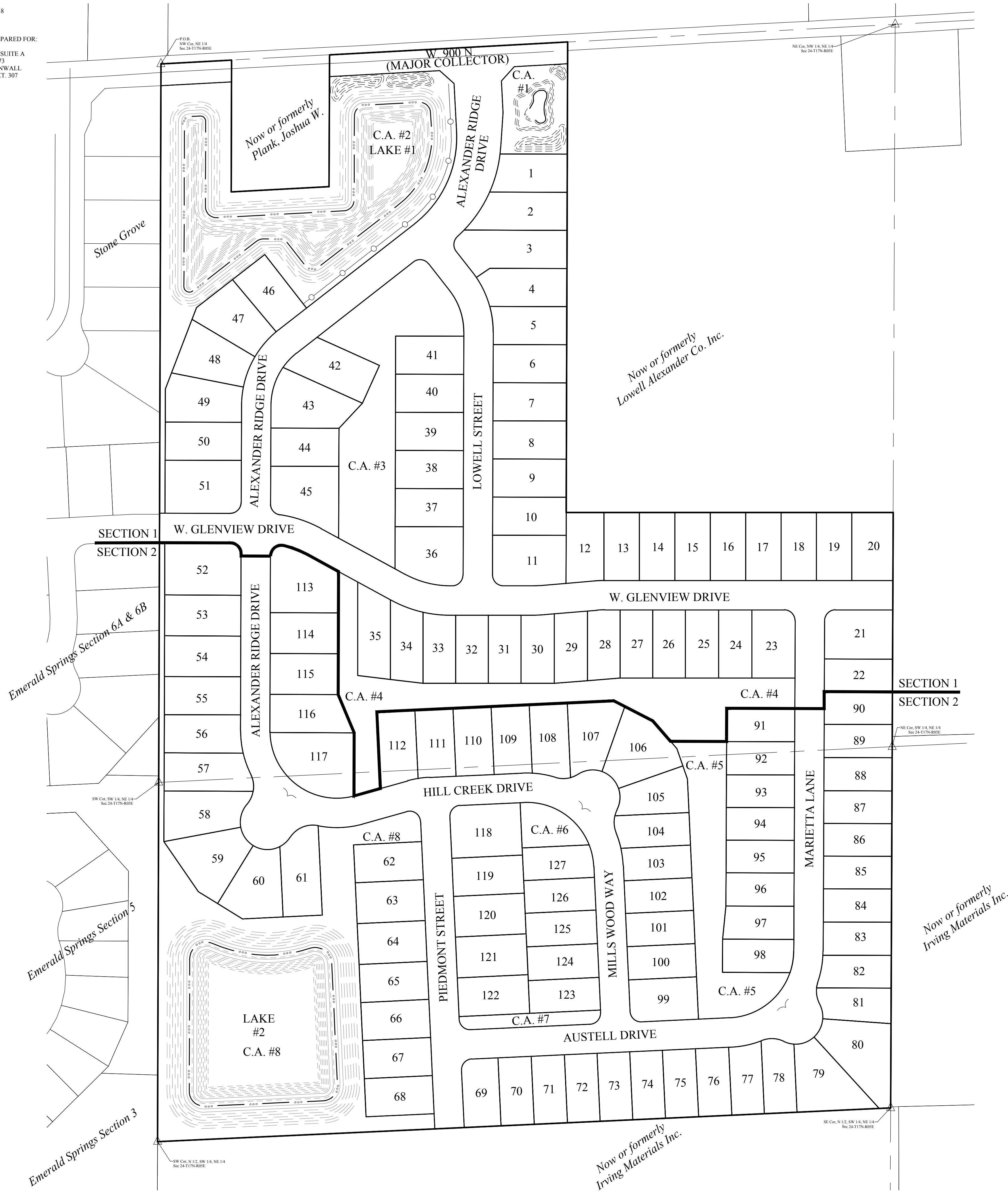


STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

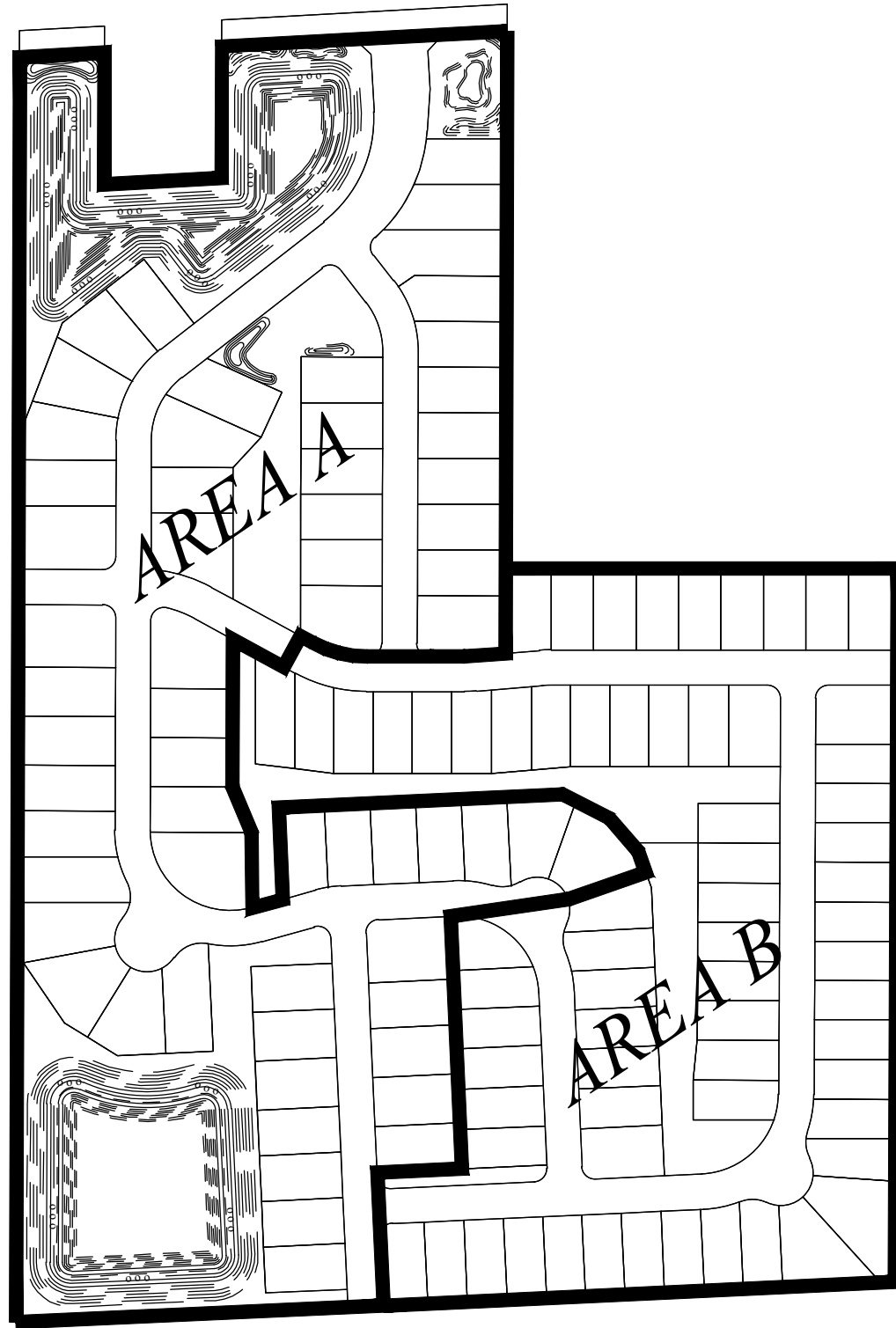
THIS INSTRUMENT PREPARED FOR:
OLTHOF HOMES, LLC
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: ED RECKTENWALL
PHONE: 219-558-8080 EXT. 307



Alexander Ridge

PRELIMINARY PLAN

ZONING: PUD



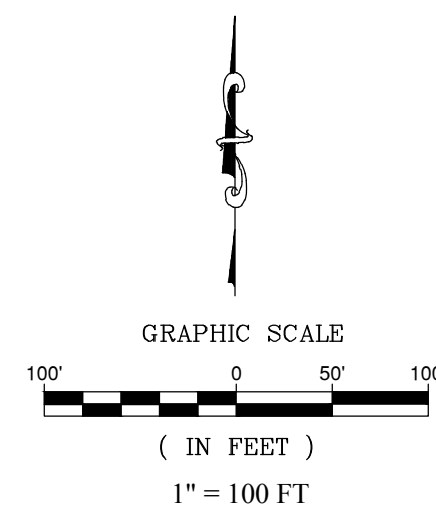
SITE INFO

SITE: 48.225 acres
127 LOTS
DENSITY - 2.6 U/A
OPEN SPACE - 12.3 AC. (25.5%)

SITE DATA AREA A	
ZONING	PUD
FRONT YARD	30'
SIDE YARD	5'
REAR YARD	15'
MINIMUM LOT WIDTH AT BUILDING LINE	70'
MINIMUM LOT AREA	8,750 SQ. FT.
MAXIMUM LOT COVERAGE	50%

SITE DATA AREA B	
ZONING	PUD
FRONT YARD	25'
SIDE YARD	6'
REAR YARD	15'
MINIMUM LOT WIDTH AT BUILDING LINE	60'
MINIMUM LOT AREA	7,200 SQ. FT.
MAXIMUM LOT COVERAGE	60%

THE ALEXANDER RIDGE PUD WILL PROVIDE
A MINIMUM OF 25% OPEN SPACE. DRAINAGE
FACILITIES SHALL BE PERMITTED AS PART
OF THE OPEN SPACE CALCULATION.
THE GROSS DENSITY OF THE ALEXANDER RIDGE PUD
WILL NOT EXCEED 2.7 UNITS PER ACRE.



