

MONROE COUNTY PLAT COMMITTEE



**January 21, 2021
4:00 pm**

HELD VIA TELECONFERENCE

[https://monroecounty-
in.zoom.us/j/82305485858?pwd=c2lrWFp0eGFNQUtgK0NQOIFLazRTQT09](https://monroecounty-in.zoom.us/j/82305485858?pwd=c2lrWFp0eGFNQUtgK0NQOIFLazRTQT09)

Meeting ID: 823 0548 5858
Passcode: 278851

Phone Number: 312-626-6799

A G E N D A
MONROE COUNTY PLAT COMMITTEE

Telelink Conference:

<https://monroecounty-in.zoom.us/j/82305485858?pwd=c2lrWFp0eGFNQUtqK0NQQiFLazRTQT09>

January 21, 2021

4:00 pm

REGULAR MEETING

OLD BUSINESS: None.

NEW BUSINESS:

- 1. 2010-SSS-13 Herbertz Sliding Scale Subdivision Preliminary Plat
Road Width Waiver Request. Plat Committee Recommendation.**
Three (3) parcels on 69.38 +/- acres located in Section 13 of Washington Township at 4272 E Farr RD.
Zoned FR.
*****CONTINUED BY STAFF*****

- 2. 2009-SMN-09 Deckard Farms Minor Subdivision Preliminary Plat
Plat Committee Decision.**
Two (2) parcels on 37.08 +/- acres located in Section 23 of Richland Township at 3807 W Walcott RD.
Zoned AG/RR.
*****CONTINUED BY STAFF*****

- 3. 2011-SMN-14 Sturgeon Minor Subdivision Preliminary Plat PAGE 3
Plat Committee Decision**
Two (2) parcels on 140 +/- acres located in Section 30 of Indian Creek Township at W Rock East Rd
(parcel #: 53-10-30-200-002.000-007; 53-10-30-200-003.000-007)
Zoned AG/RR.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Monroe County, should contact Monroe County Title VI Coordinator Angie Purdie, (812)-349-2553, apurdie@co.monroe.in.us, as soon as possible but no later than forty-eight (48) hours before the scheduled event.

Individuals requiring special language services should, if possible, contact the Monroe County Government Title VI Coordinator at least seventy-two (72) hours prior to the date on which the services will be needed.

The meeting will be open to the public.

MONROE COUNTY PLAT COMMITTEE**January 21, 2021**

CASE NUMBER 2011-SMN-14
PLANNER Anne Crecelius
PETITIONER Betty Sturgeon c/o Oser Surveying & Mapping LLC
REQUEST Sturgeon Minor Subdivision Preliminary Plat
ADDRESS W Rock East Rd (53-10-19-300-002.000-007; 53-10-30-200-003.000-007)
ACRES 140 +/-
ZONE AG/RR
TOWNSHIP Indian Creek
SECTION 30
PLATS Unplatted
COMP PLAN Farm and Forest
DESIGNATION

EXHIBITS

1. Sturgeon Minor Subdivision Preliminary Plat
2. Driveway Permit Applications with Comments

RECOMMENDATION

Staff gives a recommendation of **approval** of the Sturgeon Minor Subdivision Preliminary Plat based on findings of fact and subject to the Monroe County Highway and Drainage engineer reports.

PLAT COMMITTEE – January 21, 2021

Plat Committee Decision.

SUMMARY

The petition site is one (1) lot of record totaling 140 +/- acres. The petitioners are proposing to subdivide into four (4) lots without any waiver requests. The site is located in Section 30 of Indian Creek Township.

The site is zoned Agricultural/Rural Reserve and is currently undeveloped. The purpose of this subdivision is to subdivide the property to create three (3) additional buildable lots. The proposed preliminary plat meets all subdivision control standards. The petition site maintains frontage on W Rock East Road, a Local road per the 2016 Thoroughfare Report.

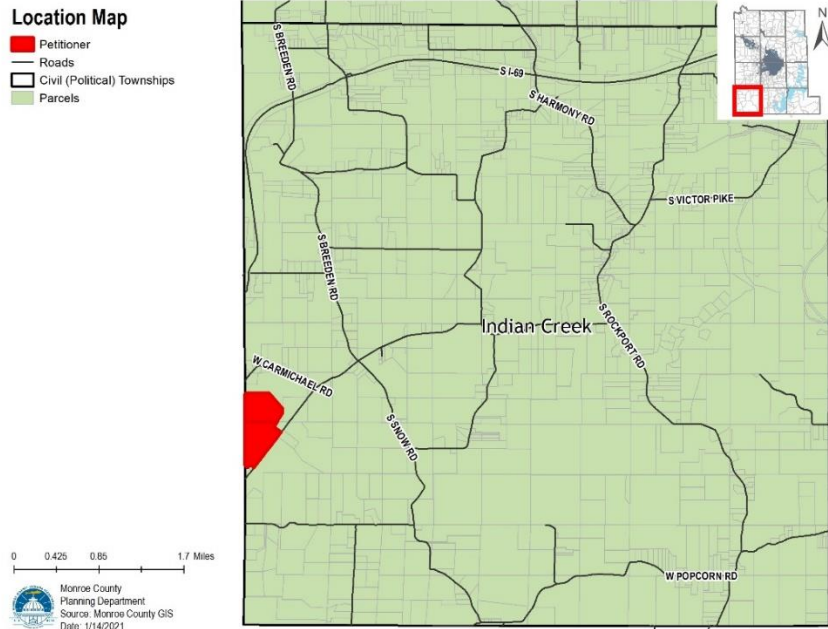
	Lot 1	Lot 2	Lot 3	Lot 4
Total Acreage	19.68 acres	39.11 acres	39.11 acres	39.11 acres
Buildable Area	3.54 buildable	13.94 buildable	22.97 buildable	27.49 buildable
Wastewater	Approved permit	Approved permit	Approved permit	Approved permit
Access Single/Shared	Proposed drive off of W Rock East Rd	Proposed drive off of W Rock East Rd	Existing drive off of W Rock East Rd	50' platted ingress/egress & utility easement
ROW Dedication	25' R/W dedicated, 1.36 acres total			
Environmental	100' Drainage Easement, (2) SCA	100' Drainage Easement, (1) SCA	100' Drainage Easement	100' Drainage Easement, (1) SCA
Structures	N/A	N/A	N/A	N/A

The proposed subdivision doesn't require any waivers and is therefore considered a by-right subdivision under the Subdivision Control Ordinance. Adjoining property owners will be notified of the Plat Committee's decision and instructions to appeal the subdivision. An appeal that is deemed valid must be submitted 10 days of mailing and reference the specific portion(s) of the Monroe County Subdivision

Control Ordinance that the appellant believes are not met by the petition. If the proposed subdivision and plat vacation are approved, the proposed subdivision may file a Minor Subdivision Final Plat and must wait 30 days before recording upon approval by Planning Staff.

