

MONROE COUNTY PLAN REVIEW COMMITTEE



**Thursday, July 8, 2021
5:30 pm**

**Monroe County Government Center
Planning Department**

Zoom Link: [https://monroecounty-
in.zoom.us/j/81947218756?pwd=NmFoWk1BTtNsakREUFBxdUNpYXNxQT09](https://monroecounty-in.zoom.us/j/81947218756?pwd=NmFoWk1BTtNsakREUFBxdUNpYXNxQT09)

If calling into the Zoom meeting, dial: 312-626-6799

Meeting ID #: 819 4721 8756

Password: 977192

A G E N D A
MONROE COUNTY PLAN REVIEW COMMITTEE

Zoom Link: <https://monroecounty-in.zoom.us/j/81947218756?pwd=NmFoWk1BTTNsakREUFBxdUNpYXNxQT09>

July 8, 2021

5:30 p.m.

ADMINISTRATIVE:

OLD BUSINESS: **None.**

NEW BUSINESS:

- | | | |
|--------------------|--|----------------|
| 1. REZ-21-2 | Blackwell Rezone from AG/RR to MR
Waiver of Final Hearing Requested.
One (1) 2.61 +/- acre parcel in Section 24 of Richland Township at 4050 W Carmola DR, parcel #53-04-24-200-135.000-011.
Zoned AG/RR. Planner: acrecelius@co.monroe.in.us | PAGE 3 |
| 2. PUO-21-2 | Joseph Greene Outline Plan Amendment 3 (Clear Creek Urban)
Preliminary Hearing.
One (1) 4.12 +/- acre parcel in Section 20 of Perry Township at 4831 S Rogers ST & 4833 S Rogers ST.
Zoned RE1, RS3.5/PRO6, MR, and PUD. Planner: dmyers@co.monroe.in.us | PAGE 15 |
| 3. PUO-21-3 | Heritage Creek Outline Plan Amendment 2
Preliminary Hearing.
Two (2) 6.60 +/- acre parcel in Section 29 of Clear Creek Township at 9200 block +/- S Harrodsburg Rd.
Zoned PUD. Planner: dmyers@co.monroe.in.us | PAGE 61 |

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 PLAN REVIEW COMMITTEE**July 8, 2021**

PLANNER	Anne Crecelius
CASE NUMBER	REZ-21-2
PETITIONER	Blackwell Contractors c/o Scott Pardue, Smith Brehob & Assoc.
ADDRESS	4050 W Carmola DR. Parcel Number: 53-04-24-200-135.000-011
REQUEST	Rezone Request from AG/RR to MR Waiver of Final Hearing Requested
ACRES	2.61 +/- acres
ZONE	AG/RR
TOWNSHIP	Richland Township
SECTION	24
PLATS	Unplatted
COMP PLAN DESIGNATION	Designated Communities

EXHIBITS

1. Petitioner Letter
2. Petitioner Site Plan
3. Proposed Carmola DR Improvement Plans

RECOMMENDATION

Staff recommends **approval** of the Rezone of based on findings of fact and subject to the Monroe County Highway and MS4 Coordinator Reports.

RECOMMENDATION TO THE PLAN REVIEW COMMITTEE

Recommendation to the Plan Review Committee:

- Staff recommends forwarding a “positive recommendation” to the Plan Commission based on the petition’s compatibility with the Monroe County Comprehensive Plan and Ellettsville Rural Community Plan.

Plan Review Committee – July 8, 2021**Plan Commission Regular Meeting – August 17, 2021 (Preliminary Hearing)****Plan Commission Regular Meeting – September 7, 2021 (Final Hearing)****SUMMARY**

The petition site is one parcel totaling 2.61 +/- acres located in Richland Township. The petitioner is proposing to amend the Zoning Map from Agricultural Rural Reserve (AG/RR) to Medium Density Residential (MR). The petitioner intends to subdivide the property if the rezone request is approved is approved by the County Commissioners. The subdivision would be a “Major Subdivision Preliminary Plat” and would be reviewed by the Plat Committee and ultimately approved by the Plan Commission.

BACKGROUND

The Zoning Map amendment would be from AG/RR to MR. Listed below are the definitions of these zones per Chapter 802.

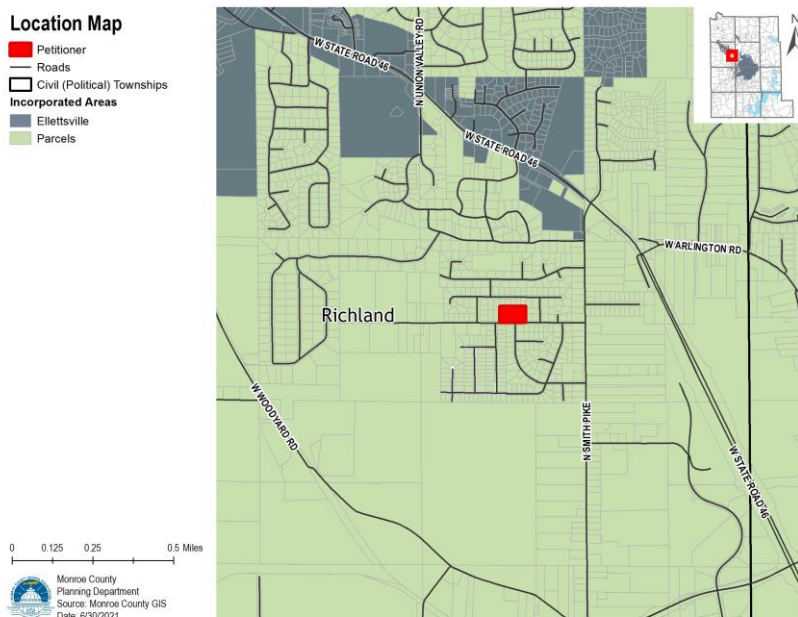
Agriculture/Rural Reserve (AG/RR) District. The character of the Agriculture/Rural Reserve (AG/RR) District is defined as that which is primarily intended for agriculture uses including, but not limited to, row crop or livestock production, forages, pasture, forestry, single family residential uses associated with agriculture uses and limited, very low density, rural non-farm related single family uses and not in (major) subdivisions. Its purposes are to encourage the continuation of agriculture uses, along with the associated single family residential uses, to discourage the development of residential subdivisions and non-farm-related nonresidential uses, to protect the environmentally sensitive areas, such as floodplain and steep slopes, and to maintain the character of the surrounding neighborhood. Therefore, the number of uses permitted in the AG/RR District is limited. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the agriculture-related uses. The development of new

non-farm residential activities proximate to known mineral resource deposits or extraction operations may be buffered by increased setback distance.

Medium Density Residential (MR) District. The character of the Medium Density Residential (MR) District is defined as that which is primarily intended for residential development in areas in urban service areas, where public sewer service is available. Its purposes are: to encourage the development of moderately-sized residential lots in areas where public services exist to service them efficiently; to discourage the development of nonresidential uses; to protect the environmentally sensitive areas, including floodplain, watersheds, karst, and steep slopes; and to maintain the character of the surrounding neighborhood. Therefore, the number of uses permitted in the MR District is limited. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the residential uses. The development of new residential activities proximate to known mineral resource deposits or extraction operations may be buffered by distance.

LOCATION MAP

The petition site is one lot of record, parcel number: 53-04-24-200-135.000-011. The site is located at 4050 W Carmola Drive in Section 24 of Richland Township.



ZONING

The zoning for the petition site is Agricultural Rural Reserve (AG/RR). The adjacent zoning is Medium Density Residential (MR). The petition site is a Single Family Residential but is currently vacant.



SITE CONDITIONS & INFRASTRUCTURE

The petition site is currently vacant (SFR was demolished) and doesn't have slopes that exceed 15%. There is adequate Buildable Area for a future subdivision.

Highway Engineer, Paul Satterly, has requested that:

- A drainage easement be provided for the construction and maintenance of a culvert on the southeast corner of the [future] subdivision.
- An easement along Carmola Drive for the construction of Carmola drive. Limits of the easement would match the proposed temporary right of way limits shown on the plan drawing.

And recommends that “the developer should also consider the proposed roadway profile when developing the building and driveway elevations and layouts”. The proposed expansion to Carmola Drive can be found in Exhibit 3.

The MS4 Coordinator, Kelsey Thetonia, stated that for the rezone petition there are no comments from Stormwater. If the rezone is approved and Major Subdivision is filed, the MS4 Coordinator will request the following topics be addressed:

- Rule 5: This project will require a Rule 5 permit, prior to issuance of any building permit and any land disturbing activity on site (including demolition, installation of driveways, septic fields, etc.).
- Drainage Easements: will be required and finalized with a grading plan. As Paul Satterly stated, the County's plans for Carmola Dr. storm sewer improvements includes an outlet on the SE corner of the site. This drainage will be conveyed through a swale in a DE. Side yard swales covered by DEs will also be required.
- Drainage: This project is located within the Jack's Defeat Creek critical drainage area. Discharge from the site will need to be managed in a facility such as a detention pond, located within a Common Area, and discharge according to new policy for release rates effective 10/7/2020: 0.45 cfs/acre for Q100 and 0.25 cfs/acre for Q10.

Site Conditions Map

- Petitioner
- 2-Foot Contours
- 15% Slope**
 - 0 - 15
 - > 15
- Local Roads [50']
- Parcels
- Critical Watersheds**
 - Jack's Defeat Creek

0 20 40 80 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 6/30/2021



SITE PICTURES



Photo 1. Pictometry photo.



Photo 2. Pictometry photo of the two existing SFR and the pink highlight of the incorrect parcel location of 4828 N Brummetts Creek Rd.



Photo 3: Looking northwest at the petition site.



Photo 4: original location of the SFR.



Photo 5: Looking east down Carmola Drive.



Photo 6: Looking west down Carmola Drive.

COMPREHENSIVE PLAN DISCUSSION

The petition site is located within the **Designated Communities** designation of the Comprehensive Plan. Points that align with the proposed PUD outline plan are highlighted in **green**. Points that differ from the MCUA districts are highlighted in **grey**. The Comprehensive Plan states the following for this designation:

DESIGNATED COMMUNITY PLANS

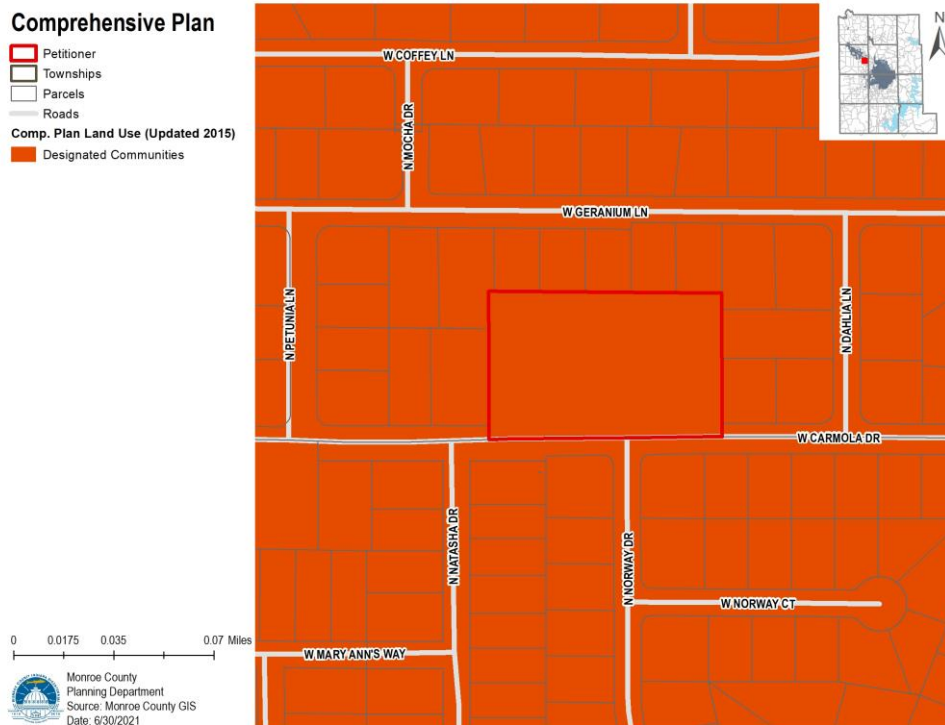
The Board of County Commissioners adopted the previous Monroe County Comprehensive Land Use Plan on February 2, 1996, establishing a blueprint for the future growth and development of the unincorporated portions of Monroe County. A central element of this plan was the development of a number of focused rural community plans. Each of the plans takes the vision, goals, and preferred development patterns in the prior 1996 comprehensive plan and applies them in a more detailed manner within each of the county's existing rural communities.

As stated in the 1996 Comprehensive Plan, "Growth will primarily occur within the City of Bloomington, guided by the city's Growth Policies Plan; in appropriate areas in the Bloomington fringe, guided by the County's Comprehensive Plan; within the Town of Ellettsville, guided by the town's Comprehensive Plan and within the existing small rural communities located throughout the county, each guided by its own rural community plan. The remaining portions of the county will remain rural with very low residential densities, active agricultural lands, mineral extraction operations, and logging activities, as well as substantial areas of open space. The comprehensive plan proposes this development pattern for a number of reasons, including wise management of limited fiscal resources, protection of the natural and manmade environment, and capitalizing on existing public and private investments."

These rural plans are now incorporated as part of the updated 2010 Monroe County Comprehensive Plan.

Comprehensive Plan

- Petitioner
- Townships
- Parcels
- Roads
- Comp. Plan Land Use (Updated 2015)
- Designated Communities



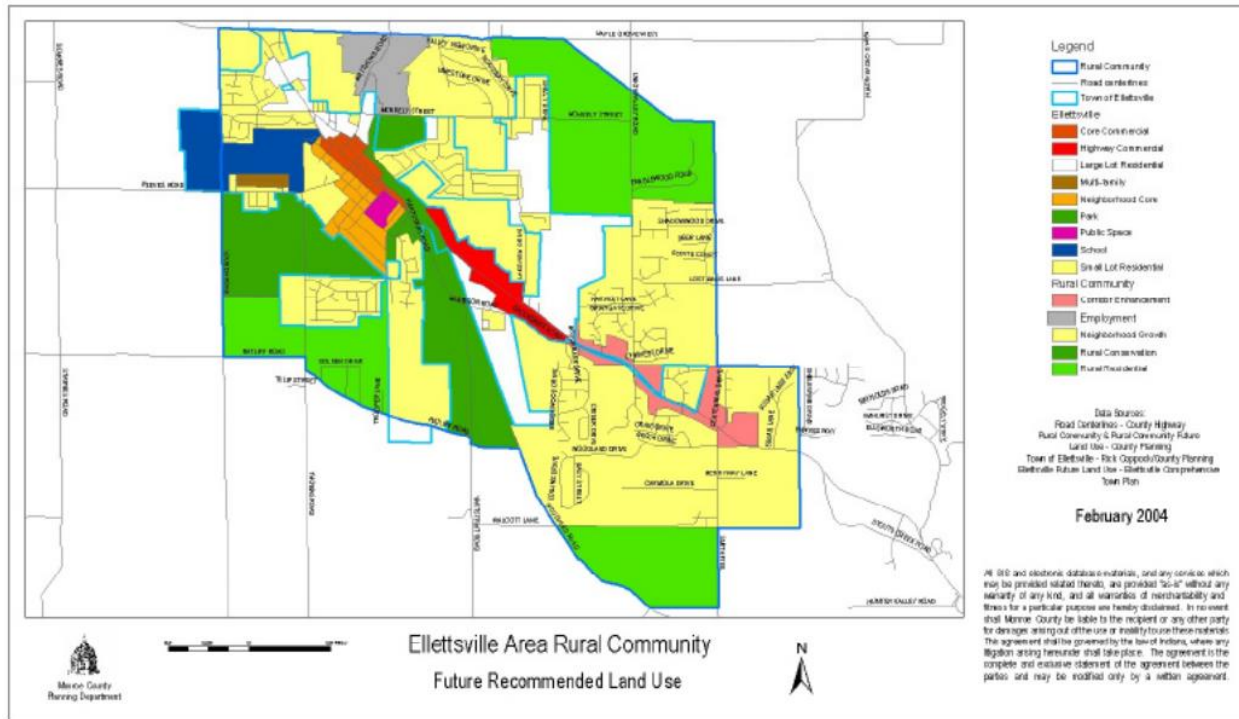
Ellettsville Rural Community Land Use Plan

The Ellettsville Rural Community Land Use Plan was approved by the Board of County Commissioners at the July 11, 2003 meeting. The Ellettsville area which includes the Town of Ellettsville and the surrounding area bounded by Ratliff Road and Woodyard Road to the south, near Maple Grove to the east, near West Maple Grove Road to the north, and near the town limits to the west, is the subject of the plan developed within this document.

The Ellettsville Rural Community Land Use Plan proposes to:

- Enhance existing development through the introduction of missing neighborhood elements including open space, mixed uses, and interconnecting transportation facilities
- Enhance the SR 46 Corridor through improved site design, access management and landscaping and facilitate the introduction of a mix of uses and to better link the corridor to adjoining neighborhoods
- Establish a green corridor consisting of open space and alternative transportation opportunities along the Monon Rail Corridor and Jacks Defeat Creek
- Maintain a discernable edge consisting of low density, large lot residential development along the perimeter of the rural community
- Continue focusing new employment activities, such as manufacturing and processing within current locations and within the business and industry overlay located west of town.
- Provide business opportunities within new and existing neighborhoods in a unified and compatible manner
- Coordinates future growth and development activities with the Town of Ellettsville

The Ellettsville Rural Community Land Use Plan map is displayed in Figure 50:



FINDINGS OF FACT - REZONE

In preparing and considering proposals to amend the text or maps of this Zoning Ordinance, the Plan Commission and the Board of County Commissioners shall pay reasonable regard to:

(A) The Comprehensive Plan;

Findings:

- The Comprehensive Plan designates the petition site as Designated Communities;
- The Ellettsville Rural Community Land Use Plan proposes to “Enhance existing development through the introduction of missing neighborhood elements including open space, mixed uses, and interconnecting transportation facilities”;
- Additionally, it states that “Maintain a discernable edge consisting of low density, large lot residential development along the perimeter of the rural community ”

(B) Current conditions and the character of current structures and uses in each district;

Findings:

- See Findings under Section A;
- The rezone request is to change 2.61 acres from AG/RR to MR;
- The current use of the petition parcel is residential and vacant;
- Adjacent uses are residential and adjacent zoning is MR;
- The change in zoning would create a more contiguous area of Medium Residential Zoning;

(C) The most desirable use for which the land in each district is adapted;

Findings:

- See Findings under Section A and Section B;
- The site contains adequate buildable area (slopes 15% and under);
- The petition site is not located in FEMA Floodplain and there are no known karst areas;

(D) The conservation of property values throughout the jurisdiction; and

Findings:

- Property value tends to be subjective;
- The effect of the approval of the rezone on property values is difficult to determine;

(E) Responsible development and growth.

Findings:

- See Findings under Section A, Section B, and Section C;
- Access is off of W Carmola DR;
- According to the Monroe County Thoroughfare Plan, W Carmola DR is classified as a Local Road;
- Monroe County Highway Dept. has proposed future road improvements to W Carmola DR, allowing safe conditions for an increased density;

EXHIBIT 1: Petitioner Letter



Todd M. Borgman, PS
Katherine E. Stein, PE
Donald J. Kocarek, LA
Stephen L. Smith, Founder

"Celebrating 40 years of professional design, surveying and land planning"

April 28, 2021

To: Monroe County Plan Commission

This letter is to serve as a request to Rezone the property located at 4050 W Carmola Drive, Bloomington, Indiana, from AG/RR to MR. Rezoning the property would match all adjoining properties of Glen Meadow Subdivision which surrounds this property.

On behalf of Blackwell Contractors Inc,

Scott Pardue
Scott Pardue

[illegible]

LEGEND

- (K) 165 Bayed HMA Surface, Type B on 220 Bayed HMA Intermediate, Type B on 330 Bayed HMA Base, Type B on 17" No. 51 Compacted Aggregate Base
- (A) Curb/Ramp (See Sheets 300)
- (C) PCOP for Approaches, 6"
- (D) HMA for Approaches
- (E) Concrete Shoulder, 5'
- (F) Half-Size Path, 1'
- (15) Concrete Curb and Gutter
- (25) Sodding
- (MB) Manhole Reset
- (WM) Water Meter (Adjust to Grade)
- (34) Line Marker, 50'x10", White, 4"
- (35) Line Marker, 50'x10", Yellow, 4"
- (36) Permanent Message Marking Path, 1" x 1" x 1"
- (37) Permanent Message Marking Stop Line, White, 24"
- (38) Permanent Message Marking Path, 1" x 1" x 1"
- (40) Curb/Ramp, 1" x 1" x 1"

MONROE COUNTY, IN
CARMOLA DRIVE
PLAN AND PROFILE
CARMOLA DR. - LINE "A"

DATE: 10/20/2019
 DRAWN: [Signature]
 CHECKED: [Signature]

MONROE COUNTY PLAN REVIEW COMMITTEE**July 8, 2021**

CASE NUMBER PUO-21-2
PLANNER Drew Myers
PETITIONER Blind Squirrels, LLC
c/o Kendall Knoke, Smith Design Group, Inc.
REQUEST Joseph Greene (Clear Creek Urban) - Planned Unit Development Outline Plan
Amendment 3
ADDRESS 4831 S Rogers ST & 4833 S Rogers ST
ACRES 4.12 +/-
ZONE RE1, RS3.5/PRO6, MR, and PUD
TOWNSHIP Perry
SECTION 20
PLATS Unplatted
COMP PLAN MCUA Mixed Residential
DESIGNATION

EXHIBITS

1. Written Statement & Outline Plan
2. Conceptual Site Plan
3. Outline Plan Area Map
4. Preliminary Drainage Plan
5. [2021-04-19 TIS Southern Meadows](#)
6. TIS Supplemental Discussion

PUBLIC MEETING OUTLINE (subject to change):

1. Plan Review Committee – July 8, 2021 (Recommendation)
2. Plan Commission Administrative – August 3, 2021
3. Preliminary Hearing - Plan Commission Regular Session – August 17, 2021
4. Plan Commission Administrative – September 7, 2021
5. Final Hearing - Plan Commission Regular Session – September 21, 2021
6. Final Decision - County Commissioners - TBD

RECOMMENDATION TO THE PLAN COMMISSION

TBD

RECOMMENDATION TO THE PLAN REVIEW COMMITTEE

Recommendation to the Plan Review Committee:

- Staff recommends forwarding a “positive recommendation” to the Plan Commission based on the petition’s compatibility with the Monroe County Comprehensive Plan.

PLAN REVIEW COMMITTEE – July 8, 2021

TBD

SUMMARY

The petition site is comprised of a 4.12 +/- acre property located in Section 20 of Perry Township at 4831 & 4833 S Rogers ST. Currently the petition site is made up of 3 parcels; two of the three parcels are to be transferred in accordance with an administrative plat that will likely be recorded before the Plan Commission meetings in August.

The petitioner is requesting to amend the zoning map from Estate Residential 1 (RE1), Single Dwelling Residential 3.5 (RS3.5/PRO6), Medium Density Residential (MR), and Planned Unit Development (PUD) to a new Planned Unit Development called “Clear Creek Urban”. The PUD outline is proposing a mixed use development that would include paired townhome condominiums, multi-family residences, and commercial space. The petitioner states in their written statement (Exhibit 1) that this project will complement the

existing community as well as the soon-to-be developed Southern Meadows, bordering this PUD site to the east. The development would include multiple road connections and alternative transportation connections. The petitioner states that the development will be built in three phases over three years. Approval of this outline plan amendment will amend the zoning map and allow for multi-family and mixed use commercial development.

BACKGROUND

The petitioner has worked collaboratively to provide an easement through their property to the project adjoining to the east, Southern Meadows Major Subdivision. In return for the easement, the owners of the Southern Meadows project committed to transferring two parcels that are part of the PUD petition.

This PUD petition is listed as the Joseph Greene Planned Unit Development Outline Plan Amendment 3. Amendment 2 (2010-PUO-03) was filed in October 2020 by the same petitioner, Blind Squirrels LLC, and was eventually denied by the Monroe County Board of Commissioners by a vote of 3-0. The Commissioners at that time were concerned for the petition's overall density and scale, parking availability, and its compatibility with the character of the area.

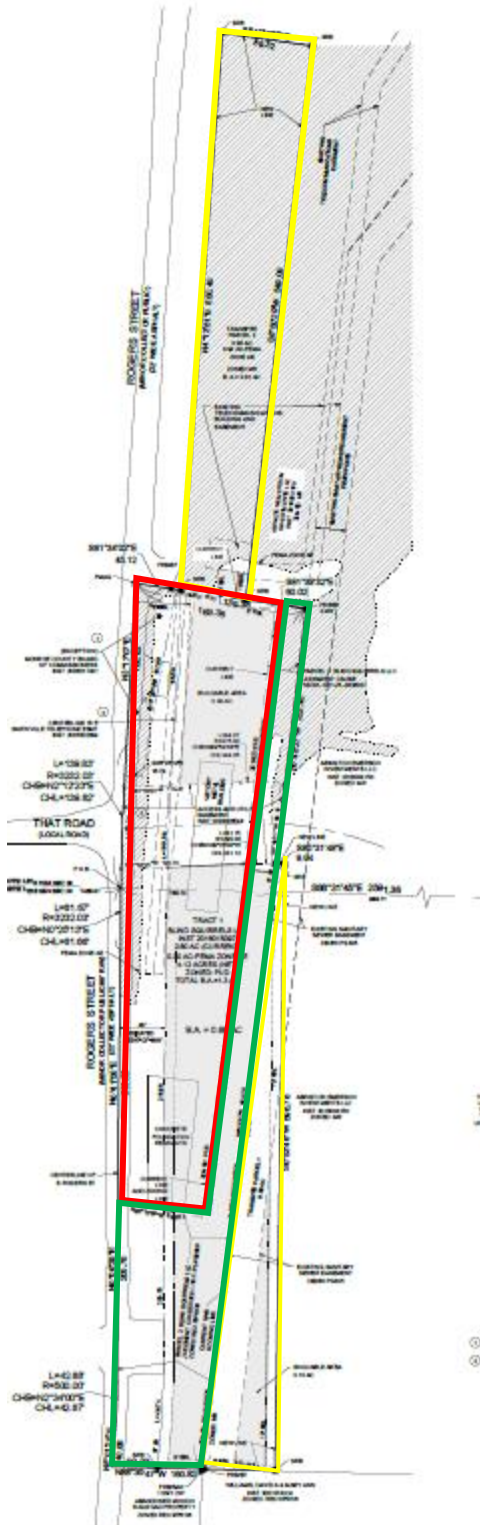
Part of the property included in this PUD amendment has a current list of permitted uses for the 1.5 acre parcel known as the Joseph Greene PUD. None of the uses below are being requested to be retained in the new PUD amendment.

Approved Uses
Appliance Repair
Electrical Repair
Industrial Equipment Repair
Locksmith
Office Equipment Repair
Photographic Services
Small Engine and Motor Repair
Accessory Office
Warehousing and Distribution
Welding
Plastic Products Assembly
Optical Instruments and Lenses
Electrical Devices
Engineering and Scientific
Glass and Glassware
Office and Computer Equipment
Transfer or Storage Terminal

The area requesting a rezone can be split into 3 categories, as shown below:

- **Yellow** = transfer areas from the Southern Meadows petition, yet to be recorded and added to the petition site.
- **Red** = portion of the site currently zoned PUD, but that the amendment will change the allowable uses in.
- **Green** = the portion of the property recently added by way of quiet title action from an abandoned railroad corridor.

MONROE COUNTY, INDIANA

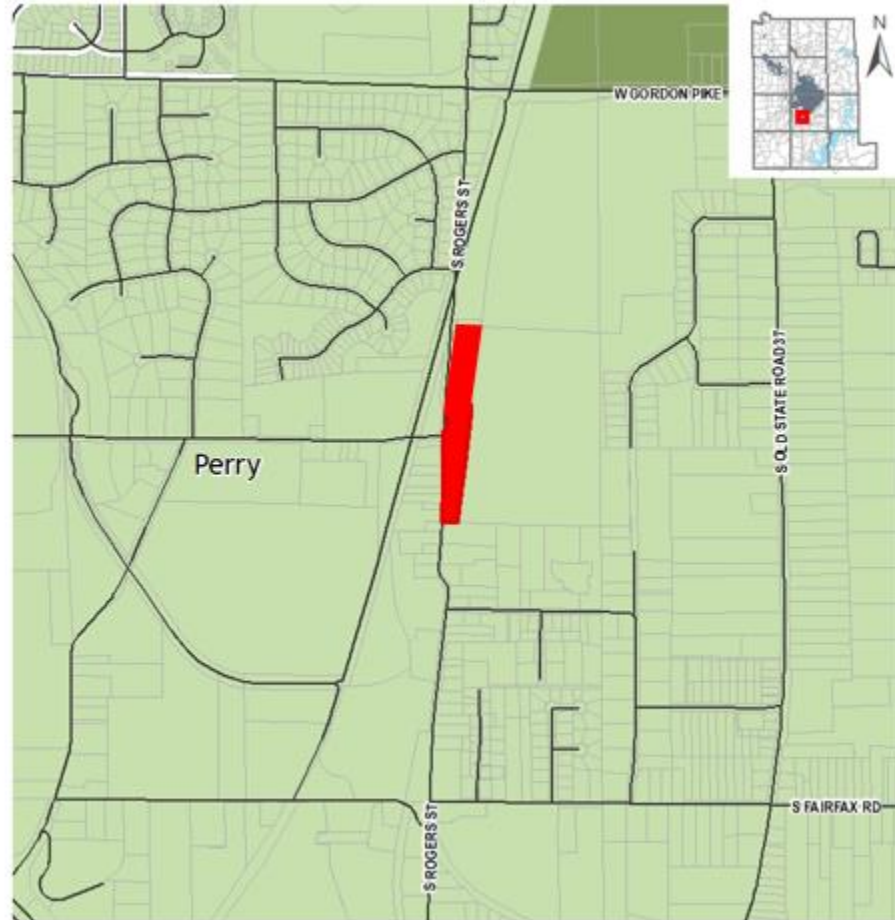


LOCATION MAP

The petition site is located in Perry Township, Section 20, addressed as 4831 & 4833 S Rogers ST (parcel number: 53-08-20-400-085.000-008). The petition site includes three parcels.

Location Map

- Petitioner
- Roads
- Civil (Political) Townships
- Incorporated Areas**
- Bloomington
- Parcels



ADJACENT USES / ZONING

The petition site includes areas zoned Estate Residential 1 (RE1), Single Dwelling Residential 3.5 (RS3.5/PRO6), Medium Density Residential, and Planned Unit Development (PUD). The petition site is currently used for light industrial service industries as provided for by the current PUD zoning.

The majority of the site is zoned PUD – Joseph Greene with a large portion to the north zoned MR and only small portions to the east and south that are zoned RE1 and RS3.5/PRO6. Chapter 802 defines MR as:

Medium Density Residential (MR) District. This district is defined as that which is primarily intended for residential development in areas in urban service areas, where public sewer service is available. Its purposes are: to encourage the development of moderately-sized residential lots in areas where public services exist to service them efficiently; to discourage the development of nonresidential uses; to protect the environmentally sensitive areas, including floodplain, watersheds, karst and steep slopes; and to maintain the character of the surrounding neighborhood. Therefore, the number of number of uses permitted in the MR District is limited. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the residential uses. The development of new residential activities proximate to known mineral resource deposits or extraction operations may be buffered by distance.

Chapter 833 defines the remaining zoning districts as:

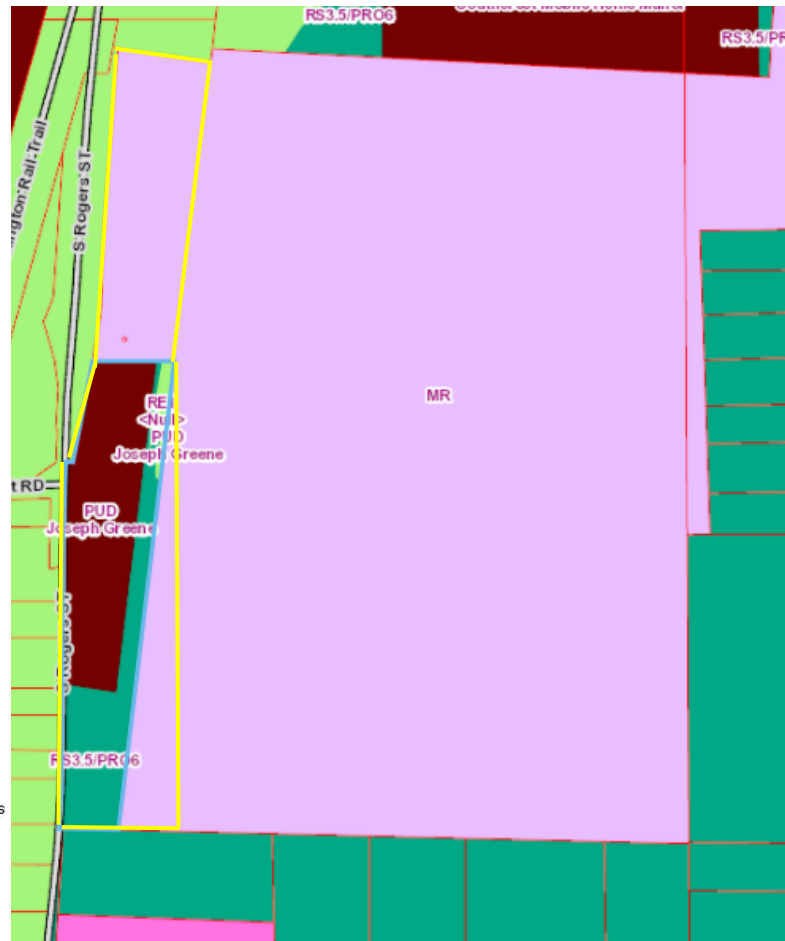
Estate Residential 1 (RE1) District. The intent of this district is to accommodate large lot (1 acre lot sizes), estate type residential uses in a rural environment along with limited compatible agricultural uses. It is meant specifically to:

- A. Accommodate those persons who desire estate type living.
- B. Maintain a pattern of growth that is consistent with the cost-efficient provision of urban services to promoted compactness in the city structure.
- C. Provide for development in a rural setting not necessarily requiring urban utilities.
- D. Provide for limited compatible agricultural uses.

Single Dwelling Residential 3.5 (RS3.5/PRO6) District. The intent of this district is to serve the traditional single family dwelling needs of the City. This district is one of three Single Dwelling Residential districts that differ based on density. These three Single Dwelling Residential districts provide a flexible density structure whereby developments of varying densities are permitted subject to appropriate review. The intent of these districts is specifically to:

- A. Provide for the development of single family neighborhoods.
- B. Assure the protection of existing residential environments.
- C. Promote compatibility with the existing pattern of development.

