



## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (August 13, 2014 Meeting)

**Docket No. / Project Title:** PUDF-14-08 (Shadow Creek Farms Final PUD, Section 10)  
PP-14-06 (Shadow Creek Farms Preliminary Plat, Section 10)

**Staff:** Melissa Begley

**Applicant:** Beazer Homes

**Property Size:** 26.7 Acres

**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 proposal is a Final PUD Plan and Preliminary Plat for a 72 lot subdivision, Section 10 of Shadow Creek Farms. The proposed Preliminary Plat includes 3 modifications from the Subdivision Control Ordinance, including (1) Section 16.24.060(A)(1)(a) to waive the requirement for a mid-block crossing sidewalk for a block that exceeds 900 feet, (2) Section 16.24.030(G) to allow more than 30 lots to be allowed on a single access point and (3) Section 16.24.030(F)(1) to allow a temporary dead end turn around to be longer than 150 feet.

A Preliminary PUD Plan for Shadow Creek Farms was approved in 1999 (PUD-99-2) for a subdivision of 886 lots. At this time, Sections 1, 2, 3, 4, 5, 7A & 7B have been completed and structures have been built on all of the lots. Sections 8 and 9 are currently being developed. Section 6A recently received Final PUD and Preliminary Plat approval. Sections 6B and 11 have not been developed at this time. The next steps required in the approval process for Section 10 are these Final PUD and Preliminary Plat applications, to be followed by a Final Plat application.

#### Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Are the housing types submitted by the petitioner in addressing Condition 4 of the Statement of Conditions appropriate?
2. Subdivision Control Ordinance Section establishes 30 as the maximum number of lots allotted to obtain access from a single point. The proposal is showing 72 lots in Section 10 and an additional carryover of 10 lots from Section 5 for a total of 82 lots from a single access point. Is this too many lots off of a single access point?
3. The Subdivision Control Ordinance requires mid-block sidewalks for all blocks that exceed 900 feet. The applicant's proposal does not show a mid-block crossing? Is a mid-block crossing desirable?
4. The Subdivision Control Ordinance limits the length of a temporary dead end street to 150 feet. The petitioner is proposing temporary dead end streets on both Creek Bank Drive and Creekland Drive however they have proposed temporary stone turn-arounds for vehicular and emergency traffic. Are temporary gravel turnarounds adequate?

### **Preliminary Staff Recommendation – Final PUD:**

Approval of the Shadow Creek Farms, Section 10 Final PUD, subject to the following technical comments being addressed.

1. Adjust the local street cross section to center the tree in the tree lawn and relocate the water lines.
2. Identify and label the floodway on the drawings.
3. On the Landscape Plan, extend the rear yard landscaping along all Common Areas except Common Area #1, change the planting pattern from all trees to a tree/shrub combination, delete the lake cross section and delete or clarify pond #10 expansion.

### **Preliminary Staff Recommendation – Preliminary Plat:**

Approval of the Shadow Creek Farms, Section 10 Preliminary Plat, including the following modifications from the Subdivision Control Ordinance: (1) Section 16.24.060(A)(1)(a) to waive the requirement for a mid-block crossing sidewalk for a block that exceeds 900 feet, (2) Section 16.24.030(G) to allow more than 30 lots to be allowed on a single access point and (3) Section 16.24.030(F)(1) to allow a temporary dead end turn around to be longer than 150 feet.

Approval should be subject to the following technical comments being addressed.

1. Adjust the local street cross section to center the tree in the tree lawn and relocate the water lines.
2. Identify and label the floodway on the drawings.
3. Delete or clarify pond #10 expansion.
4. Show BFE on all lots in a floodplain.
5. The curb radius is shown at 20', 25' is required.
6. Delete all non-street tree landscaping from the Street Tree Concept Plan.

### **Decision Criteria - Final PUD:**

When considering a request for *final PUD* approval the Plan Commission should ensure compliance with the requirements of the preliminary PUD and pay reasonable regard to the Comprehensive Plan. The preliminary PUD provides the basic parameters for the development, which may be further detailed by the Plan Commission at the time of the final PUD review.

### **Decision Criteria - Preliminary Plat:**

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).

### **Plan Commission Options:**

Final PUD and major subdivision approval are two separate requests and should be decided separately. In reviewing a request for a *final PUD* approval the Plan Commission may (1) approve the request, (2) deny the request, or (3) continue the request to the next Plan Commission meeting. The Plan Commission may request modifications to the proposed detail PUD.

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).

<b>Current Property Information (entire subdivision site):</b>	
<b>Land Use:</b>	An undeveloped section of Shadow Creek Farms
<b>Site Features:</b>	The site includes Denois Creek Regulated Drain, woods and an open field
<b>Flood Hazards:</b>	The 500 year floodway fringe, the 100 year floodway fringe and floodway are located along the southern portion of the Section.
<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	The property is located in the Wellfield Protection Area.
<b>Vehicle Access:</b>	Creek Bank Drive (Local, Residential, Suburban)

<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	PUD (Planned Unit Development)	Additional Sections of Shadow Creek Farms
<b>South:</b>	AP (Agriculture: Preferred)	Single Family Residential, Agricultural fields
<b>East:</b>	PUD (Planned Unit Development)	Additional Sections of Shadow Creek Farms
<b>West:</b>	PUD (Planned Unit Development) AP (Agriculture: Preferred)	Additional Sections of Shadow Creek Farms Single Family Residential, Agricultural fields

<b>Interdepartmental Review:</b>	
<b>City Engineering:</b>	No comments received.
<b>City Utilities:</b>	No comments received.
<b>Fire Department:</b>	

**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. Sections 1, 2, 3, 4, 5, 7A & 7B are completed. Sections 8 and 9 have received all of their approvals and are ready to begin construction. Section 6A recently received Final PUD and Preliminary Plat approval. Sections 6B and 11 have not been developed at this time.

**History of this Application:**

The relevant history of this application includes the following: The petitioner met with the Subdivision Review Committee regarding the Section 10 Preliminary Plat on July 24, 2014. The application was forwarded to the August 13, 2014 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. Condition 4 of the Shadow Creek Farms Preliminary PUD Statement of Conditions requires the development to include a variety of housing types, and to incorporate design guidelines to ensure visual variety, housing diversity, and conservation of property values. These design guidelines must be acceptable to the Plan Commission. The petitioner submitted illustrations addressing housing types which are to be included in Section 10. The proposed housing designs for Section 10 include 16 different house plans for the standard lot product.
2. The applicant is proposing landscaping along the rear of the lots that abut the common area to the north and along the rear of the lots that abut the common area to the south. The primary purpose of this landscaping is to help distinguish the lots from the Common Areas and has been provided in other Sections, including Section 5, 6A and 8.
3. The Subdivision Control Ordinance Section 16.24.030(F)(1) states that the maximum length of a temporary dead end turn around shall be 150 feet. The petitioner is requesting two temporary dead end streets. Creek Bank Drive will be approximately 658 feet in length and Creekland Drive will be approximately 1050 feet in length. The petitioner has proposed a temporary stone turn around for emergency and vehicular traffic. A permanent connection will be built when Section 11 is developed.
4. The Subdivision Control Ordinance Section 16.24.030(G) restricts the number of lots to 30 from a single access point and limits the maximum length of a permanent cul-de-sac to 650 feet. The proposal is showing 82 lots on a single access point. This is measured from the intersection of Rolling Knoll Lane and Creek Bank Drive which includes 10 lots from Section 5. This also exceeds the 650 feet maximum length.
5. Section 16.24.060(A)(1)(a) of the Subdivision Control Ordinance requires a mid-block crossing sidewalk for a block that exceeds 900 feet as a supplemental pedestrian connection. The petitioner has not provided a crossing due to the location of an existing pond and is therefore requesting a modification from this requirement.
6. The lot density, lot widths and setbacks shown on the Final PUD and the Preliminary Plat are consistent with the approved Preliminary PUD.
7. The subdivision is located within the Wellfield Protection Overlay District. The intent of the overlay's regulations is to prevent land uses and certain development practices from degrading the water quality to the City's water supply. The Wellfield Protection Overlay District does not require any special approval for residential uses.
8. According to the DNR flood plain maps, some of the lots in this Section are located in the 100 year and 500 year Flood Fringe. These lots will be required to be elevated 2 feet above the base flood elevation.
9. The Subdivision Control Ordinance outlines the preferred placement of underground utilities in relation to the street and sidewalks. The function of this placement is to prevent conflicts with utilities and street trees. Shadow Creek Farms does not follow this preferred placement, largely due to the fact that it was established before the preferred placement was developed in 2010.

**Subdivision Control Ordinance Consideration(s):**

The following provisions of the Subdivision Control Ordinance apply to the key issues of this application:

1. Section 16.24.060(A)(1)(a) Supplemental Pedestrian Connections: In addition to the street-side sidewalks, pedestrian connections meeting the sidewalks construction specifications for local streets shall be provided at midblock locations where blocks exceed 900 feet in length.
2. Section 16.24.030(G) Any street network or portion of a street network which has only one access point shall be considered a cul-de-sac. The maximum length and the maximum number of lots fronting on a cul-de-sac shall be determined according to the Design Elements Tables. For local streets the maximum length is 650 feet and the maximum number of lots is 30.
3. Section 16.24.030(F)(1) Maximum Length: The maximum length of a temporary dead end street shall be 150 feet.

**Comprehensive Plan Consideration(s):**

The Future Land Use Map indicates the future use of this property as residential.

The following Comprehensive Plan goals and policies apply to this application:

1. **GOAL D-2:** Encourage development of a sufficient supply of diverse housing types, sizes and price ranges in the community.
2. **GOAL F-2:** Ensure safe, convenient, pedestrian-friendly neighborhood environments, which are accessible to all citizens.

This property is located in the Western Hills character area. The following planning principles apply to this application:

1. Encourage all development to be linked to bicycle and pedestrian systems.
2. Encourage a better mix of housing prices.

**Columbus – Bartholomew County Planning Department  
Planning Unit Development (PUD) Application**

**Planning Department Use Only:**

Jurisdiction:  Columbus  Bartholomew County  Joint District

Docket No.:   PUD-14-08  

---

**Planned Unit Development (PUD) Application:**

---

**Application Type**     Preliminary PUD Plan         Final PUD Plan & Rezoning  
                                  Minor Modification             Major Modification (a Preliminary or Final PUD Revision)

**PUD Title:**   Shadow Creek Farms Section 6A  

**Applicant Information (the person or entity that will own and/or execute what is proposed):**

Name   Beazer Homes Indiana, LLP  

Address   9202 N. Meridian Street Suite 300 Indianapolis Indiana 46260    
(number) (street) (city) (state) (zip)

Phone No.:   317-843-9514   Fax No.: \_\_\_\_\_ E-mail Address:   bill.bryant@beazer.com  

**Property Owner Information (the "owner" does not include tenants or contract buyers):**

Name:   Beazer Homes Indiana, LLP  

Address   9202 N. Meridian Street Suite 300 Indianapolis Indiana 46260    
(number) (street) (city) (state) (zip)

Phone No.:   317-843-8061   Fax No.: \_\_\_\_\_ E-mail Address:   bill.bryant@beazer.com  

**Property Information:**

Property Size:   19   acres *or* \_\_\_\_\_ square feet

Address \_\_\_\_\_  
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, etc):

West of C.R. 150 West and Shadow Creek Boulevard, Creek Bank Drive and Rolling Knoll Lane

- A legal description is attached.  
(a legal description is required for the processing of all *Final PUD Plan* requests).
  
- The PUD document is attached.  
(refer to Columbus & Bartholomew County Zoning Ordinance Section 5.3(B) for Preliminary PUD Plan requirements and Section 5.4(B) for Final PUD Plan & Rezoning Requirements)

**Notification Information** (list the person to whom all correspondence regarding this application should be directed):

Name: Weihe Engineers, Inc. - Kevin Sumner

Address 10505 N. College Avenue, Indianapolis, Indiana, 46280  
(number) (street) (city) (state) (zip)

Phone No.: 317-846-6611 Fax No.: \_\_\_\_\_ E-mail Address: sumnerk@weihe.net

How would you prefer to receive information (please check one):  Email  Phone  Fax  Mail

**Applicant's Signature:**

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

Bill BSA  
(Applicant's Signature)

7/11/14  
(Date)

**Owner's Signature** (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

Bill BSA  
(Owner's Signature)

7/11/14  
(Date)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Date)

