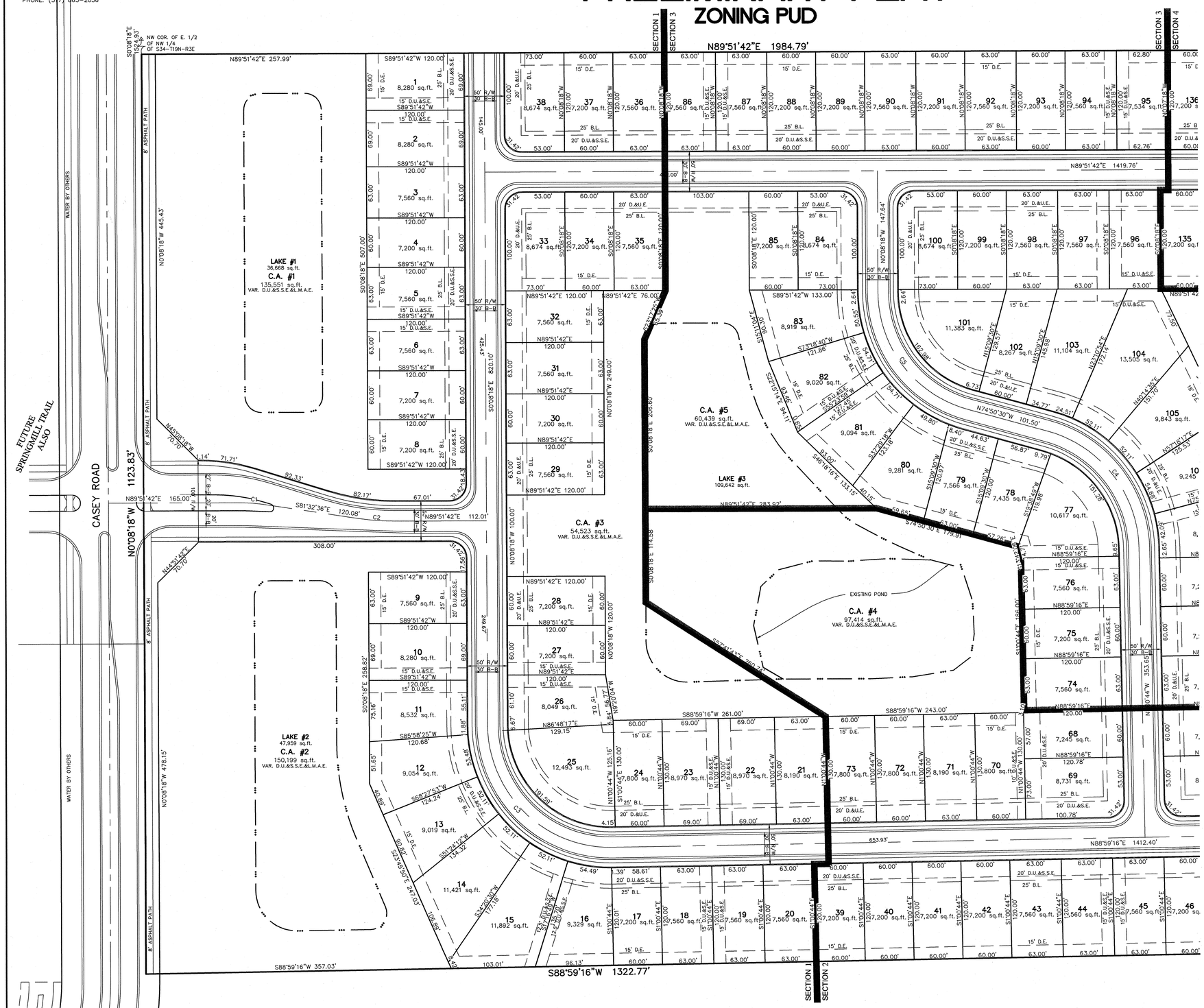
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

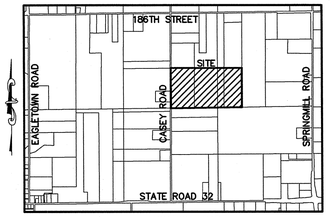
THIS INSTRUMENT PREPARED FOR:
CASEY ROAD PROPERTIES, LLC, BY PLATINUM PROPERTIES MANAGEMENT COMPANY, LLC, ITS MANAGER
9757 WESTPOINT DRIVE SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: KEN BRASSEUR
PHONE: (317) 863-2056

SPRINGMILL TRAILS

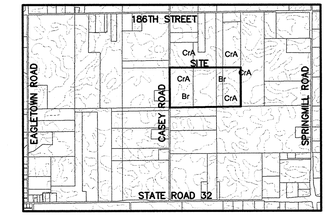
PRELIMINARY PLAT

ZONING PUD





LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
CrA,Br
(N.T.S.)

GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.

SITE = 50.528Ac.±
TOTAL C.A. =13.331Ac.±

USABLE OPEN SPACE PROVIDED:
13.331Ac.± (6.59%)

DENSITY = 3.08 LOTS/ACRE

ZONING PUD
MIN. WIDTH AT B.L. = 60'
FRONT SETBACK 25'
SIDE YARD = 6'
REAR YARD = 20'
MIN. LOT AREA = 5,400 Sq. Ft.

