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

STREET TREE NOTE:

STREET TREES WILL BE PROVIDED. STREET LOCATIONS MAY BE MODIFIED BY EITHER: (A) AN AGREEMENT WITH CITIZENS WESTFIELD, PROVIDED THE STREET TREE LOCATIONS OTHERWISE COMPLY WITH ARTICLE 6.8(J)(2) OF THE UDO; OR (B) BY INCORPORATING INTO THE SECONDARY PLAT THE CITY'S 59'-WIDE STREET CROSS SECTION, AND RELATED UDO AMENDMENT (ORDINANCE 15-12) ALLOWING FOR A REDUCTION IN THE MINIMUM LOT AREA AND MINIMUM FRONT YARD BUILDING SETBACK LINE."

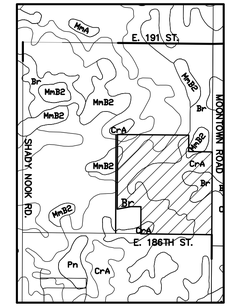
SITE DATA TABLE
ACREAGE = 37.576 Ac.±
# OF LOTS = 80
DENSITY = 2.13 LOTS/ACRE
OPEN SPACE = 10.48 Ac.±
OPEN SPACE (excluding lake) = 7.82 Ac.±
LAKE AREA = 2.66 Ac.±

SOIL DESCRIPTIONS

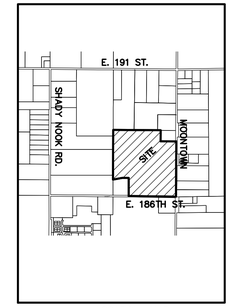
CrA Crosby silt loam, 0–3 percent slopes– this soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between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

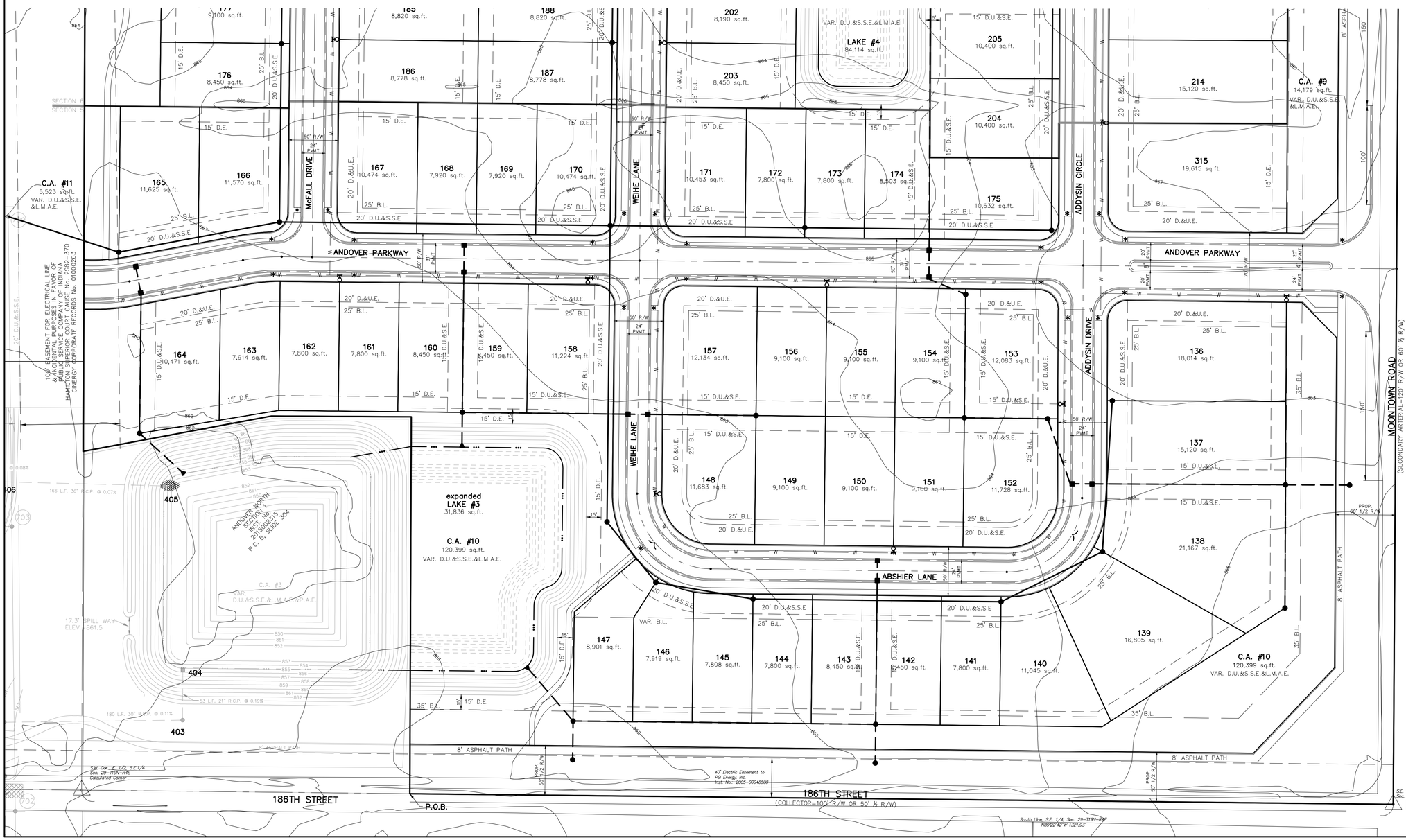
MmB2 Miami silt loam, 2–6 percent slopes– this soil is light colored, silty in texture and on sloping uplands. It is deep and well drained with moderate permeability. It has moderate available water for plant growth and a medium organic matter content. It has compact till starting at a depth between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



