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:

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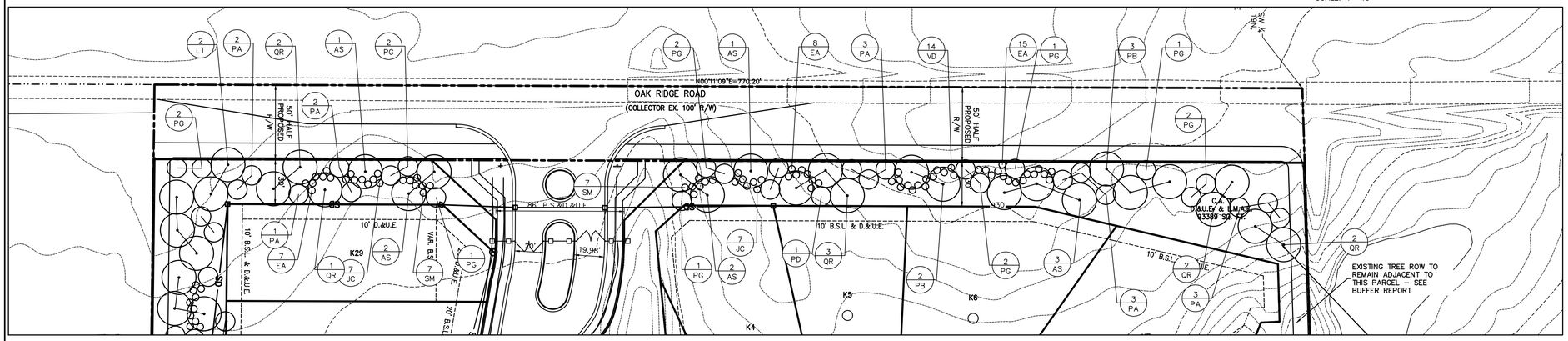
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

ENGINEER:

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

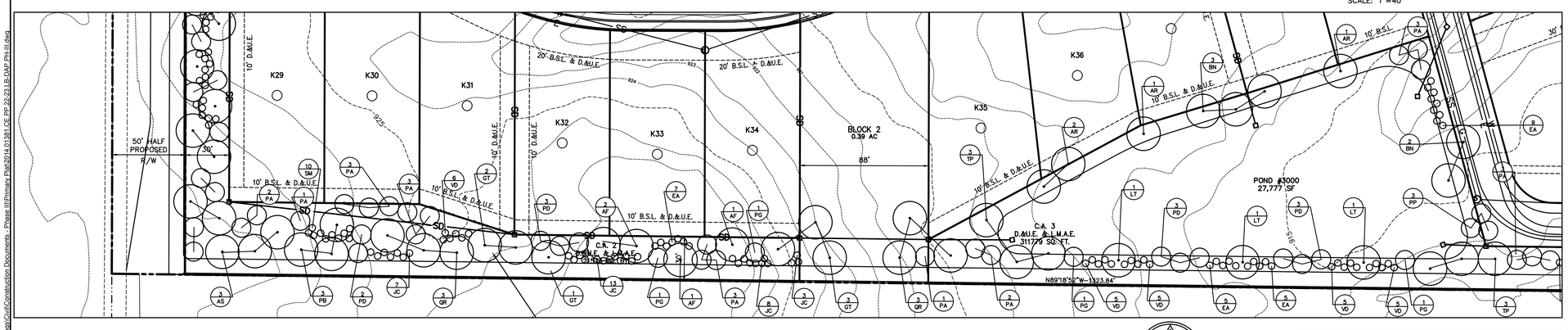
OWNER/SUBDIVIDER:

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



PLAN VIEW A (SEE KEYMAP)

SCALE: 1"=40'



PLAN VIEW B (SEE KEY MAP)

