BENT CREEK

PRIMARY PLAT

ZONING SF2

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:
TOWN ROAD DEVELOPMENT, INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=162

SITE = 129.74Ac.±
TOTAL COMMON AREA =45.22Ac.±

OPEN SPACE PROVIDED:
45.22Ac.± (34.9%)

SITE DATA	
ZONING CLASSIFICATION	SF2 (SINGLE-FAMILY LOW DENSITY DISTRICT)
MIN. SIDE YARD	12' EACH SIDE
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
MIN. S.F. PER UNIT	1,400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	2 ½ STORIES

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A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 17 minutes 04 seconds West along the East line of said Quarter Section a distance of 1,253.47 feet to the centerline of 159th Street; thence along the centerline of 159th Street by the next two (2) courses; 1) North 84 degrees 08 minutes 56 seconds West 1,409.41 feet; 2) North 89 degrees 46 minutes 19 seconds West 1,237.76 feet to the West line of said Southeast Quarter Section; thence North 00 degrees 07 minutes 02 seconds East along said West line 1,089.99 feet to the Southwest corner of said Northeast Quarter Section; thence North 00 degrees 02 minutes 15 seconds East along the West line of said Quarter Section a distance of 1,308.29 feet to the Northwest corner of the Southwest Quarter of said Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along the North line of said Quarter-Quarter Section a distance of 1,323.83 feet to the Northeast corner of said Quarter-Quarter Section; thence along the westerly and southerly boundary lines of the real estate described in Instrument Number 98-39293 in the Office of the Recorder of Hamilton County, Indiana by the next three (3) courses; 1) South 00 degrees 38 minutes 10 seconds West 292.77 feet; 2) South 00 degrees 03 minutes 47 seconds West 349.85 feet; 3) North 88 degrees 08 minutes 00 seconds East 1,325.98 feet to the East line of said Northeast Quarter Section; thence South 00 degrees 12 minutes 04 seconds West along said East line 705.44 feet to the place of beginning, containing 129.742 acres, more or less.

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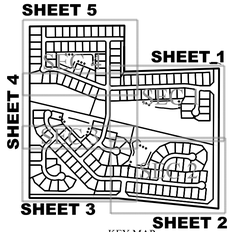
January 13, 2005
(RGGDK (F)KRG



KEY MAP
1"=1000'
*SHEET 6 - Curve Tables

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COMMON AREAS INDEX

SECTION 1		SECTION 4	
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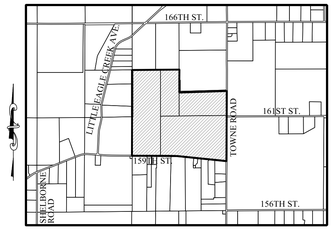

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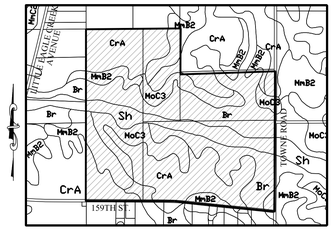
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2, Sh, MoC3
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Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

