



**JOHNSON COUNTY**

Department of Planning & Zoning  
86 West Court Street  
Franklin, Indiana 46131

Phone: (317) 346-4350  
[www.co.johnson.in.us](http://www.co.johnson.in.us)

**MEETING AGENDA**

**Johnson County Advisory Plan Commission  
October 28, 2024 - 6:00 PM  
Public Auditorium, West Annex Building  
86 West Court Street, Franklin, Indiana**

CALL TO ORDER

ROLL CALL

APPROVAL of MINUTES

Approval of minutes from the August 26, 2024 meeting.

PUBLIC HEARINGS

-CONTINUED HEARINGS-

-NEW HEARINGS -

P-1-24. Williamsburg Lake Estate Section 2. approx.. 845 E 775 Nineveh .....Page 3

Approval of the Williamsburg Lake Estate Section 2 Preliminary Plat to create a 11.80 acre, 22-lot major subdivision.

Commercial Wind Energy Systems Moratorium .....Page 13

OLD BUSINESS      None.

NEW BUSINESS

REPORTS and RECOMMENDATIONS

None.

## ADJOURNMENT

The next meeting of the Johnson County Advisory Plan Commission is scheduled for November 18th, 2024 at 6:00 PM in the public auditorium of the Courthouse West Annex Building.

*In accordance with American Disabilities Act, any person attending the public meeting in need of reasonable accommodations in order to attend, hear, or present evidence at the public meeting on an agenda item should contact the Johnson County ADA coordinator, Barb Davis, at 86 W. Court St., Franklin, IN 46131, (317) 346-4329, [bdavis@co.johnson.in.us](mailto:bdavis@co.johnson.in.us).*

# STAFF REPORT

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**CASE NUMBER:** P-1-24  
**CASE NAME:** Williamsburg Lake Estates Section 2  
**ADDRESS:** 11.80 acres at approx.. 845 E 775 Nineveh  
**PETITIONER:** Ellen Mae and Richard Paris by Joe Heck, Projects Plus

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## **REQUEST**

Approval of the Williamsburg Lake Estate Section 2 Preliminary Plat to create a 11.80 acre, 22-lot major subdivision.

## **STAFF RECOMMENDATION:**

Staff recommends will be provided at public hearing.

## **PROPERTY DESCRIPTION**

The subject property is an 11.80-acre parcel on the east side of Williamsburg Estate Subdivision in Nineveh. The property is zoned SR, Single Family Residential, and is unimproved vacant land. This property is west of the intersection of E 775 S and S Nineveh Road, which is the center of the Nineveh. Williamsburgh Lake Estates Sections 1 are to the west. A pond owned by the applicant is between Section 1 and the proposed Section 2.

## **PRELIMINARY PLAT**

The Plan Commission is to consider a request for preliminary approval of a 22-lot, single-family major subdivision. The subdivision is proposed to be built out in one section. The subdivision proposes a main vehicular entrance off the current stub street of Andrew Jackson Court. Andrew Jackson Court is within Section 1. Section 1 has main vehicular entrance from 775 S.

The proposed subdivision will not have space dedicated to a common area but will utilize the existing detention pond within Section 1.

This section was originally part of the overall preliminary plat of Williamsburge Lakes Estate that was approved in 1996. This section was originally planned for 22 lots.

The proposed plat complies with the Unified Development Standards for SR zoning district. The minimum lot size will be 14,465 square feet. The average lot will have a width of 80 feet, or a buildable width of 60 feet when accounting for the required 10-foot side setbacks.

The development proposes to provide the required 5' wide sidewalks along the internal roadway. There is also a plan for a public sidewalk along E 775 S for the portion of the Section.

## **ZONING DISTRICT**

This subject property is zoned SR, Single-Family Dwelling Residential District. As stated in the Johnson County Unified Development Ordinance:

*“The purpose of this district is to provide for single-family detached dwelling subdivisions with a more compact development pattern and less agricultural uses than the Agricultural / Residential (AR) district. These districts should be located close by or adjacent to public water and sewer systems and close to the established boundaries of incorporated municipal governments within the County. Limited civic uses are also available, provided that they blend into the neighborhood.”*

Built out, the entire subdivision Williamsburg Lake Estate, with 50 single-family dwellings developed on 25-acres, would have a density of 2 dwellings/acre. The property will be served by the Nineveh Conservancy District for public sanitary sewer system and by Prince’s Lakes Utilities for a public water system. The proposed lots are similar to the existing Section 1 of Williamsburg Lakes Estates. This proposal is also less slightly less dense than the other neighborhood within in the Nineveh, Eagles Valley. Eagle Valley has a density of 3.8 homes per acre and lots are a minimum of 66 feet in width.

## **DESIGN STANDARDS**

The proposed subdivision will be required to construct single-family dwellings that comply with the Unified Development Ordinance’s Residential Design Standards.

## **TRAFFIC AND CONNECTIVITY**

The proposed subdivision has been reviewed by the Johnson County Highway Department as part of the Technical Review Committee. The main entrance for the development will be an extension of Andrew Jackson Court. Andrew Jackson Court will tie into George Washington Blvd which goes north to 775 South. Only one lot is proposed to have individual access to 775 S. That access has not be approved by the Highway Department at time of staff report.

## **SUBDIVISION DETAILS**

### **Utility Infrastructure**

The property will be served by the Nineveh Conservancy District for public sanitary sewer system and by Prince’s Lakes Utilities for a public water system. Duke Energy will provide electric services and CenterPoint Energy will provide natural gas services.

### **Stormwater**

The subdivision will have a drainage system, as reviewed and approved by the Drainage Board, to accommodate its received stormwater.



## **Streets**

The subdivision will add about 0.18 miles of local roads to the County.

## **Signs**

There has been no request for signage. Any proposed sign would need to be approved via the Johnson County Planning and Zoning Department's sign permit process.

## **Natural Environment**

This parcel currently contains a significant amount of trees that it is encouraged to the applicant to protect those that do not interfere with the construction of infrastructure. Those existing trees will be allowed to be used as a credit to comply with the landscape standards listed in Ch 3, C, 4.

## **GENERAL TERMS AND CONDITIONS**

### **Technical Review Committee**

The Technical Review Committee reviewed this petition at its September 17, 2024 meeting. The preliminary plat has satisfied all comments made in the Technical Review Committee memo.

Prior to the development or issuance of any permit, the Technical Review Committee will review construction plans.

### **Johnson County Drainage Board**

The Johnson County Drainage Board reviewed and approved preliminary drainage plans at its October 1, 2024 meeting. The Drainage Board will review the final drainage plans with the construction plans.

### **The County Planning Engineer, Johnson County Health Department, Centerpoint, Duke Energy, Nineveh Conservancy, and Prince's Lake Utilities.**

All the above parties have reviewed this petition and given preliminary approval/no objection.

### **Nineveh Fire Department and Johnson County Highway Department**

Above has reviewed this petition but has not provided follow up approval or objections. A follow up will be provided verbally at the Planning Commission Meeting.

## **STAFF ANALYSIS**

As the major subdivision preliminary plat as proposed meets all requirements of the Unified Development Ordinance, if all approval are obtained prior to public hearing, staff recommends its approval. Update will be provide at public hearing.