**PERIMETER DESCRIPTION: SHADOW CREEK FARMS SECTION 10**

A PART OF THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 3 AND A PART OF THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 2, BOTH IN TOWNSHIP 8 NORTH, RANGE 5 EAST, BARTHOLOMEW COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS WEST (ASSUMED) ALONG THE WEST LINE THEREOF 654.70 FEET TO THE SOUTH LINE OF THE NORTH 20 ACRES OFF OF SAID EAST HALF; THENCE SOUTH 88 DEGREES 25 MINUTES 50 SECONDS EAST ALONG SAID SOUTH LINE 989.25 FEET; THENCE NORTH 01 DEGREE 34 MINUTES 10 SECONDS EAST 401.62 FEET; THENCE NORTH 83 DEGREES 17 MINUTES 29 SECONDS EAST 221.23 FEET; THENCE NORTH 70 DEGREES 24 MINUTES 20 SECONDS EAST 416.67 FEET; THENCE NORTH 77 DEGREES 38 MINUTES 47 SECONDS EAST 64.84 FEET; THENCE NORTH 13 DEGREES 07 MINUTES 47 SECONDS WEST 172.75 FEET TO THE START OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1025.00 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 77 DEGREES 20 MINUTES 14 SECONDS EAST 16.71 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 16.71 FEET; THENCE NORTH 12 DEGREES 11 MINUTES 44 SECONDS WEST 118.34 FEET; THENCE SOUTH 78 DEGREES 56 MINUTES 17 SECONDS WEST 75.34 FEET; THENCE SOUTH 70 DEGREES 24 MINUTES 20 SECONDS WEST 267.01 FEET; THENCE NORTH 01 DEGREE 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 THE START OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 225.00 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 16 DEGREES 33 MINUTES 03 SECONDS WEST 67.73 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 67.99 FEET; 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 581.12 FEET; THENCE SOUTH 01 DEGREE 40 MINUTES 38 SECONDS WEST 120.00 FEET; THENCE SOUTH 03 DEGREES 20 MINUTES 24 SECONDS WEST 50.02 FEET; THENCE SOUTH 01 DEGREE 40 MINUTES 38 SECONDS WEST 120.00 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 22 SECONDS WEST 80.78 FEET; THENCE SOUTH 69 DEGREES 27 MINUTES 15 SECONDS WEST 112.52 FEET; THENCE SOUTH 51 DEGREES 35 MINUTES 57 SECONDS EAST 169.28 FEET; THENCE SOUTH 71 DEGREES 49 MINUTES 54 SECONDS EAST 111.07 FEET; THENCE SOUTH 01 DEGREE 40 MINUTES 38 SECONDS WEST 129.69 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 22 SECONDS WEST 14.27 FEET; THENCE SOUTH 01 DEGREE 40 MINUTES 38 SECONDS WEST 170.00 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 22 SECONDS WEST 56.51 FEET; THENCE NORTH 76 DEGREES 38 MINUTES 47 SECONDS WEST 90.48 FEET; THENCE NORTH 58 DEGREES 27 MINUTES 57 SECONDS WEST 76.80 FEET; THENCE

**NORTH 51 DEGREES 17 MINUTES 58 SECONDS WEST 323.31 FEET TO THE POINT OF BEGINNING, CONTAINING 26.67 ACRES, MORE OR LESS.**



**Juniper**  
**3 Bedroom ~ 2.5 Bath ~ 2 Car Garage**  
**2,662 Square Feet (Heated Space)**



Elevation TRD



Elevation TRB



Elevation TRK



Elevation FCN



# Harrison

**4 Bedroom ~ 2.5 Bath ~ 2 Car Garage**  
2,093 Square Feet (Heated Space)



Elevation H



Elevation D

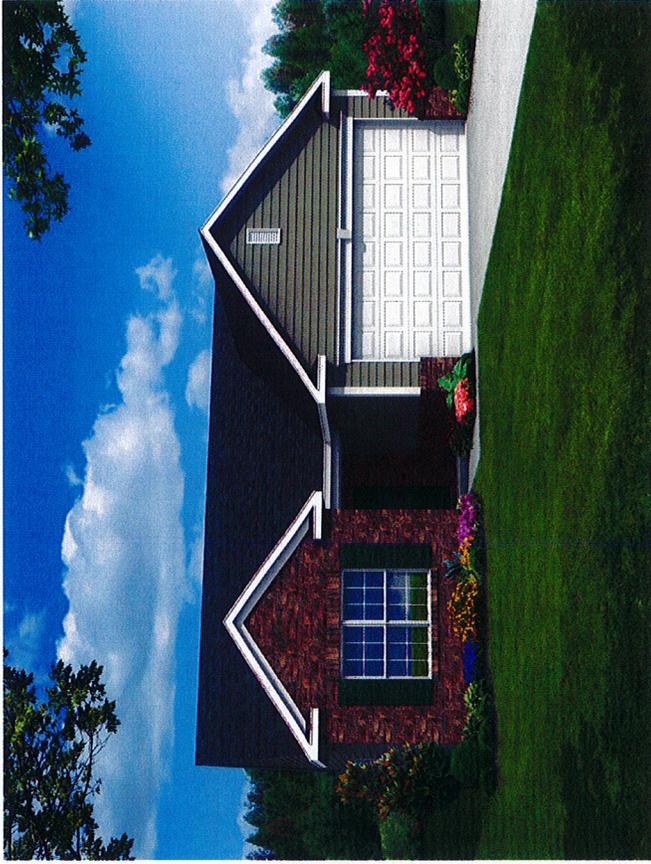


Elevation G



# Dover

3 Bedroom ~ 2 Bath ~ 2 Car Garage  
1,447 Square Feet (Heated Space)



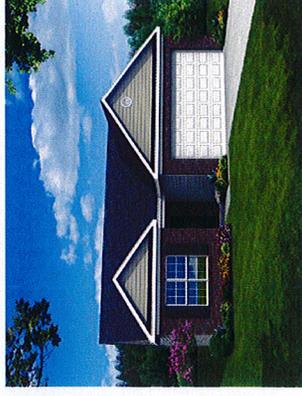
Elevation F



Elevation B



Elevation D



Elevation E



# Jefferson

4 Bedroom ~ 2.5 Bath ~ 2 Car Garage  
2,957 Square Feet (Heated Space)



Elevation FCN



Elevation TRB



Elevation TRD



Elevation TRK

**Bradley**  
3 Bedroom ~ 2.5 Bath ~ 2 Car Garage  
2,370 Square Feet (Heated Space)



Elevation TRD



Elevation TRB



Elevation TRK



Elevation FCN



# Rushmore

3 Bedroom ~ 2 Bath ~ 2 Car Garage  
1,500 Square Feet (Heated Space)



Elevation F



Elevation A



Elevation B



Elevation G

# Independence

4 Bedroom ~ 2.5 Bath ~ 2 Car Garage  
2,238 Square Feet (Heated Space)



Elevation E



Elevation D



Elevation F



Elevation G



# Alcott II

**3 Bedroom ~ 2 Bath ~ 2 Car Garage**  
**1,563 Square Feet (Heated Space)**



Elevation D



Elevation E



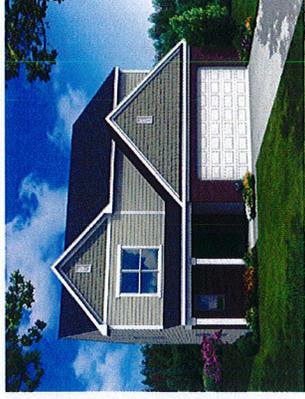
Elevation F



**Hartford**  
**4 Bedroom ~ 2.5 Bath ~ 2 Car Garage**  
**2,408 Square Feet (Heated Space)**



Elevation B



Elevation D



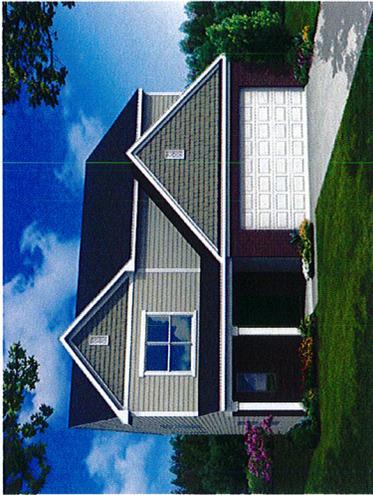
Elevation H

# Hartford

4 Bedroom ~ 2.5 Bath ~ 2 Car Garage  
2,408 Square Feet (Heated Space)



Elevation B



Elevation D



Elevation H



# Manchester

3 Bedroom ~ 2 Bath ~ 2 Car Garage  
2,082 Square Feet (Heated Space)



Elevation TRI



Elevation TRA



Elevation TRC



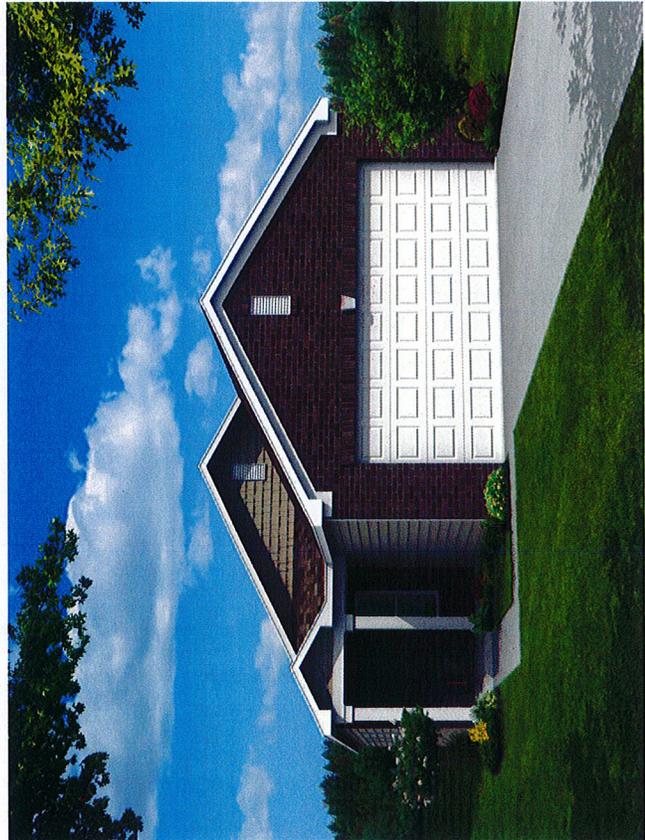
Elevation TRD



Elevation TRH



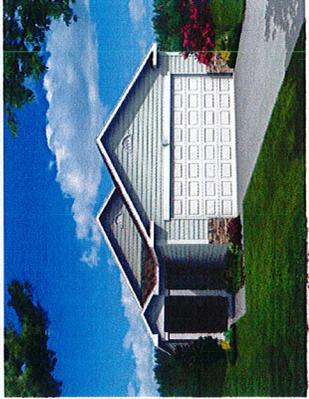
**Braymore**  
**3 Bedroom ~ 2 Bath ~ 2 Car Garage**  
**1,237 Square Feet (Heated Space)**



Elevation F



Elevation A



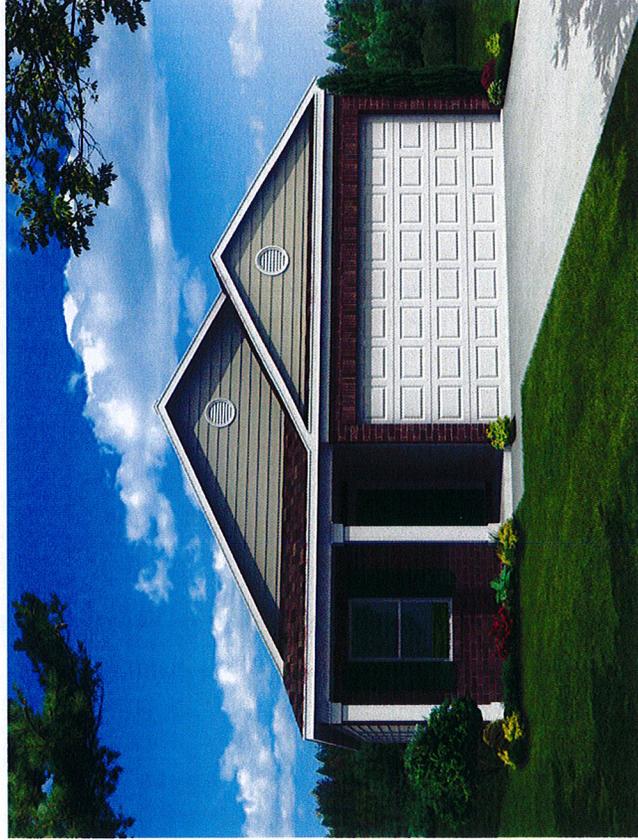
Elevation D



Elevation C



**Savannah**  
**3 Bedroom ~ 2 Bath ~ 2 Car Garage**  
**1,375 Square Feet (Heated Space)**



Elevation C



Elevation A



Elevation D



Elevation F



# Ashland

3 Bedroom ~ 2 Bath ~ 2 Car Garage  
1,925 Square Feet (Heated Space)



Elevation E



Elevation A



Elevation C



Elevation D



Elevation F



**Freedom**  
**3 Bedroom ~ 2 Bath ~ 2 Car Garage**  
**1,564 Square Feet (Heated Space)**



Elevation C



Elevation A



Elevation E



Elevation D



**Lowell**  
**3 Bedroom ~ 2 Bath ~ 2 Car Garage**  
**1,753 Square Feet (Heated Space)**



Elevation TRI



Elevation TRH



Elevation A



Elevation B



Elevation D

# Barrington

3 Bedroom ~ 2.5 Bath ~ 2 Car Garage  
2,005 Square Feet (Heated Space)



Elevation TRK



Elevation TRB



Elevation TRD



Elevation FCN



PROJECT LOCATION  
**SOILS MAP**

**SOILS LEGEND**

- MfwA - MARTINSVILLE LOAM, SANDY SUBSTRATUM, 0 TO 2 PERCENT SLOPES.
- MfwB2 - MARTINSVILLE LOAM, SANDY SUBSTRATUM, 2 TO 6 PERCENT SLOPES, ERODED.
- BlgC2 - BLOCHER-CINCINNATI SILT LOAMS, 6 TO 12 PERCENT SLOPES, ERODED.
- W5yAQ - WHITAKER SANDY LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED.
- W6iAV - WILHITE SILTY CLAY, 0 TO 1 PERCENT SLOPES, FREQUENTLY FLOODED, VERY BRIEF DURATION.

