

Approved

June 5, 2003



# Huntzinger Farm

A Mixed-use Planned Community

**Concept Plan Submittal to the Town of Pendleton Plan Commission**  
Pendleton, Indiana

Proposed by:

**The Bradford Group, Inc.**  
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Pendleton Consulting



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April 7, 2003

Pendleton Planning Department  
Town of Pendleton  
119 W. State Street  
Pendleton, Indiana 46064

Re: Huntzinger Farm  
Fall Creek Township

Gentlemen;

Pursuant to our conversations and the requirements of Section 159.11 of the Pendleton Zoning Ordinance, we submit to you 15 copies of the Concept Plan proposal for the above referenced project.

If, in reviewing these items, you find additional information is needed, please call me. I will arrange to meet with you at your convenience.

Thank you for your attention on this project. If you have any questions or comments, please call me at the number above.

Sincerely,  
**Pendleton Consulting**

A handwritten signature in black ink, appearing to read 'SEB', is written over a faint, larger signature.

Stephen E. Bourquein L.S.

SEB/seb

cc: Bradford Group

file: Conceptual Plan Review



# Huntzinger Farm

A Mixed-use Planned Community

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**Huntzinger Farm**  
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**Development Standards**

**SECTION I. STATEMENT OF PURPOSE AND INTENT:**

- A. Huntzinger Farm is a planned community. While its primary focus is residential, associated commercial, recreational, institutional and professional office land uses have been included to compliment the residential area and provide goods and services for the residents of the community and immediate surrounding area.
- B. The Huntzinger Farm development standards are intended to carry out the design goals of this planned community. They are written to ensure a unified, quality development and continuity in design among the various land uses. Through creativity in design, sensitivity to the natural features of the site and compatibility of land uses, a commitment is made to the future of the community.
- C. The following principles will be used in guiding development of a planned community which can respond to changing market conditions. The Huntzinger Farm PUD shall:
1. Encourage a more creative approach in land and building site planning
  2. Encourage an efficient, aesthetic, and desirable use of open space;
  3. Encourage a mixed-use, master planned community providing for residential, recreational, and community services;
  4. Achieve flexibility and provide incentives for development which will produce a wider range of choice in satisfying the changing urban needs;
  5. Create development patterns and design the project to further the goals and policies of the surrounding communities.
  6. Provide appropriate transitions between land uses while encouraging an overall community focus.
  7. Promote variety in the physical development pattern of the community, and provide for both land use type and density to be transferred between parcels.



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**SECTION II. AUTHORITY**

These standards shall apply to all property contained within Huntzinger Farm Planned Development as described herein. These regulations and requirements shall become part of the Planned Unit Development Ordinance and shall provide the governing standards for review, approval, and modification of all land use and development activities occurring at Huntzinger Farm. Provisions of these guidelines shall prevail and govern the development of Huntzinger Farm, superseding existing zoning and subdivision ordinances. The subdivision and zoning ordinances and regulations of the appropriate governmental entity shall apply if the provisions of these guidelines do not address a specific subject.

**SECTION III. LAND USE**

A. There are four primary land use categories within the Huntzinger Farm Planned Unit Development. This includes those areas of the overall development within the Town of Pendleton. These categories are broken down as follows:

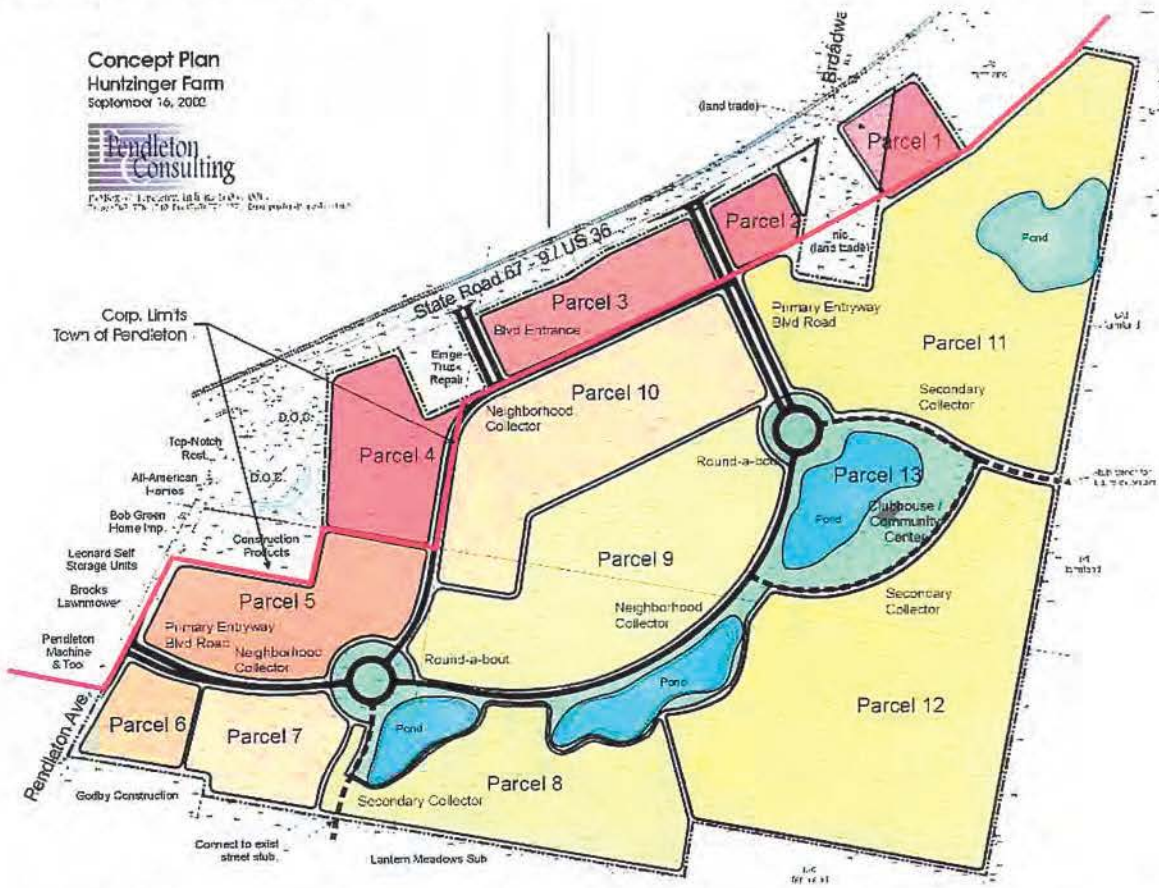
USE	Land Area	Parcel Designations
Residential	150.8 Ac.	7*, 8, 9, 10*, 11
Commercial / Business / Institutional	66.2 Ac.	1, 2, 3, 4, 5, 6, 7*, 10*
Preserved Open Space*	33.7 Ac.	13
<p>* Some 7 and 10 may either be developed, in part or in total, as Commercial / Business / Institutional or Residential. The Land Area therefore may change depending on what category these do develop.</p> <p>Does not include the Perimeter Yard, existing treelines and hedgerows. This does not include "minor" green spaces that will be established within each parcel that may not be specifically shown on the Plan.</p>		

