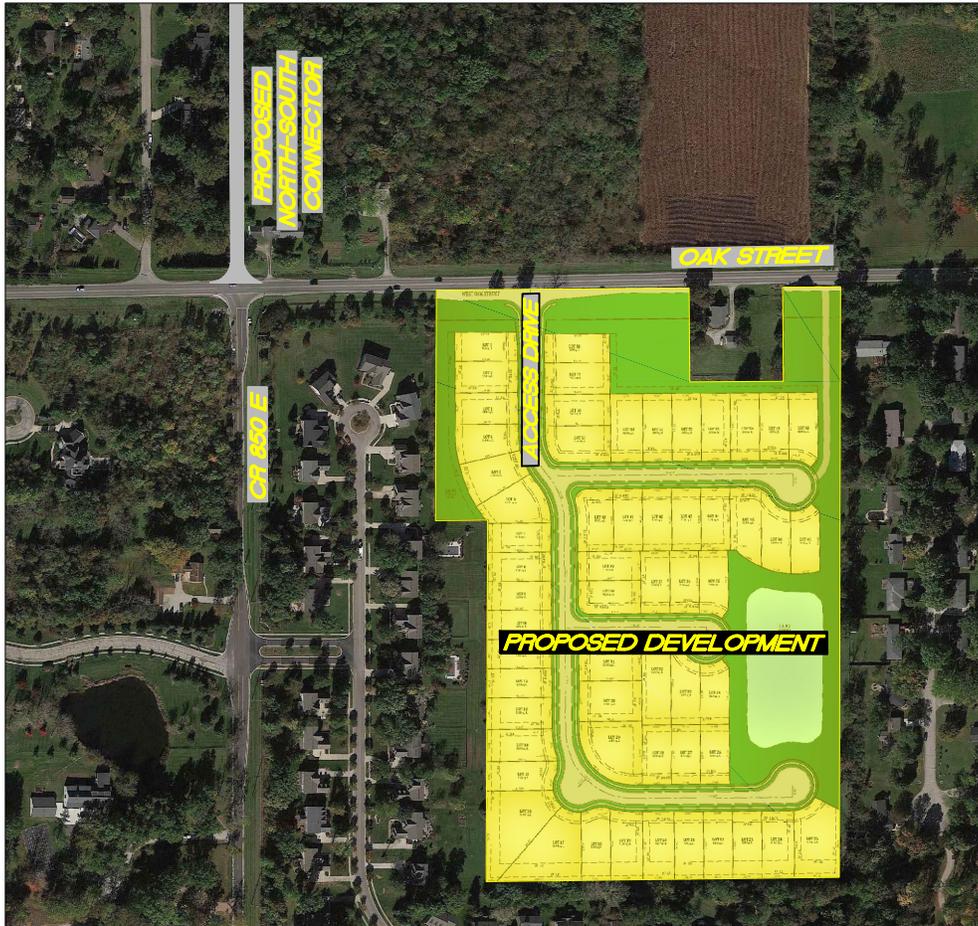


FIGURE 1
AREA MAP

TRAFFIC IMPACT STUDY
WINDHAVEN PUD
ZIONSVILLE, INDIANA

EXISTING TRAFFIC VOLUMES & PEAK HOURS

As part of a previous study conducted by A&F Engineering, turning movement traffic volume counts were collected at the intersection of Oak Street & CR 850 E between the hours of 6:30 AM to 8:30 AM and 4:00 PM to 7:00 PM during a typical weekday in October 2018. According to the turning movement counts, the AM peak hour occurs between 7:30 AM and 8:30 AM while the and PM peak hour occurs between 4:45 PM and 5:45 PM. The intersection count output summary sheets for this count are included in the **Appendix**.

YEAR 2025 BACKGROUND TRAFFIC VOLUMES

In order to account for annual growth in traffic that would occur due to future development outside of the study area, an annual growth rate is applied to the existing traffic volumes. A 3.0% per year non-compounded growth rate was used in this study. Therefore, a growth rate factor of 1.21 was applied to the existing traffic volumes to obtain year 2025 background traffic volumes. However, these counts do not include traffic from the north-south connector roadway. In order to account for this, traffic projections from the Town of Zionsville Road Impact Fee Study were used.

The year 2025 background traffic volumes are shown on **Figure 2**.



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

FIGURE 2
YEAR 2025 BACKGROUND
TRAFFIC VOLUMES

TRAFFIC IMPACT STUDY
WINDHAVEN PUD
ZIONSVILLE, INDIANA

GENERATED TRIPS 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	58 DU	12	34	38	22

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 back 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.

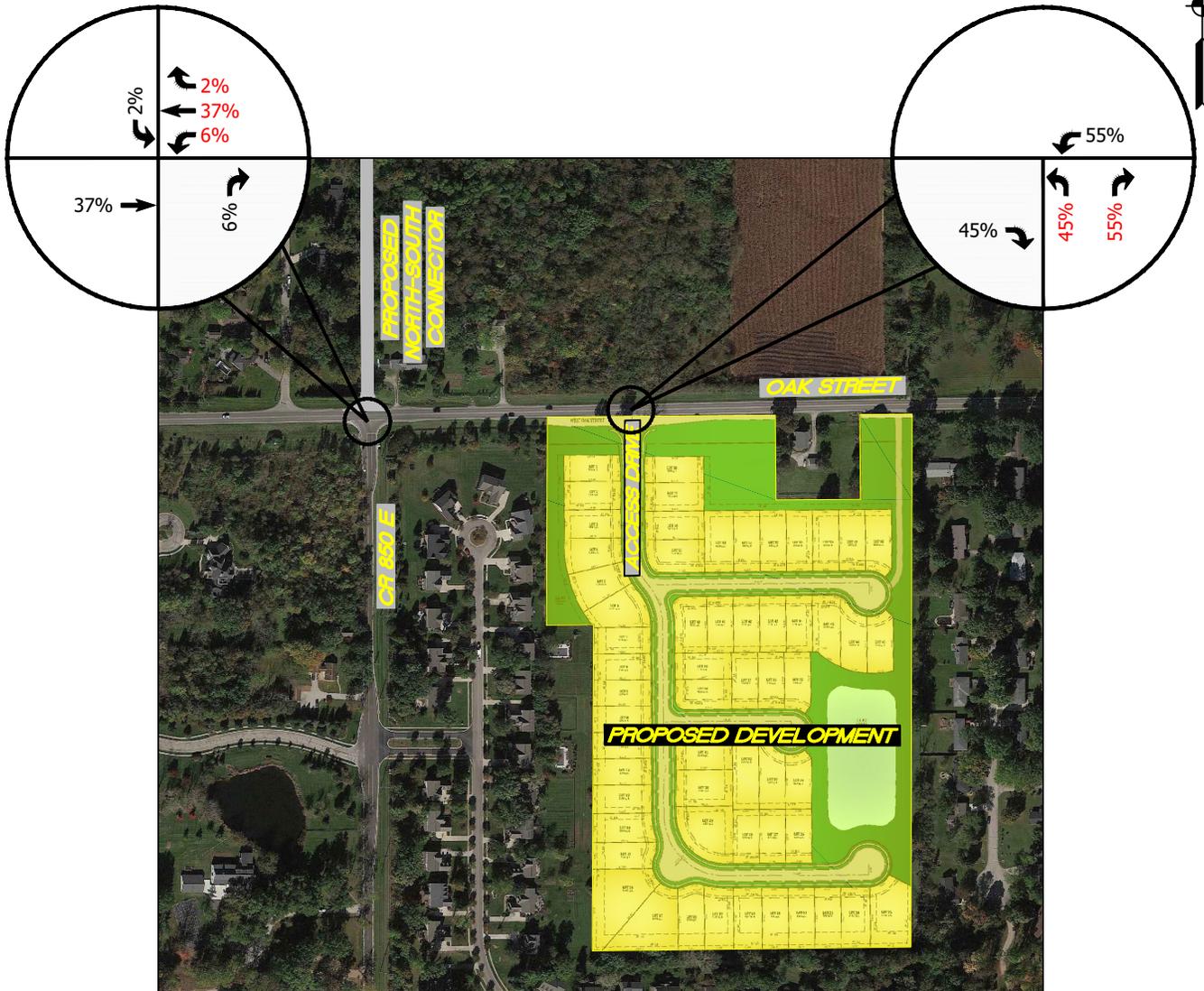
ASSIGNMENT AND DISTRIBUTION OF GENERATED TRIPS

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

1. The volume of traffic that will enter and exit the site must be assigned to the access points 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 driveways 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 driveways. For the site, the trip distribution was based on the location of the development, the existing traffic patterns, and the assignment of generated traffic.

Figure 3 illustrates the assignment and distribution of generated traffic volumes for the proposed development.

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



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

**TRAFFIC IMPACT STUDY
 WINDHAVEN PUD
 ZIONSVILLE, INDIANA**

**FIGURE 3
 ASSIGNMENT & DISTRIBUTION
 OF GENERATED TRAFFIC VOLUMES
 FROM PROPOSED DEVELOPMENT**

GENERATED TRIPS ADDED TO THE STREET SYSTEM

The total generated traffic volumes that can be expected from the proposed development have been assigned to each of the study intersections. 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**, while **Figure 5** shows the sum of year 2025 background traffic volumes and generated traffic volumes from the proposed development.

TURN LANE ANALYSIS

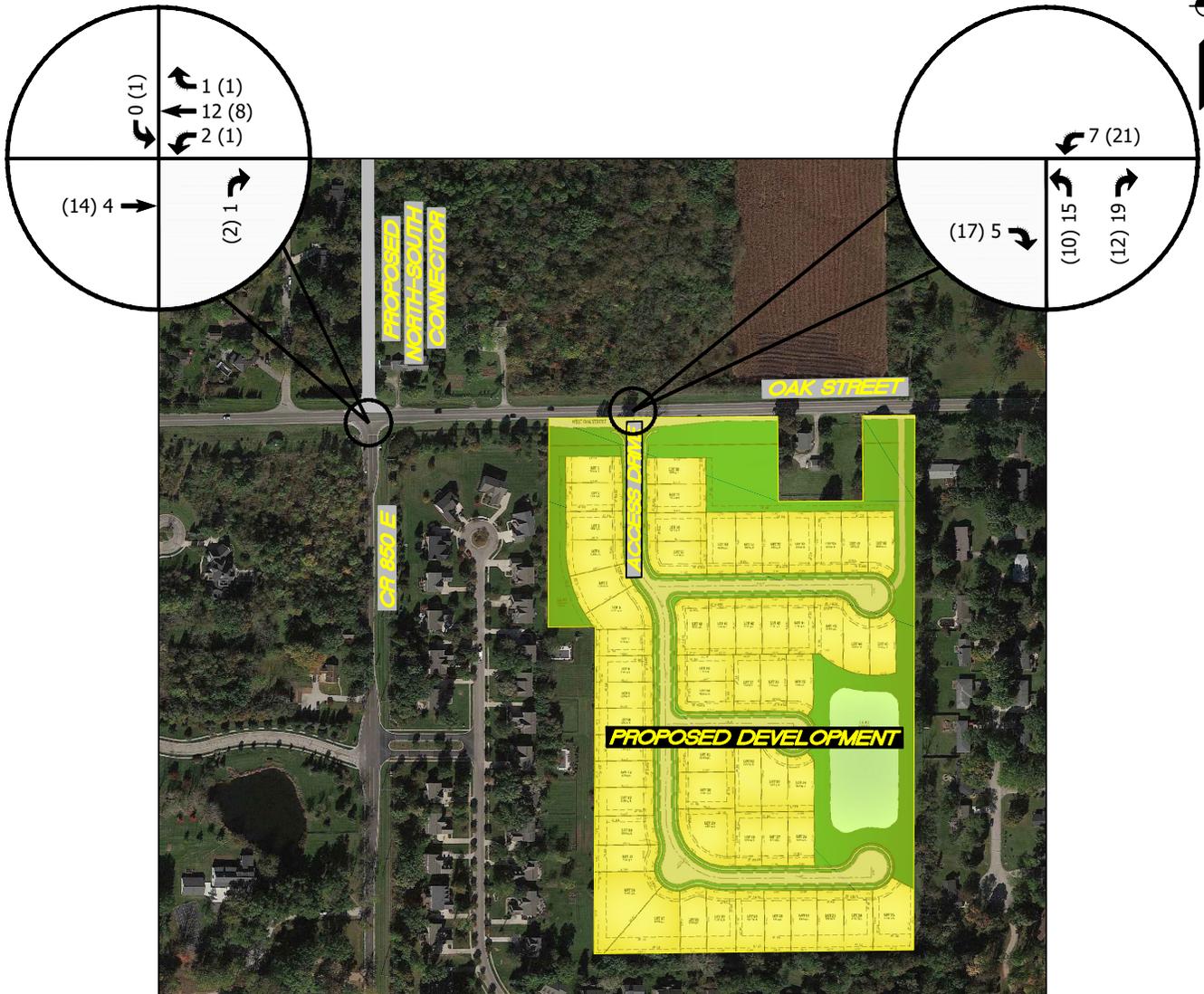
The generated peak hour traffic volumes were combined with the year 2025 background traffic volumes to determine if turn lanes would be required along Oak Street at the proposed access drive. This analysis was done in accordance with INDOT *Driveway Permit Manual*², and the results are summarized in 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
Year 2025 Background Traffic Volumes + Proposed Development Traffic Volumes	X	✓

✓ = Turn lane warranted; X = Turn lane not warranted

According to the results, a left-turn lane along Oak Street at the proposed access drive is warranted. Therefore, a left-turn lane (or passing blister) should be considered along Oak Street at the proposed access drive.

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



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

FIGURE 4
TOTAL GENERATED TRAFFIC VOLUMES FROM PROPOSED DEVELOPMENT

**TRAFFIC IMPACT STUDY
 WINDHAVEN PUD
 ZIONSVILLE, INDIANA**

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:

<u>Level of Service</u>	<u>Control Delay (seconds/vehicle)</u>
	<u>UNSIGNALIZED/RAB</u>
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, a series of traffic volume scenarios were analyzed to determine the adequacy of the existing roadway network. From this analysis, necessary 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 peak hours at each of the study intersections for the following traffic volume scenarios:

Scenario 1: Year 2025 Background Traffic Volumes – Based on applying a 3.0% per year annual growth rate to existing traffic volumes and using data projections from a previous study conducted by A&F Engineering. **Figure 2** is a summary of these traffic volumes.

Scenario 2: Year 2025 Proposed Development Traffic Volumes – Based on the sum of year 2025 background traffic volumes and generated traffic volumes from the proposed development. **Figure 3** is a summary of these traffic volumes.

³ *Synchro/SimTraffic 11.0*, Trafficware, 2020.

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

The following tables summarize the level of service results at each study intersection. The *Synchro* (*HCM 6th Edition*) intersection reports illustrating the capacity analysis results are included in the **Appendix**.

TABLE 2 – LEVEL OF SERVICE SUMMARY: OAK STREET & CR 850 E

APPROACH	AM PEAK		PM PEAK	
	Scenarios		Scenarios	
	1	2	1	2
Northbound Approach	A	A	A	A
Southbound Approach	A	A	A	A
Eastbound Approach	B	B	C	C
Westbound Approach	A	A	A	A
Intersection	A	B	B	B

DESCRIPTION OF SCENARIOS:

SCENARIO 1: Year 2025 Background Traffic Volumes with Future Intersection Conditions*.

SCENARIO 2: Sum of Year 2025 Background Traffic Volumes and Generated Traffic Volumes from the Proposed Development with Future Intersection Conditions*.

*The future intersection conditions include the proposed North-South Connector and the construction of a roundabout at this intersection.

TABLE 3 – LEVEL OF SERVICE SUMMARY: OAK STREET & ACCESS DRIVE

APPROACH	AM PEAK	PM PEAK
	Scenario 2	Scenario 2
Northbound Approach	D	E
Westbound Left-Turn	B	B

DESCRIPTION OF SCENARIOS:

SCENARIO 2: Sum of Year 2025 Background Traffic Volumes and Generated Traffic Volumes from the Proposed Development with Proposed Intersection Conditions*.

*The proposed intersection conditions include construction of the access drive with one inbound lane and at least two outbound lanes, which will stop for Oak Street; and the addition of an exclusive westbound left-turn lane (or passing blister) along Oak Street at the access drive.

CONCLUSIONS & RECOMMENDATIONS

The conclusions that follow are based on existing traffic volume data, trip generation, assignment and distribution of generated traffic, turn lane analysis, capacity analyses/level of service results and a field review conducted at the site. Based on the analysis and the resulting conclusions of this study, the following recommendations are formulated to ensure that the roadway system will accommodate the increased traffic volumes from the site.

OAK STREET & CR 850 E

Capacity analyses have shown that this intersection will operate at acceptable levels of service with the future traffic volumes considered in this study when the north-south connector and roundabout is constructed at the location.

OAK STREET & ACCESS DRIVE

The following conditions are recommended at this intersection:

- Construction of the access drive with one inbound lane and at least two outbound lanes.
- Stop controlled intersection with the access drive stopping for Oak Street.
- Addition of an exclusive westbound left-turn lane (or passing blister) along Oak Street at the proposed access drive.
- Based on the traffic volumes, a right-turn lane along Oak Street at the proposed access drive is not warranted. However, the Town of Zionsville might require one based on Town Guidelines.

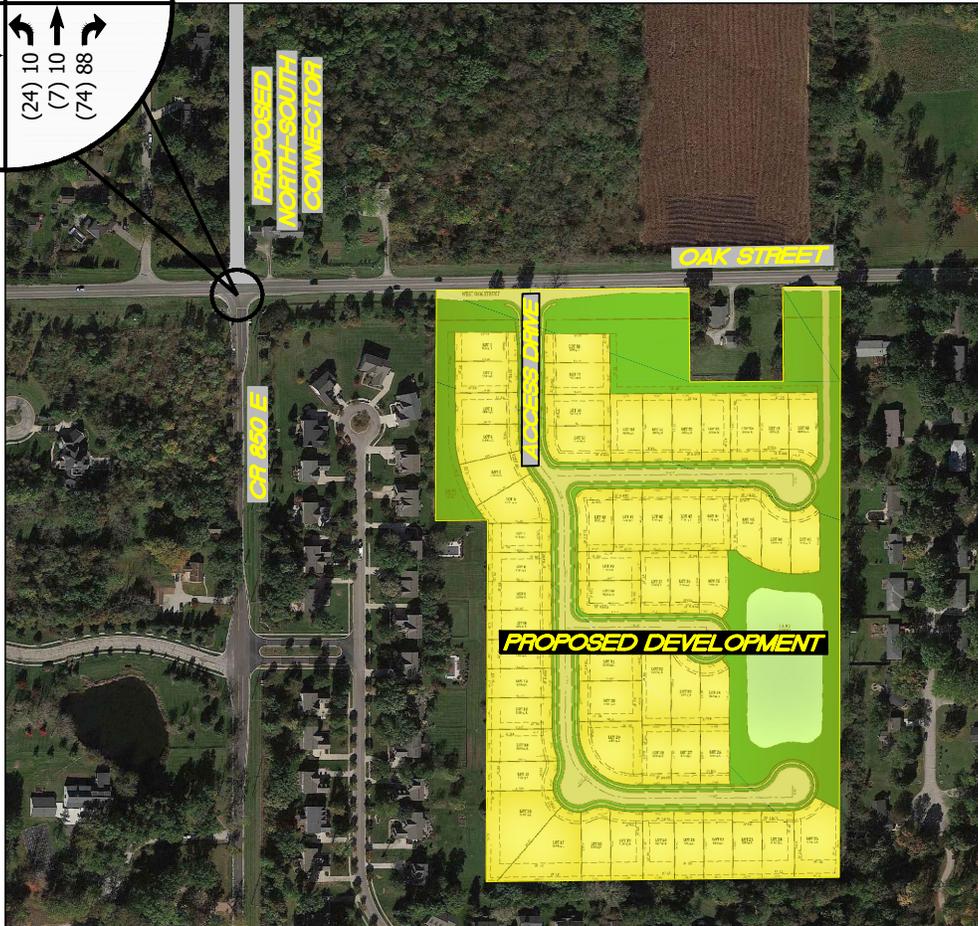
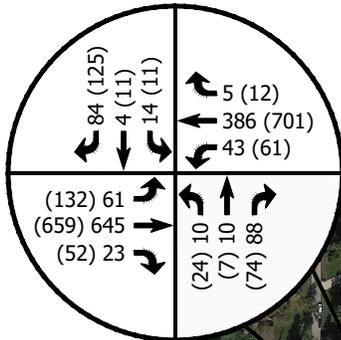
TRAFFIC IMPACT STUDY

APPENDIX



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

ADDITIONAL FIGURES



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

FIGURE A
EXISTING TRAFFIC VOLUMES

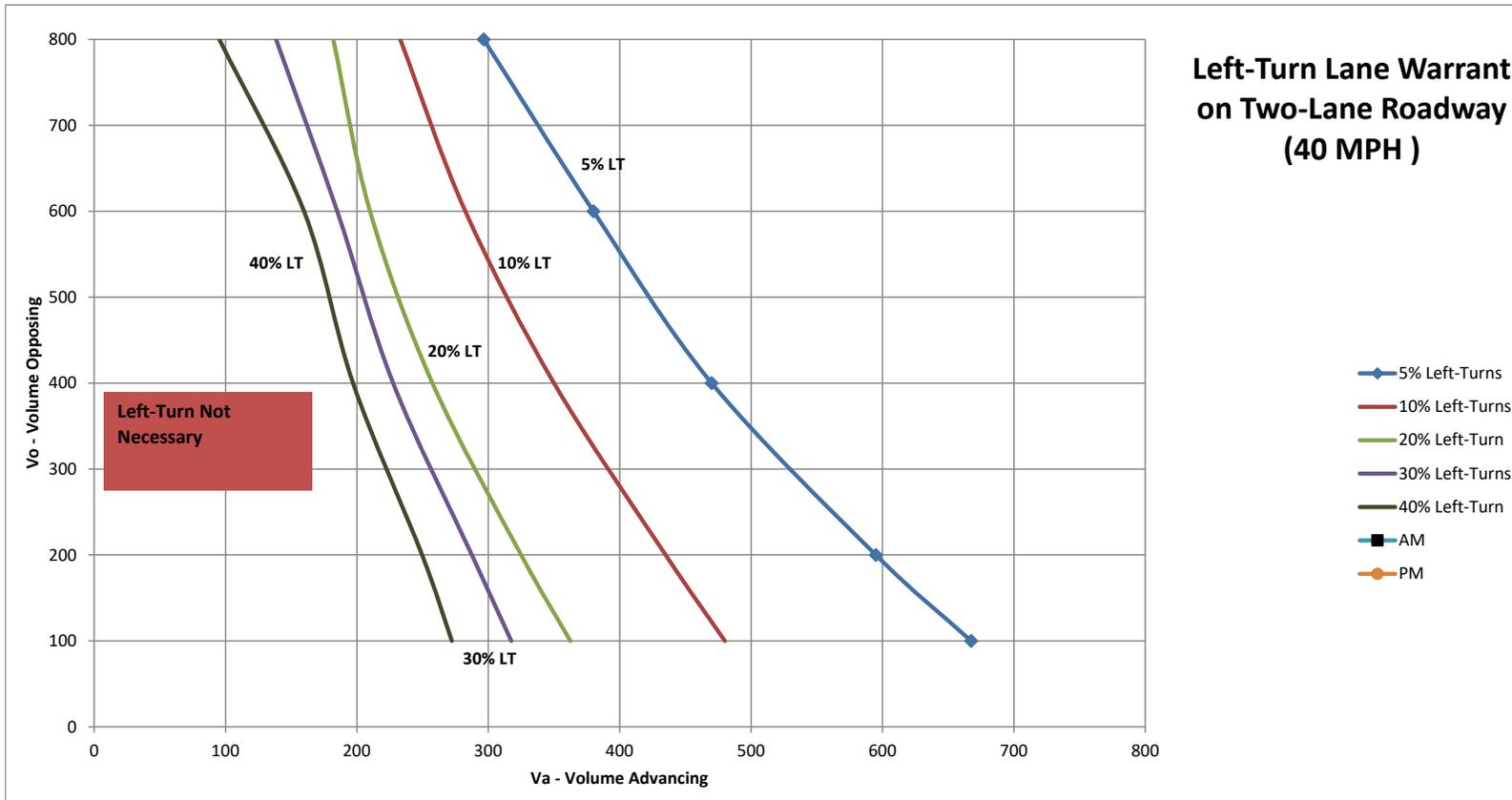
TRAFFIC IMPACT STUDY
WINDHAVEN PUD
ZIONSVILLE, INDIANA

TURN LANE WARRANT

Oak Street & Access Drive - Year 2025 Background + Proposed

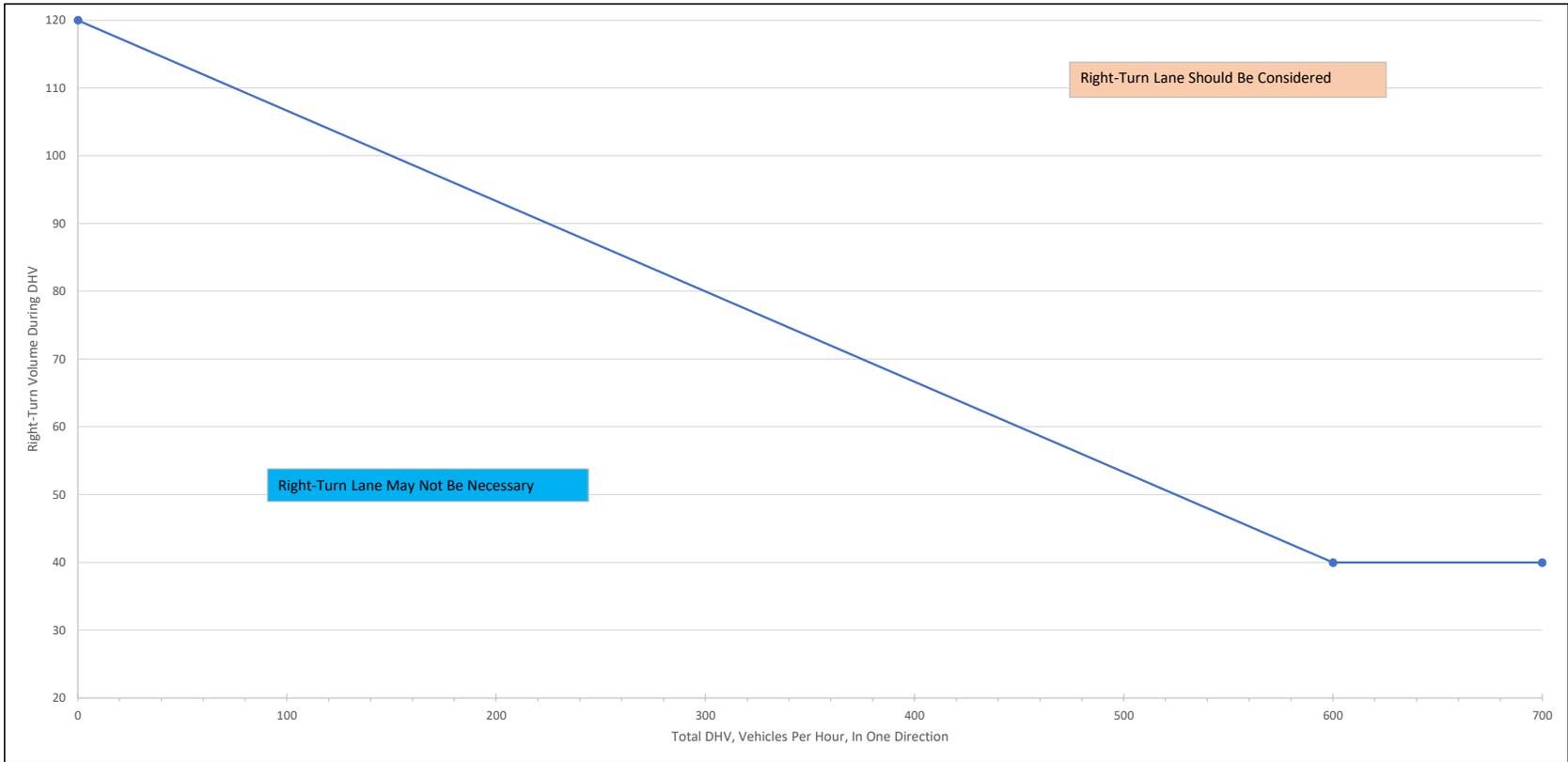
Operating Speed (mph)	Opposing Volume (veh/h)	Advancing Volume (veh/h)							
		5% Left Turns	10% Left Turns	15% Left Turns	20% Left Turns	25% Left Turns	30% Left Turns	35% Left Turns	40% Left Turns
45	800	297	233	208	182	160	139	117	95
	600	380	283	246	210	198	185	172	160
	400	470	350	304	258	243	228	212	197
	200	595	435	380	325	306	288	269	250
	100	668	480	421	363	340	318	295	272

	INPUT		Warrant?
AM	Advancing Volume (Va)	157	Likely Met
	Opposing Volume (Vo)	907	
	Left-turn Volume	7	
	Left-turn %	4%	
PM	Advancing Volume (Va)	956	YES
	Opposing Volume (Vo)	916	
	Left-turn Volume	21	
	Left-turn %	2%	



Total Volume	RT Volume
0	120
600	40
700	40

Time	Input		Met?
AM	RT Volume	5	NO
	Total Volume	907	
PM	RT Volume	17	NO
	Total Volume	916	



OAK STREET & CR 800 E

TRAFFIC VOLUME COUNTS CAPACITY ANALYSIS

Cr 800 E & Oak St - TMC

Thu Oct 4, 2018

Full Length (3PM-7PM, 6:30AM-8:30AM)

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 572375, Location: 39.949656, -86.316717



Provided by: A&F Engineering

8365 Keystone Crossing, Suite 201, Indianapolis, IN, 46240, US

Leg Direction	South Northbound					North Southbound					West Eastbound					East Westbound					Int	
	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App		
2018-10-04																						
6:30AM	0	0	1	0	1	1	5	8	0	14	2	72	7	0	81	1	34	0	0	35	131	
6:45AM	5	0	1	0	6	2	5	10	0	17	2	70	1	0	73	2	48	1	0	51	147	
Hourly Total	5	0	2	0	7	3	10	18	0	31	4	142	8	0	154	3	82	1	0	86	278	
7:00AM	2	0	4	0	6	3	17	4	0	24	4	81	8	0	93	1	57	4	0	62	185	
7:15AM	1	1	4	0	6	3	15	7	0	25	2	136	10	0	148	3	70	1	0	74	253	
7:30AM	1	4	3	0	8	2	19	8	0	29	2	145	12	0	159	4	91	0	0	95	291	
7:45AM	2	4	13	0	19	2	21	7	0	30	2	175	10	0	187	2	82	0	0	84	320	
Hourly Total	6	9	24	0	39	10	72	26	0	108	10	537	40	0	587	10	300	5	0	315	1049	
8:00AM	10	5	9	0	24	4	25	6	0	35	6	172	6	0	184	6	103	0	0	109	352	
8:15AM	4	3	7	0	14	2	17	7	0	26	7	153	8	0	168	2	106	2	0	110	318	
Hourly Total	14	8	16	0	38	6	42	13	0	61	13	325	14	0	352	8	209	2	0	219	670	
3:00PM	12	5	0	0	17	3	3	5	0	11	7	92	9	0	108	2	117	3	0	122	258	
3:15PM	7	6	4	0	17	3	2	5	0	10	5	137	3	0	145	2	130	2	0	134	306	
3:30PM	9	4	5	0	18	4	8	4	0	16	8	120	7	0	135	3	137	5	0	145	314	
3:45PM	13	2	6	0	21	6	11	9	0	26	9	157	7	0	173	5	172	4	0	181	401	
Hourly Total	41	17	15	0	73	16	24	23	0	63	29	506	26	0	561	12	556	14	0	582	1279	
4:00PM	13	10	5	0	28	3	0	5	0	8	5	134	8	0	147	3	147	0	0	150	333	
4:15PM	10	8	9	0	27	5	3	5	0	13	8	107	8	0	123	2	187	6	0	195	358	
4:30PM	10	5	4	0	19	2	6	7	0	15	5	136	5	0	146	2	182	0	0	184	364	
4:45PM	12	10	12	0	34	3	7	7	0	17	5	162	5	0	172	3	184	0	0	187	410	
Hourly Total	45	33	30	0	108	13	16	24	0	53	23	539	26	0	588	10	700	6	0	716	1465	
5:00PM	13	9	5	0	27	5	7	6	0	18	4	164	6	0	174	4	176	6	0	186	405	
5:15PM	13	18	7	0	38	2	3	7	0	12	8	179	7	0	194	4	186	3	0	193	437	
5:30PM	17	16	7	0	40	5	5	8	0	18	10	169	9	0	188	2	160	1	0	163	409	
5:45PM	15	7	7	0	29	2	0	7	0	9	13	135	7	0	155	5	172	3	0	180	373	
Hourly Total	58	50	26	0	134	14	15	28	0	57	35	647	29	0	711	15	694	13	0	722	1624	
6:00PM	11	12	10	0	33	1	9	5	0	15	8	145	6	0	159	2	156	1	0	159	366	
6:15PM	12	4	8	0	24	1	5	11	0	17	7	115	9	0	131	3	182	3	0	188	360	
6:30PM	14	2	3	0	19	1	7	3	0	11	9	156	10	0	175	7	113	1	0	121	326	
6:45PM	4	3	7	0	14	5	1	9	0	15	5	127	7	0	139	4	109	2	0	115	283	
Hourly Total	41	21	28	0	90	8	22	28	0	58	29	543	32	0	604	16	560	7	0	583	1335	
7:00PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1	
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1	
Total	210	138	141	0	489	70	201	160	0	431	143	3240	175	0	3558	74	3101	48	0	3223	7701	
% Approach	42.9%	28.2%	28.8%	0%	-	16.2%	46.6%	37.1%	0%	-	4.0%	91.1%	4.9%	0%	-	2.3%	96.2%	1.5%	0%	-	-	
% Total	2.7%	1.8%	1.8%	0%	6.3%	0.9%	2.6%	2.1%	0%	5.6%	1.9%	42.1%	2.3%	0%	46.2%	1.0%	40.3%	0.6%	0%	41.9%	-	
Lights and Motorcycles	209	137	139	0	485	70	194	157	0	421	140	3177	174	0	3491	70	3052	48	0	3170	7567	
% Lights and Motorcycles	99.5%	99.3%	98.6%	0%	99.2%	100%	96.5%	98.1%	0%	97.7%	97.9%	98.1%	99.4%	0%	98.1%	94.6%	98.4%	100%	0%	98.4%	98.3%	
Heavy	1	1	2	0	4	0	7	3	0	10	3	63	1	0	67	4	49	0	0	53	134	
% Heavy	0.5%	0.7%	1.4%	0%	0.8%	0%	3.5%	1.9%	0%	2.3%	2.1%	1.9%	0.6%	0%	1.9%	5.4%	1.6%	0%	0%	1.6%	1.7%	

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

Cr 775 & Oak St - TMC

Thu Oct 4, 2018

AM Peak (7:30AM - 8:30AM)

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 572375, Location: 39.949656, -86.316717



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	1	4	3	0	8	2	19	8	0	29	2	145	12	0	159	4	91	0	0	95	291
7:45AM	2	4	13	0	19	2	21	7	0	30	2	175	10	0	187	2	82	0	0	84	320
8:00AM	10	5	9	0	24	4	25	6	0	35	6	172	6	0	184	6	103	0	0	109	352
8:15AM	4	3	7	0	14	2	17	7	0	26	7	153	8	0	168	2	106	2	0	110	318
Total	17	16	32	0	65	10	82	28	0	120	17	645	36	0	698	14	382	2	0	398	1281
% Approach	26.2%	24.6%	49.2%	0%	-	8.3%	68.3%	23.3%	0%	-	2.4%	92.4%	5.2%	0%	-	3.5%	96.0%	0.5%	0%	-	-
% Total	1.3%	1.2%	2.5%	0%	5.1%	0.8%	6.4%	2.2%	0%	9.4%	1.3%	50.4%	2.8%	0%	54.5%	1.1%	29.8%	0.2%	0%	31.1%	-
PHF	0.425	0.800	0.615	-	0.677	0.625	0.820	0.875	-	0.857	0.607	0.921	0.750	-	0.933	0.583	0.901	0.250	-	0.905	0.910
Lights and Motorcycles	16	16	32	0	64	10	82	28	0	120	16	622	36	0	674	12	363	2	0	377	1235
% Lights and Motorcycles	94.1%	100%	100%	0%	98.5%	100%	100%	100%	0%	100%	94.1%	96.4%	100%	0%	96.6%	85.7%	95.0%	100%	0%	94.7%	96.4%
Heavy	1	0	0	0	1	0	0	0	0	0	1	23	0	0	24	2	19	0	0	21	46
% Heavy	5.9%	0%	0%	0%	1.5%	0%	0%	0%	0%	0%	5.9%	3.6%	0%	0%	3.4%	14.3%	5.0%	0%	0%	5.3%	3.6%

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

Cr 775 & Oak St - TMC

Thu Oct 4, 2018

PM Peak (4:45PM - 5:45PM) - Overall Peak Hour

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 572375, Location: 39.949656, -86.316717



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 4:45PM	12	10	12	0	34	3	7	7	0	17	5	162	5	0	172	3	184	0	0	187	410
5:00PM	13	9	5	0	27	5	7	6	0	18	4	164	6	0	174	4	176	6	0	186	405
5:15PM	13	18	7	0	38	2	3	7	0	12	8	179	7	0	194	4	186	3	0	193	437
5:30PM	17	16	7	0	40	5	5	8	0	18	10	169	9	0	188	2	160	1	0	163	409
Total	55	53	31	0	139	15	22	28	0	65	27	674	27	0	728	13	706	10	0	729	1661
% Approach	39.6%	38.1%	22.3%	0%	-	23.1%	33.8%	43.1%	0%	-	3.7%	92.6%	3.7%	0%	-	1.8%	96.8%	1.4%	0%	-	-
% Total	3.3%	3.2%	1.9%	0%	8.4%	0.9%	1.3%	1.7%	0%	3.9%	1.6%	40.6%	1.6%	0%	43.8%	0.8%	42.5%	0.6%	0%	43.9%	-
PHF	0.809	0.736	0.646	-	0.869	0.750	0.786	0.875	-	0.903	0.675	0.941	0.750	-	0.938	0.813	0.949	0.417	-	0.944	0.950
Lights and Motorcycles	55	52	31	0	138	15	22	28	0	65	27	667	27	0	721	13	701	10	0	724	1648
% Lights and Motorcycles	100%	98.1%	100%	0%	99.3%	100%	100%	100%	0%	100%	100%	99.0%	100%	0%	99.0%	100%	99.3%	100%	0%	99.3%	99.2%
Heavy	0	1	0	0	1	0	0	0	0	0	0	7	0	0	7	0	5	0	0	5	13
% Heavy	0%	1.9%	0%	0%	0.7%	0%	0%	0%	0%	0%	0%	1.0%	0%	0%	1.0%	0%	0.7%	0%	0%	0.7%	0.8%

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

Intersection									
Intersection Delay, s/veh	10.0								
Intersection LOS	A								
Approach	EB		WB		NB		SB		
Entry Lanes	2		2		1		1		
Conflicting Circle Lanes	2		2		2		2		
Adj Approach Flow, veh/h	907		548		135		107		
Demand Flow Rate, veh/h	942		585		141		109		
Vehicles Circulating, veh/h	77		91		927		596		
Vehicles Exiting, veh/h	538		862		92		80		
Ped Vol Crossing Leg, #/h	0		0		0		0		
Ped Cap Adj	1.000		1.000		1.000		1.000		
Approach Delay, s/veh	13.6		5.0		8.7		5.5		
Approach LOS	B		A		A		A		
Lane	Left	Right	Left	Right	Left	Bypass	Left	Bypass	
Designated Moves	LT	R	LT	TR	LT	R	LT	R	
Assumed Moves	LT	R	LT	TR	LT	R	LT	R	
RT Channelized						Yield		Yield	
Lane Util	0.968	0.032	0.470	0.530	1.000		1.000		
Follow-Up Headway, s	2.667	2.535	2.667	2.535	2.535		2.535		
Critical Headway, s	4.645	4.328	4.645	4.328	4.328	115	4.328	90	
Entry Flow, veh/h	912	30	275	310	26	573	19	797	
Cap Entry Lane, veh/h	1258	1330	1241	1314	646	0.962	856	0.980	
Entry HV Adj Factor	0.963	0.967	0.936	0.937	0.916	111	0.996	88	
Flow Entry, veh/h	878	29	257	290	24	551	19	782	
Cap Entry, veh/h	1211	1286	1162	1231	591	0.202	852	0.113	
V/C Ratio	0.725	0.023	0.222	0.236	0.040	9.2	0.022	5.8	
Control Delay, s/veh	14.0	3.0	5.1	5.0	6.5	A	4.4	A	
LOS	B	A	A	A	A	1	A	0	
95th %tile Queue, veh	7	0	1	1	0		0		

Intersection									
Intersection Delay, s/veh	11.9								
Intersection LOS	B								
Approach	EB		WB		NB		SB		
Entry Lanes	2		2		1		1		
Conflicting Circle Lanes	2		2		2		2		
Adj Approach Flow, veh/h	1045		985		134		156		
Demand Flow Rate, veh/h	1056		994		134		159		
Vehicles Circulating, veh/h	102		181		1002		1013		
Vehicles Exiting, veh/h	935		860		156		162		
Ped Vol Crossing Leg, #/h	0		0		0		0		
Ped Cap Adj	1.000		1.000		1.000		1.000		
Approach Delay, s/veh	17.0		7.4		7.9		9.9		
Approach LOS	C		A		A		A		
Lane	Left	Right	Left	Right	Left	Bypass	Left	Bypass	
Designated Moves	LT	R	LT	TR	LT	R	LT	R	
Assumed Moves	LT	R	LT	TR	LT	R	LT	R	
RT Channelized						Yield		Yield	
Lane Util	0.938	0.062	0.470	0.530	1.000		1.000		
Follow-Up Headway, s	2.667	2.535	2.667	2.535	2.535		2.535		
Critical Headway, s	4.645	4.328	4.645	4.328	4.328	95	4.328	135	
Entry Flow, veh/h	990	66	467	527	39	574	24	532	
Cap Entry Lane, veh/h	1229	1302	1143	1218	606	1.000	600	0.980	
Entry HV Adj Factor	0.988	1.000	0.991	0.991	0.996	95	0.990	132	
Flow Entry, veh/h	979	66	463	522	39	574	24	521	
Cap Entry, veh/h	1215	1302	1133	1206	604	0.166	594	0.253	
V/C Ratio	0.806	0.051	0.409	0.433	0.064	8.3	0.040	10.5	
Control Delay, s/veh	17.9	3.2	7.4	7.4	6.7	A	6.5	B	
LOS	C	A	A	A	A	1	A	1	
95th %tile Queue, veh	9	0	2	2	0		0		

Intersection									
Intersection Delay, s/veh	10.1								
Intersection LOS	B								
Approach	EB		WB		NB		SB		
Entry Lanes	2		2		1		1		
Conflicting Circle Lanes	2		2		2		2		
Adj Approach Flow, veh/h	911		563		136		107		
Demand Flow Rate, veh/h	946		601		142		109		
Vehicles Circulating, veh/h	79		91		931		611		
Vehicles Exiting, veh/h	551		866		94		81		
Ped Vol Crossing Leg, #/h	0		0		0		0		
Ped Cap Adj	1.000		1.000		1.000		1.000		
Approach Delay, s/veh	13.8		5.1		8.8		5.6		
Approach LOS	B		A		A		A		
Lane	Left	Right	Left	Right	Left	Bypass	Left	Bypass	
Designated Moves	LT	R	LT	TR	LT	R	LT	R	
Assumed Moves	LT	R	LT	TR	LT	R	LT	R	
RT Channelized						Yield		Yield	
Lane Util	0.968	0.032	0.469	0.531	1.000		1.000		
Follow-Up Headway, s	2.667	2.535	2.667	2.535	2.535		2.535		
Critical Headway, s	4.645	4.328	4.645	4.328	4.328	116	4.328	90	
Entry Flow, veh/h	916	30	282	319	26	571	19	787	
Cap Entry Lane, veh/h	1255	1328	1241	1314	644	0.962	845	0.980	
Entry HV Adj Factor	0.963	0.967	0.938	0.935	0.916	112	0.996	88	
Flow Entry, veh/h	882	29	265	298	24	549	19	771	
Cap Entry, veh/h	1209	1284	1165	1229	589	0.204	841	0.114	
V/C Ratio	0.730	0.023	0.227	0.243	0.040	9.3	0.022	5.8	
Control Delay, s/veh	14.2	3.0	5.1	5.1	6.6	A	4.5	A	
LOS	B	A	A	A	A	1	A	0	
95th %tile Queue, veh	7	0	1	1	0		0		

Intersection									
Intersection Delay, s/veh	12.4								
Intersection LOS	B								
Approach	EB		WB		NB		SB		
Entry Lanes	2		2		1		1		
Conflicting Circle Lanes	2		2		2		2		
Adj Approach Flow, veh/h	1060		995		136		157		
Demand Flow Rate, veh/h	1072		1004		136		160		
Vehicles Circulating, veh/h	104		181		1019		1022		
Vehicles Exiting, veh/h	943		877		157		163		
Ped Vol Crossing Leg, #/h	0		0		0		0		
Ped Cap Adj	1.000		1.000		1.000		1.000		
Approach Delay, s/veh	17.9		7.5		8.1		10.0		
Approach LOS	C		A		A		A		
Lane	Left	Right	Left	Right	Left	Bypass	Left	Bypass	
Designated Moves	LT	R	LT	TR	LT	R	LT	R	
Assumed Moves	LT	R	LT	TR	LT	R	LT	R	
RT Channelized						Yield		Yield	
Lane Util	0.938	0.062	0.470	0.530	1.000		1.000		
Follow-Up Headway, s	2.667	2.535	2.667	2.535	2.535		2.535		
Critical Headway, s	4.645	4.328	4.645	4.328	4.328	97	4.328	135	
Entry Flow, veh/h	1006	66	472	532	39	564	25	527	
Cap Entry Lane, veh/h	1227	1300	1143	1218	597	1.000	596	0.980	
Entry HV Adj Factor	0.989	1.000	0.991	0.991	0.996	97	0.991	132	
Flow Entry, veh/h	994	66	468	527	39	564	25	517	
Cap Entry, veh/h	1213	1300	1132	1207	595	0.172	590	0.255	
V/C Ratio	0.820	0.051	0.413	0.437	0.065	8.6	0.042	10.6	
Control Delay, s/veh	18.9	3.2	7.5	7.5	6.8	A	6.6	B	
LOS	C	A	A	A	A	1	A	1	
95th %tile Queue, veh	10	0	2	2	0		0		

OAK STREET & PROPOSED ACCESS DRIVE

CAPACITY ANALYSIS

Intersection						
Int Delay, s/veh	0.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔		↔	↑	↔	↔
Traffic Vol, veh/h	902	5	7	526	15	19
Future Vol, veh/h	902	5	7	526	15	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	0	0	5	0	0
Mvmt Flow	980	5	8	572	16	21

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	985	0	1571 983
Stage 1	-	-	-	-	983 -
Stage 2	-	-	-	-	588 -
Critical Hdwy	-	-	4.1	-	6.4 6.2
Critical Hdwy Stg 1	-	-	-	-	5.4 -
Critical Hdwy Stg 2	-	-	-	-	5.4 -
Follow-up Hdwy	-	-	2.2	-	3.5 3.3
Pot Cap-1 Maneuver	-	-	709	-	123 305
Stage 1	-	-	-	-	366 -
Stage 2	-	-	-	-	559 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	709	-	122 305
Mov Cap-2 Maneuver	-	-	-	-	122 -
Stage 1	-	-	-	-	366 -
Stage 2	-	-	-	-	553 -

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	27.1
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	122	305	-	-	709	-
HCM Lane V/C Ratio	0.134	0.068	-	-	0.011	-
HCM Control Delay (s)	39	17.7	-	-	10.1	-
HCM Lane LOS	E	C	-	-	B	-
HCM 95th %tile Q(veh)	0.4	0.2	-	-	0	-

Intersection						
Int Delay, s/veh	0.6					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔		↔	↑	↔	↔
Traffic Vol, veh/h	899	17	21	935	10	12
Future Vol, veh/h	899	17	21	935	10	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	1	0	0	5	0	0
Mvmt Flow	977	18	23	1016	11	13

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	995	0	2048 986
Stage 1	-	-	-	-	986 -
Stage 2	-	-	-	-	1062 -
Critical Hdwy	-	-	4.1	-	6.4 6.2
Critical Hdwy Stg 1	-	-	-	-	5.4 -
Critical Hdwy Stg 2	-	-	-	-	5.4 -
Follow-up Hdwy	-	-	2.2	-	3.5 3.3
Pot Cap-1 Maneuver	-	-	703	-	62 303
Stage 1	-	-	-	-	364 -
Stage 2	-	-	-	-	335 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	703	-	60 303
Mov Cap-2 Maneuver	-	-	-	-	60 -
Stage 1	-	-	-	-	364 -
Stage 2	-	-	-	-	324 -

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	44.9
HCM LOS			E

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	60	303	-	-	703	-
HCM Lane V/C Ratio	0.181	0.043	-	-	0.032	-
HCM Control Delay (s)	77.8	17.4	-	-	10.3	-
HCM Lane LOS	F	C	-	-	B	-
HCM 95th %tile Q(veh)	0.6	0.1	-	-	0.1	-



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	<u>Public Hearing Occurs first public interaction</u>
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 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 <u>Public Meeting second public interaction</u>
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 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.

WINDHAVEN PLANNED UNIT DEVELOPMENT



**Zionsville Plan Commission
August 17, 2020**

Received 7/31/2020
and 8/12/2020
Town of Zionsville

TABLE OF CONTENTS

WINDHAVEN



Petitioner:

M/I Homes of Indiana, LP
Jonathan Isaacs
8500 Keystone Crossing, Suite 590
Indianapolis, IN 46240

Law Firm:

Church, Church, Hittle & Antrim
Matthew Skelton, Attorney
Andrew Wert, Land Use Professional
2 North 9th Street
Noblesville, IN 46060

Engineer:

Banning Engineering
Jason Coyle
853 Columbia Road, Suite 101
Plainfield, IN 46168

- Tab 1 Executive Summary**
- Tab 2 Aerial Location Exhibit**
- Tab 3 Concept Plan**
- Tab 4 Landscape Plan**
- Tab 5 Architectural Requirements**

TAB 1

EXECUTIVE SUMMARY

WINDHAVEN



OVERVIEW:

M/I Homes of Indiana L.P. is under contract to purchase the Hamm and Kruse properties along Oak Street in Zionsville. The current use of the property is the Windhaven Farm and a two single-family residences. The proposed neighborhood to be called Windhaven will include 58 empty nester ranch style homes, M/I Homes Summit Series. Homes will range in size from 1700 square feet to over 2300 square feet. All of the homes offer a 2nd story bonus room for additional above ground living area between 300 and 600 square feet.

SITE DETAILS AND CONTEXT:

Russel Lake Addition (to the east of Windhaven) consists of ranch homes on 1-acre lots that were developed on well and septic in the mid 1960's. The Enclave to the west and south of the Windhaven site consists of one and two-story traditional single-family homes. The Enclave was developed under the county jurisdiction but was developed with Zionsville sewers in the mid-1990's. The average resale values of homes in the Russel Lake Addition in the last year are in the low \$200K's and the Enclave's average sales pricing is in the high \$300K's. Expected sale prices of the homes in Windhaven are between \$375K and \$425K.

The requested zoning for the roughly 25-acre infill site is PUD. As proposed, Windhaven includes a density of approximately 2.4 dwelling units per acre. Although this is slightly higher than what the current comprehensive plan specifies, the land use is compatible with the neighboring communities. The current comp plan calls for a density of 2.0 units per acre. This plan was developed over 20 years ago and prior to many of the developments that have been built along Oak Street toward I-65. The Town of Zionsville is currently extending sewer along Oak Road, which provides the opportunity to develop the Windhaven site.

STORM WATER:

The Windhaven property includes a one-acre lake that currently drains through a 12-inch pipe into the Russel Lake Addition where it enters the storm sewer and ultimately outlets into the wetland area just south of the Russel Lake (water body). M/I Homes has met with Ken Hedge, Boone County Surveyor and he offered a few suggestions for drainage improvement which will include regrading a ditch and replacing a culvert under a driveway to improve drainage in the southern section of the Russel Lake Subdivision. The rate of storm water flow from the Windhaven site will be significantly reduced upon development.

EXECUTIVE SUMMARY

WINDHAVEN



OAK STREET IMPROVEMENTS:

M/I Homes retained A and F Engineering to conduct a traffic study for Windhaven. The traffic study looked at the current traffic along Oak Street, the future round a bout and road extension at CR 850 and Oak Street and took into account a growth factor to Oak Street. The Traffic Impact Study shows no impact to Oak Street and the CR 850 intersection resulting from development of Windhaven. The study recommends the addition of a right turn lane for east bound vehicles turning into Windhaven and a passing blister for west bound vehicles on Oak Street. Windhaven includes these recommended improvements.

PAST PROPOSAL:

In 2015, CarDon Development requested a zoning change to allow an assisted living and attached single-family development on this site. The CarDon proposal was rejected because of the intensity of the proposed land use. At that time, the adjacent neighborhood remonstrance presented a desire to see a single-family development on the Windhaven site. The remonstrators suggested a dwelling unit count that they could accept. As reflected in the plan commission's minutes, that stated amount was 175 to 200 dwelling units. The Windhaven proposal is well below the suggested number from the neighborhood remonstrance group during the CarDon proposal. Windhaven include 58 home sites.

