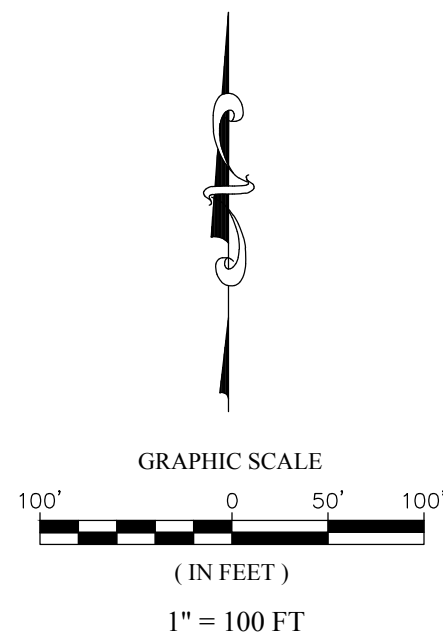


STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
COOK'S CORNER PARTNERS LLC
11691 FALL CREEK ROAD
INDIANAPOLIS, IN 46256
RICHARD HENDERSON
PHONE: (317) 501-9172
RHENDERSON11147@GMAIL.COM

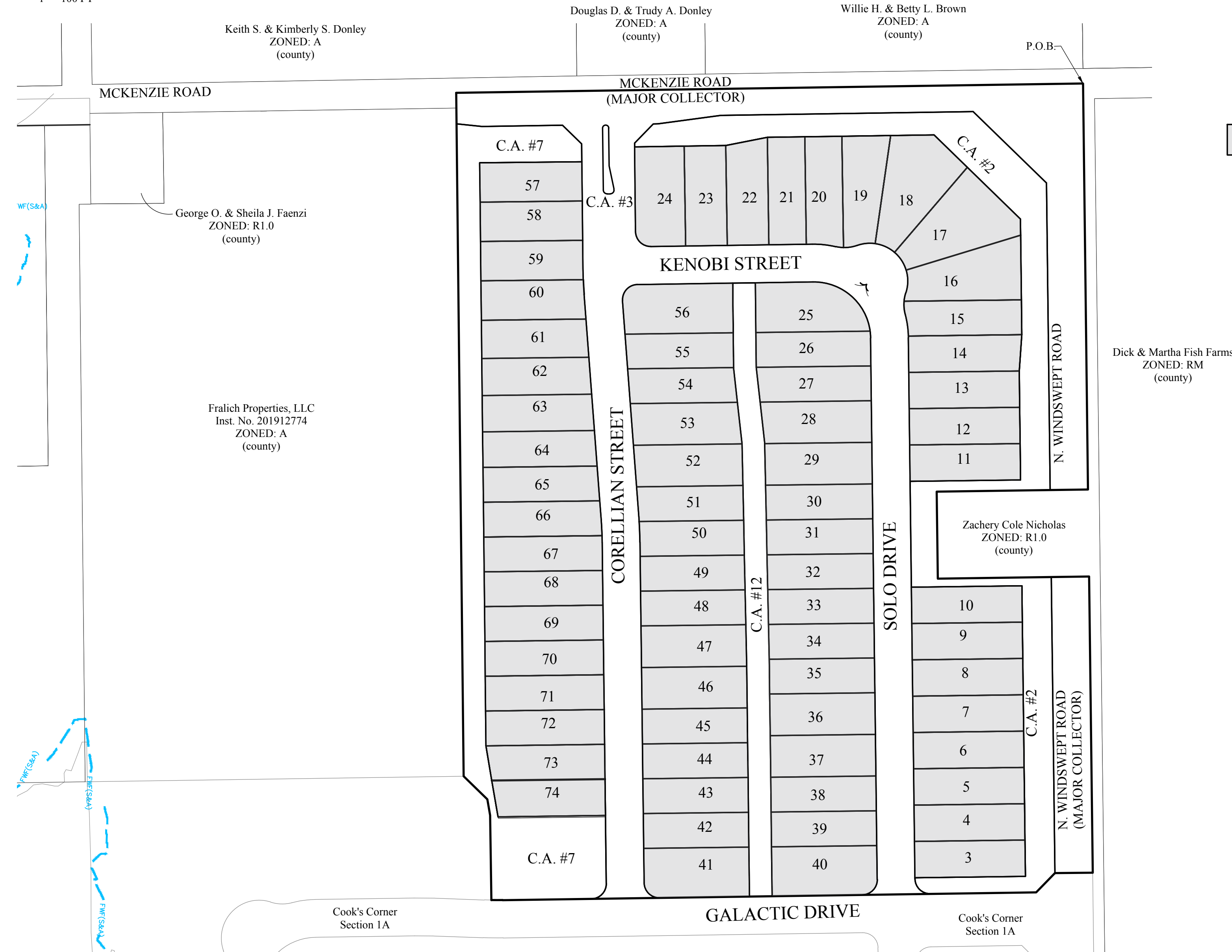
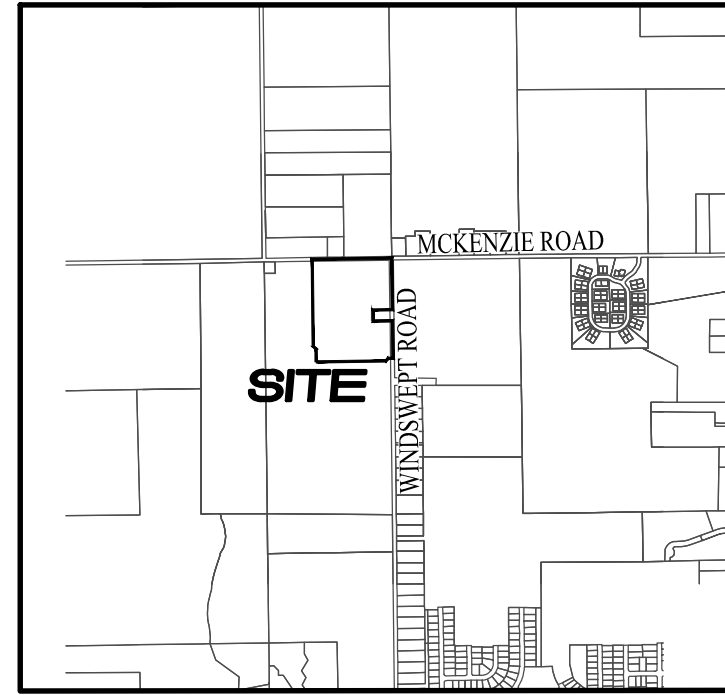


