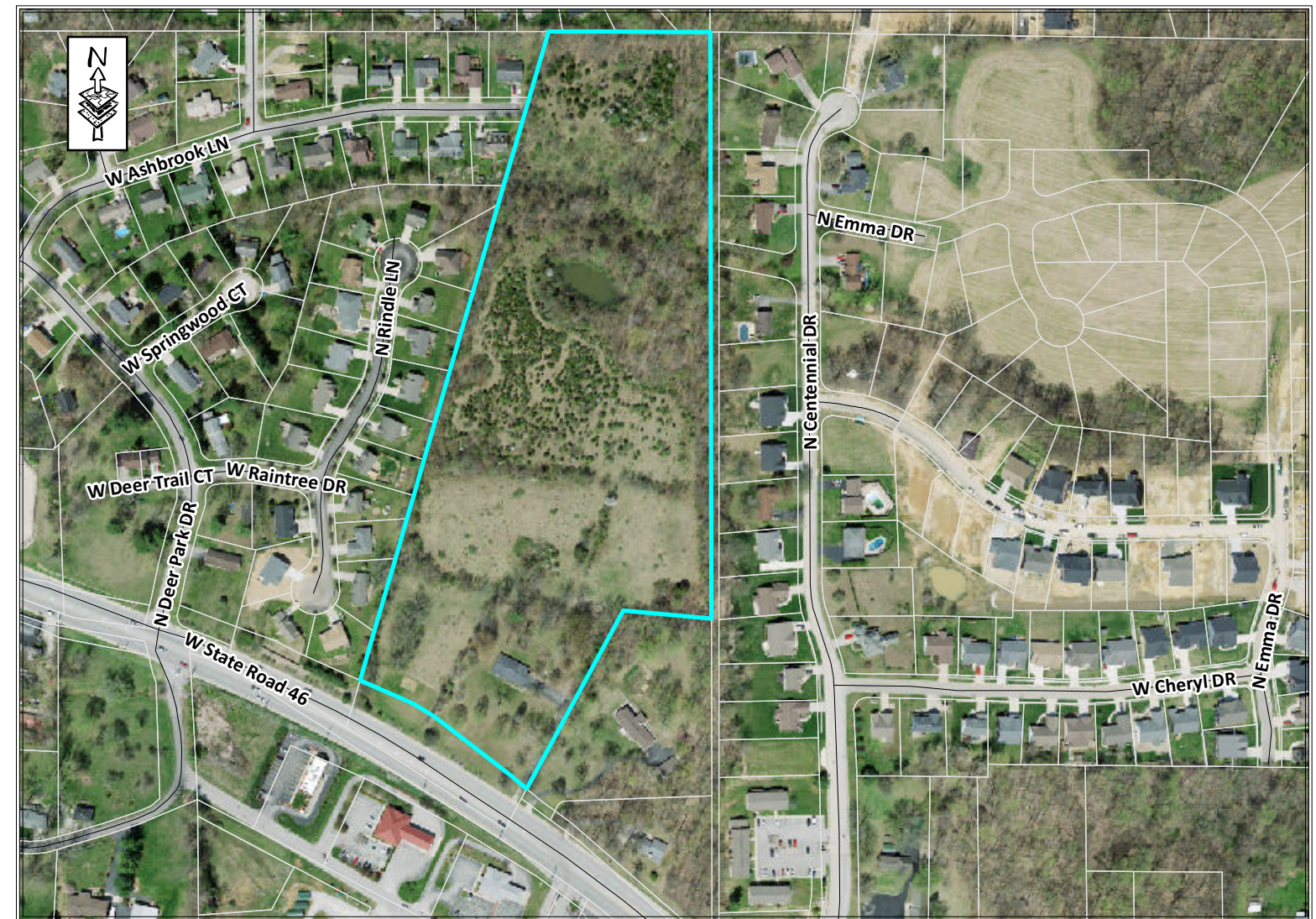
