

CITY OF SHELBYVILLE

Adam M Rude
Director



Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: July 22nd, 2019

Case Number & Name:	PC 2019-11 Twin Lakes Estates Section II & III Primary Plat			
Petitioner's Name:	D.R. Horton dba Westport Homes			
Owner's Name:	Twin lakes LLC			
Petitioner's Representative:	Brain Tuohy			
Address of Property:	Approximately 37 acres north of Twin Lakes Blvd. and east of Amos Road			
Subject Property Zoning Classification:	PD – Planned Development District			
Comprehensive Future Land use:	Single Family Residential			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	R1 – Single Family Residential	R1 – Single Family Residential	R1 – Single Family Residential	R1 – Single Family Residential
Surrounding Properties' Comprehensive Future Land Use	Single Family Residential	Single Family Residential	Single Family Residential	Multi-Family Residential
History:	The original PUD was approved in 2006, and has since been revised multiple times to adjust with real-estate market trends. At the May 28 th , 2019 Plan Commission meeting, a PUD revision was approved.			
Vicinity Map:				
Action Requested:	The petitioner is requesting preliminary plat approval for the platting of Phase II and Phase III of Twin Lakes Estates and two (2) waivers. One waiver from UDO 6.03(A), Block Dimension standards, exceeding maximum block length and one waiver from UDO 6.03(B), Pedestrian Access standards, exceeding maximum block length without pedestrian pathways.			

1. D.R. Horton dba Westport Homes is seeking approval of their preliminary plat for sections II and III of Twin Lakes Estates. They propose to plat ninety (90) residential lots on approximately thirty-seven (37) acres adjacent to Twin Lakes Estates Section I. The parcel is located east of Twin Lakes Boulevard, west of the CSX railroad tracks and north of McKay Road. The parcel is currently zoned Planned Development (PD). The parcel is predominately surrounded by different densities of residential development.
2. The planning staff have prepared an exhibit that indicated different areas of the proposed plat that will be addressed in the staff report. That exhibit can be found towards the end of this packet and is labeled "Exhibit A: Overall Site Plan".
3. Based on the City of Shelbyville's Unified Development Ordinance, Preliminary Plat approval is one step in the planned development approval process. It is required in order to provide for the adequate and consistent review of new development to ensure consistency with the City of Shelbyville Comprehensive Plan. In order to demonstrate this consistency, the Plan Commission shall make Findings of Fact concerning each decision:

a. Satisfies the applicable requirements of Article 6: Design Standards;

Block Standards

Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depth and not exceed 800 feet in length, nor be less than 200 feet in length. Blocks exceeding six hundred (600) feet in length maybe required to provide a five (5) foot wide common area or easement through the block in order to accommodate utilities, drainage or pedestrian pathways. Block 1 and Block 2 (see attached Exhibit) are less than eight hundred (800) feet in length; Block 1 is six hundred and twenty-five (625) feet in length and Block 2 is five hundred and fifty (550) feet in length. Block 3 is 1175 feet in length; over the eight hundred foot maximum. **Block 3 will require a waiver from the standards.**

Covenant Standards

Covenants exist for Twin Lakes Estates Section I. It will be the responsibility of the existing Home Owners Association to guarantee these covenants are applied to Sections II and II to ensure one uniform development style.

Easement Standards

Adequate areas of suitable size and location shall be provided by the petitioner for easements for the conveyance of utility systems, drainage, and other infrastructure to and within the subdivision. All easement requirements are being met and provided for drainage and utility easements throughout the property.

Lot Standards

Minimum lot standards follow the Single-family Residential (R1) District as established in Article 2 of the UDO. This sets forth a minimum lot area of ten-thousand (10,000) square feet and a minimum lot width of eighty (80) feet measured at the front building setback line. All lot standards are being met.

Open Space Standards

Residential subdivisions are required to have a minimum of 15% open space. Open space areas remain in private ownership whether that is a single land owner or an owners' association. Planning Staff has calculated the open space as follows:

All Sections Twin Lakes Estates (not including R/W) = **46.87 acres**

Existing Retention Pond From Section I = 3.54 acres

Common Area Park Section III = 1.41 acres

Common Area along Twin lakes Boulevard = 1.12 acres

Common Area along Wichman Lane = 1.32 acres

Total Common Area = **7.39 acres**

Total Open Space = 15.7%

Perimeter Landscaping Standards

Residential subdivisions shall have a minimum of twenty-five (25) feet of perimeter landscaping along perimeter streets. Trees and shrubs shall be provided at a combined rate of ten (10) per 100 lineal feet of perimeter planting. Plantings should be fifty percent (50%) evergreen, and grouping of the plantings is encouraged to imitate natural vegetation. Existing trees and vegetation, or trees planted to meet other landscaping standards shall count toward minimum perimeter landscaping requirements. Landscaping approval is part of the Final Plat approval process and will be reviewed in the future Technical Review Committee meetings.

Sidewalk and Pedestrian Paths

Sidewalks shall be provided on all streets designed with the urban cross-section and on any other street as specifically required by the Plan Commission at the time of Preliminary Plat review. Sidewalks shall be separated from the back of curb of the adjacent road by a minimum width of five (5) feet. In addition, blocks over six hundred (600) feet in length require pedestrian access through the blocks. All sidewalk and pedestrian path standards are being met.

Street Arrangement Standards

The arrangement, character, width, grade, and location of all streets shall be consistent with existing and planned streets, existing topography, public convenience and safety, and the proposed land uses in the subdivision. The arrangement of street systems in all subdivisions shall promote the continuation of existing and proposed street systems, as well as the street system to be provided as a result of the subdivision construction. The street layout shall provide adequate vehicular access to all lots and within the subdivision, to any remaining tract, and to all adjacent undeveloped properties and stubbed street systems.

The layout of the streets in section II and III have been designed to align with the existing Twin Lakes Apartments development and Twin Lakes Estates Section I. Streets have been designed to intersect at a ninety (90) degree angle. Setbacks have been met to maintain the vision clearance at intersections.

Street Lighting Standards

Street lighting plans will be reviewed administratively during the Final Plat process. A photometric study is required to determine appropriate lighting coverage.

Street Tree Standards

Street trees are required along all streets within and adjacent to subdivisions. The street tree plan has been reviewed administratively and will be verified for compliance during the Final Plat process.

Subdivision Street Name Standards

Proposed street names shall be provided by the petitioner at the time of Preliminary Plat, however the plan commission shall have final authority to approve or rename the street names. The street names have been revised since the PUD revision and verified with the 911 Address Coordinator.

b. Satisfies any other applicable provisions of the Unified Development Ordinance.

UDO Article 5: Development Standards

While the planned development is broadly approved according to the design standards set forth in UDO Article 6, the individual homes site are still held to single family residential district standards and all applicable standards from Article 5: Development Standards that pertain to single family residential.

UDO Article 7: Surety Standards

At time of Final Plat, the petitioner will be required to provide appropriate surety for the public improvements related to the subdivision. For plats that have been divided into sections for the purpose of a phased development, surety shall only be required to be provided for the public improvements included in the section that is the subject of the Final Plat approval request.

STAFF RECOMMENDATION: Approval

Waiver Requests:

Based upon the submitted plans and applications, the petitioner is requesting two waivers from the City of Shelbyville Unified Development Ordinance's Design Standards (Article 6).

a. 6.03 Block Standards (A)(2) Block Length

The UDO sets the maximum block length at eight hundred (800) feet. The block along Shaw Lane, comprising lots 95 through 106 (Shown as Block 3 in the Exhibit), measures approximately nine hundred (900) feet. In order to limit the number of curb cuts onto Twin Lakes Boulevard, this block needs to exceed the maximum length.

STAFF RECOMMENDATION: Approval

b. 6.03 Block Standards (B) Pedestrian Access

The UDO requires blocks exceeding six hundred (600) feet in length to provide a five (5) foot wide common area or easement through the block in order to accommodate pedestrian pathways. The block between Shaw Lane and Bontrager Lane (to the north and south) and Golden Bear Lane to Preidt Lane (to the east and west), comprising lots 107-114 and lots 126 to 131 (shown as Block 1 on the exhibit), measures six hundred twenty-five (625) feet. This block requires a five (5) foot easement. However, based on the internal circulation plan for the site, Planning Staff recommends not providing this pedestrian pathway. Instead, Planning Staff would request a wider sidewalk on Golden Bear Lane that aligns with the pedestrian path between lot 99 and lot 100.

STAFF RECOMMENDATION: Approval, subject to the following conditions:

1. Provide an additional three (3) feet in width to the sidewalk on the east-side of Golden Bear Lane.

Preliminary Plat: PC 2019-11 Twin Lakes Estates Section II & III Primary Plat

FINDINGS OF FACT BY THE SHELBYVILLE PLAN COMMISSION

Staff Prepared

Motion:

(I) would like to make a motion to approve the preliminary plat as presented to this body, pursuant to the planning staff's report and Findings of Fact.

1. ☐ The proposed preliminary plat is consistent with the subdivision control regulations and the development standards for the applicable zoning district, as outlined in the planning staff's report.

☐ The proposed preliminary plat is not consistent with the subdivision control regulation and the development standards for the applicable zoning district, as outlined in the planning staff's report.
2. ☐ The proposed preliminary plat is consistent with any other applicable standards of the Unified Development Ordinance, as outlined in the planning staff's report.

