

Jodi Dickey

From: Jodi Dickey
Sent: Friday, July 13, 2018 4:11 PM
To: 'Dan Taylor'; Mitchell A. Ray
Subject: JD Fairwood sent emails 3
Attachments: Re: No Public Hearing Signs as of 7:01 p.m. June 15; RE: Development questions; RE: Fairwood informational meeting; RE: Proposed development known as Fairwood; RE: Fairwood informational meeting; FW: Proposed development known as Fairwood; Fairwood informational meeting; RE: GRW check; RE: GRW check; RE: PUD 18-03 Clarification and Request; RE: Fairwood PUD Revisions; RE: Fairwood PUD Revisions; RE: Fairwood PUD Revisions; RE: Fairwood proposed development

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

Jodi Dickey

From: Jodi Dickey
Sent: Friday, June 15, 2018 9:52 PM
To: Michael P Ford
Subject: Re: No Public Hearing Signs as of 7:01 p.m. June 15

Good evening Mike,

Just to let you know, the public hearing signs are designed to advertise the actual public hearing. The meeting on the 25th is merely an introduction of the proposed PUD to the plan commission. The signs don't have to be out until 10 days prior to the public hearing, which at this point will be at the July commission meeting at the earliest.

Jodi

Sent from my iPhone

On Jun 15, 2018, at 8:42 PM, Michael P Ford <mford@indy.rr.com> wrote:

Good evening Jodi:

Hope you are having a nice evening and enjoying the sunset.

Working a little overtime tonight. Wanted to let you know that we filmed the entire stretch of the Turner Property from Bradford Road (CR200S) to the southern property line this evening at 7:01 p.m. (and again at 7:42 p.m. after taking the grandkids to Frostbite). There were absolutely no public hearing notice signs posted along the west side of Dan Jones Road, nor were there any at the north end of Liberty Trail, nor the north end of Schoolmaster. I figured there should have been a minimum of 3 along Dan Jones... one for the 2 acre parcel to the north, one for the 10 acre parcel that the "farmhouse" and other buildings sit on, and at least one for the remaining 127 or so acres that are "farmed", since all 3 parcels are subject to a requested a zoning change.

At any rate, the 7:01 time was chosen because it was exactly 1 minute short of 10 calendar days until the scheduled public hearing at 7:00 p.m. on June 25. The developer has missed the 10 day Public Hearing sign posting requirement. It wouldn't surprise me if someone is coming under the cloak of darkness to post the signs later this evening, I'll be by there several times this weekend to see what transpires.

We will certainly bring this up at the June 25 meeting as yet another reason reject Fairwood.

Regards,

Mike

Michael P. Ford
7712 Carpenter Court
Plainfield, IN 46168-8035

Jodi Dickey

From: Jodi Dickey
Sent: Wednesday, June 13, 2018 9:12 AM
To: Tim Walter
Subject: RE: Fairwood informational meeting

Well Tim, you're right! In my brain I went straight to public hearing notice.

I do have the list of adjainers so I don't need that.

Certified notice is required to be received a minimum of 10 days prior to the public hearing on July 23rd so you're right about that too!

Thanks,
jd

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From: Tim Walter [mailto:twalter@platinum-properties.com]
Sent: Tuesday, June 12, 2018 8:34 PM
To: Jodi Dickey <JDickey@avongov.org>; Paul Rioux <prioux@platinum-properties.com>
Cc: Mark Behrens (mbehrens@terrasitedev.com) <mbehrens@terrasitedev.com>
Subject: RE: Fairwood informational meeting

Jodi,
It is our understanding based on the application that certified mail is not required for the neighborhood meeting or the Plan Commission informational meeting notices. So we have no proof of mailing other than the list of addresses to which we sent the first class mail packages. I believe we have already provided as part of our filing the list of addresses. Please let me know if you do not have them and would like us to forward those to you.

Also, based on the application we do intend to send out notice via certified mail a minimum of 10 days prior to the public hearing on July 23. Please confirm this is accurate.

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

From: Jodi Dickey <JDickey@avongov.org>

Sent: Tuesday, June 12, 2018 4:22 PM

To: Tim Walter <twalter@platinum-properties.com>; Paul Rioux <prioux@platinum-properties.com>

Subject: Fairwood informational meeting

Good afternoon gents,

I have a request from a neighbor to get a copy of the neighborhood meeting minutes (which I have, thank you) and a copy of the mailing affidavit for the neighborhood meeting. I do not have a copy of proof of mailing for that informational meeting. Can you get a copy of that to me if you have it?

Jodi

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Jodi Dickey

From: Jodi Dickey
Sent: Friday, June 08, 2018 10:01 AM
To: Kathy Tekulve
Subject: RE: GRW check

Hi Kathy,

Can you send that to Scott Dompke at GRW please?

Thanks, and again I apologize for the inconvenience.

Jodi

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From: Kathy Tekulve [mailto:ktekulve@platinum-properties.com]
Sent: Friday, June 08, 2018 8:46 AM
To: Jodi Dickey <JDickey@avongov.org>
Cc: Tim Walter <twalter@platinum-properties.com>
Subject: RE: GRW check

Jodi,

I will re-issue the check for \$850.00 to GRW today. To whom do you want me to send the check?

Kathy

Kathleen B Tekulve
Controller
Platinum Properties Management Company LLC
(317) 863-2054
9757 Westpoint Drive, Ste 600
Indianapolis, IN 46256

From: Paul Rioux
Sent: Friday, June 8, 2018 8:23 AM
To: Kathy Tekulve <ktekulve@platinum-properties.com>
Cc: Tim Walter <twalter@platinum-properties.com>
Subject: FW: GRW check

Kathy – Note below is in reference to a check for Avon Traffic study (Fairwood).
Do you show it clearing?