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&L.M.A.E.	DRAINAGE UTILITY & LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
T.P.E.	TREE PRESERVATION EASEMENT

Curve Table: Alignments

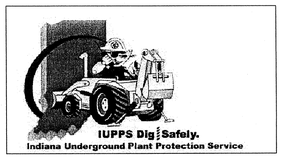
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C3	150.00'	237.91'	152.31'	213.74'	S45°34'31"E	90°52'26"
C4	150.00'	193.29'	112.68'	180.19'	S37°55'37"E	73°49'47"
C5	150.00'	195.57'	114.48'	182.01'	S37°29'24"E	74°42'13"
C1	150.00'	22.50'	11.27'	22.48'	S85°50'27"E	8°35'42"
C2	300.00'	45.00'	22.54'	44.96'	S85°50'27"E	8°35'42"

PRIMARY PLAT

A part of the East Half of the Northwest Quarter and a part of the Northeast Quarter of Section 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said East Half; thence South 00 degrees 08 minutes 18 seconds East along the West line of said East Half a distance of 1,524.93 feet to the POINT OF BEGINNING of this description; thence North 89 degrees 51 minutes 42 seconds East 1,984.79 feet; thence South 00 degrees 07 minutes 18 seconds East 1,095.49 feet to the South line of said Northeast Quarter Section; thence South 89 degrees 09 minutes 17 seconds West along said South line a distance of 661.91 feet to the Southwest corner of the Northeast Quarter; thence South 88 degrees 59 minutes 16 seconds West along the South line of said Northwest Quarter a distance 1,322.77 feet to the West line of said East Half; thence North 00 degrees 08 minutes 18 seconds West along said West line a distance of 1,123.83 feet to the place of beginning, containing 50.528 acres, more or less, subject to all legal highways, rights-of-way, easements, and restrictions of record.

Wednesday, May 02, 2012 KRG



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Know what's below.
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BY	REVISIONS	DATE

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

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

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

PRIMARY PLAT

PREPARED FOR:

SPRINGMILL TRAILS

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
34	19N	R3E

DRAWN BY:	CHECKED BY:
KRG	BKR

SHEET NO. 1 OF 2 SHEETS

S & A JOB NO. 62390PLA

S:\62390PLA\DWG\Preliminary Plat.dwg, 5/3/2012 7:55:04 AM, dMargraf, 1:1

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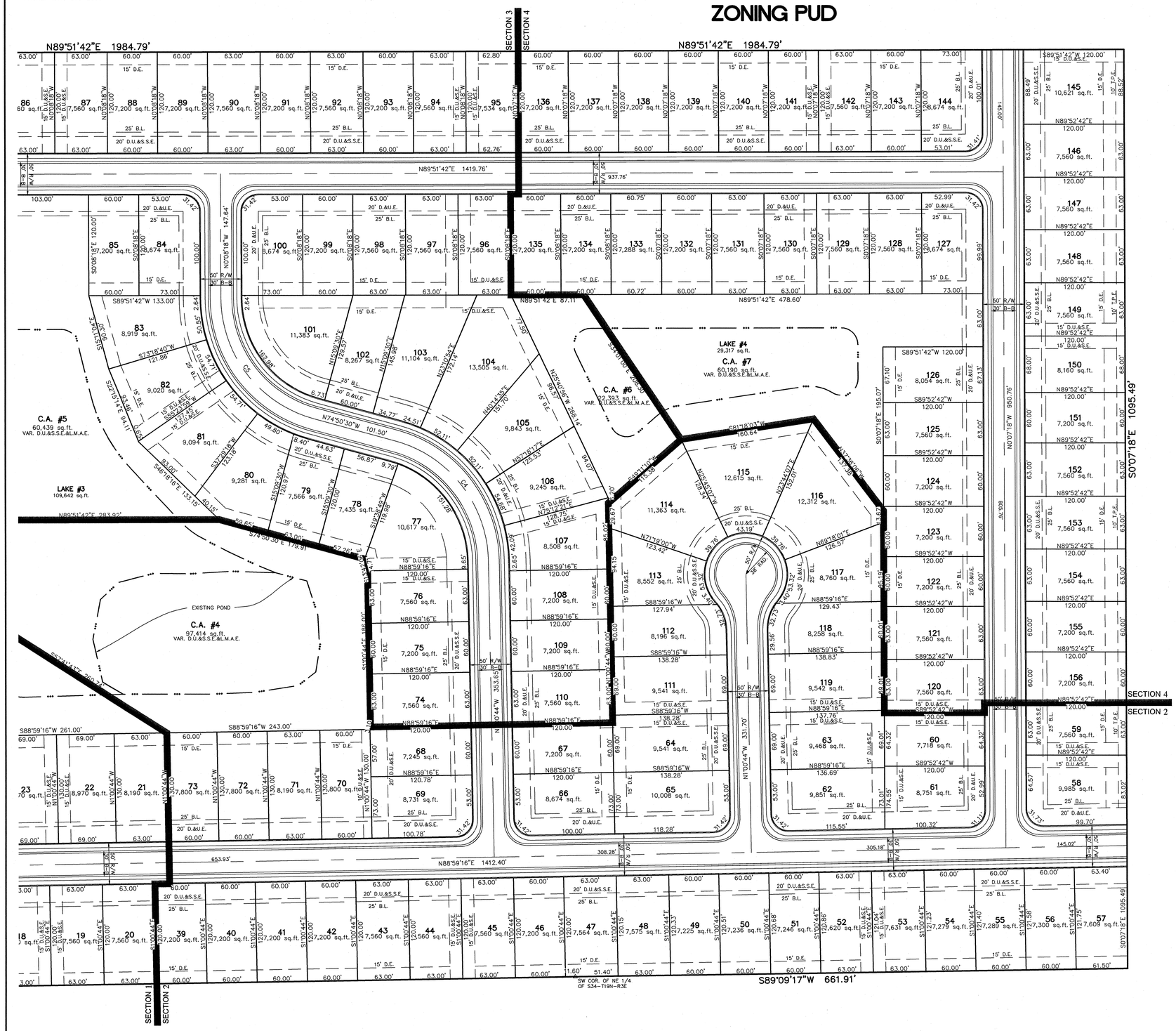
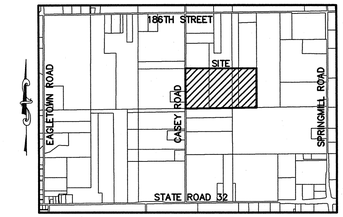
SPRINGMILL TRAILS

