CHATHAM HILLS - SECTION THREE

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

SITE DATA TABLE

SECTION 3	
TOTAL ACREAGE – 130.04 ACRES	
# OF LOTS – 93 LOTS	
DENSITY – 0.72 LOTS/ACRE	
OPEN SPACE – 79.86 ACRES	
OPEN SPACE (EXCLUDING LAKES) – 77.96 ACRES	
LAKE AREA – 1.91 ACRES	
COMMON AREA – 10.07 ACRES	
ZONING – PUD	

SURVEYOR:

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

ENGINEER:

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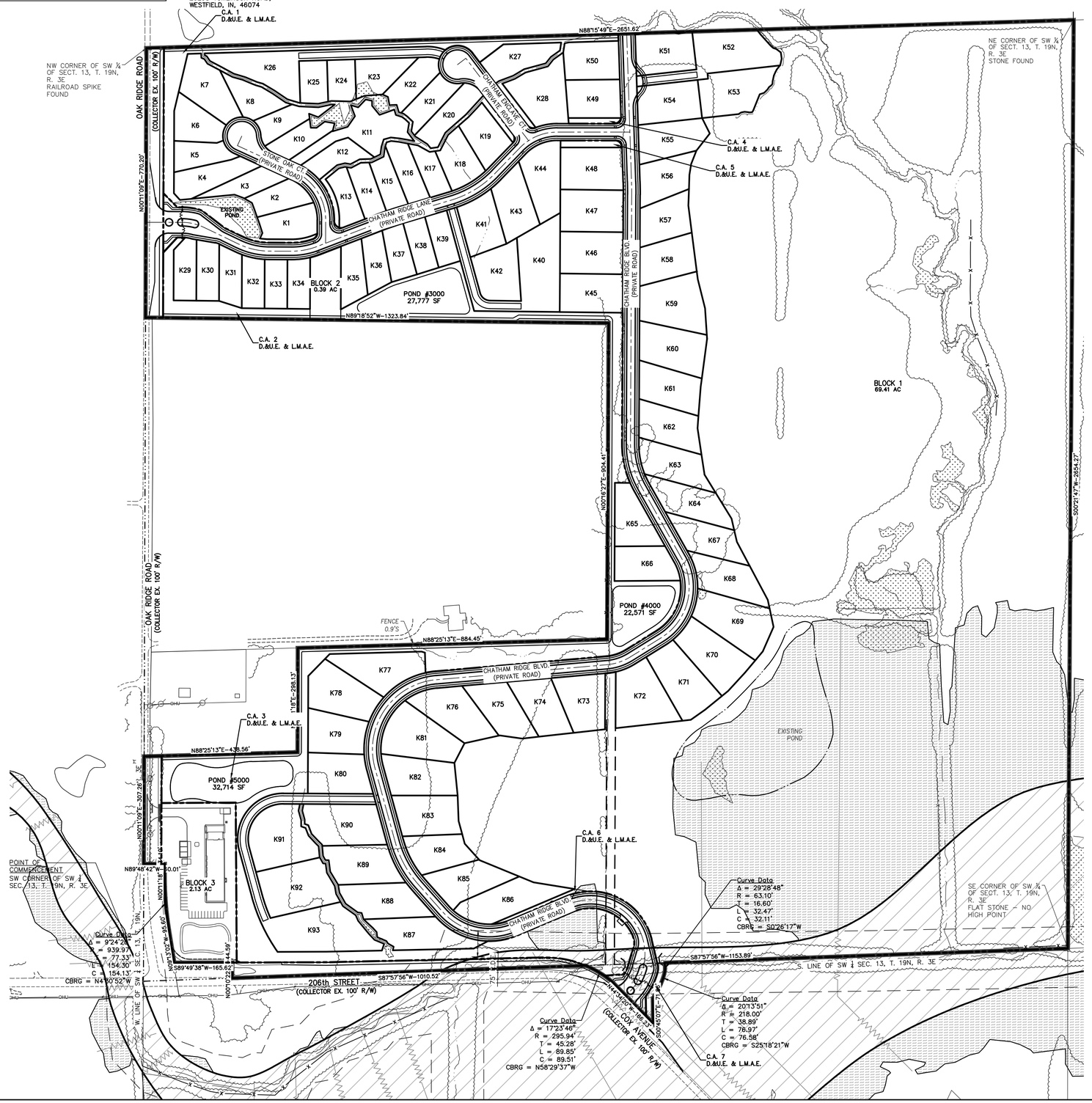
INDIANAPOLIS, IN 46256
317-547-5580

OWNER/SUBDIVIDER:

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



SCALE: 1"=150'

LEGEND

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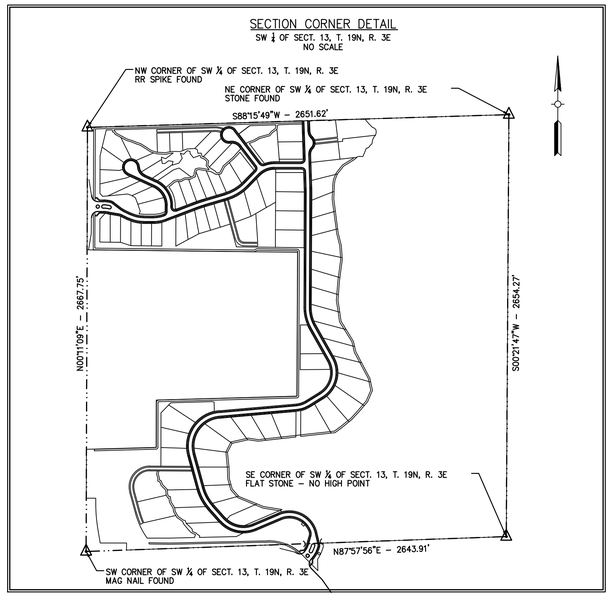

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CHATHAM HILLS SECTION 3
206th Street & Oak Ridge Road
Westfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/04/2016
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01381

OVERALL PRIMARY PLAT

2

PLOT DATE: 11/4/2016 2:11 PM EDIT DATE: 11/4/2016 EDITED BY: RBERGER DRAWING FILE P:\2014\01381\D Drawings\Civil\Construction Documents - Phase III\Primary Plat\2014.01381 CE PP 02 OPP PH-III.dwg
PLOT SCALE: 1:2.5849