**LEGAL DESCRIPTION**

I, THE UNDERSIGNED, REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, HEREBY CERTIFY THAT THE WITHIN PLAT REPRESENTS A SURVEY AND SUBDIVISION PREPARED UNDER MY SUPERVISION OF THE FOLLOWING DESCRIBED REAL ESTATE:

**PERIMETER DESCRIPTION: SHADOW CREEK FARMS SECTION 10**  
A PART OF THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 3 AND A PART OF THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 2, BOTH IN TOWNSHIP 8 NORTH, RANGE 5 EAST, BARTHOLOMEW COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS WEST (ASSUMED) ALONG THE WEST LINE THEREOF 654.70 FEET TO THE SOUTH LINE OF THE NORTH 20 ACRES OFF OF SAID EAST HALF; THENCE SOUTH 88 DEGREES 25 MINUTES 50 SECONDS EAST ALONG SAID SOUTH LINE 989.25 FEET; THENCE NORTH 01 DEGREE 34 MINUTES 10 SECONDS EAST 401.62 FEET; THENCE NORTH 83 DEGREES 17 MINUTES 29 SECONDS EAST 221.23 FEET; THENCE NORTH 70 DEGREES 24 MINUTES 20 SECONDS EAST 416.67 FEET; THENCE NORTH 77 DEGREES 38 MINUTES 47 SECONDS EAST 64.84 FEET; THENCE NORTH 13 DEGREES 07 MINUTES 47 SECONDS WEST 172.75 FEET TO THE START OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1025.00 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 77 DEGREES 20 MINUTES 14 SECONDS EAST 16.71 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 16.71 FEET; THENCE NORTH 12 DEGREES 11 MINUTES 44 SECONDS WEST 118.34 FEET; THENCE SOUTH 78 DEGREES 45 MINUTES 17 SECONDS WEST 75.34 FEET; THENCE SOUTH 70 DEGREES 24 MINUTES 20 SECONDS WEST 267.01 FEET; THENCE NORTH 01 DEGREE 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 THE START OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 225.00 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 16 DEGREES 33 MINUTES 03 SECONDS WEST 67.73 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 67.99 FEET; THENCE NORTH 84 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 581.12 FEET; THENCE SOUTH 01 DEGREE 40 MINUTES 38 SECONDS WEST 120.00 FEET; THENCE SOUTH 03 DEGREES 20 MINUTES 24 SECONDS WEST 50.02 FEET; THENCE SOUTH 01 DEGREE 40 MINUTES 38 SECONDS WEST 120.00 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 22 SECONDS WEST 80.78 FEET; THENCE SOUTH 69 DEGREES 27 MINUTES 15 SECONDS WEST 112.52 FEET; THENCE SOUTH 51 DEGREES 35 MINUTES 57 SECONDS EAST 169.28 FEET; THENCE SOUTH 71 DEGREES 49 MINUTES 54 SECONDS EAST 111.07 FEET; THENCE SOUTH 01 DEGREE 40 MINUTES 38 SECONDS WEST 129.69 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 22 SECONDS WEST 14.27 FEET; THENCE SOUTH 01 DEGREE 40 MINUTES 38 SECONDS WEST 170.00 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 22 SECONDS WEST 56.51 FEET; THENCE NORTH 76 DEGREES 38 MINUTES 47 SECONDS WEST 90.48 FEET; THENCE NORTH 58 DEGREES 27 MINUTES 57 SECONDS WEST 76.80 FEET; THENCE NORTH 51 DEGREES 17 MINUTES 58 SECONDS WEST 323.31 FEET TO THE POINT OF BEGINNING, CONTAINING 26.67 ACRES, MORE OR LESS.

THIS SUBDIVISION CONSISTS OF 72 LOTS, NUMBERED 742 THROUGH 813 INCLUSIVE, 4 AREAS DESIGNATED AS "COMMON AREA" (C.A.) AND EASEMENTS AS DELINEATED ON THE WITHIN PLAT. THE SIZE OF THE LOTS, COMMON AREAS, EASEMENTS AND WIDTH OF THE STREET RIGHTS-OF-WAY ARE SHOWN IN FIGURES DENOTING FEET AND DECIMALS PARTS THEREOF.

CROSS-REFERENCE IS HEREBY MADE TO SURVEY PLATS RECORDED AS INSTRUMENT #2001-1478, PLAT BOOK Q, PAGE 210C AND INSTRUMENT #2001-1480, PLAT BOOK Q, PAGE 210D IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA. THERE HAS BEEN NO CHANGE FROM MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEYS, OR ANY PRIOR SUBDIVISION PLATS CONTAINED THEREIN, ON ANY LINES THAT ARE COMMON WITH THIS SUBDIVISION.

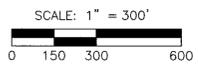
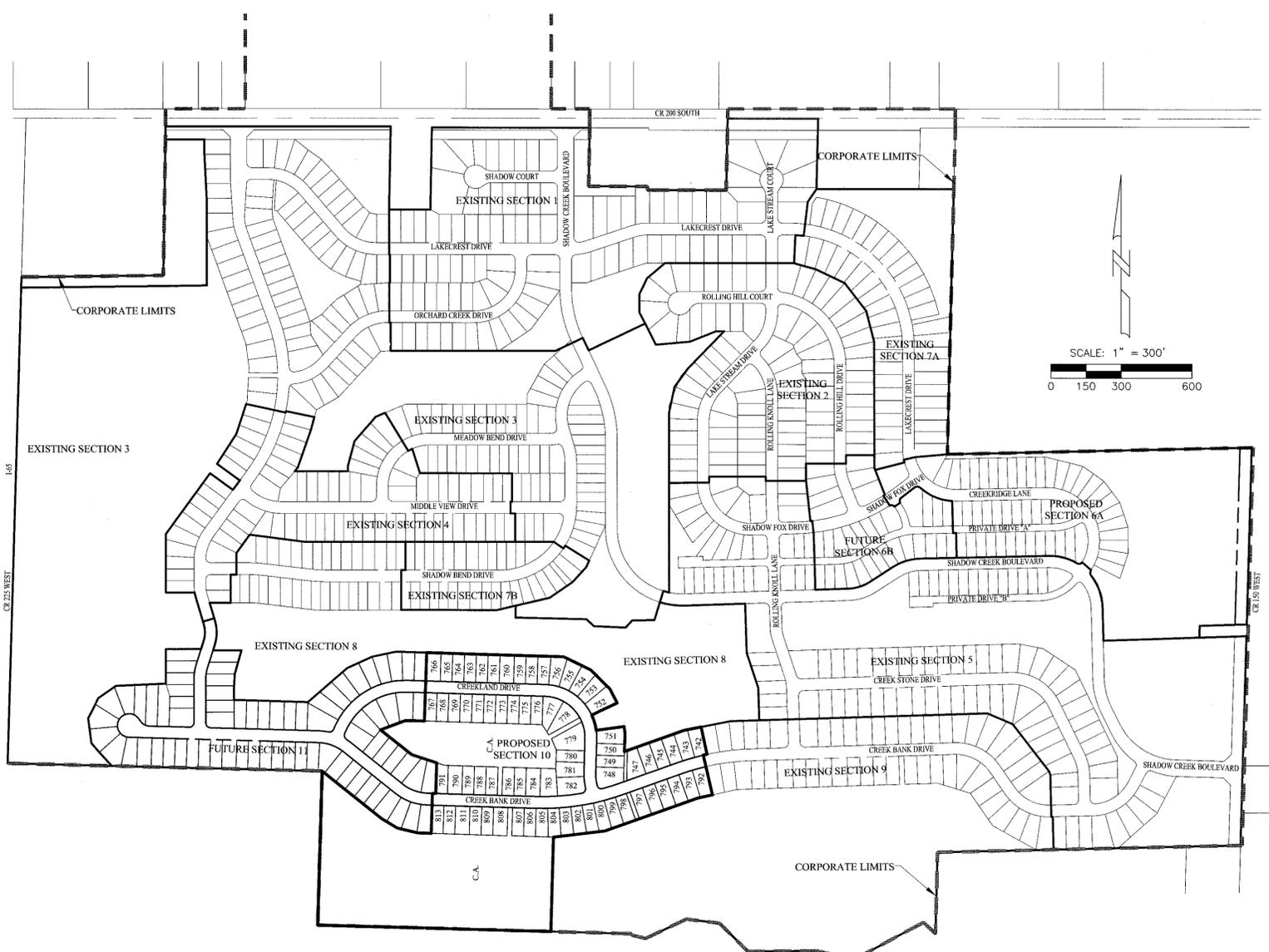
WITNESS MY SIGNATURE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.



TODD M. BORGMAN  
INDIANA REGISTERED LAND SURVEYOR NUMBER LS21200021

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. TODD M. BORGMAN

THIS INSTRUMENT WAS PREPARED BY: TODD M. BORGMAN, WEIHE ENGINEERS, INC.



# SHADOW CREEK FARMS

## SHEET INDEX

SHEET NO.	DESCRIPTION
1	FINAL PLANNED UNIT DEVELOPMENT COVER SHEET
2	FINAL PLANNED UNIT DEVELOPMENT EXISTING CONDITIONS
3	FINAL PLANNED UNIT DEVELOPMENT LOT LAYOUT
4	FINAL PLANNED UNIT DEVELOPMENT LANDSCAPE PLAN
5	HOUSE ELEVATION RENDERING PACKET

**BENCHMARK**

R.R. SPIKE IN PWP 100' WEST OF 2005 C.R. 200 S. RESIDENCE S. SIDE OF RD. PWP# 201-380 ELEV.=618.38

BENCHMARK R.R. SPIKE LOCATED S. SIDE C.R. 200 S. ADD. 2623 C.R. 200 S. P.W.P.# 201-371 ELEV.=621.41

**PLANS PREPARED FOR**

BEAZER HOMES  
9202 N. MERIDIAN ST., SUITE 300  
INDIANAPOLIS, IN 46280  
TELEPHONE: (317) 843-9514  
CONTACT PERSON: STEVE COOK

**PLANS PREPARED BY**

WEIHE ENGINEERS, INC.  
10505 N. COLLEGE AVE.  
INDIANAPOLIS, IN 46280  
TELEPHONE: (317) 846-5611  
PROJECT MANAGER: KEVIN C. SUMNER  
SUMNER@weihe.net  
SURVEYOR: BRADY KUHN  
Kuhn@weihe.net

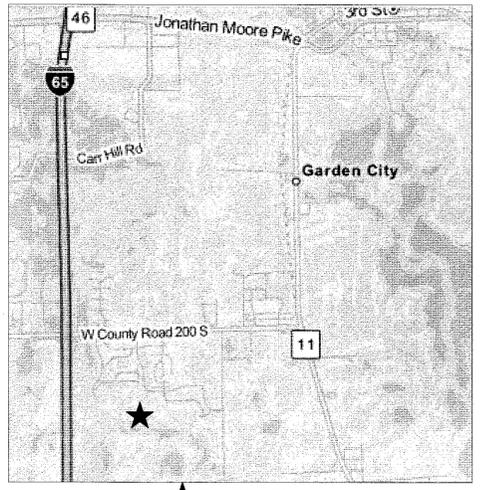
**RECORDING INFORMATION**

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

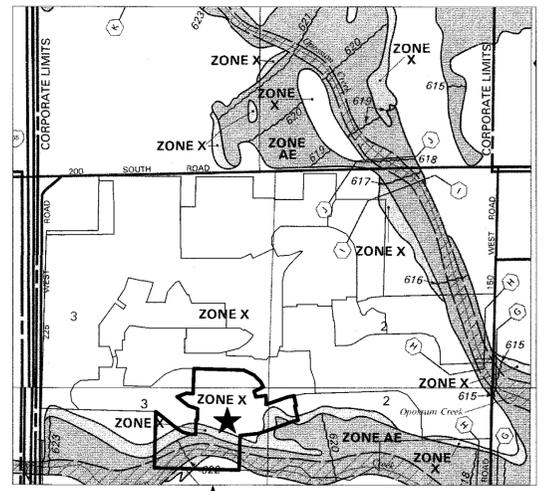
Todd M. Borgman  
Printed Name

Final PUD Approval Certificate  
These Final Planned Unit Development plans were approved by the City of Columbus Plan Commission this \_\_\_ day of \_\_\_\_\_

President, Roger Long Secretary, Dave Fisher



PROJECT LOCATION  
**AREA MAP**



PROJECT LOCATION  
**F.I.R.M. MAP**

**DESIGN DATA**

CURRENT ZONING:	P.U.D.
TOTAL ACRES:	26.672 AC.
TOTAL LOTS:	72 LOTS
DENSITY:	2.699 LOTS/AC.
TOTAL COMMON AREA:	13.096 AC.

