



STOEPPELWERTH & ASSOCIATES, INC.  
THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLMSTEAD  
7965 E. 106TH STREET  
FISHERS, INDIANA 46038  
PHONE: (317) 849-5935

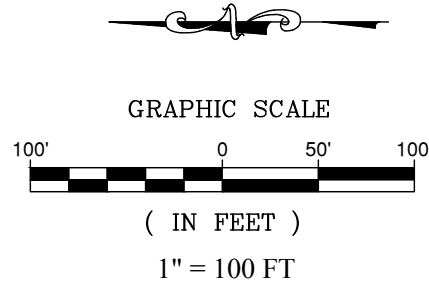
THIS INSTRUMENT PREPARED FOR:  
PREMIER LAND COMPANY LLC  
11691 FALL CREEK ROAD, SUITE 210  
INDIANAPOLIS, IN 46256  
RICHARD HENDERSON  
PHONE: 317-501-9172

# Vintner's Park

## PRELIMINARY PLAN

### ZONING: PUD

SITE DATA	
ZONING	PUD
SIDE YARD	6' MIN.
FRONT YARD	25' MIN.
REAR YARD	25' MIN.
BUILDING SEPARATION	15' MIN.




Now or formerly  
Tatom, Donna 50% Int. Carla Delay 25% Int  
& Douglas M Tatom 25% Int.



#### LAND DESCRIPTION

The East Half of the Southwest Quarter of Section 14, Township 17 North, Range 05 East, Vernon Township, Hancock County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of said Half-Quarter Section; thence South 89 degrees 12 minutes 08 seconds West (assumed bearing), along the South line of said Half-Quarter Section, a distance of 1,333.83 feet to the Southwest corner thereof; thence North 00 degrees 25 minutes 200 seconds East, along the West line of said Half-Quarter Section, a distance of 2632.71 feet to the Northwest corner thereof; thence North 89 degrees 31 minutes 45 seconds East, along the North line of said Half-Quarter Section, a distance of 1,336.68 feet to the Northeast corner thereof; thence South 00 degrees 28 minutes 55 seconds West, along the East line of said Half-Quarter Section, a distance of 2625.14 feet to the Point of Beginning, containing 80.570 acres, more or less.

  
Dennis D. Olmstead  
Registered Land Surveyor  
No. 900012



SECTION 14			TOWNSHIP 17N	RANGE 05E	PREPARED FOR: VINTNER'S PARK	VERNON TOWNSHIP	HANCOCK COUNTY INDIANA	DATE	REVISIONS	BY
DRAWN BY: LAF			CHECKED BY: GDK		SHEET NO. 1 OF 8 SHEETS S&A PROJ NO. 84800HEN					
THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RE-TRACEMENT OR SURVEY OR A SURVEYOR LOCATION REPORT.			CERTIFIED: 12/18/2020		STOEPPELWERTH ALWAYS ON 7965 East 106th Street, Fishers, IN 46038-2505 phone: 317.849.5935 fax: 317.849.5942					





CURVE	LENGTH	RADIUS	TANGENT	COR'D BEARING	CHORD	DELTA
C1	101.70'	500.00'	51.03°	N6°3729"W	101.53'	11°39'41"
C2	33.86'	150.00'	17.00°	S84°00'55"W	33.79'	12°56'01"
C3	318.64'	500.00'	164.94°	N30°4229"W	313.27'	36°30'04"
C4	157.77'	500.00'	79.55°	N58°00'16"W	157.12'	18°04'47"
C5	47.69'	150.00'	24.05°	S57°56'08"E	47.49'	18°13'02"
C6	247.73'	350.00'	129.31°	N20°45'31"E	242.59'	40°33'12"
C7	353.57'	300.00'	200.55°	S56°43'08"W	333.46'	67°31'35"
C8	103.94'	200.00'	53.17°	N14°2423"W	102.78'	29°46'37"
C9	8.44'	200.00'	4.22°	N61°5449"E	8.44'	2°25'01"
C10	237.03'	200.00'	134.66°	N26°45'10"E	223.40'	67°54'16"
C11	25.36'	200.00'	12.70°	S3°3402"E	25.34'	7°15'52"
C12	69.13'	150.00'	35.19°	S76°19'32"W	68.52'	26°24'26"
C13	36.87'	200.00'	18.49°	N68°2413"E	36.82'	10°33'47"
C14	58.40'	200.00'	29.41°	N82°03'03"E	58.20'	16°43'54"
C15	58.40'	200.00'	29.41°	N7°5657"W	58.20'	16°43'54"
C16	190.55'	400.00'	97.12°	N76°46'10"E	188.76'	27°17'41"






# Vintner's Park

## PRELIMINARY PLAN

### ZONING: PUD

- |             |  |
|-------------|--|
| 25          | LOT NUMBER                                 |
| B.L.        | BUILDING LINE                              |
| D.&U.E.     | DRAINAGE & UTILITY EASEMENT                |
| D.U.&S.S.E. | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| C.A.        | COMMON AREA                                |
| L.M.A.E.    | LANDSCAPE MAINTENANCE ACCESS EASEMENT      |
| R/W         | RIGHT OF WAY                               |
| T.C.E.      | TREE CONSERVATION AREA                     |

### LEGEND

- LEGEND**
- |   |  |
|---|--|
|  | HANDICAP RAMP                                  |
|  | STREET LIGHT                                   |
|  | PROPOSED SANITARY SEWER LINE; MANHOLE          |
|  | PROPOSED STORM SEWER;<br>MANHOLE & END SECTION |
|  | PROPOSED WATER LINE; FIRE<br>HYDRANT           |



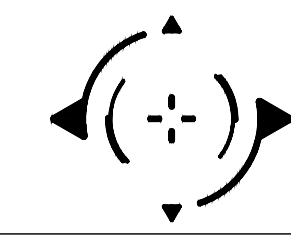
THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION

