

# CITY OF SHELBYVILLE

**Adam M. Rude**  
Director



**Allan Henderson**  
Deputy Director

## PLAN COMMISSION

**MEETING DATE: 9/28/2021**

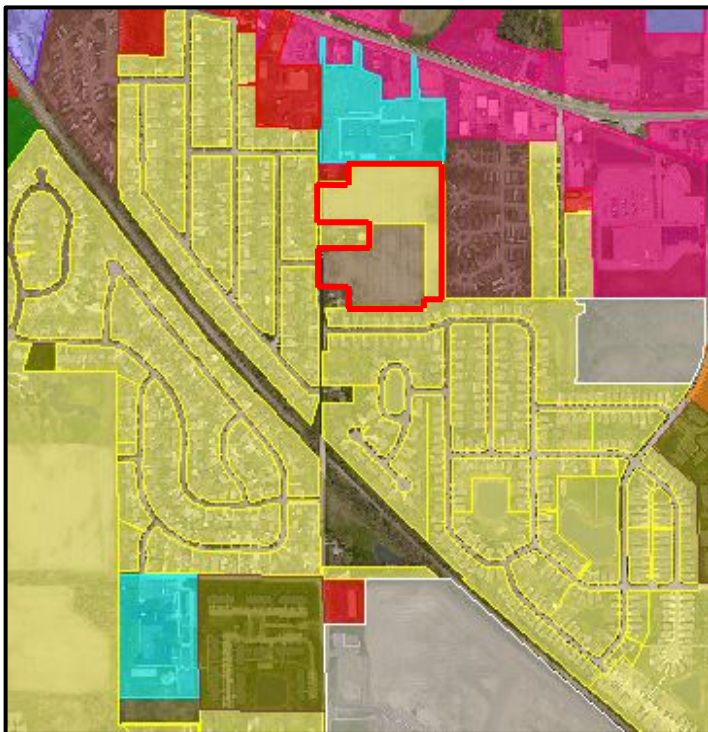
Case Number & Name:	PC 2021-16: Stratford Place Planned Development; Concept Plan			
Petitioner's Name:	Davis Builders Group, LLC			
Owner's Name:	Martin and Tami Zinser			
Petitioner's Representative:	Paul Carroll, Wooton Hoy, LLC			
Address of Property:	Amos Road			
Subject Property Zoning Classification:	Current: R1 – Single-family Residential (City of Shelbyville), A2 – Agriculture (Shelby County) Proposed: Planned Development			
Comprehensive Future Land use:	Single Family Residential			
	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
Surrounding Properties' Zoning Classifications:	IS – Institutional	MP – Manufactured Homes	R1 – Single-family Residential	R1 – Single-family Residential
Surrounding Properties' Future Land Use	Single-family Residential	Single-family Residential	Single-family Residential	Single-family Residential
History:	The site consists of five (5) parcels totaling approximately 13.8 acres. Two (2) of the parcels are currently within the City limits and the remaining three (3) are outside city limits. The petitioner has begun the process of annexing the properties into the City. All the parcels are in agricultural production.			
Vicinity Map:				
Action Requested:	A request for approval of a Planned Development concept plan for the development of Stratford Place.			

### ***Intent of the Planned Development District***

The Planned Development (PD) District is intended to provide flexible development standards in order for the development to result in a significantly better design than what would have been the result under standard zoning regulations. The second priority is to confirm that a PD District is necessary due to any of the following:

1. A development with complex mixes of land uses, or mixes of land uses within buildings.
2. A development on a unique geological feature, or on a site with a notable quality natural feature, or on a site with a notable quantity of natural features.
3. A development with a notably unique or innovative design.

The subject property comprises approximately 14 acres located on the east side of Amos Road, south of State Road 44. The subject property is currently vacant, contains multiple parcels and is currently used for agriculture. Davis Homes proposes to build 73 homes. The proposed project could be considered an infill project as the proposal by Davis Homes represents a development with a complex mix of land uses as well as a development with an innovative design. The property is surrounded by a mix of land uses including institutional and commercial to the north, manufactured homes and another planned development to the east and single family residential to the south and west, including two existing single family residential homes sharing road frontage onto Amos Road with the subject property. The proposed project would result in a single residential development that is similar to existing uses in the area. In addition, the density would be consistent with the surrounding neighborhoods to the south and west. Additional housing is also needed within the City, to support that current industrial and commercial job growth and to drive future commercial development.



Most of the property is already residentially zoned and could be developed under current development regulations. However, the PD – Planned Development allows the site more flexibility in the application of land use and development regulations in creating an appropriate scale of development suitable for the subject property. This flexibility would allow Davis Homes to provide their innovative design. The proposed project street layout and architectural style is more typical of recent neighborhoods subdivisions within the city, all being developed under PD – Planned Development districts. This flexibility allows for small and large lots to efficiently utilize the subject property. The subject property is currently has adequate public facilities, services and transportation networks to support the intended use, and the proposed concept plan includes a pedestrian network with

walking trails that are incorporated into the open space tracts and connect into existing trail networks and common areas and open space.

***Alignment with the Planned Development District has been satisfied by the applicant***

### ***Comprehensive Plan***

The Comprehensive Plan is a document designed to guide the future decisions of the City of Shelbyville; it provides a vision for the future of a community with long-range goals and objectives for development that affects said community. This includes making decisions on public and private land development. The current City of Shelbyville Comprehensive Plan was adopted in 2019.

Goals outlined in the Comprehensive Plan include:

1. Increasing Property Values. Focus reinvestment in existing neighborhoods and commercial areas and identify areas of the City for increased development.
2. Private Investment. Develop and implement a plan. Having a plan allows the City to share their vision with developers interested in investing in the City. Having a plan provides a degree of certainty for developers interested in investing in the City.

The proposal by Davis Homes for Stratford Place accomplishes both goals. First, it will have a positive impact on property values in the area. The average home value at the Stratford Place development will be equal to or above the current assessed value of the surrounding homes. Second, the development is the type of private investment identified in the Comprehensive Plan. An additional component of the Comprehensive Plan is the “Future Land Use Map”. The “Map” has reduced the number of land-use classifications to maintain an amount of flexibility for developers who want to build at different densities. The “Map” identifies the area along Amos Road as single family residential, because it is surrounded by other single family residential. This is in alignment with the proposal by Davis Homes.

*Alignment with the Comprehensive Plan has been satisfied by the applicant*

### ***Unified Development Ordinance***

Another tool the Shelbyville Plan Commission uses to evaluate the appropriateness of a request for PD – Planned Development is the Unified Development Ordinance. The UDO is intended to guide the growth and development of the City in accordance with the Comprehensive Plan. This is accomplished through basic tenants including:

1. Basic Rights: To secure adequate light, air, convenience of access and safety from fire, flood and other dangers, which may include providing adequate open spaces for light, air, and outdoor uses.
2. Development and Growth: To promote the orderly, responsible, and beneficial development and growth of the areas within the planning jurisdiction in accordance with the City of Shelbyville's land use policy.
3. Character: To protect the character and stability of agricultural, residential, institutional, commercial, industrial, historical, and natural areas.
4. Circulation: To minimize or avoid *congestion on public streets* and to ensure safe, convenient, and efficient traffic circulation.
5. Intensity: To regulate and restrict the use of buildings, structures, and land for business, industry, residence and other uses.

