

**AMENDED AGENDA  
ELLETTSVILLE PLAN COMMISSION  
Town Hall  
1150 W. Guy McCown Drive  
Ellettsville, Indiana  
Thursday, September 7, 2023 - 6:00 P.M.**

**Pledge of Allegiance**

**Roll Call**

**Approval of Minutes – August 3, 2023**

**Monthly Conflict of Interest Statement**

**Old Business**

**New Business**

Preliminary Plat Approval for Forty-Five (45) Single Family Lots in Prominence Fields, (N. Louden Road and W. Upland Drive); Petitioner: Valu-built Construction, LLC; Case No. PC 23-11

Zoning Map Amendment Request from Agricultural-2, Suburban Agricultural, to Commercial-3, General Business, 7633 W. State Road 46 (115 Acres); Petitioner: Chris Smith; Case No. PC 23-13

**Planning Department Update**

Next Meeting – October 5, 2023

**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 and activities, whether those programs and activities are federally funded or not. Close captioning of the public meetings is broadcast on Community Access Television Series.

The Town of Ellettsville is inviting you to a scheduled Zoom meeting.

Topic: Plan Commission

Time: Sep 7, 2023 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82887674785?pwd=c2p1QUVmendCbGtlRHhGaFYxeUzBZz09>

Meeting ID: 828 8767 4785

Passcode: 365643

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One tap mobile

+19292056099,,82887674785#,,,,\*365643# US (New York)

+13017158592,,82887674785#,,,,\*365643# US (Washington DC)

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Dial by your location

- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
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- +1 646 931 3860 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
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- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US

Meeting ID: 828 8767 4785

Passcode: 365643

**August 3, 2023**

The Ellettsville, Indiana, Plan Commission met in regular session on Thursday, August 3, 2023, at Town Hall. David Drake called the meeting to order at 6:00 p.m. and Sandra Hash led the Pledge of Allegiance.

**Roll Call:** Members participating were: David Drake, President; Dan Swafford, Vice President; Ryan Skaggs; Pamela Samples; Pat Wesolowski and Sandra Hash. Member(s) absent: Steve Hale. Denise Line, Planning Director, Mike Burns, Assistant Planner, and Darla Brown, Town Attorney, were also present.

### **Approval of the Minutes**

David Drake entertained a motion to approve the minutes for the regular meeting on July 6, 2023. Dan Swafford made a motion to approve the minutes for July 6, 2023. Pamela Samples seconded the motion. Motion carried.

### **Monthly Conflict of Interest Statement**

#### **Old Business**

#### **New Business**

### **Preliminary Plat Approval for Three (3) Single Family Lots in Greenbrier Meadows, Phase VI, (W. Ratliff Road and N. Hartstrait Road); Petitioner: Moehn Investments LLC; Case No. PC 23-09**

**Denise Line, Planning Director**, explained the petition for preliminary plat approval consists of 30.11 acres that will be divided into three lots. The lots will be zoned R-3 and they meet all size and dimensional requirements. All legal notices have been sent. The subdivision will be accessed from E. Jessica Steet and S. Deer Run. Petitioner intends to sell the lots and is including in the covenants and restrictions a clause that only single-family homes can be built on these lots. Staff recommended approval of the Preliminary Plat.

**AJ Willis, Engineer, Bynum Fanyo & Associates** spoke on behalf of the petitioner and stated there will be two ingress and egress easements. Lots could not be further subdivided and only one home per lot could be built.

**Mike Davis**, who resides at 4019 N. Patriot Court, stated his concern about drainage between his property and the new subdivision and asked if the trees can remain that are on the property line. He is also concerned about the traffic and asked about access to the property. David Drake informed him that these issues would be discussed when these properties are developed at a later date.

**Kylee Dowdy**, resides on Hartstrait Road, and was worried that her well water might be affected by this preliminary plat. Mr. Willis explained that this is a low impact plat and it will unlikely cause any issues with her well.

David Drake entertained a motion. Dan Swafford made a motion to approve Preliminary Plat PC-23-09 and it was seconded by Pamela Samples. Roll call vote: David Drake-yes; Dan Swafford-yes; Ryan Skaggs-yes; Sandra Hash-yes; Pamela Samples-yes; and Pat Wesolowski-yes. Motion Carried.

### **Development Plan Approval for a Commercial Food Service Establishment (Jimmy John's) located at 5661 W. State Road 46 and W. Lenzy Way; Petitioner: AH and MH, LLC; Case No. PC23-10**

**Denise Line, Planning Director**, explained the petition is a request for a development plan approval for a commercial food establishment, specifically Jimmy John's, by Petitioner, AH and MH, LLC. The property is zoned C-3; General Commercial, and the use is permitted by right. The proposed establishment totals 1,195 sq. ft. on 1.308 acres. The Plan Commission is tasked with either approving, approving with conditions, denying or continuing the development plan based on eleven criteria which she reviewed with the Plan Commission. Staff opinion is that the requirements of a Development Plan have been reasonably achieved and recommends the Plan Commission approve the development plan.

Pat Wesolowski asked if the size of the road was wide enough to support this business. Ms. Line responded that it was.

**Mary Houston, Owner, AH and MH LLC**, explained that not every Jimmy John's was the same footprint and that the exteriors are similar. They will have a drive-thru and customers will enter from Lenzy Way.

David Drake entertained a motion. Pat Wesolowski made a motion to approve the Development Plan, PC-23-10, and it was seconded by Dan Swafford. Roll call vote: David Drake-yes; Dan Swafford-yes; Ryan Skaggs-yes; Sandra Hash-yes; Pamala Samples-yes; and Pat Wesolowski-yes. Motion Carried.

### **Planning Department Updates**

**Denise Line, Planning Director**, advised there will be two new cases for the next meeting on September 7, 2023.

### **Plan Commission Comments**

### **Privilege of the Floor**

### **Adjournment**

David Drake adjourned the meeting at 6:41 p.m.

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David Drake, President

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Dan Swafford, Vice President

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Ryan Skaggs

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Steve Hale

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Sandra Hash

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Pamela Samples

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Pat Wesolowski

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Mike Burns, Secretary

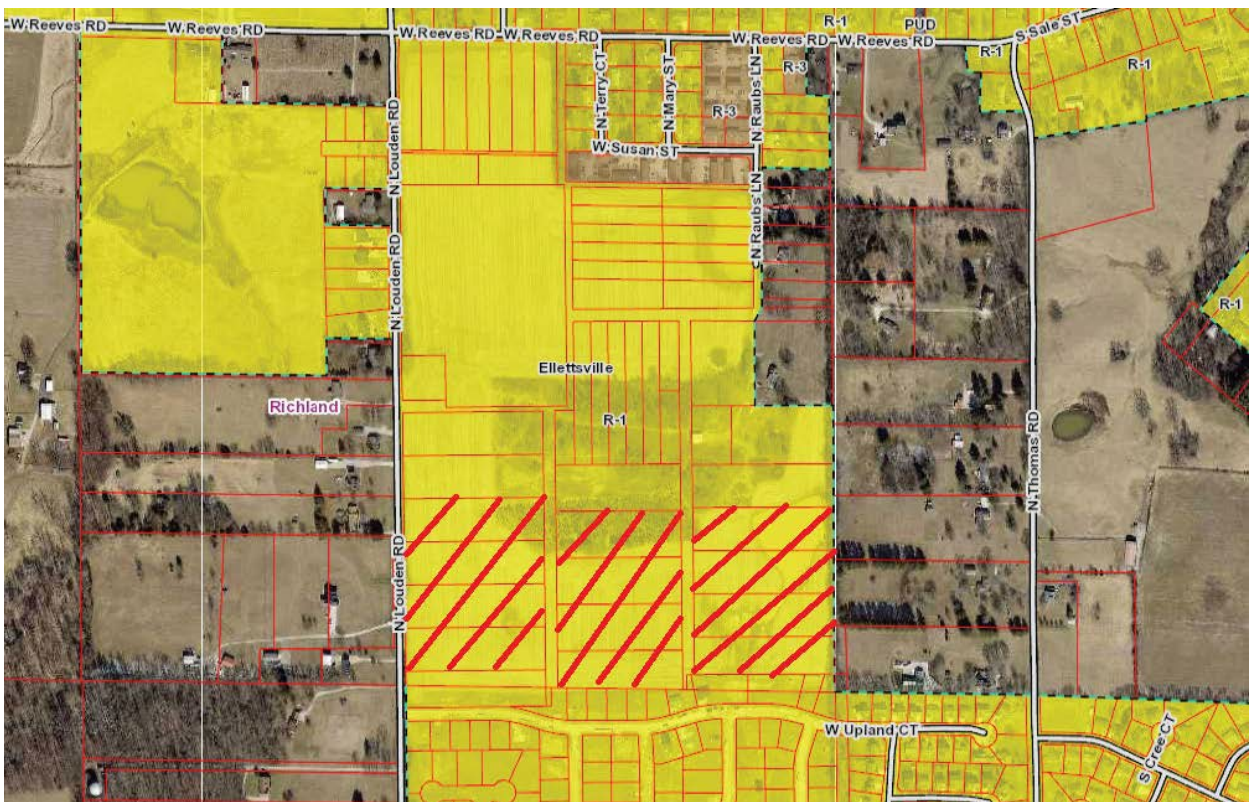


*Town of Ellettsville*  
*Department of Planning & Development*

**PC 23-11 –Prominence Fields**  
**Staff Report**

**Petition**

**Case - PC 23-11 – Prominence Fields Subdivision.** A request by Valu-built Construction, LLC, for consideration of primary approval for the Prominence Fields preliminary plat. The subject property is located at the north end of W. Upland Drive and parallel to N. Louden Road to the west.



Zoning District	Property Use
<b>North:</b> R-1; Single Family Residential	Undeveloped Subdivision
<b>South:</b> R-1; Single Family Residential	Platted Residential (Prominence Place, Phases 1, 2 & 3)
<b>East:</b> AG/RR; Agriculture/Rural Reserve (County)	Platted Residential Subdivision
<b>West:</b> AG/RR; Agriculture/Rural Reserve (County)	Platted Residential Subdivision

**Considerations**

1. The applicant is requesting preliminary plat approval for a total of forty-five (45) lots with forty-four (44) single family buildable lots and one (1) non-buildable lot totaling 29.24 acres.
2. The lots are zoned R-1; Single Family Residential and will be built with single family homes.
3. The subdivision will be accessed from W. Upland Drive.
4. The lots will meet all size and dimensional requirements.
5. New infrastructure will be constructed to Town requirements.
6. The Tech Review Committee met on August 15<sup>th</sup> at Town Hall. Comments received from Town Departments are attached. All items have been or will be addressed by the date of the meeting.
7. A letter of credit will be required to cover any outstanding items prior to recording of the final plat.

**Plan Commission Action**

The Plan Commission action on the preliminary plat can be in the form of approval, approval with conditions, denial or to continue the hearing. 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 significant concerns with the proposed plat. This section will be parallel to N. Loudon Road and continue to spur development in that area. Therefore, Staff recommends that the Plan Commission approve the preliminary plat for Prominence Fields.

Submitted by Denise Line  
Director, Ellettsville Planning  
September 7, 2023



## Site Photos





# *Town of Ellettsville*

## *Department of Planning & Development*

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### Technical Review Meeting Notes Prominence Fields

#### **Project Description**

**Location:** N. Loudon Drive/W. Upland Drive

**Size:** +/- 29.24 Acres

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

#### **Stormwater**

SWPPP needed.

