

**AGENDA**  
**ELLETTSVILLE PLAN COMMISSION**  
**Town Hall**  
**1150 W. Guy McCown Drive**  
**Ellettsville, Indiana**  
**Thursday, April 7, 2022 - 6:00 P.M.**

**Pledge of Allegiance**

**Roll Call**

**Approval of Minutes – March 3, 2022**

**Monthly Conflict of Interest Statement**

**Old Business**

**New Business**

Preliminary Plat Approval for 65 Single Family Lots in Barberry Lake Estates, Phase II,  
(N. Loudon Road and W. Reeves Road); Petitioner: Josh Clark; Case No. PC 22-02

**Planning Department Update**

Next Meeting – May 5, 2022

**Privilege of the Floor – Non Agenda Items**

**Plan Commission Comments**

**Adjournment**

Planning Commission meetings are wheelchair accessible. The accessible entrance is located on the east side of the building. Accessible visitor parking spaces are located on the north side of the building. The Town further assures every effort will be made to ensure nondiscrimination in all of its programs activities, whether those programs and activities are federally funded or not. Close captioning of the public meetings is broadcast on Community Access Television Series.

# MEETING NOTICE

## Thursday, April 7, 2022, at 6:00 p.m.

The Town of Ellettsville Plan Commission will conduct its regularly scheduled meeting on Thursday, April 7, 2022, at 6:00 p.m., local time.

The meeting will be conducted at Town Hall. Plan Commission members will attend the meeting in person. The public is invited to attend in person or by remote access. The meeting will be available by Zoom.

Topic: Plan Commission 04-07-22

Time: April 7, 2022, 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83427869745?pwd=bzI1QjhJOFhKdlFZd1VncXlrTC9zZz09>

Meeting ID: 834 2786 9745

Passcode: 751649

One tap mobile

+13017158592,,83427869745#,,,,\*751649# US (Washington DC)

+13126266799,,83427869745#,,,,\*751649# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 834 2786 9745

Passcode: 751649

Agendas and meeting packets can be obtained online at [www.ellettsville.in.us](http://www.ellettsville.in.us) or by submitting an email request to: [planning@ellettsville.in.us](mailto:planning@ellettsville.in.us).



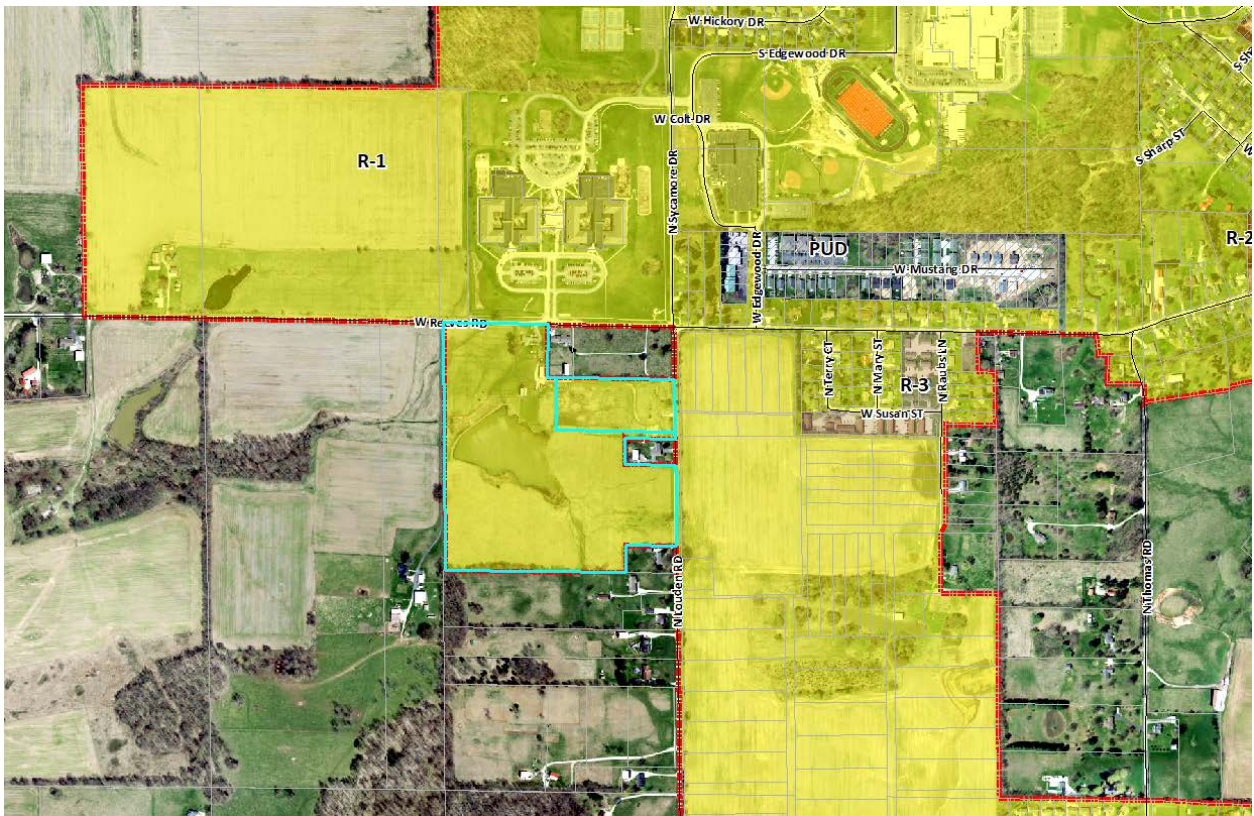
# Town of Ellettsville

## Department of Planning & Development

### PC 22-02– Preliminary Plat Staff Report

#### Petition

**Case - PC 22-02 – Barberr Lake Estates Subdivision.** A request by Josh Clark, on behalf of Barberr Homes, for consideration of preliminary and plat for sixty-five (65) lots in the Barberr Lake Estates Subdivision. The subject property is located along W. Reeves Road and S. Louden Road.



