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SURVEYOR:

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INDIANAPOLIS, IN 46256
317-547-5580

OWNER/SUBDIVIDER:

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20298 TOMLINSON ROAD, WESTFIELD, IN, 46074

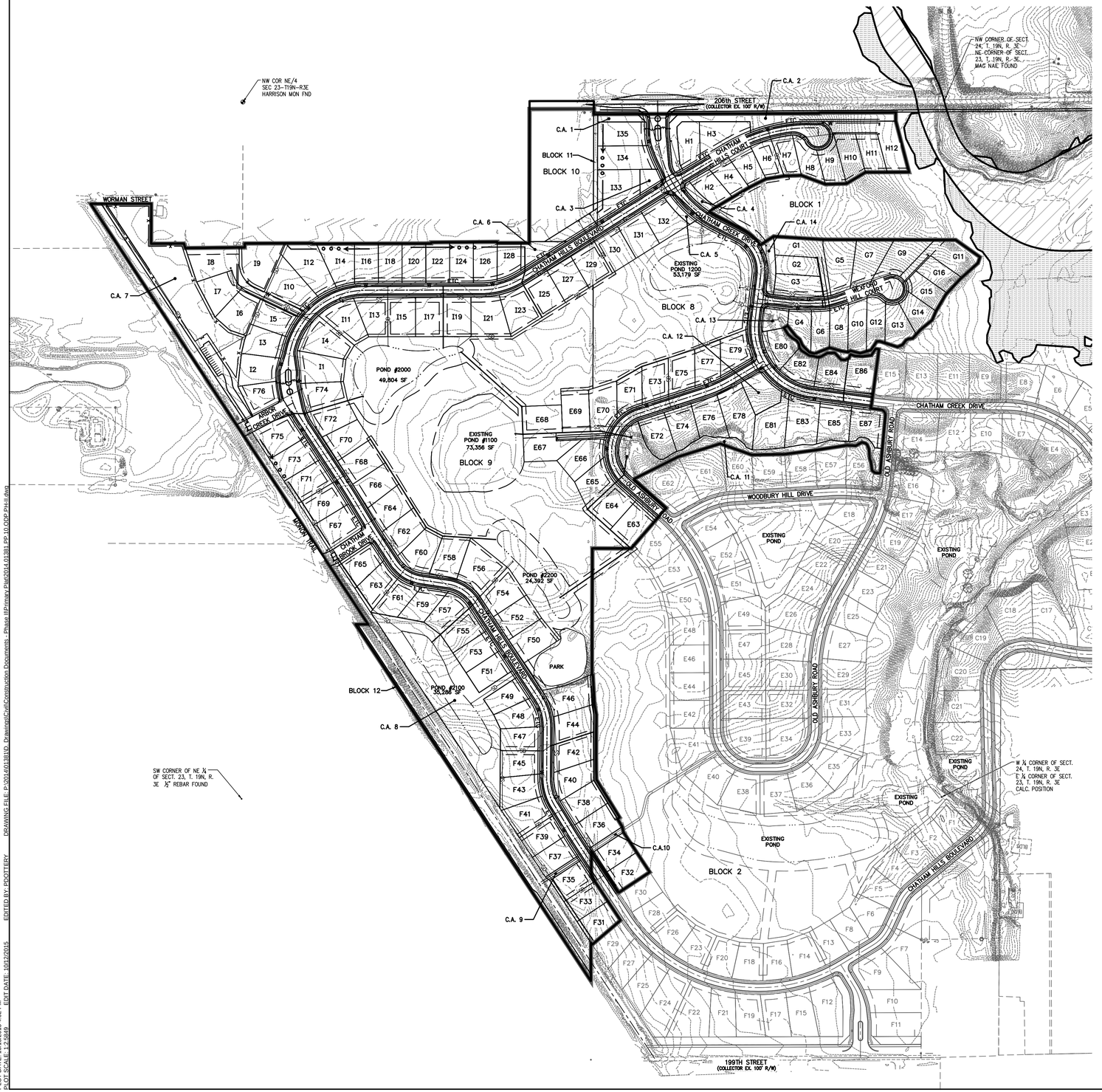
ENGINEER:

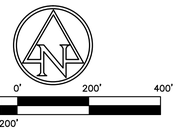
ANDREW R. TAYLOR
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD





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
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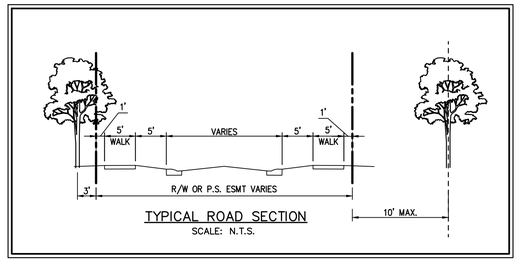

TYPICAL ROAD SECTION
SCALE: N.T.S.

PRIVATE STREETS:
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Know what's below.
Call before you dig.

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CHATHAM HILLS SECTION II
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Westfield, Indiana

ANDREW R. TAYLOR REGISTERED No. 11400406 STATE OF INDIANA PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
09/04/2015
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
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Project Number 2014.01381

OVERALL DEVELOPMENT PLAN

10

Archive Number 2014.01381

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CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

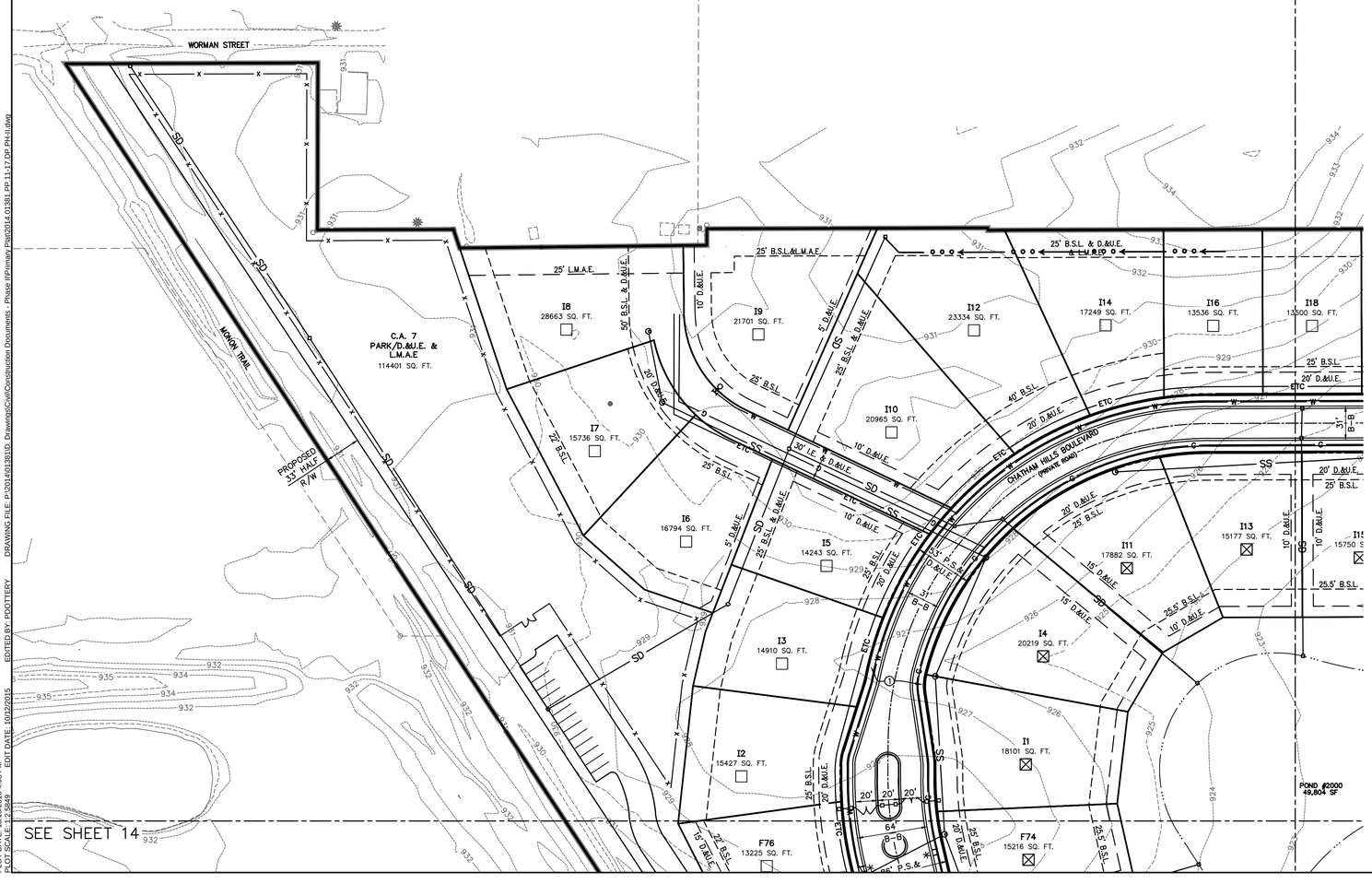
ZONING: PUD

0' 60' 120'

SCALE: 1"=60'

NW COR NE/4
SEC 23-T19N-R3E
HARRISON MON FND

SEE SHEET 12



LEGEND:	
A.E.	ACCESS EASEMENT
I.E. & D.&U.E.	INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
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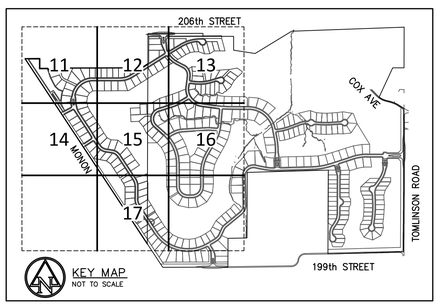

