

# **MONROE COUNTY PLAN COMMISSION MEETING**



**September 18, 2018  
6:00 pm**

**Judge Nat U. Hill III Meeting Room  
100 W. Kirkwood Avenue  
Bloomington, Indiana**

**MONROE COUNTY PLAN COMMISSION  
AGENDA**

The Monroe County Plan Commission will hold a public hearing on Tuesday, September 18, 2018 at 6:00 PM, in the in the Judge Nat U. Hill III Meeting Room, 100 West Kirkwood Avenue, Bloomington, Indiana, to consider the following agenda items and requests regarding the following described properties in Monroe County, Ind.:

**CALL TO ORDER**

**ROLL CALL**

**INTRODUCTION OF EVIDENCE**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES –**

August 21, 2018

**UNFINISHED BUSINESS:**

- 1. 1806-REZ-01**      **Monroe County Plan Commission Rezone from Agriculture/Rural Reserve (AG/RR) to Pre-Existing Business (PB). Final Hearing.**      **PAGE 4**  
One (1) 1.81 +/- acre parcel in Richland Township, Section 31 at 9817 W State Road 43. **Zoned AG/RR.**

**NEW BUSINESS:**

- 1. 1806-SPP-03**      **Robinson Industrial Park Major Subdivision Preliminary Plat Amendment and Robinson Industrial Park Type ‘E’ Lot 1 Plat Vacation. Preliminary Hearing. Waiver of Final Hearing Requested.**      **PAGE 25**  
Two (2) parcels totaling 19.84 +/- acres in Perry Township, Section 29 at 5123 & 5200 S Production Dr. **Zoned HI.**
- 2. 1807-PUO-02**      **Highlands Subdivision Parcel ‘E’ PUD Outline Plan Amendment.**      **PAGE 46**
- 3. 1803-PUD-02**      **Highlands Subdivision Parcel ‘E’ Development Plan.**      **PAGE 70**
- 4. 1803-SPP-01**      **Highlands Subdivision Parcel ‘E’ Major Preliminary Plat. Road Width Waiver Requested. Preliminary Hearing. Waiver of Final Hearing Requested.**  
One (1) 12.67 acre +/- parcel in Perry Township, Section 17 at S Rockport Rd. **Zoned PUD.**
- 5. 1806-SSS-05**      **McCammon Duncan Sliding Scale Subdivision Preliminary Plat. Street Tree and Sidewalk Waiver Requested. Preliminary Hearing. Waiver of Final Hearing Requested.**      **PAGE 119**  
Four (4) parcels totaling 38.31 acres +/- in Van Buren Township, Section 14 at 4520 W Leonard Springs Rd. **Zoned AG/RR.**
- 6. 1807-SMN-03**      **Polley Minor Subdivision Preliminary Plat. Sidewalk Waiver Requested. Preliminary Hearing. Waiver of Final Hearing Requested.**      **PAGE 145**

One (1) 82.42 acre +/- parcel in Benton South Township, Section 5 at 6126 N Tunnel Rd. **Zoned FR.**

**REPORTS:**

1. Planning: Larry Wilson
2. County Attorney: David Schilling

Said hearing will be held in accordance with the provisions of: IC 36-7-4-100 et seq.; & the County Code, Zoning Ordinance, and the Rules of the Plan Commission of Monroe County, Ind. All persons affected by said proposals may be heard at this time, and the hearing may be continued as necessary.

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 COMMISSION MEETING**

**September 18, 2018**

**PLANNER** Jackie Nester  
**CASE NUMBER** 1806-REZ-01, Monroe County Plan Commission PB Rezone  
**PETITIONER** Monroe County Plan Commission  
**ADDRESS** 9817 W State Road 43  
**REQUEST** Rezone from Agriculture/Rural Reserve (AG/RR) to Pre-Existing Business (PB)  
**ACRES** 1.81 acres +/-  
**ZONE** Agriculture/Rural Reserve (AG/RR)  
**TOWNSHIP** Richland  
**SECTION** 31  
**COMP. PLAN DESIGNATION:** Farm and Forest

**EXHIBITS**

1. Site Plan
2. Letter from INDOT regarding the driveways
3. Neighborhood Meeting Invitation

**RECOMMENDATION**

Staff recommends **approval** based on the Findings of Fact subject to the County Highway and Drainage Engineer reports and subject to the following conditions:

1. Site plan approval with all required improvements must be made within two years of approval
2. For the purposes of this rezone, the site may only be used as a convenience store.

**PLAN COMMISSION MEETING**

The Plan Commission heard this petition at its regularly scheduled meeting on August 21, 2018, and recommended to continue this petition by a vote of 6-0.

**PLAN REVIEW COMMITTEE**

The Plan Review Committee heard this petition at its regularly scheduled meeting on July 12, 2018, and recommended approval.

**SUMMARY**

The petition site is one parcel totaling 1.81 +/- acres located in Richland Township. The current zoning of the site is Agriculture/Rural Reserve (AG/RR). The rezone request is to change the zone for the petition site to Pre-Existing Business (PB). The petitioner in the request is the Monroe County Plan Commission. The property owners are Shivam Investments LLC, in which Kalpesh Patel is the registered agent.

The petition site contains a grocery store and gas station. The accessory building north of the grocery store will be removed following site plan approval. The current business is known as R&J Grocery Store and Gas Station (Convenience Store) and is a high-intensity use. The property owners, Shivam Investments LLC, recently purchased the property in May 2018 and came to the Planning Department to ask about expansion. The gas station portion of the property is not in operation and has not been in operation for a few months (approximately 6). The proposed expansion includes new gas pumps and a canopy, as well as an expansion to the R&J grocery store to add a bathroom (18' x 50' expansion).

The business has been in existence since before 1996 and could have qualified for Pre-Existing Business (PB) zoning at the time of the Monroe County Zoning Ordinance adoption. The R&J Grocery Store and Gas Station (Convenience Store) use is non-conforming to the AG/RR district. The rezone will permit the current business use of R&J Grocery Store and Gas Station (Convenience Store) to persist as a permitted

use. If approved, the proposed conditions require site plan approval and a requirement that the use remain a convenience store. The definition of a convenience store in Chapter 802 is as follows:

***Convenience Store.** Any retail establishment offering for sale prepackaged food products, household items, gasoline sales, newspapers and magazines, and sandwiches and other freshly prepared foods, such as salads, for off-site consumption. The maximum size for a convenience store is 3,500 square feet.*

## **BACKGROUND**

The petition is the result of the petitioners coming in to the Planning Department to ask about expansion. Prior to coming into the Planning office, the property owners had believed the business was in Owen County. Once it was brought to their attention that the property was in Monroe County, they came in to check with the Monroe County Building and Planning Department. The owners are proposing an expansion to the business and interior remodel. The interior remodel does not require Building or Planning approval, but the expansion requires a rezone and commercial site plan approval. The business R & J Groceries is still operating as a pre-existing non-conforming to the AG/RR district.

The PB district is defined as follows:

***Pre-Existing Business (PB) District.** The Pre-Existing Business (PB) District is defined as that which is primarily intended to accommodate commercial and business service uses that were in operation prior to the adoption of this zoning ordinance. The intent of the PB District is to identify locations of commercial activity that are not supported by the Comprehensive Land Use Plan, but where commercial and service operations continue to exist. This District is identified for the purposes of maintaining commercial activities with business zoning, while at the same time not allowing for the expansion of new business activity proximate to the location of the PB District. Expansion of the business is permitted within the lot of record. The type of business may change to one of equal or lower intensity as identified on Table 2-1 Permitted Land Uses.*

The petitioner is going to be constrained on this site due to environmental features such as FEMA floodplain and the septic location when it comes to the extent of the expansion. No expansion will take place before commercial site plan approval.

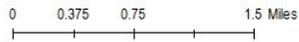
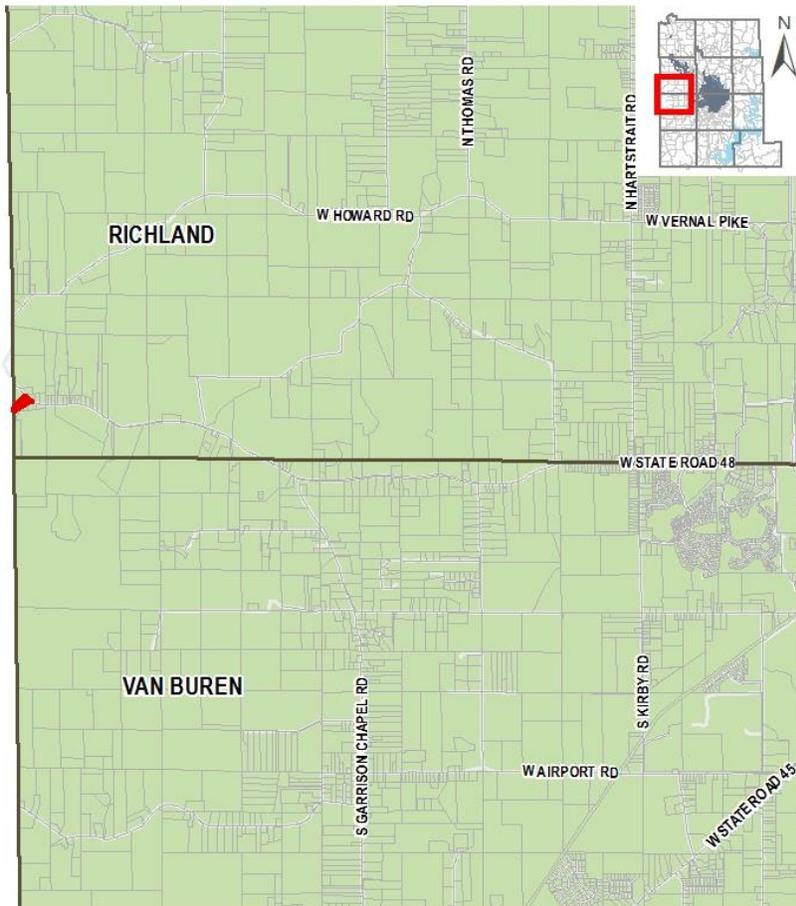
At the Executive Meeting of the Plan Commission on June 19, the committee agreed that a suitable course of action may be for the Plan Commission to pursue a rezone of the petition site to the PB district. The County Commissioners have previously approved seven prior rezones to PB, where the Plan Commission acted as petitioner, with the last one occurring in 2017.

# LOCATION MAP

The petition site is located at 9817 W State Road 43 in Section 31 of Richland Township.

## Location Map

-  Petitioner
-  Townships
-  Roads
-  Parcels
- Incorporated Areas**
-  Bloomington



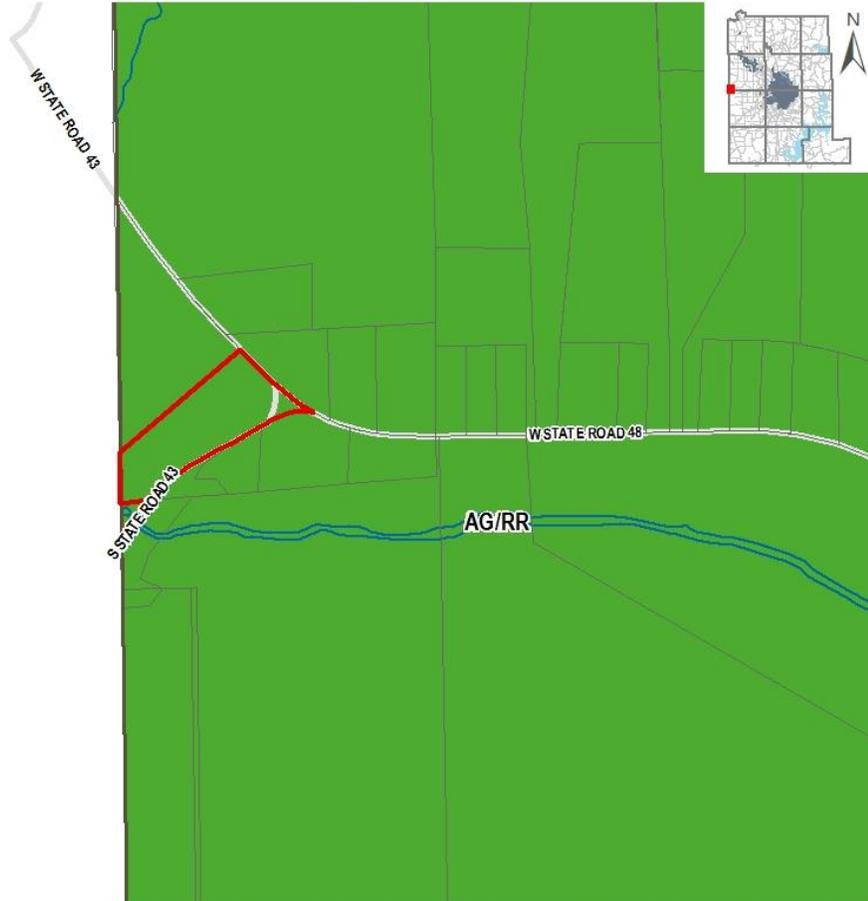
 Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 6/19/2018

## ZONING

The petition site is zoned Agriculture/Rural Reserve (AG/RR). The neighboring zones on all sides are zoned Agriculture/Rural Reserve (AG/RR). The parcel is on the border of Monroe and Owen County. Surrounding uses are primarily agricultural and residential.

### Current Zoning Map

-  Petitioner
-  Parcels
-  Roads
-  Hydrologic Features
- Monroe County Zoning**
-  AG/RR - Agriculture/Rural



0 0.0375 0.075 0.15 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 6/19/2018

**SITE CONDITIONS**

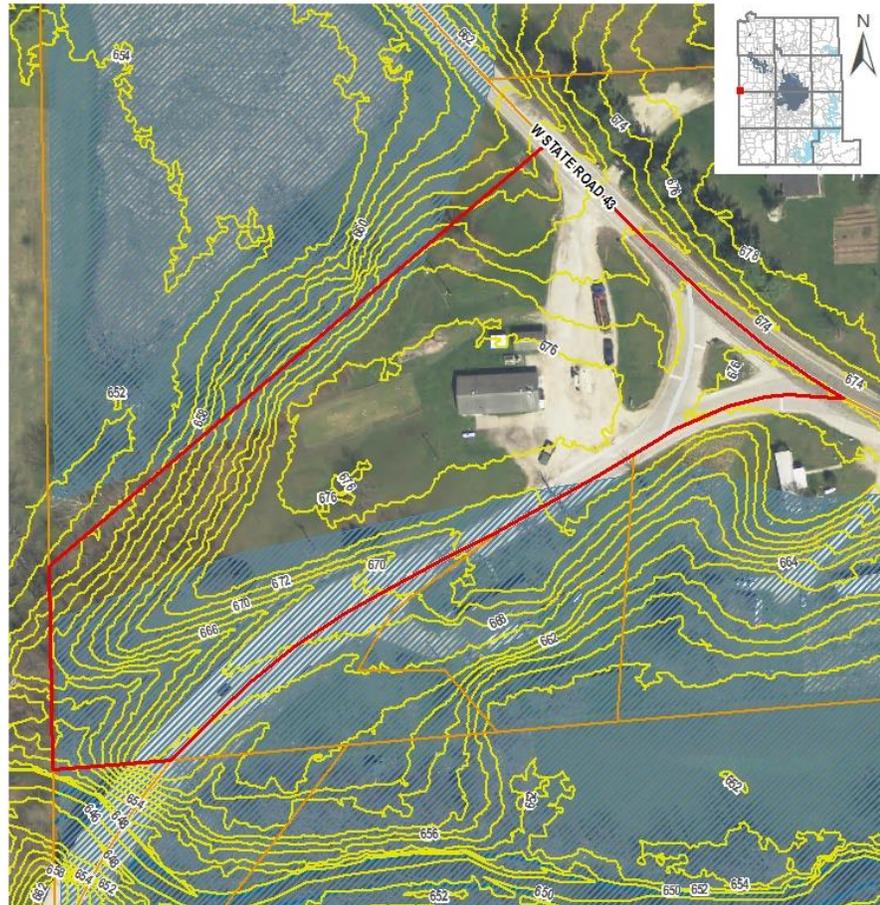
The petition site is a 1.81 +/- acre parcel. It maintains frontage along W State Road 43, which is classified as a Major Collector. Driveway access is directly onto the state road to the north and south. W State Road 48 is also close by. Improvements to the wide driveway area may be required during site plan review with input from INDOT.

The parcel contains three structures: one-story commercial structure (R&J Grocery), an accessory building for storage, and gas pumps. The accessory building would be removed once the site plan is approved. A full commercial site plan will be required.

The site is less than 15% slope (see Slope Map). The parcel is also located in FEMA Floodplain. There are no known Karst areas.

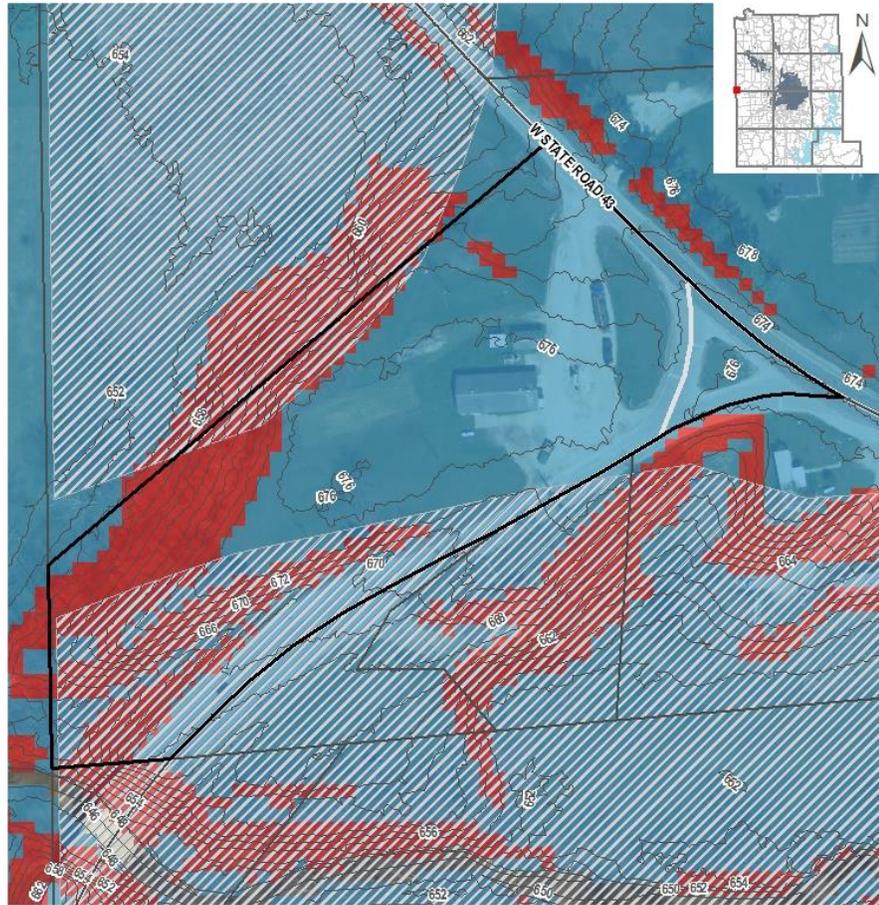
**Site Conditions Map**

-  Petitioner
-  Parcels
-  2-Foot Contours
-  Roads
-  FEMA Floodplain
-  Hydrologic Features



# Slope Map

-  Petitioner
-  Parcels
-  2-Foot Contours
-  Roads
-  FEMA Floodplain
- Percent Slope (2010)**
-  0 - 15
-  > 15



0 25 50 100 150 200 Feet

 Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 6/19/2018

**SITE PHOTOS**



Photo 1. View of the R& J Grocery store to be expanded by 18' x 50'



Photo 2. View of the accessory building to be removed



Photo 3. View of the concrete pad 20.5' x 52' added without a permit showing where expansion would go



Photo 4. View of the pumps and junction of SR 43 and SR 48



Photo 5. View behind the R&J Grocery Store facing south



Photo 6. Facing west showing bufferyard to be preserved and floodplain area



Photo 7. View of the building facing northeast



Photo 8. Image of gas tanks to be replaced and canopy to be added



Photo 9. View of where the future sign would be located, SR 48 and 43 junction



Photo 10. Neighbor to the south



Photo 11. Neighbor to the north



Photo 12. Other neighbor to the east



Photo 13. Birdseye view, facing N.

## **COMPREHENSIVE PLAN DISCUSSION**

The petition site is located within the Farm and Forest designation area of the Comprehensive Plan:

The Comprehensive Plan states the following for the designation:

### **Farm and Forest Residential**

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

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

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

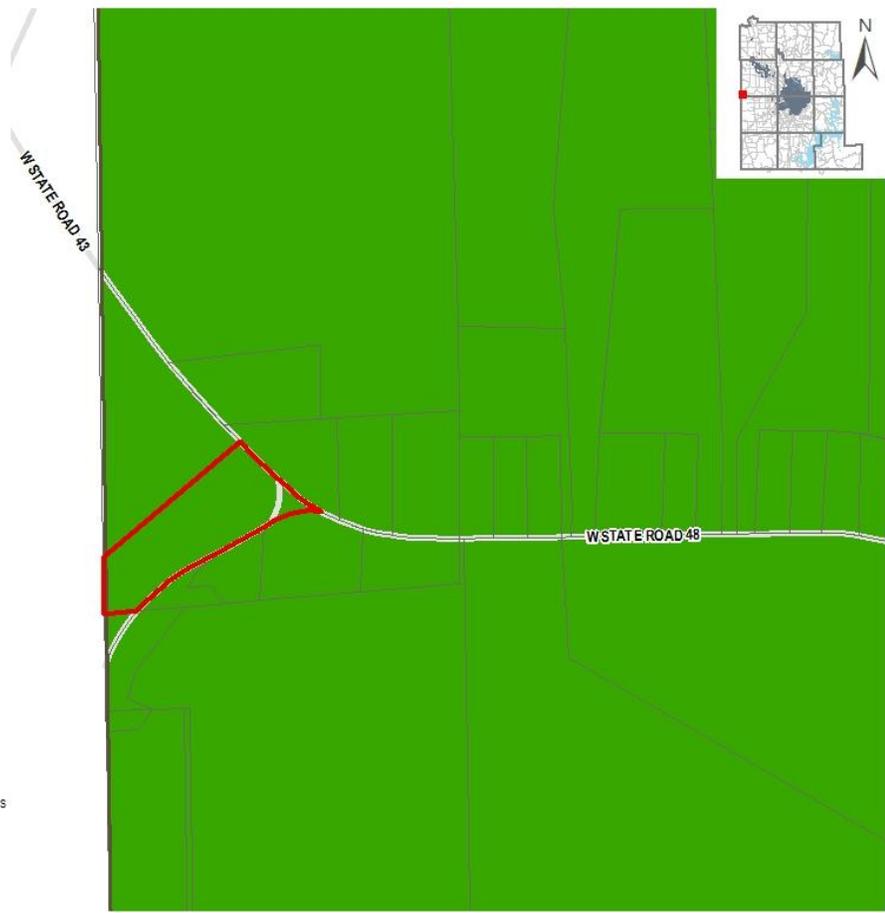
In reviewing rezoning, subdivision and site development proposals, the County Plan Commission shall consider the following:

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

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

# Comprehensive Plan

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



0 0.035 0.07 0.14 Miles

 Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 6/19/2018

## **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 Farm and Forest;
- In the Farm and Forest areas, public services or improvements are not expected within the horizon of the Comprehensive Plan because those improvements require significant investment in roadways, sanitary sewer, private utilities, and public services for which County financial resources do not exist;
- The rezone request is to change the zone for the petition site from Agriculture/Rural Reserve (AG/RR) to Pre-Existing Business (PB);
- The current use of the site is R&J Grocery Store (Convenience Store);
- The current intensity of the use of the site is High;
- The PB district permits the type of business to change to one of equal or lower intensity as identified on Table 2-1 Permitted Land Uses;
- If approved, a condition is recommended so that the property may only be a convenience store. Any other proposed use would require a rezone;
- The adjoining and surrounding uses are primarily residential or agricultural in nature;
- The petition site contains three structures: one-story commercial structure (R & J Groceries), an accessory building (to be removed), and gas pumps;
- The petitioner wants to replace the gas pumps, add a canopy, expand the grocery store structure by 18' x 50' (900 sq ft) to the north and remove the accessory building;

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

#### **Findings:**

- See Findings under Section A;
- The petition site is an unplatted 1.81 +/- acre parcel;
- The rezone request is to change the zoning for the entirety of the site to the Pre-Existing Business (PB) District which is described by the County's Zoning Ordinance, Chapter 802, as follows:

*The Pre-Existing Business (PB) District is defined as that which is primarily intended to accommodate commercial and business service uses that were in operation prior to the adoption of this zoning ordinance. The intent of the PB District is to identify locations of commercial activity that are not supported by the Comprehensive Land Use Plan, but where commercial and service operations continue to exist. This District is identified for the purposes of maintaining commercial activities with business zoning, while at the same time not allowing for the expansion of new business activity proximate to the location of the PB District. Expansion of the business is permitted within the lot of record. The type of business may change to one of equal or lower intensity as identified on Table 2-1 Permitted Land Uses;*
- The petition site is zoned Agriculture/Rural Reserve and has been in operation as a grocery store and gas station since before 1996;
- The gas station portion of the business has not been in operation in a few years;
- The petition site maintains frontage along W State Road 43, which is classified as a Major Collector;

- Improvements to the wide driveway area may be required during site plan review with input from INDOT;
- INDOT has stated that the right-of-way from SR 43 is 20' from the centerline;
- The site is less than 15% slope (see Slope Map);
- The petition site is located in FEMA Floodplain;
- There are no known karst areas;

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

**Findings:**

- See Findings under Section A and Section B;
- The surrounding parcels on all sides are zoned Agriculture/Rural Reserve (AG/RR);

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

**Findings:**

- Property value tends to be subjective;
- The PB zoning designation would be consistent with existing activity on the property and does not seem to indicate a negative impact on property values in the area;
- 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;
- According to the Monroe County Thoroughfare Plan, W State Road 46 is classified as a Major Collector;
- Driveway access is directly onto the state road;
- There is a septic on site that is out of the FEMA floodplain and has been inspected.

# EXHIBIT ONE: Site Plan

## Slope Map

- Parcels
- 2-Foot Contours
- Roads
- ▨ FEMA Floodplain

■ Proposed building expansion

0 10 20 40 60 80 Feet



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 6/29/2018



## **EXHIBIT TWO: Letter from INDOT**

**Jacqueline Nester**

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**From:** Gray, Sean <sgray@indot.IN.gov>  
**Sent:** Wednesday, June 27, 2018 3:57 PM  
**To:** Jacqueline Nester  
**Subject:** RE: 9817 W SR 43 - ROW Question

Jaqueline,

I talked with Randy from Vincennes, and he asked me to just take care of the driveway permits. If you talk with the owners you can tell them that they're going to need a professional set of plans/drawings using INDOT standards.

Thanks,

*Sean Gray*

Regulatory Investigator  
INDOT Permits  
Bloomington Sub-District  
PHN: 812-332-1411 ext. 225  
FAX: 812-332-3368

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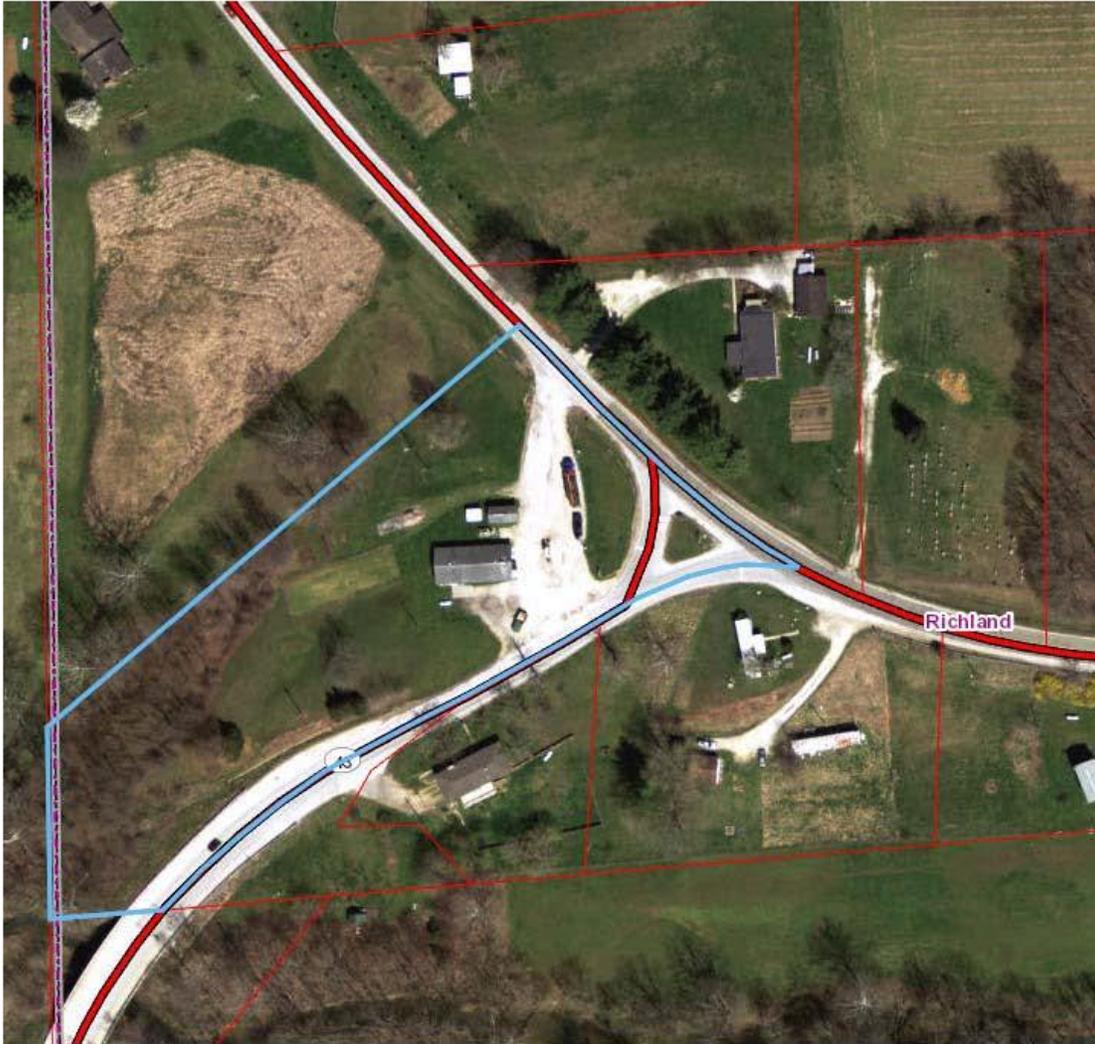
**From:** Jacqueline Nester [mailto:jnester@co.monroe.in.us]  
**Sent:** Wednesday, June 27, 2018 10:04 AM  
**To:** Gray, Sean <sgray@indot.IN.gov>  
**Subject:** 9817 W SR 43 - ROW Question

**\*\*\*\* This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. \*\*\*\***

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Hi Sean –

I have a petitioner that is seeking a rezone in order to expand the business at 9817 W SR 43 (see below). Can you tell me the exact Right-of-way along SR 43 to the South and North?



Thanks!

**Jackie Nester**  
Planner I - Monroe County Planning Department  
501 N. Morton St, Suite 224  
Bloomington, IN 47404  
[jnester@co.monroe.in.us](mailto:jnester@co.monroe.in.us)  
Phone: (812) 349-2560  
Fax: (812) 349-2967

**EXHIBIT THREE: Neighborhood Meeting Invitation**

**(This invitation was sent to the same list of neighbors originally notified of the petition)**

**Smith Brehob & Associates, Inc.**



*Providing professional land planning, design, surveying and approval processing for a sustainable environment.*

Stephen L. Smith P.E., L.S.  
Steven A. Brehob B.S., Cn.T.  
Todd M. Borgman, P.L.S.  
Don J. Kocarek, P.L.A.  
Katherine E. Stein, P.E.

September 5, 2018

Dear Neighbor,

You are cordially invited to attend a neighborhood meeting located at Stonecroft on Wednesday September 12, from 5:30-7:00 pm. The purpose of the meeting will be to answer questions and receive comments from adjacent neighbors concerning the R J Grocery Store rezone and proposed improvements for the property located at 9817 W. SR 43, Solsberry Indiana.

Changing the property's zoning designation is necessary to allow the existing convenient store to expand and continue operation as the property was inadvertently given a residential zoning designation.

The format of the meeting will be an open house, where neighbors may come and ask questions and review plans. No formal presentation will be made. Feel free to come at any time.

Improvements planned by the owner once rezoned include new gas pumps, improvements to the parking lot, and a small building addition which will have coolers and new bathrooms.

Time: 5:30-7:00

Date: Sept 12, 2018

Location: Stonecroft Health Campus; Community Room on the left side of the main entrance lobby.  
363 S. Fieldstone Blvd  
Bloomington, IN 47403

This rezone petition is scheduled for a public hearing on September 18, 2018 at 6:00 PM in Judge Nat U. Hill III Meeting Room, 100 West Kirkwood Avenue, Bloomington.

Sincerely,

Don Kocarek  
Smith Brehob & Associates Inc

453 S. Clarizz Blvd.  
Bloomington, Indiana 47401  
Telephone 812 336-6536  
Fax 812 336-0513  
[www.smithbrehob.com](http://www.smithbrehob.com)

**PLANNER** Jordan Yanke  
**CASE NUMBER** 1806-SPP-03 Robinson Industrial Park Major Subdivision  
**PETITIONER** Arrow’s Properties, LLC & G-Jab Properties, LLC c/o Carmin Parker P.C.  
**ADDRESS** 5123 & 5200 S Production DR  
**REQUEST** Major Subdivision Preliminary Plat Amendment to Subdivide (2) Lots into (4) Lots and Plat Vacation of Robinson Administrative Type ‘E’ Subdivision  
**ZONE** Heavy Industrial (HI)  
**ACRES** 19.84 acres +/-  
**TOWNSHIP** Perry  
**SECTION** 29  
**COMP. PLAN**  
**DESIGNATION** MCUA Employment

**EXHIBITS:**

1. Petitioner Letter
2. Robinson Industrial Park Major Subdivision Preliminary Plat Amendment
3. Robinson Administrative Type ‘E’ Subdivision
4. Proposed Plat Covenant/Restriction

**PLAT COMMITTEE**

The Plat Committee heard the petition at its regular meeting on August 16, 2018, and gave a positive recommendation by a vote of 3-0 to approve the Major Subdivision Preliminary Plat and Plat Vacation.

**RECOMMENDATION**

**Approve** the Major Subdivision Preliminary Plat Amendment, based on the findings of fact and subject to the Monroe County Highway Department and Drainage Engineer reports.

**BACKGROUND/DISCUSSION**

The petition site is a combined 19.84 +/- acres on two parcels located in Perry Township. The parcels gain access via S Production Drive, which is a County Road classified as a Local Road. The site is situated with nearby access to S State Road 37. There are two structures existing, one on each parcel. There are existing parking areas and the remaining acreage is primarily vacant.

The preliminary plat amendment and plat vacation proposes to subdivide two parcels into four parcels (please see Exhibit 1). Note that this request includes vacating Lot 1 of the Robinson Administrative Type ‘E’ Subdivision (see Exhibit 2).

The property is zoned Heavy Industrial (HI) under Chapter 802 of the Monroe County Zoning Ordinance. The proposed lots meet the area and density provisions for the Heavy Industrial (HI) Zoning District.

City of Bloomington Utilities (CBU) has provided a will serve letter for sanitary sewer to the site. Southern Monroe Water Authority has also provided a will serve letter.

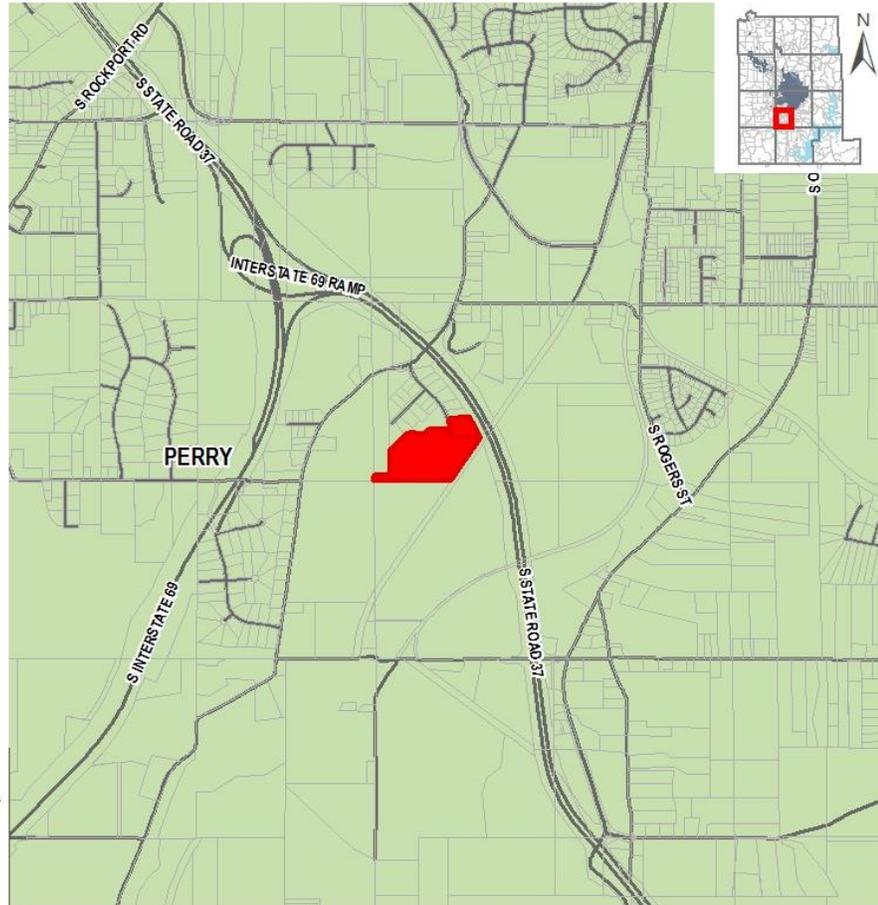
Drainage for this project is reviewed by the Monroe County Stormwater Services MS4 Coordinator in the Public Works Department. Road design, configuration, and traffic impacts are reviewed by the Highway Engineer in the Public Works Department. There is no FEMA floodplain present on the site and the petitioner has proposed a plat covenant/restriction (see Exhibit 3) for proposed Lot 1A as it pertains to future development.

