

CITY OF SHELBYVILLE



Adam M. Rude
Director

Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: 3/28/2022

Case Number & Name:	PC 2022-02: Twelve Oaks PUD Concept Plan Revision			
Petitioner's Name:	Pyatt Builders			
Owner's Name:	Hamilton Family Farms LLC			
Petitioner's Representative:	Paul Claire , Pyatt Builders			
Address of Property:	E McKay Road			
Subject Property Zoning Classification:	Planned Development			
Comprehensive Future Land use:	Single Family Residential			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	BG- Business General	RE- Residential Estate (Shelby County)	PUD- Planned Unit Development	PUD- Planned Unit Development
Surrounding Properties' Future Land Use	Single-family Residential	Single-family Residential	Single-family Residential	Single-family Residential
History:	This parcel was initially proposed for development in 2001. The western half of the area was developed partially and was left undeveloped when the developer went defunct. Arbor Homes finished developing the remaining lots in the first section starting in 2017. The remaining land was left completely undeveloped since this time. The first section has limited drainage capacity, and is not compatible with current road standards. This proposal would complete the Twelve Oaks neighborhood and provide higher design standards and common spaces for the whole neighborhood.			
Vicinity Map:				
Action Requested:	A request to revise a Planned Development conceptual plan for the Twelve Oaks development.			

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 features, or on a site with a notable quantity of natural features.
3. A development with a notably unique or innovative design.

The proposal by Pyatt Builders is a revision to the Planned Unit Development for the Twelve Oaks neighborhood. The revision includes a unique design to try to blend into the existing homes, while also providing higher quality and satisfying today's development standards. The established neighborhood does not meet many of the standards established in the Unified Development Ordinance, specifically with a lack of open space and the size of roads. This proposal has significantly better architectural design than the first section of Twelve Oaks, provides a walking trail that connects to the proposed neighborhood to the south and to the walking trail on Progress Parkway, and plans to develop programmed open space including the undeveloped open areas in the existing neighborhood.

Lot Standards	Existing Twelve Oaks PUD	Proposed Twelve Oaks PUD	R-1 With Intensity Bonus Standards
Minimum Lot Area	Approx. 4,400 Sq Ft	6,000 Sq Ft	6,500 square feet
Maximum Lot Area	Not shown	None	8,000 square feet
Minimum Lot Width	Not shown	50'	50'
Road Width	26'	35'	35'
Minimum Front Yard Setback	20'	25'	20'
Minimum Side Yard Setback	Not shown	7'	7'
Minimum Rear Yard Setback	10'	20'	15'
Dwelling Units per Acre	Approx. 4.6	Approx. 3.87	4

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. Page 14 of the Shelbyville Comprehensive Plan: **Increasing Property Values:** Focus reinvestment in existing neighborhoods and commercial areas and identify areas of the City for increased development.
2. Page 15 of the Shelbyville Comprehensive Plan: **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.

3. Page 14 of the Shelbyville Comprehensive Plan: **Greater Connectivity:** Connecting neighborhoods to existing bike and pedestrian infrastructure is important to improving the quality of life and health of the city, and attracts visitors and residents to the area.
4. Page 15 of the Shelbyville Comprehensive Plan: **Quality of Life:** Make the city a place people love to live in and visit. Provide things that lead to an enjoyable lifestyle.

The proposal by Pyatt Builders accomplishes all of the above goals. First, it will have a positive impact on property values in the area. These homes will be larger than the first section of Twelve Oaks and have higher quality of construction. Additionally, the Pyatt Builders development is the type of private investment identified in the Comprehensive Plan.

The addition to Twelve Oaks also provides connectivity to the existing walking trail on Progress Parkway via a walking path, and this path connects the first section of Twelve Oaks and the proposed MI Homes development to the south of this proposal. Additionally, this development has roads that connect to the proposed MI Homes development to the south. These connections make for an improved quality of life as people are more connected to their neighbors and a trail that connects other neighborhoods and parks.

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 on Progress Parkway as single family residential. This is in alignment with the proposal from Pyatt Builders to construct a residential development along Progress Parkway and McKay Road.

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 Unified development Ordinance is intended to guide the growth and development of the City in accordance with the intentions of the Unified Development Ordinance. 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 Pyatt Builders for the extension of Twelve Oaks adequately addresses all of these concerns. This extension will improve the drainage for the area by adding three ponds. Additionally, the quality of development is significantly better compared to the first section of Twelve Oaks.

STAFF RECOMMENDATION: Approval

PUD Conceptual Plan: PC 2022-02: Twelve Oaks; PUD Concept Plan Revision

FINDINGS OF FACT BY THE SHELBYVILLE PLAN COMMISSION

Staff Prepared

Motion:

(I) would like to make a motion to approve the Twelve Oaks PUD Concept Plan Revision 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

For Office Use Only:

Case #: PC _____ - _____

Hearing Date: _____

Fees Paid: \$ _____

Final Decision:

Approved

Denied

1.

Applicant

Name: Pyatt Builders LLC, Paul Claire, VP Land Acquisition & Development

Address: 630 3rd Avenue SW, Suite 200
Carmel, IN 46032

Phone Number: 317-714-3346

Fax Number: _____

Email: paul@pyattbuilders.com

Property Owners Information (if different than Applicant)

Name: Hamilton Family Farms LLC

Address: 43 E 975 South
Flatrock, IN 47234

Phone Number: _____

Fax Number: _____

Email: _____

2.

Applicant's Attorney/Representative

Name: _____

Address: _____

Phone Number: _____

Fax Number: _____

Email: _____

Project Engineer

Name: Weihe Engineers, Inc., Jim Pence, Project Manager

Address: 10505 N. College Avenue
Indianapolis, IN 46280

Phone Number: 317-846.6611

Fax Number: _____

Email: pencej@weihe.net

3. Project Information:

General Location of Property (and address is applicable): located directly east of Twelve Oaks Section One, bounded on the north by McKay Road, the west by Twelve Oaks, Section One, east by railroad and south by proposed Lewis Creek development

Current Zoning: PUD

Existing Use of Property: Agriculture

Proposed Zoning: PUD

Proposed Use: Single-family residential

Proposed Name of Development: Twelve Oaks

Proposed No. of Lots/Density 148 lots/3.87 units per acre

4. Attachments

- ☒ Affidavit and Consent of Property Owner (if applicable)
- ☒ Proof of Ownership (copy of deed, recent property card)
- ☒ Letter of Intent
- ☒ Proposed Conceptual Plan

- ☒ Vicinity Map
- ☒ Application Fee
- ☒ Additional Supporting Materials (Optional)

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

Applicant: [Signature] Date: 2/7/22

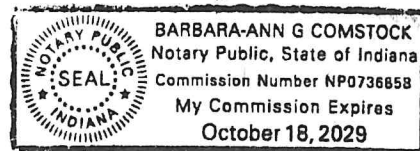
State of Indiana
County of Hamilton SS:

Subscribed and sworn to before me this 7th day of February, 2022

[Signature] Notary Public Barbara-Ann G. Comstock Printed

Residing in Johnson County.

My Commission Expires: October 18, 2029



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

State of Indiana)
County of Shelby) SS:

I, Hamilton Family Farms, LLC, 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 E McKay Road, Shelbyville, IN.
(Address of affected property)
2. That I have read and examined the Application made to the Shelbyville Plan Commission
Appeals by: _____
(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.

DAVID HAMILTON
Owner's Name (Please print)

[Signature]

State of Indiana)
County of Shelby) SS:



Subscribed and sworn to before me this 27th day of January, 2022

Lesa K Brinson , Lesa K Brinson
Notary Public Printed

Residing in Shelby County. My Commission Expires May 1 2029

ENTER FOR TAXATION

2020001418 WD \$25 . 03/12/2020 00

04:21:03P 4 PCS

MAR 12 2020

Tawnya J Williams

SHELBY County

Recorder IN

SHELBY COUNTY AUDITOR

Recorded as Presented



Parcel No. 73-11-09-400-030.000-002

WARRANTY DEED

THIS INDENTURE WITNESSETH, That David R. Hamilton and Angela C. Hamilton, Husband and Wife, Grantor, of Shelby County, in the State of Indiana, CONVEY AND WARRANT to Hamilton Family Farms, LLC, a limited liability company organized and existing under the laws of the State of Indiana, Grantee, of Shelby County, in the State of Indiana, for no consideration, the following described real estate in Shelby County, in the State of Indiana, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

All of which is subject to any and all easements, agreements and restrictions of record.

Subject further to all liens and encumbrances of record.

Subject to real estate taxes for the year 2019, due and payable in 2()2(), and all taxes thereafter, all of which the Grantee herein assumes and agrees to pay.

The address of such real estate is commonly known as County Road W 700 S. , and County Road 400 W., Shelbyville, Indiana.

Tax bills should be sent to Grantee at the address shown below.

IN WITNESS WHEREOF, Grantor has executed this deed this day of March, 2020.

David R. Hamilton

Angela C.

amilton

SALE DISCLOSURE

{02002375-1 } NOT REQUIRED

SHELBY COUNTY ASSESSOR

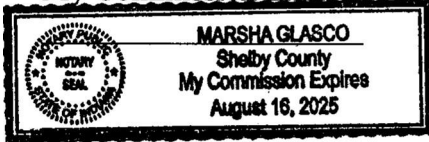
STATE OF INDIANA, SHELBY COUNTY, SS:

Before me, a Notary Public in and for said County and State, personally appeared David R. Hamilton and Angela C. Hamilton, husband and wife, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notaries seal this

6th day of March, 2020.

My Commission Expires:



Marsha Glasco

Notary Public County of Residence:

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Robert T. Thopy
Robert T. Thopy

THIS INSTRUMENT PREPARED BY ROBERT T. THOPY, ATTORNEY, SHELBYVILLE, IN.

Return Deed to: Robert T. Thopy.

