

Jodi Dickey

From: Tom Klein
Sent: Thursday, June 28, 2018 7:57 PM
To: Desire Irakoze
Cc: Jodi Dickey; Sharon Howell; Planning Admin Assist
Subject: Fairwood PUD

Des: If we don't have these reports, then we need to let them know. You may have to request them from the petitioner. Can you have Sharon review your response prior to sending it? Thanks.

From: Tom Klein
Sent: Thursday, June 28, 2018 7:50 PM
To: Des Irakoze (Dlrakoze@avongov.org) <Dlrakoze@avongov.org>
Cc: Jodi Dickey (JDickey@avongov.org) <JDickey@avongov.org>; Sharon Howell (showell@avongov.org) <showell@avongov.org>; Planning Admin Assist <PlanAdminAssist@avongov.org>
Subject: Fairwood PUD

Des: Can you work on this request on Friday and get back with them? Thanks.

From: Brenda [mailto:beriley@earthlink.net]
Sent: Thursday, June 28, 2018 7:28 PM
To: Tom Klein <TKlein@avongov.org>
Cc: Rob <reriley@earthlink.net>
Subject: Fairwood PUD

Mr. Klein: please see the email below that we have sent to each Avon Town Council member. Thank you.

Good Afternoon,

We, Rob and Brenda Riley, live in Williamsburg in the Woods subdivision. Our property adjoins the proposed Fairwood PUD that is currently before the Avon Planning Commission. We are requesting a continuance of the July 23, 2018 public hearing before the Avon Planning Commission regarding the proposed Fairwood PUD for the following reasons:

- 1). The Avon Planning Commission is scheduled on July 23, 2018 for a public hearing regarding the Fairwood PUD. After numerous attempts to obtain information from a "public file" and that the developer has stated to us is available through Avon, we have still not been able to obtain this information.
- 2). We emailed Jodi Dickey on June 12, 2018 requesting the complete file in which we referenced all pertinent studies regarding the proposed Fairwood development. Brenda personally went to Jodi Dickey's office with a flash drive to obtain the file. At that time, several of the studies were not available including a copy of the environmental phase I assessment in which the developer had stated to us was available through Avon (See Q4 of the neighborhood minutes of May 31, 2018), the fiscal study, the complete market study, and written communication between the developer and the Avon Community School Corporation.

- 3). At the June 25th public meeting with the Avon Planning Commission, the developer referenced various studies in his presentation before the planning commission, i.e. market study, fiscal study, environmental phase 1 assessment, and a letter from the Avon School Corporation (ACSC) listing its demands. At this same meeting during the public comments portion of the meeting, Brenda then raised the question again of where are these studies, assessments, and letter?
- 4). On June 26, 2018, Brenda emailed Jodi Dickey again requesting all studies the developer referenced as well as the written communication between the developer and ACSC.
- 5). Rob then emailed Jodi Dickey on June 27, 2018 requesting same.
- 6). Rob then followed up with a telephone message to Jodi Dickey later that day on June 27, 2018 to confirm that she had received his email and that he would be at the Avon Town Hall today to obtain either physical copies or digital copies on a flashdrive.
- 7). Today, Rob and Brenda both went to the Avon Town Hall in person to obtain copies of the all of the above referenced studies/information. We were met by the administrative assistant who stated that Ms. Dickey is out of the office and won't be back in the office until July 5th. We left physical copies of our highlighted emails and May 31, 2018 neighborhood meeting minutes with her and she date stamped them (these are available through their office for your review).
- 8). We have now made three attempts as well as two personal visits to the Avon Town Hall as well a telephone call, and we STILL do not have the requested studies/information.
- 9). Since we must submit our questions/concerns in writing to the Avon Planning Commission ten (10) days prior to the July 23rd public Hearing on this matter, we are respectfully requesting a continuance of this public hearing before the Avon Planning Commission regarding the proposed Fairwood PUD.
- 10). We must have adequate time to review such documents to present any questions/comments/concerns.
- 11). Since this information, as stated by the developer, is available through "Avon," we should have been provided a copy either physically (at our expense) or digitally.
- 12). Since Ms. Dickey is out of the office for the next week, we are requesting through your office that a continuance be granted.

If you have any questions regarding our request, please do not hesitate to contact us.

Thank you.