From: Jodi Dickey <JDickey@avongov.org>
Sent: Thursday, June 7, 2018 3:47 PM

To: Tim Walter <twalter@platinum-properties.com>; Paul Rioux <prioux@platinum-properties.com>
Cc: Ryan Cannon <RCannon@avongov.org>
Subject: GRW check

Tim/Paul,

We've scoured our office for the traffic review fee payable to GRW. It's not here. Ryan has contacted Scott at GRW and he says he doesn't have it. I don't know if you know whether that's been cashed or not, but could you void your original check and write a new one to GRW for \$850?

I'm really sorry for this inconvenience and we'll be more responsible with the new check.

Jodi

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Jodi Dickey

From: Jodi Dickey
Sent: Tuesday, June 05, 2018 2:22 PM
To: Tim Walter
Cc: Mark Behrens (mbehrens@terrasitedev.com); Paul Rioux; Ryan Cannon; Eric Simons
Subject: RE: Fairwood PUD Revisions

Thanks Tim.

Are you including the fiscal and traffic stuff as well?

I do need 13 copies of the neighborhood meeting.

Thanks,
Jodi

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From: Tim Walter [mailto:twalter@platinum-properties.com]
Sent: Tuesday, June 05, 2018 1:59 PM
To: Jodi Dickey <JDickey@avongov.org>
Cc: Mark Behrens (mbehrens@terrasitedev.com) <mbehrens@terrasitedev.com>; Paul Rioux <prioux@platinum-properties.com>; Ryan Cannon <RCannon@avongov.org>; Eric Simons <esimons@platinum-properties.com>
Subject: RE: Fairwood PUD Revisions

Jodi,
We are pulling everything together. We will provide you with 13 copies of all revisions including the following:

- Proposed PUD Ordinance to include pictures of the possible product.
- Color Concept Plan
- Preliminary Development Plan to include:
 - Area Map.
 - Existing topo, waterways, and wetlands.
 - Lot layout.
 - Proposed street layout and cross sections.
 - Proposed utilities and drainage facilities/easements.
 - Proposed sidewalks and trails.
 - Open space plan .

Is there anything else I missed that you will need copies of?

We also will be providing minutes from the neighborhood meeting. Will you require 13 copies of that?

I will be out of the office the remainder of this week. So if you think of anything we are missing, please make sure to copy all.

Thanks!

Tim

Timothy J. Walter, P.E.
Vice President - Development
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From: Jodi Dickey <JDickey@avongov.org>
Sent: Wednesday, May 30, 2018 2:44 PM
To: Tim Walter <twalter@platinum-properties.com>
Cc: Mark Behrens (mbehrens@terrasitedev.com) <mbehrens@terrasitedev.com>; Paul Rioux <prioux@platinum-properties.com>; Ryan Cannon <RCannon@avongov.org>
Subject: RE: Fairwood PUD Revisions

Tim,

I have been looking through the text Paul sent earlier – I like the approach you've got with the revised architectural standards.

I would be happy to let you have until 6/8 to submit everything. I know you've been working on getting all the fiscal and traffic stuff pulled together and I'd prefer to get everything at once instead of in a couple of deliveries.
[Ryan – let Tim, Paul, and/or me know if you need any of the traffic stuff earlier]

Once you've got everything, I will also need 13 copies (no larger than 11 x 17) for the plan commission packets. We'll deliver those on the 18th.

Let me know if you need anything else or have follow-up questions.

Jodi

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From: Tim Walter [<mailto:twalter@platinum-properties.com>]
Sent: Wednesday, May 30, 2018 2:32 PM
To: Jodi Dickey <JDickey@avongov.org>
Cc: Mark Behrens (mbehrens@terrasitedev.com) <mbehrens@terrasitedev.com>; Paul Rioux <prioux@platinum-properties.com>; Ryan Cannon <RCannon@avongov.org>
Subject: Fairwood PUD Revisions

Jodi,

With the short week we would like to request an extended deadline for submittal of revisions to the PUD for Fairwood. I know Paul has already reached out on the text portion, and we are also making significant revisions to the concept plan

to address the concerns from TAC. We plan to complete revisions to the text and the general concept plan by end of day Friday 6/1 and will complete and resubmit revised detailed development plans by end of day Friday 6/8/2018.

Please confirm this is acceptable.

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

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Jodi Dickey

From: Jodi Dickey
Sent: Thursday, June 14, 2018 8:05 AM
To: John Volpert
Subject: RE: Development questions
Attachments: Fairwood concept and yield plan.pdf

That particular hearing sign is for a variance to allow a driveway closer than 660 feet to an existing drive. Harvest Bible Chapel has purchased those two parcels to allow them to construct an access drive back to their church.

The Jack in the Box property variance has been approved. The development plan for a multi-tenant center on that site will be heard on June 25th, so that's what the sign is for.

200 S/Dan Jones. Platinum Properties has filed a PUD for Turner's property on the west side of DJ. It's a couple different lot sizes and a 2 acre commercial component at the corner. I attached the concept plan for you. They're introducing this at the commission meeting on June 25.

Pulte has been working hard on firming up information on the public space and commercial area. I think they'll move forward July maybe?

Let me know if you need anything else!
jd

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From: John Volpert [mailto:jvsellsatl@aol.com]
Sent: Wednesday, June 13, 2018 3:36 PM
To: Jodi Dickey <JDickey@avongov.org>
Subject: Development questions

What is the hearing notice for on the 8 acres along 36, just east of Beauty Brands?

