



STOEPPELWERTH

ALWAYS ON

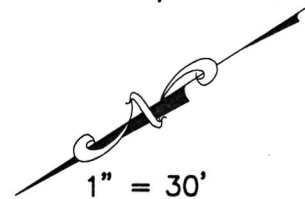
7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

JOB ID SPRINGBK4.169

CONTROL# 99738 LEN

PARCEL# N/A

8648 KELLNER STREET
PENDLETON, IN 46064

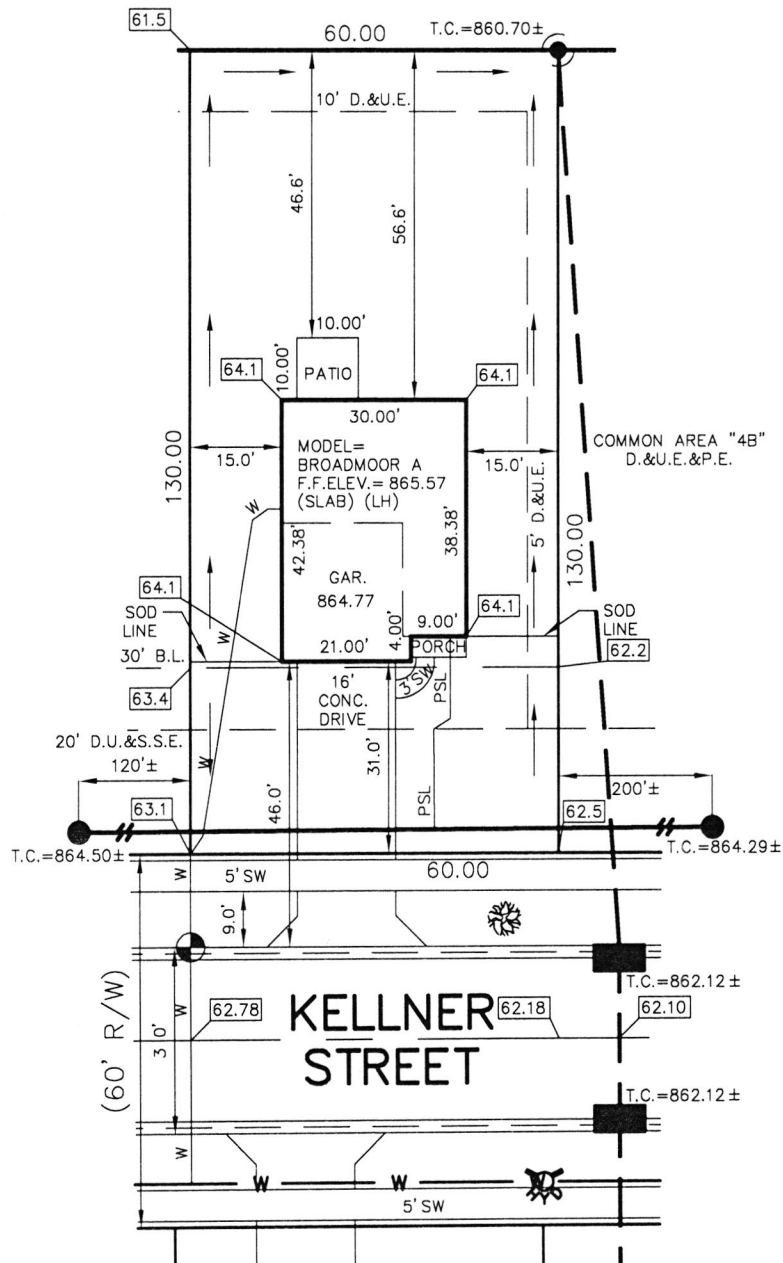


1" = 30'

LOT AREA: 7,800 Sq. Ft.

M.F.F.E.=865.3

M.F.P.G.=863.9



LEGEND:

- XX.X PROPOSED GRADE PER PLAN
XX.XAB AS BUILT GRADE
- S.S.D. SUB-SURFACE DRAIN
ASL SANITARY SEWER
PSL 6" AS BUILT SANITARY LATERAL
6" PROPOSED SANITARY LATERAL
W STORM SEWER
W 3/4" WATER CONNECTION
W WATER MAIN
SW SWALE
- SANITARY MANHOLE
STORM MANHOLE
CURB INLET
FIRE HYDRANT
STREET TREE
- D.U.&S.S.E. DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
D.&U.E. DRAINAGE & UTILITY EASEMENT
P.E. PATH EASEMENT
B.L. BUILDING LINE
M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
M.F.P.G. MINIMUM FLOOD PROTECTION GRADE

ALL UNDERGROUND SEWERS AND UTILITIES SHOWN ARE PLOTTED BY SCALE FROM DESIGN PLANS FURNISHED BY ENGINEER. THE ACTUAL FIELD LOCATION MAY VARY.

LOT 169
SPRINGBROOK
SECTION 4

INST. # (UNRECORDED)

ZONING: R3

5' MINIMUM SIDE YARD

30' MINIMUM FRONT YARD

15' MINIMUM REAR YARD

THIS PLOT PLAN WAS PREPARED FROM AN UNRECORDED PLAT AND IS SUBJECT TO CHANGE.

