CHATHAM HILLS - SECTION ONE

PRIMARY PLAT

ZONING PUD

SURVEYOR:

MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

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1-800-382-5544
CALL TOLL FREE
— INDIANA UNDERGROUND —

SITE DATA TABLE

PARENT PARCEL ACREAGE – 275.19

SECTION 1
ACREAGE – 155.75
OF LOTS – 196
DENSITY – 1.26 LOTS/ACRE
OPEN SPACE – 65.59 ACRES±
OPEN SPACE (EXCLUDING LAKES) – 58.00 ACRES±
LAKE AREA – 7.59 ACRES±
COMMON AREA – 5.29 ACRES±

0' 60' 120'
SCALE: 1"=60'

DEVELOPMENT STANDARDS MATRIX

District Subarea	Minimum Lot			Minimum Setbacks				Max. Building Height (ft.)	Max. # of Dwelling Units in Subarea	Minimum Lot Plantings		
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation			Shade Trees	Ornamental Evergreens	Shrubs
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
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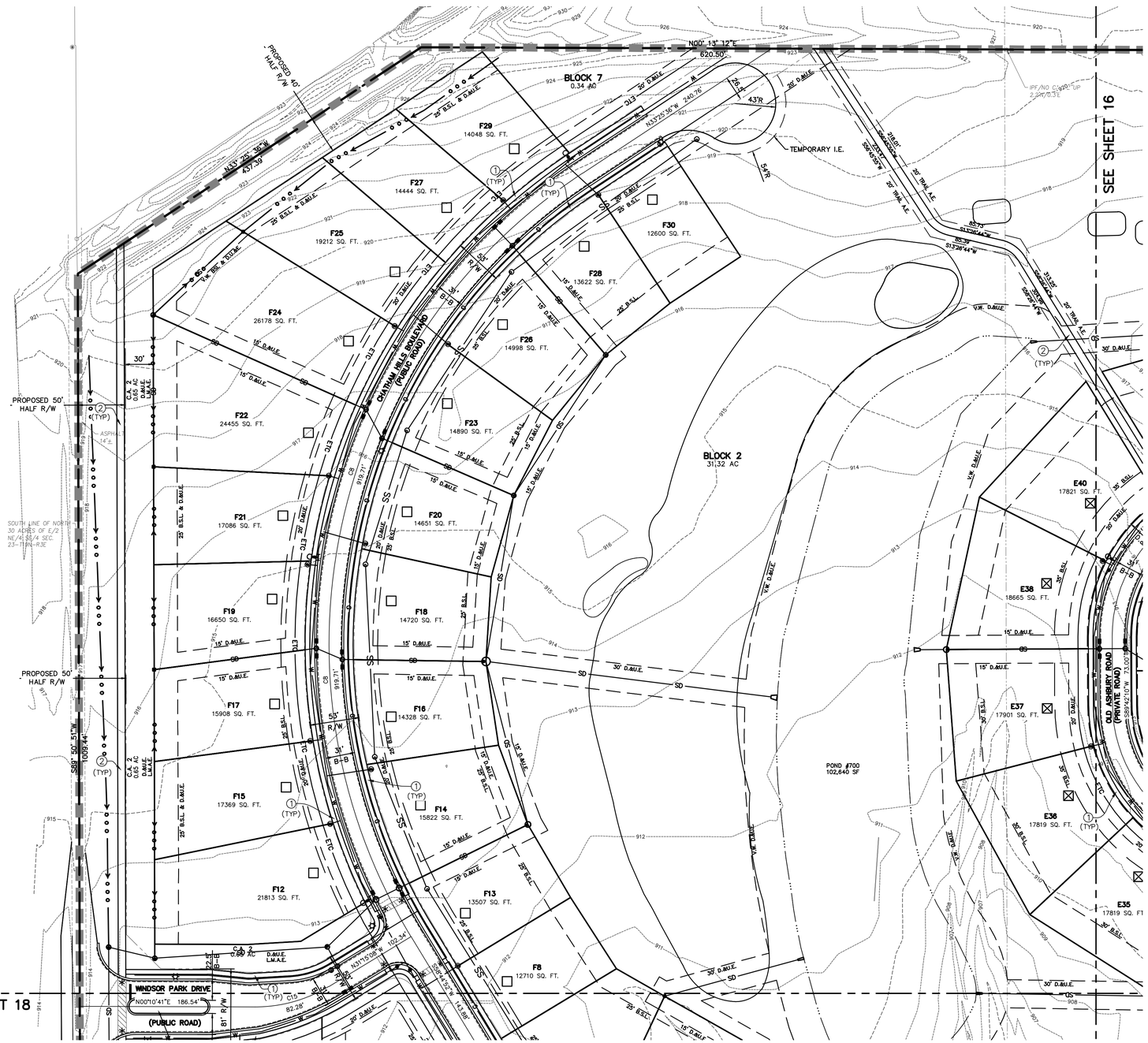
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4
C.A.	–	–	–	–	–	–	–	–	–	10 / acre		0



LEGEND:

A.E.	ACCESS EASEMENT
I.E. & D.&U.E.	INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L	BUILDING SETBACK LINE
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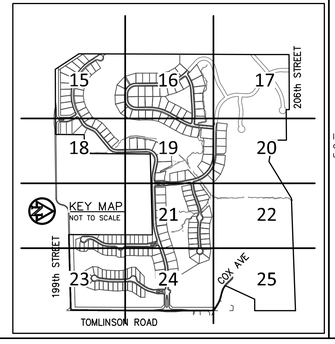

