

MONROE COUNTY PLAT COMMITTEE



**November 21, 2019
4:00 pm**

**Monroe County Government Center
Planning Department
501 N. Morton Street, Suite 224
Bloomington, IN 47404**

A G E N D A
MONROE COUNTY PLAT COMMITTEE

North Showers Building, 501 N. Morton Street, Room 224, Bloomington, IN

November 21, 2019

4:00 pm

REGULAR MEETING

OLD BUSINESS:

1. 1906-SPP-01

**Southern Meadows Major Subdivision Preliminary Plat.
Plat Vacation Requested.
Final Hearing.**

Ninety-three (93) parcels on 39.1 +/- acres in Sections 20 & 21 of Perry Township at S Rogers ST and S College DR (Parcel #: 53-08-20-100-055.002-008 & 53-08-21-200-108.002-008).

Zoned MR.

*****CONTINUED BY STAFF*****

NEW BUSINESS:

1911-SPP-04

**Highland Park Estates Phase IV and V Major Preliminary Plat PAGE 3
Road Width Waiver Request.
Plat Committee Recommendation.**

Thirty-six (36) parcels on 15.64 +/- acres in Section 13 of Richland Township at 4300 block of W Emma DR. (Parcel #: 53-04-13-400-052.000-011).

Zoned MR.

1911-SSS-15

Jones Sliding Scale Subdivision Preliminary Plat PAGE 37

Two (2) parcels on 78.7 +/- acres in Section 7 of Bloomington Township and Section 12 of Richland Township at 5569 N Maple Grove RD (Parcel #: 53-04-12-100-007.000-011; 53-04-12-400-001.000-011; 53-05-07-200-004.000-004).

Zoned AG/RR.

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

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

The meeting will be open to the public.

MONROE COUNTY PLAT COMMITTEE

November 21, 2019

PLANNER Tammy Behrman
CASE NUMBER 1911-SPP-04, Highland Park Estates, Phase IV & V Major Preliminary Plat –Refile
 o Road Width Waiver Request
 o Waiver of Second Hearing Request
PETITIONER Highland Park Estates LLC in care of Bynum Fanyo & Associates, Inc.
ADDRESS 4300 block of N Emma Drive
REQUEST Major Subdivision Preliminary Plat to subdivide 1 parcel into 36 parcels
ZONE Medium Density Residential (MR)
ACRES 15.64 acres +/-
TOWNSHIP Richland
SECTION 13
COMP. PLAN
DESIGNATION MCUA Suburban Residential, MCUA Phase II – Neighborhood Development (N2)

EXHIBITS

1. Highland Park Estates IV and V Major Subdivision Preliminary Plat
2. Highland Park Estates Phase III Major Subdivision Final Plat
3. Staff Results Letter for Petition 1705-SPP-02
4. Staff Report for Petition 1705-SPP-02

RECOMMENDATION

Staff recommendation is to **approve** the Major Subdivision Preliminary Plat and Road Width Waiver, based on the findings of fact and subject to the Monroe County Highway Department and Drainage Engineer reports, and the following conditions:

1. Plat revisions as per County Surveyor’s Office, dated 7/31/2017, shall be completed prior to final platting.
2. Existing road sections/stubs of N Emma Drive and W Denise Dr, from the intersections with N Centennial Drive to the proposed road connections, must be suitably improved as per Chapter, 856-11, in their respective phases, and design and associated cost estimates shall be included in the construction plans and final plat approval.
3. A written commitment shall be recorded that should the Homeowners’ Association not be operational the responsibility for the operation and maintenance of the detention basins would fall to the owner of those lots.

SUMMARY

Highland Park Estates Phase III, IV & V Major Subdivision Preliminary Plat was approved 9/19/2017 by the Plan Commission. Preliminary Plats expire two (2) years after approval per Subdivision Control Ordinance Chapter 854-7(K) - see Background below. Phase III underwent the final platting process and was recorded 6/20/2018 within the two year window (Exhibit 2). The Developer did not request an extension for the preliminary plat for Phase IV and V in time and the plat expired. The petitioner is requesting approval for the Highland Park Estates IV and V Major Subdivision Preliminary Plat (Exhibit 1) to be able to continue work that is required for final platting. There are no changes from the original request other than Phase 3 does not need to be included since it has been final platted. Exhibit 3 is the results letter sent by staff with all of the conditions of approval that were worked out by staff and the Plan Commission originally. Additionally, the original Plan Commission staff report from 9/19/2019 is attached.

NOTE: N Emma Drive was formerly called N Josephine Drive which was formerly N Highland Drive.

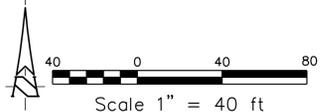
BACKGROUND

Chapter 854-7(K) states the following:

Unless extended, preliminary approval shall be effective for a period of two (2) years ("preliminary approval period") after the date of preliminary approval (including conditional approval), at the end of which time final approval of the subdivision must have been obtained by the Applicant and certified by the Designated Officials. Any plats not receiving final approval within the period of time set forth herein shall be null and void, and the Applicant shall be required to resubmit a new application for subdivision approval subject to the zoning restrictions and subdivision regulations in effect at the time of resubmission. Upon the request of an Applicant and upon a finding that the Applicant has been unable to prepare the proposed development for final approval despite due diligence, the Commission may extend the preliminary approval period for one two (2) year period beyond the expiration date of the original preliminary approval period, without further notice and public hearing, or for a longer period of time upon notice to interested parties and hearing.

EXHIBIT 1

POINT OF BEGINNING
N.E. CORNER, W 1/2, S.E. 1/4,
SECTION 13, T 9 N, R 2 W,
MONROE COUNTY, INDIANA



GENERAL LEGEND

PROPERTY LINE	---
RIGHT-OF-WAY LINE	---
EASEMENT LINE	---
DEED BOOK AND PAGE	D.R. XXX, P. XXX
SANITARY SEWER EASEMENT	S.S.E.
DRAINAGE EASEMENT	D.E.
UTILITY EASEMENT	U.E.
5/8" REBAR WITH 'BFA' CAP SET AT ALL PROPERTY CORNERS OF OVERALL TRACT	⊕

UTILITY AND GRADING LEGEND

PROPOSED 8" DIP WATER LINE	---
PROPOSED WATER 6" TO 2" REDUCER	▶
PROPOSED WATER VALVE	⊕
PROPOSED FIRE HYDRANT (FH)	⊕
PROPOSED FIRE METER	⊕
PROPOSED 8" PVC SANITARY SEWER AND SANITARY SEWER MANHOLE	---
PROPOSED 6" SANITARY LATERAL AND SANITARY SEWER CLEAN-OUT	---
PROPOSED LOW PRESSURE FORCE MAIN	---
PROPOSED LOW PRESSURE FORCE MAIN LATERAL AND CLEAN-OUT	---
ROAD UNDER DRAIN - REFER TO DETAIL	---
PROPOSED INLET, STORM PIPE AND END SECTION	---
PROPOSED RIP-RAP ON FILTER FABRIC	⊕
PROPOSED CONTOUR	XXX

NOTE: ALL WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ELLETTSVILLE UTILITY SPECIFICATIONS. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE EASTERN RICHLAND SEWER CORPORATION SPECIFICATIONS. ALL STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MONROE COUNTY DRAINAGE ORDINANCE SPECIFICATIONS.

SITE LEGEND

(A)	PROPOSED BITUMINOUS PAVING
(H)	PROPOSED 24" CONCRETE ROLL CURB
(R)	PROPOSED CURB RAMP, TYPE "C"
(R)	PROPOSED CURB RAMP, TYPE "C"
(F)	PROPOSED CONCRETE SIDEWALK

EROSION CONTROL LEGEND

(SF)	SILTATION FENCE (TEMPORARY)
(MS)	MULCH SEEDING - SEE SPECIFICATIONS (TEMPORARY) (between curb and sidewalk and behind sidewalk)
(SP)	50" X 200" STONE PAD, 6" DEEP TO KEEP FROM TRACKING MUD OFF SITE (TEMPORARY)
(CD)	CHECK DAM (PERMANENT)
(CW)	CONCRETE WASHOUT AREA (TEMPORARY)
(ET)	STORM PIPE OUTFALL END TREATMENT
(TSB)	TEMPORARY SEDIMENT BASIN
(SB)	STRAW BALE INLET PROTECTION (TEMPORARY) (TO BE USED ON ALL YARD INLETS)
(GD)	GRAVEL DONUT INLET PROTECTION
()	LIMITS OF BUILDABLE AREA WITHIN EACH LOT

SEE EROSION CONTROL DETAILS (SHEETS 4 & 5) FOR CLARIFICATION

SETBACK TABLE
(MR ZONING)

FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK
INTERIOR ROADS 25' FROM RIGHT-OF-WAY	5' FOR RESIDENTIAL USE	10' FOR RESIDENTIAL USE

NOTE: CUL-DE-SAC LOTS REQUIRED GREATER FRONT YARD SETBACKS. SEE PLAN FOR SPECIFIC DIMENSIONS.
NOTE: THE USE OF EACH LOT IS SINGLE FAMILY RESIDENTIAL.
NOTE: SEE NOTE IN EROSION CONTROL LEGEND REGARDING LIMITS OF BUILDABLE AREA IN EACH LOT. BUILDABLE AREA IS SHOWN TO ILLUSTRATE THAT A BUILDING SITE IS ACHIEVABLE ON EACH LOT. THIS DOES NOT FIX THE PLACEMENT OF AN ACTUAL HOUSE IN A CERTAIN LOCATION BUT TO SHOW WHERE INDIVIDUAL HOMES CAN RESIDE ON A LOT.
NOTE: ALL ELECTRICAL, CATV, FIBER OPTIC, & TELEPHONE CONDUITS/LINES SHALL BE PLACED UNDERGROUND WITHIN THE UTILITY EASEMENTS OR PUBLIC ROW. CONTRACTOR OR UTILITY SERVICE COMPANIES SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IF ROUTING REQUIRES TO TRAVEL IN AREAS OTHER THAN EASEMENTS OR PUBLIC ROW BEFORE CONSTRUCTION HAS BEGUN.

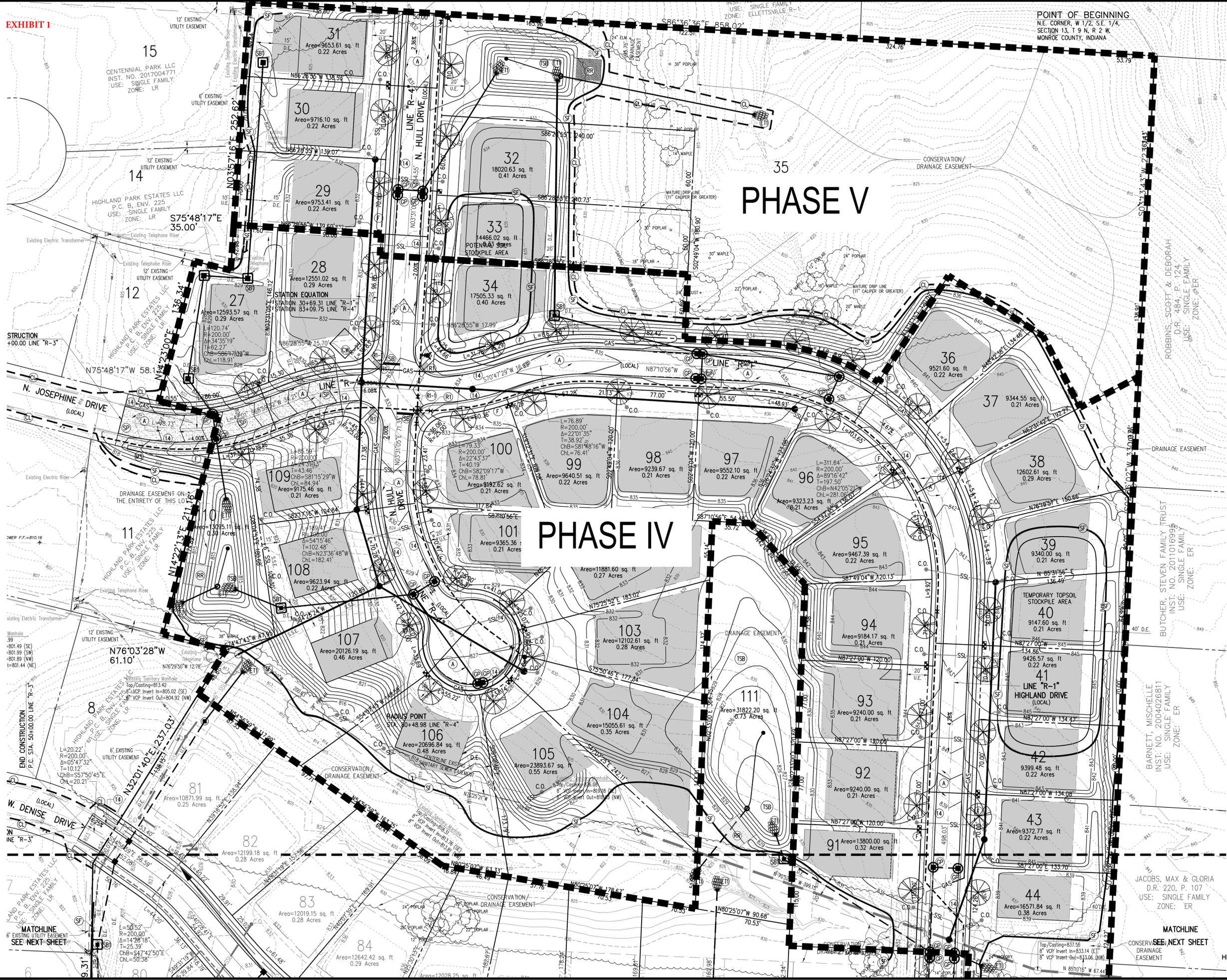


EXHIBIT 2

HIGHLAND PARK ESTATES MAJOR SUBDIVISION PHASE THREE

FINAL PLAT

2018008169 SPL \$25.00
06/20/2018 04:00:28P 3 PGS
Eric Schaitz
Monroe County Recorder IN
Recorded as Presented

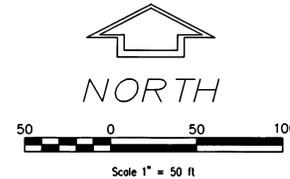
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FOR TAXATION

