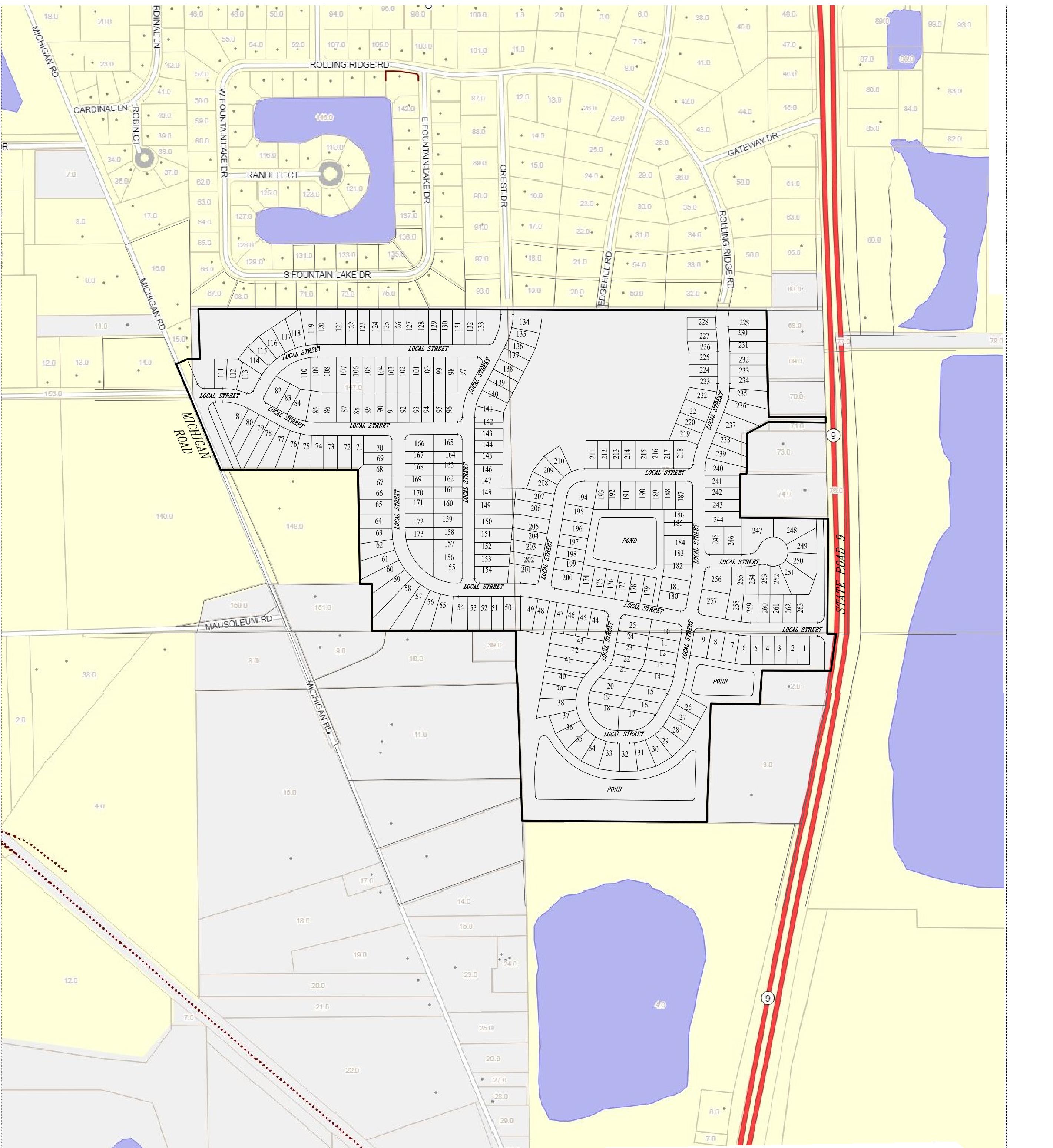
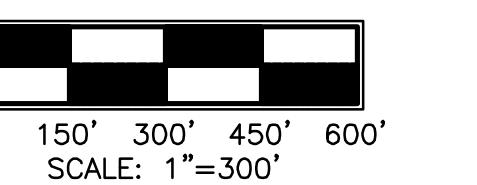