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CHATHAM HILLS SECTION I

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APPROVAL PENDING

CERTIFIED BY

ISSUANCE INDEX
DATE:
10/31/2014
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

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Project Number 2014.01381

DEVELOPMENT PLAN

15of 38

Archive Number 2014.01381

PLOT DATE: 12/18/2014 2:59 AM
PLOT SCALE: 1:1 EDIT DATE: 12/18/2014 EDITED BY: ATAYLOR DRAWING FILE: P:\2014\01381\D_Drawings\Civil\Construction Documents\PRIMARY PLAT\2014.01381.PP.15-25.DP.dwg

CHATHAM HILLS - SECTION ONE

PRIMARY PLAT

ZONING PUD

SURVEYOR:

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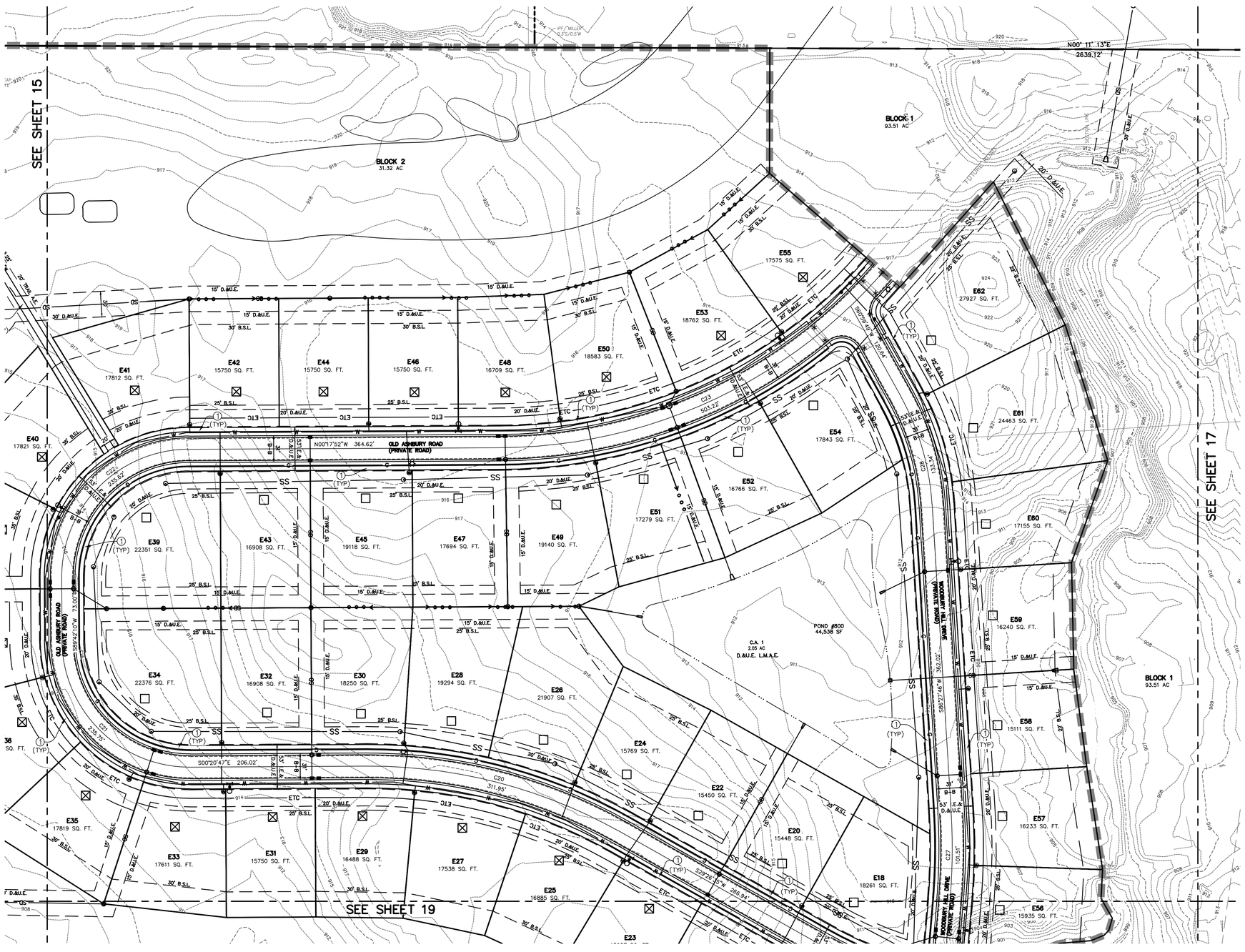

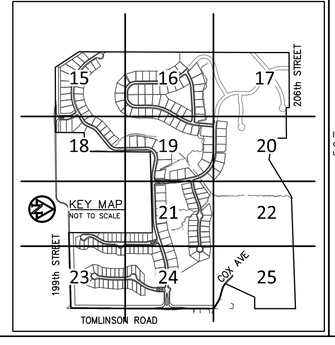

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DEVELOPMENT PLAN

16of 38

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PLOT DATE: 12/18/2014 5:39 AM
PLOT SCALE: 1:1
EDIT DATE: 12/18/2014
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SURVEYOR:

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317-547-5580

CHATHAM HILLS - SECTION ONE

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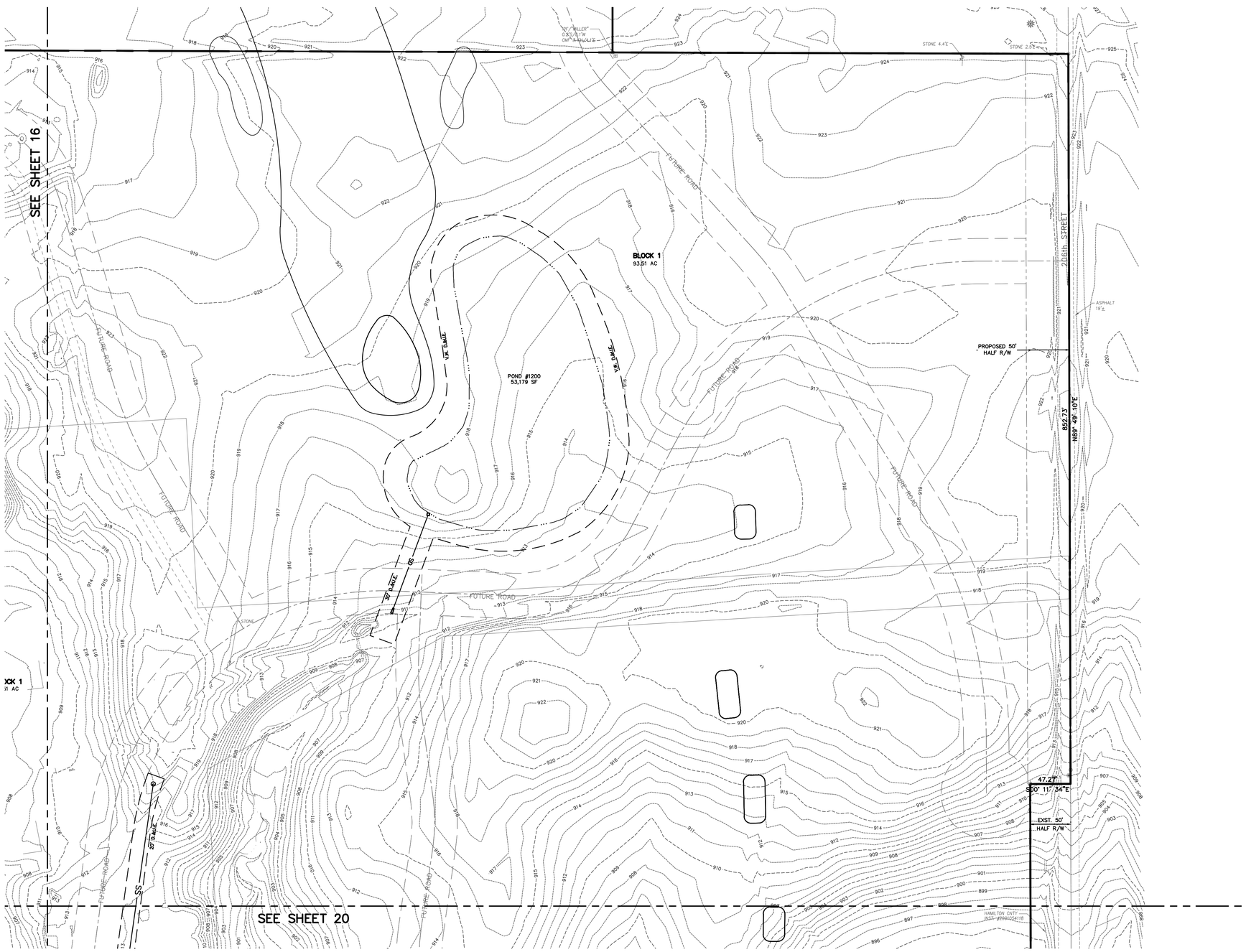

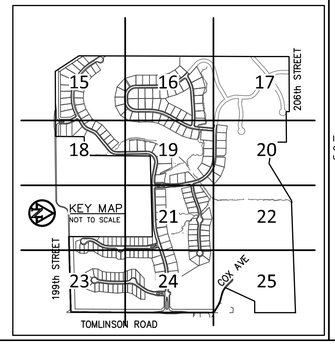

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DEVELOPMENT PLAN

Archive Number 2014.01381

PLOT DATE: 12/18/2014 5:59 AM
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CHATHAM HILLS - SECTION ONE

PRIMARY PLAT

ZONING PUD

SURVEYOR:

