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

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.)	Max. Lot Coverage (%)	Min. Front Setback (ft.)	Min. Rear Setback (ft.)	Min. Side Setback (ft.)	Minimum Building Separation (ft.)	Max. Bldg. Height [4,7] (ft.)
K-1 ●	Single-family detached	SF-2	N/A	N/A	N/A	1800 single story, 2000 multi-story (800 ground floor)[5]	80	130	15,000[6]	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)[5]	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)[5]	50	130	6,500	N/A	N/A	N/A	N/A	12[6]	35

Part of the East Half of the Southeast Quarter of Section 29, Township 19 North, Range 4 East of the Second Principal Meridian, located in Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the Southwest corner of said Half-Quarter Section; thence North 89 degrees 22 minutes 42 seconds West along the south line thereof a distance of 330.75 feet to the POINT OF BEGINNING of this description; thence North 00 degrees 13 minutes 51 seconds East 380.01 feet; thence North 89 degrees 40 minutes 21 seconds West 141.07 feet; thence South 79 degrees 21 minutes 20 seconds West 193.14 feet to a point on the west line of said Half-Quarter Section; thence North 00 degrees 13 minutes 51 seconds East along said west line a distance of 1044.02 feet; thence South 89 degrees 27 minutes 26 seconds East 995.02 feet; thence South 00 degrees 21 minutes 32 seconds West 230.26 feet; thence South 89 degrees 14 minutes 28 seconds East 330.00 feet to a point on the east line of said Southeast Quarter; thence South 00 degrees 21 minutes 32 seconds West along said east line a distance of 1155.87 feet to the Southeast corner thereof; thence North 89 degrees 22 minutes 42 seconds West along the aforesaid south line of said Half-Quarter Section a distance of 991.18 feet to the place of beginning of this description, containing 37.576 acres, more or less.

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

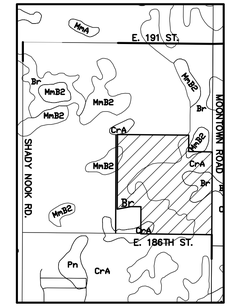
ACREAGE = 37.576 Ac.±
# OF LOTS = 80
DENSITY = 2.13 LOTS/ACRE
OPEN SPACE = 10.48 Ac.±
OPEN SPACE (excluding lake) = 7.82 Ac.±
LAKE AREA = 2.66 Ac.±

SOIL DESCRIPTIONS

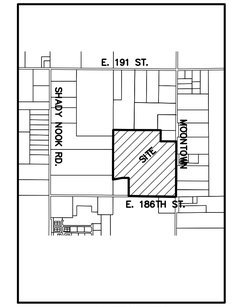
CrA Crosby silt loam, 0–3 percent slopes– this soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between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

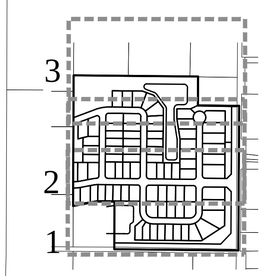
GRAPHIC SCALE

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
*	HANDICAP RAMP



IUPPS Dig Safely.
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Know what's below.
Call before you dig.

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

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY OR ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.
CERTIFIED: 2/27/15

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

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

PRIMARY PLAT

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. 1 OF 6 SHEETS

S & A JOB NO. 51940SSG

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
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SECTIONS 5-7

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.)	Max. Lot Coverage (%)	Min. Front Setback (ft.)	Min. Rear Setback (ft.)	Min. Side Setback (ft.)	Minimum Building Separation (ft.)	Max. Bldg. Height [4, 7] (ft.)
K-1 ●	Single-family detached	SF-2	N/A	N/A	N/A	1800 single story; 2000 multi-story (800 ground floor)[8]	80	130	15,000[6]	35	25	25	7.5	15	35
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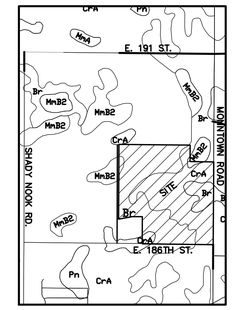
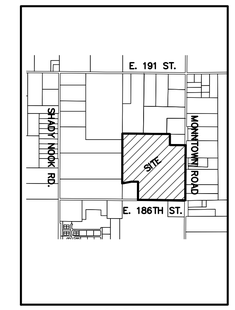


SOILS MAP
MmB2,Br
(N.T.S.)



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SCALE: 1"=1500'

GRAPHIC SCALE

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(IN FEET)
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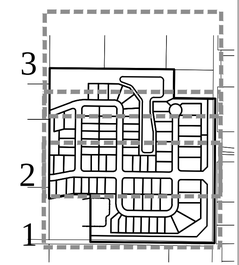

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WASHINGTON TOWNSHIP

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SHEET NO. 2 OF 6 SHEETS

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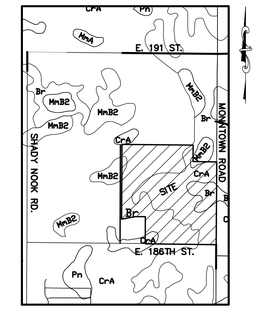
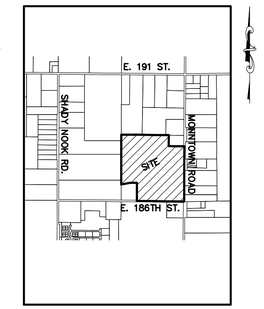


SOILS MAP
MmB2,Br
(N.T.S.)