B. Parcels denoted "Residential" in these Guidelines and on the Preliminary Development Plan, shall allow institutional and ancillary land uses that are typically found in or adjacent to residential land uses. Such institutional and ancillary land uses shall include, without limitation, a clubhouse, library, day-care facility, senior assisted or nursing care facility or church, and shall be subject to detailed development plan review.



# Huntzinger Farm Planned Unit Development Development Standards

Concept Plan  
Huntzinger Farm  
September 16, 2002



Area	Land Area	Land Use Designation	Land Use	Maximum Size
Parcel 1	3.4 acres	Planned Business (PB)	Land use to be in accordance with of Section 158.02.05© of the Pendleton Unified Development Code.	45,000 sf*
Parcel 2	2.8 acres	Planned Business (PB)		37,000 sf*
Parcel 3	8.9 acres	Planned Business (PB)		118,000 sf*
Parcel 4	9.8 acres	Planned Business (PB)		130,000 sf*
Parcel 5	15.3 acres	Planned Business (PB)	Land use to be in accordance with of Sections 158.02.04, 158.02.05 158.02.06© of the Pendleton Unified Development Code.	202,500 sf*
Parcel 6	5.0 acres	Planned Business (PB)		66,000 sf*
Parcel 7	7.9 acres	Single Family / Cluster / Multi-family	Single Family / Cluster / multi-family with density up to 8 units per acre.	
		Planned Business (PB)	Land use to be in accordance with the requirements of Sections 158.02.04 and 158.02.05© of the Pendleton Unified Development Code.	105,000 sf*
Parcel 8	20.4 acres	Single Family	Single Family residential with density up to 2.9 units per acre.	
Parcel 9	27.0 acres	Single Family	Single Family residential with density up to 4.0 units per acre.	
Parcel 10	17.8 acres	Single Family / Cluster / Multi-family	Single Family / Cluster / multi-family with density up to 12 units per acre.	
		Planned Business (PB), Churches	Land use to be in accordance with of Sections 158.02.04, 158.02.05 158.02.06© of the Pendleton Unified Development Code	235,000 sf*
Parcel 11	39.3 acres	Single family / Cluster / Multi-family	Single Family / apartments / multi-family with density up to 12 units per acre.	
Parcel 12	42.8 acres	Single Family	Single Family residential with density up to 3.5 units per acre.	
Parcel 13	33.7 acres	Community Center / Recreation	Community and recreational facilities for use by the neighborhood.	



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**SECTION IV. RESIDENTIAL DEVELOPMENT DENSITY**

- A. Each of the individual Parcels of real estate that comprise the entire Huntzinger Farm Planned Unit Development are denoted on the attached Preliminary Development Plan and are defined hereinafter. Each Parcel shall be allowed a maximum density expressed in a ratio of total dwelling units per gross acre. When all residential Parcel densities are added together, the total number of dwelling units shall not be greater than 825. The maximum density per parcel and the total of 825 dwelling units for Huntzinger Farm shall not be exceeded without a formal amendment to the Planned Unit Development. Modifications of up to ten percent (10%) of gross area of parcel boundaries shall be permitted when Detailed Development Plans of individual phases are submitted for the Plan Commission's consideration.
- B. Individual residential land use parcels shall be categorized into six (6) different Parcels with unique development standards as follows:

**TABLE I - RESIDENTIAL PARCEL DENSITIES**

Parcel Designation	Parcel Size	Maximum Density		
		Single Family	Cluster	Multi-family
Parcel 7	7.9 Ac.	3.5	8.0	0
Parcel 8	20.4 Ac.	2.9	0	0
Parcel 9	27.0 Ac.	4.0	0	0
Parcel 10	17.8 Ac.	5.0	8.0	12.0
Parcel 11	34.9 Ac.	5.0	8.0	12.0
Parcel 12	42.8 Ac.	3.5	0	0
Parcel 13	33.7 Ac.	Preserved Green Space		
<b>Total:</b>	<b>184.5 Ac.</b>			

- C. For the purposes of predicting population size and maintaining public service capacities within the Huntzinger Farm PUD, the maximum number of lots/units in this PD district and in each parcel of the PD district will be limited. Development densities as set forth in Table I for each individual parcel shall determine the maximum number of lots/units for the individual residential Parcels. However, the maximum number of lots for the entire development shall *not* be equal to the aggregate of the maximum number of lots for each parcel.



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- D. If one or more of the individual Parcels reaches its maximum development density, then the density of another parcel or other parcels may have to be reduced to keep the total number of lots from exceeding the maximum number established herein

**SECTION V. RESIDENTIAL DEVELOPMENT STANDARDS**

- A. The following Tables shall establish certain developmental standards for the construction of improvements for the residential parcels within the Huntzinger Farm Planned Unit Development. Minimum lot sizes, minimum lot widths, and maximum lot coverage will not be regulated, but will be determined by the parcel development density and setback requirements. References to the residential Parcels established in Table I are used to describe land use and identify general development standards. All housing constructed at Huntzinger Farm shall be single-family detached housing, with the exception of the housing in Parcels 7, 10 and 11, which are eligible to be developed with either Single-family, Cluster housing or multi-family. For the purposes of these Guidelines, the above housing designations are defined as follows:
- 1.) Single-family shall be defined as a single, detached housing unit designed for or used as one dwelling unit.
  - 2.) Cluster Housing shall be defined as a single building with up to three individual units that are:
    - a) either attached or detached housing for semi-independent living that is developed around core support facilities, which may include, without limitation, central food preparation and dining facilities, medical and therapeutic services, and shared social and recreational facilities; or
    - b) either attached or detached single-family housing that is designed around common areas. The intent of such Cluster Housing development would be to create a village setting that would emphasize the open space created by clustering the housing units and to maximize pedestrian links to the adjoining commercial/institutional land uses.
    - c) attached two-family housing that is developed within it's own community or integrated within other communities, such as; interspersed within a single-family community, grouped together with other "duplex" housing units, and as a part of a senior housing complex as noted in a) above.