The proposal by Davis Homes for Stratford Place has adequately addressed these concerns. The proposal for Stratford Place is putting housing in area that is currently single family residential. The proposal is adequately addressing drainage and providing multiple ingress/egress points for traffic circulation.

*Alignment with the Unified Development Ordinance has been satisfied by the applicant*

## **STAFF RECOMMENDATION: APPROVAL**

## PUD Conceptual Plan: PC 2021-16: Stratford Place Planned Development; Concept Plan

### FINDINGS OF FACT BY THE SHELBYVILLE PLAN COMMISSION

#### Staff Prepared

Motion:

(I) would like to make a motion to approve the Stratford Place 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 Concept 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 Concept 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 Concept Plan **is necessary** for the development of the land.  
  
☐ The Plan Commission has paid reasonable regard to and finds that the proposed PUD Concept 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 Concept 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 Concept 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 Plan Commission  
44 West Washington Street  
Shelbyville, IN 46176  
P: 317.392.5102

### 1. Applicant/Property Owner

#### Applicant:

Name: Davis Building Group, LLC  
Address: 3950 Priority Way S. Drive, Suite 210  
Indianapolis, Indiana 46240  
Phone Number: 317.460.2095  
Fax Number: \_\_\_\_\_  
E-mail Address: pcarroll@wootonhoylaw.com; bfagan@davishomes.com

#### Owner:

Name: Martin J. Zinzer and Tami L. Zinzer  
Address: 1636 E. 700 S.  
Waldron, Indiana 46182  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_

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

#### Attorney/Contact Person:

Name: Paul Carroll  
Address: 13 N. State Street, Suite 241  
Greenfield, Indiana 46140  
Phone Number: 317.460.2095  
Fax Number: \_\_\_\_\_

#### Project Designer:

Name: Stoeppelwerth and Associates  
Address: 7965 E. 106th Street  
Fishers, Indiana 46038  
Phone Number: 317.849.5935  
Fax Number: \_\_\_\_\_

### 3. Project Information:

Address/Location of Property: See area map. (approximately 14 acres on east side of  
Amos Road, South of Michigan Road  
Proposed Name of Development: Zinzer Farms (subject to change)  
Area in Acres: 13.8  
Current Use: Vacant Land

Current Zoning: Single Family Residential (Shelbyville) A2 (County)  
Proposed Zoning: Planned Unit Development  
Proposed Use: Single Family Residential  
Proposed Number of Lots: 74

### 4. Attachments:

☒ Affidavit & Consent of Property Owner (if applicable)  
☐ Proposed Conceptual Plan

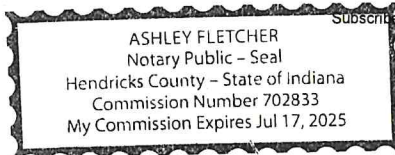
☐ Materials from Application Checklist  
☐ Application Fee

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

Signature of Applicant: \_\_\_\_\_

Date: 6/28/21

State of Indiana )  
County of Shelby ) SS:



Subscribed and sworn to before me this 28 day of June, 2021

Ashley Fletcher Notary Public - Signed  
Ashley Fletcher Printed  
Residing in Hendricks County. My Commission expires July 17, 2025

### Office Use Only

Application #: \_\_\_\_\_ Date Received: \_\_\_\_\_ Fee: \_\_\_\_\_ Approved Y N Date of Approval: \_\_\_\_\_



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

STATE OF Indiana  
COUNTY OF Shelby ) SS:

I, Martin J. Zinser and Tami L. Zinser, AFTER BEING DULY SWORN, DEPOSE AND SAY THE  
(Name of property owner)  
FOLLOWING:

1. That I am the owner of real estate located at the 500 block of Amos Road, Shelbyville, Indiana (approx 14 acres).  
(Address of subject property)
2. That I have read and examined the Application made to the Shelbyville Plan Commission by:  
Davis Building Group, LLC  
(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.

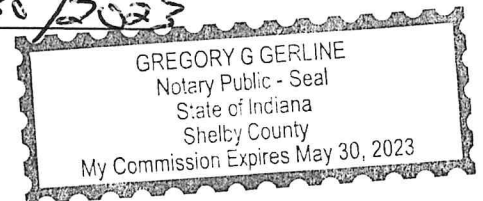
Martin J. Zinser and Tami L. Zinser  
Owner's Name (Please Print)

Owner's Signature *Martin J. Zinser*  
*Tami L. Zinser*

Subscribed and sworn to before me this 29 day of June, 2021.

*[Signature]* Notary Public, *Gregory G Gerline* Printed

Residing in Shelby County My Commission expires 5/30/2023



### **Legal Description**

Two (2) acres off of the entire south end of the following described real estate, to-wit:  
Commencing at a point 31.54 chains north of the southwest corner of section 4, township 12 north, range 7 east and running thence north 36 rods to the north line of the southwest quarter of said section 4; thence east 40 rods to the east line of the center tract heretofore sold by Morris Drake, administrator, to Frank Drake and Louis Hoover, said deed being recorded in Deed Record 130, page 68,; thence south 36 rods; thence west 40 rods; more or less; to the place of beginning, containing 9 acres, more or less.

#### **EXCEPT THEREFROM:**

A part of the Southwest Quarter of Section 4, Township 12 North, Range 7 East, Shelby County, Indiana, described as follows:

Commencing at the Southwest corner of the quarter section; thence with the West line of the quarter North 00 degrees 00 minutes 00 seconds east 2083.00 feet to the true point of beginning of the tract herein described.

Thence continue with said West line North 00 degrees 00 minutes 00 seconds East 135.00 feet; thence North 90 degrees 00 minutes 00 seconds East 322.67 feet; thence parallel with the West line of the quarter South 00 degrees 00 minutes 00 seconds East 135.00 feet; thence North 90 degrees 00 minutes 00 seconds West 322.67 feet to the point of beginning, containing 1.000 acres, more or less and subject to the right of way of the Amos Road on the West line of the tract and also subject to any other existing right of ways, easements or restrictions. Course data used in this description assumes the West line of the quarter to run North.

Key No. 73-11-04-100-047.000-001

#### **AND ALSO:**

Commencing twenty-five and fifty-four hundredths (25.54) chains north of the southwest corner of section four (4) in township twelve (12) north, range seven (7) east and running thence north six (6) chains, thence east ten (10) chains to the east line of the tract of land conveyed to Drake and Hoover by Morris Drake, Administrator in a deed recorded in Deed Record 130, on page 68 in Shelby County, Indiana, thence south six (6) chains, thence west ten (10) chains, to the west line of said section, to the place of beginning, containing six (6) acres, more or less, EXCEPT.