## **GENERAL INFORMATION**

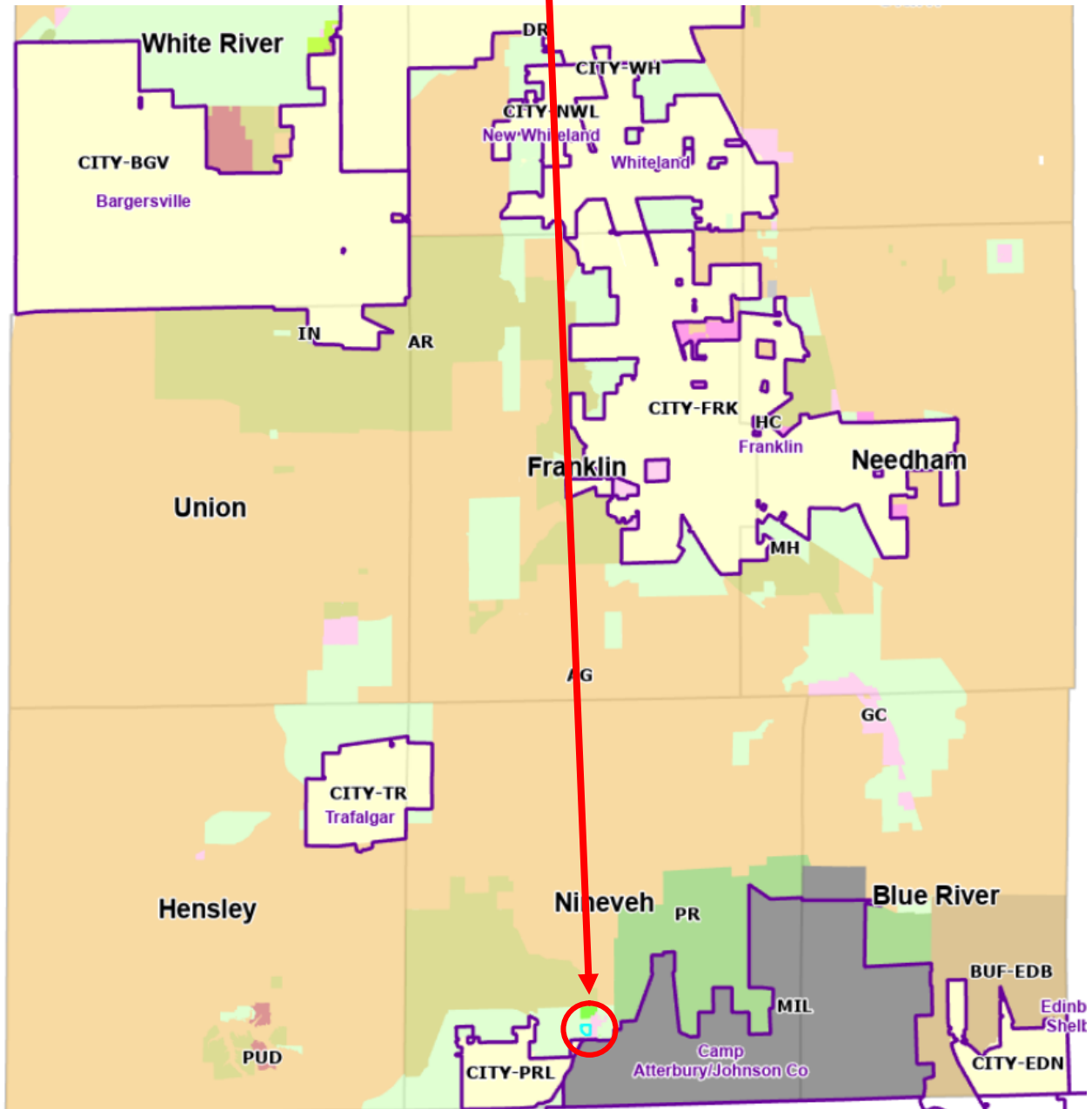
Designer: Projects Plus  
1257 Airport Parkway, Suite A  
Greenwood, Indiana 46143

Developer/  
Owner: Ellen Mae and Richard Paris  
265 E 300 S  
Franklin, Indiana 46131

Area: 11.80-acres  
Number of Lots: 22  
Current Zoning: SR (Single-Family Dwelling Residential)  
Existing Land Use: vacant  
Comprehensive Plan: Suburban Residential

# P-1-24 VICINITY MAP

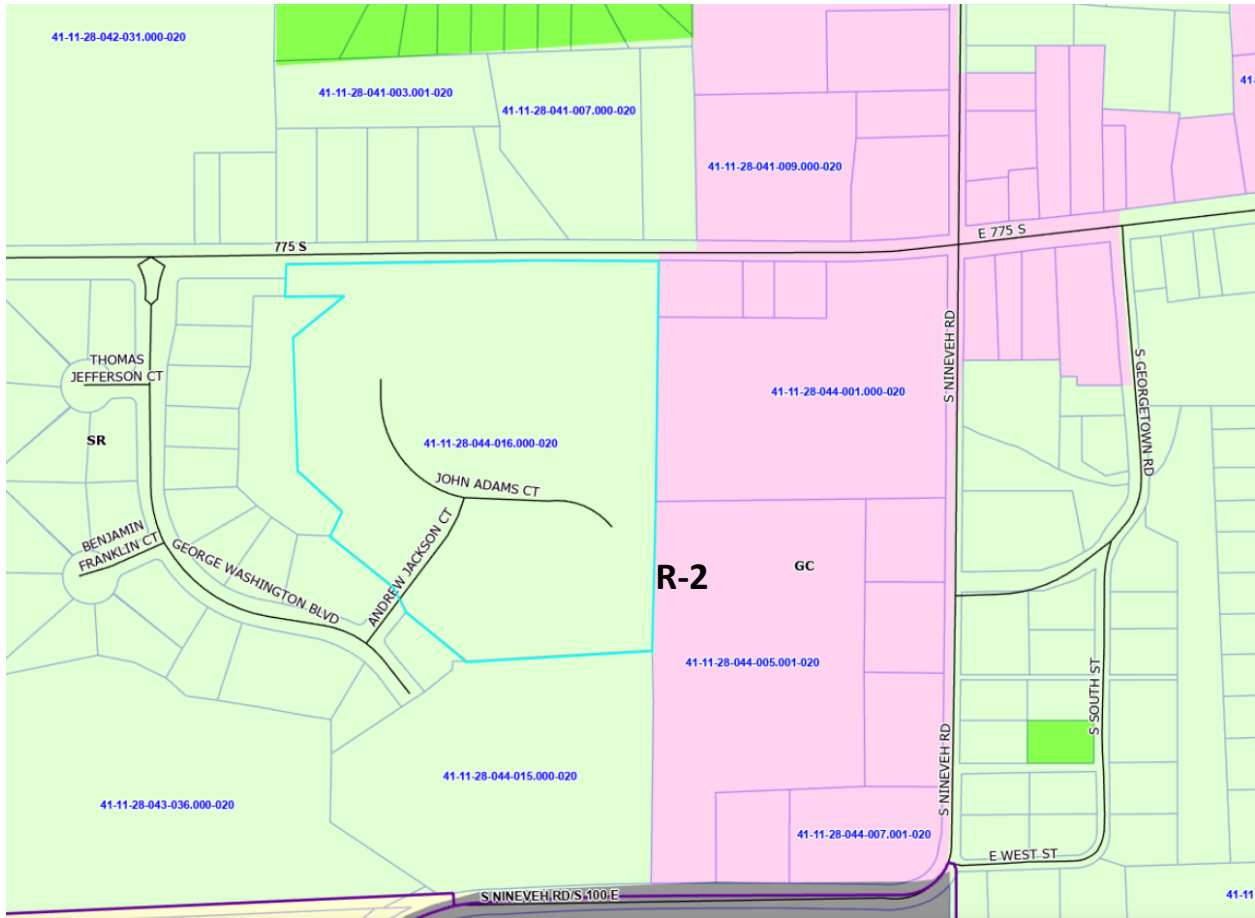
**SUBJECT SITE**



# P-1-24 BASE MAP



# P-1-24 ZONING MAP





P-1-24 AERIAL MAP II



## P-1-23 STAFF FINDINGS OF FACT

### FINDINGS OF FACT – PRELIMINARY PLAT

#### PLAN COMMISSION

In taking action on requests for approval of a preliminary plat for a major subdivision or a sketch plan for a minor subdivision, the Plan Commission shall use the following criteria as the basis for its decision, which includes proposed findings for this petition:

- 1. Subdivision Control Ordinance Requirements: The consistency of the proposed preliminary plat with the requirements of the Subdivision Control Ordinance, including without limitation the Design Principles and Standards;**

The proposed preliminary plat is consistent with the regulations and requirements of the Johnson County Unified Development, as outlined in the planning staff's report for this petition (which is incorporated into these Finding of Fact).

- 2. Zoning Ordinance Requirements: The consistency of the proposed preliminary plat with the standards and requirements of the Zoning Ordinance and the zoning district in which the property is located;**

The proposed preliminary plat is consistent with the applicable standards and requirements of the Johnson County Unified Development Ordinance, as outlined in the planning staff's report for this petition.

- 3. Other Requirements: The consistency of the proposed primary plat with any other applicable standards and requirements.**

The above proposed Findings of Fact were adopted as the Plan Commission's written findings of fact for this petition, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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Charlie Canary, Chairman  
Johnson County Plan Commission

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Jonathan T. Meyers, Secretary  
Johnson County Plan Commission

## P-1-24 Technical Review Comments Page 1 of 2



### JOHNSON COUNTY

Department of Planning and Zoning  
86 West Court Street  
Courthouse Annex  
Franklin, Indiana 46131

Phone: (317) 346-4350  
Website: [www.co.johnson.in.us](http://www.co.johnson.in.us)

September 18, 2024

Mr. Joseph Heck  
Project Designer  
Projects Plus  
1257 Airport Parkway, Suite A  
Greenwood, Indiana 46143

Re: Williamsburg Lake Estates, Section 2  
Preliminary Plat Comments  
P-1-24  
DR-3576-24

Dear Mr. Heck:

On September 17, 2024, the Johnson County Technical Review Committee provided comments for a Preliminary Plat review of the above referenced project. Comments include:

A. Planning and Zoning Comments

1. **Final Plat:** Include signature lines for all property owners.
2. **Final Plat:** Plan Commission Approval Statement is needed with a signature block.
3. **Final Plat:** Place signature lines in the following order: Assessor, Auditor, and Recorder.
4. **Final Plat:** Include "Duly Entered for Taxation - Subject to Final Acceptance" above Auditor's signature.
5. **Final Plat:** Under the title, include "Residential Final Plat".
6. The "Future" Section must be included in this plat, either identified as a lot or a block.
  - a. Since access to this lot will be from County Road 775 S, the Planning Department requests that a proposed access point be provided on the plat that will be reviewed by the Highway Department prior to the Plan Commission Public Hearing.
  - b. Show the proposed right-of-way for this area.
  - c. Ensure all existing sanitary, drainage, and utility easements are identified for this area.
7. Many of the lots do not meet the minimum lot frontage requirement of 90'. Plat cannot continue to Plan Commission until plat complies with this requirement.
8. SCO regulation "Corner lots shall be sufficiently larger than interior lots to allow maintenance of setback lines along both streets." Please provide the dimensions and square footage of lots 28 and 11 to ensure it is similar to the other lots.
9. Add "Residential Preliminary Plat" to the title.
10. Add "Section 28, T-11-N, R-4-E" to the title.
11. Add the points of contact and contact information for the developer to C101.

