

PUD CONCEPTUAL PLAN APPLICATION
Shelbyville Planning & Building Department
44 West Washington Street
Shelbyville, IN 46176
P: 317.392.5102

For Office Use Only:	
Case #: PC	
Hearing Date:	
Fees Paid: \$	
Final Decision:	
Approved	Denied

	Approved Denied		
1. Applicant	Property Owners Information (if different than Applicant)		
Name: City of Shelbyville Redevelopment Commission	Name:		
Address: 44 West Washington Street, Shelbyville IN, 46176	Address:		
Phone Number: <u>317-392-5102</u>	Phone Number:		
Fax Number:	Fax Number:		
Email: jmeltzer@cityofshelbyvillein.com	Email:		
2.			
Applicant's Attorney/Representative Name: Jenny Meltzer	Project Engineer Name: Crossroads Engineers		
Address: 44 West Washington Street, Shelbyville IN, 46176	Address: 3417 Sherman Drive, Beech Grove IN, 46107		
	-		
Phone Number: 317-364-4982	Phone Number: 317-780-1555		
Fax Number:			
Email: jmeltzer@cityofshelbyvillein.com	Email: dsnyder@crossroadengineers.com		
Current Zoning: <u>IS - Institutional</u>	ashington Street, Shelbyville IN, 46176 (former Major Hospital site) Existing Use of Property: Vacant		
Proposed Zoning: Single Family Residential & Town-homes	Proposed Use: Residential		
Proposed Name of Development: Hamilton- Major PUD	Proposed No. of Lots/Density 13 lots		
4. Attachments			
☐ Affidavit and Consent of Property Owner (if applicable)	□Vicinity Map		
☐ Proof of Ownership (copy of deed, recent property card)	☐Application Fee		
☐ Letter of Intent	☐Additional Supporting Materials (Optional)		
□Proposed Conceptual Plan			
The undersigned states the above information is true and co	rrect as s/he is informed and believes.		
Applicant:	Date:		
State of) County of) SS: Subscribed and sworn to before me this _	day of		
Notary Public	/ Printed		
Residing inCounty. My Comm	ission Expires:		

CITY OF SHELBYVILLE



Allan Henderson Deputy Director

PLAN COMMISSION

MEETING DATE: 9/30/2019

MEETING DATE: 9/3	00/2019			
Case Number & Name:	PC 2019-14: Hamilton Major	PUD; Conceptual Plan Re	eview	
Petitioner's Name:	City of Shelbyville Redevelop	oment Commission		
Owner's Name:	City of Shelbyville Redevelop	oment Commission		
Petitioner's	Jennifer Meltzer, City Attorne	ey		
Representative:	Tom Davis, Genesis Property	Development Group		
Address of Property:	150 West Washington Street			
Subject Property Zoning	Current: IS – Institutional			
Classification:	Proposed: R1 – Planned Dev	relopment		
Comprehensive Future Land use:	Single Family Residential			
	North	East	South	West
Surrounding Properties'	R1 – Single Family	R1 – Single Family	IC Tantingtianal	R1 – Single Family
Zoning Classifications:	Residential	Residential	IS - Institutional	Residential
Surrounding Properties'	R1 – Single Family	R1 – Single Family	R1 – Single Family	R1 – Single Family
Future Land Use	Residential	Residential	Residential	Residential
History:	the hospital, until the original mansion and hospital wings were razed in the early 1980's. Major Hospital added numerous additions to the facility over the years, until they became completely land-locked at this location. In 2015, Major Hospital began construction on a new, state-of-the-art, consolidated facility in the Intelliplex Technology Park. In January of 2017, this new facility opened to the public and hospital departments and services began the transition to the new location. Later in April of 2017, Major Health Partners began the demolition of their facility at 150 W Washington Street, with the intentions to give the property back to the City of Shelbyville to redevelop the property.			
Vicinity Map:	property back to the City of Shelbyville to redevelop the property.			
Action Requested:	A request for approval of the	conceptual plan for the plan	anned development of Har	milton Major.

1. The Unified Development Ordinance (Section 4.01) requires the Plan Commission pay reasonable regard to the following decision criteria:

a. Ensure the development exceeds the quality that would have resulted from traditional application of the Unified Development Ordinance.

The Hamilton Major PUD is a unique opportunity on an infill site. The site itself is part of the City of Shelbyville West Side Historic District. The district is predominately a residential district with lots ranging from under 4,000 square feet up to more than 19,000 square feet and homes ranging from 1,500 square feet up to more than 6,000 square feet. The street pattern roughly follows the pattern established in Shelbyville's original platting; a north-south and east-west grid of streets and rectangular blocks. The majority of the homes oriented towards the east-west streets. The most significant break in this pattern of development is the former site of the Major Hospital.

The former Major Hospital Site is the same site being reviewed for the Hamilton- Major PUD conceptual plan. The concept plan shows returning the site to a similar pattern in the original City plat. Highlights include:

- i. Connecting Franklin Street to West Street
- ii. Creating thirteen (13) R-1 single family residential lots
- iii. Orienting homes to the major east-west streets

Current R-1 standards call for minimum lot areas of 10,000 square feet, minimum lot widths of 80 feet, and minimum living areas of 1,400 square feet per dwelling unit. The lots being proposed for the Hamilton Major PUD will average 7,200 square feet with lot widths averaging 67 feet.

The smaller size of the lots and lot widths coupled with the need to match the context and massing of the existing neighborhood, make this a good location for a planned development.

- b. Confirm a PD District is necessary due to any of the following:
 - i. A development with complex mixes of land uses, or mixes of land uses within buildings.
 - ii. A development on a unique geological feature, or on a site with notable quality natural features, or on a site with a notable quantity of natural features.
 - iii. A development with a notably unique or innovative design.