**REVISED**  
JULY 31, 2014

# SHADOW CREEK FARMS SECTION 10 FINAL PLANNED UNIT DEVELOPMENT COVER SHEET

COLUMBUS, INDIANA

SHEET 1 of 5



10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net  
317|846-6611

DATE: JULY 14, 2014

LOCATION: H:\2013\W130539\Surveying\Proj\Primary\_Plat\Cover\_Sheets.dwg  
 DATE/TIME: July 31, 2014 - 1:04pm  
 PLOTTED BY: statorn

**PLANS PREPARED FOR**

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

**PLANS PREPARED BY**

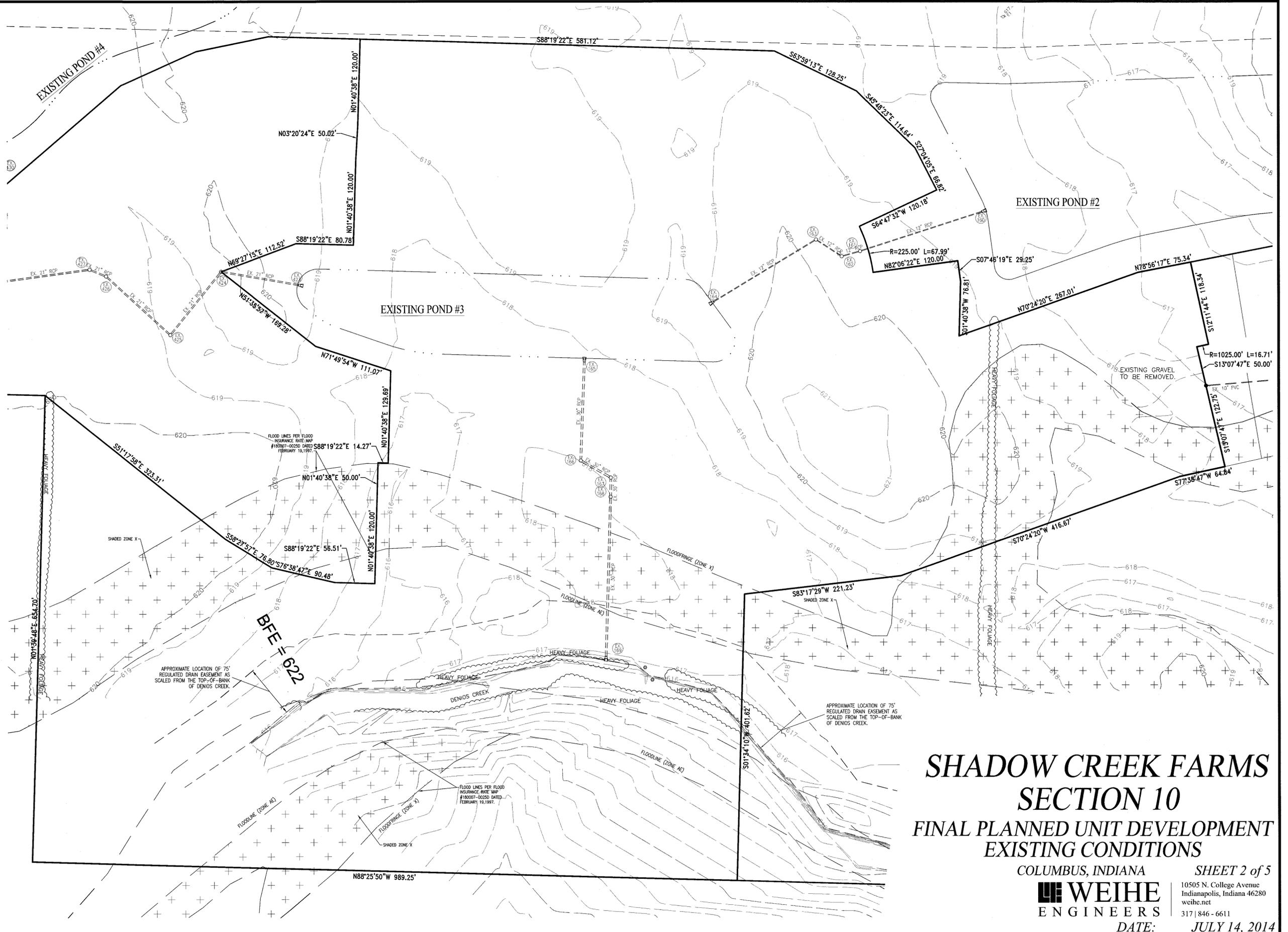
WEIHE ENGINEERS, INC.  
10505 N. COLLEGE AVE.  
INDIANAPOLIS, IN 46280  
TELEPHONE: (317) 846-6611  
PROJECT MANAGER: KEVIN C. SUMNER  
SUMNERK@WEIHE.NET  
SURVEYOR: BRADY KUHN  
KUHN@WEIHE.NET

**LEGEND**

- 875- EXISTING CONTOUR
- EX. EXISTING
- w- EXISTING WATER
- ==== EXISTING STORM
- ==== EXISTING SANITARY

**DESIGN DATA**

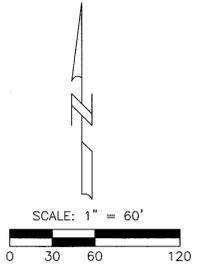
CURRENT ZONING: P.U.D.  
TOTAL ACRES: 26.672 AC.  
TOTAL LOTS: 72 LOTS  
DENSITY: 2.699 LOTS/AC.  
TOTAL COMMON AREA: 13.096 AC.



**SHADOW CREEK FARMS  
SECTION 10  
FINAL PLANNED UNIT DEVELOPMENT  
EXISTING CONDITIONS**

COLUMBUS, INDIANA SHEET 2 of 5  
**WEIHE ENGINEERS**  
10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net  
317 | 846 - 6611  
DATE: JULY 14, 2014

LOCATION: H:\2015\W130539\Surveying\Plan\Primary\_10\W130539\_10\_Primary\_Plot.dwg  
DATE/TIME: July 31, 2014 - 1:03pm  
PLOTTER: B7i\_dtdm



**PLANS PREPARED FOR**

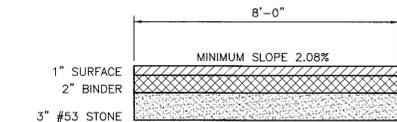
BEAZER HOMES,  
9202 N. MERIDIAN ST., SUITE 300  
INDIANAPOLIS, IN 46280  
TELEPHONE: (317) 846-9514  
CONTACT PERSON: STEVE COOK

**PLANS PREPARED BY**

WEIHE ENGINEERS, INC.  
10505 N. COLLEGE AVE.  
INDIANAPOLIS, IN 46280  
TELEPHONE: (317) 846-6611  
PROJECT MANAGER: KEVIN C. SUMNER  
SUMNER@WEIHE.NET  
SURVEYOR: BRADY KUHN  
KUHN@WEIHE.NET

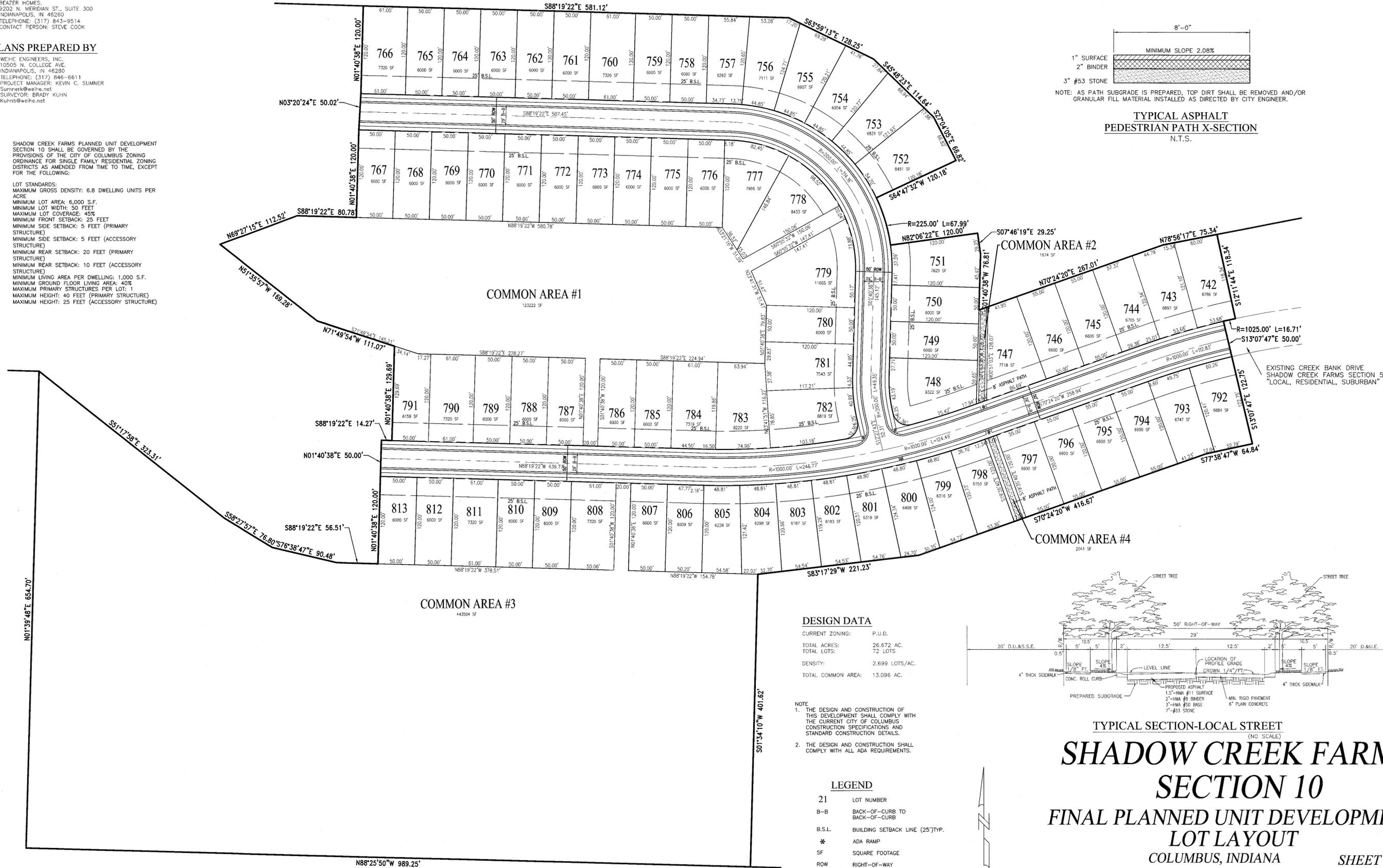
SHADOW CREEK FARMS PLANNED UNIT DEVELOPMENT SECTION 10 SHALL BE GOVERNED BY THE PROVISIONS OF THE CITY OF COLUMBUS ZONING ORDINANCE FOR SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS AS AMENDED FROM TIME TO TIME, EXCEPT FOR THE FOLLOWING:

- LOT STANDARDS:  
 MAXIMUM GROSS DENSITY: 6.8 DWELLING UNITS PER ACRE  
 MINIMUM LOT AREA: 6,000 S.F.  
 MINIMUM LOT WIDTH: 50 FEET  
 MAXIMUM LOT COVERAGE: 45%  
 MINIMUM FRONT SETBACK: 25 FEET  
 MINIMUM SIDE SETBACK: 5 FEET (PRIMARY STRUCTURE)  
 MINIMUM SIDE SETBACK: 5 FEET (ACCESSORY STRUCTURE)  
 MINIMUM REAR SETBACK: 20 FEET (PRIMARY STRUCTURE)  
 MINIMUM REAR SETBACK: 10 FEET (ACCESSORY STRUCTURE)  
 MINIMUM LIVING AREA PER DWELLING: 1,000 S.F.  
 MINIMUM GROUND FLOOR LIVING AREA: 40%  
 MAXIMUM PRIMARY STRUCTURES PER LOT: 1  
 MAXIMUM HEIGHT: 40 FEET (PRIMARY STRUCTURE)  
 MAXIMUM HEIGHT: 25 FEET (ACCESSORY STRUCTURE)



NOTE: AS PATH SUBGRADE IS PREPARED, TOP DIRT SHALL BE REMOVED AND/OR GRANULAR FILL MATERIAL INSTALLED AS DIRECTED BY CITY ENGINEER.

**TYPICAL ASPHALT PEDESTRIAN PATH X-SECTION**  
N.T.S.



**DESIGN DATA**

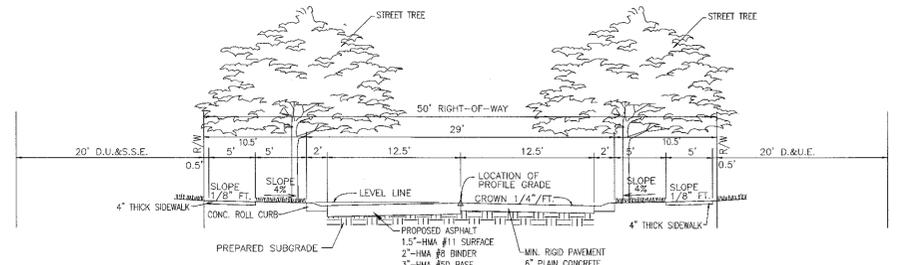
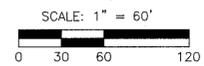
CURRENT ZONING: P.U.D.  
 TOTAL ACRES: 26.672 AC.  
 TOTAL LOTS: 72 LOTS  
 DENSITY: 2.699 LOTS/AC.  
 TOTAL COMMON AREA: 13.096 AC.

**NOTE**

- THE DESIGN AND CONSTRUCTION OF THIS DEVELOPMENT SHALL COMPLY WITH THE CURRENT CITY OF COLUMBUS CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS.
- THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

**LEGEND**

- 21 LOT NUMBER
- B-B BACK-OF-CURB TO BACK-OF-CURB
- B.S.L. BUILDING SETBACK LINE (25') TYP.
- \* ADA RAMP
- SF SQUARE FOOTAGE
- ROW RIGHT-OF-WAY
- EX. EXISTING



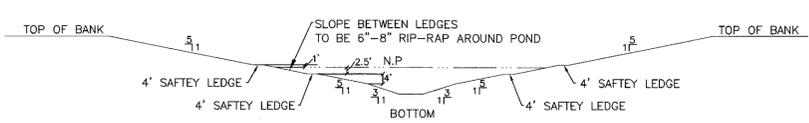
**TYPICAL SECTION-LOCAL STREET**  
(NO SCALE)

**SHADOW CREEK FARMS SECTION 10**  
**FINAL PLANNED UNIT DEVELOPMENT**  
**LOT LAYOUT**  
 COLUMBUS, INDIANA

**WEIHE ENGINEERS**

10505 N. College Avenue  
 Indianapolis, Indiana 46280  
 weihe.net  
 317 | 846-6611  
 DATE: **JULY 14, 2014**

LOCATION: H:\2013\130539\Surveying\Plan\Primary\_10\130539\_10\_Primary\_Plot.dwg  
 DATE/TIME: July 31, 2014 - 1:03pm  
 PLOTTED BY: stations



TYPICAL LAKE CROSS SECTION  
N.T.S.