PRIMARY PLAT COOK'S CORNER SECTION 1B GREENFIELD, INDIANA ZONING "PUD"

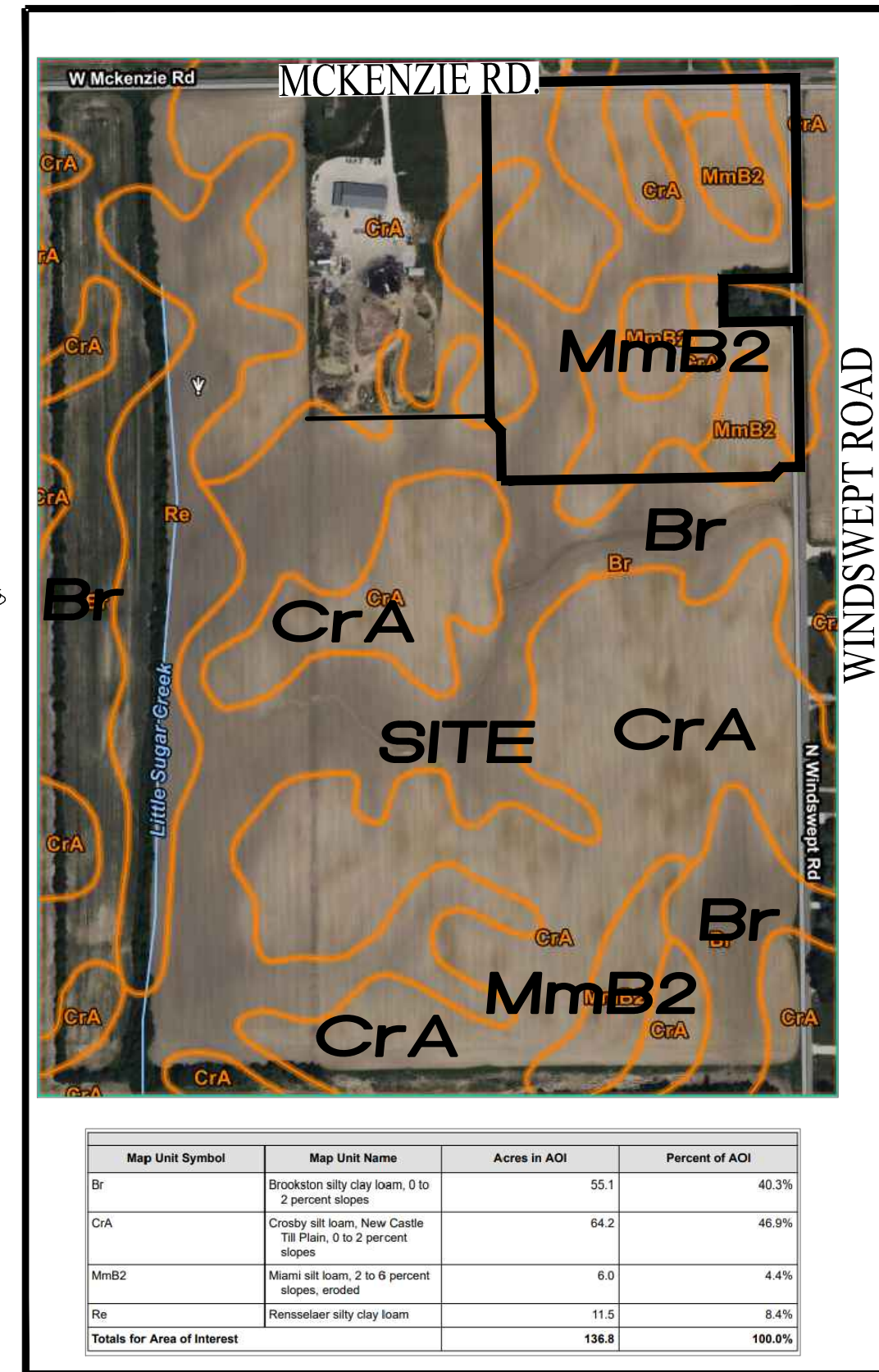
- COMMITMENTS:
- A PERIMETER TRAIL SHALL BE CONSTRUCTED AS SHOWN ON THE PRIMARY PLAT.
 - A MINIMUM 30' LANDSCAPE BUFFER YARD ALONG WINDSWEPT AND MCKENZIE ROADS SHALL BE CONSTRUCTED AS DETAILED ON THE PRIMARY PLAT.
 - A 30' LANDSCAPING BUFFER YARD AS DETAILED ON THE PRIMARY PLAT AND A 6' SOLID FENCE SHALL BE CONSTRUCTED ALONG THE ADJOINING PERIMETER OF THE EXISTING LANDSCAPE BUSINESS.
 - MINIMUM OF THREE HOME PRODUCT LINES SHALL BE OFFERED FOR THIS DEVELOPMENT

SITE DATA	
19.65 ac. ±	
ZONING	PUD
DENSITY	3.66 UNITS PER ACRE
SIDE YARD	5' MIN.
BETWEEN STRUCTURE	12' MIN.
REAR YARD	20' (FROM REAR EASEMENT IF APPLICABLE)
LOT COVERAGE	TOTAL FLOOR AREA OF THE BUILDING(S) SHALL NOT EXCEED 45% OF LOT AREA
LOT WIDTH	46'
TOTAL LOTS	72