JUN 20 2018

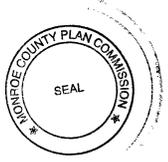
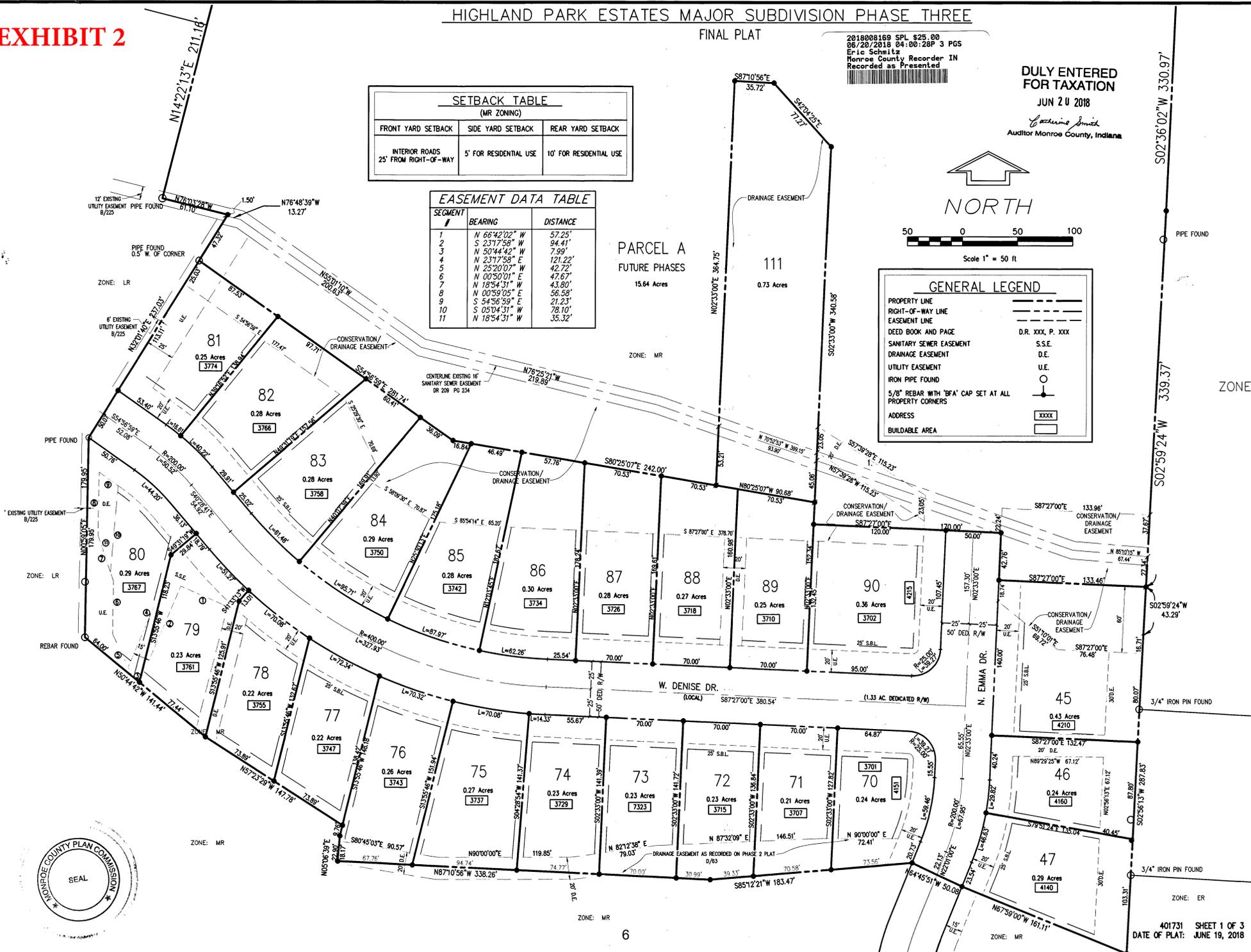
Catherine Smith
Auditor Monroe County, Indiana

SETBACK TABLE (MR ZONING)		
FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK
INTERIOR ROADS 25' FROM RIGHT-OF-WAY	5' FOR RESIDENTIAL USE	10' FOR RESIDENTIAL USE

EASEMENT DATA TABLE		
SEGMENT #	BEARING	DISTANCE
1	N 66°42'02" W	57.25'
2	S 23°17'58" W	94.41'
3	N 50°44'42" W	7.99'
4	N 23°17'58" E	121.22'
5	N 25°20'07" W	42.72'
6	N 00°50'01" E	47.67'
7	N 18°54'31" W	43.80'
8	N 00°59'05" E	56.58'
9	S 54°56'59" E	21.23'
10	S 05°04'31" W	78.10'
11	N 18°54'31" W	35.32'



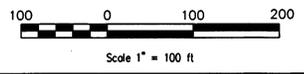
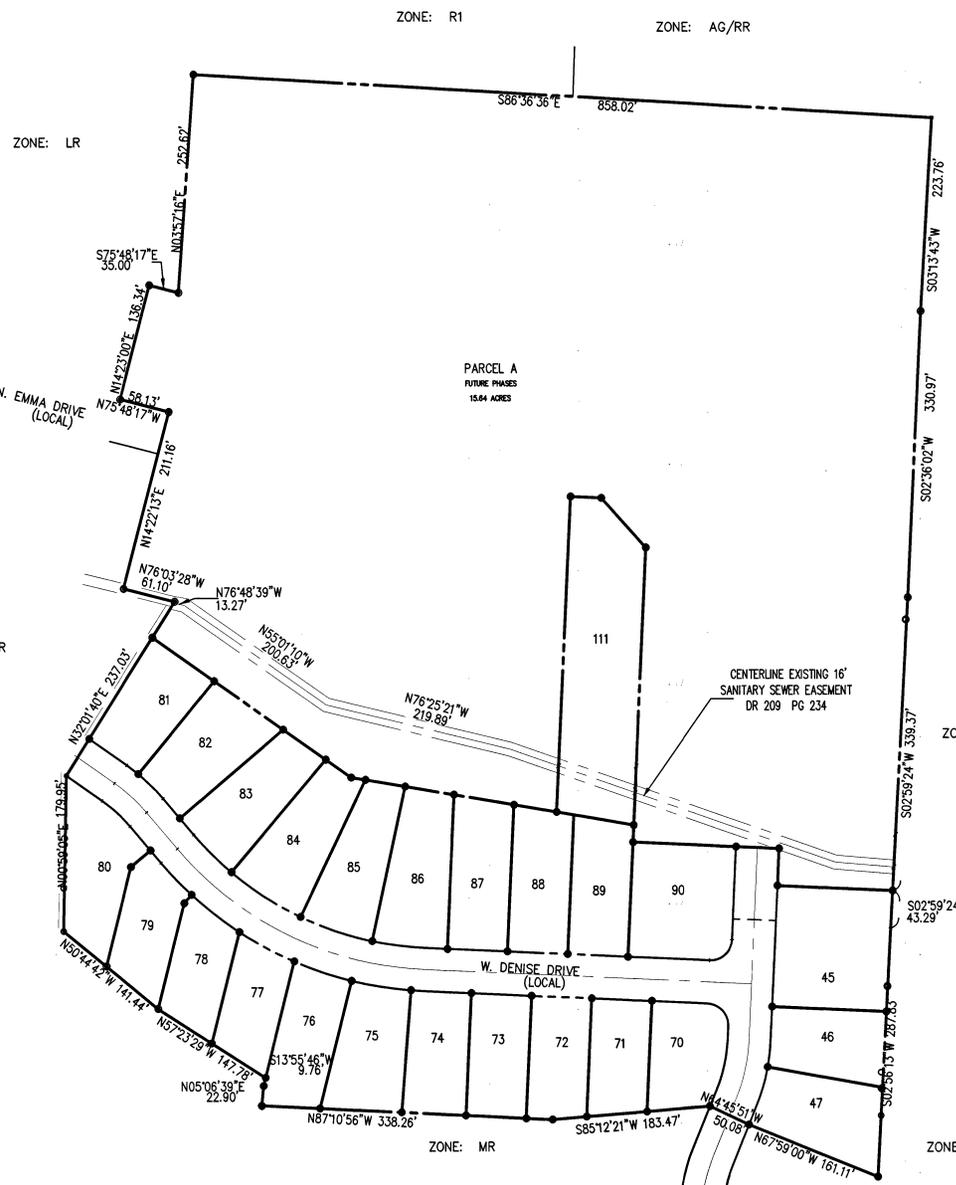
GENERAL LEGEND	
PROPERTY LINE	—————
RIGHT-OF-WAY LINE	—————
EASEMENT LINE	—————
DEED BOOK AND PAGE	D.R. XXX, P. XXX
SANITARY SEWER EASEMENT	S.S.E.
DRAINAGE EASEMENT	D.E.
UTILITY EASEMENT	U.E.
IRON PIPE FOUND	○
5/8" REBAR WITH 'BFA' CAP SET AT ALL PROPERTY CORNERS	⊙
ADDRESS	XXXX
BUILDABLE AREA	□



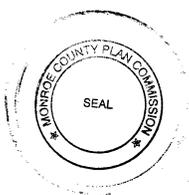
HIGHLAND PARK ESTATES MAJOR SUBDIVISION PHASE THREE FINAL PLAT

EXHIBIT 2

2018008169 SPL \$25.00
 06/20/2018 04:00:28P 3 PGS
 Eric Schmitz
 Monroe County Recorder IN
 Recorded as Presented

GENERAL LEGEND	
PROPERTY LINE	—————
RIGHT-OF-WAY LINE	—————
EASEMENT LINE	- - - - -
DEED BOOK AND PAGE	D.R. XXX, P. XXX
SANITARY SEWER EASEMENT	S.S.E.
DRAINAGE EASEMENT	D.E.
UTILITY EASEMENT	U.E.
IRON PIPE FOUND	○
5/8" REBAR WITH 'BFA' CAP SET AT ALL PROPERTY CORNERS OF OVERALL TRACT	●
ADDRESS	XXXX
BUILDABLE AREA	□



INSTRUMENT NO. _____

HIGHLAND PARK ESTATES MAJOR SUBDIVISION PHASE THREE

FINAL PLAT

BASED ON RECORDED PLATS: HIGHLAND PARK ESTATES PC B ENV 223
HIGHLAND PARK ESTATES PH 2 AMENDMENT 1 PC D ENV 86

EXHIBIT 2

2018008169 SPL \$25.00
06/20/2018 04:00:28P 3 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented

We, HIGHLAND PARK ESTATES LLC, the owners of the real estate shown and described herein, certify that we have subdivided and platted said real estate into lots in accordance with this plat.

This subdivision is called HIGHLAND PARK ESTATES MAJOR SUBDIVISION PHASE THREE and consists of 26 lots, numbered 45 through 47, inclusively, and 70 through 90, inclusively, 111 and PARCEL A. The streets and alleys shown, as far as they have not already been so dedicated, are dedicated to the public. dedicated street rights-of-way to be deducted from the Developer's taxable acreage contains 1.33 acres.

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

This subdivision is subject to the Declaration of Covenants, Conditions, and Restrictions of HIGHLAND PARK ESTATES, dated 10-2-2018, and recorded as Instrument Number 2007005678 on 10-2-2018 in the office of the Recorder of Monroe County, Indiana.

Signed and Sealed this 19th day of JUNE, 2018.

By: Jeff Crider (Signature) Vice President
By: JEFF CRIDER (Printed)

STATE OF INDIANA }
COUNTY OF MONROE } SS:

Before me, the undersigned Notary Public, in and for the said County and State, personally appeared HIGHLAND PARK ESTATES LLC the owner of HIGHLAND PARK ESTATES MAJOR SUBDIVISION PHASE THREE and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and seal this 19th day of JUNE, 2018.

MONROE
County of Residence



August 13, 2022
Commission Expires

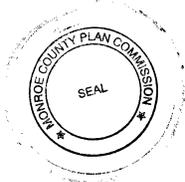
Mary T. Block
Notary Public Signature

MARY T. BLOCK
Notary Public Printed

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 June 19, 2018.

MONROE COUNTY PLAN COMMISSION

Lucia J... (President)
... (Secretary)



SOURCE OF TITLE : INST # 2013003935

BASE OF BEARING : Instrument Number 2007005678 SPL

OWNERS/SUBDIVIDERS

NAME: HIGHLAND PARK ESTATES LLC
C/O ROBERT E. CRIDER
ADDRESS: 1900 S LIBERTY DR
BLOOMINGTON, INDIANA 47403
TELEPHONE: 812-336-4452

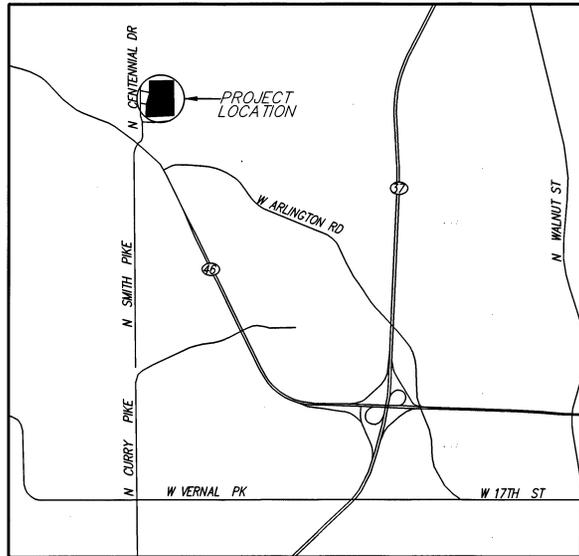
DESIGN PROFESSIONALS

NAME: BYNUM FANYO & ASSOCIATES, INC.
ADDRESS: 528 NORTH WALNUT STREET
BLOOMINGTON, INDIANA 47401
TELEPHONE: 812-332-8030

FLOOD NOTE

ACCORDING TO FHBM COMMUNITY-PANEL NUMBER 18105C 01290 EFFECTIVE DATE: DECEMBER 17, 2010
SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD AREA.
SOURCE: FEMA FIA

NOTE: THE USE OF EACH LOT IS SINGLE FAMILY RESIDENTIAL.