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3). Multi-family Housing is defined as a building containing three or more individual housing units that are:

- a) under individual ownership within an estate of real property, together with an interest in the common land and building areas and the underlying land. The same as described in the Horizontal Property Regime.
- b) under common ownership and each units may be rented to individuals or families.

The decision to develop all or part of a designated parcel with the above uses will be required to be stated by the Developer at the time of the submission of Detailed Development Plans for Parcels 7, 10 and 11. If the above development options are exercised, development densities in other Parcels shall be adjusted to allow the total number of units at Huntzinger Farm to remain as shown.



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**TABLE II -RESIDENTIAL DEVELOPMENT STANDARDS**

	Parcel 7	Parcel 8	Parcel 9	Parcel 10	Parcel 11	Parcel 12
<b>FRONT YARD SETBACK</b> (Primary and Accessory Structure)						
Primary Road	40'	dna	dna	dna	dna	dna
Neighborhood Collector	dna	35'	35'	30'	dna	dna
Secondary Collector	30'	30'	dna	dna	30'	30'
Local Street	25'	25'	25'	25'	25'	25'
Cul-de-sac Street	25'	25'	20'	20'	20'	25'
Cul-de-sac / -loop bulb	20'	20'	20'	20'	20'	20'
<b>SIDE YARD SETBACK</b> (Primary and Accessory Structure)						
<b>Single Family Detached</b>						
Minimum	5'	7.5'	5'	5'	5'	6'
Aggregate	10'	15'	10'	10'	10'	12'
<b>Cluster</b>						
Minimum	7.5'	dna	dna	7.5'	7.5'	dna
Aggregate	15'	dna	dna	15'	15'	dna
<b>Multi-family</b>						
Minimum	dna	dna	dna	dna	dna	dna
Aggregate	dna	dna	dna	30'***	30'***	dna
<b>REAR YARD SETBACK</b>						
Primary Structure	15'	20'	15'	15'	15'	20'
Accessory Structure	10'	10'	10'	10'	10'	10'
<b>REAR YARD SETBACK on lots abutting 20' perimeter yard (Perimeter yard as Common Area)</b>						
Primary Structure	10'	10'	dna	dna	10'	10'
Accessory Structure	5'	5'	dna	dna	5'	5'
<b>REAR YARD SETBACK on lots abutting 20' perimeter yard (Perimeter yard as easement)</b>						
Primary Structure	30'	30'	dna	dna	30'	30'
Accessory Structure	25'	25'	dna	dna	25'	25'
<b>MAXIMUM STRUCTURE HEIGHT</b>						
Primary Structure	45'	45'	45'	45'	45'	45'
Accessory Structure	20'	20'	20'	20'	20'	20'
<b>MINIMUM TOTAL FLOOR AREA</b> (excluding garages, porches, etc)						
<b>Single Family Detached</b>	1,200 sf	1,600 sf	1,000 sf	860 sf	960 sf	1,400 sf
<b>Cluster / Multi-family</b>	860 sf	dna	dna	750 sf	750 sf	dna
<b>OFF-STREET PARKING</b>						
		2	2	2	2	2

\*An enclosed garage shall count as a single parking space towards the requirements regardless of size. Parking requirements within areas developed as Cluster housing, condominiums or apartments shall meet the parking requirements outlined in Section 158.09 *Off-Street Parking and Loading Requirements, Zoning* Town of Pendleton, Zoning Ordinance, or as may be determined and approved during the Detailed Development Plan review.

\*\* denotes minimum spacing between buildings.

Dna denotes "does not apply".

B. Perimeter Yard. A 20' Perimeter Yard shall be established along the southerly and easterly line of the overall boundary of the Huntzinger Farm PUD. The Perimeter Yard may be owned as a common facility by the property owners' association or it may exist in the form of landscape easements on individual lots that shall run with the land. The Perimeter Yard may be included in the required setback, but shall be in addition to



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easements that may be required. A transitional yard and landscape buffer will be established adjoining existing residential land uses.

- C. Residential Masonry Requirements. All homes in Parcels 7, 8 and 12 shall have, at a minimum, an area equal to 50% of the front façade, exclusive of windows, doorways (other than garage doors) and bays, to be masonry. In making this calculation, garage doors shall be included as part of the front façade. Parcels 10 and 11 shall have no minimum masonry requirement, but each product line of homes in these parcels shall include some masonry on the front elevation as an option. All model homes shall include some masonry on the front elevation.
- D. Residential Overhang Requirements. All homes in Parcels 7, 8, 9, 11, and 12 shall have, at a minimum, 12" overhangs.
- E. Conflict. When there is a conflict between the standards of these Development Guidelines and the existing or amended Town of Pendleton, Zoning Ordinance, these Guidelines shall rule.

**SECTION VI. STREET STANDARDS**

The proposed interior streets shown on the Concept Plan are categorized as Neighborhood Collector Streets, Secondary Collector Streets and Primary Entryway Boulevards. All the streets shown on the Concept Plan as well as the local / subdivision streets are to be dedicated to the Town of Pendleton for maintenance.

The main access points proposed onto State Roads 67 and 9 will begin as Entryway Boulevard streets. The Entryway Boulevard streets will be 16 feet wide (each side), including curb and gutter. The lanes will be separated by a landscape island, 16 feet wide. The exit lanes will be increased to 24 feet wide to accommodate turn lanes at the state highways. The landscape island will be narrowed at the entrances onto the noted state roads to accommodate the increased lane width. The right-of-way will be 10 wider (each side) than the street section. The northerly Entry Point will remain a Boulevard to the Roundabout. The section for this street category will be constructed to the Collector / Commercial requirements as outlined in Section 1.05.8 of the Town of Pendleton, Street Standards. The Bradford Group, Inc. will continue to work with the Town of Pendleton to achieve the most desirable entrance locations along SR 67.



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The existing access roadway onto State Road 67 near the Swift-Eckrich building will remain as is and be extended to the planned Neighborhood Collector Street. The entrance onto State road 67 may be modified depending on the requirements of the Indiana Department of Transportation. The street will be increased in width as necessary to 36 feet in total width, including curb and gutter. A right-of-way will be established 10 wider (each side) than the street section, or 60 feet whichever is greater. The section for this street category will be constructed to the Collector / Commercial requirements as outlined in Section 1.05.8 of the Town of Pendleton, Street Standards.

