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
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SURVEYOR:
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7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

ENGINEER:
ANDREW R. TAYLOR
AMERICAN STRUCTUREPOINT, INC.
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OWNER/SUBDIVIDER:
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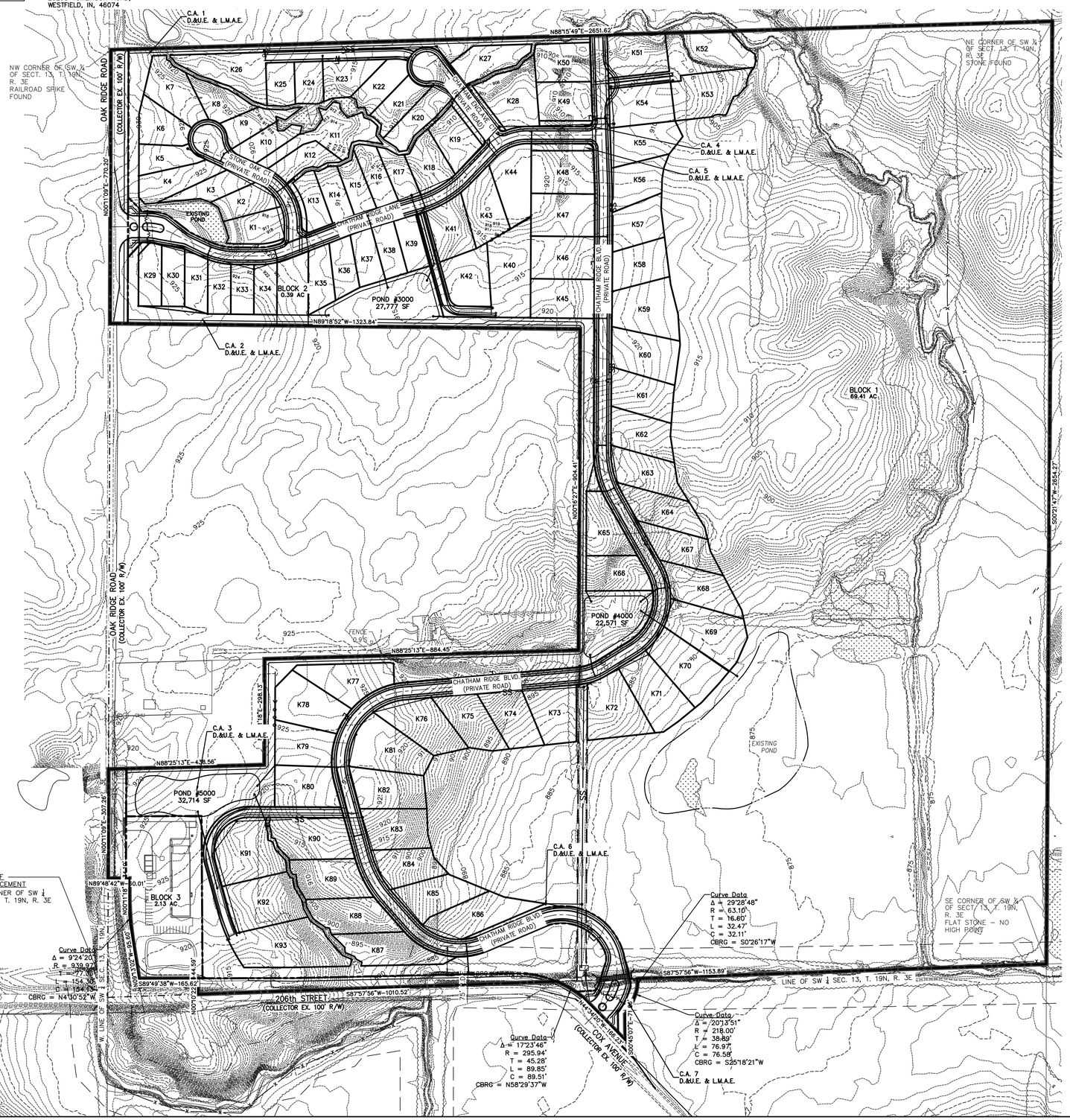
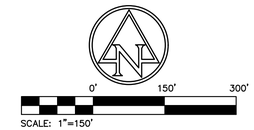
20298 TOMLINSON ROAD,
WESTFIELD, IN, 46074





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
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
T.P.E.	TREE PRESERVATION EASEMENT
	EXISTING STREAM
	POND NORMAL POOL
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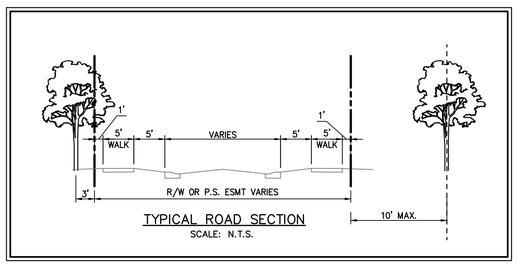

TYPICAL ROAD SECTION
SCALE: N.T.S.