BENCHMARK
TOP OF CURB = 862.78

SOD: 198 ± Sq. Yd.
SEEDING: 3,828 ± Sq. Ft.
SEED IN EASEMENT: 600 ± Sq. Ft.
CONC. DRIVEWAY: 544 ± Sq. Ft.
PRIVATE WALK: 24 ± Sq. Ft.
PUBLIC WALK: 220 ± Sq. Ft.
APRON: 249 ± Sq. Ft.
ADDITIONAL SOD TO: 359 ± Sq. Yd.
REAR EASEMENT
HANDICAP RAMPS: 0

SIGNATURE: _____ DATE: _____
SIGNATURE REPRESENTS CONFIRMATION OF RECEIPT OF PLOT PLAN BY CUSTOMER



David J. Stoepfelwerth

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

08/20/21 NSH



Springbrook Lot #169
Baldwin Exv.

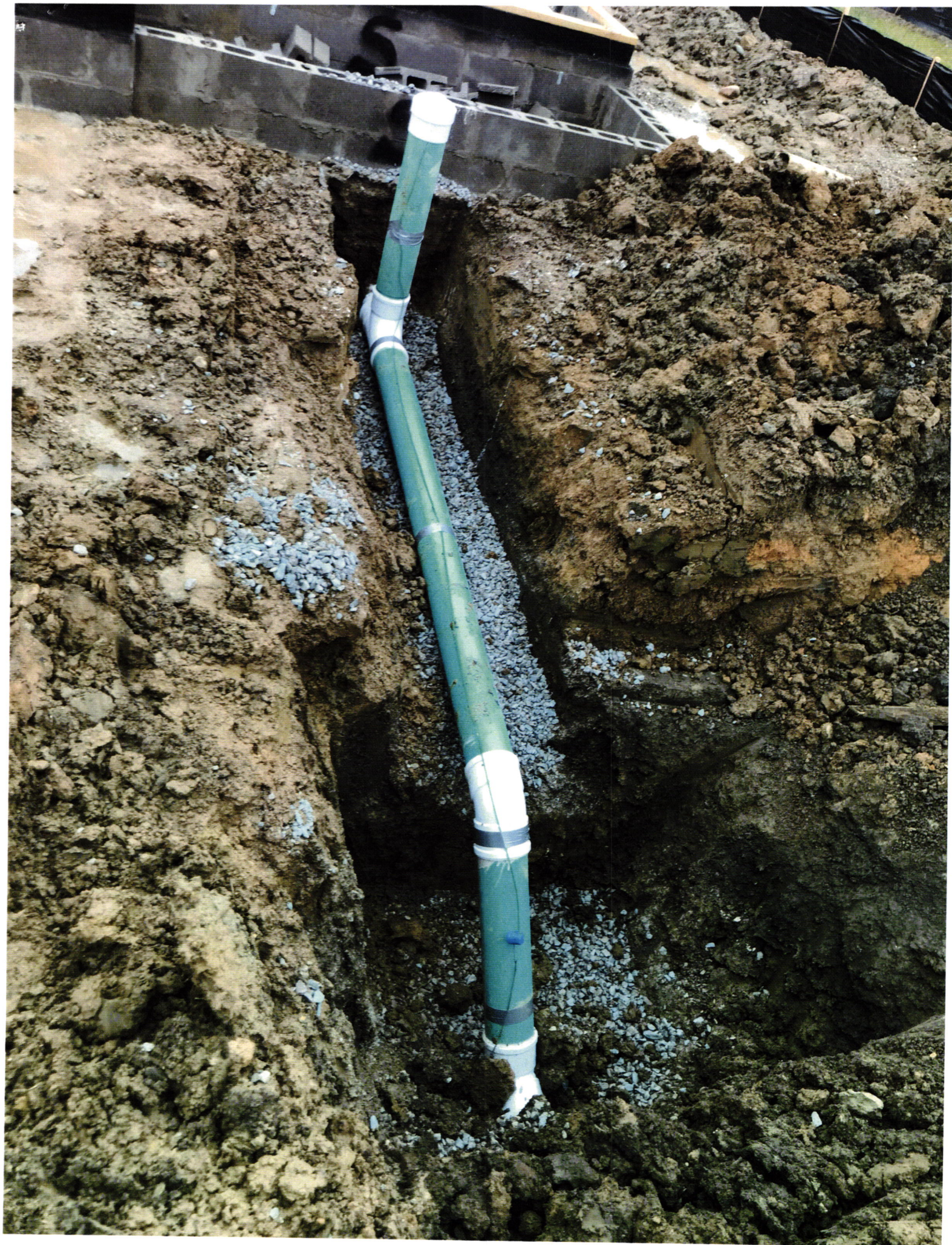
12/30/21

N ←

8648 Zellner

4' → ○ 2' ↑





Lennar Corporation
Lennar Homes of Indiana, Inc.
Indianapolis Division
11555 N Meridian St Ste 400
Carmel, IN 46032

CHECK
NUMBER 1669909

70-2322
719


August 23, 2021

*** VOID AFTER 180 DAYS ***

PAY FALL CREEK REGIONAL WASTE DISTRICT
TO THE PO BOX 59
ORDER OF: PENDLETON, IN 46064

CHECK AMOUNT
\$760.00

EXACTLY *****760 DOLLARS AND 00 CENTS

 Security features
included.
Details on back.

JPMorgan Chase Bank, N.A.
Chicago, IL



Authorized Signature

Rec # C 11818