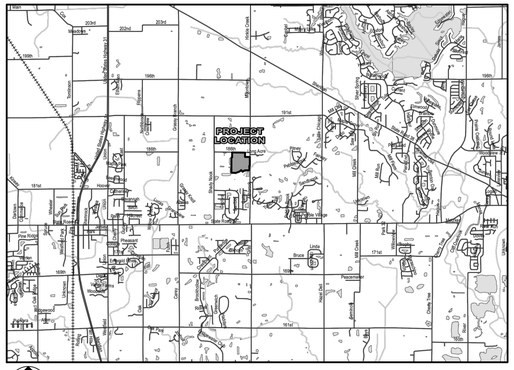
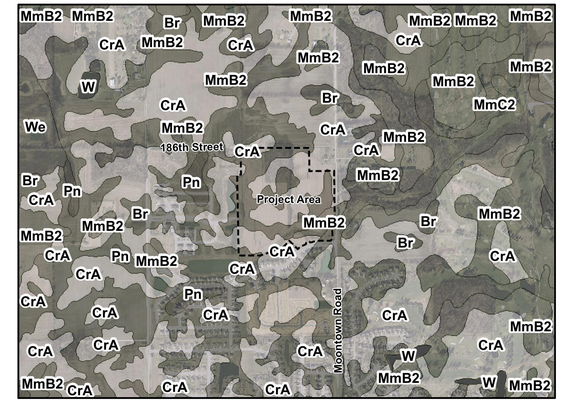
ENCLAVE AT ANDOVER
DEVELOPMENT PLAN

Pulte Homes of Indiana, L.L.C.

CONTACT: ASHLEY BEDELL
11590 N. MERIDIAN ST., SUITE 530
CARMEL, INDIANA 46032
(317) 575-2350



LOCATION MAP
SCALE 1" = 1 MILE



SOILS MAP
NOT TO SCALE

SOILS LEGEND

Br BROOKSTON SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
CrA CROSBY SILT LOAM, FINE-LOAMY SUBSOIL, 0 TO 2 PERCENT SLOPES
MmB2 MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED

OVERALL MAP
SCALE: 1" = 120'

ENCLAVE AT ANDOVER
PRIMARY PLAT
LAND DESCRIPTION

A part of the Northeast Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the northeast corner of the West Half of the Northeast Quarter of Section 32; thence South 00 degrees 18 minutes 08 seconds West along the east line of said West Half to a 5/8" rebar with yellow cap stamped Miller Surveying a distance of 396.01 feet; thence North 89 degrees 22 minutes 42 seconds West a distance of 50.20 feet to a northeasterly corner of Andover Place Villas, Recorded as Instrument No. 2005-42381, Plat Cabinet 3, Slide 660 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 02 minutes 55 seconds East along the easterly line of said Andover Place Villas a distance of 616.72 to the northeast corner of Andover Place Townhomes, Recorded as Instrument No. 2005-42382, Plat Cabinet 3, Slide 661 in the Office of the Recorder of Hamilton County, Indiana; thence continuing South 00 degrees 02 minutes 55 seconds East along the easterly line of said Andover Place Townhomes a distance of 506.36 feet to the northwest corner of Andover Section Three, Recorded as Instrument No. 2005-61797, Plat Cabinet 3, Slide 719 in the Office of the Recorder of Hamilton County, Indiana; (the next (13) thirteen courses being along the north line of said Andover Section three) (1) thence South 89 degrees 39 minutes 46 seconds East a distance of 302.44 feet; (2) thence North 73 degrees 21 minutes 15 seconds East a distance of 313.00 feet; (3) thence North 45 degrees 53 minutes 28 seconds East a distance of 156.40 feet; (4) thence South 44 degrees 06 minutes 32 seconds East a distance of 163.52 feet; (5) to a point on a curve having a radius of 535.00 feet, the radius point of which bears South 37 degrees 32 minutes 02 seconds East; thence northeasterly along said curve to the right an arc distance of 128.98 feet to a point which bears North 23 degrees 43 minutes 16 seconds West from said radius point; (6) said point on a curve having a radius of 15.00 feet, the radius point of which bears North 23 degrees 43 minutes 16 seconds West; thence northeasterly along said curve the left an arc distance of 22.10 feet to a point which bears North 71 degrees 52 minutes 05 seconds East from said radius point; (7) thence North 69 degrees 36 minutes 04 seconds East a distance of 50.04 feet; (8) to a point on a curve having a radius of 15.00 feet, the radius point of which bears North 71 degrees 52 minutes 05 seconds East; thence southeasterly along said cure to the left an arc distance of 22.84 feet to a point which bears South 15 degrees 22 minutes 38 seconds East from said radius point, (9) said point being on a curve having a radius of 535.00 feet, the radius point of which bears South 15 degrees 22 minutes 38 seconds East; thence northeasterly along said curve to the right an arc distance of 146.07 feet to a point which bears North 00 degrees 15 minutes 59 seconds East from said radius point; (10) thence South 89 degrees 44 minutes 01 seconds East a distance of 135.23 feet; (11) thence North 45 degrees 15 minutes 56 seconds East a distance of 35.36 feet; (12) thence North 00 degrees 15 minutes 53 seconds East a distance of 304.70 feet; (13) thence South 89 degrees 44 minutes 07 seconds East to a point along the East line of Said Northeast Quarter a distance of 50.00 feet; thence North 00 degrees 15 minutes 53 seconds East along said East Line a distance of 623.92 feet; more or less, to a mag nail, said mag nail being South 00 degrees 15 minutes 53 seconds West a distance of 361.50 feet from the iron rod at the northeast corner of said Northeast Quarter; thence North 89 degrees 22 minutes 42 seconds West a distance of 361.50 feet parallel with the north line of said Northeast Quarter to a 5/8" rebar; thence North 00 degrees 15 minutes 53 seconds East a distance of 361.50 feet parallel with the east line of said Northeaster Quarter to a mag nail on the north line of said Northeast Quarter; thence North 89 degrees 22 minutes 42 seconds West a distance of 960.41 feet on and along the north line of said Northeast Quarter to the point of Beginning. Containing 40.584 acres, more or less.