ENHANCED REQUIREMENTS:

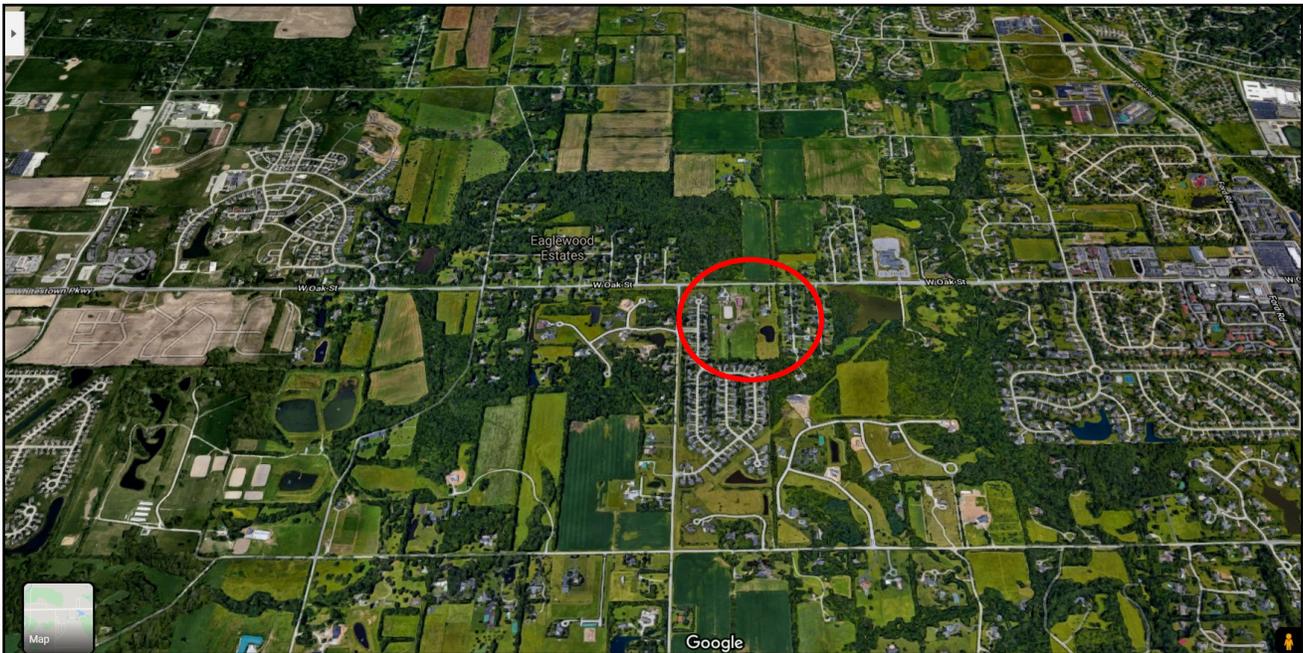
The PUD zoning process offers the ability to create enhanced standards requiring the 58 ranch homes in Windhaven to be built as shown on the development plan. The PUD includes enhanced architectural standards and development requirements that will ensure that Windhaven is developed and constructed as it is proposed to the Plan Commission. These standards also include landscaping requirements, development layout, and vehicle, pedestrian and emergency access design.

With no opportunity for connectivity to the adjacent neighborhoods, the Windhaven property creates a unique opportunity for a niche development of empty nester style for Zionsville to allow residents to stay within Zionsville as they downsize and prepare for retirement.

TAB 2

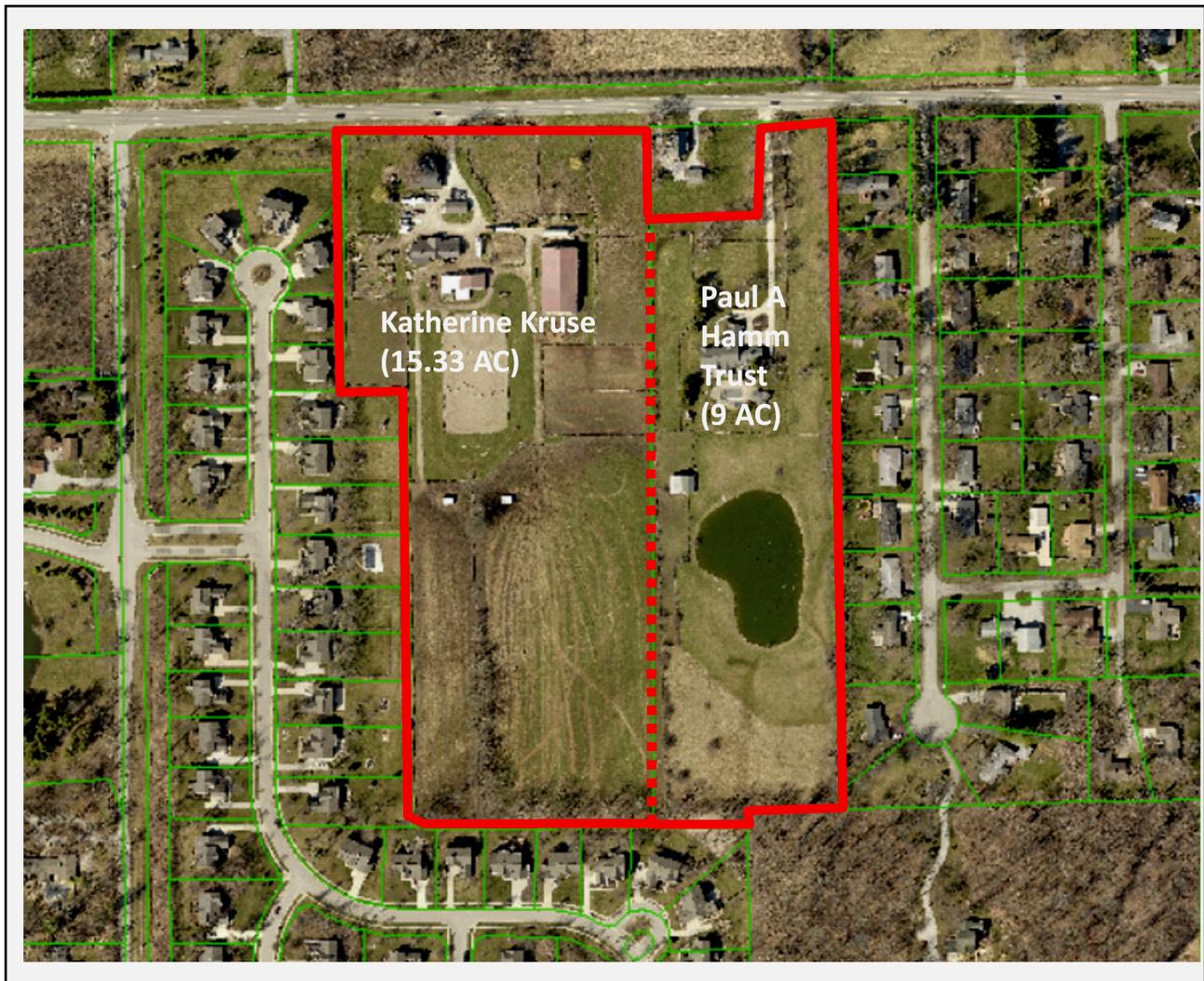
AERIAL LOCATION EXHIBIT

WINDHAVEN



AERIAL LOCATION EXHIBIT

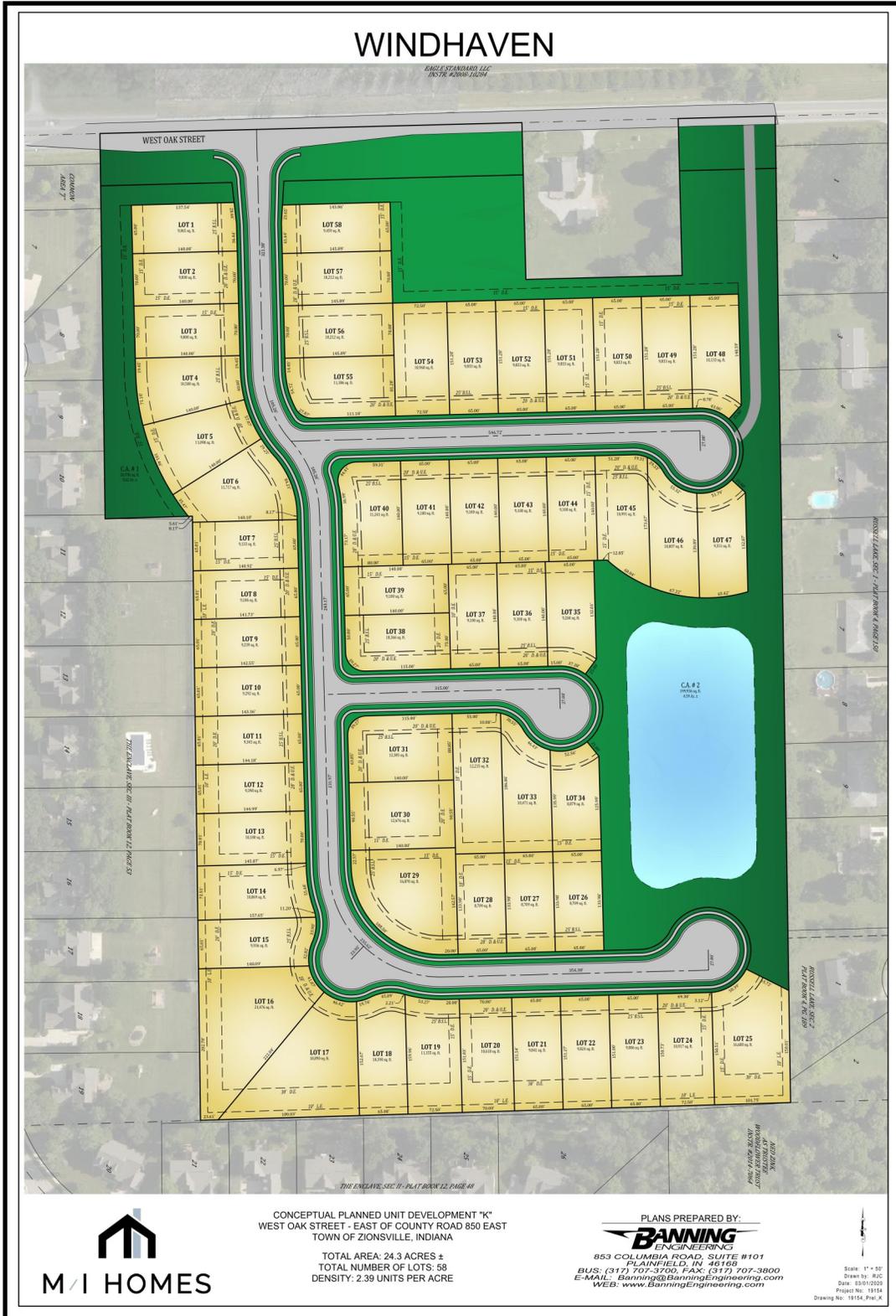
WINDHAVEN



TAB 3

CONCEPT PLAN

WINDHAVEN



CONCEPTUAL PLANNED UNIT DEVELOPMENT "K"
WEST OAK STREET - EAST OF COUNTY ROAD 850 EAST
TOWN OF ZIONSVILLE, INDIANA

TOTAL AREA: 24.3 ACRES ±
TOTAL NUMBER OF LOTS: 58
DENSITY: 2.39 UNITS PER ACRE



853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46158
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Scale: 1" = 50'
Drawn by: BJC
Date: 03/01/2008
Project No: 19154
Drawing No: 19154_Plan_K

TAB 4

LANDSCAPE PLAN

WINDHAVEN

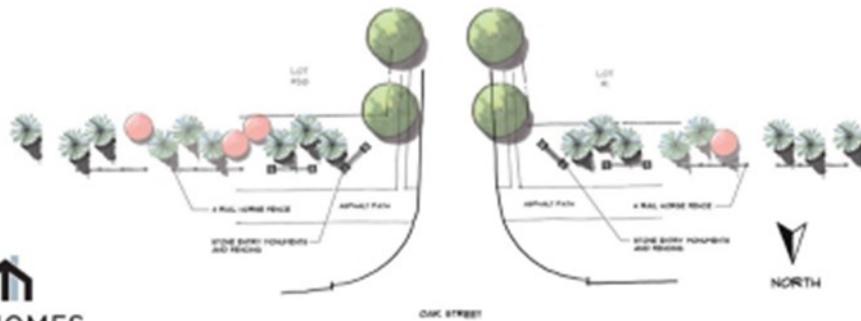


LANDSCAPE PLAN

WINDHAVEN



Landscaping Entry Feature



TAB 5

ARCHITECTURAL REQUIREMENTS

WINDHAVEN



Summit Series Andes

Figure D-1



ARCHITECTURAL REQUIREMENTS

WINDHAVEN



Summit Series Glacier

Figure D-2



ARCHITECTURAL REQUIREMENTS

WINDHAVEN



Figure D-3



ARCHITECTURAL STANDARDS

WINDHAVEN



1. Dwellings on lots designated with a black circle (see [Figure D-3](#)) shall include at least two (2) of the following architectural elements:
 - a. A building offset on the front elevation of the home that is a minimum of six (6) feet wide and two (2) feet deep;
 - b. Masonry material on all four elevations of the home, including at a minimum a three (3) foot wainscot;
 - c. A sun room on the rear elevation of the home;
 - d. A covered porch on the rear elevation of the home;
 - e. A screen porch on the rear elevation of the home;
 - f. A breakfast nook bump out on the rear elevation of the home;
 - g. At least two (2) exterior building materials (e.g. board and batton, shake siding, horizontal siding, stone, brick, masonry) on the rear elevation of the home; or,
 - h. Exterior window treatments consisting of trim that is a minimum of 3¹/₂" wide on all four (4) elevations of the home, except where window openings (or portions thereof) are framed by masonry material;
2. Dwellings on lots designated with a red circle (see [Figure D-3](#)) shall incorporate masonry material on all four elevations of the home, including at a minimum a three (3) foot wainscot.
3. All homes shall have at least two (2) exterior building materials (e.g. board and batton, shake siding, horizontal siding, stone, brick, masonry) on the front elevation of the home.

ORDINANCE NO. 2020-_____
OF THE TOWN OF ZIONSVILLE, INDIANA

**AN ORDINANCE ESTABLISHING THE
WINDHAVEN PLANNED UNIT
DEVELOPMENT DISTRICT**

Plan Commission Petition No. 2020-##-Z

WHEREAS, I.C. 36-7-4-600, confers upon the Zionsville Town Council the power to determine reasonable zoning requirements for property within the Town’s corporate boundaries, and Section 7.3 of the Town of Zionsville Zoning Ordinance sets forth the process to amend the Town’s Official Zone Map (the “**Zoning Map**”);

WHEREAS, Article 5.1 of the Town of Zionsville Zoning Ordinance, as amended (the “**Zoning Ordinance**”), provides for the establishment of a Planned Unit Development District in accordance with the requirements of I.C. § 36-7-4-1500 *et seq.*;

WHEREAS, the property described in Exhibit A attached hereto (the “**Real Estate**”), in the Town of Zionsville, is currently zoned Rural R-1 Single Family Residential Zoning District;

WHEREAS, the Town of Zionsville Advisory Plan Commission certified on _____, 2020 to the Zionsville Town Council a _____ recommendation for rezoning the Real Estate to The Windhaven Planned Unit Development District (the “**Windhaven District**”) established by this planned unit development district ordinance (the “**Windhaven Ordinance**”); and

WHEREAS, the Zionsville Town Council has been requested to amend the Zoning Map, as amended;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA, THAT: (i) pursuant to IC § 36-7-4-1500 *et seq.*, the Council adopts the Windhaven Ordinance as an amendment to the Zoning Map, (ii) all prior ordinances or parts thereof inconsistent with any provision of the Windhaven Ordinance and its exhibits are hereby made inapplicable to the use and development of the Real Estate, (iii) all prior commitments and restrictions applicable to the Real Estate shall be null and void and replaced and superseded by the Windhaven Ordinance, and (iv) the Windhaven Ordinance shall be in full force and effect from and after its adoption by the Town Council.

Section 1. Applicability of Ordinance.

Section 1.1. Development of the Real Estate shall be governed by the provisions of the

Zoning Ordinance unless modified by this Windhaven Ordinance and its exhibits. All provisions and representations of the Zoning Ordinance that conflict with the terms and exhibits of this Windhaven Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms and exhibits of this Windhaven Ordinance.

Section 1.2. This Windhaven Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana.

Section 1.3. The Zoning Map is hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the Windhaven District.

Section 1.4. The Zoning Ordinance is hereby amended for the Real Estate in accordance with the provisions of this Windhaven Ordinance and its exhibits. In all other respects, the Zoning Ordinance shall remain in effect and unchanged. The underlying zoning district for the Real Estate shall be the “Rural R-2: Rural Single- and Two-Family Residential” zoning designation (the “**R2 District**”) set forth in the Zoning Ordinance. Except as modified, revised, supplemented or made inapplicable by this Windhaven Ordinance, the standards of the Zoning Ordinance applicable to the R-2 District shall apply to Real Estate.

Section 2. Definitions. Definitions are set forth as capitalized terms throughout this Windhaven Ordinance. Terms used in this Windhaven Ordinance that are not defined in this Windhaven Ordinance shall have the meanings set forth in the Zoning Ordinance.

Section 3. Permitted Uses.

Section 3.1. Single-Family Dwellings.

Section 3.2. Accessory (Structure, Building or Use). All Accessory Structures, Buildings and Uses permitted under the Zoning Ordinance shall be permitted in the Windhaven District; provided, however, that any detached Accessory Structure or Building shall be architecturally compatible with the principal Building with which it is associated. Detached garages shall not be permitted in the Windhaven District.

Section 4. Concept Plan. The concept plan attached hereto as Exhibit B (the “**Concept Plan**”) is hereby incorporated in this Windhaven Ordinance. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 5. Landscaping Plan. The landscaping plan and the entrance feature detail attached hereto as Exhibit C (the “**Landscaping Plan**”) are hereby incorporated in this Windhaven Ordinance. The Real Estate shall be developed in substantial compliance with the Landscaping Plan.

Section 6. Architectural Requirements. The home elevations illustrative renderings attached hereto as Exhibit D (the “**Architectural Requirements**”) are hereby incorporated in this

Windhaven Ordinance. The homes constructed on the Real Estate shall be constructed in substantial compliance with the Architectural Requirements.

Section 7. Development Standards. The development standards attached hereto as Exhibit E (the “**Development Standards**”) are hereby incorporated in this Windhaven Ordinance. The Real Estate and the homes constructed thereon shall be developed and constructed in compliance with the Development Standards.

Introduced and filed on the _____ day of _____, 2020.

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

NAY

Signature

Signature

Josh Garrett, President		
Bryan Traylor, Vice President		
Alex Choi, Member		
Brad Burk, Member		
Jason Plunkett, Member		
Craig Melton, Member		
Joe Culp 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: _____

Tammy Havard, Chief Financial Officer
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”

HAMM PARCEL: Approximately 8.98 AC

A Part of the Southwest Quarter of the Northeast Quarter of Section 4, Township 17 North, Range 2 East in Boone County, Indiana, more particularly described as follows:

Beginning at the northeast corner of said quarter quarter section; thence South 90 degrees 00 minutes 00 seconds west (assumed bearing) along the north line of said quarter-quarter section 129.81 feet; thence South 00 degrees 00 minutes 00 seconds east 209.00 feet; thence South 90 degrees 00 minutes 00 seconds west 209.00 feet; thence South 00 degrees 00 minutes 00 seconds east 328.67 feet to an existing fence on the east line of said quarter-quarter section; thence North 0 degrees 31 minutes 53 seconds east 1,309.18 feet along the existing fence and east line to the Point of Beginning.

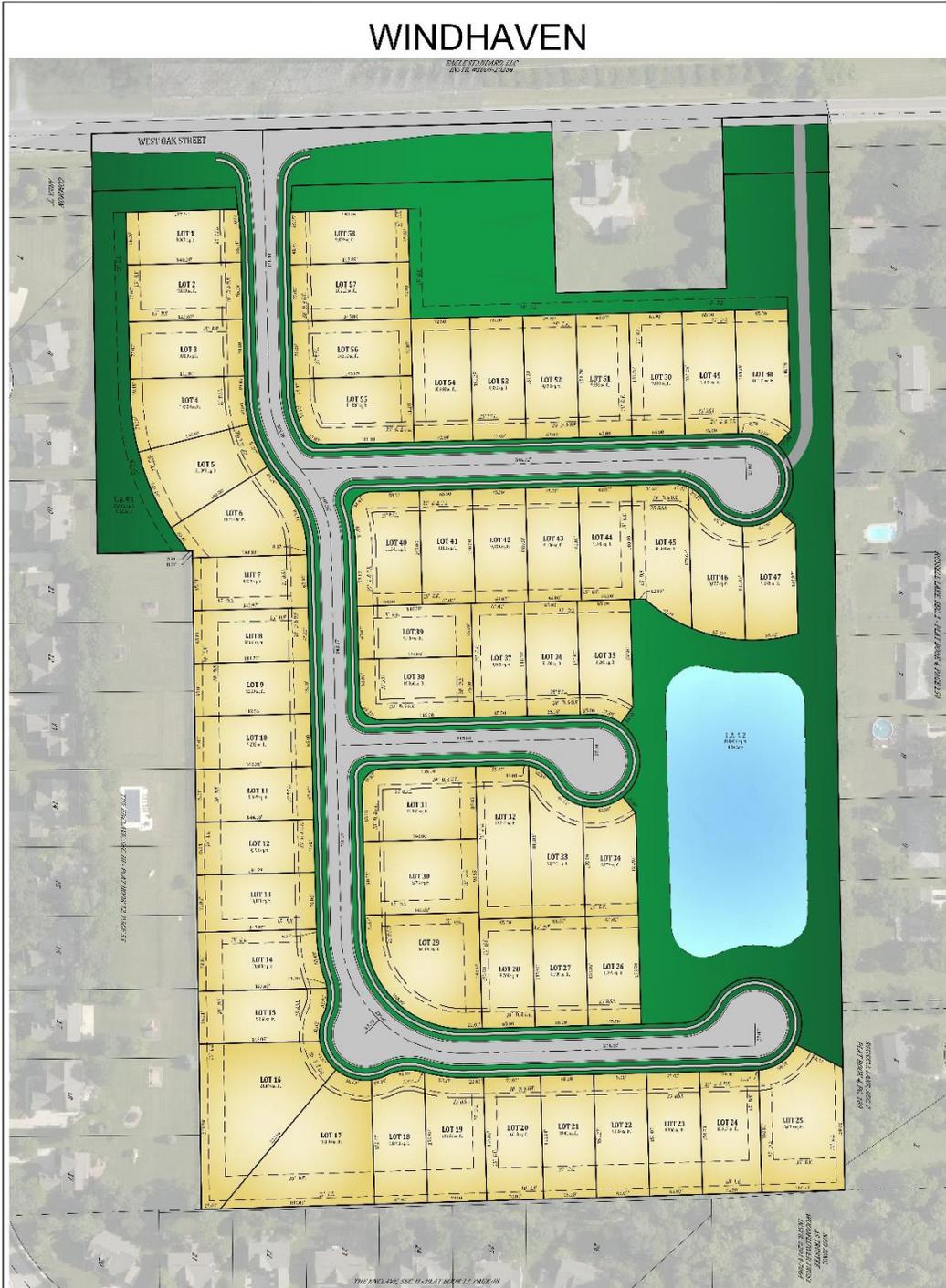
KRUSE PARCEL: Approximately 15.303 AC

A part of the Northeast Quarter of Section 4, Township 17 North, Range 2 East, in Eagle Township, Boone County, Indiana, described as follows:

Commencing at the Southwest corner of said Quarter Section; thence North 89 degrees 09 minutes 37 seconds East (assumed bearing) along the South line of said Quarter Section 542.44 feet to a 5/8 inch rebar with red cap at the POINT OF BEGINNING; thence North 0 degrees 07 minutes 03 seconds East 808.49 feet to a 5/8 inch rebar with a red cap; thence South 89 degrees 09 minutes 37 seconds West 116.85 feet to a 5/8 inch rebar with red cap; thence North 0 degrees 07 minutes 03 seconds East 516.99 feet to a PK nail on the North line of the Southwest Quarter of said Northeast Quarter Section; thence north 89 degrees 28 minutes 48 seconds East along said North line 564.71 feet to a PK nail on the Northwest corner of the real estate described in Deed Record 227, page 276 in the Office of the Recorder of Boone County, Indiana; thence South 0 degrees 35 minutes 45 seconds East 1309.73 feet measured (1309.12 feet record) to a 1/2 inch rebar found at the Southwest corner of said real estate, thence North 87 degrees 25 minutes 10 seconds East 326.50 feet measured (326.67 feet record) to a 1/2 inch rebar found at the Southeast corner of said real estate said rebar also being on the accepted East line of the Southwest Quarter of said Northeast Quarter Section; thence South 0 degrees 24 minutes 27 seconds East 10.95 feet to a 3/4 inch iron pipe found at the accepted Southeast Corner of the Southwest Quarter of said Northeast Quarter Section; thence South 89 degrees 09 minutes 37 seconds West along the South line of said Northeast Quarter Section 790.84 feet to the point of beginning.

EXHIBIT B
“Concept Plan”

WINDHAVEN



CONCEPTUAL PLANNED UNIT DEVELOPMENT "K"
WEST OAK STREET - EAST OF COUNTY ROAD 850 EAST
TOWN OF ZIONSVILLE, INDIANA

TOTAL AREA: 24.3 ACRES ±
TOTAL NUMBER OF LOTS: 58
DENSITY: 2.38 UNITS PER ACRE

PLANS PREPARED BY:
BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEBSITE: www.banningengineering.com

DATE: 11/11/11
DRAWN: J. BANNING
CHECKED: J. BANNING
DATE: 11/11/11
SCALE: AS SHOWN
PROJECT NO: 1111111111

EXHIBIT C
“Landscape Plan”
Page 1 of 2

Figure C-1

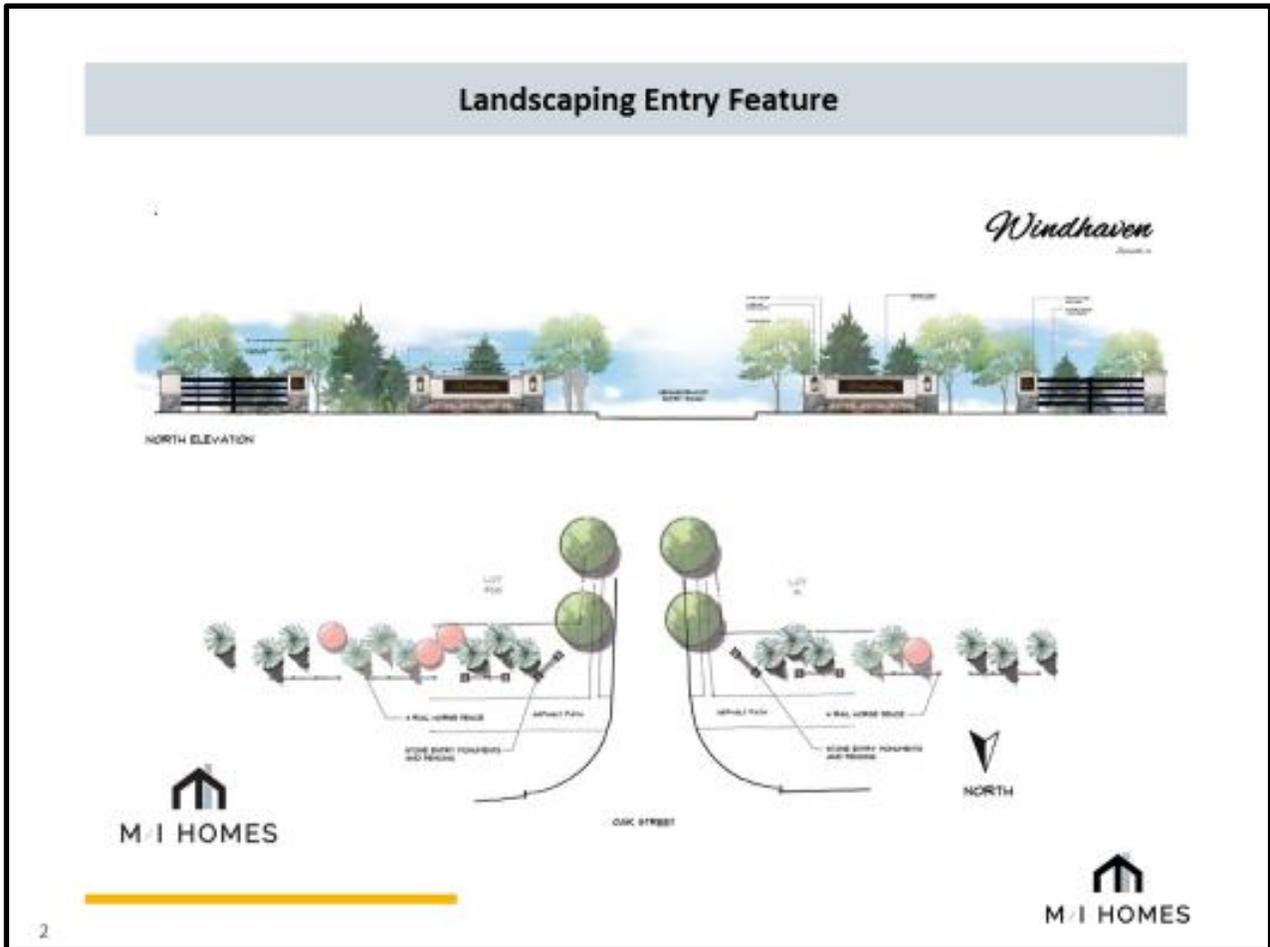


EXHIBIT C
“Landscape Plan”
Page 2 of 2

Figure C-2



The buffer areas shown on the “Landscaping Plan” (Figure C-2) shall include a minimum of 4 shade trees or evergreen trees, and also 3 ornamental trees per one hundred (100) lineal feet of buffer area (the “Minimum Buffer Planting Requirement”) as measured along the perimeter of the Windhaven PUD District, exclusive of streets and other limiting features that prevent landscaping from being installed. The Landscaping Plan illustrates a landscaping design that complies with the Minimum Buffer Planting Requirement. The actual landscaping design and installations within the buffer areas may vary from those illustrated on the Landscaping Plan to arrange and cluster plantings for enhancement of the overall quality of design. However, in no event shall the number of plantings be less than the Minimum Buffer Planting Requirement.

EXHIBIT D

Page 1 of 4

“Architectural Requirements”

Figure D-1

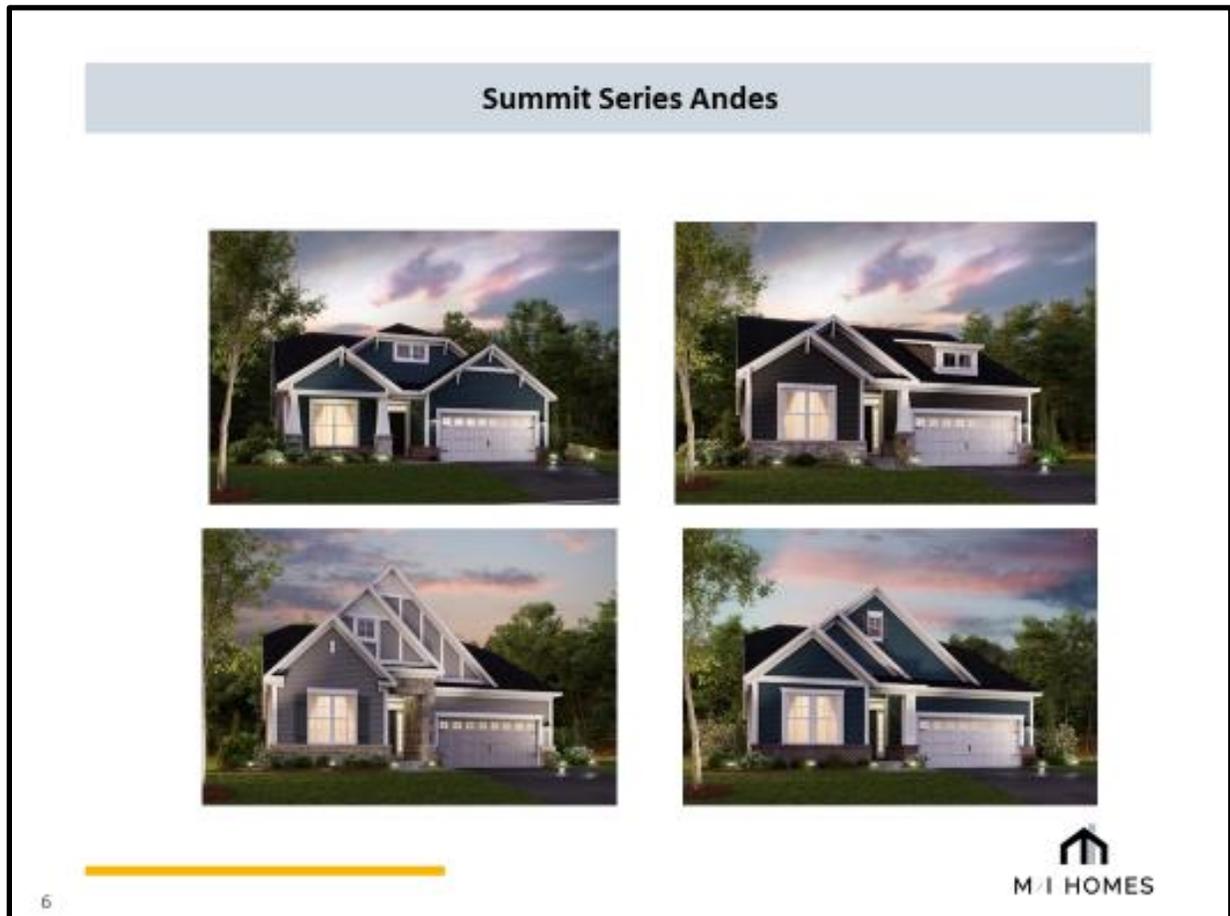


EXHIBIT D

Page 2 of 4

“Architectural Requirements”

Figure D-2

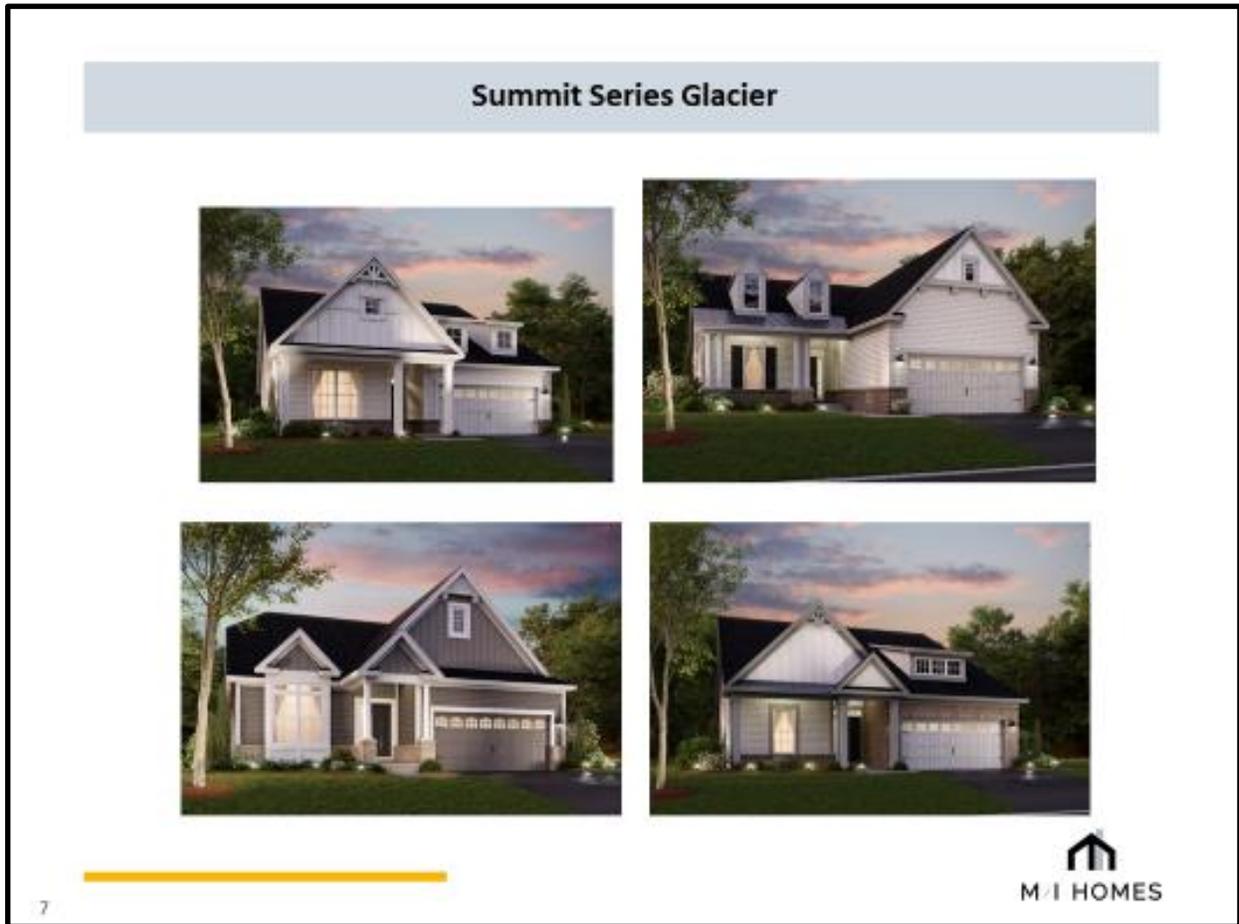


EXHIBIT D

Page 3 of 4

“Architectural Requirements”

Figure D-3



EXHIBIT D

Page 4 of 4

“Architectural Requirements”

Figure D-3

1. Dwellings on lots designated with a black circle (see Figure D-3) shall include at least two (2) of the following architectural elements:
 - a. A building offset on the front elevation of the home that is a minimum of six (6) feet wide and two (2) feet deep;
 - b. Masonry material on all four elevations of the home, including at a minimum a three (3) foot wainscot;
 - c. A sun room on the rear elevation of the home;
 - d. A covered porch on the rear elevation of the home;
 - e. A screen porch on the rear elevation of the home;
 - f. A breakfast nook bump out on the rear elevation of the home;
 - g. At least two (2) exterior building materials (e.g. board and batton, shake siding, horizontal siding, stone, brick, masonry) on the rear elevation of the home; or,
 - h. Exterior window treatments consisting of trim that is a minimum of 3½” wide on all four (4) elevations of the home, except where window openings (or portions thereof) are framed by masonry material;
2. Dwellings on lots designated with a red circle (see Figure D-3) shall incorporate masonry material on all four elevations of the home, including at a minimum a three (3) foot wainscot.
3. All homes shall have at least two (2) exterior building materials (e.g. board and batton, shake siding, horizontal siding, stone, brick, masonry) on the front elevation of the home.

EXHIBIT E
“Development Standards”

The following development standards shall be applicable to the Real Estate:

Maximum Number of Dwellings	58
Minimum Open Space	3.8 acres
Minimum Lot Area	7500 square feet
Minimum Lot Width At Building Line	60 feet
Maximum Lot Coverage	55%
Minimum Floor Area	1750 square feet
Maximum Stories	1.5*
Minimum Front Setbacks	20 feet
Minimum Side Setbacks	5 feet (at least 10 feet of separation between homes)
Minimum Rear Setbacks	20 feet
Minimum Accessory Structures Side & Rear Setbacks	5 feet

*Upstairs floor area shall not exceed 50% of the floor area on main floor, not to exceed 725 square feet.



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 - 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.

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.

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 resolution of the remaining comments provided by the Town Engineer (Exhibit 4), inclusive of 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.

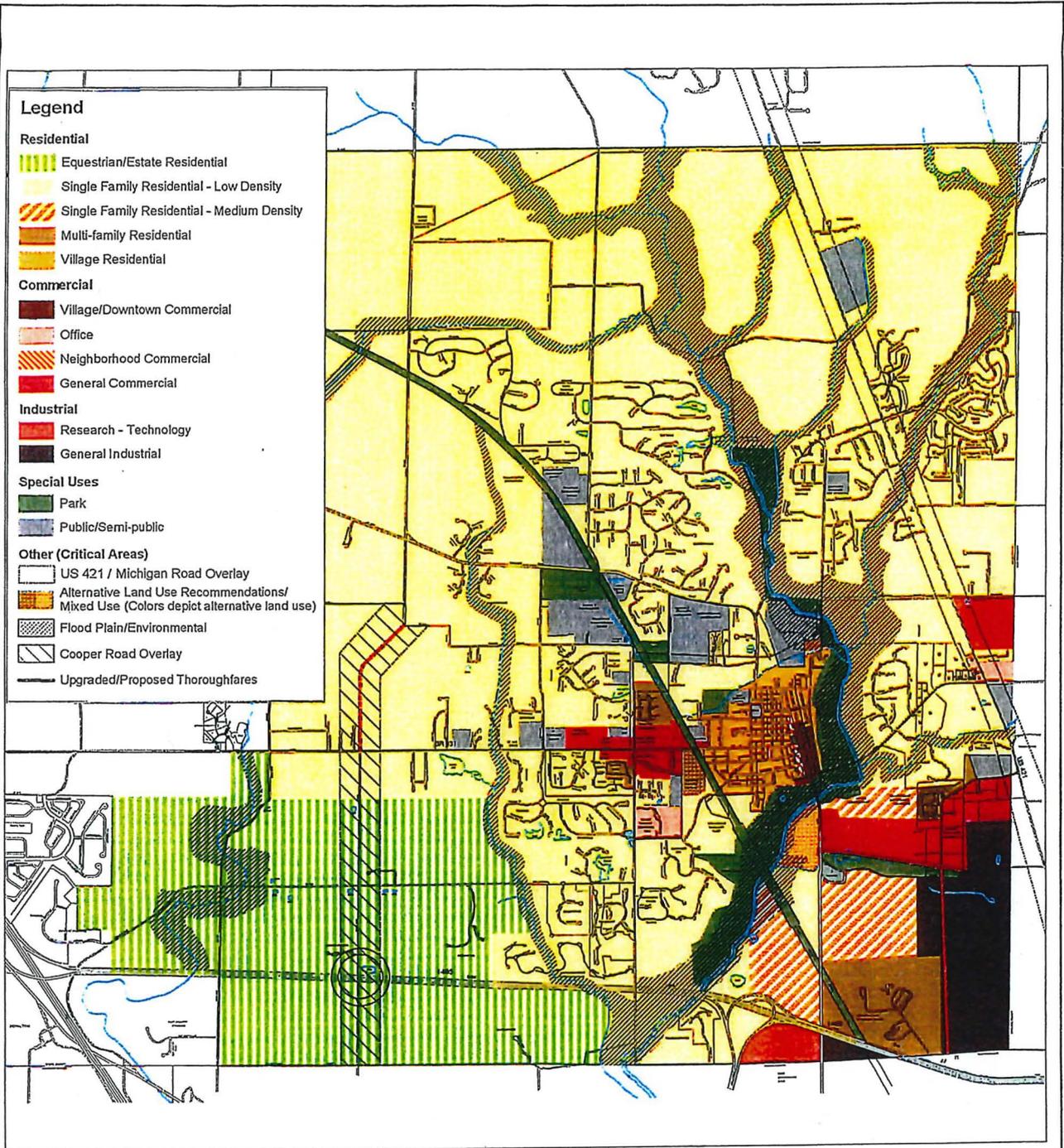
RECOMMENDED MOTION

Motion

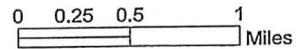
I move that Docket #2020-24-Z to rezone 31.671 +/- acres from the Rural (R1) Residential Zoning District to a Rural (R2) Residential Zoning District receive a (favorable recommendation based upon the findings in the staff report / unfavorable recommendation based upon the findings in the staff report / 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 5).



Note: See Text for Detailed Description of Land Use Classification



Zionsville Comprehensive Plan



Figure 6.2 Proposed Land Use

July 2003

Exhibit 3



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.

- 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.



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	<u>Public Hearing Occurs</u> <i>first public interaction</i>
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 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 <u>Public Meeting</u> <i>second public interaction</i>
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 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.

Town of Zionsville

Petition for Plan Commission Approval

Office Use Only

Petition No.: 2020-24-Z
Hearing Date: _____
Recommendation: _____

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: <u>Kendalwood Realty, LLC</u>	Name: _____
Address: <u>c/o Jim Knighton</u>	Address: _____
<u>260 S. First St., #9, Zionsville, IN 46077</u>	Address: _____
Phone: <u>317-404-9520</u>	Phone: _____
Fax: _____	Fax: _____
E-Mail: <u>jimknighton@charterhouse Realty.com</u>	E-Mail: _____

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

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

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:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Legal description of property | <input checked="" type="checkbox"/> Proof of Ownership (copy of Warranty Deed) |
| <input checked="" type="checkbox"/> Owner's Authorization (if petitioner is not the owner) | <input checked="" type="checkbox"/> Copies of the Preliminary Site Plan |
| <input type="checkbox"/> Statement of Commitments (if proposed) | <input checked="" type="checkbox"/> Draft of Proposed Legal Notice |
| <input checked="" type="checkbox"/> Application Fee | |

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

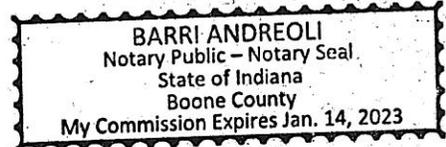
State of INDIANA)
County of BOONE) SS:

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

Barri Andreoli
Barri Andreoli, Notary Public

My commission expires January 14, 2023.

My county of residence is Boone County.



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.
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.

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.

SUPPLEMENTAL 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.

ENTRY FEATURE

OAK STREET

RUSSELL LAKE

LAKEFRONT HOMES
(APPROX. 0.8 ACRES)

OVERLOOK

TAG
CO

ATED ENTRY PARK

COMMUNITY

DETENTION

DETENTION

STEEP SLOPE AREA

COMMUNITY TRAIL

LAKEFRONT HOMES
(APPROX. 0.8 ACRES)

OVERLOOK

DETENTION

russell oaks master plan

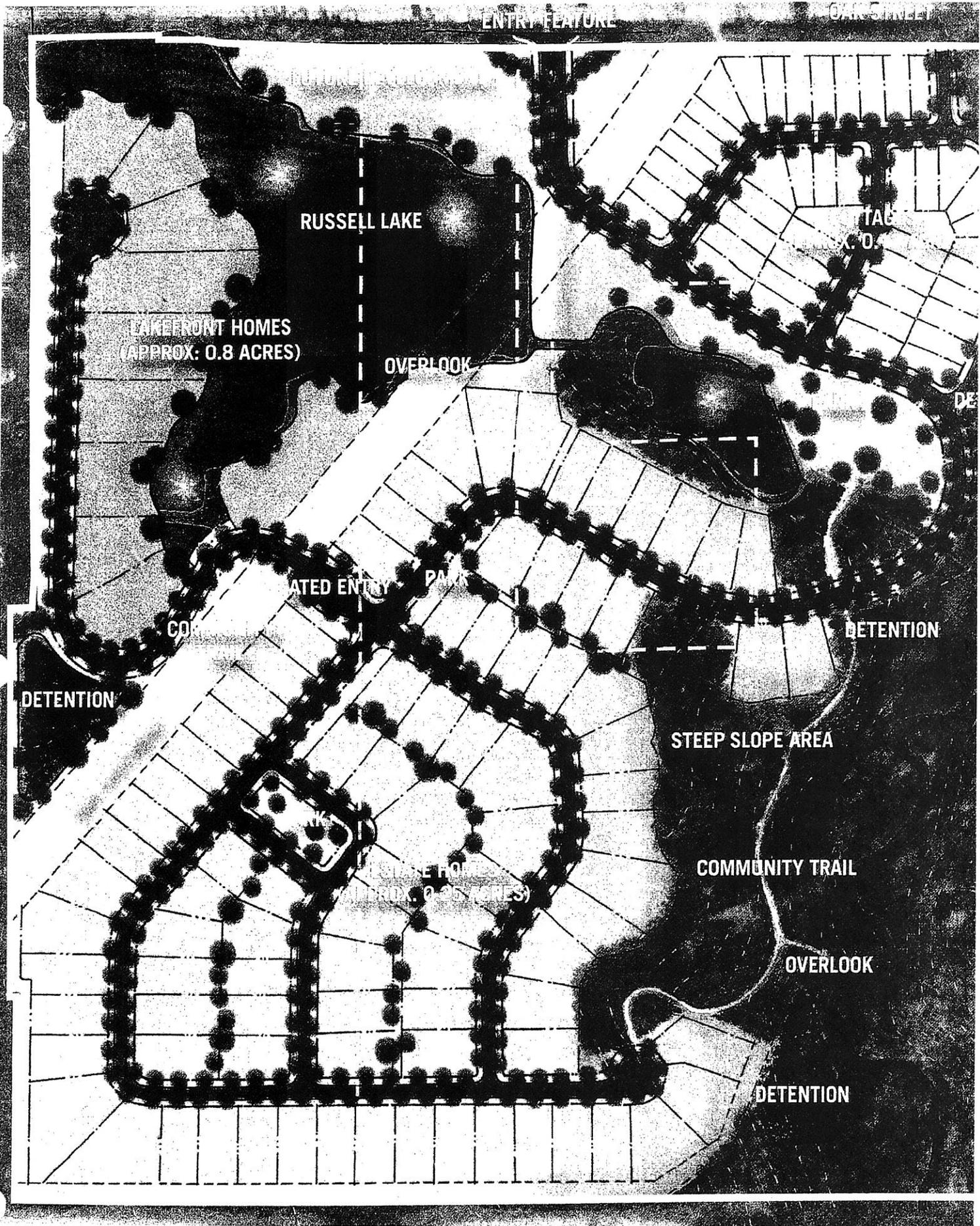


Exhibit A

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 25 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:

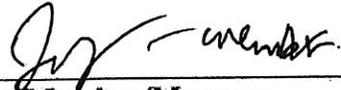
A part of the West Half of Section 3, and a part of the East Half of Section 4, Township 17 North, Range 2 East, Eagle Township, Boone County, Indiana, described as follows:

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.

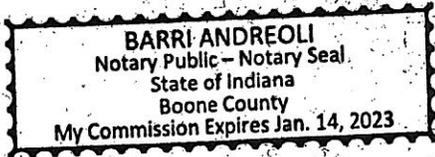
Kendalwood Realty, LLC,
By:

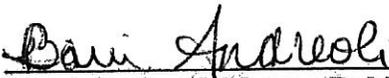


Joe Zheng, Member/Manager

STATE OF INDIANA)
) SS:
COUNTY OF BOONE)

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





Barri Andreoli, Notary Public

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: 

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

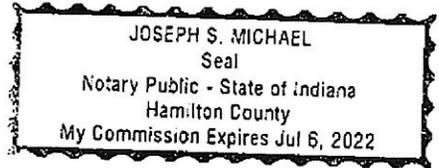
STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

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: _____

[Signature]
Notary Public
(Printed Signature)



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.

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 1, 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, L.P. 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:

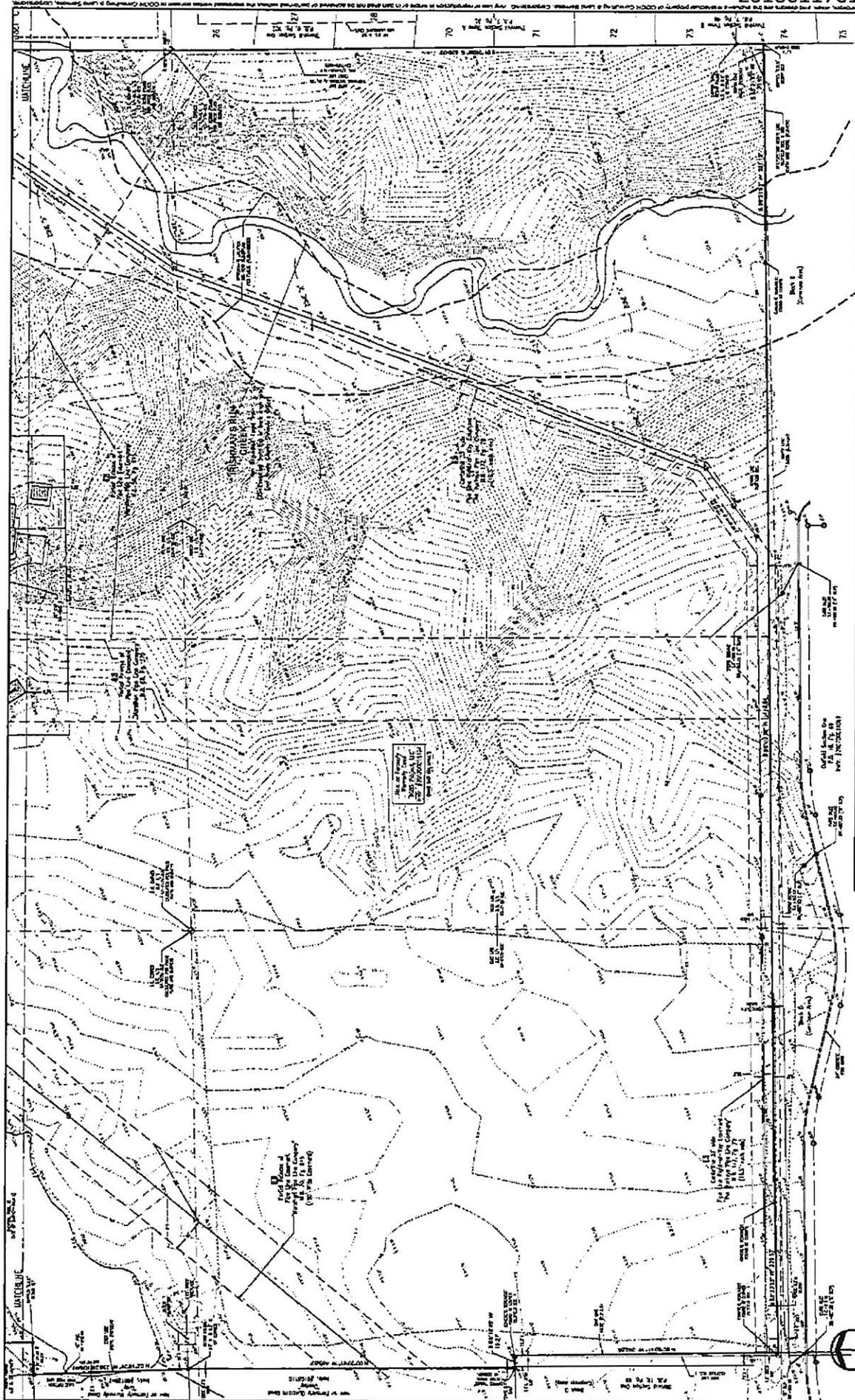
Beginning at the northwest corner of the southwest quarter of the northwest quarter of the aforesaid Section 3; thence North 89 degrees 25 minutes 45 seconds East 1,335.29 feet along the quarter-quarter line of said section; thence South 0 degrees 26 minutes 09 seconds West 77.47 feet; thence South 78 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.



