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

THIS INSTRUMENT PREPARED FOR:
SITE SOLUTIONS GROUP, LLC
15658 BRIDGEWATER CLUB BOULEVARD
CARMEL, INDIANA 46033
CONTACT: CHRIS WHITE
PHONE: (317) 523-6116

ANDOVER NORTH
SECTIONS 5-7
PRIMARY PLAT
ZONING PUD

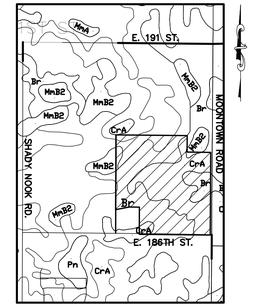
SITE DATA TABLE
ACREAGE = 37.576 Ac.±
# OF LOTS = 80
DENSITY = 2.13 LOTS/ACRE
OPEN SPACE = 10.48 Ac.±
OPEN SPACE (excluding lake) = 7.82 Ac.±
LAKE AREA = 2.66 Ac.±

SOIL DESCRIPTIONS

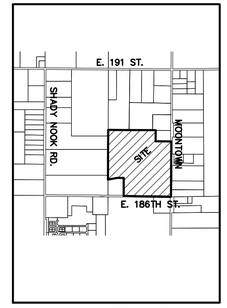
CrA Crosby silt loam, 0–3 percent slopes– this soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between 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.

Br Brookston silty clay 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.

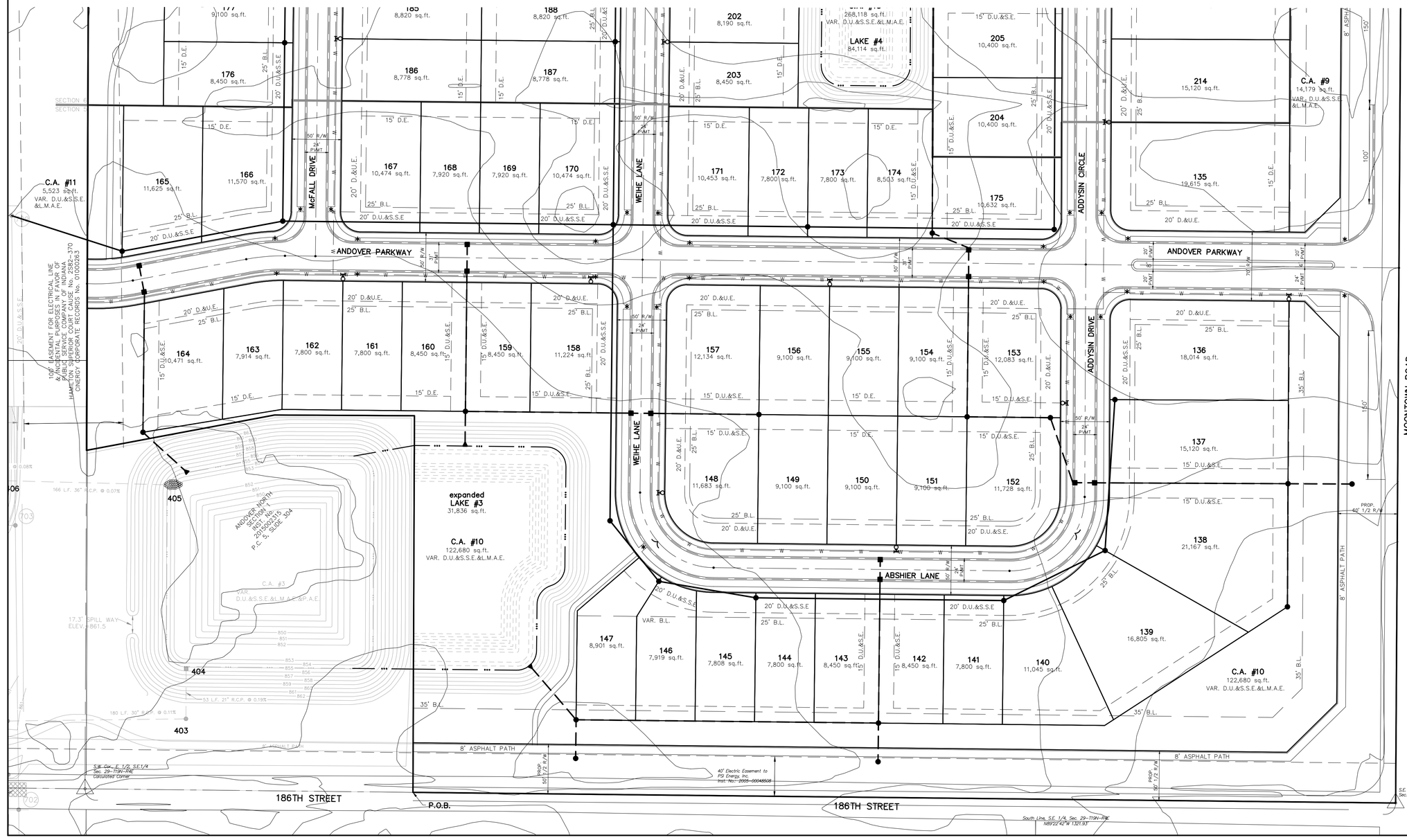
MmB2 Miami silt loam, 2–6 percent slopes– this soil is light colored, silty in texture and on sloping uplands. It is deep and well drained with moderate permeability. It has moderate available water for plant growth and a medium organic matter content. It has compact till starting at a depth between 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.



