ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCE NO. 121410, THE ZONING ORDINANCE FOR THE TOWN OF MCCORDSVILLE, INDIANA

WHEREAS, the Town Council of the Town of McCordsville, Indiana, has heretofore adopted Ordinance No. 121410 as the Zoning Ordinance; and

WHEREAS, the Town Council of McCordsville, Indiana has, after a public hearing was held on _____, 2020, received a _____ recommendation from the McCordsville Advisory Plan Commission requesting an amendment to the Zoning Ordinance in order to adopt the Pine Vail Estates Planned-Unit Development (PUD) Ordinance.

THEREFORE, BE IT ORDAINED by the Town Council of the Town of McCordsville, Indiana that Ordinance No. 121410 is hereby amended as follows:

Section 1. The real estate more particularly described in the attached "Exhibit A" (the "Real Estate") is hereby zoned to the PUD designation. The Development and Architectural standards set forth in this Ordinance shall govern the development of the Real Estate, and these standards shall replace all other standards set forth in the Town of McCordsville Zoning and Subdivision Control Ordinances, as amended. Where this Ordinance is silent regarding standards other than Development and Architectural standards, the standards from the McCordsville Zoning and Subdivision Control Ordinances, dated January 2011, as amended, applicable to R3 Zoning, shall apply.

Section 2. Permitted Uses. The permitted uses, as defined by the McCordsville Zoning and Subdivision Control Ordinances, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

Permitted Primary Uses:
Single-Family residential dwellings

Permitted Accessory Uses, Incidental Uses, and Structures:
Those permitted pursuant to the Town Ordinance

Permitted Temporary Uses:
Those permitted pursuant to the Town's Zoning Ordinance

Section 3. Development Standards. Pine Vail Estates will be planned as a single family residential community as depicted on the Preliminary Planned Unit Development Plan attached hereto as "Exhibit B" with the following standards:

A. Lot and Yard Standards:

1. Maximum Number of Lots	78 Lots
2. Minimum Lot Area	10,400 Square Feet
3. Minimum Lot Width at Building Line	75 feet
4. Minimum Front Yard Setback	30 feet
5. Corner Lot Min. Front Yard Setback	25feet
a. Applicable to secondary frontage of corner lots.	
b. Front elevation remains 30 feet.	
6. Minimum Side Yard Setback	6 feet
7. Minimum Rear Yard Setback	15 feet
8. Minimum Livable Floor Area	1,800 square feet (single story) 2,000 square feet (multi-story)
9. Maximum Lot Coverage	45%
10. Maximum Height-Principal	35 feet

The Pine Vail Estates PUD will provide a minimum of 25% open space as defined on the PUD development plan and shall contain the required drainage facilities as part of the open space calculation. The gross density for the Pine Vail Estates PUD will not exceed 2 units per acre.

B. Architectural Standards:

The Architectural Standards for the Real Estate are attached as "Exhibit C". The Architectural Review Committee may approve elevations that do not meet the architectural requirements outlined in "Exhibit C" if the standards conflict with a historical architectural style.

C. Perimeter Landscaping Standards:

1. A Landscape buffer shall be provided along the right of way of CR 700 West. Said buffer shall consist of the following per 100 feet of frontage:

   a. Three (3) deciduous shade trees with a minimum 2" caliper.
   b. Three (3) evergreen trees 6' in height
   c. One (1) ornamental tree with a minimum 2" caliper.
   d. Six (6) shrubs.
   e. 3'-5' high mounding shall be installed along the frontage of CR 700 West with the exception of the area along the retention pond and the legal drain easement.

2. A decorative fountain will be installed in the pond located at the entrance to the neighborhood.

D. Tree Conservation Area:

The Tree Conservation area shall be established as shown on "Exhibit D". Within the tree conservation area no trees with a diameter at breast height (DBH) in excess of six inches or more shall be removed unless the tree is damaged, diseased, an invasive species, dead, or is to be removed in order to: (1) comply with the safety requirements of any governmental agency, or (2) to accommodate the installation of drainage improvements.

E. Multi-Use Paths:

The Developer will install a 10' wide asphalt path along the project frontage of CR 700 West contingent of stream crossing requirements. Developer will install an additional 10' asphalt path along the North side of the creek to the North/South connecting street.

