

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

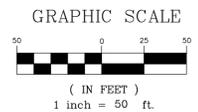
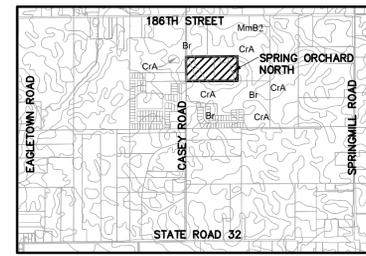
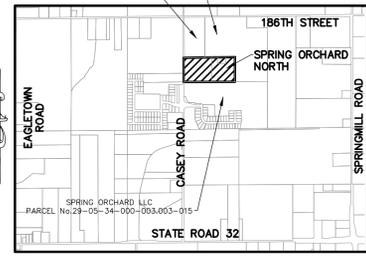
AT SPRINGMILL TRAILS

AMENDED DEVELOPMENT PLAN

ZONING PUD

NORTHVIEW CHRISTIAN LIFE CHURCH, INC.
AGRICULTURE-VACANT LOT
PARCEL No. 29-05-34-000-003.001-015

UNIVERSAL PROPERTIES LLC
AGRICULTURE-VACANT LOT
PARCEL No. 29-05-34-000-006.000-015



FIRM
FLOOD INSURANCE RATE MAP
HAMILTON COUNTY,
INDIANA
AND INCORPORATED AREAS

PANEL 02 OF 200
DATE: 02/27/2015

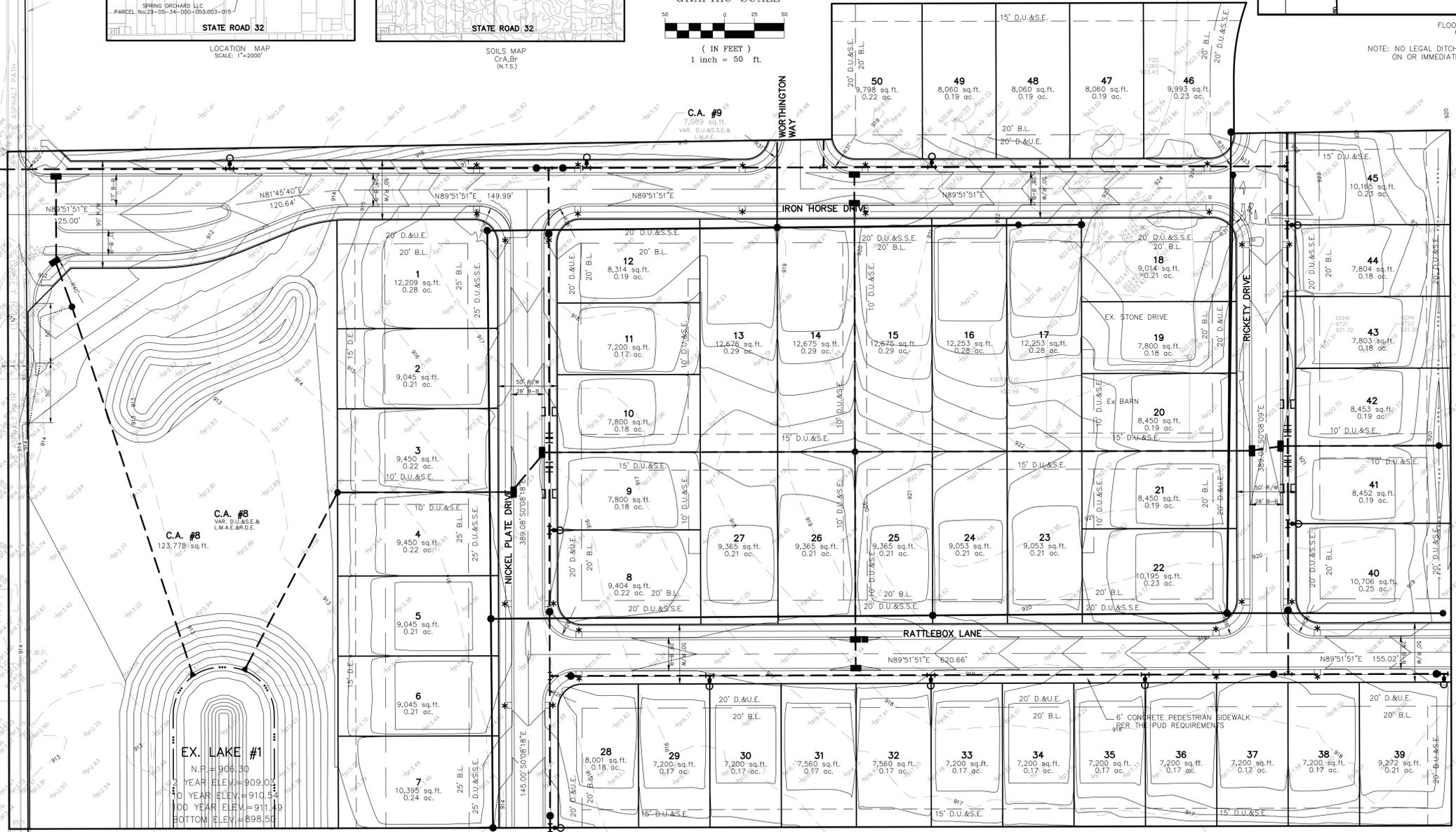
MAP NUMBER
10670202F
EFFECTIVE DATE:
FEBRUARY 10, 2003

