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

OWNER/SUBDIVIDER:

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

CAUTION !!

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

SITE DATA TABLE

PARENT PARCEL ACREAGE – 272.16

SECTION 1
ACREAGE – 156.91
OF LOTS – 192
DENSITY – 1.22 LOTS/ACRE
OPEN SPACE – 67.72 ACRES±
OPEN SPACE(EXCLUDING LAKES) – 60.42 ACRES±
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0' 60' 120'
SCALE: 1"=60'

DEVELOPMENT STANDARDS MATRIX

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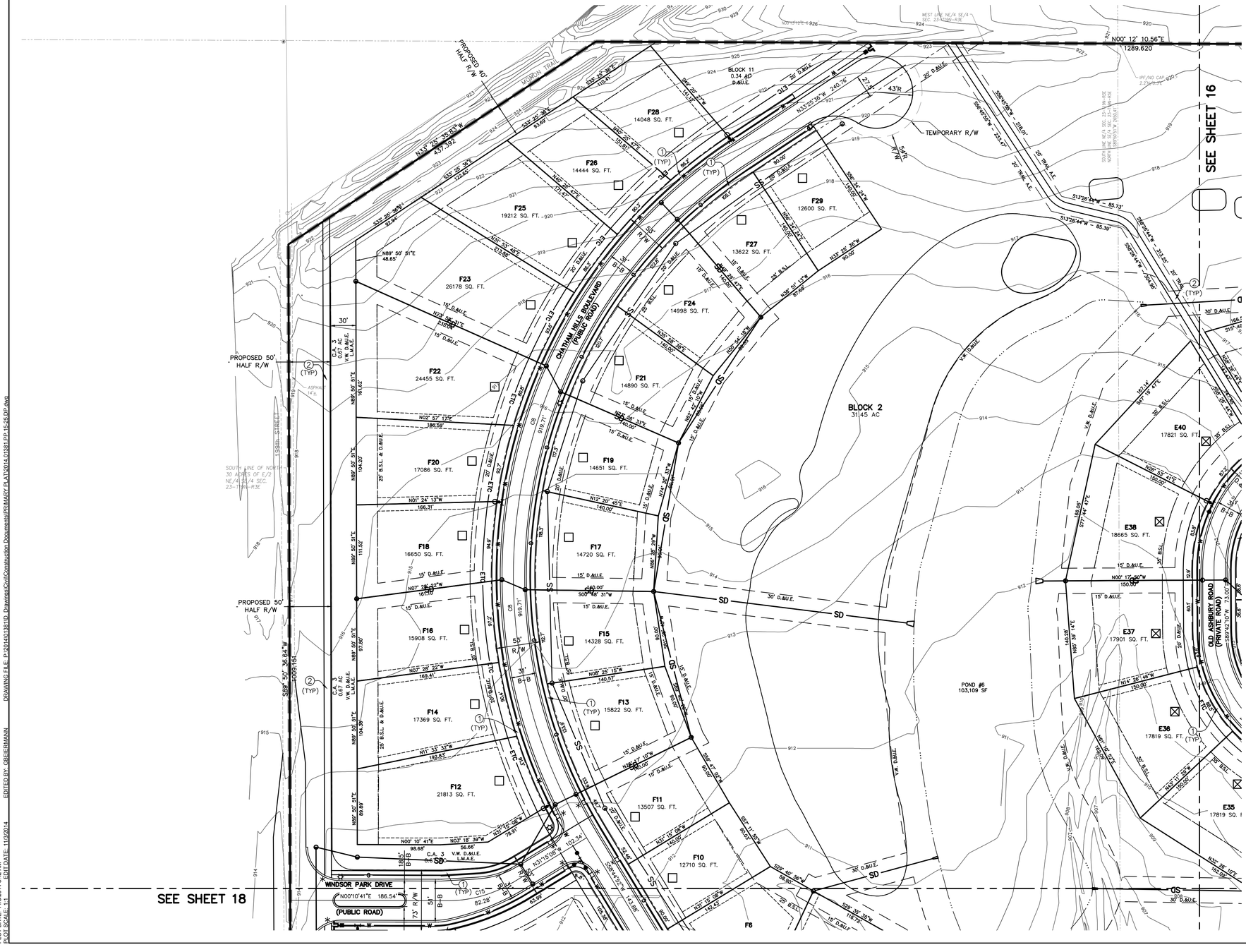