The Hamilton Major PUD represents an area requiring unique and innovative design. Based on the character, scale, context and massing of the existing housing stock in the neighborhood, a unique set of design standards will be needed for new housing development to match the existing housing stock.

2. The Unified Development Ordinance (Section 9.10 (D)) requires the Plan Commission pay reasonable regard to the relationship to the Comprehensive Plan.

The City of Shelbyville undertook an update to their Comprehensive Plan in 2018-2019. One of the expected outcomes of the plan was increasing property values "by focusing on reinvestment in existing neighborhoods and commercial areas, the appeal of the city increases. Greater appeal will

lead to increased market interest and improved community-wide property values". Investing in infill development, in areas that already have existing utilities and infrastructure requires a smaller financial commitment by the City. And as the City continues to improve existing neighborhoods, other residents and investors see this commitment and invest in their properties. The final outcome of this investment is increased property values.

In addition a focused goal of the plan in the *Built Environment* section is to "transform the City's current Housing Stock and Neighborhoods". The city needs a good mix of housing types, architectural styles and price points to make sure they can supply the needs of a broader cross section of residents. Action steps for this focus goal include:

- a. Invest in critical infrastructure for build ready sites;
- b. Market areas of the city prime for desired residential development.

These goals and focus on infill residential development support the conceptual plan to create thirteen (13) residential lots on the Hamilton-Major PUD site.

STAFF RECOMMENDATION: Approval

PUD Conceptual Plan: PC 2019-14: Hamilton Major PUD; Conceptual Plan Review

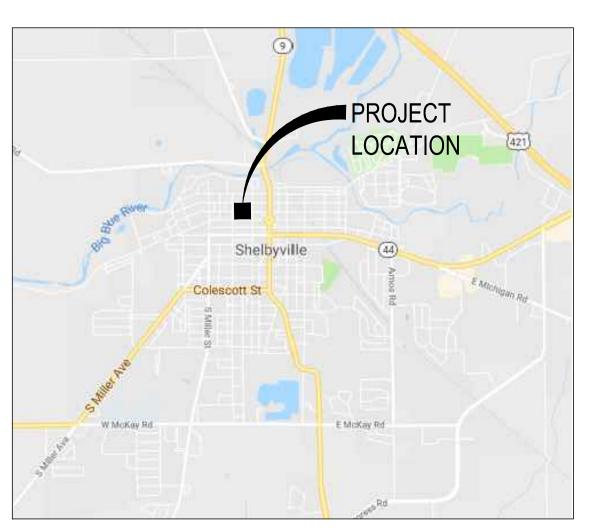
FINDINGS OF FACT BY THE SHELBYVILLE PLAN COMMISSION

Staff Prepared

By:	Attest: Secretary
	Shelbyville Plan Commission
	The Plan Commission has paid reasonable regard to and finds that the proposed PUD Conceptual Plan is not a responsible growth and development strategy for the City of Shelbyville's planning jurisdiction, pursuant to the planning staff's report.
5.	The Plan Commission has paid reasonable regard to and finds that the proposed PUD Conceptual Plan is a responsible growth and development strategy for the City of Shelbyville's planning jurisdiction, pursuant to the planning staff's report.
	The Plan Commission has paid reasonable regard to, and finds that the proposed PUD Conceptual Plan will have an adverse negative affect on the conservation of property values throughout the City of Shelbyville's planning jurisdiction, pursuant to the planning staff's report.
4.	The Plan Commission has paid reasonable regard to, and finds that the proposed PUD Conceptual Plan will not have an adverse negative affect on the conservation of property values throughout the City of Shelbyville's planning jurisdiction, pursuant to the planning staff's report.
	The Plan Commission has paid reasonable regard to, and finds that the proposed PUD Conceptual Plan will not allow for the most desirable use of the subject land, pursuant to the planning staff's report.
3.	The Plan Commission has paid reasonable regard to, and finds that the proposed PUD Conceptual Plan will allow for the most desirable use of the subject land, pursuant to the planning staff's report.
	The Plan Commission has paid reasonable regard to and finds that the proposed PUD Conceptual Plan is not complimentary to the current conditions and the character of current structures and uses in this zoning district.
2.	The Plan Commission has paid reasonable regard to, and finds that the proposed PUD Conceptual Plan is complimentary to the current conditions and the character of current structures and uses in this zoning district.
	The Plan Commission has paid reasonable regard to, and finds that the proposed PUD Conceptual Plan is not consistent with The City of Shelbyville Comprehensive Plan and all other applicable, adopted planning studies or reports.
1.	The Plan Commission has paid reasonable regard to and finds that the proposed PUD Conceptual Plan is consistent with The City of Shelbyville Comprehensive Plan and all other applicable, adopted planning studies or reports.
	Motion: (I) would like to make a motion to approve the Hamilton Major PUD Conceptual Plan.

PRIMARY PLAT

HAMILTON-MAJOR P.U.D. SHELBYVILLE, INDIANA



VICINITY MAP



OWNER CITY OF SHELBYVILLE 44 W WASHINGTON ST SHELBYVILLE, IN 46176 PHONE: (317) 398-6624 CONTACT: JENNIFER MELTZER EMAIL: jmeltzer@cityofshelbyvillein.com **DEVELOPER**

