



Planning & Building Department
6280 W 800N
McCordsville, IN 46055
Phone: 317.335.3604
Email: building@mccordsville.org

PUBLIC HEARING INFORMATION

Case #: PC-20-021

Title: Rezone from R-1 to Vintner's Park PUD, for approximately 80 acres

Meeting Date: this zoning petition is currently scheduled to be heard at the January 19th Plan Commission meeting.

*Meeting agenda and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to www.mcccordsville.org and click on "Agendas & Minutes".

Vintner's Park

Statement of Intent:

Vintner's Park is a proposed Single Family Residential subdivision located on the North side of CR 900 North bordered on the North by the neighborhood Geist Woods Estates, on the East by existing agricultural, on the South by Deer Crossing and Geist Community Church and on the West by Daniel's Vineyard. We are proposing a residential PUD Zoning application consisting of 127 lots on approximately 80 acres. The Southwest corner of the site is bisected by the Schultz and Schultz Legal Drain. The main entrance to the neighborhood will be on CR 900 North and a secondary access point will be provided through the existing stub street "N. Dogwood Drive" in Geist Woods Estates. The site plan provides two stub streets for future connection to the existing parcel to the East along with a stub street to the West for future connection to CR 700 West (Carroll Road). The Vintner's Park PUD is planned as a low density large lot community following the Town of McCordsville's comprehensive plan for the area.

PRELIMINARY PLAT AREA MAP
VINTNER'S PARK



STOEPPELWERTH
ALWAYS ON

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

JOB NO. 84800HEN
DRAWN BY: LAF
CHECKED BY: GDK
DATE DRAWN: 12/18/2020

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 Vintner's Park 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 R2 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. The Vintner's Park development shall have three (3) single family components as shown on the Preliminary Planned Unit Development Plan/Concept Plan attached hereto as "Exhibit B" with the following standards:

A. The Development Standards for Area A shall be as follows:

- | | |
|---------------------------------------|---|
| 1. Maximum Number of Lots | 5 Lots |
| 2. Minimum Lot Area | 29,000 Square Feet |
| 3. Minimum Lot Width at Building Line | 130 feet |
| 4. Minimum Front Yard Setback | 40 feet |
| 5. Minimum Side Yard Setback | 10 feet |
| 6. Minimum Rear Yard Setback | 30 feet |
| 7. Minimum Livable Floor Area | 2,200 square feet (single story)
2,800 square feet (multi-story) |
| 8. Maximum Lot Coverage | 40% |
| 9. Maximum Height-Principal | 35 feet |

B. The Development Standards for Area B shall be as follows:

- | | |
|---|---|
| 1. Maximum Number of Lots | 75 Lots |
| 2. Minimum Lot Area | 15,000 Square Feet |
| 3. Minimum Lot Width at Building Line | 95 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 | 20 feet |
| 8. Minimum Livable Floor Area | 2,200 square feet (single story)
2,600 square feet (multi-story) |
| 9. Maximum Lot Coverage | 40% |
| 10. Maximum Height-Principal | 35 feet |
| 11. Minimum Building Separation | 12 feet |

C. The Development Standards for Area C shall be as follows:

- | | |
|---|----------------------------------|
| 1. Maximum Number of Lots | 47 Lots |
| 2. Minimum Lot Area | 11,000 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 | 20 feet |
| 8. Minimum Livable Floor Area | 1,750 square feet (single story) |

	2,000 square feet (multi-story)
9. Maximum Lot Coverage	45%
10. Maximum Height-Principal	35 feet
11. Minimum Building Separation	12 feet

The Vintner's Park 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 Vintner's Park PUD will not exceed 1.6 units per acre.

D. 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 Architectural Review Committee concludes the standards conflict with a historical architectural style.

E. Perimeter Landscaping Standards:

1. A Landscape buffer shall be provided along the right of way of CR 900 North except along the Estate Lots fronting on CR 900 North. Said Landscape buffer shall be installed per the attached plan attached as "Exhibit E"
2. A decorative fountain will be installed in each of the ponds proposed in the neighborhood.
3. Fencing with brick or stone columns shall be installed along CR 900 N as depicted on "Exhibit E".

F. Tree Conservation Area:

Tree Conservation areas shall be established as shown on the Vintner's Park PUD plans. Within the tree conservation areas 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.

G. Multi-Use Paths:

The Developer will install a 10' wide asphalt path along the project frontage of CR 900 North. The developer will provide a culvert crossing or board-walk style crossing, as permitted by the County Surveyor's Office. The Developer will install additional 10' wide asphalt pathways, as general shown on the Site Plan, internal to the neighborhood and providing a connection to Daniel's Vineyard.

H. 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 900 North
2. Secondary Monument: A secondary monument column will be installed at the stub street connection with Geist Woods Estates for internal identification.
3. The Street Light Standards for Vintner's Park will be approved and established as part of the PUD Ordinance.

I. 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.

J. Snow Removal:

The Homeowner's Association for Vintner's Park shall be responsible for snow removal of all internal streets.

K. Daniel's Vineyard:

A statement will be included with the plat to be follow the title of the sale each lot in Vintner's Park notifying buyers of the existence and operation of the neighboring venue and outdoor activities.