#### **Street Department**

Need Stormwater Structure Data Table.

Reasonable distance for street trees from stop signs.

#### **Utilities**

Sewer and water stamps.

Don't show main stub out.

Hydrant at the dead-end.

#### **Summary**

The preliminary plat request is for the Prominence Fields subdivision. The Technical Review Committee met on August 15<sup>th</sup> to discuss the preliminary plat. Those in attendance were Town Manager and Public Works Superintendent Mike Farmer; Planning Director Denise Line; Assistant Planner, Mike Burns; Deputy Fire Chief Chris Clouse; Street Commissioner Kip Headdy; and Building Inspector, Ron Vandeventer. Also, in attendance were A.J. Willis, Project Engineer; and Ernest Xi, 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.

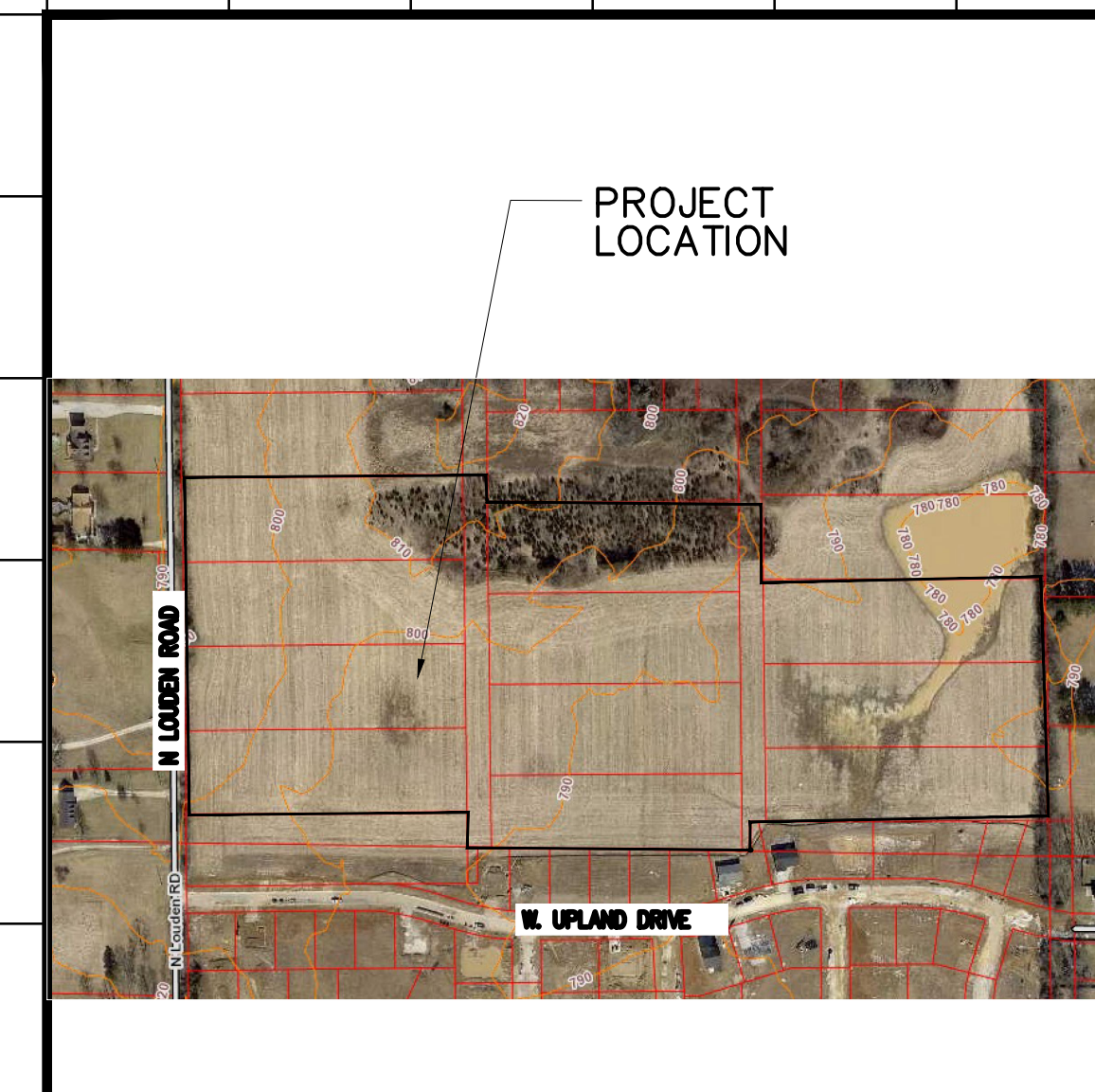
Any requested revisions may be submitted in electronic form, with paper copies only necessary after Plan Commission approval.

Submitted by Denise Line  
Director, Ellettsville Planning  
August 15, 2023



# PROPOSED: PROMINENCE FIELDS

N. LOUDEN ROAD  
ELLETTSVILLE, INDIANA 47404



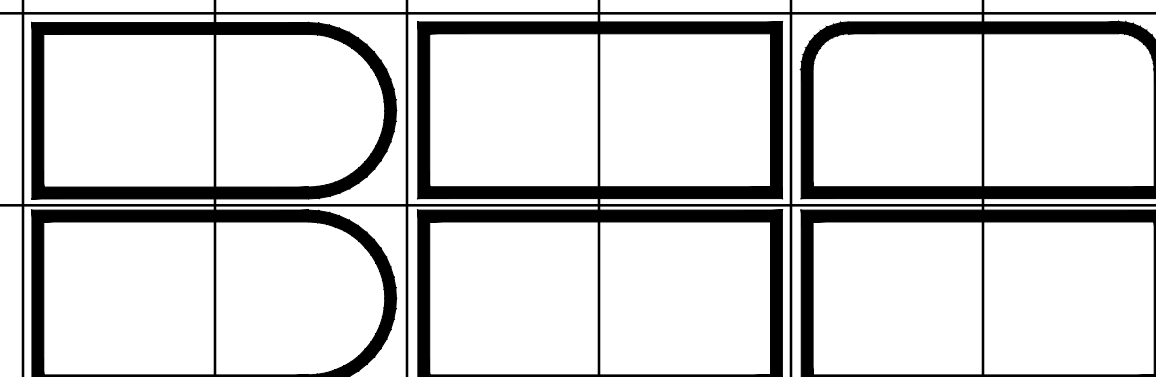
VICINITY/LOCATION MAP  
NOT TO SCALE

## SHEET INDEX

SHEET NO.	SHEET NO.
C101	GENERAL NOTES & LEGENDS
C201	OVERALL SITE PLAN
C301-C304	ENLARGED SITE IMPROVEMENT PLAN
C401	LANDSCAPE PLAN
C501-C502	DETAILS
C601-C609	ROADWAY GRADING PLAN & PROFILE

### UTILITY CONTACT INFORMATION

<b>GAS</b> CENTERPOINT ENERGY 4001 PROGRESS WAY SELLERSBURG, IN 47172 JOEL BOSER (812)948-4902	<b>SEWER AND WATER</b> TOWN OF ELLETTSVILLE UTILITIES 1150 W. GUY MCCOWN DR. ELLETTSVILLE, IN 47429 MIKE FARMER (812)876-2297	<b>ELECTRIC</b> DUKE ENERGY 1619 W. DEFFENBAUGH ROAD KOKOMO, INDIANA 46902 JIM SHIELDS (317)375-2071
<b>TELEPHONE</b> AT&T P.O. BOX 56 BLOOMINGTON, IN 47402 BRENT McCABE (812)334-4521	<b>CABLE TELEVISION</b> COMCAST 2450 SOUTH HENDERSON STREET BLOOMINGTON, IN 47404 SCOTT TEMPLETON (812)355-7822	<b>UNDERGROUND UTILITY LOCATION</b> INDIANA UNDERGROUND PLANT PROTECTION 1-(800)382-5544



**BYNUM FANYO & ASSOCIATES, INC.**  
528 North Walnut Street  
Bloomington, Indiana 47404 (812) 332-8030

architecture  
civil engineering  
planning

OWNER/DEVELOPER:  
VALU-BUILT CONSTRUCTION LLC  
2775 N. THOMAS ROAD  
BLOOMINGTON, IN 47404

THE CURRENT EDITION OF THE INDIANA DEPARTMENT OF  
TRANSPORTATION, MANUAL ON UNIFORM TRAFFIC CONTROL  
DEVICES & CITY OF BLOOMINGTON UTILITIES STANDARD  
SPECIFICATIONS IS TO BE USED WITH THESE PLANS

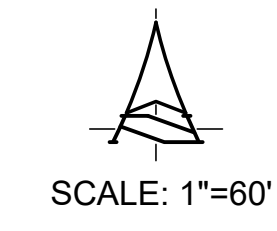
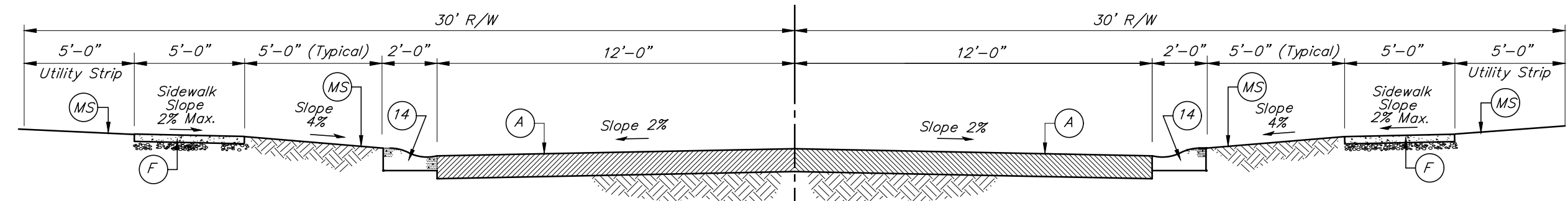
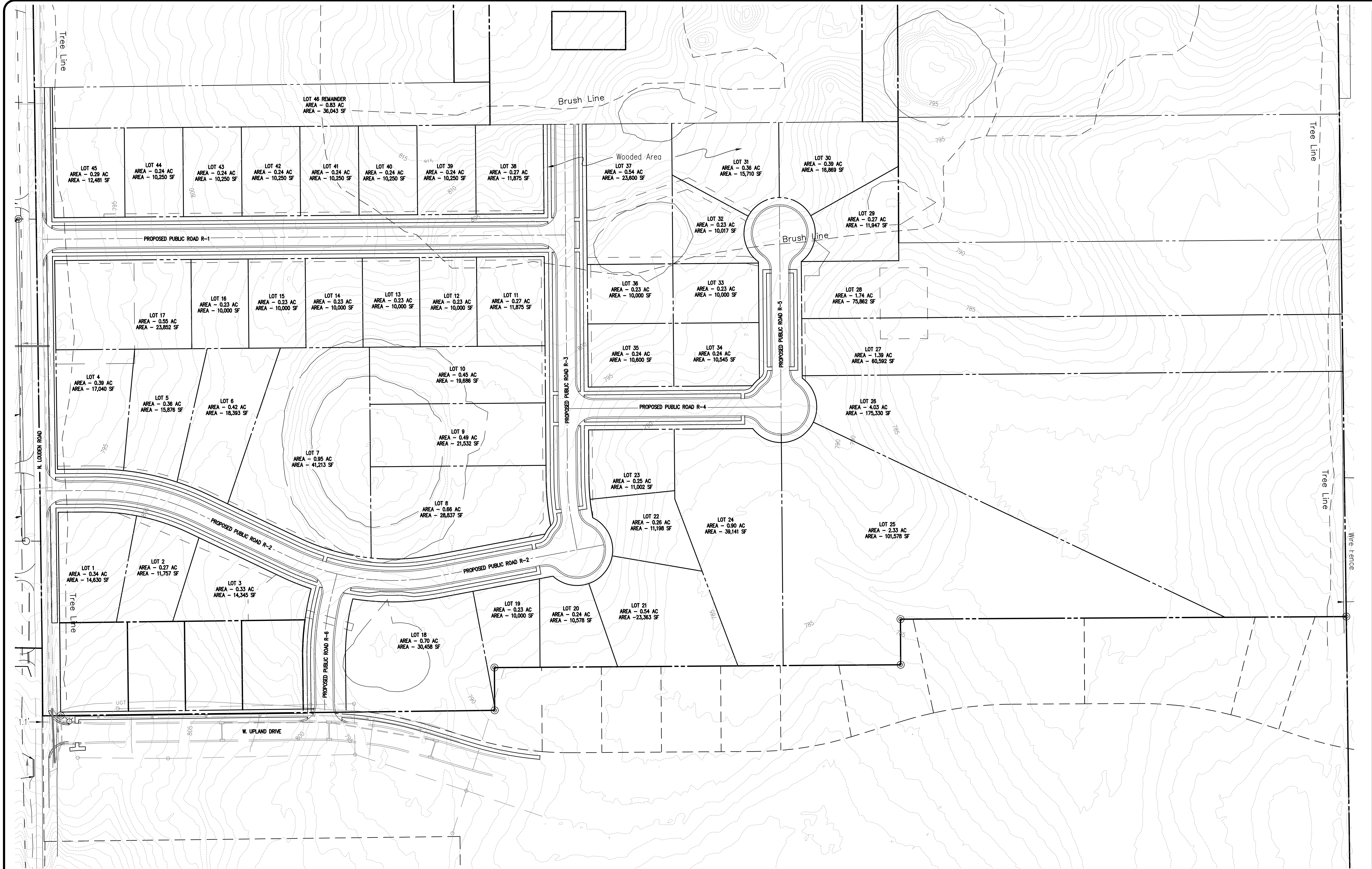
Certified By:

07-26-23  
JEFFREY S. FANYO, P.E.  
IND. REG. NO. 60018283

Revisions

PROMINENCE FIELDS  
PROJECT NO. 402332





**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.

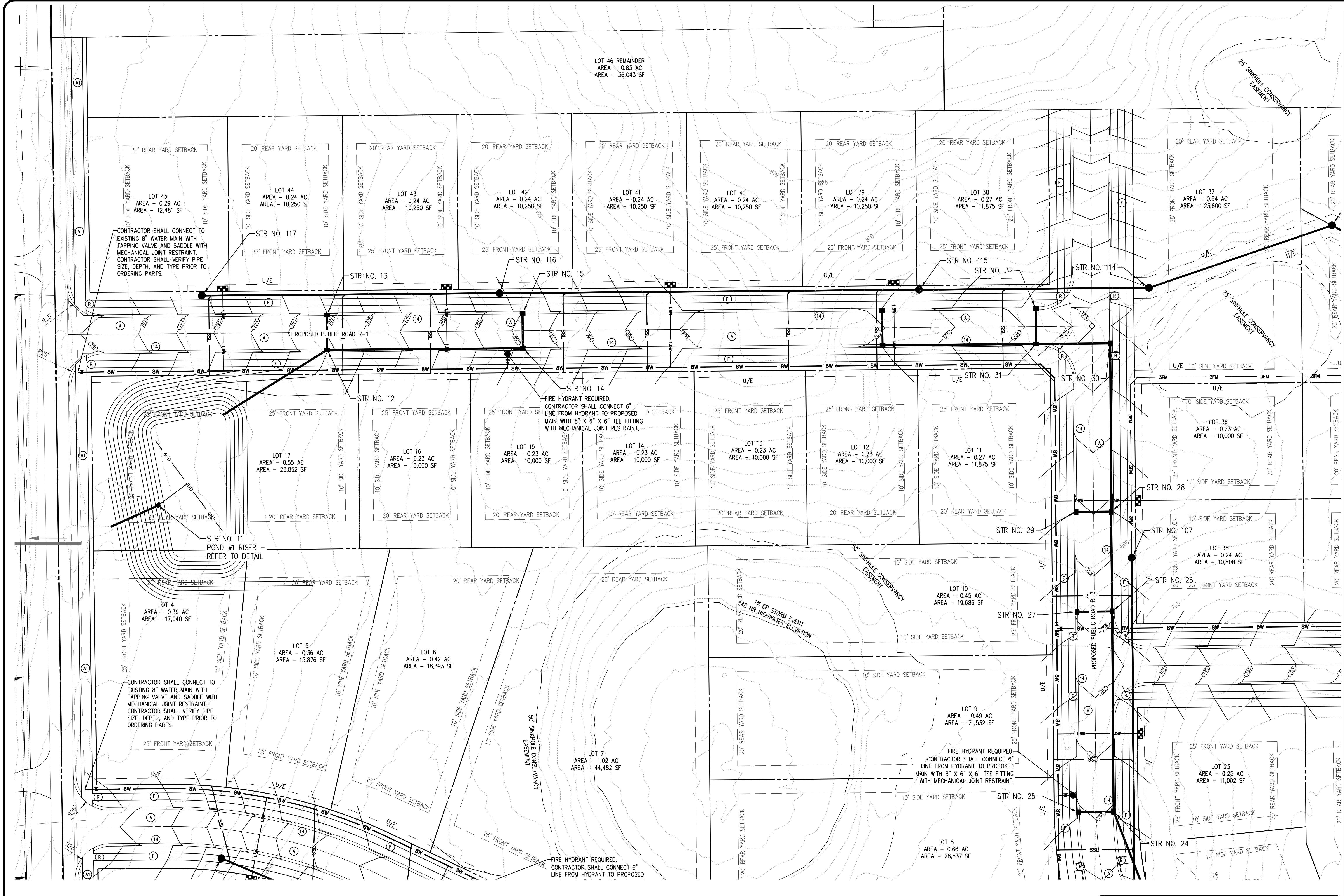
revisions:

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

certified by:  
07-28-23

**PROPOSED PROMINENCE FIELDS**  
N. LOUDEN RD  
ELLETTSVILLE, INDIANA 47404

title: OVERALL SITE LAYOUT  
designed by: AJW  
drawn by: AJW  
checked by: JSF  
sheet no: C201  
project no.: 402332



revisions:

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CIVIL ENGINEERING  
PLANNING

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

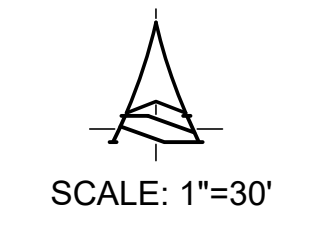
07-28-23

certified by:

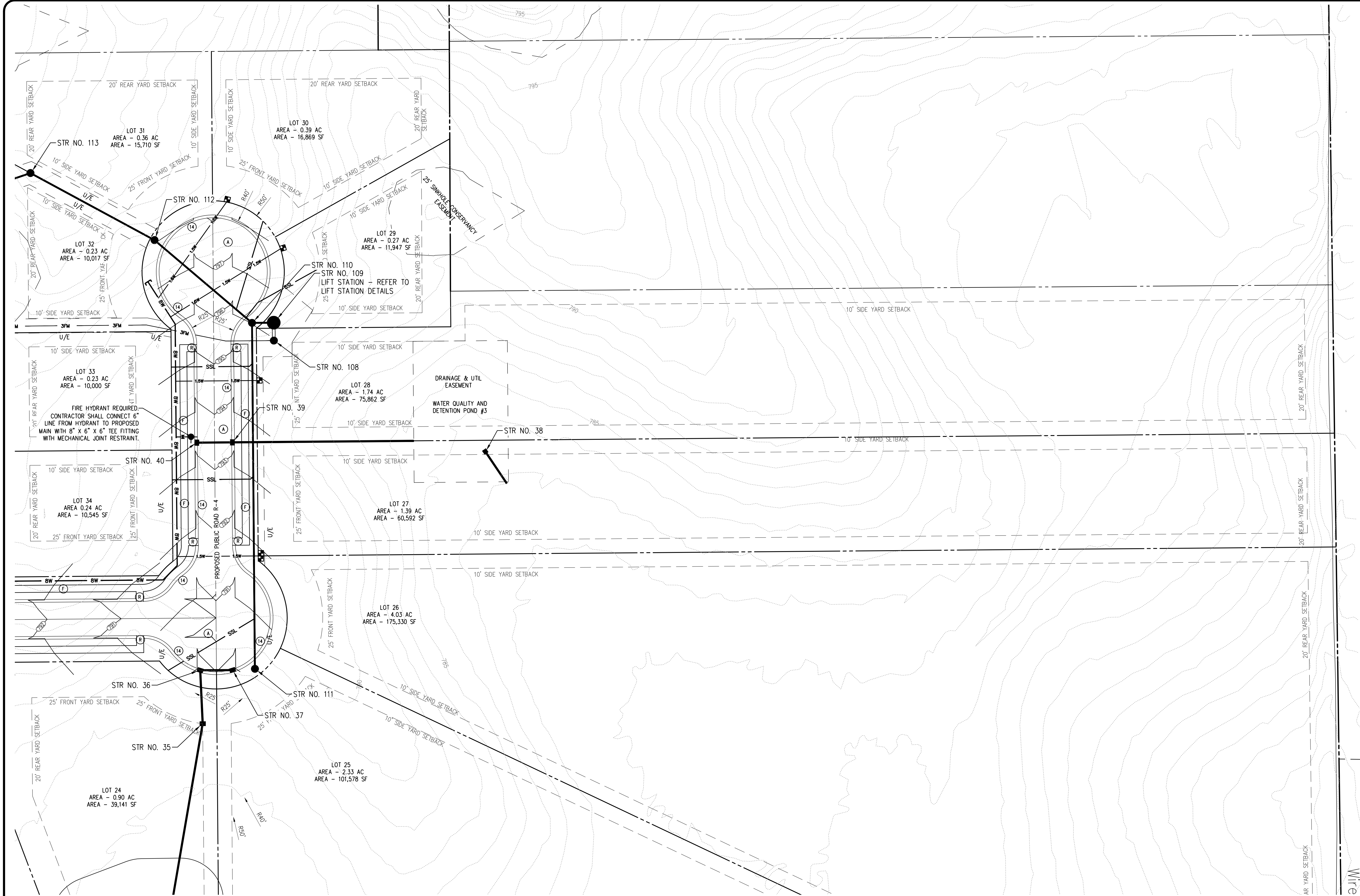
**PROPOSED  
PROMINENCE FIELDS**  
N. LOUDEN RD  
ELLETTSVILLE, INDIANA 47404

title: ENLARGED  
"NORTHWEST" SITE  
IMPROVEMENT  
PLAN

designed by: AJW  
drawn by: AJW  
checked by: JSF  
sheet no: C301  
project no.: 402332



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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:

