



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

THIS INSTRUMENT PREPARED FOR:



FORESTAR
9292 N. MERIDIAN ST.
SUITE #211
INDIANAPOLIS, IN 46260
BRIAN D. GRAY, P.E.
PHONE: (317) 447-5118
BRIANGRAY@FORESTAR.COM

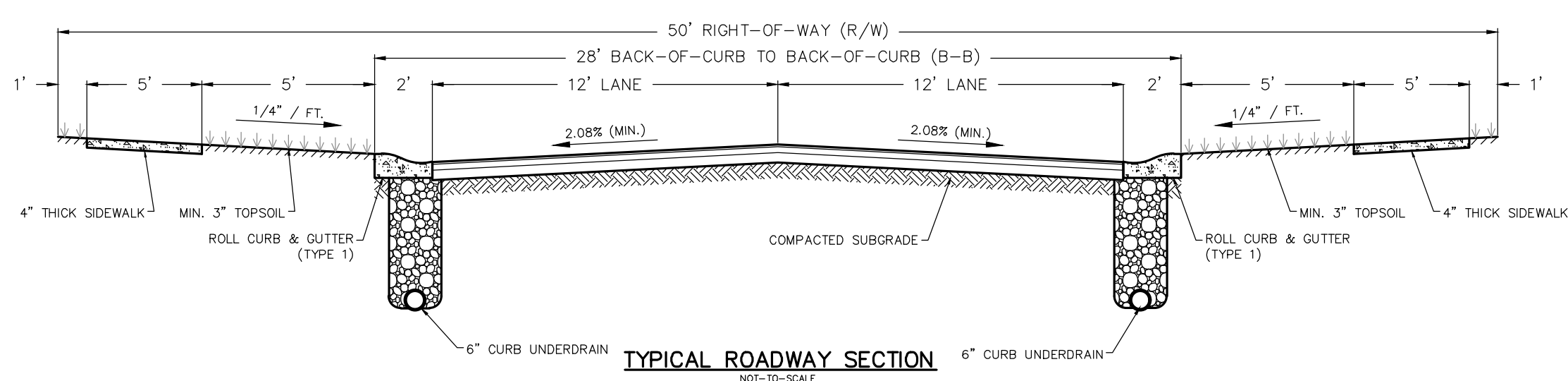
Site Data		Site Data	
Zoning	RS-2 & RS-3	Phase 1	
Gross Area	130.6 acres	134 lots	
Proposed Public R/W	20.6 ac (15.8%)	Common Area: 16.1 acres	
Common Area	32.2 ac (24.6%)	Total: 56.5 acres	
Pond Area	7.5 ac (5.7%)		
Lot Area	70.2 ac (53.8%)	Phase 2	
		117 Lots	
		Common Area: 18.9 acres	
		Total: 49.8 acres	
RS-2 (75x135)	128	Phase 3	
RS-3 (60x120)	192	48 Lots	
Total Lots	320	Common Area: 1.2 acres	
Gross Density	2.45u/a	Total: 13.5 acres	
Minimum Lot Area		Phase 4	
RS-2	10,125 sq. ft.	21 Lots	
RS-3	7,200 sq. ft.	Common Area: 3.5 acres	
		Total: 10.8 acres	
Minimum Sublots (RS-2 / RS-3)			
Front Local	20'		
Front Arterial	50'		
Side	10' / 8'		
Rear	20' / 15'		

Hurricane Road Frontage (minor arterial)	2,064 ln.ft.
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WINTERFIELD BOULEVARD	1,424.93 L.F.
FAIRMOUNT DRIVE	888.20 L.F.
MUIRFIELD STREET	605.00 L.F.
SCOTSCRAIG STREET	605.00 L.F.
LUNDIN ROAD	787.08 L.F.
BLACKSTONE AVENUE	2,548.63 L.F.
IRVINE DRIVE	175.12 L.F.
SUNNINGDALE WAY	822.08 L.F.
ARCHERFIELD STREET	1,594.58 L.F.
GLENEAGLES LANE	1,736.73 L.F.
DUNBAR DRIVE	1,492.63 L.F.
MORAY STREET	165.00 L.F.
JUBILEE LANE	2,577.00 L.F.
EDEN COURT	282.50 L.F.
FOXCHASE DRIVE	250.95 L.F.
TOTAL	15,955.43 L.F.

STREET TREE NOTE:
ONE STREET TREE SHALL BE PLANTED FOR EVERY 40 FEET OF STREET FRONTAGE OR FRACTION THEREOF, MINUS THE WIDTH OF THE DRIVEWAY(S) AS MEASURED ALONG THE FRONT PROPERTY LINE. TREES MAY BE EVENLY SPACED OR GROUPED TOGETHER. TREES SHALL BE PLANTED WITH A MINIMUM CALIPER AS MEASURED 6 INCHES FROM THE TOP OF THE ROOT BALL. AT THE TIME OF PLANTING STREET TREES SHALL BE PLANTED WITHIN 10 FEET OF THE RIGHT-OF-WAY. TREE PLANTINGS WITHIN THE RIGHT-OF-WAY SHOULD BE AVOIDED IF AT ALL POSSIBLE. HOWEVER, STREET TREES MAY BE PROVIDED IN THE RIGHT-OF-WAY, ONLY AS LONG AS THEY DO NOT VIOLATE ANY CITY TREE OR PLANTING ORDINANCES OR ANY TREE SPACING REQUIREMENTS OR REDUCE CONFLICT WITH UTILITIES. NO TREE SHALL BE PLANTED WITHIN 10 FEET OF ANY FIRE HYDRANT OR 5 LATERAL FEET OF ANY UNDERGROUND UTILITY SERVICE.

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	70.05'	100.00'	36.53'	S68°2510"E	68.62'	40°0804"
C2	70.05'	100.00'	36.53'	S28°1706"E	68.62'	40°0804"
C3	144.91'	100.00'	88.52'	N49°4355"W	132.56'	83°0144"
C4	157.08'	100.00'	100.00'	S43°4513"W	141.42'	90°0000"
C5	78.54'	100.00'	41.42'	S23°4447"E	76.54'	45°0000"
C6	78.54'	100.00'	41.42'	S68°4447"E	76.54'	45°0000"
C7	82.21'	100.00'	43.59'	N65°1203"E	79.92'	47°0620"
C8	76.74'	150.00'	39.23'	S13°2435"W	75.90'	29°1843"
C9	294.20'	150.00'	223.97'	N28°0723"W	249.26'	112°2239"
C10	168.12'	100.00'	111.69'	S47°3135"W	149.01'	96°1925"
C11	65.57'	500.00'	32.83'	N87°2922"E	65.53'	7°3051"
C12	65.57'	500.00'	32.83'	S87°2922"E	65.53'	7°3051"
C13	144.98'	100.00'	88.57'	N47°1315"E	132.61'	83°0355"
C14	65.57'	500.00'	32.83'	N84°5947"E	65.53'	7°3051"
C15	65.57'	500.00'	32.83'	S84°5947"W	65.53'	7°3051"
C16	65.57'	500.00'	32.83'	N87°2921"W	65.53'	7°3051"
C17	65.57'	500.00'	32.83'	S87°2922"E	65.53'	7°3051"
C18	78.54'	100.00'	41.42'	N66°1513"E	76.54'	45°0000"
C19	157.08'	100.00'	100.00'	S43°4513"E	141.42'	90°0000"
C20	158.15'	100.00'	101.07'	S45°5627"E	142.17'	90°3640"
C21	157.08'	100.00'	100.00'	N43°4513"E	141.42'	90°0000"
C22	8.89'	150.00'	4.45'	N0°2706"E	8.89'	3°2347"

