

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7065 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
ANDOVER DEVELOPMENT, LLC
BY PLATINUM PROPERTIES MANAGEMENT COMPANY, LLC
9757 WESTPOINT DRIVE SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2056

PRIMARY PLAT

A part of the West Half of the Northeast Quarter and a part of the Northeast Quarter of Section 32, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said West Half to the POINT OF BEGINNING of this description; thence North 89 degrees 22 minutes 42 seconds West 1,323.03 feet; thence North 00 degrees 20 minutes 22 seconds East 2,388.11 feet; thence North 89 degrees 55 minutes 29 seconds East 440.01 feet; thence South 00 degrees 20 minutes 22 seconds West 1,004.73 feet; thence North 90 degrees 00 minutes 00 seconds East 879.42 feet; thence South 00 degrees 11 minutes 30 seconds West 33.06 feet; thence South 89 degrees 18 minutes 37 seconds East 324.78 feet; thence South 00 degrees 41 minutes 23 seconds West 194.01 feet to a point on a curve concave southerly, the radius point of said curve being South 14 degrees 22 minutes 13 seconds East 175.00 feet from said point; thence westerly along said curve 18.77 feet to a point on said curve, said point being North 20 degrees 30 minutes 58 seconds West 175.00 feet from the radius point of said curve; thence South 69 degrees 29 minutes 01 seconds West 326.28 feet; thence South 00 degrees 11 minutes 30 seconds West 705.80 feet; thence North 79 degrees 22 minutes 13 seconds East 197.08 feet; thence South 89 degrees 22 minutes 42 seconds East 334.65 feet; thence South 00 degrees 37 minutes 18 seconds West 160.36 feet; thence South 49 degrees 23 minutes 36 seconds West 56.70 feet; thence South 00 degrees 37 minutes 18 seconds West 182.27 feet; thence North 89 degrees 22 minutes 42 seconds West 482.73 feet to the place of beginning, containing 58.5514 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

ANDOVER NORTH PRIMARY PLAT ZONING PUD

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	235.62'	300.00'	124.26'	N67°09'38"W	229.61'	45°00'00"
C2	234.14'	300.00'	123.40'	S67°01'10"E	228.25'	44°43'05"
C3	35.47'	200.00'	17.78'	N84°17'51"W	35.43'	10°09'44"
C4	29.13'	200.00'	14.59'	S83°23'18"E	29.10'	8°20'39"
C5	47.77'	100.00'	24.35'	N14°01'24"E	47.31'	27°22'04"
C6	78.24'	50.00'	49.70'	S45°10'11"W	70.50'	89°39'38"
C7	84.38'	300.00'	42.47'	N81°56'31"W	84.11'	16°06'59"
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C11	117.44'	75.00'	74.63'	S44°31'10"E	105.80'	89°43'05"
C12	117.81'	75.00'	75.00'	N45°37'18"E	106.07'	90°00'00"

ACREAGE = 58.5514 Ac.±
OF LOTS = 135
DENSITY = 2.31 LOTS/ACRE
OPEN SPACE = 14.633 Ac.±
LAKE AREA = 3.008 Ac.±

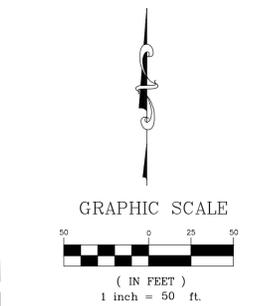
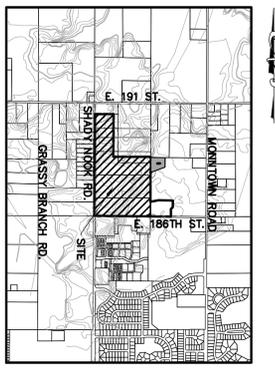
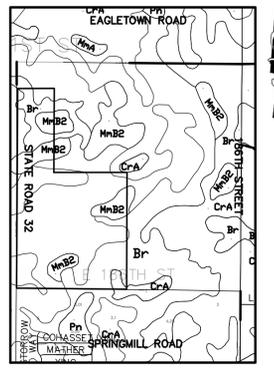
SOIL DESCRIPTIONS

C-A Crossy silt loam, 0-3 percent slopes- this soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between 20-40 inches. The main soil features that affect urban development uses are seasonal high water table, moderate shrink-swell potential, high potential frost action and slow permeability.

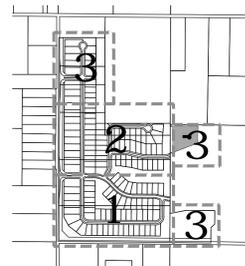
Br Broken surface clay loam- this soil is dark colored, silty in texture and on sloping uplands. It is deep and very poorly drained with moderate permeability. It has high available water for plant growth and high organic matter content. It has compact till starting at a depth of 40 to 60 inches. The main soil features that affect urban development uses are seasonal high water table, high potential frost action, moderate shrink-swell potential, moderate permeability and ponded surface water.

MmB2 Miami silt loam, 2-6 percent slopes- this soil is light colored, silty in texture and on sloping uplands. It is deep and well drained with moderate permeability. It has moderate available water for plant growth and a medium organic matter content. It has compact till starting at a depth between 20-40 inches. The main soil features that affect urban development uses are moderate potential frost action, moderate shrink-swell potential, moderately slow permeability, low strength and erosion during construction.

Product Type	Land Use	Underlying Zoning Classification	Acres	Dwelling Units (Max.)	Max Density	Square Feet Per Residential Unit (Min) (sq. ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Min. Lot Area (sq. ft.)	Max. Lot Coverage (%)	Min. Front Setback (ft.)	Min. Rear Setback (ft.)	Min. Side Setback (ft.)	Minimum Building Separation (ft.)	Max. Blg. Height - 7 (ft.)
K-1	Single-family detached	SP-2	N/A	N/A	N/A	1800 single-story 2000 multi-story 1800 ground floor*	80	130	15,000*	35	25	25	7.5	15	35
K-2	Single-family detached	SP-2	N/A	N/A	N/A	1600 single-story 1800 multi-story 1600 ground floor*	80	130	10,400	35	25	25	7.5	15	35
L	Single-family detached	SP-2	N/A	105	N/A	1400 single-story 1600 multi-story 1600 ground floor*	50	130	6,500	N/A	N/A	N/A	N/A	12'	35



- 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
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - B.S.L. BUILDING LINE
 - C.A. COMMON AREA
 - R/W RIGHT OF WAY
 - * HANDICAP RAMP
 - ☼ LIGHT



NO.	DATE	REVISIONS



THIS DRAWING IS NOT INTENDED TO BE AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 11/26/2013

STOEPPELWERTH
ALWAYS ON.
7065 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:
ANDOVER NORTH
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION	TOWNSHIP	RANGE
32	19N	R4E

DRAWN BY: JSM CHECKED BY: BKR

SHEET NO. 1 OF 3 SHEETS
S & A JOB NO. 51940PLA

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
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PHONE: (317) 849-5935

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BY PLATINUM PROPERTIES MANAGEMENT COMPANY, LLC
9757 WESTPOINT DRIVE SUITE 600
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ANDOVER NORTH PRIMARY PLAT ZONING PUD

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
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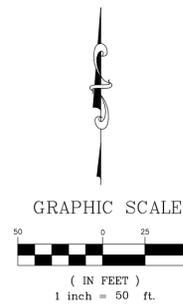
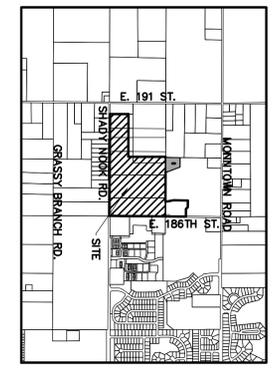
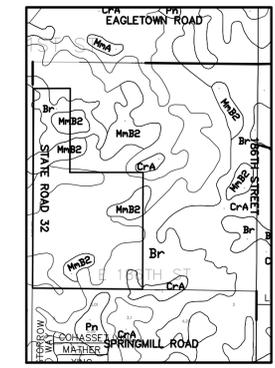
SOIL DESCRIPTIONS

CrA Crossly silt loam, 0-3 percent slopes- this soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between 20-40 inches. The main soil features that affect urban development uses are seasonal high water table, moderate shrink-swell potential, high potential frost action and slow permeability.

