



JOHNSON COUNTY

Department of Planning & Zoning Phone: (317) 346-4350

86 West Court Street

Franklin, Indiana 46131

www.co.johnson.in.us

MEETING AGENDA

Johnson County Advisory Plan Commission

March 22, 2021, 6:00 PM

Public Auditorium, West Annex Building

86 West Court Street, Franklin, Indiana

CALL TO ORDER

ROLL CALL

APPROVAL of MINUTES

Approval of minutes from the February 22, 2021 meeting.

PUBLIC HEARINGS

-CONTINUED HEARINGS

P-2-20. Eagle Springs Major Subdivision. 4444 W Stones Crossing Rd. Page 2
Approval of the Eagle Springs Preliminary Plat to create a 91.6-acre, 154-lot major subdivision.

-NEW HEARINGS

W-6-21. Wampler Waiver. 5397 Travis Road, Greenwood. Page 27
WAIVER of the Johnson County Subdivision Control Ordinance to provide for a three-lot Minor Subdivision with two of the lots having a depth-to-width ratio greater than 2:1 (in Minor Subdivisions, lots with an area less than five acres may have a depth-to-width ration no greater than 2:1)

OLD BUSINESS None.

NEW BUSINESS

Board Appointments to the Technical Review Committee and Board of Zoning Appeals.

REPORTS and RECOMMENDATIONS

None.

ADJOURNMENT

The next meeting of the Johnson County Advisory Plan Commission is scheduled for April 26, 2021 at 6:00 PM in the public auditorium of the Courthouse West Annex Building.

Staff Report

CASE NUMBER: P-2-20
CASE NAME: Eagle Springs Major Subdivision – Preliminary Plat
ADDRESS: 4444 West Stones Crossing Road, Parcel # 41-04-10-013-026.000-038
Section 4, Township 13, Range 3
PETITIONER: Lennar Homes of Indiana

ADDENDUM FOR MARCH 22ND, 2021 PLAN COMMISSION MEETING

This matter was continued from the February 22nd, 2021 meeting to the March 22nd, 2021 meeting due to an indecisive vote from the Plan Commission. Two motions were made but none received the five or more votes required for a decision.

The staff has provided some additional information based on concerns expressed at the February meeting. Lennar has also submitted some additional information that will be included in this staff report. The Staff's recommendation remains as indicated below.

DENSITY WITH COMMON AREAS

The density information provided in the original staff report was data calculated by the Planning and Zoning Staff. The staff has traditionally calculated density as what can be defined as gross density on all land use petitions. The zoning ordinance does not specifically define density as net or gross when it recommends "an average density of two (2) dwelling units per acre". Historical methodology has already set a precedent on how the Staff and the Board have viewed density calculations. Other sections of the zoning ordinance often include gross when it guides how the density is calculated for residential development. This demonstrates the intent of the ordinance overall.

"PUD, "Residential Densities i. Overall – The maximum residential density for the overall project should be no more than twenty-five percent (25%) greater than the density allowed in the former zoning district, computed by comparing the total number of dwelling units to the gross land area of the project."

"R-5, Procedure for Zoning and Development Approval: Development plan of proposed area containing the following information: Indication of gross land area of the development and a computation of the density of the development;..."

Common areas are typically used for detention, drainage systems, and natural areas to be preserved as well as to provide amenities to the development. Common Areas are not required to be platted as separated parcels. Common areas can be dispersed among lots and drainage improvements can be preserved in a form of easements. The best planning practice for land development is to create a separate parcel for these areas. This is a development pattern use widely today throughout the State. This allows one common owner, typically an HOA, that will ensure proper maintenance and protection of any drainage system. It will help protect

environmentally sensitive areas. If dispersed among residential lots with individual homeowners, the land is more likely to get altered and affect those systems. Lennar Homes has provided an example plat (page 22) of Eagle Springs where the common area is dispersed among individual lots to illustrate the density remains the same and the average lot size increase. The average lot size goes from 15,670 to 20,918 square feet. This plat would be acceptable as well as comply with the subdivision control ordinance. However, the Staff would not encourage this design over the proposed plat.

DESIGN STANDARDS

The architecture design standards listed on pages 5 & 6 are development standards that are enforced during the building permit application review process. Staff reviews all applications, site plans, and building plans for compliance with the zoning ordinance and commitments set forth by the Board before Issuance. These design elements are standards not typically shown on a preliminary plat. It is also not listed as a submittal item in the Subdivision Control Ordinance.

HIGHWAY DEPARTMENT – Highway Department has forward a memo to the Staff in regards to West Stones Crossing. Please see page 25-26.

COMMITMENTS

Lennar Homes has modified the preliminary plat to include so commitments. Those commitments can be found on page 24. Staff recommends that these be accepted as a condition of approval.

[Previous staff report]

CONTINUANCE

A timely automatic continuance was filed by a remonstrator, continuing this matter from the January 25, 2021 meeting of the Plan Commission to the February 22, 2021 meeting.

REQUEST

Approval of the Eagle Springs Preliminary Plat to create a 91.6-acre, 154-lot major subdivision.

RECOMMENDATION

Staff recommends **approval** of the Preliminary Plat subject to the following conditions:

1. Per the requirements of the Johnson County Highway Department, an improvement plan to Stones Crossing Road at the subdivision entrance must be approved by the Highway Department with the construction plans for the first phase of development. If additional land is necessary from those improvements, an easement, deed, or dedication shall be established prior to release for construction and approval of the construction plans.
2. Development within the subdivision shall be beholden to the residential design standards added January 1, 2021 as an amendment to the Johnson County Zoning Ordinance.
3. Acceptance of the commitments present by Lennar Homes on page

PROPERTY DESCRIPTION

The subject property is a 91.6-acre parcel zoned R-1, Single Family Residential. To the west, north, and northwest are three major residential subdivisions. To the east and south are minor residential subdivisions, all zoned R-2. The property is improved with an existing single-family home and several accessory structures. The site is accessed primarily by Stones Crossing Road to the south, and secondarily by stub streets within existing adjoining subdivisions.

PRELIMINARY PLAT

The Plan Commission is to consider a request for preliminary approval of a 154-lot, single-family major subdivision. The subdivision is proposed to be built out in three sections. Section 1 will have 48 lots, Section 2 will have 54 lots, and Section 3 will have 52. The subdivision proposes a main vehicular entrance off of Stones Crossing Road. Interior roads will connect to existing stub streets within the Forest Hills, Brentridge, and Hunters Pointe subdivisions.

The proposed subdivision will have 23.2 acres dedicated for common area, including the existing wooded area through which Lake Run meanders.

The proposed plat complies with the recently-amended lot standards for R-1 zoning district. The minimum lot size will be 12,600 square feet, with a majority of the lots having an area of 13,060 square feet. The average lot will have a width of 90 feet, or a buildable width of 70 feet when accounting for the required 10-foot side setbacks.

The development proposes to provide the required sidewalks within the internal roadway network, as well as a 10' shared trail section along West Stones Crossing Road as recommended by the Johnson County Master Trails Plan.

ZONING DISTRICT

This subject property is zoned R-1, Single-Family Residential. As stated in the Johnson County Zoning Ordinance:

“The purpose of the R-1, Single-Family Residential District is to provide for residential development at an average density of two (2) dwelling units per acre. Development of major subdivisions in the R-1 District shall be limited to sites served by public sanitary sewer systems. Major subdivisions should be limited to sites that are located adjacent to major collectors, minor arterials, or major arterials, as defined in the Johnson County Comprehensive Plan Update; and are generally best located immediately adjacent to RR, R-1, or R-2 Residential Districts.”

Built out, the proposed subdivision, with 154 single-family dwellings developed on 91.6 acres, would have a density of 1.68 dwellings/acre. The property will be served, upon completion of the Western Regional Interceptor by the City of Greenwood, by a public sanitary sewer system and public water system. The proposed density is very similar to the neighborhoods with close proximity.

The neighboring subdivisions were developed in the 1980s and 1990's using generally less stringent drainage standards than are employed today. The chart below illustrates various characteristics of nearby major residential subdivisions:

Surrounding Subdivisions Comparison

| Subdivision | Year Platted | # of Lots | Overall Acreage | Density houses/acre | Platted Common Area - acreage | average lot size (sq ft) |
|-------------------|--------------|-----------|-----------------|---------------------|-------------------------------|--------------------------|
| Eagle Springs | | 154 | 91.6 | 1.68 | 23.2 | 15,670 * |
| Brentridge Estate | 1986-1991 | 176 | 110.89 | 1.59 | 3 | 22,216 |
| Forest Hills | 1995-1998 | 148 | 79.36 | 1.86 | 0.47 | 19,602 |
| Hunters Pointe | 1978-1986 | 228 | 127.16 | 1.79 | 0.96 | 18,295 |
| Brockton Manor | 1994-1996 | 129 | 67.51 | 1.91 | 0.8 | 17,424 |
| Willow Lakes | 1985-1996 | 296 | 161.66 | 1.83 | 12.55 | 17,424 |
| Highland Park | 1996 | 131 | 95.97 | 1.37 | 0.73 | 27,443 |

* See page 23 for change in average lot size

DESIGN STANDARDS

The petitioner has indicated that the proposed single-family dwellings will have building areas between 2,096 and 3,488 square feet. The proposed subdivision will be required to construct single-family dwellings to comply with the recently-approved Residential Design Standards. Those standards include the following:

1. Exterior materials. A primary dwelling's exterior materials shall include the following in any combination:

- a. brick, stone, or other traditional masonry media laid individually and adhered by mortar;
- b. wood siding, cement-based siding, resin-bound engineered wood siding, or an equivalent-quality siding material;
- c. galvanized or galvalume metal panel or siding; glass, stucco, or pre-cast concrete panel; or
- d. EIFS and heavy-grade vinyl siding (minimum 0.044-inch), which are permitted only on a dwelling's rear elevation, and may account for no more than 40 percent of that rear elevation's area.

2. Windows. There shall be at least two windows per floor on building facades facing a street, a rear lot line, or a common area, and at least one window per floor on building facades facing a side lot line.

3. Eaves. Primary dwellings shall provide minimum 12-inch eaves, measured from framing, along all facades.

4. Roofs.

- a. Roofs shall be surfaced with asphalt shingle, industry-approved synthetic shingle, slate, shake, standing seam metal, or tile.
- b. Sloped main roofs shall have a minimum pitch of 6/12. However, lower-pitched roofs historically associated with a clearly-established architectural idiom, such as Craftsman, Prairie, Italianate, Federal, Spanish and bungalow, shall be permitted at the Director's discretion.

c. Flat roofs shall require parapet screening, which shall completely obscure from ground view all rooftop mechanical equipment and facilities, and shall be constructed of the same material as the primary façade.

5. Attached Garages.

- a. No more than two car bays may share a common garage door.
- b. A dwelling's aggregate garage door width may not exceed 40 percent of the total width of the dwelling. However:
 - i. There is no aggregate garage door width limitation for side entry (45- to 90-degree) attached garages, for attached garages offset 20 feet or more behind the front façade of a dwelling, or for three-car attached garages.
 - ii. Aggregate garage door width may be up to 50 percent of the total width of the dwelling if at least two architectural elements are provide.

6. Architectural Diversity.

- a. Adjoining lots shall not be developed with the same primary dwelling building model. Here, "primary dwelling building model" shall refer to the dwelling's architectural elevations, rather than its interior floor plan.
- b. No more than 30% of the lots on a block may be developed with the same primary dwelling building model.
- c. Variety in primary dwelling building models shall be based on architectural articulation, fenestration, use of exterior materials and colors, massing and silhouette, with regard to all four building elevations.

7. Fences. Fences on lots zoned R-1, R-2, R-3 and R-4 must meet the following regulations:

- a. Fences in side or rear yards may be no taller than six feet.
- b. Fences in front yards may be no taller than 3.5 feet. However, on a corner lot, a front-yard fence may be up to six feet tall within one, but not both, of the required front yards.
- c. All fences must meet the clear sight requirements detailed in Section 6-101-5 F.1
- d. Barbed wire, razor wire, electrified wire and similar materials are prohibited.
- e. Chain link fences must be vinyl-coated black or dark green, and may not be filled with slats.
- f. A fence may not be erected in any drainage and/or utility easement.

TRAFFIC AND CONNECTIVITY

The proposed subdivision has been reviewed by the Johnson County Highway Department during as part of the Technical Review Committee. The Highway Departments' comments are found in this staff report. The staff has forward on concerns received about the increased traffic on West Stones Crossing. Their response is found on page 22 of this staff report.

There have also been concerns expressed about the proposed local streets connecting to existing stub streets of the adjoining subdivisions. Providing access to abutting land and road connectivity is part of Johnson County's Subdivision Control Ordinance and Comprehensive plan. It is a requirement that is supported by best practices of land use development and public safety, and to promote connectivity. It is a requirement found commonly, perhaps universally, in municipal and county subdivision regulations.

The three connections (stub streets) that Eagle Springs would make to the adjoining three platted subdivisions were all designed to be extended with future development. If the true

intentions were to end the development at that dead end, then it would have been designed as a cul-de-sac with lots. The subdivisions to the north and east, all four major subdivisions are connected at multiple points. The need to continue the existing stub street would fall in line with the existing development pattern of the area.

Additionally, a stub street is provided within this proposed development to the estate property adjoining to the east, , anticipating that the property may be developed as a residential subdivision in the future.

SCHOOL SYSTEM

The administration of the school district which will serve this subdivision received a copy of the proposed development for review and comment during the Technical Review Meeting. Staff met with said administration in the fall to discuss future growth and associated issues within White River Township as a whole. The administration indicated that school district's growth plan is accommodative of ongoing residential development within the township.

SUBDIVISION DETAILS

Utility Infrastructure

This project will be served by Greenwood Sanitation. Greenwood has stated that when its Western Regional Interceptor project is completed, capacity will be available for future connections. This project will be served by Bargersville Utilities as a public water source.

Stormwater

The subdivision will have a proprietary drainage system, as reviewed and approved by the Drainage Board, to wholly accommodate its received stormwater.

Streets

The subdivision will include 1.9 miles of public streets. As required by the Subdivision Control Ordinance, the subdivision will connect to an existing stub street within the subdivisions of Forest Hills, Brentridge, and Hunters Pointe. It will be accessed from W. Stones Crossing Road. As required by the Subdivision Control Ordinance, the subdivision will also have a stub street to the 60-acre property to the east to provide street connections to future development.

The developer will dedicate a 65-foot right-of-way along W. Stones Crossing Road.

Signs

The petitioner plans to construct the allowed subdivision entry signs within the corners of Lots 91 & 92 and the corners of the common area along Mullinix Road.

Natural Environment

Lake Run meanders through the middle of the 91-acre subject site and is surrounded by a heavily wooded riparian belt. . This area is considered to be a wetland area, and will be encompassed by a dedicated, platted common area. The road crossing over the stream and the detention outlets must be reviewed and approved by the US Army Corps of Engineers, IDEM, and DNR.

GENERAL TERMS AND CONDITIONS

Technical Review Committee

The Technical Review Committee reviewed this petition at its September 9, 2020 meeting. The plat has satisfied all comments made in the Technical Review Committee memo.

Prior to the development or issuance of any permit, the Technical Review Committee will review construction plans and final plats for each section.

Johnson County Drainage Board

The Johnson County Drainage Board reviewed and approved preliminary drainage plans at its January 5th, 2021 meeting. The Drainage Board will review the final drainage plans with the construction plans.

The County Planning Engineer, Johnson County GIS, Johnson County Highway Department, Johnson County Health Department, Greenwood Department of Sanitation, White River Township Fire Department and REMC

All the above parties have reviewed this petition and given preliminary approval. Bargersville Utilities has reviewed this petition but has not provided follow up approval or objections. A follow up will be provided verbally at the Planning Commission Meeting.

STAFF ANALYSIS

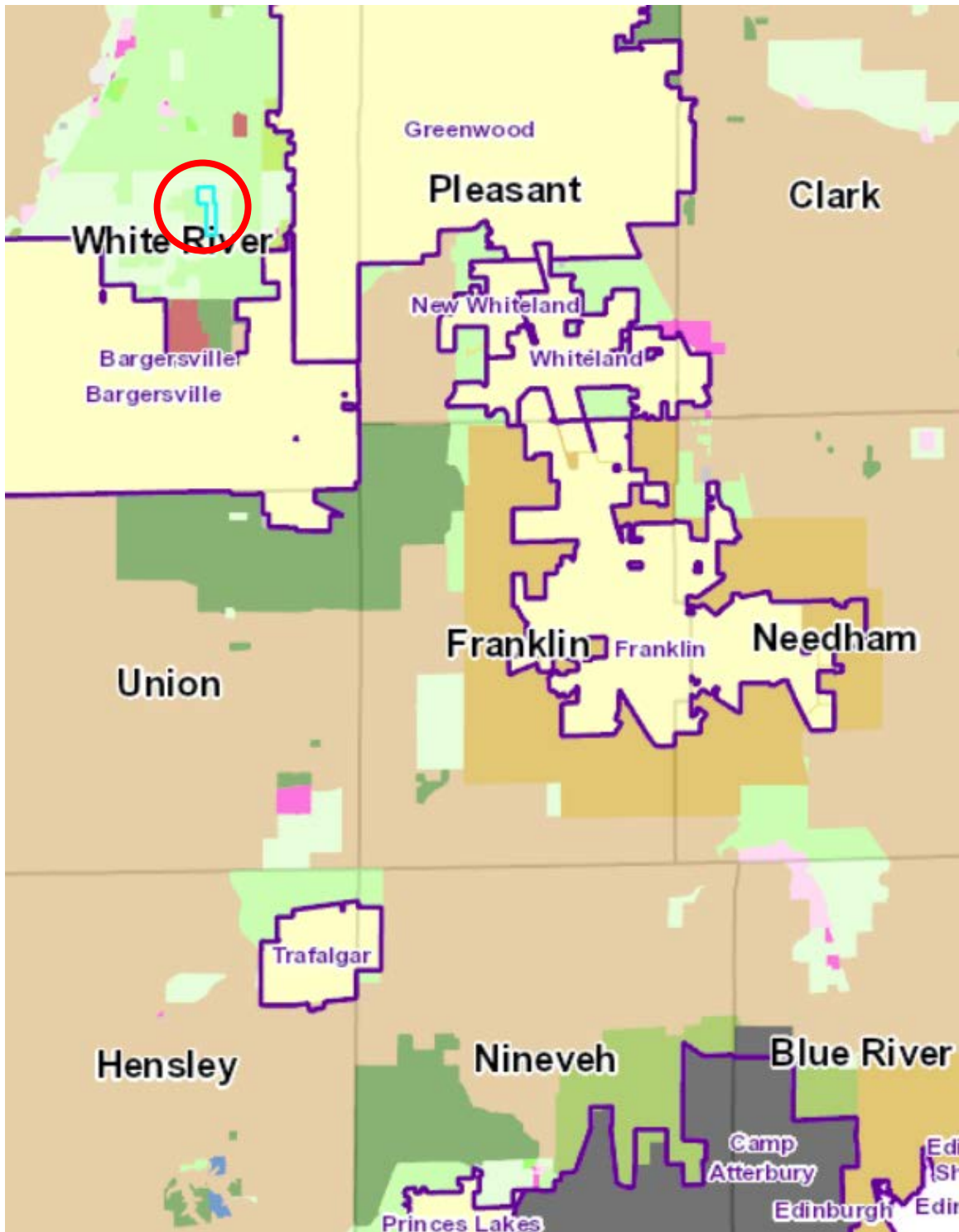
This request is consistent with the Subdivision Control Ordinance and Zoning Ordinance requirements.

The 2017 White River Township Comprehensive Plan recommends Rural Residential and Suburban Residential development for this area. This proposal surpasses the density recommendation for those future land uses. However, the single-family residential zoning was already in place prior to the 2017 Amendment, and a review of historical zoning maps indicates that such zoning has been in place for over 50 years.

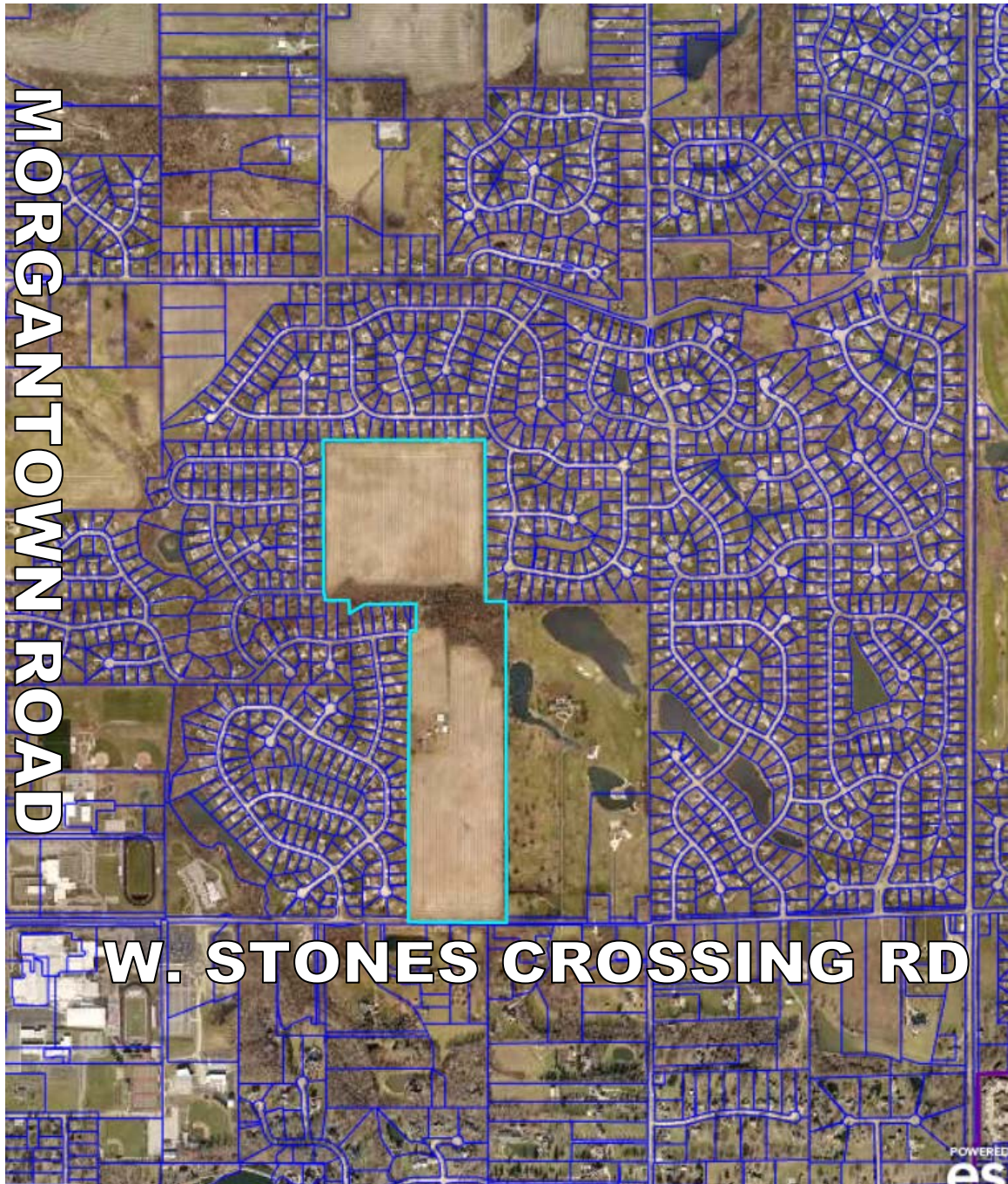
GENERAL INFORMATION

| | |
|---------------------|----------------------------------------------------------------------------------|
| Surveyor: | Banning Engineering 853 Columbia Road, Suite 101 Plainfield, IN 46168 |
| Developer: | Lennar Homes |
| Owner: | Timbercreek Investments LLC 3701 W. Smokey Row Road Bargersville, IN 46106 |
| Area: | 91.6 acres |
| Number of Lots: | 154 |
| Current Zoning: | R-1 (Single-Family Residential) |
| Existing Land Use: | Vacant / Agricultural Field, single-family home |
| Comprehensive Plan: | Suburban – Rural Family Residential |

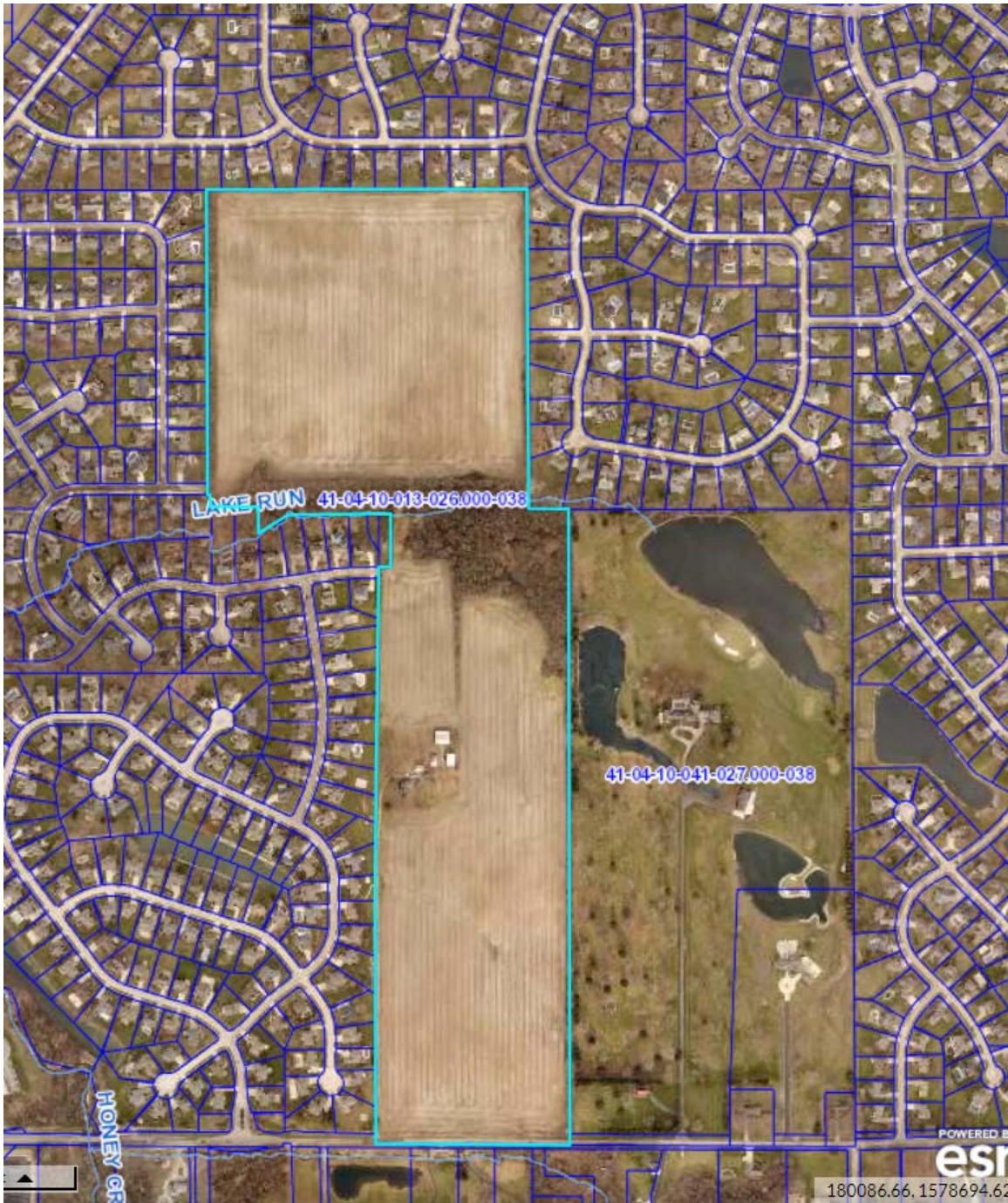
P-2-20 VICINITY MAP



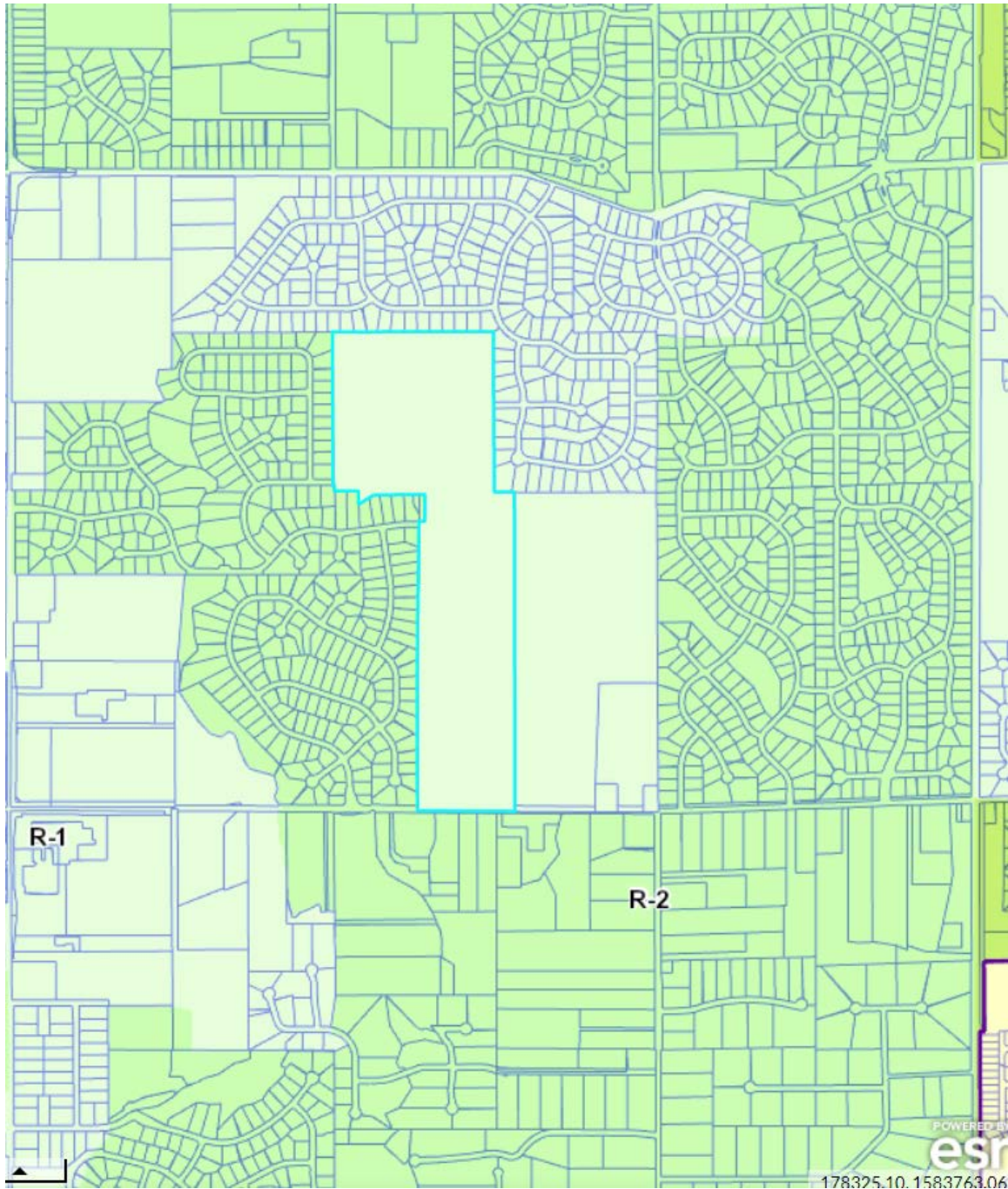
P-2-20 BASE MAP I



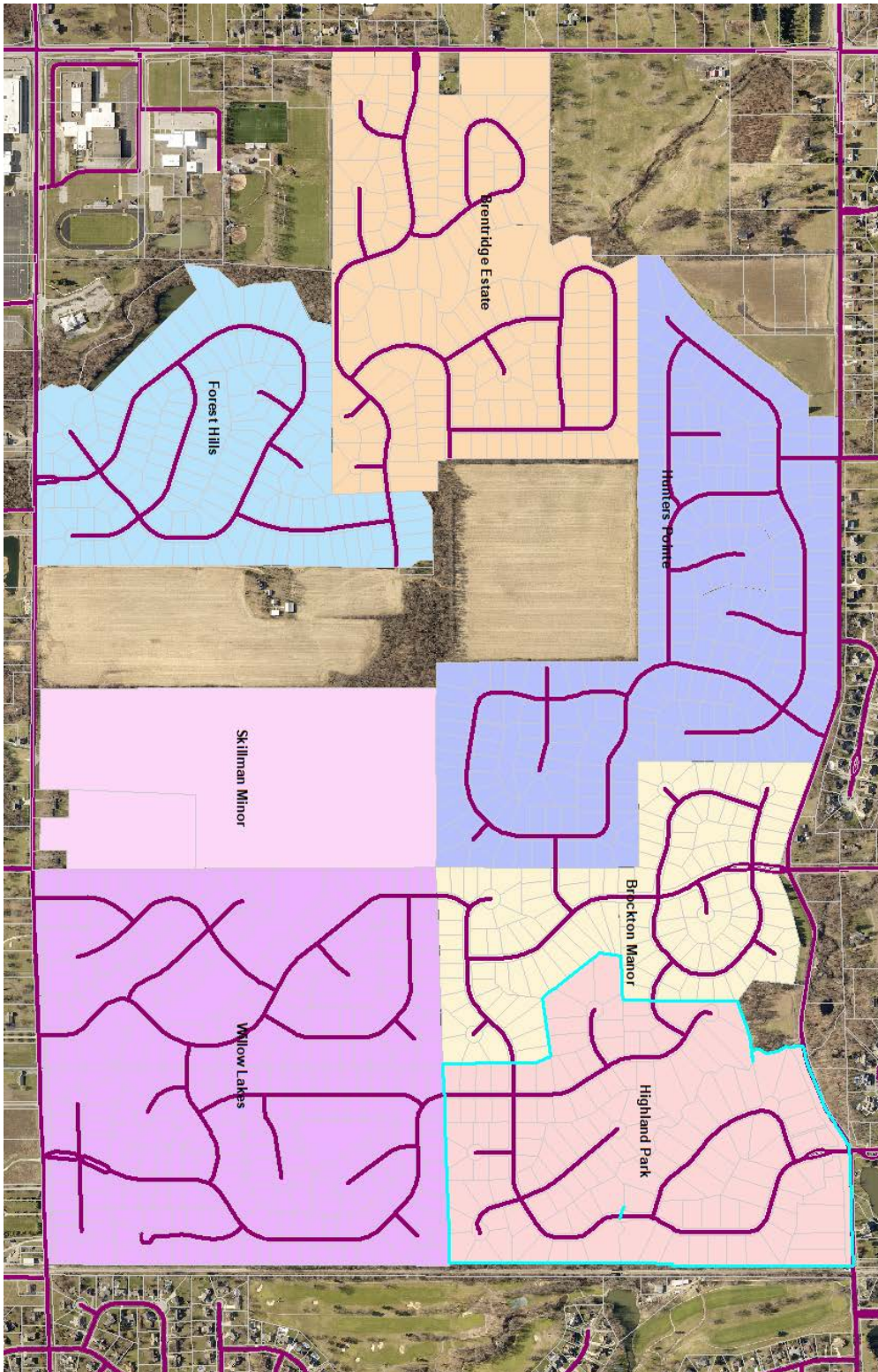
P-2-20 BASE MAP II



P-2-20 ZONING MAP

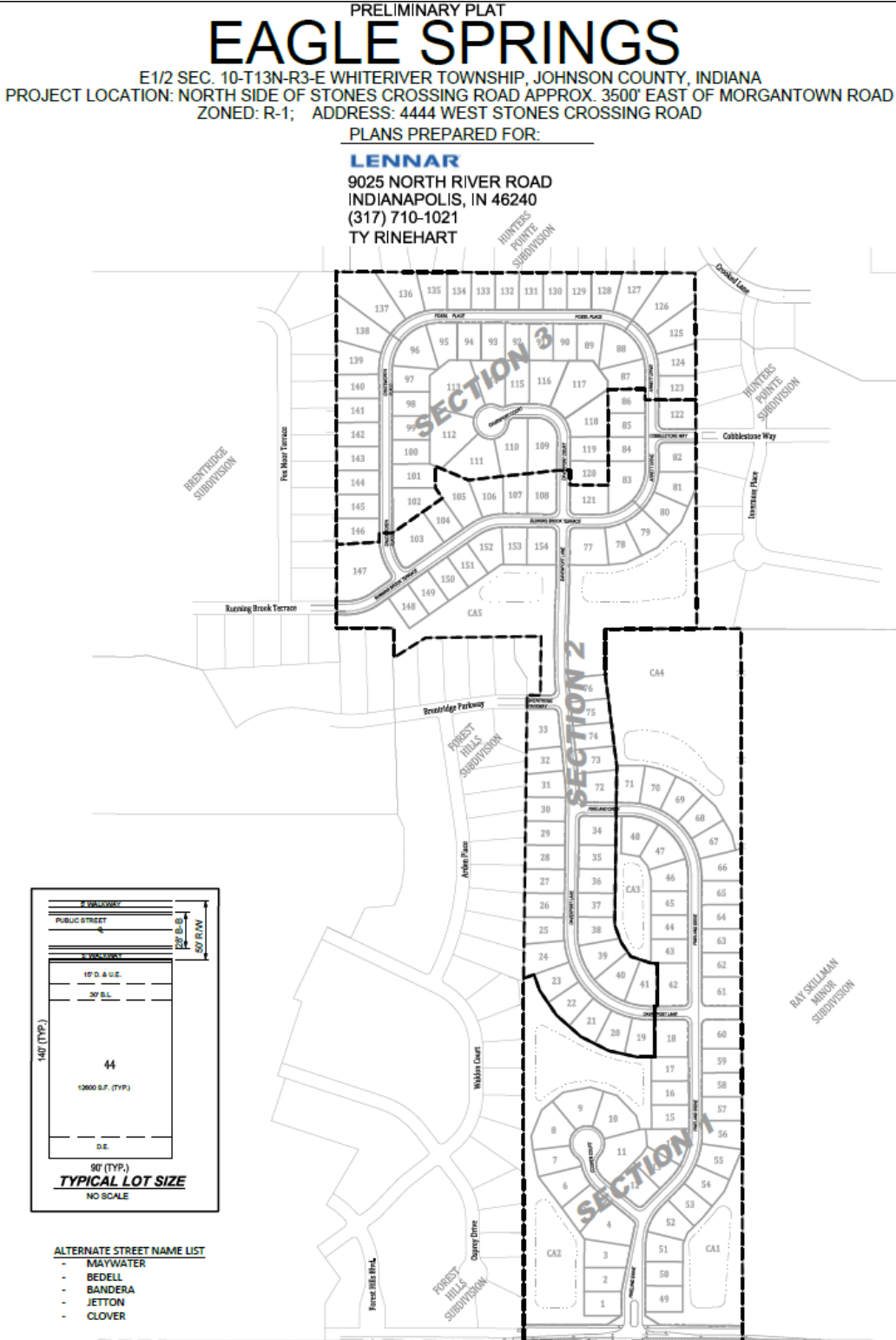


P-2-20 SURROUNDING NEIGHBORHOODS



P-2-20 PROPOSED PLAT

Full Printout of the entire preliminary plat will be included in the PC Packet



P-2-20 STAFF FINDINGS OF FACT

FINDINGS OF FACT – PRELIMINARY PLAT

PLAN COMMISSION

In taking action on requests for approval of a preliminary plat for a major subdivision or a sketch plan for a minor subdivision, the Plan Commission shall use the following criteria as the basis for its decision, which includes proposed findings for this petition:

1. Subdivision Control Ordinance Requirements: The consistency of the proposed preliminary plat with the requirements of the Subdivision Control Ordinance, including without limitation the Design Principles and Standards;

The proposed preliminary plat is consistent with the regulations and requirements of the Subdivision Control Ordinance, as outlined in the planning staff's report for this petition (which is incorporated into these Finding of Fact).

2. Zoning Ordinance Requirements: The consistency of the proposed preliminary plat with the standards and requirements of the Zoning Ordinance and the zoning district in which the property is located;

The proposed preliminary plat is consistent with the applicable standards and requirements of the Johnson County Zoning Ordinance, as outlined in the planning staff's report for this petition.

3. Other Requirements: The consistency of the proposed primary plat with any other applicable standards and requirements.

The proposed preliminary plat is consistent with the applicable standards and requirements of the applicable checkpoint agencies of the Subdivision Control Ordinance.

The above proposed Findings of Fact were adopted as the Plan Commission's written findings of fact for this petition, on the ____ day of _____, 20__.

Nathan Bush, Chairman
Johnson County Plan Commission

Pat Vercaulteren, Secretary
Johnson County Plan Commission



JOHNSON COUNTY

Department of Planning and Zoning
86 West Court Street
Courthouse Annex
Franklin, Indiana 46131

Phone: (317) 736-3723
Website: www.co.johnson.in.us

September 9, 2020

Mr. Ty Rinehart
Lennar Homes
9025 North River Road, Suite 100
Indianapolis, Indiana 46240

Mr. Robert Staton
Banning Engineering
853 Columbia Road, Suite 101
Plainfield, Indiana 46168

Re: Eagle Springs Sketch Plan
P-2-20; DR-3424

Dear Sirs:

On September 9, 2020 the Johnson County Technical Review Committee electronically provided comments for a sketch plan review for the above referenced project. Comments included:

1. This Sketch Plan was filed with the County Surveyor's Office as though it was a Preliminary Plat and was placed on the October 6, 2020 agenda for the Johnson County Drainage Board. Sketch Plans do not appear before the Drainage Board. Sketch Plans must be submitted for Plan Commission Public Hearing a minimum of 31 calendar days prior to the submittal of the Preliminary Plat and a minimum of 61 calendar days prior to the Public Hearing (Plan Commission). Because of the difference in time lines for Plan Commission and Drainage Board, the Drainage Board submittal can be flexible to accommodate the Plan Commission time line.
 - a. The submittal time line for Plan Commission is:
 - i. Sketch Plan Submittal 09/23/20 (actual submittal date of 09/02/20)
 - ii. Preliminary Plat submittal 10/23/20
 - iii. PC Public Hearing 11/23/20
 - b. The submittal time line for Drainage Board is:
 - i. Preliminary Plat 10/06/20
 - ii. Drainage Board Public Hearing 11/05/20
2. For the Preliminary Plat submittal, please provide plans and drainage information (Technical Information Report) in accordance with Section 6-102-5 L., "Drainage" for the Preliminary Plat. Proposed conditions include pond design, outlet control structure design, water quality design, and emergency overflow design. Please provide information to ensure the ponds will

P-2-20 Technical Review Comments Page 2 of 4

also meet the physical requirements per ordinance for depths, slopes, maintenance/safety shelf, etc. It was not necessary to size any street or yard storm sewers for the Sketch Plan; however, this will be required for the Preliminary Plat.