CERTIFIED: 12/18/2020

# STOEPPELWERTH

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505  
phone: 317.849.5935 fax: 317.849.5942



# PRELIMINARY PLAN

## VINTNER'S PARK

VERNON TOWNSHIP  
HANCOCK COUNTY, INDIANA

PREPARED FOR:

	TOV
	1

BY: \_\_\_\_\_

SHE

7

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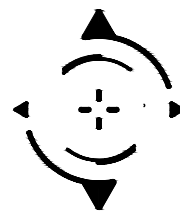
**OF 8**

**S & A**

480

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THIS INSTRUMENT PREPARED BY:  
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7965 E. 106TH STREET  
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PHONE: (317) 849-5955  
  
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PRIMER LAND COMPANY LLC  
11691 FALL CREEK ROAD, SUITE 210  
INDIANAPOLIS, IN 46256  
RICHARD HENDERSON  
PHONE: 317-501-9172

# Vintner's Park

## PRELIMINARY PLAN

### ZONING: PUD

25  
B.L.  
D.&U.E.  
D.U.&S.S.E.  
C.A.  
L.M.A.E.  
R/W  
T.C.E.

#### LEGEND

LOT NUMBER  
BUILDING LINE  
DRAINAGE & UTILITY EASEMENT  
DRAINAGE UTILITY & SANITARY SEWER  
EASEMENT  
COMMON AREA  
LANDSCAPE MAINTENANCE ACCESS EASEMENT  
RIGHT OF WAY  
TREE CONSERVATION AREA

#### LEGEND

\* HANDICAP RAMP  
STREET LIGHT  
PROPOSED SANITARY SEWER LINE; MANHOLE  
PROPOSED STORM SEWER;  
MANHOLE & END SECTION  
PROPOSED WATER LINE; FIRE  
HYDRANT

GRAPHIC SCALE  
( IN FEET )  
1" = 50 FT



STOEPPELWERTH

PRELIMINARY PLAN

VINTNER'S PARK

PREPARED FOR:

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CORRECTION TO ANY PREVIOUS  
SURVEY OR A SURVEYOR LOCATION  
REPORT.

CERTIFIED: 12/18/2020

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2905  
Phone: 317.849.5955 Fax: 317.849.5942

HANCOCK COUNTY, INDIANA

VERNON TOWNSHIP

SECTION: 14 TOWNSHIP: 17N RANGE: 5E  
DRAWN BY: LAF CHECKED BY: GDK

SHEET NO.

3

OF 6 SHEETS

8.4 x 10.8 IN.  
84800HEN



Know what's below.  
Call before you dig.



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# Vintner's Park

## PRELIMINARY PLAN

### ZONING: PUD

- LEGEND**
- 25 LOT NUMBER  
B.L. BUILDING LINE  
D.&U.E. DRAINAGE & UTILITY EASEMENT  
D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT  
C.A. COMMON AREA  
L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT  
R/W RIGHT OF WAY  
T.C.E. TREE CONSERVATION AREA

- LEGEND**
- \* HANDICAP RAMP  
☼ STREET LIGHT  
—●— PROPOSED SANITARY SEWER LINE; MANHOLE  
—●— PROPOSED STORM SEWER; MANHOLE & END SECTION  
—●— PROPOSED WATER LINE; FIRE HYDRANT

GRAPHIC SCALE  
( IN FEET )  
1" = 50 FT



STOEPPELWERTH

PRELIMINARY PLAN

VINTNER'S PARK

VERNON TOWNSHIP HANCOCK COUNTY, INDIANA

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR REVISION OF ANY PREVIOUS SURVEY OR A SURVEYOR LOCATION.

CERTIFIED: 12/18/2020

ALWAYS ON  
7965 East 106th Street, Fishers, IN 46038-2905  
phone: 317.849.5935 fax: 317.849.5942