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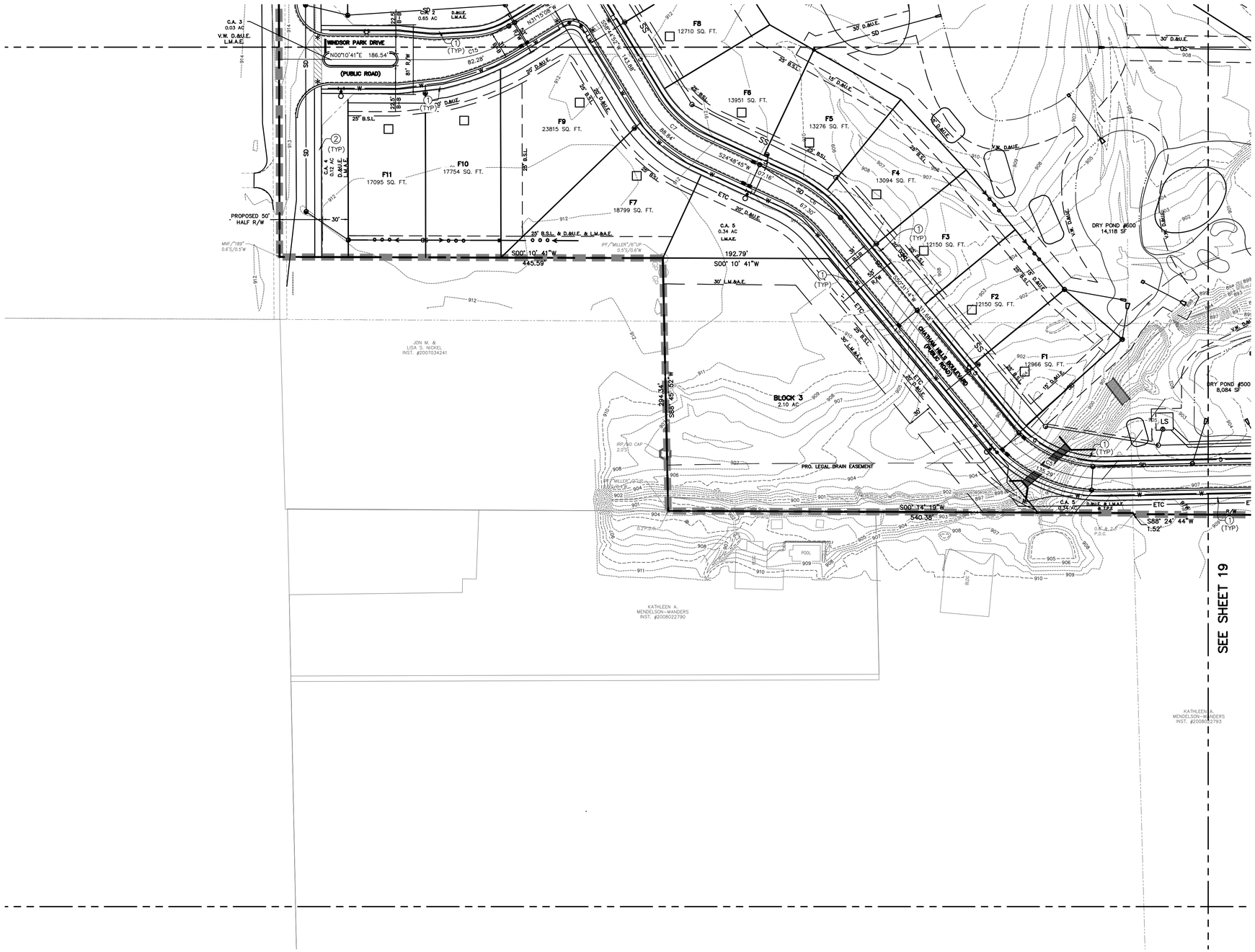

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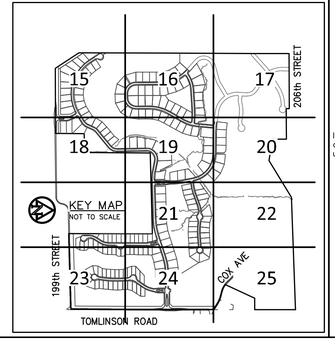

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DEVELOPMENT PLAN

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C.A.	–	–	–	–	–	–	–	–	–	10 / acre		0

LEGEND:

A.E. – ACCESS EASEMENT
I.E. & D.&U.E. – INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
D.&U.E. – DRAINAGE & UTILITY EASEMENT
B.S.L – BUILDING SETBACK LINE
V.W. – VARIABLE WIDTH
C.A. – COMMON AREA
L.M.A.E. – LANDSCAPE MAINTENANCE ACCESS EASEMENT
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ADA RAMP
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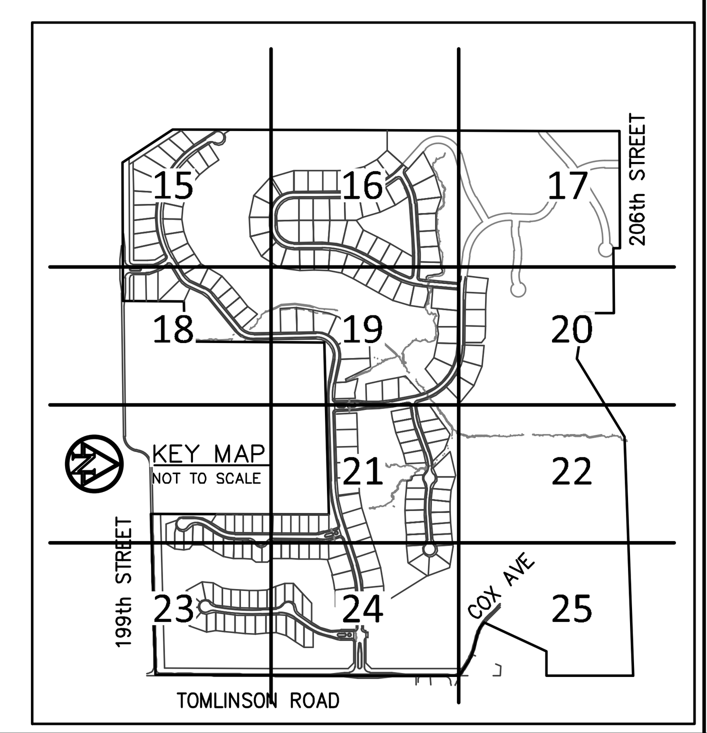