3. Verify the capacities of any downstream facilities. This will require survey information for size, slope, and materials for the existing pipes and swales.
4. It is unclear how the rear yard of the lots along Lake Run will drain for detention and water quality requirements. There are no storm sewers shown that would collect the runoff and direct that runoff to a detention facility. Please correct this for the Preliminary Plat submittal.
5. All right-of-way necessary to construct the required improvements must be obtained prior to Preliminary Plat approval.
6. Please confirm Right-of-Way width of Stone Crossing Road with Highway Department.
7. Any offsite easements required must be signed and recorded prior to Preliminary Plat approval.
8. Please label the stream in the wooded/wetlands area as "Lake Run".
9. The plans show wetlands areas. Have any delineations of wetlands been submitted to IDEM for delineation approval? If so, please provide any response from IDEM.
10. Layout
 - a. Why are there gaps between some of the lots (eg. 34/47, 70/71, 122/123, 88/89, and others)? Are these for pond overflow? We recommend having a discussion on lots 102 through 108 and 7&8 about extending property lines to the edge of the subdivision.
 - b. Per 6-102-4E, 7, the majority of corner lots do not appear to be sufficiently larger than the interior lots.
11. All Plan Sheets
 - a. The title block on all plan sheets must include the Project Name and the Section, Township, and Range.
 - b. If the project is to be developed in sections, please provide the boundaries of each section on the Preliminary Plat.
 - c. Plan Sheets C102: Provide a Shared Use Trail along Stones Crossing Road. Trail design standards can be found in the Johnson County Trails Master Plan. It should provide a connection to the sidewalk in Forest Hill.
 - d. Please provide proposed street names for review.
12. Plan Sheet C100
 - a. Operating Authorities Table
 - i. Please correct Mr. Cantwell's first name to "Gregg".
 - ii. Please correct the spelling of "Franklin" to Franklin for the Highway Department.
 - b. Please use 4444 West Stones Crossing Road as the current address for the overall property and submittals. Individual lots will be assigned addresses later.

P-2-20 Technical Review Comments Page 3 of 4

- c. In 'Project Location' description please change 3500; to 3500'.
 - d. Local Street Section: Please revise concrete sidewalk width to 5'.
 - e. Please correct the Typical Lot Size illustration to show the correct line work for the sidewalk and the lot lines. Typical Lot Size exhibit show the ROW line at the sidewalk line and not 1' outside of the sidewalk line. Revise sidewalk width to 5'.
13. Sheet C101
- a. Please show boundary calls on the perimeter boundary.
 - b. Provide a stub street to the east between Lots 60 and 61.
 - c. Provide lot dimensions (front, side, and rear).
14. Sheets C102 & C103
- a. Provide centerline lengths along all streets including curve lengths.
 - b. Please provide the overall length of the cul-de-sac that is south of Common Area 7 to ensure compliance with 6-102-4 C,10.
 - c. Provide lot dimensions (front, side, and rear).
 - d. Provide pond information
 - i. Contours
 - ii. Control Structure location and information
 - iii. Normal Pool Elevation
 - iv. 10-Year Storage Elevation
 - v. 100-Year Storage Elevation
 - vi. Bottom of Pond Elevation
 - vii. Emergency Spillway location, width, and length
 - e. Provide locations of all approved ADA Ramps.
 - f. Include notes stating:
 - i. Any field tile encountered during the course of construction shall be perpetuated in compliance with state and local laws.
 - ii. All curbs shall be two (2) foot concrete roll curb and gutter, unless otherwise noted.
 - g. Show a dimension for the 50' "Half" ROW on Stones Crossing Road.
 - h. Per the Subdivision Control Ordinance, provide and label the following Drainage and Utility Easements (D&UE).
 - i. Each lot should have at least one (1) 7.5' side yard easement
 - ii. Provide a 20' D&UE along all exterior boundaries of the project including common areas.
15. The Comprehensive Plan Recommendations:
- a. Provide recreation opportunities within the subdivision
 - b. A walking path around the detention ponds
16. Provide sign easements at locations for proposed signs. Signs must be at least 10' from the right of way. All signs (type and location) must be approved through Planning & Zoning.
17. Construction Plans must be submitted a minimum of fourteen (14) calendar days prior to filing for Technical review Committee. Submit a Storm Water Pollution Prevention Plan (SWPPP) to Johnson County Planning and Zoning for review a minimum of seven (7) calendar days

P-2-20 Technical Review Comments Page 4 of 4


prior to filing Construction Plans. The SWPPP must be approved before Construction Plans are filed for Technical Review Committee.

18. Existing Dwelling Structure: What is the plan for this structure? Well and Septic location will need to be shown on supporting datasheets.
19. All existing trees that are outside the Common Area 4 and 8 shall be identified and characterized. A tree preservation plan should be put in place to protect substantial no-invasive trees.
20. Johnson County Drainage Board approval (Preliminary Plat) is required.
21. Johnson County Highway Department approval is required.
22. The City of Greenwood has provided a letter stating they can provide sanitary sewer service to this development with an estimated completion period of late 2022 for the new Phase 2 West Interceptor.
23. White River Township Fire Department approval is required.
24. Bargersville Utilities (water) approval is required.
25. Johnson County REMC approval is required.
26. All signs (type and location) must be approved through Planning and Zoning.
27. When plans are ready for Preliminary Plat submittal, please note that the Planning & Zoning Staff will provide the public notice materials to the applicant.

See attached comment letter from Johnson County Highway Department.

Please call me at 317-346-4350 if you have further questions.

Very truly yours,



Richard R. Hoover, P.E.
Planning Engineer

cc: Project File/Office File
Johnson County Highway Department
Johnson County Surveyor's Office

P-2-20 Highway Department Technical Review Comments

Johnson County Highway Department

1051 Hospital Road | Franklin, Indiana 46131 | Phone: (317) 346-4630 | Fax: (317) 738-5378

Lucas M. Mastin
Director

Neil B. VanTrees, P.E.
Highway Engineer

Date: September 9, 2020
To: File
From: Neil B. VanTrees, P.E. *NV*
Nathanial J. Annis, Engineer Technician *NA*
Cc: Michele Hansard, AICP Senior Planner
Richard R. Hoover P.E. Planning & Zoning Engineer

Subject: Eagle Springs Subdivision

1. Show right-of-way width along Stones Crossing Road.
2. Profile along Stones Crossing Road is hard to read.
3. Submit Entrance detail sheet with Preliminary Plat.
4. What type and size of culvert is proposed in the stream/ wetlands area?
5. Provide a wetland report and if mitigation is required for the new road.
6. Connections into existing roadways may require construction outside of the property limits for a clean tie-in.
7. Entrance at Stones Crossing appears to be a lane shift instead of installing a passing blister on the south side. Further discussion will need to occur if this is acceptable. Lane shift tapers must follow current INDOT design standards.
8. Existing 35" CMP as your outlet will need to be discussed further. It may be oversized given the detention proposed.

P-2-20 Highway Department Stones Crossing Memo

Johnson County Highway Department

1051 Hospital Road | Franklin, Indiana 46131 | Phone: (317) 346-4630 | Fax: (317) 738-5378

Lucas M. Mastin
Director

Neil B. VanTrees, P.E.
Highway Engineer

Date: February 10, 2021
To: File
From: Neil B. VanTrees, P.E., Highway Engineer
Luke Mastin, Highway Director
cc: Michele Hansard, Senior Planner, Johnson County Planning & Zoning

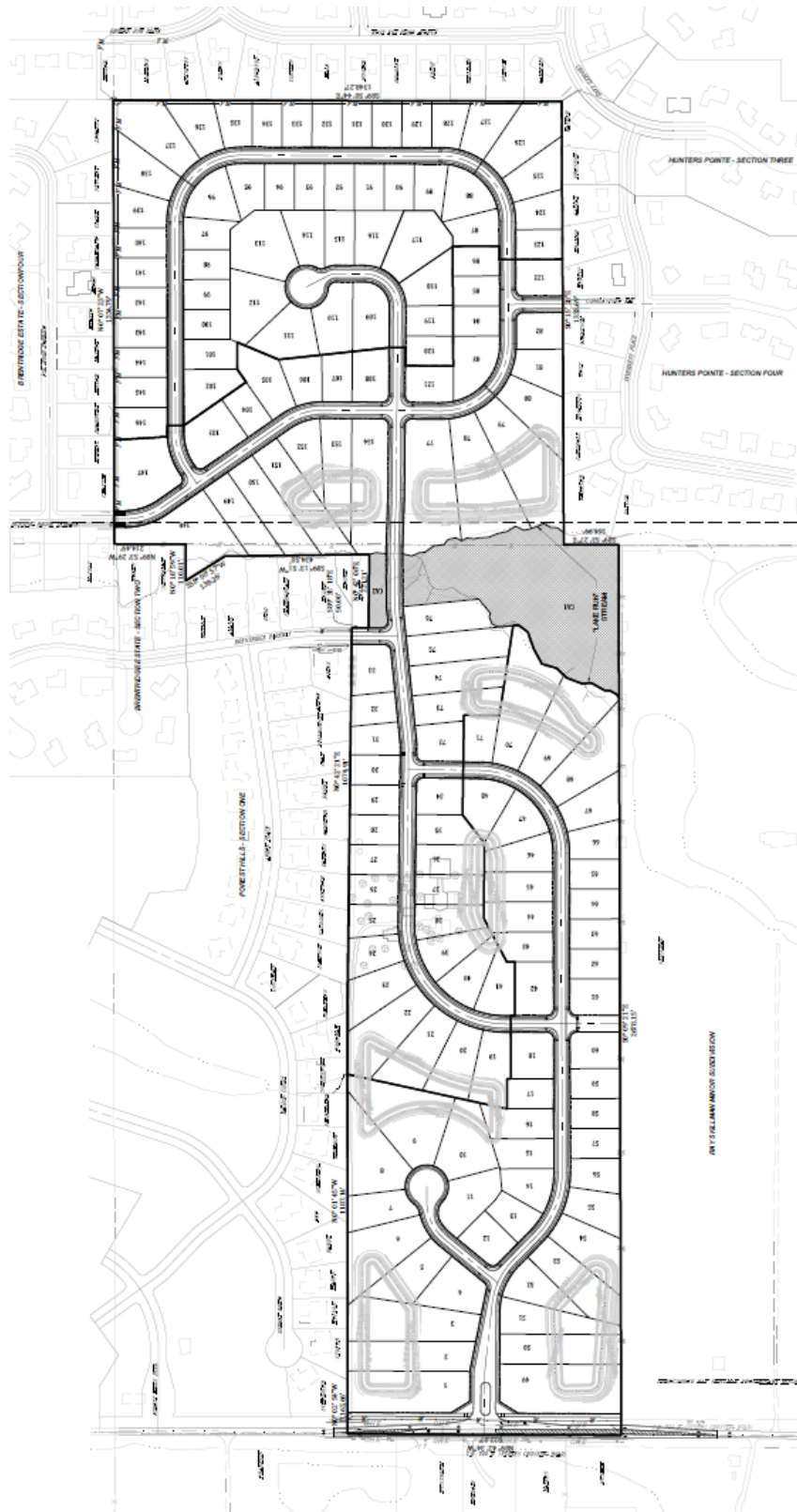
Subject: Eagle Springs subdivision - Stones Crossing Road entrance

The proposed Eagle Springs subdivision will have its main entrance onto Stones Crossing Road approximately 1,600 feet west of Saddle Club Road. Stones Crossing Road is a 2 lane roadway classified as a minor arterial, posted for 40 mph, Level of Service (LOS) C, and has an AADT of 8,872. In addition to the main entrance onto Stones Crossing Road, the proposed subdivision will connect into three separate existing subdivision roads. Brentridge Parkway, Running Brook Terrace, and Cobblestone Way. The subdivision will also stub a roadway to the east for a future connection if the eastern adjoining property ever develops into a subdivision.

The new connection onto Stones Crossing Road will add traffic to the main roadway. This is logical given the change of use. However, there will be three other connections into existing subdivisions. Providing access to abutting land and road connectivity is part of Johnson County's Subdivision Control Ordinance and Comprehensive plan. It is a requirement that is supported by best practices of land use development and public safety. The three connections were all designed to be extended with future development. The other connections will allow motorists, including public safety, to have other options to enter & exit into the subdivision not solely relying on Stones Crossing Road.

The connection onto Stones Crossing Road will be required to have an acceleration lane, deceleration lane, and a passing blister. The improved entrance will aid in traffic flow on Stones Crossing Road when vehicles enter & exit the subdivision. During peak times (morning & evening rush hour and school events), Stones Crossing Road will function as it does today. Johnson County Highway Department realizes additional vehicles will be accessing Stones Crossing Road since the land use has changed. Given the road segment operates at an acceptable LOS and the other three connections present, it will not be detrimental to the roadway.

P-2-20 Additional Materials for March 22, 2021
Example of a plat with detention as easements



P-2-20 Additional Materials for March 22, 2021

Petition Provided Excel Sheet to provide accurate average lot size and provide a comparison of lot size in the example on the previous page

| Eagle Springs Proposed Plat | | | | Eagle Springs Example Plat- Minimal common area | | | |
|-----------------------------|--------|------------------|-----------|-------------------------------------------------|--------|------------------|-----------|
| Lot | Area | Lot | Area | Lot | Area | Lot | Area |
| 1 | 12,600 | 80 | 14,824 | 1 | 44,862 | 80 | 26,054 |
| 2 | 13,396 | 81 | 15,328 | 2 | 33,860 | 81 | 16,632 |
| 3 | 15,633 | 82 | 15,319 | 3 | 43,255 | 82 | 15,319 |
| 4 | 21,906 | 83 | 21,403 | 4 | 22,251 | 83 | 21,403 |
| 5 | 14,769 | 84 | 12,600 | 5 | 24,455 | 84 | 12,600 |
| 6 | 16,213 | 85 | 12,600 | 6 | 35,643 | 85 | 12,600 |
| 7 | 14,226 | 86 | 12,600 | 7 | 19,056 | 86 | 12,600 |
| 8 | 19,349 | 87 | 14,383 | 8 | 35,737 | 87 | 14,383 |
| 9 | 19,349 | 88 | 18,364 | 9 | 50,185 | 88 | 18,364 |
| 10 | 19,349 | 89 | 13,490 | 10 | 31,182 | 89 | 13,490 |
| 11 | 23,838 | 90 | 12,600 | 11 | 23,891 | 90 | 12,600 |
| 12 | 15,724 | 91 | 12,600 | 12 | 15,724 | 91 | 12,600 |
| 13 | 13,764 | 92 | 12,600 | 13 | 13,764 | 92 | 12,600 |
| 14 | 15,798 | 93 | 12,600 | 14 | 15,760 | 93 | 12,600 |
| 15 | 12,602 | 94 | 12,600 | 15 | 15,882 | 94 | 12,600 |
| 16 | 12,601 | 95 | 14,572 | 16 | 19,044 | 95 | 14,572 |
| 17 | 12,600 | 96 | 18,367 | 17 | 12,600 | 96 | 18,367 |
| 18 | 17,888 | 97 | 13,369 | 18 | 17,888 | 97 | 13,369 |
| 19 | 13,908 | 98 | 12,600 | 19 | 22,833 | 98 | 12,600 |
| 20 | 14,169 | 99 | 12,600 | 20 | 24,657 | 99 | 12,600 |
| 21 | 14,169 | 100 | 12,600 | 21 | 30,163 | 100 | 12,600 |
| 22 | 14,211 | 101 | 14,390 | 22 | 35,765 | 101 | 14,390 |
| 23 | 14,211 | 102 | 18,914 | 23 | 23,249 | 102 | 18,914 |
| 24 | 16,939 | 103 | 23,600 | 24 | 16,939 | 103 | 23,600 |
| 25 | 14,222 | 104 | 12,600 | 25 | 14,222 | 104 | 12,600 |
| 26 | 13,500 | 105 | 22,135 | 26 | 13,500 | 105 | 22,135 |
| 27 | 13,500 | 106 | 14,853 | 27 | 13,500 | 106 | 14,853 |
| 28 | 13,500 | 107 | 13,255 | 28 | 13,500 | 107 | 13,255 |
| 29 | 13,500 | 108 | 17,264 | 29 | 13,500 | 108 | 17,264 |
| 30 | 13,500 | 109 | 21,126 | 30 | 13,500 | 109 | 21,126 |
| 31 | 13,698 | 110 | 21,870 | 31 | 13,698 | 110 | 21,870 |
| 32 | 12,600 | 111 | 23,704 | 32 | 12,600 | 111 | 23,704 |
| 33 | 18,291 | 112 | 28,122 | 33 | 18,291 | 112 | 28,122 |
| 34 | 15,314 | 113 | 33,197 | 34 | 15,314 | 113 | 33,197 |
| 35 | 12,600 | 114 | 17,601 | 35 | 15,820 | 114 | 17,601 |
| 36 | 12,600 | 115 | 14,962 | 36 | 18,604 | 115 | 14,962 |
| 37 | 12,600 | 116 | 19,077 | 37 | 18,665 | 116 | 19,077 |
| 38 | 13,876 | 117 | 28,840 | 38 | 18,761 | 117 | 28,840 |
| 39 | 16,112 | 118 | 18,990 | 39 | 18,757 | 118 | 18,990 |
| 40 | 16,261 | 119 | 12,937 | 40 | 18,572 | 119 | 12,937 |
| 41 | 15,096 | 120 | 12,881 | 41 | 16,715 | 120 | 12,881 |
| 42 | 18,679 | 121 | 15,752 | 42 | 18,679 | 121 | 15,752 |
| 43 | 12,600 | 122 | 15,316 | 43 | 14,715 | 122 | 15,316 |
| 44 | 12,600 | 123 | 12,601 | 44 | 18,290 | 123 | 12,601 |
| 45 | 12,600 | 124 | 14,492 | 45 | 18,659 | 124 | 14,492 |
| 46 | 14,363 | 125 | 20,287 | 46 | 19,008 | 125 | 20,287 |
| 47 | 16,434 | 126 | 31,131 | 47 | 18,661 | 126 | 31,131 |
| 48 | 15,358 | 127 | 19,692 | 48 | 19,296 | 127 | 19,692 |
| 49 | 13,685 | 128 | 14,274 | 49 | 53,012 | 128 | 14,274 |
| 50 | 12,600 | 129 | 12,600 | 50 | 32,764 | 129 | 12,600 |
| 51 | 13,623 | 130 | 12,600 | 51 | 25,637 | 130 | 12,600 |
| 52 | 14,968 | 131 | 12,600 | 52 | 19,091 | 131 | 12,600 |
| 53 | 13,015 | 132 | 12,600 | 53 | 31,268 | 132 | 12,600 |
| 54 | 14,102 | 133 | 12,600 | 54 | 26,466 | 133 | 12,600 |
| 55 | 14,680 | 134 | 12,600 | 55 | 17,895 | 134 | 12,600 |
| 56 | 14,589 | 135 | 14,187 | 56 | 14,589 | 135 | 14,187 |
| 57 | 13,500 | 136 | 19,456 | 57 | 13,500 | 136 | 19,456 |
| 58 | 13,500 | 137 | 33,248 | 58 | 13,500 | 137 | 33,248 |
| 59 | 13,500 | 138 | 24,273 | 59 | 13,500 | 138 | 24,273 |
| 60 | 16,414 | 139 | 17,261 | 60 | 16,414 | 139 | 17,261 |
| 61 | 16,414 | 140 | 14,400 | 61 | 16,414 | 140 | 14,400 |
| 62 | 13,500 | 141 | 14,400 | 62 | 13,500 | 141 | 14,400 |
| 63 | 13,500 | 142 | 14,400 | 63 | 13,500 | 142 | 14,400 |
| 64 | 13,500 | 143 | 14,400 | 64 | 13,500 | 143 | 14,400 |
| 65 | 13,500 | 144 | 14,400 | 65 | 13,500 | 144 | 14,400 |
| 66 | 15,488 | 145 | 14,400 | 66 | 15,488 | 145 | 14,400 |
| 67 | 14,438 | 146 | 14,885 | 67 | 20,149 | 146 | 14,885 |
| 68 | 14,438 | 147 | 36,091 | 68 | 33,724 | 147 | 36,091 |
| 69 | 14,438 | 148 | 12,600 | 69 | 44,072 | 148 | 43,619 |
| 70 | 14,563 | 149 | 12,600 | 70 | 48,433 | 149 | 24,750 |
| 71 | 13,589 | 150 | 12,600 | 71 | 13,589 | 150 | 30,231 |
| 72 | 16,237 | 151 | 12,600 | 72 | 16,237 | 151 | 35,712 |
| 73 | 13,322 | 152 | 14,922 | 73 | 22,757 | 152 | 18,846 |
| 74 | 13,135 | 153 | 12,853 | 74 | 25,999 | 153 | 27,962 |
| 75 | 12,935 | 154 | 15,314 | 75 | 28,089 | 154 | 43,943 |
| 76 | 12,735 | total | 2,413,243 | 76 | 22,697 | TOTAL | 3,221,408 |
| 77 | 19,498 | | | 77 | 59,453 | | |
| 78 | 14,824 | Average Lot Area | 15,670 | 78 | 53,774 | Average Lot Area | 20,918 |
| 79 | 14,824 | | | 79 | 54,547 | | |

P-2-20 Additional Materials for March 22, 2021

Plat Commitments Added By Lennar Homes

Eagle Springs Memo of Commitment for Preliminary Plat

1. Minimum Home Square Footage
 - a. Ranch home: 2,096 square feet
 - b. Two Story home: 2,772 square feet
2. Vinyl exterior siding shall be prohibited.
3. A minimum of two (2) trees shall be installed in the front yard of each home site.
4. All homes shall have roof overhangs with minimum depth of 12" from framing.
5. A minimum of dimension shingles shall be required for roofing material
6. All homes shall have 2 car or 3 car garage.
7. Colored and stamped concrete, interlocking pavers, exposed aggregate, and concrete with brick borders shall be allowed.
8. All street facing garage doors shall include windows and/or decorative hardware.
9. Membership of the Homeowners Association shall be mandatory for all property owners within the community. The recorded Covenants, Conditions and Restrictions for the community shall include the following provisions
 - a. No above ground swimming pools shall be erected, constructed, or installed on any Lot.
 - b. Wood fences, chain link fences and stockade style fences are prohibited. Aluminum, wrought iron and PVC fences must be either be black, white or earth toned in color.
 - c. Each Owner of a Lot shall maintain the mailbox which was originally installed by a builder, and shall replace same as necessary with a mailbox which is substantially the same in appearance as that which was originally installed.
 - d.
 - e. No storage tanks of any kind shall be allowed upon a Lot with the exception of a small propane tank used exclusively for residential gas grills.
 - f. No storage shed, mini-barn or other similar detached structure shall be placed upon a Lot
 - g. No clothesline of any kind may be erected, maintained, or permitted on or at any Lot.
 - h. No window air conditioning units may be installed in or at any Lot.
10. Best efforts will be made to preserve trees located on the property line with adjoining property owners and in good health. Designing and maintaining proper stormwater drainage may require the removal of trees located within the boundaries of the Eagle Springs neighborhood including trees located along the property line with adjoining properties.
11. Best efforts shall be made to limit construction traffic to the entrance on Stones Crossing Road. "No Construction Traffic" signage shall be installed at each road connection to the adjoining neighborhood and maintained until such time all home construction is completed.

P-2-20 Additional Materials for March 22, 2021

Letter from Highway Department Page 1 of 2

Johnson County Highway Department

1051 Hospital Road | Franklin, Indiana 46131 | Phone: (317) 346-4630 | Fax: (317) 738-5378

Lucas M. Mastin
Director

Neil B. VanTrees, P.E.
Highway Engineer

Date: March 10, 2021
To: File
From: Neil B. VanTrees, P.E., Highway Engineer
Lucas Mastin, Highway Director
cc: Michele Hansard, Senior Planner, Johnson County Planning & Zoning

Subject: Eagle Springs subdivision - Stones Crossing Road entrance

This letter serves as a clarification for the proposed entrance improvements needed for the Eagle Springs subdivision. The proposed Eagle Springs subdivision will have its main entrance onto Stones Crossing Road approximately 1,600 feet west of Saddle Club Road. Stones Crossing Road is a 2 lane roadway classified as a minor arterial, posted for 40 mph, Level of Service (LOS) C, and has an AADT of 8,872.

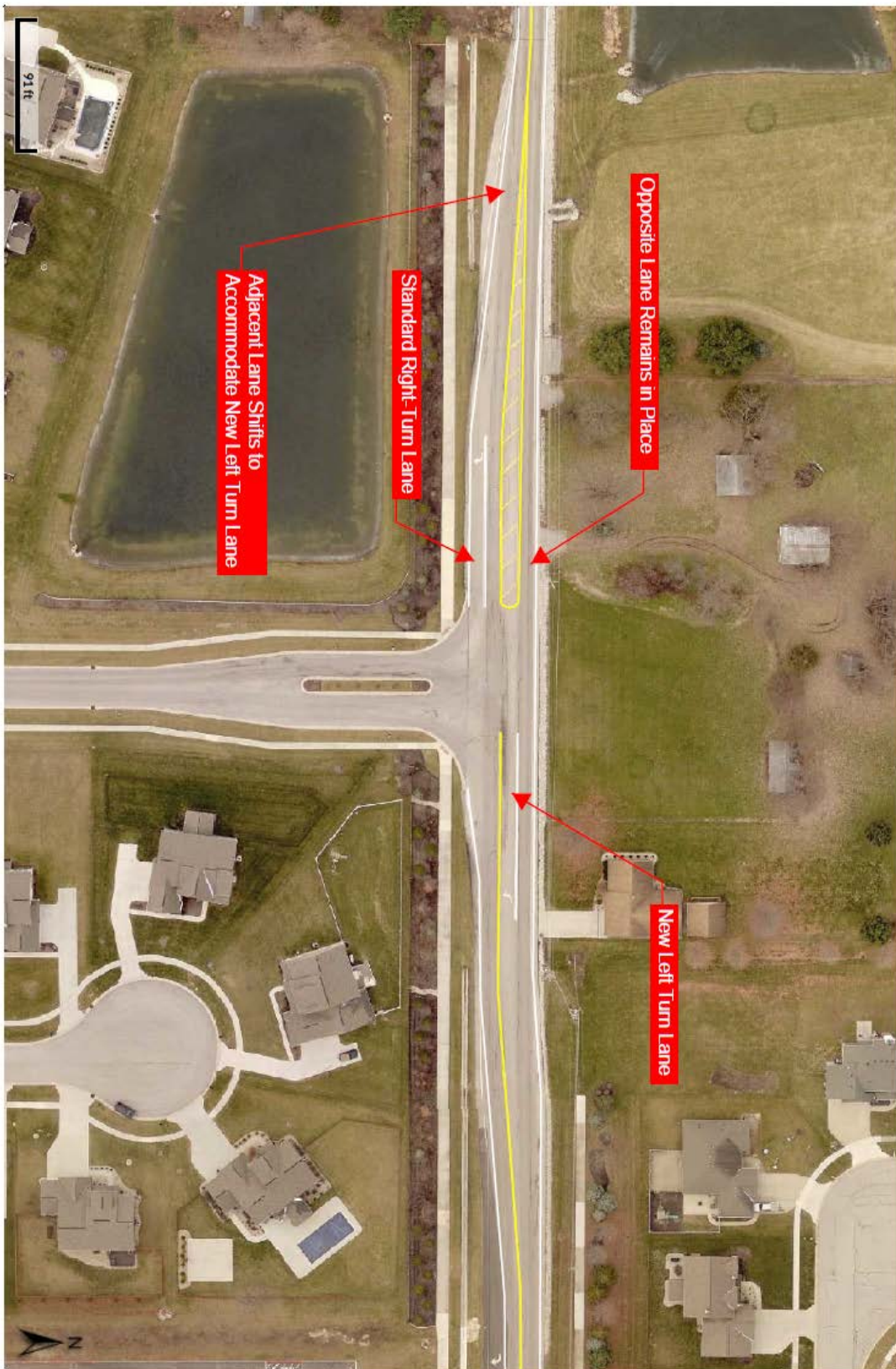
The new connection onto Stones Crossing Road will require an improved entrance with acceleration & deceleration lanes for westbound traffic and accommodation for eastbound traffic turning left into the entrance. The construction of a passing blister on the south side of the road would be the typical method to allow through traffic to move around left-turning vehicles, but this can also be accomplished by constructing a dedicated left-turn lane and a corresponding shift of the westbound through lane. An aerial photograph of a lane shift constructed on Demaree Road is attached to better illustrate the overall layout of this option. Any entrance improvements constructed by the developer will be the owned and maintained by Johnson County Highway Department once the improvements have been inspected and any deficiencies addressed.

As is typical in this type of situation, the developer will be required to secure the necessary property interests to construct the required entrance improvements. Johnson County will not engage the property owners on behalf of the developer.

P-2-20 Additional Materials for March 22, 2021
Letter from Highway Department Page 1 of 2

Lane Shift Example - Winfield Parkway & Demaree Road

Note: Length of lanes and tapers varies based on site conditions and design requirements



Staff Report

CASE NUMBER: W-6-21, Wampler Waiver
ADDRESS: 5397 Travis Road, Greenwood
PETITIONER: Ryan Wampler, by Maurer Surveying

REQUEST

WAIVER of the Johnson County Subdivision Control Ordinance to provide for a three-lot Minor Subdivision with two of the lots having a depth-to-width ratio greater than 2:1 (in Minor Subdivisions, lots with an area less than five acres may have a depth-to-width ration no greater than 2:1)

STAFF RECOMMENDATION

Staff recommends approval of this request.

PROPERTY DESCRIPTION

This 10.32-acre site in White River Township is zoned R-1, Single Family Residential. The site is improved with a single-family dwelling and several accessory structures.

The site is surrounded to the east and west by similar-sized parcels with single-family dwellings. To the north and south are major subdivision housing developments.

WAIVER REQUEST

The request, if approved, would allow a three lot minor subdivision where two of the proposed lots will have a depth-to-width ratio greater than 2:1. The division will result in Lot 1 with 3.15 acres, Lot 2 with 3.50 acres, and Lot 3 with 3.45. All lots will have the minimum road frontage along Travis Road. The initial development will have all three lots utilize the same driveway access via an access easement but the road frontage allowed any future needs for individual driveways.

This maximum 2:1 depth-width requirement is intended to assure an orderly and logical development pattern within the county's rural areas, chiefly by preventing long, narrow lots. This means that a lot that is 100 feet in width cannot exceed the depth of 200 feet. This proposed subdivision has two proposed lots that will be oriented behind the frontage lot. The middle lot, Lot 2, will have a depth-to-width ratio of 2.9:1 (921.4' L by 317.7' W), and the southern lot, Lot 3, will have a depth to width ratio of 3.8:1 (1306.4' L by 338.6' W).

The parent parcel is a typical 10-acre tract in Johnson County where it is already a long parcel that itself has a ratio of about 3.09:1. This configuration prevents the property owner to divide the land within the strict application of the ordinance. The two minor subdivisions to the east are of similar configuration as proposed by the petitioner, however, both minor lots only involve two lots each. This property has a few areas where the natural topography naturally splits the land. The property line between Lots 2 and 3 follows a draw in the land (two ridges with a low ground between).

Approval of this waiver request would allow the petitioner to subsequently seek approval of a minor subdivision.

Staff recommends of this waiver request.

FINDINGS OF FACT, STAFF ANALYSIS

The granting of the waiver will not be detrimental to the public safety, health, or welfare or be injurious to nearby property;

Staff Analysis: Grant of the waiver would not impact, and therefore would not be detrimental to, public safety, health or welfare, and would not be injurious to nearby property.

The conditions upon which the request for a waiver are based are unique to the property for which the waiver is sought and are not applicable generally to other properties

Staff Analysis: The property is long narrow parcel that currently has a large depth-to-width ratio. Grant of the waiver would legally establish split of the property in a manner largely guided by the existing constraining features which are unique to the property.

Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if this Ordinance is strictly adhered to;

Staff Analysis: Grant of the waiver would legally establish a split of the property in a manner largely guided by the existing constraining features which are unique to the property.

The waiver will not, in any manner, contravene provisions of the Zoning Ordinance, Comprehensive Plan, or Official Map, as interpreted by the Commission.

Staff Analysis: The Comprehensive Plan designates the future land use of the property as rural residential. Grant of these waivers would allow for the development and use of the property in a manner fitting and reinforcing the rural residential.

GENERAL INFORMATION

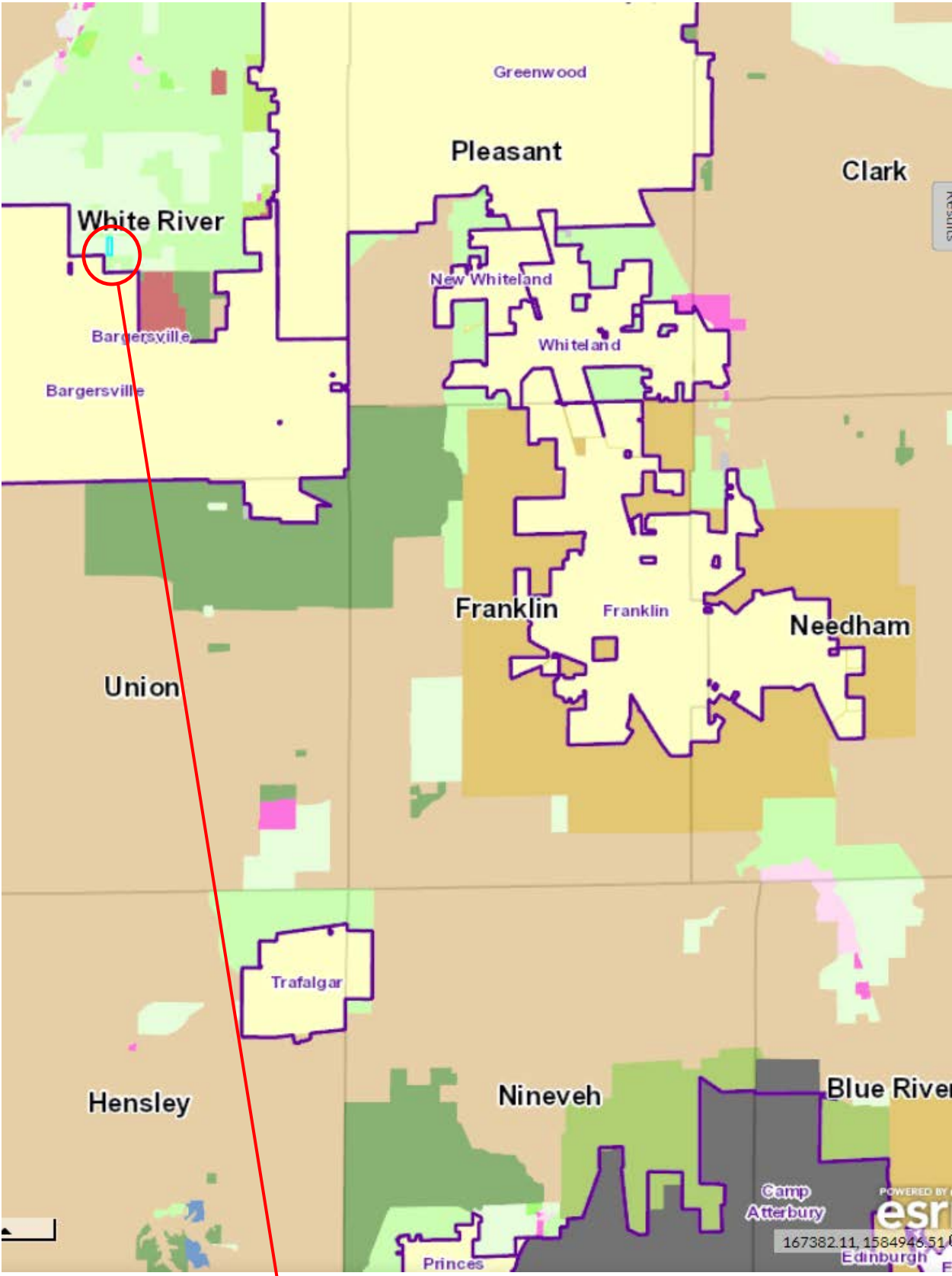
Subdivider: Ryan Wampler
5326 Travis Road
Greenwood, IN 46143

Owner: Same

Current Zoning: R-1, Single Family Residential
Existing Land Use: Single-family residential
Future Land Use: Rural Residential

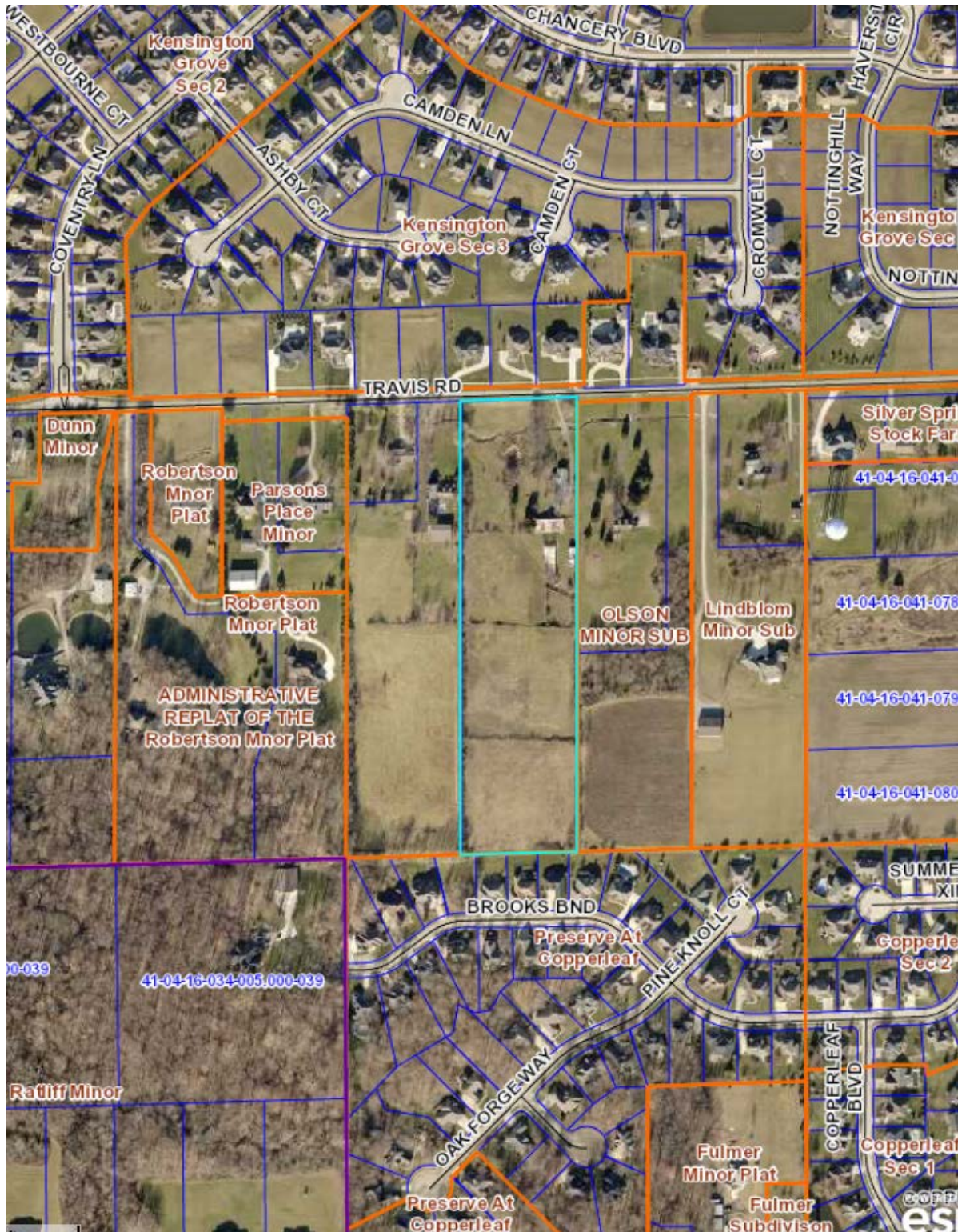
-MNH

W-6-21 Base Map



Subject Site

W-6-21 Base Map II



TRAVIS ROAD

LOT 1
3.15 ACRES

LOT 2
3.50 ACRES

LOT 3
3.45 ACRES

RECORDING RELATIONSHIP
LOT 1 & LOT 2 ARE
OWNED BY THE SAME PERSON

LOT 3
OWNED BY THE SAME PERSON

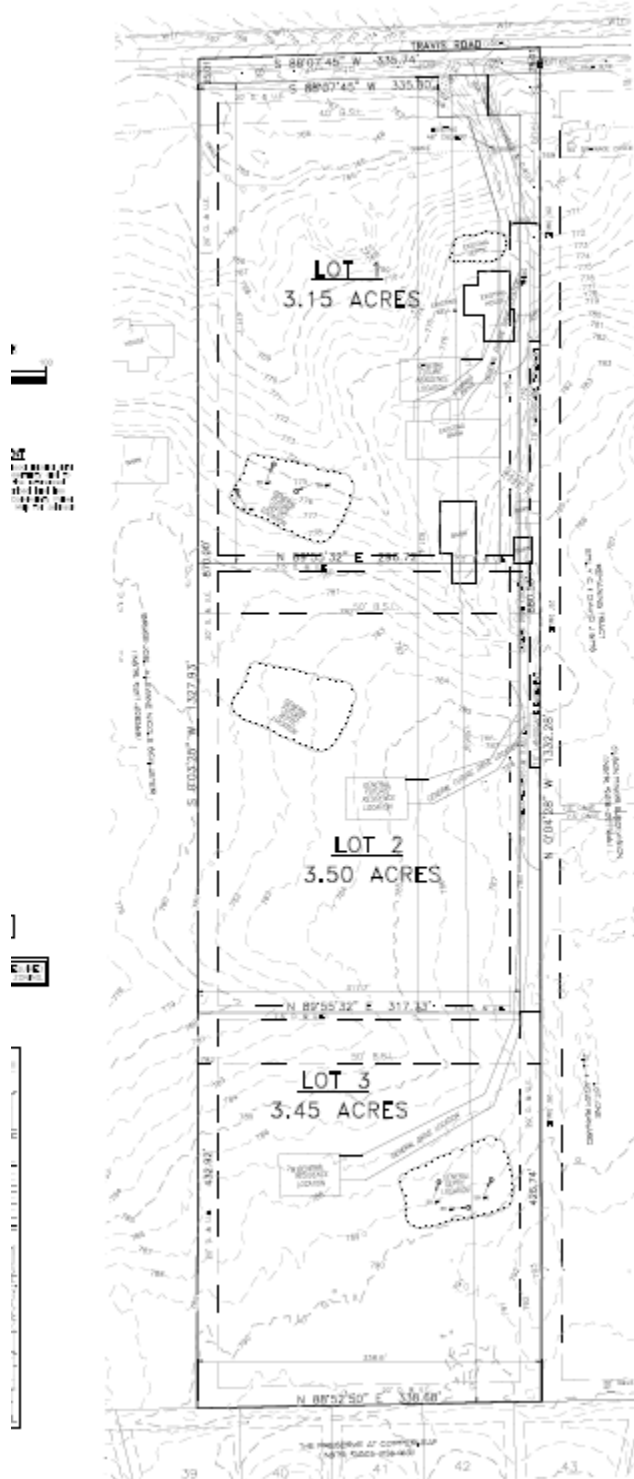
W-6-21 Proposed Plat over aerial



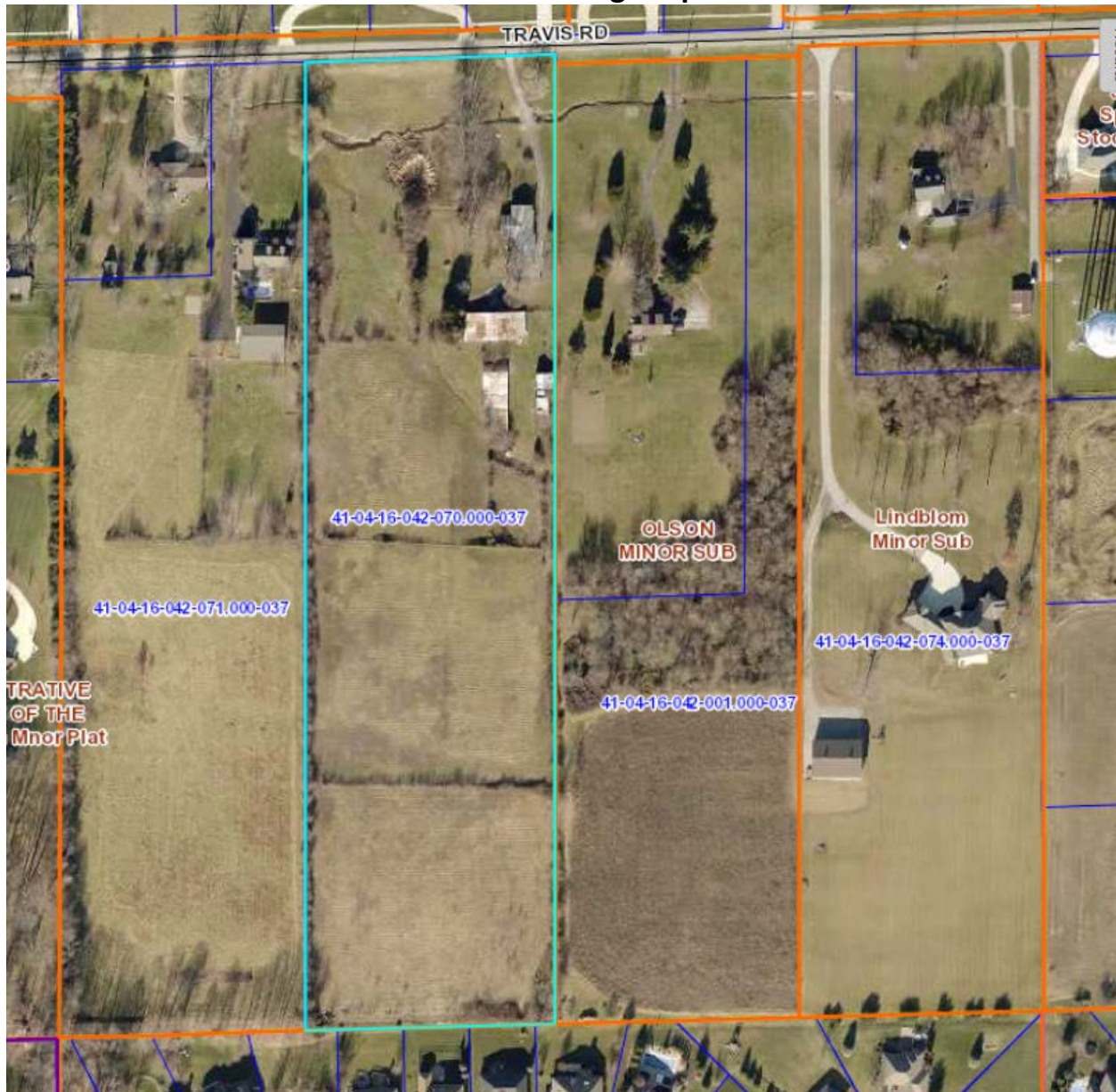
W-6-21 Proposed Plat with topography

WAMPLER MINOR PLAT

DEVELOPMENT OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 10 NORTH,
RANGE 3 EAST, THIRD JEFFERSON TOWNSHIP, JOHNSON COUNTY, IOWA



W-6-21 Surrounding Properties



W-6-21 Petitioner's Findings of Facts

FINDINGS OF FACT – SUBDIVISION CONTROL WAIVER

PLAN COMMISSION

1. The granting of the waiver will not be detrimental to the public safety, health, or welfare or be injurious to nearby property.
Granting of the waiver of depth to width will not be detrimental to the public safety, health, or welfare or be injurious to nearby property because we are only requesting to allow the depth of the lots to exceed twice the width of the lot which is only caused by the long strip of land to the road due to drive access. The size of the lot is in line with the surround areas and large than the required for the zoning.
2. The conditions upon which the request for a waiver are based are unique to the property for which the waiver is sought and are not applicable generally to other properties.
The condition that causes this waiver is the existing parcel is a skinny long parcel. The parcel has enough road frontage for 3 lots but due to its long length causes the rear lots to exceed the required depth to width. There is also a large swale along Travis Road that causes the front Lot to be exactly at the depth to width ratio and the rear lots to exceed.
3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if this Ordinance is strictly adhered to.
As stated above the existing shape of the parcel causes the new parcels to exceed the depth to width ratio. There are also natural draws in the through the land that creates buildable areas. There is also the large swale along Travis road that with the shared drive allows it to flow as it freely does now, where as with multiple drives there could be more restricted paths cause drainage issues.
4. The waiver will not, in any manner, contravene provisions of the Zoning Ordinance, Comprehensive Plan, or Official Map, as interpreted by the Commission.
This waiver will not contravene provisions of the Zoning Ordinance, Comprehensive Plan, or Official Map as the resulting Minor Plat will be comprised of large Residential Lots similar to the surrounding lots.