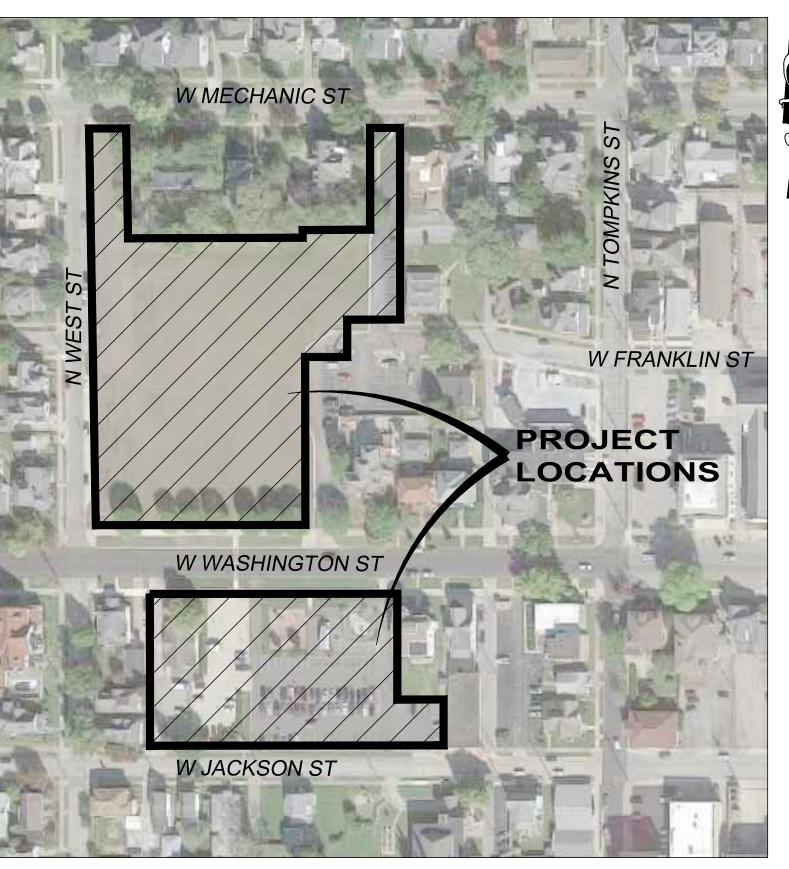
GENESIS PROPERTY DEVELOPMENT 524 N HARRISON ST. SHELBYVILLE, IN 46176 PHONE: (317) 604-3868 **CONTACT: TOM DAVIS** EMAIL: tdavis@genesispd.net

ENGINEER

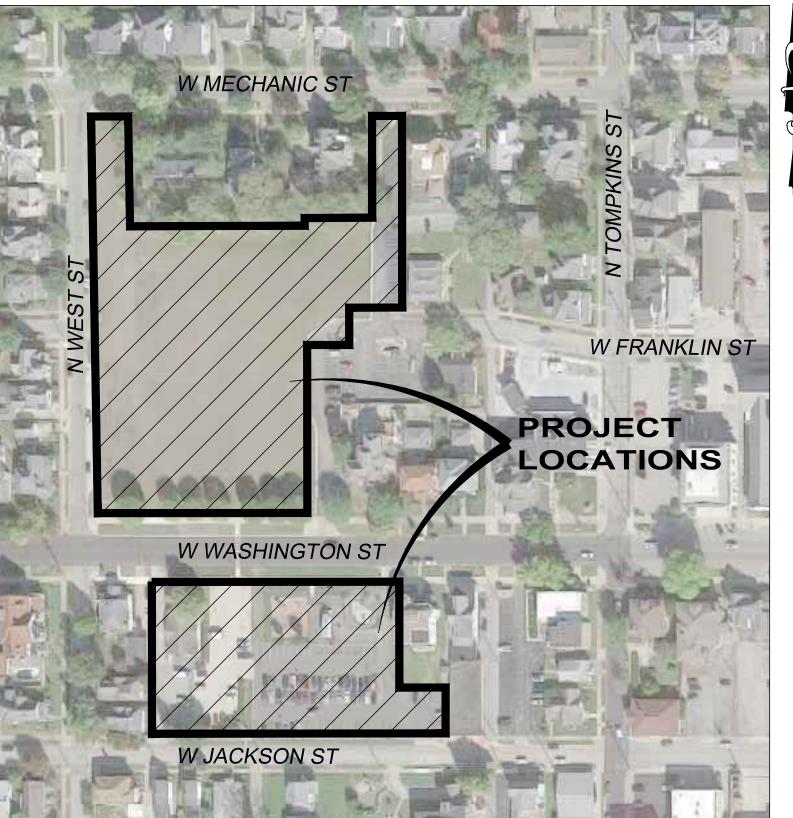
CROSSROAD ENGINEERS, P.C. 3417 SHERMAN DRIVE BEECH GROVE, IN 46107 PHONE: (317) 780-1555 **CONTACT: GREGORY J. ILKO** EMAIL: gilko@crossroadengineers.com

BENCHMARK INFORMATION
ORIGINATING BENCHMARK DESIGNATION - N 269 PID - JZ2329 STATE/COUNTY - IN/SHELBY USGC QUAD - RAYS CROSSING (1993) VERT ORDER - FIRST CLASS II DESCRIBED BY COAST AND GEODETIC SURVEY 1947
2 MI SE FROM SHELBYVILLE. ABOUT 2.05 MILES SOUTHEAST ALONG THE NEW YORK CENTRAL RAILROAD FROM THE STATION AT SHELBYVILLE, SET IN THE TOP OF THE SOUTHEAST END OF THE NORTHEAST HEAD WALL OF CONCRETE ARCH RAILROAD OVER PASS NO. 398A OVER AN EAST—WEST GRAVEL ROAD, ABOUT 30 YARDS NORTHWEST OF LIGHT SIGNAL NO. 802, 6 FEET NORTHEAST OF THE NORTHEAST RAIL AND ABOUT 0.4 FOOT BELOW THE RACK.
STATION RECOVERY (1986) RECOVERY NOTE BY NATIONAL GEODETIC SURVEY 1986 RECOVERED IN GOOD CONDITION. A NEW TO REACH FOLLOWS, 3.2 KM (2.0 MI) WESTERLY ALONG STATE HIGHWAY 44 FROM ITS JUNCTION WITH INTERSTATE HIGHWAY 74 IN SHELBYVILLE, THENCE 2.9 KM (1.8 MI) SOUTHEASTERLY ALONG THE CONRAIL RAILROAD. ELEVATION = 798.17 (NAVD 88)
$\frac{\text{TBM}}{\text{#401}}$ CUT SQUARE ON SW CORNER OF CONCRETE PAD FOR P.I.V. AND SQUARE METAL LID THAT APPEARS TO SERVE AS A DUAL METER PIT. LOCATED $\pm 10^{\circ}$ NORTHEAST OF "W. FRANKLIN ST." AND $\pm 25^{\circ}$ EAST OF "N. WEST ST." ELEV. = 765.69
TBM #402 TOP NORTHEAST CORNER OF 1ST STEP UP FROM BACK OF WALK FOR 147 W. JACKSON ST.