Current Zoning Map



Adjacent property zoning and uses are:

- **North:** Estate Residential (RE1), **Use(s):** Privately owned – vacant.
- **Northeast:** Estate Residential (RE1) & Planned Unit Development (PUD), **Use(s):** Southcrest Mobile Home Park.
- **East:** Medium Density Residential (MR), **Use(s):** Southern Meadows Subdivision (SFR). The average lot size is 0.22 acres.
- **South:** Single Dwelling Residential 3.5 (RS3.5/PRO6), **Use(s):** Privately owned – SFR
- **Southeast:** Single Dwelling Residential 3.5 (RS3.5/PRO6), **Use(s):** Privately owned – SFRs and Clear Creek Elementary School.
- **West:** Estate Residential (RE1), **Use(s):** Privately owned – SFRs.
- **Northwest:** Planned Unit Development (PUD) **Use(s):** Clear Creek Estates Subdivision (SFR).

USE COMPARISON

The petitioners state (EXHIBIT 1) that the proposed use for the development are:

The Outline Plan Area Map (Exhibit A) shows the various areas within this PUD, described as A thru E. The structures within the PUD will echo earlier Monroe County buildings such as a train depot and the Showers furniture factory. Area A consists of open space as part of the PUD requirement, and includes a nature path with benches and picnic table for residents to enjoy. Area B, located north of That Road, will contain multi-family residential units with the option to convert lower-level units into commercial space. Area C, to the south of the West That Road extension, will be a series of townhomes housed in three buildings whose architecture will evoke the famous saw-tooth structure of the historic Showers Furniture factory. The hope is that this architectural style will become an immediate landmark for the area, adding to the character and culture of the Clear Creek community with prime display along South Rogers Street. The final building to the south in Area D will contain commercial space on the lower level and an apartment on the upper level in an old-style gabled structure. And finally, area E, which is also open space.

TABLE 1: Proposed land uses for the entire PUD

Permitted Land Uses by AREA – Joseph Greene PUD Outline Plan Amendment					
USES	Area A (Open Space)	Area B (Multi-family apartments w/convertible Commercial 1 st floor)	Area C (Multi-family townhomes)	Area D (Commercial Lower level-upper level multi-family Condominium)	Area E (Open Space, detention)
Bike Shop (retail) *		P		P	
Bakery (retail)				P	
Construction Trailer		P	P		
Convenience Store				P	
Home Occupation		P	P	P	
Multi-family Dwelling (max 8 units)		P			
Multi-family Dwelling (max 15 units)			P		
Multi-family Dwelling (max 1 unit)				P	
Open Space	P				P
Restaurant **				P	
Tavern				P	
Temporary/Seasonal Activity ***		P		P	
Wired Communications (Smithville- existing)		P			

* Personal Electric Transportation (PET) sales such as electric bikes, skateboards, scooters, one wheels, etc

**Small scale restaurant – no friers

***single/day use such as food truck or produce stand (maximum 1 stand at any given time)

TABLE 2: Land use comparison

USES	AREA A	AREA B	AREA C	AREA D	AREA E	Ch. 804 MR	Ch. 804 HR	Ch. 804 LB
Bike Shop (retail)		P		P				P
Bakery (retail)				P				P
Construction Trailer		P	P			P	P	P
Convenience Store				P				P
Home Occupation		P	P	P		P	P	
Multi-family Dwelling		P	P	P				
Open Space	P				P	P	P	P
Restaurant				P				P
Tavern				P				
Temporary/ Seasonal Activity		P		P				P
Wired Communications		P				C	C	C

DESIGN STANDARDS ANALYSIS

Staff reviewed both existing design standards associated with the petition site and the proposed design standards.

ENTIRE PUD – Height, Bulk, Area, and Density

Height, Bulk, Area, and Density to meet current Monroe County ordinance requirements in Chapter 804 as of the approval date of this PUD amendment with the following exceptions:

- **Maximum Building Coverage:** 20% of the total PUD site area
Staff Note: 20% or 35,893 sf of development; petitioner is currently applying for ~23,840 sf of development)
- Decorative Veneer Walls/"False" Walls that connect individual buildings, for decorative purposes with a height of up to the maximum permissible building height, porches (covered and uncovered), awnings, canopies, and steps may be placed within the building setbacks.
- **Minimum Open Space Area:** 30% of the total PUD site area
Staff Note: 30% or 42,209 sq. ft.; Area A and Area E surpass the minimum open space requirement so no additional open space is required in Areas B, C, and D.
- Slopes 15% or greater that were created by human activity shall be included in the Buildable Area
- Public Right of Way:
 - S Rogers ST shall require a 45' wide dedicated ½ right of way
 - W That RD extension shall require an 80' wide dedicated right of way

ENTIRE PUD – Off-Street Parking and Loading

Off-street parking and loading to meet current Monroe County ordinance off-street parking and loading requirements in Chapter 806 as of the approval date of this PUD amendment with the following additional notes:

- Bike shop (retail) use to require 3 spaces per 1000 SF of GFA

- Temporary/Seasonal Activity use to require 3 spaces per 1000 SF of GFA

ENTIRE PUD = 78 spaces

AREA A = N/A

AREA B = 18 spaces

AREA C = 37 spaces (+ residential garages)

AREA D = 23 spaces

AREA E = N/A

TABLE 3: Parking Standards Comparison

	Proposed PUD	Ch. 806
Bike Shop (retail)*	3/1000 GFA	3/1000 GFA
Bakery (retail)	5/1000 GFA	5/1000 GFA
Convenience Store	3/1000 GFA + 1/employee on largest shift	3/1000 GFA + 1/employee on largest shift
Multi-family Dwelling	1.6 spaces/unit	1.6 spaces/unit
Restaurant	1/3 seats + 1/2 employees on largest shift	1/3 seats + 1/2 employees on largest shift
Tavern	1/4 seats	1/4 seats

*Closest use comparison is Ch. 802 “Sporting Goods”

ENTIRE PUD – Landscaping

- No other Landscape Buffer Yards are required between mixed-use lots and residential lots within this PUD, except between Area C and Area D.
- Removal of trees is allowed in where building improvements, streets, and infrastructure will be place.

ENTIRE PUD – Sustainability Standards

- A minimum of 10% of exterior parking spaces must use pervious pavers
- Recycling must be provided on site
- A minimum of one (1) electric vehicle charging space per 25 exterior parking spaces must be provided.
- Energy Star Certified appliances shall be used in all residential units.

ENTIRE PUD – Signage Standards

- Signage to meet current Monroe County ordinance signage requirements as of the approval date of this PUD amendment.

AREA A (0.86 Acres)

- Entire area is designated DNR floodplain: AE & Floodway
- No uses other than “Open Space” are permitted
- Open space shall be cleared of invasive species ground cover at the time of construction
- A nature path with a minimum of two (2) benches and one (1) picnic table shall be established at the time of construction

AREA B (0.60 Acres)

- Maximum Gross Density: eight (8) units
- Bedroom Count: Not to exceed eight (8) 2-bedroom units

- Minimum Lot Area: 0.21 acres
- Minimum Lot Width at Building Line: 60 feet
- Minimum Front Setback (S Rogers ST): 55 feet from centerline
- Minimum Front Setback* (W That RD): 50 feet from centerline
- Minimum Side Setback*: 5 feet
- Minimum Rear Setback*: 10 feet
- Maximum Building Height: Two (2) stories not to exceed 35 feet
- Maximum Commercial Use – 1st floor only: 2,000 net square feet.
- Architectural Standards:
 - Siding shall be horizontal in nature
 - A minimum of 1 apartment unit shall be maintained on the first floor at all times, or 2nd floor units will be made accessible via a lift.
 - Maximum gross square footage shall be no greater than 5,440 (including porches on three sides that are no less than 12 feet in width).

AREA C (0.95 Acres)

- Maximum Gross Density: fifteen (15) units
- Bedroom Count: Not to exceed fifteen (15) 2-bedroom single family dwelling units
- Minimum Lot Area: 0.21 acres
- Minimum Lot Width at Building Line: 20 feet
- Minimum Front Setback (S Rogers ST): 55 feet from centerline
- Minimum Front Setback* (W That RD): 50 feet from centerline
- Minimum Side Setback*: 5 feet
- Minimum Rear Setback*: 10 feet
- Maximum Building Height: Two (2) stories not to exceed 35 feet
- Architectural Standards:
 - Siding materials facing W That RD or S Rogers ST shall be brick or stone
 - Fifteen condominiums maximum
 - Garages are permitted for each unit

AREA D (0.41 Acres)

- Maximum Gross Density: one (1) unit
- Bedroom Count: 1-2 bedroom single unit
- Minimum Lot Area: 0.21 acres
- Minimum Lot Width at Building Line: 60 feet
- Minimum Front Setback (S Rogers ST): 55 feet from centerline
- Minimum Front Setback* (W That RD): N/A
- Minimum Side Setback*: 5 feet
- Minimum Rear Setback*: 10 feet
- Maximum Building Height: Two (2) stories not to exceed 35 feet
- Maximum Commercial Use – 1st floor only: 1,600 net square feet
- Architectural Standards:
 - Siding materials facing S Rogers shall be brick, stone, Masonite, and/or wood.

AREA E (0.20 Acres)

- Designated open space
- No uses permitted

*Covered porches shall be allowed to project into the required yard or beyond the building setback line a maximum of six (6) feet.

TABLE 4: Design Standards Comparison

	AREA B	AREA C	AREA D	ENTIRE PUD	Ch. 804 MR	Ch. 804 HR	Ch. 804 LB
Lot Area Requirements							
Gross Density	8 units	15 units	1 unit	5.9 units/acre	4.80 units/acre	7.30 units/acre	--
Min. Lot Area (acres)	0.21	0.21	0.21	--	0.21	0.14	--
Min. Lot Width (feet)	60	60	60	--	60	50	50
Max. Height (feet)	35	35	35	--	35	35	35
Setback and Open Space Requirements (feet)							
Minor Collector (S Rogers ST)	25	25	25	--	35	35	25
Local Road (W That RD)	25	25	25	--	25	25	25
Min. Side Yard (structures)	5	5	5	--	5	5	6
Min. Rear Yard (structures)	10	10	10	--	10	10	0
Min. Open Space (percent)	--	--	--	30%	40%	40%	15%

SITE CONDITIONS

The parcel currently contains two remainders of an original 4,460 sf commercial structure. The northern portion of the petition site (proposed Area A) is located entirely in the floodplain. The petitioners propose stormwater management to be managed underground in proposed Area B and in proposed Area E on the south end of the site. No other bioretention areas are proposed at this time; however, the petitioners attest they will work closely with the County MS4 Coordinator to provide a more detailed drainage analysis.

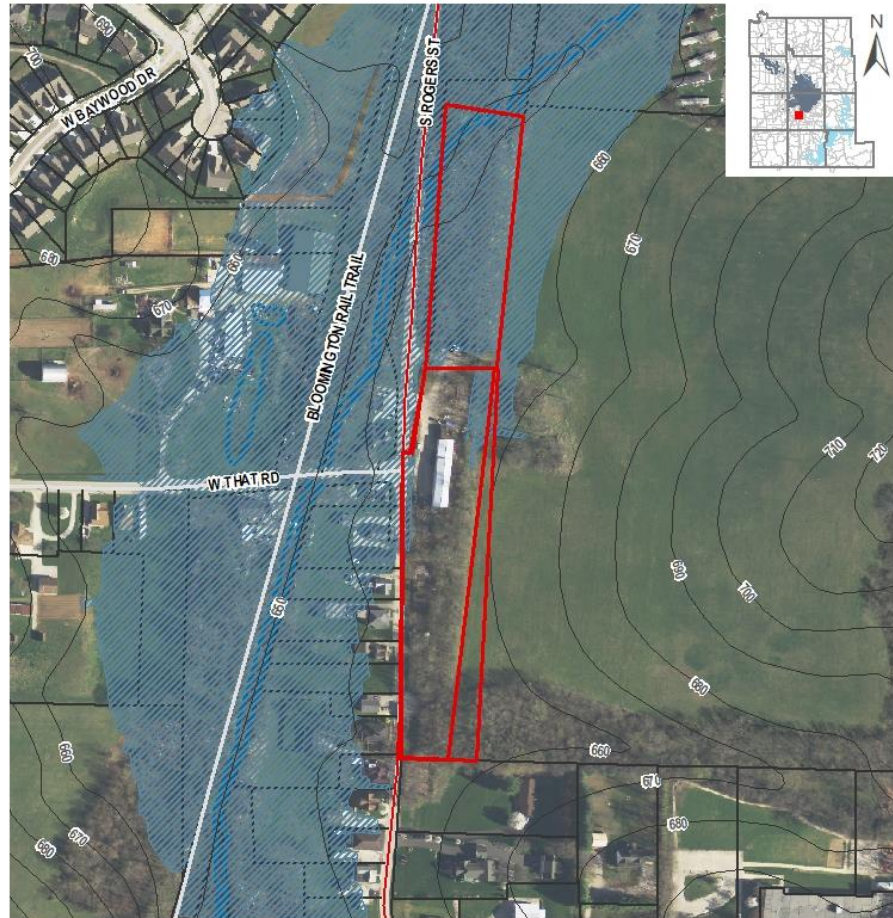
Site Conditions Map

- Minor Collector [90']
- Petitioner
- 10-Foot Contours
- Local Roads [50']
- FEMA Floodplain
- Hydrologic Features
- Parcels

0 0.01 0.02 0.04 0.06 0.08 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 12/2/2020



INFRASTRUCTURE AND ACCESS

The petitioner lists the following with respect to proposed and existing infrastructure/facilities available on the petition site:

- **Roads:** The project will be served by S Rogers St (existing minor collector) and W That Rd (local) that will be extended across the project site as part of the Southern Meadows subdivision
- **Sidewalks:** Sidewalks will be constructed along W That Rd as part of the Southern Meadows subdivision. The multi-use path along S Rogers St will be constructed as part of the Southern Meadows subdivision and extended as part of this PUD. An existing multi-use path that will be stubbed along the east property line as part of the Southern Meadows subdivision will be brought across this PUD within an access easement to provide public access to the S Rogers St corridor
- **Sanitary Sewers:** As part of the Southern Meadows project, a new sanitary sewer is being constructed along S Rogers St that provides sanitary sewer service to this PUD as well as the existing neighbors along the west side of S Rogers St
- **Stormwater Management:** Stormwater will be managed underground on the north parcel (Area B) and in Area E on the south end of the site in accordance with all Monroe County Drainage Ordinance requirements
- **Water Supply System:** An existing 6" city of Bloomington water main will serve this development along with a new 8" City of Bloomington water main that will run along the W That Rd extension
- **Street Lighting:** No new street lighting is proposed
- **Public Utilities:** Gas, electric, and communications are all available on site

Monroe County Stormwater Comments:

"Conceptual drainage design has already been approved, and is expected to meet the 10/7/2020 critical area release rates. A full drainage plan will be reviewed with more detailed development plans. This project will require a Rule 5 permit."

- Kelsey Thetonia, MS4 Coordinator

SITE PICTURES

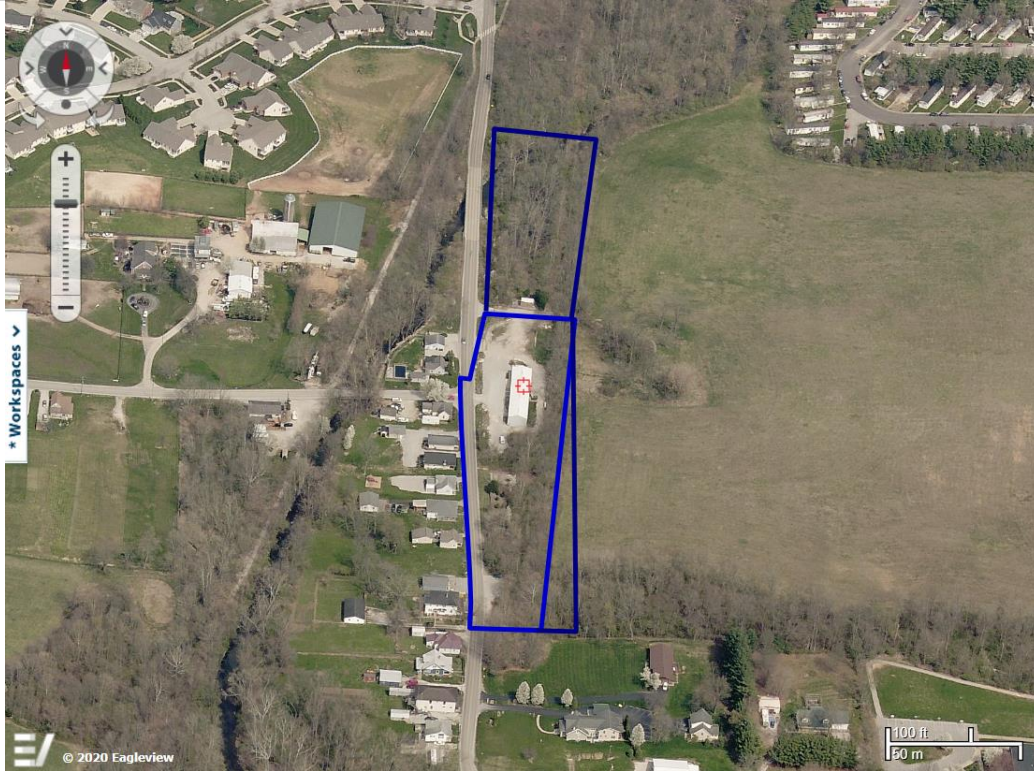


Photo 1. Facing north; aerial pictometry April 2020



Photo 2. Facing south; aerial pictometry April 2020



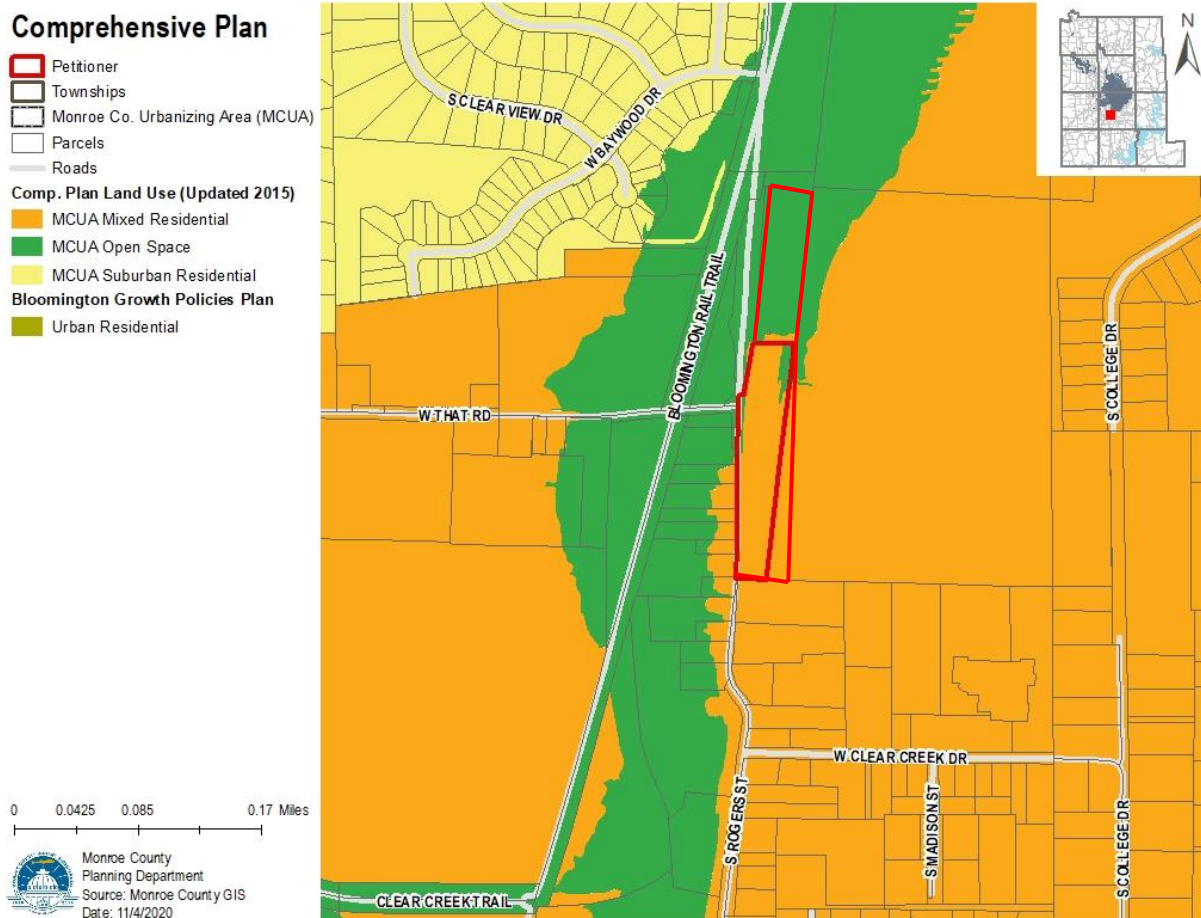
Photo 3. View of the building that was altered without permits August 2020. Photo by the Building Department.



Photo 4. View of the buildings with the area in between no longer present August 2020. Photo by the Building Department.

COMPREHENSIVE PLAN DISCUSSION

The petition site is located in the **Mixed Residential** district and the **Open Space** district on the Monroe County Urbanizing Area Plan portion of the Monroe County Comprehensive Plan. The immediate surroundings are also Mixed Residential and Open Space.



The proposed use of mixed use multi-family and commercial is fairly consistent with the MCUA mixed residential district. Nearly the entire buildable portion of the petition site is zoned as MCUA Mixed Residential which specifically supports new housing types adjacent to other mixed-use or commercial areas. Listed below are the design standards for the MCUA Mixed Residential district. Points that align with the proposed PUD outline plan are highlighted in **green**. Points that differ from the MCUA districts are highlighted in **grey**.

Mixed residential neighborhoods accommodate a wide array of both single-family and attached housing types, integrated into a cohesive neighborhood. They may also include neighborhood commercial uses as a local amenity.

These neighborhoods are intended to serve growing market demand for new housing choices among the full spectrum of demographic groups. Residential buildings should be compatible in height and overall scale, but with varied architectural character. These neighborhoods are often located immediately adjacent to mixed-Use districts, providing a residential base to support nearby commercial activity within a walkable or transit-accessible distance.

A Transportation

- Streets

Streets in mixed residential neighborhoods should be designed at a pedestrian scale. Like mixed-Use districts, **the street system should be interconnected** to form a block pattern, although it is not necessary to be an exact grid. An emphasis on **multiple interconnected streets** which also includes alley access for services and parking, will minimize the need for collector streets, which are common in more conventional Suburban residential neighborhoods. Cul-de-sacs and **dead-ends are not appropriate for this development type**. Unlike typical Suburban residential subdivisions, mixed residential development is intended to be **designed as walkable neighborhoods**. Most residents will likely own cars, but neighborhood design should de-emphasize the automobile.

- *Bike, pedestrian, and Transit modes*

Streets should have **sidewalks on both sides**, with **tree lawns of sufficient width to support large shade trees**. Arterial streets leading to or through these neighborhoods may be **lined with multi-use paths**. **Neighborhood streets should be designed in a manner that allows for safe and comfortable bicycle travel without the need for separate on-street bicycle facilities such as bike lanes**. As with mixed-Use districts, primary streets in mixed residential neighborhoods should be designed to accommodate transit.

B Utilities

- *Sewer and water*

The majority of mixed residential areas designated in the land Use Plan are located within **existing sewer service areas**. Preliminary analysis indicates that most of these areas have sufficient capacity for additional development. Detailed capacity analyses will be necessary with individual development proposals to ensure existing infrastructure can accommodate new residential units and that agreements for extension for residential growth are in place.

- *Power*

Overhead utility lines should be buried to eliminate visual clutter of public streetscapes and to minimize system disturbance from major storm events.

- *Communications*

Communications needs will vary within mixed residential neighborhoods, but upgrades to infrastructure should be considered for future development sites. Creating a standard for development of communications corridors should be considered to maintain uniform and adequate capacity.

C Open space

- *Park Types*

Pocket parks, greens, squares, commons, neighborhood parks and greenways are all appropriate for mixed residential neighborhoods. Parks should be provided within a walkable distance (one-eighth to one-quarter mile) of all residential units, and should serve as an **organizing element** around which the neighborhood is designed.

- *Urban Agriculture*

Community gardens should be encouraged within mixed residential neighborhoods. These may be designed as significant focal points and gathering spaces within larger neighborhood parks, or as dedicated plots of land solely used for community food production.

D Public Realm Enhancements

- *Lighting*

Lighting needs will vary by street type and width but safety, visibility and security are important. Lighting for neighborhood streets should be of a pedestrian scale (16 to 18 feet in height).

- *Street/Site furnishings*

Public benches and seating areas are most appropriately located within neighborhood parks and open spaces, but may be also be located along sidewalks. Bicycle parking racks may be provided within the tree lawn/ landscape zone at periodic intervals.

E Development Guidelines

- *Open Space*

Approximately 200 square feet of publicly accessible open space per dwelling unit. Emphasis

- should be placed on creating well-designed and appropriately proportioned open spaces that encourage regular use and activity by area residents.
- *Parking Ratios*
Single-family lots will typically provide 1 to 2 spaces in a garage and/or driveway. Parking for multi-family buildings should be provided generally at 1 to 1.75 spaces per unit, depending on unit type/number of beds. On-street parking should be permitted to contribute to required parking minimums as a means to reduce surface parking and calm traffic on residential streets.
 - *Site design*
Front setbacks should range from 10 to 20 feet, with porches, lawns or landscape gardens between the sidewalk and building face. Buildings should frame the street, with modest side setbacks (5 to 8 feet), creating a relatively continuous building edge. Garages and parking areas should be located to the rear of buildings, accessed from a rear lane or alley. If garages are front-loaded, they should be set back from the building face. Neighborhoods should be designed with compatible mixtures of buildings and unit types, rather than individual subareas catering to individual market segments.
 - *Building form*
Neighborhoods should be designed with architectural diversity in terms of building scale, form, and style. Particular architectural themes or vernaculars may be appropriate, but themes should not be overly emphasized to the point of creating monotonous or contrived streetscapes. Well-designed neighborhoods should feel as though they have evolved organically over time.
 - *Materials*
High quality materials, such as brick, stone, wood, and cementitious fiber should be encouraged. Vinyl and exterior insulated finishing Systems (EIFS) may be appropriate as secondary materials, particularly to maintain affordability, but special attention should be paid to material specifications and installation methods to ensure durability and aesthetic quality.
 - *Private Signs*
Mixed residential neighborhoods should not feel like a typical tract subdivision. It may be appropriate for neighborhoods to include gateway features and signs, but these should be used sparingly and in strategic locations, rather than for individually platted subareas.

PUD REVIEW CONSIDERATIONS

Section 811-6 (A) of the Monroe County Zoning Ordinance states: “The Plan Commission shall consider as many of the following as may be relevant to the specific proposal:

- (a) *The extent to which the Planned Unit Development meets the purposes of the Zoning Ordinance, the Comprehensive Plan, and any other adopted planning objectives of the County.*

Findings:

- The Comprehensive Plan designates the property as MCUA Mixed-Residential and MCUA Open Space;
- The property is currently zoned RE1, RS3.5/PRO6, MR, and PUD;
- The petition site contains an existing PUD permitting light industrial type uses;
- The primary current permitted uses of the site are a blend of permitted uses from the existing Joseph Greene PUD, RE1, RS3.5 and MR zoning districts;
- Adjacent properties are zoned Estate Residential 1 (RE1), Single Dwelling Residential 3.5 (RS3.5/PRO6), and Medium Density Residential (MR);
- The petitioner is proposing open space to be provided by proposed Area A and Area E; a majority of this area is floodplain. Chapter 811 states: “Permanent open space shall be defined as parks, playgrounds, landscaped green space, and natural areas, not including schools, community centers or other similar areas in public ownership.”
- The current proposal provides 30% of useable open space as defined by Ch. 811;

- (b) *The extent to which the proposal departs from zoning and subdivision regulations such as density, dimension, bulk, use, required improvements, and construction and design standards.*

Findings:

- See Findings (a);
- Multi-family and/or mixed-use is not currently permitted within the RE1, RS3.5/PRO6, MR, or existing PUD zoning districts;
- The site has a minimum lot area requirement of 0.21 acres for Area B, Area C, and Area D;
- The minimum lot area requirements provided are compatible with the current MR zoning district;
- Area B has a maximum gross density of 8 units (Area B is 0.60 acres);
- Area C has a maximum gross density of 15 units (Area C is 0.95 acres);
- Area D has a maximum gross density of 1 unit (Area D is 0.41 acres);
- The entire proposed PUD has a maximum of 5.9 units per acre for the 4.12 acre site;
- The maximum gross densities provided are compatible with the current HR zoning district;
- Areas B, C, and D have a minimum lot width at building line of 60 feet;
- The minimum lot widths provided are compatible with the current MR zoning district;
- The maximum building heights provided are compatible with the current MR zoning district;
- The site has a minimum open space requirement of 30%, which is less than the current MR, HR, and UR zoning districts;
- Off-street parking and loading requirements to meet current Chapter 806 standards with the additional notes listed in the proposed outline plan;
- Landscaping requirements to meet current Chapter 830 standards with the exceptions listed in the proposed outline plan;
- The site proposes the permission of 6 uses in Area B, 3 uses in Area C, and 8 uses in Area D;

- (c) *The extent to which the PUD meets the purposes of this Zoning Ordinance, the Comprehensive Plan, and other planning objectives. Specific benefits shall be enumerate.*

Findings:

- See Findings (a) and (b);

- The petitioners are working with staff to comply with Chapter 811 standards;
- The Comprehensive Plan supports a variety of housing types for the MCUA Mixed-Residential designation;
- Adjacent districts to the petition site are a mixture of low, medium, and high density Single Family Residential;
- The Comprehensive Plan does not support the inclusion of a Mixed-Use type development in this area designated as MCUA Mixed-Residential; however, it does support “neighborhood commercial uses as a local amenity;”

(d) *The physical design and the extent to which it makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects common open space, and furthers the amenities of light, air, recreation and visual enjoyment.*

Findings:

- Staff will be reviewing a development plan if approved;
- Management of common areas (proposed Area A and Area E) will remain under the control of a Homeowner’s Association (HOA);
- The petitioner is proposing 30% open space to be provided by proposed Area A and Area E; a majority of this area is floodplain. Chapter 811 states: “Permanent open space shall be defined as parks, playgrounds, landscaped green space, and natural areas, not including schools, community centers or other similar areas in public ownership.”
- The petitioner has submitted a preliminary drainage plan for review by the MS4 Coordinator;
- The petitioners will coordinate with the MS4 Coordinator to ensure proper stormwater management facilities are designed and installed;

(e) *The relationship and compatibility of the proposal to the adjacent properties and neighborhoods, and whether the proposal would substantially interfere with the use of or diminish the value of adjacent properties and neighborhoods.*

Findings:

- See Findings (a), (b) & (d);
- The Southern Meadows Subdivision to the east consists of approximately 95 lots and has yet to be final platted;
- The petitioner states in their written statement (Exhibit 1) that the development is to serve the neighborhood community, retire previous light industrial uses, and will complement the existing community as well as the soon-to-be developed Southern Meadows Major Subdivision;
- The proposed PUD outline plan would connect to existing neighborhoods together while extending pedestrian walking paths, and also to an MCCSC elementary school to the southeast;

(f) *The desirability of the proposal to the County’s physical development, tax base, and economic well-being.*

Findings:

- See Findings under Section (e);
- The petitioner submitted design plans that are aesthetic in nature. In addition, the petitioner submitted a set of potential benefits for this project:
 - *Utilizes previously developed land, creating opportunity for preservation of other undeveloped land*
 - *Adds uses that better serve the existing neighborhood*
 - *Fills a market need for modest sized single-family dwelling units*
 - *Provides neighborhood businesses that serve the residents of Clear Creek*

- *Reduces trips outside of the community resulting in reduced carbon footprint*
- *Provides a small number of apartments in a geographic area where they are sorely needed*
- *Improves alternative transportation infrastructure for Clear Creek residents and businesses*
- *Improves utility access to neighboring properties*
- *Promotes green energy initiative providing electric vehicle charging*

(g) *The proposal will not cause undue traffic congestion and can be adequately served by existing or programmed public facilities and services.*

Findings:

- See Findings under Section (d) & (e);
- Multiple road connections are proposed within the outline plan that will increase interconnectivity between established neighborhoods;
- The petitioner is proposing a private two-way driveway with access off S Rogers ST and W That RD extension to provide access to private garages and additional parking to serve the proposed PUD;
- A traffic study authored by EMCS, Inc. is included as Exhibit 5;

(h) *The proposal preserves significant ecological, natural, historical and architectural resources to the extent possible.*

Findings:

- The PUD outline plan has open space requirements that will be described legally as unbuildable;
- The petitioner states that Area A and Area E are to serve as common open space, which includes 1.06 acres (~35%) of the total site acreage;

(i) *The proposed development is an effective and unified treatment of the development possibilities on the site.*

Findings:

- See Findings (a) & (b)

EXHIBIT 1: Written Statement & PUD Outline Plan

Joseph Greene Planned Unit Development (PUD)

Outline Plan Amendment

Last Updated: 06/25/2024

Legal Description of Property

A PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTH 88 DEGREES 31 MINUTES 45 SECONDS EAST (INDIANA STATE PLANE, WEST ZONE) ALONG THE NORTH LINE THEREOF 1465.51 FEET TO CENTERLINE OF ROGERS STREET AND THE POINT OF BEGINNING. THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 3232.03 FEET AND A LENGTH OF 139.83 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 02 DEGREES 12 MINUTES 23 SECONDS EAST AND A CHORD LENGTH OF 139.82 FEET; THENCE NORTH 03 DEGREES 17 MINUTES 07 SECONDS EAST 160.63 FEET; THENCE SOUTH 81 DEGREES 34 MINUTES 02 SECONDS EAST 45.12 FEET; THENCE NORTH 04 DEGREES 13 MINUTES 51 SECONDS EAST 550.40 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 81 DEGREES 32 MINUTES 33 SECONDS EAST 89.32 FEET; THENCE SOUTH 06 DEGREES 50 MINUTES 29 SECONDS WEST 549.09 FEET; THENCE SOUTH 81 DEGREES 48 MINUTES 32 SECONDS EAST 60.02 FEET; THENCE SOUTH 06 DEGREES 48 MINUTES 27 WEST 253.45 FEET; THENCE SOUTH 85 DEGREES 31 MINUTES 48 SECONDS EAST 9.04 FEET; THENCE SOUTH 00 DEGREES 53 MINUTES 46 SECONDS WEST 596.78 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 47 SECONDS WEST 160.83 FEET TO THE CENTERLINE OF ROGERS STREET; THENCE ON SAID CENTERLINE NORTH 05 DEGREES 01 MINUTES 25 SECONDS EAST 40.68 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 500.00 FEET AND A LENGTH OF 42.88 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 02 DEGREES 34 MINUTES 00 SECONDS EAST AND A CHORD LENGTH OF 42.87 FEET; THENCE NORTH 0 DEGREES 06 MINUTES 35 SECONDS EAST 205.78 FEET; THENCE 00 DEGREES 41 MINUTES 58 SECONDS EAST 218.88 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 3232.03 FEET AND A LENGTH OF 61.67 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 00 DEGREES 25 MINUTES 13 SECONDS EAST AND A CHORD LENGTH 61.66 FEET AND TO THE POINT OF BEGINNING. CONTAINING 4.12 ACRES MORE OR LESS.