ALPACOS LAND TITLE SURVEY

PREPARED BY: **ALPACOS OF MICHIGAN, LLC**

DATE: **01/17/2018**

APPROVED BY: **SMC**

DATE: **01/17/2018**

PROJECT: **ALPACOS OF MICHIGAN, LLC**

PROJECT LOCATION: **ALPACOS OF MICHIGAN, LLC**

DATE: **01/17/2018**

SCALE: **1" = 40'**

ASSUMED NORTH

DATE: **01/17/2018**

PROJECT LOCATION: **ALPACOS OF MICHIGAN, LLC**

DATE: **01/17/2018**

SCALE: **1" = 40'**

ASSUMED NORTH

coor.
consulting & land services
corporation

DATE: **01/17/2018**

PROJECT: **ALPACOS OF MICHIGAN, LLC**

PROJECT LOCATION: **ALPACOS OF MICHIGAN, LLC**

DATE: **01/17/2018**

SCALE: **1" = 40'**

ASSUMED NORTH

DATE: **01/17/2018**

PROJECT LOCATION: **ALPACOS OF MICHIGAN, LLC**

DATE: **01/17/2018**

SCALE: **1" = 40'**

ASSUMED NORTH

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

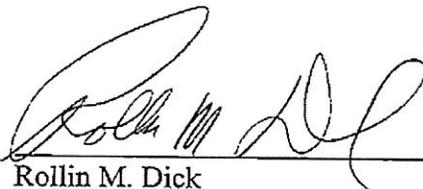


WARRANTY DEED

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 14th 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)
COUNTY OF HAMILTON) SS:

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.

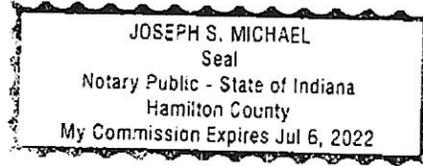
My Commission Expires: _____

My County of Residence: _____

My Commission Number: _____

[Handwritten Signature]

Notary Public
(Printed Signature)



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.

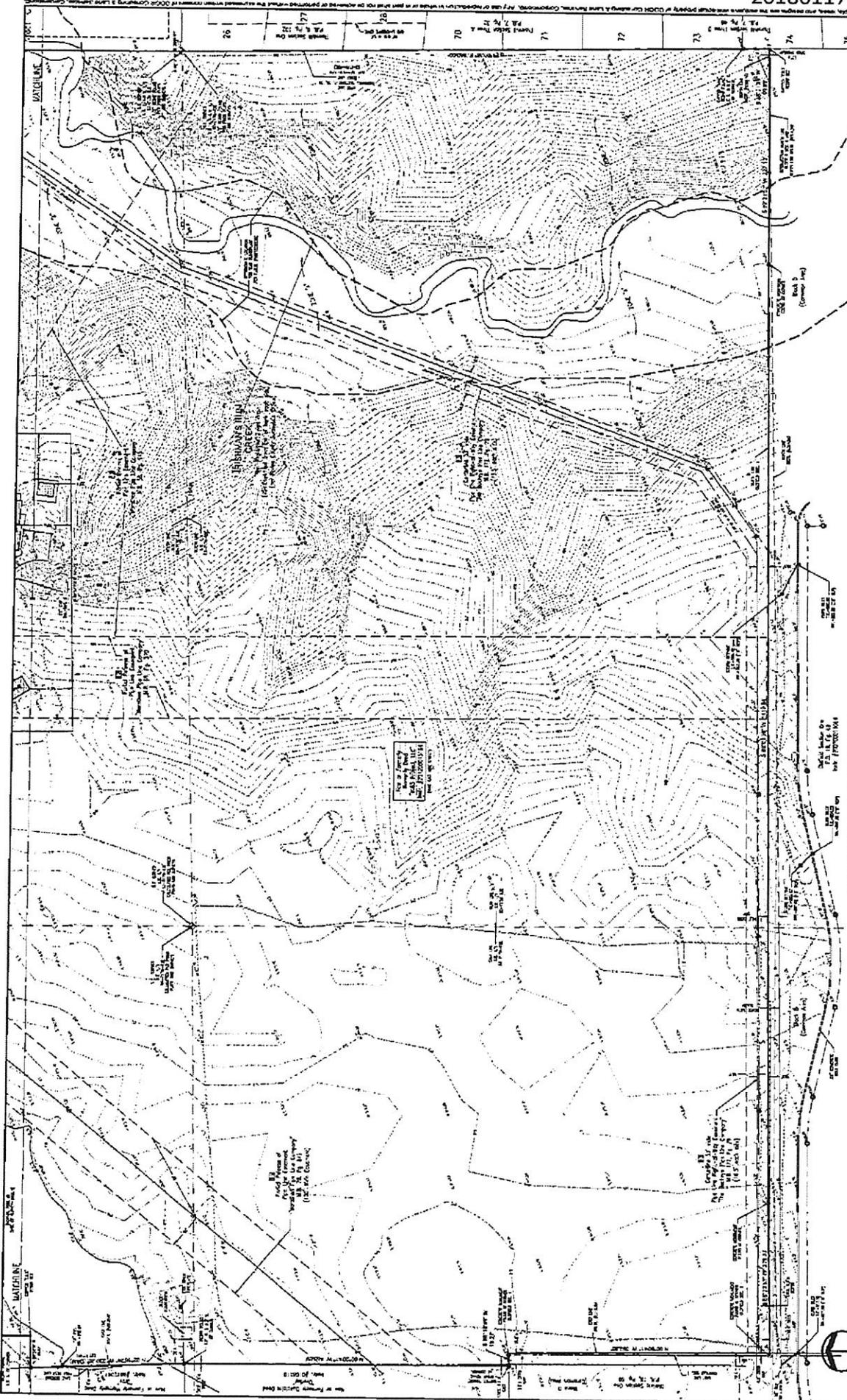
Send tax statements to Grantee's address at: Kendalwood Realty, LLC,

90 Clifden Rd, Zionsville, IN 46077.

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:

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 267.38 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.



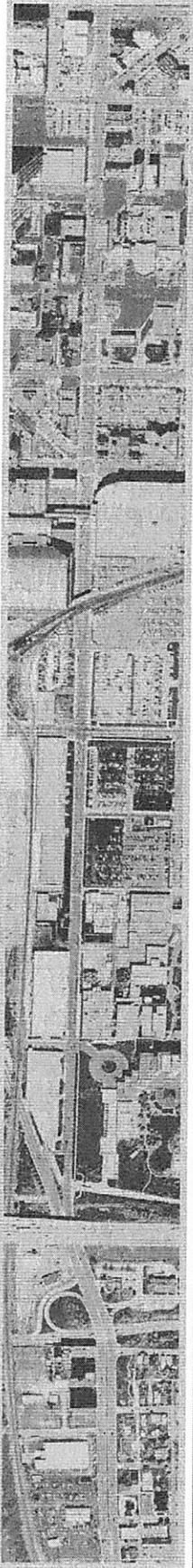
 Coor Consulting & Land Services Corporation	
PROJECT: ALTRAVACSM LAND TITLE SURVEY CLIENT: PRIVATE EQUITY OF CANADA LLC	DATE: 10/15/18 APPROVED BY: [Signature] ENGINEER: [Signature]
NO. 5 ALTRAVACSM LAND TITLE SURVEY	DATE: 10/15/18 SCALE: AS SHOWN

Assumed North
 Scale: 1" = 50'



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

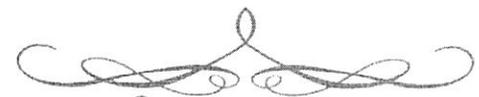


TRAFFIC OPERATIONS ANALYSIS

PROPOSED RESIDENTIAL DEVELOPMENT RUSSELL OAKS

ZIONSVILLE, INDIANA

PREPARED FOR


Heritage
REALTY GROUP

AUGUST 2020

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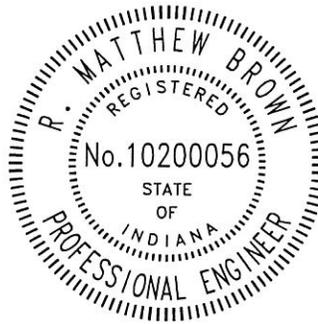
CERTIFICATION

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. 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**.

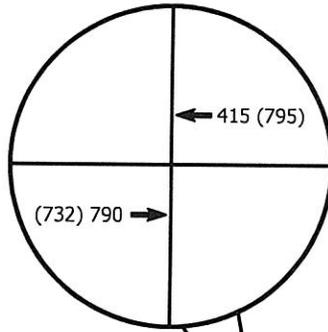
Based on the traffic volumes, the AM peak hour occurs between 7:30 AM and 8:30 AM while the PM peak hour occurs between 5:00 PM and 6:00 PM.



FIGURE 1
AREA MAP

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

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



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

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

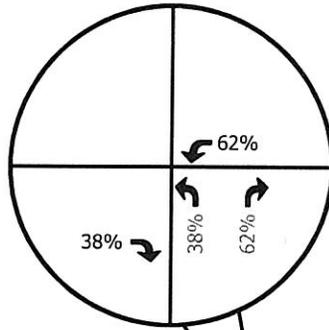
The generated peak hour traffic volumes were combined with the existing traffic volumes to determine if turn lanes would be required along Oak Street at the proposed access drive. This analysis was done in accordance with INDOT *Driveway Permit Manual*², and the results are summarized in the following 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	X	✓

✓ = Turn lane warranted; X = 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

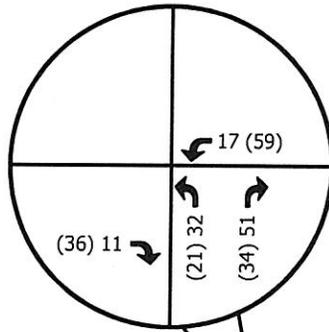


LEGEND
 XX = INBOUND TRAFFIC
 XX = OUTBOUND TRAFFIC
 * = NEGLIGIBLE

FIGURE 3

**ASSIGNMENT & DISTRIBUTION
 OF GENERATED TRAFFIC VOLUMES
 FROM PROPOSED DEVELOPMENT**

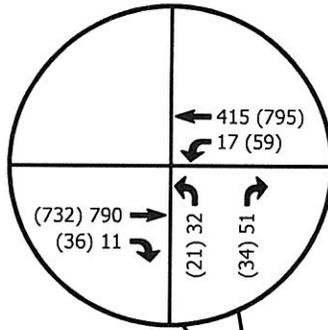
**TRAFFIC OPERATIONS ANALYSIS
 RUSSELL OAKS - HERITAGE REALTY GROUP
 ZIONSVILLE, INDIANA**



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**



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

FIGURE 5
SUM OF EXISTING TRAFFIC VOLUMES & GENERATED TRAFFIC VOLUMES FROM PROPOSED DEVELOPMENT

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

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:

<u>Level of Service</u>	<u>Control Delay (seconds/vehicle)</u>
	<u>UNSIGNALIZED</u>
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



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

TURN-LANE WARRANT ANALYSIS

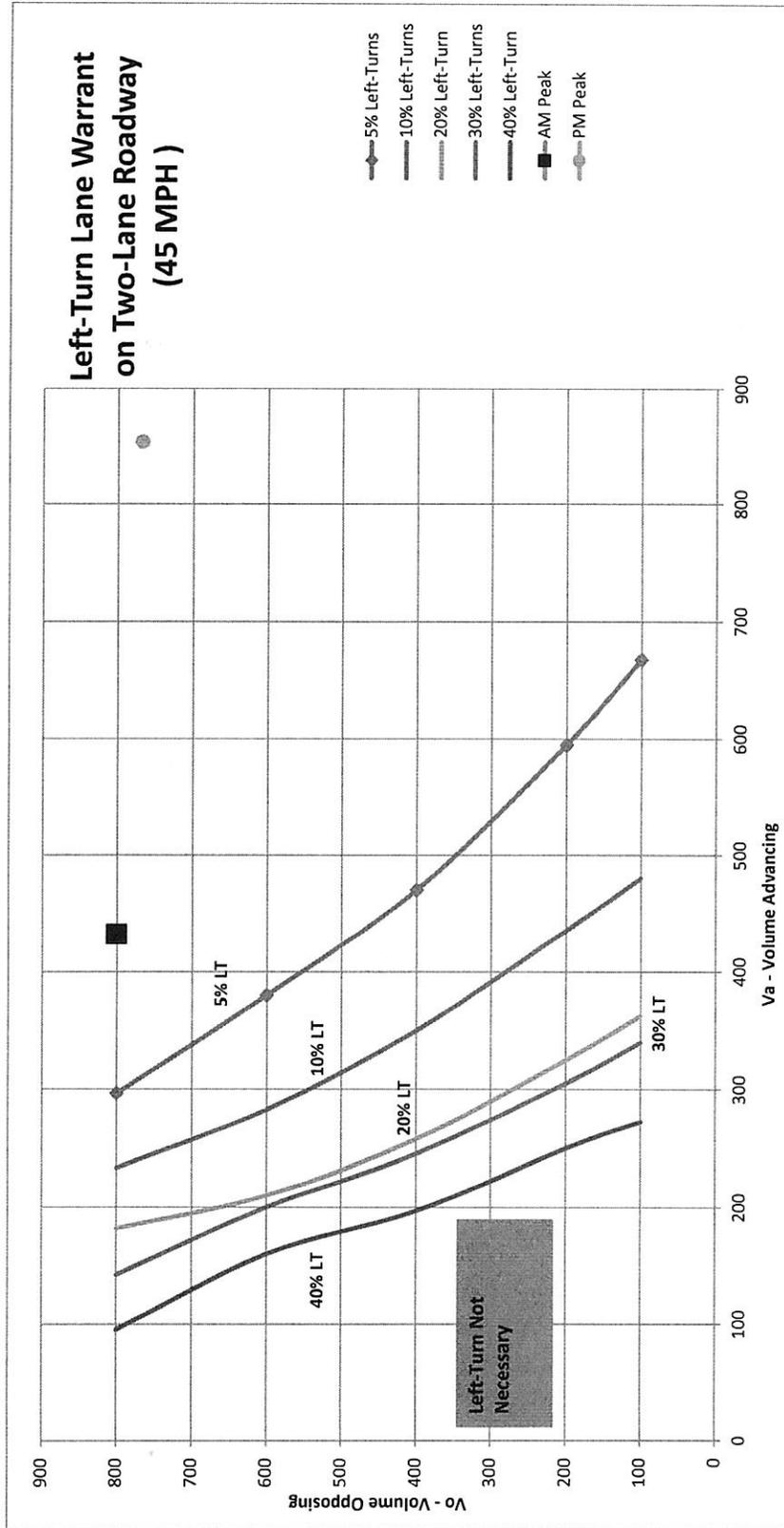
Existing + Proposed - Oak Street & Proposed Access Drive

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		

AM Peak

PM Peak

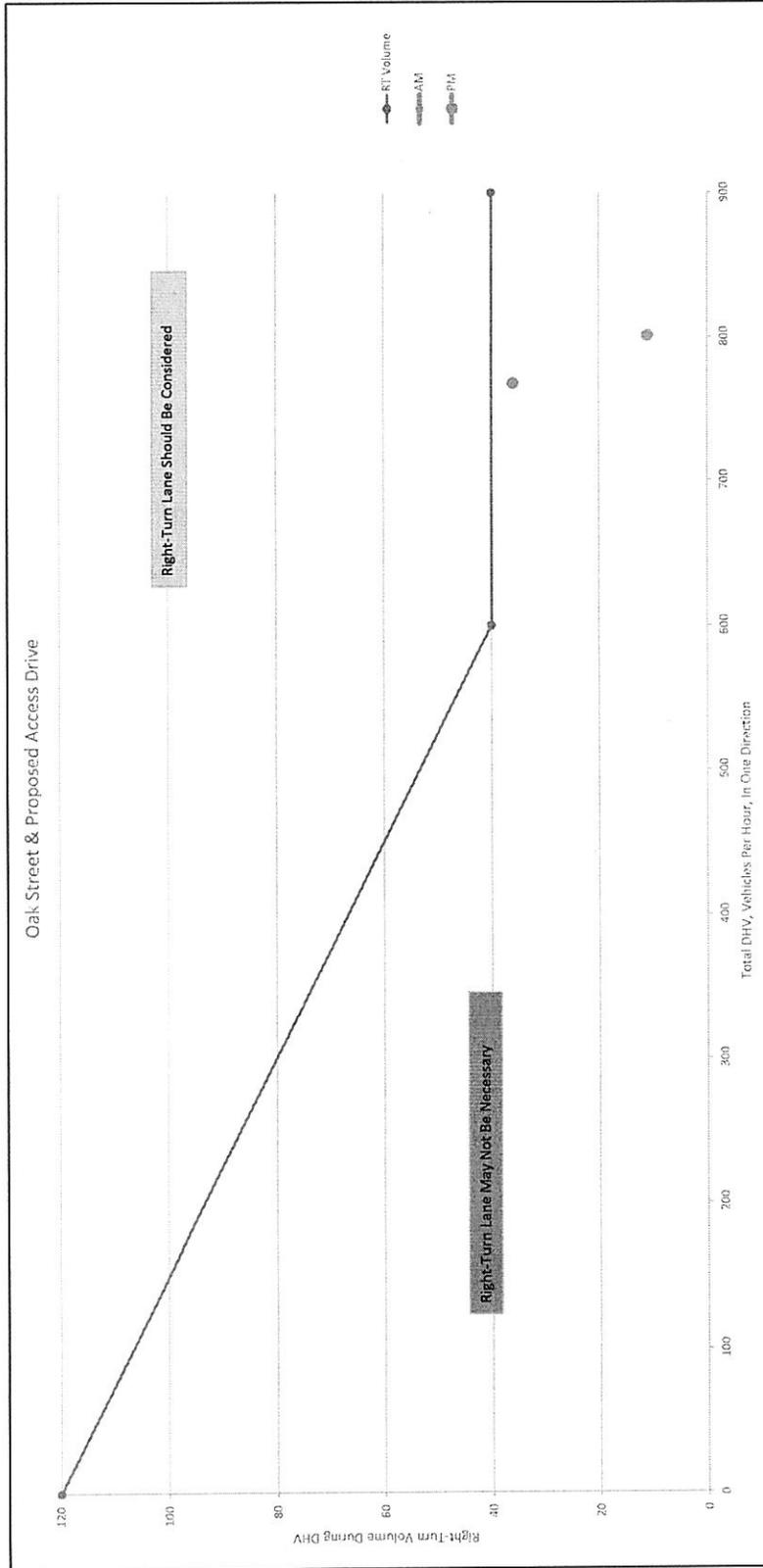
INPUT		Warrant?
Advancing Volume (Va)	432	YES
Opposing Volume (Vo)	801	
Left-turn Volume	17	
Left-turn %	4%	YES
Advancing Volume (Va)	854	
Opposing Volume (Vo)	768	
Left-turn Volume	59	YES
Left-turn %	7%	



Existing + Proposed - Oak Street & Proposed Access Drive

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

Total Volume	RT Volume
0	120
600	40
900	40



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



Provided by: A&F Engineering

8365 Keystone Crossing, Suite 201, Indianapolis, IN, 46240, US

Leg Direction	South Northbound					North Southbound					West Eastbound					East Westbound					Int
	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	
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					Int				
	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App					
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					Int
	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	
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		↕	↗	↖	↕	↗	↖	0	↗	↖	0	↗
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									
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
Stage 1	-	-	-	890
Stage 2	-	-	-	505
Critical Hdwy	4.1	-	4.1	-
Critical Hdwy Stg 1	-	-	-	6.1
Critical Hdwy Stg 2	-	-	-	6.1
Follow-up Hdwy	2.2	-	2.2	-
Pot Cap-1 Maneuver	1105	-	770	-
Stage 1	-	-	-	340
Stage 2	-	-	-	553
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	1105	-	770	-
Mov Cap-2 Maneuver	-	-	-	116
Stage 1	-	-	-	336
Stage 2	-	-	-	534

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									
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)
) SS:
COUNTY OF BOONE)

BEFORE THE TOWN OF ZIONSVILLE
PLAN COMMISSION
DOCKET NO. 2020-24-Z

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

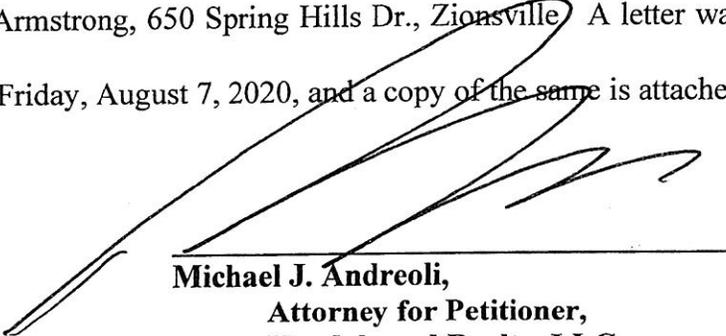
AFFIDAVIT OF MAILING

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".



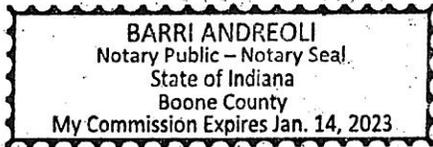
Michael J. Andreoli,
Attorney for Petitioner,
Kendalwood Realty, LLC

STATE OF INDIANA)

) SS:

COUNTY OF BOONE)

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



Barri Andreoli

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

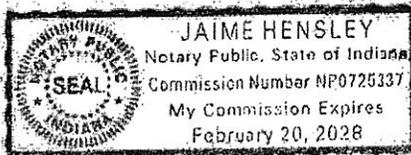
Annette Burcharts

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

Jaime Hensley

Jaime Hensley

Notary Public Seal, State of Indiana



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.

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.

If you have a disability which requires special assistance for your participation in the Public Hearing, please contact Wayne DeLong at wdealong@zionsville-in.gov or (317) 873-5108 at least forty-eight (48) hours prior to the meeting to ensure the proper accommodations are made prior to the meeting.

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 1, 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, L.P. 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 25 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.

TLR-450 8/4 hspaxlp 1657211

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.
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Nancy K. Glober
672 W. Russell Lake Dr.
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Linda L. Gray
667 Russell Lake E. Dr.
Zionsville, IN 46077

Mark A. and Susan M. Wood
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Zionsville, IN 46077

Shaffer Properties, LLC
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Matthew N. Rogge
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Janet Emily Staser
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Zionsville, IN 46077

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Zionsville, IN 46077

Allison M. Kolberg
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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
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**John Curtis & Debra D. Smith
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MICHAEL J. ANDREOLI

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August 4, 2020

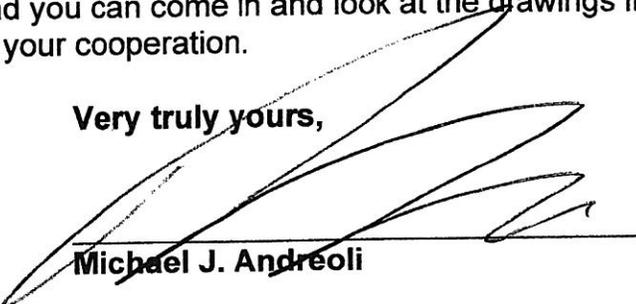
**RE: Kendalwood Realty, LLC, Petitioners
Application for Zone Map Change
Zionsville Plan Commission
File Number 2020-24-Z
Date of Meeting: Monday, August 17, at 7:00 p.m.**

Dear Property Owner:

Please find enclosed a Notice of Public Hearing wherein Kendalwood Realty, LLC, is seeking approval from the Zionsville Plan Commission to rezone 31.67 +/- acres from an R-1 to an R-2 Residential Classification in order to construct 150 single family homes, town homes and estate homes on a total of 98.5 +/- acres. I have enclosed our Narrative for the project and we have also submitted a layout or Master Plan for the community.

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"

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.

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.

If you have a disability which requires special assistance for your participation in the Public Hearing, please contact Wayne DeLong at wdelong@zionsville-in.gov or (317) 873-5108 at least forty-eight (48) hours prior to the meeting to ensure the proper accommodations are made prior to the meeting.

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

PUBLISH: _____

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, L.P. 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

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

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

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MICHAEL J. ANDREOLI

ATTORNEY AT LAW
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Fax (317) 873-6384
mandreoli@datlaw.com

August 4, 2020

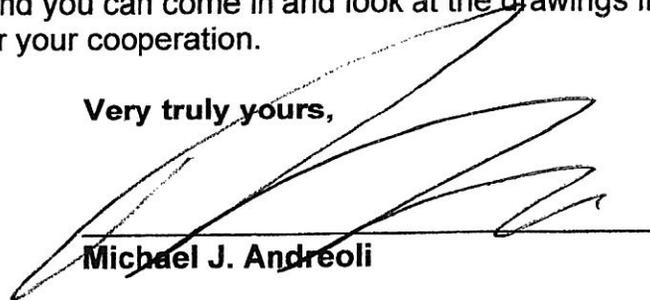
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MJA/ba

Enclosures

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NARRATIVE

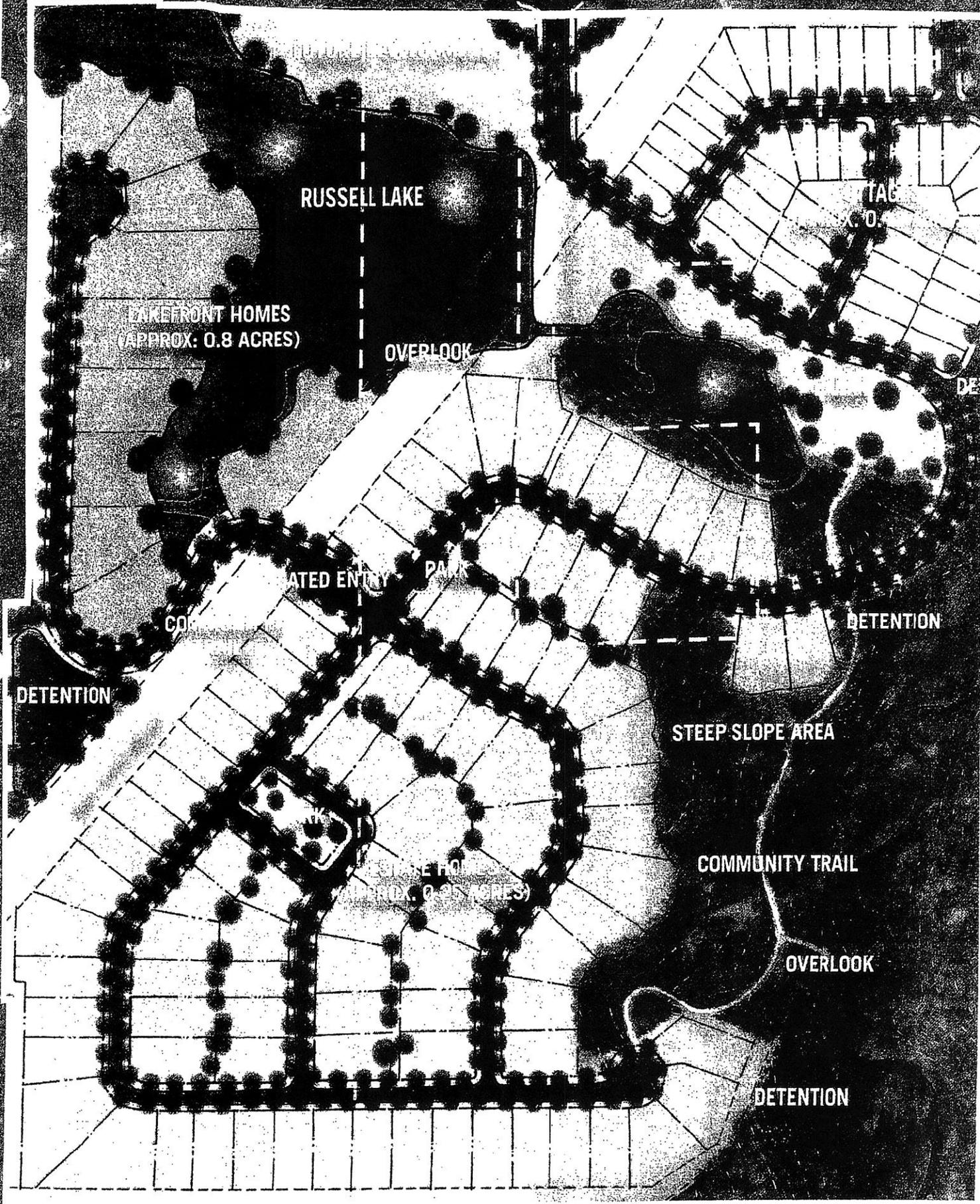
Jim Knighton and Joe Zheng, comprising Kendalwood Realty, LLC, have purchased and are developing 97.6467 +/- acres located on Oak Street and generally known as the Russell Lake property. They request a rezoning of 31.671 acres of property currently zoned Rural R-1 Residential to a Rural R-2 Residential 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.

ENTRY FEATURE

BAR STREET



russell oaks master plan

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

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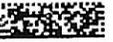


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Zionsville Fellowship, Inc.
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1393 West Oak Street
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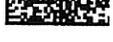


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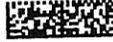


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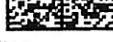


B 0611106

Carl E & Carolyn Sue Fenton
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Oldfield Development Company LLC
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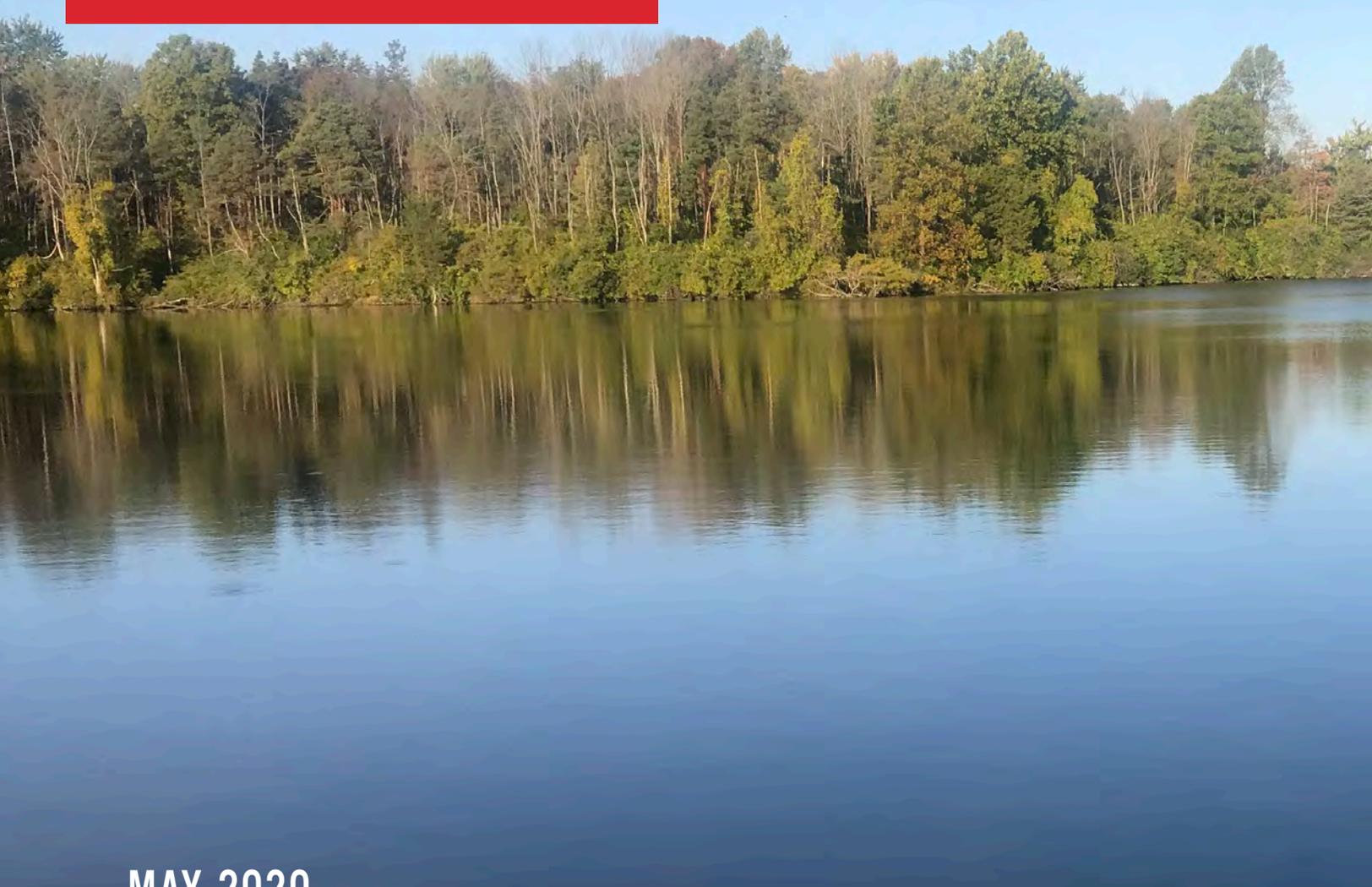
David B. & Sandra J. Wiseman
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Creating great community places.

Russell Oaks

Heritage Realty Group, LLC



MAY 2020

201 North Illinois Street, Suite 1700,
Indianapolis, Indiana 46204
T 317-570-6800
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prepared for

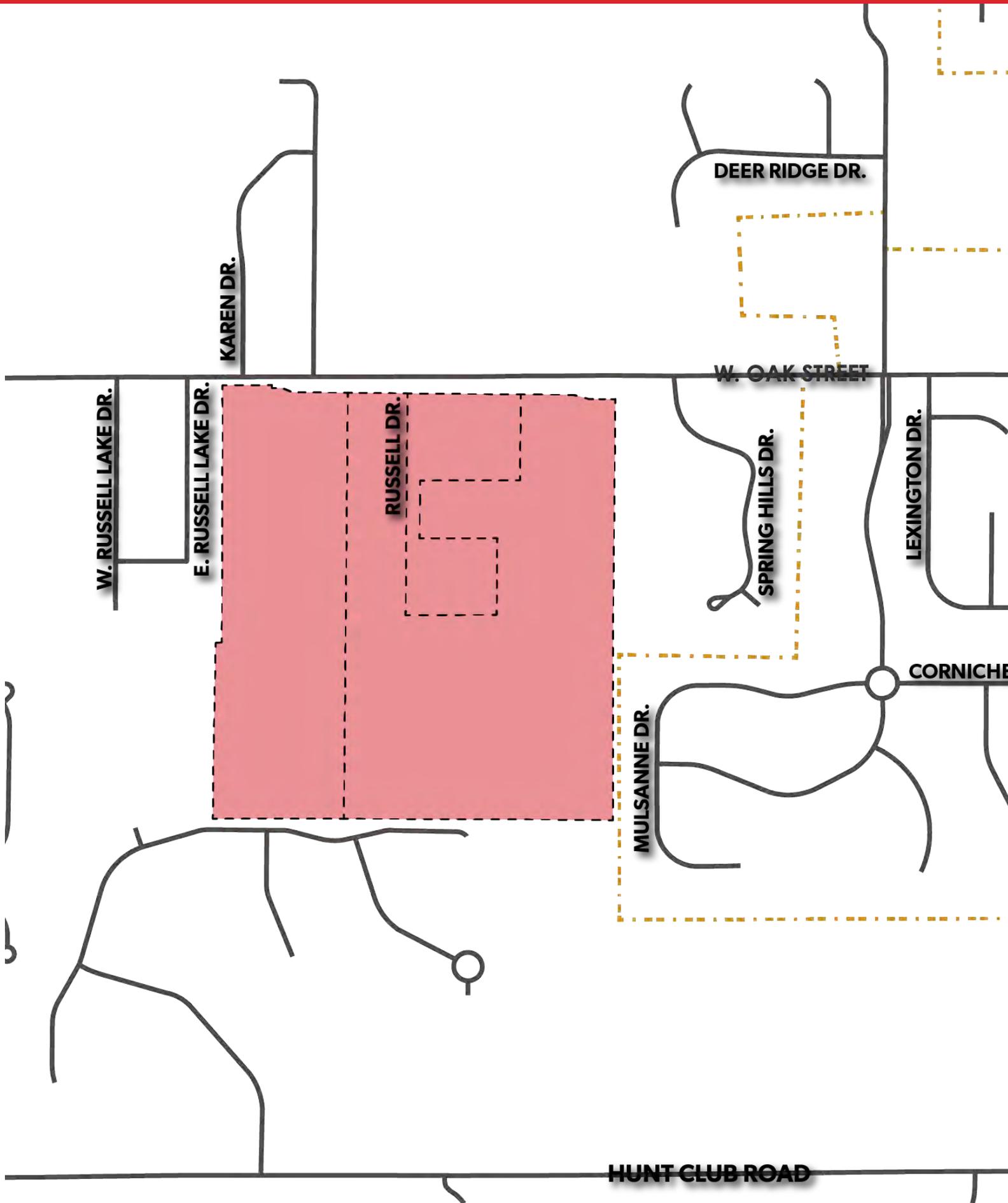
Heritage Realty Group, LLC
Mr. Jim Knighton
260 S. First Street
Zionsville, Indiana 46077

planning team

GAI Consultants, Inc. / Community Solutions Group

David Gilmore, PLA, MBA, Principal in Charge
Andrew Sheppard, PLA, ASLA, LEED AP Senior Planning Manager
Charles F. Straley, P.E., P.S, Senior Engineering Manager
Shannon Killion, PE, ENV SP, Assistant Engineering Manager
James Yost, PLA, ASLA, Senior Landscape Architect
Jacob Burns, PLA, ASLA, Senior Landscape Architect



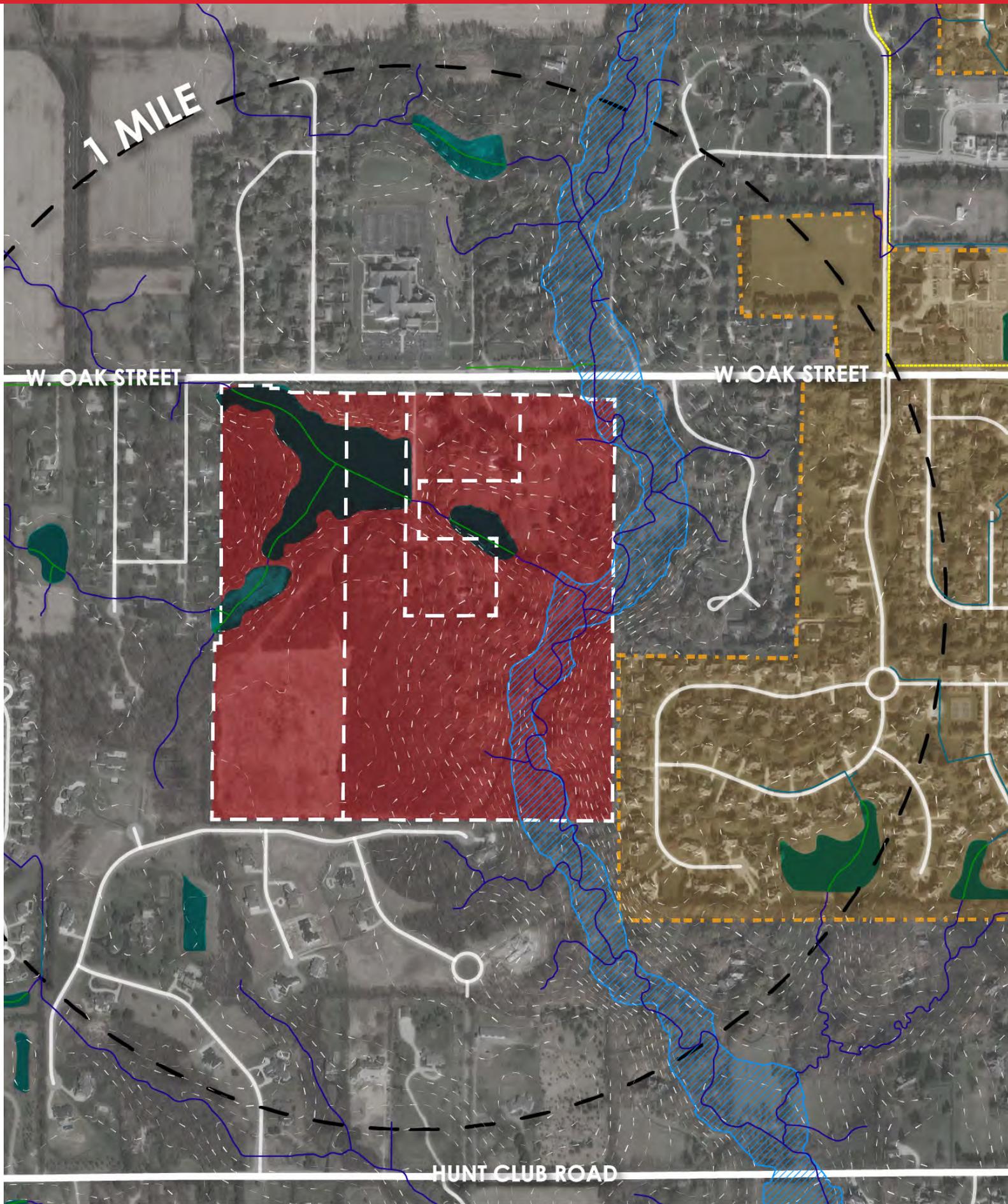


4 regional context

legend

- RUSSELL OAKS PROPERTY
- ROADWAYS
- ZIONSVILLE



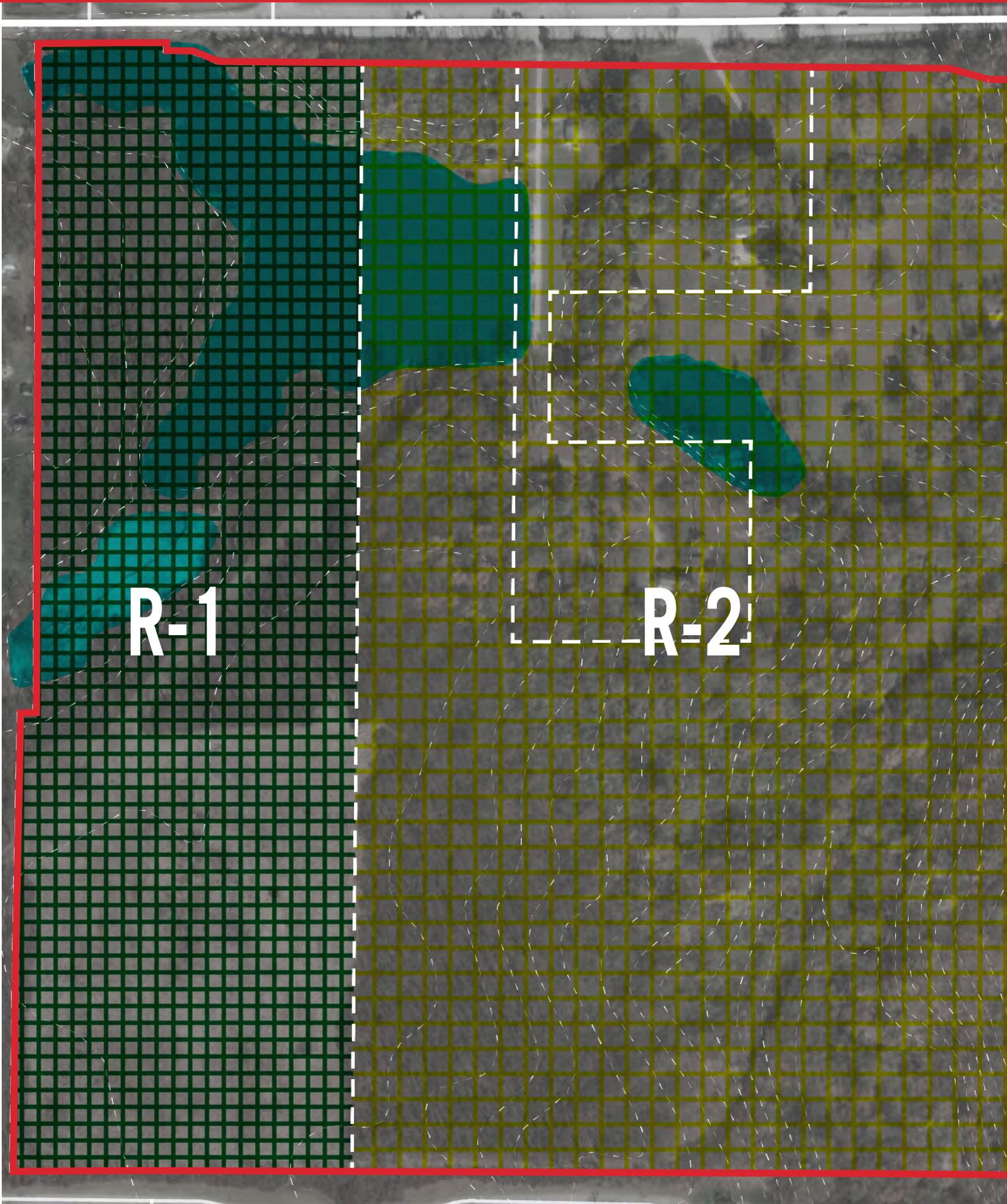


6 regional context



legend

-  RUSSELL OAKS PROPERTY
-  ROADWAYS
-  ZIONSVILLE
-  TRAILS
-  RADIAL DISTANCES
- HYDROLOGY**
 -  FLOOD HAZARD AREA
 -  WATERBODY
 -  ARTIFICIAL
 -  CANAL DITCH
 -  PIPELINE
 -  STREAM / RIVER



R-1

R-2

W. OAK STREET



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

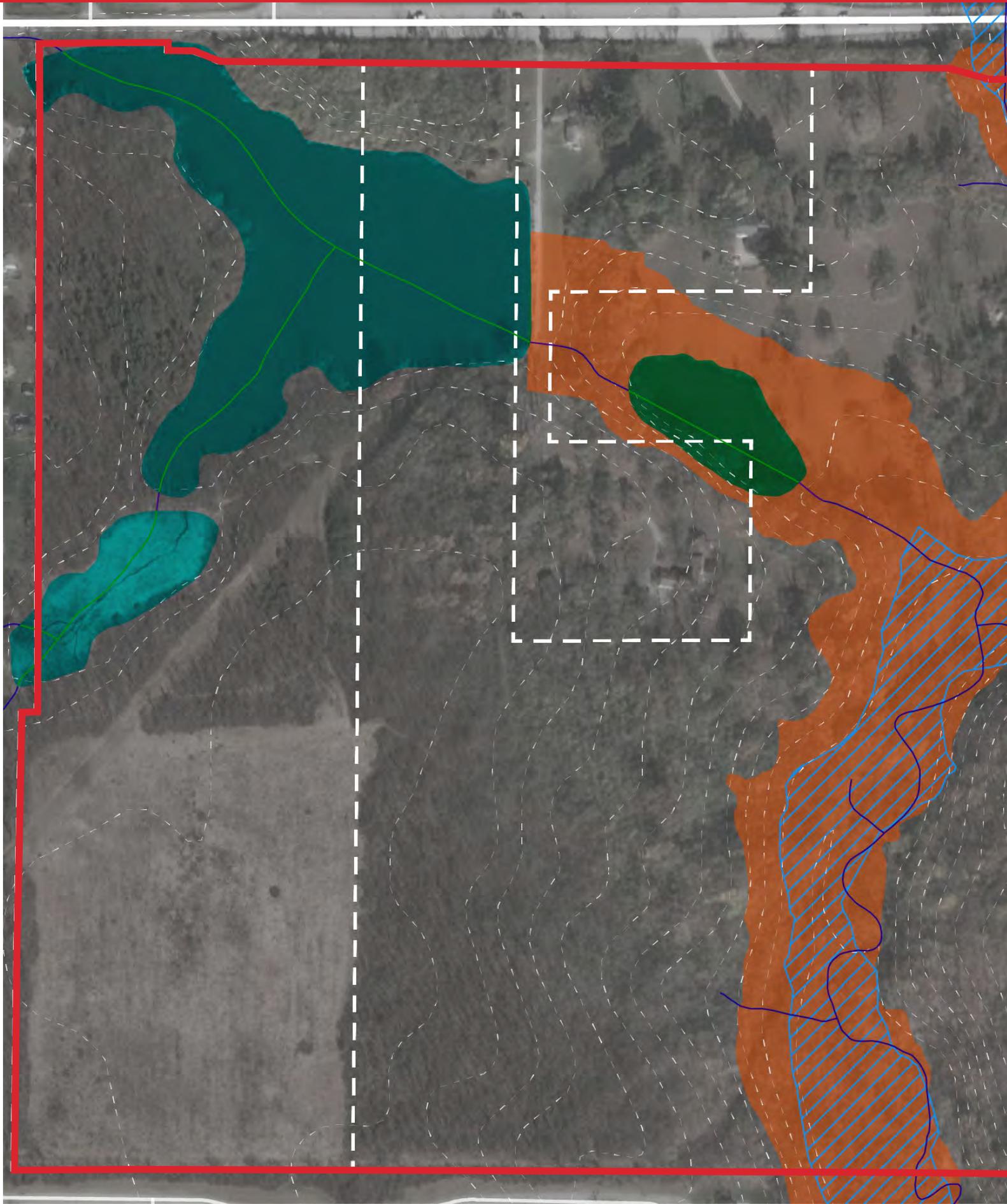
Front Yard Setback: 70' From The Center Of The Road

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

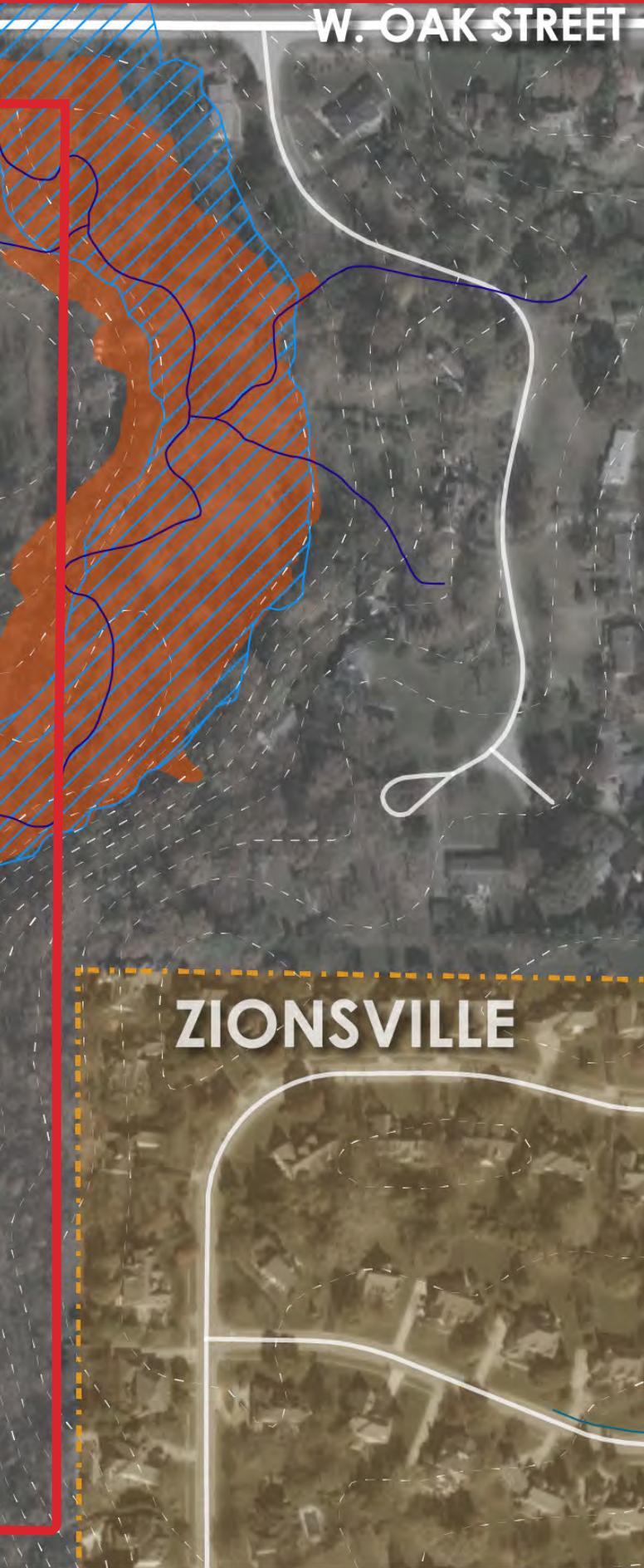
Front Yard Setback: 70' From The Center Of The Road