## LOCATION MAP

The site is located in Section 29 of Perry Township. The site currently is addressed as 5123 and 5200 S Production Drive.

### Location Map

-  Petitioner
-  Townships
-  Roads
-  Parcels



0 0.175 0.35 0.7 Miles

 Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 8/8/2018

## SITE CONDITIONS

The site currently has two commercial structures and associated parking areas. Much of the existing lot addressed as 5200 S Production Drive is vacant. The site contains minimal steep slope areas and does not contain any FEMA Floodplain. To address past concerns regarding fill and shot rock on the site, the petitioner has proposed a plat covenant/restriction pertaining to future development on proposed Lot 1A.

### Site Conditions Map

-  Petitioner
-  Parcels
-  10-Foot Contours
-  Sanitary Pipe
-  Water Pipe
-  Roads



0 140 280 560 Feet



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 8/8/2018

**SITE PHOTOS**



Figure 1: View of S Production Drive as it approaches the petition site. Photo facing north.



Figure 2: View of S Production Drive as it approaches the petition site. Photo facing south.



Figure 3: View of proposed Lot 23 and its existing building. Photo facing west.



Figure 4: View of proposed Lot 7A and its existing structure. Photo facing east.



Figure 5: View of proposed Lot 7B and its existing driveway entrance. Photo facing east.



Figure 6: Aerial image of the petition site, facing north.

## ADJACENT USES / ZONING

The site is zoned Heavy Industrial (HI). Neighboring properties are zoned Heavy Industrial (HI), Light Industrial (LI), Agriculture/Rural Reserve (AG/RR), Pre-Existing Business (PB), and Institutional/Public (IP). The proposed use of the subdivision is industrial/commercial. Neighboring properties include industrial/commercial type uses.



## INFRASTRUCTURE AND ACCESS

The site has access to S Production Drive, which is a County Road classified as a Local Road. As part of this proposal, the petitioner is subject to extending S Production Drive by providing a temporary turnaround that will meet county standards. The site and its surrounding development can access S State Road 37 at its intersection with S Victor PIKE. The petition site is served by City of Bloomington Utilities (CBU) sanitary sewer and Southern Monroe Water Authority. Finally, all new utilities are required to be located underground throughout the subdivision.

## **COMPREHENSIVE PLAN DISCUSSION**

The petition site is located in the **Employment** district in Monroe County Urbanizing Area of the Monroe County Comprehensive Plan.

### **5.1.4 Employment**

Employment-oriented uses include light industrial, manufacturing and assembly, research and development facilities, flex/office space, construction trades, warehousing and other types of commercial uses that may not be easily integrated into a mixed-use environment.

These uses may require large, isolated sites for large-format facilities, or multiple facilities may be organized into coordinated campus-style or industrial park settings. This land use category is intended to accommodate the expansion and changing operations of a wide variety of companies and to foster a well-rounded and diverse economy as part of the Greater Bloomington area.

Special attention should be paid to vehicular access management, buffering and landscape aesthetics, building and parking orientation, and basic architectural design standards. Business support services are encouraged to be integrated into larger employment areas.

#### **A. Transportation**

##### **Streets**

Employment areas require special considerations in roadway design. These areas are typically accessed through arterial connections from the freeway and require accommodations for heavy truck traffic. Arterial connections may include mixed-use corridors, and special attention must be paid to balance the needs of all travel modes while also facilitating industrial deliveries and commuter traffic flow. Arterial streets, such as Third Street, should not exceed five lanes in width (four travel lanes with center turn lane). local and collector streets will typically be two or three-lanes (two travel lanes with center turn lane). Street connections are encouraged to help distribute traffic, but should be balanced with access management plans to maximize safety. Center medians for select arterial roadways should be considered to improve access management and corridor aesthetics.

##### **Freight**

Appropriate routes for truck traffic to and from i-69 should be designated with thoroughfares designed accordingly. Major highway access points to employment areas west of i-69 will include Sr-46, Third Street/Sr-48, 2nd Street/Sr-45 and Tapp road. Fullerton Pike will provide access to potential employment areas to the east of i-69. A new roadway connection between That road and South Walnut Street (old Sr-37) should be considered to open land between the highway and clear creek for employment uses.

##### **Bike, Pedestrian, and Transit modes**

Commuting by automobile will likely remain the primary form of transportation to work in the larger employment centers within the Urbanizing Area. However, opportunities to expand transportation options should be provided wherever possible. Streets within employment areas should include sidewalks and/or shared-use sidepaths and encourage connections to karst farm Greenway and clear creek Trail. Opportunities to expand City of Bloomington and rural Transit service to employment areas should also be explored.

#### **B. Utilities**

##### **Sewer and water**

Employment-generating uses provide a fiscal benefit to the community that may warrant additional investments in and possible geographic expansion of sewer systems. Some areas designated for employment uses in the land Use Plan are located outside of current sewer service areas, most notably the area between Clear Creek and Sr 37. Additional studies should be undertaken to determine the potential

for sewer expansion and necessary capital improvements to serve these areas. Additional studies and surveys may be required to determine the geographic restrictions within developable areas.

### **Power**

Where possible, overhead utility lines should be buried to minimize disruption during major weather events. Care should be taken to locate underground utilities in a manner that does not interfere with site development or business expansion. Opportunities to create redundant power systems with new electrical substations should be explored.

### **Communications**

State of the art communications systems should be prioritized in employment areas. Street infrastructure improvements should reserve space for burial of fiber-optic systems and/or other forms of high-speed internet and communications networks.

## **C. Open space**

### **Park Types**

Employment areas should provide open spaces primarily through the preservation of sensitive lands and creation of landscape buffers. Where opportunities exist, shared use path connections to the broader greenway network should be incorporated, providing a recreational amenity and alternative transportation option for employees, as well as linkages to the broader Bloomington/Monroe county system.

### **Urban Agriculture**

Community gardens and urban agricultural systems should be encouraged in near employment areas as a recreational and wellness opportunity for employees. However, soil suitability in existing industrial areas should be verified.

## **D. Public Realm Enhancements**

### **Wayfinding**

regularly-located route signage for truck traffic to and from i-69 should be provided. business and industrial parks may incorporate multi-business panel signs at gateway locations to improve wayfinding, and should use high- quality materials, be aesthetically coordinated with surrounding architecture, and include attractive landscape features.

### **Lighting**

Roadways should be lighted for safety and will typically require taller poles ( $\pm 30$  feet).

### **Street/Site furnishings**

Street furnishings will be limited in employment districts, but may include bus stops/shelters and benches.

## **E. Development guidelines**

### **Open Space**

Open space in employment areas should be provided on-site (with the exception of significant environmental preservation areas) and determined through maximum lot coverage requirements, with 15 to 20% of a site reserved for landscaping, buffering, stormwater management and outdoor amenities for employees.

### **Parking ratios**

Parking needs will vary by business. In campus and business park settings, shared parking arrangements should be encouraged, although most businesses will require some amount of dedicated parking. Large industrial facilities, warehouses, and flex/r&d space will often have relatively low parking needs (e.g. 1 space per 2,000 square feet). Parking requirements should be based on the needs of individual businesses as opposed to mandatory minimum requirements.

**Site Design**

Buildings should be oriented toward the front of the lot to create a street presence, but will typically be set back from the front property line by 30 to 50 feet. Parking in front of the building should be avoided, and limited to small visitor-oriented parking lots with close access to the main entrance. Employee parking should be located to the rear or side of the building. Sufficient maneuvering aisles and loading spaces will be necessary for freight delivery. Loading docks and bays should be oriented away from public streets or screened with landscaping or architecturally integrated walls extending from the building.

**Building form**

Industrial, flex and warehouse buildings should balance economic construction with basic aesthetics. Office components and main visitor entrances should be located on the front facade, be designed as distinct elements from the rest of the building, and incorporate high amounts of window transparency. Facilities may require light-controlled environments, but where possible, high windows above eye level should be incorporated, particularly along street-facing facades. Buildings will have simple forms and flat roofs. Parapets should be used to screen rooftop mechanical units.

**Materials**

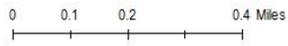
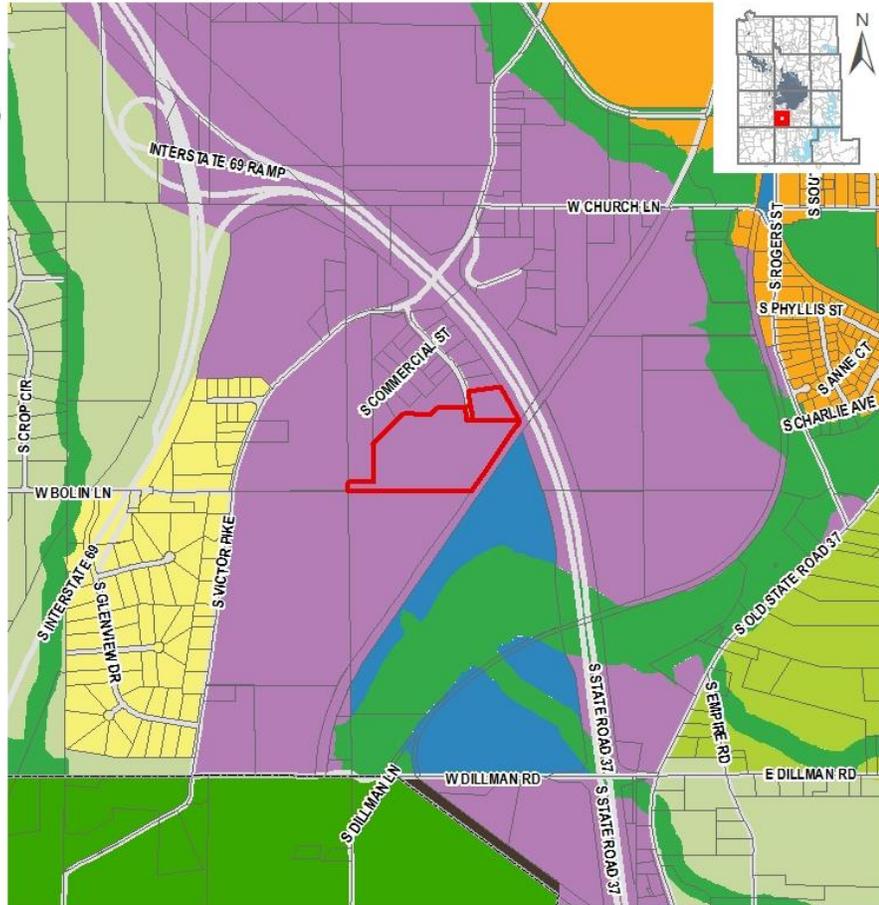
Acceptable primary building materials include brick, stone (natural or cultured), pre-cast concrete panels, concrete masonry units, architectural metal panels, fiber-cement siding and EIFS (exterior insulated finishing Systems). Smooth-faced and textured-faced metal panels are preferred, but corrugated or ribbed panels are also acceptable. Split-faced block may be acceptable if combined with other primary materials. Careful attention should be paid to how materials are installed, joined, and detailed, particularly at edges, corners and material transitions. Shadow lines, expression lines and variations in color and texture are encouraged to break up monolithic facades. Trees, shrubs and other vertical landscape elements should be incorporated along large, blank facades.

**Private Signs**

Sign designs should be coordinated with the character of the building, and may be building-mounted or ground-mounted monument signs. Pole signs should be prohibited. Monument signs should be located in landscape beds and may include exterior ground lighting. Digital and changeable copy signs are not appropriate. Sites will typically require directional signage for visitors, employees and freight delivery.

# Comprehensive Plan

-  Petitioner
-  Townships
-  Monroe Co. Urbanizing Area (MCUA)
-  Parcels
-  Roads
- Comp. Plan Land Use (Updated 2015)**
-  Farm and Forest
-  Public / Institutional
-  MCUA Conservation Residential
-  MCUA Employment
-  MCUA Institutional
-  MCUA Mixed Residential
-  MCUA Open Space
-  MCUA Quarry Landscape
-  MCUA Rural Transition
-  MCUA Suburban Residential




 Monroe County  
 Planning Department  
 Source: Monroe County GIS  
 Date: 8/8/2018



## **FINDINGS OF FACT - Subdivisions**

### **850-3 PURPOSE OF REGULATIONS**

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

#### **Findings**

- The petition site is Robinson Industrial Park Subdivision, on 19.84 +/- acres;
- The site is zoned Heavy Industrial (HI);
- The preliminary plat amendment proposal does not include a waiver request;
- Approval of the preliminary plat amendment would result in the creation of two (2) additional lots;
- The Subdivision appears to conform to all Major Subdivision ordinance requirements;
- Drainage for this project is reviewed by the Monroe County Stormwater Services MS4 Coordinator;
- Road design, configuration, and traffic impacts for this project are reviewed by the Monroe County Highway Engineer;
- There is no FEMA Floodplain present on the site;
- The petitioner has proposed a plat covenant/restriction (see Exhibit 3) for proposed Lot 1A as it pertains to future development.
- City of Bloomington Utilities (CBU) is able to provide sanitary sewer to the site, while Southern Monroe Water Authority can provide water service;

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

#### **Findings**

- See findings under Section (A);
- The Comprehensive Plan designates the site as an Employment district in the Monroe County Urbanizing Area Plan;
- The Monroe County Urbanizing Area Plan Phase II proposed zoning for the site as South Side Employment (E2);

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

#### **Findings**

- See findings under Section (A);
- The use of the subdivision is industrial/commercial;
- Surrounding uses in the area are industrial/commercial;

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

#### **Findings**

- See findings under Sections (A) and (C);
- Neighboring properties are zoned Heavy Industrial (HI), Light Industrial (LI), Agriculture/Rural Reserve (AG/RR), Pre-Existing Business (PB), and Institutional/Public (IP);
- The proposed subdivision is an extension of an already approved development;
- The proposed use is compatible with the area;

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

**Findings**

- See findings under Sections (A) and (C);

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

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

**Findings:**

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

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

**Findings:**

- The petitioner submitted a survey with correct references, to township, section, and range to locate parcel. Further, the petitioner has provided staff with a copy the recorded deed of the petition site. County Surveyor will also review the plat for survey accuracy;

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

**Findings**

- The land boundary records are found at the Monroe County Recorder's Office and, if approved, a final plat will be required to be recorded as the result of the proposed preliminary plat;

**EXHIBIT 1: Petitioner Letter**



116 West 6<sup>th</sup> Street, Suite 200  
P.O. Box 2639  
Bloomington, Indiana 47402-2639  
TEL: 812.332.6556  
FAX: 812.331.4511  
michael@carminparker.com

August 14, 2018

Monroe County Plan Commission  
Monroe County Planning Department  
501 N. Morton Street, Suite 224  
Bloomington, IN 47404

**RECEIVED**

**AUG 14 2018**

**MONROE COUNTY PLANNING**

RE: Plat Vacation and Amendment  
Our File No.: 21023-1

Arrow's Properties, LLC and G-Jab Properties LLC petition for a Plat vacation of the Type E Subdivision Plat at Robinson Industrial Park and Plat amendment to separate and create Lot 23, Lot 7A and Lot 7B, Robinson Industrial Park Subdivision.

Proposed Lots 7A and 7B previously were platted as separate lots. A previous owner acquired both parcels and elected to combine the parcels, creating Lot 7. As the property subsequently developed there are separate and standalone uses on proposed Lot 7A and 7B. The Plat amendment to recreate Lot 7A and 7B restores or returns to the original lot configuration platting of this portion of Robinson Industrial Park.

The previous owner of the unplatted and undeveloped portion of Robinson Industrial Park will not complete the development. Approximately 10 years ago a portion of the remainder of Robinson Industrial Park was developed with a standalone building that has been in place and in use since that time. The Plat vacation with subsequent Plat amendment is intended to reconfigure Lot 1 as shown on the Type E Administrative Subdivision Plat, Robinson Industrial Park, to create Lot 23 as an already developed standalone lot, leaving the remainder of the undeveloped land identified as Lot 1A. Arrow's Properties, LLC has acquired Lot 1 and anticipates further platting and development of Robinson Industrial Park in the near future. The proposed Plat amendment will allow separation of Lot 23, which is the existing, fully developed portion of Lot 1.

The properties are served by sewer and water. Driveway permits have been issued. A temporary emergency vehicle turnaround area is dedicated at the south end of Production Drive, the existing paved interior road. A portion of the undeveloped property in the Robinson Industrial Park was subject to prior fill activity. The areas of fill activity have been delineated. Arrow's



August 14, 2018  
Page 2

Properties, LLC acquired Lot 1 with full knowledge of the fill activity. The proposed Plat will memorialize the delineation of the fill area as a matter of public record. Delineation of the fill area on the Plat will serve as public notice to any prospective purchaser or developer of that part of the Robinson Industrial Park. The current owner and Petitioner, Arrow's Properties, LLC, does not anticipate conveyance of the area at this time and anticipates its own development proposal on this area in the near future.

Very truly yours,

  
Michael L. Carmin

MLC/srh  
410378

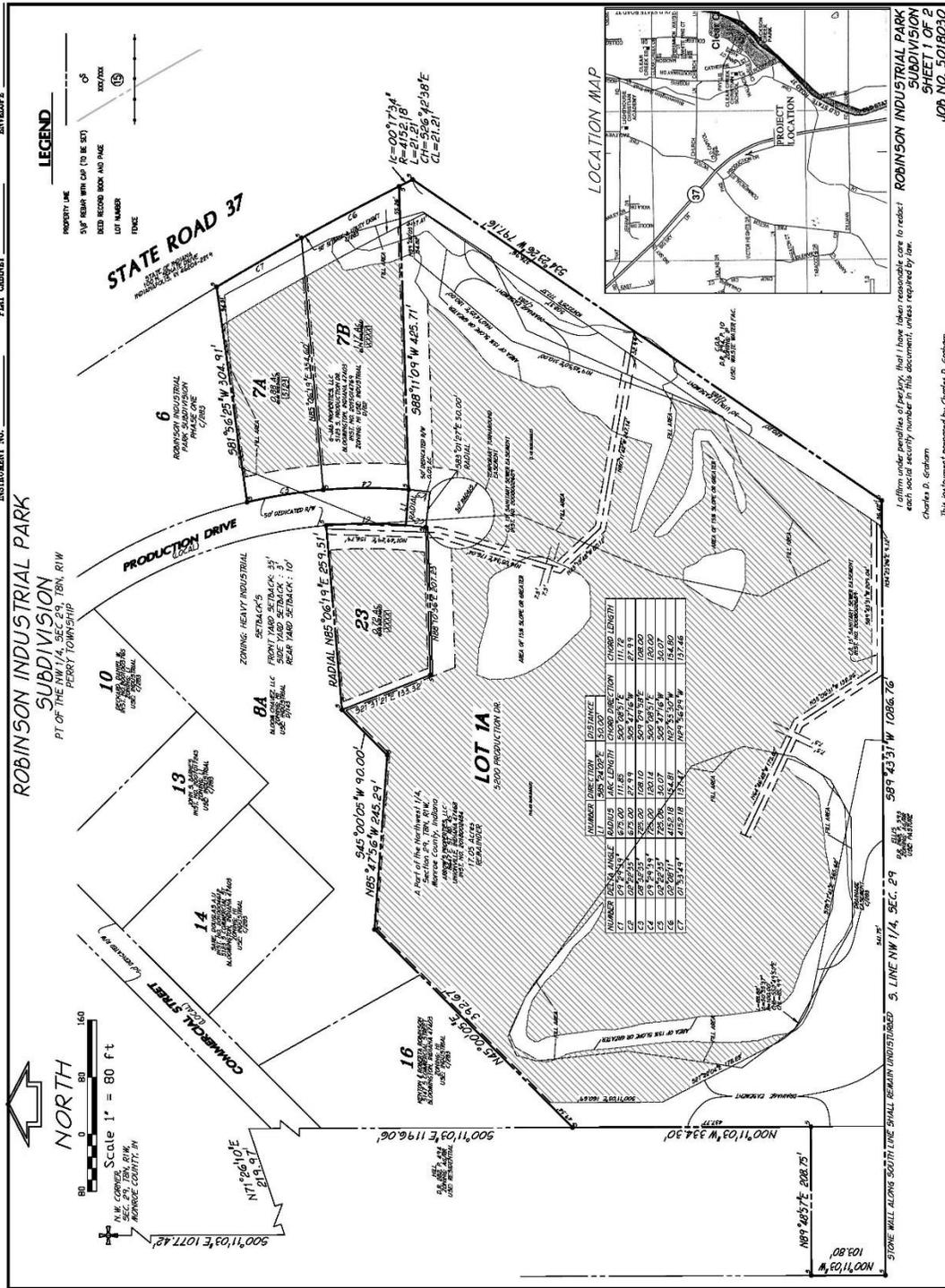
RECEIVED

AUG 14 2018

MONROE COUNTY PLANNING

 Committed to Client. Committed to Community.

# EXHIBIT 2: Robinson Industrial Park Major Subdivision Preliminary Plat Amendment



ROBINSON INDUSTRIAL PARK SUBDIVISION SHEET 1 OF 2  
 JOB NO. 5018030  
 PREPARED BY BRUNN FANTO & ASSOCIATES INC. 529 N. WALNUT ST. BLOOMINGTON, IN. 47401  
 This instrument prepared by Charles D. Graham  
 Charles D. Graham  
 I affirm under penalties of perjury that I have taken reasonable care to reduce to each social security number in this document, unless required by law.  
 STATE OF INDIANA, COUNTY OF MADISON, TOWNSHIP OF PERRY, SECTION 29, T14N, R14E, S1/4, PLAT NO. 5018030, PART OF THE ROBINSON INDUSTRIAL PARK SUBDIVISION, PHASE ONE, CITY OF INDIANAPOLIS, INDIANA.







**EXHIBIT 4: Proposed Plat Covenant/Restriction**

Proposed Plat Covenant

Issuance of a building permit or improvement location permit for Lot 1A shall require a geotechnical survey or other site condition (sub-surface condition) report as may be required by the Monroe County Building Department or the Monroe County Planning Director.

RECEIVED

JUN 08 2018

MONROE COUNTY PLANNING

**PLANNER:** Jordan Yanke  
**CASE NUMBER:** 1807-PUO-02  
 Highlands Subdivision Parcel ‘E’ PUD Outline Plan Amendment  
**PETITIONER:** New Richland 2, Inc. & Wininger Real Estate, LLC  
 C/O Bynum Fanyo & Associates, Inc.  
**ADDRESS:** S Rockport RD (Parcel No. 53-08-17-100-102.099-008)  
**REQUEST:** Planned Unit Development (PUD) Outline Plan Amendment  
**ZONE:** Planned Unit Development (PUD) – Highlands  
**ACRES:** 12.67 Acres +/-  
**TOWNSHIP:** Perry  
**SECTION:** 17  
**COMP. PLAN DESIGNATION:** MCUA Suburban Residential

**EXHIBITS**

1. Petitioner Outline Plan Statement/Waiver Request of Second Hearing
2. Consent Affidavit
3. Highlands PUD Outline Plan – Proposed Site Plan/Plat
4. Highlands PUD Outline Plan – Original Site Plan
5. Ordinance No. 96-05

**RECOMMENDATION**

Staff gives a recommendation of **Approval** to the Plan Commission based on the findings of fact and subject to the Monroe County Highway Department & Drainage Engineer reports.

**PLAN REVIEW COMMITTEE**

The Plan Review Committee heard the petition at its regular meeting on August 9, 2018, and did not vote on the case.

**BACKGROUND/DISCUSSION**

The petition site is Parcel ‘E’ of the Highlands Subdivision. The site is approximately 12.67 +/- acres, located in Section 17 of Perry Township. The site is within the Planned Unit Development (PUD) zoning district for Highlands (Ordinance No. 96-05). The requested PUD Outline Plan Amendment only applies to Parcel ‘E’ of the Highlands PUD.

The impetus for this request is to change the classification of the proposed S Rangeview Circle (see Exhibit 3) to private, instead of the original public classification. The other amendment proposed includes reducing the front setback from 25 feet to 15 feet for the subject site. The originally approved PUD (Ordinance No. 96-05) stated the front setback must be 25 feet. Both of these standards are illustrated on the next page.

Note that the petitioner has filed for approval of a Preliminary Plat and PUD Development Plan in addition to the PUD Outline Plan Amendment. The focus of this request, however, specifically pertains to the reclassification of S Rangeview Circle and the reduced front setback as stated in the previous paragraph.

The Preliminary Plat and PUD Development Plan will be fully reviewed for its proposed landscaping, parking, and drainage/stormwater management plans. Finally, a table of the proposed land use and densities for the petition site is included within Exhibit 3.

The following graphics show the originally approved standards in terms of setbacks for Parcel 'E' and the roadway system for the Highlands Planned Unit Development (PUD). The highlighted aspects below are the two standards the petitioner is requesting to be amended per their filing submittal.

Parcel	Front Yard
A	25'
B (if built single family)	20'
C	30'
D	25'
E	25'
H	30'
I	25'
J	25'
K (zero lot line)	20'
L (attached with lots)	25'

The roadway system consists of standard public roads built to public street standards.

Thru Streets - 60' right-of-way, 31' back to back of curb

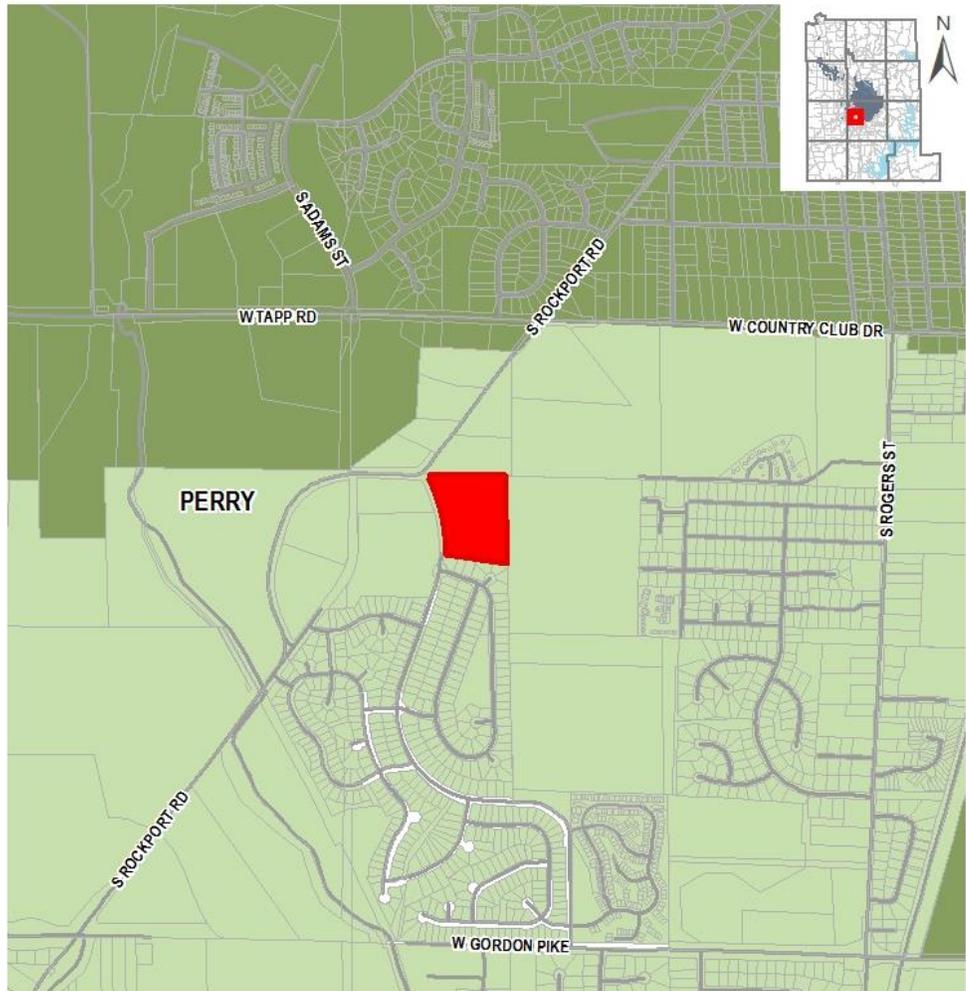
Cul-de-sacs - 50' right-of-way, 28' back to back of curb

**LOCATION MAP**

The petition site is designated as Parcel 'E' of the Highlands Subdivision Planned Unit Development (PUD), located in Section 17 of Perry Township.

**Location Map**

- Petitioner
- Townships
- Roads
- Parcels
- Incorporated Areas**
- Bloomington



0 0.1 0.2 0.4 Miles



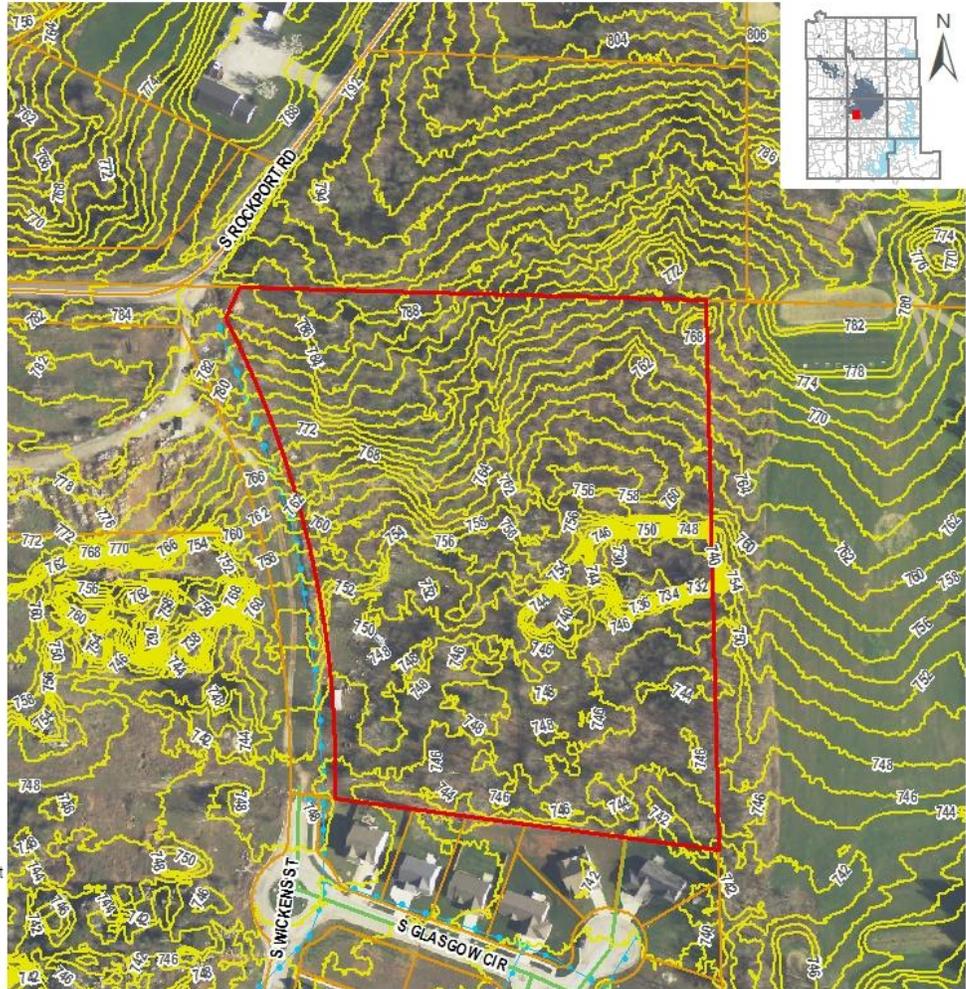
Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 5/8/2018

### SITE CONDITIONS

The site is relatively flat with a few areas of gradual slopes (see next page). It is heavily wooded. There is no FEMA Floodplain present. As part of the preliminary plat and development plan review process, the parcel will be fully evaluated for its proposed parking, landscaping, and drainage/stormwater plans.

#### Site Conditions Map

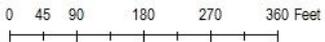
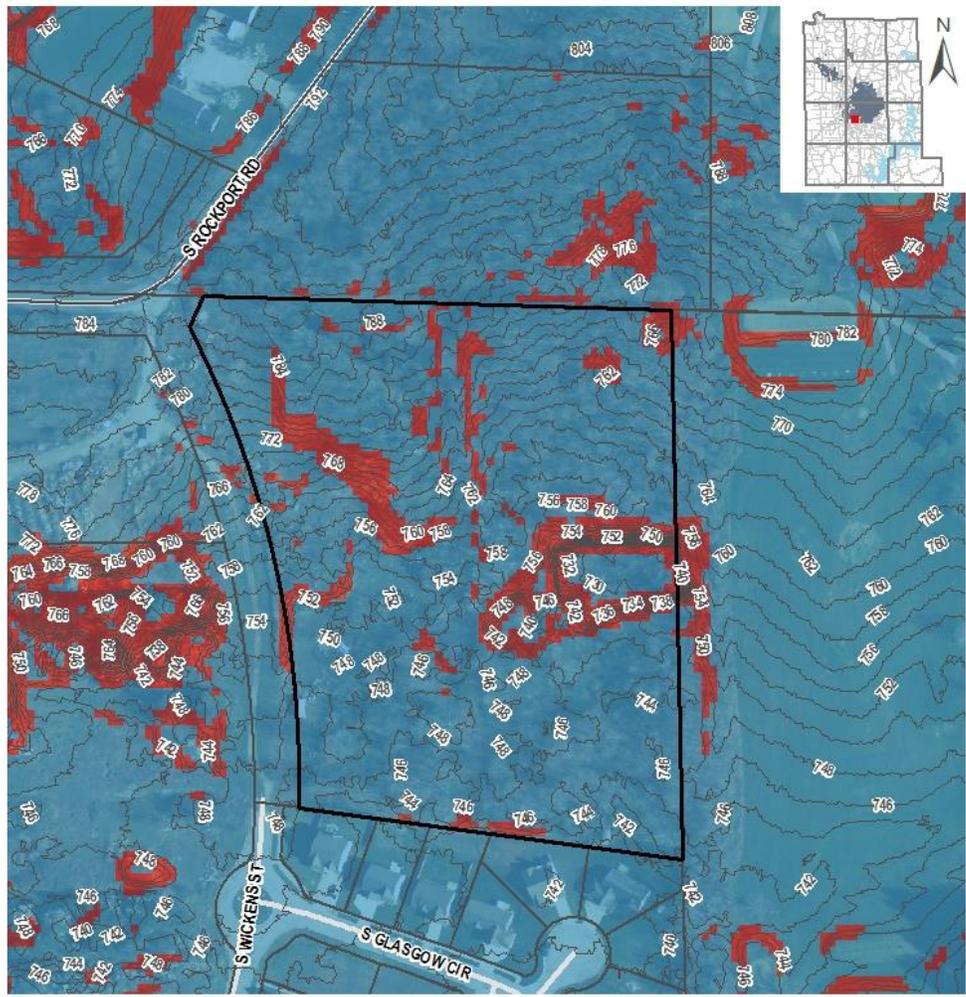
-  Petitioner
-  Parcels
-  2-Foot Contours
-  Sanitary Pipe
-  Water Pipe
-  Roads



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 5/8/2018

# Slope Map

-  Petitioner
-  Parcels
-  2-Foot Contours
-  Roads
- Percent Slope (2010)**
-  0 - 15
-  > 15




 Monroe County  
 Planning Department  
 Source: Monroe County GIS  
 Date: 5/8/2018

## **SITE PHOTOS**



Figure 1: View of the pathway proposed to be S Wickens Street from the southern end of the petition site. The petition site is on the right side of the photo. The photo is facing north.



Figure 2: View of the pathway proposed to be S Wickens Street from the northern end of the petition site. The petition site is on the left side of the photo. The photo is facing south.



Figure 3: View at the proposed intersection of S Wickens Street and S Rockport Road at the northern end of the petition site. The photo is facing west.



Figure 4: View at the proposed intersection of S Wickens Street and S Rockport Road at the northern end of the petition site. The photo is facing north.



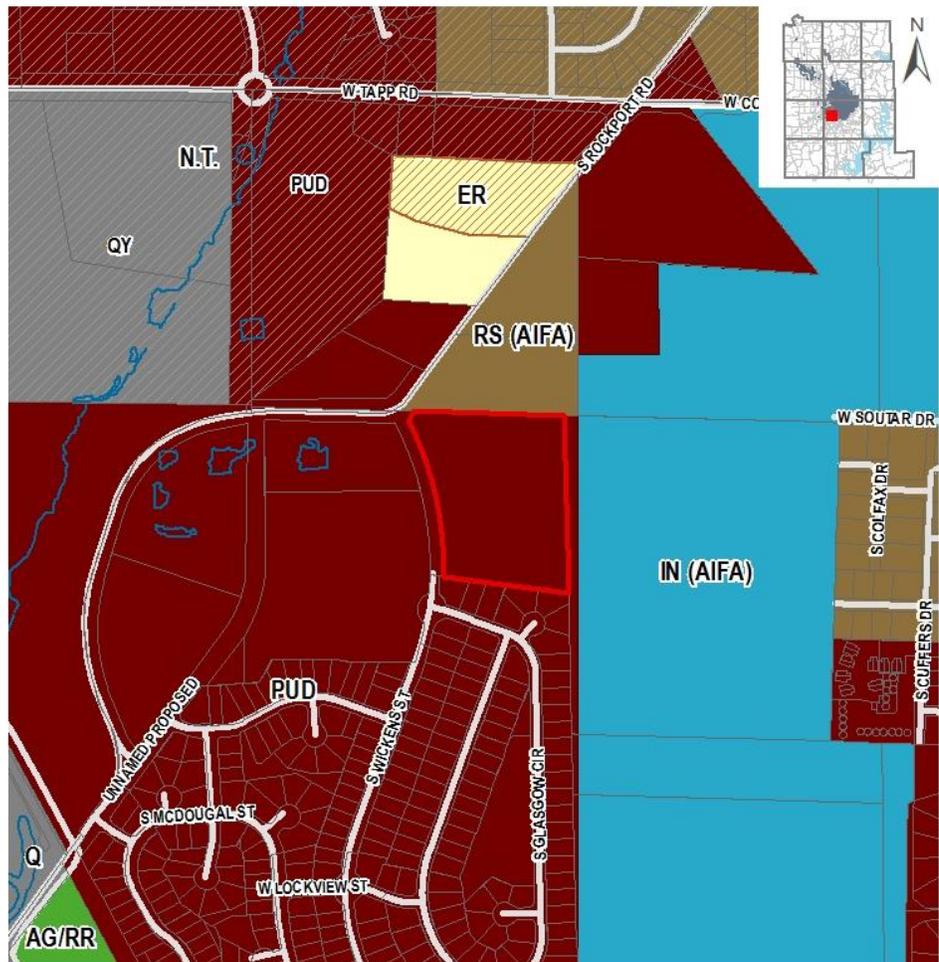
Figure 5: Aerial view of the petition site, facing north.