	Zoning District	Property Use
<b>North:</b>	R-1; Single Family Residential	Edgewood Schools
<b>South:</b>	AG/RR: Agriculture/Rural Reserve (County)	Large Lot Residential
<b>East:</b>	R-1; Single Family Residential	Undeveloped Residential
<b>West:</b>	AG/RR: Agriculture/Rural Reserve (County)	Agricultural

## **Considerations**

1. The applicant is requesting primary plat approval to create sixty-five (65) lots from a thirty-two (32) acre tract of land.
2. The majority of lots will be approximately 0.25 (¼) to 0.33 (⅓) acres in size and will be built with single family homes.
3. The existing lake will remain as a park-like feature for residents.
4. The lots are zoned R-1; Single Family Residential.
5. The Tech Review Committee met on March 22<sup>nd</sup> and comments received from Town Departments are attached. All items have been or will be addressed by the date of the meeting.
6. The lots meet all size and dimensional requirements.
7. Easements for access and utilities have been included as needed.
8. A bond or letter of credit will be required to cover any outstanding items prior to recording of the final plat. This will also include the cost of stormwater infrastructure.

## **Plan Commission Action**

The Plan Commission action can be in the form of approval, approval with conditions, continuance or denial of the preliminary plat. The Plan Commission has the final say in these matters.

## **Staff Recommendation**

It is of Staff opinion that the proposed plat will meet all required zoning and subdivision regulations and there are no concerns with the proposed plat. The subdivision will provide crosswalk access to Edgewood Schools and a connection to the homes built in Phase I. Staff recommends that the Plan Commission approve the Barberr Lake Estates Subdivision, Phase II preliminary plat.

Submitted by Kevin Tolloty, AICP  
Director, Ellettsville Planning  
March 29, 2022









# *Town of Ellettsville*

## *Department of Planning & Development*

---

### Technical Review Meeting Notes Barberry Lake Estates, Phase II

#### Project Description

**Location:** N. Loudon Drive/W. Reeves Road

**Size:** +/- 32 acres

**Current Zoning:** R-1: Single Family Residential

#### Planning Comments

1. The existing lake appears to encroach on several surrounding properties. Will there be an easement to cover this encroachment?
2. There is a wooden bridge shown on the site plan. Will this stay or be removed, and if it stays, who will bear responsibility for the bridge?
3. Lot 63 is shown twice, please change the southern lot to Lot 62.
4. Please list the square footage to Lots 49 & 53. They are extremely close to the minimum lot size.
5. Please label or remove the lines on Lot 27/28.
6. The landscape plan lists a number of shrubs to be planted, although none are required by Town Code or shown on the landscape plan. Please change accordingly.
7. There is text stating there are four (4) water quality ponds on the utility plan (Lot 40, Lot 44, Lot 70 and between Lots 18 & 33), but none are drawn on the plans. Please show the location and boundaries for these, and include easements.
8. Please provide a list of possible street names.
9. Please include plans who will be responsible for the maintenance of the retention/detention ponds and lake.

#### Fire Department Comments

##### **2014 Indiana Fire Prevention Code:**

**501.2 Address Identification.** When not required by local ordinance, buildings shall be provided with approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road frontage fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of .5 inch (12.7mm). Address numbers shall be maintained. ***(This includes street signage of some sort during construction-does not need to be the same street sign requirements for final per the Street Commissioner).***

**901.5 Installation acceptance testing.** Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire

protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards. The fire code official shall be notified before any required acceptance testing. ***(All fire hydrants shall have a 5-inch Storz connection on the 4 1/2 steamer fitting).***

**3310.1 Required access.** Approved vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30,480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. ***(During construction, all access roads will be accessible for fire apparatus at a minimum).***

#### **Ellettsville Town Code:**

93.30. There is no burning of construction debris or material allowed. Any natural burning, a permit from the Indiana Department of Environmental Management, Office of Air Quality must be obtained before burning.

#### **Public Works/Engineering Comments**

1. Please mark water and sewer stubs as they are installed.
2. Please schedule a stone compaction test prior to installing infrastructure.