LOCATION MAP



200	EXISTING CONDITIONS
300	PROPOSED CONDITIONS

PLAN INDEX

UTILITY CONTACTS

PHONE: (765) 287-2119

SHEET # SUBJECT

775 W BOGGSTOWN RD

<u>FIBER</u> MAJOR HEALTH PARTNERS

5020 SMYTHE DR.

NOTE: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes io quarantees that the underground utilities comprise all such utilities in the area, either in—service or abandonec The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

SURVEY DESCRIPTION

HIS DESCRIPTION WAS PREPARED BY GEORGE W. CHARLES II LS20800117, FOR PLATTING PURPOSES. PART OF THE SYLVAN B. MORRIS ADDITION, AS RECORDED IN PLAT CABINET A, SLIDE 300 IN THE SHELBY COUNTY RECORDER'S FFICE AND PART OF THE NORTHEAST QUARTER OF SECTION 6. TOWNSHIP 12 NORTH, RANGE 7 EAST, AND PART F THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 13 NORTH, RANGE 7 EAST, ALL IN ADDISON TOWNSHIP, SHELBY COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7 IN THE ORIGINAL PLAT OF SHELBYVILLE, AS RECORDED IN PLAT CABINET A, SLIDE 330 IN SAID RECORDER'S OFFICE; THENCE SOUTH 89 DEGREES 58 MINUTES 01 SECONI VEST ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 381.50 FEET TO THE PLACE OF BEGINNING: THENCE ONTINUING SOUTH 89 DEGREES 58 MINUTES 01 SECOND WEST A DISTANCE OF 279.10 FEET; THENCE NORTH 00 DEGREES 56 MINUTES 11 SECONDS WEST A DISTANCE OF 528.23 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 06 SECONDS EAST A DISTANCE OF 49.40 FEET; THENCE SOUTH OO DEGREES 56 MINUTES 40 SECONDS EAST A ISTANCE OF 146.27 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST A DISTANCE OF 232.4 ET; THENCE NORTH 00 DEGREES 01 MINUTE 11 SECONDS WEST A DISTANCE OF 10.25 FEET; THENCE NORTH 89 GREES 50 MINUTES 00 SECONDS EAST A DISTANCE OF 90.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTE $^\circ$ ECONDS WEST A DISTANCE OF 135.52 FEET TO THE NORTH LINE OF SAID SYLVAN B. MORRIS ADDITION; THENCE NORTH 89 DEGREES 55 MINUTES 06 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 40.00 FEET; THENCE SOUTH OO DEGREES O1 MINUTE 10 SECONDS EAST A DISTANCE OF 255.21 FEET TO THE SOUTH LINE OF SAI SYLVAN B. MORRIS ADDITION; THENCE SOUTH 89 DEGREES 51 MINUTES 09 SECONDS WEST A DISTANCE OF 70.7 ET ALONG SAID SOUTH LINE TO THE EAST BOUNDARY OF FRANKLIN STREET VACATED PER BOOK 58 PAGE 442 S RECORDED IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 01 MINUTE 11 SECONDS EAST ALONG SAII AST BOUNDARY A DISTANCE OF 49.50 FEET TO THE SOUTH BOUNDARY OF SAID FRANKLIN STREET VACTED: HENCE SOUTH 89 DEGREES 51 MINUTES 09 SECONDS WEST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 56.02 EET TO THE WEST LINE OF S. LAUGHLIN ADDITION, AS RECORDED IN PLAT CABINET 1, SLIDE 614 IN SAID RECORDER'S OFFICE; THENCE SOUTH OO DEGREES O1 MINUTE 48 SECONDS EAST ALONG SAID WEST LINE A ISTANCE OF 223.55 FEET TO THE PLACE OF BEGINNING.

CONTAINING 3.178 ACRES, MORE OR LESS.

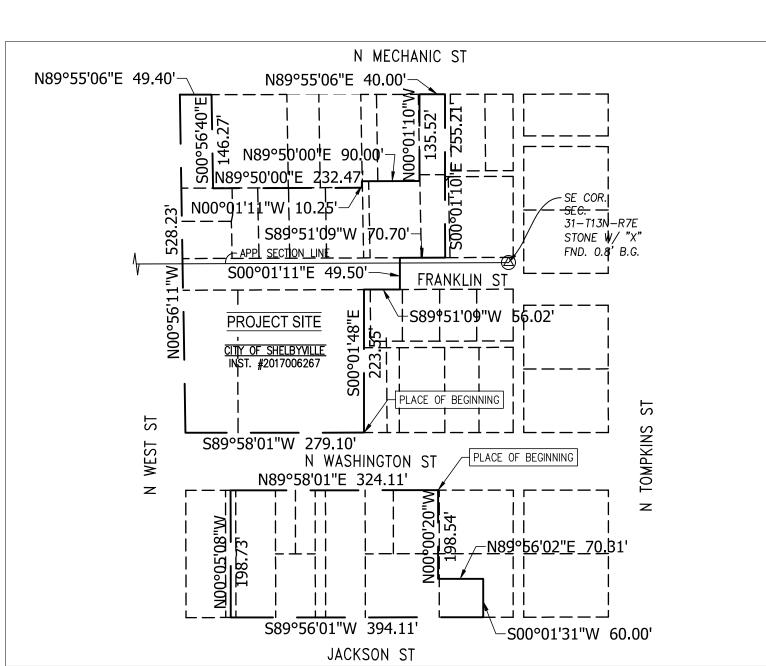
CONTAINING 1.574 ACRES, MORE OR LESS.