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



10 site context

W. OAK STREET



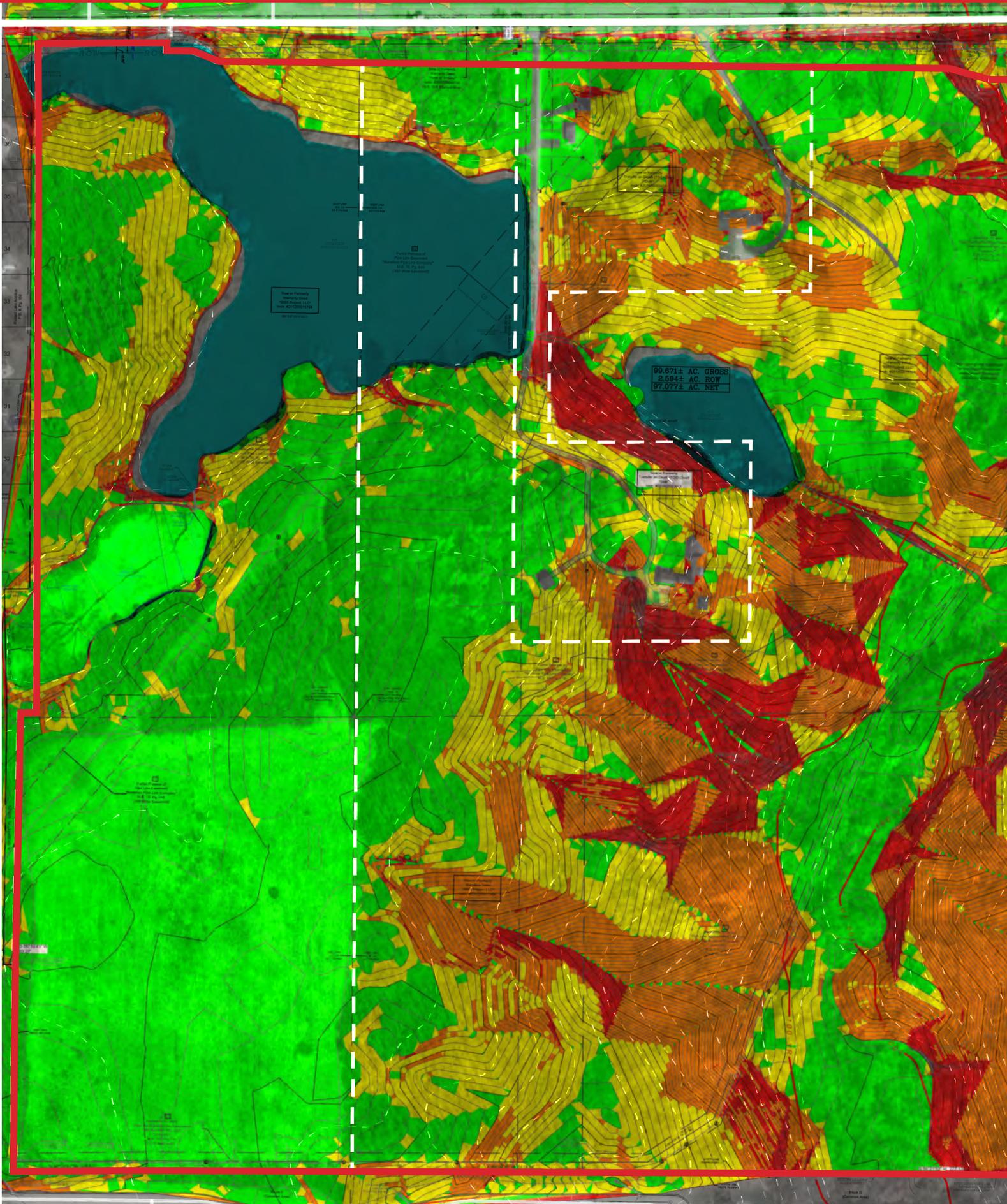
hydrology

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

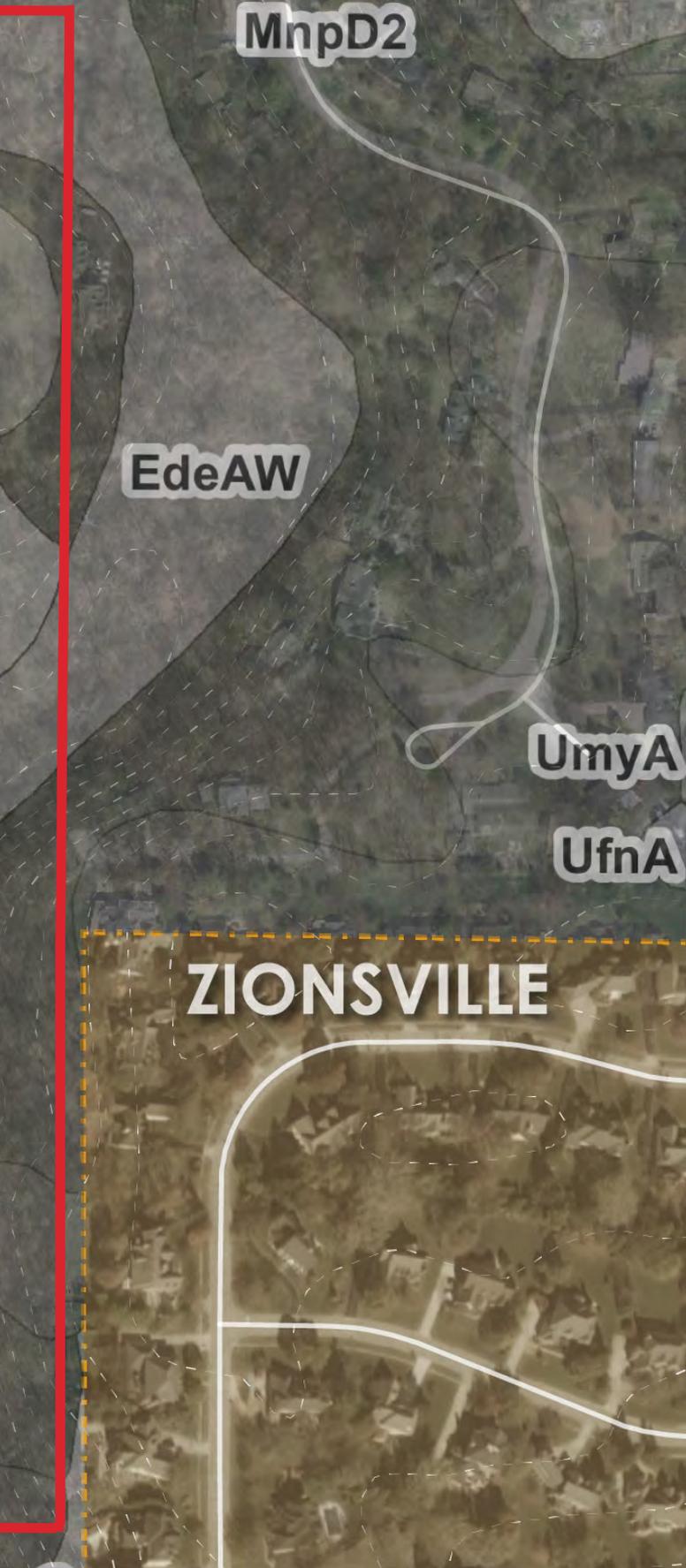
-  RUSSELL OAKS PROPERTY
-  ROADWAYS
-  ZIONSVILLE
- HYDROLOGY**
-  FLOOD HAZARD AREA
-  BREACHWAY
-  WATERBODY
-  ARTIFICIAL
-  CANAL DITCH
-  PIPELINE
-  STREAM / RIVER



12 site context



W. Oak St. W. OAK STREET



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





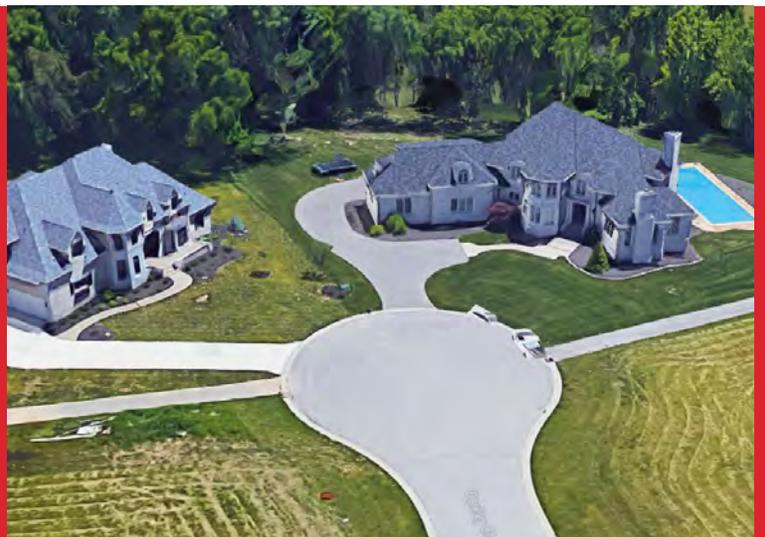
West Russell Lake Neighborhood



Thornhill Neighborhood



Oldfields Neighborhood





01



02

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)

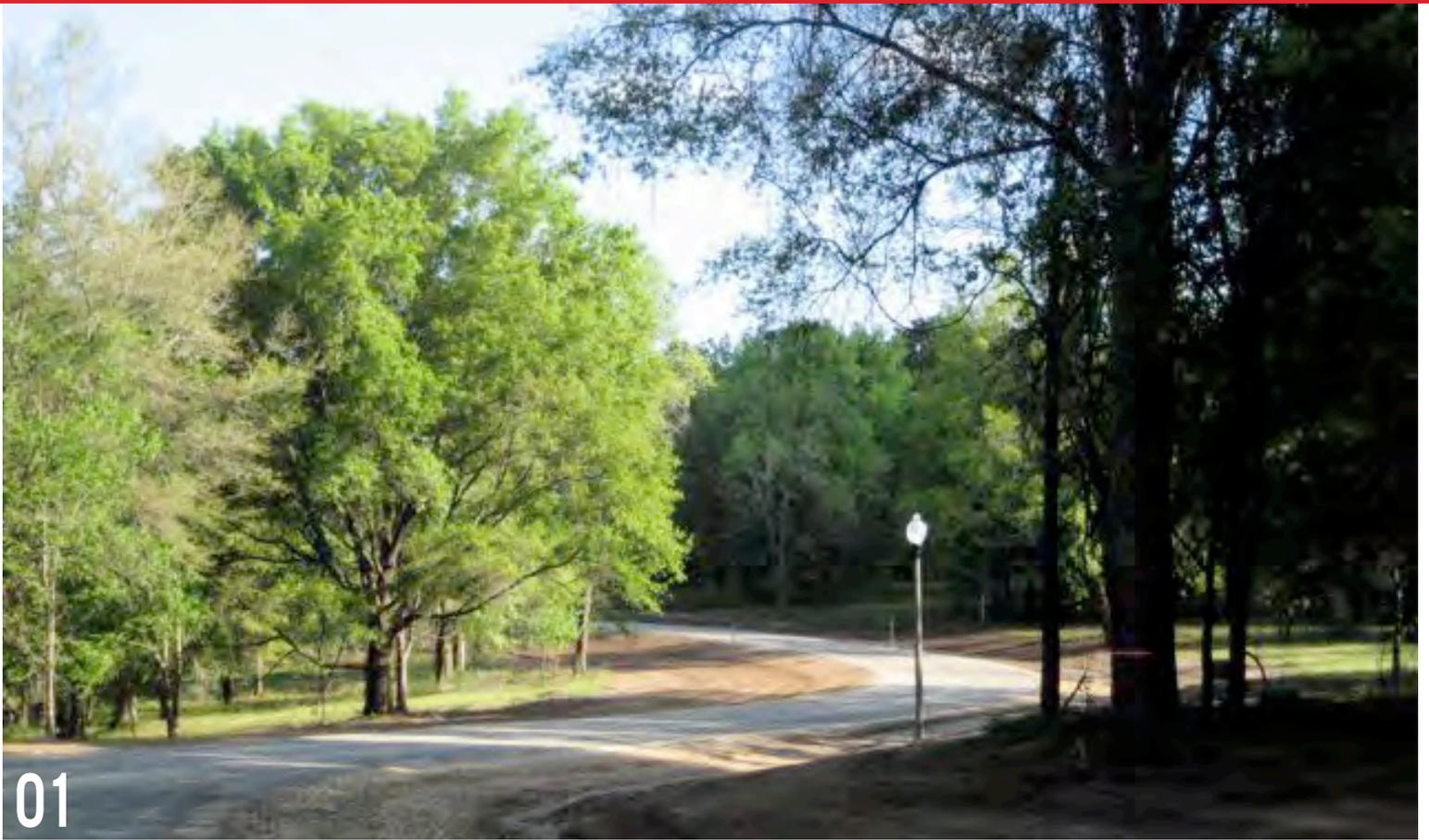
04. Formal gated entry. Stone. Branding opportunity on fence. Iconic columns



03



04



01



02

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.

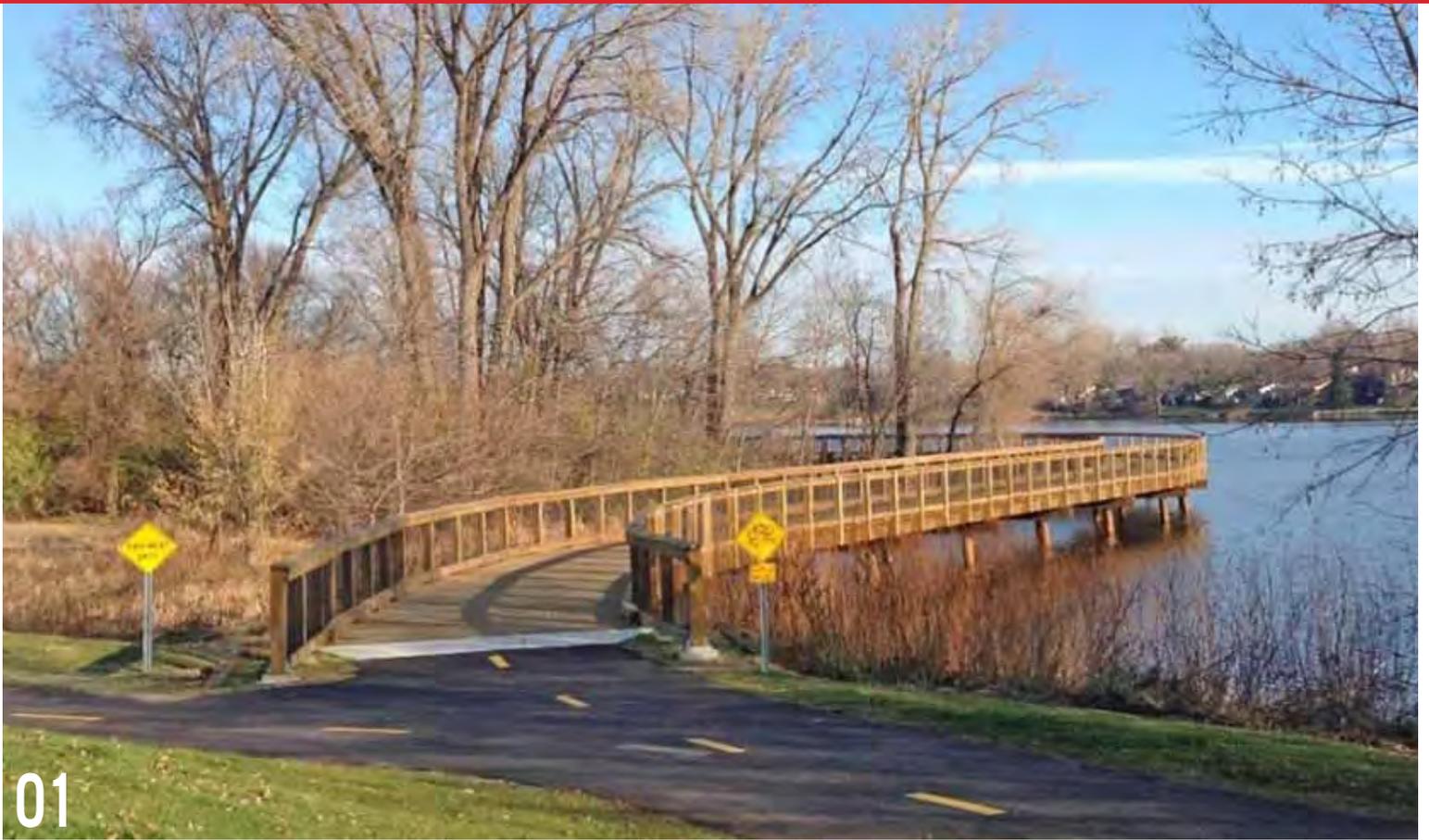
01. No curb / natural vegetation / lighting

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





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.

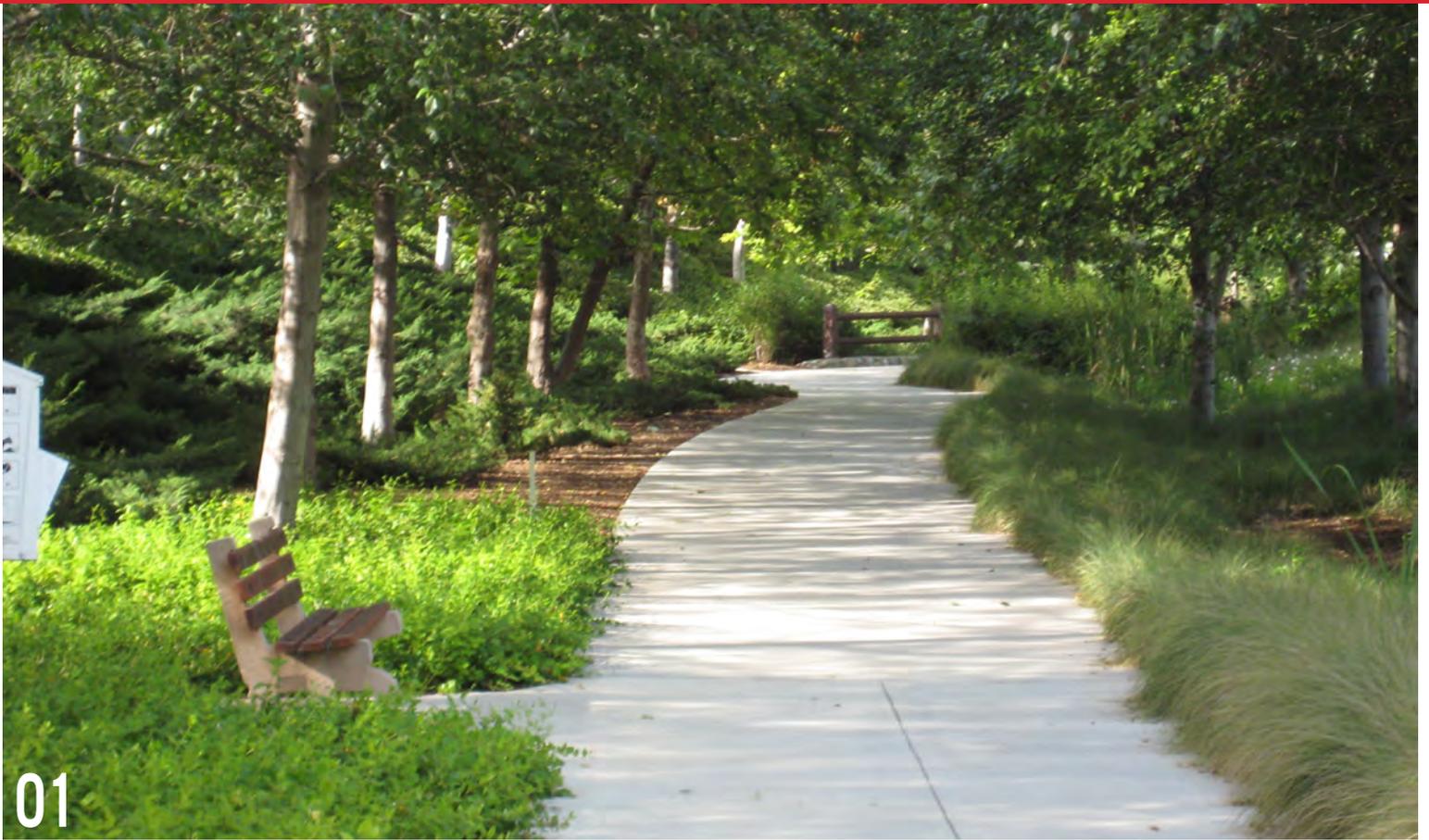
01. Trails around water features

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



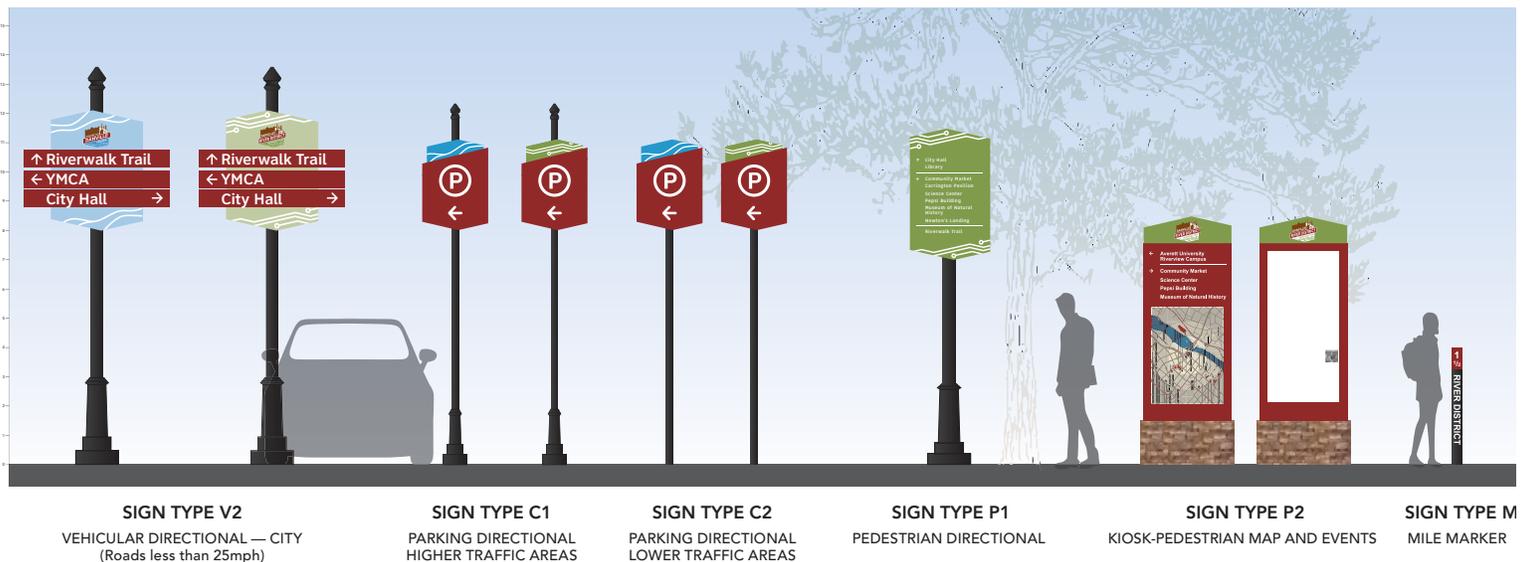
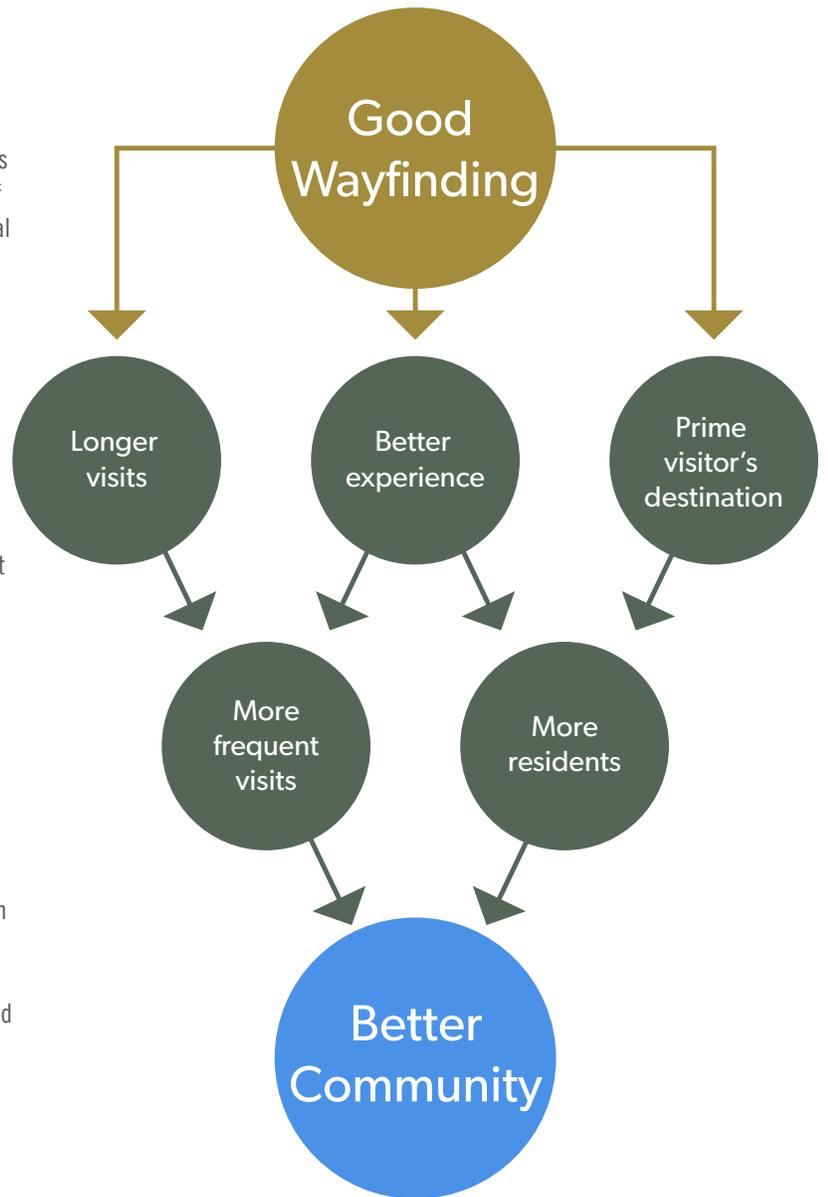
what is wayfinding?

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.

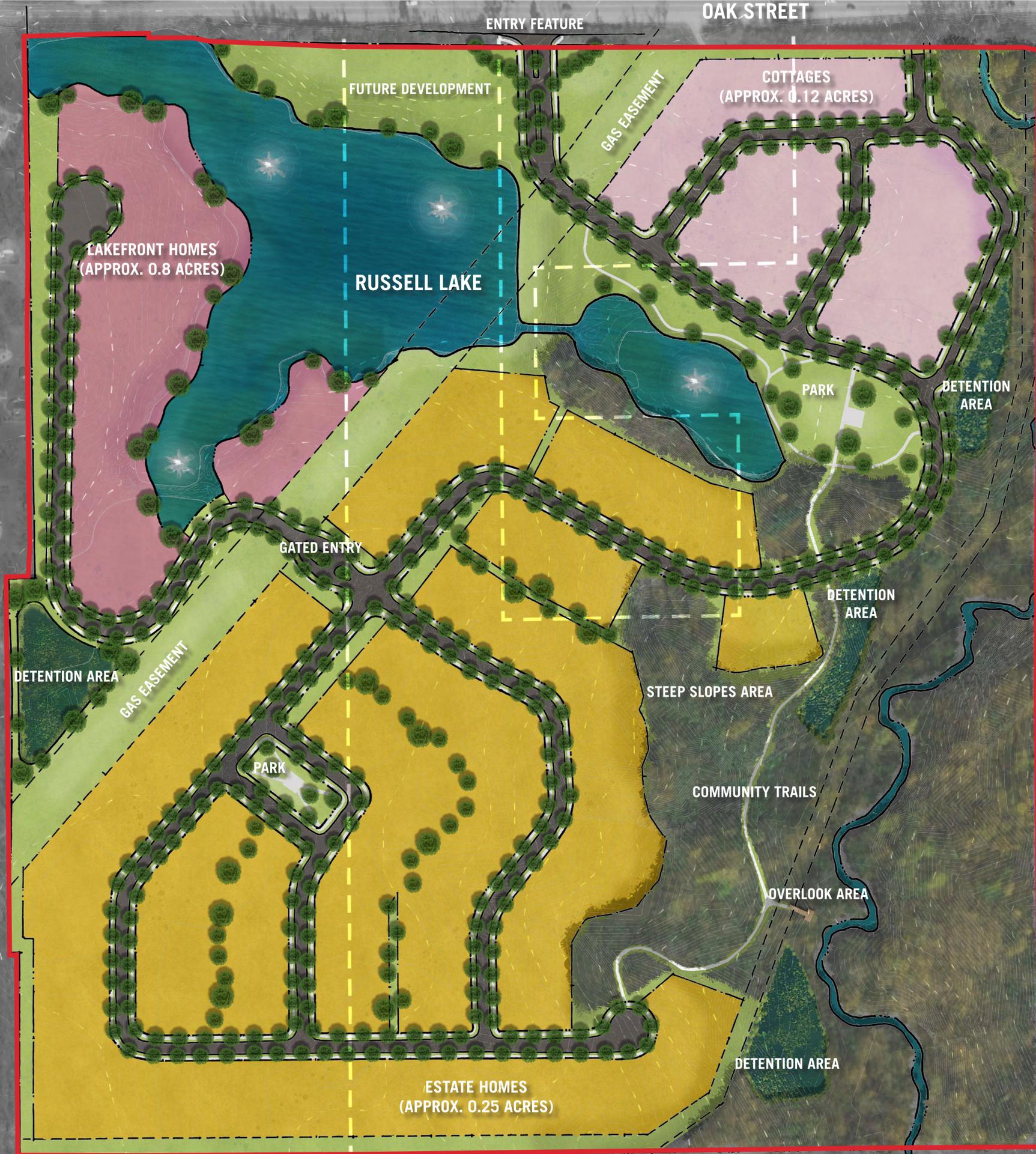
wayfinding for russell oaks

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.







master plan legend

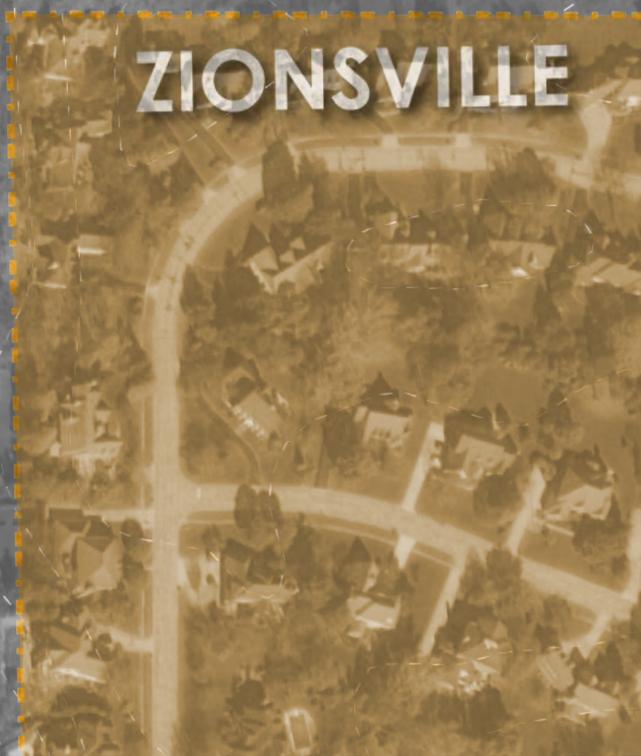
- RUSSELL OAKS PROPERTY
- ZIONSVILLE
- WATERBODY
- COTTAGES
- ESTATE HOMES
- LAKEFRONT HOMES

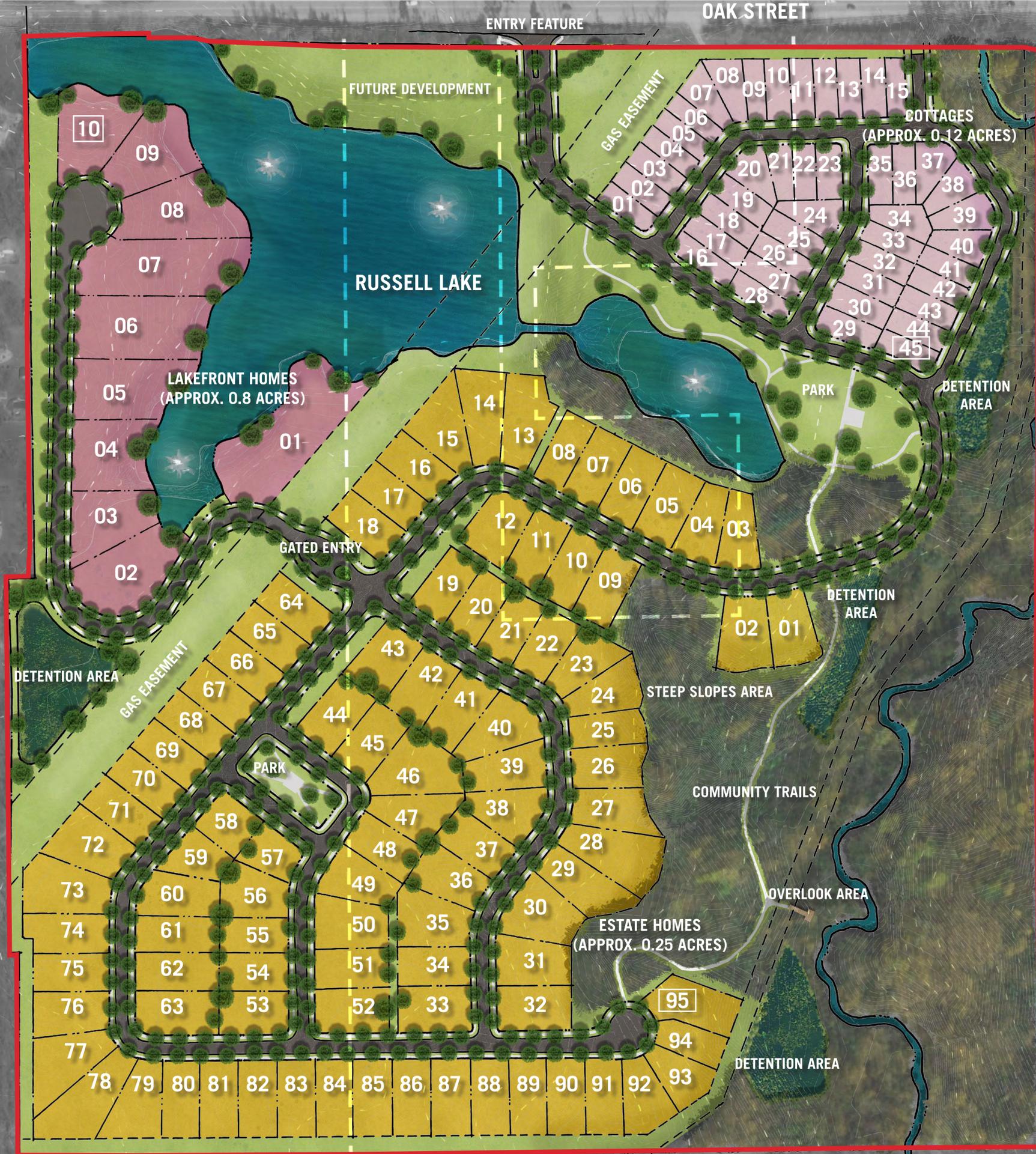
Russell Oaks Plan H	
R2 Rural Zoning (1.75 units / acre)	
Gross Acreage	98.50
Total units / acre allowed per code	1.75
Total units allowed per code	172.38

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





master plan legend

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

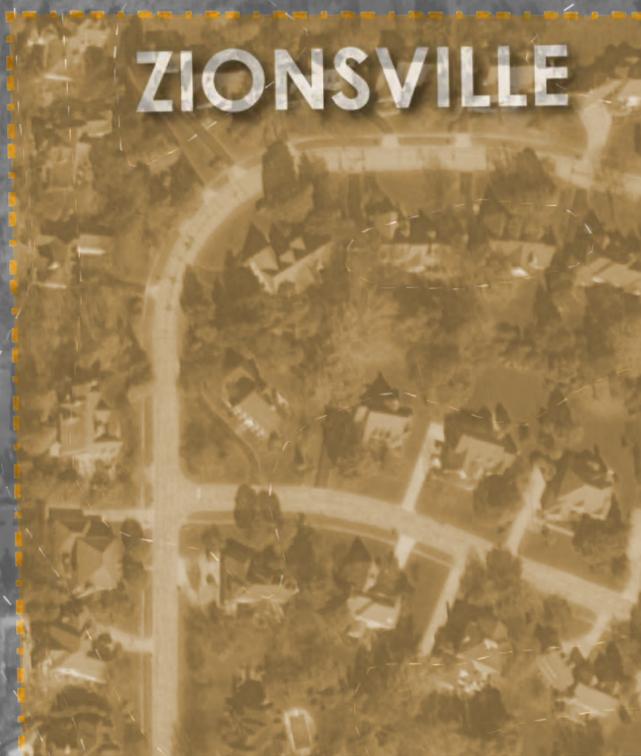
Russell Oaks Plan H	
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Undevelopable land	-13.0
Breachway	-13.9
Stormwater Detention Areas (5%)	-4.9
Trails / Open space / Amenities (5%)	-4.9
Net Acreage (Buildable Area)	31.5

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
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- 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



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;

- ▶ 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.

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,

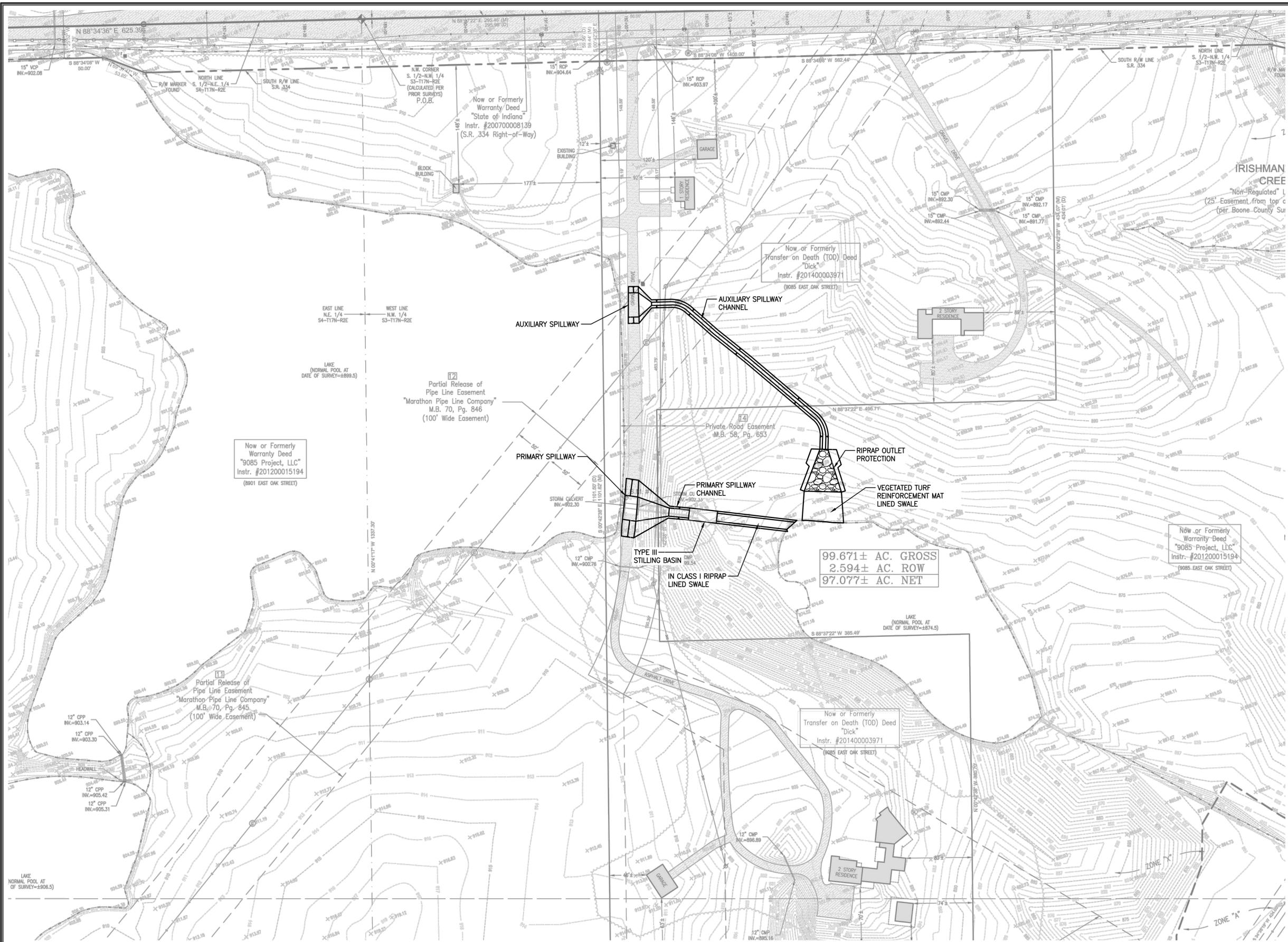
GAI Consultants, Inc.


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

ATTACHMENT 1
Proposed Conceptual Design



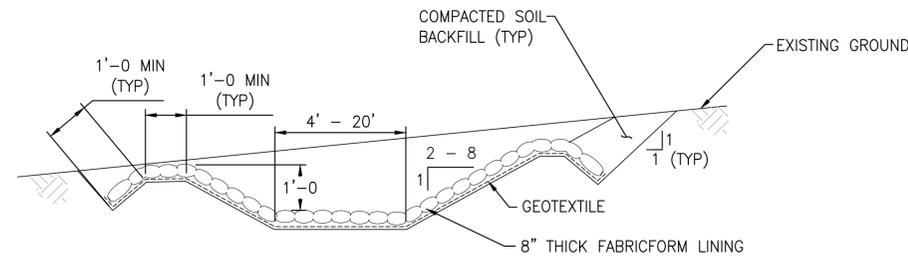
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 FROM COOR CONSULTING & LAND
 SERVICES CORPORATION DRAWING
 2015-025.DWG DATED 11/23/15.

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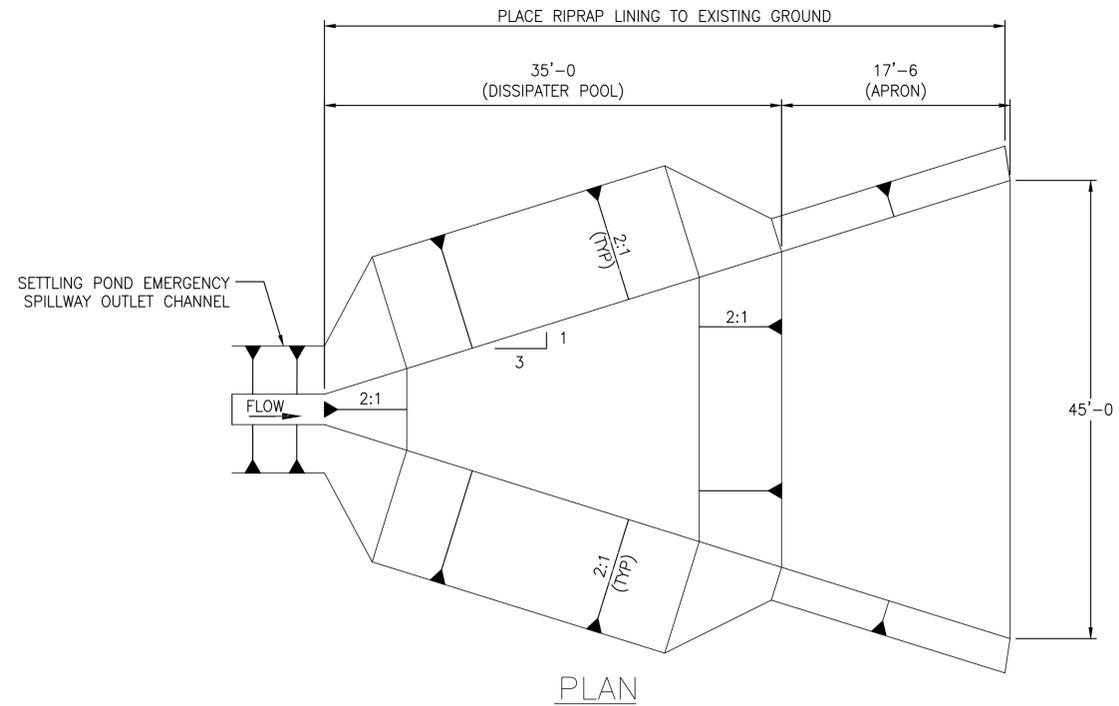


DRAWING TITLE CONCEPTUAL PLAN VIEW		CLIENT HERITAGE REALTY GROUP	NO.:	DATE:	DRAWN BY:	CHECKED BY:	APPROVED BY:	REVISION RECORD
PROJECT RUSSEL LAKE SPILLWAY MODIFICATION	 GAI CONSULTANTS		ALT./CLIENT DRAWING NUMBER: D2-001	GAI DRAWING NUMBER: D2-001		NO.:		DATE:
ISSUING OFFICE: Pittsburgh 395 E. Waterfront Drive, Homestead, PA 15120		GAI FILE NUMBER: E190369-00-000-00-D2-001		GAI FILE NUMBER: D2-001		NO.:		DATE:
© 2019 GAI Consultants		ISSUING OFFICE: Pittsburgh 395 E. Waterfront Drive, Homestead, PA 15120		GAI FILE NUMBER: D2-001		NO.:		DATE:
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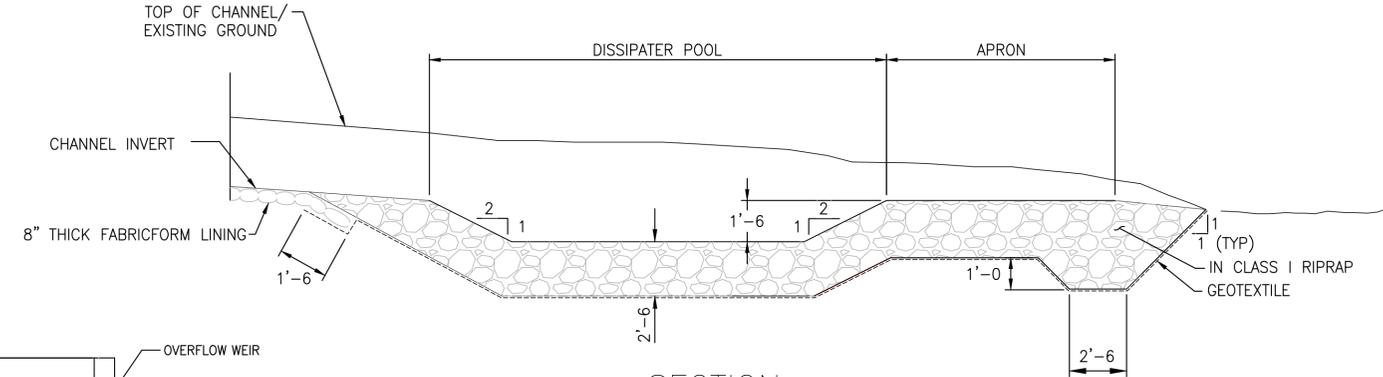
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TYPICAL AUXILIARY SPILLWAY AUXILIARY SPILLWAY CHANNEL
N.T.S.

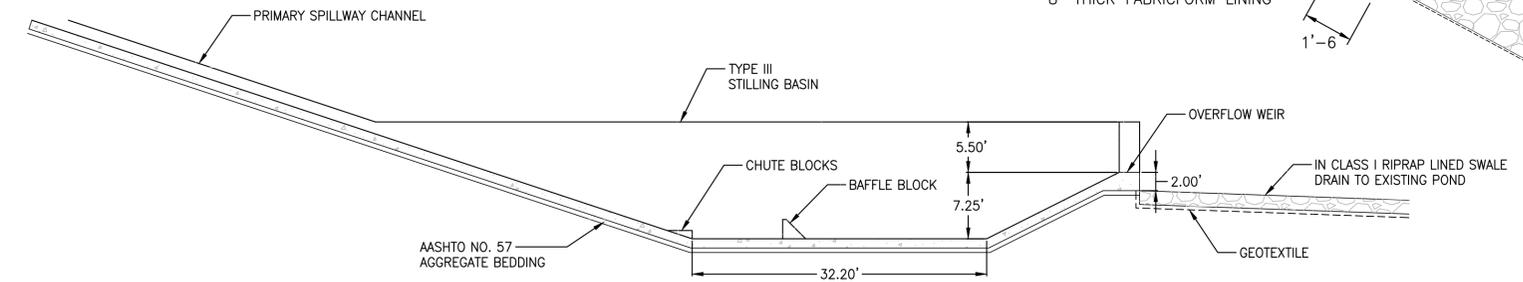


PLAN

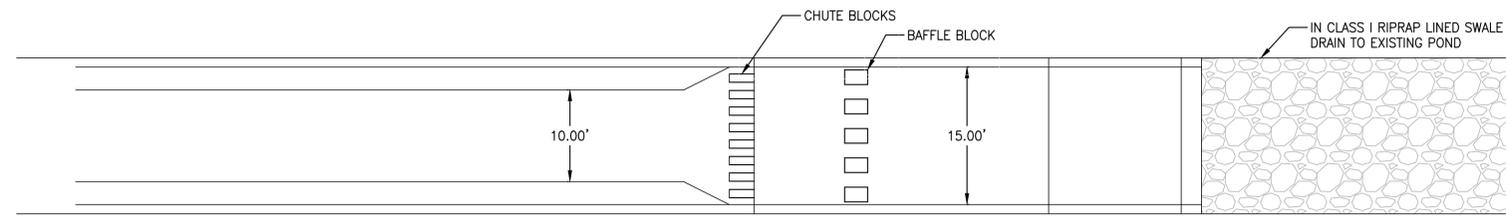


SECTION

RIPRAP OUTLET PROTECTION
N.T.S.

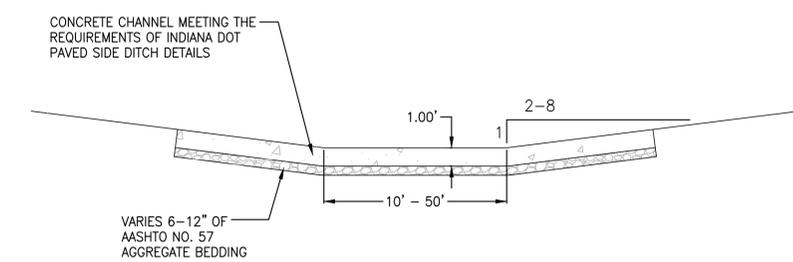


SECTION
N.T.S.



PLAN

TYPE III STILLING BASIN
N.T.S.



PRIMARY SPILLWAY AND PRIMARY SPILLWAY CHANNEL
N.T.S.

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DRAWING TITLE		CONCEPTUAL DETAILS	
PROJECT	RUSSEL LAKE SPILLWAY MODIFICATION	CLIENT	HERITAGE REALTY GROUP
GAI FILE NUMBER:	E190369-00-000-00-D2-002	GAI DRAWING NUMBER:	D2-002
ISSUING OFFICE:	Pittsburgh 395 E. Waterfront Drive, Homestead, PA 15120	ALT. CLIENT DRAWING NUMBER:	
<small>GAI CONSULTANTS</small> 			

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ATTACHMENT 2 Calculations

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

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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 (mi²)
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

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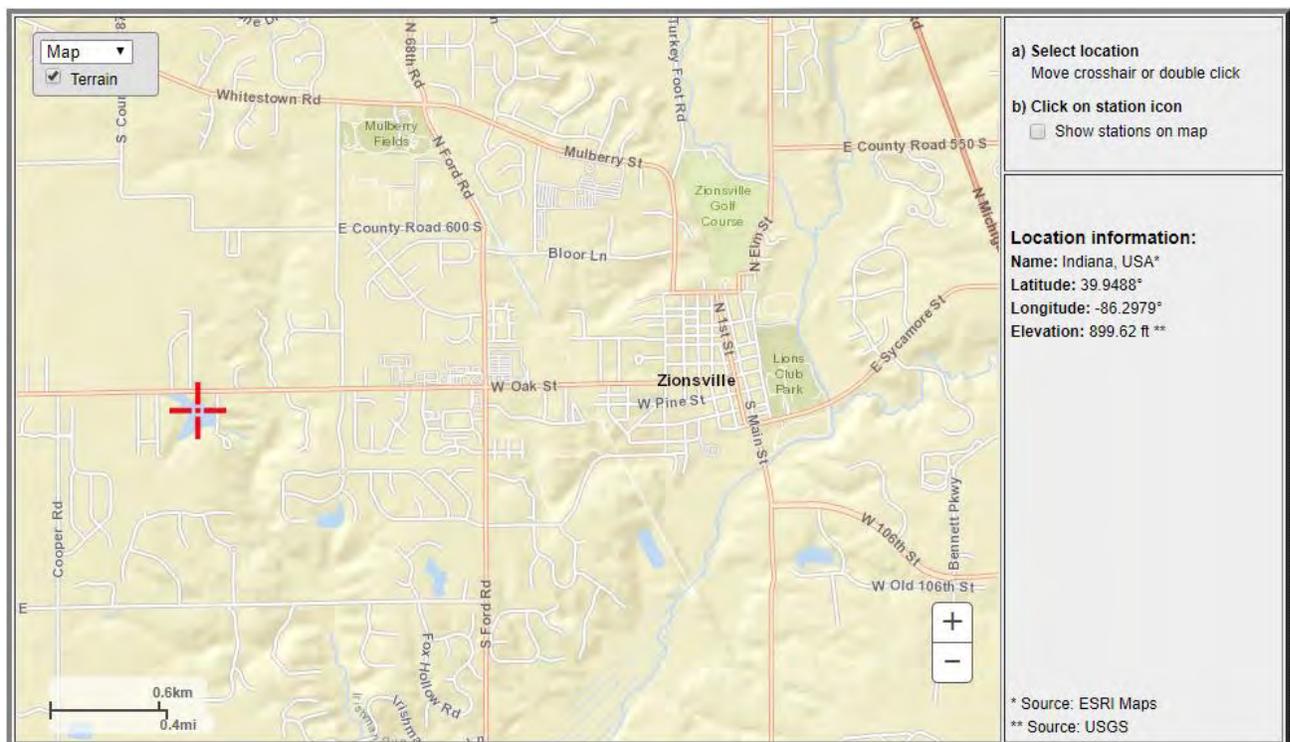


Dam falls between two 6-hour PMP rainfall depths, so the greater rainfall depth was chosen. The 6-hour PMP rainfall depth is 27.0 inches, so the 0.5 PMP rainfall depth is 13.5 inches. Use of the “All Season 6-Hour PMP for 10 Square Miles” is appropriate, as the total watershed area was delineated as 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: Volume Units: IN AC-FT Sorting:

Hydrologic Element	Drainage Area (MI ²)	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

Hydrologic Element	Drainage Area (MI ²)	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)

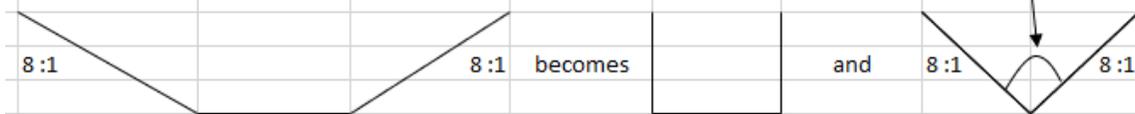


The full calculations for these items can be seen below:

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	<i>Elevation from CBBEL Report</i>
Bottom width	50.0000	
Weir coefficient C	2.8	
Coefficient of discharge C_d	0.622	
Side Slopes	8 :1	<i>8H:1V side slopes specified to allow driving</i>
θ (degrees)	166	
Crest Elevation	902.5	<i>From CBBEL Report - Crest Elevation varies between 903.6' and 902.5'</i>
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



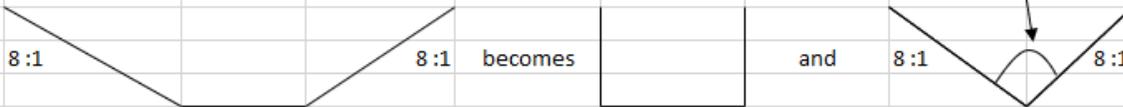
0.5 PMP STORM EVENT

AUXILIARY SPILLWAY

Evaluate the stage-discharge characteristics of the auxiliary spillway for the Russell Lake Dam

Spillway elevation	900.9	<i>Elevation set to 1' above primary spillway</i>
Bottom width	20.0000	
Weir coefficient C	2.8	
Coefficient of discharge C_d	0.622	
Side Slopes	8 :1	<i>8H:1V side slopes specified to allow driving</i>
θ (degrees)	166	
Crest Elevation	902.5	<i>From CBBEL Report - Crest Elevation varies between 903.6' and 902.5'</i>
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	<i>Elevation from CBBEL Report</i>				
Bottom width	50.0000					
Weir coefficient C	2.8					
Coefficient of discharge C_d	0.622					
Side Slopes	8 :1	<i>8H:1V side slopes specified to allow driving</i>				
θ (degrees)	166					
Crest Elevation	902.5	<i>From CBBEL Report - Crest Elevation varies between 903.6' and 902.5'</i>				
Top Width	91.600					
Freeboard	0.2					
The spillway will be divided as follows:						
		8 :1	becomes		and	
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	<i>Elevation set to 1' above primary spillway</i>				
Bottom width	20.0000					
Weir coefficient C	2.8					
Coefficient of discharge C _d	0.622					
Side Slopes	8 :1	<i>8H:1V side slopes specified to allow driving</i>				
θ (degrees)	166					
Crest Elevation	902.5	<i>From CBBEL Report - Crest Elevation varies between 903.6' and 902.5'</i>				
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 from 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.