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CHATHAM HILLS - SECTION ONE

PRIMARY PLAT

ZONING PUD

SURVEYOR:

MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

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— INDIANA UNDERGROUND —

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0' 60' 120'
SCALE: 1"=60'

DEVELOPMENT STANDARDS MATRIX

District Subarea	Minimum Lot			Minimum Setbacks				Max. Building Height (ft.)	Max. # of Dwelling Units in Subarea	Minimum Lot Plantings		
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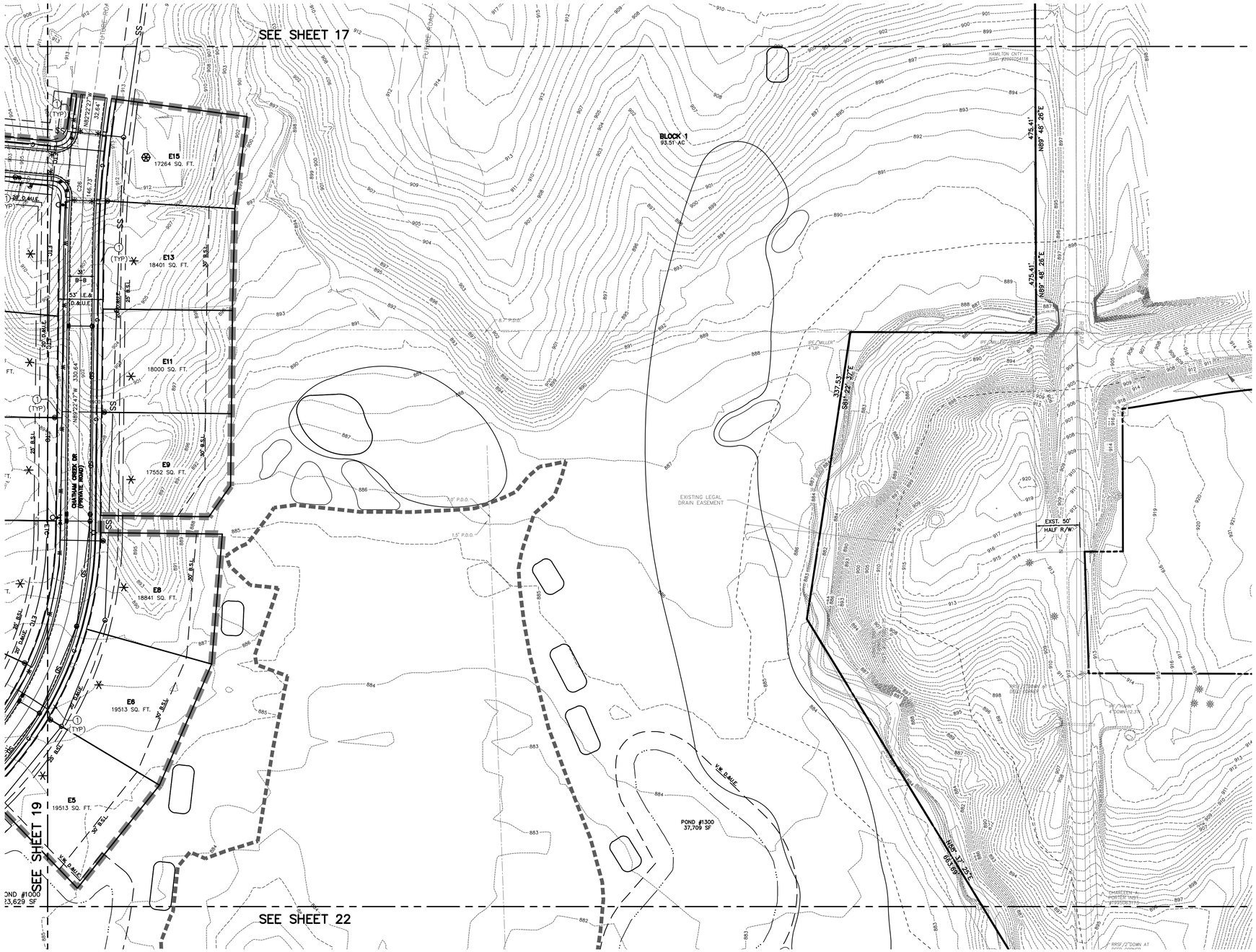

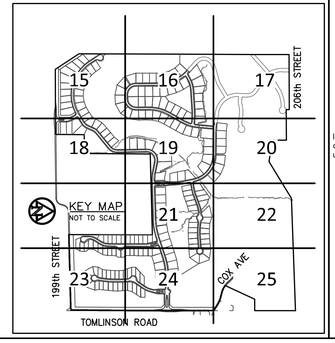

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SCALE: 1"=60'

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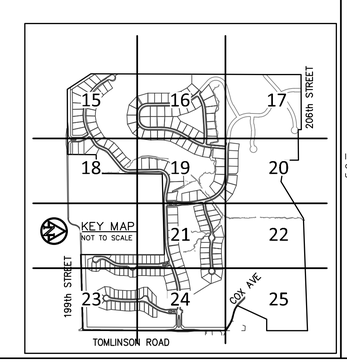

