

HAMILTON MAJOR PLACE



Planned Development District Detailed Plan

Submitted October 11, 2019
Revision: October 22, 2019

SECTION 1: DECLARATION

The Unified Development Ordinance (the "UDO") of the City of Shelbyville, Indiana, as amended, and the Official Zoning Map of the City of Shelbyville, Indiana, dated January 18, 2012, as amended, which accompanies and is a part of the Zoning Code of the City of Shelbyville, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in "Exhibit A" of this Ordinance, is hereby designated as a Planned Development (PD) District, and that said PD zoning district shall hereafter be known as the "Hamilton-Major PD."

SECTION 2: PURPOSE AND INTENT

The purpose and intent of the Hamilton-Major PD is to provide for high quality, infill residential development on approximately 4.75 acres within the West Side Historic District of Downtown Shelbyville. Its focus is to create a walkable neighborhood with custom home building sites that blends with the architectural character and the quality of the exceptional homes within the area. Additionally, it seeks to provide an opportunity for a high-quality townhome development to make a mix of desired housing opportunities available close to Shelbyville's Public Square.

To the extent that the development, architectural, landscaping and parking standards specified in this PD Ordinance conflict with or address the same subject matter as the City's Zoning and Subdivision Control Ordinances, the standards specified in this PD Ordinance shall replace and supersede any such standard. Matters not governed by this PD Ordinance shall be governed by the terms, conditions, and provisions of the UDO as amended from time to time. Items not addressed shall utilize the development standards of the UDO for the most similar zoning district as determined by the Plan Commission Director.

SECTION 3: LAND USE

Intent:

The Hamilton-Major PD is located within the heart of Shelbyville's Westside Historic District and is near some of the city's most historically prominent homes. The land uses established by the PD are consistent with the surrounding residential land uses and seek to provide for a mix of desirable housing opportunities that will enhance the quality of the existing neighborhood.

The Hamilton Major PD is divided into two (2) land use Areas as depicted in the "Hamilton-Major PD Concept Plan" attached hereto as "Exhibit B." The permitted land use for each Area shall be as follows:

A. Area 1: HMPD - Single Family Residential

Permitted use in Area 1 shall consist of Single Family Residential subject to the standards and restrictions contained in the PD and the Shelbyville, Indiana UDO with respect to the Single Family Residential (R1) District.

B. Area 2: HMPD – Townhome Development

Permitted uses in Area 2 shall consist of a Townhome Development or Single Family Residential subject to the standards and restrictions contained in the PD and the Shelbyville, Indiana UDO with respect to the Multiple Family (RM) District or the Single Family Residential (R1) District.

Should the City elect to permit a Single Family Housing Development in Area 2, building lots must be created following the city's platting process and all standards provided in the PD for HMPD – Single Family Residential for development, construction, and alterations shall apply.

SECTION 4: DEVELOPMENT STANDARDS

Intent:

The Development Standards established by this document seek to mimic the character of the traditional, historic neighborhood that surrounds the Hamilton-Major PD. Specific characteristics of the surrounding neighborhood include compact and high-quality development, safe and walkable streets, and large custom-built homes.

All design and development of all property within the Hamilton-Major PD shall comply with the following standards:

A. Area 1: HMPD - Single Family Residential

1. Minimum Lot Area:

The minimum lot area for all single-family residential lots shall be as established by the approved Hamilton-Major Secondary Plat attached as “Exhibit B.” No further subdivision of lots shall be permitted.

2. Maximum Lot Area:

The maximum lot area for all single-family residential lots shall be as established by the approved Hamilton-Major Secondary Plat attached as “Exhibit.” No combination of lots shall be permitted.

3. Allowable Structure Types:

The following structure types may be constructed within Area 1: HMPD – Single Family Residential and must comply with the Architectural Control Standards established by the PD:

a. Primary Structure:

A Primary Structure shall be defined as a single-family home with a minimum footprint of 1,200 square feet and a minimum livable area 2,200 square feet. No more than one (1) Primary Structure will be allowed per lot.

b. Accessory Structure:

An Accessory Structure shall be defined as a structure that is subordinate and incidental to the Primary Structure with a minimum footprint of 300 square feet and a maximum footprint of one-half the Primary Structure footprint. One (1) Accessory Structure will be allowed per lot.

Allowable Accessory Structure uses include the following: detached garage, pool house/game room, in-law quarters/Accessory Dwelling Unit, workshop, greenhouse, storage building, and home occupation. Accessory Uses shall be subject to the standards established in this PD and Article 5 of the UDO. [Play equipment and pools](#)

shall not be counted as accessory structures for the purpose of this PD; however, they will be required to meet the standards contained herein and established by the UDO.

c. Minor Accessory Structure:

A Minor Accessory Structure shall be defined as a structure that is subordinate and incidental to the Primary Structure with a footprint of 300 square feet or less. One (1) Minor Accessory Structure will be allowed per lot.

Allowable Minor Accessory Structure uses include the following: storage shed, pool house/game room, workshop, greenhouse.

4. Lot Orientation and ~~Minimum~~ Setbacks:

Lots shall be oriented so that front yards are established as yards nearest to Washington Street or Franklin Street as defined below. Corner lots shall have one established front yard as defined in the matrix.

a. Lot Orientation and ~~Minimum~~ Primary Structure Setbacks:

Lot:	Front Yard Orientation:	<u>Minimum</u> Front Yard:	<u>Maximum</u> Front Yard:	Side Yard:	Rear Yard:
L1, L2, L3, L4	Washington Street	15'	<u>20'</u>	8'	20'
L5, L6, L7, L8	Franklin Street	8'	<u>12'</u>	8'	20'
L9, L10, L11, L12, L13	Franklin Street	8'	<u>12'</u>	8'	20'

b. Minimum Accessory Structure and Minor Accessory Structure Setbacks:

	Front Yard:	Side Yard:	Rear Yard:
Accessory Structure	*	5'	4'

*Accessory structures shall not project beyond the front façade of the primary structure.