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



LOCATION MAP
SCALE: 1"=1500'

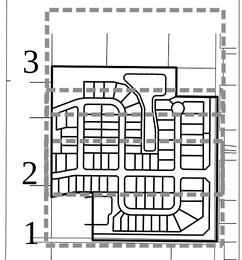


GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

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
B–B	BACK TO BACK OF CURB
*	HANDICAP RAMP
B.50	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE



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Indiana Underground Plant Protection Service

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BY	REVISIONS	DATE

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

CERTIFIED: 2/27/15

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

STOEPPELWERTH
& ASSOCIATES INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:

ANDOVER NORTH
SECTIONS 5–7

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
29	19N	R4E
DRAWN BY:	CHECKED BY:	
GDK	BKR	

SHEET NO.
4
OF 6 SHEETS

S & A JOB NO.
51940SSG

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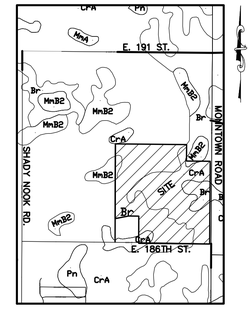
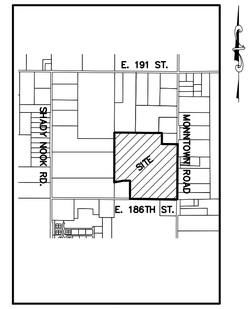


SOILS MAP
MmB2,Br
(N.T.S.)



LOCATION MAP
SCALE: 1"=1500'