## ADJACENT USES/ZONING

The site is zoned Planned Unit Development (PUD) (Highlands). Neighboring properties are zoned PUD (Highlands), Single Dwelling Residential (RS – AIFA), and Institutional (IN – AIFA).

### Current Zoning Map

-  Petitioner
-  Parcels
-  Roads
-  Hydrologic Features
-  Historic Preservation Overlay
- Monroe County Zoning**
-  AG/RR - Agriculture/Rural
-  ER - Estate Residential
-  IN - Institutional
-  N.T. - No Tag (Outside Juris.)
-  PUD - Planned Unit Development
-  Q - Quarries
-  RS - Single Dwelling Residential
- Bloomington Zoning**
-  PUD, Planned Unit Development
-  QY, Quarry
-  RS, Residential Single Family



## INFRASTRUCTURE AND ACCESS

The petitioner site, upon completion of improvements, will maintain frontage along S Wickens Street, a public road. The development will be served by a private drive proposed as S Rangeview Circle. The petitioner is requesting a waiver to the road width standard of the Monroe County Subdivision Control Ordinance as part of their preliminary plat filing. Additionally, the petitioner site is served by City of Bloomington Utilities (CBU) sanitary sewer and has access to water utilities.

## **COMPREHENSIVE PLAN DISCUSSION**

The petition site is located in the *Suburban Residential* district in Monroe County Urbanizing Area of the Monroe County Comprehensive Plan.

### **5.1.2 Suburban Residential**

*Suburban residential includes existing low- density single-family subdivisions and isolated multi-family apartment complexes. Different housing types are typically segregated, with multiple buildings having a similar or identical appearance. This development type is not recommended for extensive application beyond existing or currently planned developments.*

In some locations, it may be appropriate to extend this development pattern if it is directly adjacent to existing Suburban residential subdivisions as an appropriate way to coordinate with those neighborhoods. However, the conservation community land use category offers a more appropriate alternative to the conventional suburban subdivision that balances the desire for non-urban living while also preserving rural character. The following guidelines should be considered if new suburban-style developments are approved; they also provide considerations for potential retrofitting of public infrastructure within existing neighborhoods.

#### ***A. Transportation***

##### **Streets**

Suburban residential subdivisions are auto-oriented by design. To the extent possible, this approach to residential development should be de-emphasized within the Urbanizing Area to prevent continued expansion of isolated “leap- frog” subdivisions and sprawl development patterns that require continued reliance on the automobile. New Suburban residential streets should be designed to encourage interconnectivity to and through the neighborhood and to surrounding subdivisions. Cul-de-sacs should be discouraged unless necessary due to topographic or environmental constraints. Streets are typically designed with curb and gutter, but may also be designed to accommodate surface runoff with open street-side swales or ditches.

##### **Bike, pedestrian, and Transit modes**

Sidewalks and/or shared use paths should be provided on all streets, with connections to larger pedestrian and bicycle systems. Sidewalk retrofits in existing subdivisions should be considered after thorough consultation with and support from existing residents.

Given their remote location and low-density development pattern, opportunities to serve Suburban residential neighborhoods with public transportation are limited. Expansion opportunities for rural Transit routes should be explored, with pick-up locations considered near entries to subdivisions.

#### ***B. Utilities***

##### **Sewer**

New development should be served by the public sewer system. Localized package systems for individual residential subdivisions should be discouraged. Retrofit and tie-ins should be encouraged for older neighborhoods on septic.

##### **Power**

Overhead utility lines should be buried within subdivisions. Where possible, existing overhead lines along arterial frontages should also be buried.

##### **Communications**

Communications needs will vary within the suburban residential developments, but upgrades to infrastructure should be a key consideration for future development sites. Creating a standard for

development of communications corridors should be considered to maintain uniform and adequate communications capacity.

### ***C. Open space***

#### **Park Types**

Many of the older suburban subdivisions in the Urbanizing Area were developed without dedicated open space. New developments, such as Stone chase, include platted open space reserves; these generally function to preserve natural features such as streams and tree stands, or to provide space for stormwater retention ponds. However, subdivisions are not currently required to provide usable park space, with the exception of voluntary cluster subdivisions. All new residential subdivisions should be designed to include neighborhood parks and/or greenways as a community amenity.

#### **Urban Agriculture**

Private residential gardens and local community gardens should be encouraged within commonly maintained open space areas or via conversion of undeveloped lots in established neighborhoods.

### ***D. Public Realm Enhancements***

#### **Lighting**

Lighting needs will vary by street type and width but safety, visibility and security are important. Local streets may be lighted, but lighting may be not be necessary in all low-density subdivisions.

#### **Street/Site furnishings**

Suburban residential neighborhoods typically have few street furnishings beyond street lamps.

### ***E. Development Guidelines***

#### **Open Space**

A minimum of 5% of total site area for new developments should be set aside for publicly accessible and usable open space areas. Open spaces may be designed as formal park settings or informal, naturalized reserve areas. Natural areas should be accessible with trails or paths where appropriate. If not accessible, additional open space area should be provided. Likewise, open space areas may include stormwater management features, but should not be dominated by large retention ponds with no additional recreational space.

#### **Parking Ratios**

Parking for single-family homes is typically accommodated on individual lots. On-street parking should also be permitted.

#### **Site Design**

Reverse frontage lots should be avoided. Homes should not back onto arterial or collector streets.

#### **Building form**

Modern suburban single-family construction has trended in two directions: either overly simplified (e.g. blank, windowless side facades) or overly complex (e.g. complicated building massing and roof forms). Homes should have recognizable forms and detailing appropriate to the architectural style, with an emphasis on “four-sided architecture”. Garages doors should not dominate the front facade; ideally garages should be set back from the front facade and/or side-loaded.

#### **Materials**

High quality materials, such as brick, stone, wood, and cementitious fiber should be encouraged. Vinyl



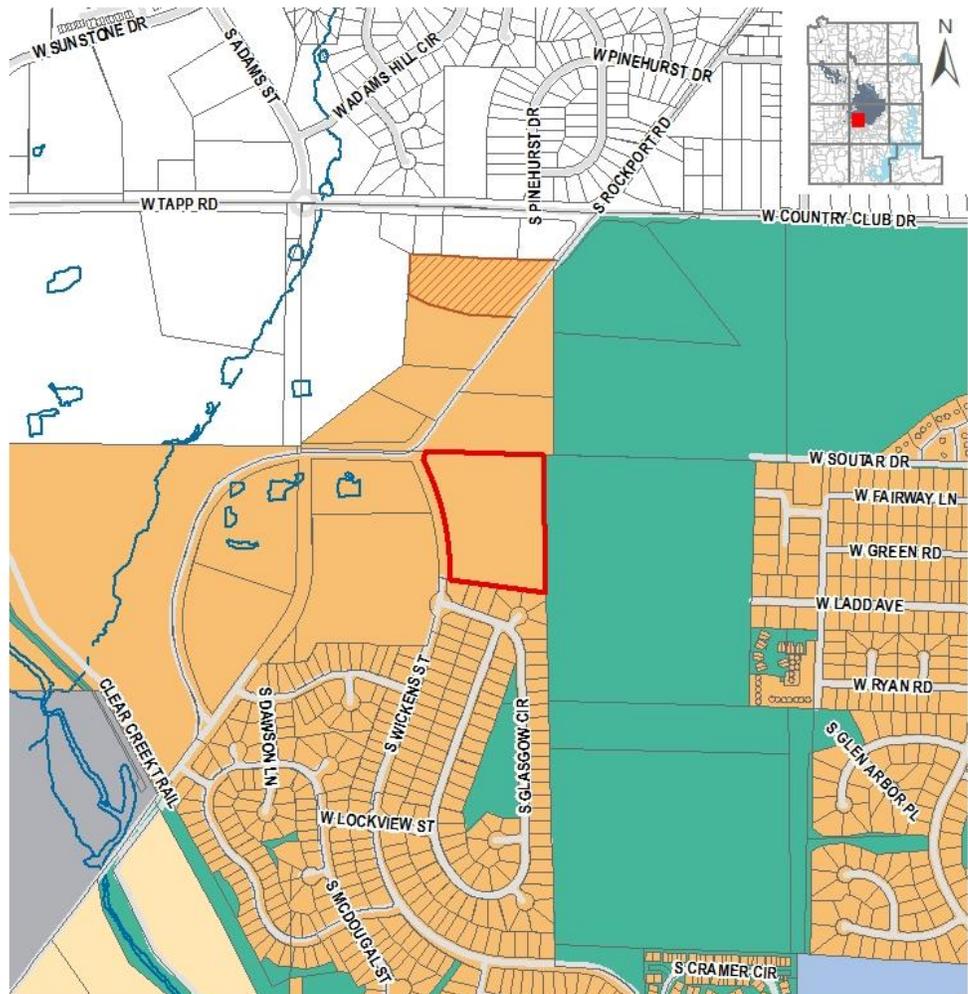
The Urbanizing Area Plan – Phase II Implementation Report and Zoning Framework has the petition site designated **Urban Infill Neighborhood (N1)**, which is described as follows:

**N1 URBAN INFILL NEIGHBORHOOD**

This district includes the areas known as former Areas Intended for Annexation (AIFA) and former Fringe of the City of Bloomington that are largely developed. This district is intended to promote compact mixed residential infill development, as described in the Mixed Residential land use type designated in the Urbanizing Area Plan. Commercial mixed use development may be appropriate along primary streets at the edges of these neighborhoods. New development should be compatible with surrounding development within the City of Bloomington.

**Proposed Zoning Map (2016)**

-  Petitioner
-  Parcels
-  Roads
-  Historic Preservation Overlay
-  Hydrologic Features
- Proposed Zoning**
-  N1 - Urban Infill Neighborhood
-  N2 - Neighborhood Development
-  OS - Open Space
-  QL - Quarry Landscape
-  CV - Civic



0 0.05 0.1 0.2 Miles

 Monroe County  
 Planning Department  
 Source: Monroe County GIS  
 Date: 5/8/2018

## **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 petition site as Suburban Residential in the Monroe County Urbanizing Area Plan;
  - The description of the Suburban Residential designation is described in this report;
  - The current zoning is Planned Unit Development (PUD);
  - The current Planned Unit Development (PUD) permits multi-family residential use;
  - The petitioner requests to reduce the required front setback of the current PUD Outline Plan from 25 feet to 15 feet for the petition site;
  - The petitioner is also requesting the proposed road serving the petition site to be private instead of the required public classification per the current PUD Outline Plan;
- (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 under Section A;
  - The petitioner has filed a Preliminary Plat, PUD Development Plan, and requested a road width waiver for the petition site in addition to the PUD Outline Plan Amendment filing;
  - The petition site will be required to meet all other design standards approved under the original PUD Outline Plan (i.e. landscaping and parking);
  - This amendment request does not include an increase in density as it relates to the originally approved PUD Outline Plan;
- (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 enumerated.

### **Findings:**

- See Findings under Section A;
  - The Monroe County Urbanizing Area Plan Phase II Zoning Framework classifies the site as Urban Infill Neighborhood (N1);
  - The petition site is approved for multi-family residential use;
  - The proposed development is adjacent to already developed areas with exception to the area west of the site;
- (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:**

- See findings under Section B;
- The petitioner must meet landscaping, parking, and drainage/stormwater requirements;
- The required improvements on the site must be maintained after completion of their construction;
- The Monroe County Public Works Department has stated it appears the proposed 15 foot setback would not create horizontal curve sight distance issues;

- (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:**

- The adjoining properties include residential uses, a golf course, and vacant wooded areas;
  - The proposed use is compatible with the surrounding area considering it is an extension of the existing Highlands Subdivision to the south;
  - The petition site can be served with adequate infrastructure and utilities;
- (f) The desirability of the proposal to the County’s physical development, tax base, and economic well-being.

**Findings:**

- See Findings under Section D and Section E;
  - The petition site was approved for residential development over two (2) decades ago and can be considered infill development;
- (g) The proposal will not cause undue traffic congestion and can be adequately served by existing or programmed public facilities and services.

**Findings:**

- Access to the development will be derived from the proposed S Wickens Street via a private road named S Rangeview Circle (see Exhibit 3);
  - The petition site is served by City of Bloomington Utilities (CBU) sanitary sewer;
  - The petitioner has provided a traffic study for the proposed development, which is currently under review by the Monroe County Public Works Department;
- (h) The proposal preserves significant ecological, natural, historical and architectural resources to the extent possible.

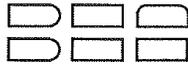
**Findings:**

- The petition site is adjacent to areas with similar character that have already been developed;
  - The petition site is not within FEMA Floodplain;
  - The development proposal is subject to approval by the Monroe County Public Works Department;
  - The site is not nationally or locally designated “historic”;
  - The entire site is 12.67 +/- acres in size;
- (i) The proposed development is an effective and unified treatment of the development possibilities on the site.

**Findings:**

- See findings under Section A and Section B;
- The current zoning is Planned Unit Development (PUD);
- The proposed use will not substantially alter the original intent behind the existing PUD;

**EXHIBIT 1: Petitioner Outline Plan Statement/Waiver Request of Second Hearing**



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

July 5, 2018

**RECEIVED**  
**JUL 05 2018**  
**MONROE COUNTY PLANNING**

Monroe County Planning Department  
And Monroe County Plan Commission  
501 N. Morton Street, Suite 224  
Bloomington, Indiana 47404

SUBJECT: Highlands Subdivision Parcel 'E'  
Preliminary Plat & PUD Site Plan Approval with two (2) PUD Amendments

Monroe County Plan Commission or To Whom It May Concern:

On behalf of Wininger Construction, Inc., Bynum Fanyo & Associates, Inc. would like to request approval of the overall Site Plan and Preliminary Plat for parcel 'E' the Highlands Subdivision located at the northeast corner of South Wickens Street and South Glasgow Circle in Monroe County, Indiana. The approval request is to allow 73 multi-family units in 75 proposed lots of the proposed subdivision. This was originally approved by the City of Bloomington in July of 2010 as a preliminary plat and site plan. There were no major alterations to the plans approved in 2010 and are near the same plans as proposed to Monroe County now as possible. This property currently contains 12.67 acres and is proposed to subdivide into 75 lots after dedicated ROW for roads and utilities. This is the NW quarter of section 17, T8N, R1W, Perry township.

However, the Monroe County Planning Department has found two (2) inconsistencies with this plan and plat that was approved in 2010 and the Highlands PUD that require an amendment to the PUD. Here are the two items that require an amendment to the PUD to keep the site plan as close to the nature of the site plan that was approved in 2010:

- 1) South Rangeview Circle and associated parking remain a private street: The PUD states that this circle drive shall become public ROW and owned and maintained by Monroe County. This amendment will allow South Rangeview Circle to remain private and maintained by the owner of the property after the project is complete. This drive shall still be constructed to a 20 mph design speed per AASHTO National standards with a 24' wide drive and 9' wide street parking in some areas. The plat will still dedicate 60' of width of ROW for the proposed Wickens Street extension to Rockport Road. Wickens Street will remain scheduled as being taken over by Monroe County for maintenance and ownership.
- 2) Front yard setbacks from proposed South Rangeview Circle Ingress/Egress Easement: The approved site plan in 2010 had 15' setbacks and the PUD requires 25' front yard setbacks. The PUD shall be revised to 15' front yard setbacks for only Parcel 'E' and for only South Rangeview Circle. The plan will still have 25' setbacks from the Wickens Street proposed ROW

528 NORTH WALNUT STREET  
812-332-8030

BLOOMINGTON, INDIANA 47404  
FAX 812-339-2990

Also, on behalf of Winger Construction, Inc., Bynum Fanyo & Associates, Inc. would like to request, if possible, the Plan Commission waive the need for a 2<sup>nd</sup> hearing and make a determination for this Preliminary Plat and Site Plan after the 1<sup>st</sup> hearing.

Let us know if you have any questions or concerns for this subdivision and use of this parcel of land.

Sincerely,  
Bynum Fanyo & Associates, Inc.



Daniel Butler, PE, Project Engineer

**RECEIVED**

**JUL 05 2018**

**MONROE COUNTY PLANNING**

COPY: BFA FILE #401808

**EXHIBIT 2: Consent Affidavit**

**AFFIDAVIT**

I, certify that I, James B. Wray am the owner of the property located at:

Area 'E' of Highlands Subdivision (just northeast of S. Wickers St. and S. Glasgow Cir.)

and do hereby designate authority to act on my behalf for the matter pending before the Monroe County Plan Commission to:

Tom Winger of Winger Construction working along with Bynum Fanye and Associates,

as my authorized agent.

Signed: James B. Wray Prcs

Company: New Richland 2 Inc

Date: March 7, 2018

Printed Representative of Company Name: James B. Wray

**RECEIVED**  
**MAR 22 2018**  
MONROE COUNTY PLANNING







**EXHIBIT 5: Ordinance No. 96-05**

FEB 21, 1996 continued to  
MARCH 20, 1996 (mtg cancelled  
due to weather)  
Final Vote: March 27, 1996  
8-1 (A. Cole)

**ORDINANCE 96-05**

**TO AMEND THE BLOOMINGTON ZONING MAPS FROM  
RS3.5/PRO6 AND Q TO PUD,  
AND APPROVE THE PRELIMINARY PLAN  
Re: 3200 S. Rockport Rd.  
(Raymond Moore, Petitioner)**

WHEREAS, the Common Council adopted Ordinance 95-21 which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning", including the incorporated zoning maps, and repealed Title 21, entitled "Land Use and Development" on May 1, 1995; and

WHEREAS, the Plan Commission has considered this case, PUD-52-95, and recommended that the petitioner, Raymond Moore, be granted PUD designation and preliminary plan approval and request that the Common Council consider their petition to amend the Bloomington zoning maps from RS3.5/PRO6 and Q to PUD and approve the preliminary plan;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Through the authority of IC 36-7-4 and pursuant to Chapter 20.05.09 of the Bloomington Municipal Code, the preliminary plan be approved and the property be designated a Planned Unit Development. The property is located at 3200 S. Rockport Rd. and is further described as follows:

The east half of the Southwest Quarter of the of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 18 and also the Southwest Quarter of the Northwest Quarter, the east one half of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 17, all in Township 8 North, Range 1 West, Monroe County, Indiana, and more particularly described as follows:

**BEGINNING** at a stone found marking the southwest corner of said Section 17; thence NORTH 01 degree 28 minutes 25 seconds West 2639.32 feet to an iron post found at the southeast corner of the Southeast Quarter of the Northeast Quarter of Section 18; thence NORTH 89 degrees 51 minutes 33 seconds West 1951.13 feet to a rebar found at the southwest corner of the east one half of the Southwest Quarter of the Northeast Quarter of said Section 17; thence NORTH 01 degree 02 minutes 12 seconds West 1307.17 feet to a rebar found at the northwest corner of said east one half, said point also being on the east line of Tapp Road Subdivision (Plat Cabinet B, Envelope 325); thence SOUTH 89 degrees 30 minutes 41 seconds East 3289.06 feet to a 1/2" rebar with cap set at the northeast corner of said Southwest Quarter of the Northwest Quarter of Section 18; thence SOUTH 01 degree 06 minutes 39 seconds East 2635.52 feet to an iron pipe found at the northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 17; thence SOUTH 88 degrees 03 minutes 02 seconds East 1297.36 feet to a stone found at the northeast corner of said Southeast Quarter of the Southwest Quarter; thence SOUTH 00 degrees 55 minutes 42 seconds East 1322.82 feet to an iron pipe with cap found at the southeast corner of said Southeast Quarter of the Southwest Quarter of Section 18; thence NORTH 87 degrees 59 minutes 12 seconds West 2616.91 feet to the POINT OF BEGINNING, containing 217.96 acres, more or less.

AND ALSO:

A part of the Southeast Quarter of Section 18, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

**BEGINNING** at the northeast corner of said Southeast Quarter; thence SOUTH 01 degree 24 minutes 01 seconds East 2003.70 feet to the east 25.00 foot right-of-way line

of an abandoned railroad spur; thence NORTH 25 degrees 07 minutes 14 seconds West along said east line 42.42 feet; thence SOUTH 64 degrees 52 minutes 46 seconds West 50.00 feet to the West 25.00 foot right-of-way line of said abandoned railroad spur; thence NORTH 25 degrees 07 minutes 14 seconds West along said west line 430.00 feet to the beginning of a curve to the left with a radius of 2839.79 feet, a central angle of 03 degrees 42 minutes 00 seconds and a chord of 183.35 feet bearing NORTH 26 degrees 58 minutes 13 seconds West; thence northwesterly along said curve and along said west line 183.39 feet; thence NORTH 28 degrees 49 minutes 14 seconds West along said west line 1037.69 feet to the centerline of Rockport Road; thence NORTH 36 degrees 43 minutes 49 seconds East along said centerline 234.15 feet to the beginning of a curve to the left with a radius of 300.00 feet, a central angle of 54 degrees 22 minutes 36 seconds, and a chord of 274.15 feet bearing NORTH 07 degrees 01 minutes 26 seconds East; thence northeasterly and northerly along said curve and along said centerline 284.72 feet; thence NORTH 21 degrees 12 minutes 18 seconds West 76.89 feet to the north line of said Southeast Quarter; thence SOUTH 89 degrees 19 minutes 50 seconds East along said north line 634.55 feet to the POINT OF BEGINNING, containing 21.77 acres, more or less.

**AND ALSO:**

A part of the Southeast Quarter of Section 18, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

COMMENCING at the northeast corner of the Southeast Quarter; thence NORTH 89 degrees 19 minutes 50 seconds West along the north line of said Southeast Quarter 634.55 feet to the centerline of Rockport Road, being the POINT OF BEGINNING; thence SOUTH 21 degrees 12 minutes 18 seconds East along said centerline 76.89 feet to the beginning of a curve to the right with a radius of 300.00 feet, a central angle of 54 degrees 22 minutes 36 seconds, and a chord of 274.15 feet bearing SOUTH 07 degrees 01 minutes 26 seconds West; thence southerly and southwesterly along said curve and along said centerline 284.72 feet; thence SOUTH 36 degrees 43 minutes 49 seconds West along said centerline 179.22 feet to the East 25.00 foot right-of-way line of an abandoned railroad spur; thence NORTH 28 degrees 49 minutes 14 seconds West along said east line 561.44 feet to the north line of said Southeast Quarter; thence SOUTH 89 degrees 19 minutes 50 seconds East along said north line 383.57 feet to the POINT OF BEGINNING, containing 2.82 acres, more or less.

**EXCEPTING THEREFROM:**

A part of the Southwest Quarter of Section 17, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

BEGINNING at the southwest corner of said Southwest Quarter; thence NORTH 01 degree 24 minutes 01 seconds West along the west line of said Southwest Quarter 640.46 feet to the East 25.00 foot right-of-way of an abandoned railroad spur; thence SOUTH 25 degrees 07 minutes 14 seconds East along said east line 532.64 feet to the beginning of a curve to the right with a radius of 1457.69 feet, a central angle of 07 degrees 06 minutes 46 seconds, and a chord of 180.84 feet bearing SOUTH 21 degrees 33 minutes 50 seconds East; thence southeasterly along said east line and along said curve 180.96 feet to the south line of said Southwest Quarter; thence NORTH 87 degrees 53 minutes 46 seconds West along said south line 277.12 feet to the POINT OF BEGINNING, containing 2.11 acres, more or less. Containing 240.44 acres, more or less, after said exception.

**SECTION II.** The Preliminary Plan shall be attached hereto and made a part thereof.

**SECTION III.** This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe

County, Indiana, upon this 27<sup>th</sup> day of March, 1996.

Jim Sherman  
JIM SHERMAN, President  
Bloomington Common Council

ATTEST:

Patricia Williams  
PATRICIA WILLIAMS, Clerk  
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 1996.

Patricia Williams  
PATRICIA WILLIAMS, Clerk  
City of Bloomington

SIGNED AND APPROVED by me upon this 1 day of April, 1996.

James McNamara  
JOHN FERNANDEZ, Mayor  
City of Bloomington  
James McNamara, Deputy Mayor

SYNOPSIS

This ordinance rezones and establishes a mixed use Planned Unit Development on approximately 240 acres of land located at 3200 S. Rockport Road.

Signed copies.  
Planning  
Britten

**PLANNER:** Jordan Yanke  
**CASE NUMBER:** 1803-SPP-01 & 1803-PUD-02  
 Highlands Subdivision Parcel 'E' Major Preliminary Plat  
 Highlands Subdivision Parcel 'E' Development Plan  
**PETITIONER:** New Richland 2, Inc. & Wininger Real Estate, LLC  
 C/O Bynum Fanyo & Associates, Inc.  
**ADDRESS:** S Rockport RD (Parcel No. 53-08-17-100-102.099-008)  
**REQUEST:** Major Subdivision Preliminary Plat and Development Plan to Subdivide a 12.67  
 Acre +/- Parcel into 75 Lots  
**ZONE:** Planned Unit Development (PUD) – Highlands  
**ACRES:** 12.67 Acres +/-  
**TOWNSHIP:** Perry  
**SECTION:** 17  
**COMP. PLAN**  
**DESIGNATION:** MCUA Suburban Residential

**EXHIBITS:**

1. Petitioner Letter/Waiver Request of Second Hearing
2. Consent Affidavit
3. Highlands Subdivision Parcel 'E' – Development Plan
4. Highlands Subdivision Parcel 'E' – Preliminary Plat
5. Building Elevations
6. Highlands Subdivision HOA Meeting – Summary Letter (08/31/2018)
7. Public Works Comments – MS4 Coordinator (07/31/2018)
8. Links to Additional Documents

**RECOMMENDATION**

**Approve** the Major Subdivision Preliminary Plat and PUD Development Plan, based on the findings of fact, subject to the Monroe County Public Works Department reports and approval of the requested PUD Outline Plan Amendment (Case No. 1807-PUO-02), with the following condition:

- A commitment be offered by the petitioner to implement actions recommended in the Geotechnical Report prepared by Alt & Witzig Engineering, Inc. dated July 20, 2018.

**Approve** the Road Width Waiver request, based on the findings of fact and subject to the Monroe County Public Works Department reports.

**PLAT COMMITTEE**

The Plat Committee heard the petition at its regular meeting on August 16, 2018, and gave a positive recommendation by a vote of 3-0 to approve the Major Subdivision Preliminary Plat/Development Plan.

**BACKGROUND/DISCUSSION**

The petition site is Parcel 'E' of the Highlands Subdivision. The site is approximately 12.67 +/- acres, located in Section 17 of Perry Township. The site is within the Planned Unit Development (PUD) zoning district for Highlands (Ordinance No. 96-05). The requested approval of the Major Subdivision Preliminary Plat and PUD Development Plan coincides with the petitioner's request to amend the originally approved PUD Outline Plan for the petition site.

Approval of the proposed plat and development plan would subdivide the existing parcel into (75) lots with (73) multi-family residential units. The types of structures range from duplex to four-plex and seven-plex. The adjacent uses are residential in nature and there is an existing golf course east of the site. The site is currently vacant and heavily wooded. The proposed subdivision would create an extension of S Wickens Street, a local road, in order for it to connect with S Rockport Road at the northern end of the petition site. The subdivision would be served by a private road named S Rangeview Circle. The petitioner has filed for a waiver request in conjunction with the preliminary plat and development plan as it pertains to the road

width standard in the Monroe County Subdivision Control Ordinance. The road width requirement and requested modification is stated in the findings of this report.

City of Bloomington Utilities (CBU) is able to provide sanitary sewer and water service to the petition site. Additionally, the preliminary plat and development plan is fully reviewed for its proposed landscaping, parking, and drainage/stormwater management plans. Finally, a table of the proposed land use and densities for the petition site is included on the next page.

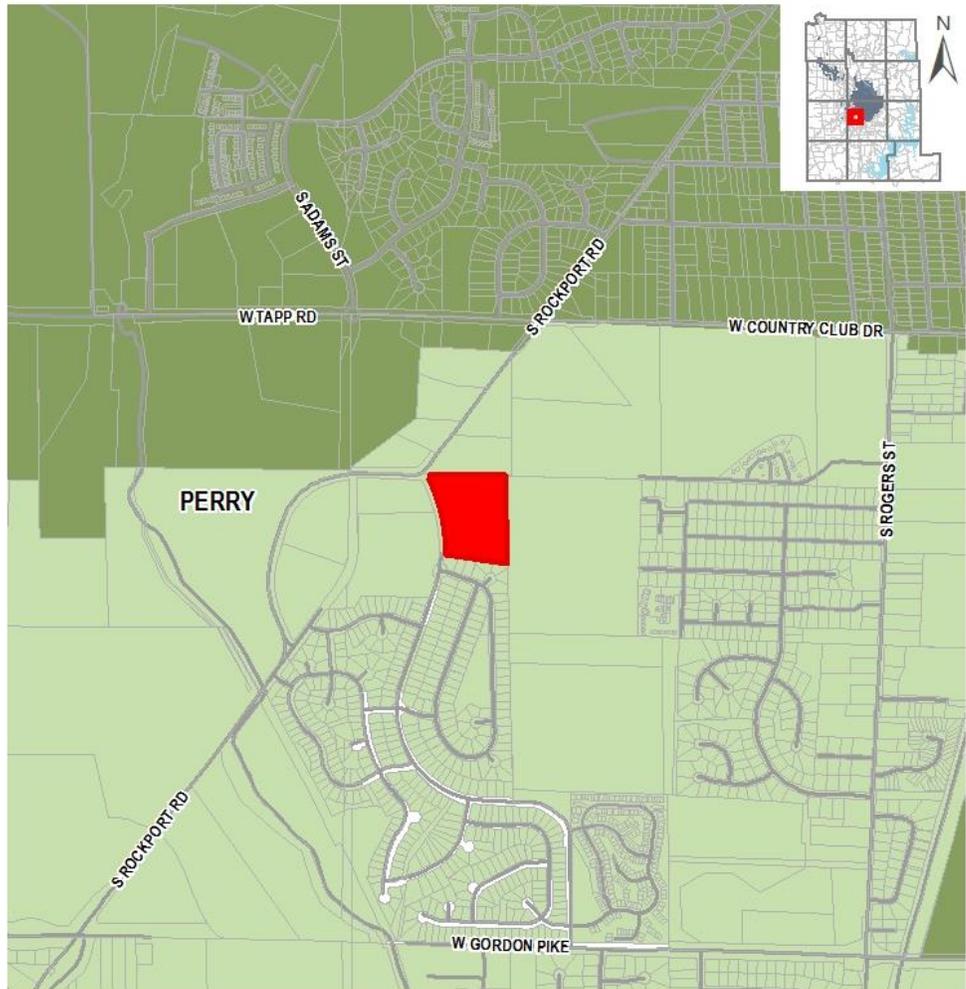
<b>LAND USE AND DENSITIES PARCEL E</b>	
<b><u>LAND AREA:</u></b>	10.45 ACRES
<b><u>NUMBER OF BUILDINGS:</u></b>	17 BUILDINGS
<b><u>NUMBER OF UNITS:</u></b>	73 UNITS
<b><u>UNIT TYPE:</u></b>	35 SEVEN-PLEX, 10 DUPLEX, & 28 FOUR-PLEX (ALL 3 BED UNITS)
<b><u>BEDROOM COUNT:</u></b>	105 SEVEN-PLEX, 30 DUPLEX, & 84 FOUR-PLEX TOTAL=219 BEDROOMS
<b><u>PARKING COUNT:</u></b>	48 GARAGE STALLS, 44 PARKING LOT STALLS, & 51 STREET PARKING STALLS TOTAL=143 PARKING STALLS (PLUS DRIVEWAY PARKING FOR REMAINDER)

**LOCATION MAP**

The petition site is designated as Parcel 'E' of the Highlands Subdivision Planned Unit Development (PUD), located in Section 17 of Perry Township.

**Location Map**

-  Petitioner
-  Townships
-  Roads
-  Parcels
- Incorporated Areas**
-  Bloomington



0 0.1 0.2 0.4 Miles



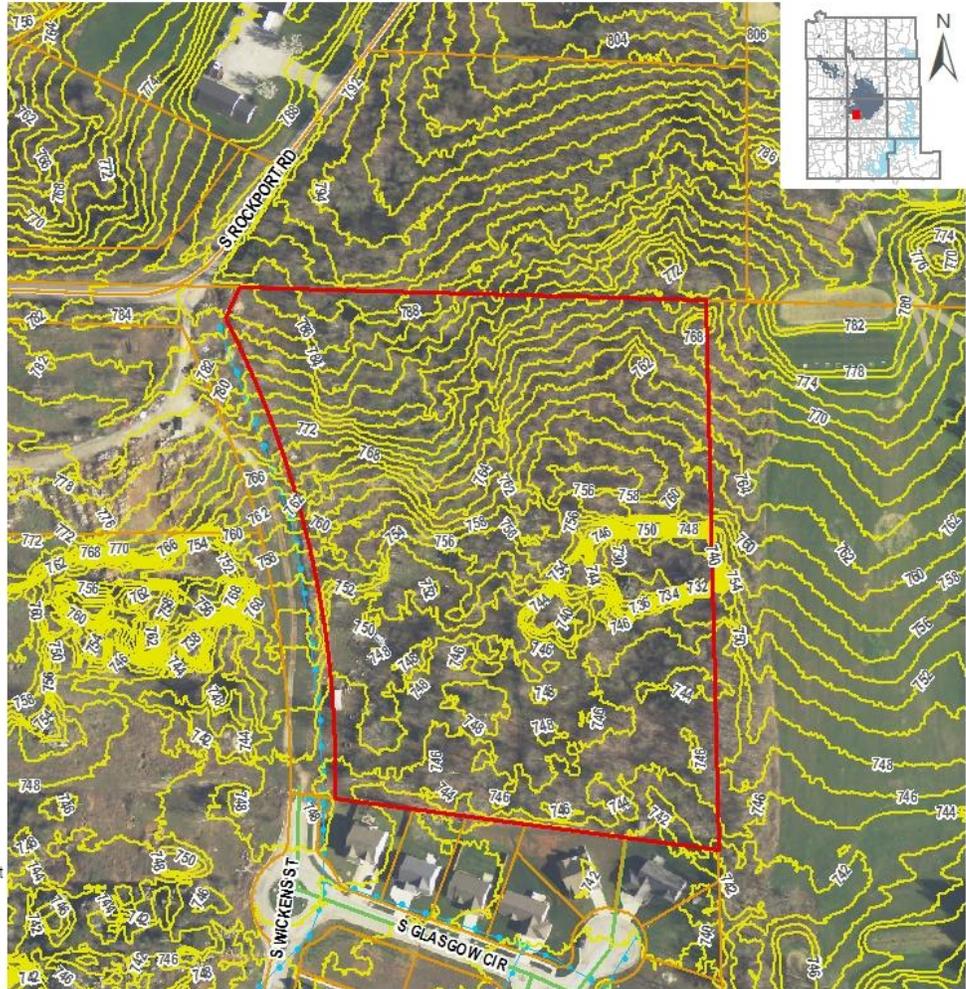
Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 5/8/2018

### SITE CONDITIONS

The site is relatively flat with a few areas of gradual slopes (see next page). It is heavily wooded. There is no FEMA Floodplain present. As part of the preliminary plat and development plan review process, the parcel will be fully evaluated for its proposed parking, landscaping, and drainage/stormwater plans.

#### Site Conditions Map

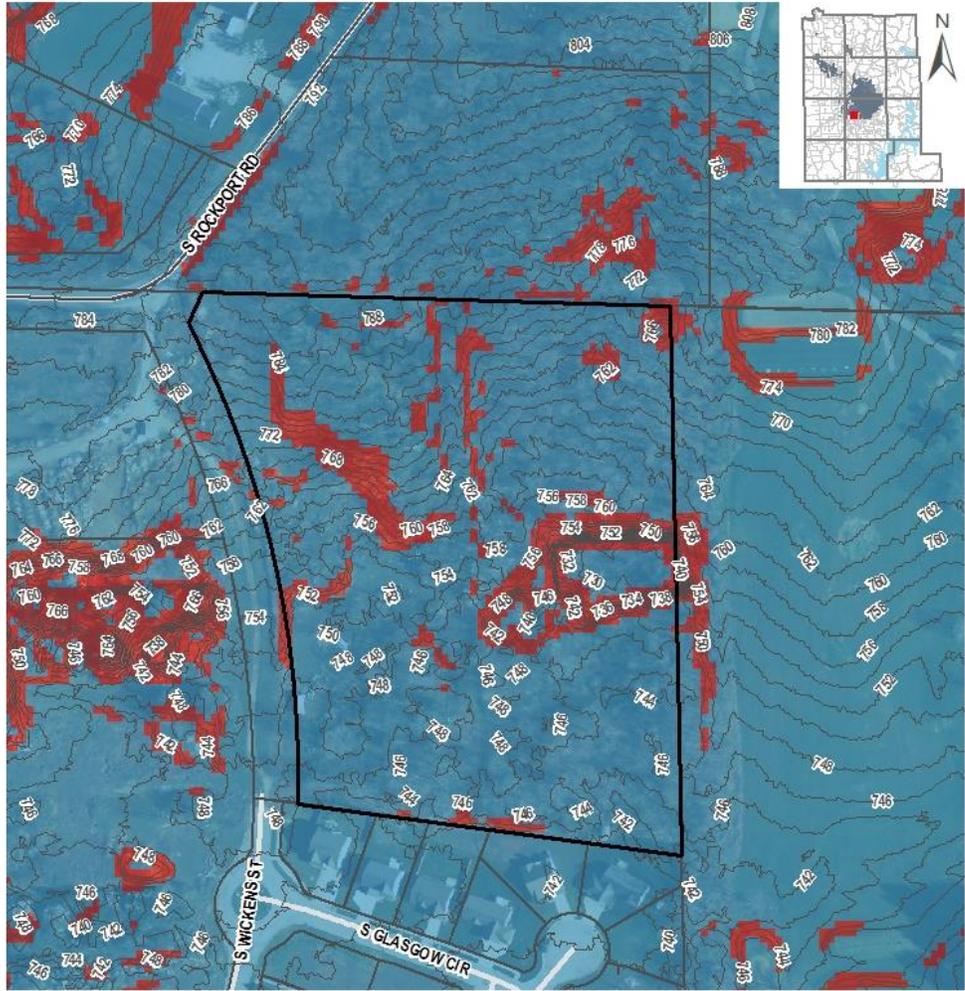
-  Petitioner
-  Parcels
-  2-Foot Contours
-  Sanitary Pipe
-  Water Pipe
-  Roads



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 5/8/2018

# Slope Map

- Petitioner
- Parcels
- 2-Foot Contours
- Roads
- Percent Slope (2010)**
- 0 - 15
- > 15



0 45 90 180 270 360 Feet



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 5/8/2018

## **SITE PHOTOS**



Figure 1: View of the pathway proposed to be S Wickens Street from the southern end of the petition site. The petition site is on the right side of the photo. The photo is facing north.