F. Lighting, Parking, Pedestrian Accessibility and Signage:

Standards of the Town's Zoning and Subdivision Control Ordinance regarding Lighting, Parking, Pedestrian Accessibility, and Signage applicable to R3 Zoning shall be applicable to the Real Estate with the following exceptions:

1. Primary Monuments: The developer shall install entry monumentation per the attached concept shown on "Exhibit E" at the entrance on CR 700 West
2. Secondary Monument: A secondary monument column will be installed at the stub street connection with Villages at Brookside for internal identification per the attached concept shown on "Exhibit F"
3. The Light Standards for Pine Vail Estates will be similar to the approved fixtures under the Villages at Brookside PUD per details shown on "Exhibit G".

G. Model Home:

The model home constructed for Pine Vail Estates shall be one of the four largest square footage floor plans offered by the builder at the time the model home permit is issued. If the builder constructs more than one model there is no restriction on the size of the second model so long as the first model complies with the above requirement.

H. Anti-Monotony Standards:

A single front elevation shall not be repeated unless it is separated by at least three different front elevations along either side of the same street frontage. There shall not be more than 10 percent of the houses in the subdivision with the same front elevation.

I. Snow Removal:

The Homeowner's Association for Pine Vail Estates shall be responsible for snow removal of all internal streets.

Section 4. This Ordinance shall remain in full force and effect from and after its passage and posting as required by the law within the Town of McCordsville, Indiana.

Section 5. Introduced and filed on the ____ day of _____, 2020. A motion to consider on the first reading on the day of introduction was offered and sustained by a vote of ____ in favor and ____ opposed pursuant to I.C. 36-5-2-9.8.

Duly ordained and passed this _____ day of _____, 2020 by the Town Council of the Town of McCordsville, Hancock County, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

TOWN OF McCORDSVILLE, INDIANA, BY ITS TOWN COUNCIL:

Voting Affirmative:	Voting Opposed:
_____	_____
Larry Longman, President	Larry Longman, President
_____	_____
Branden Williams	Branden Williams
_____	_____
Tom Strayer	Tom Strayer
_____	_____
Barry Wood	Barry Wood
_____	_____
Greg Brewer	Greg Brewer

ATTEST:

_____
Cathy Gardner, Clerk-Treasurer

This instrument was prepared by Ronald R. Pritzke, Pritzke & Davis, LLP, 728 N. State St., P.O. Box 39, Greenfield, IN 46140

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. – Ronald R. Pritzke

"Exhibit A"

LEGAL DESCRIPTION

Pine Vail Estates – Overall Description

A part of the Northwest Quarter of the Southwest Quarter of Section 23, Township 17 North, Range 05 East, Vernon Township, Hancock County, Indiana more particularly described as follows:

Beginning at the Northwest corner of said Quarter-Quarter Section; thence South 89 degrees 46 minutes 02 seconds East (assumed bearing), along the North line of said Quarter-Quarter Section, a distance of 1,333.90 feet to the Northeast corner thereof; thence South 01 degree 07 minutes 35 seconds West, along the East line of said Quarter-Quarter Section, a distance of 1,313.09 feet to the Southeast corner thereof; thence North 89 degrees 50 minutes 16 seconds West, along the South line of said Quarter-Quarter Section a distance of 1,118.78 feet to the Southeast corner of Kim Vail Minor Subdivision, recorded as Instrument Number 865914 in Plat Cabinet A, Slide 367 in the Office of the Hancock County Recorder; thence North 01 degree 07 minutes 11 seconds East, along the East line of said subdivision, a distance of 128.00 feet to the Northeast corner thereof; thence North 89 degrees 50 minutes 16 seconds West, along the North line of said subdivision, a distance of 215.00 feet to the West line of said Quarter-Quarter Section; thence North 01 degree 07 minutes 11 seconds East, along said West line, a distance of 1,186.74 feet to the Point of Beginning, Containing 39.596 acres, more or less.