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CHATHAM HILLS SECTION ONE

199th Street & Tomlinson Road Westfield, Indiana

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APPROVAL PENDING

CERTIFIED BY

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REVISION SCHEDULE		
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Project Number 2014.01381

DEVELOPMENT PLAN

15 of 26

Archive Number 2014.01381

PLOT DATE: 11/3/2014 3:42 AM
PLOT SCALE: 1:1
EDIT DATE: 11/3/2014
EDITED BY: GBEIERMANN
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CHATHAM HILLS - SECTION ONE

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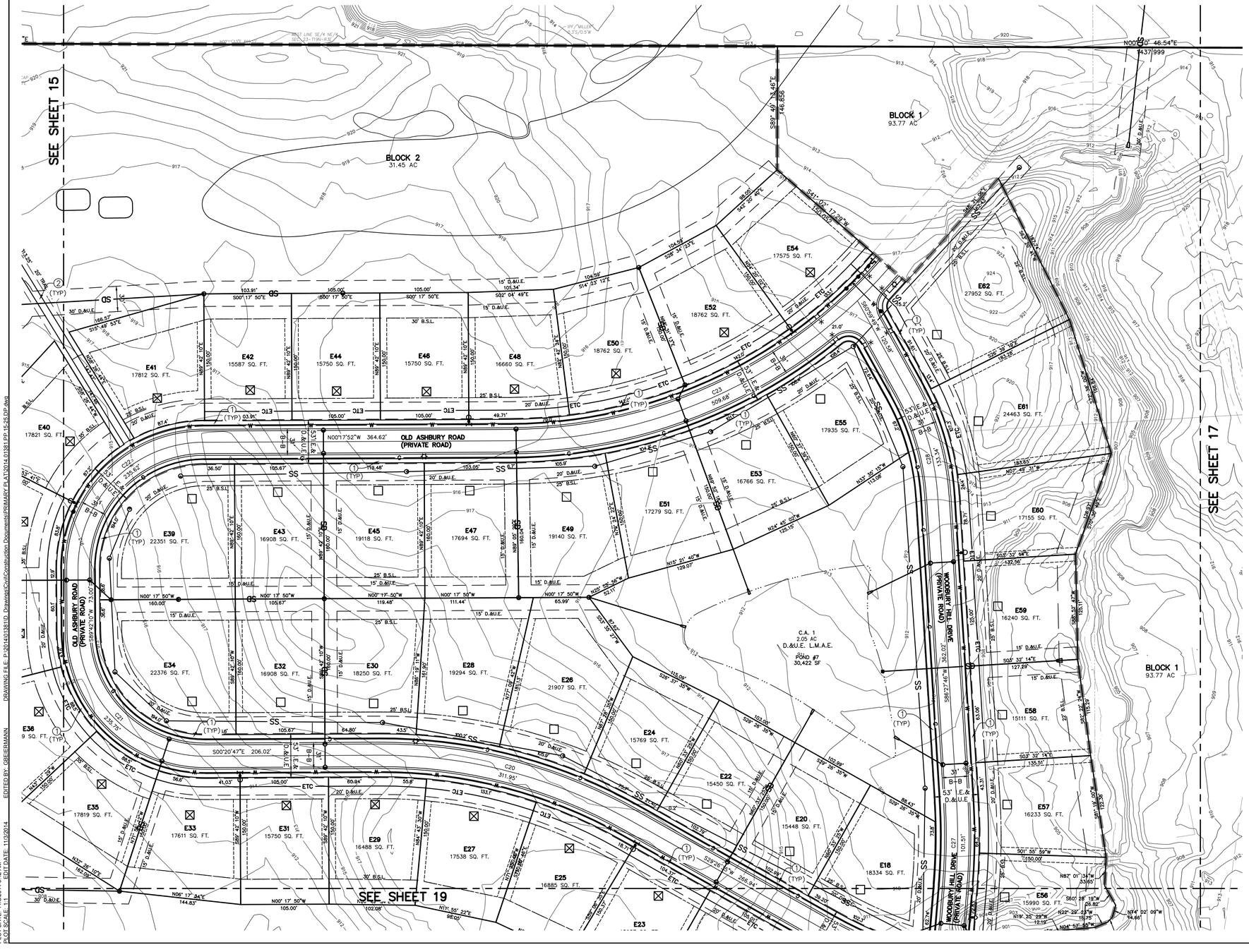