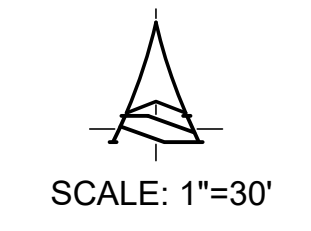
07-28-23

**PROPOSED  
PROMINENCE FIELDS**

**N. LOUDEN RD  
ELLETTSVILLE, INDIANA 47404**

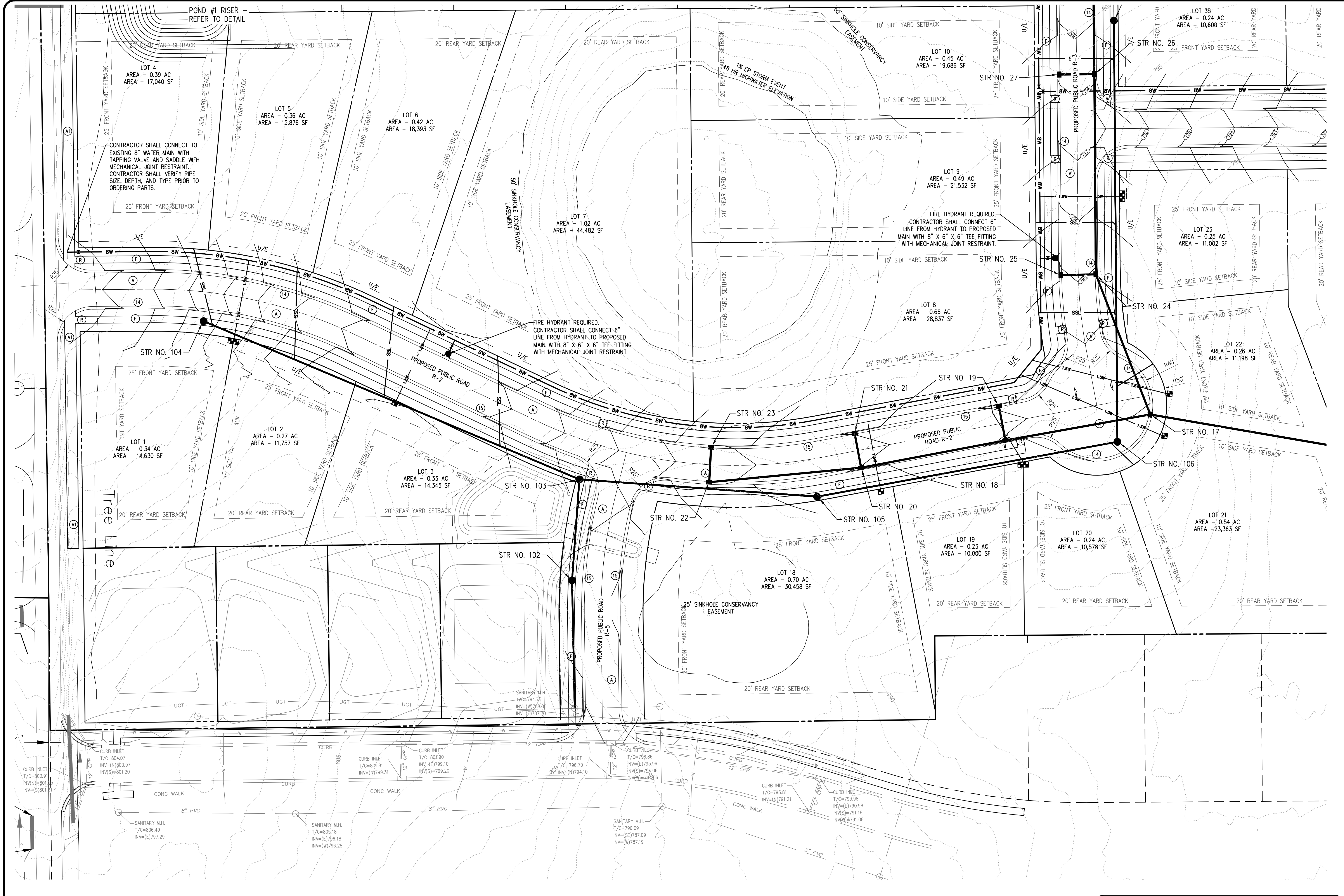
title: ENLARGED  
"NORTHEAST" SITE  
IMPROVEMENT  
PLAN

designed by: AJW  
drawn by: AJW  
checked by: JSF  
sheet no: C302  
project no.: 402332



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revisions:

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PLANNING

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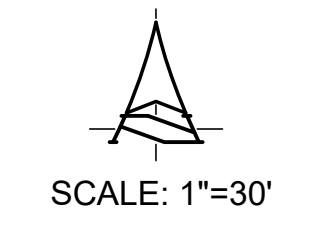
528 north walnut street  
(812) 332-8030

certified by:

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PROMINENCE FIELDS**

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ELLETTSVILLE, INDIANA 47404**

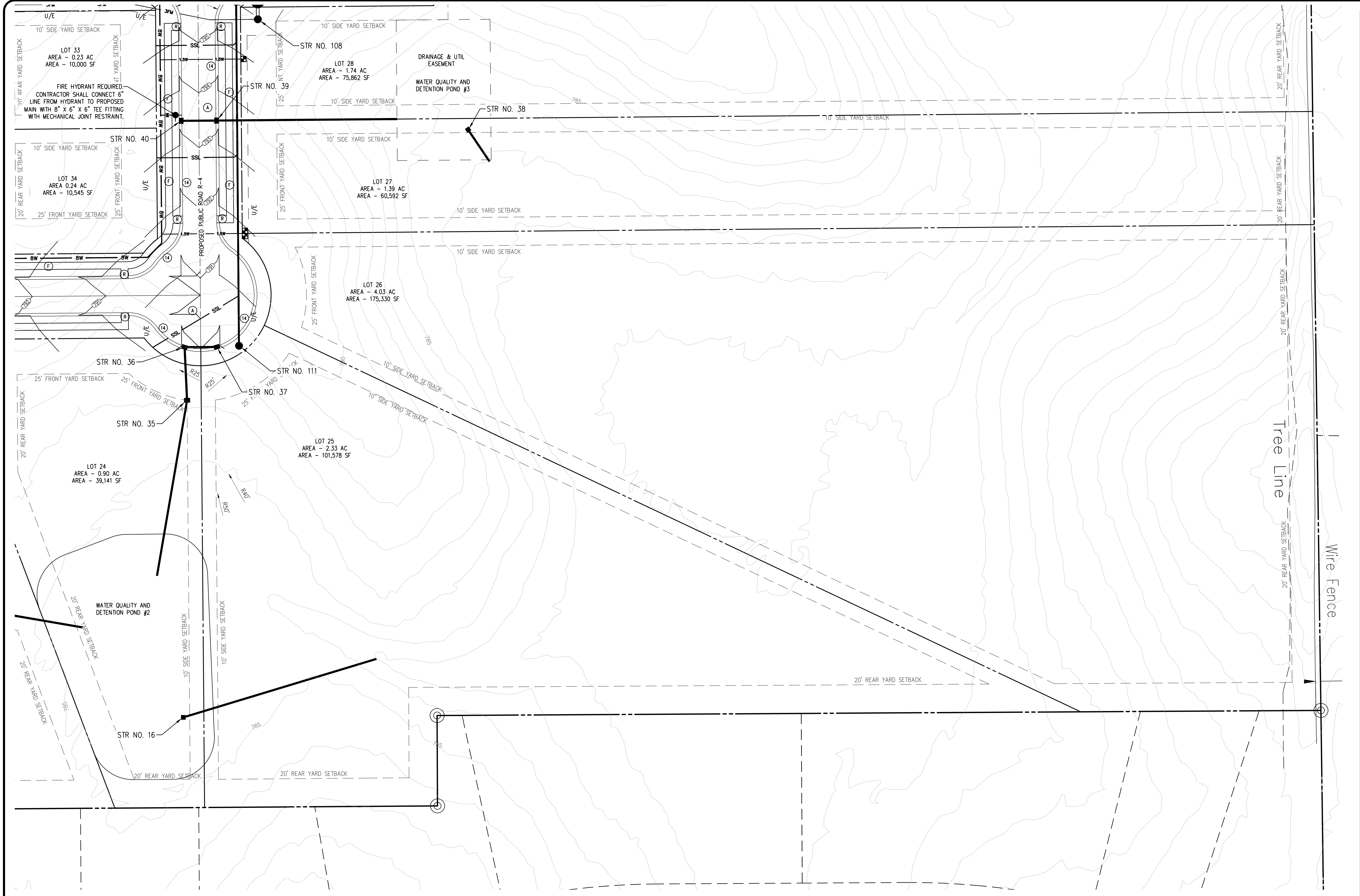
designed by: AJW  
drawn by: AJW  
checked by: JSF  
sheet no: C303  
project no.: 402332



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07-28-23



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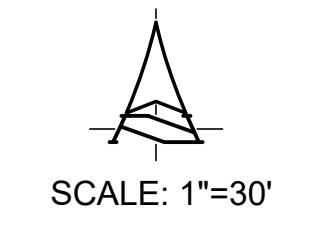
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PROMINENCE FIELDS**

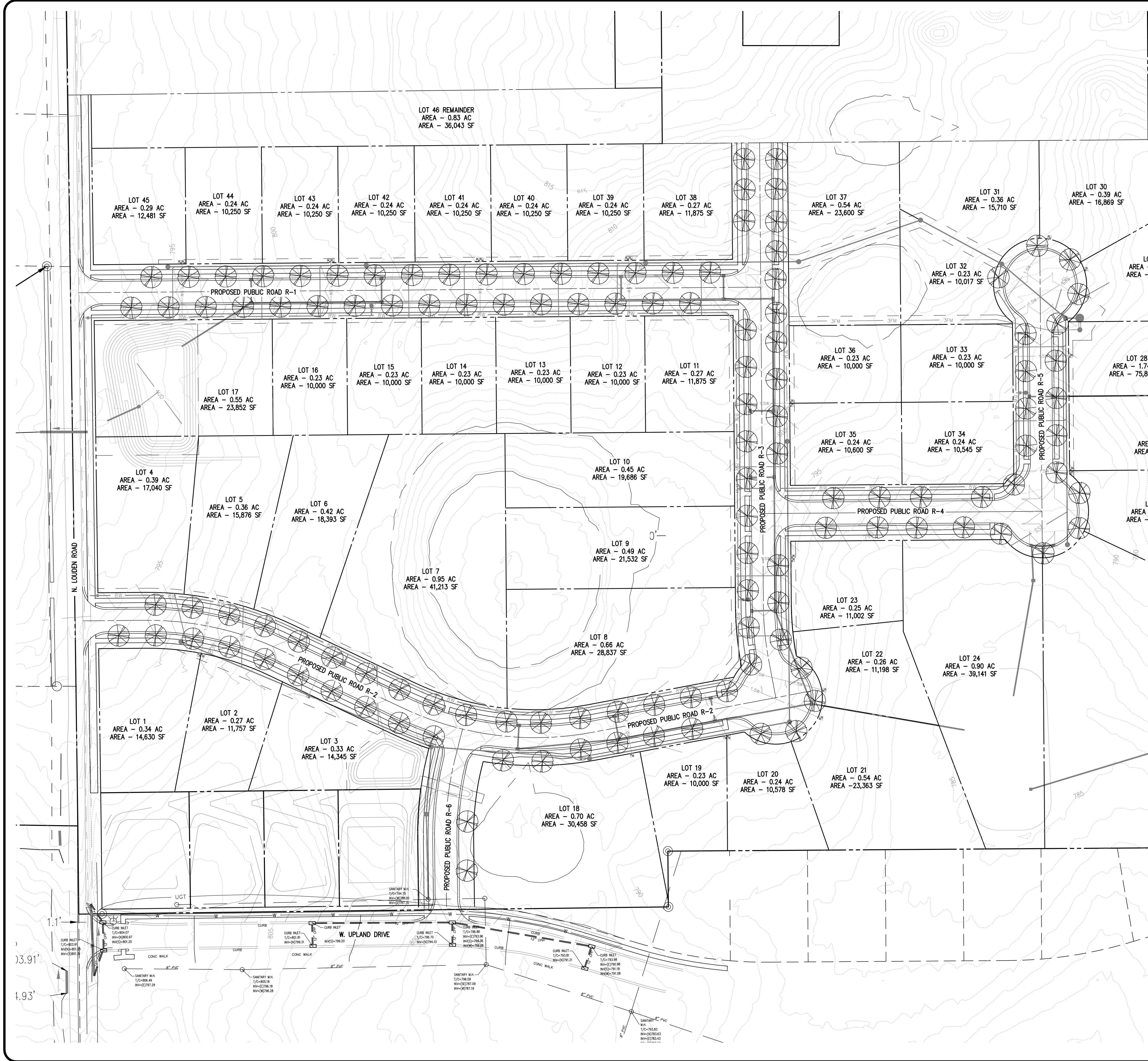
**N. LOUDEN RD  
ELLETTSVILLE, INDIANA 47404**