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	
	Min	Max
Slope		
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	
	Min	Max
Slope		
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	
	Min	Max
Slope		
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.

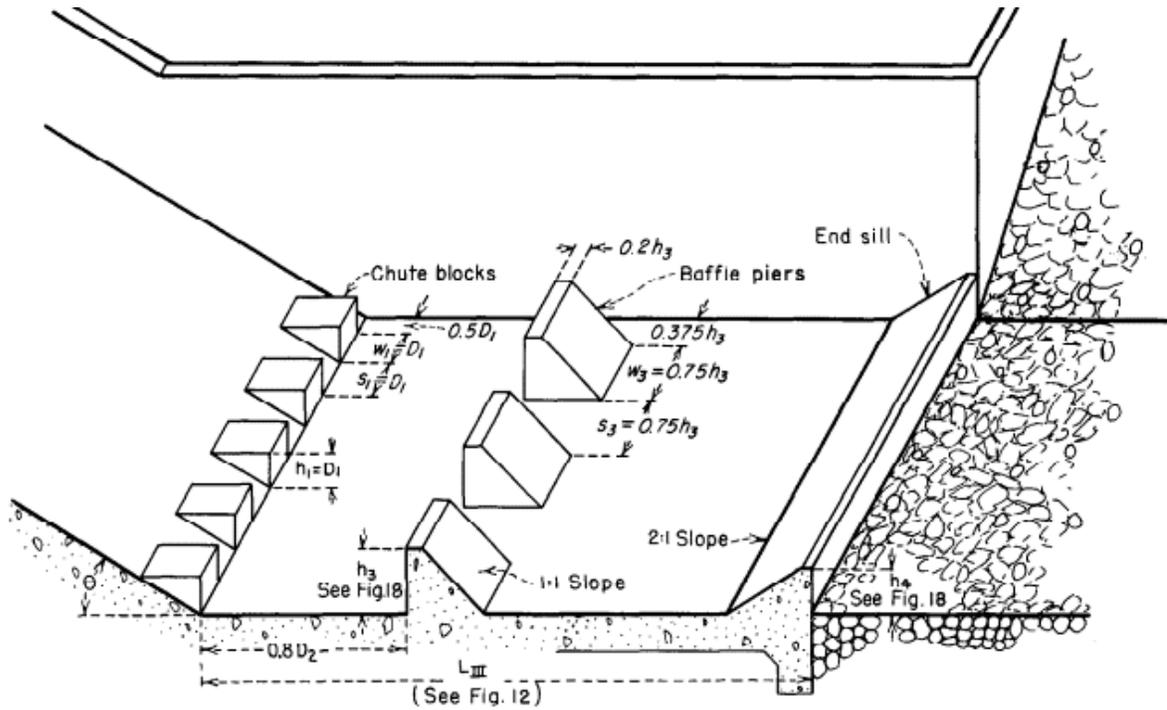


FIGURE 17.—Recommended proportions (Basin III).

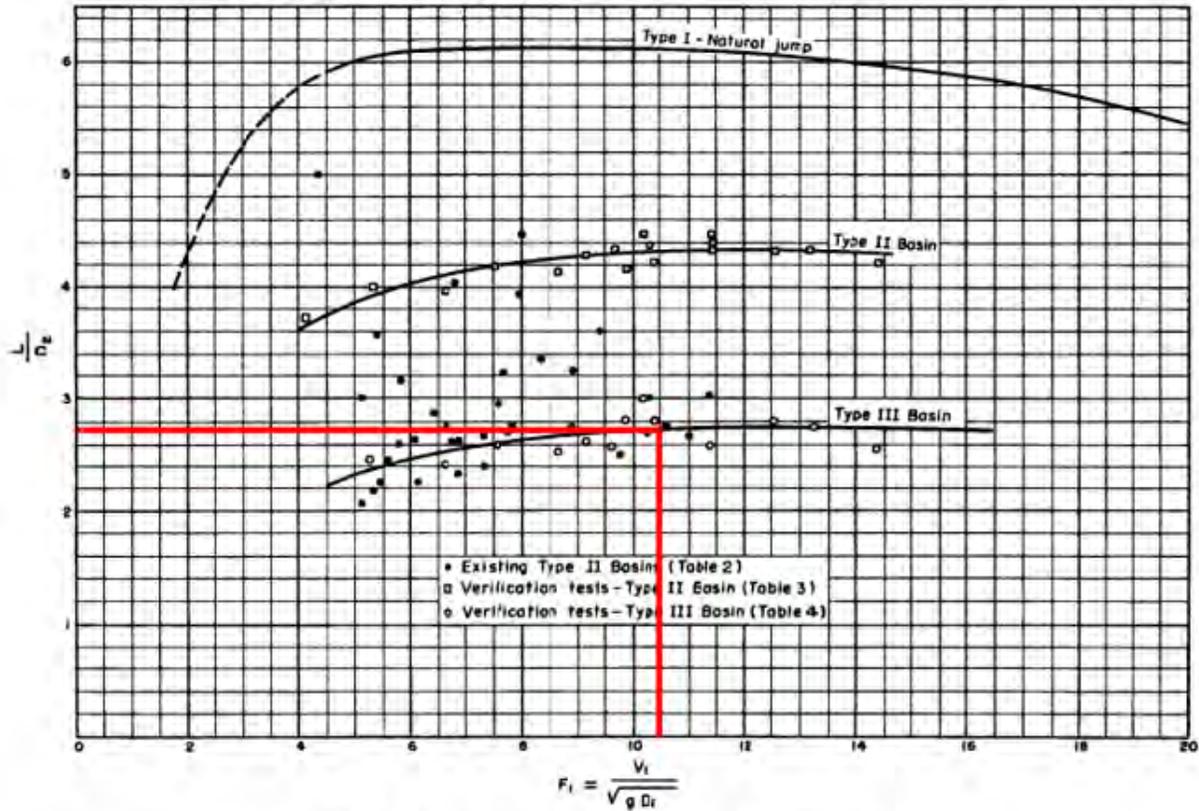
From page 7 of *Hydraulic Design of Stilling Basins and Energy Dissipators*:

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		$\frac{D_2}{D_1} = 1/2 (\sqrt{1+8F_1^2} - 1)$
0.8*D2	9.89 feet	additional dimensions for Stilling Basin (see Figure 17)	



The length of the hydraulic jump is determined using Figure 12 in the reference:

Length of Jump



STILLING BASIN FOR HIGH DAM AND EARTH DAM SPILLWAYS

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.

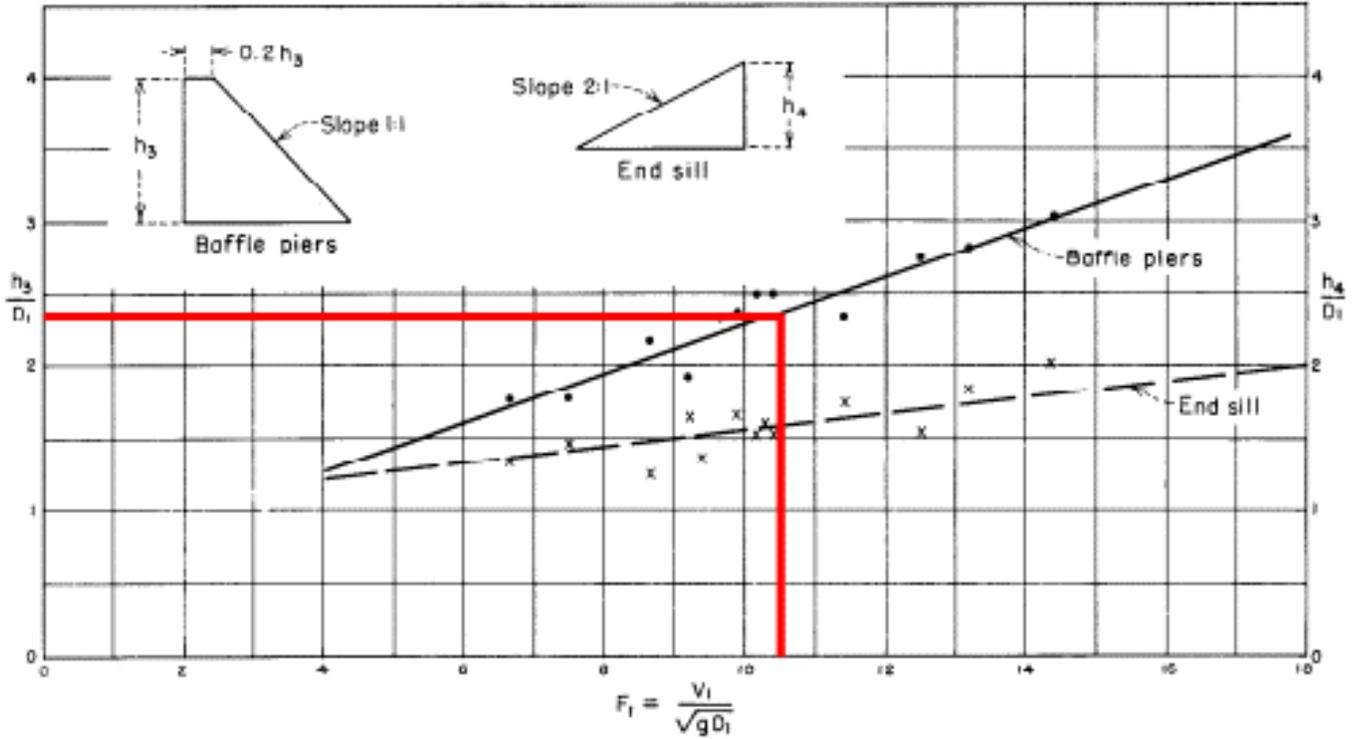


FIGURE 18.—Height of baffle piers and end sill (Basin III).

Additional dimensions for the end sill are determined using Figure 18 in the reference:

SHORT STILLING BASIN FOR CANAL STRUCTURES, ETC.

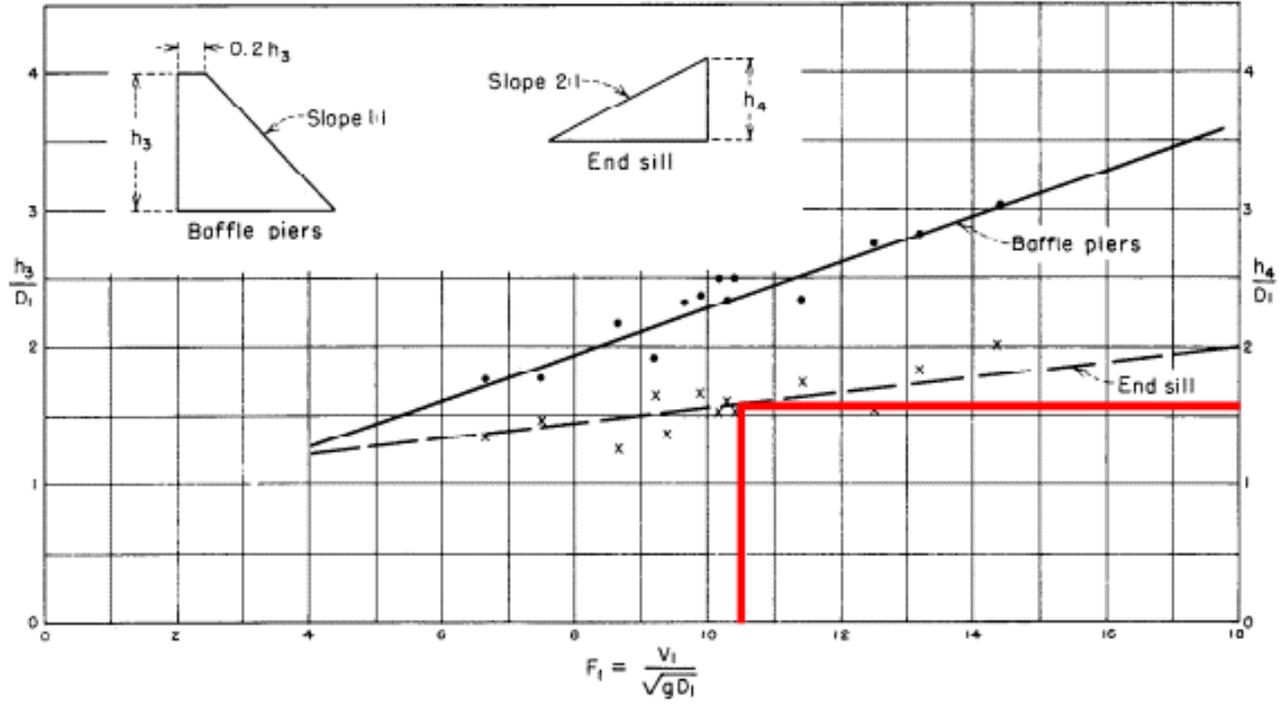


FIGURE 18.—Height of baffle piers and end sill (Basin III).



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, C _w	2.8	
Weir length = bottom width of basin, B	15 feet	
Head over weir, h	5.50 feet	<i>Height of water over weir when passing flow.</i>
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 ≤ v ≤ 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.			



Basin exit depth and exit velocity:			
From HEC-14, exit depth and exit velocity are equal to critical depth and critical velocity			
$Q^2 / g = (A_c)^3 / T_c = [y_c (W_B + zy_c)]^3 / (W_B + 2zy_c)$		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	[$A_c = y_c (W_B + zy_c)$]
$V_c = Q / A_c$ =	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			
	UV-stable polypropylene (PP) top and bottom net, 100% PP fiber matrix	Permanent	1:1
P300			Unvegetated 3.0 psf/9.0 fps Vegetated 10 psf / 16.0 fps
VMAX			
	UV-stable PP top & bottom nets, UV-stable PP crimped center net, 70% straw/30% coconut fiber matrix	Permanent	1:1 and Greater
SC250			Unvegetated 3.0 psf/9.5 fps Vegetated 10 psf / 15.0 fps
	UV-stable PP top & bottom nets, UV-stable PP crimped center net, 100% coconut fiber matrix	Permanent	1:1 and Greater
C350			Unvegetated 3.2 psf/10.5 fps Vegetated 12 psf / 20 fps
	UV-stable PP top & bottom nets, UV-stable PP crimped center net, 100% PP fiber matrix	Permanent	1:1 and Greater
P550			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.

SUBJECT HERITAGE REALTY GROUP LLC – RUSSELL LAKE DAM SPILLWAY DESIGN

BY ROUNCLL DATE 02/25/2020 PROJ. NO. E190369.00
CHKD. BY KMB DATE 02/25/2020 SHEET NO. 26 OF 28



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 (T_c) 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 bathymetric 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**.

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 1: Principal Spillway Inlet



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



Figure 3: Russell Lake Dam from Left Abutment

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.

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	<ul style="list-style-type: none"> • Vegetative growth near downstream toe of slope • Seepage downstream of embankment toe of slope
Principal Spillway	Acceptable ³	<ul style="list-style-type: none"> • Inadequate spillway capacity • Cracking within principal spillway channel walls
Emergency Spillway	Acceptable ³	<ul style="list-style-type: none"> • Inadequate spillway capacity

¹Note that other deficiencies may be present that were not observed or discussed

²The 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

Sources of Data

- 1. 2 ft contours generated from 2011 IndianaMap DEM
- 2. Russell Lake Dam Watershed, CBBEJ 2016



Legend

Time of Concentration

Flow Type

- Sheet Flow
- Shallow Concentrated Flow
- Channel Flow



Russell Lake Dam Watershed



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PROJECT: RUSSELL LAKE DAM
PRELIMINARY ENGINEERING REPORT

TITLE: DRAINAGE BASIN MAP

PROJECT NO. 16-0334	APPROX SCALE 1" = 600'
DATE: 09/2016	
EXHIBIT 2	

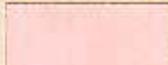
Sources of Data:
 1. 2011 NLCD Landuse Data
 2. Russell Lake Dam Watershed, CBBE, 2016

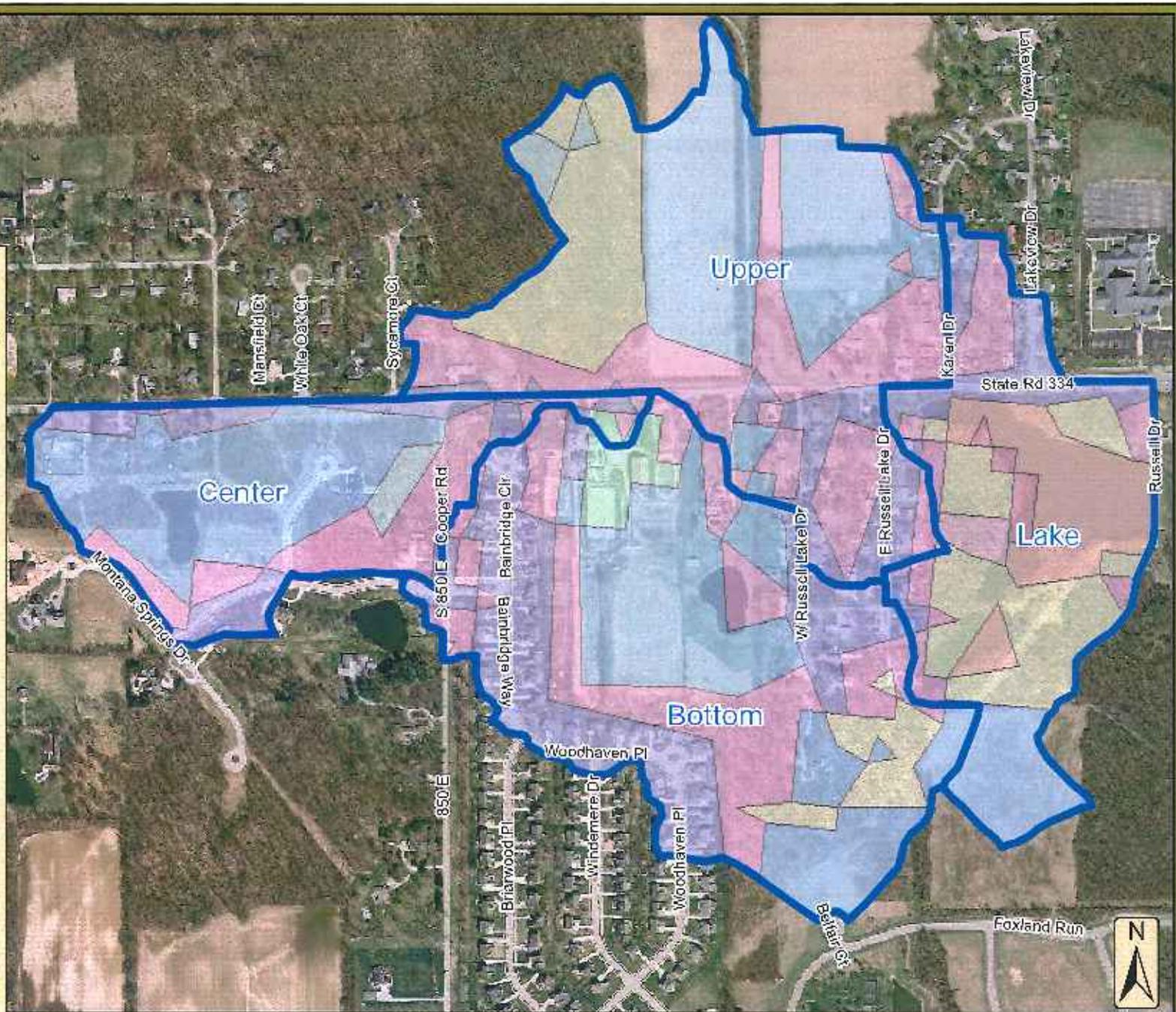
Legend



Russell Lake Dam Watershed

2011 NLCD Landuse Type

-  Open Water
-  Developed, Open Space
-  Developed, Low Intensity
-  Developed, Medium Intensity
-  Developed, High Intensity
-  Evergreen Forest
-  Shrublands
-  Cultivated Crops
-  Wetlands



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PROJECT: RUSSELL LAKE DAM
 PRELIMINARY ENGINEERING REPORT

PROJECT NO. 16-0334

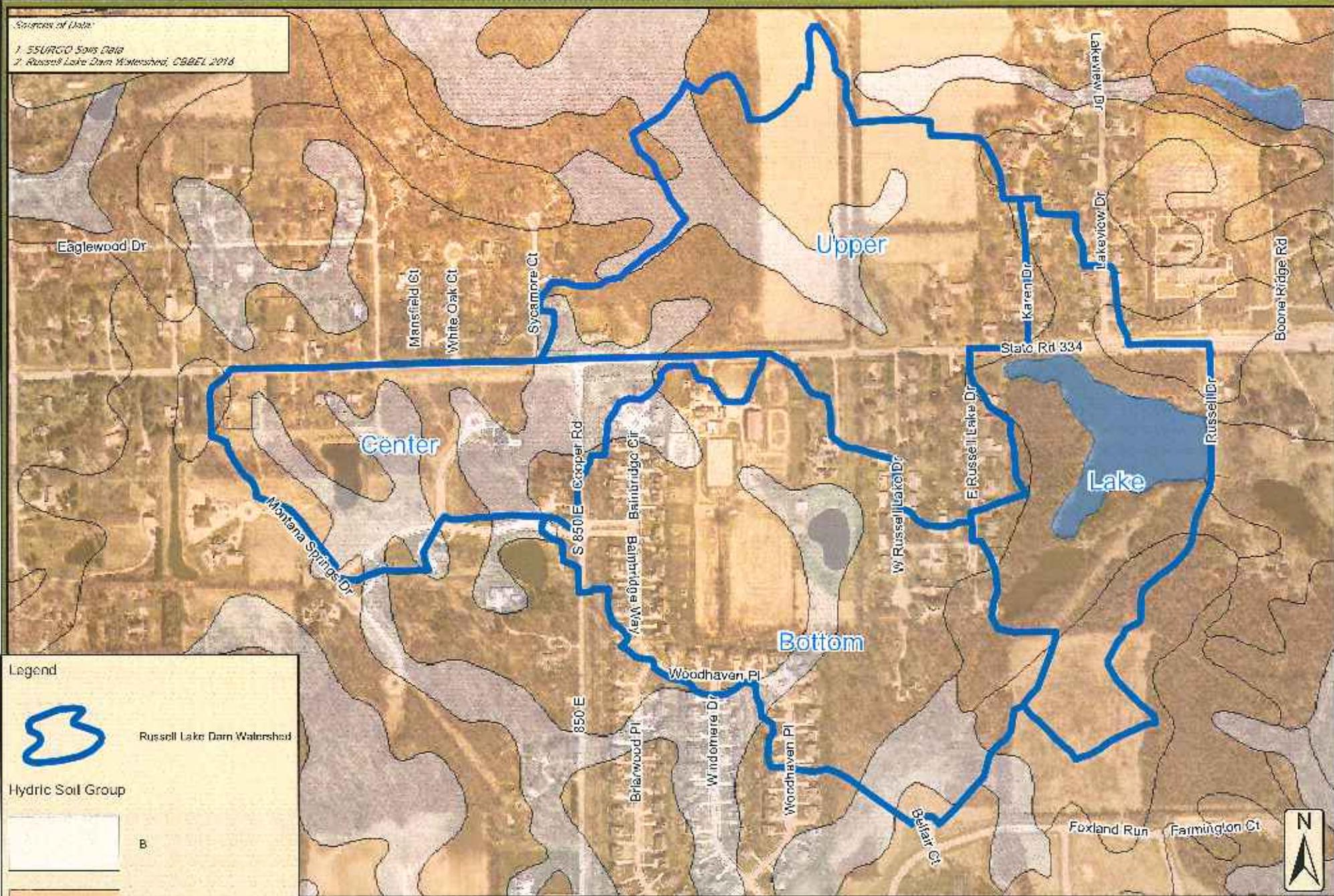
APPROX. SCALE 1" = 600'

TITLE: NLCD LANDUSE MAP

DATE: 09/2016

EXHIBIT 3

Sources of Data:
 1. SSURGO Soils Data
 2. Russell Lake Dam Watershed, CBBEL 2016



Legend

 Russell Lake Dam Watershed

Hydric Soil Group

 B

 C

 W

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PROJECT: RUSSELL LAKE DAM
 PRELIMINARY ENGINEERING REPORT

TITLE: HYDRIC SOILS MAP

PROJECT NO. 16-0334	APPROX. SCALE 1" = 600'
DATE: 09/2016	EXHIBIT 4



Appendix 2 – Watershed and Reservoir Parameters





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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: Lake

SHEET FLOW

$T_t(\text{hr}) = (0.007(n L)^{0.8}) / (P^2 \cdot 0.5 \cdot s^{0.4})$

(ft)	(ft)	(ft)		(in)		Surface Description	n-value		Tt (hr)
Length	U/S Elev	D/S Elev	Slope	P2	n				
100	916.85	915.75	0.011	2.96	0.15	Smooth surfaces	0.011		0.22
						Fallow (no residue)	0.05		
						Cultivated soils:			
						Residue cover < 20%	0.06		
						Residue cover > 20%	0.17		
						Average	0.15	TOTAL T _t (hr)	0.22
						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

$T_t(\text{hr}) = L / (3600 \cdot V)$

$V(\text{paved}) = 20.3282 S^{0.5}$

$V(\text{unpaved}) = 16.1345 S^{0.5}$

(ft)	(ft)	(ft)								Tt (hr)
Length	U/S Elev	D/S Elev	Slope	Pave(y/n)	Coef.	Velocity				
684	915.75	906.7	0.0132	n	y = 20.33	16.135	1.86			0.10
					n = 16.13					
										TOTAL T _t (hr)
										0.10

OPEN CHANNEL/PIPE FLOW

(assuming a velocity)

$T_t(\text{hr}) = L / (3600 \cdot V)$

(ft)	(ft/s)									Tt (hr)
Length	Velocity									
										0.00
										TOTAL T _t (hr)
										0.00

(w/o assuming a velocity)

$T_t(\text{hr}) = L / (3600 \cdot V)$

$V(\text{ft/s}) = (1.49 R^{2/3} S^{1/2}) / n$

(ft)	(ft)	(ft)		(ft)	(ft)	(ft)	(ft)				Tt (hr)
Length	U/S Elev	D/S Elev	Slope	n-value	Open Channel Bottom	Pipe SS DIA	Depth	Area	R	Velocity	
											0.00
											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)



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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: Bottom

SHEET FLOW

$T_t(\text{hr}) = (0.007(n L)^{0.8}) / (P2^{0.5} s^{0.4})$

(ft)	(ft)	(ft)		(in)		Surface Description	n-value		Tt (hr)
Length	U/S Elev	D/S Elev	Slope	P2	n				
100	919.07	918.12	0.0095	2.96	0.15	Smooth surfaces	0.011		0.23
						Fallow (no residue)	0.05		
						Cultivated soils:			
						Residue cover < 20%	0.06		
						Residue cover > 20%	0.17		
						Average	0.15	TOTAL T_t (hr)	0.23
						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

$T_t(\text{hr}) = L / (3600 V)$

$V(\text{paved}) = 20.3282 S^{0.5}$

$V(\text{unpaved}) = 16.1345 S^{0.5}$

(ft)	(ft)	(ft)				Coef.	Velocity		Tt (hr)
Length	U/S Elev	D/S Elev	Slope	Pave(y/n)					
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)

$T_t(\text{hr}) = L / (3600 V)$

(ft)	(ft/s)									Tt (hr)
Length	Velocity									
2021	2									0.28
										TOTAL T_t (hr)
										0.28

(w/o assuming a velocity)

$T_t(\text{hr}) = L / (3600 V)$

$V(\text{ft/s}) = (1.48 R^{2/3} S^{1/2}) / n$

(ft)	(ft)	(ft)			(ft)	(ft)	(ft)	(ft)				Tt (hr)
Length	U/S Elev	D/S Elev	Slope	n-value	Open Channel Bottom	Pipe SS	Pipe DIA	Depth	Area	R	Velocity	
												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

$T_t(\text{hr}) = (0.007(n L)^{0.8})(P2^{0.5} s^{0.4})$

(ft)	(ft)	(ft)		(in)		Surface Description	n-value		Tt (hr)
Length	U/S Elev	D/S Elev	Slope	P2	n				
100	918.6	918	0.006	2.96	0.15	Smooth surfaces	0.011		0.27
						Fallow (no residue)	0.05		
						Cultivated soils:			
						Residue cover < 20%	0.06		
						Residue cover > 20%	0.17		
						Average	0.15	TOTAL T_t (hr)	0.27
						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

$T_t(\text{hr}) = L / (3600 V)$

$V(\text{paved}) = 20.3282 S^{0.5}$

$V(\text{unpaved}) = 16.1345 S^{0.5}$

(ft)	(ft)	(ft)								Tt (hr)
Length	U/S Elev	D/S Elev	Slope	Pave(y/n)	Coef.	Velocity				
2215	918	906.13	0.0054	n	y = 20.33	16.135	1.18			0.52
					n = 16.13					
										TOTAL T_c (hr)
										0.52

OPEN CHANNEL/PIPE FLOW

(assuming a velocity)

$T_t(\text{hr}) = L / (3600 V)$

(ft)	(ft/s)									Tt (hr)
Length	Velocity									
340	2									0.05
										TOTAL T_t (hr)
										0.05

(w/o assuming a velocity)

$T_t(\text{hr}) = L / (3600 V)$

$V(\text{ft/s}) = (1.49 R^{2/3} S^{1/2}) / n$

(ft)	(ft)	(ft)		(ft)	(ft)	(ft)	(ft)	(ft)				Tt (hr)
Length	U/S Elev	D/S Elev	Slope	n-value	Open Channel Bottom	Pipe SS	Pipe DIA	Depth	Area	R	Velocity	
												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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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 $T_t(\text{hr}) = (0.007(n L)^{0.8}) / (P^2 \cdot 0.5 \cdot s^{0.4})$

(ft)	(ft)	(ft)	(in)			Surface Description	n-value		Tt (hr)
Length	U/S Elev	D/S Elev	Slope	P2	n				
100	926.22	924.54	0.0168	2.96	0.15	Smooth surfaces	0.011		0.18
						Fallow (no residue)	0.05		
						<i>Cultivated soils:</i>			
						Residue cover < 20%	0.06		
						Residue cover > 20%	0.17		
						Average	0.15	TOTAL T_t (hr)	0.18
						<i>Grass:</i>			
						Short grass	0.15		
						Lawn grasses	0.24		
						Bermudagrass	0.41		
						Range (natural)	0.13		
						<i>Woods:</i>			
						Light underbrush	0.4		
						Dense underbrush	0.8		

SHALLOW CONCENTRATED FLOW $T_t(\text{hr}) = L / (3600 V)$

$V(\text{paved}) = 20.3282 S^{0.5}$
 $V(\text{unpaved}) = 16.1345 S^{0.5}$

(ft)	(ft)	(ft)								Tt (hr)
Length	U/S Elev	D/S Elev	Slope	Pave(y/n)	Coef.	Velocity				
658	924.54	914.99	0.0145	n	y = 20.33	16.135	1.94			0.09
					n = 16.13					
										TOTAL T_t (hr)
										0.09

OPEN CHANNEL/PIPE FLOW
 (assuming a velocity) $T_t(\text{hr}) = L / (3600 V)$

(ft)	(ft/s)	Tt (hr)
Length	Velocity	
2262	2	0.31
		TOTAL T_t (hr)
		0.31

(w/o assuming a velocity) $T_t(\text{hr}) = L / (3600 V)$

$V(\text{ft/s}) = (1.49 R^{2/3} S^{1/2}) / n$

(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	Tt (hr)	
Length	U/S Elev	D/S Elev	Slope	n-value	Open Channel Bottom	Pipe SS	Pipe DIA	Depth	Area	R	Velocity	
												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
HYDROMETEOROLOGICAL
REPORT NO. 51
NATIONAL WEATHER SERVICE



STATE OF INDIANA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF WATER





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. Boring, D. Martin, B. Lin, J. Parzybok, M. Yekta, and D. Riley

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & apps](#)

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 (0.666-0.815)	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 (1.03-1.32)	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 (1.63-1.87)	2.12 (1.92-2.35)	2.48 (2.23-2.75)	2.96 (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 (2.36-2.93)	3.19 (2.85-3.53)	3.65 (3.23-4.04)	4.14 (3.62-4.59)	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 (5.43-6.89)	7.19 (6.12-7.99)	7.96 (6.67-8.90)
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 (4.61-5.33)	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 (7.87-8.28)	9.39 (8.50-10.1)
3-day	3.07 (2.88-3.27)	3.67 (3.41-3.92)	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 (3.06-3.48)	3.90 (3.67-4.15)	4.71 (4.44-5.02)	5.36 (5.03-5.70)	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 (9.85-11.3)	11.5 (10.6-12.2)
10-day	4.41 (4.16-4.69)	5.22 (4.93-5.56)	6.23 (5.87-6.60)	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 (11.8-13.4)	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).

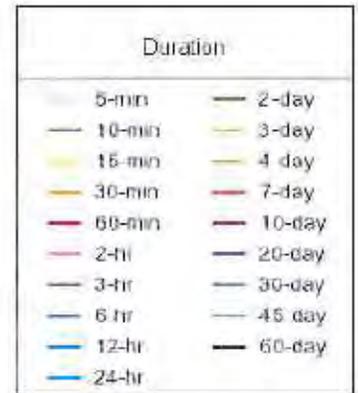
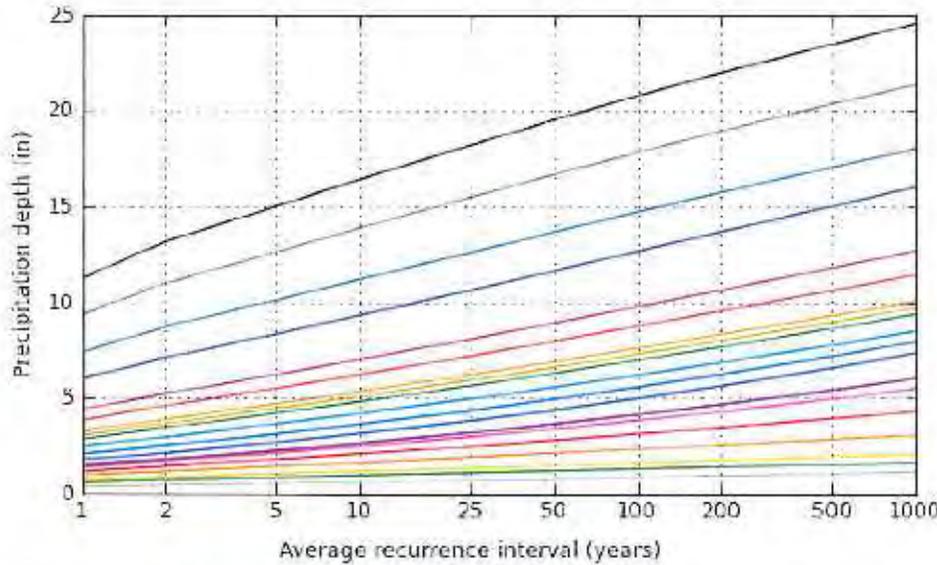
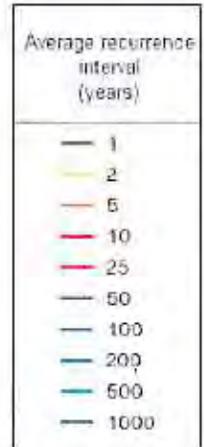
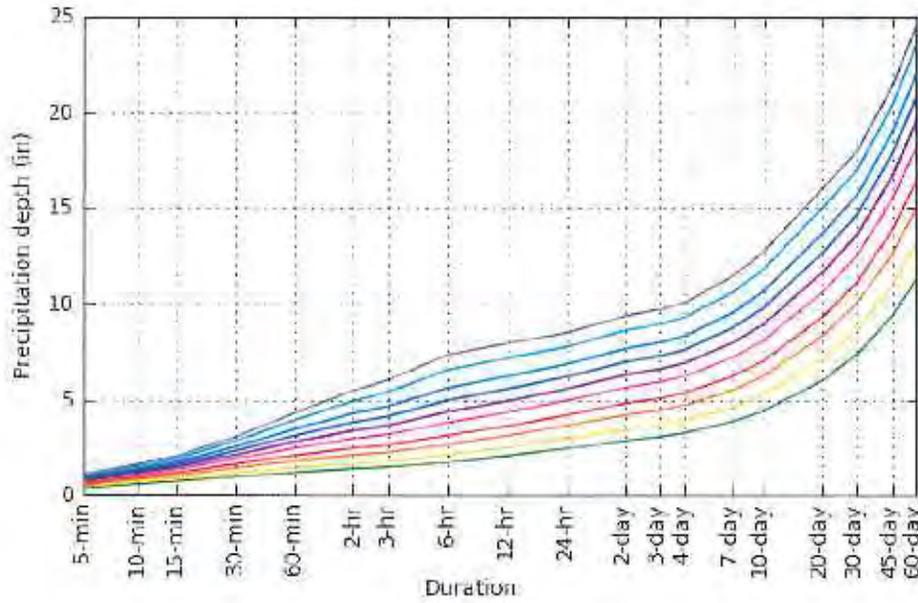
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper 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.

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PF graphical

PDS-based depth-duration-frequency (DDF) curves
 Latitude: 39.9485°, Longitude: -86.2967°



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Maps & aerials

Small scale terrain





Large scale terrain



Large scale map



Large scale aerial





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Composite Curve Number Calculation Worksheet

CBSEL Project No: 190134 Calc. By: MWM Date: 7/26/2016
 CBSEL 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	51			
		Developed, Low Intensity	51			
		Developed, Medium Intensity	75			
		Developed, High Intensity	99			
		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	19.9	Open Water	100			
		Developed, Open Space	66	70	3.6	259.6
		Developed, Low Intensity	75	14	2.6	196.5
		Developed, Medium Intensity	84	0	0.0	0.0
		Developed, High Intensity	92			
		Barren Land (Rock / Sand / Clay)	86			
		Deciduous Forest	55	9	1.2	86.8
		Evergreen Forest	55			
		Mixed Forest	55			
		Shrub / Scrub	61			
		Grasslands / Herbaceous	58			
		Pasture / Hay	61			
		Cultivated Crops	75	80	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	22.9	1806.7
		Developed, Low Intensity	85	32	26.1	2168.1
		Developed, Medium Intensity	89	7	5.6	340.4
		Developed, High Intensity	94			
		Barren Land (Rock / Sand / Clay)	91			
		Deciduous Forest	70	9	4.7	323.8
		Evergreen Forest	70	0	0.0	0.0
		Mixed Forest	70			
		Shrub / Scrub	74			
		Grasslands / Herbaceous	71			
		Pasture / Hay	74			
		Cultivated Crops	92	50	23.3	1917.4
		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	91			
		Grasslands / Herbaceous	78			
		Pasture / Hay	90			
		Cultivated Crops	95			
		Small Grains	90			
		Urban/Recreational Grasses	90			
		Woody Wetlands	77			
		Emergent Herbaceous Wetlands	84			
		Total =				
Water		Open Water	100			
Totals	100				100	794.7
CN =						79.4
Use CN						78

Composite Curve Number Calculation Worksheet

GPRI Project No. 16-0354 Date, By MWM Date 7/26/2016
 CBSEL Project Name Russett 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	51			
		Developed, Low Intensity	51			
		Developed, Medium Intensity	75			
		Developed, High Intensity	89			
		Barren Land (Rock / Sand / Clay)	77			
		Deciduous Forest	25			
		Evergreen Forest	25			
		Mixed Forest	29			
		Shrub / Scrub	39			
		Grasslands / Herbaceous	30			
		Pasture / Hay	30			
		Cultivated Crops	54			
		Small Grains	49			
		Urban/Recreational Grasses	39			
		Woody Wetlands	30			
		Emergent Herbaceous Wetlands	49			
		Total =				
B		Open Water	100			
		Developed, Open Space	68			
		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	51			
		Cultivated Crops	75			
		Small Grains	61			
		Urban/Recreational Grasses	51			
		Woody Wetlands	55			
		Emergent Herbaceous Wetlands	59			
		Total =				
C	81.2	Open Water	100	10	9.4	838.8
		Developed, Open Space	79	17	13.6	1076.4
		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	30	28.7	2010.2
		Evergreen Forest	70	3	2.4	169.5
		Mixed Forest	76			
		Shrub / Scrub	74			
		Grasslands / Herbaceous	71			
		Pasture / Hay	74			
		Cultivated Crops	82	70	12.6	1038.6
		Small Grains	74			
		Urban/Recreational Grasses	74			
		Woody Wetlands	70			
		Emergent Herbaceous Wetlands	79	1	0.8	61.7
		Total =	100			
D	16.8	Open Water	100	73	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	0.9	26.3
		Mixed Forest	77			
		Shrub / Scrub	80			
		Grasslands / Herbaceous	78			
		Pasture / Hay	80			
		Cultivated Crops	85			
		Small Grains	80			
		Urban/Recreational Grasses	80			
		Woody Wetlands	77			
		Emergent Herbaceous Wetlands	84	73	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

CSBEL Project No. 16-0334 Calcs. By WMM Date 1/26/2016
 CSBEL 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	57			
		Developed, Low Intensity	67			
		Developed, Medium Intensity	75			
		Developed, High Intensity	89			
		Barren Land (Rock / Sand / Clay)	77			
		Deciduous Forest	25			
		Evergreen Forest	25			
		Mixed Forest	23			
		Shrub / Scrub	35			
		Grasslands / Herbaceous	32			
		Pasture / Hay	38			
		Cultivated Crops	64			
		Small Drains	38			
		Urban/Recreational Grasses	38			
		Woody Wetlands	32			
		Emergent Herbaceous Wetlands	49			
		Total =				
B	URP	Open Water	100			
		Developed, Open Space	68	3.7	3.6	248.1
		Developed, Low Intensity	75	6	0.8	63.1
		Developed, Medium Intensity	84			
		Developed, High Intensity	92			
		Barren Land (Rock / Sand / Clay)	85			
		Deciduous Forest	55	35	7.2	354.6
		Evergreen Forest	55			
		Mixed Forest	58			
		Shrub / Scrub	61	5	0.9	53.2
		Grasslands / Herbaceous	58			
		Pasture / Hay	61			
		Cultivated Crops	75	21	6.4	177.4
		Small Drains	61			
		Urban/Recreational Grasses	61			
		Woody Wetlands	55			
		Emergent Herbaceous Wetlands	65			
		Total =	100			
C	R11	Open Water	100			
		Developed, Open Space	70	58	29.2	2101.7
		Developed, Low Intensity	83	13	10.5	867.4
		Developed, Medium Intensity	89			
		Developed, High Intensity	94			
		Barren Land (Rock / Sand / Clay)	91			
		Deciduous Forest	70	10	13.8	753.9
		Evergreen Forest	70	0	0.0	0.2
		Mixed Forest	70			
		Shrub / Scrub	74	4	1.3	93.2
		Grasslands / Herbaceous	71			
		Pasture / Hay	74			
		Cultivated Crops	82	31	23.4	2412.1
		Small Drains	74			
		Urban/Recreational Grasses	74			
		Woody Wetlands	70			
		Emergent Herbaceous Wetlands	71			
		Total =	100			
D		Open Water	100			
		Developed, Open Space	61			
		Developed, Low Intensity	67			
		Developed, Medium Intensity	81			
		Developed, High Intensity	85			
		Barren Land (Rock / Sand / Clay)	84			
		Deciduous Forest	77			
		Evergreen Forest	77			
		Mixed Forest	77			
		Shrub / Scrub	81			
		Grasslands / Herbaceous	78			
		Pasture / Hay	80			
		Cultivated Crops	80			
		Small Drains	80			
		Urban/Recreational Grasses	80			
		Woody Wetlands	77			
		Emergent Herbaceous Wetlands	84			
		Total =				
Water		Open Water	100			
Totals	100			100	7809.6	
				CN =	73.7	
				Use CN	77	

Composite Curve Number Calculation Worksheet

CSDEI Project No. 16-0354 Calc. By W/M Date 7/26/2016
 CSDEI Project Name Russell Lake Dam Check By PLS Date 7/28/2016
 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	57			
		Developed, Low Intensity	67			
		Developed, Medium Intensity	75			
		Developed, High Intensity	88			
		Barren Land (Rock / Sand / Clay)	77			
		Deciduous Forest	75			
		Evergreen Forest	25			
		Mixed Forest	25			
		Shrub / Scrub	38			
		Grasslands / Herbaceous	31			
		Pasture / Hay	39			
		Cultivated Crops	64			
		Small Grains	33			
		Urban/Recreational Grasses	38			
		Woody Wetlands	33			
		Emergent Herbaceous Wetlands	49			
		Total =				
B	46.8	Open Water	100			
		Developed, Open Space	68	29	13.4	9*3.3
		Developed, Low Intensity	75	15	7.2	639.3
		Developed, Medium Intensity	81			
		Developed, High Intensity	92			
		Barren Land (Rock / Sand / Clay)	88			
		Deciduous Forest	55			
		Evergreen Forest	55			
		Mixed Forest	59			
		Shrub / Scrub	61	7	3.1	180.8
		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	6	3.2	18.5
		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	73			
		Total =	102			
D		Open Water	100			
		Developed, Open Space	67			
		Developed, Low Intensity	67			
		Developed, Medium Intensity	81			
		Developed, High Intensity	85			
		Barren Land (Rock / Sand / Clay)	84			
		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	90			
		Woody Wetlands	77			
		Emergent Herbaceous Wetlands	84			
		Total =				
Water		Open Water	100			
Totals	100				100	7777.5
CN =						77.0
Use CN						77

SUBJECT HERITAGE REALTY GROUP LLC – RUSSELL LAKE DAM SPILLWAY DESIGN

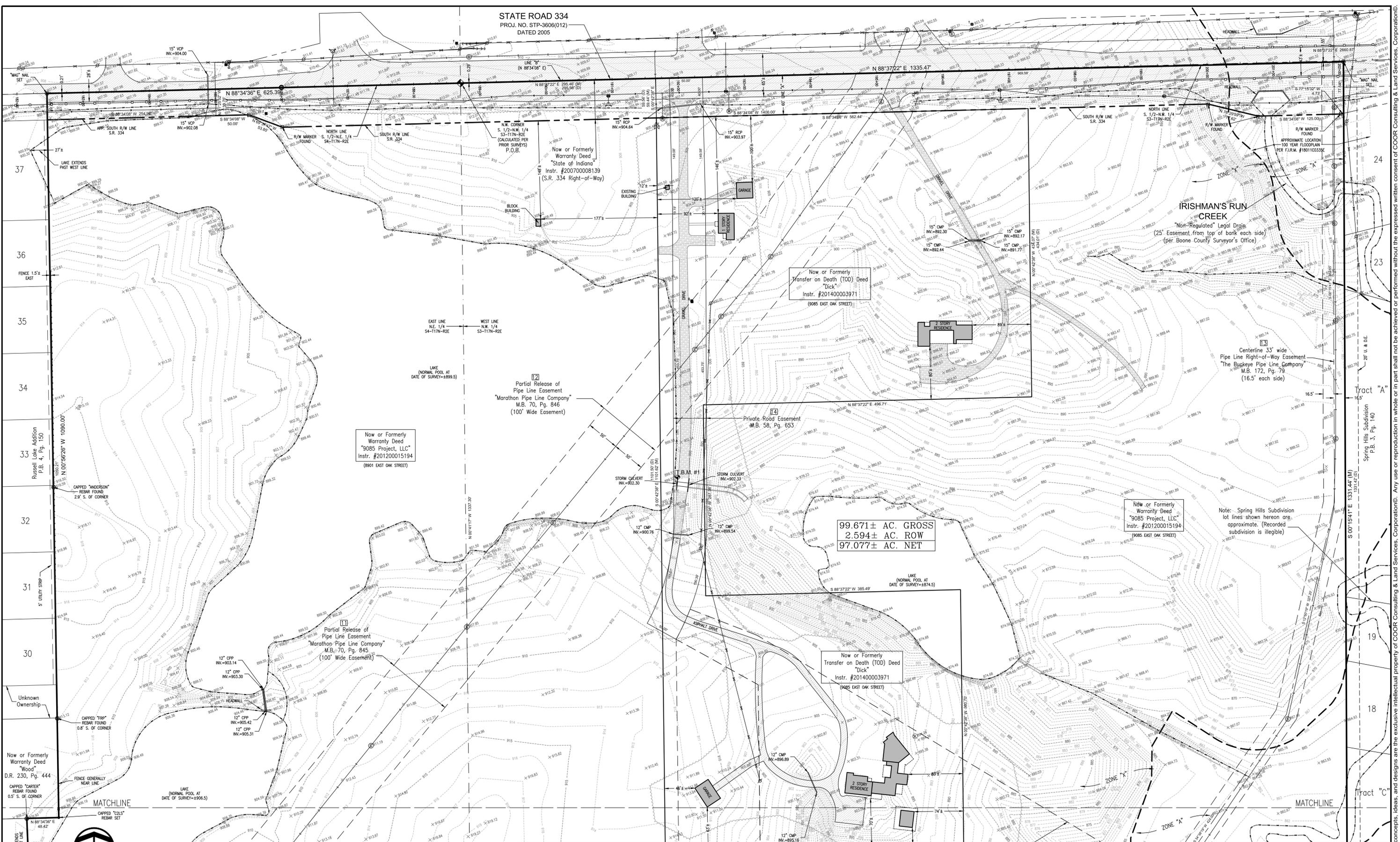
BY ROUNCLL DATE 02/25/2020 PROJ. NO. E190369.00
CHKD. BY KMB DATE 02/25/2020 SHEET NO. 27 OF 28



ATTACHMENT 2

RUSSELL LAKE DAM SURVEY INFORMATION

STATE ROAD 334
 PROJ. NO. STP-3608(012)
 DATED 2005



Assumed North

Scale: 1" = 60'

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

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

ALTA/ACSM LAND TITLE SURVEY

Prepared For: PULTE HOMES OF INDIANA, LLC

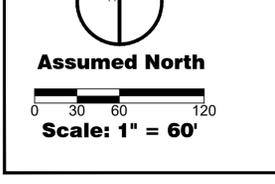
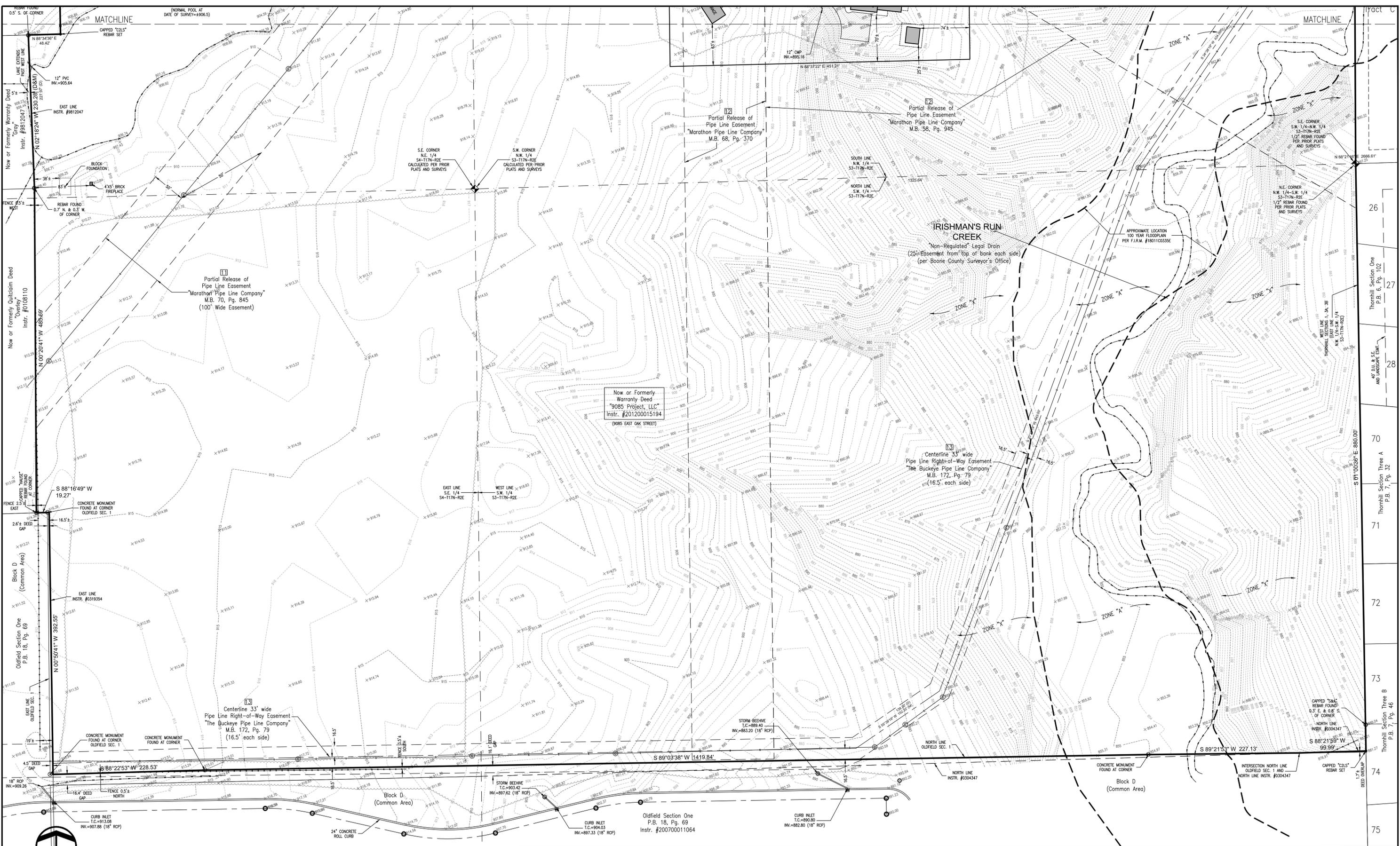
Project Location:
 8901 EAST OAK STREET, ZIONSVILLE, IN 46077 AND
 9085 EAST OAK STREET, ZIONSVILLE, IN 46077
 A PART OF THE W. 1/2, S. 03 - T 17 N - R 02 E, AND
 A PART OF THE E. 1/2, S. 04 - T 17 N - R 02 E,
 EAGLE TOWNSHIP, BOONE COUNTY, INDIANA

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

303 West Main Street, Knightstown, Indiana 46146
 Ph: (765) 345-5943 Toll Free: (888) 593-2687 Fax: (765) 345-5992
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Sheet Number
1
 of 3

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NO.	REVISION:	DATE:	AUTH.
1.	REVISED GAS EASEMENT LOCATION.	12/3/15	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:
 9085 EAST OAK STREET, ZIONSVILLE, IN 46077 AND
 9085 EAST STATE ROAD 334, ZIONSVILLE, IN 46077
 A PART OF THE W. 1/2, S. 04 - 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 86S, 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 an **Urban Survey** (0.07 feet (21 millimeters) as defined in **IAC 86S**.

