



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (October 9, 2013 Meeting)

Docket No. / Project Title: PP-13-06 (Shadow Creek Farms Major Subdivision Preliminary Plat, Section 7A)
PP-13-07 (Shadow Creek Farms Major Subdivision Preliminary Plat, Section 7B)
PP-13-08 (Shadow Creek Farms Major Subdivision Preliminary Plat, Section 8)

Staff: Melissa Begley

Applicant: Beazer Homes

Property Size: 11.463 Acres (Section 7A), 4.546 Acres (Section 7B) and 21.139 Acres (Section 8)

Current Zoning: PUD (Planned Unit Development)

Location: South of County Road 200 South between County Roads 225 West and 150 West, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed revision to these preliminary plats is for the purpose of requesting a modification for the previously approved Sections 7A, 7B, and 8 to reduce the required sidewalk width from 5 feet to 4 feet.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: Should the applicant be allowed to reduce the sidewalk widths from 5 feet to 4 feet?

Preliminary Staff Recommendation:

Approval of Shadow Creek Farms, Section 7A, 7B and 8 Preliminary Plats, including the modification to Subdivision Control Ordinance Section 16.24.060 to reduce the sidewalk width from 5 feet to 4 feet and subject to the following conditions:

1. All outstanding technical comments being addressed.
2. The final plat for Section 8 not being signed by the Planning Director until the entire sidewalk along 200 South is accepted by the Engineering Department.

Plan Commission Options:

In reviewing a request for *major subdivision approval*, the Plan Commission shall (1) approve the request if the proposal meets the minimum standards of the Subdivision Control Ordinance, (2) deny the request if the minimum standards of the Ordinance are not met and appropriate modifications are not obtained, or (3) continue the request to gather further information or otherwise as provided by the Plan Commission Rules of Procedure (per Subdivision Control Ordinance Section 16.40.050).

Modification Decision Criteria:

Indiana law and Columbus Subdivision Control Ordinance Section 16.40.050 require that the Plan Commission approve all subdivisions which meet the applicable requirements. Section 16.32.020 of the Subdivision Control Ordinance indicates that the Plan Commission may grant a modification of the requirements of the Ordinance upon the determination that each of the following is true:

1. The modification will not be detrimental to the public, health, safety, and general welfare.
2. Adjacent property will not be adversely affected.
3. The modification is justified because of exceptional topographic or other physical conditions unique to the property involved, as opposed to mere inconvenience or financial disadvantage.
4. The modification is consistent with the intent of the Zoning Ordinance, other applicable ordinances, and the Comprehensive Plan.
5. The condition necessitating the modification was not created by the owner or applicant.
6. The modification will not conflict with the requirements of the Zoning Ordinance including but not limited to lot area, lot frontage, lot width, and setback(s).

Outstanding Technical Comments – Section 7A:

The following outstanding technical comments must be addressed by the applicant:

1. Change the signatures on the Primary Approval to: President, Roger Lang and Secretary, Dave Fisher.
2. Under Lakecrest Drive, include the wording (Local, Residential, Suburban)

Outstanding Technical Comments – Section 7B:

The following outstanding technical comments must be addressed by the applicant:

1. Change the signatures on the Primary Approval to: President, Roger Lang and Secretary, Dave Fisher.
2. Under Shadow Bend Drive, include the wording (Local, Residential, Suburban).

Outstanding Technical Comments – Section 8:

The following outstanding technical comments must be addressed by the applicant:

1. Change the signature on the Primary Approval to: Secretary, Dave Fisher.
2. Under Shadow Bend Drive, replace the word “Road” with “Street”

Current Property Information (entire Shadow Creek Farms):	
Land Use:	Single Family Residential lots
Site Features:	Park area, common areas, and clubhouse, detention ponds
Flood Hazards:	There is an area of Floodway, 100-year floodway fringe, 500-year floodway fringe located on the south side of the Shadow Creek Farms
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	None

Vehicle Access:	200 South (Minor Arterial, Residential, Suburban) 150 West (Minor Arterial, Residential, Suburban)
------------------------	---

Surrounding Zoning and Land Use (All of Shadow Creek Farms):		
	Zoning:	Land Use:
North:	RS2 (Residential: Single-Family 2) RS3 (Residential: Single Family 3) AP (Agriculture: Preferred)	Single-Family Residential Vacant (residential planned) Agriculture
South:	AP (Agriculture: Preferred)	Agriculture
East:	AP (Agriculture: Preferred)	Agriculture
West:	AP (Agriculture: Preferred)	Agriculture

Interdepartmental Review:	
City Engineering:	No comments received.
City Utilities:	No comments received.
Parks Department:	No comments received.
MPO:	No comments received.

History of this Location:

The relevant history of this property includes the following: Shadow Creek Farms is an ongoing development, originally approved in 1999 (PUD-99-02), consisting of 11 residential sections, a 33 acre park, and a 6 acre tract set aside for neighborhood business use. Sections 1, 2, 3, 4 and 5 are completed. Sections 7A and 7B are currently being developed. The Preliminary Plats for Sections 8 and 9 have been approved but the Final Plats have not been approved and Sections 6, 10 and 11 have not been developed at this time.

History of this Application:

The relevant history of this application includes the following: The applications were sent to the Subdivision Review Committee regarding the Section 7A, 7B and 8 Preliminary Plats on September 11, 2013. The applications were forwarded to the October 9, 2013 Plan Commission Meeting.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. During a site visit in mid-August, it was noted that the sidewalks on several completed lots in Sections 7A and 7B were only 4 feet in width and not 5 feet in width as approved on the Preliminary Plats. All other aspects of the street infrastructure (i.e. tree lawns, curbs, pavement width) were in compliance with the approved street cross-section.

2. On November 10, 2010 a major update to the Subdivision Control Ordinance was enacted. Among the changes was a new 5 foot minimum sidewalk width. The previous requirement was a 4 foot minimum width sidewalk. Sections 1, 2, 3, 4 and 5 of Shadow Creek Farms were built prior to the November 2010 regulation changes and were built with 4 foot sidewalks.
3. Planning and Engineering staff met with the applicant and discussed possible options to correct the error, including:
 - a. Option 1 - Removing the 4 foot sections of sidewalk and replacing with 5 foot sidewalks. In addition to the sidewalks being replaced, because the sidewalks run through the driveways, the driveways would also have to be removed and replaced. This would create a significant disruption to the existing homeowners.
 - b. Option 2- Adding 1 foot of concrete to the 4 foot sidewalk to establish the 5 foot sidewalk. This would create unusual joints in the sidewalks and the new 1 foot portion of the sidewalk would settle differently from the other portion of the sidewalk creating potential tripping hazards.
 - c. Option 3 - Returning to the Plan Commission to request a modification to allow 4 foot sidewalks to be built in Sections 7A, 7B and 8.
4. Aside from the sidewalk width, all other aspects of these Preliminary Plats are to remain the same as previously approved.
5. Sections 7A, 7B and 8 are areas in the subdivision that are connecting previously completed sections of the subdivision. The continuation of the 4 foot sidewalk is consistent with the previously built sections and provides a smooth transition from section to section. Sections 10 and 11 are separated from the other sections and will be able to provide a better transition to a 5 foot sidewalk.

Subdivision Control Ordinance Consideration(s):

The following provisions of the Subdivision Control Ordinance apply to the key issues of this application: Section 16.24.060 (Table 16.24-1) of the Subdivision Control Ordinance requires that sidewalks on Local, Suburban, Residential streets be 5 feet in width.

