

ADAM M. RUDE  
DIRECTOR



Allan Henderson  
DEPUTY DIRECTOR

## PLAN COMMISSION

**Meeting Date:** 05/23/2022

Case Number and Name:	PC 2022-10 Isabelle Farms Preliminary Plat			
Petitioner's Name:	Arbor Homes			
Owner's Name:	Arbor Homes			
Petitioner's Representative:	Lantz McElroy - Arbor Homes			
Address of Subject Property:	Approx. 1350 N Riley Highway; The property is generally bound by N. Riley Highway on the East, Rolling Ridge and Fountain Lake Neighborhoods to the North, Michigan Road to the West, and St Luke's Church and the former gravel pit to the South.			
Subject Property Zoning Classification:	PD- Planned Development			
Comprehensive Plan Future Land Use:	Single Family Residential			
	North	East	South	West
Surrounding Properties' Zoning Classification:	R1 – Single Family Residential	IG- General Industrial & BH - Business Highway	BH - Business Highway	IG- General Industrial & IS - Institutional
Surrounding Properties' Comprehensive Plan Future Land Use:	Single-Family Residential	Heavy-Medium Industrial	Commercial	Heavy-Medium Industrial
History:	The subject property has always been utilized for agricultural production, but in 2019 a petition was filed for PUD Concept Plan approval (PC 2019-18). In early 2020, the Concept Plan petition was granted approval, and in July 2021, a PUD Detail Plan (PC 2021-08) was heard and approved.			
Vicinity Map:				
Action Requested:	Preliminary Plat Approval for a 254 lot residential subdivision, with no waiver requests.			

1. The preliminary plat consists of 254 residential lots, on approximately 82.5 acres. The construction will be phased in over four (4) sections; the first containing 49 lots, the second containing 84 lots, the third containing 60 lots, and the fourth containing 61 lots.
  2. There are previously “stubbed” roads to the north, located in the Rolling Ridge addition, and two of the roads will be connected to the proposed subdivision, pursuant to the requirements of the UDO and the PUD ordinance. Those roads are Rolling Ridge Road and Crest Drive.
  3. In addition to the two road connections to the north, the development will have one entrance on N. Riley Highway, and one entrance on Michigan Road.
  4. The north end of the property has a mature wooded area approximately 9 acres in size which will be preserved as much as possible, and retained as common space for the development.
  5. The development will have a centralized park space and shelter house on the southern end of the wooded area, with walking paths running throughout the neighborhood and connecting to N. Riley Highway and Michigan Road.
  6. The drainage system is designed with three ponds on the eastern end of the development, with an outlet discharging into the roadside ditch on the east side of N. Riley Highway. In connection with this development, the petitioner will be making improvements to the roadside ditch system to account for their impact to the system.
  7. The PUD Detail Plan (Development Standards for the Subdivision) have previously been approved by the Council and dictate the standards by which the subdivision must develop.
- 

1. Pursuant to Section 9.05 (D) of the City of Shelbyville Unified Development Ordinance, the Plan Commission SHALL APPROVE the Preliminary Plat if the following criteria has been satisfied:
  - a. **Satisfies the applicable requirements of Article 6.** During the Technical Review Committee process, Planning Staff were able to conduct a comprehensive review of the submitted plans and identify any deficiencies that existed at that time. Those items, and the petitioner’s responses are listed below:
    - i. Covenant Standards - The petitioner needed to provide a copy of the Declarations, Covenant, Conditions and Restrictions “DCCRs” to ensure compliance. The petitioner has since supplied staff with a copy of these DCCRs and staff has confirmed compliance with UDO requirements
    - ii. Easement Standards - The initial submission provided 15’ utility easements in the front yards, when the ordinance requires 20’ minimum utility easements in all front yards. The petitioner has revised the plans and many of the easements have been converted to 20’ wide easements, but a few are still 15’ easements. In speaking with the petitioner, **this was a drafting error and they just need to make this correction and resubmit back to staff.**
    - iii. Lot Standards - The petitioner needed to provide a phasing plan to show how sections would be phased in over time. The petitioner has supplied a phasing plan for the entire subdivision, showing that

an appropriate number of ingress/egress is in place for the number of lots in each phase.

- iv. Sidewalk and Pedestrian Path Standards - The previously submitted plans did not include sidewalk widths.

The petitioner has since revised the plans to include a typical cross-section ensuring the sidewalks all meet the minimum width.

- v. All other requirements were satisfied in advance of the Technical Review Committee and were reviewed for compliance by the Planning Staff.

- b. **Satisfies any other applicable provisions of the Unified Development Ordinance.** Due to this project being a PUD, there are additional requirements imposed by the PUD Ordinance (Ord. No. 21-2905) that was adopted by the Common Council in July of 2021. Those added requirements are:

- i. Perimeter Landscape Standards - The development is required to provide a 30' wide landscape area, along N. Riley Highway and Michigan Road with a set number of planting types. The petitioner has satisfied this requirement in their submitted plans.
- ii. Intersection Off-sets - All intersection centerlines must be separated by at least 170'. All intersections meet or exceed this requirement.
- iii. Street Geometric Design Standards - All streets must be a minimum of 52' wide, measured from the back-of-curb to the back-of-curb, and they must include a 5' wide planting strip, and parking on one side of the street. This is the exact geometry that is being provided, except for a few areas where a larger sidewalk/trail is being utilized, but this change did not decrease the road width or the planting strip, but rather just an increase in the size of the Public Right-of-Way.
- iv. Street Trees - A street tree shall be required for each lot in the subdivision. The petitioner has met, and exceeded this requirement in their landscaping plan.
- v. The petitioner has satisfied all the requirements of the PUD Ordinance for this development.

STAFF RECOMMENDATION: Approval, subject to the following condition(s):

1. Revise and resubmit plans to correct the size of the front yard utility easements from 15' to 20'

**Preliminary Plat: PC 2022-10, Isabelle Farms Preliminary Plat**  
**Findings Of Fact By The Shelbyville Plan Commission**  
**Staff Prepared**

Motion:

(I) would like to make a motion to approve the Preliminary Plat as presented to this body, including the suggested conditions, pursuant to the planning staff's report and Findings of Fact

- ☐ **The proposed preliminary plat is consistent with the subdivision control regulations and the development standards for the applicable zoning district, as outlined in the planning staff's report.**
- ☐ The proposed preliminary plat is not consistent with the subdivision control regulation and the development standards for the applicable zoning district, as outlined in the planning staff's report.
- ☐ **The proposed preliminary plat is consistent with any other applicable standards of the Unified Development Ordinance, as outlined in the planning staff's report.**
- ☐ The proposed preliminary plat is not consistent with any other applicable standards of the Unified Development Ordinance, as outlined in the planning staff's report.

Additional Conditions Imposed by the Shelbyville Plan Commission:

1.

2.

3.

Shelbyville Plan Commission

By: \_\_\_\_\_  
Chairperson

Attest: \_\_\_\_\_  
Adam M. Rude, Secretary





# MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

Shelbyville Plan Commission  
44 West Washington Street  
Shelbyville, IN 46176  
P: 317.392.5102

For Office Use Only

Case #: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
Fees: \_\_\_\_\_

Approved Denied

## 1. Applicant/Property Owner

### Applicant:

Name: Arbor Homes  
Address: 9225 Harrison Park Ct.  
Indianapolis, IN 46216  
Phone Number: (317) 842-1875  
Fax Number: \_\_\_\_\_  
E-mail Address: lantzm@yourarborhome.com

### Owner:

Name: Arbor Homes  
Address: 9225 Harrison Park Ct.  
Indianapolis, IN 46216  
Phone Number: (317) 842-1875  
Fax Number: \_\_\_\_\_

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

### Attorney/Contact Person:

Name: Projects Plus  
Address: 1257 Airport Parkway, Suite A  
Phone Number: (317) 882-5003  
Email: jheck@projectsplus.org

### Project Designer:

Name: Projects Plus  
Address: 1257 Airport Parkway, Suite A  
Phone Number: (317) 882-5003  
Email: jheck@projectsplus.org

## 3. Project Information:

Address/Location of Property: Approx. 1350 N Riley Highway  
Shelbyville, IN 46176  
Proposed Name of Subdivision: Isabelle Farms  
Area in Acres: 82.514

Current Zoning: PUD  
Proposed Use: Residential  
Proposed Number of Lots: 254

## 4. Waivers:

Are any waivers to the requirements, standards or specifications of the Shelbyville Subdivision Control Ordinance being requested?

X No Yes (specify request and Section Number): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 5. Attachments:

Please see checklist for detailed information about the required attachments.

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Preliminary Plat     | <input type="checkbox"/> Subdivision Covenants             |
| <input checked="" type="checkbox"/> Vicinity Map         | <input checked="" type="checkbox"/> Drainage Plan & Report |
| <input type="checkbox"/> Contiguous Holdings Map         | <input type="checkbox"/> Engineering Capacity Report       |
| <input type="checkbox"/> Subdivision Phasing Description | <input checked="" type="checkbox"/> Application Fee        |

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

Signature of Applicant: Lantz McElroy Date: 4/11/2022

State of Indiana )  
County of Shelby ) SS:

Subscribed and sworn to before me this 11<sup>th</sup> day of April, 2022

Tina K Hartgrove , Tina K. Hartgrove  
Notary Public - Signed Printed

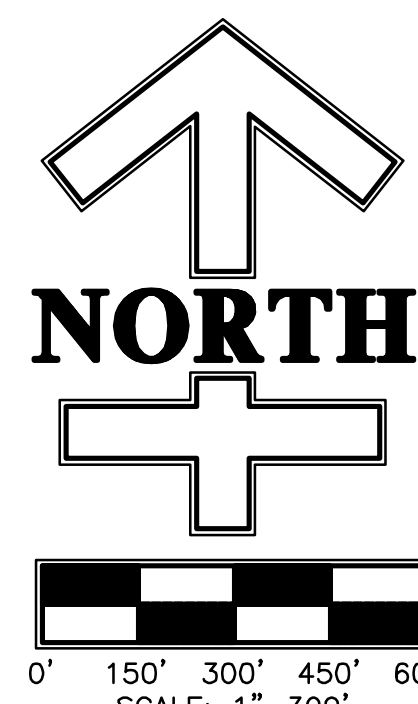
Residing in Shelby County My Commission expires Feb. 5, 2028





# PRELIMINARY PLAT FOR ISABELLE FARMS

## CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA



### LEGAL DESCRIPTION

OVERALL DESCRIPTION  
(82.515 ACRE TRACT)