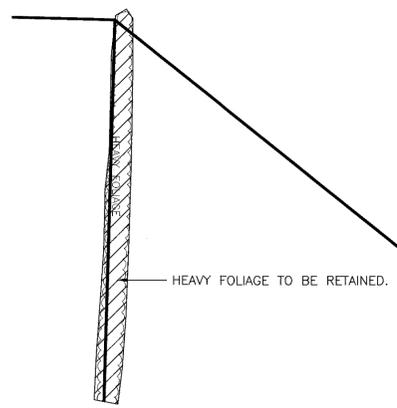
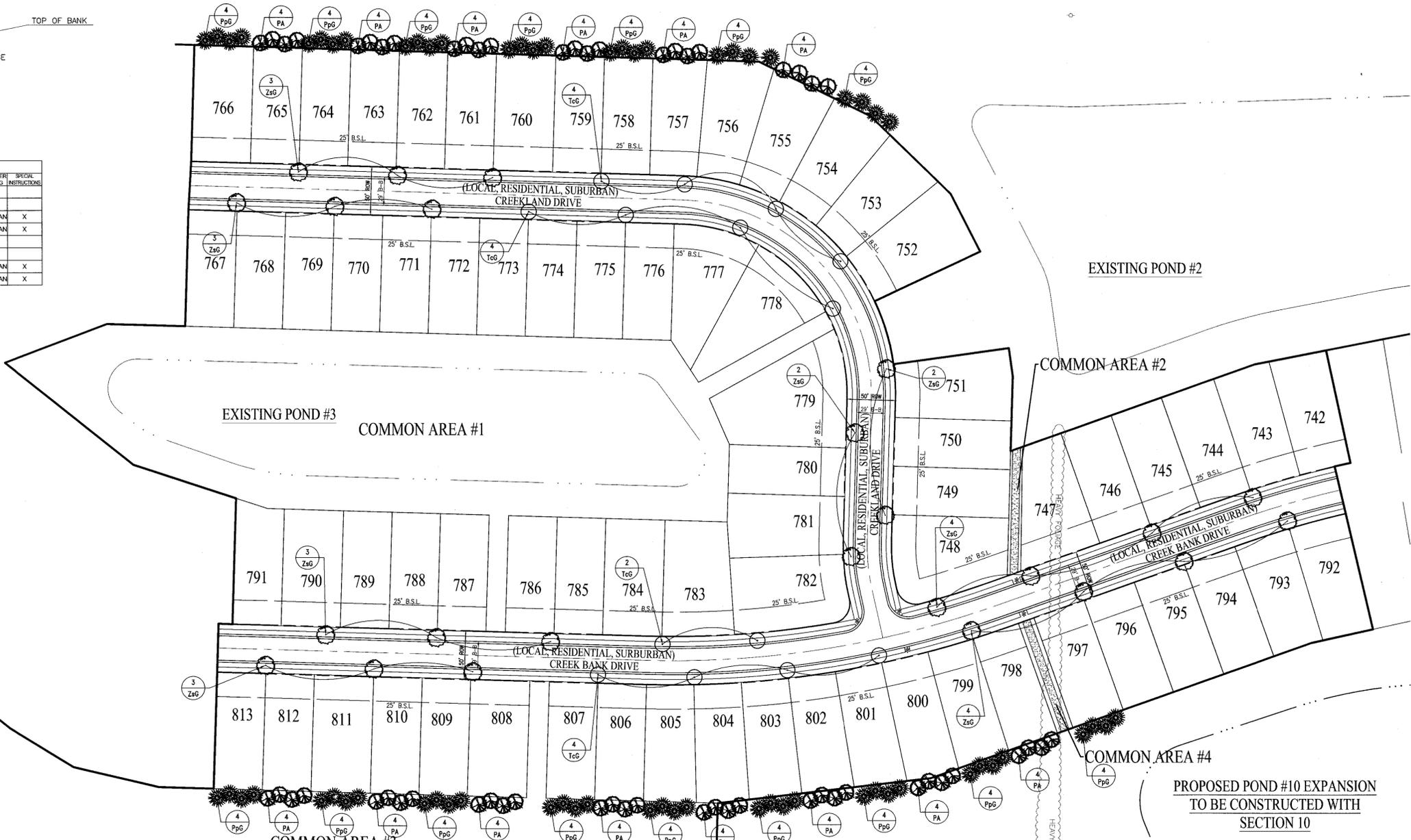
PLANT SCHEDULE									
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION	ON CENTER	SPECIAL	SPACING	INSTRUCTIONS
<b>CANOPY DECIDUOUS TREES</b>									
TcG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2 1/2"	14	X		SEE PLAN	X	
ZsG	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2 1/2"	24	X		SEE PLAN	X	
<b>EVERGREEN TREES</b>									
PA	PICEA ABIES	NORWAY SPRUCE	8'	56	X		SEE PLAN	X	
PpG	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	8'	64	X		SEE PLAN	X	

**PLANS PREPARED FOR**

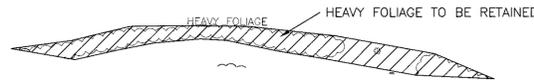
BEAZER HOMES,  
9202 N. MERIDIAN ST., SUITE 300  
INDIANAPOLIS, IN 46280  
TELEPHONE: (317) 843-9514  
CONTACT PERSON: STEVE COOK

**PLANS PREPARED BY**

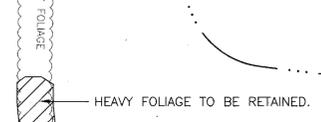
WEIHE ENGINEERS, INC.  
10505 N. COLLEGE AVE.  
INDIANAPOLIS, IN 46280  
TELEPHONE: (317) 843-6611  
PROJECT MANAGER: KEVIN C. SUMNER  
Sumnerk@weihe.net  
SURVEYOR: BRADY KUHN  
KuhnB@weihe.net



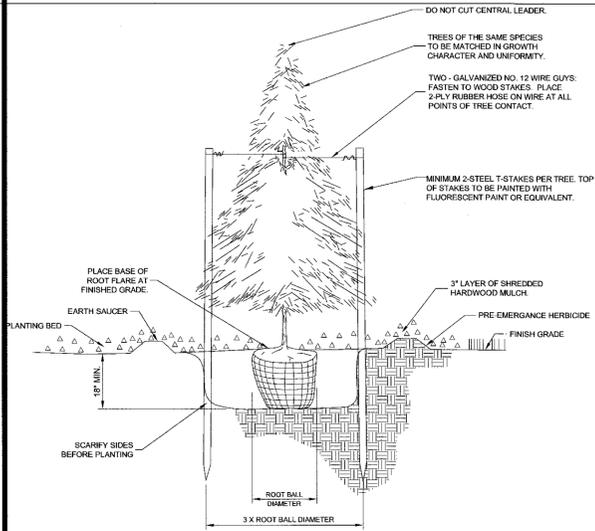
HEAVY FOLIAGE TO BE RETAINED.



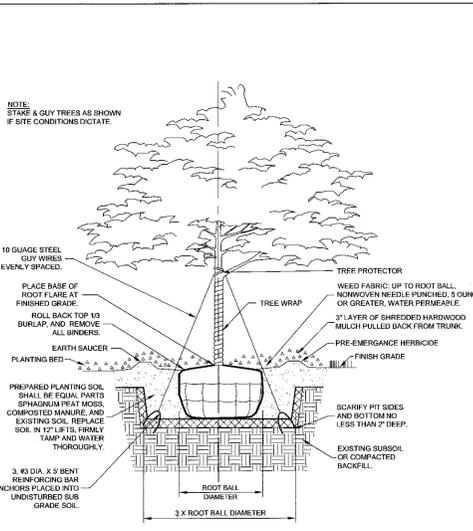
HEAVY FOLIAGE TO BE RETAINED.



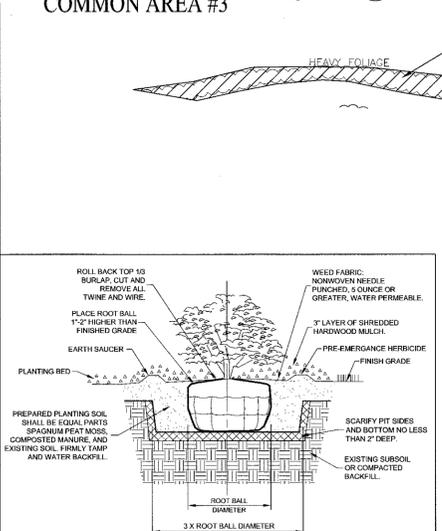
HEAVY FOLIAGE TO BE RETAINED.



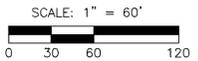
EVERGREEN PLANTING & STAKING  
(NO SCALE)



SHADE TREE PLANTING DETAIL  
(NO SCALE)



SHRUB & SMALL TREE PLANTING DETAIL  
(NO SCALE)



**LEGEND**

21	LOT NUMBER
B-B	BACK-OF-CURB TO BACK-OF-CURB
B.S.L.	BUILDING SETBACK LINE (25') TYP.
*	ADA RAMP
ROW	RIGHT-OF-WAY

**DESIGN DATA**

CURRENT ZONING:	P.U.D.
TOTAL ACRES:	26.672 AC.
TOTAL LOTS:	72 LOTS
DENSITY:	2.699 LOTS/AC.
TOTAL COMMON AREA:	13.096 AC.

**SHADOW CREEK FARMS  
SECTION 10  
FINAL PLANNED UNIT DEVELOPMENT  
LANDSCAPE PLAN**

COLUMBUS, INDIANA SHEET 4 of 5

**WEIHE ENGINEERS**

10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net

DATE: JULY 14, 2014

LOCATION: H:\2013\1050539\Surveying\Plan\Primary\_10\1050539\_10\_Primary\_Landscape.dwg  
 PLOTTED BY: dlatona  
 DATE: 7/14/2014 1:03pm



July 31, 2014

Ms. Melissa Begley  
City of Columbus Planning Department  
123 Washington Street  
Columbus, IN 47201  
Phone: (812) 376-2550

RE: Shadow Creek Farms Section 10

Dear Ms. Begley:

On behalf of the developer, Beazer Homes of Indiana, LLP, we would like to ask for a mid-block sidewalk length variance.

Should you have any further questions or requests for additional information pertaining to this request, please contact me at 317-846-6611.

Sincerely,

Kevin C. Sumner, P.S.  
Project Manager



July 31, 2014

Ms. Melissa Begley  
City of Columbus Planning Department  
123 Washington Street  
Columbus, IN 47201  
Phone: (812) 376-2550

RE: Shadow Creek Farms Section 10

Dear Ms. Begley:

On behalf of the developer, Beazer Homes of Indiana, LLP, we would like to ask for a maximum length of a temporary dead end street variance.

Should you have any further questions or requests for additional information pertaining to this request, please contact me at 317-846-6611.

Sincerely,

Kevin C. Sumner, P.S.  
Project Manager



July 31, 2014

Ms. Melissa Begley  
City of Columbus Planning Department  
123 Washington Street  
Columbus, IN 47201  
Phone: (812) 376-2550

RE: Shadow Creek Farms Section 10

Dear Ms. Begley:

On behalf of the developer, Beazer Homes of Indiana, LLP, we would like to ask for a maximum number of lots with one single access point variance.

Should you have any further questions or requests for additional information pertaining to this request, please contact me at 317-846-6611.

Sincerely,

Kevin C. Sumner, P.S.  
Project Manager



PROJECT LOCATION  
SOILS MAP

**SOILS LEGEND**

- MfwA - MARTINSVILLE LOAM, SANDY SUBSTRATUM, 0 TO 2 PERCENT SLOPES.
- MfwB2 - MARTINSVILLE LOAM, SANDY SUBSTRATUM, 2 TO 6 PERCENT SLOPES, ERODED.
- BlgC2 - BLOCHER-CINCINNATI SILT LOAMS, 6 TO 12 PERCENT SLOPES, ERODED.
- WsyaQ - WHITAKER SANDY LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED.
- WsyaV - WILHITE SILTY CLAY, 0 TO 1 PERCENT SLOPES, FREQUENTLY FLOODED, VERY BRIEF DURATION.