CHATHAM HILLS - SECTION THREE

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

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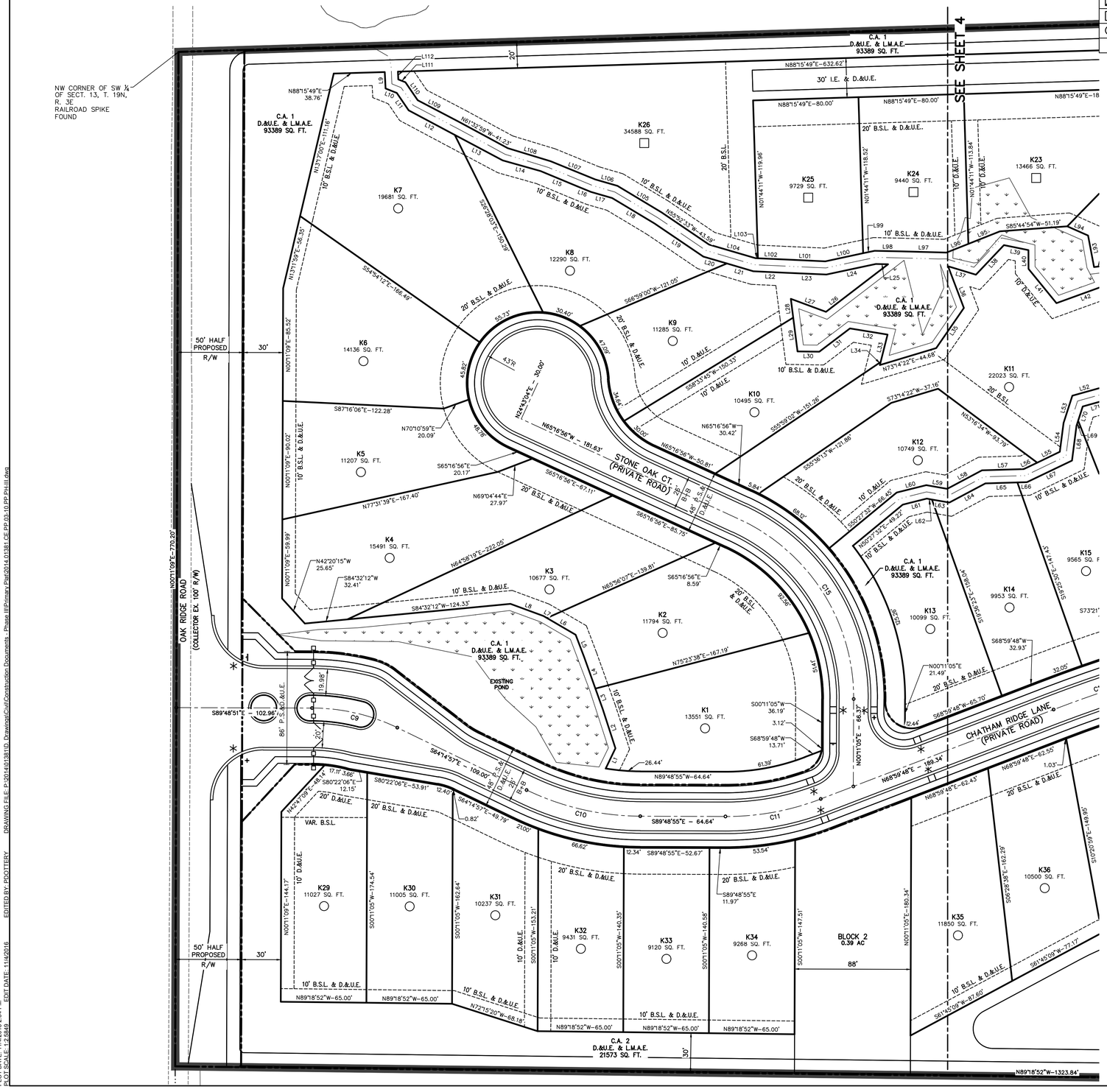
SCALE: 1"=40'



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'	25'	16'	40'	1,500	4	2	4
1–F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
1–G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
1–H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4
C.A.	–	–	–	–	–	–	–	–	–	10/ACRE		–

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N25°45'12"E	17.06
L2	N17°57'28"W	31.19
L3	N19°38'28"W	16.65
L4	N19°38'28"W	25.19
L5	N20°45'21"W	18.33
L6	N59°48'52"W	25.27
L7	N59°48'52"W	3.09
L8	N69°46'02"W	26.64
L9	S2°38'55"E	12.52
L10	S68°20'44"E	9.20
L11	S34°15'07"E	15.97
L12	S61°57'36"E	39.64
L13	S61°57'36"E	41.21
L14	S74°18'44"E	29.96
L15	S67°22'20"E	30.21
L16	S67°46'40"E	11.07
L17	S73°51'20"E	16.78
L18	S59°00'29"E	37.44
L19	S55°52'33"E	44.88
L20	S73°36'47"E	18.56
L21	S73°36'47"E	20.98
L22	S87°27'21"E	25.93
L23	S87°27'21"E	29.58
L24	N77°56'11"E	38.38
L25	S88°33'23"E	9.27
L26	S52°32'20"W	59.41
L27	N69°37'07"W	28.46
L28	S7°16'17"E	14.38
L29	S7°16'17"E	25.87
L30	S89°07'30"E	16.51
L31	N52°43'53"E	29.24
L32	S80°38'42"E	28.94
L33	S14°12'24"W	21.47
L34	S14°12'24"W	2.37
L35	N34°33'58"E	37.01
L36	N20°48'42"W	33.85
L37	S73°07'07"E	22.11
L38	N43°20'00"E	30.94
L39	S78°25'09"E	19.00
L40	S0°14'13"E	14.26
L41	S39°15'18"E	33.54
L42	N70°04'45"E	44.99
L43	S15°50'01"E	16.29
L44	S72°17'53"E	18.50
L45	S53°21'59"E	11.44
L46	S45°59'32"E	15.05
L47	S9°06'10"W	26.62
L48	S36°57'37"E	32.07
L49	N78°58'06"W	20.43
L50	N79°44'07"W	21.80
L51	N83°53'23"W	25.75
L52	S74°25'34"W	21.03
L53	S17°47'58"W	21.75
L54	S7°25'29"W	22.08
L55	S64°22'15"W	19.07
L56	S64°22'15"W	11.29
L57	S88°18'41"W	31.74
L58	S61°58'10"W	29.89
L59	N80°07'15"W	16.11
L60	S75°58'59"W	23.16