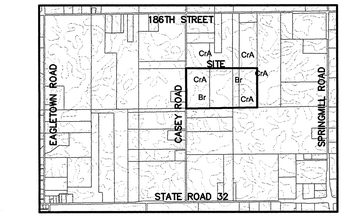
PRELIMINARY PLAT

ZONING PUD





LOCATION MAP
SCALE: 1"=2000'



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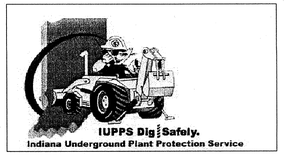

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REVISIONS | BY | DATE

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REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

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CERTIFIED:

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

PRIMARY PLAT

PREPARED FOR:

SPRINGMILL TRAILS

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
34	19N	R3E

DRAWN BY:	CHECKED BY:
KRG	BKR

SHEET NO.
2
OF 2 SHEETS

S & A JOB NO.
62390PLA

S:\62390PLA\DWG\Preliminary Plat.dwg, 5/3/2012 7:54:28 AM, dMergraf, 1:1

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9757 WESTPOINT DRIVE SUITE 600
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CONTACT: KEN BRASSEUR
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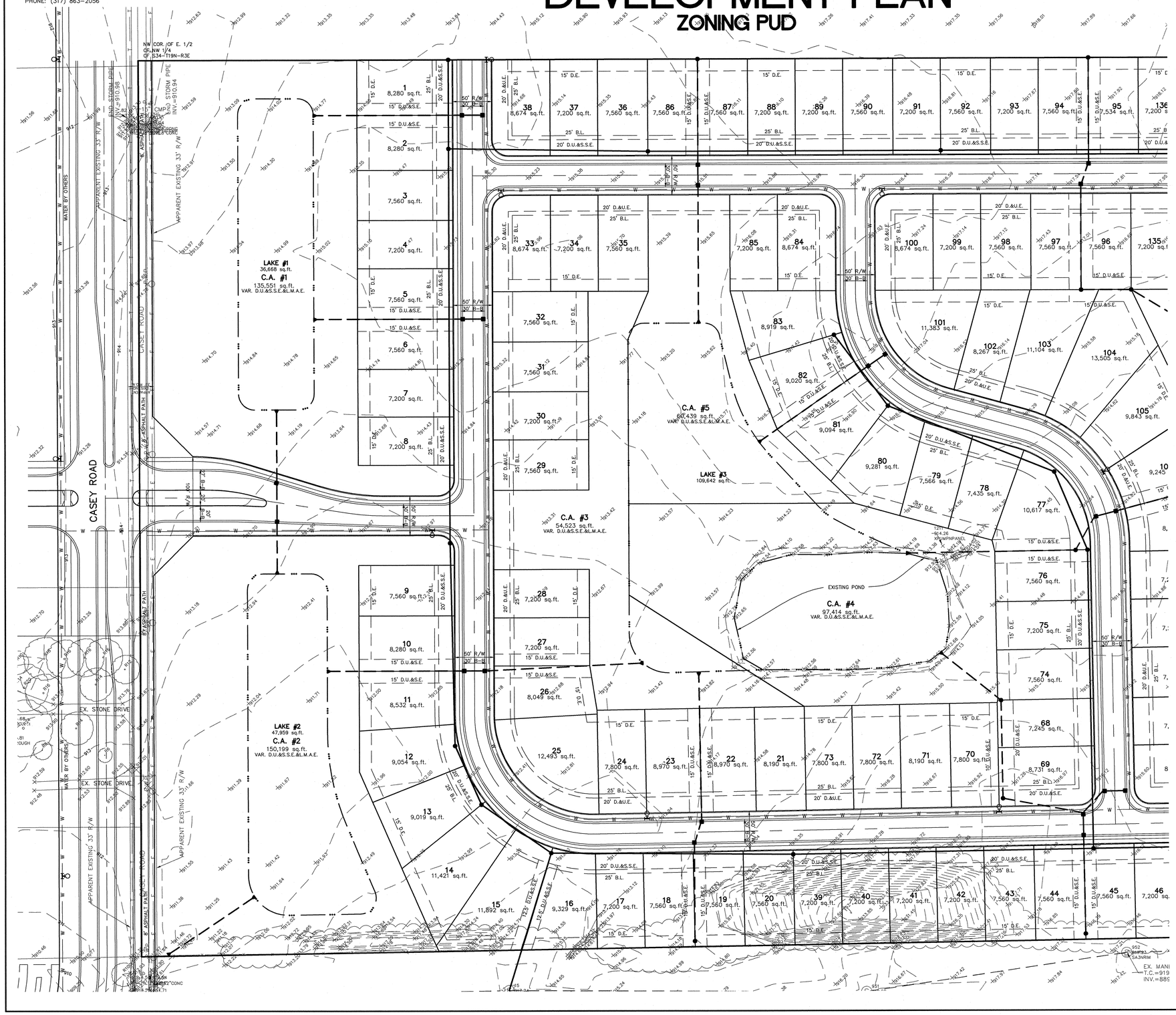
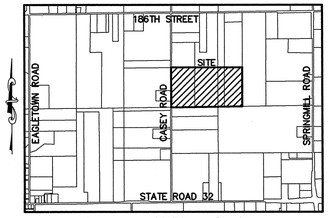
SPRINGMILL TRAILS

