



Department of Metropolitan Development  
Division of Planning  
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER

April 10, 2025

**Case Number:** 2025-MOD-001 (Amended)  
**Property Address:** 4021 West 71st Street (approximate address)  
**Location:** Pike Township, Council District #6  
**Petitioner:** Turner Adventures LLC, by Rebekah Phillips  
**Current Zoning:** I-1

**Request:** Modification of Commitments related to 2023-ZON-078 to terminate commitment #3 and provide for sidewalk installation along West 71st Street in accordance with Section 744-302 of the Zoning and Subdivision Ordinance no later than the first of the following to occur: (1) four (4) years from the date of approval of 2025-MOD-001; (2) the date a new structural permit is sought; or (3) upon the sale of the property (previous commitment required the sidewalk to be installed within one year of zoning approval).

**Current Land Use:** Commercial Contractor Business

**Staff  
Recommendations:** Denial

**Staff Reviewer:** Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was continued for cause from the February 20, 2025 hearing to the February 27, 2025 hearing date with mailed notice at the request of staff to allow additional time to meet the notice requirements due to a technical error preventing the legal notice information from being sent to the petitioner in a timely manner prior to the hearing.

This petition was continued for cause from the February 27, 2025 hearing to the April 10, 2025 hearing at the request of a remonstrator and agreed upon by the petitioner.

**Amendment:** The new language of the proposed commitment was amended to provide for sidewalk installation along West 71st Street in accordance with Section 744-302 of the Zoning and Subdivision Ordinance no later than the first of the following to occur: (1) four (4) years from the date of approval of 2025-MOD-001; (2) the date a new structural permit is sought; or (3) upon the sale of the property instead of the contribution in lieu of sidewalk construction.

In staff's opinion, it is best to have the extension considered on a year-to-year basis so that progress can occur over time. This could allow for partial installation of the sidewalk as the years progress if there is issue with the complete sidewalk installation at once.

Staff and DPW proposed that the section of the Northtown Trail that would run across the right-of-way at this location could be installed by the petitioner instead of providing the installation of a sidewalk since it could have reduced the cost of construction. However, this proposal was not accepted by the petitioner.

There is concern that the issues that the petitioner raises today could be brought up in the future to either further extend the timeframe of installation or outright request to terminate the commitment in the future by the petitioner or future property owner.

There is uncertainty with the sidewalk installation upon the sale of the property since it would not be an enforceable commitment by the Department of Business and Neighborhood Services and there could not be plans for an expansion or new structure on site which would lengthen the delay to the full four years.

For these reasons, staff recommends denial of the request as amended.

## **STAFF RECOMMENDATION**

Staff **recommends denial** of the request.

## **PETITION OVERVIEW**

### **LAND USE**

The subject site is developed with a commercial building and associated parking area. It is bordered to the west, south, and east by undeveloped land, zoned I-2, and commercial and industrial properties to the north, zoned C-S and I-1.

### **MODIFICATION**

The request would terminate commitment #3 related to a rezoning petition, 2023-ZON-078, that required sidewalk installation within one year of approval along 71<sup>st</sup> Street.

Instead, the petitioner proposes that an agreement for contribution in lieu of sidewalk construction be accepted.

### **STAFF ANALYSIS**

When the rezoning petition was considered, staff provided a conditional approval. The sidewalk installation commitment could have disputed at that time, but the petitioner agreed to it knowing it included a one-year deadline for installation.

The sidewalk installation request was due to staff's concern regarding the high volume of traffic and pedestrian activity along 71st Street, which could have been mitigated in the long run with the sidewalk.

Staff noted that if additional time for the sidewalk installation was needed, then staff would be willing to consider an extension of the timeframe in the future through a modification petition. The option to install the sidewalk in sections over time was also proposed during conversations prior to the filing of this request.

It is unfortunate that the commitment has not been fulfilled to date considering the rezoning was approved by the City-County Council on December 4, 2023, but staff is not supportive of the request for contribution in lieu of sidewalk installation.

This type of request is only considered in locations where site conditions cause extreme difficulty in the construction of sidewalks. Examples of extreme difficulty include, but are not limited to, waterway crossings, significant elevation change, existing deep drainage swales in the right-of-way, and grades steeper than 3:1. The request is required to include supporting documentation.