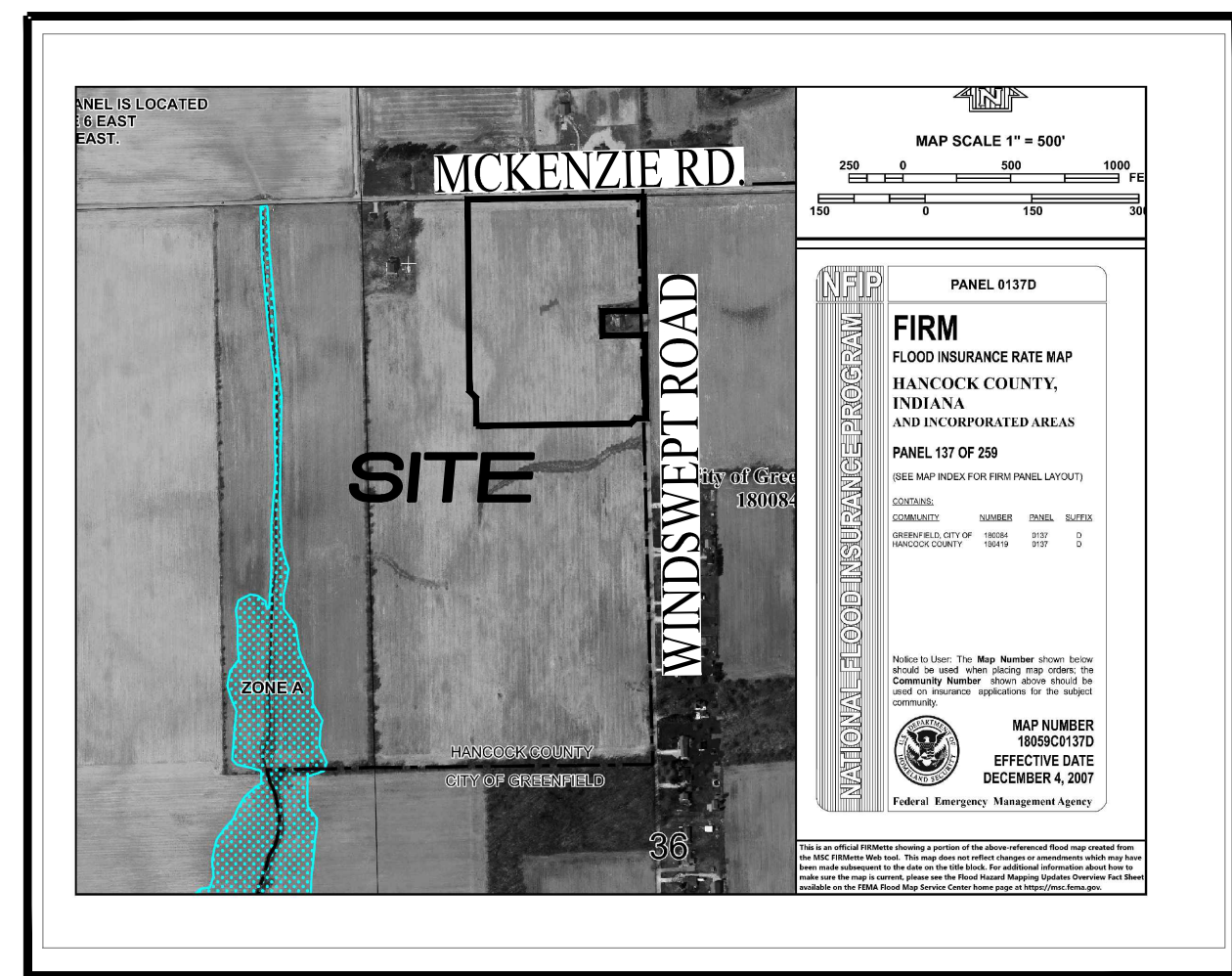
Project Location Scale: 1" = 2000'



SINGLE FAMILY - LOTS 3-74
MINIMUM LOT SIZE - 46' WIDE LOT
LOTS - 72



SOILS MAP



PLANS PREPARED BY:
STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA 46038
PHONE: (317)-570-4703
CONTACT PERSON: LEIGH ANNE FERRELL
EMAIL: LFERRELL@STOEPPELWERTH.COM

Dennis D. Olmstead
DATE 07/28/25
REGISTERED LAND SURVEYOR
NO. 900012



Know what's below.
Call before you dig.

STREET DATA

CORELLIAN STREET	1,068.62 L.F.
KENOBI STREET	357.37 L.F.
SOLO DRIVE	814.45 L.F.
TOTAL	2,240.44 L.F.

COMMON AREA

Total Site Area	19.65 Ac. ±
Total Common Area/Open Space	3.155 Ac. ±
C.A.#2	1.434 Ac. ±
C.A.#3	0.019 Ac. ±
C.A.#7	1.143 Ac. ±
C.A.#12	0.559 Ac. ±

A part of the West Half of the Northwest Quarter of Section 36, Township 16 North, Range 6 East of the Second Principal Meridian, Center Township, Hancock County, Indiana. This description prepared by: William A. Neumeier, Indiana LS 22300018, working for Stoepfelwerth and Associates, Inc. as part of Project 109339DRH-S1, being more particularly described as follows:

Beginning at a railroad spike found 0.1 feet below grade in the intersection of Windswept Road & County Road 100 North, said spike marking the Northeast Corner of said Half Quarter Section; thence South 00 degrees 42 minutes 02 seconds East, along the East line of said Half Quarter Section, a distance of 536.63 feet to a MAG nail found flush in the pavement marking the Northeast corner of a 0.53-acre tract of land described in Instrument Number 140002896 in the Office of the Recorder of Hancock, Indiana; thence along the boundary of said 0.53-acre tract the following 3 courses; (1) South 89 degrees 09 minutes 09 seconds West, parallel with the North line of said Quarter Section, a distance of 200.00 feet to an American Structurepoint, Inc. rebar found 0.3 feet below grade; (2) South 00 degrees 42 minutes 02 seconds East, parallel with the East line of said Half Quarter Section, a distance of 115.00 feet to an American Structurepoint, Inc. rebar found 0.3 feet below grade; (3) North 89 degrees 09 minutes 09 seconds East, parallel with said North line, a distance of 200.00 feet to a MAG nail found flush in the pavement marking the Southeast corner of said 0.53-acre tract; thence South 00 degrees 42 minutes 02 seconds East, along the East line of said Half Quarter Section, a distance of 391.54 feet; thence South 89 degrees 17 minutes 58 seconds West, a distance of 50.00 feet; thence South 44 degrees 13 minutes 36 seconds West, a distance of 35.40 feet; thence South 89 degrees 09 minutes 14 seconds West, a distance of 705.39 feet to a point on a curve concave northerly, the radius point of which bears North 00 degrees 50 minutes 46 seconds West, a distance of 475.00 feet from said point; thence westerly along said curve, an arc length of 14.82 feet to a point on said curve, said point being South 00 degrees 56 minutes 31 seconds West, a distance of 475.00 feet from the radius point of said curve; thence North 00 degrees 50 minutes 46 seconds West, a distance of 112.10 feet; thence North 09 degrees 50 minutes 35 seconds West, a distance of 21.58 feet; thence North 45 degrees 45 minutes 07 seconds West, a distance of 43.69 feet to a 5/8-inch rebar found 0.2 feet below grade marking the Southeast corner of a 10.00-acre tract of land described in Instrument Number 201912774; thence North 00 degrees 37 minutes 21 seconds West, along the East line of said tract, a distance of 903.44 feet to a MAG nail found flush in the pavement marking the Northeast corner thereof; thence North 89 degrees 09 minutes 09 seconds East, along the North line of said Quarter Section, a distance of 828.62 feet to the Point of Beginning, containing 19.654 acres, more or less.

CURVE TABLE

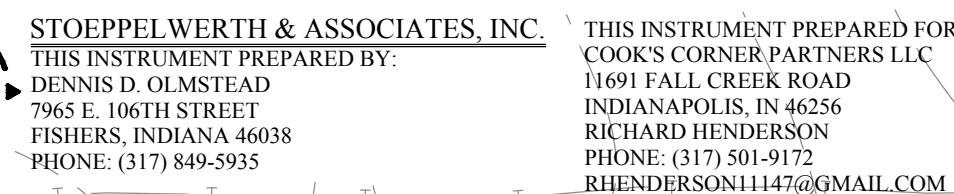
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	32.41'	500.00'	16.21'	S2°28'33"E	32.41'	3°42'52"
C2	31.72'	500.00'	15.87'	N2°30'55"W	31.72'	3°38'07"
C3	78.67'	100.00'	41.50'	N68°18'36"W	76.66'	45°04'30"
C4	78.67'	100.00'	41.50'	N23°14'06"W	76.66'	45°04'30"

INDEX

SHT.	DESCRIPTION
C001	COVER SHEET
C101-C102	PRIMARY PLAT
L1	LANDSCAPE PLAN

REVISIONS

SHT.	DESCRIPTION
ALL	ADDED C.A. #12 09-03-25 KJJM



THIS INSTRUMENT PREPARED FOR
COOK'S CORNER PARTNERS LLC
11691 FALL CREEK ROAD
INDIANAPOLIS, IN 46256
RICHARD HENDERSON
PHONE: (317) 501-9172
RHENDERSON11147@GMAIL.COM

Willie H. & Betty L. Brown
ZONED: A
(county)

Douglas D. & Trudy A. Donley
ZONED: A
(county)