Background

This property at 4831/4833 S Rogers is located in what was the original core of Clear Creek, beginning in the mid 1800's. A train station in Clear Creek brought people and commodities to and from Clear Creek, which spurred the creation of a village. The majority of structures in the area are homes and buildings constructed between the late 1890's and early 1900's. There are some businesses mixed with the neighboring residences. Within a quarter mile, these include: the US Post office, Stellas Place Antiques, Wampler House Bed & Breakfast, Iron Pit Gym, Next Generation Personal Training & Fitness, and Bloomington Auto Marine and Trim. Four schools within walking distance include -- Clear Creek Elementary, Clear Creek Christian, Lighthouse Christian Academy, and Bachelor Middle School. There are 15 building structures directly across S Rogers Street from this PUD site. The Clear Creek Trail is a popular neighborhood resource.

The PUD site has been underutilized. Current zoning uses are light industrial in nature and would no longer serve this mostly residential area. The parcel is scattered with an overgrowth of invasive trees and shrubs that are intermingled with broken foundation slabs, miscellaneous bricks, and excess concrete leftovers from prior businesses. The current permitted uses do not serve the community. Past efforts to reinvigorate this property have not been sustainable. A PUD was established on a smaller portion of the property in 2006. An amendment in 2008 brought hopes for an additional use, but this effort did not come to fruition.

The Plan Commission and Commissioners recently approved Southern Meadows, a 90-lot residential subdivision, just east of this property. The majority of Southern Meadows adjoining this PUD site is open space, which complements this project in a very nice way. Southern Meadows requires an extension of West That Road across this parcel. Negotiations around that extension have afforded the developer additional property with which to work and incorporate into this PUD. The resulting PUD site is now better configured, providing developable areas for residential housing (single family dwelling units and apartments) and potential neighborhood businesses that will fit well with the needs of existing and future residents.

Portions of the PUD site are currently a part of the existing Better Way Moving/Joseph Greene PUD. This proposal will incorporate that existing area along with some additional areas into this new amended PUD outline plan.

Existing uses permitted in the Better Way Moving/Joseph Greene PUD:

- Appliance Repair
- Electrical Repair
- Industrial Equipment Repair
- Locksmith
- Office Equipment Repair
- Photographic Services
- Small Engine and Motor Repair
- Accessory Office
- Warehousing and Distribution
- Welding
- Plastic Products Assembly
- Optical Instruments and Lenses
- Electrical Devices
- Engineering and Scientific
- Glass and Glassware
- Office and Computer Equipment
- Transfer or Storage Terminal

Overview

The purpose of this PUD is to redevelop this 4.12 acre PUD site into a mixture of two-bedroom condominiums and two-bedroom apartments in combination with other commercial uses designed to serve the neighborhood community, retiring previous light industrial uses. This project will complement the existing community as well as the soon-to-be developed Southern Meadows, bordering this PUD site to the east. Walkability and alternative transportation are key benefits, helping create a sense of place.

The Outline Plan Area Map (Exhibit A) shows the various areas within this PUD, described as A thru E. The structures within the PUD will echo earlier Monroe County buildings such as a train depot and the Showers furniture factory. Area A consists of open space as part of the PUD requirement, and includes a nature path with benches and picnic table for residents to enjoy. Area B, located north of That Road, will contain multi-family residential units with the option to convert lower-level units into commercial space. Area C, to the south of the West That Road extension, will be a series of townhomes housed in three buildings whose architecture will evoke the famous saw-tooth structure of the historic Showers Furniture factory. The hope is that this architectural style will become an immediate landmark for the area, adding to the character and culture of the Clear Creek community with prime display along South Rogers Street. The final building to the south in Area D will contain commercial space on the lower level and an apartment on the upper level in an old-style gabled structure. And finally, area E, which is also open space. The development standards for those areas are given later in this document.

Monroe County is justly proud of the intricate network of trails that knit the community together and provide alternative transportation and road safety. This project will continue to build upon that vision by providing an extension of the multi-use trail that is proposed in the Southern Meadows subdivision and provide a destination for pedestrians and cyclists that utilize that trail network. A 10' multi-use path will extend from northeast of the project, adjoining the Southern Meadows development, and will head west to the front of the lot, then head south along S Rogers street to the south end of the property. This amenity will greatly improve foot and bicycle transportation in the area.

Some of the benefits of this project are summarized below:

- Utilizes previously developed land, creating opportunity for preservation of other undeveloped land
- Adds uses that better serve the existing neighborhood
- Fills a market need for modest sized single-family dwelling units
- Provides neighborhood businesses that serve the residents of Clear Creek
- Reduces trips outside of the community resulting in reduced carbon footprint
- Provides a small number of apartments in a geographic area where they are sorely needed
- Improves alternative transportation infrastructure for Clear Creek residents and businesses
- Improves utility access to neighboring properties
- Promotes green energy initiative providing electric vehicle charging

Land Use Policies

The 2012 Monroe County Comprehensive Plan identifies this site as part of the Bloomington Urbanizing Area and more specifically as an area of Urban Residential. The plan states that this area is intended to provide *“urban scale residential single family housing on a range of smaller lot sizes and multi-family residential housing, some of which may be in combination with employment uses or other commercial uses designed to serve the residential community...As appropriate, these areas are encouraged to have mixed residential, convenience commercial, light industrial and public/semi-public uses...The urban lifestyle is supported by a range of density options and the mixing of employment and residential uses...For multifamily residential, town homes and mobile home developments...higher densities of four to twenty units per acre shall be allowed.”*

The 2015 Monroe County Urbanizing Area Plan identifies this site as an area of Mixed-Residential. The plan states *“Mixed residential neighborhoods accommodate a wide array of both single-family and attached housing types, integrated into a cohesive neighborhood. They may also include neighborhood commercial uses as a local amenity.”*

The 2016 Monroe County Urbanizing Area Plan Phase II Implementation Report identifies this area as Neighborhood Development (N2). The plan states *“This district includes several existing residential subdivisions with primarily single-family lots, and is intended to provide a greater opportunity for diverse housing types and densities. Mixed use nodes may be appropriate at key locations within this larger district, consistent with the recommendations of the Mixed Residential land use type designated in the Urbanizing Area Plan.”*

We believe this project fits beautifully within the vision of the Comprehensive Plan.

Ownership

The project site is the property described in the legal description included in this document. The property is currently owned by two entities and contains four different zoning designations: RS3.5/PRO6, RE1, MR, and PUD. The proposed project will incorporate the entire property into this PUD and the existing PUD currently governing portions of the property will become null and void. The PUD property may be subdivided in the future in accordance with the standards set forth in this PUD and the Monroe County Subdivision Control ordinance.

Development Schedule

This project will be constructed in phases. Each phase is described below and shown on the Outline Plan Area Map (Exhibit A). The Development Plan for Phase 1 shall be submitted to the Planning Department not more than 24 months following Board of Commissioners approval of this Outline Plan. Each additional phase must be submitted to the Planning Department no more than 24 months following approval of the previous phase's Development Plan. The existing buildings on site may be used as construction trailers and can remain in use until the completion of Phase 2.

Phase 1 (January 2022-January 2023 anticipated)

Phase 1 will consist of Areas A, C, and E and all required infrastructure necessary for their construction including driveway, utilities, and storm water. Areas A and E will need to have active permits and construction in progress before any permits can be pulled for Area C.

Phase 2 (January 2023- January 2024 anticipated)

Phase 2 will consist of Area D and all required infrastructure necessary for its construction including driveway, utilities, and storm water.

Phase 3 (January 2024- January 2025 anticipated)

Phase 3 will consist of Area B and all required infrastructure necessary for its construction including driveway, utilities, and storm water.

Rationale for Changes to Existing Development Standards

The reasoning for the departures from the established County Ordinance is as follows:

- The County Ordinance does not allow multifamily residential anywhere in the county except in former City of Bloomington zones and PUDs. Through redevelopment, we are trying to re-create a center of the Clear Creek community, and density in the core of the community helps create a sense of place for the residents. The 2015 Urbanizing Area Plan recommends a density of 10-14 units/acre in the Mixed Residential district and this PUD is less. Additionally, within the 2012 Comprehensive Plan, this site is located in the area described as Urban Residential in the recommended Land Use Plan.
- The County Ordinance makes it difficult for multiple uses to exist on the same parcel and impossible for multifamily to be located above commercial spaces. The remedy for this is described in the 2015 Urbanizing Area Plan for mixed-use districts: *“Uses may be integrated vertically within buildings, such as residential or office over ground-floor retail, or horizontally among single-use buildings that are closely coordinated with one another. Mixed-use areas may take the form of linear corridors along major roadways, large districts that serve as regional destinations for commerce, dining and entertainment, or small nodes at crossroads that serve nearby residential neighborhoods or employment areas.”* By providing a mixed-use center, Clear Creek community members can live and shop within their community without having to get in their cars.
- South Rogers Street is a Minor Collector which normally requires a 35' setback from the center line. This PUD is providing for a 45' ROW (setback) from center line, whereby promoting a 10' multi-use path allowing plenty of space for streetscape trees. The current total width of South Rogers Street is approximately 22' total. This PUD site borders mostly open space to the north, east, and south.
- The Covid-19 pandemic has hurt local small businesses. To respond to the changing culture, we are providing ample outdoor seating areas.

Proposed Development Standards

This Joseph Greene PUD Outline Amendment deletes all prior commitments and conditions, which were focused on light industrial uses, and replaces them with commitments geared to residential and neighborhood focused commercial uses. All provisions given in the Monroe County Zoning Ordinance and Monroe County Subdivision Control Ordinance (as in effect at the time this PUD Outline Plan was approved) apply except as amended in the following sections. In the event the Outline Plan is silent regarding specific standards for Areas B, C, and D in this PUD, relevant provisions for the UR District as set out in the Monroe County Zoning Code shall be followed for controlling language.

Standards listed below are broken down by the entire PUD and by specific area when applied only to that area.

Entire PUD – Development Standards

Permitted Land Uses by AREA – Joseph Greene PUD Outline Plan Amendment					
USES	Area A (Open Space)	Area B (Multi-family apartments w/convertible Commercial 1 st floor)	Area C (Multi-family townhomes)	Area D (Commercial Lower level-upper level multi-family Condominium)	Area E (Open Space, detention)
Bike Shop (retail) *		P		P	
Bakery (retail)				P	
Construction Trailer		P	P		
Convenience Store				P	
Home Occupation		P	P	P	
Multi-family Dwelling (max 8 units)		P			
Multi-family Dwelling (max 15 units)			P		
Multi-family Dwelling (max 1 unit)				P	
Open Space	P				P
Restaurant **				P	
Tavern				P	
Temporary/Seasonal Activity ***		P		P	
Wired Communications (Smithville- existing)		P			

* Personal Electric Transportation (PET) sales such as electric bikes, skateboards, scooters, one wheels, etc

**Small scale restaurant – no friers

***single/day use such as food truck or produce stand (maximum 1 stand at any given time)

- **Height, Bulk, Area, and Density – entire PUD**
 - Height, Bulk, Area, and Density to meet current Monroe County ordinance requirements in chapter 804 as of the approval date of this PUD amendment with the following exceptions:
 - Maximum Building Coverage: 20% of the total PUD site
 - Decorative Veneer Walls/“False” Walls that connect individual buildings for decorative purposes with a height of up to the maximum permissible building height, Porches (Covered and Uncovered), Awnings, Canopies, and Steps may be placed within the building setbacks
 - Minimum Open Space Area: 30% of the total PUD site
 - Slopes 15% or greater that were created by human activity shall be included in the Buildable Area
 - Public Right of Way
 - South Rogers St shall require a 45 foot wide dedicated ½ right of way
 - West That Rd extension shall require an 80 foot wide dedicated right of way
- **Off-Street Parking and Loading - entire PUD**
 - Off-street parking and loading to meet current Monroe County ordinance off-street parking and loading requirements in chapter 806 as of the approval date of this PUD amendment
 - Bike shop (retail) use to require 3 spaces per 1000 SF of GFA
 - Temporary/Seasonal Activity use to require 3 spaces per 1000 SF of GFA
- **Landscaping - entire PUD**
 - No other Landscape Buffer Yards are Required between mixed-use lots and residential lots within this PUD, except between areas C and D.
 - Removal of existing trees is allowed where building improvements, streets, and infrastructure will be placed.
- **Sustainability Standards – entire PUD**
 - A minimum of 10% of exterior parking spaces must use pervious pavers
 - Recycling must be provided on site
 - A minimum of 1 electric vehicle charging space per 25 exterior parking spaces must be provided
 - Energy Star Certified appliances shall be used in all residential units

- **Signage Standards – entire PUD**

- Signage to meet current Monroe County ordinance signage requirements in chapter 807 as of the approval date of this PUD amendment

Area A – Development Standards

- **Landscaping**

- Open space shall be cleared of invasive species ground cover at the time of construction
- A nature path with a minimum of 2 benches and 1 picnic table shall be established at the time of construction

<i>Areas B, C, and D – Development Standards</i>				
	Area B (Multi-family apartments w/convertible Commercial 1st floor)	Area C (Multi-family townhomes)	Area D (Commercial Lower level- upper level multi-family Condominium)	OVERALL PUD
MAXIMUM GROSS DENSITY RESIDENTIAL	MAXIMUM GROSS DENSITY 8 UNITS	MAXIMUM GROSS DENSITY 15 UNITS	MAXIMUM GROSS DENSITY 1 TOTAL UNIT	24 TOTAL PUD UNITS – PER SPECIFIC AREAS (MAXIMUM 5.9 UNITS PER AC FOR 4.12 AC PUD SITE)
BEDROOM COUNT RESIDENTIAL	NOT TO EXCEED 8 - 2 BEDROOM MULTI-FAMILY DWELLING UNITS	NOT TO EXCEED 15 - 2 BEDROOM MULTI-FAMILY DWELLING UNITS	NOT TO EXCEED 1 – 2 BEDROOM SINGLE MULTI- FAMILY DWELLING UNIT	
MINIMUM LOT AREA (ACRES)	.21 ACRES	.21 ACRES	.21 ACRES	
MINIMUM LOT WIDTH AT BUILDING LINE	60 FEET	60 FEET	60 FEET	
MINIMUM FRONT YARD SETBACK (FRONTING S ROGERS STREET)	55 FEET FROM CENTERLINE OF ROADWAY	55 FEET FROM CENTERLINE OF ROADWAY	55 FEET FROM CENTERLINE OF ROADWAY	
MINIMUM FRONT YARD SETBACK* (FRONTING W THAT ROAD)	50 FEET FROM CENTERLINE OF ROADWAY	50 FEET FROM CENTRLINE OF ROADWAY	N/A	
MINIMUM SIDE YARD BUILDING SETBACK*	5 FEET	5 FEET	5 FEET	
MINIMUM REAR YARD BUILDING SETBACK*	10 FEET	10 FEET	10 FEET	
MAXIMUM BUILDING HEIGHT	2 STORIES NOT TO EXCEED 35'	2 STORIES NOT TO EXCEED 35'	2 STORIES NOT TO EXCEED 35'	

MAXIMUM COMMERCIAL USE SQ FT – 1 ST FLOOR ONLY	2,000 NET SQ FT	NA	1,600 NET SQ FT	
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*Covered porches shall be allowed to project into the required yard or beyond the building setback line a maximum of 6 feet

Area B – Development Standards-Architectural

- Siding shall be horizontal in nature
- A minimum of 1 apartment unit shall be maintained on the first floor at all times, or 2nd floor units will be made accessible via a lift.
- Maximum gross square footprint shall be no greater than 5,440 SF(including porches on three sides that are no less than 12' in width)

Area C – Development Standards- Architectural

- Siding materials facing W That Rd or S Rogers St shall be brick or stone
- 15 Townhomes Maximum
- Garages are permitted for each unit

Area D – Development Standards-Architectural

- Siding materials facing S Rogers St shall be brick, stone, Masonite, and/or wood.

Facilities

- Roads: The project will be served by S Rogers St (existing minor collector) and W That Rd (local) that will be extended across the project site as part of the Southern Meadows subdivision
- Sidewalks: Sidewalks will be constructed along W That Rd as part of the Southern Meadows subdivision. The multi-use path along S Rogers St will be constructed as part of the Southern Meadows subdivision and extended as part of this PUD. An existing multi-use path that will be stubbed along the east property line as part of the Southern Meadows subdivision will be brought across this PUD within an access easement to provide public access to the S Rogers St corridor
- Sanitary Sewers: A new sanitary sewer will be constructed along S Rogers St that provides sanitary sewer service to this PUD as well as the existing neighbors along the west side of S Rogers St
- Stormwater Management: Stormwater will be managed underground on the north parcel (area B) and in area E on the south end of the site in accordance with all Monroe County Drainage Ordinance requirements
- Water Supply System: An existing 6" city of Bloomington water main will serve this development along with a new 8" city of Bloomington water main that will run along the W That Rd extension
- Street Lighting: No new street lighting is proposed
- Public Utilities: Gas, electric, and communications are all available on site

Neighborhood Meeting Report

A neighborhood meeting was held on July 29, 2019 at the nearby Clear Creek Elementary that included a presentation of this project as well as two other area projects and a question and answer session with local community members. Over 50 neighbors were in attendance. A copy of the neighborhood meeting summary is attached to this PUD document.

An additional neighborhood meeting was held on January 7, 2021 at 6:30pm on Zoom (due to Covid-19 pandemic). This meeting included an updated presentation of the current project and questions and comments from meeting attendees. Around 8 neighbors were in attendance. A copy of the neighborhood meeting summary is attached to this PUD document.

EXHIBIT 2: Conceptual Site Plan



OVERALL PLAN

OPEN SPACE

TOTAL SITE AREA (NOT INCLUDING S ROGERS ST PROPOSED RIGHT OF WAY) = 3.23 ACRES

OPEN SPACE (COMMON AREA LOTS 1 AND 20) = 1.06 ACRES (33%)

PARKING SPACES

AREA B = 18 PARKING SPACES

AREA C = 15 RESIDENTIAL TWO CAR GARAGES + 37 PARKING SPACES = 67 TOTAL SPACES (4.5 SPACES/UNIT)

AREA D = 23 PARKING SPACES

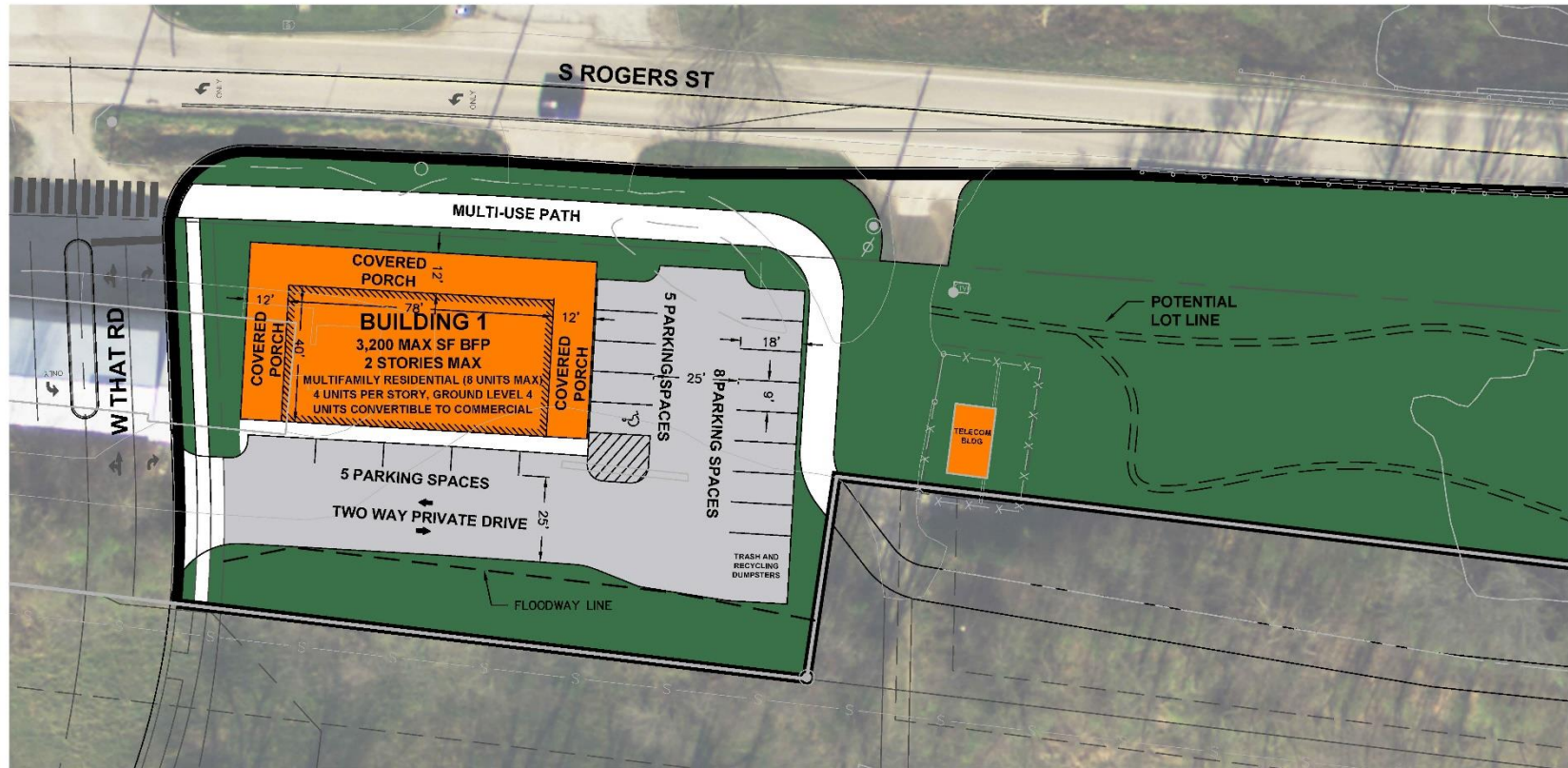
TOTAL = 108 PARKING SPACES

SCALE: 1"=100'



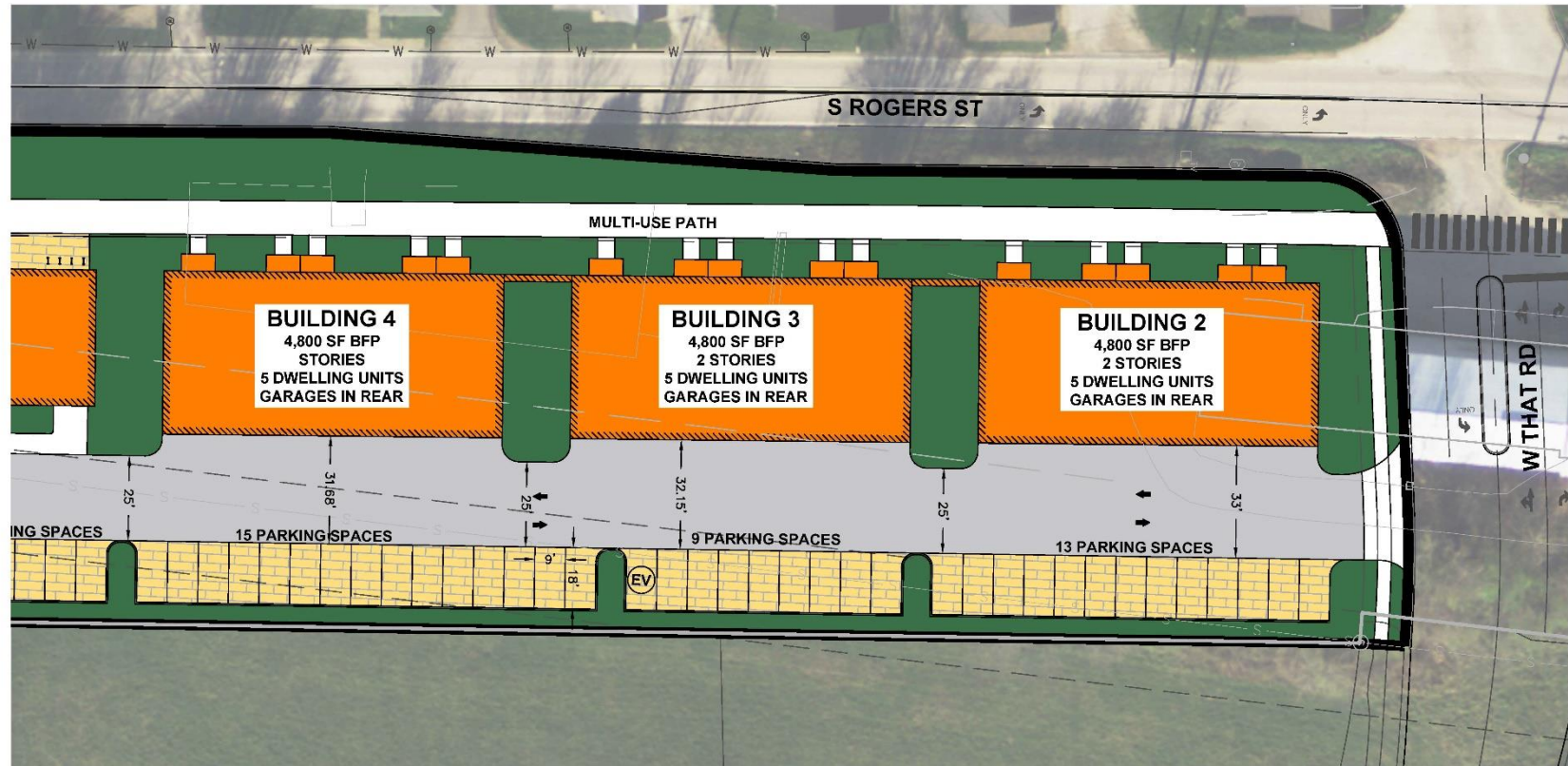
AREA A PLAN

SCALE: 1"=30'



AREA B PLAN

SCALE: 1"=30'



AREA C PLAN

SCALE: 1"=30'



AREAS D AND E PLAN

SCALE: 1"=30'

EXHIBIT 3: Outline Plan Area Map

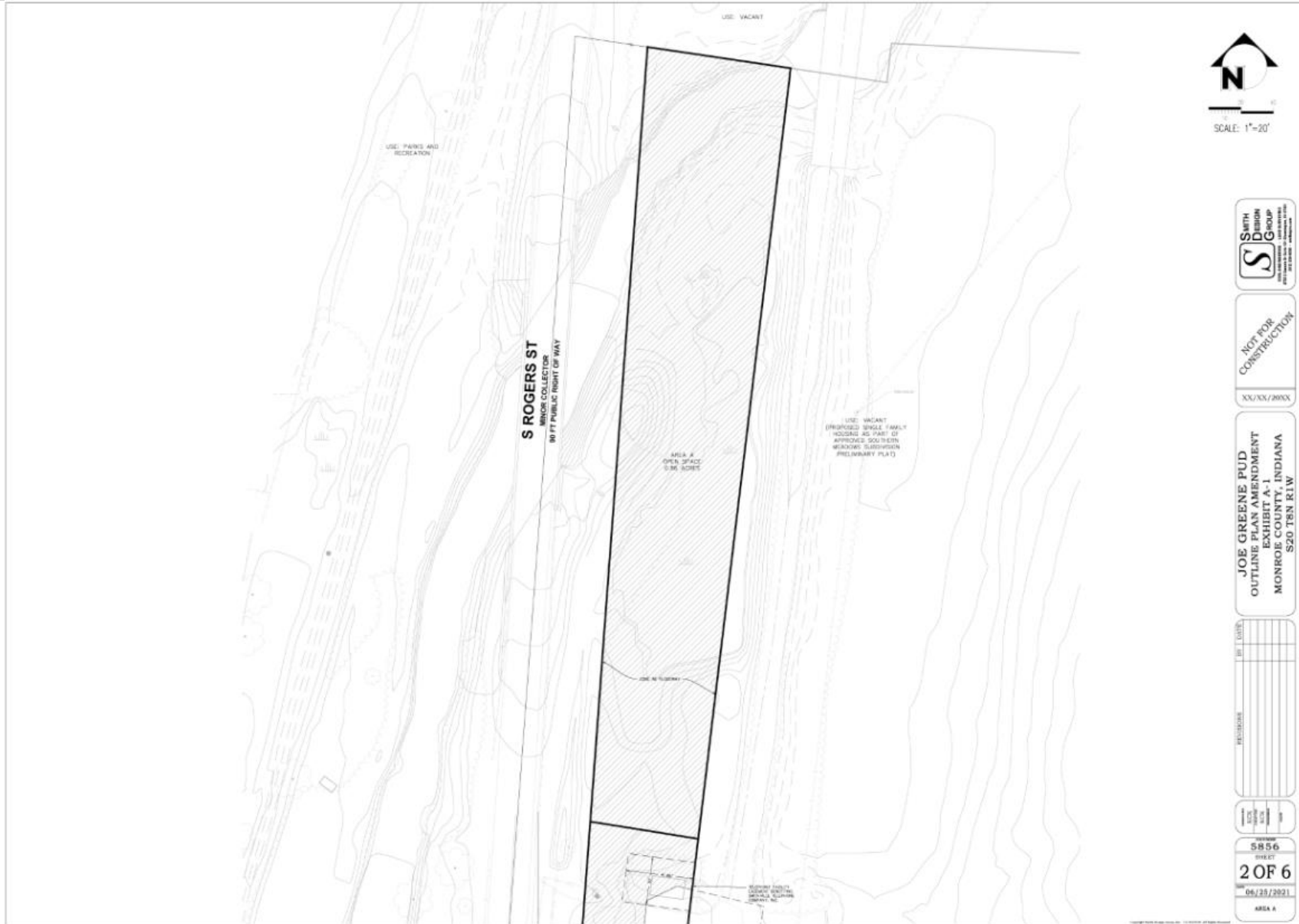




EXHIBIT 4: Preliminary Drainage Plan

CLEAR CREEK URBAN
PRELIMINARY DRAINAGE PLAN



DRAINAGE NARRATIVE

DRAINAGE AREA 1

AREA = 1.57 ACRES

MAXIMUM RELEASE RATES PERMITTED BY DRAINAGE BOARD:

10-YEAR RETURN PERIOD STORM EVENT = 0.25 CFS/ACRE * (1.57 ACRES) = 0.39 CFS
100-YEAR RETURN PERIOD STORM EVENT = 0.45 CFS/ACRE * (1.57 ACRES) = 0.71 CFS

STORAGE REQUIRED = 2,965 CF
STORAGE PROVIDED AS SHOWN HERE = 3,931 CF

DRAINAGE AREA 2

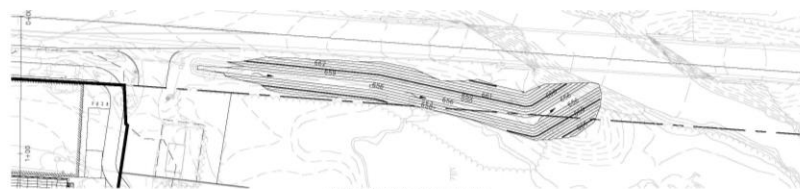
AREA = 0.41 ACRE

MAXIMUM RELEASE R.

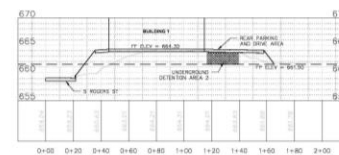
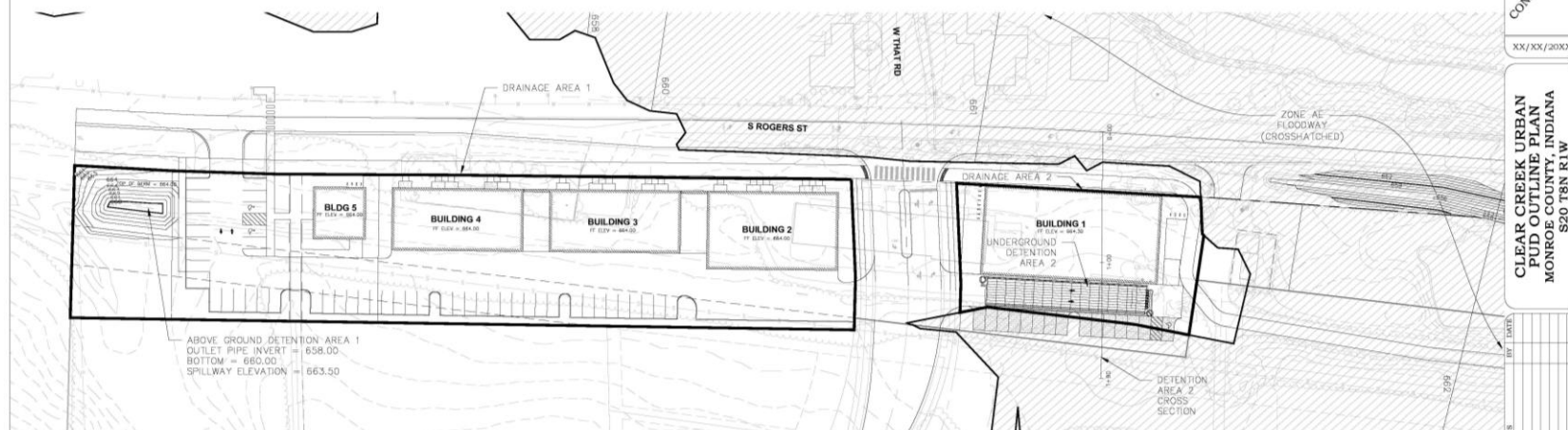
10-YEAR RETURN PERIOD STORM EVENT = 0.25 CFS/ACRE

STORAGE REQUIRED = 1,013 CF
STORAGE PROVIDED AS SHOWN HERE = 3,006 CF

STORAGE PROVIDED AS SHOWN HERE = 3,095 CF



NORTH DRAINAGE DITCH GRADING



DETENTION AREA 2 CROSS SECTION PROFILE



SMITH
DESIGN
GROUP

NOT FOR CONSTRUCTION

XX/XX/20XX

CLEAR CREEK URBAN
PUD OUTLINE PLAN
MONROE COUNTY, INDIANA
S20 T8N R1W

[illegible]

RECEIVED BY
 RCR
 DATE
 RCR
 COMMENTS
 DATE

JOHN RICHARDS
5856
 SHEET
1 OF 1
 DATE
02/15/2002
 DRAINAGE
 EXHIBIT

EXHIBIT 6: TIS Supplemental Discussion



SOUTHERN MEADOWS TIS SUPPLEMENTAL DISCUSSION

Monroe County Engineer, Paul Satterly, provided comments in response to the Southern Meadows PUD Traffic Impact Study. On April 15, Amanda Johnson (EMCS) and Paul discussed the comments. This memorandum serves as a response to the comments. In addition, the following sections of the report have been amended: Executive Summary, Section 4.2 – 4.8, Section 5.0,

All-Way Stop Control

Section 4.8 of the Traffic Impact Study dated April 19th, 2021 states the criteria for a multi-way stop analysis and includes results of this analysis. An additional analysis was performed to determine at what percentage of build out would the criteria for a multi-way stop be met. That Road was determined to be the controlling factor since it is the minor approach and has less traffic volume. The minor approach must be at least 200 vehicles per hour. The Clear Creek and Southern Meadows developments would need to be fully built out to satisfy the criteria of the multi-way stop. If all three, White Oak, Clear Creek and Southern Meadows are 80% built out this will also satisfy the criteria.

