

# Hawks Landing Primary Plat

## LETTER OF INTENT

Hawk's Landing is a proposed residential development in Town of Brownsburg, Brown Township, Hendricks County, Indiana. The development is located on the Northwest corner of Green Street and Acre Lane. Hawk's Landing covers approximately 72.39 acres and will include the construction of 105 single family homes with associated roadway, utility infrastructure and amenity areas.

This development is unique in that it is split into two separate residential areas by a large creek and forested wetland bisecting the site from north to south. The eastern portion of the development, accessed from Green Street, contains 24 lots. Amenities for this portion of the development include 1.2 acres of passive open space, 1 acre of which is located within a level central common area. This area will include benches and will be available to the residents for active recreational activity. This portion of the development also includes a 0.26-mile walking trail that circles the detention pond and meanders through the wooded area along the creek and near the wetland.

The western portion of the development consists of 81 lots and is accessed by a roadway connection to Co Rd. 800 N and an existing street stub from the Windridge neighborhood (Windridge Lane). Amenities for this area will include a large 400 SF shelter house, a medium 2,560 SF multi-sport court, a 0.25-mile walking trail and 4.5 acres of passive recreational space.

Linking the eastern and western portions of the development with a pedestrian facility is not practical. The most viable means of connection would be construction of a suspension bridge, spanning the floodway along the creek. However, such a bridge would require a span of nearly 300', would likely approach \$1 million dollars in cost and it is doubtful that it could be made an accessible route. Development of a bridge would require removal of trees within the riparian buffer along the creek as well as disturbance of the wetland. Mitigation of tree loss would be required and payment for disturbance of wetland area at a rate of \$90,000 an acre could be anticipated. A pedestrian bridge linking both sides of the community is not viable for many of the same reasons that a vehicular bridge is not viable. The creek and wetland area is a physical barrier that is not customary on most development sites.

In recognition of that lack of a pedestrian link between the 2 portions of the neighborhood, 5 off-street parking spaces have been provided near the western amenity area. The location of the amenity area was carefully chosen to be conveniently located to serve as a mailbox kiosk location as well. Additional on-street parking is available north and west of the amenity area without the need to park in front of a home for those residents who may drive to the amenity area.