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CERTIFIED BY

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

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2014.01381

OVERALL DEVELOPMENT PLAN

PLOT DATE: 11/4/2016 2:16 PM
PLOT SCALE: 1:2.5849 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-11-OVP-PH-III.dwg

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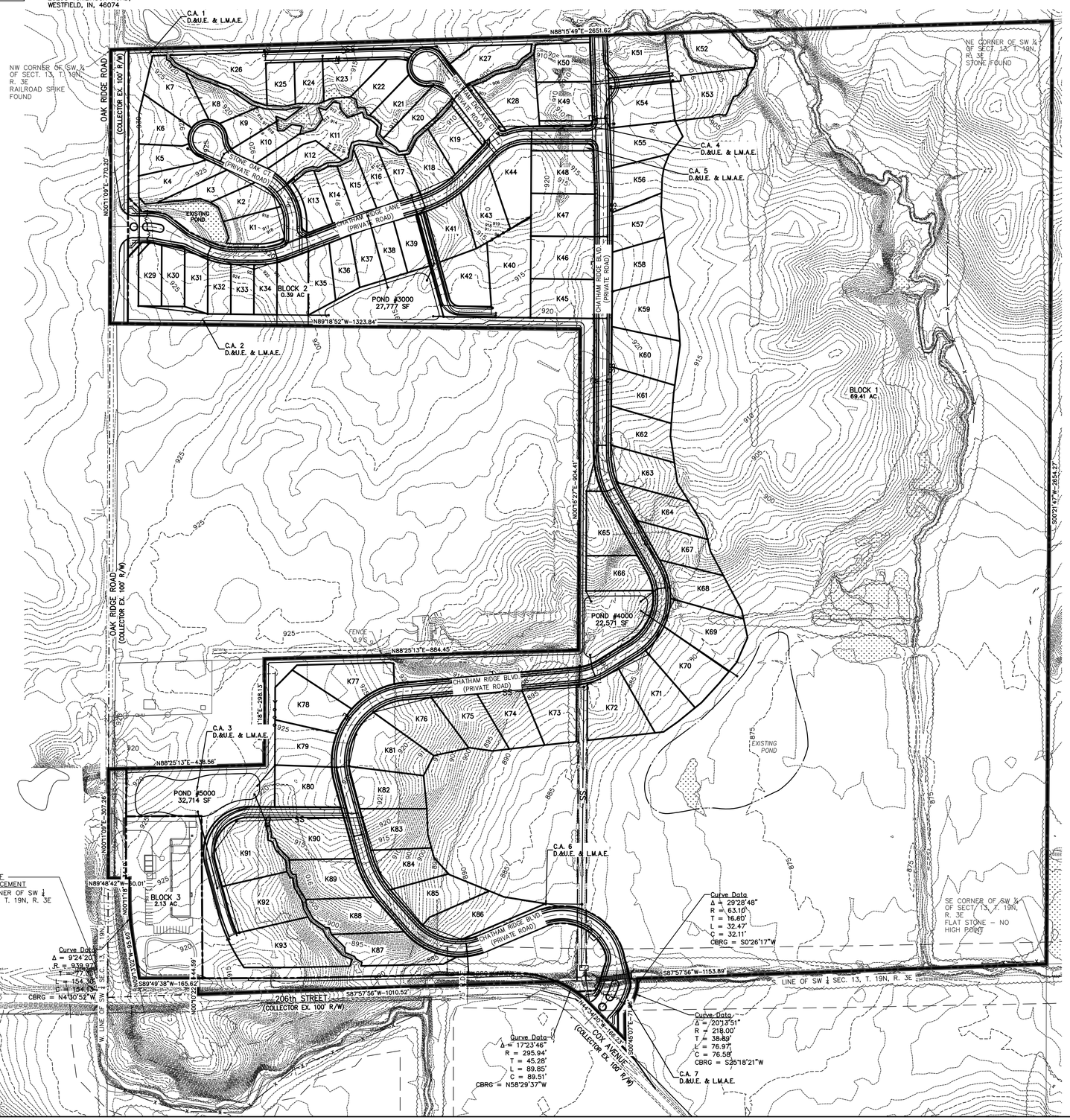