LINE TABLE		
LINE	BEARING	DISTANCE
L61	N75°58'59"E	18.78
L62	S80°07'15"E	3.97
L63	S80°07'15"E	13.45
L64	N61°58'10"E	30.99
L65	N88°18'41"E	24.24
L66	N88°18'41"E	7.28
L67	N64°22'15"E	37.90
L68	N7°25'29"E	26.60
L69	N17°47'58"E	4.10
L70	N17°47'58"E	11.36
L71	N74°25'34"E	13.72
L72	S83°53'23"E	23.00
L73	S79°18'26"E	25.10
L74	S79°18'26"E	29.35
L75	S61°05'27"E	38.55
L76	N82°01'14"E	15.56
L77	N82°01'14"E	14.89
L78	S82°01'14"W	20.83
L79	N40°37'53"W	15.63
L80	N57°18'46"W	26.37
L81	N57°04'08"W	14.70
L82	N36°57'37"W	2.92
L83	N36°57'37"W	15.19
L84	N9°16'27"E	27.52
L85	N45°59'32"W	11.90
L86	N45°59'32"W	9.06
L87	N53°21'59"W	13.76
L88	N72°17'53"W	7.88
L89	N72°17'53"W	6.92
L90	N15°50'01"W	21.86
L91	S88°01'14"W	14.67
L92	S82°47'10"W	5.80
L93	N10°40'27"W	24.40
L94	N66°09'41"W	17.28
L95	S68°19'38"W	25.84
L96	S68°19'38"W	17.85
L97	N88°28'56"W	34.95
L98	N88°44'26"W	19.58
L99	S77°56'11"W	8.91
L100	S77°56'11"W	29.36
L101	N87°27'21"W	31.67
L102	N87°27'21"W	19.59
L103	N87°27'21"W	1.76
L104	N73°36'47"W	36.76
L105	N59°00'29"W	39.01
L106	N73°51'20"W	17.56
L107	N67°46'40"W	36.54
L108	N73°04'45"W	34.06
L109	N62°24'08"W	36.23
L110	N34°15'07"W	16.53
L111	N68°20'44"W	5.81
L112	N2°38'55"W	5.91
L113	S38°11'12"W	23.34
L114	S54°50'59"W	31.84
L115	S8°56'45"W	22.98
L116	N38°11'12"E	25.18
L117	N54°50'59"E	34.61
L118	N8°56'45"E	26.97
L119	N80°05'04"E	9.05
L120	N75°02'20"E	3.55

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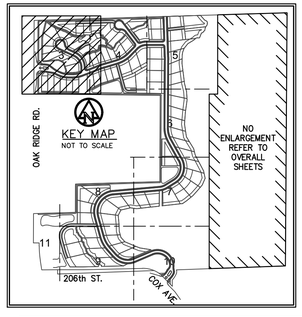
	WETLAND AREA

CURVE TABLE: ROAD ALIGNMENTS				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	428.49	155.00	N33° 48' 40"W	304.50
C2	224.40	180.00	N77° 17' 30"W	210.15
C3	138.11	301.00	N28° 25' 56"W	136.90
C4	349.97	200.00	N34° 50' 30"E	307.00
C5	70.10	150.00	N71° 34' 57"E	69.47
C6	259.71	170.00	N14° 25' 43"E	235.18
C7	129.20	250.00	N14° 31' 53"W	127.77
C8	37.15	1000.00	N00° 47' 24"W	37.14
C9	66.93	150.00	S77° 01' 54"E	66.38
C10	89.24	200.00	S77° 01' 56"E	88.50
C11	73.96	200.00	N79° 35' 27"E	73.54
C12	76.26	1000.00	N71° 10' 53"E	76.24
C13	147.98	290.00	N58° 44' 54"E	146.38
C14	120.09	150.00	N67° 03' 54"E	116.91
C15	171.39	150.00	N32° 32' 55"W	162.22



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ISSUANCE INDEX
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PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01381

PRIMARY PLAT

3

PLOT DATE: 11/4/2016 2:04 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 11/4/2016
EDITED BY: PDOTTERY
DRAWING FILE: P:\2014\01381\D Drawings\Civil\Construction Documents - Phase III\Primary Plat\2014.01381 CE PP 03-10 PP PH-III.dwg

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SEE SHEET 3
SEE SHEET 5
SEE SHEET 6
CHATHAM ENCLAVE CT. (PRIVATE ROAD)
CHATHAM RIDGE LANE (PRIVATE ROAD)
C.A. 1 D.&U.E. & L.M.A.E. 93389 SQ. FT.
C.A. 4 D.&U.E. & L.M.A.E. 2337 SQ. FT.
C.A. 5 D.&U.E. & L.M.A.E. 3425 SQ. FT.
30' I.E. & D.&U.E.
20' B.S.L. & D.&U.E.
10' B.S.L. & D.&U.E.
10' D.&U.E.
K11 22023 SQ. FT.
K12 10749 SQ. FT.
K13 10099 SQ. FT.
K14 9953 SQ. FT.
K15 9565 SQ. FT.
K16 11514 SQ. FT.
K17 9280 SQ. FT.
K18 14332 SQ. FT.
K19 14897 SQ. FT.
K20 13715 SQ. FT.
K21 11932 SQ. FT.
K22 12605 SQ. FT.
K23 13466 SQ. FT.
K24 9440 SQ. FT.
K27 15202 SQ. FT.
K28 23510 SQ. FT.
K35 11850 SQ. FT.
K36 10500 SQ. FT.
K37 10459 SQ. FT.
K38 9831 SQ. FT.
K39 9777 SQ. FT.
K40 41384 SQ. FT.
K41 16660 SQ. FT.
K42 18813 SQ. FT.
K43 18268 SQ. FT.
K44 20115 SQ. FT.
K45 19821 SQ. FT.
K46 21621 SQ. FT.
K47 21621 SQ. FT.
K48 21557 SQ. FT.
K49 16768 SQ. FT.
K50 17105 SQ. FT.
BLOCK 2 0.39 AC
POND #3000 27,777 SF
N89°18'52"W-1323.84'
N89°18'52"W-180.00'
N89°18'52"W-179.92'
N89°18'52"W-180.00'
N89°18'52"W-180.00'
N89°17'21"W-88.84'
N89°19'59"W-244.71'
N89°23'31"E-155.67'
N90°00'00"W-32.37'
N90°00'00"E-175.60'
N88°15'49"E-165.44'
N88°16'06"E-91.29'
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S68°59'48"E-62.43'
S61°45'09"W-77.17'
S61°45'09"W-67.60'
S73°21'58"W-140.32'
S73°21'58"W-55.15'
S73°21'58"W-65.36'
S73°21'58"E-53.94'
S73°21'58"E-54.88'
S72°28'07"W-65.04'
S73°3'17"W-79.94'
S60°05'42"W-76.56'
S60°05'42"W-68.55'
S69°13'55"W-110.00'
S60°05'42"W-34.31'
S03°55'27"E-181.07'
S00°16'27"W-120.12'
S00°16'27"W-66.90'
S00°16'27"W-53.21'
S00°16'27"W-110.04'
N73°15'28"W-296.98'
N73°15'28"W-73.37'
N52°44'26"E-85.50'
N44°23'22"E-148.30'
N43°59'48"E-161.24'
N43°28'07"E-286.73'
N44°07'48"E-101.99'
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N00°16'27"W-120.12'
N00°16'27"W-66.90'
N00°16'27"W-53.21'
N00°16'27"W-110.04'
S48°08'21"W-19.07'
S45°11'19"W-39.12'
S26°52'30"E-46.47'
S26°52'30"E-49.29'
S26°28'35"E-162.29'
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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