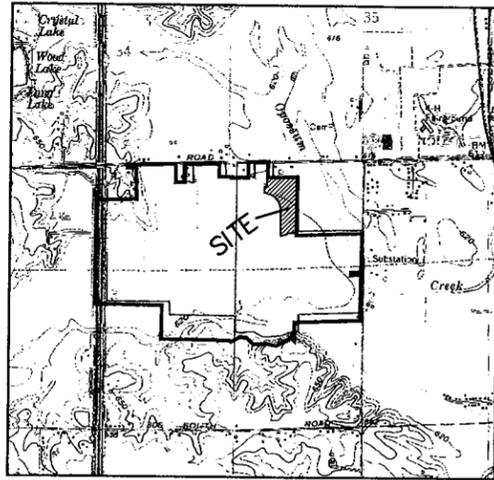
SHADOW CREEK FARMS

MAJOR SUBDIVISION

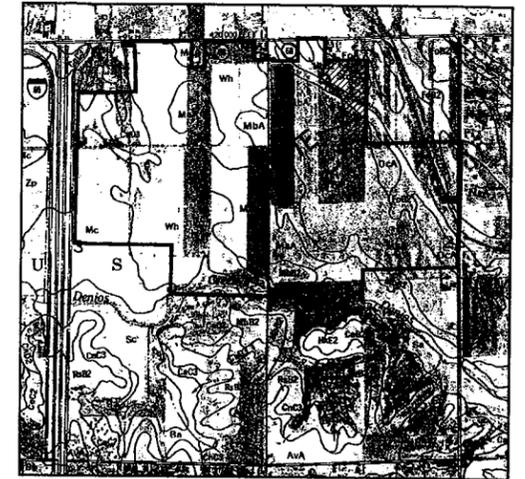
SECTION 7A

PRELIMINARY PLAT

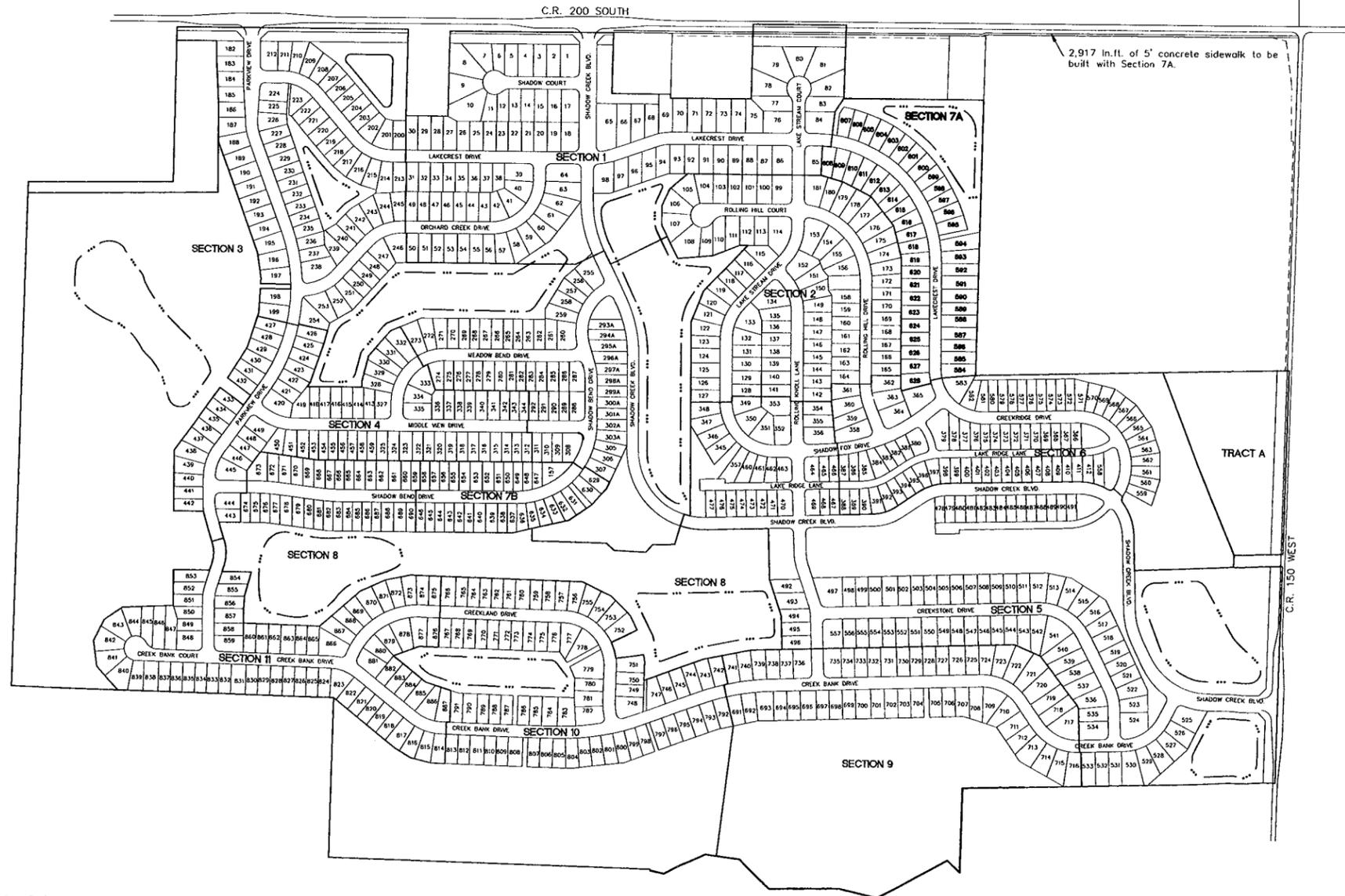
Developed by:
 BEAZER HOMES
 9202 N. MERIDIAN ST. SUITE 300
 INDIANAPOLIS, INDIANA 46260
 (317)-843-9514
 CONTACT PERSON: STEVE COOK



VICINITY MAP



SOILS MAP
 FoA, Sm, MbA



Southside School

DENSITY
 45 LOTS
 11.463 AC.
 3.93 LOTS/AC.
 ZONING = PUD
 5' MINIMUM SIDE SETBACK
 20' MINIMUM REAR SETBACK
 25' MINIMUM FRONT SETBACK

PLANS PREPARED BY:
 STOEPELWERTH & ASSOCIATES, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 7965 EAST 106TH STREET
 FISHERS, INDIANA 46038
 PHONE: (317)-849-5935
 FAX: (317)-849-5942

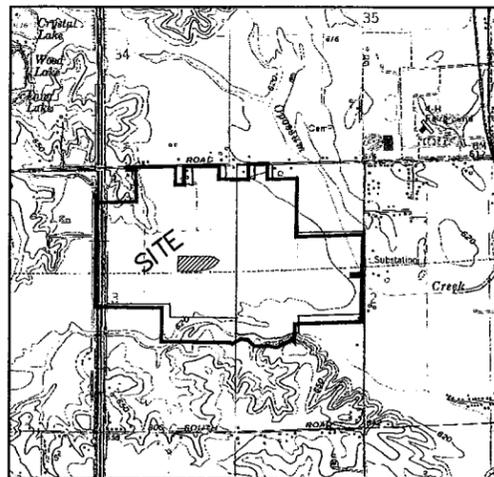
SHADOW CREEK FARMS

MAJOR SUBDIVISION

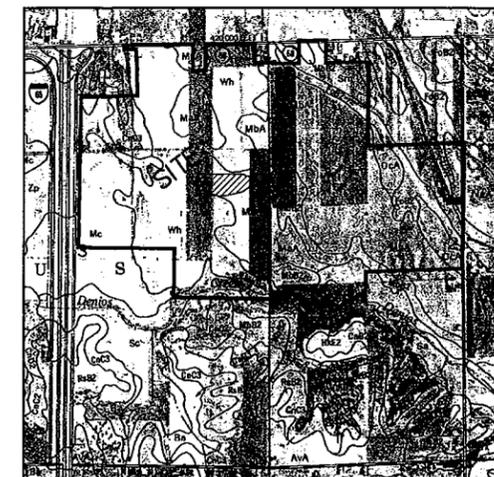
SECTION 7B

PRELIMINARY PLAT

Developed by:
 BEAZER HOMES
 9202 N. MERIDIAN ST. SUITE 300
 INDIANAPOLIS, INDIANA 46260
 (317)-843-9514
 CONTACT PERSON: STEVE COOK