PREPARED FOR:  
SECTION: 14 TOWNSHIP: 17N RANGE: 5E  
DRAWN BY: LAF CHECKED BY: GDK

SHEET NO.  
4  
OF 4 SHEETS  
S & A JOB NO.  
84800HEN





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# Vintner's Park

## PRELIMINARY PLAN

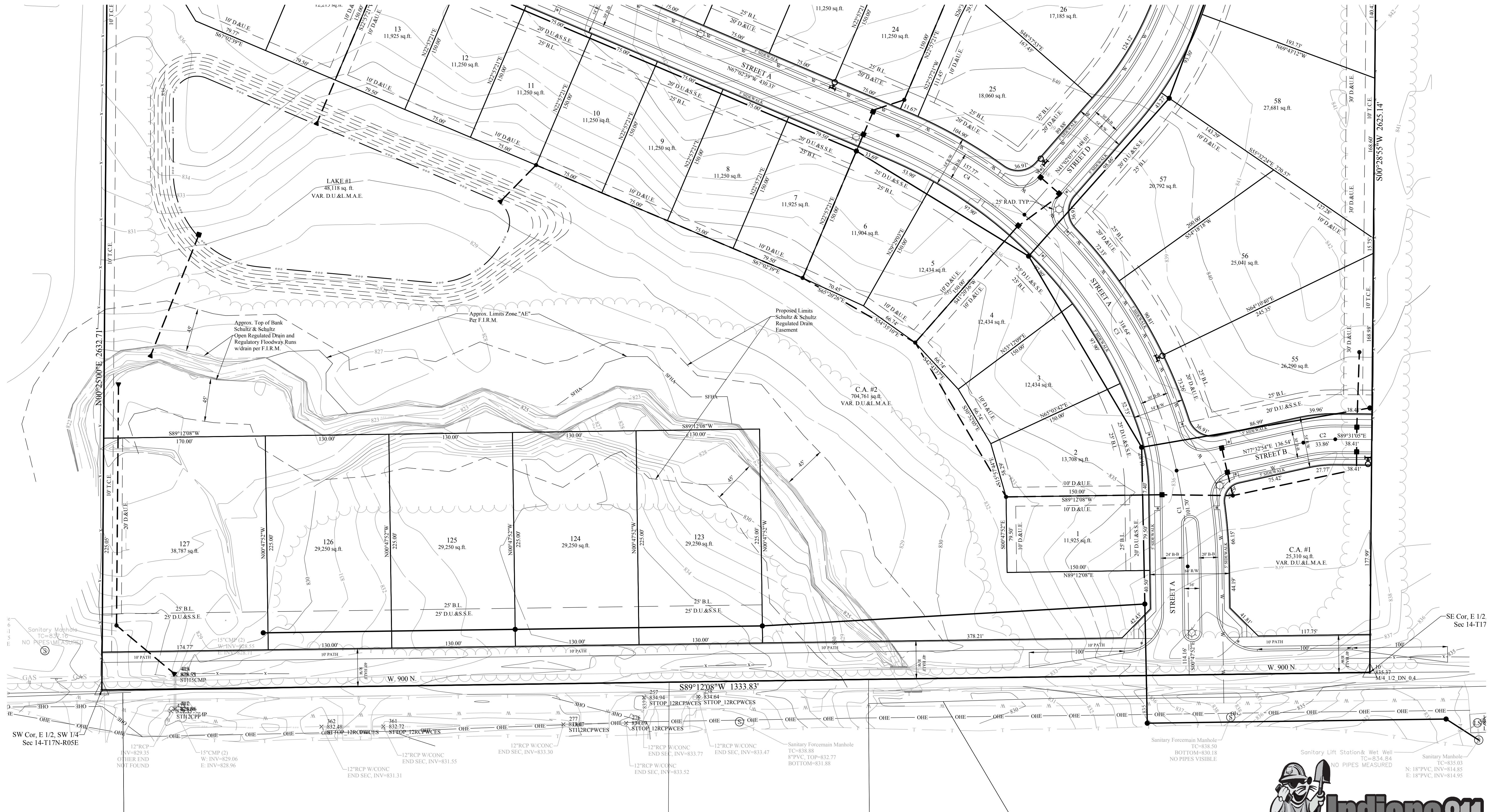
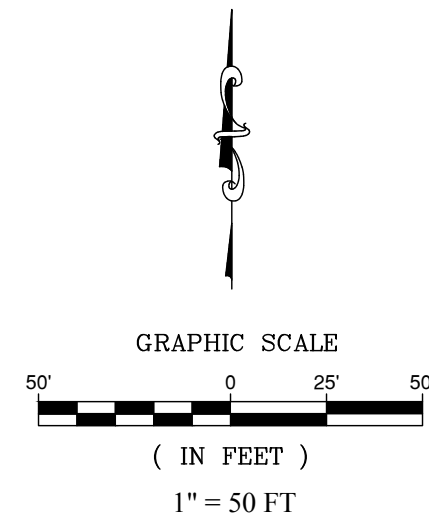
### ZONING: PUD

25  
B.L.  
D&U.E.  
D.U.&S.S.E.  
C.A.  
L.M.A.E.  
R/W  
T.C.E.

LOT NUMBER  
BUILDING LINE  
DRAINAGE & UTILITY EASEMENT  
DRAINAGE UTILITY & SANITARY SEWER  
EASEMENT  
COMMON AREA  
LANDSCAPE MAINTENANCE ACCESS EASEMENT  
RIGHT OF WAY  
TREE CONSERVATION AREA

LEGEND

\* HANDICAP RAMP  
☼ STREET LIGHT  
—●— PROPOSED SANITARY SEWER LINE; MANHOLE  
—●— PROPOSED STORM SEWER;  
MANHOLE & END SECTION  
—●— PROPOSED WATER LINE; FIRE  
HYDRANT



STOEPPELWERTH

PRELIMINARY PLAN

VINTNER'S PARK

PREPARED FOR:

SECTION: 14  
TOWNSHIP: 17N  
RANGE: 5E  
DRAWN BY: LAF  
CHECKED BY: GDK

SHEET NO. 5  
OF 6 SHEETS  
S & A JOB NO. 84800HEN

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SURVEY OF A SURVEYOR LOCATION  
REPORT.

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Phone: 317.849.5935 Fax: 317.849.5942

HANCOCK COUNTY, INDIANA

VERNON TOWNSHIP

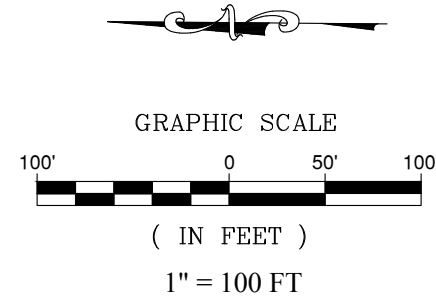






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RICHARD HENDERSON  
PHONE: 317-501-9172