Proposed Development Access

A proposed connection to Old SR 37 will provide a secondary access for the eastern portion of the development. Based on the location of the driveway and consultation with the developer, it is expected that a vast majority of drivers will utilize the intersection of W That Road & S Rogers Street and that only a minimal percentage would utilize the east entrance. Therefore, trips were not assigned and distributed to this east driveway. However, it should be noted that some traffic will utilize this east entrance and may delay the need for an all-way stop control at That Road & Rogers Street.

After discussion with the City Engineer, it was agreed that realistically, less traffic from the White Oak Trails development will utilize Rogers Street than shown in the study. To be consistent and represent a worst-case scenario, the analysis included similar assignment and distribution for the White Oak development as was used for the Southern Meadows development. However, due to the proximity of the driveway to SR 37, it is likely that some of the 45% of vehicles to and from the north will utilize SR 37 rather than Rogers Street. If 50% were to utilize SR 37 versus Rogers Street, a reduction of up to 27 southbound right turning vehicles and 18 eastbound left-turning vehicles could be expected at the intersection of That Road & Rogers Street during the peak hours. It is expected that this magnitude of traffic volumes would slightly improve operations at the intersection; however, it would not alter any intersection improvement recommendations and is not expected to significantly shift the timing of the need for an all way stop control. The full report can be amended to reflect this adjustment if desired.

Conclusion

In conclusion, actual traffic volumes should be monitored at this intersection as developments are constructed and occupied and an all-way stop controlled intersection should be implemented when volumes on the eastbound/westbound approach are roughly equal to northbound/southbound approach; or when the Clear Creek and Southern Meadows developments are at 100% build out. Turn lanes should be constructed as shown in the development plan on opening day.

Hour	80% ALL Rogers Street	80% ALL That Road
12:00 AM	38	9
1:00 AM	14	14
2:00 AM	26	7
3:00 AM	13	7
4:00 AM	22	15
5:00 AM	83	42
6:00 AM	178	113
7:00 AM	321	265
8:00 AM	391	233
9:00 AM	319	162
10:00 AM	331	148
11:00 AM	384	193
12:00 PM	406	206
1:00 PM	401	188
2:00 PM	450	219
3:00 PM	500	246
4:00 PM	494	221
5:00 PM	454	242
6:00 PM	444	226
7:00 PM	339	149
8:00 PM	314	134
9:00 PM	182	90
10:00 PM	121	46
11:00 PM	61	23

MONROE COUNTY PLAN REVIEW COMMITTEE**July 8, 2021**

CASE NUMBER	PUO-21-3
PLANNER	Jackie Nester Jelen & Drew Myers
PETITIONER	Miller-Robertson Inc, C/o Bynum Fanyo & Associates
REQUEST	Heritage Creek Planned Unit Development Outline Plan Amendment 2
ADDRESS	9200 block +/- S Harrodsburg Rd Parcel #: 53-11-29-300-047.000-006 & 53-11-29-301-044.000-006
ACRES	6.60 +/-
ZONE	PUD Heritage Creek
TOWNSHIP	Clear Creek
SECTION	29
PLATS	Unplatted
COMP PLAN	Designated Communities
DESIGNATION	

EXHIBITS

1. Outline Plan Amendment
2. Petitioner Letter
3. As-built of the Site
4. Proposed Site Plan

RECOMMENDATION TO THE PLAN COMMISSION

TBD

RECOMMENDATION TO THE PLAN REVIEW COMMITTEE

Recommendation to the Plan Review Committee:

- Staff recommends forwarding a “negative recommendation” to the Plan Commission based on the petition’s compatibility with the Monroe County Comprehensive Plan and Harrodsburg Rural Community Plan, specifically the Harrodsburg plan’s recommendation that there be an “emphasis on single family residences.”

PLAN REVIEW COMMITTEE – July 8, 2021

TBD

SUMMARY

The petitioner is requesting approval for 9 duplex buildings plus 1 innkeeper building for a total of 10 structures/19 units. The number of dwelling units would total 19 and the estimated number of bedrooms is about 2-3 per unit totaling between 37-41 bedrooms on this 6.6+/- acre site. This request would equate to 2.88 units/acre.

The petitioner met with staff to discuss the allowance of duplexes as opposed to fourplex apartments. Staff initiated the expiration process of the PUD because 15 years had lapsed since a development plan approval took place. Since the petitioner did not want to extend the allowance for 9 fourplexes, they instead filed an outline plan amendment to allow for 9 duplexes and one single innkeeper unit (19 units total). If the request is ultimately denied, the petitioners were made aware that the expiration process of the PUD would resume and the site would be rezoned to a county zone. Currently, there is not a county zone under Chapter 802 that permits multifamily use. The petitioners request multifamily development with the option of a condominium model at a later time.

BACKGROUND

The Heritage Creek PUD was originally approved in 2001 ([Ord #2001-22](#)) and allowed single story duplex buildings. 10 duplexes permitted in total. All included only 1 bedroom. A development plan was approved for this area and it included a cul-de-sac with a different design.

The Outline Plan was amended in 2005 ([Ord #2005-32](#)) and changed the density from duplexes to 4-plexes. It also changed the number of buildings from 10 to 9 units total. It also made it so one unit was on top of the other, allowing for 2 story development. It stated all conditions applied from the 2001-22 ordinance, and added 12 conditions for this ordinance. It specifically calls out the street stub requirements of Ch 856 with reference in the minutes to a required temporary turnaround that can be taken out if ever developed to the west.

Both development plans submitted (2001 and 2005) were approved and then expired due to the time lapse. According to Ch 811, the development plan must conform to the outline plan approved.

The petitioner's new development proposal reflects both the 2001 and 2005 plan. Water, sewer, and stormwater infrastructure is in on this site. The road does have gravel base but would likely require more work before base asphalt coat can be installed.

LOCATION MAP

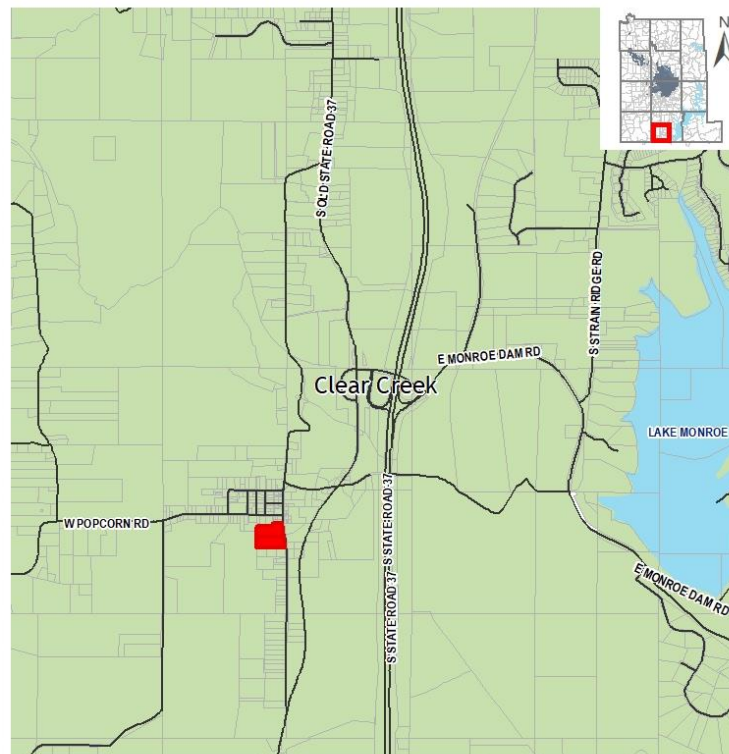
The petition site contains two lots totaling 6.6 +/- acres, parcel numbers: 53-11-29-300-047.000-006 & 53-11-29-301-044.000-006. The site is located on +9300 block of S Harrodsburg in Section 29 of Clear Creek Township.

Location Map

- Petitioner
- Roads
- Civil (Political) Townships
- Lakes
- Parcels

0 0.2 0.4 0.8 Miles

Monroe County
Planning Department
Source: Monroe County GIS
Date: 5/25/2021

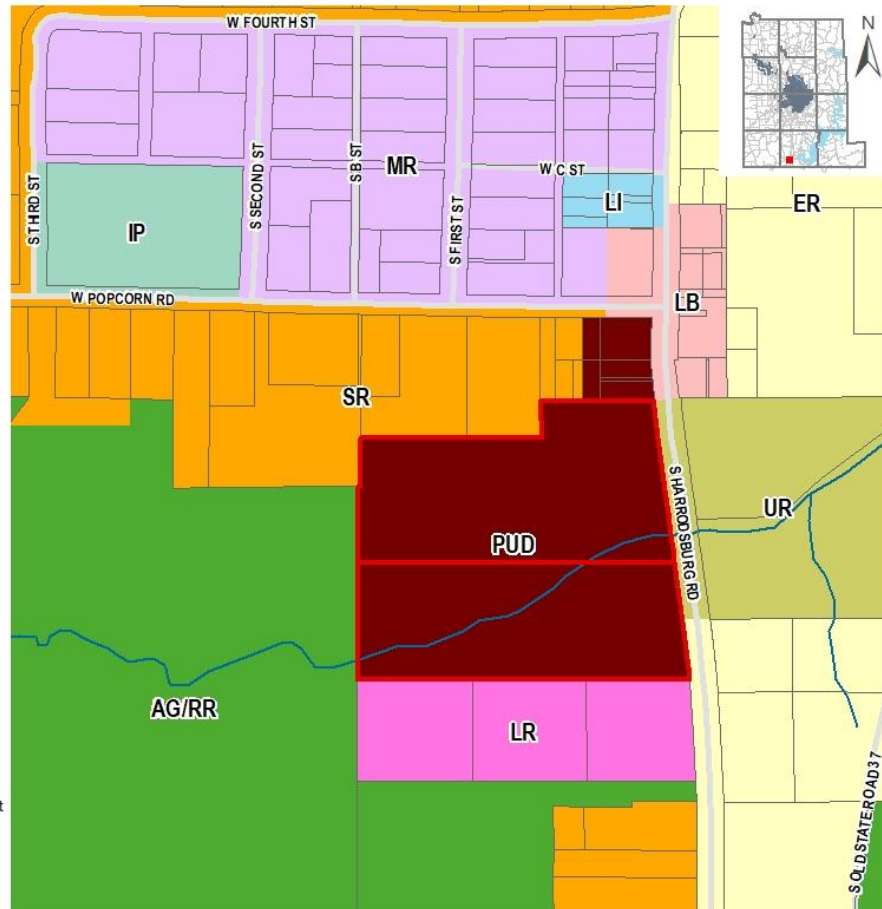
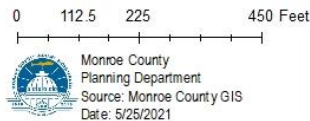


ZONING

The zoning for the petition site is Planned Unit Development (PUD). The sites adjacent include PUD to the North ([Jim Baugh PUD](#), similar to LI zoning) and Suburban Residential; to the east is Urban Residential; to the south is Low Density Residential; to the west is Agriculture/Rural Reserve.

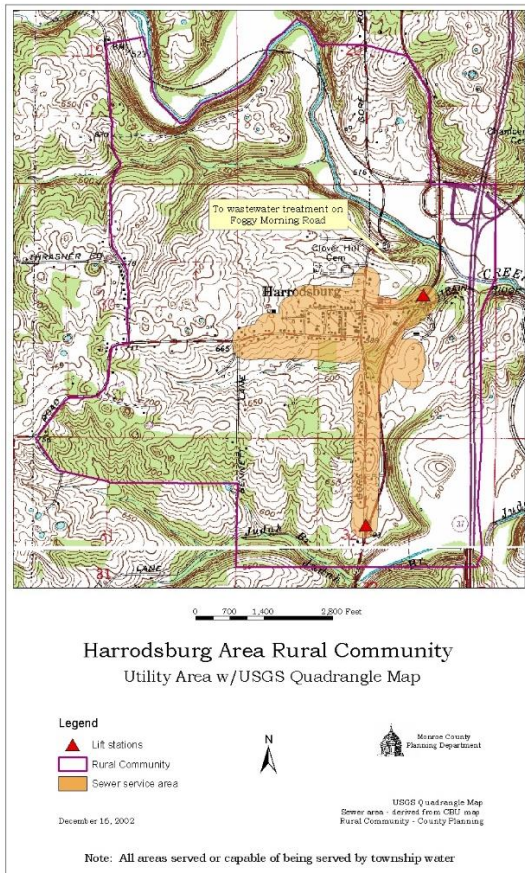
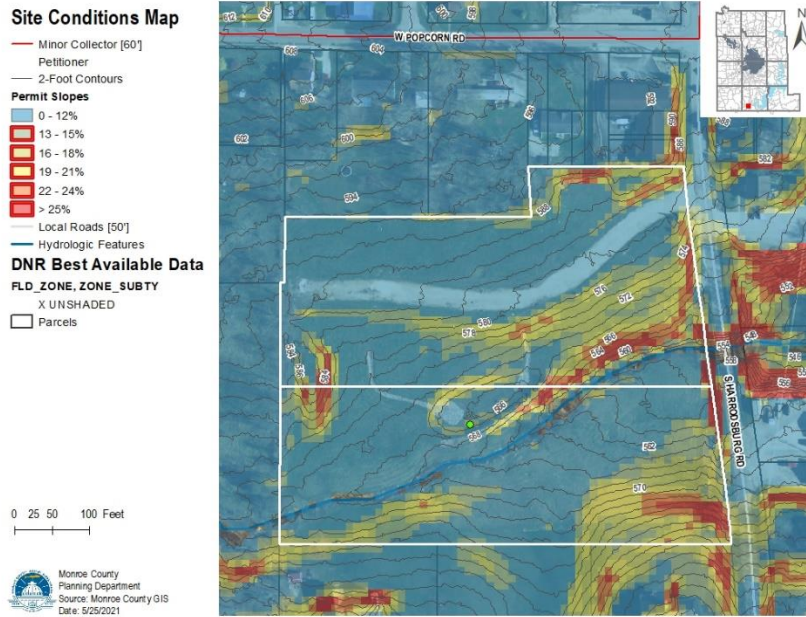
Current Zoning Map

-  Petitioner
-  Parcels
-  Roads
-  Hydrologic Features
- Monroe County Zoning**
-  AG/RR - Agriculture/Rural Reserve
-  ER - Estate Residential
-  IP - Institutional/Public
-  LB - Limited Business
-  LI - Light Industrial
-  LR - Low Density Residential
-  MR - Medium Density Residential
-  PUD - Planned Unit Development
-  SR - Suburban Residential
-  UR - Urban Residential



SITE CONDITIONS MAP

The petition site is two parcels totaling 6.6 +/- acres. The lot contains easements for utilities and an existing 50' drainage easement through the site. The prior approved development plans placed the creek in a large drainage easement area.



INFRASTRUCTURE AND ACCESS

The parcel maintains frontage along S Harrodsburg Road, which is classified as a Local Road with 25' of right-of-way. Right-of-way dedication has been shown on the survey (see Exhibit). The property has access to sewer and under the current PUD designation, sidewalks are required throughout the development. Additionally, bioretention, landscaping, and road improvements would be required prior to developing this parcel with multiple units.

The proposed 2005 development plan included building a road that stubbed to the property to the west. In the prior plan from 2001, it included a cul-de-sac design.

SITE PHOTOS



Street view facing west from S Harrodsburg Rd



Street view facing west from S Harrodsburg Rd



View of the property from above facing north, 2020 aerial



2005 aerial of the property



Retention pond photo sent Saturday, June 19 at 9 PM (after storm event of 4-6")

COMPREHENSIVE PLAN DISCUSSION

The petition site is located within the Designated Communities designation of the Comprehensive Plan, which is described below.

Designated community plans

The Board of County Commissioners adopted the previous Monroe County Comprehensive Land Use Plan on February 2, 1996, establishing a blueprint for the future growth and development of the unincorporated portions of Monroe County. A central element of this plan was the development of a number of focused rural community plans. Each of the plans takes the vision, goals, and preferred development patterns in the prior 1996 comprehensive plan and applies them in a more detailed manner within each of the county's existing rural communities.

As stated in the 1996 Comprehensive Plan, "Growth will primarily occur within the City of Bloomington, guided by the city's Growth Policies Plan; in appropriate areas in the Bloomington fringe, guided by the County's Comprehensive Plan; within the Town of Ellettsville, guided by the town's Comprehensive Plan and within the existing small rural communities located throughout the county, each guided by its own rural community plan. The remaining portions of the county will remain rural with very low residential densities, active agricultural lands, mineral extraction operations, and logging activities, as well as substantial areas of open space. The comprehensive plan proposes this development pattern for a number of reasons, including wise management of limited fiscal resources, protection of the natural and manmade environment, and capitalizing on existing public and private investments."

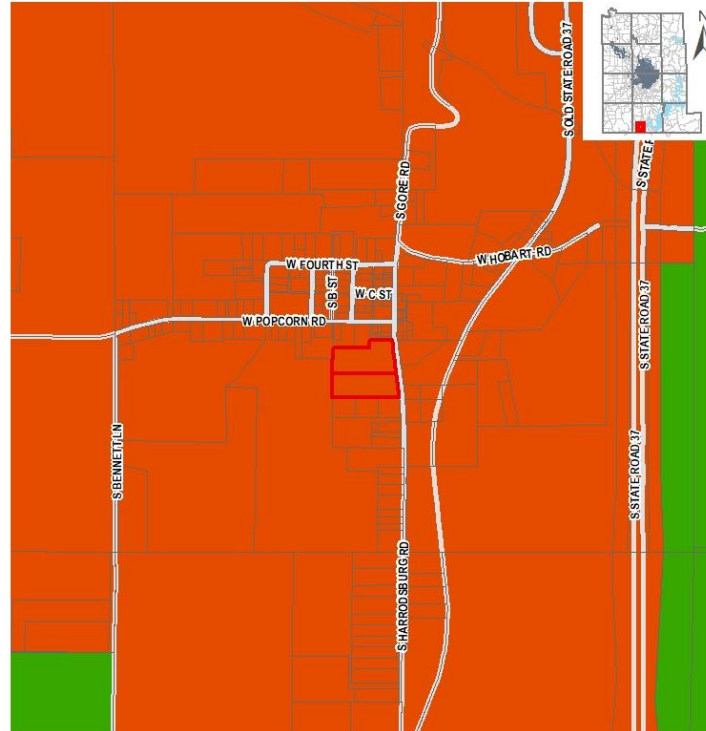
These rural plans are now incorporated as part of the updated 2010 Monroe County Comprehensive Plan.

Comprehensive Plan

-  Petitioner
-  Townships
-  Parcels
-  Roads
-  Comp. Plan Land Use (Updated 2015)
-  Designated Communities
-  Farm and Forest

0 0.075 0.15 0.3 Miles

Monroe County
Planning Department
Source: Monroe County GIS
Date: 5/25/2021

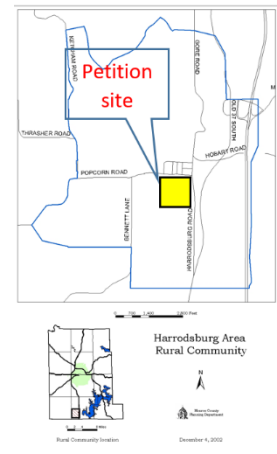


HARRODSBURG PLAN DISCUSSION (ADOPTED JULY 2003)

Harrodsburg Plan

The Harrodsburg area rural community plan proposes to:

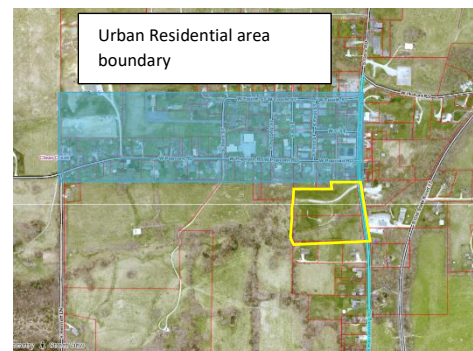
- Focus new growth and development within and near the core of the existing community
- Promote dense development
- Maintain a compact form of physical development
- Capitalize on existing infrastructure
- Maintain a distinctive edge, separating urban areas from rural areas
- Provide for future growth areas
- Promote a continuation of the traditional development pattern
- Re-develop area sidewalks and alleys
- Enhance the streetscape along Popcorn, Hobart, and Harrodsburg Roads
- Interconnect streets where practical
- Establish design guidelines
- Develop alternative transportation and recreation opportunities connecting to surrounding areas



In addition to promoting growth and development within the rural communities, the comprehensive plan seeks to maintain the traditional character of these areas. It is proposed that this be achieved by promoting development that furthers the traditional growth pattern; that is, neighborhood-focused, compact in physical form, densities of **two to eight dwelling units per acre**, and **mixed use**, but with a **continued emphasis on single family residences**. Likewise, it is envisioned that public investments in such facilities as roads, sewers, and water lines will further promote this development pattern.

The residential areas of the community can be divided into two classifications, **urban** and **rural**.

Urban residential areas have traditionally been concentrated within the area generally bounded by Harrodsburg and Gore Road to the east, Popcorn Road to the south, Fourth Avenue to the north, and Bennett Lane to the west. The characteristics of the urban areas include a **compact physical form** with a focus on two centers, the commercial core along Harrodsburg Road and the community center, the former school site. **Essentially all of the homes within the urban area are located within a five-minute walk of either one of the centers.** Block lengths are quite short, with **interconnected streets and sidewalks.** Homes tend to be located close to the road and were originally served by alleys located to the rear of the lot. Though no architectural style or site development standards dominate, certain elements are repeated including lot width, lot depth, building height, peaked roofs, fenestration, and detached garages.



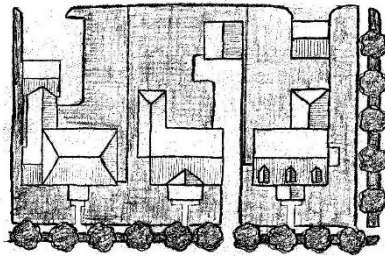
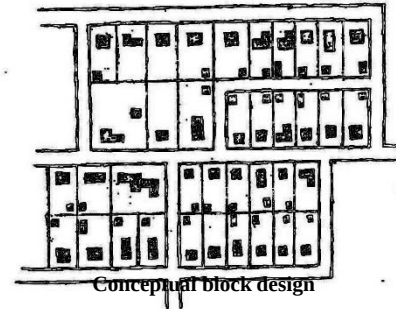


Traditional House Design

emphasis on single family residences.

The preferred development pattern uses the neighborhood as the basic building block for urban areas. Neighborhoods should remain small in scale, expand upon the traditional development pattern, **focus on a center** (public open space, business district, institutional use), **be physically linked to other neighborhoods** and **to the core of the community via pathways, sidewalks, streets, etc.**, and contain a **mix of uses** where practical, with a **continued**

Further, this pattern should include streets that are designed to serve the adjoining residences but also serve to calm traffic moving along them by remaining narrow in width, utilize on-street parking and **street trees**. Other features found within these neighborhoods should include **sidewalks connected into the pedestrian network**, narrow lots, and **shallow yard setbacks**, house designs that are compatible with traditional designs and their placement on lots, and alleys with detached garages where appropriate.



A second residential area is the **rural residential** area evident by an abrupt separation from the urban residential area as seen behind the homes located on Fourth Avenue and along Popcorn Road. Rural residential areas constitute the majority of the rural community, surrounding the urban core to the west, north, and south. The characteristics of the rural residential area include a **sparsely developed physical form, dominated by open space and agricultural activities**. Though still located near the core of the community, most rural homes are not within easy walking distance of either the commercial center or the community center site. **Homes in the rural area tend to be located near the county road or at the end of long privately maintained drives**. Many of these homes include accessory outbuildings such as barns and sheds. No architectural style dominates, though there are several fine examples of vernacular farmhouses throughout the area.

EXHIBIT 1

PLAN COMMISSION ORDINANCE# 2005-32

Heritage Creek

An ordinance to amend the Monroe County Zoning Maps which were adopted December 1996.

Whereas, the Board of Commissioners of Monroe County, Indiana, passed a zoning ordinance and adopted zoning maps effective January 1997, which ordinance and maps are incorporated herein; and,

Whereas, the Monroe County Plan Commission, in accordance with all applicable laws, has considered the petition to amend said zoning maps;

Now, therefore, be it ordained by the Board of Commissioners of Monroe County, Indiana, as follows:

SECTION I.

The Monroe County Zoning Ordinance is amended to reclassify:

A part of the South half of Section 29, Township 7 North, Range 1 West, Clear Creek Township, Monroe County, Indiana.

6.05 acres (more or less), located at the 9000 block of Harrodsburg Road.

6.05 acres to Planned Unit Development and approve the outline plan for the Heritage Creek PUD to create a total of **36 19 housing units that will contain 37 to 41 total bedrooms for the entirety of the site.**

SECTION II.

The following conditions of approval shall apply to this petition:

- 1) A large commercial driveway application shall be submitted for the entrance street into the development. Driveways for each individual lot shall be from the internal streets of the **subdivision development.**
- 2) Drainage Board approval is needed. The previously approved plan may not be feasible because of IDEM restrictions. (Clear Creek watershed).
- 3) **Street stubs in accordance with Sections 856-13 and 21 shall be provided to the adjacent boundaries where practical road extensions may be made in the future.**
- 4) The interior roads are to be constructed in accordance with public road standards as outlined in the Subdivision Control Ordinance. Construction plans shall be submitted for review and approval. **A performance surety will be required at final plat approval.**
- 5) The interior streets shall have a 50 foot overall **Right of Way ingress/egress & utility easement.**
- 6) Construction of a sidewalk/pedestrian path (and 10-foot easement) from the proposed sidewalk along W. Buffalo Trace Road to the northern property line with an easement to Popcorn Road for a connection with the sidewalk along Popcorn Road.
- 7) Landscaping shall be implemented to a density value of 300 for the entire length of the northern property line (allowing for an opening to the pedestrian path) and illustrated on the development plan.
- 8) Relocation of the detention pond to meet IDEM and the county drainage engineer's recommendations and illustrated on the development plan.
- 9) All applicable conditions of the original PUD approval remain.
- 10) The buildings shall incorporate the elements shown in the conceptual plans provided with additional detailing to create the appearance of architectural diversity among the buildings. Specific details will be verified upon request of an Improvement Location Permit.
- 11) The open space is to be maintained as a passive recreational area with safe access.
- 12) The PUD development plan shall encourage landscaping to the east of Harrodsburg Road to provide buffering for the residents and will encourage the fencing to avoid a nuisance to the property to the west of this property.

SECTION III.

This ordinance shall be in full force and effect from and after its passage and adoption by the Board of Commissioners of Monroe County, Indiana.

EXHIBIT 2



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

June 25, 2021

Monroe County Planning Department
And Monroe County Board of Zoning Appeals
501 N. Morton Street, Suite 224
Bloomington, Indiana 47404

RE: PUD Heritage Creek Outline Plan Extension and Amendment (S. Harrodsburg Road,
Bloomington, IN 47404)

Monroe County Plan Commission or To Whom It May Concern:

On behalf of Miller-Robertson, Inc., Bynum Fanyo & Associates, Inc. would like to request the subject PUD Outline Plan be extended and amended slightly. This will allow the property to be developed per the original plan that was approved around 2005. There would be 19 units that contain 2 or 3 beds each plus a unit that will be 1 bed. This will be a total of 10 structures. This is consistent with the original plan with the building footprints given on the original plans.

Please note that while you consider this petition that you understand that the property already has all infrastructure constructed. This included all utilities, drainage, road base gravel and road cut.

Thank you for taking the time to hear this request to continue this property development.

Sincerely,
Bynum Fanyo & Associates, Inc.

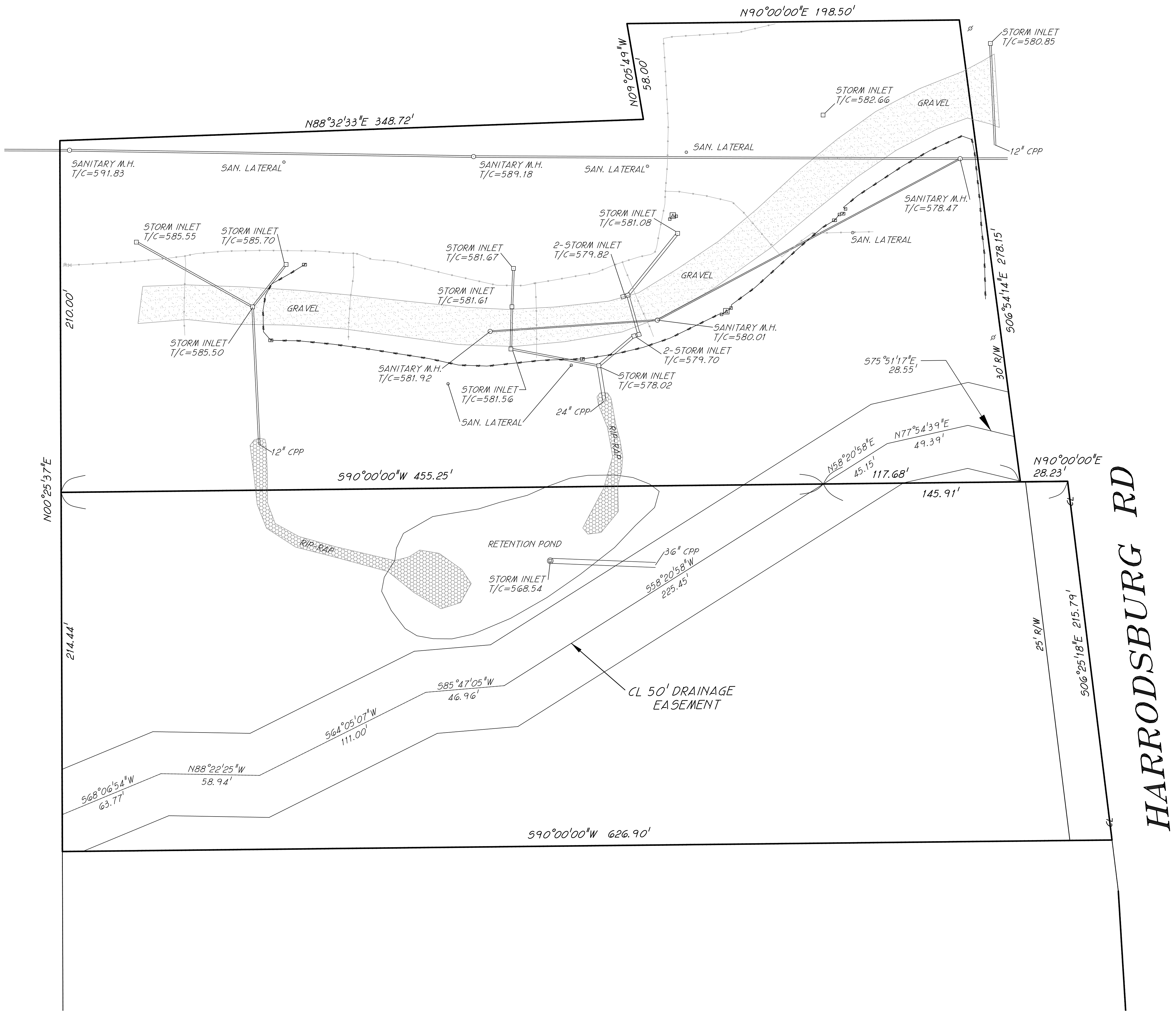
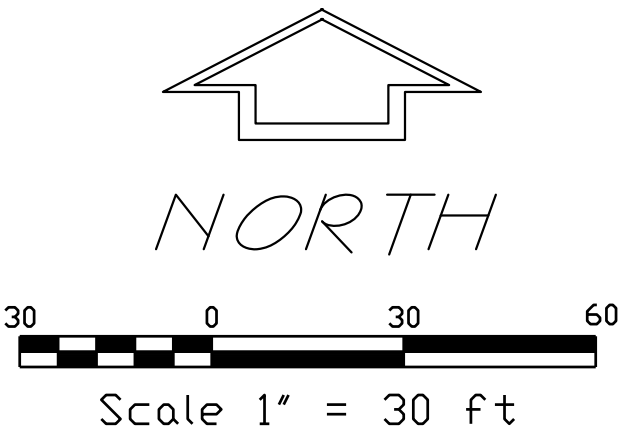
Daniel J. Butler, P.E.
Bynum Fanyo and Associates, Inc.
Phone 812 332 8030