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drawn by: AJW  
checked by: JSF  
sheet no: C304  
project no.: 402332



**NOTE TO CONTRACTOR**

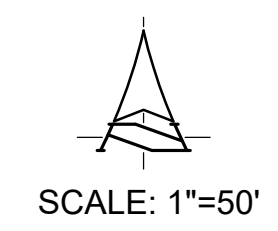
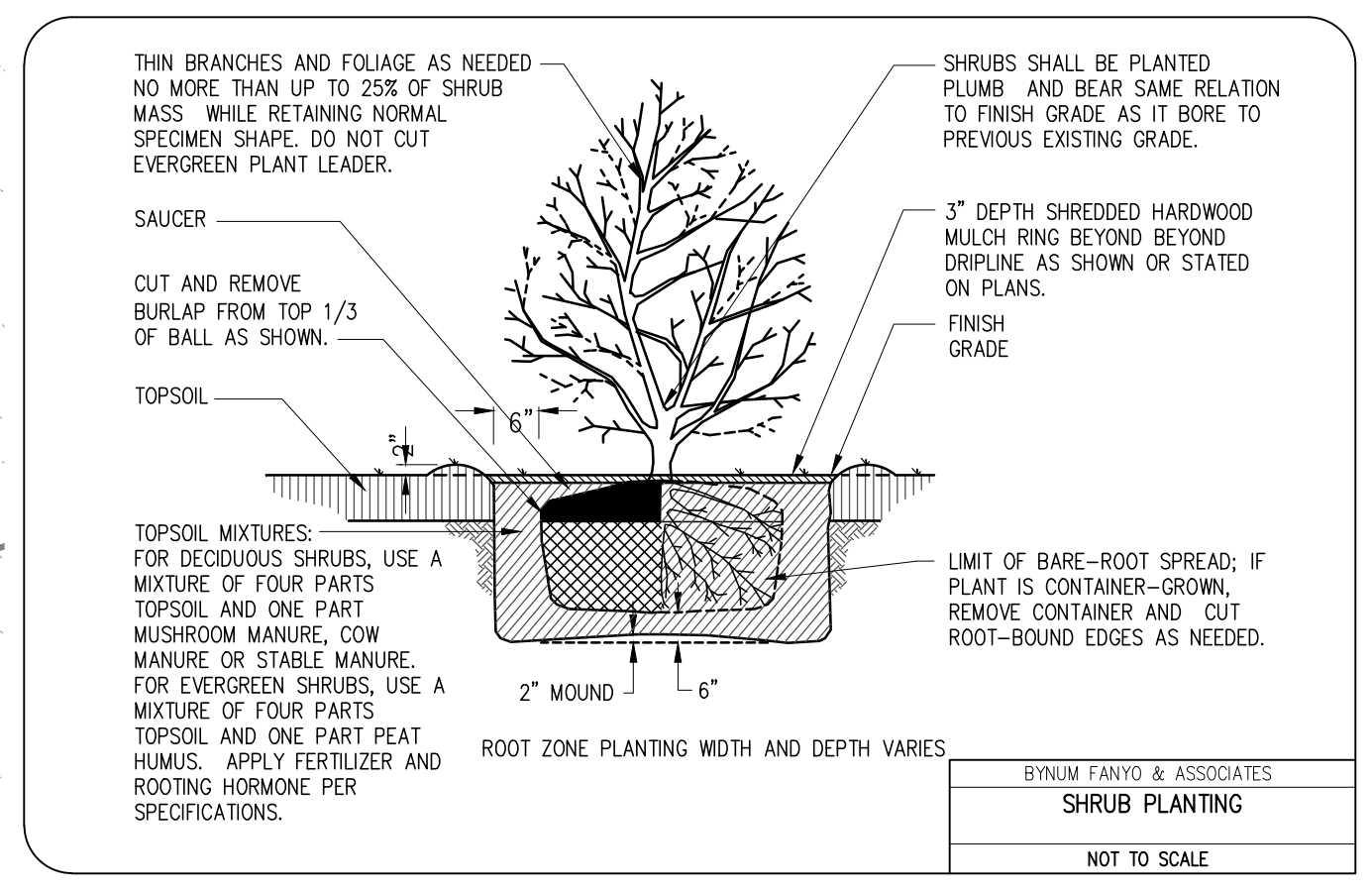
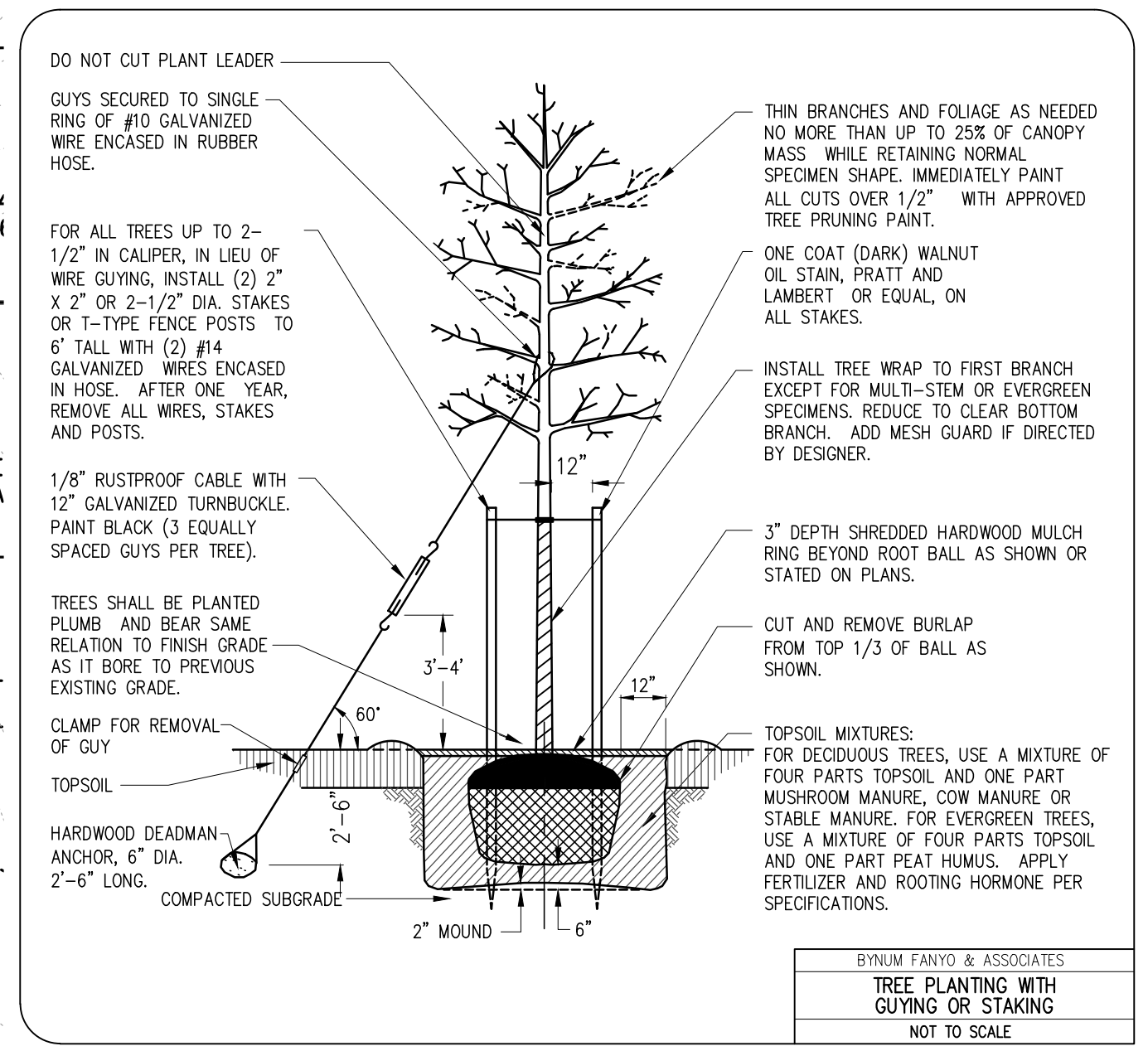
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### PLANT LIST

LARGE CANOPY DECIDUOUS TREES					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	QP	QUERCUS PRINUS	CHESNUT OAK	42	2" CAL., B & B
	TT	TILIA TOMENTOSA	SILVER LINDEN	41	2" CAL., B & B
	AR	ACER RUBRUM	RED SUNSET MAPLE	41	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 'BROWNII'	BROWN'S YEW		24" HGT., CONT.
	RS	RHODODENDRON SPECIES	RHODODENDRON		24" HGT., CONT.

\*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.