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'	25'	16'	40'	1,500	4	2	4
1–F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
1–G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
1–H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4
C.A.	–	–	–	–	–	–	–	–	–	10/ACRE		–

LINE TABLE		
LINE	BEARING	DISTANCE
L61	N75°58'59"E	18.78
L62	S80°07'15"E	3.97
L63	S80°07'15"E	13.45
L64	N61°58'10"E	30.99
L65	N88°18'41"E	24.24
L66	N88°18'41"E	7.28
L67	N64°22'15"E	37.90
L68	N7°25'29"E	26.60
L69	N17°47'58"E	4.10
L70	N17°47'58"E	11.36
L71	N74°25'34"E	13.72
L72	S83°53'23"E	23.00
L73	S79°18'26"E	25.10
L74	S79°18'26"E	29.35
L75	S61°05'27"E	38.55
L76	N82°01'14"E	15.56
L77	N82°01'14"E	14.89
L78	S82°01'14"W	20.83
L79	N40°37'53"W	15.63
L80	N57°18'46"W	26.37
L81	N57°04'08"W	14.70
L82	N36°57'37"W	2.92
L83	N36°57'37"W	15.19
L84	N9°16'27"E	27.52
L85	N45°59'32"W	11.90
L86	N45°59'32"W	9.06
L87	N53°21'59"W	13.76
L88	N72°17'53"W	7.88
L89	N72°17'53"W	6.92
L90	N15°50'01"W	21.86
L91	S88°01'14"W	14.67
L92	S82°47'10"W	5.80
L93	N10°40'27"W	24.40
L94	N66°09'41"W	17.28
L95	S68°19'38"W	25.84
L96	S68°19'38"W	17.85
L97	N88°28'56"W	34.95
L98	N88°44'26"W	19.58
L99	S77°56'11"W	8.91
L100	S77°56'11"W	29.36
L101	N87°27'21"W	31.67
L102	N87°27'21"W	19.59
L103	N87°27'21"W	1.76
L104	N73°36'47"W	36.76
L105	N59°00'29"W	39.01
L106	N73°51'20"W	17.56
L107	N67°46'40"W	36.54
L108	N73°04'45"W	34.06
L109	N62°24'08"W	36.23
L110	N34°15'07"W	16.53
L111	N68°20'44"W	5.81
L112	N2°38'55"W	5.91
L113	S38°11'12"W	23.34
L114	S54°50'59"W	31.84
L115	S8°56'45"W	22.98
L116	N38°11'12"E	25.18
L117	N54°50'59"E	34.61
L118	N8°56'45"E	26.97
L119	N80°05'04"E	9.05
L120	N75°02'20"E	3.55

LINE TABLE		
LINE	BEARING	DISTANCE
L121	N88°08'45"E	9.56
L122	N72°09'55"E	9.26
L123	S60°16'25"E	7.05
L124	S82°24'49"E	6.46
L125	N77°49'42"E	16.20
L126	N70°55'00"E	6.01
L127	N88°15'49"E	16.73
L128	S38°04'41"E	17.67
L129	S46°37'07"E	6.66
L130	S52°12'34"E	4.36
L131	S70°54'07"E	8.93
L132	S53°07'43"E	16.03
L133	S8°26'04"E	18.10
L134	S13°20'48"W	19.28
L135	S38°00'26"W	15.07
L136	S28°27'13"W	5.03
L137	S28°27'13"W	1.27
L138	S23°49'10"W	12.21
L139	S12°58'59"W	17.54
L140	S1°15'54"W	6.72
L141	S37°19'20"W	5.17
L142	S52°43'13"W	8.78
L143	S31°19'13"W	8.05
L144	S45°07'27"W	13.47
L145	S71°21'09"W	13.42
L146	S21°50'53"W	14.02
L147	S21°41'53"W	33.49
L148	S27°45'12"W	5.68
L149	S41°00'42"W	2.78
L150	S86°20'27"W	6.56
L151	N82°38'28"W	5.82
L152	N82°50'37"W	8.89
L153	S78°16'22"W	9.39
L154	S62°04'26"W	6.08
L155	S42°12'32"W	2.38
L156	S42°12'32"W	2.38
L158	N12°14'50"E	10.38
L159	N60°31'51"W	18.24
L160	N32°08'42"W	8.70
L161	N67°24'19"W	28.68
L162	N5°35'19"W	14.47
L163	N42°47'54"W	16.29
L164	N47°01'39"W	36.25
L165	N16°32'05"W	19.01
L166	N82°05'28"W	10.97
L167	N29°14'13"W	35.89
L168	N9°35'21"W	22.75
L169	N9°35'21"W	0.43
L170	N7°45'40"W	32.66
L171	N86°08'13"W	9.81
L172	N29°01'11"W	13.22
L173	N4°55'36"W	29.05
L174	N4°55'36"W	3.38
L175	N45°28'02"W	14.82
L176	N43°21'26"W	28.15
L177	N20°57'10"W	26.69
L178	N70°42'13"W	10.97
L179	N0°07'44"E	12.44
L180	N15°27'31"W	26.48
L181	N11°37'05"E	19.28

LEGEND

A.E.	ACCESS EASEMENT
I.E. & D.&U.E.	INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
P.S.&D.&U.E.	PRIVATE STREET & DRAINAGE & UTILITY EASEMENT
B.S.L	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
C.A.	COMMON AREA
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T.P.E.	TREE PRESERVATION EASEMENT
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	100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G
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	WETLAND AREA

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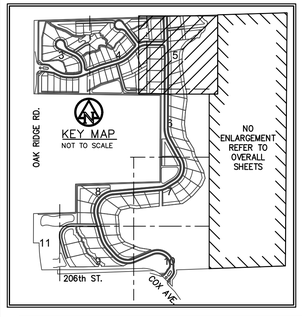

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www.structurepoint.com

CHATHAM HILLS SECTION 3
206th Street & Oak Ridge Road
Westfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/04/2016
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01381