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Project Number 2014.01381

DEVELOPMENT PLAN

11

Archive Number 2014.01381

PLOT DATE: 10/15/2015 4:03 PM
PLOT SCALE: 1.4869
EDIT DATE: 10/12/2015
EDITED BY: PDOTTERY
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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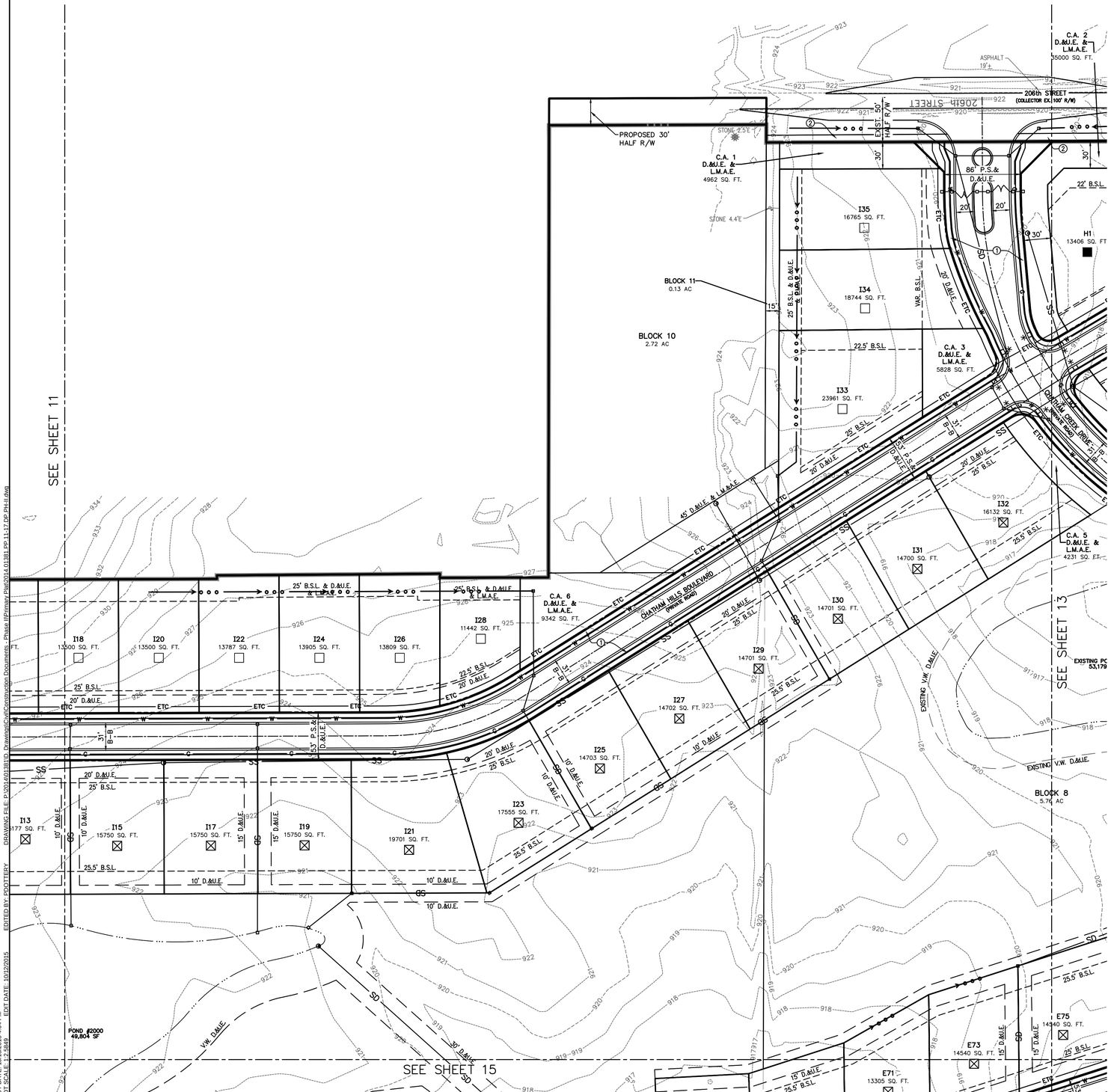
PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD



0' 60' 120'

SCALE: 1"=60'

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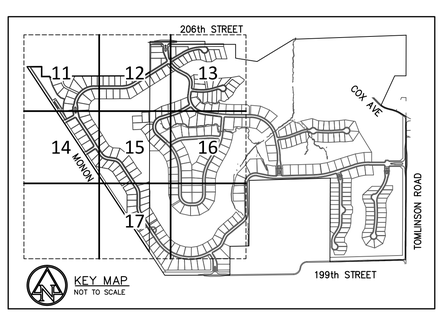

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CERTIFIED BY

ISSUANCE INDEX
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Project Number 2014.01381

DEVELOPMENT PLAN

12

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CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

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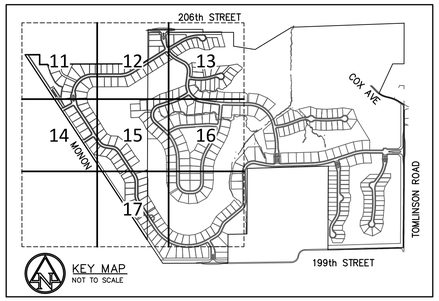

KEY MAP
NOT TO SCALE

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Project Number 2014.01381

DEVELOPMENT PLAN

13

Archive Number 2014.01381

PLOT DATE: 10/15/2015 4:04 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 10/7/2015
EDITED BY: PDOTTERY
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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0' 60' 120'

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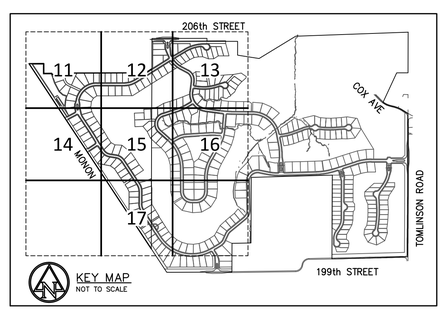