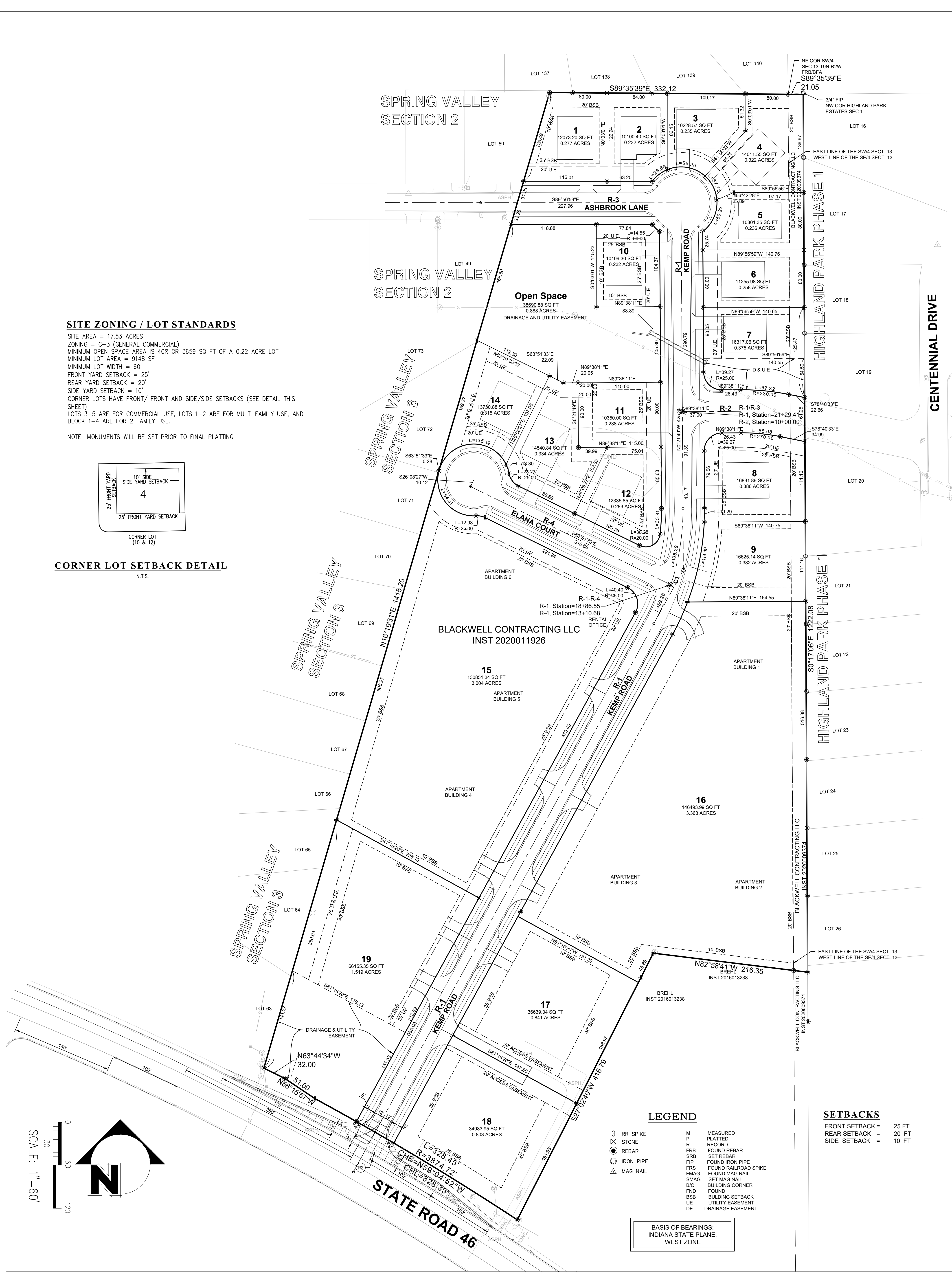