COPY: BFA FILE #402119

528 NORTH WALNUT STREET
812-332-8030

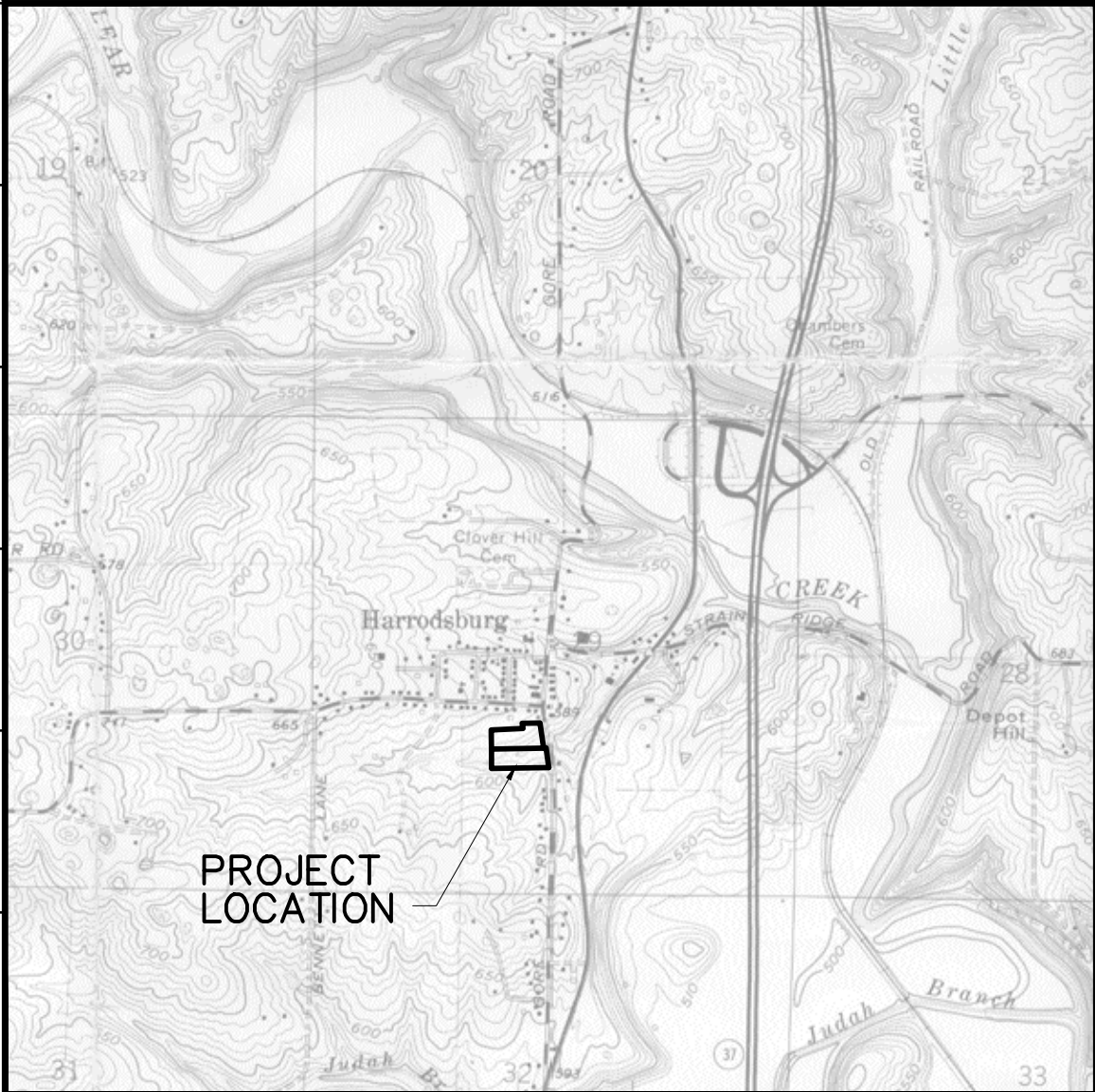
BLOOMINGTON, INDIANA 47404
FAX 812-339-2990

EXHIBIT 3



MILLER-ROBERTSON, INC.	
S. HARRODSBURG RD	
AS-BUILT	
X	
DRAWING NO. 402119	
SHEET 1 OF 1	

PROPOSED
HERITAGE CREEK



VICINITY/LOCATION MAP
SCALE: 1"=2000'

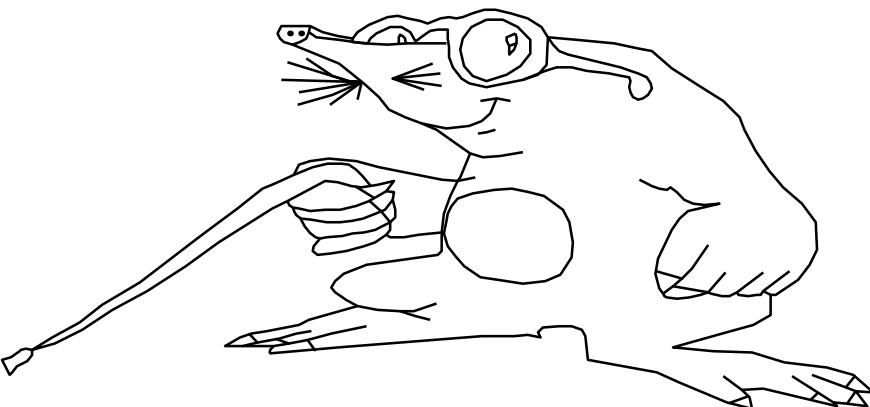
SOUTH HARRODSBURG ROAD
BLOOMINGTON, INDIANA

RULE 5 EROSION CONTROL INDEX

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9	A3 NARRATIVE DESCRIBING THE NATURE AND PURPOSE OF THE PROJECT
COVER	A4 VICINITY MAP
2	A5 LEGAL DESCRIPTION OF THE PROJECT SITE
3	A6 LOCATION OF ALL LOTS AND PROPOSED SITE IMPROVEMENTS
9	A7 HYDROLOGIC UNIT CODE
9	A8 NOTATION OF ANY STATE OR FEDERAL WATER QUALITY PERMITS
4	A9 SPECIFIC POINTS WHERE STORMWATER DISCHARGE WILL LEAVE SITE
4	A10 LOCATION AND NAME OF ALL WETLANDS, LAKES AND WATER COURSES ON AND ADJACENT TO THE SITE
9	A11 IDENTIFICATION OF ALL RECEIVING WATERS
9	A12 IDENTIFICATION OF POTENTIAL DISCHARGES TO GROUND WATER
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9	A14 PRE-CONSTRUCTION AND POST CONSTRUCTION ESTIMATE OF PEAK DISCHARGE
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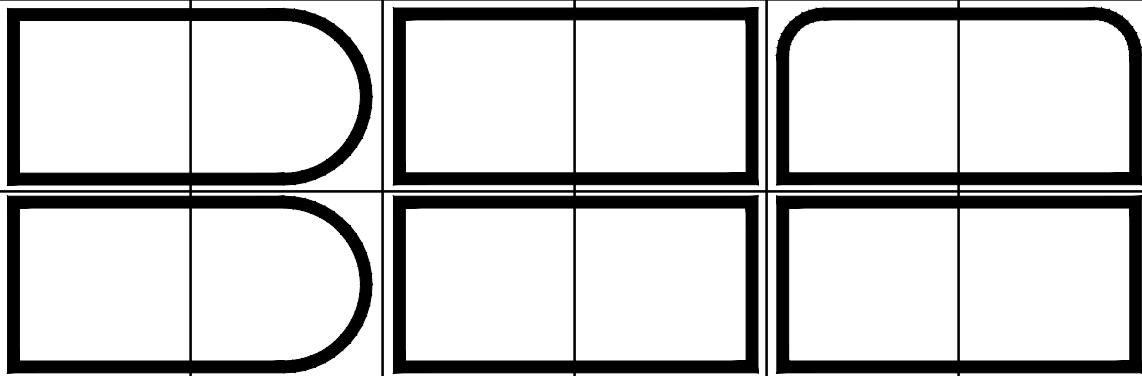
SHEET NO.	DESCRIPTION
1	GENERAL NOTES & LEGENDS
2	BOUNDARY PLAN
3	SITE PLAN
4	GRADING, UTILITY & EROSION CONTROL PLAN
5	LANDSCAPE PLAN
6	ROAD & WATERLINE PROFILES
7	SANITARY SEWER PROFILES
8	MISCELLANEOUS DETAILS
9-10	EROSION CONTROL DETAILS



"Holey Moley" says,
"DON'T DIG BLIND"

Call Monday through Friday - 7 AM to 6 PM
1-800-382-5544 1-800-428-5200
Within Indiana Outside Indiana

PER INDIANA STATE LAW IS-69-1991, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.



BYNUM FANYO & ASSOCIATES, INC.

architecture
civil engineering
planning

528 North Walnut St. Bloomington, Indiana 47404 (812) 332-8030

OWNER/DEVELOPER

STEVE ROBERTSON & DENNIS MILLER
9654 SOUTH HARRODSBURG ROAD
HARRODSBURG, INDIANA

certified by:

revisions

JEFFREY S. FANYO, P.E.
IND. REG. NO. 18283

DRAWING DATE:

HERITAGE CREEK
JOB No. 400523

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

Bloomington, Indiana
(812) 339-2990 (Fax)

BYNUM FANYO & ASSOCIATES, INC.

528 north walnut street
(812) 332-8030

certified by:

proposed:
HERITAGE CREEK
South Harrodsburg Road
Harrodsburg, Indiana

title: GENERAL NOTES

designed by: JBT
drawn by: JR
sheet no: 1 OF 10
project no.: 400523

EXISTING LEGEND

EXISTING FENCE	—+—+—+—
EXISTING OVERHEAD ELECTRIC AND TELEPHONE LINES	—OHE+OHT—
EXISTING UNDERGROUND ELECTRIC AND TELEPHONE LINES	—UGE+UGT—
EXISTING UNDERGROUND TELEPHONE LINES	— UGT —
EXISTING CONTOUR	— - - - XXX - - -

GENERAL LEGEND

PROPERTY LINE	— - - - -
DEED BOOK AND PAGE	XXX/XXX
TO BE REMOVED	T.B.R.
TO REMAIN UNDISTURBED	T.R.U.
SETBACK LINE	- - - X' SBL - - -
PROPOSED 20'x10' DUMPSTER PAD SURROUNDED BY 6' SOLID WOOD FENCE WITH CHAINLINK GATE	
PROPOSED HANDICAP PARKING	
SANITARY SEWER EASEMENT	S.S.E.
GAS EASEMENT	G.E.
WATERLINE EASEMENT	W.L.E.
ELECTRIC EASEMENT	E.E.
DRAINAGE EASEMENT	D.E.
UTILITY EASEMENT	U.E.

SITE LEGEND

(A)	PROPOSED BITUMINOUS PAVING
(C)	PROPOSED CONCRETE PAVEMENT
(CJ)	PROPOSED CONSTRUCTION JOINT
(EJ)	PROPOSED EXPANSION JOINT
(14)	PROPOSED 24" CONCRETE ROLL CURB
(R)	PROPOSED CURB RAMP, TYPE "G"
(F)	PROPOSED CONCRETE SIDEWALK
(R1)	PROPOSED STOP SIGN
(PSD)	PROPOSED PAVED SIDE DITCH
(SB)	PROPOSED STOP BAR
SEE TYPICAL DETAILS (SHEET 8) FOR CLARIFICATION.	

UTILITY AND GRADING LEGEND

PROPOSED 4" SDR 21 WATERLINE	—4"-WL—
PROPOSED WATER VALVE	
PROPOSED FLUSH HYDRANT (FH)	
PROPOSED SINGLE WATER METER	
PROPOSED DUAL WATER METER	
PROPOSED 8" PVC SANITARY SEWER AND SANITARY SEWER MANHOLE	—8" S—X" LINE
PROPOSED 6" SANITARY LATERAL AND SANITARY SEWER CLEAN-OUT	—6" SSL—C.O.
PROPOSED STORM PIPE AND INLET	
PROPOSED RIP-RAP ON FILTER FABRIC AND END SECTION	
PROPOSED CONTOUR	—XXX—
PROPOSED TOP OF CURB ELEVATION	XXX.XX
PROPOSED BOTTOM OF CURB ELEVATION	XXX.XX
PROPOSED SPOT GRADE ELEVATION	XXX.XX
FINISHED GARAGE FLOOR ELEVATION	FGF=XXX.XX
FINISHED FLOOR ELEVATION	FF=XXX.XX
FINISHED BASEMENT ELEVATION	FB=XXX.XX
PROPOSED FLOWLINE	— - - - -
6" CORRUGATED FLEXIBLE BUILDING DRAIN	—6"-BD—

EROSION CONTROL LEGEND

(SF)	SILTATION FENCE (TEMPORARY)
(MS)	MULCH SEEDING -- SEE SPECIFICATIONS (TEMPORARY)
(SP)	20' X 100' STONE PAD, 6" DEEP TO KEEP FROM TRACKING MUD OFF SITE (TEMPORARY)
(CW)	CONCRETE WASHOUT AREA (TEMPORARY)
(ECB1)	EROSION CONTROL BLANKET (PERMANENT)--LANDLOCK BRAND SERIES CS2
(ECB2)	EROSION CONTROL BLANKET (PERMANENT)--LANDLOCK BRAND SERIES C2
(SB1)	STRAW BALE (TEMPORARY) (TO BE USED ON ALL YARD INLETS)
(GP)	GRAVEL INLET PROTECTION (TO BE USED ON ALL CURB INLETS)
SEE EROSION CONTROL DETAILS (SHEET _9&10_) FOR CLARIFICATION	

UTILITIES

GAS

VECTREN
205 S. MADISON ST,
BLOOMINGTON, IN 47401
Doug Anderson (812) 330-4009

TELEPHONE

AMERITECH
P.O. BOX 56
BLOOMINGTON, IN 47402
Brent McCabe (812)334-4521

SEWER AND WATER

SOUTH CENTRAL REGIONAL SEWER DISTRICT
528 N. WALNUT STREET
BLOOMINGTON, IN 47404
Rick Coppock (812)334-8871

CABLE TELEVISION

INSIGHT COMMUNICATIONS
2450 SOUTH HENDERSON STREET
BLOOMINGTON, IN 47404
Scott Templeton (812)332-9486

ELECTRIC

ONERGY
1100 W. SECOND ST.
BLOOMINGTON, IN 47401
Kerry Ducker (812)337-3035

WATER

SOUTHERN MONROE WATER CORP.
5790 S. FAIRFAX ROAD
BLOOMINGTON, IN 47401
Sam Wellman (812)812-7229

GENERAL NOTES

- ☒ 1. BOUNDARY AND TOPO BY BYNUM FANYO AND ASSOCIATES, 528 NORTH WALNUT STREET, BLOOMINGTON, INDIANA 47404 (812) 332-8030
- ☒ 2. DEVELOPER: STEVE ROBERTSON AND DENNIS MILLER, 9654 SOUTH HARRODSBURG ROAD, HARRODSBURG, INDIANA
- ☒ 3. PROJECT ADDRESS: SOUTH HARRODSBURG ROAD, HARRODSBURG, INDIANA
- ☒ 4. ALL WORK IS TO BE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.
- ☒ 5. ALL PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- ☐ 6. HYDRANT LOCATION SHALL BE APPROVED BY THE LOCAL FIRE MARSHALL.
- ☒ 7. EXISTING UTILITIES ON SITE SHALL BE RELOCATED AS REQUIRED. CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH RELOCATION.
- ☒ 8. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- ☒ 9. THE CONSTRUCTION LIMITS INDICATED ON THE PLANS SHALL BE SURVEY STAKED AND CLEARLY MARKED IN THE FIELD. THERE SHALL BE NO CONSTRUCTION OR DISTURBANCE BEYOND THE CONSTRUCTION LIMITS.

PARKING AND PAVEMENT NOTES

- ☒ 1. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC DEVICES, 1988 EDITION AS AMENDED.
- ☒ 2. ALL PAVEMENT MARKINGS SHALL BE PAINTED WHITE ON ASPHALT PAVEMENT / YELLOW ON CONCRETE PAVEMENT AND SHALL BE FOUR (4) INCHES WIDE UNLESS INDICATED OTHERWISE.
- ☒ 3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE. ALL CURB RADIUS ARE TO BE 5' UNLESS INDICATED OTHERWISE.
- ☒ 4. CONTRACTOR SHALL FURNISH AND INSTALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
- ☒ 5. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON THE SITE.
- ☒ 6. JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOLS.
- ☒ 7. CONTRACTOR SHALL SAW-CUT TIE-INS AT EXISTING CURBS AS NECESSARY TO INSURE SMOOTH TRANSITIONS. CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY INSPECTOR TO INSURE POSITIVE DRAINAGE. (TYPICAL AT ALL INTERSECTIONS).
- ☒ 8. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY A.G.C. OF AMERICA, INC. AND THE HEALTH AND SAFETY REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.

ON-SITE UTILITY NOTES

- ☒ 1. ALL 4" WATER PIPE AND FITTINGS SHALL BE SDR-21 (PR200) OR C900 (DR14).
- ☐ 2. WATER MAIN FITTINGS 6" AND LARGER SHALL BE DUCTILE IRON CONFORMING TO AWWA/ANSI STANDARD SPECIFICATIONS C153/A21.53, LATEST REVISION.
- ☐ 3. 2" WATER MAINS SHALL BE SDR-21 (PR200) AND 4" PIPE MAY BE EITHER SDR-21 (PR200) OR C900 (DR-14).
- ☐ 4. ALL WATER SERVICE LINES CONNECTING TO 2" PVC MAINS SHALL BE 1" TYPE "K" COPPER. ALL SERVICE LINES FROM MAIN TO METER SHALL BE TYPE "K" COPPER WITH FLARED ENDS.
- ☒ 5. MECHANICAL RESTRAINTS SHALL BE PROVIDED AT ALL WATERLINE BENDS, OFFSETS, TEES, PLUGS, ETS..
- ☒ 6. ALL WATERLINE GATE VALVES OTHER THAN AIR RELEASE VALVES AND TAPPING VALVES SHALL BE CAST IRON BODY, FULLY BRONZE MOUNTED, WITH RESILIENT SEAT AND NON-RISING STEM AND SHALL BE MANUFACTURED BY M & H VALVE COMPANY, DARLING VALVE AND MANUFACTURING COMPANY, KENNEDY VALVE COMPANY, OR MUELLER COMPANY.
- ☒ 7. FLUSH HYDRANTS SHALL BE PLACED AT THE ENDS OF ALL WATER MAINS.
- ☒ 8. AIR RELEASE VALVES SHALL BE PROVIDED AT ALL HIGH POINTS OF WATER MAINS AND SHALL BE VAL-MATIC BRAND AND SHALL INCORPORATE THE OPTIONAL VACUUM-CHECK FEATURE.
- ☐ 9. ALL FIRE HYDRANTS SHALL BE MANUFACTURED BY KENNEDY GUARDIAN OR MUELLER CENTURION.
- ☒ 10. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED BEFORE ACCEPTANCE. SEE SITE WORK SPECIFICATIONS.
- ☒ 11. WATER AND SANITARY SEWER MAINS SHALL HAVE A MINIMUM COVER OF 4'-0" ABOVE TOP OF PIPE.
- ☒ 12. ALL SPRINKLER, DOMESTIC, AND SANITARY LEADS TO THE BUILDING SHALL END AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END (FOR OTHERS TO REMOVE AND EXTEND AS NECESSARY).
- ☒ 13. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS TEN FEET (10'). THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS EIGHTEEN INCHES (18').
- ☒ 14. GRAVITY SANITARY SEWER PIPE 6" AND 8" SHALL BE CONSTRUCTED OF SDR 35 PVC.
- ☒ 15. THE UPSTREAM ENDS OF ALL SANITARY SEWER LATERALS SHALL BE CLEARLY MARKED WITH A 4x4 TREATED POST EXTENDING 3' BELOW GRADE AND 1' ABOVE GRADE.
- ☒ 16. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- ☒ 17. SEE SITE SPECIFICATIONS FOR BACKFILLING AND COMPACTION REQUIREMENTS.
- ☒ 18. SITE CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
- ☒ 19. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH SITE WORK SPECIFICATIONS.
- ☒ 20. ALL CATCH BASIN GRATE AND FRAMES ARE TO BE BY EAST JORDAN IRON WORKS.
- ☒ 21. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
- ☒ 22. ALL WATERLINE CONSTRUCTIONS SHALL BE IN ACCORDANCE WITH SOUTHERN MONROE WATER CORP. SPECIFICATIONS.
- ☒ 23. ALL SEWER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH SOUTH CENTRAL REGIONAL SEWER DISTRICT.

GRADING NOTES

- ☒ 1. NEW FINISHED CONTOURS SHOWN ARE TOP OF FUTURE PAVING IN AREAS TO RECEIVE PAVEMENT AND TOP OF TOPSOIL IN AREAS TO BE SEEDED.
- ☒ 2. AREAS OUTSIDE OF THE PARKING LOT PERIMETERS SHOWN TO BE SEEDED SHALL RECEIVE 4" OF TOPSOIL. THIS TOPSOIL IS TO BE PLACED AND LEVELED BY THE CONTRACTOR.
- ☒ 3. CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATION, ADJUSTING, OR CONNECTING TO SAID FACILITIES. CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION WITH ALTERATION OF OR RELOCATION OF THE FACILITY.
- ☒ 4. ALL AREAS NOT COVERED BY BUILDING OR PAVING ARE TO BE GRASSED.
- ☒ 5. UNUSABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY CONTRACTOR.
- ☒ 6. ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED.
- ☒ 7. BEFORE ANY MACHINE WORK IS DONE, CONTRACTOR SHALL STAKE OUT AND MARK THE ITEMS ESTABLISHED BY THE SITE PLAN. CONTROL POINTS SHALL BE PRESERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. THE LACK OF PROPER WORKING POINTS AND GRADE STAKES MAY REQUIRE CESSATION OF OPERATIONS UNTIL SUCH POINTS AND GRADES HAVE BEEN PLACED TO THE OWNER'S SATISFACTION.
- ☒ 8. CONTRACTOR SHALL COMPACT AND MAINTAIN A 30,000 SQ. FT. STONEBASE CONSTRUCTION LAYDOWN AREA W/ STONE ACCESS FROM THE CONSTRUCTION ENTRANCE AND STONE ACCESS TO THE BUILDING PAD.
- ☒ 9. THESE DOCUMENTS ARE SCHEMATIC IN NATURE AND CANNOT SHOW EVERY ITEM NEEDED FOR A COMPLETE OPERATIONAL STORM SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE OPERATING STORM SYSTEM.
- ☒ 10. ALL FILL SHALL BE FREE OF VEGETABLE MATTER, RUBBISH, LARGE ROCK, AND OTHER DELETERIOUS MATERIAL. THE FILL MATERIAL SHOULD BE PLACED IN LAYERS NOT TO EXCEED SIX (6) INCHES IN LOOSE THICKNESS AND SHOULD BE SPRINKLED WITH WATER AS REQUIRED TO SECURE SPECIFIED COMPACTION. EACH LAYER SHOULD BE UNIFORMLY COMPACTED BY MEANS OF SUITABLE EQUIPMENT AS DICTATED BY THE TYPE OF FILL MATERIAL. UNDER NO CIRCUMSTANCES SHOULD A BULLDOZER OR SIMILARLY TRACKED VEHICLE BE USED AS COMPACTING EQUIPMENT. MATERIAL CONTAINING AN EXCESS OF WATER SHOULD BE SPREAD AND DRIED TO A MOISTURE CONTENT THAT WILL PERMIT PROPER COMPACTION. ALL FILL SHOULD BE COMPACTED TO THE SPECIFIED PERCENTAGE OF THE MAXIMUM DENSITY OBTAINED IN ACCORDANCE WITH ASTM DENSITY TEST D-1557 (95 PERCENT OF MAXIMUM DRY DENSITY). IF THE SPECIFIED COMPACTION LIMITS ARE NOT MET, SUCH AREAS SHOULD BE REWORKED AND RETESTED AS REQUIRED UNTIL THE SPECIFIED LIMITS ARE REACHED.

LANDSCAPE NOTES

- ☒ 1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ☒ 2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- ☒ 3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ☒ 4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, DURING, AND AFTER INSTALLATION.
- ☒ 5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ☒ 6. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WHERE SPECIFIED.
- ☒ 7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- ☒ 8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- ☒ 9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLATING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- ☒ 10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- ☒ 11. THE OWNER SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- ☒ 12. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ☒ 13. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- ☒ 14. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ☒ 15. ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH HARDWOOD MULCH TO A MINIMUM DEPTH OF FOUR INCHES.
- ☒ 16. DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN A HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- ☒ 17. ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- ☒ 19. ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOP SOIL, MULCH SEEDED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. THIS IS EXCLUDING ALL LANDSCAPED ISLANDS AND ENTRANCE AREAS.

NOTE: ONLY NOTES ON THIS SHEET MARKED WITH AN "X" APPLY TO THIS PROJECT.

- ☒ NOTE: CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

LEGAL DESCRIPTION
Job No. 400523
Owner: Dennis Miller
Source: Instrument Number 2000018799

6.05 ACRES

A part of the south half of Section 29, Township 7 North, Range 1 West, Clear Creek Township, Monroe County, Indiana, more specifically described as follows:

Commencing at a railroad spike found marking the southeast corner of the Southwest quarter of said Section 29; Thence on the centerline of Harrodsburg Road North 01 degree 04 minutes 05 seconds East (assumed basis of bearings) 768.00 feet to a mag nail found; Thence North 00 degrees 31 minutes 51 seconds East 174.01 feet to a mag nail found; Thence North 00 degrees 11 minutes 41 seconds East 241.02 feet to a mag nail found; Thence North 02 degrees 53 minutes 13 seconds West 216.69 feet to a mag nail found; Thence North 06 degrees 25 minutes 18 seconds West 30.73 feet to mag nail found at the true Point of Beginning.

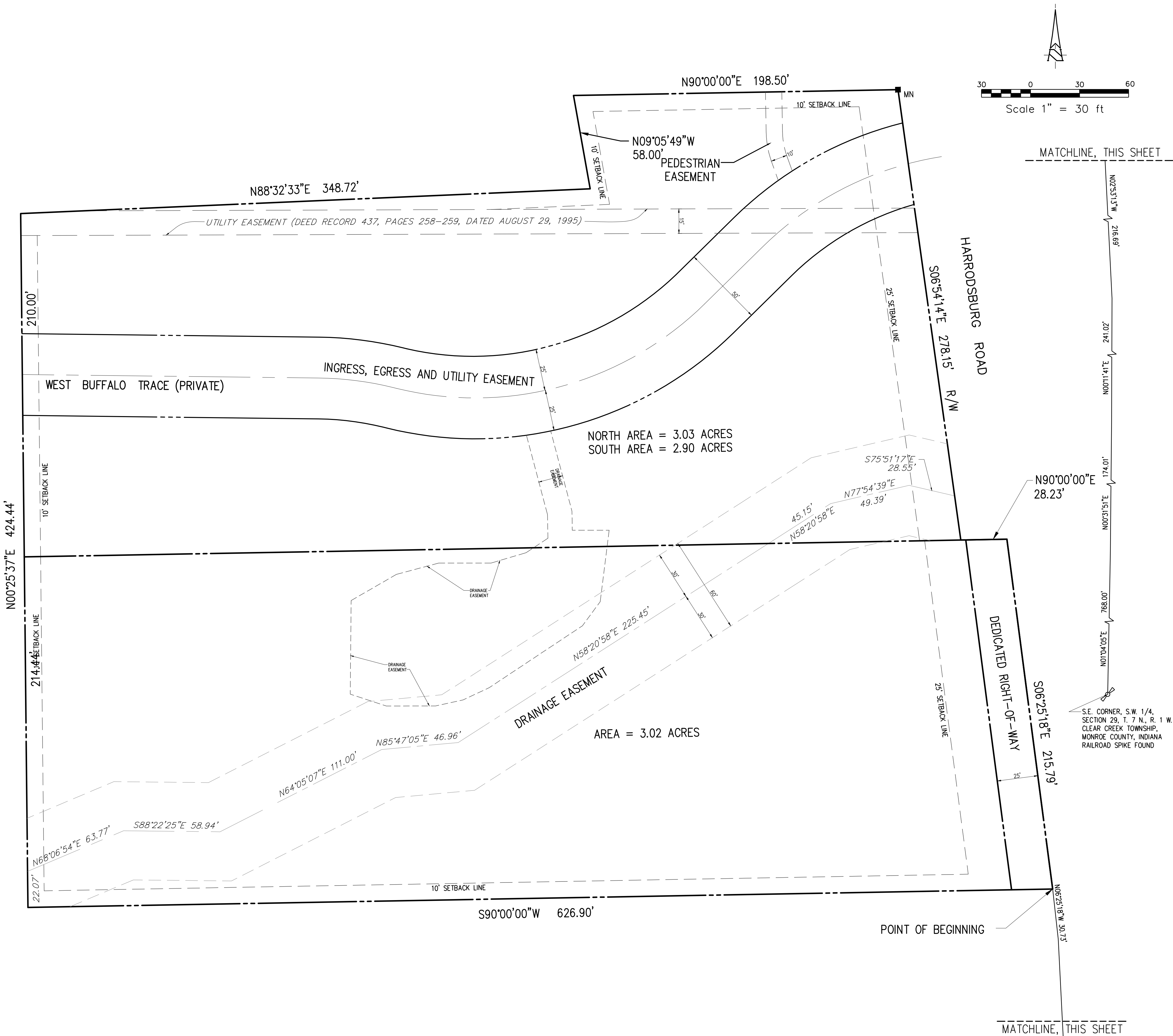
Thence leaving said centerline South 90 degrees 00 minutes 00 seconds West 626.90 feet to a 5/8 inch diameter rebar with a cap engraved "Bynum Fanyo 890006" (called "monument" for the remainder of this description) found; Thence along a fence North 00 degrees 25 minutes 37 seconds East 214.44 feet to a monument found at the southwest corner of Out Lot 6 in Harrodsburg, Indiana; Thence continuing along a fence North 00 degrees 25 minutes 37 seconds East 210.00 feet; Thence along a fence North 88 degrees 32 minutes 33 seconds East 348.72 feet to a monument found; Thence along a fence North 09 degrees 05 minutes 49 seconds West 58.00 feet to a monument found; Thence along a fence North 90 degrees 00 minutes 00 seconds East 198.50 feet to a corner post on the existing west right-of-way line of Harrodsburg Road, said right-of-way being approximately 30 feet west of the road centerline; Thence on said right-of-way line South 06 degrees 54 minutes 14 seconds East 278.15 feet; Thence North 90 degrees 00 minutes 00 seconds East 28.23 feet to a mag nail found on the centerline of Harrodsburg Road; Thence on said centerline South 06 degrees 25 minutes 18 seconds East 215.79 feet to the Point of Beginning containing within said bounds 6.05 ACRES be the same more or less but subject to all rights-of-way and easements of record.

SUBJECT to an easement for drainage purposes 50 feet wide lying 25 feet on each side of the following described line;

Commencing at a railroad spike found marking the southeast corner of the Southwest quarter of said Section 29; Thence on the centerline of Harrodsburg Road North 01 degree 04 minutes 05 seconds East (assumed basis of bearings) 768.00 feet to a mag nail found; Thence North 00 degrees 31 minutes 51 seconds East 174.01 feet to a mag nail found; Thence North 00 degrees 11 minutes 41 seconds East 241.02 feet to a mag nail found; Thence North 02 degrees 53 minutes 13 seconds West 216.69 feet to a mag nail found; Thence North 06 degrees 25 minutes 18 seconds West 30.73 feet to mag nail found; Thence leaving said centerline South 90 degrees 00 minutes 00 seconds West 626.90 feet to a 5/8 inch diameter rebar with a cap engraved "Bynum Fanyo 890006" (called "monument" for the remainder of this description) found; Thence along a fence North 00 degrees 25 minutes 37 seconds East 22.07 feet to the true Point of Beginning of said easement centerline;

Thence North 68 degrees 06 minutes 54 seconds East 63.77 feet; Thence South 88 degrees 22 minutes 25 seconds East 58.94 feet; Thence North 64 degrees 05 minutes 07 seconds East 111.00 feet; Thence North 85 degrees 47 minutes 05 seconds East 46.96 feet; Thence North 58 degrees 20 minutes 58 seconds East 270.60 feet; Thence North 77 degrees 54 minutes 39 seconds East 49.39 feet; Thence South 75 degrees 51 minutes 17 seconds East 28.55 feet to the terminus of said easement. The side lines of said easement to be extended or shortened to meet at angle points and to terminate at the south, west and east lines of the above described 6.05 acres.

SUBJECT to all easements and rights-of-way of record.



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revisions:

ARCHITECTURE
CIVIL ENGINEERING
PLANNING
bloomington, indiana
(812) 339-2990 (Fox)

BYNUM FANYO & ASSOCIATES, INC.
528 north walnut street
(812) 332-8030

certified by:

proposed:
HERITAGE CREEK
South Harrodsburg Road
Harrodsburg Indiana

title: BOUNDARY
PLAN

designed by: JBT
drawn by: JR
sheet no.: 2 OF 10
project no.: 400523

GENERAL LEGEND	
PROPERTY LINE	_____
DEED BOOK AND PAGE	xxx/xxx
TO BE REMOVED	T.B.R.
TO REMAIN UNDISTURBED.	T.R.U.
SETBACK LINE	_____ X' SBL _____
PROPOSED 20'x10' DUMPSTER PAD SURROUNDED BY 6' SOLID WOOD FENCE WITH CHAINLINK GATE	
PROPOSED HANDICAP PARKING	
SANITARY SEWER EASEMENT	S.S.E.
GAS EASEMENT	G.E.
WATERLINE EASEMENT	W.L.E.
ELECTRIC EASEMENT	E.E.
DRAINAGE EASEMENT	D.E.
UTILITY EASEMENT	U.E.

