



STOEPPELWERTH

ALWAYS ON

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

LAKE #2
N.P. ELEV.=853.00
100 YEAR ELEV.=857.15

JOB ID SPRINGBK4.207

CONTROL# 98834 LEN

PARCEL# N/A

8663 KELLNER STREET
PENDLETON, IN 46064

1" = 30'

LOT AREA: 7,800 Sq. Ft.

M.F.F.E.=865.30

M.F.P.G.=863.90

LEGEND:

XX.X

PROPOSED GRADE PER PLAN

XX.XAB

AS BUILT GRADE

S.S.D.

SUB-SURFACE DRAIN

AS

SANITARY SEWER

PSL

6" AS BUILT SANITARY LATERAL

PSL

6" PROPOSED SANITARY LATERAL

W

STORM SEWER

W

3/4" WATER CONNECTION

W

WATER MAIN

SWALE



SANITARY MANHOLE



STORM MANHOLE



CURB INLET



FIRE HYDRANT



STREET TREE

D.&U.E.

DRAINAGE & UTILITY EASEMENT

D.E.

DRAINAGE EASEMENT

B.L.

BUILDING LINE

M.F.F.E.

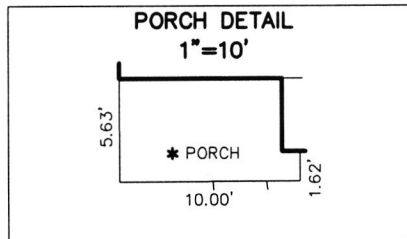
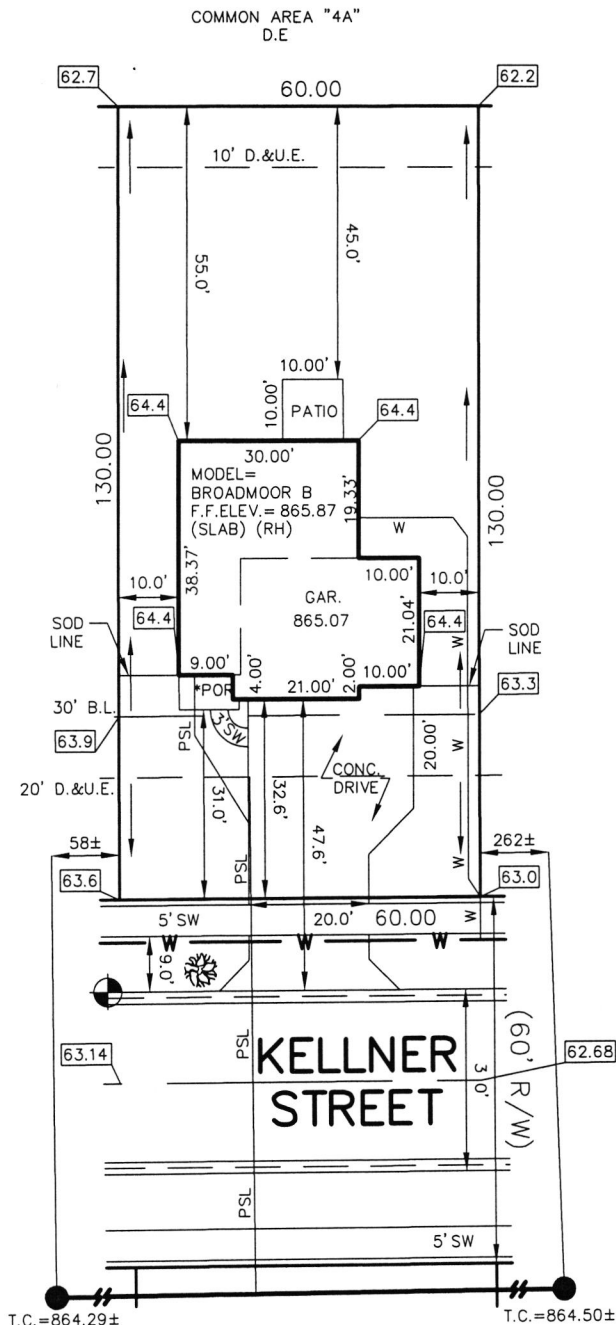
MINIMUM FINISHED FLOOR

ELEVATION

M.F.P.G.

MINIMUM FLOOD PROTECTION

GRADE



CONTRACTOR SHALL CUT 8' OFF OF LATERAL AND BEGIN FROM THAT POINT AND CONNECT TO HOUSE FOLLOWING PLOT PLAN.



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.

