



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (August 14, 2013 Meeting)

Docket No. / Project Title: PUDF-13-02 (Shadow Creek Farms Final PUD, Section 8)
PP-12-02 (Shadow Creek Farms, Section 8 Major Subdivision)

Staff: Melissa Begley

Applicant: Beazer Homes

Property Size: 21.139 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 32 lot subdivision, Section 8 of Shadow Creek Farms. 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 and 4 have been completed and structures have been built on all of the lots. Sections 5, 7A and 7B are currently being developed, with the streets and infrastructure in place, but many lots are still available. The Preliminary Plat for Section 9 has been approved but the Final Plat has not been approved. Sections 6, 10 and 11 have not been developed at this time. The next steps required in the approval process for Section 8 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. Will the developer be allowed to proceed with the Section 8 Preliminary Plat, when a condition established with the Section 7A Final PUD stated, "The sidewalk along 200 South to Southside Elementary School shall be installed with the streets and infrastructure for Section 7A or prior to the approval of a Preliminary Plat for any future sections, excluding Section 7B"?
2. Should the developer be required to install landscaping along the rear of the lots on the south side of Shadow Bend Drive, similar to that provided in Section 5?
3. Are the housing types submitted by the petitioner in addressing Condition 4 of the Statement of Conditions appropriate?

Preliminary Staff Recommendation – Final PUD:

Approval of the Shadow Creek Farms Final PUD subject to the following conditions:

1. All outstanding technical comments being addressed.
2. Landscaping shall be installed along the rear of the lots on the south side of Shadow Bend Drive and shall consist of 4 plants per lot of an alternating pattern of 4 evergreen trees and 4 shrubs (consistent with that provided in similar locations in Section 5). The same landscaping is to be installed along the rear of the lots on the north side of Creekland Drive with the development of Section 10.

Preliminary Staff Recommendation – Preliminary Plat:

Approval of the Shadow Creek Farms, Section 8 Preliminary Plat, 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 complete and accepted by the Engineering Department.

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).

Outstanding Technical Comments - Final PUD:

1. Maintenance of open space has not been addressed.
2. A sewerage verification letter has not been received.
3. The Lot Standards (minimum lot width, minimum lot area) do not reflect the correct Section.

Outstanding Technical Comments - Preliminary Plat:

1. Change the Final PUD approval to the Primary Approval.

Current Property Information (entire subdivision site):	
Land Use:	Vacant
Site Features:	Vacant land, formerly agricultural, woods

Flood Hazards:	None
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	None
Vehicle Access:	Parkview Drive (Local, Residential, Suburban)

Surrounding Zoning and Land Use (entire subdivision site):		
	Zoning:	Land Use:
North:	PUD (Planned Unit Development)	Additional Sections of Shadow Creek Farms
South:	PUD (Planned Unit Development)	Undeveloped Sections of Shadow Creek Farms
East:	PUD (Planned Unit Development)	Additional Sections of Shadow Creek Farms
West:	PUD (Planned Unit Development)	Additional Sections of Shadow Creek Farms

Interdepartmental Review:	
City Engineering:	The commitment to build a sidewalk along 200 South has not been completed.
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, and 4 are completed. Sections 5, 7A, 7B are currently being developed. Section 9 Preliminary Plat and Final PUD have been approved but the Final Plat has 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 petitioner met with the Subdivision Review Committee regarding the Section 8 Preliminary Plat on June 20, 2013. The application was forwarded to the July 10, 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. One of the original conditions established with the Preliminary PUD Shadow Creek Farms Condition #18 was, "The Developer commits to install a sidewalk for pedestrian traffic from the Development to

the nearby Southside Elementary School". In 2006, as a part of the Plan Commission Approval of a Phasing Plan Modification, a condition was made for "a 5-foot wide sidewalk to Southside School shall be built with Section 6 on the south side of County Road 200 South". In 2011 with Plan Commission approval of the Section 7A Final PUD, another condition was made that "The sidewalk along 200 South to Southside Elementary School shall be installed with the streets and infrastructure for Section 7A or prior to the approval of a Preliminary Plat for any future sections, excluding Section 7B" (Sections 7A and 7B were the 6th Section to be developed). In 2012, the Plan Commission approved the Final PUD and Preliminary Plat for Section 9 with the condition that "The Planning Director will withhold the signature on the Final Plat until the sidewalk along County Road 200 South to Southside Elementary School is installed". To date, the sidewalk is in the process of being installed but is not complete.

2. Landscaping has been installed in several areas throughout the development. The primary focus of landscaping was to (1) establish a buffer between the subdivision and County Road 200 South, (2) between the subdivision and existing adjoining properties and (3) to screen the exposed rear side of lots throughout the subdivision. The lots on the south side of Shadow Bend Drive in Section 8 are located adjacent to the multi-use path and common area. In Section 5, additional landscaping was required along the lots that backed up to common areas and adjacent to paths to common areas. This was to aid in defining private property from commonly owned property.
3. In the original statement of conditions, Condition #5 states, "The Development also includes generous areas of east-west open space and trail corridor generally following the PSI utility easement including an amenity area for neighborhood improvements to include without limitation, by way of example, a swimming pool, court games, bathhouse and clubhouse facility, as well as an approximately 8 acre passive recreation/preservation area along Denois Creek. All total, Shadow Creek Farms has 133 acres of common area, including a 33 acre park with soccer and baseball fields. The clubhouse, swimming pool and tennis court have been installed.
4. 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 and a short narrative addressing housing types which are to be included in Section 8. The proposed housing designs for Section 8 include 16 different house plans each with 4 different façade treatments for a total of 64 different possible elevations.
5. The lot density, lot widths and setbacks shown on the Final PUD and the Preliminary Plat are consistent with the approved Preliminary PUD and phasing plan.
6. According to the Preliminary DNR flood plain maps, a significant portion of Shadow Creek Farms is located in the 100 year Flood Fringe. Beazer Homes is proactively working to elevate the impacted lots above the preliminary flood elevation to prevent future homeowners from needing to purchase flood insurance.

Subdivision Control Ordinance Consideration(s):

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

None

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
Planned Unit Development (PUD) Application



Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County

Docket No.: PUDF-13-02

Planned Unit Development (PUD) Application:

Application Type: Preliminary PUD Plan Final PUD Plan & Rezoning Minor Modification

PUD Title: Shadow Creek Farms

Applicant Information:

Name: Beazer Homes

Address: 9202 North Meridian Street, Suite 300, Indianapolis, Indiana 46260
(number) (street) (city) (state) (zip)

Phone No.: (317) 843-9514 Fax No.: (317) 573-8695 E-mail Address: scook@beazer.com

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

Name: Beazer Homes

Address: 9202 North Meridian Street, Suite 300, Indianapolis, Indiana 46260
(number) (street) (city) (state) (zip)

Phone No.: (317) 843-9514 Fax No.: (317) 573-8695 E-mail Address: scook@beazer.com

Property Information:

Property Size: 21.139 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):

Southwest corner of Co. Rd. 200 South and Co. Rd. 150 West.

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: Brian K. Robinson, Stoepfelwerth & Associates, Inc.

Address: 7965 East 106th Street, Fishers, Indiana 46038
(number) (street) (city) (state) (zip)

Phone No.: (317) 570-4763 Fax No.: (317) 849-5942 E-mail Address: brobinson@stoepfelwerth.com

How would you prefer to receive information (please check one): E-mail 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.



(Applicant's Signature)

June 6, 2013
(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.



(Owner's Signature)

June 6, 2013
(Date)

(Owner's Signature)

(Date)

Columbus – Bartholomew County Planning Department

PUD Final Plan Application Checklist

(Columbus & Bartholomew County Zoning Ordinance Section 5.4(B))

The Final Plan may take the form of a booklet of letter or legal sized paper, a set of 24 inch by 36 inch sheets, or a combination of these formats. The Final Plan shall meet any format requirements of the Bartholomew County Recorder.

The following shall be included in the Final Plan submission.

1. Cover Page & Index: The cover sheet shall indicate that it is the Final Plan for that particular development and include the date of submittal, an index identifying all sections included in the Final Plan document, and references to any separate sheets of information.
2. Site Description: A description of the property and petitioners involved, including:
 - a. the name, mailing address, e-mail address, and telephone number of the applicant,
 - b. the name, mailing address, e-mail address, and telephone number of any land surveyors, engineers, or other professionals responsible for the Final Plan design,
 - c. the legal description of the subject property and common address of the site, and
 - d. the proposed name of the development (if applicable).
3. Common Holdings Map: A map of any property adjacent to the property subject to the Final Plan owned or otherwise controlled by any or all of the petitioners.
4. Sewerage Verification: A letter verifying that proper waste disposal will be available to the property.
 - a. For proposals using septic systems (or other alternatives to a sewer utility), a letter from the Bartholomew County Health Department shall be provided verifying that the development shall be adequately served and adequate plans are in place to assure the maintenance of the waste disposal facilities.
 - b. For proposals using a sewer utility, a letter from the appropriate sewer utility shall be included verifying that the proposed development shall be served.
5. Existing Site Conditions: A description of all existing conditions on the subject property, including:
 - a. *Built Features:* All existing streets (including travel lanes, rights-of-way, etc.), established open spaces, and structures;
 - b. *Easements:* All existing easements and an indication of their purpose;
 - c. *Topography:* A topographic survey extrapolated from USGS data or otherwise meeting the requirements of the Planning Director;
 - d. *Natural Features:* The location of natural streams, regulated drains, 100 and 500-year floodplains and floodways, water courses, wetlands (as identified by IDNR, IDEM, or an individual with a US Army Corps of Engineers Regulation 4 Jurisdictional Wetland Certification), wooded areas, and isolated preservable trees (with greater than an 8 inch DCH);
 - e. *Utilities:* The location of utilities serving the site (including waste disposal, water, electricity, natural gas, cable television, and data transmission);
 - f. *Cemeteries:* The boundaries of any cemeteries on, or within 100 feet of, the site.
 - g. *Historic Features:* An identification of any historic features, specifically those listed as Outstanding, Notable, or Contributing on the Indiana Historic Sites and Structures Inventory - Bartholomew County Interim Report or listed in the National Register of Historic Places and/or Indiana Register of Historic Sites & Structures; and