The Entryway Boulevard from State Road 9 will blend into a street classified as a Neighborhood Collector Street. All Neighborhood Collector Streets will have a width of 30 feet, including curb and gutter, with a right-of-way of 50 feet in total width.

The Secondary Collector Streets will be 28 feet wide, including curb and gutter, with a right-of-way of 50 feet in total width.

The section for all Collector Streets (Neighborhood and Secondary) will be constructed to the Collector / Commercial requirements as outlined in Section 1.05.8 of the Town of Pendleton, Street Standards.

All Local Streets (not depicted on the Concept Plan) will be 26 feet wide, including curb and gutter, with a right-of-way of 50 feet in total width. The section for these streets will be constructed to the Minor requirements as outlined in Section 1.05.8 of the Town of Pendleton, Street Standards.

The Roundabouts will be constructed with a one-way lane of 24 feet in width including curb and gutter, with a right-of-way of 50 feet in total width. The area within the center of the roundabout not encumbered with right-of-way will be Commons Area and made a part of the Preserved Open Space and maintained by the authority have jurisdiction for maintenance of



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the Preserved Open Space. The section for this street segment will be construction to the Collector / Commercial requirements as outlined in Section 1.05.8 of the Town of Pendleton, Street Standards.

The right-of-way for any street classification will have a minimum width, 20 feet wider than the street width, including curb and gutter. However, in no case shall the right-of-way be less than 50 feet (Local Streets, Residential Collectors, Neighborhood Collectors).

Access onto State Roads 67 and 9 is subject to the requirements of the Indiana Department of Transportation (InDOT). As such, alignment issues, lane accommodation, entrance configurations and other matters within the jurisdiction of InDOT are subject to their review and approval.

**TABLE III. STREET AND RIGHT-OF-WAY STANDARDS**

Street Classification	Right-of-Way Width (1)	Street Width	Street Standard (2)	Building Setback (4)
Primary Entryway	60 feet	2-16 feet wide lanes with 16 feet wide island or 36 feet (3)	Collector	40 feet
Neighborhood Collector	50 feet	30 feet	Collector	30-35 feet
Secondary Collector	50 feet	28 feet	Collector	30 feet
Local Street	50 feet	26 feet	Minor	25 feet
Cul-de-sac Street	50 feet	26 feet	Minor	20 feet
Cul-de-sac bulb	50 feet radius	40 feet radius	Minor	20 feet
Cul-de-loop	40 feet	20 feet	Minor	20 feet
Round-a-bout	40 feet	24 feet	Collector	40 feet

1 The right of way shall be 20 feet wider (10 feet each side) than the pavement width but at a minimum the width indicated.  
 2. References are to the street classifications in the Town of Pendleton, Street Standards, Page 11.  
 3. The configuration will change as required to comply with the Indiana Department of Transportation standards as it connects to the state highways. The pavement will be 36 feet wide if it is undivided.  
 4. The indicated setback is the minimum. It may increase as conditions warrant.

**SECTION VII. PRESERVED OPEN SPACE**

A. As part of the integrated community design, a significant area of Preserved Open Space has been planned at Huntzinger Farm. They are identified on the Preliminary Development Plan and referred to as Parcel 13:



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In addition to Parcel 13, the Perimeter Yard as established herein and the preservation and maintenance of existing treelines and hedgerows shall provide substantial additional Preserved Open Space within the project.

- B. For the purposes of these Guidelines, "Preserved Open Space" shall be defined as land set aside to be commonly maintained and enjoyed as permanent open space by the residents, the Developer, the Property Owners Association. It may be developed with landscaping or such active and passive recreational and cultural features and facilities as are necessary to serve the residents of Huntzinger Farm. Any land so designated shall be prohibited from development with residential, commercial, office, institutional, or other such land uses which are inconsistent with the concept of Preserved Open Space as herein defined.

**SECTION VIII. COMMERCIAL DEVELOPMENT STANDARDS**

- A. For the purposes of these Guidelines, the commercial land uses at Huntzinger Farm are defined as follows:
- a. Parcels 1, 2, 3 and 4. The allowable land uses in these parcels shall include those uses designated in the Planned Business zoning district as defined in Sections 158.02.05 of the Town of Pendleton Unified Development Code. Development of these parcels shall be in accordance with the applicable provisions of the Town of Pendleton Unified Development Code.
  - b. Parcel 5, 6, 7, and 10. The allowable land uses in these parcels shall include those uses designated in the Institutional and Planned Business zoning districts as defined in Sections 158.02.04 and 158.02.05 of the Town of Pendleton Unified Development Code. Development of these parcels shall be in accordance with the applicable provisions of the Town of Pendleton Unified Development Code.
  - c. In addition to the above, the use identified as Nurseries and Greenhouses, Town of Pendleton, Zoning Ordinance, Appendix E., Use Matrix, shall be a permitted use in all the above parcels.





# Huntzinger Farm

A Mixed-use Planned Community

Vegetation....	1
Soils....	1
Drainage....	6
Flood Hazard....	8
Cultural and Visual Character....	8

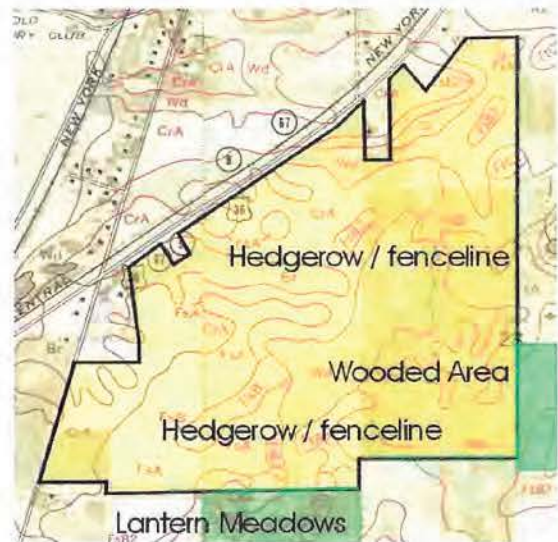


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**Vegetation**

The site is an active farm just recently harvested, The entire site is a single cultivated field. Any field divisions, denoted by fence lines, hedgerows, tree lines, etc., that may have been evident in the past have long been eliminated. Sporadic hedgerows and tree growth delineate the perimeter of the subject parcel. There exists a significant wooded area off the site, easterly of the site's southeast quarter consisting of second- and third-growth deciduous upland forest. This site is undeveloped. To the south of the center of site's southerly line is the remains of a similar forest through which Lantern Meadows was developed. There is a significant number of second- and third-growth deciduous trees remaining in this area.