☐ The proposed preliminary plat is not consistent with any other applicable standards of the Unified Development Ordinance, as outlined in the planning staff's report.

Additional conditions imposed by the Plan Commission:

1.

2.

3.

Shelbyville Plan Commission

By: _____

Chairperson

Attest: _____

Secretary

Preliminary Plat: PC 2019-11 Twin Lakes Estates Section II & III Primary Plat

FINDINGS OF FACT BY THE SHELBYVILLE PLAN COMMISSION

Staff Prepared

Motion:

(I) would like to make a motion to approve the waivers presented to this body, pursuant to the planning staff's report and Findings of Fact.

Additional conditions imposed by the Plan Commission:

1.

2.

3.

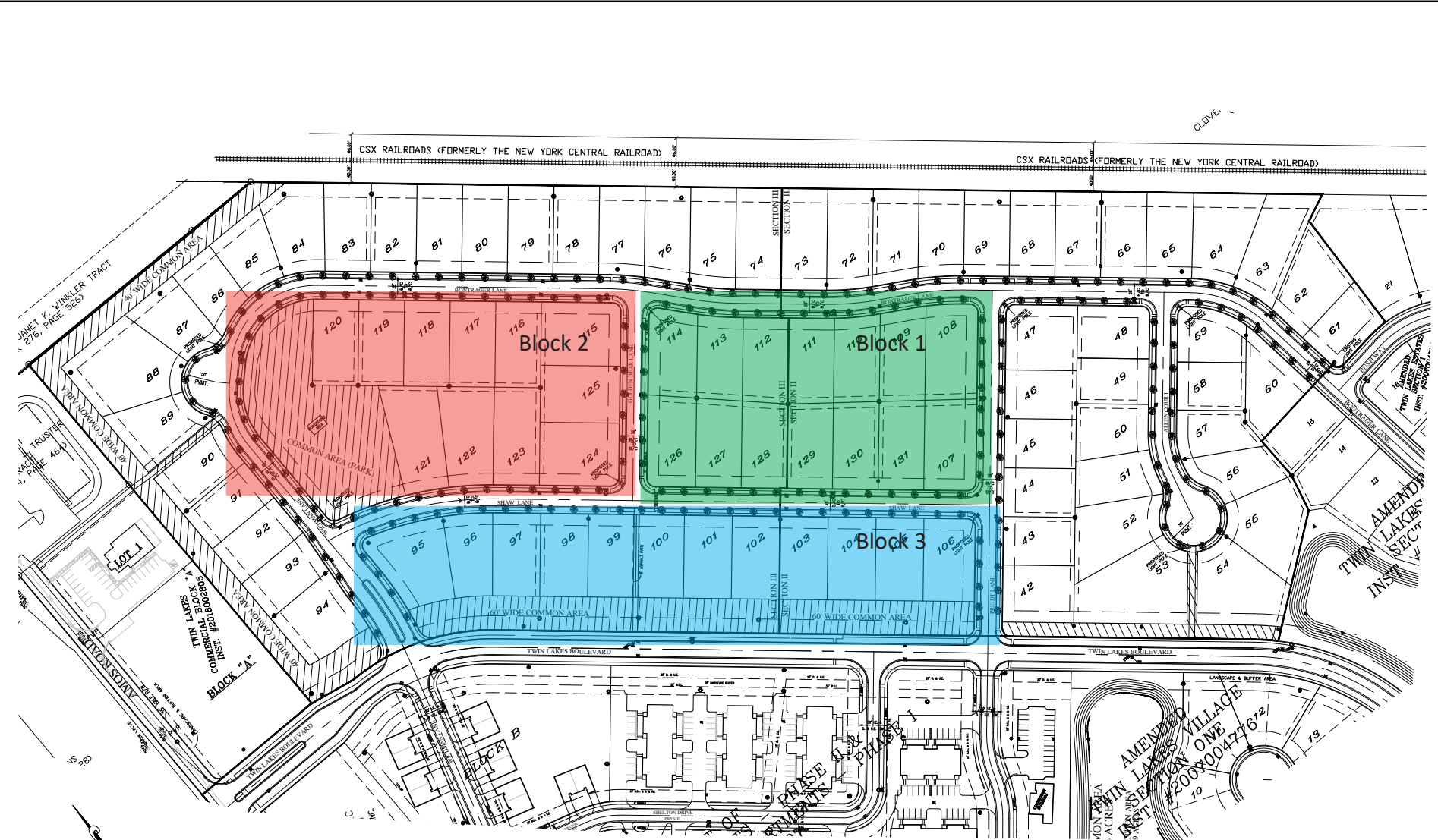
Shelbyville Plan Commission

By: _____

Chairperson

Attest: _____

Secretary



STREET TREE CLASSIFICATIONS AND SPECIFICATIONS:

- A. STREET TREE REQUIREMENTS:
 - 1. STREET TREES SHALL BE PLANTED EITHER IN THE RIGHT-OF-WAY OR WITHIN 5 FEET OF THE RIGHT OF WAY OR ADJACENT PROPERTY REQUIREMENT IN A STREET TREE LANDSCAPE. USE OF EXISTING TREES LOCATED IN THE RIGHT-OF-WAY OR PROPERTY MAY BE CONSIDERED IF SAID TREES ARE IN GOOD HEALTH AND ARE PROTECTED DURING CONSTRUCTION. THE DETERMINATION SHALL COME FROM THE PLANNING COMMISSION WHETHER OR NOT THE EXISTING TREES MAY BE USED TO SATISFY THE STREET TREE REQUIREMENTS.
- B. PLANTING REQUIREMENTS:
 - 1. TREE SIZE: ALL TREES SHALL BE A MINIMUM 36 INCH CALIPER AS MEASURED 4 INCHES FROM THE TOP OF THE TRUNK, AT THE TIME OF PLANTING.
 - 2. SEPARATION FROM PAVEMENT: NO TREE MAY BE PLANTED SO THAT ITS CENTER IS CLOSER THAN 3 FEET TO A SIDEWALK OR CURB, OR EDGE OF PAVEMENT IF NO CURB IS PRESENT.
 - 3. MINIMUM CLEARANCE: NO TREE SHALL BE PLANTED WITHIN 10 FEET OF THE INTERSECTION OF THE TWO STREET RIGHT-OF-WAY, WITHIN 10 FEET OF THE INTERSECTION OF A STREET RIGHT-OF-WAY AND AN ENTRANCE TO A DRIVEWAY, OR WITHIN THE DRIVEWAY THUSLY ESTABLISHED IN THE DRIVEWAY OR DRIVEWAY ENTRANCE.
 - 4. SEPARATION OF UTILITIES: NO TREE SHALL BE PLANTED WITHIN 10 FEET OF ANY FIRE HYDRANT OR TWO LATERAL FEET OF ANY UNDERGROUND UTILITY SERVICE.
 - 5. PERMITTED TREE TYPES: STREET TREES SHALL BE ONE OR MORE OF THE SPECIES DESCRIBED IN THE PERMITTED STREET TREE TYPE.

- C. STREET TREES ARE TO BE SPACED AT 40 FOOT INTERVALS. EXACT LOCATION TO BE DETERMINED AFTER INSTALLATION OF DRIVEWAYS AND ALL OTHER IMPROVEMENTS. IF 40 FOOT SPACING IS NOT ABLE TO BE ACHIEVED IN SOME AREAS, EQUIVALENT NUMBER OF TREES SHALL BE INSTALLED IN CLOSEST AVAILABLE AREA.

- PROPOSED STREET TREE (241 TREES TOTAL)
- LIGHT POLE (9 PROPOSED LIGHT POLES)

DEVELOPER AND LANDSCAPERS TO COORDINATE ALLOWABLE TYPES, SIZES, AND SPECIES OF TREES WITH THE CITY OF SHELBYVILLE PLANNING DEPARTMENT. FOR A LIST OF ALLOWABLE SPECIES FOR STREET TREES SEE CITY OF SHELBYVILLE SUBDIVISION STANDARDS "ARTICLE 6" SECTION 6.21.



