

ADAM M. RUDE
DIRECTOR



Allan Henderson
DEPUTY DIRECTOR

PLAN COMMISSION
- UPDATED FROM 05/23/2022 -

Meeting Date: 06/27/2022

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.
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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.

UPDATE FROM 05/23/22 PLAN COMMISSION MEETING:

During the Public Hearing portion of the Plan Commission meeting on May 23, 2022 a member of the public discussed the commitment by Arbor Homes for a thirty (30) foot buffer around the site that abutted existing single-family residential homes. Planning Staff researched the issue and determined that a thirty (30) foot tree preservation easement was required in the Detail Plan. Staff has worked with Arbor Homes and they have refined the design of the Isabelle Farms development to accommodate the required thirty (30) foot buffer. In addition to the buffer, Arbor Homes has included a landscape plan that provides evergreen trees, in the area where tree cover does currently exist, but all within the thirty (30) foot buffer to provide a visual separation from the new residential development to the existing residential developments. As a result of the revisions to the proposed development plan, there has been a reduction in (5) lots for the Isabelle Farms Planned Development, from 254 lots to 249 lots.

In addition, since the last meeting all outstanding issues identified from the Technical Review Committee meeting on April 26, 2022 and the original Planning Staff report from Plan Commission on May 23, 2022 have been addressed.

STAFF RECOMMENDATION: Approval

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.

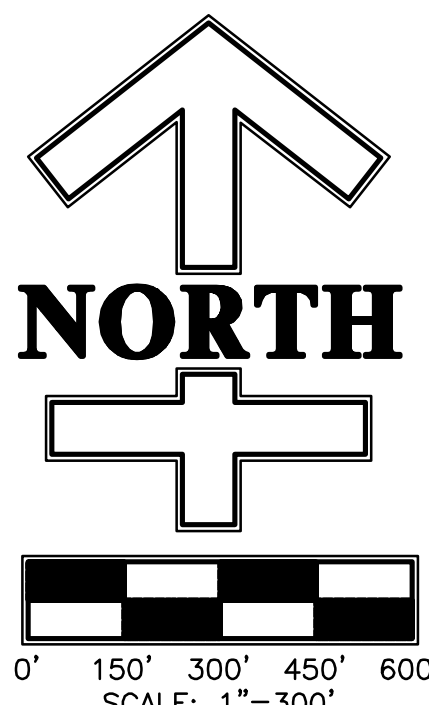
Shelbyville Plan Commission

By: _____
Chairperson

Attest: _____
Adam M. Rude, Secretary

PRELIMINARY PLAT FOR ISABELLE FARMS

CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA



LEGAL DESCRIPTION

OVERALL DESCRIPTION

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) 578.73 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 DEGREE 25 MINUTES 43 SECONDS WEST 200.00 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 NORTHWEST CORNER OF SAID DEED RECORD 228, PAGE 285; 2) THENCE SOUTH 89 DEGREES 34 MINUTES 19 SECONDS WEST 648.28 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 SAID WEST LINE NORTH 01 DEGREE 22 MINUTES 32 SECONDS WEST 398.75 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 23 SECONDS EAST 2439.71 FEET TO THE NORTHWEST CORNER OF INSTRUMENT NUMBER 2013006490 AS RECORDED IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE WEST LINES OF INSTRUMENT NUMBER 2013006490, INSTRUMENT NUMBER 2015004126 AND INSTRUMENT NUMBER 2017007212 AS RECORDED IN THE OFFICE OF SAID RECORDER SOUTH 01 DEGREE 28 MINUTES 04 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 101.48 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 482.99 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER NORTH 89 DEGREES 28 MINUTES 33 SECONDS WEST 17.85 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 162.84 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 LINE 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 356 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 88 DEGREES 52 MINUTES 12 SECONDS WEST 768.49 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE 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.

ALSO INCLUDING:

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 7 EAST OF THE SECOND PRINCIPAL MERIDIAN, SHELBY COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID HALF-QUARTER SECTION; THENCE ALONG THE EAST LINE OF SAID HALF-QUARTER SECTION SOUTH 01 DEGREE 22 MINUTES 32 SECONDS EAST (BASIS OF BEARING PER STATE PLANE COORDINATES) 1591.76 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT; THENCE CONTINUING ALONG THE EAST LINE OF SAID HALF-QUARTER SECTION SOUTH 01 DEGREE 22 MINUTES 32 SECONDS EAST 137.20 FEET TO THE SOUTHWEST CORNER OF INSTRUMENT NUMBER 0021009323 AS RECORDED IN THE OFFICE OF THE RECORDER OF SHELBY COUNTY, INDIANA; THENCE ALONG THE WESTERLY LINE THEREOF NORTH 22 DEGREES 49 MINUTES 33 SECONDS WEST 200.33 FEET; THENCE NORTH 67 DEGREES 10 MINUTES 27 SECONDS EAST 26.22 FEET; THENCE SOUTH 41 DEGREES 07 MINUTES 02 SECONDS EAST 76.41 FEET TO THE POINT OF BEGINNING CONTAINING 5,980 SQUARE FEET (0.137 ACRES), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

CONTAINING 82.652 ACRES IN TOTAL, 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 249 SINGLE FAMILY RESIDENTIAL LOTS. PROPOSED STARTING DATE OF CONSTRUCTION IS SPRING 2023 AND COMPLETED APPROXIMATELY FALL 2027.

TECHNICAL REVIEW COMMITTEE SIGNATURE TABLE

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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
1453 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 7/2
SHELBYVILLE, IN 46176

HZZ 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
504 S HARRISON ST
SHELBYVILLE, IN 46176

GORDON FARMS LLC
77 OLIVE CT
IOWA CITY, IA 52246

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

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

KERANS, BRIAN K & STACEY A
2101 FOUNTAIN LAKE SOUTH
SHELBYVILLE, IN 46176

KNAPP INSULATION INC
1 KNUFF DR
SHELBYVILLE, IN 46176

MCCLORY, MILFORD D
1 KNUFF 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

PARSONS, 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 CR
LEHIST 80403

POYNELL, RONALD R
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SHELBYVILLE, IN 46176

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

SBC, LLC
1340 N MICHIGAN RD
SHELBYVILLE, IN 46176

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

REED REAL ESTATE II LLC AN INDIANA LIMITED LIABILITY COMPANY
205 FOUNTAIN LAKE DR S
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
200 FOUNTAIN LAKE DR SOUTH
SHELBYVILLE, IN 46176

SAPP, JESSE JAMES
207 FOUNTAIN LAKE DR
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

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

VANMETTER, LARRY & JACKSON, MARY MARGARET
1571 N RILEY HWY
SHELBYVILLE, IN 46176

VAUGHT REAL ESTATE HOLDINGS LLC
PO BOX 388
SHELBYVILLE, IN 46176

WARD, MICHAEL ALLEN
201 FOUNTAIN LAKE DR
SHELBYVILLE, IN 46176

WELLS, MONICA L & GOMEZ, HECTOR ADELMO PEREZ JT/ROS
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WEST, JENNIFER & KNUFF, DARRIN E W&H
1571 ROLLING RIDGE RD
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WINKLER, NORMAN & SUSAN ANN
198 FOUNTAIN LAKE DR SOUTH
SHELBYVILLE, IN 46176

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

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

ZIMMERMAN, GREG A & NORMA J
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SHELBYVILLE, IN 46176