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 _____, 2021. 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 _____, 2021 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:

Barry A. Wood

Thomas R. Strayer

Gregory J. Brewer

Larry J. Longman

Branden D. Williams

Voting Opposed:

Barry A. Wood

Thomas R. Strayer

Gregory J. Brewer

Larry J. Longman

Branden D. Williams

ATTEST:

Staci A. Starcher, Clerk-Treasurer

This instrument was prepared by Briane House, 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. – Briane House

“Exhibit A”

LEGAL DESCRIPTION

Vintner’s Park – Overall 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:

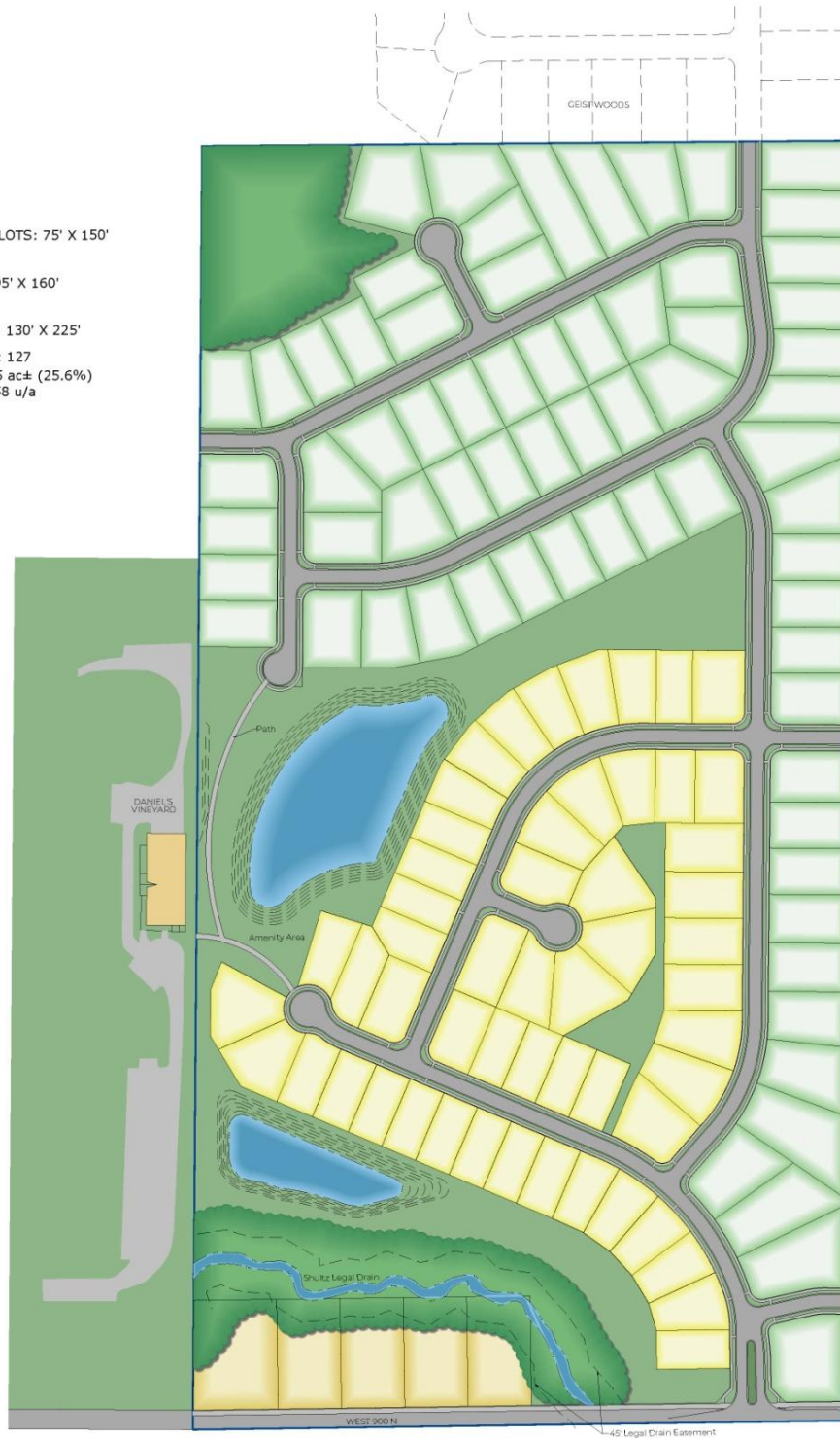
Beginning at the Southeast corner of said Half-Quarter Section; thence South 89 degrees 01 minute 36 seconds West (assumed bearing), along the South line of said Half-Quarter Section, a distance of 1,333.83 feet to the Southwest corner thereof; thence North 00 degrees 14 minutes 28 seconds East, along the West line of said Half-Quarter Section, a distance of 2632.71 feet to the Northwest corner thereof; thence North 89 degrees 21 minutes 13 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 18 minutes 23 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.

Concept Plan
80 ac±

"Exhibit B"

Vintner's Park
McCordsville, IN

-  47 EMPTY NESTER LOTS: 75' X 150'
 -  75 ESTATE LOTS: 95' X 160'
 -  5 FRONTAGE LOTS: 130' X 225'
- TOTAL LOTS: 127
COMMON AREA 20.5 ac± (25.6%)
DENSITY: 1.58 u/a



"Exhibit C"

Vintner's Park
Architectural Standards

All homes constructed in Vintner's Park 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.
5. A minimum of fifty percent (50%) of the homes shall have a front elevation at least fifty percent (50%) brick or stone, exclusive of windows, doors, garage doors and areas above the roof line. All homes shall feature a minimum 30" brick or stone wainscot wrap around the home.
6. The front elevation of any home shall contain a minimum of one (1) two-foot or greater step back and one (1) gable or front facing hip roof.
7. The rear elevation of any home, noted on Exhibit "C-1", shall contain a minimum of one (1) two-foot or greater step back and the rear elevation shall contain either a covered integrated outdoor living porch, or a bump-out on the rear of the home that is at least 2' deep and 8' wide.
8. Any fencing proposed on the rear of the lots identified on Exhibit "C-1" requiring rear elevation standards shall be consistent wrought iron fence material.
9. The side elevation, facing the street, of any home, noted on Exhibit "C-1" shall contain a minimum of two (2) windows for ranch homes and three (3) windows for two-story homes.
10. Minimum roof overhang of twelve (12) inches on all sides of a house as measured from the wall structure to the fascia board.
11. There shall be not more than 10 percent of the same front elevation in the subdivision.
12. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
13. Unless approved by the ARC, the front porch columns shall be a minimum of six inches by six inches.
14. All ranch homes shall contain a minimum of one (1) window on all four sides 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.
15. All two-story homes shall contain a minimum of two (2) windows on all four sides. 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.

