



Lennar Proposed Residential Subdivision
School Impact Analysis
November 30, 2018

Plainfield Community School Corporation provided the current enrollment in similar detached single family residential neighborhoods. The following are two projections of the potential total number of school age children in the proposed residential subdivision of 261 home sites when fully complete.

1) Calculation Based on all Subdivisions

Total Current Enrollment = 1,044 students
Total Current Completed Units = 1,351 home sites
0.77 students/home sites

Based on this ratio the proposed residential project would create 201 students
 $261 \text{ home sites} \times .77 \text{ students/home sites} = 201 \text{ students}$

2) Calculation Based on Five Most Recent Subdivisions

Total Current Enrollment = 687 students
Total Current Completed Units = 688 home sites
1.0 students/home sites

Based on this ratio the proposed residential project would create 261 students
 $261 \text{ home sites} \times 1.0 \text{ students/home sites} = 261 \text{ students}$

*The five subdivisions recommended by Plainfield School Corporation to be included in this calculation are highlighted in yellow in the following exhibit.

Students In New Subdivisions In Plainfield Schools (Impact On Student Enrollment) Fall 2018

Residential Area	Current Enrollment By Schools							Future Impact				
	BW K-5	CN K-5	VB K-5	CC K-5	MS 6-8	HS 9-12	Total Students	Total Lot/Units	Completed Units	Students Per Unit	Units To Be Completed	Potential Students
Augusta Woods	0	5	0	0	0	4	9	64	64	0.141	0	0
Avalon Estates	0	15	0	0	7	7	29	65	60	0.483	5	2
Bridlewood Estates	0	0	0	0	0	0	0	96	0	1.256	96	121
Center Ridge	0	0	1	5	7	5	18	79	79	0.228	0	0
Hickory Woods	0	0	2	43	16	24	85	93	89	0.955	4	4
Legacy Farms	0	0	0	30	13	25	68	170	142	0.479	28	13
Nottinghill	0	0	0	0	1	0	1	59	59	0.017	0	0
Oak Park	0	0	6	0	5	1	12	44	42	0.286	2	1
Providence Estates	1	0	18	0	17	23	59	57	53	1.113	4	4
Rockingham	0	2	0	0	6	8	16	46	45	0.356	1	1
Southern Ridge	9	0	0	0	13	16	38	42	40	0.950	2	2
Forest Creek	0	0	0	94	52	50	196	156	156	1.256	0	0
Sugar Grove Farms	0	0	1	183	77	90	351	314	312	1.125	0	0
Vandalia (Custom)	0	2	0	0	0	0	2	70	1	0.955	69	66
Vandalia (Production)	0	35	0	0	24	11	70	266	77	0.909	189	172
Willow Pointe	0	9	0	0	17	20	46	77	73	0.630	4	3
Woodlands	0	8	0	2	11	23	44	59	59	0.746	0	0
Totals	10	76	28	357	266	307	1044	1757	1351		404	389

1433

Projected Total Students Once Subdivisions Close Out

Projected Elementary Students	
BW	0
CC	66
CN	122
VB	2
Total	190

Notes: Student Per Unit Comparisons:
Vandalia (Custom) / Hickory Woods
Bridlewood Estates / Forest Creek

**Largest Apartments In Plainfield Schools
Fall 2018**

Apartments	Apartment Units				Student Enrollments							Students Per Unit	Future Impact	
	1BR	2BR	3BR	Total Units	BW	CN	VB	CC	MS	HS	Total		Units To Be Completed	Potential Students
Aberdeen	128	154	38	320	19	0	0	0	12	14	45	0.14	0	0
Ascent**	137	146	26	309	0	0	0	4	1	1	6	0.06	123	7
Canyon Club	74	120	12	206	0	0	0	7	1	4	12	0.06	0	0
Central Park	153	79	16	248	0	1	0	21	5	23	50	0.20	0	0
Crown Plaza	32	96	48	176	1	0	0	30	14	19	64	0.36	0	0
Echo Park***	98	154	22	274	0	0	0	6	2	3	11	0.06	118	7
Gladden Farms*	24	96	100	220	0	0	0	90	49	36	175	0.80	0	0
Saratoga Crossing	88	88	64	240	0	23	0	0	13	21	57	0.24	0	0
Stafford Pointe	76	250	52	378	49	0	0	1	26	25	101	0.27	0	0
	810	1183	378	2371	69	24	0	159	123	146	521	0.22	0	14

535
 Total Students

Notes: Student Per Unit Comparison

Ascent / Canyon Club

Echo Park / Canyon Club

*The 100 apartments under the 3BR column for Gladden Farms actually represents 56 three-bedroom and 44 four-bedroom apartments.

**Phase One Leasing starts 1/1/2018

***Final Building finished 1/2019