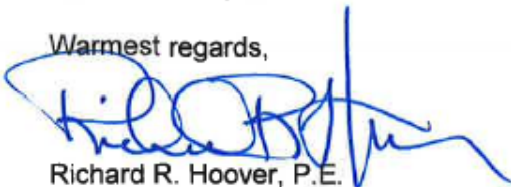


## P-1-23 Technical Review Comments Page 2 of 2

12. Remove the words "Approx. 845" from the property address and add the parcel number for the property identification.
  13. The "Legal Description" on C101 has an error in the second line that identifies the section, township, and range numbers.
  14. Ensure all Notes are updated for this subdivision e.g., plat references Berry Road.
  15. Correct the spelling of Nineveh on C201, C301, C302, and C401.
  16. Add note/details on the sidewalk proposed along E 775 S.
  17. Ensure the Developer has read the residential design standard, 6-101-5 K, of the Johnson County Zoning Ordinance as these standards will be applied to each new residential development.
  18. The following comments are provided for the Preliminary Drainage Calculations.
    - a. Portions of pads and potentially parts of roof or other impervious areas on Lots 16-18 and 22-23 will drain uncontrolled to offsite. Please revise grades or extend storm sewers to capture these areas and direct them to a detention facility.
    - b. Fully developed Section 1 is an existing condition; however, please ensure that the release rates for that existing area do not include areas from pre-developed Section 2.
- B. County Surveyor approval is required.
- C. Johnson County Drainage Board approval (for Preliminary Plat) is required.
- D. Johnson County Highway Department approval is required. A copy of the highway comments is attached.
- E. Johnson County Health Department has stated they have "no objections" for this development and noted the sanitary and water services will be provided by utilities.
- F. Nineveh Volunteer Fire Department approval is required.
- G. Please provide a "will-serve" letter from Princes Lakes Utilities.
- H. Please provide a "will-serve" letter from Duke Energy.
- I. Please provide a "will-serve" letter for sanitary sewers from the Nineveh Conservancy District.
- J. Please provide a "will-serve" letter from CenterPoint Energy.

If you have any questions or comments, please contact me at your earliest convenience.

Warmest regards,



Richard R. Hoover, P.E.  
Planning Engineer

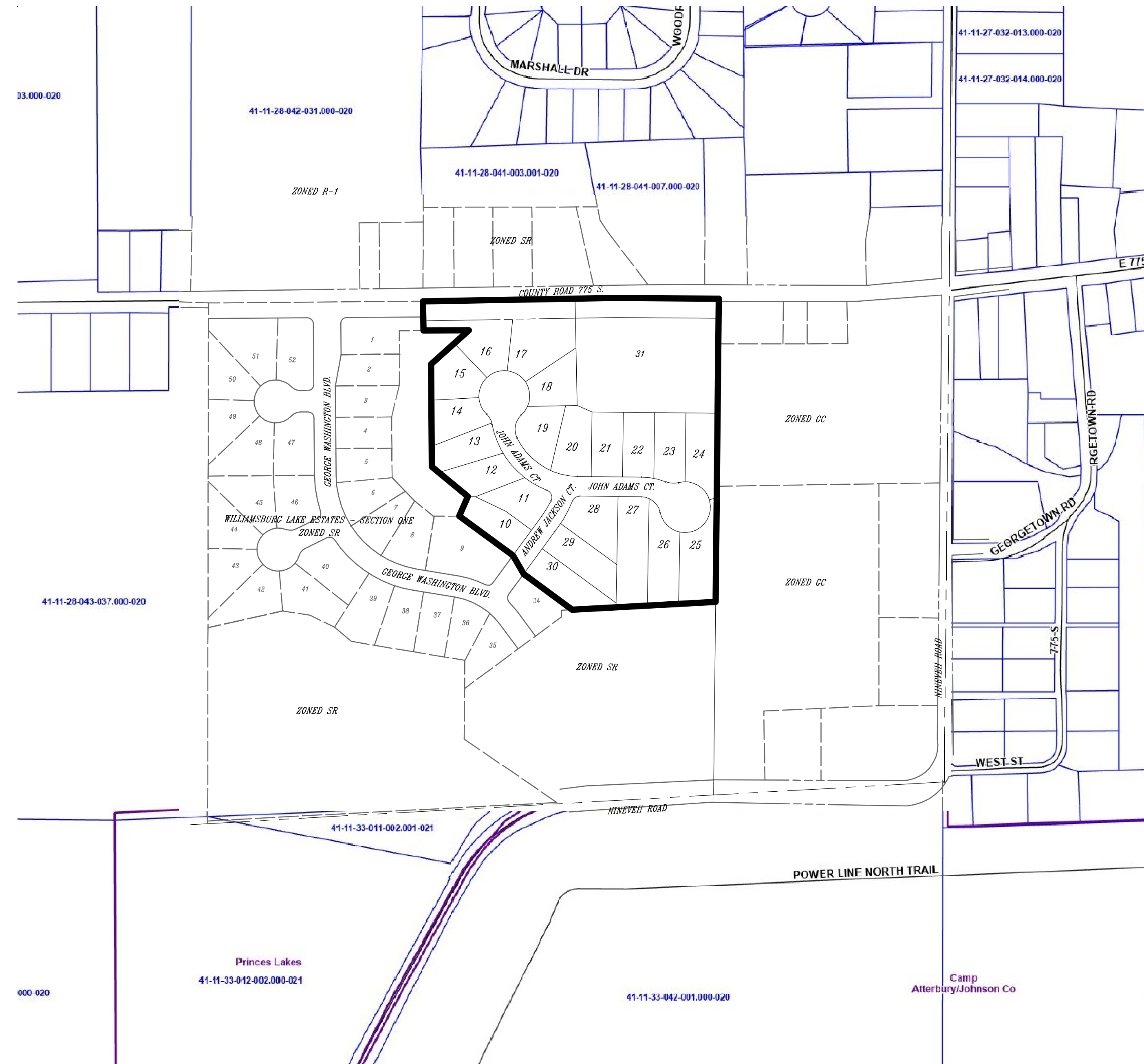
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# RESIDENTIAL PRELIMINARY PLAT FOR WILLIAMSBURG LAKE ESTATES - SECTION TWO

## SECTION 28, TOWNSHIP 11 NORTH, RANGE 4 EAST NINEVEH TOWNSHIP, JOHNSON COUNTY, INDIANA



### LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION 590.75 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 28 TOWNSHIP 28 RANGE 11 NORTH RANGE 4 EAST, THENCE NORTH 00 DEGREES 36 MINUTES 52 SECONDS EAST 493.52 FEET TO THE POINT OF BEGINNING OF HIS DESCRIBED TRACT; THENCE NORTH 00 DEGREES 36 MINUTES 52 SECONDS EAST 774.32 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 48 SECONDS WEST 263.26 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 47 SECONDS WEST 496.76 FEET TO THE NORTHEAST CORNER OF WILLIAMSBURG LAKE ESTATES THE PLAT OF WHICH IS RECORDED AS INSTRUMENT NUMBER 1989-024482 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA. THE NEXT NINE (9) COURSES ARE ALONG THE EASTERLY LINE OF SAID WILLIAMSBURG LAKE ESTATES; 1) THENCE SOUTH 00 DEGREES 43 MINUTES 28 SECONDS EAST 75.00 FEET; 2) THENCE NORTH 89 DEGREES 32 MINUTES 15 SECONDS EAST 116.08 FEET; 3) THENCE SOUTH 48 DEGREES 02 MINUTES 02 SECONDS WEST 129.84 FEET; 4) THENCE SOUTH 00 DEGREES 27 MINUTES 45 SECONDS EAST 282.98 FEET; 5) THENCE SOUTH 50 DEGREES 36 MINUTES 51 SECONDS EAST 119.37 FEET; 6) THENCE SOUTH 23 DEGREES 48 MINUTES 15 SECONDS WEST 54.64 FEET; 7) THENCE SOUTH 53 DEGREES 41 MINUTES 53 SECONDS EAST 154.44 FEET; 8) THENCE SOUTH 53 DEGREES 41 MINUTES 53 SECONDS EAST 154.44 FEET; THENCE NORTH 86 DEGREES 48 MINUTES 48 SECONDS EAST 366.87 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT CONTAINING 11.80 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