6. Proposed Development: A description of the proposed development of the property, including:
- a. *Street Systems:* The layout and design of proposed street systems (including on-street parking, sidewalks, and street trees);
 - b. *Land Uses:* The land use areas within the development (including a specific list of the individual land uses permitted in each area and densities of any proposed residential uses);
 - c. *Open Space:* The location, improvement, design, maintenance, and use of any open space (including park facilities, natural areas, trail systems, and other common areas);
 - d. *Landscaping:* The design of any landscaping, buffering, and/or screening proposed for the development;
 - e. *Natural Features:* A description of the accommodation of natural streams, regulated drains, 100 and 500-year floodplains and floodways, water courses, wetlands (as identified by IDNR, IDEM, or an individual with a US Army Corps of Engineers Regulation 4 Jurisdictional Wetland Certification), wooded areas, and isolated preservable trees (with greater than an 8 inch DCH);
 - f. *Historic Features:* A description of the accommodation of historic features, specifically those listed as Outstanding, Notable, or Contributing on the Indiana Historic Sites and Structures Inventory - Bartholomew County Interim Report or listed in the National Register of Historic Places and/or Indiana Register of Historic Sites & Structures;
 - g. *Development Standards:* Final text documenting the development standards that will apply to development (including lot size and dimensions, building setbacks, off-street parking standards, lighting standards, sign standards, landscaping requirements, etc.);
 - h. *Written Commitments:* A description of any written commitments that are being proposed as part of the development;
 - i. *Covenants:* A description of any private covenants and restrictions that will be established for the development; and
 - j. *Drainage:* A detailed drainage plan meeting the requirements of the appropriate (City or County) Engineer.
7. Supplemental Information: Any other information requested by the Planning Director or Plan Commission to aid in the review of the Final Plan. This may included, but not be limited to, topic areas such as traffic, utilities, flood hazards, and architectural design standards.

Prescribed by State Board of Accounts, Boyce Forms Systems, Daleville, In.

GENERAL FORM NO. 352 (REV. 1987)

RECEIPT COLUMBUS PLAN COMMISSION

NO 8088

General FUND

COLUMBUS IN., 2013
RECEIVED FROM Beaver Jones
THE SUM OF One thousand + ninety five dollars + \$ 1065.00
ON ACCOUNT OF Pol + Frank Shaudas DOLLARS
Section

PAYMENT TYPE & AMOUNT

CASH

CHECK

M.O.

9130

Andrea H. Bels

AUTHORIZED SIGNATURE

POST

ORDER

OTHER


Beazer
Homes




Beazer
Homes




Beazer
Homes





Braymore



Braymore

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



Elevation F



Elevation A



Elevation B

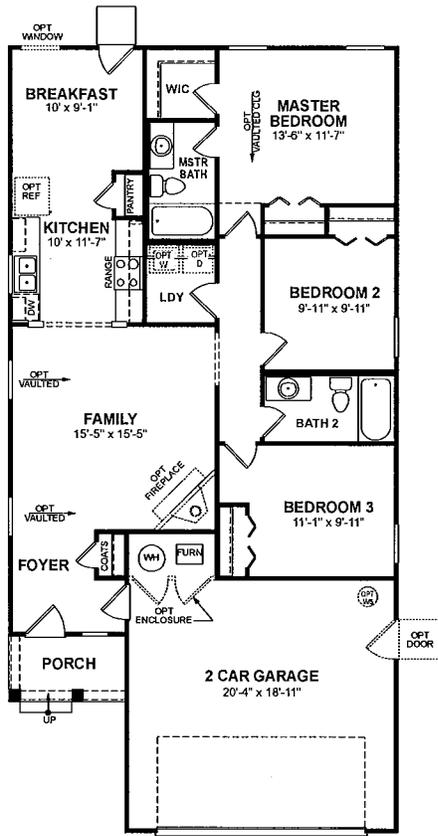


Elevation C

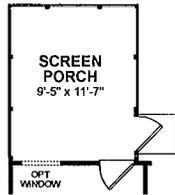


Elevation D

Braymore



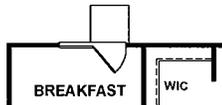
First Floor



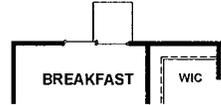
Opt Screen Porch



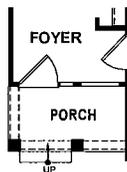
Opt Sunroom



Opt 5ft Atrium door



Opt 5ft Slider



Opt Sidelight

LEGEND	
OPT	- Optional
ILC	- In Lieu Of
WIC	- Walk In Closet
PDR	- Powder Room
SGD	- Sliding Glass Door
W	- Washer
D	- Dryer
WH	- Water Heater
DW	- Dishwasher
REF	- Refrigerator
HVAC	- Heating, Ventilating and Air Conditioning
WO	- Walk Oven
MO	- Microwave Oven
Lin	- Linen
Pan	- Pantry
Dotted Lines Denote Optional Item	
Dashed Lines Denote Elevated Features	



Savannah

Savannah

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



Elevation C



Elevation A

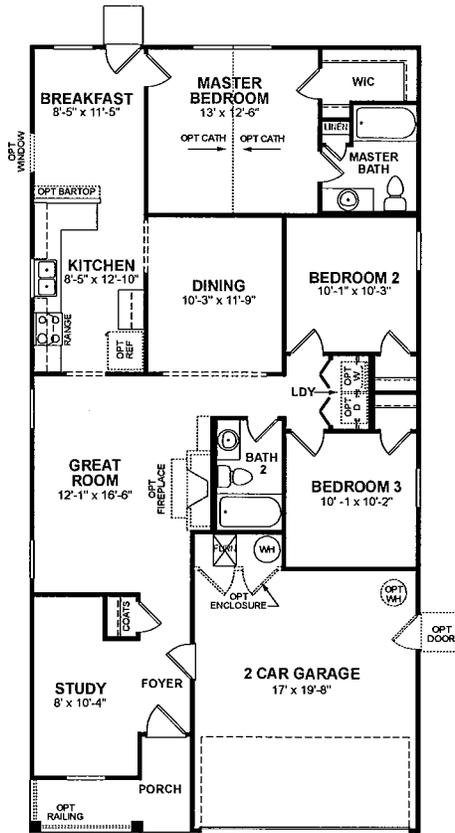


Elevation D

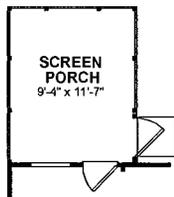


Elevation F

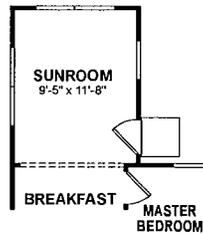
Savannah



First Floor



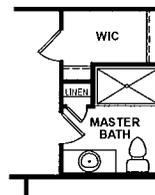
Opt Screen Porch



Opt Sunroom

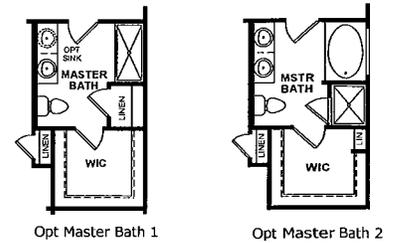
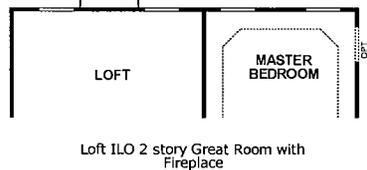
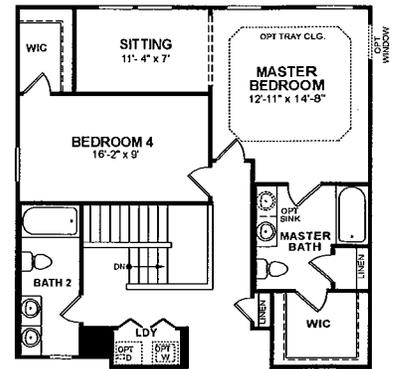
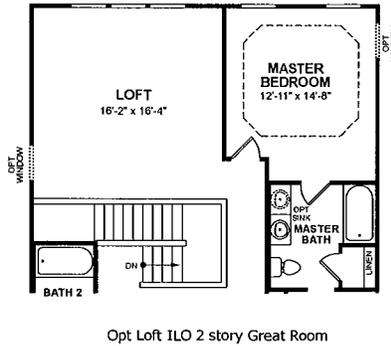
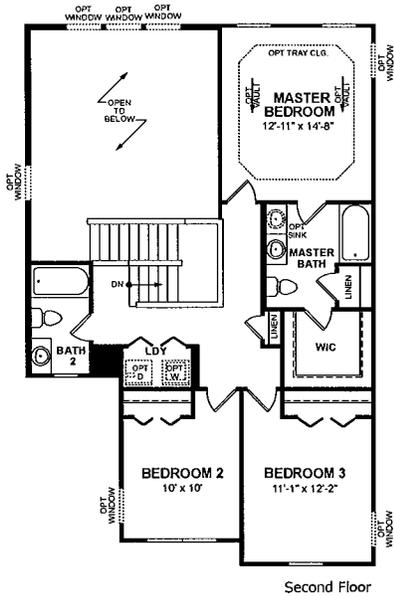
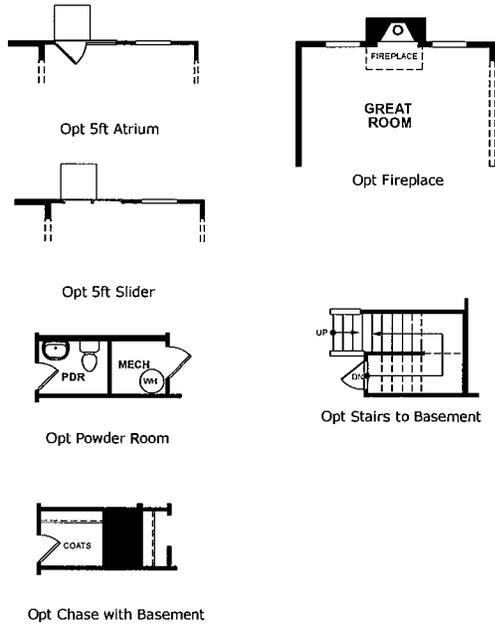
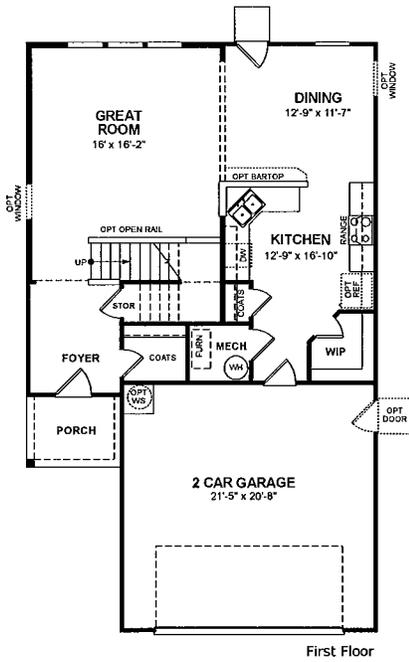