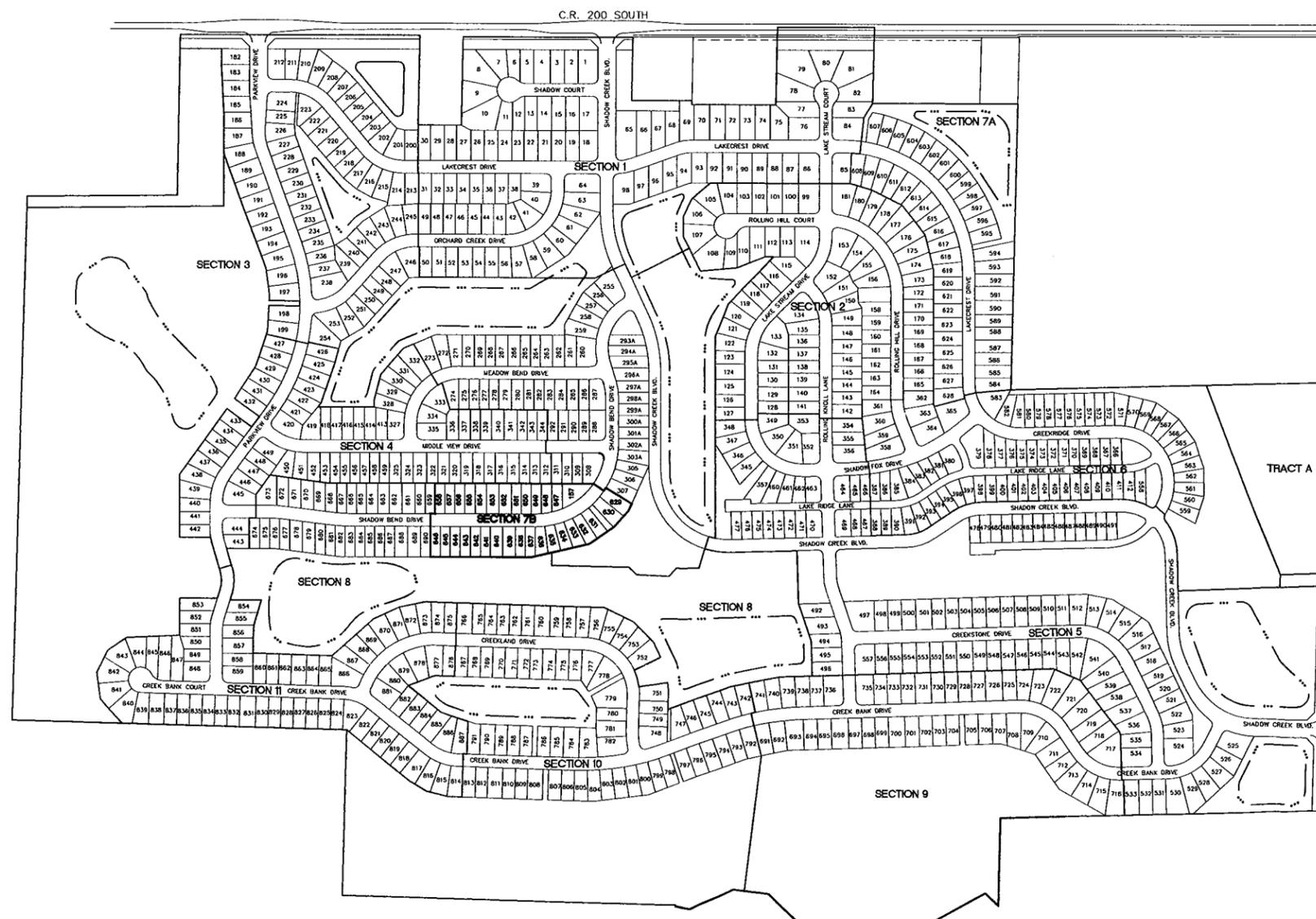
VICINITY MAP



SOILS MAP
Wh, MaA



N.T.S.



Southside School

DENSITY
 31 LOTS
 4.546 Ac.±
 6.82 LOTS/AC.
 ZONING = PUD
 5' MINIMUM SIDEYARD
 20' MINIMUM REARYARD
 25' MINIMUM FRONTYARD

PLANS PREPARED BY:
 STOEPPELWERTH & ASSOCIATES, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 7965 EAST 106TH STREET
 FISHERS, INDIANA 46038
 PHONE: (317)-849-5935
 FAX: (317)-849-5942

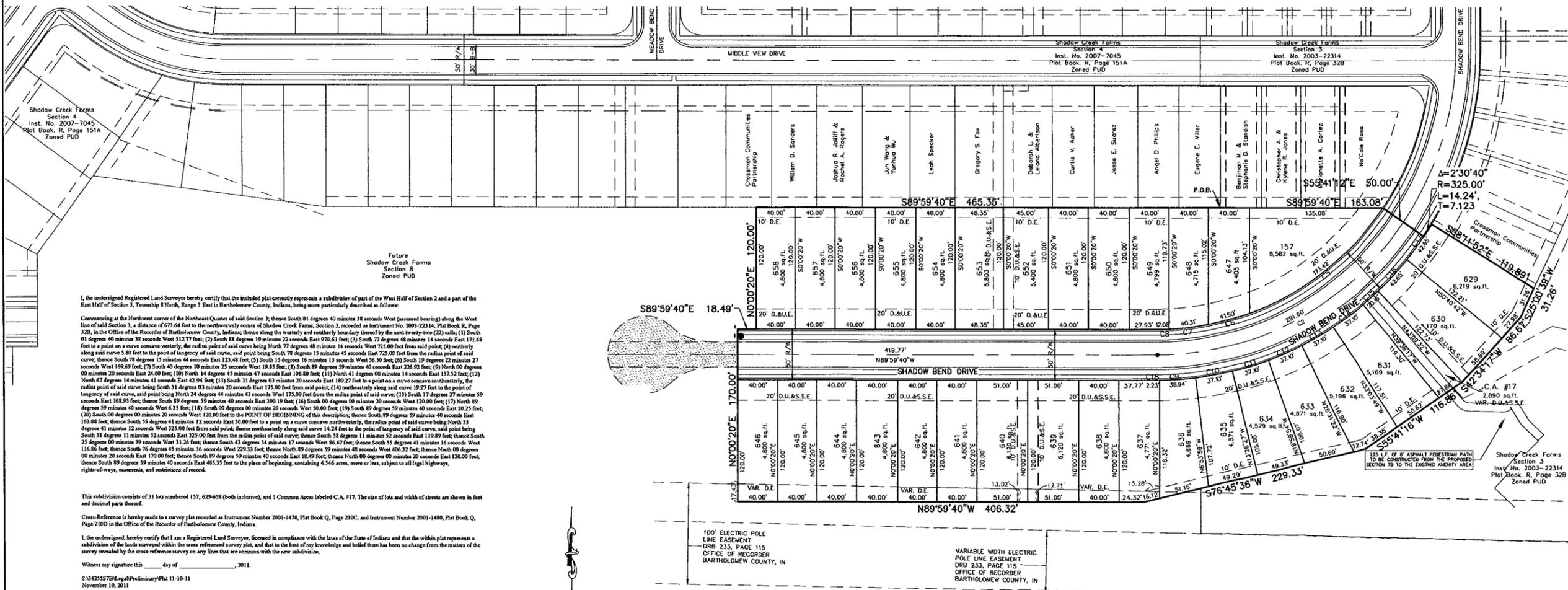
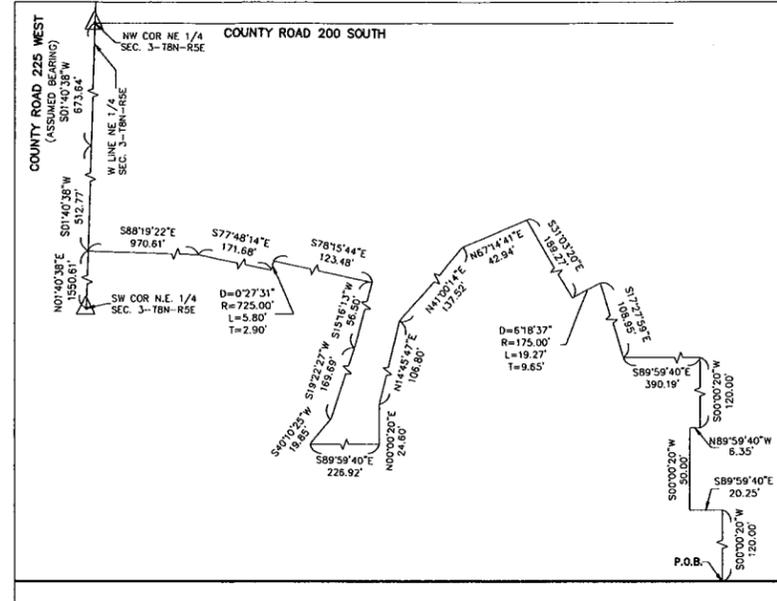
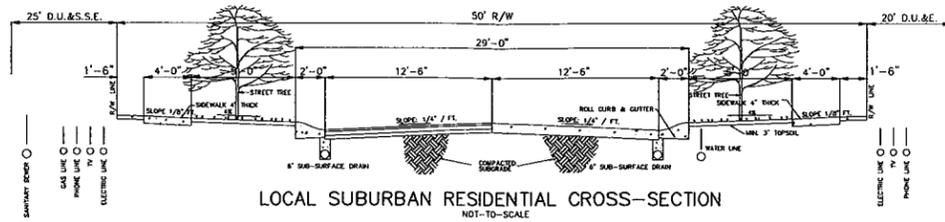
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD, P.L.S.
STOEPPELWERTH AND ASSOCIATES, INC.
7885 EAST KORN STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
BEAZER HOMES
9202 N. MERIDIAN STREET, SUITE 300
INDIANAPOLIS, INDIANA 46260
CONTACT PERSON: STEVE COOK
(317)-843-9514

