



DELIVERY TRANSMITTAL

DATE: 3/13/2025

JOB NO: 24344

TO: Town of Plainfield
206 West Main Street
Plainfield, IN 46168

Online Fed Ex Customer Pick-up Delivered By: _____

PROJECT: 24344: Towns at Hobbs Station

SUBMITTED:

- 1) Architecture and Site Design Packet Commons Forms
- 2) Interested Party List
- 3) Checkpoint Agency Notification Transmittals
- 4) Project Narrative
- 5) One (1) Set of Plans
- 6) Exterior Lighting Plans and Specifications
- 7) Building Elevations and Renderings
- 8) Draft Covenants and Restrictions
- 9) Preliminary Drainage Report

COMMENTS

If there are any questions regarding this transmittal, please call me at (317) 707-3744 or email at lferrell@banning-eng.com.

Thank you,

Lance Ferrell



**Architectural and Site Design
-Common Forms**

Project Name	Towns at Hobbs Station		
Address/Location	Southwest Corner of Anthem Ave and Clarkson Ave		
Type	Development Plan	<input checked="" type="checkbox"/> Final Detailed Plan	<input type="checkbox"/> Other
Are additional petitions necessary? (see below)		Have the petitions been submitted? (see below)	
Zone Map Amendment	<input type="checkbox"/> Yes <input type="checkbox"/> No	Zone Map Amendment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Primary Plat	<input type="checkbox"/> Yes <input type="checkbox"/> No	Primary Plat	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Contact Information	APPLICANT	OWNER	ENGINEER
Corporate Name	Taylor Morrison	Taylor Morrison	Banning Engineering
Contact Name	Paul Claire	Paul Claire	Lance Ferrell
Street Address	630 3rd Ave	630 3rd Ave	853 Columbia Rd
Street Address	SW #200	SW #200	Suite 101
City/Town	Carmel	Carmel	Plainfield
State, ZIP	IN, 46032	IN, 46032	IN, 46168
Phone Number	(317) 714-3346	(317) 714-3346	(317)707-3744
E-Mail	pclaire@taylormorrison.com	pclaire@taylormorrison.com	lferrell@banning-eng.com
Primary Contact	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Contact Information	ARCHITECT	ATTORNEY	OTHER
Corporate Name			
Contact Name			
Street Address			
Street Address			
City/Town			
State, ZIP			
Phone Number			
E-Mail			
Primary Contact	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No





Form: Authorization from Owner

The undersigned, Paul Claire, being the Owner of the property commonly known as Towns at Hobbs Station, hereby authorizes Banning Engineering to file a (check all that apply):

- | | | |
|---|---|--|
| <input type="checkbox"/> Zone Map Amendment | <input checked="" type="checkbox"/> Architectural and Site Design | |
| <input type="checkbox"/> Primary Plat | <input type="checkbox"/> Secondary Plat | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Special Exception | <input type="checkbox"/> Administrative Appeal |

This consent shall remain in effect:

- Until revoked by a written statement filed with the Town of Plainfield.
- Until the following date:

Signature		Signature	
Printed	Paul Claire	Printed	
Title (if applicable)	VP, Land Acquisition and Development	Title (if applicable)	
Date	3/5/25	Date	

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

Signature of Applicant: PAUL CLAIRE Date: 3.5.25

Printed Name & Title: VP LAND ACQ

State of: _____)

County of: _____) SS:

LANCE G. FERRELL
Notary Public - Seal
Hendricks County - State of Indiana
Commission Number 714063
My Commission Expires Jul 26, 2026