PART OF THE MILLER & McFARLAND ADDITION AS RECORDED IN PLAT CABINET 1, SLIDE 64 IN THE SHELBY COUNTY RECORDER'S OFFICE AND PART OF WESTERN ADDITION, AS RECORDED IN PLAT CABINET A, SLIDE 336 IN SAID RECORDER'S OFFICE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 8 BEING AT THE SOUTHWEST CORNER OF WASHINGTON STREET AND TOMPKINS STREET, IN THE ORIGINAL PLAT OF SHELBYVILLE AS RECORDED IN SAID RECORDER'S OFFICE: THENCE SOUTH 89 DEGREES 58 MINUTES 01 SECOND WEST ALONG THE NORTH LINE OF SAID LOT 8 A DISTANCI OF 266.04 FEET TO THE PLACE OF BEGINNING, BEING ON THE NORTH LINE OF SAID WESTERN ADDITION; THENCE OUTH 00 DEGREES 00 MINUTES 20 SECONDS EAST A DISTANCE OF 138.54 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 02 SECONDS EAST A DISTANCE OF 70.31 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 31 SECONDS VEST A DISTANCE OF 60.00 FEET TO THE SOUTH LINE OF SAID WESTERN ADDITION; THENCE SOUTH 89 DEGREES 6 MINUTES O1 SECOND WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID MILLER & McFARLANI ADDITION A DISTANCE OF 394.11 FEET; THENCE NORTH OO DEGREES 05 MINUTES 08 SECONDS WEST A DISTANCE F 198.73 FEET TO THE NORTH LINE OF SAID MILLER & McFARLAND ADDITION; THENCE NORTH 89 DEGREES 58 MINUTES 01 SECOND EAST ALONG SAID NORTH LINE A DISTANCE OF 324.11 FEET TO THE PLACE OF BEGINNING.

FLOODPLAIN INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS TRACT OF LAND DESCRIBED HEREON LIES WITHIN ZONE 'X' (AREAS OUTSIDE TH 0.2% ANNUAL CHANCE FLOODPLAIN) AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PLOTTED ON TH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR SHELBY COUNTY, INDIANA COMMUNITY PANEL NO. 18145C0119C AND 18145C0118C, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 5, 2014.