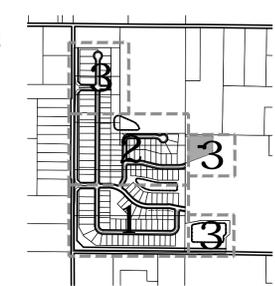
Br Brokenly silt clay loam- this soil is dark colored, silty in texture and on sloping uplands. It is deep and well drained with moderate permeability. It has high available water for plant growth and high organic matter content. It has compact till starting at a depth between 20-40 inches. The main soil features that adversely affect urban development uses are moderate potential frost action, moderate shrink-swell potential, moderate permeability and ponded surface water.

MmB2 Miami silt loam, 2-6 percent slopes- this soil is light colored, silty in texture and on sloping uplands. It is deep and well drained with moderate permeability. It has high available water for plant growth and a medium organic matter content. It has compact till starting at a depth between 20-40 inches. The main soil features that adversely affect urban development uses are moderate potential frost action, moderate shrink-swell potential, moderately slow permeability, low strength and erosion during construction.

Product Type	Land Use	Underlying Zoning Classification	Acres	Dwelling Units (Max)	Max Density	Square Feet Per Residential Unit (Min) (sq. ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Min. Lot Area (sq. ft.)	Max. Lot Coverage (%)	Min. Front Setback (ft.)	Min. Rear Setback (ft.)	Min. Side Setback (ft.)	Minimum Building Separation (ft.)	Max. Blg. Height - 7 (ft.)
K-1	Single-family detached	SF-2	N/A	N/A	N/A	1800 single-story 3000 multi-story (800 ground floor)	80	130	15,000	35	25	25	7.5	15	35
K-2	Single-family detached	SF-2	N/A	N/A	N/A	1600 single-story 1800 multi-story (800 ground floor)	80	130	10,400	35	25	25	7.5	15	35
L	Single-family detached	SF-2	N/A	105	N/A	1400 single-story 1600 multi-story (800 ground floor)	50	130	6,500	N/A	N/A	N/A	N/A	12'	35



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 - ☼ LIGHT



THIS DRAWING IS NOT INTENDED TO BE ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 11/26/2013

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

STOEPPELWERTH
ALWAYS ON.
7065 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:
SECTION: 32 TOWNSHIP: 19N RANGE: R4E
DRAWN BY: JSM CHECKED BY: BKR
SHEET NO. 2
OF 2 SHEETS
S & A JOB NO. 51940PLA

REVISED PER TAC COMMENTS

DATE

BY

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PHONE: (317) 849-5935

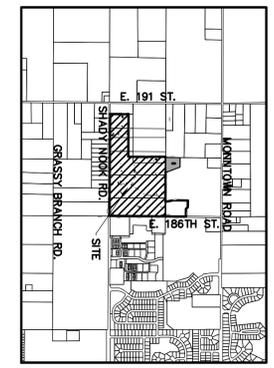
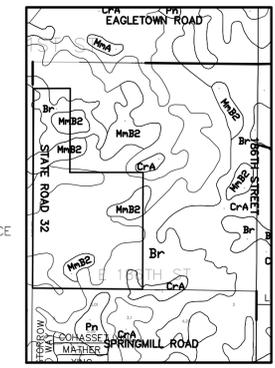
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ANDOVER NORTH PRIMARY PLAT ZONING PUD

DEVELOPMENT STANDARDS MATRIX

Product Type	Land Use	Underlying Zoning Classification	Average Dwelling Units (Max.)	Max. Density	Square Feet Per Residential Unit (Min.) (sq. ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Min. Lot Area (sq. ft.)	Max. Lot Coverage (%)	Min. Front Setback (ft.)	Min. Rear Setback (ft.)	Min. Side Setback (ft.)	Minimum Building Separation (ft.)	Max. Bldg. Height (ft.)
K-1	Single-family detached	SF-2	N/A	N/A	1800 single story; 2000 multi-story (800 ground floor)	80	130	15,000*	35	25	25	7.5	15	35
K-2	Single-family detached	SF-2	N/A	N/A	1600 single story; 1800 multi-story (800 ground floor)	80	130	10,400	35	25	25	7.5	15	35
L	Single-family detached	SF-2	N/A	165	1400 single story; 1600 multi-story (800 ground floor)	50	130	6,500	N/A	N/A	N/A	N/A	12'	35

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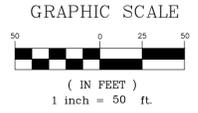


SOIL DESCRIPTIONS

C.A. Crosby silt loam, 0-3 percent slopes- this soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between 20 + 40 inches. The main soil features that affect urban development uses are seasonal high water table, moderate shrink-swell potential, high potential frost action and slow permeability.

Br Epokaon silt loam- this soil is dark colored, silty in texture and on depressional uplands. It is deep and very poorly drained with moderate permeability. It has high available water for plant growth and high organic matter content. It has compact till starting at a depth of 40 to 60 inches. The main soil features that affect the urban development uses are seasonal high water table, high potential frost action, moderate shrink-swell potential, moderate permeability and ponded surface water.