LAND DESCRIPTION

A part of the Northeast Quarter of Section 24, Township 17 North, Range 05 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana. This description prepared by: Bruce E. Strack, Indiana LS 20200057, working for Stoepelwerth and Associates, Inc. as part of Project 104403, being more particularly described as follows:

Beginning at the Northwest corner of said Quarter Section; thence North 86 degrees 54 minutes 57 seconds East, along the East line of said Quarter Section, a distance of 130.00 feet to the Northwest corner of the land described in Instrument Number 201708147 in the Office of the Hancock County Recorder; thence South 00 degrees 10 minutes 49 seconds West, along the West line of said land and the West line of the land described in Instrument Number 201708146 in said Recorder's Office, a distance of 242.00 feet to the Southwest corner of said Instrument Number 201708146; thence North 86 degrees 54 minutes 57 seconds East, along the South line of said land, a distance of 180.00 feet to the Southeast corner thereof; thence North 00 degrees 10 minutes 49 seconds East, along the East line of said land, a distance of 242.00 feet to the North line of said Quarter Section; thence North 86 degrees 54 minutes 57 seconds East, along said line, a distance of 437.79 feet; thence South 00 degrees 10 minutes 08 seconds West a distance of 864.13 feet; thence South 90 degrees 00 minutes 00 seconds East a distance of 600.39 feet to the East line of the West Half of said Quarter Section; thence South 00 degrees 14 minutes 26 seconds West, along said line, a distance of 1,093.47 feet to the Southeast corner of the North Half of the Southwest Quarter of said Quarter Section; thence South 87 degrees 22 minutes 26 seconds West, along the South line of said Half Quarter-Quarter Section, a distance of 1,347.60 feet to the West line of said Quarter Section; thence North 00 degrees 10 minutes 49 seconds East, along said line, a distance of 1,979.11 feet to the Point of Beginning, Containing 48.225 acres, more or less.

Dennis D. Olmstead
Registered Land Surveyor
No. 900012

Date: 3/24/2023



PRELIMINARY PLAN

Alexander Ridge

PREPARED FOR:

SECTION 24
DRAWN BY: LAF

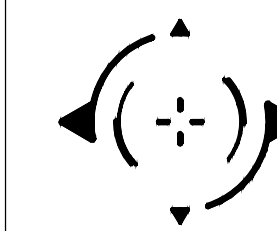
TOWNSHIP 17N
CHECKED BY: GDK

SHEET NO.

1
OF 3 SHEETS
S.A. & R.D. NO.
104403OLF

STOEPPELWERTH

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



HANCOCK COUNTY INDIANA

VERNON TOWNSHIP

REVISIONS

DATE

BY



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

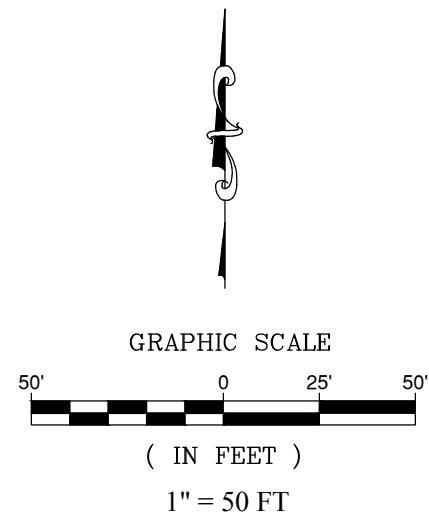
THIS INSTRUMENT PREPARED FOR:
OLTHOF HOMES, LLC
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: ED RECKTENWALL
PHONE: 219-558-8080 EXT. 307



Alexander Ridge

PRELIMINARY PLAN

ZONING: PUD



- LEGEND**
- 25 LOT NUMBER
 - B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
 - C.A. COMMON AREA
 - B-B BACK OF CURB
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - R/W RIGHT OF WAY
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - * HANDICAP RAMP

EXISTING LEGEND

- FLOW LINE
- BEC BURIED ELECTRIC LINE
- E OVERHEAD ELECTRIC LINES
- BCTV BURIED CABLE T.V. LINE
- CTV CABLE T.V. LINE
- BTC BURIED TELEPHONE LINE
- T TELEPHONE LINE
- W WATER LINE
- GAS GAS LINE
- SANITARY SEWER LINE; MANHOLE
- STORM SEWER LINE; MANHOLE, CURB INLET, YARD INLET & ENDSECTION
- FENCE LINE
- P.W.P. POWER POLES
- Light Pole
- E.T. ELECT. TRANSFORMER
- E.P. ELECT. PEDESTAL
- E.M. ELECT. METER
- GUY WIRE
- T.P. TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- GAS VALVE
- CLEANOUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	192.43'	200.00'	104.39'	N24°28'45"E	185.09'	55°07'36"
C2	99.81'	150.00'	51.83'	N18°53'39"W	97.98'	38°07'34"
C3	135.78'	150.00'	72.94'	S26°06'41"W	131.19'	51°51'44"
C4	99.05'	200.00'	50.56'	N75°38'16"W	98.04'	28°22'28"
C5	99.66'	200.00'	50.89'	S75°43'31"E	98.63'	28°32'57"
C6	16.54'	200.00'	8.27'	N87°37'52"E	16.53'	4°44'17"
C7	16.54'	200.00'	8.27'	S87°37'52"W	16.53'	4°44'17"
C8	114.06'	150.00'	59.95'	N22°01'26"E	111.33'	43°34'00"
C9	114.06'	150.00'	59.95'	N65°35'26"E	111.33'	43°34'00"
C10	117.81'	150.00'	62.13'	N25°07'34"W	114.81'	45°00'00"
C11	117.81'	150.00'	62.13'	N70°07'34"W	114.81'	45°00'00"
C12	33.90'	150.00'	17.02'	S80°54'00"W	33.83'	12°56'53"
C13	138.43'	150.00'	74.59'	S79°08'08"E	133.57'	52°52'38"
C14	138.43'	150.00'	74.59'	S26°15'30"E	133.57'	52°52'38"