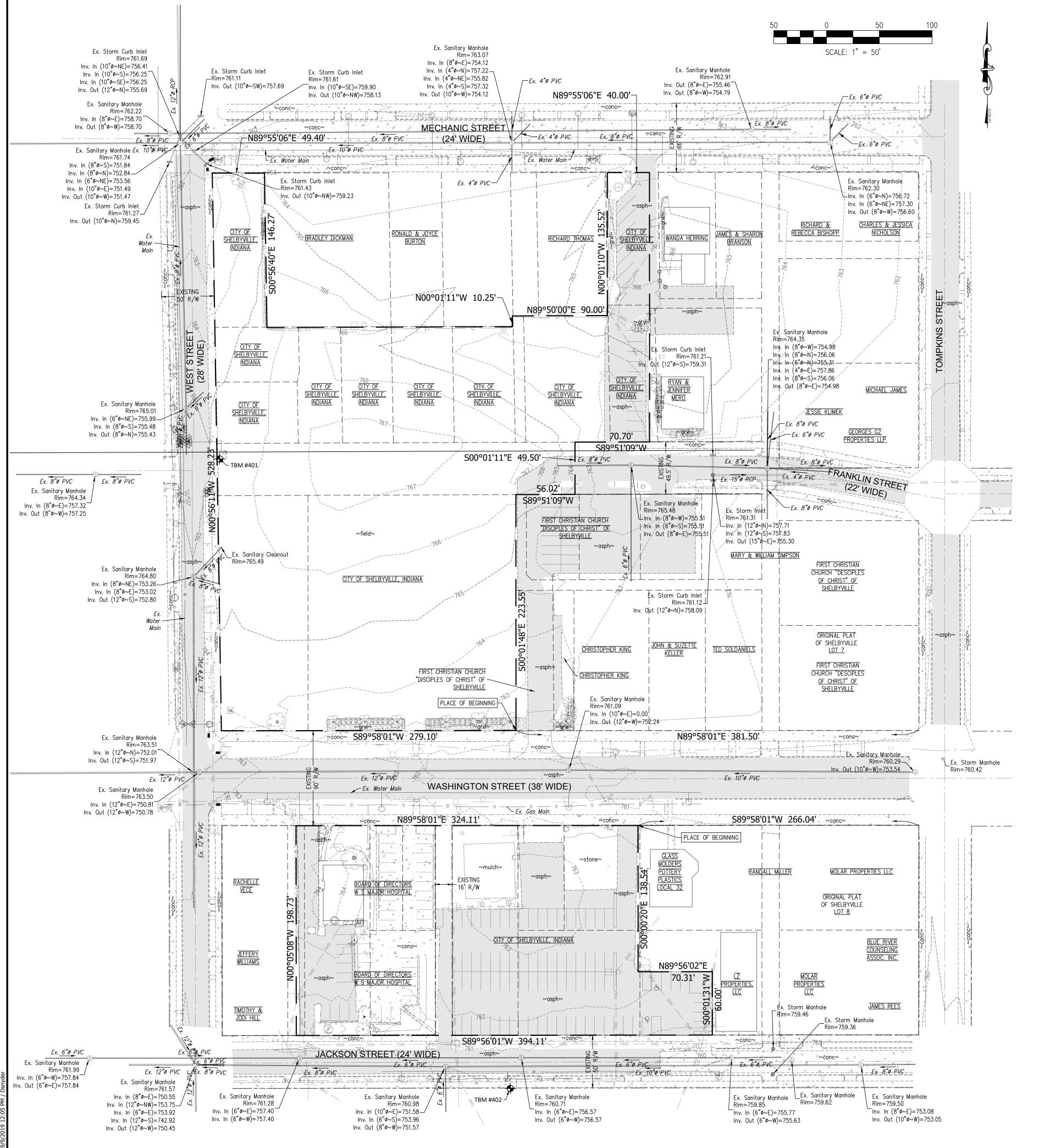


SITE PLAN

OWNER'S INFO MAP (21) CITY OF SHELBYVILLE, INDIANA (28) FIRST CHRISTIAN CHURCH 1) CITY OF SHELBYVILLE, INDIANA (11) GEORGES G2 PROPERTIES LLP 165 W MECHANIC ST 103 N. TOMPKINS ST. 150 W WASHINGTON ST "DISCIPLES OF CHRIST" SHELBYVILLE, IN 46176 SHELBYVILLE, IN 46176 SHELBYVILLE, IN 46176 118 W WASHINGTON ST. (22) CITY OF SHELBYVILLE, INDIANA BRADLEY DICKMAN (12) JESSE KLIMEK SHELBYVILLE, IN 46176 112 W FRANKLIN ST. 150 W WASHINGTON ST 153 W MFCHANIC ST 29 TED & KALYNE SOLDANELS SHELBYVILLE, IN 46176 SHELBYVILLE, IN 46176 SHELBYVILLE, IN 46176 120 W WASHINGTON ST) RONALD & JOYCE BURTON 13) RYAN & JENNIFER MERO (23) FIRST CHRISTIAN CHURCH SHELBYVILLE, IN 46176 124 W FRANKLIN ST. 145 W MECHANIC ST. "DISCIPLES OF CHRIST" SHELBYVILLE, IN 46176 SHELBYVILLE. IN 46176 OF SHELBYVILLE (30) JOHN & SUZETTE KELLER W FRANKLIN ST. 126 W WASHINGTON ST RICHARD THOMAS JR. (14) CITY OF SHELBYVILLE, INDIANA SHELBYVILLE, IN 46176 133 W MECHANIC ST W FRANKLIN ST. SHELBYVILLE, IN 46176 SHELBYVILLE, IN 46176 SHELBYVILLE, IN 46176 4) FIRST CHRISTIAN CHURCH (31) CHRISTOPHER KING 132 W WASHINGTON ST CITY OF SHELBYVILLE, INDIANA (15) CITY OF SHELBYVILLE, INDIANA "DISCIPLES OF CHRIST" OF SHELBYVILLE SHELBYVILLE, IN 46176 125 W MECHANIC ST W FRANKLIN ST. SHELBYVILLE, IN 46176 W FRANKLIN ST. SHELBYVILLE, IN 46176 32) FIRST CHRISTIAN CHURCH SHELBYVILLE, IN 46176 (16) CITY OF SHELBYVILLE, INDIANA "DISCIPLES OF CHRIST" WANDA HERRING 150 W WASHINGTON ST. OF SHELBYVILLE 121 W MECHANIC ST. FIRST CHRISTIAN CHURCH SHELBYVILLE, IN 46176 SHELBYVILLE, IN 46176 W WASHINGTON ST "DISCIPLES OF CHRIST" SHELBYVILLE, IN 46176 OF SHELBYVILLE JAMES & SHARON BRANSON (17) CITY OF SHELBYVILLE, INDIANA W FRANKLIN ST. 117 W MECHANIC ST. 150 W WASHINGTON ST. 33) RACHELLE VECE SHELBYVILLE, IN 46176 SHELBYVILLE, IN 46176 SHELBYVILLE, IN 46176 169 W WASHINGTON ST. (26) MARY ALICE & WILLIAM SIMPSON SHELBYVILLE, IN 46176 (18) CITY OF SHELBYVILLE, INDIANA RICHARD & REBECCA BISHOP 111 W MECHANIC ST. 150 W WASHINGTON ST. 119 W FRANKLIN ST. 34) JEFFERY WILLIAMS SHELBYVILLE, IN 46176 SHELBYVILLE, IN 46176 SHELBYVILLE, IN 46176 16 W WEST ST. SHELBYVILLE, IN 46176 (19) CITY OF SHELBYVILLE, INDIANA CHARLES NICHOLSON (27) FIRST CHRISTIAN CHURCH 103 W MECHANIC ST. 150 W WASHINGTON ST. "DISCIPLES OF CHRIST" 35) TIMOTHY & JODI HILL SHELBYVILLE, IN 46176 SHELBYVILLE, IN 46176 OF SHELBYVILLE 20 CITY OF SHELBYVILLE, INDIANA 118 W WASHINGTON ST. SHELBYVILLE, IN 46176 \ MICHAEL JAMES SHELBYVILLE, IN 46176 107 N. TOMPKINS ST. 150 W WASHINGTON ST. SHELBYVILLE, IN 46176 SHELBYVILLE, IN 46176

