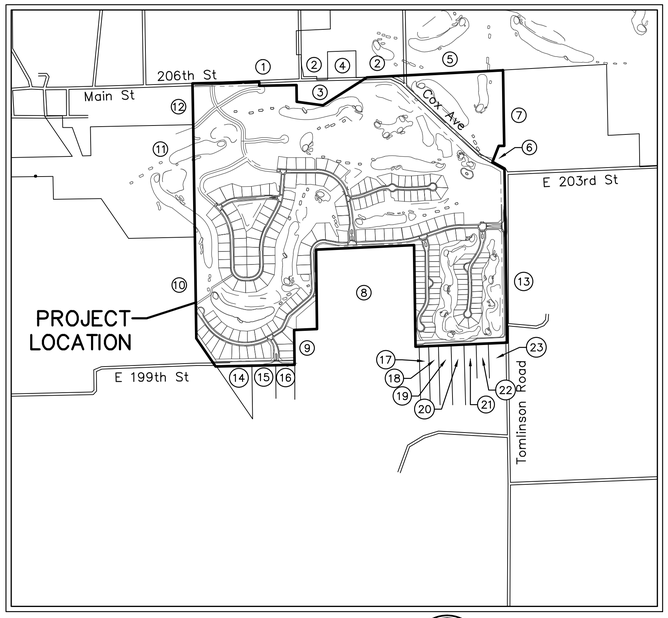
ADJACENT PROPERTIES		
	OWNER	LAND USE
1	HAMILTON COUNTY	AGRICULTURAL
2	JAMES L. & B. ANN GOODBY, TRUSTEES	AGRICULTURAL
3	HINKLE CREEK FARMS, LLC	UNPLATTED
4	CHARLEEN A. PORTER	RESIDENTIAL
5	CARL M. STEELE, TRUSTEE HAZEL SCOTT REVOC. TRUST	AGRICULTURAL
6	WILLIAM E. MULLIN & KAREN OTTINGER	RESIDENTIAL
7	PACE FARM LP	AGRICULTURAL
8	KATHLEEN A. MENDELSON-MANDERS	AGRICULTURAL
9	JON M. AND LISA S. NICKEL	AGRICULTURAL
10	KARL MANDERS	AGRICULTURAL
11	CHATHAM OAKS, LLP	AGRICULTURAL
12	ARGUS R. & CATHERINE A. ROBINSON	RESIDENTIAL
13	LURIE INVESTORS & L. M. LURIE ASSOC. INC.	RESIDENTIAL & AGRICULTURAL
14	DENNIS MICHAEL AND MARSHA CAROL ROBINSON	RESIDENTIAL
15	MITCHELL L. ROBINSON	RESIDENTIAL
16	TODD A. AND ROBYN L. ROBINSON	RESIDENTIAL
17	DARREL TIMPANY & ILANA PORZECANSKI	UNPLATTED
18	JASON A. & KIMBERLY M. GETTINGS	AGRICULTURAL
19	GARY W. AND LORI A. SHUMAN	AGRICULTURAL
20	LINDA L. MERRITT	RESIDENTIAL
21	STOUDER, WAYNE DEAN TRUSTEE OF WAYNE DEAN STOUDER REV TRUST	RESIDENTIAL
22	TERRY L. & SHARON M. ENGLAND	RESIDENTIAL
23	ROBERT R. AND KATHLEEN YULL	RESIDENTIAL

THE CLUB AT
Chatham Hills

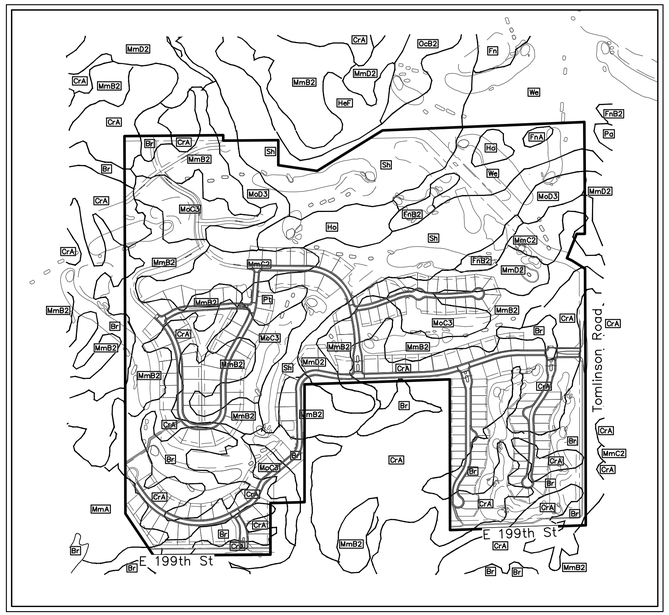
CHATHAM HILLS - SECTION ONE

PRIMARY PLAT

ZONING: PUD



VICINITY MAP
NOT TO SCALE



SOILS MAP
NOT TO SCALE

INDEX

SHEET No.	SHEET NAME
1	TITLE SHEET
2	OVERALL PRIMARY PLAT
3–13	PRIMARY PLAT
14	OVERALL DEVELOPMENT PLAN
15–25	DEVELOPMENT PLAN
26–38	LANDSCAPE PLAN

REV	DATE	DESCRIPTION
1	12/05/14	CITY COMMENTS
2	12/17/14	CITY COMMENTS

LEGAL DESCRIPTION

CHATHAM HILLS, SECTION ONE

A PART OF SECTIONS 23 AND 24, ALL IN TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 03 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID QUARTER 966.25 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT #1996034879, THE NEXT FOUR (4) CALLS ARE ALONG SAID INSTRUMENT; (1) THENCE NORTH 89 DEGREES 18 MINUTES 02 SECONDS WEST 70.00 FEET; (2) THENCE SOUTH 22 DEGREES 15 MINUTES 33 SECONDS WEST 227.00 FEET; (3) THENCE SOUTH 65 DEGREES 38 MINUTES 54 SECONDS EAST 45.00 FEET; (4) THENCE SOUTH 57 DEGREES 47 MINUTES 40 SECONDS EAST 135.50 FEET TO SAID EAST LINE; THENCE SOUTH 00 DEGREES 03 MINUTES 50 SECONDS WEST
ALONG SAID EAST LINE 1394.00 FEET TO THE NORTHEAST CORNER OF THE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 21 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER 822.90 FEET TO THE SOUTH LINE OF LAND DESCRIBED IN INSTRUMENT #1996030806, THE NEXT TWO (2) CALLS ARE ALONG SAID INSTRUMENT; (1) THENCE SOUTH 88 DEGREES 24 MINUTES 33 SECONDS WEST 1172.80 FEET; (2) THENCE NORTH 00 DEGREES 14 MINUTES 52 SECONDS EAST 1300.05 FEET TO THE SOUTH LINE OF LAND DESCRIBED IN INSTRUMENT #1992049819; THENCE SOUTH 88 DEGREES 24 MINUTES 35 SECONDS WEST ALONG SAID SOUTH LINE 1255.44 FEET TO THE EAST LINE OF PARCEL 40 DESCRIBED IN INSTRUMENT #1995008535, THE NEXT TWO (2) CALLS ARE ALONG SAID PARCEL 40; (1) THENCE SOUTH 00 DEGREES 15 MINUTES 52 SECONDS WEST 477.15 FEET; (2) THENCE SOUTH 88 DEGREES 24 MINUTES 44 SECONDS WEST 1.52 FEET TO THE EAST LINE OF PARCEL 39 DESCRIBED IN INSTRUMENT #1995008535; THENCE SOUTH 00 DEGREES 14 MINUTES 19 SECONDS WEST ALONG SAID EAST LINE 540.38 FEET TO THE NORTH LINE OF THE 3.01
ACRE PARCEL DESCRIBED IN INSTRUMENT #2007034241, THE NEXT TWO (2) CALLS ARE ALONG SAID INSTRUMENT; (1) THENCE SOUTH 88 DEGREES 45 MINUTES 52 SECONDS WEST 294.34 FEET; (2) THENCE SOUTH 00 DEGREES 10 MINUTES 41 SECONDS WEST 445.59 FEET TO THE SOUTH LINE OF THE NORTH 30 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH 89 DEGREES 50 MINUTES 51 SECONDS WEST ALONG SAID SOUTH LINE 1009.44 FEET TO THE CENTERLINE OF THE FORMER MONON RAILROAD; THENCE NORTH 33 DEGREES 25 MINUTES 36 SECONDS WEST ALONG SAID CENTERLINE 437.39 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER–QUARTER; THENCE NORTH 00 DEGREES 13 MINUTES 12 SECONDS EAST ALONG SAID WEST LINE 620.50 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 00 DEGREES 11 MINUTES 13 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER–QUARTER 669.12 FEET TO THE SOUTH LINE OF LAND DESCRIBED IN INSTRUMENT #2013038102; THENCE CONTINUING NORTH 00 DEGREES 11 MINUTES 13 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER–QUARTER 1970.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 49 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER 852.73 FEET TO THE NORTHWEST CORNER OF LAND DESCRIBED IN INSTRUMENT #2001054118, THE NEXT TWO (2) CALLS ARE ALONG SAID INSTRUMENT; (1) THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS EAST 47.27 FEET; (2) THENCE NORTH 89 DEGREES 48 MINUTES 26 SECONDS EAST 475.41 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 15 MINUTES 32 SECONDS WEST ALONG SAID WEST LINE 215.85 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN INSTRUMENT #2007009175, THE NEXT TWO (2) CALLS ARE ALONG SAID INSTRUMENT; (1) THENCE SOUTH 81 DEGREES 22 MINUTES 37 SECONDS EAST 337.53 FEET; (2) THENCE NORTH 58 DEGREES 37 MINUTES 25 SECONDS EAST 663.69 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH 87 DEGREES 57 MINUTES 56 SECONDS EAST ALONG SAID SOUTH LINE 1744.18 FEET TO THE POINT OF BEGINNING. CONTAINING 275.19 ACRES, MORE OR LESS.