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

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C.A.	COMMON AREA
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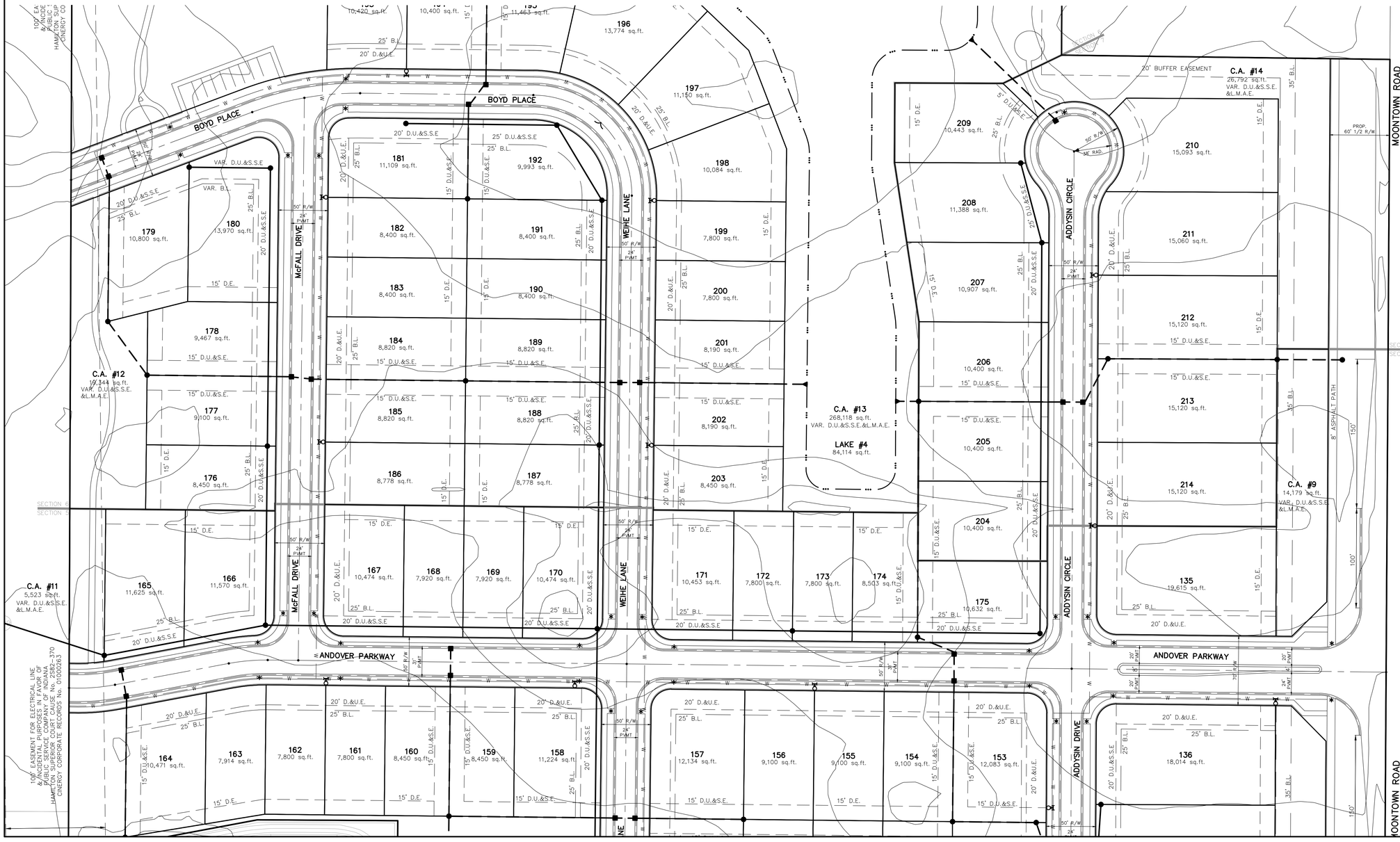
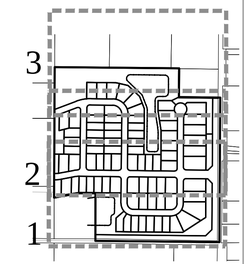
B–B	BACK TO BACK OF CURB
*	HANDICAP RAMP
830	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE





BY	REVISIONS	DATE

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CERTIFIED: 11/26/2013

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

STOEPPELWERTH
& ASSOCIATES INC.
ALWAYS ON.
7965 East 106th Street, Fishers IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:

ANDOVER NORTH
SECTIONS 5–7

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
29	19N	R4E
DRAWN BY:		CHECKED BY:
GDK		BKR