SCALE: 1"=40'	DATE: 06/27/19	PROJECT: TWIN LAKES ESTATES - SECTIONS II & III
DRAWN BY: J. MAURER	DATE: 06/27/19	CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA
CHECKED BY: J. MAURER	DATE: 06/27/19	LANDSCAPE & LIGHTING PLAN
NO. 000006	MAURER SURVEYING, INC.	
4800 W. SMITH VALLEY ROAD, STE. F, GREENWOOD INDIANA 46142		
OFFICE: 317-741-5888 FAX: 317-741-5889 WWW.MAURERSURVEYING.COM		
LAND SURVEYING, ENGINEERING, AND EROSION CONTROL & EROSION SERVICES		
WESTPORT HOMES		
8210 North Medina Street		
Indianapolis, IN 46260		
SHEET 4		
JUNE 27, 2019		
JOB NO. 2285-4		



AMENDED

MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

Shelbyville Plan Commission
44 West Washington Street
Shelbyville, IN 46176
P: 317.392.5102

For Office Use Only

Case #: _____
Hearing Date: _____
Fees: _____

Approved _____ Denied _____

1. Applicant/Property Owner

Applicant:

Name: D.R. Horton - Indiana, LLC d/b/a Westport Homes
Address: 9210 North Meridian Street
Indianapolis, IN 46260
Phone Number: 317-844-0433
Fax Number: 317-844-0622
E-mail Address: matt.dunn@westport-home.com; cmckinney@westport-home.com

Owner:

Name: Twin Lakes, LLC c/o Landco, Inc.
Address: 818 Elson Drive, Suite B, Shelbyville, IN 46176
Phone Number: _____
Fax Number: _____

2. Applicant's Attorney/Contact Person and Project Designer (if any):

Attorney/Contact Person:

Name: Brian J. Tuohy, Attorney
Address: 50 S. Meridian Street, Suite 700
Indianapolis, IN 46204
Phone Number: 317-638-2400
Fax Number: 317-633-6618

Project Designer:

Name: Maurer Surveying, Inc.
Address: 4800 W. Smith Valley Road, Suite P
Greenwood, IN 46142
Phone Number: 317-881-3898
Fax Number: _____

3. Project Information:

Address/Location of Property: Approx. 37 acre parcel located
north of Twin Lakes Blvd. east of Amos Road
Proposed Name of Subdivision: Twin Lakes Estates Sections II & III
Area in Acres: Approx. 37 acres

Current Zoning: PUD
Proposed Use: Single Family Residential
Proposed Number of Lots: 90

4. Waivers:

Are any waivers to the requirements, standards or specifications of the Shelbyville Subdivision Control Ordinance being requested?
No X Yes (specify request and Section Number): See attached Description of Requested Waivers

5. Attachments: Previously Filed

Please see checklist for detailed information about the required attachments.

- | | |
|--|--|
| <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Subdivision Covenants |
| <input checked="" type="checkbox"/> Vicinity Map | <input checked="" type="checkbox"/> Drainage Plan & Report |
| <input type="checkbox"/> Contiguous Holdings Map | <input type="checkbox"/> Engineering Capacity Report |
| <input type="checkbox"/> Subdivision Phasing Description | <input checked="" type="checkbox"/> Application Fee |

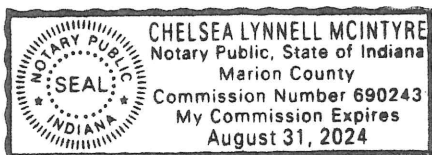
The undersigned states the above information is true and correct as (s)he is informed and believes.

Signature of Applicant: Brian J. Tuohy Date: 7/11/19
Brian J. Tuohy, Attorney for Applicant

State of Indiana)
County of Shelby) SS:

Subscribed and sworn to before me this 11 day of July

Chelsea McIntyre Printed
Notary Public - Signed
Residing in Marion County My Commission expires August 31, 2024



Description of Requested Waivers

Section II and Section III of Twin Lakes Estates

Petitioner respectfully requests the following:

- Waiver from UDO Section 6.03(A2) to allow the length of the block from Lot 95 to Lot 106 to be greater than 800'. The proposed length of the block is approximately 900'. To assist with pedestrian access within this block, Petitioner proposes an approximately 8' asphalt pedestrian pathway between Lots 99 and 100.
- Waiver from UDO Section 6.03(B) to allow for a pedestrian pathway through lots 95 – 106 to be aligned with Golden Bear Lane rather than installed midway through the block extending from Golden Bear Lane to Preidt Lane North. The proposed location of the pedestrian pathway is more compatible with the internal circulation of the development.



REQUEST FOR WAIVER OF THE SUBDIVISION CONTROL ORDINANCE
FINDINGS OF FACT BY THE SHELBYVILLE PLAN COMMISSION

Applicant: D.R. Horton - Indiana, LLC d/b/a Westport Homes

Case #: _____

Location: Approx. 37 acre parcel located north of Twin Lakes Blvd., east of Amos Road

Waiver from the Shelbyville Subdivision Control Ordinance Article #: UDO Section 6.03(A2)

Requesting: The proposed length of the block from Lot 95 to Lot 106 to be greater than 800' (approx. 900' proposed).

The Shelbyville Plan Commission find the following facts:

1. The granting of the waiver ~~will~~**will not** (circle finding) be detrimental to the public safety, health, and/or welfare because:

Petitioner proposes to install a pedestrian pathway between Lots 99 and 100 (the "Pathway") which will assist with pedestrian access within the block from Lot 95 to Lot 106 (the "Block").

2. The granting of the waiver ~~will~~**will not** (circle finding) be injurious to the reasonable use and development of other property because:

The granting of the waiver will not be injurious to the use and development of other property because the site is being developed as a residential neighborhood which is compatible with surrounding uses.

3. The conditions upon which the request for a waiver is based ~~are~~**are not** (circle finding) unique to the property for which a waiver is sought and are not applicable generally to other property because:

The shape of the site is long and narrow, which lends itself to longer block lengths.

4. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a hardship to the owner ~~would~~**would not** (circle finding) result if the strict letter of these regulations were carried out because:

The narrower shape of the property dictates the longer block length, and Petitioner is proposing to install the Pathway. The strict application of the terms of the UDO would prevent the efficient development of the site in a manner that provides the pedestrian access as intended by the UDO.

5. The waiver ~~will~~**will not** (circle finding) contradict the intent of the City of Shelbyville Zoning Ordinance or Comprehensive Plan because:

The proposed installation of the Pathway between Lots 99 and 100 will provide convenient pedestrian access within the block, as intended by Unified Development Ordinance..

Based on the findings described above, the Plan Commission does now **approve/deny** this application. So ordered this _____ day of _____, _____. (Circle Plan Commission finding)

Shelbyville Plan Commission

By: _____

President

Attest: _____

Secretary



REQUEST FOR WAIVER OF THE SUBDIVISION CONTROL ORDINANCE
FINDINGS OF FACT BY THE SHELBYVILLE PLAN COMMISSION

Applicant: D.R. Horton - Indiana, LLC d/b/a Westport Homes

Case #: _____

Location: Approx. 37 acre parcel located north of Twin Lakes Blvd., east of Amos Road

Waiver from the Shelbyville Subdivision Control Ordinance Article #: UDO Section 6.03(B)

Requesting: A pedestrian pathway to be located at the north end of the block rather than midway through the block resulting in a block length greater than 600' without a pedestrian pathway (proposed block length approx. 626').

The Shelbyville Plan Commission find the following facts:

1. The granting of the waiver ~~will~~will not (circle finding) be detrimental to the public safety, health, and/or welfare because:

Petitioner proposes to install a pedestrian pathway between Lots 99 and 100 (the "Pathway") which will align with Golden Bear Lane. This proposed location of the Pathway is more compatible with the internal circulation of the development, rather than locating the pedestrian pathway midway through the block from Golen Bear Lane to Preidt Lane North (the "Block").

2. The granting of the waiver ~~will~~will not (circle finding) be injurious to the reasonable use and development of other property because:

The granting of the waiver will not be injurious to the use and development of other property because the site is being developed as a residential neighborhood which is compatible with surrounding uses.

3. The conditions upon which the request for a waiver is based ~~are~~are not (circle finding) unique to the property for which a waiver is sought and are not applicable generally to other property because:

The shape of the site is long and narrow, which lends itself to longer block lengths. The length of the Block without a pedestrian pathway is approx. 626' which nearly meets the UDO's standard.

4. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a hardship to the owner ~~would~~would not (circle finding) result if the strict letter of these regulations were carried out because:

The narrower shape of the property dictates the longer block length, and Petitioner is proposing to install the Pathway. The strict application of the terms of the UDO would prevent the efficient development of the site in a manner that provides the pedestrian access as intended by the UDO.

5. The waiver ~~will~~will not (circle finding) contradict the intent of the City of Shelbyville Zoning Ordinance or Comprehensive Plan because:

The proposed installation of the Pathway between Lots 99 and 100 will provide convenient pedestrian access that is compatible with the internal circulation of the development.

Based on the findings described above, the Plan Commission does now **approve/deny** this application. So ordered this _____ day of _____, _____. (Circle Plan Commission finding)