### UTILITIES/CHECKPOINT AGENTS:

- |   |   |
|---|---|
| <b>WATER</b><br>PRINCES LAKES UTILITIES<br>3029 E HOSPITAL RD<br>EDINBURGH, IN<br>PHONE: (812) 526-2126<br>CONTACT: SCOTT BLACKWELL                                 | <b>TELEPHONE</b><br>AT&T COMMUNICATIONS<br>240 N. MERIDIAN STREET<br>INDIANAPOLIS INDIANA 46204<br>PHONE: (317) 610-5469<br>CONTACT: SAM GARDNER                              |
| <b>GAS</b><br>CENTERPOINT ENERGY<br>600 INDUSTRIAL DRIVE<br>FRANKLIN, IN 46131<br>PHONE: (317) 736-2915<br>CONTACT: KIMBERLY KELLY                                  | <b>POWER</b><br>DUKE ENERGY<br>FRANKLIN DISTRICT<br>PHONE: (812) 662-2007<br>CONTACT: ALLEN DEAL  |
| <b>SANITARY SEWER</b><br>NINEVEH CONSERVANCY DISTRICT<br>P.O. BOX 217<br>FRANKLIN, IN 46131<br>PHONE: (317) 443-4640<br>CONTACT: KEVIN WILSON                       | <b>SURVEYORS OFFICE</b><br>86 WEST COURT STREET<br>FRANKLIN, IN 46131<br>PHONE: (317) 346-4341<br>CONTACT: GREGG CANTWELL   |
| <b>FIRE DEPARTMENT</b><br>NINEVEH TOWNSHIP FIRE DEPARTMENT<br>844 E 775 S<br>FRANKLIN, IN 46164<br>PHONE: (317) 933-2567<br>CONTACT: JOSHUA SNYDER                  | <b>HIGHWAY DEPARTMENT</b><br>JOHNSON COUNTY HIGHWAY DEPARTMENT<br>1051 HOSPITAL ROAD<br>FRANKLIN, IN 46131<br>PHONE: (317) 346-4630<br>CONTACT: DANIEL E. JOHNSTON            |
| <b>HEALTH DEPARTMENT</b><br>95 SOUTH DRAKE ROAD<br>FRANKLIN, IN 46131<br>PHONE: (317) 346-4365<br>CONTACT: ELIZABETH SWEARINGEN                                     | <b>PLANNING &amp; ZONING</b><br>86 WEST COURT STREET<br>COURTHOUSE ANNEX<br>FRANKLIN, IN 46131<br>PHONE: (317) 346-4350<br>CONTACTS:<br>MICHELLE HANSARD<br>RICHARD R. HOOVER |
| <b>SCHOOL DISTRICT</b><br>NINEVEH-HENSLEY-JACKSON<br>UNITED SCHOOL CORPORATION<br>802 SOUTH INDIAN CREEK DRIVE<br>TRAFALGAR, INDIANA 46181<br>PHONE: (317) 878-2100 |   |
| <b>CONSERVATION DISTRICT</b><br>JOHNSON COUNTY SOIL & WATER<br>550 E. JEFFERSON STREET<br>FRANKLIN, IN 46131<br>PHONE: (317) 736-9540 EXT. 102                      |   |

### PERTINENT DATA:

DEVELOPER: ELLEN MAE AND RICK PARIS  
285 E. 300 S.  
FRANKLIN, IN 46131  
PHONE NO. 317-840-8099

ENGINEER/SURVEYOR: PROJECTS PLUS  
1257 AIRPORT PARKWAY, SUITE "A"  
GREENWOOD, IN 46143  
PHONE: (317) 882-5003

PROPERTY ADDRESS: PARCEL ID: 41-11-28-044-016.000-020

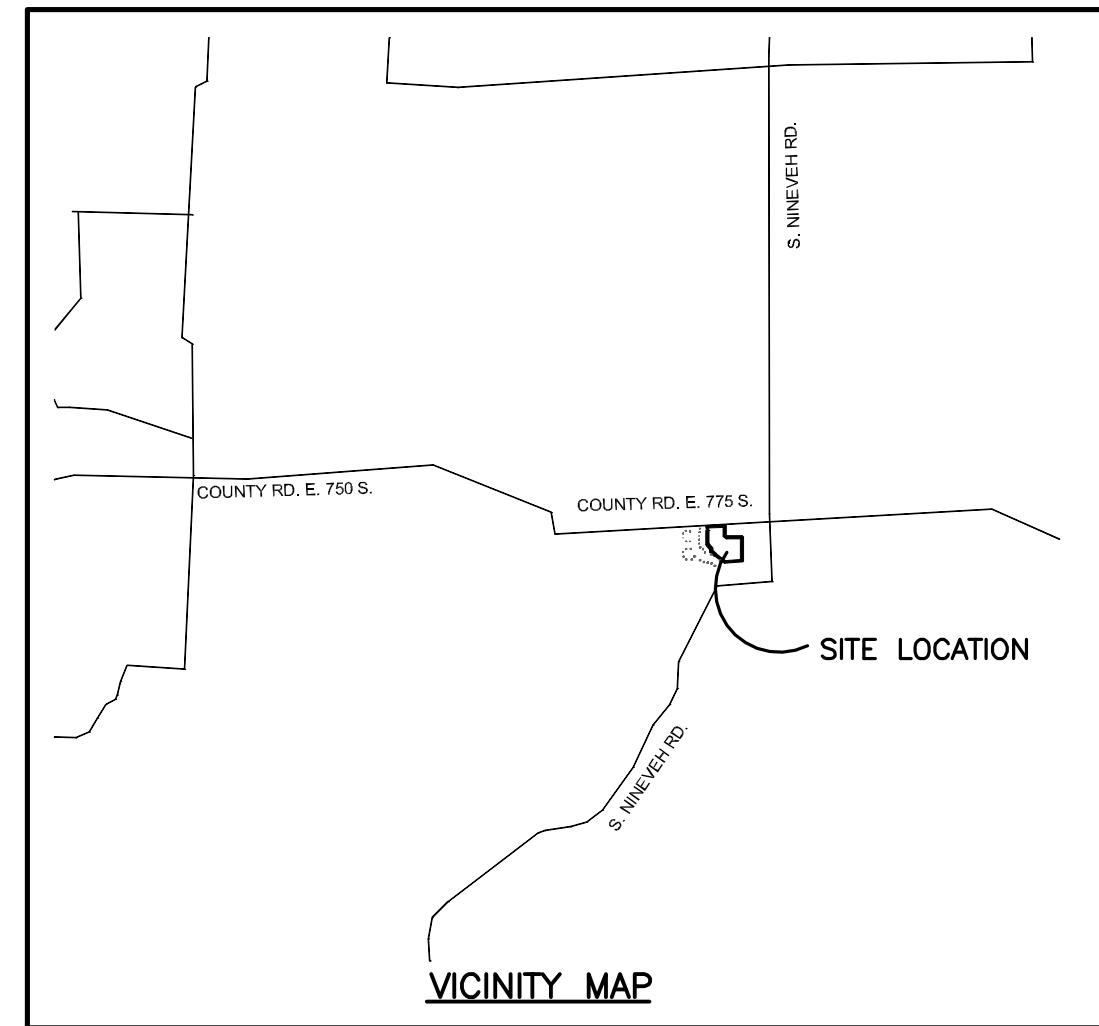
ZONING: JOHNSON COUNTY SR, SINGLE-FAMILY DWELLING RESIDENTIAL DISTRICT

OWNER: ELLEN MAE AND RICK PARIS  
285 E. 300 S.  
FRANKLIN, IN 46131  
PHONE NO. 317-840-8099

JEFFERY K. SMITH  
P.E. #19419  
JEFFREY D. KNARR  
L.S. #20100069

### LOT SUMMARY

SECTION	LOTS	ACRES	LOTS/ACRE
2	22	11.80 AC.	1.86 Lots/Ac.