LOCATION MAP
SCALE: 1"=1500'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	119.90'	325.00'	60.64'	N80°03'09"E	119.22'	21°08'16"
C15	31.29'	20.00'	19.88'	S44°33'25"E	28.20'	89°38'35"
C16	31.54'	20.00'	20.12'	S45°26'35"W	28.37'	90°21'25"
C17	51.35'	100.00'	26.26'	S14°58'35"W	50.79'	29°25'25"
C18	61.94'	100.00'	32.00'	S47°25'59"W	60.96'	35°29'22"
C19	44.41'	100.00'	22.58'	S77°53'59"W	44.04'	25°26'38"
C20	17.10'	100.00'	8.57'	N84°28'46"W	17.08'	9°47'53"
C21	38.12'	100.00'	19.29'	N68°39'36"W	37.89'	21°50'27"
C22	30.11'	100.00'	15.17'	N49°06'46"W	30.00'	17°15'14"
C40	78.54'	50.00'	50.00'	S44°22'42"E	70.71'	90°00'00"
C39	78.85'	50.00'	50.31'	N45°26'35"E	70.93'	90°21'25"
C38	31.29'	20.00'	19.88'	N44°33'25"W	28.20'	89°38'35"
C37	31.42'	20.00'	20.00'	S45°37'18"W	28.28'	90°00'00"
C24	31.42'	20.00'	20.00'	N44°22'42"W	28.28'	90°00'00"
C25	1.29'	175.00'	0.64'	N89°35'23"W	1.29'	0°25'20"
C26	33.08'	175.00'	16.59'	S84°47'05"W	33.03'	10°49'44"
C29	6.39'	175.00'	3.19'	N80°24'58"E	6.39'	2°05'30"
C30	31.05'	225.00'	15.55'	N83°19'26"E	31.03'	7°54'27"
C31	30.25'	20.00'	18.87'	N43°56'59"E	27.45'	86°39'23"
C36	31.42'	20.00'	20.00'	S44°22'42"E	28.28'	90°00'00"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C35	31.42'	20.00'	20.00'	N45°37'18"E	28.28'	90°00'00"
C6	31.42'	20.00'	20.00'	S44°22'42"E	28.28'	90°00'00"
C7	31.54'	20.00'	20.12'	N45°26'35"E	28.37'	90°21'25"
C32	38.79'	20.00'	29.18'	N54°56'51"W	32.99'	111°08'16"
C33	30.55'	20.00'	19.16'	S44°23'17"W	27.67'	87°32'00"
C8	36.14'	50.00'	18.90'	N20°26'24"W	35.36'	41°24'35"
C9	24.03'	50.00'	12.25'	N27°22'27"W	23.80'	27°32'29"
C10	50.00'	50.00'	27.32'	N15°02'45"E	47.94'	57°17'54"
C12	76.06'	50.00'	47.58'	S1°54'22"E	68.94'	87°09'40"
C13	8.95'	50.00'	4.49'	S36°32'50"W	8.94'	10°15'16"
C14	27.19'	50.00'	13.94'	S15°50'32"W	26.85'	31°09'18"
C23	71.75'	100.00'	37.50'	S19°55'56"E	70.22'	41°06'26"
C27	51.14'	225.00'	25.68'	N85°52'52"E	51.03'	13°01'18"
C28	35.27'	175.00'	17.70'	N87°14'09"E	35.21'	11°32'52"
C11	79.25'	50.00'	50.72'	S89°06'15"W	71.21'	90°49'06"
C2	25.64'	75.00'	12.95'	S79°35'00"E	25.52'	19°35'24"
C3	43.72'	75.00'	22.50'	S53°05'21"E	43.10'	33°23'55"
C4	43.72'	75.00'	22.50'	S19°41'27"E	43.10'	33°23'55"
C5	4.73'	75.00'	2.37'	S1°11'06"E	4.73'	3°36'47"
C34	39.27'	25.00'	25.00'	N44°22'42"W	35.36'	90°00'00"

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

LEGEND	
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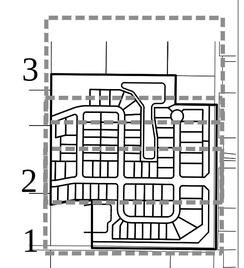
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.S.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
✳	HANDICAP RAMP



IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

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

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.
CERTIFIED: 2/27/15

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

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

PRIMARY PLAT

PREPARED FOR:

ANDOVER NORTH
SECTIONS 5–7

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

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

SHEET NO. 3 OF 6 SHEETS

S & A JOB NO. 51940SSG