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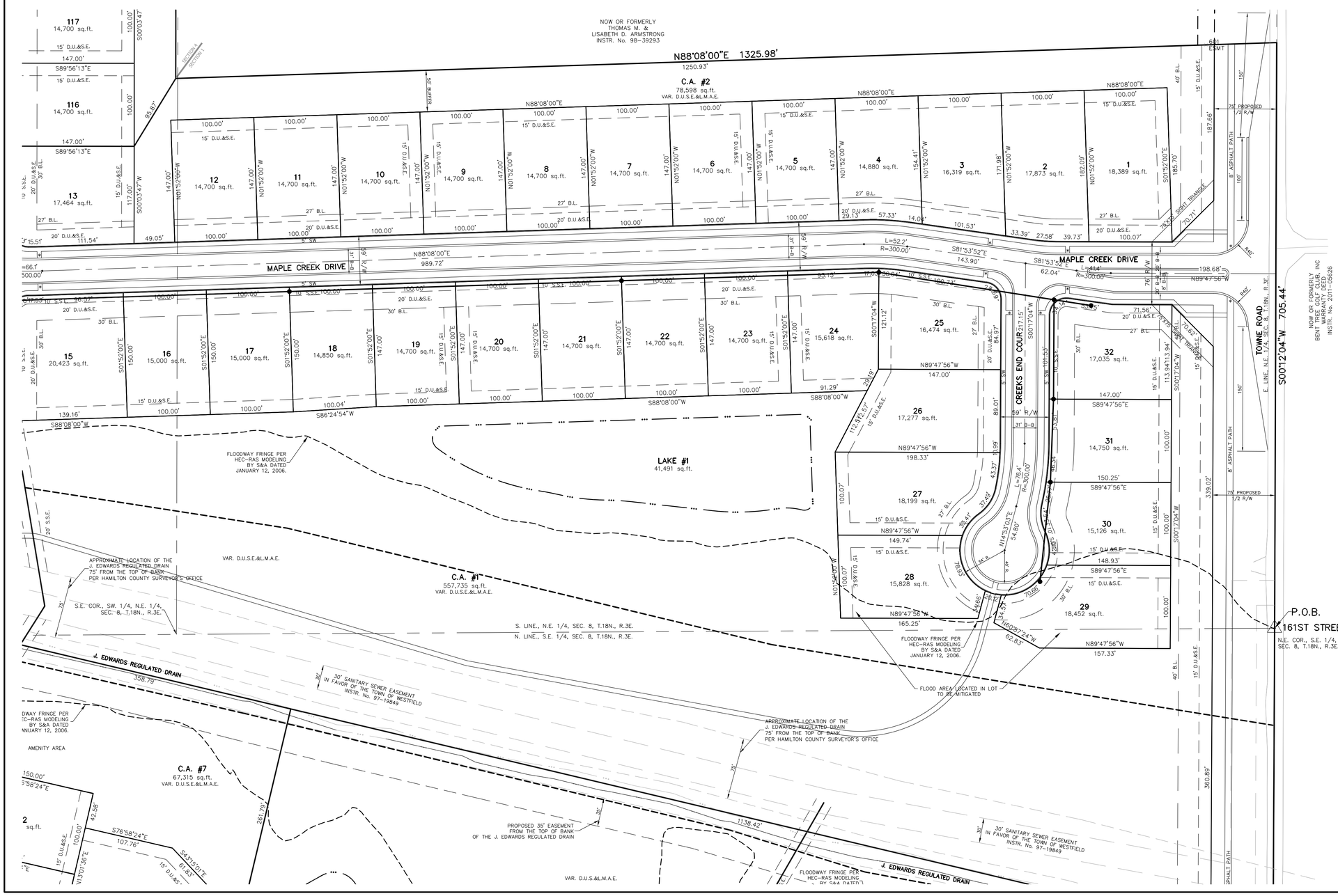

Know what's below.
Call before you dig.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

BY	REVISIONS	DATE
GDK	REV. PER TAC COMMENTS	02/05/16

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CERTIFIED: 05/01/15

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

PREPARED FOR:

PRIMARY PLAT

BENT CREEK

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
8	18N	R3E
DRAWN BY: HAM	CHECKED BY: BKR	

SHEET NO. 1 OF 11 SHEETS

S & A JOB NO. 49160 2014

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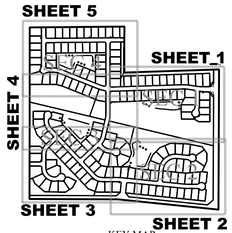

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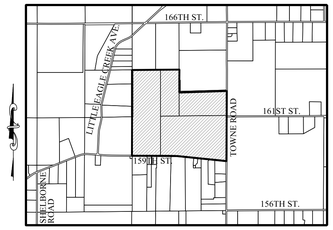

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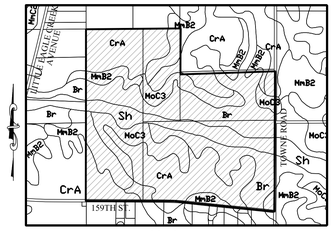