PRELIMINARY PLAT

EAGLE SPRINGS

E1/2 SEC. 10-T13N-R3-E WHITERIVER TOWNSHIP, JOHNSON COUNTY, INDIANA

PROJECT LOCATION: NORTH SIDE OF STONES CROSSING ROAD APPROX. 3500' EAST OF MORGANTOWN ROAD

ZONED: R-1; ADDRESS: 4444 WEST STONES CROSSING ROAD

PLANS PREPARED FOR:

9025 NORTH RIVER ROAD
INDIANAPOLIS, IN 46240
(317) 710-1021
TY RINEHART

§

VICINITY MAP
NO SCALE



GAS
VECTREN
600 Industrial Drive
Franklin, IN 46122
317-776-5585
Contact: Randy Crutchfield
email: rcrutchfield@vectren.com

ELECTRIC
JOHNSON COUNTY REMC
750 International Drive
Franklin, IN 46131
317-736-6174
Contact: John Hendricks
email: hendricksj@cremc.com

SANITARY
GREENWOOD SANITATION 367
100 Washington St.
Greenwood, IN 46143
317-865-8238
Contact: Keith Meier
email: meierk@greenwood.in.us

SCHOOL DISTRICT
CENTER GROVE SCHOOL CORP.
4800 West Stones Crossing Road
Greenwood, IN 46143
317-881-0241
Contact: Bill Long
email: longw@centergrove.k12.in.us

SURVEYOR'S OFFICE
JOHNSON COUNTY SURVEYOR
86 West Court Street
Franklin, IN 46131
317-346-4341
Contact: Gregg Cantwell
email: gcantwell@co.johnson.in.us

CABLE TELEVISION
BRIGHT HOUSE NETWORKS
3030 Roosevelt Ave
Indianapolis, IN 46218
317-632-9077
Contact: Jason Kirkman
email:
jason.kirkman@brighthousenetworks.com

CABLE TELEVISION
COMCAST CABLE
1600 West Vernal Pike
Bloomington, IN 47404
812-860-3090
Contact: Steve McArter
email: steve_mcarter@cable.comcast.com

PLANNING & ZONING
JOHNSON COUNTY P & Z
186 West Court Street
Franklin, IN 46131
317-346-4350
Contact: Dik Hoover
email: rhoover@co.johnson.in.us

CONSERVATION DISTRICT
JOHNSON COUNTY SOIL & WATER
550 E. Jefferson Street
Franklin, IN 46131
317-736-9540 (ext. 102)
Contact: Kathy Haste
email: kathy-haste@iaswdc.org

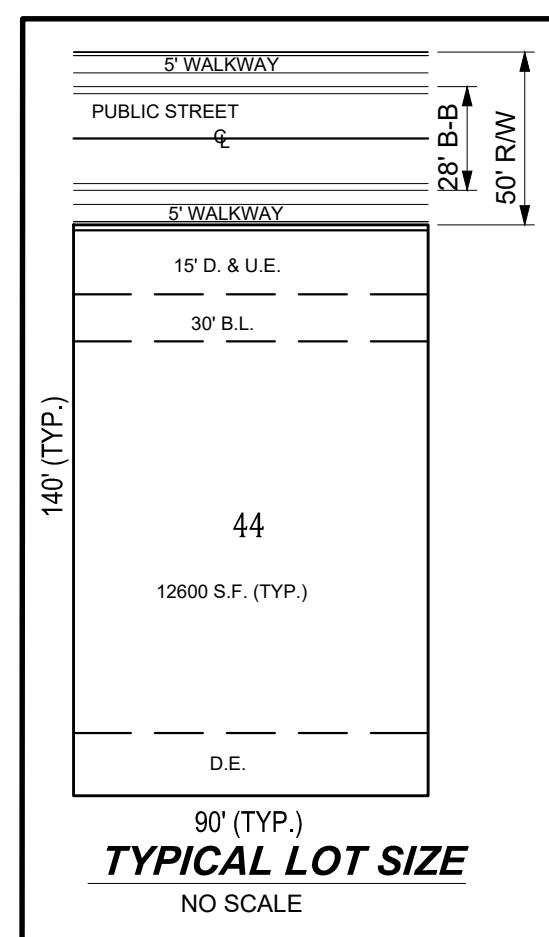
HIGHWAY DEPARTMENT
JOHNSON COUNTY HIGHWAY DEPT.
1051 Hospital Road
Franklin, IN 46131
317-346-4630
Contact: Neil B. VanTrees
email: nvantrees@co.johnson.in.us

WATER
BARGERSVILLE UTILITIES
24 N. Main Street
Bargersville, IN 46106
317-422-5115
Contact: Ken Zumstein
email: kzumstein@townofbargersville.org

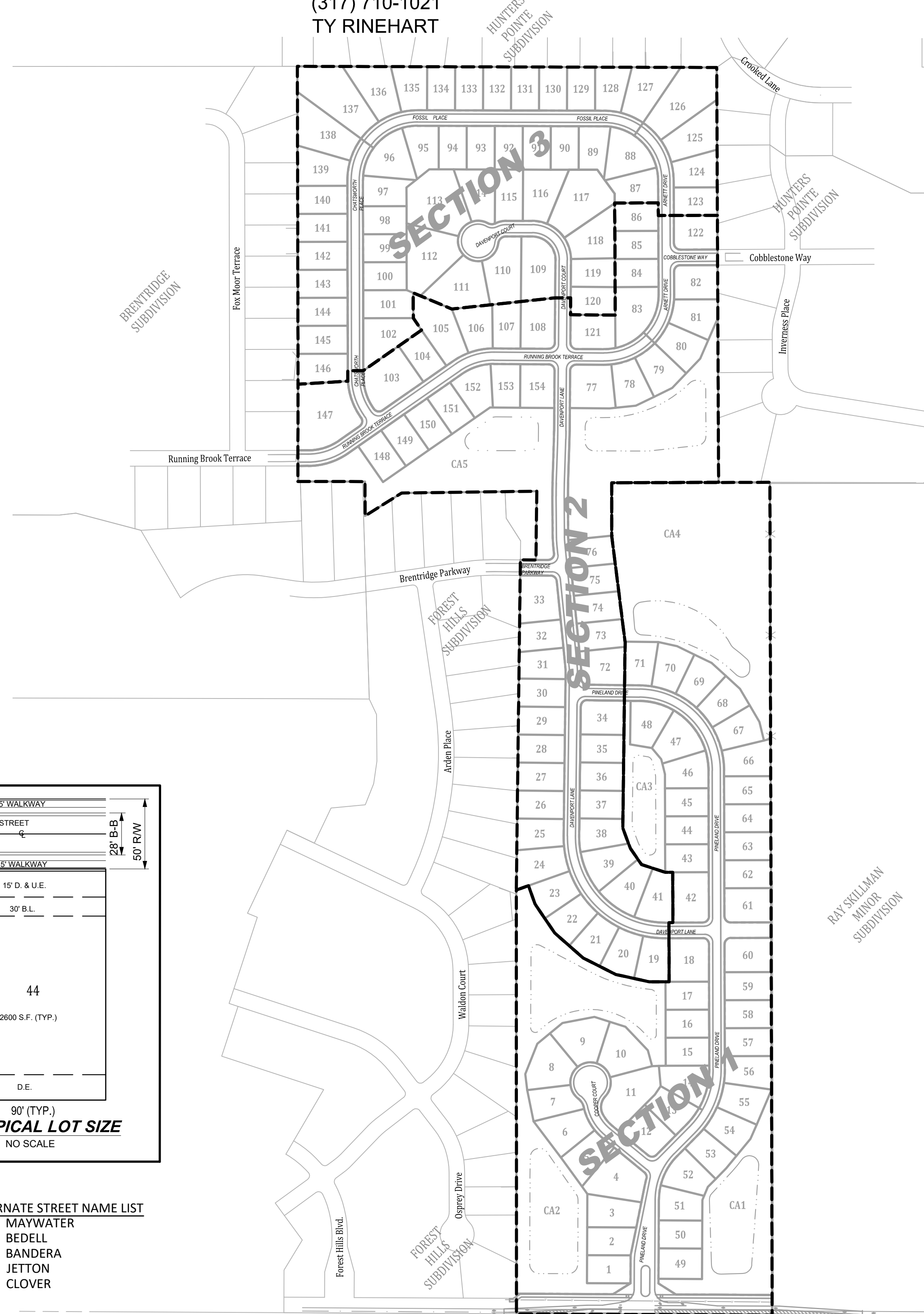
TELEPHONE
AT&T - DISTRIBUTION
280 N. Meridian St., Room 1791
Indianapolis, IN 46204
317-252-3559
Contact: Stephen Crawford
email: sc804u@att.com

FIRE DEPARTMENT
WHITE RIVER TWP. FIRE DEPT.
366 North Morgantown Road
Greenwood, IN 46142
317-888-8337
Contact: Braden Prochnow
email: bprochnow@wtrfd.org

HEALTH DEPARTMENT
JOHNSON COUNTY HEALTH DEPT.
480 Morton St., Suite A
Franklin, IN 46131
317-346-4365
Contact: Elizabeth Swearingen
email: eswearingen@co.johnson.in.us



- MAYWATER
- BEDELL
- BANDERA
- JETTON
- CLOVER



C.R. 700 N. (STONES CROSSING ROAD)

SCALE: 1"=250'

TOTAL AREA: 91.6 ACRES +/-

ZONING: PROPOSED R-1;
SINGLE FAMILY RESIDENTIAL;

NUMBER OF SINGLE-FAMILY LOTS: 154 (1-154)
MIN. LOT WIDTH: 90'
MIN. LOT DEPTH: 140'
MIN. SIDE YARD SETBACK: 10'
MIN. FRONT YARD SETBACK: 30'
MIN. SINGLE-FAMILY LOT SIZE: 12,600 SQ. FT.
TOTAL POND AREA: 7.8 ac.+/-

MILES OF DEDICATED STREET RIGHT OF WAY: 1.9 +/- MILES



Indiana 811
Know what's below.
Call before you dig.

CERTIFIED BY:



853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

CONTACT: ROBERT J. STATON
EMAIL: rstaton@banning-eng.com



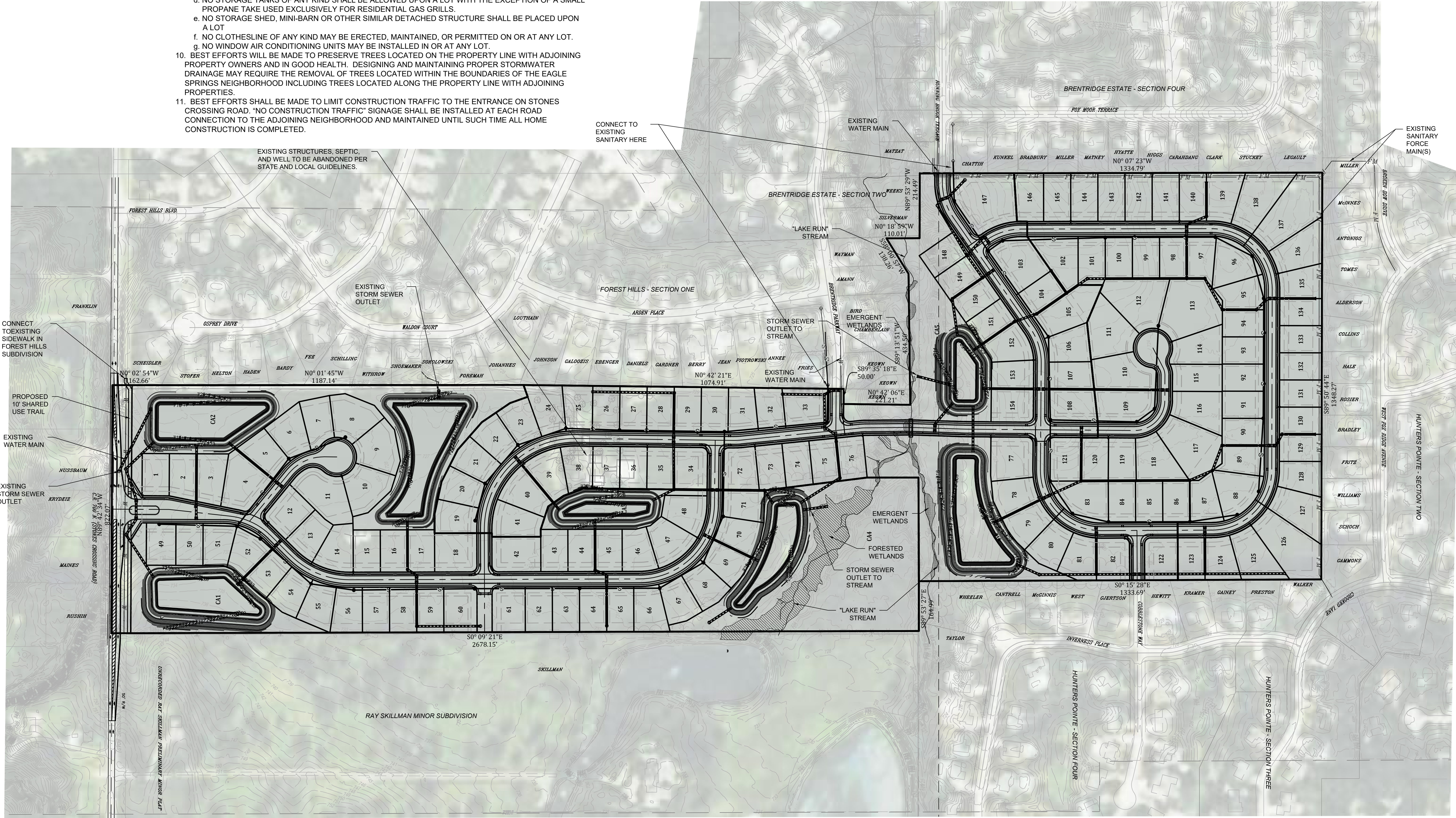
| | |
|-------------|----------|
| Date: | 10-06-20 |
| Project No: | 20194 |
| Sheet No: | |

C100

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PLAT COMMITMENTS

- MINIMUM HOME SQUARE FOOTAGE
 - RANCH HOME: 2,096 SQUARE FEET
 - TWO STORY HOME: 2,772 SQUARE FEET
- VINYL EXTERIOR SIDING SHALL BE PROHIBITED.
- A MINIMUM OF TWO (2) TREES SHALL BE INSTALLED IN THE FRONT YARD OF EACH HOME SITE.
- ALL HOMES SHALL HAVE ROOF OVERHANGS WITH MINIMUM DEPTH OF 12" FROM FRAMING.
- A MINIMUM OF DIMENSION SHINGLES SHALL BE REQUIRED FOR ROOFING MATERIAL
- ALL HOMES SHALL HAVE 2 CAR OR 3 CAR GARAGE.
- COLORLED AND STAMPED CONCRETE, INTERLOCKING PAVERS, EXPOSED AGGREGATE, AND CONCRETE WITH BRICK BORDERS SHALL BE ALLOWED.
- ALL STREET FACING GARAGE DOORS SHALL INCLUDE WINDOWS AND/OR DECORATIVE HARDWARE.
- MEMBERSHIP OF THE HOMEOWNERS ASSOCIATION SHALL BE MANDATORY FOR ALL PROPERTY OWNERS WITHIN THE COMMUNITY. THE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE COMMUNITY SHALL INCLUDE THE FOLLOWING PROVISIONS
 - NO ABOVE GROUND SWIMMING POOLS SHALL BE ERECTED, CONSTRUCTED, OR INSTALLED ON ANY LOT.
 - WOOD FENCES, CHAIN LINK FENCES AND STOCKADE STYLE FENCES ARE PROHIBITED. ALUMINUM, WROUGHT IRON AND PVC FENCES MUST BE EITHER BE BLACK, WHITE OR EARTH TONED IN COLOR.
 - EACH OWNER OF A LOT SHALL MAINTAIN THE MAILBOX WHICH WAS ORIGINALLY INSTALLED BY A BUILDER, AND SHALL REPLACE SAME AS NECESSARY WITH A MAILBOX WHICH IS SUBSTANTIALLY THE SAME IN APPEARANCE AS THAT WHICH WAS ORIGINALLY INSTALLED.
 - NO STORAGE TANKS OF ANY KIND SHALL BE ALLOWED UPON A LOT WITH THE EXCEPTION OF A SMALL PROPANE TAKE USED EXCLUSIVELY FOR RESIDENTIAL GAS GRILLS.
 - NO STORAGE SHED, MINI-BARN OR OTHER SIMILAR DETACHED STRUCTURE SHALL BE PLACED UPON A LOT
 - NO CLOTHESLINE OF ANY KIND MAY BE ERECTED, MAINTAINED, OR PERMITTED ON OR AT ANY LOT.
 - NO WINDOW AIR CONDITIONING UNITS MAY BE INSTALLED IN OR AT ANY LOT.
- BEST EFFORTS WILL BE MADE TO PRESERVE TREES LOCATED ON THE PROPERTY LINE WITH ADJOINING PROPERTY OWNERS AND IN GOOD HEALTH. DESIGNING AND MAINTAINING PROPER STORMWATER DRAINAGE MAY REQUIRE THE REMOVAL OF TREES LOCATED WITHIN THE BOUNDARIES OF THE EAGLE SPRINGS NEIGHBORHOOD INCLUDING TREES LOCATED ALONG THE PROPERTY LINE WITH ADJOINING PROPERTIES.
- BEST EFFORTS SHALL BE MADE TO LIMIT CONSTRUCTION TRAFFIC TO THE ENTRANCE ON STONES CROSSING ROAD. "NO CONSTRUCTION TRAFFIC" SIGNAGE SHALL BE INSTALLED AT EACH ROAD CONNECTION TO THE ADJOINING NEIGHBORHOOD AND MAINTAINED UNTIL SUCH TIME ALL HOME CONSTRUCTION IS COMPLETED.



| Revisions | |
|-----------|---------------------------------------------------------|
| Date | Description |
| 10-23-20 | PRELIMINARY PLAT FILING (AFTER DB FILING) |
| 11-02-20 | STREET NAMES |
| 02-06-21 | MISCELLANEOUS / PER COMMENT LETTER / PER WATER COMMENTS |
| 03-10-21 | PLAT COMMITMENTS |

| Design: | Sym: |
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| Drawn: GAF | |
| Checked: | |
| Scale: 1" = 150' | |
| Date: 10-06-20 | |

OVERALL PRELIMINARY PLAT
EAGLE SPRINGS
CR 700 NORTH (STONES CROSSING RD.)
JOHNSON CO., INDIANA (SEC. 10, T13N, R3E)

W. Chad Ziegler
REGISTERED PROFESSIONAL ENGINEER
No. PE1200667
STATE OF INDIANA

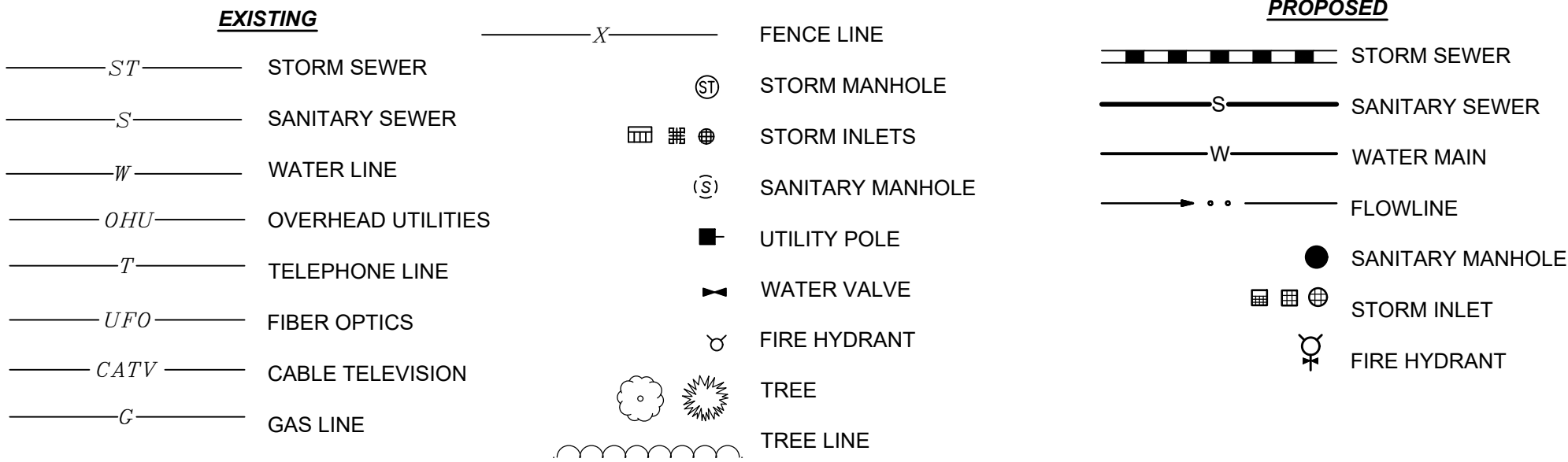
BANNING ENGINEERING
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E-MAIL: Banning@BanningEngineering.com
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|-------------|-------|
| Project No: | 20194 |
| Sheet No: | |

C101

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GRADING PLAN LEGEND



TOPOGRAPHY NOTES

The topographic information shown herein was obtained from LIDAR GIS information for preliminary design. A final topo will be taken when final design is begun.

GENERAL NOTES

- All work shall be performed in conformance with the Subdivision Control Ordinance of the Johnson County, Indiana and all other ordinances which pertain to this type of work.
- No changes in or departure from the plans or specifications shall be made without prior approval, in writing, by the Engineer.
- The Contractor shall be responsible for obtaining all Federal, State, County and Johnson County, Indiana permits, or any other permits required. Before any construction begins, the Contractor shall field verify the location of all utilities shown on the plans, and contact all utility companies to locate all mains, conduits, service lines, etc., in the construction area, and shall protect all such utilities during construction.
- Before construction begins, the Contractor shall notify the Owners, and/or the Owner's Engineer, so that an inspector may be present. It shall be the responsibility of the Contractor to maintain quality control throughout the project; failure to do so may result in removal and replacement of the defective work. It is recommended that the Owner have a qualified inspector on the job site at all times during construction.
- The Engineer shall be notified of all field tile located on the site during construction. Any field tile encountered during the course of construction shall be perpetuated in compliance with state and local laws.
- Plans shall be bid as a working system. Any errors or omissions shall be brought to the attention of the Engineer prior to construction. In the event of the Contractor's failing to give such notice, they shall be held responsible for the results of any such errors or omissions, and the cost of rectifying the same.
- Structural fill shall be compacted in maximum 6" lifts to 95% standard proctor.
- Liability Insurance Policy shall be furnished to the Owner before any work is started.

- All accessible handicap pathways, sidewalks and drive crossings shall not exceed 5% running slope and 2% cross slope or the latest requirements of the Americans with Disabilities Act (ADA). Handicap ramps shall not exceed 1/12 slope and 2% cross slope or the latest requirements of the Americans with Disabilities Act (ADA).
- All curbs shall be two (2) foot concrete curb & gutter, unless otherwise noted.
- All lot corners will be staked with a monument upon plat recording.
- All centerline geometry points will be staked with centerline monuments upon plat recording.
- All road frontage to be repaired and a 1-1/2" overlay from property line to property line. Thermoplastic striping required on Stones Crossing Road.

Site Access and Preparation:

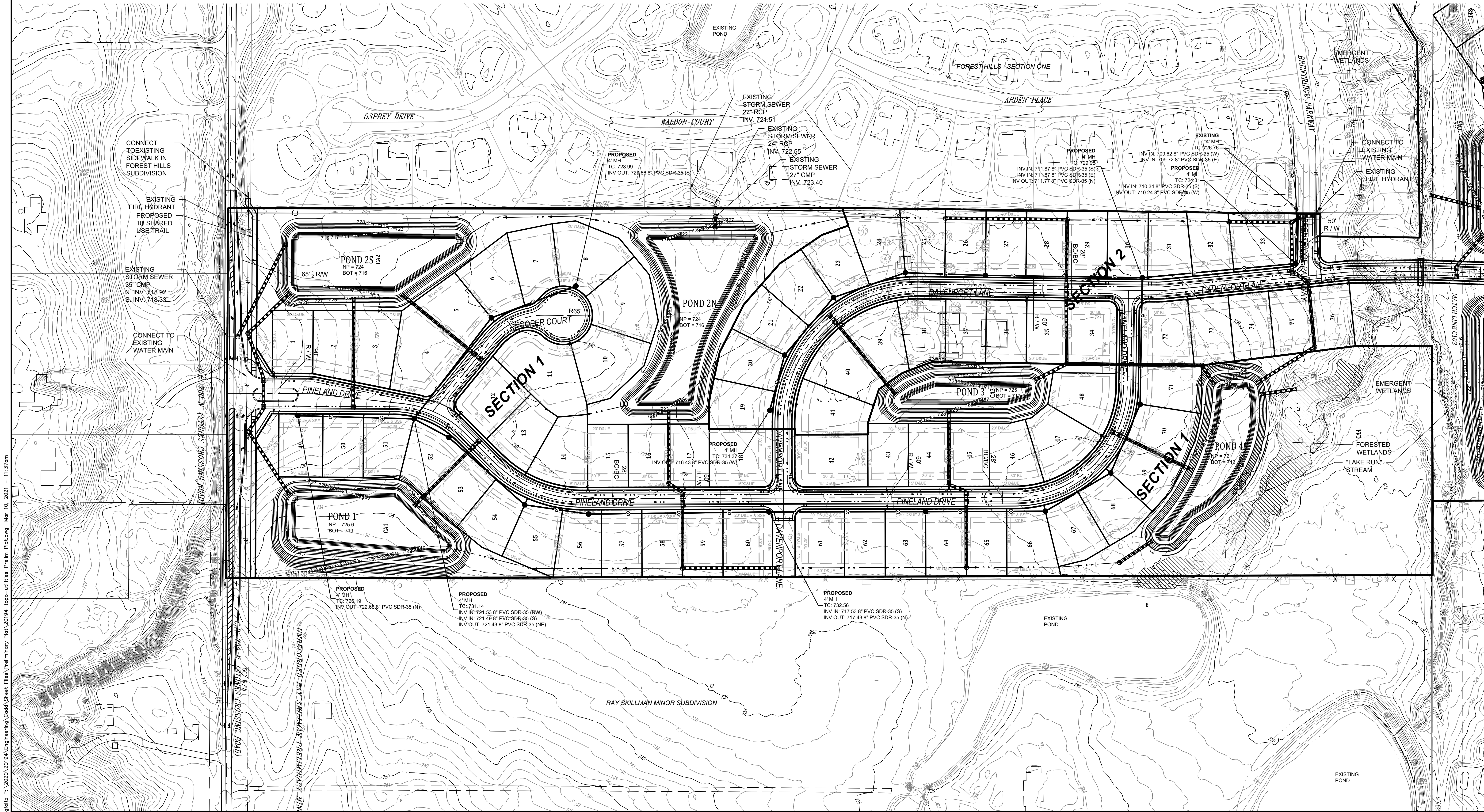
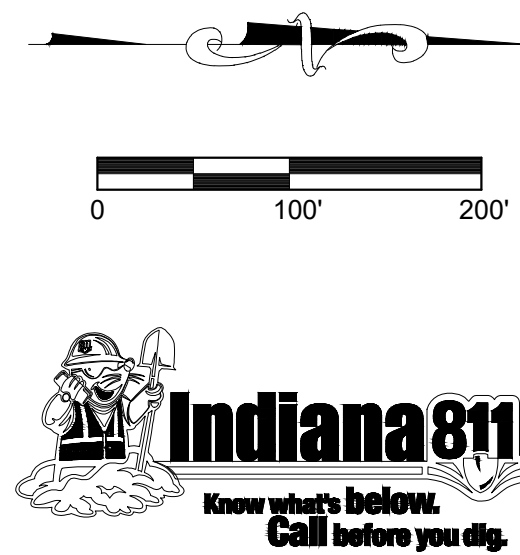
A Temporary Construction Ingress/Egress Pad shall be provided at all construction/demolition sites in accordance with Indiana Department of Environmental Management Guidelines. A temporary construction ingress/egress pad is a sediment control measure consisting of a stabilized aggregate pad with geotextile underlayment that is used at any point where construction traffic will be traversing between a large construction site and adjoining public right-of-way, street, alley, sidewalk, or parking areas.

The dimensions of the pad shall be:

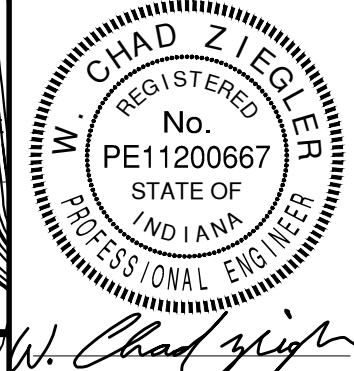
- Width- 20 feet minimum or full width of entrance/exit roadway, whichever is greater.
- Length- 150 feet minimum (length can be shorter for smaller sites).
- Thickness- eight inches minimum.

An inspection of the fire department access road shall be made prior to approval for above grade construction and will include an inspection of the Temporary Construction Ingress/Egress Pad.

- Trees to be preserved where removal is not required for site improvements.



TOPO / UTILITIES
EAGLE SPRINGS
CR 700 NORTH (STONES CROSSING RD.)
JOHNSON CO., INDIANA (SEC. 10, T13N, R3E)



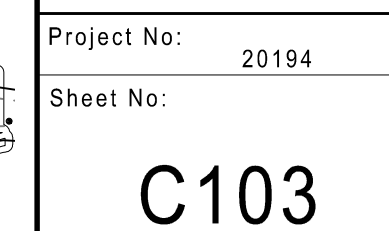
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E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 20194
Sheet No:

C102

| Revisions | Date |
|---------------------------------------------------------|----------|
| PRELIMINARY PLAT FILING (AFTER DB FILING) | 10-23-20 |
| STREET NAMES | 11-02-20 |
| MISCELLANEOUS / PER COMMENT LETTER / PER WATER COMMENTS | 02-06-21 |
| PLAT COMMITMENTS | 03-10-21 |

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| Designed: | Sym. |
| Drawn: | GAF |
| Checked: | |
| Scale: | 1" = 100' |
| Date: | 10-06-20 |



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BEGINNING AT A POINT ON THE SOUTH LINE OF SAID HALF SECTION A DISTANCE OF 649.44 FEET WEST OF THE SOUTHEAST CORNER OF THE WEST HALF SECTION; THENCE NORTH 247.62 FEET
TO A POINT 200 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE WEST 512.16 FEET TO POINT 216.48 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER SECTION; THENCE NORTH 200 FEET TO THE NORTH LINE; THENCE WEST ON AND ALONG SAID NORTH LINE DISTANCE OF 216.48 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH ON AND ALONG THE WEST LINE OF
THE EAST HALF OF SECTION 10 A DISTANCE OF 1335.84 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE EAST ON AND ALONG SAID NORTH LINE
DISTANCE OF 1349.04 TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH ON AND ALONG THE EAST LINE THEREOF TO THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE EAST ON AND ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10 A DISTANCE OF 165 FEET; THENCE SOUTH 2680.92 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION; THENCE WEST 814.44 FEET TO THE POINT OF BEGINNING.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 10, SAID CORNER ALSO BEING THE SOUTHWEST

CORNER OF WILLOW LAKES-SECTION THREE (PLAT BOOK "C", PAGES 277-279, OFFICE OF JOHNSON COUNTY RECORDER); THENCE NORTH 89 DEGREES 51 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE

OF SAID SOUTH HALF SECTION 2017 98 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 38 SECONDS WEST 1229.91 FEET; THENCE NORTH 20 DEGREES 00 SECONDS EAST 28.33 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 13 SECONDS EAST 1166.40 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

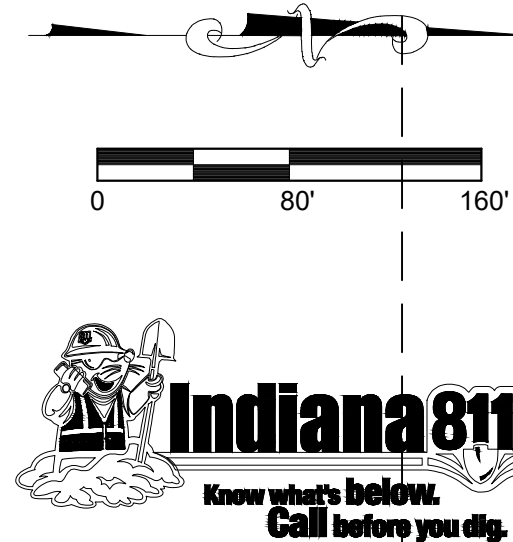
THENCE NORTH 32 DEGREES 41 MINUTES 51 SECONDS WEST 85.83 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 03 SECONDS WEST 331.50 FEET; THENCE SOUTH 58 DEGREES 02 MINUTES 52 SECONDS WEST 144.98 FEET TO THE EAST LINE OF BRENTIDGE ESTATES - SECTION TWO (PLAT BOOK "C", PAGES 197-

ALSO EXCEPTING THEREFROM: PART OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 13
NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF SAID SECTION 10, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF WILLOW LAKES - SECTION THREE (PLAT BOOK C, PAGES 277-279. OFFICE OF THE JOHNSON COUNTY RECORDER); THENCE NORTH 89 DEGREES 51 MINUTES 02 SECONDS WEST (BASIS OF BEARINGS IS THE FINAL PLAT OF BRENTRIDGE ESTATES - SECTION TWO RECORDED IN PLAT BOOK C, PAGES 197-198, OFFICE OF THE JOHNSON COUNTY RECORDER) ALONG THE SOUTH LINE OF SAID SOUTH HALF SECTION 207 38 FEET; SAID POINT BEING THE SOUTHEAST CORNER OF FOREST LINES - SECTION ONE (PLAT BOOK C, PAGES 786 A-B, OFFICE OF THE JOHNSON COUNTY RECORDER); THENCE THE NEXT FOUR (4) COURSES BEING ALONG THE EAST LINES OF SAID FOREST LINES - SECTION ONE, 1) THENCE NORTH 00 DEGREES 11 MINUTES 21 SECONDS WEST 1319.46 FEET; 2) THENCE NORTH 00 DEGREES 33 MINUTES 54 SECONDS EAST 1166.44 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED PARCEL, SAID POINT BEING AN INNER CORNER OF LOT NUMBER 58 OF SAID FOREST LINES - SECTION ONE, 3) THENCE NORTH 32 DEGREES 41 MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF SAID LOT NUMBER 58 A DISTANCE OF 86.00 FEET; 4) THENCE NORTH 02 DEGREES 44 MINUTES 51 SECONDS WEST 5853 FEET TO THE NORTHEAST CORNER OF SAID LOT NUMBER 59; THENCE NORTH 89 DEGREES 40 MINUTES 03 SECONDS EAST 52.13 FEET, THENCE SOUTH 00 DEGREES 33 MINUTES 54 SECONDS WEST 158.97 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 13, NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

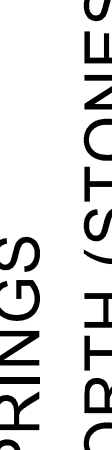
BEGINNING AT THE SOUTHEAST CORNER OF LOT NUMBER 58 IN FOREST HILLS - SECTION 1 (AS PER PLAT
RECORDED IN PLAT CUMBER "C", PAGES 769 A, B, AND C, IN THE OFFICE OF THE RECORDER OF JOHNSON
COUNTY, INDIANA); THENCE ON AN ASSUMED BEARING NORTH 00 DEGREES 40 MINUTES 37 SECONDS
EAST 220 16 FEET ALONG THE EASTERLY LINE OF SAID LOT 58 EXTENDED; THENCE NORTH 89 DEGREES 10
MINUTES 45 SECONDS EAST 50.00 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 21 SECONDS WEST
221.21 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 55 SECONDS WEST 50.00 FEET TO THE POINT OF
BEGINNING; CONTAINING 0.25 ACRES, MORE OR LESS.




| Revisions | | Date |
|-----------|-------------|----------|
| Sym. | Designated: | 10-23-20 |
| | Drawn: | 11-02-20 |
| | Checked: | 02-09-21 |
| | Scale: | 03-10-21 |
| | Date: | |

| Revisions | | Date |
|-----------|-------------|----------|
| Sym. | Designated: | 10-23-20 |
| | Drawn: | 11-02-20 |
| | Checked: | 02-09-21 |
| | Scale: | 03-10-21 |
| | Date: | |

LOTS / DIMENSIONS
EAGLE SPRINGS
CR 700 NORTH (STONES CROSSING RD.)
JOHNSON CO., INDIANA (SEC. 10, T13N, R3E)

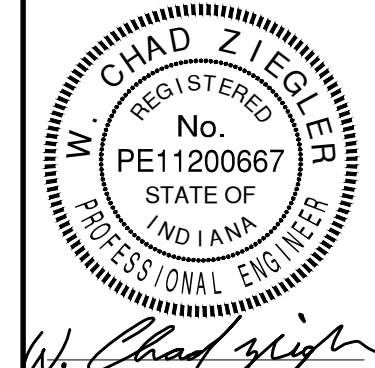
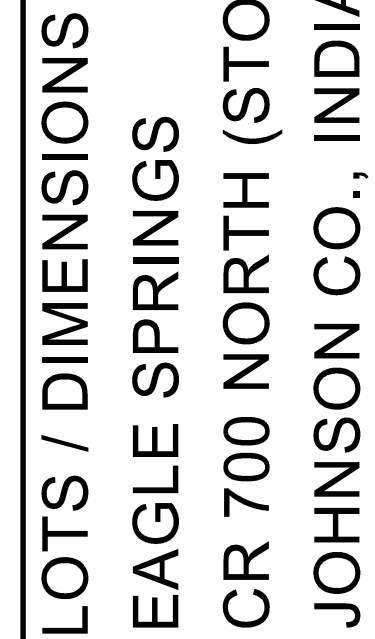


W. Chad Ziegler



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| | |
|-------------|-------|
| Project No: | 20194 |
| Sheet No: | C104 |



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| Designed: | Sym. | Revisions | Date |
|-----------|------|--------------------------------------------------------|----------|
| Drawn: | | PRELIMINARY PLAT FILING (AFTER DB FILING) | 10-25-20 |
| Checked: | | STREET NAMES / PER COMMENT LETTER / PER WATER COMMENTS | 03-09-20 |
| Scale: | | PLAT COMMITMENTS | 03-09-21 |
| Date: | | | |

P-2-20 LETTER OF SUPPORT RECEIVED AFTER FEBRUARY 22, 2021

Johnson County Planning Office

RE: Case No. P-2-20

I am writing in support of Lennar's application to the JCPC for its Preliminary Approval of a 154 lot Major Plat subdivision ("Eagle Springs"). I live in one of the surrounding neighborhoods that will connect to the proposed subdivision. I support the construction of this neighborhood and welcome the connectivity that this proposed neighborhood will provide streets and sidewalks. I have a young family that loves to spend our time outside. We have longed for connectivity to other neighborhoods, and even more so, to my children's schools (CGES, Honey Grove Education Center). We enjoy our wonderful community and wish for other individuals to move into and share our community.