LOCATION MAP

1" = 3000'

LEGAL DESCRIPTION

A part of the West half of the Southeast quarter of Section 13, Township 9 North, Range 2 West, Monroe County, Indiana, described as follows:

Beginning at a stone found marking the northeast corner of the said half quarter section, being the West line of Sugar Acres subdivision; thence along the West line of said subdivision South 03 degrees 13 minutes 43 seconds West (bearings based on earlier phases of Highland Park Estates subdivision plats) 223.76 feet; thence continuing on said subdivision line South 02 degrees 36 minutes 02 seconds West 330.97 feet; thence continuing along said subdivision line South 02 degrees 59 minutes 24 seconds West 339.37 feet; thence continuing along said subdivision line South 02 degrees 59 minutes 24 seconds West 43.29 feet; thence continuing along said subdivision line South 02 degrees 56 minutes 13 seconds West 287.83 feet to the Northeast corner of Highland Park subdivision Phase 2; thence along the North line of said Highland Park Estates Subdivision Phase 2 the following seven metes and bounds:

- 1. North 67 degrees 59 minutes 00 seconds West 161.11 feet;
- 2. North 64 degrees 45 minutes 51 seconds west 50.08 feet;
- 3. South 85 degrees 12 minutes 21 seconds West 183.47 feet;
- 4. North 87 degrees 10 minutes 56 seconds West 338.26 feet;
- 5. North 05 degrees 06 minutes 39 seconds East 22.90 feet;
- 6. North 13 degrees 55 minutes 46 seconds East 9.76 feet;
- 7. North 57 degrees 23 minutes 29 seconds West 147.78 feet;
- 8. North 50 degrees 44 minutes 42 seconds West 141.44 feet;

to the East line of Highland Park Estates Subdivision; thence along the said East line of subdivision the following eight metes and bounds:

- 1. North 00 degrees 59 minutes 05 seconds East 179.95 feet;
- 2. North 32 degrees 01 minute 40 seconds East 237.03 feet;
- 3. North 76 degrees 03 minutes 28 seconds West 61.10 feet;
- 4. North 14 degrees 22 minutes 13 seconds East 211.16 feet;
- 5. North 75 degrees 48 minutes 17 seconds West 58.13 feet;
- 6. North 14 degrees 23 minutes 00 seconds East 136.34 feet;
- 7. South 75 degrees 48 minutes 17 seconds East 35.00 feet;
- 8. North 03 degrees 57 minutes 16 seconds East 252.62 feet;

thence leaving said East line South 86 degrees 36 minutes 36 seconds East 858.02 feet and to the Point of Beginning.

Containing in all 24.12 acres, more or less.

SURVEYOR'S CERTIFICATION

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 in February, 2005, that the monuments shown shown on it exist; and that their locations, sizes, types, and materials are accurately shown.

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



EXHIBIT 3

MONROE COUNTY PLAN COMMISSION
and office of the
MONROE COUNTY BOARD OF ZONING APPEALS
501 N. Morton Street, Suite 224
Bloomington, IN 47404
Telephone: (812) 349-2560 / Fax: (812) 349-2967
<http://www.co.monroe.in.us/tsd/Government/Infrastructure/PlanningDepartment.aspx>



September 20, 2017

Highland Park Estates LLC
1900 S Liberty Dr
Bloomington, IN 47403
c/o Daniel Butler, Bynum Fanyo

RE: Approval of the Highland Park Estates, Phase III, IV and V - Major Preliminary Plat with Road Width Waiver

Dear Mr. Butler,

This letter is to inform you that the Highland Park Estates, Phase III, IV and V - Major Subdivision Preliminary Plat petition with Road Width Waiver #1706-SPP-02, was granted Preliminary Approval by Plan Commission on September 19, 2017 by a vote of 6-0. The subdivision approval is subject to the following conditions:

1. Plat revisions as per County Surveyor's Office, dated 7/31/2017, shall be completed prior to final platting.
2. Existing road sections/stubs of N Highland Dr (renamed: N Josephine Dr) and W Denise Dr, from the intersections with N Centennial Drive to the proposed road connections, must be suitably improved as per Chapter, 856-11, in their respective phases, and design and associated cost estimates shall be included in the construction plans and final plat approval.
3. A written commitment shall be recorded that should the Homeowners' Association not be operational the responsibility for the operation and maintenance of the detention basins would fall to the owner of those lots.

Final approval may not be granted within thirty-one (31) days of preliminary approval, however you can file your application for final approval at any time. The first possible release date of an approved final plat, should all requirements be met, is Monday, October 23, 2017. Should you have any questions or need additional information, please feel free to contact me at the number above or by email.

Sincerely,

Carly Petersen, AICP
Senior Planner
cpetersen@co.monroe.in.us
Monroe County Planning

Cc: Petition File

EXHIBIT 4

MONROE COUNTY PLAN COMMISSION

September 19, 2017

PLANNER	Carly Petersen
CASE NUMBER	1706-SPP-02, Highland Park Estates, Phase III, IV and V - Major Preliminary Plat and Road Width Waiver
PETITIONER	Highland Park Estates LLC in care of Bynum Fanyo & Associates, Inc.
ADDRESS	4100 block of N Highland Drive
REQUEST	Major Subdivision Preliminary Plat to subdivide 1 parcel into 63 parcels
ZONE	Medium Density Residential (MR)
ACRES	24.12 acres +/-
TOWNSHIP	Richland
SECTION	13
COMP. PLAN	
DESIGNATION	MCUA Suburban Residential, MCUA Phase II – Neighborhood Development (N2)

EXHIBITS

1. Highland Park Estates, Phase III, IV and V Major Subdivision Preliminary Plat – Updated 9/14/17
2. Town of Ellettsville – Water Capacity Letter
3. Eastern Richland Sewer Corporation – Sewer Capacity Letter
4. Centennial Park – Proposed adjacent 78-lot subdivision to the north in Town of Ellettsville jurisdiction
5. Highland Park Estates map with Centennial Park to North

RECOMMENDATION

Staff recommendation is to **approve** the Major Subdivision Preliminary Plat and Road Width Waiver, based on the findings of fact and subject to the Monroe County Highway Department and Drainage Engineer reports, and the following conditions:

1. Plat revisions as per County Surveyor's Office, dated 7/31/2017, shall be completed prior to final platting.
2. Existing road sections/stubs of N Highland Dr (renamed: N Josephine Dr) and W Denise Dr, from the intersections with N Centennial Drive to the proposed road connections, must be suitably improved as per Chapter, 856-11, and design and associated cost estimates shall be included in the construction plans and final plat approval.

PLAT COMMITTEE

The Plat Committee heard the petition at its regular meeting on July 20, 2017 and forwarded the petition to Plan Commission with no recommendation, by vote of 5-0.

BACKGROUND

The petition site is one 24.12 +/- acre parcel located in Richland Township and gains access to N Centennial Dr via N Highland Dr and W Denise Dr, which are classified as local roads. The site currently contains one barn and is primarily farm and forest areas. The preliminary plat proposes the subdivision of the site into 63 lots, comprising 61 single-family residential use lots and 2 common area lots for conservation and drainage.

The property is zoned Medium Density Residential (MR) under Chapter 802 of the Monroe County Zoning Ordinance. The proposed lots meet the area and density provisions for the MR district. The minimum lot size is 0.21 acres, and the minimum lot width at building line is 60' in the MR district.

Eastern Richland Sewer Corporation has provided a sewer capacity letter. The Town of Ellettsville has provided a water capacity letter indicating that they are able to provide water service.

The petitioner has provided the required sidewalks and street trees on the preliminary plat.

The road width waiver request pertains to the reduced width of roadway, curb and gutter as approved by

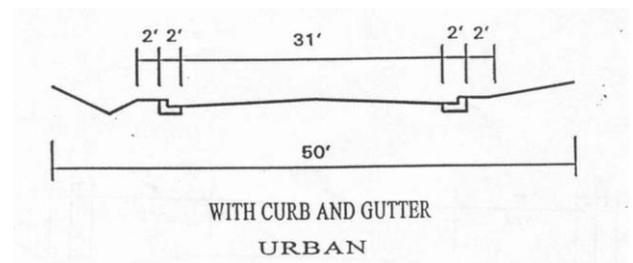
the Monroe County Highway Engineer. The reduced width deviates from the required design in the Subdivision Control Ordinance.

Drainage for this project is reviewed by the Monroe County Stormwater Services MS4 Coordinator, and also by the Monroe County Drainage Board at their meeting on August 2, 2017. The final grade and layout of stormwater utilities are required to meet Storm Water Management code requirements, in addition to Subdivision Control requirements pertaining to drainage. There is no FEMA floodplain present on the site.

There are approved preliminary plans for a 78-lot subdivision on the property to the immediate north, which is in the Town of Ellettsville jurisdiction (Centennial Park). The subdivisions will connect via the current proposed road locations. Also the Town of Ellettsville recently annexed Highland Park Estates Lot 15 in the northeast corner of the cul-de-sac at the north end of N Centennial Drive. There is a proposed road connection in the Town of Ellettsville jurisdiction that would connect N Centennial Drive across this lot into the proposed subdivision to the north (see Exhibit 3). As of July 13, 2017, this connection is under construction.

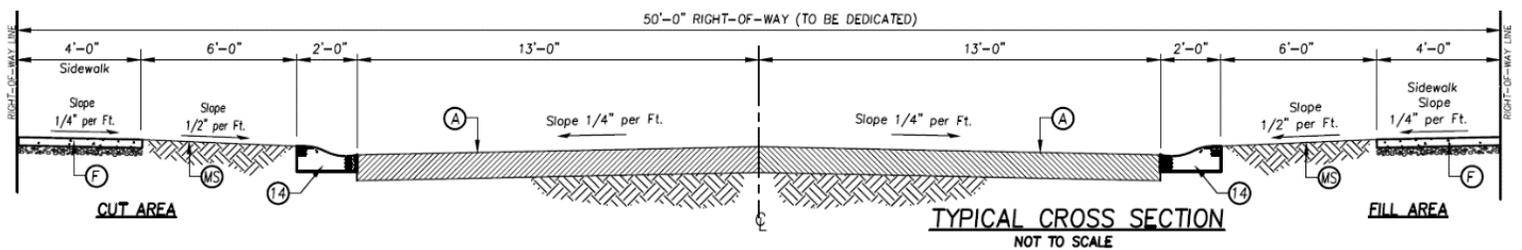
WAIVER FROM ROAD WIDTH DESIGN STANDARD

The Subdivision Control Ordinance has one design option for urban local roads (see left). The cross-section does not incorporate sidewalks into the design. The urban guideline requires a 31’ wide road with 2’ curb and 2’ gutter (total 39’ wide), in a 50’ wide right-of-way.



The County Highway Engineer has recommended a lesser standard than the Subdivision Control, with narrower 26’ road and 2’ curb and gutter (total 30’ wide) to accommodate on-street parking and meet County Highway standards. The right-of-way also includes a 6’ seeded area (that also serves as an underground utility corridor for gas & water), and the required 4’ wide sidewalks, in a 50’ wide right-of-way.

The figure below is the recommended road width to be used throughout the subdivision and is shown on Sheet 2 of the plat.



ROAD NAMES

There are 3 named roads in the proposed subdivision:

- 1) **N Josephine Drive** - to be changed from N Highland Drive.

On June 29, 2017, the Bloomington-Monroe County Addressing Coordination Task Force discussed the renaming of N Highland Drive. The road will be renamed through the preliminary plat approval process. The reason for the road renaming is the duplicate-named Highland Avenue. The new name is N Josephine Drive.

N Highland Drive currently has 5 lots addressed on it. These 5 lots will be readdressed, and there will be an additional 28 new lots that may use N Josephine Drive for an address.

N Josephine Drive is a stubbed to the property to the south of W Cheryl Drive and is proposed to connect to N Centennial Drive to the North.

- 2) **W Denise Drive**

There will be up to 21 new lots addressed on W Denise Drive. This road will connect between N Centennial Drive and N Josephine Drive.

- 3) **N Hull Drive**

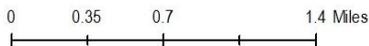
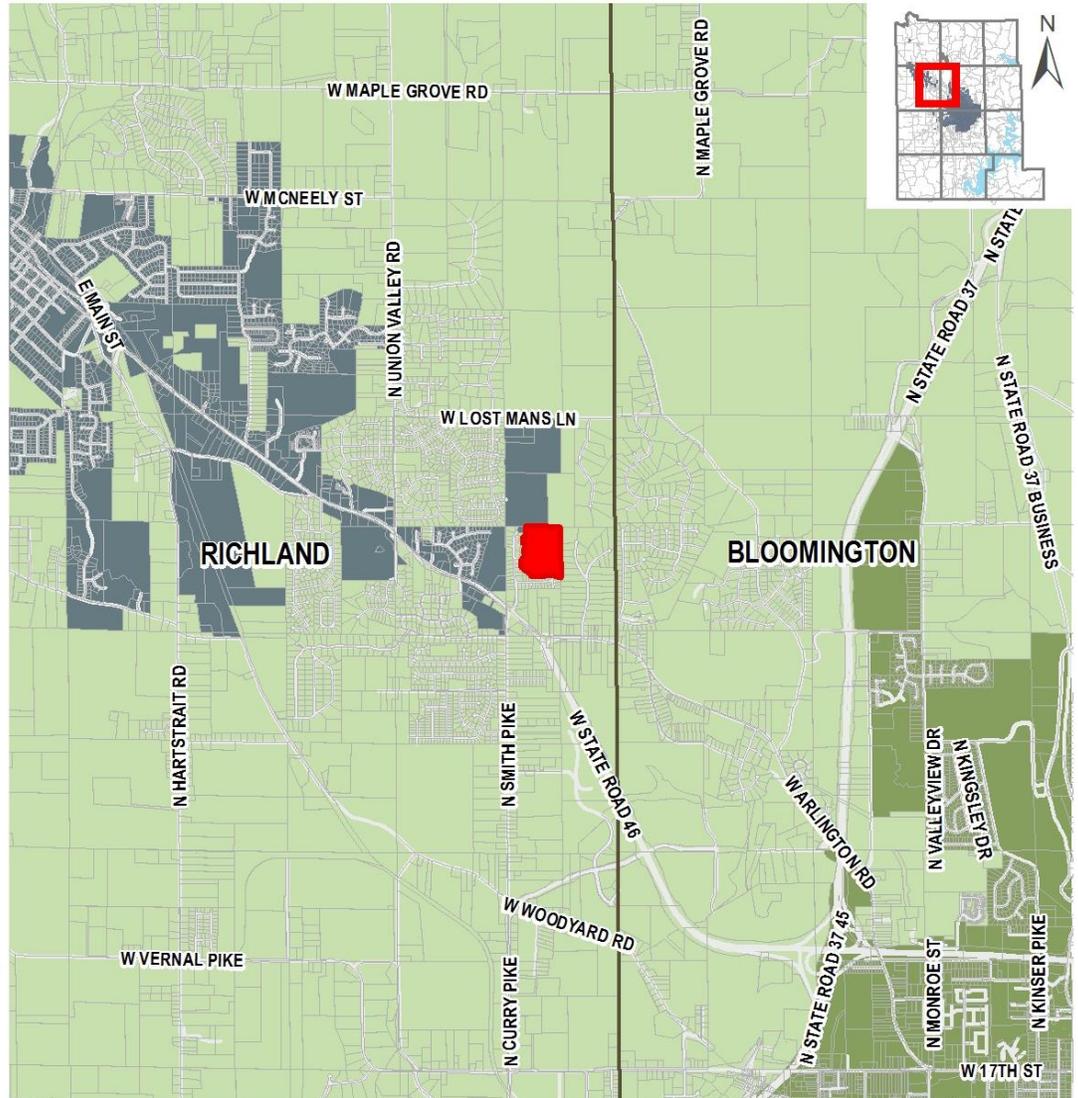
There will be a new road named N Hull Drive connecting to the north property boundary and ending in a cul-de-sac. The Town of Ellettsville has jurisdiction of the neighboring property to the North, where there is currently an approved preliminary plat for 78 additional lots (Centennial Park). This road will connect to that subdivision. There will be up to 17 new lots addressed on this new road.