Beginning at a point described as being 25.54 chains north of the southwest corner Section 4, Township 12 North, Range 7 East and running thence east along the property line 180 feet; thence north parallel with the west line of said section 134 feet to the point of beginning, containing .554 acres, more or less in all.

Key No. 73-11-04-100-049.000-001 & Key No. 73-11-04-100-052.000-001

AND ALSO:

Part of Section 4, Township 12 North, Range 7 East, more particularly described as follows: Beginning at the southwest corner of said Section and running thence north along the west line thereof 2592.14 feet, thence south 89 degrees 51 minutes east 664.6 feet to the point of beginning of the following described tract: Running thence from said point of beginning south 89 degrees 51 minutes east 121.25 feet, thence south 00 degrees 21 minutes 20 seconds west 842.6 feet, thence north 89 degrees 51 minutes west 119.46 feet, thence north 00 degrees 14 minutes east 842.7 feet to the point of beginning, containing 2.33 acres, more or less. Said tract being subject to all existing legal easements and rights of way.

Key No. 73-11-04-100-053.000-002

AND ALSO:

A part of Section 4, Township 12 North, Range 7 East, Shelby County, Indiana, described as follows:

Commencing at the railroad spike that marks the Southwest corner of the above described section; thence North along the West line thereof 2213.6 feet to a railroad spike and the true point of beginning; Thence continue North along said West line 378.5 feet to a rail road spike; thence South 89 degrees 51 minutes East 664.6 feet to an iron pin; thence South no degrees 20 minutes West 378.5 feet to a corner post; thence North 89 degrees 51 minutes West 662.4 feet to the point of beginning, containing 5.765 acres more or less and subject to the right of way of the public highway on the West side of the tract. Course data used in this description assumes the West line of the Section to run due North.

EXCEPT THEREFROM:

A part of the west half of Section 4, Township 12 North, Range 7 East in Shelby County, Indiana, being bound as follows:



Beginning at a point on the west line of the west half of said Section 4, said point being North 00 degrees 00 minutes 00 seconds (assumed bearing) 2476.10 feet from the southwest corner of said west half; thence continuing North 00 degrees 00 minutes 00 seconds 116.00 feet along the west line of said west half; thence South 89 degrees 51 minutes 00 seconds East 187.76 feet; thence South 00 degrees 00 minutes 00 seconds 116.00 feet parallel with the west line of said west half; thence North 89 degrees 51 minutes 00 seconds West 187.76 feet to the point of beginning.

Subject to al legal highways and rights of way.

Key No. 73-11-04-100-046.000-002



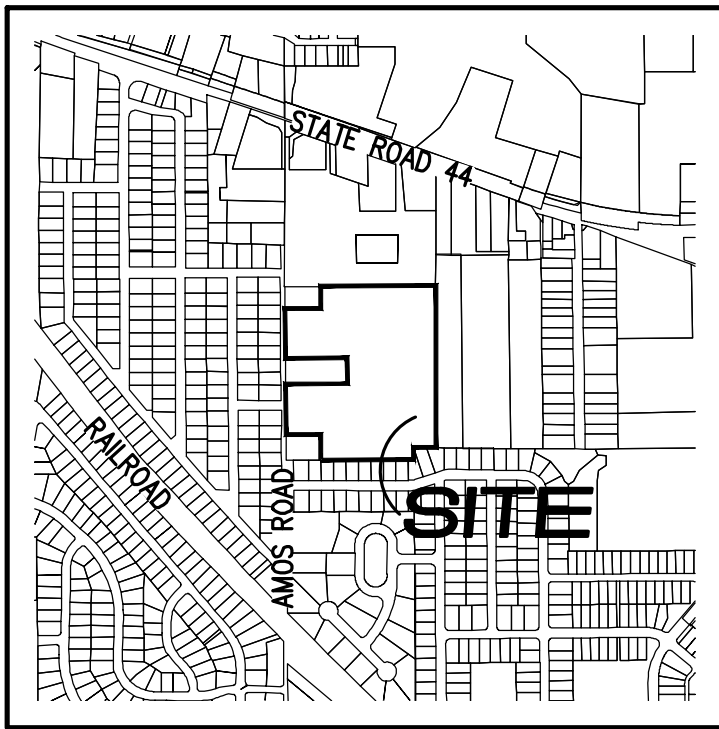


STOEPPELWERTH & ASSOCIATES, INC.  
THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLMSTEAD  
7965 E. 106TH STREET  
FISHERS, INDIANA 46038  
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:  
DAVIS BUILDING GROUP  
9210 NORTH MERIDIAN STREET  
INDIANAPOLIS, INDIANA 46260  
BRAD DAVIS  
PHONE: (317) 374-7504

## Project Location

Scale: 1" = 1000'



# PRELIMINARY PLAT

## STRATFORD PLACE

SHELBYVILLE, INDIANA

### ZONING "PUD"

SITE DATA	
ZONING	PUD
SITE ACREAGE	14.06 ac ±
TOTAL LOTS	73
DENSITY	5.26 u/a

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD DELTA
C1	157.66'	100.00'	100.58'	N45°20'25"W	141.83' 90°20'01"
C2	156.50'	100.00'	99.42'	N44°39'35"E	141.01' 89°39'59"
C3	89.38'	100.00'	47.92'	S64°54'05"E	86.43' 51°12'40"
C4	134.07'	150.00'	71.89'	N64°54'05"W	129.65' 51°12'40"

PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 7 EAST OF THE SECOND PRINCIPAL MERIDIAN, SHELBY COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