The petitioner provided documentation noting difficulty in receiving responses from engineering companies and included the cost associated with the installation. Unfortunately, neither are adequate reasons to warrant a waiver of the sidewalks.

Furthermore, no site difficulties exist to prevent the installation of sidewalks since there is more than adequate right-of-way to locate the sidewalks south of the drainage ditches along the street frontage.

For these reasons, staff is recommending denial of the request.

## GENERAL INFORMATION

<b>Existing Zoning</b>	I-1	
<b>Existing Land Use</b>	Commercial Contractor Business	
<b>Comprehensive Plan</b>	Light Industrial	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
	North: C-S / I-1	Commercial / Industrial
	South: I-2	Undeveloped
	East: I-2	Undeveloped
	West: I-2	Undeveloped
<b>Thoroughfare Plan</b>		
71 <sup>st</sup> Street	Primary Arterial Street	119-foot proposed right-of-way and 90-foot existing right-of-way.
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	Yes	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	N/A	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	N/A	

<b>Findings of Fact (Amended)</b>	N/A
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<b>C-S/D-P Statement</b>	N/A
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## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Indy Moves Transportation Integration Plan (2018)

### Pattern Book / Land Use Plan

- The Comprehensive Plan recommends light industrial development for this site.
- The Light Industrial typology provides for industrial, production, distribution, and repair uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. This typology is characterized by freestanding buildings or groups of buildings, often within industrial parks. Typical uses include warehousing, self-storage, assembly of parts, laboratories, wholesaling, and printing. Industrial or truck traffic should be separated from local/residential traffic.
- **Light Industrial Uses**
  - Industrial truck traffic should not utilize local, residential streets.
  - Streets internal to industrial development must feed onto an arterial street.
  - Removed as a recommended land use where they would be adjacent to a living or mixed-use typology.
- **Heavy Commercial Uses**
  - Removed as a recommended land use where they would be adjacent to a living typology.
- **Small-Scale Offices, Retailing, and Personal or Professional Services**
  - Should be subordinate to and serving the primary uses of production, warehousing, and offices.
  - Should be adjacent to interstate interchanges if present. If no interchange is present, should be located along arterial streets at the edge of the light industrial typology.
  - Should be located and served in such a way that the use will not interfere with industrial traffic or loading.
- The site falls within the Industrial Reserve (IR) overlay. It is intended for areas that are prime for industrial development due to factors such as large parcel size, proximity to compatible uses, and/or interstate access.
- This overlay removes the Small-Scale Offices, Retailing, and Personal or Professional Services and Heavy Commercial Uses.

**Red Line / Blue Line / Purple Line TOD Strategic Plan**

- Not Applicable to the Site.

**Neighborhood / Area Specific Plan**

- Not Applicable to the Site.

**Infill Housing Guidelines**

- Not Applicable to the Site.

**Indy Moves**

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- The Indy Bike Master Plan 2011 proposed the Northtown Trail, which is an existing on-street bike lane along 71<sup>st</sup> Street from Winton Drive to Spring Mill Road.
- A complete street greenway is proposed along 71<sup>st</sup> Street known as the Northtown Trail from Georgetown Road to Michigan Road per the FullCIRCLE Indy Greenways Master Plan 2014 and Indy Thoroughfare Plan 2016. This proposed multi-use path would be on the south side of the road and is considered a high priority project.
- The 71st Street Complete Street & Northtown Trail will provide a key east-west multimodal connection on the Northwest side of Indianapolis, while establishing continuity in roadway configuration with a consistent three-lane typical section. Although this corridor already includes bike lanes, much of it is lacking pedestrian infrastructure. The Northtown Trail provides continuity for people walking along the corridor, while also providing an off-street facility for bicyclists. People walking along the north side of 71st Street (opposite the Northtown Trail) will benefit from new sidewalks for the length of the project. A consistent three-lane typical section, with one travel lane in each direction and a two-way center turn lane, will be created by relocating and consolidating the existing bike lanes with the Northtown Trail to minimize right-of-way acquisition.

## ZONING HISTORY

### Zoning History – Site

**2023-ZON-078; 4021 West 71st Street** (subject site), Rezoning of 0.53 acre from the C-1 district to the I-1 district to provide for a commercial contractor, **approved**.

**78-Z-35; 4021 West 71st Street** (subject site), Rezoning of the site being in the A-2 district to the C-1 classification to permit real estate office, **approved**.