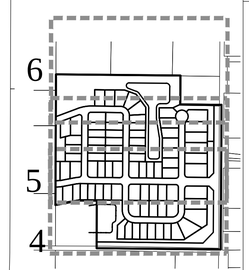
LOCATION MAP
SCALE: 1"=1500'



GRAPHIC SCALE

(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
830	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE



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Know what's below.
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DATE	REVISIONS	BY
04/10/15	REVISED PER TAC COMMENTS	HAM

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

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

CERTIFIED: 2/27/15

STOEPPELWERTH
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: GDK	CHECKED BY: BKR	

SHEET NO. 4 OF 6 SHEETS

S & A JOB NO. 51940SSG

THIS INSTRUMENT PREPARED BY:
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7965 EAST 106th STREET
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15658 BRIDGEWATER CLUB BOULEVARD
CARMEL, INDIANA 46033
CONTACT: CHRIS WHITE
PHONE: (317) 523-6116

ANDOVER NORTH

SECTIONS 5-7

PRIMARY PLAT

ZONING PUD

STREET TREE NOTE:

STREET TREES WILL BE PROVIDED. STREET LOCATIONS MAY BE MODIFIED BY EITHER: (A) AN AGREEMENT WITH CITIZENS WESTFIELD, PROVIDED THE STREET TREE LOCATIONS OTHERWISE COMPLY WITH ARTICLE 6.8(J)(2) OF THE UDO; OR (B) BY INCORPORATING INTO THE SECONDARY PLAT THE CITY'S 59'-WIDE STREET CROSS SECTION, AND RELATED UDO AMENDMENT (ORDINANCE 15-12) ALLOWING FOR A REDUCTION IN THE MINIMUM LOT AREA AND MINIMUM FRONT YARD BUILDING SETBACK LINE."

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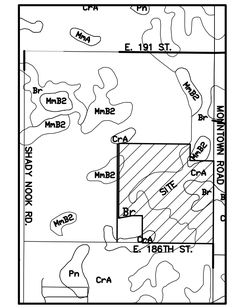
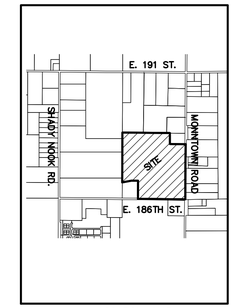


SOILS MAP
MmB2,Br
(N.T.S.)



LOCATION MAP
SCALE: 1"=1500'

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

LEGEND

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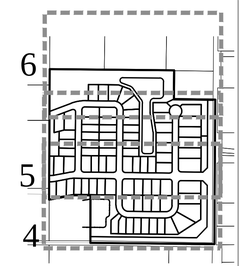
W	PROPOSED WATER LINE



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		04/10/75	REVISED PER TAC COMMENTS
DATE	REVISIONS		BY

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

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

CERTIFIED: 11/26/2013

STOEPPELWERTH
ALWAYS ON.
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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: GDK	CHECKED BY: BKR	

SHEET NO. 5 OF 6 SHEETS

S & A JOB NO. 51940SSG

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
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ANDOVER NORTH

