SITE DATA TABLE
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OPEN SPACE (EXCLUDING LAKES) – 27.45 ACRES±
LAKE AREA – 5.42 ACRES±
COMMON AREA – 7.69 ACRES±

SURVEYOR:

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

OWNER/SUBDIVIDER:

CHATHAM HILLS, LLP
20298 TOMLINSON ROAD, WESTFIELD, IN, 46074

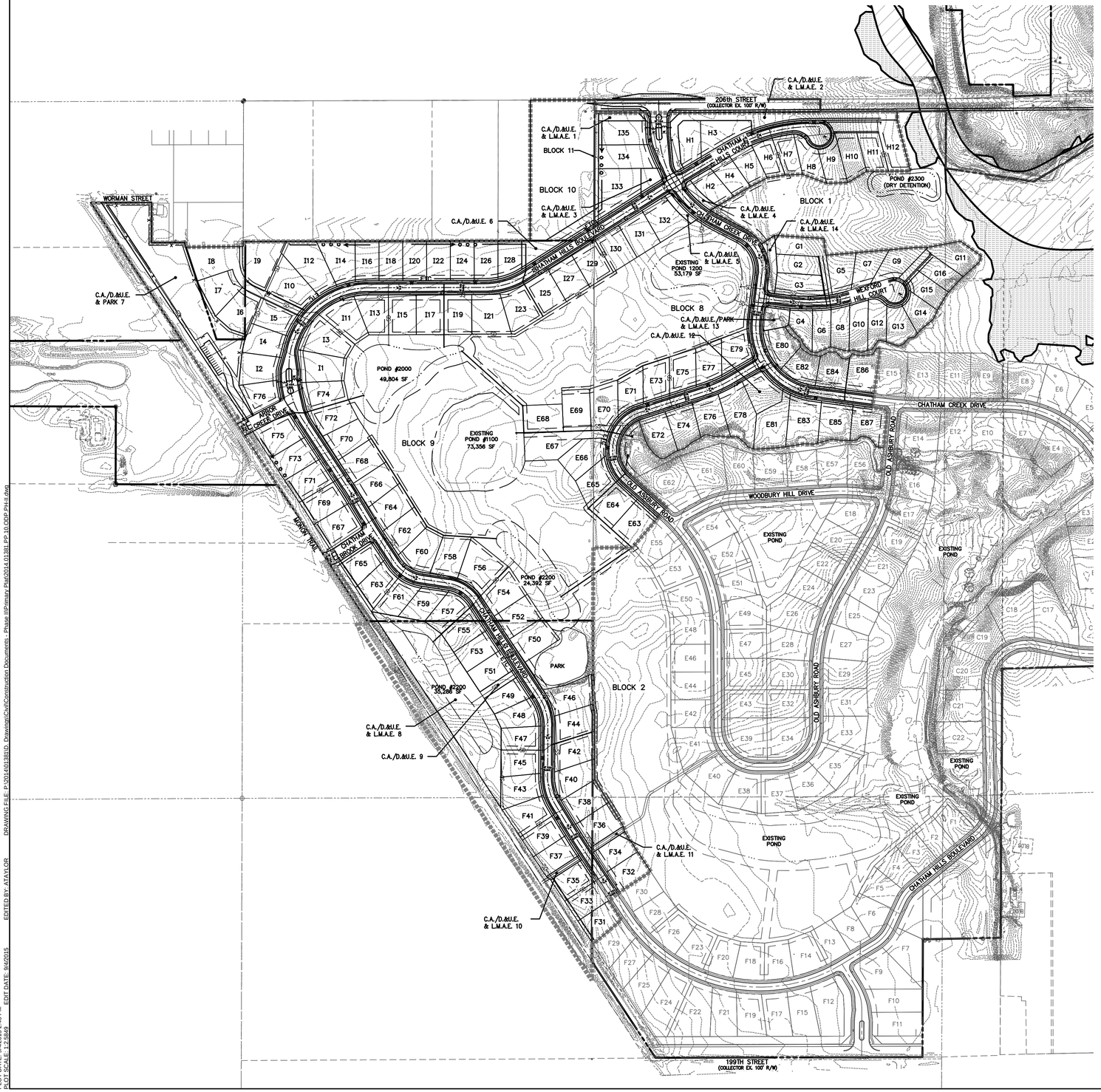
ENGINEER:

ANDREW R. TAYLOR
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD



0' 200' 400'

SCALE: 1"=200'

LEGEND:

C.A.	COMMON AREA
	EXISTING STREAM
	POND NORMAL POOL
	SECTION II BOUNDARY
	LEGAL DRAIN EASEMENT
	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
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SS	PROPOSED SANITARY SEWER
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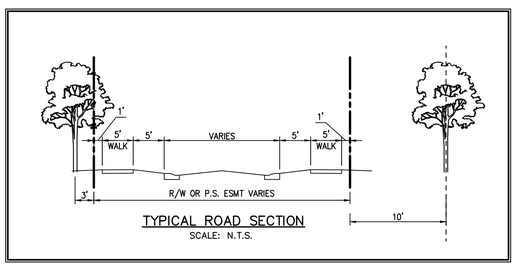

TYPICAL ROAD SECTION
SCALE: N.T.S.

HOLEY MOLEY SAYS
"DIG SAFELY"

Know what's below.
Call before you dig.

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PER INDIANA STATE LAW IC8-1-26.
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Project Number 2014.01381

OVERALL DEVELOPMENT PLAN

10

Archive Number 2014.01381

PLOT DATE: 9/4/2015 2:45 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 9/4/2015
EDITED BY: ATAYLOR
DRAWING FILE: P:\2014\01381\D_Drawings\Civil\Construction Documents - Phase II\Primary Plat\2014.01381 PP 10 ODP PH-II.dwg

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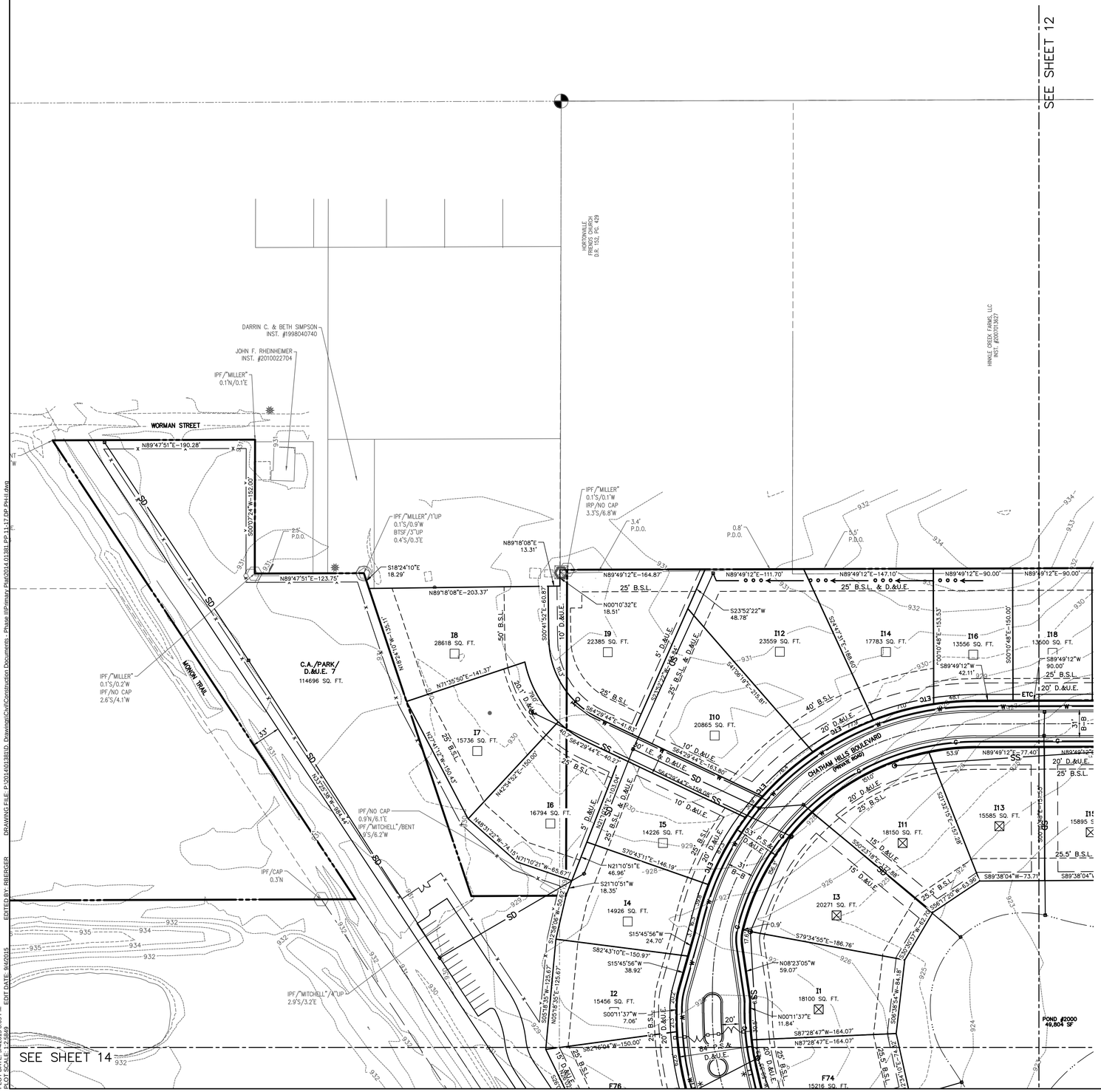
CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