Figure 2: View of the pathway proposed to be S Wickens Street from the northern end of the petition site. The petition site is on the left side of the photo. The photo is facing south.



Figure 3: View at the proposed intersection of S Wickens Street and S Rockport Road at the northern end of the petition site. The photo is facing west.



Figure 4: View at the proposed intersection of S Wickens Street and S Rockport Road at the northern end of the petition site. The photo is facing north.



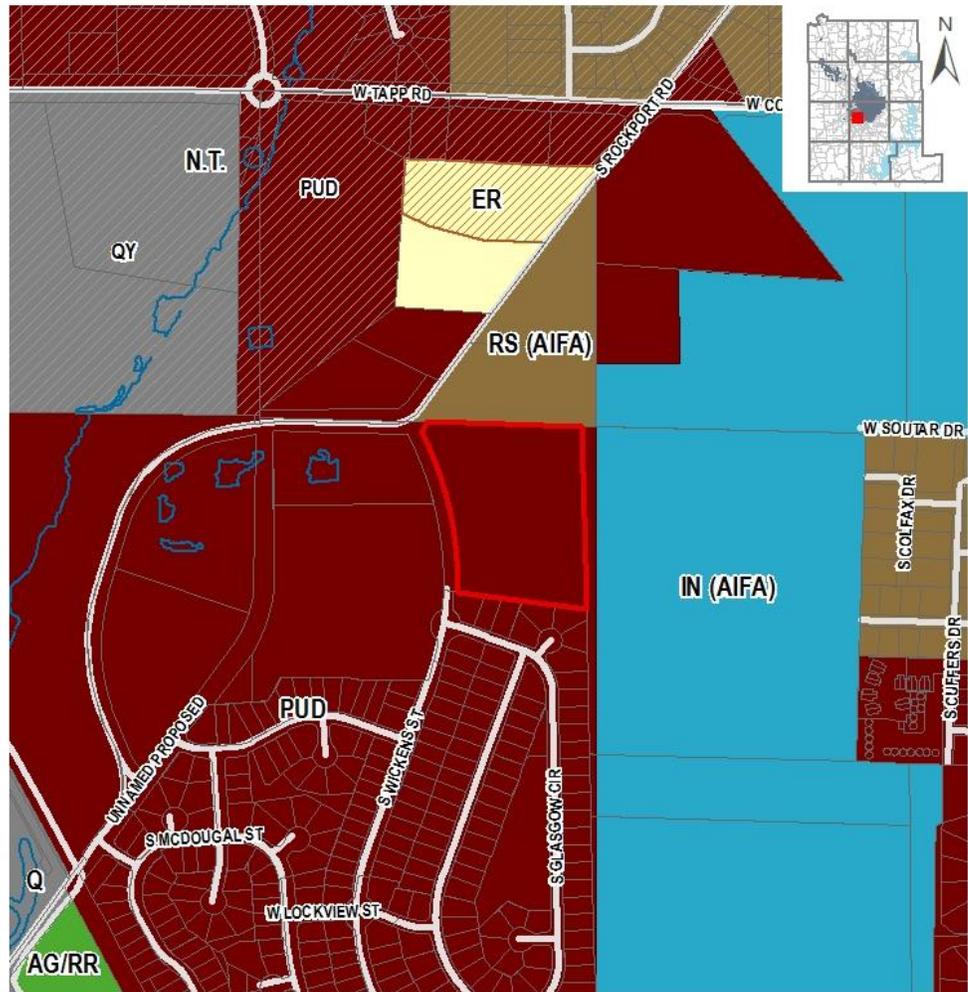
Figure 5: Aerial view of the petition site, facing north.

**ADJACENT USES/ZONING**

The site is zoned Planned Unit Development (PUD) (Highlands). Neighboring properties are zoned PUD (Highlands), Single Dwelling Residential (RS – AIFA), and Institutional (IN – AIFA).

**Current Zoning Map**

- Petitioner
- Parcels
- Roads
- Hydrologic Features
- Historic Preservation Overlay
- Monroe County Zoning**
- AG/RR - Agriculture/Rural
- ER - Estate Residential
- IN - Institutional
- N.T. - No Tag (Outside Juris.)
- PUD - Planned Unit Development
- Q - Quarries
- RS - Single Dwelling Residential
- Bloomington Zoning**
- PUD, Planned Unit Development
- QY, Quarry
- RS, Residential Single Family



0 0.05 0.1 0.2 Miles  
 Monroe County  
 Planning Department  
 Source: Monroe County GIS  
 Date: 5/8/2018

**INFRASTRUCTURE AND ACCESS**

The petition site, upon completion of improvements, will maintain frontage along S Wickens Street, a public road. A private road called S Rangeview Circle will serve the development. The petitioner is requesting a waiver to the road width standard of the Monroe County Subdivision Control Ordinance as part of their preliminary plat filing. Additionally, the petition site is served by City of Bloomington Utilities (CBU) sanitary sewer and has access to water utilities.

## **COMPREHENSIVE PLAN DISCUSSION**

The petition site is located in the *Suburban Residential* district in Monroe County Urbanizing Area of the Monroe County Comprehensive Plan.

### **5.1.2 Suburban Residential**

*Suburban residential includes existing low- density single-family subdivisions and isolated multi-family apartment complexes. Different housing types are typically segregated, with multiple buildings having a similar or identical appearance. This development type is not recommended for extensive application beyond existing or currently planned developments.*

In some locations, it may be appropriate to extend this development pattern if it is directly adjacent to existing Suburban residential subdivisions as an appropriate way to coordinate with those neighborhoods. However, the conservation community land use category offers a more appropriate alternative to the conventional suburban subdivision that balances the desire for non-urban living while also preserving rural character. The following guidelines should be considered if new suburban-style developments are approved; they also provide considerations for potential retrofitting of public infrastructure within existing neighborhoods.

#### ***A. Transportation***

##### **Streets**

Suburban residential subdivisions are auto-oriented by design. To the extent possible, this approach to residential development should be de-emphasized within the Urbanizing Area to prevent continued expansion of isolated “leap- frog” subdivisions and sprawl development patterns that require continued reliance on the automobile. New Suburban residential streets should be designed to encourage interconnectivity to and through the neighborhood and to surrounding subdivisions. Cul-de-sacs should be discouraged unless necessary due to topographic or environmental constraints. Streets are typically designed with curb and gutter, but may also be designed to accommodate surface runoff with open street-side swales or ditches.

##### **Bike, pedestrian, and Transit modes**

Sidewalks and/or shared use paths should be provided on all streets, with connections to larger pedestrian and bicycle systems. Sidewalk retrofits in existing subdivisions should be considered after thorough consultation with and support from existing residents.

Given their remote location and low-density development pattern, opportunities to serve Suburban residential neighborhoods with public transportation are limited. Expansion opportunities for rural Transit routes should be explored, with pick-up locations considered near entries to subdivisions.

#### ***B. Utilities***

##### **Sewer**

New development should be served by the public sewer system. Localized package systems for individual residential subdivisions should be discouraged. Retrofit and tie-ins should be encouraged for older neighborhoods on septic.

##### **Power**

Overhead utility lines should be buried within subdivisions. Where possible, existing overhead lines along arterial frontages should also be buried.

## **Communications**

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

### ***C. Open space***

#### **Park Types**

Many of the older suburban subdivisions in the Urbanizing Area were developed without dedicated open space. New developments, such as Stone chase, include platted open space reserves; these generally function to preserve natural features such as streams and tree stands, or to provide space for stormwater retention ponds. However, subdivisions are not currently required to provide usable park space, with the exception of voluntary cluster subdivisions. All new residential subdivisions should be designed to include neighborhood parks and/or greenways as a community amenity.

#### **Urban Agriculture**

Private residential gardens and local community gardens should be encouraged within commonly maintained open space areas or via conversion of undeveloped lots in established neighborhoods.

### ***D. Public Realm Enhancements***

#### **Lighting**

Lighting needs will vary by street type and width but safety, visibility and security are important. Local streets may be lighted, but lighting may be not be necessary in all low-density subdivisions.

#### **Street/Site furnishings**

Suburban residential neighborhoods typically have few street furnishings beyond street lamps.

### ***E. Development Guidelines***

#### **Open Space**

A minimum of 5% of total site area for new developments should be set aside for publicly accessible and usable open space areas. Open spaces may be designed as formal park settings or informal, naturalized reserve areas. Natural areas should be accessible with trails or paths where appropriate. If not accessible, additional open space area should be provided. Likewise, open space areas may include stormwater management features, but should not be dominated by large retention ponds with no additional recreational space.

#### **Parking Ratios**

Parking for single-family homes is typically accommodated on individual lots. On-street parking should also be permitted.

#### **Site Design**

Reverse frontage lots should be avoided. Homes should not back onto arterial or collector streets.

#### **Building form**

Modern suburban single-family construction has trended in two directions: either overly simplified (e.g. blank, windowless side facades) or overly complex (e.g. complicated building massing and roof forms). Homes should have recognizable forms and detailing appropriate to the architectural style, with an emphasis on “four-sided architecture”. Garages doors should not dominate the front facade; ideally garages should be set back from the front facade and/or side-loaded.

## Materials

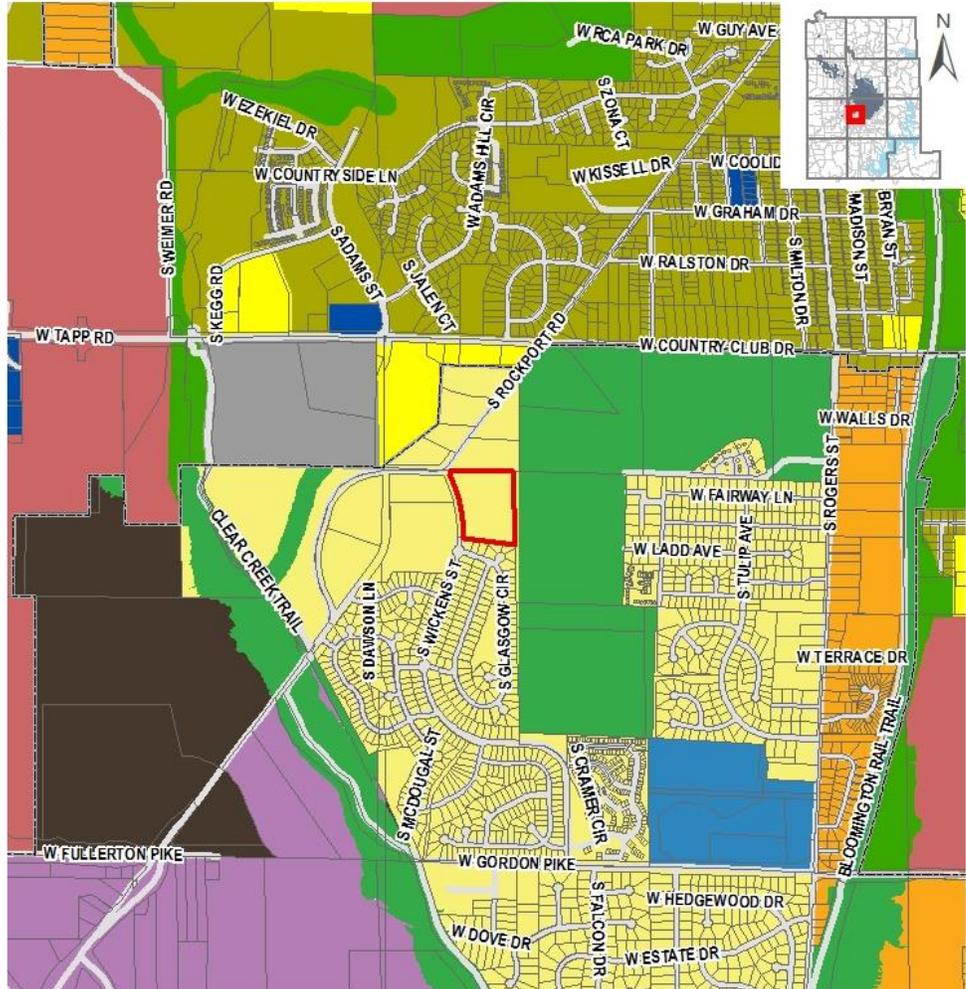
High quality materials, such as brick, stone, wood, and cementitious fiber should be encouraged. Vinyl and exterior insulated finishing Systems (eifS) may be appropriate as secondary materials, particularly to maintain affordability, but special attention should be paid to material specifications and installation methods to ensure durability and aesthetic quality.

## Private Signs

Subdivision entry signs should be integrated into high-quality landscape designs.

## Comprehensive Plan

-  Petitioner
-  Townships
-  Monroe Co. Urbanizing Area (MCUA)
-  Parcels
-  Roads
- Comp. Plan Land Use (Updated 2015)**
-  MCUA Employment
-  MCUA Institutional
-  MCUA Mixed Residential
-  MCUA Open Space
-  MCUA Quarry Landscape
-  MCUA Suburban Residential
- Bloomington Growth Policies Plan**
-  Community Activity Center
-  Conservation Residential
-  Employment Center
-  Neighborhood Activity Center
-  Parks/Open Space
-  Public/ Semi-Public/ Institutional
-  Quarry
-  Urban Residential



0 0.125 0.25 0.5 Miles

 Monroe County  
 Planning Department  
 Source: Monroe County GIS  
 Date: 5/8/2018

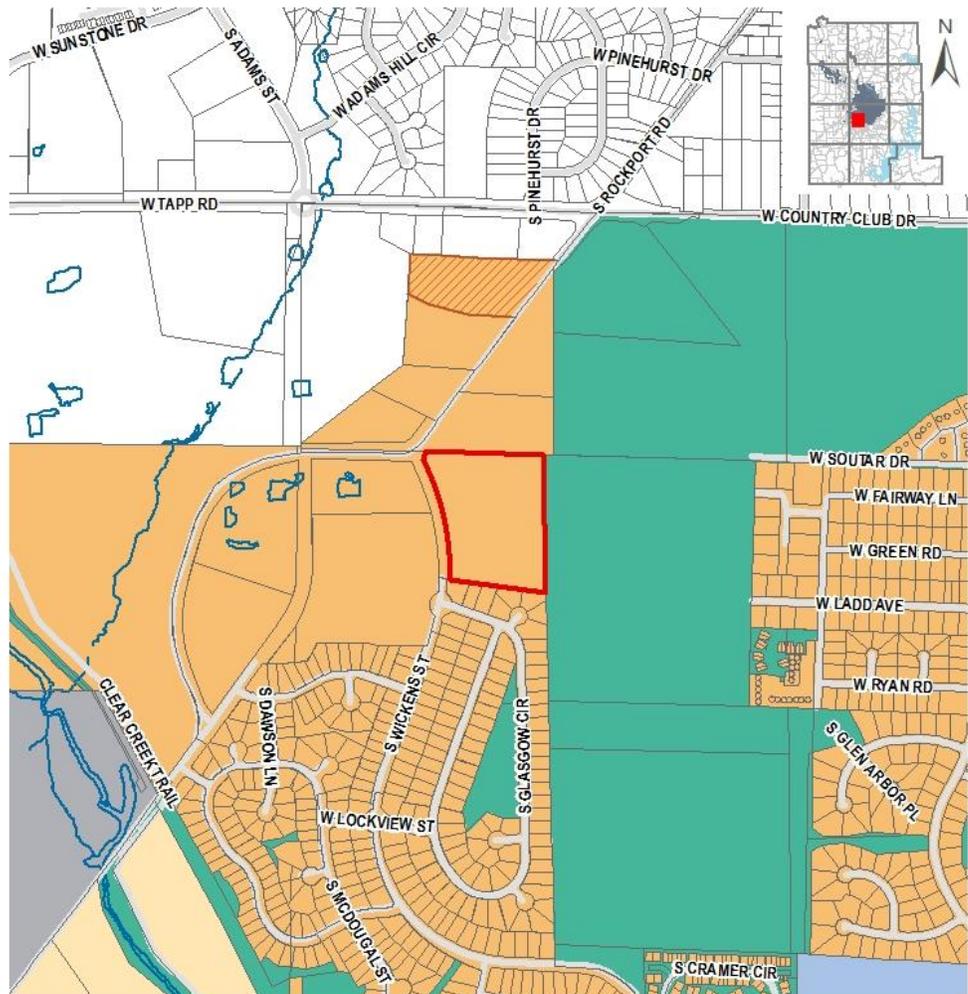
The Urbanizing Area Plan – Phase II Implementation Report and Zoning Framework has the petition site designated **Urban Infill Neighborhood (N1)**, which is described as follows:

**N1 URBAN INFILL NEIGHBORHOOD**

This district includes the areas known as former Areas Intended for Annexation (AIFA) and former Fringe of the City of Bloomington that are largely developed. This district is intended to promote compact mixed residential infill development, as described in the Mixed Residential land use type designated in the Urbanizing Area Plan. Commercial mixed use development may be appropriate along primary streets at the edges of these neighborhoods. New development should be compatible with surrounding development within the City of Bloomington.

**Proposed Zoning Map (2016)**

-  Petitioner
  -  Parcels
  -  Roads
  -  Historic Preservation Overlay
  -  Hydrologic Features
- Proposed Zoning**
-  N1 - Urban Infill Neighborhood
  -  N2 - Neighborhood Development
  -  OS - Open Space
  -  QL - Quarry Landscape
  -  CV - Civic



0 0.05 0.1 0.2 Miles



Monroe County  
 Planning Department  
 Source: Monroe County GIS  
 Date: 5/8/2018

## **FINDINGS OF FACT - Subdivisions**

### **850-3 PURPOSE OF REGULATIONS**

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

#### **Findings**

- The petition site is the Highlands Subdivision Parcel 'E', on 12.67 +/- acres;
- The site is zoned Planned Unit Development (PUD) (Highlands Ordinance No. 96-05);
- The preliminary plat proposal includes a waiver request for road width from Chapter 856-22 of the Monroe County Subdivision Control Ordinance;
- Approval of the preliminary plat and development plan would result in the creation of (75) new lots containing (73) multi-family units;
- The Subdivision appears to conform to all Major Subdivision ordinance requirements, with exception to the road width requirement;
- Transportation alternatives are included with the preliminary plat and development plan proposal in the form of sidewalks;
- Drainage for this project is reviewed by the Monroe County Stormwater Services MS4 Coordinator, and was also heard by the Monroe County Drainage Board at their meeting on August 1, 2018;
- Road design, configuration, and traffic impacts for this project are reviewed by the Monroe County Highway Engineer;
- The proposed parking and landscaping plan must conform to the standards set forth in the originally approved Highlands Subdivision Planned Unit Development (PUD – Ordinance No. 96-05);
- There is no FEMA Floodplain present on the site;
- City of Bloomington Utilities (CBU) is able to provide sanitary sewer and water service to the petition site;
- Staff has added a condition of approval for the petitioner to offer a commitment to implement recommended actions in the Geotechnical Report provided by Alt & Witzig Engineering, Inc. dated July 20, 2018;

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

#### **Findings**

- See findings under Section (A);
- The Comprehensive Plan designates the site as a Suburban Residential district in the Monroe County Urbanizing Area Plan;
- The Monroe County Urbanizing Area Plan Phase II proposed zoning for the site as Urban Infill Neighborhood (N1);

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

#### **Findings**

- See findings under Section (A);
- The petition site includes common areas as open space and/or conservancy/drainage easements;
- The use of the subdivision is multi-family residential;
- Surrounding uses in the area are residential and there is an existing golf course to the east of the petition site;

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

**Findings**

- See findings under Sections (A) and (C);
- Surrounding properties are zoned Planned Unit Development (PUD – Highlands), Single Dwelling Residential (RS – AIFA), and Institutional (IN – AIFA);
- The proposed subdivision is an extension of an already approved development and can be considered infill development;
- The proposed use is compatible with the area;

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

**Findings**

- See findings under Sections (A) and (C);

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

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

**Findings:**

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

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

**Findings:**

- The petitioner submitted a survey with correct references, to township, section, and range to locate parcel. Further, the petitioner has provided staff with a copy the recorded deed of the petition site. County Surveyor will also review the plat for survey accuracy;

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

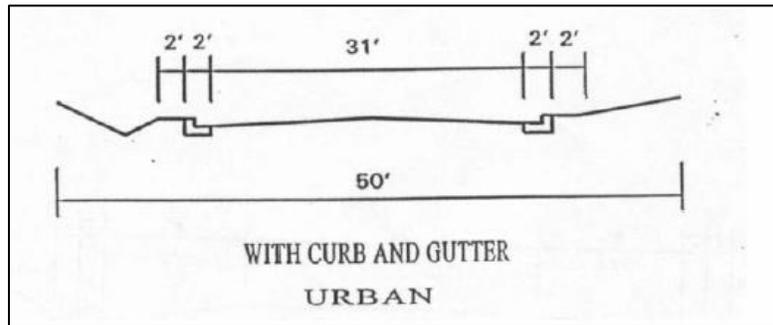
**Findings**

- The land boundary records are found at the Monroe County Recorder’s Office and, if approved, a final plat will be required to be recorded as the result of the proposed preliminary plat;

## **FINDINGS OF FACT – WAIVER OF ROAD WIDTH REQUIREMENT**

The petitioner has requested a waiver from the *Streets: Design Standards Requirement* outlined in 856-22 (C) which reads:

(C) Approved street cross-section drawings are set forth in Appendix 856-1 to these regulations:



Section 850-12 of the Monroe County Subdivision Control Ordinance states: “The Commission may authorize and approve modifications from the requirements and standards of these regulations (including the waiver of standards or regulations) upon finding that:

### **1. Practical difficulties have been demonstrated:**

#### **Findings:**

- The subdivision appears to conform to all Major Subdivision ordinance requirements, with exception to the road width requirement;
- Roads will meet all required street standards in Chapter 856 of the Monroe County Subdivision Control Ordinance, with the exception to the required street cross-section, for which a waiver has been requested;
- The proposed modification is subject to review by the Monroe County Highway Engineer;
- The petition site gains access to the proposed extension of S Wickens Street, which is a County Road classified as a Local Road, via a private street called S Rangeview Circle;
- There are two new streets proposed: S Wickens Street and S Rangeview Circle;
- S Rangeview Circle is proposed to have two (2) access points with S Wickens Street in order to satisfy the minimum requirement that two (2) points of ingress and egress are provided for any new development;
- The Subdivision Control Ordinance urban local road guideline requires a 31’ wide road with 2’ curb and 2’ gutter (total 39’ wide), in a 50’ wide right-of-way;
- The petitioner has proposed a lesser standard than the Subdivision Control Ordinance, with a narrower 24’ road width and up to 9’ of area to accommodate on-street parking;
- The proposed S Rangeview Circle is private, or non-dedicated, and is shown in an access easement;
- Non-dedicated streets are required to be built to County Road standards, just as dedicated streets;
- The reduced width deviates from the required design in the Subdivision Control Ordinance with the direction of the Monroe County Public Works Department;

### **2. The requested modifications would not, in any way, contravene the provisions of the Zoning Ordinance, the Comprehensive Plan or the Official Map of the County;**

#### **Findings:**

- See findings under Section (1);
- The Monroe County Thoroughfare Plan that helped establish the Monroe County Subdivision Control Ordinance was last revised in 1995 and has not been updated, although there are revisions to this plan that are pending approval;

- Parking, safety, and pedestrian facilities are included in the proposed development plan;
- The proposed connection of S Wickens Street to S Rockport Road increases connectivity and accommodates multi-modal functions, which are supporting by the county’s Comprehensive Plan;

**3. Granting the modifications waiver would not be detrimental to the public safety, health, or welfare and would not adversely affect the delivery of governmental services (e.g. water, sewer, fire protection, etc.):**

**Findings:**

- See findings under Sections (1) and (2);
- All utilities are required to be located underground throughout the subdivision;
- All easements associated with the proposed subdivision are shown on the preliminary plat;
- City of Bloomington Utilities (CBU) is able to provide sanitary sewer and water service to the petition site;
- The Highway and Drainage Engineers’ recommendations and modifications will result in road and stormwater designs deemed adequate to accommodate the delivery of governmental services that would not compromise public safety, health, or welfare;

**4. Granting the modifications would neither substantially alter the essential character of the neighborhood nor result in substantial injury to other nearby properties;**

**Findings:**

- See findings under Section (1);
- The proposed road width appears to be consistent with other streets in the existing Highlands Subdivision;

**5. The conditions of the parcel that give rise to the practical difficulties are unique to the parcel and are not applicable generally to other nearby properties;**

**Findings:**

- See findings under Sections (1) and (2);
- The proposed roadway location must meet recommendations referred to in the staff’s condition of approval noted in this report;

**6. Granting the requested modifications would not contravene the policies and purposes of these regulations;**

**Findings:**

- See findings under Sections (1), (2), and (3);

**7. The requested modifications are necessary to ensure that substantial justice is done and represent the minimum modifications necessary to ensure that substantial justice is done;**

**Findings:**

- See findings under Section (1);

**8. The practical difficulties were not created by the Developer, Owner, Subdivider or Applicant; and,**

**Findings:**

- See findings under Sections (1) and (2);

**9. The practical difficulties cannot be overcome through reasonable design alternatives;**

**Findings:**

- See findings under Section (1);

In approving modifications, the Commission may impose such conditions as will in its judgment substantially secure the objectives of these regulations.

## **FINDINGS OF FACT – DEVELOPMENT PLAN**

### **811-4 (E) 4: The Development Plan shall conform to the Outline Plan as approved:**

- The property is zoned PUD, and the proposed development plan will be consistent with the approved outline plan;

### **815-4 Site Plan, General Standards for Review:**

#### **A. Compatibility with surrounding land uses;**

##### **Findings:**

- Compatibility of proposed uses with surrounding land uses was determined in the PUD Outline Plan approval;

#### **B. Availability and coordination of sanitary sewer, water, storm water drainage, and other utilities as deemed appropriate;**

##### **Findings:**

- The development plan does not modify the plans for sanitary sewer, water, storm water drainage, and other utilities;

#### **C. Management of traffic in a manner which creates conditions favorable to the health, safety, convenience and harmonious development of the community, particularly considering each of the following factors:**

- a. The design and location of proposed street and highway access points and sidewalks to minimize safety hazards and congestion;

##### **Findings:**

- a. The design and location of proposed street access points and sidewalks is subject to review by the Public Works Department;
- The development is proposed with sidewalks for pedestrian use throughout the parcel;
- The development plan proposal includes an extension of S Wickens Street, a local road at 27' in width, to connect to S Rockport Road, which is also a local road. The extension is through existing right-of-way.
- The proposed residential units will be served by a private road that terminates at S Wickens Street at two (2) locations;
- b. The capacity of adjacent streets and highways to safely and efficiently handle traffic projected to be generated by the proposed development;

##### **Findings:**

- a. See findings under Section (C)(a);
- c. The coordination of entrances, streets, sidewalks and internal traffic circulation facilities in the site plan with existing and planned streets and adjacent developments;

##### **Findings:**

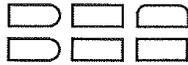
- See findings under Section (C)(a);

**D.** Compliance with the performance standards set forth in Section 802-4 of this ordinance and any general standards provided in this ordinance.

**Findings:**

- A licensed engineer in the state of Indiana has certified that this proposal will meet the performance standards set forth in 802-4;

**EXHIBIT 1: Petitioner Letter/Waiver Request of Second Hearing**



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

July 5, 2018

**RECEIVED**  
**JUL 05 2018**  
**MONROE COUNTY PLANNING**

Monroe County Planning Department  
And Monroe County Plan Commission  
501 N. Morton Street, Suite 224  
Bloomington, Indiana 47404

SUBJECT: Highlands Subdivision Parcel 'E'  
Preliminary Plat & PUD Site Plan Approval with two (2) PUD Amendments

Monroe County Plan Commission or To Whom It May Concern:

On behalf of Wininger Construction, Inc., Bynum Fanyo & Associates, Inc. would like to request approval of the overall Site Plan and Preliminary Plat for parcel 'E' the Highlands Subdivision located at the northeast corner of South Wickens Street and South Glasgow Circle in Monroe County, Indiana. The approval request is to allow 73 multi-family units in 75 proposed lots of the proposed subdivision. This was originally approved by the City of Bloomington in July of 2010 as a preliminary plat and site plan. There were no major alterations to the plans approved in 2010 and are near the same plans as proposed to Monroe County now as possible. This property currently contains 12.67 acres and is proposed to subdivide into 75 lots after dedicated ROW for roads and utilities. This is the NW quarter of section 17, T8N, R1W, Perry township.

However, the Monroe County Planning Department has found two (2) inconsistencies with this plan and plat that was approved in 2010 and the Highlands PUD that require an amendment to the PUD. Here are the two items that require an amendment to the PUD to keep the site plan as close to the nature of the site plan that was approved in 2010:

- 1) South Rangeview Circle and associated parking remain a private street: The PUD states that this circle drive shall become public ROW and owned and maintained by Monroe County. This amendment will allow South Rangeview Circle to remain private and maintained by the owner of the property after the project is complete. This drive shall still be constructed to a 20 mph design speed per AASHTO National standards with a 24' wide drive and 9' wide street parking in some areas. The plat will still dedicate 60' of width of ROW for the proposed Wickens Street extension to Rockport Road. Wickens Street will remain scheduled as being taken over by Monroe County for maintenance and ownership.
- 2) Front yard setbacks from proposed South Rangeview Circle Ingress/Egress Easement: The approved site plan in 2010 had 15' setbacks and the PUD requires 25' front yard setbacks. The PUD shall be revised to 15' front yard setbacks for only Parcel 'E' and for only South Rangeview Circle. The plan will still have 25' setbacks from the Wickens Street proposed ROW

528 NORTH WALNUT STREET  
812-332-8030

BLOOMINGTON, INDIANA 47404  
FAX 812-339-2990

Also, on behalf of Winger Construction, Inc., Bynum Fanyo & Associates, Inc. would like to request, if possible, the Plan Commission waive the need for a 2<sup>nd</sup> hearing and make a determination for this Preliminary Plat and Site Plan after the 1<sup>st</sup> hearing.

Let us know if you have any questions or concerns for this subdivision and use of this parcel of land.

Sincerely,  
Bynum Fanyo & Associates, Inc.



Daniel Butler, PE, Project Engineer

**RECEIVED**

**JUL 05 2018**

**MONROE COUNTY PLANNING**

COPY: BFA FILE #401808

**EXHIBIT 2: Consent Affidavit**

**AFFIDAVIT**

I, certify that I, James B. Wray am the owner of the property located at:

Area 'E' of Highlands Subdivision (just northeast of S. Wickers St. and S. Glasgow Cir.)

and do hereby designate authority to act on my behalf for the matter pending before the Monroe County Plan Commission to:

Tom Winger of Winger Construction working along with Bynum Foye and Associates

as my authorized agent.

Signed: James B. Wray Pres

Company: New Richmond 2 Inc

Date: March 17, 2018

Printed Representative of Company Name: James B. Wray

**RECEIVED**

**MAR 22 2018**

**MONROE COUNTY PLANNING**









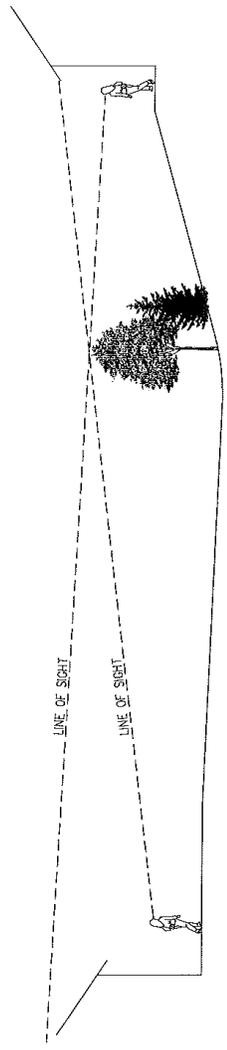
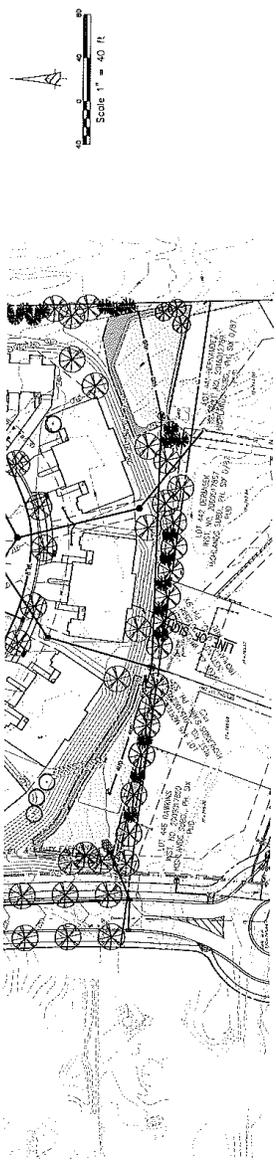


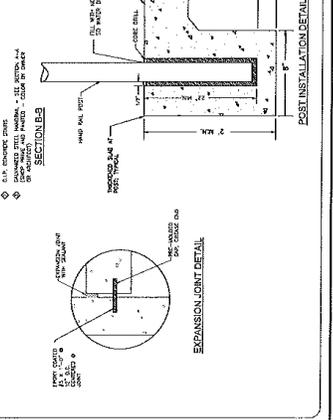
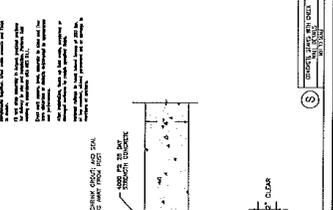
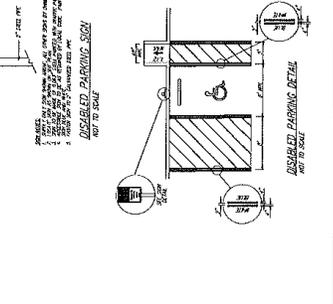
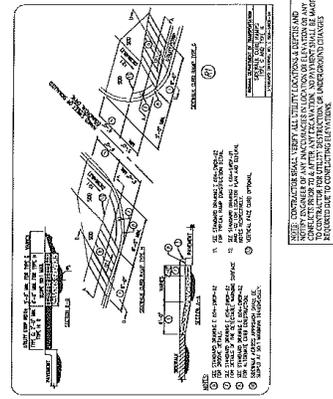
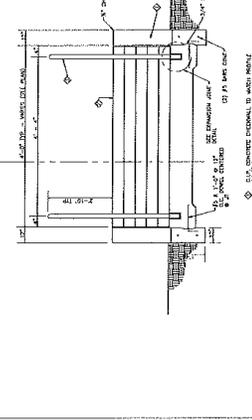
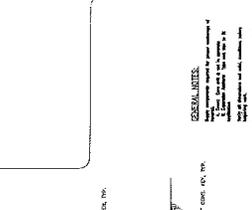
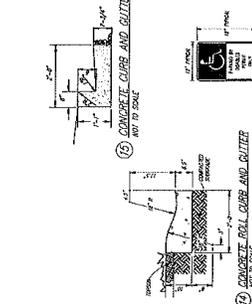
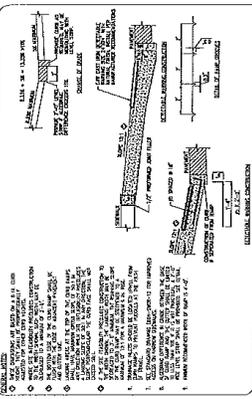
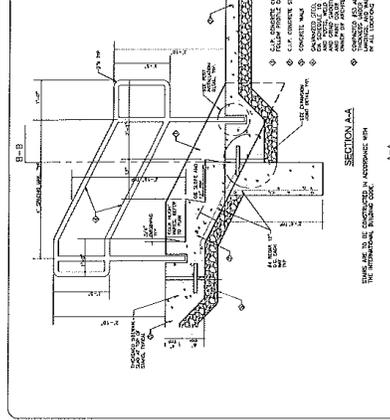
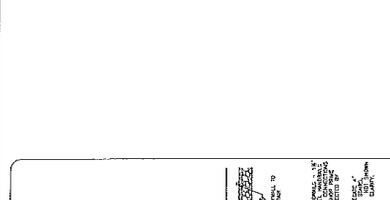
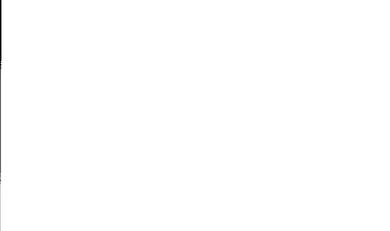
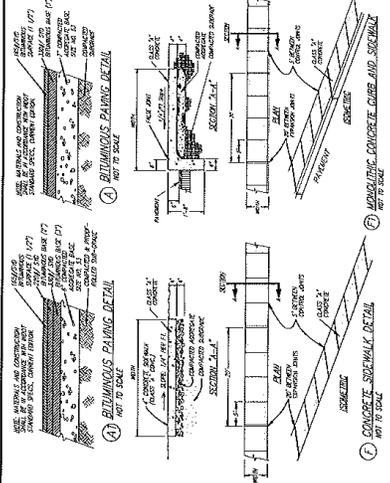