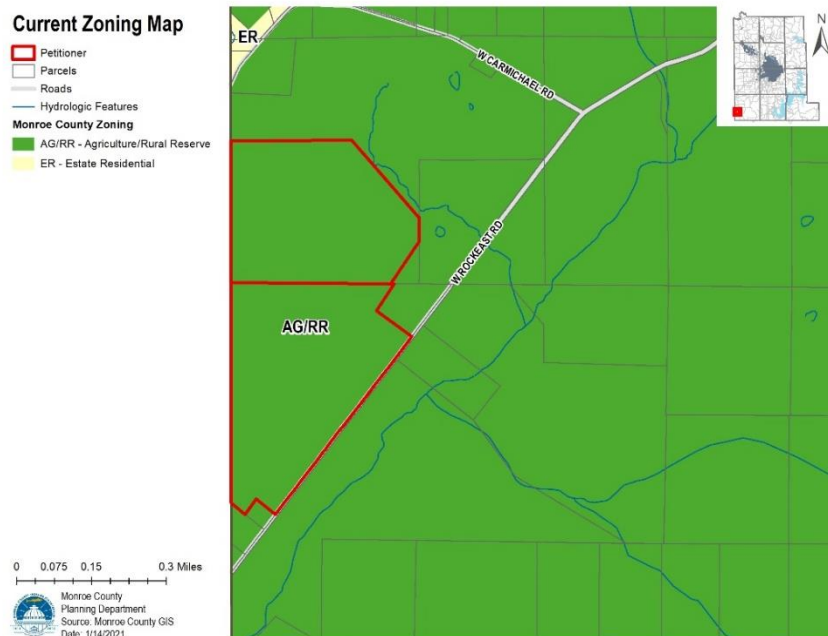
LOCATION MAP

The petition site is one lot of record, parcel numbers: 53-10-19-300-002.000-007; 53-10-30-200-003.000-007. The site is located at 900 W Gordon Pike in Section 30 of Indian Creek Township.



ZONING

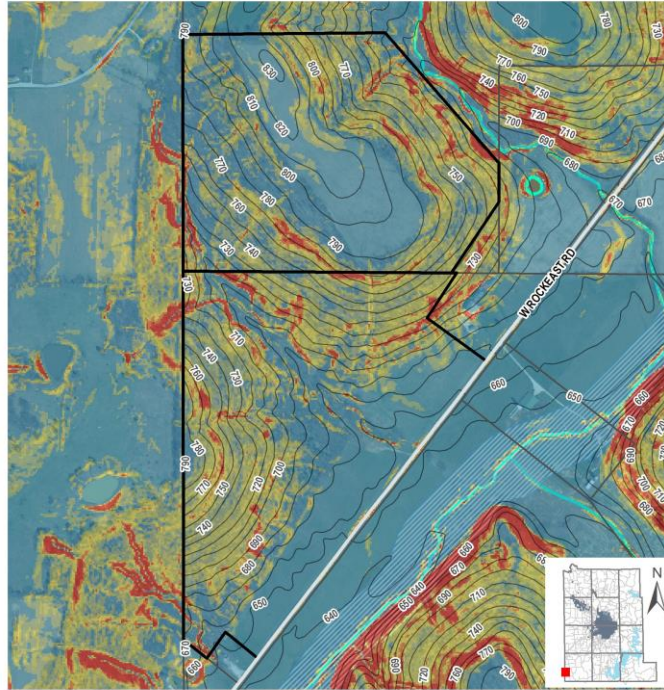
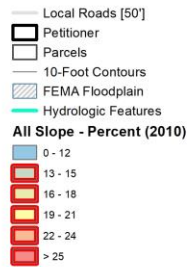
The zoning for the petition site is AG/RR and is currently undeveloped. Adjacent zones are AG/RR with residential uses adjacent.



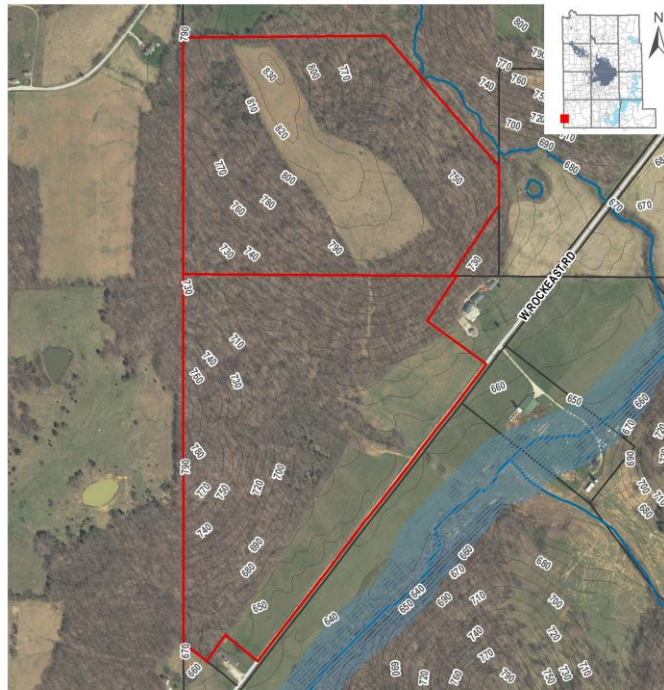
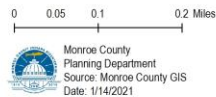
SLOPE MAP and SITE CONDITIONS

The parcel is 140 +/- acres. All four (4) proposed lots meet and exceed the required acreage of Buildable Area as stated in the Subdivision Control Ordinance for Chapter 856-7. The proposed lots have proposed septic locations shown on the preliminary plat. Stormwater MS4 Coordinator requested drainage easements and multiple Sinkhole Conservancy Areas which are shown on the plat. Driveway permit applications were submitted and comments were received from the Highway Dept. (see Exhibit 2).