PRIMARY PLAT

CHATHAM HILLS - SECTION THREE

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

SITE DATA TABLE

SECTION 3
TOTAL ACREAGE – 130.04 ACRES
OF LOTS – 93 LOTS
DENSITY – 0.72 LOTS/ACRE
OPEN SPACE – 79.86 ACRES
OPEN SPACE (EXCLUDING LAKES) – 77.96 ACRES
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SURVEYOR:
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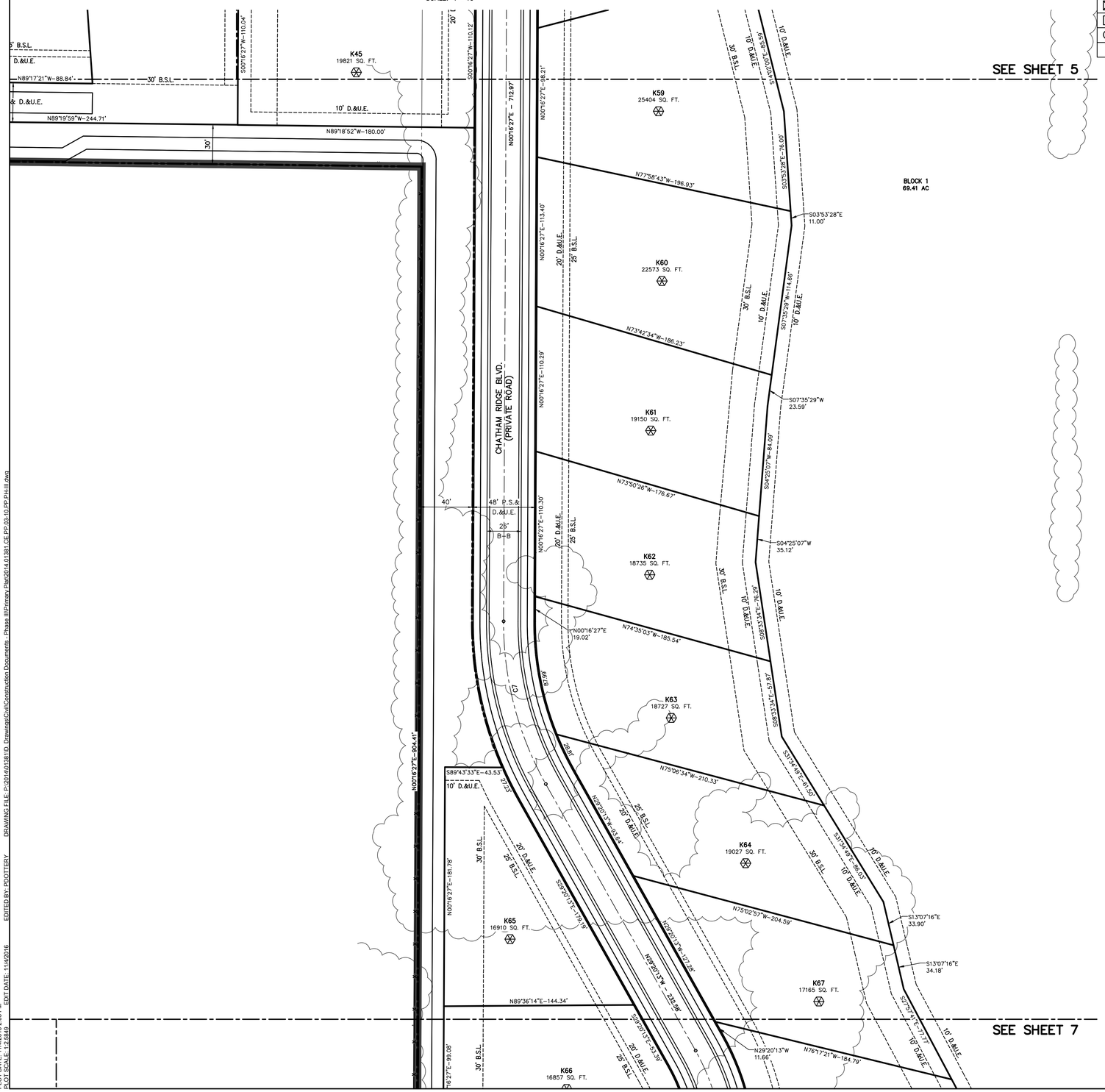
0' 40' 80'
SCALE: 1"=40'



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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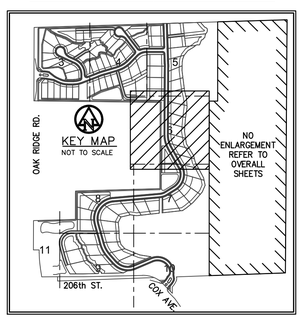

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PRIMARY PLAT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2014.01381

PRIMARY PLAT

PLOT DATE: 11/4/2016 2:06 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 11/4/2016
EDITED BY: RDOTTERY
DRAWING FILE: P:\2014\01381\D Drawings\Civil\Construction Documents - Phase III\Primary Plat\2014.01381-CE-PP-03-10-PP Ph3-III.dwg

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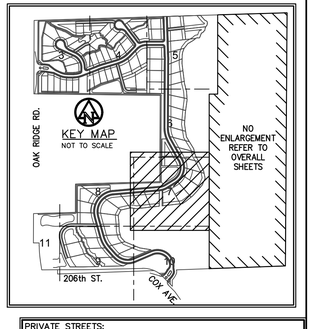

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206th Street & Oak Ridge Road
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APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

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DATE:
11/04/2016
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01381

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PLOT DATE: 11/4/2016 2:06 PM EDIT DATE: 11/4/2016 EDITED BY: PDOTTERY DRAWING FILE: P:\2014\01381\D Drawings\Civil\Construction Documents - Phase III\Primary Plat\2014.01381 CE PP 03-10 PP PH-III.dwg
PLOT SCALE: 1:2.5849