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



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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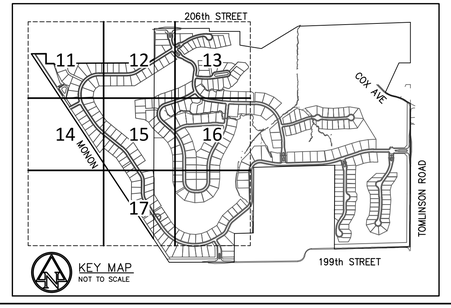

KEY MAP
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DEVELOPMENT PLAN

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PLOT SCALE: 1:2.8849
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DRAWING FILE: P:\2014\01381\D Drawings\Civil\Construction Documents - Phase II\Primary Plat\2014.01381 PP-11-17 DP PH-II.dwg

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CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

SCALE: 1"=60'

LEGEND:

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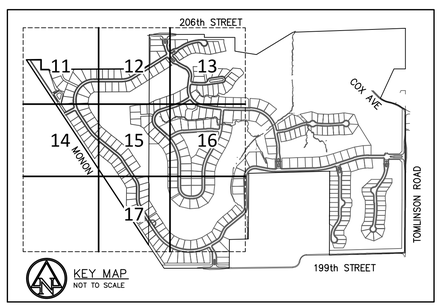

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DEVELOPMENT PLAN

12

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CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

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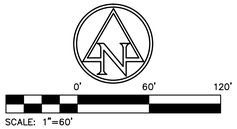

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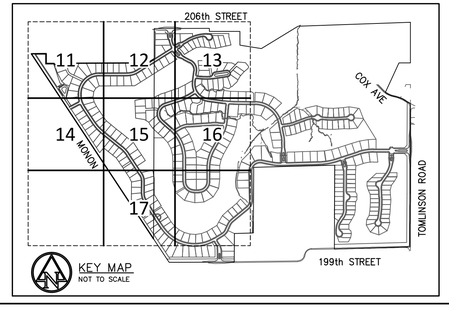

KEY MAP
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DEVELOPMENT PLAN

13

Archive Number 2014.01381

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PLOT SCALE: 1:2.5849
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ENGINEER:

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CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

SCALE: 1"=60'

LEGEND:

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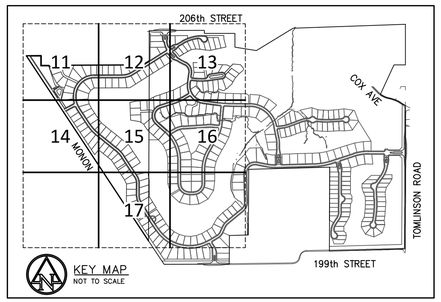

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DEVELOPMENT PLAN

14

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CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

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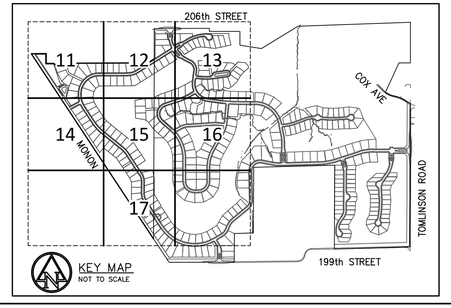

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DEVELOPMENT PLAN

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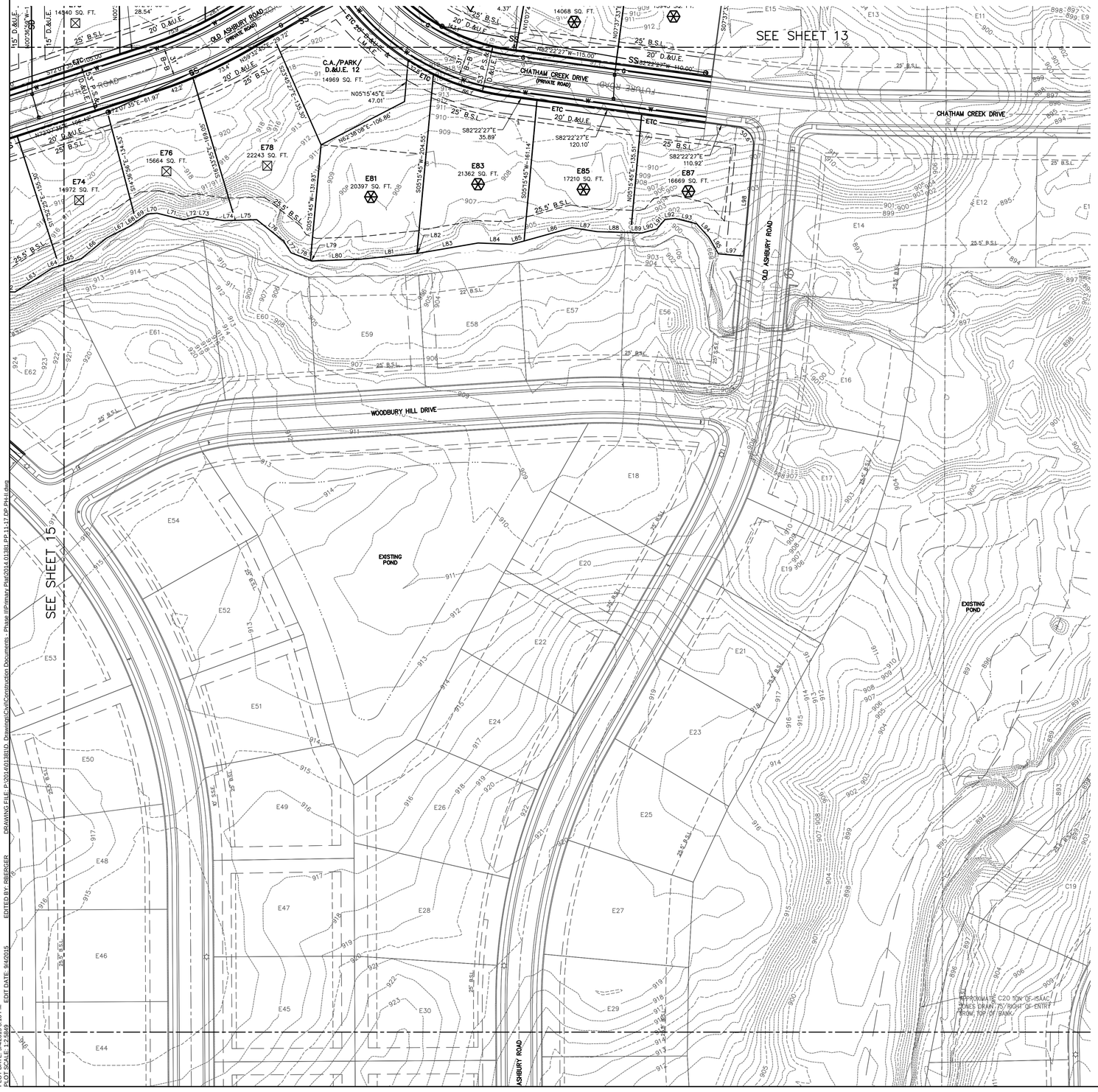