5. Maximum Structure Height:

Structure height shall be measured as the distance between the lowest adjacent grade to the structure and the highest point on the structure.

a. Primary Structure:

The maximum height for Primary Structures shall be 2-1/23 stories. In no instance shall the structure exceed forty (4045) feet in height.

b. Accessory Structure:

The maximum height for Accessory Structures shall be 2 stories. In no instance shall the Accessory Structure exceed the less of twenty-five (25) feet or the height of the Primary Structure.

c. Minor Accessory Structure:

The maximum height of Minor Accessory Structures shall be fifteen (15) feet.

6. Maximum Lot Coverage Area:

Lot coverage area shall be the total area of all impervious improvements to the site such as structures, porches, drives, sidewalks, paved areas, pools, etc. In no instance shall the maximum lot coverage area exceed 80% of the total lot area.

7. Sidewalks:

Sidewalks shall be required along all public streets and must be installed by the owner at the time of construction. Sidewalks must meet the location and construction standards established by the UDO and City of Shelbyville Construction Standards.

8. Landscaping:**a. Street Trees:**

A minimum of two (2) canopy street trees shall be required along each public street or alley per lot, excluding an alley in a rear yard. Canopy trees shall be a minimum ~~three~~two-inch caliper at the time of planting. As possible, street trees shall be planted between the curb and sidewalk, at least ten (10) feet from any drive cuts and outside vision clearance triangle established by the UDO.

b. Ornamental and ~~Deciduous-Shade~~ Trees:

A minimum of one (1) ornamental ~~and-or~~ one (1) ~~deciduous-shade~~ tree shall be provided in each front yard. A minimum of one (1) ornamental and one (1) shade shall be provided -and-in each rear yard. A minimum of one (1) ornamental ~~and-or~~ one (1) ~~deciduous-shade~~ tree shall be provided in each side yard adjacent to a public street. Ornamental and ~~deciduous-shade~~ trees in residential yards shall be a minimum two-inch caliper at the time of planting.

c. Foundation Plantings:

Facades of a primary structure that face a public street or alley shall require a minimum of ~~eight (8)~~nine (9) shrubs planted within six (6) feet of the foundation. Rear facades that face a public alley shall be excluded.

d. Maintenance:

Required minimum landscape material shall be kept alive and in good health.

9. Improvement Location Permit Process:

Area 1: HMPD – Single Family Residential shall be subject to the Improvement Location Permit process as established by the UDO and all other necessary reviews and approvals as determined by the City of Shelbyville Planning Staff. The City may not issue an Improvement Location Permit until the development receives approval from the Architectural Control Committee established by this PD. This PD shall provide all available relief from the standards provided herein under the terms, processes, and appropriate governing bodies established by the UDO.

B. Area 2: HMPD – Townhome Development**1. Minimum Lot Area:**

~~The minimum lot area shall be 15,000-SF.~~ No minimum lot area is required.

2. Allowable Structure Types:

The following structure types may be constructed within Area 2: HMPD – Townhome Development and must comply with the Architectural Control Standards established by the PD:

a. Primary Structure:

A Primary Structure shall be defined as a building where dwelling units are joined side-by-side and separated by shared walls. Each dwelling unit shall have independent access to the frontage. The maximum number of dwelling units shall be seven (7) units per building. Each unit shall have a minimum livable area of 1,800 square feet.

b. Accessory Structure:

An Accessory Structure shall be defined by the standards established in the City of Shelbyville UDO, Accessory Use and Structures, AS-01, AS-02, AS-04, with respect to the Multiple-family Residential (RM) District.

3. Lot Orientation and Minimum Setbacks:**a. Lot Orientation:**

Lots shall be oriented so that front yards are nearest to public streets.

b. Minimum Primary Structure Setbacks:

	Front Yard:	Side Yard:	Rear Yard:
Primary Structure	0'	20' 0'	40'

c. Minimum Accessory Structure Setbacks:

	Front Yard:	Side Yard:	Rear Yard:
Accessory Structure	40	10'	10'

4. Maximum Structure Height:

Structure height shall be measured as the distance between the lowest adjacent grade to the structure and the highest point on the structure.

a. Primary Structure:

The maximum height for a Primary Structure shall be 3-1/2 stories. In no instance shall the structure exceed forty-five (~~45~~55) feet in height.

b. Accessory Structure:

The maximum height for Accessory Structures shall be 1 story. In no instance shall the Accessory Structure exceed the less of twenty (20) feet or the height of the Primary Structure.

5. Maximum Lot Coverage Area:

Lot coverage area shall be the total area of all impervious improvements to the site such as structures, porches, drives, sidewalks, paved areas, pools, etc. In no instance shall the maximum lot coverage area exceed ~~80~~90% of the total lot area.

6. Sidewalks:

Sidewalks shall be required along all public streets and must be installed by the developer at the time of construction. Sidewalks must meet the location and construction standards established by the UDO and City of Shelbyville Construction Standards.

7. Landscaping:**a. Street Trees:**

One (1) canopy street tree shall be required for each 25 linear feet of frontage along a public street. Canopy trees shall be a minimum ~~threetwo~~-inch caliper at the time of planting. As possible, street trees shall be planted between the curb and sidewalk, at least ten (10) feet from any drive cuts, and outside the vision clearance triangle established by UDO.

b. Ornamental and ~~Deciduous-Shade~~ Trees:

A minimum of one (1) ornamental and one (1) ~~deciduous-shade~~ tree shall be provided for each 5,000 square feet of lot area and should be distributed appropriately across the property. Ornamental and ~~deciduous-shade~~ trees shall be a minimum ~~threetwo~~-inch caliper at the time of planting.

c. Foundation Plantings:

All facades of a Primary Structure shall require one (1) shrub planted within six (6) feet of the foundation for every ~~10- four (4)~~ linear feet of foundation. Plantings may be grouped as permitted by the ACC. No foundation planting will be required ~~on a zero (0) lot line façade~~ for facades with a setback of less than four (4) feet.

d. Parking Lot Perimeter/Access Drive Perimeter Planting:

A landscape area shall be designed, constructed, and maintained around a minimum of 80% of the perimeter of any parking lot and or access drive. The landscape area shall at no point measure less than six (6) feet in width. It shall be planted with a combination of shrubs and trees to partially screen parking areas and drives from view from public streets and adjacent properties. A minimum of one (1) tree and ~~five (5)~~three (3) shrubs shall be provided for every 600 square feet of landscape area. Plantings may be grouped as permitted by the ACC. An ~~equal~~approximate mix of one third ornamental ~~and to two thirds deciduous-shade~~ trees shall be provided.

e. Maintenance:

Required minimum landscape material shall be kept alive and in good health.