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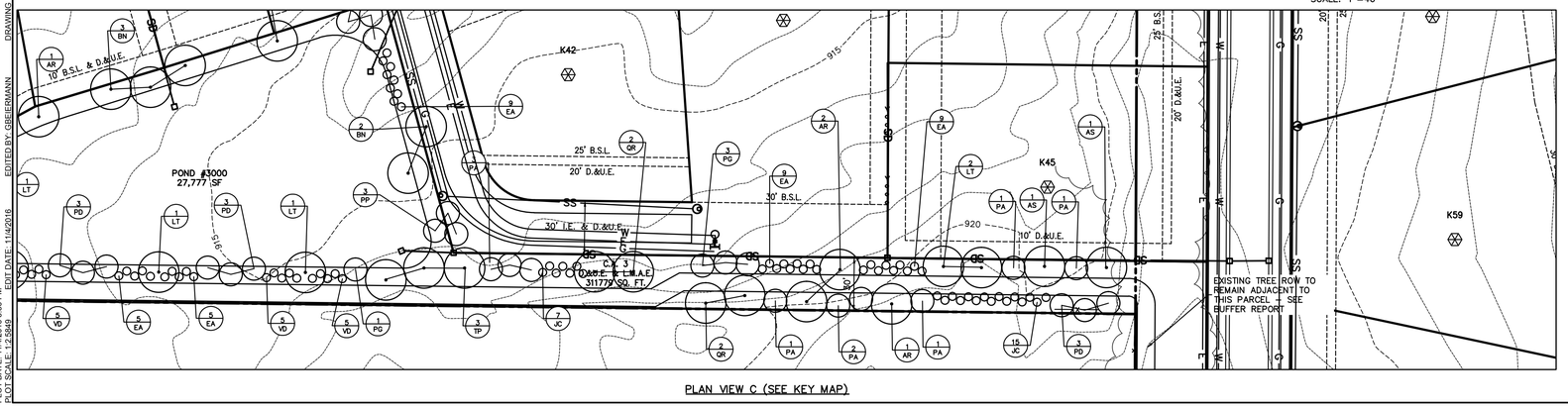

PLAN VIEW C (SEE KEY MAP)

SCALE: 1"=40'

LEGEND

A.E.	ACCESS EASEMENT
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P.S.&D.&U.E.	PRIVATE STREET & DRAINAGE & UTILITY EASEMENT
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	STOP SIGN
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	WETLAND AREA

PRIVATE STREETS:
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LANDSCAPING NOTES:
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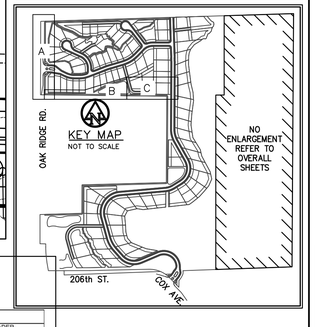
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SUBSURFACE DRAINS.



Plant Material Schedule

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AF	ACER x FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	7	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	14	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	17	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
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EA	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	101	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS
GT	GLEDITSIA TR. INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	6	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	84	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS
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PA	PICEA ABIES	NORWAY SPRUCE	58	8' B&B	SINGLE LEADER, HEAVY BRANCHING, MATCHING
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PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	17	8' B&B	SINGLE LEADER, HEAVY BRANCHING, MATCHING
PG	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	26	8' B&B	SINGLE LEADER, STRONG BLUE COLOR, MATCHING
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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01381

LANDSCAPE PLAN

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EDITED BY: GBEIERMANN
EDIT DATE: 11/4/2016
PLOT DATE: 11/4/2016 3:36 PM
PLOT SCALE: 1:2.5849