Pine Vail Estates

McCordsville, IN

"Exhibit B"

Concept Plan

39.596 ac±
TYPICAL LOT SIZE: 75' X 140'
COMMON AREA 11.7ac± (29.7%)
DENSITY: 1.97 u/a
TOTAL LOTS: 78

STOEPPELWERTH

February 17, 2020

”Exhibit C”

Pine Vail Estates
<u>Architectural Standards</u>

All homes constructed in Pine Vail Estates shall have the following minimum standards:

1. Dimensional Shingles.
2. Main Roof pitch of 6:12 or greater, ancillary roofs may be less than 6:12. The Architectural Review Committee may approve a home with a lesser roof pitch if warranted by the home design/styling.
3. Exhaust vents shall not be visible from the front elevation of the home. Additionally, no wall-mounted vent or louver shall be located on the first floor exterior of a front elevation (excluding gable areas).
4. All siding shall be brick, stone, wood, cement fiber board or stucco. Vinyl materials will be allowed for soffits.
5. A minimum of fifty percent (50%) of the homes shall have a front elevation of at least fifty percent (50%) brick or stone, exclusive of windows, doors, garage doors and areas above the roof line. The remaining homes may have less than fifty percent (50%) brick or stone provided they contain a minimum of a 30” brick or stone wainscot. The Architectural Review Committee may approve a home with a lesser masonry if warranted by the home design/styling.
6. The side elevation of all residences that abut an internal street, identified on Exhibit C-1 shall also provide a minimum 30” masonry wainscot.
7. The front elevation of any one-story home shall contain a minimum of one (1) two-foot or greater step back and one (1) gable.
8. The front elevation of any two-story home shall contain a minimum of one (1) two-foot or greater step back and one (1) gable.
9. Minimum roof overhang of twelve (12) inches on all sides of a house as measured from the wall structure to the fascia board.
10. The rear elevation of homes on lots identified on Exhibit C-1 shall contain one (1) two-foot or greater step back and one (1) gable.
11. The rear elevation of homes on lots identified on Exhibit C-1 shall contain at least one (1) of the following (i) four sided 1st floor brick wrap, (ii) four sided brick wainscot wrap, (iii) screened-in porch, (iv) three season room, (v) morning room or (vi) covered porch (porch columns to have decorative trim at top and bottom providing a minimum of 8” by 8” outside dimensions).
12. Any fencing proposed on the rear of the lots identified on Exhibit C-1 requiring rear elevation standards shall be a consistent wrought iron fence material.
13. There shall be not more than 10 percent of the same front elevation in the subdivision.
14. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
15. Unless approved by the ARC, the front porch columns shall be a minimum of six inches by six inches.
16. All ranch homes shall contain a minimum of one (1) window on all four sides with the exception of a façade facing a public street which shall contain a minimum of two (2)

windows. For the purpose of meeting the window count standard on the side elevations each window requirement will be considered achieved if the total window area on the side elevation is fifteen square feet or more per window requirement.

17. All two-story homes shall contain a minimum of two (2) window on all four sides with the exception of a façade facing a public street which shall contain a minimum of three (3) windows. For the purpose of meeting the window count standard on the side elevations each window requirement will be considered achieved if the total window area on the side elevation is fifteen square feet or more per window requirement.
18. With the exception of large picture windows, casement windows and small accent windows, which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.
19. Unless adjacent to brick/stone wrap, all windows, doors and corners shall have a minimum nominal one inch by six inch wood or vinyl surround or shutters, decorative trim or headers.
20. All homes shall contain a minimum of a two car garage with a minimum width or depth of 20' and be a minimum of 410 sq. ft. in size.
21. Front-loading garages shall contain a decorative garage door similar to those depicted on Exhibit C-2.
22. For any 3 car garage that faces a street, at least one of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.
23. For front-loading garages the garage doors shall not comprise greater than 45 percent of the width of the front elevation for a two (2) car garage and 50 percent for a three (3) car garage.
24. All homes shall include mailboxes with uniform design.
25. All homes shall be landscaped with a minimum of one (1) deciduous tree, two (2) ornamental trees and twelve (12) shrubs planted along the front foundation of the primary structure.
26. All lot fence construction shall be comprised of black coated chain link or black wrought iron or other similar appearing material such as extruded aluminum or composite material.