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 20140003971 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-3608(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 Thornhill Section Three B as shown hereon.

"Mag" nails and 5/8 inch capped rebars marked "CZLS 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 20140003971) 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 adjoining 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 20140003971)

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 B1 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 86S, 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

Items 1-10 may affect the subject tract, however, are not plottable hereon.

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. **M.B. 30, Pg. 427 affects the subject tract, however is not plottable hereon (blanket easement). M.B. 70, Pg. 845 reduces the blanket easement to 100' wide and affects that portion of the subject tract located in the Northeast Quarter and the Southeast Quarter of Section 4 as shown hereon.**

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. **M.B. 30, Pg. 428 affects the subject tract, however is not plottable hereon (blanket easement). M.B. 58, Pg. 945 and M.B. 68, Pg. 370 releases those portions of the subject tract as shown hereon. M.B. 70, Pg. 846 reduces the blanket easement to 100' wide and affects that portion of the subject tract located in the Southwest Quarter of the Northwest Quarter of Section 3 as shown hereon.**

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. **M.B. 172, Pg. 79 affects the subject tract as shown hereon. M.B. 101, Pg. 897 affects the subject tract, however, is not plottable hereon.**

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. **Affects the subject tract, however, is not plottable hereon except for the private road easement as shown hereon.**

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. **Affects the subject tract, however, is not plottable hereon.**

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 Inshman's Run Creek, a legal drain established in accordance with I.C. 36-9-27-33 et seq, and as evidenced by Instrument No. 20080009188, Records of Boone County, Indiana. **Irishman's Run Creek is a "Non-Regulated" Legal Drain (25' easement from top of bank on each side) per the Boone County Surveyor's Office.**

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. 20080009188, 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. **Apparent gaps or overlaps affect the subject tract and adjoining tracts as shown hereon.**

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. **Affects the subject tract as shown hereon.**

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 lake, including any determination that some portion of the land has been included within Russell Lake. **Russell Lake affects the subject tract as shown hereon.**

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. **Affects the subject tract, however, is not plottable hereon.**

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. **Affects the subject tract, however, is not plottable hereon.**

22. Rights of parties in possession, if any, holding under unrecorded leases or rents. **Affects the subject tract, however, is not plottable hereon.**

23. Underground utility easements and/or septic systems. **All apparent evidence of underground utilities and/or septic systems are as shown hereon.**

24. Title and interest in 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. **Affects the subject tract, however, is not plottable hereon.**

25. Subject to any adverse matters which would be disclosed by a judgment/lien/name search of the within named Buyer(s). **Affects the subject tract, however, is not plottable hereon.**

SUMMARY OF TABLE "A" ITEMS

- No information provided.
- Utility information as shown hereon was field located as marked by Indiana 811.
- No evidence of current earth moving work, building construction or building additions was observed at the date of this survey.
- 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.
- 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

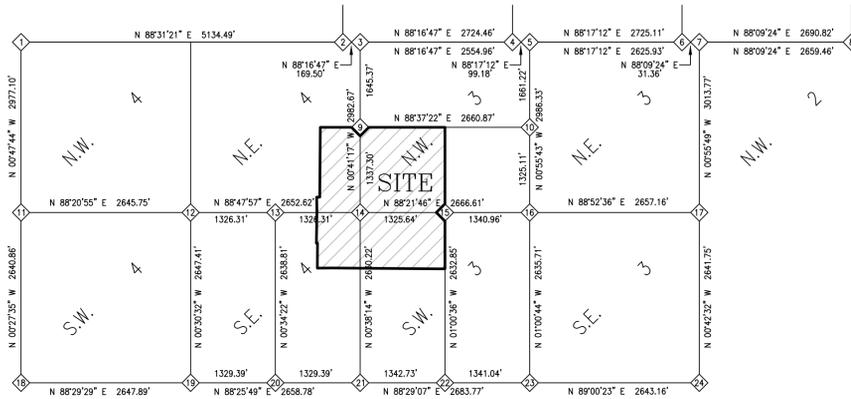
- Field files may exist on the subject site.
- There may be underground utilities and septic systems servicing the buildings located on the subject tract.
- The land description per survey was prepared at the clients request and direction to eliminate apparent deed overlaps with adjoining parcels.

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.N.K." NAIL
- ⊠ RIGHT OF WAY MARKER
- 5/8" CAPPED REBAR SET MARKED "CZLS FIRM# 0035"
- REBAR/PIPE FOUND
- CORNER FENCE POST
- ◆ INDICATES 1/4 SECTION CORNER
- ⊙ SEPTIC TANK LID
- SEWER SINK 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
- BRIGHOUSE
- ZIONSVILLE SEWER DEPARTMENT

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.



CALL BEFORE YOU DIG.

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

NO.	REVISION:	DATE:	AUTH:
1.	REVISED GAS EASEMENT LOCATION.	12/3/15	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:	9085 EAST OAK STREET, ZIONSVILLE, IN 46077 AND 9085 EAST STATE ROAD 334, ZIONSVILLE, IN 46077 A PART OF THE W. 1/2, S 04 - T 17 N - R 02 E, AND A PART OF THE E. 1/2, S 03 - 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



Sheet Number
3

of 3

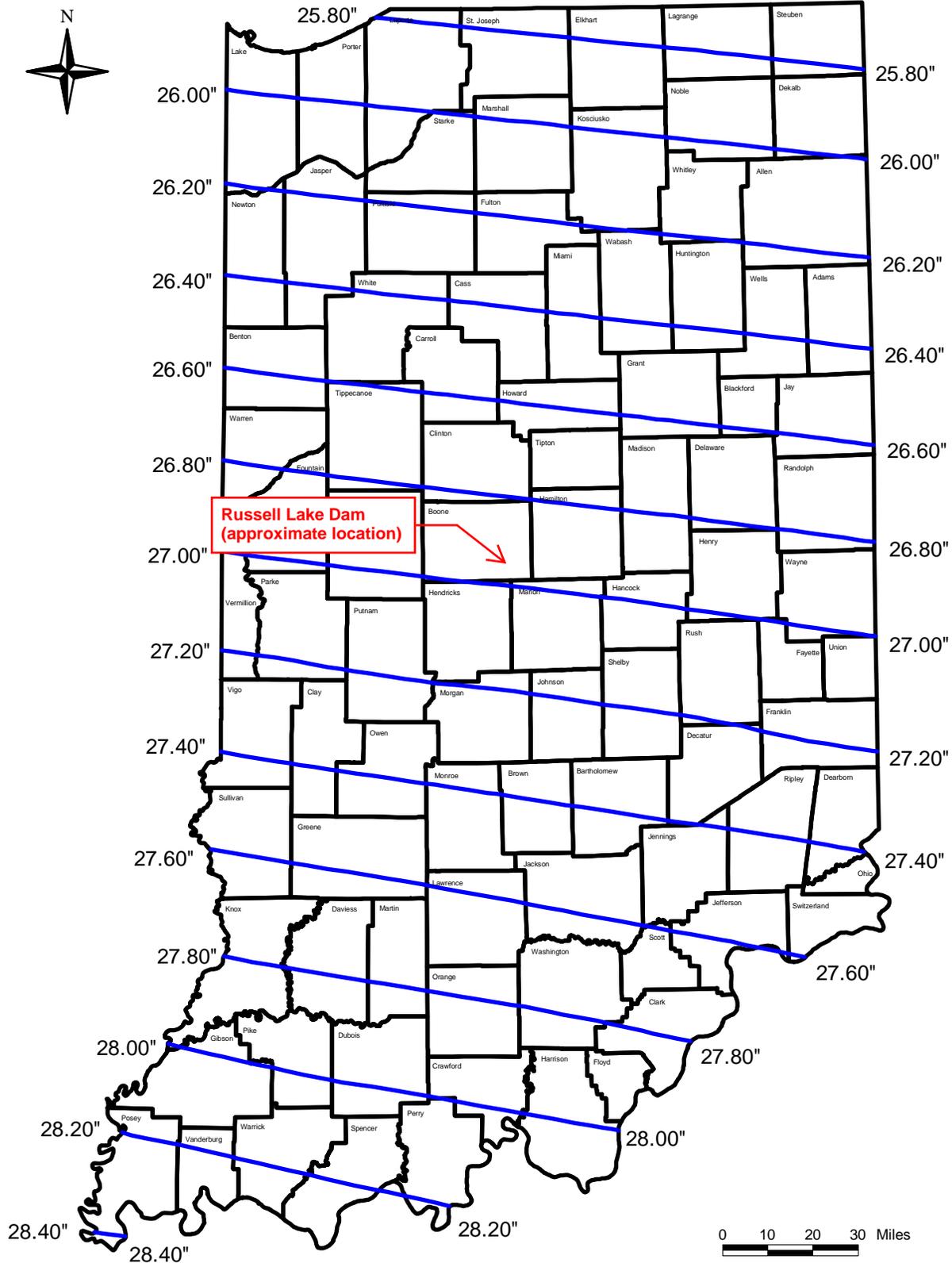
SUBJECT HERITAGE REALTY GROUP LLC – RUSSELL LAKE DAM SPILLWAY DESIGN

BY ROUNCLL DATE 02/25/2020 PROJ. NO. E190369.00
CHKD. BY KMB DATE 02/25/2020 SHEET NO. 28 OF 28

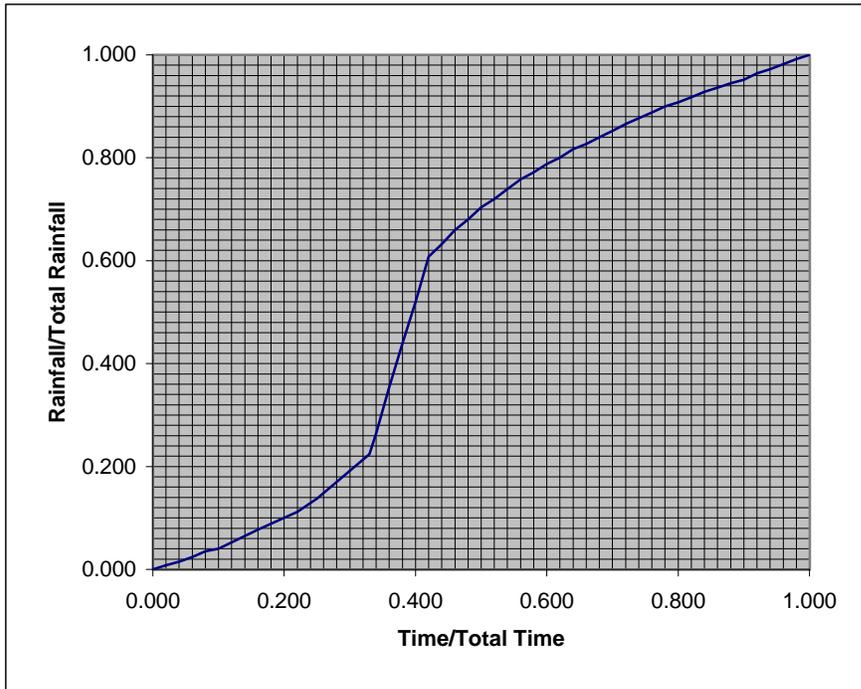


ATTACHMENT 3
PRECIPITATION INPUTS

ALL SEASON 6 HOUR PMP FOR 10 SQUARE MILES



Soil Conservation Service Type B Storm Distribution



<u>Time/Total Time</u>	<u>Rainfall/Total Rainfall</u>	<u>Time/Total Time</u>	<u>Rainfall/Total Rainfall</u>
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

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 & aeriels](#)

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)

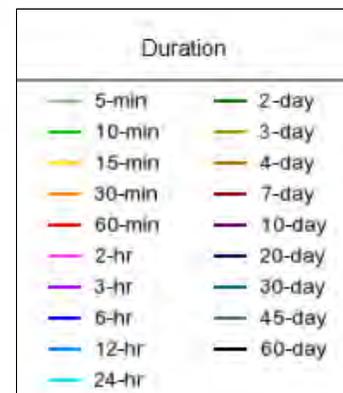
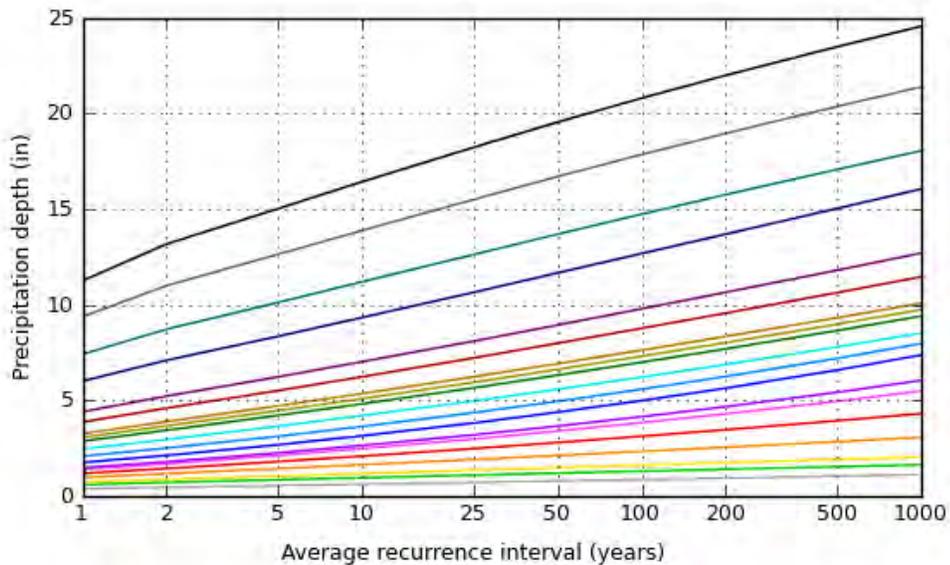
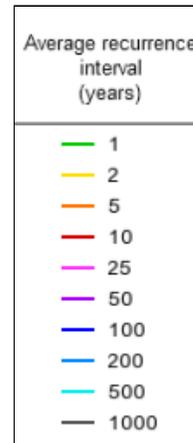
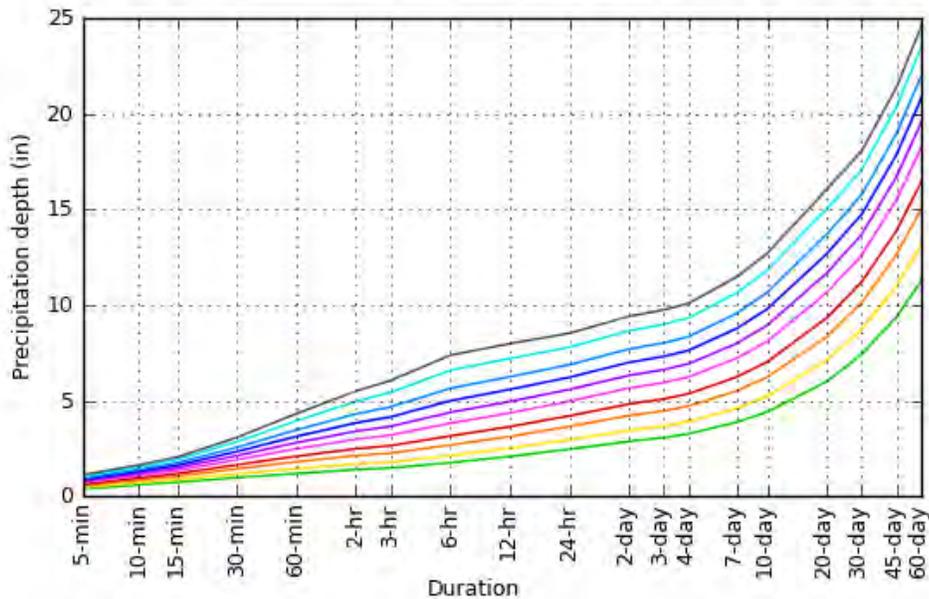
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average 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

PDS-based depth-duration-frequency (DDF) curves

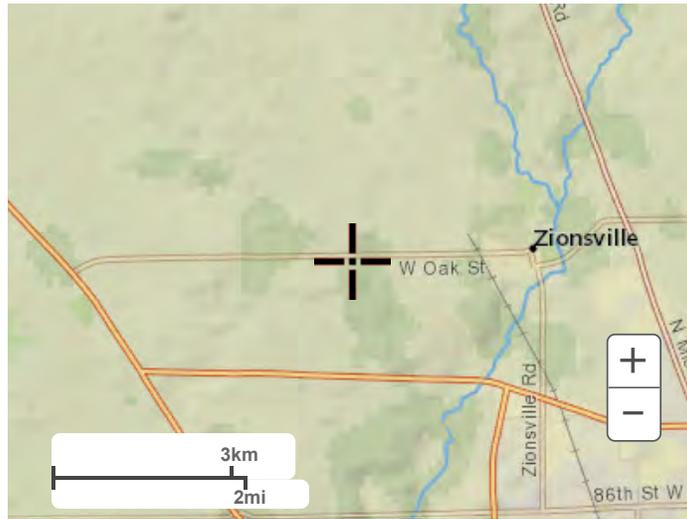
Latitude: 39.9488°, Longitude: -86.2979°



[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

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Petition Number: 2020-26-PP

Subject Site Address: 3900 South U.S. 421

Petitioner: The Club At Holliday Farms, LLP-(Section Three)

Representative: Chris Wiseman

Request: Petition for Primary Plat (with waivers) approval to provide for 34 Lots in the (PUD) Planned Unit Development

Current Zoning: (PUD) Planned Unit Development

Current Land Use: Undeveloped / Residential

Approximate Acreage: 29.252 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)
2020-27-DP Section 3-(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 August 10, 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 Development Plan Petition 2020-27-DP for Section 3 will be heard at the August 17, 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. Phase Three of the development will derive access from an internal network of streets connected to Pete Dye Ridge.

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. Phase Three of the development will derive access from an internal network of street.

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.

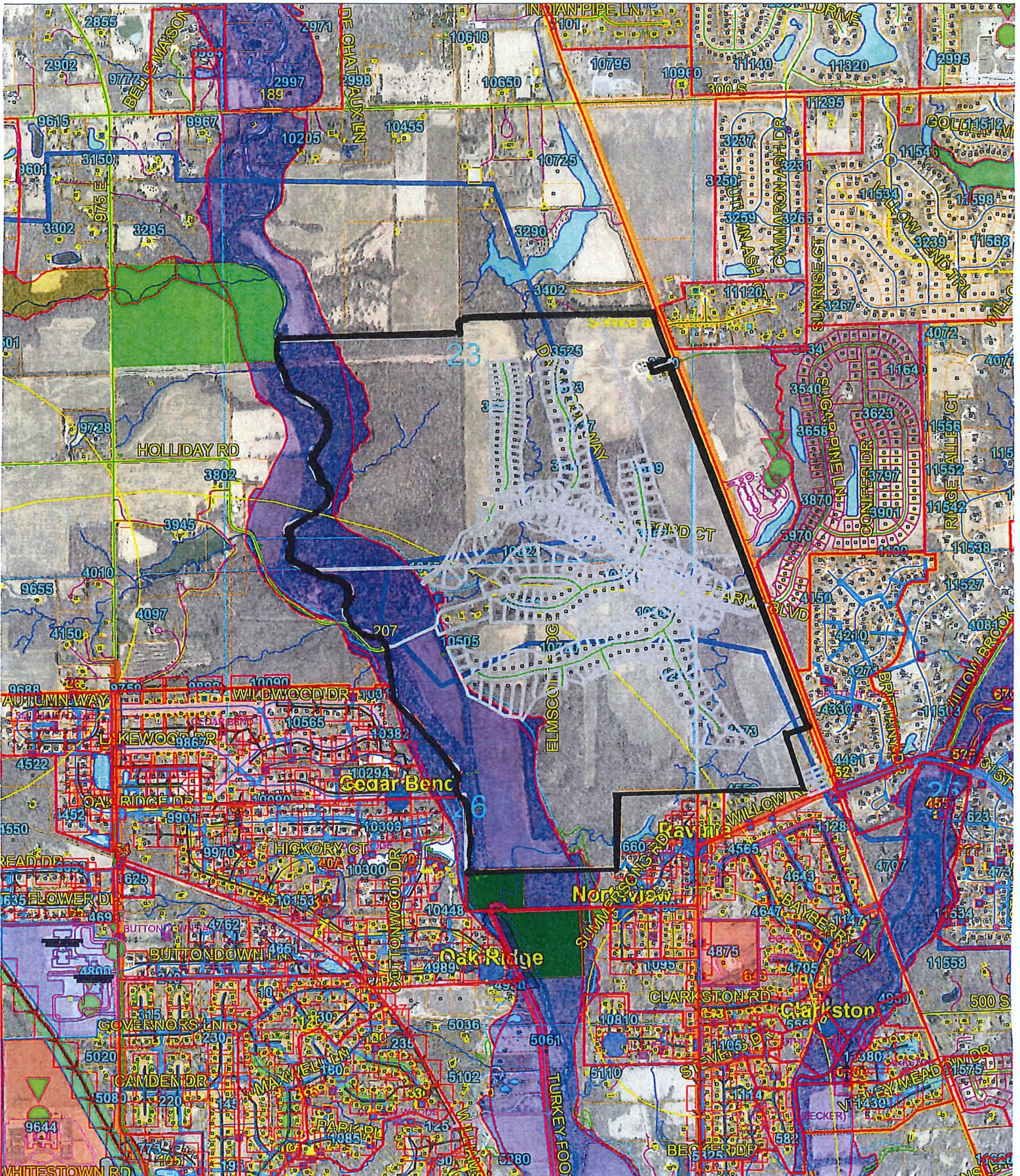
Findings as submitted by the Petitioner are attached as a part of this report.

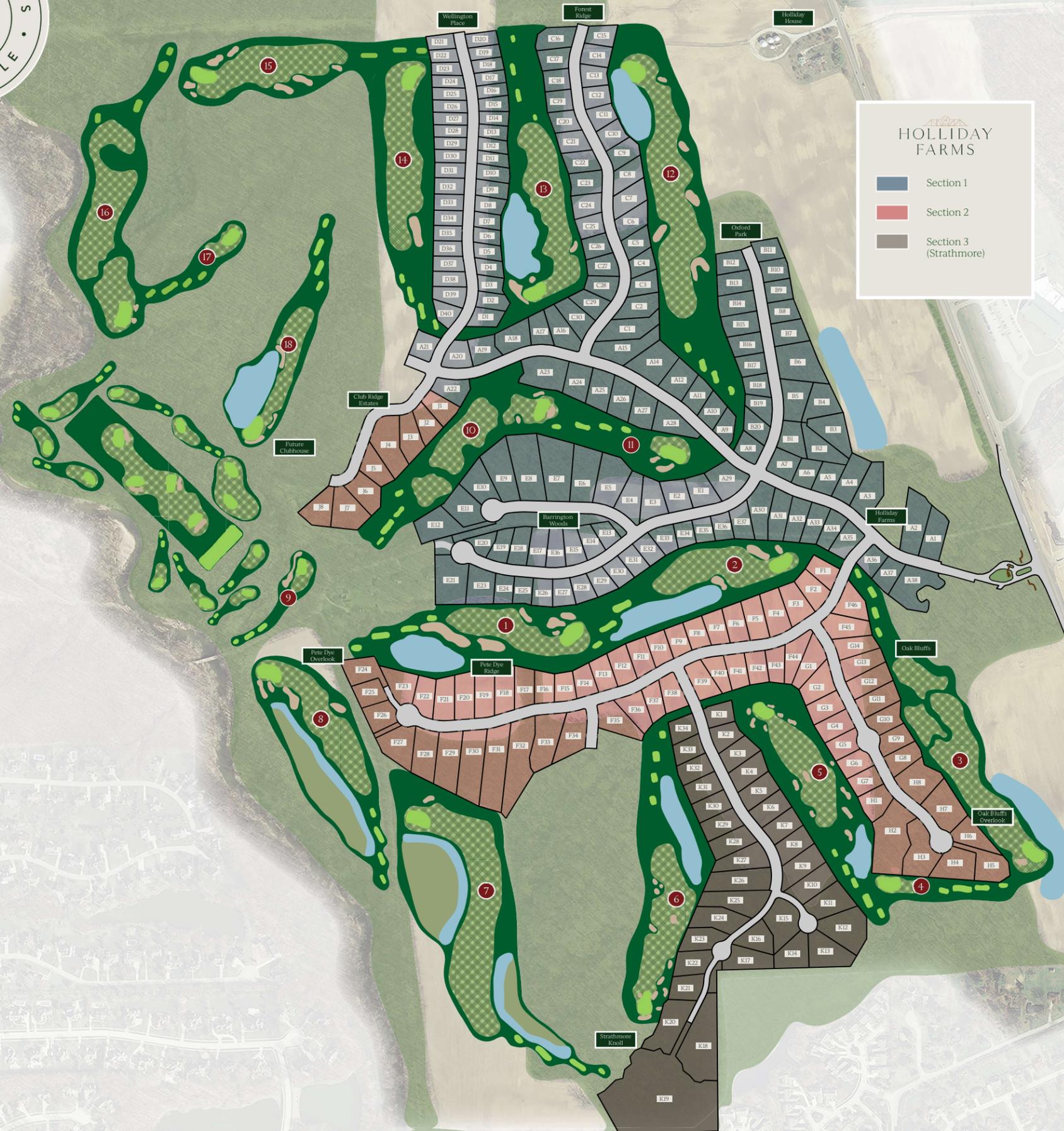
STAFF COMMENTS

Staff recommends approval of the petition 2020-26-PP.

RECOMMENDED MOTION-PRELIMINARY PLAT

I move that Docket 2020-26-PP Petition for Primary Plat (with waivers) approval to provide for 34 Lots in the (PUD) Planned Unit Development be (Approved based on the findings of fact / Denied / Continued) as presented.





HOLLIDAY FARMS

- Section 1
- Section 2
- Section 3 (Strathmore)

Exhibit 3

MUNICIPALITY:



1100 W. OAK STREET
ZIONSVILLE, IN 46077
(317) 873-5410

DEVELOPER:



HOLLIDAY FARMS

1100 CHATHAM HILL BLVD
WESTFIELD, INDIANA 46074
(317) 439-8803

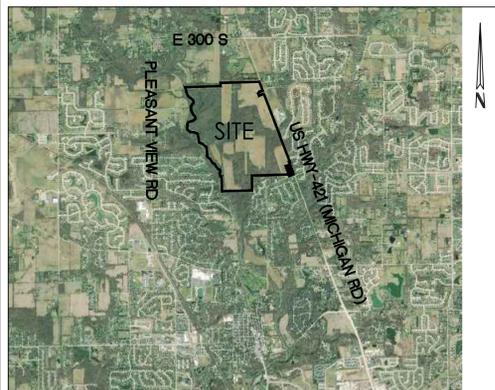
ENGINEER/SURVEYOR:



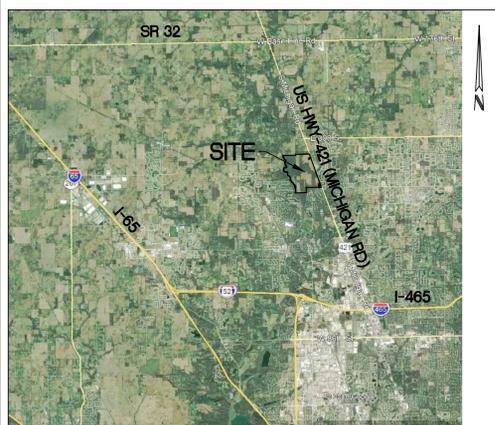
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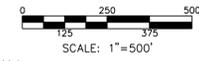
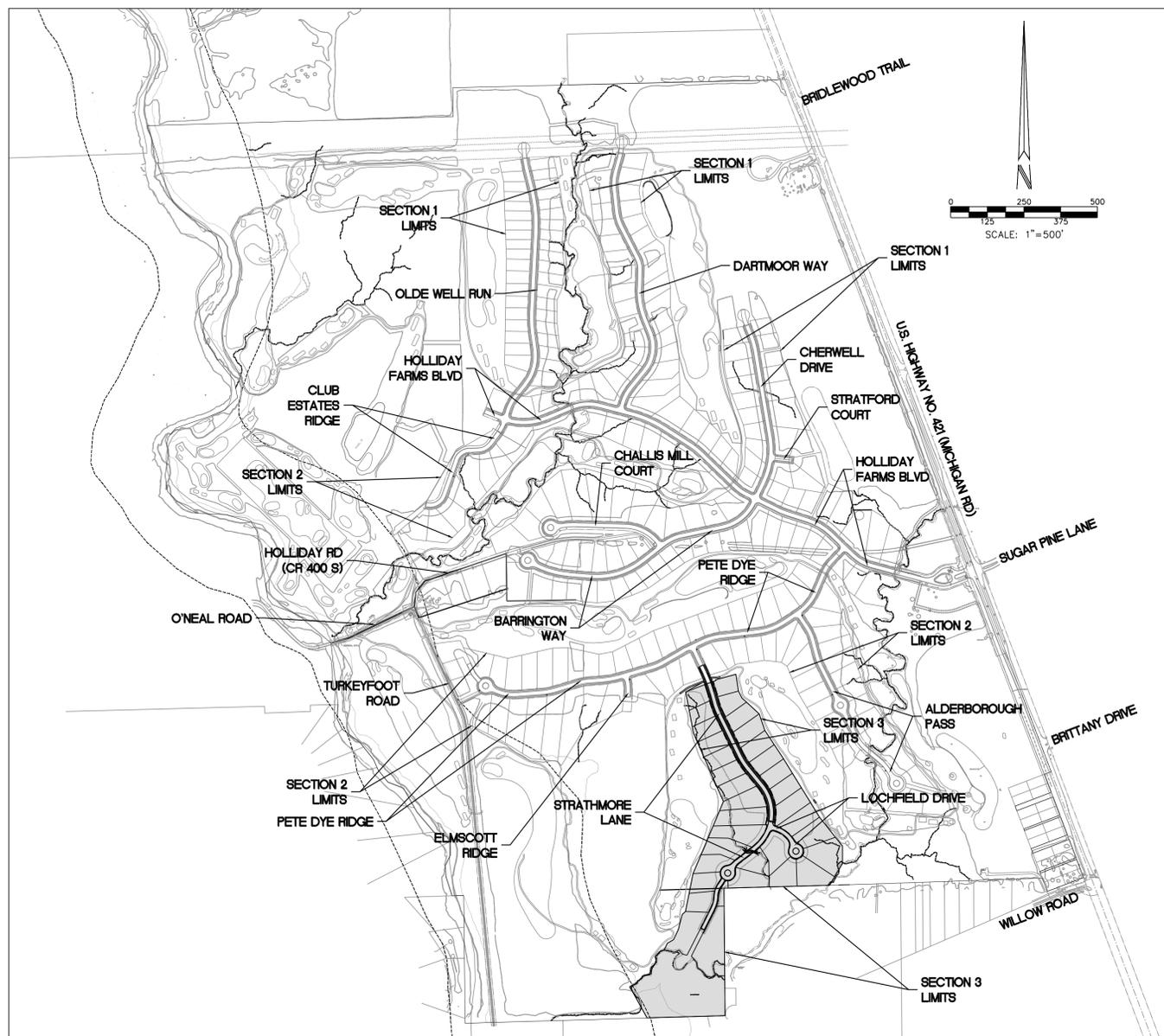
LOCATION MAP:



VICINITY MAP:



PRIMARY PLAT FOR THE CLUB AT HOLLIDAY FARMS SECTION 3



DEVELOPMENT STANDARDS MATRIX

BLOCK SUBAREA	MINIMUM LOTS			MINIMUM SETBACKS				MAX. BLDG. HEIGHT (FT)	MAXIMUM PERCENTAGE OF DWELLING UNITS IN SUBAREA
	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR	BUILDING SEPARATION		
A	150'	30'	20,000	25'	10'	30'	20'	45'	NO MAXIMUM
B	120'	30'	15,000	25'	8'	30'	20'	45'	NO MAXIMUM
C	110'	30'	12,500	25'	8'	30'	20'	45'	NO MAXIMUM
D	105'	30'	12,500	25'	8'	30'	20'	45'	NO MAXIMUM
E	90'	30'	10,000	25'	8'	25'	20'	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'	16'	40'	TOTAL LOTS H THROUGH J SHALL NOT EXCEED 30% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%.
G	70'	20'	7,750	20'	5'	10'	10'	35'	
H	65'	20'	7,750	20'	5'	10'	10'	35'	
I	60'	20'	7,750	20'	5'	10'	10'	35'	
J	50'	18'	7,250	20'	4'	10'	8'	35'	

PROJECT DATA:

ADDRESS - 3900 S US 421	
ZONING - HOLLIDAY FARMS PUD	
SCHOOL SYSTEM - ZIONSVILLE SCHOOLS	
SECTION 3 LOTS - 34	
SECTION 3 PLATTED ACREAGE	29.252 AC
PRIVATE STREET (COMMON AREA A) ACREAGE	2.602 AC
COMMON AREA B ACREAGE	0.153 AC
RESIDENTIAL LOT ACREAGE	26.495 AC
CONSTRUCTION LIMITS ACREAGE	12.00± AC

SHEET INDEX:

SHEET	DESCRIPTION
P001	PRIMARY PLAT COVER SHEET
C001	MAP SHEET
P100	OVERALL PRIMARY PLAT
P101-P103	PRIMARY PLAT
C401-C403	STORMWATER POLLUTION PREVENTION PLAN
C404-C405	STORMWATER POLLUTION PREVENTION DETAILS
C406	STORMWATER POLLUTION PREVENTION NOTES
L101-L102	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 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)

Exhibit 4

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
BOONE COUNTY SURVEYOR'S OFFICE	765-483-4444
WATER - CITIZENS ENERGY GROUP	317-927-4377
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

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.

CRIFE TEAM:

PROJECT MANAGER	CHRIS WISEMAN, PE	317-706-6429	cwiseman@cripe.biz
PROJECT ENGINEER	JARED SVALDI, EI	317-706-6394	jsvaldi@cripe.biz
PROJECT ENGINEER	SUSAN NORRIS, EI	317-706-6347	snorris@cripe.biz
QUALITY ASSURANCE	DAVID LACH, PE	317-706-6361	dlach@cripe.biz

C:\2017\170447\201201\Coord\Eng\DP and PPA_PP & DD_Cover_Sheet.dwg, July 31, 2020 3:30 PM, SUSAN NORRIS, © Paul I. Cripe, Inc.

Rev	Date	Description

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INDIANAPOLIS, INDIANA 46240
(317) 844-6777
www.cripe.biz



PRIMARY PLAT COVER SHEET
THE CLUB AT HOLLIDAY FARMS - SECTION 3
THE CLUB AT HOLLIDAY FARMS, LLP
1100 CHATHAM HILLS BLVD,
WESTFIELD, INDIANA 46074



Date: 07-31-2020
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CONSTRUCTION

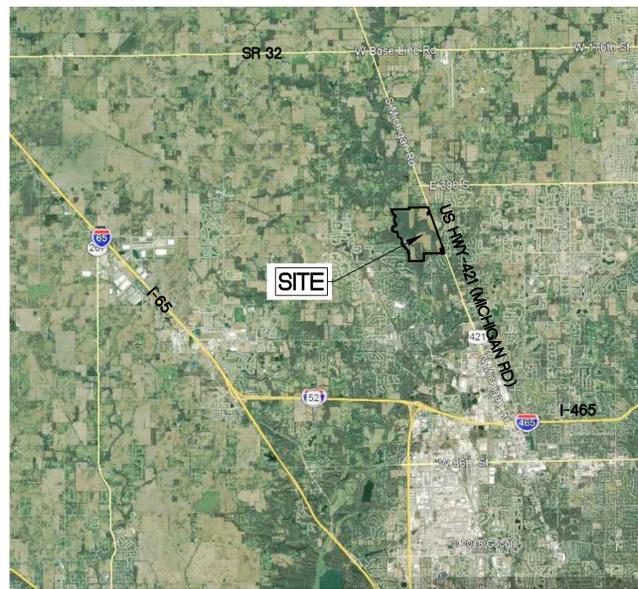


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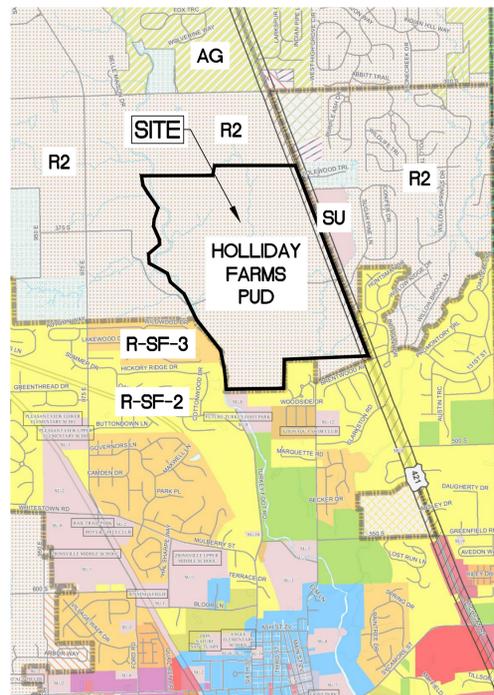
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J. SVALDI, EI / S. NORRIS, EI

Quality Assurance:
C. WISEMAN, PE

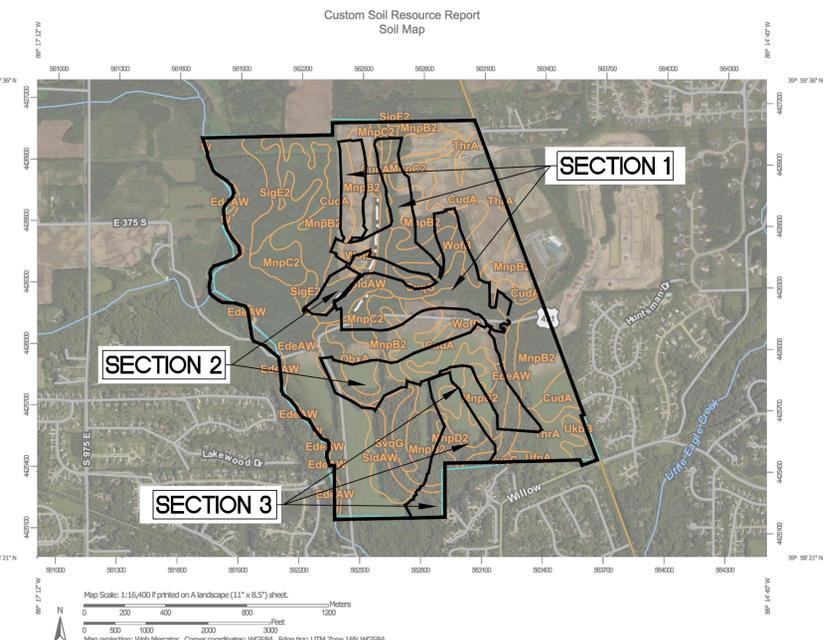
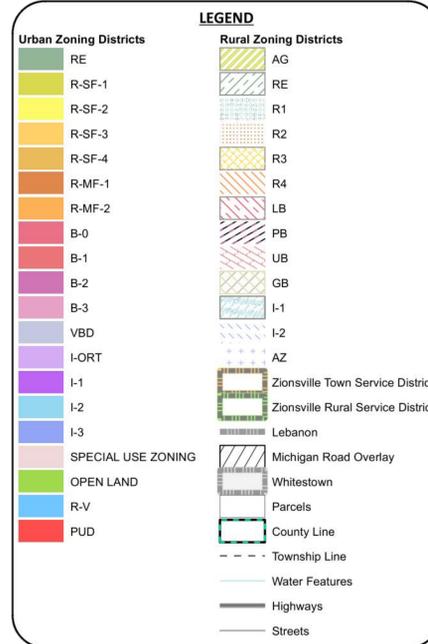
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P001
Date: 07-31-2020
Project Number: 170447-201201



VICINITY MAP



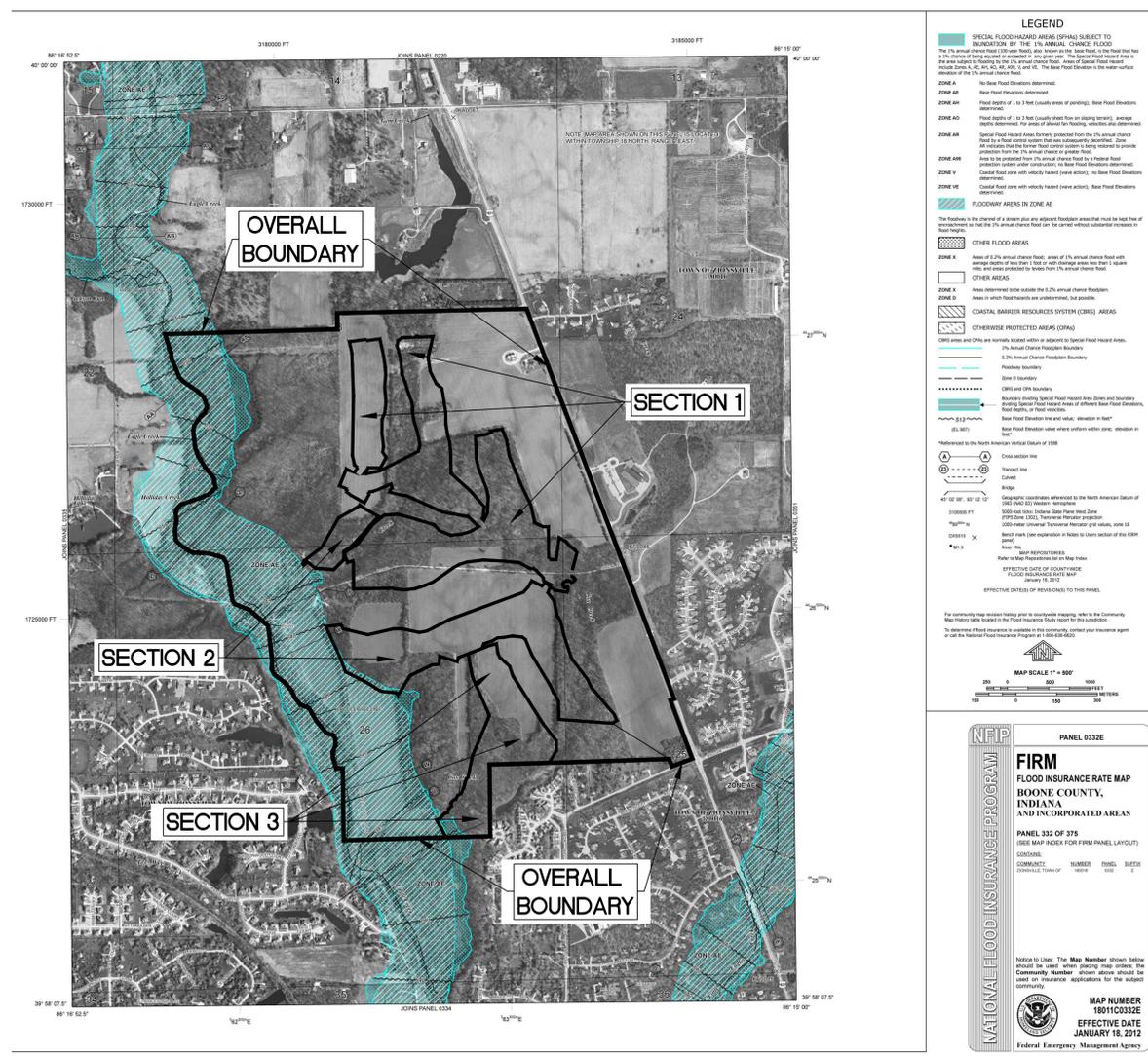
ZONING MAP



SOILS DESCRIPTION

CudA - Crosby silt loam Fine-loamy subsoil, 0 to 2 percent slopes	ObxA - Ockley silt loam 0 to 2 percent slopes	ThrA - Treely silty clay loam 0 to 1 percent slopes
EdeAW - Eel and Beckville soils 0 to 2 percent slopes, occasionally flooded, very brief duration	SigE2 - Senachwine silt loam 18 to 25 percent slopes, eroded	UrNA - Urban land-Crosby-Treaty Complex Fine loamy, subsoil, 0 to 2 percent slopes
MnpB2 - Miami silt loam 2 to 6 percent slopes, eroded	SidAW - Shoals silt loam 0 to 2 percent slopes, occasionally flooded, very brief duration	UkbB - Urban land - Miami complex 2 to 6 percent slopes
MnpC2 - Miami silt loam 6 to 12 percent slopes, eroded	SvqG - Strawn loam 25 to 70 percent slopes	W - water
MnpD2 - Miami silt loam 12 to 18 percent slopes, eroded		WofB - Williamstown-Crosby silt loams 2 to 4 percent slopes

SOILS MAP



FLOOD INSURANCE RATE MAP

THE CLUB AT HOLLIDAY FARMS - SECTION THREE

THIS DESCRIPTION ORIGINATED AS PART OF AN ORIGINAL SURVEY (TAKEDOWN NUMBER 5) PERFORMED BY CRIPE, AND CERTIFIED BY CLAUDE M. QUILLEN, L.S. #20200002, ON THE SURVEY DATED JULY 20, 2020, UNDER PROJECT NUMBER 170447-39000, BEING A PART OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 EAST, IN EAGLE TOWNSHIP, BOONE COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

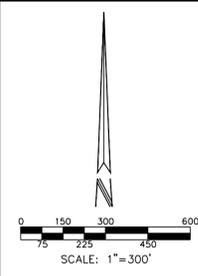
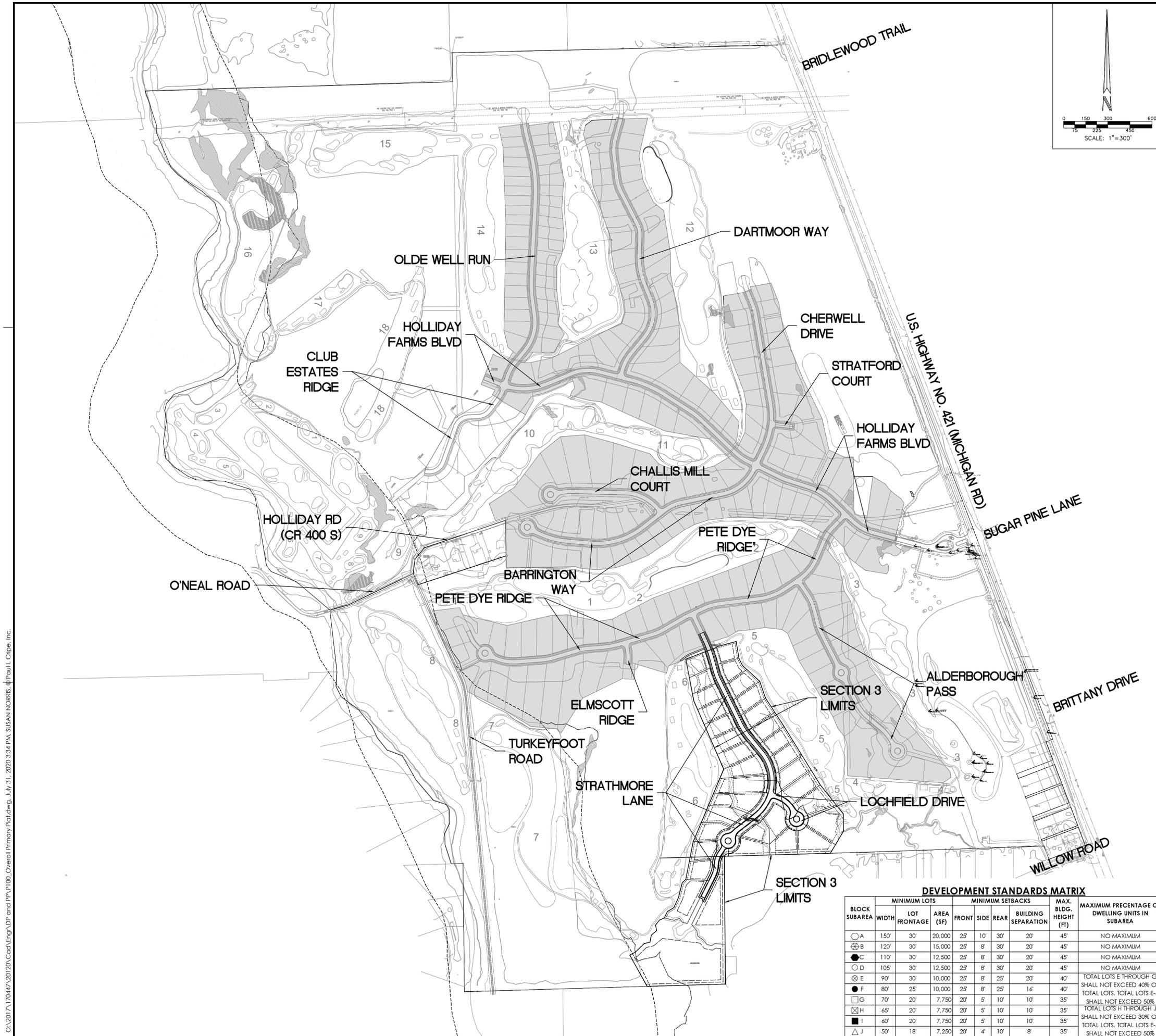
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 00 DEGREES 32 MINUTES 35 SECONDS EAST (ASSUMED BEARING) A DISTANCE OF 2640.28 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, WHICH POINT IS ALSO THE NORTHEAST CORNER OF THE RAVINIA SUBDIVISION AS RECORDED IN INSTRUMENT NUMBER 9902641 (PLAT BOOK 10, PAGE 44) IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA, THE NEXT FOUR (4) COURSES ARE ALONG THE BOUNDARY OF SAID RAVINIA SUBDIVISION; (1) THENCE SOUTH 88 DEGREES 24 MINUTES 16 SECONDS WEST 180.98 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION; (2) THENCE SOUTH 88 DEGREES 24 MINUTES 16 SECONDS WEST 720.46 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; (3) THENCE SOUTH 00 DEGREES 28 MINUTES 58 SECONDS EAST 864.84 FEET TO THE NORTH LINE OF LOT 44 IN SAID RAVINIA SUBDIVISION; (4) THENCE SOUTH 88 DEGREES 20 MINUTES 31 SECONDS WEST 531.97 FEET; THENCE NORTH 29 DEGREES 04 MINUTES 27 SECONDS WEST 241.83 FEET TO CENTER OF COX CREEK, THE NEXT EIGHT (8) COURSES ARE ALONG THE CENTER OF COX CREEK: (1) THENCE NORTH 62 DEGREES 08 MINUTES 43 SECONDS EAST 42.41 FEET; (2) THENCE NORTH 46 DEGREES 00 MINUTES 14 SECONDS EAST 83.86 FEET; (3) THENCE NORTH 76 DEGREES 05 MINUTES 13 SECONDS EAST 40.52 FEET; (4) THENCE NORTH 10 DEGREES 33 MINUTES 55 SECONDS EAST 47.40 FEET; (5) THENCE NORTH 49 DEGREES 48 MINUTES 43 SECONDS EAST 48.02 FEET; (6) THENCE NORTH 11 DEGREES 19 MINUTES 29 SECONDS WEST 38.67 FEET; (7) THENCE NORTH 37 DEGREES 58 MINUTES 19 SECONDS EAST 42.60 FEET; (8) THENCE NORTH 66 DEGREES 35 MINUTES 31 SECONDS EAST 35.90 FEET; THENCE NORTH 25 DEGREES 58 MINUTES 18 SECONDS EAST 49.18 FEET; THENCE NORTH 59 DEGREES 28 MINUTES 48 SECONDS EAST 49.24 FEET; THENCE NORTH 25 DEGREES 25 MINUTES 55 SECONDS EAST 75.27 FEET; THENCE NORTH 14 DEGREES 31 MINUTES 05 SECONDS EAST 104.68 FEET; THENCE NORTH 46 DEGREES 31 MINUTES 58 SECONDS EAST 32.16 FEET; THENCE NORTH 11 DEGREES 16 MINUTES 38 SECONDS EAST 260.59 FEET; THENCE NORTH 22 DEGREES 55 MINUTES 20 SECONDS EAST 531.78 FEET; THENCE NORTH 23 DEGREES 44 MINUTES 53 SECONDS WEST 505.95 FEET; THENCE NORTH 10 DEGREES 53 MINUTES 42 SECONDS WEST 285.65 FEET TO THE SOUTH LINE OF COMMON AREA "E" IN THE CLUB AT HOLLIDAY FARMS - SECTION 2 AS RECORDED IN INSTRUMENT NUMBER 2020-00216 [PLAT BOOK 28, PAGE 1] IN SAID RECORDER'S OFFICE, THE NEXT THREE (3) COURSES ARE ALONG THE BOUNDARY OF SAID RAVINIA SUBDIVISION: (1) THENCE NORTH 68 DEGREES 51 MINUTES 14 SECONDS EAST 140.62 FEET ALONG THE SOUTH LINE OF SAID COMMON AREA "E" TO THE WEST RIGHT-OF-WAY LINE OF STRATHMORE LANE; (2) THENCE NORTH 69 DEGREES 51 MINUTES 48 SECONDS EAST 80.00 FEET TO THE SOUTHEAST CORNER OF COMMON AREA "D" AND A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 850.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 69 DEGREES 51 MINUTES 48 SECONDS WEST; (3) THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 5.02 FEET TO A POINT WHICH BEARS NORTH 69 DEGREES 31 MINUTES 30 SECONDS EAST FROM SAID RADIUS POINT; THENCE NORTH 74 DEGREES 48 MINUTES 16 SECONDS EAST 142.99 FEET; THENCE SOUTH 03 DEGREES 04 MINUTES 41 SECONDS EAST 115.66 FEET; THENCE SOUTH 26 DEGREES 29 MINUTES 33 SECONDS EAST 53.35 FEET; THENCE SOUTH 47 DEGREES 32 MINUTES 55 SECONDS EAST 158.77 FEET; THENCE SOUTH 19 DEGREES 08 MINUTES 00 SECONDS EAST 119.58 FEET; THENCE SOUTH 33 DEGREES 21 MINUTES 02 SECONDS EAST 230.10 FEET; THENCE SOUTH 31 DEGREES 51 MINUTES 22 SECONDS EAST 465.72 FEET; THENCE SOUTH 38 DEGREES 30 MINUTES 13 SECONDS EAST 251.96 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 117.18 FEET; THENCE SOUTH 30 DEGREES 46 MINUTES 28 SECONDS WEST 172.37 FEET TO THE POINT OF BEGINNING, CONTAINING 29.252 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

Exhibit 5

C:\2017\170447\2020\Cadd\Eng\CD\01 - Map Sheet.dwg, July 31, 2020 3:25 PM, JARED SVALDI, © Paul J. Cripe, Inc.