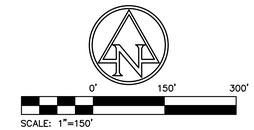

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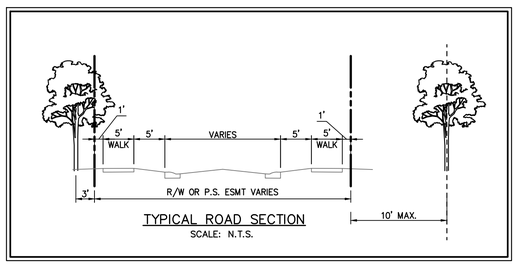

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PRIMARY PLAT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2014.01381

OVERALL DEVELOPMENT PLAN

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CHATHAM HILLS - SECTION THREE

PRIMARY PLAT AND DEVELOPMENT PLAN

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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		
	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
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C.A.	–	–	–	–	–	–	–	–	–	10/ACRE		–

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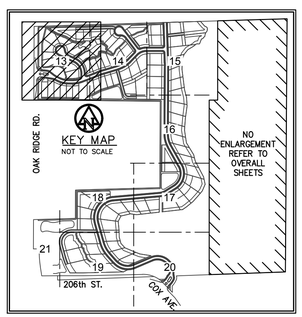

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ISSUANCE INDEX
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PRIMARY PLAT

REVISION SCHEDULE		
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Project Number 2014.01381

DEVELOPMENT PLAN

PLOT DATE: 11/4/2016 3:13 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 11/4/2016
EDITED BY: RBERGER
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CHATHAM HILLS - SECTION THREE

PRIMARY PLAT AND DEVELOPMENT PLAN

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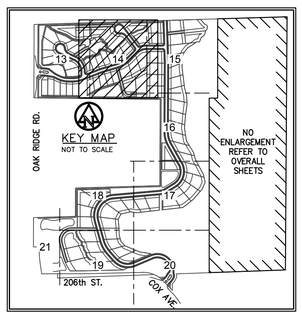

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REVISION SCHEDULE		
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DEVELOPMENT PLAN

14

PLOT DATE: 11/4/2016 3:14 PM
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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
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C.A.	–	–	–	–	–	–	–	–	–	10/ACRE		–

LEGEND

A.E.	ACCESS EASEMENT
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P.S.&D.&U.E.	PRIVATE STREET & DRAINAGE & UTILITY EASEMENT
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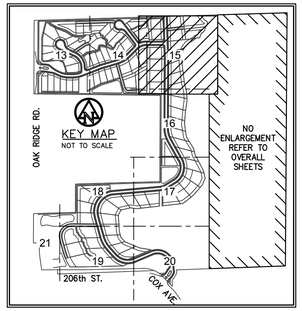

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CERTIFIED BY

ISSUANCE INDEX
DATE:
11/04/2016
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PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01381

DEVELOPMENT PLAN

PLOT DATE: 11/4/2016 3:14 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 11/4/2016
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DRAWING FILE: P:\2014\01381\Drawings\Civil\Construction Documents - Phase III\Primary Plat\2014.01381 CE PP 13-21 TP PH-III.dwg