Opt Bedroom 4 ILO Study

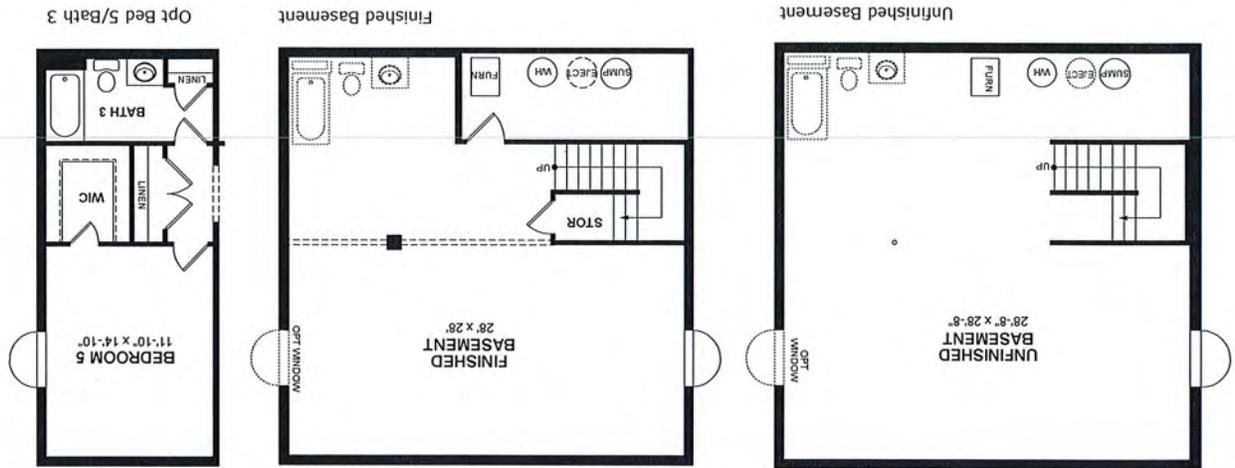


Opt Master Bath 2

LEGEND	
OPT	- Optional
ILO	- In Lieu Of
WIC	- Walk In Closet
PDR	- Powder Room
S/GD	- Sliding Glass Door
W	- Washer
D	- Dryer
WH	- Water Heater
DW	- Dishwasher
REF	- Refrigerator
HVAC	- Heating, Ventilating and Air Conditioning
WO	- Wall Oven
MO	- Microwave Oven
Lin	- Linen
Plan	- Pantry
Dotted Lines Denote Optional Item	
Dashed Lines Denote Elevated Features	



LEGEND	
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Lin	- Linen
Pan	- Pantry
Dotted Lines Denote Optional Item	
Dashed Lines Denote Elevated Features	



Manchester

Manchester

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



Elevation TRI



Elevation TRA



Elevation TRC

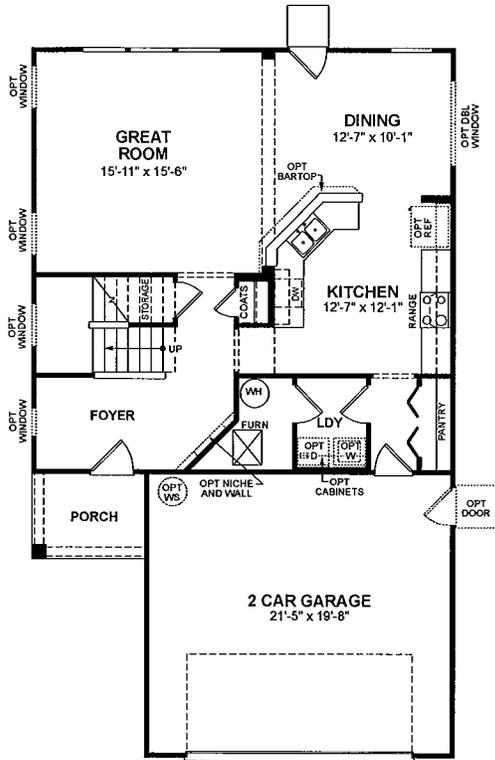


Elevation TRD

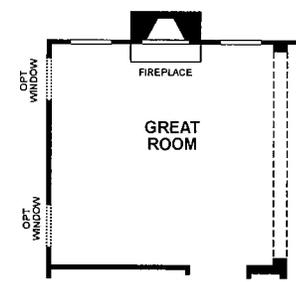


Elevation TRH

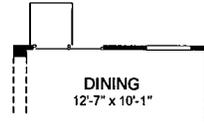
Manchester



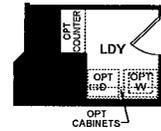
First Floor



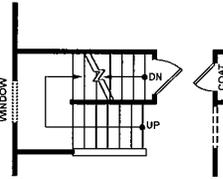
Opt Fireplace



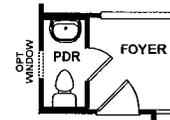
Opt 5ft slider



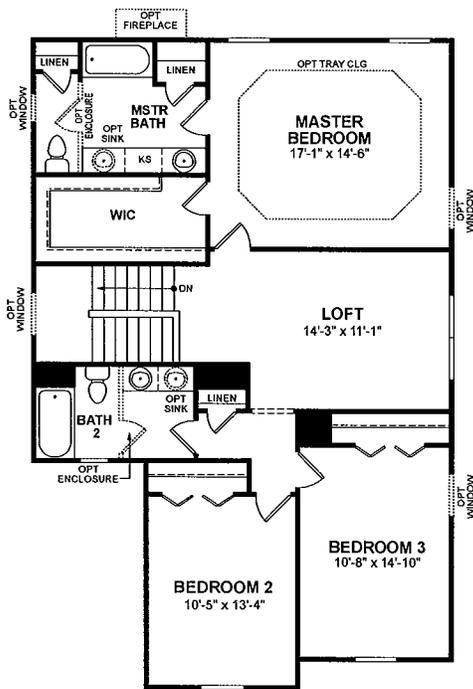
Opt Laundry with Basement



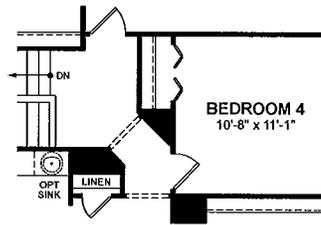
Opt Stairs to Lower Plan



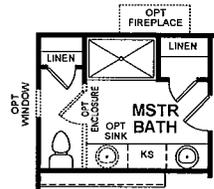
Opt Powder Room



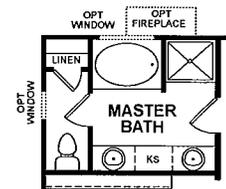
Second Floor



Bedroom 4 ILO Loft

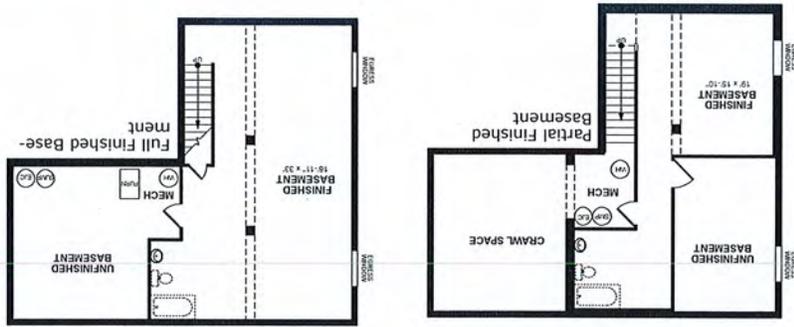


Opt Master Bath 1

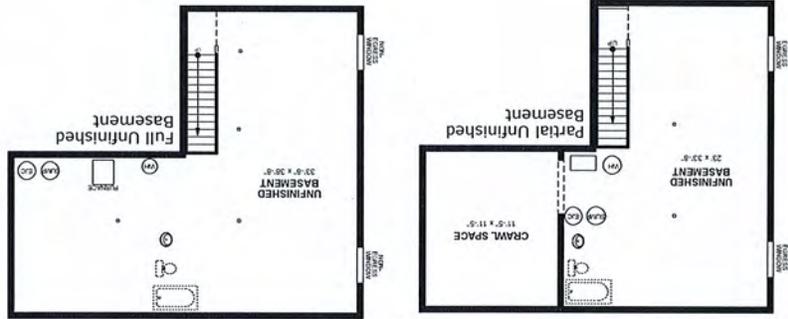


Opt Master Bath 2

LEGEND	
OPT	- Optional
ILO	- In Line Of
WIC	- Walk In Closet
PDR	- Powder Room
SGD	- Sliding Glass Door
W	- Washer
D	- Dryer
WH	- Water Heater
DW	- Dishwasher
REF	- Refrigerator
HVAC	- Heating, Ventilating and Air Conditioning
WO	- Wall Oven
MO	- Microwave Oven
Lin	- Linen
Pan	- Pantry
.....	- Dotted Lines Denote Optional Item
- - - - -	- Dashed Lines Denote Elevated Features



Opt Bath In Basement



Bradley



get more out of your home.