Shelbyville Plan Commission

By: _____

President

Attest: _____

Secretary



TWIN LAKES ESTATES - SECTIONS II & III

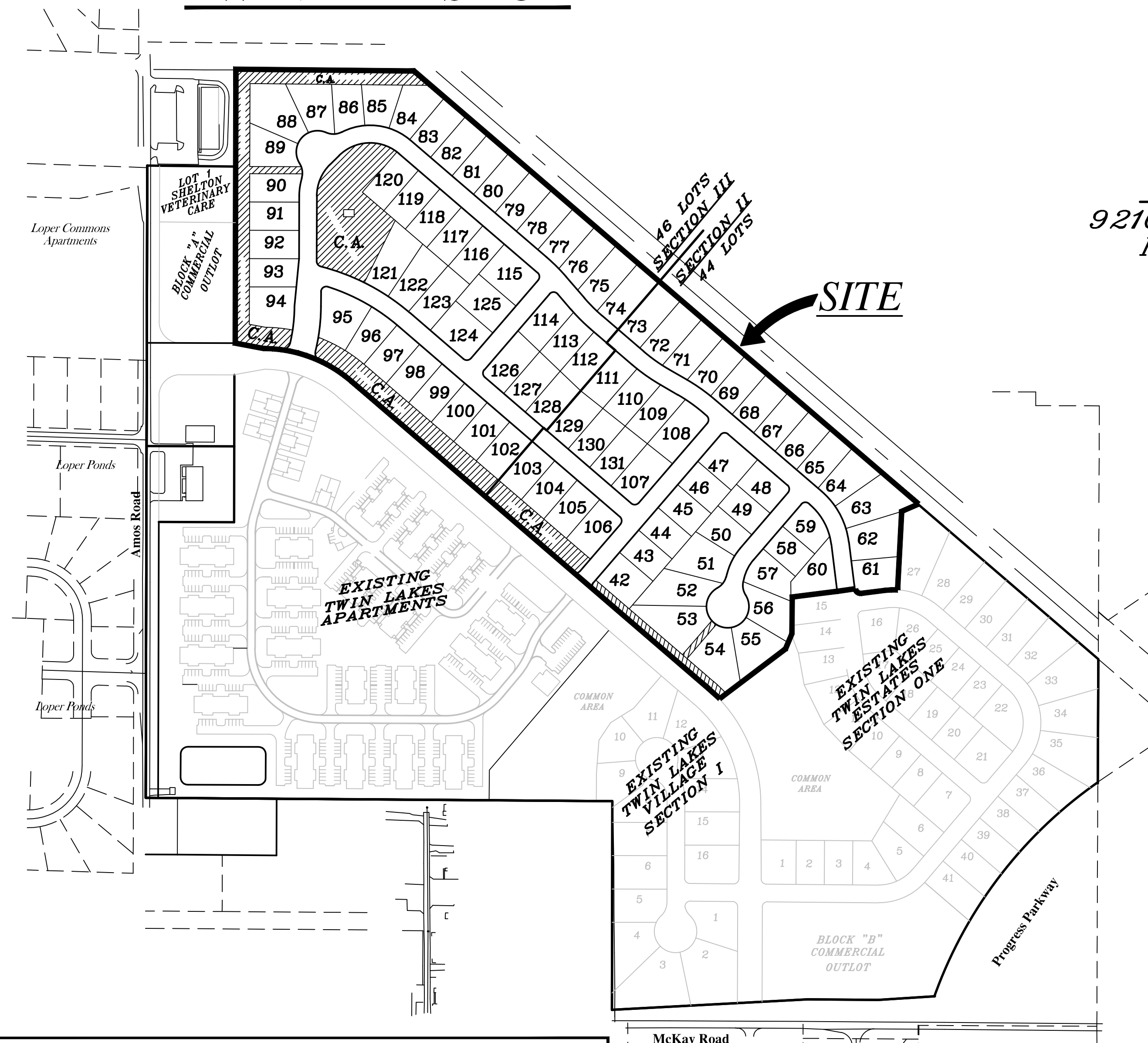
TWIN LAKES PLANNED UNIT DEVELOPMENT

ADDISON TOWNSHIP, SHELBY COUNTY, INDIANA

PRIMARY PLAT

TWIN LAKES PUD

TWIN LAKES PUD



DEVELOPER
WESTPORT HOMES
9210 North Meidian Street
Indianapolis, IN 46260
Phone: (317)-844-0433



REVISIONS

DATE	REVISIONS
6/27/19	ALL
7/12/19	ALL

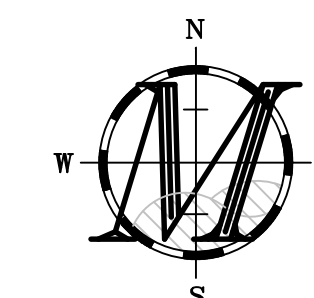
VICINITY MAP

DEPARTMENT / UTILITY SIGNATURE TABLE

ADAM RUDE PLAN COMMISSION DIRECTOR 44 WEST WASHINGTON ST. SHELBYVILLE, IN. 46176 TEL: 317.392.5102 FAX: 317.392.5110 EMAIL: arude@cityofshelbyville.in	Allan Henderson PLAN COMM. DEPUTY DIRECTOR 44 WEST WASHINGTON ST. SHELBYVILLE, IN. 46176 TEL: 317.392.5102 FAX: 317.392.5110 EMAIL: ahenderson@cityofshelbyville.in	DOUG HUNT STREET COMMISSIONER 605 HALE ROAD SHELBYVILLE, IN. 46176 TEL: 317.392.5169 FAX: 317.392.5134 EMAIL: dhunt@cityofshelbyville.in	BRADLEY FIX WMP SUPERINTENDENT 775 WEST BOGGS TOWN RD. SHELBYVILLE, IN. 46176 TEL: 317.392.5131 FAX: 317.392.5132 EMAIL: bfix@cityofshelbyville.in
ROBBIE STONEBRAKER SHELBYVILLE FIRE DEPARTMENT 40 WEST BROADWAY ST. SHELBYVILLE, IN. 46176 TEL: 317.392.5119 FAX: 317.392.5121 EMAIL: rstonebraker@cityofshelbyville.in	MATT HOUSE, PE CITY ENGINEER 44 WEST WASHINGTON ST. SHELBYVILLE, IN. 46176 TEL: 317.392.5102 FAX: 317.392.5110 EMAIL: mhouse@cityofshelbyville.in	MARK NEWMAN SHELBYVILLE POLICE DEPT. 105 WEST TAYLOR STREET SHELBYVILLE, IN. 46176 TEL: 317.392.5106 FAX: 317.392.3645 EMAIL: mnewman@cityofshelbyville.in	TRAVIS EDINGTON INDIANA AMERICAN WATER COMPANY 1700 MC CALL DR. P.O. BOX 418 SHELBYVILLE, IN. 46176 TEL: 317.392.0711 FAX: 317.392.3277 EMAIL: travis.edington@amwater.com
RON SPAIN VECTREN GAS COMPANY 600 INDUSTRIAL DR. FRANKLIN, IN. 46131 TEL: 317.736.2965 EMAIL: rspain@vectren.com	RIK BUTLER DUKE ENERGY 2910 EAST STATE ROAD 44 SHELBYVILLE, IN. 46176 FAX: 317.398.5361 EMAIL: rcb@duke-energy.com	JOSH HORNBERGER DUKE ENERGY 2910 EAST STATE ROAD 44 SHELBYVILLE, IN. 46176 TEL: 317.398.5361 FAX: 317.398.5356 EMAIL: joshua.hornberger@duke-energy.com	TROY BISHOP AT&T INDIANA 420 EAST 7TH STREET COLUMBUS, IN. 47201 TEL: 812.376.2887 FAX: 812.376.2955 EMAIL: tb2932@att.com
TAYLOR SUMMERFORD SHELBY COUNTY SURVEYOR'S OFFICE 25 W. POLK, RM. 2 SHELBYVILLE, IN. 46176 TEL: 317.392.6481 FAX: 317.398.5525 EMAIL: norma.ross@co.shelby.in.us	TOM DAVIS COMCAST 1470 JACKSON STREET COLUMBUS, IN. 47201 TEL: 812.798.0915 EXT. 3108 EMAIL: Thomas.davis@comcast.com	DERRICK BYERS MS4 OPERATOR 44 WEST WASHINGTON ST. SHELBYVILLE, IN. 46176 FAX: 317.392.5110 EMAIL: dbyers@cityofshelbyville.in	DeWayne HAMILTON FIBER OPTIC-LEVEL 3 ENGINEERING TEL: 317.966.3558 EMAIL: dewayne.hamilton@level3.com

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
1	TITLE SHEET
2A&B	PRIMARY PLAT DEVELOPMENT PLAN
3A&B	PRIMARY PLAT GEOMETRIC PLAN
4	LANDSCAPE & LIGHTING PLAN



PREPARED BY:

MAURER SURVEYING, INC.

4800 WEST SMITH VALLEY ROAD, STE P, GREENWOOD, IN 46142
OFFICE - 317-881-3898 www.MaurerSurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

CERTIFIED BY:

Paul Maurer

Paul Maurer, P.L.S. #880006

7/12/19

SHEET

1

DATE

JUNE 7, 2019

JOB NO.

2285-1

NOTICE, PERMITS, and NOTES

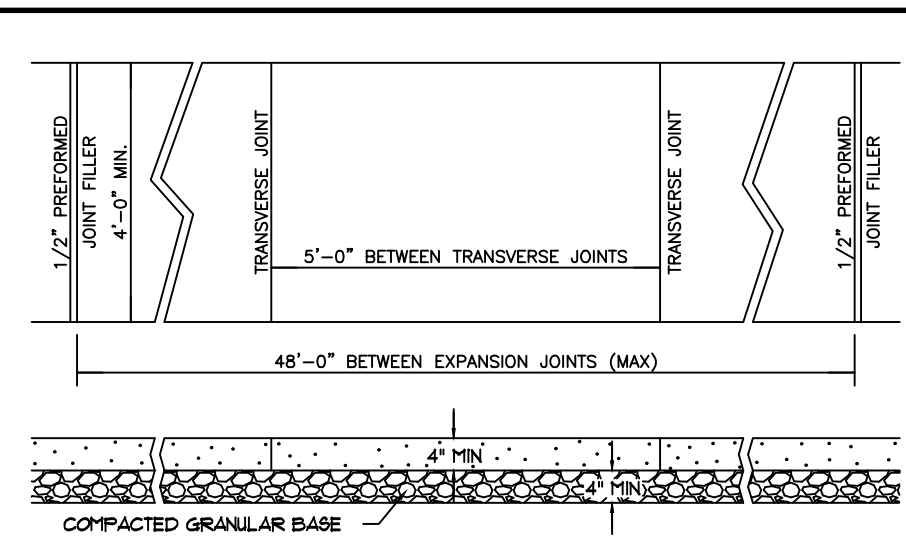
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING ANY CONSTRUCTION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH THE RESPECTIVE UTILITY COMPANIES, PRIOR TO STARTING ANY CONSTRUCTION.
4. ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE MOST UPDATED SET OF CONSTRUCTION PLANS PRIOR TO COMMENCING CONSTRUCTION.
6. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT INFORMATION TO THE ENGINEERING/SURVEYING COMPANY UPON COMPLETION OF CONSTRUCTION.