Sincerely,

Rob and Brenda Riley.

Sent from my iPad

Jodi Dickey

From: Tom Klein
Sent: Thursday, June 28, 2018 7:52 PM
To: Jodi Dickey
Subject: FW: Fairwood PUD

fyi

From: Tom Klein
Sent: Thursday, June 28, 2018 7:51 PM
To: 'Brenda' <beriley@earthlink.net>
Cc: Rob <reriley@earthlink.net>; Des Irakoze (Dirakoze@avongov.org) <Dirakoze@avongov.org>; Planning Admin Assist <PlanAdminAssist@avongov.org>; Sharon Howell (showell@avongov.org) <showell@avongov.org>
Subject: Fairwood PUD

Hi, Brenda: Thanks for your email. I've asked Des Irakoze to work on this on Friday.

Selected as 17th best place to live in America by Money Magazine

Tom Klein, ICMA-CM
Town Manager
Avon, Indiana
317.272.0948
www.thisisavon.com
www.avongov.org

From: Brenda [mailto:beriley@earthlink.net]
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Jodi Dickey

From: Tom Klein
Sent: Thursday, June 28, 2018 3:57 PM
To: Jodi Dickey; Planning Admin Assist
Subject: Fairwood PUD

Jodi and Jasmine: FYI. Can you post the Plan Commission minutes to the meetings and agenda section of web site after they've been approved by the Plan Commission? Thanks.

From: Tom Klein
Sent: Thursday, June 28, 2018 3:05 PM
To: 'Hicks, Randy' <rhicks@Vertellus.com>; marcus.turner@indy.rr.com; Beverley Austin <msbeverley3@sbcglobal.net>; Greg Zusan <GZusan@avongov.org>; Aaron Tevebaugh <atevebaugh@avongov.org>; steve.eisenbarth@gmail.com
Cc: Jodi Dickey <JDickey@avongov.org>
Subject: RE: Fairwood PUD

Hi, Randy: Thanks for your email. I've forwarded it to our Planning staff, so it can be included in the comments given to the Plan Commission. The minutes for meetings are posted after they have been approved which is usually the next meeting.

From: Hicks, Randy [<mailto:rhicks@Vertellus.com>]
Sent: Thursday, June 28, 2018 11:02 AM
To: marcus.turner@indy.rr.com; Beverley Austin <msbeverley3@sbcglobal.net>; Greg Zusan <GZusan@avongov.org>; Aaron Tevebaugh <atevebaugh@avongov.org>; steve.eisenbarth@gmail.com
Cc: Tom Klein <TKlein@avongov.org>
Subject: Fairwood PUD

Dear Council members,

I am writing to offer my opinion on the proposed Fairwood PUD. I believe that this is an example of the developer putting in a few trinkets to get a high density housing addition and calling it a PUD. I have been concerned over the last couple of years of the number of apartment complexes and high density housing units being approved in PUD's with all of the inherent variances that go along with it. When does 7 acres of commercial out of 135 acres total constitute a mixed use development. When would adding a pool, playground, ball courts, and walking trails constitute an innovative design for a subdivision? There has been much attention given at the drive to pass the Avon school referendum of the property tax cap and the crunch it puts on the schools, and yet this is exactly following the same path. Adding a strip mall of 5-6 offices at the development will not change this. I realize that this area is currently zoned as residential, and that the developer can and probably will develop this land. However, the PUD's should be reserved for truly innovative or transformative developments, like a potential downtown area by Town Hall. The PUD should be enough leverage to work with developers on transformative areas of town. For the town to approve a subdivision with a density of 3.8 houses per acre (true density when you take away the common area), the town should see something innovative for it. If the developer wants to put in a subdivision, then the well thought out and approved rules should apply, and the area should stay zoned as residential.

On another note, I applaud you for hiring an Economic Development Director. I agree that this position is needed to spend the hours necessary to diversify Avon past retail and residential. I have read the press briefing on the website and look forward to more details on his vision of a cozy feel and what this means.

One last note, I know that everyone is busy, but on meetings where tensions are high and people have strong opinions, the minutes don't seem to get added to the website as fast, or at all. If this is unintentional (which I would image that it is), I would ask that this become a higher priority. If it is intentional, I would like to state that transparency is a good thing, as social media then dictates that story distributed. And when the story gets developed in social media, everyone loses.