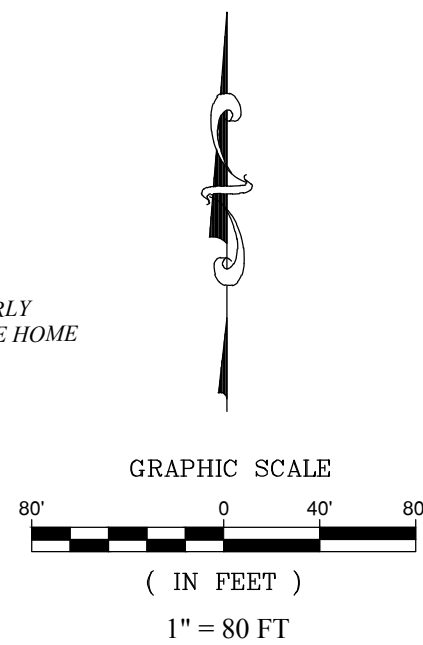
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 30 MINUTES 25 SECONDS (BASIS OF BEARINGS IS INDIANA STATE PLANE COORDINATES, EAST ZONE, NAD 1983) 1820.03 FEET TO THE NORTHWEST CORNER OF THE SECOND EXCEPTION PARCEL DESCRIBED IN INSTRUMENT NO. 2015007560 IN THE OFFICE OF THE RECORDER OF SHELBY COUNTY, INDIANA; THENCE CONTINUING ALONG SAID WEST LINE NORTH 00 DEGREES 30 MINUTES 25 SECONDS WEST 262.97 FEET TO THE SOUTHWEST CORNER OF THE FIRST EXCEPTION PARCEL DESCRIBED IN INSTRUMENT NO. 2015007560 IN SAID RECORDERS OFFICE; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 29 MINUTES 35 SECONDS EAST 322.67 FEET; THENCE ALONG THE EAST LINE OF SAID EXCEPTION PARCEL NORTH 00 DEGREES 30 MINUTES 25 SECONDS WEST 135.00 FEET; THENCE ALONG THE NORTH LINE OF SAID EXCEPTION PARCEL SOUTH 89 DEGREES 29 MINUTES 35 SECONDS WEST 322.67 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 30 MINUTES 25 SECONDS WEST 258.55 FEET TO THE SOUTHEAST CORNER OF THE LAND OF JOHNSON AS RECORDED IN INSTRUMENT NO. 2013002345 IN SAID RECORDERS OFFICE; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 29 MINUTES 35 SECONDS EAST 187.76 FEET; THENCE ALONG THE EAST LINE THEREOF NORTH 00 DEGREES 30 MINUTES 25 SECONDS WEST 116.00 FEET TO THE SOUTH LINE OF THE LAND OF SHELBYVILLE CENTRAL RENOVATION SCHOOL CORPORATION AS RECORDED IN INSTRUMENT NO. 2018003735 IN SAID RECORDERS OFFICE; THENCE ALONG THE SOUTH LINE THEREOF AND ITS EASTERLY EXTENSION NORTH 89 DEGREES 29 MINUTES 35 SECONDS EAST 598.40 FEET TO THE WEST LINE OF THE LAND OF SHELBYVILLE MOBILE HOME PARK, LLC AS RECORDED IN INSTRUMENT NO. 2005000523 IN SAID RECORDERS OFFICE; THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 10 MINUTES 25 SECONDS EAST 843.48 FEET TO THE NORTH LINE OF HIGHPOINT SUBDIVISION, SECTION ONE AS RECORDED IN INSTRUMENT NO. 001421 IN SAID RECORDERS OFFICE; THENCE ALONG THE NORTH LINE THEREOF THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89 DEGREES 47 MINUTES 02 SECONDS WEST 118.31 FEET; (2) SOUTH 00 DEGREES 30 MINUTES 15 SECONDS EAST 60.78 FEET; (3) SOUTH 89 DEGREES 26 MINUTES 54 SECONDS WEST 482.94 FEET TO THE SOUTHEAST CORNER OF THE SECOND EXCEPTION PARCEL DESCRIBED IN INSTRUMENT NO. 2015007560 IN SAID RECORDERS OFFICE; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 30 MINUTES 25 SECONDS WEST 134.00 FEET; THENCE ALONG THE NORTH LINE OF SAID SECOND EXCEPTION PARCEL SOUTH 89 DEGREES 26 MINUTES 54 SECONDS WEST 180.00 FEET TO THE POINT OF BEGINNING, CONTAINING 14.06 ACRES, MORE OR LESS.

### SUBDIVISION MONUMENTATION

PER INDIANA ADMINISTRATIVE CODE (IAC), TITLE 865 IAC 1-12-18, AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED AND MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.

MONUMENTS SET OR TO BE SET INCLUDE SUBDIVISION PERIMETER CORNERS, CENTERLINE INTERSECTIONS, CENTERLINE POINTS OF CURVATURE, CENTERLINE POINTS OF TANGENCY AND INTERIOR LOT/ PARCEL CORNERS (INCLUDING BEGINNING AND ENDS OF CURVES AND THE INTERSECTION OF LOT/ PARCEL LINES).

- DENOTES A 5/8" DIAMETER X 30" LONG REINFORCING BAR (REBAR) WITH CAP STAMPED "S&A FIRM #0008" SET FLUSH WITH THE FINISH GRADE
- DENOTES A 4" SQUARE X 36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP SET FLUSH WITH THE FINISH GRADE
- DENOTES A STREET CENTERLINE MONUMENT—A COPPERWELD MONUMENT, A 5/8" DIAMETER STEEL ROD WITH A BRASS CAP HAVING A CUT "X" IN THE TOP, AN ALUMINUM MONUMENT HAVING A "DIMPLE" IN THE TOP, A HARRISON MONUMENT OR A MAG NAIL (THE TYPE BEING DEPENDENT UPON JURISDICTIONAL REQUIREMENTS AND ALL BEING SET FLUSH WITH THE SURFACE OF THE PAVEMENT)



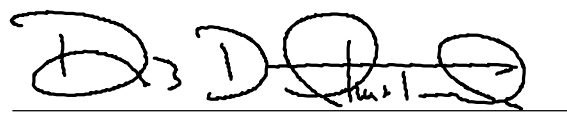
### STREET DATA

STREET A	610.00 L.F.
STREET B	515.74 L.F.
STREET C	463.95 L.F.
STREET D	687.42 L.F.
TOTAL	2,277.11 L.F.