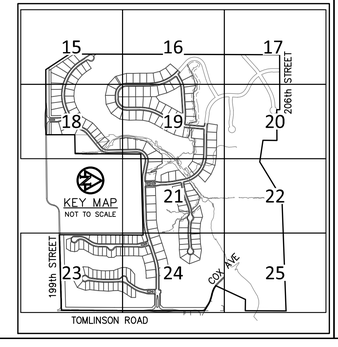

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CHATHAM HILLS SECTION ONE

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DEVELOPMENT PLAN

16 of 26

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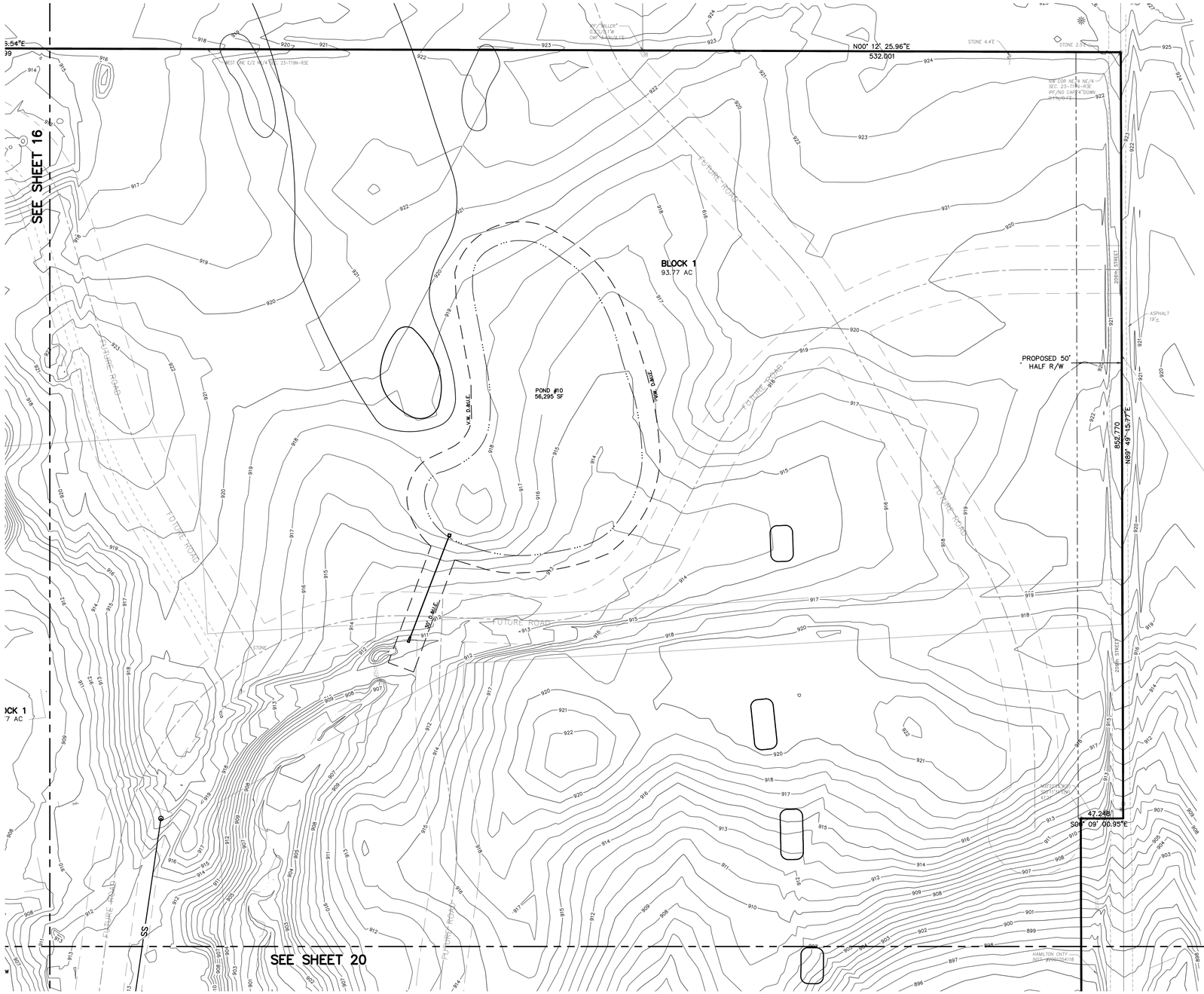