UTILITY CONTACTS

CITY OF WESTFIELD – PUBLIC WORKS
KEN ALEXANDER
2706 EAST 171st STREET
WESTFIELD, INDIANA 46074
(317) 804–3100

CITY OF WESTFIELD – ENGINEERING
PHIL SUNDLING
2706 EAST 171st STREET
WESTFIELD, INDIANA 46074
(317) 804–3136

CITY OF WESTFIELD – FIRE DEPARTMENT
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WESTFIELD, INDIANA 46074
(317) 804–3307

CITY OF WESTFIELD – PARKS DEPARTMENT
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2728 EAST 171st STREET
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100 SOUTH MILL CREEK ROAD
NOBLESVILLE, INDIANA 46060
(317) 776–5335

COMMUNICATIONS:
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AT&T
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RICHARD MILLER, JR.
2150 DR. MARTIN LUTHER KING DRIVE
INDIANAPOLIS, INDIANA 46202
(317) 927–4684

SANITARY SEWER AND WATER
CITIZENS WESTFIELD
HARRY NIKIDES
2728 EAST 171ST STREET
WESTFIELD, IN 46074
(317) 927–4338

SURVEYOR:

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

OWNER/SUBDIVIDER:

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

PLANS PREPARED FOR:

HENKE DEVELOPMENT GROUP
development · acquisitions · advisory

PLANS PREPARED BY:

AMERICAN STRUCTUREPOINT INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

SOIL DESCRIPTIONS & LIMITATIONS

The Natural Resources Conservation Service (NRCS) Web Soil Survey of Hamilton County, Indiana, indicates Brookston silty clay loam, Crosby silt loam, Fox loam, Houghton muck, Miami silt loam, Miami clay loam, Pits, Shoals silt loam are located on the site.

The suitability of soils for landscaping, golf courses, local roads and single family dwellings are considered to be somewhat to very limited due to their ponding properties. The suitability of these soils is considered to be very limited for shallow excavations and buildings due to the depth to the saturated zone and their ponding properties.

The on–site soil will be treated as recommended by the geotechnical engineer if the conditions are unsuitable for the proposed construction. Remedial treatments may include, but are not limited to, removal of unsuitable soil and backfilling with engineered material, installation of a geofabric within or under the pavement system, or treatment of the subgrade with lime stabilization.

PRIVATE STREETS:
THE AREA SHOWN ON THE PLAT AS "PRIVATE ROAD" INCLUDING, WITHOUT LIMITATION, PRESCOTT PLACE, HAMPTON PARK DRIVE, CHATHAM CREEK DRIVE, OAK TERRACE ROAD, OLD ASHBURY ROAD AND WOODBURY HILL DRIVE SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

DESIGN DATA

NUMBER OF LOTS=	196
TOTAL ACRES=	275.19
ZONING =	PUD

ALL STORMWATER INFRASTRUCTURE CONTAINED WITHIN BLOCKS TO BE PRIVATELY OWNED AND MAINTAINED.

ALL COMMON AREA SHALL BE OWNED, OPERATED & MAINTAINED IN PERPETUITY BY AN OWNER'S ASSOCIATION OR OTHER LEGAL ENTITY. A LEGALLY BINDING MECHANISM SHALL BE UTILIZED TO COLLECT FEES TO MAINTAIN ALL COMMON AREAS AS ORIGINALLY DESIGNED AND COMMITTED TO THE CITY. ALSO, FENCES AND WALLS INSTALLED AS PART OF THE ORIGINAL DEVELOPMENT SHALL BE MAINTAINED (E.G. FINISH, MATERIALS, LOCATION, & SIZE). NEW FENCES OR WALLS INSTALLED IN COMMON AREAS SHALL BE OF UNIFORM DESIGN THROUGHOUT THE COMMON AREA AND SHALL BE SUBSTANTIALLY SIMILAR TO FENCES OR WALLS ESTABLISHED ELSEWHERE WITHIN THE DEVELOPMENT. ANY PLANT MATERIAL INSTALLED WITHIN COMMON AREA SHALL NOT BE REMOVED UNLESS DISEASED OR DEAD. IF LANDSCAPING IS REMOVED, AN EQUIVALENT TYPE OF REPLACEMENT PLANT SHALL BE INSTALLED. ADDITIONALLY, A MINIMUM OF 2/3 OF THE DBH OF THE REMOVED LANDSCAPING SHALL BE INSTALLED, WHETHER AS ONE PLANT OR MULTIPLE PLANTS. ADDITIONAL LANDSCAPING MAY BE ADDED TO COMMON AREAS AS LONG AS IT IS OUTSIDE AN EASEMENT THAT PREVENTS THAT ACTIVITY.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF WESTFIELD UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS UNLESS WAIVERS HAVE BEEN GRANTED.

APPROVAL PENDING

MIKE SMITH, L.S.

DATE: DECEMBER 5, 2014

JOB # 2014.01381

PRINT DATE: 12/18/14
PLOT SCALE: 1:1 EDIT DATE: 12/18/14 – 2:48 AM EDITED BY: ATAYLOR DRAWING FILE: P:\2014\01381\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\PRIMARY PLAT\2014.01381_PP_01_TS.DWG

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 !!

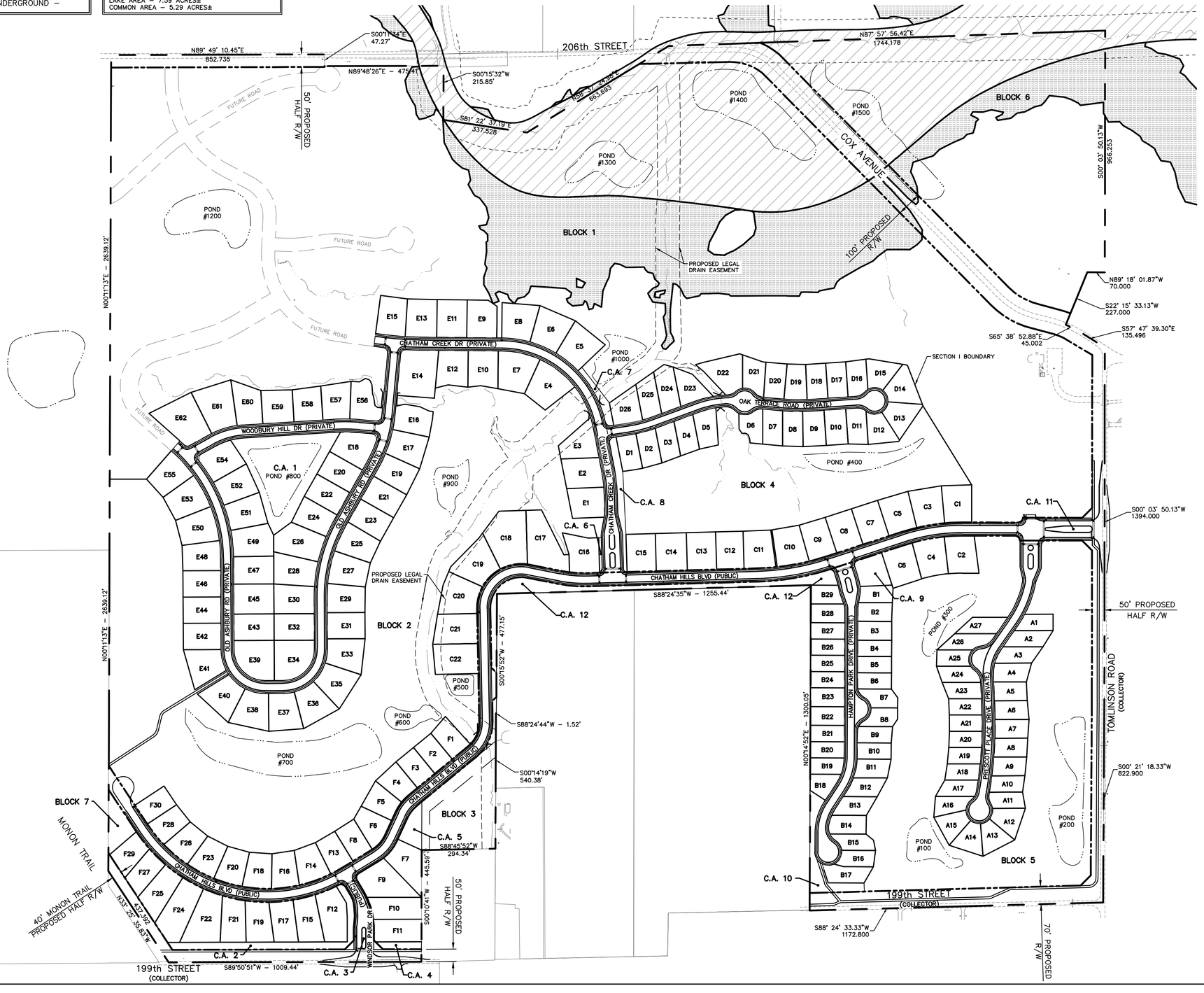
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH 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±