Bradley

3 Bedroom ~ 2.5 Bath ~ 2 Car Garage
2,344 Square Feet (Heated Space)



Victorian (VIS)



Craftsman (ACS)



English Revival (ERS)

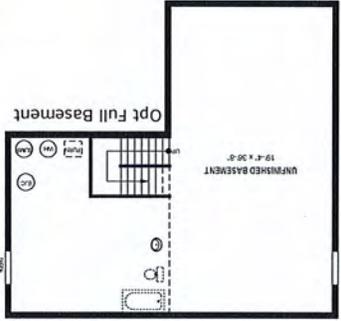
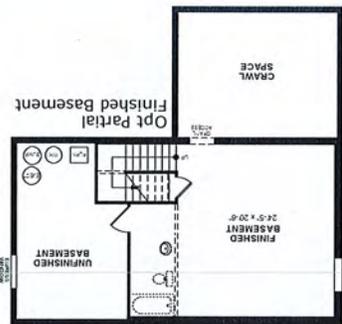
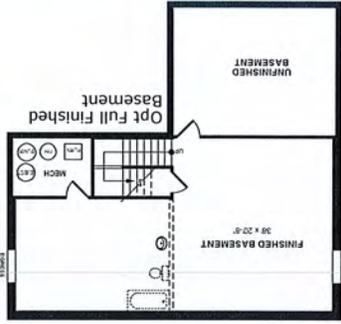
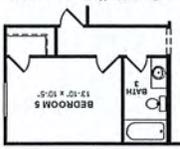


Italianate (ITS)

Opt Bath Finished



Opt Full Basement Plan with Bedroom 5



Juniper



get more out of your home.



get more out of your home.

Juniper

3 Bedroom ~ 2.5 Bath ~ 2 Car Garage

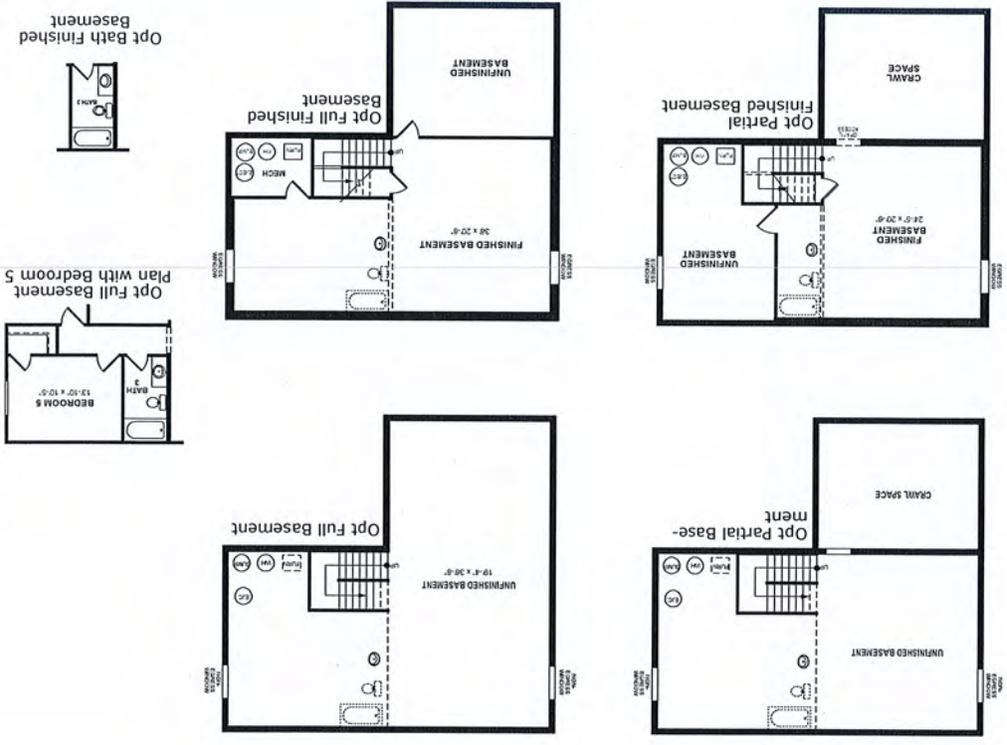
2,714 Square Feet (Heated Space)



Elevation FCN



Elevation TRD



Juniper

Beazer Homes get more out of your home.

Beazer Homes get more out of your home.

Juniper

3 Bedroom ~ 2.5 Bath ~ 2 Car Garage
2,714 Square Feet (Heated Space)



Elevation ERS



Elevation ACS



Elevation ITS



Elevation VIS



Jefferson



get more
out of your home.

Jefferson

4 Bedroom ~ 2.5 Bath ~ 2 Car Garage

2,967 Square Feet (Heated Space)



Elevation TRD



Elevation TRK



Elevation FCN



Jefferson



get more out of your home.



Jefferson

4 Bedroom ~ 2.5 Bath ~ 2 Car Garage
2,967 Square Feet (Heated Space)



English Revival (ERS)



Craftsman (ACS)



Italianate (ITS)



Victorian (VIS)

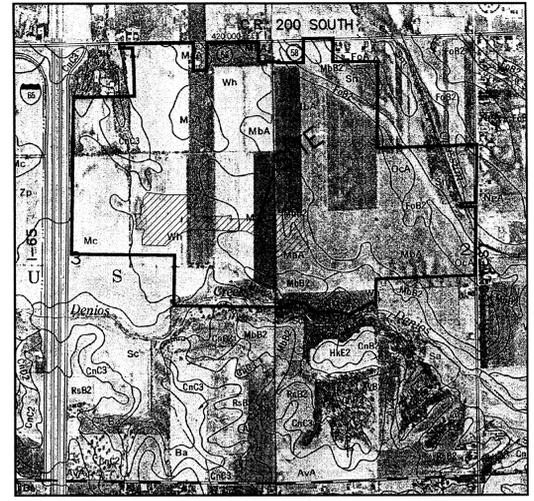
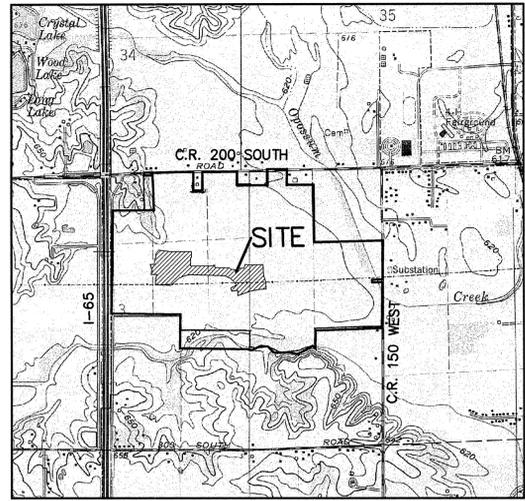
SHADOW CREEK FARMS