CHATHAM HILLS - SECTION THREE

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

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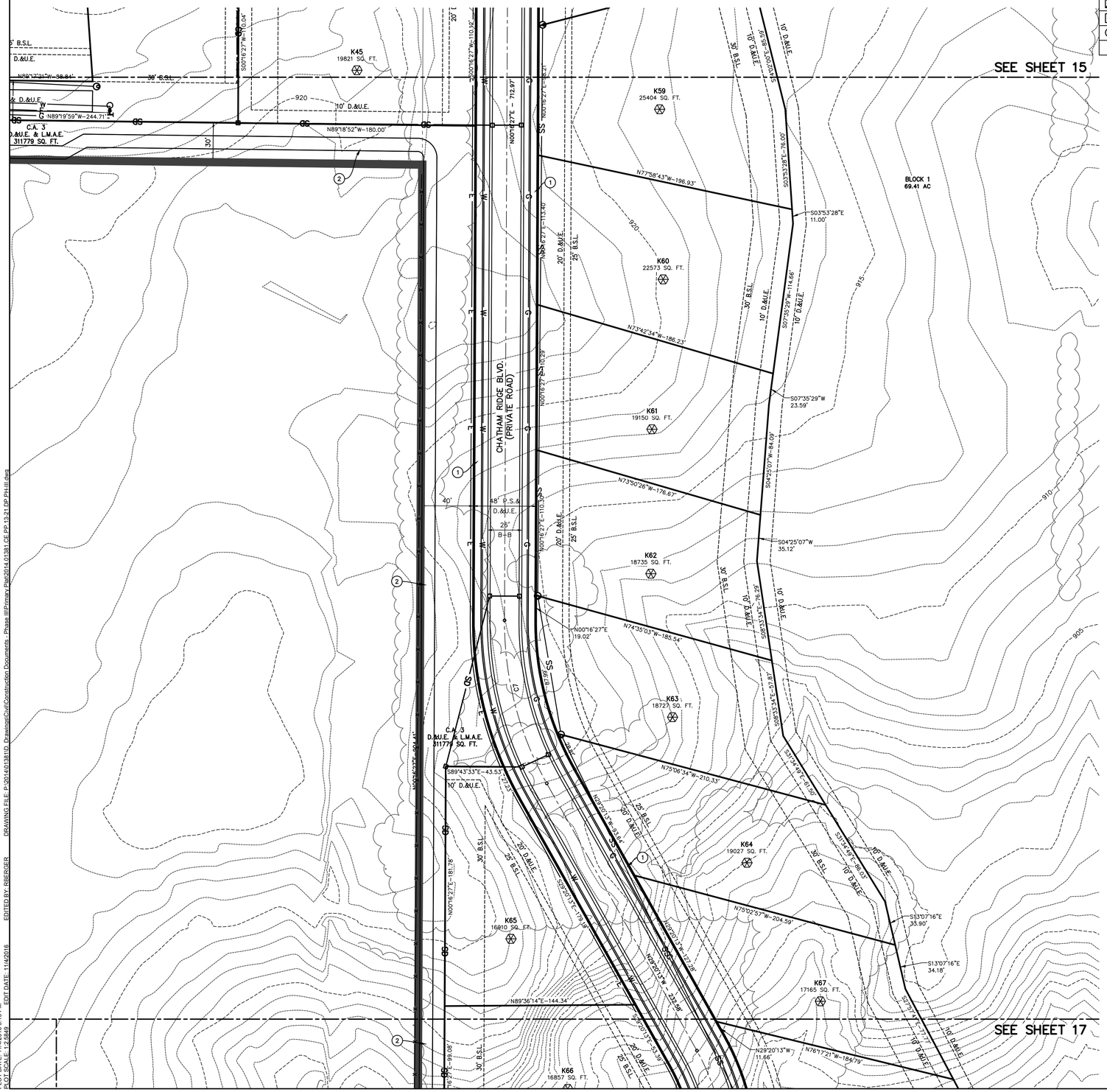
SEE SHEET 15
SEE SHEET 17
CHATHAM RIDGE BLVD. (PRIVATE ROAD)
BLOCK 1
69.41 AC
K45
19821 SQ. FT.
K59
25404 SQ. FT.
K60
22573 SQ. FT.
K61
19150 SQ. FT.
K62
18735 SQ. FT.
K63
18727 SQ. FT.
K64
19027 SQ. FT.
K65
16910 SQ. FT.
K66
16857 SQ. FT.
K67
17165 SQ. FT.
C.A. 3
D.&U.E. & L.M.A.E.
311779 SQ. FT.
N89°17'31"W-58.84'
N89°19'59"W-244.71'
N89°18'52"W-180.00'
N77°58'43"W-196.93'
N73°42'34"W-186.23'
N73°50'26"W-176.67'
N74°35'03"W-185.54'
N75°06'34"W-210.33'
N75°02'57"W-204.59'
N89°36'14"E-144.34'