Thanks for your time,

Randy Hicks
676 Weeping Way Lane

Jodi Dickey

From: Hicks, Randy <rhicks@Vertellus.com>
Sent: Thursday, June 28, 2018 3:46 PM
To: Tom Klein; marcus.turner@indy.rr.com; Beverley Austin; Greg Zusan; Aaron Tevebaugh; steve.eisenbarth@gmail.com
Cc: Jodi Dickey
Subject: RE: Fairwood PUD

Thanks, Tom!

From: Tom Klein [mailto:TKlein@avongov.org]
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Thanks for your time,

Randy Hicks
676 Weeping Way Lane

Jodi Dickey

From: Michael P Ford <mford@indy.rr.com>
Sent: Tuesday, May 15, 2018 6:06 PM
To: Jodi Dickey
Subject: RE: Caitlyn Dopher

Hello Jodi:

Thanks for the reply. I am available next Tuesday afternoon as well. Would 2:00 p.m. work? Your office?
Let me know.

Regards,

Mike

From: Jodi Dickey <JDickey@avongov.org>
Sent: Tuesday, May 15, 2018 4:43 PM
To: Michael P Ford <mford@indy.rr.com>
Subject: RE: Caitlyn Dopher

Good afternoon Mike,

Caitlin is no longer with the town, but I'm happy to meet with you. Fairwood did files plans for a PUD. They are, of course, preliminary at this point and will be introduced to the plan commission at the June meeting (6/25).

I have some time next Tuesday afternoon if that works for you. I can show you the preliminary concept plans at that time.

Jodi

Jodi Dickey, AICP
Town of Avon Planning & Building
317.272.0948 x 108 direct
Selected as 17th Best Place to Live by Money Magazine

From: Michael P Ford [<mailto:mford@indy.rr.com>]
Sent: Tuesday, May 15, 2018 4:23 PM
To: Jodi Dickey <JDickey@avongov.org>
Subject: Caitlyn Dopher

Hello Jodi:

My name is Mike Ford and I live in the southern part of Washington Township. I had worked a bit with Caitlyn Dopher when the Settlement West PUD was being debated/decided head and wanted to see how the process works. I know there is something brewing behind my house, and I want to get out in front of it.

I am now picking up rumblings of something called Fairwood, which will directly impact my property, my property value, and my quality of life, because my lot directly abuts the Turner land (on the south edge). I wanted to set up a meeting

with Caitlyn to find out everything that is publicly known (or available) at this point, because I have reached out to Platinum Properties, LLC asking for "a seat at the table" from the outset, and they haven't even given me the courtesy of a reply (for over 2 months now). Apparently, they want to operate under a cloak of secrecy, spring a surprise on the adjacent landowners. and not work with us as partners in finding common ground and solutions that would be palatable for everyone.

Is Caitlyn still there? I cannot find her in the directory. If she is no longer at Avon, I will need to know who I should work with during this process and how I go about getting some time on their calendar in the next couple of weeks. I would like to set up a meeting (30 minutes to 1 hour) so that I can get a feel for what is being planned, what the advisory board is thinking at this point, and get copies of any pertinent documents (Zoning change request (R1 it what it is, not PUD's allowed), site plans, density computations, drainage, etc.). Happy to meet in their office, or they are welcome to come to my home, sit around the kitchen table and chat. (If someone comes here, they can get a feel for the Turner property and the homes that abut to it). I could also share at a high level where I am coming from, my expectations, etc. Gut feel tells me there is going to be quite a bridge to gap between what developer wants and what I will be expecting.

Please drop me a reply and let me know how I should proceed.

Thanks,

Mike

Michael P. Ford
7712 Carpenter Court
Plainfield, Indiana 46168-8035
(317) 839-9320 (home)
(317) 371-5307 (cell)

Jodi Dickey

From: Michael P Ford <mford@indy.rr.com>
Sent: Tuesday, May 15, 2018 4:23 PM
To: Jodi Dickey
Subject: Caitlyn Dopher

Hello Jodi:

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Jodi Dickey

From: Tim Walter <twalter@platinum-properties.com>
Sent: Thursday, May 10, 2018 9:23 AM
To: Jodi Dickey; Ryan Cannon
Cc: Desire Irakoze; Mark Behrens (mbehrens@terrasitedev.com); Paul Rioux; Steve Fehribach (sfehribach@af-eng.com)
Subject: Fairwood - Traffic Study
Attachments: Fwd - Final Traffic Study (A&F) 2018.05.10.pdf

Jodi and Ryan,

Please find attached the final Traffic Impact Study to accompany our PUD filing for Fairwood. Please let me know if you will require hard copies and if so how many and to whom should they be delivered. Also, please let me know if you would like me to forward this to GRW for their review, and if so, to whom.