#### **ADA Accessibility Comments**

1. Please add a curb ramp crossing from Lot 48 to Lot 47.

#### **Building/Stormwater Comments**

1. Please clearly label all lots prior to development.

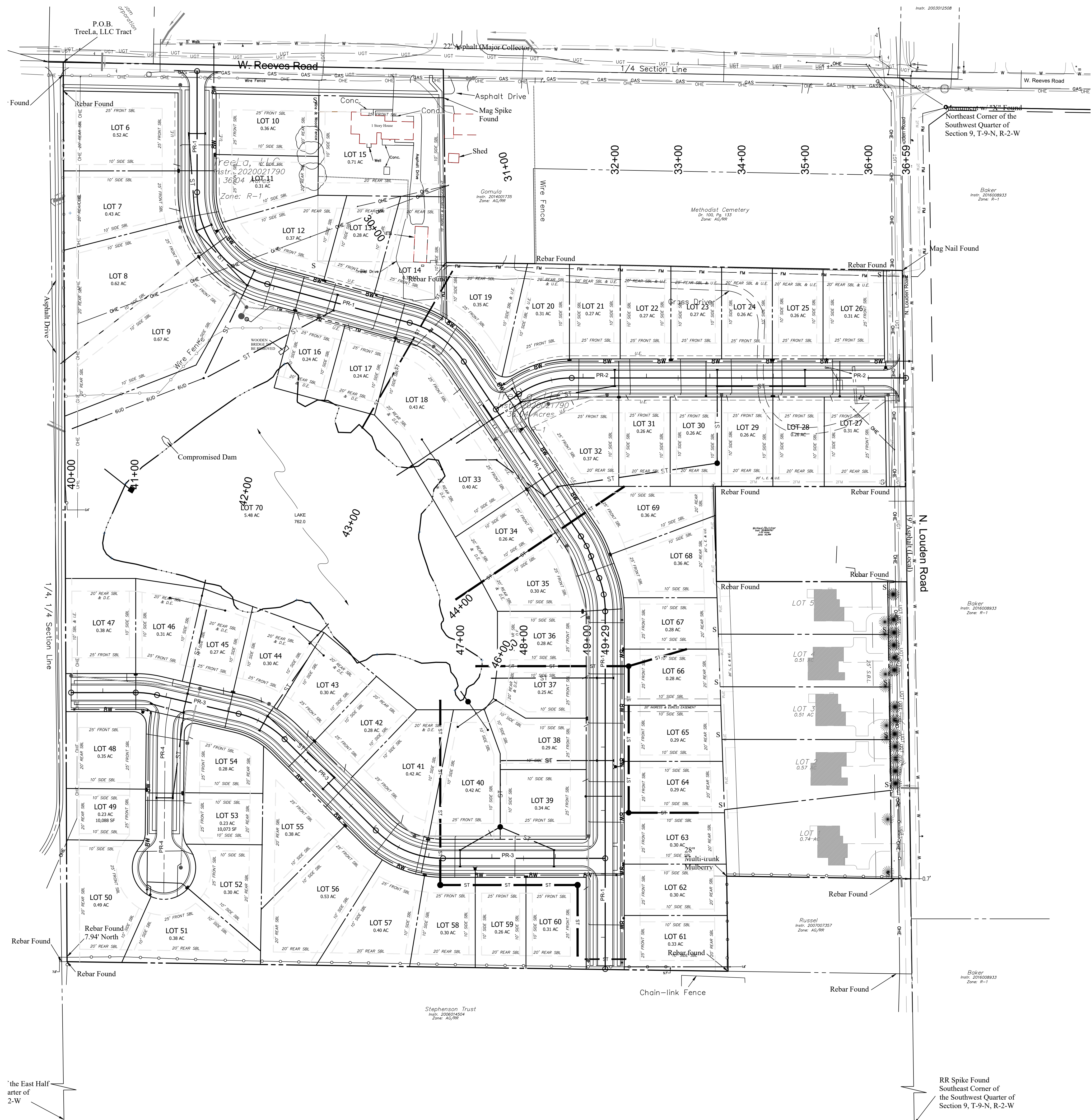
#### **Summary**

The development plan request is for Phase II of the Barberry Lake Estates subdivision. The Technical Review Committee met on March 22<sup>nd</sup> to discuss the preliminary plat. Those in attendance were Town Manager and Public Works Superintendent Mike Farmer, Town Engineer Rick Coppock, Deputy Planning Director and ADA Coordinator Denise Line, Fire Chief Mike Cornman, Deputy Fire Chief Kevin Patton, Street Commissioner Kip Headdy, and Building Inspector Ron Vandeventer. Also in attendance were A.J. Willis, project engineer and Josh Clark, developer. Comments included are those that have been received by the Planning Office. Any additional comments from the Technical Review committee that are not listed above, shall still be taken into consideration. Plan Commission should approve the development plan after the above mentioned items have been addressed, but may also add conditions as they see fit.

Any requested revisions may be submitted in electronic form, with paper copies only necessary after Plan Commission approval.

Submitted by Kevin Tolloty, AICP  
Director, Ellettsville Planning  
March 25, 2022





SCALE: 1"=80'

revisions:

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

**BFB**  
BYNUM FANYO & ASSOCIATES, INC.

528 north walnut street  
(812) 332-8030

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

certified by:

**PROPOSED**  
**BARBERRY LAKE SUBDIVISION**  
**PHASE TWO**  
REEVES ROAD & LOUDEN ROAD  
ELLETTSVILLE, INDIANA

title: OVERALL PLAN

designed by: RLC  
drawn by: RLC  
checked by: JSF  
sheet no: C102  
project no.: 402149