N76°17'21"W-184.79'
S03°53'28"E 11.00'
S07°35'29"W 23.59'
S04°25'07"W 35.12'
S13°07'16"E 35.90'
S13°07'16"E 34.18'
N00°16'27"E 19.02'
S89°43'33"E-43.53'
N29°20'13"W 11.66'
S00°16'27"W-110.04'
N00°18'27"W-110.12'
N00°16'27"E-712.97'
N00°16'27"E-181.78'
N00°16'27"E-99.08'
N00°16'27"E-110.32'
N00°16'27"E-113.40'
N00°16'27"E-110.29'
N00°16'27"E-110.32'
N00°16'27"E-99.41'
S03°53'28"E-76.00'
S07°35'29"W-114.68'
S04°25'07"W-84.09'
S13°34'19"E-91.50'
S13°34'19"E-96.03'
S29°20'13"E-179.49'
S29°20'13"W-127.08'
S29°20'13"W-232.68'
S29°20'13"E-53.39'
S29°20'13"W-34.83'
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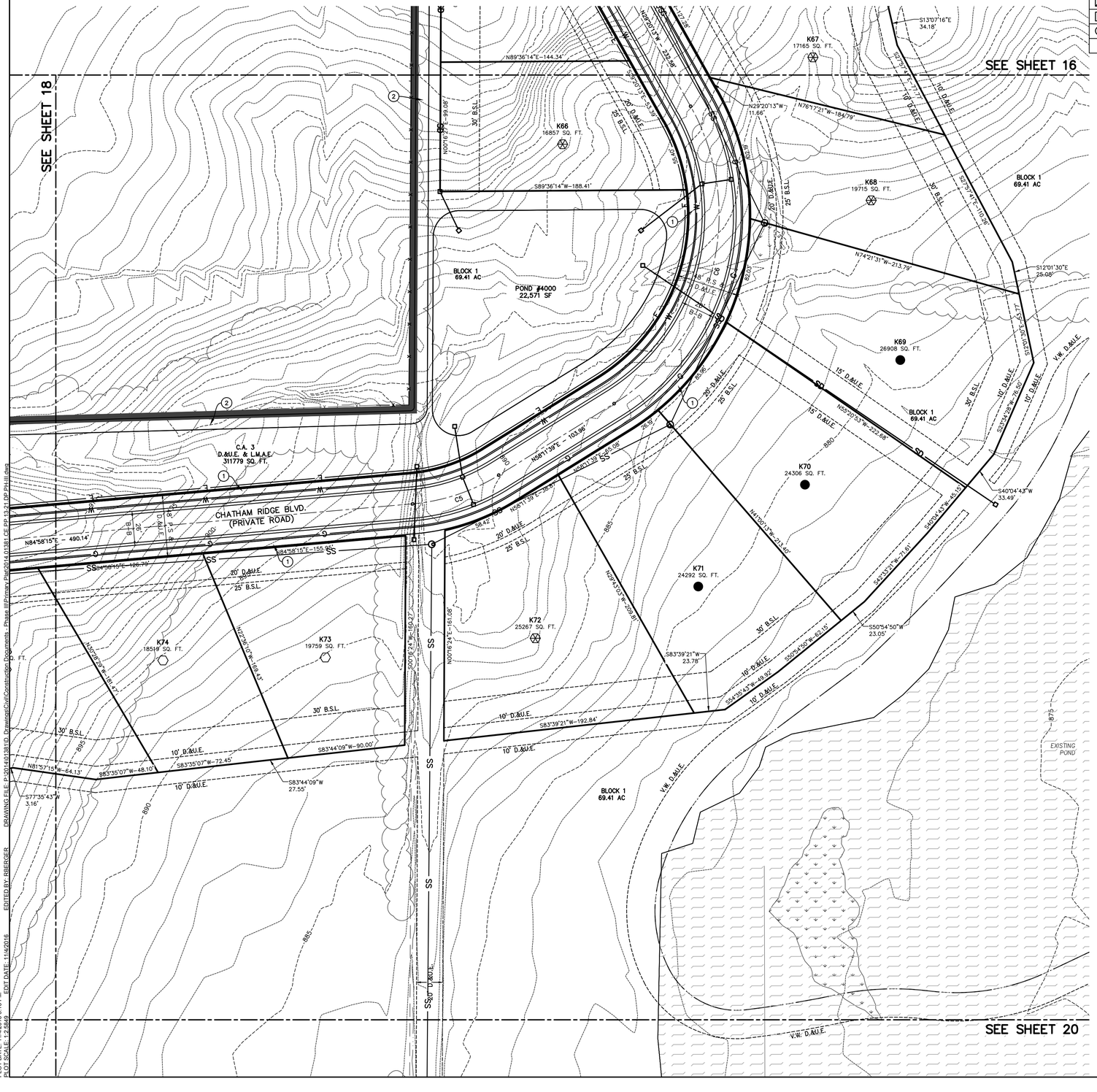