### INDEX

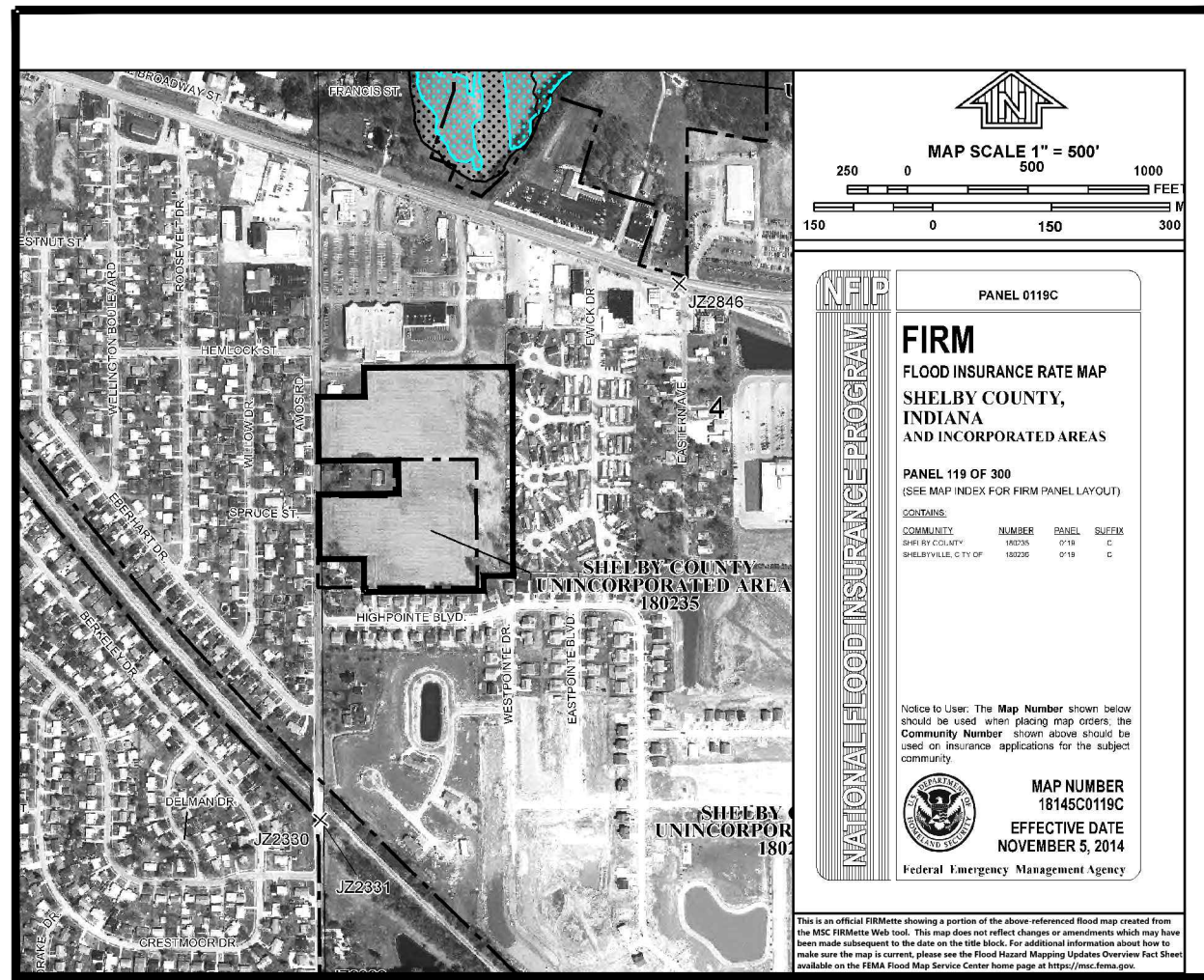
SHT.	DESCRIPTION
C001	COVER SHEET
C101	EXISTING CONDITIONS
C102	PRIMARY PLAT WITH TOPO
C103	PRIMARY PLAT
C104	STREET TREE, LIGHTING AND SIGNAGE EXHIBIT

PLANS PREPARED BY:  
STOEPPELWERTH & ASSOCIATES, INC.  
CONSULTING ENGINEERS & LAND SURVEYORS  
7965 E. 106TH STREET, FISHERS, INDIANA 46038  
PHONE: (317)-849-5935  
FAX: (317)-849-5942  
CONTACT PERSON: DENNIS D. OLMSTEAD  
EMAIL: DOLMSTEAD@STOEPPELWERTH.COM

 07/07/2021  
DENNIS D. OLMSTEAD DATE  
REGISTERED LAND SURVEYOR  
NO. 900012



SOILS MAP



FLOOD MAP

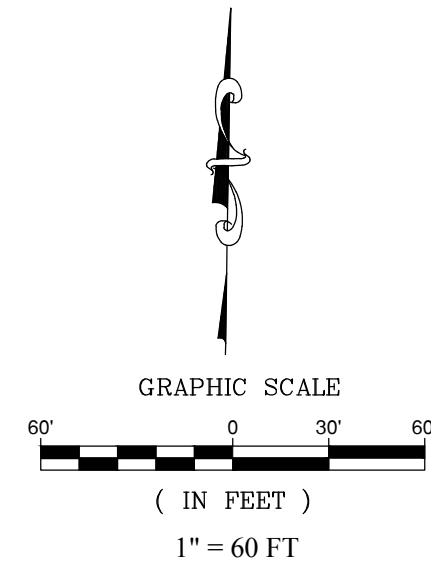
THE SUBJECT REAL ESTATE DESCRIBED HEREON WAS SCALED ON THE FIRM MAPS OF SHELBY COUNTY, INDIANA, MAP NUMBER 180145C0119C, DATED NOVEMBER 5, 2014, AND WAS FOUND TO BE LOCATED IN FLOOD ZONE X, BEING WITHIN COMMUNITY PANEL NUMBER 180235.





STOEPPELWERTH & ASSOCIATES, INC.  
THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLMSTEAD  
7965 E. 106TH STREET  
FISHERS, INDIANA 46038  
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:  
DAVIS BUILDING GROUP  
9210 NORTH MERIDIAN STREET  
INDIANAPOLIS, INDIANA 46260  
BRAD DAVIS  
PHONE: (317) 374-7504