16. 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.
17. 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.
18. All homes in Area C shall contain a minimum of a two-car garage with a minimum width of twenty-one (21) feet.
19. All homes in Areas A & B shall have a minimum 3-car garage. At least 2 garage bays must be side load, courtyard load, or rear load garage with the option of a 3rd and/or 4th car being a front loading Carriage bay. Such front-loading carriage bays shall contain decorative garage door(s) similar to those depicted on Exhibit C-2.
20. Front-loading garages in Area C shall contain a decorative garage door similar to those depicted on Exhibit C-2.
21. For any three-car garage that faces a street in Area C, at least one of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.
22. For front-loading garages in Area C 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.
23. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall feature at least one window on each side elevation of the garage. These windows shall not count towards any other window requirement. No front-loading garage shall protrude more than ten (10) feet in front of the front elevation. Garage protrusion shall be measured by determining the distance between the farthest protruding front façade of the garage and the widest portion of the front façade of the front elevation. Any front-loading garage that protrudes a minimum of eight feet in front of the front elevation shall feature a minimum of eight shrubs along the foundation of side elevation (nearest the side-yard property line) of the garage.
24. Basements are required for all lots in Areas A & B. Basements shall be offered as an option for all lots in Area C.
25. All homes shall include mailboxes with uniform design.
26. All homes shall be landscaped with a minimum of two (2) deciduous tree, one (1) ornamental tree and twelve (12) shrubs planted along the front foundation of the primary structure. This shall apply to both front-yards on corner lots.
27. All lot fence construction shall be comprised of black wrought iron or other similar appearing material such as extruded aluminum or composite material.

Concept Plan
80 ac±

"Exhibit C-1"

Vintner's Park
McCordsville, IN

-  47 EMPTY NESTER LOTS: 75' X 150'
 -  75 ESTATE LOTS: 95' X 160'
 -  5 FRONTAGE LOTS: 130' X 225'
- TOTAL LOTS: 127
COMMON AREA 20.5 ac± (25.6%)
DENSITY: 1.58 u/a