8. Site Development Plan Process:

Area 2: HMPD – Townhome Development shall be subject to the Site Development Plan Review process as established by the City of Shelbyville UDO and all other necessary reviews and approvals as determined by the City of Shelbyville Planning Staff. The City may not issue an Improvement Location Permit until the development receives approval from the Architectural Control Committee established by the PD. This PD shall provide all available relief from the standards provided herein under the terms, processes, and appropriate governing bodies established by the UDO.

9. Single Family Residential Development:

Should the City permit a Single Family Residential Development in Area 2, all standards provided in the PD for HMPD – Single Family Residential for development, construction, and alterations shall apply.

SECTION 5. ARCHITECTURAL CONTROL COMMITTEE:

Intent:

An Architectural Control Committee will be responsible for reviewing specific aspects or proposed plans for construction and alterations to structures to ensure that any new development preserves property values and is consistent with the quality and character of the surrounding neighborhood.

The purpose of the Architectural Control Committee (ACC) is to provide oversight and to ensure any improvements or development within the PD are consistent and complementary to the surrounding neighborhood and comply with the Architectural Control Standards established in Section 6 of the PD.

A. Establishment of the Architectural Control Committee:

The ACC shall be established per the following requirements of the PD within 30 days of its adoption by the City of Shelbyville.

1. Minimum Qualifications of Members:

Each member of the ACC shall be at least 18 years of age and a resident of the City of Shelbyville. As possible, consideration should be given by their designator or designating body to appoint members with an understanding of basic architectural concepts, construction, and/or development.

2. Composition:

The ACC shall consist of the following five (5) members:

- a. Two (2) designees as appointed by the Shelbyville Plan Commission with one member being a sitting member of the plan commission.
- b. Two (2) designees as appointed by the Mayor of Shelbyville
- c. The Executive Director of Mainstreet Shelbyville or a representative appointed by the Mainstreet Shelbyville Board, should the director not meet the minimum qualifications of members.

3. Term:

Members shall be elected to the ACC for one (1) year terms upon the establishment of the PD. Member terms shall be considered renewed for one (1) year upon each anniversary of their election, unless replaced by their designator or designating body. Members may be replaced at any time and for any reason by their designator or designating body. Upon resignation from the ACC, members shall be replaced by their designator or designating body within 30 days of notice.

4. Staff:

The City of Shelbyville Plan Commission Staff will serve as staff to the ACC and will coordinate all meetings and keep record of documents and proceedings.

B. Responsibilities:

The ACC shall provide oversight and ensure any improvements or development within the PD are consistent and complementary to the character of the surrounding neighborhood and comply with the Architectural Control Standards established in Section 6 of the PD. The ACC shall be responsible for the review and approval of the following improvements and alterations to parcels within the PD:

- All Primary Structures and Accessory Structures
- Additions and Renovations to Primary Structures and Accessory Structures
- Play Equipment, Fencing, and Compliance with Landscaping Requirements
- Driveways, Approaches, and Parking areas

The ACC shall pay reasonable regard to ensure a variation of design between structures within the district. Identical designs, or very similar designs, to previously approved submittals shall be prohibited. The ACC should seek to approve designs that match the varied architectural styles within the surrounding neighborhood, balanced with modern construction techniques and design.

The role of the ACC should be considered subjective, and committee members should use their best judgement to ensure that approved structures and alterations are compatible with the surrounding neighborhood and meet the standards and intent of the PD.

The owner of a parcel may not file for a building or improvement location permit or commence any construction activities until Final Approval has been granted by the ACC. The City of Shelbyville shall not issue any permits for construction until Final Approval has been granted by the ACC.

Regular maintenance shall not require review by the ACC, so long as repairs are made with the same materials and colors as originally approved.

C. Procedure:**1. Preliminary Site Plan and Elevation Submittal, Initial Approval:**

All plans for Primary Structures, Accessory Structures, additions, and alterations to Primary Structures and Accessory Structures shall be prepared and certified by an architect licensed by the state of Indiana.

Prior to obtaining detailed architectural plans, the owner of a parcel and its architect shall submit a preliminary site plan and structure elevation to the Architectural Control Committee. The preliminary site plan shall at a minimum indicate the location of all structures, driveways, parking areas, porches, fences, and landscape areas to scale, with dimensions. Preliminary building elevation shall be provided for the Primary Façade of all structures and shall clearly indicate all material types and percent composition, fenestration, colors, design elements to scale and with dimensions.

Within fifteen(15) days of receipt of the plans, the ACC shall make the one of the following declarations:

a. Initial Approval:

Plans are approved and comply with the Architectural Control Standards established by the PD and require no modification.

b. Conditional Approval:

Plans generally comply with the Architectural Control Standards established by the PD and require minor modifications to meet all required standards. The ACC will provide a complete list of all required modifications that must be incorporated in the final submittal for approval.

c. Disapproval:

Plans do not comply with the Architectural Control Standards established by the PD and require major modifications to meet required standards. The ACC shall provide specific reasons for disapproval.

2. Final Site Plan and Elevation Submittal, Final Approval:

After obtaining Initial Approval, the owner of a parcel and its architect shall submit a final site plan and structure elevations to the Architectural Control Committee for Final Approval.

The final site plan shall indicate the final location of all structures and the location and material type of all driveways, parking areas, porches, fencing, landscaping areas, and landscape plantings to scale and with dimensions. Final building elevations shall be provided for each façade and shall clearly indicate all material types and percent composition, fenestration, colors, design elements to scale and with dimensions.