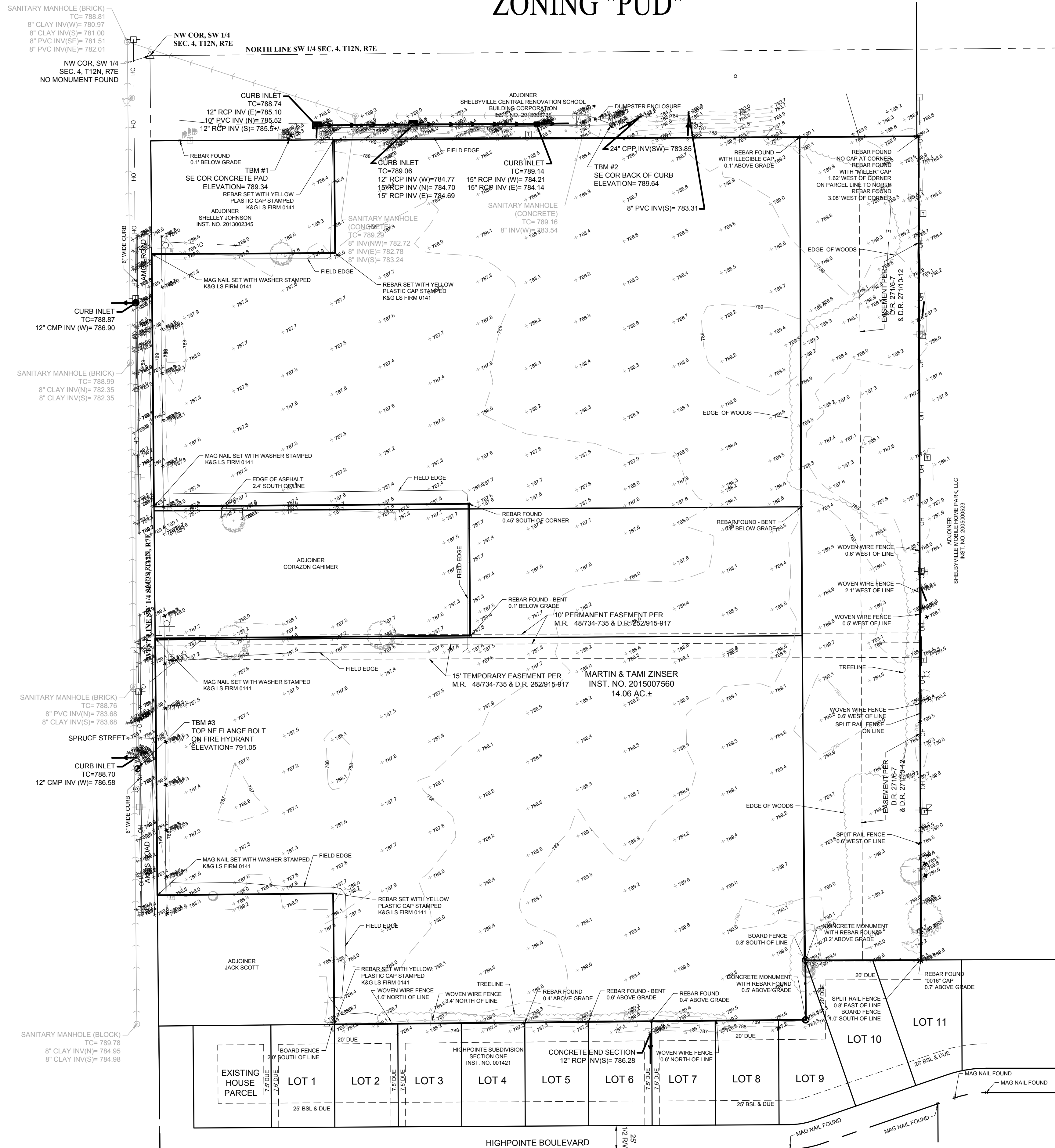


# PRELIMINARY PLAT

## STRATFORD PLACE

SHELBYVILLE, INDIANA

### ZONING "PUD"



#### LEGEND

- WELLHEAD
- WATER METER
- FIRE HYDRANT
- POST INDICATOR VALVE
- GAS METER
- GAS VALVE
- MANHOLE
- CLEANOUT
- ROUND INLET
- END SECTION
- SQUARE INLET
- CURB INLET
- LIGHT POLE
- COMMUNICATION PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- MAILBOX
- COMMUNICATION HANDHOLE
- UTILITY POLE
- ELECTRIC JUNCTION BOX
- GUY ANCHOR
- SIGN
- BOLLARD
- ADA PARKING SPACE
- AIR CONDITIONER
- SECTION CORNER MONUMENT
- REBAR SET WITH YELLOW CAP STAMPED "K&G LS FIRM 0141"
- MAG NAIL SET
- WATER VALVE
- LIGHT POLE
- GAS LINE MARKER
- COMMUNICATION BOX
- FIRE DEPARTMENT CONNECTION
- OVERHEAD UTILITY LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRIC LINE
- SWALE
- WOVEN WIRE FENCE
- BOARD FENCE
- CHAINLINK FENCE
- PVMT PAVEMENT WIDTH
- R/W RIGHT-OF-WAY WIDTH
- B/C BACK OF CURB TO BACK OF CURB DISTANCE
- (M) MEASURED DIMENSION
- (P) PLAT DIMENSION
- (R) RECORD DIMENSION
- CPP CORRUGATED PLASTIC PIPE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE PIPE

STOEPPELWERTH

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2905  
phone: 317.849.5935 fax: 317.849.5942

EXISTING CONDITIONS

STRATFORD PLACE

ADDISON TOWNSHIP

PREPARED FOR:

SECTION: 4 TOWNSHIP: 12N RANGE: 7E

DRAWN BY: LAF CHECKED BY: GDK

SHEET NO. C101

OF 5 SHEETS

S & A JOB NO. 97125DAV

THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF STOEPPELWERTH & ASSOCIATES, INC.

DATE

REVISIONS

BY





STOEPPELWERTH & ASSOCIATES, INC.  
THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLMSTEAD  
7965 E. 106TH STREET  
FISHERS, INDIANA 46038  
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:  
DAVIS BUILDING GROUP  
9210 NORTH MERIDIAN STREET  
INDIANAPOLIS, INDIANA 46260  
BRAD DAVIS  
PHONE: (317) 374-7504

GRAPHIC SCALE  
( IN FEET )  
1 inch = 50 ft.

# PRELIMINARY PLAT STRATFORD PLACE SHELBYVILLE, INDIANA ZONING "PUD"

69 LOT NUMBER  
B.L. BUILDING LINE  
D.E. DRAINAGE EASEMENT  
D.&U.E. DRAINAGE & UTILITY EASEMENT  
D.U.&S.S.E. DRAINAGE, UTILITY & SANITARY SEWER EASEMENT  
C.A. COMMON AREA  
R/W RIGHT OF WAY  
L.M.A.E. LANDSCAPE MAINTENANCE EASEMENT  
T.P.E. TREE PRESERVATION EASEMENT  
VAR. VARIABLE WIDTH

**LEGEND**

— 870 — EXISTING CONTOUR  
— — EXISTING SANITARY SEWER  
— — EXISTING STORM SEWER  
— — PROPOSED SANITARY SEWER  
— — PROPOSED STORM SEWER  
— W — PROPOSED WATER LINE  
\* ADA RAMP TO BE INSTALLED  
— — PROPOSED 6" UNDERDRAINS

**LEGEND**

WELLHEAD  
WATER METER  
FIRE HYDRANT  
POST INDICATOR VALVE  
GAS METER  
GAS VALVE  
MANHOLE  
CLEANOUT  
ROUND INLET  
END SECTION  
SQUARE INLET  
LIGHT POLE  
COMMUNICATION PEDESTAL  
ELECTRIC METER  
ELECTRIC TRANSFORMER  
MAILBOX  
COMMUNICATION HANDHOLE  
UTILITY POLE  
ELECTRIC JUNCTION BOX  
GUY ANCHOR  
SIGN  
BOLLARD  
ADA PARKING SPACE  
AIR CONDITIONER  
SECTION CORNER MONUMENT  
REBAR SET WITH YELLOW CAP  
STAMPED "K&G LS FIRM 0141"  
MAG NAIL SET  
WATER VALVE  
LIGHT POLE  
GAS LINE MARKER  
COMMUNICATION BOX  
FIRE DEPARTMENT CONNECTION  
OVERHEAD UTILITY LINE  
UNDERGROUND GAS LINE  
UNDERGROUND SANITARY SEWER LINE  
UNDERGROUND STORM SEWER LINE  
UNDERGROUND WATER LINE  
UNDERGROUND ELECTRIC LINE  
SWALE  
WOVEN WIRE FENCE  
BOARD FENCE  
CHAINLINK FENCE  
P.V.M.T. PAVEMENT WIDTH  
R.W. RIGHT-OF-WAY WIDTH  
B.C. BACK OF CURB TO BACK OF CURB DISTANCE  
(M) MEASURED DIMENSION  
(P) PLAT DIMENSION  
(R) RECORD DIMENSION  
CPP CORRUGATED PLASTIC PIPE  
RCP REINFORCED CONCRETE PIPE  
CMP CORRUGATED METAL PIPE  
PVC POLYVINYL CHLORIDE PIPE



THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR THE ORIGINAL SURVEY OR A SURVEYOR LOCATION REPORT.  
CERTIFIED: 07/07/2021  
DENNIS D. OLMSTEAD  
No. 900012  
STATE OF INDIANA  
LAND SURVEYOR

STOEPPELWERTH  
ALWAYS ON  
7965 East 106th Street, Fishers, IN 46038-2505  
phone: 317.849.5935 fax: 317.849.5942

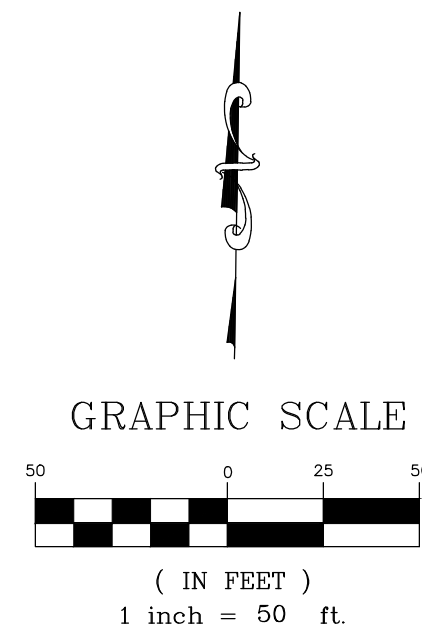
PREPARED FOR:  
SECTION: 4 TOWNSHIP: 12N RANGE: 7E  
DRAWN BY: LAF CHECKED BY: GDK  
SHEET NO. C102  
OF 5 SHEETS  
S & A 359 NO. 97125DAV

PRELIMINARY PLAT  
STRATFORD PLACE  
SHELBY CO., INDIANA  
ADDISON TOWNSHIP





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INDIANAPOLIS, INDIANA 46260  
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*PRELIMINARY PLAT*

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*STRATFORD PLACE*

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SHELBYVILLE, INDIANA

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ZONING "PUD"

SHELBYVILLE, INDIANA

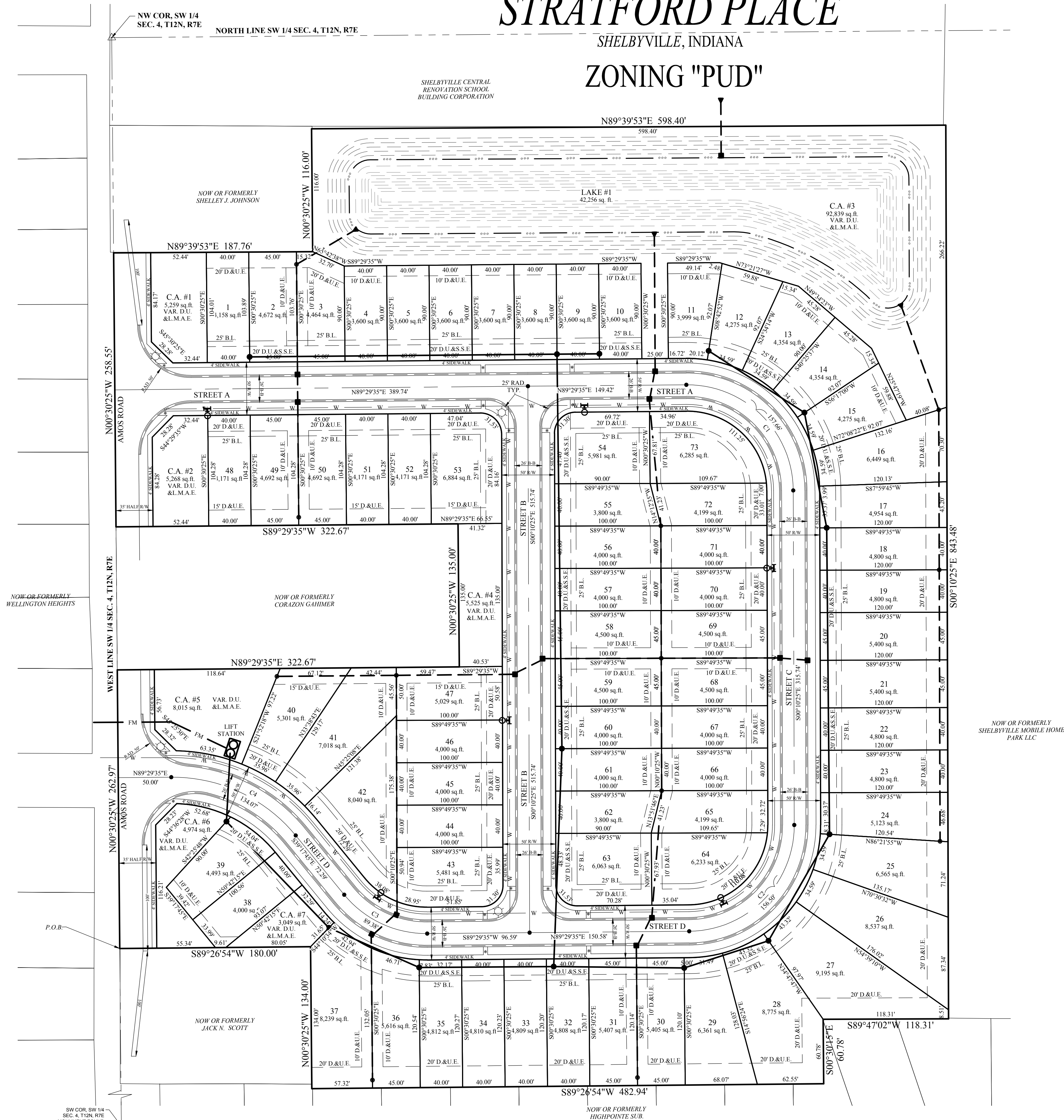
## ZONING "PUD"

### LEGEND

69	LOT NUMBER
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
L.M.A.E.	LANDSCAPE MAINTENANCE EASEMENT
VAR.	VARIABLE WIDTH

### LEGEND

--- -870---	EXISTING CONTOUR
—(S)—	EXISTING SANITARY SEWER
—(X)—	EXISTING STORM SEWER
—●—	PROPOSED SANITARY SEWER
—●—	PROPOSED STORM SEWER
— W —	PROPOSED WATER LINE
✱	ADA RAMP TO BE INSTALLED
====	PROPOSED 6" UNDERDRAINS



THIS DRAWING IS NOT INTENDED TO BE  
A FINAL BOUNDARY SURVEY. IT IS THE  
PROPERTY OF THE SURVEYOR AND SHALL REMAIN  
IN HIS OR HER POSSESSION.