### LIST OF ADJOINERS

ADJOINER	ADJOINER
ABEL WILLIAM T JR 7823 GEORGE WASHINGTON BLVD NINEVEH, IN 46164	285 E 300 S FRANKLIN, IN 46131
BURNETT ROBERT A 6225 S 100 E TRAFALGAR, IN 46181	PRUITT MARK D & MISTY R 792 E 775 S NINEVEH, IN 46164
CASE ANTHONY & JANET 10844 OHNARD DR WESTFIELD, IN 46074	QUICK ALICIA G 684 THOMAS JEFFERSON CT NINEVEH, IN 46164
CLARK BLAKE 780 E 775 S NINEVEH, IN 46164	REFLECTIONS OF NINEVEH INC 8034 S NINEVEH RD NINEVEH, IN 46164
CLARK BRENDA & RICHARD 686 BENAMIN FRANKLIN CT NINEVEH, IN 46164	SINGH HIMMAT M 5947 W STATE RD 135 TRAFALGAR, IN 46181
CREEKMORE FRED THOMAS & TERESA K PO BOX 71 FLAT ROCK, IN 47234	STORAGE SOLUTIONS OF INDIANA LLC 2035 S 550 E FRANKLIN, IN 46131
CROUCH JARROD & LINDSEY 7916 GEORGE WASHINGTON BLVD NINEVEH, IN 46164	THOMAS SHALIN M & AMANDA C 7776 GEORGE WASHINGTON BLVD NINEVEH, IN 46164
DAVIS HAROLD E 774 ANDREW JACKSON CT NINEVEH, IN 46164	TILLEY ARON & AMBER 7594 GEORGE WASHINGTON BLVD NINEVEH, IN 46164
DEBRINGER MICKY E & PATSY M PO BOX 152 NINEVEH, IN 46164	VEST KATHRYN C 7931 GEORGE WASHINGTON BLVD NINEVEH, IN 46164
FISHER VICKIE L & WYSE CYNTHA 7818 GEORGE WASHINGTON BLVD NINEVEH, IN 46164	WAGONER JUDI C 7817 GEORGE WASHINGTON BLVD NINEVEH, IN 46164
GSD PETROLEUM LLC 9633 N GRANVILLE RD MEQUON, WI 53087	WATHEN CHRISTINE R 659 BENAMIN FRANKLIN CT NINEVEH, IN 46164
GURAYA PHARMAJET KUR 5947 W SR 135 TRAFALGAR, IN 46181	WETHINGTON TERRY K & DIANA L 778 E 775 S NINEVEH, IN 46164
HOKMAN CHRISTOPHER T & BRANDY E 7752 GEORGE WASHINGTON BLVD NINEVEH, IN 46164	WILSON KEVIN D & JENNIFER L PO BOX 281 NINEVEH, IN 46164
HOKMAN PATRICIA A 697 BENAMIN FRANKLIN CT NINEVEH, IN 46164	YOUNG DONALD G & GAYLE K 8098 S NINEVEH RD NINEVEH, IN 46164
JONER JAMES C & FLETCHER-JONER STEPHANIE D 6240 W STATE RD 252 EDINBURGH, IN 46124	
LME KENNETH D 7832 GEORGE WASHINGTON BLVD NINEVEH, IN 46164	
MC GEE BRITANY B GREER & ARTHUR L PO BOX 142 NINEVEH, IN 46164	
MC GLOVE SHAWN R 7820 GEORGE WASHINGTON BLVD NINEVEH, IN 46164	
MC KEE PATSY A 775 ANDREW JACKSON CT NINEVEH, IN 46164	
MILLER DANIEL 951 E 775 S NINEVEH, IN 46164	
MULLINS ELIZABETH J 7764 GEORGE WASHINGTON BLVD NINEVEH, IN 46164	
NINEVEH TOWNSHIP VOLUNTEER FIRE DEPARTMENT 844 E 775 S NINEVEH, IN 46164	
NINEVEH TWP VOLUNTEER FIRE DEPT PO BOX 208 NINEVEH, IN 46164	
NORDHOLT BRADLEY S & WATIE D 7915 GEORGE WASHINGTON BLVD NINEVEH, IN 46164	

DATE	9/24/24	REVISION		SYMBOL		SCALE	1"=200'	PROJECT	WILLIAMSBURG LAKE ESTATES - SECTION TWO NINEVEH TOWNSHIP, JOHNSON COUNTY, INDIANA
REVISED PER	JOHNSON COUNTY TRC	COMMENTS		DRAWN	CHECKED	CERTIFIED		TITLE	PRELIMINARY PLAT AREA MAP
				JPH	JKS	JKS			

**GREENWOOD SURVEYING COMPANY**

SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT  
1257 Airport Parkway, Suite A - Greenwood, Indiana  
(317)-882-5003

JEFFERY K. SMITH  
REGISTERED PROFESSIONAL ENGINEER  
No. 19419  
STATE OF INDIANA  
9/24/24

JOB NUMBER  
**24004**

SHEET  
**C101**

DATE  
**AUGUST 30, 2024**

**811**

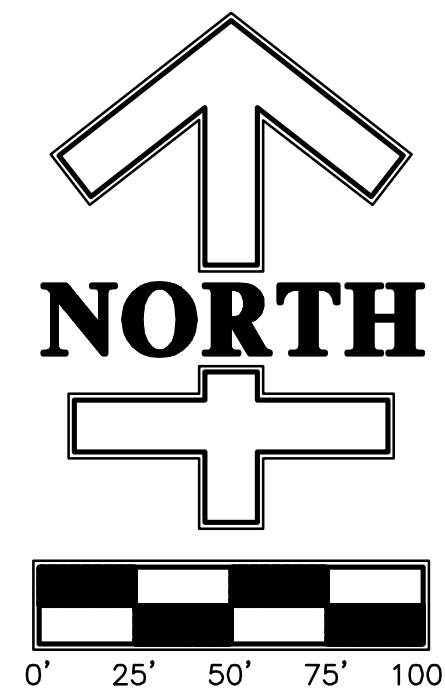
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**IT'S THE LAW!**

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# RESIDENTIAL PRELIMINARY PLAT FOR WILLIAMSBURG LAKE ESTATES - SECTION TWO

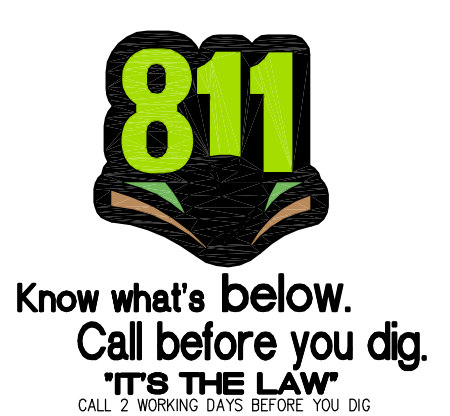
## SECTION 28, TOWNSHIP 11 NORTH, RANGE 4 EAST NINEVEH TOWNSHIP, JOHNSON COUNTY, INDIANA



**LEGEND :**

	EXISTING SANITARY SEWER W/ MANHOLE
	EXISTING SANITARY FORCE MAIN
	EXISTING STORM SEWER W/ END SECTION, DITCH INLET AND CURB INLET
	EXISTING WATER LINE W/ FIRE HYDRANT
	EXISTING GAS LINE
	EXISTING OVERHEAD POWERLINE
	EXISTING CONTOUR LINE
	SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	BUILDING SETBACK LINE
	NO-ACCESS EASEMENT
	LANDSCAPE EASEMENT
	EXISTING UTILITY POLE
	EXISTING PEDESTAL
	EXISTING MAILBOX
	EXISTING TRAFFIC SIGN
	EXISTING AREA LIGHT
	EXISTING TREE LINE
	EXISTING FENCE