**Vegetation Summary**

There is no vegetation within the perimeter of the subject site that is sensitive to development. No rare, or threatened plants were noted during review of the site.

**Soils**

There are six different soils series, as defined by the *Soil Survey for Madison County, 1967*, identified on the subject site. These soils are not unique to the site. They may be found throughout Madison County and the state.

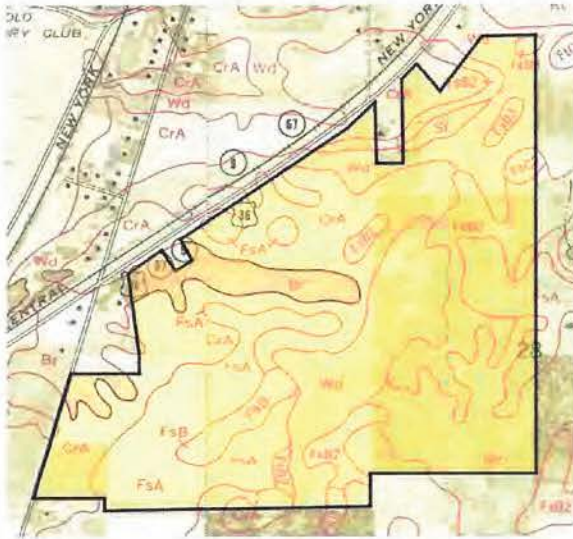
The soils series and their general descriptions are as follows:





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The **Brookston silt loam (Br)** series consist of deep, dark-colored, very poorly drained soils of the uplands.

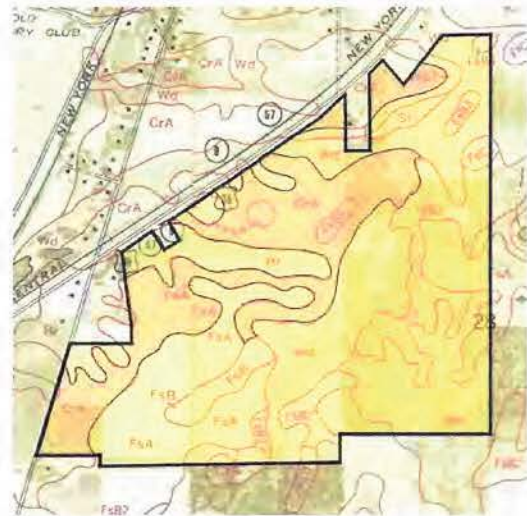


These soils occupy broad depressional flats, swales with many rounded projections and narrow drainage ways. These soils are very poorly drained, deep, nearly level soils in upland depressions; friable, granular silty clay loam or silt loam surface layer and firm, prismatic to angular blocky silty clay loam subsoil; calcareous loam to light clay loam till at depth of 49 inches or more; depth to parent material ranges from 42 to 60 inches; flooding and ponding common; water table at or near surface in wet period.

These soils are listed as having severe limitations for building sites and highway construction with the *Soils Survey*. These limitations can be mitigated with adequate surface and sub-surface drainage facilities. Once the excess water matters are addressed and with proper compaction, these soils provide excellent structure for building and highway construction.

The **Crosby silt loam (CrA)** series consists of light-colored to moderately dark colored, deep, somewhat poorly drained soils.

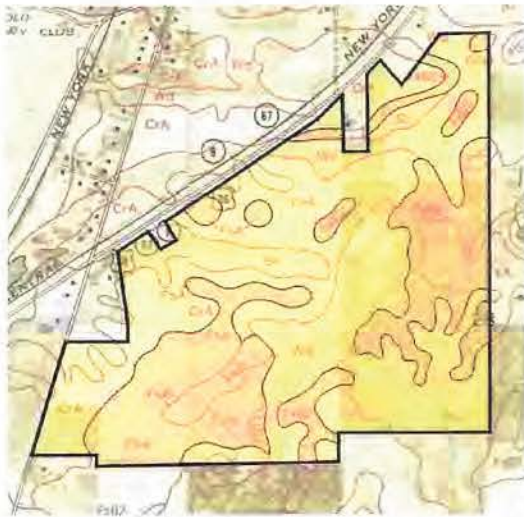
These soils occur in nearly level to slightly undulating areas of the uplands. The soils are somewhat poorly drained, deep, nearly level to gently sloping soils on uplands that consist of 0 to 18 inches of loess over loam, silt loam, or light clay loam till; friable, angular silt loam surface layer and prismatic to firm, subangular blocky silty clay



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loam or clay loam subsoil; highly calcareous till at depth of 24 to 42 inches; slopes stable; water table seasonally at depth of 1 to 3 feet.

These soils, like the Brookston series, are listed as having severe limitations for building sites and highway construction with the *Soils Survey*. These limitations can also be mitigated with adequate surface and sub-surface drainage facilities. Once the excess water matters are addressed and with proper compaction, these soils provide excellent structure for building and highway construction.



The **Fox silt loams (FsA, FsB, FsB2, FsC2, FxB3)** series consist of light-colored to moderately dark colored, moderately deep, well-drained soils that are underlain by stratified sand and gravel or by limy till.

These soils are normally on low terraces bordering the bottomlands or are on higher gently sloping or sloping terraces. They occur also as knolls or hills of the uplands. These soils occur along the White River and along Pipe, Killbuck, and Fall Creeks.

Some nearly level areas are south of Pendleton and Chesterfield. These soils are well- drained, moderately deep, nearly level to strongly sloping soils formed from outwash material; friable, granular silt loam or fine sandy loam surface layer and firm, subangular blocky light silty clay loam, clay loam, or sandy clay loam subsoil; stratified, calcareous sand and gravel at depth of 24 to 42 inches or more; slopes stable; soils tend to be droughty; water table seasonally deep; in the severely eroded soil nearly all, and in some places all, of the original surface layer has been lost through erosion.