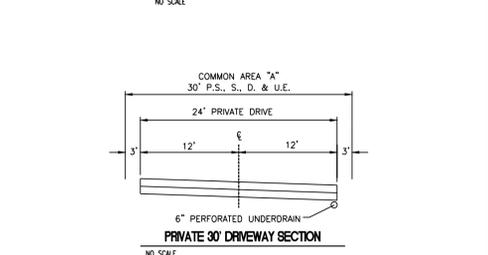
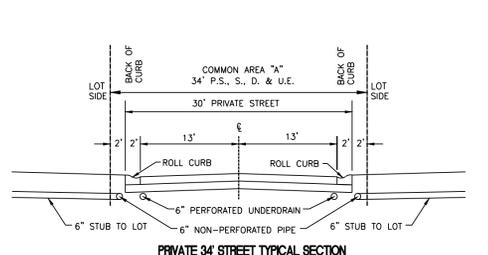
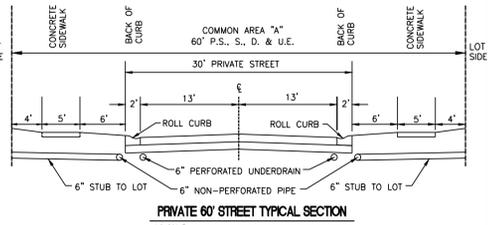
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<p>MAP SHEET</p> <p>THE CLUB AT HOLLIDAY FARMS - SECTION 3 THE CLUB AT HOLLIDAY FARMS, LLP 1100 CHATHAM HILLS BLVD. WESTFIELD, INDIANA 46074</p>				
<p>CERTIFIED BY</p> <p>Date: 07-31-2020 PRELIMINARY NOT FOR CONSTRUCTION</p>				
<p>811 FOR CALLS IN INDIANA 1-800-382-5544</p> <p>Checked by: J. SVALDI, EIT / S. NORRIS, EIT Quantity Assurance: C. WISEMAN, PE</p>				
<p>Sheet C001</p> <p>Date 07-31-2020</p> <p>Project Number 170447-20120</p>				



LEGEND

---	LOT LINE
---	SECTION 2 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
F2	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
+	WATER LINE
+	BURIED ELECTRIC
+	GAS LINE
+	WETLAND TO REMAIN
+	SECTION 1 & 2 LIMITS

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



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	800.00	68.99	68.97	N 17°39'58" W	4°56'28"
C2	170.00	66.40	66.36	S 17°39'58" E	4°56'28"
C3	830.00	71.58	71.56	S 17°39'58" E	4°56'28"
C4	400.00	78.05	77.92	S 20°47'07" E	11°10'46"
C5	370.00	72.19	72.08	N 20°47'07" W	11°10'46"
C6	430.00	83.90	83.77	S 20°47'07" E	11°10'46"
C7	900.00	114.53	114.28	N 32°56'14" W	13°07'27"
C8	470.00	107.66	107.42	S 32°56'14" E	13°07'27"
C9	530.00	121.40	121.14	S 32°56'14" E	13°07'27"
C10	300.00	481.55	481.49	N 06°29'07" E	91°58'09"
C11	270.00	264.76	264.28	N 11°24'25" W	58°11'05"
C12	283.00	176.75	173.89	N 34°34'40" E	35°47'05"
C13	330.00	303.20	292.65	S 13°10'41" E	52°38'33"
C14	317.00	155.00	153.46	N 38°27'44" E	28°00'57"
C15	200.00	84.48	84.20	S 43°14'03" W	18°28'18"
C16	183.00	3.80	3.80	S 51°52'28" W	11°11'28"
C17	217.00	33.27	33.24	N 48°04'39" E	8°47'07"
C18	58.00	40.55	39.73	N 63°42'52" E	40°03'35"
C19	58.00	60.97	58.12	S 27°12'48" W	16°07'58"
C20	52.00	101.30	86.03	N 27°56'06" E	11°13'70"
C21	52.00	95.05	82.36	N 43°30'32" E	10°44'30"
C22	18.00	19.44	18.51	S 03°03'43" W	61°52'23"
C23	18.00	19.44	18.51	N 64°56'05" E	61°52'23"
C24	135.00	74.48	73.54	N 18°11'58" E	31°36'32"
C25	165.00	91.03	89.88	N 18°11'58" E	31°36'32"
C26	185.00	78.68	78.09	S 14°34'26" W	24°22'08"
C27	215.00	91.44	90.76	N 14°34'26" E	24°22'08"
C28	10.00	14.91	13.57	S 29°34'46" E	85°26'43"
C29	23.00	33.42	30.55	N 66°04'34" E	8°14'37"
C30	200.00	197.10	189.22	N 44°04'12" W	56°27'51"
C31	183.00	102.50	101.17	S 58°15'07" E	32°03'54"
C32	217.00	156.76	153.38	S 51°36'24" E	41°23'38"
C33	58.00	63.60	60.46	N 08°47'43" W	62°49'41"
C34	58.00	38.83	38.11	N 50°05'22" W	38°21'25"
C35	52.00	246.76	72.32	N 66°40'31" E	12°13'51"

DEVELOPMENT STANDARDS MATRIX

BLOCK SUBAREA	MINIMUM LOTS			MINIMUM SETBACKS			MAX. BLDG. HEIGHT (FT)	MAXIMUM PERCENTAGE OF DWELLING UNITS IN SUBAREA
	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR		
A	150'	30'	20,000	25'	10'	30'	20'	45%
B	120'	30'	15,000	25'	8'	30'	20'	45%
C	110'	30'	12,500	25'	8'	30'	20'	45%
D	105'	30'	12,500	25'	8'	30'	20'	45%
E	90'	30'	10,000	25'	8'	25'	20'	40%
F	80'	25'	10,000	25'	8'	25'	16'	40%
G	70'	20'	7,750	20'	5'	10'	10'	35%
H	65'	20'	7,750	20'	5'	10'	10'	35%
I	60'	20'	7,750	20'	5'	10'	10'	35%
J	50'	18'	7,250	20'	4'	10'	8'	35%

TOTAL LOTS E THROUGH G SHALL NOT EXCEED 40% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%.
 TOTAL LOTS H THROUGH J SHALL NOT EXCEED 30% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%.

01/20/17, 7:04:47 AM, 201201, Coord, Eng, DDP, and PPR, P100, Overall Primary Plat.dwg, July 31, 2020, 3:34 PM, SUSAN NORRIS, Paul J. Cripe, Inc.

OVERALL PRIMARY PLAT
THE CLUB AT HOLLIDAY FARMS - SECTION 3
THE CLUB AT HOLLIDAY FARMS, LLP
 1100 CHATHAM HILLS BLVD,
 WESTFIELD, INDIANA 46074

ARCHITECTURE & INTERIORS
 CIVIL ENGINEERING
 SURVEY - SO LAR SCANNING
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CERTIFIED BY: *Chap. M. W.*
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF INDIANA
 PE 10504920

Date: 07-31-2020
 PRELIMINARY
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 CONSTRUCTION

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 CALL BEFORE YOU DIG

Checked by:
J. SWALD, EIT / S. NORRIS, EIT
 Quality Assurance:
C. WISEMAN, PE

Sheet: **P100**
 Date: 07-31-2020
 Project Number: 170447-20120

Exhibit 6



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	The Club at Holliday Farms – Section 3	
	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		August 1, 2020
	Development Plan Submittal		August 1, 2020
	Drainage Report Submittal		August 1, 2020
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	O&M Manual Submittal		August 1, 2020
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	Secondary Plat Submittal		August 1, 2020
Zoning		Current	PUD
Zoning Land Use	Proposed	PUD	
	Current	Agricultural	
Land Use Requested Variances	Proposed	Single Family Residential	
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A review was completed on the most recent submittal for the project. The following comments were noted.

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- A. The notarization for all Owner's Authorizations and applications is not complete. The notary seal and commission number are missing from all notarizations. This applies to the following documents:
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III. DEVELOPMENT PLANS

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- A. All comments from the July 23, 2020 review letter have been addressed.

V. O&M MANUAL

- A. All comments from the July 23, 2020 review letter have been addressed.

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- A. Responses were provided for all comments from the July 23, 2020. Additional comments and/or clarifications are listed below.
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This lot has a proposed finished floor elevation (FFE) that is below the customary, recommended, and standard practice of establishing the building

FFE at least 15” higher than the centerline of the roadway adjacent to the home. The builder will need to exercise caution in the grading and final contouring of this property to ensure that stormwater runoff is directed safely away from both any structures (house and other structures) on this lot and any other properties (homes and other structures) that could be impacted by grading alterations on this lot.

VII. SECONDARY PLAT

- A. Comments A and B from the July 23, 2020 review letter have been addressed.
- B. Notarized certificate by Owner was provided but not correctly notarized. See General Note I.A above.

**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 August 17, 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



Petition Number: 2020-27-DP

Subject Site Address: 3900 South U.S. 421

Petitioner: The Club at Holliday Farms, LLP

Representative: Chris Wiseman

Request: 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

Current Zoning: PUD) Planned Unit Development

Current Land Use: Undeveloped / Residential

Approximate Acreage: 29.252 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-(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 (August 10, 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, East of South U.S. 421, South of 300 South and West of 975 East. Section 3 of Holliday Farms is approximately located south of Section 1 and Section 2.

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. In this Petition the applicant seeks to establish 34 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 July 23, 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 August 10, 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 3 of the development will derive access from an internal network of streets connected to Pete Dye Ridge.

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 August 10, 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

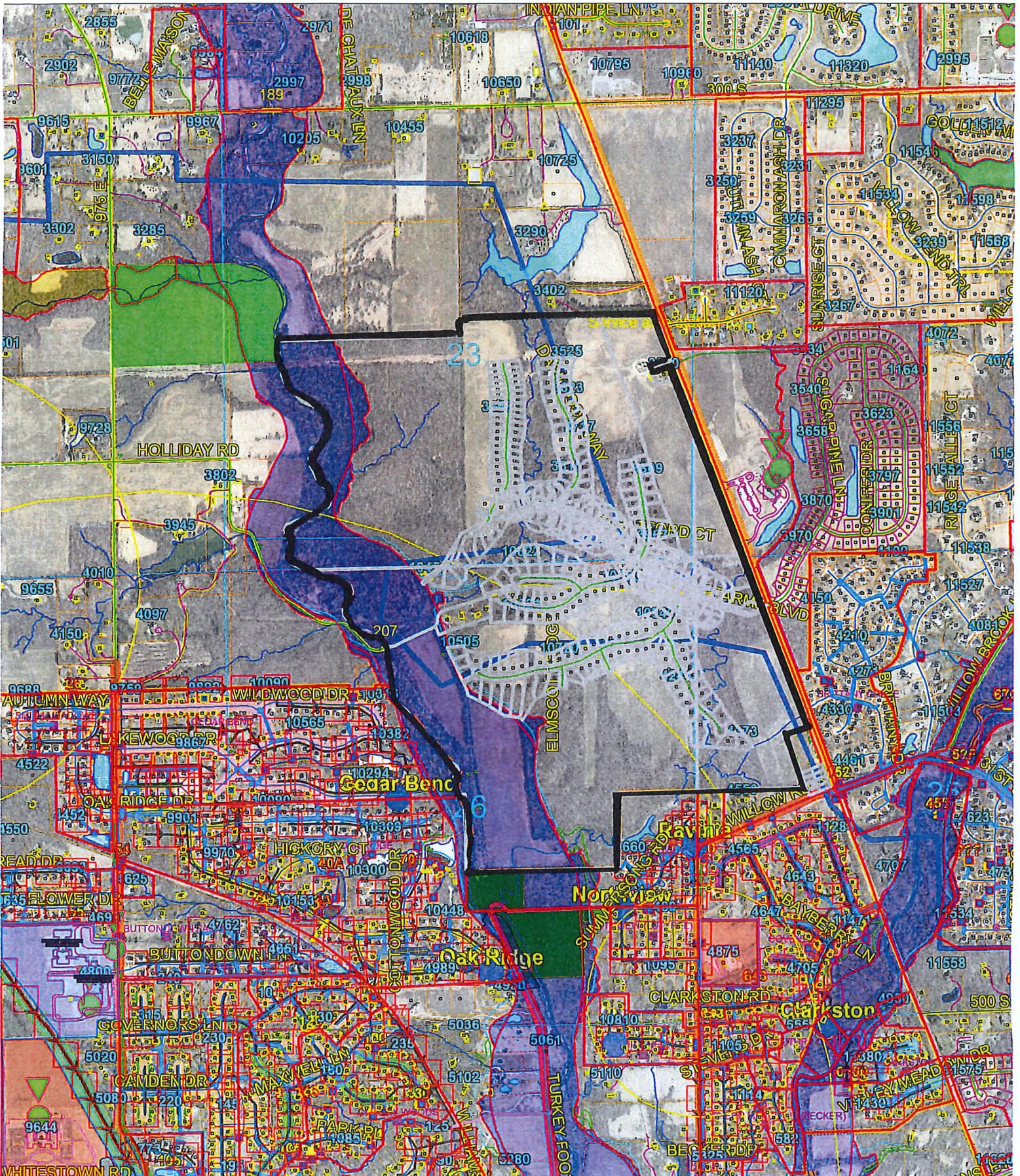
Staff recommends approval of the waiver requests.

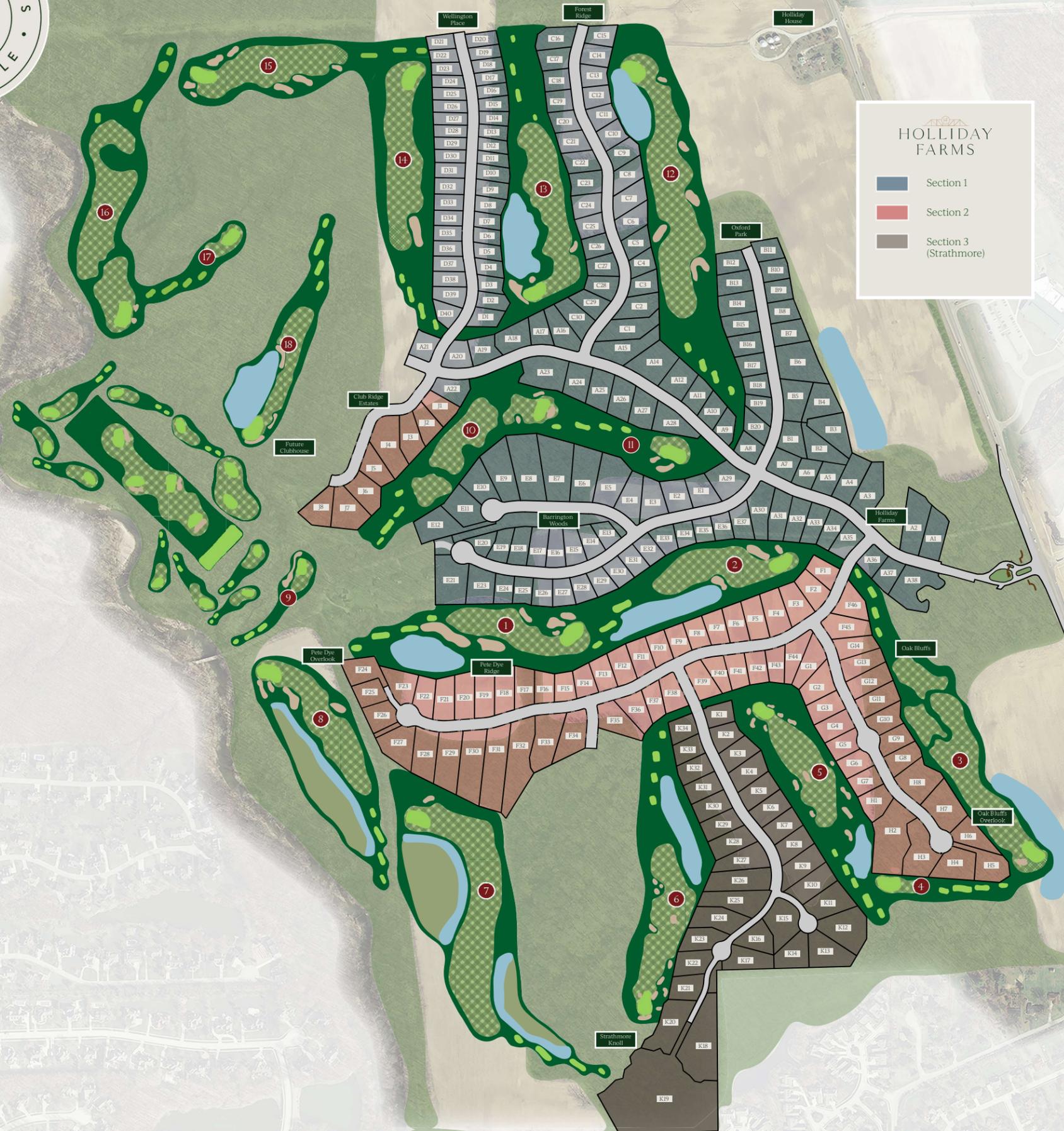
Staff recommends approval of the petition.

RECOMMENDED MOTION

Development Plan Motion

I move that Docket #2020-27-DP Development Plan petition to provide for the development of a 29.252 acre site into 34 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 FARMS

- Section 1
- Section 2
- Section 3 (Strathmore)

Exhibit 3

AUGUST 6, 2020



EXECUTIVE SUMMARY

SECTION 3 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 (<i>Approved in July of 2018</i>)
Filing	Development Plan and Primary Plat for Section 3
Original Filing Date	July 14, 2020

FILING DETAILS

Request for Development Plan and Primary Plat approval for 34 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, our plan is to start Section 3 construction as early as this fall with the goal of completion by the summer 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: August 10, 2020

PROJECT DESCRIPTION

Project	Name	The Club at Holliday Farms – Section 3	
	Location	3650 South US 421, Zionsville, Indiana 46077	
	Petitioner	Christopher Wiseman, P.E.	
	Submittal	Submittal #2	
Documents Reviewed	Document Name		Documents Transmitted
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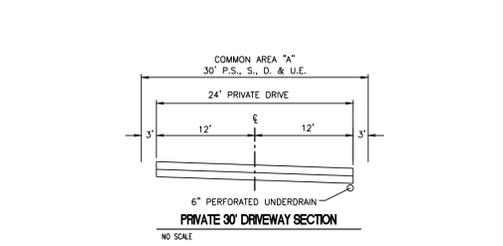
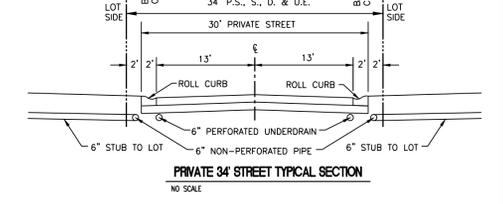
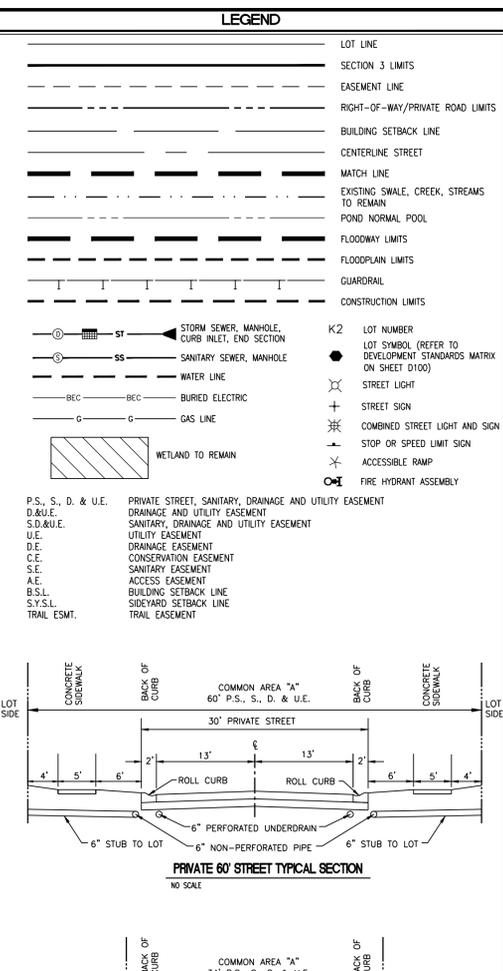
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DEVELOPMENT PLAN

THE CLUB AT HOLIDAY FARMS - SECTION 3

THE CLUB AT HOLIDAY FARMS, LLP
 1100 CHATHAM HILLS BLVD.
 WESTFIELD, INDIANA 46074

CERTIFIED BY: *Chap. M. W.*

CHRISTOPHER M. WELMAN
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF INDIANA
 PE 10504920

Date: 07-31-2020
 PRELIMINARY
 NOT FOR CONSTRUCTION

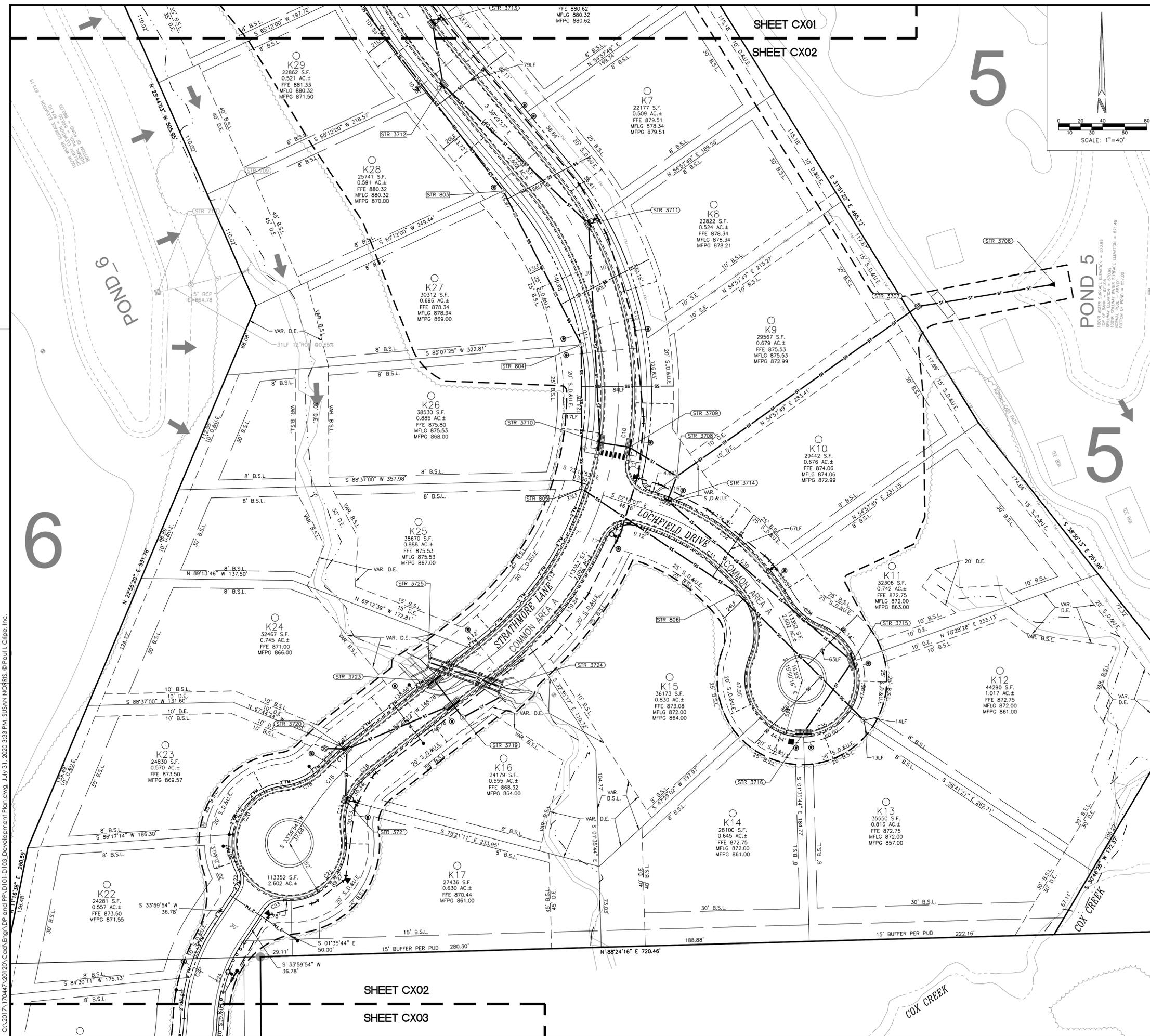
Indiana 811
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 FOR CALLS IN INDIANA CALL 811

Checked by: **C. WELLS**
 Checked by: **J. SWALD, EI / S. NORRIS, EI**
 Quality Assurance: **C. WISEMAN, PE**

Sheet: **D101**
 Date: 07-31-2020
 Project Number: 170447-20120

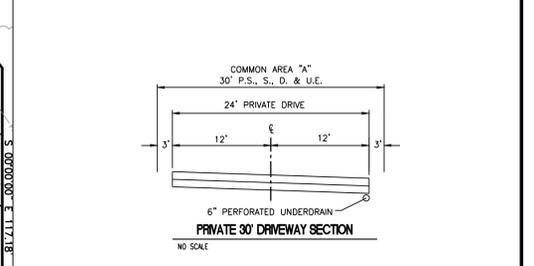
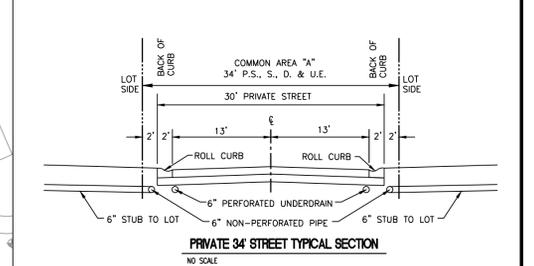
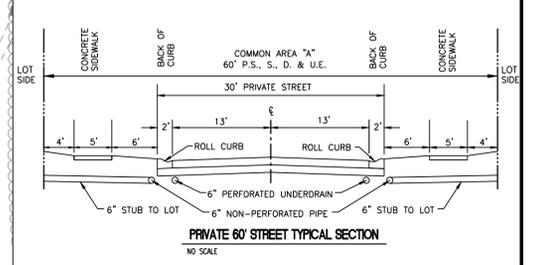
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 INDIANAPOLIS, INDIANA 46240
 (317) 844-6777
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LEGEND

	LOT LINE		SECTION 3 LIMITS
	EASEMENT LINE		RIGHT-OF-WAY/PRIVATE ROAD LIMITS
	BUILDING SETBACK LINE		CENTERLINE STREET
	MATCH LINE		EXISTING SWALE, CREEK, STREAMS
	FLOODWAY LIMITS		FLOODPLAIN LIMITS
	GUARDRAIL		CONSTRUCTION LIMITS
	STORM SEWER, MANHOLE, CURB INLET, END SECTION		K2 LOT NUMBER
	SANITARY SEWER, MANHOLE		LOT SYMBOL (REFER TO DEVELOPMENT STANDARDS MATRIX ON SHEET D100)
	WATER LINE		STREET LIGHT
	BURIED ELECTRIC		STREET SIGN
	GAS LINE		COMBINED STREET LIGHT AND SIGN
	WETLAND TO REMAIN		STOP OR SPEED LIMIT SIGN
			ACCESSIBLE RAMP
			FIRE HYDRANT ASSEMBLY



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DEVELOPMENT PLAN
 THE CLUB AT HOLIDAY FARMS - SECTION 3
 THE CLUB AT HOLIDAY FARMS, LLP
 1100 CHATHAM HILLS BLVD.
 WESTFIELD, INDIANA 46074

CERTIFIED BY: *Christopher M. Weisman*
 REGISTERED PROFESSIONAL ENGINEER
 INDIANA
 PE 10504920
 STATE OF INDIANA

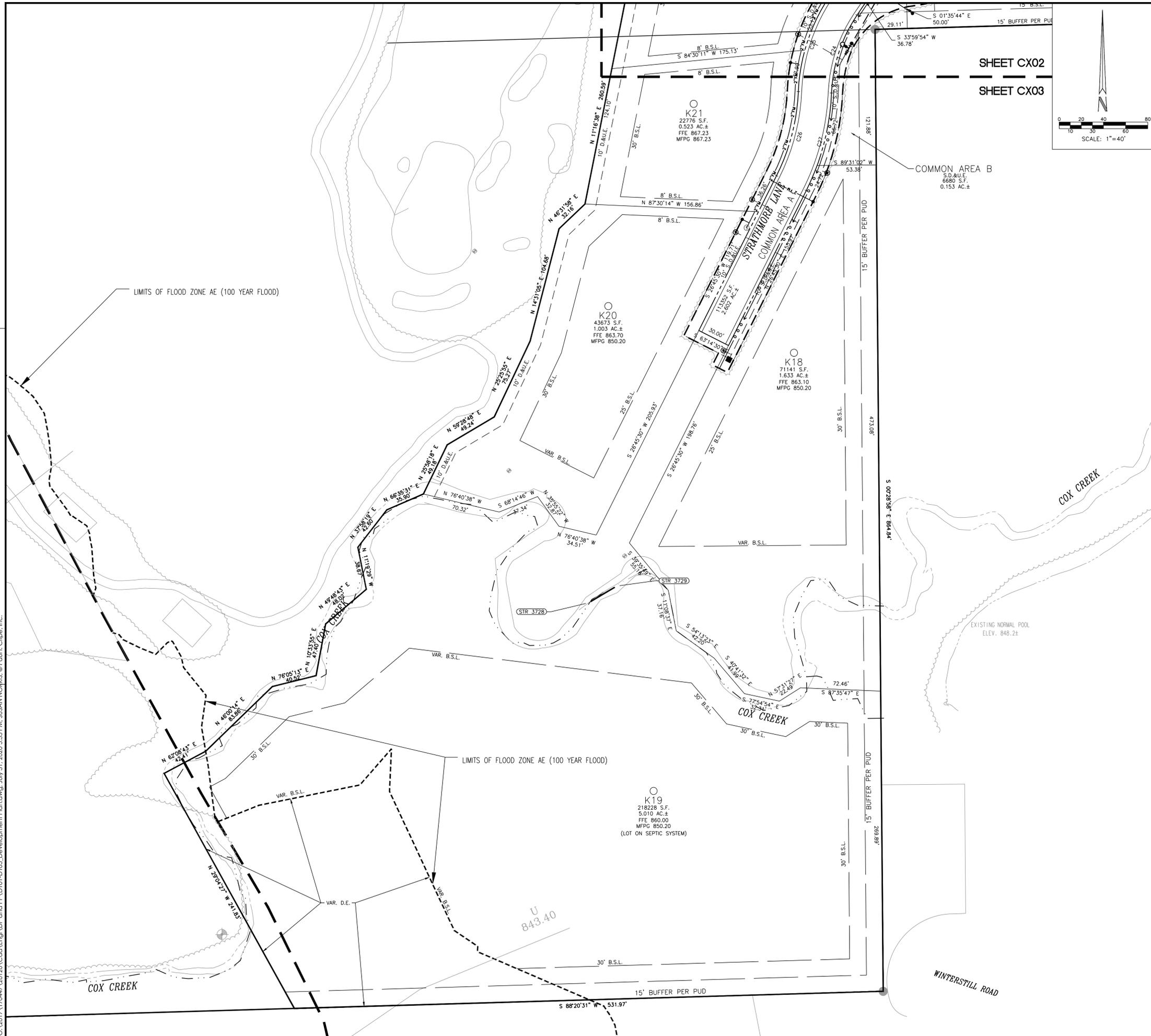
Date: 07-31-2020
 PRELIMINARY
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811
 FOR CALLS IN INDIANA
 1-800-382-5544

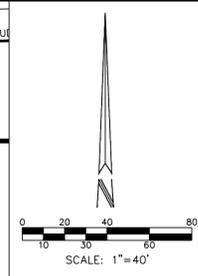
Checked by:
C. WELLS
 J. SWALDI, EIT / S. NORRIS, EIT
 QUANTITY ASSURANCE
C. WISEMAN, PE

Sheet: **D102**
 Date: 07-31-2020
 Project Number: 170447-20120

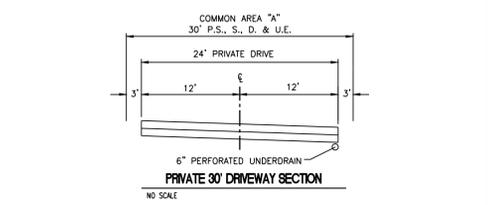
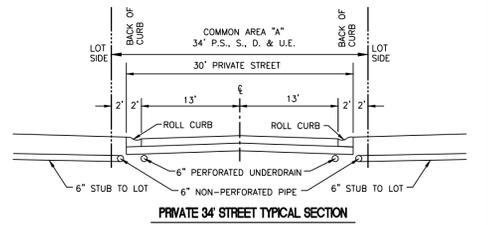
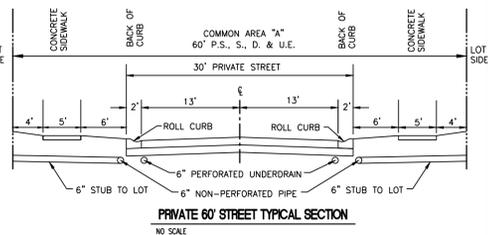
CA:2017:170447:20120:CoastalEngr.DWG and PPA:101-D-103_Development Plan.dwg, July 31, 2020 3:33 PM, SUSAN HOFFMAN, © Paul I. Cripe, Inc.



SHEET CX02
SHEET CX03



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
	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
	PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	SANITARY, DRAINAGE AND UTILITY EASEMENT
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	CONSERVATION EASEMENT
	SANITARY EASEMENT
	ACCESS EASEMENT
	BUILDING SETBACK LINE
	SIDEYARD SETBACK LINE
	TRAIL EASEMENT



Revision	By	Date	Description

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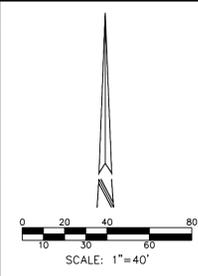


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FOR CALLS IN INDIANA
CALL 811

Sheet: **D103**
Date: 07-31-2020
Project Number: 170447-20120



LEGEND

[Symbol]	LOT LINE
[Symbol]	RIGHT-OF-WAY/PRIVATE ROAD LIMITS
[Symbol]	MATCH LINE
[Symbol]	EXISTING SWALE, CREEK, AND STREAMS TO REMAIN
[Symbol]	POND NORMAL POOL
[Symbol]	CONSTRUCTION LIMITS
[Symbol]	SECTION 3 BOUNDARY
[Symbol]	EXISTING/PROPOSED TREE LINE
[Symbol]	FLOODWAY LIMITS
[Symbol]	FLOODPLAIN LIMITS

K2	LOT NUMBER	[Symbol]	COMBINED STREET LIGHT AND SIGN
[Symbol]	STREET LIGHT	[Symbol]	STOP OR SPEED LIMIT SIGN
+	STREET SIGN	[Symbol]	ACCESSIBLE RAMP

[Symbol]	WETLAND TO REMAIN
[Symbol]	STREET TREE (40' O.C.)
5	GOLF HOLE NUMBER

- NOTE:**
- LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
 - ALL LANDSCAPING BETWEEN THE ROADWAY CURB AND SIDEWALK WILL BE MAINTAINED BY THE HOA.
 - STREET TREE SPECIES CANNOT BE REPEATED FOR A MINIMUM OF 3 TREES AND AT LEAST 3 DIFFERENT SPECIES SHALL BE INSTALLED.
 - STREET TREE SPECIES SHALL BE IN ACCORDANCE WITH ZIONSVILLE, IN CODE OF ORDINANCES CHAPTER 100.08 RECOMMENDED STREET TREES (SEE BELOW).
 - 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 platanoides	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	Red Sunset	35	35	2-1/2" B&B
Acer saccharum	Sugar Maple	October Glory	40	35	2-1/2" B&B
Carpinus betulus	European Hornbeam	Fastigiata	45	35	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 Rubber tree		50	40	2-1/2" B&B
Ginkgo biloba (male only)	Ginkgo	Lakeview	45	25	2-1/2" B&B
Gleditsia triacanthos	Thornless Honeylocust	Imperial	60	25	2-1/2" B&B
Pyrus calleryana	Callery pear	Cleveland Select	35	20	2-1/2" B&B
Quercus bicolor	Swamp White Oak	Redspire	35	25	2-1/2" B&B
Quercus coccinea	Scarlet Oak		45	45	2-1/2" B&B
Quercus imbricaria	Shingle Oak		60	40	2-1/2" B&B
Quercus phellos	Willow Oak		55	45	2-1/2" B&B
Quercus rubra	Red Oak		65	45	2-1/2" B&B
Quercus shumari	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
Tilia x euchoria	Crimean Linden	Glenleven	45	30	2-1/2" B&B
Tilia tomentosa	Silver Linden	Greenspire	40	30	2-1/2" B&B
Ulmus parvifolia	Lacebark Elm		45	35	2-1/2" B&B
Zelkova serrata	Japanese Zelkova	Sterling	50	40	2-1/2" B&B
		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
Acer campestre	Hedge Maple	Queen Elizabeth	35	30	2-1/2" B&B
Acer ginnala	Amur Maple	Flame	20	20	2-1/2" B&B
Amelanchier canadensis (arboreal)	Serviceberry, Juneberry		12	15	2-1/2" B&B
Crataegus crugalli inermis	Thornless Cockspur	Crusader	15	15	2-1/2" B&B
Crataegus orus-galli x phaenopyrum	Vaughn Hawthorne	Vaughn	30	30	2-1/2" B&B
Crataegus phaenopyrum	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
		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
		Prairiefire	20	15	2-1/2" B&B
		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
Viburnum prunifolium	Blackhaw	Summer Snow	20	15	2-1/2" B&B

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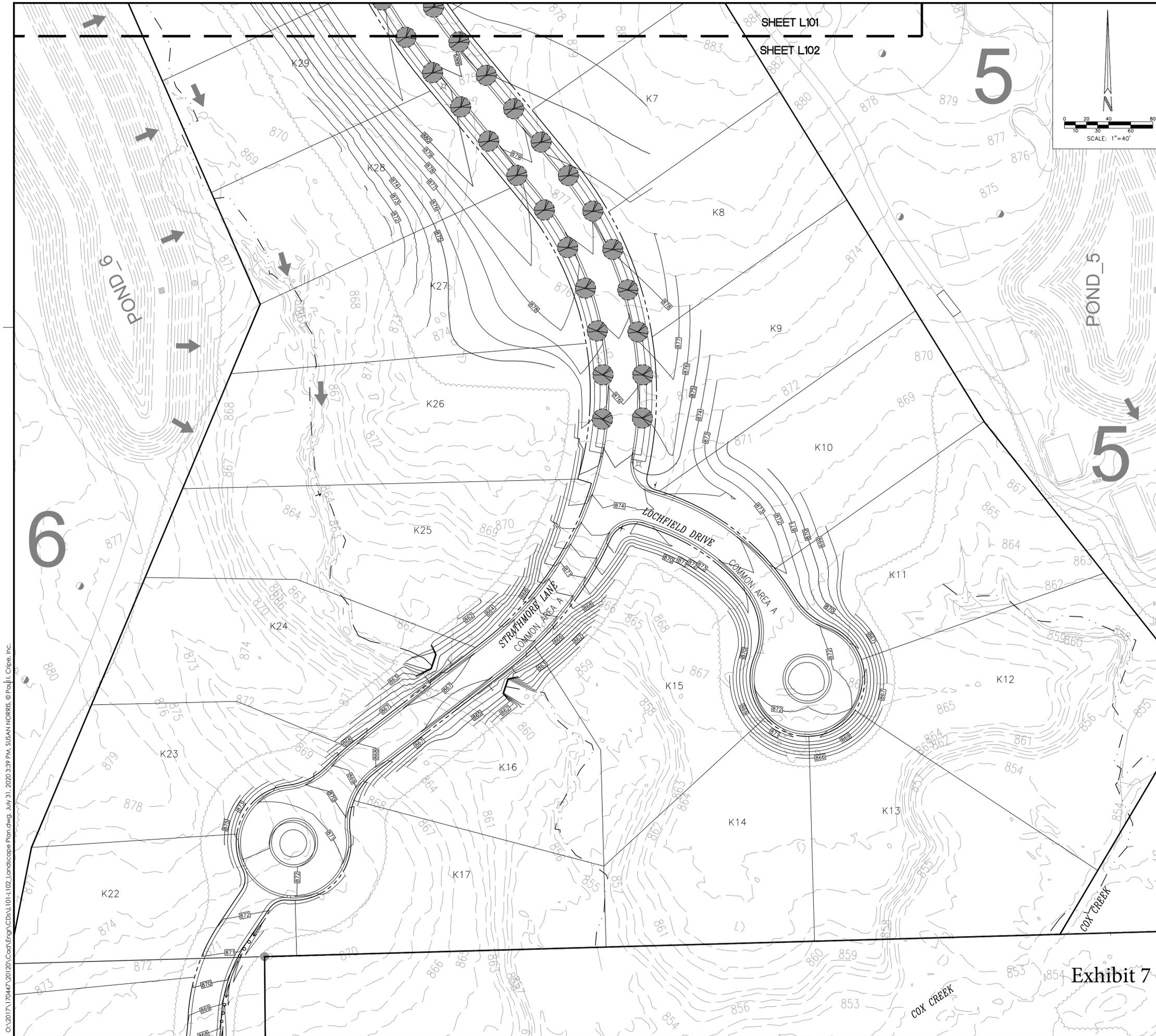


Checked By: J. SWALDI, EIT / S. NORRIS, EIT
 Quality Assurance: C. WISEMAN, PE

Sheet: **L101**
 Date: 07-31-2020
 Project Number: 170447-20120

CA:2017170447-20120-Coord'g Engr' CD&L L101-L102 Landscape Plan.dwg, July 31, 2020 3:39 PM, SUSAN NORRIS © Poell, Cripe, Inc.

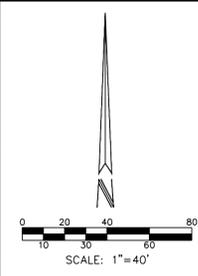
Exhibit 7
 SHEET L101
 SHEET L102



SHEET L101

SHEET L102

5



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		COMBINED STREET LIGHT AND SIGN
	STREET LIGHT		STOP OR SPEED LIMIT SIGN
	STREET SIGN		ACCESSIBLE RAMP

	WETLAND TO REMAIN	5	GOLF HOLE NUMBER
	STREET TREE (40' O.C.)		

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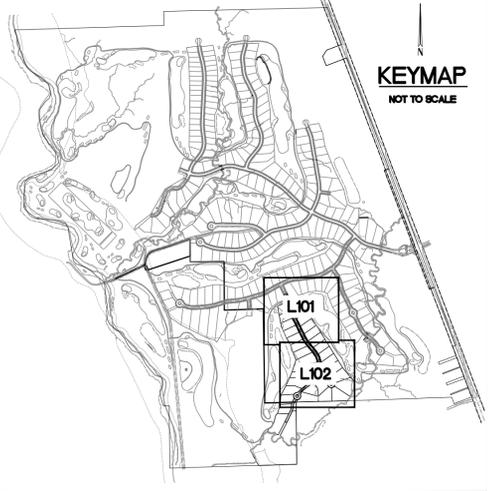
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		Princeton Sentry	60	25	2-1/2" B&B
Gleditsia triacanthos	Thornless Honeylocust	Imperial	35	35	2-1/2" B&B
		Skyline	45	45	2-1/2" B&B
		Aristocrat	40	30	2-1/2" B&B
Pyrus calleryana	Callery pear	Cleveland Select	35	20	2-1/2" B&B
		Redspire	35	25	2-1/2" B&B
Quercus bicolor	Swamp White Oak		35	45	2-1/2" B&B
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Understory/ornamental trees

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Date: 07-31-2020
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 CALL 800-382-5544

Checked By:
J. SWALDI, EIT / S. NORRIS, EIT
 Quality Assurance:
C. WISEMAN, PE

Sheet: **L102**
 Date: 07-31-2020
 Project Number: 170447-20120

CA: 2017\170447\20120\Coord\Eng\CD\SL101-L102_Landscape Plan.dwg, July 31, 2020 3:39 PM, SUSAN NORRIS © Paul J. Cripe, Inc.

Exhibit 7

**Development Plan Waiver (#1) 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 (#2) 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 #2 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 (#3) 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.**

**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 Section 1.**

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____.

AUGUST 6, 2020



EXECUTIVE SUMMARY

SECTION 3 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 (<i>Approved in July of 2018</i>)
Filing	Development Plan and Primary Plat for Section 3
Original Filing Date	July 14, 2020

FILING DETAILS

Request for Development Plan and Primary Plat approval for 34 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, our plan is to start Section 3 construction as early as this fall with the goal of completion by the summer 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.



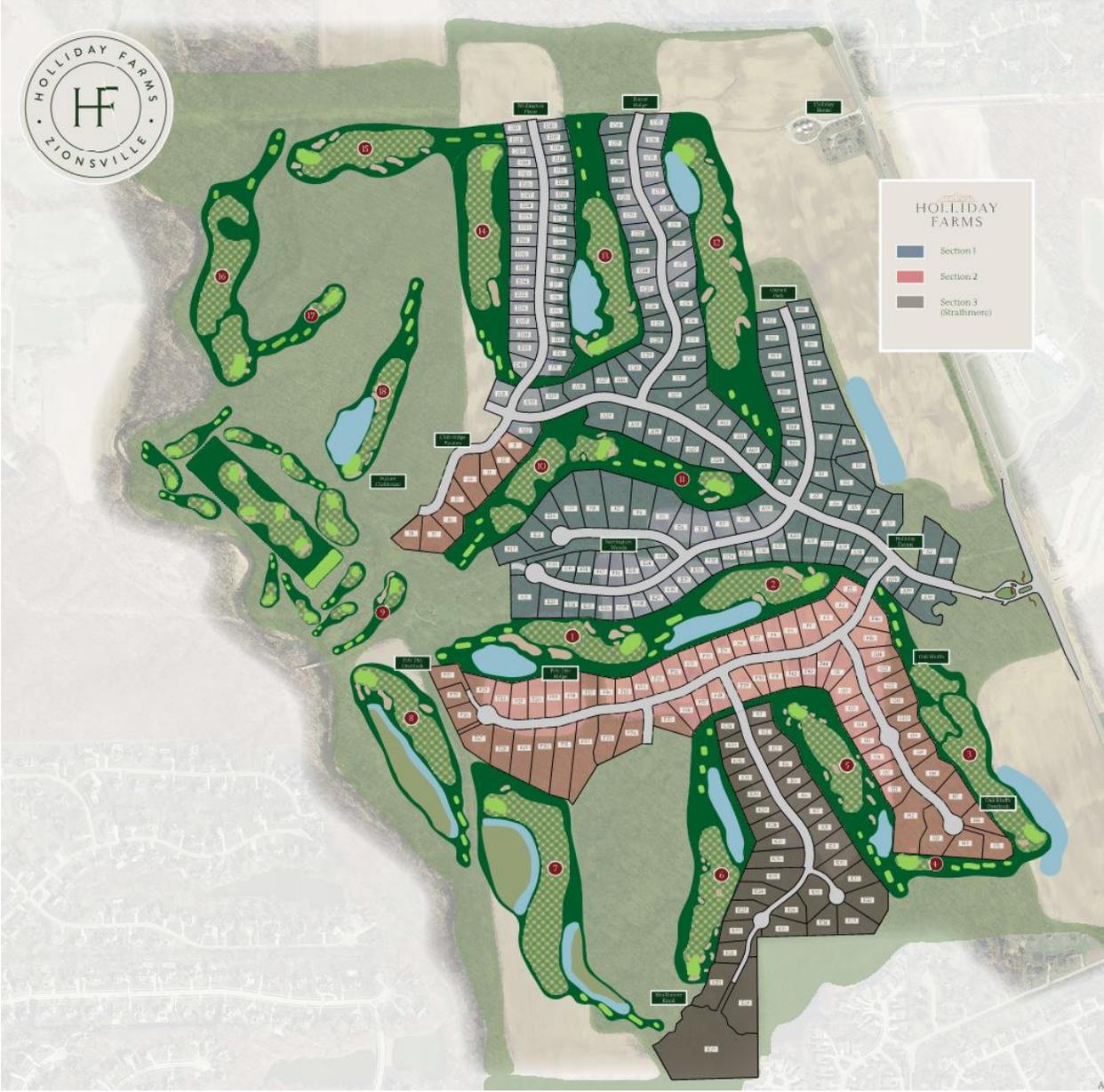








HOLLIDAY FARMS OVERVIEW MAP



APPLICATION DEVELOPMENT PLAN APPROVAL

Town of Zionsville
Petition for Development Plan
Approval

Application Packet
And
General Instructions

Town of Zionsville

Petition for Plan Commission Approval

Office Use Only

Petition No.: 2020-27-DP
Hearing Date: August 17, 2020
Recommendation: _____

1. SITE INFORMATION:

Address of Property: 3650 S US 421
Existing Use of Property: Agriculture
Proposed Use of Property: Subdivision
Current Zoning: Holliday Farms PUD Area in acres: _____

2. PETITIONER/PROPERTY OWNER

Petitioner:	Owner (If different from Petitioner):
Name: Chris Wiseman, Cripe	Name: The Club at Holliday Farms, LLP
Address: 3939 Priority Way S Drive, Ste 200 Indianapolis, IN 46240	Address: 1100 Chatham Hill Blvd. Westfield, IN 46074
Phone: 317-706-6429	Phone: 317-517-1945
Fax: _____	Fax: _____
E-Mail: cwiseman@cripe.biz	E-Mail: phil.sundling@henkedev.com

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

Attorney / Contact Person:	Project Engineer / Architect:
Name: n/a	Name: Chris Wiseman, PE, Cripe
Address: _____	Address: 3939 Priority Way S Drive, Suite 200 Indianapolis, IN 46240
Phone: _____	Phone: 317-706-6429
Fax: _____	Fax: _____
E-Mail: _____	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 3 of The Club at Holliday Farms. Project will consist of 34 residential lots,
and common areas for the private roadway and utilities.

5. ATTACHMENTS:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Legal description of property | <input checked="" type="checkbox"/> Proof of Ownership (copy of Warranty Deed) |
| <input checked="" type="checkbox"/> Owner's Authorization (if petitioner is not the owner) | <input checked="" type="checkbox"/> Copies of the Site Plan (if applicable) |
| <input type="checkbox"/> Statement of Proposed Modification or Termination
Of Commitments | <input checked="" type="checkbox"/> Proposed Development Plan / Proposed Modification
of Development Plan / Statement of Termination of
Development Plan |
| <input checked="" type="checkbox"/> Proposed Findings (if a Development Plan) | |
| <input type="checkbox"/> 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 review fees, which are payable upon invoicing. Road Impact Fees are payable upon Improvement Location Permit release.

Signature of Owner or Attorney for Owner: Debbie A. Zell

Date: 7/13/20

State of Indiana
County of Boone) SS:

Subscribed and sworn to before me this day of 7/13/20

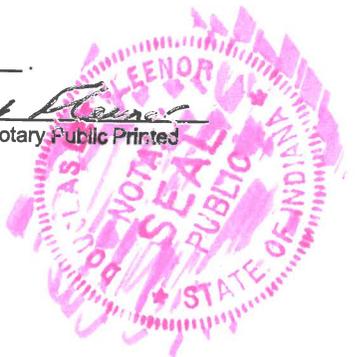
[Signature]
Notary Public Signature

Donna [Signature]
Notary Public Printed

My commission expires 9-8-2023

My county of residence is Boone County.

My Commission No. is _____



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, Bradley S. Henke, being the owner of the property commonly known as The Club at Holliday Farms Section 3, hereby authorize(s) Cripe to file a Petition for (zone map change / variance / special exception / subdivision plat approval / other) for the aforementioned property.

Henke Dev Group
(company name)

(owner signature)

By: [Signature]
(authorized signature)

- or - _____
(print owner name)

Bradley S. Henke
(printed name)

mgr.
(title)

State of Indiana
County of Boone) SS:

Subscribed and sworn to before me this 7/13/20 day of _____

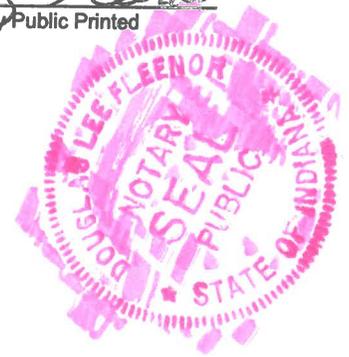
[Signature]
Notary Public Signature

Notary Public Printed

My commission expires 4-8-2023

My county of residence is Boone County.