GREENFIELD, INDIANA

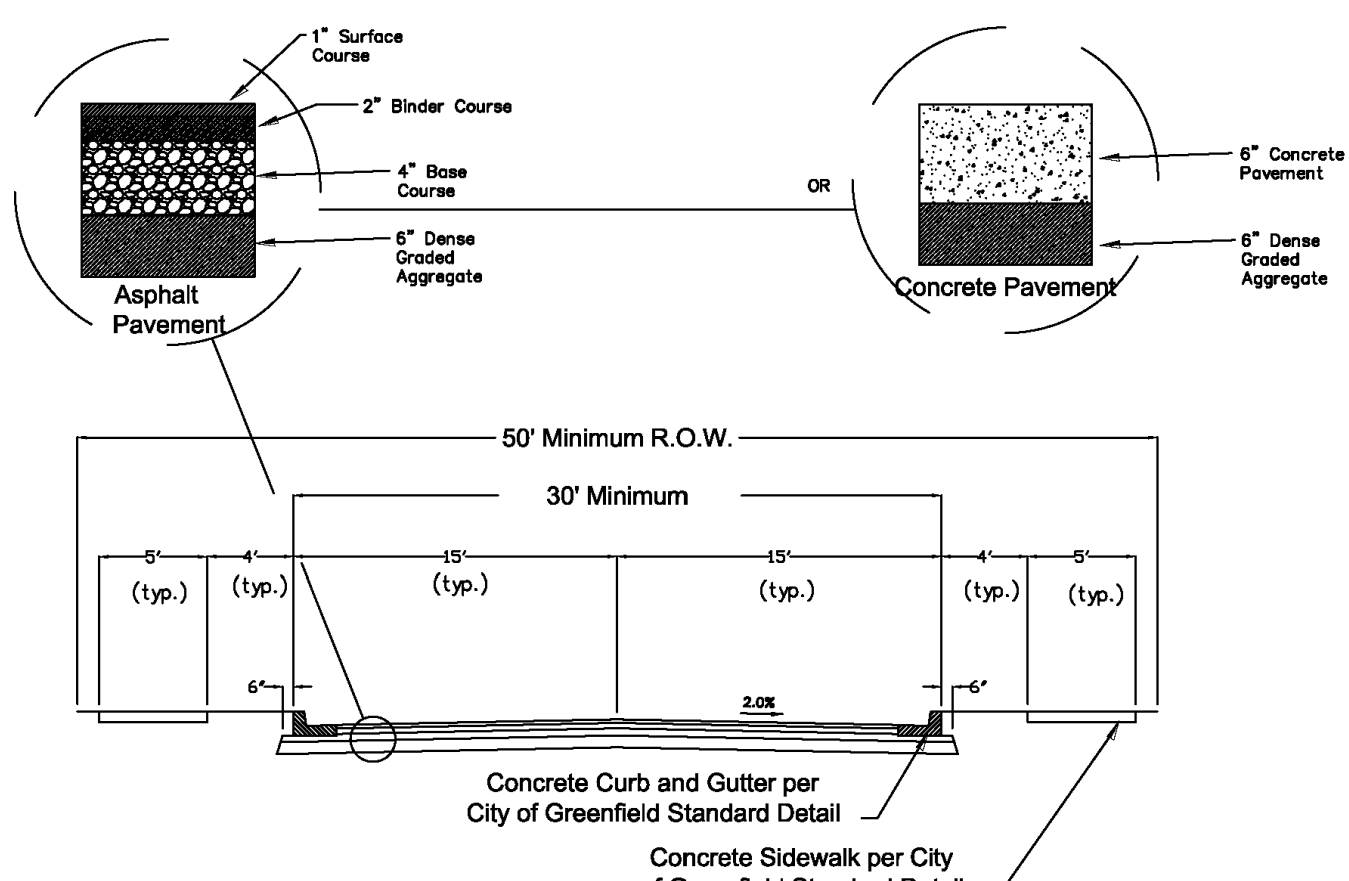
ZONING "PUD"

LEGEND

35	LOT NUMBER
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
L.M.A.E.	LANDSCAPE MAINTENANCE EASEMENT
VAR.	VARIABLE WIDTH
T.O.B.E.	TOP OF BANK EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT

	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	ADA RAMP TO BE INSTALLED

	FLOW LINE		ELECT. PEDESTAL
	BURIED ELECTRIC LINE		ELECT. METER
	OVERHEAD ELECTRIC LINES		GUY WIRE
	BURIED CABLE T.V. LINE		TELEPHONE PEDESTAL
	CABLE T.V. LINE		TELEPHONE MANHOLE
	BURIED TELEPHONE LINE		GAS VALVE
	TELEPHONE LINE		CLEANOUT
	WATER LINE		WATER METER
	GAS LINE		WATER VALVE
	FENCE LINE		FIRE HYDRANT
	POWER POLES		MAILBOX
	STREET LIGHT		
	ELECT. TRANSFORMER		



Typical Cross Section
Local

CITY OF GREENFIELD
STANDARD DETAIL

Local Street Cross-Section	
Dwn.By: <i>D.Rodgers</i>	Origin Date: 12/29/98
Des. No: P-131-02	Rev. Date: 9/4/14



STOEPPELWERTH

PRIMARY PLAT

COOK'S CORNER SECTION 1B

CITY OF GREENFIELD

DRAWN BY: RBM	CHECKED BY: KRG
SHEET NO. C100	
S & A JOB NO. 109339HEN	

THIS DRAWING IS NOT INTENDED TO BE
A SUBSTITUTE FOR AN ORIGINAL SURVEY
ORIGINALLY MADE BY A SURVEYOR ROUTE
SURVEYOR OR A SURVEYOR LOCATION
REPORT.

CERTIFIED: 07/28/25

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

ALWAYS ON
1965 East 106th Street, Fairport, IN 46038-2505

965 East 106th Street, Fishers, IN 46038-2505
phone: 217 940 5025 fax: 217 940 5042

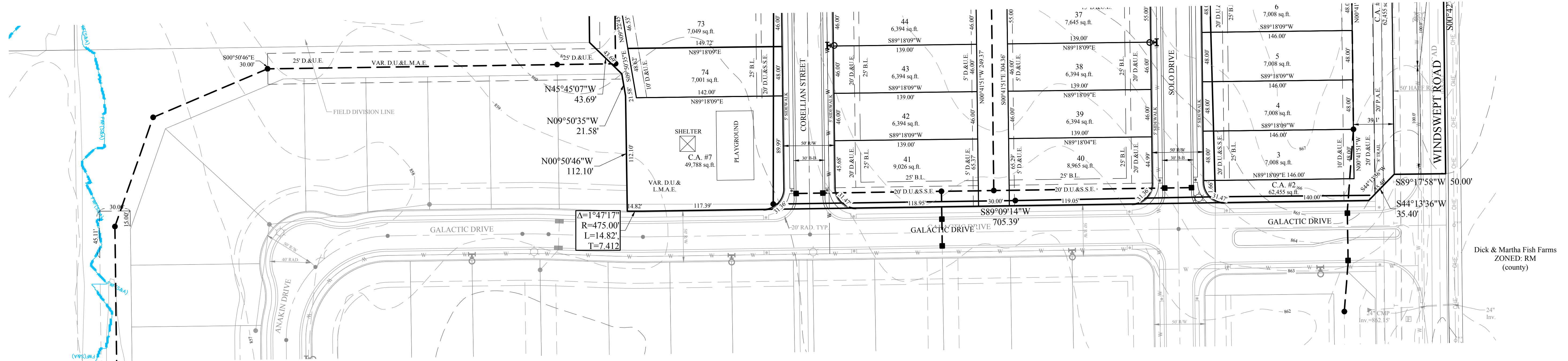


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RICHARD HENDERSON
PHONE: (317) 501-9172
RHENDERSON11147@GMAIL.COM

GREENFIELD, INDIANA

ZONING "PUD"