Thanks!
Tim

Timothy J. Walter, P.E.
Vice President - Development
Platinum Properties Mgmt. Co., LLC
9757 Westpoint Drive, Suite 600
Indianapolis, IN 46256
(o) 317-863-2057
(m) 317-590-8817

Trust in the Lord with all your heart and lean not on your own understanding. Seek His will in all you do, and He will show you which path to take. —Proverbs 3:5-6

Jodi Dickey

From: Paul Rioux <prioux@platinum-properties.com>
Sent: Monday, April 16, 2018 2:30 PM
To: Jodi Dickey
Subject: RE: Turner Property

Jodi –

In #2 the ones I am worried about are the Economic Impact study from Gerrataz...which we now will be negative anyway! The other is the traffic study depending on how extensive Ryan wants A&F's study to be. I will file and get everything started and let's see what they can do...

Thanks
paul

From: Jodi Dickey <JDickey@avongov.org>
Sent: Monday, April 16, 2018 1:41 PM
To: Paul Rioux <prioux@platinum-properties.com>
Subject: RE: Turner Property

Hey Paul,

It can't quite make up its mind here in Avon – we've alternated from rain to a bit of snow to lots of wind. Stupid weather.

1. You may assume we have had a pre-filing conference
2. We don't technically have a complete filing until we have all those things. How much longer do you think getting them will take? Once you've filed, we do take a few days to determine if we have everything we need. Would you need longer than that? Staff does need to have those items to review and comment on in our staff reports so it's important we get them.
3. You can wait on floor plans, lighting, and landscaping. As long as those items are addressed in the text (or default to our zoning standards).
4. Staff does not want the specific construction standards written into a PUD ordinance. We'd prefer to have everything default to our standards for those items and to deal with them as waiver requests at the plat and/or development plan approval stage. We do want general landscape standards (e.g., buffer yard widths, #of trees and shrubs, that kind of thing) but not the planting specs in the PUD ordinance.

Let me know if you have any other questions. Looking forward to seeing the proposal.

Jodi

Jodi Dickey, AICP
Town of Avon Planning & Building
317.272.0948 x 108 direct
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From: Paul Rioux [<mailto:prioux@platinum-properties.com>]
Sent: Monday, April 16, 2018 11:45 AM
To: Jodi Dickey <JDickey@avongov.org>
Subject: Turner Property

Hi Jodi – Snowing here on the north side. Hope its sunny and warm in Avon!

Checking in on the Turner property, which we are calling Fairwood.

We are in the midst of writing a PUD for the rezone. We have reviewed the application documents and I have a few questions for you.

- 1.) Having met with you couple times about the concepts, can I assume we have had a “pre-filing meeting” ?
- 2.) There are a few things “required” under item 6.A of eth checklist that will take some time. Can we file without...
 - Traffic study
 - Fiscal study
 - Market Study

As long as they are done before public hearings?

- 3.) Can I wait on sample floorplans, lighting and landscape plans for a typical lot until I get a builder on board?
- 4.) In talking with the guys who did the Settlement PUD, they indicated that Staff does not want any specific development standards (i.e. ROW, street widths, cross-sections, landscape details, etc.) included in the PUD, but treated as “waivers” at the Plan Commission. True? We are used to putting everything into the PUDs - so it is a complete zoning document without separate waivers.

Thanks for your help in getting this thing rolling.

Paul

Jodi Dickey

From: Paul Rioux <prioux@platinum-properties.com>
Sent: Monday, April 16, 2018 11:45 AM
To: Jodi Dickey
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- 2.) There are a few things “required” under item 6.A of eth checklist that will take some time. Can we file without...
 - o Traffic study
 - o Fiscal study
 - o Market StudyAs long as they are done before public hearings?
- 3.) Can I wait on sample floorplans, lighting and landscape plans for a typical lot until I get a builder on board?
- 4.) In talking with the guys who did the Settlement PUD, they indicated that Staff does not want any specific development standards (i.e. ROW, street widths, cross-sections, landscape details, etc.) included in the PUD, but treated as “waivers” at the Plan Commission. True? We are used to putting everything into the PUDs - so it is a complete zoning document without separate waivers.