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revisions:

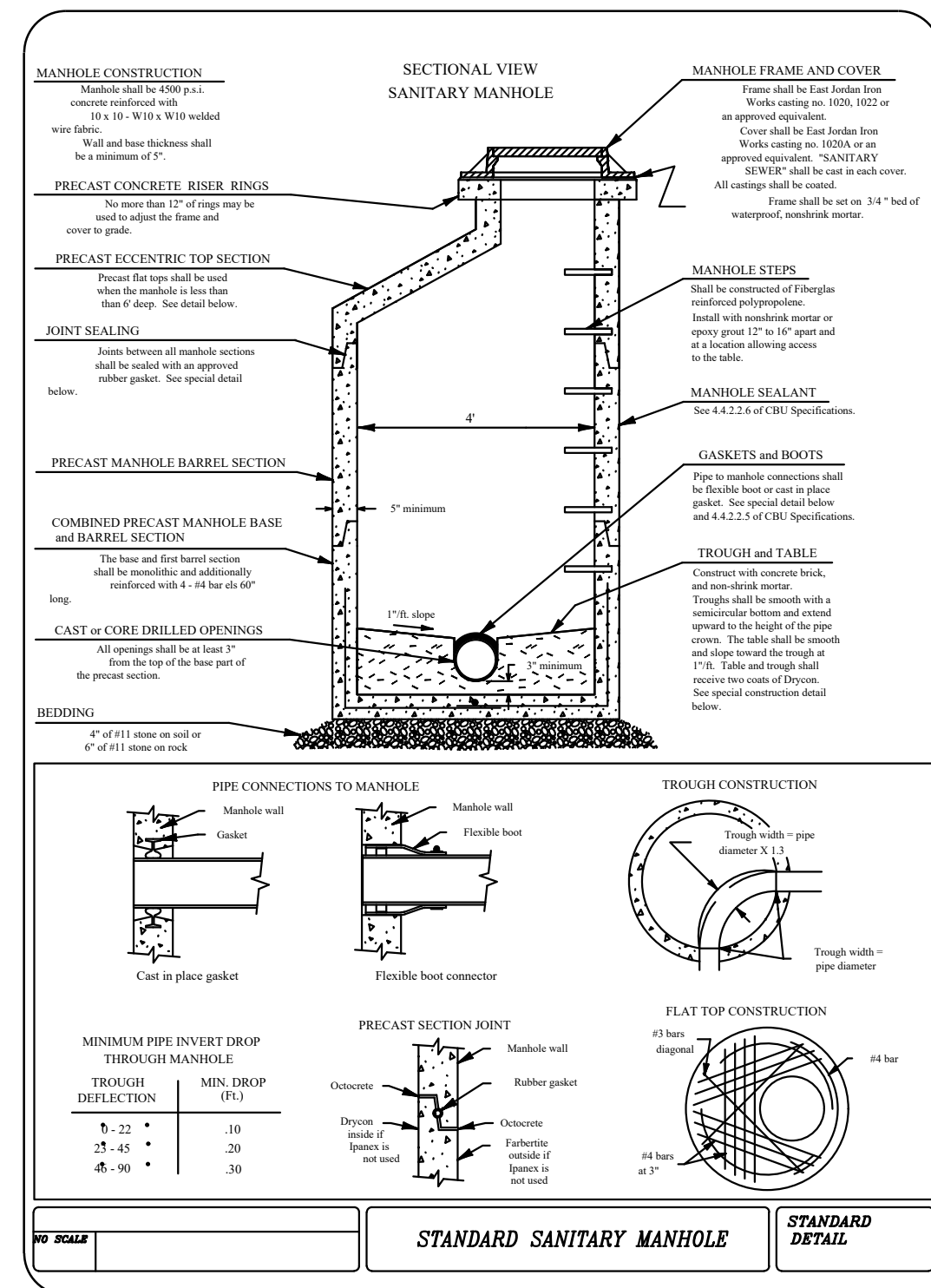
**ARCHITECTURE**  
**CIVIL ENGINEERING**  
**PLANNING**  
 BYNUM FANYO & ASSOCIATES, INC.  
 528 north walnut street  
 (812) 332-8030

certified by:

PROPOSED  
**PROMINENCE FIELDS**  
 N. LOUDEN RD  
 ELLETTSVILLE, INDIANA 47404

title: LANDSCAPE PLAN  
 designed by: AJW  
 drawn by: AJW  
 checked by: JSF  
 sheet no: C801  
 project no.: 402332