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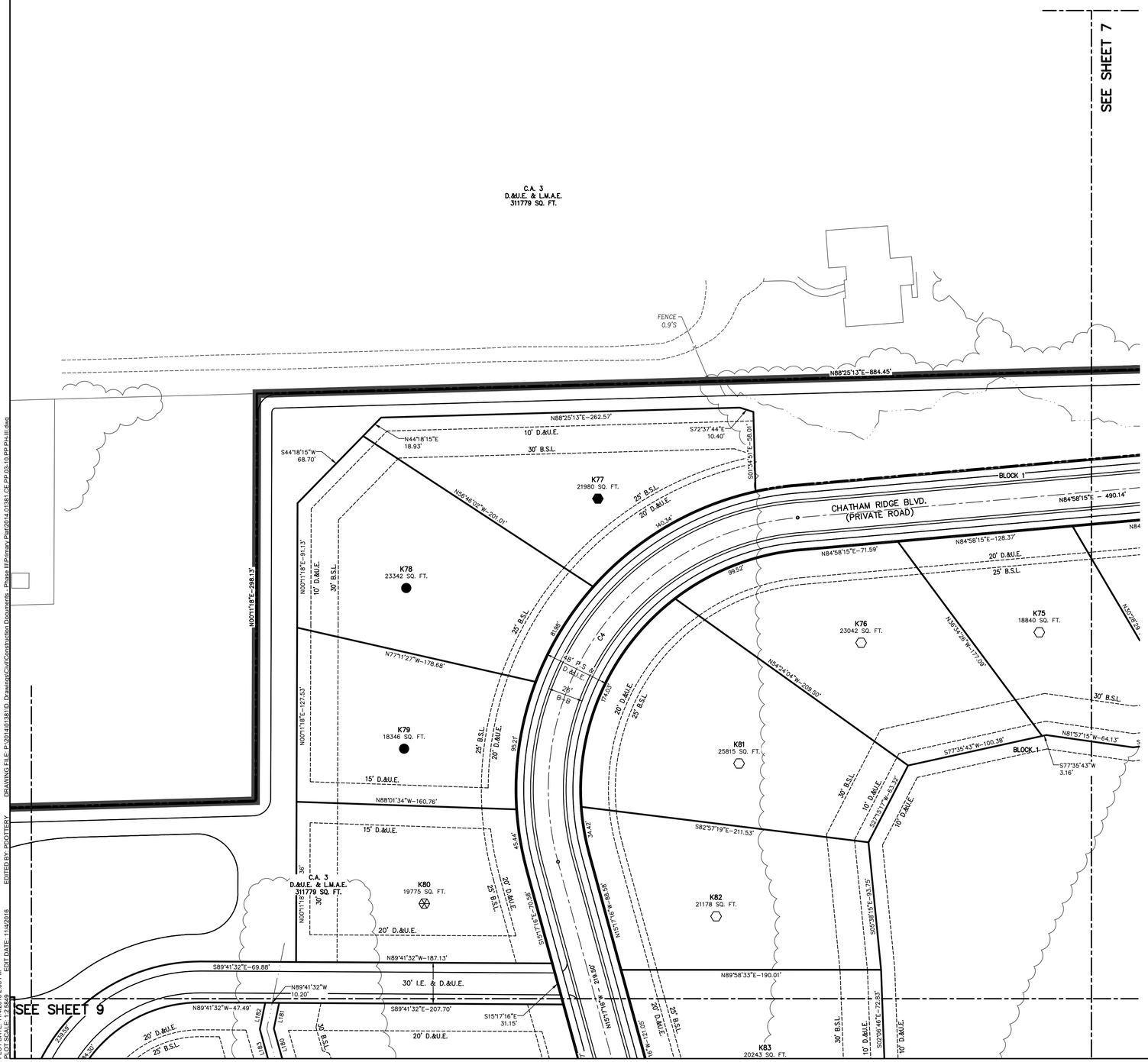
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-E	90'	30	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4
C.A.	–	–	–	–	–	–	–	–	–	10/ACRE		–



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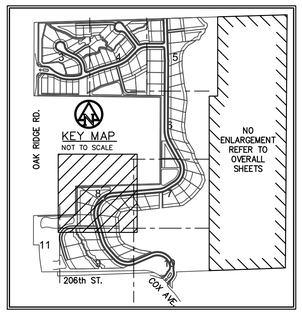

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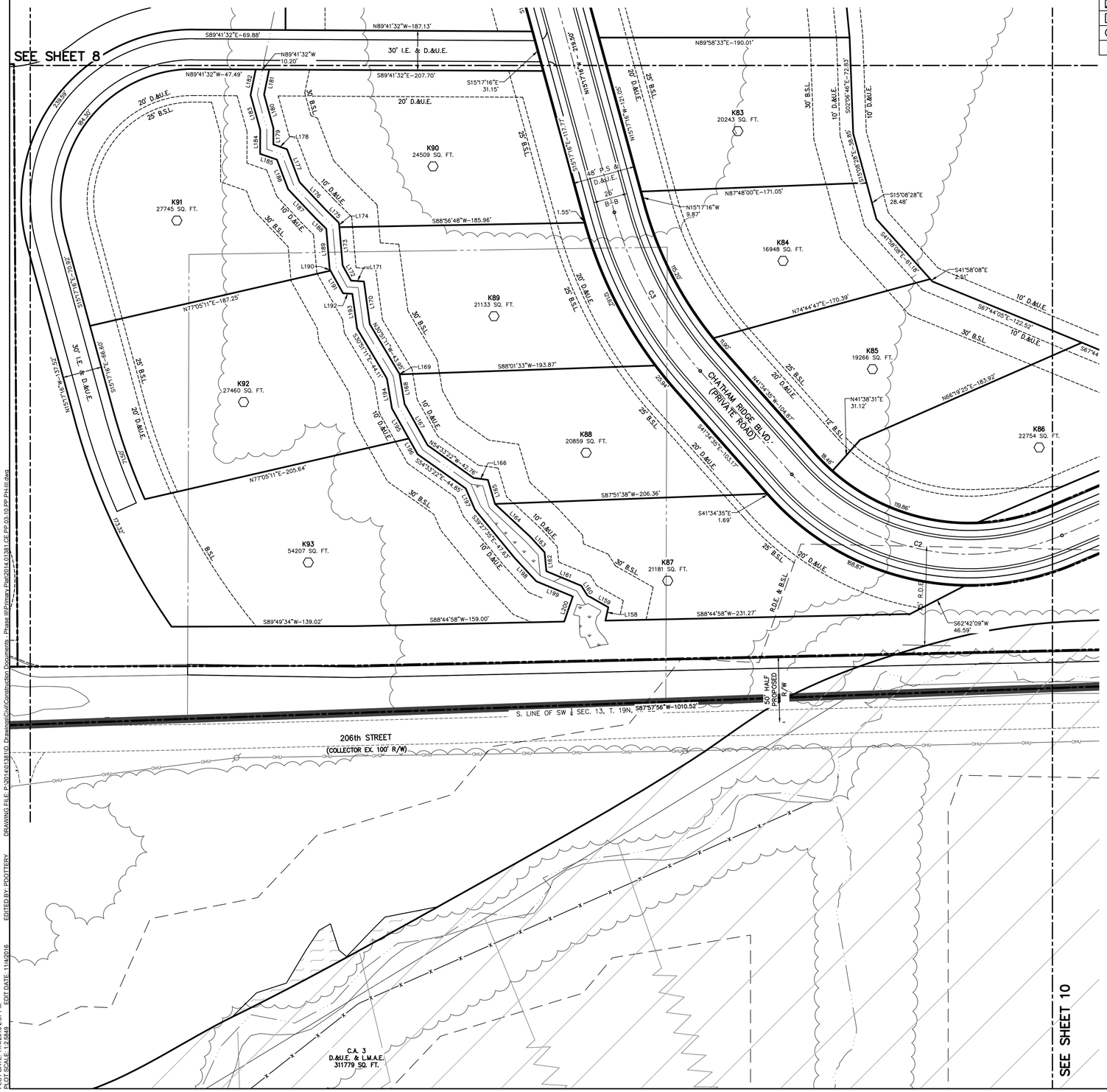

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L188	S45°28'02"E	11.31
L189	S4°55'36"E	30.86
L190	S29°01'11"E	1.21
L191	S29°01'11"E	19.59
L192	S86°08'13"E	7.10
L193	S7°45'40"E	26.55
L194	S9°35'21"E	23.04
L195	S29°14'13"E	26.27
L196	S29°14'13"E	13.60
L197	S23°33'19"E	17.41
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L199	S67°24'19"E	29.97
L200	S18°55'09"W	20.10