STOEPPELWERTH

PRELIMINARY PLAN

PREPARED FOR:

LAF

2

OF 5 SHEETS

S & A JOB NO.

104403OLF

TOWNSHIP

17N

RANGE

5E

CHECKED BY:

GDK

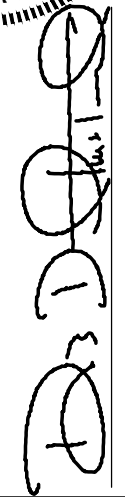
Alexander Ridge

VERNON TOWNSHIP

HANCOCK COUNTY, INDIANA

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REGISTERED
No.
900012
STATE OF
INDIANA
LAND SURVEYOR



CERTIFIED: 03/24/2023

REVISIONS

DATE

BY

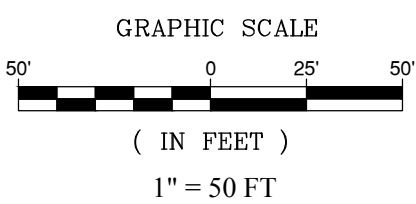


STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
OLTHOF HOMES, LLC
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: ED RECKTENWALL
PHONE: 219-558-8080 EXT. 307



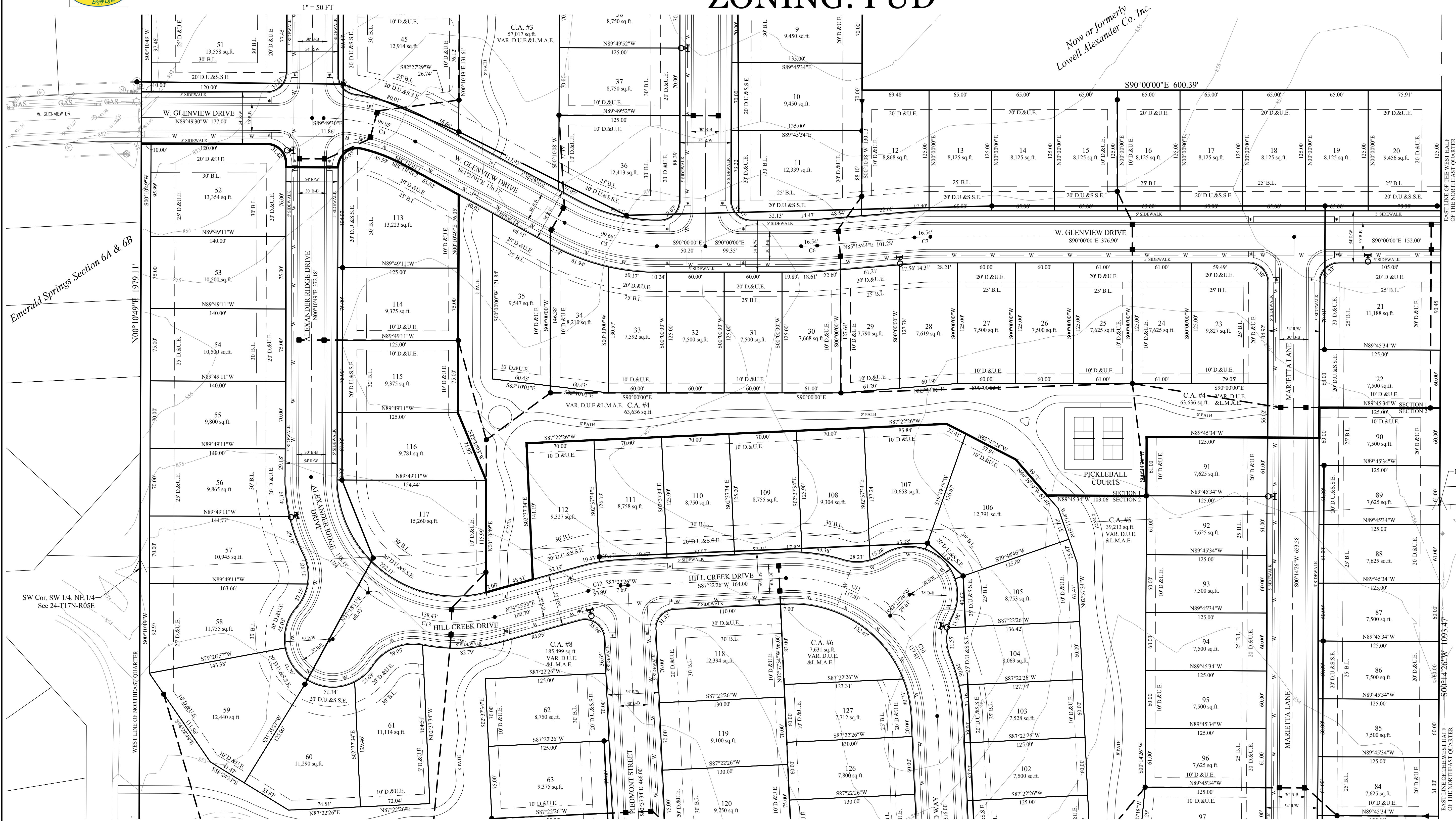
Olthof Homes
Enjoy Life!