Thanks for your help in getting this thing rolling.

Paul

Jodi Dickey

From: Ryan Cannon
Sent: Wednesday, May 30, 2018 4:40 PM
To: Scott M. Wyndham
Cc: Jodi Dickey
Subject: RE: Fairwood TAC Follow Up

Paul Rioux prioux@platinum-properties.com
Mark Behrens (mbehrens@terrasitedev.com)
Tim Walter twalter@platinum-properties.com

Ryan Cannon
Public Works Director
Town of Avon

From: Scott M. Wyndham <SMWyndham@avon-schools.org>
Sent: Wednesday, May 30, 2018 4:35 PM
To: Ryan Cannon <RCannon@avongov.org>
Cc: Jodi Dickey <JDickey@avongov.org>
Subject: RE: Fairwood TAC Follow Up

That's fine. Thanks. Would you or Jodi be able to send me their email addresses? I don't think I got their cards the day of the TAC meeting. Thanks for your help!

Scott M. Wyndham, Ed.D.
Director of Finance & Operations
Avon Community School Corporation
(317) 544-6014

From: Ryan Cannon [<mailto:RCannon@avongov.org>]
Sent: Wednesday, May 30, 2018 4:26 PM
To: Scott M. Wyndham <SMWyndham@avon-schools.org>
Cc: Margaret E. Hoernemann <MEHoernemann@avon-schools.org>; Michael K. Rawlinson <MKRawlinson@avon-schools.org>; Jodi Dickey <JDickey@avongov.org>
Subject: RE: Fairwood TAC Follow Up

Scott,

Thank you for the comments. I think it would be best if you shared this information directly with the developer.

Would you mind sending it to him? I think this would address the issue you and I discussed regarding comments about "has the school corporation commented on the project."

You could CC Jodi so that she can include the comments in the plan commission file.

If you have a concern about doing this please let me know.

Ryan Cannon
Public Works Director

From: Scott M. Wyndham <SMWyndham@avon-schools.org>

Sent: Wednesday, May 23, 2018 4:37 PM

To: Ryan Cannon <RCannon@avongov.org>

Cc: Margaret E. Hoernemann <MEHoernemann@avon-schools.org>; Michael K. Rawlinson <MKRawlinson@avon-schools.org>; Jodi Dickey <JDickey@avongov.org>

Subject: Fairwood TAC Follow Up

Ryan,

I wanted to follow up with you on the Fairwood Development TAC meeting last week. I was able to speak with Dr. Hoernemann and informally with a couple of our School Board members to get their feedback. Below are the items we are requesting be included prior to approval by the Planning Commission. Please let me know if I should share this directly with the developers or with someone else at the Town. I included items that had been previously shared from Mike Rawlinson so that you had all ACSC requests in one email.

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3. If the northern entrance to the development is extended west (as requested by the Town), extension of the walking trail and a crosswalk placed at a mutually agreed upon location to allow students the ability to walk from the development to the high school.

Additional items shared from Mike Rawlinson on 5/17/18.

4. Increase turning radii on entrance into sub-division. The addition of acceleration/deceleration lanes would be preferable.
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8. Since some of the variances being granted when designing new sub-divisions greatly restrict the ability of a school bus to safely navigate streets, provisions to adjust our guidelines will more than likely need to be addressed. As discussed, several options need to be weighed and implemented.
 - a. Could a clubhouse or shelter be made mandatory, and located in an area near the main entry to allow a bus to make a single stop. In developments where this may not be possible, refer to line b.
 - b. Bus stops should be assigned and designated on the original site plans. This will allow potential buyers to select their building site based on their needs or personal bias. In instances where roads are too narrow to safely navigate buses, the walk distance may exceed the norm. As long as the stop locations are made known to the potential buyer prior to their purchase, these adjustments can be noted on our web-page.
9. The school corporation would ask for no boulders placed in entrances and any easement.