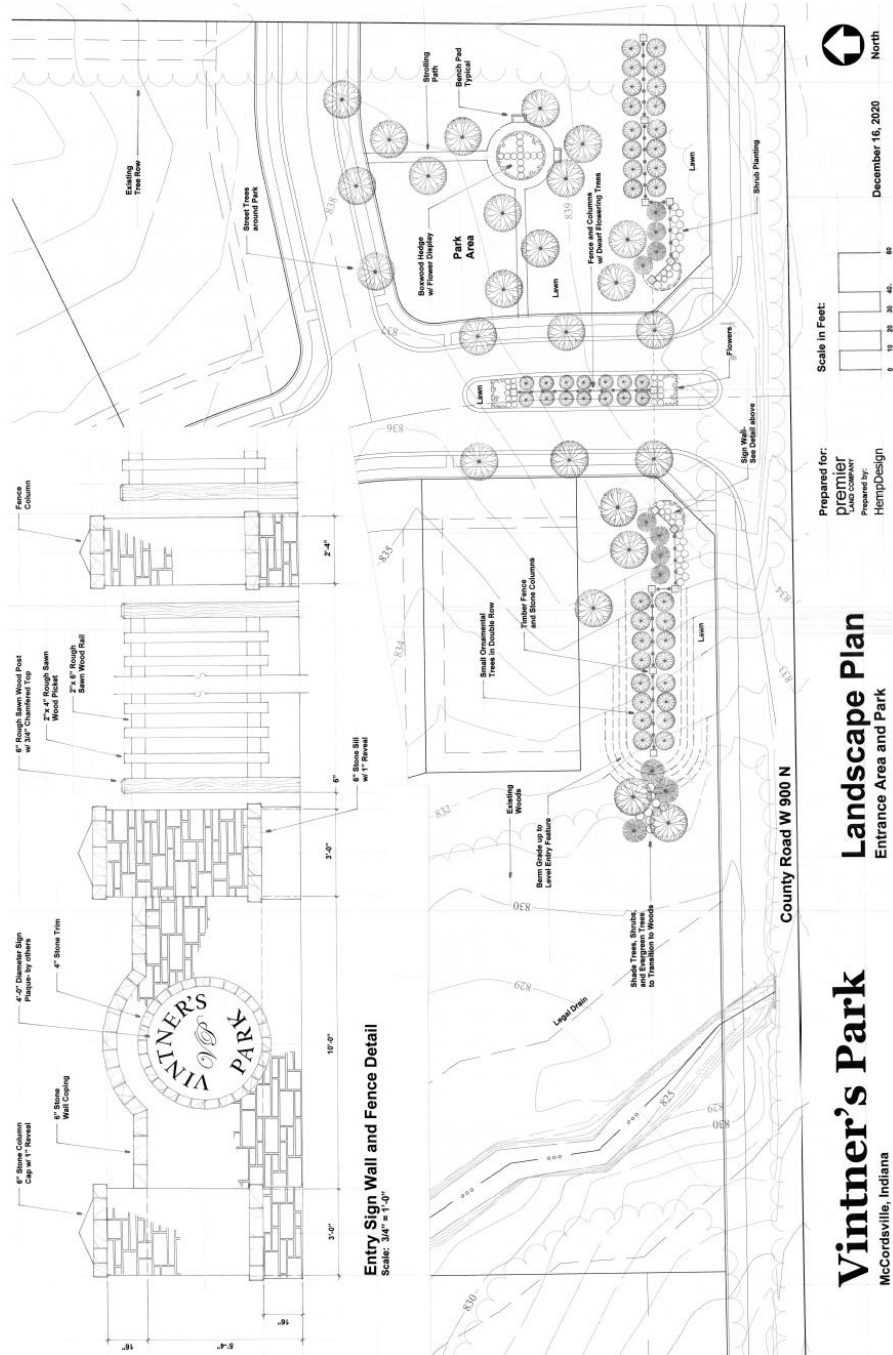


Exhibit C-2



“Exhibit E”

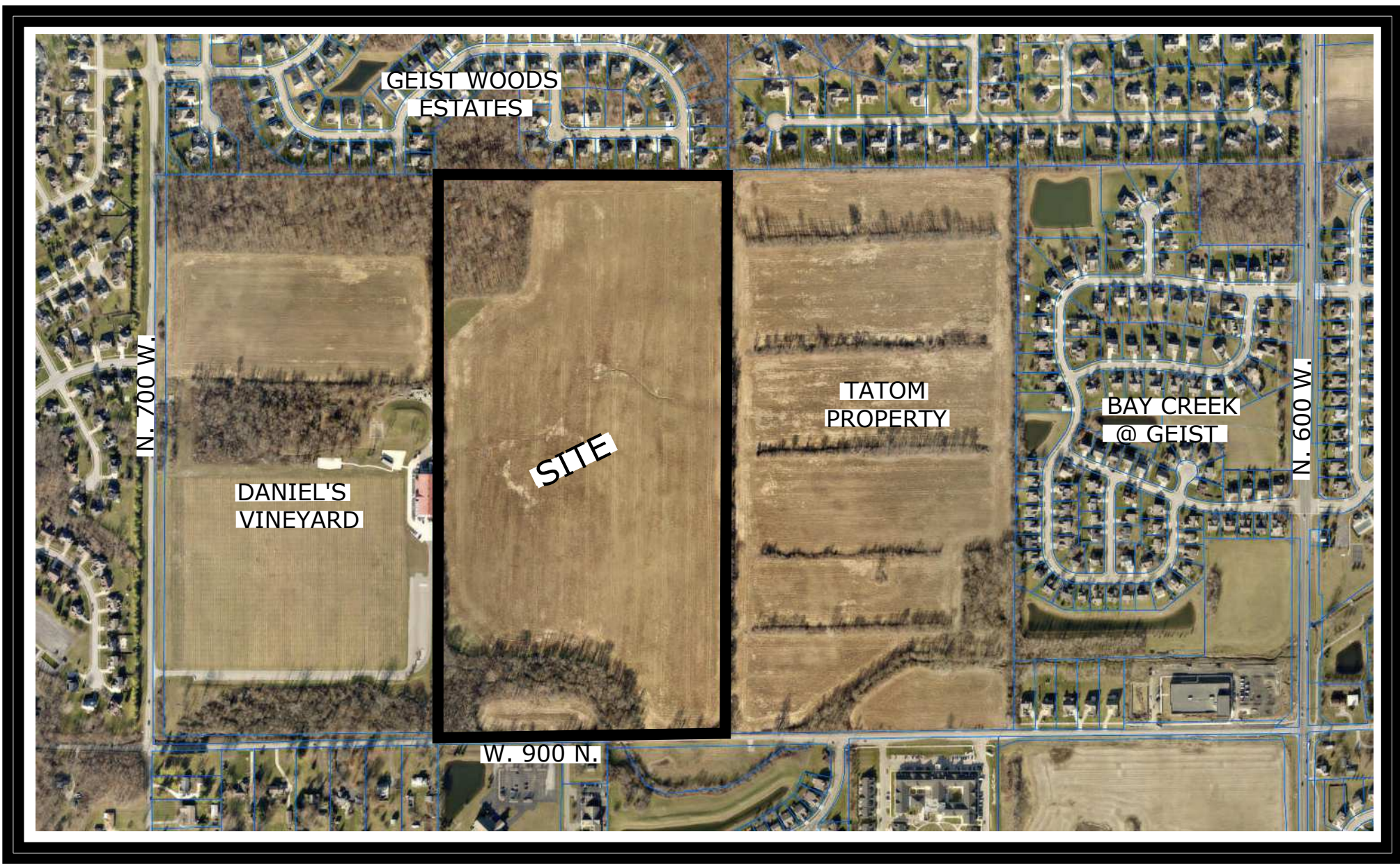