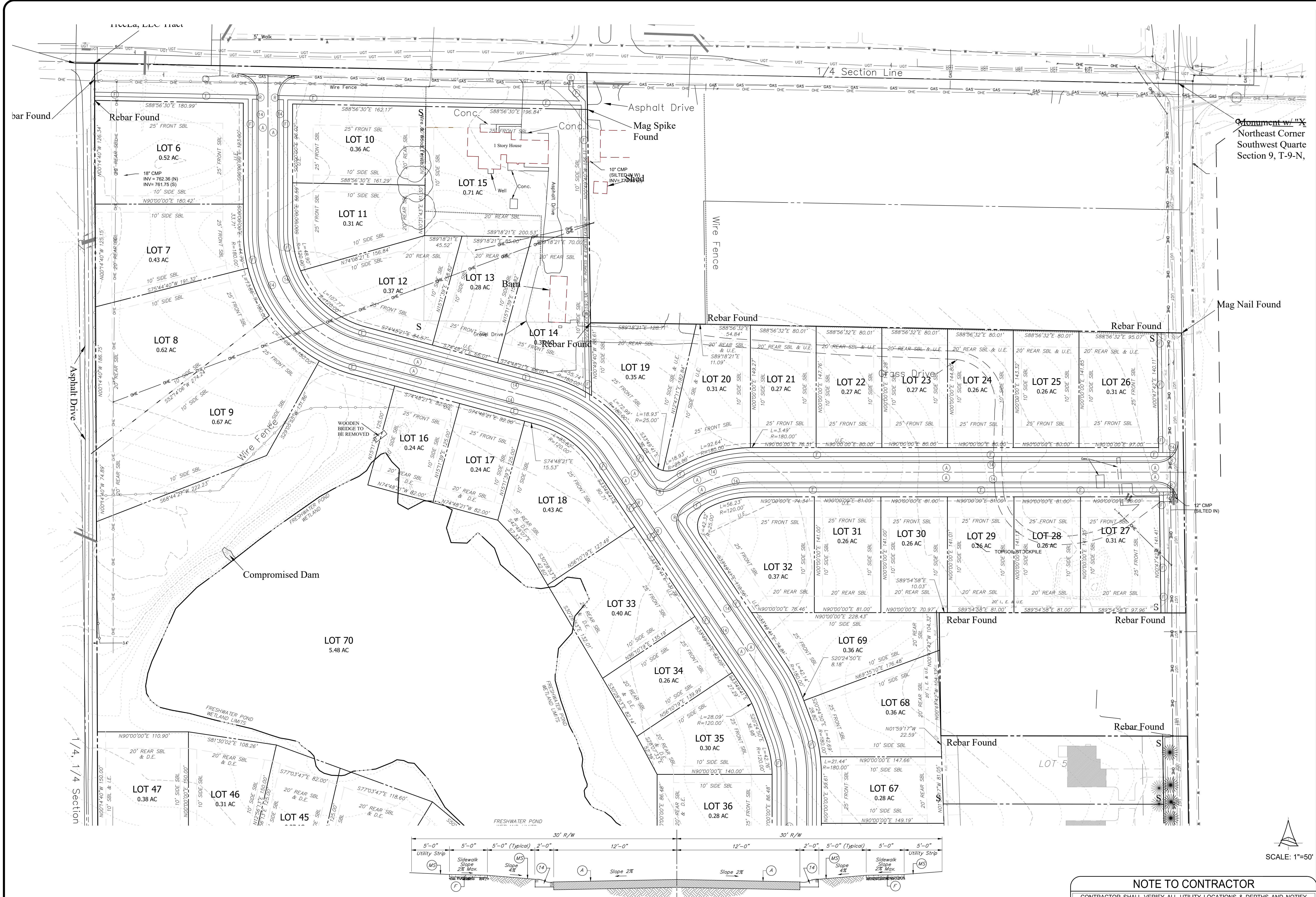
**NOTE TO CONTRACTOR**

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

the East Half  
arter of  
2-W

RR Spike Found  
Southeast Corner of  
Section 9, T-9-N, R-2-W





revisions:

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

BYNUM FANYO & ASSOCIATES, INC.

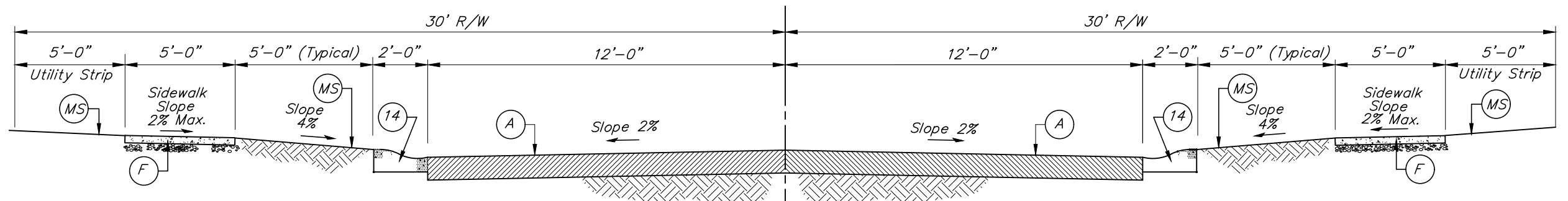
528 north walnut street  
(812) 332-8030

certified by:

PROPOSED  
BARBERRY LAKE SUBDIVISION  
PHASE TWO  
REEVES ROAD & LOUDEN ROAD  
ELLETTSVILLE, INDIANA

title: SITE PLAN

designed by: RLC  
drawn by: RLC  
checked by: JSF  
sheet no: C201  
project no.: 402149



TYPICAL CROSS SECTION  
SCALE: 1/4" = 1'-0"