Sincerely,

Danielle Campbell

Hunters Pointe

P-2-20 LETTERS OF OPPOSITIONS RECEIVED AFTER FEBRUARY 22, 2021

Hello,

Thank you for taking the time to read this and for giving the concerned residents another opportunity to, hopefully, let you see why we are so against Eagle Springs. As a resident who lives on the perimeter of Brentridge, that will back up to Eagle Springs in section 3, my husband and I are extremely concerned with how the houses will look. In a perfect world, the field will not be developed. We understand this is a long shot but would urge you to make Lennar add a brick wrap on the first floor of all houses that will be built, at least on the perimeter in every section, to somewhat uniform the 3 neighborhoods it will be connecting with. In Brentridge, Forest Hills, and Hunters pointe you have custom houses with brick on all sides of the homes. Lennar does build a nice home; the front is beautiful, the inside (which we do not care about since we will not be able to see) is beautiful, however the sides and the back that will butt up to our homes is as plain as you get. It will be an eye sore and stick out like a sore thumb. They haven't committed to building their "estate collection" in all sections that they are proposing. So it is likely that after building section 1 they will start lowering the building quality and appearance of the homes in both section 2 and 3 just like they did in the neighborhood Morningside down the road from us. When asked this directly, they said that they couldn't commit to doing that but are starting with the estate collection. I drove around Hickory Stick and noticed that M/I built homes in the custom home neighborhood but brick wrapped the first level for all homes. It provided more curb appeal and a higher quality neighborhood. Building a cookie cutter neighborhood in the middle of three custom home neighborhoods seems like a ridiculous choice. (I have lived in a "cookie cutter" neighborhood my entire life before Brentridge. There is nothing wrong with them, I just do not think it would be the best placement for one at this location)

Besides architectural diversity, another big issue is the small lot sizes!!! From the PowerPoint presentation on 2/3 you saw how drastically smaller the lots in Eagle Springs would be versus the 3 neighborhoods around it. I can not understand how they can get away adding the common area acreage when calculating the lot sizes to meet the JC requirements. Agreeing completely, with the board members that did express concern with this PLEASE make them calculate the SQFT without the common area acreage. This will in turn make the lot sizes bigger and have an impact on the traffic that will be funneling into the neighborhoods and onto stones crossing.

As you stated on 2/3 the plan commission board as no pull on the traffic/roads. But clearly you can see how big of an impact adding that many homes on a tiny 2 lane narrow road that already has congestion issues and is the main road connecting all three big CG schools.

If declining their request is not what is not an option for you, can you at least approve with conditions? Specifically, first mandating them to put brick wraps on the first floor of all the homes or at the very least all homes that will be on the perimeter of all three sections. Secondly, having them recalculate the SQFT of lot sizes with the useable land WITHOUT the common area acreage to mirror the lot sizes that are in our neighborhoods. Lastly, making them commit to building estate collection houses throughout all sections.

Thank you very much for your time and I look forward to attending the meeting on March 22,

Alyssa Rowles
1965 Fox Moor Terrace

Hello,

This e-mail is to address concerns with the Lennar housing addition that is being considered on Stones Crossings Road. My concerns are below.

Lennar homes has a 1-star rating on the Consumer Affairs website. The quality of Lennar homes is poor. The style and quality do not fit in with the surrounding neighborhoods. The surrounding neighborhoods are quality, brick, custom homes. The reputation of these homes are plastic palace, vinyl village, or flat back homes that have no character like the surrounding areas. I would like to see our area to continue with custom homes and stop allowing so many cheap neighborhoods in the Center Grove area.

The traffic on Stones Crossing is already congested and I am concerned about the safety of the neighbors and the school kids if Lennar adds 150 homes in this area. At Saddle Club Road and Stones (east of proposed Lennar neighborhood), reflectors and street lights had to be added because of the numerous accidents at this intersection. My 74 y/o mom was rear ended at this location 2 years ago because there is not a shoulder to go around cars that turn onto Saddle Club from Stones Crossing. There is no way to add a shoulder at this intersection and it has been this way since I went to Center Grove (1989 graduate).

I live in Forest Hills which is west of the proposed Lennar neighborhood. The ditch behind my house used to flood during heavy rains storms and flooded my next door neighbor's home as well as the 4 houses beyond my next door neighbor's house. Although the ditch was worked on 3 years ago (paid for by Forest Hills HOA) I am concerned the 150 homes Lennar is proposing will cause issues with drainage and my house will be next that flood along with the neighbors to the west of me. I provided pictures of flooded backyards last month.

:Lennar homes already have a neighborhood in the area near Walnut Grove Elementary and we do not need another Lennar neighborhood. A neighborhood with much bigger lots, less homes and custom built homes is more suitable in this area. Less homes would be better on the drainage issues.

Thank you for your time and I hope you consider declining the proposed Lennar homes in this area.

Thank you,

Kelly

Dear Michele,

We wrote last month expressing our objection to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

We are not satisfied with their response to our biggest concerns, specifically Home Density Architectural Diversity, and Traffic Safety.

We moved to Hunters Pointe in October 1998, Lot #103, 4351 West Fox Ridge Avenue, which closely borders the proposed new development. We chose this area specifically because the established homes were built on larger lots with mature trees that were preserved during construction in the 1980s. In 1998, surrounding developments appeared to be adopting similar approaches to balancing land use.

Smaller lots and possible clearing of trees and brush at property lot lines by Lennar is too inconsistent with how this area was envisioned for decades and could lead to unforeseen negative consequences.

Traffic is another big issue for us. We foresee our road getting a significant increase in traffic with people passing through to get to Runyon Road. We have a 20mph speed limit and already have issues with people coming through too fast with children playing in nearby cul-de-sacs.

Residents commuting to and from the proposed development will use Inverness Place > Crooked Lane > West Fox Ridge Ave to reach Runyon Road, adding a significant volume of new traffic to these residential streets. In recent days, with the warmer weather, we have heard children playing near our home, which serves to revive our concerns.

We have given Lennar opportunities to address our concerns but they have refused, which deeply concerns us. Specifically, they have declined requests for the following crucial items:

1. To conduct a traffic study
2. To address drainage concerns presented last month by an impartial engineer
3. To prevent construction traffic from passing through our neighborhood
4. To design homes with a reasonable level of brick exterior
5. To create larger lot sizes to be consistent with surrounding area

For all of the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar and hold them accountable to address the concerns of our community. They are a huge, national builder and only care about getting the largest possible return on every inch of the land.

This situation reminds me of the time when Walmart tried to bully their way into building on 135 and Olive Branch, at a time when our infrastructure was not able to support it. Please follow the lead of those who served at that time by not allowing this corporate bully to dishonor our community by ignoring our concerns.

Respectfully, Linda and Bill Rosier

4351 W Fox Ridge Ave
Greenwood, IN 46143
(317) 417-6898

Dear Michele,

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to us include:

- Traffic safety on Stones Crossing is a huge concern. The Planning Commission should have the residents of Johnson County safety in mind when reviewing and approving possible development proposals. Stones Crossing Road should be updated to handle increased traffic before any further development is approved.
- Lot size should match the surrounding neighborhoods including Forest Hills, Brentridge Estates, Hunters Point, Ray Skillman Manor property and the southside of Stones Crossing directly across from the proposed development. Each home should be visually pleasing on all 4 sides of the home. The quality of the home should be equivalent to the surrounding neighborhoods and homes (on the northside and southside of Stones Crossing Road).
- 1-star rating on www.consumeraffairs.com. This point directly supports the concern of bullet point 2.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017. For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,

Brian & Suzanne Bardy
4586 Osprey Drive
Forest Hills Subdivision

Dear Michelle,

I am writing this letter in reference to the Eagle Springs development in White River township. I want to express my concerns with the impact this development will have on residents of adjacent neighborhoods, including Hunter's Pointe where I have lived since 1987. My now deceased husband and myself built this house.

I live at 1992 Inverness Pl so will be on the main connection which will become a major thoroughfare for the new development. It was very frustrating for the Highway department memo to basically acknowledge this by trying to diffuse the amount of traffic on Stones Crossing saying out traffic would have other ways to leave. This connection into Hunter's Pointe will be the only access to go north. They will be adding all of this traffic into a neighborhood which doesn't have sidewalks making it dangerous for children and adults walking, walking their pets and riding their bikes. If this addition goes through why do the additions have to be connected just because the commission likes to connect neighborhoods? Again connecting into Hunter's Pointe will be very dangerous along with the wear and tear on our roads. Also, Stones Crossing, Olive Branch and Morgantown Road are ALL listed as needed transportation network improvements. So, no matter which exit Eagle Springs residents use, they will be exiting on a road that has already been determined to not be at ideal capacity, width, etc. I also know the roads in Hunter's Pointe are not at ideal capacity to handle this traffic. At the most make it a non vehicular walking path.

Lennar should also not be able to count the 23 acres of common area when calculating density. 154 houses on 91 acres is way too many.

Thanks, Karen Hewitt

Dear Ms. Hansard,

Please consider this email communication of my and wife's objection to the proposed Eagle Springs development. The developer, Lennar, has been unresponsive to concerns expressed including safety issues (due to increased traffic in and around the development's location), drainage and sewage problems exacerbating already existing issues and wildlife interruptions. Since their obstinance during the planning stage has been readily apparent, we are further concerned that they would dismiss any objections during actual construction. This is NOT how neighbors treat each other.

Further, it is disingenuous and erroneous that their proposed pricing of homes would achieve \$400,000 plus on such small-sized lots. There are no comparable pricings with lot sizes as small as that proposed by Lennar.

Sincerely,

Isadore & Kathy Rivas
2227 Running Brook Place

Greenwood, IN 46143-9252
317/306-9588 (mobile)
317/881-7481 (home) isadorerivas@msn.com
Attn Michelle Hansard:

We have lived in Forrest Hills for twenty years, and we are very concerned about your large proposed subdivision on Stones Crossing. With the large high school, middle school and elementary school nearby, traffic is already terrible on Stones Crossing in the morning and at dismissal time. It is ridiculous to build a high density subdivision there. Five acre lots would be safer. In addition to buses, there are hundreds of teenagers, many newly licensed drivers, on Stones Crossing daily. Cars are bumper to bumper in this congested area.

Surely you can find a better location farther away from the schools. Widening the road a little to allow for turns would be an insignificant and inadequate improvement. Please use common sense. We have not even factored in the bicyclists that also use Stones Crossing. Please spend a few hours observing each morning and afternoon when students begin & end their day. It will soon be obvious to your company that this location is NOT a suitable location for all of your houses.

We cant imagine any parent or grandparent voting for this. Please put our students' safety first.

Jim and Nancy OConnor

My name is Jennifer Hoover and my family has lived in the Forest Hills Neighborhood since 2017. We love our neighborhood and the proximity to the Center Grove Schools as we have four school aged children. We are very concerned about the proposed Eagle Springs Development to be built in the field East of our neighborhood. The main concern for our family is the traffic. With the addition of 154 homes, with direct access to Stones Crossing, I know that traffic, wait times, and safety issues will increase substantially. The current situation is already troubling as I have a new driver who has to get out onto a backed up Stones Crossing every day to get to school. The line is always well past the entrance to our neighborhood. I can only imagine how much longer that line will be with the addition of Eagle Springs. Safety for our Center Grove Students and community members must be a top priority. Stones Crossing is a narrow two lane road that is not sufficient for the current traffic flow and will not be able to handle the influx of cars from a new, highly populated development.

I appreciate your time and listening to my concern.

Sincerely,

Jennifer Hoover
2428 Forest Hills Blvd.
Greenwood, IN 46143

Dear Michele,

Our home backs up to this proposed land Lennar is looking at for their homes to be built on. We have a couple of concerns regarding this ;

1. Traffic safety - We have two teenagers one who is driving and another one who will be driving in a couple of years . I know that the teenagers cut through all the neighborhood to get to the school and out on stones crossing rd which in my opinion is already a very busy road with multiple inexperience drivers especially the roads leading towards the high school .My son was in fact rear ended on stone crossing road last year in the am on the way to school right in front of the proposed land they are looking at. By putting these homes on this land there will be even more traffic flowing out into the already busy road. There needs to be a traffic study done to see if the traffic flow can be improved before the building would happen.

2. We live in Hunters Pointe subdivision which is one of the older neighborhoods affected by this. We are the only neighborhood to the north and we have no sidewalks and it is very dark in this neighborhood and will have increased traffic and it is very scary in the early morning waiting for the bus with my son -very dark and no one can see you until you are almost on top of you . We have multiple walkers (dog walkers and children riding bikes which will be dangerous with increased traffic and no sidewalks.

3. Dislike that Lennar is calculating 154 houses on 91 acres of land which would put their density at an average of less than two houses per acre . does not add up.

Thanks for taking the time to listen to our concerns .Please take the time to address our concerns .

Mary and Scott Walker

Dear Michele,

My name is Pat Mullin and I am writing a second letter of the opposition to the proposed Lannar Eagle Springs addition . After attending the last public hearing in front of the planning commission , I learned that the addition of homes would add greater traffic and the safety of the residents in all current neighborhoods would sustain a higher risk for accidents. I live in Brentridge Estates and my significant girlfriend do no have children however with regeneration of the neighborhood their are MANY new young families with children . Especially on Brentridge parkway where construction and everyday traffic would increase .Safety of current residents should be of primary concerns for all Johnsoncounty residents. If you could please forward this email to the planning commission that would be appreciated. My computer that has Microsoft word crashed and it is being repaired.

Best regards,

Pat Mullin
Brentridge Estates resident

Re: Eagle Springs Subdivision by Lennar

We are writing to protest against the building of this subdivision as presented by Lennar. A subdivision of the intended density will present a major traffic increase to an already overused and poorly maintained section of Stones Crossing Road between the Center Grove High School, Middle School and Elementary School campuses and IN 135.

In addition, an entrance into Eagle Springs from Stones Crossing Road appears to be problematic, because there appears to be no room for a passing blister for eastbound traffic to pass vehicles turning left into Eagle Springs. At times, particularly as the schools let out or at the end of school events, traffic now backups up significantly from vehicles turning left into the west most entrance to Willow Lakes. There is no blister for this turn, due to proximity of the Saddle Club intersection. This area experiences frequent traffic jams and accidents.

Because of these traffic issues, we suspect that the Stones Crossing entrance to Forest Hill will become the de facto entrance to Eagle Springs for school and other east bound traffic.

Another traffic related issue that concerns us, as residents of Forest Hills, is the potential (likely) traffic of heavy, contraction-related vehicles and equipment through Forest Hill and Brentridge Estates. This project will last for many months or years and is likely to result in damage to existing streets in these neighborhoods, to say nothing of the related noise. If the Lennar project is approved, all contraction traffic should be required to enter Eagle Springs at a new entrance on Stones Crossing Road.

Sincerely,
Eddie Massey Gail Massey
4642 Oprey Dr. (Forest Hills)
Greenwood, IN 46143

To those concerned:

My name is Ken Schoch and I am a resident of Hunter's Pointe Subdivision, as well as a member of the HOA board of Hunter's Pointe. My reason for writing to you today is the proposal of development put forth by Lennar for Eagle Springs.

My primary concern for dealing with Lennar is their practice of deceit. They have declined to participate in many of our concerns, regarding 1) conducting a traffic study 2) addressing the drainage concerns presented by an outside, independent engineer 3) planning for construction traffic to operate outside of our existing neighborhoods 4) design the lot size to compliment the 3 surrounding subdivisions that they would be neighbor to.

From a property value approach, they only offer a handful of elevations for their homes, with paint and brick being the only variety of styles. However, if you have seen some of their existing subdivisions, you will see that the back sides of these homes look the same - boxy and cement board siding. This is hardly comparable with Forest Hills, Brentridge and Hunter's Pointe.

From a safety concern, we in Hunter's Pointe are particularly vulnerable. We have no sidewalks, but yet we have plenty of foot and bicycle traffic, adults and children alike. I am keenly aware of the time, a number of years ago, when Willow Lakes was connected to Brockton Manor. The residents of Willow Lakes were furious, as their neighborhood became a major cut thru from Stones Crossing Rd to Olive Branch Rd, not only to everyday traffic, but especially to the time when Center Grove High School was dismissed. We see no reason that it would not happen to us in Forest Hills and Hunter's Pointe. We already have a speeding problem in our subdivision and are currently working on ways to alleviate that. But with a daily influx of speeding high school students, we shudder at the thought. Again, I remind you that we have NO SIDEWALKS !

Please hear our concerns. They are not only from a real estate approach, but mostly from an approach for the safety of our residents. I hate to think of someday, looking back, and wishing that a different decision was made by the Planning Commission.

Thank you for your time,
Ken Schoch
Hunter's Pointe resident

From: Corwin Foote, Hunter's Point Vice President HOA **AND** FROM: Richard White, Hunters Pointe HOA

Vote no on Lennar's Eagle Springs Proposal for the following reasons:

1. Lennar should not be able to profit to the detriment of Johnson County residents. Lennar is not a good neighbor now and won't be in the future. It is still unclear if, per the commission's request, Lennar is willing to work with Johnson County residents to reach any compromise on this project.
2. Lennar has manipulated the density numbers to squeeze more houses on smaller lots than allowed by the SCO. Don't be fooled by Lennar's number game. This is not the type of company Johnson County should welcome or support.
3. Lennar does not care about the safety of Johnson County residents and the traffic congestion this project will create. The highway department recommended a traffic blister to assist with increased traffic on Stones Crossing. Rather than listening to the county's suggestion, Lennar created a lane shift. It could not be clearer: Lennar does not care about the safety of our community.
4. Lennar has consistently disregarded Johnson County residents' concerns about this project by:
 1. Declining to conduct a traffic study;
 2. Declining to address the drainage concerns presented by an outside, independent engineer;
 3. Declining to prevent construction traffic from driving through existing neighborhoods, which would cause safety issues for walkers, bikers, etc., in Hunters Pointe (a neighborhood without sidewalks) and increase damage to our already crumbling streets;
 4. Declining to abide by the SCO's requirement to "complement existing house stock," and
 5. Declining to create larger lots to better match the surrounding neighborhood

Put Johnson County ahead of this billion-dollar Florida corporation and vote no to Eagle Springs.

Dear Commission Members:

Please review Lennar's Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs that without revision will create a logjam of traffic east of Morgantown Road and north of Stones Crossing Road. Many White River Township residents think development here is only a moneymaker for Greenwood or the county as too often logistics aren't considered. Northern White River Township is already too congested and with I-69's development, will be even more so. Consider these issues.

- The increased traffic on Stones Crossing Road, which is the main East-West link to Center Grove Schools, will make travel even more congested than it already is. Lennar has apparently refused to conduct any traffic surveys which would provide data to make appropriate decisions. Lennar likely realizes study data would not be favorable to their application.
- In addition to the point above regarding increased traffic, Lennar's proposal to make a "lane shift" does not make sense, and would likely not alleviate the traffic concerns caused by this new subdivision.
- The quality of homes being built needs to be reviewed. Brick or stone should be required on at least a portion of each house's exterior. The addition of covered patios would prevent the flat back, cheaper exterior. Lennar must be required to provide housing that fits the existing area, thereby protecting the current property values for the long term.
- Lot size should be equivalent to surrounding neighborhoods, again to better fit the existing area and protect home values. Lennar is arrogantly "gaming the system" with their density calculations by including common area acreage. The intent is for homes in this area to be approximately half acre, diversified designed homes. Lennar meets neither intent.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017. Please consult that document before making your decision.

Finally, why did the plan commission members that represent this area recuse themselves from voting? Recusal would be entirely appropriate if they own the land or in some way stand to profit from the development, but from what I know, they don't. Instead, they should advocate for the people they represent.

Sincerely,

Joyce Long

Hunter's Pointe Subdivision

Hi Michele,

I am writing again to continue sharing my concern about the Eagle Springs development. After listening to the presentations at the most recent meeting, I was quite concerned with Lennar's presentation. First it was noted many times that Lennar is counting undevelopable land in their calculation to show that the density meets the 2 per acre standard. This is directly contrary to the spirit of this ordinance, and therefore should not be allowed to be calculated in this way. In addition, I was very concerned with the words of the Lennar attorney as it related to property values. Throughout this entire process, it has been stated repeatedly as a universal fact from Lennar that these homes will have property values ranging from \$450-600k. However, when being forced to speak under oath at your meeting, the Lennar attorney was not able to confirm this but only stated it is their "current best estimate."

As a result of the above, Lennar has given me the opposite of comfort but instead is making me question what else are they hiding and not being fully truthful about. I said it in my last email and will state again, Lennar is a large publicly traded company, they do not care about Greenwood. They care about their bottom line. Please do not allow them to ram this through at the next meeting while we are all on Spring Break. Also, please take a stand and support the community you live in and do not allow this to be approved on a narrow technicality.

Thank You, Scott Sylte

To those concerned:

My name is Dan Devine and I am a resident of Hunter's Pointe Subdivision, as well as the Secretary of the Board of Directors. My reason for writing to you today is the proposal of the development put forth by Lennar for Eagle Springs.

My primary concern is Lennar's failure to work with the surrounding neighborhoods to address our concerns regarding 1) conducting a traffic study; 2) addressing the drainage concerns presented by an outside, independent engineer; 3) planning for construction traffic to operate outside of our existing neighborhoods; and 4) designing the lot size to compliment the 3 surrounding subdivisions they would connect with. From the perspective of property values, they only offer a handful of elevations for their homes, with paint and brick being the only exterior with no brick being required. However, if you have seen some of their existing subdivisions, you will see that the back sides of these homes look the same - boxy and cement board siding. This is hardly comparable with Forest Hills, Brentridge and Hunter's Pointe.

From a safety standpoint, we in Hunter's Pointe are particularly vulnerable. We have no sidewalks, but yet we have plenty of foot and bicycle traffic, adults and children alike. I am keenly aware of the time, a number of years ago, when Willow Lakes was connected to Brockton Manor. The residents of Willow Lakes were furious, as their neighborhood became a major cut thru from Stones Crossing Rd to Olive Branch Rd, not only to everyday traffic, but especially to the time when Center Grove High School was dismissed. We see no reason that it would not happen to us in Hunter's Pointe. We already have a speeding problem in our subdivision and are currently working on ways to alleviate that. But with a daily influx of speeding high school students, we shudder at the thought. Again, I remind you that we have NO SIDEWALKS !

Please hear our concerns. They are not only from a real estate approach, but mostly from an approach for the safety of our residents. I hate to think of someday, looking back, and wishing that a different decision was made by the Planning Commision.

Thank you for your time,

Dan Devine

Hunter's Pointe resident

Hansard Michele - Planning & Zoning

From: Ryan Ritter <ritterr23@hotmail.com>
Sent: Sunday, March 7, 2021 9:44 AM
To: Hansard Michele - Planning & Zoning
Subject: RE: Case No. P-2-20 Eagle Springs proposed development

Johnson County Planning Office
Courthouse Annex
Attn: Michele Hansard, Senior Planner
86 W. Court St.
Franklin, IN 46131

March 7, 2021

RE: Case No. P-2-20

Dear Michele,

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to us include:

Our biggest concern with this new neighborhood is the traffic and how it will affect the safety of the residents in our neighborhood and the connecting neighborhoods. There is already a significant amount of traffic going both directions on Stones Crossing, and it's even worse when the surrounding schools start and dismiss each weekday. Adding this neighborhood would make it almost impossible to turn out of Forrest Hills and head West. Lennar should be responsible for providing a passing blister so that traffic heading into the subdivision from Stones Crossing won't cause traffic congestion and cars to backup. And Lennar's idea of a lane shift seems like an option that would be dangerous to drivers, due to having to briefly shift left and then right to get around traffic. I'm sure this is the easiest and most economically efficient route for Lennar, but it doesn't promote safety for the thousands of drivers who will use this road each day, especially the young teenagers going to and from the High School.

Since this property is zoned R-1, or having 2 houses per acre, I was concerned to hear that Lennar is counting the 23 acres of common area towards their 2 houses per acre total. Since they are actually building on only 68 acres of the 91 acres in the plat, it actually comes out to 2.26 houses per acre, which is above the Subdivision Control Ordinance's R-1 zoning requirement. It seems like Lennar is trying to dupe the Planning Commission and my fellow neighbors by counting this common area. It was frustrating to hear them try to justify it during the last meeting in February and I hope that the planning commission can make Lennar have less homes in the neighborhood to meet the requirements.

Finally, I'm concerned about the architectural diversity of the homes being built in Eagle Springs. When you look at the surrounding neighborhoods that will connect to Eagle Springs you see homes that are all brick and designed in styles that are unique and custom to each owner. The homes have withstood years of use and still look great today. I'm concerned that Lennar will bring homes where every 4th house will look exactly the same, with a different color of paint, and lots of the hardy plank siding. I would like the Plan Commission to require Lennar to prove that their builds support healthy long-term housing and property values like the neighborhoods connected to it have done.

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,

Ryan and Rebecca Ritter
4644 Fox Moor Pl.
Brentridge Estates Subdivision

Hansard Michele - Planning & Zoning

From: LORETTA STAMBAUGH <loris0625@gmail.com>
Sent: Monday, March 8, 2021 4:04 PM
To: Hansard Michele - Planning & Zoning
Subject: Planning Commission Letter - Brentridge Estates Homeowner on Eagle Springs Subdivision Plan for March 22, 2021 Meeting

We are writing to join our neighbors in objecting to the application by Lennar for a 154 home subdivision known as Eagle Springs. We moved here nine months ago from Cape May County, New Jersey to rejoin family that has lived here for several generations. When deciding on a new home in the multi county area, we chose this location as highest in overall "quality of life". It would be very sad to witness anything diminish that; such as poorly controlled development. After living and owning property in several states including Pennsylvania, Delaware, Florida and New Jersey for the past 40 years, we have witnessed communities that harmed themselves by allowing excessive and careless growth.

All of the specific concerns which we have read and heard from our neighbors since we have become aware of the proposed new subdivision are also supported by us. They each will lower the "quality of life" of all of the existing neighborhoods that Eagle Springs would border.

After attending the February 22 Plan Commission meeting, we are more convinced that Lennar is only committed to building their Eagle Springs subdivision at minimal cost and maximum profit with no regard to the well-being of existing neighbors and community. Their response or lack of concern to our concerns about house density, drainage, traffic safety, and architectural diversity is extremely disappointing. Obviously, they are only agreeing to meet the absolute minimal legal requirements to get their project approved. There is already traffic congestion at the school now compounded by inexperienced drivers and accidents that have occurred. We need to make sure a traffic study is conducted. Why was this declined by Lennar? Why were the drainage concerns by an outside engineer declined by Lennar? Why is Lennar not willing to commit to a reasonable level of brick on the house exterior to better match the surrounding area neighborhoods? Why not require them to keep construction traffic from coming through our neighborhoods? Why should we accept a manipulation of the lot size using common area non-buildable space as justification?

Since we fully witnessed Lennar's position of doing the minimal amount possible, we urge the Planning Commission Members to address the issues above that were brought up by the homeowners. We request that you address our safety, quality, and drainage concerns and meticulously enforce every specific requirement covered by the Subdivision Control Ordinance in the strictest legal sense as it impacts our quality of life concerns. Our home owners group is absolutely committed to holding Lennar responsible for fully meeting all ordinance requirements as written. We are respectfully asking the same from all Planning Commission Members.

Sincerely,

Tom Stambaugh
Loretta Stambaugh
2182 Running Brook Lane
Greenwood, IN 46143-9250

Hansard Michele - Planning & Zoning

From: Amanda Stansbury <astansbury87@gmail.com>
Sent: Monday, March 8, 2021 3:39 PM
To: Hansard Michele - Planning & Zoning
Subject: Opposition to Eagle Springs

Johnson County Planning Office Click for date
Courthouse Annex
Attn: Plan Commission Members
[86 W. Court St.](#)
[Franklin, IN 46131](#)
RE: Case No. P-2-20

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern include:

- Quality - Lennars track record of bad quality, crooked walls, quick build time not resulting in true custom homes, "in house" financing
- Consumer Affairs - Lennars terrible ratings on consumeraffairs.com
- Safety and traffic - Increased traffic flow throughout and speed/safety concern regardless if this is the boards problem or not

My wife and I searched for our forever home in Brentridge Estates for over a year. We are mid 30's and have a young family with 3 children, ages 5, 3, and 8 months. We very much value the fact that we live in a well established Center Grove neighborhood with a safe reputation, older custom homes, and a place we feel our home will hold its value for many years to come.

QUALITY - Our home was custom built by Dennis Copenhaver in 1987, along with most others in this neighborhood. It was built in a timely manner, with attention to detail that will stand the test of time. We toured many new construction homes by Lennar at Morningside off 144 in Bargersville, 8 mins south of here. We asked for many opinions on new builds prior to purchasing anything. We found that while these new track homes are beautiful to look at, the quality is just not there. Standing water issues in the basement, already existing cracks in the basements concrete foundation, heating and cooling issues because of not enough duct work - this is because they contract and penny pinch the ducts, flat paint (we were told to "upgrade ourselves after we move in"), giant square footage on a smaller lot, circular windows that weren't a perfect circle but being sold "as is." We just couldn't bring ourselves to build one or purchase. We ran after reading google reviews and hearing honest opinions on brand new homes that shouldn't have such issues.

Our home is 34 years old and has one crack in our basement foundation, by the way. You're welcome to visit. We are proud to live in a neighborhood that is held in high regard with homes that have held their value AND quality since the 1980's. There are finished Lennar homes for sale at morningside that they have significantly reduced the price on just to make the sale.

You can compare the quality between Brentridge homes and these Lennar homes all day long. Solid wood details in Brentridge vs particle board detail, custom made cabinetry vs mass produced cabinets, solid wood 6 panel doors vs hollow wooden doors, wood floors vs laminate, no two homes alike vs cookie cutter limited designs. Their supplies are bought in bulk to keep costs down.

They advertise that they have their own financing company - but we know this is simply to avoid the fact that a true loan officer would want to see the said home plans to make sure it appraises for the loan amount.

They are production homes vs true custom homes - trying to connect to custom home neighborhoods. The 4 neighborhoods should not connect because they are not of the same value. They shouldn't even sit where they are planning because several 500k custom homes with .5 acre lots will now share a backyard with 1.5 Lennar homes. This land should be established by custom home builders, not track homes that are built [in 90 days](#).

CONSUMER AFFAIRS - Please, even if you don't consider every point I am making here, PLEASE take the time to read Lennar home reviews online at consumeraffairs.com. They have a 1/5 star rating. If you lived in Brentridge and knew this was happening, you'd be concerned about your property value as well.

I had to scroll through SEVENTY 1 star ratings before I could get to a 5 star rating (sorted by most recent date). These are from people all over the US. The quality issues that this company repeatedly commits is insanity. This is very upsetting. People are reporting crooked walls/doors, a 4000 square ft home being built in less than 3 months, water leaks, unresponsive customer service resulting in people having to take legal action.

Here are a few direct quotes from consumer affairs:

"If you can do yourself any one favor, it's to KEEP ON LOOKING!!! Do not settle on a Lennar home. It's my biggest regret in life!!! They make the models PERFECT so you think that's what you're getting and then get hit with something. That is what I'm living with!"

"Apparently, there's been a slow leak from a shower bench that is not only a poor design but faulty install. The water came out from the bedroom wall and caused black mold under the carpet. Lennar said they'd caulk. I had to have my bedroom wall cut open to find the cause, the carpet and tackless were full of black mold and the plumber found a box left in the wall."

"This corporation does NOT pride themselves on the product they provide. They simply intend to assemble something as quickly and as cheap as they can...close out and move on to the next sucker. No commitment, customer service nor quality standards are thought of when thinking Lennar."

"VERY CROOKED walls, baseboards, doors, you name it, it was likely not straight. They threw our house up (4000sq foot house) in less than 3 months- just take a moment to imagine that for yourself and what the product result was/is. We had many many many issues on our final walk throughs, to the point where I said I was not settling until things were fixed. I was PROMISED and REASSURED things would be taken care of immediately. Here we are, 14 months later and I'm still waiting."

This is frightening not only for my own home value, but also for the people who may be our new neighbors should this go through.

TRAFFIC -this is a major issue. You've made it clear that they pass all the legal requirements for R-1 and that this is a transportation board issue. HOWEVER, you'd not be passing this in good conscious.

You know that the traffic is projected to double in the next 14 years. We sit on the main drag of Brentridge Parkway, shortly before the bridge. With young children outside a lot, we have to practice much caution with our children playing in the driveway and the already huge amount of traffic and speeding issues that we see. it is not uncommon to have a Johnson County sheriff sitting on Brentridge Court clocking speed and people running the stop sign. No one seems to obey the speed limit and we are constantly setting out a green caution sign at the foot of our driveway. I cannot imagine the increase we will see with these new homes and all the traffic we will see. It greatly scares us.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,
Collin and Amanda Meyers

[4831 Brentridge Parkway](#)
[Greenwood, IN 46143](#)

Sent from my iPhone

Hansard Michele - Planning & Zoning

From: John.Parsons99@comcast.net
Sent: Monday, March 8, 2021 3:43 PM
To: Hansard Michele - Planning & Zoning
Cc: 'Lisa Dickinson'
Subject: Objection to Eagle Springs Development

Traffic on Stones Crossing currently exceeds capacity prior to the start of the school day and at the end of the school day. The proposed housing development Eagle Springs will increase this congestion. Stones crossing is a narrow road with no berms and there is a steep drop off across the street from the proposed development. I understand that a turning lane will be constructed to facilitate exiting Stones Crossing into Eagle Springs. The issue to address is that with the heavy traffic flow, it is currently difficult to make a left turn onto Stones Crossing from Forest Hills or from Eagle Springs to head east. This requires crossing the lane of west bound traffic to enter the east bound lane. This is dangerous at the start and end of the school day because of the heavy traffic. The addition of Eagle Springs will worsen this situation. A traffic study should be completed for Stones Crossing and nearby roads to assure that a safe traffic flow is provided. I understand Lennar has refused to provide such a study.

Lennar is not willing to keep construction vehicles out of the existing neighborhoods. Construction traffic for Eagle Springs should not use neighborhood streets in Brentridge or Forest Hills. The entrance from Stones Crossing into Eagle Springs can serve this need. Existing neighborhoods should not be forced to handle the added traffic and dirt caused by construction vehicles.

Eagle Springs home lots are only .28 acres each. This is significantly smaller than property in Forest Hills or Brentridge. Smaller lots and smaller homes will result in a more dense community that will not have the visual appeal that is available in the adjacent neighborhoods. Home designs in Forest Hills and Brentridge requires extensive use of brick and limited use of lap siding. There are a wide range of home designs and brick applications that has resulted in two beautiful neighborhoods. Porches, arched entrances, high quality door designs, and bump outs enhance the architectural appearance of every home in these communities. These home design features coupled with nicely designed landscapes have resulted in visually appealing neighborhoods. Lennar has not demonstrated that Eagle Springs will live up to this same standard of excellence.

Please take these comments into consideration as you evaluate the proposal submitted by Lennar for this neighborhood development.

John Parsons

2410 Forest Hills Blvd.
Greenwood, IN 46143

Home Phone: 317-889-4331
Cell Phone: 317-908-4917
Email: John.Parsons99@comcast.net

Hansard Michele - Planning & Zoning

From: Tierre Emerson <taemerson08@gmail.com>
Sent: Monday, March 8, 2021 4:38 PM
To: Hansard Michele - Planning & Zoning
Subject: Lennar's Application to develop farmland off Stone Crossing

Johnson County Planning Office
Courthouse Annex

March 4, 2021

Attn: Michele Hansard, Senior Planner
[86 W. Court St.](#)
[Franklin, IN 46131](#)

RE: Case No. P-2-20

Dear Michele,

We are writing again to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to us include:

Our biggest concern with this new neighborhood is the traffic and how it will affect the safety of the residents in our neighborhood and the connecting neighborhoods. There is already a significant amount of traffic going both directions on Stones Crossing, and it's even worse when the surrounding schools start and dismiss each weekday. Adding this neighborhood would make it almost impossible to turn out of Forrest Hills and head West. Lennar should be responsible for providing a passing blister so that traffic heading into the subdivision from Stones Crossing won't cause traffic congestion and cars to backup. And Lennar's idea of a lane shift seems like an option that would be dangerous to drivers, due to having to briefly shift left and then right to get around traffic. I'm sure this is the easiest and most economically efficient route for Lennar, but it doesn't promote safety for the thousands of drivers who will use this road each day, especially the young teenagers going to and from the High School.

Since this property is zoned R-1, or having 2 houses per acre, I was concerned to hear that Lennar is counting the 23 acres of common area towards their 2 houses per acre total. Since they are actually building on only 68 acres of the 91 acres in the plat, it actually comes out to 2.26 houses per acre, which is above the Subdivision Control Ordinance's R-1 zoning requirement. It seems like Lennar is trying to dupe the Planning Commission and my fellow neighbors by counting this common area. It was frustrating to hear them try to justify it during the last meeting in February and I hope that the planning commission can make Lennar have less homes in the neighborhood to meet the requirements.

Finally, I'm concerned about the architectural diversity of the homes being built in Eagle Springs. When you look at the surrounding neighborhoods that will connect to Eagle Springs you see homes that are all brick and designed in styles that are unique and custom to each owner. The homes have withstood years of use and still look great today. I'm concerned that Lennar will bring homes where every 4th house will look exactly the same, with a different color of paint, and lots of the hardy plank siding. I would like the Plan Commission to require Lennar to prove that their builds support healthy long-term housing and property values like the neighborhoods connected to is have done.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,

Mark & Tierre

2509 Willow Lake Dr

Greenwood, IN 46143

Hansard Michele - Planning & Zoning

From: Rachel Higgins <rachel.higgins224@gmail.com>
Sent: Thursday, March 4, 2021 4:23 PM
To: Hansard Michele - Planning & Zoning
Subject: Eagle Springs Development Concerns

Johnson County Planning Office
Courthouse Annex

March 4, 2021

Attn: Michele Hansard, Senior Planner
86 W. Court St.
Franklin, IN 46131

RE: Case No. P-2-20

Dear Michele,

We are writing again to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to us include:

Our biggest concern with this new neighborhood is the traffic and how it will affect the safety of the residents in our neighborhood and the connecting neighborhoods. There is already a significant amount of traffic going both directions on Stones Crossing, and it's even worse when the surrounding schools start and dismiss each weekday. Adding this neighborhood would make it almost impossible to turn out of Forrest Hills and head West. Lennar should be responsible for providing a passing blister so that traffic heading into the subdivision from Stones Crossing won't cause traffic congestion and cars to backup. And Lennar's idea of a lane shift seems like an option that would be dangerous to drivers, due to having to briefly shift left and then right to get around traffic. I'm sure this is the easiest and most economically efficient route for Lennar, but it doesn't promote safety for the thousands of drivers who will use this road each day, especially the young teenagers going to and from the High School.

Since this property is zoned R-1, or having 2 houses per acre, I was concerned to hear that Lennar is counting the 23 acres of common area towards their 2 houses per acre total. Since they are actually building on only 68 acres of the 91 acres in the plat, it actually comes out to 2.26 houses per acre, which is above the Subdivision Control Ordinance's R-1 zoning requirement. It seems like Lennar is trying to dupe the Planning Commission and my fellow neighbors by counting this common area. It was frustrating to hear them try to justify it during the last meeting in February and I hope that the planning commission can make Lennar have less homes in the neighborhood to meet the requirements.

Finally, I'm concerned about the architectural diversity of the homes being built in Eagle Springs. When you look at the surrounding neighborhoods that will connect to Eagle Springs you see homes that are all brick and

designed in styles that are unique and custom to each owner. The homes have withstood years of use and still look great today. I'm concerned that Lennar will bring homes where every 4th house will look exactly the same, with a different color of paint, and lots of the hardy plank siding. I would like the Plan Commission to require Lennar to prove that their builds support healthy long-term housing and property values like the neighborhoods connected to is have done.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,

Douglas & Rachel Higgins

2002 Ridgemere Place

Brentridge Estates Subdivision

Hansard Michele - Planning & Zoning

From: Rich Sokolowski <richsoko@gmail.com>
Sent: Monday, March 1, 2021 7:22 PM
To: Hansard Michele - Planning & Zoning
Subject: Eagle SPings Development Concerns

Ms. Hansard,

As a resident of Forest Hills and a owner whose property line sits up right against the proposed Eagle Springs development, I would like to offer the following concerns:

1. **Density**: This property is zoned as R-1 which the Subdivision Control Ordinance (SCO) defines as having 2 homes per acre. How does this somehow result in them putting houses on .28 acre lots? In short, they are counting/adding in 23 acres of "common area" when calculating density. They are actually building the 154 houses on only 68 acres of the entire 91-acre plat, which equates to 2.26 houses per acre. However, they are calculating 154 houses on approximately 91 acres of land which would put their density at an average of less than two houses per acre. We know multiple members of the Plan Commission are not happy with how Lennar is calculating density. We have to ask.... was this manipulation of the numbers the original intent of the SCO?
2. **Architectural Diversity**: The Subdivision Control Ordinance requires that new developments "compliment existing house stock." Existing neighborhoods have a significant amount of brick, as well as bump-outs, porches, etc. that help create diversity in the exterior of our houses. You absolutely can ask the Plan Commission to require this type of commitment from Lennar. They must also prove that their builds "support healthy long-term housing and property values."
3. **Traffic safety**: The County Highway Department has stated that Lennar will need to create some sort of "passing blister" which basically means a way for traffic to "get-around" a car that is turning left into the subdivision. For multiple reasons, Lennar has not been successful in making this happen. Therefore, they instead have presented the idea of doing a "lane shift" which basically means eastbound Stones Crossing would become a passing blister, westbound Stones Crossing would become the new Eastbound lane, and they would build a new westbound Stones Crossing on their property (on the north side of Stones Crossing road). This means, when driving east to 135, your lane will briefly shift to the left, then back to the right again. Does that promote our safety?