MAJOR SUBDIVISION

SECTION 8

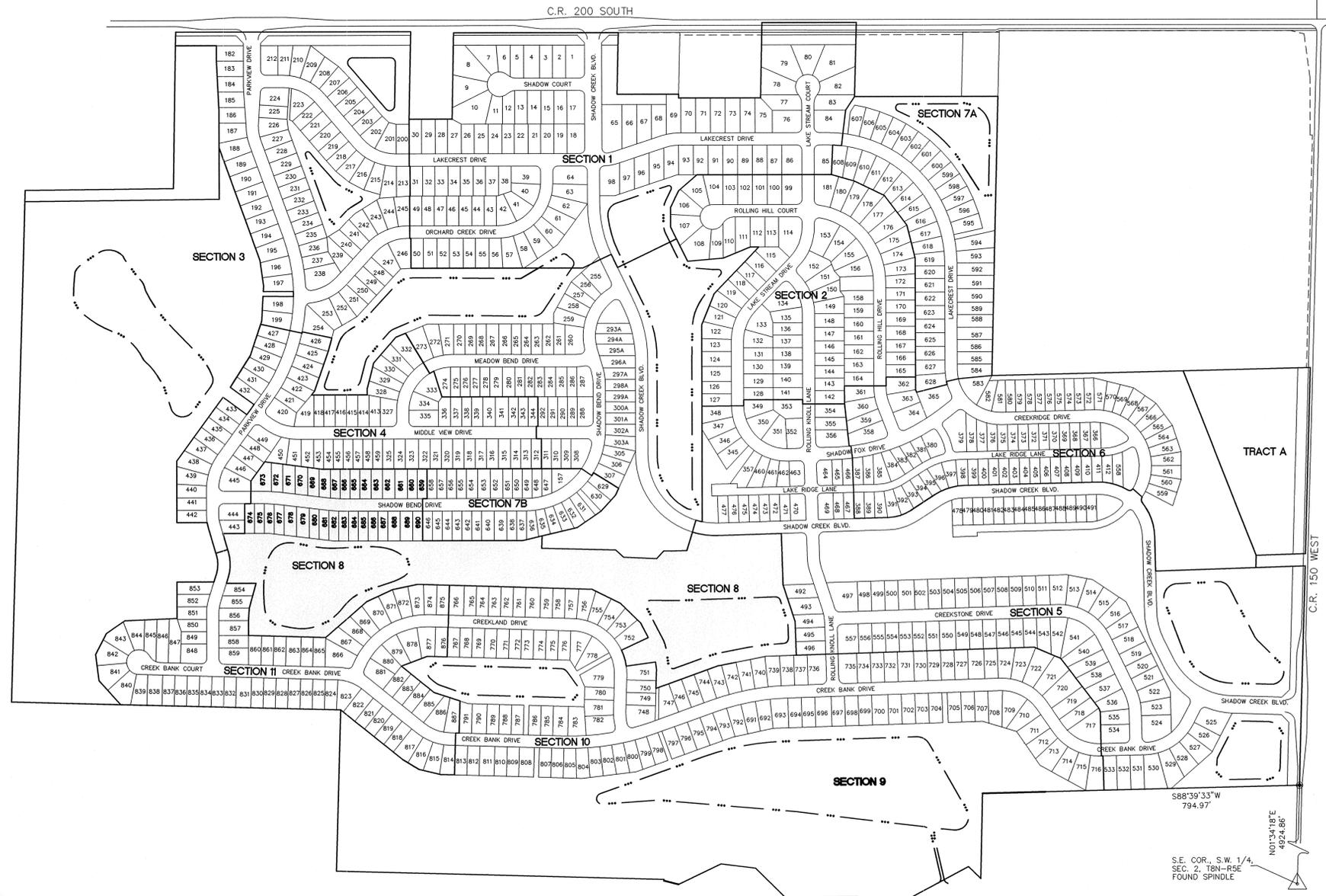
FINAL PLANNED UNIT DEVELOPMENT

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



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

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



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 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 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 125.00 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 23 seconds West 19.85 feet; (9) South 89 degrees 59 minutes 40 seconds East 226.92 feet; (10) North 00 degrees 00 minutes 20 seconds East 24.60 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 42.94 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 390.19 feet; (18) South 00 degrees 00 minutes 20 seconds West 120.00 feet; (19) North 89 degrees 59 minutes 40 seconds West 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 281D in said Recorder's Office; thence North 89 degrees 59 minutes 40 seconds West along said North line a distance of 465.35 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 East 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 400.32 feet; (5) North 76 degrees 45 minutes 16 seconds East 81.53 feet to the Southerly line of the Adjoined 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 50.56 feet; (2) South 88 degrees 43 minutes 11 seconds East 301.15 feet; (3) South 47 degrees 25 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 88 degrees 43 minutes 11 seconds East 30.83 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 5, recorded as Instrument No. 2008-14097, Plat Book R, Page 192D 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 58 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 48 minutes 02 seconds East 325.00 feet from the radius point of said curve; (2) North 88 degrees 11 minutes 38 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 51 seconds East 137.60 feet; thence South 88 degrees 12 minutes 10 seconds West 121.49 feet; thence North 78 degrees 56 minutes 17 seconds West 202.27 feet; thence South 70 degrees 24 minutes 20 seconds East 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 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 710.31 feet; thence South 78 degrees 20 minutes 32 seconds West 104.15 feet; thence South 65 degrees 37 minutes 37 seconds East 115.54 feet; thence South 49 degrees 11 minutes 53 seconds West 220.65 feet; thence North 88 degrees 19 minutes 22 seconds West 314.40 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 East 151.51 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 09 seconds East 175.00 feet from the radius point of said curve; and to 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 next eight (8) calls; (1) North 16 degrees 25 minutes 11 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 151.51 feet; (6) North 33 degrees 13 minutes 32 seconds East 95.51 feet; (7) South 82 degrees 38 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. OLMSTEAD, PLS
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

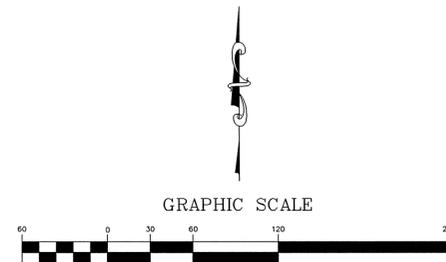
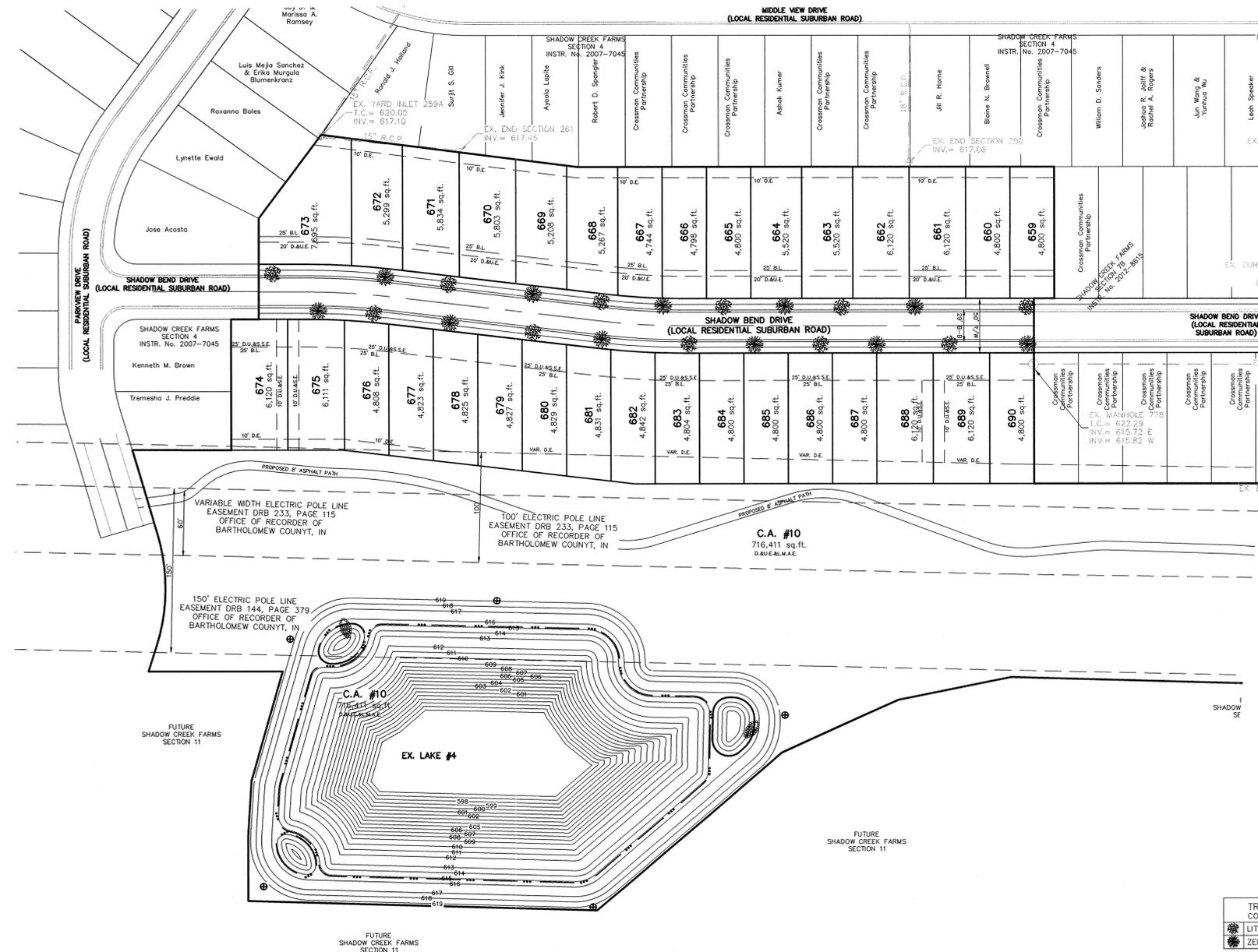
THIS INSTRUMENT PREPARED FOR:
BEAZER HOMES
9202 N. MERIDIAN STREET, SUITE 300
INDIANAPOLIS, INDIANA 46260
CONTACT PERSON: STEVE COOK
(317)-843-9514

SHADOW CREEK FARMS

MAJOR SUBDIVISION

SECTION 8

FINAL PLANNED UNIT DEVELOPMENT

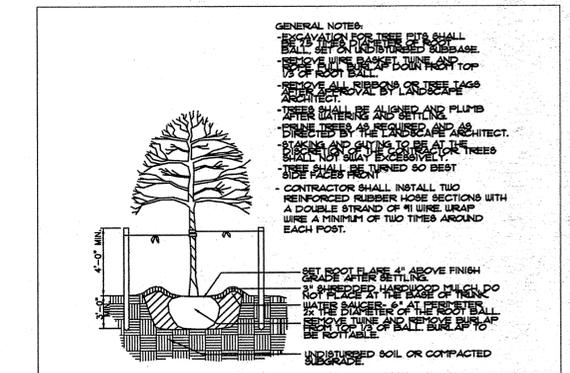


General Construction Notes

- EXISTING SITE INFORMATION SUPPLIED BY STOEPPELWERTH AND ASSOC. FISHERS, IN 46038. ALL QUANTITIES AND DESIGN BASED UPON SAME.
- BEFORE ANY EXCAVATION ON THE SITE, CALL FOR A LOCATE ON ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CREATED BY SITE IMPROVEMENT OPERATIONS.
- CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING EXCAVATION AND CONSTRUCTION MATERIALS WITHIN THE DRIP LINE.
- THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH THE WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS.
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.
- LAYOUT OF ALL NEW PATHWAYS, CURBS AND WALLS SHALL BE SMOOTH AND CONTINUOUS. KINKY ALIGNMENT OR ABRUPT CHANGES WILL NOT BE ACCEPTED. LANDSCAPE ARCHITECT WILL REVIEW STAKED-OUT LAYOUT AND FORTWORK BEFORE CONSTRUCTION CONTINUES.