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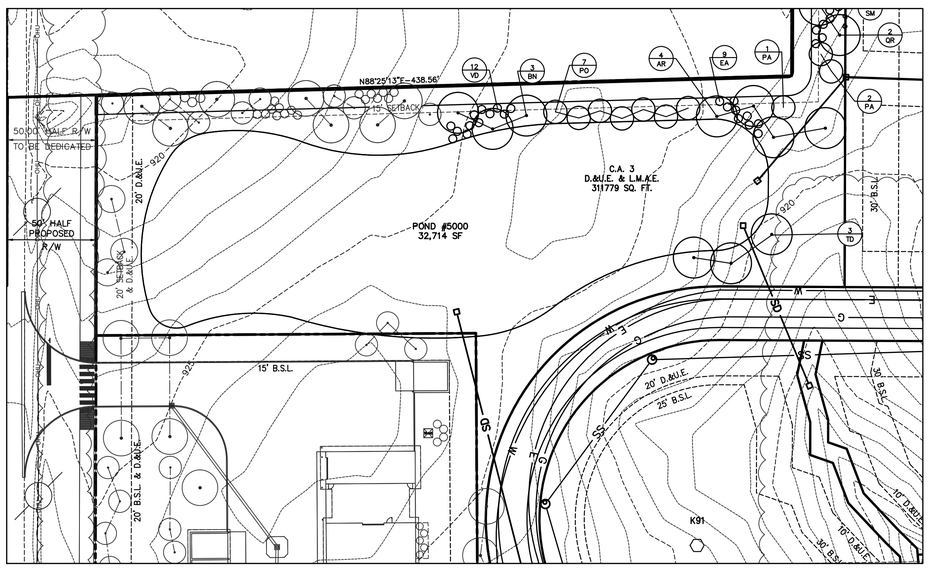

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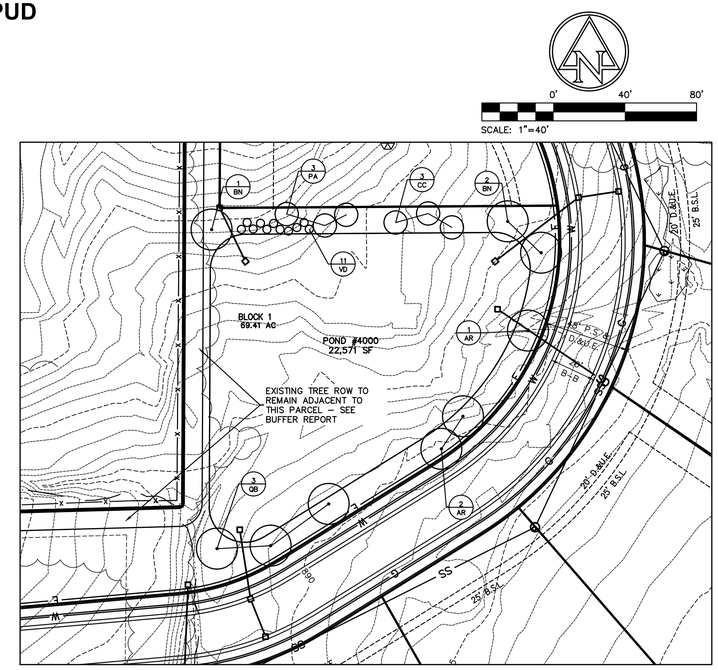