In addition, I am not opposed to building on the proposed property however I would hope a builder would work with the concerned communities around the area. When Lennar was asked to address certain issues, the following has occurred:

1. Conducting a traffic study - declined

2. Committing to address the drainage concerns presented by an outside engineer - declined
3. Agreeing to prevent construction traffic from coming through our neighborhoods - declined
4. Committing to a reasonable level of brick on the house exteriors - declined
5. Creating larger lot sizes to better match the surrounding area - declined

Respectfully submitted,

Rich Sokolowski
2491 Waldon Drive
Greenwood, IN 46143
Forest Hills

Johnson County Planning Office
Courthouse Annex
Attn: Michele Hansard, Senior Planner
86 W. Court St.
Franklin, IN 46131

03-Mar-2021

RE: Case No. P-2-20

Dear Michele,

As Senior Planner for the Johnson County Planning and Zoning department I kindly ask your consideration as well as forwarding of this communication to all members of the Plan Commission.

Johnson County Plan Commission members,

I am writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road. The remainder of this letter outlines the concerns and reasons why I strongly encourage you to reject the current proposal by Lennar; however, it also concludes with reasonable conditions that would make a development proposal acceptable.

1. Lennar business behavior

As stated in my previous letter (included at the conclusion), Lennar continues to contradict themselves by verbally agreeing to specific considerations but not agreeing to their commitments in writing while ultimately stating they are only willing to meet minimum expectations.

You experienced this first hand during the Plan Commission meeting on 22-Feb-2021 as it relates to home size. Lennar presented a wide range of home sizes for single-story and two-story houses. When rightfully requested to commit to a size, they chose the smallest square footage within the range (approximately 20% lower than the top end of the range they presented).

Lennar also touted how they have tried to work with the community in several formats; however, their verbal word cannot be trusted as also demonstrated by the following examples in which they had opportunities to address our concerns.

- Conducting a traffic study - DECLINED
- Committing to address the drainage concerns presented by an outside engineer - DECLINED
- Agreeing to prevent construction traffic from coming through our neighborhoods - DECLINED
- Committing to a reasonable level of brick on the house exteriors - DECLINED
- Creating larger lot sizes to better match the surrounding area - DECLINED

Yes, these concerns will take some financial resources but nothing a company which brags about the following financial performance in its annual letter to shareholders.

- Revenue increase of 1% in 2020 to \$22.5 BILLION
- Net earnings in 2020 of \$2.5 BILLION
- Gross margin increase in 2020 of 2.2% to 22.8%
- Net margin increase in 2020 of 2.3% to 14.6%

Simply stated, Lennar cares more about their corporate finances than they do our community and the potential future residents of their developments.

Additionally, I do not find it to be appropriate for Lennar to attempt persuading you to approve their plans with veil threats of legal recourse. You are respected members of our community who have chosen to serve the Plan Commission. You are equipped and expected to uphold the responsibilities of your position with a reasonable level of discretion.

We as White River Township residents are not against development. We are supportive of positive growth in our community. We are supportive of neighborhoods and homes built by those who we call family, friends, and neighbors. We are not supportive of a corporation consisting of people who do not live in our community that only care about developing a plot of land to the minimum requirements, at the lowest cost so they can maximize their profit while spending it outside of Johnson County and Indiana. We are not supportive of a corporation which has repeatedly demonstrated behavior of untrustworthiness and manipulation.

2. Housing Density

The current plan does not meet the true intent of the R-1 designation as defined by the Subdivision Control Ordinance which states no more than 2 homes per acre considering 23 of the 91 acres of the property is not able to be developed.

The development should consist of no more than 136 homes on the 68 acres of land which is acceptable for development.

3. Architectural Diversity

The current plan does not meet the Subdivision Control Ordinance requirement that new developments "compliment existing house stock." Existing neighborhoods have a significant amount of brick, as well as bump-outs, porches, etc. that help create diversity in the exterior of our houses.

Adjacent and surrounding developments consist of custom homes. Lennar homes as proposed are generic as demonstrated by the percentage of same plan designs and do not compliment existing house stock based on lack of brick exteriors.

4. Traffic Safety

The County Highway Department has stated that Lennar will need to create some sort of "passing blister" which basically means a way for traffic to "get-around" a car that is turning left into the subdivision. For multiple reasons, Lennar has not been successful in making this happen.

Before you make your decision, I would also like for you to consider the amount of time, effort and energy your fellow residents (neighbors) are expending to express our concerns in a civil and constructive manner which follow the appropriate course of action as set forth by our governing bodies. I would ask for you to consider the factual merit, volume and proposed resolutions we have brought forth to Lennar when making your decision. Please understand that we, more than anyone else, desire for the eventual development of this land to support healthy long-term housing and property values which uplift our entire community (White River Township and Johnson County).

Unfortunately, you may see a lesser turnout during your next meeting on 22-Mar-2021 as the meeting falls on the first day of Spring Break for our school corporation. As much as we would like to attend every meeting associated with this proposal, please understand that this proposed development is not our

only priority, or our job, as it is for the employees and attorneys of Lennar. We all have family responsibilities and many of us volunteer our time in the community; therefore, we are not able to make it to every meeting with full attendance.

We plead with you to align your vote with our opposition to the proposal as it stands.

If you feel obligated to approve a development by Lennar, then I would request an approval with conditions. I would ask such conditions include, but not be limited to, the following items:

1. Require Lennar to uphold themselves to the verbal statements of commitment per the Johnson County Drainage Board meeting and address the drainage concerns presented to them by an independent engineer as part of the Johnson County Drainage Board approval process.
2. Require the development to maintain the specifications of R-1 as defined by the Subdivision Control Ordinance after subtracting the 23 acres of land which cannot be developed which would equate to no more than 136 homes on the 68 acres available for development. Or require that the average lot size shall be equal to or greater than 17,424 square feet which is equivalent to the smallest average lot size of the adjacent subdivisions
3. Home material of construction consisting of no less than 50% of brick exteriors with no two homes having the same exterior design or interior layout to be consistent with adjacent and connected neighborhoods.
4. Lennar shall be responsible for the widening of Stones Crossing Road starting at N 400 W (Saddleclub Road) to the entrance of Center Grove High School. The road widening should be consistent with the design on Smith Valley Road starting the the Peterman/Berry intersection west past Sugar Grove Elementary School.
5. Lennar shall ensure all construction traffic will not utilize roads within any existing subdivision with any and all photographed or video recorded violations resulting in a \$1,000 fine paid to the neighborhood home owners association in which the violation occurs.

Sincerely,

Briar A. Colwell

2359 Arden Place
Greenwood, IN 46143

Johnson County Planning Office
Courthouse Annex
Attn: Michele Hansard, Senior Planner
86 W. Court St.
Franklin, IN 46131

30-Jan-2021

RE: Case No. P-2-20

Dear Michele,

As Senior Planner for the Johnson County Planning and Zoning department and in light of not having published contact information for the Plan Commission members, I kindly ask your consideration as well as forwarding of this communication to all members of the Plan Commission. I am writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern are:

Considerations and fundamental issues with the Johnson County Drainage Board decision

- To my knowledge and understanding (per online county records), no member of the Johnson County Drainage Board is a resident of the impacted area or White River Township. Their lack of concern and behavior during the meeting as described in the following points is likely attributed to their decision not having any impact on their personal life.
- The Johnson County Drainage Board approved the proposal because it met the MINIMUM requirements. Johnson County is a very diverse geographic area in terms of land composition, water retention and water flow. Therefore, it must be recognized that minimum expectations for the entire county may not be appropriate for all parts of the county. One should also consider the age of the written requirements by which the board is basing their decision.
- The Johnson County Plan Commission must consider previous recommendations from the Johnson County Drainage Board and the results those decisions have had in terms of impact to residents. Previous decisions have led to consistent flooding throughout Johnson County and specifically residents of existing neighborhoods (e.g. Forest Hills as shared at the Drainage Board meeting).
- I would encourage you to watch a recording of the Johnson County Drainage Board meeting in which Lennar repeatedly contradicted themselves by verbally agreeing to accommodations but not agreeing to their commitments in writing while ultimately stating they are only willing to meet minimum expectations. It should also be noted that the board members did not understand their own bylaws in regards to their ability to request Lennar to meet more reasonable requirements. If they do not understand the rules by which they are governed, then they are demonstrating their inability to govern within those rules and make decisions with regards to more technically challenging issues.
- In summary, the Johnson County Drainage Board decision and recommendation should not be considered appropriate in terms of this specific proposal.

Traffic

- The ITE Trip Generation Manual indicates each new home built adds approximately 10 trips to the road network daily. This means our immediate area would be subjected to an average of 1,540 additional trips on Stones Crossing and/or neighborhood streets every day.
- Page 106 of the Johnson County 1-69 Plan warns that Stones Crossing is projected to increase significantly in traffic volume due to the development of the I-69 corridor.
- Page 60 of the Johnson County 1-69 Plan states that building near schools should be carefully considered because it can result in traffic congestion
- Widening Stones Crossing Road from 135 to Morgantown Road to 3-4 lanes is one of the recommended transportation network improvements listed on page 22 of the Johnson County 1-69 Plan.
- The Indianapolis Metropolitan Planning Organization (MPO) projects that the Average Daily Traffic Count on Stones Crossing Road between 135 and Morgantown Road will jump from an average of 9,414 in 2017 to an average of 17,674 by the year 2035.
- The specific section of Stones Crossing where Lennar would like to develop 154 additional homes is already listed in the Johnson County Comprehensive Plan as a transportation constraint area.

Home specifications

- The proposed lot size (13,068 square feet) is 25% smaller than the smallest average lot size (17,424 square feet) of the adjacent and connecting subdivisions. And the proposed lot size (13,068 square feet) is 34% smaller than the cumulative average (~19,800 square feet) of the adjacent and connecting subdivisions.
- The specifications for the homes being proposed by Lennar do not align with the adjacent and connecting neighborhoods which were developed as many as 40 years ago. The use of lower quality building materials, generic exterior and interior designs will ultimately lead to houses which have a high likelihood of depreciating in value. I would invite you to visit Lennar developments which are 10+ years old to better understand how the approval of this proposal will impact our community in the future.
- This leads to some interesting questions such as....Why is the bar being lowered for this development in terms of lot size, design, materials of construction, and quality? What kind of impact will this have on the surrounding home values based on design and quality? Will valued neighbors and community supporters such as Mr. Ray Skillman decide to leave or stop contributing support to our community?
- This neighborhood does not fit in with the existing neighborhoods and immediate community. Again, minimum expectations are not reasonable or appropriate when making a decision regarding this proposal. Further, my interpretation is this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons and in alignment with my White River Township neighbors, please accept my objections to the current plans as proposed by Lennar.

I kindly and respectfully ask members of the Plan Commission who are not residents of White River Township to align your votes with members of the Plan Commission who are residents of White River Township. And I ask members of the Plan Commission who are residents of White River Township to align your votes with your neighbors who are following all appropriate means to voice their concerns as well as disapproval of the plan.

We as White River Township residents are not against development. We are supportive of positive growth in our community. We are supportive of neighborhoods and homes built by those who we call

family, friends, and neighbors. We are not supportive of a corporation consisting of people who do not live in our community that only care about developing a plot of land to the minimum requirements, at the lowest cost so they can maximize their profit while spending it outside of Johnson County and Indiana.

The simple fact is the Lennar executives making money from this development will not (and would not) subject themselves to living in the Eagle Springs development they are proposing.

If the Plan Commission feels obligated to approve a development by Lennar, then I would request an approval with conditions. I would ask such conditions include, but not be limited to, the following items:

1. Require Lennar to uphold themselves to the verbal statements of commitment per the Johnson County Drainage Board meeting. If they are not willing to follow through on their own verbal commitments, then why should the residents of Johnson County trust them to build homes in which their families may live?
2. Average lot size shall be equal to or greater than 17,424 square feet which is equivalent to the smallest average lot size of the adjacent subdivisions.
3. Home material of construction consisting of no less than 50% of brick exteriors with no two homes having the same exterior design or interior layout to be consistent with adjacent and connected neighborhoods.
4. Lennar shall be responsible for the widening of Stones Crossing Road starting at N 400 W (Saddleclub Road) to the entrance of Center Grove High School. The road widening should be consistent with the design on Smith Valley Road starting the the Peterman/Berry intersection west past Sugar Grove Elementary School.
5. Lennar shall ensure all construction traffic will not utilize roads within any existing subdivision with any and all photographed or video recorded violations resulting in a \$1,000 fine paid to the neighborhood home owners association in which the violation occurs.

Sincerely,

Briar A. Colwell

2359 Arden Place
Greenwood, IN 46143

Johnson County Planning Office
Courthouse Annex
Attn: Plan Commission Members
86 W. Court St.
Franklin, IN 46131

March 8, 2021

RE: Case No. P-2-20

ATTN: Plan Commission

We hope this letter finds you well. We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to us include:

- **Building Quality:** Lennar has a 1-star rating on the Consumer Affairs website. Out of 69 reviewers, they are given 1/5 stars, with review after review telling horror stories about the very poor quality of the homes, unacceptable quality control, things not being up to code, unethical business/lending dealings of the company, terrible customer service, etc, etc. PLEASE go read the reviews from so many extremely unhappy customers who had horrible experiences with Lennar. There are quotes such as, "10 months later and issues are still not resolved - 75% of us [in the community] are waiting on issues to be fixed", "what a disgusting company", "very low ethic business standards", "this was by far the worst experience of my life!", as well as many, many other horribly negative comments/experiences. This is not the type of company we want in our community, nor the quality of homes we want in our backyard.
- **Proposed Lot Size/Density:** It seems unethical to calculate density using common area land as part of the calculation. The reality is that there will be 2.26 houses per acre, which does not comply with the zoning standards and therefore should not be permitted. We don't understand why this breach of standard is being considered, and potentially allowed, by the Plan Commission.
- **Home Value:** We are concerned about the value of our home being reduced by the production homes and lack of architectural diversity in the homes that are being proposed vs. the existing custom homes in all surrounding neighborhoods.
- **Traffic and Safety:** The addition of this new neighborhood will increase traffic exponentially, both internal to our neighborhoods and along Stones Crossing. Traffic along Stones Crossing is already heavy and our fear is that it will become extremely difficult to enter onto Stones Crossing. In addition, the increase of traffic internal to our neighborhood will make it dangerous for our kids to ride bikes or play outside.
- **Drainage:** Our yard already floods as is, so we're concerned that adding 154 new homes will make the drainage back-up in our yard unmanageable and result in a significant cost to fix.
- **Classroom Capacities and Redistricting:** We are concerned about the addition of so many new students into this school district and the strain it will place on our school system, as well as the decrease in individual attention students will receive as a result. Center Grove is already well on its way to requiring a second high school, and adding a new neighborhood this size will most certainly push us over the limit, which will be a huge investment for the school district. We have

also already had one redistricting within the past two years and we fear our daughters will be moved to another elementary school even though we live less than a mile away from the school.

- Proposed Lot Size/Density: It seems unethical to calculate density using common area land.
- Home Value: We are concerned about the value of our property going down

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,

Jason & Erin Scott
4604 Abberton Drive, Greenwood, IN 46143
Forest Hills Subdivision

Johnson County Planning Office
Courthouse Annex
Attn: Michele Hansard, Senior Planner
86 W. Court St.
Franklin, IN 46131

March 8, 2021

RE: Case No. P-2-20

Dear Michele,

We are writing a second letter to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. I am also attaching our first letter to remind you of our concerns that have not changed.

I attended the meeting on Monday, February 22nd, and was elated to witness that a couple of the Planning Commission members really heard our concerns, and attested to the fact that what we are requesting is not outlandish by any means. As was witnessed, there has been a lot of research and passion from the remonstrators on how important it is to get this area of land developed appropriately. I think everyone in our community has a vested interest in this. Here is what we are asking Lennar to work with us on so the development is similar to the surrounding sub-divisions and "supports healthy long-term housing and property values" for all of us.

Density: There needs to be a clarification on how the density is calculated and make sure it is comparable to the surrounding sub-division calculations. This property is zoned as R-1 which the Subdivision Control Ordinance (SCO) defines as having 2 homes per acre. Lennar is building 154 houses on only 68 acres of the entire 91-acre plat, which equates to 2.26 houses per acre.

Architectural Diversity: The Subdivision Control Ordinance requires that new developments "compliment existing house stock." Existing neighborhoods have a significant amount of brick, as well as bump-outs, porches, etc. that help create diversity in the exterior of our houses. Lennar's houses should be simulating this.

Traffic safety: this is a huge concern for all of us, and think that this needs to be addressed before any new developments should be approved. It was noted at the meeting that this was an understood concern, but we would have to work with the Highway Department to address this. Why would this be our responsibility? Isn't that a criteria/role of the Planning Commission, and what their mission is? To evaluate the area for development? "The Plan Commission reviews development proposals (e.g. subdivisions and rezonings) and conducts **comprehensive land use planning** for the county". If this is a concern, then I would hope decisions should be that these concerns needs to be addressed before approvals to move forward are made.

I am new to this whole process, but it was very enlightening to see that the Planning Commission doesn't appear to have any "authority" to make recommendations for the good of the community in these situations. It was extremely disappointing to witness that some of the committee members did not know what the ordinances were, and essentially just relied on the management company to confirm that they were meeting the minimum requirements. So why is there even a committee in the first place? I get that we have ordinances, but not all areas of the community are the same, so what is ok for some areas, is not for others! As well, just because ordinances are met, doesn't mean that the area is right or that other factors still need to be addressed before development should occur.

The other discouraging thing was that there was no recommendations on how we should proceed for this next meeting, that is a near one month later. It was suggested that we try to work together to come to a resolution, but we have tried to work with Lennar to address our concerns, and they have conceded very little, with most of our interactions being unpleasant. We all witnessed their unprofessionalism on a November Zoom meeting. You can easily see that they don't live in our community, nor care about the surrounding sub-divisions and its residents, and they will do anything to get this approved! Here are some things we have requested from them, but been denied.

1. Conducting a traffic study - declined
2. Committing to address the drainage concerns presented by an outside engineer - declined
3. Agreeing to prevent construction traffic from coming through our neighborhoods - declined
4. Committing to a reasonable level of brick on the house exteriors - declined
5. Creating larger lot sizes to better match the surrounding area – declined

We are trying!!! Last thing to note is that most of us will be on Spring Break for this next meeting on March 22nd, which was noted at the meeting, but was quickly overlooked. This is quite discouraging as it appears the Planning Commission does not support remonstrators at their meetings. A lot of us would love to be there, but much-needed family vacations are already planned. As a result, we would like to ask that this meeting be formally continued to a later date, later than 4/4/2021 to allow us to physically be present to show our support.

We really hope that you can understand our concerns, and help to support us in working with Lennar to come to a resolution that is best for our community. We believe you, as a planning commission, have the authority and discretion to make the changes necessary to ensure Lennar, and other future developers, add to our community the right way. Protecting the safety, meaningfulness, and health of the environment we have chosen to be a part of.

Sincerely,

Shane and Karrie Tolbert
4596 Brentridge Parkway, Greenwood, IN 46143
Forest Hills Subdivision

Johnson County Planning Office
Courthouse Annex
Attn: Plan Commission
86 W. Court St.
Franklin, IN 46131

March 7, 2021

RE: Case No. P-2-20

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to us include:

- **Quality of Proposed Homes**

Lennar homes are NOT consistent with ANY of the surrounding homes, neither in architecture nor quality of materials used. Nothing in Lennar's portfolio comes close, regardless if "bump-outs" are added. To allow these homes to be constructed here would *instantly* depreciate the surrounding home values, and continued degradation will occur. We can witness this degradation already occurring in and around existing Lennar subdivisions. Some are still under construction and are already rapidly going downhill.

Lennar does NOT meet architectural or quality requirements for this area. *The Board must deny!*

- **Actual Lot Size**

"R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT"

1. Purpose

The purpose of the R-1, Single-Family Residential District is to provide for residential development at an average density of two (2) dwelling units per acre."

Lennar's proposed Eagle Springs subdivision does NOT meet this basic requirement, as it is stated, regardless of Staff's flawed "comparison" report. Building on only 75% of one's land, but calculating as 100%, is not accurate. It's not a true comparison of surrounding subdivisions, and the end result is **NOT** "*an average density of two (2) dwelling units per acre*".

Lennar does NOT meet minimum average density requirements. *The Board must deny!*

- **Traffic and Safety**

The current roadways surrounding the proposed development are insufficient to support such a large influx of traffic. Some of our roadways and streets are already dangerous. A passing blister is a symbolic gesture.

Lennar has no concern of this, as long as their shareholders continue to profit. We hope the Board is concerned about safety in our community, and will do what is right. *The Board must deny!*

Sincerely,

Steve and Melinda Piotrowski
2253 Arden Place

Johnson County Planning Office
Courthouse Annex
Attn: Michele Hansard, Senior Planner
86 W. Court St.
Franklin, IN 46131

March 2, 2021

RE: Case No. P-2-20

Dear Michele,

I am writing to **object** to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to me include:

- **Traffic;** Currently it is very difficult, if not impossible, to get out of Forest Hills during the start of the school day or the end of the school day. I have a fishing boat, and on the days that I am pulling my boat and trying to get out of the neighborhood, during the times that I previously mentioned, I have to go out through Brentridge onto Morgantown. I can't imagine how this situation could not get even worse with more people trying to exit Eagle Springs onto Stones Crossing. I also believe that that 69 project will put more traffic on Stones crossing.
- **Traffic Study;** A traffic study needs to be done to determine the full impact of this new addition.
- **The Lenar Homes;** The quality and size of the homes are not compatible with Forest Hills, or Brentridge. The majority of the current homes are completely or mostly brick. The Lenar homes with a brick front and three sides of cement board is a giant step down, in my opinion. Also, the size of the lots is deceiving and needs to be looked at.
- **Schools;** How many more homes are going to be built in Center Grove and Bargersville before Center Grove High School is going to be out of capacity. With the way that new homes are going up, the question is not if, but when. If that is true, what is the new high school going to cost, what will that do to our property taxes, etc.
- **Drainage;** Currently there have been drainage issue with water coming from the proposed building site onto Forest Hills. I would like to be assured that this will not happen.
- **Construction Traffic;** Construction traffic needs to be stopped from coming through our neighborhoods.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept **my objections** to the current plans as proposed by Lennar.

Sincerely,

Joe Risser
4611 Osprey Drive
Forest Hills Subdivision

Johnson County Planning Office
Courthouse Annex
Attn: Plan Commission Members
86 W. Court St.
Franklin, IN 46131

March 8, 2021

RE: Case No. P-2-20

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Nathan Bush made the best point of the entire meeting last month when he said, "We have one chance to develop this land." Please listen to the residents who call this area home and do everything in your power to help them. Lennar does not have our best interests at heart...we are relying on the Plan Commission to help us stay safe, ensure Johnson County is planned and developed correctly, and ensure we all made the right decision to move to Johnson County. Please think about that statement when you read this letter and every other letter you receive.

In the Johnson County Subdivision Ordinance under section 6-102-1 Article C (Purpose) number 3 states "To promote the health, safety, and general welfare of Johnson County residents." There are major traffic safety concerns already on Stones Crossing Rd. and installing a passing blister will further add to these concerns in the following ways:

1. Lane shift: There is a proposal to create a lane shift (on Stones Crossing) in front of the proposed subdivision, Eagle Springs. The Stones Crossing lanes would shift north and this would allow the current eastbound lane to become a passing blister. This is a terrible idea. If someone missed the lane shift traveling west, it would result in a head on collision! This is a very forced idea and it **would not promote the safety of Johnson County Residents**. It would be incredibly dangerous, especially during the times when Center Grove schools are being let out or arriving. This would also result in a blind left turn for someone leaving Eagle Springs. Ray Skillman has very tall pine trees on the front of his property that could cause sight issues for cars turning east on Stones Crossing. This would definitely force traffic into the existing neighborhoods....again **causing a safety issue**.
2. Passing blister on south side of Stones Crossing: Another option for the blister is to take the resident's land south of Stones Crossing. If this happens, landowners' trees would be removed and possibly their creek as well. "If" this option is implemented, it will only speed up the traffic. Traffic needs to slow down on this road not speed up. Putting a blister in, however it is done, will create a dangerous intersection. **A blister does not promote the safety of Johnson County residents**.

Section 6-102-4 Article A, number 5b of the Subdivision Control Ordinance states – “Local residential street systems shall be designed to minimize through-traffic movement, but street connections into and from adjacent areas may be required in order to promote connectivity with the overall thoroughfare system”. The issues with Stones Crossing and the fact that Eagle Springs will connect to 3 existing neighborhoods will not minimize through-traffic movement in the existing neighborhoods...it will promote it!

- Brentridge Estates had to put their own stop signs in and the Johnson County Sheriff's dept has acknowledged that they are not enforceable stop signs. We already have issues with people not stopping at them. Increasing traffic in Brentridge Estates would create more traffic hazards and doing that **does not promote the safety of Johnson County residents.**
- Hunters Pointe does not have sidewalks. I feel that this neighborhood is going to have the biggest traffic increase. Anyone going north (to 135) is not going to go to a dangerous intersection when they can just cut through Hunters Pointe to Olive Branch Rd. Increasing traffic in a neighborhood with no sidewalks is causing more hazards. Again, doing this is **not promoting the safety of Johnson County residents.**
- It's not just the Eagle Springs traffic that will increase in our neighborhoods it's all of the traffic. If these neighborhoods are all connected and you add to the traffic issues on Stones Crossing the existing residents will start to use the connections as a means to avoid Stones Crossing. This is a direct violation to the Subdivision Control Ordinance as the design to connect all 3 existing subdivisions is not intended to minimize through-traffic...it promotes it! Lennar has declined our request to do any kind of traffic study. I'm sure this concern would have been uncovered if they would have done a traffic study. Allowing Lennar to proceed as is **does not promote the safety of Johnson County residents.**

The Plan Commission kept saying that anything with “feeling” will not be considered a reason to deny this plat submission as is. We disagree with this. These are our homes. This is only a job for Lennar. It's a job that they are trying to do as cheap as possible so they can send as many profits as possible to Florida. We have a right to let you know how we feel and those feelings should be considered. Again, these are our homes.

Other points of concern as a Johnson County resident:

1. Lot Sizes – Eagle Springs will have the smallest lots in the area...by a large amount. Having such a condensed neighborhood will result in a lot of traffic. As stated above, the traffic will most likely not be using Stones Crossing because of how dangerous you are going to make it. If the lots were bigger, that would result in fewer houses and less traffic. Requiring Lennar to increase the size of the lots **does promote the safety of the Johnson County residents.**

Every other neighborhood in this area has larger lots. Allowing Lennar to come in and build huge houses on small lots does not fit the standards of the area. Look at the area of (Morgantown Rd, Olive Branch Rd, Stones Crossing Rd and St Rd 135). Every subdivision in that area has custom brick homes on larger lots. There is one section left undeveloped. Does it make any sense at all to allow a home builder to come in with cookie cutter houses on small lots? It will look very out of place and it will not compliment the existing homes. Right now all the neighborhoods look very similar. Lennar's houses, if allowed to be built as proposed, are going to look very out of place. Going from Forrest Hills to Brentridge is a smooth transition. The only way you can tell you are in a different neighborhood is by the mailboxes. This is what the residents want. If you are going to allow Eagle Springs to connect to other neighborhoods, they should at the very least try and have that same smooth transition.

2. House Materials – Again, look at the area of (Morgantown Rd, Olive Branch Rd, Stones Crossing Rd and St Rd 135). Every house in this area is a custom built house made mainly of brick. Lennar keeps saying they are building custom homes, but they are not. Buyers will have to pick between 4 styles. Brick will only be on the front and the other 3 sides will be HardiePlank boxes. Every other neighborhood has custom homes where at the very least the back of the home is just as architecturally beautiful as the front. If you are going to allow Eagle Springs to connect to other neighborhoods they should attempt to have their houses look just as nice. Lennar has also stated that they are not requiring buyers to sod the back yard...they only have to sod the front. Again, they only care about the front of the house while the current residents are forced to see only the back. No matter how much they tell you about them being one of the biggest home builders in the area you will never hear them say they are one of the best. Johnson County deserves better than what Lennar is proposing.
3. Density Calculations – The intent of the density calculation is to ensure that there will be decent lots sizes in the neighborhood. 25% of the land on the proposed site is undevelopable due to wetlands and retention ponds; however, Lennar is still using this undevelopable land to calculate dwelling density. The surrounding neighborhoods are not calculated that way. You can subtract all other undevelopable land in the other neighborhoods, and they all still fall under 2 homes per acre. The existing neighborhoods' calculations should be used as the precedent for future calculations including Eagle Springs. However, when you calculate this for Eagle springs, it is well above 2 homes per acre. This is a loophole Lennar found and they are exploiting it. Nathan Bush made a very good point at the last meeting. If you have a 100 acre swamp and only 5 acres of it are fit to be developed, would you still count the 95 acres of swamp in your density calculation? If you calculated in this way, the actual homes would be well over 2 per acre. The ordinance is unclear in its specifications as it pertains to gross and net density, and Lennar is exploiting this. The ordinance was clearly not meant to be calculated the way it is being allowed in Eagle Springs.

Ron West made a very good point at the end of the meeting. If all you are going to do is allow everyone that “meets the minimum” to pass, then why even have meetings? The Plan Commission has every right to allow any home builder to build, but you also have the right to demand that they do what is best for Johnson County. You have the right to tell builders that what they are proposing does not fit the area, it is not ok and they need to modify their plans. **The job of the Plan Commission is to make sure Johnson County is developed properly.** While the ordinance is there for a reason, it doesn’t fit in every part of Johnson County...especially if you allow the home builder to define the areas of the ordinance that are not specific. There are several areas in the ordinance that Lennar is stretching. The reason for these meetings should be for the Plan Commission to recognize that and not allow it. You should be telling Lennar how Johnson County works and how it will be developed not the other way around. An out-of-state company does not tell you how Johnson County will be developed.

I’m going to say this again...Nathan Bush made the best point of the entire meeting last month. He said “We have one chance to develop this land”. Lennar is a Florida-based company and any money they make will be sent right out of Johnson County to Florida. Please listen to the residents who call this area home and do everything in your power to help them. Lennar does not have our best interests at heart...we are relying on the Plan Commission to help us stay safe , ensure Johnson County is planned and developed correctly, and ensure we all made the right decision to move to Johnson County.

We said this in our last letter and we will say it again. We are not trying to stop this field from being developed. We just want it developed correctly because we only have one chance to do it.

For these reasons we are objecting to Lennar’s plat submission as it is currently submitted.

Sincerely,

Mike and Lisa Welker

2099 Fox Moor Ter, Greenwood, IN 46143

Brentridge Estates Subdivision

Johnson County Planning Office
Courthouse Annex
Attn: Plan Commission Members
86 W. Court St.
Franklin, IN 46131

March 5, 2021

RE: Case No. P-2-20

I am to object to Lennar's application to the Johnson County Planning Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. More specifically, I feel Lennar has no concern for Johnson County or the residents this new subdivision will effect. Which is why I am asking the Planning Commission to vote against the motion. The following are a few thoughts and points of concern:

Lennar was asked to get in contact with remonstrators in order to create a dialogue so both parties can come to an agreement. This means both sides are willing to concede on certain points in order for the subdivision to be built. Lennar has chosen to stay mostly silent. Representatives of Lennar sent an email from months ago asking remonstrators to step down in our attempt to block Eagle Springs, and if we did, they would increase the square footage of homes (we don't want this) and remove any vinyl on the home replacing it with Hardi-Board. To me, this is a legal bully tactic and shows Lennar's lack of commitment to working with current residents

Lennar is comparing apples to oranges. Lennar is touting the high price tag of their homes, comparing them to the already built (some almost 40yrs old) custom homes in the surrounding areas. I would like to see what my custom house and other houses in different neighborhoods would cost to build in todays market. That would be an equal comparisson.

Traffic is a huge concern for Hunters Point due to the lack of sidewalks. Hunters Point is the only neighborhood that connects Olive Branch Road to Stones Crossing. By approving Eagle Springs, there will be a direct cut through which will increase traffic significantly, thus endangering the residents of Hunters Point as well as their children.

Lot sizes are also no where near what other subdivisions have. Lennar is using math manipulation tactics in order to claim they're building fewer homes per acre. Can the Planning Commission not see what's going on here? By building fewer total homes in Eagle Springs, a lot of concerns by current residents would be eased. Fewer homes equals higher home value and less traffic. It's just that simple. Unfortunately, Lennar does not want to build fewer homes because that would result in profit for their company... which is their ultimate goal, not the safety and concern of Johnson County residents.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept my objections to the current plans as proposed by Lennar.

Sincerely,

Mark M. Havens
President Hunters Point HOA
4338 W. Fox Ridge Avenue
Hunters Point Subdivision

Johnson County Planning Office
Courthouse Annex
Attn: Michele Hansard, Senior Planner
86 W. Court St.
Franklin, IN 46131

March 8, 2021

RE: Case No. P-2-20

Dear Michele,

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

The following items below are areas where we believe Lennar **has not met** the Subdivision & Zoning Ordinances.

HOME DENSITY: Common area acreage should not be included in the calculation of home density. During last month's Board meeting, Staff commented that the density calculation (page 4 of February's Meeting packet) was calculated for all surrounding neighborhoods the same way by including common area acreage into the density calculation. There is only one other surrounding subdivision that has notable common area. This is Willow Lakes. **What was not pointed out is that Willow Lakes meets the density requirement EXCLUDING the common area in the density calculation.**

NEW DEVELOPMENTS MUST COMPLIMENT EXISTING HOME STOCK: Surrounding neighborhoods are 100% Custom Built homes.

1. Lennar is not a custom home builder and they will build "cookie cutter" style homes which will not only NOT compliment surrounding neighborhoods but will also not comply with providing architectural diversity.
2. Homes in the surrounding neighborhoods are constructed of brick and/or stone on all four sides of the home (75% or more of total exterior) with numerous types of bump-outs, porches, and patios. Lennar's proposed Collection does not consist of brick and/or stone on all four sides and frequently has home front exteriors with less than 25% brick and/or stone. Additionally, the back exteriors by Lennar are typically flat vertical walls **with bump-outs, porches and patios being expensive upgrades**. The proposal does not complement existing house stock in terms of material of construction.
3. The average square footage of homes is 4,071 and 3,893 for both Brentridge Estates and Forest Hills, respectively. We do not yet have the data on Hunters Pointe but they are known to be similar to FH & Brentridge. Lennar homes will be built with square footage

from 2,096 to 3,488 (smallest to largest for both single story & two story homes). This is significantly smaller than surrounding neighborhoods. Not only are these homes significantly smaller but, there is no commitment as to the number of single story vs. two story homes. This neighborhood could end up being predominately single story, lower values/lower square footage. This will negatively impact home values in the area.

PROMOTE THE HEALTH, SAFETY AND GENERAL WELFARE OF JOHNSON COUNTY RESIDENTS:

1. **Roads:** Stones Crossing Road cannot handle the additional traffic that this development will cause. The specific section of Stones Crossing where Lennar would like to develop 154 additional homes is already listed in the Johnson County Comprehensive Plan as a transportation constraint area. Allowing Lennar to develop this land when there are already known traffic concerns is unfair to JC Residents. If approved, the Commission would knowingly approve a development that will increase hazards to Residents.
2. **Connecting subdivisions & increasing traffic within subdivisions:** There are 232 homes in the already connected Brentridge Estates and Forest Hills. If Lennar's plans are approved as submitted, traffic from 1,230 homes will now travel through these neighborhoods. And, knowing that there is congestion on Stones Crossing, traffic will cut through these neighborhoods in order to avoid it. Our neighborhoods are currently safe for walkers, runners, bicyclists and children at play. This increase in non-subdivision traffic will put our community in harm's way. **At last month's meeting, you heard from the Homeowner Association President of Hunters Pointe. He specifically discussed their concerns that their neighborhood does not have sidewalks and traffic will begin to flow through to access Olive Branch Road. This will most definitely NOT promote the health and safety of their neighborhood.**

Lennar has referenced their Morningside subdivision as the reference point for Eagle Springs. We did drive through this subdivision so that we had first hand knowledge of the comparison. The comment made last month that gave a the visual of "an elephant in a horse stall" could not have been more appropriate. **These homes do not complement the area and there is no architectural diversity.**

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,

Allan and Elizabeth Fowler
4539 Brentridge Parkway
Forest Hills Subdivision

Johnson County Planning Office
Courthouse Annex
Attn: Plan Commission Members
86 W. Court St.
Franklin, IN 46131

March 8, 2021

RE: Case No. P-2-20

We are writing to object to the current version of the application by Lennar for a 154-home subdivision referred to as Eagle Springs. Specifically, we object to the areas of Lennar's proposal regarding lot size, traffic/safety, and architectural diversity and design.

DENSITY/LOT SIZE

Lennar's current proposal does not meet the required density standard for R-1 zoning as detailed in the Subdivision Control Ordinance. Logic would dictate that **unbuildable land** wouldn't be counted when trying to determine how many homes you can **build** on a plot of land. Eagle Springs would connect to 7 other subdivisions within the immediate area: Brentridge Estates, Forest Hills, Hunters Pointe, Brockton Manor, Highland Park, Willow Lakes and Willow Lakes East. In all seven of those subdivisions, if you remove their common area, they each still meet the required density of 2 homes or less per acre as designated by R-1 zoning. In this area of White River Township, **precedent has clearly been set** here. This point needs to be clarified before providing a ruling on this development and all future developments.

The obligation to interpret and enforce the Subdivision Control Ordinance is not granted to petitioners or remonstrators. Instead, it is the duty and privilege of this Plan Commission. We believe it is clear to the majority, if not all, Plan Commission members that Lennar is manipulating the numbers, and the original intent of the SCO, to their benefit, not to the benefit of Johnson County and its residents.

SAFETY AND WELFARE OF RESIDENTS

Lennar has not only neglected to address a variety of issues that could potentially affect the safety and general welfare of residents; they have outright refused.

1. They refused to conduct a traffic study. Multiple requests were made by remonstrators to Lennar for them to conduct a traffic study to examine and better understand the current traffic issues that plague Stones Crossing, especially as congestion significantly worsens in this specific area close to the schools. Stones Crossing has documented traffic issues that need to be addressed, yet there is no funding to do so and Mr. Hittle has assured me there likely never will be. Therefore, the proposed layout of Lennar's high-impact subdivision of 154 homes does not protect the safety and welfare of Johnson County residents as required by the SCO.
2. They have refused to commit, in writing, to prevent construction traffic from **unnecessarily** coming through our neighborhoods unless we drop our opposition. Using something that affects resident safety as a negotiating tool is truly beyond comprehension.
3. Instead of installing a passing blister as recommended by the Highway Department, they are settling for a more dangerous, and less ideal, "lane shift" proposal. To my knowledge, the lane shift proposal **has not been signed-off on by Mr. Neil VanTrees**. Regardless, this specific portion of Stones Crossing has noted capacity issues, narrow lanes and a high incidence of

accidents as previously documented on 2/22 based on data from the Johnson County Highway department.

4. They refused to agree to address any of the 9 issues/concerns regarding drainage that were presented by Mary Atkins of Wessler Engineering. Ms. Atkins was hired by remonstrators due to her experience and expertise in this specific area. She has personally reviewed more than 300 subdivision proposals. Considering the significant flooding issues experienced by Forest Hills, Brentridge Estates, and Hunters Pointe, residents were left discouraged after Lennar announced they would **not** commit to addressing **any** of the concerns presented by Ms. Atkins. (Please see Ms. Atkins report attached). Their refusal demonstrates, again, their failure to create a layout and a plan that protects the safety and general welfare of residents as required on page 35 of the Subdivision Control Ordinance.

ARCHITECTURAL DIVERSITY/DESIGN

In April, 2020, members of the Plan Commission questioned how they could better address concerns they were hearing repeatedly from remonstrators. (Thank you!) A volunteer committee was developed with the stated purpose of ensuring that “new residential development complement existing stock.”

As Mr. Bush stated on 2/22, we only have once chance to develop this piece of property. This particular area of land is completely surrounded by custom-built homes. In fact, all homes within the closest 7 subdivisions are all custom-built homes. Additionally, a safe estimate would be that 90% of homes in the closest 7 subdivisions are all brick or consist of a significant amount of brick on all four sides. Mr. Rinehart of Lennar raved about the value of this particular plot of land in a Daily Journal article in 2016, citing its close proximity to schools, restaurants, and shops. Builders *want* to develop this property. They will benefit from building on this property and being surrounded by our larger, custom-built homes. Ask more of them. We welcome low-impact development on this property that better complements the surrounding existing custom-built homes in this area.

In conclusion, we want to simply thank you for serving our community by sitting on the Plan Commission and for lending an ear to the concerns and feedback of residents.

Jake and Lisa Dickinson
4564 Brentridge Parkway
Forest Hills

Johnson County Planning Office
Courthouse Annex
Attn: Plan Commission Members
86 W. Court St.
Franklin, IN 46131

March 2, 2021

RE: Case No. P-2-20

Dear Commission Members:

I am writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to me include:

- The increased traffic on Stones Crossing Road, which is the main East-West link to Center Grove Schools, will make travel even more congested than it already is. Lennar has apparently refused to conduct any traffic surveys which would provide data to make appropriate decisions. Lennar likely realizes study data would not be favorable to their application.
- In addition to the point above regarding increased traffic, Lennar's proposal to make a "lane shift" does not make sense, and would likely not alleviate the traffic concerns caused by this new subdivision.
- The quality of homes being built needs to be reviewed. Brick or stone should be required on at least a portion of each house's exterior. The addition of covered patios would prevent the flat back, cheaper exterior. Lennar must be required to provide housing that fits the existing area, thereby protecting the current property values for the long term.
- Lot size should be equivalent to surrounding neighborhoods, again to better fit the existing area and protect home values. Lennar is arrogantly "gaming the system" with their density calculations by including common area acreage. The intent is for homes in this area to be approximately half acre, diversified designed homes. Lennar meets neither intent.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017. Please consult that document before making your decision.

Finally, I am concerned as to why two plan commission members recused themselves from voting. Recusal would be entirely appropriate if they own the land or in some way stand to profit from the development. The only explanation I saw was an article in the Daily Journal, only stating that the two members lived a mile from the development. I do not believe that alone should be reason to recuse themselves, and since they live close to the proposed development, should add further significance to their opinion. Again, that would be if there is no financial interest in the land or company. Why did the two commission members recuse themselves? I would appreciate an explanation for their action.

For the above-mentioned reasons, please accept my objections to the current plans as proposed by Lennar.

Sincerely,

Al Long

Al Long
4022 W. Crooked Lane, Greenwood, IN 46143
Hunters Point Subdivision

Johnson County Planning Office
Courthouse Annex
Attn: Plan Commission Members
86 W. Court St.
Franklin, IN 46131

March 8, 2021

RE: Case No. P-2-20

We are writing once again to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. Specifically, the issues of greatest concern to us are outlined below.