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

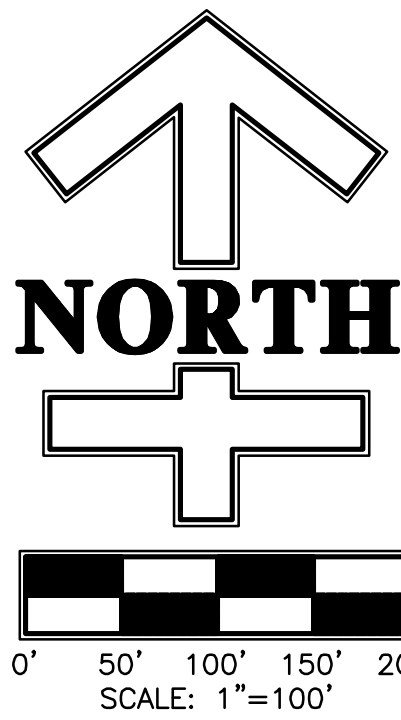
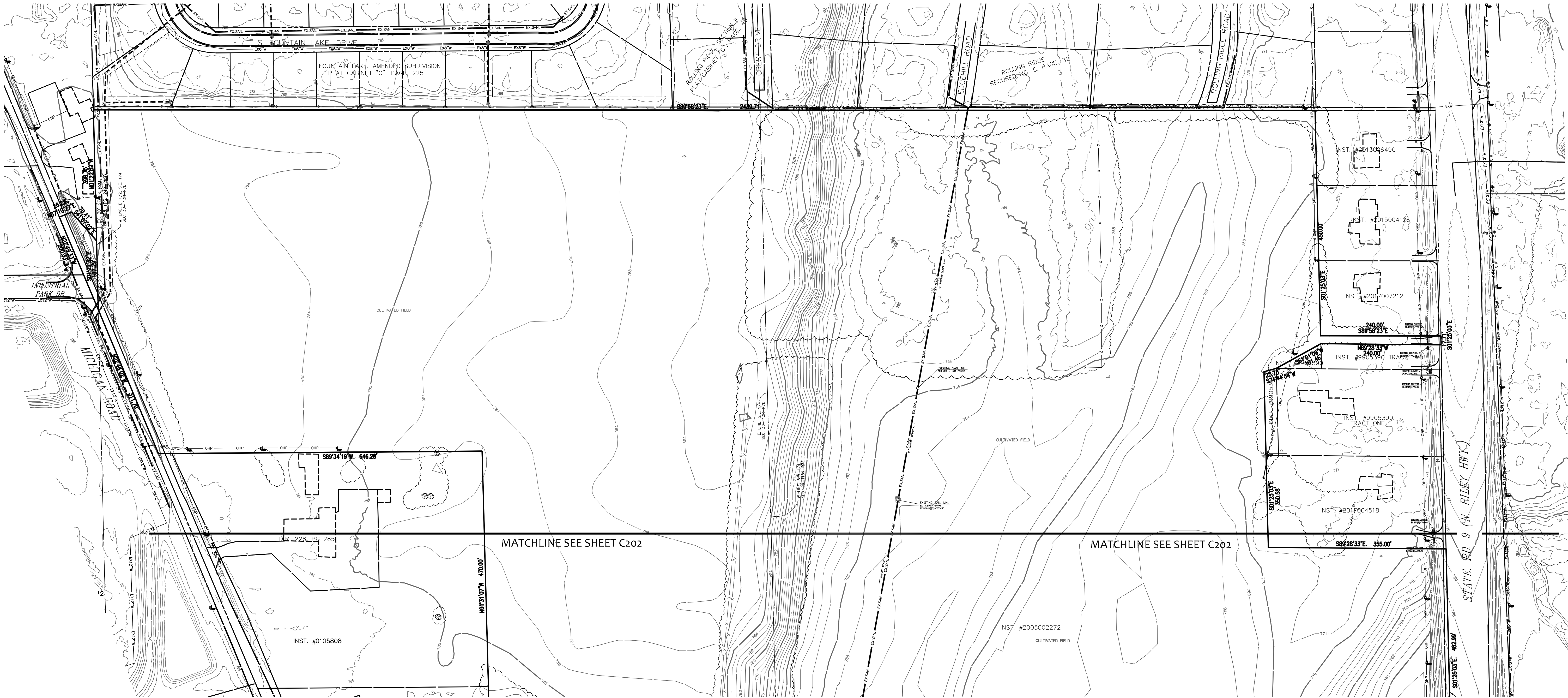
ZIMMERMAN, GREG A & NORMA J
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SHELBYVILLE, IN 46176

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

ZIMMERMAN, GREG A & NORMA J
1572 CREST DR



BENCHMARK INFORMATION

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

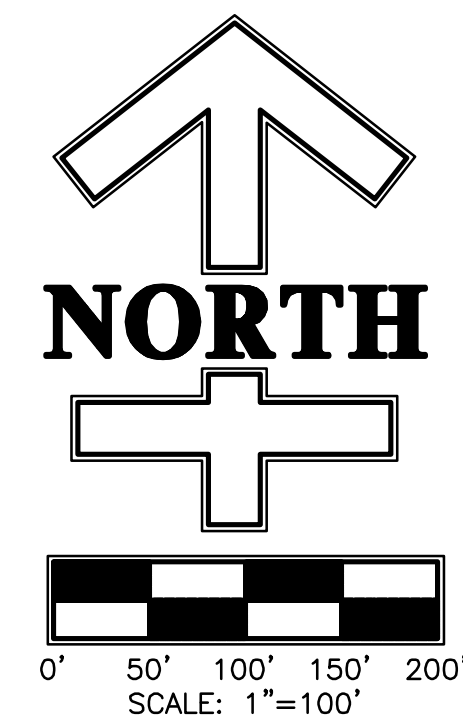
ONSITE BENCHMARK - ELEVATION 767.22 (NAVD 1983)
TOP OF SANITARY SEWER CASTING APPROXIMATELY 581' SOUTH OF THE INTERSECTION OF ROLLING RIDGE ROAD AND GATEWAY DRIVE, 23 FEET OFF CENTERLINE OF ROLLING RIDGE ROAD.

EXISTING LEGEND :

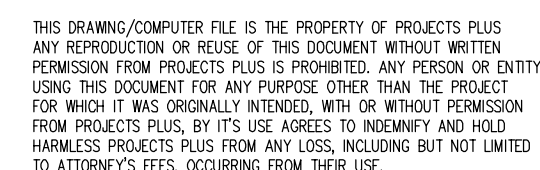
- EX SAN - EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING STORM SEWER W/ END SECTION, MANHOLE, YARD INLET, AND CURB INLET
- EX 6" W - EXISTING WATER LINE
- OHP - EXISTING OVERHEAD POWER LINE
- GP - EXISTING UTILITY POLE W/ GUYWIRE
- TS - EXISTING TREE/SHRUB ROW
- 750 - EXISTING CONTOUR LINE
- EXG - EXISTING BURIED GAS MAIN