0' 200' 400'
SCALE: 1"=200'

LEGEND:

- C.A. — COMMON AREA
- EXISTING STREAM
- POND NORMAL POOL
- SECTION I 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

HAMILTON COUNTY SURVEYOR'S OFFICE JURISDICTION STATEMENT:

PORTIONS OF THIS PARCEL CONTAIN REGULATED DRAINS. NO DISTURBANCE TO THESE REGULATED DRAINS SHALL COMMENCE UNTIL PROPER PERMITS ARE OBTAINED.

IDEM WETLAND AND STREAM JURISDICTION STATEMENT:

PORTIONS OF THIS PARCEL CONTAIN WETLANDS AND STREAMS. NO DISTURBANCE TO THESE RESOURCES SHALL COMMENCE UNTIL PROPER PERMITS ARE OBTAINED.

FLOODPLAIN / FLOODWAY STATEMENT:

PORTIONS OF THIS PARCEL LIE WITHIN SPECIAL FLOOD HAZARD ZONE AE AND THE FLOODWAY ACCORDING TO THE FLOOD RATE INSURANCE MAP 18057C0109G DATED NOVEMBER 19, 2014. NO WORK SHALL COMMENCE WITHIN THESE AREAS UNTIL PROPER PERMITS ARE OBTAINED.

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 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

OVERALL PRIMARY PLAT

2 of 38

Archive Number 2014.01381

PLOT DATE: 12/18/2014 7:58 AM
PLOT SCALE: 1:1
EDIT DATE: 12/17/2014
EDITED BY: ATAYLOR
DRAWING FILE: P:\2014\01381\D. Drawings\Civil\Construction Documents\PRIMARY PLAT\2014.01381 PP 02 OVRPLAT.dwg

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

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COMMON AREA – 5.29 ACRES±

CHATHAM HILLS - SECTION ONE

PRIMARY PLAT

ZONING PUD

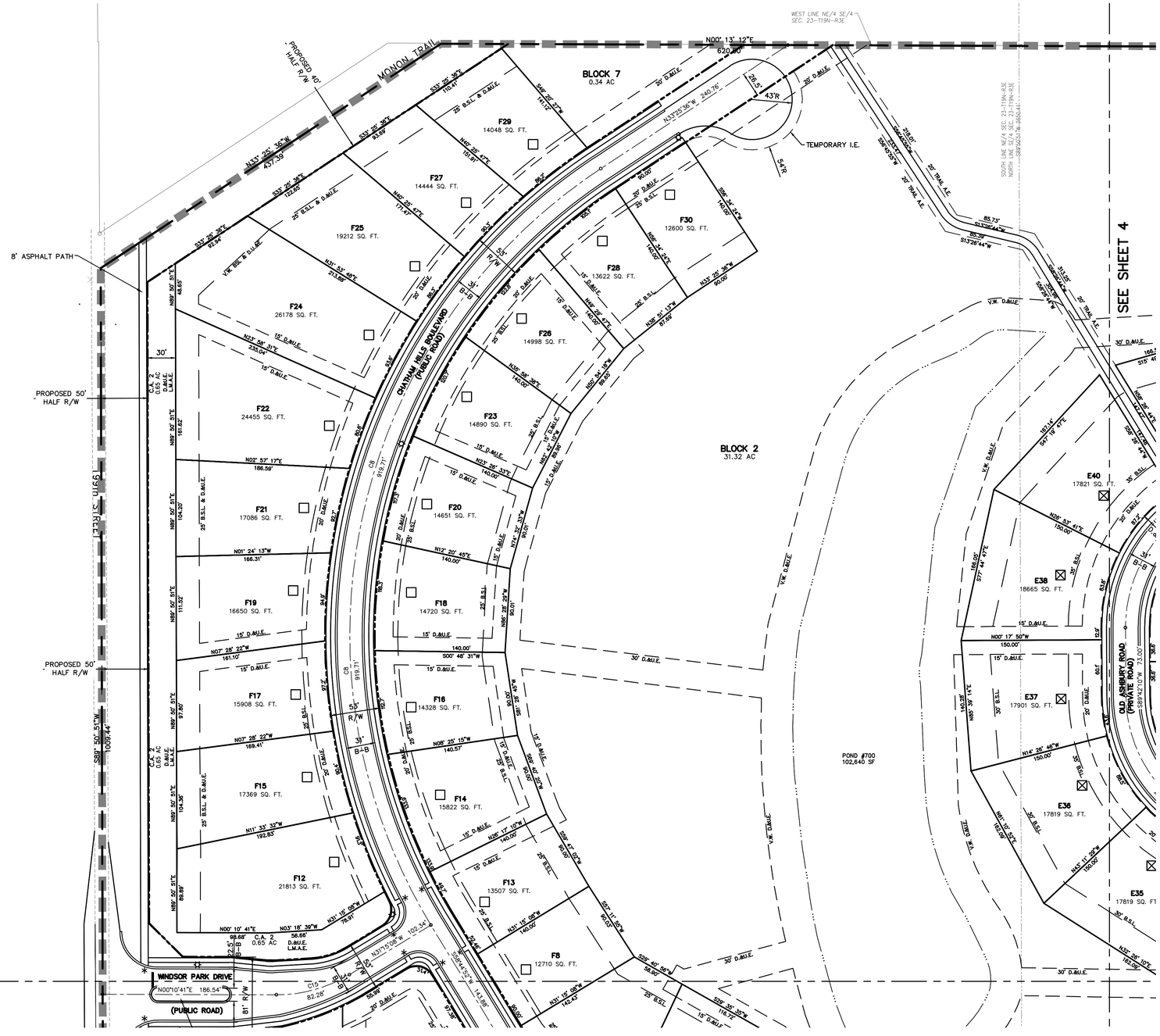
0' 60' 120'
SCALE: 1"=60'

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
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

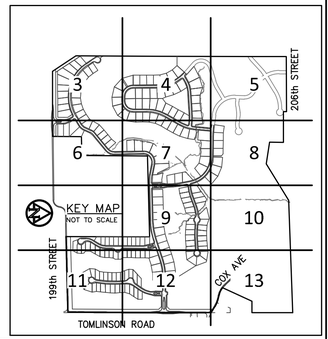
LEGEND:

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



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	236.62'	750.00'	S81°01'33"W	235.64'
C2	286.61'	1000.00'	S80°11'55"W	285.63'
C3	111.69'	500.00'	N85°11'27"W	111.46'
C4	267.99'	150.00'	S50°01'32"W	233.75'
C5	135.29'	150.00'	S24°40'53"W	130.75'
C6	67.30'	150.00'	S37°39'59"W	66.74'
C7	88.84'	150.00'	S41°46'49"W	87.55'
C8	919.71'	600.00'	N77°20'22"W	832.28'
C9	243.41'	400.00'	S17°29'50"W	239.68'
C10	130.69'	200.00'	S16°12'40"W	128.37'
C11	344.13'	1500.00'	S04°03'51"W	343.37'
C12	127.48'	400.00'	S08°52'56"E	126.94'
C13	129.67'	225.00'	S16°45'27"W	127.88'
C14	115.26'	200.00'	S16°45'27"W	113.67'
C15	82.28'	150.00'	N15°32'14"W	81.26'
C16	101.53'	500.00'	N75°37'47"E	101.36'
C17	177.99'	400.00'	N82°33'36"E	176.53'
C18	128.66'	800.00'	S89°17'59"E	128.52'
C19	211.02'	500.00'	S17°21'10"W	209.45'
C20	311.95'	600.00'	S14°32'54"W	308.45'
C21	235.75'	150.00'	S44°40'41"W	212.22'
C22	235.62'	150.00'	N45°17'51"W	212.13'
C23	503.22'	600.00'	N24°19'29"W	488.60'
C24	98.37'	600.00'	N06°17'13"W	98.26'
C25	547.31'	400.00'	N50°10'54"W	505.60'
C26	146.73'	1200.00'	N85°52'37"W	146.63'
C27	101.51'	700.00'	N89°22'58"W	101.42'
C28	133.34'	300.00'	S73°43'48"W	132.24'



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CERTIFIED BY

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PRIMARY PLAT

3 of 38

Archive Number 2014.01381

PLOT DATE: 12/18/2014 2:52 AM
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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±
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CHATHAM HILLS - SECTION ONE

PRIMARY PLAT

ZONING PUD

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
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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
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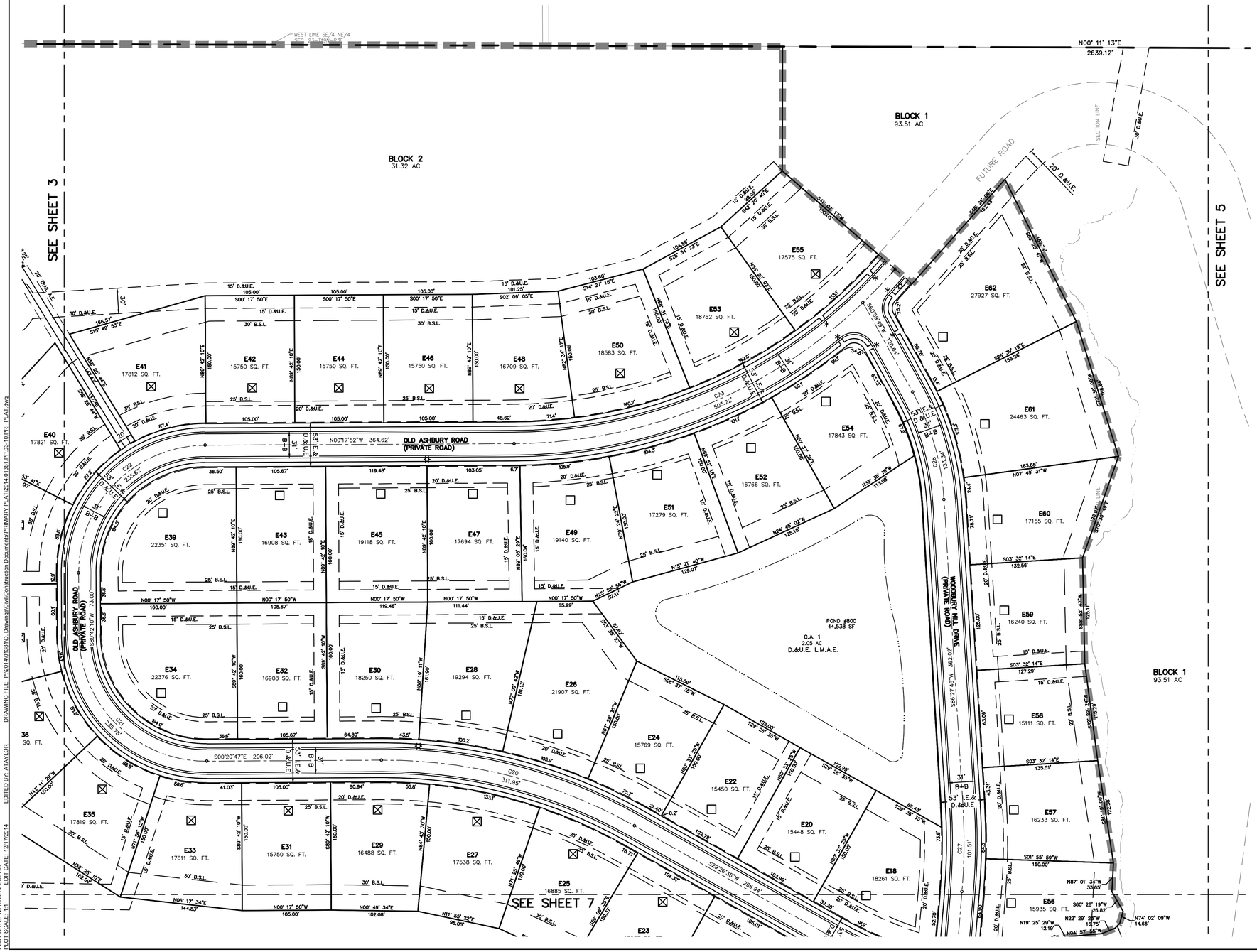

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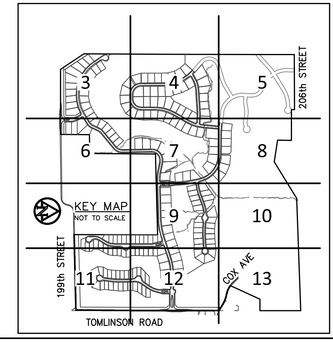

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CERTIFIED BY

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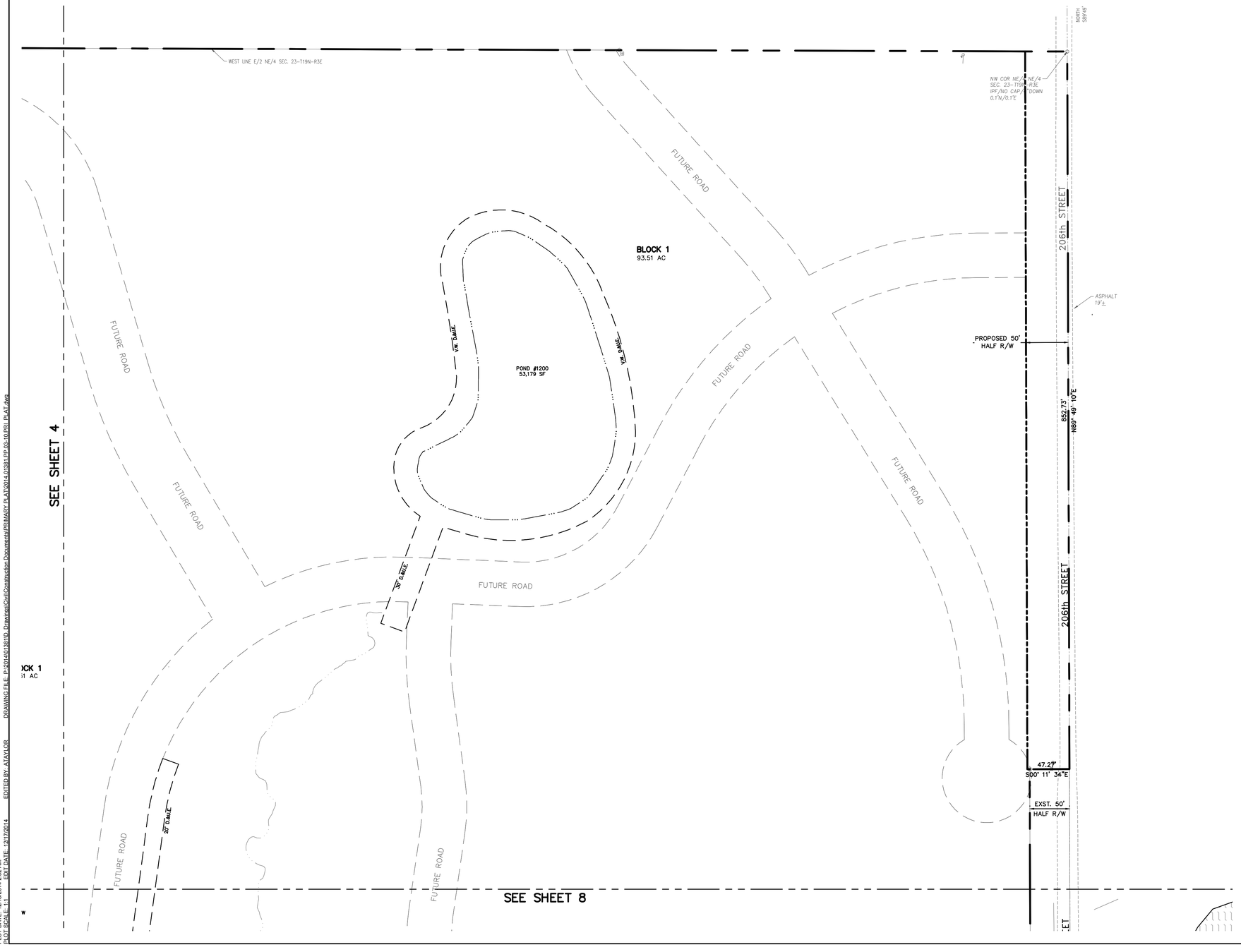