NOTE: NO LEGAL DITCHES OR STREAMS APPEAR TO BE ON OR IMMEDIATELY ADJACENT TO THE PROPERTY

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 02/27/2015

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



SPRING ORCHARD NORTH AT SPRINGMILL TRAILS SECTION 1

LOTS	40
COMMON AREAS	5
C.A. #1	151,332 sq.ft.
C.A. #2	17,984 sq.ft.
C.A. #3	51,995 sq.ft.
C.A. #4	978 sq.ft.
C.A. #5	842 sq.ft.

SECTION 2

LOTS	34
COMMON AREAS	1
C.A. #6	136,372 sq.ft.

SPRING ORCHARD NORTH AT SPRINGMILL TRAILS SECTION 1

LOTS	50
COMMON AREAS	2
C.A. #8	123,778 sq.ft.
C.A. #9	7,089 sq.ft.

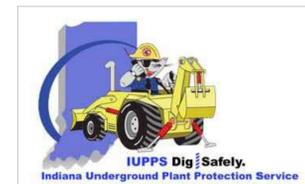
DESIGN DATA
50 LOTS
ACERAGE = 16.858 Ac±
DENSITY = 2.97 LOTS/ACRE

TOTAL C.A. = 3,004 Ac±
LAKE AREA = 0.248 Ac±
USABLE OPEN SPACE = 2,756 Ac± (16.35%)

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

IRON HORSE DRIVE = 1,003.00 L.F.
RICKETY DRIVE = 435.04 L.F.
WORTHINGTON WAY = 41.12 L.F.
RATTLEBOX LANE = 534.08 L.F.
NICKEL PLATE DRIVE = 1,058.78 L.F.

TOTAL STREET LENGTH = 3,072.02 L.F.



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

AMENDED DEVELOPMENT PLAN

SPRING ORCHARD NORTH AT SPRINGMILL TRAILS

PREPARED FOR: HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

SECTION: 34 TOWNSHIP: 19N RANGE: R3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 1 OF 1 SHEETS
62390PLA-S5



LANDSCAPING REQUIREMENTS FOR SPRING ORCHARD NORTH

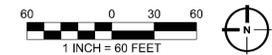
	ON-SITE REQUIREMENTS (DEVELOPMENT TOTAL)	ON-SITE REQUIREMENTS (PROPOSED ON LOTS BY BUILDER)*	ON-SITE REQUIREMENTS (PROPOSED IN COMMONS BY DEVELOPER)*	ON-SITE REQUIREMENTS (PROPOSED IN BUFFER YARDS)
SHADE TREES	50 DWELLINGS X 6 TREES = 300	50 DWELLINGS X 4 TREES = 200	300 - TREES ON LOTS = 100**	N/A***
ORNAMENTAL and/or EVERGREEN TREES	50 DWELLINGS X 4 TREES = 200	50 DWELLINGS X 2 TREE = 100	200 - TREES ON LOTS = 100	N/A***
SHRUBS	50 DWELLINGS X 16 SHRUBS = 800	50 DWELLINGS X 14 SHRUBS = 700	800 - SHRUBS ON LOTS = 100****	N/A***

NOTES:

- * THE NUMBER OF PLANTS ASSIGNED TO THE LOTS AND COMMONS MAY CHANGE, BUT THE PER-LOT MINIMUM (SPRING ORCHARD SECTION 14 STANDARD OF 2 SHADE TREES, 1 EVERGREEN/ORNAMENTAL TREE, 14 SHRUBS) AND DEVELOPMENT TOTAL REQUIREMENTS WILL BE MET BETWEEN THE TWO LOCATIONS CATEGORIES.
- ** 19 OF THESE SHADE TREES SHALL BE LOCATED ALONG CASEY ROAD AT ROUGHLY ONE TREE PER THIRTY LINEAL FEET OF FRONTAGE.
- *** NOT REQUIRED PER 8.3. OF PUD.
- **** THE 55 JUNIPERS SHOWN ON SHEET C903 DO NOT MEET THE MINIMUM SIZE STANDARD AND, THEREFORE, COUNT NEITHER TOWARDS THE FULFILLMENT OF THE ON-SITE REQUIREMENTS, NOR ARE THEY ACTUALLY REQUIRED (THEIR INCLUSION IS DISCRETIONARY).