David Hamilton
43 E. 975 South
Send Tax Bills to: Flat Rock, IN 4

{02002374-1 }

EXHIBIT "A"
LEGAL DESCRIPTION

A part of the North half of the Southeast Quarter and a part of the North half of the Southwest Quarter **both** of Section 9, Township 12 North, Range 7 East, Shelby County, Indiana, as described as follows:

Beginning at the Northwest corner of the above described Southeast quarter of Section 9, thence with the North line of the quarter South 89 degrees 31 minutes 39 seconds East 1123.69 feet to the Northwest corner of a 5.21 acre as described at Deed Record 175, page 127 in the Office of Recorder of Shelby County, said point being 106 feet measured at right angles Southwesterly from the centerline of the Penn Central Railroad; thence with the Southwesterly line of said 5.21 acre tract along the following four calls: (1) parallel with said railroad centerline South 49 degrees 17 minutes 50 seconds East 119.50 feet; thence (2) along a curve to the right for a distance of 766.70 feet to a point 157.20 feet measured at right angles Southwesterly from said railroad centerline, said curve having a radius of 5697 feet and a long chord with a bearing and length of South 45 degrees 27 minutes 55 seconds East 766.12 feet; thence (3) South 41 degrees 38 minutes 06 seconds East 301.50 feet to a point 197.40 feet measured at right angles Southwesterly from said railroad centerline; thence (4) along a curve to the left a distance of 721.35 feet (formerly as 719.7 feet) to the South line of the North Half of said Southeast quarter at a point 249 feet measured at right angles Southwesterly from said railroad centerline, said curve having a radius of 5763 feet and a long chord with a bearing and length of South 45 degrees 11 minutes 32 seconds East 720.87 feet; thence with the South line of the half quarter North 89 degrees 34 minutes 22 seconds 2466.89 feet to the Southwest corner of said North half of the Southeast quarter, thence with the South line of the above described North half of the Southwest quarter North 89 degrees 32 minutes 24 seconds West 349.84 feet; thence North 00 degrees 29 minutes 00 seconds West 939.18 feet to a point 400.00 feet South of the north line of said North half of the Southwest corner quarter; thence parallel with said North line South 89 degrees 35 minutes 54 seconds East 354.12 feet to the West line of the aforementioned North half of the Southeast quarter; thence with said West line North 00 degrees 13 minutes 18 seconds West 400.00 feet to the point of beginning, containing 63.040 acres, more or less.

EXCEPT:

A part of the North Half of the Southeast Quarter and a part of the North half of the Southwest Quarter, both of Section 9, Township 12 North, Range 7 East, Shelby County, Indiana. described as follows:

Beginning at the Northwest corner of the above described Southeast Quarter of 9; thence with the North line of the Quarter South 89 degrees 31 minutes 39 seconds East a distance of 479.07 feet; thence South 00 degrees 28 minutes 21 seconds West a distance of 427.00 feet; thence South 89 degrees 35 minutes 54 seconds East a distance of 95.13 feet; thence South 00 degrees 25 minutes 38 seconds West a distance of 416.94 feet; thence South 89 degrees 34 minutes 22 seconds East a distance of 18.00 feet; thence South 00 degrees 25 minutes 38 seconds West a distance of 103.00 feet; thence South 89 degrees 34 minutes 22 seconds East a distance of 50.89 feet; thence South 00 degrees 25 minutes 38 seconds West a distance of 46.00 feet; thence South 89 degrees 34 minutes 22 seconds East a distance of 78.00 feet thence South 00 degrees 25 minutes 38 seconds West a distance of 366.00 feet to the South of the Half Quarter; thence North 89 degrees 34 minutes 22 seconds West a distance of 705.71 feet to the Southwest corner of the Half Quarter; thence with the West line of the Half Quarter North 00 degrees 13 minutes 18 seconds West a distance of 300.48 feet to a point 1039.00 feet south of the Northwest corner of the Half Quarter, thence parallel with the North line of the above described Southwest Quarter North 89 degrees 35 minutes 54 seconds West a distance of 352.12 feet; thence North 00 degrees 29 minutes 00 seconds West a distance of 639.02 feet; thence parallel with the North line of said Southwest Quarter South 89 degrees 35 minutes 54 seconds East 354.12 feet to the West line of the aforementioned North Half of the Southeast Quarter. thence with said West line North 00 degrees 13 minutes 18 seconds West a distance of 400.00 feet to the point of beginning, containing 22.901 acres, more or less @eing platted as Twelve Oakes, Addition to the City of Shelbyville, Indiana.

ALSO EXCEPT:

A part of the north Half of the Southwest Quarter of Section 9, Township 12 north, Range 7 East, Shelby County, Indiana, described as follows:

Commencing at the Northeast corner of the above Southwest Quarter of Section 9; thence South 00 degrees 13 minutes 18 seconds at a distance of 1039.00 feet to the Point of Beginning; thence continuing South 00 degrees 13 minutes 18 seconds East a distance of 300.48 feet to the South fine of said Half Quarter thence North 89 degrees 34 minutes 22 seconds West on and along said South line a distance of 352.12 feet; thence North 00 degrees 13 minutes 18 seconds West a distance of 300.32 feet; thence South 89 degrees 35 minutes 54 seconds East a distance of 352.12 feet to the Point of Beginning, containing 2.428 acres, more or less.

ALSO EXCEPT:

A part of the North Half of the Southeast Quarter of Section 9, Township 12 North, Range 7 East, Shelby County, Indiana, and being a part of the land described in Instrument No. 0208607 in the Office of the Recorder of Shelby County, more particularly described as follows:

Beginning at the Northwest corner of said Quarter Section; thence North 89 degrees 32 minutes 33 seconds East (assumed bearing) 566.21 feet along the north line of said Quarter Section; thence South 0 degrees 22 minutes 35 seconds East 40.7 feet; thence South 89 degrees 37 minutes 25 seconds West 565.67 feet to the West line of the grantors land; hence North 01 degree 08 minutes 59 seconds West 39.99 feet along the west line of the grantors' land to the point of beginning, containing 0.525 acres more or less. The portion of the above describe real estate which is not already embraced with public rights of way contains 0.310 acres more or less.

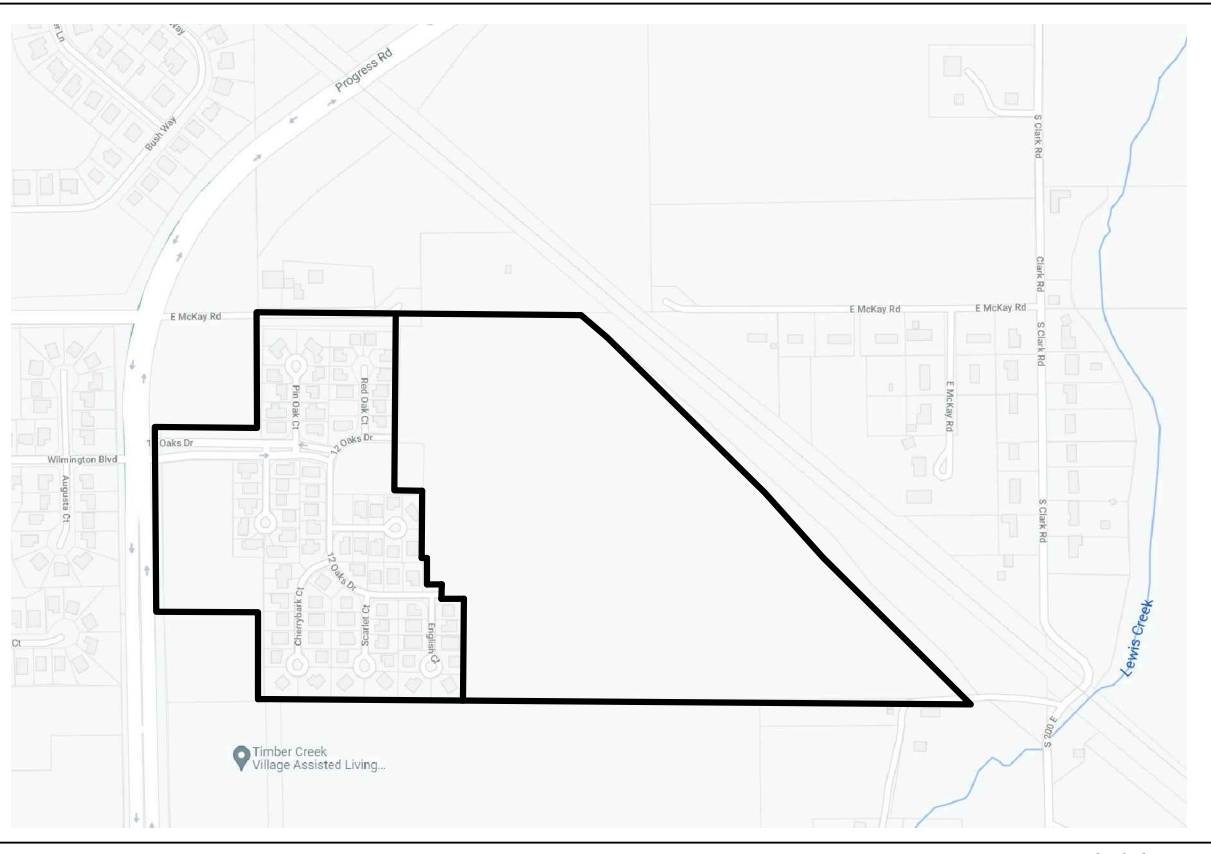
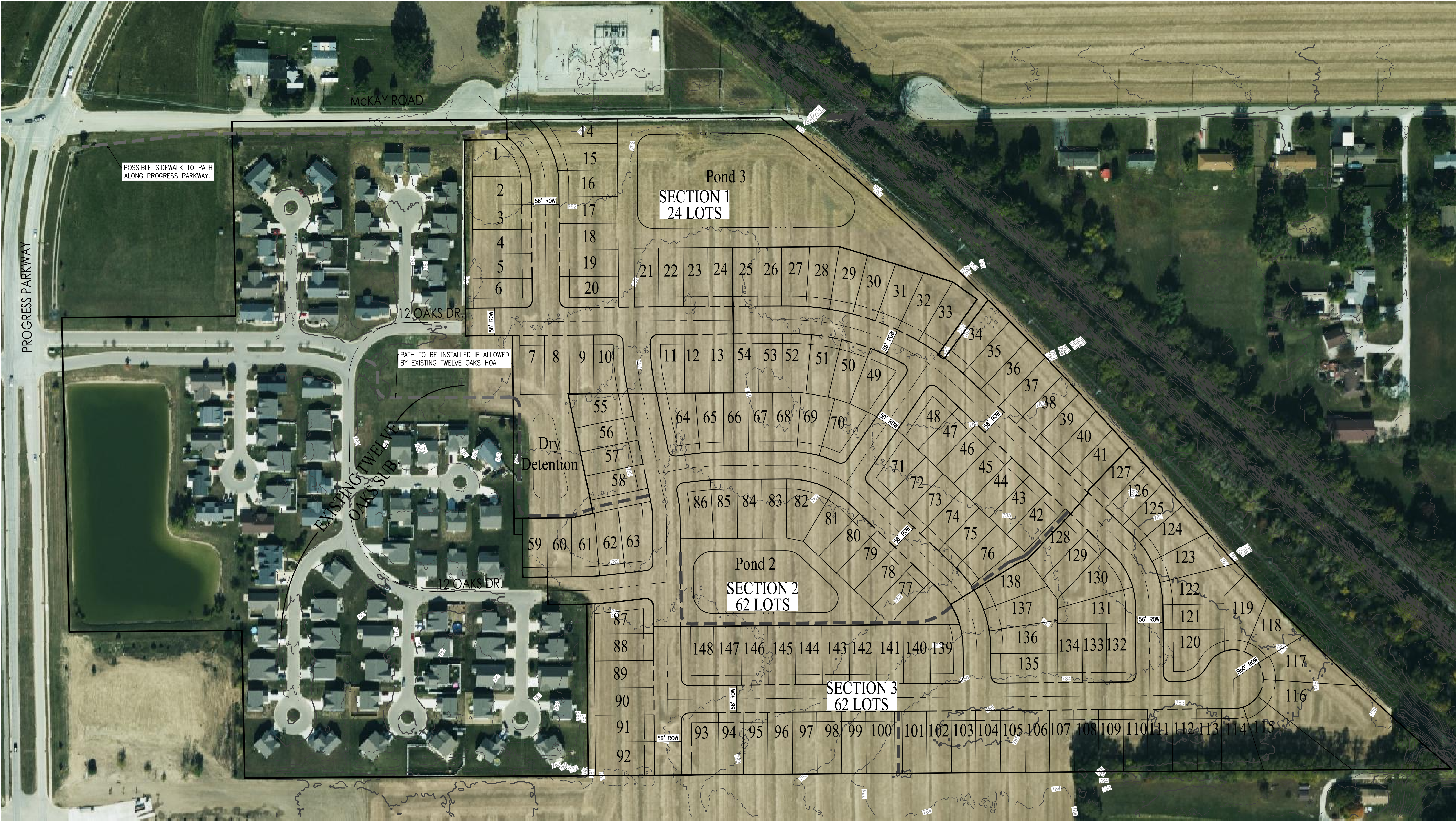
EXHIBIT A
LEGAL DESCRIPTION