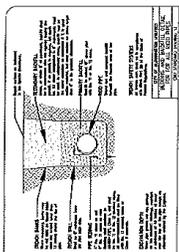
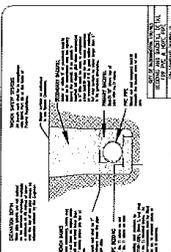
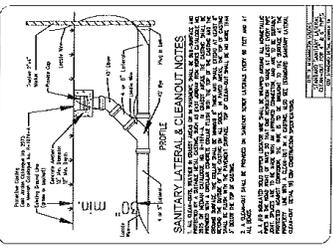
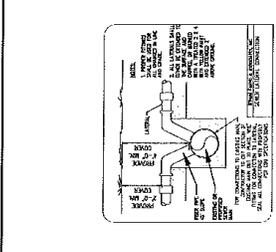


ARCHITECTURE CIVIL ENGINEERING PLANNING CONSULTING 1000 W. 10th Street Oklahoma City, Oklahoma 73101 (405) 592-2500 www.cjrh.com	HIGHLANDS SUBDIVISION PARCEL 1 1000 W. 10th Street Oklahoma City, Oklahoma 73101	PROJECT NO. 401808 DRAWN BY: JAW CHECKED BY: JAW DATE: 10/1/08





**GENERAL NOTES:**  
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.  
 2. ALL DIMENSIONS UNLESS OTHERWISE NOTED.  
 3. ALL MATERIALS SHALL BE APPROVED BY THE LOCAL HEALTH DEPARTMENT.  
 4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
 5. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
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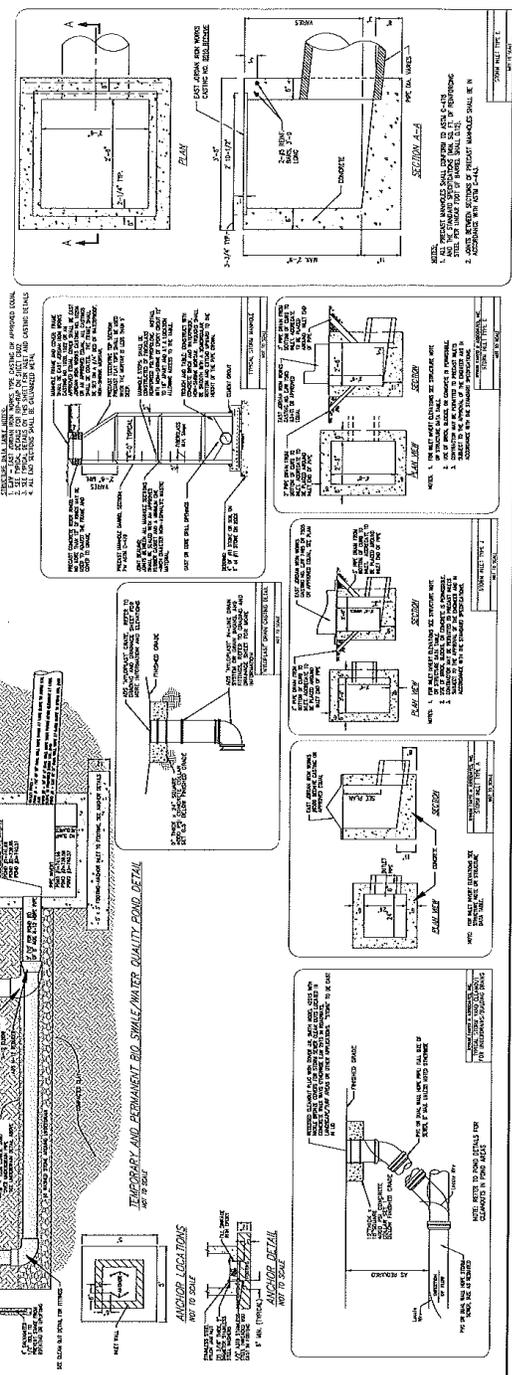
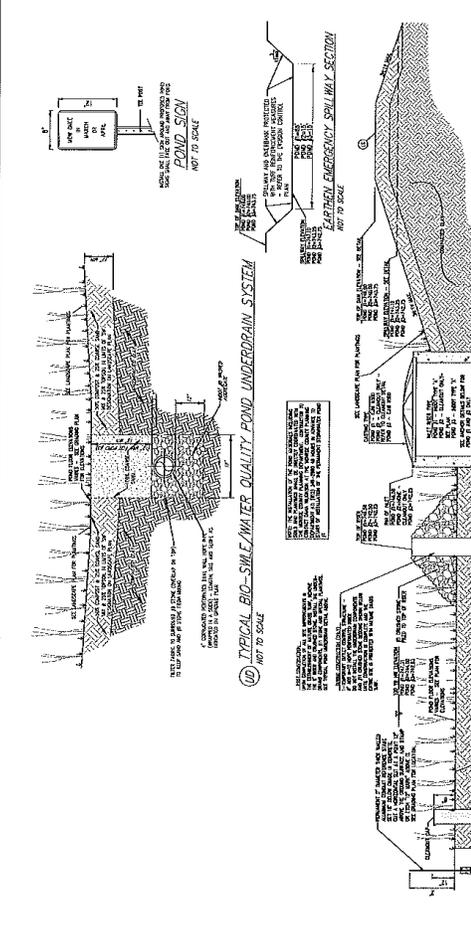


**TABLE 1**

MINIMUM COVER DEPTHS FOR SANITARY MAINS

PIPE SIZE (IN)	MINIMUM COVER DEPTH (IN)
12	36
15	42
18	48
21	54
24	60
27	66
30	72
36	84
42	96
48	108
54	120
60	132
66	144
72	156
78	168
84	180
90	192
96	204
102	216
108	228
114	240
120	252
126	264
132	276
138	288
144	300
150	312
156	324
162	336
168	348
174	360
180	372
186	384
192	396
198	408
204	420
210	432
216	444
222	456
228	468
234	480
240	492
246	504
252	516
258	528
264	540
270	552
276	564
282	576
288	588
294	600
300	612
306	624
312	636
318	648
324	660
330	672
336	684
342	696
348	708
354	720
360	732
366	744
372	756
378	768
384	780
390	792
396	804
402	816
408	828
414	840
420	852
426	864
432	876
438	888
444	900
450	912
456	924
462	936
468	948
474	960
480	972
486	984
492	996
498	1008
504	1020
510	1032
516	1044
522	1056
528	1068
534	1080
540	1092
546	1104
552	1116
558	1128
564	1140
570	1152
576	1164
582	1176
588	1188
594	1200
600	1212
606	1224
612	1236
618	1248
624	1260
630	1272
636	1284
642	1296
648	1308
654	1320
660	1332
666	1344
672	1356
678	1368
684	1380
690	1392
696	1404
702	1416
708	1428
714	1440
720	1452
726	1464
732	1476
738	1488
744	1500
750	1512
756	1524
762	1536
768	1548
774	1560
780	1572
786	1584
792	1596
798	1608
804	1620
810	1632
816	1644
822	1656
828	1668
834	1680
840	1692
846	1704
852	1716
858	1728
864	1740
870	1752
876	1764
882	1776
888	1788
894	1800
900	1812
906	1824
912	1836
918	1848
924	1860
930	1872
936	1884
942	1896
948	1908
954	1920
960	1932
966	1944
972	1956
978	1968
984	1980
990	1992
996	2004
1002	2016
1008	2028
1014	2040
1020	2052
1026	2064
1032	2076
1038	2088
1044	2100
1050	2112
1056	2124
1062	2136
1068	2148
1074	2160
1080	2172
1086	2184
1092	2196
1098	2208
1104	2220
1110	2232
1116	2244
1122	2256
1128	2268
1134	2280
1140	2292
1146	2304
1152	2316
1158	2328
1164	2340
1170	2352
1176	2364
1182	2376
1188	2388
1194	2400
1200	2412
1206	2424
1212	2436
1218	2448
1224	2460
1230	2472
1236	2484
1242	2496
1248	2508
1254	2520
1260	2532
1266	2544
1272	2556
1278	2568
1284	2580
1290	2592
1296	2604
1302	2616
1308	2628
1314	2640
1320	2652
1326	2664
1332	2676
1338	2688
1344	2700
1350	2712
1356	2724
1362	2736
1368	2748
1374	2760
1380	2772
1386	2784
1392	2796
1398	2808
1404	2820
1410	2832
1416	2844
1422	2856
1428	2868
1434	2880
1440	2892
1446	2904
1452	2916
1458	2928
1464	2940
1470	2952
1476	2964
1482	2976
1488	2988
1494	3000
1500	3012
1506	3024
1512	3036
1518	3048
1524	3060
1530	3072
1536	3084
1542	3096
1548	3108
1554	3120
1560	3132
1566	3144
1572	3156
1578	3168
1584	3180
1590	3192
1596	3204
1602	3216
1608	3228
1614	3240
1620	3252
1626	3264
1632	3276
1638	3288
1644	3300
1650	3312
1656	3324
1662	3336
1668	3348
1674	3360
1680	3372
1686	3384
1692	3396
1698	3408
1704	3420
1710	3432
1716	3444
1722	3456
1728	3468
1734	3480
1740	3492
1746	3504
1752	3516
1758	3528
1764	3540
1770	3552
1776	3564
1782	3576
1788	3588
1794	3600
1800	3612
1806	3624
1812	3636
1818	3648
1824	3660
1830	3672
1836	3684
1842	3696
1848	3708
1854	3720
1860	3732
1866	3744
1872	3756
1878	3768
1884	3780
1890	3792
1896	3804
1902	3816
1908	3828
1914	3840
1920	3852
1926	3864
1932	3876
1938	3888
1944	3900
1950	3912
1956	3924
1962	3936
1968	3948
1974	3960
1980	3972
1986	3984
1992	3996
1998	4008
2004	4020
2010	4032
2016	4044
2022	4056
2028	4068
2034	4080
2040	4092
2046	4104
2052	4116
2058	4128
2064	4140
2070	4152
2076	4164
2082	4176
2088	4188
2094	4200
2100	4212
2106	4224
2112	4236
2118	4248
2124	4260
2130	4272
2136	4284
2142	4296
2148	4308
2154	4320
2160	4332
2166	4344
2172	4356
2178	4368
2184	4380
2190	4392
2196	4404
2202	4416
2208	4428
2214	4440
2220	4452
2226	4464
2232	4476
2238	4488
2244	4500
2250	4512
2256	4524
2262	4536
2268	4548
2274	4560
2280	4572
2286	4584
2292	4596
2298	4608
2304	4620
2310	4632
2316	4644
2322	4656
2328	4668
2334	4680
2340	4692
2346	4704
2352	4716
2358	4728
2364	4740
2370	4752
2376	4764
2382	4776
2388	4788
2394	4800
2400	4812
2406	4824
2412	4836
2418	4848
2424	4860
2430	4872
2436	4884
2442	4896
2448	4908
2454	4920
2460	4932
2466	4944
2472	4956
2478	4968
2484	4980
2490	4992
2496	5004
2502	5016
2508	5028
2514	5040
2520	5052
2526	5064
2532	5076
2538	5088
2544	5100
2550	5112
2556	5124
2562	5136
2568	5148
2574	5160
2580	5172
2586	5184
2592	5196
2598	5208
2604	5220
2610	5232
2616	5244
2622	5256
2628	5268
2634	5280
2640	5292
2646	5304
2652	5316
2658	5328
2664	5340
2670	5352
2676	5364
2682	5376
2688	5388
2694	5400
2700	5412
2706	5424
2712	5436
2718	5448
2724	5460
2730	5472
2736	5484
2742	5496
2748	5508
2754	5520
2760	5532
2766	5544
2772	5556
2778	

NO.	DESCRIPTION	UNIT	AMOUNT	DATE	REVISIONS
1	FOUNDATION	CU YD	120.00	10/15/10	
2	CONCRETE	CU YD	150.00	10/15/10	
3	STEEL	TON	10.00	10/15/10	
4	FORMWORK	SQ YD	200.00	10/15/10	
5	REINFORCEMENT	TON	5.00	10/15/10	
6	PAINT	SQ YD	100.00	10/15/10	
7	INSULATION	SQ YD	50.00	10/15/10	
8	ROOFING	SQ YD	100.00	10/15/10	
9	MECHANICAL	UNIT	10.00	10/15/10	
10	ELECTRICAL	UNIT	10.00	10/15/10	
11	PLUMBING	UNIT	10.00	10/15/10	
12	LANDSCAPE	SQ YD	100.00	10/15/10	
13	ASPHALT	SQ YD	100.00	10/15/10	
14	CEMENT	SQ YD	100.00	10/15/10	
15	BRICK	SQ YD	100.00	10/15/10	
16	GLASS	SQ YD	100.00	10/15/10	
17	WOOD	SQ YD	100.00	10/15/10	
18	IRON	TON	10.00	10/15/10	
19	COPPER	TON	10.00	10/15/10	
20	ZINC	TON	10.00	10/15/10	
21	ALUMINUM	TON	10.00	10/15/10	
22	STEEL	TON	10.00	10/15/10	
23	CONCRETE	CU YD	100.00	10/15/10	
24	FORMWORK	SQ YD	100.00	10/15/10	
25	REINFORCEMENT	TON	10.00	10/15/10	
26	PAINT	SQ YD	100.00	10/15/10	
27	INSULATION	SQ YD	100.00	10/15/10	
28	ROOFING	SQ YD	100.00	10/15/10	
29	MECHANICAL	UNIT	10.00	10/15/10	
30	ELECTRICAL	UNIT	10.00	10/15/10	
31	PLUMBING	UNIT	10.00	10/15/10	
32	LANDSCAPE	SQ YD	100.00	10/15/10	
33	ASPHALT	SQ YD	100.00	10/15/10	
34	CEMENT	SQ YD	100.00	10/15/10	
35	BRICK	SQ YD	100.00	10/15/10	
36	GLASS	SQ YD	100.00	10/15/10	
37	WOOD	SQ YD	100.00	10/15/10	
38	IRON	TON	10.00	10/15/10	
39	COPPER	TON	10.00	10/15/10	
40	ZINC	TON	10.00	10/15/10	
41	ALUMINUM	TON	10.00	10/15/10	
42	STEEL	TON	10.00	10/15/10	
43	CONCRETE	CU YD	100.00	10/15/10	
44	FORMWORK	SQ YD	100.00	10/15/10	
45	REINFORCEMENT	TON	10.00	10/15/10	
46	PAINT	SQ YD	100.00	10/15/10	
47	INSULATION	SQ YD	100.00	10/15/10	
48	ROOFING	SQ YD	100.00	10/15/10	
49	MECHANICAL	UNIT	10.00	10/15/10	
50	ELECTRICAL	UNIT	10.00	10/15/10	
51	PLUMBING	UNIT	10.00	10/15/10	
52	LANDSCAPE	SQ YD	100.00	10/15/10	
53	ASPHALT	SQ YD	100.00	10/15/10	
54	CEMENT	SQ YD	100.00	10/15/10	
55	BRICK	SQ YD	100.00	10/15/10	
56	GLASS	SQ YD	100.00	10/15/10	
57	WOOD	SQ YD	100.00	10/15/10	
58	IRON	TON	10.00	10/15/10	
59	COPPER	TON	10.00	10/15/10	
60	ZINC	TON	10.00	10/15/10	
61	ALUMINUM	TON	10.00	10/15/10	
62	STEEL	TON	10.00	10/15/10	
63	CONCRETE	CU YD	100.00	10/15/10	
64	FORMWORK	SQ YD	100.00	10/15/10	
65	REINFORCEMENT	TON	10.00	10/15/10	
66	PAINT	SQ YD	100.00	10/15/10	
67	INSULATION	SQ YD	100.00	10/15/10	
68	ROOFING	SQ YD	100.00	10/15/10	
69	MECHANICAL	UNIT	10.00	10/15/10	
70	ELECTRICAL	UNIT	10.00	10/15/10	
71	PLUMBING	UNIT	10.00	10/15/10	
72	LANDSCAPE	SQ YD	100.00	10/15/10	
73	ASPHALT	SQ YD	100.00	10/15/10	
74	CEMENT	SQ YD	100.00	10/15/10	
75	BRICK	SQ YD	100.00	10/15/10	
76	GLASS	SQ YD	100.00	10/15/10	
77	WOOD	SQ YD	100.00	10/15/10	
78	IRON	TON	10.00	10/15/10	
79	COPPER	TON	10.00	10/15/10	
80	ZINC	TON	10.00	10/15/10	
81	ALUMINUM	TON	10.00	10/15/10	
82	STEEL	TON	10.00	10/15/10	
83	CONCRETE	CU YD	100.00	10/15/10	
84	FORMWORK	SQ YD	100.00	10/15/10	
85	REINFORCEMENT	TON	10.00	10/15/10	
86	PAINT	SQ YD	100.00	10/15/10	
87	INSULATION	SQ YD	100.00	10/15/10	
88	ROOFING	SQ YD	100.00	10/15/10	
89	MECHANICAL	UNIT	10.00	10/15/10	
90	ELECTRICAL	UNIT	10.00	10/15/10	
91	PLUMBING	UNIT	10.00	10/15/10	
92	LANDSCAPE	SQ YD	100.00	10/15/10	
93	ASPHALT	SQ YD	100.00	10/15/10	
94	CEMENT	SQ YD	100.00	10/15/10	
95	BRICK	SQ YD	100.00	10/15/10	
96	GLASS	SQ YD	100.00	10/15/10	
97	WOOD	SQ YD	100.00	10/15/10	
98	IRON	TON	10.00	10/15/10	
99	COPPER	TON	10.00	10/15/10	
100	ZINC	TON	10.00	10/15/10	







**TEMPORARY CONCRETE STANDARD PILES**

**REMARKS:**

1. Piles shall be installed in accordance with the design and specifications herein.
2. Piles shall be installed in accordance with the design and specifications herein.
3. Piles shall be installed in accordance with the design and specifications herein.
4. Piles shall be installed in accordance with the design and specifications herein.
5. Piles shall be installed in accordance with the design and specifications herein.
6. Piles shall be installed in accordance with the design and specifications herein.
7. Piles shall be installed in accordance with the design and specifications herein.
8. Piles shall be installed in accordance with the design and specifications herein.
9. Piles shall be installed in accordance with the design and specifications herein.
10. Piles shall be installed in accordance with the design and specifications herein.

**DESIGN REFERENCE:**

M. BROWN, CHIEF OF THE BUREAU OF REVENUE, INDIANA, HAS ADVISED THAT THE ABOVE SPECIFICATIONS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUREAU OF REVENUE, INDIANA, AND THAT THE ABOVE SPECIFICATIONS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUREAU OF REVENUE, INDIANA.

**EMERGENCY CONTROL**

**REMARKS:**

1. The design shall be in accordance with the design and specifications herein.
2. The design shall be in accordance with the design and specifications herein.
3. The design shall be in accordance with the design and specifications herein.
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**EMERGENCY CONTROL**

**REMARKS:**

1. The design shall be in accordance with the design and specifications herein.
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**DESIGN REFERENCE:**

M. BROWN, CHIEF OF THE BUREAU OF REVENUE, INDIANA, HAS ADVISED THAT THE ABOVE SPECIFICATIONS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUREAU OF REVENUE, INDIANA, AND THAT THE ABOVE SPECIFICATIONS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUREAU OF REVENUE, INDIANA.

**EMERGENCY CONTROL**

**REMARKS:**

1. The design shall be in accordance with the design and specifications herein.
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M. BROWN, CHIEF OF THE BUREAU OF REVENUE, INDIANA, HAS ADVISED THAT THE ABOVE SPECIFICATIONS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUREAU OF REVENUE, INDIANA, AND THAT THE ABOVE SPECIFICATIONS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUREAU OF REVENUE, INDIANA.



ENVELOPE  
PLAT CABBET



**NORTH**  
Scale 1" = 50 ft

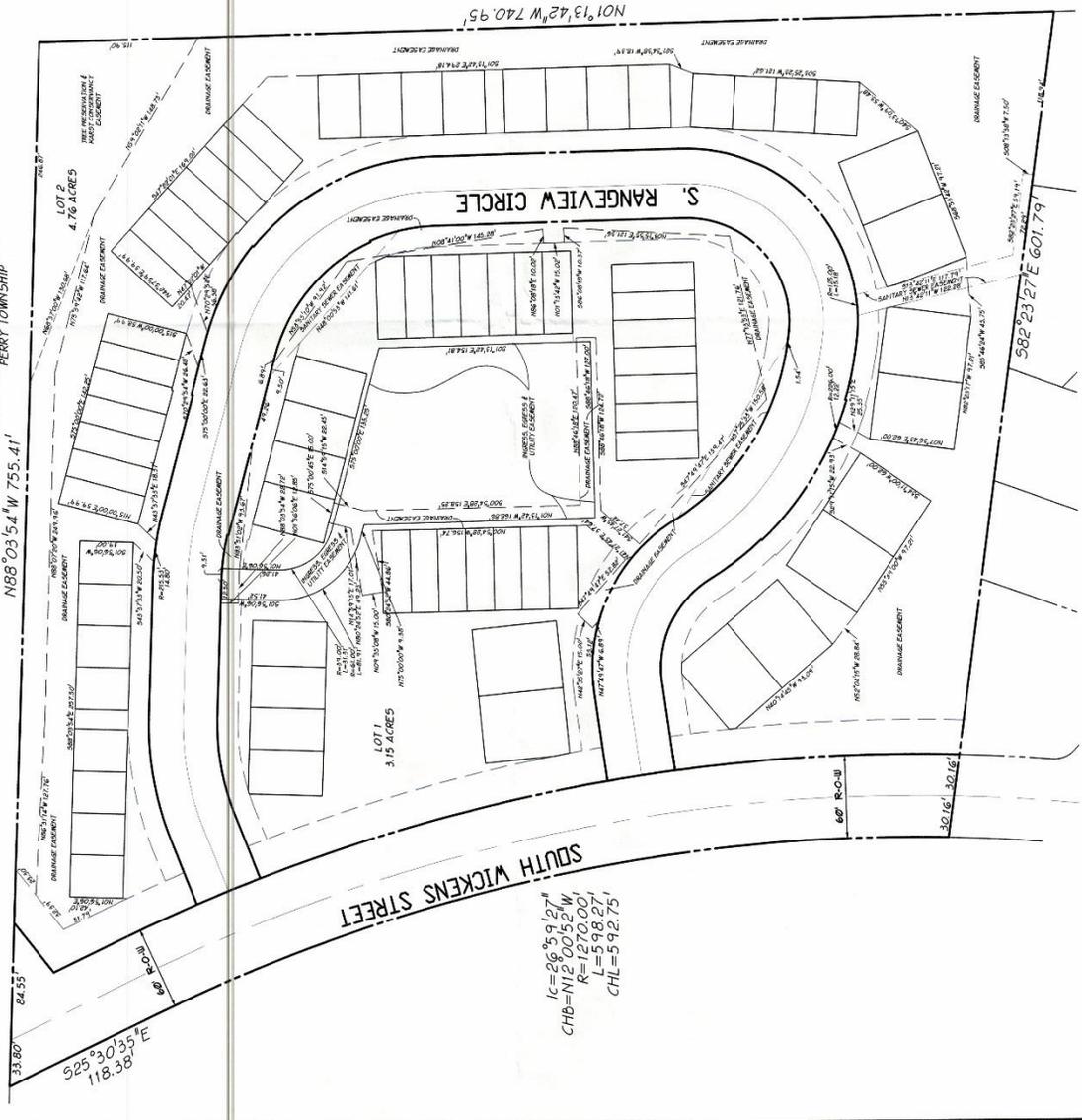
**LEGEND**

- BOUNDARY LINE
- REAR WITH SHORTY CAP SET
- STREET ADDRESS
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- SMART ZONE EASEMENT
- D.E.
- E.S.E.

**LINKS EDGE SUBDIVISION**

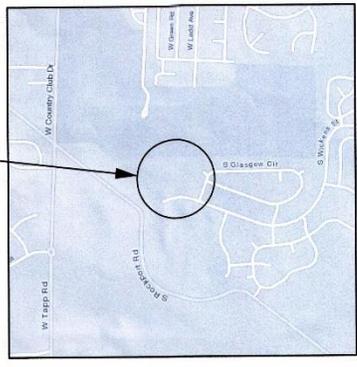
PRELIMINARY PLAT  
PT OF THE NW 1/4, SEC 17, T8N, R1W  
PERRY TOWNSHIP

N88°03'54"W 755.41'



$K=26^{\circ}59'27''$   
 $CHb=112^{\circ}00'55''W$   
 $R=1270.00'$   
 $L=598.27'$   
 $CHL=592.75'$

**PROJECT LOCATION**



**LOCATION MAP**

LINKS EDGE SUBD.  
EASEMENTS  
PART OF THE NW 1/4  
SECTION 17, T. 8 N, R. 1 W,  
MONROE COUNTY, INDIANA  
JOB NO. 401808  
DATE: 3-17-18 SHEET 2 OF 3

PREPARED BY BYNUM FANTO & ASSOCIATES INC. 528 N. WALNUT ST. BLOOMINGTON, IN. 47404 (812) 332-8030

INSTRUMENT NUMBER

PLAT CABINET ENVELOPE

### LINKS EDGE SUBDIVISION

PT OF THE NW 1/4 SECTION 17, T8N, R1W, PERRY TOWNSHIP

### LEGAL DESCRIPTION

Owner: New Richmond 2, Inc.  
Source: Inst. No. 201007296

A part of Lot 2 in Wickens Subdivision recorded as Instrument Number 855607 in Plat Cabinet C, envelope 257 in the office of the Recorder of Monroe County, Indiana, more particularly described as follows:

Beginning at the northeast corner of Lot 441 in The Highlands Subdivision Phase Six, Section Three, Lots 372, 373, 407, 408, 410 through 442, Lots 423 through 446, 448 & 449 recorded as Instrument Number 200807916 in Plat Cabinet D, Envelope 87 in the office of the Recorder of Monroe County, Indiana and on the East side of Lot 2 in Wickens Subdivision;

thence along the said East line North 01 degree 13 minutes 42 seconds West 740.95 feet to the Northeast corner of said Lot 2; thence along the North line of said Lot 2 North 88 degrees 03 minutes

54 seconds West 758.41 feet to the West line of S Wickens Street; thence leaving said North line and along said West the South 25 degrees 30 minutes 35 seconds East 176.58 feet to a curve concave southwest with radius of 1270.00 feet; thence Southwesterly along said curve 536.27 feet to the South line of said Remainder Lot 2; thence leaving said West line and along said South line of Remainder Lot 2 South 82 degrees 21 minutes 27 seconds East 601.79 feet to the Point of Beginning, containing in all 10.45 acres, more or less.

Subject to all rights-of-way and easements.

This parcel was created through the \_\_\_\_\_ Subdivision procedure and approved by the Monroe County Plan Commission on \_\_\_\_\_

MONROE COUNTY PLAN COMMISSION

PRESIDENT

SECRETARY, LARRY WILSON

We, the undersigned, being the owners of the real estate herein described, certify that I have subdivided and platted it according to this plat.

This subdivision is called LINKS EDGE SUBDIVISION, an addition to Monroe County, Indiana, and consists of 2 lots numbered 1 and 2, the lots being shown on the plat as they have not already been subdivided, are dedicated to the public.

Front, rear and side yard setback lines are established as shown on the plat. Between adjacent lots, the adjacent streets no existing or other structure shall be erected or maintained.

The lines of record that are shown on the plat and marked "Survey" are used by the owners of the lots that they respectively own, subject to the rights of public utilities for the installation and maintenance of water and sewer mains, poles, ducts, lines and wires, buildings or other structures that are not erected or maintained on these lots.

This subdivision shall be subject to the dedication of easements, conditions, and restrictions as set forth in Instrument Number 191901897 and Instrument Number 19190201846 in the Office of the Recorder of Monroe County, Indiana.

Signed and Sealed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ NY: \_\_\_\_\_

Office \_\_\_\_\_  
STATE OF INDIANA )  
COUNTY OF MONROE ) 55;

Before me, the undersigned Notary Public, in and for the said County and State, personally appeared \_\_\_\_\_ and acknowledged the execution of the foregoing for the purposes therein expressed \_\_\_\_\_ and acknowledged the execution

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

County of Residence \_\_\_\_\_ Commission Expires \_\_\_\_\_

Notary Public Signature \_\_\_\_\_ Notary Public Printed \_\_\_\_\_

Evidence of easements has not been located in the field and is not shown on the survey drawing. This certification does not take into consideration additional facts an accurate and correct title search and/or examination might disclose.

Subject to the above reservations, I hereby certify that the survey work on the project shown hereon was performed by me or under my direct supervision and control, and that all information shown is true and correct to the best of my knowledge and belief.

I certify that I am a Registered Land Surveyor licensed under the laws of Indiana; that this plat accurately represents a survey made by me on \_\_\_\_\_ March 17, 2018 and that the monuments shown on it exist, and that their locations, sizes, types, and materials are accurately shown.



Charles D. Graham  
Indiana L.S. 2950014  
Brynum Fanyo & Associates, Inc.  
528 North Walnut Street  
Bloomington, Indiana 47404-3804  
812-332-8030

### REPORT OF SURVEY

This plat is based upon 2 previous surveys:

- 1. Wickens Subdivision recorded 12/17/98 in Plat Cabinet C, envelope 257.
- 2. Remainder - Lot 2 Wickens Subdivision dated November 26, 2008 and recorded as Instrument number 2008019625

LINKS EDGE SUBD.  
PART OF THE NW 1/4  
SECTION 17, T 8 N, R 1 W,  
MONROE COUNTY, INDIANA  
JOB NO. 401808

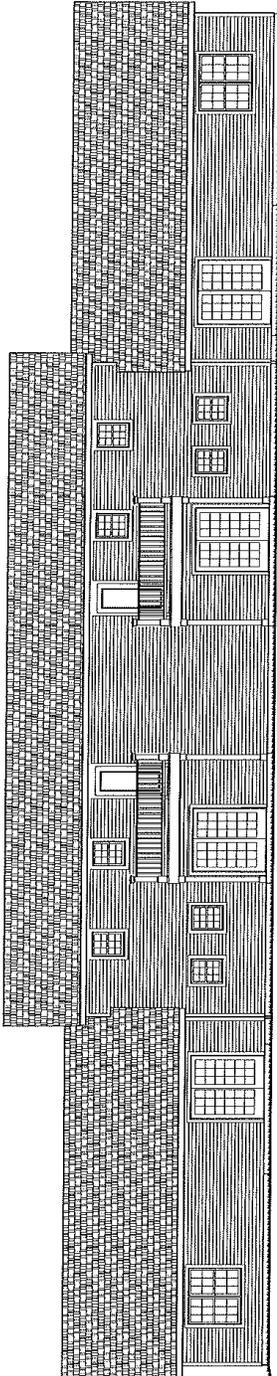
DATE: 3-17-18 SHEET 3 OF 3

PREPARED BY BRYNUM FANYO & ASSOCIATES, INC. 528 NORTH WALNUT STREET BLOOMINGTON, INDIANA 47404 (812)332-8030

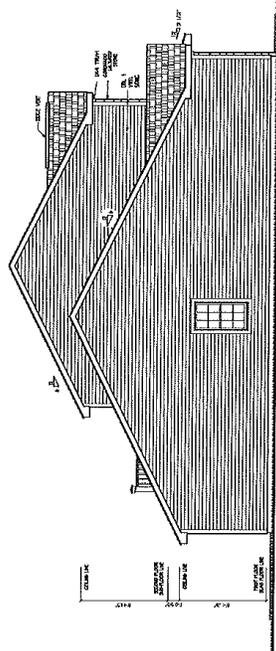
**EXHIBIT 5: Building Elevations**

 <p><b>DIMENSIONAL L.L.C.</b> DRAFTING COMMERCIAL PRINTING SERVICE 812-855-8834</p>	<p><b>WININGER</b> CONSTRUCTION 812-327-6000 Commercial &amp; Residential</p>	<p>BOOK 0007 ROAD ELEVATIONS 1 PZL PLUMBING LANE JOB SITE: 5504 SHERWOOD DR SCALE: 1/4" = 1'-0" DATE: 7/14/2009 DWG: 0000</p>	<h1 style="font-size: 48pt; margin: 0;">A-4</h1>
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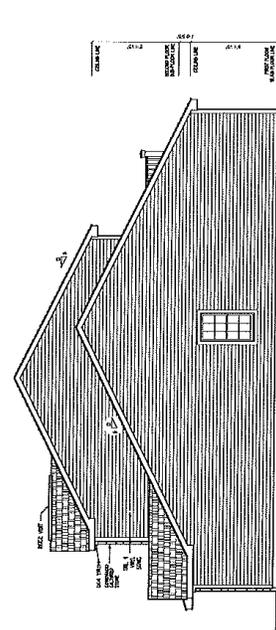


BACK ELEVATION

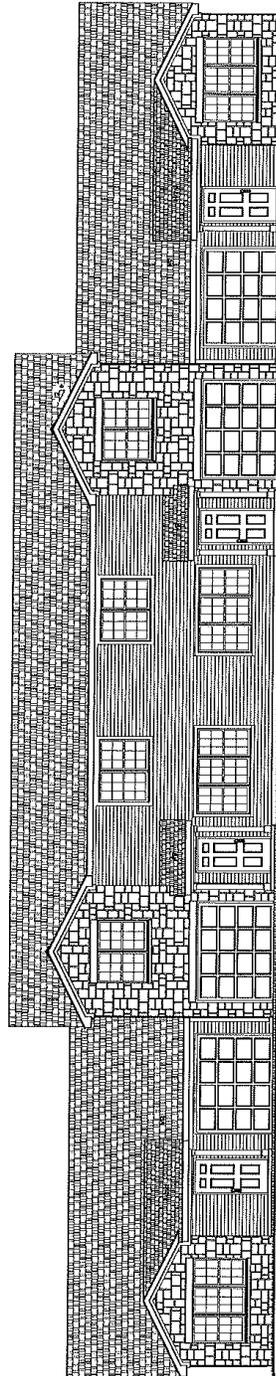


LEFT SIDE ELEVATION

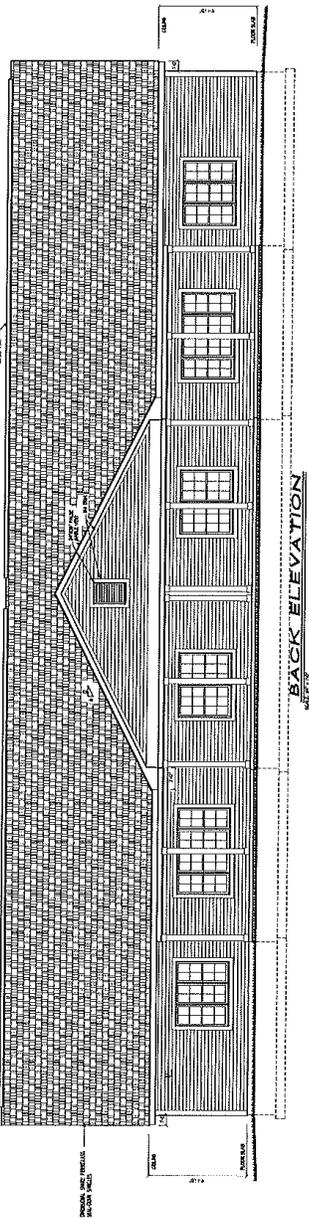
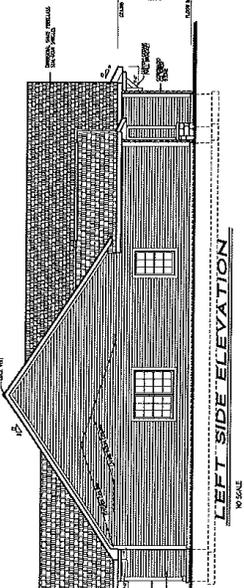
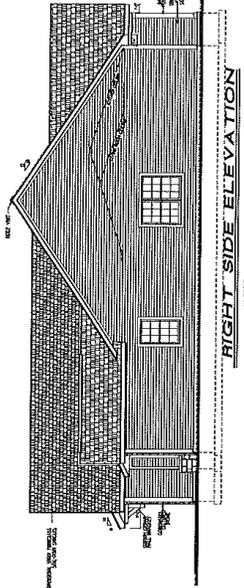
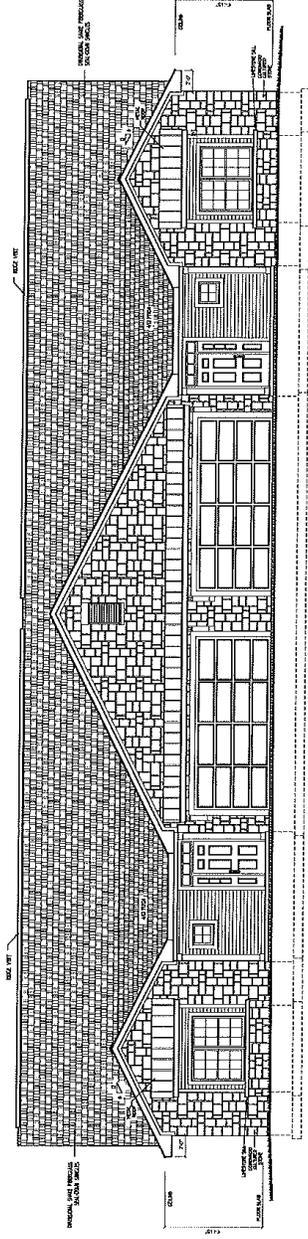
  