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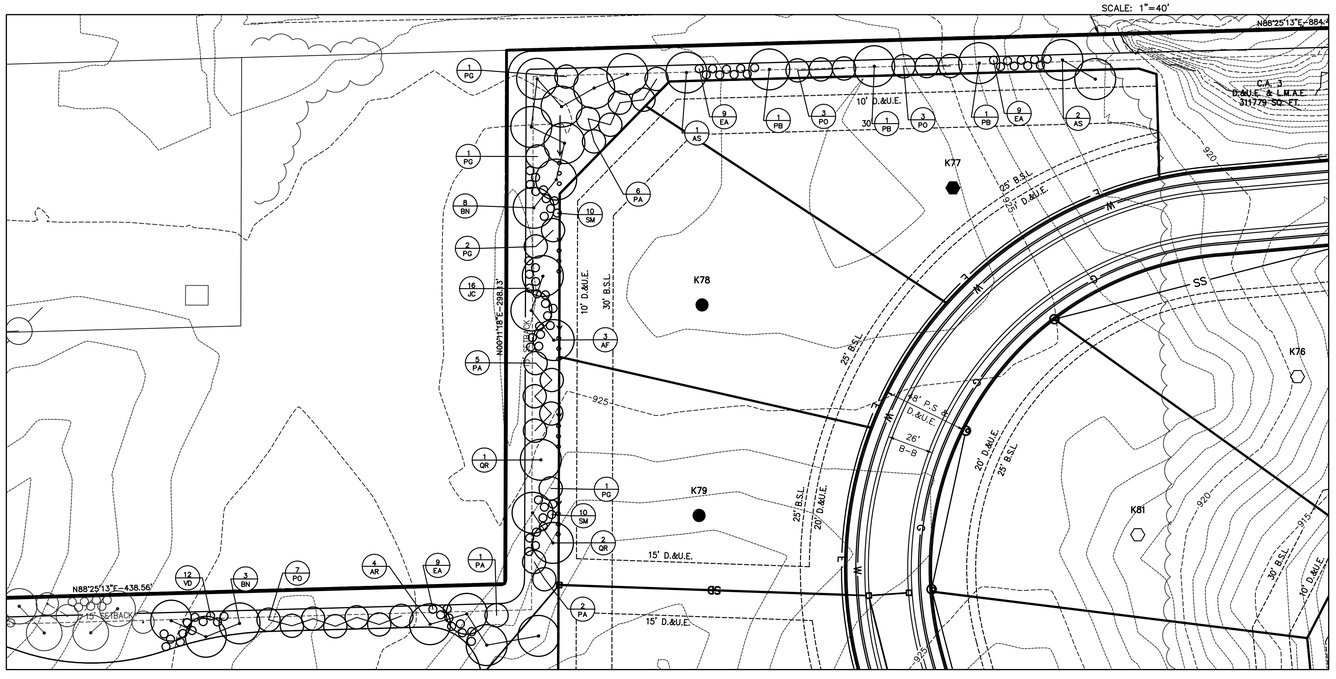

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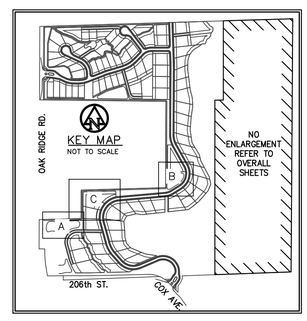

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LANDSCAPE PLAN

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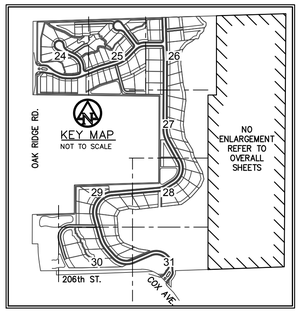
0' 40' 80'
SCALE: 1"=40'

STREET TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	AESCULUS x CARNEA 'FT. MCNAIR'	FT. MCNAIR HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4-5' HEIGHT
AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
BN	BETULA NIGRA 'BMNTF'	DURA-HEAT RIVER BIRCH	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEDISTSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
PV	PRUNUS VIGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
QI	QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
QR	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
TT	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5' HEIGHT
UF	ULMUS x 'FRONTIER'	FRONTIER ELM	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE BREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

STREET TREE LOCATION AND CRITERIA:

1. ALL STREET TREES ARE TO BE PLANTED ON THE ADJACENT LOT OR COMMON AREA WITHIN TEN (10) FEET OF THE STREET ROW LINE AS PER THE WESTFIELD UDO.
2. STREET TREES ARE REQUIRED AN AVERAGE OF EVERY FIFTY (50) FEET; HOWEVER, THE STREET TREES MAY BE SPACED AT A MAXIMUM SPACING OF SIXTY (60) FEET BUT AT A MINIMUM SPACING OF TWENTY (20) FEET.
3. STREET TREES SHALL BE INSTALLED IN THE APPROXIMATE LOCATIONS SHOWN, WITH ADJUSTMENTS FOR INDIVIDUAL DRIVEWAYS ON A PER LOT BASIS.
4. ALL REQUIRED UTILITY LINE OFFSETS SHALL BE ADHERED TO UNLESS OTHERWISE ALLOWED BY THE PRESIDING UTILITY COMPANY.
5. ALL TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
6. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
7. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.



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LANDSCAPE PLAN

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CHATHAM HILLS - SECTION THREE
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INDIANAPOLIS, IN 46256
317-547-5580

OWNER/SUBDIVIDER:

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ENGINEER:

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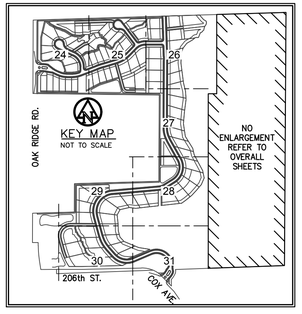

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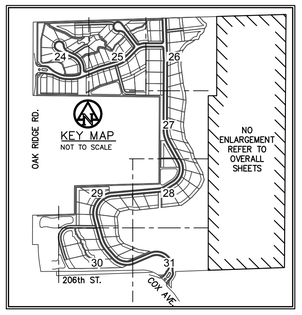

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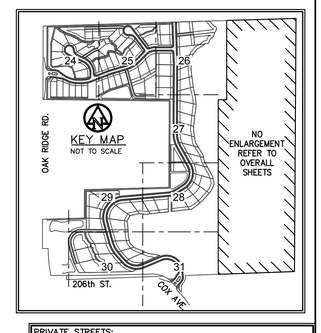

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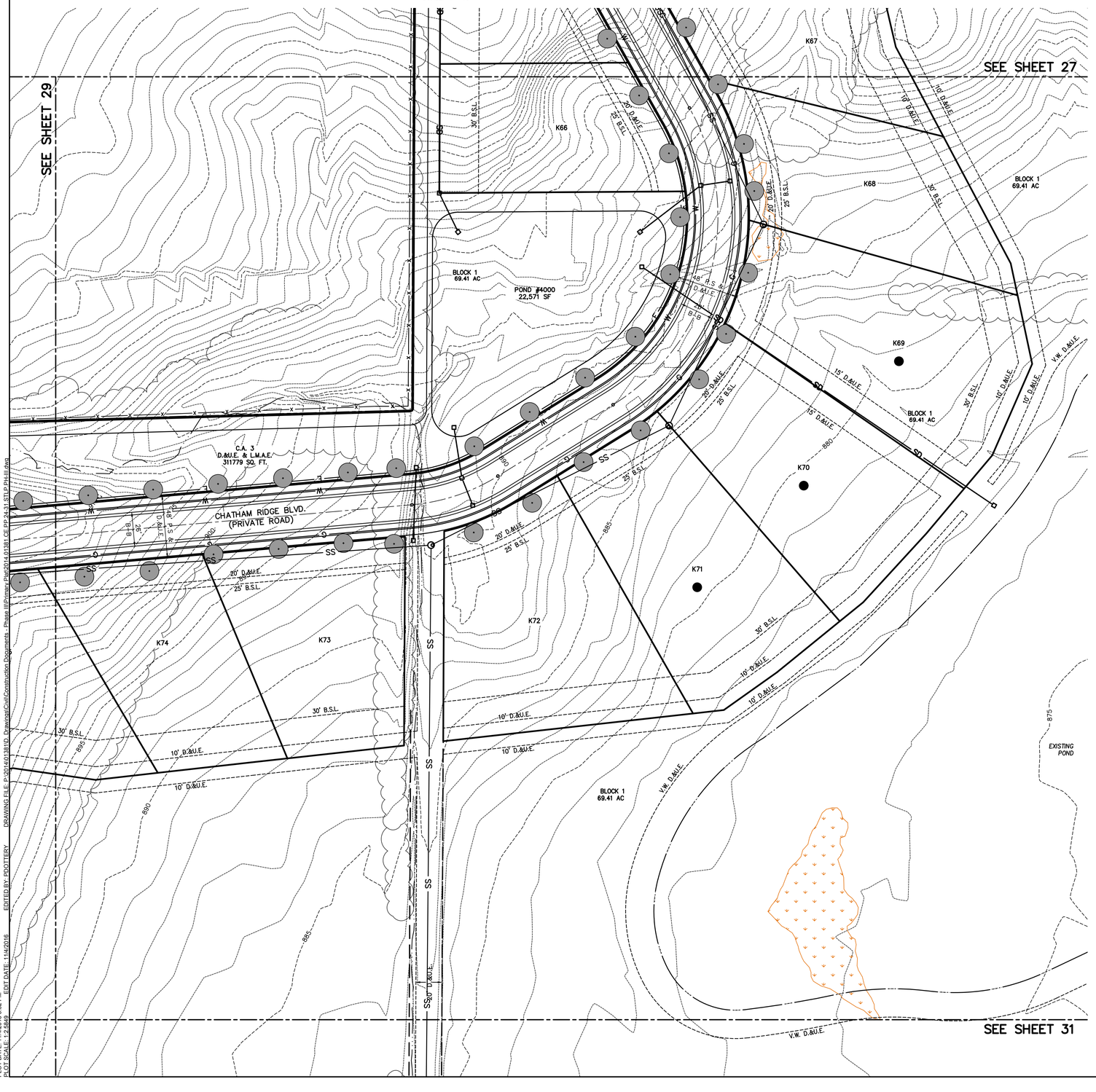