SHEET SCHEDULE

- C900: LANDSCAPE PLAN - REQUIREMENTS
- C901: LANDSCAPE PLAN
- C903: LANDSCAPE PLAN - DETAILS



SHEET SCALE: 1" = 60' (24X36) AND 1" = 140' (11X17)

CERTIFIED:

STOEPPELWERTH



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

LANDSCAPE PLAN - REQUIREMENTS

PREPARED FOR:
SPRING ORCHARD NORTH
AT SPRINGMILL TRAILS
(A.K.A. - SPRING ORCHARD SECTION 5)

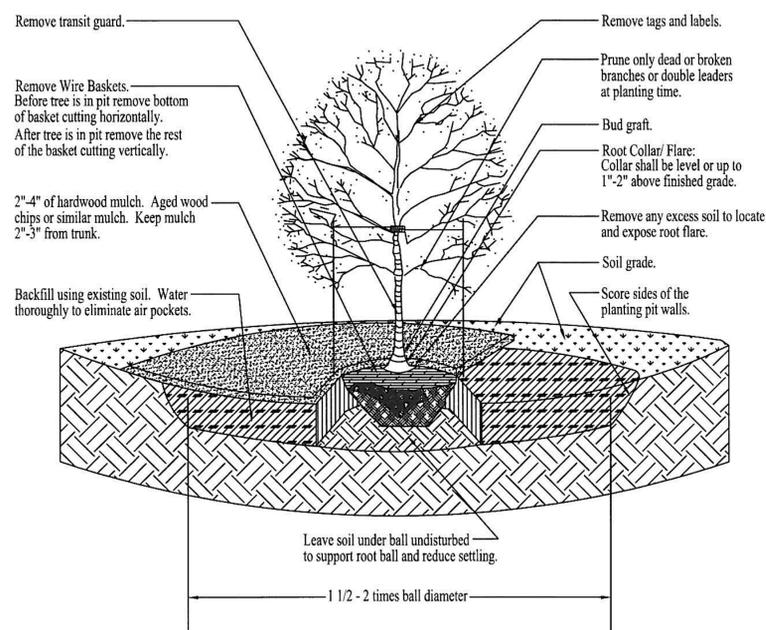
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION: TOWNSHIP: RANGE:
DRAWN BY: EWS DATE: 05.02.14