SHEET C100



Dick & Martha Fish Farms
ZONED: RM
(county)



THIS DRAWING IS NOT TO BE USED TO REPRESENT A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

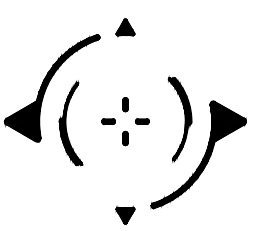
CERTIFIED: 07/28/25

[Signature]

STOEPPELWERTH

ALWAYS ON

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



PRIMARY PLAT

COOK'S CORNER SECTION 1B

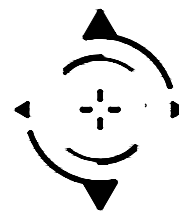
CITY OF GREENFIELD
HANCOCK COUNTY, INDIANA

RAWN BY: RBM	CHECKED BY: KRG
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C101

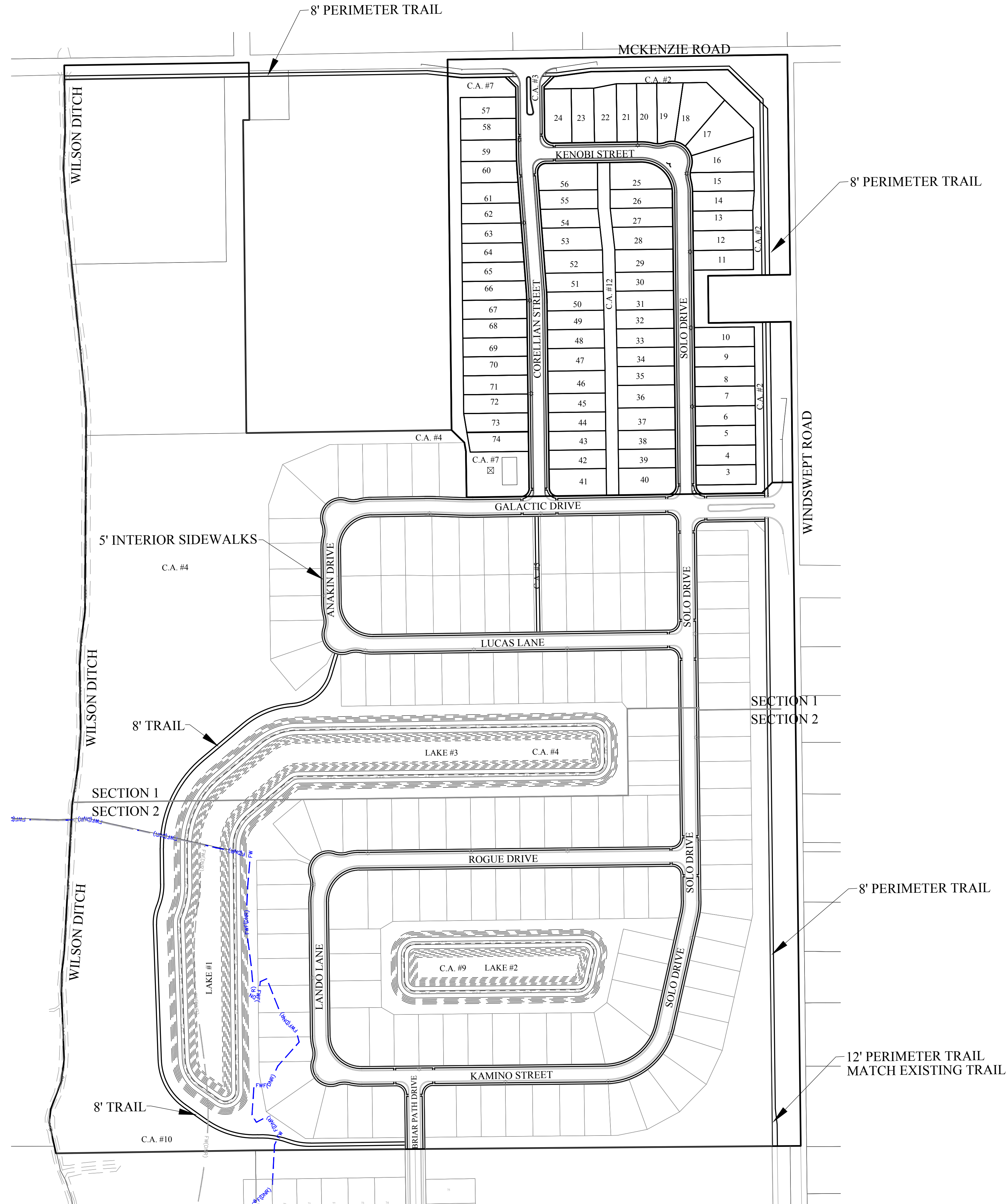
S & A JOB NO.
9339HEN





STOEPPELWERTH & ASSOCIATES, INC.
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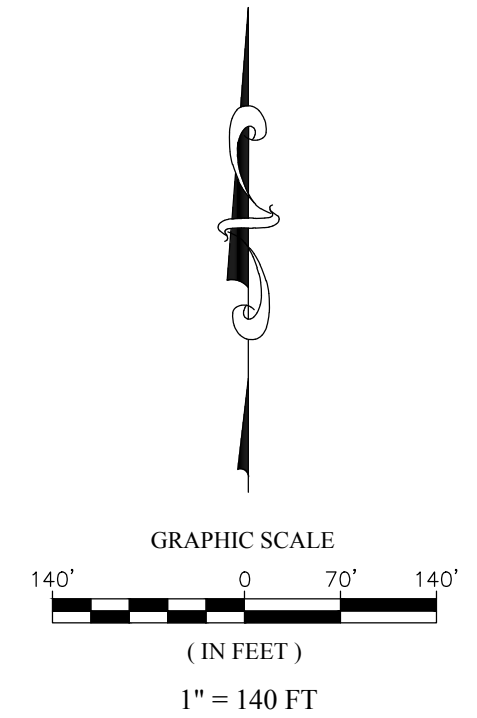
THIS INSTRUMENT PREPARED FOR:
COOK'S CORNER PARTNERS LLC
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INDIANAPOLIS, IN 46256
RICHARD HENDERSON
PHONE: (317) 501-9172
RHENDERSON11147@GMAIL.COM