CONCEPTUAL PLAN FOR ISABELLE FARMS

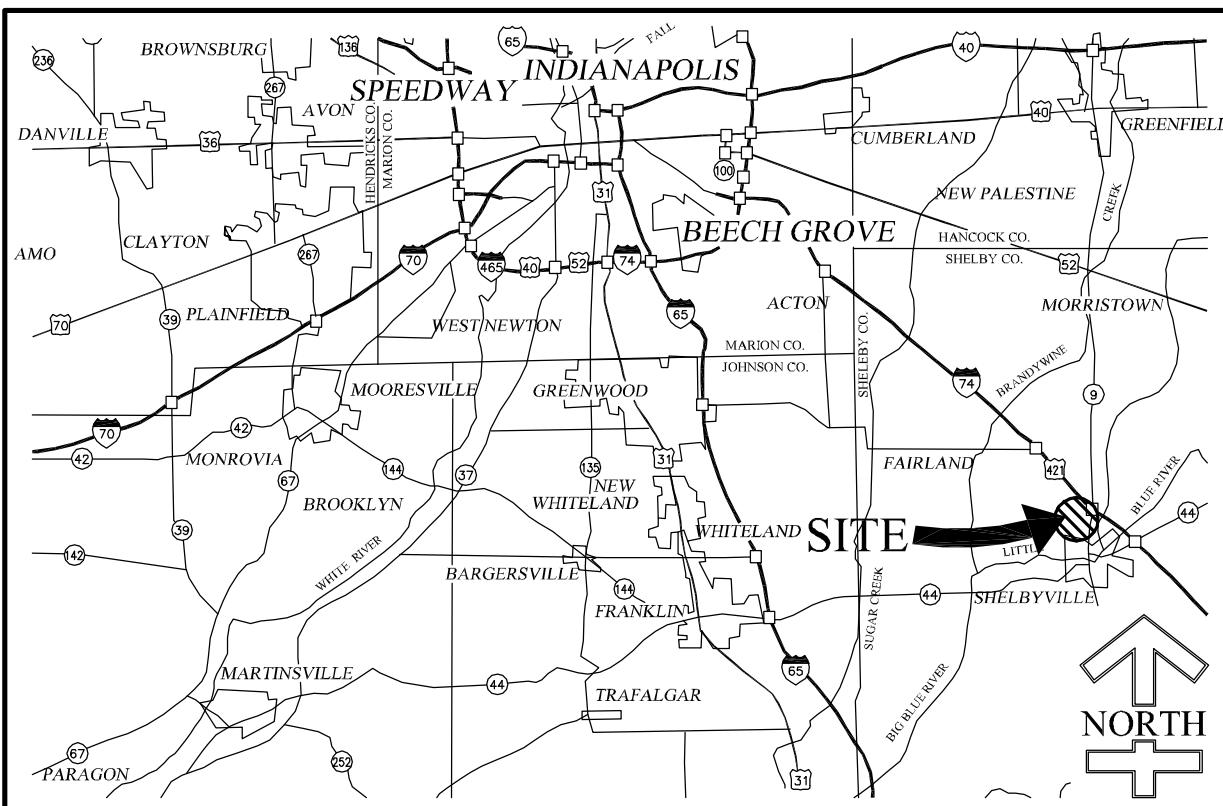
CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA



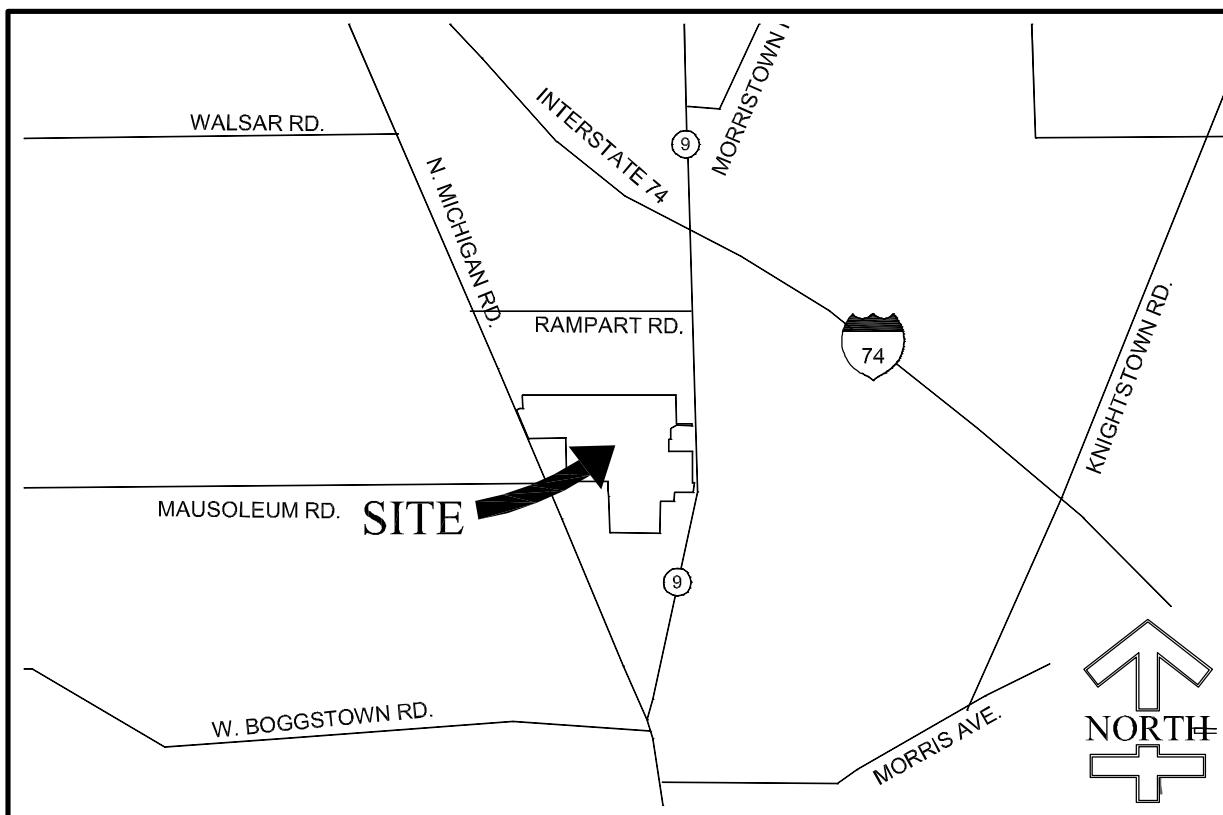
NORTH



SCALE: 1"=300'



AREA MAP
NOT TO SCALE

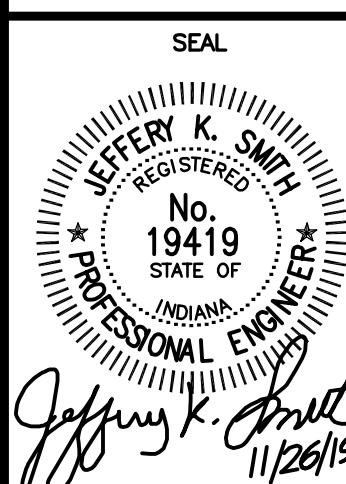


LOCATION MAP

SCALE: 1" = 300'

PROJECTS plus
GREENWOOD SURVEYING COMPANY

CIVIL ENGINEERING — LAND SURVEYING
LAND PLANNING — CONSTRUCTION MANAGEMENT
MANAGEMENT
4612 Fairview Place Suite A • Greenwood, Indiana
(317) 882-5033



JOB NUMBER
19027

SHEET

1

OF **3** SHEETS

DATE
NOVEMBER 26, 2019

PERTINENT DATA:

SUBDIVISION: ISABELLE FARMS
SUBDIVER/ APPLICANT: ARBOR INVESTMENTS, LLC
9225 HARRISON PARK CT.
INDIANAPOLIS, IN 46216
317-557-4466

ENGINEER/ SURVEYOR:
PROJECTS PLUS
2850 FAIRVIEW PLACE, SUITE W
GREENWOOD, INDIANA 46142
PHONE NO. (317) 882-5003
JEFFREY K. SMITH P.E. #19419
JEFFREY D. KNARR L.S. #200100069

DENSITY:
TOTAL ACREAGE — 83.24 AC.
SINGLE-FAMILY LOTS — 263
LOTS PER ACRE — 3.16

ZONING: "PUD"