RIGHT SIDE ELEVATION



FRONT ELEVATION



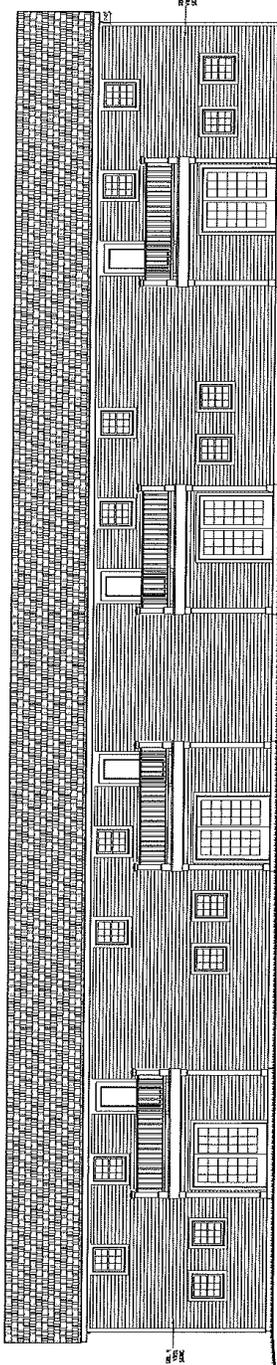
	<b>WININGER</b> Commercial & Residential 812-327-6000 <b>CONSTRUCTION</b>	<b>A-4</b> ELEVATIONS PROJECT NO. 2010 DATE: 01/14/10 SCALE: 1/8" = 1'-0" JOB SITE: 3025 SOUTH WINDING ST. WASHINGTON, MO.
<p><b>BACK ELEVATION 7 - unit</b></p>	<p><b>LEFT SIDE ELEVATION</b></p>	<p><b>RIGHT SIDE ELEVATION</b></p>
<p><b>FRONT ELEVATION 7 - unit</b></p>		

**DIMENSIONAL DRAFTING L.L.C.**  
 COMMERCIAL ARCHITECTURAL SERVICE 812-327-6000  
 1000 W. UNIVERSITY BLVD. SUITE 1000  
 ARLINGTON, VA 22202  
 TEL: 812-327-6000 FAX: 812-327-6001  
 WWW.DIMENSIONALDRAFTING.COM

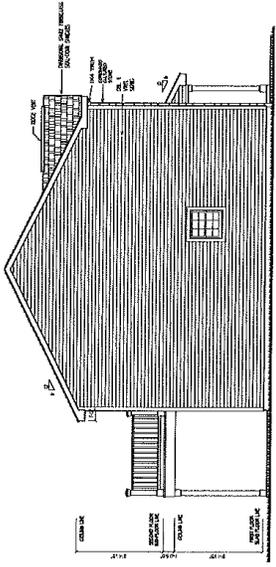
**WININGER CONSTRUCTION**  
 Commercial & Residential  
 812-327-6000

PROJECT NAME	WININGER
DATE	11/15/11
SCALE	1/4" = 1'-0"
JOHN STIFTS ARCHITECTURE INC.	ARCHITECT
JOHN STIFTS ARCHITECTURE INC.	INTERIOR DESIGNER
JOHN STIFTS ARCHITECTURE INC.	EXTERIOR DESIGNER
JOHN STIFTS ARCHITECTURE INC.	LANDSCAPE ARCHITECT
JOHN STIFTS ARCHITECTURE INC.	MECHANICAL ENGINEER
JOHN STIFTS ARCHITECTURE INC.	ELECTRICAL ENGINEER
JOHN STIFTS ARCHITECTURE INC.	CIVIL ENGINEER
JOHN STIFTS ARCHITECTURE INC.	STRUCTURAL ENGINEER
JOHN STIFTS ARCHITECTURE INC.	PLUMBING ENGINEER
JOHN STIFTS ARCHITECTURE INC.	HAZARDOUS WASTE ENGINEER
JOHN STIFTS ARCHITECTURE INC.	ENVIRONMENTAL ENGINEER
JOHN STIFTS ARCHITECTURE INC.	ACoustical ENGINEER
JOHN STIFTS ARCHITECTURE INC.	TRAFFIC ENGINEER
JOHN STIFTS ARCHITECTURE INC.	ARCHITECTURAL RENDERING
JOHN STIFTS ARCHITECTURE INC.	PHOTOGRAPHY
JOHN STIFTS ARCHITECTURE INC.	VIDEO
JOHN STIFTS ARCHITECTURE INC.	3D RENDERING
JOHN STIFTS ARCHITECTURE INC.	MOBILE APPS
JOHN STIFTS ARCHITECTURE INC.	WEBSITE DESIGN
JOHN STIFTS ARCHITECTURE INC.	MARKETING STRATEGY
JOHN STIFTS ARCHITECTURE INC.	BRAND DEVELOPMENT
JOHN STIFTS ARCHITECTURE INC.	CONTENT STRATEGY
JOHN STIFTS ARCHITECTURE INC.	SEO
JOHN STIFTS ARCHITECTURE INC.	PPC
JOHN STIFTS ARCHITECTURE INC.	SOCIAL MEDIA
JOHN STIFTS ARCHITECTURE INC.	EMAIL MARKETING
JOHN STIFTS ARCHITECTURE INC.	ANALYTICS
JOHN STIFTS ARCHITECTURE INC.	REPORTING
JOHN STIFTS ARCHITECTURE INC.	CONSULTING
JOHN STIFTS ARCHITECTURE INC.	TRAINING
JOHN STIFTS ARCHITECTURE INC.	COACHING
JOHN STIFTS ARCHITECTURE INC.	WORKSHOPS
JOHN STIFTS ARCHITECTURE INC.	SEMINARS
JOHN STIFTS ARCHITECTURE INC.	CONFERENCES
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JOHN STIFTS ARCHITECTURE INC.	PRODUCTION
JOHN STIFTS ARCHITECTURE INC.	DISTRIBUTION
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JOHN STIFTS ARCHITECTURE INC.	SALES
JOHN STIFTS ARCHITECTURE INC.	SUPPORT
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JOHN STIFTS ARCHITECTURE INC.	CRISIS MANAGEMENT
JOHN STIFTS ARCHITECTURE INC.	REPUTATION MANAGEMENT
JOHN STIFTS ARCHITECTURE INC.	STAKEHOLDER ENGAGEMENT
JOHN STIFTS ARCHITECTURE INC.	COMMUNICATIONS
JOHN STIFTS ARCHITECTURE INC.	RELATIONS
JOHN STIFTS ARCHITECTURE INC.	NETWORKING
JOHN STIFTS ARCHITECTURE INC.	INFLUENCING
JOHN STIFTS ARCHITECTURE INC.	ADVOCACY
JOHN STIFTS ARCHITECTURE INC.	CHANGE MANAGEMENT
JOHN STIFTS ARCHITECTURE INC.	ORGANIZATIONAL DEVELOPMENT
JOHN STIFTS ARCHITECTURE INC.	Talent Management
JOHN STIFTS ARCHITECTURE INC.	HR
JOHN STIFTS ARCHITECTURE INC.	RECRUITING
JOHN STIFTS ARCHITECTURE INC.	TRAINING & DEVELOPMENT
JOHN STIFTS ARCHITECTURE INC.	PERFORMANCE MANAGEMENT
JOHN STIFTS ARCHITECTURE INC.	EMPLOYEE ENGAGEMENT
JOHN STIFTS ARCHITECTURE INC.	WORK-LIFE BALANCE
JOHN STIFTS ARCHITECTURE INC.	WELFARE
JOHN STIFTS ARCHITECTURE INC.	COMPENSATION
JOHN STIFTS ARCHITECTURE INC.	BENEFITS
JOHN STIFTS ARCHITECTURE INC.	SAFETY
JOHN STIFTS ARCHITECTURE INC.	HEALTH
JOHN STIFTS ARCHITECTURE INC.	ENVIRONMENT
JOHN STIFTS ARCHITECTURE INC.	SOCIAL RESPONSIBILITY
JOHN STIFTS ARCHITECTURE INC.	ETHICS
JOHN STIFTS ARCHITECTURE INC.	INTEGRITY
JOHN STIFTS ARCHITECTURE INC.	TRANSPARENCY
JOHN STIFTS ARCHITECTURE INC.	ACCOUNTABILITY
JOHN STIFTS ARCHITECTURE INC.	LEADERSHIP
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JOHN STIFTS ARCHITECTURE INC.	COUNTRY
JOHN STIFTS ARCHITECTURE INC.	WORLD
JOHN STIFTS ARCHITECTURE INC.	UNIVERSE
JOHN STIFTS ARCHITECTURE INC.	EVERYTHING

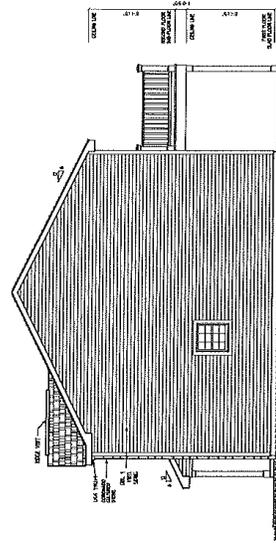
**A-4**



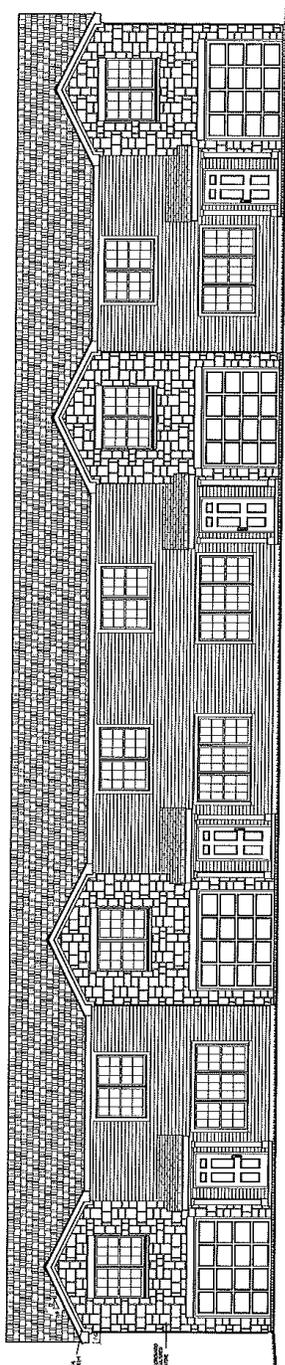
BACK ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

## Highlands Subdivision Homeowners Association Inc.

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P.O. Box 1695  
Bloomington, IN 47402  
bloomingtonhighlands.com  
contact@bloomingtonhighlands.com

August 31, 2018

Re: BFA 401808 – Highlands Neighborhood addition -- HOA Meeting

To Whom It May Concern:

This letter is to confirm that Mr. Daniel Butler, P.E., Bynum Fanyo and Associates, Inc., contacted the Highlands Homeowners Association, Inc. on July 16, 2018 requesting an informational meeting with homeowners regarding the subdividing of “Parcel E” and extension of Wickens St. to Rockport Rd.

The Highlands HOA informed homeowners about this proposed meeting on July 24, 2018 via our official website (bloomingtonhighlands.com), our Facebook Page, and through a MailChimp email blast.

Mr. Butler arranged venue space at the Monroe County Convention Center. The meeting took place on Tuesday, August 28, 2018 at 7pm; present were Mr. Butler, Mr. Tom Winger, owner of Winger Construction, Inc., representatives from the Highlands HOA, and homeowners from the Highlands.

Both Mr. Butler and Mr. Winger spoke about the two proposed projects in great detail and provided attendees with large-scale renderings and visual graphics. The two representatives fielded questions from the Highlands HOA Board of Directors and homeowners throughout the meeting. After the meeting concluded, Mr. Butler and Mr. Winger stayed behind to continue answering questions from homeowners who sought additional information.

This letter was requested by Mr. Butler; if further information is needed, kindly reach out to the Highlands HOA via our email address, [contact@bloomingtonhighlands.com](mailto:contact@bloomingtonhighlands.com).

Sincerely,

Board of Directors  
Highlands Subdivision HOA

**EXHIBIT 7: Public Works Comments – MS4 Coordinator (07/31/2018)**

July 31, 2018

Daniel Butler, PE, Project Engineer  
Bynum Fanyo & Associates, Inc.  
528 North Walnut Street  
Bloomington, Indiana 47404

RE: Highlands Subdivision Parcel “E” @ SE corner of Rockport Road and Wickens Street

Daniel:

I have reviewed the July 30, 2018 submission of Highlands Subdivision Parcel “E” and have the following additional comments. The comments will be submitted to the DB. My recommendation will be approval subject to your acceptable responses.

1. The outlet control structure stand pipes don't seem to be defined quite right. I don't see anything defining orifice control (50% grate opening areas). The Weir length for Pond #3 seems to be based on 100% efficiency. Please review and explain.
2. It appears Pond #2 has an outlet control stand pipe (structure #140) but the calcs don't reflect it. If the underdrain fails, will Str #140 pick up the discharge?
3. Pond #2 emergency spillway flow line elevation doesn't agree between calcs and plans, 743.25 plans vs 743.50 calcs.
4. It appears the emergency spillway of Pond #3, elevation = 742.75, will route offsite to Lot 441. Please clarify.
5. The emergency overflow for Pond #1 between the proposed buildings creates a drive slope that can't be constructed, elevation 747.50. Please explain.
6. I don't see pipe capacity calcs for the existing storm sewer used as the outfall for the entire project. Please demonstrate it is adequate.
7. Check the Q100 high water elevations on the outlet control structure detail.
8. If the existing 15" outlet pipe between Lots #444 and #445 is clogged, is there a side ditch and easement that will handle the flow without damaging the adjacent structures?
9. Do Structures 128, 101, 116, 133 and 105 have a spill over grades that keeps one foot of freeboard for the buildings in the area? Please review.
10. Are the elements of the geotech report agreeable to the developer?
11. Call for Class 2 Riprap at the outlet of Structure 138 and Class 1 at Structure 125. Velocities are 12fps and 8fps.
12. Please look into a sewer design package for sizing storm sewers. It will provide a backwater method for pipe system analysis and include carry over calcs for inlets. It probably includes pavement encroachment calcs also. I don't see these calculations in the submission. Encroachment calcs need to be provided for the street to be dedicated.

13. Check velocities of the ditch along the northeast corner and east side flowing to Pond #3. Slopes are pretty steep.
14. Explain the Incremental Storage anomaly shown on the Pond Data for Pond #1 at elevation 743.5 (calcs. P. 19).
15. Stormwater quality calcs. don't follow 830-10 (c) (1). Capacity required is 0.5" runoff per sft. of the drainage basin not contributing impervious surface. Please review. Looks like Ponds 1 & 2 provide the required storage. No calcs provided for Pond 3. I think additional storage will be required for it.
16. Not following emergency spillway calcs. Please review.
17. Are the emergency outfall routes between the two buildings in the southeast corner and between lots 444 and 445 adequate and are easements provided to the nearest street?
18. There are references to two ponds in the O&M Manual. Those should be edited to three appropriately. Also include the plan sheets referenced in the Manual.

Sincerely,

Terry Quillman  
MS4 Coordinator  
Monroe County Public Works Department  
501 N. Morton Street, Suite 216  
Bloomington, IN 47404  
Fax: 812-349-2959  
Office: 812-349-2499

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**EXHIBIT 8: Links to Additional Documents**

[GEOTECHNICAL REPORT – ALT & WITZIG ENGINEERING, INC. \(JULY 2018\)](#)

[TRAFFIC IMPACT STUDY – A&F ENGINEERING CO., LLC \(MAY 2018\)](#)

**MONROE COUNTY PLAN COMMISSION MEETING**

**September 18, 2018**

**PLANNER** Jackie Nester  
**CASE NUMBER** 1806-SSS-05, McCammon Duncan Sliding Scale Subdivision Preliminary Plat and Street Tree Waiver and Sidewalk Waiver  
**PETITIONER** Steve McCammon in care of Bynum Fanyo  
**ADDRESS** 4520 W Leonard Springs Road  
**REQUEST** Sliding Scale Subdivision Preliminary Plat to subdivide 1 parcel into 4 parcels  
**ZONE** AG/RR  
**ACRES** 38.31 acres +/-  
**TOWNSHIP** Van Buren  
**SECTION** 14  
**COMP. PLAN DESIGNATION** MCUA Rural Transition

**EXHIBITS**

1. McCammon Duncan Sliding Scale Subdivision Preliminary Plat
2. Petitioner Findings of Fact

**RECOMMENDATION**

Staff gives a recommendation of **approval** of the Sliding Scale Subdivision Preliminary Plat, and gives no recommendation for the Sidewalk Waiver and **denial** for the Street Tree Waiver based on the findings of fact and subject to the Monroe County Public Works Department & Drainage Engineer reports.

**PLAT COMMITTEE**

The Plat Committee heard this petition at the regularly scheduled meeting on August 16, 2018, and recommended approval of the Sliding Scale Subdivision Preliminary Plat, with a recommendation of approval for the sidewalk waiver and street tree waiver based on the findings of fact and subject to the Monroe County Public Works Department & Drainage Engineer reports and subject to the following condition:

1. The petitioner must show on the preliminary plat that they are preserving at least 52 trees that meet the specifications of Chapter 830.

**BACKGROUND**

The petition site is a 38.31 +/- acre parcel located in Van Buren Township and maintains frontage along W Leonard Springs Road and S Duncan Road. W Leonard Springs Road and S Duncan Road are County roads, classified as major collector road and local road, respectively. The current use of the property is residential and farmland. The parcel contains a single family dwelling, two accessory buildings, and one agricultural structures.

The Agriculture/Rural Reserve (AG/RR) zone has a minimum lot size of 2.5 acres and the minimum lot width is 200'. The petitioner is proposing to subdivide one parcel into four parcels that meet the minimum requirements and the lot development standards of Chapter 862 for Sliding Scale subdivisions:

- Lot 1: 2.5 acres total, including 1.50 acres of buildable area; property is currently vacant.
- Lot 2: 24.48 acres total (parent parcel), including 18.8 acres of buildable area; contains one agricultural structure.
- Lot 3: 7.5 acres total, including 4.12 acres of buildable area; property is currently vacant.
- Lot 4: 2.5 acres total, including 1.22 acres of buildable area; contains a single family dwelling, and two accessory buildings.

Lot 2 is designated as the Parent Parcel Remainder and shall not be further subdivided for a period of twenty-five (25) years from the date of recording of the Final Plat unless connected to a public sewage

disposal system or further subdivision of the property is authorized by ordinance.

The parcel to be subdivided does contain eight karst features, which have been placed in Sinkhole Conservancy Areas (SCAs) as designated in Chapter 829.

The petitioner has requested a waiver from the *Sidewalks Requirement* outlined in in 856-40, which reads:

856-40(A). Sidewalks

(A) Sidewalks shall be included within the dedicated, unpaved portions of the rights-of-way on both sides of all streets when any of the following are applicable:

- (1) the proposed subdivision has road frontage or the streets will connect with an existing or proposed subdivision or business development that has sidewalks, or;
- (2) a proposed major subdivision will be located within an area that is subject to the Business and Industrial Overlay as defined in Chapter 802 of the Zoning Ordinance, or;
- (3) the proposed subdivision is within the Urban Service boundary as shown in the comprehensive plan, or;**
- (4) the proposed subdivision is within a designated growth area in one of the Rural Communities as identified by the Comprehensive Plan, or;
- (5) the proposed subdivision has frontage on a street that provides direct access to destinations such as schools, recreational facilities, etc.

OR

**a proposed subdivision is within 1 mile radius of destinations such as schools, recreational facilities, etc., or;**

- (6) a proposed subdivision will result in the creation of at least five lots where any of the lots in the proposed subdivision are less than 2.5 acres in size.

The petitioner's property is located in the urbanizing area, which triggers the sidewalk requirement. The property is 0.75 miles from the Karst Farm Park and is 0.2 miles from Leonard Springs Park. According to the Transportation Alternatives Plan, S Duncan and W Leonard Springs Road are rated as Moderate Priority Road Improvement roads. According to the Transportation Alternatives Plan,

*"A Road Improvement Opportunity is a transportation alternatives opportunity within the road right-of-way for continuity of the multimodal network. It is important that the improvements within the roadway corridor connect to both the greenway and district components of the network. There are various jurisdictions and agencies involved in the management of the roadway system. It is imperative to form partnerships between these entities to ensure consistent standards and a seamless network. Without complete connectivity, the majority of use of these facilities will be recreational. Once a connected network is in place, the system will become useful for commuters and can replace automobile trips."*

If the waiver is not granted, the petitioner would be required to place sidewalk in areas in the right-of-way, excluding the sinkhole conservancy areas and two properties not included in this Sliding Scale Subdivision proposal. The total amount of sidewalk, excluding sinkhole conservancy areas and the two properties not included in the subdivision, would be 1,619 feet, or approximately 0.3 miles. The nearest sidewalk is at Fullerton PIKE, approximately 0.9 miles away from the petitioner site. The site is also within 1 mile of Karst Farm Park and Leonard Springs Park, which also triggers sidewalks.

The petitioner has requested a waiver from the Improvement, Reservation and Design Standards outlined in Ch. 856-43 (B) (Street Trees), which reads:

(1) Street trees shall be planted or preserved within five (5) feet of the right-of-way of the street or streets within and abutting the subdivision, or at the discretion of the Plan Commission and the County Engineer, within the right-of-way of such streets. One tree shall be planted or preserved for every forty (40) feet of frontage along each street. Such trees shall be planted or preserved when any of the following are applicable:

- a. the proposed subdivision will connect with an existing or proposed subdivision or business development that has street trees, or has adjoining road frontage to a street that has street trees, or;
- b. a proposed major subdivision will be located within an area that is subject to the Business and Industrial Overlay as defined in Chapter 802 of the Zoning Ordinance, or;
- c. the proposed subdivision is within the Urban Service boundary as shown in the comprehensive plan, or;**
- d. the proposed subdivision is within a designated growth area in one of the Rural Communities as identified by the Comprehensive Plan, or
- e. a proposed subdivision will result in the creation of at least five lots where any of the lots in the proposed subdivision are less than 2.5 acres in size.

The petitioner is required to plant street trees because they are in the urbanizing area. The petitioner's property fronts W Leonard Springs RD (major collector) and S Duncan Road (local road). Trees can be planted in the sinkhole conservancy areas and help stabilize the soil. If the petitioner is not granted the waiver, they would need to place street trees along the frontage, which is about 2,060 feet. The requirement of Chapter 856-43(B)1 states that trees shall be planted or preserved every 40 feet, which would be 52 trees total.

The petitioner has agreed to remove or bury all overhead utilities located throughout the subdivision, and a note has been added to the plat, as per Ch. 856-41.

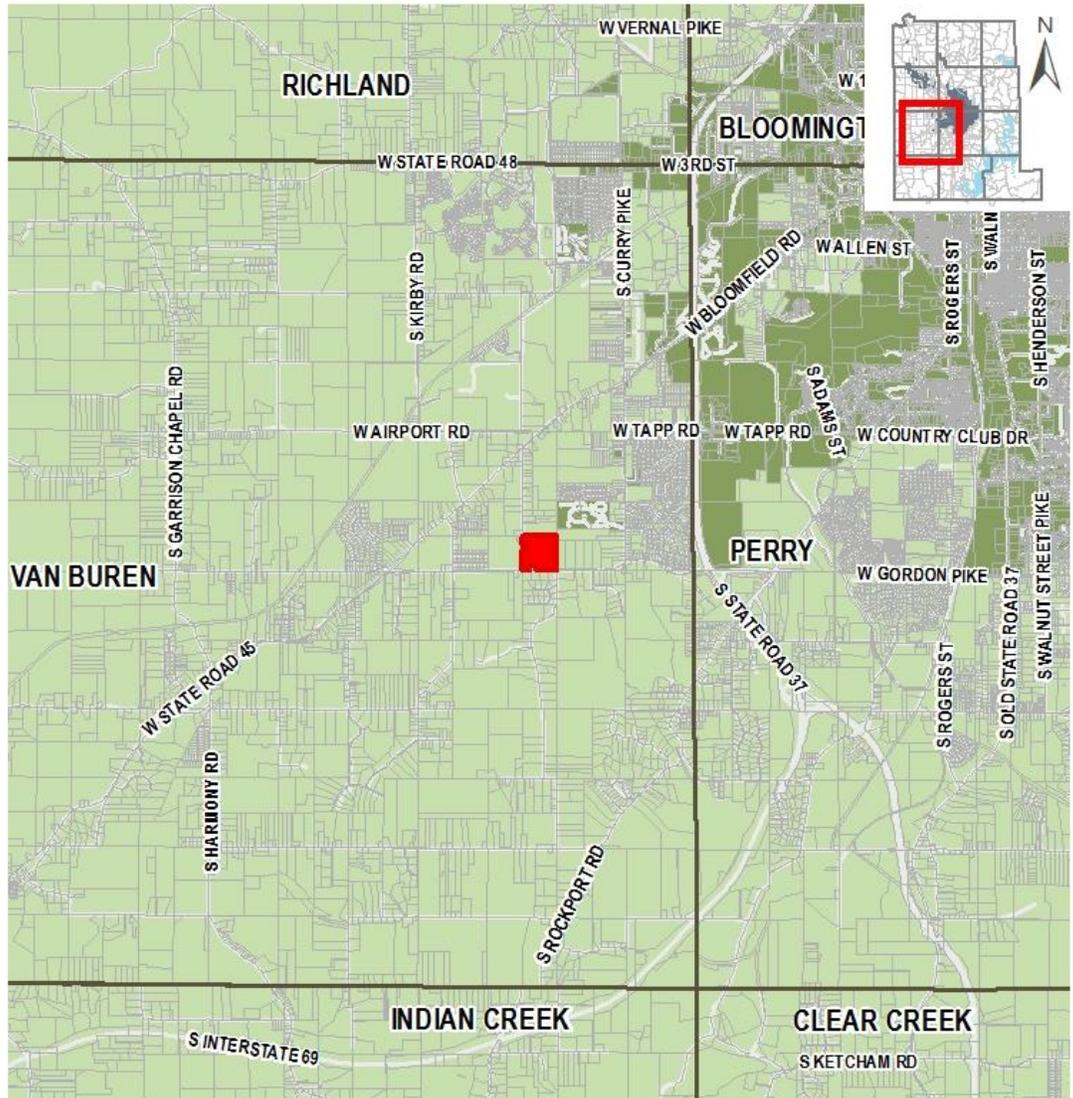
The proposed lots have approved septic permits. The lots do not need to meet the sanitary sewer requirement of Ch. 856-39 because this provision does not apply to a Sliding Scale Option subdivision under Chapter 862.

# LOCATION MAP

The site is located at 4520 W Leonard Springs Road in Section 14 of Van Buren Township.

## Location Map

-  Petitioner
-  Townships
-  Roads
-  Parcels
- Incorporated Areas**
-  Bloomington



0 0.5 1 2 Miles



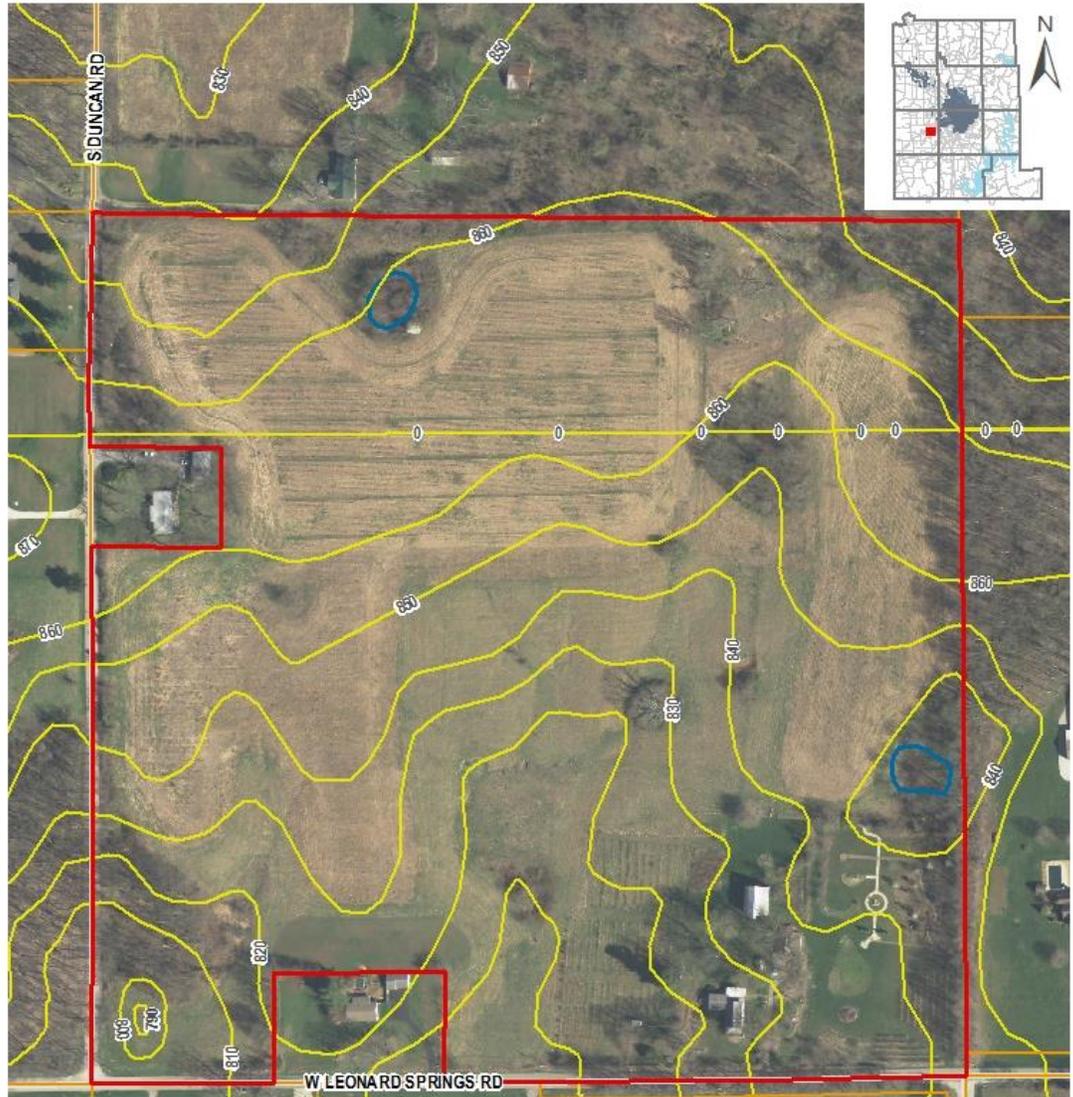
Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 8/6/2018

## SITE CONDITIONS

The parcel contains single family dwelling, two accessory buildings and one agricultural structure. There are eight known karst features on site. There is no FEMA floodplain on the property. There are wetlands shown on the USGS map, which are being platted as sinkhole conservancy areas (SCAs) for protection. The proposed new lots meet the 15% buildable area requirements from Ch. 804, which specifies > 1 acre of buildable area on new AG/RR lots.

### Site Conditions Map

-  Petitioner
-  Parcels
-  10-Foot Contours
-  Roads
-  Hydrologic Features



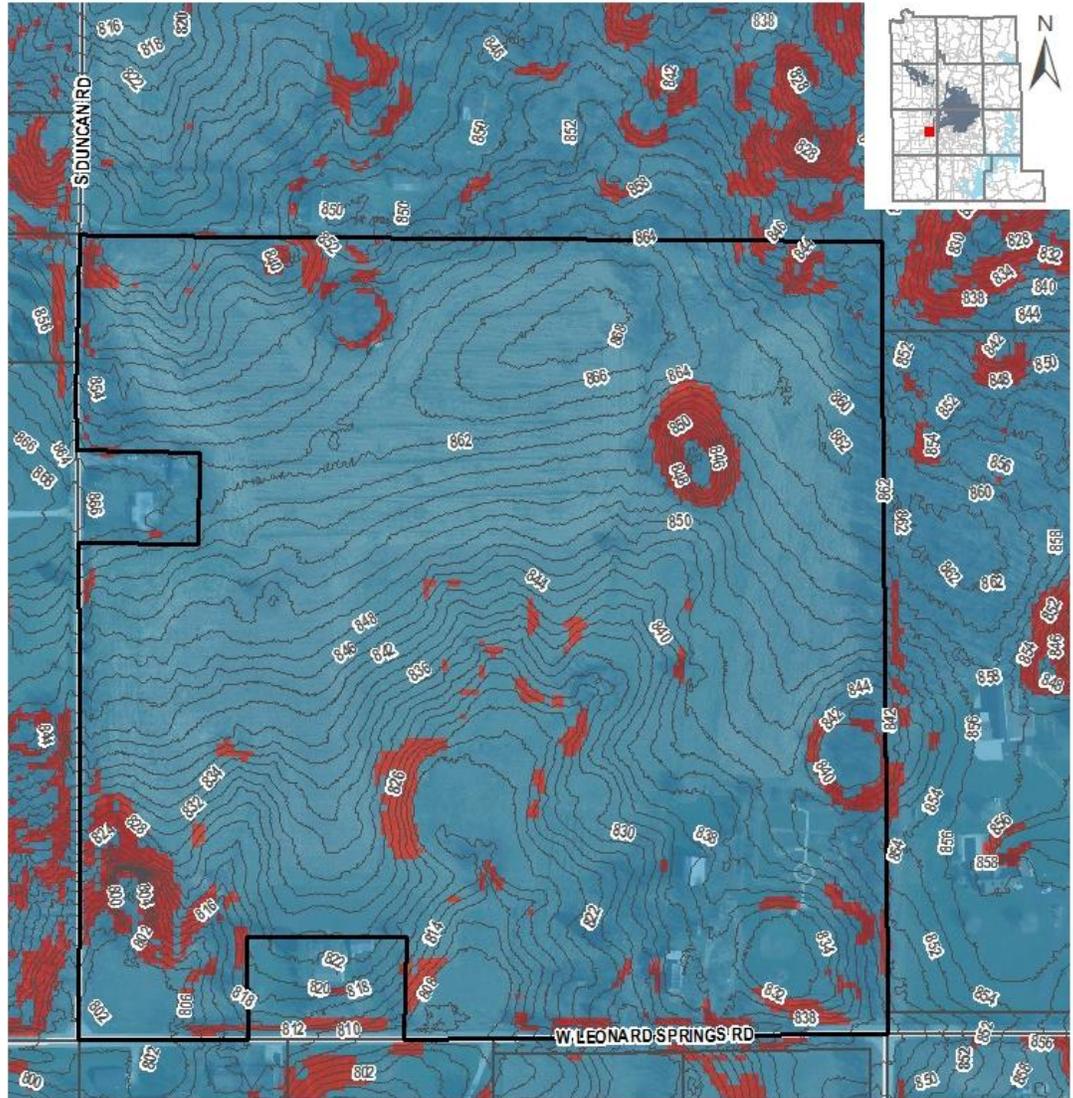
0 115 230 460 Feet



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 8/6/2018

# Slope Map

-  Petitioner
-  Parcels
-  2-Foot Contours
-  Roads
- Percent Slope (2010)**
-  0 - 15
-  > 15



0 62.5 125 250 375 500 Feet

 Monroe County  
 Planning Department  
 Source: Monroe County GIS  
 Date: 8/6/2018

**SITE PICTURES**



**Figure 1. Facing north, view of the home on proposed lot 4**



**Figure 2. Facing northwest; view of proposed lot 2**



**Figure 3. Facing north; Single Family residence and accessory structure on proposed lot 4.**



**Figure 4. Facing southeast; view of the intersection of S Duncan and W Leonard Springs Rd.**



**Figure 5. Facing north; view along S Duncan Road near proposed Lot 1.**



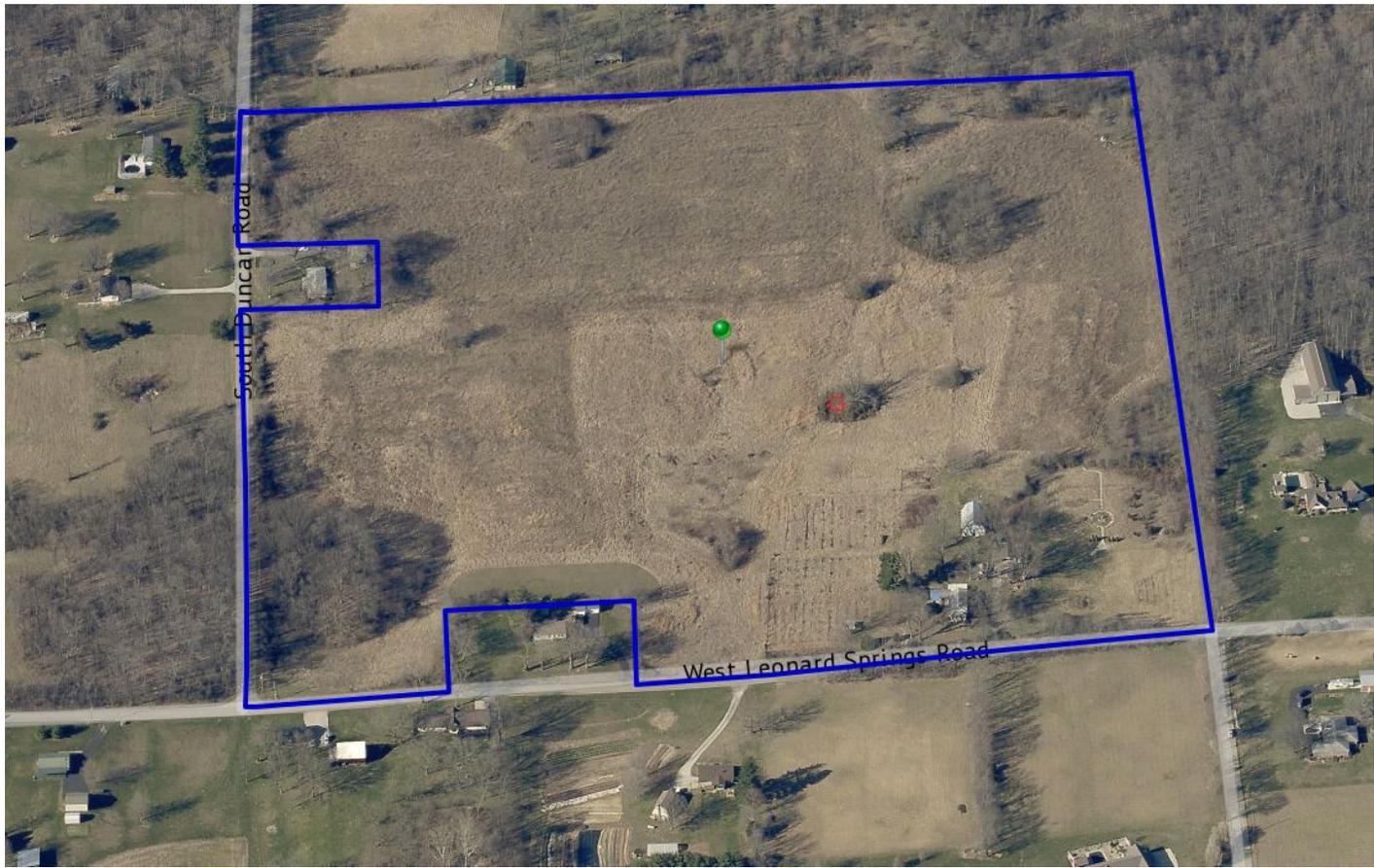
**Figure 6. Facing southeast; S Duncan Road.**



**Figure 7. Facing east; one of the home sites not included in the subdivision proposal.**



**Figure 8. Facing east; agricultural barn on proposed lot 2**



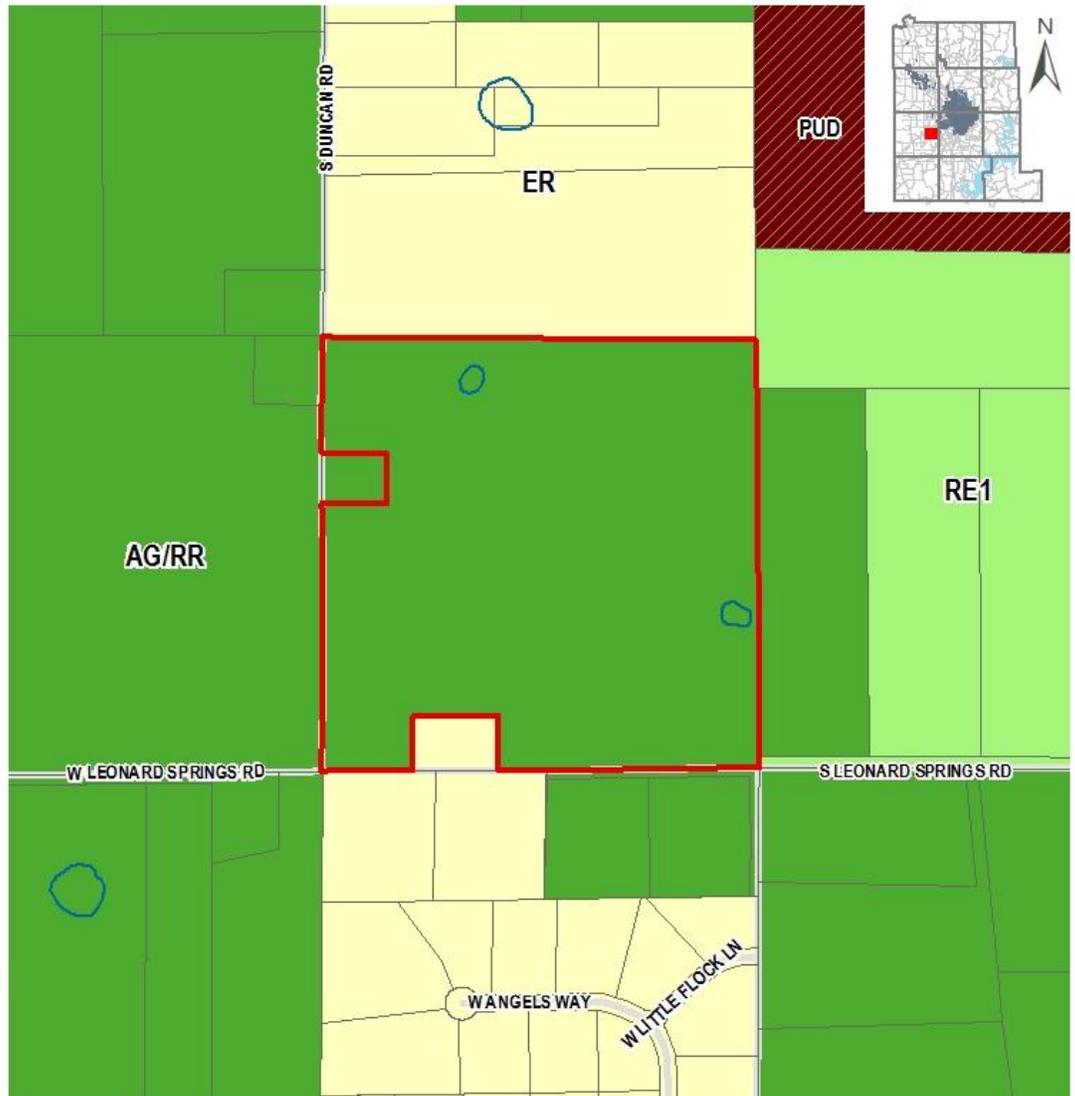
**Figure 10. Facing north; Pictometry oblique view**

**ADJACENT USES / ZONING**

The parcel is zoned Agriculture/Rural Reserve (AG/RR). The neighboring properties are zoned AG/RR, Estate Residential (ER), and Estate Residential 1 (RE1). The proposed use on lots 1-4 is Residential/Agricultural. The property is close to the City of Bloomington jurisdiction, and is within the urbanizing area in the comprehensive plan.