LOCATION MAP

The site is located in Section 13 of Richland Township, Parcel #: 53-04-13-400-052.000-011.

Location Map

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



 Monroe County
Planning Department
Source: Monroe County GIS
Date: 7/11/2017

SITE CONDITIONS

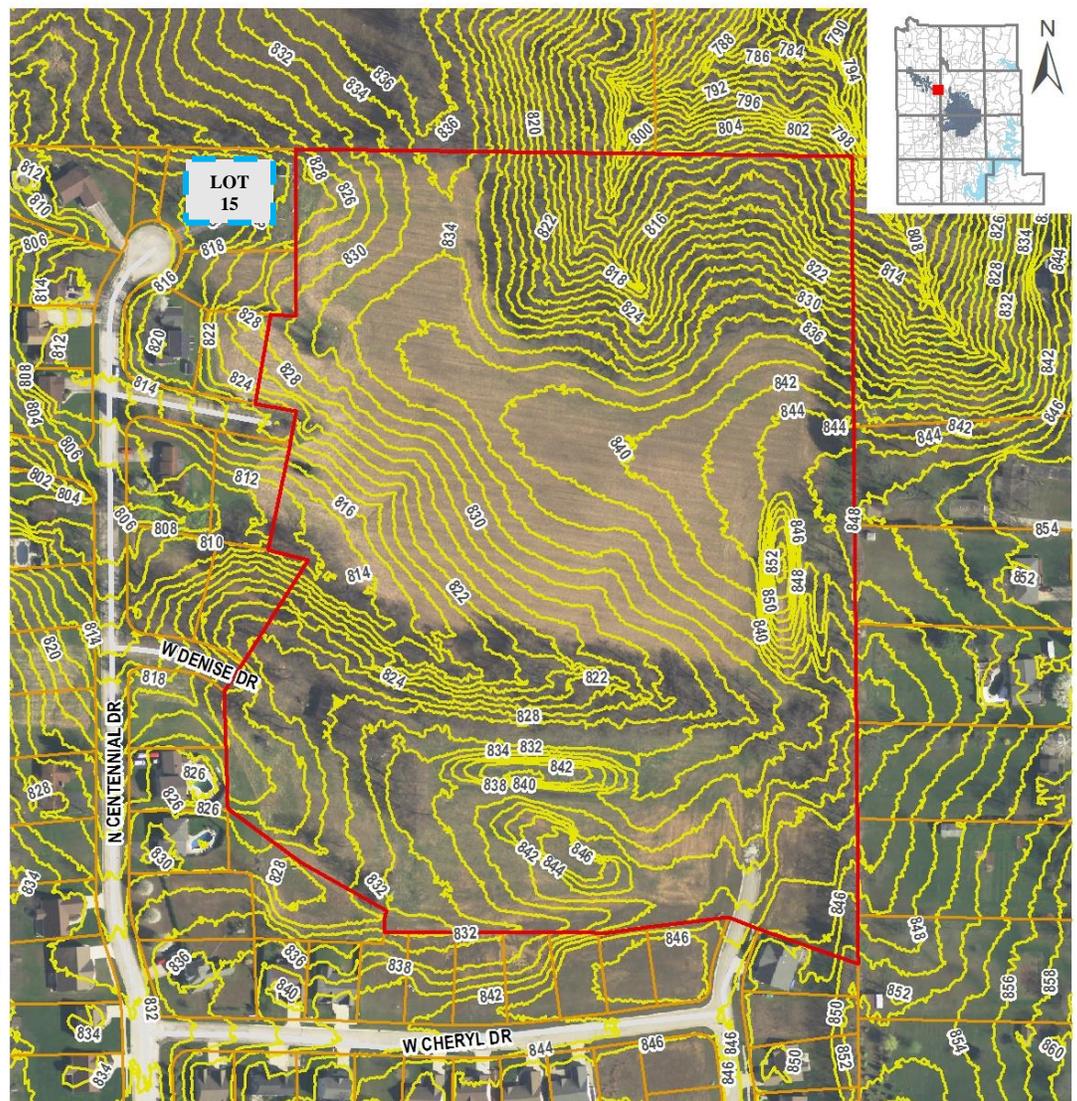
The site contains a barn (near Denise Drive) and is farm and forest. Access to N Centennial Dr is via N Highland Dr and W Denise Dr, these are all local roads in the Thoroughfare Plan. N Centennial Drive connects into W State Road 46 and N Smith Pike. The site is bordered by Town of Ellettsville to the North.

The Town of Ellettsville recently annexed Highland Park Estates Lot 15 in the northeast corner of the cul-de-sac at the north end of N Centennial Drive. There is a planned road connection in the Town of Ellettsville jurisdiction that will connect N Centennial Drive across this lot into the proposed subdivision to the north (see Exhibit 3).

There is no FEMA Floodplain on the site. There does not appear to be karst present on the property. Areas of elevation to the east and south are soil stockpiles. The slope map is shown below.

Site Conditions Map

-  Petitioner
-  Parcels
-  2-Foot Contours
-  Roads



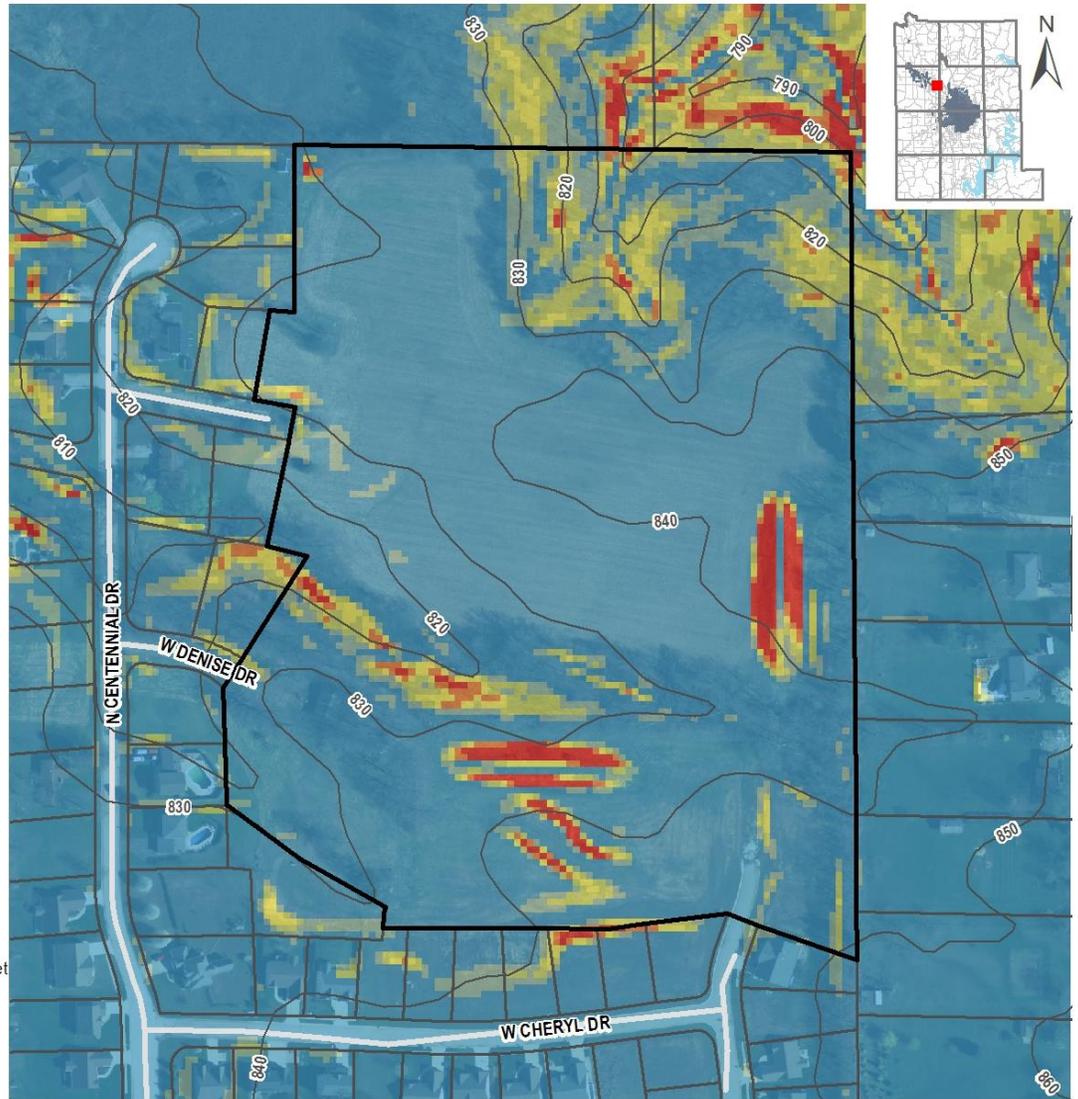
 Monroe County
Planning Department
Source: Monroe County GIS
Date: 7/11/2017

Slope Map

-  Petitioner
-  Parcels
-  10-Foot Contours
-  Roads

Percent Slope (2010)

-  0 - 12
-  13 - 15
-  16 - 18
-  19 - 21
-  22 - 24
-  > 25



0 120 240 480 Feet



Monroe County
 Planning Department
 Source: Monroe County GIS
 Date: 7/11/2017

SITE PICTURES



Figure 1. Facing north; stub at north end of N Highland Drive.



Figure 2. Facing west; homes in Phase II (Cheryl Drive), drainage easement area, and south lot line.



Figure 3. Facing northwest; barn near east end of W Denise Dr.



Figure 4. Facing east; intersection of N Centennial Dr and N Highland Dr.



Figure 5. Facing north, birdseye view of north side of property.



Figure 6. Facing north, birdseye view of south side of property.

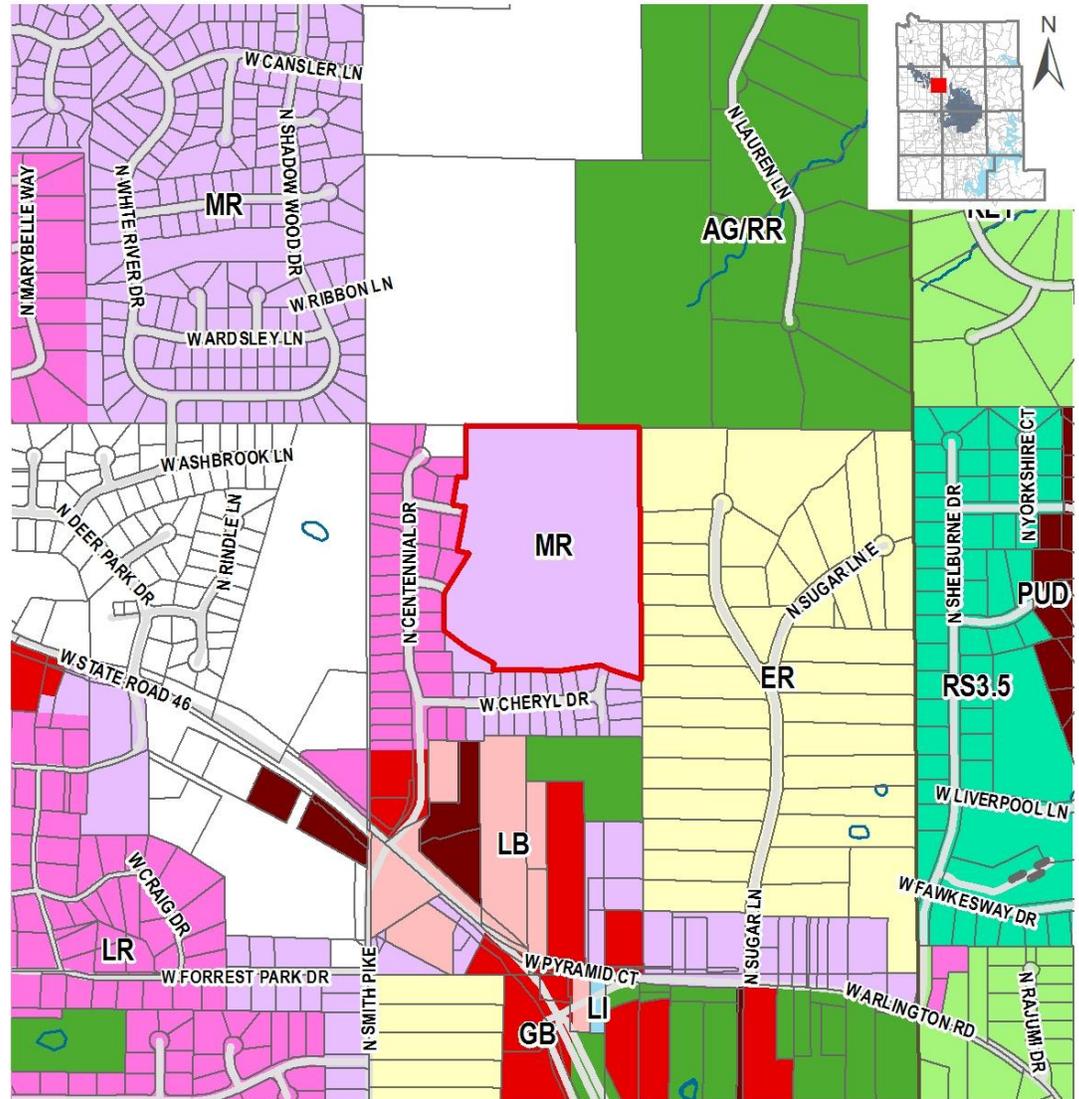
ADJACENT USES / ZONING

The site is zoned Medium Density Residential (MR). Neighboring properties are zoned MR, Low Density Residential (LR) and Estate Residential (ER). The Town of Ellettsville borders the property to the North. Lot 15 of Highland Park Estates at the north end of N Centennial Drive has recently been annexed into the Town of Ellettsville.