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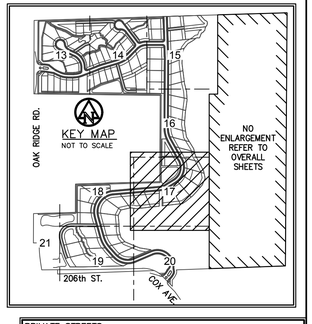

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PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01381

DEVELOPMENT PLAN

17

PLOT DATE: 11/4/2016 3:16 PM
PLOT SCALE: 1:2.8849
EDIT DATE: 11/4/2016
EDITED BY: RBERGER
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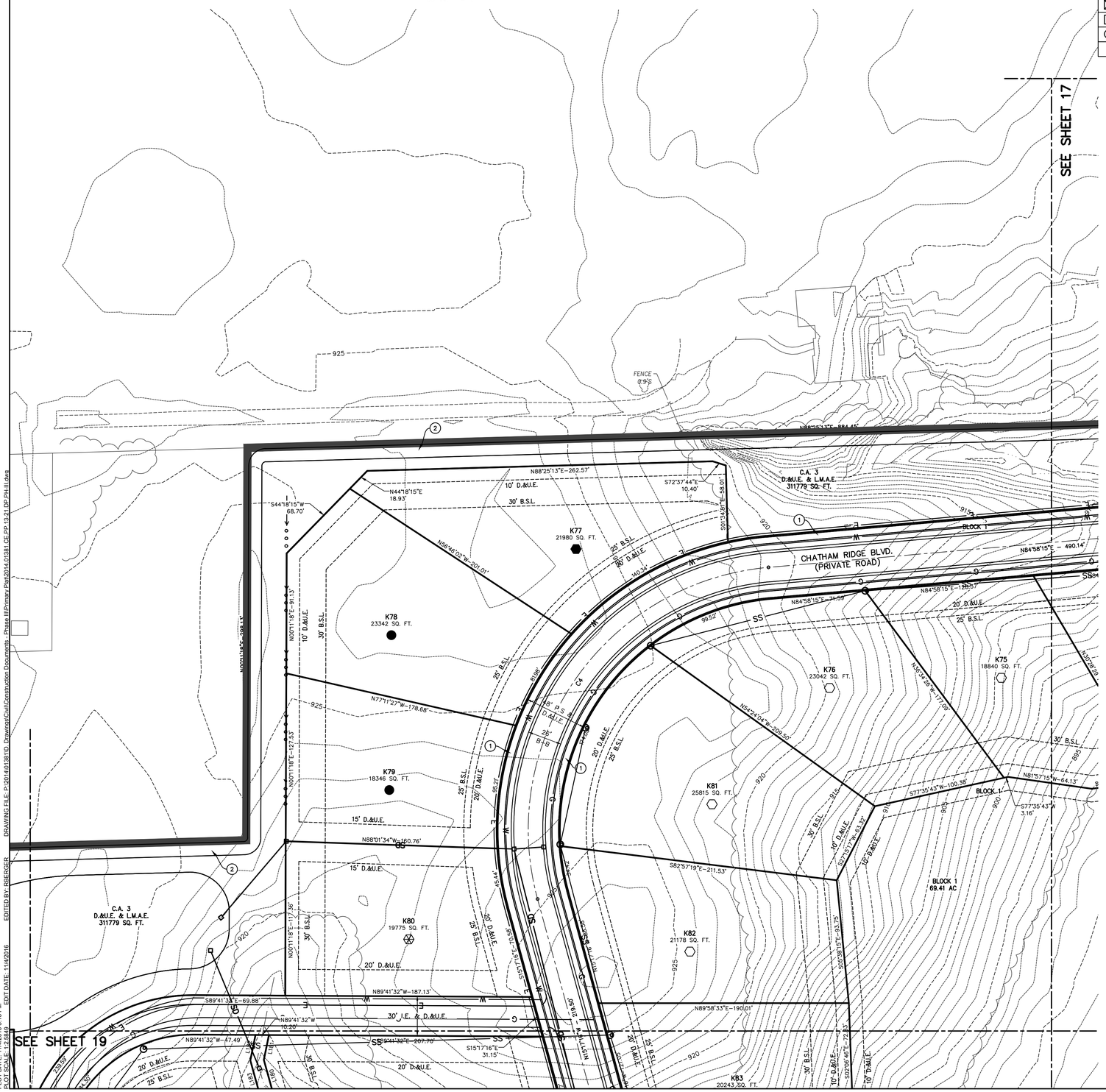

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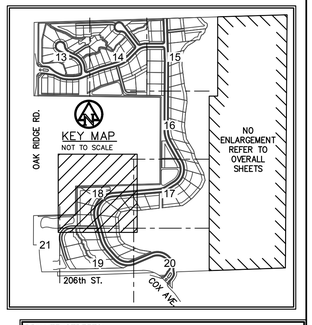

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DEVELOPMENT PLAN

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EDITED BY: RBERGER EDIT DATE: 11/4/2016
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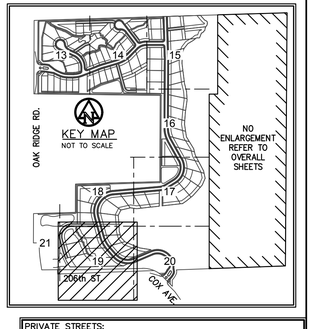

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ISSUANCE INDEX
DATE:
11/04/2016
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01381

DEVELOPMENT PLAN

PLOT DATE: 11/4/2016 3:17 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 11/4/2016
EDITED BY: RBERGER
DRAWING FILE: P:\2014\01381\D Drawings\Civil\Construction Documents - Phase II\Primary Plat\2014.01381 CE PP 13-21 DP PH-III.dwg