PART OF THE SOUTHWEST QUARTER OF SECTION 29, PART OF THE SOUTHEAST QUARTER OF SECTION 30 AND PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 7 EAST OF THE SECOND PRINCIPAL MERIDIAN, SHELBY COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG THE SOUTH OF SAID SOUTHEAST QUARTER SOUTH 89 DEGREES 34 MINUTES 19 SECONDS WEST (BEARING BASED ON STATE PLANE COORDINATES) 576.73 FEET TO THE SOUTHEAST CORNER OF INSTRUMENT NUMBER 0105808 AS RECORDED IN THE OFFICE OF THE RECORDER OF SHELBY COUNTY, INDIANA; THENCE ALONG THE EAST LINE OF THEREOF NORTH 00 DEGREES 25 MINUTES 53 SECONDS WEST 800.00 TO THE SOUTHEAST CORNER OF DEED RECORD 228, PAGE 285 AS RECORDED IN THE OFFICE OF SAID RECORDER; THE NEXT TWO (2) COURSES ARE ALONG THE EAST AND NORTH LINES THEREOF; 1) THENCE NORTH 01 DEGREE 31 MINUTES 07 SECONDS WEST 470.00 FEET TO THE NORTHEAST CORNER OF SAID DEED RECORD 228, PAGE 285; 2) THENCE SOUTH 89 DEGREES 34 MINUTES 19 SECONDS WEST 646.28 FEET TO THE CENTER OF MICHIGAN ROAD; THENCE ALONG THE CENTER OF SAID MICHIGAN ROAD NORTH 22 DEGREES 44 MINUTES 02 SECONDS WEST 311.70 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE ALONG LAST SAID WEST LINE NORTH 01 DEGREE 22 MINUTES 32 SECONDS WEST 308.75 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 23 SECONDS EAST 2439.71 FEET TO THE NORTHWEST CORNER OF INSTRUMENT NUMBER 2013008490 AS RECORDED IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE WEST LINES OF INSTRUMENT NUMBER 2013008490, INSTRUMENT NUMBER 2015004126 AND INSTRUMENT NUMBER 2017007212 AS RECORDED IN THE OFFICE OF SAID RECORDER SOUTH 01 DEGREE 25 MINUTES 03 SECONDS EAST 450.00 FEET TO THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2017007212; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89 DEGREES 58 MINUTES 23 SECONDS EAST 240.00 FEET; THENCE SOUTH 01 DEGREE 25 MINUTES 03 SECONDS EAST 17.71 FEET TO THE NORTH LINE OF INSTRUMENT NUMBER 9905390 AS RECORDED IN THE OFFICE OF SAID RECORDER; THE NEXT THREE (3) COURSES ARE ALONG SAID NORTH LINE; 1) THENCE NORTH 89 DEGREES 28 MINUTES 33 SECONDS WEST 240.00 FEET; 2) THENCE SOUTH 61 DEGREES 01 MINUTES 09 SECONDS WEST 101.46 FEET; 3) THENCE SOUTH 74 DEGREES 44 MINUTES 54 SECONDS WEST 25.73 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE THEREOF AND THE WEST LINE OF INSTRUMENT NUMBER 2017004518 AS RECORDED IN THE OFFICE OF SAID RECORDER SOUTH 01 DEGREE 25 MINUTES 03 SECONDS EAST 350.58 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID INSTRUMENT NUMBER 2017004518 SOUTH 89 DEGREES 28 MINUTES 33 SECONDS EAST 355.00 FEET; THENCE SOUTH 01 DEGREE 25 MINUTES 03 SECONDS EAST 482.89 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE ALONG THE SOUTHWEST QUARTER NORTH 89 DEGREES 28 MINUTES 33 SECONDS WEST 17.65 FEET TO A NON-TANGENT CURVE CONCAVE WESTERLY THE RADIUS POINT OF SAID CURVE BEARS NORTH 85 DEGREES 06 MINUTES 39 SECONDS WEST 1537.17 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 04 MINUTES 11 SECONDS 182.84 FEET TO THE NORTH LINE OF INSTRUMENT NUMBER 2013006580 AS RECORDED IN THE OFFICE OF SAID RECORDER; THE NEXT TWO (2) COURSES ARE ALONG THE NORTH AND WEST LINES THEREOF; 1) THENCE NORTH 89 DEGREES 09 MINUTES 56 SECONDS WEST 272.25 FEET; 2) THENCE SOUTH 00 DEGREES 35 MINUTES 05 SECONDS EAST 150.00 FEET TO THE NORTH LINE OF DEED RECORD 212, PAGE 358 AS RECORDED IN THE OFFICE OF SAID RECORDER; THE NEXT TWO (2) COURSES ARE ALONG THE NORTH AND WEST LINES THEREOF; 1) THENCE NORTH 89 DEGREES 09 MINUTES 56 SECONDS WEST 259.87 FEET; 2) THENCE SOUTH 00 DEGREES 35 MINUTES 05 SECONDS EAST 500.00 FEET TO THE NORTH LINE OF INSTRUMENT NUMBER 0310851 AS RECORDED IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 52 MINUTES 12 SECONDS WEST 768.49 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 53 MINUTES 42 SECONDS WEST 800.53 FEET TO THE POINT OF BEGINNING CONTAINING 82.515 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

PREPARED BY: JEFFREY D. KNARR, P.S. PROJECTS PLUS 1257 AIRPORT PARKWAY, SUITE A, GREENWOOD, INDIANA 46143 (317) 882-5003 EX 301.

### BENCHMARK INFORMATION

SITE ELEVATIONS ARE BASED ON GPS GEOID "G2012bu7" USING A PROJECTION OF "INDIANA EAST" AND DATUM NAD83 NO TRANS.

ONSITE BENCHMARK - ELEVATION 767.22 (NAVD 1983)  
TOP OF SANITARY SEWER CASTING APPROXIMATELY 581' SOUTH OF THE INTERSECTION OF ROLLING RIDGE ROAD AND GATEWAY DRIVE, 23 FEET OFF CENTERLINE OF ROLLING RIDGE ROAD.

### FLOOD INFORMATION

THE ACCURACY OF THE FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF SHELBY COUNTY, INDIANA, COMMUNITY PANEL #18145C0116C AND COMMUNITY #18145C0117C DATED NOVEMBER 5, 2014, THE DESCRIBED REAL ESTATE LIES WITHIN ZONE "X", WHICH IS DEFINED AS "AREA OF MINIMAL FLOOD HAZARD".

### STATEMENT OF PROPOSED USE:

PROPOSED SITE TO BE FOR 254 SINGLE FAMILY RESIDENTIAL LOTS. PROPOSED STARTING DATE OF CONSTRUCTION IS FALL 2022 AND COMPLETED APPROXIMATELY FALL 2027.

### TECHNICAL REVIEW COMMITTEE SIGNATURE TABLE

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EMAIL: cchatain@rse.coop  
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ANDREA CASEY/MOSTAFA KHALILAD  
CENTERPOINT ENERGY  
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### LIST OF ADJOINERS (250' FROM PROPERTY)

1687 N MICHIGAN LLC  
345 W BROADWAY ST  
SHELBYVILLE, IN 46176

ADAMS, ROBERT  
1453 N RILEY HWY  
SHELBYVILLE, IN 46176

BELLES, ROBERT E & M RUTH  
1410 N MICHIGAN RD  
SHELBYVILLE, IN 46176

BROKERING, RODNEY W  
1672 N MICHIGAN RD  
SHELBYVILLE, IN 46176

BURNSIDE LLC  
1849 E 350 S  
SHELBYVILLE, IN 46176

CAMPBELL CEMETERY  
210 COLUMBIA AVE  
SHELBYVILLE, IN 46176

DEAN, WILLIAM F & HALL  
SANDHAW HAW 1/2 E  
1565 N RILEY HWY  
SHELBYVILLE, IN 46176

H2Z LLC  
P O BOX 411  
KENDALLVILLE, IN 46755

DEARINGER, PAMELA J REVOCABLE TRUST  
1572 EDGEHILL DR  
SHELBYVILLE, IN 46176

EUELL, SYLVESTER & CORINNE  
1289 N MICHIGAN RD  
SHELBYVILLE, IN 46176

GARLAND, JERRY A & JENNIFER H &  
1571 EDGEHILL DR  
SHELBYVILLE, IN 46176

GLORYLAND UNITED BAPTIST CHURCH  
1047 SPRINGWATER DR  
GREENWOOD, IN 46143

GOOD, WARREN R  
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SHELBYVILLE, IN 46176