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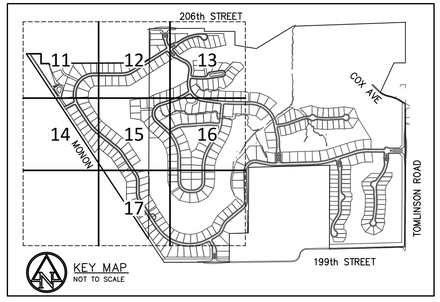
	SECTION II BOUNDARY
	LEGAL DRAIN EASEMENT
	ADA RAMP
	STREET LIGHT
	SECTION CORNER / MONUMENT
	100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G
	100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G
ETC	PROPOSED ELECTRIC, TELEPHONE & CABLE LINES
W	PROPOSED WATER
SS	PROPOSED SANITARY SEWER
SD	PROPOSED STORM SEWER
G	PROPOSED GAS
	PROPOSED FIRE HYDRANT
	PROPOSED VALVE
	PROPOSED TEE
1	PROPOSED CONCRETE SIDEWALK
2	PROPOSED ASPHALT PATH
	PROPOSED TIMBER GUARDRAIL
	PROPOSED FLOW LINE

SCALE: 1"=60'



HOLEY MOLEY SAYS
"DIG SAFELY"

Know what's below.
Call before you dig.

811

PER INDIANA STATE LAW IC8-1-26.
IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

HENKE DEVELOPMENT GROUP
development · acquisitions · advisory

THE CLUB AT Chatham Hills

AMERICAN STRUCTUREPOINT INC.

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

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

CERTIFIED BY

ISSUANCE INDEX
DATE:
09/04/2015
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

16

Archive Number 2014.01381

PLOT DATE: 9/4/2015 3:10 PM EDIT DATE: 9/4/2015 EDITED BY: RBERGER DRAWING FILE: P:\2014\01381\D_Drawings\Civil\Construction Documents - Phase II\Primary Plat\2014.01381 PP 11x17 DP PH-1.dwg
PLOT SCALE: 1:2.5849

SITE DATA TABLE
SECTION 2
ACREAGE – 94.49
OF LOTS – 134
DENSITY – 1.42 LOTS/ACRE
OPEN SPACE – 32.87 ACRES±
OPEN SPACE (EXCLUDING LAKES) – 27.45 ACRES±
LAKE AREA – 5.42 ACRES±
COMMON AREA – 7.69 ACRES±

SURVEYOR:

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

ENGINEER:

ANDREW R. TAYLOR
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

OWNER/SUBDIVIDER:

CHATHAM HILLS, LLP
20298 TOMLINSON ROAD,
WESTFIELD, IN, 46074

CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

SCALE: 1"=60'

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 II BOUNDARY
	LEGAL DRAIN EASEMENT
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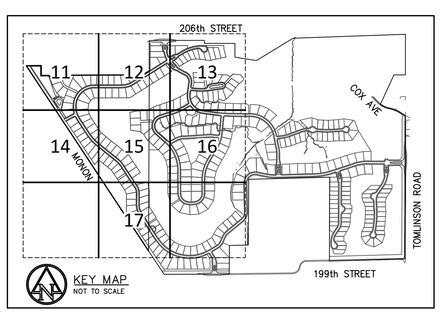

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