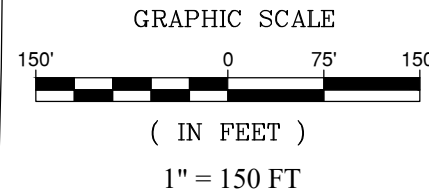
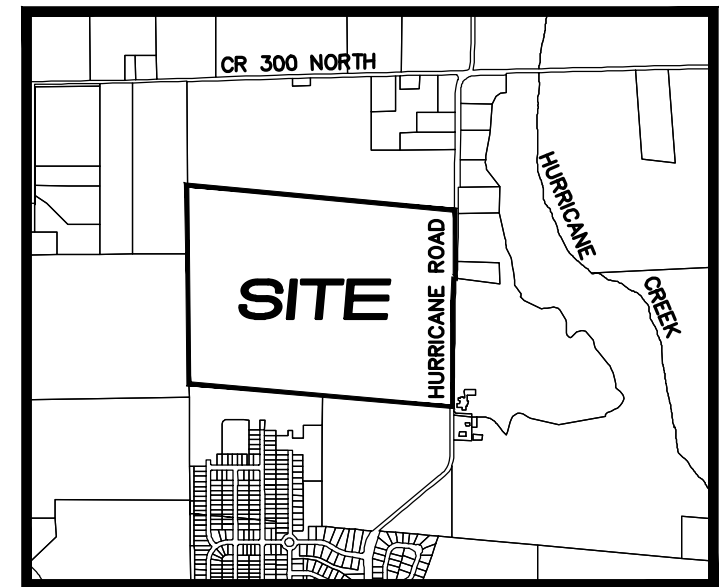


PRIMARY PLAT

WINTERFIELD

FRANKLIN, INDIANA

ZONING: RS-2 & RS-3



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
SCALE: 1"=1000'
Br / CrA / MnB2 / MnC2



FLOOD STATEMENT
A PORTION OF THIS SITE DOES LIE WITHIN A ZONE PER
FIRM 18081C0143 E
DATED JANUARY 29, 2021

LAND DESCRIPTION

Part of the Northwest and Southwest Quarters of Section 1, Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, being that 130.627-acre tract of land shown on the ALTA/NSPS Land Title Survey dated April 14, 2021, as last revised, by Michael J. Smith, PS #LS20500025 of American Structurepoint, Inc. under project number 2021.02681, more particularly described as follows:

BEGINNING at a stone lot at the southwest corner of said Northwest Quarter; thence North 00 degrees 36 minutes 17 seconds West 703.51 feet along the west line of said Northwest Quarter (the basis of bearings is the Indiana Geospatial Coordinate System, Johnson Zone) to at 5/8-inch diameter rebar at the northwest corner of the South 45 acres said Northwest Quarter; thence South 84 degrees 36 minutes 51 seconds East 2,808.93 feet along the north line of said South 45 acres to a mag nail on the east line of said Northwest Quarter; thence South 00 degrees 05 minutes 40 seconds West 699.82 feet along said east line to a 5/8-inch diameter rebar; thence South 00 degrees 05 minutes 40 seconds West 699.82 feet along said east line to the point surveyed to Indiana Golf Foundation in Instrument Number 2009-00199, on file in the Office of the Recorder of Johnson County, Indiana, the following three (3) courses along the north and west lines thereof: 1)thence North 80 degrees 45 minutes 11 seconds West 14.06 feet to a mag nail; 2)thence Southerly 279.86 feet along a non-tangent curve to the left having a radius of 4,497.59 feet and subtended by a long chord having a bearing of South 02 degrees 12 minutes 28 seconds West and a length of 279.81 feet to a mag nail; 3)thence South 00 degrees 25 minutes 31 seconds West 820.61 feet to a mag nail; 4)thence South 00 degrees 08 minutes 24.94 feet to a mag nail on the south line of the North Half of said Southwest Quarter; thence South 00 degrees 08 minutes 24.94 seconds West 749.15 feet along said south line to a 5/8-inch diameter rebar at the southwest corner of said North Half; thence North 00 degrees 37 minutes 53 seconds West 1,366.87 feet along the west line of said Southwest Quarter to the POINT OF BEGINNING. Containing 130,627 acres, more or less.

DENNIS D. OLMSTEAD
REGISTERED LAND SURVEYOR
NO. 900012

02/4/22
DATE



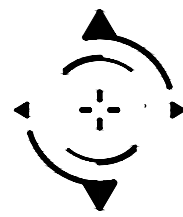
PLANS PREPARED BY:

STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA 46038
PHONE: (317)-849-5935
CONTACT PERSON: DENNIS D. OLMSTEAD
EMAIL: DOLMSTEAD@STOEPPELWERTH.COM



Know what's **below**.
Call before you dig.

INDEX	
SHT.	DESCRIPTION
C001	COVER SHEET
C100	PRIMARY PLAT KEY MAP
C101-109	PRIMARY PLAT
C110	OFFSITE STORM PLAN
C111	STREET SIGNAGE / LIGHTING PLAN
REVISIONS	
SHT.	DESCRIPTION
ALL	REVISED PER TRC COMMENTS 02/28/2022
ALL	REVISED PER TRC COMMENTS 3/10/22