Slope Map



Site Conditions Map



SITE PICTURES



Photo 1. Pictometry photo the petition site.

COMPREHENSIVE PLAN DISCUSSION

The petition site is located within the **Farm and Forest** designation of the Monroe County Comprehensive Development Plan. The CDO states the following for this designation:

Farm and Forest Residential

Much of Monroe County is still covered by hardwood forests, in no small part because of the presence of the Hoosier National Forest, Morgan-Monroe State Forest, Army Corps of Engineers properties, and Griffy Nature Preserve. Much of the low lying floodplains and relatively flat uplands have been farmed for well over 100 years. These areas are sparsely populated and offer very low density residential opportunities because of both adjoining Vulnerable Lands and the lack of infrastructure necessary for additional residential density. This category encompasses approximately 148,000 acres including about 40,000 acres of our best agricultural property located primarily in the Bean-Blossom bottoms and western uplands of Richland Township and Indian Creek Township. It includes private holdings within the state and federal forests.

Farm and Forest Residential also includes the environmentally sensitive watersheds of Monroe Reservoir, Lake Lemon, and Lake Griffy and several other large vulnerable natural features in Monroe County. There are approximately 78,000 acres of watershed area in this portion of the Farm and Forest Residential category. These natural features provide a low density residential option while protecting the lakes and the water supply resources of the County. The Farm and Forest areas comprise most of the Vulnerable Land in Monroe County.

A low residential density is necessary in order to protect associated and adjoining Vulnerable Lands and to sustain particular “quality of life” and “lifestyle” opportunities for the long-term in a sparsely populated, scenic setting. With a few exceptions like The Pointe development on Monroe Reservoir, these areas do not have sanitary sewer services and have limited access on narrow, winding roadways. Those portions not already used for agriculture are usually heavily forested and have rugged topography. They offer unique and sustainable residential opportunities that cannot be replaced.

In reviewing rezoning, subdivision and site development proposals, the County Plan Commission shall consider the following:

- Public services or improvements are not expected for these areas within the horizon of this Plan because those improvements require significant investment in roadways, sanitary sewer, private utilities, and public services for which County financial resources do not exist.
- New residential density places additional stress on nearby vulnerable natural features that cannot be mitigated by sustainable practices without additional public expense.
- Low density residential opportunities and their associated lifestyle are scarce resources that are sustained only by our willingness to protect that quality of life opportunity for residents who have previously made that lifestyle choice and for future residents seeking that lifestyle.
-

To maintain Farm and Forest property use opportunities an average residential density per survey section shall be established by ordinance. This average density shall preserve the rural lifestyle opportunity of this area and help protect nearby Vulnerable Lands. The grouping of more than four residential units sharing the same ingress/egress onto a County or state roadway shall not occur on rural property in this category. All property subdivided in this category must provide for adequate contiguous Resilient Land to support either two independent conventional septic fields or one replaceable mound system, sufficient space for buildings traditionally associated with this type use must also be available. In addition, public roadways shall not experience less than the Monroe County Level of Service standard designation which exists at the time this Plan is adopted as a result of subdivision. Roadways classified as state Highways, major collectors, or local arterials are exempt from this requirement.

FINDINGS OF FACT - Subdivisions

850-3 PURPOSE OF REGULATIONS

- (A) To protect and provide for the public health, safety, and general welfare of the County.

Findings

- Approval of the subdivision would subdivide one lot into four (4) lots which will meet all subdivision design standards;
- Proposed lot 1 would contain 19.68 +/- acres, and lots 2-4 would contain 39.11 acres each;
- The proposed lots would meet the Buildable Area requirement;
- The lots will be accessed from approved driveway locations off of W Rock East Rd, a Local road per the Thoroughfare report;

- (B) To guide the future development and renewal of the County in accordance with the Comprehensive Plan and related policies, objectives and implementation programs.

Findings

- The Comprehensive Plan designates the site as Farm and Forest, which is compatible with the proposed use of residential;
- The low density proposed is consistent with the Farm and Forest designation;

- The plan states that “A low residential density is necessary in order to protect associated and adjoining Vulnerable Lands and to sustain particular “quality of life” and “lifestyle” opportunities for the long-term in a sparsely populated, scenic setting”
- See findings under Section A;

(C) To provide for the safety, comfort, and soundness of the built environment and related open spaces.

Findings

- See findings under (A) and (B);
- The proposed use for the subdivision will be residential;

(D) To protect the compatibility, character, economic stability and orderliness of all development through reasonable design standards.

Findings

- The property is zoned Agricultural Rural Reserve;
- The adjacent zoning is also AG/RR.
- The surrounding uses are residential;
- Approval of the subdivision would create four (4) lots that meet the design standards for the zoning designation of AG/RR. Current permitted uses do not change with the approval of the subdivision;
- See findings under Sections A & C;

(E) To guide public and private policy and action to ensure that adequate public and private facilities will be provided, in an efficient manner, in conjunction with new development, to promote an aesthetically pleasing and beneficial interrelationship between land uses, and to promote the conservation of natural resources (e.g., natural beauty, woodlands, open spaces, energy and areas subject to environmental constraints, both during and after development).

Findings

- See findings under Sections A & C & D;

(F) To provide proper land boundary records, i.e.:

(1) to provide for the survey, documentation, and permanent monumentation of land boundaries and property;

Findings:

- The petitioner has submitted a preliminary plat drawn by a registered surveyor.