Within fifteen(15) days of receipt of the plans, the ACC shall make one of following declarations:

a. Final Approval:

Plans are approved and comply with the standards established by the PD and require no modification.

b. Disapproval:

Plans do not comply with the standards established by the PD and require modifications and resubmittal to meet required standards. The ACC shall provide specific reasons for disapproval.

After final approval has been granted, any modifications to plans must be submitted and approved by the ACC.

Upon receipt of Final Approval from the ACC, a parcel owner may apply for a Building and/or Improvement Location Permit from the City of Shelbyville.

The City may not issue a Certificate of Occupancy until Staff certifies that all completed improvements are in accordance with the approved plans.

3. Electronic Meetings and Voting:

The ACC may conduct meetings, review documents, comment, ask questions, and provide responses via email or other electronic means so long as each member is included in correspondence. The ACC may issue approvals, disapprovals, and vote on matters to come before the ACC via email or other electronic means so long as each member affirms a call for electronic vote and provides a vote.

SECTION 5. ARCHITECTURAL CONTROL STANDARDS:

Intent:

The Architectural Control Standards established by the PD seek to ensure that the aesthetic qualities of new development are harmonious and consistent in quality with the surrounding neighborhood.

A. Area 1: HMPD - Single Family Residential

1. Compatibility:

All structures within the PD should be compatible in design, materials, and architecture to existing structures within the City of Shelbyville's West Side Historic District. Care should be given by the Architectural Control Committee to approve designs that are congruent with the design and quality of the architecturally contributing homes within the district, but also balance modern construction methods and modern architectural design.

2. Professional Design Requirement:

All Primary and Accessory Structures shall be designed and certified by an architect licensed by the State of Indiana.

3. Primary Structure Architectural Standards:

a. Primary Façade:

The Primary Façade shall be defined as the front of the structure that includes the main entrance to the structure and faces a public street. All Primary Structures within the PD are required to have one primary façade that faces either Washington Street or Franklin Street. Requirements for the Primary Façade consist of the following:

i. Orientation:

The Primary Façade shall be defined as the front of the structure that is oriented to face either Washington Street or Franklin Street as defined below:

Lot:	Primary Façade Orientation:
L1, L2, L3, L4	Washington Street
L5, L6, L7, L8	Franklin Street
L9, L10, L11, L12, L13	Franklin Street

ii. Main Entrance:

A highly visible building entry shall be oriented to the adjacent major street consistent with the design of the structure. The entry shall include a minimum

5' wide concrete or paver walkway from the public sidewalk to the dwelling entry. The entry shall be covered and include a stoop, porch, or balcony over the entrance.

iii. **Materials:**

Primary building materials may consist of up to two of the following: brick, natural stone, cultured stone, smooth wood siding, smooth fiber cement siding.

In allowing unlisted materials, the ACC should exercise an abundance of caution to allow only materials with significant longevity that are consistent with the quality and character of the PD.

iv. **Accent Materials:**

Accent materials may consist of natural stone, cultured stone, or architectural metal such as stainless steel, copper, brushed nickel, brass, or similar. Accent materials, if used, may compose up to 25% of the façade.

v. **Glazing:**

Glazing must compose a minimum 20% of the surface area of a Primary Façade.

b. Secondary Façades:

The Secondary Façade shall be defined as the sides and rear of the structure and should match the Primary Façade in material composition, colors, and general fenestration. Requirements for Secondary Facades consist of the following:

i. **Materials:**

Secondary Façade building materials must compliment the Primary Façade and may consist of the following: brick, natural stone, cultured stone, smooth wood siding, smooth fiber cement siding.

In allowing unlisted materials, the ACC should exercise an abundance of caution to allow only materials with significant longevity that are consistent with the quality and character of the PD.

ii. **Accent Materials:**

Accent materials must compliment the Primary Façade and may consist of natural stone, cultured stone, or architectural metal such as stainless steel,

copper, brushed nickel, brass, or similar. Accent materials may compose up to 25% of the façade.

iii. **Glazing:**

Glazing must compose a minimum 15% of the surface area of a Secondary Façade that faces a Public Street. In all other instances glazing must compose a minimum 10% of the total façade surface area.

c. **Prohibited materials:**

The following materials are prohibited from use on any building within the PD:

- i. Aluminum Siding
- ii. Corrugated Metal Siding
- iii. EFIS or Stucco
- iv. Exposed concrete block, unless finished with brick or stone
- v. Vinyl Siding, vinyl soffits, or other vinyl materials are strictly prohibited from use on any structure within the PD.

d. **Colors:**

Up to three colors, including material colors, but excluding trim color may be used on structures. A minimum of two colors including trim color must be used. Overly bright colors as determined by the ACC shall be prohibited.

e. **Trim:**

When siding around windows, trim shall be a minimum of six (6) inches with sill and crosshead top plate. For brick, a soldier course or stone element shall be required for a lintel and a rowlock course or stone element shall be required as a sill.

f. **Shutters:**

If provided, shutters shall be proportioned to one-half of the window from each side.

g. **Foundation Cladding:**

Foundation cladding shall consist of brick, natural stone, cultured stone or other high-quality material as deemed appropriate by the ACC.

h. **Porch Pier Cladding:**

Porch pier cladding shall consist of brick, natural stone, cultured stone, or other high-quality material as deemed appropriate by the ACC, between each pier.

i. Chimney Cladding:

Chimney cladding shall consist of brick, natural stone, cultured stone, or other high-quality material as deemed appropriate by the ACC material, to match the primary material of the façade.

j. Roof Pitch and Overhang:

Roof pitch shall be between 5:12 to 12:12 excluding small roof areas over entryways or porches. Flat roofs may be permitted if the ACC deems the roof provides architectural significance to the structure. Roof eave/overhang must project no less than 16 inches from the face of the structure.

k. Roof Materials:

Roofs shall be constructed of high-quality materials such as natural or synthetic clay tiles, slate, concrete tiles (with natural texture and color), standing seam metal roofing, and three dimensional or architectural rated asphalt/fiberglass shingles.

l. Mechanical Equipment:

All mechanical equipment shall be screened from the public view by buildings, ornamental fences/walls, architectural screens, parapet walls, or landscaping complementary to the materials of the Primary Structure. Mechanical equipment shall include the following: HVAC systems; pedestals for telephone, electric, or data service; television antenna (whether ground, side, or roof mounted); satellite dishes or antenna (whether ground, side, or roof mounted)

4. Accessory Structure Architectural Standards:

The design of an Accessory Structure should be consistent and complementary to its Primary Structure. The following standards apply to the design of Accessory Structures:

a. Materials:

Accessory Structures must be constructed of similar or complementary materials to the Primary Structure and must incorporate one (1) material from the Primary Structure at a minimum. Accessory Structure materials may consist of the following: brick, natural stone, cultured stone, smooth wood siding, smooth fiber cement siding. The Primary Structure design elements shall be carried over to the Accessory Structure.

b. Prohibited materials:

The following materials are prohibited from use on any building:

- i. Aluminum Siding
- ii. Corrugated Metal Siding
- iii. EFIS or Stucco
- iv. Exposed concrete block, unless finished with brick or stone.
- v. Vinyl Siding, vinyl soffits, or other vinyl materials are strictly prohibited from use on any structure within the PD.

c. Colors:

Colors for Accessory Structures should be consistent and complementary to the colors of the Primary Structure. Up to three colors, including material colors, but excluding trim color may be used on structures. A minimum of two colors including trim color must be used. Overly bright colors as determined by the Architectural Control Committee shall be prohibited.

d. Trim:

When siding around windows, trim shall be a minimum of 6" with sill and crosshead top plate. For brick, a soldier course or stone element shall be required for a lintel and a rowlock course or stone element shall be required as a sill.

e. Shutters:

If provided, shutters shall be proportioned to one-half of the window from each side.

f. Foundation Cladding:

Foundation cladding shall consist of brick, natural stone, cultured stone or other high-quality material as deemed appropriate by the ACC.

g. Porch Pier Cladding:

Porch pier cladding shall consist of brick, natural stone, cultured stone, or other high-quality material as deemed appropriate by the ACC, between each pier.

h. Chimney Cladding:

Chimney cladding shall consist of brick, natural stone, cultured stone, or other high-quality material as deemed appropriate by the ACC material, to match the primary material of the façade.

i. Roof Pitch and Overhang:

Roof pitch shall be between 5:12 to 12:12 excluding small roof areas over entryways or porches. Flat roofs may be permitted if the ACC deems the roof provides architectural significance to the structure. Roof eave/overhang must project no less than 12 inches from the face of the structure.

j. Roof Materials:

Roofs shall be constructed of high-quality materials such as natural or synthetic clay tiles, slate, concrete tiles (with natural texture and color), standing seam metal roofing, and three dimensional or architectural rated asphalt/fiberglass shingles.

k. Mechanical Equipment:

All mechanical equipment shall be screened from view by buildings, ornamental fences/walls, architectural screens, parapet walls, or landscaping complementary to the materials of the Primary Structure. Mechanical equipment shall include the following: HVAC systems; pedestals for telephone, electric, or data service; television antenna (whether ground, side, or roof mounted); satellite dishes or antenna (whether ground, side, or roof mounted)

l. Garages, Drives and Approaches, Parking Areas:

A minimum two (2) car garage shall be provided for all Primary Structures.

The following standards shall apply to all Garages, Drives and Approaches, and Parking Areas within HMPD Single Family Residential:

- i. Alley Loading Garages:** Alley-loading garages are required on the following lots: L1, L2, L3, L4, L5, L6, L7, L8

No front-loading garages shall be permitted on these lots. No drive cuts shall be permitted on Washington Street or Franklin Street for these lots.

- ii. Side-Loading and Front-Loading Garages:**

Side-Loading or Front-Loading Garages shall be permitted on the following lots: L9, L10, L11, L12, L13

Drive cuts shall be permitted on these lots in accordance with the driveway standards established by the UDO.

Front-Loading Garages may not be constructed in plane with the Primary Façade. Front Loading garages must be a minimum 20 feet behind the Primary Façade and main entrance and not compose more than 40% of the length of the Primary Structure.

iii. Interior Dimensions:

Interior dimensions of garages shall be a minimum 10 feet by 20 feet per vehicle parking space.

iv. Garage Doors:

The maximum width of a single car garage door shall be 9 feet. Two car garage door widths shall be 16 to 18 feet. The minimum separation between garage doors shall be two feet. Door design should match the style of the Accessory Structure and should include a glass element.

v. Detached Garages:

Detached garages shall be encouraged; however, attached garages shall not be prohibited. If connected, garages connected to a dwelling structure by a breezeway shall be encouraged.

vi. Drives and Approaches:

Drives and approaches shall be constructed to the standards required by the UDO. Acceptable materials within the PD include concrete, asphalt pavement, and other similar materials approved by the ACC and the City Engineer.

vii. Parking Pads:

Parking pads, if any, shall be a minimum 10 feet by 20 feet per vehicle parking space. Gravel parking pads shall not be allowed. Allowable materials shall include concrete, asphalt pavement, and other similar materials approved by the ACC and City Engineer. Parking pads should be screened from public view by buildings, ornamental fences/walls, architectural screens, parapet walls, or landscaping complementary to the materials of the Primary Structure.

viii. Carports:

All carports shall be prohibited within the PD.

5. Minor Accessory Structure Architectural Standards:

Minor Accessory Structures should be consistent and complementary to the Primary Structure in appearance. Minor Accessory Structures must comply with the material and color requirements for Primary Structures. Minor Accessory Structures may be reviewed and approved or disapproved with comments by the Plan Commission Staff with a submitted sketch site plan showing location and size and a sketch elevation indicating materials and colors to scale and with dimensions.