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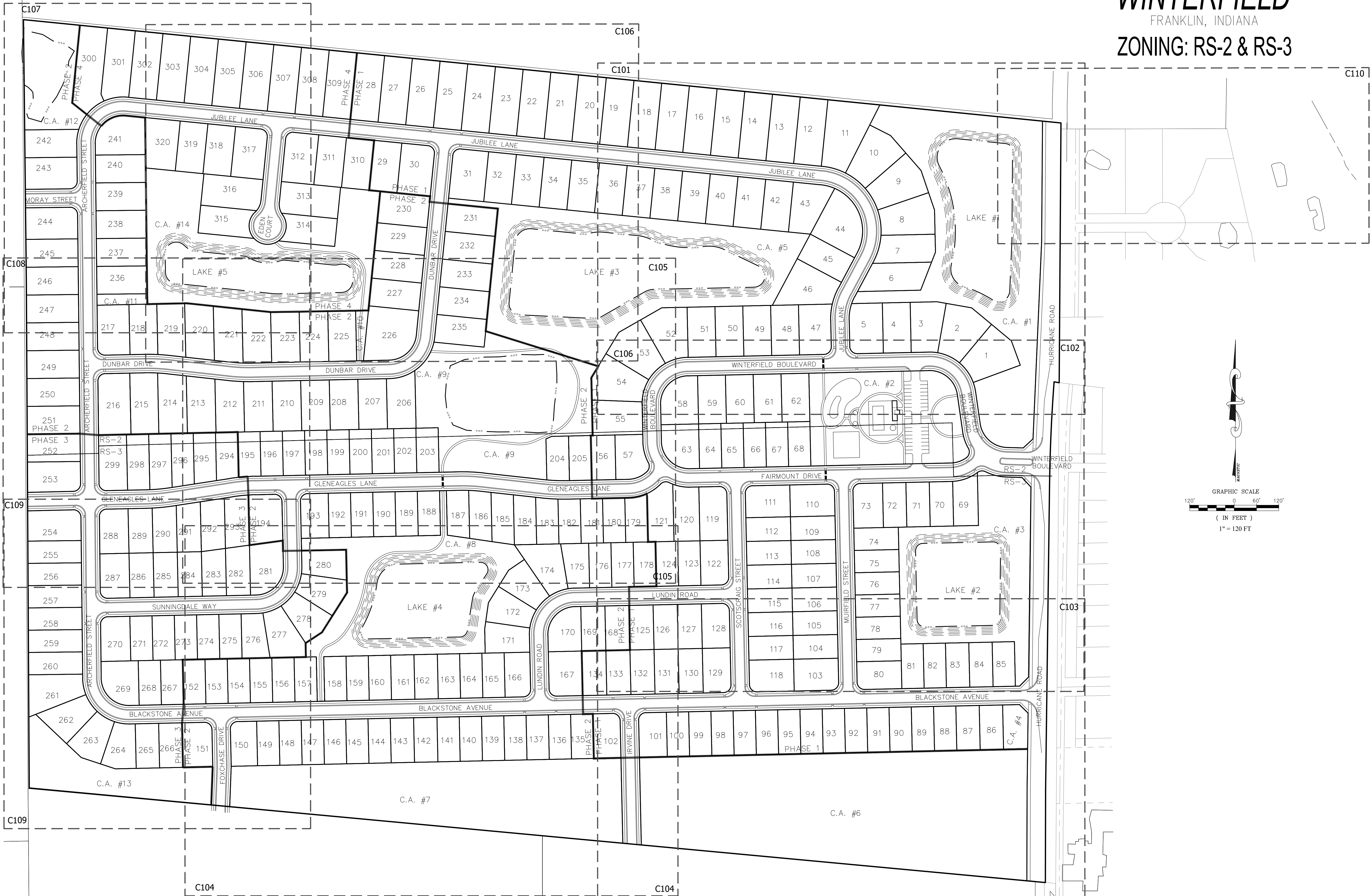
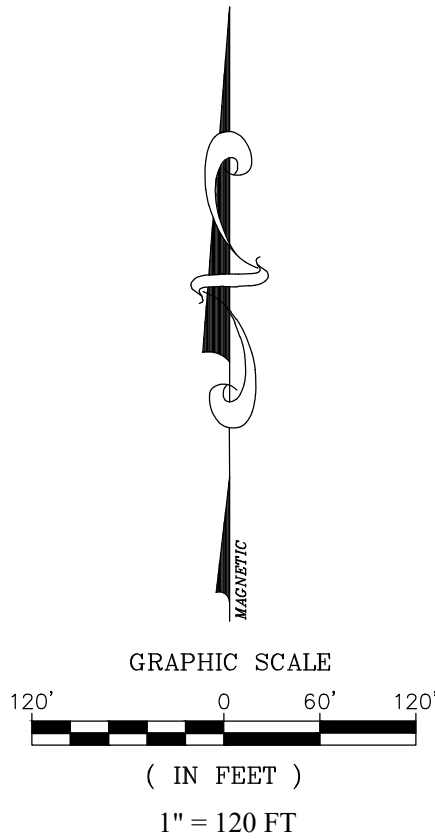
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BRIANGRAY@FORESTAR.COM

PRIMARY PLAT

WINTERFIELD

FRANKLIN, INDIANA

ZONING: RS-2 & RS-3

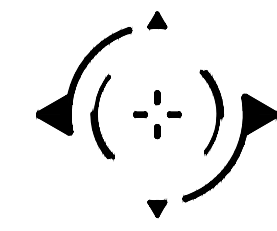


THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEY FOR LOCATION REPORT.

CERTIFIED: 2/14/2022

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

STOEPPELWERTH



KEY MAP

WINTERFIELD

FRANKLIN TOWNSHIP
JOHNSON COUNTY, INDIANA

DRAWN BY: LAF
CHECKED BY: GDK
SHEET NO. C100
S & A JOB NO. 100405FOR

REVISED PER	TRC COMMENTS	LAF	BY
03/10/22			
02/28/2021			
DATE	MARK	REVISIONS	



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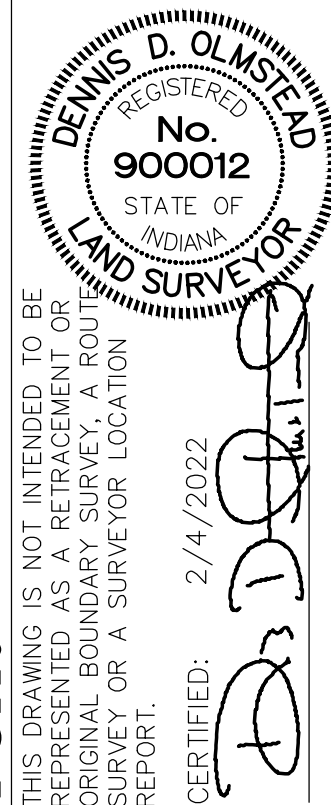
WINTERFIELD

FRANKLIN, INDIANA

ZONING: RS-2 & RS-3



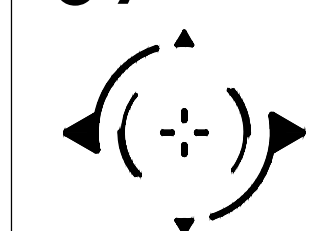
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CERTIFIED: 2/4/2022

STOEPPELWERTH
ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2905
Phone: 317.849.5935 Fax: 317.849.5942



PRIMARY PLAT

WINTERFIELD

JOHNSON COUNTY, INDIANA

DRAWN BY: LAF
CHECKED BY: GDK
SHEET NO: C101
S & A JOB NO: 100405FOR



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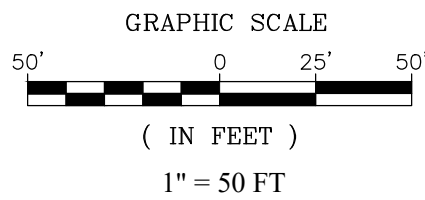
ZONING: RS-2 & RS-3

SHEET C101

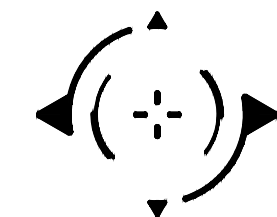
SHEET C106



- ### LEGEND
- 40 LOT NUMBER
 - B.L. BUILDING LINE
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
 - L.M.A.E. LANDSCAPE & LAKE MAINTENANCE ACCESS EASEMENT
 - C.A. COMMON AREA
 - R/W RIGHT OF WAY
 - VAR. VARIABLE
 - * HANDICAP RAMP
 - EXISTING CONTOUR
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER / SIZE
 - W PROPOSED WATER LINE
 - FO PROPOSED FIRE HYDRANT
 - FM PROPOSED FORCEMAIN
 - W EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE; MANHOLE
 - EXISTING STORM SEWER LINE; MANHOLE
 - EXISTING FENCE LINE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING GAS VALVE
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING LIGHT POLE
 - EXISTING TREE LINE
 - PARKING SPACES



STOEPELWERTH



PRIMARY PLAT

WINTERFIELD

FRANKLIN TOWNSHIP JOHNSON COUNTY, INDIANA

DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C102
S & A JOB NO. 100405FOR

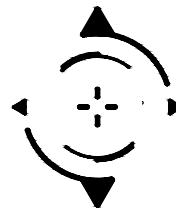
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CERTIFIED: 01/06/2022