### Zoning History - Vicinity

**2017-ZON-084; 4040 and 4042 West 71st Street** (north of site), Rezoning of 3.14 acres from the C-S district to the C-S classification to provide for C-1 uses, I-1 uses, warehouse and event center, **approved**.

**2003-ZON-187; 4040 and 4042 West 71st Street** (north of site), Rezoning of 3.139 acres from the I- 1-S District to the C-S classification to provide for C-1 and I-1-S uses, including an expansion of existing contractor offices and warehouses, **approved**.

**2002-ZON-179; 4212 West 71st Street** (northwest of site), Rezoning of 9.974 acres from I-1-S to I-3-S, to provide for industrial uses within an existing structure, **approved**.

**2001-ZON-131; 3980 West 71st Street** (northeast of site), Rezoning of 2.08 acres from the C-P District to the SU-1 classification to provide for religious uses, **approved**.

**98-Z-115; 4202 West 71st Street** (northwest of site), Rezoning of 1.939 acres from I-1-S(FF) to I-2-S(FF), **approved**.

**96-CP-22Z / 96-CP-22P; 3840 West 71st Street** (northeast of site), Rezoning of 13.77 acres from the D-S District to the C-P classification to provide for single-family residential, commercial, and industrial development and plan approval dividing 13.77 acres into 28 residential lots and three commercial blocks, **approved**.

**86-Z-256; 4002 West 71st Street** (northeast of site), Rezoning of 12.77 acres, being in the A-2 district, to the D-S classification, to provide for residential development, **approved**.

**86-Z-38; 4102 West 71st Street** (north of site), Rezoning of 16.32 acres, being in the A-2 district, to the I-1-S classification, to provide for light industrial use, **approved**.

**70-Z-247; 4202 West 71st Street** (northwest of site), Rezoning of 16.25 acres, being in the A-2 district, to the I-1-S classification, to provide for light industrial use, **approved**.



EXHIBITS



2023-ZON-078 COMMITMENTS

**A202300100918**

**12/06/2023 08:19 AM**

**FAITH KIMBROUGH  
MARION COUNTY IN RECORDER**

**FEE: \$ 35.00**

**PAGES: 6**

**By: JN**

**STATEMENT OF COMMITMENTS**

**M.I. COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE  
MADE IN CONNECTION WITH A REZONING OF PROPERTY OR PLAN APPROVAL**

In accordance with I.C. 36-7-4-1015, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of that parcel of real estate:

**Legal Description:** A part of the West half of the Northeast Quarter of Section 31, Township 17 North, Range 3 East of the Second Principal Meridian, Marion County, Indiana, more particularly described as follows, to-wit: Beginning on the North line of the said West Half of the Northeast Quarter of said Section 31, at a point 431.5 feet East of the Northwest corner thereof; running thence South parallel to the West line of the said Half Quarter Section, 205.0 feet to a point; thence East parallel to the North line aforesaid 150.0 feet to a point; thence North parallel to the said West line 205.0 feet to a point in the North line aforesaid; thence West on and along the said North line 150.0 feet to the place of beginning.

**Statement of COMMITMENTS:**

1. The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".
2. A 59.5-foot half right-of-way shall be dedicated along the frontage of 71<sup>st</sup> Street, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).
3. A sidewalk shall be installed within one year of approval along 71<sup>st</sup> Street in accordance with Section 744-302 of the Zoning and Subdivision Ordinance.