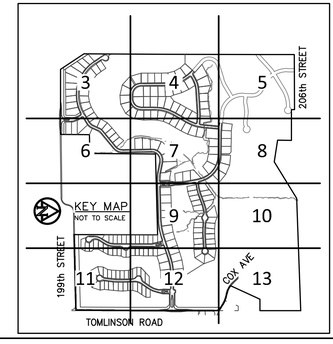

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CHATHAM HILLS - SECTION ONE

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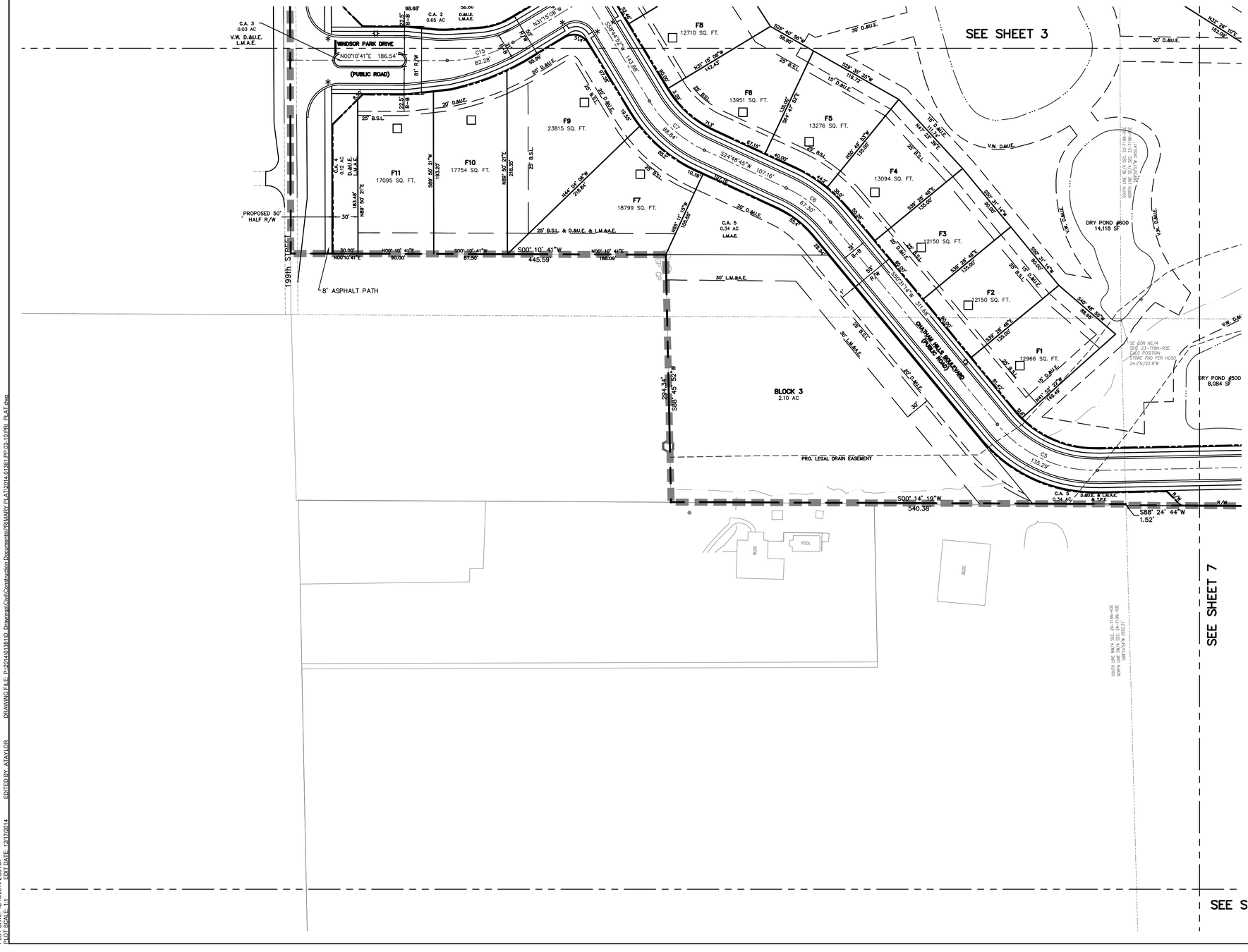

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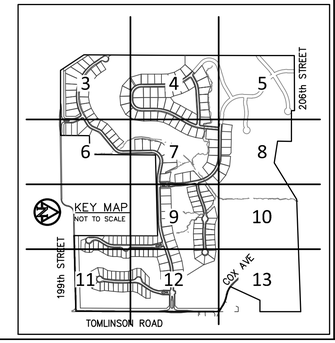

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C12	127.48'	400.00'	S08°52'56"E	126.94'
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APPROVAL PENDING

CERTIFIED BY

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

REVISION SCHEDULE		
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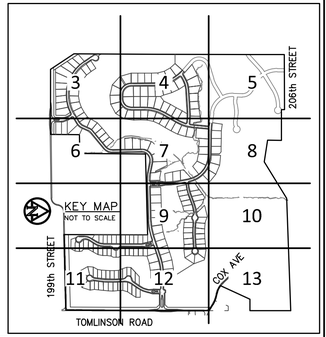
Project Number 2014.01381

PRIMARY PLAT

7 of 38

Archive Number 2014.01381



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CHATHAM HILLS - SECTION ONE

PRIMARY PLAT

ZONING PUD

SURVEYOR:

MICHAEL J. SMITH, PLS
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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±
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0' 60' 120'
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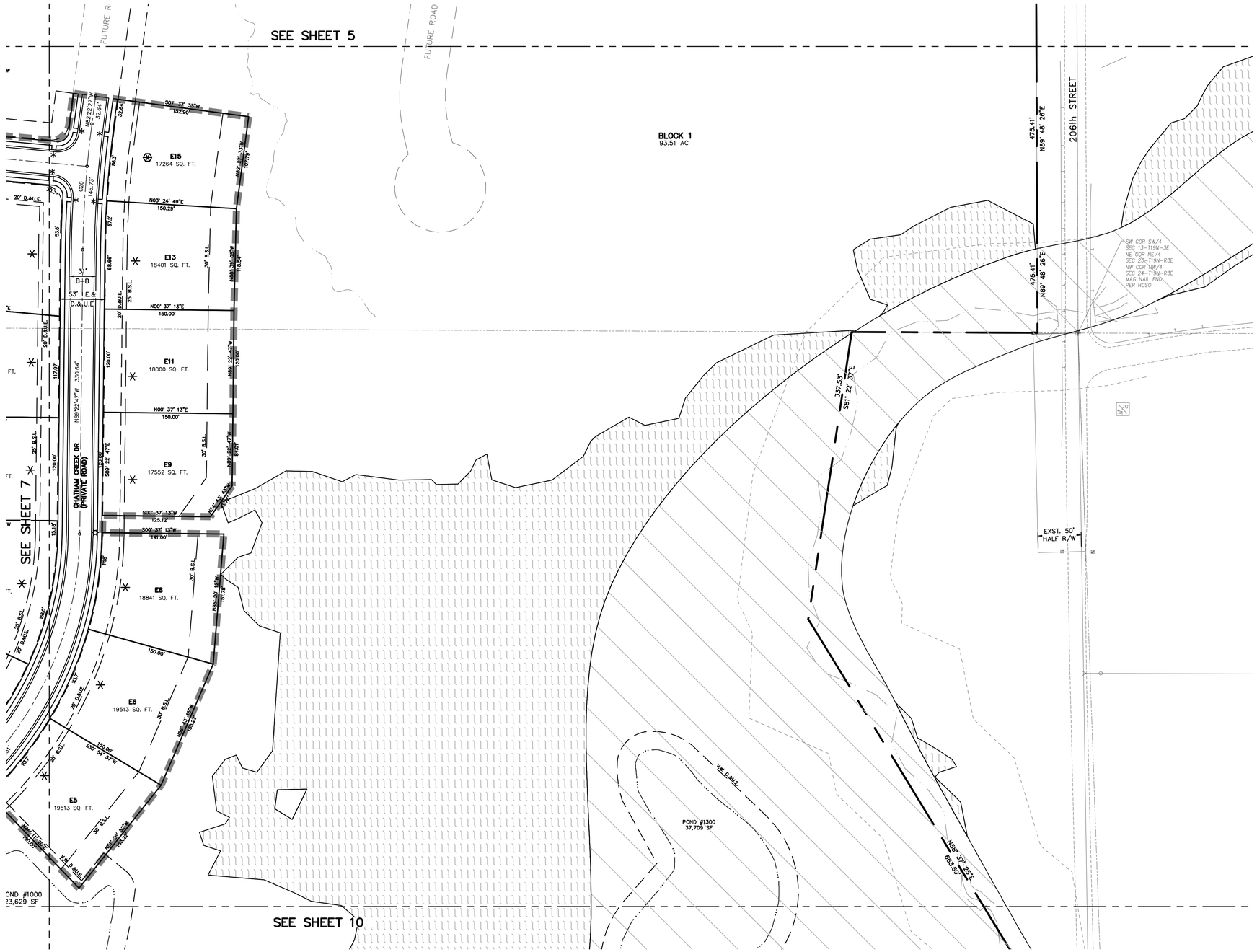