SHADOW CREEK FARMS

MAJOR SUBDIVISION SECTION 7B PRELIMINARY PLAT

Curve Table: Alignments						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C2	300.00'	291.60'	158.48'	280.26'	S62°09'34"W	55°41'32"
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C3	5.80'	725.00'	2.90'	N11°58'01"E	5.80'	0°27'31"
C4	19.27'	175.00'	8.65'	S62°05'58"W	19.26'	6°18'37"
C5	173.42'	275.00'	89.70'	N52°22'44"E	170.56'	36°07'52"
C6	41.50'	275.00'	20.75'	N74°46'02"E	41.46'	8°38'45"
C7	40.31'	275.00'	20.15'	N83°17'23"E	40.28'	8°23'57"
C8	12.08'	275.00'	6.04'	N88°44'51"E	12.08'	2°30'59"
C9	36.94'	325.00'	18.48'	S86°21'24"W	36.92'	6°30'47"
C10	37.10'	325.00'	18.57'	S79°49'47"W	37.08'	6°32'28"
C11	37.10'	325.00'	18.57'	S73°17'20"W	37.08'	6°32'28"
C12	37.10'	325.00'	18.57'	S66°44'52"W	37.08'	6°32'28"
C13	37.10'	325.00'	18.57'	S60°12'25"W	37.08'	6°32'28"
C14	37.10'	325.00'	18.57'	S53°39'57"W	37.08'	6°32'28"
C15	20.16'	325.00'	10.08'	S48°37'08"W	20.16'	3°33'15"
C16	42.65'	325.00'	21.36'	S43°04'53"W	42.62'	7°31'10"
C17	42.65'	325.00'	21.36'	S35°33'43"W	42.62'	7°31'10"
C18	2.23'	325.00'	1.11'	S89°48'34"W	2.23'	0°23'32"



1. The undersigned Registered Land Surveyor hereby certifies that the included plat correctly represents a subdivision of part of the West Half of Section 2 and a part of the East Half of Section 3, Township 8 North, Range 5 East in Bartholomew County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 3, thence South 91 degrees 40 minutes 38 seconds West (assumed bearing) along the West line of said Section 3, a distance of 975.64 feet to the northwesterly corner of Shadow Creek Farms, Section 3, recorded as Instrument No. 2003-22314, Plat Book R, Page 328, in the Office of the Recorder of Bartholomew County, Indiana; thence along the westerly and southerly boundary thereof by the next twenty-two (22) calls; (1) South 91 degrees 40 minutes 38 seconds West 512.77 feet; (2) South 89 degrees 19 minutes 22 seconds East 970.61 feet; (3) South 77 degrees 48 minutes 14 seconds East 171.68 feet to a point on a curve concave westerly, the radius point of said curve being North 77 degrees 48 minutes 14 seconds West 725.00 feet from said point; (4) northerly along said curve 5.80 feet to the point of tangency of said curve, said point being South 78 degrees 15 minutes 45 seconds East 725.00 feet from the radius point of said curve; thence South 78 degrees 15 minutes 44 seconds East 123.48 feet; (5) South 15 degrees 16 minutes 13 seconds West 56.50 feet; (6) South 19 degrees 22 minutes 27 seconds West 169.69 feet; (7) South 49 degrees 10 minutes 25 seconds West 19.85 feet; (8) South 89 degrees 59 minutes 40 seconds East 226.92 feet; (9) North 00 degrees 00 minutes 20 seconds East 24.60 feet; (10) North 14 degrees 45 minutes 47 seconds East 106.80 feet; (11) North 41 degrees 00 minutes 14 seconds East 137.52 feet; (12) North 67 degrees 14 minutes 41 seconds East 42.94 feet; (13) South 13 degrees 03 minutes 20 seconds East 189.27 feet to a point on a curve concave southeasterly, the radius point of said curve being South 31 degrees 03 minutes 20 seconds East 175.00 feet from said point; (14) northerly along said curve 19.27 feet to the point of tangency of said curve, said point being North 24 degrees 44 minutes 43 seconds West 175.00 feet from the radius point of said curve; (15) South 17 degrees 27 minutes 59 seconds East 108.95 feet; thence South 89 degrees 59 minutes 40 seconds East 390.19 feet; (16) South 00 degrees 00 minutes 20 seconds West 120.00 feet; (17) North 89 degrees 59 minutes 40 seconds West 6.35 feet; (18) South 90 degrees 00 minutes 20 seconds West 30.00 feet; (19) South 89 degrees 59 minutes 40 seconds East 20.25 feet; (20) South 00 degrees 00 minutes 20 seconds West 120.00 feet to the POINT OF BEGINNING of this description; thence South 89 degrees 59 minutes 40 seconds East 163.08 feet; thence South 55 degrees 41 minutes 12 seconds East 50.00 feet to a point on a curve concave northwesterly, the radius point of said curve being North 55 degrees 41 minutes 12 seconds West 325.00 feet from said point; thence northerly along said curve 14.24 feet to the point of tangency of said curve, said point being South 18 degrees 11 minutes 32 seconds East 125.00 feet from the radius point of said curve; thence South 58 degrees 11 minutes 52 seconds East 119.89 feet; thence South 25 degrees 00 minutes 39 seconds West 31.26 feet; thence South 42 degrees 34 minutes 17 seconds West 86.67 feet; thence South 55 degrees 41 minutes 12 seconds West 116.86 feet; thence South 76 degrees 45 minutes 36 seconds West 229.33 feet; thence North 89 degrees 59 minutes 40 seconds West 406.32 feet; thence North 00 degrees 00 minutes 20 seconds East 170.00 feet; thence South 89 degrees 59 minutes 40 seconds East 18.49 feet to the place of beginning, containing 4.546 acres, more or less, subject to all legal highways, rights-of-way, easements, and restrictions of record.

This subdivision consists of 31 lots numbered 157, 629-658 (both inclusive), and 1 Common Acres labeled C.A. #17. The size of lots and width of streets are shown in feet and decimal parts thereof.

Cross-Reference is hereby made to a survey plat recorded as Instrument Number 2001-1478, Plat Book Q, Page 210C, and Instrument Number 2001-1480, Plat Book Q, Page 210D in the Office of the Recorder of Bartholomew County, Indiana.

I, the undersigned, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that the within plat represents a subdivision of the lands surveyed within the cross-reference survey plat, and that to the best of my knowledge and belief there has been no change from the matters of the survey revealed by the cross-reference survey on any lines that are common with the new subdivision.