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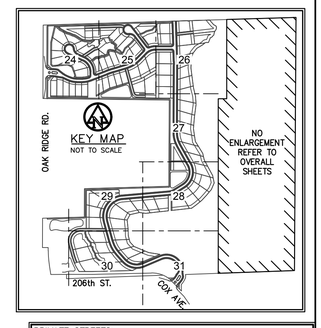

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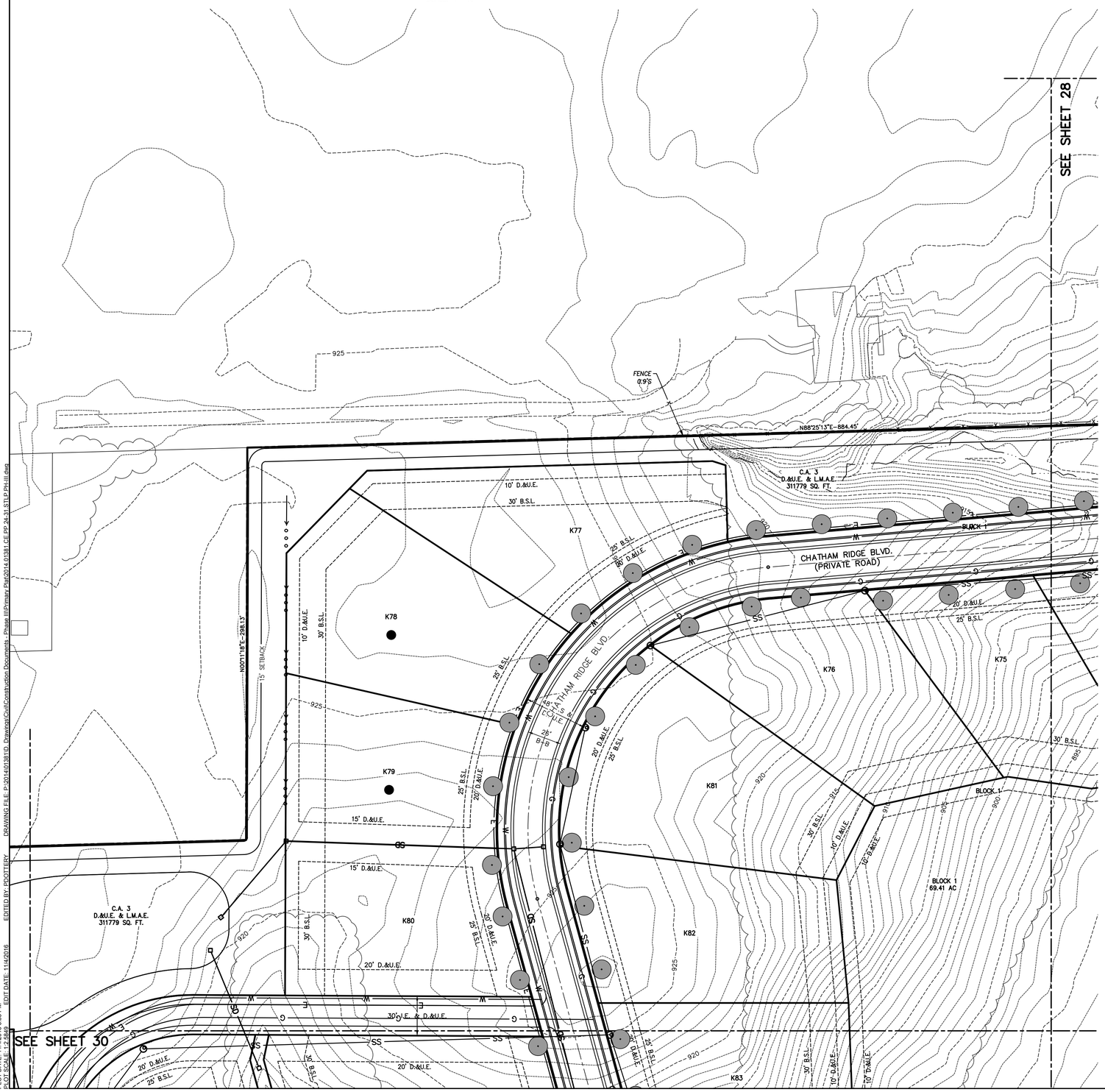

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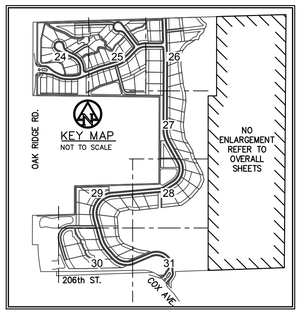

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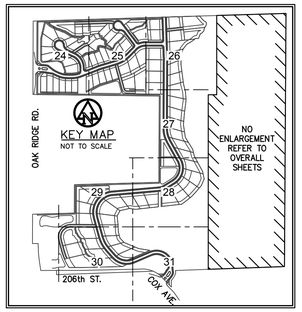

