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

SPRING ORCHARD NORTH
AT SPRINGMILL TRAILS
DEVELOPMENT PLAN
ZONING PUD

LEGEND

- P.W.P. — EXISTING POWER POLES
- FM — EXISTING FORCE MAIN
- CT — CABLE TELE.
- E — EXISTING ELECTRIC LINES
- BTC — EXISTING BURIED TELE. & CABLE
- EXISTING WOODS
- EXISTING STORM SEWER
- S — EXISTING SANITARY SEWER
- 830 — EXISTING CONTOUR
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- x — x — EXISTING FENCE LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- W — PROPOSED WATER LINE
- PROPOSED SWALE

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
*	HANDICAP RAMP

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

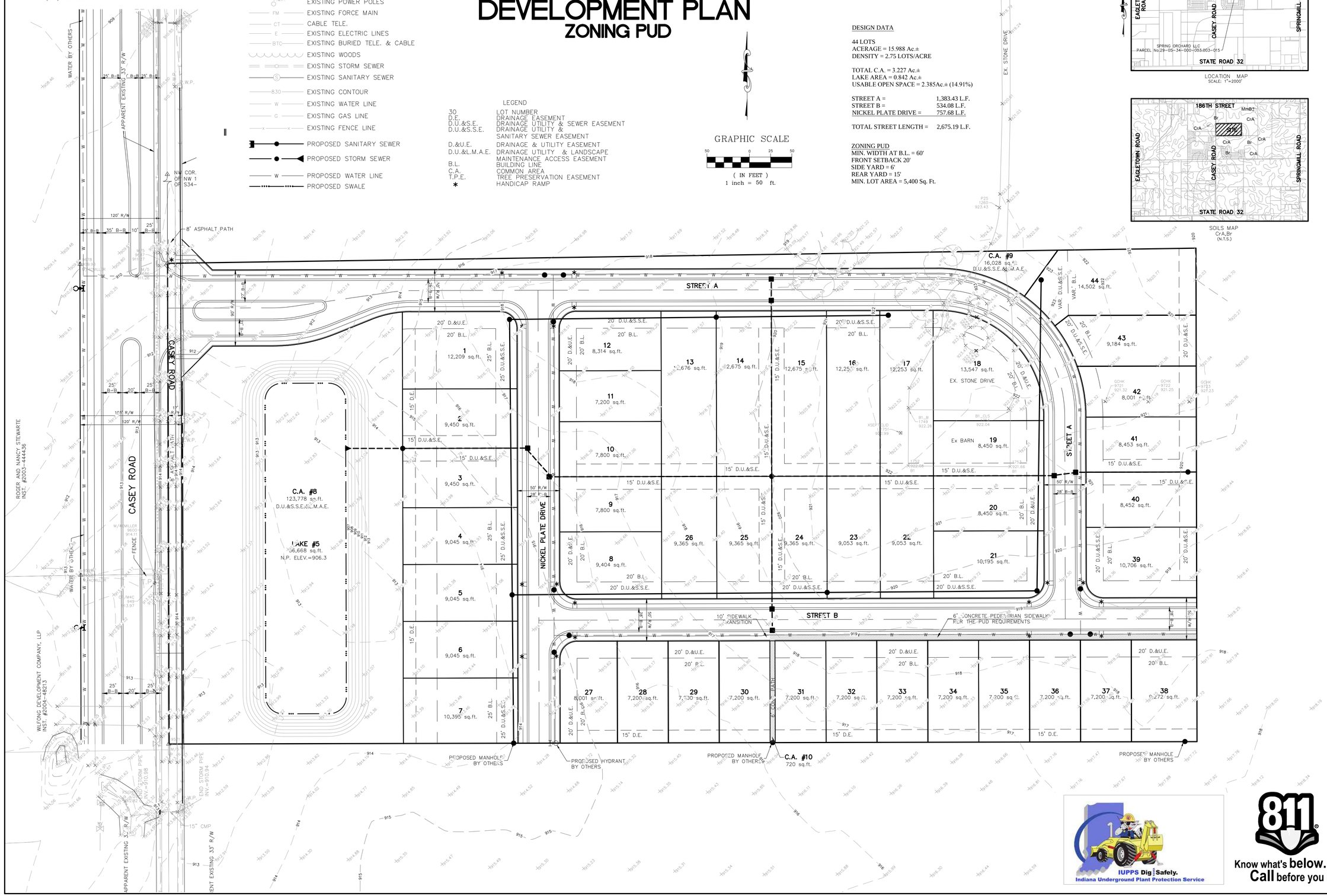
DESIGN DATA

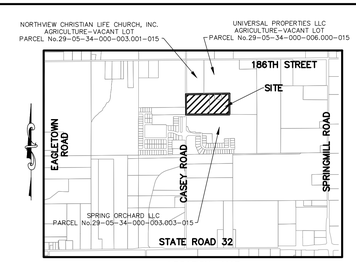
44 LOTS
ACERAGE = 15.988 Ac.±
DENSITY = 2.75 LOTS/ACRE

TOTAL C.A. = 3.227 Ac.±
LAKE AREA = 0.842 Ac.±
USABLE OPEN SPACE = 2.385Ac.± (14.91%)

STREET A =	1,383.43 L.F.
STREET B =	534.08 L.F.
NICKEL PLATE DRIVE =	757.68 L.F.
TOTAL STREET LENGTH =	2,675.19 L.F.

ZONING PUD
MIN. WIDTH AT B.L. = 60'
FRONT SETBACK 20'
SIDE YARD = 6'
REAR YARD = 15'
MIN. LOT AREA = 5,400 Sq. Ft.





LOCATION MAP
SCALE: 1"=2000'

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

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: 05/02/2014

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

DEVELOPMENT PLAN
PREPARED FOR:
SPRING ORCHARD NORTH
AT SPRINGMILL TRAILS
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

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

SHEET NO. 1 OF 1 SHEETS
S & A JOB NO. 62390PLA-NORTH

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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