PRIMARY PLAT COOK'S CORNER SECTION 1B

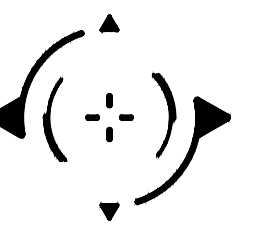
GREENFIELD, INDIANA

ZONING "PUD"



THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A REPLACEMENT FOR
ORIGINAL BOUNDARY SURVEY, A ROUTE
SURVEY OR A SURVEYOR LOCATION
REPORT.
CERTIFIED: 07/28/25
D3 DDO

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



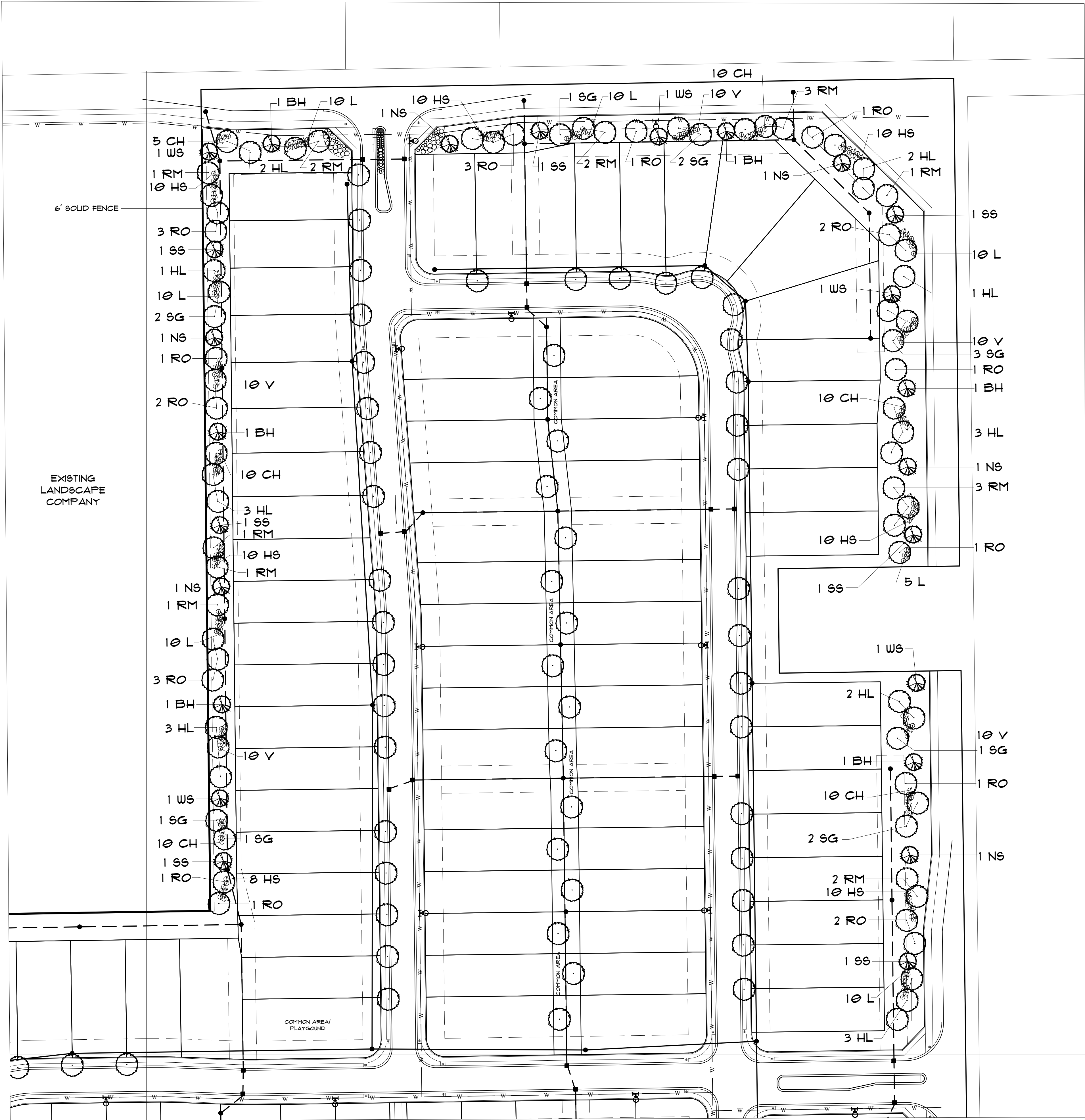
PRIMARY PLAT
COOK'S CORNER SECTION 1B
CITY OF GREENFIELD HANCOCK COUNTY, INDIANA

DRAWN BY: RBM CHECKED BY: KRG

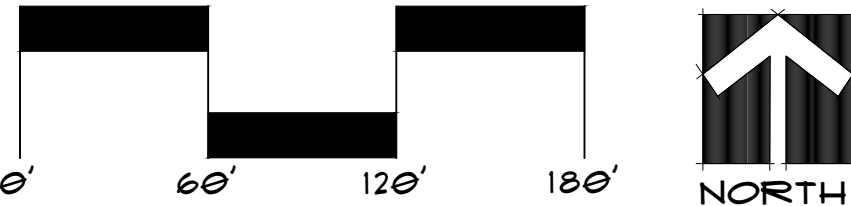
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C102