6. Play Equipment Standards:

All outdoor Play Equipment with a footprint of more than 100-SF or taller than ten (10) feet must be reviewed and approved by the ACC. Drawings and plans for proposed Play Equipment must be submitted to and approved prior to its installation. Play Equipment should be constructed of materials and contain colors that are harmonious with the primary structure. In no instance shall Play Equipment exceed fifteen (15) feet in height,

6.7. Fences and Wall Standards:

Fences and Hardscape Borders should be constructed of high-quality, long-lasting materials and must meet the following requirements:

a. Materials:

Fences may be constructed of the following materials:

- i. Wrought Iron
- ii. Black metal
- iii. Treated wood stained a color complementary to the Primary Structure
- iv. Stone
- v. Brick or textured masonry may be used upon approval by the ACC

b. Prohibited Materials:

The following fence materials are prohibited:

- i. Chain link
- ii. Vinyl fencing
- iii. Chicken wire
- iv. Composite materials

B. Area 2: HMPD – Townhome Development

1. Compatibility:

All Primary Structures within the PD should be compatible in design, materials, and architecture to existing structures within the City of Shelbyville's West Side Historic District. Care should be given by the Architectural Control Committee to approve designs that are

congruent with the design and quality of the architecturally contributing structures within the district, but also balance modern construction methods and modern architectural design.

2. Professional Design Requirement:

All Townhome Structures shall be designed and certified by an architect licensed by the State of Indiana.

3. Primary Structure Architectural Standards:

a. Primary Façade:

The Primary Façade shall be defined as the front of the structure that includes the main entrance to all dwelling units. The Primary Façade must face a public street.

Requirements for the Primary Façade consist of the following:

i. Main Entrances:

A highly visible building entrances to dwelling units shall be oriented to face the adjacent major street. If not zero (0) lot line, the entry shall include a minimum 5' concrete or paver walkway from the public sidewalk to the dwelling entry. The entry shall be covered and include a stoop, porch, or balcony over the entrance.

ii. Materials:

Primary Structure building materials may consist of the following materials: brick, natural stone, cultured stone, smooth wood siding, smooth fiber cement siding.

iii. Accent Materials:

Accent materials may consist of natural stone, cultured stone, or architectural metal such as stainless steel, copper, brushed nickel, brass, or similar. Accent materials, if used, may compose up to 25% of the façade.

iv. Dwelling Unit Façade Variety:

Building details, materials, windows, doors and trim for each dwelling unit should reflect a complementary architectural style to each other unit and the

neighborhood, but the front façade of each dwelling unit should vary in some of the following ways:

1. Varied architectural elements
2. Varied entry features
3. Façade projections or recesses
4. Varied, but complementary materials
5. Varied, but complementary colors

v. **Glazing:**

Glazing must compose a minimum 20% of the surface area of a Primary Façade.

b. **Secondary Façade:**

The Secondary Façade shall be defined as the sides and rear of the structure and should match the Primary Façade in material composition, colors, and general fenestration.

Requirements for Secondary Facades consist of the following:

i. **Materials:**

Secondary Façade building materials must compliment the Primary Façade and may consist of the following: brick, natural stone, cultured stone, smooth wood siding, smooth fiber cement siding.

ii. **Accent Materials:**

Accent materials must compliment the Primary Façade and may consist of natural stone, cultured stone, or architectural metal such as stainless steel, copper, brushed nickel, brass, or similar. Accent materials may compose up to 25% of the façade.

iii. **Glazing:**

Glazing must compose a Minimum 15% of the surface area of a Secondary Façade that faces a Public Street or Alley. In all other instances glazing must compose a minimum 10% of the total façade surface area.

c. **Prohibited materials:**

The following materials are prohibited from use on any building within the PD:

- i. Aluminum Siding
- ii. Corrugated Metal Siding
- iii. EFIS

- iv. Exposed concrete block, unless finished with brick or stone
- v. Vinyl Siding, vinyl soffits, or other vinyl materials are strictly prohibited from use on any structure within the PD.

d. Colors:

Up to three colors, including material colors, but excluding trim color may be used on structures. A minimum of two colors including trim color must be used. Overly bright colors as determined by the Architectural Control Committee shall be prohibited.

e. Trim:

When siding around windows, trim shall be a minimum of 6" with sill and crosshead top plate. For brick, a soldier course or stone element shall be required for a lintel and a rowlock course or stone element shall be required as a sill.

f. Shutters:

If provided, shutters shall be proportioned to one-half of the window from each side.

g. Foundation Cladding:

Foundation cladding shall consist of brick, natural stone, cultured stone or other high-quality material as deemed appropriate by the ACC.

h. Porch Pier Cladding:

Porch pier cladding shall consist of brick, natural stone, cultured stone, or other high-quality material as deemed appropriate by the ACC, between each pier.

i. Chimney Cladding:

Chimney cladding shall consist of brick, natural stone, cultured stone, or other high-quality material as deemed appropriate by the ACC material, to match the primary material of the façade.

j. Roof Pitch and Overhang:

Roof pitch shall be between 5:12 to 12:12 excluding small roof areas over entryways or porches. Flat roofs may be permitted if the ACC deems the roof provides architectural

significance to the structure. Roof eave/overhang must project no less than 18 inches from the face of the structure.

k. Roof Materials:

Roofs shall be constructed of high-quality materials such as natural or synthetic clay tiles, slate, concrete tiles (with natural texture and color) standing seam metal roofing, and three dimensional or architectural rated asphalt/fiberglass shingles.

l. Mechanical Equipment:

All mechanical equipment shall be screened from view by buildings, ornamental fences/walls, architectural screens, parapet walls, or landscaping complementary to the materials of the Primary Structure. Mechanical equipment shall include the following: HVAC systems; pedestals for telephone, electric, or data service; television antenna (whether ground, side, or roof mounted); satellite dishes or antenna (whether ground, side, or roof mounted)

m. Garages:

Garages should be accessed from the rear of the Primary Structure and should be integral to its the construction. A two (2) car garage shall be provided for each dwelling unit.

i. Interior Dimensions:

Interior dimensions shall be a minimum 10 feet by 20 feet per vehicle parking space.

ii. Garage Doors:

The maximum width of a single car garage door shall be 9 feet. Two car garage door widths shall be 16 to 18 feet. The minimum separation between garage doors shall be two feet. Door design should match the style of the dwelling unit facade and should include a glass element.

