

CITY OF SHELBYVILLE

Adam M. Rude
Director



Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: 1/8/2020

Case Number & Name:	PC 2019-18: Isabelle Farms PUD; Conceptual Plan			
Petitioner's Name:	Arbor Homes			
Owner's Name:	Gordon Farms, LLC			
Petitioner's Representative:	Paul Munoz			
Address of Property:	North Michigan Road/ North Riley Highway			
Subject Property Zoning Classification:	Current: A2 – Agricultural Proposed: Planned Unit Development			
Comprehensive Future Land use:	Single Family Residential			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	R1 – Single Family Residential	IG – General Industrial	BH – Business Highway	IG – General Industrial
Surrounding Properties' Future Land Use	R1 – Single Family Residential	Gateway/Mixed Use	Commercial	Heavy/Medium Industrial
History:	The property encompasses approximately 83+ acres of farmland that is currently being farmed. The submitted application would establish a Planned Unit Development district zoning classification for the subject site. The proposed PUD would be to build a single-family housing development. Proposed road infrastructure would incorporate both public right-of-way with primary access from North Riley Highway and Michigan Road. Planned Unit Development petitions must receive conceptual and detail plan approval. This request is only for conceptual plan approval. A Planned Unit Development request establishes development standards and a conceptual plan for a site. Detailed engineering, construction documents, and detailed site plans do not accompany a Planned Unit Development petition. These elements will be required and evaluated in subsequent Preliminary and Final Plat petitions.			
Vicinity Map:				
Action Requested:	A request for approval of the conceptual plan for the planned development of Isabelle Farms.			

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.*

Isabelle Farms provides a unique opportunity to build a residential housing community along the North Riley Highway corridor in the City of Shelbyville. The site is approximately 83 acres of land, consisting of three (3) parcels, situated between North Riley Highway on the east, Michigan Road on the west, and the existing Rolling Ridge subdivision to the north. The site is currently unimproved and used for farm land. Between the two larger parcels is a large stand of mature trees and a wooded ridge where the topography changes slopes to the south.

Current Standards for an R-1 District

The City of Shelbyville's Comprehensive Plan Future Land Use map calls for the parcel to be single family residential. Current R-1 standards, with the applicable Intensity Bonus Standards (UDO 6.08) call for:

Minimum lot area	6,500 square feet
Minimum lot widths	50 feet
Minimum living areas	1,100 square feet
Minimum ground floor area	800 square feet
Front Yard Setback	20 feet when adjacent to a local street
Rear Yard Setback	15 feet for primary structures
Side Yard Setback	7 feet for primary structures
Maximum Density	4.5 dwelling units per acre
Minimum Open Space Required	15%

Based on these standards, the 83 acre site could potentially have a density of 4.3 housing units per acre or around 356 single family homes.

Proposed Standards

The proposed Planned Unit concept plan for the site consists of:

Minimum lot areas	6,000 square feet
Minimum lot widths	50 feet
Minimum living areas	1,200 square feet for one story/ 1,600 square feet for two story
Front Yard Setback	25 feet minimum front yard setback
Rear Yard Setback	15 feet minimum rear yard setback
Side Yard Setback	5 feet minimum side yard setback
Requested Density	3.16 dwelling units per acre
Open Space	26%

Based on these standards, the petitioner is proposing to build 263 single family homes at a density of 3.16 housing units per acre.

The Planning Staff has determined the proposed development exceeds the quality that would have resulted from the traditional application of the Unified Development Ordinance.

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 proposed development is located on a site with unique geological and natural features. There is a 13.02 acre wooded area the developer intends to save most of as an amenity to the site. Additionally, dividing two of the larger parcels is a ridge with an elevation change of approximately twenty-five (25) feet. The proposed development intends to have around 26% open space.

The Planning Staff has determined a PD District is necessary because of unique natural features.

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. And while the Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions. One of the Comprehensive Plans objectives in the Built Environment section, Objective 2: Guide healthy development patterns using future land use mapping with the specific action of utilizing the Future Land Use Map as a living, breathing document to guide future development decisions. The project site is shown as single family residential on the Future Land Use map.

Other expected outcomes of the plan was increasing property values “by transforming Shelbyville’s current housing stock and neighborhoods by marketing areas of the city primed for desired residential development. Greater availability of housing choices will lead to increased market interest and improved community-wide property values”. As the City continues to improve and grow its neighborhoods, other residents and property owners will see this commitment and will invest in their properties. The final outcome of these investments is likely an increase in property values for the whole community.

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, because a mix provides affordability for renters and a range of income levels. During the Comprehensive Plan process, the most common concern voiced by residents was “that there is not enough housing growth to sustain the schools and workforce within Shelbyville”. According to the public, there is a demand for both higher level housing and demand for affordable housing. The proposed housing development would help fill most of this gap. As more homes become available on the market, more housing options become available for local residents. There is a trickle down effect which opens up the housing market in a range that might not be currently available. The renter can become a first time homeowner, the previous first time home owner can move into a bigger home

and empty nesters and retirees can downsize into smaller homes. The combined effect of these shifts on the market is more availability of homes across a variety of prices ranges.

STAFF RECOMMENDATION: Approval

PUD Conceptual Plan: PC 2019-18: Isabelle Farms PUD; Conceptual Plan

FINDINGS OF FACT BY THE SHELBYVILLE PLAN COMMISSION

Staff Prepared

Motion:

(I) would like to make a motion to approve the Isabelle Farms PUD Concept Plan as presented to this body pursuant to the planning staff's report and Findings of Fact.

1. ☐ The Plan Commission has paid reasonable regard to and finds that the proposed PUD Conceptual Plan **does ensure** a development that exceeds the quality that would have resulted from the traditional application of the Unified Development Ordinance.

☐ The Plan Commission has paid reasonable regard to and finds that the proposed PUD Conceptual Plan **does not ensure** a development that exceeds the quality that would have resulted from the traditional application of the Unified Development Ordinance.
2. ☐ The Plan Commission has paid reasonable regard to and finds that the proposed PUD Conceptual Plan **is necessary** for the development of the land.

☐ The Plan Commission has paid reasonable regard to and finds that the proposed PUD Conceptual Plan **is not necessary** for the development of the land.
3. ☐ 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.

☐ 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.

Additional Conditions Imposed by the Shelbyville Plan Commission:

- 1.
- 2.
- 3.