Thanks for your help and collaboration. Please let me know if we need to do anything further.

Scott M. Wyndham, Ed.D.
Director of Finance & Operations
Avon Community School Corporation
(317) 544-6014

Jodi Dickey

From: Ryan Cannon
Sent: Wednesday, May 30, 2018 4:26 PM
To: Scott M. Wyndham
Cc: Margaret E. Hoernemann; Michael K. Rawlinson; Jodi Dickey
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Scott M. Wyndham, Ed.D.
Director of Finance & Operations
Avon Community School Corporation
(317) 544-6014

Jodi Dickey

From: Tim Walter <twalter@platinum-properties.com>
Sent: Wednesday, May 23, 2018 5:20 PM
To: Ryan Cannon
Cc: Jodi Dickey; Paul Rioux; Mark Behrens (mbehrens@terrasitedev.com)
Subject: Fairwood
Attachments: Eyebrow Example 1.pdf; Eyebrow Example 2.pdf

Ryan,

I hope you are feeling better soon. As you know, to keep our project on track for the June 25 PC meeting, we need to have revised plans back to you all on Thursday 5/31. We have a few things that we had hoped we could discuss with you during our meeting this morning and would like your feedback by e-mail so we can continue preparing revised material.

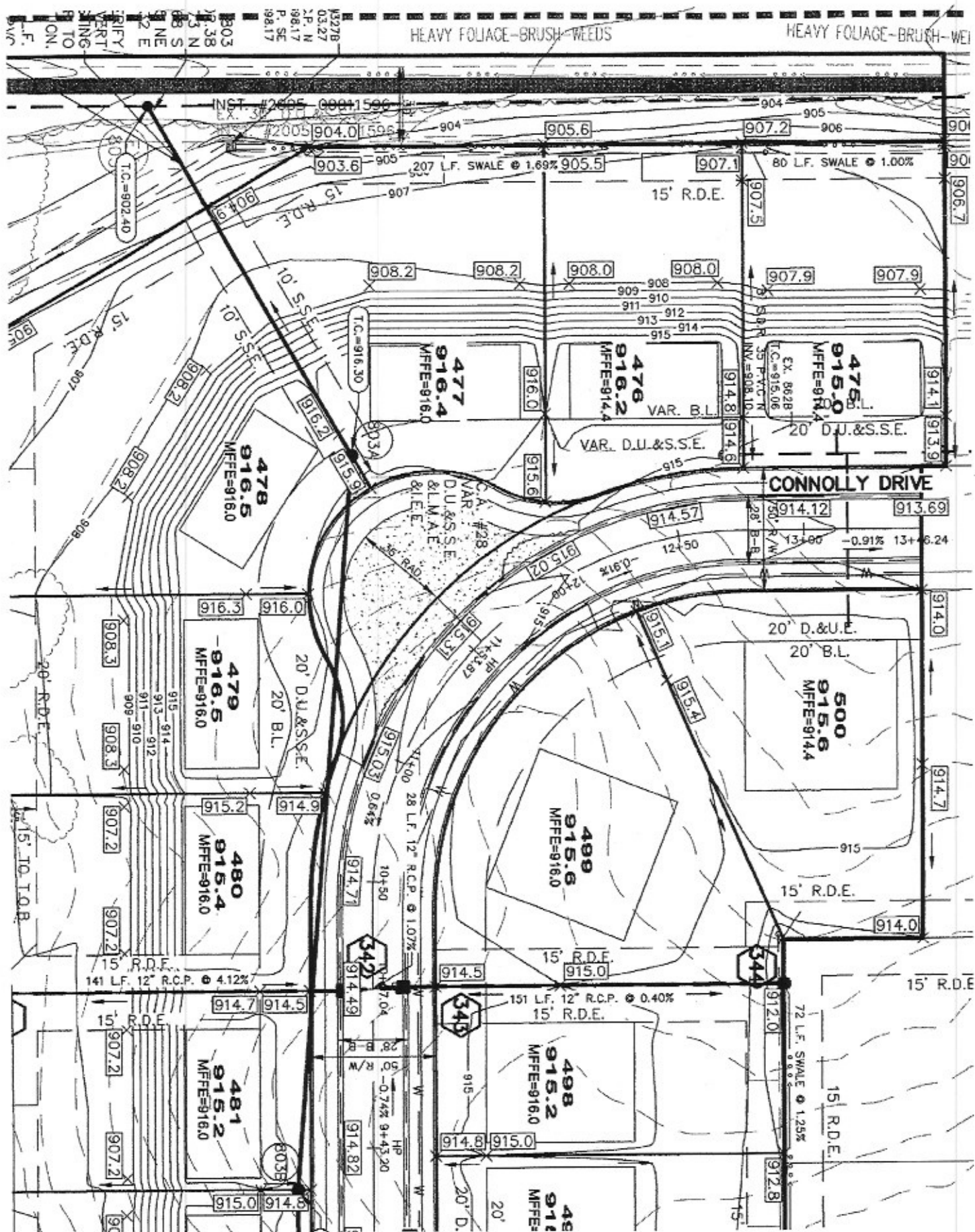
- Centerline radii standard – in the “corners” of our property where we have radii less than 180’ would you consider the use of “eyebrows” (see attached examples)? We could do that with smaller radii (one example has a 100’ radius), or with the standard radius (the other example has a 150’ radius). We are addressing the other radii and tangents in the other areas along the “straight” sections of road to make sure they meet your minimum radius and tangent standards.
- CR200 extension - Based on conversations that you and Paul have had with and without the school representatives we understand that (a) you want the ability to build the road per the thoroughfare plan, and (2) the school does not want the road wrapping around their property to the west. With that in mind, please confirm that the following is acceptable:
 - We will build the road back to first intersection as shown on our concept plan.
 - We will grant the 60’ ROW along our entire north property.
 - We understand that you are expecting a contribution toward road impacts from our subdivision in the range of \$1,000/lot as was agreed with the Settlement West which we are in general agreement with. It is our intent to review the cost of the bridge for the extension of CR200 and potentially utilize this as our contribution.
- Typical street cross section – Please confirm that you will favorably recommend the use of the standard Neighborhood Collector Cross Section Figure 2A so long as we provide 30’ building setbacks on each lot and prepare an exhibit showing a clear area between the front of the buildings and the city sidewalk in the ROW of 35’, or on lots where the building setback is less, we will commit to 3 car garages.
- Intersection radii – We will prepare an auto turn exhibit to review the turning movements of the school bus and may modify to larger radii if needed.