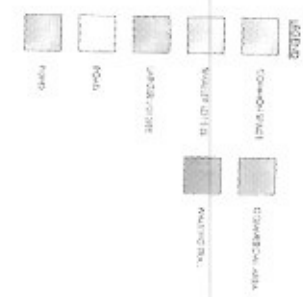
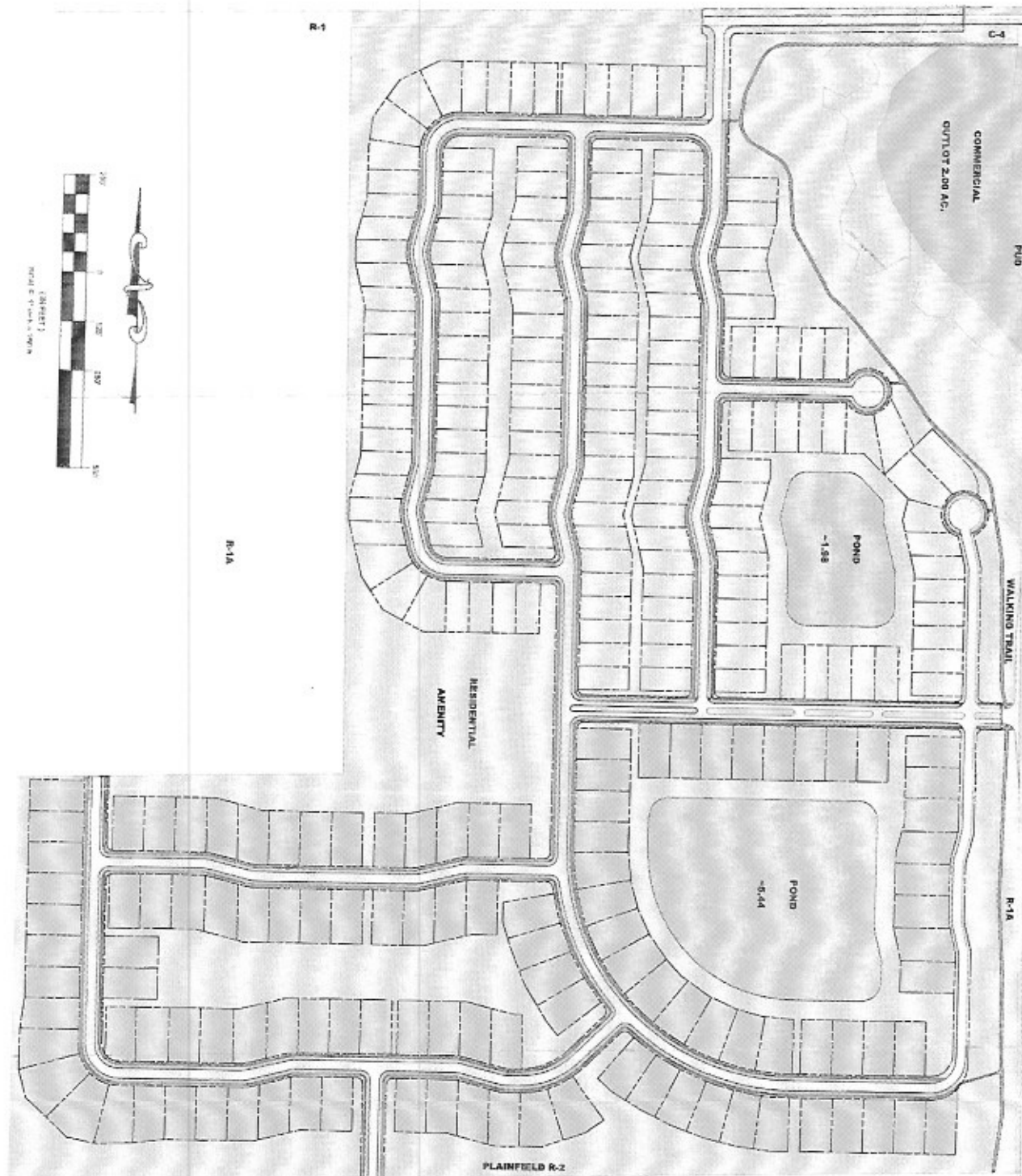
I noticed a new hearing sign on the former Jack in the Box. I thought the variance was approved. Is this something different?

Is something planned for the farm acreage along the east side of Dan Jones in the 200 South roundabout area?

Is there any update on the Fieldstone PUD / Town Center plans?

Thank you for any info.