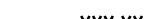
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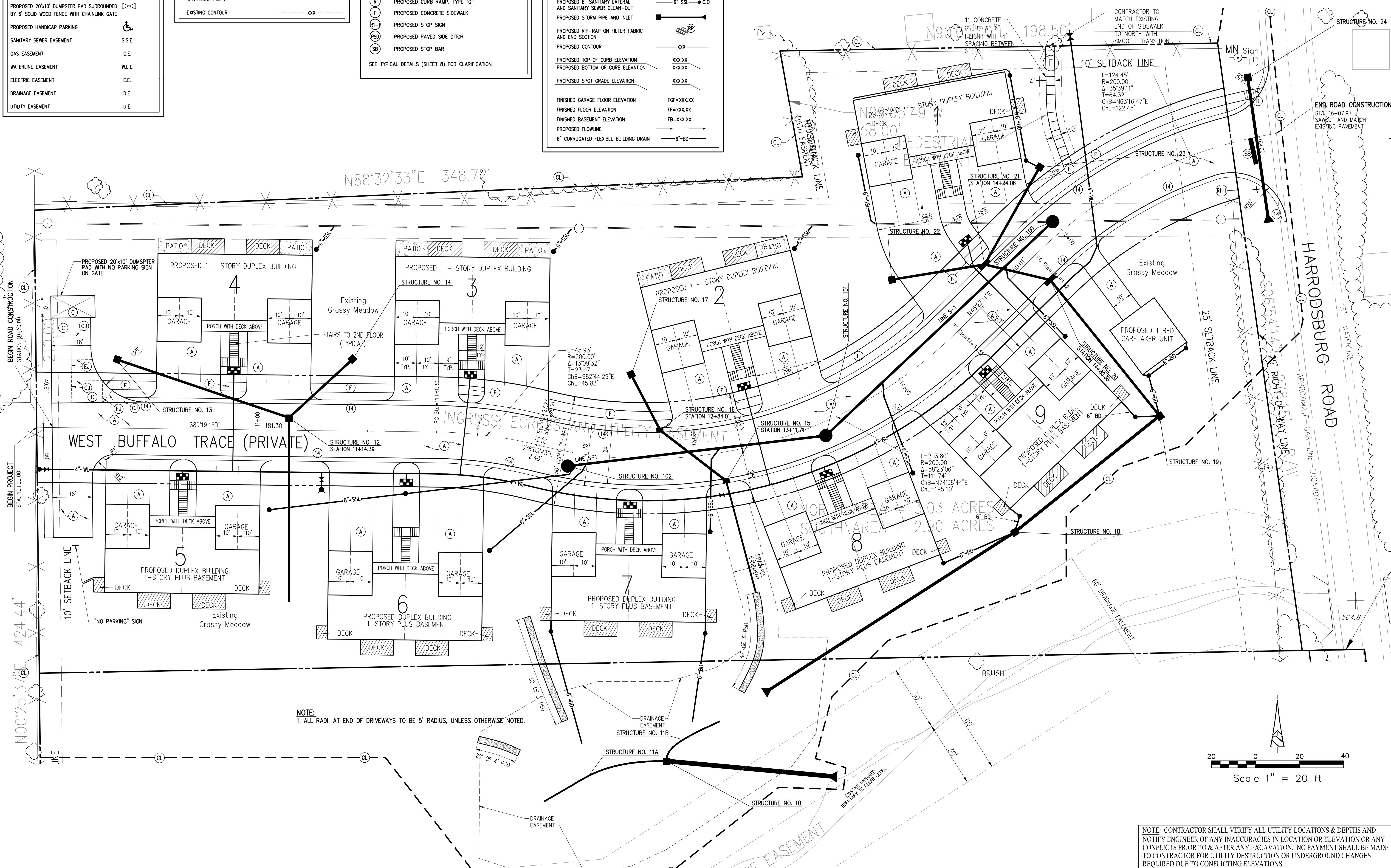
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EXISTING OVERHEAD ELECTRIC AND TELEPHONE LINES	
EXISTING UNDERGROUND ELECTRIC AND TELEPHONE LINES	
EXISTING UNDERGROUND TELEPHONE LINES	
EXISTING CONTOUR	

SITE LEGEND	
(A)	PROPOSED BITUMINOUS PAVING
(C)	PROPOSED CONCRETE PAVEMENT
(CJ)	PROPOSED CONSTRUCTION JOINT
(E)	PROPOSED EXPANSION JOINT
(14)	PROPOSED 24" CONCRETE ROLL CURB
(R)	PROPOSED CURB RAMP, TYPE "G"
(F)	PROPOSED CONCRETE SIDEWALK
(R1-)	PROPOSED STOP SIGN
(PS)	PROPOSED PAVED SIDE DITCH
(SB)	PROPOSED STOP BAR

SEE TYPICAL DETAILS (SHEET 8) FOR CLARIFICATION.

UTILITY AND GRADING LEGEND

PROPOSED 4" SDR 21 WATERLINE		4"-WL
PROPOSED WATER VALVE		
PROPOSED FLUSH HYDRANT (FH)		
PROPOSED SINGLE WATER METER		
PROPOSED DOUBLE WATER METER		
PROPOSED 8" PVC SANITARY SEWER AND SANITARY SEWER MANHOLE		LINE 8" S.S.
PROPOSED 6" SANITARY LATERAL AND SANITARY SEWER CLEAN-OUT		6" S.S. C.O.
PROPOSED STORM PIPE AND INLET		
PROPOSED RIP-RAP ON FILTER FABRIC AND END SECTION		RR
PROPOSED CONTOUR		XXX
PROPOSED TOP OF CURB ELEVATION		XXX.XX
PROPOSED BOTTOM OF CURB ELEVATION		XXX.XX
PROPOSED SPOT GRADE ELEVATION		XXX.XX
FINISHED GARAGE FLOOR ELEVATION		FGF=XXX.XX
FINISHED FLOOR ELEVATION		FF=XXX.XX
FINISHED BASEMENT ELEVATION		FB=XXX.XX
PROPOSED FLOWLINE		
6" CORRUGATED FLEXIBLE BUILDING DRAIN		6"-BD



revisions:

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BBB
BYNUM FANYO & ASSOCIATES, INC.
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(812) 332-8030

certified by: —

Proposed:
HERITAGE CREEK
South Harrodsburg Road
Harrodsburg, Indiana

title: SITE PLAN

designed by: JBT
drawn by: JR
sheet no: 3 OF 10
project no.: 400523

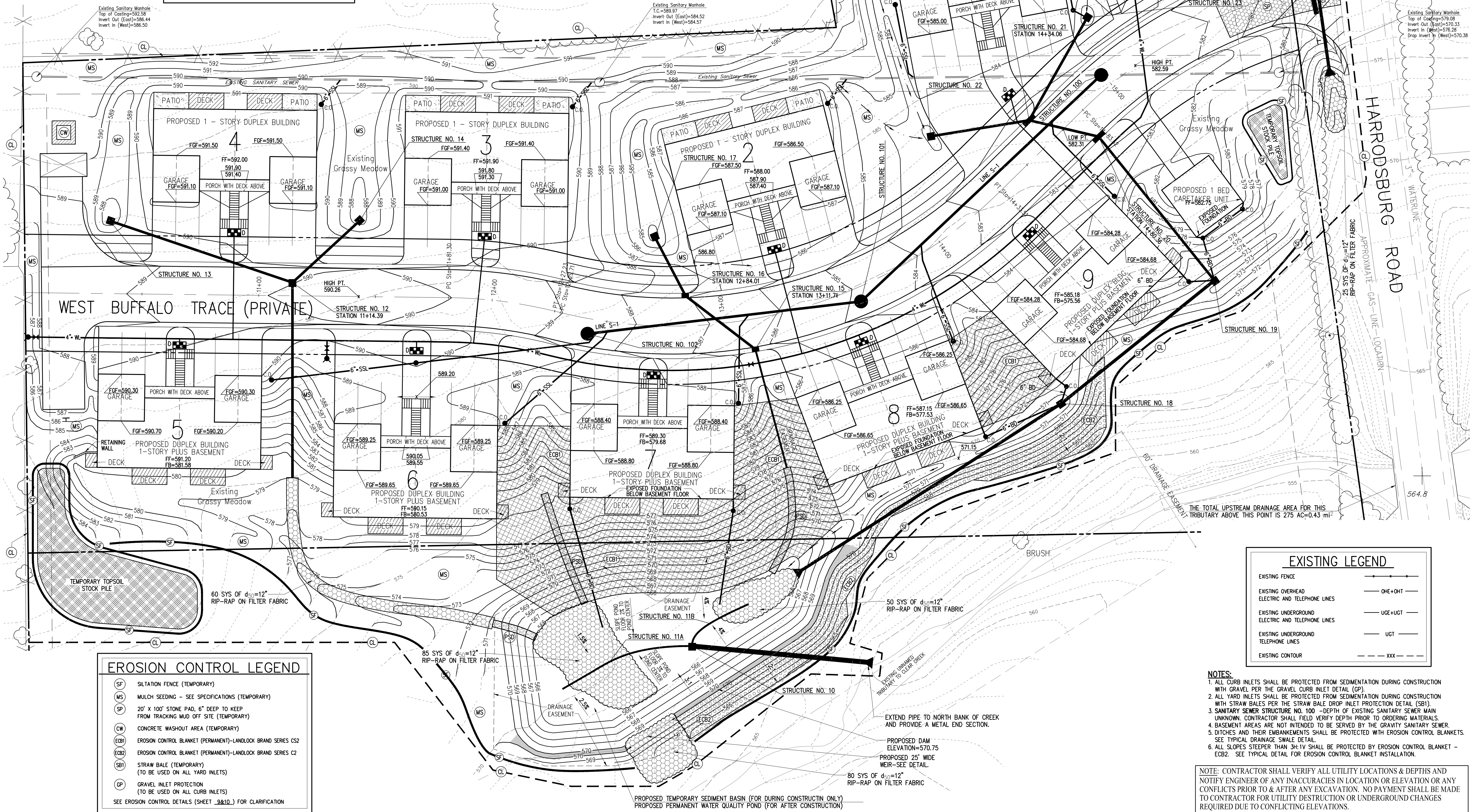
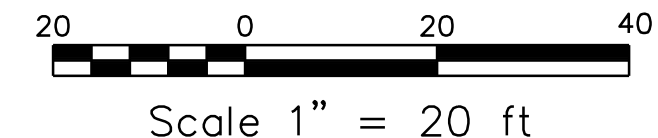
NOTE: CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

GENERAL LEGEND	
PROPERTY LINE	---X---
DEED BOOK AND PAGE	XXX/XXX
TO BE REMOVED	T.B.R.
TO REMAIN UNDISTURBED	T.R.U.
SETBACK LINE	-X'-SBL-
PROPOSED 20'x10' DUMPSTER PAD SURROUNDED BY 6" SOLID WOOD FENCE WITH CHAINLINK GATE	
PROPOSED HANDICAP PARKING	
SANITARY SEWER EASEMENT	S.S.E.
GAS EASEMENT	G.E.
WATERLINE EASEMENT	W.L.E.
ELECTRIC EASEMENT	E.E.
DRAINAGE EASEMENT	D.E.
UTILITY EASEMENT	U.E.

UTILITY AND GRADING LEGEND	
PROPOSED 4" SDR 21 WATERLINE	4"-WL-
PROPOSED WATER VALVE	
PROPOSED FLUSH HYDRANT (FH)	
PROPOSED SINGLE WATER METER	
PROPOSED DUAL WATER METER	
PROPOSED 8" PVC SANITARY SEWER AND SANITARY SEWER MANHOLE	8" SSM
PROPOSED 6" SANITARY LATERAL AND SANITARY SEWER CLEAN-OUT	6" SSO
PROPOSED STORM PIPE AND INLET	6" SSI
PROPOSED RIP-RAP ON FILTER FABRIC AND END SECTION	RR
PROPOSED CONTOUR	XXX
PROPOSED TOP OF CURB ELEVATION	FGF=XXX.XX
PROPOSED BOTTOM OF CURB ELEVATION	FB=XXX.XX
PROPOSED SPOT GRADE ELEVATION	FGF=XXX.XX
FINISHED GARAGE FLOOR ELEVATION	FGF=XXX.XX
FINISHED FLOOR ELEVATION	FF=XXX.XX
FINISHED BASEMENT ELEVATION	FB=XXX.XX
PROPOSED FLOWLINE	---
6" CORRUGATED FLEXIBLE BUILDING DRAIN	6"-BD-

STORM STRUCTURE DATA TABLE									
STR. NO.	CASTING-INLET	TOP OF CASTING AT FLOWLINE	PIPE TYPE	PIPE LENGTH (FT)	PIPE SIZE (IN)	INVERT (NORTH)	INVERT (SOUTH)	INVERT (EAST)	INVERT (WEST)
10	POND STANDPIPE	-	ADS N-12	77	24	563.50	-	563.50	563.50
11A	PERFORATED UNDERDRAIN	-	ADS N-12	60	6	-	-	-	-
11B	PERFORATED UNDERDRAIN	-	ADS N-12	30	6	-	-	-	-
12	TYPE A / 5250	590.01	ADS N-12	83	12	-	583.70	583.70(N)	583.70(W)
13	TYPE E / 6610	587.50	ADS N-12	81	12	-	-	584.75(E)	-
14	TYPE E / 6610	587.50	ADS N-12	38	12	-	-	-	584.75(W)
15	TYPE A / 7495 M1	586.20	ADS N-12	52	12	-	578.70	-	578.70(W)
16	TYPE A / 7495 M2	587.07	ADS N-12	37	12	-	579.20(E)	580.60(N)	-
17	TYPE E / 6610	583.75	ADS N-12	27	12	-	-	581.00(E)	-
18	TYPE E / 6610	570.00	ADS N-12	135	15	-	-	567.10(N)	567.10(W)
19	TYPE E / 6610	572.25	ADS N-12	83	15	569.35(N)	-	-	569.10(W)
20	2-TYPE A / 7495 M1+M2	582.06	ADS N-12	77	12	-	578.60(E)	578.60(N)	-
21	2-TYPE A / 7495 M1+M2	582.06	ADS N-12	29	12	579.00(N)	-	-	579.00(W)
22	TYPE E / 6610	582.50	ADS N-12	41	12	-	-	579.75(E)	-
23	TYPE E / 6610	582.50	ADS N-12	49	12	-	-	-	579.75(W)
24	TYPE E / 6610	580.75	ADS N-12	66	15	-	577.50	-	-

EJW=East Jordan Iron Works
SEE TYPICAL DETAILS FOR RR RIP-RAP.



EXISTING LEGEND	
EXISTING FENCE	---
EXISTING OVERHEAD ELECTRIC AND TELEPHONE LINES	---O&T---
EXISTING UNDERGROUND ELECTRIC AND TELEPHONE LINES	---UG&UT---
EXISTING UNDERGROUND TELEPHONE LINES	---UT---
EXISTING CONTOUR	---XXX---

NOTES:

- ALL CURB INLETS SHALL BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION WITH GRAVEL PER THE GRAVEL CURB INLET DETAIL (GP).
- ALL YARD INLETS SHALL BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION WITH STRAW BALES PER THE STRAW BALE DROP INLET PROTECTION DETAIL (SBI).
- SANITARY SEWER STRUCTURE NO. 100 - DEPTH OF EXISTING SANITARY SEWER MAIN UNKNOWN. CONTRACTOR SHALL FIELD VERIFY DEPTH PRIOR TO ORDERING MATERIALS.
- BASEMENT AREAS ARE NOT INTENDED TO BE SERVED BY THE GRAVITY SANITARY SEWER.
- DITCHES AND THEIR EMBANKMENTS SHALL BE PROTECTED WITH EROSION CONTROL BLANKETS. SEE TYPICAL DRAINAGE SWALE DETAIL.
- ALL SLOPES STEEPER THAN 3H:1V SHALL BE PROTECTED BY EROSION CONTROL BLANKET - ECB2. SEE TYPICAL DETAIL FOR EROSION CONTROL BLANKET INSTALLATION.

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revisions:
12/8/05 - Added note to extend str. #10 to north creek bank.
12/9/05 - Added Drainage Easements. JR

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

BYNUM FANTO & ASSOCIATES, INC.

528 north walnut street
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bloomington, Indiana
(812) 339-2990 (Fax)

proposed:
HERITAGE CREEK
South Harrodsburg Road
Harrodsburg, Indiana

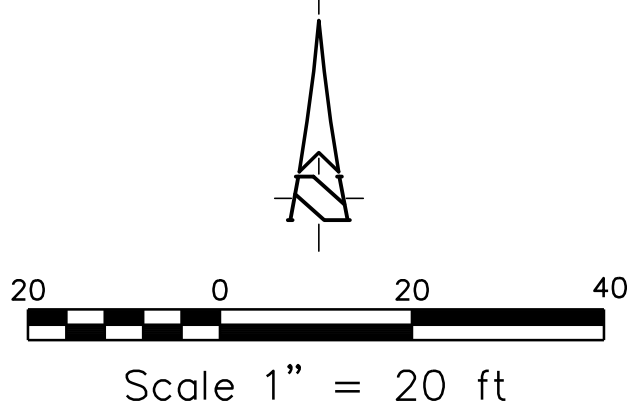
title: GRADING, UTILITY & EROSION CONTROL PLAN

designed by: **JBT**
drawn by: **JR**
sheet no: **4 OF 10**
project no.: **400523**

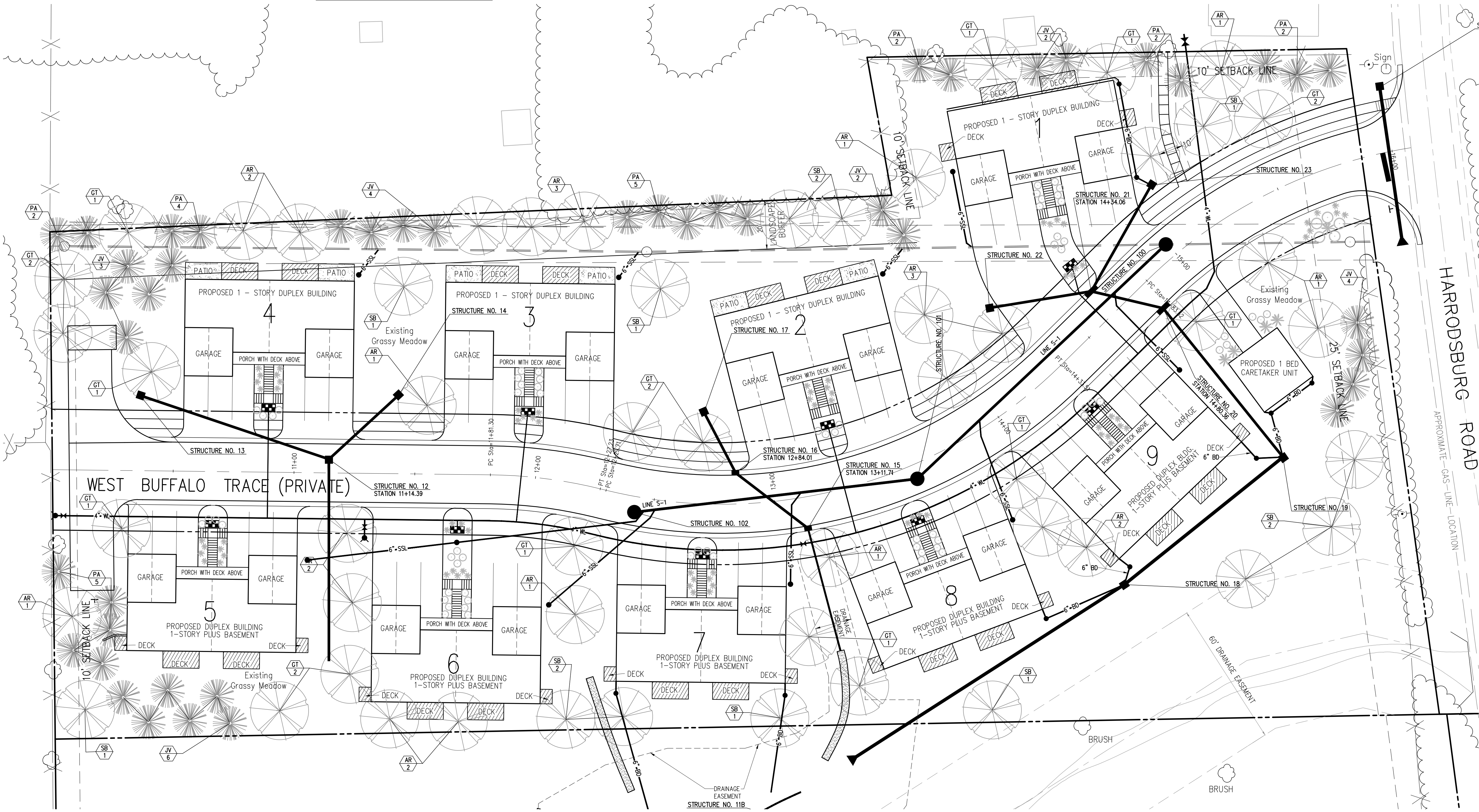
GENERAL LEGEND	
PROPERTY LINE	---
DEED BOOK AND PAGE	XXX/XXX
TO BE REMOVED	T.B.R.
TO REMAIN UNDISTURBED	T.R.U.
SETBACK LINE	-X'-SBL-
PROPOSED 20'x10' DUMPSTER PAD SURROUNDED BY 6" SOLID WOOD FENCE WITH CHAINLINK GATE	⊠
PROPOSED HANDICAP PARKING	♿
SANITARY SEWER EASEMENT	S.S.E.
GAS EASEMENT	G.E.
WATERLINE EASEMENT	W.L.E.
ELECTRIC EASEMENT	E.E.
DRAINAGE EASEMENT	D.E.
UTILITY EASEMENT	U.E.

EXISTING LEGEND	
EXISTING FENCE	—+—+—+—
EXISTING OVERHEAD ELECTRIC AND TELEPHONE LINES	—OHE+OHT—
EXISTING UNDERGROUND ELECTRIC AND TELEPHONE LINES	—UGE+UGT—
EXISTING UNDERGROUND TELEPHONE LINES	—UGT—
EXISTING CONTOUR	---XXX---

SYMBOL	MARK	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING	INDIV. (D) VALUE	TOTAL (D) VALUE
LARGE DECIDUOUS TREES								
AR	⊙	Acer rubrum "Red Sunset"	Red Sunset Red Maple	21	2"-2 1/2" Cal.	See Plan	35	735
GT	⊙	Gleditsia tricanthos inermis "Sunburst"	Sunburst Honey Locust	18	2"-2 1/2" Cal.	See Plan	35	630
SB	⊙	Salix x blanda	Wisconsin Weeping Willow	13	2"-2 1/2" Cal.	See Plan	30	390
NARROWLEAF EVERGREEN TREES								
JV	⊙	Juniperus virginiana	Eastern Red Cedar	21	3'-5' HT.	See Plan	30	630
PA	⊙	Picea abies	Norway Spruce	23	3'-5' HT.	See Plan	30	690
*Required (D) Value:							Subtotal: 3075	
FINAL SPECIES AND LOCATIONS OF LANDSCAPING MATERIALS SHALL BE DETERMINED BY A CERTIFIED LANDSCAPE ARCHITECT							Street Trees:	
							Existing Trees:	
							Total (D) Value: 3075	



PLANT LIST



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revisions:

ARCHITECTURE
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(812) 332-8030

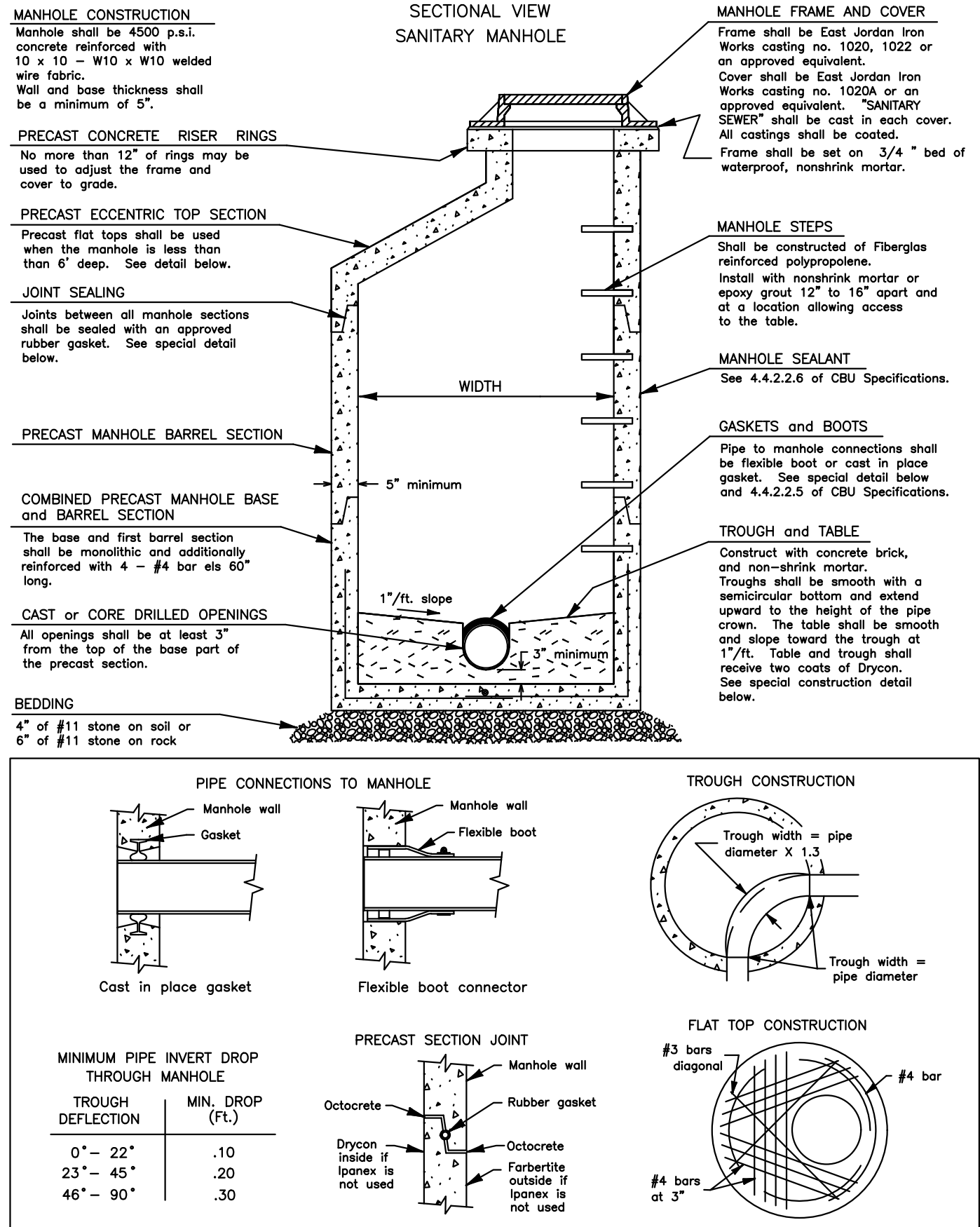
bloomington, indiana
(812) 339-2990 (Fax)

certified by:

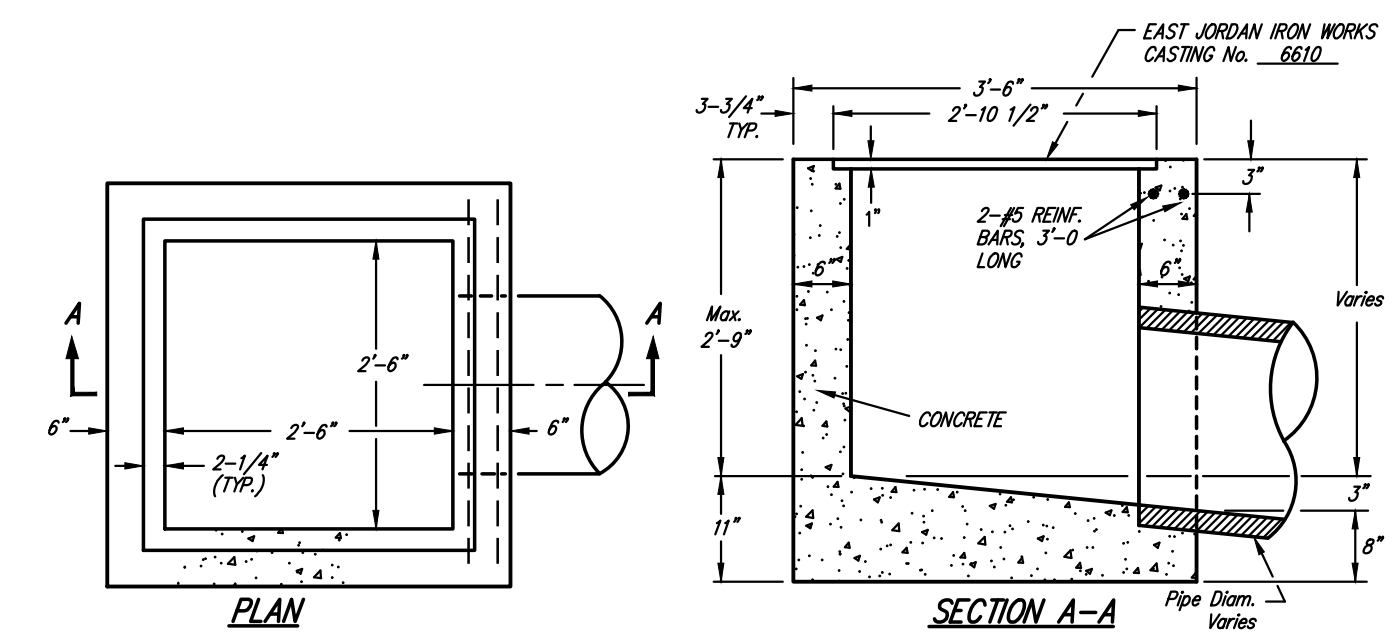
Proposed:
HERITAGE CREEK
South Harrodsburg Road
Harrodsburg Indiana

title: LANDSCAPE
PLAN

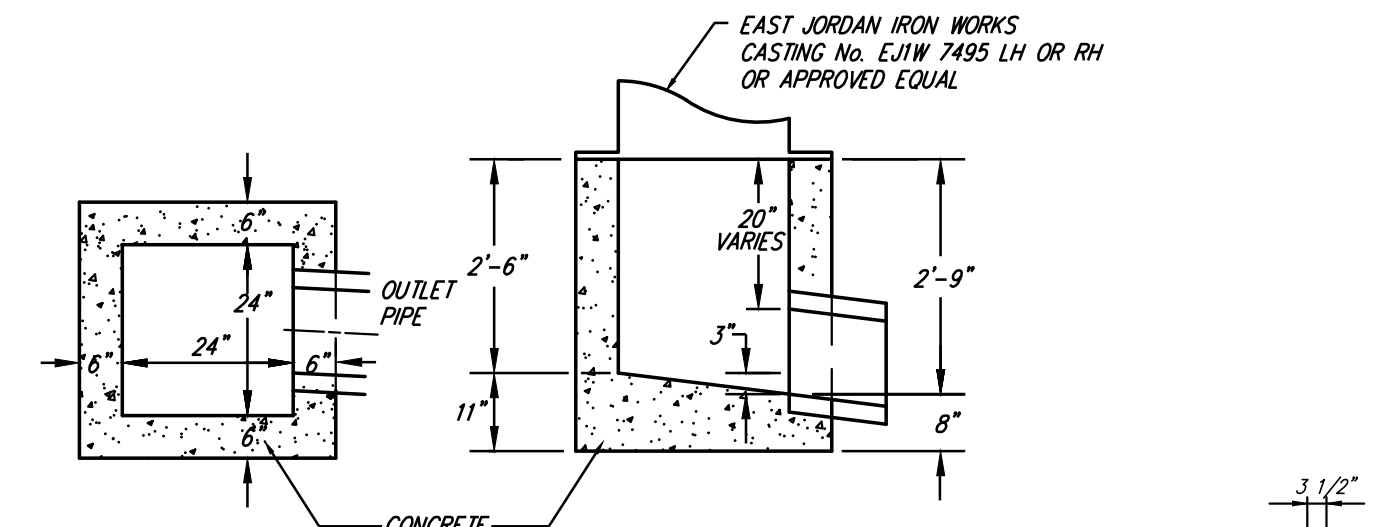
designed by: jbt & smp
drawn by: jr
sheet no: 5 OF 10
project no.: 400523