Alexander Ridge

PRELIMINARY PLAN

ZONING: PUD



- LEGEND**
- 25

LOT NUMBER
- B.L.

BUILDING LINE
- D.E.

DRAINAGE EASEMENT
- D.&U.E.

DRAINAGE & UTILITY EASEMENT
- D.U.&S.S.E.


DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- C.A.


COMMON AREA
- B-B


BACK OF CURB
- L.M.A.E.


LANDSCAPE MAINTENANCE ACCESS EASEMENT
- R/W

RIGHT OF WAY

- 

PROPOSED SANITARY SEWER
- 

PROPOSED STORM SEWER
- 

PROPOSED WATER LINE
- 

HANDICAP RAMP

PREPARED FOR:
SECTION: 24 TOWNSHIP: 17N RANGE: 5E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. 3 OF 3 SHEETS
S & A JOB NO. 104403OLF

STOEPPELWERTH
ALWAYS ON
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phone: 317.849.5935 fax: 317.849.5942

PRELIMINARY PLAN
Alexander Ridge
VERNON TOWNSHIP
HANKOCK COUNTY, INDIANA

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CERTIFIED: 03/24/2023
DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
AND SURVEYOR

REVISIONS
DATE

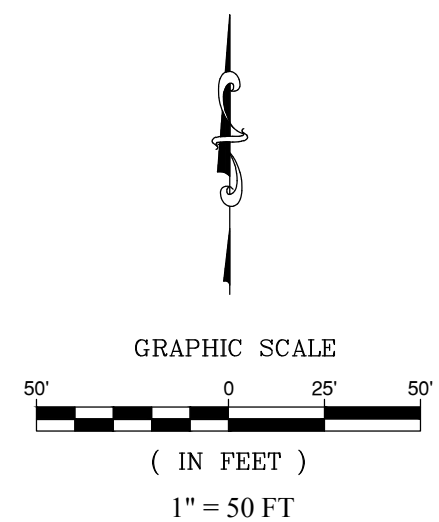
BY



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8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: ED RECKTENWALL
PHONE: 219-558-8080 EXT. 307



Alexander Ridge
PRELIMINARY PLAN
ZONING: PUD



25
B.L.
D.E.
D.&U.E.
D.U.&S.S.E.
C.A.
B-B
L.M.A.E.
R/W

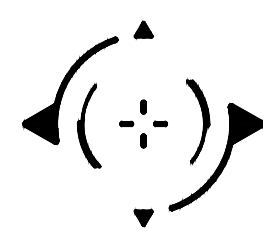
LEGEND

LOT NUMBER
BUILDING LINE
DRAINAGE EASEMENT
DRAINAGE & UTILITY EASEMENT
DRAINAGE UTILITY & SANITARY SEWER
EASEMENT
COMMON AREA
BACK OF CURB
LANDSCAPE MAINTENANCE ACCESS EASEMENT
RIGHT OF WAY

LEGEND

	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	HANDICAP RAMP

STOEPPELWERTH



PRELIMINARY PLAN

Alexander Ridge

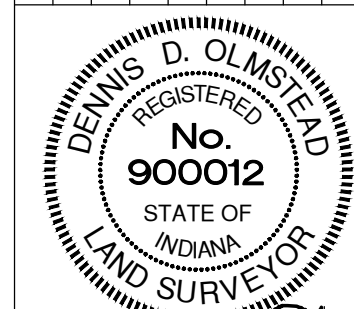
VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA

PREPARED FOR:

SECTION: 24	TOWNSHIP: 17N	RANGE: 5E
DRAWN BY: LAE		CHECKED BY: CDK

4

OF 8 SHEETS
 & A JOB NO.
 4403OLF



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CERTIFIED: 03/24/2023

④

Q331

at Fishers, IN

ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505

phone: 317.849.5935 fax: 317.849.5942

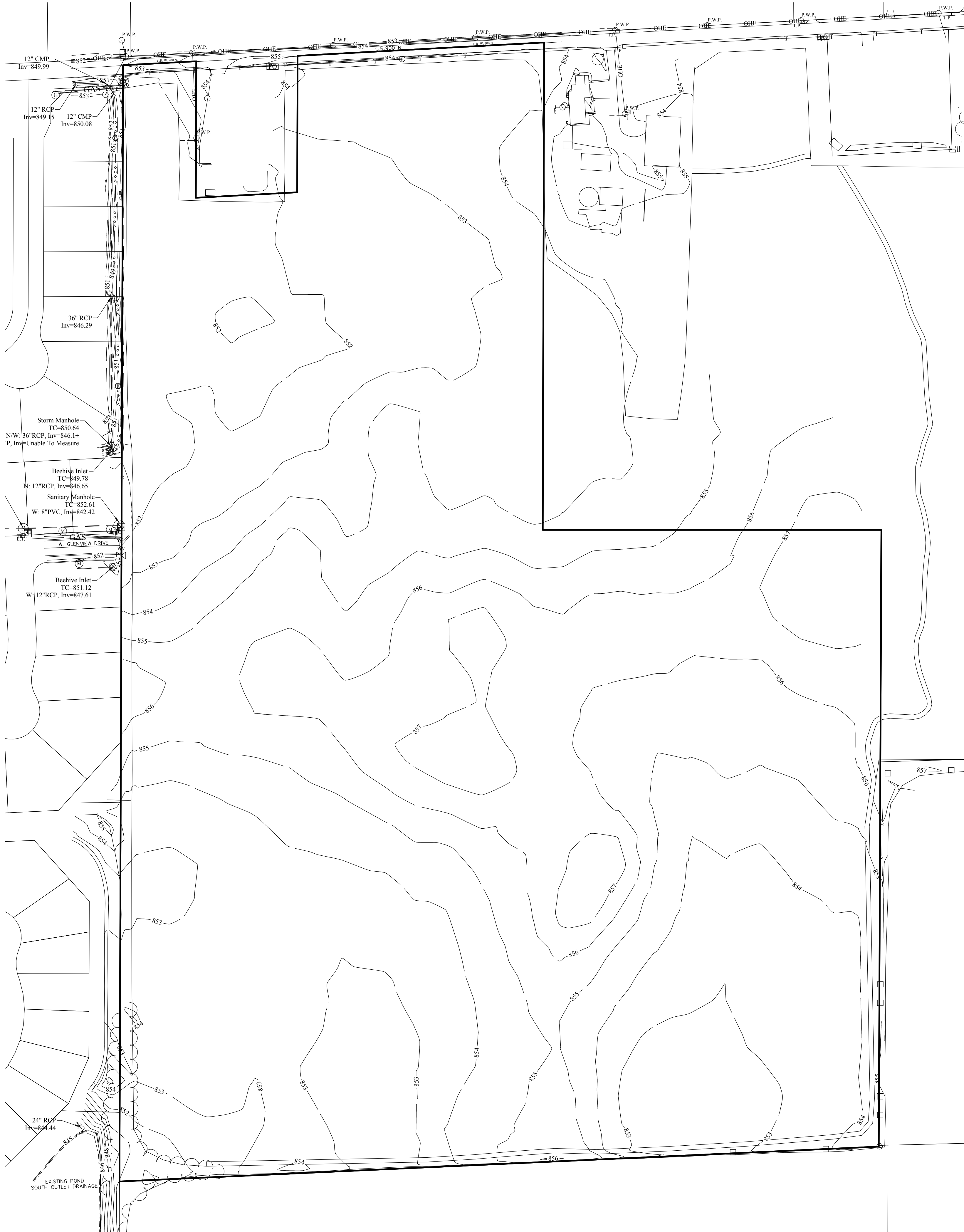


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FISHERS, INDIANA 46038
PHONE: (317) 849-5935

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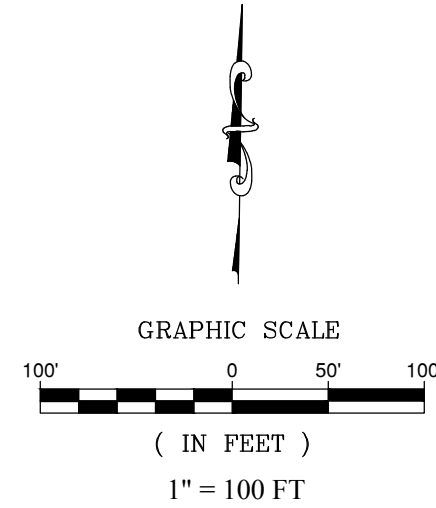
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Alexander Ridge