**Current Zoning**

-  Petitioner
-  Parcels
-  Roads
-  Hydrologic Features
- Monroe County Zoning**
-  AG/RR - Agriculture/Rural
-  ER - Estate Residential
- N.T. - No Tag (Outside Juris.)
-  RE1 - Estate Residential 1
- Bloomington Zoning**
-  MH, Manufactured/Mobile Home Park
-  PUD, Planned Unit Development



0 0.0425 0.085 0.17 Miles

 Monroe County  
 Planning Department  
 Source: Monroe County GIS  
 Date: 8/6/2018

## **INFRASTRUCTURE AND ACCESS**

The parcel maintains frontage along S Duncan Road (Local Road) and W Leonard Springs Road (major collector). Twenty-five feet of right-of-way will be dedicated on the plat along S Duncan Road, and 35' will be dedicated along W Leonard Springs Road. Lot 1 shows a driveway location on the plat where a driveway permit has been applied for and approved. Lot 2 has an existing driveway with a permit. Lot 3 will be sharing a driveway with Lot 4. Lot 4 has two driveways that will be removed and a new driveway that will be shared with Lot 3. The shared driveway is in a 50 foot ingress/egress and utility easement on the plat.

The petitioner is required to construct 4' wide sidewalks within the right-of-way on the north side of the W Leonard Springs Road and the east side of S Duncan Road unless the sidewalk waiver is granted. The total amount of sidewalk required if the waiver were not granted would be approximately 0.3 miles (excluding Sinkhole Conservancy Areas and the two properties outside the subdivision).

The petitioner is required to plant street trees along the frontage of S Duncan and W Leonard Springs Road per Ch. 856-43. If the waiver is not granted, the petitioner would need to plant trees along the frontage, which is about 2,060 feet. The requirement of Chapter 856-43(B)1 states that trees shall be planted or preserved every 40 feet, which would be 52 trees total.

The petitioner has agreed to remove or bury all overhead utilities located throughout the subdivision, and a note has been added to the plat, as per Ch. 856-41.

The proposed lots have approved septic permits. The lots do not need to meet the sanitary sewer requirement of Ch. 856-39 because this provision does not apply to a Sliding Scale Option subdivision under Chapter 862.

## **COMPREHENSIVE PLAN DISCUSSION**

### 5.1.7 Rural Transition

*Portions of The urbanizing area, primarily to the east and South, are not suitable for intensive development due To access, infrastructure and environmental constraints.*

These areas offer an opportunity to transition the scale and intensity of development along the urban to rural transect. Residential uses are low in density, primarily single-family, and typically are located along existing rural roadways rather than in subdivisions. Larger scale agricultural uses may occur within this area.

Within the Urbanizing Area, rural Transition lands may serve as a “holding” land use category that may be converted to other uses depending on future market demands and infrastructure expansion opportunities. The most likely uses for conversion include conservation residential, Parks and open Spaces, employment uses, and Quarry expansions that are best suited for low-density, relatively isolated development contexts. The potential for conversion to other uses should be considered as part of future updates to the Urbanizing Area Plan.

#### A. Transportation

##### Streets

Development in rural Transition areas is intended to occur along existing rural roadways. These are typically designed with two travel lanes and a berm or shoulder with open drainage. New roadway construction will be minimal and will likely respond to broader safety or connectivity needs within the larger transportation system, rather than demand generated by new development within the rural Transition area.

Automobile travel is necessary in rural areas. Care should be taken to avoid roadway improvements that prioritize speed and capacity at the expense of rural roadway character.

##### Bike, pedestrian, and Transit modes

Due to the low-density character and distance from destinations, travel by foot will be less common in rural Transition areas. However, bicycle travel should be encouraged. Opportunities to extend shared use/bicycle paths as part of a county-wide greenway system should be explored. Roadside paths may be appropriate in some cases, but care should be taken to preserve the scenic character of rural roadways. This can be accomplished through meandering alignments that provide space for landscape features such as mounding, fencing, limestone walls and naturalized plantings. Expansion opportunities for rural Transit routes should be explored to enhance accessibility of more remote areas.

#### B. Utilities

##### Sewer

Sewer service in rural transition areas will be limited. Residential development is expected to continue using on-site sewage disposal (septic systems), provided there is sufficient space, topography and soil conditions to meet minimum State and county installation and maintenance requirements.

##### Power

Overhead utility lines should be buried wherever feasible in the rural Transition area.

## Communications

Communications needs will vary within the rural transition neighborhoods, but upgrades to infrastructure need to be a key consideration for future development sites. Communications features will likely differ from all other areas of development since transportation and infrastructure improvement will be limited. Wireless towers should be located sensitively to minimize disruption to scenic viewsheds.

## C. Open space

### Park Types

Open spaces within rural Transition areas should emphasize interconnected greenway systems and preservation of environmentally sensitive lands, whether public or private. Where feasible, shared use/bicycle paths should be provided to create continuous recreational and alternative transportation connections as part of the larger Monroe county system. Opportunities for new county parks should be explored, as well as opportunities for land preservation by private non-profit organizations such as the Sycamore land Trust.

### Agriculture

The rural Transition area provides an opportunity to support food production within the Urbanizing Area. Particular emphasis should be placed on encouraging small-scale, locally-operated farming operations such as hobby farms, community-Supported Agriculture (CSA), vineyards and orchards. These are vital elements of the local economy, and proximity to the City of Bloomington offers an opportunity to integrate these uses into the local farm-to-Table and farm-to-institution supply chains.

## D. Public Realm Enhancements

### Lighting

Roadway lighting should be avoided on rural roadways to preserve rural character and minimize light pollution, except where necessary for safety.

### Street/Site furnishings

Street and site furnishings will be limited to public parks and greenways.

## E. Development guidelines

### Open Space

Development in the rural Transition area will typically not provide public open space but will be required to protect environmentally sensitive features as development occurs.

### Parking ratios

Parking needs are typically minimal for rural businesses, and requirements should be flexible based on the specific use.

### Site design

Subdivision of land along rural roadways should avoid creating “residential strips” that block scenic vistas and change the character of the roadway from rural to suburban. Building setbacks will vary based on topography, but will typically exceed 50 feet and may be much larger.

### Building form

Simple building massings typical of rural places are encouraged.

## Materials

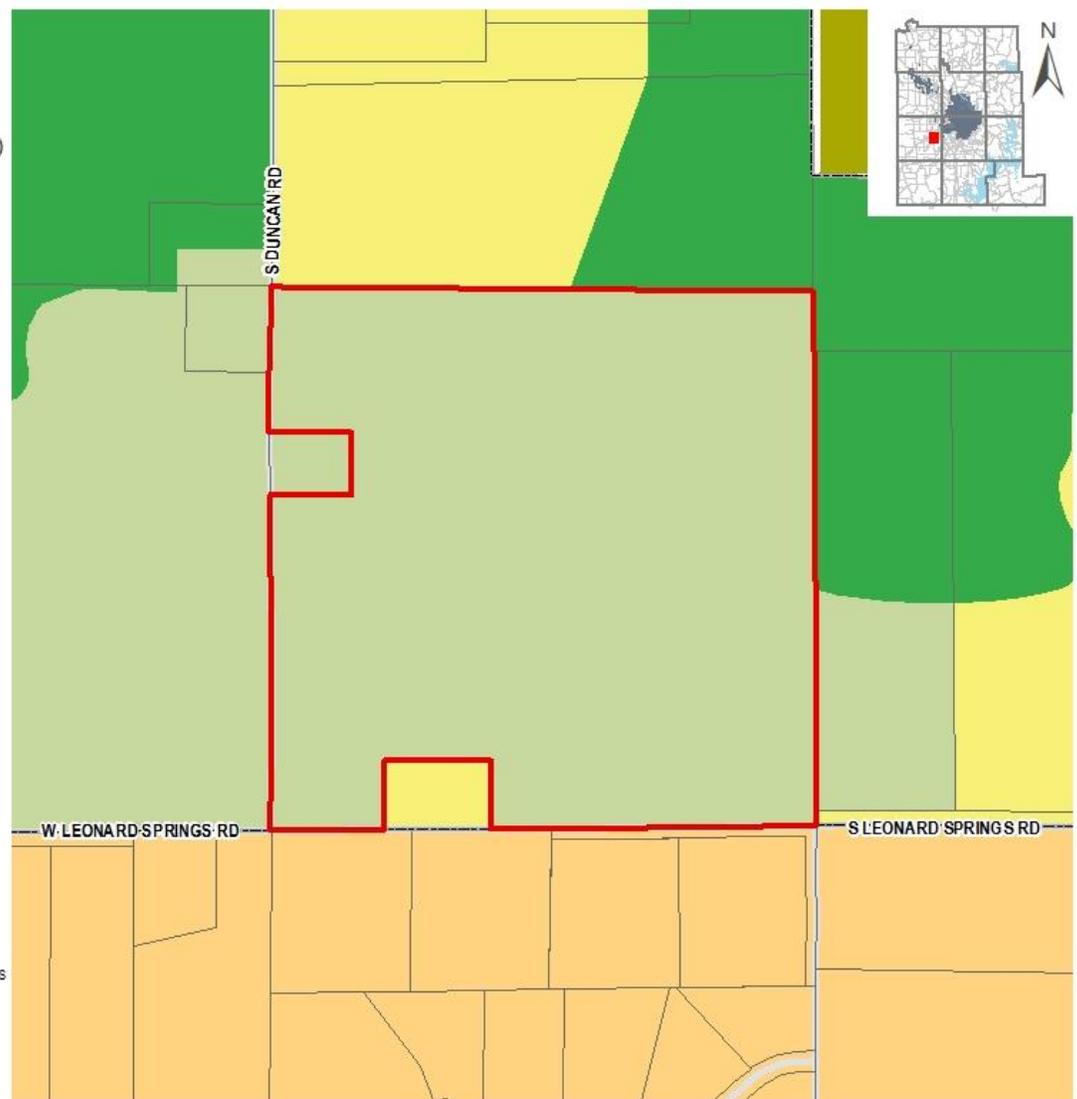
High quality materials, such as brick, stone, wood, and cementitious fiber should be encouraged. Rural development will typically require a lower degree of aesthetic scrutiny than is typical of higher density development areas; however, basic aesthetic standards should be met.

## Private signs

residential development will typically not include signs, unless the residence is also operated as a business. Business signs will typically be ground-mounted monument-style or post-style signs and should be limited to no more than six feet in height. Signs should be secured to the ground and should not include changeable copy. Signs may be painted on barns in the manner of historic rural barn signs.

### Comprehensive Plan

-  Petitioner
-  Townships
-  Monroe Co. Urbanizing Area (MCUA)
-  Parcels
-  Roads
- Comp. Plan Land Use (Updated 2015)**
-  Conservation Residential
-  Rural Residential
-  MCUA Open Space
-  MCUA Rural Transition
-  MCUA Suburban Residential
- Bloomington Growth Policies Plan**
-  Urban Residential



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 8/6/2018

## **FINDINGS OF FACT - Subdivisions**

### **850-3 PURPOSE OF REGULATIONS**

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

#### **Findings**

- The property is currently zoned Agriculture/Rural Reserve (AG/RR);
- Approval of the subdivision would create four (4) lots that meet the design standards for the zoning designation AG/RR;
- Approval of the subdivision would result in two 2.50 acre parcels, one 7.5 acre parcel, and a 24.48 acre parent parcel remainder lot (exclusive of dedicated right-of-way);
- The proposed use category for lots 1-4 is residential/agricultural;
- The property currently contains single family dwelling, two accessory buildings, and one agricultural structure;
- The Public Works Department has reviewed the driveways for this subdivision. Lot 1 shows a driveway location on the plat where a driveway permit has been proposed. Lot 2 has an existing driveway with a permit. Lot 3 will be sharing a driveway with Lot 4. Lot 4 has two driveways that will be removed and a new driveway will be shared with Lot 3;
- S Duncan Road is a local road with a 25 foot right-of-way dedication. W Leonard Springs Road is a major collector with a 35 foot right-of-way dedication;
- Lot 2, the designated Parent Parcel Remainder, shall not be further subdivided for a period of twenty-five (25) years from the date of recording of the Final Plat unless connected to a public sewage disposal system or further subdivision of the property is authorized by ordinance;
- The petitioner has agreed to remove or bury all overhead utilities located throughout the subdivision;
- The petitioner has requested a waiver from the requirement of Ch. 856-40, which requires sidewalk to be installed;
- The petitioner has requested a waiver from the requirement of Ch. 856-43, which requires street trees to be planted;
- The proposed lots have approved septic permits;
- The eight sinkholes on the site have been placed in conservancy areas;
- The MS4 Operator does not want sidewalk placed within any of the sinkhole conservancy areas, but is okay with street trees planted in SCAs;
- The petitioners have agreed to get rid of the existing two driveways on Lot 4 in order to put in a new shared drive for Lot 3 and 4 from W Leonard Springs Road;
- The petitioner is required to construct 4' wide sidewalks along the north side of W Leonard Springs Road and the east side of S Duncan Road (total of 0.3 miles excluding SCAs and two properties outside the Sliding Scale Subdivision) unless a sidewalk waiver is granted;

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

#### **Findings**

- The Urbanizing Area Plan designates the site as Rural Transition which supports low density residential development;
- See findings under Section A;

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

#### **Findings**

- The proposed use category for lots 1-4 is residential/agricultural;
- Lots 2 & 3 are currently vacant;
- Lot 4 contains a single family dwelling, and two accessory structures;
- Lot 2 contains one agricultural barn;
- The surrounding uses are residential or agricultural in nature;
- See findings under Section A;

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

**Findings**

- The property is currently zoned Agriculture/Rural Reserve (AG/RR);
- Adjacent properties are zoned AG/RR, Estate Residential (ER), and Estate Residential 1 (RE1).
- The property is within 0.1 miles to City of Bloomington jurisdiction;
- Sidewalks and street trees are required for this property since it is in the urbanizing area under the Monroe County Urbanizing Area Plan;
- Approval of the subdivision would create four (4) lots that meet the design standards for the zoning designation AG/RR;
- See findings under Sections A & C;

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

**Findings**

- See findings under Sections A & C & D;

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

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

**Findings:**

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

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

**Findings:**

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

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

**Findings**

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

## **FINDINGS OF FACT – WAIVER OF SIDEWALK REQUIREMENT**

The petitioner has requested a waiver from the *Improvement, Reservation and Design Standards* outlined in in 856-40 (A) (Sidewalks), which reads:

(A) Sidewalks shall be included within the dedicated, unpaved portions of the rights-of-way on both sides of all streets when any of the following are applicable:

- (1) the proposed subdivision has road frontage or the streets will connect with an existing or proposed subdivision or business development that has sidewalks, or;
- (2) a proposed major subdivision will be located within an area that is subject to the Business and Industrial Overlay as defined in Chapter 802 of the Zoning Ordinance, or;
- (3) the proposed subdivision is within the Urban Service boundary as shown in the comprehensive plan, or;**
- (4) the proposed subdivision is within a designated growth area in one of the Rural Communities as identified by the Comprehensive Plan, or;
- (5) the proposed subdivision has frontage on a street that provides direct access to destinations such as schools, recreational facilities, etc.

OR

**a proposed subdivision is within 1 mile radius of destinations such as schools, recreational facilities, etc., or;**

- (6) a proposed subdivision will result in the creation of at least five lots where any of the lots in the proposed subdivision are less than 2.5 acres in size.

Section 850-12 of the Monroe County Subdivision Control Ordinance states: “The Commission may authorize and approve modifications from the requirements and standards of these regulations (including the waiver of standards or regulations) upon finding that:

### **1. Practical difficulties have been demonstrated:**

#### **Findings:**

- The site gains access from S Duncan Road and W Leonard Springs Road, a designated Local Road and Major Collector, respectively;
- The sidewalk improvements are due to the petition site being in the urbanizing area, and being less than 1 mile from Karst Farm Park and Leonard Springs Park;
- Sidewalks are not currently constructed in the right-of-way on W Leonard Springs Road;
- The closest sidewalk is along the Fullerton PIKE overpass, which is about a mile away from the property. The Clear Creek Trail is also nearby with plans for connectivity with the Fullerton PIKE overpass;
- The requirement is for sidewalks to be constructed within the right-of-way on the north frontage along W Leonard Springs Road and the east side of S Duncan Road, unless the waiver is granted;
- There are two sinkholes along the frontage of S Duncan and W Leonard Springs Road, which would be a physical constraint to the construction of sidewalks. There are also two property owners along S Duncan and W Leonard Springs that are outside of the sliding scale proposal;
- One property along S Duncan Road that is not part of the sliding scale proposal has a lot that is 400’ wide. Since they are not in the subdivision, it would cause a break in the sidewalk. There is also one property along W Leonard Springs Road that that is not part of the sliding scale proposal and would result in a 264’ wide break in the sidewalk;
- The total length of required sidewalk for which the waiver is requested is approximately 1584 +/- linear feet (0.3 miles) along the north side of W Leonard Springs Road and east side of S Duncan Road, exclusive of the sinkhole conservancy areas;
- W Leonard Springs Road is a major collector and does not currently provide safe pedestrian/bicyclist access in this area;
- S Duncan Road and W Leonard Springs Road are both designated as moderate priority road

improvement;

- 2. The requested modifications would not, in any way, contravene the provisions of the Zoning Ordinance, the Comprehensive Plan or the Official Map of the County;**

**Findings:**

- The Comprehensive Plan calls for an alternative transportation system throughout the county;
- The sidewalk improvement is required due to the petition site's location in the urbanizing area and the proximity to Karst Farm Park and Leonard Spring Park;
- S Duncan Road and W Leonard Springs Road are both designated as moderate priority road improvement by the Monroe County Transportation Alternatives Plan;
- Sidewalks can alleviate safety concerns for pedestrians and promote alternative modes of transportation that are consistent with the Comprehensive Plan and the Zoning Ordinance;
- The Urbanizing Area Plan states the following related to sidewalks in the Rural Transition areas:
  - Due to the low-density character and distance from destinations, travel by foot will be less common in rural Transition areas. However, bicycle travel should be encouraged. Opportunities to extend shared use/bicycle paths as part of a county-wide greenway system should be explored. Roadside paths may be appropriate in some cases, but care should be taken to preserve the scenic character of rural roadways. This can be accomplished through meandering alignments that provide space for landscape features such as mounding, fencing, limestone walls and naturalized plantings. Expansion opportunities for rural Transit routes should be explored to enhance accessibility of more remote areas.

- 3. Granting the modifications waiver would not be detrimental to the public safety, health, or welfare and would not adversely affect the delivery of governmental services (e.g. water, sewer, fire protection, etc.):**

**Findings:**

- The presence of sidewalks does not have a relationship to the delivery of governmental services (e.g. water, fire protection, etc.) to facilitate the new building sites;
- Sidewalks can alleviate safety concerns for pedestrians and promote alternative modes of transportation;
- Sidewalks are required along S Duncan Road and W Leonard Springs Road, unless a waiver is granted;

- 4. Granting the modifications would neither substantially alter the essential character of the neighborhood nor result in substantial injury to other nearby properties;**

**Findings:**

- The Monroe County Transportation Alternatives Plan has this area as a moderate priority road improvement for connectivity;
- There are two sinkholes and two properties outside of the sliding scale subdivision that would create a break in the sidewalks along the frontage of S Duncan and W Leonard Springs Road;
- The proposed use for Lots 1-4 is residential/agricultural;
- The property is close to the City of Bloomington jurisdiction and is part of the urbanizing area;

- 5. The conditions of the parcel that give rise to the practical difficulties are unique to the parcel and are not applicable generally to other nearby properties;**

**Findings:**

- See findings under #1 above;

- 6. Granting the requested modifications would not contravene the policies and purposes of these regulations;**

**Findings:**

- See findings under #1, #2 and #3 above;

- 7. The requested modifications are necessary to ensure that substantial justice is done and represent the minimum modifications necessary to ensure that substantial justice is done;**

**Findings:**

- See findings under #1, #2 and #3 above;

- 8. The practical difficulties were not created by the Developer, Owner, Subdivider or Applicant; and,**

**Findings:**

- See findings under #1 and #7 above;

- 9. The practical difficulties cannot be overcome through reasonable design alternatives;**

**Findings:**

- See findings under #1 and #4 above;

In approving modifications, the Commission may impose such conditions as will in its judgment substantially secure the objectives of these regulations.

## **FINDINGS OF FACT – WAIVER OF STREET TREE REQUIREMENT**

The petitioner has requested a waiver from the *Preservation of Natural Features and Amenities* outlined in Ch. 856-43 (B) (Street Tree Requirement), which reads:

(B) As a requirement of final approval, the applicant shall plant and/or preserve trees on the property or the subdivision in accordance with the following:

(1) Street trees shall be planted or preserved within five (5) feet of the right-of-way of the street or streets within and abutting the subdivision, or at the discretion of the Plan Commission and the County Engineer, within the right-of-way of such streets. One tree shall be planted or preserved for every forty (40) feet of frontage along each street. Such trees shall be planted or preserved when any of the following are applicable:

- a. the proposed subdivision will connect with an existing or proposed subdivision or business development that has street trees, or has adjoining road frontage to a street that has street trees, or;
- b. a proposed major subdivision will be located within an area that is subject to the Business and Industrial Overlay as defined in Chapter 802 of the Zoning Ordinance, or;
- c. the proposed subdivision is within the Urban Service boundary as shown in the comprehensive plan, or;**
- d. the proposed subdivision is within a designated growth area in one of the Rural Communities as identified by the Comprehensive Plan, or
- e. a proposed subdivision will result in the creation of at least five lots where any of the lots in the proposed subdivision are less than 2.5 acres in size.

(2) Trees shall be planted or preserved on each proposed lot of a subdivision outside of the right-of-way in a location selected by the Subdivider. The number of trees planted or preserved shall be equivalent to one (1) tree for every forty (40) feet of frontage for the proposed lot. Such trees shall be planted or preserved for any subdivision not identified in 856-43 B (1) a-e, excluding any parcels created using the Administrative Subdivision procedure.

Section 850-12 of the Monroe County Subdivision Control Ordinance states: “The Commission may authorize and approve modifications from the requirements and standards of these regulations (including the waiver of standards or regulations) upon finding that:

### **1. Practical difficulties have been demonstrated:**

#### **Findings:**

- The site gains access from S Duncan Road and W Leonard Springs Road, a designated Local Road and Major Collector, respectively;
- S Duncan Road is 18 feet wide and Leonard Springs Road is 21 feet wide;
- Street trees are required along the frontage of S Duncan and W Leonard Springs Road. Per Chapter 856-43(B)1, street trees must be planted or preserved every 40 feet along the 2,060 linear feet of frontage, which would be 52 trees total;
- Street trees can be planted in sinkhole conservancy areas (SCAs) as they help stabilize soil;

### **2. The requested modifications would not, in any way, contravene the provisions of the Zoning Ordinance, the Comprehensive Plan or the Official Map of the County;**

#### **Findings:**

- See findings under Section 1;

### **3. Granting the modifications waiver would not be detrimental to the public safety, health, or welfare and would not adversely affect the delivery of governmental services (e.g. water, sewer, fire protection, etc.):**

#### **Findings:**

- See findings under Section 1;

- 4. Granting the modifications would neither substantially alter the essential character of the neighborhood nor result in substantial injury to other nearby properties;**

**Findings:**

- See findings under Section 1;

- 5. The conditions of the parcel that give rise to the practical difficulties are unique to the parcel and are not applicable generally to other nearby properties;**

**Findings:**

- Since the property is on the corner of S Duncan and W Leonard Springs Road, there may some modification to the types of trees planted at the corner as to not impede site distance. This would be reviewed and approved by the Public Works Department;
- See findings under Section 1;

- 6. Granting the requested modifications would not contravene the policies and purposes of these regulations;**

**Findings:**

- See findings under Section 1;

- 7. The requested modifications are necessary to ensure that substantial justice is done and represent the minimum modifications necessary to ensure that substantial justice is done;**

**Findings:**

- See findings under Section 1;

- 8. The practical difficulties were not created by the Developer, Owner, Subdivider or Applicant; and,**

**Findings:**

- See findings under Section 1;

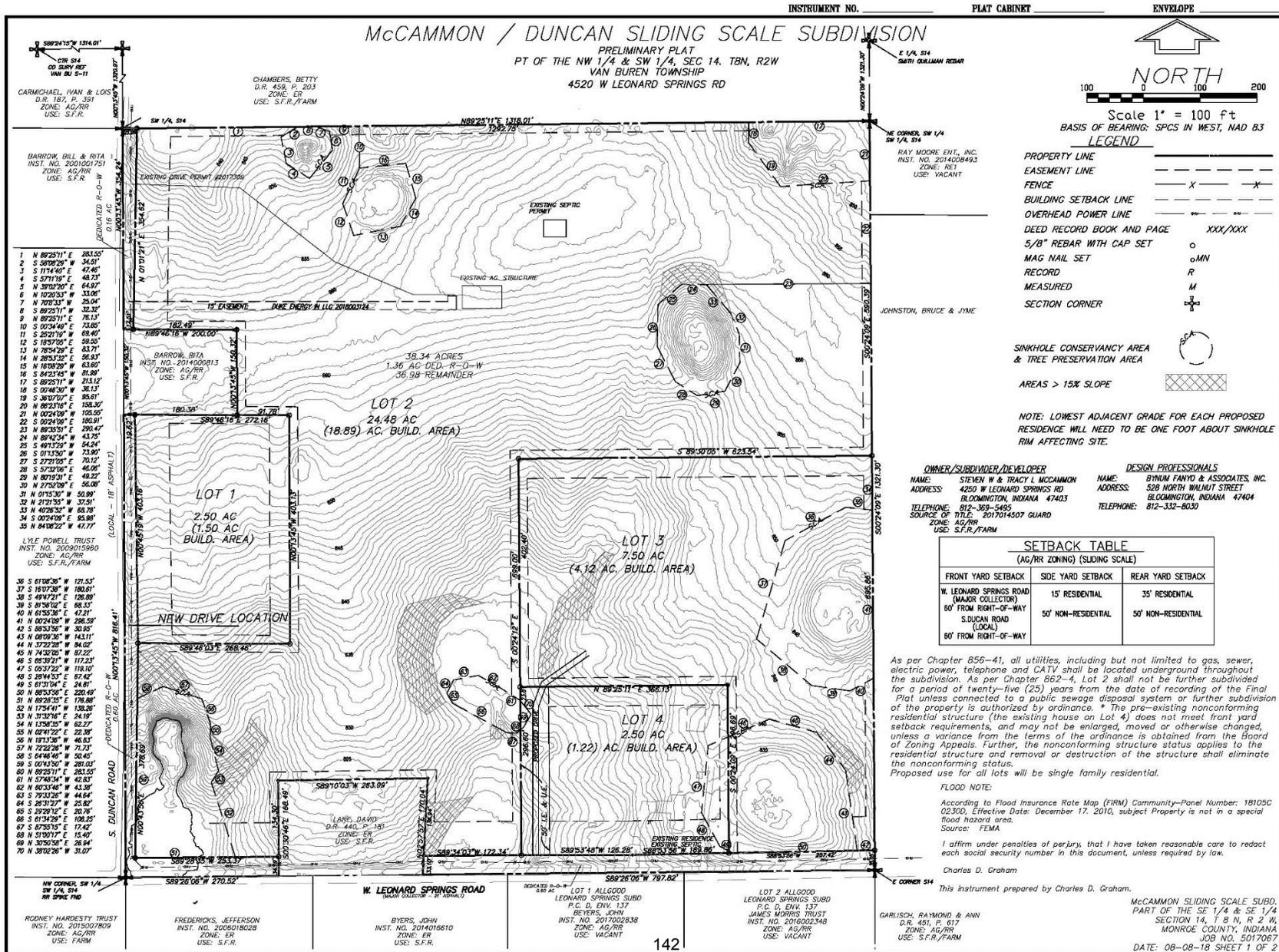
- 9. The practical difficulties cannot be overcome through reasonable design alternatives;**

**Findings:**

- See findings under Section 1;

In approving modifications, the Commission may impose such conditions as will in its judgment substantially secure the objectives of these regulations.

**EXHIBIT 1: McCammon Duncan Sliding Scale Subdivision Preliminary Plat – Pg 1 of 2**



**EXHIBIT 1: McCammon Duncan Sliding Scale Subdivision Preliminary Plat – Pg 2 of 2**

INSTRUMENT NO. \_\_\_\_\_ PLAT CABINET \_\_\_\_\_ ENVELOPE \_\_\_\_\_

**MCCAMMON / DUNCAN SLIDING SCALE SUBDIVISION**

PRELIMINARY PLAT  
PT OF THE NW 1/4 & SW 1/4, SEC 14, T8N, R2W  
VAN BUREN TOWNSHIP  
4520 W LEONARD SPRINGS RD

We, Steven W and Tracy L McCammon, the owner of the real estate described below, certify that I have subdivided and platted it according to this plat.

This subdivision is called MCCAMMON SLIDING SCALE SUBDIVISION, an addition to Monroe County, Indiana, and consists of 4 lots numbered 1-4. The streets and alleys shown, as far as they have not already been so dedicated, are dedicated to the public.

Front, rear and side yard setback lines are established as shown on the plat. Between them and the property lines of the adjacent streets no building or other structure shall be erected or maintained.

The strips of ground that are shown on the plat and marked "easement" are owned by the owners of the lots that they respectively affect, subject to the rights of public utilities for the installation and maintenance of water and sewer mains, poles, ducts, lines and wires. Buildings or other structures shall not be erected or maintained on these strips.

Signed and Sealed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
Signed Printed

Office \_\_\_\_\_

STATE OF INDIANA }  
COUNTY OF MONROE } SS:

Before me, the undersigned Notary Public, in and for the said County and State, personally appeared Steven W McCammon and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

County of Residence \_\_\_\_\_ Commission Expires \_\_\_\_\_

Notary Public Signature \_\_\_\_\_ Notary Public Printed \_\_\_\_\_

Signed and Sealed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
Signed Printed

Office \_\_\_\_\_

STATE OF INDIANA }  
COUNTY OF MONROE } SS:

Before me, the undersigned Notary Public, in and for the said County and State, personally appeared Tracy L McCammon and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

County of Residence \_\_\_\_\_ Commission Expires \_\_\_\_\_

Notary Public Signature \_\_\_\_\_ Notary Public Printed \_\_\_\_\_

According to Indiana Administrative Code (855 IAC1-12-12), the following is the theory of location applied in establishing the lines established this survey:

A. Monuments found and referenced at County Surveyor's Office held to be controlling monuments:

- i. Southwest corner Section 14, County Surveyor's reference Van Bu U-13.
- ii. Center of Section 14, County Surveyor's reference Van Bu S-11.

B. PLSS Monuments found and not referenced at County Surveyor's Office held to be controlling monuments:

- i. The Southwest corner of the Southeast 1/4, Southeast 1/4 Section 14, Rail road spike found.
- ii. East 1/4 corner Section 14, Smooth Quillman near found.

The Northeast corner of the Southeast 1/4, Southeast 1/4 was established by proportionate measurement between Southwest corner and East 1/4 corner as cited above.

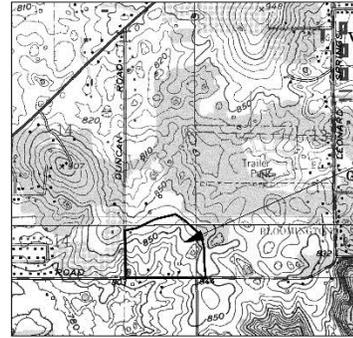
The South 1/4 Section 27 was established by proportionate measurement between Southwest corner and Northwest corner of the Southeast 1/4, Southeast 1/4 was established by proportionate measurement between Southwest corner and proportionate measurement between center of Section and East 1/4 as cited above.

The North and South lines of 'Borrow' parcel were projected through existing fence posts at called distances.

The East and West lines of 'Lane' parcel were projected through existing fence posts at called distances.

According to Indiana Administrative Code (855 IAC1-12-12), the following is the uncertainty of locations in the lines and corners established this survey:

- A. Availability and condition of reference monuments.
1. May spike (toing 3.2' Southeast of Northwest corner of 1/4, 1/4 section as constructed this survey).
  2. Uncertainty due to accepting fence posts for position of lines of 'Borrow' and 'Lane' parcels = 1 foot.
- B. Occupation or possession lines
1. No occupation or possession in conflict with lines established this survey.
- C. Clarity or ambiguity of record description and adjoining record descriptions.
1. No uncertainty due to clarity or ambiguity noted this survey, all outside of 1/4, 1/4 Section.
- D. Relative positional accuracy of the measurements is 0.13 feet (40mm) +/- 100 ppm, consistent with a 'Suburban Survey' as defined by Indiana Code.