Shelbyville Plan Commission

By: _____
Chairperson

Attest: _____
Secretary



PUD CONCEPTUAL PLAN APPLICATION

Shelbyville Planning & Building Department
44 West Washington Street
Shelbyville, IN 46176
P: 317.392.5102

RECEIVED / FILED
NOV 04 2019

For Office Use Only:

Case #: PC 2019-18

Hearing Date: 01-08-20

Fees Paid: \$ 1,740.00

Final Decision:

Approved

Denied

1.

Applicant

Name: Arbor Homes
Address: 9225 Harrison Park Ct
Indianapolis, IN 46216
Phone Number: 317-842-1875
Fax Number: _____
Email: _____

Property Owners Information (if different than Applicant)

Name: Gordon Farms, LLC
Address: 77 Olive Ct, Iowa City, IA 52246
Phone Number: _____
Fax Number: _____
Email: _____

2.

Applicant's Attorney/Representative

Name: Paul Munoz
Address: 9225 Harrison Park Ct
Indianapolis, IN 46216
Phone Number: 317-842-1875
Fax Number: _____
Email: _____

Project Engineer

Name: Jeff Smith - Projects Plus
Address: 2650 Fairview Place, Suite W
Greenwood, IN 46142
Phone Number: 317-882-5003
Fax Number: _____
Email: _____

3. Project Information:

General Location of Property (and address is applicable): N Michigan Rd
Shelbyville, IN 46176
Current Zoning: Shelby County - A2
Proposed Zoning: PUD
Proposed Name of Development: Isabelle Farms
Existing Use of Property: Farming
Proposed Use: Single-Family Residential
Proposed No. of Lots/Density: 263 Lots / 3.2 lots per acre

4. Attachments

- | | |
|---|---|
| <input checked="" type="checkbox"/> Affidavit and Consent of Property Owner (if applicable) | <input checked="" type="checkbox"/> Vicinity Map |
| <input checked="" type="checkbox"/> Proof of Ownership (copy of deed, recent property card) | <input checked="" type="checkbox"/> Application Fee |
| <input checked="" type="checkbox"/> Letter of Intent | <input type="checkbox"/> Additional Supporting Materials (Optional) |
| <input checked="" type="checkbox"/> Proposed Conceptual Plan | |

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

Applicant: Ernest M. Cyphers Date: 11/01/19

State of IN
County of Madison SS:

Subscribed and sworn to before me this 1 day of November 2019.
Kristen Harris Trimpe / Kristen Harris Trimpe
Notary Public Printed

Residing in Hamilton County.

My Commission Expires: May 24, 2024



**AFFIDAVIT & CONSENT OF PROPERTY OWNER
APPLICATION TO THE SHELBYVILLE PLAN COMMISSION**

State of Indiana)
County of Shelby) SS:

I, Melissa Roberts, AFTER BEING DULY SWORN, DEPOSE AND SAY THE
(Name of the property owner)

FOLLOWING:

1. That I am the owner of real estate located at St. road 9 Shelbyville, IN
(Address of affected property)
2. That I have read and examined the Application made to the Shelbyville Plan Commission
Appeals by: Albore Homes
(Name of applicant)
3. That I have no objections to and consent to the request(s) described in the Application made to
the Shelbyville Plan Commission.

Melissa Roberts
Owner's Name (Please print)

[Signature]
Owner's Signature

Iowa
State of ~~Indiana~~)
County of ~~Shelby~~) SS:
Johnson

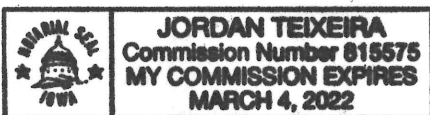
Subscribed and sworn to before me this 18th day of July, 2019

[Signature]
Notary Public

Jordan Teixeira
Printed

Residing in Johnson County.

My Commission Expires 3/4/2022



Statement of Intent:

Arbor Homes (“Petitioner”) seeks to rezone approximately 83 acres of land surrounded by the City of Shelbyville, Indiana. The property is zoned by Shelby County zoning as R-2A. Arbor is proposing to rezone the property to Planned Development (PD). The proposed development will include 263 detached single-family dwellings. Isabelle Farms will provide a new housing opportunity to the City. The quality development of residential along the State Road 9 corridor will

The property is located east of Mausoleum Road on the east side of Michigan Road and between Michigan Road and State Road 9. The property is adjacent to Knauf Insulation to the east, Ryobi Die Casting and other industrial uses to the west and Rolling Ridge subdivision to the North. The property is contiguous to a detention pond/pit to the south. The quality infill development of residential will help improve the look and feel of the State Road 9 corridor.

The proposed development is consistent with the goals and objectives of the City of Shelbyville Comprehensive Plan. Isabelle Farms is currently listed as single family residential in the Future Land Use Map. Development such as this one will help continue to provide quality affordable housing options within the community. Housing options that will focus on recruiting and attraction of new families and workforce as reference on page 34 of the Comprehensive Plan. Annexation of this property will allow for infill that prevents piecemeal development and helps with the responsible use of city services. The proximity to the City, existing infrastructure and existing services are key objectives to the growth and annexation plans.

Exhibit A

The following described real estate located in Addison Township, Shelby County, Indiana:

Beginning at the southeast corner of the West Half of the Southwest Quarter of Section 29 in Township 13 North and Range 7 East and running thence North 20.58 chains; thence West to the west line of the East Half of the Southeast Quarter of Section 30 in Township 13 North and Range 7 East; thence south on said west line to the center of the Michigan Road; thence southeast on said road to the south line of said Section 30; thence East 34.78 chains to the place of beginning, containing 80 Acres, more or less.

EXCEPT the following described part and portion thereof: Beginning on the east line of the West Half of the Southwest Quarter of Section 29 in Township 13 North and Range 7 East at a point 10 chains and 10 links 4-3/4 inches north of the southeast corner of said half quarter section; thence West 5 chains; thence North 2 chains and 63 links; thence East 5 chains to the east line of said half quarter section; thence South 2 chains and 63 links to the place of beginning, containing 1.31 Acres, more or less.

EXCEPT THEREFROM: Beginning at a point 467½ feet south of the northeast corner of the Southwest Quarter of the Southwest Quarter of Section 29 in Township 13 North, Range 7 East and running thence West 240 feet; thence South 50 feet; thence East 240 feet and thence North 50 feet to the place of beginning.

ALSO EXCEPT: Beginning at a point 300 feet south of the northeast corner of the Southwest Quarter of the Southwest Quarter of Section 29 in Township 13 North, Range 7 East and running thence West 240 feet; thence South 150 feet; thence East 240 feet; and thence North 150 feet to the place of beginning.

ALSO EXCEPT: Beginning at the northeast corner of the Southwest Quarter of the Southwest Quarter of Section 29 in Township 13 North, Range 7 East and running thence West 240 feet; thence South 150 feet; thence East 240 feet; and thence North 150 feet to the place of beginning.