Case Number: PC 21-02
Meeting Date: June 3, 2021
Project Address: 3888 W. State Road 46
Project Type: Preliminary Plat
Description: Ellis Ridge Subdivision
 14 Single Family Lots
 3 Commercial Lots

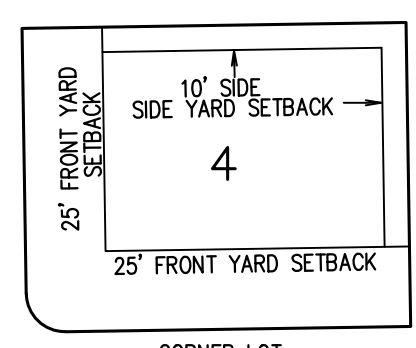




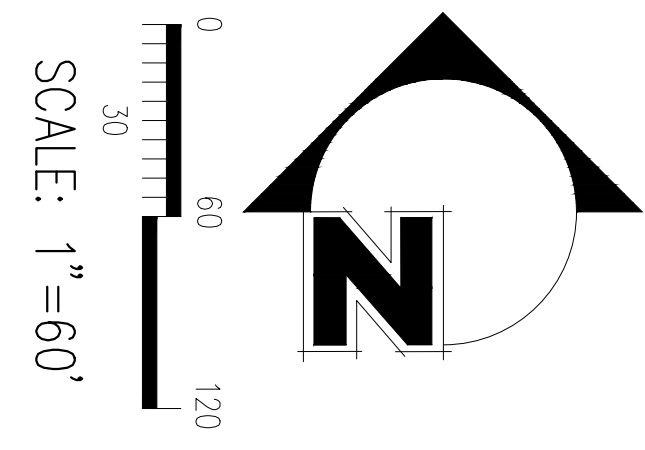
SITE ZONING / LOT STANDARDS

SITE AREA = 17.53 ACRES
 ZONING = C-3 (GENERAL COMMERCIAL)
 MINIMUM OPEN SPACE AREA IS 40% OR 3659 SQ FT OF A 0.22 ACRE LOT
 MINIMUM LOT AREA = 9148 SF
 MINIMUM LOT WIDTH = 60'
 FRONT YARD SETBACK = 25'
 REAR YARD SETBACK = 20'
 SIDE YARD SETBACK = 10'
 CORNER LOTS HAVE FRONT/ FRONT AND SIDE/SIDE SETBACKS (SEE DETAIL THIS SHEET)
 LOTS 3-5 ARE FOR COMMERCIAL USE, LOTS 1-2 ARE FOR MULTI FAMILY USE, AND BLOCK 1-4 ARE FOR 2 FAMILY USE.

NOTE: MONUMENTS WILL BE SET PRIOR TO FINAL PLATING



CORNER LOT SETBACK DETAIL
N.T.S.



SCALE: 1" = 60'

LEGEND

- RR SPIKE
- STONE
- REBAR
- IRON PIPE
- MAG NAIL
- M MEASURED
- P PLATED
- R RECORD
- FRB FOUND REBAR
- SRB SET REBAR
- FIP FOUND IRON PIPE
- FRS FOUND RAILROAD SPIKE
- FMAG FOUND MAG NAIL
- SMAG SET MAG NAIL
- B/C BUILDING CORNER
- FND FOUND
- BSB BUILDING SETBACK
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT

SETBACKS

- FRONT SETBACK = 25 FT
- REAR SETBACK = 20 FT
- SIDE SETBACK = 10 FT

BASIS OF BEARINGS:
INDIANA STATE PLANE,
WEST ZONE

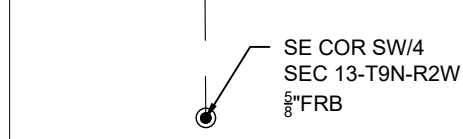
CURVE DATA				
Curve #	Radius	Length	Chord Direction	Delta
C1	330.00	167.55	N14° 10' 55.96"E	29° 05' 29"

RICHLAND TOWNSHIP
SECTION 13
TOWNSHIP 9 NORTH
RANGE 2 WEST

DESIGNER(S) & SURVEYOR(S)
SMITH DESIGN GROUP, INC.
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Bloomington, IN. 47401
(812) 336-6536

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KENNETH BLACKWELL
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DATE: 05/05/21
 SHEET: 2 OF 28
 6069
 JOE KEMP
 DESIGNER
 KES
 DRAFTED
 SPP
 CHECKED
 DATE

REVISIONS	BY	DATE

ELLIS-RIDGE SUBDIVISION
 3888 W. STATE ROAD 46
 ELLETSVILLE, IN 47404

05/07/2021
 Professional Engineer Seal for Kenneth Blackwell, No. 16100, State of Indiana.

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