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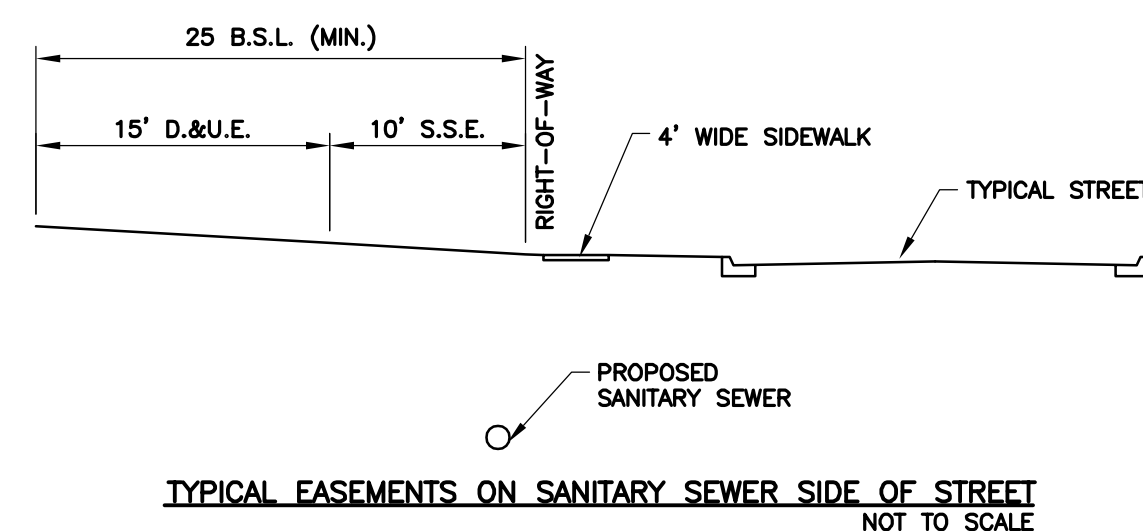
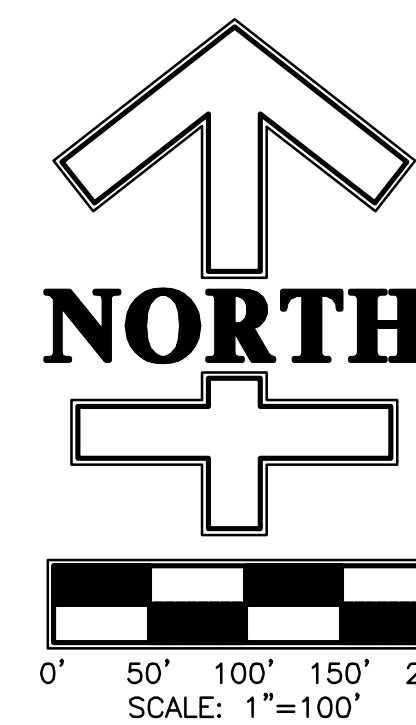
PROJECT		SYMBOL		SCALE	REVISION		DATE
PRELIMINARY PLAT FOR ISABELLE FARMS		1"=100'		1"=100'	REVISED PER PLAN COMMENTS		6/13/22
CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA		DRAWN JPH		CHECKED JPH		CERTIFIED JKS	
TITLE EXISTING SITE CONDITIONS							
PROJECTS plus GREENWOOD SURVEYING COMPANY							
SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT 1257 Airport Parkway, Suite A - Greenwood, Indiana 46143 (317)-882-5003							
JOB NUMBER 19027							
SHEET C201							
DATE APRIL 12, 2022							



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.



		<h1>PROJECTS <i>plus</i></h1> <div>GREENWOOD SURVEYING COMPANY</div>		<h1>PROJECTS <i>plus</i></h1> <div>GREENWOOD SURVEYING COMPANY</div>		<p>SCALE 1" = 100'</p>		<p>SYMBOL</p>		<p>DATE</p>	
<p>SEAL</p>		<p>JOB NUMBER 19027</p>		<p>DATE</p>		<p>SYMBOL</p>		<p>REVISION</p>		<p>DATE</p>	
<p>SHEET</p>		<p>C202</p>		<p>DATE</p>		<p>SYMBOL</p>		<p>REVISION</p>		<p>DATE</p>	
<p>DATE</p>		<p>APRIL 12, 2022</p>		<p>SYMBOL</p>		<p>REVISION</p>		<p>DATE</p>		<p>DATE</p>	



27

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

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

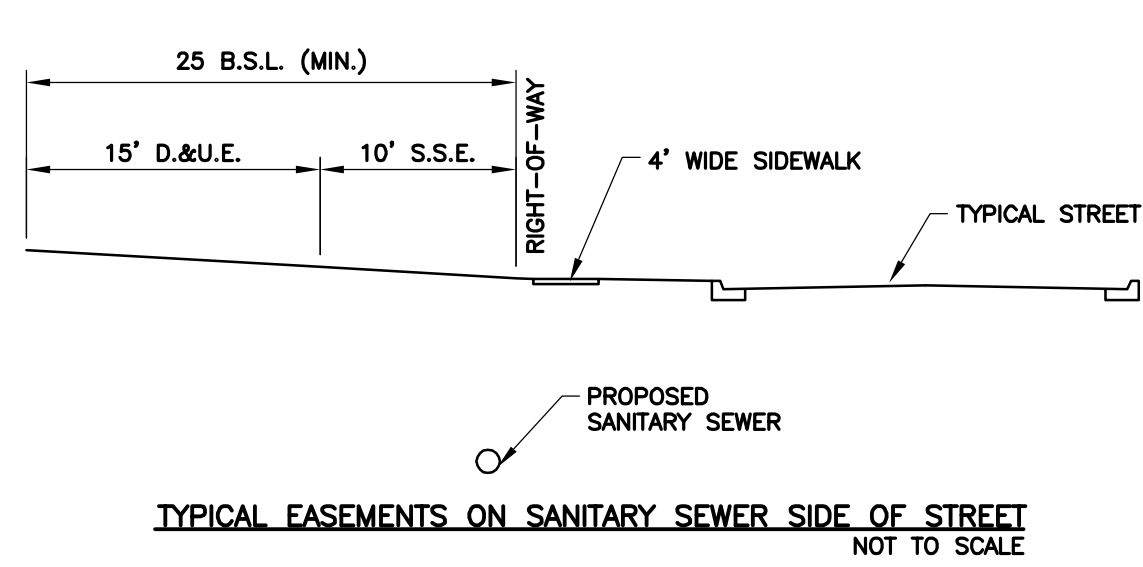
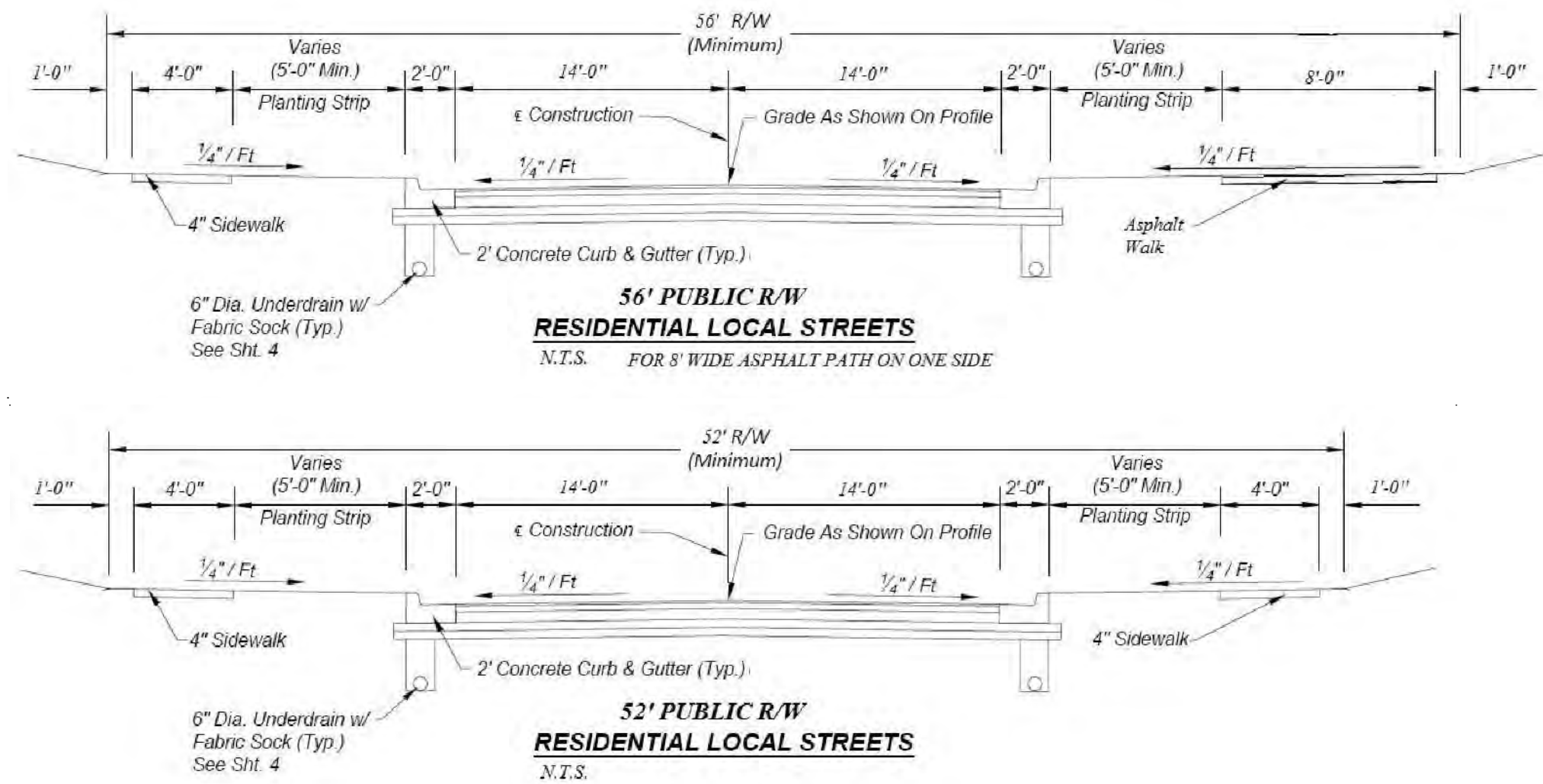
EXISTING TREE/SHRUB ROW