(2) to provide for the identification of property; and,

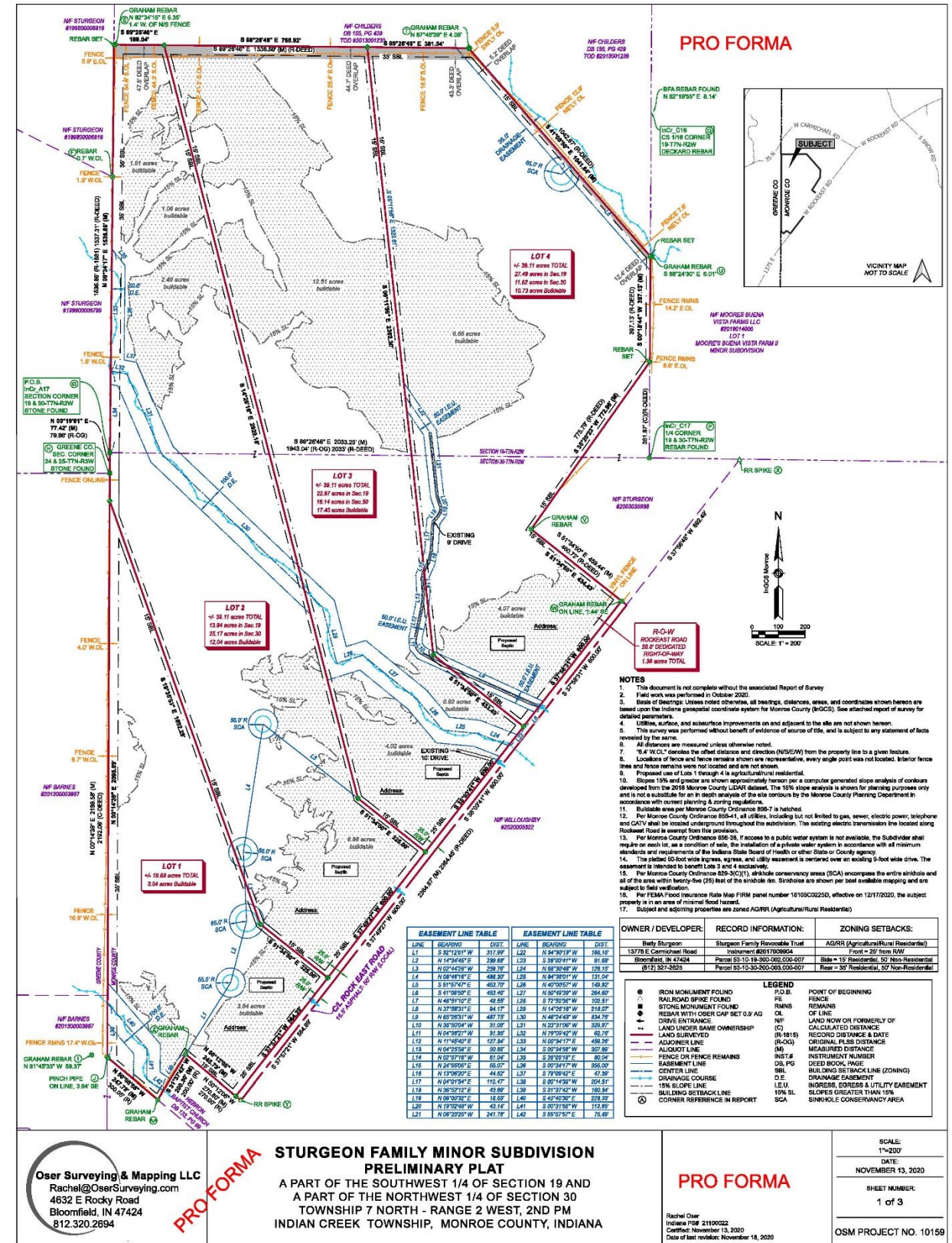
Findings:

- The petitioner submitted a survey with correct references, to township, section, and range to locate parcel. Further, the petitioner has provided staff with a copy the recorded deed of the petition site.

(3) to provide public access to land boundary records.

Findings

- The land boundary records are found at the Monroe County Recorder's Office and, if approved, this petition will be recorded there as a plat. The plat must comply with Chapter 860 - Document Specifications to be recorded.



RECORD LEGAL DESCRIPTION: FROM INSTRUMENT NUMBER 201700904

Part of the Southwest quarter of Section 19, and part of the North half and a part of the Northwest quarter of the Southwest quarter of Section 30, all in Township 7 North, Range 2 West, Monroe County, Indiana, and described as follows: Beginning at a stone found at the Southwest corner of the said Section 19; said stone also being 2033 feet West of the Southeast corner of the Southwest quarter of said Section 19; thence along the West line of said Section 19 North 01 degrees 31 minutes 23 seconds West for 1537.31 feet; thence leaving the said West line of said Section 19 North 89 degrees 15 minutes 55 seconds East for 1336.55 feet; thence South 43 degrees 27 minutes 03 seconds East for 1042.87 feet and to the East line of the said Southwest quarter of said Section 19; thence along said East line South 01 degrees 31 minutes 23 seconds East for 307.15 feet; thence leaving the said Southwest quarter South 33 degrees 21 minutes 35 seconds West for 775.79 feet; thence South 63 degrees 57 minutes 43 seconds East for 460.72 feet; and to the centerline of Rock East Road; thence with the said road centerline South 35 degrees 58 minutes 58 seconds West for 2384.45 feet; thence leaving the said road centerline and turning North 32 degrees 21 minutes 20 seconds West for 270.00 feet; thence South 29 degrees 17 minutes 15 seconds West for 200.00 feet; thence North 58 degrees 20 minutes 45 seconds West for 300.25 feet and to the West line of the said Section 30; thence with the said West line North 00 degrees 34 minutes 01 seconds West for 2289.48 feet and to the point of beginning. Containing in all 140.05 acres, more or less. (84.48 acres in Section 19 and 55.56 acres in Section 30).