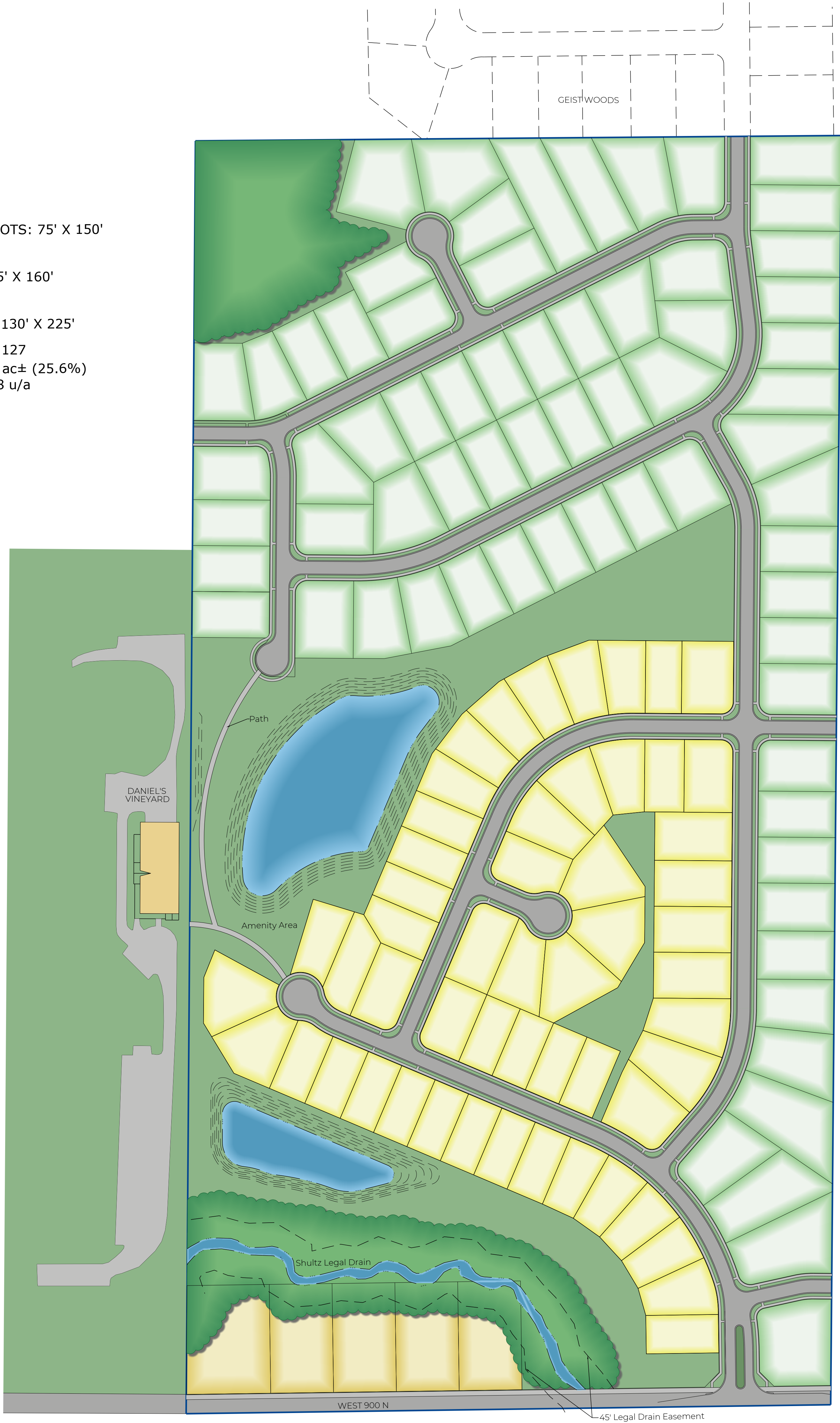
Entry Monuments & Landscaping