A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND A PART OF NORTH HALF OF THE SOUTHWEST QUARTER, BOTH OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 7 EAST, SHELBY COUNTY:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED SOUTHEAST QUARTER OF SECTION 9, THENCE WITH THE NORTH LINE OF THE QUARTER, SOUTH 89 DEGREES 31 MINUTES 39 SECONDS EAST 566.21 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A 0.31 ACRE EXCEPTION AS DESCRIBED IN INSTRUMENT 2020001418 IN THE OFFICE OF THE SHELBY COUNTY RECORDER; THENCE CONTINUING ALONG THE NORTH LINE OF SAID QUARTER SOUTH 89 DEGREES 31 MINUTES 39 SECONDS EAST, 557.38 FEET TO THE NORTHWEST CORNER OF A 5.21 ACRE TRACT AS DESCRIBED AT DEED RECORD 175, PAGE 127 IN THE OFFICE OF THE RECORDER OF SHELBY COUNTY, SAID POINT BEING 106.00 FEET MEASURED AT RIGHT ANGLES SOUTHWESTERLY FROM THE CENTERLINE OF THE PENN CENTRAL RAILROAD; THENCE WITH THE SOUTHWESTERLY LINE OF SAID 5.21 ACRE TRACT ALONG THE FOLLOWING FOUR CALLS: (1) PARALLEL WITH SAID RAILROAD CENTERLINE SOUTH 49 DEGREES 17 MINUTES 50 SECONDS EAST 119.50 FEET; THENCE (2) ALONG A CURVE TO THE RIGHT FOR A DISTANCE OF 766.70 FEET TO A POINT 157.20 FEET MEASURED AT RIGHT ANGLES SOUTHWESTERLY FROM SAID RAILROAD CENTERLINE, SAID CURVE HAVING A RADIUS OF 5697.00 FEET AND A LONG CHORD WITH A BEARING AND LENGTH OF SOUTH 45 DEGREES 27 MINUTES 55 SECONDS EAST 766.12 FEET; THENCE (3) SOUTH 41 DEGREES 38 MINUTES 06 SECONDS EAST 301.50 FEET TO A POINT 197.40 FEET MEASURED AT RIGHT ANGLES SOUTHWESTERLY FROM SAID RAILROAD CENTERLINE; THENCE (4) ALONG A CURVE TO THE RIGHT A DISTANCE OF 721.34 FEET (FORMERLY DESCRIBED AS 719.7 FEET) TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER AT A POINT 249.00 FEET MEASURED AT RIGHT ANGLES SOUTHWESTERLY FROM SAID RAILROAD CENTERLINE, SAID CURVE HAVING A RADIUS OF 5763.00 FEET AND A LONG CHORD WITH A BEARING AND LENGTH OF SOUTH 45 DEGREES 11 MINUTES 32 SECONDS EAST 720.87; THENCE WITH THE SOUTH LINE OF THE HALF QUARTER NORTH 89 DEGREES 34 MINUTES 22 SECONDS WEST 1779.93 FEET TO THE SOUTHWEST CORNER OF THE TWELVE OAKS REPLAT OF SECTION 1, RECORDED IN INSTRUMENT 2009003567 IN THE OFFICE OF THE SHELBY COUNTY RECORDER; THENCE ALONG THE EAST LINE OF SAID EXCEPTION THE FOLLOWING SIX (6) COURSES; (1) NORTH 01 DEGREE 14 MINUTES 00 SECONDS EAST, 348.87 FEET; (2) NORTH 88 DEGREES 46 MINUTES 00 SECONDS WEST 78.00 FEET; (3) NORTH 01 DEGREE 14 MINUTES 00 SECONDS 26.00 FEET; (4) NORTH 88 DEGREES 46 MINUTES 00 SECONDS WEST 68.82 FEET; (4) NORTH 01 DEGREE 12 MINUTES 28 SECONDS EAST 519.94 FEET; (5) NORTH 88 DEGREES 43 MINUTES 17 SECONDS WEST 95.16 FEET; (6) NORTH 01 DEGREES 16 MINUTES 43 SECONDS EAST 400.19 TO THE SOUTH LINE OF A 0.31 ACRE EXCEPTION AS DESCRIBED IN INSTRUMENT 2020001418 IN THE OFFICE OF THE SHELBY COUNTY RECORDER; THENCE ALONG THE SOUTH LINE OF SAID 0.31 ACRE EXCEPTION THE NEXT TWO (2) COURSES; (1) SOUTH 89 DEGREES 26 MINUTES 47 SECONDS EAST 87.64 FEET; (2) NORTH 00 DEGREES 33 MINUTES 13 SECONDS EAST 40.79 FEET TO THE POINT OF BEGINNING, CONTAINING 38.236 ACRES, MORE OR LESS.

CONCEPTUAL PLAN

FEBRUARY 25, 2022



SITE DATA

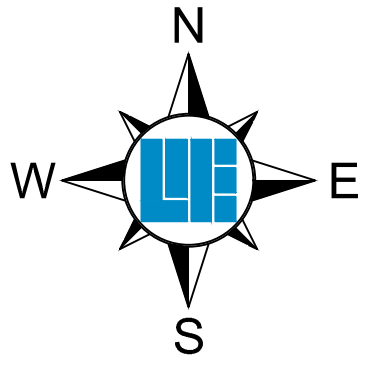
PROPOSED SITE ZONING:	PUD
GROSS SITE AREA:	38.2 AC. +/-
TOTAL COMMON AREA:	6.13 AC. +/-
COMMON AREA AS PERCENTAGE OF GROSS SITE AREA:	16.0%
TOTAL LOTS:	148
DENSITY (NO. OF LOTS/GROSS SITE AREA):	3.87 LOTS/AC.
50' WIDE LOTS:	
NUMBER OF LOTS:	148
PROPOSED MINIMUM LOT WIDTH AT BUILDING LINE:	50'
PROPOSED MINIMUM LOT AREA:	6000 SF
AVERAGE LOT AREA DEPICTED:	7271 SF
PROPOSED MINIMUM FRONT SETBACK:	25'
PROPOSED MINIMUM SIDE YARD SETBACK:	7'
PROPOSED MINIMUM REAR YARD SETBACK:	20'

OWNER
HAMILTON FAMILY FARMS, LLC.
43 EAST 975 SOUTH
FLAT ROCK, INDIANA 47234

PLANS PREPARED FOR
PYATT BUILDERS
630 3RD AVE. SW, SUITE 200
CARMEL, INDIANA 46032
TELEPHONE: (317) 714-3346
CONTACT PERSON: Paul Claire



PLANS PREPARED BY
WEIHE ENGINEERS
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
CONTACT PERSON: JIM PENCE
EMAIL: PENCEJ@WEIHE.NET



SCALE: 1" = 100
0 50 100 200



Know what's below.
Call before you dig.

Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PROJECT NO.:	W210678
DWG. NAME:	
DESIGNED BY:	
DRAWN BY:	DMS
CHECKED BY:	JEP
DATE:	02/25/22

APPROVAL PENDING
NOT FOR
CONSTRUCTION

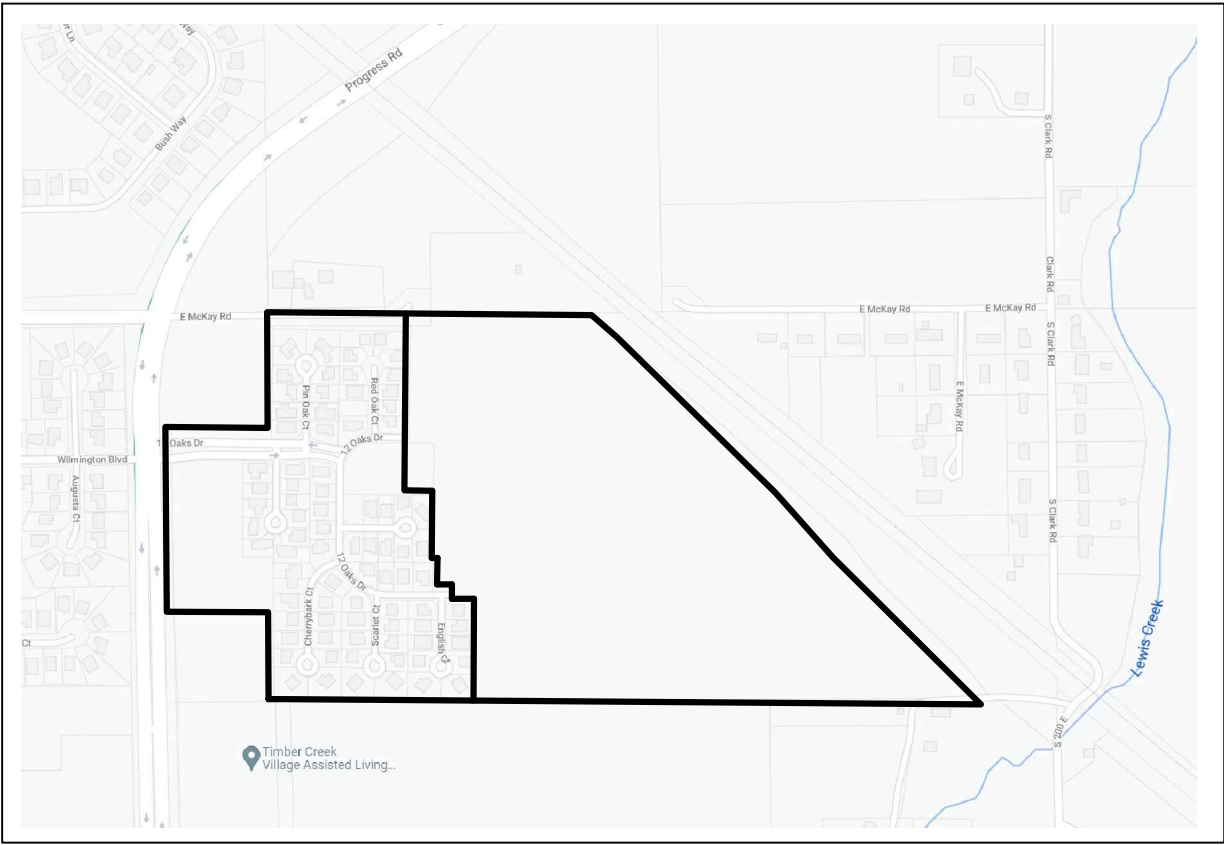
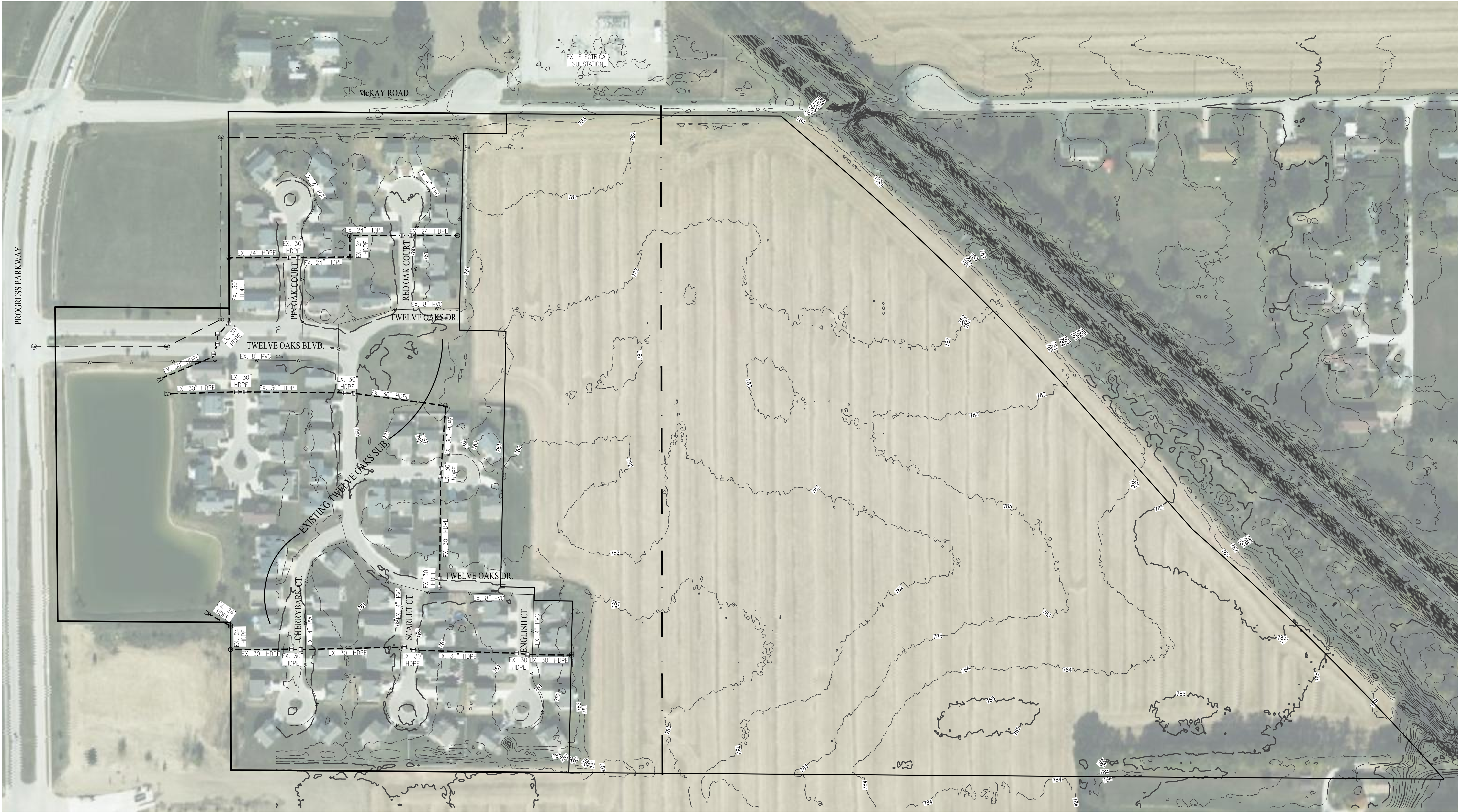
PREPARED FOR:
TWELVE OAKS PUD
Pyatt Builders
Shelbyville, IN
SHEET NO.
PROJECT NO.
W210678

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 /ax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

EXISTING CONDITIONS

FEBRUARY 7, 2022



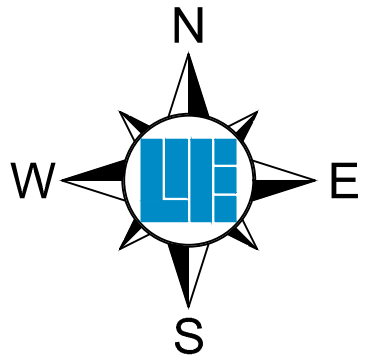
- LEGEND**
- EX. STORM SEWER LINE
 - EX. SANITARY SEWER LINE
 - EX. WATER LINE
 - EX. CONTOURS
 - EX. STORM BEEHIVE INLET
 - EX. STORM INLET
 - EX. CONCRETE END SECTION
 - EX. SANITARY MANHOLE

OWNER
HAMILTON FAMILY FARMS, LLC.
43 EAST 975 SOUTH
FLAT ROCK, INDIANA 47234

PLANS PREPARED FOR
PYATT BUILDERS
630 3RD AVE. SW, SUITE 200
CARMEL, INDIANA 46032
TELEPHONE: (317) 714-3346
CONTACT PERSON: Paul Claire



PLANS PREPARED BY
WEIHE ENGINEERS
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
CONTACT PERSON: JIM PENCE
EMAIL: PENCEJ@WEIHE.NET



SCALE: 1" = 100'
0 50 100 200



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IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PROJECT NO.:	W210678
DWG NAME:	
DESIGNED BY:	ALLAN H. WEIHE
DRAWN BY:	DMS
CHECKED BY:	JEP
DATE:	02/07/22