AS SURVEYED LEGAL DESCRIPTION:

A part of the Southwest quarter of Section 19 and a part of the Northwest quarter of Section 30, all in Township 7 North, Range 2 West, 2nd Principal Meridian, Indian Creek Township, Monroe County, Indiana, as shown on the Sturgeon Family Minor Subdivision Final Plat - Oser Surveying & Mapping L.L.C. Job #10159, by Rachel Oser, Indiana PMS#1100022, dated November 13, 2020 and being more particularly described as follows:

BEGINNING at a stone at the Southwest corner of the Southwest Quarter of said Section 19; thence North 00 degrees 34 minutes 17 seconds EAST along the west line of said Quarter a distance of 1536.86 feet to a 5/8" rebar with orange plastic cap stamped "OSER IN PS 2110022" (hereinafter referred to as an Oser rebar); thence SOUTH 89 degrees 25 minutes 49 seconds EAST a distance of 1336.55 feet to an Oser rebar; thence SOUTH 41 degrees 08 minutes 50 seconds EAST a distance of 1041.84 feet to an Oser rebar on the east line of the Southwest Quarter of said Southwest Quarter; thence SOUTH 50 degrees 18 minutes 44 seconds WEST along said east line a distance of 307.15 feet to an Oser rebar at the north corner of Sturgeon (Instrument Number 2003038938); thence SOUTH 36 degrees 20 minutes 23 seconds WEST along the northwest line of said Sturgeon a distance of 772.86 feet to a 5/8" rebar with a plastic cap stamped "OSER IN PS 1805147" at the west corner of said Sturgeon; thence SOUTH 01 degrees 34 minutes 50 seconds EAST along the southwest line of said Sturgeon, passing a 5/8" rebar with a plastic cap stamped "OSER IN PS 1805147" at a distance of 435.87 feet, a total distance of 435.87 feet to the centerline of Rock East Road; thence along said centerline the following four courses: (1) SOUTH 37 degrees 37 minutes 31 seconds WEST a distance of 600.00 feet; thence (2) SOUTH 38 degrees 03 minutes 41 seconds WEST a distance of 600.00 feet; thence (3) SOUTH 37 degrees 49 minutes 27 seconds WEST a distance of 600.00 feet; thence (4) SOUTH 37 degrees 17 minutes 21 seconds WEST a distance of 554.89 feet to the east corner of the Hebron Baptist Church (Deed Book 133, page 66); thence NORTH 50 degrees 12 minutes 05 seconds WEST along the northeast line of said Hebron Baptist Church, passing a railroad spike at a distance of 0.88 feet, a total distance of 270.80 feet to a 5/8" rebar with plastic cap stamped "OSER IN PS 9978" in a 30" diameter maple tree at the north corner of said Hebron Baptist Church; thence SOUTH 31 degrees 37 minutes 42 seconds WEST along the northwest line of said Hebron Baptist Church a distance of 600.00 feet to a 5/8" rebar with plastic cap stamped "OSER IN PS 9978" at the west corner of said Hebron Baptist Church; thence NORTH 50 degrees 08 minutes 58 seconds WEST; passing a pinch pipe at a distance of 543.35 feet, a total distance of 247.79 feet to an Oser rebar on the west line of the Northwest Quarter of said Section 30; thence NORTH 00 degrees 34 minutes 39 seconds EAST along said west line a distance of 2199.58 feet to a stone at the Section corner between Sections 24 & 25, Township 7 North, Range 2 West; thence NORTH 50 degrees 19 minutes 51 seconds EAST along said west line a distance of 77.42 feet to the POINT OF BEGINNING, containing 136.37 acres, more or less. Of which 54.40 acres are in Section 19 and 73.97 acres are in Section 30.

SURVEYOR CERTIFICATION

This survey was performed without benefit of evidence of source of title, and is subject to any statement of facts revealed by the same. Evidence of easements have not been located in the field and are not shown on this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 89S I.C. 1-12.1 through 19.

Certified November 13, 2020

PRO FORMA

Rachel Oser
State of Indiana
Professional Surveyor 21100022

Date of last revision: November 18 2020

OWNER CERTIFICATION

Betty Sturgeon, Trustee of the Sturgeon Family Revocable Trust, Owner of the real estate shown and described herein, does hereby certify, bylaw, and plat four (4) lots, numbered 1, 2, 3, and 4 to be known as Sturgeon Family Minor Subdivision.

Rights-of-way not heretofore dedicated are hereby dedicated to Monroe County, Indiana.

In accordance with this plat and certificate, this plat shall be known as Sturgeon Family Minor Subdivision.

The right-of-way to be dedicated for Rock East Road shall measure 25 feet perpendicular to and parallel with the existing centerline of said road. Any interest that said parties have within said right-of-way is hereby dedicated to Monroe County, Indiana.

There are building setbacks on this plat upon which no structures may be erected or maintained.

IN WITNESS WHEREOF, the undersigned Owner set their hand and seal this _____ day of _____, 2021.

Betty Sturgeon
Trustee, Sturgeon Family Revocable Trust

Printed Name:
Witness to Signature

STATE OF }
COUNTY OF }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Betty Sturgeon, Trustee of the Sturgeon Family Revocable Trust, and _____ witnesses to signature, who acknowledged the execution of the above referenced plat to be their voluntary act for the uses and purposes therein set forth.

WITNESS my hand and Notarial Seal this _____ day of _____, 2021.

A resident of _____
County _____ State _____

My Commission Expires: _____

PLAN COMMISSION CERTIFICATION

Under the authority of Chapter 174, Act of 1947, as amended by the General Assembly of the State of Indiana, and the Monroe County Subdivision Control Ordinance, these parcels were created through the Minor Subdivision procedure.

Monroe County Plan Commission:

President: _____
Secretary: _____

Oser Surveying & Mapping L.L.C.
Rachel@OserSurveying.com
4632 E Rocky Road
Bloomfield, IN 47424
812.320.2694