NO SCALE

SHE



EXISTING LEGEND

CONCRETE

RIPRAP

[]	POWERPOLE	800	CONTOURS
-(_)	POWERPOLE W/RISER		PROPERTY LINE
));-0-	POWERPOLE W/LIGHT		SECTION LINE
X	LIGHT POLE		RIGHT-OF-WAY
Ô	ELECTRIC METER		ADJOINER LINE
[EB]	ELECTRIC BOX		PAVEMENT LINE
€	GUIDE WIRE		PRIVACY FENCE
[TR]	TELEPHONE RISER	$-\!$	CHAINLINK FENC
≫ ≪	WATER VALVE	— G — G — G —	GAS LINE
Ŏ	FIRE HYDRANT	— т — т — т — т —	TELEPHONE LINE
(S)	CURB STOP	w w	WATER LINE
0	WATER METER	— E — E — E — E —	ELECTRIC LINE
\otimes	IRRIGATION VALVE	ОНО ОНО	OVERHEAD UTILI
Û	GAS VALVE	<u>s</u>	
[VR	CABLE TV RISER		W/MANHOLE
FD	FIBER OPTIC BOX	(5)	
(cn)	CLEANOUT		W/MANHOLE

_____ ASPHALT

GRAVEL

THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM AN ALTA/NSPS LAND TITLE SURVEY PERFORMED BY G.W. CHARLES. REGISTERED LAND SURVEYOR NO. 20800117. WITH CROSSROAD ENGINEERS, P.C. DATED AUGUST 29 2019. THE PROPERTY WITHIN SAID SURVEY, AND SHOWN HEREON, IS SUBJECT TO ANY OVERLAPS, GAPS, OR OTHER INCONSISTENCIES THAT SAID ALTA/NSPS MIGHT REVEAL.

AC A/C UNIT

BOLLARD

[MB] MAILBOX

STORM ROUND INLET

STORM CURB INLET

÷}∰@ TREE, BUSH & STUMP

TEMP. BENCHMARK

ਾਰਾ SIGN

EXISTING UTILITY SIZE AND MATERIAL NFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION F ANY PROPOSED INFRASTRUCTURE, NOTIFY THE

DESIGN ENGINEER IMMEDIATELY.

SURVEY DESCRIPTION

HIS DESCRIPTION WAS PREPARED BY GEORGE W. CHARLES II LS20800117, FOR PLATTING PURPOSES. PART OF T SYLVAN B. MORRIS ADDITION, AS RECORDED IN PLAT CABINET A, SLIDE 300 IN THE SHELBY COUNTY RECORDER'S OFFICE AND PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 12 NORTH, RANGE 7 EAST, AND PAR OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 13 NORTH, RANGE 7 EAST, ALL IN ADDISON TOWNSHIP SHELBY COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7 IN THE ORIGINAL PLAT OF SHELBYVILLE, AS RECORDED IN PLAT CABINET A, SLIDE 330 IN SAID RECORDER'S OFFICE; THENCE SOUTH 89 DEGREES 58 MINUTES 01 SECOND WEST ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 381.50 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 58 MINUTES 01 SECOND WEST A DISTANCE OF 279.10 FEET; THENCE NORTH 00 DEGREES 56 MINUTES 11 SECONDS WEST A DISTANCE OF 528.23 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 06 SECONDS EAST A DISTANCE OF 49.40 FEET: THENCE SOUTH 00 DEGREES 56 MINUTES 40 SECONDS EAST A DISTANCE OF 146.27 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST A DISTANCE OF 232.47 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 11 SECONDS WEST A DISTANCE OF 10.25 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST A DISTANCE OF 90.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 1 SECONDS WEST A DISTANCE OF 135.52 FEET TO THE NORTH LINE OF SAID SYLVAN B. MORRIS ADDITION; THENCE NORTH 89 DEGREES 55 MINUTES 06 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 40.00 FEET; THENCE SOUTH OO DEGREES O1 MINUTE 10 SECONDS EAST A DISTANCE OF 255.21 FEET TO THE SOUTH LINE OF SAII SYLVAN B. MORRIS ADDITION; THENCE SOUTH 89 DEGREES 51 MINUTES 09 SECONDS WEST A DISTANCE OF 70.7 EET ALONG SAID SOUTH LINE TO THE EAST BOUNDARY OF FRANKLIN STREET VACATED PER BOOK 58 PAGE 44 AS RECORDED IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 01 MINUTE 11 SECONDS EAST ALONG SAI EAST BOUNDARY A DISTANCE OF 49.50 FEET TO THE SOUTH BOUNDARY OF SAID FRANKLIN STREET VACTEI THENCE SOUTH 89 DEGREES 51 MINUTES 09 SECONDS WEST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 56.03 FEET TO THE WEST LINE OF S. LAUGHLIN ADDITION, AS RECORDED IN PLAT CABINET 1, SLIDE 614 IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 01 MINUTE 48 SECONDS EAST ALONG SAID WEST LINE / DISTANCE OF 223.55 FEET TO THE PLACE OF BEGINNING.

CONTAINING 3.178 ACRES, MORE OR LESS.

PART OF THE MILLER & McFARLAND ADDITION AS RECORDED IN PLAT CABINET 1, SLIDE 64 IN THE SHELBY COUNTY RECORDER'S OFFICE AND PART OF WESTERN ADDITION, AS RECORDED IN PLAT CABINET A, SLIDE 336 IN SAID RECORDER'S OFFICE. DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 8 BEING AT THE SOUTHWEST CORNER OF WASHINGTON STREE" AND TOMPKINS STREET, IN THE ORIGINAL PLAT OF SHELBYVILLE AS RECORDED IN SAID RECORDER'S OFFICE; THENCE SOUTH 89 DEGREES 58 MINUTES 01 SECOND WEST ALONG THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 266.04 FEET TO THE PLACE OF BEGINNING, BEING ON THE NORTH LINE OF SAID WESTERN ADDITION; THENCE SOUTH OO DEGREES OO MINUTES 20 SECONDS EAST A DISTANCE OF 138.54 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 02 SECONDS EAST A DISTANCE OF 70.31 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 31 SECONDS WEST A DISTANCE OF 60.00 FEET TO THE SOUTH LINE OF SAID WESTERN ADDITION; THENCE SOUTH 89 DEGREES 56 MINUTES 01 SECOND WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID MILLER & McFARLAND ADDITION A DISTANCE OF 394.11 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 08 SECONDS WEST A DISTANCE OF 198.73 FEET TO THE NORTH LINE OF SAID MILLER & McFARLAND ADDITION; THENCE NORTH 89 DEGREES 5 MINUTES 01 SECOND EAST ALONG SAID NORTH LINE A DISTANCE OF 324.11 FEET TO THE PLACE OF BEGINNING. CONTAINING 1.574 ACRES, MORE OR LESS.