- PUD REQUIREMENTS
1. AT LEAST 1200 SQUARE FEET OF LIVING SPACE
SINGLE STORY AND 1600 SQUARE FEET OF LIVING
SPACE TWO STORY
 2. THE WIDTH OF EACH LOT SHALL BE AT A MINIMUM
50 FEET
 3. THE MINIMUM LOT SQUARE FOOTAGE SHALL BE
6,000 SQUARE FEET
 4. THE MINIMUM LOT FRONT WIDTH IS 50 FEET
 5. MINIMUM SIDE YARD SETBACK IS 5 FEET
 6. MINIMUM REAR YARD SETBACK IS 15 FEET
 7. MINIMUM FRONT YARD SETBACK IS 25 FEET

THIS COMPUTER FILE IS THE PROPERTY OF PROJECTS PLUS.
ANY SPREADSHEET OR DOCUMENT CONTAINED HEREIN
MAY NOT BE COPIED OR USED OUTSIDE THE PROJECTS PLUS
ENVIRONMENT. ANY PERSON OR ENTITY
USING THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THE PROJECT
FOR WHICH IT WAS PROVIDED AGREES TO INDEMNIFY AND HOLD
HARMLESS PROJECTS PLUS FROM ANY LOSS, INCLUDING BUT NOT LIMITED
TO ATTORNEY'S FEES, OCCURRING FROM THEIR USE.

NORTH

50' 100' 150' 200'

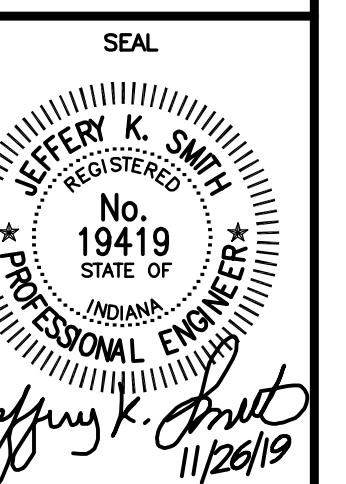
SCALE: 1"=100'



PROJECT	CONCEPTUAL PLAN FOR ISABELLE FARMS	SCALE	SUPERVISED BY
TITLE	CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA	1"=100'	DRAWN JPH
EXISTING SITE CONDITIONS			CHECKED JPH
			CERTIFIED JKS

PROJECTS plus
GREENWOOD SURVEYING COMPANY

CIVIL ENGINEERING — LAND SURVEYING
LAND PLANNING — CONSTRUCTION MANAGEMENT
2555 Fairview Rd., Suite A • Greenfield, Indiana
(317) 882-5033



JOB NUMBER
19027
SHEET

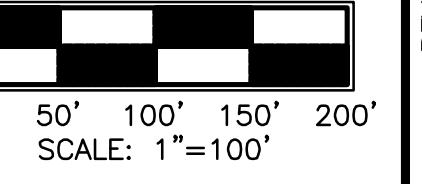
2A

OF **3** SHEETS
DATE **NOVEMBER 26, 2019**



THIS COMPUTER FILE IS THE PROPERTY OF PROJECTS PLUS.
ANY SPREADSHEET OR DRAWING THAT IS DUPLICATED WITHOUT
PERMISSION FROM PROJECTS PLUS IS PROHIBITED. ANY PERSON OR ENTITY
USING THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THE PROJECT
FOR WHICH IT WAS PREPARED AGREES TO INDEMNIFY AND HOLD
HARMLESS PROJECTS PLUS FROM ANY LOSS, INCLUDING BUT NOT LIMITED
TO ATTORNEY'S FEES, OCCURRING FROM THEIR USE.

NORTH



0' 50' 100' 150' 200'

SCALE: 1"=100'



PROJECT	CONCEPTUAL PLAN FOR ISABELLE FARMS	SCALE 1"=100'	DRAWN JPH	REVISION 1	DATE 11/26/19
EXISTING SITE CONDITIONS	CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA	TITLE 4612	CHECKED JPH	CERTIFIED JKS	DATE 11/26/19
PROJECTS plus <small>GREENWOOD SURVEYING COMPANY</small>					
CIVIL ENGINEERING — LAND SURVEYING LAND PLANNING — CONSTRUCTION MANAGEMENT 2555 Fairview Plaza Suite A • Greenwood, Indiana (317) 882-5033					
 <i>Jeffrey K. Smith</i> 11/26/19					
JOB NUMBER 19027 SHEET 2B					
OF 3 SHEETS DATE NOVEMBER 26, 2019					