GORDON FARMS LLC  
1700 WEST 42ND STREET  
INDIANAPOLIS, IN 46208

LAN, HERBERT A & LISA D  
1315 N RILEY HWY  
SHELBYVILLE, IN 46176

LANIMLE, LYLE W & TERESA A  
1473 N RILEY HWY  
SHELBYVILLE, IN 46176

LOVITT, WILLIAM L SR & VICTORIA J & SPOUSE, KENT L TRUSTS  
212 FOUNTAIN LAKE DRIVE SOUTH  
SHELBYVILLE, IN 46176

MARTIZALL, JONI ELIZABETH  
1573 CREST DR  
SHELBYVILLE, IN 46176

MATNEY, REBECCA J REVOCABLE TRUST  
203 FOUNTAIN LAKE DR S  
SHELBYVILLE, IN 46176

MCCLORY, MILFORD D  
1571 CREST DR  
SHELBYVILLE, IN 46176

NEWMAN, DAVID W & HEIDI L H&W  
199 FOUNTAIN LAKE DR  
SHELBYVILLE, IN 46176

NICHOLSON, MATTHEW W & JENNIFER L  
1680 FOUNTAIN LAKE DR E  
SHELBYVILLE, IN 46176

RANKIN, TRAVIS D  
208 FOUNTAIN LAKE DR S  
SHELBYVILLE, IN 46176

PARKSIDE APARTMENTS INC  
15 HENRY ST  
SHELBYVILLE, IN 46176

PARSLY, DANIEL A  
1681 FOUNTAIN LAKE DR W  
SHELBYVILLE, IN 46176

PECK, TY A & JULIE J  
209 FOUNTAIN LAKE DR S  
SHELBYVILLE, IN 46176

PETERSON, TREVIN  
5243 N MORNING DOVE CIR  
LEHULT 804043

POVINELLI, RONALD R  
1394 N MICHIGAN RD  
SHELBYVILLE, IN 46176

PROTESTANT EPISCOPAL CHURCH  
DIOCESE OF INDIANAPOLIS  
1100 WEST 42ND STREET  
INDIANAPOLIS, IN 46208

REED REAL ESTATE II LLC AN INDIANA LIMITED LIABILITY COMPANY  
PO BOX 141  
SHELBYVILLE, IN 46176

ROSS, R BRENT & CYNTHIA C  
1392 N MICHIGAN RD  
SHELBYVILLE, IN 46176

RYOBI DIE CASTING (USA) INC  
800 MAUSOLEUM DR  
SHELBYVILLE, IN 46176

SAMARAS, GEORGE A & CATHY S  
H & W  
200 FOUNTAIN LAKE DR SOUTH  
SHELBYVILLE, IN 46176

SAPP, JESSE JAMES  
207 FOUNTAIN LAKE DR  
SHELBYVILLE, IN 46176

SEB, LLC  
1340 N MICHIGAN RD  
SHELBYVILLE, IN 46176

SCHULER, DUANE P & DIANE L  
1574 ROLLING RIDGE RD  
SHELBYVILLE, IN 46176

SHAWER, BRIAN D & JACKIE L  
ANIL  
205 FOUNTAIN LAKE DR S  
SHELBYVILLE, IN 46176

SHELBY COUNTY BOARD OF COMM  
25 W POLK ST RM 206  
SHELBYVILLE, IN 46176

SHELBYVILLE MAUSOLEUM CO  
P O BOX 923  
KETCHUM JD 83340

SMITH, JOHN C & RHONDA K  
1574 CREST DR  
SHELBYVILLE, IN 46176

ST MARK LUTHERAN CHURCH  
1580 N MICHIGAN RD  
SHELBYVILLE, IN 46176

STEPHENS, CHRISTOPHER S  
194 FOUNTAIN LAKE DR S  
SHELBYVILLE, IN 46176

SUMERFORD LAND TRUST I WITH ANDREW W SUMERFORD & TODD KUNTZ AS TRUSTEES  
1849 E 350 S  
SHELBYVILLE, IN 46176

TRESLER, DONNIE D  
197 FOUNTAIN LAKE DR S  
SHELBYVILLE, IN 46176

TROUT, BRADLEY F & LEIGH ANN  
196 FOUNTAIN LAKE DR  
SHELBYVILLE, IN 46176

VANMETTER, LARRY & JACKSON, MARY MARGARET  
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SHELBYVILLE, IN 46176

VAUGHN REAL ESTATE HOLDINGS LLC  
PO BOX 368  
SHELBYVILLE, IN 46176

WARD, MICHAEL ALLEN  
1571 ROLLING RIDGE RD  
SHELBYVILLE, IN 46176

WELLS, MONICA L & GOMEZ, HECTOR ADELMO PEREZ JT/ROS  
1471 N RILEY HWY  
SHELBYVILLE, IN 46176

WEST, JENNIFER & KNUFL, DARRIN E W&H  
1571 ROLLING RIDGE RD  
SHELBYVILLE, IN 46176

WINKLER, NORMAN & SUSAN ANN  
205 FOUNTAIN LAKE DR S  
SHELBYVILLE, IN 46176

WRIGHT, JOHN W & CARLA L  
198 FOUNTAIN LAKE DR SOUTH  
SHELBYVILLE, IN 46176

YOSHIDA, AKIRA & HATSUKO  
1573 ROLLING RIDGE RD  
SHELBYVILLE, IN 46176

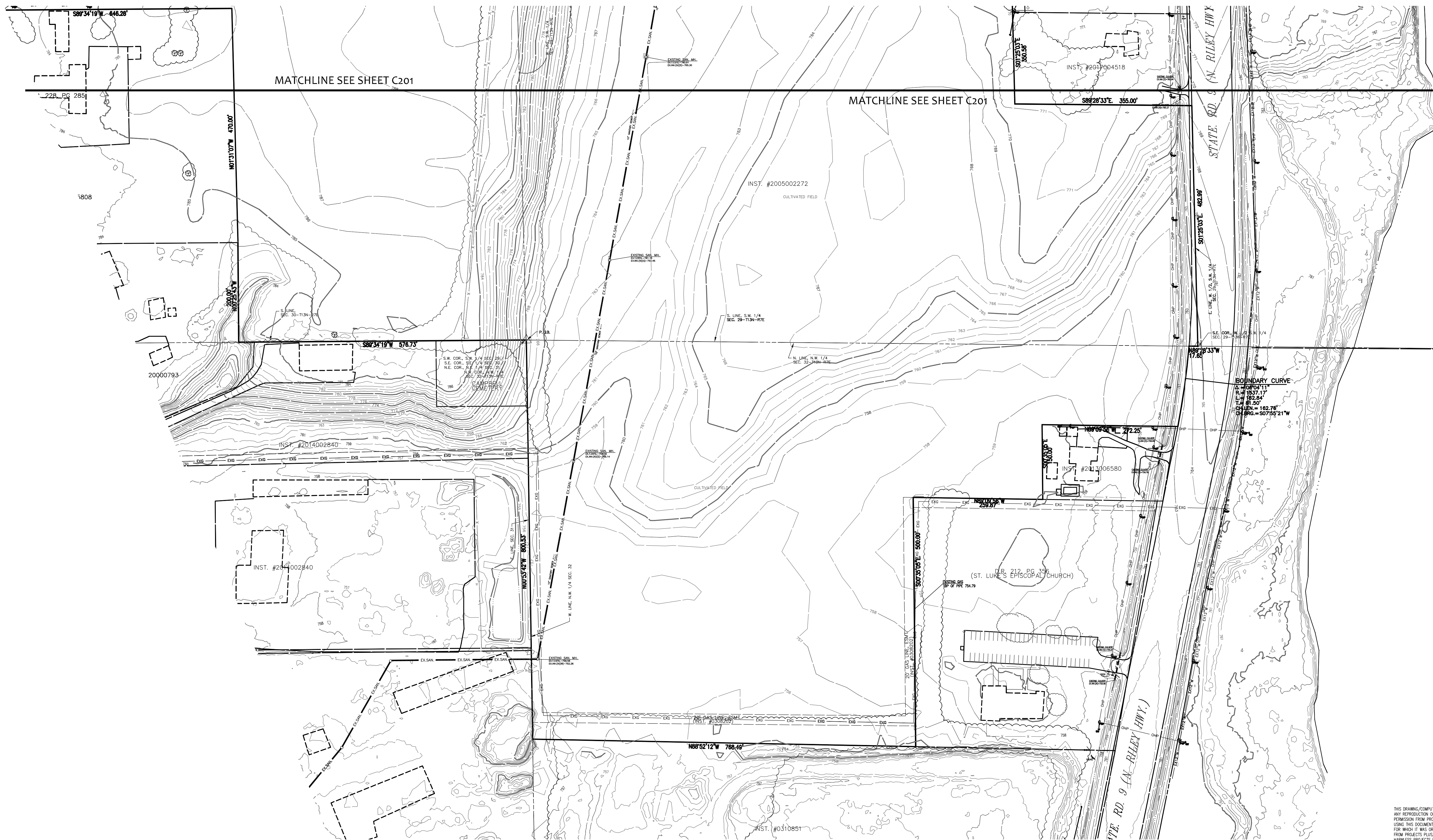
ZIMMERMAN, GREG A & NORMA J  
1572 CREST DR  
SHELBYVILLE, IN 46176



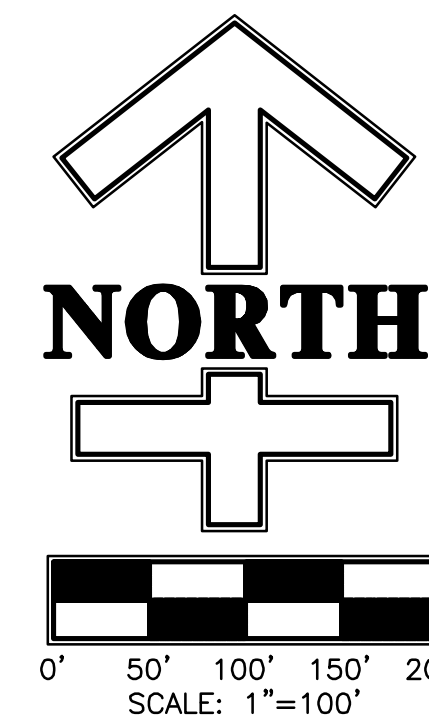
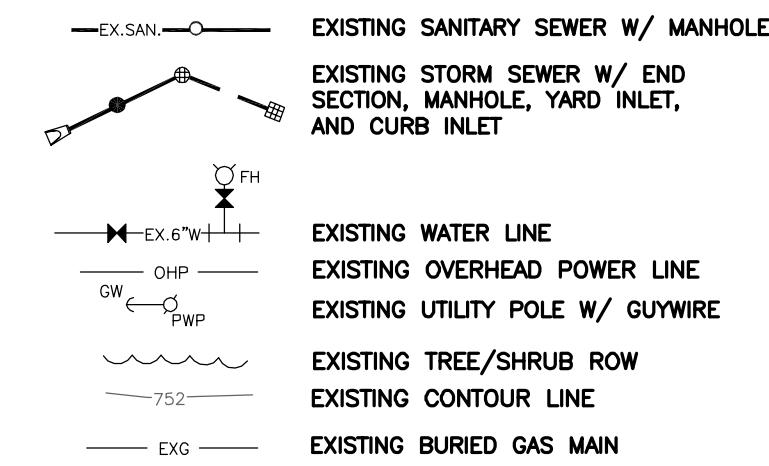









EXISTING LEGEND :



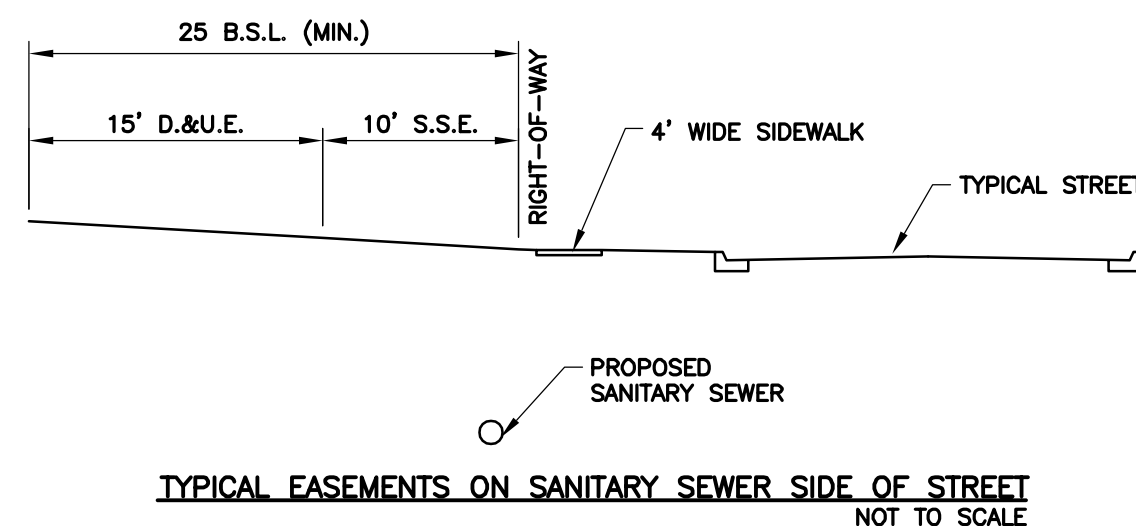
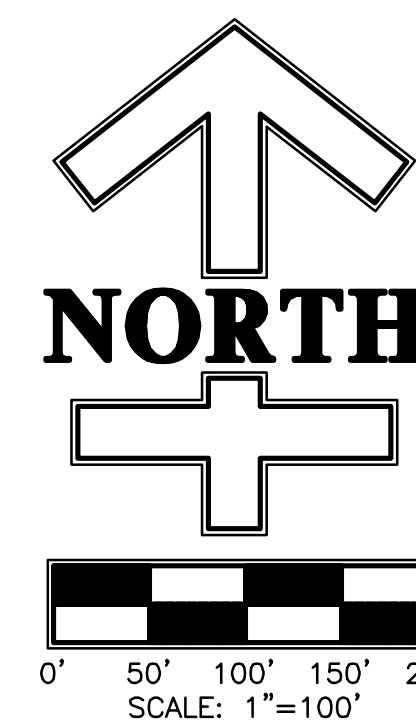
## BENCHMARK INFORMATION

SITE ELEVATIONS ARE BASED ON GPS GEOID "G2012bu7" USING A PROJECTION OF "INDIANA EAST" AND DATUM NAD83 NO TRANS.