7.8. Accessory Structure Architectural Standards:

The design of an Accessory Structure should be consistent and complementary to its Primary Structure. Accessory Structures shall also be subject to the standards set forth in the UDO with respect to Multiple-Family Residential (RM). The following standards apply to the design of Accessory Structures:

a. Materials:

Accessory Structures must be constructed of similar or complementary materials to the Primary Structure and must incorporate one (1) material from the Primary Structure at a minimum. The Primary Structure design elements shall be carried over to the Accessory Structure.

In allowing unlisted materials, the ACC should exercise an abundance of caution to allow only materials with significant longevity that are consistent with the quality and character of the PD.

b. Prohibited materials:

The following materials are prohibited from use on any building within the PD:

- i. Aluminum Siding
- ii. Corrugated Metal Siding
- iii. EFIS
- iv. Exposed concrete block, unless finished with brick or stone.
- v. Vinyl Siding, vinyl soffits, or other vinyl materials are strictly prohibited from use on any structure within the PD.

c. Colors:

Colors for Accessory Structures should be consistent and complementary to the colors of the Primary Structure. Up to three colors, including material colors, but excluding trim color may be used on structures. A minimum of two colors including trim color must be used. Overly bright colors as determined by the Architectural Control Committee shall be prohibited.

d. Trim:

When siding around windows, trim shall be a minimum of 6" with sill and crosshead top plate. For brick, a soldier course or stone element shall be required for a lintel and a rowlock course or stone element shall be required as a sill.

e. Shutters:

If provided, shutters shall be proportioned to one-half of the window from each side.

f. Foundation Cladding:

Foundation cladding shall consist of brick, natural stone, cultured stone or other high-quality material as deemed appropriate by the ACC.

g. Porch Pier Cladding:

Porch pier cladding shall consist of brick, natural stone, cultured stone, or other high-quality material as deemed appropriate by the ACC, between each pier.

h. Chimney Cladding:

Chimney cladding shall consist of brick, natural stone, cultured stone, or other high-quality material as deemed appropriate by the ACC material, to match the primary material of the façade.

i. Roof Pitch and Overhang:

Roof pitch shall be between 5:12 to 12:12 excluding small roof areas over entryways or porches. Flat roofs may be permitted if the ACC deems the roof provides architectural significance to the structure. Roof eave/overhang must project no less than 12 inches from the face of the structure.

Exhibit A: Hamilton-Major Planned Development District Legal Description

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 10 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 00 DEGREES 01 MINUTE 10 SECONDS EAST A DISTANCE OF 255.21 FEET TO THE SOUTH LINE OF SAID SYLVAN B. MORRIS ADDITION; THENCE SOUTH 89 DEGREES 51 MINUTES 09 SECONDS WEST A DISTANCE OF 70.70 FEET ALONG SAID SOUTH LINE TO THE EAST BOUNDARY OF FRANKLIN STREET VACATED PER BOOK 58 PAGE 442, AS RECORDED IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 01 MINUTE 11 SECONDS EAST ALONG SAID EAST BOUNDARY A DISTANCE OF 49.50 FEET TO THE SOUTH BOUNDARY OF SAID FRANKLIN STREET VACTED; THENCE SOUTH 89 DEGREES 51 MINUTES 09 SECONDS WEST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 56.02 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 A DISTANCE OF 223.55 FEET TO THE PLACE OF BEGINNING.

CONTAINING 3.178 ACRES, MORE OR LESS.