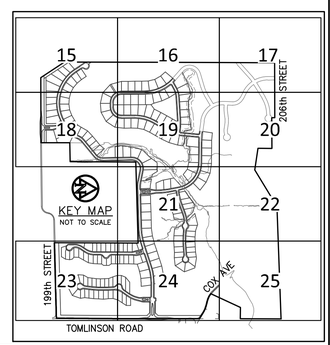

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DEVELOPMENT PLAN

17 of 26

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CHATHAM HILLS - SECTION ONE

PRIMARY PLAT

ZONING PUD

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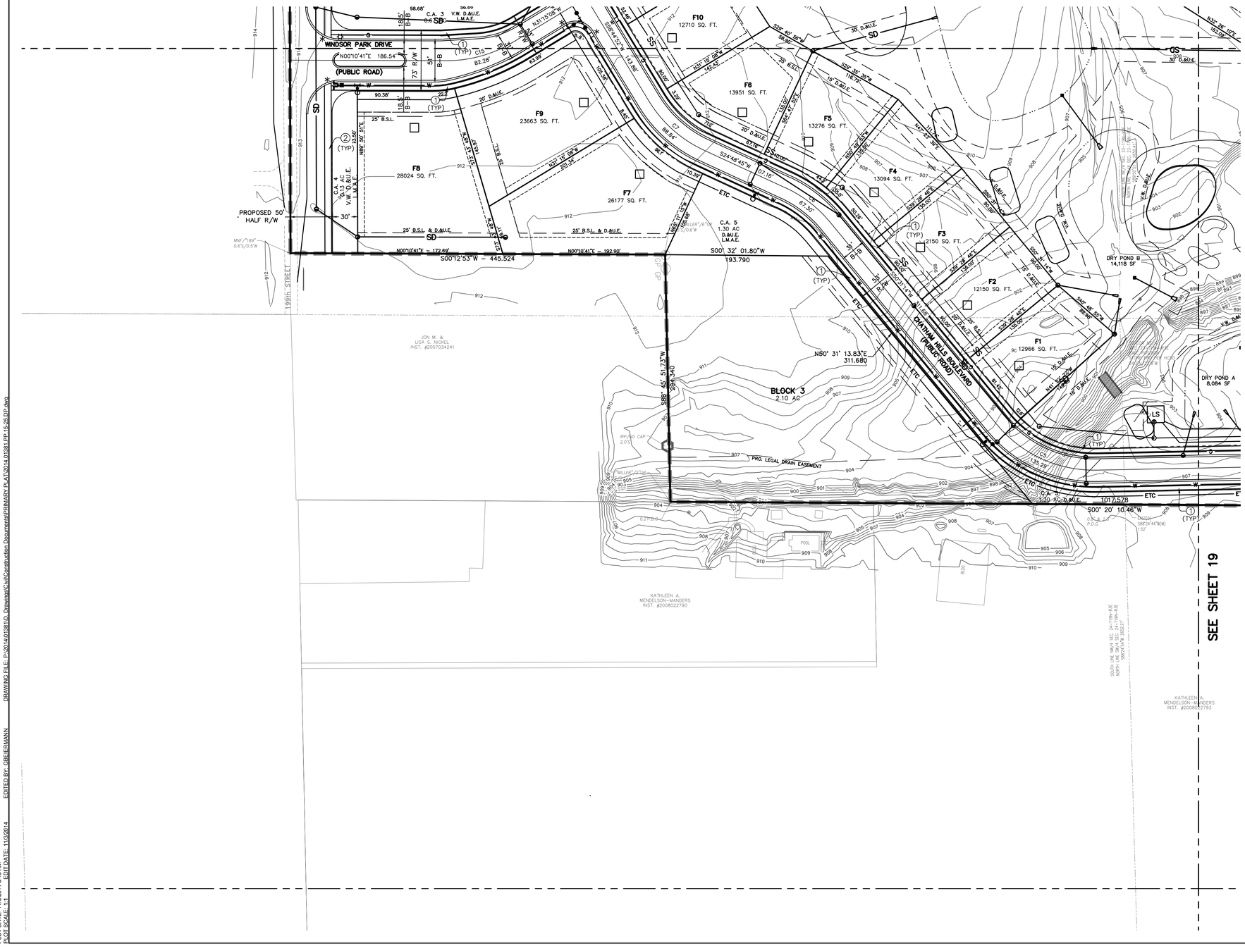