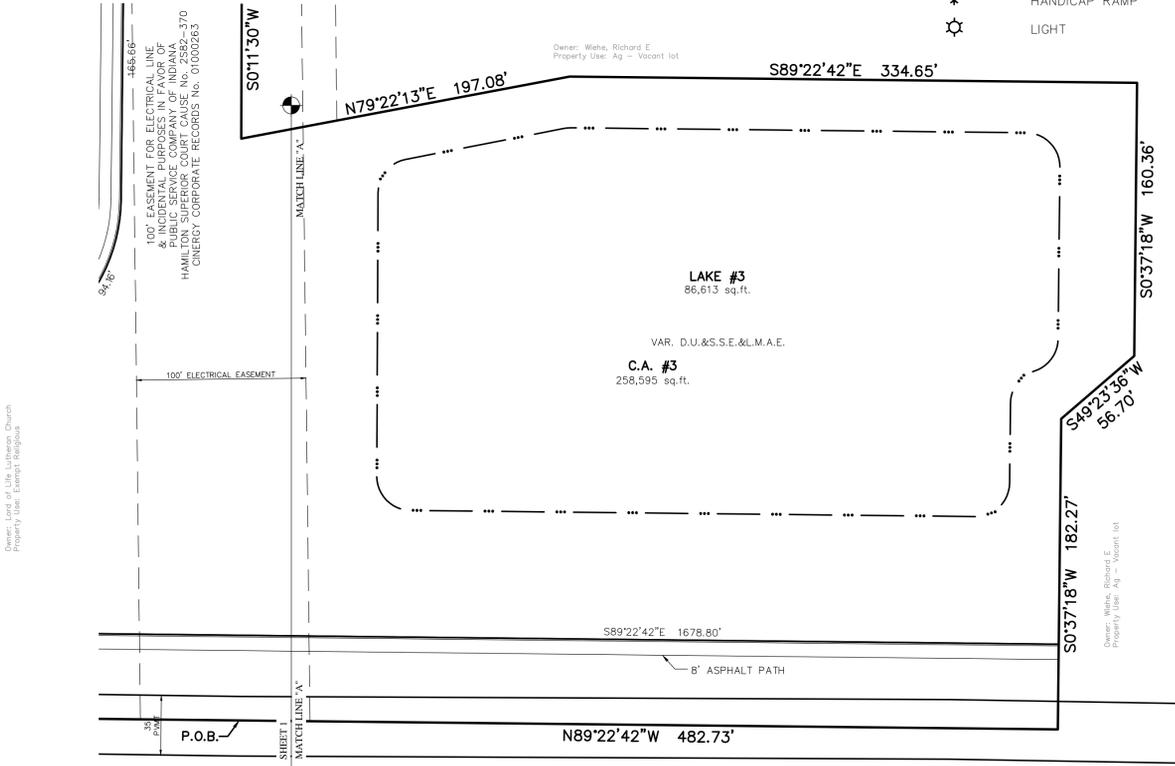
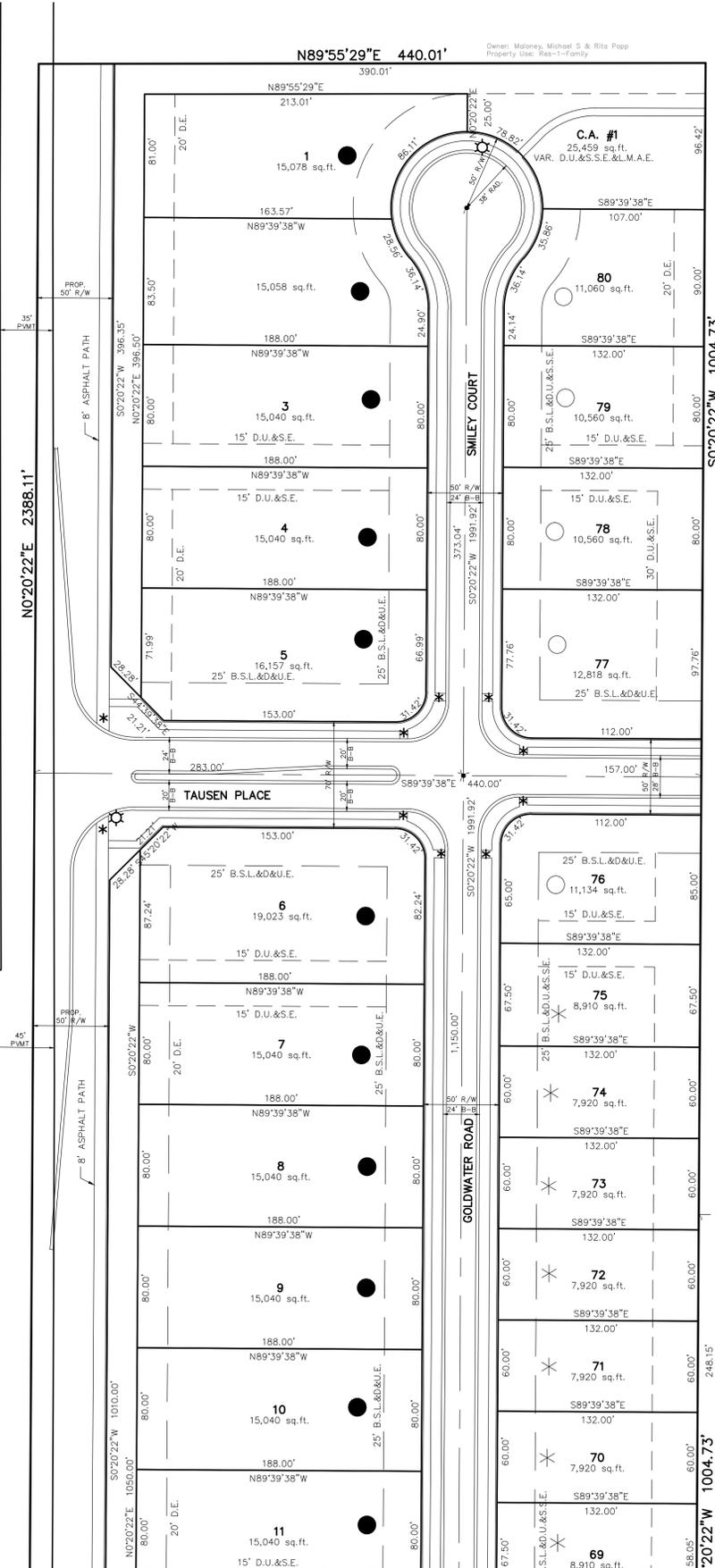
MmB2 Miami silt loam, 2-6 percent slopes- this soil is light colored, silty in texture and on sloping uplands. It is deep and well drained with moderate permeability. It has moderate available water for plant growth and a medium organic matter content. It has compact till starting at a depth between 30 + 40 inches. The main soil features that adversely affect urban development uses are moderate potential frost action, moderate shrink-swell potential, moderate slow permeability, low strength and erosion during construction.