Planting Notes

- PLANT LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND REVIEWED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS COMMENCE. ADJUST AS REQUESTED TO AVOID UTILITY CONFLICTS.
- NOTE THAT PLANT LIST QUANTITIES ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO SUBMITTING THEIR BID FOR THIS PROJECT.
- ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z601 STANDARDS. LANDSCAPE ARCHITECT PRESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING INDUSTRY STANDARDS.
- PLANTING BEDS SHALL RECEIVE A 3" LAYER OF SHREDDED BARK MULCH.



TREES COMMON NAME:	SCIENTIFIC NAME:	NUMBER:	SIZE:
LITTLE LEAF LINDEN	TILIA CORDATA "GREENSPIRE"	11	2.5"
ZELKOVA TREE	ZELKOVA SERRATA "GREEN VASE"	11	2.5"

Tree Planting N.T.S.

THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY OTHER PROJECT OR ORIGINAL BOUNDARY SURVEY. A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT. CERTIFIED: 06/03/13
 DENNIS D. OLMSTEAD REGISTERED LAND SURVEYOR No. 900012 STATE OF INDIANA
 REVISIONS: 06-28-13 DATE 06-28-13 BY: DOM
 REVISED PER TAC COMMENTS
 MARK
STOEPPELWERTH
 ALWAYS ON
 7965 East 106th Street, Fishers, IN 46038-2505
 phone: 317.849.5935 fax: 317.849.5942
 LANDSCAPING PLAN
 SHADOW CREEK FARMS SECTION 8
 INDIANA
 BARTHOLOMEW COUNTY
 DRAWN BY: KJUM CHECKED BY: BKR
 SHEET NO. 6
 S & A JOB NO. 34255S8

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD, PLS
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH 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

FINAL PLANNED UNIT DEVELOPMENT

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"

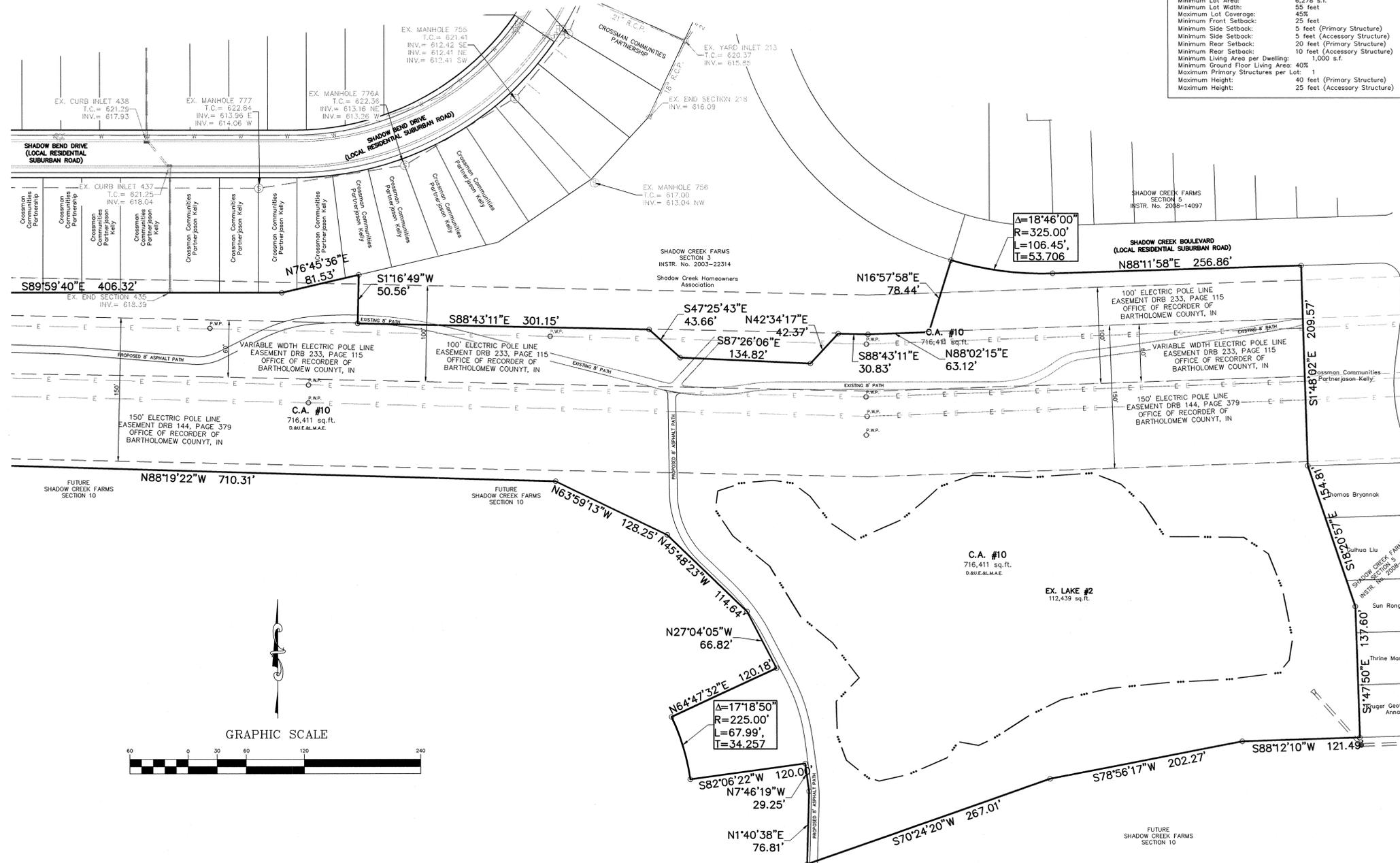
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C3	18.54'	575.00'	9.27'	S89°04'15"E	18.54'	1°50'50"
C4	40.10'	575.00'	20.06'	S86°08'58"E	40.09'	3°59'44"
C5	8.59'	575.00'	4.29'	S83°43'26"E	8.59'	0°51'21"
C6	35.24'	625.00'	17.63'	S84°54'41"E	35.24'	3°13'51"
C7	37.83'	625.00'	18.92'	S88°15'38"E	37.82'	3°28'04"
C8	15.66'	1934.53'	7.83'	N87°39'12"W	15.66'	0°27'50"
C18	15.66'	1934.53'	7.83'	N89°12'51"W	15.66'	0°27'50"
C9	40.17'	576.53'	20.09'	N84°53'40"W	40.16'	3°59'30"
C10	1.73'	55.56'	0.86'	N83°17'45"W	1.72'	1°46'44"
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"

Shadow Creek Farms Planned Unit Development Section 8, shall be governed by the provisions of the City of Columbus Zoning Ordinance for the single family residential zoning district as amended from time to time, except for the following:

- Lot Standards**
- Maximum Gross Density: 3.93 Dwellings per Acre
 - Minimum Lot Area: 6,278 s.f.
 - Minimum Lot Width: 55 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)

LEGEND

- 600 LOT NUMBER
 - D.E. DRAINAGE EASEMENT
 - D.U. & U.E. DRAINAGE & UTILITY EASEMENT
 - D.U. & S.E. DRAINAGE, UTILITY & SEWER EASEMENT
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - C.A. COMMON AREA
 - B.L. BUILDING LINE
 - P.W.P. POWER POLE
 - V.A.B. VARIABLE
- ⊕ DENOTES POND SAFETY SIGNS PER TOWN STANDARDS
- DENOTES A STREET CENTERLINE MONUMENT. EITHER AN "ALUMINUMWELD", A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED ALUMINUM CAP HAVING A CUT "X" IN TOP, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).
- DENOTES A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008".



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 675.64 feet to the northwesterly corner of Shadow Creek Farms, Section 3, recorded as Instrument No. 2003-22314, Plat Book R, Page 228, 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 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 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 226.92 feet; (10) North 00 degrees 00 minutes 20 seconds East 24.60 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 42.94 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 42 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 West 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 281D in said Recorder's Office; thence North 09 degrees 59 minutes 40 seconds West along said North line a distance of 465.35 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 West 120.00 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 50.56 feet; (2) South 88 degrees 43 minutes 11 seconds East 301.15 feet; (3) South 47 degrees 25 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 88 degrees 43 minutes 11 seconds East 30.83 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 5, recorded as Instrument No. 2008-14097, Plat Book R, Page 192D 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 58 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 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 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 225.00 feet from the radius point of said curve; 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thence northerly along said curve 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 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 next eight(8) calls: (1) North 16 degrees 25 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 24.98 feet; (5) North 00 degrees 00 minutes 20 seconds East 91.52 feet; (6) North 36 degrees 13 minutes 32 seconds East 95.51 feet; (7) South 82 degrees 38 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.

FINAL PUD 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 _____, 2013.

President, Roger Lang Secretary, David L. Hayward
Void unless secondary approval is received by _____, 2013.