CERTIFIED: 07/07/2021

STATE OF MISSISSIPPI  
COUNTY OF HOLMES  
LAND SURVEYOR  
No. 900012  
DENNIS J. OLMSTEAD  
REGISTERED PROFESSIONAL SURVEYOR

# STOEPPELWERTH

ALWAYS ON

965 East 106th Street, Fishers, IN 46038-2505

PRELIMINARY PLAT

STRATFORD PLACE

ADDISON TOWNSHIP  
SHELBY CO., INDIANA

PREPARED FOR:

TOWN  
12  
BY:

SHEE  
4

1

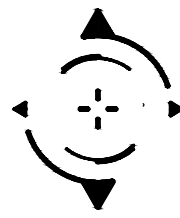
1

OF 5 S  
S & A

712

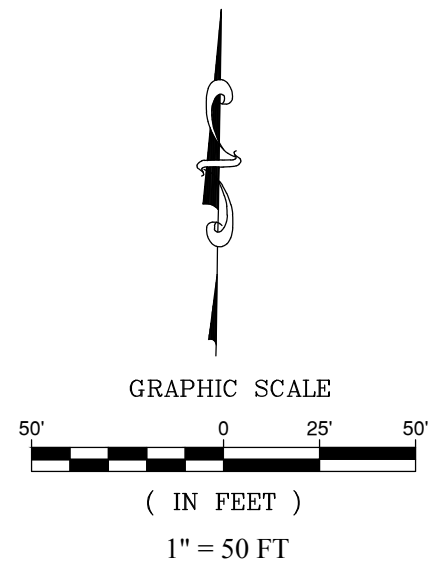






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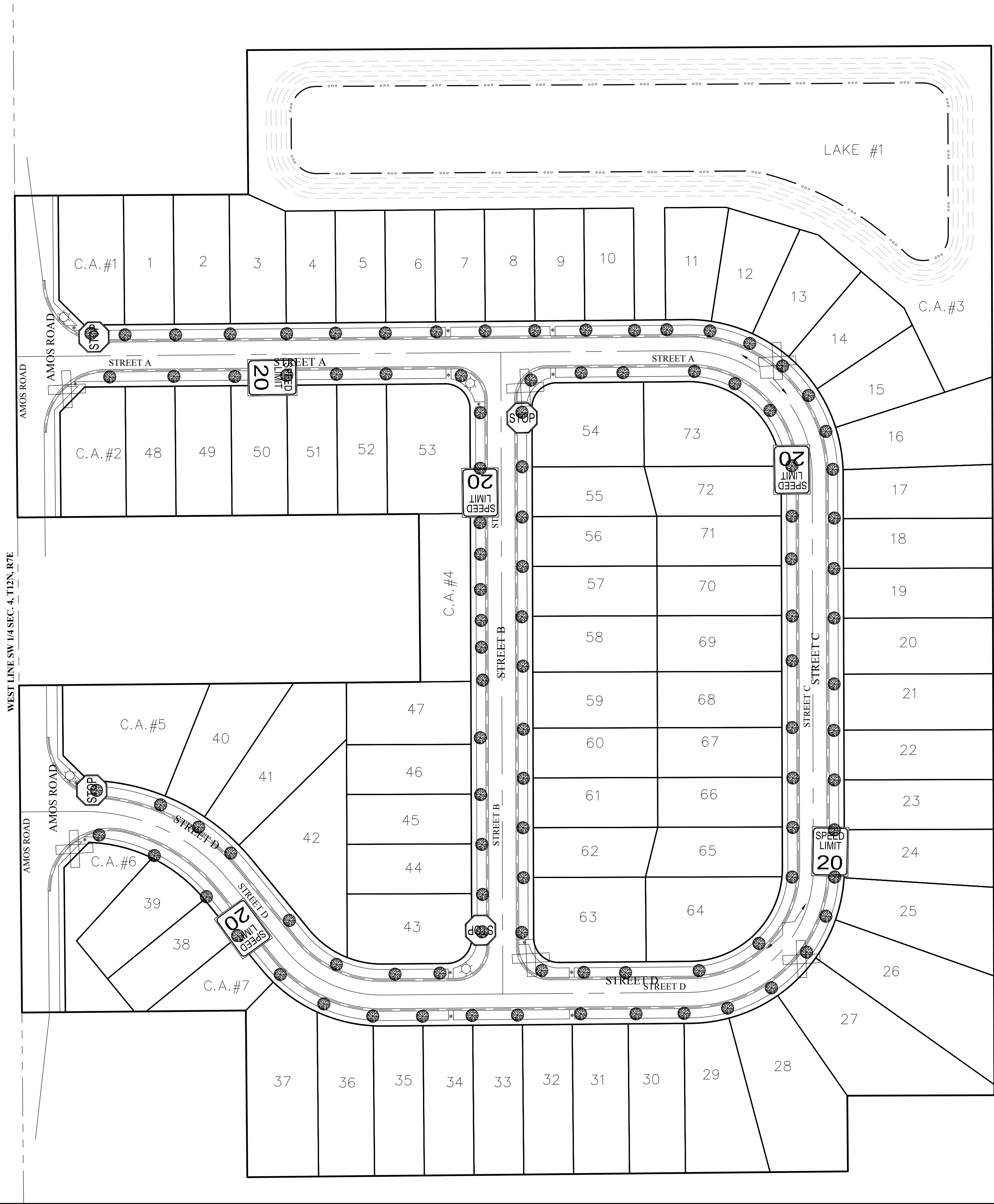


# PRELIMINARY PLAT

## STRATFORD PLACE

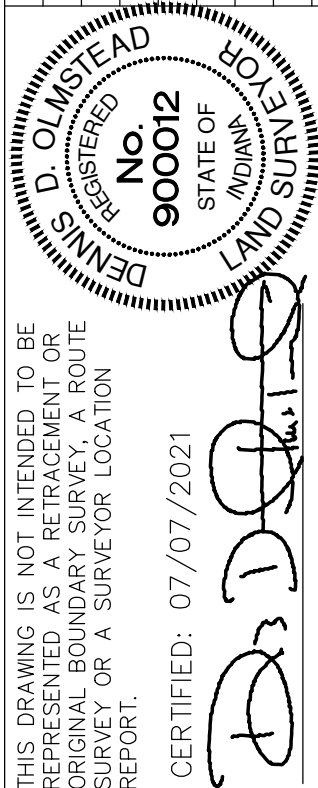
SHELBYVILLE, INDIANA

### ZONING "PUD"



- LEGEND**
- ROAD NAME SIGN
  - STOP SIGN
  - SPEED LIMIT SIGN
  - STREET LIGHT
  - STREET TREE

PER ORDINANCE:  
ONE (1) STREET TREE FOR EVERY 40' OF STREET FRONTAGE  
4,101 FT. TOTAL FRONTAGE /40 = 102 STREET TREES



**STOEPPELWERTH**  
ALWAYS ON  
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phone: 317.849.5935 fax: 317.849.5942

STREET TREE, LIGHTING AND SIGNAGE

PREPARED FOR:  
**STRATFORD PLACE**  
ADDISON TOWNSHIP SHELBY CO., INDIANA

SECTION: 4	TOWNSHIP: 12N	RANGE: 7E
DRAWN BY: LAF	CHECKED BY: GDK	
SHEET NO. <b>C104</b> OF 3 SHEETS S & A JOB NO. 97125DAV		