John Volpert



FAIRWOOD

PLANNING PROPERTY MANAGEMENT CO. LLC
11111 WESTERN DR. SUITE 100 INDIANAPOLIS, IN 46224

PUD CONCEPT / OPEN SPACE PLAN

Revised
5-17-18

PUD(P) B-03

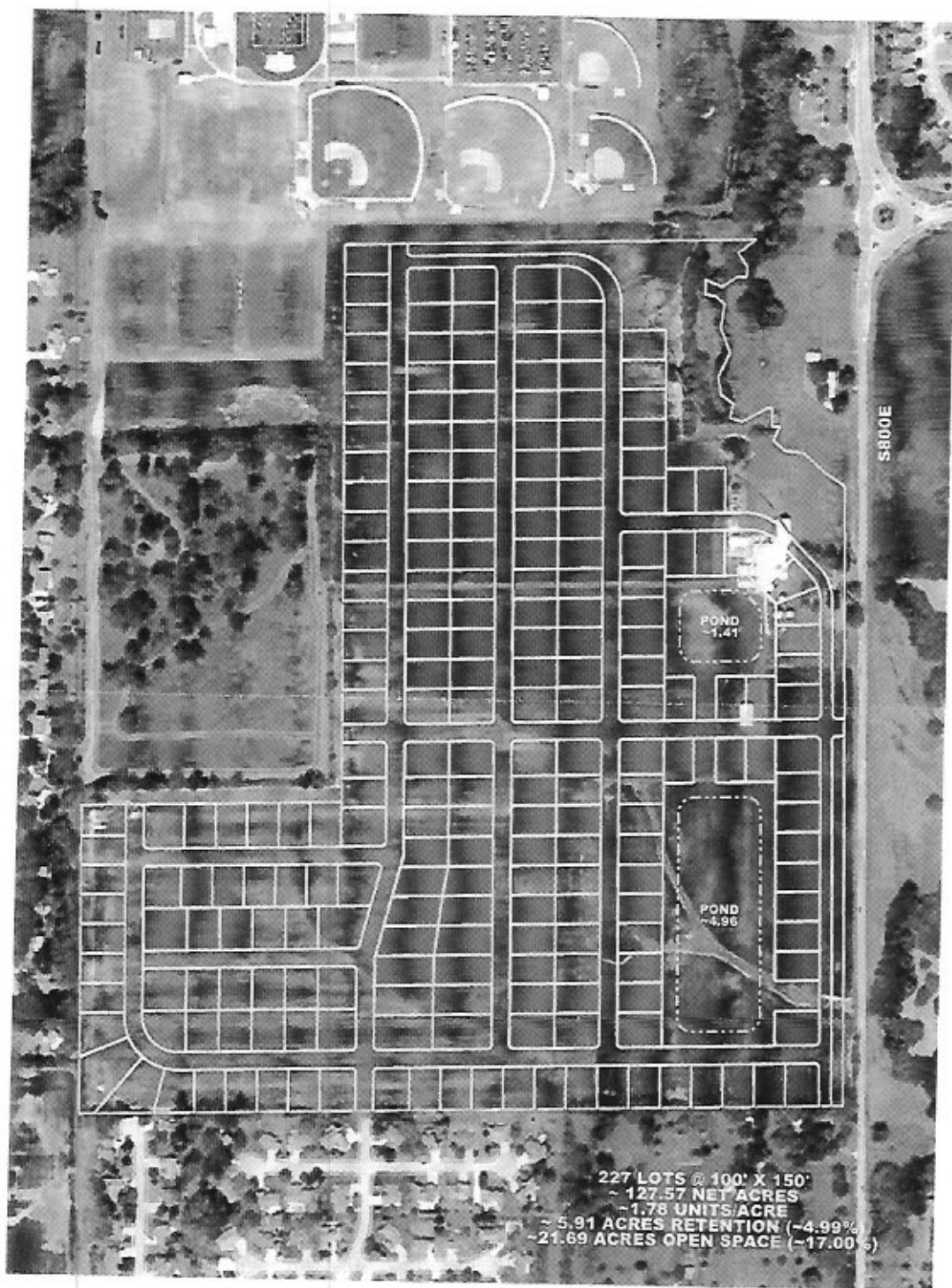
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DATE	BY	CHECKED
PROJECT NO.	DATE	BY
SHEET NO.		



FAIRWOOD YIELD PLAN

Jodi Dickey

From: Jodi Dickey
Sent: Thursday, June 07, 2018 4:13 PM
To: Michael P Ford
Subject: RE: PUD 18-03 Clarification and Request

Good afternoon Michael,

I don't have any of the preliminary documents on the town webpage. I will post the staff report and supporting documents (which will include the PUD proposal/development standards) the week before the plan commission meeting.

Documents going to the commission are due prior to the packet delivery day (which is June 18th). I think the 10 day deadline you're referring to is the public notice deadline. That doesn't mean you can't comment after the 8th, just that adjoiner letters and the newspaper legal ad have that deadline. You are correct that I need everything you may want in the commissioners packet here in the office on Friday, June 15th.

I have a small window of time next Wednesday (6/13) at 1:30. I've put you on my calendar for that time and date. I may need to move that around depending on other things that might pop up later.

Also, we need at least 9 copies of plan commission information – commission members, staff, and the file all get one. If you really want to give me 5 copies for the council you can, but this item won't be going to the council until after a public hearing which will be in late July at the earliest. You might want to save your council comments until then, in case the proposal gets modified through the planning process.

Jodi

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From: Michael P Ford [mailto:mford@indy.rr.com]
Sent: Thursday, June 07, 2018 10:09 AM
To: Jodi Dickey <JDickey@avongov.org>
Subject: PUD 18-03 Clarification and Request
Importance: High

Good Morning Jodi:

Hope you are enjoying this great summer-like weather.

I wanted to get a couple clarifications from you so that we are all on the same page.

1. Several times during the informational meeting, the Developer of Fairwood (PUD 18-03) stated that the submission documents and all the information (~150 pages or so, including studies, etc.) can be found on the "website" (meaning the Town of Avon's website). I don't recall this being said when we met 1:1 last month. In order to get copies of documents, studies, etc. it was indicated that we had to make a request (like I did when I

was there. Can you clarify whether or not the documents are on the Town's website. If they are, what is the URL?

2. I want to be sure that comments surrounding this proposal are due 10 days before any meeting. In this case, we can provide written comments, questions, objections, etc. as long as they are received by Friday, June 15, 2018. I just want to be sure that the limit is 10 days before any meeting/hearing.

Finally, a request. I would like to drop off, in person and directly to you, my public comment regarding this PUD. I am making 13 copies (one for you, 7 for the advisory board, and 5 for the Town Council). Do you have 15 minutes sometime next Wednesday afternoon (as long as it meets the deadline requirements) I could stop by and hand them to you? If so, when would be a good time? Let me know. Right now my schedule is wide open, so just about any time would work. If Tuesday works better, that is fine as well.