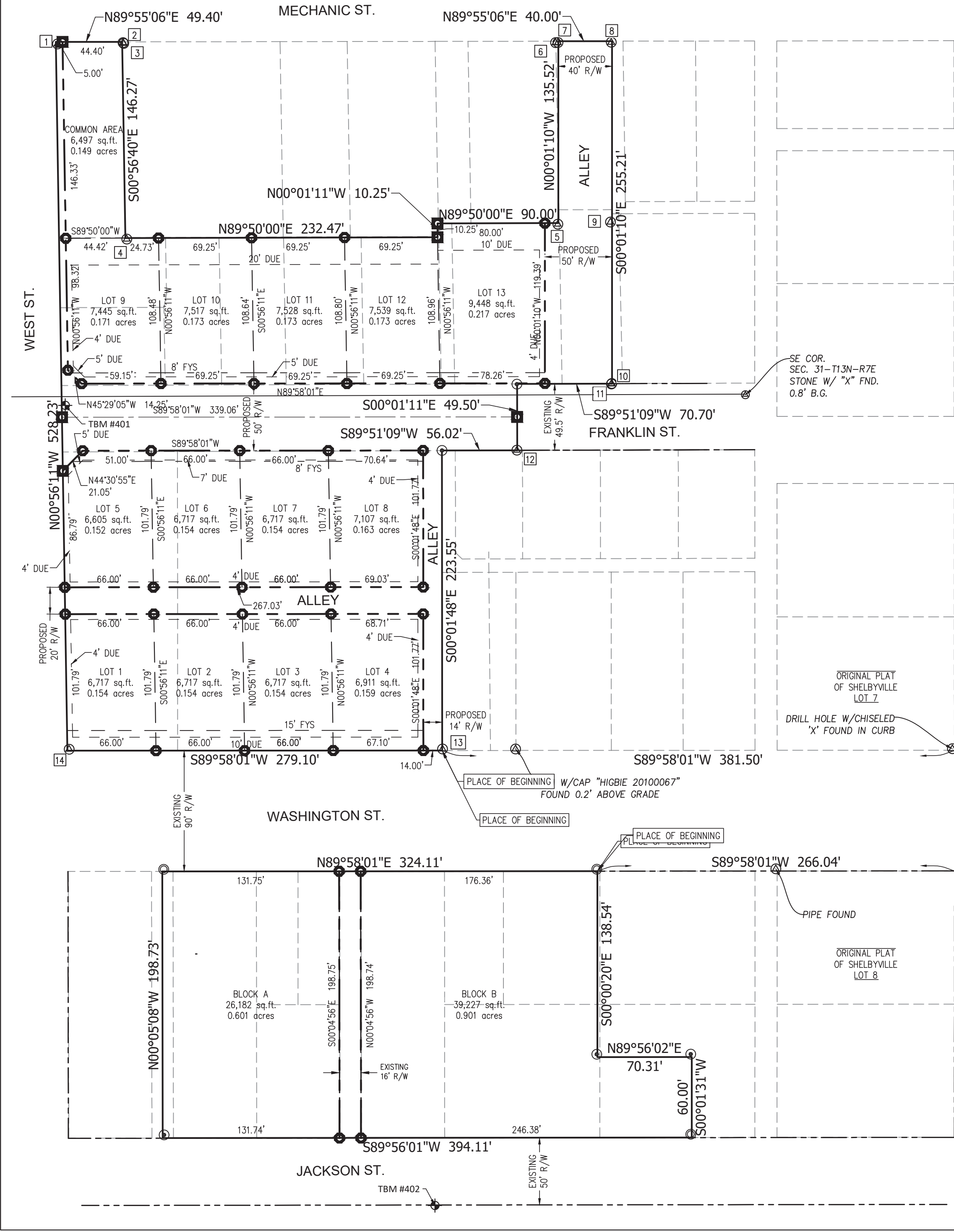
ALSO

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 DISTANCE OF 266.04 FEET TO THE PLACE OF BEGINNING, BEING ON THE NORTH LINE OF SAID WESTERN ADDITION; THENCE SOUTH 00 DEGREES 00 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 58 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.

HAMILTON-MAJOR SUBDIVISION SECONDARY PLAT



MONUMENTS FOUND	
1	PIN W/ CAP "HIGBIE 20100067" FLUSH S42°07'07"W 0.14'
2	5/8"Ø REBAR 0.1' A.G. N33°36'27"W 0.97'
3	PIN W/ CAP "HIGBIE 20100067" FLUSH N01°04'34"E 0.20'
4	PIN W/ CAP "HIGBIE 20100067" 0.2' A.G. S72°13'12"W 0.08'
5	MAG NAIL W/ WASHER "HIGBIE 20100067" FLUSH S01°05'58"E 0.03'
6	5/8"Ø REBAR FLUSH N79°06'11"W 1.64'
7	PIN W/ CAP "HIGBIE 20100067" FLUSH N20°03'12"E 0.41'
8	MAG NAIL W/ WASHER "HIGBIE 20100067" FLUSH N07°00'11"E 0.55'
10	1"Ø PIN 0.5' B.G. 0.60' WEST OF LINE
11	1"Ø PIN FLUSH N49°50'55"E 0.49'
12	MAG NAIL W/ WASHER "HIGBIE 20100067" FLUSH S00°09'44"E 0.04'
13	MAG NAIL W/ WASHER "HIGBIE 20100067" FLUSH N11°53'27"E 0.03'
14	PIN W/ CAP "HIGBIE 20100067" 0.1' B.G. N80°49'05"E 0.23'
14	PIN W/ CAP "HIGBIE 20100067" FLUSH N51°47'42"W 0.03'

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

SURVEYOR
CROSSROAD ENGINEERS, P.C.
3417 SHERRMAN DRIVE
BEECH GROVE, IN 46107
PHONE: (317) 780-1555
CONTACT: G.W. CHARLES
EMAIL: gwcharles@crossroadengineers.com

THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM AN ALTA/NSPS LAND TITLE SURVEY PERFORMED BY G.W. CHARLES, REGISTERED LAND SURVEYOR NO. 228800117, 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.

A PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 12 NORTH, RANGE 7 EAST AND PART OF THE SOUTH EAST QUARTER OF SECTION 31, TOWNSHIP 13 NORTH, RANGE 7 EAST, ALL IN ADDITION TOWNSHIP, SHELBY COUNTY, INDIANA

PROPOSED LEGEND	
	PROPERTY LINE
	SECTION LINE
	ADJOINER LINES
	LOT LINES
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	FY'S SET BACK LINE
	EASEMENT LINE
	DRAINAGE & UTILITY EASEMENT
	FRONT YARD SETBACK
	TBM
	MONUMENT FOUND (TYPE AS SHOWN; DISTANCE FROM CORNER TO MONUMENT)
	PIPE W/CAP "GWCHARLES LS0800117" PER ALTA/NSPS LAND TITLE SURVEY
	MAG NAIL W/WASHER "GWCHARLES LS0800117" PER ALTA/NSPS LAND TITLE SURVEY
	INTERIOR MONUMENTS 3/4" X 3/4" REBAR W/CAP "GWCHARLES LS0800117" SET FLUSH
	EXTERIOR AND CENTERLINE MONUMENTS 3/4" X 3/4" REBAR W/CAP "GWCHARLES LS0800117" IN 4' X 30' CONCRETE MONUMENT SET FLUSH (CENTERLINE MONUMENTS TO BE SET BY CONTRACTOR)

FLOODPLAIN INFORMATION

BY 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. 18145CD0119C AND 18145CD0118C, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 5, 2014.

BENCHMARK INFORMATION

ORIGINATING BENCHMARK
DESIGNATION - N 269
PID - J22329
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 144 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)

TBM #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. = 785.69

TBM #402
TOP NORTHEAST CORNER OF 1ST STEP UP FROM BACK OF WALK FOR 147 W. JACKSON ST.
ELEV. = 781.81

HAMILTON-MAJOR SUBDIVISION SECONDARY PLAT

PROJECT NO.	DRAWN	KLF	CHECKED	CJJ
DATE	OCTOBER 8, 2019	DESIGNED	DMS	APPROVED
			GWC	



Transportation & Development Consultants
301 N. Main St., Suite 200, Evansville, IN 47713
SHEET 1 OF 2

HAMILTON-MAJOR SUBDIVISION SECONDARY PLAT

SURVEY DESCRIPTION

THIS DESCRIPTION WAS PREPARED BY GEORGE W. CHARLES II, LS28800117, FOR PLATTING PURPOSES. PART OF THE 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 PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 13 NORTH, RANGE 7 EAST, ALL IN ADDITION 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 278.10 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 11 SECONDS WEST A DISTANCE OF 15.52 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; 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Mechanic Street

Pedestrian
Path

West Street

Franklin Street

Area 1:
Single-Family
Residential

Washington Street

Japanese
Garden

Area 2:
Townhome
Development

Jackson Street