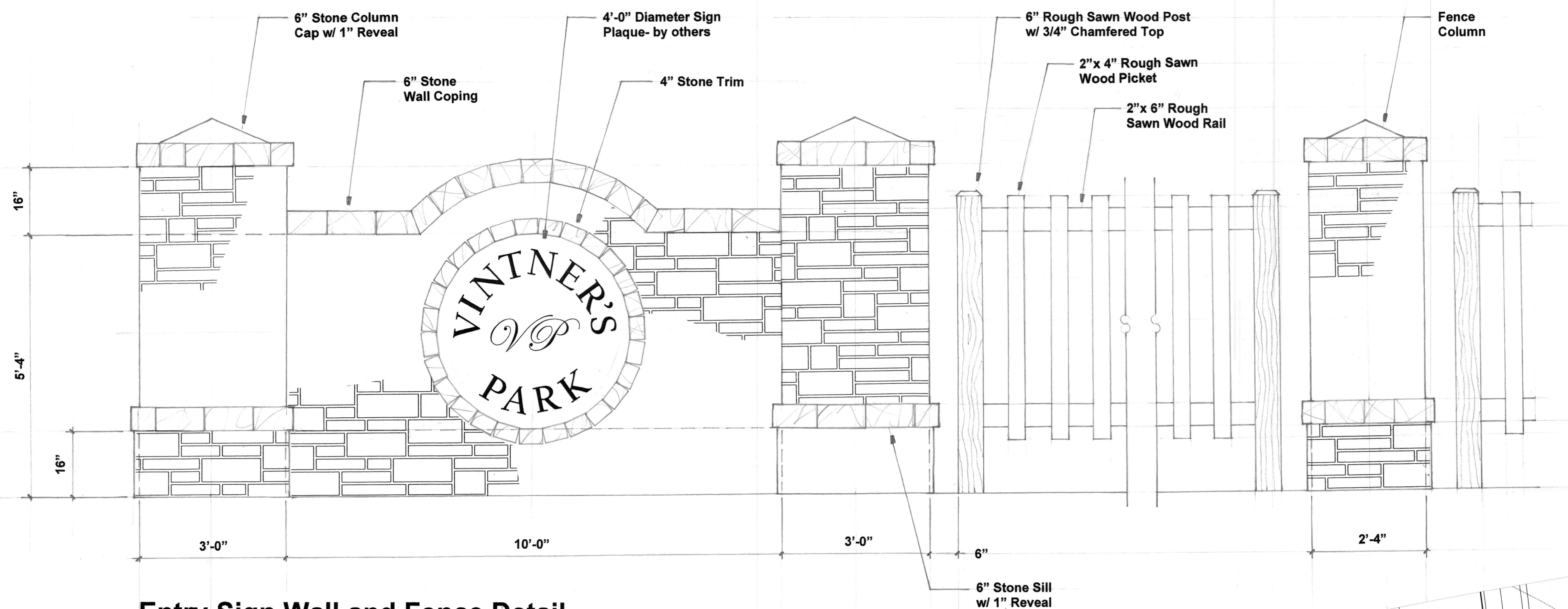


Concept Plan
80 ac±

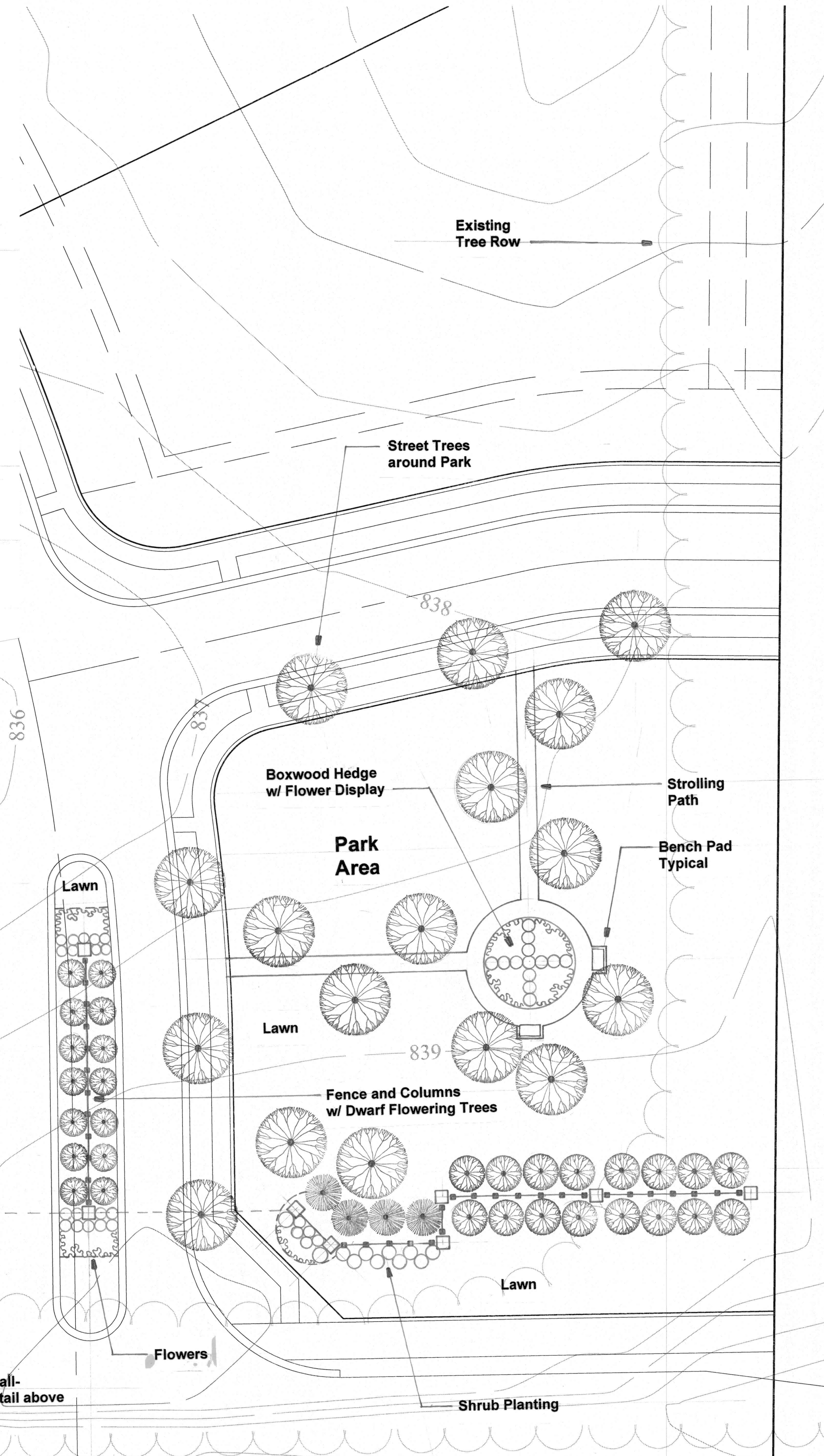
Vintner's Park
McCordsville, IN

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Entry Sign Wall and Fence Detail
Scale: 3/4" = 1'-0"

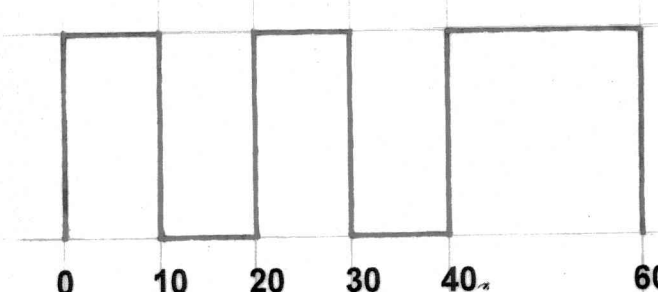


Vintner's Park
McCordsville, Indiana

Landscape Plan
Entrance Area and Park

Prepared for:
premier
LAND COMPANY
Prepared by:
HempDesign

Scale in Feet:



December 16, 2020



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

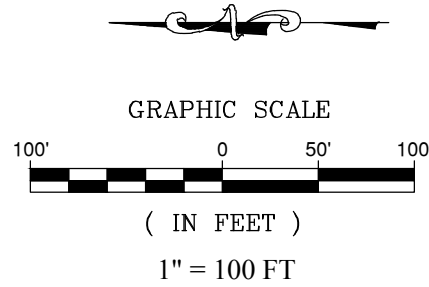
THIS INSTRUMENT PREPARED FOR:
PREMIER LAND COMPANY LLC
11691 FALL CREEK ROAD, SUITE 210
INDIANAPOLIS, IN 46256
RICHARD HENDERSON
PHONE: 317-591-9172

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.