DHP
OW
DHP

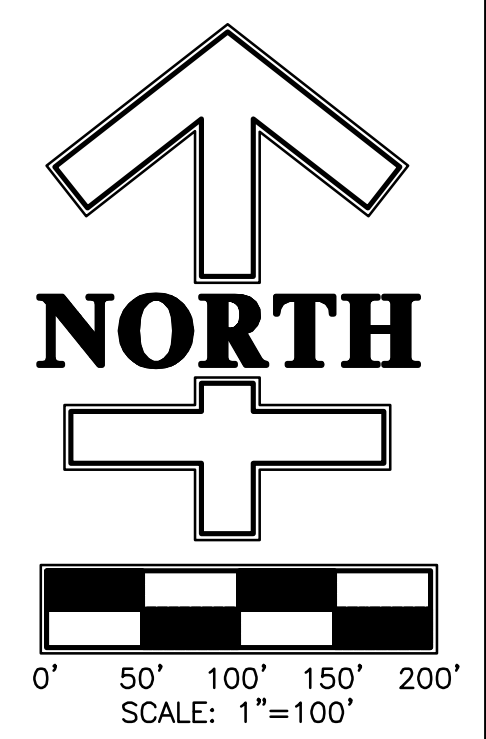
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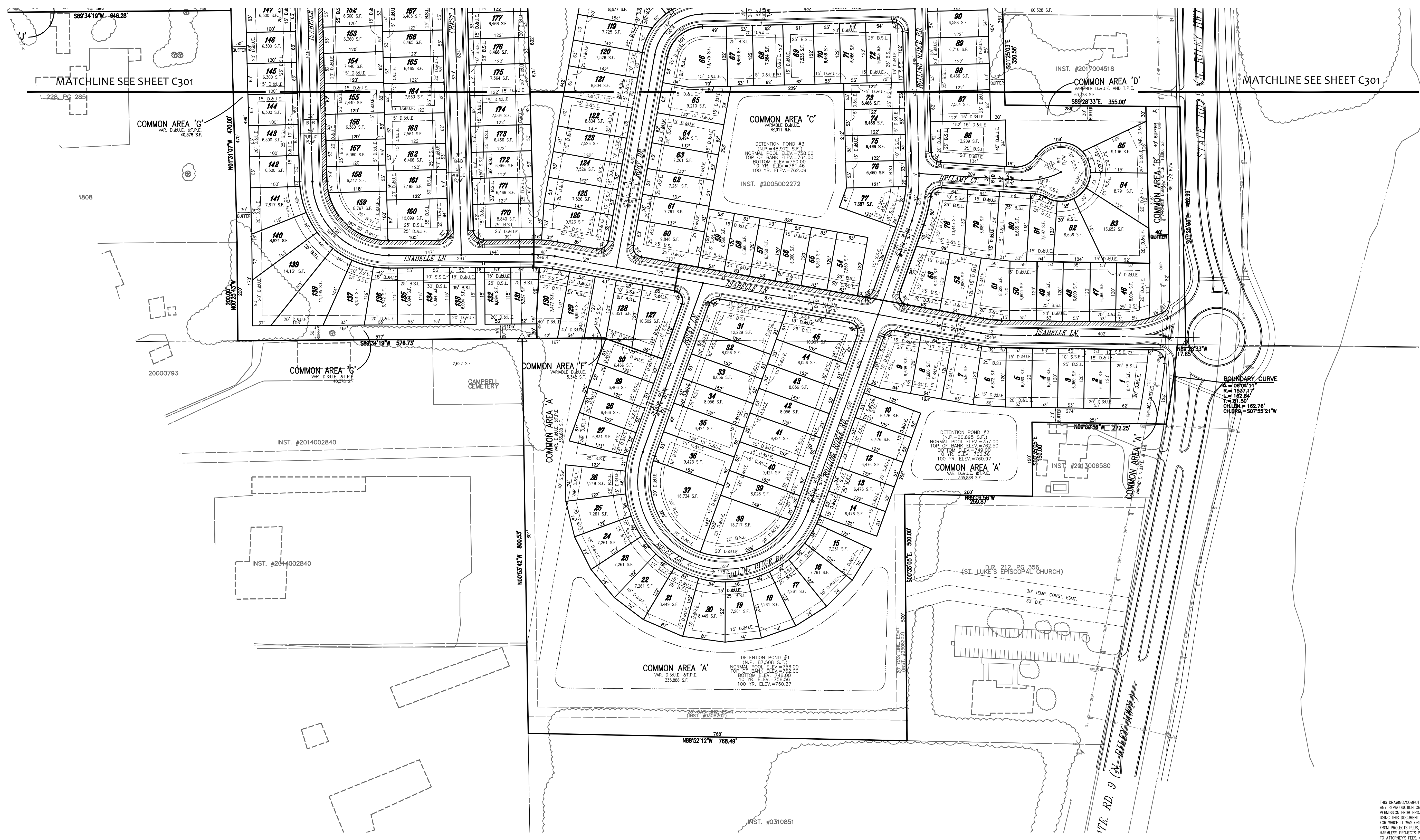
JOB NUMBER 19027
SHEET C301
DATE APRIL 12, 2022



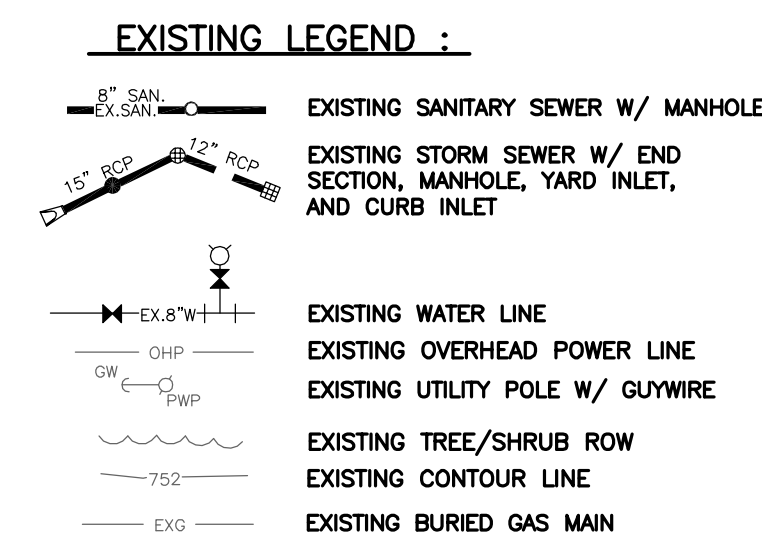
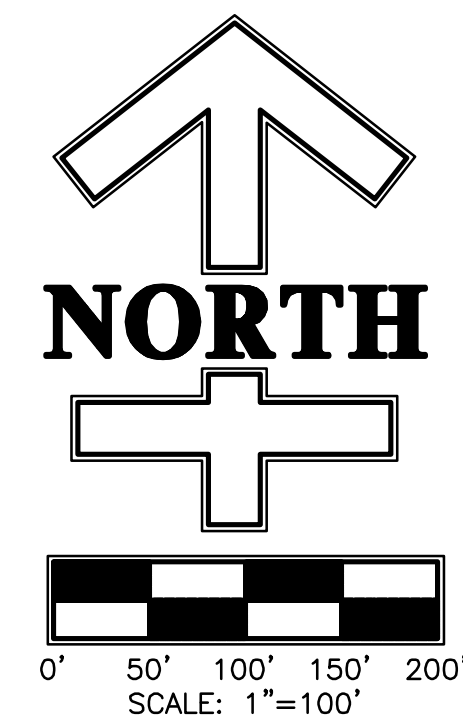
- LEGEND :**
- 27 LOT NUMBER
 - 12,200 S.F. LOT SQUARE FOOTAGE
 - S.S.D.&U.E. SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
 - L.E. LANDSCAPE EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - T.P.E. TREE PRESERVATION EASEMENT
 - D.&U.E. DRAINAGE AND UTILITY EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - R/W RIGHT-OF-WAY
 - 8' WIDE ASPHALT PATH 8' WIDE ASPHALT PATH
 - EXISTING OVERHEAD POWER LINE
 - EXISTING UTILITY POLE W/ GUYWIRE
 - EXISTING TREE/SHRUB ROW