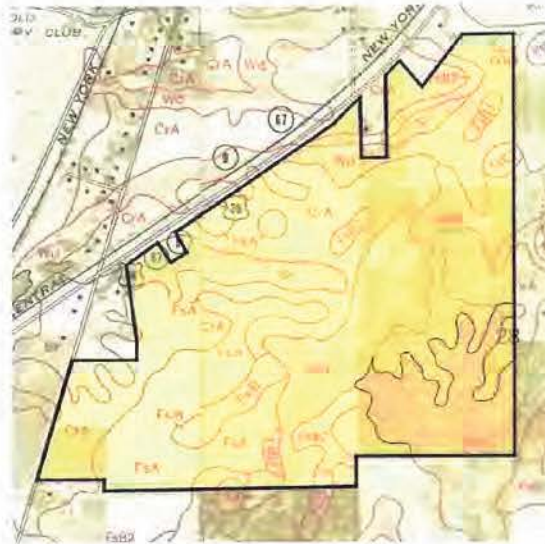
These soils are listed in the *Soil Survey* as having no limitations for building sites or for highway construction. In fact these areas are listed as possible sources for sand and gravel used in site and highway construction. These areas are not suitable for location of ponds due to the permeability of the sand and gravel layers.



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**Environmental Summary**

The **Mahalasville silt loam (Mh)** series consists of deep, dark-colored, very poorly drained soils on terraces. These soils occur in old glacial channels and on broad depressional flats of the glacial outwash plain in the northwestern corner of the county.

These soils are very poorly drained, deep, nearly level to depressional soils that formed from outwash material; friable, granular silty clay loam or silt loam surface layer and firm, prismatic to angular blocky silty clay loam, silty clay, or clay loam subsoil; depth to underlying calcareous silt and sand ranges from 42 to 60 inches or more; small amounts of gravel and clayey material at depth of 44 inches; in a few areas limestone bedrock may occur at a depth of 42 to 60 inches; flooding and ponding common; water table seasonally at or near the surface.



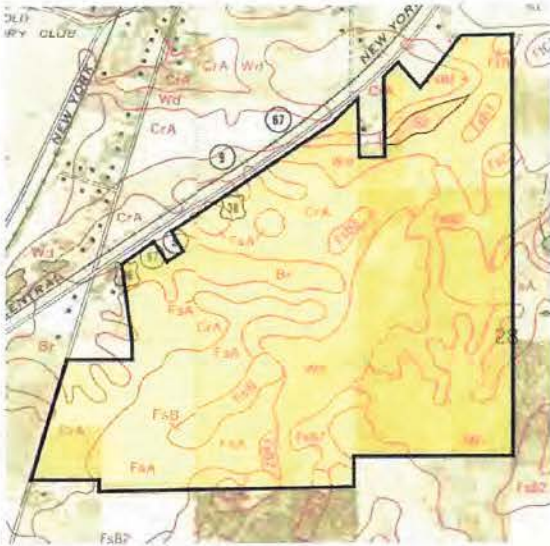
These soils, like the Brookston and Crosby series, are listed as having severe limitations for building sites and highway construction with the *Soils Survey*. These limitations can also be mitigated with adequate surface and sub-surface drainage facilities. Once the excess water matters are addressed and with proper compaction, these soils provide excellent structure for building and highway construction.

The soils of the **Sleeth silt loam (Sl)** series are light colored to moderately dark colored, deep, and somewhat poorly drained. These soils occur on nearly level terraces in the valleys of Fall Creek, Pipe Creek, and the White River.

These soils are also somewhat poorly drained, deep, nearly level soil on outwash terraces; friable, granular silt loam surface layer and firm, subangular blocky silty clay loam subsoil; calcareous, stratified, sand and gravel generally at depth of 48 inches, but depth ranges from 42 to 70 inches or more; slopes stable; water table seasonally at depth of about 1 to 3 feet.



# Huntzinger Farm Planned Unit Development Environmental Summary

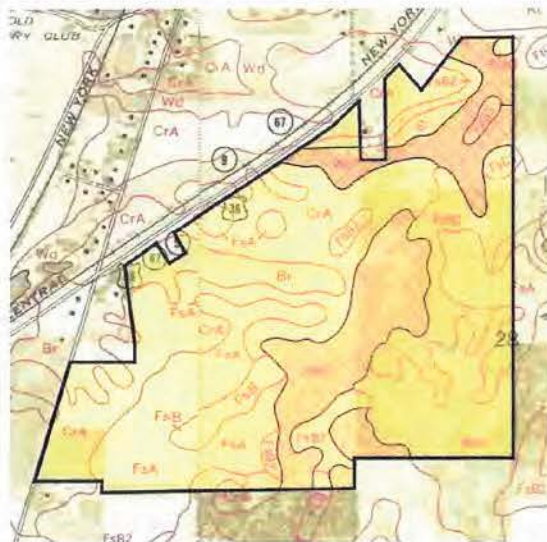


construction.

These soils are listed in the *Soils Survey* as having fair suitability for road construction materials, but having a seasonally high water table. They also have a moderate limitation for building sites due to having medium shear strength and compressibility and moderate to low shrink-swell potential. These limitations can also be mitigated with adequate surface and sub-surface drainage facilities that will control the moisture content. Once the excess water matters are addressed and with proper compaction, these soils provide excellent structure for building and highway

The **Westland silty clay loam (Wd)** series consists of deep, dark-colored, very poorly drained soils on terraces. These soils occupy broad depressional flats along the White river, Mud Creek, Pipe Creek, Kilbuck Creek, Fall Creek and some small streams.

These soils are very poorly drained, deep, nearly level to depressional soil on outwash terraces; friable, granular silty clay loam surface layer and firm, angular blocky silty clay loam subsoil; calcareous sand and gravel generally at depth of 49 inches, but depths ranges from 42 to 70 inches or more; ponding common; water table seasonally at or near surface.



These soils also have severe limitations caused by the presence of high water tables. When comparing the location of these soils to the topography, these soils are in the lowest, depressional area of the site. Detention ponds for the project would work well within these



**Huntzinger Farm**  
Planned Unit Development  
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soils. They will provide suitable material for construction of the building sites. And, with the high water table, provide an external means for maintaining water levels in the proposed ponds.

**Soils Summary**

Though some of the soils delineated within the site are listed with severe limitations by the *Soils Survey*, the noted limitations can be easily overcome with conventional construction techniques. Care should be taken to place the proposed ponds within areas that will 1) provide suitable material for construction of the building sites, and 2) take advantage of the water table to maintain the pool level of any proposed detention ponds.