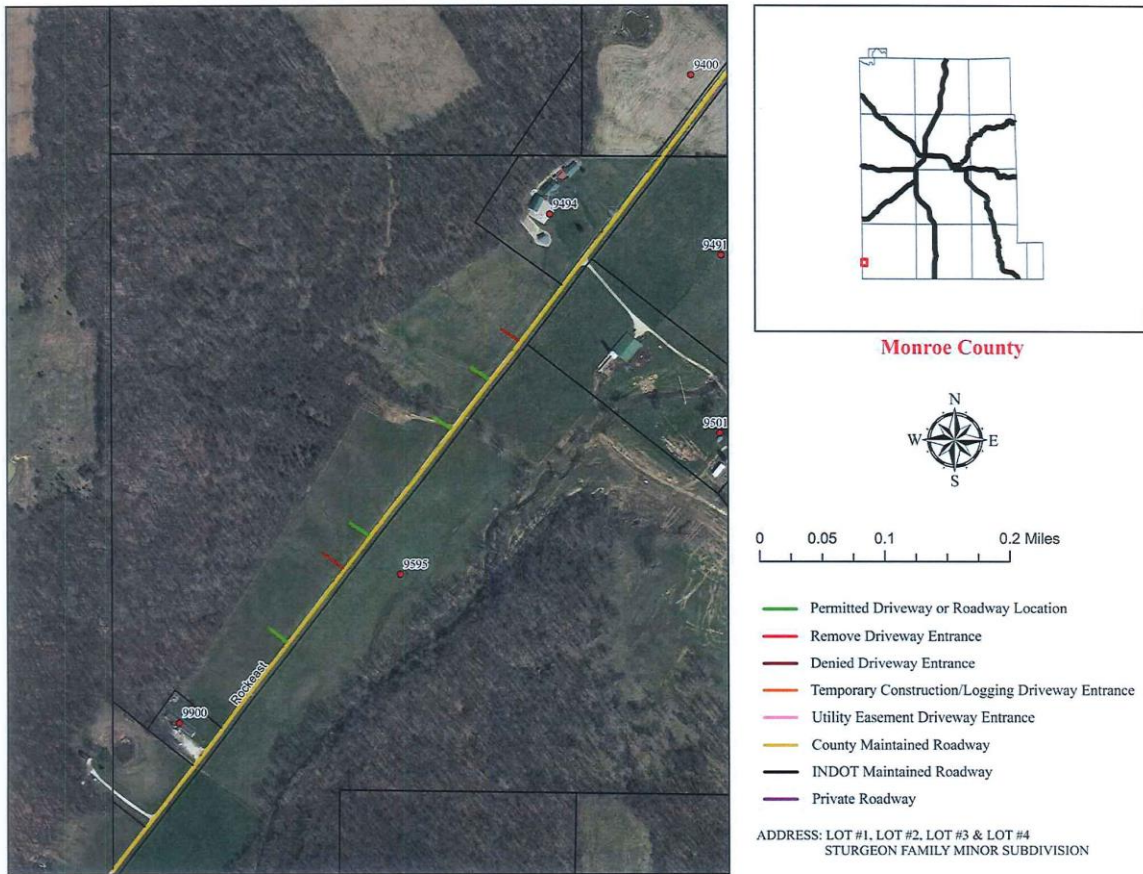
PRO FORMA

STURGEON FAMILY MINOR SUBDIVISION
PRELIMINARY PLAT
A PART OF THE SOUTHWEST 1/4 OF SECTION 19 AND
A PART OF THE NORTHWEST 1/4 OF SECTION 30
TOWNSHIP 7 NORTH - RANGE 2 WEST, 2ND PM
INDIAN CREEK TOWNSHIP, MONROE COUNTY, INDIANA

I affirm under penalties of perjury
that I have taken reasonable care
to relate each social security
number in this document, unless
required by law. -Rachel Oser

SCALE:
1"=1000'
DATE:
NOVEMBER 13, 2020
SHEET NUMBER:
3 of 3
OSM PROJECT NO. 10159

EXHIBIT 2: Driveway Permit Applications with Comments





Monroe County Highway Department Driveway Permit Application

Application# _____
Permit# _____
Date _____

Please fill form out completely

Date: 11/4/2020 Phone: (812) 327-2625

Owner's Name: Betty Sturgeon (Sturgeon Family Revocable Trust)

Owner's Present Address: 13776 E Carmichael Road, Bloomfield, IN 47424

Address, Road Name, Lot # and Subdivision Name of proposed driveway to be inspected.
(If no address yet attach directions. See **NOTE** below):

Proposed Lot #1, Sturgeon Family Minor Subdivision (Map and directions attached)

Parcel Number: 53-10-30-200-003.000-007

Contractor: Rachel Oser (Oser Surveying - 812.384.3803)

Driveway Classification - Check all boxes that apply to your drive.

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> New Driveway | <input type="checkbox"/> Commercial Driveway | <input type="checkbox"/> Logging Entrance |
| <input type="checkbox"/> Pre-Existing Driveway | <input checked="" type="checkbox"/> Residential Driveway | <input type="checkbox"/> Temporary Construction Drive |
| <input type="checkbox"/> Road Project | <input type="checkbox"/> Farm Field Entrance | <input type="checkbox"/> Utility Pull Off Entrance |

What are you building? Residential Nothing is being constructed at this time. We are requesting a permit because we are creating new lots.

If commercial, what is the intended use? n/a

NOTE: We must have address before permit can be issued. If you do not have an address yet attach directions and/or map to this application on how to get to your proposed driveway. You **must** stake with red flagging tape we will give you so that our inspector can find the driveway location. **We will not check your drive unless it is staked and/or flagged unless this step is waived by the Monroe County Highway Department.**

Signature: Rachel Oser

STAFF USE ONLY:

Date Inspected	<u>11/10/20</u>	By	<u>BA</u>
Road Classification	<u>LOCAL ROAD</u>	Speed Limit	<u>35 M.P.H.</u>
Sight Distance	<u>OK</u>	Coordinates	<u>AST 221</u>
Existing Drainage	<u>C&G / Pipe / Swale</u>	If pipe is required, diameter & length	<u>PIPE</u>

Notes CLEAR 30.0M TO THE EAST AND WEST FOR SIGHT DISTANCE REQUIREMENTS.
574' EAST OF HERSON CHURCH.



Monroe County Highway Department Driveway Permit Application

Application# _____
Permit# _____
Date _____

Please fill form out completely

Date: 11/4/2020

Phone: (812) 327-2625

DENIED

Owner's Name: Betty Sturgeon (Sturgeon Family Revocable Trust)

Owner's Present Address: 13776 E Carmichael Road, Bloomfield, IN 47424

Address, Road Name, Lot # and Subdivision Name of proposed driveway to be inspected.
(If no address yet attach directions. See NOTE below):

Proposed Lot #2, Sturgeon Family Minor Subdivision (Map and directions attached)

Parcel Number: 53-10-30-200-003.000-007

Contractor: Rachel Oser (Oser Surveying - 812.384.3803)

Driveway Classification - Check all boxes that apply to your drive.

☒ New Driveway
☐ Pre-Existing Driveway
☐ Road Project

☐ Commercial Driveway
☒ Residential Driveway
☐ Farm Field Entrance

☐ Logging Entrance
☐ Temporary Construction Drive
☐ Utility Pull Off Entrance

What are you building? Residential

Nothing is being constructed at this time. We are requesting a permit because we are creating new lots.