THIS GRAPHIC COMPUTER FILE IS THE PROPERTY OF PROJECTS PLUS.
 ANY SPREADSHEET OR DRAWING THAT IS DERIVED FROM THIS FILE
 WITHOUT THE WRITTEN PERMISSION FROM PROJECTS PLUS IS PROHIBITED. ANY PERSON OR ENTITY
 USING THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THE PROJECT
 AGREES TO INDEMNIFY AND HOLD HARMLESS PROJECTS PLUS FROM ANY LOSS, INCLUDING BUT NOT LIMITED
 TO ATTORNEY'S FEES, OCCURRING FROM THEIR USE.

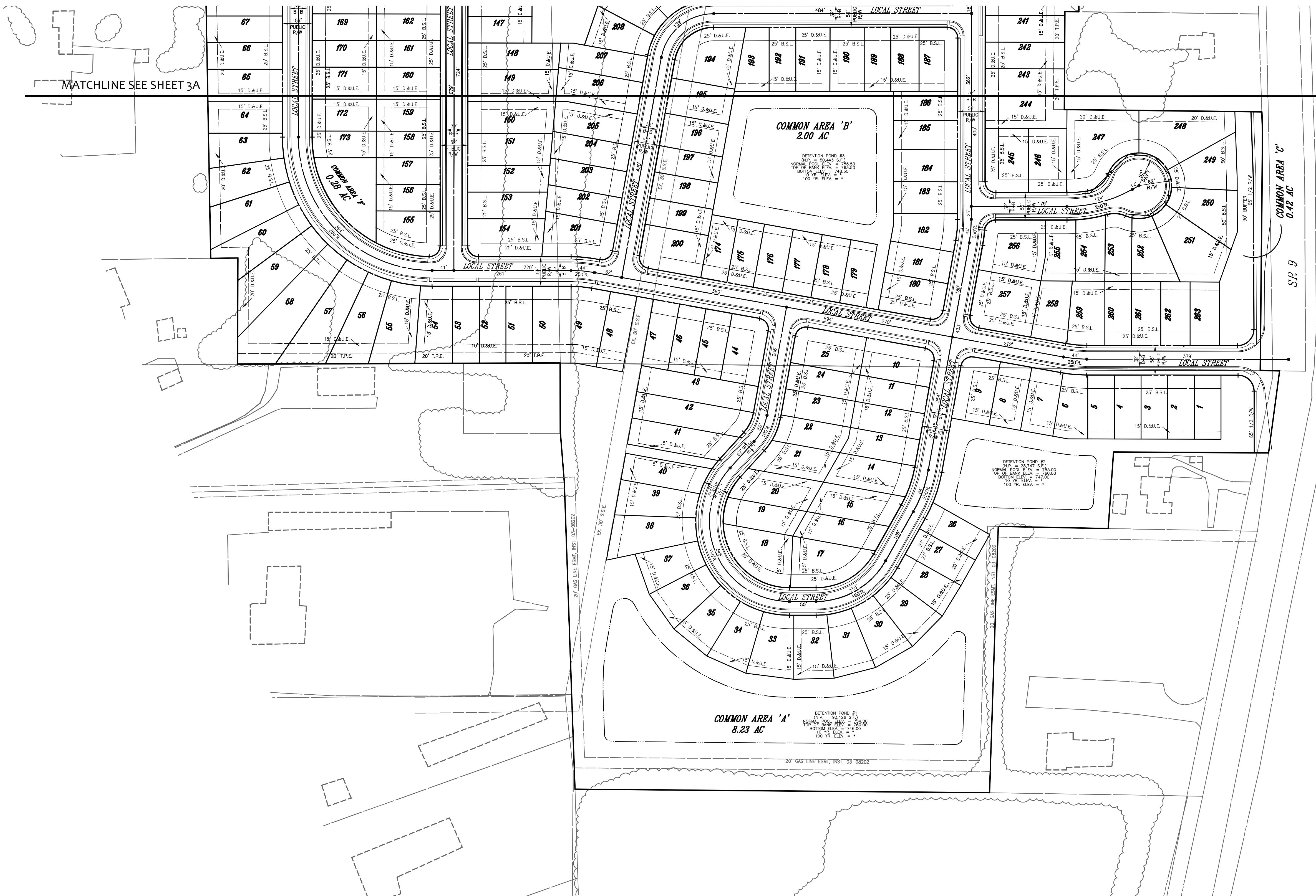


50' 100' 150' 200'
SCALE: 1"=100'