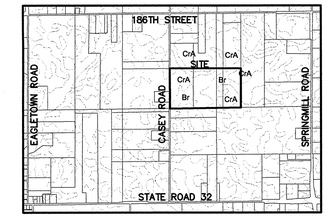
DEVELOPMENT PLAN

ZONING PUD





LOCATION MAP
SCALE: 1"=2000'



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CrA,Br
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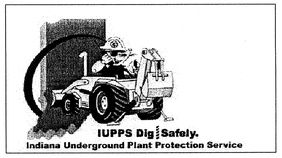

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Know what's **below.**
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DATE	REVISIONS	BY

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CERTIFIED:

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

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

DEVELOPMENT PLAN
PREPARED FOR:
SPRINGMILL TRAILS
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
34	19N	R3E
DRAWN BY: KRG	CHECKED BY: BKR	

SHEET NO. 1 OF 3 SHEETS

S & A JOB NO. 62390PLA

S:\62390PLA\DWG\Development Plan.dwg, 5/3/2012 7:56:04 AM, dMargraf, 1:1

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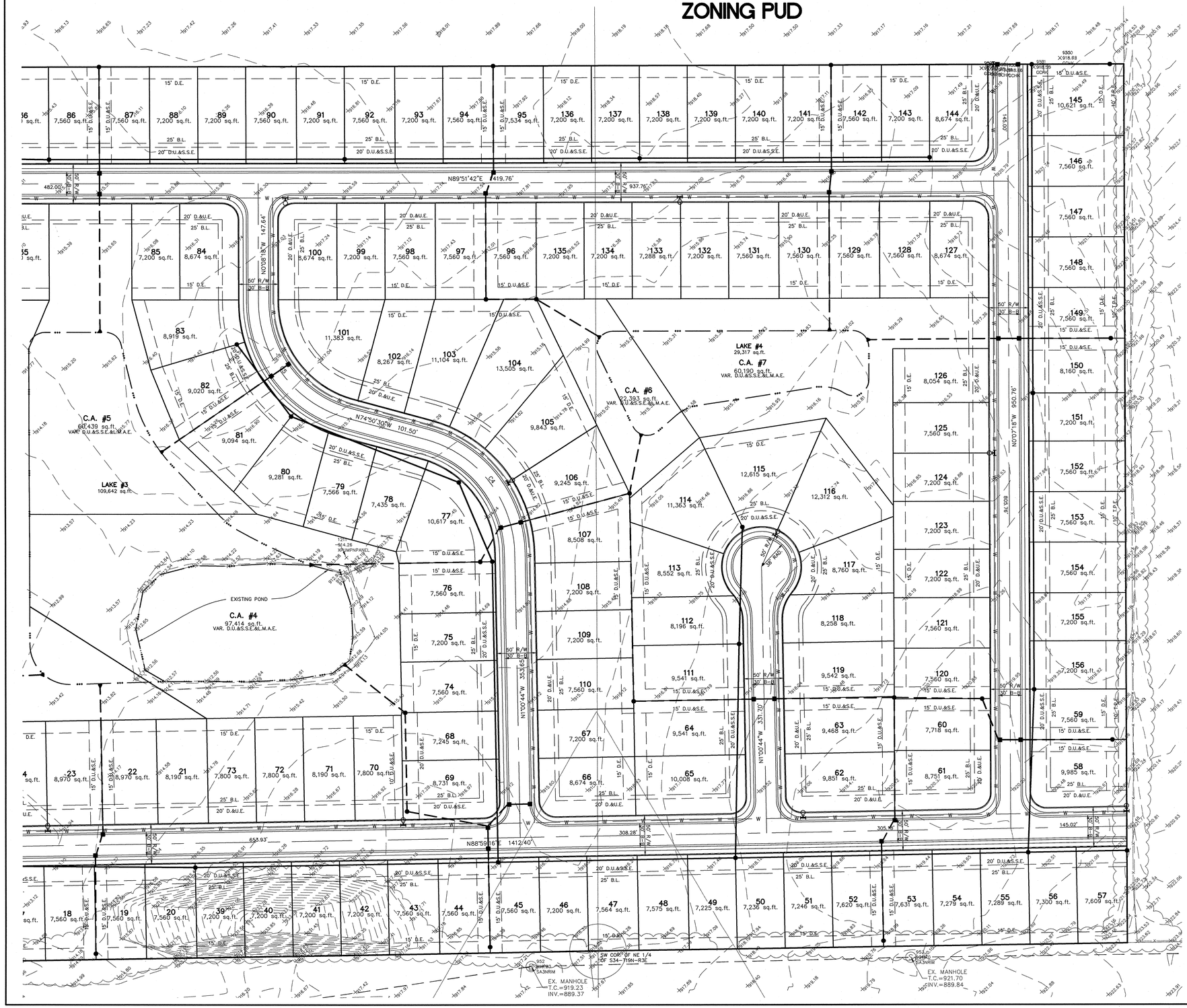
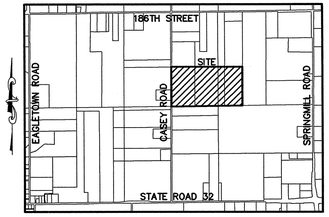
SPRINGMILL TRAILS