If commercial, what is the intended use? n/a

NOTE: We must have address before permit can be issued. If you do not have an address yet attach directions and/or map to this application on how to get to your proposed driveway. You must stake with red flagging tape we will give you so that our inspector can find the driveway location. We will not check your drive unless it is staked and/or flagged unless this step is waived by the Monroe County Highway Department.

Signature: Rachel Oser

STAFF USE ONLY:

Date Inspected 11/10/20

By BA

Road Classification LOCAL ROAD

Speed Limit 35 M.P.H.

Sight Distance OK

Coordinates NOST 221

Existing Drainage C&G / Pipe / Swale

If pipe is required, diameter & length

PIPE

Notes

CUT DOWN BANK TO THE EAST FOR SIGHT DISTANCE REQUIREMENTS.

MOVE PROPOSED DRIVEWAY LOCATION TO THE EAST TO THE TOP OF THE HILL.

LOCATION DOES NOT MEET DRIVEWAY SPACING REQUIREMENTS PER CHAPTER 755 FOR

THE APPROVED DRIVEWAY LOCATION FOR LOT #1 OF THE WILLOUGHBY MINOR SUBDIVISION.



Monroe County Highway Department Driveway Permit Application

Application# _____
Permit# _____
Date _____

Please fill form out completely

Date: 11/4/2020 Phone: (812) 327-2625

Owner's Name: Betty Sturgeon (Sturgeon Family Revocable Trust)

Owner's Present Address: 13776 E Carmichael Road, Bloomfield, IN 47424

Address, Road Name, Lot # and Subdivision Name of proposed driveway to be inspected.
(If no address yet attach directions. See **NOTE** below):

Proposed Lot #2, Sturgeon Family Minor Subdivision (Map and directions attached)

Parcel Number: 53-10-30-200-003.000-007

Contractor: Rachel Oser (Oser Surveying - 812.384.3803)

Driveway Classification - Check all boxes that apply to your drive.

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> New Driveway | <input type="checkbox"/> Commercial Driveway | <input type="checkbox"/> Logging Entrance |
| <input type="checkbox"/> Pre-Existing Driveway | <input checked="" type="checkbox"/> Residential Driveway | <input type="checkbox"/> Temporary Construction Drive |
| <input type="checkbox"/> Road Project | <input type="checkbox"/> Farm Field Entrance | <input type="checkbox"/> Utility Pull Off Entrance |

What are you building? Residential Nothing is being constructed at this time. We are requesting a permit because we are creating new lots.

If commercial, what is the intended use? n/a

NOTE: We must have address before permit can be issued. If you do not have an address yet attach directions and/or map to this application on how to get to your proposed driveway. You **must** stake with red flagging tape we will give you so that our inspector can find the driveway location. **We will not check your drive unless it is staked and/or flagged unless this step is waived by the Monroe County Highway Department.**

Signature: Rachel Oser

STAFF USE ONLY:

Date Inspected 11/10/20 By BA
Road Classification LOCAL ROAD Speed Limit 35 M.P.H.
Sight Distance OK Coordinates AST 221
Existing Drainage C&G / Pipe / Swale If pipe is required, diameter & length SWALE

Notes CUT DOWN BANK TO THE EAST AND WEST FOR SIGHT DISTANCE REQUIREMENTS.
DRIVEWAY APPROACH GRADE SHOULD NOT EXCEED +10%. SEE MONROE COUNTY STANDARD
DRAWING HC-603-005.



Monroe County Highway Department Driveway Permit Application

Application# _____
Permit# _____
Date _____

Please fill form out completely

Date: 11/4/2020 Phone: (812) 327-2625

Owner's Name: Betty Sturgeon (Sturgeon Family Revocable Trust)

Owner's Present Address: 13776 E Carmichael Road, Bloomfield, IN 47424

Address, Road Name, Lot # and Subdivision Name of proposed driveway to be inspected.
(If no address yet attach directions. See **NOTE** below):

Proposed Lot #3, Sturgeon Family Minor Subdivision (Map and directions attached)

Parcel Number: 53-10-30-200-003.000-007

Contractor: Rachel Oser (Oser Surveying - 812.384.3803)

Driveway Classification - Check all boxes that apply to your drive.

- | | | |
|---|--|---|
| <input type="checkbox"/> New Driveway | <input type="checkbox"/> Commercial Driveway | <input type="checkbox"/> Logging Entrance |
| <input checked="" type="checkbox"/> Pre-Existing Driveway | <input checked="" type="checkbox"/> Residential Driveway | <input type="checkbox"/> Temporary Construction Drive |
| <input type="checkbox"/> Road Project | <input type="checkbox"/> Farm Field Entrance | <input type="checkbox"/> Utility Pull Off Entrance |

What are you building? Residential Nothing is being constructed at this time. We are requesting a permit because we are creating new lots.

If commercial, what is the intended use? n/a

NOTE: We must have address before permit can be issued. If you do not have an address yet attach directions and/or map to this application on how to get to your proposed driveway. You **must** stake with red flagging tape we will give you so that our inspector can find the driveway location. **We will not check your drive unless it is staked and/or flagged unless this step is waived by the Monroe County Highway Department.**

Signature: Rachel Oser

STAFF USE ONLY:

Date Inspected	11/10/20	By	BA
Road Classification	LOCAL ROAD	Speed Limit	35 M.P.H.
Sight Distance	OK	Coordinates	POST 221
Existing Drainage	C&G / Pipe / Swale	If pipe is required, diameter & length	PIPE

Notes REPLACE EXISTING DRIVEWAY PIPE WITH A SIXTEEN (16) GAUGE STEEL OR FOURTEEN (14) GAUGE ALUMINUM PIPE PER CHAPTER 755.



Monroe County Highway Department Driveway Permit Application

Application# _____
Permit# _____
Date _____

Please fill form out completely

Date: 11/4/2020 Phone: (812) 327-2625

Owner's Name: Betty Sturgeon (Sturgeon Family Revocable Trust)

Owner's Present Address: 13776 E Carmichael Road, Bloomfield, IN 47424

Address, Road Name, Lot # and Subdivision Name of proposed driveway to be inspected.
(If no address yet attach directions. See **NOTE** below):

Proposed Lot #4, Sturgeon Family Minor Subdivision (Map and directions attached)

Parcel Number: 53-10-30-200-003.000-007

Contractor: Rachel Oser (Oser Surveying - 812.384.3803)

Driveway Classification - Check all boxes that apply to your drive.