BENCHMARK INFORMATION
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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.



DATE	5/2/22
REVISION	REVISED PER TRC COMMENTS
REVISION	REVISED PER PLAN COMMENTS
SYMBOL	
SCALE	1"=100'
PROJECT	PRELIMINARY PLAN FOR ISABELLE FARMS
TITLE	CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA
PROPOSED SITE CONDITIONS (GEOMETRICS)	
SEAL	JEFFERY K. SMITH, REGISTERED PROFESSIONAL ENGINEER, No. 19419, STATE OF INDIANA
JOB NUMBER	19027
SHEET	C302
DATE	APRIL 12, 2022




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FROM PROJECTS PLUS, BY ITS USE AGREES TO INDEMNIFY AND HOLD
HARMLESS PROJECTS PLUS FROM ANY LOSS, INCLUDING BUT NOT LIMITED
TO ATTORNEY'S FEES, OCCURRING FROM THEIR USE.

PROJECTS *plus*

GREENWOOD SURVEYING COMPANY

SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT
 1257 Airport Road, Suite 100, South, Indiana 46143
 (317) 882-5003



SEAL

DATE

APRIL 12, 2022

JOB NUMBER
19027

SHEET

C303

PROJECT

PRELIMINARY PLAT FOR
ISABELLE FARMS
 CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA

SYMBOL

REVISOR PER TRC COMMENTS

REVISOR PER PLAN COMMISSION COMMENTS

SCALE

1" = 100'

DRAWN

JPH

CHECKED

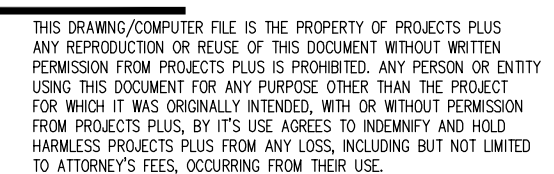
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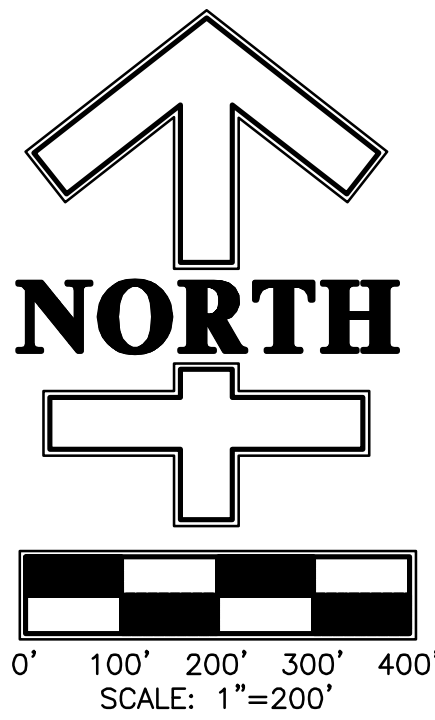
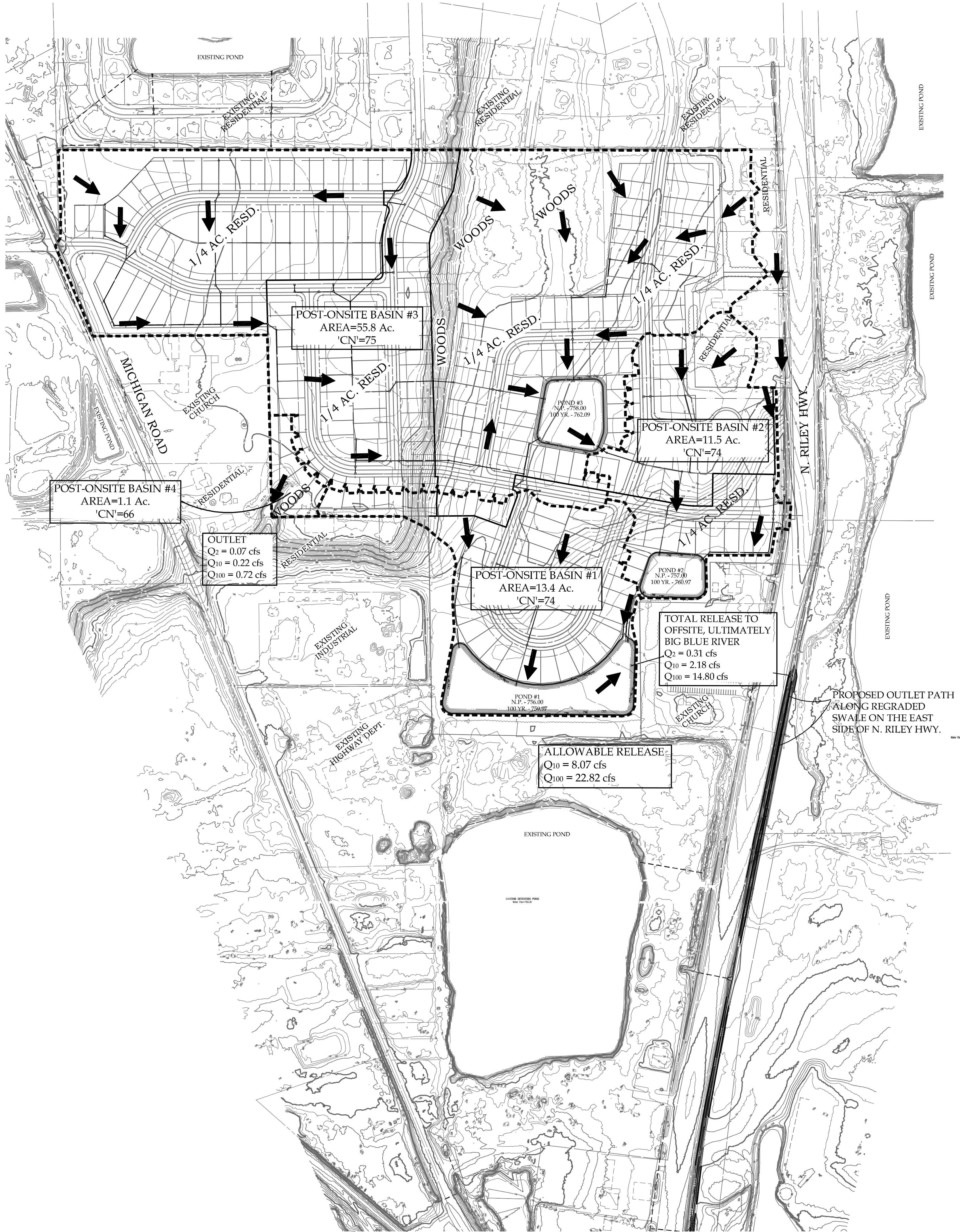
CERTIFIED