PRIMARY PLAT

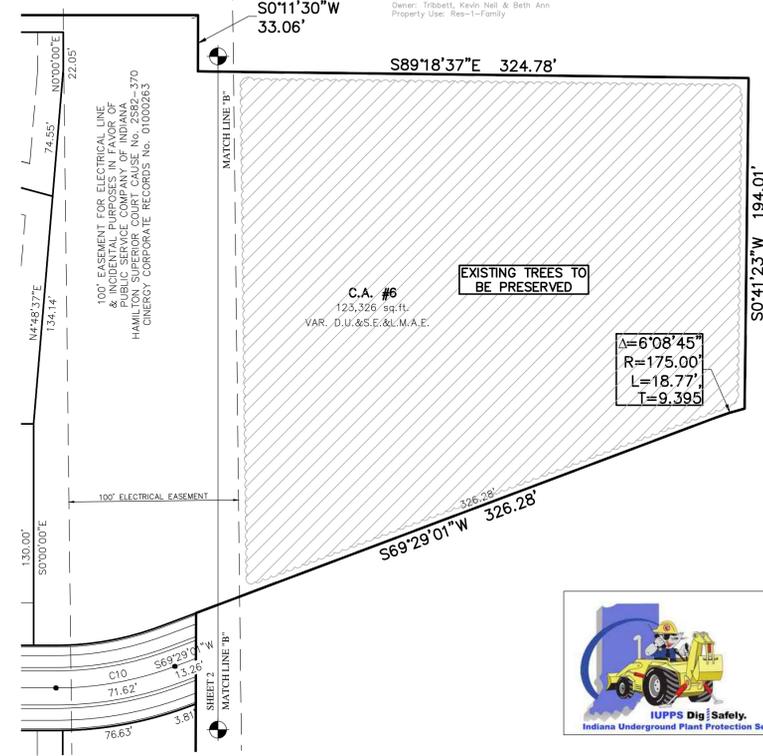
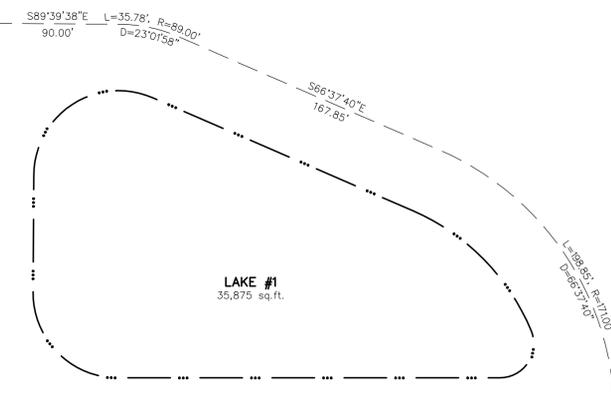
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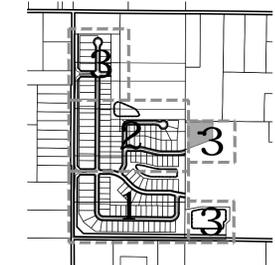
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
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SITE DATA TABLE

ACREAGE =	58.5514 Ac.±
# OF LOTS =	135
DENSITY =	2.31 LOTS/ACRE
OPEN SPACE =	14.633 Ac.±
OPEN SPACE (excluding lake) =	11.625 Ac.±
LAKE AREA =	3.008 Ac.±



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

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

CERTIFIED: 11/26/2013

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ALWAYS ON.
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Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:
ANDOVER NORTH
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 32 TOWNSHIP: 19N RANGE: R4E
DRAWN BY: JSM CHECKED BY: BKR
SHEET NO. 3 OF 3 SHEETS
S & A JOB NO. 51940PLA

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BY PLATINUM PROPERTIES MANAGEMENT COMPANY, LLC
9757 WESTPOINT DRIVE SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2056

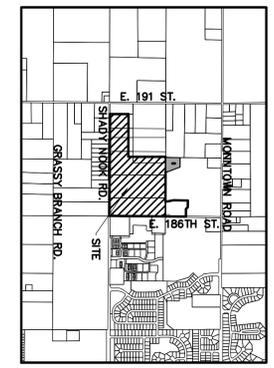
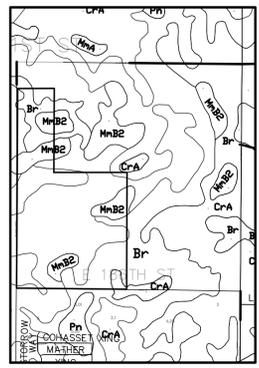
ANDOVER NORTH PRIMARY PLAT ZONING PUD

SOIL DESCRIPTIONS

CrA Crabby silt loam, 0-3 percent slopes- this soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between 20-40 inches. The main soil features that affect urban development uses are seasonal high water table, moderate shrink-swell potential, high potential frost action and slow permeability.

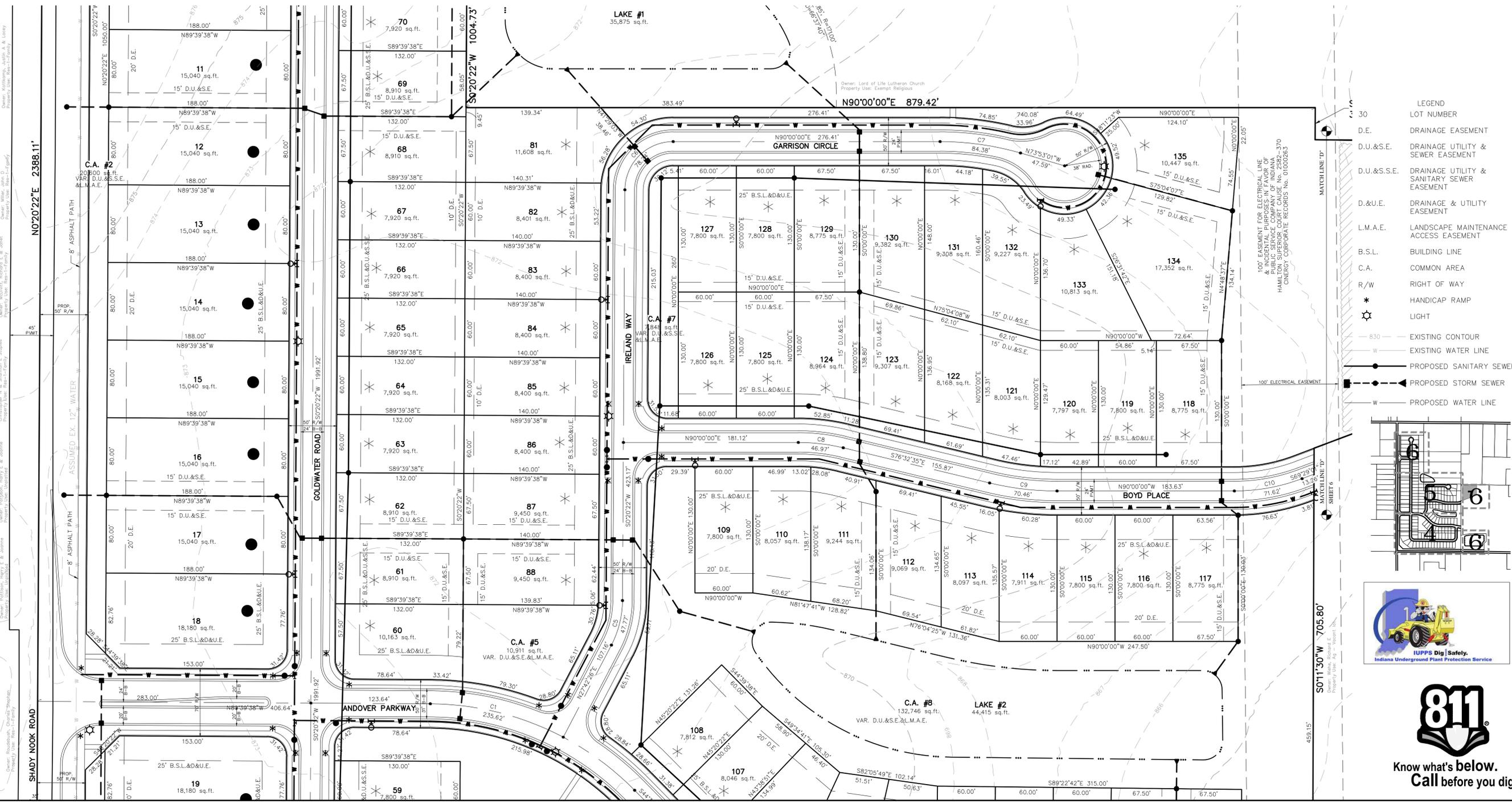
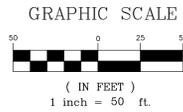
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MmB2 Miami silt loam, 2-6 percent slopes- this soil is light colored, silty in texture and on sloping uplands. It is deep and well drained with moderate permeability. It has moderate available water for plant growth and a medium organic matter content. It has compact till starting at a depth between 20-40 inches. The main soil features that adversely affect urban development uses are moderate potential frost action, moderate shrink-swell potential, moderately slow permeability, low strength and erosion during construction.