Witness my signature this _____ day of _____, 2011.

S:\3425578\Legal\PRELIM\Plat 11-10-11

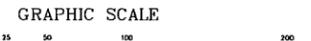
November 10, 2011

PRIMARY APPROVAL
Under authority provided by IC 36-7-4-700, Subdivision Control, and any amendments thereto, this plat was given PRIMARY APPROVAL by the City of Columbus, Indiana, as follows:

Approved by the City Plan Commission at a meeting held _____

President, Bryan Hoza Secretary, Dave Hayward

Void unless secondary approval is received by _____, 2011.



LEGEND

650	LOT NUMBER
D.U.&S.E.	DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY & SEWER EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
C.A.	COMMON AREA

REGISTERED LAND SURVEYOR
No. 900012
STATE OF INDIANA

CERTIFIED: 11/11/11

STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7885 E. 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-9942

PRELIMINARY PLAT
SHADOW CREEK FARMS SECTION 7B
BARTHOLOMEW COUNTY, INDIANA

DATE: 11/20/11
REVISIONS: BY: [Signature]
DATE: [Signature]

3 OF 5 SHEETS
S & A JOB NO. 3425557B

S:\3425578\Legal\PRELIM\PLAT.dwg, 8/4/2013 3:42:05 PM, gpylon, 1:1

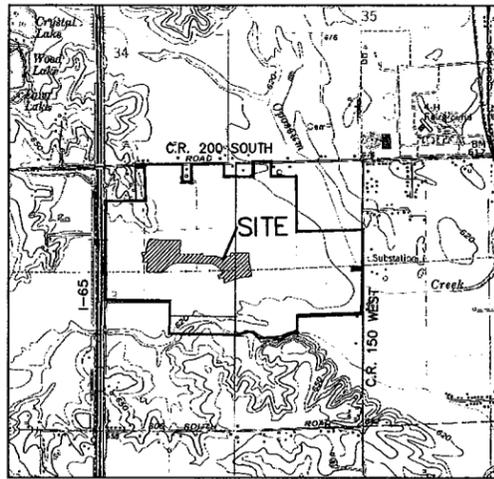
SHADOW CREEK FARMS

MAJOR SUBDIVISION

SECTION 8

PRELIMINARY PLAT

Developed by:
BEAZER HOMES
 9202 N. MERIDIAN ST. SUITE 300
 INDIANAPOLIS, INDIANA 46260
 (317)-843-9514
 CONTACT PERSON: STEVE COOK

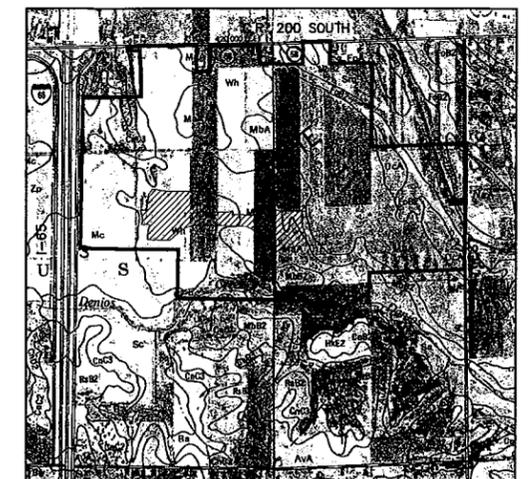
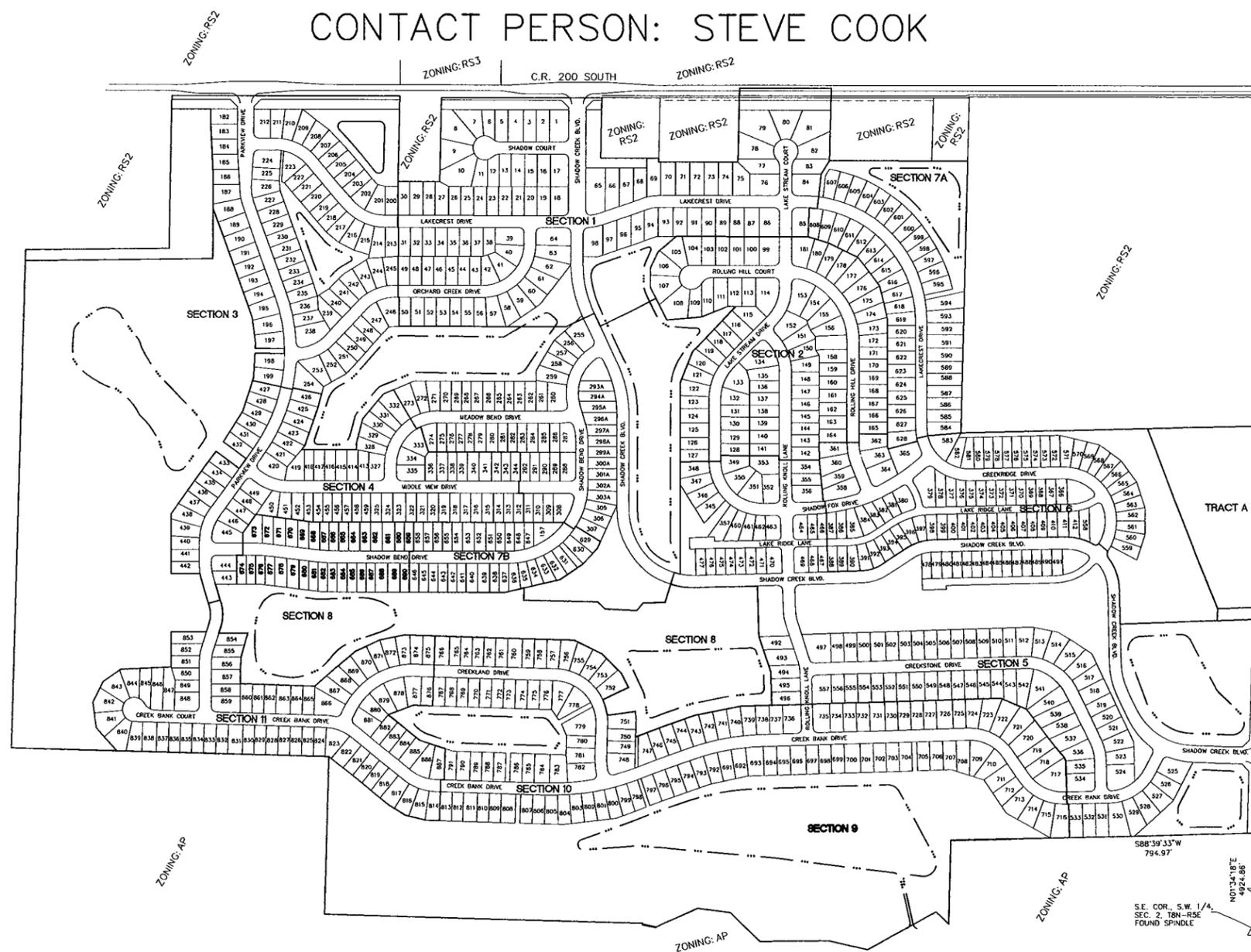


VICINITY MAP



N.T.S.