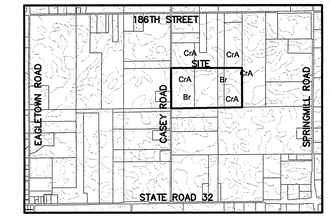
DEVELOPMENT PLAN

ZONING PUD





LOCATION MAP
SCALE: 1"=2000'



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W	PROPOSED WATER LINE
	PROPOSED SWALE

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Indiana Underground Plant Protection Service

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DATE	REVISIONS	BY

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CERTIFIED:

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

STOEPPELWERTH
ALWAYS ON.
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Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:

SPRINGMILL TRAILS

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
34	19N	R3E
DRAWN BY: KRG	CHECKED BY: BKR	

SHEET NO. 2 OF 3 SHEETS

S & A JOB NO. 62390PLA

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SPRINGMILL TRAILS

DEVELOPMENT PLAN

ZONING PUD

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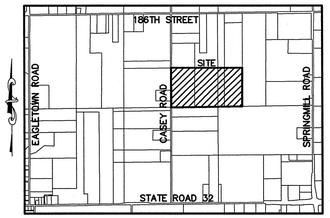
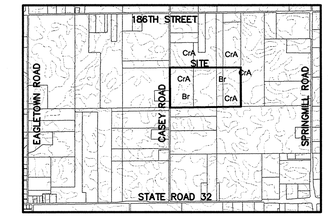
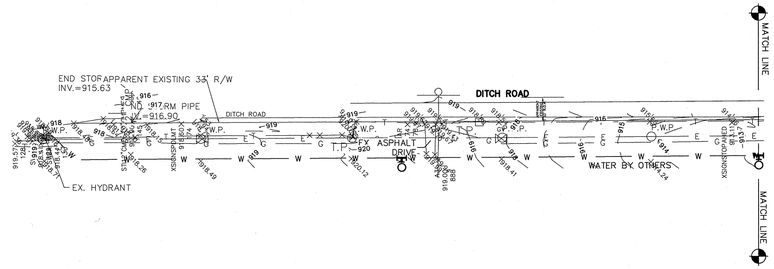
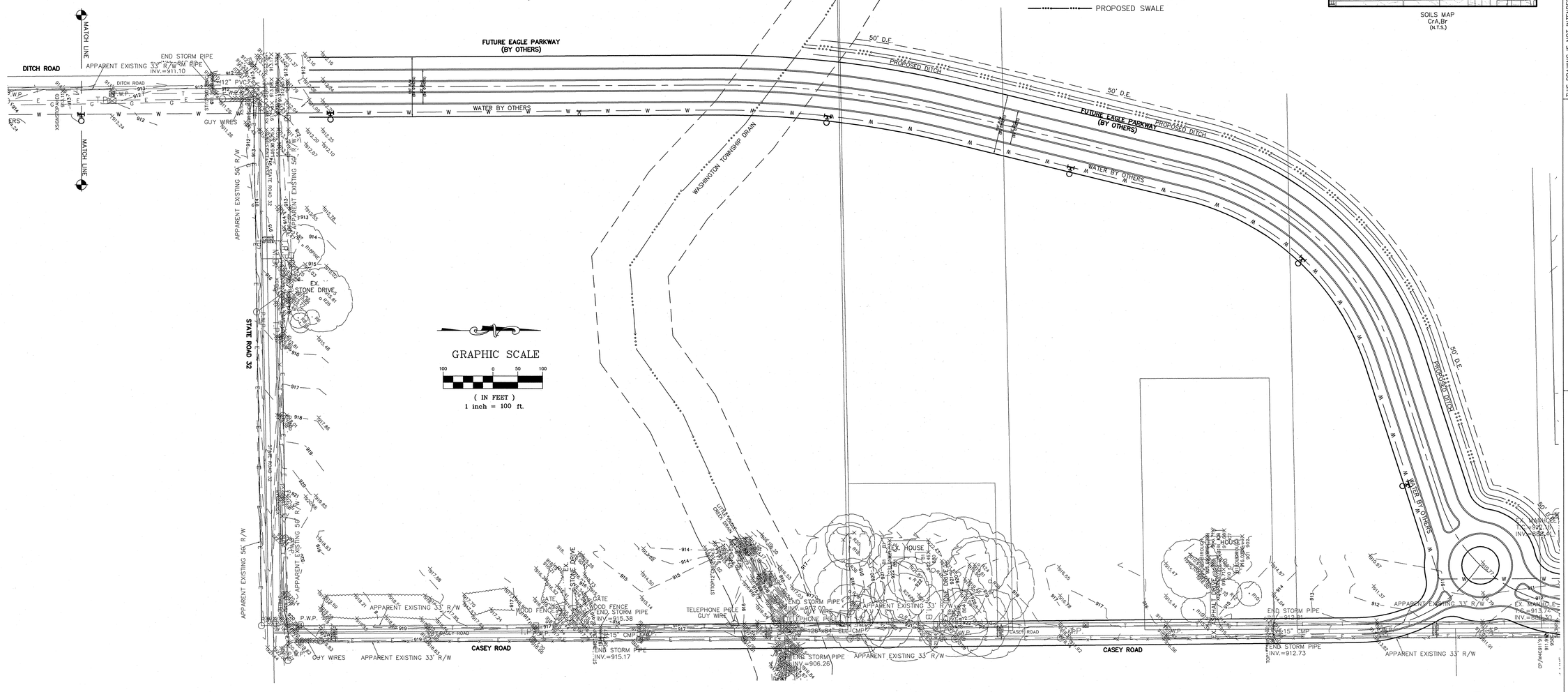


LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
C/A,Br
(N.T.S.)





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DATE	REVISIONS	BY

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PREPARED FOR:

SPRINGMILL TRAILS

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
34	19N	R3E

DRAWN BY:	CHECKED BY:
KRG	BKR

SHEET NO. 3 OF 3 SHEETS

S & A JOB NO. 62390PLA

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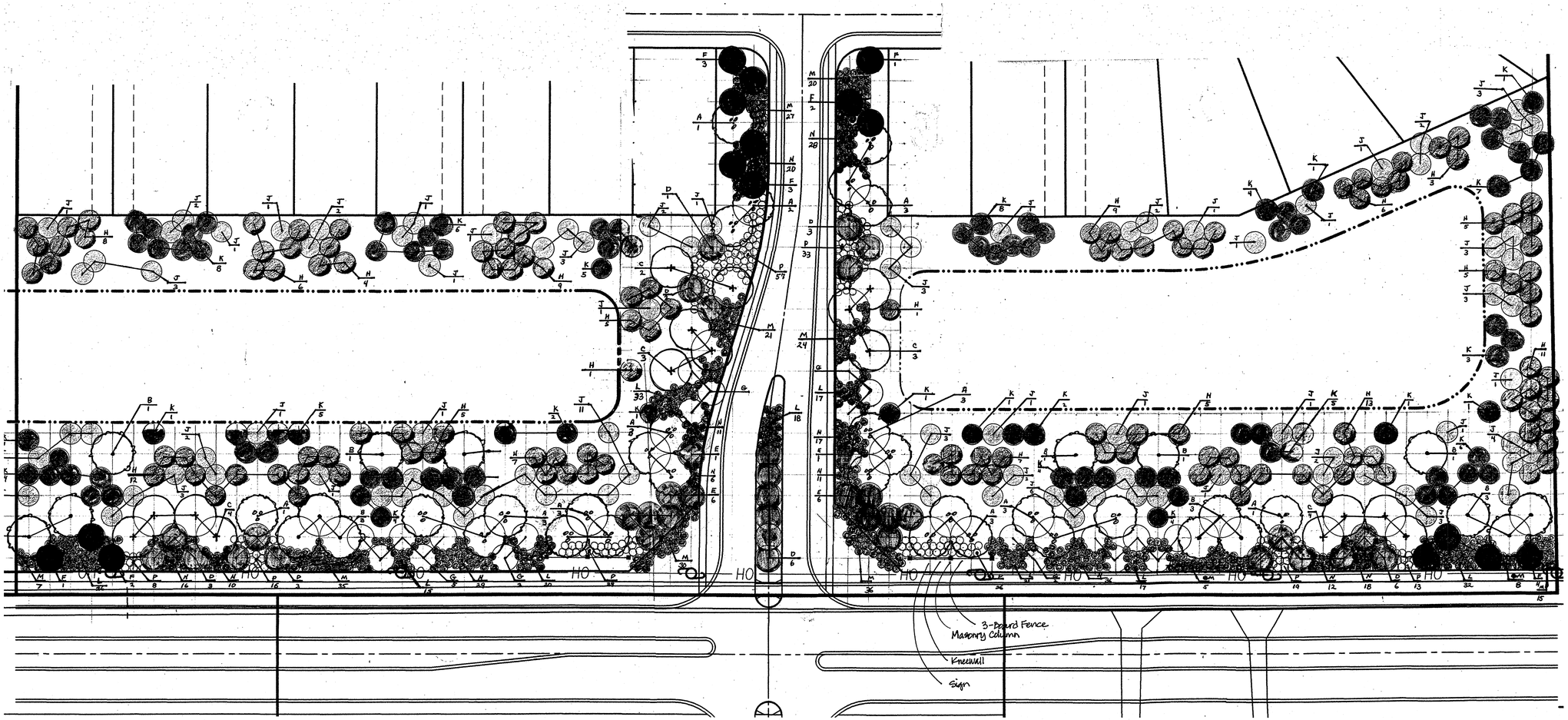