DEVELOPMENT STANDARDS - ANDOVER (PUD)
PARCEL E AREA OF ORDINANCE NO. 03-40
LOTS: 80

MIN. LOT AREA	10,400 SF
MIN. LOT WIDTH BSL	80'
MIN. LOT FRONTAGE	35'
MIN. FRONT SETBACK	25'
MIN. SIDE SETBACK	7.5'
MIN. BUILDING SEPARATION	15'
MIN. REAR SETBACK	25'
MAX. LOT COVERAGE	35%
MIN. LIVING UNIT	
ONE STORY	1,400 SF
MULTI STORY	1,600 SF
MAX. PRIMARY STRUCTURE HEIGHT	35'

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-1.3	DEVELOPMENT PLAN
C2.0	OVERALL OPEN SPACE PLAN
L1.0	LANDSCAPE PLAN

PREPARED BY:
HWC ENGINEERING
151 N. DELAWARE ST., SUITE 800
INDIANAPOLIS, IN 46204
P: 317-347-3663

UTILITY CONTACT INFORMATION:

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WESTFIELD, INDIANA 46074
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NOBLESVILLE, INDIANA 46061
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CRMILLER@VECTREN.COM

CITIZENS WATER (WATER)
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NOVLESVILLE, INDIANA 46060
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STEVE.COSTLOW@FTR.COM

REVISIONS

DATE	DESCRIPTION	BY

HWC ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - SCOTTSBURG
www.hwcengineering.com

ENCLAVE AT ANDOVER
CITY OF WESTFIELD, INDIANA
COVER

SEAN M. DOWNEY REGISTERED No. 10200309 STATE OF INDIANA PROFESSIONAL ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