ALSO EXCEPT: Beginning at a point 150 feet south of the northeast corner of the Southwest Quarter of the Southwest Quarter of Section 29 in Township 13 North, Range 7 East, and running thence West 240 feet; thence South 150 feet; thence East 240 feet and thence North 150 feet to the place of beginning.

ALSO EXCEPT: Beginning at a point on the east line of the Southwest Quarter of the Southwest Quarter of Section 29 in Township 13 North, Range 7 East, which point is 467½ feet south of the northeast corner of said quarter quarter section and running thence West 240 feet for a beginning point; thence South 50 feet to the north line of a 1.31 acre tract now owned by grantees and conveyed to them by Jewett Hord and wife in the year 1945; thence West 90 feet on and along the north line of said 1.31 acre tract to the

northwest corner of said real estate now owned by grantees; thence northeast in a straight line 103 feet, more or less, to the place of beginning, and containing 5/100 of an acre, more or less.

ALSO EXCEPT: A part of the Southeast Quarter of the Southeast Quarter of Section 30 in Township 13 North, Range 7 East and more particularly described as follows:

Beginning in the center line of U. S. and State Highway Number 421 (sometimes called the Old Michigan Road), at a point 200 feet north of the south line of said section, measured along a line running north from said south section line and parallel to the west line of said quarter quarter section, said beginning point being approximately 1050 feet due west of the east line of said section; running thence East along a line parallel to the south line of said section 461 feet; thence North along a line parallel to the east line of said section 470 feet; thence West along a line parallel to the south line of said Section 651 feet, to the center line of said highway; thence South 22 degrees East along the center line of said highway 506.9 feet to the place of beginning, containing 6 Acres, more or less; subject to any and all existing highway rights and easements of record.

ALSO EXCEPT: A part of the Southeast Quarter of Section 30, in Township 13 North, Range 7 East, described as follows:

Beginning at the point where the south line of said Southeast Quarter of Section 30 crosses the center line of the Michigan road, formerly known as U.S. Highway Number 421; running thence North 22 degrees 42 minutes West along the center line of said road 216.79 feet; thence North 90 degrees 0 minutes East 461 feet along the south line of a tract heretofore conveyed by grantors to the Trustees of St. Mark's Lutheran Church; thence south 0 degrees 0 minutes 200 feet to the south line of said quarter section; thence North 90 degrees 0 minutes West 377.34 feet to the point of beginning, containing 1.92 Acres, more or less.

ALSO: Beginning at the northwest corner of Section 32 in Township 13 North and Range 7 East, and running thence South to the center of the C.C.C. & St. L. Railroad track; thence southeast on said railroad track to where the same intersects the Shelbyville and Morristown Turnpike Road at the bridge crossing the ravine on the northeast side of the railroad; thence in a general northerly course up the east side of the ground of said turnpike road to the north line of said Section 32 aforesaid; thence West to the place of beginning, containing 72 Acres, more or less.

EXCEPT, part of the West Half of the Northwest Quarter and part of the West Half of the Southwest Quarter of Section 32, Township 13 North, Range 7 East of the Second Principal Meridian: Beginning at a point on the west line of said section 12 chains and 40 links south of the northwest corner; thence South on said line 29 chains and 52 links to the middle of the C.C.C. and St. L. R.R. track; thence southeasterly and with the said line, with a curve to the right having a radius of 1750 feet, a distance of 14 chains and 67 links to the right of way of State Highway Number 9; thence North 31 degrees and 10

minutes East with said right of way 1.77 chains; thence North 7 degrees and 54 minutes East 17 chains and 50 links; thence North 10 degrees and 45 minutes East, 22 chains and 85 links to a point 12 chains and 40 links south of the north line of said Section 32 aforesaid; thence West and parallel with said north line 16 chains and 67 links to the place of beginning, containing 47 Acres, more or less.

EXCEPT THEREFROM: Beginning at a point 792 feet east and 308 feet south of the northwest corner of the Northwest Quarter of Section 32, Township 13 North, Range 7 East, and running thence East 489.5 feet to the center of State Road Number Nine (9); thence South 10 degrees 7 minutes West, 507.8 feet; thence West 400 feet to an iron pipe; thence North 500 feet to the place of beginning, containing in all 5.10 Acres, more or less. Subject to existing rights of way.

ALSO EXCEPT: Beginning at a point where the north line of the Northwest Quarter of Section 32, Township 13 North, Range 7 East, Second Principal Meridian intersects the center line of pavement of State Road #9, said point being 1333.9 feet east of the northwest corner of said Northwest Quarter Section; thence in a southwesterly direction along the center of said State Road #9, 165.2 feet to the point of beginning of this tract; thence South 10 degrees 15 minutes West 152.4 feet along the center of said State Road #9; thence West 240.6 feet to an iron rod; thence North 150.0 feet; thence East 267.8 feet to the point of beginning, containing 0.88 of an acre, more or less, and subject to the right of way of the public highway.

ALSO EXCEPT THE FOLLOWING: (Tract conveyed to Ruth Roberts)

A part of the Southwest Quarter of the Southwest Quarter of Section 29, Township 13 North, Range 7 East, Shelby County, Indiana, described as follows:

Commencing at the northeast corner of the above described Southwest Quarter of the Southwest Quarter of Section 29; thence with the east line of the quarter quarter South 00 degrees 00 minutes 00 seconds East 691.08 feet to the southeast corner of a 1.31 acre tract described at Deed Record 189, Page 193 in the Office of Recorder of Shelby County and the true point of beginning of the tract herein described;

Thence continue with the east line of the quarter quarter South 00 degrees 00 minutes 00 seconds East 184.00 feet; thence parallel with the south line of the above mentioned 1.31 acre tract North 88 degrees 46 minutes 37 seconds West 355.00 feet; thence parallel with the east line of the quarter quarter North 00 degrees 00 minutes 00 seconds East 184.00 feet; thence with the extended south line and south line of said 1.31 acre tract South 88 degrees 46 minutes 37 seconds East 355.00 feet to the point of beginning, containing 1.50 Acres, more or less, and subject to 40 feet of even width off of the entire east line of the tract for the right of way of State Road #9 and also subject to any other existing right of ways, easements or restrictions.

Course data used in this description assumes the east line of the quarter quarter to run South.