**LEGAL DESCRIPTION**

I, THE UNDERSIGNED, REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, HEREBY CERTIFY THAT THE WITHIN PLAT REPRESENTS A SURVEY AND SUBDIVISION PREPARED UNDER MY SUPERVISION OF THE FOLLOWING DESCRIBED REAL ESTATE:

PERIMETER DESCRIPTION: SHADOW CREEK FARMS SECTION 10

A PART OF THE SOUTHWEST AND NORTHEAST QUARTERS OF SECTION 3 AND A PART OF THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 2, BOTH IN TOWNSHIP 8 NORTH, RANGE 5 EAST, BARTHOLOMEW COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREE 39 MINUTES 48 SECONDS WEST (ASSUMED) ALONG THE WEST LINE THEREOF 654.70 FEET TO THE SOUTH LINE OF THE NORTH 20 ACRES OFF OF SAID EAST HALF; THENCE SOUTH 88 DEGREES 25 MINUTES 50 SECONDS EAST ALONG SAID SOUTH LINE 989.25 FEET; THENCE NORTH 01 DEGREE 34 MINUTES 10 SECONDS EAST 401.62 FEET; THENCE NORTH 83 DEGREES 17 MINUTES 29 SECONDS EAST 221.23 FEET; THENCE NORTH 70 DEGREES 24 MINUTES 20 SECONDS EAST 416.67 FEET; THENCE NORTH 77 DEGREES 38 MINUTES 47 SECONDS EAST 64.84 FEET; THENCE NORTH 13 DEGREES 07 MINUTES 47 SECONDS WEST 172.75 FEET TO THE START OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1025.00 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 77 DEGREES 20 MINUTES 14 SECONDS EAST 16.71 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 16.71 FEET; THENCE NORTH 12 DEGREES 11 MINUTES 44 SECONDS WEST 118.34 FEET; THENCE SOUTH 78 DEGREES 56 MINUTES 17 SECONDS WEST 75.34 FEET; THENCE SOUTH 70 DEGREES 24 MINUTES 20 SECONDS WEST 267.01 FEET; THENCE NORTH 01 DEGREE 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 THE START OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 225.00 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 16 DEGREES 33 MINUTES 03 SECONDS WEST 67.73 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 67.99 FEET; 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 581.12 FEET; THENCE SOUTH 01 DEGREE 40 MINUTES 38 SECONDS WEST 120.00 FEET; THENCE SOUTH 03 DEGREES 20 MINUTES 24 SECONDS WEST 50.02 FEET; THENCE SOUTH 01 DEGREE 40 MINUTES 38 SECONDS WEST 120.00 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 22 SECONDS WEST 14.27 FEET; THENCE SOUTH 01 DEGREE 40 MINUTES 38 SECONDS WEST 170.00 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 22 SECONDS WEST 56.51 FEET; THENCE NORTH 76 DEGREES 38 MINUTES 47 SECONDS WEST 90.48 FEET; THENCE NORTH 58 DEGREES 27 MINUTES 57 SECONDS WEST 76.80 FEET; THENCE NORTH 51 DEGREES 17 MINUTES 58 SECONDS WEST 323.31 FEET TO THE POINT OF BEGINNING, CONTAINING 26.67 ACRES, MORE OR LESS.

THIS SUBDIVISION CONSISTS OF 72 LOTS, NUMBERED 742 THROUGH 813 INCLUSIVELY, 4 AREAS DESIGNATED AS "COMMON AREA" (C.A.) AND EASEMENTS AS DELINEATED ON THE WITHIN PLAT. THE SIZE OF THE LOTS, COMMON AREAS, EASEMENTS AND WIDTH OF THE STREET RIGHTS-OF-WAY ARE SHOWN IN FIGURES DENOTING FEET AND DECIMALS PARTS THEREOF.

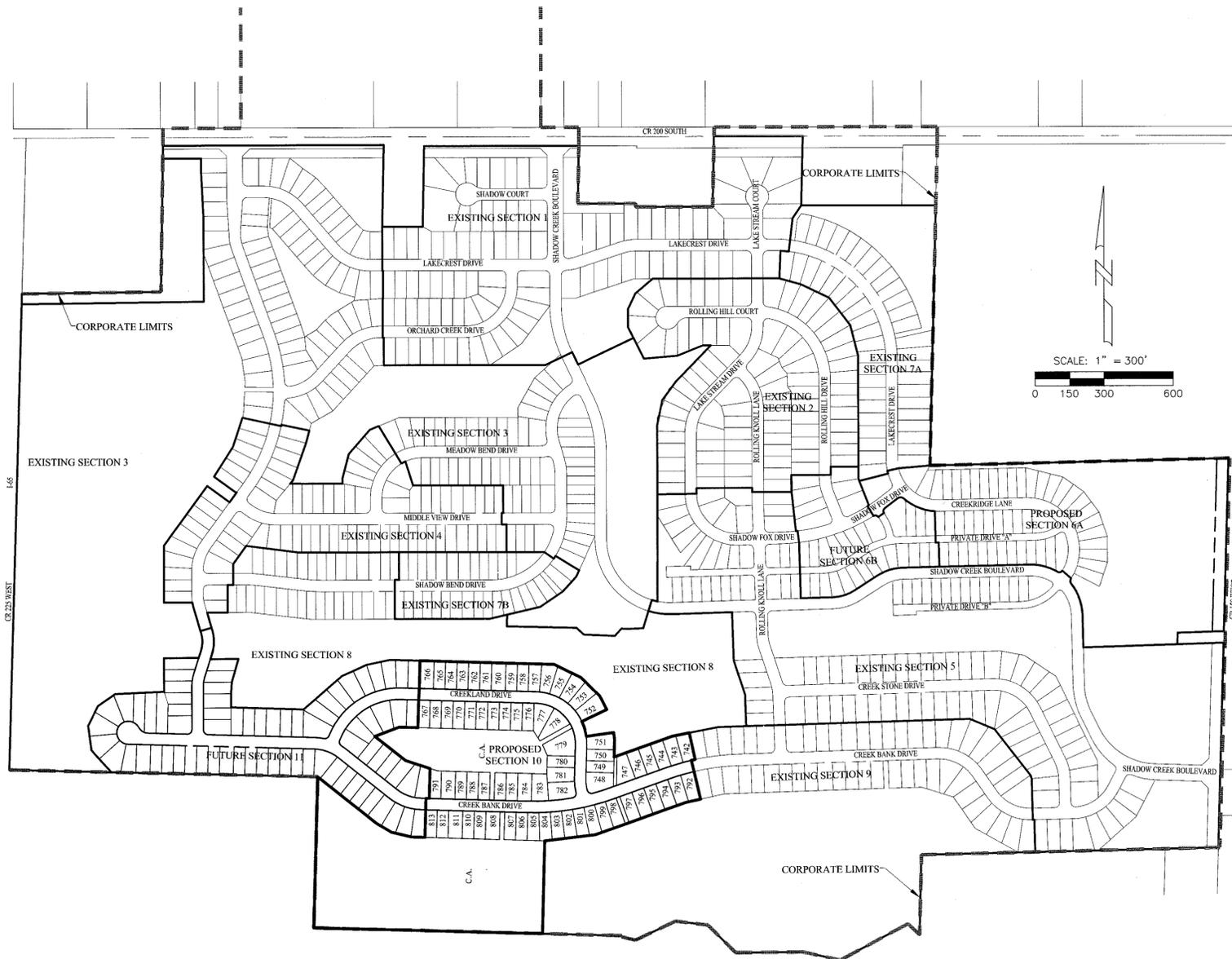
CROSS-REFERENCE IS HEREBY MADE TO SURVEY PLATS RECORDED AS INSTRUMENT #2001-1476, PLAT BOOK Q, PAGE 210C AND INSTRUMENT #2001-1480, PLAT BOOK Q, PAGE 210D IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA. THERE HAS BEEN NO CHANGE FROM MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEYS, OR ANY PRIOR SUBDIVISION PLATS CONTAINED THEREIN, ON ANY LINES THAT ARE COMMON WITH THIS SUBDIVISION.

WITNESS MY SIGNATURE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

TODD M. BORGMAN  
INDIANA REGISTERED LAND SURVEYOR NUMBER LS21200021

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. TODD M. BORGMAN

THIS INSTRUMENT WAS PREPARED BY: TODD M. BORGMAN, WEIHE ENGINEERS, INC.



**SHADOW CREEK FARMS**

**PLANS PREPARED FOR**

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

**PLANS PREPARED BY**

WEIHE ENGINEERS, INC.  
10505 N. COLLEGE AVE.  
INDIANAPOLIS, IN 46280  
TELEPHONE: (317) 846-6611  
PROJECT MANAGER: KEVIN C. SUMNER  
SUMNERK@WEIHE.NET  
SURVEYOR: BRADY KUHN  
KUHN@WEIHE.NET

**BENCHMARK**

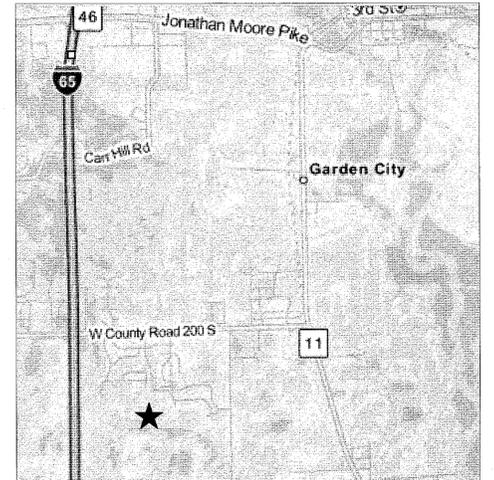
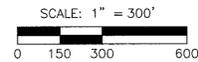
R.R. SPIKE IN PWP 100' WEST OF 2005 C.R. 200 S.  
RESIDENCE S. SIDE OF RD. PWP# 201-380  
ELEV = 618.38  
BENCHMARK R.R. SPIKE LOCATED S. SIDE C.R.  
200 S. ADD. 2623 C.R. 200 S. P.W.P.# 201-371  
ELEV = 621.41

**PRIMARY APPROVAL**

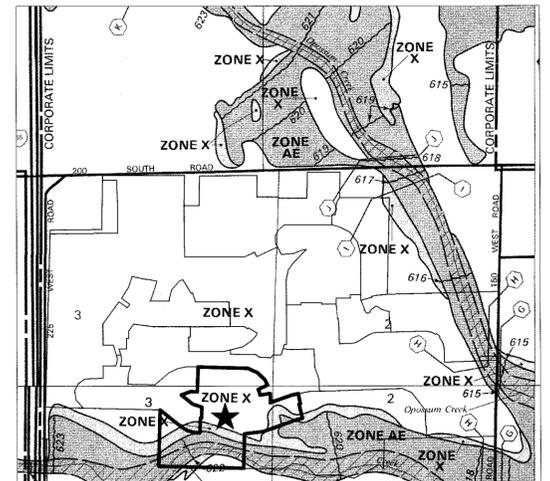
Under authority by IC 36-7-4-700, Subdivision Control, and any amendments thereto, this plat was given PRIMARY APPROVAL by the City of Columbus, Indiana, as follows:  
Approved by the City Plan Commission at a meeting held \_\_\_\_\_

President, Roger Lang Secretary, Dave Fisher

Void unless secondary approval is received by \_\_\_\_\_, 2014.



PROJECT LOCATION  
AREA MAP



PROJECT LOCATION  
F.I.R.M. MAP

**DESIGN DATA**

CURRENT ZONING:	P.U.D.
TOTAL ACRES:	26.67 AC.
TOTAL LOTS:	72 LOTS
DENSITY:	2.699 LOTS/AC.
TOTAL COMMON AREA:	13.096 AC.

**REVISED**  
July 31, 2014

**NOTES**

THE DESIGN AND CONSTRUCTION OF THIS DEVELOPMENT SHALL COMPLY WITH THE CURRENT CITY OF COLUMBUS CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

**SHADOW CREEK FARMS  
SECTION 10  
MAJOR SUBDIVISION  
PRELIMINARY PLAT**

COLUMBUS, INDIANA

SHEET 1 of 5

**WEIHE ENGINEERS**

10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net

DATE:

JULY 14, 2014

**PLANS PREPARED FOR**

BEAZER HOMES,  
9202 N. MERIDIAN ST., SUITE 300  
INDIANAPOLIS, IN 46280  
TELEPHONE: (317) 846-6611  
CONTACT PERSON: STEVE COOK