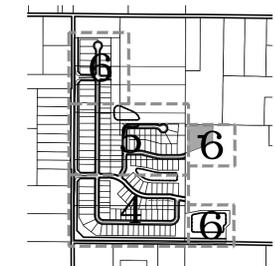


DEVELOPMENT STANDARDS MATRIX

Product Type	Land Use	Underlying Zoning Classification	Acres	Dwelling Units (Max)	Max. Density	Square Feet Per Residential Unit (Min.) (sq. ft.)	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Lot Area (sq. ft.)	Max. Lot Coverage (%)	Min. Front Setback (ft)	Min. Rear Setback (ft)	Min. Side Setback (ft)	Minimum Fronting Separation (ft)	Max. Building Height - 7 (ft)
K-1	Single-Family detached	SF-2	N/A	N/A	N/A	1800 single story; 2000 multi-story (800 ground floor)	80	130	10,400	35	25	25	7.5	15	35
K-2	Single-Family detached	SF-2	N/A	N/A	N/A	1600 single story; 1800 multi-story (800 ground floor)	80	130	10,400	35	25	25	7.5	15	35
L	Single-Family detached	SF-2	N/A	165	N/A	1400 single story; 1600 multi-story (800 ground floor)	50	130	6,500	N/A	N/A	N/A	N/A	12'	35



- LEGEND
- 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
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - B.S.L. BUILDING LINE
 - C.A. COMMON AREA
 - R/W RIGHT OF WAY
 - Handicap Ramp
 - Light
 - 830 EXISTING CONTOUR
 - W EXISTING WATER LINE
 - Proposed Sanitary Sewer
 - Proposed Storm Sewer
 - W PROPOSED WATER LINE



Know what's below.
Call before you dig.



THIS DRAWING IS NOT INTENDED TO BE ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 11/26/2013



STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN
ANDOVER NORTH

PREPARED FOR:
SECTION: 32 TOWNSHIP: 19N RANGE: R4F
DRAWN BY: JSM CHECKED BY: BKR
SHEET NO. 5
OF 6 SHEETS
S & A JOB NO. 51940PLA

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7065 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
ANDOVER DEVELOPMENT, LLC,
BY PLATINUM PROPERTIES MANAGEMENT COMPANY, LLC
9757 WESTPOINT DRIVE SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2056

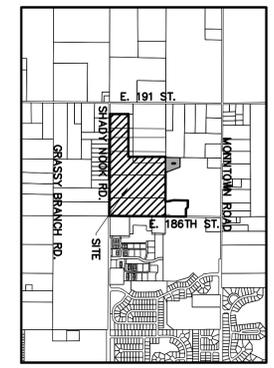
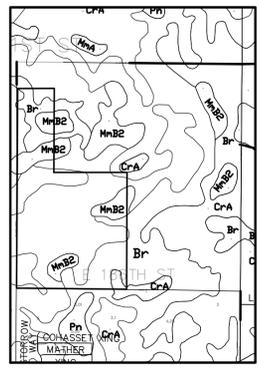
ANDOVER NORTH PRIMARY PLAT ZONING PUD

SOIL DESCRIPTIONS

CrA Crabby silt loam, 0-3 percent slopes- this soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between 20-40 inches. The main soil features that affect urban development uses are seasonal high water table, moderate shrink-swell potential, high potential frost action and slow permeability.

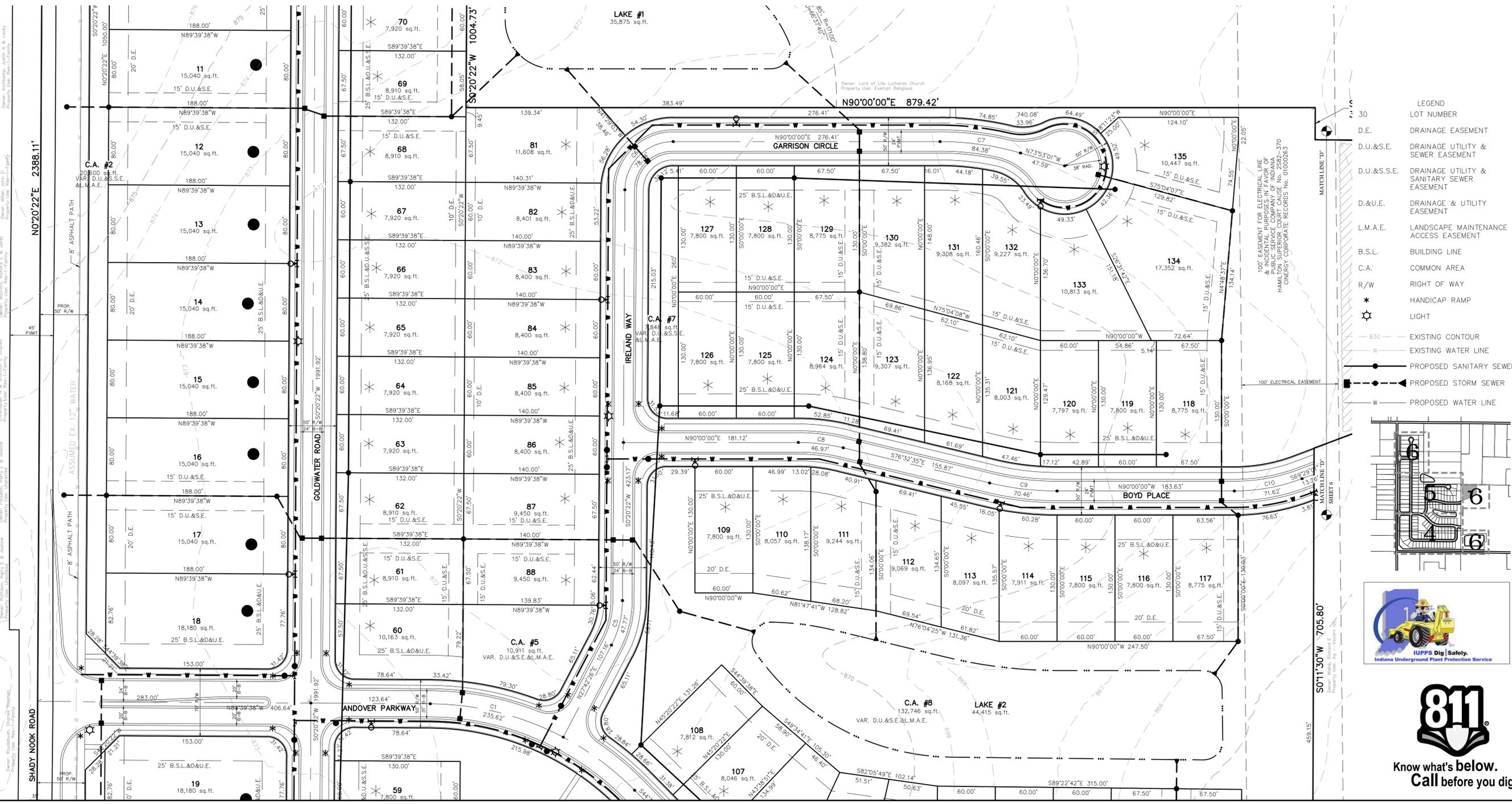
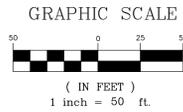
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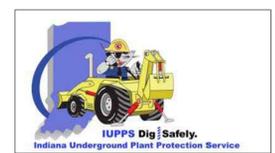
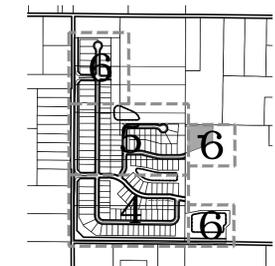