We are looking forward to the June 25 meeting. As a heads-up to you, I am not sure the meeting room currently used will be large enough to accommodate all the interested parties. Not sure what provisions are made if there is overflow, but suffice to say, I would expect a large turnout.

Thank you and have a safe day.

Regards,

Mike

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

Jodi Dickey

From: Jodi Dickey
Sent: Tuesday, June 05, 2018 9:25 AM
To: Ryan Cannon
Subject: RE: Fairwood proposed development

People just suck.

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From: Ryan Cannon
Sent: Tuesday, June 05, 2018 9:24 AM
To: Jodi Dickey <JDickey@avongov.org>; Tom Klein <TKlein@avongov.org>
Subject: FW: Fairwood proposed development

FYI. See info about Plainfield vacating road.

Ryan Cannon
Public Works Director
Town of Avon

From: Scott Singleton <ssingleton@town.plainfield.in.us>
Sent: Monday, June 4, 2018 2:23 PM
To: Ryan Cannon <RCannon@avongov.org>
Subject: RE: Fairwood proposed development

Ryan,

I'm not sure if the timing of this is good or bad, but on Thursday evening, our Council voted to begin taking steps toward vacating the portion of right-of-way that exists on Liberty Trail, north of Cabinetmaker/Carpenter Court.

You may know more about this than me, but we have a Councilmember who lives in that neighborhood who has been communicating with the developer about this topic. It seems the neighborhood is adamantly against the connection and that the Council is going to support them to not have it made.

Regards,
Scott Singleton | Director of Transportation | Town of Plainfield
(317) 754-5388 | ssingleton@town.plainfield.in.us

From: Ryan Cannon [<mailto:RCannon@avongov.org>]
Sent: Friday, June 01, 2018 1:13 PM
To: Scott Singleton
Subject: Fairwood proposed development

Scott,

Sorry that I didn't get this info to you sooner but we still have a month or so to address concerns that the Town of Plainfield may have about the project.

Please see attached.

- PUD concept Plan
- Chet's draft comments on the traffic study – he reviews on the Town's behalf
- Copy of traffic Study provided by A&F

If you want to get together and discuss or have a conference call please let me know.

Ryan Cannon
Public Works Director
Town of Avon

Jodi Dickey

From: Jodi Dickey
Sent: Wednesday, June 13, 2018 10:16 AM
To: Tim Walter
Subject: RE: Fairwood informational meeting

Yep, I'm good.

jd

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From: Tim Walter [mailto:twalter@platinum-properties.com]
Sent: Wednesday, June 13, 2018 9:43 AM
To: Jodi Dickey <JDickey@avongov.org>
Subject: RE: Fairwood informational meeting

Great. So you have everything you need from us to respond tot eh homeowner about the neighborhood meeting?

Thanks!
Tim

Timothy J. Walter, P.E.
Vice President - Development
Platinum Properties Mgmt. Co., LLC
9757 Westpoint Drive, Suite 600
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Jodi Dickey

From: Jodi Dickey
Sent: Tuesday, June 05, 2018 3:27 PM
To: Paul Rioux
Subject: RE: Fairwood PUD Revisions

Hmmmm, we might have to come up with a better way to do these...
jd

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Cc: Mark Behrens (mbehrens@terrasitedev.com) <mbehrens@terrasitedev.com>; Ryan Cannon <RCannon@avongov.org>; Eric Simons <esimons@platinum-properties.com>
Subject: Re: Fairwood PUD Revisions

Jodi
On the fiscal study,...after bugging them for over a month, i received a "proposal" and a survey to fill out TODAY!
Maybe I could just tell the plan commission that it doesn't meet up the physical requirements like every other neighborhood they've ever seen!!

We do have the traffic study completed though

Thanks
Paul

Sent from my Sprint Samsung Galaxy S7.

----- Original message -----

From: Jodi Dickey <JDickey@avongov.org>
Date: 6/5/18 2:58 PM (GMT-05:00)
To: Tim Walter <twalter@platinum-properties.com>
Cc: "Mark Behrens (mbehrens@terrasitedev.com)" <mbehrens@terrasitedev.com>, Paul Rioux <prioux@platinum-properties.com>, Ryan Cannon <RCannon@avongov.org>, Eric Simons <esimons@platinum-properties.com>
Subject: RE: Fairwood PUD Revisions

.....and, I don't think we received a check for GRW to review the traffic study and, although we don't typically get a check for FSG to prepare the fiscal plan, that also needs to be done.

Jodi

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Tim

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(m) 317-590-8817

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From: Jodi Dickey <JDickey@avongov.org>
Sent: Wednesday, May 30, 2018 2:44 PM
To: Tim Walter <twalter@platinum-properties.com>
Cc: Mark Behrens (mbehrens@terrasitedev.com) <mbehrens@terrasitedev.com>; Paul Rioux <prioux@platinum-properties.com>; Ryan Cannon <RCannon@avongov.org>
Subject: RE: Fairwood PUD Revisions

Tim,

I have been looking through the text Paul sent earlier – I like the approach you've got with the revised architectural standards.

I would be happy to let you have until 6/8 to submit everything. I know you've been working on getting all the fiscal and traffic stuff pulled together and I'd prefer to get everything at once instead of in a couple of deliveries.

[Ryan – let Tim, Paul, and/or me know if you need any of the traffic stuff earlier]

Once you've got everything, I will also need 13 copies (no larger than 11 x 17) for the plan commission packets. We'll deliver those on the 18th.

Let me know if you need anything else or have follow-up questions.