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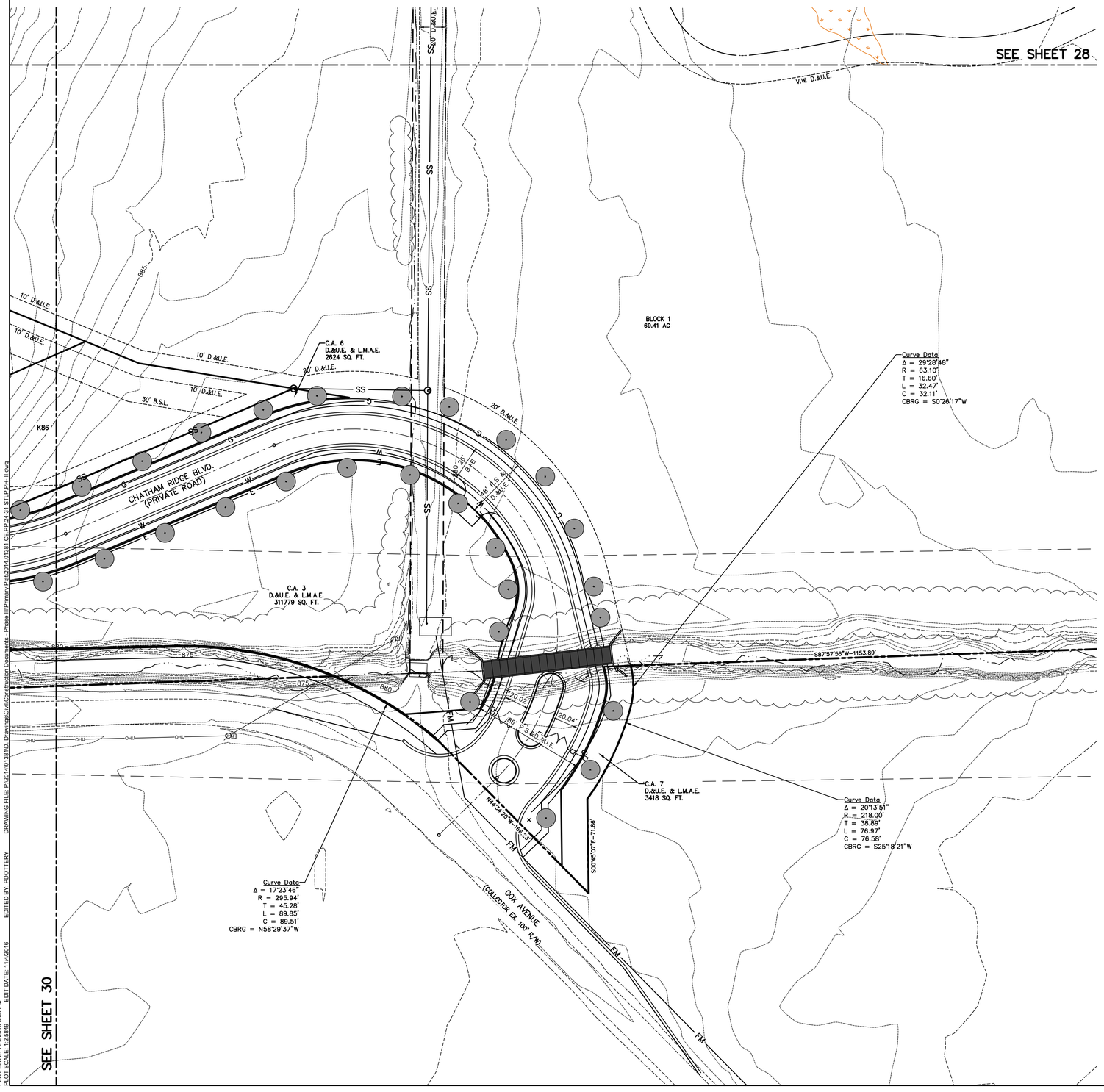

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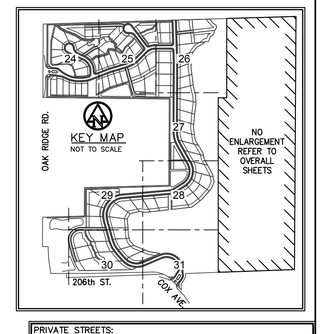

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development · acquisitions · advisory

THE CLUB AT Chatham Hills

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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

LANDSCAPE PLAN

PLOT DATE: 11/4/2016 3:33 PM EDIT DATE: 11/4/2016 EDITED BY: PPOTTERY DRAWING FILE: P:\2014\01381\D_Drawings\Civil\Construction Documents - Phase III\Primary Plat\2014.01381 CE PP 24-31 STLP PHIII.dwg
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