**PLANS PREPARED BY**

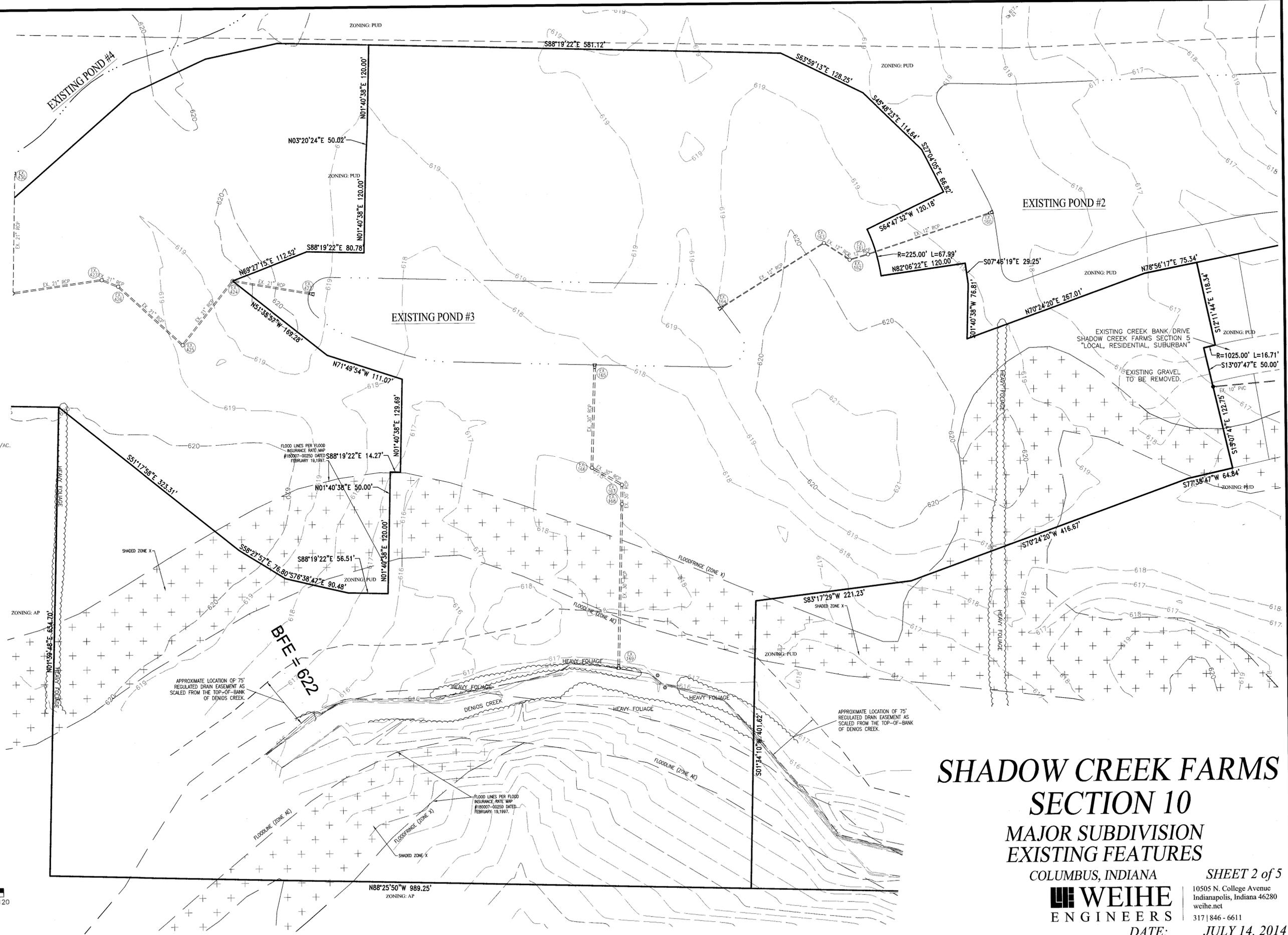
WEIHE ENGINEERS, INC.  
10505 N. COLLEGE AVE.  
INDIANAPOLIS, IN 46280  
TELEPHONE: (317) 846-6611  
PROJECT MANAGER: KEVIN C. SUMNER  
Summerk@weihe.net  
SURVEYOR: BRADY KUHN  
Kuhn@weihe.net

**LEGEND**

- 875- EXISTING CONTOUR
- EX. EXISTING
- w- EXISTING WATER
- ==== EXISTING STORM
- ==== EXISTING SANITARY

**DESIGN DATA**

CURRENT ZONING: P.U.D.  
TOTAL ACRES: 26.672 AC.  
TOTAL LOTS: 72 LOTS  
DENSITY: 2.699 LOTS/AC.  
TOTAL COMMON AREA: 13.096 AC.



**SHADOW CREEK FARMS  
SECTION 10  
MAJOR SUBDIVISION  
EXISTING FEATURES**

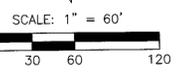
COLUMBUS, INDIANA

**WEIHE  
ENGINEERS**

SHEET 2 of 5

10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net  
317 | 846-6611

DATE: JULY 14, 2014



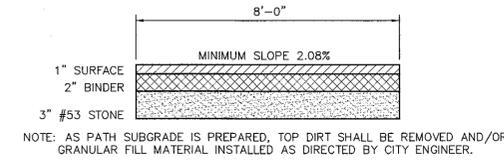
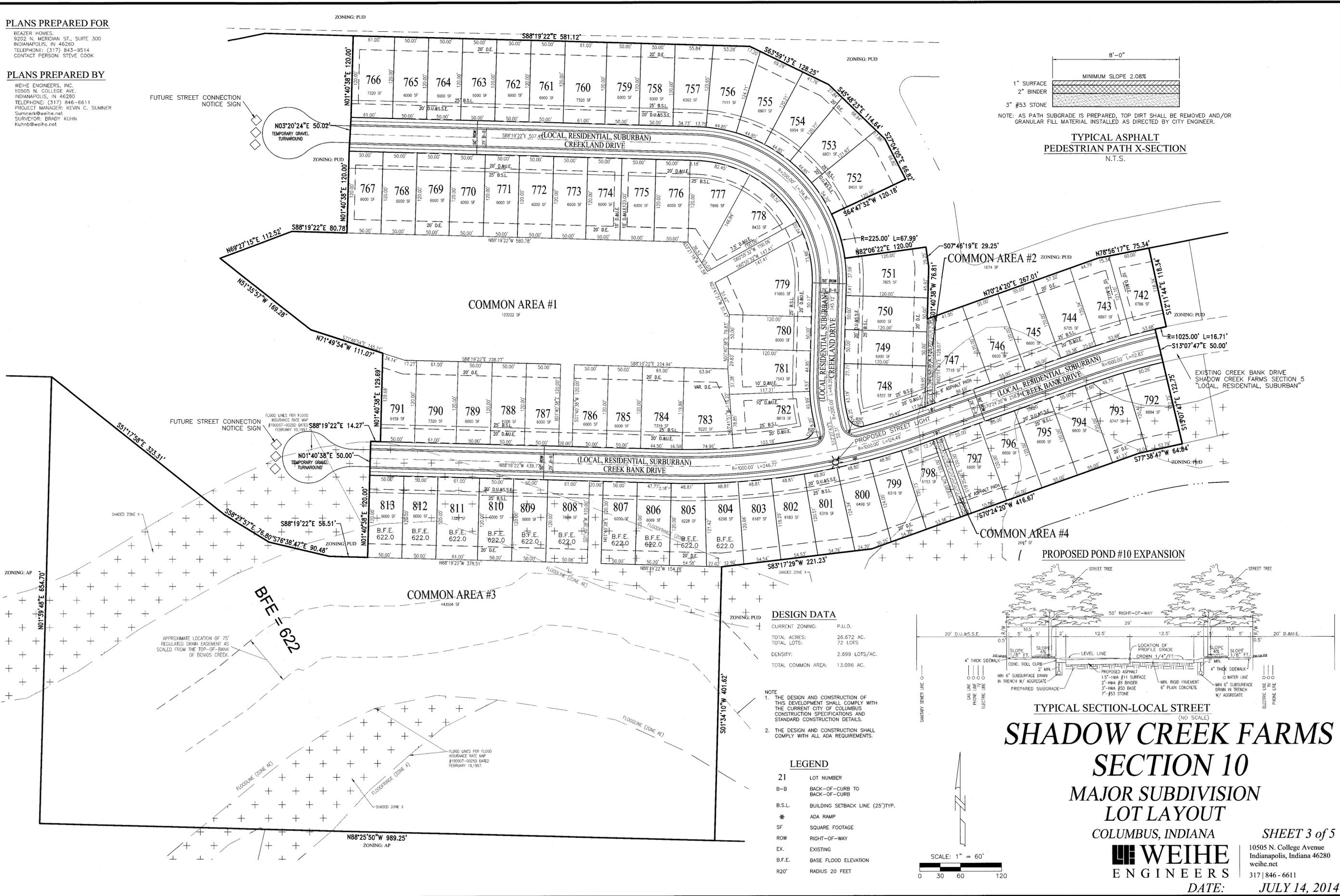
LOCATION: H:\2013\1030539\SURVEYING\PROJECTS\Primery-10\W130539\_10 Primery Plat.dwg  
 DATE/TIME: July 31, 2014 - 1:02pm  
 PLOTTED BY: atactors

**PLANS PREPARED FOR**

BEAZER HOMES,  
9202 N. MERIDIAN ST., SUITE 300  
INDIANAPOLIS, IN 46260  
TELEPHONE: (317) 846-6611  
CONTACT PERSON: STEVE COOK

**PLANS PREPARED BY**

WEIHE ENGINEERS, INC.  
10505 N. COLLEGE AVE.  
INDIANAPOLIS, IN 46280  
TELEPHONE: (317) 846-6611  
PROJECT MANAGER: KEVIN C. SUMNER  
SUMNER@weihe.net  
SURVEYOR: BRADY KUHN  
KUHN@weihe.net



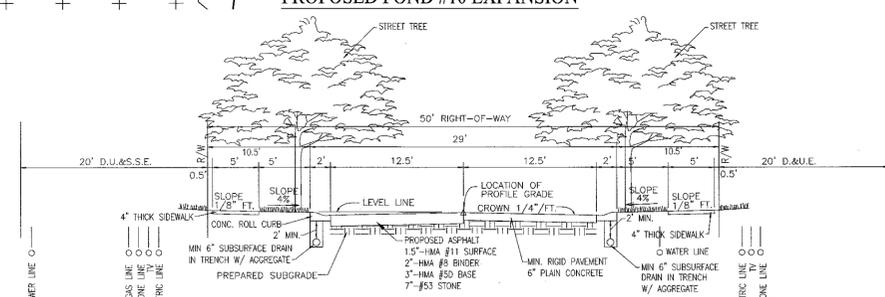
**TYPICAL ASPHALT PEDESTRIAN PATH X-SECTION**  
N.T.S.

**DESIGN DATA**  
CURRENT ZONING: P.U.D.  
TOTAL ACRES: 26.672 AC.  
TOTAL LOTS: 72 LOTS  
DENSITY: 2.699 LOTS/AC.  
TOTAL COMMON AREA: 13.096 AC.

**NOTE**  
1. THE DESIGN AND CONSTRUCTION OF THIS DEVELOPMENT SHALL COMPLY WITH THE CURRENT CITY OF COLUMBUS CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS.  
2. THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

**LEGEND**

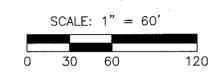
21	LOT NUMBER
B-B	BACK-OF-CURB TO BACK-OF-CURB
B.S.L.	BUILDING SETBACK LINE (25') TYP.
*	ADA RAMP
SF	SQUARE FOOTAGE
ROW	RIGHT-OF-WAY
EX.	EXISTING
B.F.E.	BASE FLOOD ELEVATION
R20'	RADIUS 20 FEET



**TYPICAL SECTION-LOCAL STREET (NO SCALE)**  
**SHADOW CREEK FARMS SECTION 10 MAJOR SUBDIVISION LOT LAYOUT**

COLUMBUS, INDIANA  
**WEIHE ENGINEERS**  
DATE: **JULY 14, 2014**

**SHEET 3 of 5**  
10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net  
317 | 846-6611



LOCATION: H:\2013\W130539\SURVEYING\Plat\Primary\_10\W130539\_10 Primary Plat.dwg  
 DATE/TIME: July 31, 2014 - 1:02pm  
 PLOTTED BY: aedera

**PLANS PREPARED FOR**

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

**PLANS PREPARED BY**

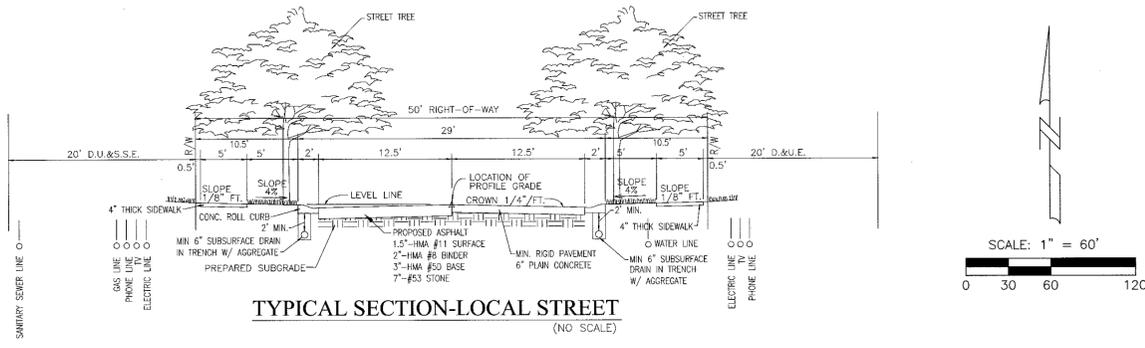
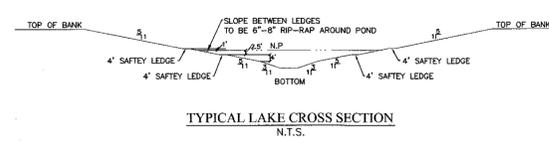
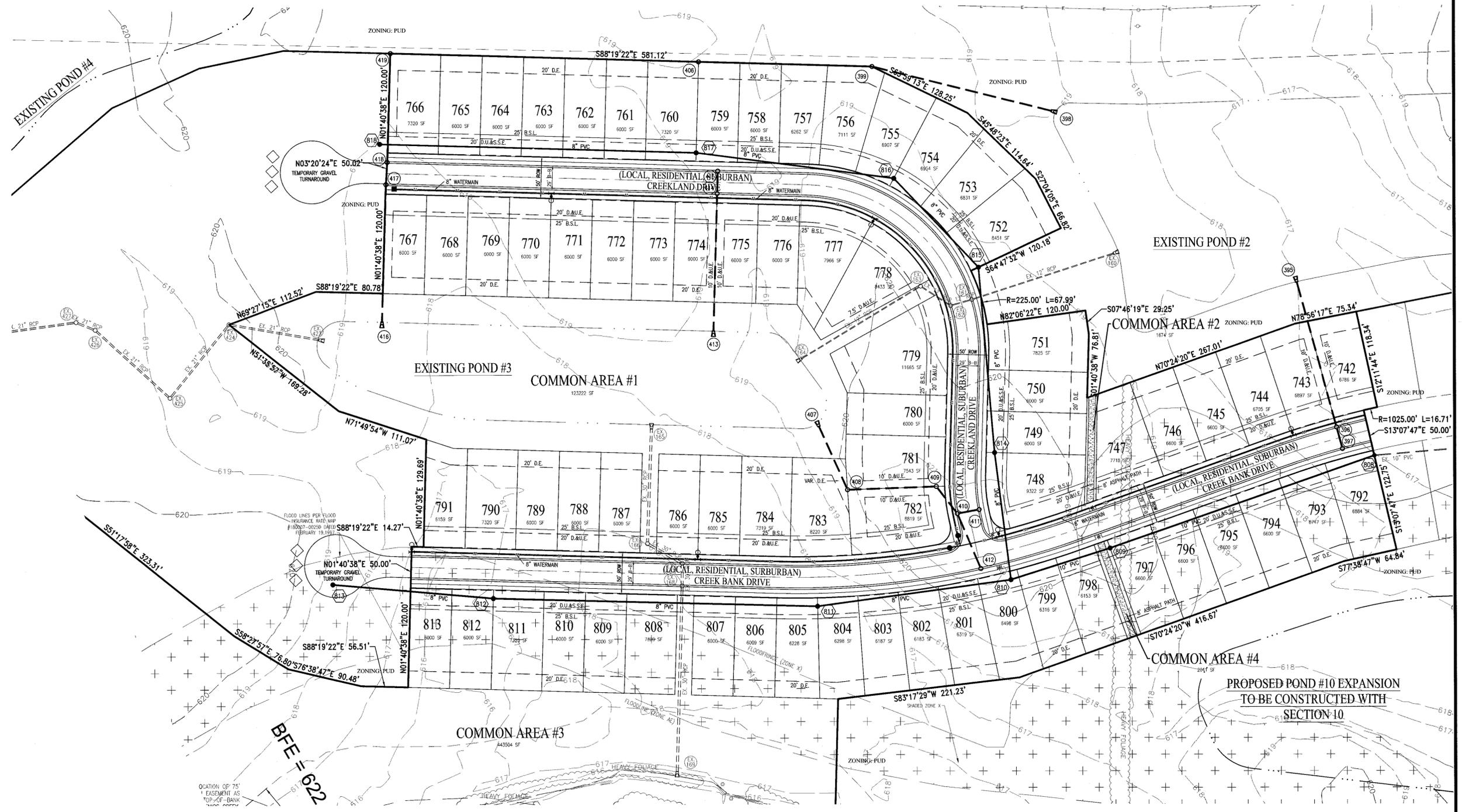
WEIHE ENGINEERS, INC.  
10505 N. COLLEGE AVE.  
INDIANAPOLIS, IN 46280  
TELEPHONE: (317) 848-6611  
PROJECT MANAGER: KEVIN C. SUMNER  
SUMNER@weihe.net  
SURVEYOR: BRADY KUHN  
Kuhn@weihe.net