Now or formerly
Geist Woods Estates
Section 2

Now or formerly
Traverse Inc.

Now or formerly
Traverse Inc.

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

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



SECTION 14			TOWNSHIP 17N			RANGE 5E		
DRAWN BY: LAF			CHECKED BY: GDK			SHEET NO. 1		
OF 6 SHEETS			S&A PROJ NO.			84800HEN		
PRELIMINARY PLAN			PREPARED FOR:			VINTNER'S PARK		
HANCOCK COUNTY INDIANA			VERNON TOWNSHIP			STOEPPELWERTH		
ALWAYS ON			7965 East 106th Street, Fishers, IN 46038-2505			phone: 317.849.5935 fax: 317.849.5942		
THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RECONSTRUCTION OR SURVEY OF A SURVEYOR LOCATION REPORT.			CERTIFIED: 12/18/2020			BY		
DATE			REVISIONS			BY		

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:
PRIMIER LAND COMPANY LLC
11691 FALL CREEK ROAD, SUITE 210
INDIANAPOLIS, IN 46256
RICHARD HENDERSON
PHONE: 317-501-9172

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	101.70'	500.00'	51.03'	N6°37'29"W	101.53'	11°39'14"
C2	33.86'	150.00'	17.00'	S84°00'55"W	33.79'	12°56'01"
C3	318.64'	500.00'	164.94'	N30°42'29"W	313.27'	36°30'46"
C4	157.77'	500.00'	79.55'	S58°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°24'23"W	102.78'	29°46'37"
C9	8.44'	200.00'	4.22'	N61°54'49"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°34'02"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°24'13"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°56'57"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
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

HANCOCK COUNTY, INDIANA

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

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

SHEET NO.

2

OF 6 SHEETS
S & A 300 SQ.
84800HEN

STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
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THIS INSTRUMENT PREPARED FOR:
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RICHARD HENDERSON
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Vintner's Park

PRELIMINARY PLAN

ZONING: PUD

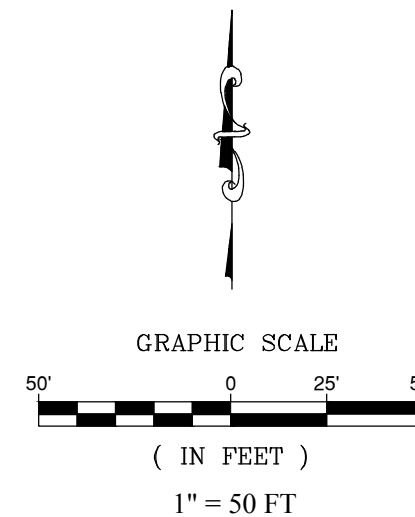
25
B.L.
D.&U.E.
D.U.&S.S.E.
C.A.
L.M.A.E.
R/W
T.C.E.

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



STOEPPELWERTH

PRELIMINARY PLAN

VINTNER'S PARK

VERNON TOWNSHIP HANCOCK COUNTY, INDIANA

THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A RETRACTION OR
CORRECTION OF A PREVIOUS SURVEY
REPORT.

CERTIFIED: 12/18/2020

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

SHEET NO.

3

OF 6 SHEETS

S & A JOB NO. 84800HEN

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PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PRIMER LAND COMPANY LLC
11691 FALL CREEK ROAD, SUITE 210
INDIANAPOLIS, IN 46256
RICHARD HENDERSON
PHONE: 317-501-9172

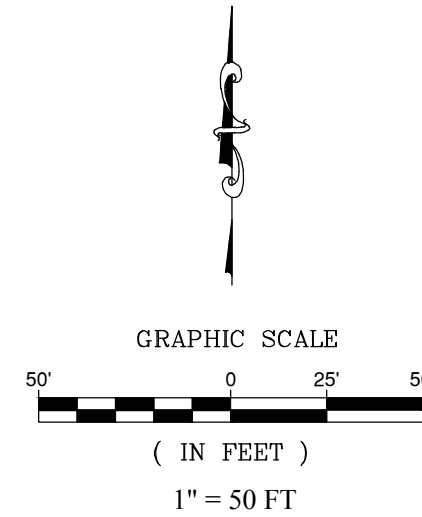
Vintner's Park

PRELIMINARY PLAN

ZONING: PUD

- 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

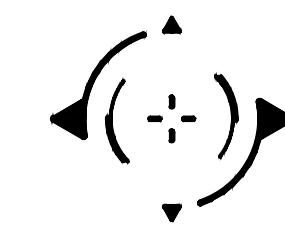
- LEGEND**
- * HANDICAP RAMP
☼ STREET LIGHT
—●— PROPOSED SANITARY SEWER LINE; MANHOLE
—●— PROPOSED STORM SEWER; MANHOLE & END SECTION
—●— PROPOSED WATER LINE; FIRE HYDRANT



PRELIMINARY PLAN
VINTNER'S PARK

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

STOEPPELWERTH



THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A RETRACEMENT OR
OTHER SURVEYING DOCUMENT WITHOUT A
SURVEYOR'S LOCATION
CERTIFIED: 12/18/2020

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

HANCOCK COUNTY, INDIANA

VERNON TOWNSHIP

REVISIONS

BY

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:
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