With the holiday weekend coming up, we would like your response no later than end of day tomorrow (5/23) to allow us ample time to make revisions on 5/31.

Thanks!
Tim

Timothy J. Walter, P.E.
Vice President - Development
Platinum Properties Mgmt. Co., LLC
9757 Westpoint Drive, Suite 600
Indianapolis, IN 46256
(o) 317-863-2057
(m) 317-590-8817

Trust in the Lord with all your heart and lean not on your own understanding. Seek His will in all you do, and He will show you which path to take. —Proverbs 3:5-6





Jodi Dickey

From: Rian Wathen <rwathen@indy.rr.com>
Sent: Friday, May 18, 2018 9:44 PM
To: Jodi Dickey
Subject: Plan Commission meeting on 5/21?

Jodi,
Is there a Plan Commission meeting scheduled for 5/21/18?
There is no agenda or packet posted on the document center.

Also, please send me a copy of the PUD filing plan and other relevant documents concerning the Fairwood PUD development filed by Terra Site Development.

Thanks
Rian Wathen

Jodi Dickey

From: Scott M. Wyndham <SMWyndham@avon-schools.org>
Sent: Wednesday, May 23, 2018 4:37 PM
To: Ryan Cannon
Cc: Margaret E. Hoernemann; Michael K. Rawlinson; Jodi Dickey
Subject: Fairwood TAC Follow Up

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Scott M. Wyndham, Ed.D.
Director of Finance & Operations
Avon Community School Corporation
(317) 544-6014

Jodi Dickey

From: Greg Ilko <gilko@crossroadengineers.com>
Sent: Thursday, May 17, 2018 8:13 AM
To: Tim Walter
Cc: Desire Irakoze; Ryan Cannon; Britt Woodard; Jodi Dickey; Bob Bleich
Subject: Avon PUD 18-03 Fairwood
Attachments: PUD 18-03 Fairwood #1 5-16-18.pdf

Tim,

For discussions this morning.