Subscribed and sworn to before me this _____ day of _____

Notary Public Signature

LANCE G. FERRELL
Printed Name

Residing in _____ County My Commission expires _____



ParcelId	OwnerName	OwnerAddress1	OwnerCityStZip
32-09-19-401-001.000-027	HOBBS STATION INDUSTRIAL LLC	100 S WACKER DR SUITE 950	Chicago, IL 60606
32-09-19-330-103.000-027	PULTE HOMES OF INDIANA LLC	11595 N MERIDIAN ST STE 700	CARMEL, IN 46032
32-09-19-375-002.000-027	WILLIAMS TRACE PARK, LLC	151 WILLIAMS TRCE	Plainfield, IN 46168
32-09-19-300-010.000-027	Williams Robert E & Kathy J	161 WILLIAMS TRCE	Plainfield, IN 46168
32-09-19-330-090.000-027	RANA JATIN M	16295 ARNDALE CT	FORTVILLE,
32-09-19-300-007.000-027	JONES SUMMER L	171 WILLIAMS TRACE	Plainfield, IN 46168
32-09-19-300-043.000-027	GATH ARNOLD E & DEBORAH K REVOCABLE TRUST	191 WILLIAMS TRCE	Plainfield, IN 46168
32-09-19-310-004.000-027	TOWN OF PLAINFIELD INDIANA	206 W MAIN ST	PLAINFIELD, IN 46168
32-10-24-230-002.000-022	Hartman Anthony H & Ann Carson H & W	2388 SMITH RD	Plainfield, IN 46168
32-09-19-155-004.000-027	BROWN KEVIN & ELIZABETH H/W	2468 WINDSOR PL	Plainfield, IN 46168
32-09-19-330-095.000-027	SD TRUSTED PROPERTIES LLC	247 PINEVIEW DR	MOORESVILLE, IN 46158
32-09-19-156-001.000-027	WALTON TERENCE CHRISTOPHER & HUGHLEY HEATHER H/W	2473 WINDSOR PL	PLAINFIELD, IN 46168
32-09-19-155-005.000-027	Constable Bonny O & Karen C Hw	2476 Windsor Pl	Plainfield, IN 46168
32-10-24-298-008.000-022	DONALDSON KARI & WEIST MARC	2486 SMITH RD	Plainfield, IN 46168
32-09-19-300-021.000-027	BELL AMY & RALPH	2537 SMITH RD	Plainfield, IN 46168
32-09-19-400-045.000-027	AT PLAINFIELD VILLAGE IN LLC	2727 LBJ Freeway, Suite 806	Farmers Branch, TX 75234
32-09-19-330-088.000-027	RUSKOWSKY KIMBERLY & MARK W/H	2737 CLARKSON AVE	PLAINFIELD, IN 46168
32-09-19-330-081.000-027	PHILLIPS EMILY R & WOOD DOUGLAS J JTWROS	2744 EVERGREEN AVE	PLAINFIELD, IN 46168
32-09-19-330-087.000-027	ROMERO JULIANNY & WILLIAM W/H	2745 CLARKSON AVE	PLAINFIELD, IN 46168
32-09-19-330-067.000-027	MONTOYA JOSE S RODRIGUEZ & CARDENAS ANA M SOLORIO H/W	2746 PENN AVE	PLAINFIELD, IN 46168
32-09-19-330-030.000-027	BIXLER CRAIG & KIM JONGHWAN	2753 PEN AVE	PLAINFIELD, IN 46168
32-09-19-330-076.000-027	AMOSUN MOJISOLA	2771 EVERGREEN AVE	PLAINFIELD, IN 46168
32-09-19-330-070.000-027	ROBISON BENJAMIN & SONDR A H/W	2786 PENN AVE	PLAINFIELD, IN 46168
32-09-19-330-075.000-027	MAVI GURMEET S	2787 EVERGREEN AVE	PLAINFIELD, IN 46168
32-09-19-330-027.000-027	NAVE ASHLYN	2789 PENN AVE	PLAINFIELD, IN 46168
32-09-19-330-071.000-027	NGUYEN NGHI THI UNMARRIED & NGUYEN ALAN LUAN & NGO M	2798 PENN AVE	PLAINFIELD, IN 46168
32-09-19-330-074.000-027	ELIABE RODELIN & DUCASSE MARIE KETCIA ELIABE H/W	2799 EVERGREEN AVE	PLAINFIELD, IN 46168
32-09-19-330-026.000-027	ORTIZ LILIAN	2801 PENN AVENUE	PLAINFIELD, IN 46168
32-09-19-330-072.000-027	GEORGE RON D	2810 PENN AVE	PLAINFIELD, IN 46168
32-09-19-330-073.000-027	ROZEK BRYAN & SMITH AMBERLIN H/W	2811 EVERGREEN AVE	PLAINFIELD, IN 46168
32-09-19-330-025.000-027	DIBA THIerno	2813 PENN AVE	PLAINFIELD, IN 46168
32-09-19-330-013.000-027	LIDHER AMANDEEP & KAUR RAMNEEK H/W	2822 PENN AVE	PLAINFIELD, IN 46168
32-09-19-330-012.000-027	BARNES MATTHEW D	2823 EVERGREEN AVE	PLAINFIELD, IN 46168
32-09-19-330-024.000-027	ARACHCHIGE AKILA JAYASINGHE & JAYAWARDENE NIVAN W/H	2825 PENN AVE	PLAINFIELD, IN 46168
32-09-19-330-014.000-027	BRAR KIRAN K	2834 PENN AVE	PLAINFIELD, IN 46168