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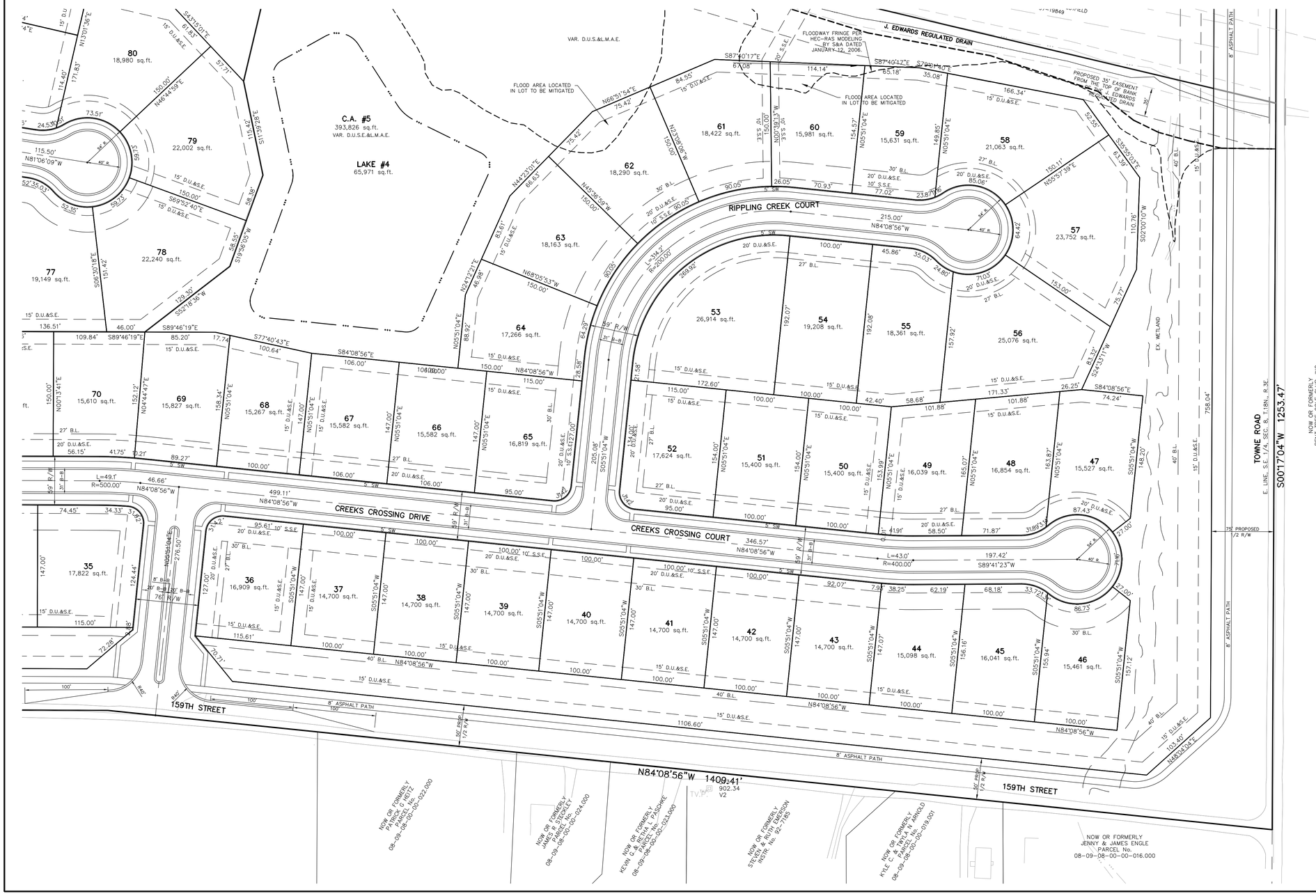

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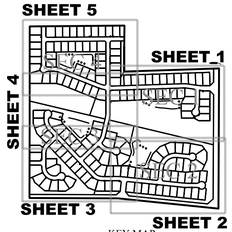

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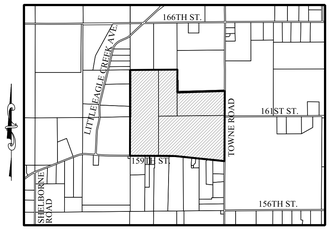

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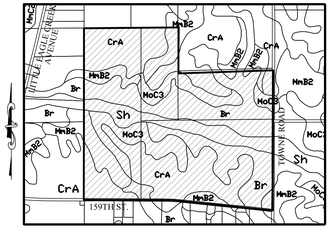

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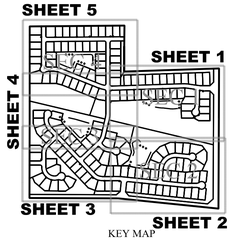
January 13, 2005
(RGGDK (F)KRG