DEVELOPMENT STANDARDS MATRIX

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
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□ 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

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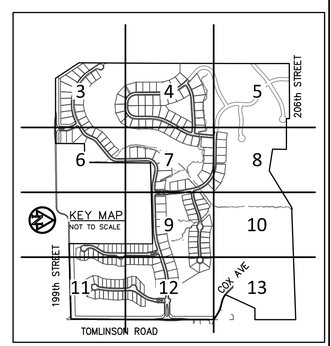

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PRIMARY PLAT

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CHATHAM HILLS - SECTION ONE

PRIMARY PLAT

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0' 60' 120'
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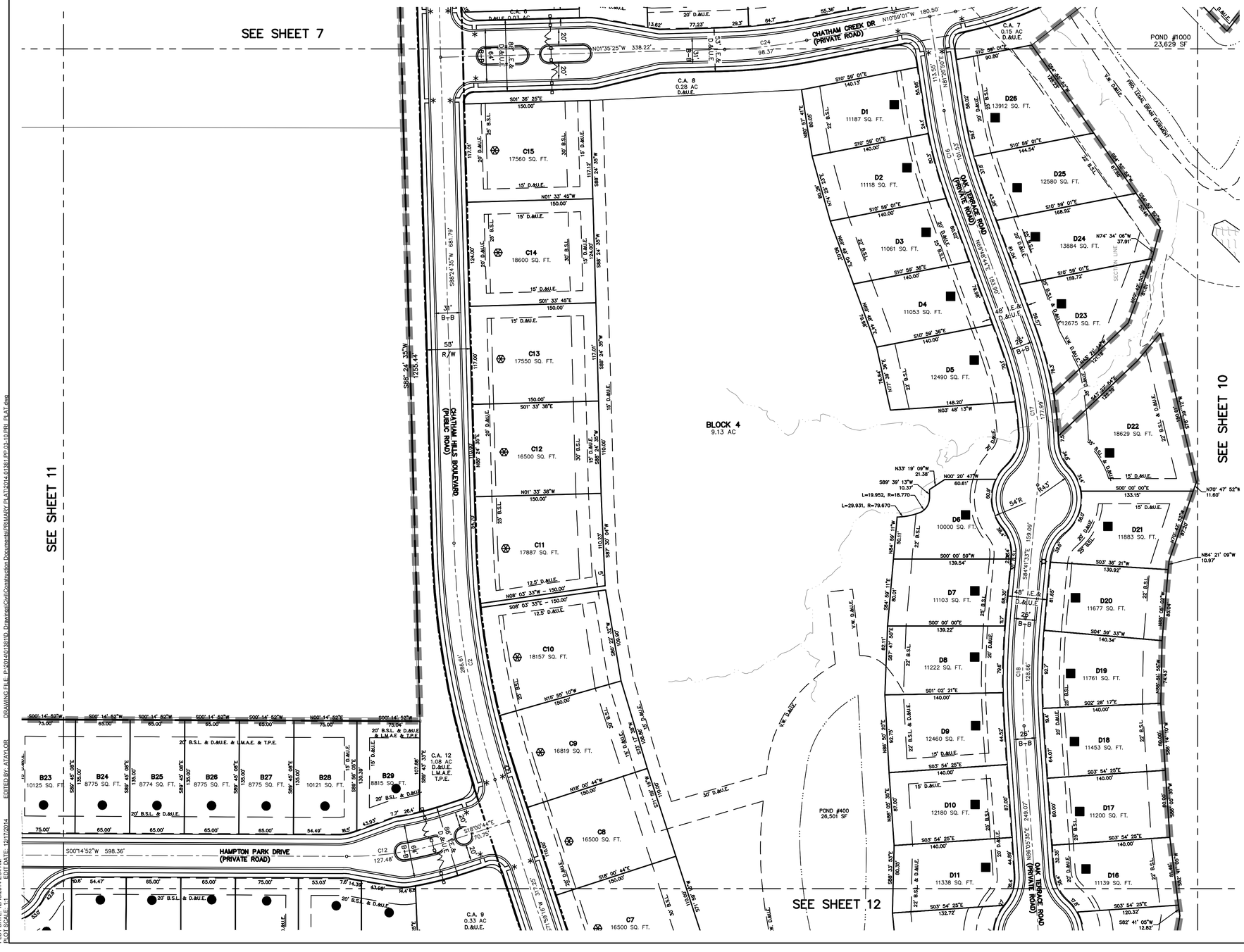

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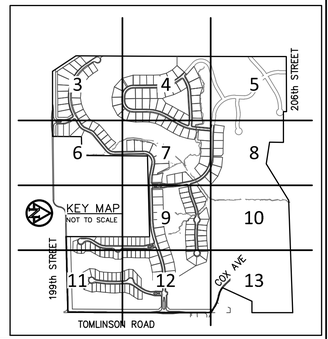

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PRIMARY PLAT

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CHATHAM HILLS - SECTION ONE

PRIMARY PLAT

ZONING PUD

0' 60' 120'
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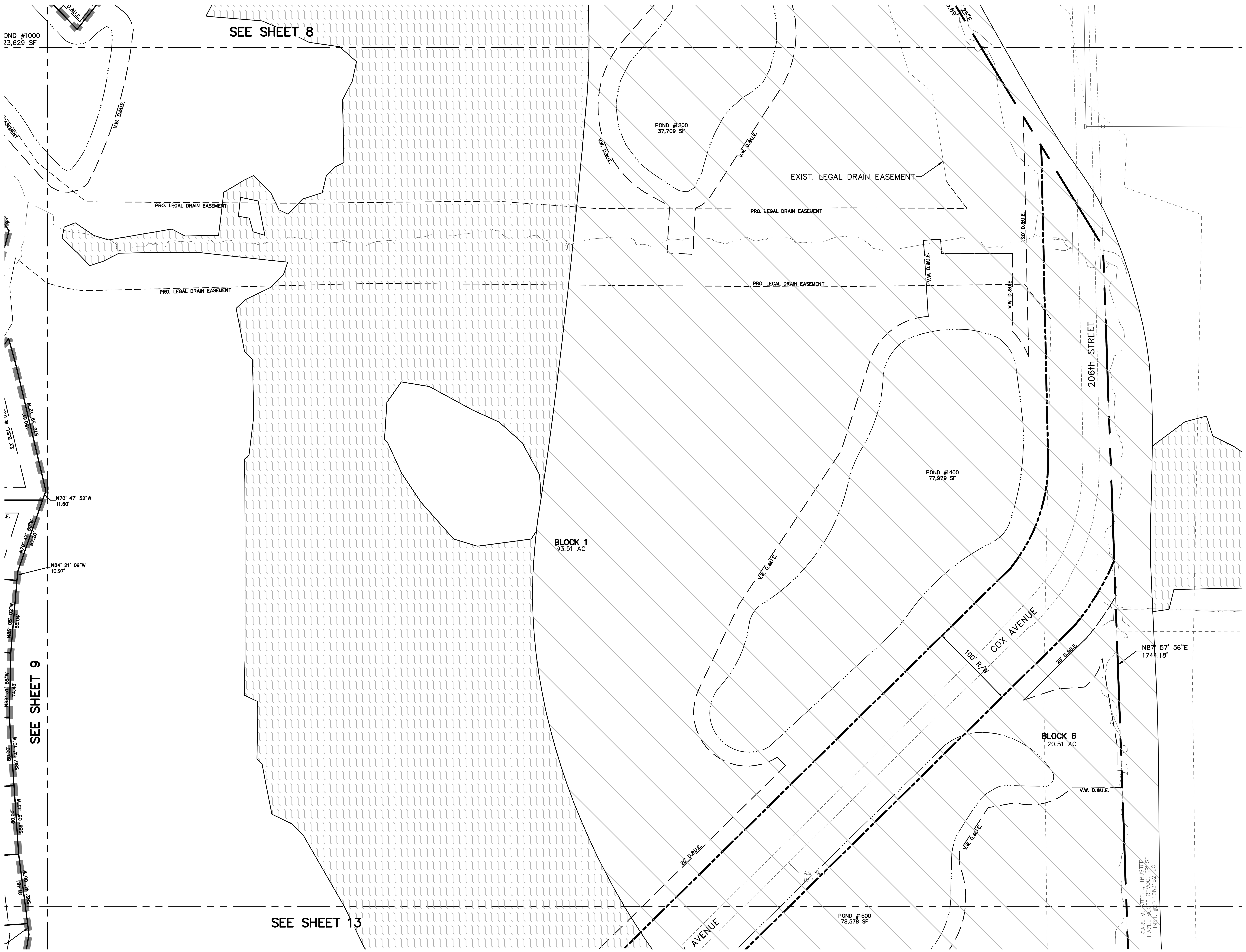