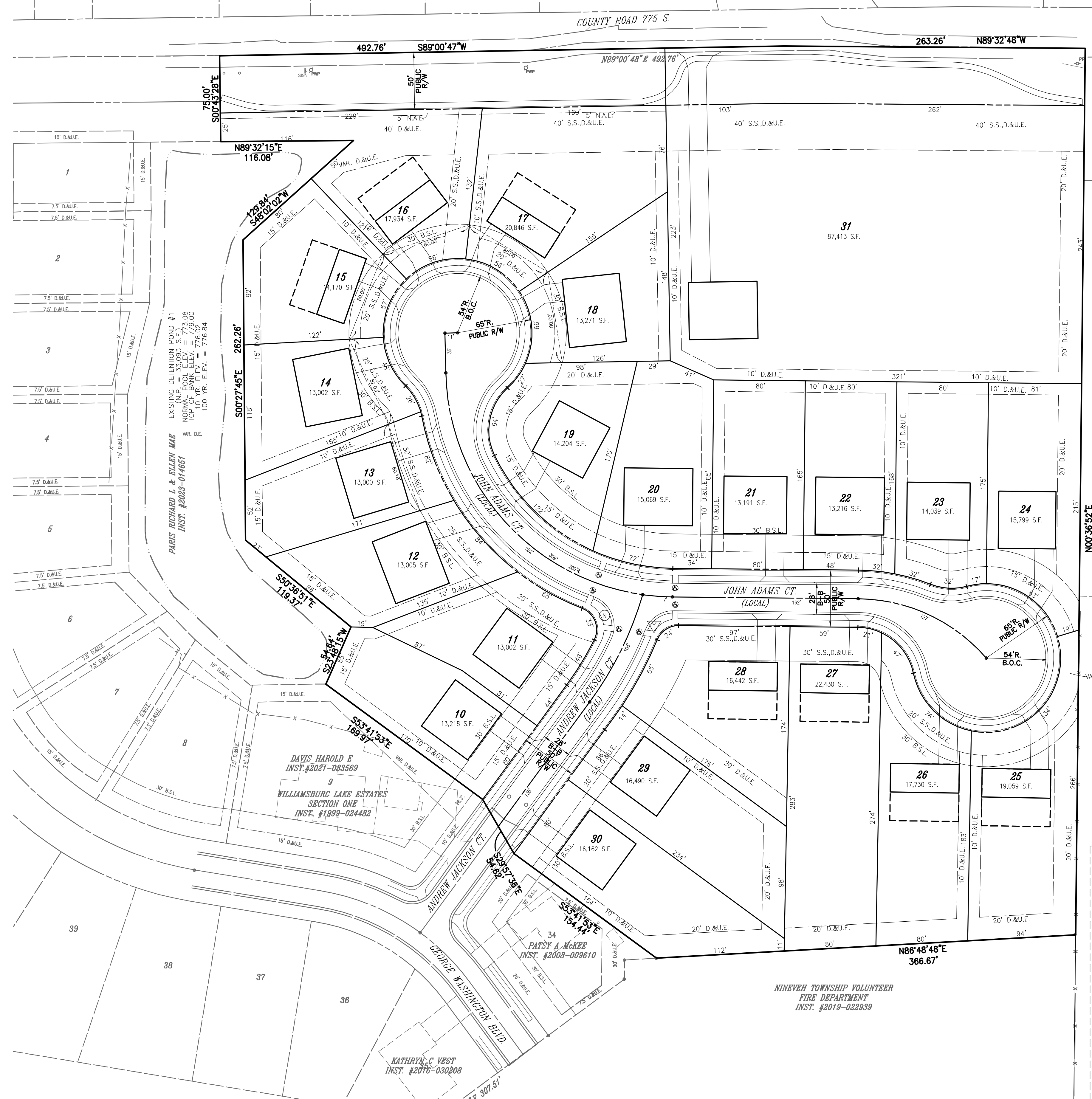
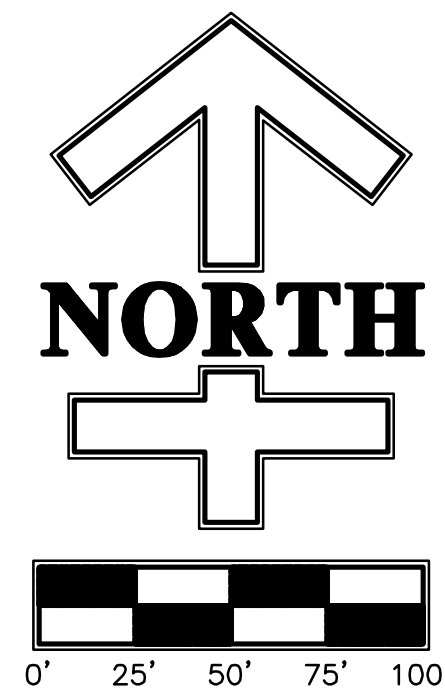
<b>DATE</b>	9/24/24		
<b>REVISION</b>	REVISED PER JOHNSON COUNTY TRC COMMENTS		
<b>SCALE</b>	1"=50'	<b>DRAWN</b>	JPH
<b>CHECKED</b>	JKS	<b>CERTIFIED</b>	JKS
<b>PROJECT</b>	WILLIAMSBURG LAKE ESTATES - SECTION TWO NINEVEH TOWNSHIP, JOHNSON COUNTY, INDIANA		
<b>TITLE</b>	PRELIMINARY PLAT EXISTING SITE CONDITIONS		
<b>PROJECTS plus</b> GREENWOOD SURVEYING COMPANY			
SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT 1257 Airport Parkway, Suite A - Greenwood, Indiana 46143 (317)-882-5003			
<b>JOB NUMBER</b>	24004		
<b>SHEET</b>	C201		
<b>DATE</b>	AUGUST 30, 2024		



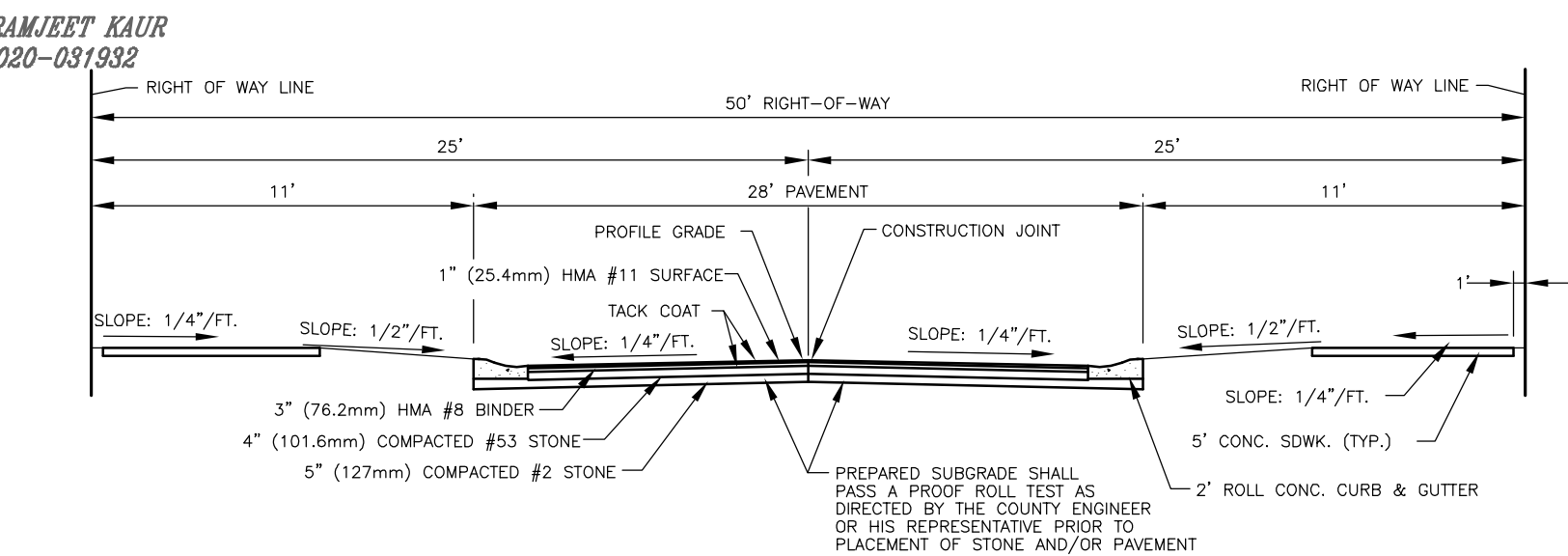


# RESIDENTIAL PRELIMINARY PLAT FOR WILLIAMSBURG LAKE ESTATES - SECTION TWO

## SECTION 28, TOWNSHIP 11 NORTH, RANGE 4 EAST NINEVEH TOWNSHIP, JOHNSON COUNTY, INDIANA



- NOTES:**
- MINIMUM REQUIREMENTS FOR SR ZONING ARE AS FOLLOWS:  
FRONT YARD SETBACK: 30 FEET (LOCAL STREET), 40 FEET (COUNTY RD. 775 S.)  
SIDE YARD SETBACK: 10 FEET  
REAR YARD SETBACK: 20 FEET  
MIN. LOT: 13,000 S.F.  
MIN. LOT WIDTH: 80'  
MAX. HEIGHT: 35 FEET  
MAX. LOT COVERAGE: 35%  
MIN. BUILDING AREA: 1,600 S.F. (SINGLE STORY), 2,400 S.F. (TWO STORY)
  - CONCRETE SIDEWALKS SHALL BE ALONG BOTH SIDES OF ALL INTERIOR STREETS.
  - ALL UNDERDRAINS ALONG BOTH SIDES OF PAVEMENT SHALL BE 6".
  - ALL CURBS SHALL BE TWO (2) FOOT CONCRETE ROLL CURB & GUTTER.
  - ALL LOTS SHALL BE SERVED BY THE FOLLOWING PUBLIC UTILITIES:  
TELEPHONE - AT&T COMMUNICATION  
ELECTRIC - DUKE ENERGY  
GAS - CENTERPOINT ENERGY  
SANITARY - NINEVEH CONSERVANCY DISTRICT  
WATER - PRINCES LAKES UTILITIES
  - ALL RIGHT-OF-WAYS ARE 50' WIDE UNLESS OTHERWISE NOTED.
  - ALL STREETS ARE 28' WIDE UNLESS OTHERWISE NOTED.
  - LOTS SHALL BE SUBJECT TO THE FOLLOWING EASEMENTS  
20' DRAINAGE AND UTILITY EASEMENTS ON REAR OF ALL LOTS (MIN.).  
15' DRAINAGE AND UTILITY EASEMENTS ON EITHER SIDE OF ALL RIGHT-OF-WAY (MIN.).  
15' STORM SEWER EASEMENTS AND 20' SANITARY SEWER EASEMENTS IF NOT CONTAINED IN OTHER EASEMENTS AS SPECIFIED.