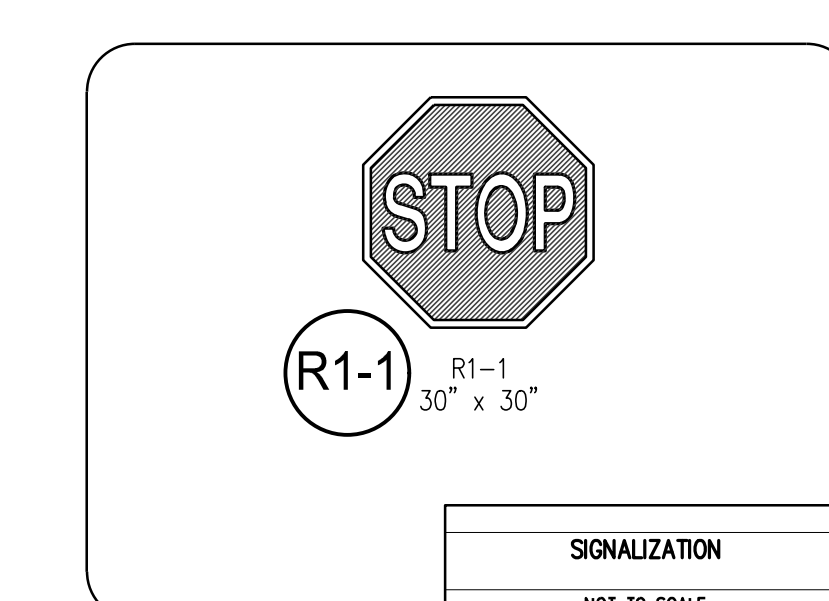
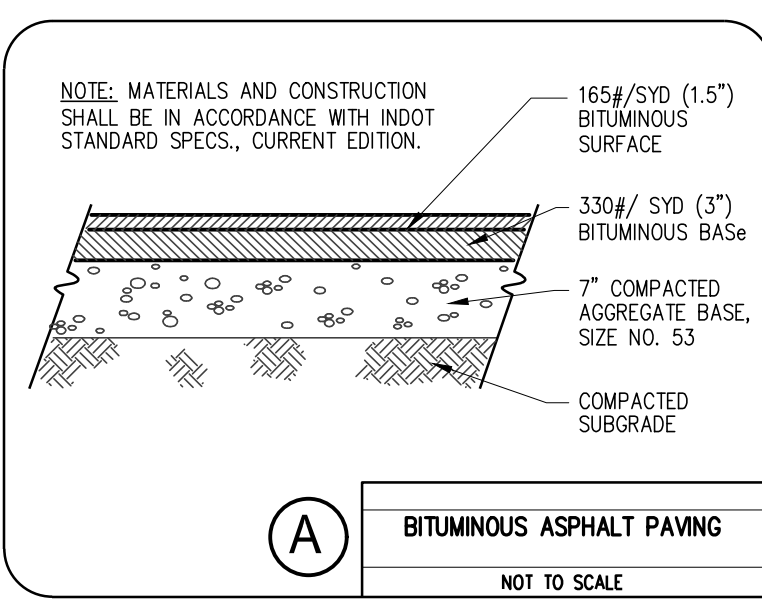
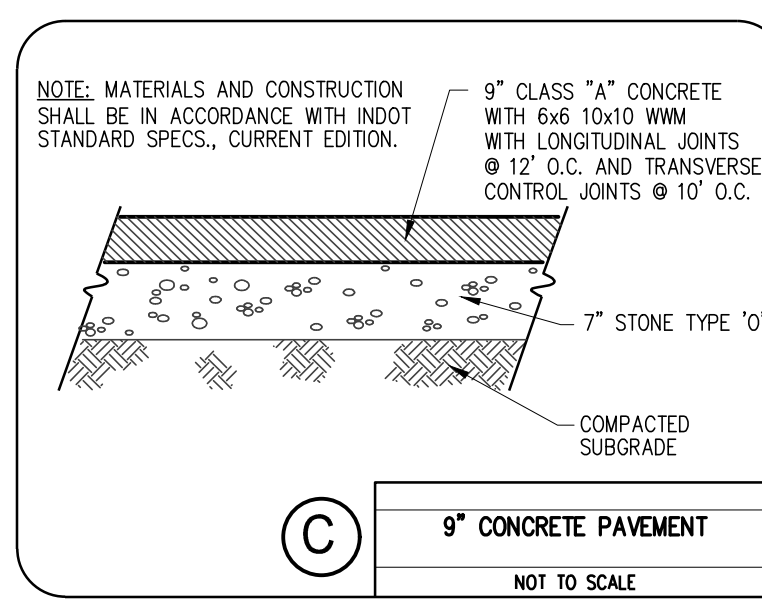
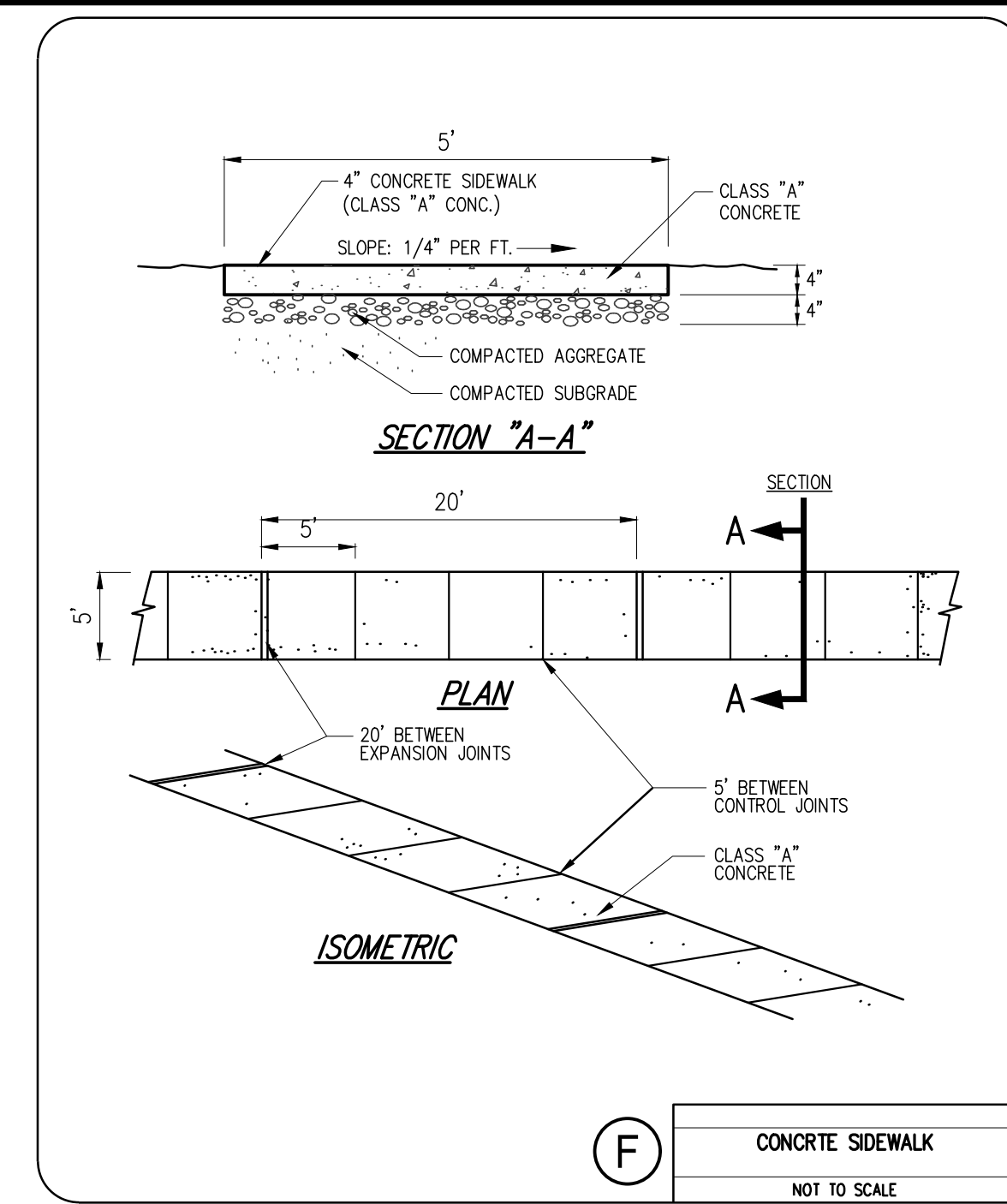
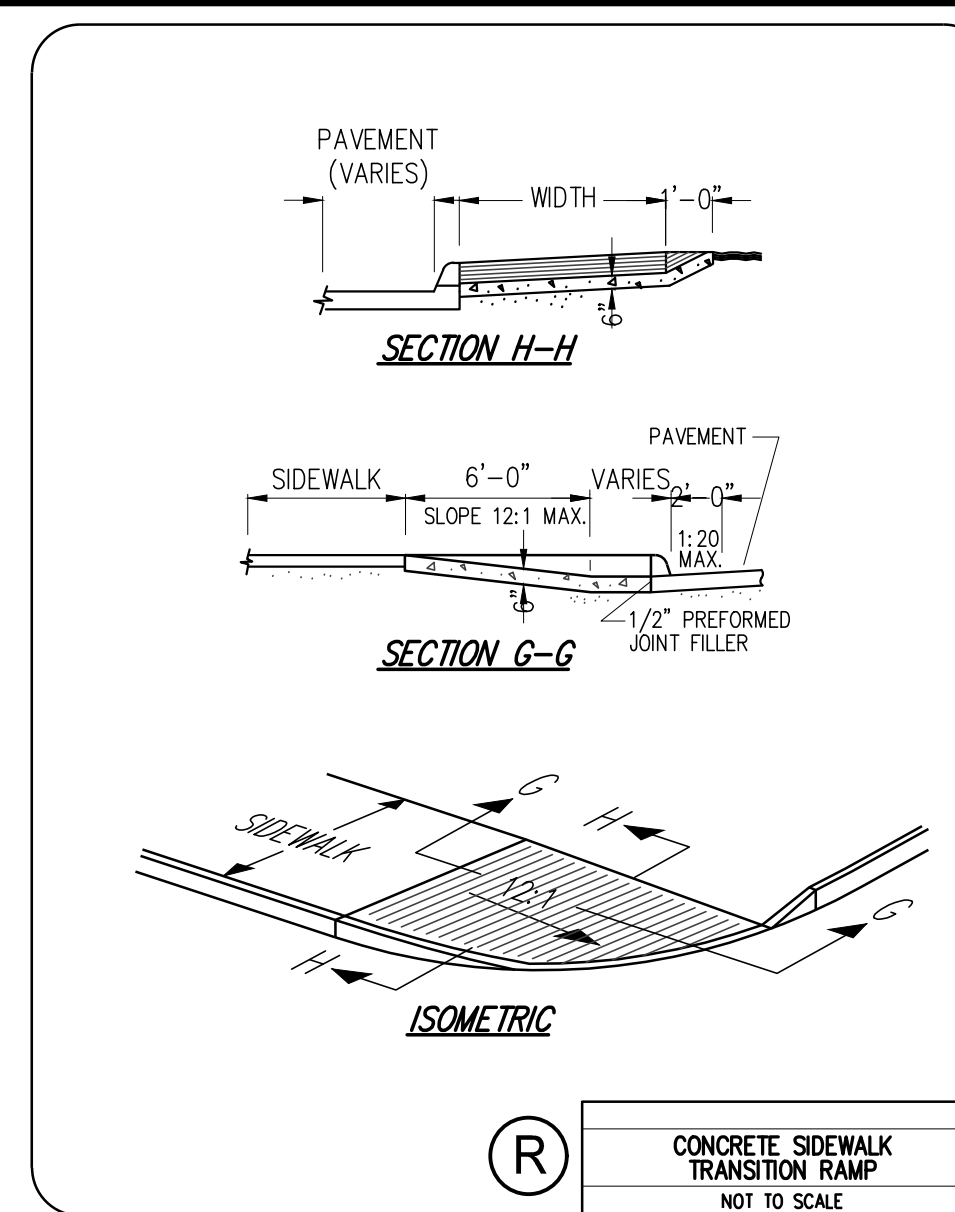
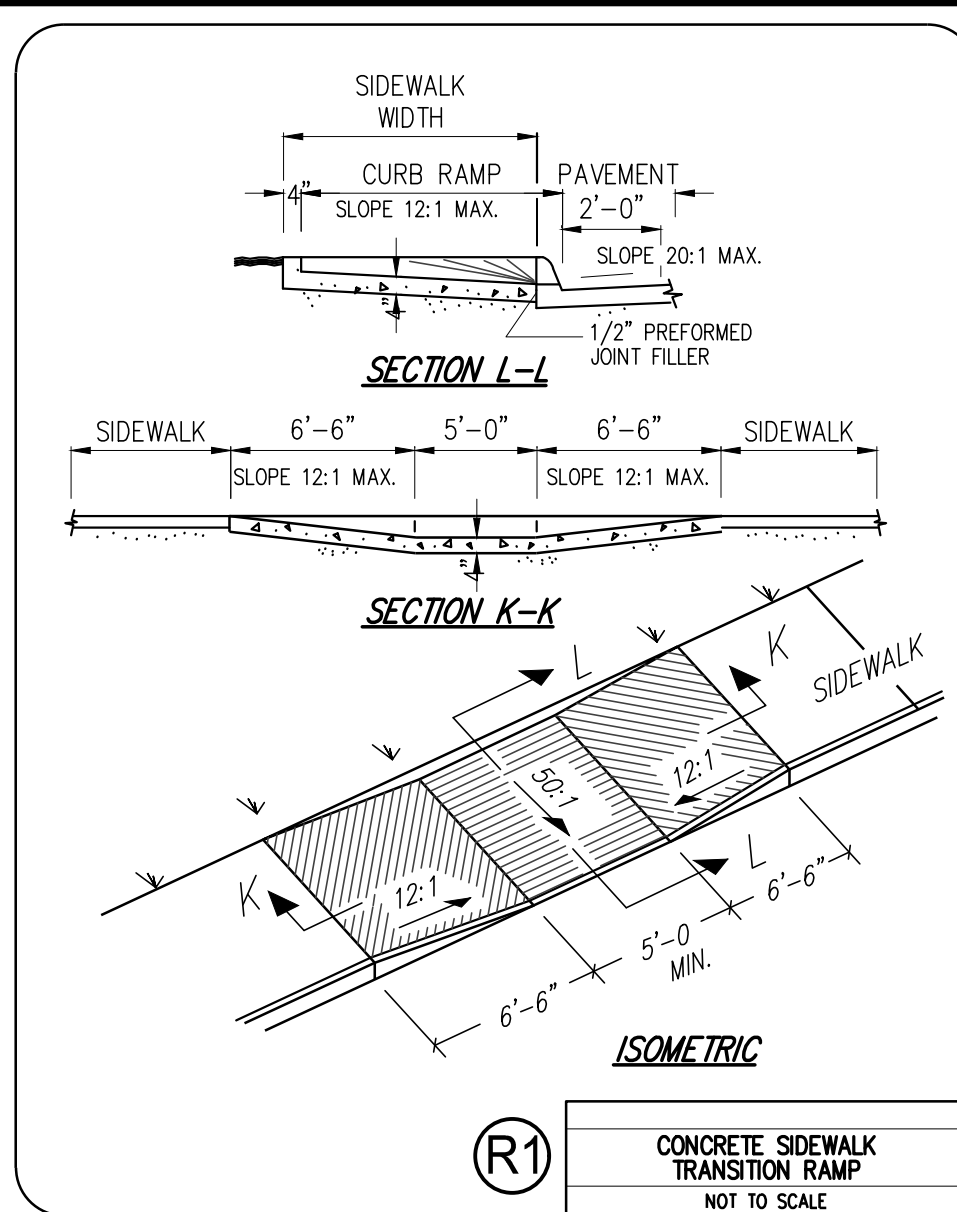
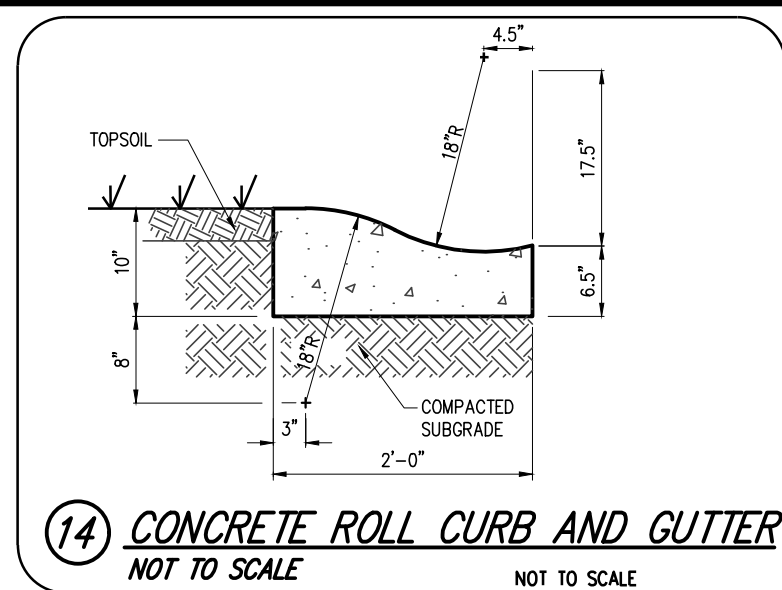




NOTE: SANITARY LATERALS

ALL CURB BOXES LOCATED IN PAVEMENT, SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING, SUCH AS EAST JORDAN IRON WORKS CATALOGUE NO. 2975 OR NEENAH CATALOGUE NO. R-1974-A.

A #10 INSULATED SOLID COPPER LOCATOR WIRE SHALL BE WRAPPED AROUND ALL NONMETALLIC PIPES IN THE ROAD RIGHT OF WAYS SO THAT ONE REVOLUTION IS MADE AT LEAST EVERY PIPE JOINT. SPLICES ARE TO BE MADE WITH AN APPROVED CONNECTOR, AND ARE TO BE SUITABLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE AT A VALVE OR FLUSHING CONNECTION IN A CASTING.



INSTALL A JOINT RESTRAINT DEVICE ON ALL JOINTS THAT ARE WITHIN THE MINIMUM LENGTH (L) TO BE RESTRAINED.

FOR SLP JOINT C900 PIPE USE: SEE EBAA MUGA-LUG STANDARDS OR APPROVED EQUAL.

FOR COUPLING TO MECHANICAL JOINT C900 PIPE USE: SEE EBAA MUGA-LUG STANDARDS OR APPROVED EQUAL.

FOR SLP JOINT PVC PIPE AND FITTINGS USE: EBAA SERIES 7500 OR APPROVED EQUAL FOR 2" - 8" PIPE.

MINIMUM LENGTH IN FEET TO BE RESTRAINED ON EACH SIDE OF FITTING (UNLESS NOTED OTHERWISE, CALCULATED USING EBAA IRON'S RESTRAINT LENGTH CALCULATOR.