ZONING: AP



SOILS MAP
 FoA, Sm, MbA

DENSITY
 32 LOTS
 21.139 AC.
 1.51 LOTS/AC.
 ZONING = PUD

5' MINIMUM SIDE SETBACK
 20' MINIMUM REAR SETBACK
 25' MINIMUM FRONT SETBACK

Southside School

SHADOW CREEK, SECTION 8 COMPLIES WITH THE MASTER
 (OVERALL) DRAINAGE CALCULATIONS PREPARED BY
 STOEPPELWERTH & ASSOCIATES DATED APRIL 16, 2000

I, the undersigned Registered Land Surveyor hereby certify that the included plat correctly represents a subdivision of part of the West Half of Section 8 and a part of the East Half of Sections 3, Township 8 North, Range 5 East in Bartholomew County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 3, thence South 01 degrees 40 minutes 38 seconds West (assumed bearing) along the West line of said Section 3, a distance of 433.64 feet to the northwesterly corner of Shadow Creek Farms, Section 3, recorded as Instrument No. 2003-22314, Plat Book R, Page 32B, in the Office of the Recorder of Bartholomew County, Indiana; thence along the westerly and southerly boundary thereof by the next twenty (20) calls; (1) South 21 degrees 40 minutes 18 seconds West 122.77 feet; (2) South 88 degrees 19 minutes 22 seconds East 97.61 feet; (3) South 77 degrees 48 minutes 14 seconds East 171.68 feet to a point on a curve concave westerly, the radius point of said curve being North 77 degrees 48 minutes 14 seconds West 725.00 feet from said point; (4) northerly along said curve 5.80 feet to a point on said curve, said point being South 78 degrees 15 minutes 45 seconds East 725.00 feet from the radius point of said curve; (5) South 78 degrees 15 minutes 44 seconds East 123.48 feet; (6) South 15 degrees 16 minutes 13 seconds West 56.50 feet; (7) South 19 degrees 22 minutes 27 seconds West 169.69 feet; (8) South 40 degrees 10 minutes 25 seconds West 19.85 feet; (9) South 89 degrees 59 minutes 40 seconds East 226.72 feet; (10) North 00 degrees 00 minutes 20 seconds East 24.66 feet; (11) North 14 degrees 45 minutes 47 seconds East 106.80 feet; (12) North 41 degrees 00 minutes 14 seconds East 137.52 feet; (13) North 67 degrees 14 minutes 41 seconds East 42.54 feet; (14) South 31 degrees 03 minutes 20 seconds East 189.27 feet to a point on a curve concave southeasterly, the radius point of said curve being South 31 degrees 03 minutes 20 seconds East 175.00 feet from said point; (15) northeasterly along said curve 19.27 feet to a point on said curve, said point being North 24 degrees 44 minutes 43 seconds West 175.00 feet from the radius point of said curve; (16) South 17 degrees 27 minutes 59 seconds East 108.95 feet; (17) South 89 degrees 59 minutes 40 seconds East 396.19 feet; (18) South 00 degrees 00 minutes 20 seconds West 120.00 feet; (19) North 89 degrees 59 minutes 40 seconds West 6.55 feet; (20) South 00 degrees 00 minutes 20 seconds West 50.00 feet; (21) South 89 degrees 59 minutes 40 seconds East 20.25 feet; (22) South 00 degrees 00 minutes 20 seconds West 120.00 feet to a point on the North line of Shadow Creek Farms, Section 7B, recorded as Instrument No. 2012-8615, Plat Book R, Page 281D in said Recorder's Office; thence North 39 degrees 59 minutes 40 seconds West along said North line a distance of 465.55 feet to the POINT OF BEGINNING of this description; thence along the North line by the next five(5) calls; (1) South 00 degrees 00 minutes 20 seconds West 120.00 feet; (2) North 89 degrees 59 minutes 40 seconds West 18.49 feet; (3) South 00 degrees 00 minutes 20 seconds West 170.00 feet; (4) South 89 degrees 59 minutes 40 seconds East 406.32 feet; (5) North 76 degrees 45 minutes 36 seconds East 81.53 feet to the Southerly line of the Aforesaid Shadow Creek Farms, Section three; thence along the southerly boundary by the next eight(8) calls; (1) South 01 degrees 16 minutes 49 seconds West 30.56 feet; (2) South 88 degrees 43 minutes 11 seconds East 30.13 feet; (3) South 47 degrees 25 minutes 43 seconds East 42.37 feet; (4) South 88 degrees 43 minutes 11 seconds East 30.83 feet; (5) North 88 degrees 02 minutes 15 seconds East 63.12 feet; (6) North 16 degrees 57 minutes 38 seconds East 78.44 feet to the Westerly line of Shadow Creek Farms, Section 5, recorded as Instrument No. 2008-14097, Plat Book R, Page 102D in said Recorder's Office; thence along the Westerly line by the next five(5) calls: said point also being a point on a curve concave northerly, the radius point of said curve being North 16 degrees 57 minutes 38 seconds East 325.00 feet from said point; (1) easterly along said curve 106.45 feet to a point on said curve, said point being South 01 degrees 16 minutes 49 seconds East 325.00 feet from the radius point of said curve; (2) North 88 degrees 11 minutes 58 seconds East 256.86 feet; (3) South 01 degrees 16 minutes 49 seconds East 209.57 feet; (4) South 18 degrees 20 minutes 37 seconds East 154.81 feet; (5) South 01 degrees 16 minutes 49 seconds East 137.60 feet; thence North 88 degrees 12 minutes 18 seconds West 121.49 feet; thence South 78 degrees 56 minutes 17 seconds West 202.27 feet; thence South 70 degrees 24 minutes 20 seconds West 267.01 feet; thence North 01 degrees 40 minutes 38 seconds East 76.81 feet; thence North 07 degrees 46 minutes 19 seconds West 29.25 feet; thence South 82 degrees 06 minutes 22 seconds West 120.00 feet to a point on a curve concave westerly, the radius point of said curve being South 82 degrees 06 minutes 22 seconds West 225.00 feet from said point; thence northerly along said curve 67.99 feet to a point on said curve, said point being North 64 degrees 47 minutes 32 seconds East 225.00 feet from the radius point of said curve; thence North 64 degrees 47 minutes 32 seconds East 120.18 feet; thence North 27 degrees 04 minutes 05 seconds West 66.82 feet; thence North 47 degrees 48 minutes 23 seconds West 114.64 feet; thence North 63 degrees 59 minutes 13 seconds West 128.25 feet; thence North 88 degrees 19 minutes 22 seconds West 710.31 feet; thence South 78 degrees 20 minutes 32 seconds West 104.15 feet; thence South 65 degrees 37 minutes 37 seconds West 115.54 feet; thence South 49 degrees 11 minutes 53 seconds West 220.65 feet; thence North 88 degrees 19 minutes 22 seconds West 114.64 feet; thence North 00 degrees 00 minutes 20 seconds East 59.86 feet; thence North 03 degrees 30 minutes 15 seconds East 50.09 feet; thence North 15 degrees 54 minutes 43 seconds East 103.98 feet; thence North 89 degrees 59 minutes 40 seconds West 120.97 feet; thence North 17 degrees 34 minutes 28 seconds West 24.66 feet to a point on a curve concave westerly, the radius point of said curve being North 72 degrees 25 minutes 32 seconds West 175.00 feet from said point; thence northerly along said curve 103.86 feet to the point of tangency of said curve, said point being North 73 degrees 34 minutes 39 seconds East 173.00 feet from the radius point of said curve; and to Southerly line of Shadow Creek Farms, Section 4, recorded as Instrument No. 2007-7845, Plat Book R, Page 114 in said Recorder's Office; thence along the Southerly line by the next eight(8) calls; (1) North 16 degrees 21 minutes 51 seconds West 79.40 feet; (2) South 89 degrees 59 minutes 40 seconds East 89.11 feet; (3) North 00 degrees 00 minutes 20 seconds East 120.00 feet; (4) South 89 degrees 59 minutes 40 seconds East 24.99 feet; (5) North 00 degrees 00 minutes 20 seconds East 21.51 feet; (6) North 36 degrees 13 minutes 32 seconds East 95.51 feet; (7) South 82 degrees 18 minutes 16 seconds East 232.92 feet; (8) South 89 degrees 59 minutes 40 seconds East 430.07 feet to the place of beginning, containing 21.138 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

PLANS PREPARED BY:
STOEPPELWERTH & ASSOCIATES, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 7965 EAST 106TH STREET
 FISHERS, INDIANA 46038
 PHONE: (317)-849-5935
 FAX: (317)-849-5942

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD, PLS
STOEPPELWERTH AND ASSOCIATES INC.
7905 EAST TORIA STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
BEAZER HOMES
9202 N. MERIDIAN STREET, SUITE 300
INDIANAPOLIS, INDIANA 46260
CONTACT PERSON: STEVE COOK
(317)-843-9514

