

THE HIGHLANDS SUBDIVISION

PRELIMINARY PLAN
PART OF THE NORTHEAST QUARTER
OF SECTION 12, TOWNSHIP 14 NORTH,
RANGE 6 WEST OF THE THIRD PRINCIPAL
MERIDIAN, SANGAMON COUNTY, IL.



NOTES:

- TOTAL ACREAGE: 38.6 ACRES
APPROXIMATELY: 84 LOTS
- EXISTING ZONING: P1/AG
PROPOSED ZONING: R1, R1A
- SETBACK REQUIREMENTS:
R1 FRONT=30', REAR=30', INTERIOR=10', CORNER=10'
R1A FRONT=30', REAR=25', INTERIOR=8', CORNER=25'
- NO LOTS SHALL HAVE DIRECT ACCESS TO GLENWOOD DRIVE. ALL LOTS SHALL ONLY HAVE ONE ACCESS TO PUBLIC ROAD.
- PHASING PLAN:
PHASE 1: R1 = 103-104,164-167, 176-179
PHASE 1: R1A = 100-102, 106-109, 124-133, 160-163, 166-175, 180-183

PHASE 2: R1 = 147-151, 154-157
PHASE 2: R1A = 110-123, 134-146
- A PART OF THIS PLAN IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED AS ZONE A BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM # 17167C0415F, EFFECTIVE DATE 8/02/2007
- EASEMENTS FOR UTILITIES, CATV AND DRAINAGE
FRONT: 15'
REAR: 20'
SIDE: 15'
- THERE SHALL BE A 15' INGRESS/EGRESS ON LOTS 177/178 AND 179
- ALL DETENTION CELLS WILL BE DRY

EXISTING ZONING: P1/AG PROPOSED: R1, R1A
PARCEL NUMBER: 28-12.0-201-040
38.6± ACRES TO BE SUBDIVIDED

UTILITIES:
SEWAGE DISPOSAL: CHATHAM AND SPRINGFIELD METRO SANITARY DISTRICT
WATER SUPPLY: CHATHAM
ELECTRIC SERVICE: CHATHAM
GAS DISTRIBUTION: AMEREN
TELEPHONE: FRONTIER
FIRE PROTECTION: CHATHAM
SCHOOL DISTRICT: BALL-CHATHAM SCHOOL DISTRICT 5

OWNER & SUBDIVIDER
BENCHMARK DEVELOPMENT
% GREG SGR0
1119 SOUTH SIXTH STREET
SPRINGFIELD, IL. 62703
217-789-1200

LAND SURVEYOR & ENGINEERING
FUHRMANN ENGINEERING, INC.
2852 SOUTH ELEVENTH STREET
SPRINGFIELD, ILLINOIS 62703
JAY JESSEN, P.E., MIKE CURTIS P.L.S.
217-529-5577

The Planning Commission of the Village of Chatham recommends that this preliminary plan of subdivision be approved. This is not an approval of the final plat and is not to be recorded.

By: _____
Date: _____

Approved by resolution of the President of the Board of Trustees of the Village of Chatham this ____ day of _____ 20____.

Village President

Attest: _____
Village Clerk

LOCATION MAP



Curve Table

Curve #	Chord Length	Curve #	Chord Length	Curve #	Chord Length
C13	28.28	C29	57.90	C12	26.77
C14	28.28	C30	83.29	C15	28.28
C33	22.96	C31	7.96		
C34	28.28	C32	28.28		
C1	28.65	C35	28.28		
C2	26.78	C16	7.86		
C3	36.52	C17	46.69		
C4	58.43	C18	51.79		
C5	5.52	C19	49.60		
C6	28.28	C20	44.08		
C36	7.96	C21	56.05		
C37	81.85	C22	47.90		
C38	59.58	C23	7.96		
C39	58.72	C24	28.28		
C40	82.95	C25	28.28		
C41	7.75	C7	7.86		
C42	27.92	C8	68.63		
C26	7.95	C9	53.08		
C27	83.03	C10	54.06		
C28	58.57	C11	7.96		

PRELIMINARY PLAN—NOT TO BE
RECORDED BY THE RECORDER
OF DEEDS

REVISIONS

No.	DATE	DESCRIPTION

PRELIMINARY PLAN

THE HIGHLANDS SUBDIVISION
CHATHAM, IL

FUHRMANN ENGINEERING, INC.
2852 South 11th Street
Springfield, Illinois 62703
P: 217.529.5577
www.feinc.biz

DESIGN BY: JEU
DRAWN BY: JUS
CHECKED BY: JAF
APPROVED BY:
DATE: SEPTEMBER 2016
JOB No: 16-970

C-00
SHEET OF