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

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

REVISED PER TRC COMMENTS	LAF	BY
3/10/22		
10/29/2021		
DATE	MARK	REVISIONS



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PRIMARY PLAT

WINTERFIELD

FRANKLIN, INDIANA

ZONING: RS-2 & RS-3

SHEET C102

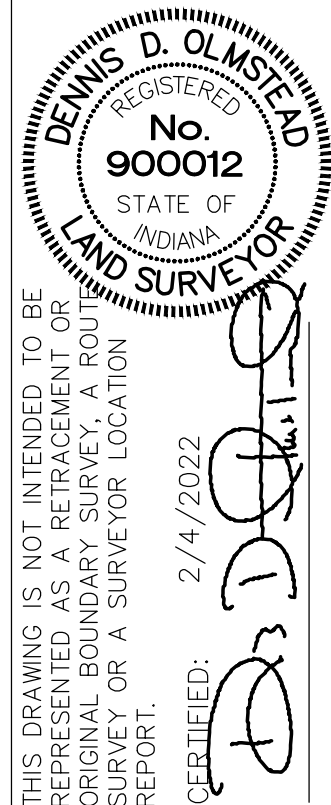


SHEET C104

MICHAEL & MEGAN SNEPP
INSTR. NO. 2021-006209

BUFFER YARD TYPE I REQUIRED ADJACENT TO A (AGRICULTURE) ZONING DISTRICT
a. A minimum setback of 10 feet in addition to the yard setback otherwise required by this Ordinance.
b. One (1) broad-leaf deciduous canopy tree must be planted in the buffer yard for every 30 feet of boundary between the subject and adjoining properties.

- LEGEND**
- 40 LOT NUMBER
 - B.L. BUILDING LINE
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
 - L.M.A.E. LANDSCAPE & LAKE MAINTENANCE ACCESS EASEMENT
 - C.A. COMMON AREA
 - R/W RIGHT OF WAY
 - VAR. VARIABLE
 - * HANDICAP RAMP
 - EXISTING CONTOUR
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER / SIZE
 - PROPOSED WATER LINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED FORCEMAIN
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE; MANHOLE
 - EXISTING STORM SEWER LINE; MANHOLE
 - EXISTING FENCE LINE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING GAS VALVE
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING LIGHT POLE
 - EXISTING TREE LINE



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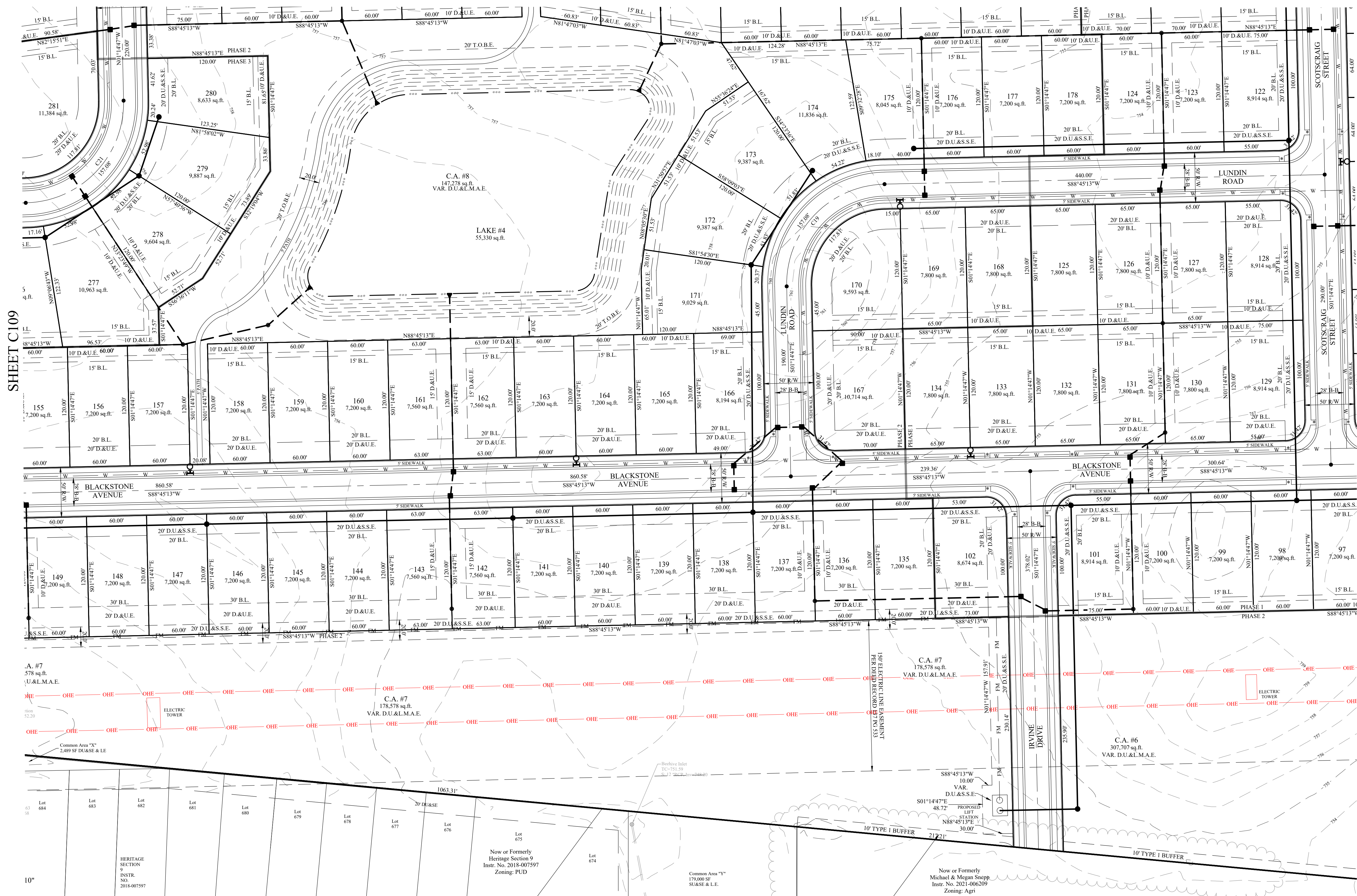
PRIMARY PLAT
WINTERFIELD
FRANKLIN TOWNSHIP JOHNSON COUNTY, INDIANA

DRAWN BY: LAF
CHECKED BY: GDK
SHEET NO. C103
S & A JOB NO. 100405FOR



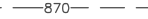
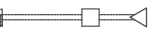
PRIMARY PLAT
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FRANKLIN, INDIANA
ZONING: RS-2 & RS-3