**NOTE TO CONTRACTOR**

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

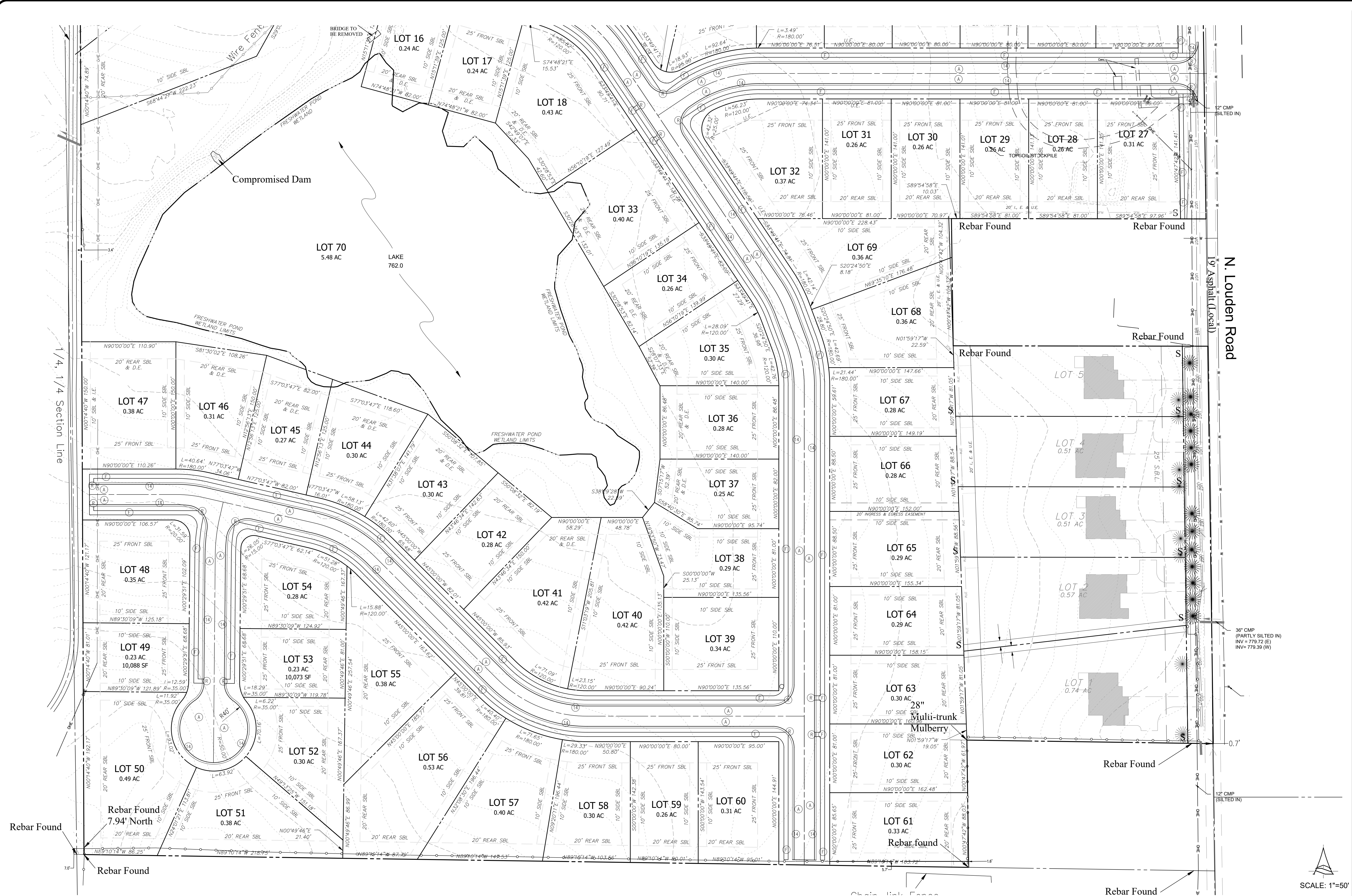
1/4 Section Line

1/4 Section

Mag Nail Found

SCALE: 1"=50'





revisions:

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING  
BYNUM FANYO & ASSOCIATES, INC.  
528 north walnut street  
(812) 332-8030  
Bloomington, Indiana  
(812) 339-2990 (Fax)

certified by:

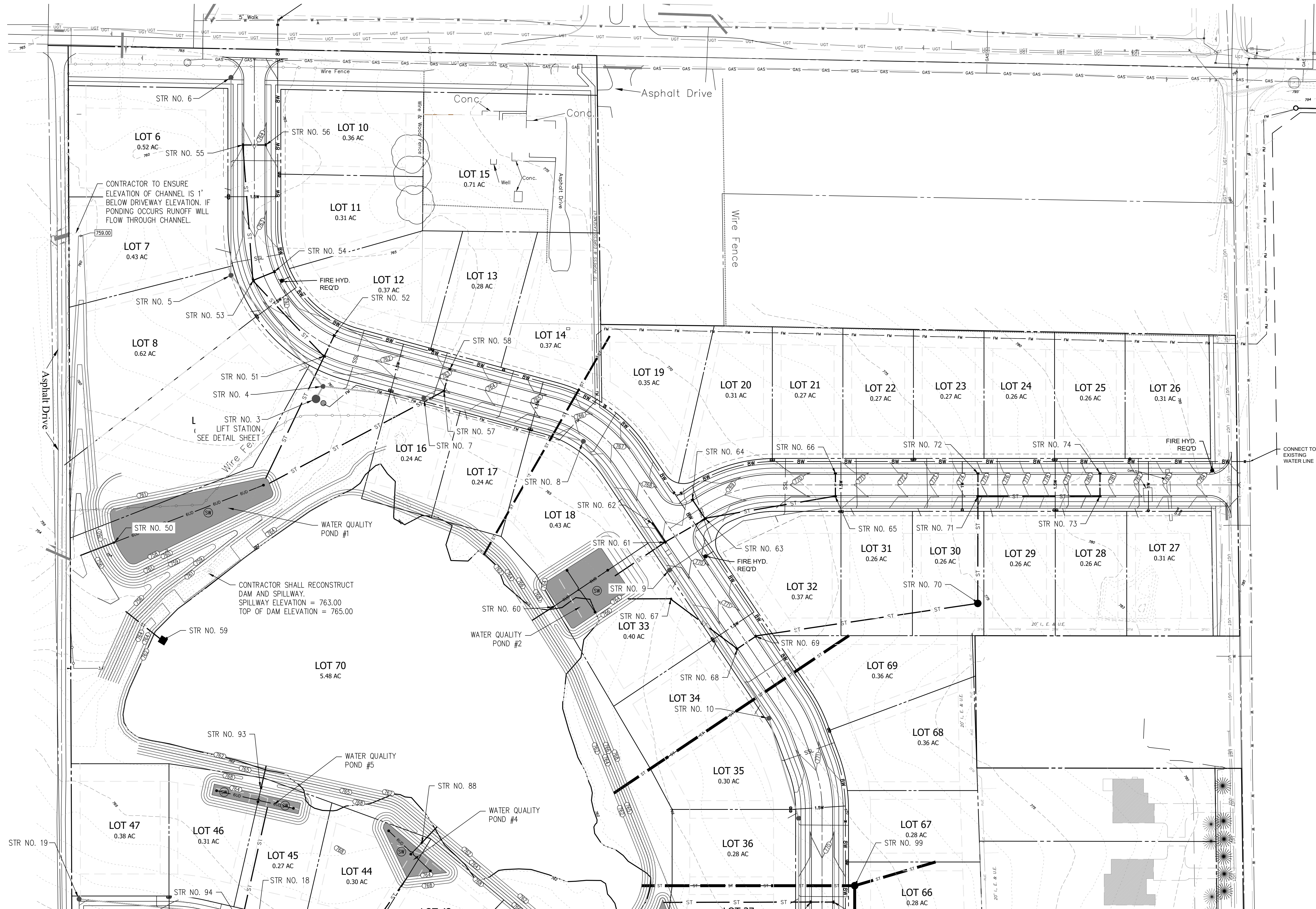
PROPOSED  
**BARBERRY LAKE SUBDIVISION  
PHASE TWO**  
REEVES ROAD & LOUDEN ROAD  
ELLETTSVILLE, INDIANA

title: SITE PLAN

designed by: RLC  
drawn by: RLC  
checked by: JSF  
sheet no: C202  
project no.: 402149