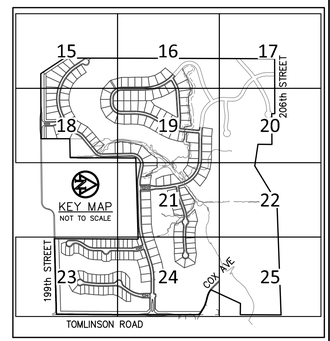

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DEVELOPMENT PLAN

18 of 26

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CHATHAM HILLS - SECTION ONE

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DEVELOPMENT PLAN

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PARENT PARCEL ACREAGE – 272.16

SECTION 1
ACREAGE – 156.91
OF LOTS – 192
DENSITY – 1.22 LOTS/ACRE
OPEN SPACE – 67.72 ACRES±
OPEN SPACE(EXCLUDING LAKES) – 60.42 ACRES±
LAKE AREA – 7.30 ACRES±

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

DEVELOPMENT STANDARDS MATRIX

District Subarea	Minimum Lot			Minimum Setbacks				Max. Building Height (ft.)	Maximum Number of Dwelling Units in Subarea
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation		
✳ 1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500
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■ 1-F	80'	25'	10,000	25'	8'	22'	16'	40'	975
● 1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600

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
——…——	EXISTING STREAM
——…——	POND NORMAL POOL
▬ ▬ ▬	SECTION I BOUNDARY