ONSITE BENCHMARK - ELEVATION 767.22 (NAVD 1983)  
TOP OF SANITARY SEWER CASTING APPROXIMATELY 581' SOUTH OF THE INTERSECTION OF ROLLING RIDGE  
ROAD AND GATEWAY DRIVE, 23 FEET OFF CENTERLINE OF ROLLING RIDGE ROAD.

<div style="display: flex; justify-content: space-between;"> <div> <b>PROJECTS <i>plus</i></b>  <div style="border: 1px solid black; padding: 2px; display: inline-block;">GREENWOOD SURVEYING COMPANY</div> </div> <div>           SITE ENGINEERING-LAND SURVEYS-CONSTRUCTION LAYOUT            1251 Alpaugh Farm Rd., Suite 204, Indiana 46163            (317)-882-5003         </div> </div>		<div style="display: flex; justify-content: space-between;"> <div>           PROJECT            PRELIMINARY PLAT FOR            ISABELLE FARMS            CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA         </div> <div>           SCALE            1" = 100'            DRAWN            JPH            CHECKED            JPH            CERTIFIED            JKS         </div> </div>		SYMBOL	REVISION	DATE
<div style="display: flex; justify-content: space-between;"> <div> <b>SEAL</b>    <i>Jeffrey K. Smith</i>            4/12/22         </div> <div>           JOB NUMBER  <b>19027</b> </div> </div>		SHEET				
		<div style="font-size: 48pt; font-weight: bold; text-align: center;">C202</div>		DATE <b>APRIL 12, 2022</b>		





27

LOT NUMBER

12,200 S.F.  
S.S., D.&U.E.  
L.E.  
T.P.E.  
D.&U.E.  
B.S.L.  
R/W  
W/W

LOT SQUARE FOOTAGE  
SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT  
LANDSCAPE EASEMENT  
SANITARY SEWER EASEMENT  
TREE PRESERVATION EASEMENT  
DRAINAGE AND UTILITY EASEMENT  
BUILDING SETBACK LINE  
RIGHT-OF-WAY  
8' WIDE ASPHALT PATH

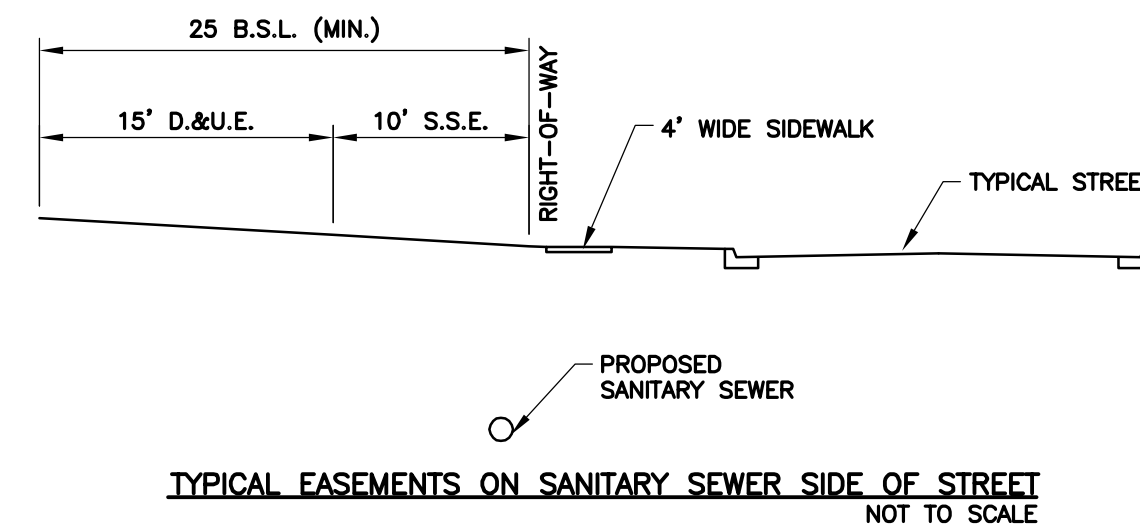
EXISTING OVERHEAD POWER LINE  
EXISTING UTILITY POLE W/ GUYWIRE  
EXISTING TREE/SHRUB ROW




THIS DRAWING  
AND ANY  
PERMITS  
FOR THIS  
PROJECT

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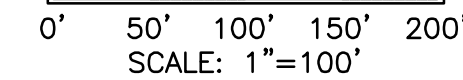
DATE  
**APRIL 12, 2022**





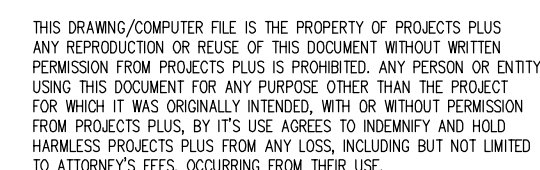
12,200 S.F.  
S.S.,D.&U.E.  
L.E.  
S.S.E.  
T.P.E.  
D.&U.E.  
B.S.L.  
R/W  
  
OHP  
GW  PWP  


LOT SQUARE FOOTAGE  
SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT  
LANDSCAPE EASEMENT  
SANITARY SEWER EASEMENT  
TREE PRESERVATION EASEMENT  
DRAINAGE AND UTILITY EASEMENT  
BUILDING SETBACK LINE  
RIGHT-OF-WAY  
8' WIDE ASPHALT PATH  
EXISTING OVERHEAD POWER LINE  
EXISTING UTILITY POLE W/ GUYWIRE  
EXISTING TREE/SHRUB ROW



SITE ELEVATIONS ARE BASED ON GPS GEOID "G2012bu7" USING A PROJECTION OF "INDIANA EAST" AND DATUM NAD83 NO TRANS.

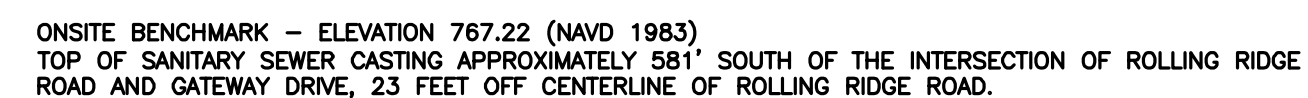
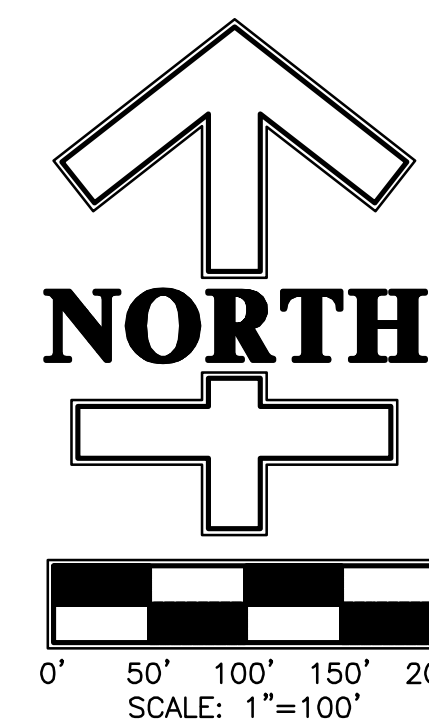
ONSITE BENCHMARK - ELEVATION 767.22 (NAVD 1983)  
TOP OF SANITARY SEWER CASTING APPROXIMATELY 581' SOUTH OF THE INTERSECTION OF ROLLING RIDGE  
ROAD AND GATEWAY DRIVE, 23 FEET OFF CENTERLINE OF ROLLING RIDGE ROAD.