# Vintner's Park

## PRELIMINARY PLAN

### ZONING: PUD

#### LEGEND

- |        |  |       |                     |
|--------|--|-------|---------------------|
| —••••— | FLOW LINE                                    | —○••— | POWER POLE          |
| —••••— | BURIED ELECTRIC LINE                         | —○••— | LIGHT POLE          |
| —••••— | OVERHEAD ELECTRIC LINES                      | —□••— | ELECT. TRANSFORMER  |
| —••••— | BURIED TELEPHONE LINE                        | —□••— | ELECT. PEDESTAL     |
| —••••— | TELEPHONE LINE                               | —□••— | ELECT. METER        |
| —••••— | BURIED CABLE T.V. LINE                       | —□••— | GUY WIRE            |
| —••••— | CABLE T.V. LINE                              | —○••— | TELEPHONE POLE      |
| —••••— | GAS LINE                                     | —○••— | TELEPHONE PEDESTAL  |
| —••••— | WATER LINE                                   | —○••— | TELEPHONE MANHOLE   |
| —••••— | SANITARY SOWER LINE, MANHOLE                 | —○••— | CABLE T.V. POLE     |
| —••••— | SANITARY SOWER LINE, MANHOLE                 | —○••— | CABLE T.V. PEDESTAL |
| —••••— | STORM SEWER LINE, MANHOLE & END SECTION      | —○••— | TRAFFIC SIGNAL POLE |
| —••••— | CURB INLET                                   | —○••— | TRAFFIC MANHOLE     |
| —••••— | BEEHIVE OR ROUND INLET                       | —○••— | TRAFFIC CONTROL BOX |
| —••••— | SQUARE FLAT INLET                            | —○••— | GAS VALVE           |
| —••••— | FENCE LINE                                   | —○••— | GAS METER           |
| —••••— | SET NAIL - UNLESS OTHERWISE NOTED            | —○••— | WATER METER         |
| —••••— | SET CAPPED REBAR STAMPED S&A FIRM #0008      | —○••— | WATER VALVE         |
| —••••— | SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008 | —○••— | FIRE HYDRANT        |
| —••••— | M.C.S. MARION COUNTY SURVEYOR                | —○••— | MAILBOX             |
| —••••— | (M) MEASURED                                 |       |                     |
| —••••— | (R) RECORDED                                 |       |                     |
| —••••— | N.A.E. NO ACCESS EASEMENT                    |       |                     |

Now or formerly  
Tatom, Donna 50% Int. Carla Delay 25% Int  
& Douglas M Tatom 25% Int.

N. DOGWOOD DR.

Now or formerly  
Geist Woods Estates  
Section 2

Now or formerly  
Traverse Inc.

Now or formerly  
Traverse Inc.

SCHULTZ & SCHULTZ  
OPEN REGULATED DRAIN



STOEPPEL WERTH

TOPOGRAPHICAL SURVEY

VINTNER'S PARK

HANCOCK COUNTY, INDIANA

THIS DRAWING IS NOT INTENDED TO BE  
REPLACED AS A PRELIMINARY SURVEY  
ORIGINAL BOUNDARY SURVEY, A ROUTE  
SURVEY OR A SURVEYOR LOCATION  
REPORT.

CERTIFIED: 12/18/2020

ALWAYS ON  
7965 East 106th Street, Fishers, IN 46038-2505  
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SECTION:	TOWNSHIP:	RANGE:
14	17N	5E
DRAWN BY:	CHECKED BY:	
LAF	GDK	
SHEET NO.		
6		
OF 6 SHEETS		
S & A JOB NO.		
84800HEN		

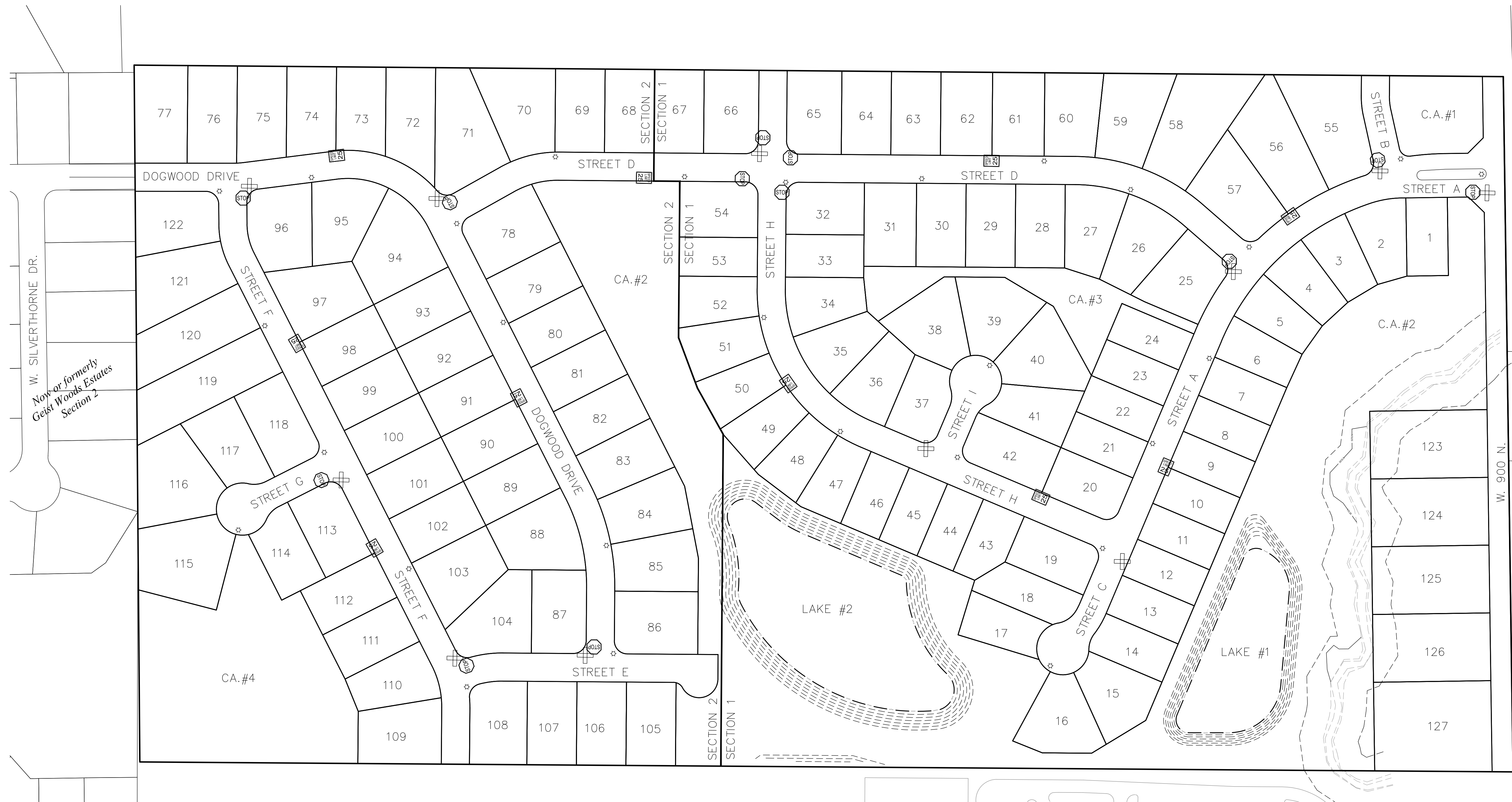
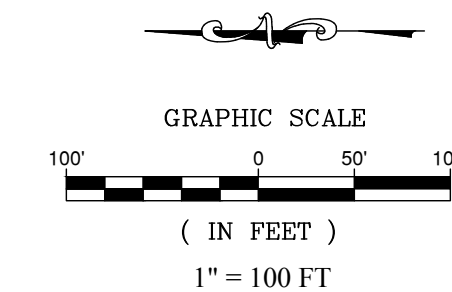