– – – –	LEGAL DRAIN EASEMENT
✳	ADA RAMP
☼	STREET LIGHT
ETC	PROPOSED ELECTRIC, TELEPHONE & CABLE LINES
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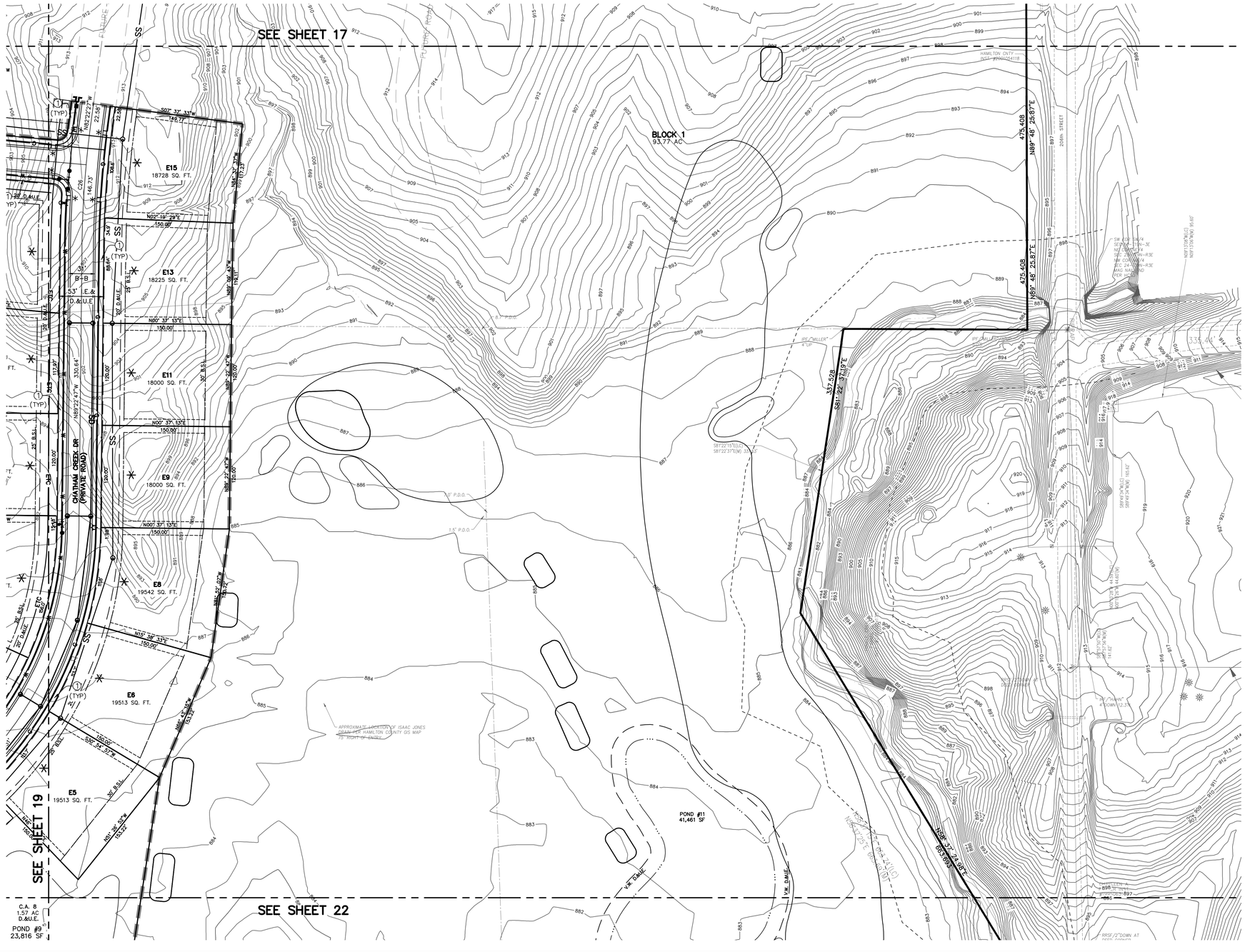

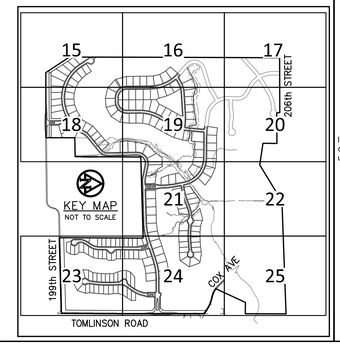

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CHATHAM HILLS SECTION ONE

199th Street & Tomlinson Road Westfield, Indiana

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:
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PROJECT PHASE:
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REVISION SCHEDULE		
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Project Number 2014.01381

DEVELOPMENT PLAN

20 of 26

Archive Number 2014.01381

PLOT DATE: 11/3/2014 8:42 AM
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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

OWNER/SUBDIVIDER:

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

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1-800-382-5544
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– INDIANA UNDERGROUND –

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SCALE: 1"=60'