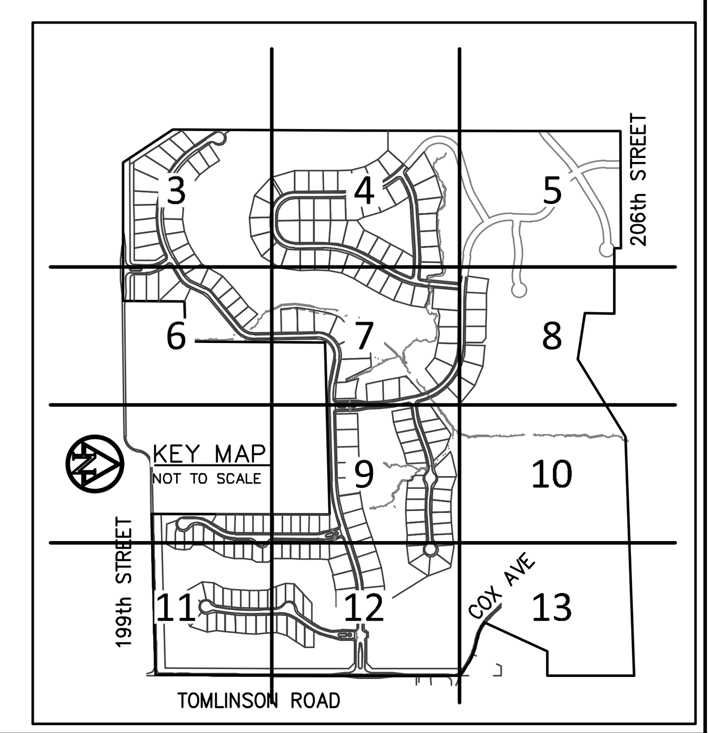

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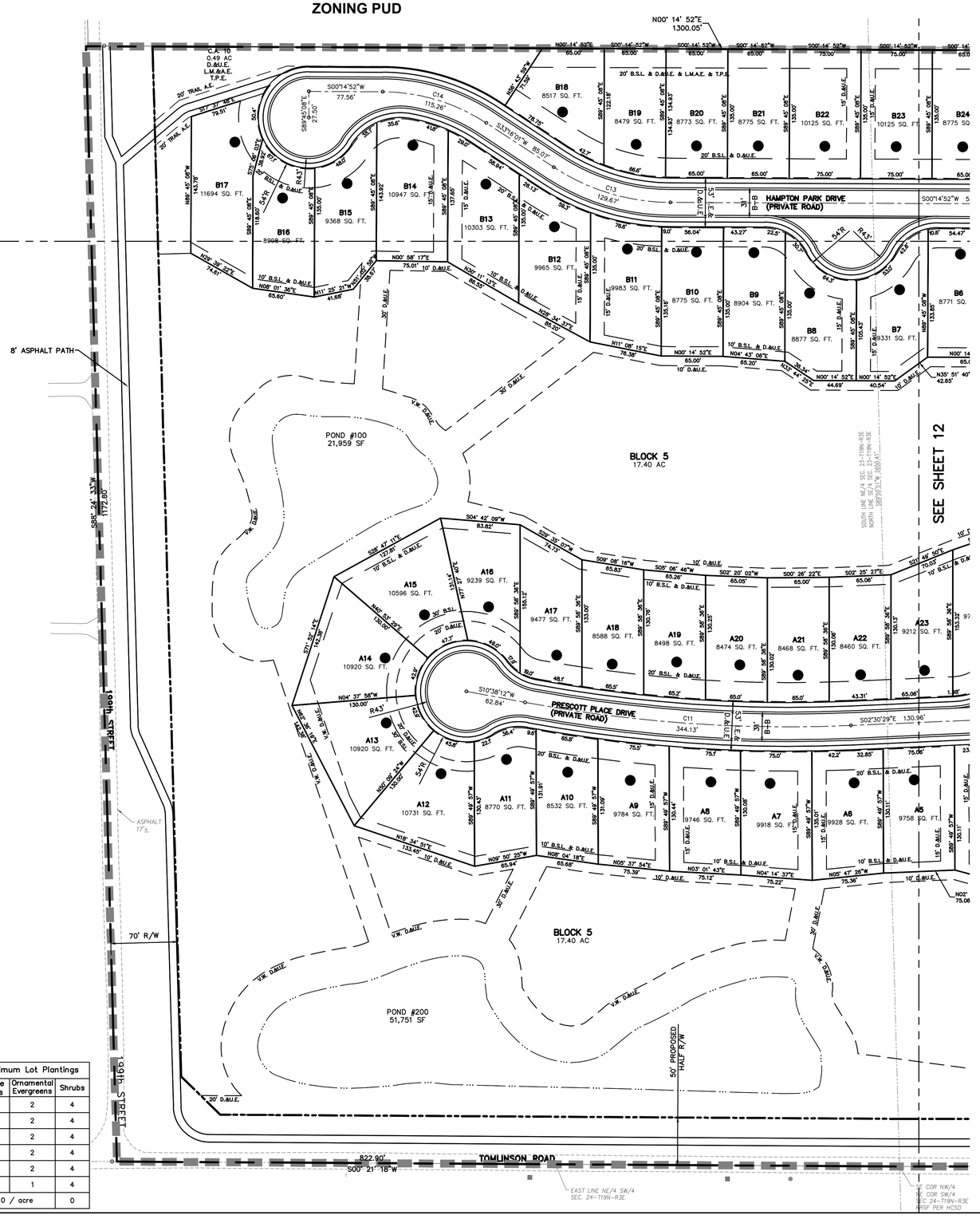

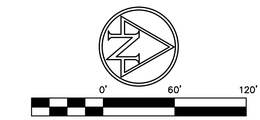

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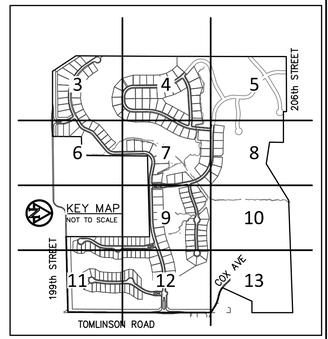

DEVELOPMENT STANDARDS MATRIX

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
I-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
I-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
I-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
I-E	90'	30'	10,000	25'	8'	22'	16'	40'	1,500	4	2	4
I-F	80'	25'	10,000	25'	8'	22'	16'	40'	975	4	2	4
I-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4
C.A.	–	–	–	–	–	–	–	–	–	10 / acre		0

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

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APPROVAL PENDING

CERTIFIED BY

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

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

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Project Number 2014.01381

PRIMARY PLAT

11 of 38

Archive Number 2014.01381

PLOT DATE: 12/18/2014 7:51 AM
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EDIT DATE: 12/17/2014
EDITED BY: ATAYLOR
DRAWING FILE: P:\2014\01381\D. Drawings\Civil\Construction Documents\PRIMARY PLAT\2014.01381 PP 03-10 PRI PLAT.dwg

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 !!