# Vintner's Park

## PRELIMINARY PLAN

### ZONING: PUD



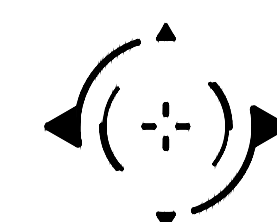
LEGEND



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REPORT.  
CERTIFIED: 12/18/2020

# STOEPPELWERTH



## PRELIMINARY PLAN

## VINTNER'S PARK

HANCOCK COUNTY INDIANA

PREPARED FOR:

SECTION: 14	TOWNSHIP: 17N	RANGE: 5E
----------------	------------------	--------------

DRAWN BY: LAF	CHECKED BY: GDK
------------------	--------------------

SHEET NO  
7

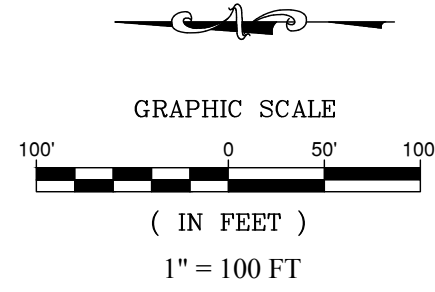
OF 8 SHEETS  
S & A JOB NO.  
84800HEN



# Vintner's Park

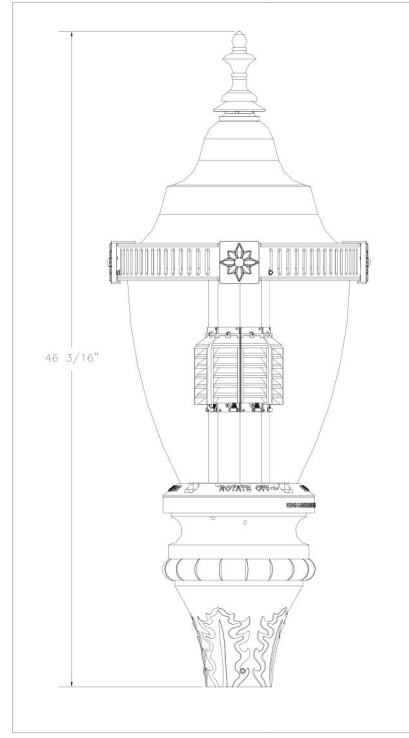
## PRELIMINARY PLAN

### ZONING: PUD



#### Exhibit C – Lighting Specifications

##### Decorative Lighting Specification - K124R-BAAR



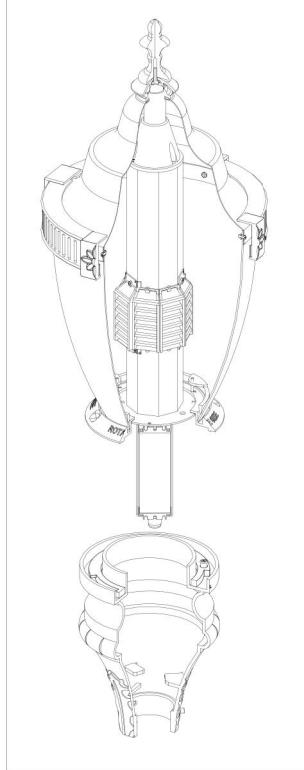
**1. Lamps/Lamp Holder** Lamps shall be an array of solid state light emitting diodes mounted to a multi-sided, vertical heat sink of highly conductive aluminum. The LED emitters are mounted to removable circuit boards such that they are in full thermal contact with the vertical heat sink. The vertical heat sink is open at the bottom and vented at the top to provide appropriate fluid cooling for the LED array. The emitters are arranged in various patters on each face of the vertical heat sink to provide the required light distribution. The LED arrays include optical baffles constructed of polished aluminum extrusion optical grade ABS plastic with a vacuum metallised reflective surface or to control uplight and light distribution. The LED emitters shall have an efficacy of not less than 80 lumens per watt.

**2. Protective Globe** The Protective Globe shall be moulded of either; rippled polycarbonate Miles Makrolon GP/OP Thermoplastic Polymer, or equiv., or rippled acrylic Acrylite Plus Acrylic Polymer, or equiv., having a minimum thickness of 0.125" with an overall diameter of 15.75" and an over-all height of 33.75". An optional Spun Aluminum Top (as shown) with a minimum wall 0.06" thick and Decorative Ring may be included in the assembly.