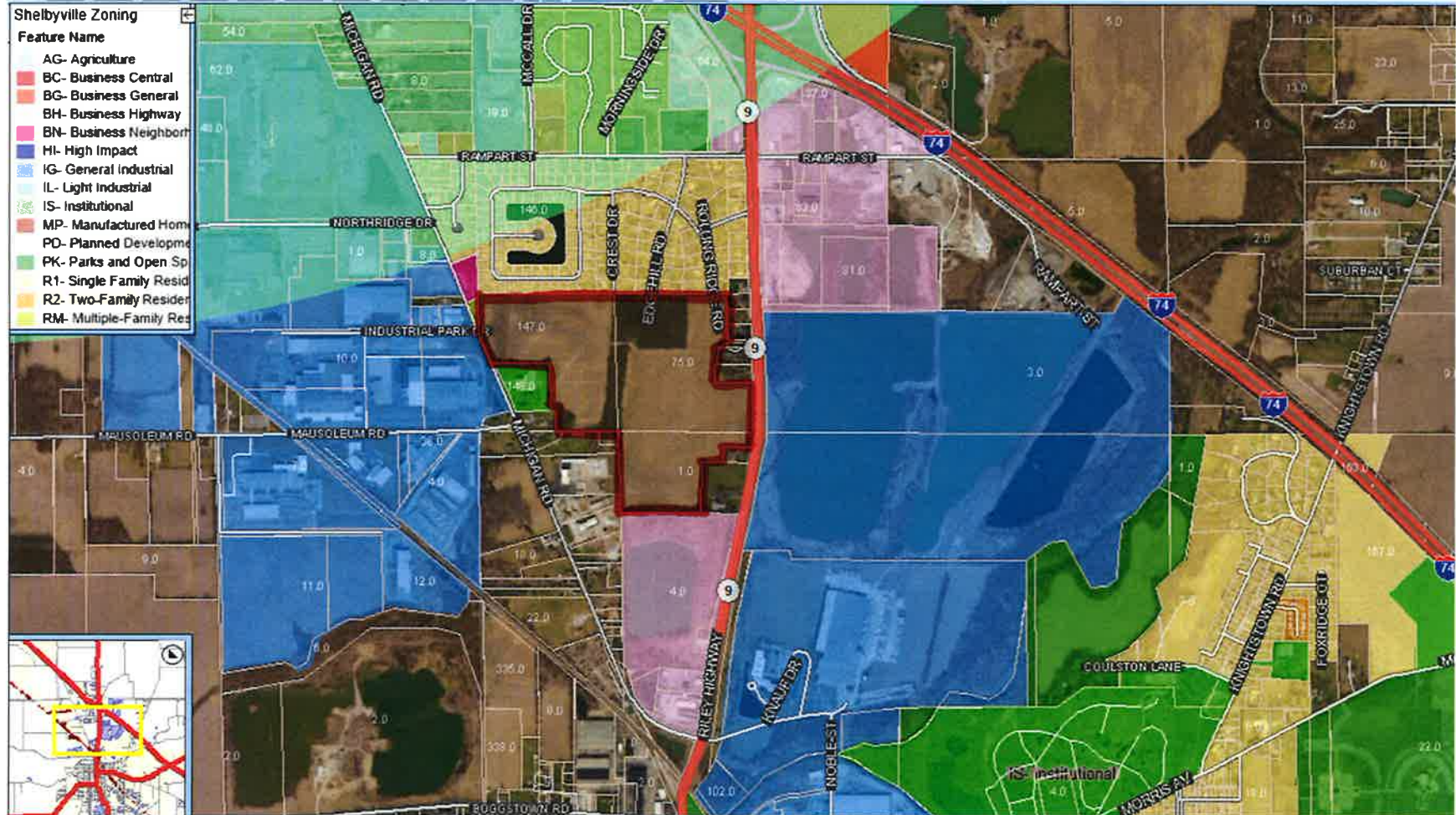
ALSO EXCEPT THE FOLLOWING: (Tract conveyed to Robert Adams)

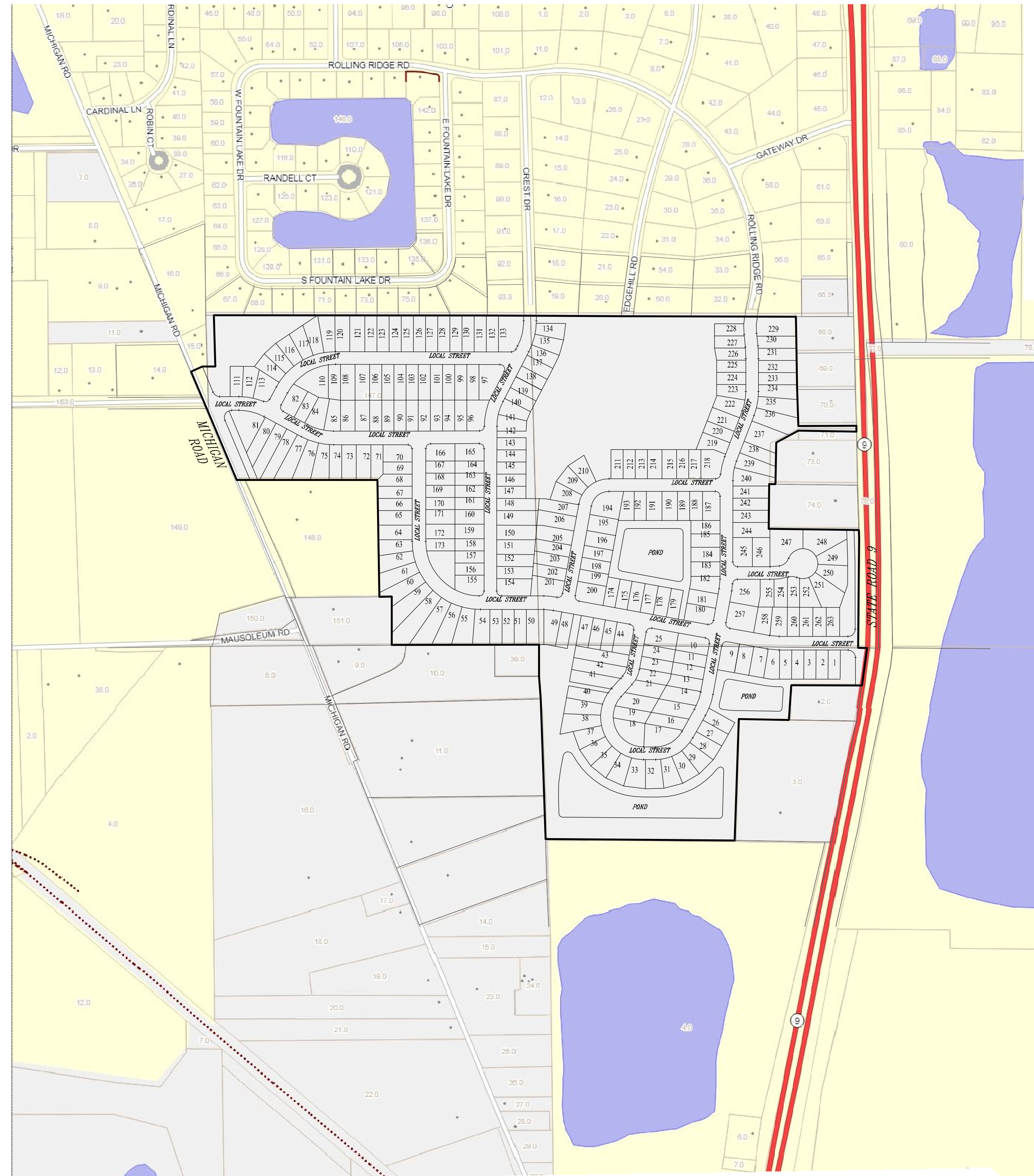
A part of the Southwest Quarter of the Southwest Quarter of Section 29, Township 13 North, Range 7 East, Shelby County, Indiana, described as follows:

Commencing at the northeast corner of the quarter quarter, thence with the east line of the quarter quarter South 517.50 feet; thence parallel with the north line of the quarter quarter West 330.00 feet to the westerly corner of an 0.0516 acre tract heretofore described and the true point of beginning of the tract herein described;

thence parallel with the east line of the quarter quarter South 173.58 feet (2.63 chains) to the southwest corner of a 1.31 acre tract described at Deed Record 189 page 193; thence with the extended south line (extended westerly) of said 1.31 acre tract West 25.00 feet; thence parallel with the east line of the quarter quarter North 166.58 feet to a point 7.00 feet south and 25.00 feet west of the point of beginning; thence northeasterly 25.81 feet more or less to the point of beginning, containing 0.0976 acres, more or less.

Shelbyville, IN Zoning Vicinity Map



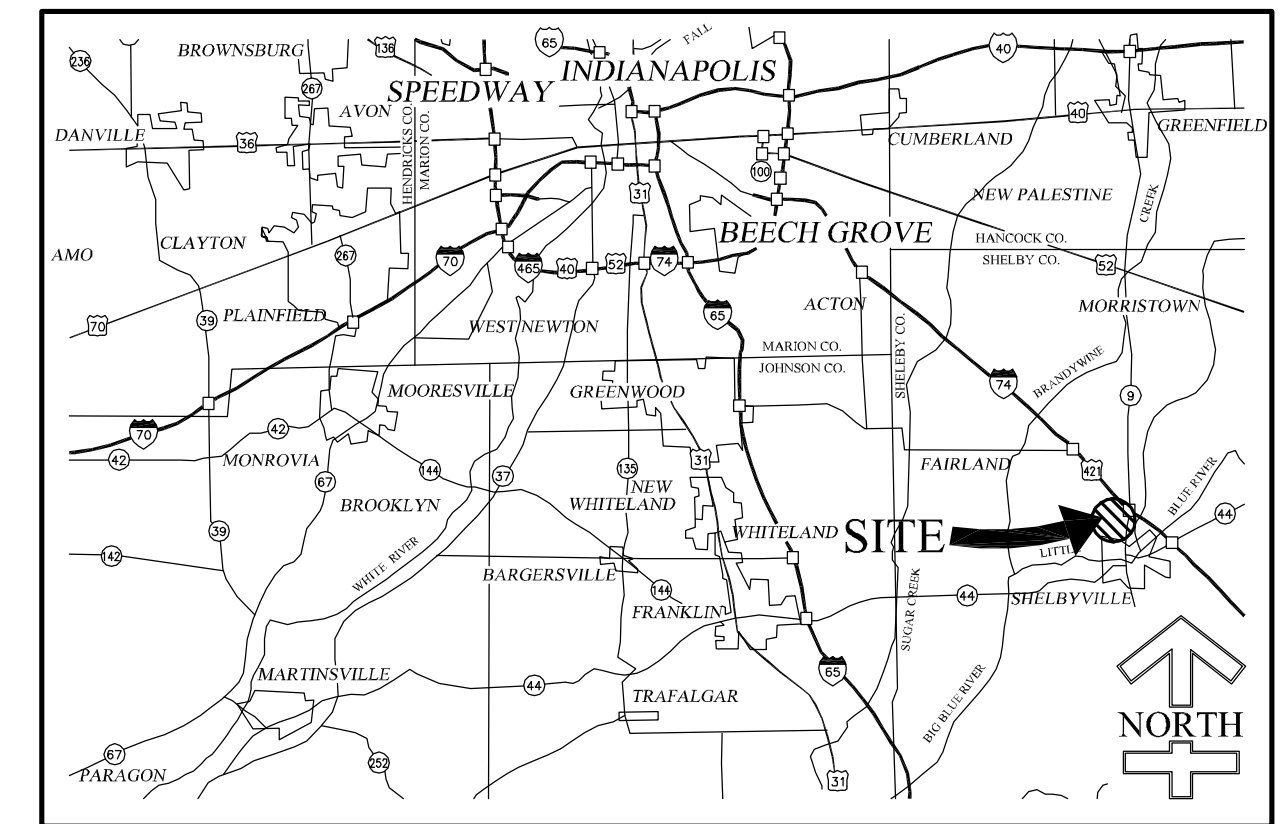


SUBDIVISION: ISABELLE FARMS
SUBDIVIDER/: ARBOR INVESTMENTS, LLC
APPLICANT: 9225 HARRISON PARK CT.
INDIANAPOLIS, IN 46216
317-557-4466