- | | | |
|---|---|---|
| <input type="checkbox"/> New Driveway | <input type="checkbox"/> Commercial Driveway | <input type="checkbox"/> Logging Entrance |
| <input checked="" type="checkbox"/> Pre-Existing Driveway | <input type="checkbox"/> Residential Driveway | <input type="checkbox"/> Temporary Construction Drive |
| <input type="checkbox"/> Road Project | <input checked="" type="checkbox"/> Farm Field Entrance | <input type="checkbox"/> Utility Pull Off Entrance |

What are you building? Residential Nothing is being constructed at this time. We are requesting a permit because we are creating new lots.

If commercial, what is the intended use? n/a

NOTE: We must have address before permit can be issued. If you do not have an address yet attach directions and/or map to this application on how to get to your proposed driveway. You **must** stake with red flagging tape we will give you so that our inspector can find the driveway location. **We will not check your drive unless it is staked and/or flagged unless this step is waived by the Monroe County Highway Department.**

Signature: Rachel Oser

STAFF USE ONLY:

Date Inspected	11/10/20	By	BA
Road Classification	LOCAL ROAD	Speed Limit	35 M.P.H.
Sight Distance	OK	Coordinates	AST 201
Existing Drainage	C&G / Pipe / Swale	If pipe is required, diameter & length	PIPE

Notes THIS PARCEL HAS ACCESS THROUGH USE OF A SHARED DRIVEWAY ENTRANCE WITH LOT #4 b
WEST ROCKEAST ROAD THROUGH EASEMENT. THIS PERMIT IS ISSUED FOR THE ENTRANCE AT THE
ROAD ONLY.



Monroe County Highway Department Driveway Permit Application

Application# _____
Permit# _____
Date _____

Please fill form out completely

Date: 11/4/2020 Phone: (812) 327-2625

Owner's Name: Betty Sturgeon (Sturgeon Family Revocable Trust)

Owner's Present Address: 13776 E Carmichael Road, Bloomfield, IN 47424

Address, Road Name, Lot # and Subdivision Name of proposed driveway to be inspected.
(If no address yet attach directions. See **NOTE** below):

Proposed Lot #4, Sturgeon Family Minor Subdivision (Map and directions attached)

Parcel Number: 53-10-30-200-003.000-007

Contractor: Rachel Oser (Oser Surveying - 812.384.3803)

Driveway Classification - Check all boxes that apply to your drive.

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> New Driveway | <input type="checkbox"/> Commercial Driveway | <input type="checkbox"/> Logging Entrance |
| <input type="checkbox"/> Pre-Existing Driveway | <input checked="" type="checkbox"/> Residential Driveway | <input type="checkbox"/> Temporary Construction Drive |
| <input type="checkbox"/> Road Project | <input type="checkbox"/> Farm Field Entrance | <input type="checkbox"/> Utility Pull Off Entrance |

What are you building? Residential Nothing is being constructed at this time. We are requesting a permit because we are creating new lots.

If commercial, what is the intended use? n/a

NOTE: We must have address before permit can be issued. If you do not have an address yet attach directions and/or map to this application on how to get to your proposed driveway. You **must** stake with red flagging tape we will give you so that our inspector can find the driveway location. **We will not check your drive unless it is staked and/or flagged unless this step is waived by the Monroe County Highway Department.**

Signature: Rachel Oser

STAFF USE ONLY:

Date Inspected	<u>11/10/20</u>	By	<u>BA</u>
Road Classification	<u>LOCAL ROAD</u>	Speed Limit	<u>35 M.P.H.</u>
Sight Distance	<u>OK</u>	Coordinates	<u>AST 221</u>
Existing Drainage	<u>C&G / Pipe / Swale</u>	If pipe is required, diameter & length	<u>PIPE</u>

Notes THIS PARCEL HAS ACCESS THROUGH USE OF A SHARED DRIVEWAY ENTRANCE WITH LOT #4.
WEST ROCKEAST ROAD THROUGH EASEMENT. THIS PERMIT IS ISSUED FOR THE ENTRANCE AT THE
ROAD ONLY.



Monroe County Highway Department Driveway Permit Application

Application# _____
Permit# _____
Date _____

Please fill form out completely

Date: 11/4/2020

Phone: (812) 327-2625

DENIED

Owner's Name: Betty Sturgeon (Sturgeon Family Revocable Trust)

Owner's Present Address: 13776 E Carmichael Road, Bloomfield, IN 47424

Address, Road Name, Lot # and Subdivision Name of proposed driveway to be inspected.
(If no address yet attach directions. See **NOTE** below):

Proposed Lot #4, Sturgeon Family Minor Subdivision (Map and directions attached)

Parcel Number: 53-10-30-200-003.000-007

Contractor: Rachel Oser (Oser Surveying - 812.384.3803)

Driveway Classification - Check all boxes that apply to your drive.

- ☒ New Driveway
☐ Pre-Existing Driveway
☐ Road Project

- ☐ Commercial Driveway
☒ Residential Driveway
☐ Farm Field Entrance

- ☐ Logging Entrance
☐ Temporary Construction Drive
☐ Utility Pull Off Entrance

What are you building? Residential

Nothing is being constructed at this time. We are requesting a permit because we are creating new lots.

If commercial, what is the intended use? n/a

NOTE: We must have address before permit can be issued. If you do not have an address yet attach directions and/or map to this application on how to get to your proposed driveway. You **must** stake with red flagging tape we will give you so that our inspector can find the driveway location. **We will not check your drive unless it is staked and/or flagged unless this step is waived by the Monroe County Highway Department.**

Signature: Rachel Oser

STAFF USE ONLY:

Date Inspected: 11/10/20 By: BA
Road Classification: LOCAL ROAD Speed Limit: 35 M.P.H.
Sight Distance: OK Coordinates: ADT 221
Existing Drainage: C&G / Pipe / Swale If pipe is required, diameter & length: PIPE

Notes: ONLY ONE (1) DRIVEWAY ENTRANCE PERMITTED PER PARCEL PER CHAPTER 755.