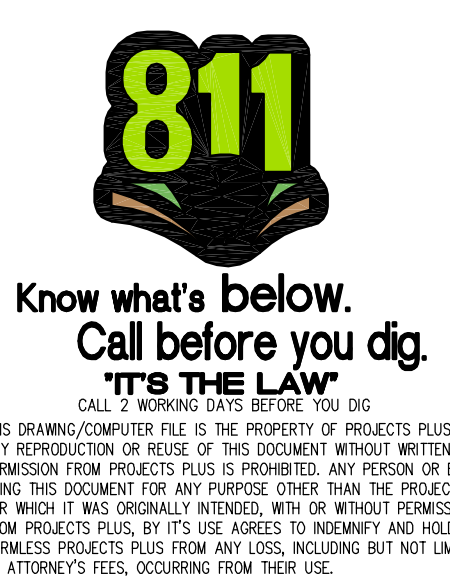


**TYPICAL LOCAL STREET SECTION**

NOTE:  
IF LIME STABILIZATION IS USED, A TWO-INCH (2") REDUCTION IN THE REQUIRED STONE THICKNESS MAY BE ALLOWED IF APPROVED BY THE COUNTY PLANNING ENGINEER. THE CONTRACTOR SHALL USE HYDRATED LIME OR QUICKLIME FINES (KILN DUST OR KILN MICRO FINES ARE NOT PERMITTED) AND THE TYPE OF LIME USED SHALL BE SUBMITTED TO THE PLANNING ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT.

- LEGEND :**
- 155 LOT NUMBER
  - 17,200 S.F. LOT SQUARE FOOTAGE
  - S.S., D.&U.E. SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
  - D.&U.E. DRAINAGE AND UTILITY EASEMENT
  - B.S.L. BUILDING SETBACK LINE
  - R/W RIGHT-OF-WAY
  - N.A.E. NO-ACCESS EASEMENT
  - CENTERLINE MONUMENT
  - ◉ PROPOSED HANDICAP ACCESS RAMP
  - Ⓝ PROPOSED STREET NAME SIGN
  - ▽ PROPOSED YIELD SIGN
  - Ⓝ PROPOSED NO OUTLET SIGN

DATE	9/24/24	REVISION			
REVISED PER TRC COMMENTS					
SYMBOL		SCALE	1"=50'	DRAWN	JPH
		CHECKED	JKS	CERTIFIED	JKS
PROJECT	WILLIAMSBURG LAKE ESTATES - SECTION TWO		NINEVEH TOWNSHIP, JOHNSON COUNTY, INDIANA		
TITLE	PRELIMINARY PLAT GEOMETRIC PLAN				
<b>PROJECTS plus</b> GREENWOOD SURVEYING COMPANY					
SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT 1257 Airport Parkway, Suite A - Greenwood, Indiana 46143 (317)-882-5003					
SEAL JEFFERY K. SMITH REGISTERED PROFESSIONAL ENGINEER No. 19419 STATE OF INDIANA <i>Jeffery K. Smith</i>					
JOB NUMBER <b>24004</b> SHEET					
<b>C301</b>					
DATE <b>AUGUST 30, 2024</b>					



NINEVEH TOWNSHIP VOLUNTEER  
FIRE DEPARTMENT  
INST. #2019-022939

REFLECTIONS OF NINEVEH, INC.  
INST. #2010-005376

PARIS RICHARD L. & ELLEN MAR  
INST. #2023-014651  
EXISTING DETENTION POND #1  
N.P. = 33,093 S.F., 71.08'  
N.P. OF BANK ELEV. = 779.00  
100' V.S. ELEV. = 776.94

DAVIS HAROLD E  
INST. #2021-083569  
WILLIAMSBURG LAKE ESTATES  
SECTION ONE  
INST. #1309-024482

PATSY A. MCKEE  
INST. #2008-009610

KATHRYN C. VEST  
INST. #2016-030208

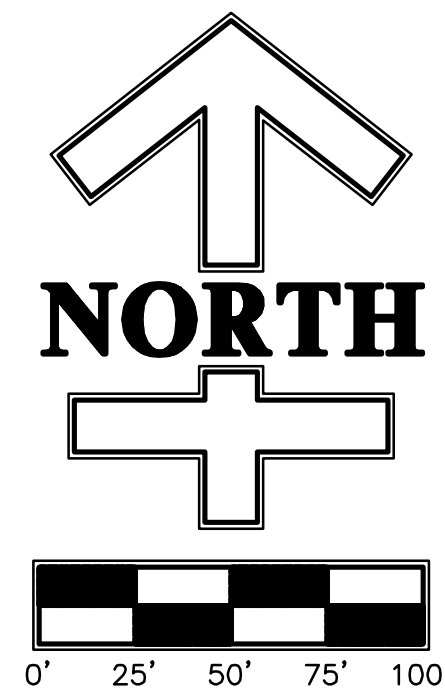
JOINER JAMES C &  
FLETCHER-JOINER STEPHANIE D  
INST. #2017-002048

CURAYA PARAMJEET KAUR  
INST. #2020-031932



# RESIDENTIAL PRELIMINARY PLAT FOR WILLIAMSBURG LAKE ESTATES - SECTION TWO

## SECTION 28, TOWNSHIP 11 NORTH, RANGE 4 EAST NINEVEH TOWNSHIP, JOHNSON COUNTY, INDIANA



- NOTES:**
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15' STORM SEWER EASEMENTS AND 20' SANITARY SEWER EASEMENTS IF NOT CONTAINED IN OTHER EASEMENTS AS SPECIFIED.

- LEGEND:**
- 27 LOT NUMBER
  - 8" PVC SAN PROPOSED SANITARY SEWER W/ MANHOLE
  - PROPOSED STORM SEWER W/ END SECTION, DITCH INLET AND CURB INLET
  - PROPOSED WATER LINE W/ VALVE AND FIRE HYDRANT AND ASSEMBLY
  - EXISTING SANITARY SEWER W/ MANHOLE
  - EXISTING SANITARY FORCEMAIN
  - EXISTING STORM SEWER W/ END SECTION, DITCH INLET AND CURB INLET
  - EXISTING WATER LINE W/ FIRE HYDRANT
  - EXISTING GAS LINE
  - EXISTING OVERHEAD POWERLINE
  - EXISTING CONTOUR LINE
  - S.S., D.&U.E. SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
  - D.&U.E. BUILDING SETBACK LINE
  - N.A.E. NO-ACCESS EASEMENT
  - EXISTING UTILITY POLE
  - EXISTING PEDESTAL
  - EXISTING MAILBOX
  - EXISTING TRAFFIC SIGN
  - EXISTING AREA LIGHT
  - EXISTING TREELINE
  - EXISTING TREE
  - EXISTING FENCE

<b>DATE</b>	9/24/24
<b>REVISION</b>	
<b>SYMBOL</b>	
<b>SCALE</b>	1"=50'
<b>PROJECT</b>	WILLIAMSBURG LAKE ESTATES - SECTION TWO
<b>TITLE</b>	PRELIMINARY PLAT UTILITY PLAN
<b>DRAWN</b>	JPH
<b>CHECKED</b>	JKS
<b>CERTIFIED</b>	JKS
<b>REVISED PER TRC COMMENTS</b>	

**PROJECTS plus**  
GREENWOOD SURVEYING COMPANY

1257 Airport Parkway, Suite A - Greenwood, Indiana 46143  
(317)-882-5003

Jeffrey K. Smith  
9/24/24

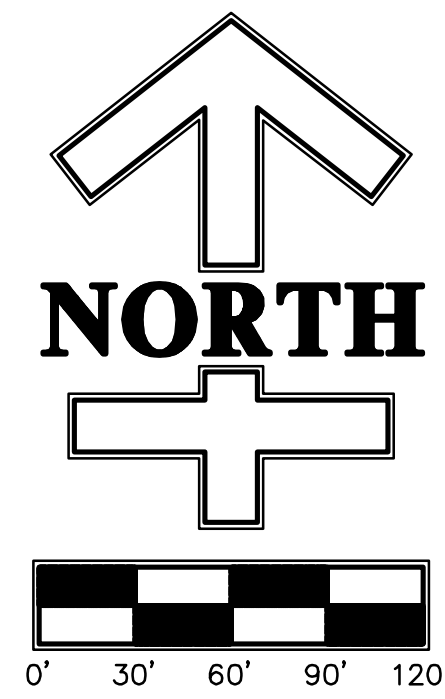
**811**  
Know what's below.  
Call before you dig.  
IT'S THE LAW.