**C302**

DATE  
**APRIL 12, 2022**

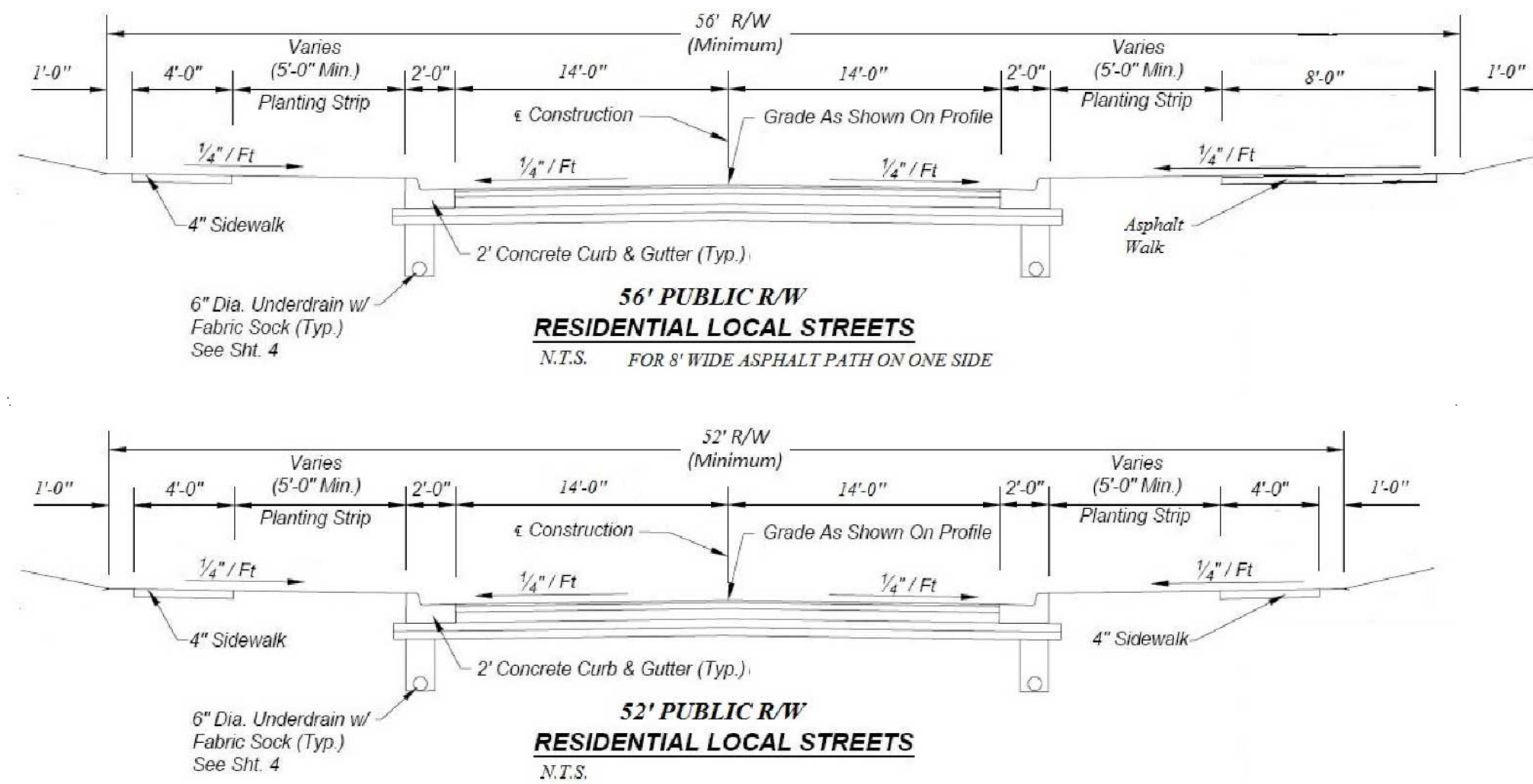




DATE  
**APRIL 12, 2022**

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#### BENCHMARK INFORMATION

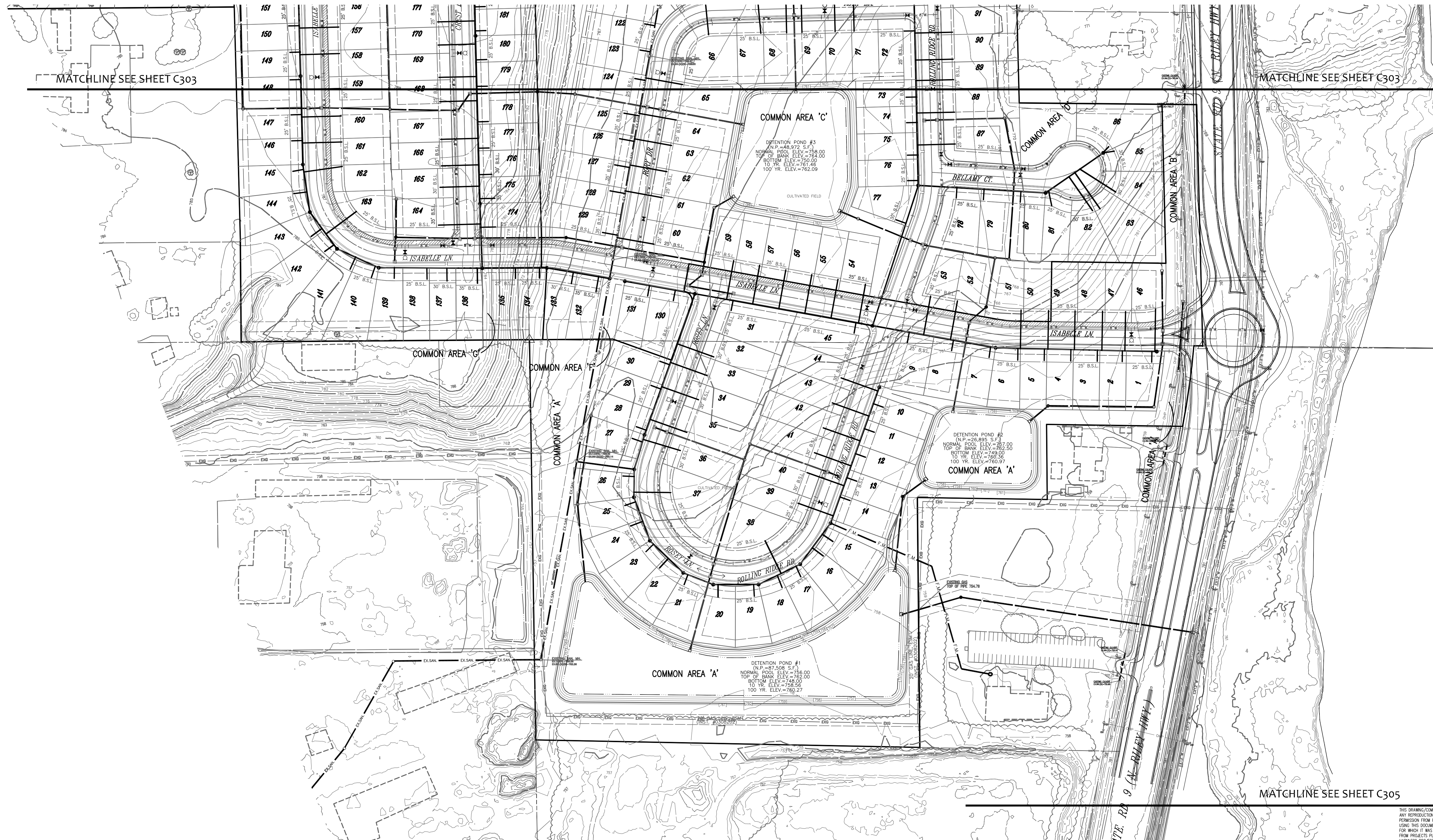
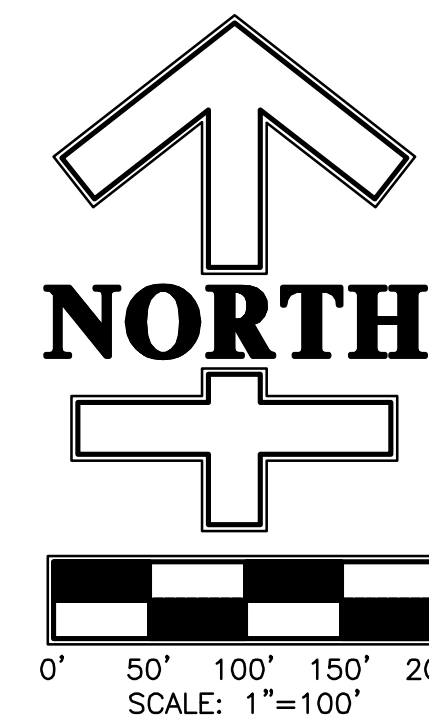
SITE ELEVATIONS ARE BASED ON GPS GEOID "G2012bu7" USING A PROJECTION OF "INDIANA EAST" AND DATUM NAD83 NO TRANS.  
ONSITE BENCHMARK - ELEVATION 767.22 (NAVD 1983)  
TOP OF SANITARY SEWER CASTING APPROXIMATELY 581' SOUTH OF THE INTERSECTION OF ROLLING RIDGE ROAD AND GATEWAY DRIVE, 23 FEET OFF CENTERLINE OF ROLLING RIDGE ROAD.

#### PROPOSED LEGEND :

- 27 LOT NUMBER
- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED STORM SEWER W/ END SECTION, DITCH INLET AND CURB INLET
- PROPOSED WATER LINE W/ VALVE AND FIRE HYDRANT AND ASSEMBLY
- BUILDING SETBACK LINE

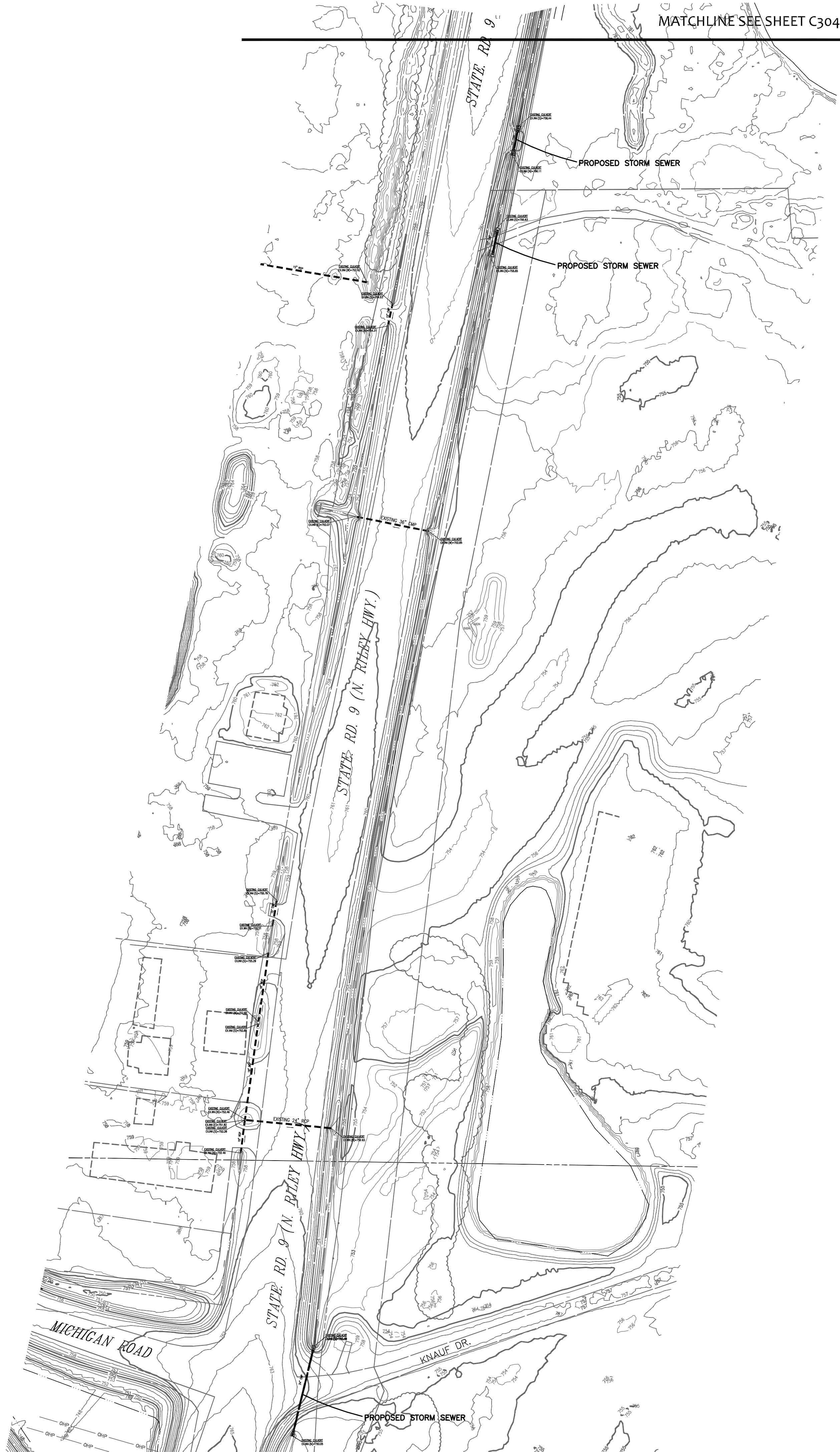
#### EXISTING LEGEND :

- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING STORM SEWER W/ END SECTION, MANHOLE, YARD INLET, AND CURB INLET
- EXISTING WATER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING UTILITY POLE W/ GUYWIRE
- EXISTING TREE/SHRUB ROW
- EXISTING CONTOUR LINE
- EXISTING BURIED GAS MAIN



DATE	5/2/22
REVISION	REVISED PER TRC COMMENTS
SYMBOL	1"=100'
SCALE	1"=100'
PROJECT	PRELIMINARY PLAT FOR ISABELLE FARMS CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA
TITLE	PROPOSED SITE CONDITIONS (UTILITIES)
SEAL	JEFFERY K. SMITH REGISTERED PROFESSIONAL ENGINEER No. 19419 STATE OF INDIANA
JOB NUMBER	19027
SHEET	C304
DATE	APRIL 12, 2022





**BENCHMARK INFORMATION**

SITE ELEVATIONS ARE BASED ON GPS GEOID "G2012bu7" USING A PROJECTION OF "INDIANA EAST" AND DATUM NAD83 NO TRANS.