50' 100' 150' 200'
SCALE: 1"=100'



PROJECTS plus		CONCEPTUAL PLAN FOR ISABELLE FARMS	CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA	PROPOSED SITE CONDITIONS (GEOMETRICS)
		GREENWOOD SURVEYING COMPANY	TITLE	
		CIVIL ENGINEERING – LAND PLANNING – CONSTRUCTION 2555 Fairview Place Suite A – Greenwood, Indiana (317)–882–5003	1 " = 100' DRAWN JPH	CHECKED JPH CERTIFIED JKS
			SEAL	
		<p><i>Jeffrey K. Smith</i> 11/26/19</p>		
		JOB NUMBER 19027		
		SHEET 3B		
		3 SHEETS		
		DATE NOVEMBER 26, 2019		

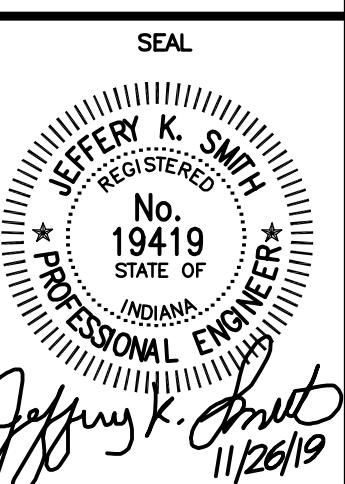
NORTH

0' 50' 100' 150' 200'
SCALE: 1"=100'



PROJECT	CONCEPTUAL PLAN FOR ISABELLE FARMS	SCALE	1"=100'
CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA	DRAWN	SYMBOL	
TITLE	PROPOSED SITE CONDITIONS (UTILITIES)	REVISION	
GREENWOOD SURVEYING COMPANY		DATE	

CIVIL ENGINEERING — LAND SURVEYING LAND PLANNING — CONSTRUCTION MANAGEMENT
Jeffrey K. Smith, S.R.L., C.S.P. (317) 882-5033



JOB NUMBER
19027
SHEET

3C

OF **3** SHEETS
DATE **NOVEMBER 26, 2019**

THIS COMPUTER FILE IS THE PROPERTY OF PROJECTS PLUS.
ANY SPREADSHEET OR DOCUMENT CONTAINED HEREIN MAY NOT BE COPIED
WITHOUT PERMISSION FROM PROJECTS PLUS. ANY PERSON OR ENTITY
USING THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THE PROJECT
FOR WHICH IT WAS PROVIDED AGREES TO INDEMNIFY AND HOLD
HARMLESS PROJECTS PLUS FROM ANY LOSS, INCLUDING BUT NOT LIMITED
TO ATTORNEY'S FEES, OCCURRING FROM THEIR USE.