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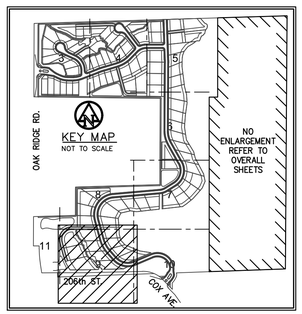

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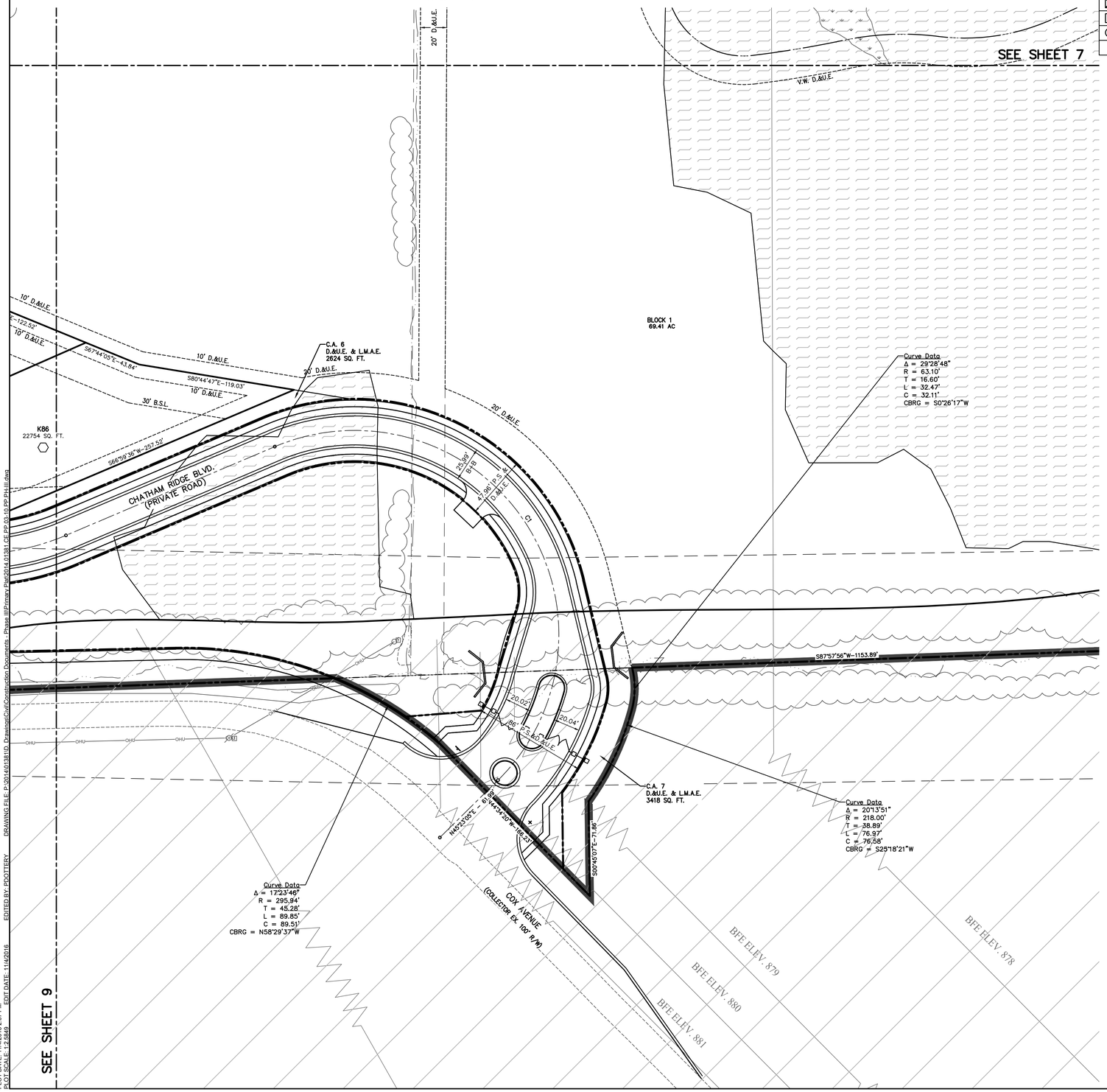

DEVELOPMENT STANDARDS MATRIX

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
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'	25'	16'	40'	1,500	4	2	4
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4
C.A.	–	–	–	–	–	–	–	–	–	10/ACRE		–

LEGEND

A.E.	ACCESS EASEMENT
I.E. & D.&U.E.	INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
P.S.&D.&U.E.	PRIVATE STREET & DRAINAGE & UTILITY EASEMENT
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	100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G
	WETLAND AREA

CURVE TABLE: ROAD ALIGNMENTS

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	428.49	155.00	N33° 48' 40"W	304.50
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C8	37.15	1000.00	N00° 47' 24"W	37.14
C9	66.93	150.00	S77° 01' 54"E	66.38
C10	89.24	200.00	S77° 01' 56"E	88.50
C11	73.96	200.00	N79° 35' 27"E	73.54
C12	76.26	1000.00	N71° 10' 53"E	76.24
C13	147.98	290.00	N58° 44' 54"E	146.38
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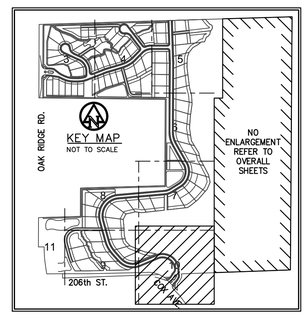

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!! CAUTION !!

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20298 TOMLINSON ROAD,
WESTFIELD, IN, 46074
CONTACT: STEVE HENKE

AMERICAN STRUCTUREPOINT INC.