- **Lennar's failure to adhere to the Subdivision Control Ordinance ("SCO")**
 - **Density**— The SCO clearly states that a property zoned as R-1 has two (2) houses per acre. Seems very straight forward and an easy calculation: measure out one acre of land where you would build, and only two houses can be built on that area. So why does Lennar take the Planning Commission members as fools? There is no sense in trying factor in roads and retention ponds as part of the density when obviously a house couldn't be built on them. Is the Plan Commission prepared to set the precedence that a builder could, for example, buy 100 acres of which 90 acres are swamp and squeeze 50 houses onto 10 acres?
 - **Architectural Diversity**— The SCO requires that new developments "compliment existing house stock." Homes in Brentridge Estates that will back up to Eagle Springs have architectural diversity on the back, not just on the front of the home. Such diversity includes large amounts of brick, bump-outs, screened porches, decks, etc. An Eagle Springs home that is mostly siding with a flat back does not compliment existing house stock. This type of design does not "support healthy long-term housing and property values."
- **Traffic Nightmares**
 - **Brentridge Parkway** – We are very disappointed in Lennar's unwillingness to agree to prohibit construction traffic from passing through Brentridge Estates, as well as the other surrounding neighborhoods. This is a reasonable request that costs Lennar nothing, but makes a significant difference in the quality of life for Brentridge Estates residents. Even more so, it adds to the protection of the many children that play and ride their bikes in the neighborhood. On a practical note, it would also reduce the county's costs in repairing our residential roads after extensive wear and tear from heavy construction vehicles.
 - **Stones Crossing Road** - The traffic on Stones Crossing Road is already a congested mess on school days and after sporting events. We know based on traffic studies that the county is aware of this issue, which is why we assume the Department of Transportation wanted a passing blister. Lennar has instead suggested a lane shift in which eastbound Stones Crossing would become a passing blister, westbound Stones Crossing would become the new Eastbound lane, and they would build a new

westbound Stones Crossing on their property (on the north side of Stones Crossing road). Therefore, when driving east to 135, the lane will briefly shift to the left, then back to the right again. How does that promote our safety? In reality, if it's not possible to add safe traffic calming areas on this section of Stones Crossing Road, then a development of this size has no business being built there.

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,

Casey and David Redwine

4651 Brentridge Parkway, Greenwood, IN 46143
Brentridge Estates Subdivision

Dear Michele Hansard,

I am writing to let you know of my concerns and opposition regarding the proposed neighborhood of Eagle Springs currently in approval process for development by Lennar just east of Forrest Hills off of Stones Crossing road. As a property owner in Forrest Hills, I have concerns about Eagle Springs that revolve around traffic safety, drainage, density, architectural diversity, and construction traffic. These concerns are more fully set forth below:

I. Traffic Safety

Stones Crossing is a very busy road. 3 schools are located nearby causing very high traffic during certain times of the day. This coupled with the high population of new drivers that travel this road make it dangerous to add to existing traffic or alter current traffic patterns. The addition of a second lane shift in just over a quarter of a mile will cause an increased risk of traffic accidents. Not too long ago, we had a high school student hit a telephone pole just across from the proposed Eagle Springs entrance which took out power to our and other nearby neighborhoods for about 5 hours.

The County Highway Department has stated that Lennar will need to create some sort of "passing blister" which basically means a way for traffic to "get-around" a car that is turning left into the subdivision. For multiple reasons, Lennar has not been successful in making this happen. Therefore, they instead have presented the idea of doing a "lane shift" which basically means eastbound Stones Crossing would become a passing blister, westbound Stones Crossing would become the new Eastbound lane, and they would build a new westbound Stones Crossing on their property (on the north side of Stones Crossing road). This means, when driving east to 135, your lane will briefly shift to the left, then back to the right again. This does not promote safety. Instead it creates an increased risk to the public. Since Lennar elected to forego a traffic study, this increased risk remains undocumented.

II. Drainage

Our neighborhood hired a third party to perform an analysis of the drainage in our neighborhood which we have been addressing for the past several years. Our independent 3rd party identified several drainage concerns which Lennar declined to address. I request that these concerns be addressed so that our neighborhood and properties do not flood and become a mud pit each time it rains.

III. Density

This property is zoned as R-1 which the Subdivision Control Ordinance (SCO) defines as having 2 homes per acre. The proposed .28 acre lots containing houses on each lot is in blatant violation of this requirement. In short, Lennar improperly seeks to count "common area" when calculating density. We know multiple

members of the Plan Commission are not happy with how Lennar is calculating density. This manipulation of the calculation to skirt the SCO requirements is not well taken and is an issue that must be addressed. The adoption of larger lots should be considered the avenue forward if Lennar seeks to comply with the SCO and remedy its flawed and disingenuous calculation.

IV. Architectural Diversity

The Subdivision Control Ordinance requires that new developments "compliment existing house stock." Existing neighborhoods have a significant amount of brick, as well as bump-outs, porches, etc. that help create diversity in the exterior of our houses. We are requesting that the Plan Commission require this type of commitment from Lennar. The Plan Commission should also be requiring that Lennar prove that their builds "support healthy long-term housing and property values." The fact is, Lennar seeks to drop a non-custom neighborhood amidst the surrounding estate properties and custom build neighborhoods. This will hurt property values and directly contradicts the intent of the SCO.

V. Construction Traffic

For whatever reason, Lennar has avoided the commitment to prevent construction traffic in the surrounding neighborhoods. This is unacceptable and will result in increased danger to children, pedestrians and presents an increased traffic safety risk. We demand that Lennar utilize its own property for construction traffic should this development proceed.

Johnson County Plan Commission
February 1, 2020
Courthouse Annex
86 W. Court St.
Franklin, IN 46131

Dear Chairman,

We write to object Lennar and Banning Engineering's application to the Johnson County Plan Commission of its 154-lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farm land located east of Morgantown Road and north of Stones Crossing Road.

We are current residents of Forest Hills Subdivision located at 4532 Brentridge Pkwy. The following items highlight our personal concerns regarding the Eagle Springs development following informational meetings (one town hall and one zoom) arranged by select members of the Lennar staff and the February 22 Plan Commission meeting including Lennar representation and remonstrator feedback/concerns. Please note the following concerns are a direct result of the information discussed/distributed at those meetings, other communications and actions made by Lennar employees or general concerns associated with the project.

Focus area No. 1: Use of wetlands to develop the Eagle Springs neighborhood;

Focus area No. 2: Density;

Focus area NO. 3: Architectural Diversity; and

Focus area No. 3: Traffic safety.

Use of Wetlands to Develop the Eagle Springs Neighborhood

Specifically, in Ty Rinehart's wetland report, he confirms Lennar will be taking approx. 1/10 an acre of wetland as part of their development. I would like a further explanation/investigation of that because I believe it is wetlands that will be removed to connect the north and south fields via a new road which significantly impacts my family.

In reading the Johnson County Comprehensive Plan, the following info in bold relates my concerns to areas of focus per the [plan](#). Specifically, although the plan is not law, it is adopted policy and used as a foundation for the county zoning ordinance which is a legal basis for regulating land use. **The present wetlands appears to attribute to why the north field was changed to R1 but the south field remained RR.**

Page 17

A. Comprehensive Plan: The comprehensive plan is a policy document that conveys the county's vision for the future and how it will achieve that vision. It contains

recommendations and action plans that provide guidance to the plan commission members and county commissioners as they are called upon to make land use decisions. The goals, recommendations, and future land use map need to be consulted and factored into these decisions. While the plan is an important and valuable tool, it is not law. **It is adopted policy, intended to provide a foundation for the county zoning ordinance, which is the legal basis for regulating land use.**

Page 32

E. Environment Goal 6: **Protect the environment and natural resources within the county that their policy says to identify and preserve significant natural habitats and that an intended action is to require wetland mitigation at least equal to state minimum standards with the responsible party being the Plan Commission, County Commissioners.**

Policies: • Adopt standards to implement LEED or environmentally sensitive development including building, infrastructure, and land use • Increase the opportunity for recycling within Johnson County • **Identify and preserve significant natural habitats**

Density

The property in discussion is zoned as R-1 which the Subdivision Control Ordinance defines as having 2 homes per acre. The current policy to allow unbuildable land to be incorporated in Lennar's overall acreage calculation significantly demonstrates how detrimental this home development will be to an existing area of well-built custom homes in Johnson County. Counting 23 acres of common area to calculate density really means that Lennar is building 154 homes on only 68 acres, not 91-acres. **Lennar has failed the Plan Commission by dishonestly highlighting they will actually have 2.26 homes per acre and not 1.68 homes per acre.**

Architectural Diversity

The Subdivision Control Ordinance requires that new developments "compliment existing house stock." Simply stated, the Lennar home style does NOT compliment existing house stock. Regardless of various elevations/options of each home, the architectural diversity Lennar boasts uses the same building materials, same roof pitch, same window and trim details, etc.,. The exterior of Lennar homes from the front look very similar; however, when you see the back of Lennar homes, you see the same big boxes lined up as if they are on an assembly line.

Traffic Safety

Lennar has not demonstrated its commitment to traffic safety in one of the MOST congested areas of Stones Crossing Rd prior to, during and immediately after Center Grove School Corporation school hours. There is no commitment/demonstration that they will create a passing blister, they have not indicated why they need to connect eight neighborhoods creating even more traffic, safety and health concerns. Further, they have not demonstrated why they must take wetlands to build a new road connecting the north and south fields of the Eagle Springs development. **The County Highway Department through Neil VanTrees asked in his report (No. 5) that Lennar specifically (1) Provide a wetland report; and (2) Whether mitigation is required for the new road. In Lennar's wetland report, their mitigation for why they are taking at least .1 of an acre of wetlands seems to suggest they recognize they will be taking wetlands of Johnson County.**

Final Points

Neighbors in Forest Hills, Brentridge Estates, Hunter's Pointe, Willow Lakes, Highland Park, Kensington and Brockton Manor understand Lennar had the opportunity to address many of the below neighbors concerns but chose to turn their heads:

- Conducting a traffic study – declined
- Committing to address the drainage concerns presented by an outside engineer - declined
- Agreeing to prevent construction traffic from coming through our neighborhoods – declined
- Committing to a reasonable level of brick on the house exteriors – declined
- Creating larger lot sizes to better match the surrounding area – declined

For the above-mentioned reasons, please accept our objections to Lennar's current preliminary plat plan for the Eagle Springs development.

Sincerely,

Ryan and Angela Tressel, Homeowners

Johnson County Planning Office
Courthouse Annex
Attn: Michele Hansard, Senior Planner
86 W. Court St.
Franklin, IN 46131

March 8, 2021

RE: Case No. P-2-20

Dear Michele,

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to us include:

- Increased traffic is a big concern of ours. We have young children that play in the area that is proposed to be connected to this new neighborhood near Fox Moor Ter & Running Brook Lane. We walk almost daily around the entire neighborhood that would most certainly have quite an increase in traffic should this builder be allowed to build on such small lots and the possible connections be used to allow increased traffic into our very safe neighborhood. We would also like to request that any construction traffic be prohibited in the surrounding neighborhoods. Lennar has declined both a traffic study and prohibiting construction traffic through our neighborhood. The County Highway Department has stated that Lennar will need to create some sort of "passing blister" which basically means a way for traffic to "get-around" a car that is turning left into the subdivision. For multiple reasons, Lennar has not been successful in making this happen. Therefore, they instead have presented the idea of doing a "lane shift" which basically means eastbound Stones Crossing would become a passing blister, westbound Stones Crossing would become the new Eastbound lane, and they would build a new westbound Stones Crossing on their property (on the north side of Stones Crossing road). This means, when driving east to 135, your lane will briefly shift to the left, then back to the right again. Does that promote our safety?
- The Subdivision Control Ordinance requires that new developments "compliment existing house stock." Existing neighborhoods have a significant amount of brick, as well as bump-outs, porches, etc. that help create diversity in the exterior of our houses. We ask the Plan Commission to require this type of commitment from Lennar. They must also prove that their builds "support healthy long-term housing and property values."
- This property is zoned as R-1 which the Subdivision Control Ordinance (SCO) defines as having 2 homes per acre. How does this somehow result in them putting houses on .28 acre lots? In short, they are counting/adding in 23 acres of "common area" when calculating density. They are actually building the 154 houses on only 68 acres of the

entire 91-acre plat, which equates to 2.26 houses per acre. However, they are calculating 154 houses on approximately 91 acres of land which would put their density at an average of less than two houses per acre. We know multiple members of the Plan Commission are not happy with how Lennar is calculating density. We have to ask.... was this manipulation of the numbers the original intent of the SCO?

Lennar had a chance to address our concerns but chose not to. Some examples:

1. Conducting a traffic study - declined
2. Committing to address the drainage concerns presented by an outside engineer - declined
3. Agreeing to prevent construction traffic from coming through our neighborhoods - declined
4. Committing to a reasonable level of brick on the house exteriors - declined
5. Creating larger lot sizes to better match the surrounding area - declined

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,

Neil & Tina Marsh

2053 Fox Moor Terrace, Greenwood, IN 46143

Brentridge Estates Subdivision

TO: Johnson County Plan Commission
FROM: Cory Lightner, Hunters Pointe HOA Board Member
RE: Lennar's Eagle Springs Proposal
DATE: March 2, 2021

Vote no on Lennar's Eagle Springs Proposal for the following reasons:

1. Lennar should not be able to profit to the detriment of Johnson County residents. Lennar is not a good neighbor now and won't be in the future. It is still unclear if, per the commission's request, Lennar is willing to work with Johnson County residents to reach any compromise on this project.
2. Lennar has manipulated the density numbers to squeeze more houses on smaller lots than allowed by the SCO. Don't be fooled by Lennar's number game. This is not the type of company Johnson County should welcome or support.
3. Lennar does not care about the safety of Johnson County residents and the traffic congestion this project will create. The highway department recommended a traffic blister to assist with increased traffic on Stones Crossing. Rather than listening to the county's suggestion, Lennar created a lane shift. It could not be clearer: Lennar does not care about the safety of our community.
4. Lennar has consistently disregarded Johnson County residents' concerns about this project by:
 - a. Declining to conduct a traffic study;
 - b. Declining to address the drainage concerns presented by an outside, independent engineer;
 - c. Declining to prevent construction traffic from driving through existing neighborhoods, which would cause safety issues for walkers, bikers, etc., in Hunters Pointe (a neighborhood without sidewalks) and increase damage to our already crumbling streets;
 - d. Declining to abide by the SCO's requirement to "complement existing house stock," and
 - e. Declining to create larger lots to better match the surrounding neighborhood.

Put Johnson County ahead of this billion-dollar Florida corporation and vote no to Eagle Springs.

Johnson County Plan Commission Office

March 8, 2021

Courthouse Annex

Attn: Plan Commission Members

86 W. Court St. Franklin, IN 46131

RE: Case No. P-2-20

Dear Commission Members:

First, we would like to thank you for your decision to continue this objection of the Eagle Springs Development. We were so thankful that you truly listened to our concerns and recognized them as not only personal concerns but community concerns.

We are residents of Johnson County, living in the Forest Hills subdivision for 21 years. We are writing to object to Lennar's application to the Johnson County Planning Commission for its Preliminary Approval of the 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop the Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road. We want to address the following concerns:

- 1) The number of homes and lot sizes of this new development adjacent to the Forest Hills, Brentridge and Hunter's Point subdivisions are a continued concern to us as homeowners, taxpayers, and community members. The number of buildable lots should be considered without the common areas and wetlands as part of the total buildable area to be in line with the development of these neighboring subdivisions. Per the Surrounding Subdivision Comparison Chart on page 4 that was included in the February 22, 2021 agenda, the platted common area for Eagle Springs far exceeds the ratio of overall acreage to common area in the 6 mentioned compared subdivisions. The reduction of homes to the true buildable acreage would assist in managing the traffic and water shed that would directly impact the surrounding neighborhoods. To uphold the integrity of the area the size of the lots should be 2 homes to the buildable acre.
- 2) The proposed homes for Eagle Springs are not in line with the current custom built, individualized homes in the neighborhoods that are adjacent to the Eagle Springs subdivision. The Lennar homes do not have at least one third brick and wood trim on all four sides to be comparable with the current homes. This should be considered to uphold the high standards of our community.
- 3) The entrance to Eagle Springs needs to provide a safe lane for traffic continuing on Stones Crossing Road when stopped and slowing vehicles are turning into Eagle Springs. The volume of traffic and the type of traffic is a concern at the proposed entrance to Eagle Springs off Stones Crossing Road. The Eagle Springs entrance is close to three Center Grove schools with one being the high school with the stadium. Not only are there new teen drivers but families trying to fit everything into a day. The entrance to Eagle Springs has a major drop off on the south side of Stones Crossing going into the creek. A recent accident at this location took power out in our subdivisions for hours. Again, the reduced number of homes would help in managing traffic.

turning in and out of Eagle Springs as well as the existing subdivisions being subjected to additional traffic using these neighborhoods as short cuts to avoid Stones Crossing backing up.

We have visited Lennar's community in Bargersville. They have their big homes situated on the minimally required lots with the finished fronts and the other three sides have plain siding. These homes do not look out of place or jeopardize the integrity of other homes in that community as they are located next to similar subdivisions by developers of the same style and standards. There are no subdivisions with brick, custom and individualized homes adjacent to the Lennar subdivision in Bargersville as there will be with the Eagles Springs Subdivision in Center Grove. The Lennar homes and communities in Bargersville appropriately fill a need in that setting.

As members of the Planning Commission please respect our current values and standards in the Center Grove Community. Most of our current homes were built by community members who kept the high standards of the community. We continued to hear in the past three meetings the Lennar representatives talk about how they are meeting the **minimum standards**. The zoning ordinances are guidelines. If Lennar's goal was to keep the integrity of this community in place, they would recognize our objections. We are striving to keep the high community standards in place as we reach for even higher standards; not settling for the minimum. This is why most people move to Center Grove and do not want to move. My kids went to Center Grove Schools, played sports and participated in the arts. My grandchildren have just started with Center Grove Schools. We patronize LOCAL shops and stores. We are committed to this community. Meanwhile, Lennar wants to set a precedent to provide minimum lot sizes and minimum standard homes and develop land in the middle of high standard established communities.

Please consider this information. Each of you as Johnson County residents and neighbors should recognize this development is not meant for this site as it is proposed.

It would be appreciated if this meeting could be continued since it falls during Spring Break and plans had already been made by community members that would like to attend.

Thank you for your time and consideration and we will see you March 22, 2021.

Sincerely,

Roy C and Kimberly R Cowan

2534 Forest Hills Blvd.

Greenwood, IN 46143

Johnson County Planning Office
Courthouse Annex
Attn: Plan Commission Members
86 W. Court St.
Franklin, IN 46131

Delivered via email to Mhansard@co.johnson.in.us on March 12, 2021

RE: Case No. P-2-20

Mary and I are writing to continue to address issues with the current application of Lennar to the Johnson County Planning Commission for its preliminary approval of a 154 lot Major subdivision known as Eagle Springs. The plan is to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern are:

- At the last Planning Commission meeting the commission encouraged Lennar to work with the homeowners to come to an agreement before the next meeting. It is my understanding that Lennar has NOT responded to the homeowners in those neighborhoods or made any effort to negotiate in good faith.
- As a resident of one of the three homes that are directly south of the planned development I found it interesting that during their presentation Lennar never talked about or showed the composition of the homes directly south of the planned development. We are all on 3+ acre lots with custom built homes. I would like Lennar to explain to me how Lennar's density plan of 2.68 as adjusted for common area will enhance our property values. A more realistic density of 1.5 or less as adjusted by excluding the common area in the calculation may be more realistic and acceptable. Here is part of the view looking south from the planned development.



- With only 3 or 4 house plans and no commitment or requirement to enclose all four sides of the houses with brick or stone it does not compliment either the surrounding neighborhoods or our custom built homes. They showed great pictures of the inside of the houses, however we don't see the inside of the houses from our front door, we only see the exteriors.
- Lastly, both Mary and I and our neighbors, who are copied on this email, are concerned and unconvinced that the introduction of that many new cars onto Stones Crossing, even with the addition of a traffic blister, which has yet to be agreed upon, will enhance the safety of the residents of the area. Just yesterday for the second time in 6 months, March 12, 2021 a high school driver going too fast rolled his vehicle right where the entrance to this neighborhood is proposed. Not sure a passing blister will do anything but encourage a high school driver to speed up and not slow down since they can simply weave around the car. See photos below:



We have had county sheriffs sit in our driveways and clock people going 70 mph. The county ought to look at decreasing the speed from the high school thru the Skillman minor subdivision in my humble opinion. How is adding an additional 150+ cars going to improve our safety and enhance our value.

We realize that homes will eventually be built on this vacant land. We just would appreciate the Planning Commission actively assist and ensure it is done in a safe manner that will compliment the surrounding area. Consequently, we humbly request the Planning Commission consider rejecting the current plans as proposed by Lennar and encourage Lennar to negotiate with all parties involved to ensure a win-win for everyone.

Sincerely,

Mary E Birch Phillip V. Kryder

Mary Birch MD and Phillip V. Kryder, CPA

4335 W Stones Crossing Rd, Greenwood, In 46143

To the Johnson County Board of Zoning Appeals

I, Sue L. Dressler, owns and resides at 1880 Old State Road 37, Greenwood, IN 46143 am unable to attend the Public Hearing Petition Number V-4-21 meeting on February 23rd, 2021.

I do give permission for my sister in law Veneda Vann to speak on my behalf in my absence.

My reasons for my opposition are as follows.

- 1) I live **directly** across the street from the proposed development site.
- 2) Increased traffic - 24 hours of the day
- 3) I would have increased safety concerns, around the clock, as the potential for theft, violence, etc would be increased.
- 4) Increased lighting as I would assume the proposed storage facility would be well lit 24 hours a day. I would not be thrilled with bright lights in the evening and entire night time hours. Increased noise, from trucks and people, loading and unloading...potentially selling (running businesses) from the units - as this is not uncommon with storage units.
- 5) Safety for my Grandchildren and their friends as I do have them at my home regularly - Riding bikes, and playing outside would no longer be near as safe.
- 6) I feel I can safely make the statement that NO ONE in their right mind would want to live directly across the street from a storage facility.

Due to my above concerns and unforeseen concerns, I respectfully ask that the Zoning board be considerate and sensitive to them and deny this petition.

Respectfully,

Sue L Dressler
February 17, 2021

P-2-20 LETTER OF SUPPORT

Hansard Michele - Planning & Zoning

From: Stoner, Scott <Scott.Stoner@sbdinc.com>
Sent: Monday, February 8, 2021 6:14 AM
To: Hansard Michele - Planning & Zoning
Subject: Eagle Springs Development

Hello

My name is Scott Stoner, I live in Forest Hills adjacent to the proposed development off of Stones Crossing Road in the Center Grove Area. I am in support of the development. Thank You.

P-2-20 LETTERS OF OPPOSITIONS

RE: Case No. P-2-20

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern include:

☒ Quality - Lennar's track record of bad quality, crooked walls, quick build time not resulting in true custom homes, "in house" financing

☒ Consumer Affairs - Lennar's terrible ratings on consumeraffairs.com

☒ Traffic - Increased traffic flow throughout and speed/safety concern

My wife and I searched for our forever home in Brentridge Estates for over a year. We are mid 30's and have a young family with 3 children, ages 5, 3, and 8 months. We very much value the fact that we live in a well established Center Grove neighborhood with a safe reputation, older custom homes, and a place we feel our home will hold its value for many years to come.

QUALITY - Our home was custom built by Dennis Copenhaver in 1987, along with most others in this neighborhood. It was built in a timely manner, with attention to detail that will stand the test of time. We toured many new construction homes by Lennar at Morningside off 144 in Bargersville, 8 mins south of here. We asked for many opinions on new builds prior to purchasing anything. We found that while these new track homes are beautiful to look at, the quality is just not there. Standing water issues in the basement, already existing cracks in the basements concrete foundation, heating and cooling issues because of not enough duct work - this is because they contract and penny pinch the ducts, flat paint (we were told to "upgrade ourselves after we move in"), giant square footage on a smaller lot, circular windows that weren't a perfect circle but being sold "as is." We just couldn't bring ourselves to build one or purchase. We ran after reading google reviews and hearing honest opinions on brand new homes that shouldn't have such issues.

Our home is 34 years old and has one crack in our basement foundation, by the way. You're welcome to visit. We are proud to live in a neighborhood that is held in high regard with homes that have held their value AND quality since the 1980's. There are finished Lennar homes for sale at morningside that they have significantly reduced the price on just to make the sale.

You can compare the quality between Brentridge homes and these Lennar homes all day long. Solid wood details in Brentridge vs particle board detail, custom made cabinetry vs mass produced cabinets, solid wood 6 panel doors vs hollow wooden doors, wood floors vs laminate, no two homes alike vs cookie cutter limited designs. Their supplies are bought in bulk to keep costs down.

They advertise that they have their own financing company - but we know this is simply to avoid the fact that a true loan officer would want to see the said home plans to make sure it appraises for the loan amount.

They are production homes vs true custom homes - trying to connect to custom home neighborhoods. The 4 neighborhoods should not connect because they are not of the same value. They shouldn't even sit where they are planning because several 500k custom homes with .5 acre lots will now share a backyard with 1.5 Lennar homes. This land should be established by custom home builders, not track homes that are built in 90 days.

CONSUMER AFFAIRS - Please, even if you don't consider every point I am making here, PLEASE take the time to read Lennar home reviews online at consumeraffairs.com. They have a 1/5 star rating. If you lived in Brentridge and knew this was happening, you'd be concerned about your property value as well.

I had to scroll through SEVENTY 1 star ratings before I could get to a 5 star rating (sorted by most recent date). These are from people all over the US. The quality issues that this company repeatedly commits is insanity. This is very upsetting. People are reporting crooked walls/doors, a 4000 square ft home being built in less than 3 months, water leaks, unresponsive customer service resulting in people having to take legal action.

Here are a few direct quotes from consumer affairs:

"If you can do yourself any one favor, it's to KEEP ON LOOKING!!! Do not settle on a Lennar home. It's my biggest regret in life!!! They make the models PERFECT so you think that's what you're getting and then get hit with something. That is what I'm living with!"

"Apparently, there's been a slow leak from a shower bench that is not only a poor design but faulty install. The water came out from the bedroom wall and caused black mold under the carpet. Lennar said they'd caulk. I had to have my bedroom wall cut open to find the cause, the carpet and tackless were full of black mold and the plumber found a box left in the wall."

"This corporation does NOT pride themselves on the product they provide. They simply intend to assemble something as quickly and as cheap as they can...close out and move on to the next sucker. No commitment, customer service nor quality standards are thought of when thinking Lennar."

"VERY CROOKED walls, baseboards, doors, you name it, it was likely not straight. They threw our house up (4000sq foot house) in less than 3 months- just take a moment to imagine that for yourself and what the product result was/is. We had many many many issues on our final walk throughs, to the point where I said I was not settling until things were fixed. I was PROMISED and REASSURED things would be taken care of immediately. Here we are, 14 months later and I'm still waiting." This is frightening not only for my own home value, but also for the people who may be our new neighbors should this go through.

TRAFFIC - We sit on the main drag of Brentridge Parkway, shortly before the bridge. With young children outside a lot, we have to practice much caution with our children playing in the driveway and the already huge amount of traffic and speeding issues that we see. It is not uncommon to have a Johnson County sheriff sitting on Brentridge Court clocking speed and people running the stop sign. No one seems to obey the speed limit and we are constantly setting out a green caution sign at the foot of our driveway. I cannot imagine the increase we will see with these new homes and all the traffic we will see. It greatly scares us.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,

Collin and Amanda Meyers

4831 Brentridge Parkway

Greenwood, IN 46146

RE: Case No. P-2-20

Dear Commission Members:

We are residents of Johnson County, living in the Forest Hills subdivision. We writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

1) The water draining from this new development into the Forest Hills subdivision is a critical concern to us as homeowners, taxpayers, and community members.

We have lived on the lower pond in Forest Hills since April 1999. Over the past decade, water issues from the uphill portions of Forest Hills became substantial enough that it required adding 4 sump pumps in the crawl space of our 2,830 sq. ft. home (see attached letter). And on December 25, 2015, we witnessed flooding from our subdivision's upper pond cascading onto Forest Hills Blvd on its way to the lower pond. This damaged 5 homes (see attached photos).

Our concern is that the drainage from Eagle Springs, as proposed, will continue to increase the water running toward Forest Hills, especially its already problematic upper pond. If so, this will add stress on the mitigation that was done after the December 25, 2015 flooding. What information is being used to know how the upper pond will handle any extra runoff from an uphill development?

We see year after year that the 100-year flooding guidelines have become outdated, ineffective, and need to be adjusted. If they are based on historical data, how do they account for the increase in

weather extremes since 2012? Does drainage modeling reflect current precipitation events' frequency and magnitude? From our house, we see that past planning and infrastructure is not up to the task. It seems this will only get worse if we don't plan ahead for worsening conditions instead of moving forward based on old assumptions that produce dangerous failures and require expensive fixes. Additionally, we are concerned with how these drainage impacts are really considered when permitting additional building.

We attended a hearing before the Center Grove Administrative Building at 4800 Stones Crossing Road was approved. The Johnson County Drainage Board provided the engineers the minimum requirement for run off for this building, but they were clearly wrong. On July 11, 2017 the watershed from the CG Admin Building contributed to a breach in the levy between Honey Creek and the Forest Hills lower pond (Pictures attached). The levy did not get repaired for over a year so again another major rain created more flooding and widening of the breach. The water flowed from Honey Creek into the lower pond at such a rate during storms that the pond looked and acted like a river (pictures attached). The pond level was concerning enough this time I went and filled sand bags in Franklin. Years-long mitigation efforts continue on both sides of Stones Crossing Road. Any additional water being diverted into Honey Creek from Eagle Springs will create more stress on this levy. I also fear for the integrity of the bridge over Stones Crossing Rd if Honey Creek's waters continue to rise and we continue to see it carrying large trees and other debris downstream. The calculations listed in the previously submitted Wessler Engineering report confirm these critical concerns and support additional studies for this watershed before adding more stress on infrastructure that is already failing. Please consider them carefully as a matter of community safety and responsible planning. Please think about the lessons of the past to plan for today AND for the future.

2) We are concerned about the additional road traffic Eagle Springs will add to the subdivisions it borders, as well as to already-overburdened Stones Crossing Rd. It is difficult and dangerous to turn onto Stones Crossing Rd. or to enter Forest Hills during school start, dismissal, and school events. People use our subdivisions as a cut-thru to avoid traffic at the school buildings. The I-69 corridor will add further traffic headaches as thru-travelers seek routes to get from I-69 to SR135 and beyond. The current statistics are outdated given the growth of the community and schools. You should be familiar with this growth and recognize the need for additional studies before a larger burden is placed on our critical roads, which are due for "major arterial" upgrades according to the Johnson County I-69 Corridor Plan. Having effective, safe infrastructure in place is essential for the safety of our subdivision, those who travel to Center Grove Schools, and the community as a whole. Simply adding the load of another subdivision – especially one that is denser than existing developments – to Stones Crossing Road without studies and required upgrades would be irresponsible and dangerous for current and future citizens.

3) We are dismayed at the "math" being used to calculate average unit-per-acre requirement in the zoning ordinance. Per Lennar's proposal, the typical lot is admittedly 1/3 acre, meaning 3 units per actual acre that will be used for units. That is not in line with the zoning ordinance of an average of 2 units per acre. Using the total 91.6 acres of the parcel to decide the "average 2 units per acre" figure is disingenuous at best, since their plan has massive amounts of unusable wetland, common areas, and infrastructure that will not be used for units. Re-platting so that there are truly an average of 2 units per acre being USED FOR UNITS would ensure the lot sizes are in line with existing subdivisions in the area. This lower density would reduce the load on the overburdened infrastructure, as outlined above. The current proposal of 154 homes would mean approximately 385 new vehicles contributing to the traffic. The watershed issue would be impacted less as well with fewer homes, larger lawns and open areas, and less pavement.

We appreciate the time each member has taken to consider this letter with concerns and requests. We love our neighborhood and the community that is a big part of our lives. We have lived here 22 years and have no plans to leave. The Lennar developers come to do their job and move on to the next development. This area is an important representation of the Center Grove Community as many people come to the schools for different events and these neighborhoods are a vision of the area. Taxpayers have put a lot of money into our neighborhoods and schools for the community to shine. We are asking you to respect our community as well and make sure the Eagle Springs development is scrutinized with

updated traffic statistics, drainage information, and a density that fits the surrounding area's needs.

Sincerely,

Roy C and Kimberly R Cowan

2534 Forest Hills Blvd.

Greenwood, IN 46143



July 11, 2017 levy breach from Honey Creek to Forest Hills lower pond.



April 3, 2018 levy mitigation not finished, another flooding event occurred.

Re: Cowan letter

Kenneth Taulman <ktaulman@indianafoundation.com>

Thu 2/4/2021 4:31 PM

To: Kimberly Cowan boge777@live.com

2 attachments (1 MB)

Forest Hills Water Table.pdf; Kimberly Cowan Home.pdf;

Kim,

I've attached a copy of the Water Table in your neighborhood and the surrounding area. This graph was obtained from the United States Department of Agriculture. Available to anyone at:

<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

This table indicates the average depth of the water table from grade. As it indicates by color code (Red to Blue) depth is measured in Centimeters from 0 to 200. Converting this measurement to Inches/Feet, the water table in your neighborhood area is roughly 6.5 feet or less. Homes such as yours that were built with crawl space foundations are on average 2-3 feet below grade, which allows ground moisture (evaporated or standing water) to rise and become destructive to the homes floor package and foundation. Many homes may have a sump pump installed to collect ground water, but typically are not fully capable of handling all the water that is below the home at any given time.

In the case of your home, water had pooled in different areas of the crawlspace and the single sump that you had was ineffective in collecting and removing water from all areas of your foundation. Your home was also built with footed support walls, creating compartments and required the need for perimeter drainage in each of these compartments, as well as a sealed barrier along the ground and walls. Typically, Developers & Builders will use the same construction type for all homes in the same housing addition, leading to homes having the same issues.

Introducing more water to a soil type that may already be saturated or having a high table may cause new or further issues to homes that have or may already have drainage problems. IFS recommends that all crawl spaces and basements have full perimeter drainage with at least one sump per 100 linear feet, the need for additional sumps may be required based on

the home's foundation support type.

Thank you.

Kenneth Taulman

Certified Field Inspector/Service Tech

RE: Case No. P-2-20 Eagle Springs Development Proposal

Dear Ms. Hansard,

We are writing this letter to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

We are long-time residents of the Center Grove area of Johnson County since 1979 and have resided in our current residence in Brentridge Estates since 1987. As such, we have personally experienced the growth in the immediate area adjacent to the proposed Eagle Springs development and we have significant concerns regarding the negative impact on the quality of life of the proposed development.

Specifically, the issues of greatest concern to us include:

Noise and air pollution that will result in adding 154 residences which will likely include over 300 passenger vehicles (assuming 2 vehicles per household which is typical now a days). Further, housing values will also likely decrease due to the afore-mentioned pollution as well from the reduced lot size of each residence in the proposed development as compared to the housing developments in and around this area;

The increased level of vehicular traffic on Morgantown Road and Stones Crossing Road resulting from the 300+ vehicles which will be added to an already congested area in the immediate vicinity of Center Grove Elementary School, Center Grove Middle School, and Center Grove High School. This increased congestion will result in more vehicular accidents; The increased level of sewage that will result in adding these residences and the related increased water and sewage run-off that will occur with the addition of these residences. As you may be aware, the residents of Brentridge Estates have experienced significant sewage overflow issues over the years, which could be further exasperated with this development;

The adverse impact on wildlife that will occur since the current undeveloped farmland acts as and sits adjacent to land that serves as a wildlife refuge.

Further, we understand that this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,

Isadore and Kathy L Rivas

2227 Running Brook Place, Greenwood, Indiana

Brentridge Estates Subdivision

RE: Case No. P-2-20

ATTN: Plan Commission

We hope this letter finds you well. We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to us include:

- Traffic and Safety: The addition of this new neighborhood will increase traffic exponentially, both internal to our neighborhoods and along Stones Crossing. Traffic along Stones Crossing is already heavy and our fear is that it will become extremely difficult to enter onto Stones Crossing. In addition, the increase of traffic internal to our neighborhood will make it dangerous for our kids to ride bikes or play outside.
- Drainage: Our yard already floods as is, so we're concerned that adding 154 new homes will make the drainage back-up in our yard unmanageable and result in a significant cost to fix.
- Classroom Capacities and Redistricting: We are concerned about the addition of so many new students into this school district and the strain it will place on our school system, as well as the decrease in individual attention students will receive as a result. Center Grove is already well on its way to requiring a second high school, and adding a new neighborhood this size will most certainly push us over the limit, which will be a huge investment for the school district. We have also already had one redistricting within the past two years and we fear our daughters will be moved to another elementary school even though we live less than a mile away from the school.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,

Jason & Erin Scott

4604 Abberton Drive Greenwood, IN 46143 Forest Hills Subdivision

RE: Case No. P-2-20

Dear Michele,

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to us include:

- ☐ The increase in traffic that will occur on Stones Crossing, Morgantown, and in connected neighborhoods if this subdivision is built. Stones Crossing is already backed up beyond the entrance to Forest Hills and Willow Lakes every morning and afternoon as school begins and ends. As the roads are narrow and do not have sufficient space for sidewalks to ensure the safety of our children, adding more traffic to this mess is difficult to imagine.
- ☐ Center Grove Schools have been growing and we are concerned that with this massive subdivision that the school corporation will not be able to accommodate the growth without impacting the current student population greatly.

- ☐ We are concerned with the depreciation in home value with this new addition so close to our residence.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

If approval is given, we hope that the Johnson County Plan Commission will require that Lennar prevent construction traffic

from traveling through our connected neighborhoods.

Sincerely,

Jennifer and David Hoover

2428 Forest Hills Blvd.

Greenwood, IN 46143

Forest Hills Subdivision

Hello,

I am a homeowner in the Hunters Pointe subdivision which is adjacent to the property proposed for development as Eagle Springs. My property is actually adjacent to the northern edge. Based on the proposals I have seen and the number of homes that would be built, I believe the traffic increase would become a hazard to

the community that I live in. I also don't feel that a poor quality builder such as Lennar mixes well with the custom homes in the surrounding neighborhoods.

Ben Collins

Hunters Pointe Homeowner

Hello,

Please note and make of record that we categorically object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

Sincerely,

Ron and Connie Stephens

2681 Willow Lake Drive

Greenwood, IN 46143

RE: Plan Commission Letter – Brentridge Estates homeowner concerns on Eagle Springs Subdivision Plan for Feb 22nd meeting at 6pm

We are writing to join our neighbors in objecting to the application by Lennar for a 154 home subdivision known as Eagle Springs. We moved here nine months ago from Cape May County, New Jersey to rejoin family that has lived here for several generations. When deciding on a new home in the multi county area, we chose this location as highest in overall "quality of life". It would very sad to witness anything diminish that; such as poorly controlled development. After living and owning property in several states including Pennsylvania, Delaware, Florida and New Jersey for the past 40 years, we have witnessed communities that harmed themselves by allowing excessive and careless growth.

All of the specific concerns which we have read and heard from our neighbors since we have become aware of the proposed new subdivision are also supported by us. They each would lower the "quality of life" of all of the existing neighborhoods that Eagle Springs would border.

We urge the Planning Commission Members to act in the best interest of all the families which call these neighborhoods "home" and require Lennar to preserve the present quality of life in the entirety of their development plans.

Sincerely,

Thomas W. Stambaugh Loretta S. Stambaugh

2182 Running Brook Lane

Greenwood, IN 46143-9250

(609) 408-2576

RE: Case No. P-2-20

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road. Specifically, the issues of greatest concern to us include:

- Traffic congestion within our neighborhood(s), especially with the connection of (what will be) 8 neighborhoods – from the railroad tracks at Olive Branch, to essentially Center Grove Elementary school! The neighborhood will cause a cut through that appears wildly dangerous to us.
- Traffic congestion on Stones Crossing – it is already difficult with school traffic. This neighborhood will make this area much more dangerous
- Property values and school impact – I am positive this will have a negative impact on our neighborhood's property value. So much so, my wife and I have sold our home and are moving to avoid what is coming. We want nothing to do with the mess, the drainage issues, the traffic and the depreciation on our home (which is our largest personal investment).

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,

Craig and Paula Boas
4630 Fox Moor Lane
Brentridge Estates Subdivision

Dear Planning Commission:

Stones Crossing Rd. west of 135 had become a traffic problem. Twenty years ago it was fine, but now we can't even pull out of our neighborhood due to heavy traffic. It's a two lane road with no shoulders and it's not in good condition. A new housing development will add a lot more traffic and make school traffic an even bigger nightmare than it already is. I am not against the development itself, but unless Stones Crossing Rd. is overhauled to be more functional I do not want another development going in.

Janet Mehling
Willow Lakes East

Please review the traffic patterns on Stones Crossing. I moved from Franklin after our home flooded two times, we lived on Castle Drive. After years of trying to get someone to look at the creek that goes under 44. Big tree jam still there today. I moved to Hunters Point in Greenwood. I can see that as you build so many houses per acre that will result in flooding and increase traffic on already crowded roads. thank you Rita Deskins 4065 W Crooked Lane Greenwood In 46143
Rita Deskins

Dear Michele,

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern for our family center around potential negative impacts to our physical environment and overall quality of life:

1. We moved to Hunters Pointe in October 1998, Lot #103, 4351 West Fox Ridge Avenue, which closely borders the proposed new development. We chose this area specifically because the established homes were built on larger lots with mature trees that were preserved during construction in the 1980s. In 1998, surrounding developments appeared to be adopting similar approaches to balancing land use.

Our Concern: Smaller lots and possible clearing of trees and brush at property lot lines by Lennar is too inconsistent with how this area was envisioned for decades and could lead to unforeseen negative consequences.

2. We lived here in June 2008 when Indiana experienced massive flooding that was declared a state of emergency in many counties, including Johnson. We were away from home and the water levels around the property rose so quickly we had to wait hours for it to recede enough so we could get home. Our backyard looked like a river had run through it.

Our Concern: Elevation changes surrounding our property, including the area to be developed, consist of wide variations and the lot line of Hunters Pointe where we live forms a peak. If there are variations at any point during the proposed development we could experience flooding that is not occurring currently, as well as permanent impacts after the final grading is established.

3. Years ago we volunteered at a private nature preserve located along the White River, a few miles northwest of the proposed development. It is a Great Blue Heron rookery, overseen by the Central Indiana Land Trust. To nest in this location the herons depend on the river ecosystem and watershed, which includes wetland areas that are part of the proposed development by Lennar. These wetland areas host various other species – every summer we hear all sorts of frog calls from the trees and see various types of dragonflies and damselflies passing through.

Our Concern: Proposed development by Lennar includes areas designated as wetlands, with many species potentially impacted, so we need to better understand before proceeding.

4. Over the years we have frequently seen honey bees visiting blooming plants on our property. We have also seen and heard owls in the trees along the southern border of our property. Living in a subdivision with "Fox" in some of the street names reminds me, we saw them a lot the first several years but sightings now are rare, if at all.

Our Concern: Proposed development may threaten vulnerable species. Some species we observe are endangered, both plant and animal, so we fear this development will further jeopardize their survival. The Department of Natural Resources website has up to date documentation describing species of concern in our area.

5. Traffic is another big issue for us. We foresee our road getting a significant increase in traffic with people passing through to get to Runyon Road. We have a 20mph speed limit and already have issues with people coming through too fast with children playing in nearby cul-de-sacs.

Our Concern: Residents commuting to and from the proposed development will use Inverness Place > Crooked Lane > West Fox Ridge Ave to reach Runyon Road, adding a significant volume of new traffic to these residential streets.