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CHATHAM HILLS - SECTION ONE

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SURVEYOR:

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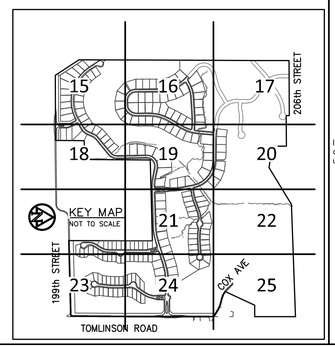

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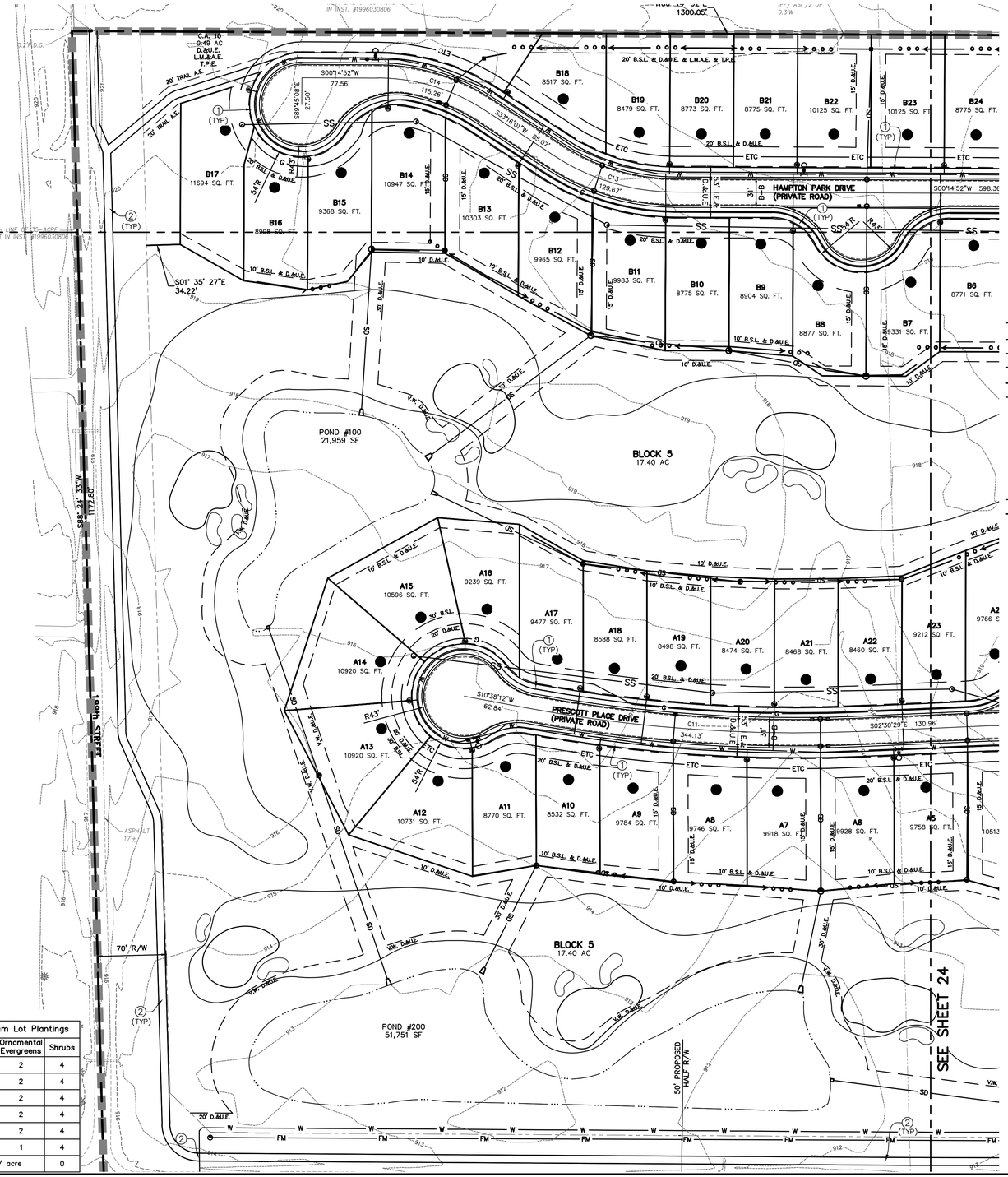

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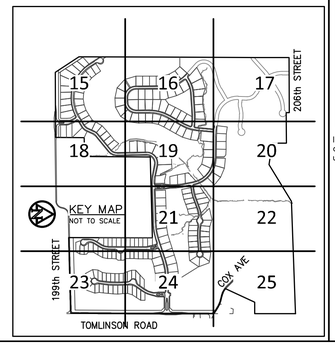

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CHATHAM HILLS - SECTION ONE

PRIMARY PLAT

ZONING PUD

SURVEYOR:

MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

1-800-382-5544
CALL TOLL FREE
— INDIANA UNDERGROUND —

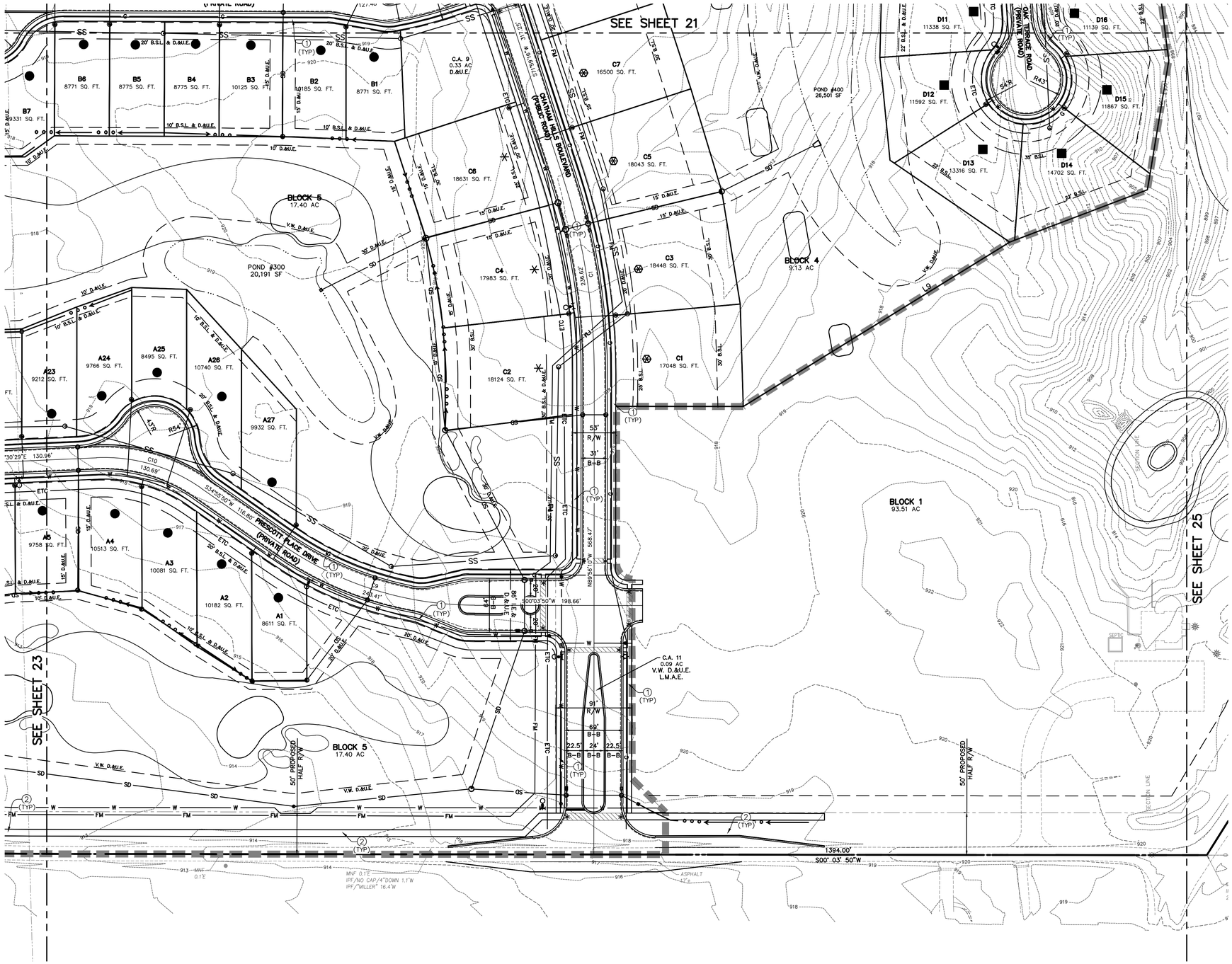
SITE DATA TABLE

PARENT PARCEL ACREAGE – 275.19

SECTION 1
ACREAGE – 155.75
OF LOTS – 196
DENSITY – 1.26 LOTS/ACRE
OPEN SPACE – 65.59 ACRES±
OPEN SPACE (EXCLUDING LAKES) – 58.00 ACRES±
LAKE AREA – 7.59 ACRES±
COMMON AREA – 5.29 ACRES±

DEVELOPMENT STANDARDS MATRIX

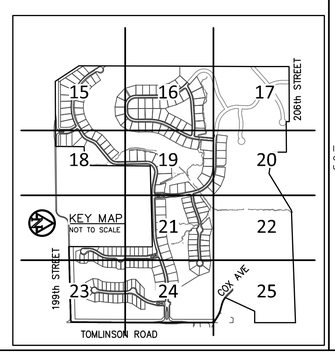
District Subarea	Minimum Lot			Minimum Setbacks				Max. Building Height (ft.)	Max. # of Dwelling Units in Subarea	Minimum Lot Plantings		
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation			Shade Trees	Ornamental Evergreens	Shrubs
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	22'	16'	40'	1,500	4	2	4
1-F	80'	25'	10,000	25'	8'	22'	16'	40'	975	4	2	4
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4
C.A.	–	–	–	–	–	–	–	–	–	10 / acre		0



LEGEND:

A.E.	ACCESS EASEMENT
I.E. & D.&U.E.	INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
C.A.	COMMON AREA
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
T.P.E.	TREE PRESERVATION EASEMENT
	EXISTING STREAM
	POND NORMAL POOL
	SECTION I BOUNDARY
	LEGAL DRAIN EASEMENT
	ADA RAMP
	STREET LIGHT
	SECTION CORNER / MONUMENT
	100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G
	100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G
ETC	PROPOSED ELECTRIC, TELEPHONE & CABLE LINES
W	PROPOSED WATER
SS	PROPOSED SANITARY SEWER
FM	PROPOSED FORCE MAIN
SD	PROPOSED STORM SEWER
G	PROPOSED GAS
	PROPOSED FIRE HYDRANT
	PROPOSED VALVE
	PROPOSED TEE
1	PROPOSED CONCRETE SIDEWALK
2	PROPOSED ASPHALT PATH
LS	PROPOSED SANITARY LIFT STATION
	PROPOSED TIMBER GUARDRAIL
	PROPOSED FLOW LINE

SCALE: 1"=60'



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7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CHATHAM HILLS SECTION I
199th Street & Tomlinson Road Westfield, Indiana

OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD
WESTFIELD, IN, 46074

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

APPROVAL PENDING

CERTIFIED BY

ISSUANCE INDEX
DATE:
10/31/2014
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Project Number 2014.01381

DEVELOPMENT PLAN

Archive Number 2014.01381

PLOT DATE: 12/18/2014 3:51 AM
PLOT SCALE: 1:1
EDIT DATE: 12/18/2014
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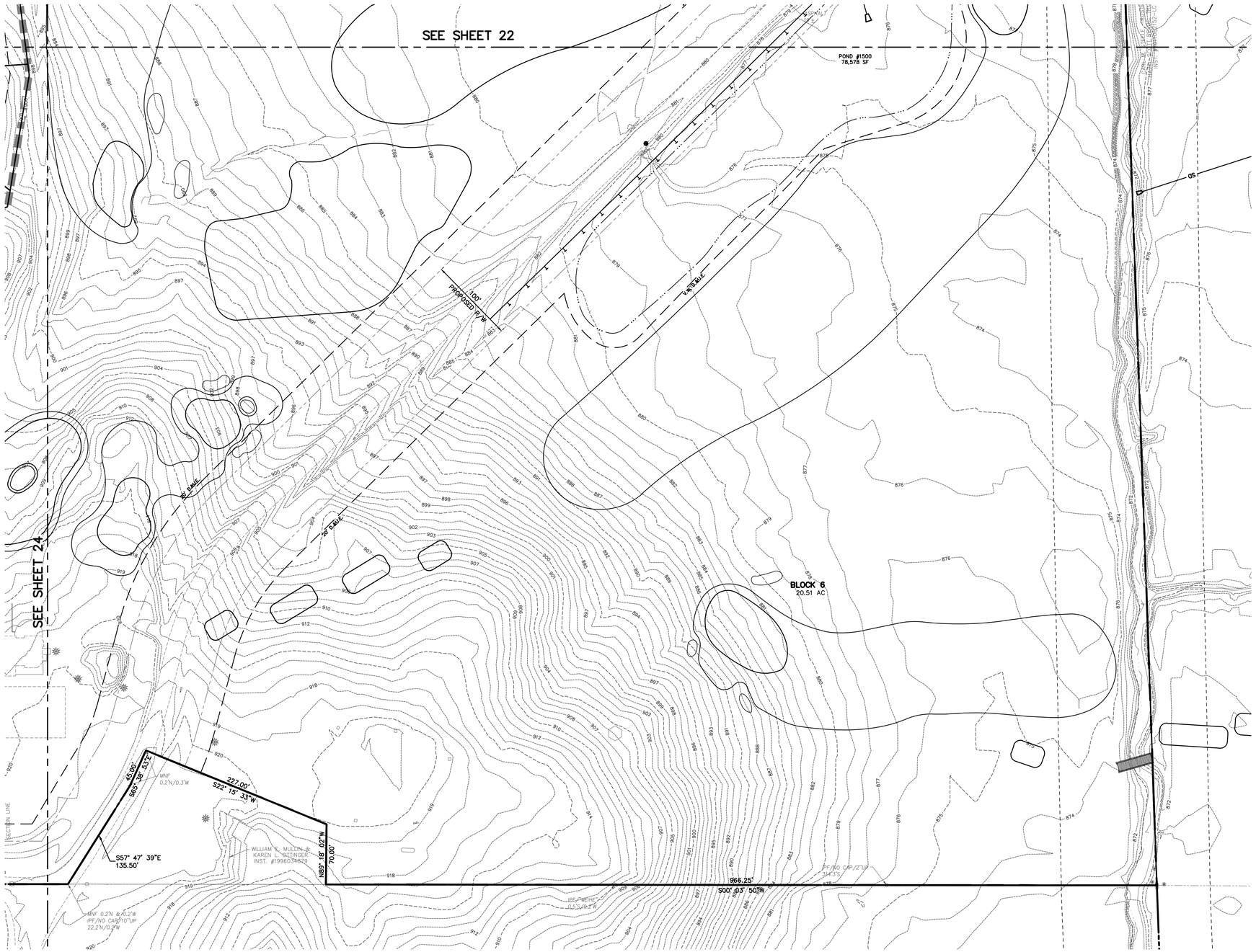

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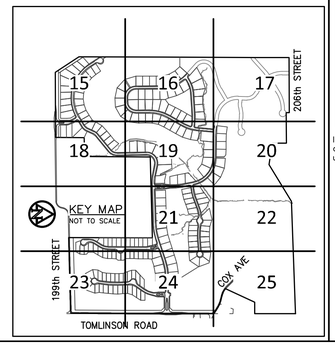
0' 60' 120'
SCALE: 1"=60'



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