**Drainage**

The site could be described as a typical central Indiana farm field. The site characteristics range from flat to gently rolling. The site has several low depressional areas to which surface runoff drains to.



These areas, as well as the entire farm, is served by a underground field tile system. This system is connected to the Darnell Ditch Legal Drain (S.C. 5440).

The Darnell Ditch Legal Drain consists of several connecting tile systems that serve a majority of the southern portion of the subject property, the lands on which Lantern Meadows is located, and lands to this underground tile system.

The Darnell Ditch Legal Drain discharges into a natural open ditch/stream approximately 1000 feet westerly of the subject property. This open ditch/stream flows westerly and northwesterly under State Road 67 and the railroad, through the Pendleton Reformatory property to Fall Creek.



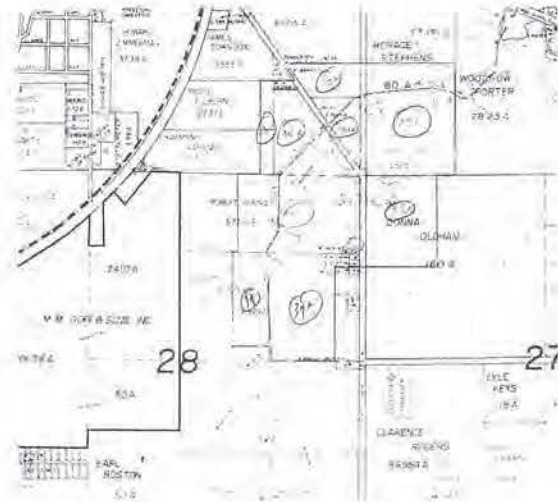
**Huntzinger Farm**  
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The site discharges surface runoff in two separate directions. A majority of the site discharges through roadside ditches, common draws and swales on and adjacent to the site. These outlets eventually discharge to the un-named ditch/stream referenced above.

The easterly-southeasterly portion of the site discharges overland to the east into existing farm fields. These areas also collect into depressional areas that are discharged through the Darnell Ditch.

The northeasterly portion of the site discharges overland to the east into an existing farm field and eventually into the bog area along Angle Road. This area is collected into the bog/depressional area and into the Mary E. Stephens Legal Drain (CC #1832).

Though marginal, for it's capacity of handle surface runoff, The Mary Stephens Ditch does eventually convey the runoff from this area.



**Drainage Summary**

The site is generally flat to gently sloping with no singular defined outlet for the surface water. Instead, the surface water is conveyed through a combination of roadside ditches, field tiles, and undefined overland conveyance through adjacent properties.

A methodology of containing and conveying the runoff associated with a large scale land development will need to be constructed for this site. The primary outlet for any storm water system appears to be the un-named stream/ditch that is westerly of the subject site.

It has been the policy of the Madison County Drainage Board, to assist in providing for constructed positive outlets for similar circumstances. This help would be in obtaining

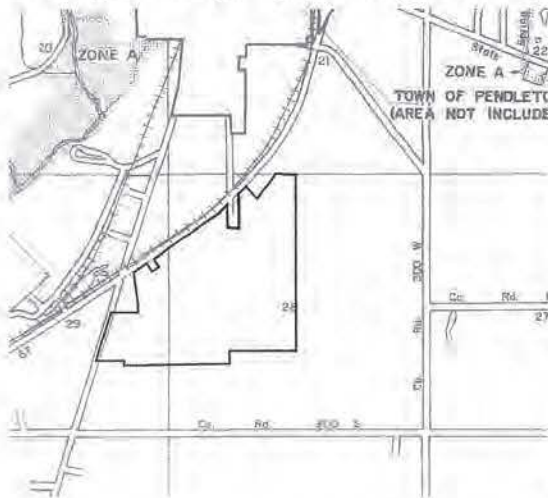


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necessary off-site easements. All costs associated with this assistance would be born by the petitioner.

**Flood Hazard**

The area is not within any defined Flood Hazard Zone as defined by the Federal Emergency Management Agency (FEMA). The map for the local area (Community-Panel #180442-0007



A, dated June 23, 1978, does not show this area affected by Zone "A" (Special Flood Hazard Area), as defined by FEMA.

Also, there are no streams, creeks or defined drainage ways with drainage areas greater than one square mile, on or adjacent to the subject parcel. A stream or defined drainage way with a contributing drainage area larger than one square mile would indicate the possibility of an unmapped flood hazard zone.

**Cultural and Visual Character**

The site has no significant internal visual or cultural character that would affect its use. Any fence rows and their associated growth as long been removed within the site. There are perimeter hedgerows and an adjacent wood lot (See Vegetation) to the southeast. There is also the remains of a wood lot through which Lantern Meadows was developed.

There are some significant perimeter and external characteristics that will affect its use in development. State Roads 9 and 67 form the westerly and northerly boundaries of the site. These highways carry significant traffic as reported by the Periodic Traffic Reports prepared by the Indiana Department of Transportation, dated 1997.

Of significance is the expanse of pavement along the southerly side of State Road 67 beginning about 300 feet easterly of the intersection. This pavement is the remains of a



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former truck weighing station. Any contemporary development along this segment will need to address this pavement, perhaps in partial demolition or reconfiguring the highway.

There also exists a major railway corridor on the northerly side and adjacent to State Road 67. This 2 track corridor connects Detroit to Indianapolis and beyond and is considered a major international connection between Canada and Mexico. Its importance is noted by the significant increase in rail traffic over the last five years.

The house and barn that once was the center of this farm has been sold off in a five acre parcel along State Road 67, near the parcel's northerly boundary. The house and lands are not a part of this development. Even so, the house has been remodeled significantly and retains little of its original character.

Development around the perimeter of the parcel is dated and is typical of building and development that occurs in a small scale. Lantern Meadows, to the south and southwest of the parcel began development in 1962 and is still continuing. Lots in these subdivisions are 100-120 feet wide, in part to provide room for a septic system that was required.

There is also a mixture of uses along the westerly and northwesterly side of the site. These uses have evolved as demand on the land to provide services for the regional population and traffic has evolved.

At the southwesterly corner of State Roads 9 and 67 is a restaurant. This restaurant has been in existence in one form or another for over 50 years. A brick building and shooting range at the southeasterly corner of the highways was formerly a State Police Post. This is now being used by the Department of Corrections to house an emergency response unit and for reformatory guards to practice their marksmanship.