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DEVELOPMENT PLAN

14

Archive Number 2014.01381

PLOT DATE: 10/15/2015 4:04 PM
PLOT SCALE: 1:2.5849 EDIT DATE: 10/12/2015 EDITED BY: POOTTERY DRAWING FILE: P:\2014\01381\D_Drawings\Civil\Construction Documents - Phase II\Primary Plat\2014.01381 PP-11-17 OP PH-II.dwg

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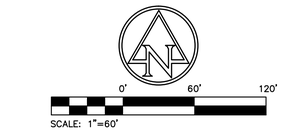

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SD	PROPOSED STORM SEWER
G	PROPOSED GAS
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①	PROPOSED CONCRETE SIDEWALK
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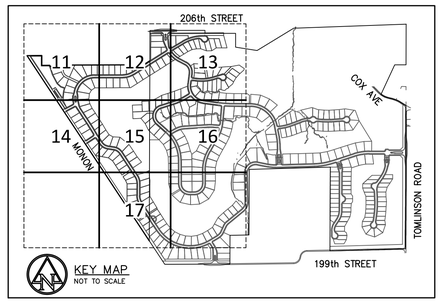

HOLEY MOLEY SAYS
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PER INDIANA STATE LAW IC8-1-26.
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SECTION II
199th Street &
Tomlinson Road
Westfield, Indiana

ANDREW R. TAYLOR
REGISTERED
No. 11400406
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
09/04/2015
PROJECT PHASE:
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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	10/09/15
2	TAC COMMENTS	10/15/15

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Project Number 2014.01381

DEVELOPMENT PLAN

15

Archive Number 2014.01381

PLOT DATE: 10/15/2015 4:04 PM
PLOT SCALE: 1:2.5949
EDIT DATE: 10/12/2015
EDITED BY: POOTTERY
DRAWING FILE: P:\2014\01381D Drawings\Civil\Construction Documents - Phase I\Primary Plat\2014 01381 PP 11-17.DP PhII.dwg

SITE DATA TABLE
SECTION 2
ACREAGE – 96.315
OF LOTS – 134
DENSITY – 1.39 LOTS/ACRE
OPEN SPACE – 34.15 ACRES±
OPEN SPACE (EXCLUDING LAKES) – 28.74 ACRES±
LAKE AREA – 5.42 ACRES±
COMMON AREA – 8.72 ACRES±

SURVEYOR:

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317-547-5580

ENGINEER:

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

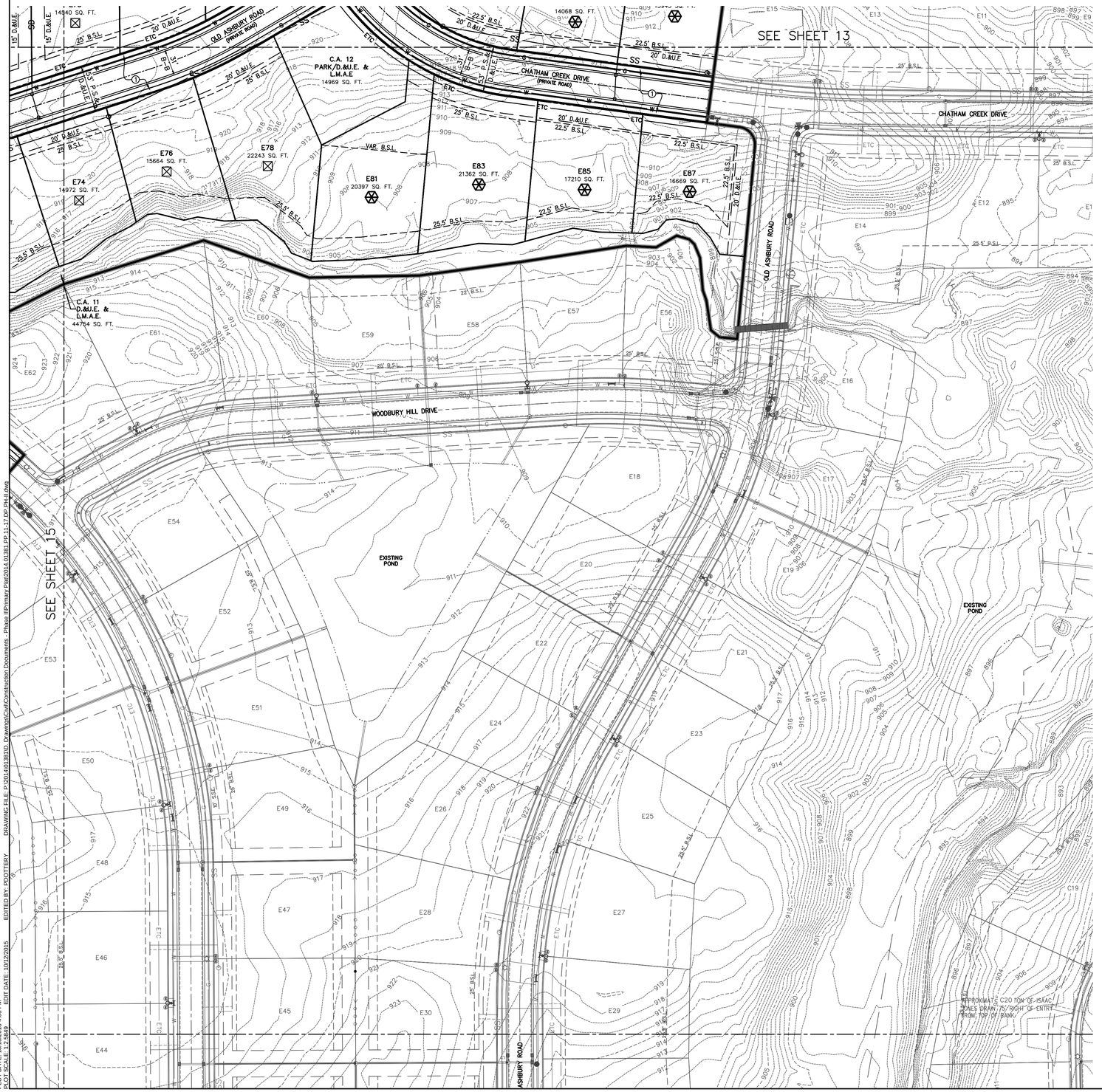
OWNER/SUBDIVIDER:

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

CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD



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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	SECTION CORNER / MONUMENT
	100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G
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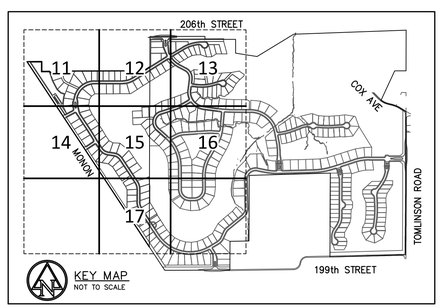

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DEVELOPMENT PLAN

16

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PLOT DATE: 10/15/2015 4:05 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 10/12/2015
EDITED BY: PDOTTERY
DRAWING FILE: P:\2014\01381\D Drawings\Civil\Construction Documents - Phase II\Primary Plat\2014.01381 PP 11-17 DP PH4.dwg

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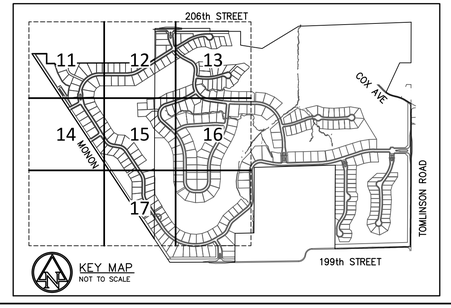

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