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: Tim Walter [<mailto:twalter@platinum-properties.com>]

Sent: Wednesday, May 30, 2018 2:32 PM

To: Jodi Dickey <JDickey@avongov.org>

Cc: Mark Behrens (mbehrens@terrasitedev.com) <mbehrens@terrasitedev.com>; Paul Rioux <prioux@platinum-properties.com>; Ryan Cannon <RCannon@avongov.org>

Subject: Fairwood PUD Revisions

Jodi,

With the short week we would like to request an extended deadline for submittal of revisions to the PUD for Fairwood. I know Paul has already reached out on the text portion, and we are also making significant revisions to the concept plan to address the concerns from TAC. We plan to complete revisions to the text and the general concept plan by end of day Friday 6/1 and will complete and resubmit revised detailed development plans by end of day Friday 6/8/2018.

Please confirm this is acceptable.

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

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Jodi Dickey

From: Jodi Dickey
Sent: Wednesday, June 13, 2018 10:01 AM
To: Brenda Riley
Subject: RE: Proposed development known as Fairwood

Good morning Ms. Riley,

If you would like to supply a flash drive, I can copy documents to that at no cost. If you'd like hard copies of everything, it will take some time to gather the information and count the number of pages to determine the copying cost. You are welcome to come in to the office and look through the file as well. You may decide you don't want every single page. Our office is open from 8-4:30 Monday through Friday.

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

-----Original Message-----

From: Brenda Riley [mailto:beriley@earthlink.net]
Sent: Tuesday, June 12, 2018 12:06 PM
To: Jodi Dickey <JDickey@avongov.org>
Subject: Proposed development known as Fairwood

Good Morning Ms. Dickey,

I am a resident of Williamsburg in the Woods North. Our property abuts the Turner farm that is the subject of a submission/presentation to the Avon Planning Commission on June 25, 2018.

On May 31st, the developer met with concerned homeowners/community members to address questions. The developer referenced a folder which contains their application/submittal documents to the planning commission. He also referenced various studies, i.e. traffic impact study, fiscal study, environmental study, and his contact with the Avon schools.

I am requesting a copy of this entire folder along with a copy of each of the studies that has been completed regarding the proposed Fairwood development.

Please let me know how best to obtain a copy of these documents, the amount of the copying fee, and when I may be able to pick up the copies.

Thank you in advance for your assistance.

Sincerely,

Brenda Riley

Jodi Dickey

From: Jodi Dickey
Sent: Friday, June 08, 2018 10:51 AM
To: Kathy Tekulve
Subject: RE: GRW check

Oh sorry about that! The address is: 9001 N Wesleyan Road, Suite 200 Indianapolis, IN 46268

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: Kathy Tekulve [mailto:ktekulve@platinum-properties.com]
Sent: Friday, June 08, 2018 10:02 AM
To: Jodi Dickey <JDickey@avongov.org>
Subject: RE: GRW check

Do you have that address?

Kathleen B Tekulve
Controller
Platinum Properties Management Company LLC
(317) 863-2054
9757 Westpoint Drive, Ste 600
Indianapolis, IN 46256

From: Jodi Dickey <JDickey@avongov.org>
Sent: Friday, June 8, 2018 10:01 AM
To: Kathy Tekulve <ktekulve@platinum-properties.com>
Subject: RE: GRW check

Hi Kathy,

Can you send that to Scott Dompke at GRW please?

Thanks, and again I apologize for the inconvenience.

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: Kathy Tekulve [mailto:ktekulve@platinum-properties.com]
Sent: Friday, June 08, 2018 8:46 AM
To: Jodi Dickey <JDickey@avongov.org>

Cc: Tim Walter <twalter@platinum-properties.com>

Subject: RE: GRW check

Jodi,

I will re-issue the check for \$850.00 to GRW today. To whom do you want me to send the check?

Kathy

Kathleen B Tekulve

Controller

Platinum Properties Management Company LLC

(317) 863-2054

9757 Westpoint Drive, Ste 600

Indianapolis, IN 46256

From: Paul Rioux

Sent: Friday, June 8, 2018 8:23 AM

To: Kathy Tekulve <ktekulve@platinum-properties.com>

Cc: Tim Walter <twalter@platinum-properties.com>

Subject: FW: GRW check

Kathy – Note below is in reference to a check for Avon Traffic study (Fairwood).
Do you show it clearing?

From: Jodi Dickey <JDickey@avongov.org>

Sent: Thursday, June 7, 2018 3:47 PM

To: Tim Walter <twalter@platinum-properties.com>; Paul Rioux <prioux@platinum-properties.com>

Cc: Ryan Cannon <RCannon@avongov.org>

Subject: GRW check

Tim/Paul,

We've scoured our office for the traffic review fee payable to GRW. It's not here. Ryan has contacted Scott at GRW and he says he doesn't have it. I don't know if you know whether that's been cashed or not, but could you void your original check and write a new one to GRW for \$850?

I'm really sorry for this inconvenience and we'll be more responsible with the new check.

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

Jodi Dickey

From: Jodi Dickey
Sent: Tuesday, June 05, 2018 2:59 PM
To: Tim Walter
Cc: Mark Behrens (mbehrens@terrasitedev.com); Paul Rioux; Ryan Cannon; Eric Simons
Subject: RE: Fairwood PUD Revisions

.....and, I don't think we received a check for GRW to review the traffic study and, although we don't typically get a check for FSG to prepare the fiscal plan, that also needs to be done.