The proposed use of the subdivision is single-family residential. Neighboring properties are also single-family residential, with commercial uses fronting on W State Road 46.

Current Zoning Map

- Petitioner
- Parcels
- Roads
- Hydrologic Features
- Monroe County Zoning**
- AG/RR - Agriculture/Rural Reserve
- ER - Estate Residential
- GB - General Business
- LB - Limited Business
- LI - Light Industrial
- LR - Low Density Residential
- MR - Medium Density Residential
- PUD - Planned Unit Development
- RE1 - Estate Residential 1
- RS3.5 - Single Dwelling Res. 3.5
- Town of Ellettsville



0 0.05 0.1 0.2 Miles

Monroe County
 Planning Department
 Source: Monroe County GIS
 Date: 7/11/2017

INFRASTRUCTURE AND ACCESS

Access to N Centennial Dr is via N Highland Dr and W Denise Dr, these are all local roads in the Thoroughfare Plan. N Centennial Dr connects to N State Road 46 (Principal Arterial) and N Smith Pike (Minor Arterial).

There is a proposed road connection to the north end of the N Centennial Dr cul-de-sac that will ultimately connect to Lost Mans Lane, via Ribbon Court. As of July 13, 2017, this connection is under construction.

The petitioner has provided the required sidewalks and street trees on the preliminary plat.

The road width waiver request pertains to the reduced width of roadway, curb and gutter as recommended by the Monroe County Highway Engineer. The reduced width deviates from the required design in the Subdivision Control Ordinance

Eastern Richland Sewer Corporation has provided a sewer capacity letter. The Town of Ellettsville has provided a water capacity letter indicating that they are able to provide water service.

All new utilities are required to be located underground throughout the subdivision. Utilities easements are provided in front yards at 20' width as required by ordinance. The sewer location is not in the right-of-way, although Chapter 856-39(E) states that sanitary sewers shall be located within street or alley rights-of-way unless topography dictates otherwise. The sewer will be located in the utility or sanitary sewer easements.

Drainage for this project is reviewed by the Monroe County Stormwater Services MS4 Coordinator, and also by the Monroe County Drainage Board at their meeting on August 2, 2017. The final grade and layout of stormwater utilities are required to meet Storm Water Management code requirements, in addition to Subdivision Control requirements pertaining to drainage. There is no FEMA floodplain present on the site.

COMMON AREAS

There are two lots that are designated as common areas. Lot 35 is 2.49 acres and Lot 111 is 0.73 acres. These areas are shown on the plat in conservation and/or drainage easements. Bioretention areas are present on both common areas. There is also a bioretention area platted in Phase 2 of Highland Park Estates on Lot 112 that serves Phase III of this subdivision. The plat contains a covenant that the maintenance of common areas are the shared responsibility of the home owner's association.

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

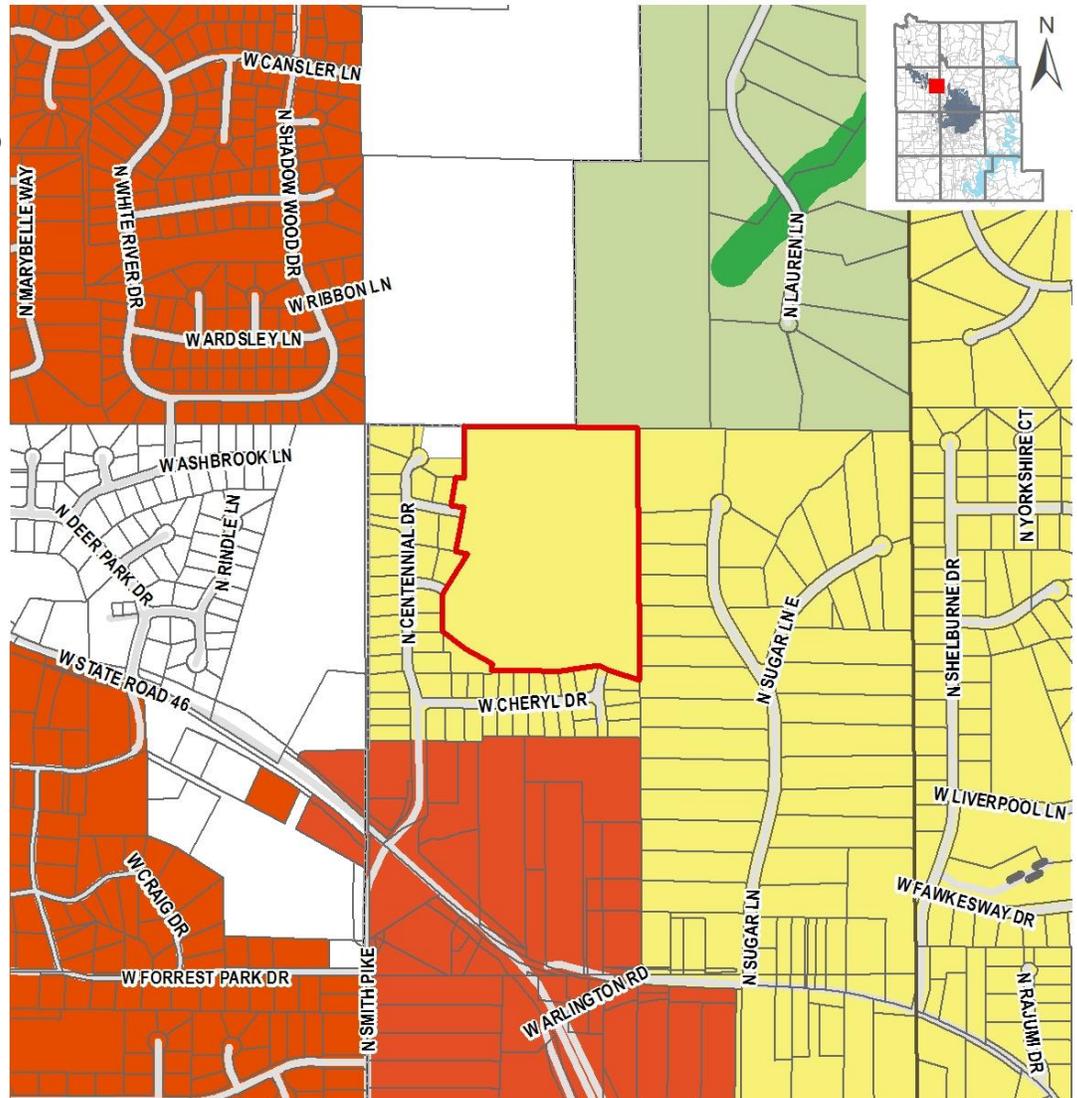
maintain affordability, but special attention should be paid to material specifications and installation methods to ensure durability and aesthetic quality.

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)**
-  Designated Communities
-  MCUA Conservation Residential
-  MCUA Mixed Use
-  MCUA Open Space
-  MCUA Rural Transition
-  MCUA Suburban Residential
-  Town of Ellettsville



Monroe County Urbanizing Area Plan Phase II: Neighborhood Districts

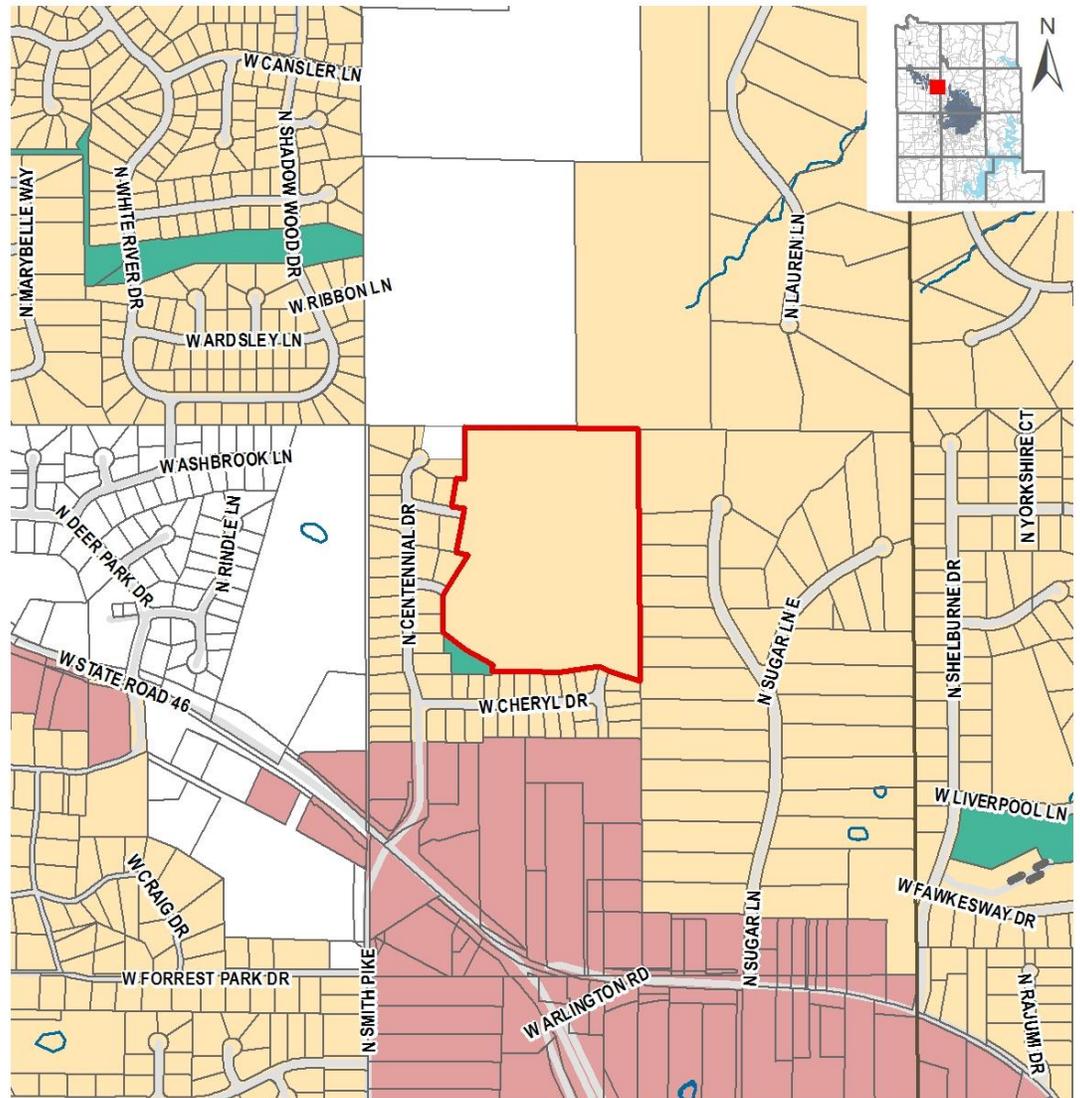
Neighborhood Districts are intended to accommodate a wide variety of primarily residential uses, housing types, densities and neighborhood development contexts.

Neighborhood Development (N2)

This district includes several existing residential subdivisions with primarily single-family lots, and is intended to provide a greater opportunity for diverse housing types and densities. Mixed use nodes may be appropriate at key locations within this larger district, consistent with the recommendations of the Mixed Residential land use type designated in the Urbanizing Area Plan.

Proposed Zoning Map (2016)

-  Petitioner
-  Parcels
-  Roads
-  Hydrologic Features
- Proposed Zoning**
-  G1 - Gateway West
-  N2 - Neighborhood Development
-  OS - Open Space
-  CV - Civic



Monroe County
Planning Department
Source: Monroe County GIS
Date: 7/11/2017

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 zoned Medium Density Residential (MR);
- The site currently contains one barn and is primarily farm and forest areas;
- Approval of the subdivision of the site would create sixty-three (63) lots that meet the design standards required by the Monroe County Zoning Ordinance;
- Sixty-one (61) of the proposed lots are for single-family residential use;
- Two (2) of the proposed lots are common area lots for conservation and drainage;
- The subdivision has three proposed phases;
- The subdivision appears to conform to all Major Subdivision ordinance requirements, with the exception of the road width requirement;
- Roads will meet all required street standards in Chapter 856 of the Monroe County Subdivision Control Ordinance, with the exception of the required street cross-section, for which a waiver has been requested;
- The County Highway Engineer has reviewed the plans and requested the street cross-section to be designed as shown on Sheet 2 of the preliminary plat;
- Sidewalks that are 4' wide are proposed throughout the subdivision, on both sides of streets, as required;
- Street trees total 74 in number and are proposed throughout the subdivision, and located within 5' of the right-of-way, as required;
- 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 2, 2017;
- There is no FEMA Floodplain present on the site;
- Eastern Richland Sewer Corporation has provided a sewer capacity letter;
- The Town of Ellettsville has provided a water capacity letter indicating that they are able to provide water service;
- Utilities will be underground throughout for electric, sewer, water and telephone;
- The Ellettsville Fire Department had no comments on the plans;

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

Findings

- The Comprehensive Plan designates the site as a Suburban Residential district in the Monroe County Urbanizing Area Plan;
- The Plan states 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;
- Monroe County Urbanizing Area Plan Phase II proposed zoning for the site as Neighborhood Development (N2);
- The N2 district includes several existing residential subdivisions with primarily single-family lots, and is intended to provide a greater opportunity for diverse housing types and densities;
- The proposed sidewalks are consistent with the Monroe County Alternative Transportation and Greenways System Plan;
- See findings under Section A;

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

Findings

- Two (2) of the proposed lots are common area lots for conservation and drainage;
- The total acreage in common areas is 3.22 acres or 13% of the overall site;
- The proposed common areas are for conservation and drainage/bioretenion;
- There is no defined usable park space on the plans;
- The proposed use of the subdivision is single-family residential;
- Surrounding uses area also single-family residential;
- See findings under Section A;

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

Findings

- The site is zoned Medium Density Residential (MR);
- Surrounding properties are zoned MR, Low Density Residential (LR) and Estate Residential (ER);
- Approval of the subdivision would create sixty-three (63) lots that meet the design standards for the zoning designation MR;
- The average lot size within a quarter square mile is 1.36 acres, there are only 5 lots in this radius greater than 10 acres, the majority of lots are less than one acre;
- The proposed subdivision is within proximity and has access to shopping, schools, roads, utilities and fire protection;
- 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

- There is a road connection under construction at the north end of the N Centennial Dr cul-de-sac that will ultimately provide a connection to Lost Mans Lane;
- There are conservation easements shown on the plat;
- The total acreage in common areas is 3.22 acres or 13% of the overall site;
- Bioretention areas are designed into common areas;
- See findings under Sections A & 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 has also reviewed the plat for survey accuracy.