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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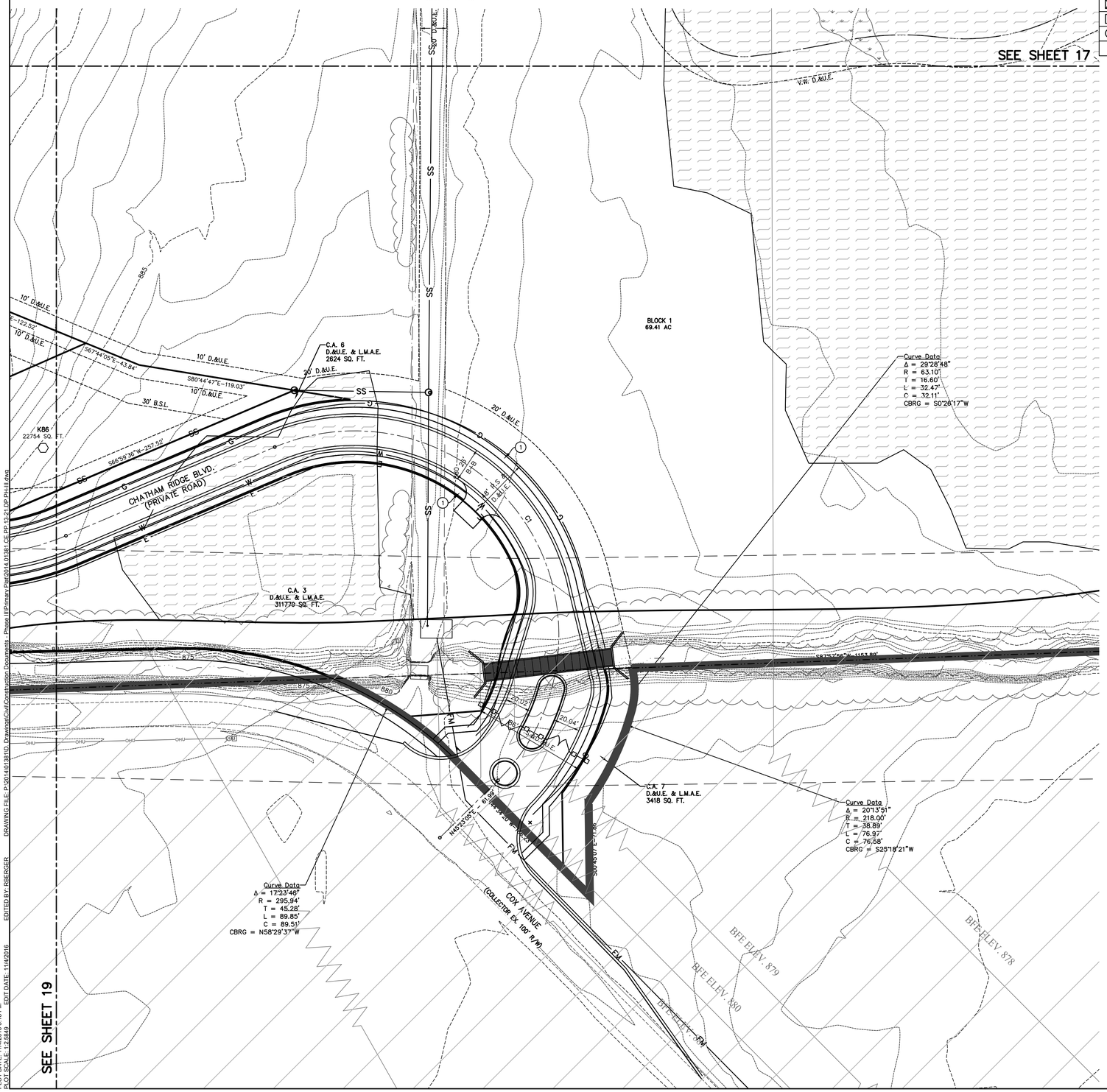

DEVELOPMENT STANDARDS MATRIX

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		–

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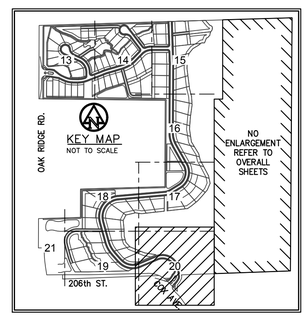
W	PROPOSED WATER
SS	PROPOSED SANITARY SEWER
FM	PROPOSED SANITARY FORCE MAIN
SD	PROPOSED STORM SEWER
G	PROPOSED GAS
	PROPOSED FIRE HYDRANT
	PROPOSED VALVE
	PROPOSED TEE
1	PROPOSED CONCRETE SIDEWALK
2	PROPOSED ASPHALT PATH