STANDARD SANITARY MANHOLE

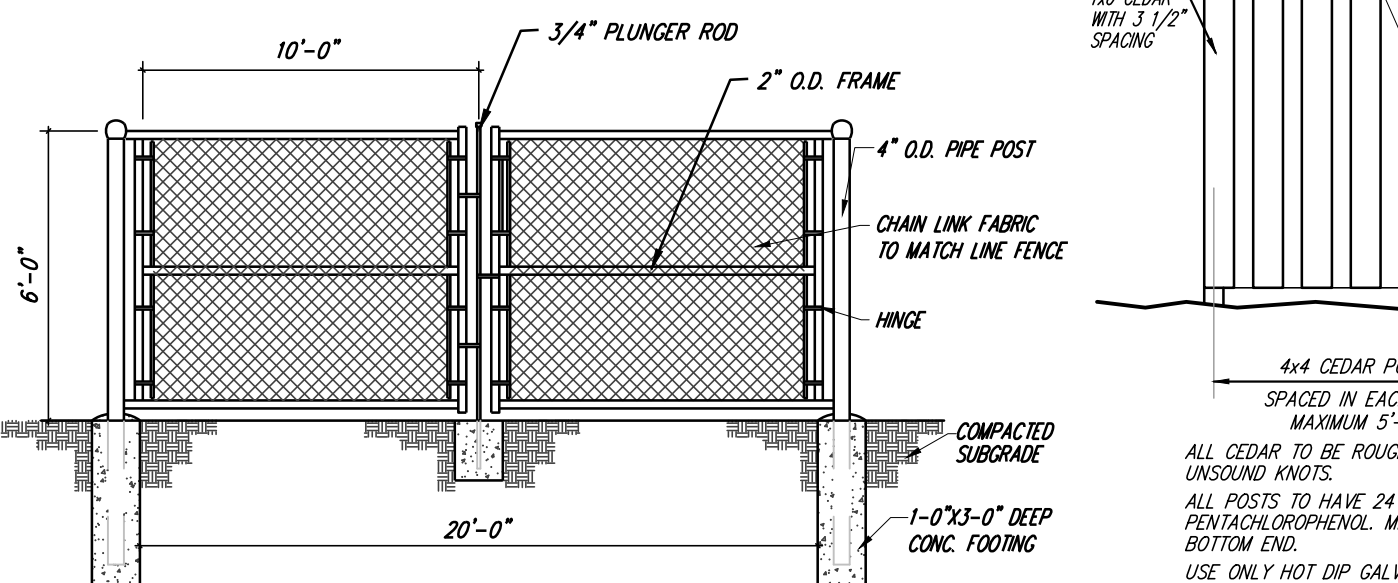


STORM INLET, INDOT TYPE "E" NOT TO SCALE

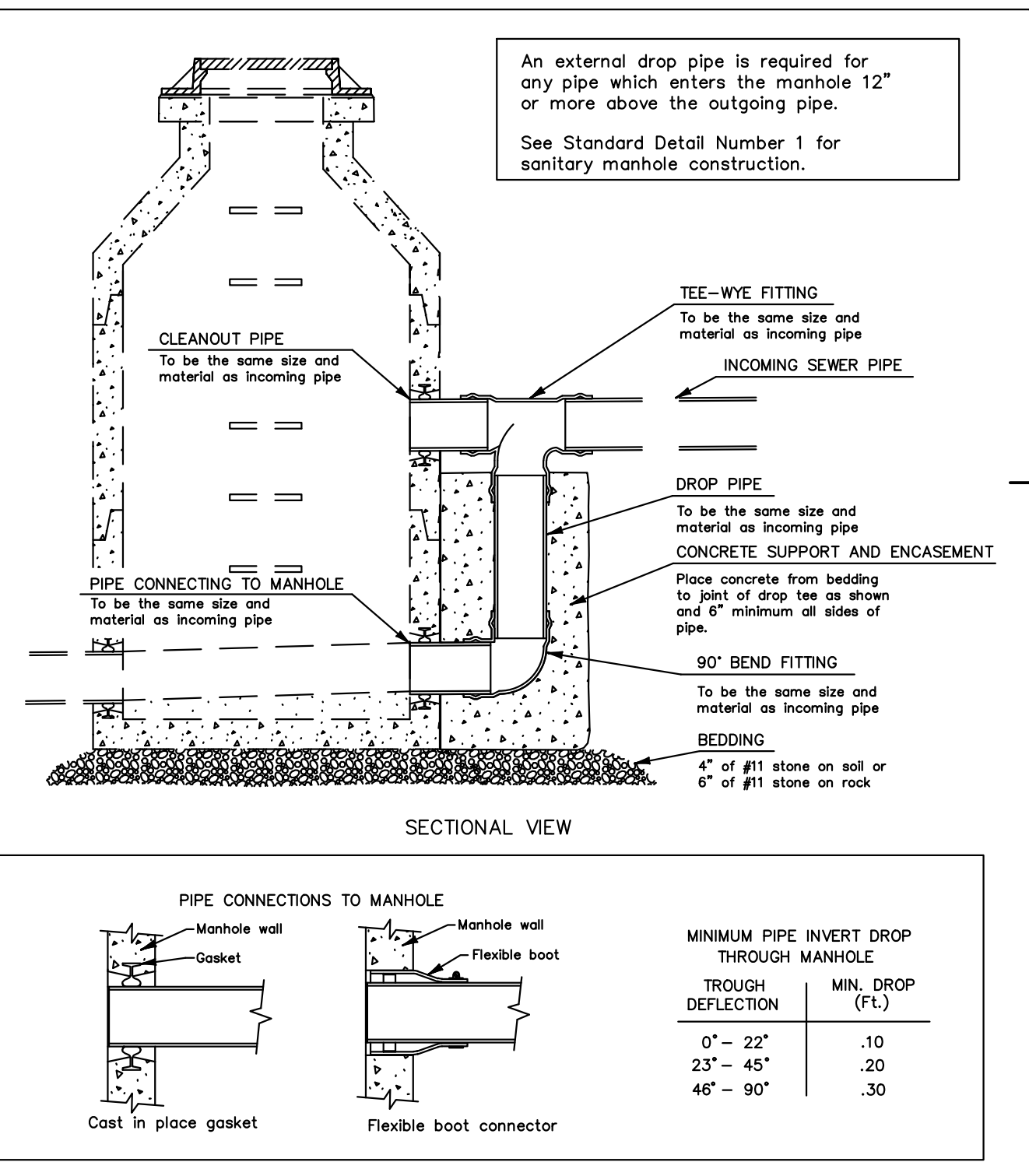


INLET TYPE A

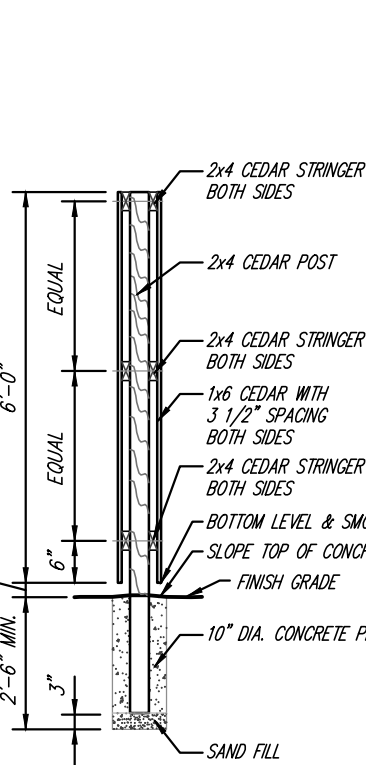
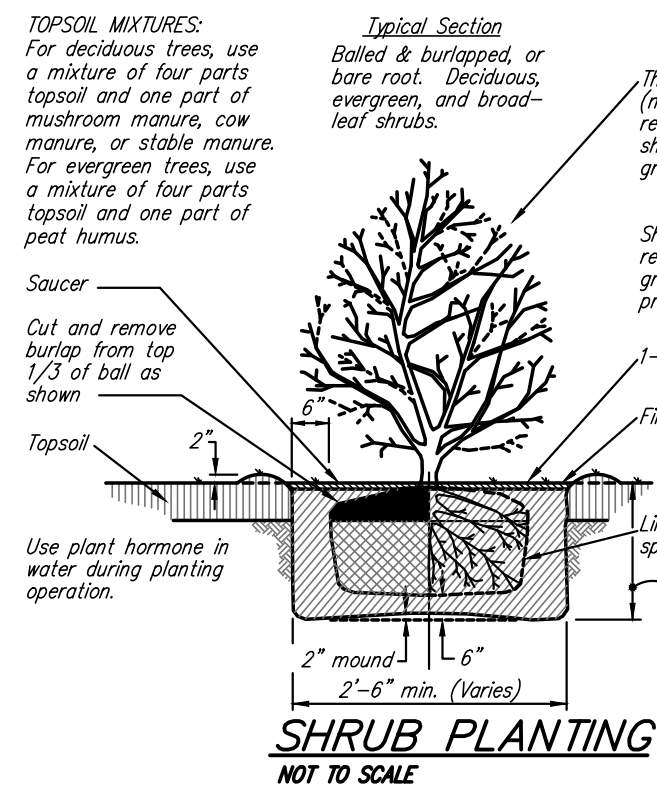
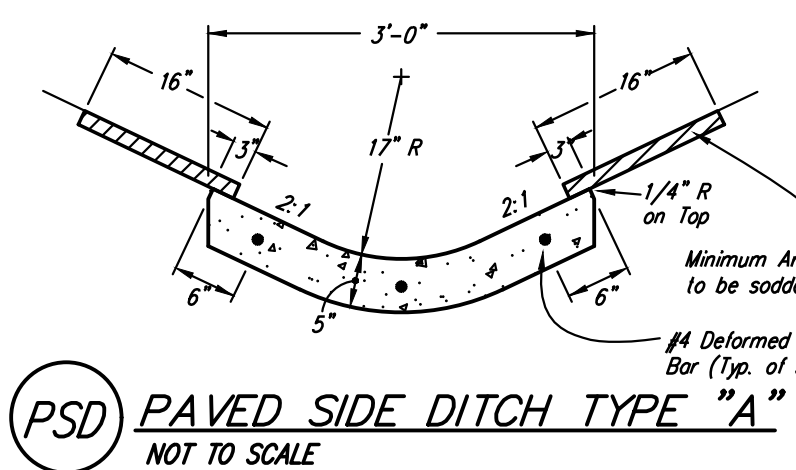
NOTE: FOR INLET INVERT ELEVATIONS SEE STRUCTURE NOTE OR STRUCTURE DATA TABLE.



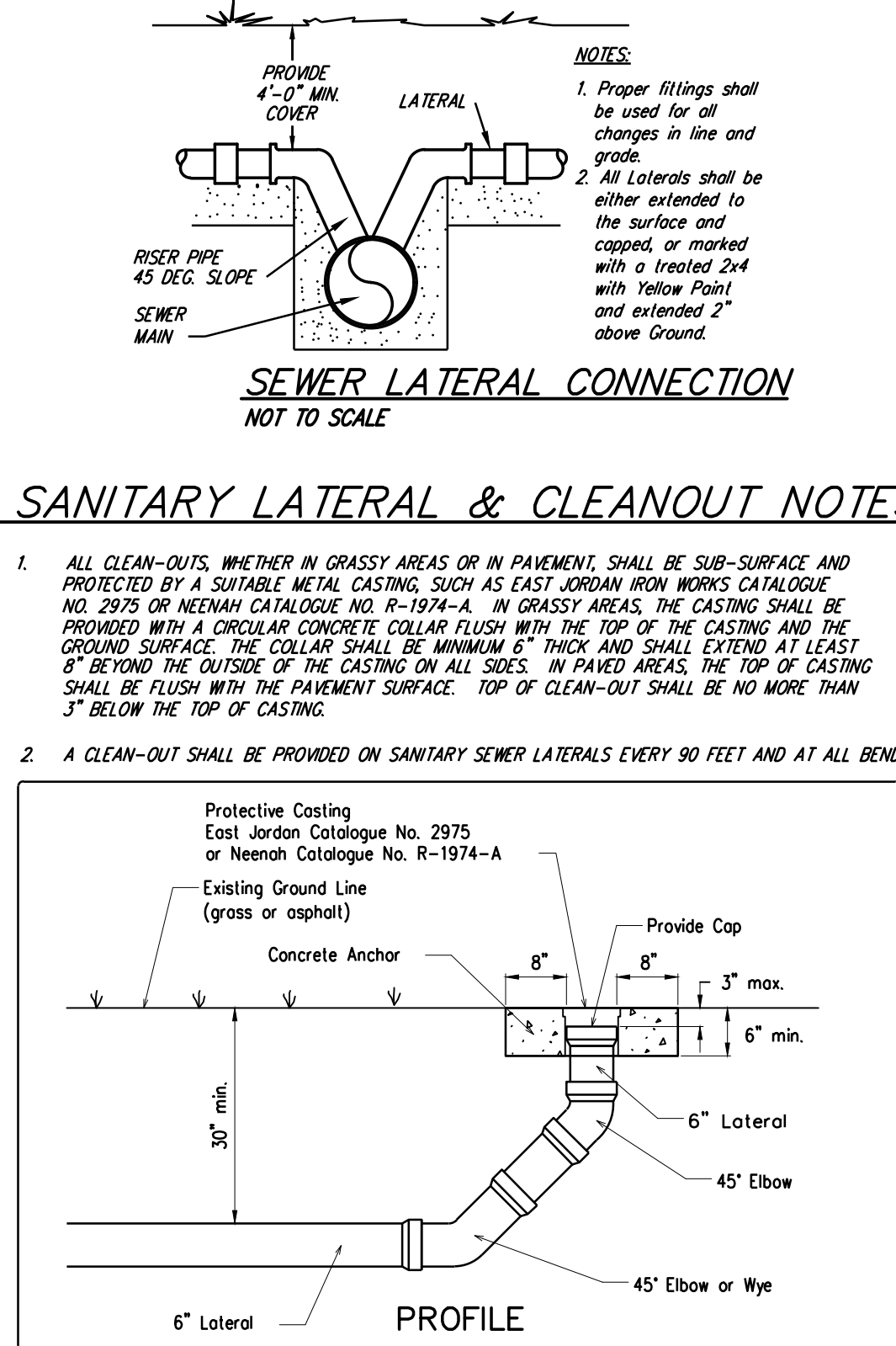
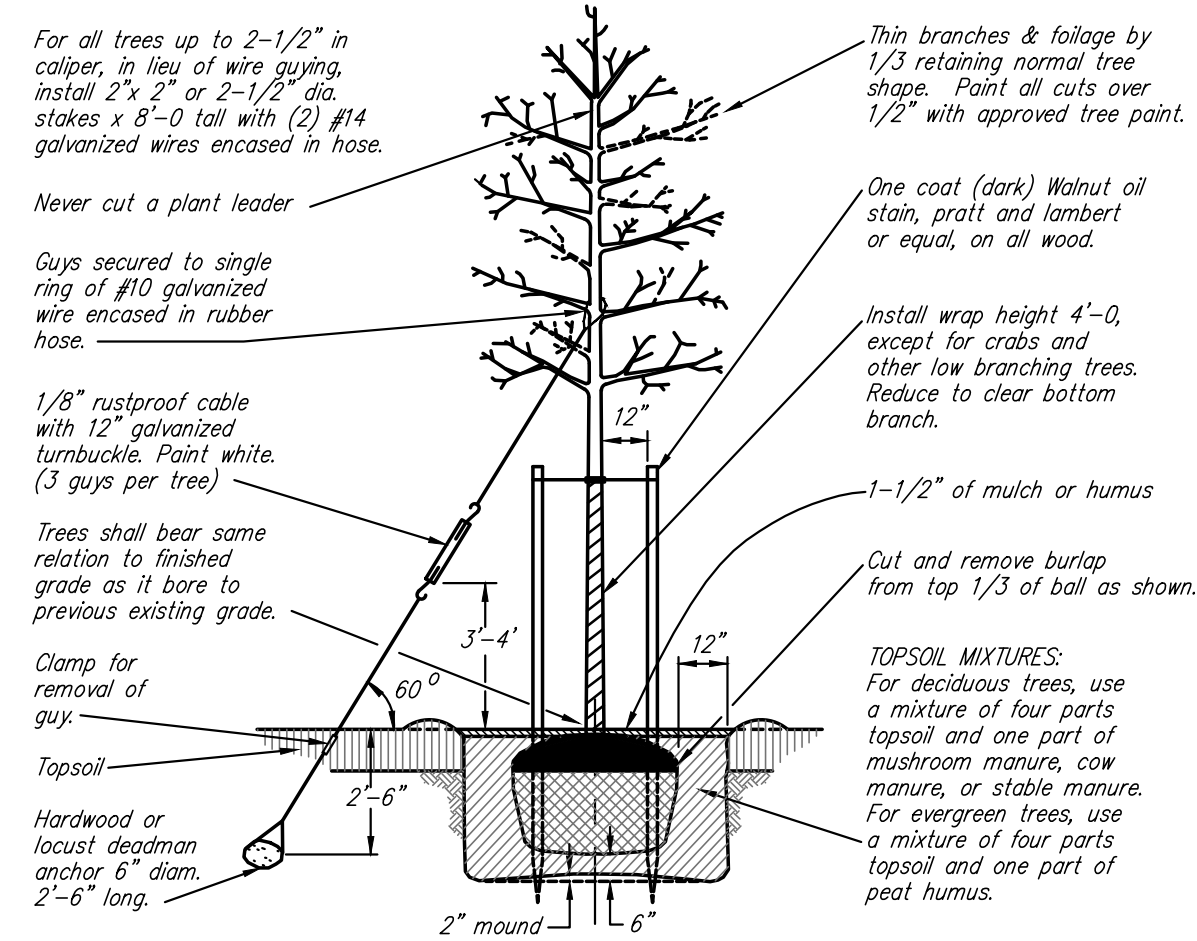
GATE DETAIL NOT TO SCALE



EXTERNAL DROP PIPE DETAIL FOR SANITARY MANHOLE

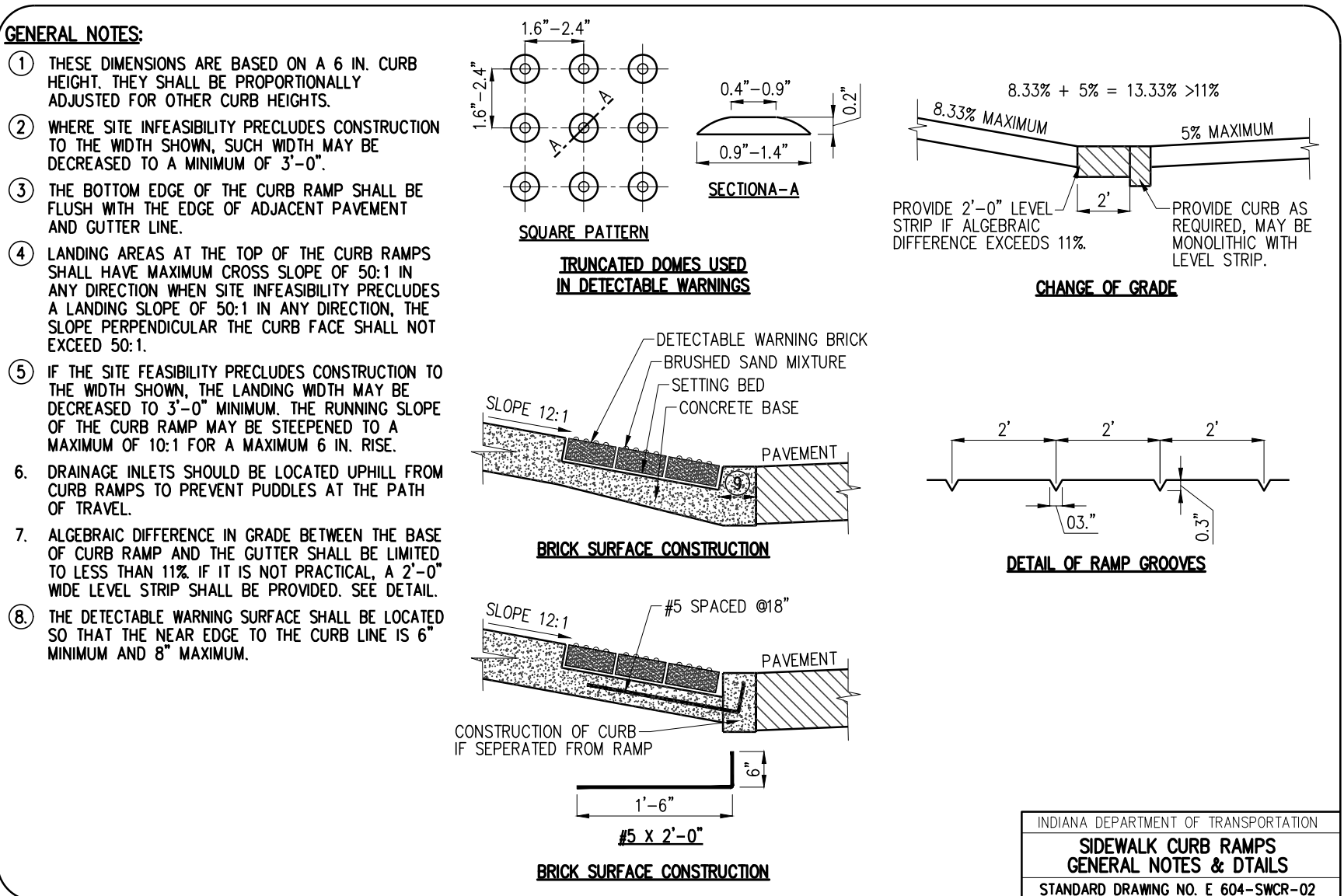
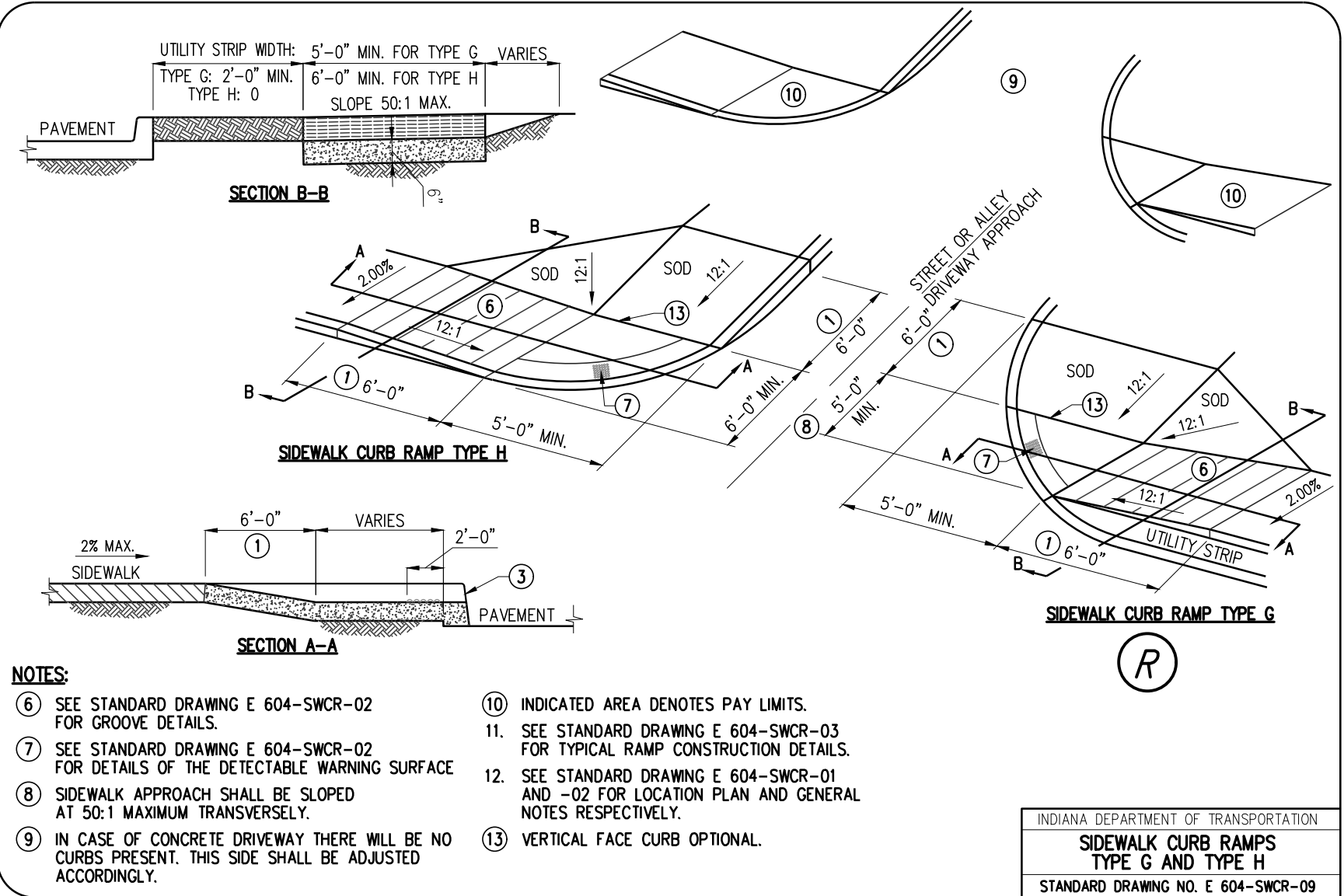
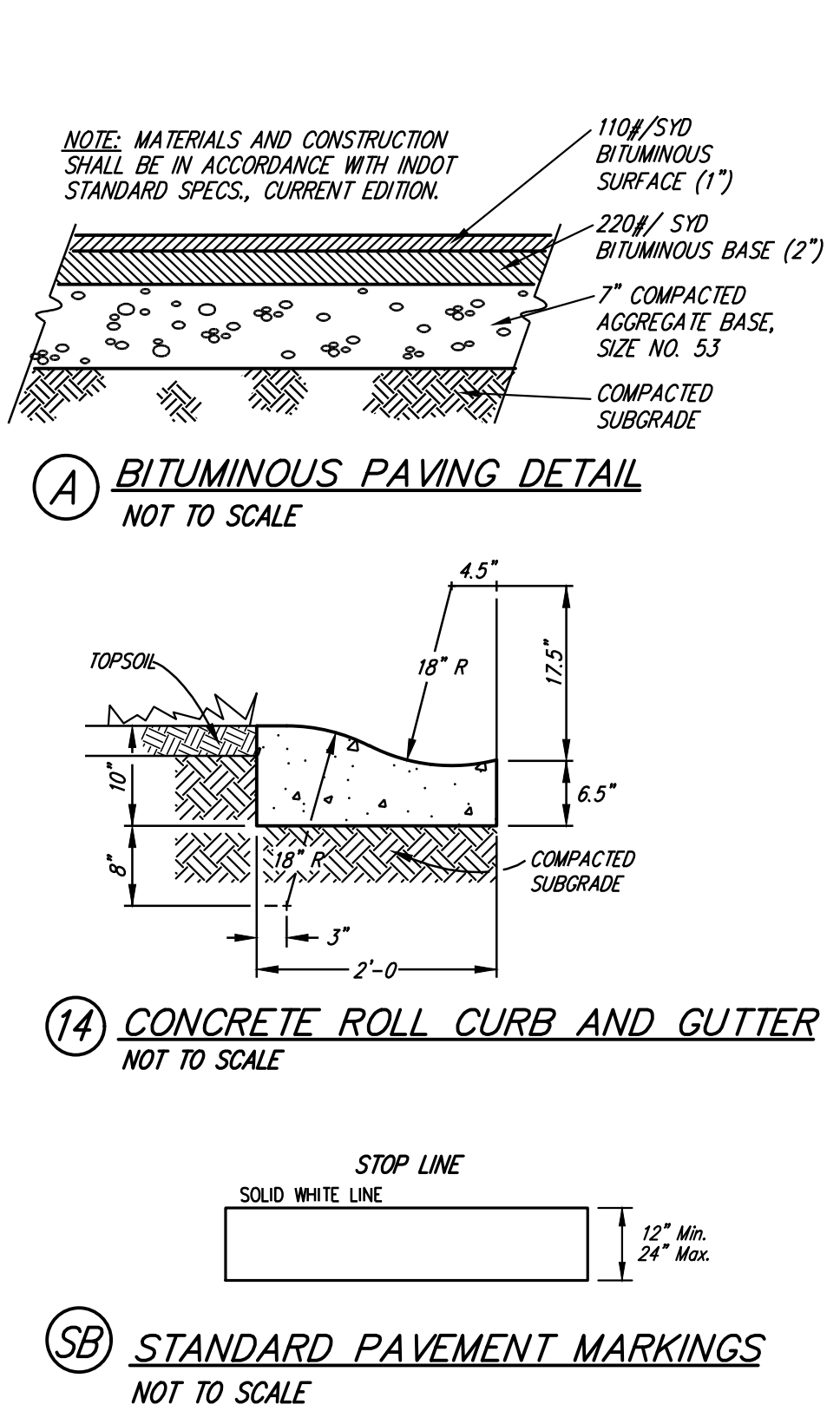
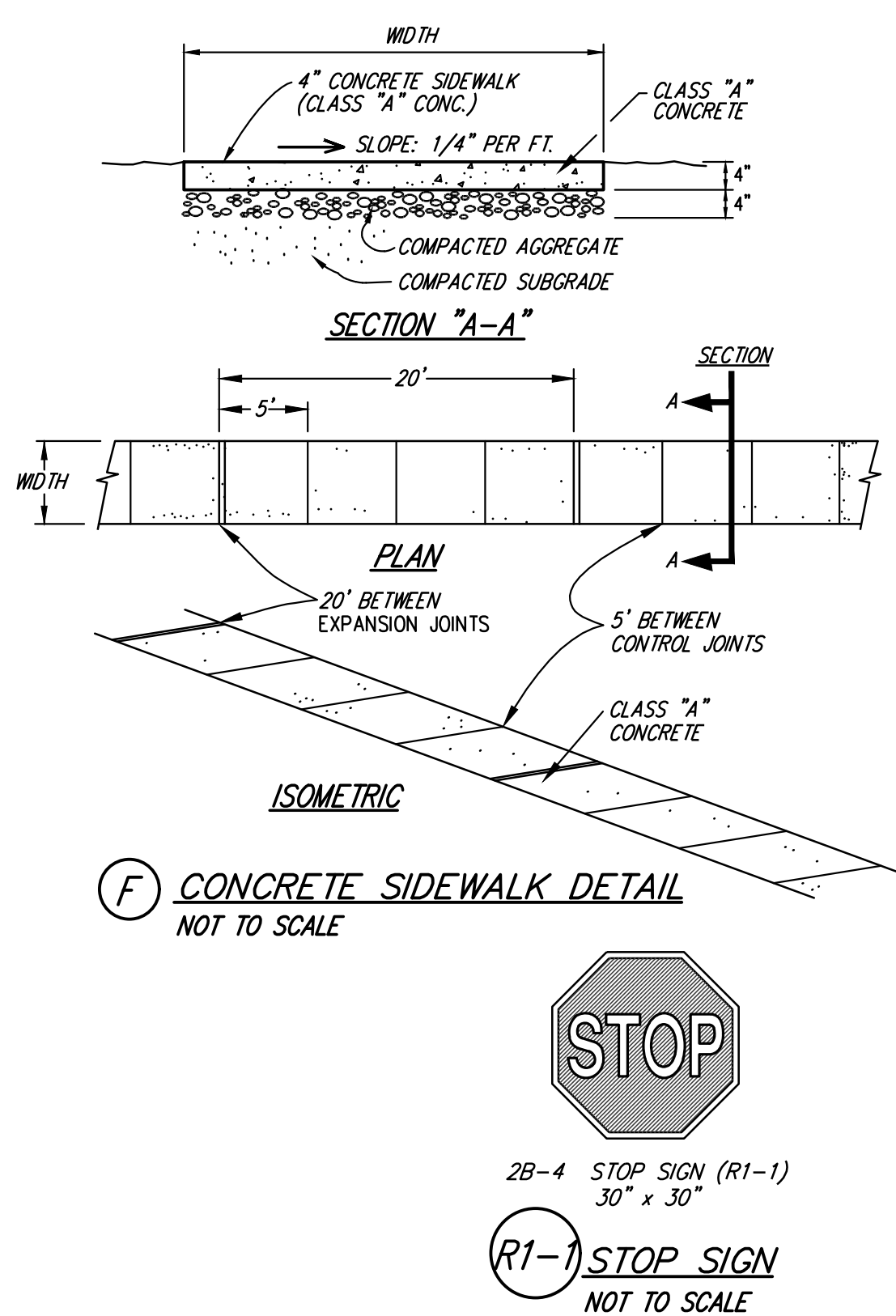


6' HIGH OPAQUE WOOD FENCE DETAIL FOR DUMPMSTER ENCLOSURE NOT TO SCALE



6" CONCRETE PAVEMENT NOT TO SCALE

TRENCH DETAIL NOT TO SCALE



NOTE: CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

revisions:

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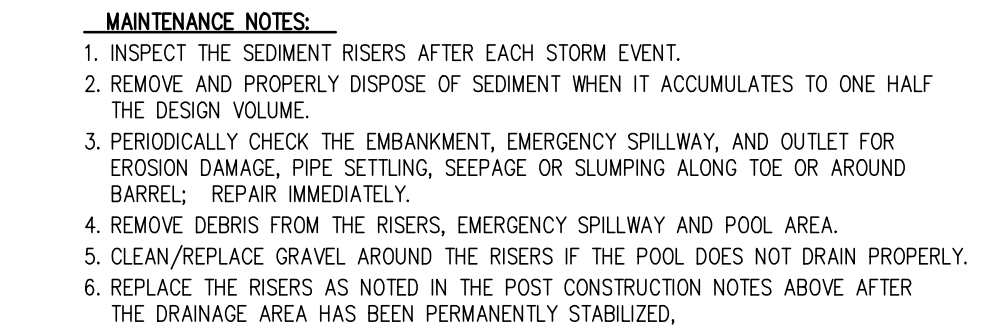
proposed:
HERITAGE CREEK
South Harrodsburg Road
Harrodsburg Indiana

title: MISCELLANEOUS
DETAILS

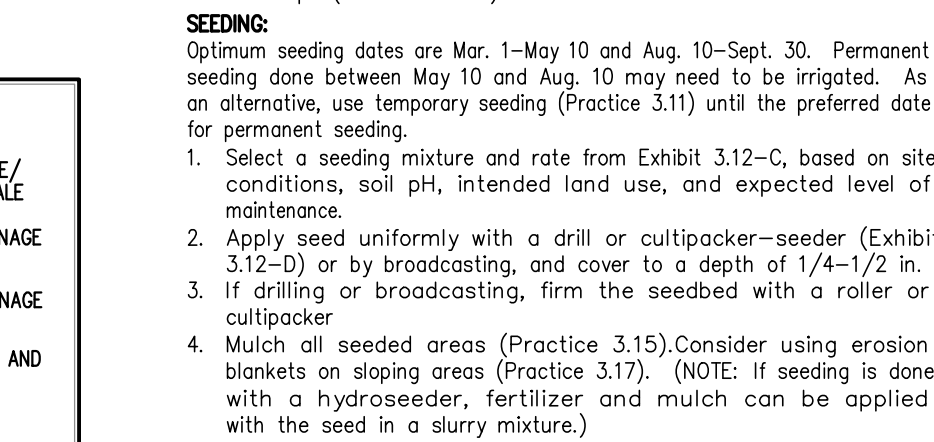
designed by: jbt & smp
drawn by: jr
sheet no: 8 OF 10
project no.: 400523

EROSION CONTROL NOTES

1. Install construction entrance as shown on plans
2. Prior to any earth moving place siltation fence along the down stream side of all grading activity.
3. Construct Temporary Sediment Basin detailed in the Plans.
4. Remove vegetation in areas to be disturbed only.
5. Strip top soil from all areas to be disturbed by construction and stock pile at location of siltation fence. Seed with temporary seed mixture type I, immediately.
6. Maintain silt fence during construction and keep clear of debris.
7. Perform construction activities as shown on the plans. Do not disturb turf areas outside of construction limits so that turf acts as a vegetative filter strip.
8. All erosion control structures shall be kept in working order and inspected upon completion of every rain event. Add additional measures when necessary.
9. Upon completion of construction all improvements redistributed top soil to all proposed seeded areas.
10. Mulch seed all disturbed areas immediately upon completion of all earthmoving and underground utility work in accordance with INDOT 55-621 Seed Mixture type U.
11. Ferilize and weed watered areas until mature turf is established.
12. Reconstruct the Temporary Sediment Basin as detailed in the Permanent Water Quality Pond upon establishment of mature grass turf across the site.
13. Remove all temporary erosion control measures upon the establishment of the turf.



NOT TO SCALE



This table provides several seeding options. Additional seed species mixtures are available commercially. When selecting a mixture, consider site conditions, including soil properties (e.g., soil pH and drainage), slope aspect and the tolerance of each species to shade and droughtiness.



* For best results: (a) legume seed should be inoculated; (b) seeding mixtures containing legumes should preferably be spring-seeded, although the grass may be fall-seeded and the legume frost-seeded (Practice 3.13); and (c) if legumes are fall-seeded, do so in early fall.

NOTE: An oat or wheat companion or nurse crop may be used with any of the above permanent seeding mixtures. If so, it is best to seed during the fall seeding period, especially after Sept. 15, and at the following rates: spring oats-1.4 to 3/4 bu./acre; wheat-no more than 1/2 bu./acre.

- MAINTENANCE
 - * Inspect periodically, especially after storm events, until the stand is successfully established. (Characteristics of a successful stand include: vigorous dark green or bluish-green seedlings; uniform density with nurse plants, legumes, and grasses well-represented; green foliage on the perennials remaining green throughout the season, at least at the plant base.)
 - * Plan to add fertilizer the following growing season according to soil test recommendations.
 - * Repair damaged, bare or sparse areas by filling any gullies, re-fertilizing, over- or re-seeding, and mulching.
 - * If plant cover is sparse or uneven, review the plant material choices, soil fertility, moisture condition, and mulching; then repair the affected area either by over-seeding or by re-seeding and mulching after re-preparing the seedbed.
 - * If vegetation fails to grow, consider soil testing to determine acidity or nutrient deficiency problems. (Consult your SWDC or Cooperative Extension office for assistance.)
 - * If additional fertilization is needed to get a satisfactory stand, do so according to soil test recommendations.