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

CHATHAM HILLS SECTION 3
206th Street & Oak Ridge Road
Westfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/04/2016
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2014.01381

PRIMARY PLAT

PLOT DATE: 11/4/2016 2:07 PM EDIT DATE: 11/4/2016 EDITED BY: PDOTTERY DRAWING FILE: P:\2014\01381\D Drawings\Civil\Construction Documents - Phase III\Primary Plat\2014.01381 CE PP 09-10 PP PH III.dwg
PLOT SCALE: 1:2.5849

CHATHAM HILLS - SECTION THREE
PRIMARY PLAT AND DEVELOPMENT PLAN
ZONING: PUD

SITE DATA TABLE
SECTION 3
TOTAL ACREAGE – 130.04 ACRES
OF LOTS – 93 LOTS
DENSITY – 0.72 LOTS/ACRE
OPEN SPACE – 79.86 ACRES
OPEN SPACE (EXCLUDING LAKES) – 77.96 ACRES
LAKE AREA – 1.91 ACRES
COMMON AREA – 10.07 ACRES
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

ENGINEER:

ANDREW R. TAYLOR
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
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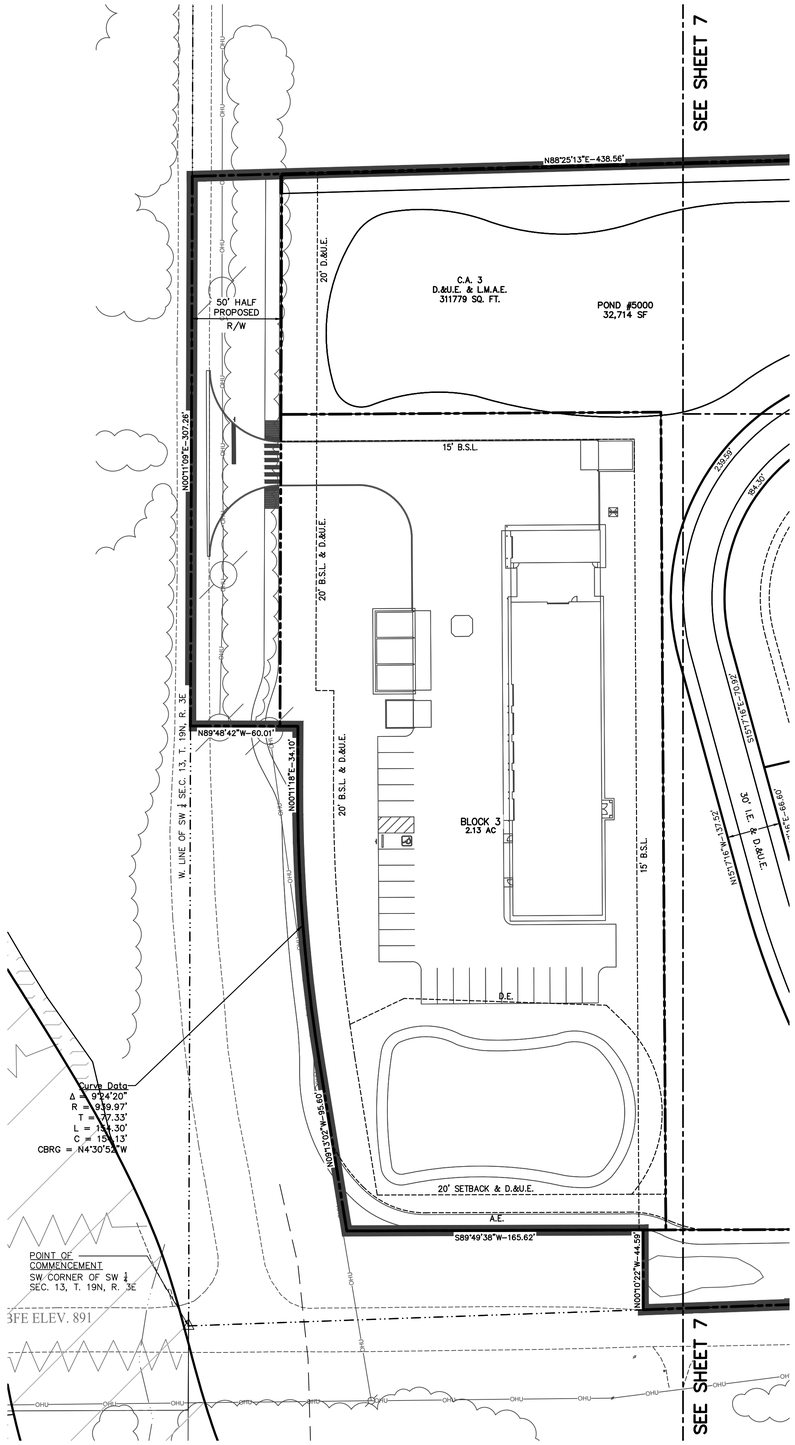

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C.A.	–	–	–	–	–	–	–	–	–	10/ACRE		–

LINE TABLE		
LINE	BEARING	DISTANCE
L121	N88°08'45"E	9.56
L122	N72°09'55"E	9.26
L123	S60°16'25"E	7.05
L124	S82°24'49"E	6.46
L125	N77°49'42"E	16.20
L126	N70°55'00"E	6.01
L127	N88°15'49"E	16.73
L128	S38°04'41"E	17.67
L129	S46°37'07"E	6.66
L130	S52°12'34"E	4.36
L131	S70°54'07"E	8.93
L132	S53°07'43"E	16.03
L133	S8°26'04"E	18.10
L134	S13°20'48"W	19.28
L135	S38°00'26"W	15.07
L136	S28°27'13"W	5.03
L137	S28°27'13"W	1.27
L138	S23°49'10"W	12.21
L139	S12°58'59"W	17.54
L140	S11°15'54"W	6.72
L141	S37°19'20"W	5.17
L142	S52°43'13"W	8.78
L143	S31°19'13"W	8.05
L144	S45°07'27"W	13.47
L145	S71°21'09"W	13.42
L146	S21°50'53"W	14.02
L147	S21°41'53"W	33.49
L148	S27°45'12"W	5.68
L149	S41°00'42"W	2.78
L150	S86°20'27"W	6.56
L151	N82°38'28"W	5.82
L152	N82°50'37"W	8.89
L153	S78°16'22"W	9.39
L154	S62°04'26"W	6.08
L155	S42°12'32"W	2.38
L156	S42°12'32"W	2.38
L158	N12°14'50"E	10.38
L159	N60°31'51"W	18.24
L160	N32°08'42"W	8.70
L161	N67°24'19"W	28.68
L162	N5°35'19"W	14.47
L163	N42°47'54"W	16.29
L164	N47°01'39"W	36.25
L165	N16°32'05"W	19.01
L166	N82°05'28"W	10.97
L167	N29°14'13"W	35.89
L168	N9°35'21"W	22.75
L169	N9°35'21"W	0.43
L170	N7°45'40"W	32.66
L171	N86°08'13"W	9.81
L172	N29°01'11"W	13.22
L173	N4°55'36"W	29.05
L174	N4°55'36"W	3.38
L175	N45°28'02"W	14.82
L176	N43°21'26"W	28.15
L177	N20°57'10"W	26.69
L178	N70°42'13"W	10.97
L179	N0°07'44"E	12.44
L180	N15°27'31"W	26.48
L181	N11°37'05"E	19.28

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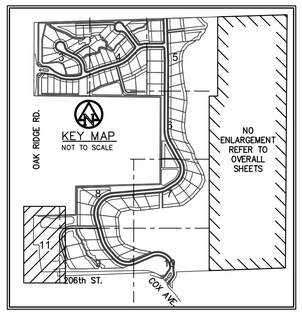

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