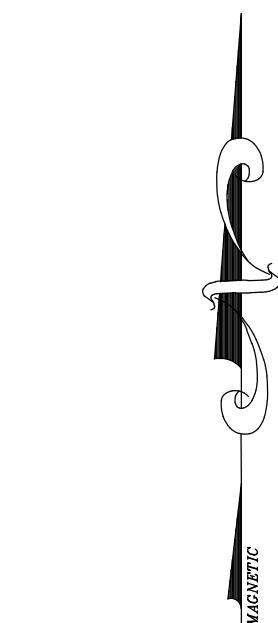
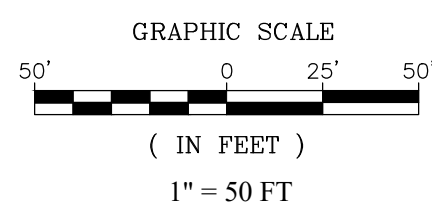
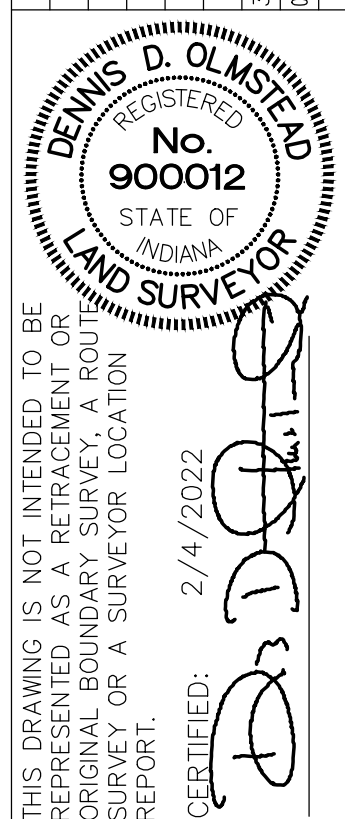
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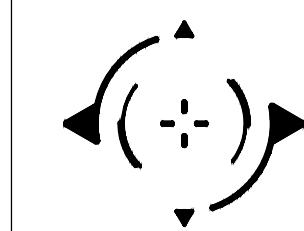
BUFFER YARD TYPE 1 REQUIRED ADJACENT TO A (AGRICULTURE) ZONING DISTRICT

- A minimum setback of 10 feet in addition to the yard setback otherwise required by this Ordinance.
- One (1) broad-leaf deciduous canopy tree must be planted in the buffer yard for every 30 feet of boundary between the subject and adjoining properties.

- | | |
|---|--|
| | <u>LEGEND</u> |
| 40 | LOT NUMBER |
| B.L. | BUILDING LINE |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| D.U.&S.S.E. | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| L.M.A.E. | LANDSCAPE & LAKE MAINTENANCE ACCESS EASEMENT |
| C.A. | COMMON AREA |
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|  | PROPOSED STORM SEWER / SIZE |
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|  | PROPOSED FIRE HYDRANT |
|  | PROPOSED LIGHT POLE |
|  | PROPOSED FORCEMAIN |
|  | EXISTING WATER LINE |
|  | EXISTING SANITARY SEWER LINE; MANHOLE |
|  | EXISTING STORM SEWER LINE; MANHOLE, CURB INLET, FLAT INLET & END SECTION |
|  | EXISTING FENCE LINE |
|  | EXISTING TELEPHONE PEDESTAL |
|  | EXISTING GAS VALVE |
|  | EXISTING WATER METER |
|  | EXISTING WATER VALVE |
|  | EXISTING FIRE HYDRANT |
|  | EXISTING LIGHT POLE |
|  | EXISTING TREE LINE |

[illegible]

STOEPPELWERTH



PRIMARY PLAT

WINTERFIELD

FRANKLIN TOWNSHIP
JOHNSON COUNTY, INDIANA

DRAWN BY: LAF	CHECKED BY: GDK
SHEET NO. C104	
S & A JOB NO. 100405FOR	



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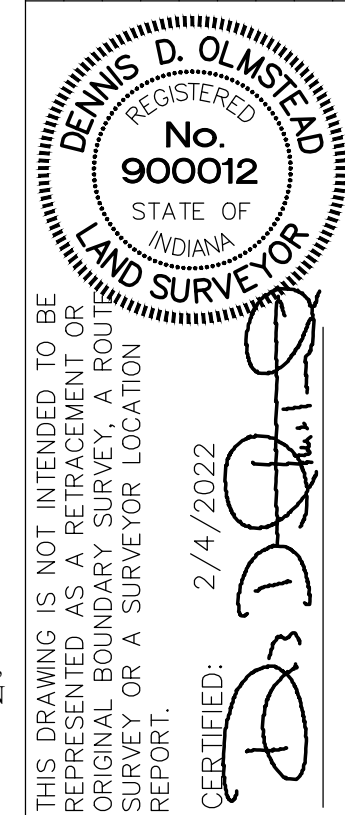
SHEET C106

SHEET C108

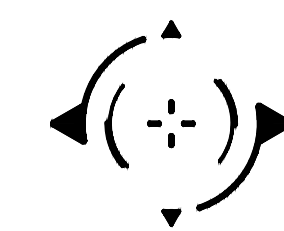
SHEET C102

SHEET C104

- LEGEND**
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 - B.L. BUILDING LINE
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 - EXISTING CONTOUR
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER / SIZE
 - W PROPOSED WATER LINE
 - HO PROPOSED FIRE HYDRANT
 - PROPOSED LIGHT POLE
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE; MANHOLE
 - EXISTING STORM SEWER LINE; MANHOLE, CURB INLET, FLAT INLET & END SECTION
 - EXISTING FENCE LINE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING GAS VALVE
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING LIGHT POLE
 - EXISTING TREE LINE



STOEPPELWERTH



WINTERFIELD

PRIMARY PLAT

DRAWN BY: LAF
CHECKED BY: GDK
SHEET NO. C105
S & A JOB NO. 100405FOR

JOHNSON COUNTY, INDIANA

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2905
Phone: 317.849.5935 Fax: 317.849.5942

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

CERTIFIED: 2/14/2022

DATE

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REVISIONS

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REVISIONS



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD, PLS
STOEPPELWERTH & ASSOCIATES, INC.
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
FORESTAR
FORESTAR
9292 N. MERIDIAN ST.
SUITE #211
INDIANAPOLIS, IN 46260
BRIAN D. GRAY, P.E.
PHONE: (317) 447-5118
BRIANGRAY@FORESTAR.COM

PRIMARY PLAT

WINTERFIELD

FRANKLIN, INDIANA

ZONING: RS-2 & RS-3

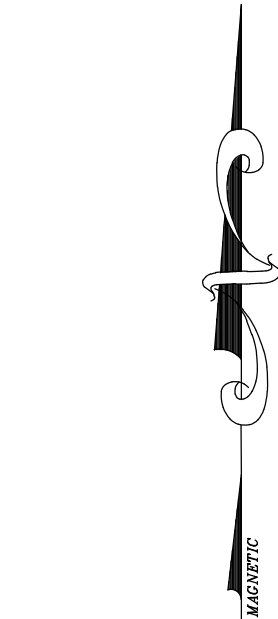
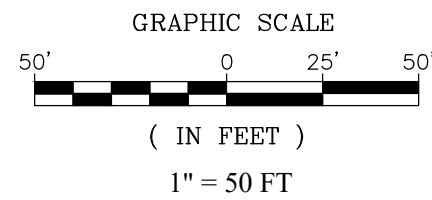
SHEET C107



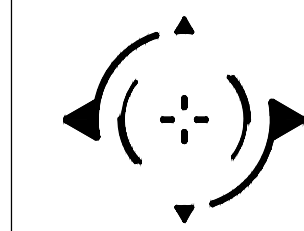
SHEET C105

SHEET C101

- LEGEND**
- 40 LOT NUMBER
 - B.L. BUILDING LINE
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
 - L.M.A.E. LANDSCAPE & LAKE MAINTENANCE ACCESS EASEMENT
 - C.A. COMMON AREA
 - R/W RIGHT OF WAY
 - VAR. VARIABLE
 - * HANDICAP RAMP
 - EXISTING CONTOUR
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER / SIZE
 - W PROPOSED WATER LINE
 - PO PROPOSED FIRE HYDRANT
 - PROPOSED LIGHT POLE
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE; MANHOLE
 - EXISTING STORM SEWER LINE; MANHOLE, CURB INLET, FLAT INLET & END SECTION
 - EXISTING FENCE LINE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING GAS VALVE
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING LIGHT POLE
 - EXISTING TREE LINE



STOEPPELWERTH



PRIMARY PLAT

WINTERFIELD

FRANKLIN TOWNSHIP JOHNSON COUNTY, INDIANA

DRAWN BY: LAF
CHECKED BY: GDK
SHEET NO: C106
S & A JOB NO: 100405FOR

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

CERTIFIED: 2/14/2022

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

REVISED PER TAC COMMENTS	REVISED PER TRC COMMENTS	DATE	MARK	BY
		3/10/22		LAF
		10/28/2021		LAF



STOEPPELWERTH & ASSOCIATES, INC.