SECTIONS 5-7

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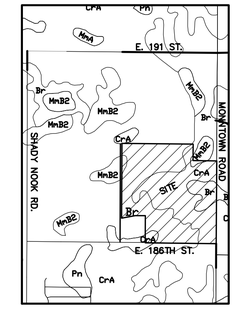
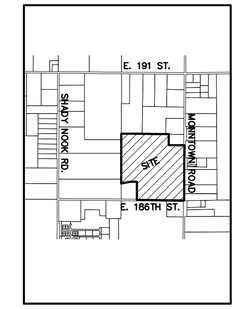
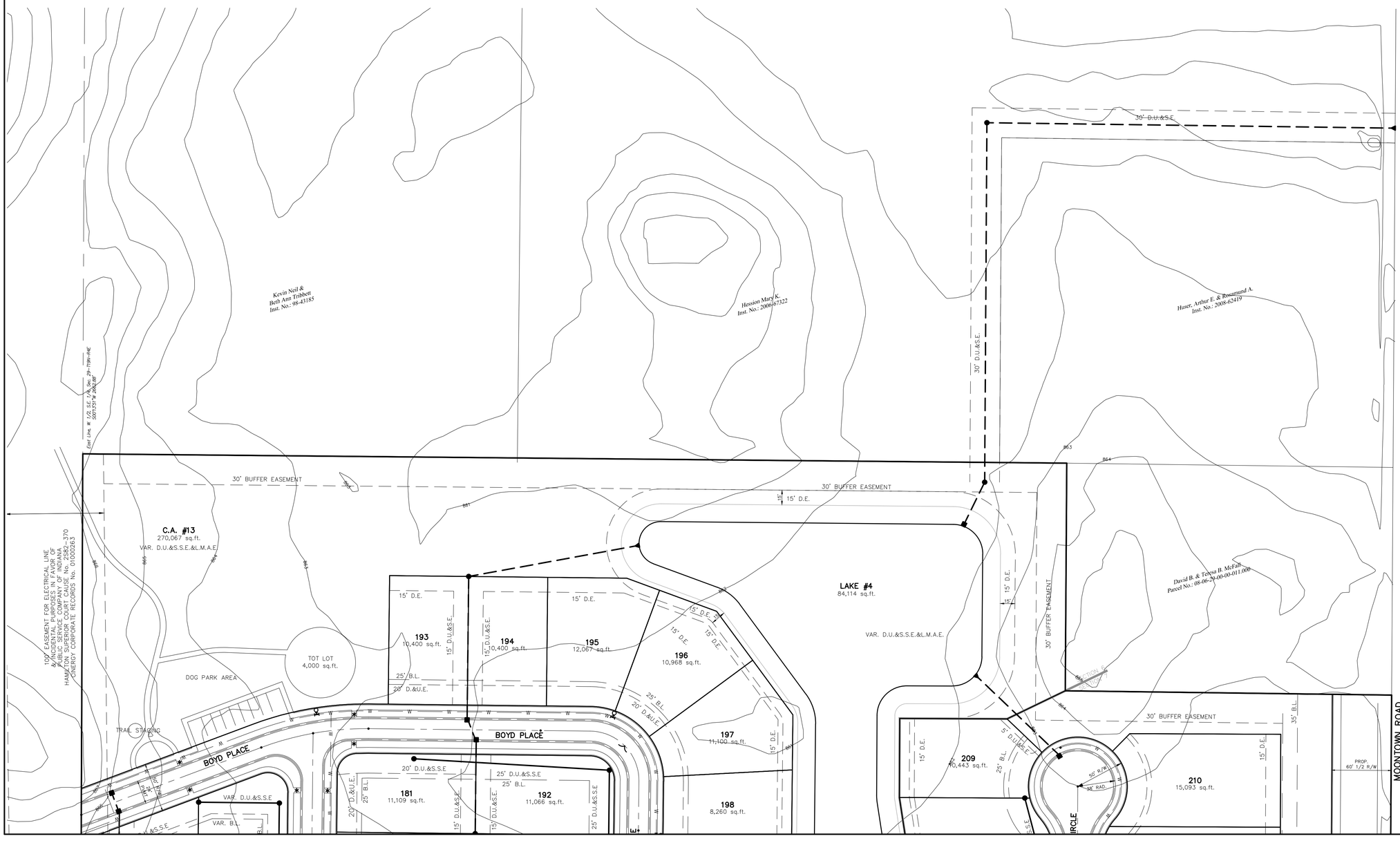


SOILS MAP
MmB2,Br
(N.T.S.)



LOCATION MAP
SCALE: 1"=1500'



GRAPHIC SCALE

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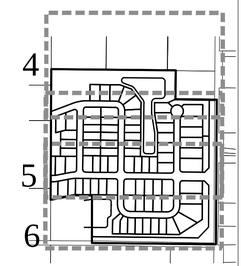

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BY	REVISIONS	DATE
HAM	REVISED PER TAC COMMENTS	04/10/15

DENNIS D. OLMSTEAD
REGISTERED
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STATE OF INDIANA
LAND SURVEYOR

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CERTIFIED: 2/27/15

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PREPARED FOR:

ANDOVER NORTH
SECTIONS 5–7

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

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

SHEET NO. 6 OF 6 SHEETS

S & A JOB NO. 51940SSG