S & A JOB NO.
109339HEN



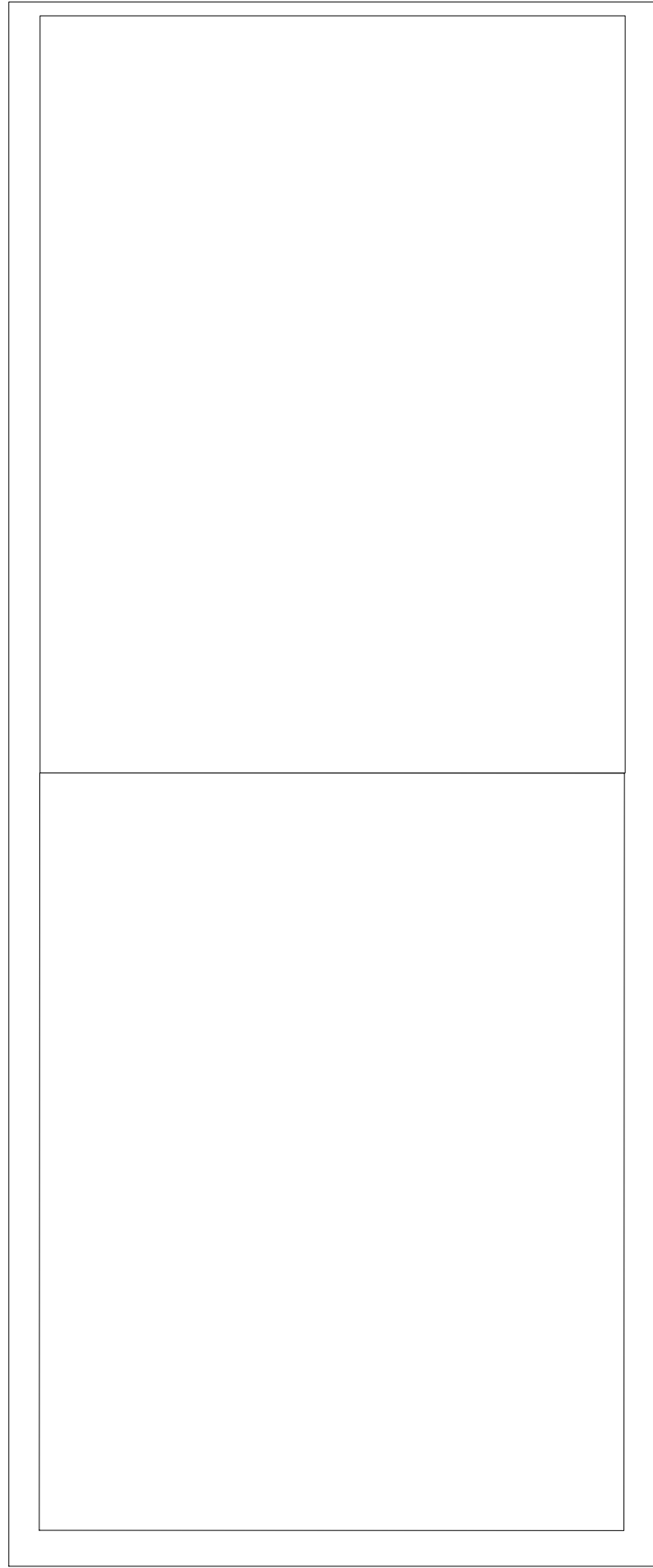


SCALE: 1" = 60'



PLANT SCHEDULE				
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE QUANT
SHADE TREES				
	HL	HONEYLOCUST SHADEMASTER	GLEDITSIA TRICANTHOS SHADEMASTER	2-1/2" 20
	RM	REDPOINTE MAPLE	ACER RUBRUM FRANK JR.	2-1/2" 17
	RO	RED OAK	QUERCUS RUBRA	2-1/2" 23
	SG	SWEETGUM 'MORANE'	LIQUIDAMBAR STRYCAFLUA MORANE	2-1/2" 13
EVERGREEN TREES				
	BH	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6" 6
	NS	NORWAY SPRUCE	PICEA ABIES	6" 6
	SS	SERBIAN SPRUCE	PICEA OMORICA	6" 7
	WS	WHITE SPRUCE	PICEA GLAUCA	6" 5
SHRUBS				
	CH	BRILLIANT RED CHOKEBERRY	ARONIA ARBUTIFOLIA BRILLIANTSSIA	18" 50
	HS	KODIAK HONEYSUCKLE	DIERVILLA X 'KODIAK'	18" 60
	L	DWARF KOREAN LILAC	SYRINGA MEYERI 'PAUBIN'	18" 60
	V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID. ALLEGHENY	18" 50

BUFFER REQUIREMENTS			
MCKENZIE & W 100' N. (MEDIUM BUFFER)			
TOTAL LI FT	PLANTS	QUANTITY REQUIRED	QUANTITY PLANNED
1,500'	3 SHADE TREE, 10 SHRUBS PER 100'		
	SHADE TREE	45	48
	EVERGREEN	0	15
	SHRUBS	150	150
LANDSCAPE COMPANY (WEST PROPERTY LINE)			
TOTAL LI FT	PLANTS	QUANTITY REQUIRED	QUANTITY PLANNED
865'	3 SHADE TREE, 10 SHRUBS PER 100'		
	SHADE TREE	26	26
	EVERGREEN	0	3
	SHRUBS	81	80



DESIGNED FOR
HENDERSON ENGINEERING
10043 OLD STONE DR.
INDIANAPOLIS, IN 46236

PROJECT NAME
COOK'S CORNER
GREENFIELD, IN



SHEET NAME
**LANDSCAPE
PLAN**

DESIGNER
TF

DATE: SEPTEMBER 2, 2015

SHEET