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD, PLS
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FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:



FORESTAR
9292 N. MERIDIAN ST.
SUITE #211
INDIANAPOLIS, IN 46260
BRIAN D. GRAY, P.E.
PHONE: (317) 447-5118
BRIANGRAY@FORESTAR.COM

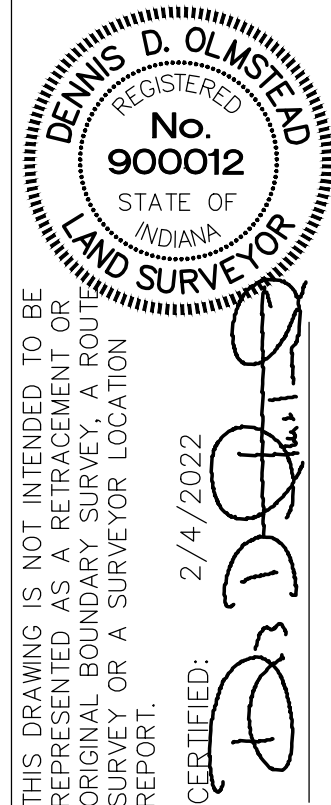
PRIMARY PLAT

WINTERFIELD

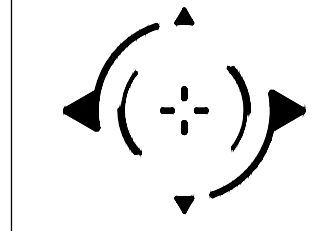
FRANKLIN, INDIANA

ZONING: RS-2 & RS-3

- LEGEND**
- 40 LOT NUMBER
 - B.L. BUILDING LINE
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
 - L.M.A.E. LANDSCAPE & LAKE MAINTENANCE ACCESS EASEMENT
 - C.A. COMMON AREA
 - R/W RIGHT OF WAY
 - VAR. VARIABLE
 - * HANDICAP RAMP
 - EXISTING CONTOUR
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER / SIZE
 - PROPOSED WATER LINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED LIGHT POLE
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE; MANHOLE
 - EXISTING STORM SEWER LINE; MANHOLE, CURB INLET, FLAT INLET & END SECTION
 - EXISTING FENCE LINE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING GAS VALVE
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING LIGHT POLE
 - EXISTING TREE LINE



STOEPPELWERTH
ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2905
Phone: 317.849.5935 Fax: 317.849.5942



PRIMARY PLAT
WINTERFIELD
FRANKLIN TOWNSHIP
JOHNSON COUNTY, INDIANA

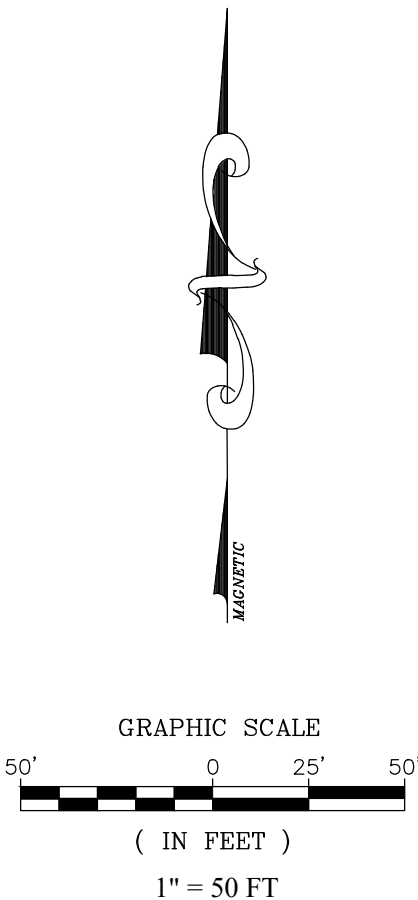
DRAWN BY: LAF
CHECKED BY: GDK
SHEET NO. **C107**
S & A JOB NO. 100405FOR

BUFFER YARD TYPE 1 REQUIRED ADJACENT TO A (AGRICULTURE) ZONING DISTRICT
a. A minimum setback of 10 feet in addition to the yard setback otherwise required by this Ordinance.
b. One (1) broad-leaf deciduous canopy tree must be planted in the buffer yard for every 30 feet of boundary between the subject and adjoining properties.

Now or Formerly
Shawn Alberry & Charlotte Ann Sullivan
Instr. No. 2007-012267
Zoning: Agri

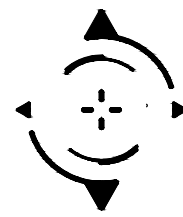
Now or Formerly
Raymond Eugene & Terry Lee Canary
Instr. No. 2007-012267
Zoning: IL

BUFFER YARD TYPE 3 REQUIRED ADJACENT TO THE IL (INDUSTRIAL: LIGHT) ZONING DISTRICT
a. A minimum setback of 25 feet in addition to the yard setback otherwise required by this Ordinance.
b. A row of broad-leaf deciduous canopy trees shall be planted parallel to the property line within the buffer yard with 1 tree placed every 20 feet along the boundary between the subject and adjoining properties. Also, a 6 foot tall opaque wooded fence or brick/stone wall, a 5 foot tall undulating mound planted with shrubs, or a row of evergreen conifers shall be provided.
c.
i. If an undulating mound is used the slope shall be a maximum of 3:1 (rise:run), one shrub for every 10 feet of continuous boundary shall be planted on the mound. All required shrubs shall be 18 inches tall, measured from grade, at planting.
ii. If a row of evergreen trees is used, one tree shall be placed every 10 feet along the property boundary. All evergreen trees shall be 5 feet in height, measured from the top of the rootball, at the time of planting.



SHEET C108

SHEET C106



STOEPPELWERTH & ASSOCIATES, INC.

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

THIS INSTRUMENT PREPARED FOR:



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9292 N. MERIDIAN ST.
SUITE #211
INDIANAPOLIS, IN 46260
BRIAN D. GRAY, P.E.
PHONE: (317) 447-5118
BRIANGRAY@FORESTAR.COM

PRIMARY PLAT

WINTERFIELD

FRANKLIN, INDIANA

ZONING: RS-2 & RS-3

SHEET C107

BUFFER YARD TYPE 1 REQUIRED ADJACENT TO A (AGRICULTURE) ZONING DISTRICT
a. A minimum setback of 10 feet in addition to the yard setback otherwise required by this Ordinance.
b. One (1) broad-leaf deciduous canopy tree must be planted in the buffer yard for every 30 feet of boundary between the subject and adjoining properties.