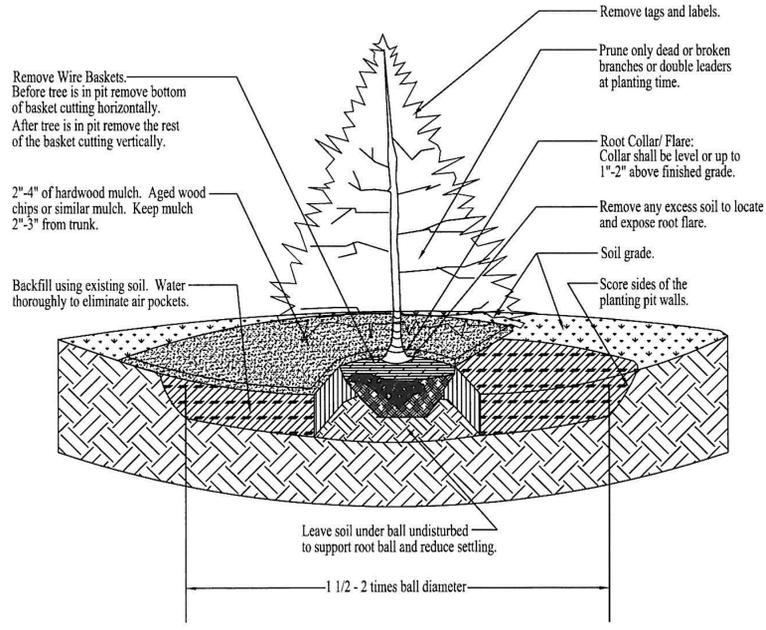
C900

S & A JOB NO. 62390PLA

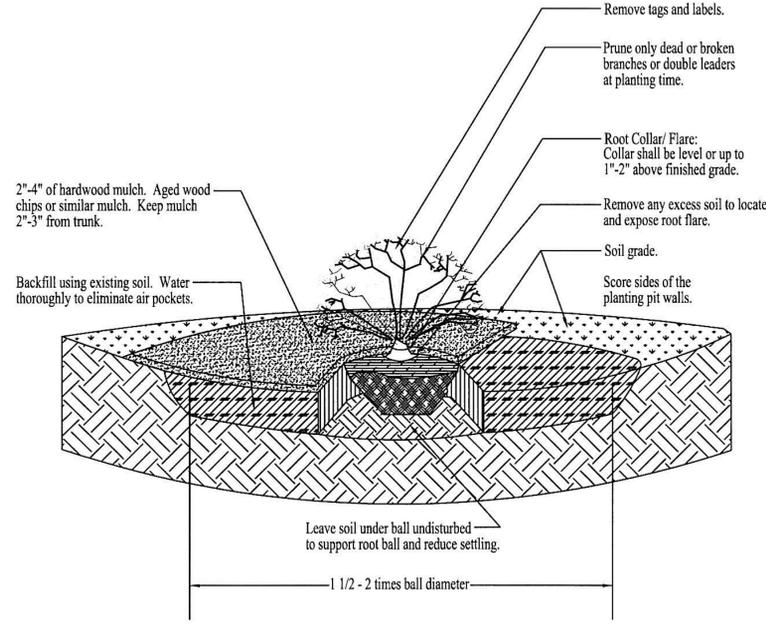
DATE	REVISIONS	BY
06.10.14	Added note regarding PUD landscaping requirements.	EWS
06.11.14	Modified Planting Requirements Chart per Worksheet Comments.	EWS
02.27.15	Modified Landscaping Requirements per PUD Distance and Amended Site Plan.	EWS
04.13.15	Modified Landscaping Requirements per Worksheet Start Comments.	EWS



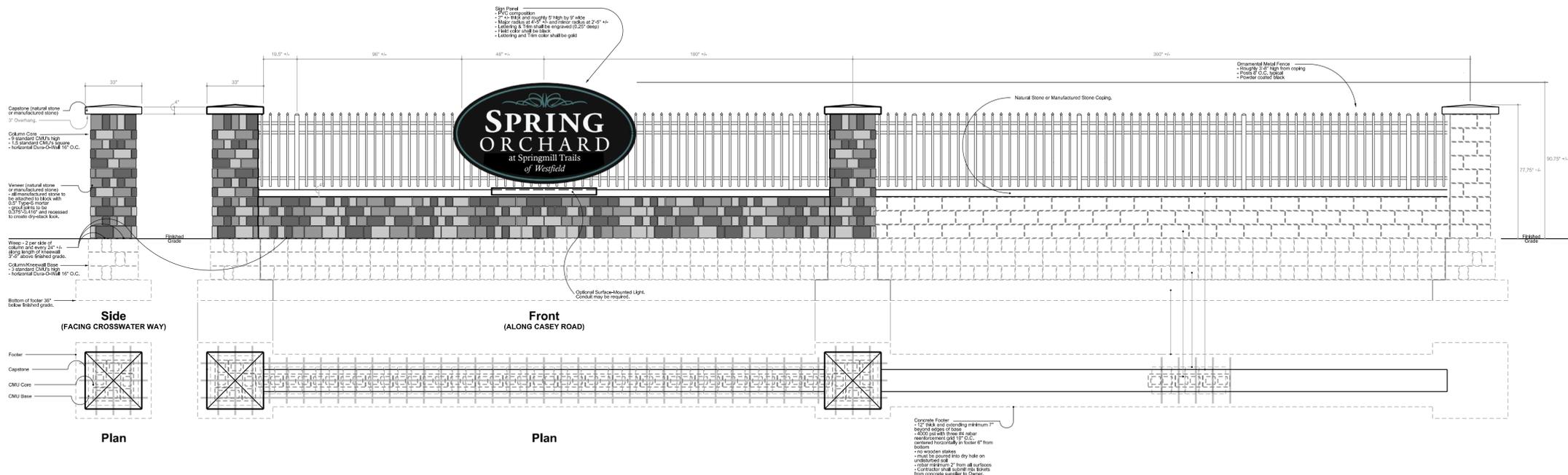
TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



ENTRY WALL & SIGN ELEVATION



CERTIFIED:

STOEPPELWERTH



ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2515
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN - DETAILS

SPRING ORCHARD NORTH AT SPRINGMILL TRAILS
(A.K.A. SPRING ORCHARD SECTION 5)

HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
DRAWN BY:	DATE:	
EWS	05.02.14	
SHEET NO:		
C903		
S & A JOB NO:		
62390PLA		

SHEET SCALE: 1" = 3' (24X36) AND 1" = 7' (11X17)

REVISIONS	DATE	BY