DEVELOPMENT STANDARDS MATRIX

Product Type	Land Use	Underlying Zoning Classification	Acres	Dwelling Units (Max)	Max. Density	Square Feet Per Residential Unit (Min.) (sq. ft.)	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Lot Area (sq. ft.)	Max. Lot Coverage (%)	Min. Front Setback (ft)	Min. Rear Setback (ft)	Min. Side Setback (ft)	Minimum Fronting Separation (ft)	Max. Building Height - 7 (ft)
K-1	Single-Family detached	SF-2	N/A	N/A	N/A	1800 single story; 2000 multi-story (800 ground floor)	80	130	10,400	35	25	25	7.5	15	35
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L	Single-Family detached	SF-2	N/A	165	N/A	1400 single story; 1600 multi-story (800 ground floor)	50	130	6,500	N/A	N/A	N/A	N/A	12'	35



- LEGEND
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 - Handicap Ramp
 - Light
 - 830 EXISTING CONTOUR
 - W EXISTING WATER LINE
 - Proposed Sanitary Sewer
 - Proposed Storm Sewer
 - W PROPOSED WATER LINE



Know what's below.
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CERTIFIED: 11/26/2013



STOEPPELWERTH
ALWAYS ON
7065 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN
ANDOVER NORTH

PREPARED FOR:
SECTION: 32 TOWNSHIP: 19N RANGE: R4E
DRAWN BY: JSM CHECKED BY: BKR
SHEET NO. 5 OF 6 SHEETS
S & A JOB NO. 51940PLA

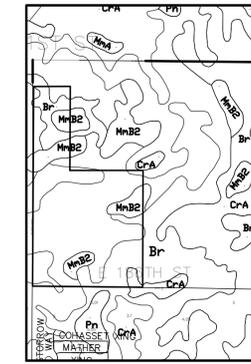
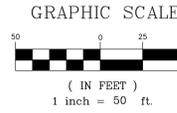
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7065 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
ANDOVER DEVELOPMENT, LLC.
BY PLATINUM PROPERTIES MANAGEMENT COMPANY, LLC
9757 WESTPOINT DRIVE SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2056

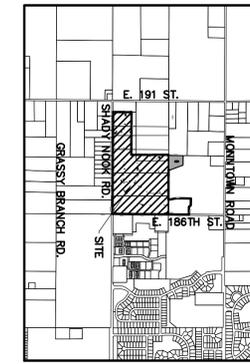
ANDOVER NORTH PRIMARY PLAT ZONING PUD

DEVELOPMENT STANDARDS MATRIX

Product Type	Land Use	Underlying Zoning Classification	Acreage	Dwelling Units (Max.)	Max. Density	Square Feet Per Residential Unit (Min./sq. ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Min. Lot Area (sq. ft.)	Min. Lot Coverage (%)	Min. Front Setback (ft.)	Min. Rear Setback (ft.)	Min. Side Setback (ft.)	Minimum Building Separation (ft.)	Max. Bldg. Height (ft.)
K-1	Single-family detached	SF-2	N/A	N/A	N/A	1800 single story 2000 multi-story (800 ground floor)*	80	130	15,000*	35	25	25	7.5	15	35
K-2	Single-family detached	SF-2	N/A	N/A	N/A	1800 single story 1800 multi-story (800 ground floor)*	80	130	10,400	35	25	25	7.5	15	35
K-3	Single-family detached	SF-2	N/A	165	N/A	1400 single story 1600 multi-story (800 ground floor)*	50	130	6,500	N/A	N/A	N/A	N/A	12*	35



SOILS MAP
MmB2, Br
(N.T.S.)



LOCATION MAP
SCALE: 1"=200'