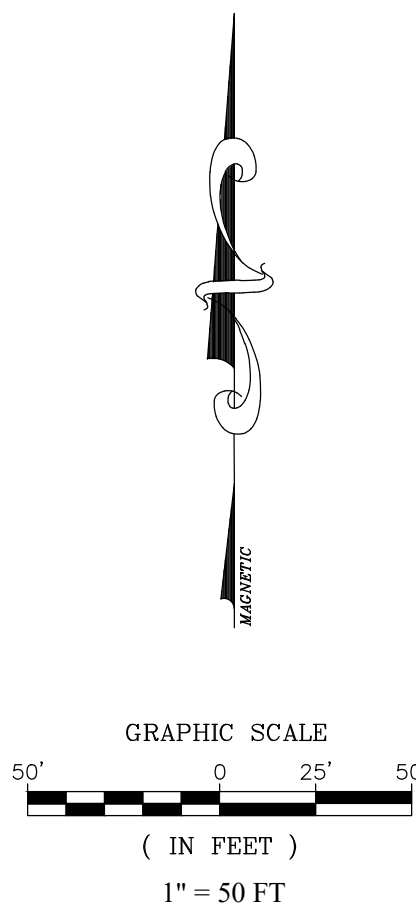
Now or Formerly
Shawn Alberty & Charlotte Ann Sullivan
Instr. No. 2007-012267
Zoning: Agri

Now or Formerly
Raymond Eugene & Terry Lee Canary
Instr. No. 2007-012267
Zoning: IL

BUFFER YARD TYPE 3 REQUIRED ADJACENT TO THE IL (INDUSTRIAL-LIGHT) ZONING DISTRICT
a. A minimum setback of 25 feet in addition to the yard setback otherwise required by this Ordinance.
b. A row of broad-leaf deciduous canopy trees shall be planted parallel to the property line within the buffer yard with 1 tree placed every 20 feet along the boundary between the subject and adjoining properties. Also, a 6 foot tall opaque wooden fence or brick/stone wall, a 5 foot tall undulating mound planted with shrubs, or a row of evergreen conifers shall be provided.
c.
i. If an undulating mound is used the slope shall be a maximum of 3:1 (rise:run), one shrub for every 10 feet of continuous boundary shall be planted on the mound. All required shrubs shall be 18 inches tall, measured from grade, at planting.
ii. If a row of evergreen trees is used, one tree shall be placed every 10 feet along the property boundary. All evergreen trees shall be 5 feet in height, measured from the top of the rootball, at the time of planting.



- LEGEND**
- 40 LOT NUMBER
 - B.L. BUILDING LINE
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
 - L.M.A.E. LANDSCAPE & LAKE MAINTENANCE ACCESS EASEMENT
 - C.A. COMMON AREA
 - R/W RIGHT OF WAY
 - VAR. VARIABLE
 - * HANDICAP RAMP
 - 870 --- EXISTING CONTOUR
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER / SIZE
 - W --- PROPOSED WATER LINE
 - HO --- PROPOSED FIRE HYDRANT
 - ☆ --- PROPOSED LIGHT POLE
 - W --- EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE; MANHOLE
 - EXISTING STORM SEWER LINE; MANHOLE, CURB INLET, FLAT INLET & END SECTION
 - EXISTING FENCE LINE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING GAS VALVE
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING LIGHT POLE
 - EXISTING TREE LINE



SHEET C105

SHEET C109

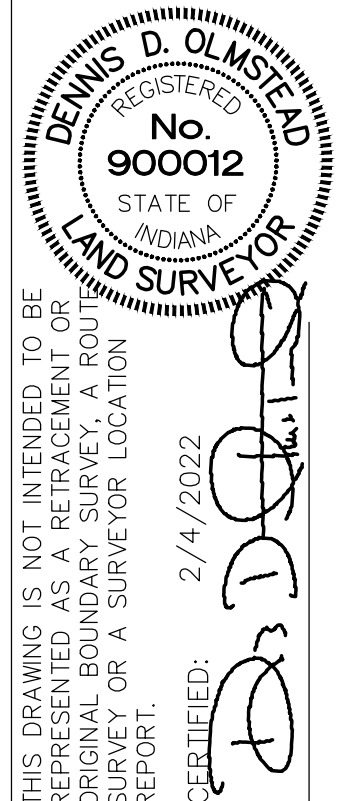
STOEPPELWERTH

PRIMARY PLAT

WINTERFIELD

JOHNSON COUNTY, INDIANA

FRANKLIN TOWNSHIP



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

CERTIFIED: 2/4/2022

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2905
Phone: 317.849.5935 Fax: 317.849.5942

DRAWN BY: LAF
CHECKED BY: GDK
SHEET NO. C108
S & A JOB NO. 100405FOR

REVISED PER TRC COMMENTS	DATE	MARK
LAF	3/10/22	
LAF	10/29/2021	
REVISIONS		



STOEPPELWERTH & ASSOCIATES, INC.

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

THIS INSTRUMENT PREPARED FOR:



FORESTAR
9292 N. MERIDIAN ST.
SUITE #211
INDIANAPOLIS, IN 46260
BRIAN D. GRAY, P.E.
PHONE: (317) 447-5118
BRIANGRAY@FORESTAR.COM

SHEET C108

PRIMARY PLAT

WINTERFIELD

FRANKLIN, INDIANA

ZONING: RS-2 & RS-3

BUFFER YARD TYPE 3 REQUIRED ADJACENT TO THE IL (INDUSTRIAL; LIGHT) ZONING DISTRICT

a. A minimum setback of 25 feet in addition to the yard setback otherwise required by this Ordinance.

b. A row of broad-leaf deciduous canopy trees shall be planted parallel to the property line within the buffer yard with 1 tree placed every 20 feet along the boundary between the subject and adjoining properties. Also, a 6 foot tall opaque wooded fence or brick/stone wall, a 5 foot tall undulating mound planted with shrubs, or a row of evergreen conifers shall be provided.

c.

i. If an undulating mound is used the slope shall be a maximum of 3:1 (rise:run), one shrub for every 10 feet of continuous boundary shall be planted on the mound. All required shrubs shall be 18 inches tall, measured from grade, at planting.

ii. If a row of evergreen trees is used, one tree shall be placed every 10 feet along the property boundary. All evergreen trees shall be 5 feet in height, measured from the top of the rootball, at the time of planting.

Now or Formerly
Raymond Eugene & Terry Lee Canary
Instr. No. 2007-012267
Zoning: IL

Now or Formerly
Heritage Section 9
Instr. No. 2018-007597
Zoning: PUD

Common Area "W"
DUASE & L.E.

Common Area "X"
2,489 SF DUASE & L.E.

LEGEND

- 40 LOT NUMBER
- B.L. BUILDING LINE
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- D.U.&S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- L.M.A.E. LANDSCAPE & LAKE MAINTENANCE ACCESS EASEMENT
- C.A. COMMON AREA
- R/W RIGHT OF WAY
- VAR. VARIABLE
- * HANDICAP RAMP
- EXISTING CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER / SIZE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED FORCEMAIN
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE; MANHOLE
- EXISTING STORM SEWER LINE; MANHOLE, CURB INLET, FLAT INLET & END SECTION
- EXISTING FENCE LINE
- EXISTING TELEPHONE PEDESTAL
- EXISTING GAS VALVE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING TREE LINE

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

PRIMARY PLAT

WINTERFIELD

JOHNSON COUNTY, INDIANA

DRAWN BY: LAF

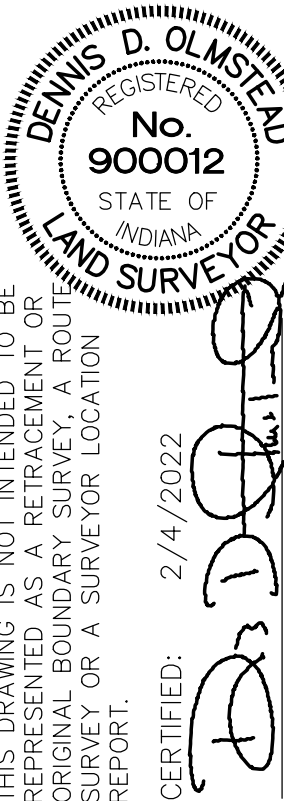
CHECKED BY: GDK

SHEET NO.