The area south of the intersection has evolved as a business, industrial area with direct driveway access off State Road 9. The uses include a construction pipe products supplier, a manufactured housing sales office and display, a siding and replacement window contractor, a bathroom remodeling contractor, a self-storage facility, a lawn mower sales and service





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facility, a tool making company, an implement repair shop and a general contractor's home, office and materials yard.

Easterly from the intersection of the highways the only improvement has been the development of a single site for as truck maintenance facility. This was constructed in the last 10 years and represents one of the most recent developments in the area.

**Cultural and Visual Character Summary**

The impact of existing land and highway use will have the most significant impact on the development of the site. The impact of the existing uses suggest that range of development from intense (commercial/industrial/business) to significantly less intense (residential) be considered for the subject parcel.

The intense use along the highway corridors will compliment the existing development and expected regional traffic along State Roads 9 and 67. As development is planned easterly and southerly from these corridors, less intense uses would compliment existing uses along the southerly boundary.





# Huntzinger Farm

A Mixed-use Planned Community

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# Huntzinger Farm Planned Unit Development Facilities Plan

## External Access

State Road 67 was a major highway between Indianapolis and Detroit. Its significance was reduced to regional intrastate, city-to-city importance by the construction of I-69.

State Road 9 has always been considered a significant regional highway. It was planned to connect county seats in the first north-south corridor east of Indianapolis. If anything, its significance has increased. It has been found that interstate commerce traffic uses State Road 9 and 109 (to the east) as “short-cut” between I-74 to I-70 and I-69.

The existing traffic counts support the referenced status of State Roads 67 and 9. As noted above, State Road 67-9 handles traffic equaling 40% of the traffic counts of I-69 north of the Pendleton exit.



There is adequate sight distance at almost any point along these highways for an entrance. Consideration for connection to these highways will be given more to the internal functions and land form of the development. The existing street constructed for the truck maintenance facility (Emge) should probably be utilized and extended.

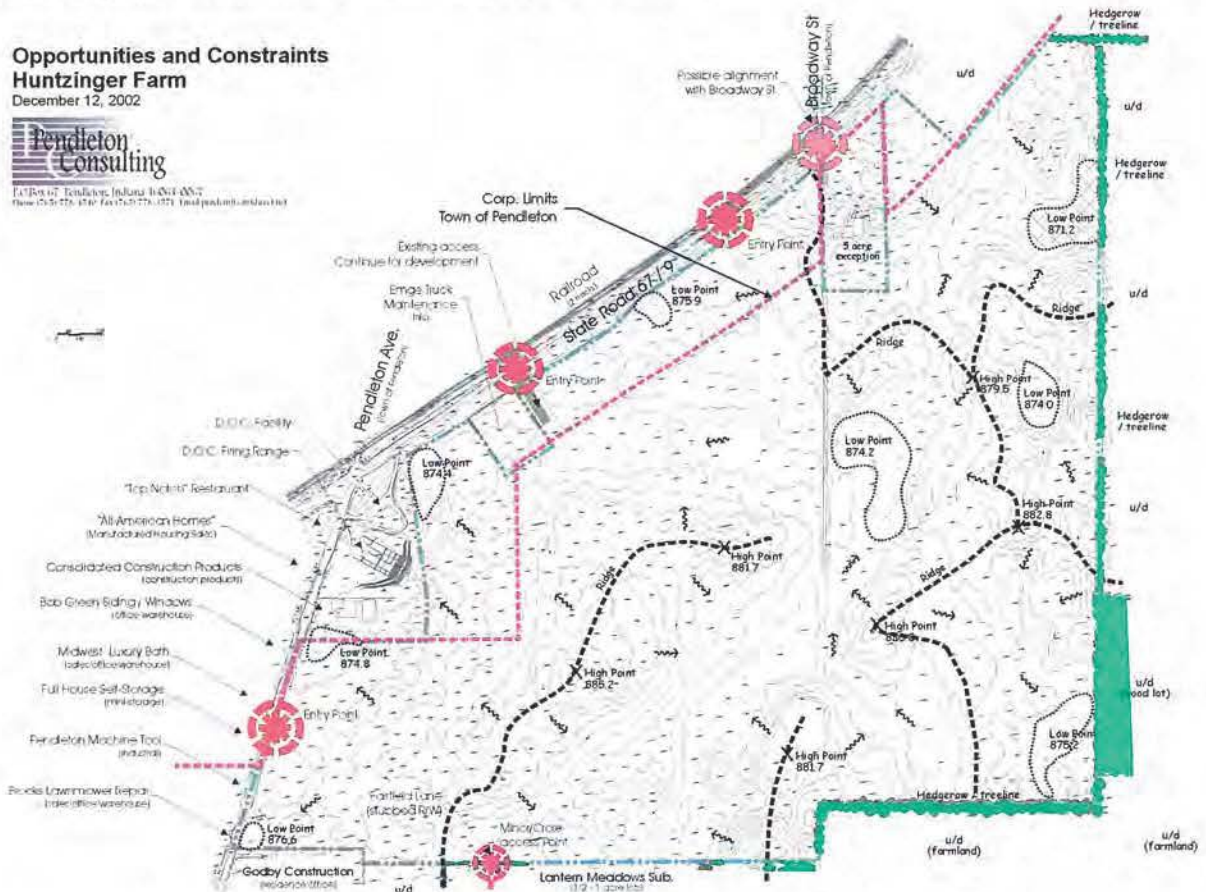
The length of the property’s frontage along State Road 67 suggests that another access point would be suitable. This “second” access point would be used as the primary entrance to the development. At this second point, the developer would be able to establish the “tone” of the development. This second “primary” access should be located somewhere between the existing street and the 5 acre exception.



# Huntzinger Farm Planned Unit Development Facilities Plan

Consideration should be given to aligning the second access point with Broadway Street to the north. Broadway Street “tees” at State Road 67 from across the railroad. It’s location aligns with the driveway for the 5 acre exception to the subject parcel. Alignment with Broadway Street would be desirable and would allow the site to connect with the planned walking trails with the Town of Pendleton. However, without consideration from the owner of the 5 acre parcel, this alignment may not be feasible.

## Opportunities and Constraints Huntzinger Farm December 12, 2002



Access for the development onto State Road 9 should, again be a matter of internal land form. There is adequate sight distance for an entrance at any point. There are entrances onto State Road 9 across the highway, but nothing of enough significance to warrant consideration compared to the traffic that the subject project will generate.