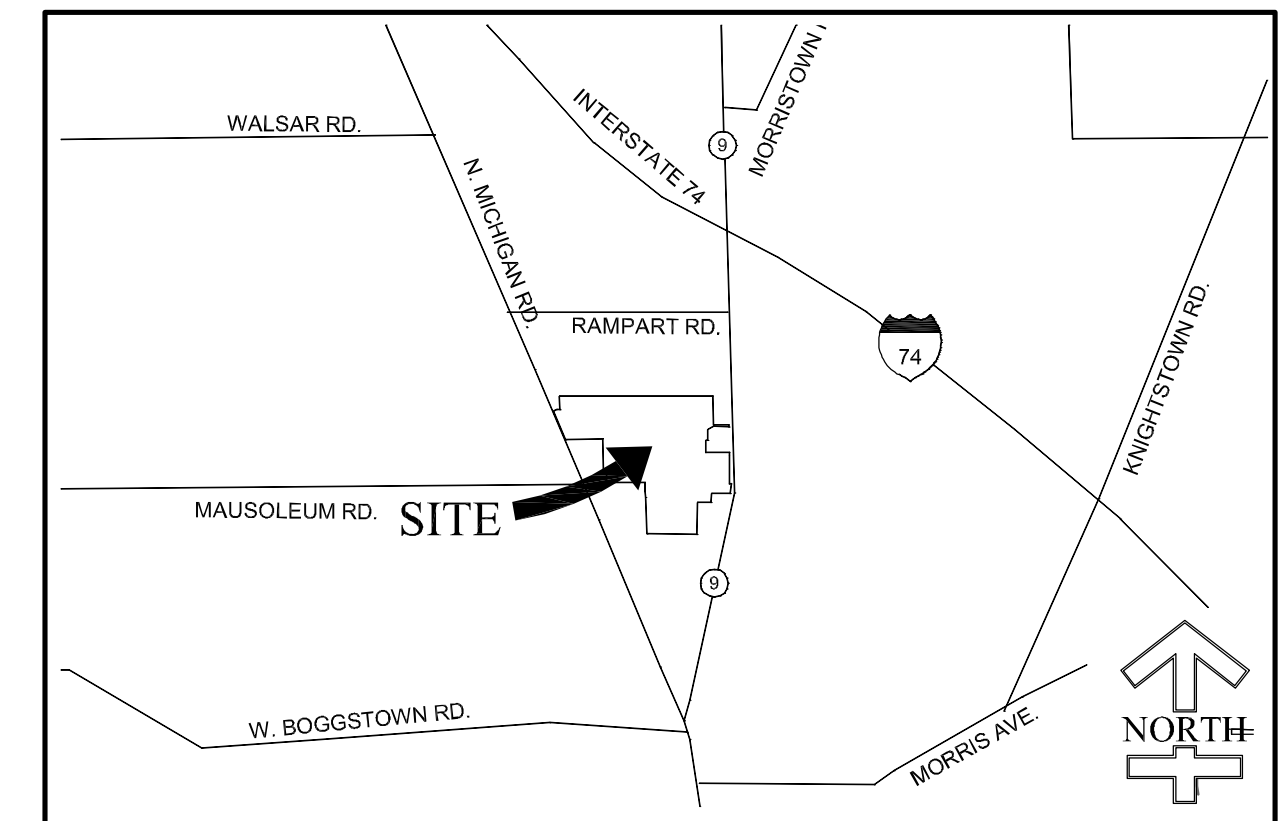
ENGINEER/: PROJECTS PLUS
SURVEYOR: 2850 FAIRVIEW PLACE, SUITE W
GREENWOOD, INDIANA 46142
PHONE NO. (317) 882-5003
JEFFERY K. SMITH P.E. #19419
JEFFREY D. KNARR L.S. #200100068

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

ZONING: "PUD"



AREA MAP
NOT TO SCALE

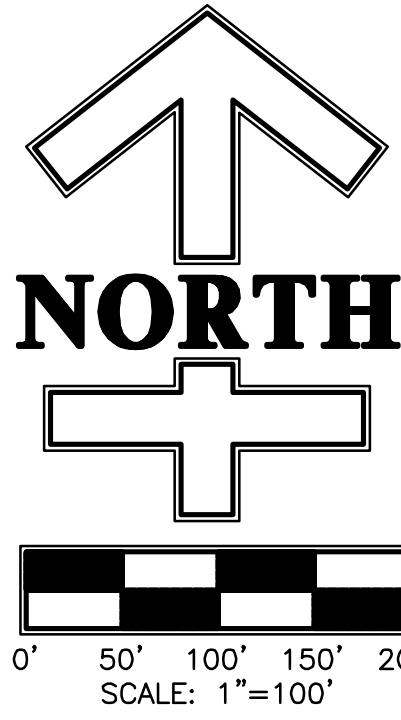


LOCATION MAP
SCALE: 1" = 3000'

		SEAL	
PROJECTS <i>plus</i> GREENWOOD SURVEYING COMPANY CIVIL ENGINEERING — LAND SURVEYING LAND PLANNING — CONSTRUCTION MANAGEMENT 2555 Fairview Place Suite A — Greenwood, Indiana 46142 (317) — 882-5003		JOB NUMBER 19027 SHEET 1	
PROJECT CONCEPTUAL PLAN FOR ISABELLE FARMS CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA		DATE NOVEMBER 26, 2019	
SCALE 1" = 300'		SHEETS 3	
DRAWN JPH		CHECKED JPH	
TITLE AREA MAP		CERTIFIED JKS	
REVISION		SYMBOL	

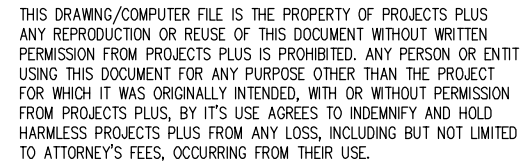
1. AT LEAST 1200 SQUARE FEET OF LIVING SPACE SINGLE STORY AND 1600 SQUARE FEET OF LIVING SPACE TWO STORY
2. THE WIDTH OF EACH LOT SHALL BE AT A MINIMUM 50 FEET.
3. THE MINIMUM LOT SQUARE FOOTAGE SHALL BE 6,000 SQUARE FEET.
4. THE MINIMUM LOT FRONT WIDTH IS 50 FEET.
5. MINIMUM SIDE YARD SETBACK IS 5 FEET.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

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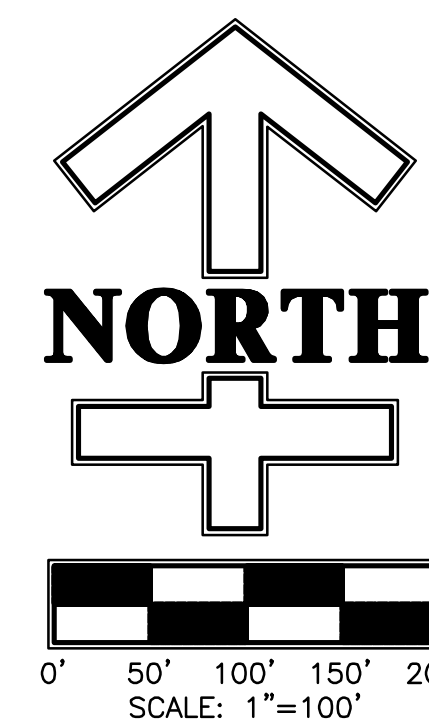
DATE		REVISION		SYMBOL		SCALE	1"=100'	DRAWN	JPH	CHECKED	JPH	CERTIFIED	JKS
PROJECT CONCEPTUAL PLAN FOR ISABELLE FARMS CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA													
TITLE EXISTING SITE CONDITIONS													
PROJECTS <i>plus</i> GREENWOOD SURVEYING COMPANY CIVIL ENGINEERING — LAND SURVEYING LAND PLANNING — CONSTRUCTION MANAGEMENT 2555 Fairview Place Suite A - Greenwood, Indiana 46142 (317) 882-5003													
 Jeffery K. Smith 11/29/19													
JOB NUMBER 19027													
SHEET 2A													
OF	3 SHEETS												
DATE NOVEMBER 26, 2019													