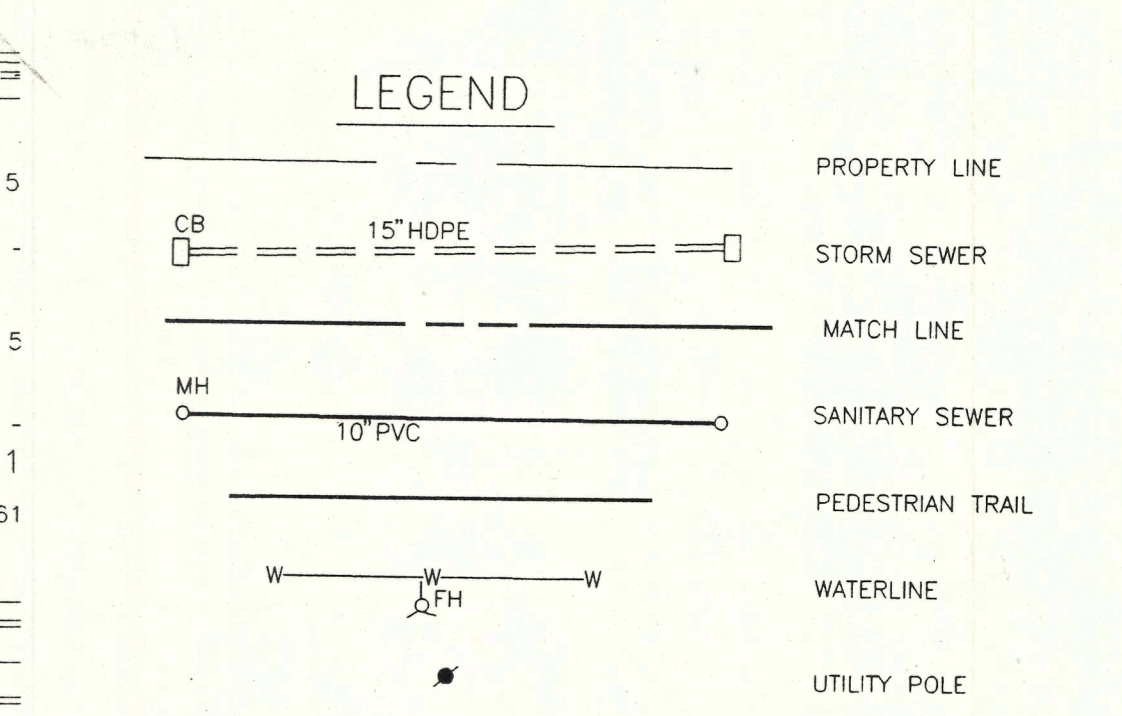
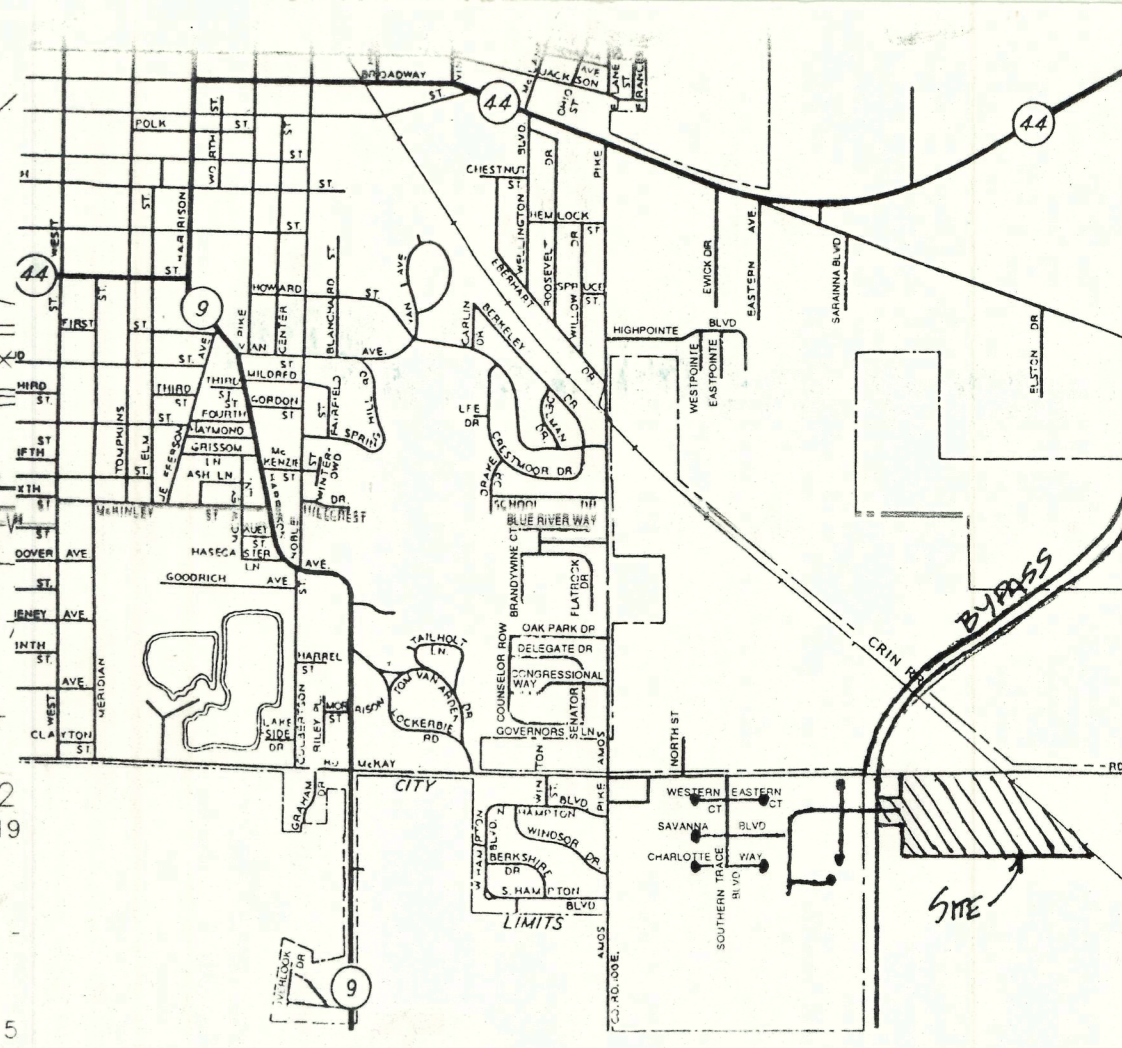
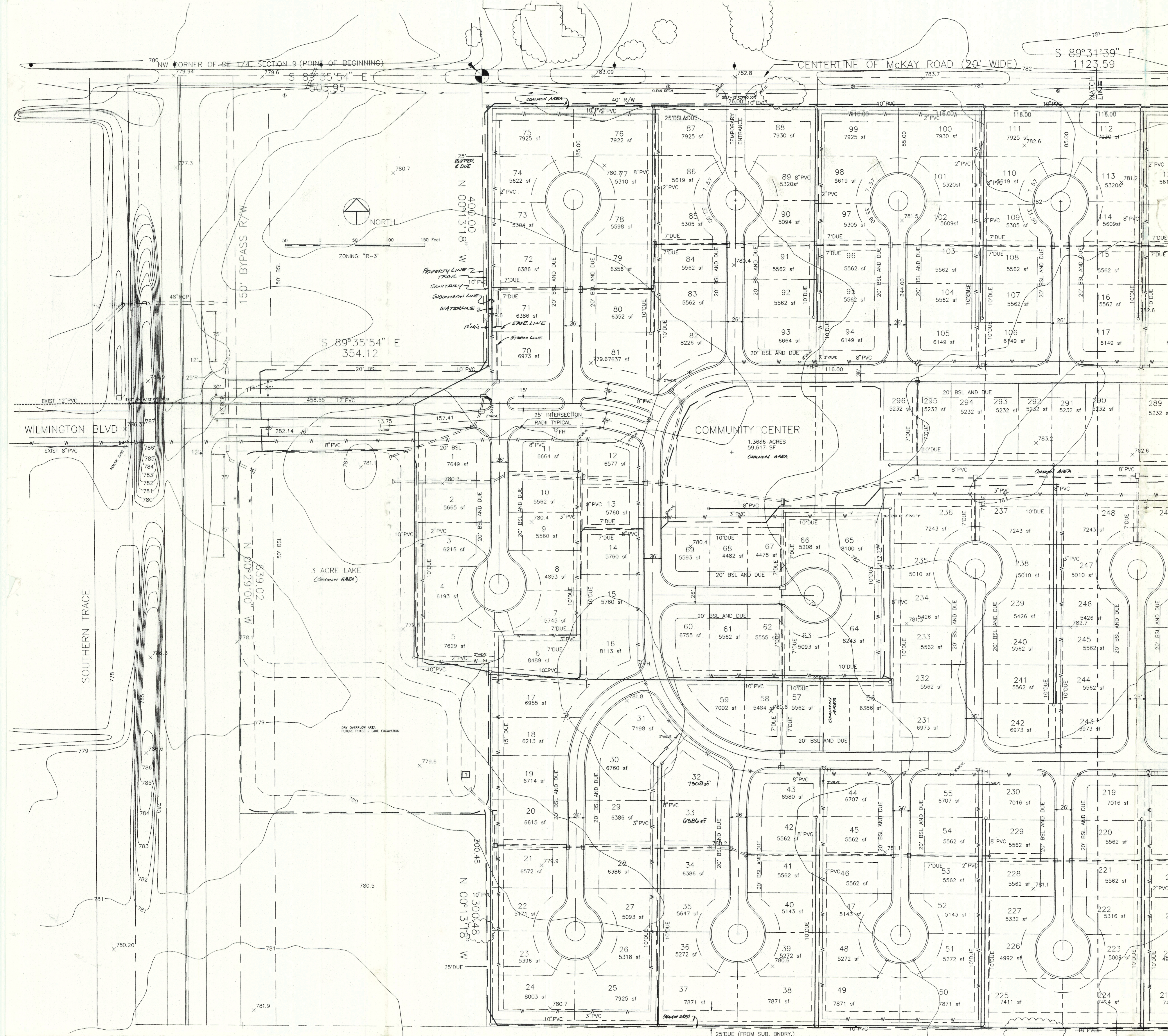
APPROVAL PENDING
NOT FOR
CONSTRUCTION

TWELVE OAKS PUD
Pyatt Builders
Shelbyville, IN

PROJECT NO.
W210678

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546/ax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER



NOTES:

- Streets will be signed "No Parking".
- Street names will be supplied in the near future when park theme is finalized.
- A pedestrian trail will access all lots.
- Front Building Setback Lines will be public Utility Easements. Rear and sideyard Drainage and Utility Easements are private to the owner only for purposes of building setbacks.
- Ordinance does not require side and rear setback minimums and per granted variance all buildings shall be a minimum of 14 feet apart measured between foundations.