JKS

TITLE

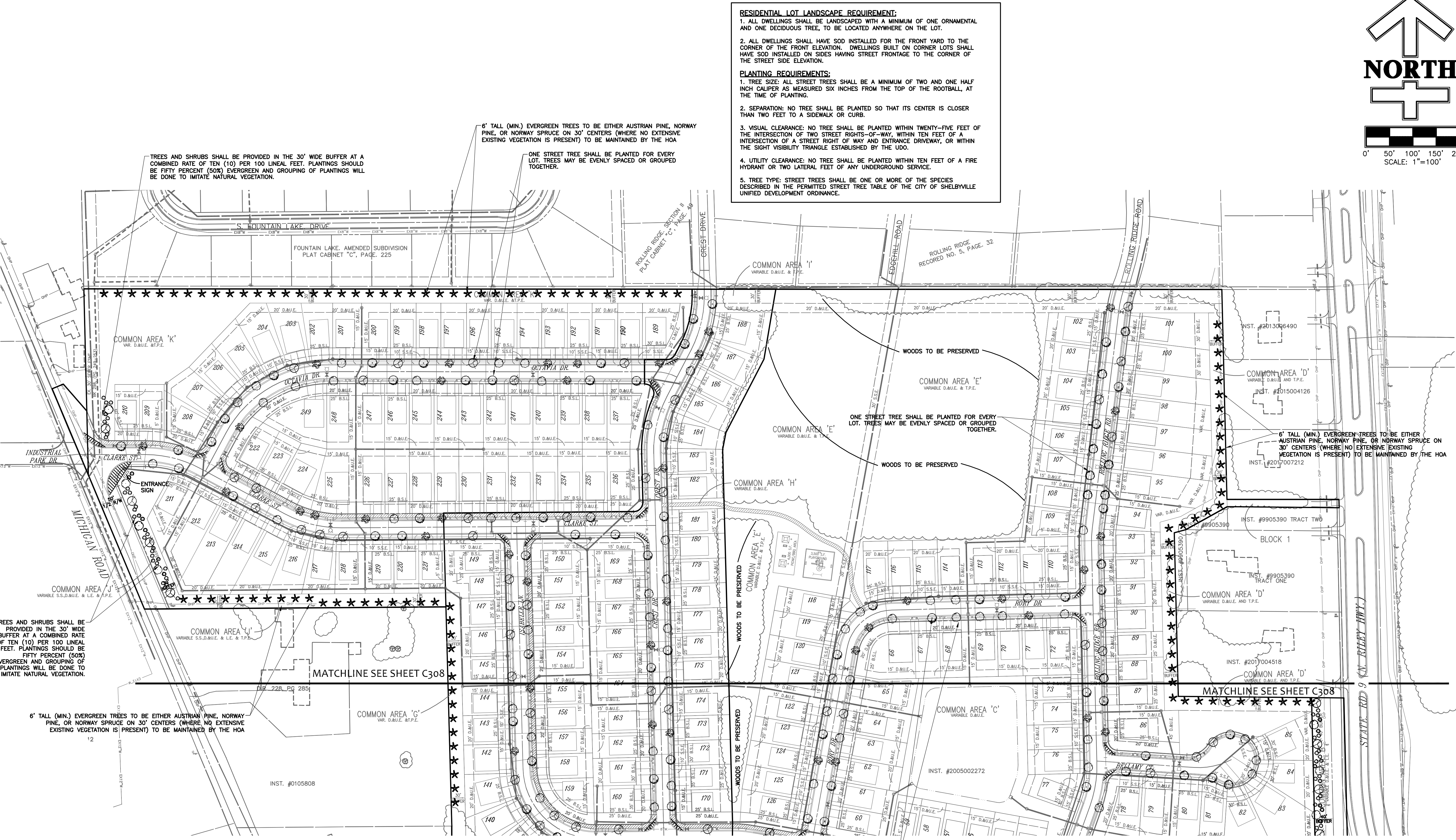
PROPOSED SITE CONDITIONS
 (UTILITIES)





PROJECT PRELIMINARY PLAT FOR ISABELLE FARMS CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA	SYMBOL SCALE 1"=200'	REVISION REVISED PER TRC COMMENTS REVISED PER PLAN COMMISSION COMMENTS	DATE 5/2/22
			REVISION REVISED PER TRC COMMENTS REVISED PER PLAN COMMISSION COMMENTS
			DATE 6/13/22
TITLE 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 Jeffery K. Smith 6/13/22			
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.

6' TALL (MIN.) EVERGREEN TREES TO BE EITHER AUSTRIAN PINE, NORWAY PINE, OR NORWAY SPRUCE ON 30' CENTERS (WHERE NO EXTENSIVE EXISTING VEGETATION IS PRESENT) TO BE MAINTAINED BY THE HOA

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

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.

6' TALL (MIN.) EVERGREEN TREES TO BE EITHER AUSTRIAN PINE, NORWAY PINE, OR NORWAY SPRUCE ON 30' CENTERS (WHERE NO EXTENSIVE EXISTING VEGETATION IS PRESENT) TO BE MAINTAINED BY THE HOA

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:

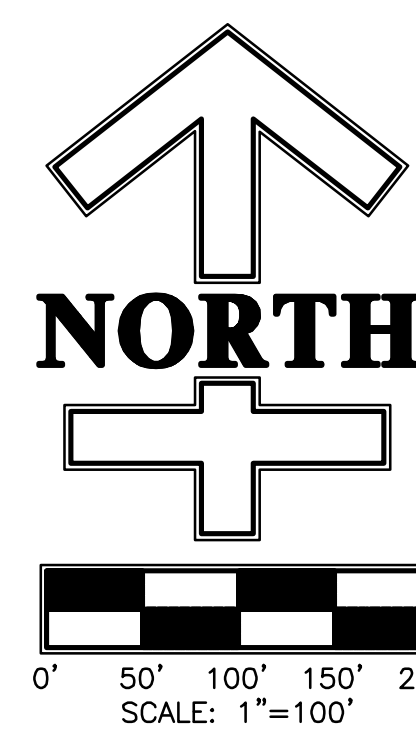
1. TREE SIZE: ALL STREET TREES SHALL BE A MINIMUM OF TWO AND ONE HALF INCH CALIPER AS MEASURED SIX INCHES FROM THE TOP OF THE ROOTBALL, AT THE TIME OF PLANTING.

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.



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

- LEGEND :**
- STREET TREES
 - PERIMETER BUFFER 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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DATE	5/2/22
	6/13/22
REVISION	REVISED PER TRC COMMENTS
	REVISED PER PLAN COMMISSION COMMENTS
SYMBOL	
SCALE	1"=100'
	DRAWN JPH
PROJECT	PRELIMINARY PLAT FOR ISABELLE FARMS
	CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA
TILE	PROPOSED SITE CONDITIONS (LANDSCAPE)
JOB NUMBER	19027
	SHEET
DATE	APRIL 12, 2022