ONSITE BENCHMARK - ELEVATION 767.22 (NAVD 1983)  
TOP OF SANITARY SEWER CASTING APPROXIMATELY 581' SOUTH OF THE INTERSECTION OF ROLLING RIDGE ROAD AND GATEWAY DRIVE, 23 FEET OFF CENTERLINE OF ROLLING RIDGE ROAD.

**PROPOSED LEGEND :**

- PROPOSED SWALE/DITCH FLOW LINE
- PROPOSED STORM SEWER W/ END SECTION

**EXISTING LEGEND :**

- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING STORM SEWER W/ END SECTION, MANHOLE, YARD INLET, AND CURB INLET
- EXISTING WATER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING UTILITY POLE W/ GUYWIRE
- EXISTING TREE/SHRUB ROW
- EXISTING CONTOUR LINE



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DATE		REVISION		SYMBOL		SCALE		PROJECT		TITLE		JOB NUMBER		DATE	
						1"=100'		PRELIMINARY PLAT FOR		ISABELLE FARMS		19027		APRIL 12, 2022	
						DRAWN		CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA		PROPOSED SITE CONDITIONS		SHEET			
						JPH				(UTILITIES)					
						CHECKED									
						JPH									
						CERTIFIED									
						JKS									

**PROJECTS plus**

GREENWOOD SURVEYING COMPANY

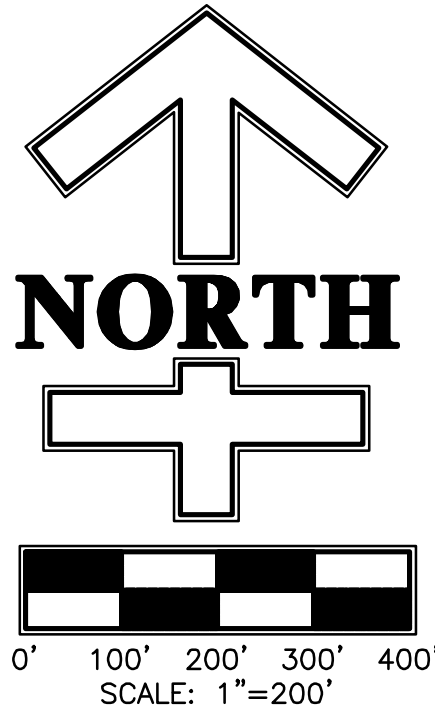
SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT  
1257 Airport Parkway, Suite A - Greenwood, Indiana 46143  
(317)-882-5003

SEAL

JEFFERY K. SMITH  
REGISTERED  
No. 19419  
STATE OF INDIANA  
PROFESSIONAL ENGINEER

Jeffery K. Smith  
4/12/22

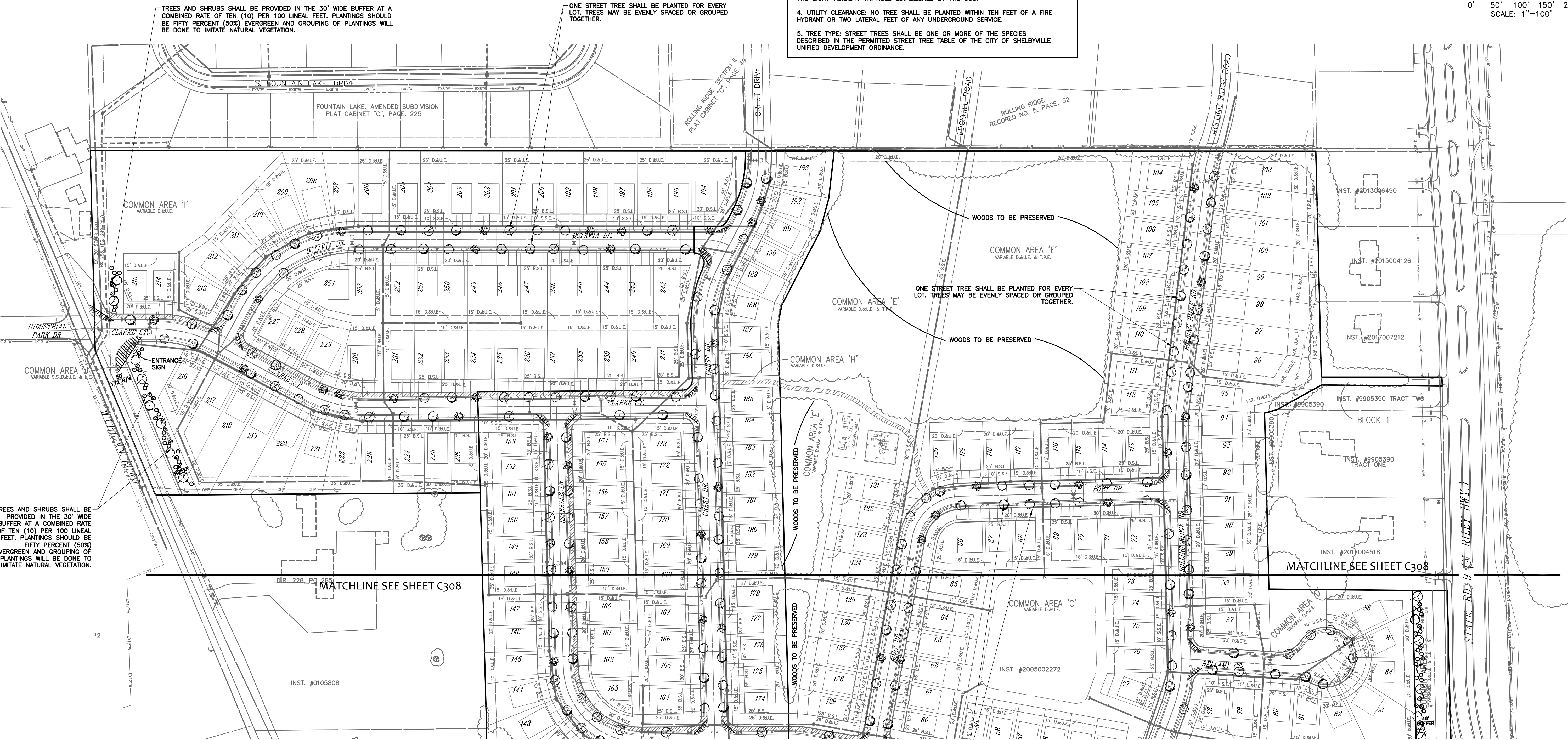




DATE	REVISION	SYMBOL	SCALE	PROJECT	TITLE
5/2/22	REVISED PER TRC COMMENTS	△	1"=200'	PRELIMINARY PLAT FOR ISABELLE FARMS CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA	POST-DEVELOPED DRAINAGE BASINS
			DRAWN JPH		
			CHECKED JPH		
			CERTIFIED JKS		
PROJECTS <i>plus</i>					
GREENWOOD SURVEYING COMPANY					
SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT 4643 1257 Airport Parkway, Suite A - Greenwood, Indiana (317)-882-5003					
SEAL					
JEFFERY K. SMITH REGISTERED No. 19419 STATE OF INDIANA PROFESSIONAL ENGINEER <i>Jeffery K. Smith</i> 5/2/22					
JOB NUMBER 19027					
SHEET					
C306					
DATE APRIL 12, 2022					

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TREES AND SHRUBS SHALL BE PROVIDED IN THE 30' WIDE BUFFER AT A COMBINED RATE OF TEN (10) PER 100 LINEAL FEET. PLANTINGS SHOULD BE FIFTY PERCENT (50%) EVERGREEN AND GROUPING OF PLANTINGS WILL BE DONE TO IMITATE NATURAL VEGETATION.

TREES AND SHRUBS SHALL BE PROVIDED IN THE 30' WIDE BUFFER AT A COMBINED RATE OF TEN (10) PER 100 LINEAL FEET. PLANTINGS SHOULD BE FIFTY PERCENT (50%) EVERGREEN AND GROUPING OF PLANTINGS WILL BE DONE TO IMITATE NATURAL VEGETATION.

ONE STREET TREE SHALL BE PLANTED FOR EVERY LOT. TREES MAY BE EVENLY SPACED OR GROUPED TOGETHER.

- RESIDENTIAL LOT LANDSCAPE REQUIREMENT:**
1. ALL DWELLINGS SHALL BE LANDSCAPED WITH A MINIMUM OF ONE ORNAMENTAL AND ONE DECIDUOUS TREE, TO BE LOCATED ANYWHERE ON THE LOT.
  2. ALL DWELLINGS SHALL HAVE SOD INSTALLED FOR THE FRONT YARD TO THE CORNER OF THE FRONT ELEVATION. DWELLINGS BUILT ON CORNER LOTS SHALL HAVE SOD INSTALLED ON SIDES HAVING STREET FRONTAGE TO THE CORNER OF THE STREET SIDE ELEVATION.
- PLANTING REQUIREMENTS:**
1. TREE SIZE: ALL STREET TREES SHALL BE A MINIMUM OF TWO AND ONE HALF INCH CALIPER AS MEASURED SIX INCHES FROM THE TOP OF THE ROOTBALL, AT THE TIME OF PLANTING.
  2. SEPARATION: NO TREE SHALL BE PLANTED SO THAT ITS CENTER IS CLOSER THAN TWO FEET TO A SIDEWALK OR CURB.
  3. VISUAL CLEARANCE: NO TREE SHALL BE PLANTED WITHIN TWENTY-FIVE FEET OF THE INTERSECTION OF TWO STREET RIGHTS-OF-WAY, WITHIN TEN FEET OF AN INTERSECTION OF A STREET RIGHT OF WAY AND ENTRANCE DRIVEWAY, OR WITHIN THE SIGHT VISIBILITY TRIANGLE ESTABLISHED BY THE UDO.
  4. UTILITY CLEARANCE: NO TREE SHALL BE PLANTED WITHIN TEN FEET OF A FIRE HYDRANT OR TWO LATERAL FEET OF ANY UNDERGROUND SERVICE.
  5. TREE TYPE: STREET TREES SHALL BE ONE OR MORE OF THE SPECIES DESCRIBED IN THE PERMITTED STREET TREE TABLE OF THE CITY OF SHELBYVILLE UNIFIED DEVELOPMENT ORDINANCE.