GRAPHIC SCALE

80 0 40 80

(IN FEET)
1 inch = 40 ft.

	Botanical Name	Common Name	Quantity	Size
A	Betula Nigra	Clump River Birch	26.00	3 Canes
B	Gleditsia Triacanthos Inermis 'Imcole'	Imperial Honeylocust	17.00	2"
C	Quercus Rubra	Red Oak	16.00	2"
D	Amelanchier x Grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	24.00	2"
E	Cercis Canadensis	Clump Eastern Redbud	14.00	6', Clump
F	Crataegus Viridis 'Winter King'	Winter King Hawthorn	16.00	2"
G	Syringa Reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	20.00	2"
H	Picea Abies	Norway Spruce	228.00	6'
J	Picea Pungens Glauca	Colorado Blue Spruce	143.00	6'
K	Pinus Strobus	Eastern White Pine	173.00	6'
L	Aronia Melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	198.00	5 Gal.
M	Buddleia Davidii 'Black Knight'	Black Night Butterfly Bush	257.00	3 Gal.
N	Physocarpus Opulifolius 'Mindia'	Coppertina Ninebark	214.00	5 Gal.
P	Viburnum x Burkwoodii	Burkwood Viburnum	197.00	5 Gal.

DATE	MARK	REVISIONS	BY

CERTIFIED:

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

LANDSCAPE ENTRANCE PLAN

SPRINGMILL TRAILS

HAMILTON COUNTY, INDIANA

WESTFIELD

DRAWN BY: KRG
CHECKED BY: BKR
SHEET NO. C900
S & A JOB NO. 62390PLA

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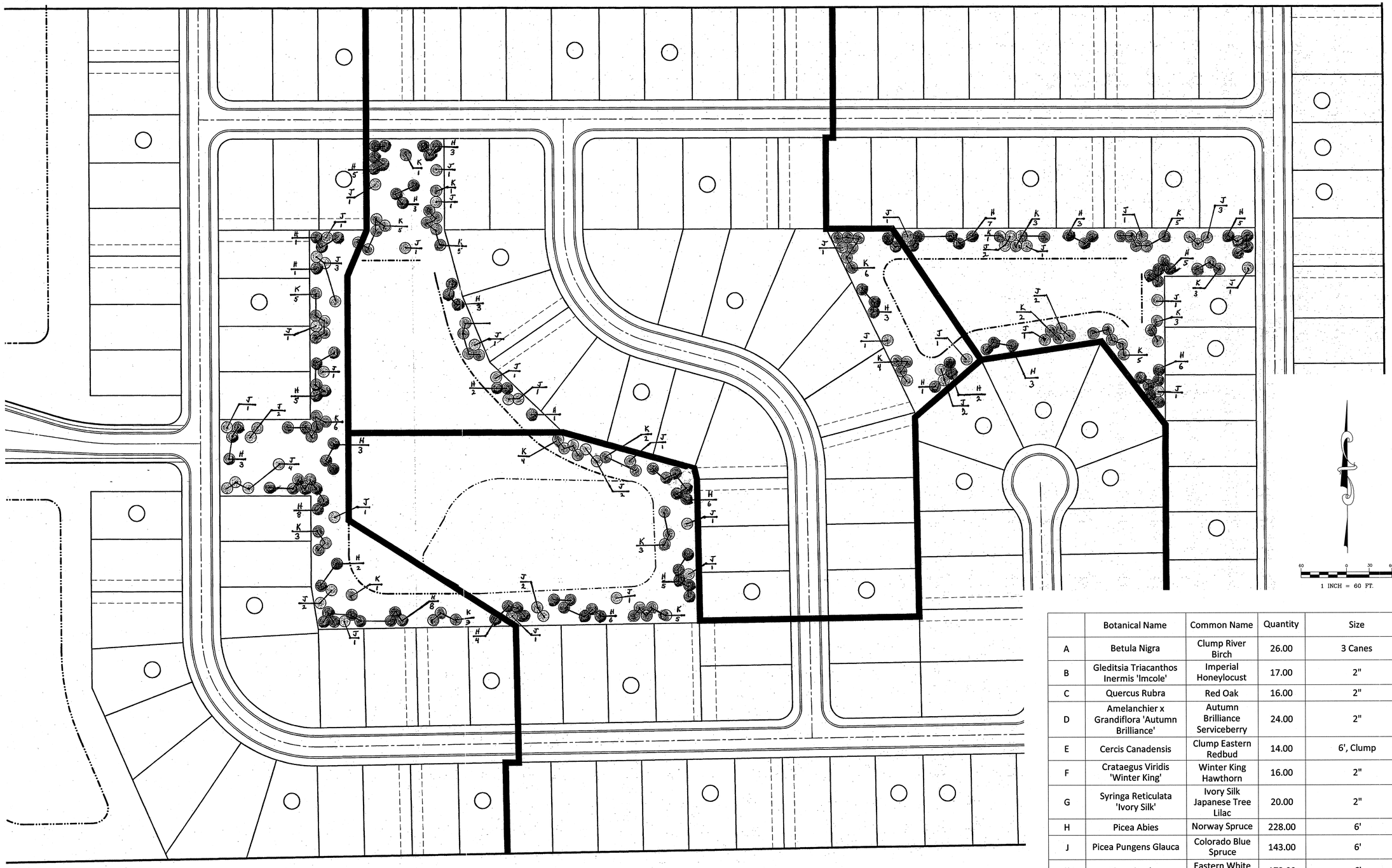