PRELIMINARY PLAN

ZONING: PUD





- #### LEGEND
- | | | | |
|-----|---|-----|--------------------------|
| --- | FLOW LINE | --- | POWER POLE |
| --- | BURIED ELECTRIC LINE | --- | LIGHT POLE |
| --- | OVERHEAD ELECTRIC LINES | --- | ELECT. TRANSFORMER |
| --- | BURIED TELEPHONE LINE | --- | ELECT. PEDESTAL |
| --- | OVERHEAD TELEPHONE LINE | --- | ELECT. PANEL |
| --- | BURIED CABLE T.V. LINE | --- | GUY WIRE |
| --- | OVERHEAD CABLE T.V. LINE | --- | FIBER OPTIC ACCESS COVER |
| --- | GAS LINE | --- | TELEPHONE PEDESTAL |
| --- | WATER LINE | --- | TELEPHONE MANHOLE |
| --- | SANITARY SEWER LINE; MANHOLE | --- | TV ANTENNA |
| --- | SUBSURFACE DRAIN RISER | --- | CABLE T.V. PEDESTAL |
| --- | STORM SEWER LINE; MANHOLE & END SECTION | --- | TRAFFIC SIGNAL POLE |
| --- | CURB INLET | --- | TRAFFIC MANHOLE |
| --- | BEEHIVE OR ROUND INLET | --- | TRAFFIC CONTROL BOX |
| --- | DECORATIVE TREE | --- | GAS VALVE |
| --- | FENCE LINE | --- | PROPANE TANK |
| --- | HCSO HANCOCK COUNTY SURVEYORS OFFICE | --- | GAS MARKER |
| --- | MEASURED | --- | WATER METER |
| --- | RECORDED | --- | WATER VALVE |
| --- | PLATTED | --- | FIRE HYDRANT |
| --- | N.A.E. NO ACCESS EASEMENT | --- | MAILBOX |



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CERTIFIED: 03/24/2023





STOEPPELWERTH

ALWAYS ON

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

TOPOGRAPHICAL SURVEY

PREPARED FOR:

Alexander Ridge

VERNON TOWNSHIP HANCOCK COUNTY, INDIANA

SECTION: 24 TOWNSHIP: 17N RANGE: 5E

DRAWN BY: LAF CHECKED BY: GDK

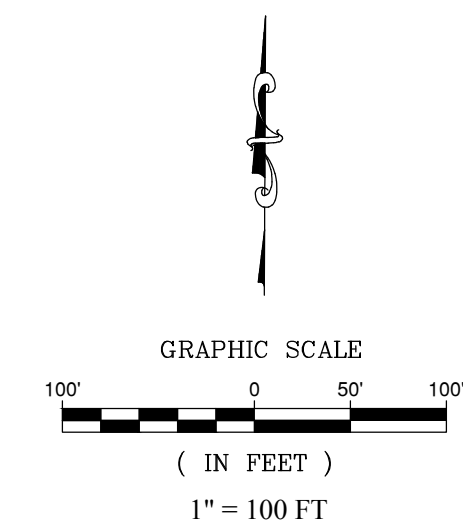
SHEET NO. 6

OF 6 SHEETS

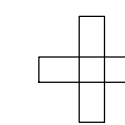
S & A JOB NO. 104403OLF



THIS INSTRUMENT PREPARED FOR:
OLTHOF HOMES, LLC
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
CONTACT: ED RECKTENWALL
PHONE: 219-558-8080 EXT. 307



LEGEND



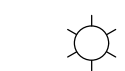
ROAD NAME SIGN



STOP SIGN



SPEED LIMIT SIGN



STREET LIGHT

SIGNAGE & LIGHTING PLAN

PREPARED FOR:

Alexander Ridge

VERNON TOWNSHIP

HANCOCK COUNTY INDIANA

STOEPPELWERTH

ALWAYS ON


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phone: 317.849.5935 fax: 317.849.5942

phone: 317.849.5935 fax: 317.849.5942

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CERTIFIED: 03/24/2023





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CERTIFIED: 03/24/2023

Alexander Ridge

PRELIMINARY PLAN

ZONING: PUD

CLEVELAND-20 SERIES

CL-20-CS

SCALE: 1"=1'-0"

EXAMPLE
CL-20-CS-BLK

COLOR OF POWDER COAT FINISH

<input type="checkbox"/> (BLK) BLACK	<input type="checkbox"/> (HGG) HAND BRUSHED GREEN
<input type="checkbox"/> (BRZ) BRONZE	<input type="checkbox"/> (HR) HAND BRUSHED GRAY
<input type="checkbox"/> (GRN) GREEN	<input type="checkbox"/> CUSTOM

BASE SPECIFICATION

BASE
Base shall be cast aluminum. Aluminum shall be certified as pure 356 copper free of any porosity, foreign materials or cosmetic flaws. Base casting shall be of uniform wall thickness with no warping or mold shifting. Minimum wall thickness shall be .250". Cast aluminum access cover shall be secured with two to four stainless steel screws. Exterior transition ring shall be cast in to the top of the base to mirror the design of the smooth or fluted shaft. There are no exterior welds to finish. The anchor bolt locations in the base shall be cast in place as part of the base casting, for maximum strength.