My Commission No. is _____



**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, 2020 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: 2020-26-PP and 2020-27-DP, Primary Plat and Development Plan to allow for: **Request for approval of Primary Plat and Development Plan for 34 lots on 29.252 acres in the Holliday Farms PUD for Section 3 of the development. Request includes waivers for design speed (16.03), street blades (13.16), roadway 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 Three

This description originated as part of an Original Survey (Takedown Number 5) performed by Cripe, and certified by Claude M. Quillen, L.S. #20200002, on the survey dated July 20, 2020, under Project Number 170447-39000, being a part of the Northeast Quarter and the North Half of the Southeast Quarter of Section 26, Township 18 North, Range 2 East, in Eagle Township, Boone County, Indiana more particularly described as follows;

Commencing at the Northeast corner of the Northeast Quarter of said Section 26; thence South 00 degrees 32 minutes 35 seconds East (assumed bearing) a distance of 2640.28 feet along the East line of said Northeast Quarter to the Southeast corner of said Northeast Quarter, which point is also the Northeast corner of the Ravinia subdivision as recorded in Instrument Number 9902641 (Plat Book 10, Page 44) in the Office of the Recorder of Boone County, Indiana, the next four (4) courses are along the boundary of said Ravinia subdivision; (1) thence South 88 degrees 24 minutes 16 seconds West 180.98 feet along the South line of said Southeast Quarter to the POINT OF BEGINNING of this description; (2) thence South 88 degrees 24 minutes 16 seconds West 720.46 feet along the South line of said Quarter Section; (3) thence South 00 degrees 28 minutes 58 seconds East 864.84 feet to the North line of Lot 44 in said Ravinia subdivision; (4) thence South 88 degrees 20 minutes 31 seconds West 531.97 feet; thence North 29 degrees 04 minutes 27 seconds West 241.83 feet to center of Cox Creek, the next eight (8) courses are along the center of Cox Creek: (1) thence North 62 degrees 08 minutes 43 seconds East 42.41 feet; (2) thence North 46 degrees 00 minutes 14 seconds East 83.86 feet; (3) thence North 76 degrees 05 minutes 13 seconds East 40.52 feet; (4) thence North 10 degrees 33 minutes 55 seconds East 47.40 feet; (5) thence North 49 degrees 48 minutes 43 seconds East 48.02 feet; (6) thence North 11 degrees 19 minutes 29 seconds West 38.67 feet; (7) thence North 37 degrees 58 minutes 19 seconds East 42.60 feet; (8) thence North 66 degrees 35 minutes 31 seconds East 35.90 feet; thence North 25 degrees 58 minutes 18 seconds East 49.18 feet; thence North 59 degrees 28 minutes 48 seconds East 49.24 feet; thence North 25 degrees 25 minutes 55 seconds East 75.27 feet; thence North 14 degrees 31 minutes 05 seconds East 104.68 feet; thence North 46 degrees 31 minutes 58 seconds East 32.16 feet; thence North 11 degrees 16 minutes 38 seconds East 260.59 feet; thence North 22 degrees 55 minutes 20 seconds East 531.78 feet; thence North 23 degrees 44 minutes 53 seconds West 505.95 feet; thence North 10 degrees 53 minutes 42 seconds West 285.65 feet to the South line of Common Area "E" in The Club at Holliday Farms - Section 2 as recorded in Instrument Number 2020-00216 [Plat Book 28, Page 1] in said Recorder's Office, the next three (3) courses are along the boundary of said Ravinia subdivision: (1) thence North 68 degrees 51 minutes 14 seconds East 140.62 feet along the South line of said Common Area "E" to the West Right-of-way line of Strathmore Lane; (2) thence North 69 degrees 51 minutes 48 seconds East 80.00 feet to the Southeast corner of Common Area "D" and a non-tangent curve to the left having a radius of 850.00 feet, the radius point of which bears South 69 degrees 51 minutes 48 seconds West; (3) thence northwesterly along said curve an arc distance of 5.02 feet to a point which bears North 69 degrees 31 minutes 30 seconds East from said radius point; thence North 74 degrees 48 minutes 16 seconds East 142.99 feet; thence South 09 degrees 04 minutes 41 seconds East 115.66 feet; thence South 26 degrees 29 minutes 33 seconds East 53.35

feet; thence South 47 degrees 32 minutes 55 seconds East 158.77 feet; thence South 19 degrees 08 minutes 00 seconds East 119.58 feet; thence South 33 degrees 21 minutes 02 seconds East 230.10 feet; thence South 31 degrees 51 minutes 22 seconds East 465.72 feet; thence South 38 degrees 30 minutes 13 seconds East 251.96 feet; thence South 00 degrees 00 minutes 00 seconds East 117.18 feet; thence South 30 degrees 46 minutes 28 seconds West 172.37 feet to the point of beginning, containing 29.252 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: _____

The Club at Holliday Farms - Section 3
 Adjoiner Mailing List

NAME	ADDRESS	CITY	ST	ZIP
ATTEBERRY DESNEIGE & GEORGE	10465 FOX TRACE	ZIONSVILLE	IN	46077
BOMBERGER LIZABETH F	4655 WINTERSTILL RD	ZIONSVILLE	IN	46077
BREEN LAWRENCE H & MELISSA M	4515 OAKWOOD DR	ZIONSVILLE	IN	46077
BRIDGEWATER MASTERS LLC	4630 LISBORN DR	CARMEL	IN	46033
BROWN MARY M	10501 E 400 S	ZIONSVILLE	IN	46077
C&C HOMES AT CHATHAM LLC	6302 WEST FOSTER BRANCH DR	PENDLETON	IN	46064
CANIFF CHRISTOPHER M & ANDREA	9302 IRSHMANS RUN LN	ZIONSVILLE	IN	46077
CARR DAVID J & SANDRA S	1940 MULSANNE DR	ZIONSVILLE	IN	46077
CARRINGTON HOMES INC	81500 N 600 WEST, SUITE G	MCCORDSVILLE	IN	46055
CARTER JERROD 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 PL, STE 100F	CARMEL	IN	46032
CLAYTON JERRIT L & MELINDA L	PO BOX 152	ZIONSVILLE	IN	46077
DAY CHRISTOPHER	9775 E 200 S	ZIONSVILLE	IN	46077
DOLACK ROBERT F & JENNIFER A A	10398 LAKEWOOD DR	ZIONSVILLE	IN	46077
DURRETT DEAN	12620 TROUPE ST	CARMEL	IN	46032
EXECUTIVE HOMES CONSTRUCTION I	1010 3RD AVE SW STE 202	CARMEL	IN	46032
FIX SAMUEL V	4520 WILLOW RD	ZIONSVILLE	IN	46077
FRITSCH SHERRI	10381 HIGH GROVE DRIVE	CARMEL	IN	46032
GBC DEVELOPMENT II LLC	6330 EAST 75TH STREET, SUITE 15	INDIANAPOLIS	IN	46250
GELHAUSEN DAVID L & LINDA A	10368 WILDWOOD DR	ZIONSVILLE	IN	46077
GRAHAM KEITH H & KIMBERLY S	10309 HICKORY RIDGE DR	ZIONSVILLE	IN	46077
GRUNTNGER MARK & NANCY S	4079 WILD WOOD COURT	ZIONSVILLE	IN	46077
HATLELI LANCE & KARON	4560 WILLOW RD	ZIONSVILLE	IN	46077
HEIN CHARLES J & JODI L	10382 WILDWOOD DRIVE	ZIONSVILLE	IN	46077
HOMES BY DESIGN INC	4239 W 96TH ST	INDIANAPOLIS	IN	46268
HOPEWELL MARK J & EMILY	10376 LAKEWOOD DR	ZIONSVILLE	IN	46077
HORTON SAMUEL & HOLLY	11108 FONTAINE WAY	ZIONSVILLE	IN	46077
HOVERMALE RICHARD & EDLA	4550 WILLOW RD	ZIONSVILLE	IN	46077
INDEPENDENT TRUST COMPANY OF A	1301 WEST OMAHA STREET, SUITE	RAPID CITY	SD	57701
J & R EQUITY CORP	8649 E 250 S	ZIONSVILLE	IN	46077
J&R EQUITY CORP	3083 S INDANAPOLIS RD	LEBANON	IN	46052
JESSUP BILLY F & JUDITH ANN	4175 TURKEY FOOT RD	ZIONSVILLE	IN	46077
KENDALL JOSEPH R & JENNIFER S	520 W SYCAMORE ST	ZIONSVILLE	IN	46077
LANDSCHULZ WILLIAM H & KATHERI	10435 HICKORY RIDGE CT	ZIONSVILLE	IN	46077
LAREW ROBERT & BRENDA JURICH L	729 LAGRANGE ST	WEST LAFAYETTE	IN	47906
LEONARD WILLIAM T & ELIZBETH A	2410 LONDONBERRY BLVD	CARMEL	IN	46032
LINGEMAN JAMES & RITA	7110 ANDRE CT	NEW AUGUSTA	IN	46278
LLADNAR LLC	201 INDIAN HARBOR RD	VERO BEACH	FL	32963
MACDONALD DAVID S & JENNA N FR	4917 BROADWAY ST	INDIANAPOLIS	IN	46205
MCDANIEL RYAN M & KARISSA K	1523 W ALTGELD ST	CHICAGO	IL	60657
MCDONALD SHAUN & CAROLYN	10919 HOLLIDAY FARMS BLVD	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

The Club at Holliday Farms - Section 3
 Adjoiner Mailing List

NAME	ADDRESS	CITY	ST	ZIP
MYER DAVID & KRISTEN	6705 E STONEGATE 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
NYHART ELDON H JR	10322 WILDWOOD DR	ZIONSVILLE	IN	46077
PATEL GAUTAM & SANGITA	13256 MINK LN	CARMEL	IN	46033
PROCTER WILLIAM F JR & MARGARE	4540 OAKWOOD DR	ZIONSVILLE	IN	46077
QUINN JOHN J & JOALENN	4677 BAYBERRY LANE	ZIONSVILLE	IN	46077
RAVINIA HOMEOWNERS ASSOCIATION	9225 HUNT CLUB RD	ZIONSVILLE	IN	46077
RAVINIA HOWMOWNERS ASSOCIATION	7050 E 116TH ST	FISHERS	IN	46038
RICE JAMES M & JUDITH A	10555 E 400 S	ZIONSVILLE	IN	46077
RITMAN JENNIFER A TRUSTEE	4825 COTTONWOOD DRIVE	ZIONSVILLE	IN	46077
SALLEE FRANK D & JUANITA E	4530 WILLOW RD	ZIONSVILLE	IN	46077
SCHMIEDT PATRICK S & JILLIAN K	2429 N DELAWARE	INDIANAPOLIS	IN	46205
SCOTT ZACHARY & JENNIL SALAZAR	1789 MILFORD ST	CARMEL	IN	46032
SHAIKH SAEED R & ASIMA YUNUS	13258 W SHERBERN DR	CARMEL	IN	46032
SMITH LARRY W	10316 WILDWOOD DR	ZIONSVILLE	IN	46077
SMITH LUKE & JENNIFER	3510 LANNON CASTLE DR	ZIONSVILLE	IN	46077
SPOHN ERIC R & LISA L	11505 WILLOW RIDGE DR	ZIONSVILLE	IN	46077
STONER TIMOTHY & TIFFANY	11909 CREEKSTONE WAY	ZIONSVILLE	IN	46077
THE OLD TOWN DESIGN GROUP LLC	1132 S RANGELINE RD, STE 200	CARMEL	IN	46032
THE SUSAN L MOORE 1995 TRUST	1029 LAURELWOOD	CARMEL	IN	46032
TRAFELET FRANCES	4510 WILLOW RD	ZIONSVILLE	IN	46077
TWENTY JOHN D & M RUTH TWENTY	795 FOREST BLVD	ZIONSVILLE	IN	46077
WATSON W H & JOAN K	4540 WILLOW RD	ZIONSVILLE	IN	46077
WEBER BRADLEY J & REBECCA E	2992 TOPAZ LANE	CARMEL	IN	46032
WILDERN JOHN M AS TRUSTEE OF T	13482 ABERCORN ST	CARMEL	IN	46032
WILLIAMS BRIAN & LAURA	7110 BEAUMONT CT	ZIONSVILLE	IN	46077
WRIGHT BARBARA L & E RANDALL	4664 WINTERSTILL RD	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

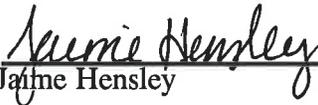
ISSUED:

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
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: 101.86

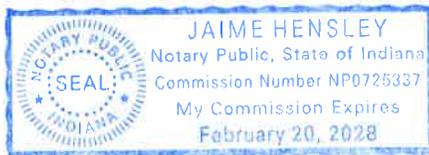


SUBSCRIBED AND SWORN BEFORE ME THIS 5th day of August, A.D. 2020



Jaime Hensley

Notary Public Seal, State of Indiana



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, 2020 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: 2020-26-PP and 2020-27-DP, Primary Plat and Development Plan to allow for: Request for approval of Primary Plat and Development Plan for 34 lots on 29.252 acres in the Holiday Farms PUD for Section 3 of the development. Request includes waivers for, design speec (16.03), vertical grade (16.03), street blades (13.16), roadway cross section (16.03).

The properties involved are more commonly known as: 3900 S US 421 is currently zoned Holiday Farms PUD zoning district, and is legally described as:

The Club at Holiday Farms - Section Three

This description originated as part of an Original Survey (Takedown Number 5) performed by Cripe, and certified by Claude M. Quillen, L.S. #20200002, on the survey dated July 20, 2020, under Project Number 170447-39000, being a part of the Northeast Quarter and the North Half of the Southeast Quarter of Section 26, Township 18 North, Range 2 East, in Eagle Township, Boone County, Indiana more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 26; thence South 00 degrees 32 minutes 35 seconds East (assumed bearing) a distance of 2640.28 feet along the East line of said Northeast Quarter to the Southeast corner of said Northeast Quarter, which point is also the Northeast corner of the Ravinia subdivision as recorded in Instrument Number 9902641 (Plat Book 10, Page 44) in the Office of the Recorder of Boone County, Indiana, the next four (4) courses are along the boundary of said Ravinia subdivision; (1) thence South 88 degrees 24 minutes 16 seconds West 180.98 feet along the South line of said Southeast Quarter to the POINT OF BEGINNING of this description; (2) thence South 88 degrees 24 minutes 16 seconds West 720.46 feet along the South line of said Quarter Section; (3) thence South 00 degrees 28 minutes 58 seconds East 864.84 feet to the North line of Lot 44 in said Ravinia subdivision; (4) thence South 88 degrees 20 minutes 31 seconds West 531.97 feet; thence North 29 degrees 04 minutes 27 seconds West 241.83 feet to center of Cox Creek, the next eight (8) courses are along the center of Cox Creek: (1) thence North 62 degrees 08 minutes 43 seconds East 42.41 feet; (2) thence North 46 degrees 00 minutes 14 seconds East 83.86 feet; (3) thence North 76 degrees 05 minutes 13 seconds East 40.52 feet; (4) thence North 10 degrees 33 minutes 55 seconds East 47.40 feet; (5) thence North 49 degrees 48 minutes 43 seconds East 48.02 feet; (6) thence North 11 degrees 19 minutes 25 seconds West 38.67 feet; (7) thence North 37 degrees 58 minutes 19 seconds East 42.60 feet; (8) thence North 66 degrees 35 minutes 31 seconds East 35.90 feet; thence North 25 degrees 58 minutes 18 seconds East 49.18 feet; thence North 59 degrees 28 minutes 48 seconds East 49.24 feet; thence North 25 degrees 25 minutes 55 seconds East 75.27 feet; thence North 14 degrees 31 minutes 05 seconds East 104.68 feet; thence North 46 degrees 31 minutes 58 seconds East 32.16 feet; thence North 11 degrees 16 minutes 38 seconds East 260.55 feet; thence North 22 degrees 55 minutes 20 seconds East 531.78 feet; thence North 23 degrees 44 minutes 53 seconds West 505.95 feet; thence North 10 degrees 53 minutes 42 seconds West 285.65 feet to the South line of Common Area "E" in The Club at Holiday Farms - Section 2 as recorded in Instrument Number 2020-00216 [Plat Book 28, Page 1] in said Recorder's Office, the next three (3) courses are along the boundary of said Ravinia subdivision: (1) thence North 68 degrees 51 minutes 14 seconds East 140.62 feet along the South line of said Common Area "E" to the West Right-of-way line of Strathmore Lane; (2) thence North 69 degrees 51 minutes 48 seconds East 80.00 feet to the Southeast corner of Common Area "D" and a non-tangent curve to the left having a radius of 850.00 feet, the radius point of which bears South 69 degrees 51 minutes 48 seconds West; (3) thence northwesterly along said curve an arc distance of 5.02 feet to a point which bears North 69 degrees 31 minutes 30 seconds East from said radius point; thence North 74 degrees 48 minutes 16 seconds East 142.99 feet; thence South 09 degrees 04 minutes 41 seconds East 115.66 feet; thence South 26 degrees 29 minutes 33 seconds East 53.35 feet; thence South 47 degrees 32 minutes 55 seconds East 158.77 feet; thence South 19 degrees 08 minutes 00 seconds East 119.58 feet; thence South 33 degrees 21 minutes 02 seconds East 230.10 feet; thence South 31 degrees 51 minutes 22 seconds East 465.72 feet; thence South 38 degrees 30 minutes 13 seconds East 251.96 feet; thence South 00 degrees 00 minutes 00 seconds East 117.18 feet; thence South 30 degrees 46 minutes 28 seconds West 172.37 feet to the point of beginning, containing 29.252 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, a 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-458 8/6 hspaxlp 1657925

**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 Section 1.**

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 WAIVERS

**Development Plan Waiver (#1) 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 (#2) 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 #2 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 (#3) 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.**

APPLICATION FOR PRIMARY PLAT APPROVAL

Town of Zionsville
Petition for Subdivision Plat Approval

**Application Packet
And
General Instructions**

Town of Zionsville
Petition for Plan Commission Approval

Office Use Only

Petition No.: 2020-26-PP

Hearing Date: August 17, 2020

Recommendation: _____

1. SITE INFORMATION:

Address of Property: 3650 S US 421
Existing Use of Property: Agriculture
Current Zoning: PUD Name of Subdivision: The Club at Holliday Farms Section 3
Area in acres: _____ Number of lots: 34

2. PETITIONER/PROPERTY OWNER

Petitioner:

Name: Chris Wiseman, Cripe
Address: 3939 Priority Way S Drive, Ste 200
Indianapolis, IN 46240
Phone: 317-706-6429
Fax: _____
E-Mail: cwiseman@cripe.biz

Owner (If different from Petitioner):

Name: The Club at Holliday Farms, LLP
Address: 1100 Chatham Hill Blvd.
Westfield, IN 47064
Phone: 317-517-1945
Fax: _____
E-Mail: phil.sundling@henkedevdevelopment.com

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: Chris Wiseman, PE, 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

5. ATTACHMENTS:

- Legal description of property Proof of Ownership (copy of Warranty Deed)
 Owner's Authorization (if petitioner is not the owner) Copies of the Proposed Plat
 Copy of Covenants (if proposed) Draft of Proposed Legal Notice
 Application Fee 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: Bill A. Mc

Date: 7/13/20

State of Indiana

SS

County of Barre

Subscribed and sworn to before me this 7-13-20 day of _____.

Doug [Signature] Notary Public Signature, Doug [Signature] Notary Public Printed

My commission expires 4-8-2023

My county of residence is Barre County.

My Commission No. is _____



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, Bradley S. Hunk, being the owner of the property commonly known as The Club at Holliday Farms - Section 3, 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.

Hunk Dev. Group

By: Bradley S. Hunk (Authorized signature) - or - _____ (print owner name)

Bradley S. Hunk
(Printed name)

Devr.
(Title)

State of Indiana

County of Boone) ss:

Subscribed and sworn to before me this, day of 7/13/20

[Signature]
Notary Public Signature

Doug Fleener
Notary Public Printed

My commission expires 4-8-2023

My county of residence is Boone County.

My Commission No. is _____



13.00

See 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
John H. Holliday



STATE OF INDIANA }
COUNTY OF Miami } SS:

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. Kenna
(signature)

Vicki A. Kenna
(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 46283; Telephone (317) 236-2100.

601

6421
SEP 20 10 52 AM '90
MARY ALICE BALDWIN
RECORDER OF BOONE COUNTY
LEBANON, INDIANA 46058
Recd. at 2:37 pm 9/20/90

FILED FOR TAXATION
SEP 20 1990
Deane W. Adams, Jr.
AUDITOR BOONE COUNTY

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

EXHIBIT "A"
PAGE 1 OF 3

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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.

EXHIBIT "A"
PAGE 2 OF 3

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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.

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EXHIBIT "A"
PAGE 3 OF 3

BOOK 287 PAGE 604

**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, 2020 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: 2020-26-PP and 2020-27-DP, Primary Plat and Development Plan to allow for: **Request for approval of Primary Plat and Development Plan for 34 lots on 29.252 acres in the Holliday Farms PUD for Section 3 of the development. Request includes waivers for design speed (16.03), street blades (13.16), roadway 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 Three

This description originated as part of an Original Survey (Takedown Number 5) performed by Cripe, and certified by Claude M. Quillen, L.S. #20200002, on the survey dated July 20, 2020, under Project Number 170447-39000, being a part of the Northeast Quarter and the North Half of the Southeast Quarter of Section 26, Township 18 North, Range 2 East, in Eagle Township, Boone County, Indiana more particularly described as follows;

Commencing at the Northeast corner of the Northeast Quarter of said Section 26; thence South 00 degrees 32 minutes 35 seconds East (assumed bearing) a distance of 2640.28 feet along the East line of said Northeast Quarter to the Southeast corner of said Northeast Quarter, which point is also the Northeast corner of the Ravinia subdivision as recorded in Instrument Number 9902641 (Plat Book 10, Page 44) in the Office of the Recorder of Boone County, Indiana, the next four (4) courses are along the boundary of said Ravinia subdivision; (1) thence South 88 degrees 24 minutes 16 seconds West 180.98 feet along the South line of said Southeast Quarter to the POINT OF BEGINNING of this description; (2) thence South 88 degrees 24 minutes 16 seconds West 720.46 feet along the South line of said Quarter Section; (3) thence South 00 degrees 28 minutes 58 seconds East 864.84 feet to the North line of Lot 44 in said Ravinia subdivision; (4) thence South 88 degrees 20 minutes 31 seconds West 531.97 feet; thence North 29 degrees 04 minutes 27 seconds West 241.83 feet to center of Cox Creek, the next eight (8) courses are along the center of Cox Creek: (1) thence North 62 degrees 08 minutes 43 seconds East 42.41 feet; (2) thence North 46 degrees 00 minutes 14 seconds East 83.86 feet; (3) thence North 76 degrees 05 minutes 13 seconds East 40.52 feet; (4) thence North 10 degrees 33 minutes 55 seconds East 47.40 feet; (5) thence North 49 degrees 48 minutes 43 seconds East 48.02 feet; (6) thence North 11 degrees 19 minutes 29 seconds West 38.67 feet; (7) thence North 37 degrees 58 minutes 19 seconds East 42.60 feet; (8) thence North 66 degrees 35 minutes 31 seconds East 35.90 feet; thence North 25 degrees 58 minutes 18 seconds East 49.18 feet; thence North 59 degrees 28 minutes 48 seconds East 49.24 feet; thence North 25 degrees 25 minutes 55 seconds East 75.27 feet; thence North 14 degrees 31 minutes 05 seconds East 104.68 feet; thence North 46 degrees 31 minutes 58 seconds East 32.16 feet; thence North 11 degrees 16 minutes 38 seconds East 260.59 feet; thence North 22 degrees 55 minutes 20 seconds East 531.78 feet; thence North 23 degrees 44 minutes 53 seconds West 505.95 feet; thence North 10 degrees 53 minutes 42 seconds West 285.65 feet to the South line of Common Area "E" in The Club at Holliday Farms - Section 2 as recorded in Instrument Number 2020-00216 [Plat Book 28, Page 1] in said Recorder's Office, the next three (3) courses are along the boundary of said Ravinia subdivision: (1) thence North 68 degrees 51 minutes 14 seconds East 140.62 feet along the South line of said Common Area "E" to the West Right-of-way line of Strathmore Lane; (2) thence North 69 degrees 51 minutes 48 seconds East 80.00 feet to the Southeast corner of Common Area "D" and a non-tangent curve to the left having a radius of 850.00 feet, the radius point of which bears South 69 degrees 51 minutes 48 seconds West; (3) thence northwesterly along said curve an arc distance of 5.02 feet to a point which bears North 69 degrees 31 minutes 30 seconds East from said radius point; thence North 74 degrees 48 minutes 16 seconds East 142.99 feet; thence South 09 degrees 04 minutes 41 seconds East 115.66 feet; thence South 26 degrees 29 minutes 33 seconds East 53.35

feet; thence South 47 degrees 32 minutes 55 seconds East 158.77 feet; thence South 19 degrees 08 minutes 00 seconds East 119.58 feet; thence South 33 degrees 21 minutes 02 seconds East 230.10 feet; thence South 31 degrees 51 minutes 22 seconds East 465.72 feet; thence South 38 degrees 30 minutes 13 seconds East 251.96 feet; thence South 00 degrees 00 minutes 00 seconds East 117.18 feet; thence South 30 degrees 46 minutes 28 seconds West 172.37 feet to the point of beginning, containing 29.252 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: _____

The Club at Holliday Farms - Section 3
 Adjoiner Mailing List

NAME	ADDRESS	CITY	ST	ZIP
ATTEBERRY DESNEIGE & GEORGE	10465 FOX TRACE	ZIONSVILLE	IN	46077
BOMBERGER LIZABETH F	4655 WINTERSTILL RD	ZIONSVILLE	IN	46077
BREEN LAWRENCE H & MELISSA M	4515 OAKWOOD DR	ZIONSVILLE	IN	46077
BRIDGEWATER MASTERS LLC	4630 LISBORN DR	CARMEL	IN	46033
BROWN MARY M	10501 E 400 S	ZIONSVILLE	IN	46077
C&C HOMES AT CHATHAM LLC	6302 WEST FOSTER BRANCH DR	PENDLETON	IN	46064
CANIFF CHRISTOPHER M & ANDREA	9302 IRSHMANS RUN LN	ZIONSVILLE	IN	46077
CARR DAVID J & SANDRA S	1940 MULSANNE DR	ZIONSVILLE	IN	46077
CARRINGTON HOMES INC	81500 N 600 WEST, SUITE G	MCCORDSVILLE	IN	46055
CARTER JERROD 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 PL, STE 100F	CARMEL	IN	46032
CLAYTON JERRIT L & MELINDA L	PO BOX 152	ZIONSVILLE	IN	46077
DAY CHRISTOPHER	9775 E 200 S	ZIONSVILLE	IN	46077
DOLACK ROBERT F & JENNIFER A A	10398 LAKEWOOD DR	ZIONSVILLE	IN	46077
DURRETT DEAN	12620 TROUPE ST	CARMEL	IN	46032
EXECUTIVE HOMES CONSTRUCTION I	1010 3RD AVE SW STE 202	CARMEL	IN	46032
FIX SAMUEL V	4520 WILLOW RD	ZIONSVILLE	IN	46077
FRITSCH SHERRI	10381 HIGH GROVE DRIVE	CARMEL	IN	46032
GBC DEVELOPMENT II LLC	6330 EAST 75TH STREET, SUITE 15	INDIANAPOLIS	IN	46250
GELHAUSEN DAVID L & LINDA A	10368 WILDWOOD DR	ZIONSVILLE	IN	46077
GRAHAM KEITH H & KIMBERLY S	10309 HICKORY RIDGE DR	ZIONSVILLE	IN	46077
GRUNTNGER MARK & NANCY S	4079 WILD WOOD COURT	ZIONSVILLE	IN	46077
HATLELI LANCE & KARON	4560 WILLOW RD	ZIONSVILLE	IN	46077
HEIN CHARLES J & JODI L	10382 WILDWOOD DRIVE	ZIONSVILLE	IN	46077
HOMES BY DESIGN INC	4239 W 96TH ST	INDIANAPOLIS	IN	46268
HOPEWELL MARK J & EMILY	10376 LAKEWOOD DR	ZIONSVILLE	IN	46077
HORTON SAMUEL & HOLLY	11108 FONTAINE WAY	ZIONSVILLE	IN	46077
HOVERMALE RICHARD & EDLA	4550 WILLOW RD	ZIONSVILLE	IN	46077
INDEPENDENT TRUST COMPANY OF A	1301 WEST OMAHA STREET, SUITE	RAPID CITY	SD	57701
J & R EQUITY CORP	8649 E 250 S	ZIONSVILLE	IN	46077
J&R EQUITY CORP	3083 S INDANAPOLIS RD	LEBANON	IN	46052
JESSUP BILLY F & JUDITH ANN	4175 TURKEY FOOT RD	ZIONSVILLE	IN	46077
KENDALL JOSEPH R & JENNIFER S	520 W SYCAMORE ST	ZIONSVILLE	IN	46077
LANDSCHULZ WILLIAM H & KATHERI	10435 HICKORY RIDGE CT	ZIONSVILLE	IN	46077
LAREW ROBERT & BRENDA JURICH L	729 LAGRANGE ST	WEST LAFAYETTE	IN	47906
LEONARD WILLIAM T & ELIZBETH A	2410 LONDONBERRY BLVD	CARMEL	IN	46032
LINGEMAN JAMES & RITA	7110 ANDRE CT	NEW AUGUSTA	IN	46278
LLADNAR LLC	201 INDIAN HARBOR RD	VERO BEACH	FL	32963
MACDONALD DAVID S & JENNA N FR	4917 BROADWAY ST	INDIANAPOLIS	IN	46205
MCDANIEL RYAN M & KARISSA K	1523 W ALTGELD ST	CHICAGO	IL	60657
MCDONALD SHAUN & CAROLYN	10919 HOLLIDAY FARMS BLVD	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

The Club at Holliday Farms - Section 3
 Adjoiner Mailing List

NAME	ADDRESS	CITY	ST	ZIP
MYER DAVID & KRISTEN	6705 E STONEGATE 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
NYHART ELDON H JR	10322 WILDWOOD DR	ZIONSVILLE	IN	46077
PATEL GAUTAM & SANGITA	13256 MINK LN	CARMEL	IN	46033
PROCTER WILLIAM F JR & MARGARE	4540 OAKWOOD DR	ZIONSVILLE	IN	46077
QUINN JOHN J & JOALENN	4677 BAYBERRY LANE	ZIONSVILLE	IN	46077
RAVINIA HOMEOWNERS ASSOCIATION	9225 HUNT CLUB RD	ZIONSVILLE	IN	46077
RAVINIA HOWMOWNERS ASSOCIATION	7050 E 116TH ST	FISHERS	IN	46038
RICE JAMES M & JUDITH A	10555 E 400 S	ZIONSVILLE	IN	46077
RITMAN JENNIFER A TRUSTEE	4825 COTTONWOOD DRIVE	ZIONSVILLE	IN	46077
SALLEE FRANK D & JUANITA E	4530 WILLOW RD	ZIONSVILLE	IN	46077
SCHMIEDT PATRICK S & JILLIAN K	2429 N DELAWARE	INDIANAPOLIS	IN	46205
SCOTT ZACHARY & JENNIL SALAZAR	1789 MILFORD ST	CARMEL	IN	46032
SHAIKH SAEED R & ASIMA YUNUS	13258 W SHERBERN DR	CARMEL	IN	46032
SMITH LARRY W	10316 WILDWOOD DR	ZIONSVILLE	IN	46077
SMITH LUKE & JENNIFER	3510 LANNON CASTLE DR	ZIONSVILLE	IN	46077
SPOHN ERIC R & LISA L	11505 WILLOW RIDGE DR	ZIONSVILLE	IN	46077
STONER TIMOTHY & TIFFANY	11909 CREEKSTONE WAY	ZIONSVILLE	IN	46077
THE OLD TOWN DESIGN GROUP LLC	1132 S RANGELINE RD, STE 200	CARMEL	IN	46032
THE SUSAN L MOORE 1995 TRUST	1029 LAURELWOOD	CARMEL	IN	46032
TRAFELET FRANCES	4510 WILLOW RD	ZIONSVILLE	IN	46077
TWENTY JOHN D & M RUTH TWENTY	795 FOREST BLVD	ZIONSVILLE	IN	46077
WATSON W H & JOAN K	4540 WILLOW RD	ZIONSVILLE	IN	46077
WEBER BRADLEY J & REBECCA E	2992 TOPAZ LANE	CARMEL	IN	46032
WILDERN JOHN M AS TRUSTEE OF T	13482 ABERCORN ST	CARMEL	IN	46032
WILLIAMS BRIAN & LAURA	7110 BEAUMONT CT	ZIONSVILLE	IN	46077
WRIGHT BARBARA L & E RANDALL	4664 WINTERSTILL RD	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 August 17, 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

AFFIDAVIT OF PUBLICATION

STATE OF INDIANA
County of Boone

City of Lebanon

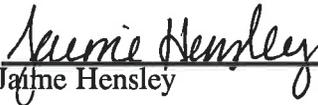
ISSUED:

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: 101.86

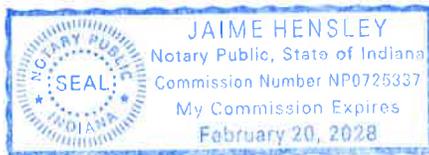


SUBSCRIBED AND SWORN BEFORE ME THIS 5th day of August, A.D. 2020



Jaime Hensley

Notary Public Seal, State of Indiana



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, 2020 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: 2020-26-PP and 2020-27-DP, Primary Plat and Development Plan to allow for: Request for approval of Primary Plat and Development Plan for 34 lots on 29.252 acres in the Holiday Farms PUD for Section 3 of the development. Request includes waivers for, design speec (16.03), vertical grade (16.03), street blades (13.16), roadway cross section (16.03).

The properties involved are more commonly known as: 3900 S US 421 is currently zoned Holiday Farms PUD zoning district, and is legally described as:

The Club at Holiday Farms - Section Three

This description originated as part of an Original Survey (Takedown Number 5) performed by Cripe, and certified by Claude M. Quillen, L.S. #20200002, on the survey dated July 20, 2020, under Project Number 170447-39000, being a part of the Northeast Quarter and the North Half of the Southeast Quarter of Section 26, Township 18 North, Range 2 East, in Eagle Township, Boone County, Indiana more particularly described as follows:

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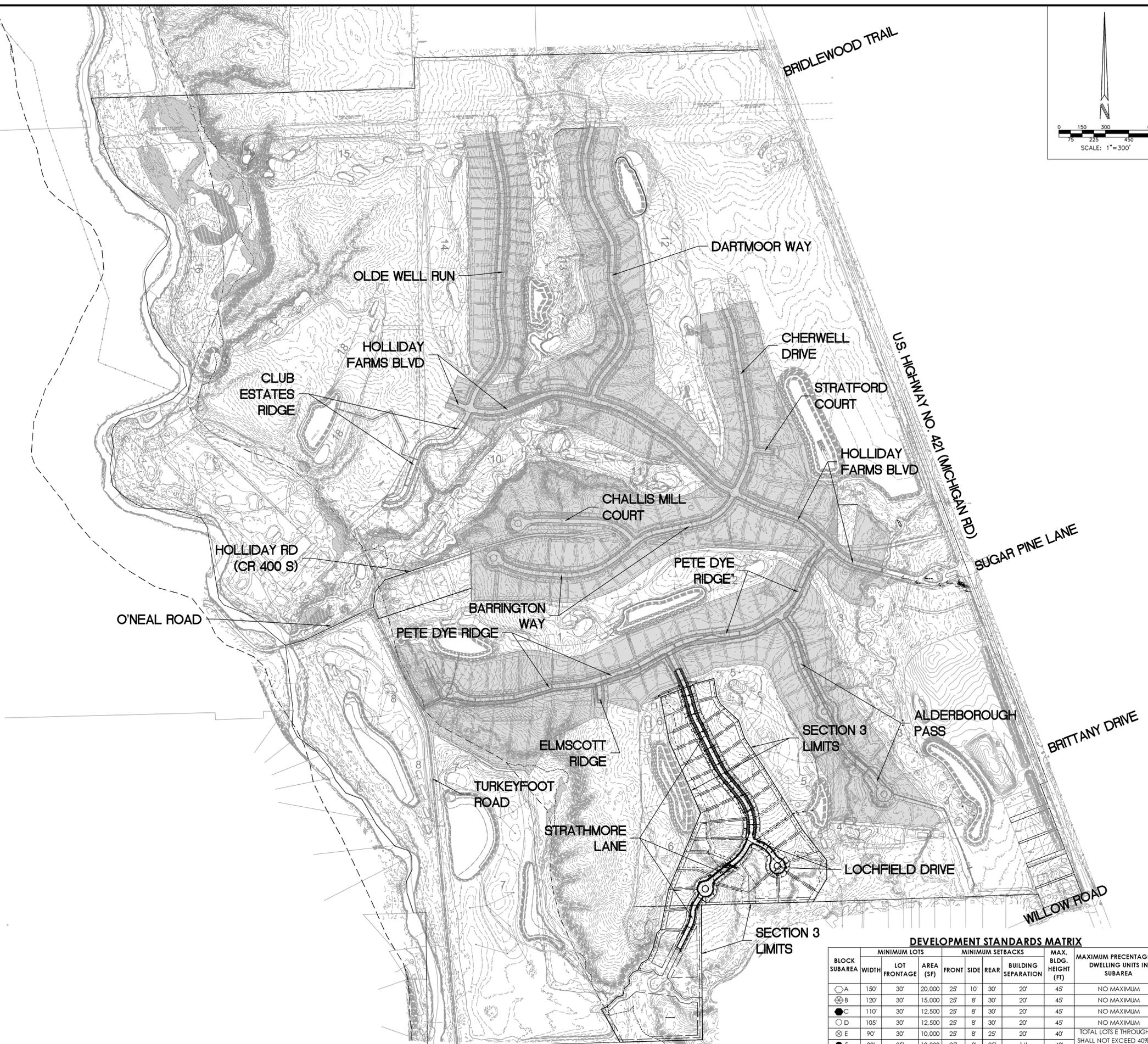
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Dave Franz, (President)
Wayne DeLong, AICP, CPM (Secretary)

TLR-458 8/6 hspaxlp 1657925

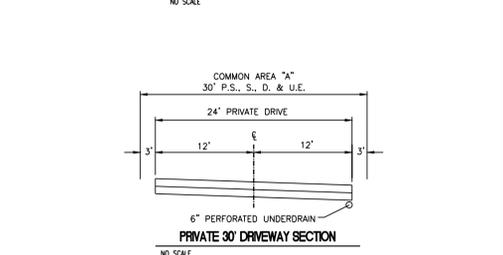
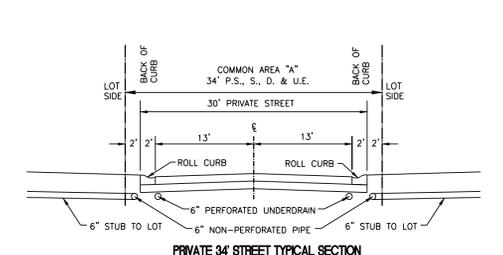
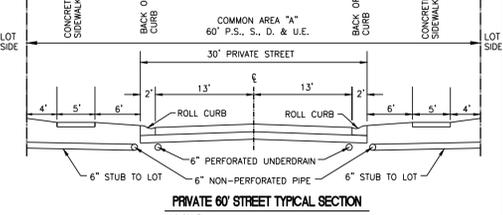
01:20:17: 170447:20120:CoastEngr:DP and PPR:100:Overall Development Planning: July 31, 2020 3:31 PM, SUSAN HARRIS, © Paul I. Cripe, Inc.



LEGEND

[Symbol]	LOT LINE
[Symbol]	SECTION 3 LIMITS
[Symbol]	EASEMENT LINE
[Symbol]	RIGHT-OF-WAY/PRIVATE ROAD LIMITS
[Symbol]	BUILDING SETBACK LINE
[Symbol]	CENTERLINE STREET
[Symbol]	EXISTING SWALE, CREEK, STREAMS TO REMAIN
[Symbol]	POND NORMAL POOL
[Symbol]	FLOODWAY LIMITS
[Symbol]	FLOODPLAIN LIMITS
[Symbol]	GUARDRAIL
[Symbol]	CONSTRUCTION LIMITS
[Symbol]	K2 LOT NUMBER
[Symbol]	LOT SYMBOL (REFER TO DEVELOPMENT STANDARDS MATRIX ON SHEET D100)
[Symbol]	STREET LIGHT
[Symbol]	STREET SIGN
[Symbol]	COMBINED STREET LIGHT AND SIGN
[Symbol]	STOP OR SPEED LIMIT SIGN
[Symbol]	ACCESSIBLE RAMP
[Symbol]	FIRE HYDRANT ASSEMBLY
[Symbol]	WETLAND TO REMAIN
[Symbol]	SECTION 1 AND 2 LIMITS

P.S., S., D. & U.E. PRIVATE STREET - INGRESS, EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT
 D.R.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 EASEMENT



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	800.00	68.99	68.97	N 17°39'58" W	4°56'28"
C2	170.00	66.40	66.36	S 17°39'58" E	4°56'28"
C3	430.00	71.58	71.58	S 17°39'58" E	4°56'28"
C4	400.00	78.05	77.92	S 20°47'07" E	11°10'46"
C5	370.00	72.19	72.08	N 20°47'07" W	11°10'46"
C6	430.00	83.90	83.77	S 20°47'07" E	11°10'46"
C7	500.00	114.53	114.28	N 32°56'14" W	13°07'27"
C8	470.00	107.66	107.42	S 32°56'14" E	13°07'27"
C9	530.00	121.40	121.14	S 32°56'14" E	13°07'27"
C10	500.00	141.55	141.49	N 06°29'07" E	9°15'09"
C11	270.00	264.76	264.28	N 11°24'25" E	16°11'05"
C12	283.00	176.75	173.89	N 34°34'40" E	35°47'05"
C13	330.00	303.20	292.65	S 13°10'41" E	52°38'33"
C14	317.00	155.00	153.46	N 38°27'44" E	28°00'57"
C15	200.00	84.48	84.20	S 43°14'03" W	18°28'18"
C16	183.00	3.80	3.80	S 51°52'28" W	1°11'28"
C17	217.00	33.27	33.24	N 48°04'39" E	8°47'07"
C18	58.00	40.55	39.73	N 63°42'52" E	40°03'35"
C19	58.00	60.87	58.12	S 27°12'48" W	16°07'58"
C20	52.00	101.30	86.03	N 27°56'06" E	11°13'70"
C21	52.00	95.05	82.36	N 43°30'32" E	10°44'30"
C22	18.00	19.44	18.51	S 03°03'43" W	61°52'23"
C23	18.00	19.44	18.51	S 64°56'05" E	61°52'23"
C24	135.00	74.48	73.54	N 18°11'58" E	31°36'32"
C25	165.00	91.03	89.88	N 18°11'58" E	31°36'32"
C26	185.00	78.88	78.09	S 14°34'26" W	24°22'08"
C27	215.00	81.44	80.72	N 14°34'26" E	24°22'08"
C28	10.00	14.91	13.57	S 29°34'46" E	85°26'43"
C29	23.00	33.42	30.55	N 66°04'34" E	8°14'37"
C30	200.00	193.10	189.22	N 44°04'12" W	56°27'51"
C31	183.00	102.50	101.77	S 58°15'21" E	32°03'34"
C32	217.00	156.76	153.38	S 51°36'24" E	41°23'38"
C33	58.00	63.60	60.46	N 08°47'43" W	62°49'41"
C34	58.00	38.83	38.11	N 50°05'22" W	38°21'25"
C35	52.00	246.76	72.32	N 66°40'31" E	12°13'11"

DEVELOPMENT STANDARDS MATRIX

BLOCK SUBAREA	MINIMUM LOTS	MINIMUM SETBACKS	MAX. BLDG. HEIGHT (FT)	MAXIMUM PERCENTAGE OF DWELLING UNITS IN SUBAREA
A	150'	25' 10' 30'	45'	NO MAXIMUM
B	120'	25' 8' 30'	45'	NO MAXIMUM
C	110'	25' 8' 30'	45'	NO MAXIMUM
D	105'	25' 8' 30'	45'	NO MAXIMUM
E	90'	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' 8' 25'	40'	TOTAL LOTS H THROUGH J SHALL NOT EXCEED 30% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%.
G	70'	25' 10' 35'	35'	TOTAL LOTS H THROUGH J SHALL NOT EXCEED 30% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%.
H	65'	25' 10' 35'	35'	TOTAL LOTS H THROUGH J SHALL NOT EXCEED 30% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%.
I	60'	25' 10' 35'	35'	TOTAL LOTS H THROUGH J SHALL NOT EXCEED 30% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%.
J	50'	25' 10' 35'	35'	TOTAL LOTS H THROUGH J SHALL NOT EXCEED 30% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%.

OVERALL DEVELOPMENT PLAN
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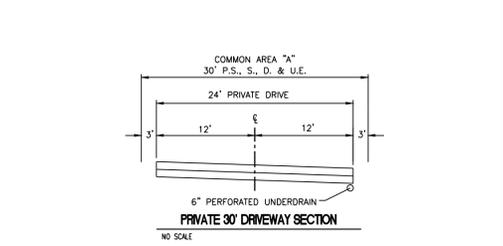
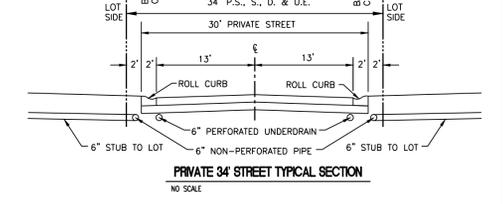
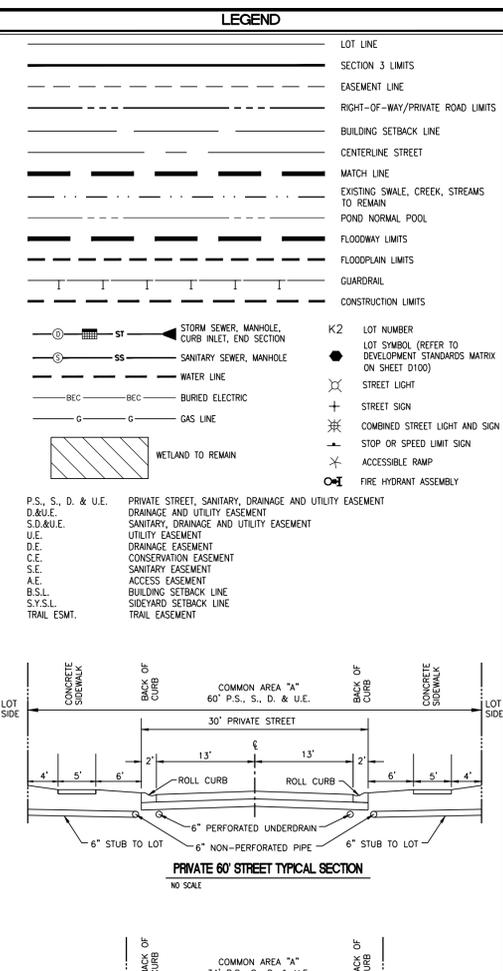
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 Prepared by: **J. SWALDIE / S. NORRIS, EI**
 Quality Assurance: **C. WISEMAN, PE**

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CERTIFIED BY: *Chap. M. W.*

CHRISTOPHER M. WELMAN
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 PE 10504920

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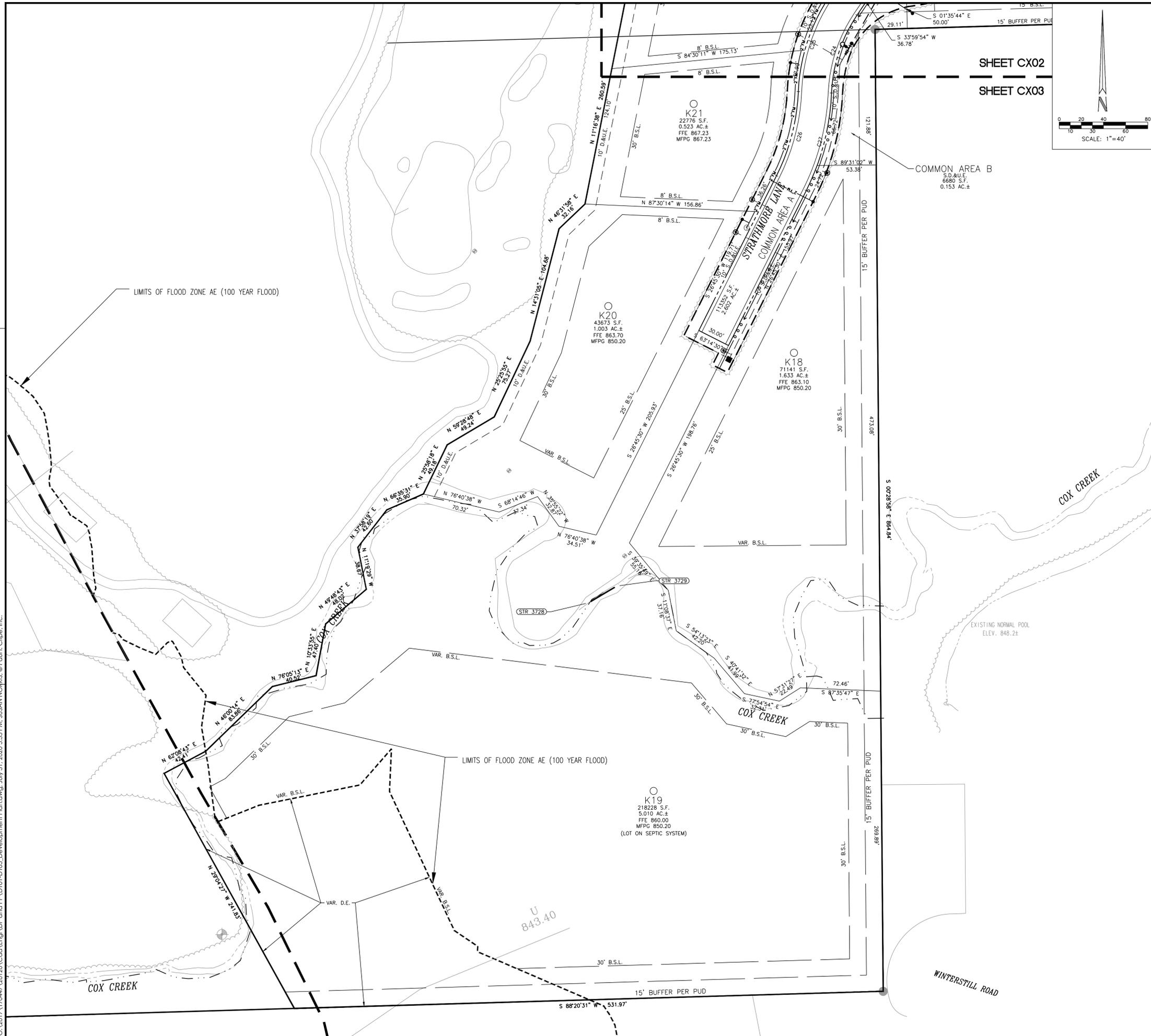
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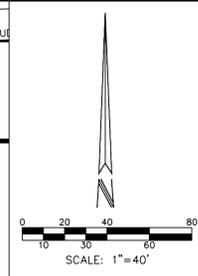
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SHEET CX01
 SHEET CX02

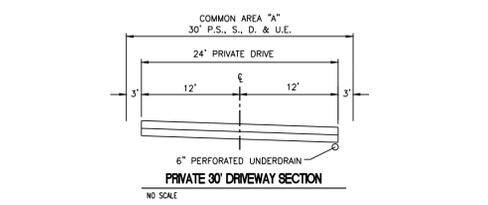
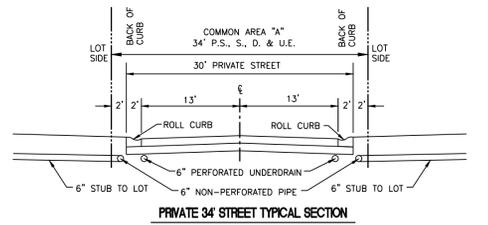
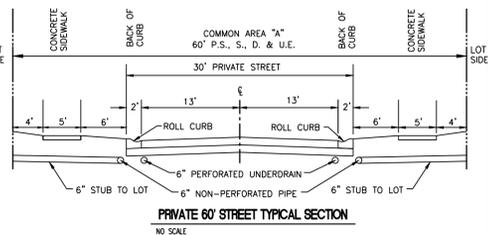
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SHEET CX02
SHEET CX03



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
	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
	PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	SANITARY, DRAINAGE AND UTILITY EASEMENT
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	CONSERVATION EASEMENT
	SANITARY EASEMENT
	ACCESS EASEMENT
	BUILDING SETBACK LINE
	SIDEYARD SETBACK LINE
	TRAIL EASEMENT



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Quality Assurance: **C. WEISMAN, PE**

Sheet: **D103**
Date: 07-31-2020
Project Number: 170447-20120



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:**
- LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
 - ALL LANDSCAPING BETWEEN THE ROADWAY CURB AND SIDEWALK WILL BE MAINTAINED BY THE HOA.
 - STREET TREE SPECIES CANNOT BE REPEATED FOR A MINIMUM OF 3 TREES AND AT LEAST 3 DIFFERENT SPECIES SHALL BE INSTALLED.
 - STREET TREE SPECIES SHALL BE IN ACCORDANCE WITH ZIONSVILLE, IN CODE OF ORDINANCES CHAPTER 100.08 RECOMMENDED STREET TREES (SEE BELOW).
 - 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 platanoides	Norway Maple	Summershade	45	40	2-1/2" B&B
Acer x freemanii	Celebration Maple	Celazam			2-1/2" B&B
Acer rubrum	Red Maple	Red Sunset	35	35	2-1/2" B&B
Acer saccharum	Sugar Maple	October Glory	40	35	2-1/2" B&B
Carpinus betulus	European Hornbeam	Fastigiata	45	35	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 Rubber tree		50	40	2-1/2" B&B
Ginkgo biloba (male only)	Ginkgo	Lakeview	45	25	2-1/2" B&B
Gleditsia triacanthos	Thornless Honeylocust	Imperial	60	25	2-1/2" B&B
Pyrus calleryana	Callery pear	Aristocrat	35	35	2-1/2" B&B
Quercus bicolor	Swamp White Oak	Cleveland Select	35	20	2-1/2" B&B
Quercus coccinea	Scarlet Oak	Redspire	35	25	2-1/2" B&B
Quercus imbricaria	Shingle Oak		45	45	2-1/2" B&B
Quercus phellos	Willow Oak		60	40	2-1/2" B&B
Quercus rubra	Red Oak		55	45	2-1/2" B&B
Quercus shumarii	Shumard Oak		55	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
Tilia x euchoria	Crimean Linden	Glenleven	45	30	2-1/2" B&B
Tilia tomentosa	Silver Linden	Greenspire	40	30	2-1/2" B&B
Ulmus parvifolia	Lacebark Elm		45	35	2-1/2" B&B
Zelkova serrata	Japanese Zelkova	Sterling	50	40	2-1/2" B&B
		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
Acer campestre	Hedge Maple	Queen Elizabeth	35	30	2-1/2" B&B
Acer ginnala	Amur Maple	Flame	20	20	2-1/2" B&B
Amelanchier canadensis (arboreal)	Serviceberry, Juneberry		12	15	2-1/2" B&B
Crataegus crugalli inermis	Thornless Cockspur	Crusader	15	15	2-1/2" B&B
Crataegus orus-galli x phaenopyrum	Hawthorne				2-1/2" B&B
Crataegus phaenopyrum	Vaughn Hawthorne	Vaughn	30	30	2-1/2" B&B
Crataegus pruinosa	Washington Hawthorne		30	25	2-1/2" B&B
Crataegus viridis	Frosted Hawthorne		30	20	2-1/2" B&B
	Green Hawthorne	Winter King	20	25	2-1/2" B&B
		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
		Prairiefire	20	15	2-1/2" B&B
		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
Viburnum prunifolium	Blackhaw	Summer Snow	20	15	2-1/2" B&B

LANDSCAPE PLAN

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SHEET L101

SHEET L102