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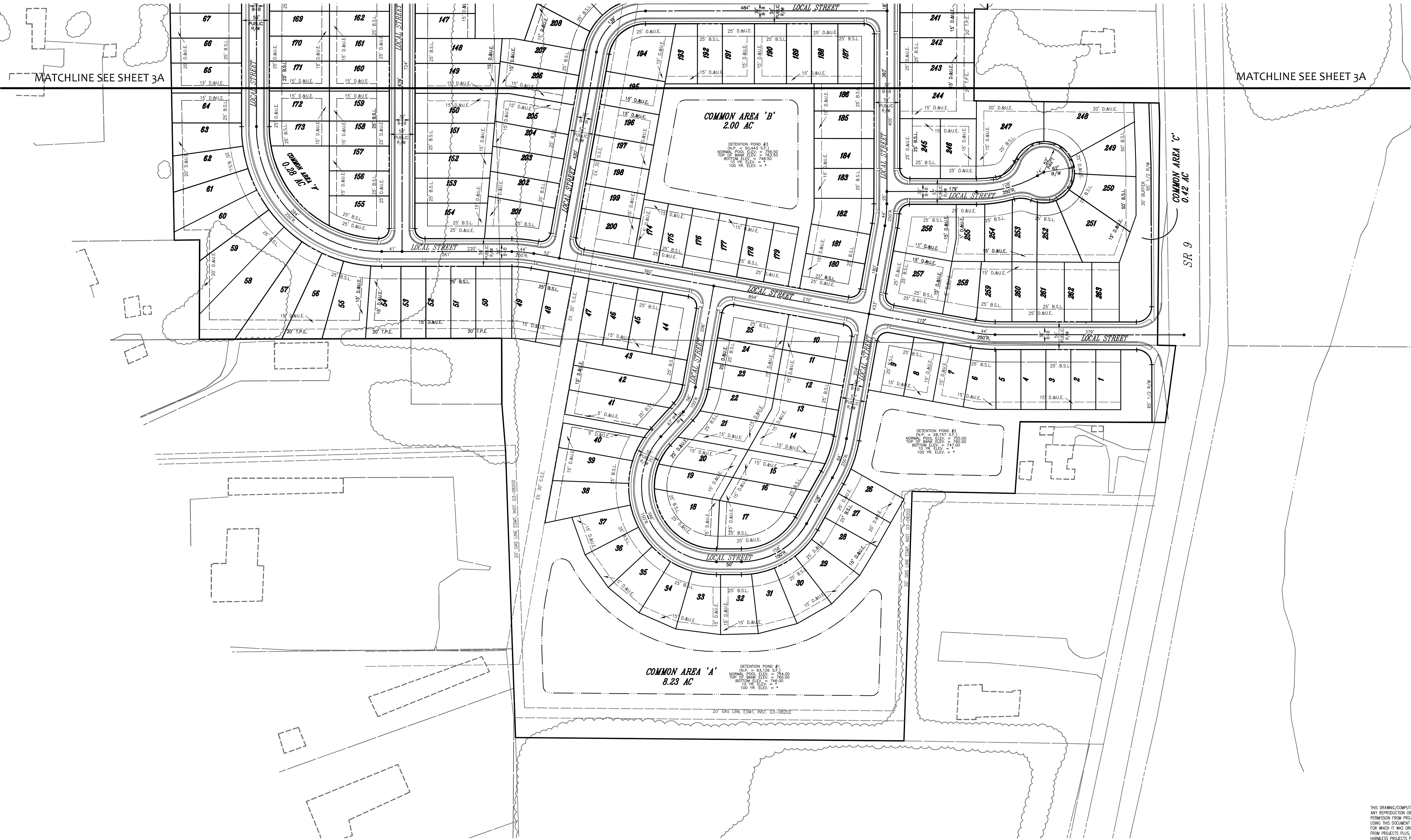
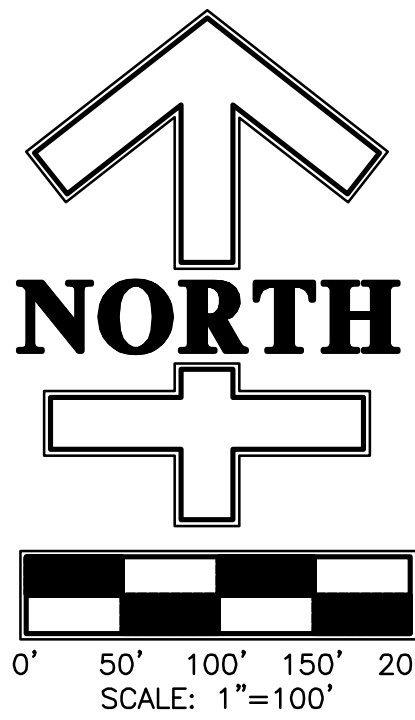
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TO ATTORNEY'S FEES, OCCURRING FROM THEIR USE.