Finally, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For all of the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,

Linda and Bill Rosier
4351 W Fox Ridge Ave
Greenwood, IN 46143
(317) 417-6898

RE: Case No. P-2-20 Dear Michelle,

We are writing this to object to Lennar's application to the Johnson County Plan Commission for its Preliminary approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson county farmland located east of Morgantown Road and north of Stones Crossings Road.

We are home owners in Brentridge Estates for nearly twenty years and are concerned on the impact on our property value as well as other concerns. We moved to Brentridge because of what Brentridge was and is today through its continued maintained quality. Our home is located in the northeast section of Brentridge Estates near the proposed Eagle Springs subdivision. Our concerns also include drainage, increased traffic through Brentridge, quality of homes proposed, and proposed lot sizes which will impact our home and the whole of Brentridge Estates.

Our home is on a swale and "downhill" from the proposed subdivision. In the past with heavy rains, there has been many times when large amount of water would flow through this swale. With a large addition without proper drainage and runoffs installed that would be replacing farmland where there is percolation, we are concerned of the resultant impact of increased water flowing through our backyard.

Assuming this subdivision would be connecting to streets in Brentridge, this brings about concerns of increased traffic. Brentridge would then become a "cut-through" to avoid Stone Crossings Road and to get to Morgantown Road. Although stop signs in Brentridge would hopefully slow down speed of the traffic, increased traffic volume creates street noise, street deterioration, and more important safety concerns for the children and pedestrians. We see quietness of our neighborhood going away.

With Brentridge's custom-built, mostly brick homes, and larger lot sizes compared to that proposed for Eagle Springs, another big concern we have is the impact on our home value with less quality home and significantly smaller lot sizes nearby.

Further, it is our understanding that the plat application for Eagle Springs is not fully compatible with the Johnson County Future Land Use map that was updated in 2017.

For the above mentioned reasons, please accept our objections to the current plan as proposed by Lennar.

Sincerely,

Charles Duane and Carolyn Ruth Gaither

4610 Fox Moor Place

Greenwood, IN 46143-9280

Hello,

Please note and make of record that we categorically object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

Sincerely,

Ron and Connie Stephens

2681 Willow Lake Drive

Greenwood, IN 46143

Hello Michele,

Thank you for taking the time to read and welcome our two major concerns. My family and I have lived in Brentridge Estates for about two and a half years. Both my husband and I grew up in Center Grove and always loved this neighborhood due to the beautiful mature trees, customs homes, and it being a little hidden gem in the middle of the "great big CG" in terms of traffic. I have never once had to worry about my small kids (4&5 now) walking or riding their bikes on our sidewalks. This is one of my biggest concerns with connecting Eagle Springs to Brentridge and Forest Hills. The amount of new cars that this 154 home subdivision will bring along with fellow CG residents learning about the cut through to avoid Morgantown will be extremely nerve wracking. As well as during construction the construction vehicles that could come into the neighborhood. If at all possible, please prohibit that. Lastly, the increased traffic that would be funneled onto an already congested Stones Crossing. Would mandating Lennar to hold construction until Stones Crossing was widened be an option? My first thought was a stoplight but the city just put in a stoplight not that far down the road to help with the HS.

Our other concern, we live in the back on Fox Moor Terrace (1965 to be exact) and our back yard connects to the field. From the talks that Lennar had previously, they mentioned that all of the trees on the perimeter of the field will be torn down. This is extremely upsetting to us and many other families on our street especially since the type of homes Lennar is proposing look nothing like those of Brentridge, Hunters pointe, or Forest Hills. I grew up in Wakefield and my husband and I had our second home in Wakefield. We have nothing against "cookie cutter" homes but when connected to custom neighborhoods it sticks out like a sore thumb and changes the appearance of those around it. Lennar builds nice a home but they are drastically different than what we have. It is too much to ask them to agree to at least put brick on the back lower half and making some type of bump out to avoid looking like squares? Right now due to their small their lot sizes my back yard will be looking at the back of 2, maybe even 3, different type houses and to be honest, that is extremely unappealing. If they could be held by the Plan Commission board to keep the trees and brush then it wouldn't be so bad but clearing all of that is devastating not only to the residents but to the nature and animals that have called these trees their homes for 30+ years.

Thank you so much for taking the time to read this and I hope that you and your fellow members can be persuaded to put limitations on what Lennar can build, keep the trees/brush, increase lot sizes, and hopefully find a solution for the traffic.

Sincerely,

Eric and Alyssa Rowles of Brentridge Estates

RE: Case No. P-2-20

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to us include:

- Burden on our local school system. CG schools are facing an unprecedented influx of students and is struggling to keep up. Even with the addition of Walnut Grove and new renovations to the high school, our schools are overcrowded and the problem continues to worsen. The only area with reasonable space to build additional schools is in the Southern portions of the school district. By building large developments here, in the heart of CG, we will subject many students to redistricting, overcrowding, etc. CG schools are integral to our home values and the desirability of our community. It is essential to carefully plan the future of our community to protect that valuable resource.
- Increasing an already apparent drainage issue within our community. It has been well documented that the Brentridge community has had problems with drainage and flooding during times of significant rainfall. We fear that increasing the amount of homes in this neighborhood will further negatively affect our homes and properties.
- Increasing traffic within a residential area. Opening dead-end roads and connecting them to county roads will create a safety issue for the many children and teenagers that utilize Brentridge/Forest Hills. Our neighborhood is connected directly to CG Elementary, Middle School Central and CG High School by running and walking paths. During athletic seasons, large groups of teenage athletes use our neighborhood streets to train for their respective sports. Creating a cut through will exponentially increase traffic in our residential area, and therefore increase the risk to all those who utilize this area for those reasons.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,
Daniel and Chelsea Chrenko
4631 Running Brook Terrace, Greenwood, IN 46143
Brentridge Estates Subdivision

Ms. Hansard,

I am writing in reference to the Eagle Springs development in White River township. I wanted to express my concerns with the impact this development will have on residents of adjacent neighborhoods, including Hunters Pointe, where I have lived since 1987.

I live at 1992 Inverness Place so will be on the main connection, which will become a major thoroughfare for the new development. The Eagle Springs development will increase traffic through Hunters Pointe and the other adjacent neighborhoods. This will include speeding, running of stop signs, and other traffic violations. I witnessed this happen when Willow Lakes connected to Brockton Manor. That connection became a major thoroughfare, especially by high school students. Hunters Pointe, unlike other nearby neighborhoods, does not have sidewalks. Adding a large number of homes to the area could create a dangerous traffic situation. For your reference, I have included some traffic data points below this email.

I'm also concerned about the number and quality of the homes being built in Eagle Springs. I heard that Eagles Springs will have 154 homes, which will result in a large number of houses being built on small lots crowded into a relatively small geographic area. The homes in each neighborhood surrounding Eagle Springs are custom built. There will be a significant difference in quality between the existing homes and the homes being built in Eagle Springs. My late husband and I built our home in Hunters Pointe in 1987. I love living in this neighborhood but feel the Eagle Springs development will impose significant safety concerns for current residents.

Best,
Karen Hewitt
1992 Inverness Place
Greenwood, IN 46143

Traffic Data Points:

The ITE Trip Generation Manual indicates each new home built adds approximately 10 trips to the road network daily. This means our immediate area would be subjected to an average of 1,540 additional trips on Stones Crossing and/or neighborhood streets every day.

Page 106 of the Johnson County 1-69 Plan warns that Stones Crossing is projected to increase significantly in traffic volume due to the development of the I-69 corridor.

Page 60 of the Johnson County 1-69 Plan states that building near schools should be carefully considered because it can result in traffic congestion

Widening Stones Crossing Road from 135 to Morgantown Road to 3-4 lanes is one of the recommended transportation network improvements listed on page 22 of the Johnson County 1-69 Plan.

The Indianapolis Metropolitan Planning Organization (MPO) projects that the Average Daily Traffic Count on Stones Crossing Road between 135 and Morgantown Road will jump from an average of 9,414 in 2017 to an average of 17,674 by the year 2035.

The specific section of Stones Crossing where Lennar would like to develop 154 additional homes is already listed in the Johnson County Comprehensive Plan as a transportation constraint area.

Dear Michele,

I am writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to me include:

- Traffic; Currently it is very difficult, if not impossible, to get out of Forest Hills during the start of the school day or the end of the school day. I have a fishing boat, and on the days that I am pulling my boat and trying to get out of the neighborhood, during the times that I previously mentioned, I have to go out through Brentridge onto Morgantown. I can't imagine how this situation could not get even worse with more people trying to exit Eagle Springs onto Stones Crossing. I also believe that that 69 project will put more traffic on Stones crossing.
- The Lennar Homes; The quality and size of the homes are not compatible with Forest Hills, or Brentridge. The majority of the current homes are completely or mostly brick. The Lennar homes with a brick front and three sides of cement board is a giant step down, in my opinion.
- Schools; How many more homes are going to be built in Center Grove and Bargersville before Center Grove High School is going to be out of capacity. With the way that new homes are going up, the question is not if, but when. If that is true, what is the new high school going to cost, what will that do to our property taxes, etc.
- Drainage; Currently there have been drainage issues with water coming from the proposed building site onto Forest Hills. I would like to be assured that this will not happen.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept my objections to the current plans as proposed by Lennar.

Sincerely,

Joe Risser

4611 Osprey Drive Forest Hills Subdivision

RE: Case No. P-2-20

Dear Michele,

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Before we address our concerns, we'd first would like it to be known that we have not received any public notices regarding the proposed development. Our home and property are directly adjacent to the farmland.

Issues of greatest concern to us include:

- Roads: Stones Crossing Road cannot handle the additional traffic that this development will cause. The specific section of Stones Crossing where Lennar would like to develop 154 additional homes is already listed in the Johnson County Comprehensive Plan as a transportation constraint area. Allowing Lennar to develop this land when there are already known traffic concerns is unfair to JC Residents. If approved, the Commission would be knowingly approve a development that will increase hazards to Residents.
- Connecting subdivisions & increasing traffic within subdivisions: There are 232 homes in the already connected Brentridge Estates and Forest Hills. If Lennar's plans are approved as submitted, traffic from 1,230 homes will now travel through these neighborhoods. And, knowing that there is congestion on Stones Crossing, traffic will cut through these neighborhoods in order to avoid it. Our neighborhoods are currently safe for walkers, runners, bicyclists and children at play. This increase in non-subdivision traffic will put our community in harm's way.
- Wildlife & Tree Conservation: We attended the Dyes Walk meeting with Lennar and at that time, Lennar advised that they would not be building in the area they label "emergent wetlands". However, preservation of the area will be compromised due to the installation of utilities through and around the area. Also, the operation of heavy equipment and heavy trucks will cause damage to the area. Not only will construction activities damage Trees but damage to wildlife will also occur. We have been unable to capture any photos, but we have heard on several occasions Owls on the property. Wildlife will be driven from the area due to the land development.
- Over Development & Congestion: Prior to moving to Johnson County I (Elizabeth Fowler) lived on the Northside in the Fishers/Geist area. What was extremely appealing to me about moving to Johnson County (the county where my husband has lived & was

raised) was the balanced mix of rural, residential and commercial. I was happy to leave the over developed "North side". This area of town was once labeled as a "desirable" area to live & work and now due to it's over development & congestion, it is no longer an area sought after. Johnson County has had a great amount of development in the short amount of time that I have lived here. The number of new subdivisions going in is not only taking away from the desired rural enviroment but it is also contributing to overcrowding. While progress within communities can be positive we ask that the Board consider the "costs" associated. Johnson County esthetically is changing from the beautiful mix or rural, residential and commercial to quickly turning to an over developed "north side".

Last, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,

Allan and Elizabeth Fowler
4539 Brentridge Parkway
Forest Hills Subdivision

RE: Case No. P-2-20

I am writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to me include:

- Lowering the home value of the current surrounding neighboorhoods (Forest Hills, Brentridge, and Hunters Pointe). My homesite will sit directly againts Eagle Springs so I have greater concern this will lower my home value and resale.
- Quality of Lennar Homes. Consumeraffairs.com rates Lennar Homes 1 out of 5 stars from home owner reviews across multiple states. This is very concerning as this supports my first bullit point and does not support the look of the homes in the surrounding area.
- Increased traffic concerns on Stones Crossing and throuhout the neighborhoods that are planned to be connected to Eagle Springs. Many kids ride bikes and wlak to school, with increased traffic, I would not feel safe for my son to do this, which he loves to do.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept my objections to the current plans as proposed by Lennar.

Sincerely,

Suzanne Bardy
4586 Osprey Drive, Greenwood, IN 46143
Forest Hills Subdivision

RE: Case No. P-2-20

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to us include:

- ☐ Increased traffic through Brentridge Estates
- ☐ Less quality and cost of homes
- ☐ Smaller lot sizes

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,

Jay and Margaret Rifkind
4632 Brentridge Parkway, Greenwood IN 46143 Brentridge Estates Subdivision

Dear Executive,

I believe the addition of 154 homes and 308 automobiles added to Stones Crossing will endanger the residents and animals of the neighborhoods and surrounding area. In the morning, leaving my neighborhood of Forest Hills on my way to work sometimes takes several minutes for the traffic to present a safe entering point. In the winter, the hill leaving my addition can be icy and could cause someone to slide into Stones Crossing. When high school lets out the student drivers are all over the road, crossing the centerline on Stones Crossing as they drive down the street. There are multiple accidents on Stones Crossing. One person crashed into a power line pole disrupting power in the area for hours. At least four deer have died from automobile accidents in the area where they want to build the new homes. Automobiles in the area where they want to build Eagle Springs have killed opossums, raccoons, squirrels, rabbits, turtles, cats, skunks, and birds. I was in an accident at the corner of Stones Crossing and Saddleclub road. I was heading West on Stones Crossing and a vehicle in front of me was making a left turn onto Saddleclub road. I stopped the car, but the person behind me crashed into my vehicle. There have been many accidents at the corner of Saddleclub and Stones Crossing.

I have also seen a black mink crossing the road, which is very rare for the area. A neighbor that lives on the South side of Stones Crossing told me they have a whole family of mink living by Honey Creek. He also told me they have seen a river otter in Honey Creek and have contacted the DNR about the sighting. The DNR told them that River Otters are very rare for the area. The more I research about urban sprawl, the more I want to become an environmentalist. The animals are struggling to survive and humans including me continue to move into their habitat. After reading an article titled, "State of the Planet" from the Earth Institute of Columbia University, I realize we are poisoning Honey Creek with fertilizers and weed killers by treating lawns. I would gladly provide a copy if you are interested in the article.

Respectfully,

Keith D. Stofer

Case No. P-2-20 Dear Michele,

I am writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern are traffic on an already very busy road and maintaining the quality of homes

I have lived in Forest Hills for 16 years and as the area has grown so has the traffic. It is extremely difficult and sometimes almost impossible to pull out of the neighborhood at the entrance on Stones Crossing. I have witnessed numerous accidents along this area of Stones Crossing with cars hitting utility poles, one recently went off the south side of Stones Crossing narrowly avoiding a large ravine that is just before a pond. Adding an additional 150 homes who are going to be also leaving and utilizing the same road will increase traffic concerns of safety. What can be done to help this issue instead of compounding it? I am also concerned that the neighborhoods are connecting and increasing traffic as a go

between or shortcuts.

My other concern is the quality of the homes. The neighborhoods around this proposed development are all custom homes

and high quality. Most are all brick, on a crawlspace and the neighborhoods have strong Homeowner Associations that work to maintain neighborhoods that keep up their homes.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

Sincerely,

Kristin Rafferty-Burdine

4674 Abberton Drive Greenwood, IN 46143

Dear Michele,

I am writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to me include:

- Traffic; both on Stones Crossing and in our neighborhood during and after construction. I have a huge concern about construction traffic. We don't want those vehicles cutting through our neighborhood, causing congestion and damaging roads and property. Traffic on Stones Crossing is already difficult. Especially at certain times of the day. It is very difficult to get out of our neighborhood. This new development will make that even worse as there will be another significant traffic stream between our neighborhood and SaddleClub Road. This is a very short distance. Traffic lights or stop signs will likely make that worse as traffic would be stopped in front of our neighborhood entrance. This already happens in the morning before school and in the afternoon after school and anytime there is a significant event at the highschool.
- Quality and size of homes being built are not in conformance with surrounding (and connected) neighborhoods. The homes in the existing neighborhoods are either all brick or mostly brick. These proposed homes will be significantly less attractive. The proposed lot sizes are also much smaller than in surrounding neighborhoods. Any new builds should be in conformance with the surrounding areas.
- School capacity. I don't actually have school aged children, but having a home in an excellent school district is a great selling point for my home and helps keep my property values up. Bringing in a significant increase to the population of these schools could negatively impact the quality of the education and the performance of the school district as a whole. Has this been addressed? Are there plans to build additional elementary and middle schools? Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept my objections to the current plans as proposed by Lennar.

Sincerely,

Gail Risser

4611 Osprey Drive

Forest Hills Subdivision

RE: Case No. P-2-20

Dear Commission Members:

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to us include:

The increased traffic on Stones Crossing Road, which is the main East-West link to Center Grove Schools, will make travel even more congested than it already is.

The quality of homes being built needs to be reviewed. Brick or stone should be required on at least a portion of each house's exterior. The addition of patios would prevent the flat back, cheaper exterior. Lennar could easily accommodate those requests and still be profitable.

Lot size should be equivalent to surrounding neighborhoods with a one-third acre minimum.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017. Please consult that document before making your decision.

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,

Al & Joyce Long

Al & Joyce Long

4022 W. Crooked Lane, Greenwood, IN 46143

Hunters Point Subdivision

Dear Michele,

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern for our family center around potential negative impacts to our physical environment and overall quality of life:

1. We moved to Hunters Pointe in October 1998, Lot #103, 4351 West Fox Ridge Avenue, which closely borders the proposed new development. We chose this area specifically because the established homes were built on larger lots with

mature trees that were preserved during construction in the 1980s. In 1998, surrounding developments appeared to be adopting similar approaches to balancing land use.

Our Concern: Smaller lots and possible clearing of trees and brush at property lot lines by Lennar is too inconsistent with how this area was envisioned for decades and could lead to unforeseen negative consequences.

2. We lived here in June 2008 when Indiana experienced massive flooding that was declared a state of emergency in many counties, including Johnson. We were away from home and the water levels around the property rose so quickly we had to wait hours for it to recede enough so we could get home. Our backyard looked like a river had run through it.

Our Concern: Elevation changes surrounding our property, including the area to be developed, consist of wide variations and the lot line of Hunters Pointe where we live forms a peak. If there are variations at any point during the proposed development we could experience flooding that is not occurring currently, as well as permanent impacts after the final grading is established.

3. Years ago we volunteered at a private nature preserve located along the White River, a few miles northwest of the proposed development. It is a Great Blue Heron rookery, overseen by the Central Indiana Land Trust. To nest in this location the herons depend on the river ecosystem and watershed, which includes wetland areas that are part of the proposed development by Lennar. These wetland areas host various other species – every summer we hear all sorts of frog calls from the trees and see various types of dragonflies and damselflies passing through.

Our Concern: Proposed development by Lennar includes areas designated as wetlands, with many species potentially impacted, so we need to better understand before proceeding.

4. Over the years we have frequently seen honey bees visiting blooming plants on our property. We have also seen and heard owls in the trees along the southern border of our property. Living in a subdivision with "Fox" in some of the street names reminds me, we saw them a lot the first several years but sightings now are rare, if at all.

Our Concern: Proposed development may threaten vulnerable species. Some species we observe are endangered, both plant and animal, so we fear this development will further jeopardize their survival. The Department of Natural Resources website has up to date documentation describing species of concern in our area.

5. Traffic is another big issue for us. We foresee our road getting a significant increase in traffic with people passing through to get to Runyon Road. We have a 20mph speed limit and already have issues with people coming through too fast with children playing in nearby cul-de-sacs.

Our Concern: Residents commuting to and from the proposed development will use Inverness Place > Crooked Lane > West Fox Ridge Ave to reach Runyon Road, adding a significant volume of new traffic to these residential streets.

Finally, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For all of the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,

Linda and Bill Rosier
4351 W Fox Ridge Ave
Greenwood, IN 46143
(317) 417-6898

RE: Case No. P-2-20

I am writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to me include:

Increased traffic into a subdivision with winding streets and no sidewalks will create safety problems.

Quality of homes being built. The price tag being touted by Lennar is grossly overpriced considering the lack of land per house as well as housing design. Most, if not all, of the homes that will surround Eagle Springs are custom built and all brick. A brick façade does not carry the price tag all brick does.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept my objections to the current plans as proposed by Lennar.

Sincerely,

Mark M. Havens

4338 W. Fox Ridge Avenue Hunters Point Subdivision

RE: Case No. P-2-20

Dear Michele,

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to us include:

☐ Traffic Control- Creating an approach to enter the development off of Stones Crossing Rd. is not feasible. During the school season there are always frequent wrecks currently in front of our property located at 4237 W. Stones Crossing Rd. and with additional turn lanes into the new development, only additional wrecks from school traffic will occur in both the EB & WB lanes.

The developer has not addressed any concerns in regards to any infrastructure improvements and how trail connectivity will be addressed.

☐ Quality of Homes- Lennar Development is known for standard track housing. The quality of the homes should be unique with custom homes with brick and no vinyl siding or hardy plank.

☐ Lot size – The lot size if provided should only be allowable to 5-10 acre lots so as to not disturb the existing eco-system any further. Red tail fox, Eastern box turtle and mink are known to the area and further disturbance would result in the loss of habitat.

☐ Wildlife/tree preservation – No trees should be removed unless they are dead, diseased or if absolutely required for removal. Construction activity usually clears the entire lot and Lennar's proposal to simply plant (2) trees per lot should not be considered.

No Preliminary Approval should be made until Lennar indicates their plans to address all Environmental documents including but not limited to the permits in regards to Rule 5, IDEM 401 WQC, CIF and DNR. We request that the Plan Commission require that Lennar uphold the Statement of Commitments they verbally agreed to on November 23rd. Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017. For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,

Lori & William Rushin

4237 W. Stones Crossing Rd.

Greenwood, IN 46143

Dear Michele,

My family and I live at 2367 Shawnee Court in the Forest Hills subdivision in Greenwood. The possibility of a Lennar housing development directly adjacent to our neighborhood greatly concerns us, and we strongly oppose it for many reasons. These include increased traffic congestion, further stress on existing sewer infrastructure, and the quality of the Lennar product. Stones Crossing road is already congested and the addition of a development designed for a maximum amount of small lots will further worsen this issue. In addition, we fear our land value will decrease due to the quality of homes being built adjacent to our land. Lennar is a public company, based out of state, with a focus on quantity not quality, and they need to build a maximum amount of homes to appease their investors. They have a documented history of corrupt business practices, below-average quality, and do not have any concern for local residents.

For these reasons, we believe that Lennar is an undesirable neighbor and urge you to help us in stopping this development. We are confident

that you will represent us, your constituents, and voice our concerns. Thank you for your consideration.

Sincerely,

Scott and Katie Sylte

RE: Case No. P-2-20

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.


Specifically, the issues of greatest concern to us include:

- Traffic concerns. It is already a challenge to get onto Stones Crossing Rd from any neighborhood. Turn lanes are needed especially at the Smokey Road and Stones Crossing T. A new neighborhood planned with small lots is going to bring a lot more traffic. Larger lots would help as less homes would be built and less traffic.
- Drainage concerns. We live in Forst Hills and each home has spent thousands of dollars fixing our drainage issues. Individually (our house included) we have spent money fixing our basements after past drainage problems. Larger lots would be less homes and less roof run off flow.
- Home value concerns: A home is one of the most expensive investments an individual makes. History shows that a home value goes up when like neighborhoods around it are full brick, custom homes with good size lots. A value of a home does not necessarily go down when a track home neighborhood with smaller lots is built "next door" but it certainly does not help the re-sell value. The track home styles are fine but larger lots should be considered to help the value of the homes.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,



John (Kip) Kelly & Julie Kelly
4641 Osprey Dr. Greenwood, IN 46143
Forest Hills Subdivision

Dear Michele,

I have been a resident of Brentridge Estates for the past five years and we appreciate the area that we call home. The school system is great, the people are friendly, the area is very quiet low crime , moderate traffic with great wildlife roaming in the location. I am writing to object to Lennar's application to the Johnson County Plan Commission for it's Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

The points mentioned above for appreciation for the area residents would be disrupted. There will be a large increase in traffic in neighborhoods where many residents have small children, increase the noise level and disrupt the endangered species of wildlife. Crime will also most likely increase due to more residents living in the area.

Further this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept my objections to the current plans as proposed by Lennar.

Sincerely,

Pat Mullin

4852 Brentridge Court

Greenwood, Indiana 46143

RE: Case No. P-2-20

Dear Michele, We are writing to vigorously object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Our house backs up directly to the farm land. We live on the corner of Walden, Abberton, and Arden Place in the Forest Hills subdivision. Specifically, the issues of greatest concern to us include: ☐ Drainage and Flooding Issues

The land proposed simply cannot handle an above-average storm. In the past 10 years of our living here, we have witnessed flood waters powerfully and directly flow from the acreage into our backyard and into the streets of Forest Hills. On July 11, 2017, in fact, the flood waters were so intense that Walden Drive was closed to cars as it was undrivable and dangerous. In a separate attachment with this letter, I am including a video of our home's basement flooding from that same storm.

☐ Traffic and Safety Stones Crossing Road cannot handle the CURRENT traffic – let alone traffic from an additional 150+ homes built directly on it. Not only would this exponentially increase traffic, such an increase in the amount of traffic presents enormous safety concern and dangerous conditions for the hundreds of teenaged drivers coming to and from the high school each day. We personally invite every member of the Board, every Lennar employee, and every member of the Johnson County Planning committee to drive on/visit Stones Crossing Road – in the front of Forest Hills subdivision – at both 7:30 am and 3:30 pm – ANY day (Monday through Friday) during the school year. We are quite certain it will bring a new perspective to the plans on paper.

☐ Quality and Number of Proposed Homes The proposed lot sizes are much smaller than the sizes of the surrounding subdivisions. Packing in homes right next to each other for profit may be wonderful to Lennar's bottom line, but it significantly devalues existing and surrounding homes. We respectfully request that Lennar increase lot sizes to match the surrounding lot sizes, at the very least. In addition, the same can be said for the proposed building materials. The surrounding neighborhoods all use brick – either fully surrounding the home or partially. We respectfully request that Lennar uses at least a partial brick exterior for every home.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017. For the above-mentioned reasons, please accept our strong objections to the current plans as proposed by Lennar.

Sincerely,

Rob Louthain and Denise Louthain 2381 Arden Place Greenwood, IN 46143 Forest Hills Subdivision

RE: Case No. P-2-20

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to us include:

1. The tree line that borders the northern square field: We have asked Lennar about the status of this tree line and they will not commit to NOT cutting down the trees. They said they will definitely be removing trees for drainage, but they will not say where and how many. Our house was built 33 years ago and when it was built there was already a very mature tree line boarding the field. Some trees are on our property, but the majority appear to be on their property. Please see the attached pictures as reference. The pictures were taken in 1988 when our house was built. The trees today are easily over 50+ years old and there are thousands of them along the tree line. These trees provide privacy, shade, and are home to a multitude of wildlife (bats, owls, birds, squirrels, etc...). Tearing down any of these trees would remove the privacy that currently separates the properties. It will also take decades to regrow any trees torn down.

- Research proves that mature trees add value to property. Below are links that support the fact that mature trees add value to property.

[https://www.buildium.com/blog/plant-trees-boost-property-](https://www.buildium.com/blog/plant-trees-boost-property-value/#:~:text=According%20to%20the%20Council%20of,as%20much%20as%2020%20percent.%E2%80%9D)

[value/#:~:text=According%20to%20the%20Council%20of,as%20much%20as%2020%20percent.%E2%80%9D](https://www.buildium.com/blog/plant-trees-boost-property-value/#:~:text=According%20to%20the%20Council%20of,as%20much%20as%2020%20percent.%E2%80%9D)

<https://www.homelight.com/blog/trees-increase-property-value/>

<https://www.hgtv.com/lifestyle/real-estate/increase-your-homes-value-with-mature-trees>

The removal of any of these trees will decrease the value of our lot.

- We have personally been taking care of the trees in the tree line since we moved in. Last year we had several dead trees removed and had others trimmed. We have spent thousands of dollars taking care of these trees. I know my neighbor has done the same. We both treat all the trees on the tree line as part of our property. The owner of the field has never taken care of them.

- Lennar states that their home buyers do not want trees and consequently they will only require buyers to plant two trees. I have spoken with a local real estate agent and he said, in his experience, it is not true that homeowners do not want trees. The overwhelming majority of people want mature trees on their lot. He said the only exception is when a buyer cannot afford a lot with mature trees (Mature trees add value).

- Lennar has provided many pictures of the fronts of the houses that they propose to build, however they have not and will not show a single picture of the backs of the houses. Why is that? We believe the answer is because they know that hearty plank looks, from a distance, very similar to vinyl. Lennar is also planning to put large houses on small lots with very little yard between the properties. The backs of the house will have no brick and will look like vinyl siding. This will decrease the value of the existing lots that border this field. If the tree line is removed, current homeowners will be trading a view of lush trees for a sea of monotonous houses.

We ask the Johnson County Plan Commission to require Lennar to keep the tree line that borders the northern field intact for the reasons stated above.

2. Lot sizes: Yes, Lennar has kept their lot sizes above the minimum that the Johnson County Plan Commission requires; however, every other neighborhood in this area has gone above and beyond the minimum lot size. If you look at subdivisions from Morgantown Rd to 135, you will not find a lot less than 1/3 acre. Most lots are closer to ½ acre. There is a tiny development going in on Olive Branch Rd just east of Morgantown Rd. and their average lot size is 2.4 acres. Attached is a form that compares the average lot sizes of the proposed Eagle Springs with other neighborhoods in the area. You can see the Eagle Springs' lots will be considerably smaller compared to the surrounding neighborhood lots. Having smaller lot sizes will result in more houses and therefore more people in the area. This area has a certain feel to it and you can see that when you drive through the existing neighborhoods. This area is known for larger lot sizes, and custom houses mainly made of brick with mature trees. This is not what Lennar is planning. They are planning to put as many houses as the can and build them with the cheapest material they can in order to stay just above the minimum. If you drive from Brentridge Estates to Forrest Hills the only way you can tell you have crossed into a different neighborhood is from the mailboxes. That is a smooth transition and a welcome one to all neighbors. If approved, Eagle Springs will stand out compared to all other neighborhoods in the immediate area. We ask that the members of the Jonson County Plan Commission to please drive through a Lennar neighborhood (Morningside – located at HWY 144 &

CR 400W). Then, please drive through Forrest Hills, Brentridge Estates and Hunters Pointe. You will then see how big of a difference a Lennar neighborhood will be compared to the existing neighborhoods.

- Lennar claims their homeowners want small lots and no brick so they can add an extra room or upgrade to granite counter tops in the kitchen. Again, we spoke to a local real estate agent, and he said that is not the case unless that is all the buyer can afford. They are talking about building houses up to \$600,000....a house in that price range can afford brick on the back of the house and a slightly larger lot.

We ask the Johnson County Plan Commission to hold Lennar to the standards that every other neighborhood in the immediate area has followed.

3.Increased Traffic: Lennar is proposing 4 entries into Eagle Springs: the main entrance on Stones Crossing, one from Forest Hills (via Brentridge Parkway), one from Brentridge Estates (via Running Brook Terrace) and one from Hunters Pointe (via Inverness). Everyone who lives in this area knows Stones Crossing is a mess, especially during the school season. We personally have seen non-stop cars from 135 to Saddle Club Rd (400W) when the high school lets out. The Eagle Springs residents will do the same thing the residents of Forrest Hills do and avoid Stones Crossing and go through Brentridge Estates and Hunters Pointe. In our opinion, cars traveling North towards I-69 will cut through Brentridge Estates. Cars going North to 135 will cut through Hunters Pointe. These cars will NOT go to Stones Crossing...even if a stop light is put in at that entrance. We already have enough issues with traffic and people not stopping at the stop signs in our neighborhood. Our neighborhood has called the Johnson County Sherriff's Dept and have been told there is nothing they can do because our HOA put the stop signs in and they are not enforceable. Opening more traffic to these neighborhoods will increase the risk someone will get injured or worse. More houses equal more people equal more traffic. We do understand that there is a necessity to open some neighborhoods for emergency services; however, we ask that you do NOT open up Eagle Springs to Brentridge Estate on Running Brook Terrace. There is already going to be an opening on Brentridge Parkway and the opening on Running Brook Terrace just is not necessary. Our house is on the dead end on Running Brook Terrace, and if that path is allowed to be opened, it will increase traffic in that area and will decrease the value of our lot.

We ask that the Johnson County Plan Commission not open Eagle Springs to Brentridge Estates via Running Brooke Terrace.

4.Decreased home value: We bought our house as our forever home in 2017. It was a nice, mainly brick, house on a large lot. It was on a quiet dead end and there was a full tree line that borders the field behind us. We chose this house and this lot and sacrificed more square footage because of the physical surroundings of the area. Now, Lennar is proposing to tear down the trees behind our house and open a road to their subdivision right next to our house. This will make our quiet private dead end into a public busy road. This will be a very drastic change for our lot and there is no question that if this happens the value of our house will decrease and it will make our lot less desirable. We are not writing this letter to try and completely stop someone from developing these fields, but we are asking the Johnson County Plan Commission to please consider what this proposed subdivision will do to the existing residents. If the residents will take a hit on the value of their property is it worth approving it "just because they meet the minimums?" Existing residents should not be burdened by devalued property. If Lennar's Eagle Springs had the same standards of building materials, lot sizes, and trees as the other neighborhoods in the area, we would not be writing this letter. Please do not allow this subdivision to go in as currently planned. We ask you to hold Lennar to the same standard that you see all over the Center Grove area.

5.This plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017. It looks like the Plat is seperated. Half is Rural Residential and the other half is Suburban Residential. (see attached PDF) For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely, Mike and Lisa Welker

2099 Fox Moor Ter, Greenwood, IN 46143

Brentridge Estates Subdivision

RE: Case No. P-2-20

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to us include:

- Quality of Proposed Homes and Lot SizeThe neighborhoods surrounding the proposed Eagle Springs subdivision, and the greater White River community around those, are outstanding developments. From Fair Oaks, to Eagle Trace, to Shadowood and over to Deerwood, these developments and others not mentioned are all architecturally beautiful. Not overlooked are the countless spectacular stand-alone properties that meld with local subdivisions. From the high amount of brick used, to the non-square and sometimes dramatic footprints, to the gorgeous hardscaping and landscaping, these existing homes are beautiful from all sides, and at any angle. This is one reason we all love living here. And this is why this area has attracted a significant amount of high-quality professionals. We are blessed to have them living in our community. From surgeons, to scientists, to educators and first-responders; they support us with their professions, and support the incredible school district our children attend.

To construct the development Lennar is proposing is a huge step backwards, not forward!

The proposed lot size in itself is testament to this. An average lot size 4,356 square feet smaller than the current smallest surrounding average lot size speaks to the quality of this proposed subdivision. Ironical Lennar uses "Eagle" in their development's name, as if it compares in any way with Eagle Trace. The land Lennar is wishing to cash in on, and then walk away from, IS very valuable. We seriously doubt that the surrounding community would be as staunchly objectionable to a development that is not just comparable to the area, but rather an upgrade. Homes and properties resembling existing Duke or Wampler builds would most likely be welcomed. To look out upon one's back yard, enjoying what has been worked so hard for, only to have roofed cubes packed in on themselves the end result, is simply unacceptable. Compare the view of nearly ANY existing subdivision in our area. It is warm, comforting, enjoyable and pleasing. This is not Lennar's plan. Johnson County's minimum requirements for this land development, it too minimum. Surrounding property values will be hurt. Look to Camby's Heartland Crossing as example of a lower-quality subdivision in great decline. Better homes receive better reinvestments!

- Drainage -Forest Hills and Brentridge have existing drainage and flooding issues. This has hurt many of our neighbors. Lennar's proposal states that their project will HELP our flooding and drainage issue.

Speaking about our own personal property, we feel this hard to believe. Here is why:

Our property is located at 2253 Arden Place. This is immediately south of the Forest Hills property that contains the underground drainage inlet for the north end of Forest Hills properties that are immediately west of Lennar's proposed development. Our property has drainage issues. Approximately 4-6 weeks a year, sometimes more, we are unable to mow the eastern end of our backyard. It is just mush. Common turf grass won't even grow in a large area of our yard! A contributing factor to this is that the property to our north, which has the 'drain', has a higher elevation than ours through the drainage path. This leaves us being... a swamp.

Lennar's plan has a spillway dumping Eagle Spring's flood water directly into our back yard!

We do not currently have a direct problem with water runoff from the field. I mow both. I know. The water that damages our property flows from one half of the properties to our south. Some of these properties probably do receive runoff from the field, but their numbers are limited. If the current Lennar plan is permitted to progress, far more "new" properties will be dumping their retention overflow directly into our back yard. Remember, this is the back yard that is already a non-good-grass-growing seasonal marsh, and saturated for too much of the mowing season as is.

- Traffic -Lennar wishes to build 154 homes. Figure conservatively 2.0 vehicles per household. 308 (probably more) additional vehicles added. Each making how many average trips in and out of Eagle Spring through 4 ways in or out? The traffic impact is simple to see. Brentridge and Forest Hills roads will become thoroughfares, resulting in increased road wear and a less-safe environment for our families and children. Stone's Crossing Road is already heavily congested due to school traffic during the beginning of classes, end of classes and extracurricular events. Making a turn onto Stone's Crossing Road to the far lane is already often difficult without school traffic being involved. Adding hundreds of additional vehicle trips to this road will just make a bad situation worse, and more dangers at all intersections.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely, Steve and Melinda Piotrowski 2253 Arden Place

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. Specifically, the issue of greatest concern to us is regarding traffic on both Brentridge Parkway and Stones Crossing Road.

- Brentridge Parkway – We understand the county's plan to connect multiple neighborhoods for the benefit of emergency vehicles, school buses, snow plows, etc. However, with Brentridge Estates connected in several areas to Eagle Springs, traffic will increase through our residential area for the benefit of Eagle Springs' residents to reach Morgantown Road. we already have issues with drivers speeding and failing to stop at stop signs. As our neighborhood has more young families move in, we are concerned for our children's safety. At present, we can partially self-regulate these issues by directly speaking with our neighbors when we see them or their teenagers violating these rules. However, we lose this ability to civilly resolve traffic issues if the Eagle Springs neighborhood is connected to Brentridge Estates because we would not know the driver's address, recognize their vehicles, etc. Further, we know that speed bumps, turning intersections into roundabouts, and a regular police presence are unrealistic. So it seems our only remaining option to make our neighborhood safer is to prevent an increase in traffic.

- Stones Crossing Road - The increased traffic onto Stones Crossing Road without any way to regulate traffic will be a nightmare, even worse on school days. We are aware of past traffic studies which have notified the county of this problem and the need for a road expansion project, but we are not aware of any county plans to rectify the problem—a problem that directly impacts three Center Grove schools. It is absurd to then also allow a large neighborhood to be built off of Stones Crossing Road, only making the problem worse. The added traffic onto Stones Crossing Road from Eagle Springs affects Forrest Hill residents, as well as the residents that live on Stones Crossing Road and anyone trying to turn onto Stones Crossing Road from Saddle Club Road (an already dangerous intersection with frequent accidents). It seems that a turn lane, as well as stop light or roundabout needs to be added on Stones Crossing to account for this added traffic so that all residents and school buses can safely and timely access Stones Crossing Road. Additionally, any traffic calming measures should be paid for by Lennar since they were, or should have been, aware of the traffic concerns on Stones Crossing Road prior to purchasing that land.

- Construction Traffic - We ABSOLUTELY DO NOT want to see any construction traffic using Brentridge Parkway en route to the Eagle Springs development. The dirt, rocks, and nails dropped by these vehicles is dangerous to other vehicles, pedestrians, and children playing outside. The noise from larger construction vehicles from early morning until night is a nuisance. Please require Lennar to limit construction traffic to the Eagle Springs entrance on Stones Crossing Road and to NEVER use existing neighborhood roads.

Furthermore, we respectfully request that the approval of the Eagle Springs development be contingent upon Lennar upholding its Statement of Commitments (to which they verbally agreed to on November 23, 2020). A company's word should mean something in Johnson County, Indiana.

Lastly, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,

Casey and David Redwine

4651 Brentridge Parkway, Greenwood, IN 46143

Brentridge Estates Subdivision

Dear Michele,

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to us include:

- Increased traffic is a big concern of ours. We have young children that play in the area that is proposed to be connected to this new neighborhood near Fox Moor Ter & Running Brook Lane. We walk almost daily around the entire neighborhood that would most certainly have quite an increase in traffic should this builder be allowed to build on such small lots and the possible connections be used to allow increased traffic into our very safe neighborhood. We would also like to request that any construction traffic be prohibited in the surrounding neighborhoods.
- We have heard that a berm is to be installed in the area behind our house. I would like to know how this will affect the forest in our backyard. We would like to see the plan for preserving these wooded areas. We would like to request that no trees be removed unless they are dead, diseased or if removal is absolutely necessary for development. The wooded area behind our home is a big reason why we chose this house. We could not get a clear answer from Lennar at the last meeting on what they plan to do with that area. This area provides us with a very private, park like environment and we will be so upset to lose it. We also see a lot of wildlife in this wooded area that would most certainly be in jeopardy should Lennar be allowed to remove this beautiful landscape.
- The quality of the homes proposed by Lennar are not in line with the neighborhoods surrounding this new proposed development. Lennar said they plan to build their premier line of homes but when asked about the possibility of this changing they seemed to be less clear in their answer. This I feel needs to be set in stone. We bought in this neighborhood because the homes are not cookie cutter. It does not make sense to build homes that are not up to the standard that our neighborhoods were designed. We would like to see brick required on both front and back sides of the houses. Our neighborhood has nearly all brick, custom built homes.
- The lot size proposed by Lennar is significantly smaller than our average lot size in our neighborhood and the surrounding neighborhoods. We would like to see this lot size increased to be more in line with our lot sizes here in Brentridge Estates and Forest Hills.
- We also would like to ask the Plan Commission to require that Lennar uphold the Statement of Commitments they verbally agreed to on November 23rd

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,

Neil & Tina Marsh

2053 Fox Moor Terrace, Greenwood, IN 46143

Brentridge Estates Subdivision

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road. Specifically, the issues of greatest concern to us include:

❑ The traffic coming and going through Brentridge Estates. When we purchased this home in 2018, we specifically chose a home in the back half of the neighborhood to avoid the through traffic between our neighborhood and Forrest Hills. We don't understand why the Eagle Springs neighborhood should have two connections that cause traffic to go through Brentridge Estates. We understand that having neighborhoods connect helps first responders to quickly get to homes, but adding this additional entrance off of Running Brook Terr seems unnecessary when there will be a connection to Brentridge Pkwy, which all of a football field away from the other entrance. All it will do is create additional traffic through the neighborhood, without any added benefit to first responders. We already have issues with cars cutting through the two neighborhoods speeding, and I'm sure adding new homes and people will only exacerbate the problem. Is there a way to only have the entrance from Brentridge Pkwy built as a connection? This would cause less traffic through the back half of the neighborhood, as well as preserve lots of trees and greenery that would be torn down to create the connection.