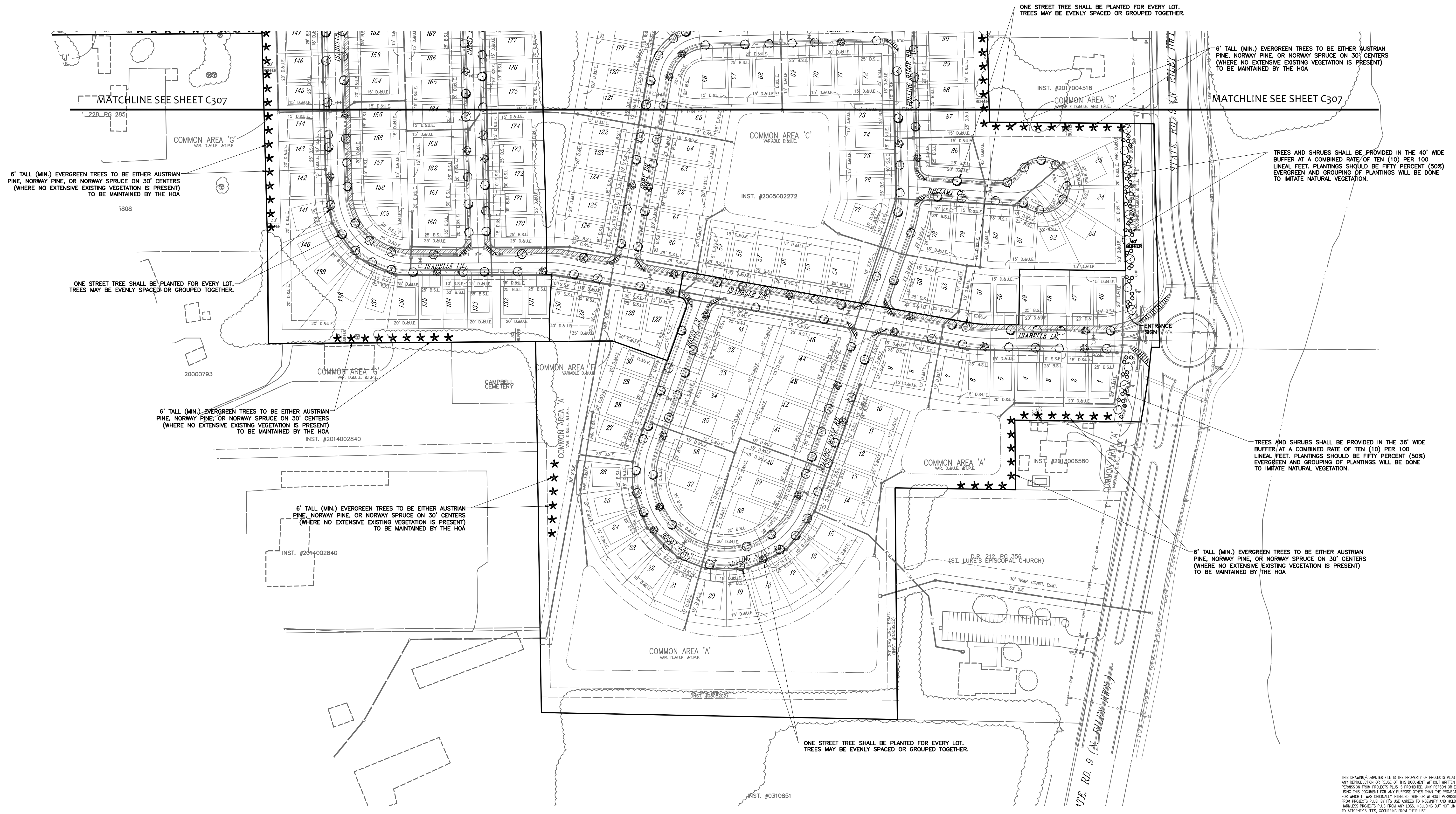
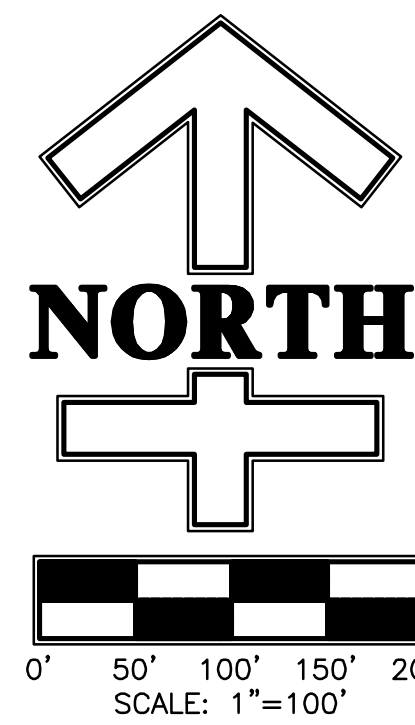
PROJECTS plus
GREENWOOD SURVEYING COMPANY

SEAL
JEFFERY K. SMITH
REGISTERED
No. 19419
STATE OF INDIANA
PROFESSIONAL ENGINEER
Jeffery K. Smith
6/13/22

C307

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
 - PERIMETER BUFFER 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

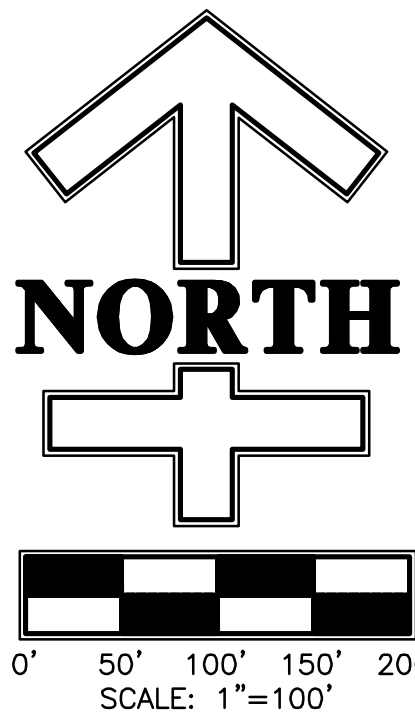
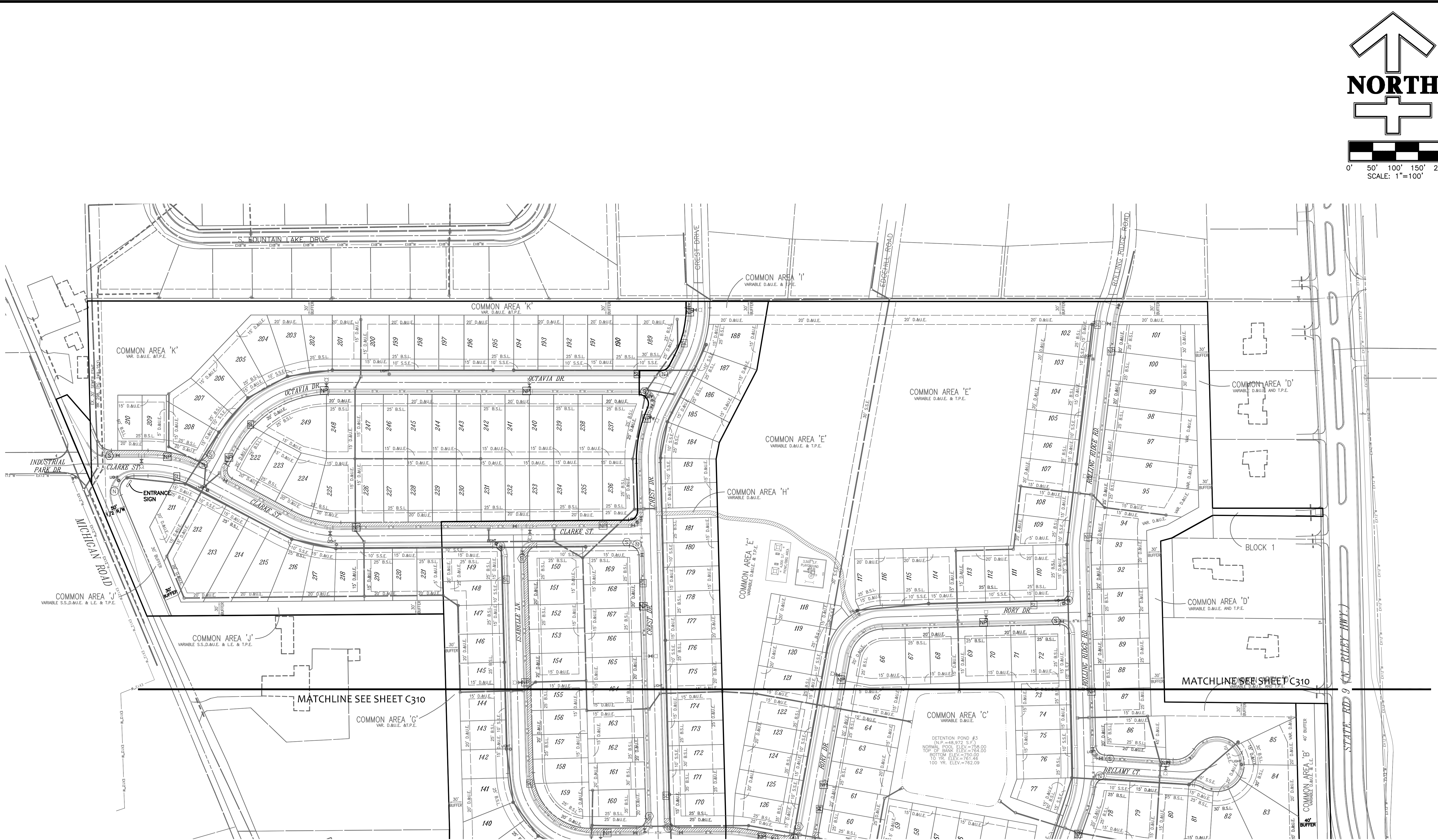