The Luminaire Globe Assembly is a self contained unit consisting of the Globe itself, a rugged cast locking ring, and the LED light engine consisting of vertical heat sink tower, circuit boards, LED emitter arrays, and optical baffles. The LED light engine is of a modular design, and is able to be quickly removed from the globe assembly with out need to disassemble the globe assembly itself. The Globe Assembly is secured to the main housing by means of a spring-tensioned, Twist-Locking unit to allow tool-less removal of the Globe, while maintaining a secure seal between the Globe Assembly and the Main body of the luminaire, making the K124R suitable for an outdoor environment.

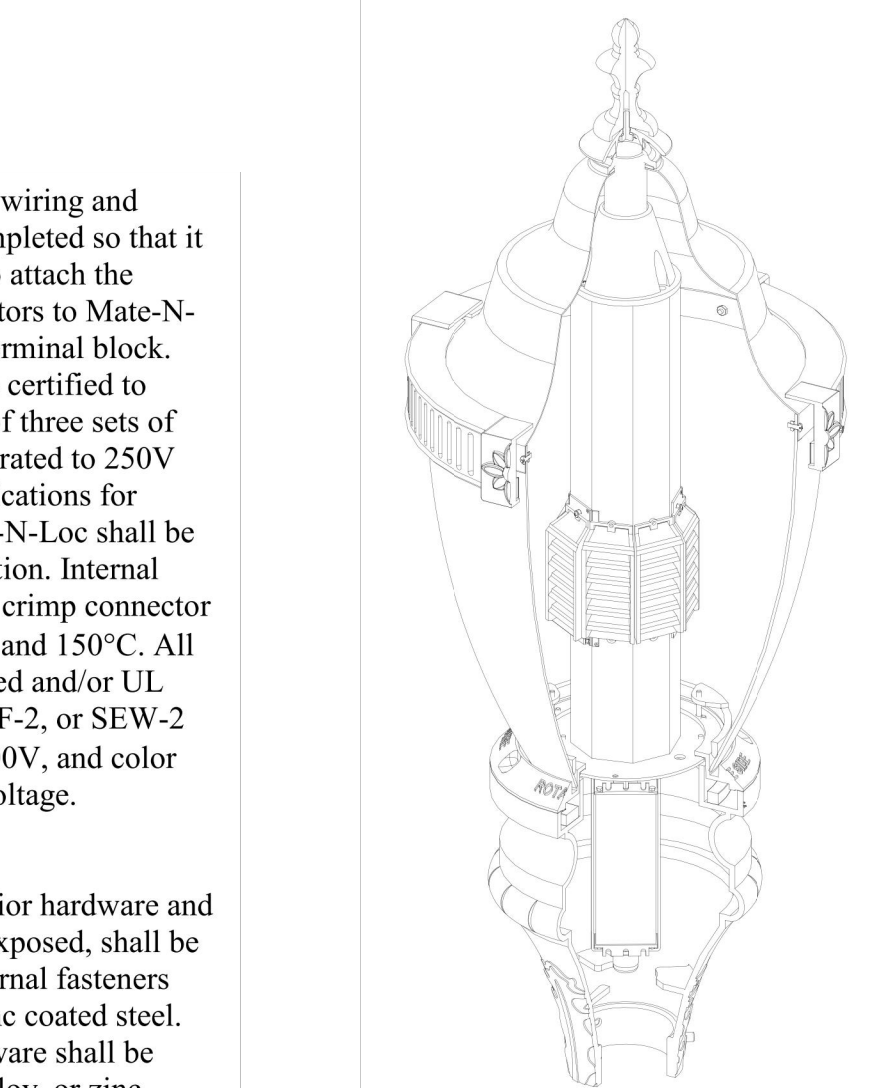
High performance protection against water or dust particle ingress is available by means of a non-porous, closed-cell Silicon Rubber O-Ring gasket which is highly efficient in sealing against particle ingress over a wide temperature range (-40°F to 310°F).

**3.Driver** The driver, or ballast, for the LED emitters shall be Class 2 electronic capable of input voltages from 120V through to 277V. The case shall be minimum IP66 seal rated. The driver shall have an input voltage and max wattage clearly identified. The ballast assembly will be mounted on a heavy duty fabricated aluminum mounting bracket to allow complete tool-less maintenance.



**5. Wiring.** All internal wiring and connections shall be completed so that it will be necessary only to attach the incoming supply connectors to Mate-N-Loc connectors or to a terminal block. Terminal blocks shall be certified to 250V, 70A and consist of three sets of terminals. They shall be rated to 250V and meet NEMA Specifications for Wiring Terminals. Mate-N-Loc shall be certified for 600V operation. Internal wire connectors shall be crimp connector only and rated at 1000V and 150°C. All wiring to be CSA certified and/or UL listed, type SFF-2, SEWF-2, or SEW-2 No. 14 gauge, 150°C, 600V, and color coded for the required voltage.

**6. Miscellaneous.** All exterior hardware and fasteners, wholly or partly exposed, shall be stainless-steel alloy. All internal fasteners shall be stainless-steel or zinc coated steel. All remaining internal hardware shall be stainless steel, aluminium alloy, or zinc coated steel.



The luminaire manufacturer must be ISO 9001:2000 certified and have been in the business of manufacturing outdoor lighting products for a minimum of ten (10) years.

Polyester Powder Coating – TGIC

**Performance Tests** (for smooth films only)  
Testing performed on Bonderite 1000 panels electrostatically applied and properly cured in electric convection oven  
Gloss Hatch Adhesion  
ASTM D3359.....Excellent  
Salt Spray Test  
ASTM B117.....1,000 hours +  
Humidity  
ASTM D2247, 100 degrees Fahrenheit, 100% RH.....1,000 hours +  
Conical Mandrel  
ASTM D1737.....to 180 degrees, 1/8" mandrel  
Impact Resistance, Direct  
ASTM D12794.....up to 160 in lb  
Pencil Hardness  
ASTM D3363.....II Plus

**Characteristics**  
**Gloss:** 50 to 100 Units  
**King Standard** 50 Gloss Units  
**Specific Gravity:** 1.2 to 1.8 (ASTM D792)  
**Recommended film thickness:** 1.5 to 4.0 Mils

Step 1  
Consists of immersing the part(s) in a cleaner/phosphotizer bath. The bath is continually agitated and heated to 120 to 160F. This cleans and ensures both inside and outside surfaces are free of grease and other contaminants.