FINISH
Future finish shall consist of degreasing, phosphate acid etching with 140° deionized water, rinsed, oven dry off and top coated with a thermoseal TPC super polyester powder coat finish designed not to crack or fade for many years. All Niland Company powders must pass a minimum 3000-hour salt spray test for corrosion resistance.

CERTIFICATION
The fixture shall be UL-Listed for wet location use, and all HD listings.

WARRANTY
Fixture shall be warranted to be free of defects for five years. Ballast components shall carry the ballast manufacturers limited warranty of two years.

Niland Company
300 N. Dixie St. Pease, IA 50650 • P: (515) 779-1400 • F: (515) 779-3818 • E: MAIL: INFO@NILANDCO.COM
202 N. Dixie St. Pease, IA 50650 • P: (515) 779-1400 • F: (515) 779-3818 • E: MAIL: INFO@NILANDCO.COM

CLEVELAND-20 SERIES

SCALE: 3/8" = 1'-0"

Catalog Name: **CL-20-CS-F5-15-DB-5-MOD-CR-LED**

Revision # 0 Date: 10.08.20 Page: 1 of 4

Revision History N/A

Niland Approval: Edna Rodriguez Customer Approval: _____

Niland Company
300 N. Dixie St. Pease, IA 50650 • P: (515) 779-1400 • F: (515) 779-3818 • E: MAIL: INFO@NILANDCO.COM
202 N. Dixie St. Pease, IA 50650 • P: (515) 779-1400 • F: (515) 779-3818 • E: MAIL: INFO@NILANDCO.COM

UTILITY:5 SERIES

SCALE: 1"=1'-0"

Catalog Name: **Utility:5 Series-13" Bolt Plate-Fluted 5"-15 Height**

Revision History N/A

Niland Approval: Edna Rodriguez Customer Approval: _____

Niland Company
300 N. Dixie St. Pease, IA 50650 • P: (515) 779-1400 • F: (515) 779-3818 • E: MAIL: INFO@NILANDCO.COM
202 N. Dixie St. Pease, IA 50650 • P: (515) 779-1400 • F: (515) 779-3818 • E: MAIL: INFO@NILANDCO.COM

ORDERING GUIDE

Catalog Code Description: UT5-13-__5-ht-top-globe

Name of Base (Utility:5); Diameter of Base (13")
Type of Pole (Fluted 5"); Height of Pole (None)
Top Style (None); Color (None); Optional Equip. (None)

Post Selection:
Specify pole height from bottom of base.

Catalog Code	Shaft Type	Height
UT5-13-S5-__	5" dia. smooth	8'-16'
UT5-13-F5-__	5" dia. fluted	8'-16'
UT5-13-TF5-__	3"-5" tapered-fluted	8'-16'

Check Appropriate Boxes for Material

☒ Cast Aluminum

Shaft Options

<input type="checkbox"/> 1/8" Extrusion	<input type="checkbox"/> 1/4" Extrusion
---	---

5" Dia. Smooth 5" Dia. Fluted 3"-5" Dia./N.T.S.

Optional Pole Accessories

☐ GFI Receptacles (See Accessories Section)
☐ Banner Arms (See Accessories Section)
☐ Flag Pole Holders (See Accessories Section)
☐ Signage (See Accessories Section)

Check Appropriate Boxes for Finish

<input checked="" type="checkbox"/> Black	<input type="checkbox"/> Hand Brushed Green
<input type="checkbox"/> Bronze	<input type="checkbox"/> Hand Brushed Gray
<input type="checkbox"/> Green	<input type="checkbox"/> Custom

Ordering Instructions
To order, simply follow the format for the Catalog Code. Once the base has been selected, use the base initials to begin your catalog code. The next entry on the code is the diameter of the base. Next, you will choose the type of pole that the product will have whether it is smooth, fluted, tapered fluted etc. The height of the pole is next and it is measured from the bottom of the base. The post top style is next and followed by the globe type. Codes can be found under each item.
The code description is:
Base Series-Diameter-Pole Shaft-Height-Top-Globe.

Niland Company
300 N. Dixie St. Pease, IA 50650 • P: (515) 779-1400 • F: (515) 779-3818 • E: MAIL: INFO@NILANDCO.COM
202 N. Dixie St. Pease, IA 50650 • P: (515) 779-1400 • F: (515) 779-3818 • E: MAIL: INFO@NILANDCO.COM

*STREET LAMPS ARE SUBJECT
TO CHANGE

LUMINAIRE DETAIL

SECTION: 24 TOWNSHIP: 17N RANGE: SE
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. 8 OF 8 SHEETS
S & A JORDO
104403OLF

PREPARED FOR:
Alexander Ridge
VERNON TOWNSHIP
HANKCOCK COUNTY INDIANA

STOEPPELWERTH
ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505
Phone: 317.849.5955 Fax: 317.849.5942

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REPRESENTED AS A REPLACEMENT OF
SURVEY OR A SURVEYOR LOCATION
REPORT.

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

CERTIFIED: 03/24/2023

REVISIONS
DATE