*MDC's Exhibit B -- page 1 of 6*





4. Owner agrees that should they decide to display seasonal lights, display shall be limited to the following dates with the following listed restrictions:
  - Thanksgiving to January 6. Lighting display shall be limited to the primary structure, walkway, and drive on these dates.
  - February 14. Lighting display shall be limited to the primary structure and the light colors limited to red, pink, and white on this date.
  - March 17. Lighting display shall be limited to the primary structure and the light colors limited to green and white on this date.
  - Memorial Day Weekend. Lighting display shall be limited to the primary structure and the light colors limited to red, white, and blue on these dates.
  - July 4. Lighting display shall be limited to the primary structure and the light colors limited to red, white, and blue on this date.
  - September 11. Lighting display shall be limited to the primary structure and the light colors limited to red, white and blue on this date.
  - October 31. Lighting display shall be limited to the primary structure and the light colors limited to orange and black on this date.
  - The Tuesday before Thanksgiving through Thanksgiving. Lighting display shall be limited to the primary structure and the light colors limited to red, orange, and yellow on these dates.
  - Should the Indianapolis Colts make the Super Bowl, blue and white lights on the primary structure are permitted the week preceding the Super Bowl through the week following the Super Bowl.
5. The following uses in Table 743-1: Use Table, of the Consolidated Zoning and Subdivision Ordinance, I-1 district, shall be prohibited:
  - Auctioneering and Liquidating Services
  - Dry Cleaning Plant or Industrial Laundry
  - Outdoor Advertising Off-Premise Sign (Billboard)
  - Firearm Sales
  - Power Generating Facility, Local
  - Substations and Utility Distribution Nodes
  - Wireless Communications Facility
  - Automobile Fueling Station
  - Heliport or Helistop
  - Transit Center
  - Recycling Station

These COMMITMENTS shall be binding on the owner, subsequent owners of the real estate and other persons acquiring an interest therein; provided that Commitment #1 (Open Occupancy and Equal Opportunity Commitments) shall not be binding on an owner, subsequent owners or other person acquiring an interest therein if such persons are exempt persons or are engaged in an exempt activity as defined on Attachment "A" which is attached hereto and incorporated herein by reference. These COMMITMENTS may be modified or terminated by a decision of the Metropolitan Development Commission made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon:

- (a) the adoption of rezoning petition # 2023-ZON-078 by the City-County Council changing the zoning classification of the real estate from a C-1 zoning classification to a I-1 zoning classification; or

and shall continue in effect for as long as the above-described parcel of real estate remains zoned to the I-1 zoning classification or until such other time as may be specified herein.

These COMMITMENTS may be enforced jointly or severally by:

1. The Metropolitan Development Commission;
2. Owners of all parcels of ground adjoining the real estate to a depth of two (2) ownerships, but not exceeding six-hundred-sixty (660) feet from the perimeter of the real estate, and all owners of real estate within the area included in the petition who were not petitioners for the rezoning or approval. Owners of real estate entirely located outside Marion County are not included, however. The identity of owners shall be determined from the records in the offices of the various Township Assessors of Marion County which list the current owners of record. (This paragraph defines the category of persons entitled to receive personal notice of the rezoning or approval under the rules in force at the time the commitment was made);
3. Any person who is aggrieved by a violation of either of the Commitments contained in Commitment #1 (Open Occupancy and Equal Employment Opportunity Commitments); and

The undersigned hereby authorizes the Division of Planning of the Department of Metropolitan Development to record this Commitment in the office of the Recorder of Marion County, Indiana, upon final approval of petition # 2023-ZON-078.

IN WITNESS WHEREOF, owner has executed this instrument this 30 day of  
OCT, 2023.

Signature: Capricia Turner  
Printed: Capricia Turner  
Title / Turner Adventures, LLC,  
Organization Member  
Name: \_\_\_\_\_

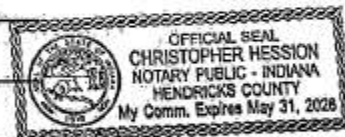
Signature: \_\_\_\_\_  
Printed: \_\_\_\_\_  
Title / \_\_\_\_\_  
Organization \_\_\_\_\_  
Name: \_\_\_\_\_

STATE OF INDIANA )  
COUNTY OF Hendricks ) SS:

Before me, a Notary Public in and for said County and State, personally appeared Capricia Turner, Member of Turner Adventures, LLC, owner of the real estate who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this  
30 day of October, 20 23

Christopher Hession  
Notary Public  
Printed Name of Notary Public  
My Commission expires: 5/31/2026  
My County of residence: Hendricks



I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document unless required by law.