LEGEND

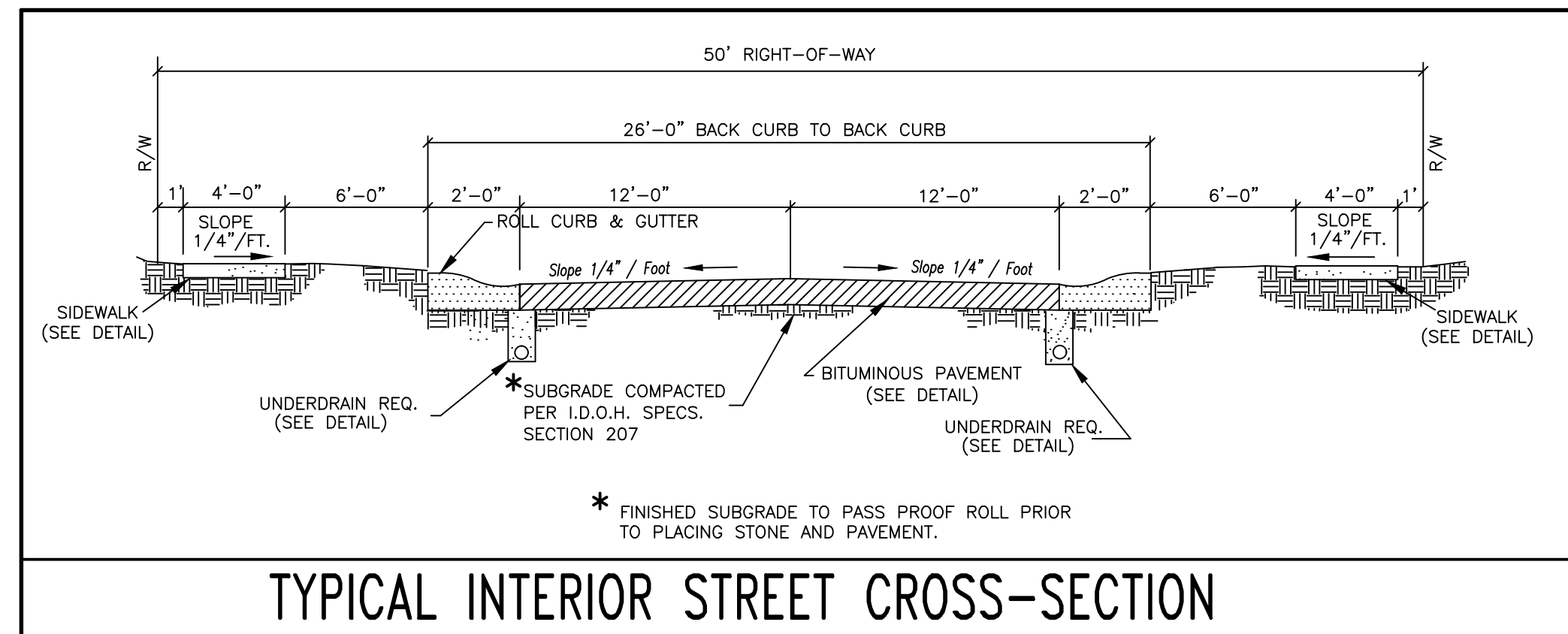
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY STRUCTURE NUMBER
- PROPOSED STORM SEWER
- PROPOSED STORM (CURB) INLET
- PROPOSED STORM CONC. END SECTION
- PROPOSED STORM BEEHIVE INLET
- PROPOSED STORM STRUCTURE NUMBER
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATERLINE TEE
- PROPOSED WATERLINE BEND
- DRAINAGE & UTILITY EASEMENT
- BUILDING SETBACK LINE
- LANDSCAPE EASEMENT
- SANITARY SEWER EASEMENT
- PROPOSED LOT GRADE
- PROPOSED STREET GRADE
- PROPOSED GRANULAR BACKFILL
- PROPOSED ADDRESS

LEGEND

- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- EXISTING GAS MARKER
- EXISTING GAS VALVE
- EXISTING GAS LINE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING CABLE PEDESTAL
- EXISTING FIRE HYDRANT
- EXISTING WATERLINE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING CONTOUR LINE
- EXISTING ELECTRIC TRANSFORMER

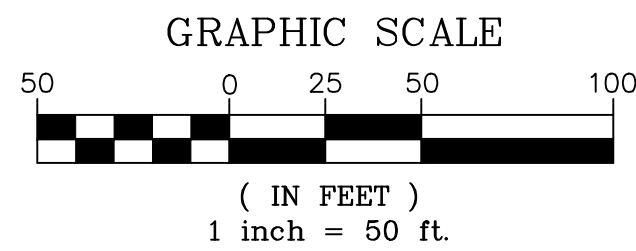


CONCRETE SIDEWALK DETAIL



BENCHMARKS

TOP WESTERN FLANGE BOLT (PAINTED BLACK) ON FIRE HYDRANT, ON EAST SIDE OF TWIN LAKES BOULEVARD, AT THE SOUTHEAST CORNER OF THE SITE.
ELEVATION : 785.27 (NGVD '88)
TOP AT CENTER OF BACK OF STORM INLET CASTING ON EAST SIDE OF TWIN LAKES BOULEVARD, ON THE WEST SIDE OF LOT 100.
ELEVATION : 787.68 (NGVD '88)



SCALE: 1"=50'	DATE: 7/12/19	PROJECT NAME: TWIN LAKES ESTATES - SECTIONS II & III	MAURER SURVEYING, INC. 4600 W. SMITH VALLEY ROAD, STE. P, GREENWOOD, INDIANA 46142 OFFICE: 317-881-8808 LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES	SHEET NAME: PRIMARY PLAT DEVELOPMENT PLAN
DATE: 7/12/19	REVISION: 1/22/19	CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA		
DESIGNED BY: PAUL MAURER	CHECKED BY: PAUL MAURER	DATE: 7/12/19	PROJECT NO.: 2007004775	WESTPORT HOMES 9210 North Meidian Street Indianapolis, IN 46260
SHEET: 2A			DATE: JUNE 7, 2019	
JOB NO.: 2285-2A				

THE EXISTING UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND/OR EXISTING DRAWINGS. MAURER SURVEYING, INC. (M) MAKES NO GUARANTEES THAT THE UTILITY INFORMATION SHOWN COMPRISES ALL SUCH UTILITIES IN THE AREA, IN SERVICE OR ABANDONED. MAURER SURVEYING, INC. FURTHER STATES THAT THE UNDERGROUND UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS.