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





CONTRACTOR TO ENSURE ELEVATION OF CHANNEL IS 1" BELOW DRIVEWAY ELEVATION. IF PONDING OCCURS RUNOFF WILL FLOW THROUGH CHANNEL.

CONTRACTOR SHALL RECONSTRUCT DAM AND SPILLWAY. SPILLWAY ELEVATION = 763.00 TOP OF DAM ELEVATION = 765.00

CONNECT TO EXISTING WATER LINE

SCALE: 1"=50'

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

revisions:

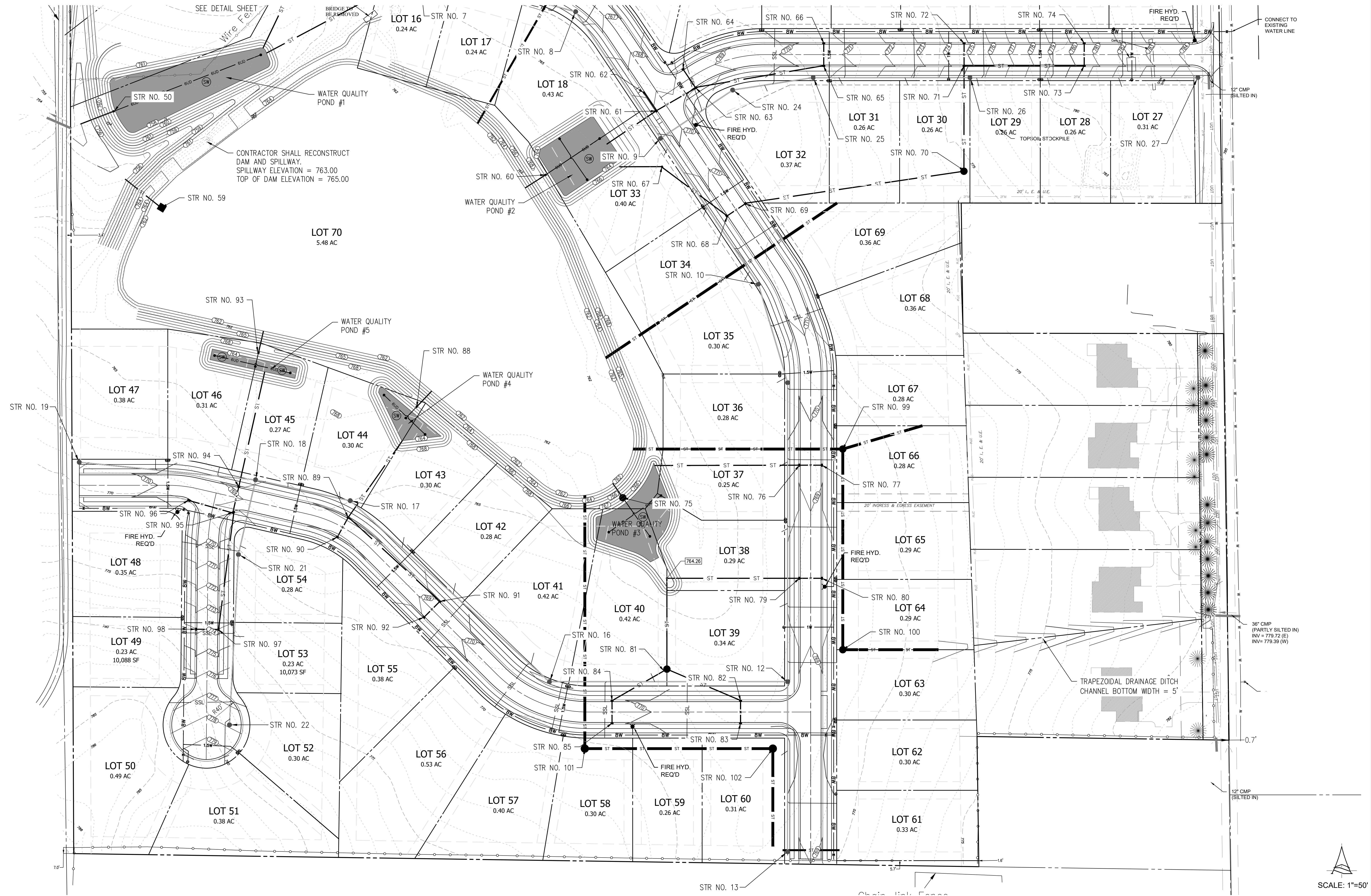
ARCHITECTURE  
 CIVIL ENGINEERING  
 PLANNING  
**BYNUM FANYO & ASSOCIATES, INC.**  
 528 north walnut street  
 (812) 332-8030  
 bloomington, indiana  
 (812) 339-2990 (Fax)

certified by:

**PROPOSED  
 BARBERRY LAKE SUBDIVISION  
 PHASE TWO**  
 REEVES ROAD & LOUDEN ROAD  
 ELLETTSVILLE, INDIANA

title: GRADING,  
 DRAINAGE, &  
 UTILITY PLAN  
 designed by: RLC  
 drawn by: RLC  
 checked by: JSF  
 sheet no: C301  
 project no.: 402149