Step 2  
Fresh water spray rinse.

Step 3  
Immersing part(s) in an agitated rinse tank to ensure elimination of wash solutions. A sealer is also applied at this stage helping to ensure the part is sealed for prevention of flash rusting and provides a good tooth for adhesion when applying powder coat finish.

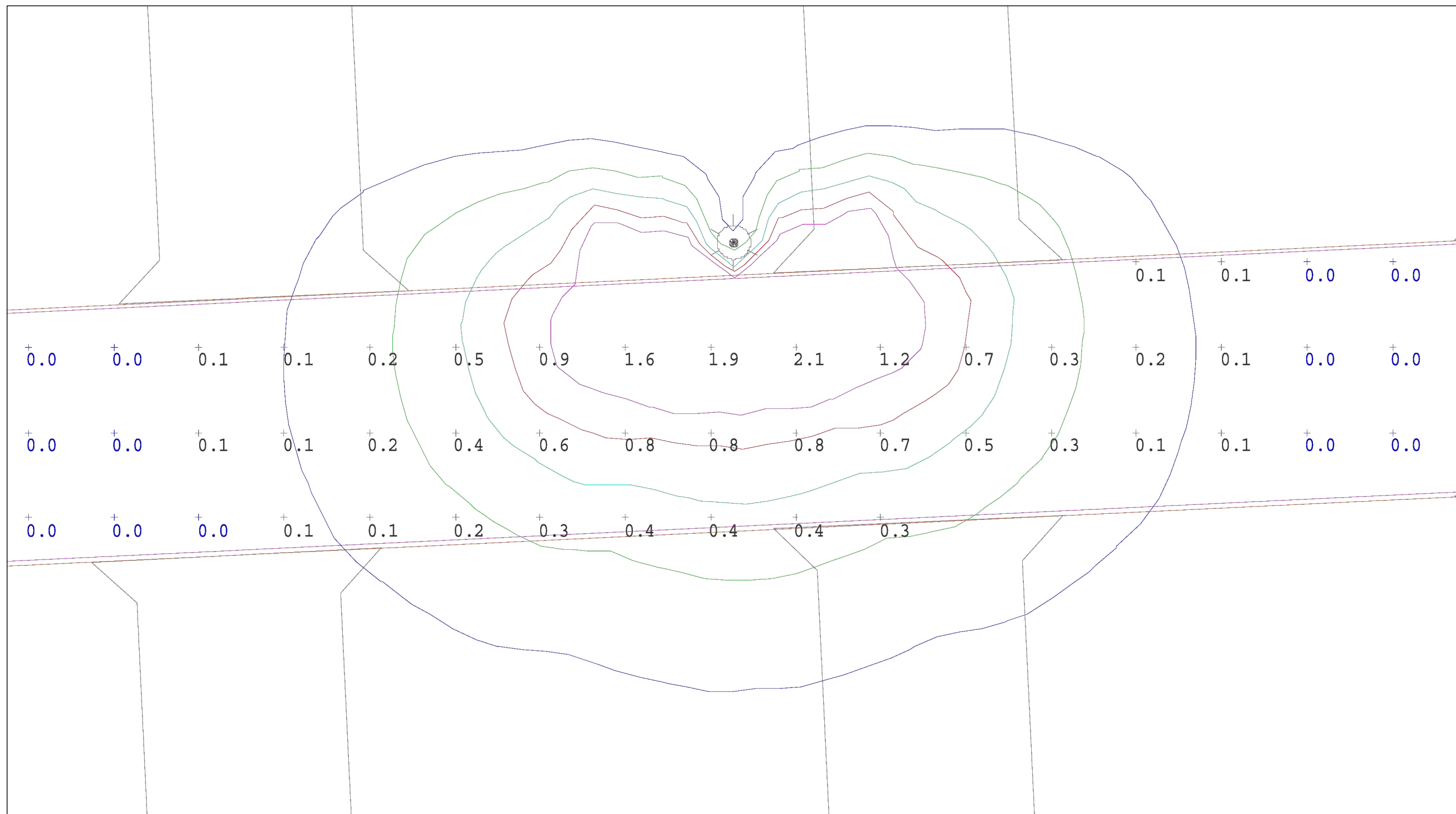
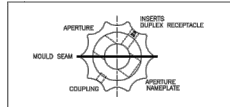
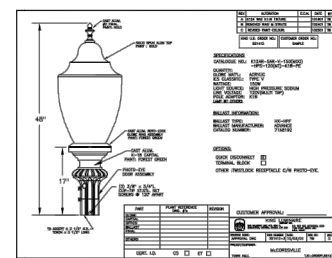
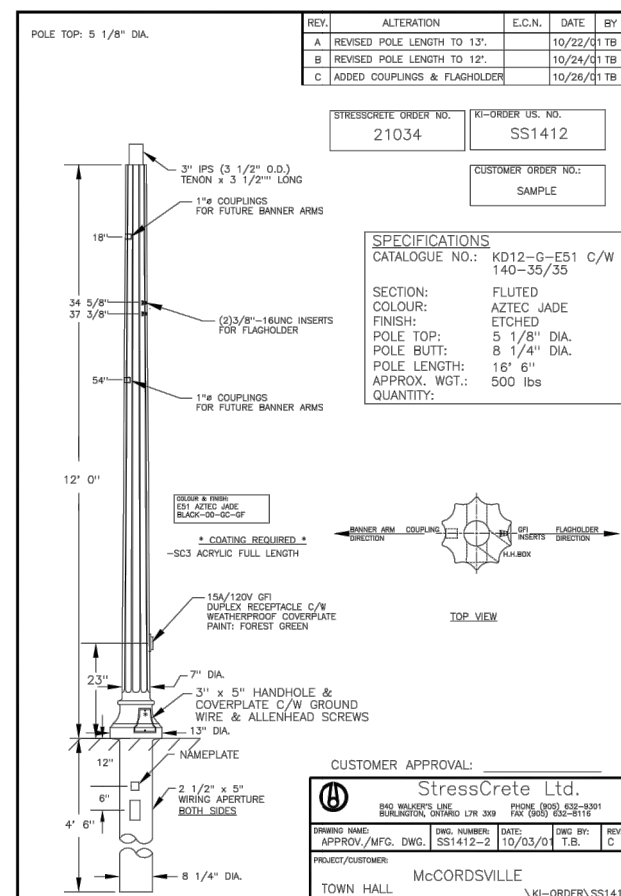
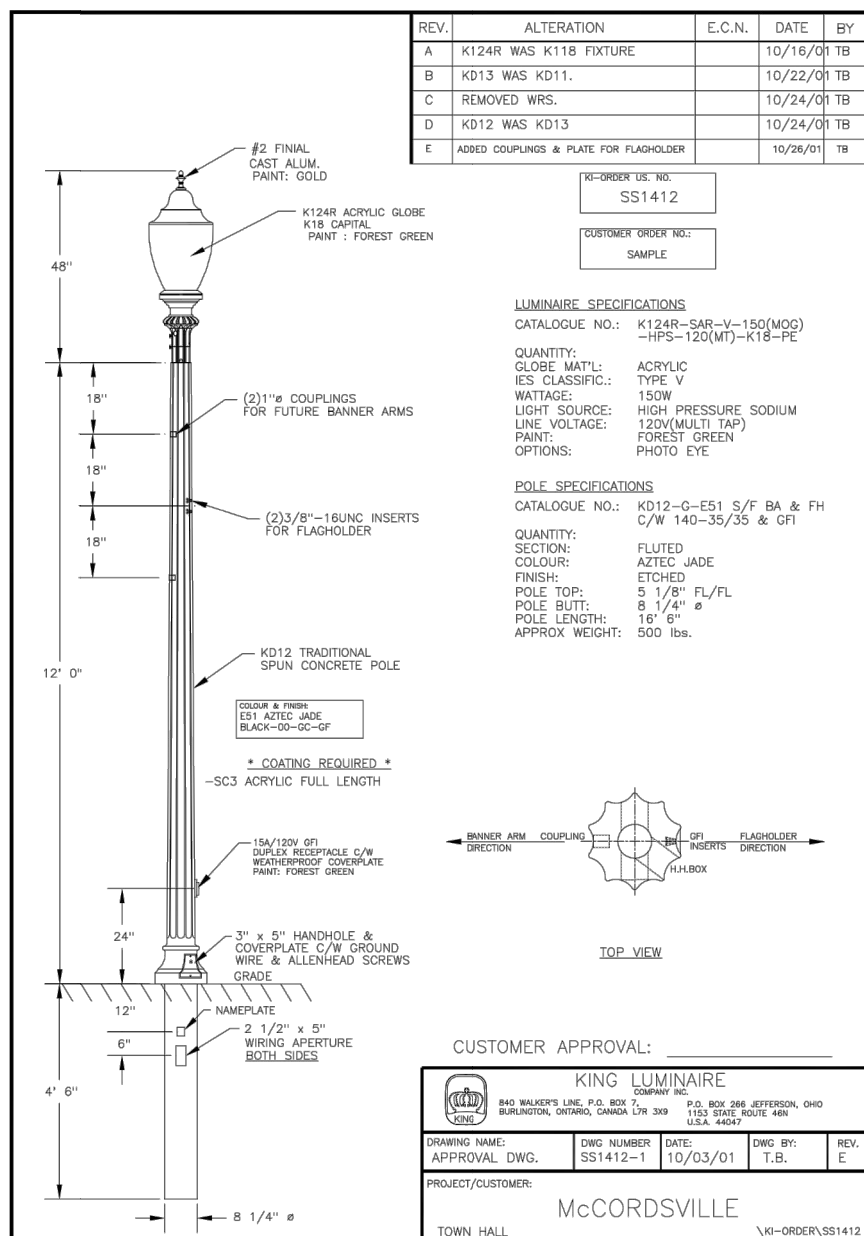
Step 4  
Forced dry off of chemical treatment bringing metal to a minimum temperature of 250F.

Step 5  
Electrostatically apply the polyester powder to a minimum of 1.5 mils to exterior exposed surfaces.

Step 6  
After application of polyester powder coating, the finish is baked at 365-392F for a period of 12-14 minutes after reaching the designated temperature. Batch oven is cooled and parts are removed for further cooling prior to testing and packaging.

All metal parts shall be factory cleaned and painted with the king coat process—detailing available on request.

(Specification Document K124R-BAAR Jan 2009)



LUMINAIRE DETAIL

#### LIGHTING DETAILS

#### PRELIMINARY PLAN

PREPARED FOR:

VINTNER'S PARK

VERNON TOWNSHIP

HANCOCK COUNTY INDIANA

SECTION 14 TOWNSHIP 17N RANGE 5E  
DRAWN BY: LAF CHECKED BY: GDK  
SHEET NO. 8  
OF 8 SHEETS  
S&A JOB NO. 84800HEN

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A REACEMENT FOR SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 12/18/2020

STOEPPELWERTH  
ALWAYS ON  
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