SPECIAL NOTES PER STAFF REPORT:

- Vehicle parking lots will be provided in the community Center and Recreational areas.
- ADA Handicap Ramps will be provided at street intersections of the pedestrian pathway.
- All sections of Twelve Oaks will comply with Zoning Commitments of record during the annexation process.
- No on street parking will be allowed. Proper street signage shall be provided (i.e. no parking, speed limit = 20 mph, stop signs, etc.).
- A permanent concrete or wood stoop shall be provided attached to each home.
- No open outside storage will be allowed.
- This is a private community and enforcement of regulations shall be by the Property Management.

DETAILED STANDARDS VARIANCES GRANTED:

- Variance from cul-de-sac radii from 45' minimum to 40' minimum.
- Variance of street separation distance minimum from 250' apart to 232' apart.
- Variance from local street right-of-way standard of 50' to 0' with 26' of private streets to back of curb shown.
- Slidewalk variance along public streets to allow a pedestrian rear yard walkway instead.
- Variance from utility location standards to allow privately maintained storm, sanitary and water lines located in rear yards with all other public utilities in easements in front yards.

LEGAL DESCRIPTION

A part of the North Half of the Southeast Quarter and a part of the North Half of the Southwest Quarter both of Section 9, Township 12 North, Range 7 East, Shelby County, Indiana, described as follows:

Beginning at the Northwest corner of the above described Southeast Quarter of Section 9; thence with the North line of the Quarter South 89 degrees 31 minutes 39 seconds East 1123.59 feet to the Northwest corner of a 5.21 acre tract as described at Deed Record 175, Page 127 in the Office of the Recorder of Shelby County, said point being 160 feet measured at right angles Southwesterly from the centerline of the Penn Central Railroad; thence with the Southwesterly line of said 5.21 acre tract along the following four calls, (1) parallel with said railroad centerline South 49 degrees 17 minutes 30 seconds East 119.50 feet; thence (2) along a curve to the right for a distance of 766.70 feet to a point 157.20 feet measured at right angles Southwesterly from said railroad centerline, said curve having a radius of South 5697 feet and a long chord with a bearing and length of South 43 degrees 27 minutes 55 seconds East 766.12 feet; thence (3) South 41 degrees 38 minutes 06 seconds East 301.50 feet to a point 197.40 feet measured at right angles Southwesterly from said railroad centerline; thence (4) along a curve to the left for a distance of 721.35 feet (formerly described as 719.7 feet) to the South line of the North Half of said Southeast Quarter at a point 249 feet measured Southwesterly from said railroad centerline, said curve having a radius of 5763 feet and a long chord with a bearing and length of South 45 degrees 11 minutes 32 seconds East 720.87 feet; thence with the South line of the Half Quarter North 89 degrees 34 minutes 22 seconds West 2466.89 feet to the Southwest corner of the Half Quarter; thence with the West line of the Half Quarter North 00 degrees 13 minutes 18 seconds West 300.48 feet to a point 1039.00 feet South of the Northwest corner of the Half Quarter; thence parallel with the North line of the above described Southwest Quarter North 89 degrees 35 minutes 54 seconds West 352.12 feet; thence North 00 degrees 29 minutes 00 seconds West 639.02 feet; thence parallel with the North line of said Southwest Quarter South 89 degrees 35 minutes 54 seconds East 354.12 feet to the West line of the aforementioned North Half of the Southeast Quarter; thence with said West line North 00 degrees 13 minutes 18 seconds West 400.00 feet to the Point of Beginning, containing 6.625 acres, more or less, and subject to the right-of-way of the McKay Road on the North line of the tract and also subject to any other existing rights-of-way, easements and restrictions.

Twelve Oaks

Owner(s): W. Taylor Sumnerford Jr.
3149 N. Riley Hwy
Shelbyville, IN 46176

Developer(s): Visions, LLP
522 7th St.
Columbus, IN 47201

Engineer/Surveyor: Franklin Engineering Company
151 W. Jefferson St., Franklin, IN 46131

DESIGNED:

DRAWN:

CHECKED:

PRELIMINARY PLAT

UTILITY PLAN

Twelve Oaks

Franklin Engineering Company

Engineers and Land Surveyors

151 West Jefferson Street
Franklin, Indiana 46131

(317) 736-4549

REVISIONS

DATE	REVISION
8/26/01	TECH. COMM.
9/21/01	SAP REPORT
9/26/01	CULDE SACS
9/26/01	9/17 STAFF LET.

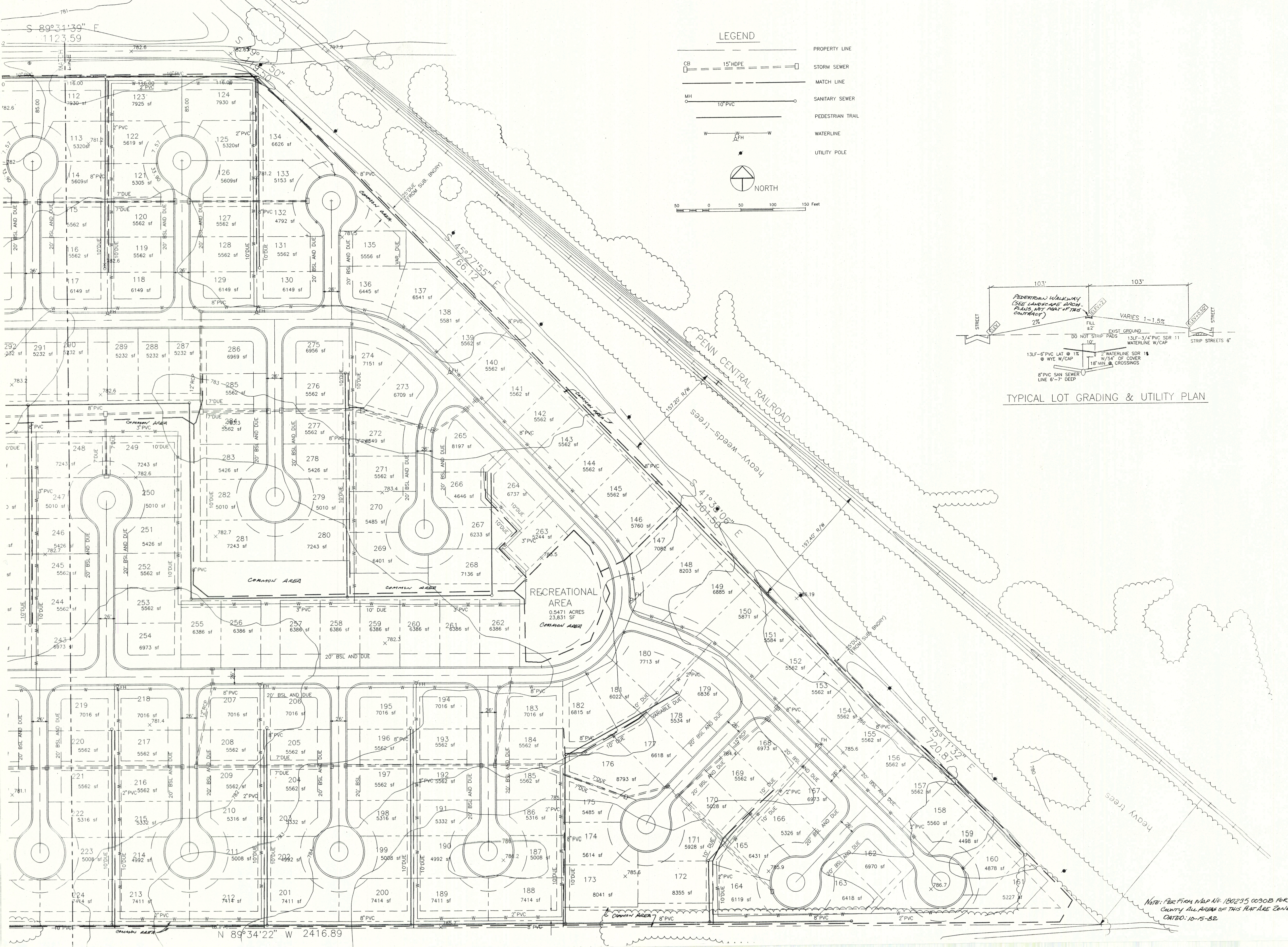
PROJ. NO.

SCALE 1"=60'