ParcelId	OwnerName	OwnerAddress1	OwnerCityStZip
32-09-19-330-023.000-027	HE BENGANG & WANG XIAOMEI H/W	2837 PENN AVE	PLAINFIELD, IN 46168
32-09-19-330-015.000-027	BELAY BIRHANU W & SHILBESHI ETSEGENET H H/W	2846 PENN AVE	PLAINFIELD, IN 46168
32-09-19-330-022.000-027	GERVAIS JERRY & AURELIEN NAILIE H/W & BRICE MARIE UNMARF	2849 PENN AVE	PLAINFIELD, IN 46168
32-09-19-330-016.000-027	DESOUVRE LUXON & MARIE H/W	2858 PENN AVE	PLAINFIELD, IN 46168
32-09-19-330-021.000-027	ETHERINGTON BRAYDEN & NICHOLSON HOPE	2861 PENN AVE	PLAINFIELD, IN 46168
32-09-19-330-020.000-027	CAPERTON EDWARD & MARIA ROWENA H/W	2873 PENN AVE	PLAINFIELD, IN 46168
32-09-19-102-062.000-027	ZHANG YUFANG	3245 WININGS LN	Carmel, IN 46074
32-09-19-155-006.000-027	Westmere Homeowners' Assoc Inc	3672 E RAYMOND ST	Indianapolis, IN 46203
32-09-19-483-001.000-027	YEAGER COMPANIES LLC	405 HIGHRIDGE LANE	MC KINNEY, TX 75069
32-09-19-330-006.000-027	FIRE & ICE PROPERTY GROUP LLC	630 3RD AVE SW STE 200	CARMEL, IN 46032
32-10-24-451-006.000-027	BOMAR DEVELOPMENT LLC	8051 WICKER AVE SUITE A	SAINT JOHN, IN 46373
32-10-24-298-003.000-022	ALLENDER TINA	8209 West 400 South	Russiaville, IN 46979
32-09-19-310-003.000-027	PLAINFIELD HEALTHCARE REAL ESTATE LLC	8435 KEYSTONE CROSSING BLVD, Su	INDIANAPOLIS, IN 46240
32-09-19-330-097.000-027	INDYPROPERTYFORYOU LLC	846 PEARSON PASS	AVON, IN 46123
32-10-24-400-002.000-027	LAKE ACQUISITIONS INC	9200 THIEL ST #235	Saint John, IN 46373
32-09-19-330-089.000-027	SALINAS DAVID	9261 ANTHUM AVE	PLAINFIELD, IN 46168
32-09-19-330-098.000-027	RICKENBACH ANDREW & ALEXANDRIA H/W	9262 ANTHEM AVE	PLAINFIELD, IN 46168
32-09-19-330-091.000-027	BROWN CAMERON	9285 ANTHEM AVE	PLAINFIELD, IN 46168
32-09-19-330-096.000-027	SINGH AMRITPAL	9286 ANTHEM PKWAY	PLAINFIELD, IN 46168
32-09-19-330-094.000-027	BROWN DEVON	9310 ANTHEM AVE	PLAINFIELD, IN 46168
32-09-19-330-062.000-027	MEAD DAVID L & JULIE H/W	9355 ANTHEM AVE	PLAINFIELD, IN 46168
32-09-19-330-063.000-027	DAVENPORT ALEE & JAIMIE H/W	9365 ANTHEM AVE	PLAINFIELD, IN 46168
32-09-19-330-058.000-027	JOHNSON MICHAEL SCOTT & MIRIAM SARAY H/W	9366 ANTHEM AVE	PLAINFIELD, IN 46168
32-09-19-330-064.000-027	ASAFU-ADJEI JOSEPHINE & APPIAH AMOS W/H	9379 ANTHEM AVE	PLAINFIELD, IN 46168
32-09-19-330-056.000-027	MAFUALA DIEU MERCI MINKABU & MASUKIDI LANDRINE LANDU	9392 ANTHEM AVE	PLAINFIELD, IN 46168
32-09-19-300-039.000-027	PLAINFIELD TOWN OF	206 W MAIN ST	Plainfield, IN 46168
32-09-19-310-013.000-027	HOBBS STATION MU MULTIFAMILY QOZB LLC	1 INDIANA SQUARE STE 1800	Indianapolis, IN 46204
32-09-19-400-008.000-027	Mohr Properties LLC	PO Box 750	Plainfield, IN 46168
32-09-19-102-065.000-027	TRICON RESIDENTIAL C/O RYAN LL	PO BOX 4900	Scottsdale, AZ 85261