Under the authority of Chapter 174, Acts of 1947, as amended, General Assembly of the State of Indiana, and Monroe County Subdivision Control Ordinance, this plat was approved by the Monroe County Plan Commission at a meeting held \_\_\_\_\_, 20\_\_\_\_.

This parcel was created through the Sliding Scale Subdivision procedure and approved

MONROE COUNTY PLAN COMMISSION

PRESIDENT - SUSIE JOHNSON

SECRETARY - LARRY WILSON

Evidence of easements has not been located in the field and is not shown on the survey drawing. This certification does not take into consideration additional facts an accurate and correct title search and/or examination might disclose. Subject to the above reservations, I hereby certify that the survey work on the project shown hereon was performed by me or under my direct supervision and control, and that all information shown is true and correct to the best of my knowledge and belief. I certify that I am a Registered Land Surveyor licensed under the laws of Indiana; that this plat accurately represents a survey made by me on \_\_\_\_\_, October 27th, 2018 and that the monuments shown on it exist; and that their locations, sizes, types, and materials are accurately shown.

Certification:

I certify that the survey as shown by plat was performed wholly under the direction of myself, a registered land surveyor in the State of Indiana, and to the best of my belief and knowledge was executed according to 855 IAC 1-12.

*Charles D. Graham*

Charles D. Graham  
Indiana L.S. 29500014  
Bynum Fanyo & Associates, Inc.  
528 North Walnut Street  
Bloomington, Indiana 47404-3804  
812-332-8030



**ZONING NOTE:**

Subject property and the adjoining shown on the survey drawing are all zoned as Agricultural / Rural Reserve (AG/RR) or Estate Residential (ER) as noted on plat.

As per Chapter 862-4 A, Lot 2 shall not be further subdivided for a period of twenty-five (25) years from the date of recording of the Final Plat unless connected to a public sewage disposal system or further subdivision of the property is authorized by ordinance.

MCCAMMON SLIDING SCALE SUBD.  
PART OF THE SE 1/4 & SE 1/4  
SECTION 14, T 8 N, R 2 W,  
MONROE COUNTY, INDIANA  
JOB NO. 5017057  
DATE: 08-07-18 SHEET 2 OF 2

PREPARED BY BYNUM FANYO & ASSOCIATES INC. 528 N. WALNUT ST. BLOOMINGTON, IN. 47404

## **EXHIBIT 2: Petitioner Findings of Fact**

**Jacqueline Nester**

---

**From:** Doug Graham <dgraham@bynumfanyo.com>  
**Sent:** Tuesday, August 07, 2018 5:02 PM  
**To:** Jacqueline Nester  
**Subject:** FW: sidewalks

Jackie,

Got this fro Keith Kline's office. Another note RE street trees

- Tree preservation areas lest in Sinkhole Conservancy Areas.

---

**From:** Donna Mitchell [mailto:ksdonnamitchell@yahoo.com]  
**Sent:** Tuesday, August 07, 2018 1:18 PM  
**To:** Doug Graham  
**Subject:** sidewalks

Doug:

It is the McCammon family's opinion that putting the sidewalks on the property in sections does not seem reasonable due to the karst areas that would not allow them to have sidewalks that connect, as well as considering the other properties adjacent. They also feel that several mature trees could be damaged through the process. They also feel that it would not be a safe situation to piece work the sidewalks around these karst areas.

Donna Mitchell  
for: Keith Kline  
K & S Rolloff/K & S Hauling  
4810 W St Rd 45  
Bloomington, IN 47403  
812-825-5000  
812-825-4047 FAX

**PLANNER** Jordan Yanke  
**CASE NUMBER** 1807-SMN-03 Polley Minor Subdivision  
**PETITIONER** Carson Polley c/o Bynum Fanyo & Associates, Inc.  
**ADDRESS** 6126 N Tunnel RD  
**REQUEST** Preliminary Plat to Subdivide (1) Parcel into (4) Parcels and Includes a Waiver Request for Sidewalks  
**ZONE** Forest Reserve (FR)  
**ACRES** 82.42 acres +/-  
**TOWNSHIP** Benton South  
**SECTION** 5  
**COMP PLAN DESIGNATION** Farm and Forest

**EXHIBITS**

1. Petitioner Letter/Waiver Request
2. Preliminary Plat
3. Proof of Capacity Letters

**RECOMMENDATION**

**Approve** the Minor Subdivision Preliminary Plat, based on the findings of fact and subject to the Monroe County Public Works Department reports.

**Approve** the Sidewalk Waiver request, based on the findings of fact and subject to the Monroe County Public Works Department reports.

**PLAT COMMITTEE**

The Plat Committee heard the petition at its regular meeting on August 16, 2018, and gave a positive recommendation by a vote of 3-0 to approve the Minor Subdivision and Sidewalk Waiver request.

**BACKGROUND/DISCUSSION**

The petition site is an 82.42 +/- acre parcel located in Benton South Township and is currently vacant with exception to an uninhabitable structure. The parcel maintains frontage along N Tunnel Road and also gains access by it. The frontage distance is approximately 830 feet.

The site is currently zoned Forest Reserve (FR). The petitioner is proposing to subdivide one (1) parcel into four (4) parcels. Each proposed parcel meets all design standards within the Monroe County Zoning Ordinance for the Forest Reserve (FR) Zoning District. The proposed acreage for the each lot is as follows:

- Lot 1 (10.12 acres)
- Lot 2 (11.86 acres)
- Lot 3 (10.04 acres)
- Lot 4 (49.74 acres)

The proposed lots will be served by private septic systems. The lots will be provided electric service by SCI REMC and water by B&B Water. The lots will be accessed via a private drive within the 50 foot ingress, egress, and utility easement shown on the proposed plat (see Exhibit 2).

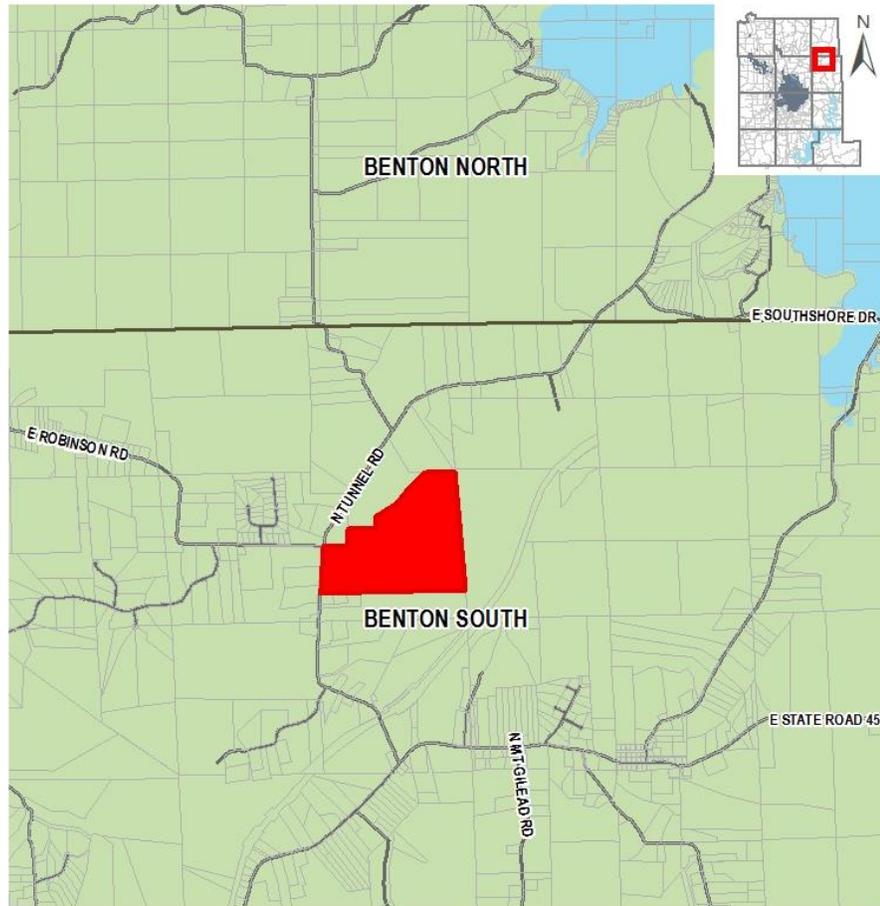
The petitioner's property is located within one (1) mile of a school (Unionville Elementary), thus requiring the petitioner to construct sidewalks within the dedicated right-of-way along N Tunnel Road, unless the requirement is waived. That being said, the petitioner has requested a waiver from the Improvement, Reservation and Design Standards outlined in 856-40 (Sidewalks). There are no properties adjacent to the petition site that currently contain sidewalks.

**LOCATION MAP**

The parcel is located at 6126 N Tunnel Road in Section 5 of Benton South Township. The property maintains frontage along N Tunnel Road, a public road classified as a Major Collector in the Monroe County Thoroughfare Plan.

**Location Map**

-  Petitioner
-  Townships
-  Roads
-  Parcels
-  Lakes



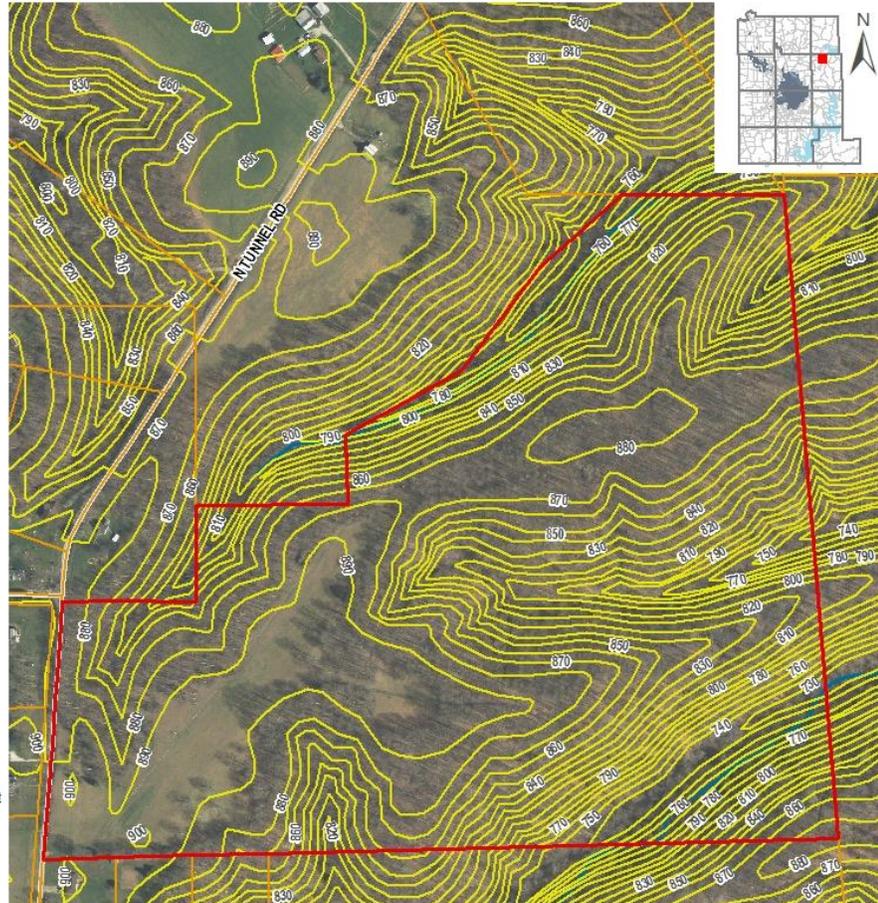
0 0.2 0.4 0.8 Miles  
Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 8/6/2018

## SITE CONDITIONS

The property is currently vacant with exception to an uninhabitable structure. The property has a substantial amount of Buildable Area (see Exhibit 2). There is no floodplain and no known karst features on the petition site.

### Site Conditions Map

-  Petitioner
-  Parcels
-  10-Foot Contours
-  Roads
-  Hydrologic Features



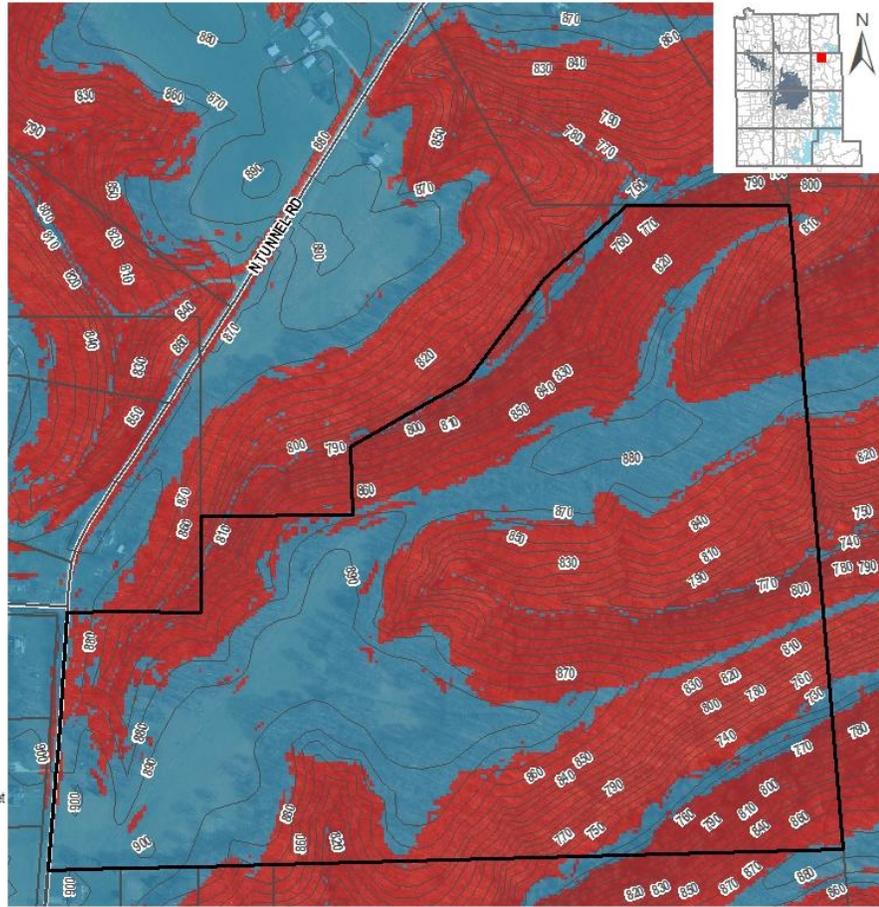
0 205 410 820 Feet



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 8/6/2018

# Slope Map

- Petitioner
- Parcels
- 10-Foot Contours
- Roads
- Percent Slope (2010)**
  - 0 - 15
  - > 15



0 105 210 420 630 840 Feet



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 8/6/2018

## **SITE PHOTOS**



Figure 1: View of petition site's frontage (on right) along N Tunnel Road. Photo facing north.



Figure 2: View from petition site's southwestern corner near the proposed driveway entrance to the lots. Photo facing south.



Figure 3: View of petition site at the proposed driveway entrance off N Tunnel Road. Photo facing east.



Figure 4: View of petition site's frontage along N Tunnel Road. This photo shows the location (on right) where the sidewalk would need to be constructed if the waiver request is not approved. Photo facing north.



Figure 5: View of petition site's frontage along N Tunnel Road. This photo shows the location (on left) where the sidewalk would need to be constructed if the waiver request is not approved. Photo facing south.



Figure 6: Aerial image of the petition site, facing north.

## ADJACENT USES / ZONING

The property is zoned Forest Reserve (FR). Adjoining properties are zoned Forest Reserve (FR) and Agriculture/Rural Reserve (AG/RR). Nearby uses are primarily residential.

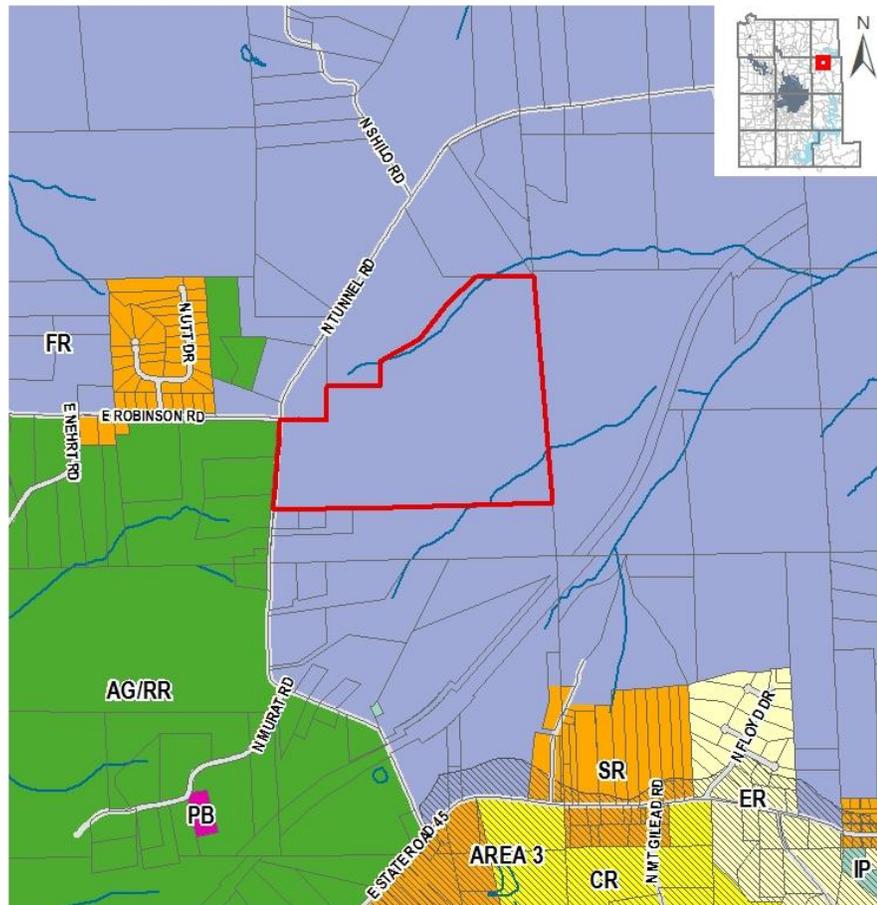
### Current Zoning Map

-  Petitioner
-  Parcels
-  Roads
-  Hydrologic Features
- ECO Areas**
-  Area 3
- Monroe County Zoning**
-  AG/RR - Agriculture/Rural Reserve
-  CR - Conservation Residential
-  ER - Estate Residential
-  FR - Forest Reserve
-  IP - Institutional/Public
-  PB - Pre-Existing Business
-  SR - Suburban Residential

0 0.1 0.2 0.4 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 8/6/2018



## INFRASTRUCTURE AND ACCESS

The parcel maintains frontage along N Tunnel Road (Major Collector). Right-of-way dedication is required when subdividing, meaning right-of-way will be dedicated along N Tunnel Road.

Each proposed lot in the subdivision will be served by private septic systems and a shared driveway via a 50 foot ingress, egress, and utility easement. The petitioner has submitted proof of capacity letters for the proposed subdivision from SCI REMIC and B&B Water.

## **COMPREHENSIVE PLAN DISCUSSION**

The petition site is located within the Farm and Forest Comprehensive Plan designation which states:

### **Farm and Forest Residential**

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

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

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

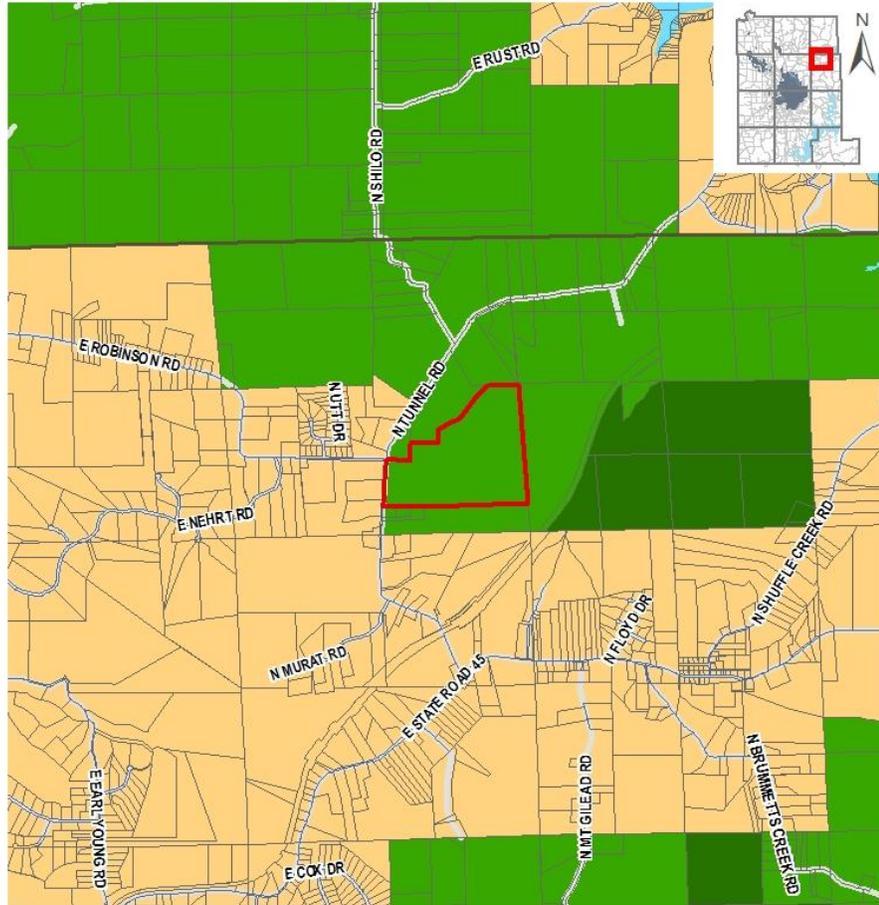
In reviewing rezoning, subdivision and site development proposals, the County Plan Commission shall consider the following:

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

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

# Comprehensive Plan

-  Petitioner
-  Townships
-  Parcels
-  Roads
- Comp. Plan Land Use (Updated 2015)**
-  Farm and Forest
-  Managed Lands
-  Rural Residential
-  Water



0 0.2 0.4 0.8 Miles



Monroe County  
 Planning Department  
 Source: Monroe County GIS  
 Date: 8/6/2018

## **FINDINGS OF FACT - Subdivisions**

### **850-3 PURPOSE OF REGULATIONS**

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

#### **Findings**

- The site is currently zoned Forest Reserve (FR);
- Approval of the subdivision would create four (4) lots that exceed the minimum lot size requirement for the Forest Reserve (FR) Zoning Designation;
- Approval of the subdivision would result in a 10.12 acre parcel, a 11.86 acre parcel, a 10.04 acre parcel, and a 49.74 acre parcel;
- The proposed use in the subdivision is residential;
- Each lot will be served by a private septic system and be accessed via a 50 foot ingress, egress, and utility easement;
- The lots have been issued capacity letters by SCI REMC and B&B Water;
- Sidewalks are required due to the proposed subdivision's location within one (1) mile of a school (Unionville Elementary);

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

#### **Findings**

- See findings under Section (A);
- The Comprehensive Plan designates the site as Farm and Forest, which is described in this report;
- The 2018 Monroe County Transportation Alternatives Plan does not list the segment of N Tunnel Road that the petition site fronts as a Road Improvement Opportunity, which is defined as:
  - *A Road Improvement Opportunity is a transportation alternatives opportunity within the road right-of-way for continuity of the multimodal network.*

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

#### **Findings**

- See findings under Section (A);
- Lot 1, Lot 2, and Lot 3, as shown on the proposed plat, are currently vacant;
- Lot 4, as shown on the proposed plat, currently contains an uninhabitable structure;
- The surrounding uses are primarily agricultural and residential in nature;
- The property maintains frontage along N Tunnel Road;
- The proposed subdivision is meeting the Monroe County Zoning Ordinance's Buildable Area requirement;

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

#### **Findings**

- See findings under Section (A);
- The adjoining properties are zoned Forest Reserve (FR) and Agriculture/Rural Reserve (AG/RR);  
N Tunnel Road is classified as a Major Collector per the Monroe County Thoroughfare Plan;

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

**Findings**

- See findings under Sections (A), (C), and (D);
- A sidewalk waiver has been requested by the petitioner. The ordinance requires that a sidewalk be constructed within the right-of-way along N Tunnel Road, unless the waiver is granted;
- There are no known karst features on the property;
- There is no floodplain on the property;

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

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

**Findings:**

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

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

**Findings:**

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

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

**Findings**

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

## **FINDINGS OF FACT – WAIVER OF SIDEWALK REQUIREMENT**

The petitioner is requesting a waiver from the *Improvement, Reservation and Design Standards* outlined in 856-40 (A) (Sidewalks), which reads:

- (A) Sidewalks shall be included within the dedicated, unpaved portions of the rights-of-way when any of the following are applicable:
    - (5) the proposed subdivision has frontage on a street that provides direct access to destinations such as schools, recreational facilities, etc.
- OR
- a proposed subdivision is within 1 mile radius of destinations such as schools, recreational facilities, etc.;

Section 850-12 of the Monroe County Subdivision Control Ordinance states: “The Commission may authorize and approve modifications from the requirements and standards of these regulations (including the waiver of standards or regulations) upon finding that:

### **1. Practical difficulties have been demonstrated:**

#### **Findings:**

- The sidewalk improvements are required due to the petition site meeting the criteria described in 856-40 (A) (5) above;
- The site gains access from N Tunnel Road, designated a Major Collector in the Monroe County Thoroughfare Plan;
- Sidewalks do not currently exist adjacent to the petition site in either direction;
- The requirement is that sidewalks be constructed within the right-of-way along the petition site’s frontage of N Tunnel Road, unless the waiver is granted;
- There are existing physical constraints, including steep slopes and vegetation, where the sidewalk would be required along N Tunnel Road;
- The total length of required sidewalk for which the waiver is requested is approximately 800 +/- linear feet;
- The petitioner has provided findings, stating:
  - *“The southeast corner of the subject property (82.42 acres) does fall within the 1 mile radius of Unionville School (0.9 mile) in a straight line but is over 1.50 miles along the existing roads. Along the Tunnel Road right-of-way of the subject property’s topography would prohibit construction of a useful and beneficial sidewalk due to the slope restrictions, existing utilities, and existing wooded area. There are no other sidewalks between the subject property and the school.”*;

### **2. The requested modifications would not, in any way, contravene the provisions of the Zoning Ordinance, the Comprehensive Plan or the Official Map of the County;**

#### **Findings:**

- See findings under Section (1);
- The Comprehensive Plan calls for transportation alternatives throughout Monroe County;
- The 2018 Monroe County Transportation Alternatives Plan does not list the segment of N Tunnel Road that the petition site fronts as a Road Improvement Opportunity;

- 3. Granting the modifications waiver would not be detrimental to the public safety, health, or welfare and would not adversely affect the delivery of governmental services (e.g. water, sewer, fire protection, etc.):**

**Findings:**

- See finding under Sections (1) and (2);
- The absence of a sidewalk would not have a detrimental relationship to the delivery of governmental services (e.g. water, fire protection, etc.) to the proposed subdivision lots;

- 4. Granting the modifications would neither substantially alter the essential character of the neighborhood nor result in substantial injury to other nearby properties;**

**Findings:**

- See findings under Sections (1), (2), and (3);
- Approval of the waiver would not substantially alter the essential character of the neighborhood., as there are no sidewalks that exist near the petition site and the proposed subdivision would only create three (3) additional single-family residences;

- 5. The conditions of the parcel that give rise to the practical difficulties are unique to the parcel and are not applicable generally to other nearby properties;**

**Findings:**

- See findings under Section (1);

- 6. Granting the requested modifications would not contravene the policies and purposes of these regulations;**

**Findings:**

- See findings under Sections (1), (2), and (3);
- Granting the requested modification would not contravene the policies and purposes of these regulations;

- 7. The requested modifications are necessary to ensure that substantial justice is done and represent the minimum modifications necessary to ensure that substantial justice is done;**

**Findings:**

- See findings under Sections (1), (2), and (3);
- The requested modification is necessary to ensure that substantial justice is done and represent the minimum modification necessary;

- 8. The practical difficulties were not created by the Developer, Owner, Subdivider or Applicant; and,**

**Findings:**

- See findings under Sections (1) and (7);
- The practical difficulties were not created by the Developer, Owner, Subdivider or Applicant;

**9. The practical difficulties cannot be overcome through reasonable design alternatives;**

**Findings:**

- See findings under Section (1);

In approving modifications, the Commission may impose such conditions as will in its judgment substantially secure the objectives of these regulations.

**EXHIBIT 1: Petitioner Letter/Waiver Request**



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

July 5, 2018  
Monroe County Planning Department  
403 N. Morton Street  
Bloomington, IN 47403

RE: Polley Minor Subdivision – N. Tunnel Road

Dear Planning Department:

Our client, Carson and Lindsay Polley, respectfully request a waiver from the sidewalk requirements.

The southeast corner of the subject property (82.42 acres) does fall within the 1 mile radius of Unionville School (0.9 mile) in a straight line but is over 1.50 miles along the existing roads. Along the Tunnel Road right-of-way of the subject property's topography would prohibit construction of a useful and beneficial sidewalk due to the slope restrictions, existing utilities and existing wooded area. There are no other sidewalks between the subject property and the school.

Sincerely,

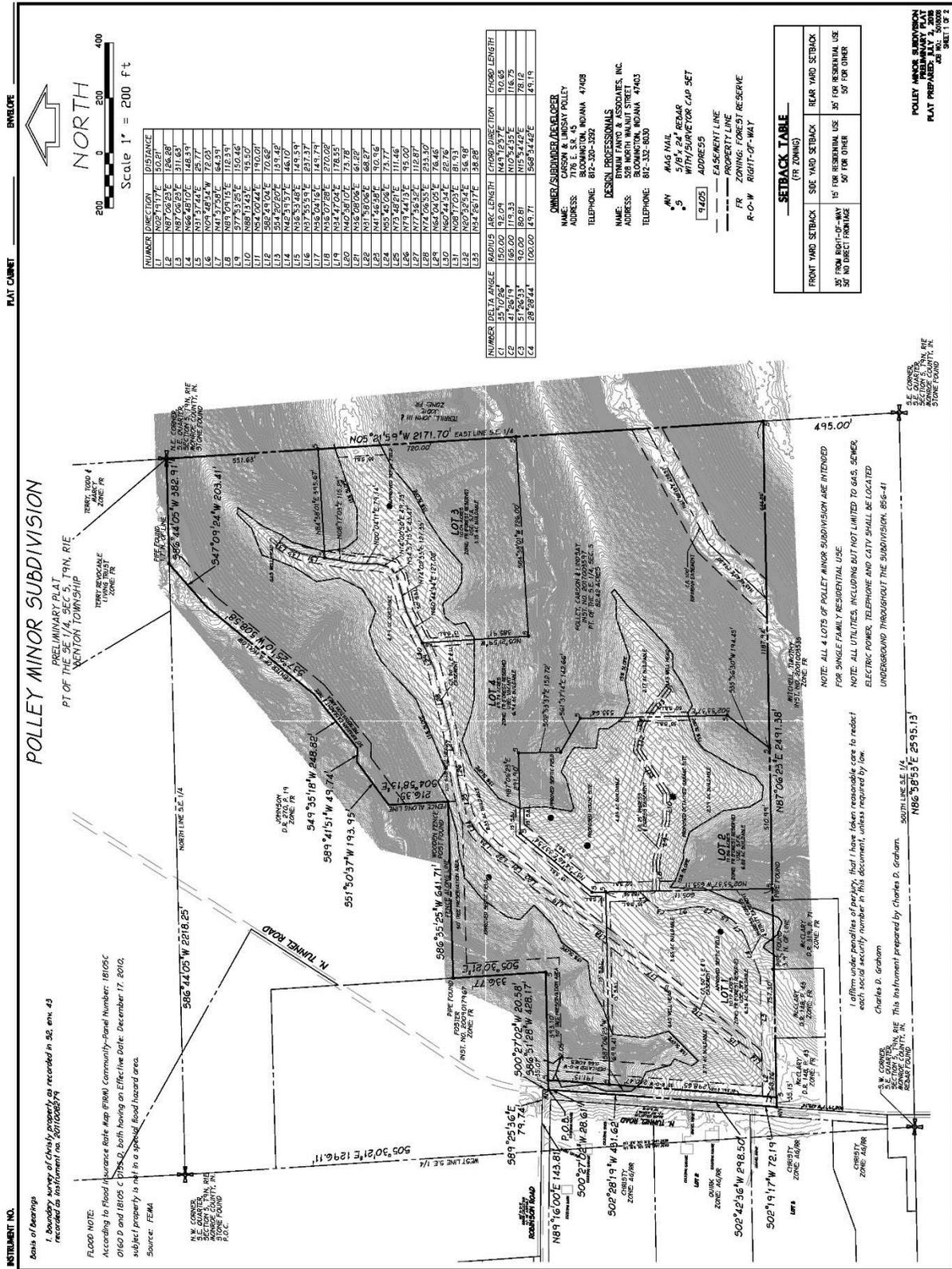
Jay Floyd  
Survey Manager  
Bynum Fanyo & Associates, Inc.

RECEIVED  
JUL 05 2018  
MONROE COUNTY PLANNING

528 NORTH WALNUT STREET  
812-332-8030

BLOOMINGTON, INDIANA 47404  
FAX 812-339-2990

# EXHIBIT 2: Preliminary Plat



NUMBER	DIRECTION	DISTANCE	CHORD DIRECTION	CHORD LENGTH
L1	N87°19'17"E	50.28'		
L2	N87°02'52"E	311.63'		
L3	N66°48'10"E	1483.91'		
L4	N51°57'44"E	25.77'		
L5	N41°57'24"E	44.93'		
L6	N89°09'15"E	112.93'		
L7	S77°39'23"E	150.48'		
L8	N89°13'43"E	15.50'		
L9	S82°49'04"E	70.82'		
L10	S54°20'02"E	134.46'		
L11	N62°35'57"E	46.10'		
L12	N53°55'59"E	23.33'		
L13	N53°04'18"E	143.71'		
L14	N53°07'52"E	270.02'		
L15	N52°47'02"E	178.53'		
L16	N53°08'02"E	61.82'		
L17	N51°58'06"E	68.27'		
L18	N41°46'28"E	102.56'		
L19	N73°42'03"E	111.16'		
L20	N73°42'03"E	95.00'		
L21	N77°36'32"E	112.87'		
L22	N72°05'55"E	233.30'		
L23	N60°44'34"E	22.76'		
L24	N60°17'03"E	81.93'		
L25	N60°29'52"E	56.99'		
L26	N52°28'17"E	38.29'		
L27	N45°02'00"E	100.00'		
L28	N45°02'00"E	100.00'		
L29	N45°02'00"E	100.00'		
L30	N45°02'00"E	100.00'		

**OWNER/SUBDIVIDER/DEVELOPER**  
 NAME: BINNY FANTO & ASSOCIATES, INC.  
 ADDRESS: 528 N. WALNUT ST., BLOOMINGTON, INDIANA 47408  
 TELEPHONE: 812-332-3392

**DESIGN PROFESSIONALS**  
 NAME: BINNY FANTO & ASSOCIATES, INC.  
 ADDRESS: 528 N. WALNUT ST., BLOOMINGTON, INDIANA 47408  
 TELEPHONE: 812-332-8030

**ANY**  
 5' 7/8" W/16" VECTOR CAP SET  
 9403 ADDRESS  
 CASEMENT LINE  
 FR ZONING FOREST RESERVE  
 R-O-W RIGHT-OF-WAY

SETBACK TABLE (R ZONING)	
FRONT YARD SETBACK	35' FROM RIGHT-OF-WAY
SIDE YARD SETBACK	15' FOR RESIDENTIAL USE
REAR YARD SETBACK	35' FOR OTHER
REAR YARD SETBACK	35' FOR RESIDENTIAL USE
REAR YARD SETBACK	50' FOR OTHER

**POLLEY MINOR SUBDIVISION PRELIMINARY PLAT**  
 PREPARED BY BINNY FANTO & ASSOCIATES, INC.  
 SHEET 1 OF 2

**INSTRUMENT NO.**

**basis of bearings**

1. Boundary survey of Chasity property as recorded in 38, ex. 43 recorded as Instrument No. 2011002879

2. According to Flood Hazard Insurance Rate Map (FIRM) Community-Rated Number: 18105C 0160 D and 18105 C DSS-D, both having an Effective Date: December 17, 2010, subject property is not in a special flood hazard area.

Source: FEMA

**FLOOD NOTE:**

N.W. CORNER  
 S.E. QUARTER  
 SECTION 16, T11N, R10E  
 MONROE COUNTY, IN.  
 P.L.O.C. CORNER

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

Charles D. Graham

S.W. CORNER  
 S.E. QUARTER  
 SECTION 16, T11N, R10E  
 MONROE COUNTY, IN.  
 P.L.O.C. CORNER

This instrument prepared by Charles D. Graham.

PREPARED BY BINNY FANTO & ASSOCIATES, INC. 528 N. WALNUT ST. BLOOMINGTON, IN. 47404 (812)332-8030



**EXHIBIT 3: Proof of Capacity Letters**



July 5, 2018

To Whom It May Concern:

South Central Indiana REMC has power available to serve a residence located on 6126 North Tunnel Rd, Bloomington, Indiana, in Monroe County, Benton Township.

If you have any questions please feel free to call. I am in the office 7:30a-4:00p, Monday-Friday.

Sincerely,

Heidi Derringer  
Administrative Assistant

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MONROE COUNTY PLANNING

**South Central Indiana Rural Electric Membership Corporation: Member-Owned and -Operated since 1939**  
300 Morton Avenue | Martinsville, IN 46151 | (765) 342-3344 | (800) 264-7362 | sciremc.com

**B&B Water  
6023 East State Road 45  
Bloomington, Indiana 47408  
812-336-7644**

June 21, 2018

To Whom It May Concern:

B&B Water currently has the capacity available to provide three meters for the proposed Polley Minor Subdivision on Tunnel Road. We can guarantee this availability for one year, after which time we will need to reassess our ability to provide it.

Please contact me at 812-334-9960 or [dsharp@sharpdesigns.net](mailto:dsharp@sharpdesigns.net) if you have further questions.

Sincerely,

David Sharp  
Secretary, B&B Water Board

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JUL 05 2018  
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