DATE 7-24-01

FILE NO. 11116

SHT 1 OF 4



LEGEND

PROPERTY LINE

STORM SEWER

MATCH LINE

SANITARY SEWER

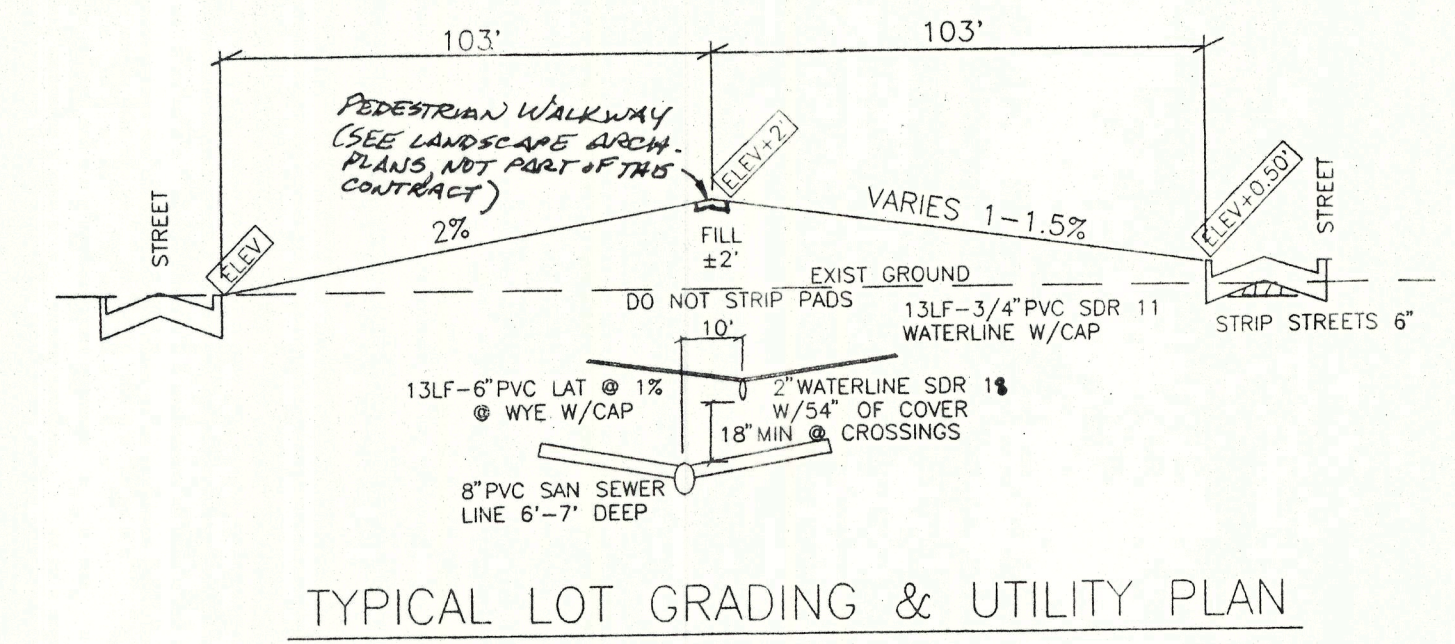
PEDESTRIAN TRAIL

WATERLINE

UTILITY POLE

50 0 50 100 150 Feet

NORTH



SEVEN BRENT WILLIAMS
REGISTERED
No. S0390
STATE OF INDIANA
LAND SURVEYOR

DESIGNED:

DRAWN:

CHECKED:

TWELVE OAKS PRELIMINARY PLAT

UTILITY PLAN

Engineers and Land Surveyors
Franklin Engineering Company
151 West Jefferson Street
Franklin, Indiana 46131
(317) 738-4549
(317) 738-7168

REVISIONS

DATE	REVISION
9/14/01	TECH. CORRECTIONS
9/21/01	STAFF REPORT
9/26/01	CALCULATIONS
9/26/01	1/17 STAFF LET.

PROJ. NO.

SCALE 1"=60'

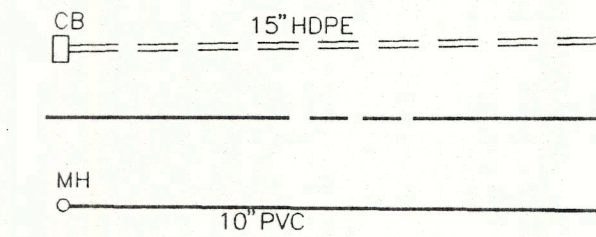
DATE 7-24-01

FILE NO. 11117

SHT 2 OF 4

NOTE: PER FIRM MAP NO. 180235 0090B PER SHELBY COUNTY ALL AREAS OF THIS PLAT ARE CONE "C"
DATED: 10-15-82

LEGEND

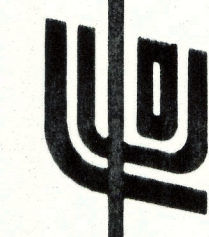


PROPERTY LINE
STORM SEWER
MATCH LINE
SANITARY SEWER
PEDESTRIAN TRAIL
WATERLINE
UTILITY POLE

DESIGNED:
DRAWN:
CHECKED:

TWELVE OAKS PRELIMINARY PLAT
DIMENSIONAL PLAN

Engineers and Land Surveyors
Franklin Engineering Company
151 West Jefferson Street
Franklin, Indiana 46131



REVISIONS

DATE	REVISION
7/13/01	TECH. COMM.
7/13/01	STAFF REVIEW
7/13/01	Calde pcc
7/13/01	1/11/01 LET

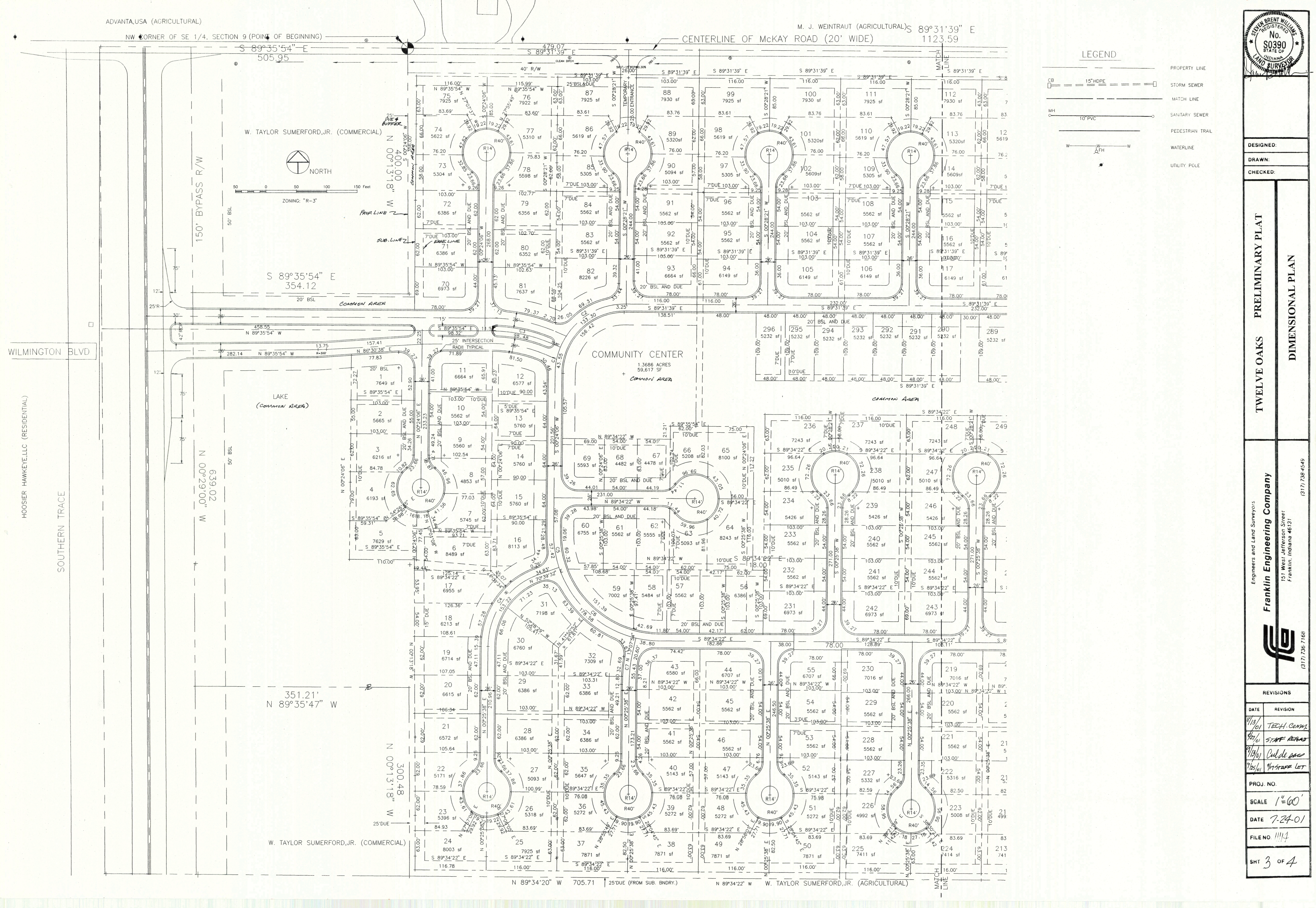
PROJ. NO.

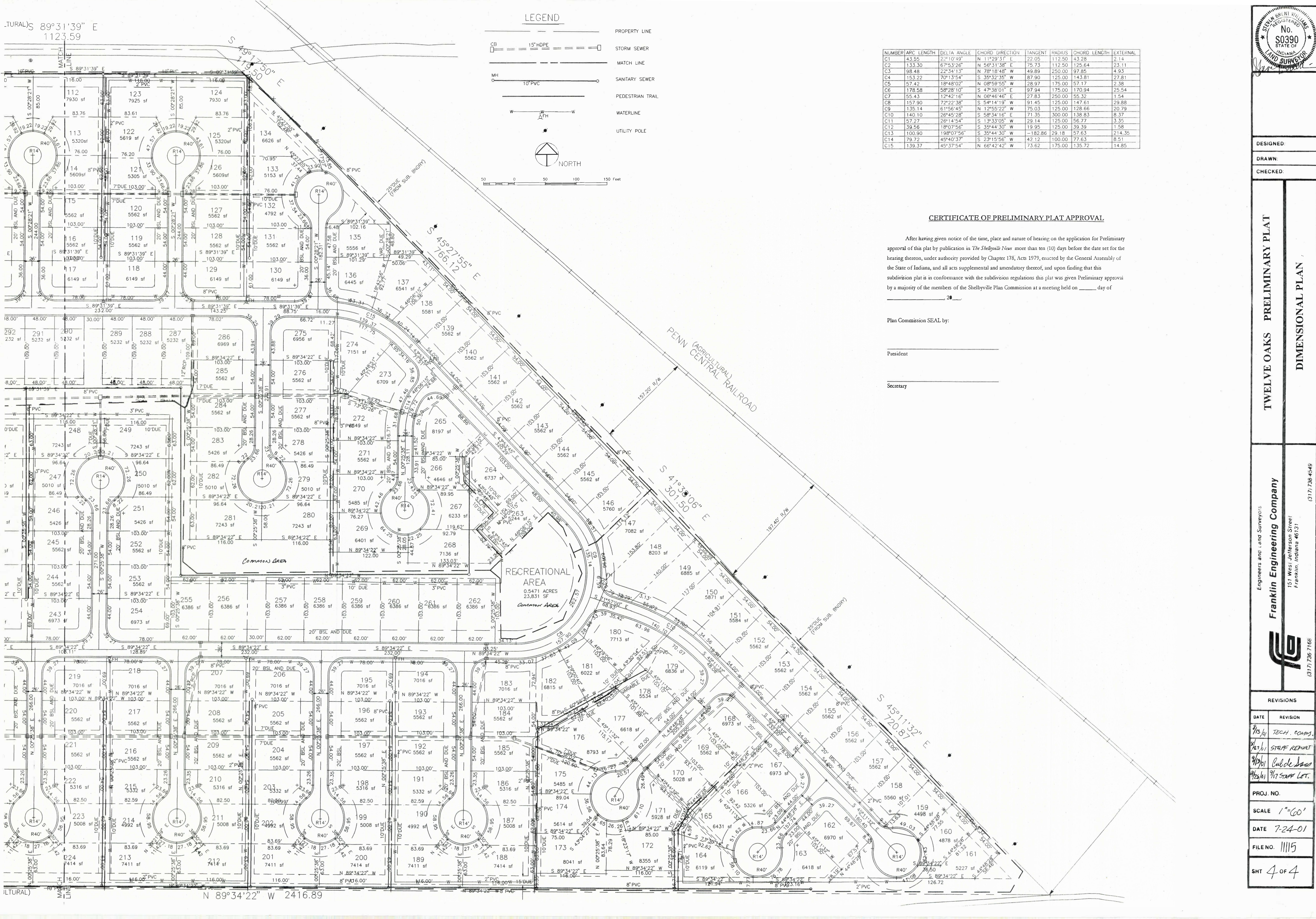
SCALE 1"=60'