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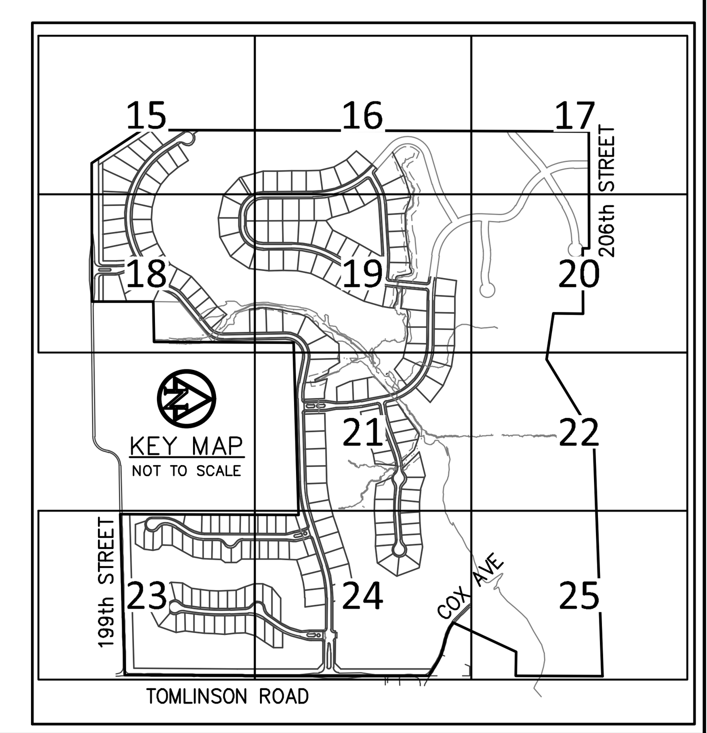

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DEVELOPMENT PLAN

Archive Number 2014.01381

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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

OWNER/SUBDIVIDER:

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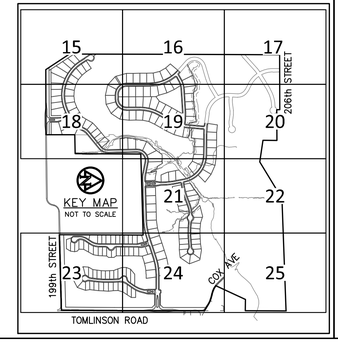

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CHATHAM HILLS SECTION ONE

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CERTIFIED BY

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Project Number 2014.01381

DEVELOPMENT PLAN

22 of 26

Archive Number 2014.01381

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CHATHAM HILLS - SECTION ONE

PRIMARY PLAT

ZONING PUD

SURVEYOR:

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

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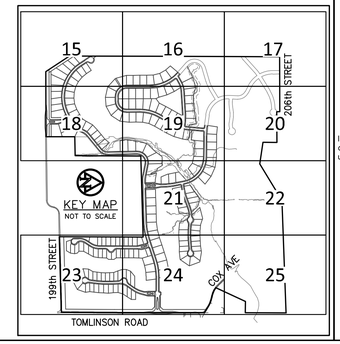

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CHATHAM HILLS SECTION ONE

199th Street & Tomlinson Road Westfield, Indiana

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Project Number 2014.01381

DEVELOPMENT PLAN

23 of 26

Archive Number 2014.01381

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

OWNER/SUBDIVIDER:

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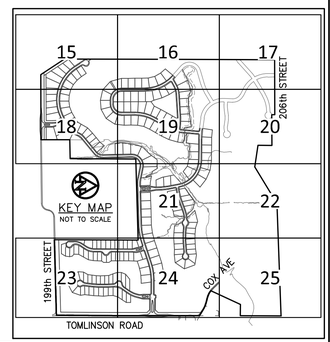

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DEVELOPMENT PLAN

24 of 26

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CHATHAM HILLS - SECTION ONE

PRIMARY PLAT

ZONING PUD

SURVEYOR:

MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
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INDIANAPOLIS, IN 46256
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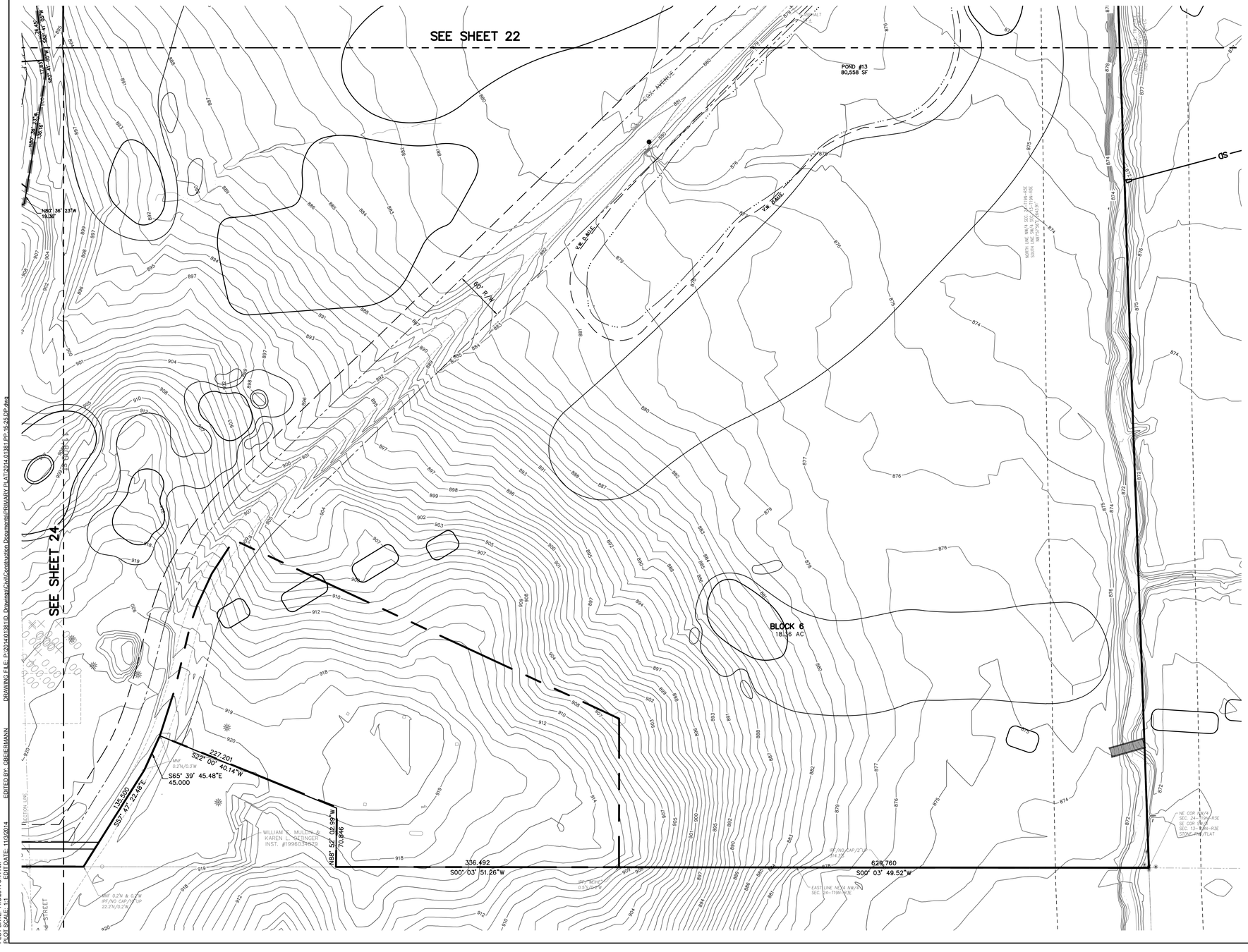

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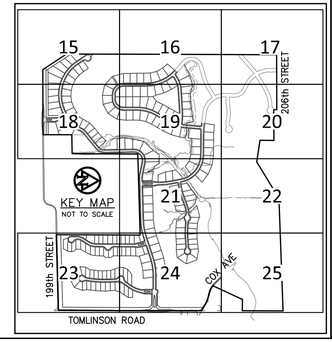
I.E. & D.&U.E.	INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
C.A.	COMMON AREA
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
	EXISTING STREAM
	POND NORMAL POOL
	SECTION I BOUNDARY
	LEGAL DRAIN EASEMENT
	ADA RAMP
	STREET LIGHT
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

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



PLOT DATE: 11/3/2014 9:44 AM
PLOT SCALE: 1:1 EDIT DATE: 11/3/2014 EDITED BY: GBEIERMANN DRAWING FILE: P:\2014\01381\D. Drawings\Civil\Construction Documents\PRIMARY PLAT\2014.01381 PP 15-25 DP.dwg

HENKE DEVELOPMENT GROUP
development · acquisitions · advisory

THE CLUB AT Chatham Hills

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CHATHAM HILLS SECTION ONE

199th Street & Tomlinson Road Westfield, Indiana

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

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