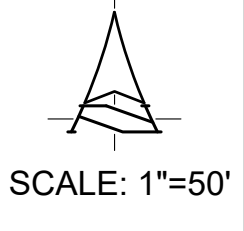
SEE DETAIL SHEET  
 BRIDGE TO BE REMOVED  
 WATER QUALITY POND #1  
 CONTRACTOR SHALL RECONSTRUCT DAM AND SPILLWAY. SPILLWAY ELEVATION = 763.00 TOP OF DAM ELEVATION = 765.00  
 STR NO. 59

CONTRACTOR SHALL RECONSTRUCT DAM AND SPILLWAY. SPILLWAY ELEVATION = 763.00 TOP OF DAM ELEVATION = 765.00

CONNECT TO EXISTING WATER LINE

36" CMP (PARTLY SILTED IN) INV = 779.72 (E) INV = 779.39 (W)

12" CMP (SILTED IN)



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

revisions:

ARCHITECTURE  
 CIVIL ENGINEERING  
 PLANNING

**BYNUM FANYO & ASSOCIATES, INC.**

528 north walnut street  
 (812) 332-8030

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

certified by:

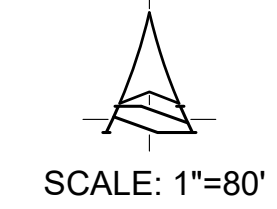
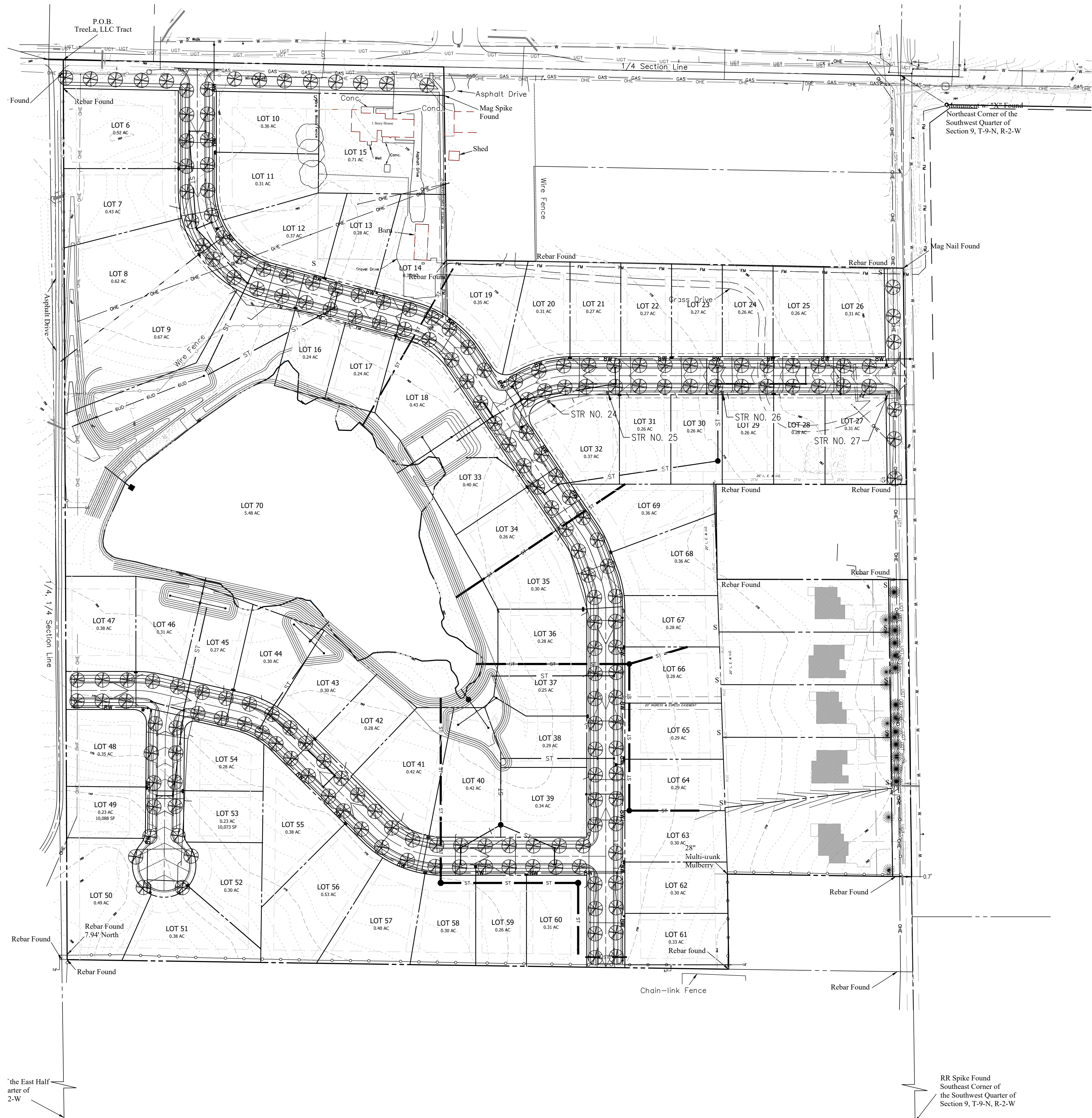
**PROPOSED  
 BARBERRY LAKE SUBDIVISION  
 PHASE TWO**

REEVES ROAD & LOUDEN ROAD  
 ELLETTSVILLE, INDIANA

title: GRADING,  
 DRAINAGE, &  
 UTILITY PLAN

designed by: RLC  
 drawn by: RLC  
 checked by: JSF  
 sheet no: C302  
 project no.: 402149