<div style="text-align: center;"> <h1>PROJECTS <i>plus</i></h1> <div style="border: 1px solid black; padding: 5px; display: inline-block;"> GREENWOOD SURVEYING COMPANY <small>REGISTERED</small> </div> </div> <div style="margin-top: 10px;"> <small>CIVIL ENGINEERING — LAND SURVEYING LAND PLANNING — CONSTRUCTION MANAGEMENT 2555 Fairview Place Suite A — Greenwood, Indiana 46142 (317) — 882 — 5003</small> </div>			JOB NUMBER <div style="border: 1px solid black; padding: 2px; font-weight: bold;">19027</div>		OF <div style="border: 1px solid black; padding: 2px; font-weight: bold;">3</div> SHEETS
	SHEET <div style="border: 1px solid black; padding: 10px; font-size: 2em; font-weight: bold;">2B</div>		DATE <div style="border: 1px solid black; padding: 2px; font-weight: bold;">NOVEMBER 26, 2019</div>		
	PROJECT CONCEPTUAL PLAN FOR ISABELLE FARMS CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA		SCALE 1" = 100' DRAWN JPH		
	TITLE EXISTING SITE CONDITIONS		CHECKED JPH CERTIFIED JKS		
		SYMBOL	REVISION	DATE	



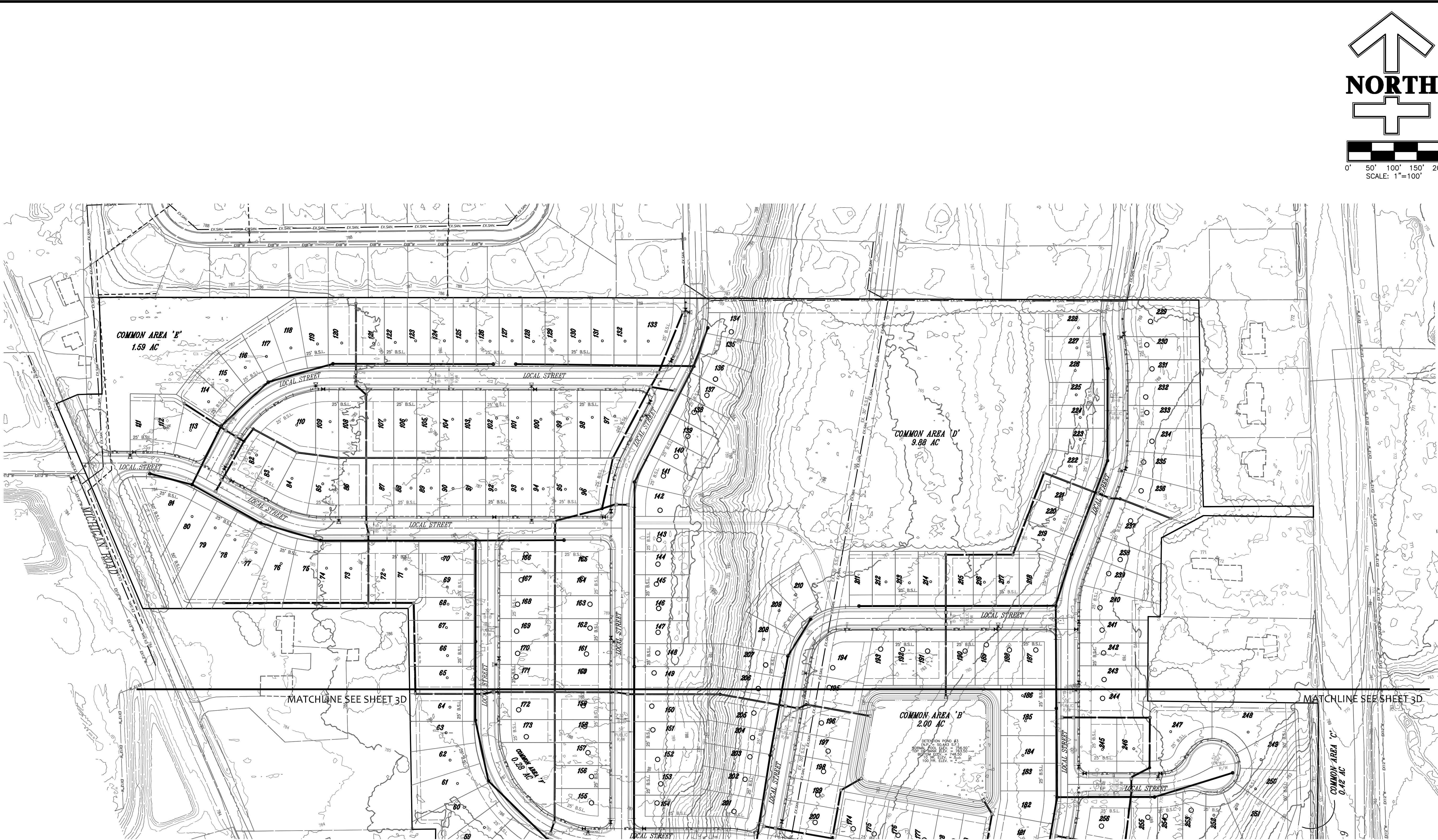
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					DRAWN JPH			
					CHECKED JPH			
					CERTIFIED JKS			



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PROJECT	SYMBOL	REVISION	DATE	CONCEPTUAL PLAN FOR ISABELLE FARMS CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA			
				SCALE 1"=100'	DRAWN JPH	CHECKED JPH	CERTIFIED JKS
PROJECT TITLE				PROPOSED SITE CONDITIONS (GEOMETRICS)			
PROJECTS <i>plus</i> GREENWOOD SURVEYING COMPANY				GREENWOOD SURVEYING COMPANY LAND SURVEYING CONSTRUCTION MANAGEMENT 2555 Fairview Place Suite A - Greenwood, Indiana 46142 (317)-882-5003			
SEAL				JEFFERY K. SUIT REGISTERED No. 19419 STATE OF INDIANA PROFESSIONAL ENGINEER <i>Jeffery K. Suit</i> 11/29/19			
JOB NUMBER 19027				SHEET			
3B				3 SHEETS			
NOVEMBER 26, 2019				DATE			



PROJECT	CONCEPTUAL PLAN FOR ISABELLE FARMS CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA	
	TITLE PROPOSED SITE CONDITIONS (UTILITIES)	
DATE	REVISION	SYMBOL
SCALE	1"=100'	DRAWN
CHECKED	JPH	CERTIFIED
JPH	JPH	JKS
PROJECTS <i>plus</i> GREENWOOD SURVEYING COMPANY CIVIL ENGINEERING - LAND SURVEYING LAND PLANNING - CONSTRUCTION MANAGEMENT 2555 Fairview Place Suite A - Greenwood, Indiana 46142 (317)-882-5003		
SEAL JEFFERY K. SMITH REGISTERED No. 19419 STATE OF INDIANA PROFESSIONAL ENGINEER <i>Jeffery K. Smith</i> 11/29/19		
JOB NUMBER 19027 SHEET		
3C		
OF	3	SHEETS
DATE NOVEMBER 26, 2019		

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	PROJECT CONCEPTUAL PLAN FOR ISABELLE FARMS CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA		SCALE 1" = 100'	
	TITLE PROPOSED SITE CONDITIONS (UTILITIES)		DRAWN JPH	
			CHECKED JPH	
			CERTIFIED JKS	
JOB NUMBER 19027	SHEET			
3D				
OF 3 SHEETS	DATE NOVEMBER 26, 2019			