DELIVERY TRANSMITTAL

DATE: 3/12/2025

JOB NO: 24344

TO: Department of Public Safety
Jared McKee
206 West Main Street
Plainfield, IN 46168

Mail Fed Ex Customer Pick-up Delivered By: _____
 Certified Overnight Next Day

PROJECT: Hobbs Station Multi-Family Parcel

SUBMITTED:

- 1) One (1) copy of the Title Sheet and Overall Plan
- 2) _____
- 3) _____
- 4) _____

COMMENTS

Per the Town of Plainfield TAC requirements, we are sending the attached overall plan and title sheet for your review as a checkpoint agency. If you have questions, please do not hesitate to contact me at (317) 707-3744 or LFerrell@banning-eng.com.

Thank you,

Lance Ferrell



DELIVERY TRANSMITTAL

DATE: 3/12/2025

JOB NO: 24344

TO: Avon Community Schools
Dr. Scott Wyndham
7203 East US Hwy 36
Avon, IN 46123

Mail Fed Ex Customer Pick-up Delivered By: _____
 Certified Overnight Next Day

PROJECT: Hobbs Station Multi-Family Parcel

SUBMITTED:

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- 2) _____
- 3) _____
- 4) _____

COMMENTS

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Thank you,



Lance Ferrell



DELIVERY TRANSMITTAL

DATE: 3/12/2025

JOB NO: 24344

TO: Yarto Bleah
Duke Energy
5055 E. Main St.
Avon, IN 46123

Mail Fed Ex Customer Pick-up Delivered By: _____
 Certified Overnight Next Day

PROJECT: Hobbs Station Multi-Family Parcel

SUBMITTED:

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- 2) _____
- 3) _____
- 4) _____

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Thank you,


Lance Ferrell



DELIVERY TRANSMITTAL

DATE: 3/12/2025

JOB NO: 24344

TO: Gina Foreman
AT&T
240 North Meridian St
Indianapolis, IN 46204-1915

Mail Fed Ex Customer Pick-up Delivered By: _____
 Certified Overnight Next Day

PROJECT: Hobbs Station Multi-Family Parcel

SUBMITTED:

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- 2) _____
- 3) _____
- 4) _____

COMMENTS

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Thank you,


Lance Ferrell



DELIVERY TRANSMITTAL

DATE: 3/12/2025

JOB NO: 24344

TO: Comcast
5330 E. 65th St.
Indianapolis, IN 46220

Mail Fed Ex Customer Pick-up Delivered By: _____
 Certified Overnight Next Day

PROJECT: Hobbs Station Multi-Family Parcel

SUBMITTED:

- 1) One (1) copy of the Title Sheet and Overall Plan
- 2) _____
- 3) _____
- 4) _____

COMMENTS

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Thank you,

Lance Ferrell



DELIVERY TRANSMITTAL

DATE: 3/12/2025

JOB NO: 24344

TO: Construction Department
Brighthouse Networks
3030 Roosevelt Ave.
Indianapolis, IN 46218

Mail Fed Ex Customer Pick-up Delivered By: _____
 Certified Overnight Next Day

PROJECT: Hobbs Station Multi-Family Parcel

SUBMITTED:

- 1) One (1) copy of the Title Sheet and Overall Plan
- 2) _____
- 3) _____
- 4) _____

COMMENTS

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Thank you,


Lance Ferrell



DELIVERY TRANSMITTAL

DATE: 3/12/2025

JOB NO: 24344

TO: Plainfield Public Works
Jason Castetter
986 S. Center St
Plainfield, IN 46168

Mail Fed Ex Customer Pick-up Delivered By: _____
 Certified Overnight Next Day

PROJECT: Hobbs Station Multi-Family Parcel

SUBMITTED:

- 1) One (1) copy of the Title Sheet and Overall Plan
- 2) _____
- 3) _____
- 4) _____

COMMENTS

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Thank you,


Lance Ferrell



DELIVERY TRANSMITTAL

DATE: 3/12/2025

JOB NO: 24344

TO: Indiana National Road Association
Executive Director
P.O. Box 284
Cambridge City, IN 47327

Mail Fed Ex Customer Pick-up Delivered By: _____
 Certified Overnight Next Day

PROJECT: Hobbs Station Multi-Family Parcel

SUBMITTED:

- 1) One (1) copy of the Title Sheet and Overall Plan
- 2) _____
- 3) _____
- 4) _____

COMMENTS

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Thank you,

Lance Ferrell



DELIVERY TRANSMITTAL

DATE: 3/12/2025

JOB NO: 24344

TO: Vectren
1601 N Meridian St.
Indianapolis, IN 46202

Mail Fed Ex Customer Pick-up Delivered By: _____
 Certified Overnight Next Day

PROJECT: Hobbs Station Multi-Family Parcel

SUBMITTED:

- 1) One (1) copy of the Title Sheet and Overall Plan
- 2) _____
- 3) _____
- 4) _____

COMMENTS

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Thank you,

Lance Ferrell



DELIVERY TRANSMITTAL

DATE: 3/12/2025

JOB NO: 24344

TO: Citizens Water
Stanley Graves
1220 Waterway Blvd
Indianapolis, IN 46202

Mail Fed Ex Customer Pick-up Delivered By: _____
 Certified Overnight Next Day

PROJECT: Hobbs Station Multi-Family Parcel

SUBMITTED:

- 1) One (1) copy of the Title Sheet and Overall Plan
- 2) _____
- 3) _____
- 4) _____

COMMENTS

Per the Town of Plainfield TAC requirements, we are sending the attached overall plan and title sheet for your review as a checkpoint agency. If you have questions, please do not hesitate to contact me at (317) 707-3744 or LFerrell@banning-eng.com.

Thank you,


Lance Ferrell

Project Narrative:

TOWNS AT HOBBS STATION

Taylor Morrison is proposing this project that sits within the “Hobbs Station” Development located in Plainfield, Indiana. The 2.2 Ac. site sits East of the Randall Senior Living, and South of Anthem Blvd, West of Clarkson Ave. and north of the Hobbs Station Park. The project will consist of 7 rear loaded alley Townhome buildings with private alley and public utilities. The project will be a walking community development with connections to said Hobbs Station Park as well will have a National Wildlife Federation Certified Butterfly Garden within the development.



Findings: Final Detailed Plan

Project	Towns at Hobbs Station
Location	Southwest Corner of Anthem Ave and Clarkson Ave

Finding	Applicant Response (use additional sheets if necessary)
The Final Detailed Plan satisfies the Development Requirements and Development Standards specified in the PUD District ordinance establishing such District because:	Design complies with Hobbs Station PUD Ordinance Number 17-2021
The Final Detailed Plan satisfies the <i>Development Requirements and Development Standards</i> specified in the PUD <i>District</i> ordinance establishing such <i>District</i> because:	Design complies with Hobbs Station PUD Ordinance Number 17-2021
The Final Detailed Plan provides for the protection or provision of the site features and amenities outlined in Article 6.1 because:	Design complies with Hobbs Station PUD Ordinance Number 17-2021

At its meeting held on the _____ day of _____, 20____, the Commission voted to _____ the requested Final Detailed Plan by a vote of ____ to ____.

--	--	--

Commission President

Commission Secretary

Planning Director