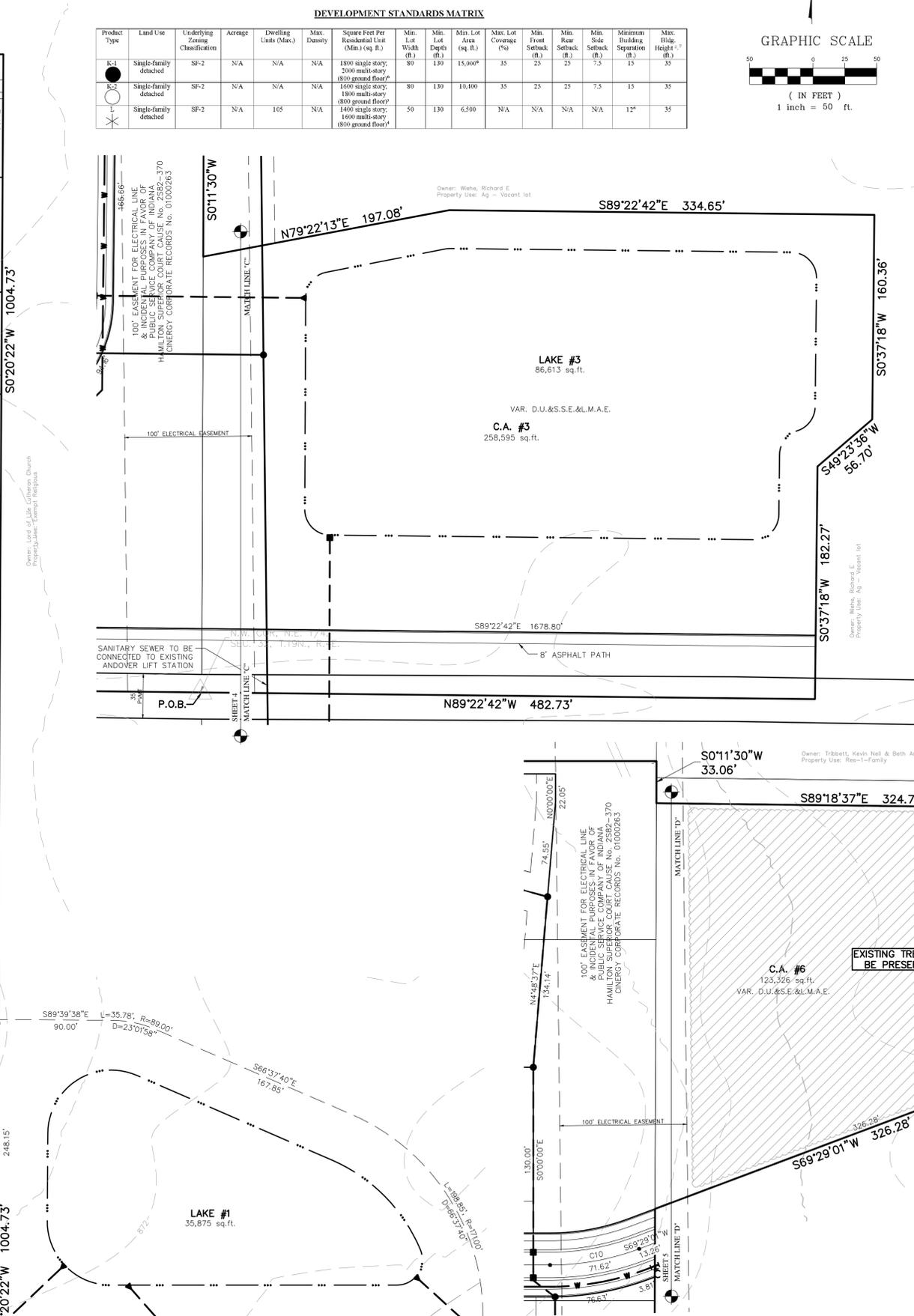
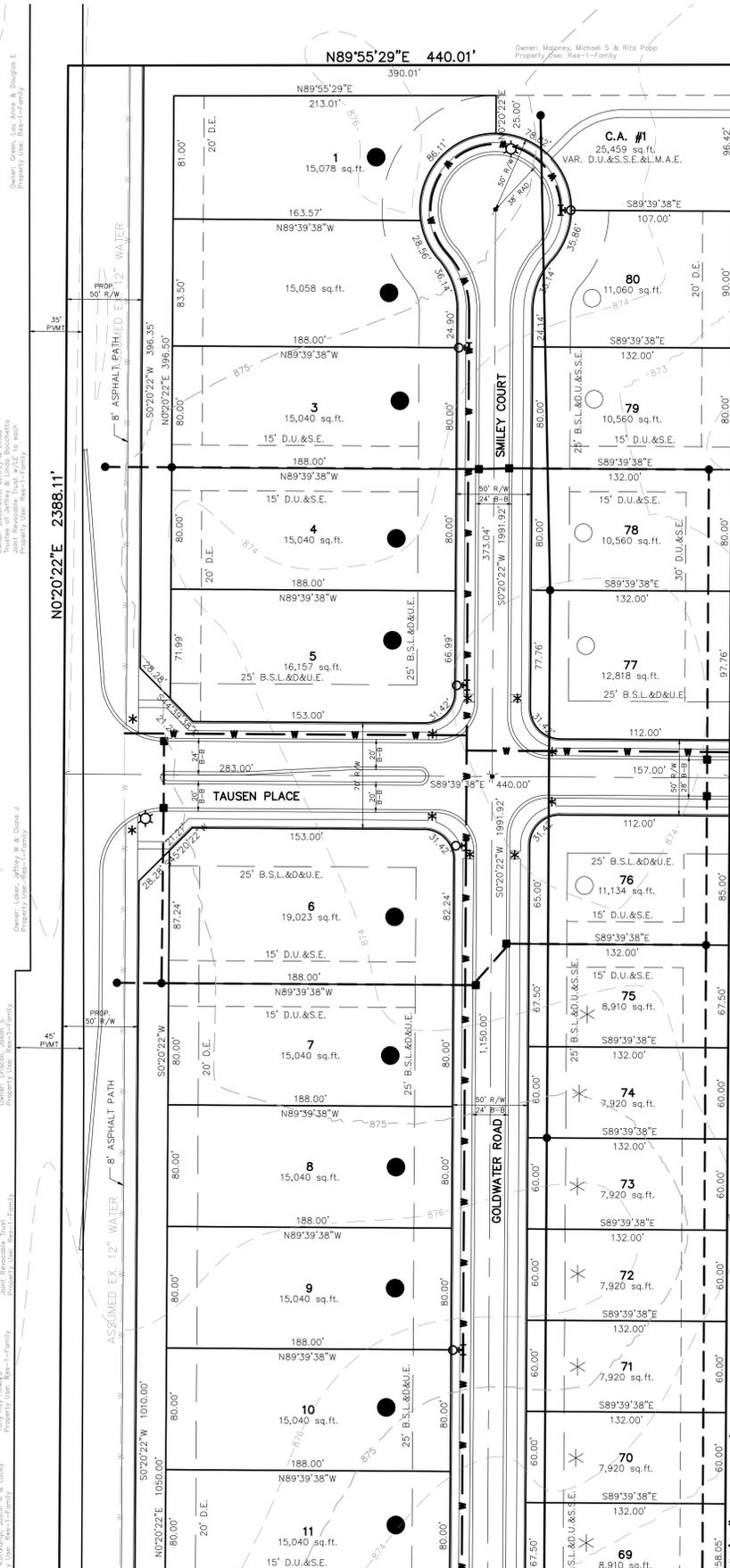
SOIL DESCRIPTIONS

CrA Crosby silt loam, 0-3 percent slopes- this soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between 20-40 inches. The main soil features that affect urban development uses are seasonal high water table, moderate shrink-swell potential, high potential frost action and slow permeability.

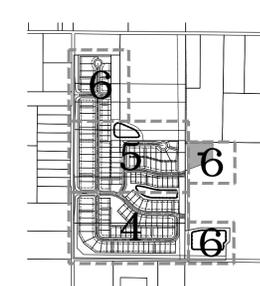
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MmB2 Miami silt loam, 2-6 percent slopes- this soil is light colored, silty in texture and on sloping uplands. It is deep and well drained with moderate permeability. It has moderate available water for plant growth and a medium organic matter content. It has compact till starting at a depth between 30-40 inches. The main soil features that adversely affect urban development uses are moderate potential frost action, moderate shrink-swell potential, moderately slow permeability, low strength and erosion during construction.

- 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
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - B.S.L. BUILDING LINE
 - CrA. COMMON AREA
 - R/W RIGHT OF WAY
 - * HANDICAP RAMP
 - ☼ LIGHT
 - - - 830 EXISTING CONTOUR
 - - - W EXISTING WATER LINE
 - - - PROPOSED SANITARY SEWER
 - - - PROPOSED STORM SEWER
 - - - W PROPOSED WATER LINE



- LEGEND**
- 30 LOT NUMBER
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 - - - W PROPOSED WATER LINE



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CERTIFIED: 11/26/2013

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

STOEPPELWERTH
ALWAYS ON.
7065 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN
ANDOVER NORTH
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 32 TOWNSHIP: 19N RANGE: R4E
DRAWN BY: JSM CHECKED BY: BKR
SHEET NO. 6 OF 6 SHEETS
S & A JOB NO. 51940PLA

LANDSCAPING REQUIREMENTS FOR SINGLE-FAMILY RESIDENTIAL

	ON-SITE*		STREET FRONTAGE**		BUFFER YARD***	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
SHADE TREES-	788	884	104	104	N/A	N/A
ORNAMENTAL and/or EVERGREEN TREES	394	394	N/A	N/A	13	13 or 39
SHRUBS	788	1,286	N/A	N/A	78	78 or 0

- NOTES:
- * 197 TOTAL PROPOSED RESIDENTIAL UNITS.
 - ** 3,105.07 LINEAL FEET OF ROAD FRONTAGE (actual minus site line triangles and powerline easement).
 - *** 300 LINEAL FEET OF SF-TO-SF BUFFER YARD.
 - ▲ REQUIRED STREET FRONTAGE TREES COUNT TOWARDS ON-SITE REQUIREMENTS.
 - ▲ BUFFER YARD TREES AND SHRUBS MUST BE EVERGREEN AND INCLUDE MINIMUM 2 SPECIES REQUIRED EACH.
 - ▲▲ EVERGREEN TREES MAY BE SUBSTITUTED FOR REQUIRED BUFFER YARD SHRUBS AT A RATIO OF 1:3.
 - ▲▲ MINIMUM OF 3 SPECIES OF SHADE TREES MUST BE INCORPORATED IN THE DEVELOPMENT.