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Project Number 2014.01381

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

SITE DATA TABLE

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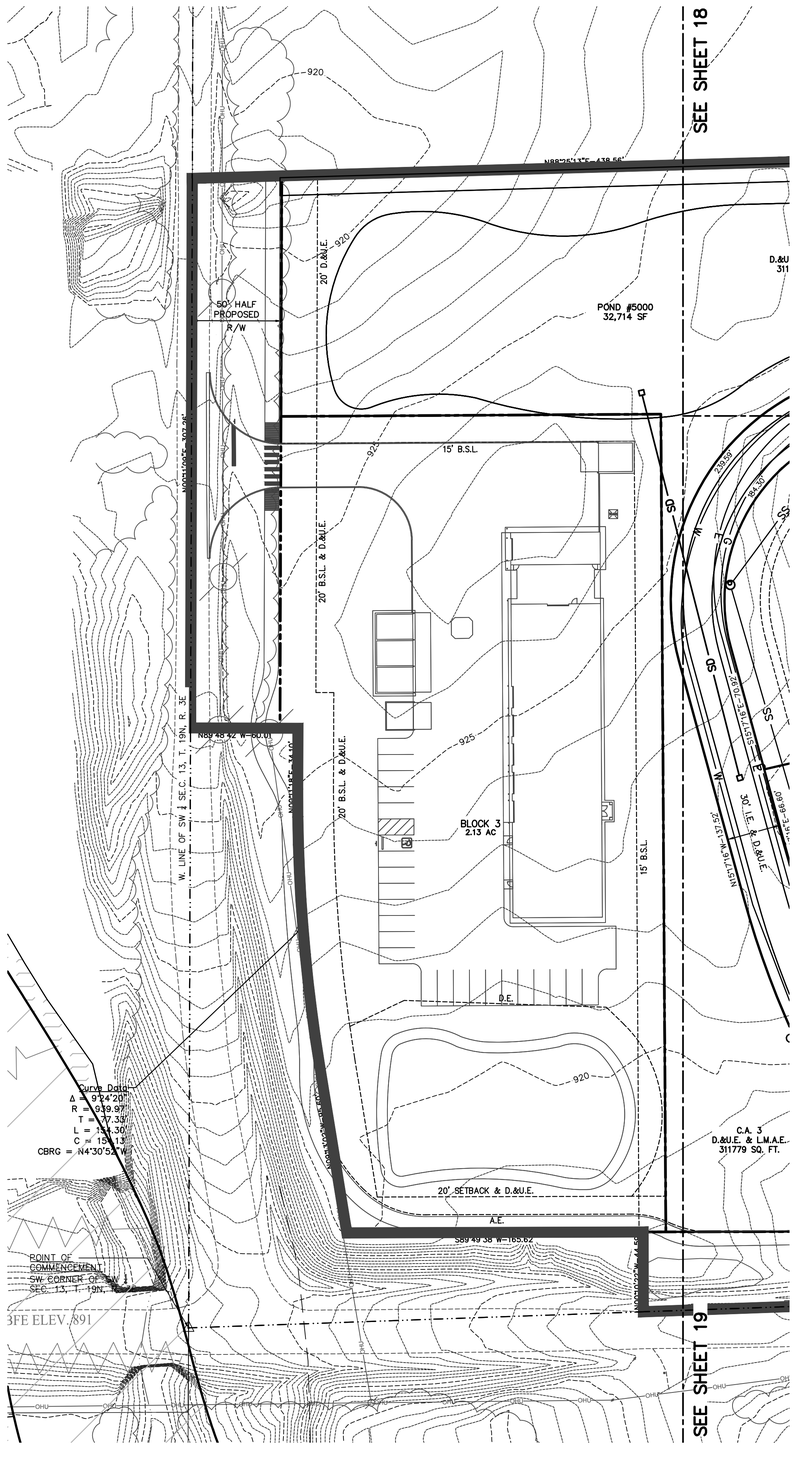

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District Subarea	Minimum Lot			Minimum Setbacks				Max. Building Height (ft.)	Max. # of Dwelling Units in Subarea	Minimum Lot Plantings		
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation			Shade Trees	Ornamental Evergreens	Shrubs
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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°5'54"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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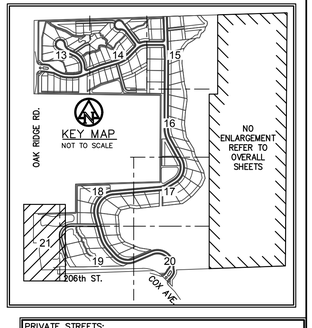
	100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G
	WETLAND AREA

CURVE TABLE: ROAD ALIGNMENTS

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	428.49	155.00	N33° 48' 40"W	304.50
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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