**LEGEND**

- 21 LOT NUMBER
- D.U. & S.S.E. DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE (25') TYP.
- \* ADA RAMP
- ⊕ EXISTING CONTOUR
- - - EXISTING FENCE
- SF SQUARE FOOT
- ROW RIGHT OF WAY
- EX. EXISTING
- - - PROPOSED STORM
- - - PROPOSED SANITARY
- - - PROPOSED WATER
- ⊕ PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED CURB INLET
- PROPOSED MANHOLE
- - - EXISTING STORM
- - - EXISTING SANITARY
- - - EXISTING WATER
- EXISTING SANITARY MANHOLE
- EXISTING MANHOLE
- PROPOSED WATER BLOW OFF VALVE
- PROPOSED WATER VALVE

**DESIGN DATA**

CURRENT ZONING: P.U.D.  
TOTAL ACRES: 26.672 AC.  
TOTAL LOTS: 72 LOTS  
DENSITY: 2.699 LOTS/AC.  
TOTAL COMMON AREA: 13.096 AC.

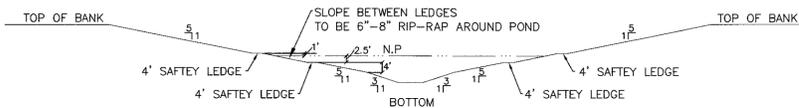


**SHADOW CREEK FARMS**  
**SECTION 10**  
**MAJOR SUBDIVISION**  
**DRAINAGE SANITARY & STORM PLAN**

COLUMBUS, INDIANA SHEET 4 of 5

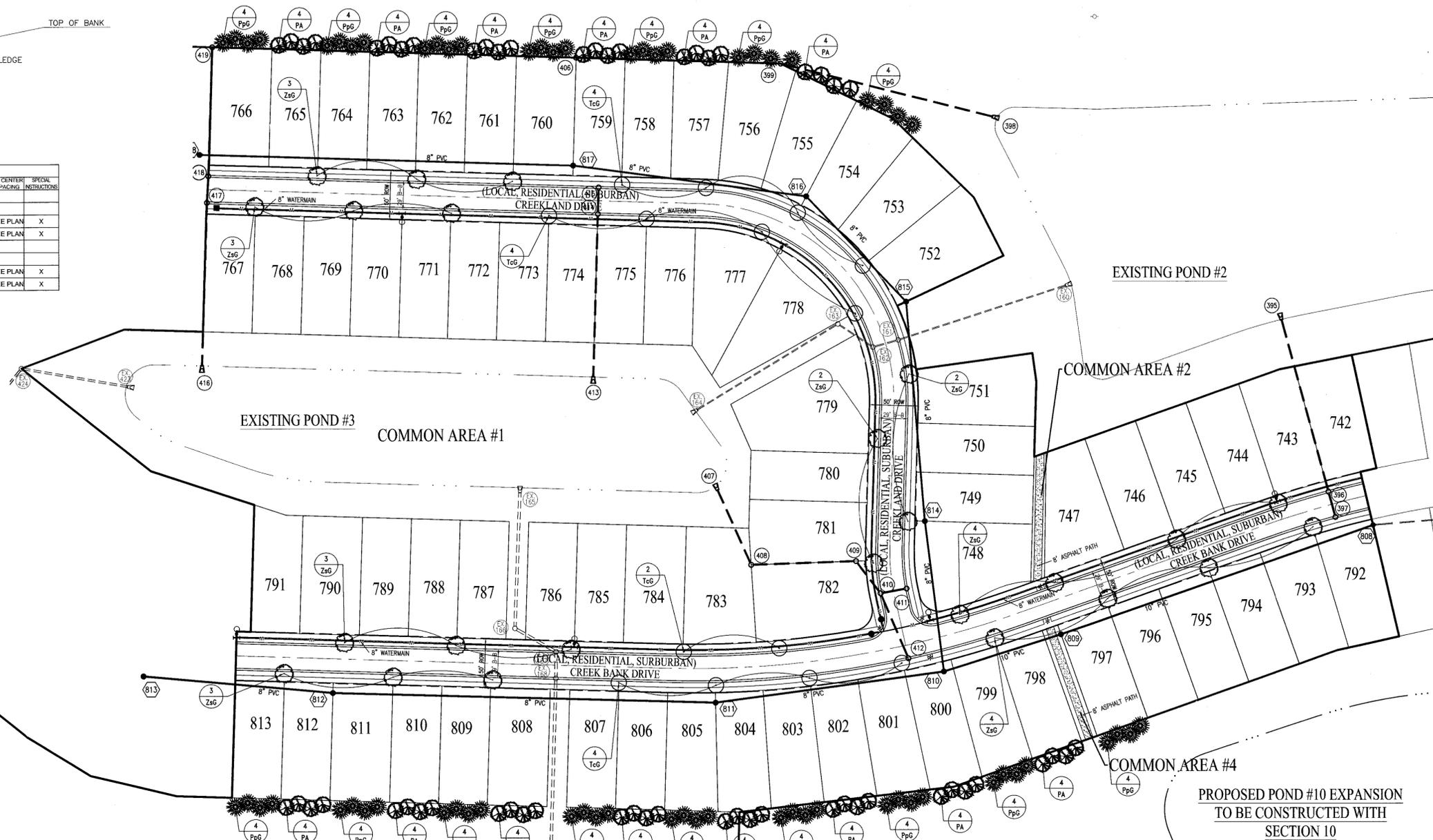
**WEIHE ENGINEERS**  
10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net  
317 | 846-6611  
DATE: **JULY 14, 2014**

LOCATION: H:\2013\VI\30539\Surveying\Plot\Primary\_10\VI\30539\_10 Primary Plot.dwg  
DATE: 7/14/2014 1:03pm  
PLOTED BY: 40264



TYPICAL LAKE CROSS SECTION  
N.T.S.

PLANT SCHEDULE							
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION	IN CENTER	SPECIAL INSTRUCTIONS
<b>CANOPY DECIDUOUS TREES</b>							
TcG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2 1/2"	14	X		SEE PLAN X
ZaG	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2 1/2"	24	X		SEE PLAN X
<b>EVERGREEN TREES</b>							
PA	PICEA ABIES	NORWAY SPRUCE	8'	56	X		SEE PLAN X
PpG	PICEA PUNGENS CLAUCA	COLORADO BLUE SPRUCE	8'	64	X		SEE PLAN X

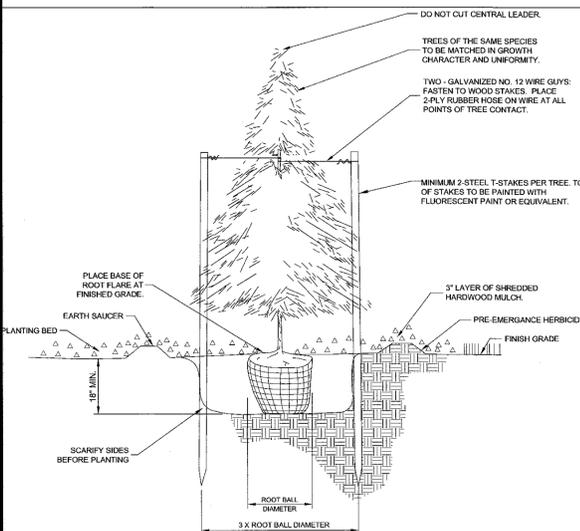


**PLANS PREPARED FOR**

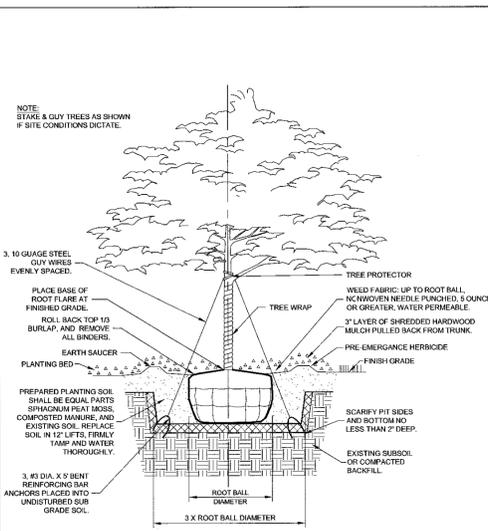
BEAZER HOMES,  
9202 N. MERIDIAN ST., SUITE 300  
INDIANAPOLIS, IN 46260  
TELEPHONE: (317) 843-9514  
CONTACT PERSON: STEVE COOK

**PLANS PREPARED BY**

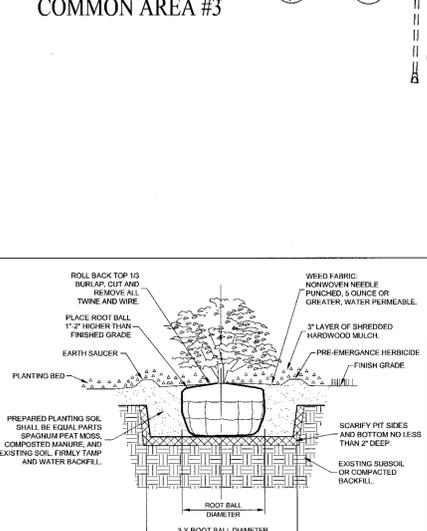
WEIHE ENGINEERS, INC.  
10505 N. COLLEGE AVE.  
INDIANAPOLIS, IN 46280  
TELEPHONE: (317) 846-6611  
PROJECT MANAGER: KEVIN C. SUMNER  
Sumner@weihe.net  
SURVEYOR: BRADY KUHN  
Kuhn@weihe.net



EVERGREEN PLANTING & STAKING  
(NO SCALE)



SHADE TREE PLANTING DETAIL  
(NO SCALE)



SHRUB & SMALL TREE PLANTING DETAIL  
(NO SCALE)



**DESIGN DATA**

CURRENT ZONING: P.U.D.  
TOTAL ACRES: 26.672 AC.  
TOTAL LOTS: 72 LOTS  
DENSITY: 2.699 LOTS/AC.  
TOTAL COMMON AREA: 13.096 AC.

**LEGEND**

21 LOT NUMBER  
B-B BACK-OF-CURB TO BACK-OF-CURB  
ROW RIGHT-OF-WAY  
\* ADA RAMP

**SHADOW CREEK FARMS  
SECTION 10  
MAJOR SUBDIVISION  
STREET TREE CONCEPT PLAN**

COLUMBUS, INDIANA SHEET 5 of 5

**WEIHE ENGINEERS**

10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net  
317 | 846 - 6611

DATE: JULY 14, 2014

LOCATION: HA 2013 WL100539 Survey\Plan\Primery\_10\W100539\_10 Primery Plot.dwg  
DATE/TIME: July 31, 2014 1:03pm  
PLOT BY: stations