DATE 7-24-01

FILE NO 1114

SHT 3 OF 4





NUMBER	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	CHORD LENGTH	EXTERNAL
C1	43.55	2°10'49"	N 11°29'31" E	22.05	112.50	43.28	2.14
C2	133.30	6°53'26"	N 56°31'38" E	75.73	112.50	125.64	23.11
C3	98.48	2°34'13"	N 78°18'48" W	49.89	250.00	97.85	4.93
C4	153.22	70°13'54"	S 35°32'35" W	87.90	125.00	143.81	27.81
C5	57.42	18°48'02"	N 08°58'55" W	28.97	175.00	57.17	2.38
C6	178.58	58°28'10"	S 47°38'01" E	97.94	175.00	170.94	25.54
C7	55.43	12°42'16"	N 06°46'46" E	27.83	250.00	55.32	1.54
C8	157.90	72°22'38"	S 54°14'19" W	91.45	125.00	147.61	29.88
C9	135.14	61°56'45"	N 12°55'22" W	75.03	125.00	128.66	20.79
C10	140.10	26°45'28"	S 58°34'16" E	71.35	300.00	138.83	8.37
C11	57.27	26°14'54"	S 1°33'05" W	29.14	125.00	56.77	3.35
C12	39.56	18°07'56"	S 35°44'30" W	19.95	125.00	39.39	1.58
C13	100.90	198°07'56"	S 35°44'30" W	-182.86	29.18	57.63	214.35
C14	79.72	45°40'37"	S 23°15'56" W	42.12	100.00	77.63	8.51
C15	139.37	45°37'54"	N 66°42'42" W	73.62	175.00	135.72	14.85

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

After having given notice of the time, place and nature of hearing on the application for Preliminary approval of this plat by publication in *The Shelbyville News* more than ten (10) days before the date set for the hearing thereon, under authority provided by Chapter 178, Acts 1979, enacted by the General Assembly of the State of Indiana, and all acts supplemental and amendatory thereof, and upon finding that this subdivision plat is in conformance with the subdivision regulations this plat was given Preliminary approval by a majority of the members of the Shelbyville Plan Commission at a meeting held on _____ day of _____, 20____.

Plan Commission SEAL by:

President _____

Secretary _____

STEVEN BRUNN WILLIAMS
REGISTERED
No. S0390
STATE OF INDIANA
LAND SURVEYOR

DESIGNED

DRAWN

CHECKED

TWELVE OAKS PRELIMINARY PLAT

DIMENSIONAL PLAN

Engineers and Land Surveyors
Franklin Engineering Company
151 West Jefferson Street
Franklin, Indiana 46131
(317) 736-4549
(317) 736-7166

REVISIONS

DATE	REVISION
9/15/01	TECH. CORRS.
9/21/01	SURF. REPORT
9/19/01	Subd. Desc
9/23/01	91% STAFF LET.

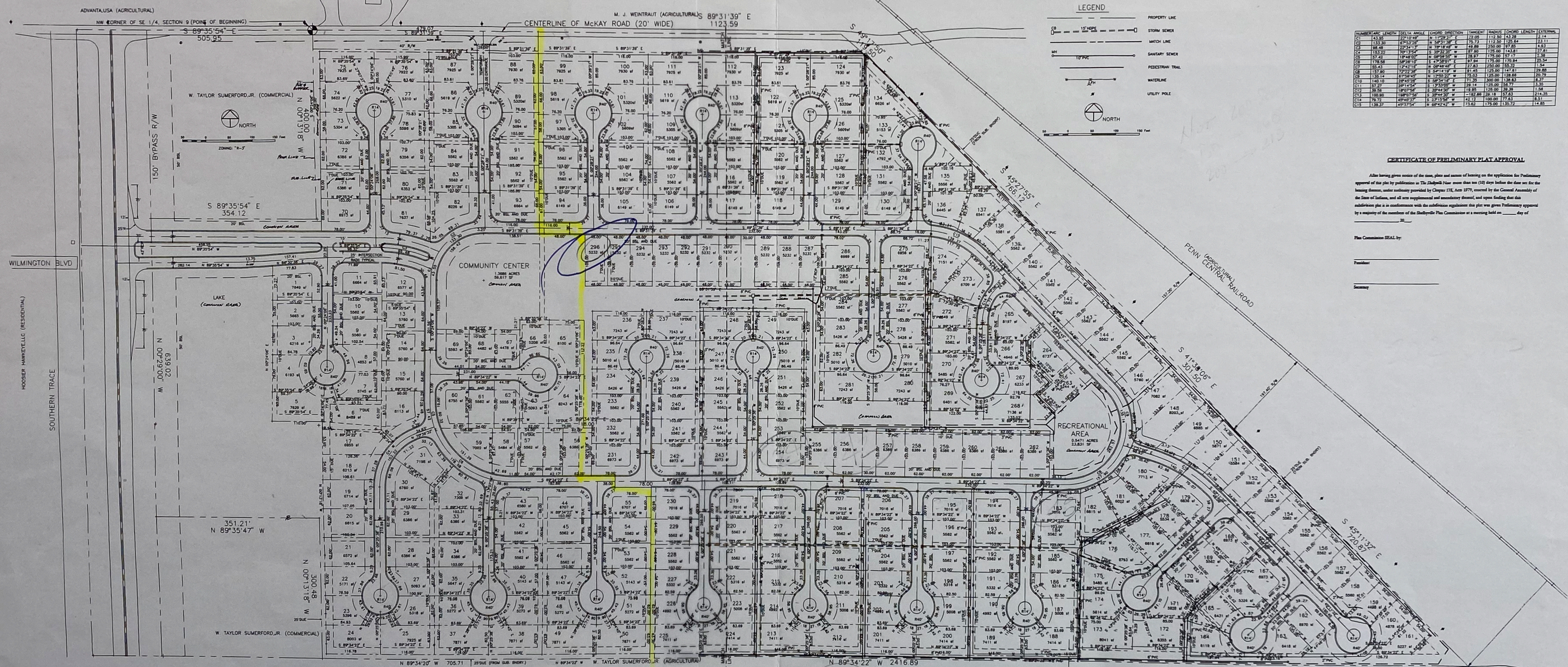
PROJ. NO.

SCALE 1"=60'

DATE 7-24-01

FILE NO. 11115

SHT 4 OF 4



NUMBER	LENGTH	CHORD	DIRECTION	TIME	CHORD	LENGTH	TIME
C1	43.55	22°10'48"	N 17°29'11" E	12.05	N125°E	43.28	12.14
C2	135.30	6°23'05"	N 17°29'11" E	12.05	N125°E	43.28	12.11
C3	188.48	1°18'48"	N 17°29'11" E	12.05	N125°E	43.28	12.03
C4	183.22	30°13'34"	S 30°23'26" W	87.80	N250°E	147.81	87.81
C5	175.48	1°24'08"	N 17°29'11" E	12.05	N125°E	43.28	12.11
C6	178.58	52°28'12"	S 14°29'30" W	87.80	N250°E	147.81	87.81
C7	150.43	1°24'08"	N 17°29'11" E	12.05	N125°E	43.28	12.11
C8	150.43	1°24'08"	N 17°29'11" E	12.05	N125°E	43.28	12.11
C9	130.14	81°50'40"	S 17°29'11" E	75.63	N250°E	147.81	75.59
C10	130.14	81°50'40"	S 17°29'11" E	75.63	N250°E	147.81	75.59
C11	87.37	20°14'54"	S 17°29'11" E	75.63	N250°E	147.81	75.59
C12	87.37	20°14'54"	S 17°29'11" E	75.63	N250°E	147.81	75.59
C13	100.80	18°00'50"	S 30°23'26" W	142.88	N250°E	147.81	142.85
C14	76.72	40°59'16"	S 23°29'40" W	127.12	N250°E	147.81	127.15

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

After having given notice of the time, place and nature of hearing on the application for Preliminary approval of the plan by publication in The Shattysville News more than ten (10) days before the date set for the hearing thereof, under authority provided by Chapter 17B, Act 1979, enacted by the General Assembly of the State of Indiana, and all acts supplemental and amendatory thereof, and upon finding that this subdivision plan is in conformance with the subdivision regulations this plan was given Preliminary approval by a majority of the members of the Shattysville Plan Commission at a meeting held on _____ day of _____.

Place Commission SEAL by:

President

Summary

DES
DRA
CNE

TWELVE OAKS PRELIMINARY PLAT

In Engineering Company

REVISION	
DATE	REV
7/3/91	2224
7/7/91	STUFF
7/10/91	Calc
7/11/91	7/7 SC
PROJ. NO.	
SCALE 1"=1'	
DATE 7-24	
FILE NO. 11115	
SHEET 4 OF 4	