This instrument was prepared by Rebekah L. Phillips, 13 N. State St., Ste. 241, Greenfield, IN 46140

PROPOSED COMMITMENTS

STATEMENT OF MODIFICATION OR TERMINATION  
OF COVENANTS OR COMMITMENTS

COVENANTS OR COMMITMENTS MODIFYING OR TERMINATING EXISTING COVENANTS OR  
COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN  
CONNECTION WITH AN APPROVAL PETITION, REZONING OF PROPERTY, A VARIANCE PETITION  
OR SPECIAL EXCEPTION PETITION

In accordance with I.C. 36-7-4-918.8 and I.C. 36-7-4-1015, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following modification(s) or termination(s) of covenants or commitments concerning the use and development of that parcel of real estate:

**Legal Description:**

A part of the West half of the Northeast Quarter of Section 31, Township 17 North, Range 3 East of the Second Principal Meridian, Marion County, Indiana, more particularly described as follows, to-wit: Beginning on the North line of the said West Half of the Northeast Quarter of said Section 31, at a point 431.5 feet East of the Northwest corner thereof; running thence South parallel to the West line of the said Half Quarter Section, 205.0 feet to a point; thence East parallel to the North line aforesaid 150.0 feet to a point; thence North parallel to the said West line 205.0 feet to a point in the North line aforesaid; thence West on and along the said North line 150.0 feet to the place of beginning.

**Statement of MODIFICATION OR TERMINATION of Covenants or Commitments:**

1. Commitment Number 3 shall be terminated and petitioner shall enter into an agreement for contribution in lieu of sidewalk construction with the Department of Metropolitan Development, City of Indianapolis.
2. All other commitments subject to 2023-ZON-078 and recorded in Instrument #A202300100918 shall remain in full force and effect.
3. The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".

FINAL PROPOSED COMMITMENTS

STATEMENT OF MODIFICATION OR TERMINATION  
OF COVENANTS OR COMMITMENTS

COVENANTS OR COMMITMENTS MODIFYING OR TERMINATING EXISTING COVENANTS OR  
COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN  
CONNECTION WITH AN APPROVAL PETITION, REZONING OF PROPERTY, A VARIANCE PETITION  
OR SPECIAL EXCEPTION PETITION

In accordance with I.C. 36-7-4-918.8 and I.C. 36-7-4-1015, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following modification(s) or termination(s) of covenants or commitments concerning the use and development of that parcel of real estate:

**Legal Description:**

A part of the West half of the Northeast Quarter of Section 31, Township 17 North, Range 3 East of the Second Principal Meridian, Marion County, Indiana, more particularly described as follows, to-wit: Beginning on the North line of the said West Half of the Northeast Quarter of said Section 31, at a point 431.5 feet East of the Northwest corner thereof; running thence South parallel to the West line of the said Half Quarter Section, 205.0 feet to a point; thence East parallel to the North line aforesaid 150.0 feet to a point; thence North parallel to the said West line 205.0 feet to a point in the North line aforesaid; thence West on and along the said North line 150.0 feet to the place of beginning.

**Statement of MODIFICATION OR TERMINATION of Covenants or Commitments:**

1. *Commitment Number 3, as entered into subject to 2023-ZON-078 and recorded in Instrument #A202300100918 shall be terminated.*
2. *All other commitments subject to 2023-ZON-078 and recorded in Instrument #A202300100918 shall remain in full force and effect.*
3. *A sidewalk shall be installed along West 71st Street in accordance with Section 744-302 of the Zoning and Subdivision Ordinance no later than the first of the following to occur: (1) four (4) years from the date of approval of 2025-MOD-001; (2) the date a new structural permit is sought; or (3) upon the sale of the property.*



FINAL PROPOSED COMMITMENTS (Continued)

4. *The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".*

5.

These COVENANTS or COMMITMENTS shall be binding on the owner, subsequent owners of the real estate and other persons acquiring an interest therein. These COVENANTS or COMMITMENTS may be modified or terminated by a decision of the Metropolitan Development Commission made at a public hearing after proper notice has been given.

COVENANTS or COMMITMENTS contained in this instrument shall be effective upon the adoption of modification or termination approved by the Metropolitan Development Commission in petition 2025-MOD-001.

These COMMITMENTS may be enforced jointly or severally by:

1. The Metropolitan Development Commission;
2. Owners of all parcels of ground adjoining the real estate to a depth of two (2) ownerships, but not exceeding six-hundred-sixty (660) feet from the perimeter of the real estate, and all owners of real estate within the area included in the petition who were not petitioners for the rezoning or approval. Owners of real estate entirely located outside Marion County are not included, however. The identity of owners shall be determined from the records in the offices of the various Township Assessors of Marion County which list the current owners of record. (This paragraph defines the category of persons entitled to receive personal notice of the rezoning or approval under the rules in force at the time the commitment was made);
3. The Pike Township Residents Association, Inc.
- 4.