GREGORY J. ILKO, P.E.
CROSSROAD ENGINEERS, PC

3417 Sherman Drive
Beech Grove, IN 46107
(317) 780-1555 x112 *Office*
(317) 408-3609 *Mobile*
www.crossroadengineers.com

May 16, 2018

Tim Walter
Platinum Properties Management Co., Inc.
9757 Westpoint Drive, Suite 600
Indianapolis, IN 46256



RE: PUD(P) 18-03 Fairwood

Dear Mr. Walter:

Our office has completed the initial review for the above referenced submittal. The findings of our review indicate that the application package requires additional information in order for us to confirm that they comply with the requirements of the Town of Avon. A summary of the comments from our review are listed below:

1. Drainage shall be in accordance with the Town of Avon Stormwater Management Ordinance.
 - a. Stormwater detention will be required for this site, with release rates computed based on pre-developed discharge for each outlet point, the Post-Developed Peak Rate for the 10-Year Frequency Storm must not exceed the Pre-Developed Peak Rate for the 2-Year Frequency Storm, and the Post-Developed Peak Rate for the 100-Year Frequency Storm must not exceed the Pre-Developed Peak Rate for the 10-Year Frequency Storm.
 - b. No part of any residential lot shall be used for detention, permanent or temporary.
 - c. Detention facilities with permanent pools must have a surface area of 0.5 acres minimum.
 - d. The minimum width for drainage easements for storm pipes is 20 feet centered on the pipe, and 30 feet for 100-year overflow paths. All lots adjacent to side yard easements are to be wide enough to accommodate the anticipated house and any planned driveways so there is no encroachment into the easements.
 - e. A minimum of 25 feet beyond the actual footprint of stormwater detention facilities shall be designated as drainage easement. A minimum 20-foot width easement shall also be required as access easement, unless the pond is immediately next to a public right-of-way.
 - f. The allowable spread of water on Collector Streets is limited to maintaining two clear 10-foot moving lanes of traffic. One lane is to be maintained on local roads, while other access lanes (such as a subdivision cul-de-sac) can have a water spread equal to one-half of their total width. An overflow channel/swale between sag inlets and overflow paths or basin shall be provided at sag inlets so that the maximum depth of water that might be ponded in the street sag shall not exceed 7 inches measured from elevation of gutter.

- g. The minimum lowest adjacent grade for residential structures shall be greater than 2 feet above the Q100 BFE or emergency spillway elevation of detention facilities and rear yard swales, and greater than 1 foot above the Q100 overflow path/ponding elevation as described in Chapter 4, Section M of the Hendricks County "Stormwater Technical Standards Manual."
 - h. The first-floor elevation for all residential structures shall be no less than 6 inches above the minimum lowest adjacent grade, and no less than 15 inches above the adjacent street grade elevation.
- 2. Per Appendix A of the Town of Avon Subdivision Control Ordinance, sidewalk is required on both sides of the street for neighborhood side street and neighborhood collector street.
 - 3. Per Appendix A of the Town of Avon Subdivision Control Ordinance, the minimum centerline radius for a neighborhood side street is 100 feet, and the minimum centerline radius for a neighborhood collector street is 180 feet. Please review all centerline radii.
 - 4. Per Appendix A of the Town of Avon Subdivision Control Ordinance, the minimum tangent section between centerline curves is 100 feet. Please review all centerline tangent sections.
 - 5. Per Appendix A of the Town of Avon Subdivision Control Ordinance, the minimum angle at neighborhood side street and neighborhood collector street intersections is 80 degrees.
 - 6. Per Appendix A of the Town of Avon Subdivision Control Ordinance, regulatory signs will be required for all streets.
 - 7. Entrance on Dan Jones Road shall be in accordance with the Public Road Entrance Details in the Town of Avon Construction Standards, dated October 2017.

One (1) copy of the revised construction plans and/or drainage calculations, along with comments indicating the action taken or a written explanation for action not taken, should be submitted in response to this letter. These plans are subject to further review upon receipt of the requested additional information. Please contact me at (317) 780-1555 ext. 112 with any questions

Sincerely,



Gregory J. Ilko, PE

Copy: Ryan Cannon, Town of Avon, DPW
Britt Woodard, Town of Avon, DPW
Jodi Dickey, Town of Avon, Planning
Dezire Irakoze, Town of Avon, Planning
File