NOTICE, PERMITS, and NOTES

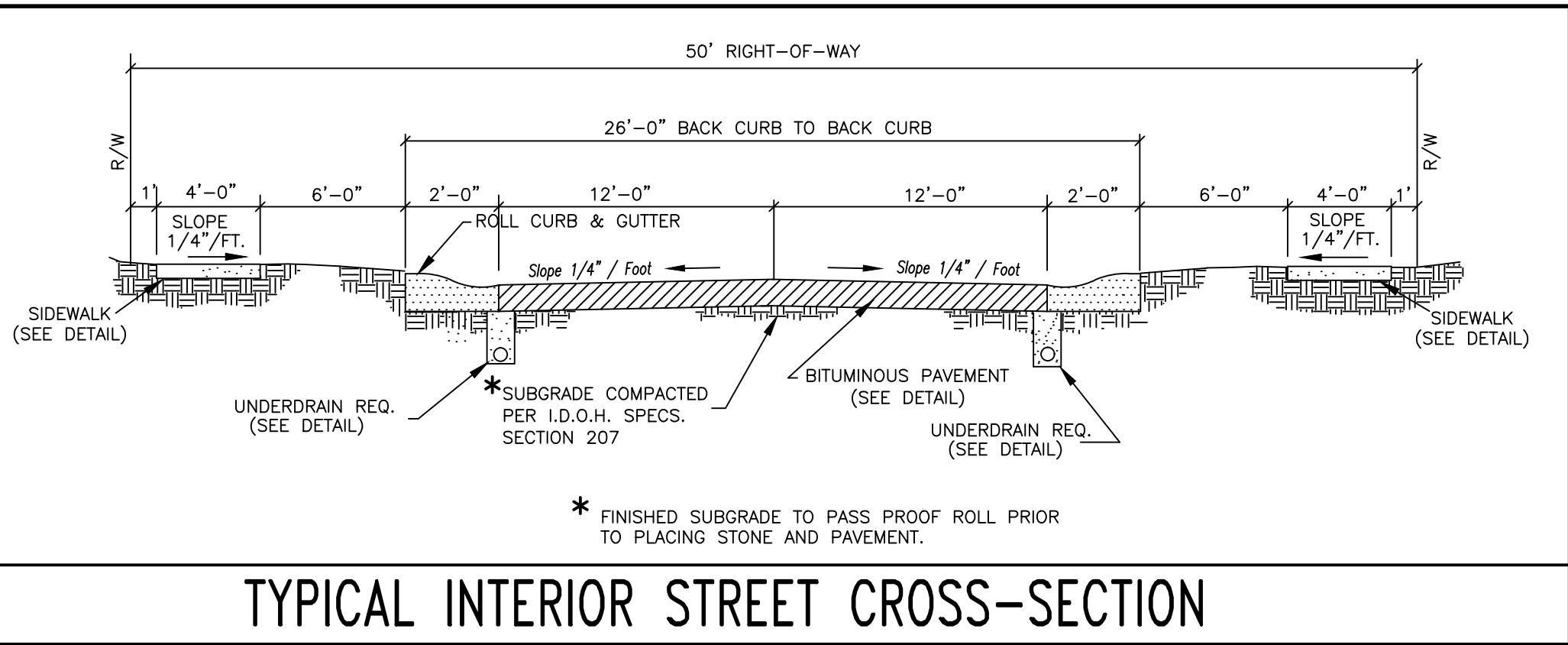
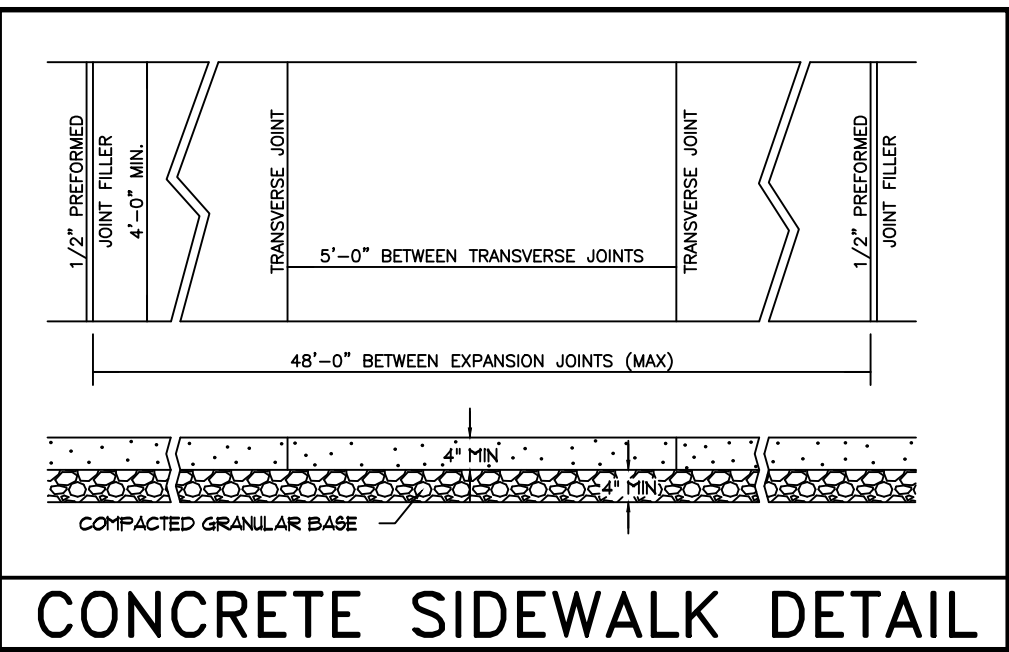
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING ANY CONSTRUCTION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH THE RESPECTIVE UTILITY COMPANIES, PRIOR TO STARTING ANY CONSTRUCTION.
4. ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE MOST UPDATED SET OF CONSTRUCTION PLANS PRIOR TO COMMENCING CONSTRUCTION.
6. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT INFORMATION TO THE ENGINEERING/SURVEYING COMPANY UPON COMPLETION OF CONSTRUCTION.

LEGEND

- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- EXISTING GAS MARKER
- EXISTING GAS VALVE
- EXISTING GAS LINE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING CABLE PEDESTAL
- EXISTING FIRE HYDRANT
- EXISTING WATERLINE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING CONTOUR LINE
- EXISTING ELECTRIC TRANSFORMER

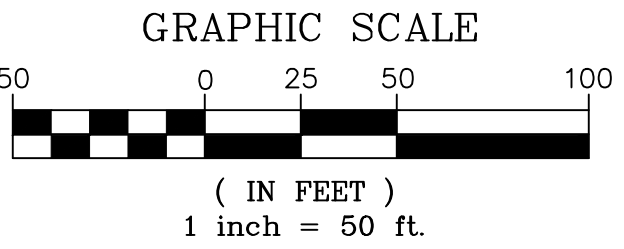
LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY STRUCTURE NUMBER
- PROPOSED STORM SEWER
- PROPOSED STORM (CURB) INLET
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- LANDSCAPE EASEMENT
- SANITARY SEWER EASEMENT
- PROPOSED LOT GRADE
- PROPOSED STREET GRADE
- PROPOSED GRANULAR BACKFILL
- PROPOSED ADDRESS



BENCHMARKS

TOP WESTERN FLANGE BOLT (PAINTED BLACK) ON FIRE HYDRANT, ON EAST SIDE OF TWIN LAKES BOULEVARD, AT THE SOUTHEAST CORNER OF THE SITE.
ELEVATION : 785.27 (NGVD '88)
TOP AT CENTER OF BACK OF STORM INLET CASTING ON EAST SIDE OF TWIN LAKES BOULEVARD, ON THE WEST SIDE OF LOT 100.
ELEVATION : 787.68 (NGVD '88)



SCALE: 1"=50'	DATE: 7/12/19
DRAWN BY: AB	CHECKED BY: PM
CERTIFIED BY: PAUL MAURER	STATE OF INDIANA
No. 880006	
PLAT BOOK	

REVISION:	DATE:
REVISED LAYOUT PER TCH COMMENTS	7/12/19
REVISED LOT LINES	

PROJECT NAME:	TWIN LAKES ESTATES - SECTIONS II & III
CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA	
SHEET NAME:	PRIMARY PLAT DEVELOPMENT PLAN

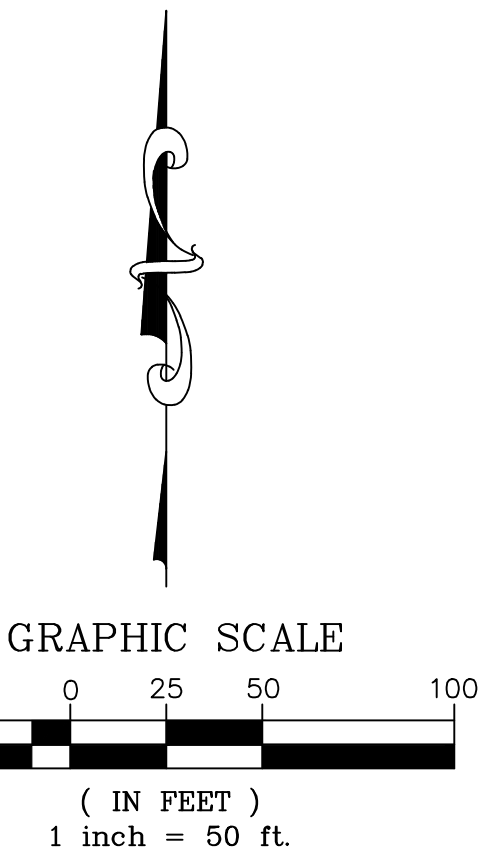
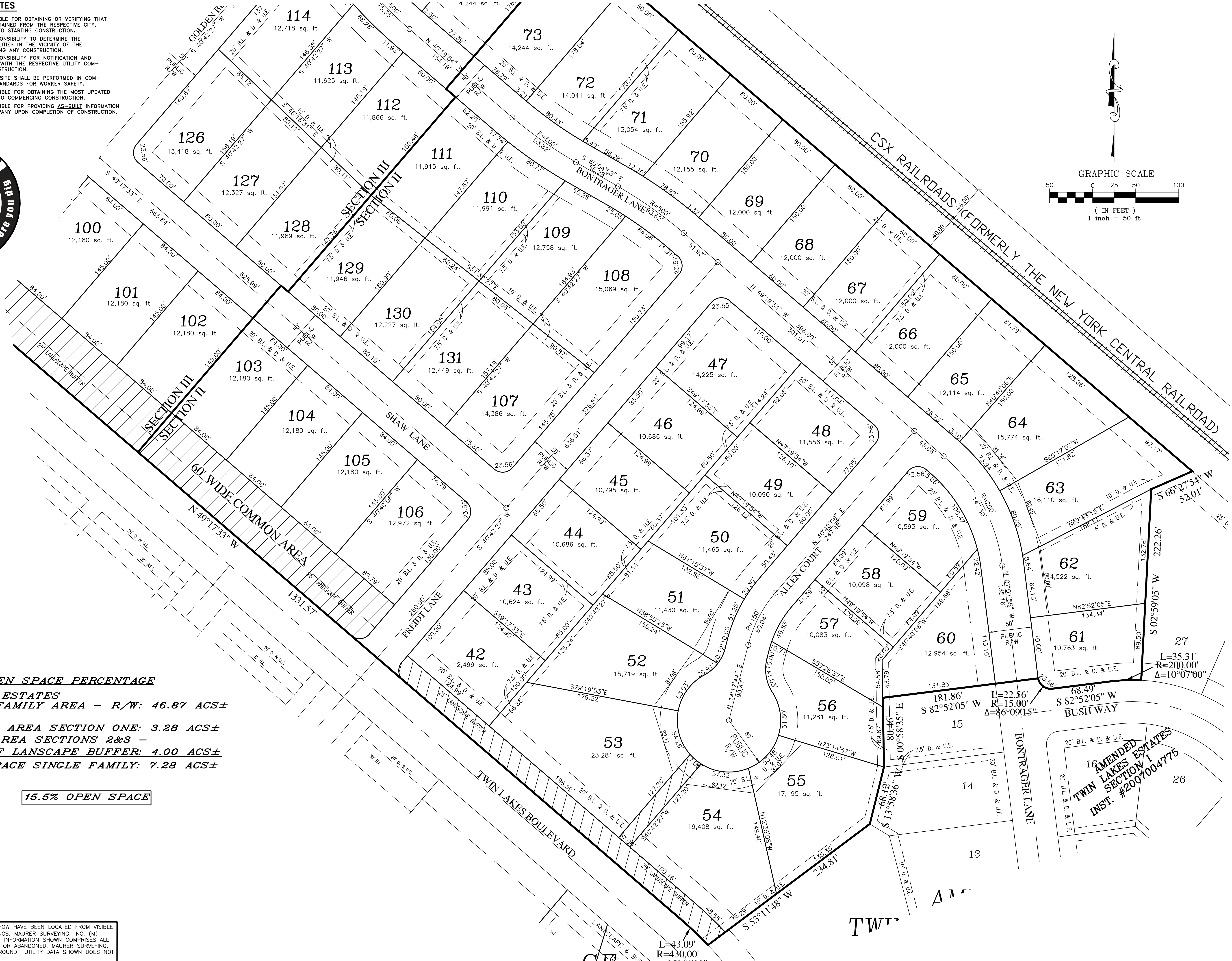
MAURER SURVEYING, INC.	WESTPORT HOMES
4600 W. SMITH VALLEY ROAD, STE P, GREENWOOD INDIANA 46142	9210 North Meidian Street
OFFICE: 317-881-8808	Indianapolis, IN 46260
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES	