BENCHMARK INFORMATION

ORIGINATING BENCHMARK DESIGNATION - N 269 PID - JZ2329

STATE/COUNTY - IN/SHELBY USGC QUAD - RAYS CROSSING (1993)

VERT ORDER - FIRST CLASS II DESCRIBED BY COAST AND GEODETIC SURVEY 1947

ABOUT 2.05 MILES SOUTHEAST ALONG THE NEW YORK CENTRAL RAILROAD FROM THE STATION AT SHELBYVILLE, SET IN THE TOP OF THE SOUTHEAST END OF THE NORTHEAST HEAD WALL OF CONCRETE ARCH RAILROAD OVER PASS NO. 398A OVER AN EAST-WEST GRAVEL ROAD, ABOUT 30 YARDS NORTHWEST OF LIGHT SIGNAL NO. 802, 6 FEET NORTHEAST OF THE NORTHEAST RAIL AND ABOUT 0.4 FOOT BELOW THE RACK.

STATION RECOVERY (1986) RECOVERY NOTE BY NATIONAL GEODETIC SURVEY 1986

RECOVERED IN GOOD CONDITION. A NEW TO REACH FOLLOWS, 3.2 KM (2.0 MI) WESTERLY ALONG STATE HIGHWAY 44 FROM ITS JUNCTION WITH INTERSTATE HIGHWAY 74 IN SHELBYVILLE, THENCE 2.9 KM (1.8 MI) SOUTHEASTERLY ALONG THE CONRAIL RAILROAD. ELEVATION = 798.17 (NAVD 88)

IBM #401 CUT SQUARE ON SW CORNER OF CONCRETE PAD FOR P.I.V. AND SQUARE METAL LID THAT APPEARS TO SERVE AS A DUAL METER PIT. LOCATED ±10' NORTHEAST OF "W. FRANKLIN ST." AND ±25' EAST OF "N. WEST ST." ELEV. = 765.69

TOP NORTHEAST CORNER OF 1ST STEP UP FROM BACK OF WALK FOR 147 W. JACKSON ST.

TOPOGRAPHICAL NOTES

CONTRACTOR SHALL DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL . UTILITIES ARE GRAPHICAL REPRESENTATION PER SURVEY AND MAPPING. CONTRACTOR SHALL FIELD VERIFY A UTILITIES PRIOR TO CONSTRUCTION. . REMOVE EXISTING RESIDENTIAL STRUCTURE. WELLS AND SEPTIC SYSTEMS SHALL BE ABANDON PER ALL FEDERAL STATE, AND LOCAL REGULATIONS. A REPRESENTATIVE FROM THE SHELBY COUNTY HEALTH DEPARTMENT SHAL BE PRESENT DURING REMOVAL OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAZARDOU MATERIAL TESTING AND REMOVAL (IF DEEMED NECESSARY) FOR THE EXISTING STRUCTURES. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR SERVICE DIS-CONNECTIONS AND

FLOODPLAIN INFORMATION

Y GRAPHIC PLOTTING ONLY, THIS TRACT OF LAND DESCRIBED HEREON LIES WITHIN ZONE 'X' (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PLOTTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR SHELBY COUNTY, INDIANA, COMMUNITY PANEL NO. 18145C0119C AND 18145C0118C, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 5, 2014.

MAJOR HEALTH PARTNERS

INDIANAPOLIS, IN 46220

RVP FIBER COMPANY, LLC

FRANKLIN, IN 46131

PHONE: (317)

ADDRESS

CONTACT:

ADDRESS

CONTACT:

PHONE: (765)

UTILITY CONTACTS

NOTE: LISTED BELOW ARE THE INDIANA UNDERGROUND PLANT PROTECTION SERVICES CONTACTS. OTHERS NOT LISTED MAY EXIST.

INDIANA AMERICAN WATER 1260 HALE RD. SHELBYVILLE, IN 46176 PHONE: (317) 392-0711 CONTACT: TRAVIS EDINGTON

THE CITY OF SHELBYVILLE

WATER RESOURCE

RECOVERY FACILITY

775 W BOGGSTOWN RD.

SHELBYVILLE, IN 46176

PHONE: (317) 392-5131

CONTACT: BRADLEY FIX

FRANKLIN, IN 46131 PHONE: (317) 287-2119 CONTACT: JONATHAN EASTHAM DUKE ENERGY 2910 E SR 44

VECTREN ENERGY

600 INDUSTRIAL DRIVE

SHELBYVILLE, IN 46176 PHONE: (317) 398-5361 CONTRACT: JOSEPH NEVENSCHWANDER PHONE: (812) 455-9558

COMCAST 1600 W. VERNAL PIKE BLOOMINGTON, IN 47404 PHONE: (812) 822-3262 CONTACT: SCOTT TEMPLETON PHONE: (317) 364-4990 CONTACT: DÉRRICK BYERS COMMUNICATIONS WINDSTREAM 5020 SMYTHE DR.

EVANSVILLE, IN 47715 CONTACT: DANIEL LESKINEN AT&T DISTRIBUTION 420 7TH ST. COLUMBUS, IN 47201

CITY OF SHELBYVILLE

44 W WASHINGTON ST SHELBYVILLE, IN 46176

STORMWATER MS4

PHONE: (812) 376-2887 CONTACT: TROY BISHOP

NOTE: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.



NO NO RELIMINARY OR NOT 0

SHEET