06/29/21 NLW



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

LOT 207
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

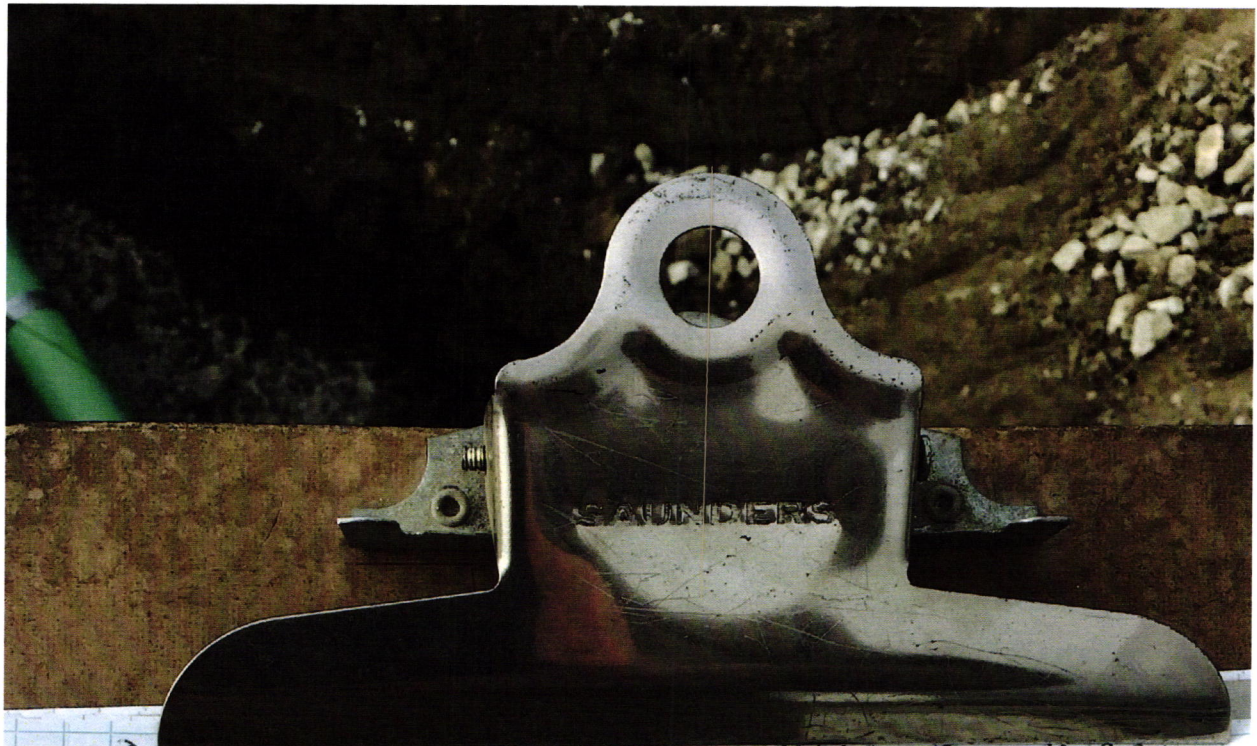
TOP OF CURB=863.14

SOD: 171 ± Sq. Yd.
SEEDING: 4,180 ± Sq. Ft.
SEED IN EASEMENT: 600 ± Sq. Ft.
CONC. DRIVEWAY: 854 ± Sq. Ft.
PRIVATE WALK: 22 ± Sq. Ft.
PUBLIC WALK: 200 ± Sq. Ft.
APRON: 305 ± Sq. Ft.
ADDITIONAL SOD TO: 398 ± Sq. Yd.
REAR EASEMENT
HANDICAP RAMPS: 0

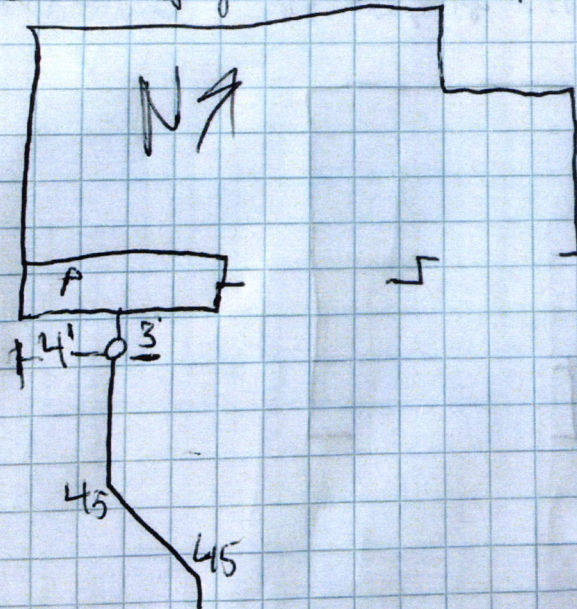
SIGNATURE:

DATE:

SIGNATURE REPRESENTS CONFIRMATION OF RECEIPT OF PLOT PLAN BY CUSTOMER



207 ~~Springbrook~~ Springbrook 8665 Kellner Baldwin Ex 12-9-21



167 Springbrook 8670 Kellner Baldwin Ex 12-9-21





Lennar Homes of Indiana, Inc.

Indianapolis Division

11555 N Meridian St Ste 400

Carmel, IN 46032

JPMorgan Chase Bank N.A.
Chicago, IL**01641982**70-2322
719

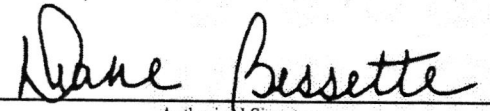
Void if over 180 days

DATE	AMOUNT
06/28/21	\$*****760.00

PAY

SEVEN HUNDRED SIXTY AND 00/100 *****

DOLLARS

TO
THE
ORDER
OFFall Creek Regional Waste District
PO Box 59
Pendleton IN 46064
Authorized Signatory

Rec'd 011783