Concept Plan

39.596 ac±
TYPICAL LOT SIZE: 75' X 140'
COMMON AREA 11.7ac± (29.7%)
DENSITY: 1.97 u/a
TOTAL LOTS: 78

"Exhibit C-1"

Pine Vail Estates

McCordsville, IN

Rear Facade Treatment

Corner Lot Treatment

STOEPPELWERTH

January 10, 2020

Exhibit C-2

"Exhibit D"

A / L-1 TREE PLANTING DETAIL

NOT TO SCALE

B / L-1 EVERGREEN PLANTING DETAIL

NOT TO SCALE

LANDSCAPE ORDINANCE REQUIREMENTS		
LANDSCAPE BUFFERS	REQUIRED	PROVIDED
CR 700 WEST LANDSCAPE BUFFER - PER ORDINANCE	1,187'	
3 EVERGREEN TREES (6') PER 100'	36 TREES (MIN.)	36 TREES
2 SHADE TREES (2" CAL.) PER 100'	24 TREES (MIN.)	24 TREES
1 ORNAMENTAL TREE (2" CAL.) PER 100'	12 TREES (MIN.)	12 TREES
6 SHRUBS PER 100'	73 SHRUBS (MIN.)	73 TREES
INTERIOR TREES	REQUIRED	PROVIDED
ADDITIONAL TREES WITHIN DEVELOPMENT		0 TREES

PLANT LEGEND - PERIMETER BUFFER PLANTINGS				
QUAN.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
SHADE TREES				
1	HL	HONEYLOCUST 'SHADEMASTER'	GLEDITSIA TRICANTHOS 'SHADEMASTER'	2" CAL.
20	RM	MAPLE RED SUNSET	ACER RUBRUM 'RED SUNSET'	2" CAL.
21	TOTAL SHADE TREES BY DEVELOPER			
ORNAMENTAL TREES				
1	AM	AMUR MAPLE 'PLANE'	ACER TATARICUM 'PLANE'	2" CAL.
3	CA	'ROYAL RAINDROPS' CRABAPPLE	MALUS CV. 'ROYAL RAINDROPS'	2" CAL.
3	HA	WATER ASH HAINTORI	FRAXINUS ORNUS 'WATER ASH'	2" CAL.
4	SB	SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHIER x GRANDIFLORA 'AUT. B'	6' CLUMP
12	TOTAL ORNAMENTAL TREES BY DEVELOPER			
EVERGREEN TREES				
23	NS	NORWAY SPRUCE	PICEA ABIES	6'
13	SS	SERBIAN SPRUCE	PICEA OMIKA	6'
36	TOTAL EVERGREEN TREES BY DEVELOPER			
SHRUBS/GRASSES				
8	BB	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	#5 GAL.
19	KG	SWITCHGRASS 'SHENANDOAH'	PANICUM VIRGATUM 'SHENANDOAH'	#3 GAL.
36	SP	SPIREA 'SHOLPLANE'	SPIREA JAPONICA 'SHOLPLANE'	#3 GAL.
73	TOTAL SHRUBS/GRASSES BY DEVELOPER			

SCALE 1" = 60'-0"

0 60' 90' 120'

Know what's below. Call before you dig.

Start to Finish LANDSCAPING
3375 South 500 East
Whitestown, IN 46075
tel. 317.769.2211 fax. 317.769.2210
email. startofinish@tds.net
web. landscapingbystartofinish.com

DESIGNED FOR

PREMIER LAND COMPANY
9084 TECHNOLOGY DRIVE
FISHERS, IN 46038

PROJECT NAME

VAIL PROPERTY
MCCORDSVILLE, IN

SHEET NAME

LANDSCAPE PLAN

DESIGNER

CLA

DATE

JANUARY 20, 2020

REVISION DATE

FEBRUARY 14, 2020

SHEET

L-1

Pine Vail Estates

MCCORDSVILLE, IN

"Exhibit E"

CARROLL RD. ENTRY MONUMENT

PREMIER LAND COMPANY

"Exhibit F"

Pine Vail Estates

MCCORDSVILLE, IN

CARROLL RD. ENTRY MONUMENT

PREMIER LAND COMPANY

"Exhibit G"

ONE WAY CROSS ARM CHART

	A-2	A-3	A-4
DIM "B"	2'	3'	4'
DIM "C"	2'-9"	3'-9"	4'-9"

P STYLE POLE BURY DEPTH CHART

POLE LENGTH	8 10 12	15P4	20P4 25
DIM "A"	3'6"	4'	4'6"

SELECT POLE LENGTH. READ BURY DEPTH ("A") AT TOP OF APPROPRIATE COLUMN.