DENNIS D. OLMSTEAD, PLS
 REGISTERED LAND SURVEYOR
 No. 900012
 STATE OF INDIANA
 CERTIFIED: 06/03/13

THIS DRAWING IS NOT INTENDED TO BE USED FOR THE DETERMINATION OF ORIGINAL BOUNDARY SURVEY OR A SURVEYOR'S LOCATION REPORT.
 DATE: 06/26/13
 BY: [Signature]

STOEPPELWERTH
 A ALWAYS ON
 7965 East 106th Street, Fishers, IN 46038-2505
 phone: 317.849.5935 fax: 317.849.5942

FINAL PLANNED UNIT DEVELOPMENT
 SHADOW CREEK FARMS
 SECTION 8
 BARTHOLOMEW COUNTY, INDIANA

DRAWN BY: KJUM CHECKED BY: BKR
 SHEET NO. 5
 S & A JOB NO. 3425558

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMPSTEAD, PLS
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th 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

FINAL PLANNED UNIT DEVELOPMENT

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"

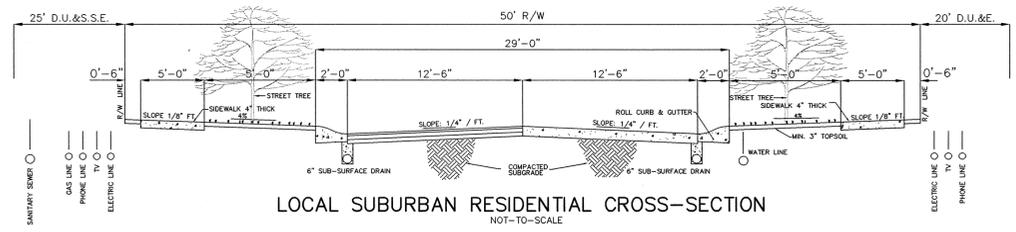
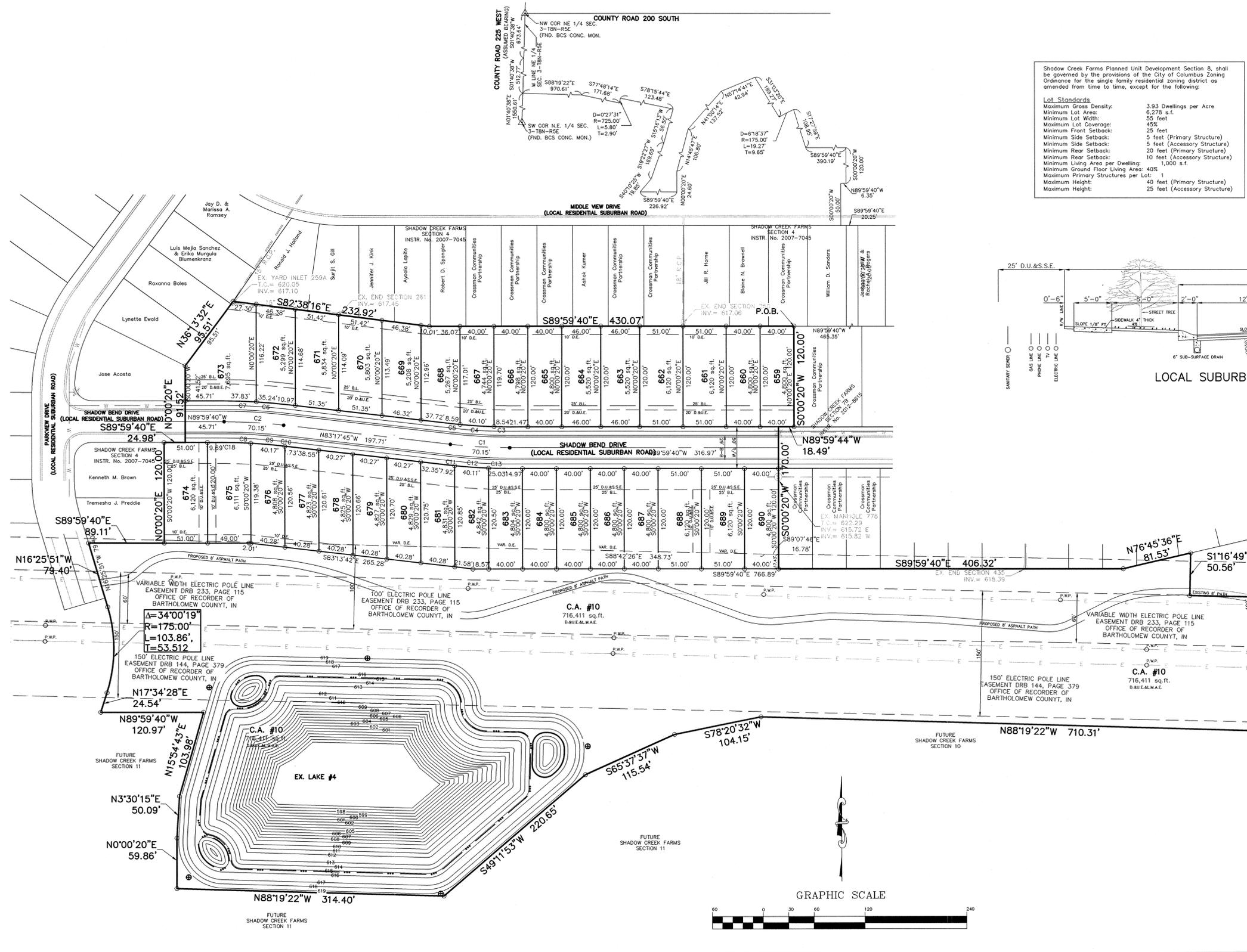
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C3	18.54'	575.00'	9.27'	S89°04'15"E	18.54'	1'50"50"
C4	40.10'	575.00'	20.06'	S86°08'58"E	40.09'	3'59"44"
C5	8.59'	575.00'	4.29'	S83°43'26"E	8.59'	0'51"21"
C6	35.24'	625.00'	17.63'	S84°54'41"E	35.24'	3'13"51"
C7	37.83'	625.00'	18.92'	S88°15'38"E	37.82'	3'28"04"
C8	15.66'	1934.53'	7.83'	N87°39'12"W	15.66'	0'27"50"
C9	15.66'	1934.53'	7.83'	N89°12'51"W	15.66'	0'27"50"
C10	40.17'	576.53'	20.09'	N84°53'40"W	40.16'	3'59"30"
C11	1.73'	55.56'	0.86'	N83°17'45"W	1.72'	1'46"44"
C12	7.92'	625.00'	3.96'	N83°39'33"W	7.92'	0'43"35"
C13	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"

Shadow Creek Farms Planned Unit Development Section 8, shall be governed by the provisions of the City of Columbus Zoning Ordinance for the single family residential zoning district as amended from time to time, except for the following:

Lot Standards
 Maximum Gross Density: 3.93 Dwellings per Acre
 Minimum Lot Area: 5,278 s.f.
 Minimum Lot Width: 55 feet
 Maximum Lot Coverage: 45%
 Minimum Front Setback: 25 feet
 Minimum Side Setback: 5 feet (Primary Structure)
 Minimum Rear 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
 40 feet (Primary Structure)
 25 feet (Accessory Structure)
 Maximum Height:

LEGEND

- 600 LOT NUMBER
- D.E. DRAINAGE EASEMENT
- D.U.&S.E. DRAINAGE & UTILITY EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- C.B.L. BUILDING LINE
- P.W.P. POWER POLE
- VAR. VARIABLE
- ⊕ DENOTES POND SAFETY SIGNS PER TOWN STANDARDS
- ⊙ DENOTES A STREET CENTERLINE MONUMENT, EITHER AN "ALUMINUMWELD", A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED ALUMINUM COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).
- DENOTES A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008".



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 675.64 feet to the northwesterly corner of Shadow Creek Farms, Section 3, recorded as Instrument No. 2003-2334, Plat Book R, Page 228, 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 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 17.68 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 3.80 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 45 seconds East 123.48 feet; (6) South 15 degrees 16 minutes 13 seconds West 56.50 feet; (7) South 19 degrees 23 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 226.92 feet; (10) North 00 degrees 00 minutes 20 seconds East 24.60 feet; (11) North 14 degrees 45 minutes 47 seconds East 106.80 feet; (12) North 41 degrees 00 minutes 12 seconds East 137.52 feet; (13) North 67 degrees 14 minutes 41 seconds East 42.94 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 390.19 feet; (18) South 00 degrees 00 minutes 20 seconds West 50.00 feet; (19) North 89 degrees 59 minutes 40 seconds East 20.25 feet; (20) 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 along the North line a distance of 465.35 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 East 15.49 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 40 minutes 38 seconds West 50.56 feet; (2) South 88 degrees 43 minutes 11 seconds East 301.15 feet; (3) South 47 degrees 25 minutes 43 seconds East 43.66 feet; (4) South 87 degrees 20 minutes 06 seconds East 134.82 feet; (5) North 42 degrees 34 minutes 17 seconds East 42.37 feet; (6) South 88 degrees 43 minutes 11 seconds East 30.83 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 5, recorded as Instrument No. 2008-14097, Plat Book R, Page 192D 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 58 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 degree 40 minutes 38 seconds East 325.00 feet from the radius point of said curve; (2) North 88 degrees 11 minutes 48 seconds East 256.86 feet; (3) South 01 degree 40 minutes 38 seconds East 209.57 feet; (4) South 18 degrees 20 minutes 57 seconds East 154.81 feet; (5) South 01 degree 47 minutes 50 seconds East 137.60 feet; thence North 88 degrees 12 minutes 10 seconds West 121.49 feet; thence South 78 degrees 56 minutes 17 seconds West 202.27 feet; thence South 79 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 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 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 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 314.40 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 East 24.54 feet to the point of curvature of 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 54 minutes 09 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 24.96 feet; (5) North 00 degrees 00 minutes 20 seconds East 91.52 feet; (6) North 36 degrees 13 minutes 32 seconds East 95.51 feet; (7) South 82 degrees 38 minutes 16 seconds East 252.92 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.

FINAL PUB 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 Long Secretary, David L. Hayward
 Void unless secondary approval is received by _____, 2013.