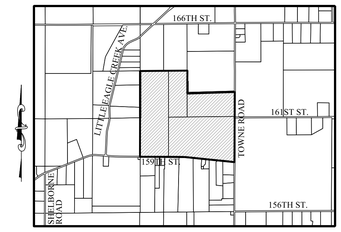


KEY MAP
1"=1000'
*SHEET 6 - Curve Tables

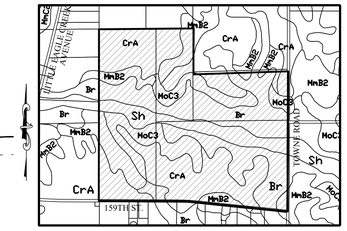
COMMON AREAS INDEX

SECTION 1		SECTION 4	
C.A. 1	557,735 sq. ft.	C.A. 9	261,851 sq. ft.
C.A. 2	78,598 sq. ft.	C.A. 10	131,619 sq. ft.
C.A. 3	46,830 sq. ft.	C.A. 11	23,467 sq. ft.
SECTION 2		C.A. 12	9,987 sq. ft.
C.A. 4	16,824 sq. ft.	TOTAL	1,969,789 sq. ft.
C.A. 5	393,826 sq. ft.		45.22 acres
SECTION 3			
C.A. 6	153,810 sq. ft.		
C.A. 7	67,315 sq. ft.		
C.A. 8	227,927 sq. ft.		

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2, Sh, MoC3
SCALE: 1"=1000'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

MoC3 - Miami clay loam, 6 to 12 percent slopes, severely eroded

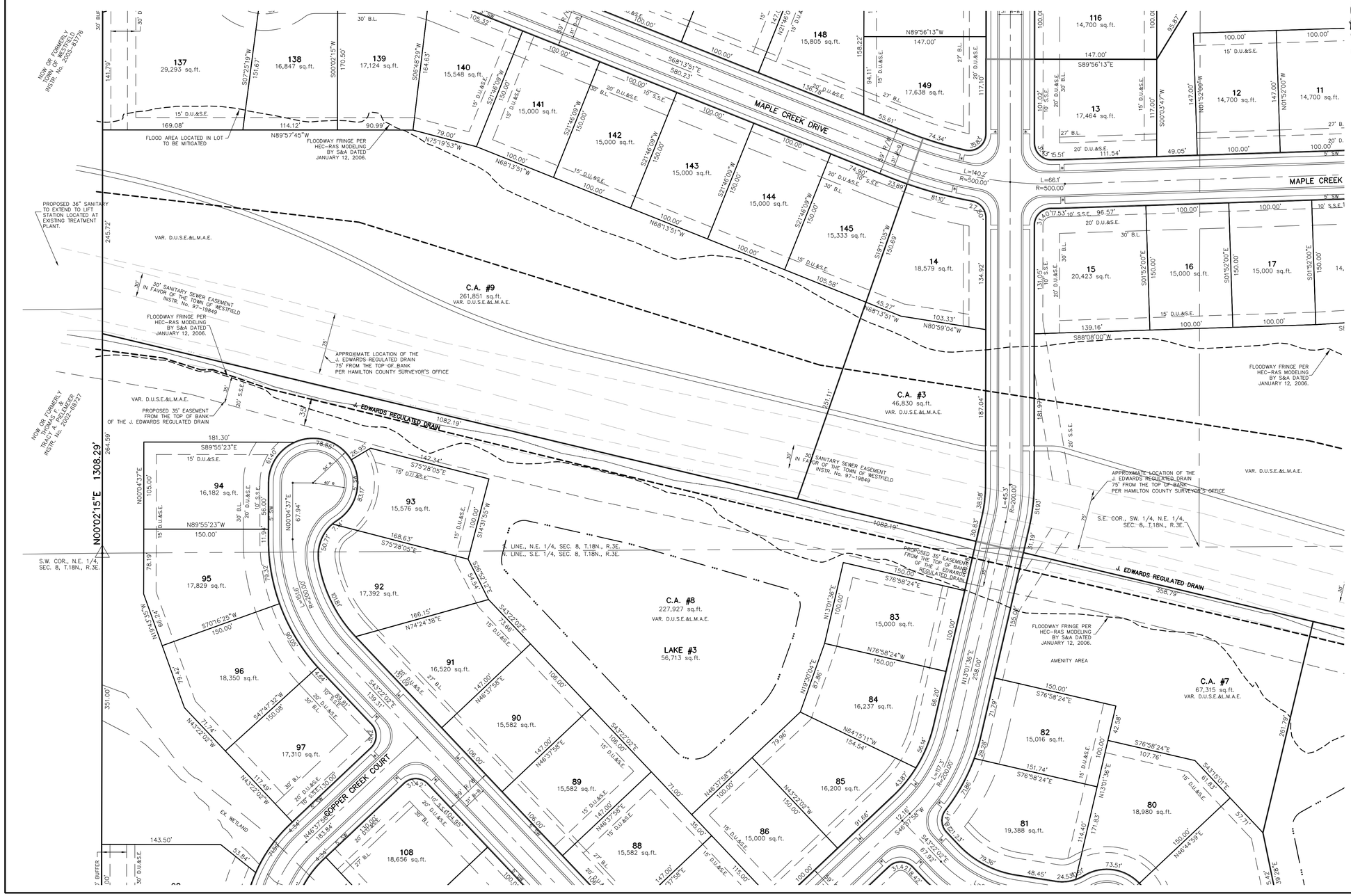
This moderately sloping, deep, well-drained soil is on knobs and breaks along streams drainageways on uplands. The mapped areas are irregular in shape and range from 3 to 35 acres in size.