C109

S & A JOB NO.

100405FOR



STOEPPELWERTH

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505
Phone: 317.849.5935 Fax: 317.849.5942

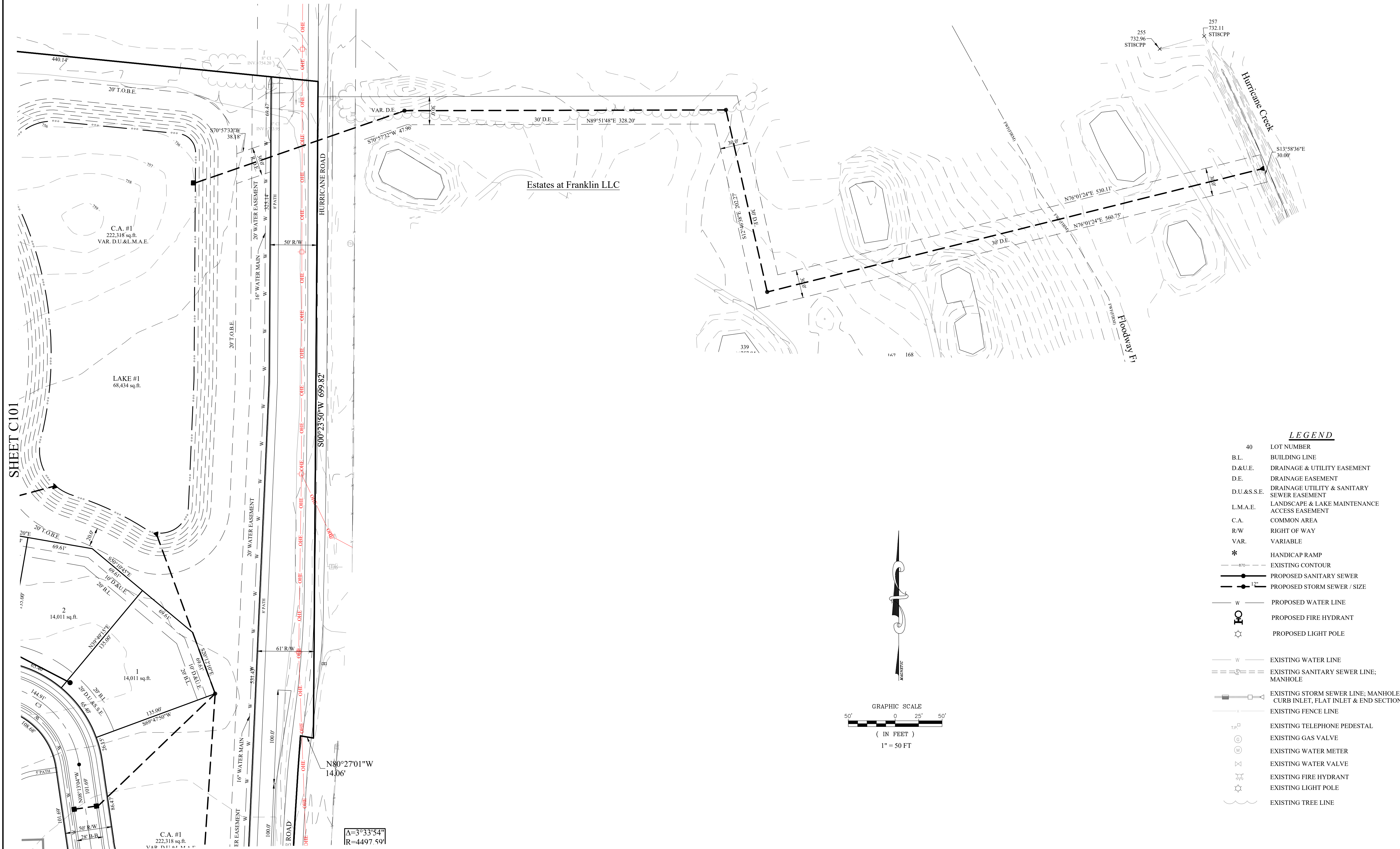


PRIMARY PLAT

WINTERFIELD

FRANKLIN, INDIANA

ZONING: RS-2 & RS-3



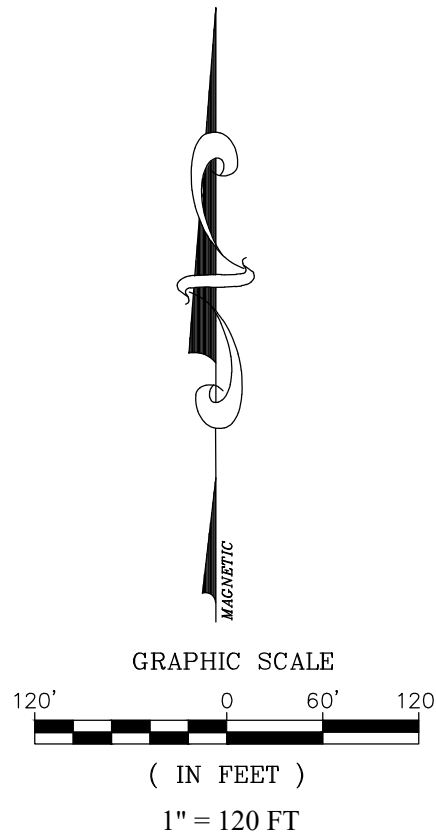
<p>PRIMARY PLAT – OFFSITE STORM WINTERFIELD</p>		<p>JOHNSON COUNTY, INDIANA</p>	
<p>DRAWN BY: LAF</p>	<p>CHECKED BY: GDK</p>	<p>FRANKLIN TOWNSHIP</p>	
<p>SHEET NO. C110</p>			
<p>S & A JOB NO. 100405FOR</p>			



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
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FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
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FORESTAR
9292 N. MERIDIAN ST.
SUITE #211
INDIANAPOLIS, IN 46260
BRIAN D. GRAY, P.E.
PHONE: (317) 447-5118
BRIANGRAY@FORESTAR.COM

LEGEND	
	STREET NAME SIGN (D3-1) 20
	STOP SIGN (R1-1) 21
	STREET LIGHT 40
	END OF ROAD MARKER (OM4-1) 3



PRIMARY PLAT
WINTERFIELD
FRANKLIN, INDIANA
ZONING: RS-2 & RS-3

STREET SIGNAGE / LIGHTING PLAN
WINTERFIELD

FRANKLIN TOWNSHIP
JOHNSON COUNTY, INDIANA

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

DRAWN BY:
LAF

CHECKED BY:
GDK

SHEET NO.
C1111

S & A JOB NO.
100405FOR

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

CERTIFIED:
2/14/2022
D. D. OLMSTEAD

REVISED PER TRC COMMENTS
5/10/22
DATE
MARK

REVISED PER TRC COMMENTS
10/28/2021
DATE
MARK

BY
LAF

BY
LAF

BY
LAF