NORTH

+

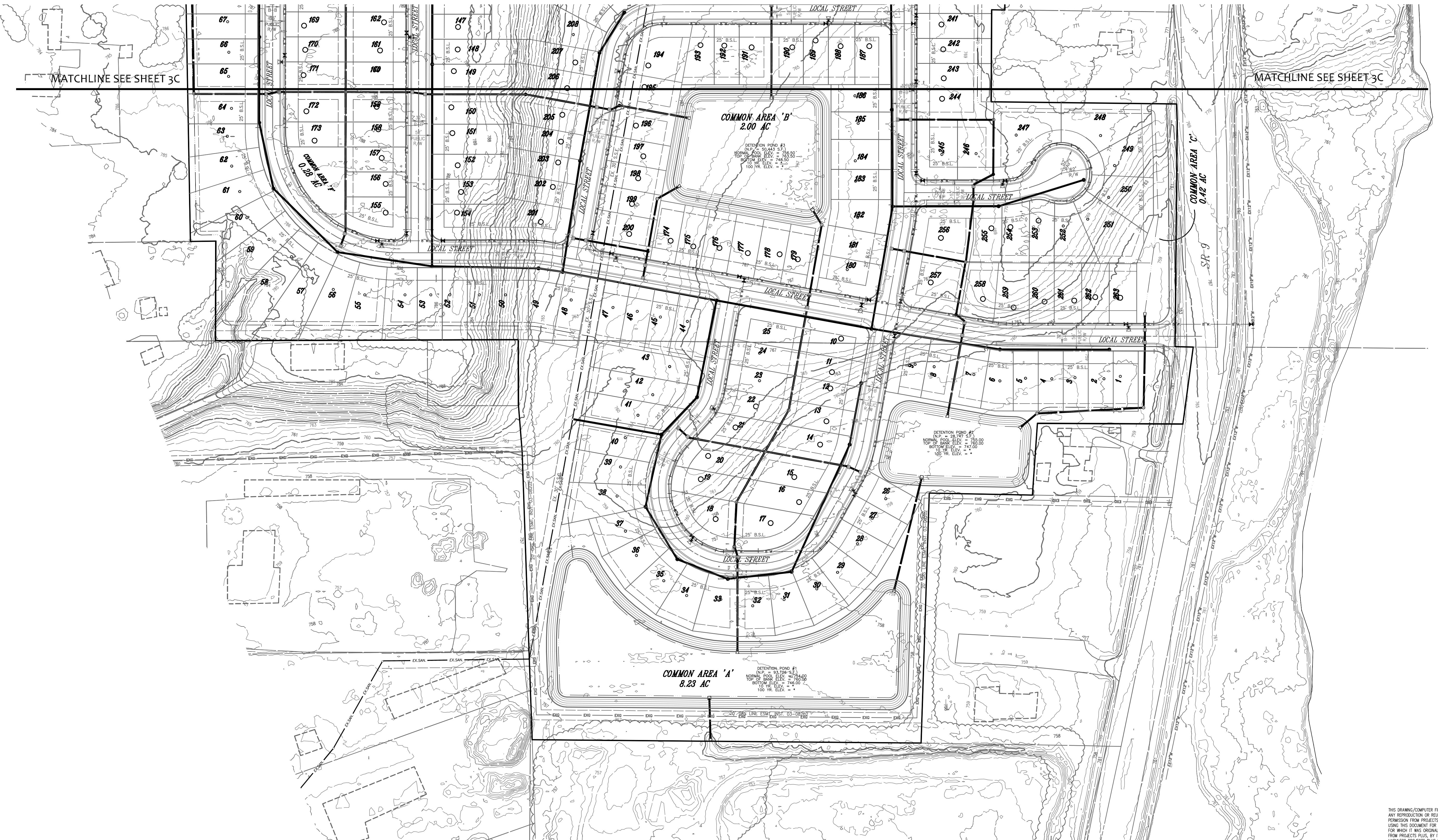
↓

←

→

0' 50' 100' 150' 200'

SCALE: 1"=100'



PROJECT	CONCEPTUAL PLAN FOR		
	ISABELLE FARMS		
CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA	TITLE		
	PROPOSED SITE CONDITIONS (UTILITIES)		
SCALE	1"=100'	SYMBOL	
DRAWN	JPH	CHECKED	JKS
REVISED		CERTIFIED	
DATE			

PROJECTS plus
GREENWOOD SURVEYING COMPANY

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - CONSTRUCTION MANAGEMENT
MANAGEMENT
4612 Fairview Plaza Suite A
Greenwood, Indiana
(317) 882-5033

JEFFERY K. SMITH
REGISTERED PROFESSIONAL ENGINEER
No. 19419
STATE OF INDIANA
Jeffrey K. Smith
11/20/19

JOB NUMBER
19027
SHEET

3D

3
OF
3
SHEETS

NOVEMBER 26, 2019

THIS GRAPHIC COMPUTER FILE IS THE PROPERTY OF PROJECTS PLUS.
ANY SPREADSHEET OR DRAWING THAT IS DUPLICATED WITHOUT THE
PERMISSION FROM PROJECTS PLUS IS PROHIBITED. ANY PERSON OR ENTITY
USING THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THE PROJECT
FROM PROJECTS PLUS, BY ITS USE AGREES TO INDEMNIFY AND HOLD
HARMLESS PROJECTS PLUS FROM ANY LOSS, INCLUDING BUT NOT LIMITED
TO ATTORNEY'S FEES, OCCURRING FROM THEIR USE.