❑ We are also concerned about the added traffic to Stones Crossing with construction as well as new families being added to the area. We would like to see either a reduction in the number of homes built in this neighborhood to alleviate the traffic, or Stones Crossing being widened to 2 lanes in each direction to account for the additional traffic, specifically during high traffic times like school starting/ending and morning and evening rush hours.

❑ When Lennar proposed their new neighborhood, I drove down to Morningside in Bargersville to see some of their new builds. Many of the homes looked very nice on the front with brick and lots of character, but the sides and back were all planked and looked exactly the same. Is there any way that the homes built could be more similar to the three neighborhoods Eagle Springs is connected to? Homes with back porches or bump outs and brick all 2 around, not flat backs that are exactly the same on each house. Since many of us will be seeing the backs of these homes, it would be nice to see some variation that's consistent with the homes in the surrounding neighborhoods.

❑ Finally, our last concern is tree preservation. There are many old and beautiful trees that line the properties of homes in our neighborhood. We would like Lennar to commit to not removing any trees unless they are dead or diseased and to commit to planting multiple trees on each lot sold. While I understand the need for some tree removal to create the neighborhood, unnecessary tree removal would diminish surrounding home value, and take away from the character that makes our neighborhood unique, and ultimately allows for higher resale value. Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,

Douglas & Rachel Higgins

2002 Ridgemere Place

Brentridge Estates Subdivision

RE: Case No. P-2-20

February 8, 2020

Brenda and I are writing to object to certain aspects of Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planning to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road. Specifically, the issues of greatest concern to the two of us of include:

❑ Water flow: as I understand it some water will be shifted under the street via a culvert to the creek on the southside of the street. That culvert is half collapsed; an increase in water would risk all of our culverts on the southside. As we recently replaced mine with significant cost to ourselves, this is a great concern. We've been told "it won't be that much." This is not reassuring and we need you to evaluate/investigate, and likely to replace the culvert before anything is done.

❑ Increased Traffic Flow On Stones Crossing: this road is full on a daily basis with thousands of high school drivers. Adding an additional 154+ drivers to this already overburdened road is a recipe for increased accidents among high school age drivers. Our driveway which serves two homes with high school age drivers and our neighbors driveway to the west sit directly across from the main entrance to this development. It is nearly impossible to safely exit between 7:00 - 7:30 AM and 2:50 pm -3:30 pm every weekday already. With the addition of this main entrance it will become very dangerous to leave our driveways.

❑ Size of the Lots: the average lot size of the Eagle Springs development in comparison to other developments that surround it ranges from 25% (Brockton Manor and Willow Lakes) to 52% (Highland Park) smaller. This deviation affects the allure of the community.

❑ Materials used on exteriors: most of the homes in this area, especially our home and the other homes across the street from this development are primarily, if not all, brick. Any deviation from this standard results in a materially adverse economic disadvantage to the continued growth in our home values.

❑ Speed of the traffic due to installation of a left turn traffic blister: As highschoolers slow down the hill going west, we witness numerous collisions each year. The county is proposing the installation of a left turn blister in front of our driveway and the main entrance to this development. With the addition of this blister and the increased traffic flow, more and more accidents will occur. I would anticipate exiting from our driveways will become increasingly dangerous. The speed limit increases to 40 mph ½ mile to the west of our driveways so by the time they hit those blisters cars will be driving too fast to slow down.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017. For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Thank you for your consideration,

Timothy J. and Brenda L. Nussbaum, 4349 W Stones Crossing Rd, Greenwood, IN 46143

RE: Case No. P-2-20

Dear Michele,

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to us include:

- Traffic: We have seen the traffic data points (included below as well), and are quite concerned about the increase of traffic these homes would bring to Stones Crossing. Not only will it be more difficult to get out of our neighborhood, the increased traffic will make the traffic during school times out of control.
- Safety in our neighborhoods: this new subdivision will link multiple subdivisions (1,230 homes), and will make our current dead end street a pass-through for cars. This is a huge safety concern to our kids that play outside, considering our intersection is already quite busy. With only one main entrance to this new subdivision, and the concerns of increased traffic on Stones Crossing, we anticipate seeing a huge increase in traffic in front of our house.
- Redistricting and School Enrollment Numbers: As enrollment increases in the Center Grove schools, we worry about how this impacts our kids' education. More kids equates to larger classes, so less individualized attention for our kids. As well, more stressors on our teachers. We also worry about redistricting, and how this impacts our kids having to move away from the schools they are used to, and friends they have made.
- Wildlife in our area: We love our backyard and all of the wildlife we see. We have cranes, deer, owls, a huge variety of birds, and so much more. With the building of these homes, this will take away a lot of their habitat.
- Drainage/Erosion: Lake Run runs behind our house, so with a heavy rain, we see a large increase in the amount of water in our creek. We know it is proposed that this proposal will help us, BUT this is all based on predictions/projections/assumptions, and we have heard from others in our neighborhood that taking the minimal approach, in previous work done in the area, has not always worked. We also are seeing major erosion in our creek bed, and worry about the cost of this with potential more water coming through. We lived in Hunters Pointe for 10 plus years, before moving to our current home, and had multiple floods in our basement. So much that our insurance was cancelled! So water scares us! We can't just take the minimum efforts, we need to ensure this is safe for all of us. Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

These builders always say how beneficial this will be for us, but in reality, who will be there when things go wrong? The Lennar players that we have been communicating with do not live in our area, so how do they know what is good for the Center Grove community?

Sincerely,

Shane and Karrie Tolbert

4596 Brentridge Parkway, Greenwood, IN 46143

Forest Hills Subdivision

Data Points for Traffic:

- The ITE Trip Generation Manual indicates each new home built adds approximately 10 trips to the road network daily. This means our immediate area would be subjected to an average of 1,540 additional trips on Stones Crossing and/or neighborhood streets every day.
- Page 106 of the Johnson County 1-69 Plan warns that Stones Crossing is projected to increase significantly in traffic volume due to the development of the I-69 corridor.
- Page 60 of the Johnson County 1-69 Plan states that building near schools should be carefully considered because it can result in traffic congestion.
- Widening Stones Crossing Road from 135 to Morgantown Road to 3-4 lanes is one of the recommended transportation network improvements listed on page 22 of the Johnson County 1-69 Plan.
- The Indianapolis Metropolitan Planning Organization (MPO) projects that the Average Daily Traffic Count on Stones Crossing Road between 135 and Morgantown Road will jump from an average of 9,414 in 2017 to an average of 17,674 by the year 2035.
- The specific section of Stones Crossing where Lennar would like to develop 154 additional homes is already listed in the Johnson County Comprehensive Plan as a transportation constraint area.

I am writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

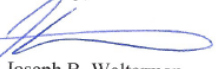
Specifically, the issues of greatest concern to me include:

- I am concerned that the increased traffic on Stones Crossing and other local roads will not be supportable. Stones Crossing at that particular area needs repaired in its current condition and more traffic is not going to make the road condition any better.
- I am also concerned that traffic interior to the subdivisions once linked together is going to increase to the detriment of all the surrounding neighborhoods. People already drive through the neighborhoods at too great a speed as it stands, adding more vehicles will only make the problem worse.
- There is also the issue of potential damage to the creek and surrounding woodlands area. This area should be kept in a natural state. The amount of housing in the area already taxes the drainage capacity of the area, and the woodlands provide a small area in Center Grove for wildlife.

Further, as I understand the issue, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept my objections to the current plans as proposed by Lennar. If the commission decides to allow Lennar to proceed, then I believe that at a minimum: some land, particularly near the creek, should be kept in as natural a state as possible; that speed bumps or other traffic speed reducing measures be implemented at the road junction points with surrounding neighborhoods; a serious and independent review of the sewer and storm drain capacity be implemented to determine if the systems can handle the housing; and that money be set aside to improve Stones Crossing to handle increased traffic.

Sincerely,



Joseph B. Waltermann
4555 Brentridge Parkway
Greenwood, IN 46143
Forest Hills Subdivision

I am writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.


Specifically, the issues of greatest concern to me include:

- I have some major concerns with traffic now on Stones Crossing and Morgantown Roads and this will only intensify the issues I have already seen. More stop signs, widened lanes, turning lanes, and slowing down traffic in general would be needed. Further, I would like to limit the amount of construction traffic through the neighborhood if any. Ideally, there would be NO construction traffic and no thru ways. Speed bumps or any other speed traffic diversion to slow down traffic on the roads as well as the neighborhood streets is essential.
- I also have major concerns with the flooding and downward flow of Honey Creek. Adding so much concrete will take away the ability for the natural evolution of rain and soil. I have lived in this neighborhood for 6 years and my backyard has flooded 3 times in that short span of time. This will only add to it unless properly taken care of by Lennar.
- I would also like to see as much tree preservation as possible. While the proposed 2 trees per lot is a start, it does not scratch the surface of what is needed for future generations. I believe that NO trees be removed unless they are dead, diseased or if it is absolutely necessary. In my back yard, we have a barn owl that we watch every evening in the summer. I want to try to preserve this creature as well as all creatures who have made homes in this area.
- Will you please ask Lennar to uphold the Statement of Commitments they verbally agreed to on November 23rd.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept my objections to the current plans as proposed by Lennar.

Sincerely,



Eric Altherr
2165 Ridgemere Way
Brentridge Estates Subdivision

Johnson County Planning Office
Courthouse Annex
Attn: Plan Commission Members
86 W. Court St.
Franklin, IN 46131

Delivered via email to Mhansard@co.johnson.in.us on February 4, 2020

RE: Case No. P-2-20

February 3, 2020

Mary and I are writing to object to certain aspects of Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planning to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to the two of us include:

- Increased Traffic Flow On Stones Crossing-This road is full on a daily basis with thousands of high school drivers. Adding an additional 154+ drivers to this already overburdened road is a recipe for increased accidents among high school age drivers. Our driveway which serves two homes with high school age drivers and our neighbors driveway to the west sit directly across from the main entrance to this development. It is nearly impossible to safely exit between 7:00 - 7:30 AM and 2:50 pm -3:30 pm every weekday. With the addition of this main entrance it will become very dangerous to leave our driveways.
- Size of the Lots- the average lot size of the Eagle Springs development in comparison to other developments that surround it ranges from 25% (Brockton Manor and Willow Lakes) to 52% (Highland Park) smaller. This deviation affects the allure of the community.
- Materials used on exteriors-Most of the homes in this area, especially our home and the other homes across the street from this development are primarily, if not all, brick. Any deviation from this standard results in a materially adverse economic disadvantage to the continued growth in our home values.
- Speed of the traffic due to installation of a left turn traffic blister. The county is proposing the installation of a left turn blister in front of our driveway and the main entrance to this development. With the addition of this blister and the increased traffic flow, as high school kids and other drivers never slow down as they go around this blister and or turn into the neighborhood, I would anticipate exiting from our driveways will become increasingly dangerous. The speed limit increases to 40 mph ½ mile to the west of our driveways so by the time they hit those blisters cars will be driving too fast to slow down.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

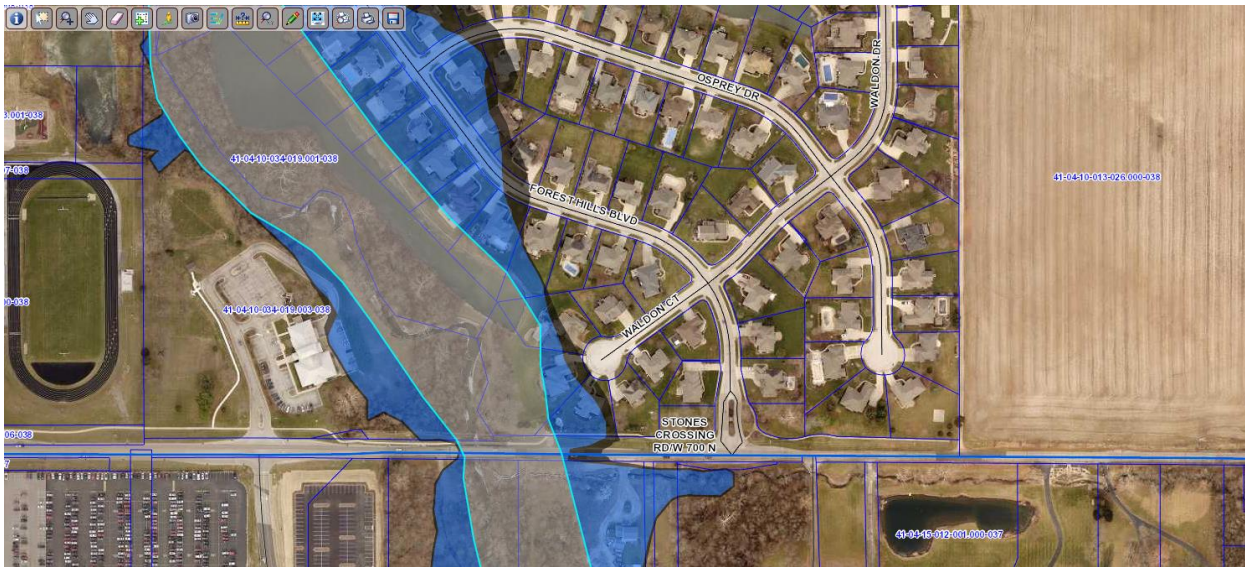
For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,

Mary Birch MD and Phillip V. Kryder, CPA
4335 W Stones Crossing Rd, Greenwood, IN 46143
Center Grove

[Effects of Urban Development on Floods - USGS
pubs.usgs.gov/fs/fs07603/](https://pubs.usgs.gov/fs/fs07603/)



Soils in the undeveloped field

CrA- Crosby Loam

Br -Brookston silty clay loam

Erosion

Loam soils have excellent structure, which refers to the clumping or aggregation of the minerals into larger clusters. The moist composition of loam **soils** makes them easier to work with than other **soil** types, but it also makes the soils more likely to erode. This is because loam soils have high amounts of silts and fine sands, and they have moderate to low permeability. So while water is retained easily in loam soils, it does not enter into it easily to increase bulk and density. As a result, the particles in loam soils have a tendency to detach. If soil is disturbed by rain, wind or construction, its silt and clay particles are transported easily and the soil can begin to erode.

<https://homeguides.sfgate.com/loam-soil-pros-cons-40979.html>

The soil erosion may then be pushed into the nearby ditch along Stones Crossing and find its way to the creek, decreasing the depth of the creek and increasing the breadth of the floodzone area and the impact on the residents that live closer to the flood area.

The impacts that the surrounding subdivisions would experience with the development of the nearly 100 acres would not be favorable, nor should the current residents have a negative consequence to their residence due to the Eagle Springs development .

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept my objections to the current plans as proposed by Lennar.

Sincerely,

Ann Bishop
2598 Forest Hills Blvd.
Forest Hills Subdivision

Dear Chairman Cartwright,

We write to object Lennar and Banning Engineering's application to the Johnson County Plan Commission of its 154-lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farm land located east of Morgantown Road and north of Stones Crossing Road.

I am a current resident of Forest Hills Subdivision located at 4532 Brentridge Pkwy. The following items highlight our personal concerns regarding the Eagle Springs development following informational meetings (one town hall and one zoom) arranged by select members of the Lennar staff. Please note the following concerns are a direct result of the information discussed/distributed at those meetings, other communications and actions made by Lennar employees or general concerns associated with the project.

- Traffic.
 - Connectivity:
 - Eagle Springs has proposed four entrances into their neighborhood and it is our understanding that only two entrance/exits are necessary per minimum Johnson County standards.
 - There are approximately 232 homes in Brentridge Estates and Forest Hills. (These neighborhoods currently connect to one another but do not connect to any other neighborhood). The only way into these neighborhoods is off Stones Crossing Rd. or Morgantown Rd.
 - There are approximately 782 homes connecting the neighborhoods of Hunter's Pointe, Brockton Manor, Highland Park, Willow Lakes and East Willow Lakes. The only way into these neighborhoods is off Stones Crossing Rd. or Olive Branch Rd.
 - With the addition of 154-proposed homes in the Eagle Springs development, all EIGHT neighborhoods may connect equating to 1,230 homes connected between two very high traffic east/west roadways, Olive Branch Rd. and Stones Crossing Rd. and allows cut throughs to Morgantown Rd., Center Grove High School, Center Grove Middle School and Center Grove Elementary School.
 - This type of connectivity is incredibly scary for the thousand+ residents living in these neighborhoods and those with children and grandchildren.

PLEASE CONSIDER REQUIRING Lennar to eliminate the proposed entrance from the currently established Hunter's Pointe residential neighborhood that would connect the northern section of Eagle Springs to all eight residential neighborhoods between Olive Branch Rd. and Stones Crossing Rd.

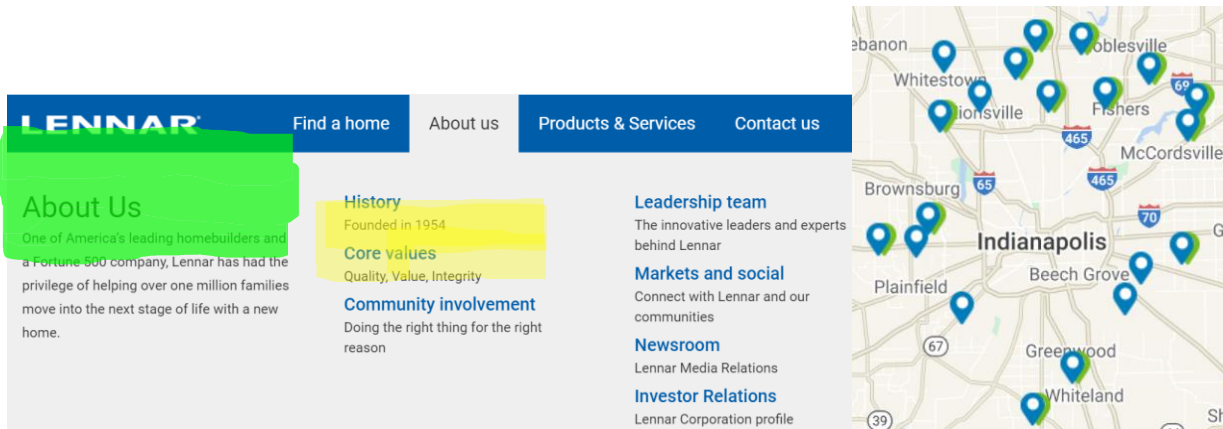
Why this is relevant: Johnson County residents will easily be able to cut through neighborhoods to get to Center Grove High School, Center Grove Middle School Central and Center Grove Elementary School and bypass major roads that are equipped to handle increased traffic patterns. Removing this entrance SIGNIFICANTLY reduces the traffic safety concerns of residents.

- Access to Stones Crossing Rd.
 - Eagle Springs would be developed on land alongside a growing traffic area of Stones Crossing Rd.

PLEASE CONSIDER REQUIRING Lennar to build (at a minimum) traffic blisters on both sides of Stones Crossing Rd. around the entrance to Eagle Springs. Note that residents to the south of Stones Crossing Rd. have likely been contacted by Lennar to discuss taking some of their land to build these blisters and it is likely Lennar recognizes the need for this infrastructure but may not share this publicly. If monetary enticement has been made to specific residents to sacrifice their land to build these blisters but has not shared this as a plan within their proposed blueprints, this demonstrates Lennar is not committed to anything other than cutting corners and making money at the expense of Johnson County.

PLEASE CONSIDER REQUIRING Lennar to pay the costs to install a traffic light at the forefront of its neighborhood off Stones Crossing Rd. As demonstrated on their corporate webpage (see below), under Community Involvement, it states, "Doing the right thing for the right reason." Requiring Lennar to pay for a traffic light off a major road that leads directly into a very populated area of school-aged children and young

drivers would be doing the right thing for the right reason. Anything short of that exemplifies noncompliance with their own values.



- Lennar's Brand.
 - What Lennar says they stand for:
 - As evidenced in the green highlighted section above, Lennar boasts itself as, "One of America's leading homebuilders and a Fortune 500 company." As a recent graduate of Leadership Johnson County's Signature Program, I learned how important small businesses are to Johnson County. Many residents who give back to the area grew up, worked or lived in Johnson County for long periods of time. Lennar's corporate headquarters are based in Miami, Florida, a far and disconnected distance from the midwest and Johnson County. Lennar is and always will be exactly what they post on their website, a company that "builds new homes in 21 states in more than 76 popular real estate markets across the nation." This isn't about "community," for Lennar, it is about how much money can that squeeze out of the communities it targets. Further, as you can see by the communities Lennar has built in central Indiana, an argument can be made that there is a focus to build as many Lennar communities around the circle with the southern portion being a focal point to further establish its brand.

PLEASE CONSIDER REQUIRING Lennar to exemplify: (1) How its proposed development is NOT just another pop up neighborhood in Center Grove with \$450,000-\$600,000 homes that will likely not sell at that price point while further destroying opportunities smaller home builders in the Center Grove area to thrive (e.g., Duke Homes, Matt Beecher Builders, Parsetich Homes, Bennett Homes, Wampler Homes, Jeff West Homes, Homes by Cory). Please do not allow Lennar's strategic plan for growth and central Indiana domination to take another beautiful field in Johnson County when there are other custom home developments in Center Grove that are not built out (e.g., Calvert Farms, Kensington).

- Quality:
 - One of Lennar's core values is **quality** (see blurb below from its website). Based on the 779 complaints over the last three years as outlined on the Better Business Bureau website taken on January 29, 2021, only 376 complaints were closed. That equates to only 48% homeowners who have had their issue closed. Any consumer who has been unsatisfied with a product and who takes the time to share concerns with the company deserves quality customer service. Closing less than half of its complaints demonstrates the type of "quality," Johnson County residents would be getting if they were to purchase a Lennar home in Eagle Springs. Further, the BBB webpage highlights that of the 779 complaints, 567 of them have been aligned with a, "Problem with a product or service." This goes against Lennar's claim that they, "guarantee the quality of every new home."

When talking about quality of a home built by Lennar vs. the quality of a home built by a custom builder, it is laughable at best to believe Lennar's marketing of its "quality" statement comes anywhere close to that of true custom built homes, which are immediately surrounding the area (to the north, east, south and west) where Eagle Springs would be developed.

I have great concern that future residents of this Johnson County neighborhood will have similar complaints that currently exist.

Lennar continually maximizes the quality of its building efforts. Not only do we harness our national purchasing power to increase quality building materials while lowering costs to deliver greater value, but we observe internal quality assurance programs and external third-party inspection processes to guarantee the quality of every new home.

Find

businesses, charities, category

Near

Greenwood, IN

US

Search

Complaints

Lennar Homes, LLC

View full profile

Need to file a complaint? BBB is here to help. We'll guide you through the process.

File a Complaint

779 Complaints

Show

All Complaints

Sort By

Most Recent

700 NW 107th Ave

Miami, FL 33172-3161

https://www.lennar.com/

Email this Business

(305) 559-1951

Customer Complaints Summary

779 total complaints in the last 3 years

of those, 376 complaints were closed in last 12 months

Complaint Type

| | |
|-----------------------------------|-----|
| Advertising/Sales | 47 |
| Billing/Collections | 6 |
| Delivery Issues | 13 |
| Guarantee/Warranty | 146 |
| Problem with a Product or Service | 567 |
| Totals | 779 |

- Integrity:
 - One of Lennar's core values is **integrity** (see blurb below from its website). Lennar states they approach each day with the highest level of integrity for customers, associates, shareholders, trade partners, community and environment. I am a member of the Johnson County community where this neighborhood is planned. The building and established development will SIGNIFICANTLY impact my family now and in the foreseeable future. Lennar employee and land acquisition manager, Ty Rinehart has NOT demonstrated this core value.

Specifically, residents from surrounding neighborhoods developed a PRIVATE facebook page to communicate concerns, gather data and build a cohesive and collaborative approach with regard to the Eagle Springs development and meetings with Johnson County administrators (e.g., Plan Commission and Drainage Board). Ty Rinehart became so obsessed with what our group of neighbors were working on and talking about that he attempted to infiltrate the PRIVATE facebook page by first trying to get in under what we believe to be a false name. Upon being denied, his girlfriend was asked to try and join the group under false pretenses, lie on our survey questions, all to gain access to the information. It is likely Ty's girlfriend had access to our discussion board, information and general concerns for at least 90 minutes before our social media administrators realized the issue and unethical behavior. Ty was put on the spot during a Lennar-Neighbor zoom meeting and asked directly about this issue and he admitted to wrongdoing. He even followed up with an administrator of the facebook page to apologize for his actions. Ty attempted to explain that it is "normal" for Lennar to track social media channels when new projects are going in; however, he failed to explain it was abnormal that he had someone unrelated and unaffiliated with his company to work behind the scenes to infiltrate private social media accounts for personal gain.

PLEASE CONSIDER REQUIRING Lennar to explain how they demonstrated their integrity when one of their key employees part of the Eagle Springs development worked to infiltrate Johnson County resident's privacy via social media page by lying, misrepresenting himself and asking his girlfriend to collect info for Lennar's gain.

I have a significant concern that the character of Mr. Rinehart severely threatened this entire project. Neighbors could not take anything he said from that point forward as truthful. His own actions demonstrated just how far one will go to risk their own integrity and exemplify unethical behavior. I feel badly that the Plan Commission members may be lied to as well by this person to push an agenda through that is for personal or financial gain.

Integrity

At Lennar, we are committed to doing the right thing for the right reason. We are dedicated to being an innovator in the industry, constantly focused on improving the quality of our homes and approaching each day with the highest level of integrity for our customers, associates, shareholders, trade partners, community, and environment.

- Global Pandemic:
 - Throughout the COVID-19 pandemic, Johnson County residents have struggled physically, emotionally, mentally and financially. Lennar boasts that the health and safety of their customers, associates and trade partners is their Number 1 priority as outlined on their website below. They note they provide safe and simple options; however, when Johnson County's positive COVID-19 cases were on a significant rise in November 2020, Lennar called an in-person meeting with concerned residents regarding the Eagle Springs development and SEVERAL neighbors were very uncomfortable attending. They did not offer a virtual option and they have not stuck by their claim that the health and safety is kept in mind for these types of community discussions even though options such as virtual tours and drive-thru closings exist for Lennar customers. If the Johnson County "community" was truly important to Lennar, they would not have pushed this development at the time they did, would have asked for an extended continuance of both the Drainage Board and the Plan Commission until the global pandemic eased up. This development is not about the Johnson County community. This is about greed and selfishness during a time when Johnson County residents are vulnerable and fearful of their futures.

COVID-19 Information & Updates

Updated May 11, 2020

Thank you for your continued interest in Lennar and we hope that you and your family are safe and healthy as we all manage our way through COVID-19. At Lennar, the health and safety of our Customers, Associates and Trade Partners is our Number 1 Priority.

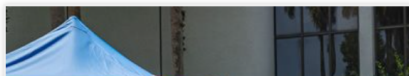
[Safe & Simple](#) | [Welcome Home Centers](#) | [Lennar Associates & Partners](#)

Safe & Simple Options

Lennar continues to track CDC, state and local guidance to determine the availability of each Welcome Home Center to remain open. As this varies by location, we encourage you to please call a Lennar Internet Sales Consultant

prior to your visit to confirm viewing hours and to set up an appointment. With your health and safety in mind, we are introducing our Safe & Simple touring and low-contact options:

- Virtual Tour
- Self-Guided Tour
- Lennar-Guided Tour
- eNotary
- Drive-Thru closings



- Wildlife Concern and Tree Preservation
 - Indiana County Endangered, Threatened and Rare Species List for Johnson County can be found [here](#).
 - The land to be developed has not (to the resident's knowledge) been inspected and affirmed to be free of any species listed on the Rare Species List. Due to the vast open fields, woods, Lake Run and Honey Creek that run alongside Brentridge Estates, Forest Hills and Hunter's Pointe neighborhoods, residents regularly experience wildlife on their property. Due to the strategic timing of Lennar's proposed development, residents were informed in late October 2020 and had very little time during the coolest temperatures of the year to collect any first hand visual encounters, data and additional audio/video footage.
- Although several residents have shared testimonials of first-hand accounts/sightings of birds on the endangered species list in the neighborhood, there have been no confident reports from Lennar confirming they have studied the community's natural habitat and that its free of future destruction of current wildlife. Accordingly, the Eagle Springs project promotes destruction of open lands in Johnson County that is already densely populated.
- All three immediate neighborhoods impacted: Brentridge Estates, Forest Hills and Hunter's Pointe are emblazoned with beautiful tree lined lots and scenery. Representatives from Eagle Springs have made minimal claims that they will "attempt" to preserve trees.
 - It is widely known that builders typically name their developments after specific elements after the surroundings by which the neighborhood exists. The name Eagle Springs alludes to the fact that there may be Eagles and water. Based on Lennar's proposed plans, there are plenty of retention ponds. Maybe it is important to request Lennar to provide an explanation on why Eagles Springs was chosen as the name of the development.

BECAUSE RESIDENTS HAVE NOT HAD AMPLE TIME TO CONDUCT ITS OWN RESEARCH, PLEASE CONSIDER REQUIRING Lennar to fully demonstrate these natural lands have been evaluated over a period of no less than one year and that no species on the endangered list for Johnson County are present and living on the land proposed to become Eagle Springs.

Further, please require: (1) Lennar to state via legal document that it will preserve all trees on the land to be developed; and (2) Lennar to explain its decision to name its development after a species on the endangered list.

For the above-mentioned reasons, please accept our objections to Lennar's current plans for the Eagle Springs development.

Sincerely,

Ryan and Angela Tressel, Homeowners

We are writing to object to the current version of the application by Lennar for a 154-home subdivision referred to as Eagle Springs. One of the stated purposes of the Johnson County Subdivision Control Ordinance is to “promote the health, safety, and general welfare of Johnson County residents.” Granting approval to this petition, as currently proposed, does not fully accomplish that goal.

The location of the proposed plat is already known to have traffic congestion and other traffic-related issues. The Johnson County 1-69 Corridor Plan, later adopted into the Johnson County Comprehensive Plan, warns “Large residential developments around main destinations, such as schools, can create areas of traffic congestion [and it] is important to consider the location and impacts of these developments to plan for road improvements to accommodate the generated traffic from those issues.” Despite this recommendation, the proposed development site sits approximately ½ mile away from *three* schools, including the largest in Johnson County.

Further, the Johnson County 1-69 Plan, later adopted as part of the Johnson County Comprehensive Plan, lists widening Stones Crossing to three to four lanes as a transportation network improvement priority project. This task is projected to cost more than \$25 million dollars, yet members of the Planning Office confirm that funding for this project does not currently exist and likely never will. Although Stones Crossing is currently classified as a minor arterial, it is noted in the Johnson County Comprehensive Plan to already be functioning as a major arterial. According to Johnson County’s own regulations and ordinances, major arterials should have 4-5 lanes, not two, narrow lanes with *existing* capacity issues.

The ITE Trip Generator estimates each new home will add 10 car trips per day to our surrounding road network. Adding an additional 1,500 car trips per day to a narrow, two-lane road already noted to have capacity issues and within 1/2 mile of three schools *does not* promote the safety and general welfare of Johnson County residents as required by page 35 of the Subdivision Control Ordinance. If the above sentence doesn’t give you pause and concern for the safety of Johnson County residents in this area, what would it take? 2,000 additional cars on an over-capacity, narrow road? 3,000 additional cars on a road that’s already labeled a transportation constraint and is home to 2 of the top 11 crash sites in Johnson County? Would it take being reminded that, not long ago, a police officer was hit by, not one car, but two while trying to direct traffic in this specific area? How does adding more vehicles to an already over-capacity, narrow, accident-prone roadway promote the safety and general welfare of Johnson County residents?

Traffic on the section of Stones Crossing between 135 and Morgantown (where this proposed development is located) is projected to increase from approximately 9,955 daily trips in 2017 up to approximately 20,423 daily trips in 2035. **That’s a 105% increase in traffic**, yet there is no plan or funds in place to address this increase.

Despite the publicly available information stated above, all requests made to Petitioner to complete a traffic study were quickly dismissed. The I-69 Corridor Plan, later adopted as part of the Johnson County Comprehensive Plan, makes the recommendation that new developments should first complete a traffic impact study. We only ask that you enforce the recommendations made in that document.

In their sole effort to address “traffic issues,” Lennar offered to prevent construction traffic from driving through our existing neighborhood **if** we dropped our opposition to their proposal. Isn’t this something they should be committing to regardless?

It is our assessment that the numerous traffic issues that currently exist on Stones Crossing, and are only projected to worsen, prevent this plat application from protecting the “health, safety and general welfare of Johnson County and its residents” as required on page 35 of the Johnson County Subdivision Control Ordinance and should therefore be denied.

We would also like to direct your attention to the Johnson County Comprehensive Plan which classifies a portion of this proposed building site as Rural Residential. As such, the proposed plat is not wholly compatible with the Johnson County Comprehensive Plan, specifically with the Future Land Use Map that was recently updated in 2017. Page 13 of the Johnson County Comprehensive Plan dictates that the Future Land Use map should “serve as an essential guide to the Plan Commission.” Further, Page 17 makes clear, “decisions **regarding development proposals**, rezoning requests and public investments must be made in the context of those goals and policies, as well as the land uses designated on the future land use map.”

Page 9 of the same document states that “it’s the result of *years* of study, debate, input and refinement. The plan is a vision of the desired future to make the county the place that current residents, local officials and others want it to be.” If, as stated, the purpose of the plan is to achieve the desired outcome we all hope for, why would it’s recommendations not be enforced?

Our overriding concern regarding this proposal is the safety of current residents along Stones Crossing and throughout the existing neighborhoods. However, if the Plan Commission chooses to disregard the safety issues related to Stones Crossing that have been documented above and chooses instead to grant approval, we implore you to consider the following requests:

1. We ask that you acknowledge the verbage in the Johnson County Subdivision Control Ordinance that states the requirements within are deemed *minimal*.
2. The proposed lot sizes for Eagle Springs are significantly smaller than the average lot sizes in any of the adjoining neighborhoods. Specifically, the proposed average lot size for Eagle Springs is an astounding 33% smaller than the average lot size in my neighborhood of Forest Hills. The average lot size should be a minimum of .4 acres which would make the lot sizes within Eagle Springs equivalent to the smallest average lot size in the surrounding neighborhoods.
3. We request that the Plan Commission hold Lennar to the Statement of Commitments that they verbally agreed to on November 23rd, a copy of which is attached. Further, it should be noted that a representative of Lennar verbally stated as he agreed to various commitments, “this is standard for us anyway.” Thus, no real concessions were made on their part.
4. No construction traffic should be allowed to travel throughout existing, surrounding subdivisions. This should be Lennar’s responsibility to enforce.
5. Homes should have a significant amount of brick wrap which would meet the minimum standards set by surrounding subdivisions and would better reflect the desired aesthetic within this area of Center Grove.
6. The rear side of homes along the perimeter of Eagle Springs should have bump-outs, back porches, or some other feature that differentiates the back of one house from another.
7. Lennar should financially contribute to the widening of Stones Crossing. As this subdivision would be adding to the traffic problem on Stones Crossing, we find it reasonable to expect them to also be part of the solution.
8. Require Lennar to utilize traffic calming measures within Eagle Springs.

We are not against growth and development in general and we recognize that Center Grove is a fast-growing area. However, this specific proposed development has left us with significant concerns that remain unaddressed. Thank you for taking our concerns and feedback into consideration.

Jake and Lisa Dickinson
4564 Brentridge Parkway
Forest Hills

LENNAR STATEMENT OF VOLUNTARY COMMITMENTS November 25, 2020

Statement of Commitments Submitted to Lennar from Residents

1. No vinyl siding shall be permitted in the construction of homes in the Subdivision.

Agreed

2. Four (4) trees per lot shall be installed at the time of construction of the home on such lot.

Two (2) trees installed in front yard and sodding of front yard

3. All homes within the Subdivision shall have architectural or dimension 30-year shingles.

Agreed

4. All homes within the Subdivision shall have roof overhangs with a minimum depth of 12” from framing.

Agreed

5. All homes within the Subdivision shall have 2-car or 3-car garages.

Agreed

6. All homes within the Subdivision shall have concrete driveways. Colored and stamped concrete, interlocking pavers, exposed aggregate, concrete with brick borders, and exposed aggregate concrete paving are encouraged allowed.

Agreed

7. All street facing garage doors on homes within the Subdivision must include windows and/or decorative hardware.

Agreed

8. HOA covenants shall provide that no above ground pools shall be permitted in the Subdivision.

Agreed

9. HOA covenants shall provide that no grass clippings or leaves are to be blown into Lake Run.

No. We understand the intent. But the homeowner's association cannot be responsible for determining the property from where grass clippings or leaves originate. Do any other surrounding neighborhoods have such a requirement?

10. HOA covenants shall provide that the only type of fencing permitted in yards shall be constructed of wood, metal or masonry. Chain link fencing is prohibited. Fencing is not permitted in front yards.

Agreed. Aluminum wrought iron style fencing will be required. Wood and chain-link will be prohibited

11. HOA bylaws shall include a 3rd party yearly or bi-yearly audit of their storm water drainage system to be submitted to the HOAs of the neighboring communities. This should include water quality in Lake Run.

No. This places an unnecessary financial burden on the homeowners in Eagle Springs. The storm water regulations have increased substantially in the past 30 years since the surrounding neighborhoods were developed. The storm water management system for Eagle Springs will be far more efficient than those in the surrounding neighborhoods

12. Membership within the HOA and payment of HOA dues shall be mandatory for all lot owners within the Subdivision and HOA covenants shall be enforced by the HOA.

Agreed

13. The tree and forest lines of the perimeter of this proposed subdivision shall not be disrupted.

Best efforts will be made to preserve trees located on the property line with an adjoining homeowner and are in good health. Designing and maintaining proper stormwater drainage may require the removal of trees located within the boundaries of the Eagle Springs neighborhood.

Additional Commitments

14. Construct traffic shall be limited to entrance on Stones Crossing. "No Construction Traffic" signage shall be installed at each road connection to adjoining neighborhood and maintained until such time all home construction is completed

15. Minimum Homes Sizes a. Ranch: 1,600 square feet (new R1 ordinance min. 1,400 s.f.)

b. Two Story: 2,600 square feet (new R1 ordinance min. 2,400 s.f.)

We are writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to Choose an item. include:

- Traffic on Stones Crossing and through Forest Hills. We are concerned that the traffic patterns and volume
- House/Lot Size Value-We are concerned the size and quality of homes proposed will not be to similar standards of the surrounding areas and thus decrease the value of many homes in the area.
- Noise-Constructions, increased traffic will take away from a very quiet and peaceful area which drew s to Forest Hills. Will the builder make provisions to buffer the construction noise as well as increased traffic in the area?

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar.

Sincerely,



Rich & Lisa Sokolowski
2491 Waldon Drive Greenwood, IN 46143
Forest Hills Subdivision

Dear Michele,

As a homeowner who has lived in Brentridge Estates for 20 years, and who is also a senior citizen who is quarantining and doesn't feel comfortable attending these hearings, I am writing to object to Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to me include:

- Six years ago after attending multiple JC highway meetings, we were able to get the roads in Brentridge Estates totally replaced. Lennar should be responsible for preventing any construction traffic on our roads as well as committing to repairing or replacing any roads in any addition surrounding their project. This must be in the written agreement and enforceable.
- I acknowledge that Lennar is aware of the drainage problems and previous flooding in Brentridge Estates from this farm field. Lennar should be responsible for future additional drainage in Brentridge that might be necessary after they begin building and for 25 years after completion of the addition.
- I would like to see substantial penalties put in place for Lennar to pay if they do not keep their commitments. They have verbally said things in meetings which need to be documented and which I feel they will not do. So when they break their commitments instead of long legal battles, there should be big fines attached to the agreement that can be obtained immediately.

Further, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.

For the above-mentioned reasons, please accept my objections to the current plans as proposed by Lennar.

Sincerely,



Roberta J. Smithey
2213 Running Brook Pl
Greenwood, IN 46143
Brentridge Estates Subdivision

Dear Michele,

We are writing to share a list of concerns that the Brentridge Home Owners Association has identified in its discussions and recent board meetings about Lennar's application to the Johnson County Plan Commission for its Preliminary Approval of a 154 lot Major Plat subdivision known as Eagle Springs. The proposed project is planned to develop Johnson County farmland located east of Morgantown Road and north of Stones Crossing Road.

Specifically, the issues of greatest concern to us include:

Drainage. The general consensus among the Brentridge board members and homeowners is that Lennar's plan meets the minimum standards for this preliminary phase of the approval process found in the Subdivision Control Ordinance of Johnson County, Section 6-102-5(C). The attached review, prepared for us by Wessler Engineering, should be addressed by the designer as more detailed design plans and drainage calculations are prepared for future County approvals. We further request that future design documents be provided to the impacted (adjacent) subdivisions for review including but not limited to plans concerning berms to prevent water runoff into Brentridge and Forest Hills.

Traffic. Traffic during and after construction is a major concern. Regarding the construction phase, we are vehemently opposed to having construction traffic running through our neighborhood. Aside from just being a nuisance, many of the homeowners in Brentridge have small children and we are accustomed to letting them play and ride bicycles without having to be too concerned about their safety. Having dump trucks and other heavy equipment driving down Brentridge Parkway and Running Brook Terrace is simply unacceptable.

As for longer term, we would like to have studies done concerning the projected increase in day to day traffic. The ITE Trip Generation Manual indicates each new home built adds approximately 10 trips to the road network daily. This means our immediate area would be subjected to an average of 1,540 additional trips on Stones Crossing and/or neighborhood streets every day. In addition by connecting Brentridge Estates to Hunters Point there will likely be a substantial increase in the traffic through our neighborhood to get to/from the nearby Center Grove schools. We ask that the Johnson County Sheriff's department make the two 3-way stops at Brentridge Parkway/Brentridge Court and Brentridge Parkway/Running Brook Lane officially

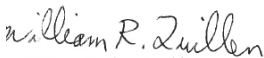
Wildlife. Several homeowners have expressed concerns regarding wildlife. Among others, there are great horned owls currently nesting in the wooded areas of the land Lennar intends to develop. We all enjoy seeing and hearing them from time to time. Similarly, there is a pair of bald eagles we regularly see over the neighborhood. We are not sure where they nest, but it could also be on the development site. In any event, it is our understanding that these are both protected species and one can't just cut down trees where these birds are actively nesting. These conditions must be investigated thoroughly prior to commencing construction.

On the flip side, there are also most certainly coyotes on the property. Please do not allow Lennar to just run them off into our back yards.


Finally, this plat application is not wholly compatible with the Future Land Use map that was most recently updated in 2017.


For the above-mentioned reasons, please accept our objections to the current plans as proposed by Lennar. Thank you very much for your time and attention.

Sincerely,


William Quillen, President

ASSENT GIVEN
VIA ZOOM
Craig Boas, Vice President


Michael Red, Treasurer
ASSENT GIVEN
VIA ZOOM
Jenny Frasier, Board Member


Judy Lohr, Secretary and Website Administrator

Carolyn Gaither, Chair Architectural Committee


Robert Lohr, Chair Maintenance Committee


Alyssa Rowles, Chair Social Committee

Bruce Hyatt, Board Member

Brentridge Estates Home Owners Association
Elite Property Management
100 E Main Street
Greenwood, IN 46143