**LEGEND :**

- STREET TREES
- SIGHT VISIBILITY TRIANGLE
- LOT NUMBER
- LOT SQUARE FOOTAGE
- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
- LANDSCAPE EASEMENT
- SANITARY SEWER EASEMENT
- TREE PRESERVATION EASEMENT
- DRAINAGE AND UTILITY EASEMENT
- BUILDING SETBACK LINE
- RIGHT-OF-WAY
- 8' WIDE ASPHALT PATH
- EXISTING OVERHEAD POWER LINE
- EXISTING UTILITY POLE W/ GUYWIRE
- EXISTING TREE/SHRUB ROW

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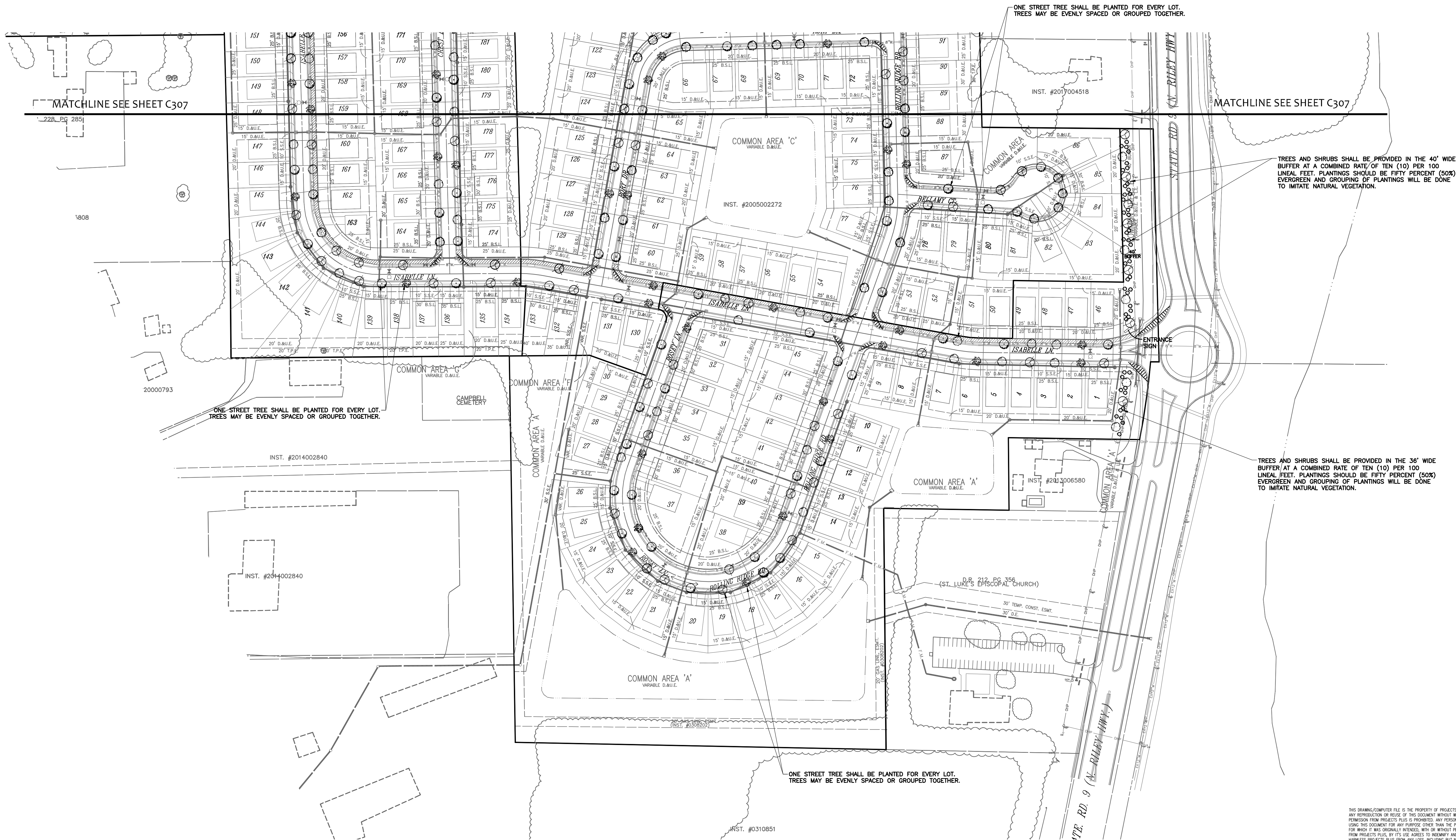
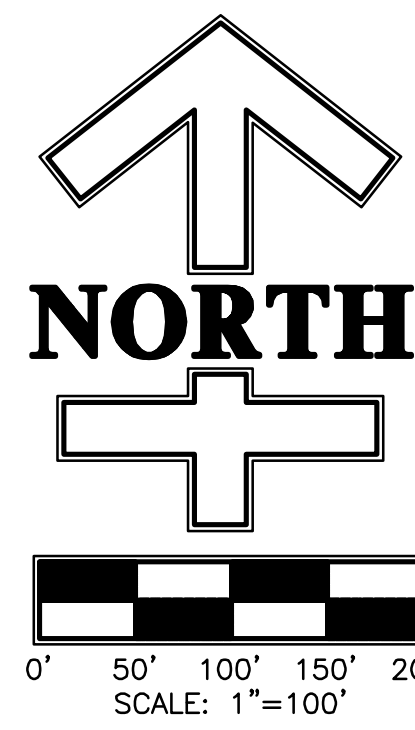
PROJECT PRELIMINARY PLAT FOR ISABELLE FARMS CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA TITLE PROPOSED SITE CONDITIONS (LANDSCAPE)	DATE 5/2/22
	REVISION REVISED PER TRC COMMENTS
	SYMBOL SCALE 1"=100'
JOB NUMBER 19027 SHEET C307	DRAWN JPH
	CHECKED JPH
	CERTIFIED JKS
SEAL JEFFERY K. SMITH REGISTERED No. 19419 STATE OF INDIANA PROFESSIONAL ENGINEER Jeffery K. Smith 5/2/22	DATE APRIL 12, 2022



**RESIDENTIAL LOT LANDSCAPE REQUIREMENT:**  
1. ALL DWELLINGS SHALL BE LANDSCAPED WITH A MINIMUM OF ONE ORNAMENTAL AND ONE DECIDUOUS TREE, TO BE LOCATED ANYWHERE ON THE LOT.  
2. ALL DWELLINGS SHALL HAVE SOD INSTALLED FOR THE FRONT YARD TO THE CORNER OF THE FRONT ELEVATION. DWELLINGS BUILT ON CORNER LOTS SHALL HAVE SOD INSTALLED ON SIDES HAVING STREET FRONTAGE TO THE CORNER OF THE STREET SIDE ELEVATION.

**PLANTING REQUIREMENTS:**  
1. TREE SIZE: ALL STREET TREES SHALL BE A MINIMUM OF TWO AND ONE HALF INCH CALIPER AS MEASURED SIX INCHES FROM THE TOP OF THE ROOTBALL, AT THE TIME OF PLANTING.  
2. SEPARATION: NO TREE SHALL BE PLANTED SO THAT ITS CENTER IS CLOSER THAN TWO FEET TO A SIDEWALK OR CURB.  
3. VISUAL CLEARANCE: NO TREE SHALL BE PLANTED WITHIN TWENTY-FIVE FEET OF THE INTERSECTION OF TWO STREET RIGHTS-OF-WAY, WITHIN TEN FEET OF AN INTERSECTION OF A STREET RIGHT OF WAY AND ENTRANCE DRIVEWAY, OR WITHIN THE SIGHT VISIBILITY TRIANGLE ESTABLISHED BY THE UDO.  
4. UTILITY CLEARANCE: NO TREE SHALL BE PLANTED WITHIN TEN FEET OF A FIRE HYDRANT OR TWO LATERAL FEET OF ANY UNDERGROUND SERVICE.  
5. TREE TYPE: STREET TREES SHALL BE ONE OR MORE OF THE SPECIES DESCRIBED IN THE PERMITTED STREET TREE TABLE OF THE CITY OF SHELBYVILLE UNIFIED DEVELOPMENT ORDINANCE.

- LEGEND :**
- STREET TREES
  - SIGHT VISIBILITY TRIANGLE
  - LOT NUMBER
  - LOT SQUARE FOOTAGE
  - SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
  - LANDSCAPE EASEMENT
  - SANITARY SEWER EASEMENT
  - TREE PRESERVATION EASEMENT
  - DRAINAGE AND UTILITY EASEMENT
  - BUILDING SETBACK LINE
  - RIGHT-OF-WAY
  - 8' WIDE ASPHALT PATH
  - EXISTING OVERHEAD POWER LINE
  - EXISTING UTILITY POLE W/ GUYWIRE
  - EXISTING TREE/SHRUB ROW



DATE	5/2/22
	REVISION
SYMBOL	REVISOR
	REVISED PER TRC COMMENTS
SCALE	1" = 100'
	DRAWN
PROJECT	PRELIMINARY PLAN FOR
	ISABELLE FARMS
CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA	CHECKED
	JPH
TILE	CERTIFIED
	JKS
PROPOSED SITE CONDITIONS (LANDSCAPE)	DATE
	APRIL 12, 2022