REGISTERED LAND SURVEYOR
 No. 900012
 STATE OF INDIANA
 DENNIS D. OLMPSTEAD

THIS DRAWING IS NOT INTENDED TO BE THE ORIGINAL BOUNDARY SURVEY OR A ROUTE SURVEY OR A SURVEYOR'S LOCATION REPORT.
 CERTIFIED: 06/03/13

FINAL PLANNED UNIT DEVELOPMENT
 SHADOW CREEK FARMS SECTION 8
 BARTHOLOMEW COUNTY INDIANA

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

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD, PLS
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH 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

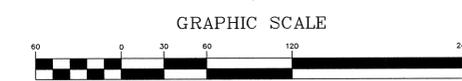
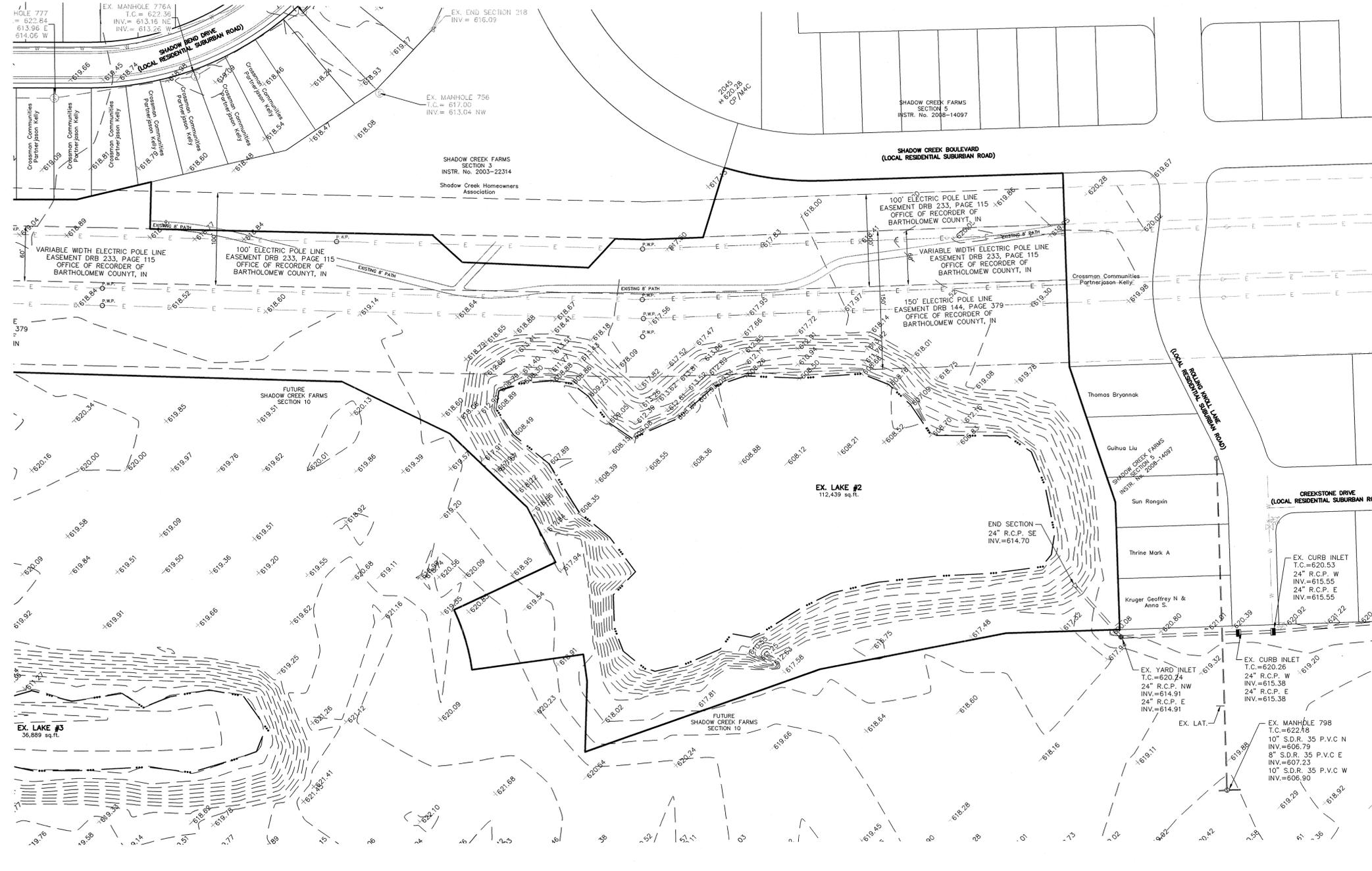
FINAL PLANNED UNIT DEVELOPMENT

Shadow Creek Farms Planned Unit Development Section 8, shall be governed by the provisions of the City of Columbus Zoning Ordinance for the single family residential zoning district as amended from time to time, except for the following:

Lot Standards	
Maximum Gross Density:	3.93 Dwellings per Acre
Minimum Lot Area:	6,278 s.f.
Minimum Lot Width:	55 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% ¹
Maximum Primary Structures per Lot:	1
Maximum Height:	40 feet (Primary Structure)
Maximum Height:	25 feet (Accessory Structure)

LEGEND

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



THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY STATED ON THE TITLE BLOCK. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR
CERTIFIED: 06/03/13

STOEPPELWERTH
ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

TOPOGRAPHICAL SURVEY
SHADOW CREEK FARMS
SECTION 8
INDIANA
BARTHOLOMEW COUNTY

DATE	06/28/13
REVISIONS	
BY	
CHK	
APP	

DRAWN BY: KJUM
CHECKED BY: BKR
SHEET NO. 3
S & A JOB NO. 342558

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD, PLS.
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th 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

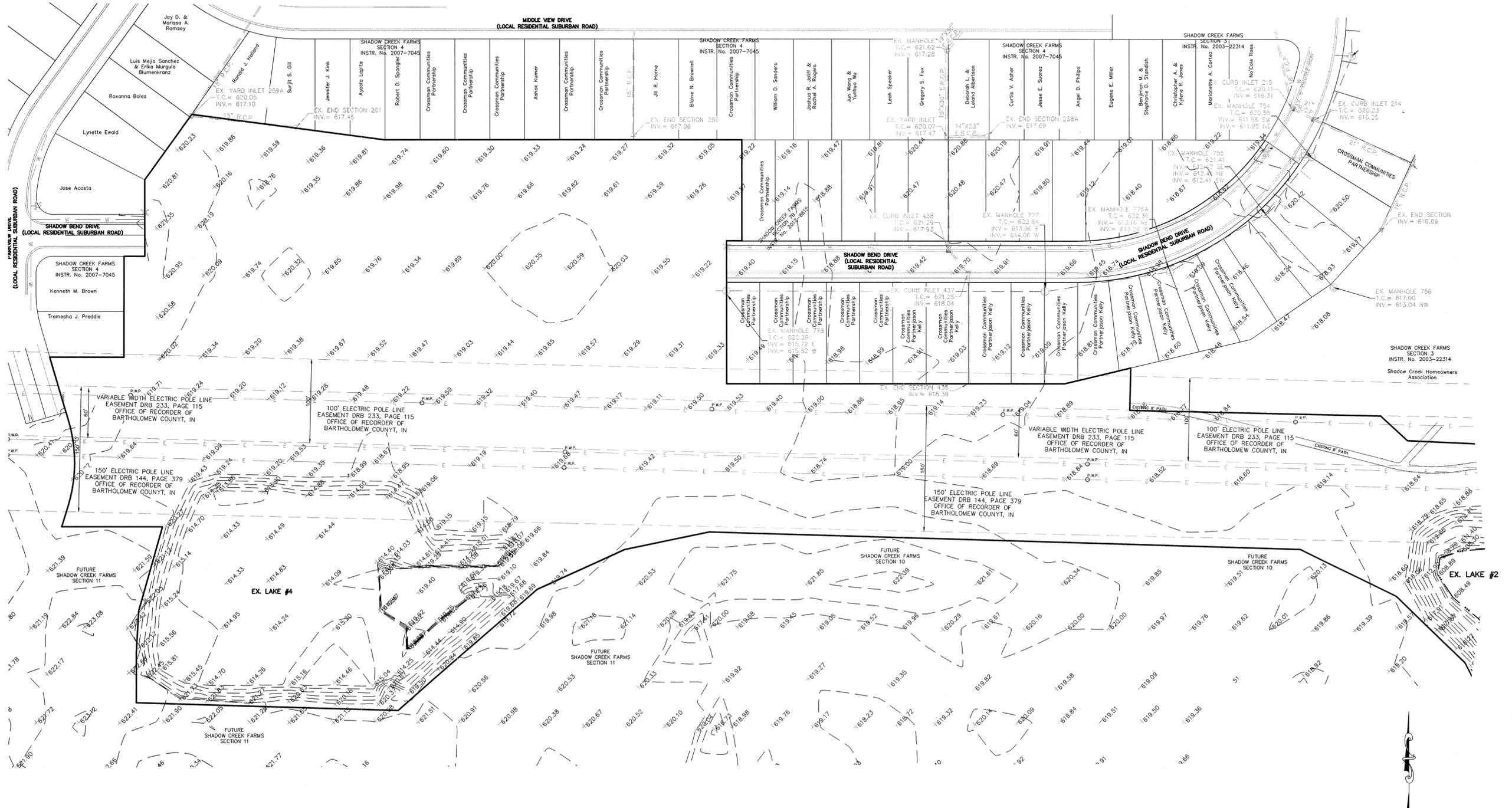
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Maximum Lot Coverage:	45%
Minimum Front Setback:	25 feet
Minimum Side Setback:	5 feet (Primary Structure)
Minimum Side Setback:	5 feet (Accessory Structure)
Minimum Rear Setback:	20 feet (Primary Structure)
Minimum Rear Setback:	10 feet (Accessory 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)

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- 830— EXISTING CONTOUR
- W— EXISTING WATERMAIN
- E— EXISTING ELECTRIC LINE
- E— EXISTING FIRE HYDRANT



BY: [Signature]
DATE: 06/28/13
REVISED PER TAC COMMENTS

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

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

CERTIFIED: 06/03/13

STOEPPELWERTH
ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

INDIANA

TOPOGRAPHICAL SURVEY
SHADOW CREEK FARMS
SECTION 8

DRAWN BY: KJUM
CHECKED BY: BKR

SHEET NO. **2**

S & A JOB NO. 3425558