<b>JOB NUMBER</b>	24004
<b>SHEET</b>	C302
<b>DATE</b>	AUGUST 30, 2024



# RESIDENTIAL PRELIMINARY PLAT FOR WILLIAMSBURG LAKE ESTATES - SECTION TWO

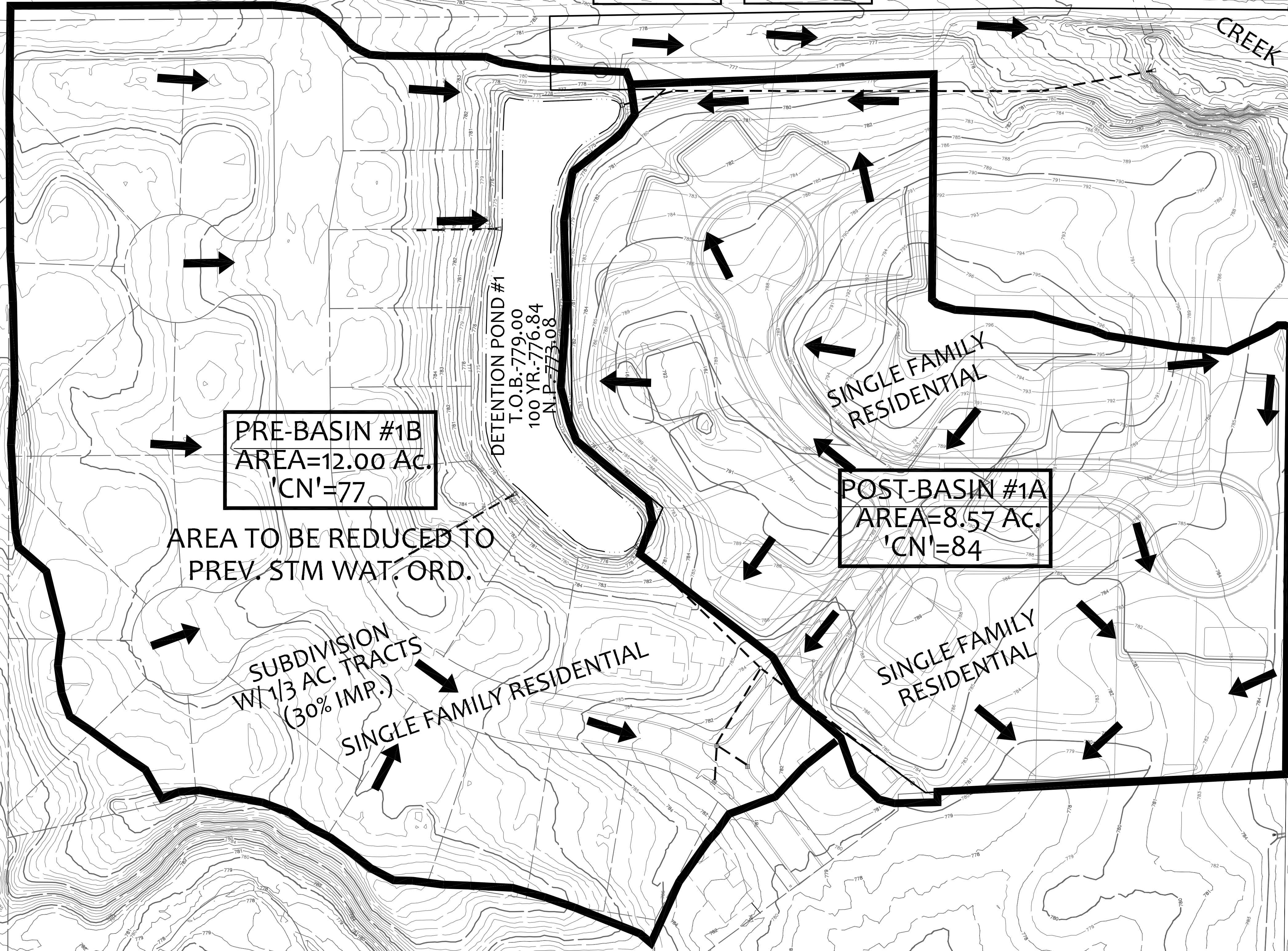
SECTION 28, TOWNSHIP 11 NORTH, RANGE 4 EAST  
NINEVEH TOWNSHIP, JOHNSON COUNTY, INDIANA



<b>TOTAL RELEASE (ONSITE)</b> $Q_{10} = 0.54 \text{ cfs}$ $Q_{100} = 0.84 \text{ cfs}$	<b>TOTAL RELEASE (TOTAL)</b> $Q_{10} = 0.96 \text{ cfs}$ $Q_{100} = 10.20 \text{ cfs}$
<b>POST ALLOWABLE (ONSITE)</b> $Q_{10} = 0.86 \text{ cfs}$ $Q_{100} = 2.57 \text{ cfs}$	<b>POST ALLOWABLE (TOTAL)</b> $Q_{10} = 12.40 \text{ cfs}$ $Q_{100} = 24.75 \text{ cfs}$

**LEGEND :**

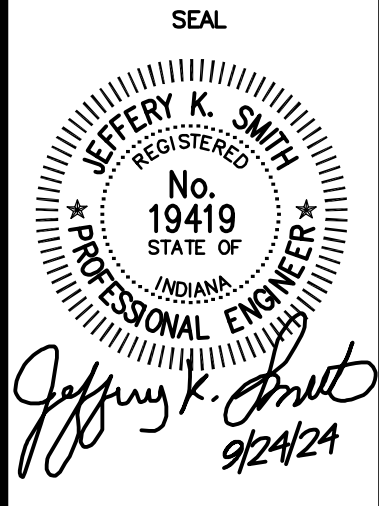
- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY FORCEMAIN
- EXISTING STORM SEWER W/ END SECTION, DITCH INLET AND CURB INLET
- EXISTING WATER LINE W/ FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING OVERHEAD POWERLINE
- EXISTING CONTOUR LINE
- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
- DRAINAGE AND UTILITY EASEMENT
- BUILDING SETBACK LINE
- NO-ACCESS EASEMENT
- LANDSCAPE EASEMENT
- EXISTING UTILITY POLE
- EXISTING PEDESTAL
- EXISTING MAILBOX
- EXISTING TRAFFIC SIGN
- EXISTING AREA LIGHT
- EXISTING TREELINE
- EXISTING TREE
- EXISTING FENCE



DATE	9/24/24	REVISION	TRC COMMENTS	SYMBOL	SCALE	PROJECT	TITLE
					1" = 60'	WILLIAMSBURG LAKE ESTATES - SECTION TWO NINEVEH TOWNSHIP, JOHNSON COUNTY, INDIANA	PRELIMINARY PLAT POST-DEVELOPED DRAINAGE MAP
					DRAWN	CHECKED	CERTIFIED
					JPH	JKS	JKS

**PROJECTS plus**  
GREENWOOD SURVEYING COMPANY

SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT  
1257 Airport Parkway, Suite A - Greenwood, Indiana 46143  
(317) 882-5003



**811**  
Know what's below.  
Call before you dig.  
**IT'S THE LAW**

CALL 24 HOURS A DAY BEFORE YOU DIG  
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JOB NUMBER <b>24004</b>
SHEET <b>C401</b>
DATE <b>AUGUST 30, 2024</b>



**COMMISSIONERS**

Brian P. Baird  
Kevin M. Walls  
Ronald H. West



**ADDRESS**

86 West Court Street  
Franklin, Indiana 46131

Phone (317) 346-4300

Fax (317) 736-8066

Website:

[www.co.johnson.in.us](http://www.co.johnson.in.us)

**County Attorney**  
Adam P. Gadberry  
**Assistant County Attorney**  
Tiffany M. Costley

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**BOARD OF COMMISSIONERS  
JOHNSON COUNTY**

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Re: Moratorium on Commercial Wind Farm

Date: October 14, 2024

To the Johnson County Plan Commission,

The Johnson County Board of Commissioners would request that the Johnson County Plan Commission formally consider a moratorium on commercial wind farm projects. We would request a 3 year moratorium to be put in place at a minimum to provide the Plan Commission adequate time to review standards that are to be put into place regarding commercial wind farm projects.

While we understand the Johnson County Plan Commission just finished updating the County's standards through the most recently adopted Unified Development Ordinance, the Commissioners would ask that the Plan Commission take steps to review the standards for wind energy systems. Specifically, the lack of height restrictions on wind energy systems, the accompanying adjustments to set back requirements, and what types of regulations can be implemented so that the land could be developed for alternative methods after the conclusion of the wind farm operation. Boone, Carroll, Clinton, Madison, Howard, Pulaski, and Tippecanoe, amongst other counties have all implemented moratoriums or bans on wind energy projects within their respective counties and we would like to initiate that process for Johnson County.

Johnson County remains one of the fastest growing counties in the State of Indiana and the Commissioners wish to see that large tracts of land are not used for commercial wind farms when that land could be put to better use for affordable housing in Johnson County. The Johnson County Commissioners see the need for affordable housing as a need to secure adequate light, air, and convenience of access, promoting the public health, safety, comfort, morals, convenience, and the general welfare of Johnson County citizens. The potential for tens of thousands of acres tied up in commercial wind farms runs contrary to those aims and goals for the County as a whole.

Thank you,

Brian P. Baird, Chairman

Kevin M. Walls, Member

Ron H. West, Member