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

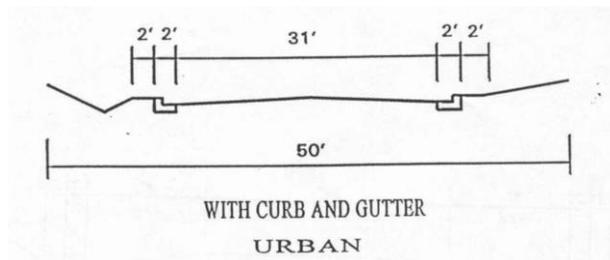
Findings

- The land boundary records are found at the Monroe County Recorder's Office and, if approved, 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 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 the exception of the road width requirement;
- Roads will meet all required street standards in Chapter 856 of the Monroe County Subdivision Control Ordinance, with the exception of the required street cross-section, for which a waiver has been requested;
- The County Highway Engineer has reviewed the plans and requested the street cross-section to be designed as shown on Sheet 2 of the preliminary plat;
- Access to N Centennial Dr is via N Highland Dr and W Denise Dr, these are all local roads in the Thoroughfare Plan;
- N Centennial Dr connects to N State Road 46 (Principal Arterial) and N Smith Pike (Minor Arterial);
- 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 County Highway Engineer has recommended a lesser standard than the Subdivision Control, with narrower 26' road and 2' curb and gutter (total 30' wide) to accommodate on-street parking and meet County Highway standards;
- The right-of-way also includes a 6' seeded area (that also serves as an underground utility corridor for gas & water), and the required 4' wide sidewalks;
- The proposed roads meet the minimum right of way width required for local roads at 50';
- The existing roads in Highland Park Estates Ph II are 24' wide with 2' curb and gutter in a 50' right-of-way;;

- The proposed roads in Centennial Park subdivision in Town of Ellettsville located to the north of the site are 24' wide with 2' curb and gutter in a 50' right-of-way;
- The subdivision road width standard will be wider and a better design than in the surrounding subdivisions;
- The reduced width deviates from the required design in the Subdivision Control Ordinance with the direction of the Monroe County Highway 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 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;

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;
- Sidewalks that are 4' wide are proposed throughout the subdivision, on both sides of streets, as required;
- All new utilities are required to be located underground throughout the subdivision;
- Utilities easements are provided in front yards at 20' width as required by ordinance;
- The highway and drainage engineers' recommendations and modifications will result in road and stormwater designs deemed adequate to accommodate the delivery of government services that would not compromise public safety, health, or welfare;
- The Ellettsville Fire Department had no comments on the plans;

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;
- An earlier phase of this development, Highland Park Estates Phase II, was approved with a narrower road width of 24';

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 & 2;

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;
- The reduced width deviates from the required design in the Subdivision Control Ordinance with the direction of the Monroe County Highway Department;

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 2: Town of Ellettsville – Water Capacity Letter

CORPORATE TOWN OF ELLETTSVILLE

P.O. Box 8
221 N. Sale St.
Ellettsville, IN 47429
Clerk-Treasurer (812) 876-3860

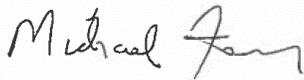
July 11, 2017

Monroe County Planning
Monroe County Courthouse
Bloomington, IN 47404

RE: Highland Park Subdivision Phases III, IV & V
62 Lot Single Family Subdivision

The Town of Ellettsville has the ability to provide water service to the above referenced property on Centennial Drive. The Town will need to approve design plans and a water model showing existing and proposed flows and pressures prior to approving construction plans. Please call with any questions.

Very truly yours,



Michael Farmer
Town of Ellettsville

xc: Scott Oldham, Ellettsville Town Council

EXHIBIT 3: Eastern Richland Sewer Corporation – Sewer Capacity Letter

Eastern Richland Sewer Corporation

P.O. Box 505, Ellettsville, IN 47429-0505 Ph: (812) 272-2869

“Meeting the needs of our customers. Caring for others.”

July 18, 2017

RE: Will Serve and Flow Acceptance

To Whom It May Concern,

Eastern Richland Sewer Corporation has adequate sewer flow capacity for the proposed Highland Park Estates phases 3, 4, and 5 project, Bloomington, IN. Our Corporation Engineer, Phil Peden and ERSC Inspector Shannon Reed will need to be contacted before the sewer lines are covered for final inspection.

Thank you,

/s/

Larry D. Barker
President, ERSC
Ph: 812-272-2869

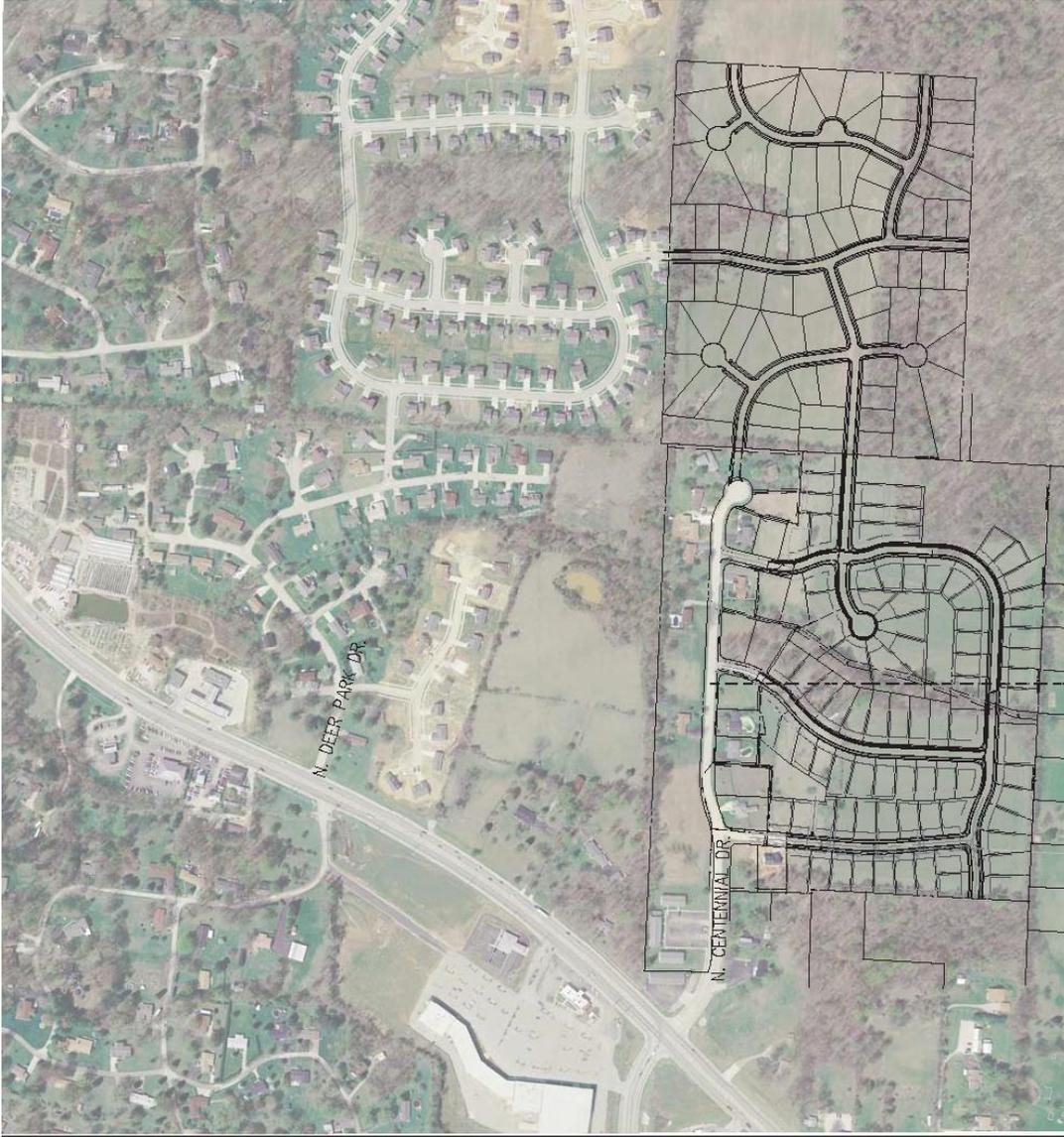
Cc: Daniel Butler, P.E. of Bynum Fanyo Associates, INC
Joe Peden, VP ERSC
Dale Rightley, Treasurer ERSC
Michael Carmin, Attorney ERSC
Phil Peden, Engineer ERSC
Shannon Reed, Inspector ERSC

EXHIBIT 4: Centennial Park - Proposed adjacent 78-lot subdivision to the north in Town of Ellettsville jurisdiction



**Petition Site
located to SE**

EXHIBIT FIVE: Highland Park Estates map with Centennial Park to North



ARCHITECTURE CIVIL ENGINEERING PLANNING 888 north Indiana street (616) 336-2800 (fax)	
BBS BROWN PATRICK & ASSOCIATES, INC. 888 north Indiana street (616) 336-2800	
Proposed: HIGHLAND PARK ESTATES 3800 block, Cheryl Drive Bloomington, Indiana	
Use OVERALL TRAFFIC EXHIBIT	
designed by eam drawn by eam sheet no: C1 project no: 4000614	

PLANNER Anne Crecelius
CASE NUMBER 1911-SSS-15 Jones Sliding Scale Subdivision Preliminary Plat
PETITIONER Jack and Jill Jones, c/o Andy Wilken, Deckard Land Surveying
ADDRESS 5569 N Maple Grove Road
REQUEST Preliminary Plat to subdivide one (1) lot into two (2) lots
ACRES 78.7 +/- acres
ZONE AG/RR
TOWNSHIP Richland & Bloomington Townships
SECTION 12 & 7
PLATS Unplatted
COMP PLAN Farm and Forest
DESIGNATION

EXHIBITS

1. Preliminary Plat Site Plan
2. Utility Capacity Letters
3. MC Highway Dept. Driveway Application Requirements

RECOMMENDATION

Staff recommends **approval** based on findings of fact and subject to an approved Driveway Permit through the Monroe County Highway Department.

PLAT DECISION

No waivers, approval by Plat Committee

SUMMARY

The petition site is one (1) lot of record made up of three (3) parcel, totaling 78.7 +/- acres. The petitioners have proposed subdividing into two (2) lots with no waiver requests. The site is located in Section 7 of Bloomington Township and Section 12 of Richland Township. The site maintains frontage on N Maple Grove Road, which is classified as a Major Collector road.

The preliminary plat meets all of the subdivision control standards. The petition site currently holds one (1) existing Single Family Residence located on proposed Lot 2. A second buildable lot will be created, located on proposed lot 1. Proposed lot 1 will be 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;

Septic permits have been approved for both proposed lots. The proposed lots will share a new driveway located on proposed lot 1 which will be required to meet conditions listed on the Driveway Application (see Exhibit 3). The existing driveway located on proposed lot 2 will be removed. The site has two substantial drainages running through the property, which will be placed in a 100' drainage easement per the MS4 Operator's request. Additionally, one sinkhole located within Buildable Area will be placed in a Sinkhole Conservancy Area. The proposed lot dimensions are as follows (see Exhibit 1):

Proposed Lot Acreages

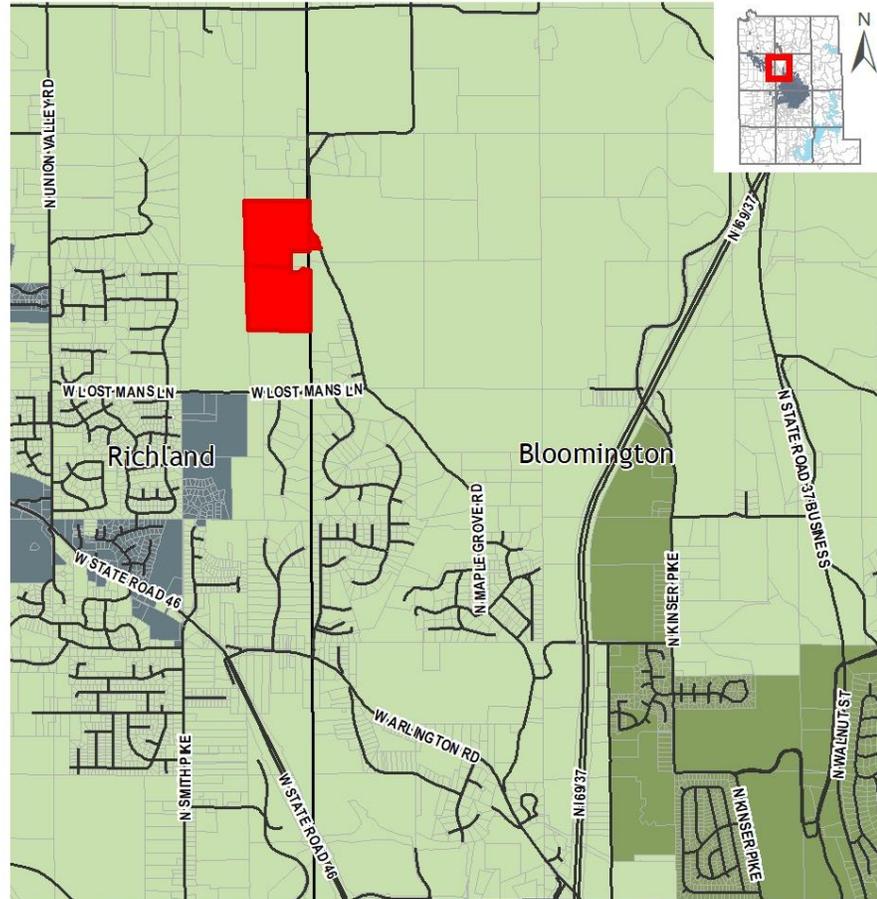
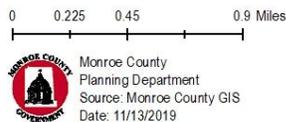
	Total Acreage	Buildable Area
Lot 1	73.76	7.88+
Lot 2	5.11	1.52

LOCATION MAP

The petition site is one lot of record made up of three (3) parcels (53-04-12-100-007.000-011; 53-04-12-400-001.000-011; 53-05-07-200-004.000-004). The site is located on N Maple Grove Road in Section 12 of Richland Township and Section 7 of Bloomington Township.