SHEET	DATE
2B	JUNE 7, 2019
JOB NO.	2285-2B

THE EXISTING UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND/OR EXISTING DRAWINGS. MAURER SURVEYING, INC. (M) MAKES NO GUARANTEES THAT THE UTILITY INFORMATION SHOWN COMPRISES ALL SUCH UTILITIES IN THE AREA, IN SERVICE OR ABANDONED. MAURER SURVEYING, INC. FURTHER STATES THAT THE UNDERGROUND UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS.

NOTICE, PERMITS, and NOTES

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OPEN SPACE PERCENTAGE

TWIN LAKE ESTATES
TOTAL SINGLE FAMILY AREA - R/W: 46.87 ACS±

COMMON AREA SECTION ONE: 3.28 ACS±
COMMON AREA SECTIONS 2&3 -
50% OF LANDSCAPE BUFFER: 4.00 ACS±
TOTAL OPEN SPACE SINGLE FAMILY: 7.28 ACS±

15.5% OPEN SPACE

THE EXISTING UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND/OR EXISTING DRAWINGS. MAURER SURVEYING, INC. (M) MAKES NO GUARANTEES THAT THE UTILITY INFORMATION SHOWN COMPRISES ALL SUCH UTILITIES IN THE AREA, IN SERVICE OR ABANDONED. MAURER SURVEYING, INC. FURTHER STATES THAT THE UNDERGROUND UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS.

SCALE: 1"=50'	DATE: 7/27/13	REVISION: 1	PROJECT NAME: TWIN LAKES ESTATES - SECTIONS II & III	MAURER SURVEYING, INC. 4600 W. SMITH VALLEY ROAD, STE. P, GREENWOOD, INDIANA 46142 OFFICE: 317-881-3808 LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES PREPARED FOR: WESTPORT HOMES 9210 North Meidian Street Indianapolis, IN 46260
DRAWN BY: AB	CHECKED BY: PY	CORRECTED BY: PAUL MAURER	SHEET NAME: PRIMARY PLAT GEOMETRIC PLAN	
<div>MAURER SURVEYING, INC. 880006 STATE OF INDIANA 7/27/13 REVISION: 1 REVISED LOT LINES</div>				
SHEET: 3A				
DATE: JUNE 7, 2019				
JOB NO.: 2285-3A				

NOTICE, PERMITS, and NOTES

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LEGAL DESCRIPTION

A part of the Northwest Quarter of Section 9, Township 12 North, Range 7 East of the Second Principal Meridian, in Addison Township, Shelby County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest corner of said Quarter Section; thence North 00 degrees 08 minutes 29 seconds East (assumed bearing) along the West line of said Quarter Section 1913.29 feet to the Southwest corner of the Plat of Twin Lakes Commercial Block "A", as recorded as Instrument Number 2018002805 in the Office of the Shelby County Recorder, said point being on the Westerly extension of the North Right-of-Way line of Twin Lakes Boulevard, as the same was dedicated by the Plat of Twin Lakes Apartments - Phase II & the Replat of Twin Lakes Apartments - Phase I, as recorded as Instrument Number 2018002806 in the Office of the Shelby County Recorder; thence the next two (2) courses being along the South and East lines of said Twin Lakes Commercial Block "A": (1) South 89 degrees 51 minutes 31 seconds East along said North Right-of-Way line of Twin Lakes Boulevard and the extension thereof 249.99 feet to the POINT OF BEGINNING of the herein described parcel; (2) North 00 degrees 08 minutes 29 seconds East parallel to the West line of said Quarter Section 774.43 feet to the North line of said Quarter Section; thence South 89 degrees 25 minutes 28 seconds East along said North line 504.10 feet to the Southwesterly Right-of-Way line of the CSX Railroad; thence South 49 degrees 19 minutes 54 seconds East along said Right-of-Way line 1878.78 feet to the most Northerly corner of the Plat of Amended Twin Lakes Estates - Section One, as recorded as Instrument Number 2007004775 in the Office of the Shelby County Recorder; thence the next nine (9) courses being along the lines of said Amended Twin Lakes Estates - Section One: (1) South 66 degrees 27 minutes 34 seconds West 52.01 feet; (2) South 02 degrees 59 minutes 05 seconds West 222.26 feet to the Northerly Right-of-Way line of Bush Way, said point being a Point of Non-Curvature of a curve concave Southerly and having a Central Angle of 10 degrees 07 minutes 00 seconds, the Radius Point of said curve bears South 02 degrees 59 minutes 05 seconds West 200.00 feet; (3) Westerly along said curve and Northerly Right-of-Way line 35.31 feet to a Point of Tangency; (4) South 82 degrees 52 minutes 05 seconds West along said Northerly Right-of-Way line 68.49 feet to the Point of Curvature of a curve concave Northeasterly and having a Central Angle of 86 degrees 09 minutes 15 seconds, the Radius Point of said curve bears North 07 degrees 07 minutes 55 seconds West 15.00 feet; (5) Northwesterly along said curve 22.56 feet to a Point of Non-Tangency; (6) South 82 degrees 52 minutes 05 seconds West 181.86 feet; (7) South 00 degrees 58 minutes 35 seconds East 80.46 feet; (8) South 13 degrees 58 minutes 36 seconds West 88.12 feet; (9) South 53 degrees 11 minutes 48 seconds West 234.81 feet to the Northeasterly Right-of-Way line of Twin Lakes Boulevard, as the same was dedicated by the Plat of Amended Twin Lakes Village - Section One, as recorded as Instrument Number 2007004776 in the Office of the Shelby County Recorder, said point being a Point of Non-Curvature of a curve concave Southwesterly and having a Central Angle of 05 degrees 44 minutes 28 seconds, the Radius Point of said curve bears South 46 degrees 28 minutes 55 seconds West 430.00 feet; thence the next four (4) courses being along said Northeasterly Right-of-Way lines of said Twin Lakes Boulevard, (1) Northwesterly along said curve 43.09 feet to a Point of Tangency; (2) North 49 degrees 17 minutes 33 seconds West 1331.57 feet to the Point of Curvature of a curve concave Southwesterly and having a Central Angle of 40 degrees 33 minutes 58 seconds, the Radius Point of said curve bears South 40 degrees 42 minutes 27 seconds West 380.00 feet; (3) Northwesterly along said curve 269.05 feet to a Point of Non-Tangency; (4) North 79 degrees 21 minutes 51 seconds West 82.35 feet to the POINT OF BEGINNING, containing 37.46 acres, more or less.

Subject to all easements, restrictions, and Rights-of-Ways.