Sean M. Downey

DRAWN BY DC, TD	JOB NUMBER 2015-012
CHECKED BY SD	
DATE 2015-012	
SCALE AS SHOWN	
SHEET C1.0 COVER	

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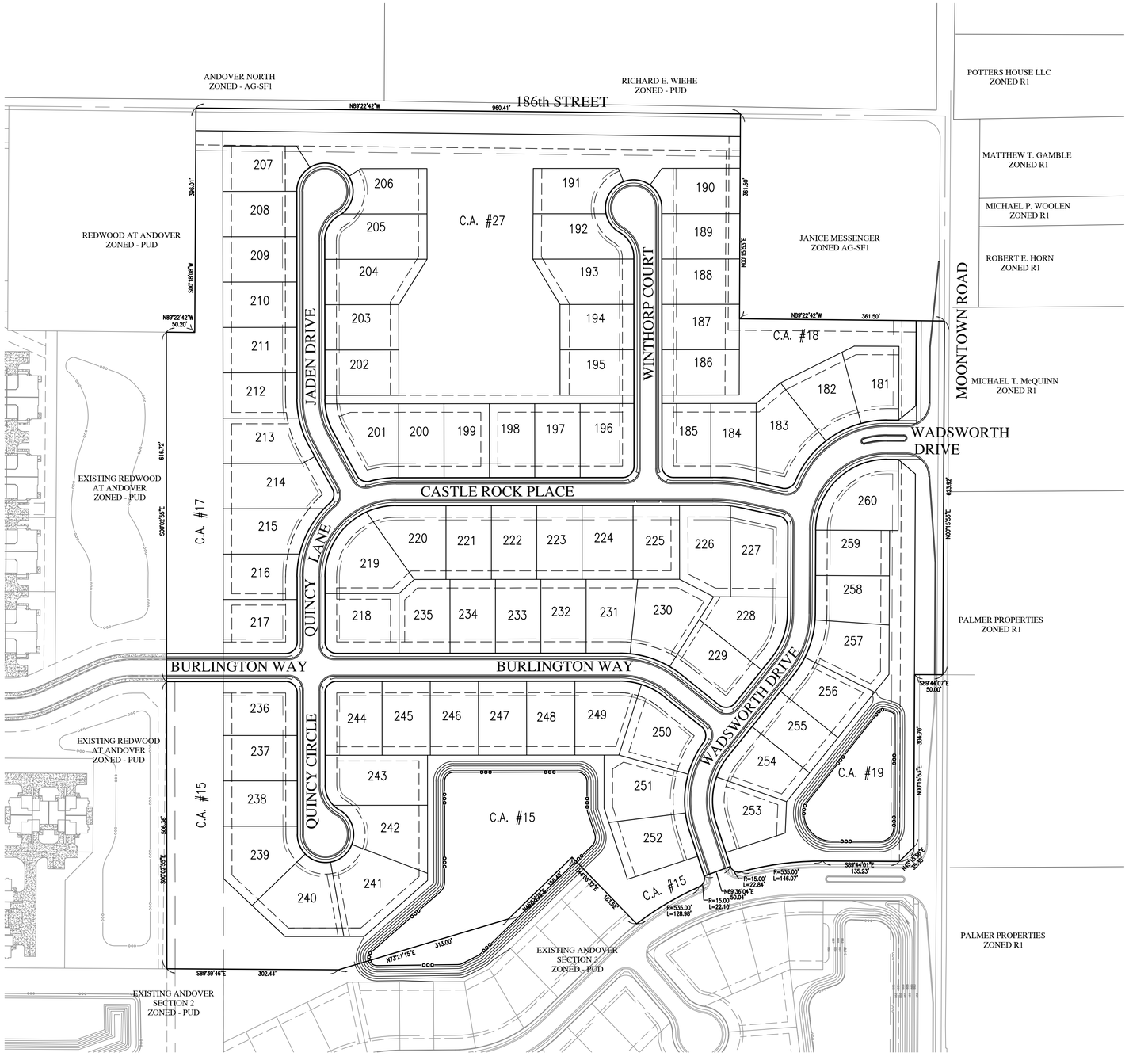
THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!



GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
	TREE LINE	
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	

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REVISIONS

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INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - SCOTTSBURG
www.hwcengineering.com

ENCLAVE AT ANDOVER
CITY OF WESTFIELD, INDIANA
OVERALL SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION
SEAN M. DOWNEY REGISTERED No. 10200309 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC, TD	JOB NUMBER 2015-012
CHECKED BY SD	
DATE 2015-012	
SCALE AS SHOWN	
SHEET	

C1.1
OVERALL SITE PLAN

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Plot Date: Feb 25, 2015 Plot Time: 6:06pm File Name: W:\Pulte Homes\2015-012 Pulte- Enclave at Andover\Design\CAD\Development Plans\15012.Overall Site Plan.dwg, Layout: C1.1 By: dchesterfield