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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'
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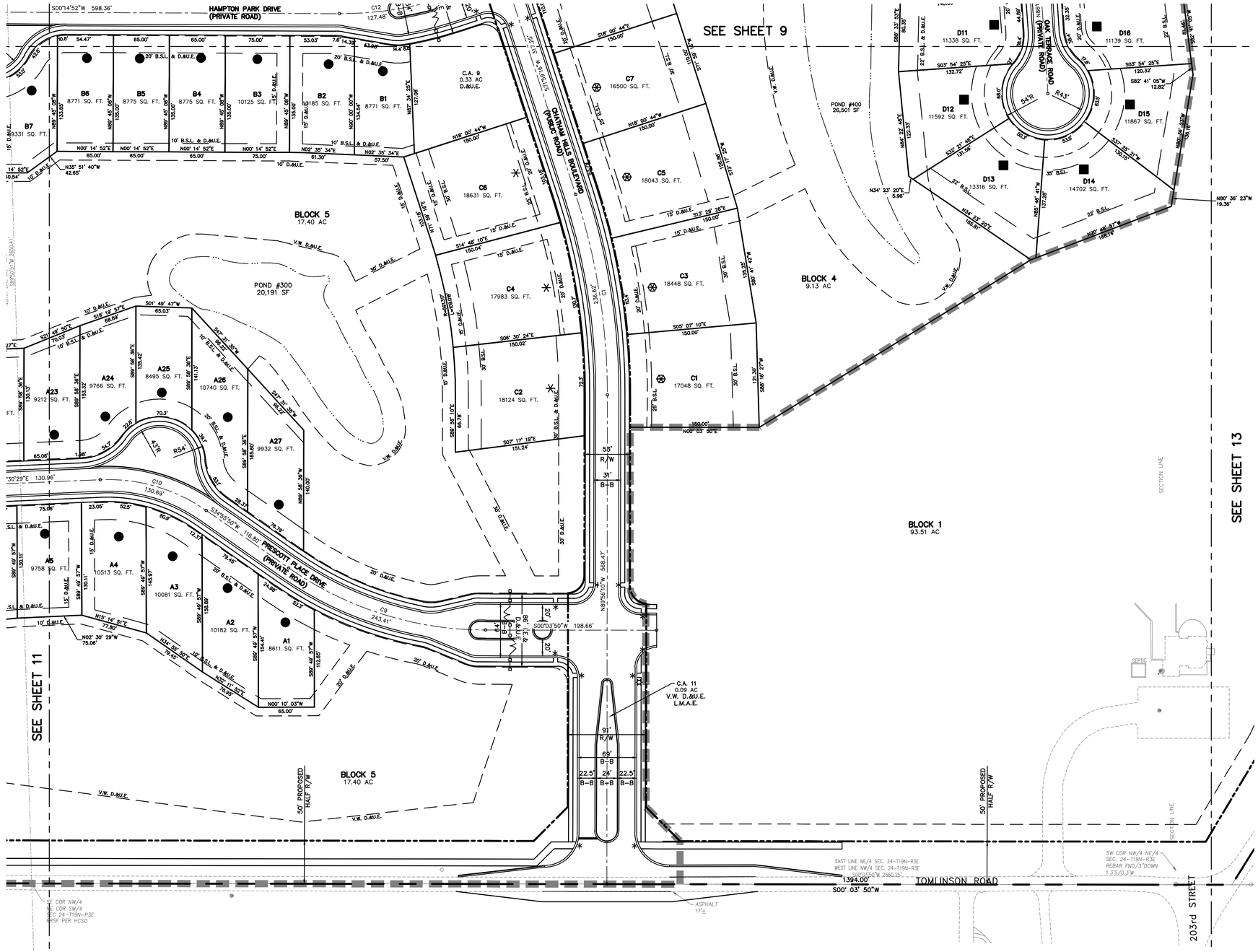

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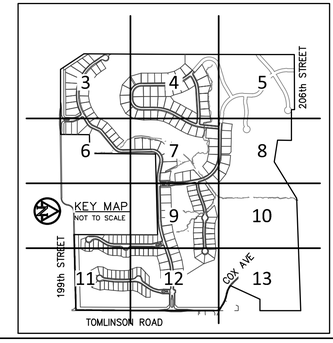

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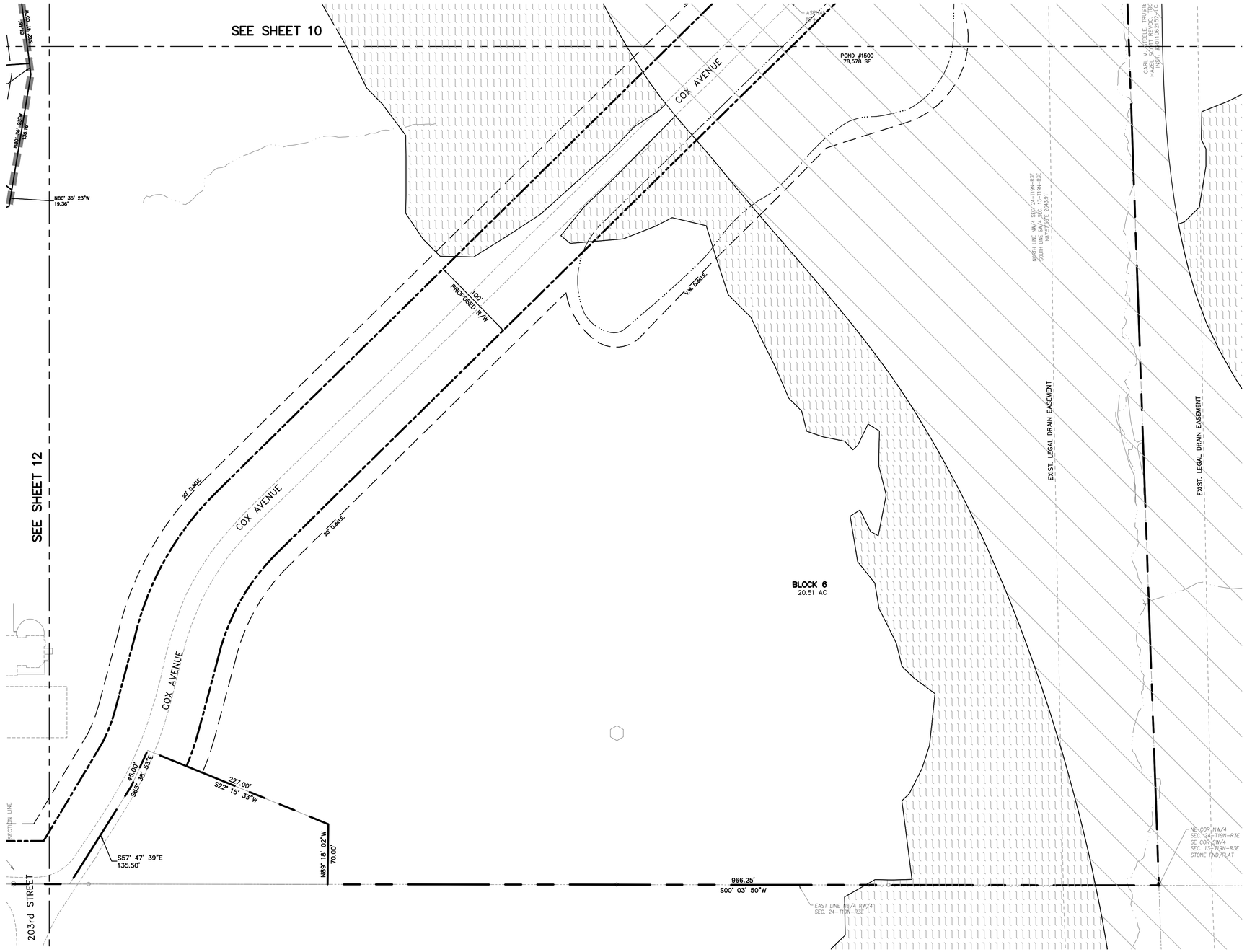

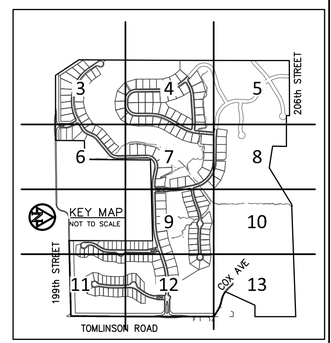

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