OPEN SPACE PERCENTAGE

TWIN LAKE ESTATES
TOTAL SINGLE FAMILY AREA - R/W: 46.87 ACS±

COMMON AREA SECTION ONE: 3.28 ACS±
COMMON AREA SECTIONS 2&3 -
50% OF LANDSCAPE BUFFER: 4.00 ACS±
TOTAL OPEN SPACE SINGLE FAMILY: 7.28 ACS±

15.5% OPEN SPACE

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(BOOK 276, PAGE 526)

TRUSTER

JE 464)

LOT 1

TWIN LAKES
COMMERCIAL BLOCK "A"
INST. #2018002805

OCK "A"

31" E

BOULEVARD



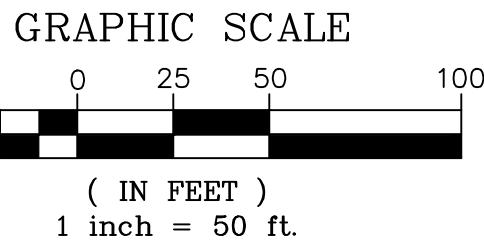
S 89°25'28" E 504.10'

40' WIDE COMMON AREA

COMMON AREA (PARK)

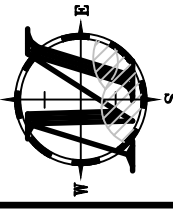
TWIN LAKES BOULEVARD

CSX RAILROADS (FORMERLY THE NEW YORK CENTRAL RAILROAD)



TWIN LAKES ESTATES - SECTIONS II & III
CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA

MAURER SURVEYING, INC.
4800 W. SMITH VALLEY ROAD, STE P, GREENWOOD INDIANA 46142
OFFICE - 317-631-3686 www.maurersurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES



3B

JUNE 7, 2019

2285-3B

PRIMARY PLAT GEOMETRIC PLAN

WESTPORT HOMES
9210 North Meridian Street
Indianapolis, IN 46260

PROJECT NAME:

SHEET NAME:

SHEET

DATE

JOB NO.

2285-3B

SCALE: 1" = 50'

DATE: 6/27/19

REVISION: 7/12/19

DESIGNED BY: AB

CHECKED BY: PM

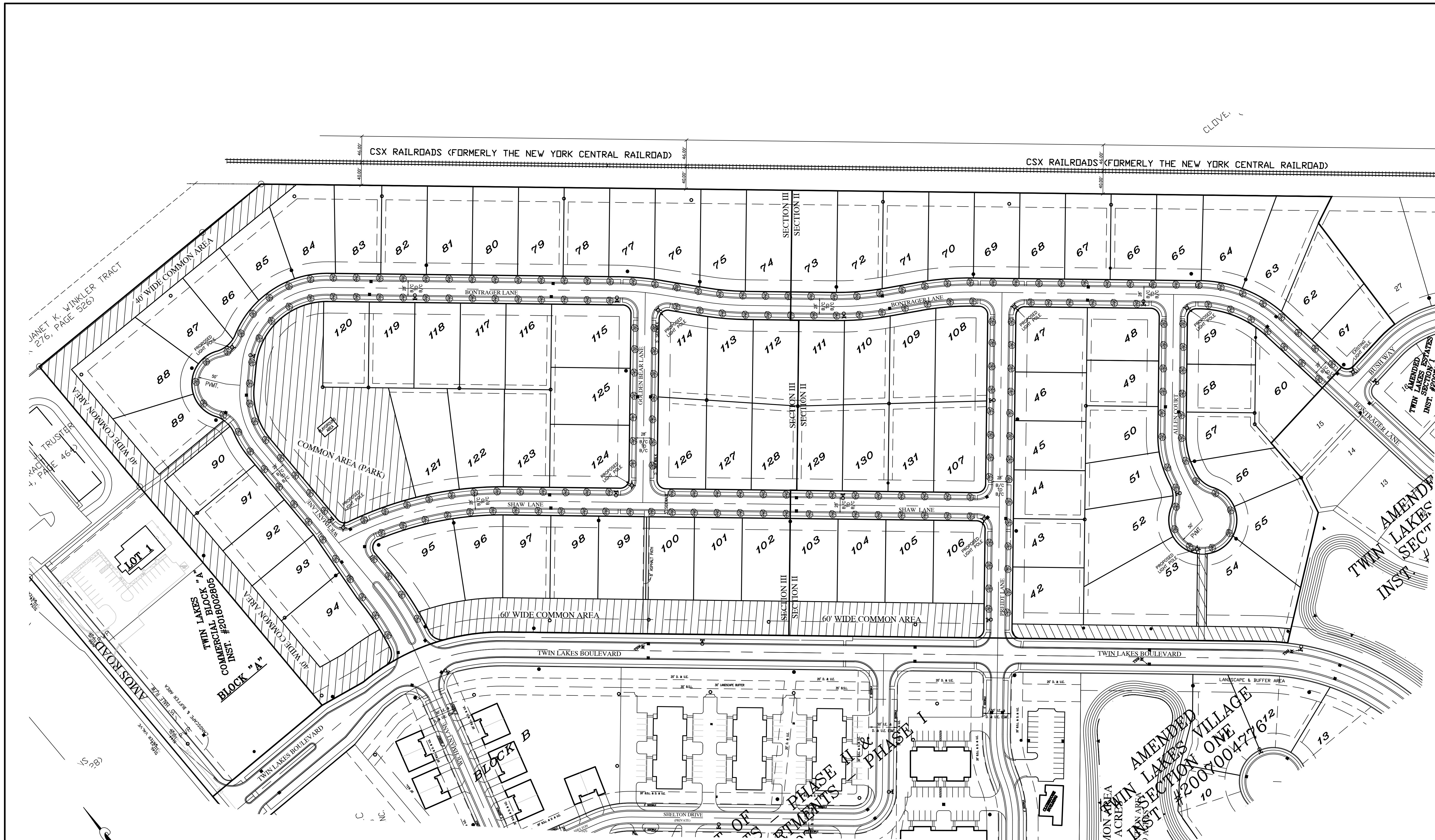
DRAWN BY: PAUL MAURER

STATE OF INDIANA

NO. 880006

PLAT OF

7/12/19



STREET TREE CLASSIFICATIONS AND SPECIFICATIONS:

A. STREET TREE REQUIREMENTS:

1. STREET TREES SHALL BE PLANTED EITHER IN THE RIGHT-OF-WAY OR WITHIN 5 FEET OF THE RIGHT OF WAY ON ADJACENT PROPERTY INCLUDED IN A STREET TREE EASEMENT. USE OF EXISTING TREES LOCATED IN THE RIGHT-OF-WAY ON PROPERTY MAY BE CONSIDERED IF SAID TREES ARE IN GOOD HEALTH AND ARE PROTECTED DURING CONSTRUCTION. THIS DETERMINATION SHALL COME FROM THE PLAN COMMISSION WHETHER OR NOT THE EXISTING TREES MAY BE USED TO SATISFY THE STREET TREE REQUIREMENTS.

B. PLANTING REQUIREMENTS:

1. TREE SIZE: ALL TREES SHALL BE A MINIMUM 2 1/2 INCH CALLIPER AS MEASURED 6 INCHES FROM THE TOP OF THE ROOTBALL, AT THE TIME OF PLANTING.
2. SEPARATION FROM PAVEMENT: NO TREE MAY BE PLANTED SO THAT ITS CENTER IS CLOSER THAN 2 FEET TO A SIDEWALK OR CURB, OR EDGE OF PAVEMENT IF NO CURB IS PRESENT.
3. VISUAL CLEARANCE: NO TREE SHALL BE PLANTED WITHIN 25 FEET OF THE INTERSECTION OF THE TWO STREET RIGHT-OF-WAY, WITHIN 10 FEET OF THE INTERSECTION OF A STREET RIGHT-OF-WAY AND AN ENTRANCE TO A DRIVEWAY, OR WITHIN THE SIGHT VISIBILITY TRIANGLE ESTABLISHED BY THE ZONING ORDINANCE.
4. SEPARATION OF UTILITIES: NO TREE SHALL BE PLANTED WITHIN 10 FEET OF ANY FIRE HYDRANT OR TWO LATERAL FEET OF ANY UNDERGROUND UTILITY SERVICE.
5. PERMITTED TREE TYPES: STREET TREES SHALL BE ONE OR MORE OF THE SPECIES DESCRIBED IN THE PERMITTED STREET TREES TABLE.

STREET TREES ARE TO BE SPACED AT 40 FOOT INTERVALS. EXACT LOCATION TO BE DETERMINED AFTER INSTALLATION OF DRIVEWAYS AND ALL OTHER IMPROVEMENTS. IF 40 FOOT SPACING IS NOT ABLE TO BE ACHIEVED IN SOME AREAS, EQUIVALENT NUMBER OF TREES SHALL BE INSTALLED IN CLOSEST AVAILABLE AREA.

- PROPOSED STREET TREE (241 TREES TOTAL)
- LIGHT POLE (9 PROPOSED LIGHT POLES)

DEVELOPER AND LANDSCAPERS TO COORDINATE ALLOWABLE TYPES, SIZES, AND SPECIES OF TREES WITH THE CITY OF SHELBYVILLE PLANNING DEPARTMENT. FOR A LIST OF ALLOWABLE SPECIES FOR STREET TREES SEE CITY OF SHELBYVILLE SUBDIVISION STANDARDS "ARTICLE 6" SECTION 6.21.



SCALE: 1" = 80'	DRAWN BY: AB	CHECKED BY: PM	CERTIFIED BY: PAUL MAURER
<div>MAURER SURVEYING, INC. 4600 W. SMITH VALLEY ROAD, STE. P, GREENWOOD, INDIANA 46142 OFFICE: 317-881-1808 LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES PREPARED FOR: WESTPORT HOMES 9210 North Meidian Street Indianapolis, IN 46260</div>			
PROJECT NAME: TWIN LAKES ESTATES - SECTIONS II & III CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA			
SHEET NAME: LANDSCAPE & LIGHTING PLAN			
DATE: 7/12/19			
REVISION: REVISED LOT LINES			
DATE: 7/12/19			
SHEET NO. 4			
DATE: JUNE 27, 2019			
JOB NO. 2285-4			