

FILE

JUL 07 2023

CITY OF LEBANON  
Planning & Zoning Department

For Office Use Only

File No. 23-54

Fees Paid Yes  No

CITY OF LEBANON  
PUD PRELIMINARY DEVELOPMENT PLAN APPROVAL APPLICATION

Name of Development Spring Creek

Project Location Part of South 1/2 of Sec 13, T19N, R1W Current Zoning PUD

Parcel ID No. 06-10-13-000-006.000-002, 06-10-13-000-003.000-001,  
06-10-13-000-002.002-001, 06-10-13-000-017.003-001 Area ( 137.58 acres 291 lots)

Township Center Proposed Land Use Residential/Commercial

Name of Applicant Contact Person/Representative Chris Miller, Beazer Homes

Phone 317-577-4744 Fax \_\_\_\_\_ Email Chris.Miller@Beazer.com

Address 9465 Counselors Row, Suite 125, Indianapolis, IN 46240

Name of Property Owner See attached.

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

PUD Preliminary Plan Fee  
\$750.00 plus \$25.00 per acre

Detailed submittal requirements are included in Section 5.4 of the Lebanon Unified Ordinance.

Current Ownership:

Tax Key #'s: 06-10-13-000-003.000-001, 06-10-13-000-006.000-002

Butler-Ross LLC

6276 W. South Gage Drive

Angola, IN 46703

Tax Key #'s: 06-10-13-000-002.002-001, 06-10-13-000-017.003-001

Richard & Brenda Weber

2405 Travis Drive

Lebanon, IN 46052

## LAND DESCRIPTION

Part of the NW Quarter of Section 13, Township 19 North, Range 1 West of the Second Principal Meridian in Center Township, Boone County, Indiana comprising of several surveys completed by Jacob T. Hoffman, P.S. - Indiana #LS21100009 performed under Weihe Engineers Job No. W210264, W210264-100, and W210264-101 (all reference to monuments and courses herein are as shown on said plat of survey), described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Section 13, proceed thence along the South line of said Southwest Quarter, South 89 Degrees 35 Minutes 42 Seconds East 853.16 feet to the East railroad right of way of CSX, marked by a mag nail with washer stamped "WEIHE ENGR. 0012" and also being the POINT OF BEGINNING; thence along said railroad right of way North 10 Degrees 21 Minutes 08 Seconds West 3,369.08 feet to a Weihe rebar with cap stamped "WEIHE ENGR 0012"; thence South 89 Degrees 21 Minutes 03 Seconds East 1363.69 feet to the center of Storm's Legal Drain; the next (8) courses are along the approximate center line of the Storm's Legal Drain; (1) thence South 18 Degrees 03 Minutes 23 Seconds East 178.32 feet; (2) thence South 16 Degrees 16 Minutes 57 Seconds East 175.54 feet; (3) thence South 17 Degrees 01 Minutes 27 Seconds East 146.80 feet; (4) thence South 08 Degrees 33 Minutes 22 Seconds East 185.36 feet; (5) thence South 09 Degrees 21 Minutes 41 Seconds East 220.32 feet; (6) thence South 36 Degrees 58 Minutes 01 Seconds East 231.14 feet; (7) thence South 44 Degrees 51 Minutes 27 Seconds East 340.72 feet; (8) thence South 29 Degrees 43 Minutes 22 Seconds East 144.20 feet to the extension of the north line of the parcel described in Instrument Number 200101122 as recorded in the Office of the Recorder of Boone County; thence South 88 Degrees 21 Minutes 21 Seconds East 43.22 feet along said extension to a Weihe rebar with cap stamped "WEIHE ENGR 0012" being the northwest corner of aforesaid parcel; thence along the west and south lines of said parcel and also a parcel recorded as Instrument Number 200112852 in said recorder's office for the following six (6) calls: (1) thence South 27 Degrees 38 Minutes 21 Seconds East 213.74 feet to a Weihe rebar with cap stamped "WEIHE ENGR 0012"; (2) thence South 25 Degrees 46 Minutes 21 Seconds East 105.76 feet to a Weihe rebar with cap stamped "WEIHE ENGR 0012"; (3) thence South 01 Degrees 08 Minutes 39 Seconds West 208.32 feet to a Weihe rebar with cap stamped "WEIHE ENGR 0012"; (4) thence South 40 Degrees 03 Minutes 21 Seconds East 198.58 feet to a Weihe rebar with cap stamped "WEIHE ENGR 0012"; (5) thence South 47 Degrees 05 Minutes 21 Seconds East 108.97 feet to a Weihe rebar with cap stamped "WEIHE ENGR 0012"; (6) thence South 62 Degrees 02 Minutes 21 Seconds East 129.71 feet to Weihe rebar with cap stamped "WEIHE ENGR 0012" also being the east right-of-way of State Road 39 as recorded in Book 157, Page 33 in said recorder's office; thence North 79 Degrees 32 Minutes 39 Seconds East for a distance of 55.00 feet to the centerline of State Road 39; thence South 10 Degrees 27 Minutes 21 Seconds East for a distance of 1131.38 feet to the south line of the southwest quarter of said section; thence along said section line North 89 Degrees 35 Minutes 42 Seconds West 2,185.69 feet to the POINT OF BEGINNING, containing 137.58 acres of land, more or less.

**TRANSMITTAL**

To: **City of Lebanon** Project: **Spring Creek**  
**401 S. Meridian St** Job #: **W210264-200**  
**Lebanon, IN 46052** Phone:  
 Attn: **Planning Dept/ Ben Bontrager** Fax:  
 Date: **July 7, 2023** Re: **Preliminary Plat Submittal**

We are sending you  Attached  Under separate cover via Deliver the following items:

- Shop Drawings
- Product Data
- Samples
- \_\_\_\_\_
- Prints
- Specifications
- Change Order(s)
- Sketches/Drawings
- Copy of Letter
- Meeting Minutes
- Inspection Report
- Application(s) for Payment

<input type="checkbox"/> Sets <input type="checkbox"/> Copies	Document Date	Document Number	Description
1			Application (w/current ownership list & land description)
1			Check #84162232 for \$4,254.75
1			Preliminary Plat
1			Preliminary Drainage report

**These are transmitted as indicated below:**

- Approved
- Approved as Noted
- Not Approved, Revise and Resubmit
- Action Not Required
- Action Indicated on Item Transmitted
- For Signature. Return \_\_\_\_ Copies to Us
- For Your Review or Use
- For Your Review & Comment
- As Requested
- For Your Records
- For Your Approval \_\_\_\_\_
- \_\_\_\_\_

Remarks: Please let me know if you have questions. Thanks!

By: **Jim Pence** CC: \_\_\_\_\_