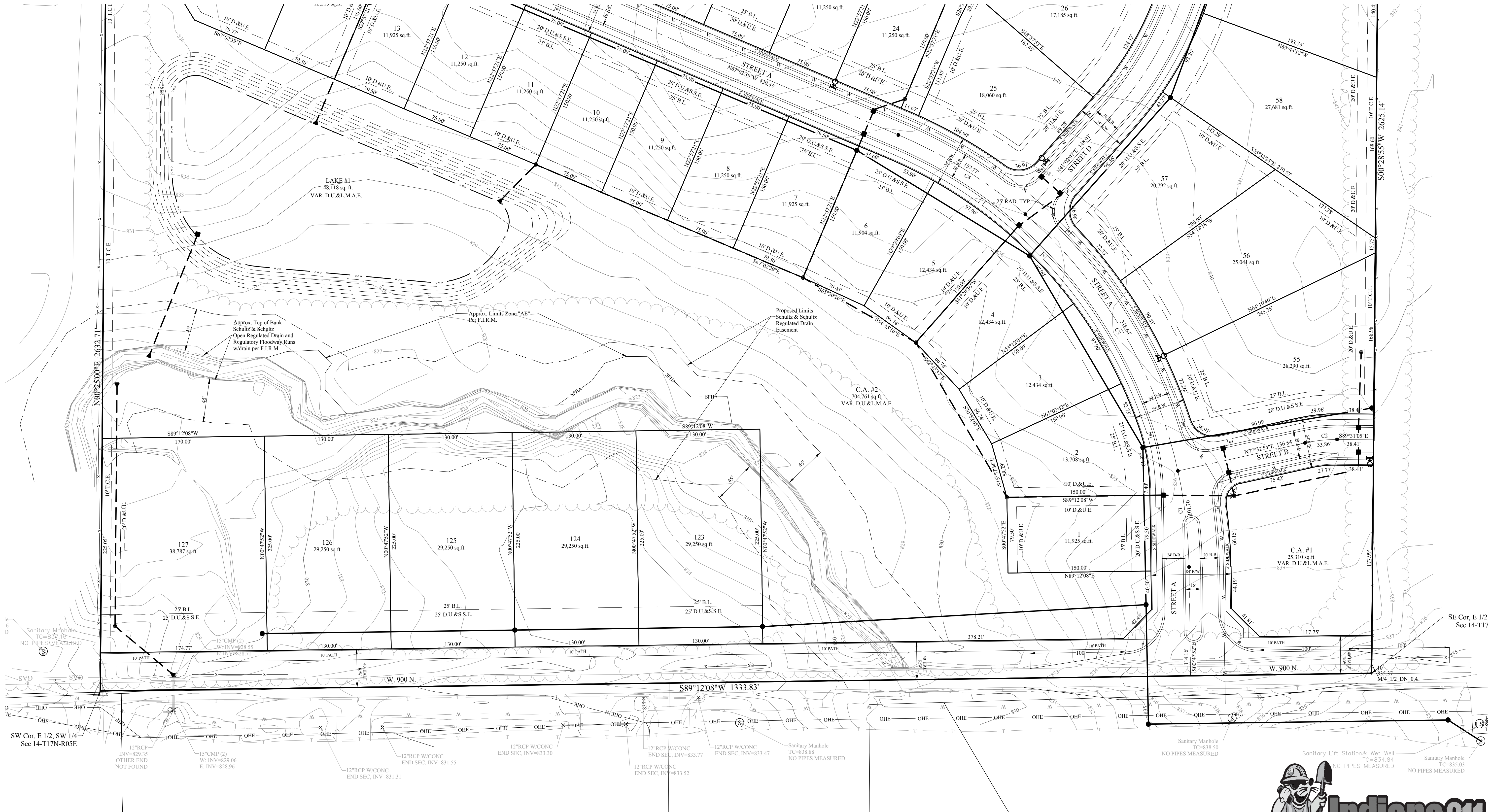
25
B.L.
D&U.E.
D.U.&S.S.E.
C.A.
L.M.A.E.
R/W
T.C.E.

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

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

VINTNER'S PARK

VERNON TOWNSHIP

HANCOCK COUNTY, INDIANA

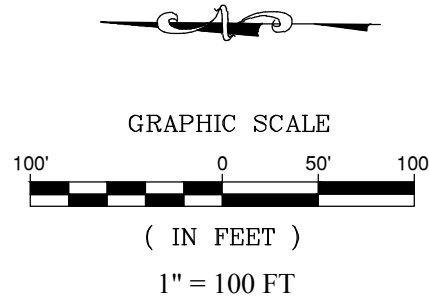
THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A RETRACEMENT OR
SURVEY OF A SURVEYOR LOCATION
REPORT.

CERTIFIED: 12/18/2020

ALWAYS ON
7965 E. 106th Street, Fishers, IN 46038-2505
Phone: 317.849.5935 Fax: 317.849.5942



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

LEGEND

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



TOPOGRAPHICAL SURVEY			STOEPPELWERTH		ALWAYS ON		THIS DRAWING IS NOT INTENDED TO BE REPRODUCED OR USED FOR ANY OTHER SURVEY OR A SURVEYOR LOCATION REPORT.		CERTIFIED: 12/18/2020		REVISIONS		DATE		BY	
PREPARED FOR:			VINTNER'S PARK		7965 East 106th Street, Fishers, IN 46038-2505		phone: 317.849.5935 fax: 317.849.5942									
SECTION: 14			TOWNSHIP: 17N		RANGE: 5E											
DRAWN BY: LAF			CHECKED BY: GDK													
SHEET NO. 6			OF 6 SHEETS		S & A JOB NO. 84800HEN											
VERNON TOWNSHIP			HANCOCK COUNTY, INDIANA													