These COVENANTS may be enforced by the Metropolitan Development Commission.

The undersigned hereby authorizes the Division of Planning of the Department of Metropolitan Development to record this Covenant or Commitment in the office of the Recorder of Marion County, Indiana, upon final

4021 W. 71<sup>st</sup> Street, Indianapolis, IN 46268  
Civil Engineering Inquiries for Installation of Sidewalk

These inquiries are for engineering work only and are in addition to an estimated \$11,000 for the concrete work to install the sidewalk.

Company/Individual Contacted	Response
Joel Brane Kruse Consulting, Inc. 7384 Business Center Dr.	They do not work in that area
Dan Kovert Wilcox Environmental Engineering	Received no response
Maurer Surveying	Received no response
Benjamin Houle Landworx Engineering	Originally agreed to do the project but then failed to respond to additional inquiries
Roger Ward Engineering	Too small of a project for them to do
Fritz Engineering	Provided an estimate for boundary retracement and topographic survey, preliminary site layout, site construction plans, stormwater management analysis and design, and agency review assistance for a total of \$22,365. These services do not include labor and materials for the actual sidewalk installation.
Silver Creek Engineering Inc.	No response received
Shive Hattery Architecture + Engineering	No response received
Bowen Engineering	No response received
Weihe Engineers Inc.	No response received
JPS Engineers	No response received
WGI Services	They stated they would not be the appropriate fit for their needs.
Keeler Webb	No response received
Circle Design Group	No response received
Jessica Hartman Align Civil Engineering	They were not interested in the work because there was too much red tape.
Greg Snelling Snelling Engineering	Estimated the cost for civil engineering services alone would be \$20,000-\$30,000
Matthew Holbrook	Originally agreed to take a look at the project, but no response after two months of waiting.



14020 Mississinewa Drive  
Carmel, IN 46033  
P: 317-324-8695  
[www.Fritz-Eng.com](http://www.Fritz-Eng.com)

December 19, 2023

Ms. Capricia Turner, Member  
Ethan & Caprica Turner, LLC  
1888 W. CR 571 South  
Clayton, IN 46118

**RE: Mosquito Squad Site Improvements**  
4021 W. 71<sup>st</sup> Street  
FES Proposal # 231205

Dear Ms. Turner,

Thank you for your consideration of Fritz Engineering Services, LLC ("FES") and the opportunity to provide Ethan & Caprica Turner, LLC ("Client") this proposal for services related to the Mosquito Squad Site Improvements project generally located at 4021 W. 71st Street in Indianapolis, Indiana.

A Contract for Professional Services is provided on the following page including a summary of costs. Our detailed proposed scope of services is provided in Attachment A. Attachment B provides a list of staff hourly rates and reimbursable expenses. Services will be provided in accordance with the General Terms and Conditions provided in Attachment C.

We look forward to the opportunity to review this proposal with your team. Please feel free to contact us if additional information is needed or there are any questions regarding this proposal.

Sincerely,

*Fritz Engineering Services, LLC*

A handwritten signature in blue ink, appearing to read "Ashton L. Fritz".

Ashton L. Fritz, P.E., CFM, CPESC  
Principal

[ashton@Fritz-Eng.com](mailto:ashton@Fritz-Eng.com)

(PE Licensed in Indiana, Ohio, Michigan, Kentucky, Alabama, Maine, New Hampshire, Colorado)