**PROJECTS plus**

GREENWOOD SURVEYING COMPANY

SEAL

JEFFERY K. SMITH  
REGISTERED  
No. 19419  
STATE OF INDIANA  
PROFESSIONAL ENGINEER

Jeffery K. Smith  
5/2/22

JOB NUMBER  
**19027**

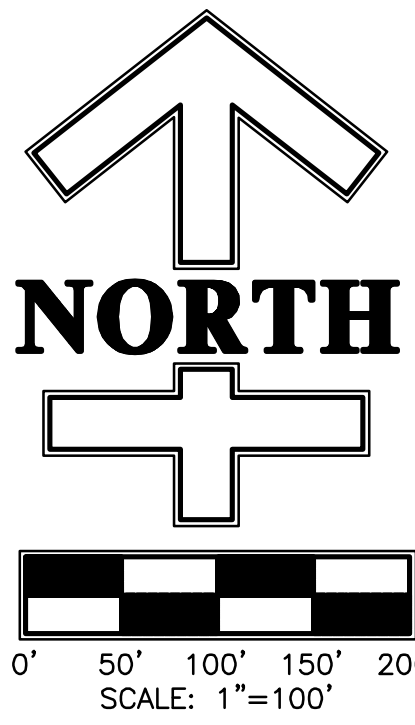
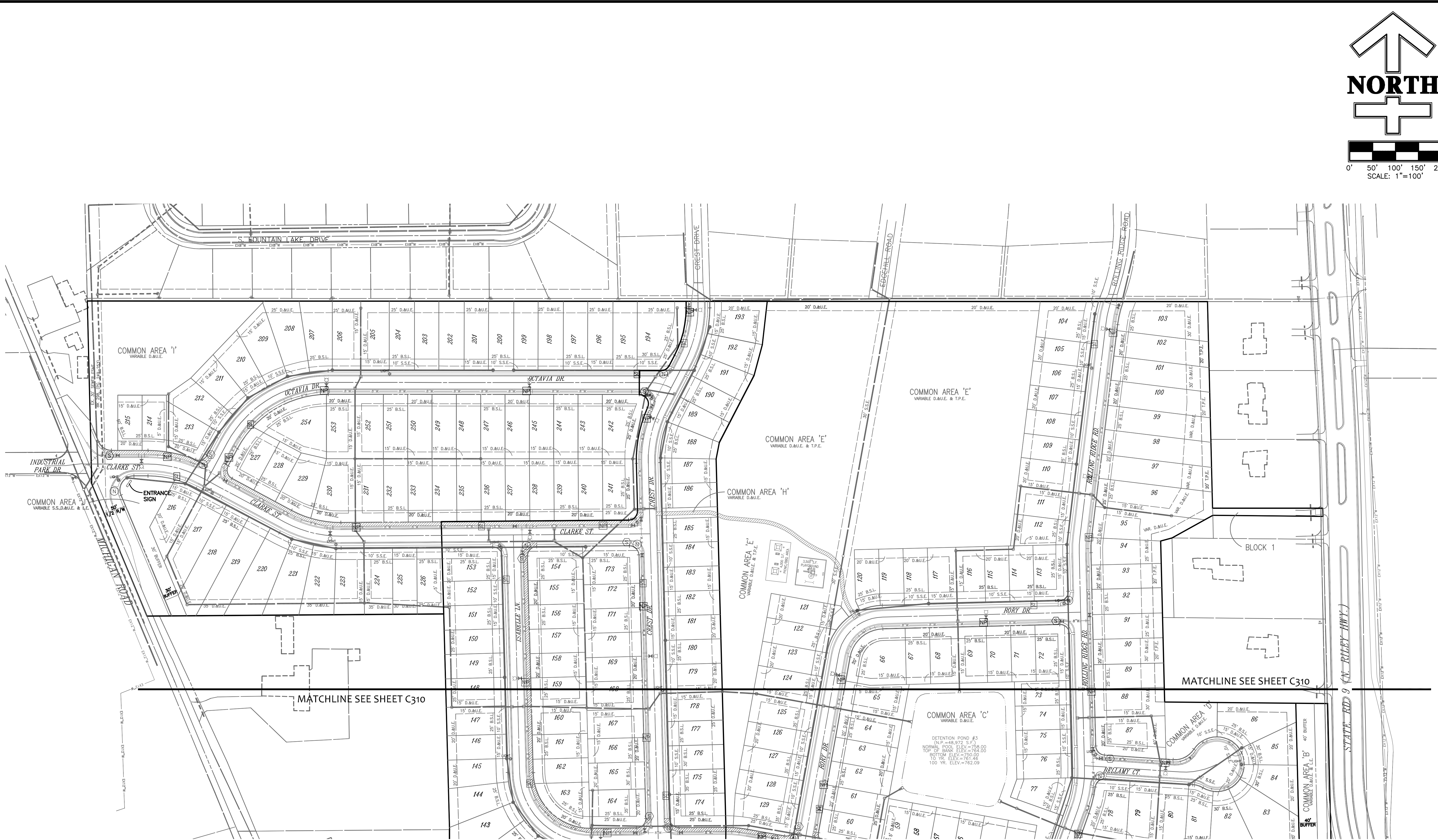
SHEET

**C308**

DATE  
**APRIL 12, 2022**

SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT  
1257 Airport Parkway, Suite A - Greenwood, Indiana 46143  
(317)-882-5003





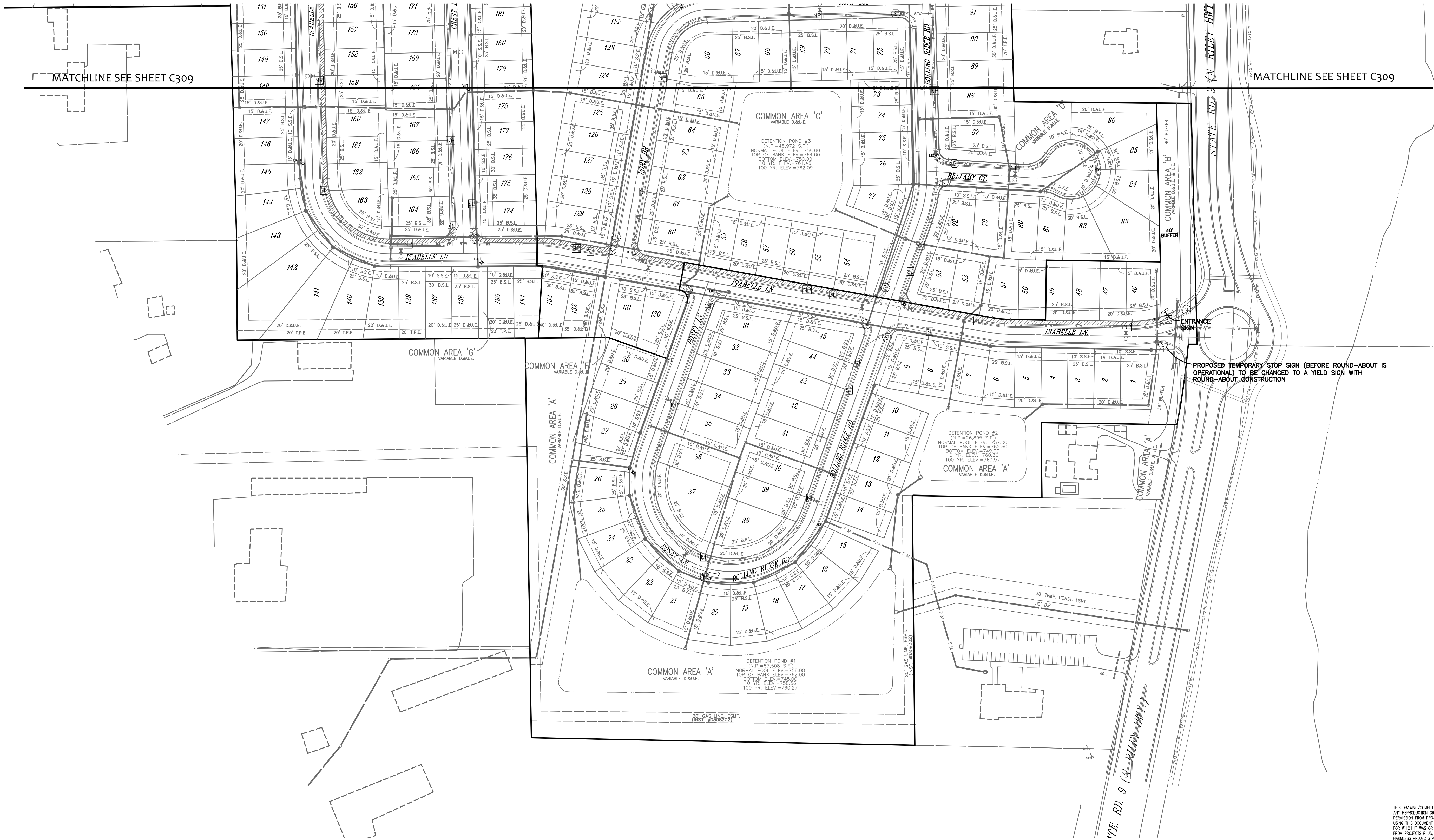
LEGEND :	
27	LOT NUMBER
S.S.D.&U.E.	SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
L.E.	LANDSCAPE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
T.P.E.	TREE PRESERVATION EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
R/W	RIGHT-OF-WAY
(N)	PROPOSED STREET NAME SIGN
(S)	PROPOSED STOP SIGN
(SL)	PROPOSED SPEED LIMIT SIGN (20 M.P.H.)
(NP)	PROPOSED NO PARKING SIGN
LIGHT	PROPOSED AREA LIGHT
	COUNT
	13
	13 *
	19
	28
	22

SEE NOTE ON SHEET C310 REGARDING  
EXIT ONTO S.R. 9 (N. RILEY HWY.)

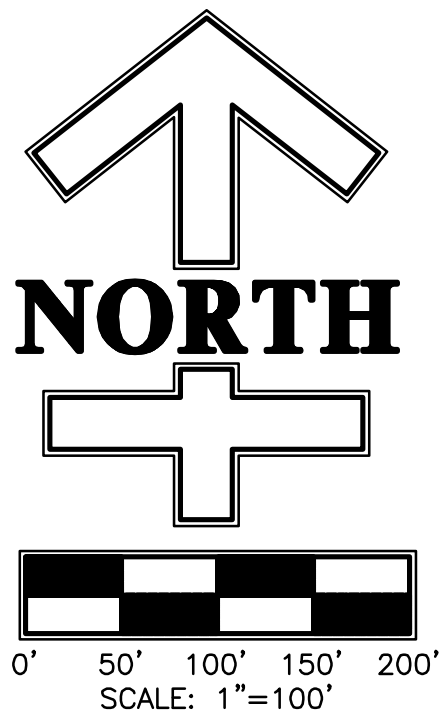
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PROJECT	SYMBOL	SCALE	DATE
PRELIMINARY PLAT FOR ISABELLE FARMS CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA	1"=100'	5/2/22	
TITLE	CHECKED	DATE	
PROPOSED SITE CONDITIONS (LIGHTING AND SIGNAGE)	JPH	5/2/22	
	CERTIFIED		
	JKS		
PROJECTS <i>plus</i> GREENWOOD SURVEYING COMPANY			
SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT 1257 Airport Parkway, Suite A - Greenwood, Indiana 46143 (317)-882-5003			
SEAL JEFFERY K. SMITH REGISTERED No. 19419 STATE OF INDIANA PROFESSIONAL ENGINEER Jeffery K. Smith 5/2/22			
JOB NUMBER 19027			
SHEET			
C309			
DATE APRIL 12, 2022			





LEGEND :		
27	LOT NUMBER	
S.S.D.&U.E.	SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT	
L.E.	LANDSCAPE EASEMENT	
S.S.E.	SANITARY SEWER EASEMENT	
T.P.E.	TREE PRESERVATION EASEMENT	
D.&U.E.	DRAINAGE AND UTILITY EASEMENT	
B.S.L.	BUILDING SETBACK LINE	
R/W	RIGHT-OF-WAY	COUNT
(N)	PROPOSED STREET NAME SIGN	13
(S)	PROPOSED STOP SIGN	13 *
(SL)	PROPOSED SPEED LIMIT SIGN (20 M.P.H.)	19
(NP)	PROPOSED NO PARKING SIGN	28
LIGHT	PROPOSED AREA LIGHT	22



\* SEE NOTE ON SHEET C310 REGARDING EXIT ONTO S.R. 9 (N. RILEY HWY.)

DATE	5/2/22
REVISION	
SYMBOL	
SCALE	1"=100'
DRAWN	JPH
CHECKED	JPH
CERTIFIED	JKS
PROJECT	PRELIMINARY PLAT FOR ISABELLE FARMS
TITLE	CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA
PROPOSED SITE CONDITIONS (LIGHTING AND SIGNAGE)	
PROJECTS <i>plus</i>	GREENWOOD SURVEYING COMPANY
SEAL	JEFFERY K. SMITH, REGISTERED PROFESSIONAL ENGINEER, No. 19419, STATE OF INDIANA
JOB NUMBER	19027
SHEET	
DATE	APRIL 12, 2022
C310	

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