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J	Picea Pungens Glauca	Colorado Blue Spruce	143.00	6'
K	Pinus Strobus	Eastern White Pine	173.00	6'
L	Aronia Melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	198.00	5 Gal.
M	Buddleia Davidii 'Black Knight'	Black Night Butterfly Bush	257.00	3 Gal.
N	Physocarpus Opulifolius 'Mindia'	Coppertina Ninebark	214.00	5 Gal.
P	Viburnum x Burkwoodii	Burkwood Viburnum	197.00	5 Gal.

DATE	MARK	REVISIONS	BY

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LANDSCAPE COMMON AREAS PLAN

SPRINGMILL TRAILS

WESTFIELD HAMILTON COUNTY, INDIANA

DRAWN BY: KRG
CHECKED BY: BKR
SHEET NO. C901
S & A JOB NO. 62390PLA

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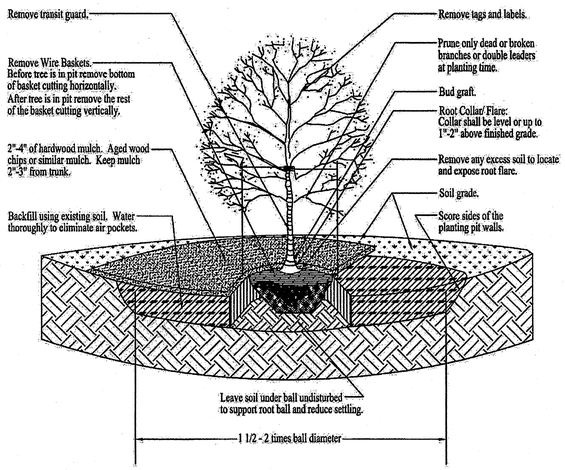
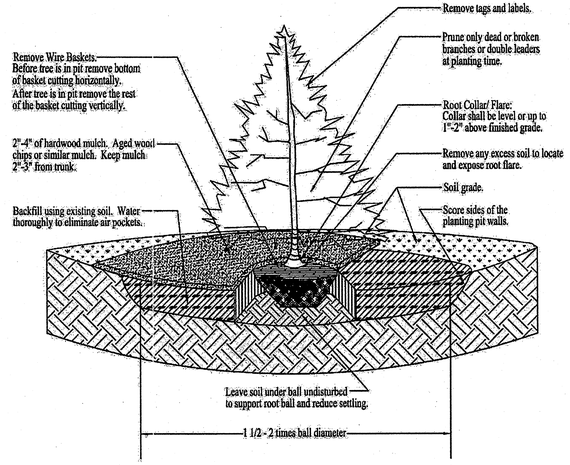


TREE PLANTING DETAIL

NOT TO SCALE



EVERGREEN PLANTING DETAIL

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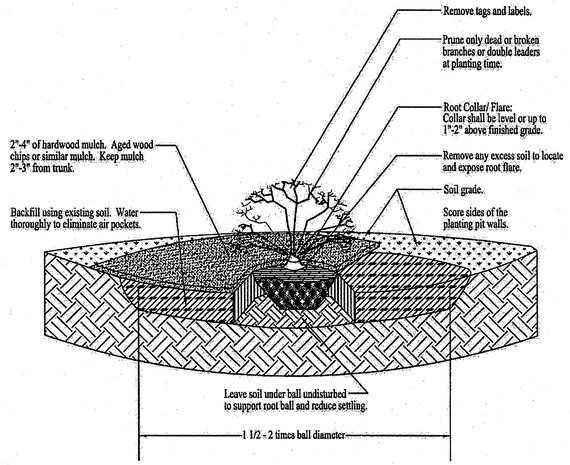

SHRUB PLANTING DETAIL

NOT TO SCALE

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LANDSCAPE DETAILS

SPRINGMILL TRAILS

HAMILTON COUNTY, INDIANA

WESTFIELD

DRAWN BY: KRG

CHECKED BY: BKR

SHEET NO. C902

S & A JOB NO. 62390PLA

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