Location Map

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



INFRASTRUCTURE and ACCESS

Both proposed lots have either an approved septic permit or location. The site has access to Ellettsville water and electric is served by SCI REMC. Both proposed lots will have access through a shared driveway that will be created on proposed lot 1 (see Exhibit 1 & 3). The existing driveway will be removed.

ZONING

The zoning for the petitioner site is Agricultural Rural Reserve (AG/RR). The adjacent zoning is also AG/RR. The petitioner site use is currently Single Family Residential.

Current Zoning Map

-  Petitioner
-  Parcels
-  Roads
-  Hydrologic Features
- Monroe County Zoning**
-  AG/RR - Agriculture/Rural Reserve
-  ER - Estate Residential



0 0.05 0.1 Miles

 Monroe County
Planning Department
Source: Monroe County GIS
Date: 11/13/2019

SLOPE MAP

The parcel is 78.7 +/- acres and currently holds an existing SFR on proposed lot 2. Both proposed lots contain steep slopes greater than 15% but has adequate Buildable Area that meets the requirements as stated in the Subdivision Control Ordinance for Chapter 856-7.

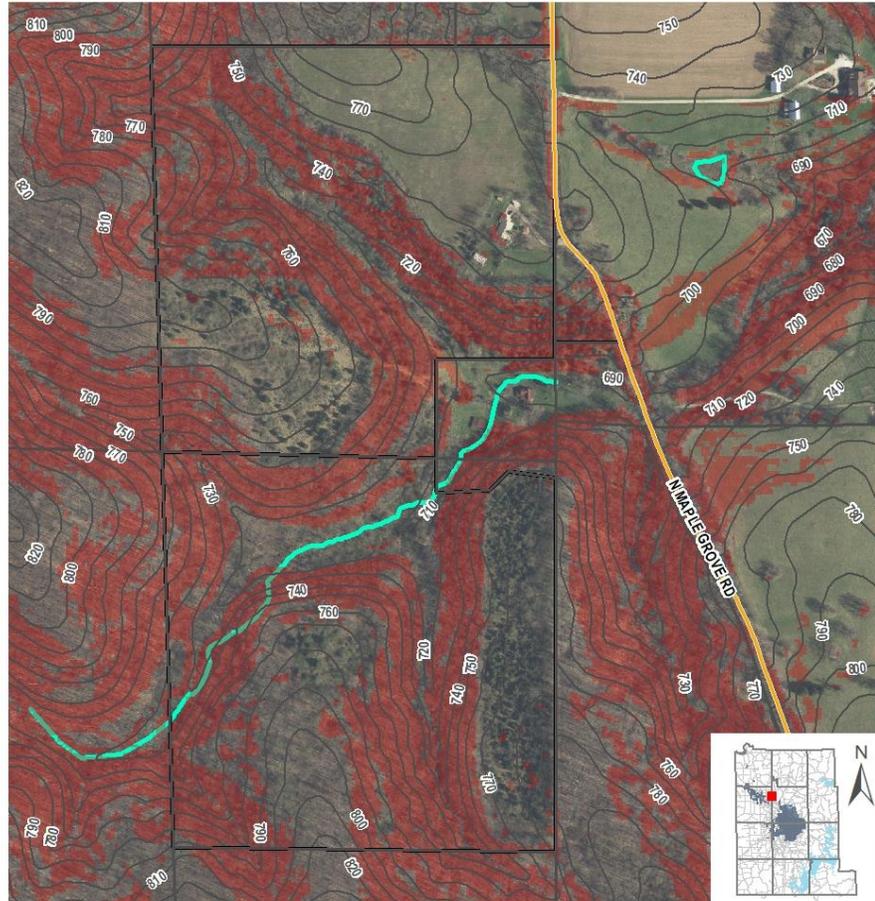
Slope Map

-  Major Collector [70']
-  Local Roads [50']
-  Parcels
-  Petitioner
-  10-Foot Contours
- 15_Percent Slope (2010)**
 -  0 - 15
 -  > 15
-  Hydrologic Features

0 100 200 400 600 800 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 11/13/2019

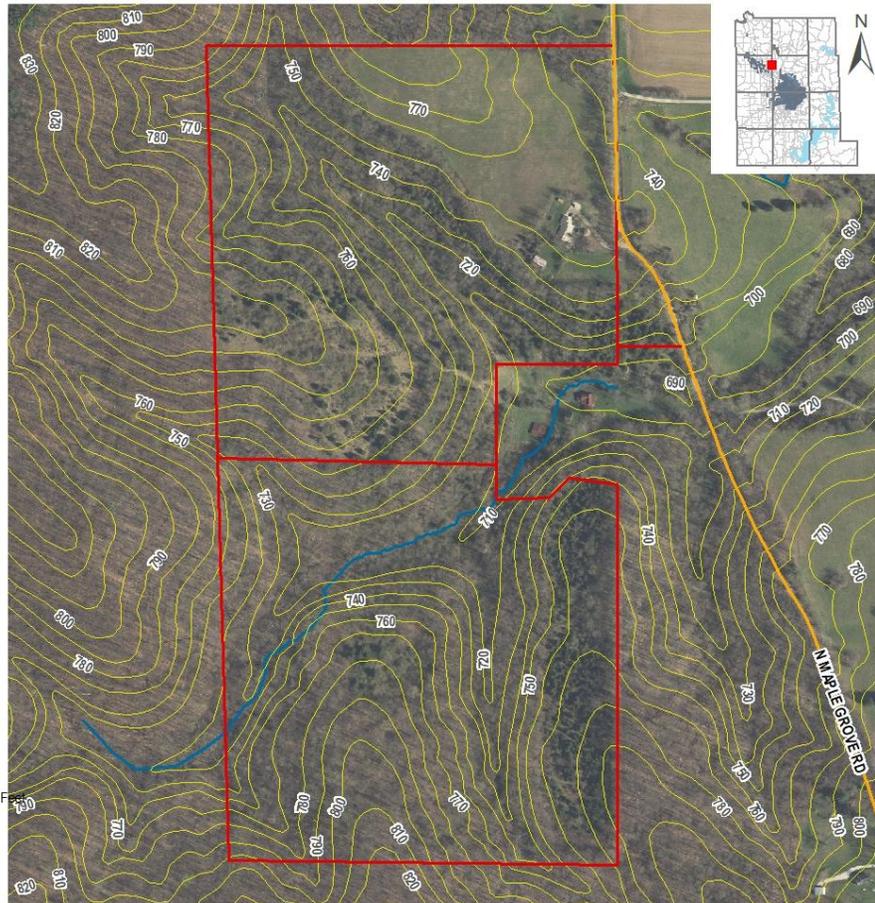


SITE CONDITIONS

The site has an approved septic for the existing SFR on proposed lot 2, and a septic location was approved for proposed lot 1. The MS4 Operator requested 100' Drainage Easements across the petition site. Multiple sinkholes were identified across but only one is located within Buildable Area and was designated as a Sinkhole Conservancy Area. The DE and SCA are delineated on the preliminary plat (Exhibit 1).

Site Conditions Map

- Major Collector [90']
- ▭ Petitioner
- 10-Foot Contours
- Local Roads [50']
- Hydrologic Features



Monroe County
Planning Department
Source: Monroe County GIS
Date: 11/13/2019

SITE PICTURES



Photo 1. Proposed lot 2 existing home.



Photo 2. Proposed lot 2 existing driveway that will be removed.



Photo 3. Proposed lot 1.



Photo 4. Proposed lot 1.



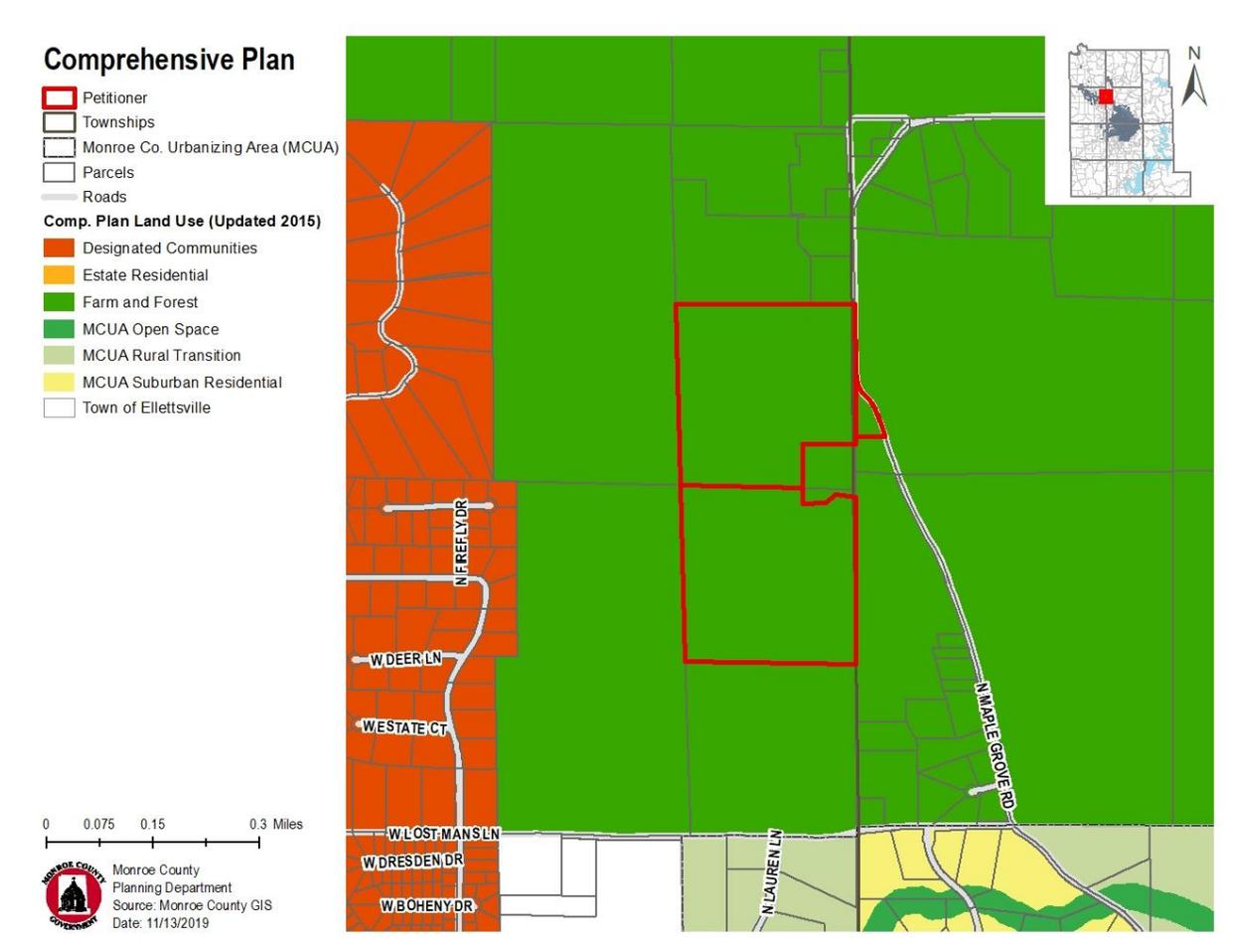
Photo 5. Looking north up N Maple Grove Road from existing driveway on proposed lot 2.



Photo 6. Looking south down N Maple Grove Road from existing driveway on proposed lot 2.

COMPREHENSIVE PLAN DISCUSSION

The petition site is located within the **Farm and Forest** designation of the 2015 Comprehensive Plan. The Comprehensive Plan states the following for this designation:



Farm and Forest Residential

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

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

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

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

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

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

FINDINGS OF FACT - Subdivisions

850-3 PURPOSE OF REGULATIONS

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

Findings

- Approval of the subdivision would subdivide one lot into two (2) lots which will meet all design standards;
- Proposed lot 1, the Parent Parcel, would be 73.76 +/- acres, and proposed lot 2 would be 5.1 +/- acres;
- Proposed lots have either an approved septic permit or an approved septic location;
- Proposed lots 1 and 2 will have shared access through a new driveway on proposed lot 1 off of N Maple Grove Rd;
- Steep slopes are present on both proposed lots but each meets Buildable Area design standard requirements;
- Lot 1, 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;
- N Maple Grove Road is 18' wide and meets the width requirement for a Sliding Scale Subdivision;
- 45' of right-of-way will be dedicated along N Maple Grove Rd, a Major Collect road;

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

Findings

- The Comprehensive Plan designates the site as Farm and Forest, which includes low-density single-family subdivisions;
- The site has access to Ellettsville water, and SCI REMC electric;
- See findings under Section A;

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

Findings

- See findings under (A);
- The proposed use is residential;
- Structures may not cover more than 65 percent of the lot;
- The surrounding uses are residential or agricultural;

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

Findings

- The property is currently zoned Agricultural Rural Reserve (AG/RR) and is used for Single Family Residential;
- Adjacent properties are zoned Agricultural Rural Reserve (AG/RR) and are used for Single Family Residential or agriculture;

- Approval of the subdivision would create two (2) 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.