Jodi

Jodi Dickey, AICP
Town of Avon Planning & Building
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From: Tim Walter [mailto:twalter@platinum-properties.com]
Sent: Tuesday, June 05, 2018 1:59 PM
To: Jodi Dickey <JDickey@avongov.org>
Cc: Mark Behrens (mbehrens@terrasitedev.com) <mbehrens@terrasitedev.com>; Paul Rioux <prioux@platinum-properties.com>; Ryan Cannon <RCannon@avongov.org>; Eric Simons <esimons@platinum-properties.com>
Subject: RE: Fairwood PUD Revisions

Jodi,

We are pulling everything together. We will provide you with 13 copies of all revisions including the following:

- Proposed PUD Ordinance to include pictures of the possible product.
- Color Concept Plan
- Preliminary Development Plan to include:
 - Area Map.
 - Existing topo, waterways, and wetlands.
 - Lot layout.
 - Proposed street layout and cross sections.
 - Proposed utilities and drainage facilities/easements.
 - Proposed sidewalks and trails.
 - Open space plan .

Is there anything else I missed that you will need copies of?

We also will be providing minutes from the neighborhood meeting. Will you require 13 copies of that?

I will be out of the office the remainder of this week. So if you think of anything we are missing, please make sure to copy all.

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

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Cc: Mark Behrens (<mbehrens@terrasitedev.com>) <mbehrens@terrasitedev.com>; Paul Rioux <prioux@platinum-properties.com>; Ryan Cannon <RCannon@avongov.org>
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[Ryan – let Tim, Paul, and/or me know if you need any of the traffic stuff earlier]

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Let me know if you need anything else or have follow-up questions.

Jodi

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Please confirm this is acceptable.

Thanks!

Tim

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Jodi Dickey

From: Jodi Dickey
Sent: Friday, July 13, 2018 3:59 PM
To: 'Dan Taylor'; Mitchell A. Ray
Subject: Fairwood email 10
Attachments: RE: Fairwood TAC Follow Up; RE: Fairwood TAC Follow Up; Fairwood; Fairwood TAC Follow Up; Plan Commission meeting on 5/21?; Avon PUD 18-03 Fairwood

Jodi Dickey, AICP
Town of Avon Planning & Building
317.272.0948 x 108 direct
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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.

1. Installation of fencing separating this development and ACSC property (practice fields and cross country course).
2. Installation of access road connecting northern entrance to development off of the roundabout to the high school access drive. This would allow traffic exiting the high school onto Dan Jones to flow through the roundabout. Costs to construct the road and costs associated with any wetland remediation as a result would be the responsibility of the developer.
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.
5. Revise the required setback on boulevards to allow more room for buses to negotiate entrance.
6. Require that trees planted in boulevards be trimmed so as to not restrict lane width
7. Create provisions to control on-street parking. We have had numerous occasions where buses could not navigate streets due to vehicular parking.
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

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

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

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
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
Town of Avon

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,
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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.

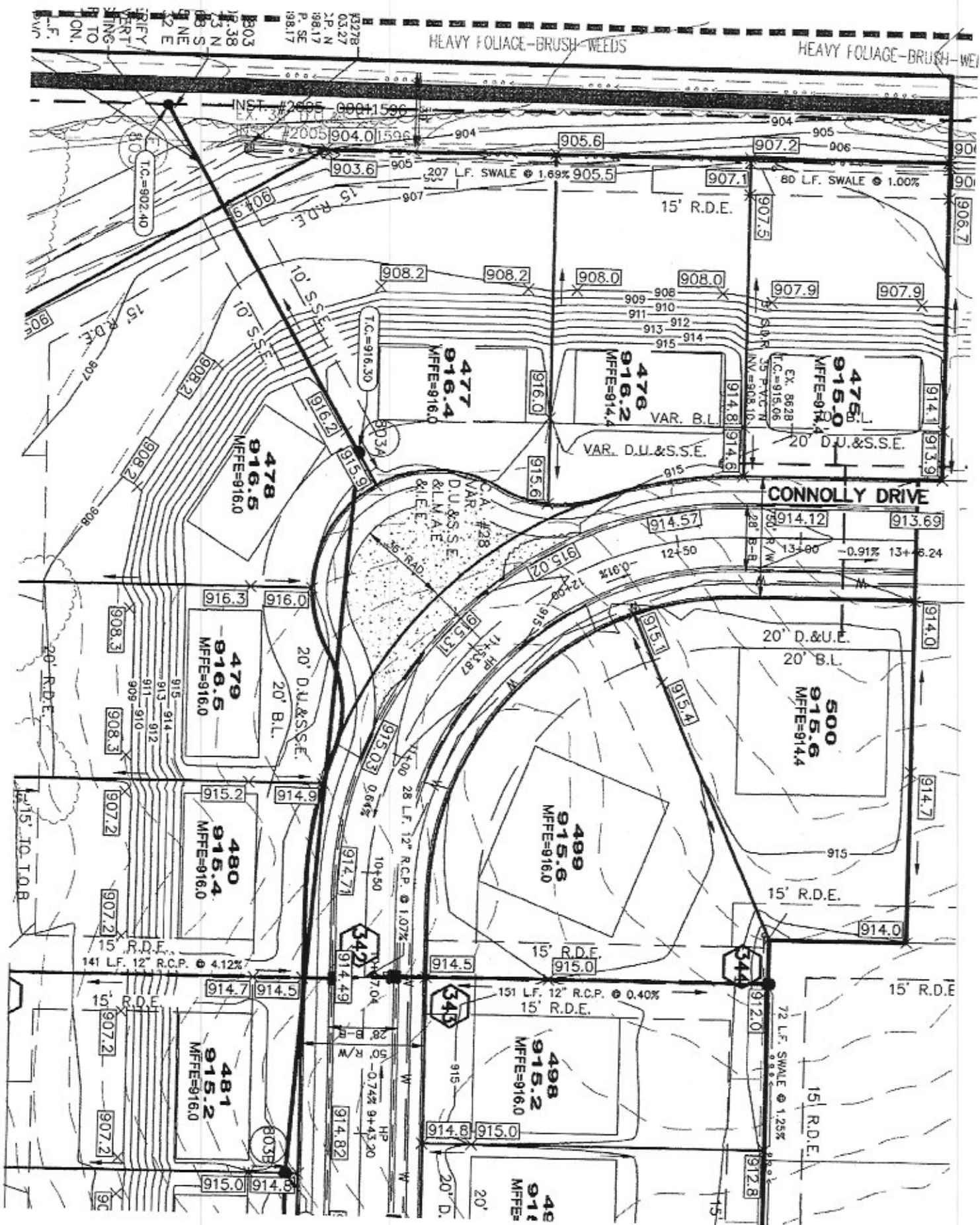
With the holiday weekend coming up, we would like your response no later than end of day tomorrow (5/23) to allow us ample time to make revisions on 5/31.