DATE	5/2/22
	6/13/22
REVISION	REVISED PER TRC COMMENTS
	REVISED PER PLAN COMMISSION COMMENTS
SYMBOL	△
	△
SCALE	1"=100'
	1"=100'
PROJECT	PRELIMINARY PLAN FOR ISABELLE FARMS
	CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA
TILE	PROPOSED SITE CONDITIONS
	(LANDSCAPE)
JOB NUMBER	19027
	SHEET
DATE	APRIL 12, 2022
	APRIL 12, 2022

PROJECTS plus
GREENWOOD SURVEYING COMPANY

SEAL
JEFFERY K. SMITH
REGISTERED
No. 19419
STATE OF INDIANA
PROFESSIONAL ENGINEER
Jeffery K. Smith
6/13/22

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
PRELIMINARY PLAT FOR
ISABELLE FARMS
CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA

PROPOSED SITE CONDITIONS
(LIGHTING AND SIGNAGE)

DATE
5/2/22

REVISION
REVISED PER TRC COMMENTS
6/13/22

SYMBOL
A

SCALE
1"=100'

DRAWN
JPH

CHECKED
JPH

CERTIFIED
JKS

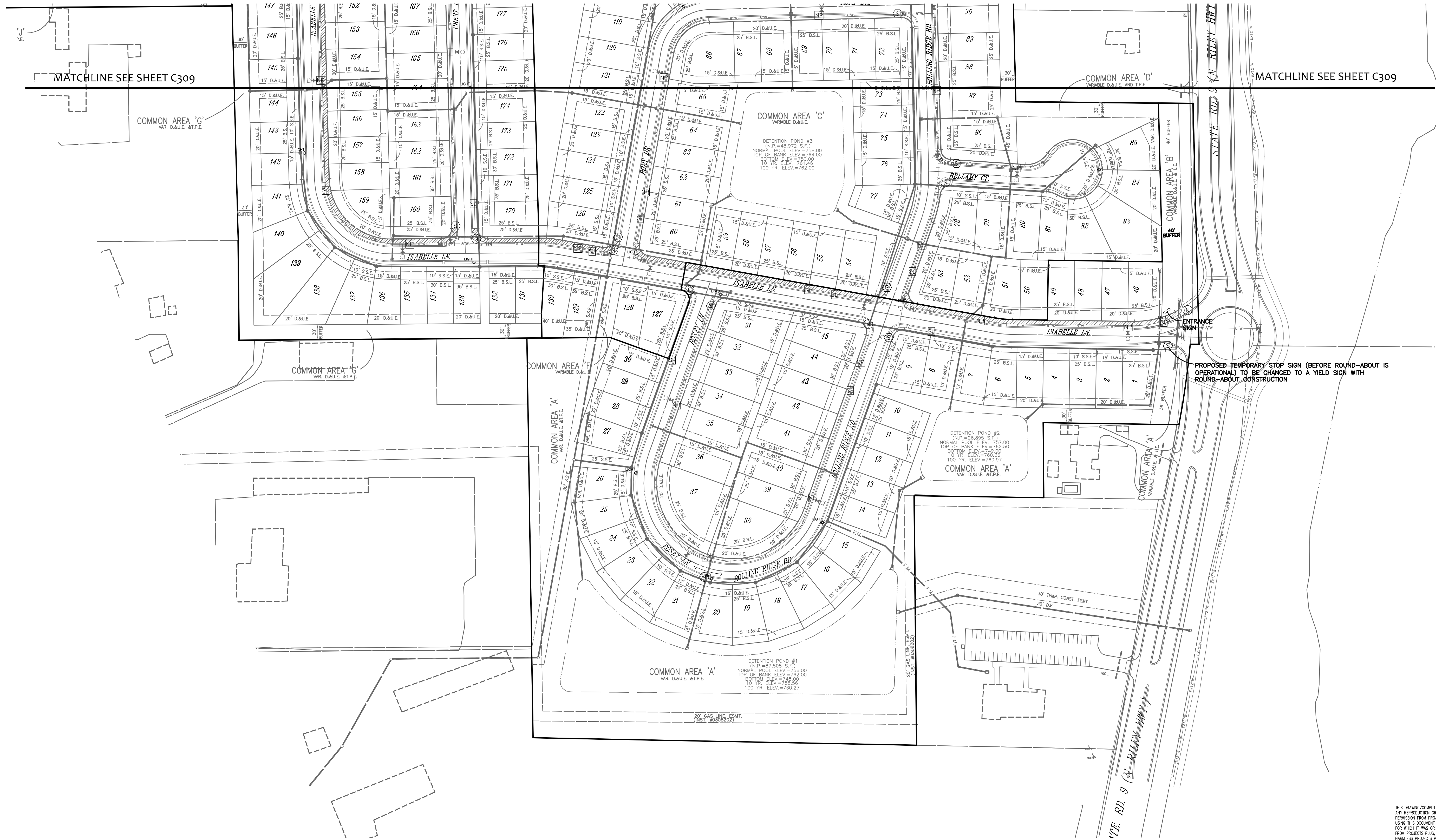
PROJECTS *plus*
GREENWOOD SURVEYING COMPANY

SEAL
JEFFERY K. SMITH
REGISTERED PROFESSIONAL ENGINEER
No. 19419
STATE OF INDIANA
Jeffery K. Smith
6/13/22

JOB NUMBER
19027
SHEET

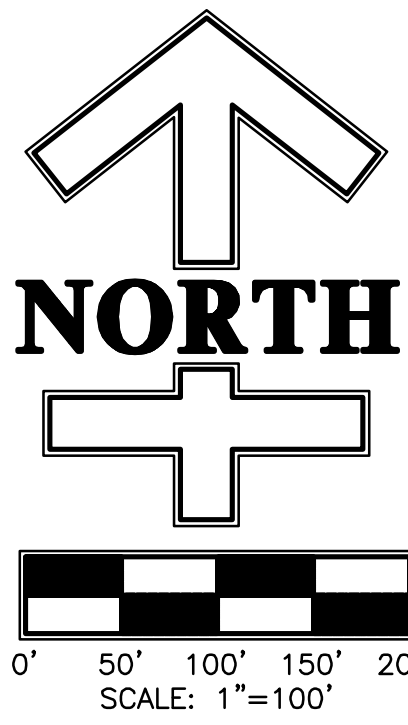
C309

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	REVISOR	SYMBOL	SCALE	1"=100'
DATE	6/13/22	REVISION	REVISOR	SYMBOL	SCALE	1"=100'
PROJECT						PRELIMINARY PLAN FOR
ISABELLE FARMS						CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA
TITLE						PROPOSED SITE CONDITIONS (LIGHTING AND SIGNAGE)
DRAWN						JPH
CHECKED						JPH
CERTIFIED						JKS
JOB NUMBER						19027
SHEET						C310
DATE						APRIL 12, 2022

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
6/13/22

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