6" X 5-1/8" P AND PV SIDE MOUNT STRAIGHT POLE SPECIFICATION
WITH ONE WAY CROSS ARM

TimberWood PRODUCTS

REV.	ALTERATION	DATE	BY

SPECIFICATIONS

CATALOGUE NO.: K723-FAFL-III-75(SSL)
-5000-120-KPL10-XPG

QUANTITY:
OPTICAL SYSTEM: FLAT ARRAY
IES LTG. CLASS.: TYPE III
WATTAGE: 75W
SOLID STATE LIGHTING
SERIES: 5000
CCT: 4500K
LINE VOLTAGE: 120V
PAINT: TEXTURED CHICAGO BRONZE
OPTIONS: KPL10 LEVELING DEVICE

BALLAST TO BE SUPPLIED:

BALLAST TYPE: ELECTRONIC
BALLAST MANU.: -
CATALOG NUMBER: -

OPTIONS:

QUICK DISCONNECT [X]

OPTIONS:

FOR BALLAST WIRING DIAGRAM SEE
DRAWING 209B0458

CUSTOMER APPROVAL & DATE:

NOTE:
1) LAMP BY OTHERS
2) UNDERSIDE OF SPINNING TO BE PAINTED SAME COLOR AS REST OF LUMINAIRE
3) PIPE SEALER TO BE USED ON ALL N.P.T. THREADED COMPONENTS

CUSTOMER ORDER No:
-
KING U.S. ORDER No:
-

King Luminaire • StressCrete • Est. 1953

S T R E S S C R E T E
G R O U P

Manufacturing Locations:
Burlington, Ontario 1-800-268-7809
Northport, Alabama 1-800-435-6563
Atchison, Kansas 1-800-837-1024
Jefferson, Ohio 1-800-268-7809

PROJECT/CUSTOMER: VILLAGES AT BROOKSIDE

DRAWN BY:	AT:	CHECKED BY	DATE:	REVISION:
TASHI B.	SC1		05/02/11	

DRAWING TYPE:	DRAWING NUMBER:
CONCEPT DWG.	206A6259

"Exhibit G"

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 46236
RICHARD HENDERSON
PHONE: 317-501-9172

Pine Vail Estates

PRELIMINARY PLAN
ZONING: PINE VAIL ESTATES PUD

SITE DATA

ZONING	PINE VAIL ESTATES PUD	
SIDE YARD	6' MIN.	
FRONT YARD	25' MIN.	
REAR YARD	25' MIN.	
MINIMUM LOT AREA	10,400 SQ. FT.	
MAXIMUM LOT COVERAGE	45%	
OPEN SPACE	29.7%	39.596 Ac± (1,724,801 sq. ft)

A part of the Northwest Quarter of the Southwest Quarter of Section 23, Township 17 North, Range 05 East, Vernon Township, Hancock County, Indiana more particularly described as follows:

Beginning at the Northwest corner of said Quarter-Quarter Section; thence South 89 degrees 46 minutes 02 seconds East (assumed bearing), along the North line of said Quarter-Quarter Section, a distance of 1,333.90 feet to the Northeast corner thereof; thence South 01 degree 07 minutes 35 seconds West, along the East line of said Quarter-Quarter Section, a distance of 1,313.09 feet to the Southeast corner thereof; thence North 89 degrees 50 minutes 16 seconds West, along the South line of said Quarter-Quarter Section a distance of 1,118.78 feet to the Southeast corner of Kim Vail Minor Subdivision, recorded as Instrument Number 865914 in Plat Cabinet A, Slide 367 in the Office of the Hancock County Recorder; thence North 01 degree 07 minutes 11 seconds East, along the East line of said subdivision, a distance of 128.00 feet to the Northeast corner thereof; thence North 89 degrees 50 minutes 16 seconds West, along the North line of said subdivision, a distance of 215.00 feet to the West line of said Quarter-Quarter Section; thence North 01 degree 07 minutes 11 seconds East, along said West line, a distance of 1,186.74 feet to the Point of Beginning, Containing 39.596 acres, more or less.