SHADOW CREEK FARMS

MAJOR SUBDIVISION

SECTION 8

PRELIMINARY PLAT

CENTERLINE CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	600.00'	70.15'	35.11'	70.11'	N86°38'43"W	6°41'55"
C2	600.00'	70.15'	35.11'	70.11'	N86°38'43"W	6°41'55"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C3	18.54'	575.00'	9.27'	S89°04'15"E	18.54'	1°50'50"
C4	40.10'	575.00'	20.06'	S86°08'58"E	40.09'	3°59'44"
C5	8.59'	575.00'	4.29'	S83°43'26"E	8.59'	0°51'21"
C6	35.24'	625.00'	17.63'	S84°54'41"E	35.24'	3°13'51"
C7	37.83'	625.00'	18.92'	S88°15'38"E	37.82'	3°28'04"
C8	31.33'	575.00'	15.67'	N88°26'01"W	31.32'	3°07'17"
C9	35.90'	575.00'	17.96'	N85°05'04"W	35.89'	3°34'38"
C11	7.92'	625.00'	3.96'	N83°39'33"W	7.92'	0°43'35"
C12	40.11'	625.00'	20.06'	N85°51'39"W	40.10'	3°40'38"
C13	25.03'	625.00'	12.52'	N88°50'49"W	25.03'	2°17'42"

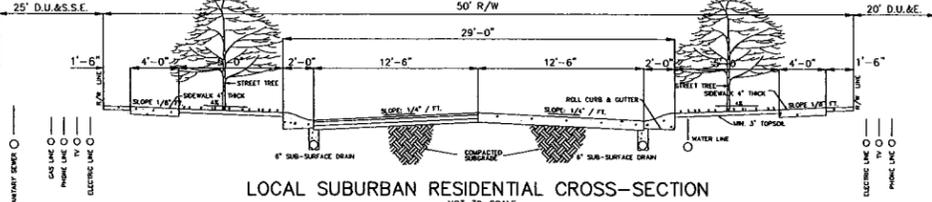
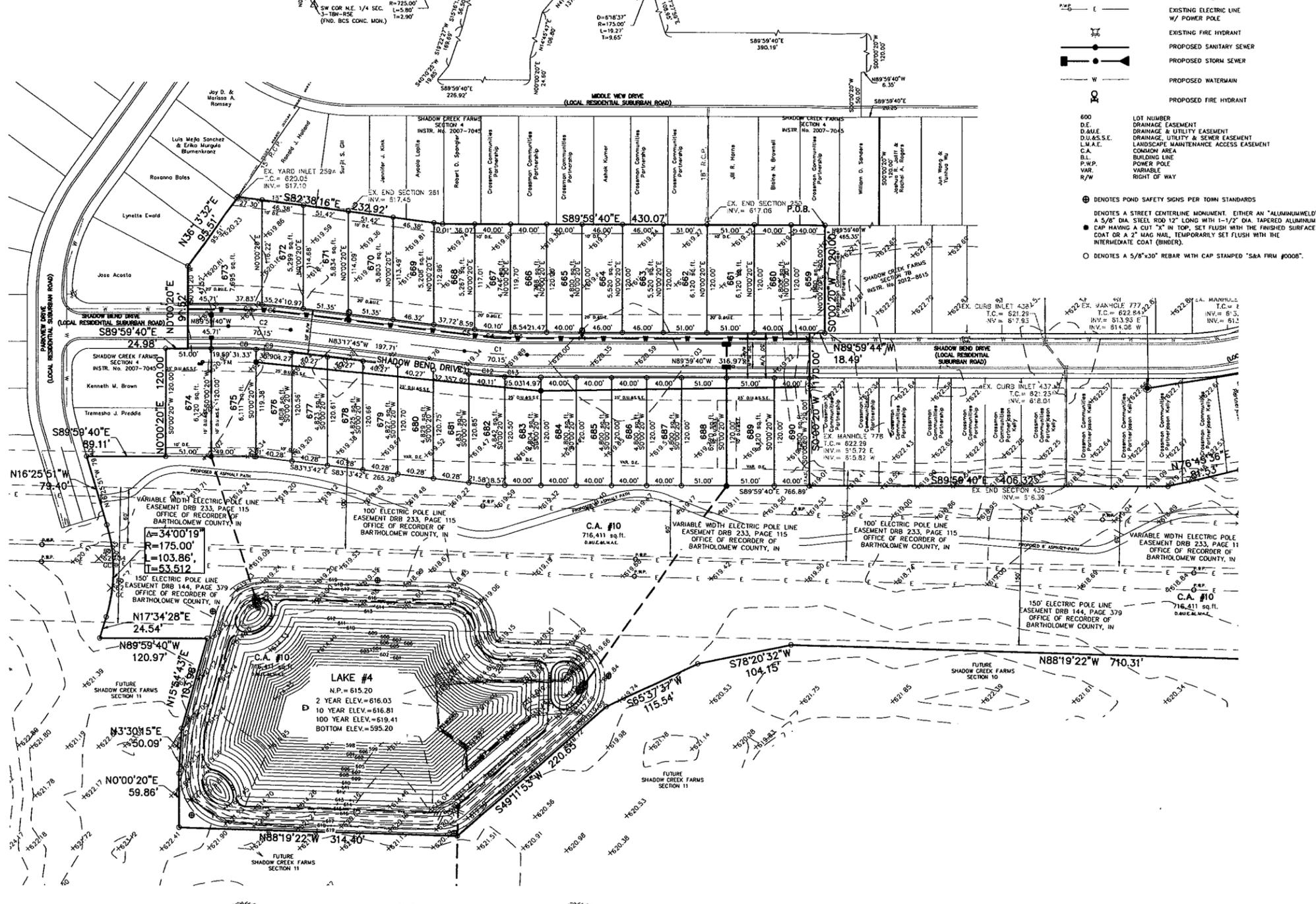
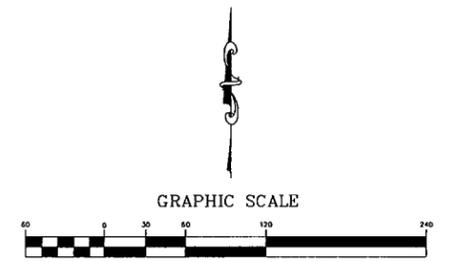
LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CONTOUR
- EXISTING WATERMAIN
- EXISTING ELECTRIC LINE W/ POWER POLE
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED FIRE HYDRANT

600 D.E. LOT NUMBER
D.U. & S.E. DRAINAGE EASEMENT
D.U. & S.E. DRAINAGE & UTILITY EASEMENT
L.I.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
C.A. COMMON AREA
B.L. BUILDING LINE
P.W.P. POWER POLE
VAR. VARIABLE
R/W RIGHT OF WAY

600 D.E. LOT NUMBER
D.U. & S.E. DRAINAGE EASEMENT
D.U. & S.E. DRAINAGE & UTILITY EASEMENT
L.I.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
C.A. COMMON AREA
B.L. BUILDING LINE
P.W.P. POWER POLE
VAR. VARIABLE
R/W RIGHT OF WAY

⊙ DENOTES POND SAFETY SIGNS PER TOWN STANDARDS
⊙ DENOTES A STREET CENTERLINE MONUMENT, EITHER AN "ALUMINUM WELD", A 5/8" DIA. STEEL ROD 12" LONG WITH 1/2" DIA. TAPERED ALUMINUM CAP HAVING A CUT "X" IN TOP, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" DIA. NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (HINDER).
○ DENOTES A 5/8"x30" REBAR WITH CAP STAMPED "SEA FIRM #0008".