## CONTRACT FOR PROFESSIONAL SERVICES

Date:	December 19, 2023	By:	Ashton Fritz	FES Proposal #:	231205
<b>CLIENT CONTACT INFORMATION</b>					
Client:	Ethan & Caprica Turner, LLC	Tel. #:			
Representative:	Capricia Turner	Mobile #:	317-750-4737		
Title:	Member	E-mail:	<a href="mailto:Capricia.turner@mosquitosquad.com">Capricia.turner@mosquitosquad.com</a>		
Billing Address:	1888 W. CR 571 South	Fax #:			
City, State Zip:	Clayton, IN 46118				
<b>PROJECT INFORMATION</b>					
Project Name:	Mosquito Squad Site Improvements	Common Location:	4021 W. 71st Street		
State:	Indiana	County:	Marion		
City:	Indianapolis	Subdivision:	- - -		
<b>SCOPE OF SERVICES:</b>					
<p>Fritz Engineering Services, LLC will provide the various services outlined in our proposal #231205 dated December 19, 2023 (attached) for the Mosquito Squad Site Improvements project located at 4021 W. 71st Street. The Scope of Services is more specifically outlined in Attachment A. This proposal is valid for a period of 90 days from the date listed above. If not authorized to proceed within that period, FES reserves the right to review and revise any scope and/or fees after that period.</p>					
<b>COST OF SERVICES SUMMARY:</b>					
<b><u>LUMP SUM SERVICES:</u></b>					
BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY		\$	5,515		
PRELIMINARY SITE LAYOUT		\$	850		
SITE CONSTRUCTION PLANS		\$	9,800		
STORMWATER MANAGEMENT ANALYSIS AND DESIGN		\$	3,700		
AGENCY REVIEW ASSISTANCE		\$	2,500		
<b>TOTAL</b>		<b>\$</b>	<b>22,365</b>		
<b>DOWN PAYMENT REQUIRED, 20%</b>		<b>\$</b>	<b>4,473</b>		
<b><u>HOURLY SERVICES:</u></b>					
CONSTRUCTION ADMINISTRATION (Hourly by Staff Classification)					
AS REQUESTED SERVICES (Hourly by Staff Classification)					
Note: All invoices paid by credit card or virtual card shall be subject to a 3% processing fee.					
<p>Services not listed in the above Scope may be provided on a mutually agreed fee or on an hourly basis as requested by Client. Services provided on an hourly rate will be performed and billed by Staff Classification as provided in Attachment B. Reimbursable expenses will be in addition to the fees noted above. Reimbursable expenses will be billed on an as-used basis in accordance with the rates provided in Attachment B. Please note that we assume Ethan &amp; Caprica Turner, LLC will provide FES with checks required for plan submittal, plan review and other required fees.</p>					
<p>Ethan &amp; Caprica Turner, LLC hereby agrees to the Scope of Services outlined in Attachment A, the Billing Rates provided in Attachment B and the contract terms and conditions provided in Attachment C. Please return a copy of the signed contract via one of the following methods:</p>					
<u>Email:</u>		<a href="mailto:ashton@Fritz-Eng.com">ashton@Fritz-Eng.com</a>			
<u>Fax:</u>		(317) 324-8717			
<u>Mail:</u>		Fritz Engineering Services, LLC 14020 Mississinewa Drive Carmel, IN 46033			
<b>SIGNATURE:</b>				<b>DATE:</b>	
<b>PRINTED NAME:</b>	Capricia Turner			<b>TITLE:</b>	Member







## Silvers Concrete & Paving

Capricia Turner  
4021 W 71st St  
Indianapolis, IN 46268

☎ (317) 750-4737  
✉ capricia.turner@gmail.com

ESTIMATE	#7062
ESTIMATE DATE	Sep 8, 2023
TOTAL	\$10,820.00

### CONTACT US

1311 W. 96th Street  
Indianapolis, IN 46260

☎ (463) 777-1302  
✉ office@silverscap.com

Service completed by: Joe Large

## ESTIMATE

Services	amount
Brushed Project 960 sf (6x160) sidewalk. No excavation besides needed for sidewalk backfill, forming etc. not responsible for utility relocation	\$10,820.00
<p>1. If necessary, lay plywood down for equipment mobilization so damage to your yard is kept at a minimum. Depending on the equipment being used this is not always the case.</p> <p>2. Demo earth and any other materials and haul away debris. Re-establish sub grade. Includes checking existing sub grade. Add additional compacted #53 stone as needed. If necessary, use a laser to grade. This covers removal of concrete/asphalt up to 5" in depth. Anything greater than this is subject to an additional fee.</p> <p>3. Form, pour and finish new concrete at a depth of 4" at 4500PSI (INDOT Class A)</p> <p>4. Fiber mesh reinforced.</p> <p>5. Brush finish.</p> <p>6. If needed, any public utilities will be marked for the customer.</p> <p>7. If needed, any permit required for the job will be obtained for the customer. Building permits and projects in Zionsville excluded.</p> <p>8. We typically ask for \$500 at the time of signing the contract unless discussed otherwise.</p>	















Photo of the property east of the subject site.



Photo of the subject site.



Photo of the property west of the subject site.





Photo of the street frontage west of the entrance drive.



Photo of the street frontage east of the entrance drive.