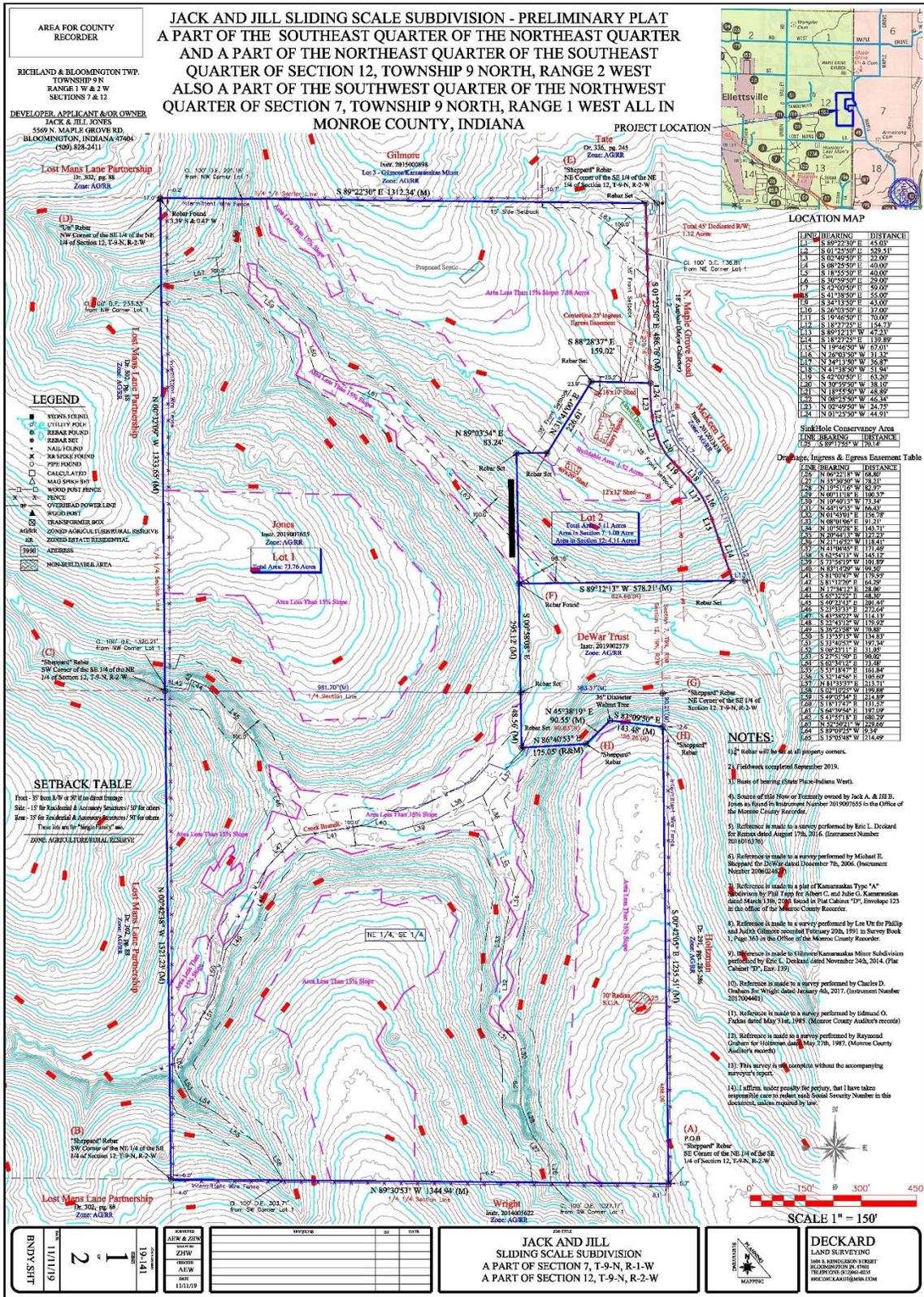
Findings

- 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.

Jones - Proposed Lot Information

	Lot 1 - Parent Parcel	Lot 2
Total Acreage	73.76 acres	5.11 acres
Buildable Area	7.88 + acres of buildable area	1.52 acres of buildable area
Septic	Plat shows permitted septic location	Existing permitted septic
Utility	Ellettsville water, SCI REMC See Exhibit 2.	Ellettsville water, SCI REMC See Exhibit 2.
Access Single/Shared	Shared driveway with proposed lot 2. Required to clear brush and cut down bank for sight distance. See Exhibit 3.	Shared driveway with proposed lot 1. Will REMOVE existing driveway. See Exhibit 3.
ROW Dedication	45' of ROW dedicated off of N Maple Grove Rd	45' of ROW dedicated off of N Maple Grove Rd
Environmental	Steep slopes present. Designated Sinkhole Conservancy Area (SCA)	Steep slopes present.
Structures	None	Existing SFR and accessory structures

EXHIBIT 1: Petitioner Preliminary Plat



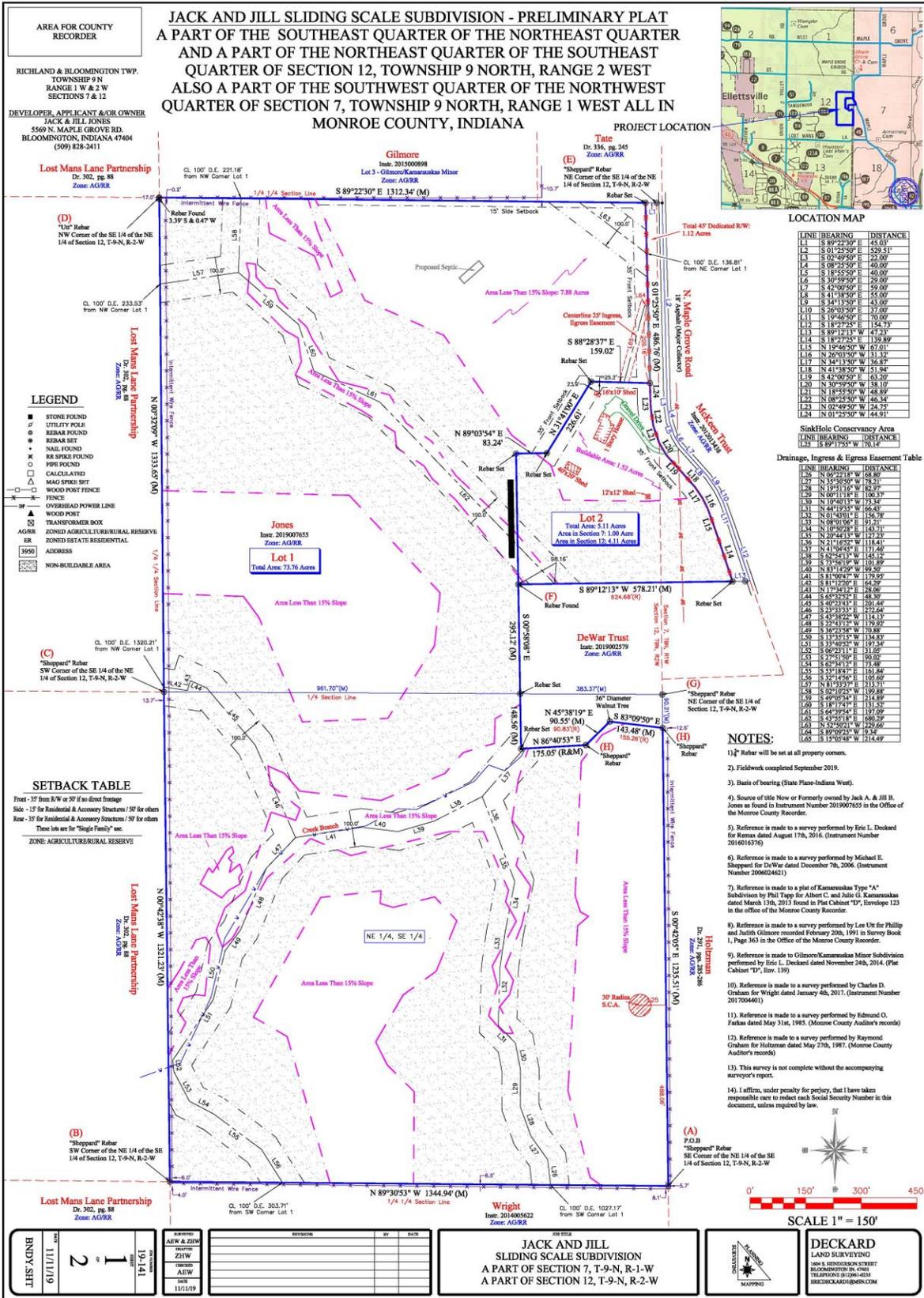


EXHIBIT 2: Utility Capacity Letters



October 7, 2019

Jill Jones
5569 N Maple Grove Rd
Bloomington, IN 47404

To Whom It May Concern:

South Central Indiana REMC has power available for additional services located on North Maple Grove Road in Monroe County, Richland Township.

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

Sincerely,

Heidi Derringer

Heidi Derringer
Distribution Services Assistant

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

Ellettsville Utilities

P.O. Box 8
Ellettsville, IN 47429



(812) 876-2297 - Phone
(812) 876-6850 - Fax

September 23, 2019

Jack & Jill Jones
5569 N. Maple Grove Rd.
Bloomington, IN 47404-9011

RE: Water & Sewer Availability
5569 N. Maple Grove Rd. – 7 acre field (being sub-divided)
Bloomington, IN 47404-9011

To Whom It May Concern:

In response to your request concerning the availability of Water to the above mentioned location, please be advised that we will be able to provide Water service to you under the approved terms and conditions of service.

Should you need further information, feel free to contact us at any time.

Very truly yours,

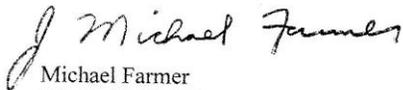

Michael Farmer
Ellettsville Utilities

EXHIBIT 3: MC Highway Dept. Driveway Application Requirements

**Monroe County Public Works Department
Driveway Permit Application**

Remit to:
Monroe County Public Works Department
501 N. Morton Street, Suite 216
Bloomington, IN 47404
Phone: (812) 349-2555
Fax: (812) 349-2959
Email: bayers@co.monroe.in.us

Permit# _____
Date Issued _____
Application# _____

Lot 1 - Proposed Driveway

PLEASE FILL OUT #1 THROUGH #10 COMPLETELY

1. OWNER'S NAME Jill and Jack Jones
2. OWNER'S PRESENT ADDRESS 5569 N. Maple Grove Rd., Bloomington, IN 47404
3. ADDRESS, ROAD NAME, LOT # AND SUBDIVISION NAME OF PROPOSED DRIVE TO BE INSPECTED.
(If no address yet give directions on back. See box #10)
5569 N. Maple Grove Rd., Lot #1 in proposed Jack and Jill Minor Sub.
4. PHONE (812) 961-0235
5. TODAY'S DATE 9/19/19
6. CONTRACTOR Deckerd Land Surveying - Andrew Wilker
7. PARCEL NUMBER (REQUIRED) _____
8. SIGNATURE *Andrew Wilker*

9. DRIVEWAY CLASSIFICATION - Check all boxes that apply to your drive.

- | | | |
|--|--|--|
| <input type="checkbox"/> Commercial Driveway | <input checked="" type="checkbox"/> New Driveway | <input type="checkbox"/> Public Hearing Required? |
| <input checked="" type="checkbox"/> Residential Driveway | <input type="checkbox"/> Pre-Existing Driveway | <input checked="" type="checkbox"/> Subdividing Property |

- 9A. What are you building? proposed minor subdivision
- 9B. If commercial, what is the intended use? _____

10. (REQUIRED)

NOTE: We must have address before permit can be issued. If you do not have an address yet give exact directions on back side of application on how to get to your proposed driveway. Attach map if necessary. You must stake with red flagging tape we will give you so that our inspector can find the driveway location. We will not check your drive unless it is staked and/or flagged.

STAFF USE ONLY:

Date Inspected 9/25/19 By BA
 Road Classification MAJOR COLLECTOR Speed Limit 35 M.P.H.
 Sight Distance OK Coordinates 39.2328203°N 086.5737778°W
 Existing Drainage C&G / Pipe / Swale Coordinates if Shared Driveway _____
 If pipe is required, diameter & length PIPE
 Notes CLEAR BRUSH + CUT DOWN BANK TO THE NORTH + SOUTH FOR SIGHT DISTANCE REQUIREMENTS.

Planner ANNE C. RECELUS

Monroe County Public Works Department Driveway Permit Application

Remit to:
 Monroe County Public Works Department
 501 N. Morton Street, Suite 216
 Bloomington, IN 47404
 Phone: (812) 349-2555
 Fax: (812) 349-2959
 Email: bayers@co.monroe.in.us

Permit# _____
 Date Issued _____
 Application# _____

Lot 2 - Existing Driveway

PLEASE FILL OUT #1 THROUGH #10 COMPLETELY

1. OWNER'S NAME Jill and Jack Jones
2. OWNER'S PRESENT ADDRESS 5569 N. Maple Grove Rd. Bloomington, IN 47404
3. ADDRESS, ROAD NAME, LOT # AND SUBDIVISION NAME OF PROPOSED DRIVE TO BE INSPECTED.
 (If no address yet give directions on back. See box #10)
5569 N. Maple Grove Rd. Lot #2 in proposed Jack and Jill Minor Sub.
4. PHONE (812) 961-0235
5. TODAY'S DATE 9/19/19
6. CONTRACTOR DeKard Land Surveying - Andrew Wilken
7. PARCEL NUMBER (REQUIRED) 53-04-12-100-007,000-011
8. SIGNATURE *Andrew Wilken*

9. DRIVEWAY CLASSIFICATION - Check all boxes that apply to your drive.

- | | | |
|--|---|--|
| <input type="checkbox"/> Commercial Driveway | <input type="checkbox"/> New Driveway | <input type="checkbox"/> Public Hearing Required? |
| <input checked="" type="checkbox"/> Residential Driveway | <input checked="" type="checkbox"/> Pre-Existing Driveway | <input checked="" type="checkbox"/> Subdividing Property |

- 9A. What are you building? proposed minor subdivision
- 9B. If commercial, what is the intended use? _____

10. (REQUIRED)

NOTE: We must have address before permit can be issued. If you do not have an address yet give exact directions on back side of application on how to get to your proposed driveway. Attach map if necessary. You must stake with red flagging tape we will give you so that our inspector can find the driveway location. We will not check your drive unless it is staked and/or flagged.

STAFF USE ONLY:

Date Inspected 9/25/19 By BA
 Road Classification MAJOR COLLECTOR Speed Limit 35 M.P.H.
 Sight Distance OK NORTH 246' SOUTH Coordinates 39.2317783°N 086.5736413°W
 Existing Drainage C&G / Pipe (Swale) Coordinates if Shared Driveway _____
 If pipe is required, diameter & length _____
 Notes CLEAR BRUSH + CUT DOWN BANK TO THE SOUTH FOR SIGHT DISTANCE REQUIREMENTS.
227' TURNING SIGHT DISTANCE TO THE NORTH.

Planner ANNE CRECELIUS