SECTION 8

I, the undersigned Registered Land Surveyor hereby certify that the included plat correctly represents a subdivision of part of the West Half of Section 2 and a part of the East Half of Section 3, Township 8 North, Range 5 East in Bartholomew County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 3; thence South 01 degrees 40 minutes 38 seconds West (assumed bearing) along the West line of said Section 3, a distance of 673.64 feet to the northwestern corner of Shadow Creek Farms, Section 3, recorded as Instrument No. 2003-223-4, Plat Book R, Page 328, in the Office of the Recorder of Bartholomew County, Indiana; thence along the westerly and southerly boundary thereof by the most westerly (20) calls; (1) South 01 degrees 40 minutes 38 seconds West 512.77 feet; (2) South 88 degrees 19 minutes 22 seconds East 970.61 feet; (3) South 77 degrees 48 minutes 14 seconds East 171.68 feet to a point on a curve concave westerly, the radius point of said curve being North 77 degrees 48 minutes 14 seconds West 725.00 feet from said point; (4) northerly along said curve 5.80 feet to a point on said curve, said point being South 78 degrees 15 minutes 45 seconds East 725.00 feet from the radius point of said curve; (5) South 78 degrees 15 minutes 44 seconds East 123.48 feet; (6) South 15 degrees 16 minutes 13 seconds West 55.50 feet; (7) South 19 degrees 22 minutes 27 seconds West 109.69 feet; (8) South 40 degrees 10 minutes 25 seconds West 18.85 feet; (9) South 89 degrees 59 minutes 40 seconds East 226.92 feet; (10) North 00 degrees 00 minutes 20 seconds East 24.40 feet; (11) North 14 degrees 45 minutes 47 seconds East 108.89 feet; (12) North 41 degrees 00 minutes 14 seconds East 137.32 feet; (13) North 67 degrees 14 minutes 41 seconds East 42.94 feet; (14) South 31 degrees 01 minutes 20 seconds East 189.27 feet to a point on a curve concave southeasterly, the radius point of said curve being South 31 degrees 01 minutes 20 seconds East 175.00 feet from said point; (15) northerly along said curve 19.27 feet to a point on said curve, said point being North 24 degrees 44 minutes 43 seconds West 175.00 feet from the radius point of said curve; (16) South 17 degrees 27 minutes 59 seconds East 108.95 feet; (17) South 89 degrees 59 minutes 40 seconds East 390.19 feet; (18) South 00 degrees 00 minutes 20 seconds West 120.00 feet; (19) North 89 degrees 59 minutes 40 seconds East 6.35 feet; (20) South 00 degrees 00 minutes 20 seconds West 50.00 feet; (21) South 89 degrees 59 minutes 40 seconds East 20.25 feet; (22) South 00 degrees 00 minutes 20 seconds West 120.00 feet to a point on the North line of Shadow Creek Farms, Section 7B, recorded as Instrument No. 2012-8615, Plat Book R, Page 281 in said Recorder's Office; thence North 89 degrees 59 minutes 40 seconds West along said North line a distance of 465.53 feet to the POINT OF BEGINNING of this description; thence along the North line by the most (five) calls; (1) South 00 degrees 00 minutes 20 seconds West 120.00 feet; (2) North 89 degrees 59 minutes 44 seconds West 18.49 feet; (3) North 00 degrees 00 minutes 20 seconds West 170.00 feet; (4) South 89 degrees 59 minutes 40 seconds East 406.32 feet; (5) North 78 degrees 15 minutes 36 seconds East 81.53 feet to the Southerly line of the Adjoined Shadow Creek Farms, Section 3, thence along the southerly boundary by the most (eight) calls; (1) South 01 degrees 16 minutes 49 seconds West 50.56 feet; (2) South 88 degrees 43 minutes 11 seconds East 301.15 feet; (3) South 47 degrees 23 minutes 43 seconds East 43.66 feet; (4) South 87 degrees 26 minutes 06 seconds East 134.82 feet; (5) North 42 degrees 34 minutes 17 seconds East 42.37 feet; (6) South 89 degrees 43 minutes 11 seconds East 80.83 feet; (7) North 88 degrees 02 minutes 15 seconds East 63.12 feet; (8) North 16 degrees 57 minutes 58 seconds East 78.44 feet to the Westerly line of Shadow Creek Farms, Section 3, recorded as Instrument No. 2008-14097, Plat Book R, Page 192D in said recorder's Office; thence along the Westerly line by the most (five) calls; said point also being a point on a curve concave southerly, the radius point of said curve being North 16 degrees 57 minutes 58 seconds East 325.00 feet from said point; (1) northerly along said curve 106.45 feet to a point on said curve, said point being South 01 degrees 48 minutes 02 seconds East 325.00 feet from the radius point of said curve; (2) North 88 degrees 11 minutes 58 seconds East 256.86 feet; (3) South 01 degrees 48 minutes 02 seconds East 209.57 feet; (4) South 18 degrees 20 minutes 57 seconds East 154.81 feet; (5) South 01 degrees 47 minutes 50 seconds East 137.60 feet; thence South 88 degrees 12 minutes 10 seconds West 121.49 feet; thence South 78 degrees 15 minutes 17 seconds West 202.27 feet; thence South 78 degrees 24 minutes 30 seconds West 107.01 feet; thence North 01 degrees 40 minutes 38 seconds East 76.81 feet; thence North 07 degrees 46 minutes 19 seconds West 29.25 feet; thence South 82 degrees 06 minutes 22 seconds West 120.00 feet to a point on a curve concave westerly, the radius point of said curve being South 82 degrees 06 minutes 22 seconds West 225.00 feet from said point; thence northerly along said curve 57.90 feet to a point on said curve, said point being North 64 degrees 47 minutes 32 seconds East 225.00 feet from the radius point of said curve; thence North 64 degrees 47 minutes 32 seconds East 120.18 feet; thence North 27 degrees 04 minutes 05 seconds West 66.82 feet; thence North 45 degrees 48 minutes 23 seconds West 114.64 feet; thence North 63 degrees 59 minutes 13 seconds West 128.25 feet; thence North 88 degrees 19 minutes 22 seconds West 170.31 feet; thence South 78 degrees 20 minutes 32 seconds West 104.15 feet; thence South 63 degrees 37 minutes 37 seconds West 115.54 feet; thence South 49 degrees 11 minutes 53 seconds West 220.65 feet; thence North 88 degrees 19 minutes 22 seconds West 134.40 feet; thence North 20 degrees 20 seconds East 59.86 feet; thence North 15 degrees 15 seconds West 103.86 feet to the point of tangency of said curve, said point being North 73 degrees 34 minutes 09 seconds East 175.00 feet from the radius point of said curve; and to the Southerly line of Shadow Creek Farms, Section 4, recorded as Instrument No. 2007-7045, Plat Book R, Page 151A in said recorder's Office; thence along the Southerly line by the most (eight) calls; (1) North 16 degrees 23 minutes 41 seconds West 79.40 feet; (2) South 89 degrees 59 minutes 40 seconds East 89.11 feet; (3) North 00 degrees 00 minutes 20 seconds East 120.00 feet; (4) South 89 degrees 59 minutes 40 seconds East 24.98 feet; (5) North 00 degrees 00 minutes 20 seconds East 91.52 feet; (6) South 36 degrees 13 minutes 32 seconds East 95.11 feet; (7) South 82 degrees 18 minutes 16 seconds East 232.92 feet; (8) South 89 degrees 59 minutes 40 seconds East 430.07 feet to the place of beginning, containing 21,118 area, more or less, subject to all legal highways, rights-of-way, easements, and restrictions of record.

PRIMARY APPROVAL

Under authority provided by IC 36-7-4-700, Subdivision Control, and any amendments thereto, this plat was given PRIMARY APPROVAL by the City of Columbus, Indiana, as follows: Approved by the City Plan Commission at a meeting held

President, Roger Lang Secretary, David L. Hayward

Void unless secondary approval is received by _____, 2013.

REGISTERED LAND SURVEYOR
Dennis D. Olmshead
No. 900012
STATE OF INDIANA

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OF A PREVIOUS SURVEY OR A LOCATION REPORT.

CERTIFIED: 06/03/13

STOEPPELWERTH
ALWAYS ON

7905 EAST TORIA STREET, FISHERS, INDIANA 46038-2305
PHONE: 317.849.5935 FAX: 317.849.5942

PRELIMINARY PLAT
SHADOW CREEK FARMS
SECTION 8
BARTHOLOMEW COUNTY, INDIANA

DRAWN BY: KJUM CHECKED BY: BKR
SHEET NO. 4
S & A JOB NO. 3425558

S:\3425558\dwg\PREL-PLAT.dwg, 9/20/13 8:03:06 AM, agbrun, 1:1