PLANT SCHEDULE:

SHADE TREES (2')

- Gleditsia triacanthos inermis 'Skycole' - 94 (Skyline Honeylocust)
- Koeleruteria paniculata - 81 (Golden Rain Tree)
- Quercus imbricaria - 91 (Shingle Oak)
- Quercus robur 'Long' - 26 (Regal Prince Oak)
- Platanus x acerifolia 'Bloodgood' - 102 (Green Vase Japanese Zaikova) - by Builder

ORNAMENTAL TREES (2')

- ⊕ Acer ginnala 'Flame' - 27 (6' Clump >2 canes) Flame Amur Maple)
- ⊕ Amelanchier x grandiflora 'Autumn Brilliance - 28 (Autumn Brilliance Serviceberry)
- ⊕ Cercis canadensis - 20 (6' Clump >2 canes) Eastern Redbud)
- ⊕ Cornus florida 'Cherokee Chief' - 24 (Cherokee Chief Red Flowering Dogwood)

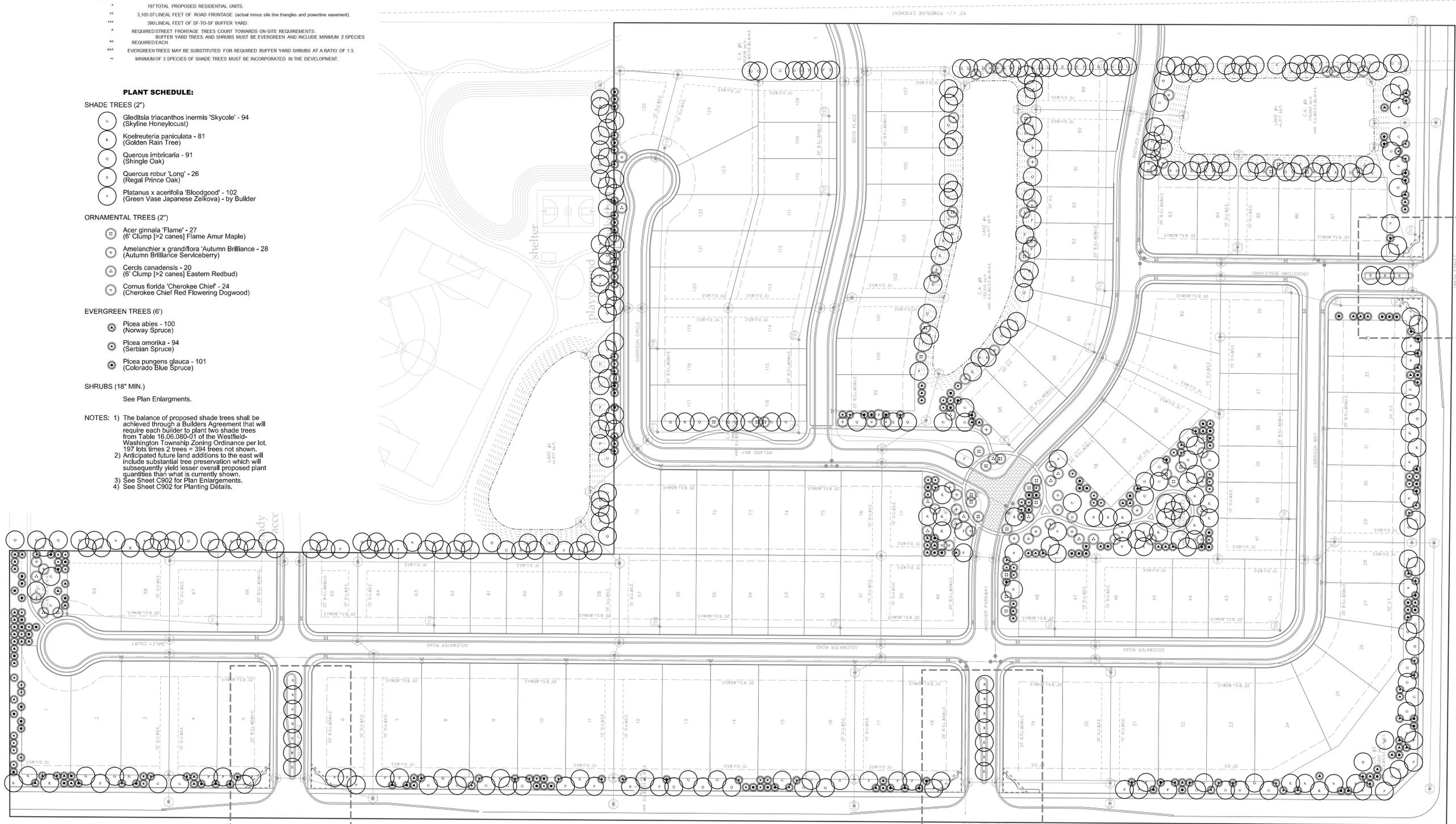
EVERGREEN TREES (6')

- ⊕ Picea abies - 100 (Norway Spruce)
- ⊕ Picea omorika - 94 (Serbian Spruce)
- ⊕ Picea pungens glauca - 101 (Colorado Blue Spruce)

SHRUBS (18" MIN.)

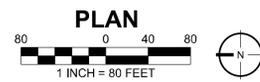
See Plan Enlargments.

- NOTES: 1) The balance of proposed shade trees shall be achieved through a Builders Agreement that will require each builder to plant two shade trees from Table 16.06.080-01 of the Westfield-Washington Township Zoning Ordinance per lot. 197 lots times 2 trees = 394 trees not shown.
- 2) Anticipated future land additions to the east will include substantial tree preservation which will subsequently yield lesser overall proposed plant quantities than what is currently shown.
- 3) See Sheet C902 for Plan Enlargements.
- 4) See Sheet C902 for Planting Details.



SEE SHEET C902 FOR PLAN ENLARGEMENT.

SEE SHEET C902 FOR PLAN ENLARGEMENT.



<p>SECTION: TOWNSHIP: RANGE:</p> <p>PREPARED FOR: LANDSCAPE PLAN</p> <p>DRAWN BY: EWS DATE: 11.26.13</p> <p>SHEET NO. C901</p> <p>S & A JOB NO. 51940PLA</p>	<p>HAMILTON CO., INDIANA</p> <p>ANDOVER NORTH</p> <p>WASHINGTON TOWNSHIP</p> <p>CERTIFIED: STOEPPELWERTH</p> <p>ALWAYS ON.</p> <p>7965 East 106th Street, Fishers, IN 46038-2515 Phone: (317) 819-9935 Fax: (317) 819-5942</p>																		
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION															
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SHEET SCALE: 1" = 80'