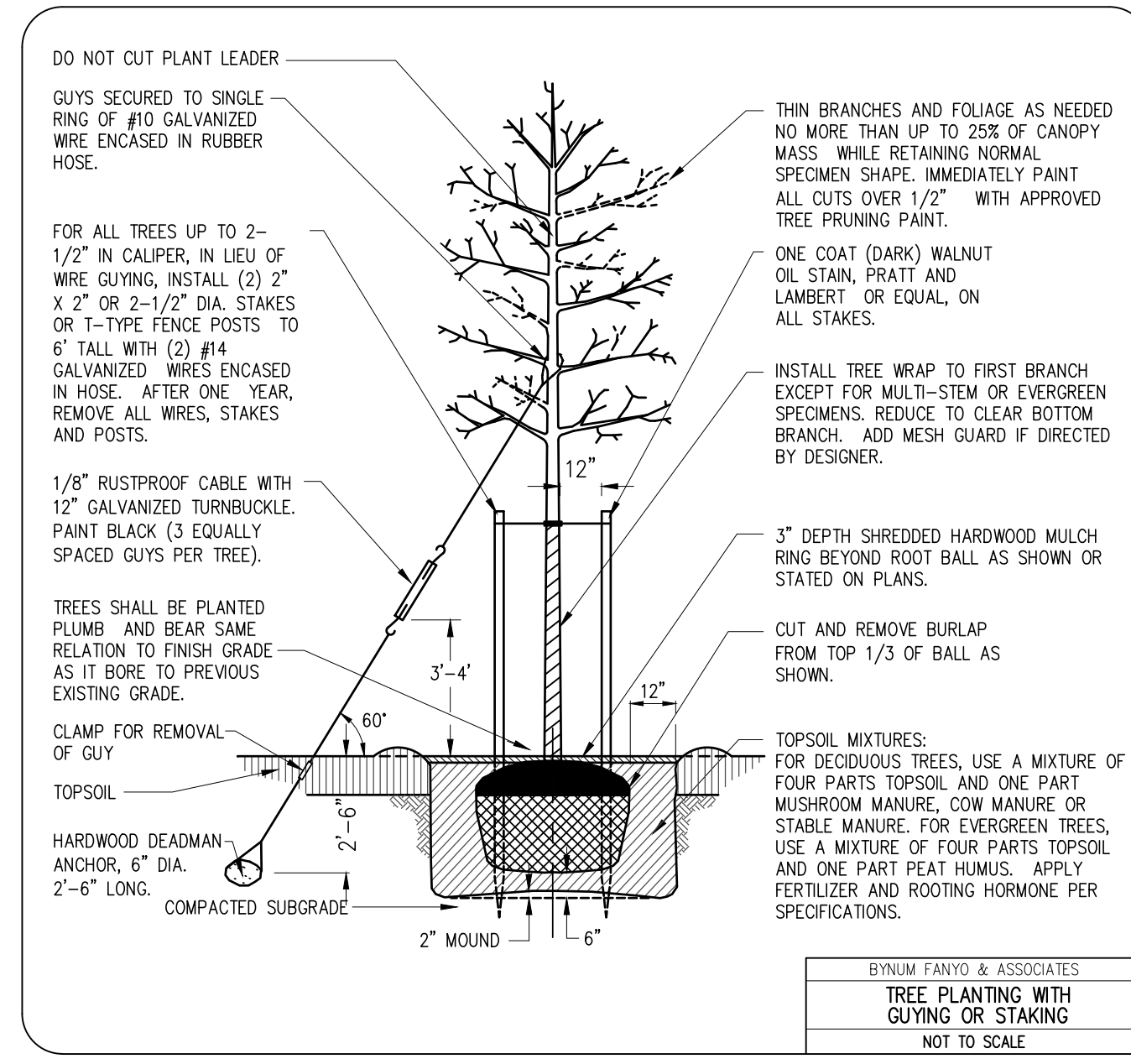


### PLANT LIST

LARGE CANOPY DECIDUOUS TREES					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	QP	QUERCUS PRINUS	CHESNUT OAK	64	2" CAL. B & B
	AG	AESCULUS GLABRA	OHIO BUCKEYE	64	2" CAL. B & B
	AR	ACER RUBRUM	RED SUNSET MAPLE	64	2" CAL. B & B
SMALL / MEDIUM DECIDUOUS TREES					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	BN	BETULA NIGRA	RIVER BIRCH	0	2" CAL. B & B
EVERGREEN TREES					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	PS	PINUS STROBES	WHITE PINE	0	5-6' HEIGHT
DECIDUOUS SHRUBS					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	AA	ARONIA ARBUTIFOLIA	BLACK CHOKEBERRY		24" SPREAD*
	PH	PHILADELPHUS	MOCHORANGE		24" HEIGHT*
EVERGREEN SHRUBS					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	TM	TAXUS X MEDIA 'BROWNLI'	BROWN'S YEW		24" HGT., CONT.
	RS	RHODODENDRON SPECIES	RHODODENDRON		24" HGT., CONT.

XX PLANT QUANTITY  
 XX PLANT TYPE  
 XX REQUIREMENT DESIGNATION  
 PL-PARKING LOT PERIMETER PLANTINGS  
 IP-INTERIOR PLANTINGS  
 ST-STREET TREES

\*CONTAINER OR BALL AND BURLAP CONDITION ACCEPTABLE  
 NOTE: SPECIES SHOWN THAT ARE NOT LISTED IN THE CITY OF BLOOMINGTON ZONING ORDINANCE CHAPTER 20.06 TABLES OF RECOMMENDED PLANT MATERIALS ARE GIVEN BOTANICALLY COMPARABLE DENSITY VALUES.



**NOTE TO CONTRACTOR**

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

revisions:

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

certified by:

**PROPOSED**  
**BARBERRY LAKE SUBDIVISION**  
**PHASE TWO**  
 REEVES ROAD & LOUDEN ROAD  
 ELLETTSVILLE, INDIANA

title: LANDSCAPING PLAN  
 designed by: RLC  
 drawn by: RLC  
 checked by: JSF  
 sheet no: C401  
 project no.: 402149