Seed Species*	Rate/acre	Planting Depth	Optimum dates**
Wheat or rye	150 lbs.	1 to 1 1/2 in.	9/15 to 10/30
Spring oats	100 lbs.	1 in.	3/1 to 4/15
Annual ryegrass	40 lbs.	1/4 in.	3/1 to 5/15
German millet	40 lbs.	1 to 2 in.	8/1 to 9/1
Sudangrass	35 lbs.	1 to 2 in.	5/1 to 5/1
			5/1 to 7/30

* Perennial species may be used as temporary cover, especially if the area to be seeded will remain idle for more than a year (Practice 3.12)

** Seeding done outside the optimum dates increases the chances of seeding failure.

MAINTENANCE

- * Inspect periodically after planting to see that vegetative stands are adequately established; reseed if necessary.
- * Check for erosion damage after storm events and repair; reseed and mulch if necessary.
- * Topdress fall seeded wheat or rye seedlings with 50 lbs./acre of nitrogen in February or March if nitrogen deficiency is apparent. (Exhibit 3.11-B shows only wheat/rye fall seeded.)

MAINTENANCE

- * During vegetative establishment, inspect after storm events for any erosion below the blanket.
- * If any area shows erosion, pull back that portion of the blanket covering it, add soil, re-seed the area, and re-apply and staple the blanket.
- * After vegetative establishment, check the treated area periodically.

Seed species*	Rate per acre
Wheat or rye	150lbs.
Spring oats	150 lbs.
Annual ryegrass	60 lbs.

* Perennial species may be used as a temporary cover, especially if the area to be seeded will remain idle for more than a year (Practice 3.12).

Diagram of a rectangular sandbag berm. The top horizontal edge is labeled "10' minimum". The right vertical edge is labeled "Varies". The bottom horizontal edge is labeled "10 mil plastic lining". The left vertical edge is labeled "Berm". The top right corner is labeled "Sandbag". The bottom right corner is labeled "10 mil plastic lining". The bottom left corner is labeled "Berm". The bottom center is labeled "SECTION A-A".

MAINTENANCE

- * Apply 200-300 lbs./acre of 12-12-12 or equivalent fertilizer between Apr. 15 and May 10 or during periods of vigorous growth.
- * Re-seed and mulch any areas that have inadequate cover by mid to late Apr. For best results, re-seed within the recommended dates shown in Practices 3.11 for temporary seeding or 3.12 for permanent seeding.

MAINTENANCE

- Temporary concrete washout facilities should be maintained to provide adequate holding capacity with a minimum freeboard of 4 in. for above grade facilities and 12 in. for below grade facilities. Maintaining temporary concrete washout facilities should include removing and disposing of hardened concrete and returning the facilities to a functional condition. Hardened concrete materials should be removed and disposed of.
- Washout facilities must be cleaned, or new facilities must be constructed ready for use once the washout is 75% full.
- At the conclusion of concrete construction activities the temporary concrete washout area shall be removed and returned to its original condition.

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This table provides several seeding options. Additional seed species and mixtures are available commercially. When selecting a mixture, consider site conditions, including soil properties, slope aspect and the tolerance of each species to shade and droughtiness.

* For best results: (a) legume seed should be inoculated; (b) seeding mixtures containing legumes should preferably be spring-seeded, although the grass may be fall-seeded and the legume frost-seeded; (c) if legumes are fall-seeded, do so in early fall.

NOTE: If using mixtures other than those listed here, increase the seeding rate by 50% over the conventional rate.

Apply 200–300 lbs./acre of 12–12–12 or equivalent fertilizer between Apr. 5 and May 10 or during periods of vigorous growth.
Re-seed and mulch any areas that have inadequate cover by mid to late Apr. or best results, re-seed within the recommended dates shown in Practices 3.11 or temporary seeding or 3.12 for permanent seeding.

revisions:

12/8/05 - Added drainage swale detail.
- Added trench drain detail. jk



BYNUM FANYO & ASSOCIATES, INC.

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designed by: jbt
drawn by: jlr
sheet no: 10 OF 10
project no.: 400523

SOIL LEGEND

Map symbols consist of a combination of letters or of letters and numbers. The first capital letter is the initial one of the map unit name. The two-letter letter that follows separates map units having names that begin with the same letter, except that it does not separate slopes or eroded phases. The second capital letter indicates the class of slope. Symbols without a slope letter are for nearly level soils or miscellaneous areas. A final number of 3 indicates that the soil is severely eroded.

SYMBOL	NAME
A/B	Alford silt loam, 2 to 6 percent slopes
Ba	Bartle silt loam
Bb	Bedford silt loam, 2 to 6 percent slopes
BaF	Berk-Welton complex, 25 to 75 percent slopes
Bo	Bonnie silt loam
Bu	Burnside silt loam
CaD	Caneville silt loam, 12 to 18 percent slopes
Cb	Caneville-Hagerstown silt loams, karst
ChF	Chelwynd silt loam, 25 to 70 percent slopes
Cc	Corydon Variant-Caneville Variant complex, 25 to 70 percent slopes
CrB	Crider silt loam, 2 to 6 percent slopes
Co	Crider silt loam, 6 to 12 percent slopes
CoD	Crider silt loam, 12 to 18 percent slopes
CaC	Crider-Caneville silt loams, 6 to 12 percent slopes
CIB	Crider-Urban land complex, 2 to 6 percent slopes
CIC	Crider-Urban land complex, 6 to 12 percent slopes
Cu	Cuba silt loam
CaE	Ebat-Gilpin-Hagerstown silt loams, 18 to 25 percent slopes
ED	Ebat-Welston-Gilpin silt loams 12 to 18 percent slopes
EdD	Elkinsville silt loam, 2 to 6 percent slopes
EdF	Elkinsville silt loam, upland, 20 to 40 percent slopes
GpD	Gilpin silt loam, 12 to 18 percent slopes
GpD	Gilpin-Gullied land complex, 12 to 22 percent slopes
HcC	Hagerstown silt loam, 6 to 12 percent slopes
HcD	Hagerstown silt loam, 12 to 18 percent slopes
HcE	Hagerstown silt loam, 18 to 25 percent slopes
HcD3	Hagerstown silty clay loam, 12 to 22 percent slopes, severely eroded
Hc	Hagerstown-Caneville silt loams, karst
Hd	Haymond silt loam
HdF	Hickory silt loam, 25 to 70 percent slopes
HoA	Hoamer silt loam, 0 to 2 percent slopes
HoB	Hoamer silt loam, 2 to 6 percent slopes
HcC	Hoamer silt loam, 6 to 12 percent slopes
HIB	Hoamer-Urban land complex, 2 to 12 percent slopes
Ma	Two silt loam, 0 to 5 percent slopes
MaB	Martinsville loam, 2 to 6 percent slopes
PaB	Parke silt loam, 2 to 6 percent slopes
PaC	Parke silt loam, 6 to 12 percent slopes
PcD	Parke-Chelwynd silt loam, 12 to 18 percent slopes
PeA	Pekin silt loam, 0 to 2 percent slopes
PeB	Pekin silt loam, 2 to 6 percent slopes
PeC	Pekin silt loam, 6 to 12 percent slopes
Po	Peggo silt loam
Pc	Princeton loam, 4 to 10 percent slopes
PcC	Princeton loam, 18 to 25 percent slopes
RcB	Ryker silt loam, 2 to 6 percent slopes
RcC	Ryker silt loam, 6 to 12 percent slopes
RcD	Ryker silt loam, 12 to 18 percent slopes
St	Steff silt loam
St	Stendal silt loam
Sx	Stonetick silt loam
TsA	Tsitt silt loam, 0 to 2 percent slopes
TsB	Tsitt silt loam, 2 to 6 percent slopes
Ua	Udorthents, loamy
Uc	Udorthents-Pits complex
Wo	Wetland silt loam
WcC	Welston silt loam, 6 to 12 percent slopes
Wc	Welston-Gilpin silt loams, 6 to 20 percent slopes
Wu	Wilbur silt loam
Zn	Zanesville silt loam, 6 to 12 percent slopes
Zp	Zipp silty clay loam
Zp	Zipp silty clay loam, frequently flooded
Zs	Zipp Variant silt loam

RULE 5 NARRATIVE

- OWNER & DEVELOPER: STEVE ROBERTSON AND DENNIS MILLER
9654 SOUTH HARRODSBURG ROAD
HARRODSBURG, INDIANA
- HERITAGE CREEK consists of a Multi-Family Residential development on 6.05 acres.
- There is no presence of State regulated 100 year floodplains, floodway fringes, or floodways.
- Adjacent areas consist of:
 - Undeveloped Property to the south
 - Farmland / Residential to the west
 - Business District / Residential to the north
 - Residential to the east
- An unnamed tributary to Clear Creek existing onsite.
- The ultimate receiving water for the project is Clear Creek
- There are no areas where surface water can enter ground water.
- Calculations for peak discharge:
 - 100 year pre-developed: 6 cfs
 - 100 year post-developed: 19 cfs
- Hydraulic unit code -- 0512020809030
- No state or federal water quality permits other than Rule 5 will be required.
- Potential pollutant sources associated with construction:

	Pollutant	Source
Sedimentation	Particulates	Mass grading activities
Hydrocarbons	Petroleum	Fuel, oil, antifreeze leaks and /or spills
	Trash	Debris from individual home construction.
Concrete		Waste from duplex home construction

- Potential pollutant sources post construction:

	Pollutant	Source
Sedimentation	Particulates	Pavement wear, vehicles, the atmosphere and maintenance activities
Nutrients	Nitrogen & Phosphorus	Atmosphere and fertilizer application
Heavy Metals	Lead	Leaded gasoline from auto exhausts and tire wear
	Zinc	Tire wear, motor oil and grease
	Iron	Auto body rust, steel highway structures such as bridges and guardrails, and moving engine parts
	Copper	Metal plating, bearing and brushing wear, moving engine parts, brake lining wear, fungicides and insecticides
	Cadmium	Tire wear and insecticide application
	Chromium	Metal plating, moving engine parts and brake lining wear
	Nickel	Diesel fuel and gasoline, lubricating oil, metal plating, bushing wear, brake lining wear and asphalt paving
	Manganese	Moving engine parts
	Cyanide	Anti-caking compounds used to keep deicing salt granular
	Sodium, Calcium & Chloride	Deicing salts
Hydrocarbons	Sulfates	Roadway beds, fuel and deicing salts
	Petroleum	spills, leaks, antifreeze and hydraulic fluids and asphalt surface leachate

- Post construction pollutants will be treated by running the polluted water into the proposed detention water quality basin which will give the sediment a chance to settle out of the water before being discharged and allowed to flow along the tributary offsite.
- Material handling and spill prevention plan:
 - No materials will be stored on site.
 - All construction equipment shall be regularly inspected and maintained to prevent oil, fuel and antifreeze leakage.
 - All fueling shall be done on stone layout pad and using care to prevent spillage.
 - During individual building construction the building contractor shall keep all materials stored neatly and construction waste picked up and disposed of regularly.



SOILS MAP

SCALE: 1" = 1/4 MILE

Bu -- Burnside silt loam.

This nearly level, deep, well drained soil is on narrow flood plains in sandstone bedrock areas. It is at the upper end of drainageways. It is subject to occasional flooding from March to June for brief periods. Areas are generally narrow and elongated. They range from 5 to 60 acres and have a dominant size of about 10 acres.

The available water capacity of this Burnside soil is moderate, and permeability is moderate. Surface runoff from cultivated areas is slow. This soil has a seasonal high water table at a depth of 3 to 5 feet from February to June. The organic matter content of the surface layer is low. This soil is severely limited for building sites because of occasional flooding. It is severely limited for local roads because it is subject to occasional flooding. The limitation for septic tank absorption fields is also severe because of flooding and wetness.

CaD -- Caneville silt loam, 12 to 18 percent slopes.

This strongly sloping, moderately deep, well drained soil is on side slopes of the uplands. Areas are generally elongated. They range from 3 to 200 acres and have a dominant size of about 40 acres.

The available water capacity for this Caneville soil is low, and permeability is moderately slow. Surface runoff from cultivated areas is rapid. The organic matter content of the surface layer is moderate.

This soil is severely limited for dwellings without basements because of slope. It is severely limited for dwellings with basements because of depth to rock and slope. This soil is severely limited for local roads and streets because of low strength and slope. The limitation for septic tank absorption fields because of slope and moderate permeability.

CrC -- Crider silt loam, 6 to 12 percent slopes.

This moderately sloping, deep, well drained soil is on narrow and broad convex ridgetops of the uplands. Areas are generally elongated. They range from 3 to 200 acres and have a dominant size of about 40 acres. The available water capacity of this Crider soil is high, and permeability is moderate. Runoff from cultivated areas is medium. The organic matter content of the surface layer is low. This soil is moderately limited for dwellings with and without basements because of slope. This soil is severely limited for local roads and streets by low strength. Limitations are moderate for septic tank absorption fields because of slope and moderate permeability.



PRACTICE 3.54 STRAW BALE DROP INLET PROTECTION

PURPOSE To capture sediment at the inlet to a storm drain, allowing full use of the drain system during the construction period.

(NOTE: This practice not recommended for paved surfaces due to lack of an anchoring system.)

REQUIREMENTS **Contributing drainage area:** 1 acre maximum.
Effective life: Less than 3 months.
Capacity: Runoff from a 2-yr. frequency, 24-hr. duration storm event entering a storm drain without bypass flow.
Approach: Pool area flat, with sediment storage of 945 cu ft./acre disturbed.
Base dimensions: Approximately 14 in. x 18 in. x 36 in.
Height of bales above inlet: 14 in. (4- to 18 in. bales entrenched 4 in.).
Anchoring: Two 36-in. long (minimum) steel rebars or 2 x 2-in. hardwood stakes driven through each bale.

INSTALLATION (Exhibit 3.54-B)

- To reduce bypass flow, ensure that the top of the bales will be at least 6 in. below ground elevation on the downslope side of the inlet. This may require constructing below the inlet a temporary dike OR using the straw bale drop inlet protection in conjunction with an excavated drop inlet protection (Practice 3.51).
- Excavate a trench at least 4 in. deep and a bales width around the inlet.
- Place the bales lengthwise in the trench so the bindings are oriented around the sides, rather than top and bottom, to minimize deterioration of the bindings.
- Allow the bales to overlap at the corners, and abut them tightly against each other.
- Anchor the bales by driving two 36-in. long steel rebars of 2-1/2 in. hardwood stakes through each bale until nearly flush at the top. Drive the first stake at an angle towards the previously laid bale to force the bales together.
- Chink (lightly wedge) straw into any gaps between bales to prevent sediment-laden water from flowing directly into the inlet.
- Backfill and compact the excavated soil 4 in. high against the outside of the bales.

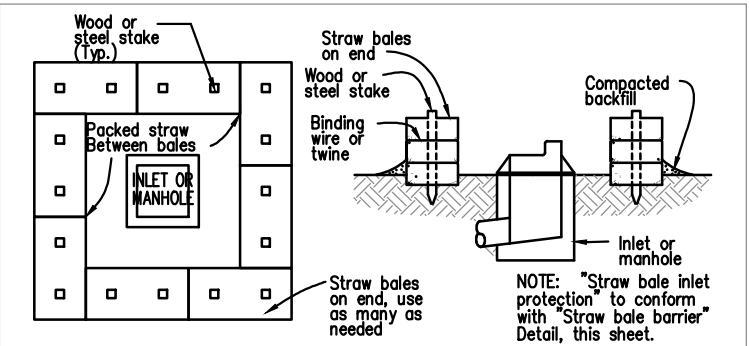


Exhibit 3.54-B. Plan and section view of properly installed bale drop inlet protection.

MAINTENANCE

- Inspect the drop inlet protection after each storm event, and make needed repairs immediately.
- Remove sediment from the pool area to ensure adequate runoff storage for the next rain, taking care to not damage or undercut the bales.
- When the contributing drainage area has been stabilized, remove all bales, construction material, and sediment and dispose of properly, grade the disturbed area to the elevation of the top of the inlet and stabilize.



PRACTICE 3.61-B GRAVEL CURB INLET PROTECTION

REQUIREMENTS (Exhibit 3.61-B)

Contributing drainage area: 1 acre maximum.
Capacity: Runoff from a 2-yr. frequency, 24-hr. duration storm event entering the storm drain without bypass flow.
Location: At curb inlets where ponding is not likely to cause inconvenience or damage.
Gravel: 1-2 in. diameter (NDOT CA No. 2)
Wire mesh: Chicken wire or hardware cloth with 1/2-in. openings.
Geotextile fabric (optional): For Filtration.

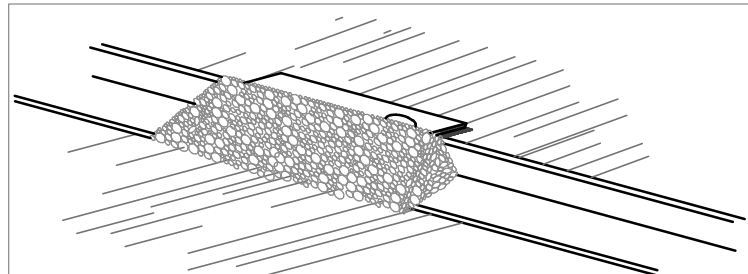


Exhibit 3.61-B. Perspective view of a gravel curb inlet protection.

INSTALLATION (Exhibit 3.61-B)

- Install gravel curb inlet protections as soon as the streets are paved in a new development situation or before land-disturbing activities in stabilized areas.
- Place wire mesh over the curb inlet opening and/or grate so it extends at least 12 in. beyond both top and bottom of the opening/grate.
- Install geotextile fabric over the wire mesh for additional filtration (optional).
- Pile gravel over the wire mesh to anchor it against the curb, covering the inlet opening completely.

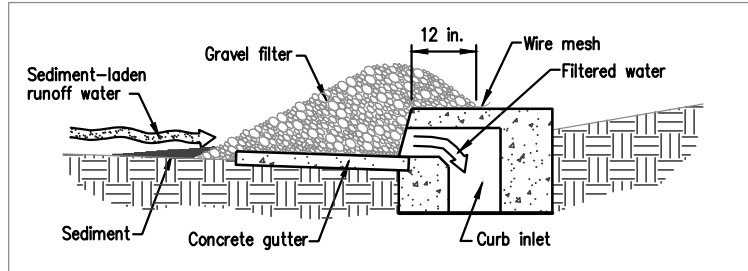


Exhibit 3.61-C. Cross-section detail of a gravel curb inlet protection.

MAINTENANCE

- After each storm event, remove sediment and replace the gravel; replace the geotextile filter fabric if used.
- Periodically remove sediment and tracked-on soil from the street (but not by flushing with water) to reduce the sediment load on the curb inlet practice.
- Inspect periodically, and repair damage caused by vehicles.
- When the contributing drainage area has been stabilized, remove the gravel, wire mesh, geotextile fabric, and any sediment, and dispose of them properly.



PRACTICE 3.16 RIPRAP

PURPOSE

- To protect slopes, streambanks, channels, or similar areas subject to erosion by water.

REQUIREMENTS

Rock: Hard, angular, and weather-resistant, having a specific gravity of at least 2.5.
Gradation: Well-graded stone, 50% (by weight) larger than the specified d₅₀; however, the largest pieces should not exceed two times the specified d₅₀, and no more than 15% of the pieces (by weight) should be less than 3 in.
Filter: Use geotextile fabric for stabilization and filtration or sand/gravel layer placed under all permanent riprap installations.
Slope: 2:1 or flatter, unless approved in the erosion and sediment control plan.
Minimum thickness: Two times the specified d₅₀ stone diameter.

INSTALLATION (Exhibit 3.16-B)

- Remove brush, trees, stumps, and other debris.
- Excavate only deep enough for both filter and riprap; over-excavation increases the amount of soil considerably (Practice 3.32).
- Compact any fill material to the density of the surrounding undisturbed soil.

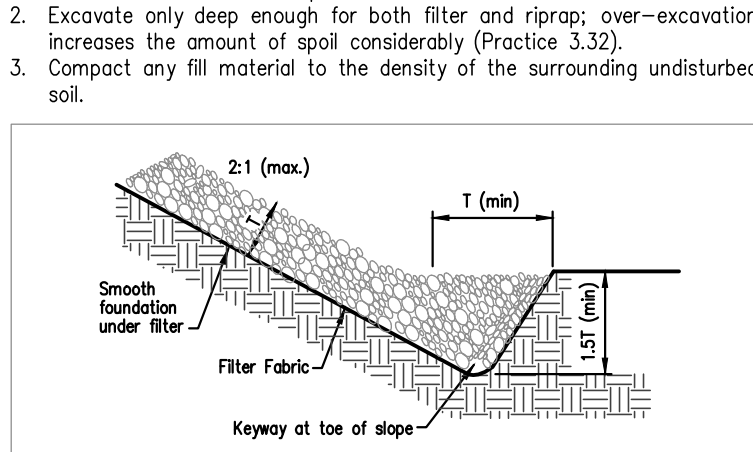


Exhibit 3.16-B. Proper riprap installation on a slope.

SUBGRADE PREPARATION:

- Remove brush, trees, stumps, and other debris.
- Excavate only deep enough for both filter and riprap; over-excavation increases the amount of soil considerably (Practice 3.32).
- Compact any fill material to the density of the surrounding undisturbed soil.

FILTER PLACEMENT:

- If using geotextile fabric, place it on the smoothed foundation, overlap the edges at least 12 in., and secure with anchor pins spaced every 3 ft. along the overlap. (For large riprap, consider a 4-in. layer of sand to protect the fabric.)
- If using a sand/gravel filter, spread the well-graded aggregate in a uniform layer to the required thickness (6 in. minimum); if two or more layers are specified, place the layer of smaller gradation first, and avoid mixing the layers.

RIPRAP PLACEMENT:

- Immediately after installing the filter, add the riprap to full thickness in one operation. (Do not dump through chutes or use any method that causes segregation of rock sizes or that will dislodge or damage the underlying filter material.)
- If fabric is damaged, remove the riprap and repair by adding another layer of fabric, overlapping the damaged area by 12 in.
- Place smaller rock in voids to form a dense, uniform, well-graded mass. (Selective loading at the quarry and some hand placement may be needed to ensure an even distribution of rock material.)
- Blend the rock surface smoothly with the surrounding area to eliminate protrusions or overflows.

MAINTENANCE

- Inspect periodically for displaced rock material, slumping, and erosion at edges, especially downstream or downslope. (Properly designed and installed riprap usually requires very little maintenance if promptly repaired.)



PRACTICE 3.01 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT PAD

PURPOSE

- To provide a stable entrance/exit condition from the construction site.
- To keep mud and sediment off public roads.

REQUIREMENTS (Exhibit 3.01-B)

Material: 2-3 in. washed stone (NDOT CA No. 2) over a stable foundation.
Thickness: 6 in. minimum
Width: 20 ft. minimum or full width of entrance/exit roadway, whichever is greater.
Length: 100 ft. minimum.

Washing facility (optional): Level area with 3 in. washed stone minimum or commercial rack, and waste water diverted to a sediment trap or basin (Practice 3.72).

Geotextile fabric underliner: May be used under wet conditions or for soils within a high seasonal water table to provide greater bearing strength.

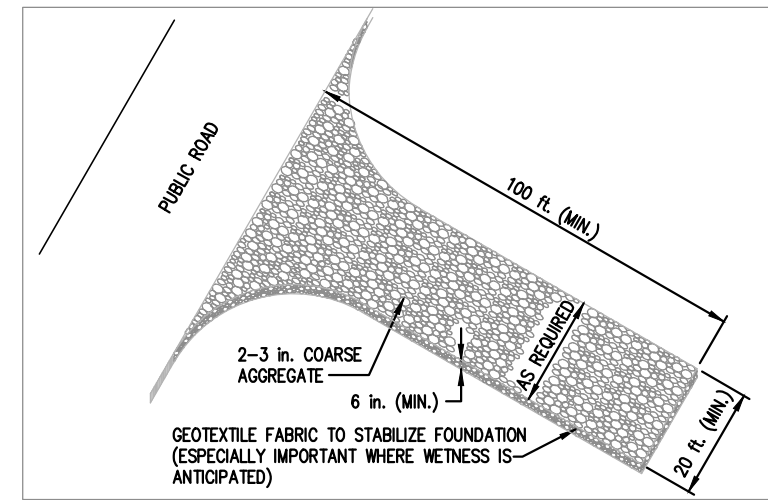


Exhibit 3.01-B. Plan of a temporary gravel construction entrance/exit pad.

INSTALLATION (Exhibit 3.01-C)

- Avoid locating on steep slopes or at curves in public roads.
- Remove all vegetation and other objectionable material from the foundation area, and grade and crown for positive drainage.
- If slope towards the road exceeds 2%, construct a 6-8 in.-high water bar (ridge) with 3:1 side slopes across the foundation area about 15 ft. from the entrance to divert runoff away from the road (Practice 3.24).
- Install pipe under the pad if needed to maintain proper public road drainage.
- If wet conditions are anticipated, place geotextile fabric on the graded foundation to improve stability.
- Place stone to dimensions and grade shown in the erosion/sediment control plan, leaving the surface smooth and sloped for drainage.
- Divert all surface runoff and drainage from the stone pad to a sediment trap or basin.

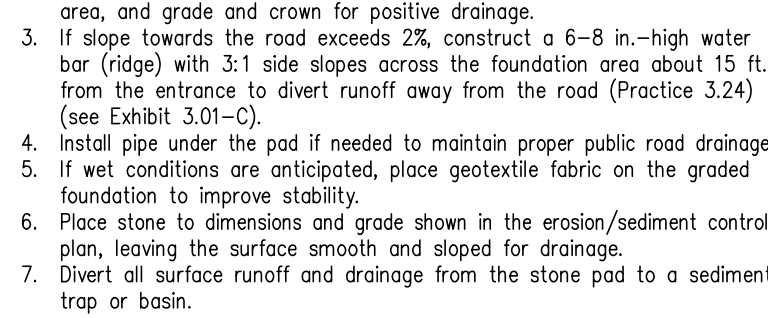


Exhibit 3.01-C. Temporary construction entrance/exit pad with diversion ridge where grade exceeds 2%.

MAINTENANCE

- Inspect entrance pad and sediment disposal area weekly and after storm events or heavy use.
- Reshape pad as needed for drainage and runoff control.
- Top dress with clean stone as needed.
- Immediately remove mud and sediment tracked or washed onto public roads by brushing or sweeping. Flushing should only be used if the water is conveyed into a sediment trap or basin.
- Repair any broken road pavement immediately.



PRACTICE 3.25 ROCK CHECK DAM

REQUIREMENTS (Exhibit 3.25-B and C)

Contributing drainage area: 2 acres maximum.
Dam center: 2 ft. maximum height but at least 9 in. lower than the outer edges of natural ground elevation.
Dam side slope: 2:1 or flatter.
Distance between dams: Spaced so the toe of the upstream dam is the same elevation as the top of the downstream dam.
Overflow areas along channel: Stabilized to resist erosion.
Rock size: NDOT Revetment Riprap.

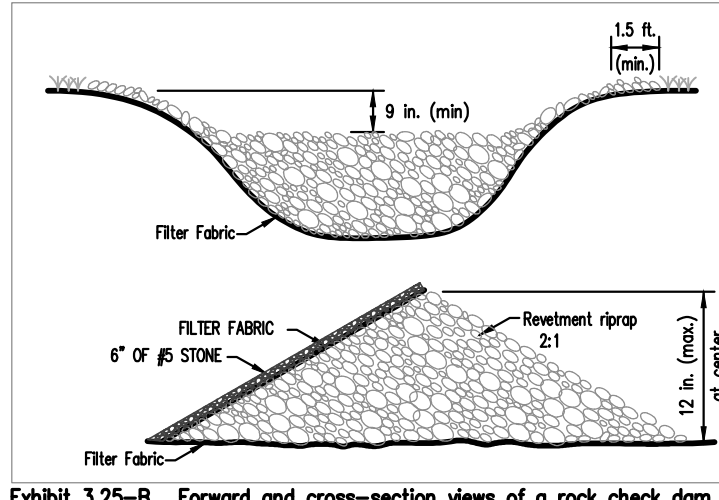


Exhibit 3.25-B. Forward and cross-section views of a rock check dam.

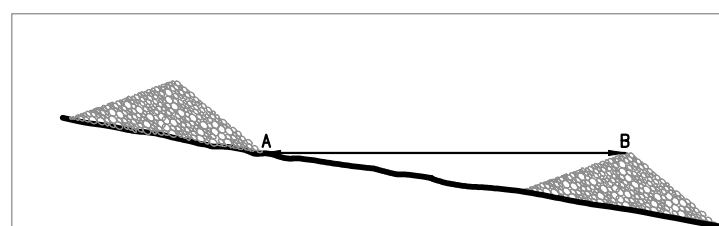


Exhibit 3.25-C. Space check dams in the channel so the up-stream dam toe elevation (A) and down-stream dam toe elevation (B) are the same.

INSTALLATION

- Excavate a cutoff trench into the ditch banks, and extend it a minimum of 18 in. beyond the downstream dam.
- Place the rock in the cutoff trench and channel to the lines and dimensions shown in Exhibit 3.25-B--i.e., center a maximum of 2 ft. high yet 9 in. below where the dam abuts the channel banks.
- Erect the rock at least 18 in. beyond the channel banks to keep overflow water from undercutting the dam as it re-enters the channel.
- Install as many dams as necessary to satisfy the spacing requirement shown in Exhibit 3.25-C.
- Stabilize the channel above the upstream dam.
- Recognizing that water will flow over and around the lowest dam, protect the channel downstream from it with an erosion-resistant lining for a distance of 6 ft. unless the channel is protected through other means.

MAINTENANCE

- Inspect check dams and the channel after each storm event, and repair and damage immediately.
- If significant erosion occurs between dams, install a riprap liner in that portion of the channel (Practice 3.32).
- Remove sediment accumulated behind each dam as needed to maintain channel capacity, to allow drainage through the dam, and to prevent large flows from displacing sediment.
- Add rock to the dams as needed to maintain design height and cross section.
- When the dams are no longer needed, remove the rock and stabilize channel, using an erosion-resistant lining if necessary.

NOTE: CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

revisions:

ARCHITECTURE	CIVIL ENGINEERING	PLANNING
BYNUM FANTO & ASSOCIATES, INC.	BYNUM FANTO & ASSOCIATES, INC.	BYNUM FANTO & ASSOCIATES, INC.
528 north walnut street	528 north walnut street	528 north walnut street
(812) 332-8030	(812) 332-8030	(812) 332-8030

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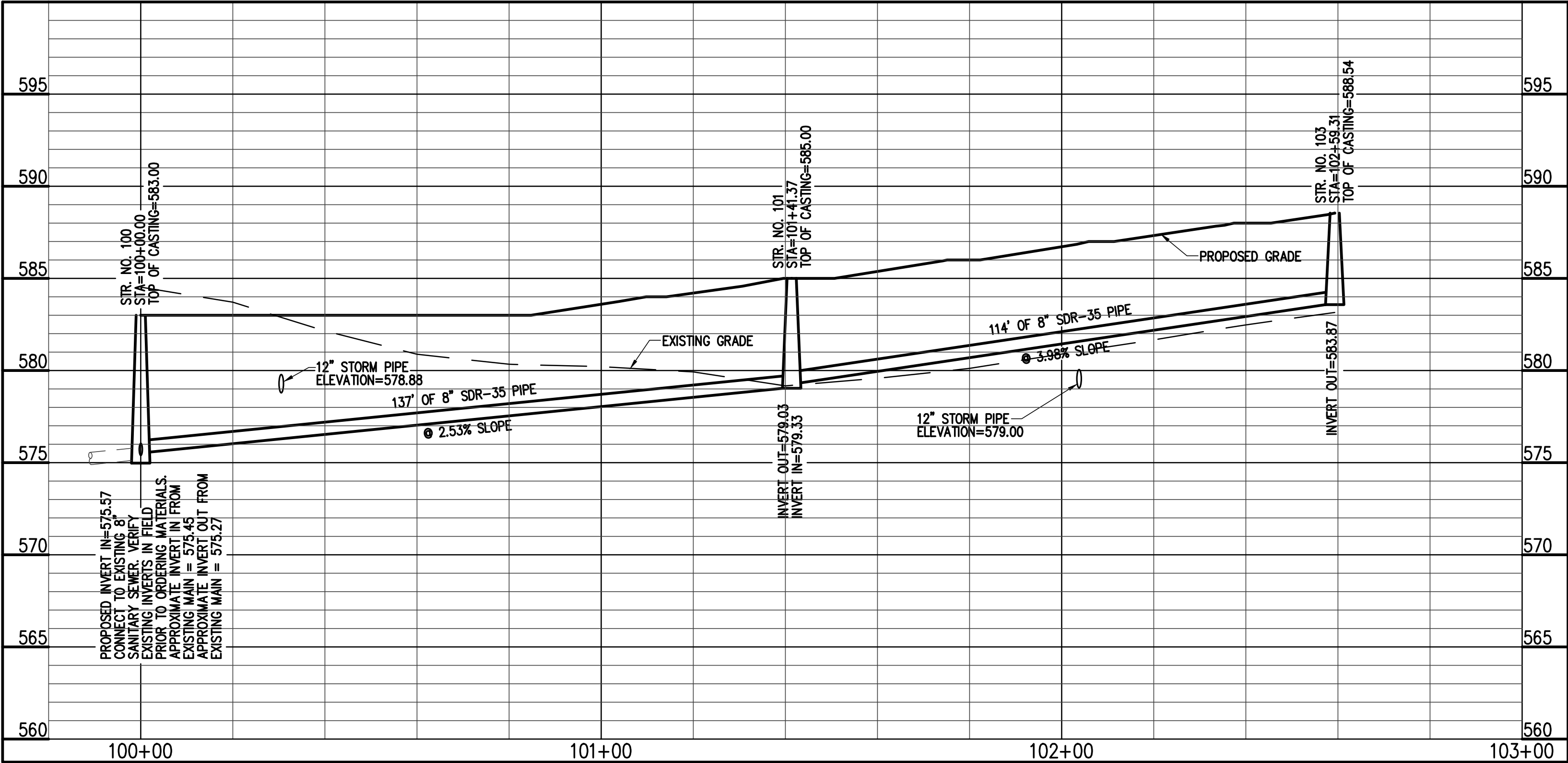
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designed by: **JB**
drawn by: **JR**
sheet no.: **9 OF 10**
project no.: **400523**



SANITARY SEWER PROFILE LINE S-1
SCALES:
1:20 HORIZONTAL
1:5 VERTICAL

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revisions:

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

Bloomington, Indiana
(812) 339-2990 (Fax)

BYNUM FANYO & ASSOCIATES, INC.

528 north walnut street
(812) 332-8030

certified by:

proposed:
HERITAGE CREEK
South Harrodsburg Road
Harrodsburg Indiana

title: SANITARY
SEWER PROFILES

designed by: **jt**
drawn by: **jr**
sheet no: **7 OF 10**
project no.: **400523**