Dennis D. Olmstead
Registered Land Surveyor
No. 900012

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

DATE	REVISIONS	BY
3/5/20	CHANGED BUILDING LINE TO 30'	LAF

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

CERTIFIED: 01/24/2020

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRELIMINARY PLAN
PREPARED FOR:
PINE VAIL ESTATES
VERNON TOWNSHIP HANCOCK COUNTY INDIANA

SECTION:	TOWNSHIP:	RANGE:
23	17N	5E

DRAWN BY:	CHECKED BY:
LAF	GDK

SHEET NO. 1 OF 4 SHEETS
S & A JOB NO. 89343PLC-VAL

Indiana 811
Know what's below. Call before you dig.

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

Pine Vail Estates

PRELIMINARY PLAN

ZONING: PINE VAIL ESTATES PUD

DARRYL A. DANIELS
Recorded Area: 5.28 Ac±
Zoning: R-1

LEGEND

69	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

LEGEND

- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED GRADE
- PROPOSED CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- ADA RAMP TO BE INSTALLED

GRAPHIC SCALE
50' 0 25' 50'
(IN FEET)
1" = 50 FT

DATE	REVISIONS	BY
3/5/20	CHANGED BUILDING LINE TO 30'	LAF

THIS DRAWING IS NOT INTENDED TO BE REPRESENTATIVE OF THE ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 01/24/2020

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRELIMINARY PLAN
PREPARED FOR:
PINE VAIL ESTATES
VERNON TOWNSHIP HANCOCK COUNTY, INDIANA

SECTION:	TOWNSHIP:	RANGE:
23	17N	5E
DRAWN BY: LAF	CHECKED BY: GDK	

SHEET NO. 2 OF 4 SHEETS

S & A JOB NO. 89343PLC-VAL

Indiana 811
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INDIANAPOLIS, IN 46236
RICHARD HENDERSON
PHONE: 317-501-9172

Pine Vail Estates

PRELIMINARY PLAN

ZONING: PINE VAIL ESTATES PUD

GRAPHIC SCALE
50' 0 25' 50'
(IN FEET)
1" = 50 FT

LEGEND

69	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

LEGEND

870	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
848.0	PROPOSED GRADE
870	PROPOSED CONTOUR
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
*	ADA RAMP TO BE INSTALLED

3/5/20	CHANGED BUILDING LINE TO 30'	LAF
	REVISIONS	BY

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY OR A SITE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 01/24/2020

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRELIMINARY PLAN

PREPARED FOR:

PINE VAIL ESTATES

HANCOCK COUNTY, INDIANA

VERNON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
23	17N	5E

DRAWN BY:	CHECKED BY:
LAF	GDK

SHEET NO. 3 OF 4 SHEETS

S & A JOB NO. 89343PLC-VAL

Indiana 811
Know what's below.
Call before you dig.

STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
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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

Pine Vail Estates

PRELIMINARY PLAN
ZONING: PINE VAIL ESTATES 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 SEWER LINE; MANHOLE	CABLE T.V. POLE
SANITARY CLEANOUT	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	

GRAPHIC SCALE
80' 0 40' 80'
(IN FEET)
1" = 80 FT

Indiana 811
Know what's below.
Call before you dig.

DATE	REVISIONS	BY
3/5/20	CHANGED BUILDING LINE TO 30'	LAF

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL DRAWING OF A PROPER SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 01/24/2020

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

TOPOGRAPHICAL SURVEY
PREPARED FOR:
PINE VAIL ESTATES
VERNON TOWNSHIP HANCOCK COUNTY, INDIANA

SECTION:	TOWNSHIP:	RANGE:
23	17N	5E
DRAWN BY: LAF	CHECKED BY: GDK	

SHEET NO. 4 OF 4 SHEETS
S & A JOB NO. 89343PLC-VAL