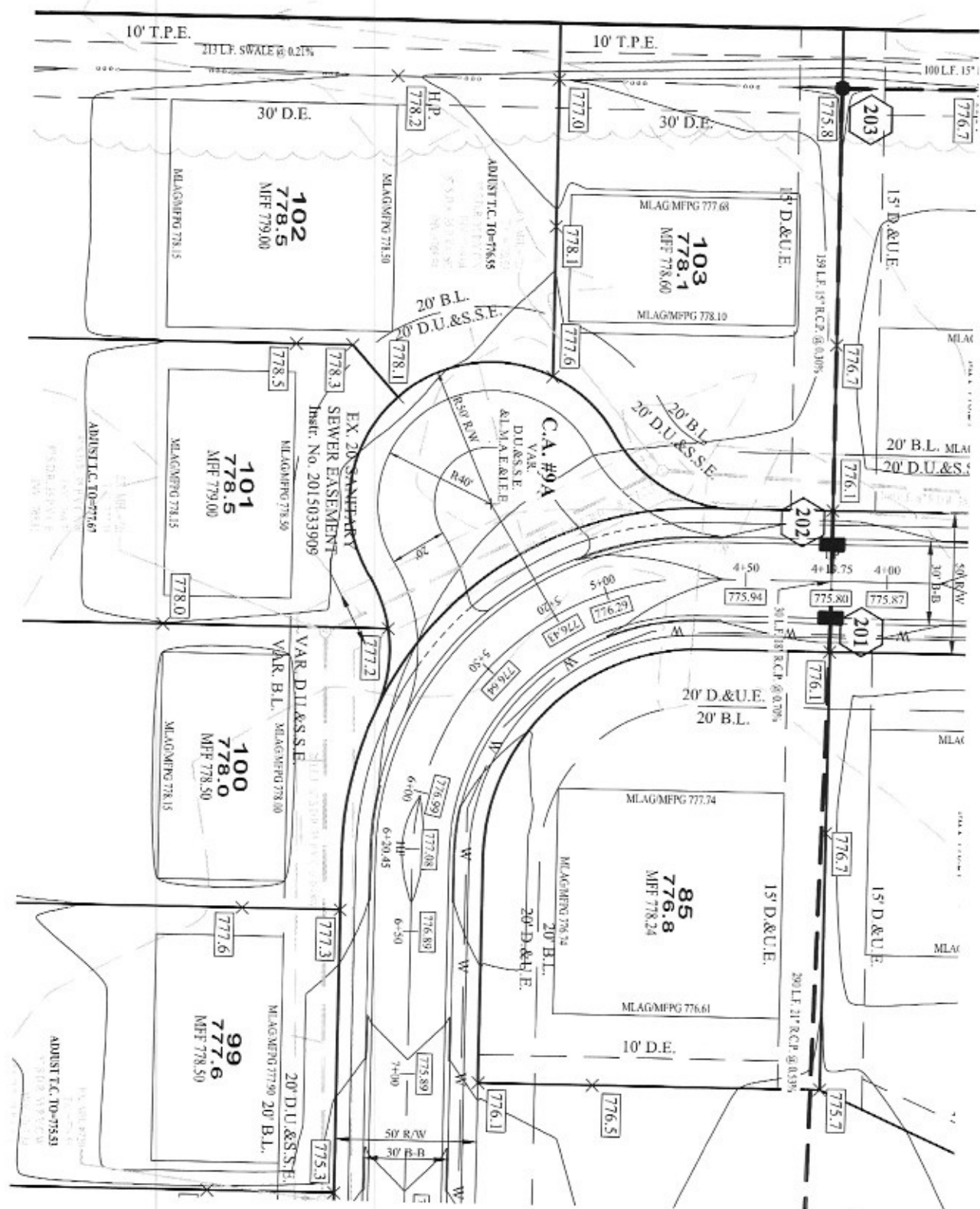
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Timothy J. Walter, P.E.
Vice President - Development
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Sent: Wednesday, May 23, 2018 4:37 PM
To: Ryan Cannon
Cc: Margaret E. Hoernemann; Michael K. Rawlinson; Jodi Dickey
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Ryan,

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.

1. Installation of fencing separating this development and ACSC property (practice fields and cross country course).
2. Installation of access road connecting northern entrance to development off of the roundabout to the high school access drive. This would allow traffic exiting the high school onto Dan Jones to flow through the roundabout. Costs to construct the road and costs associated with any wetland remediation as a result would be the responsibility of the developer.
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.
5. Revise the required setback on boulevards to allow more room for buses to negotiate entrance.
6. Require that trees planted in boulevards be trimmed so as to not restrict lane width
7. Create provisions to control on-street parking. We have had numerous occasions where buses could not navigate streets due to vehicular parking.
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.
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Avon Community School Corporation
(317) 544-6014

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