SHEET NO.
5
OF 6 SHEETS
S & A JOB NO.
51940SSG

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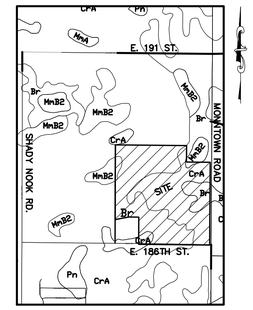
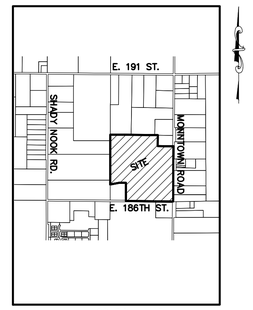
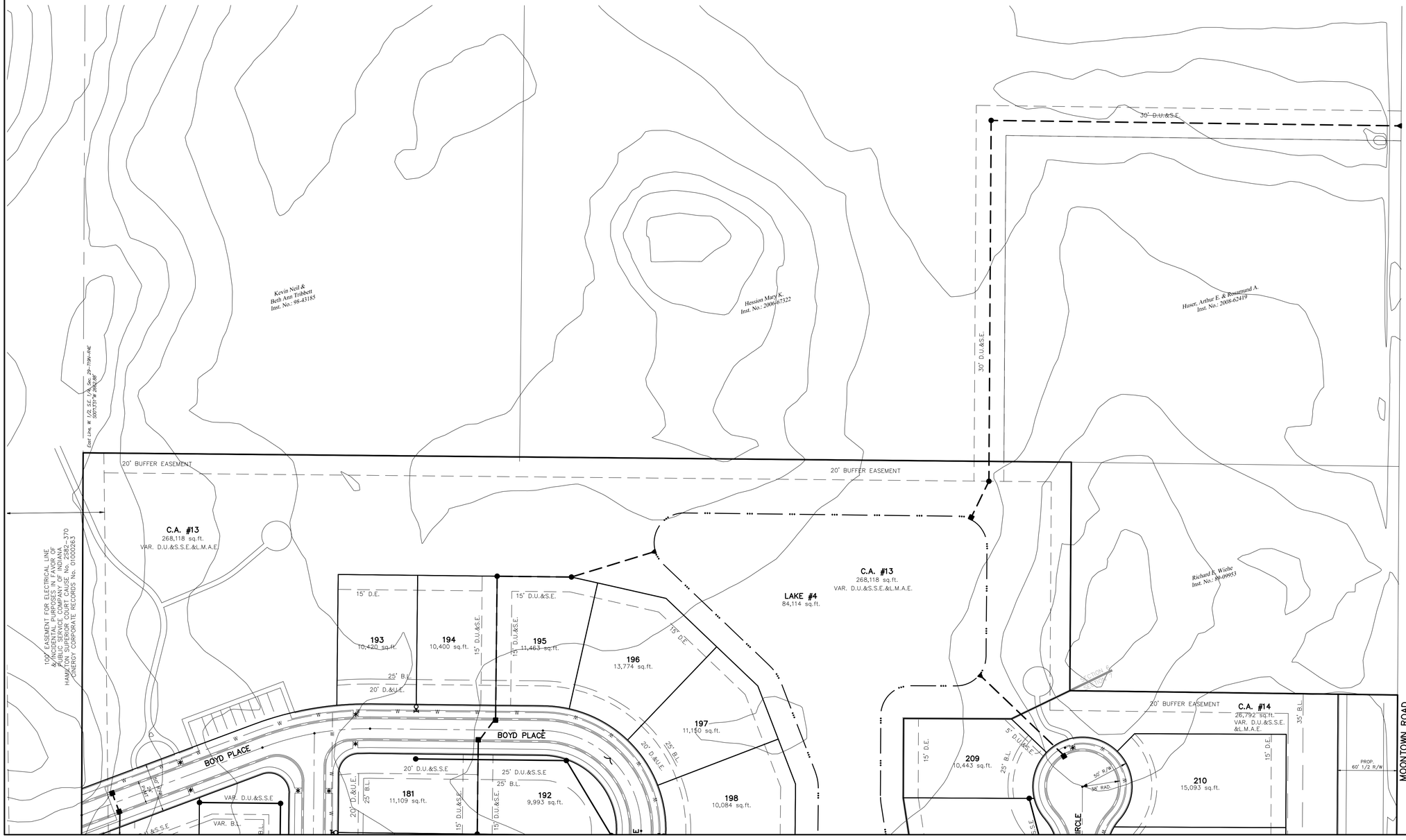


SOILS MAP
MmB2,Br
(N.T.S.)



LOCATION MAP
SCALE: 1"=1500'



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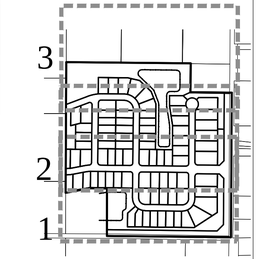

811
Know what's below.
Call before you dig.

BY	REVISIONS	DATE

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