Sh - Shoals silt loam

This nearly level, deep, and somewhat poorly drained soil is on floodplains. It is subject to frequent flooding. Many of the mapped areas are in narrow valleys along small streams. The mapped areas range in size from 3 to 100 acres in size.

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
S.S.E.	SANITARY SEWER EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP



THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY PURPOSE OTHER THAN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 05/01/15

DATE	REVISIONS	BY
02/05/16	REV. PER TAC COMMENTS	GDK

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

PREPARED FOR:

PRIMARY PLAT

BENT CREEK

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
8	18N	R3E
DRAWN BY: HAM	CHECKED BY: BKR	
SHEET NO. 4 OF 11 SHEETS		
S & A JOB NO. 49160 2014		

Know what's below. Call before you dig.
IUPPS Dig Safely.
Indiana Underground Plant Protection Service

S:\49160\dwg\Preliminary Plat 2-5-16.dwg, 2/5/2016 9:04:37 AM, gkritz, 1:1

BENT CREEK

PRIMARY PLAT

ZONING SF2

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:
TOWN ROAD DEVELOPMENT, INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=162

SITE = 129.74Ac.±
TOTAL COMMON AREA =45.22Ac.±

OPEN SPACE PROVIDED:
45.22Ac.± (34.9%)

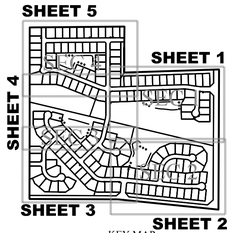
SITE DATA	
ZONING CLASSIFICATION	SF2 (SINGLE-FAMILY LOW DENSITY DISTRICT)
MIN. SIDE YARD	12' EACH SIDE
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
MIN. S.F. PER UNIT	1,400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	2½ STORIES

DESCRIPTION

A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 17 minutes 04 seconds West along the East line of said Quarter Section a distance of 1,253.47 feet to the centerline of 159th Street; thence along the centerline of 159th Street by the next two (2) courses; 1) North 84 degrees 08 minutes 56 seconds West 1,409.41 feet; 2) North 89 degrees 46 minutes 19 seconds West 1,237.76 feet to the West line of said Southeast Quarter Section; thence North 00 degrees 07 minutes 02 seconds East along said West line 1,089.99 feet to the Southwest corner of said Northeast Quarter Section; thence North 00 degrees 02 minutes 15 seconds East along the West line of said Quarter Section a distance of 1,308.29 feet to the Northwest corner of the Southwest Quarter of said Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along the North line of said Quarter-Quarter Section a distance of 1,323.83 feet to the Northeast corner of said Quarter-Quarter Section; thence along the westerly and southerly boundary lines of the real estate described in Instrument Number 98-39293 in the Office of the Recorder of Hamilton County, Indiana by the next three (3) courses; 1) South 00 degrees 38 minutes 10 seconds West 292.77 feet; 2) South 00 degrees 03 minutes 47 seconds West 349.85 feet; 3) North 88 degrees 08 minutes 00 seconds East 1,325.98 feet to the East line of said Northeast Quarter Section; thence South 00 degrees 12 minutes 04 seconds West along said East line 705.44 feet to the place of beginning, containing 129.742 acres, more or less.

S:\49160\legal\PREL-PLAT.rtf
January 13, 2005
(RG)GDK (F)KRG



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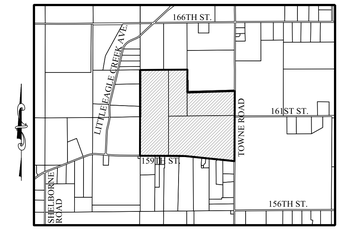

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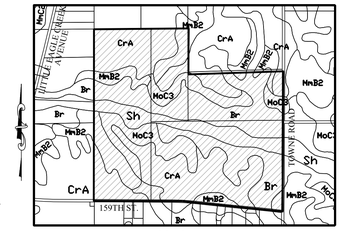
SCALE: 1"=2000'



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

STOEPPELWERTH
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7965 East 106th Street, Fishers, IN 46038-2505
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SHEET NO. 5 OF 11 SHEETS

S & A JOB NO. 49160 2014

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