4' OF COVER ON PIPE				
PIPE SIZE	11%	22%	45%	90%
4	3	6	11	26
6	3	6	11	26
8	4	7	14	34
10	4	9	17	41
12	5	10	20	48

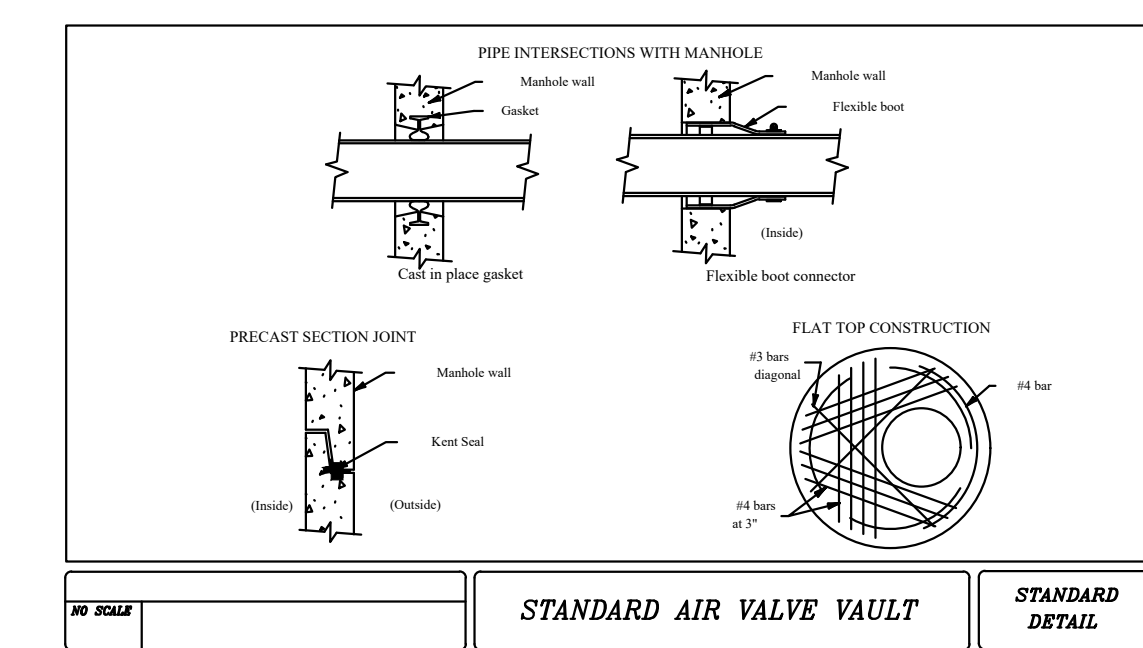
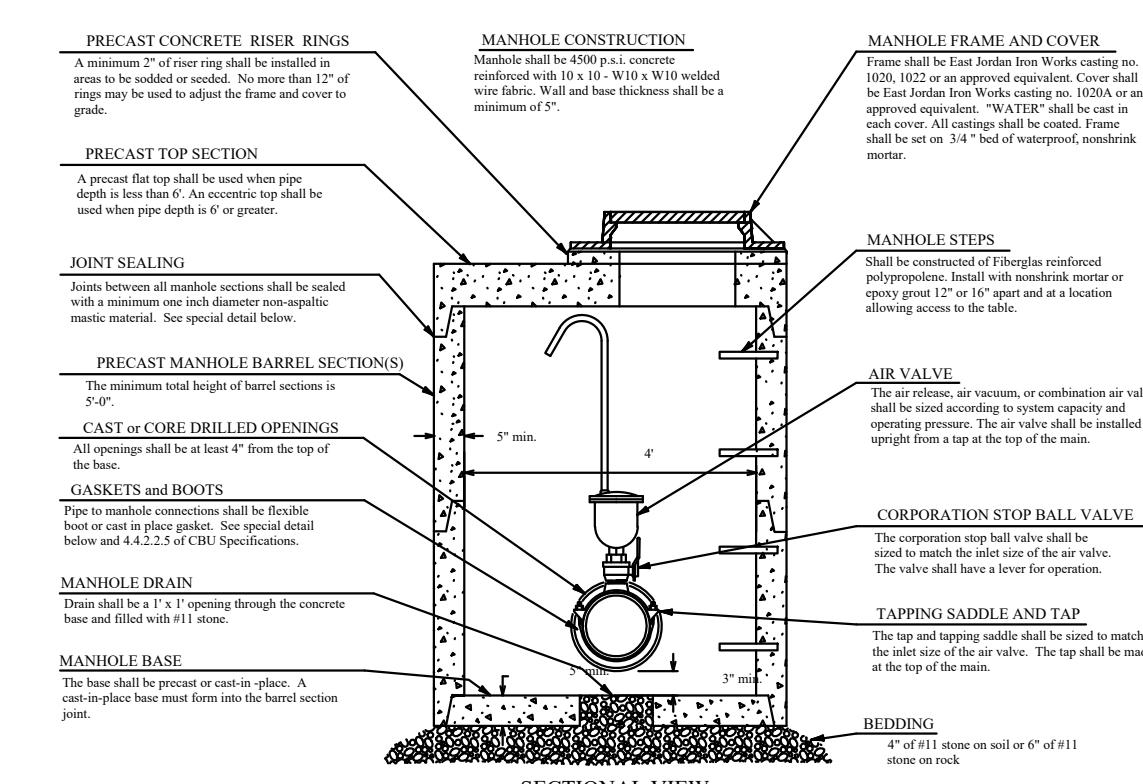
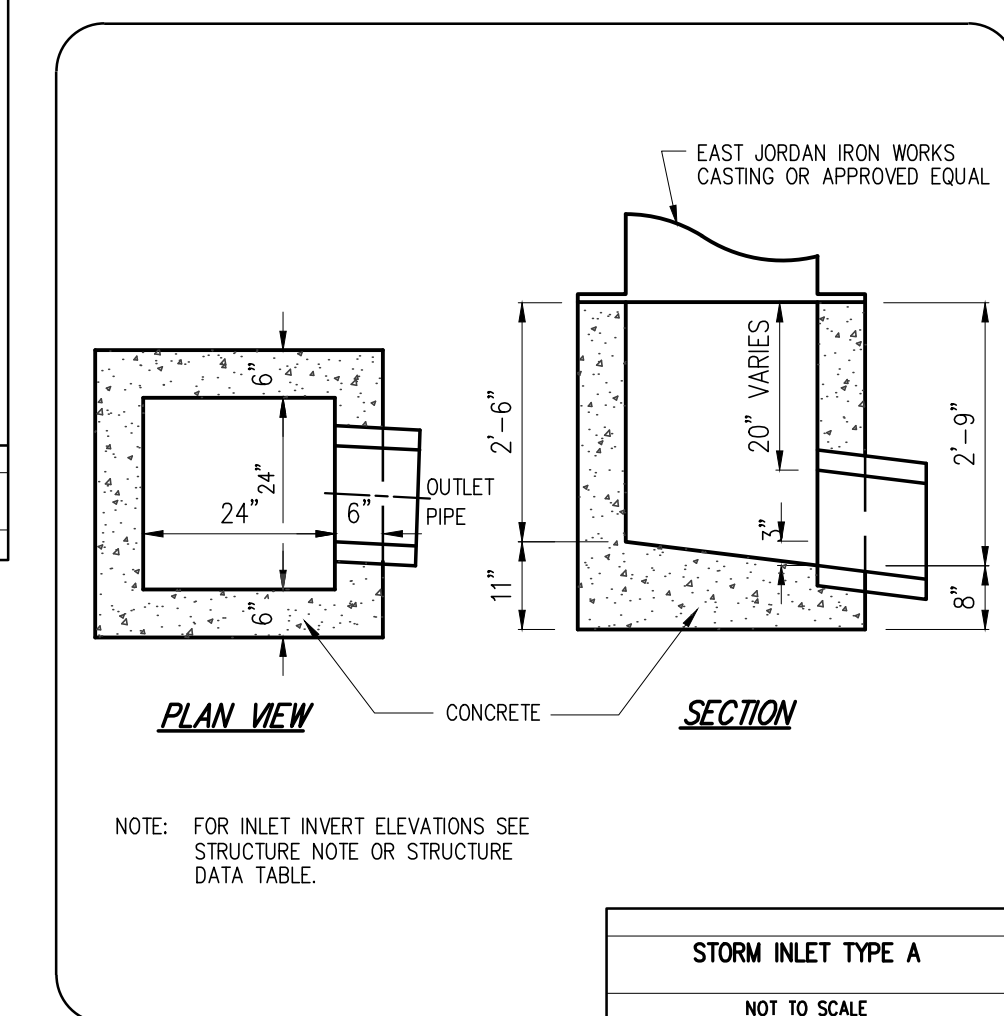
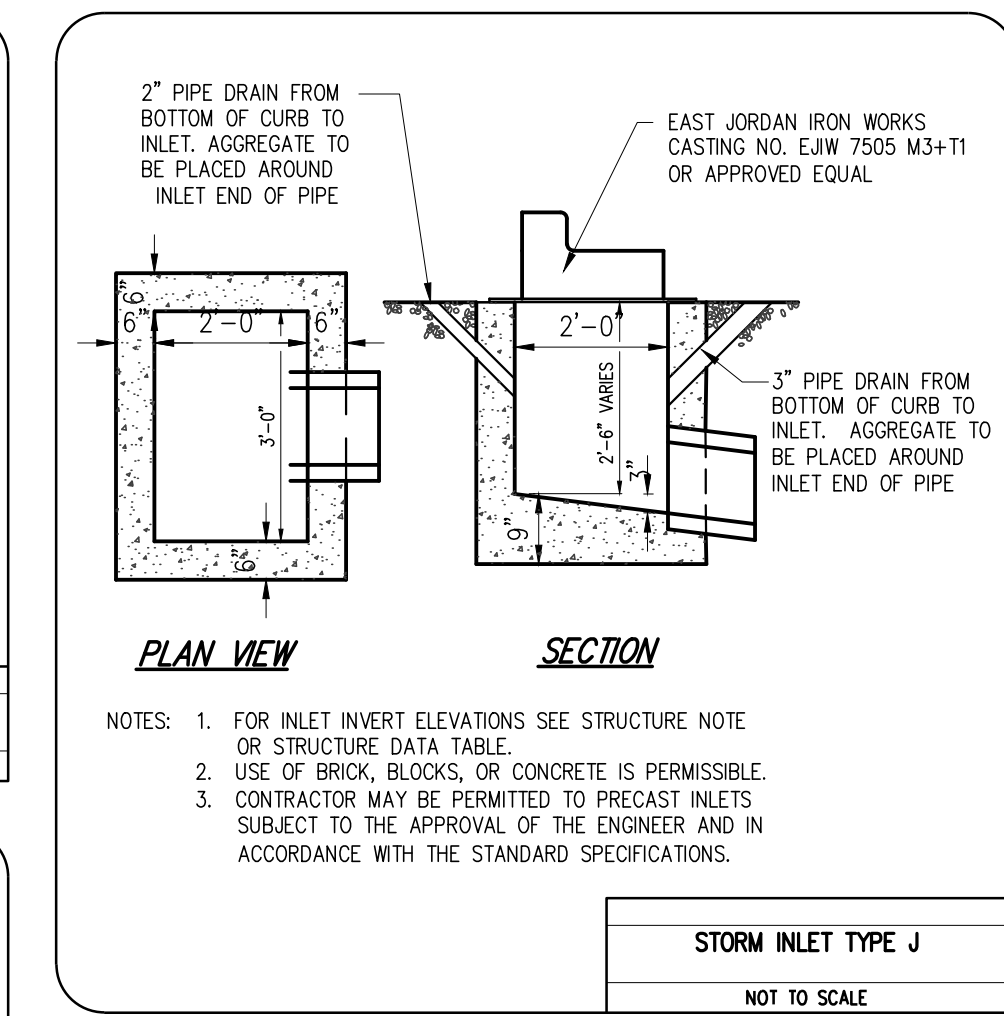
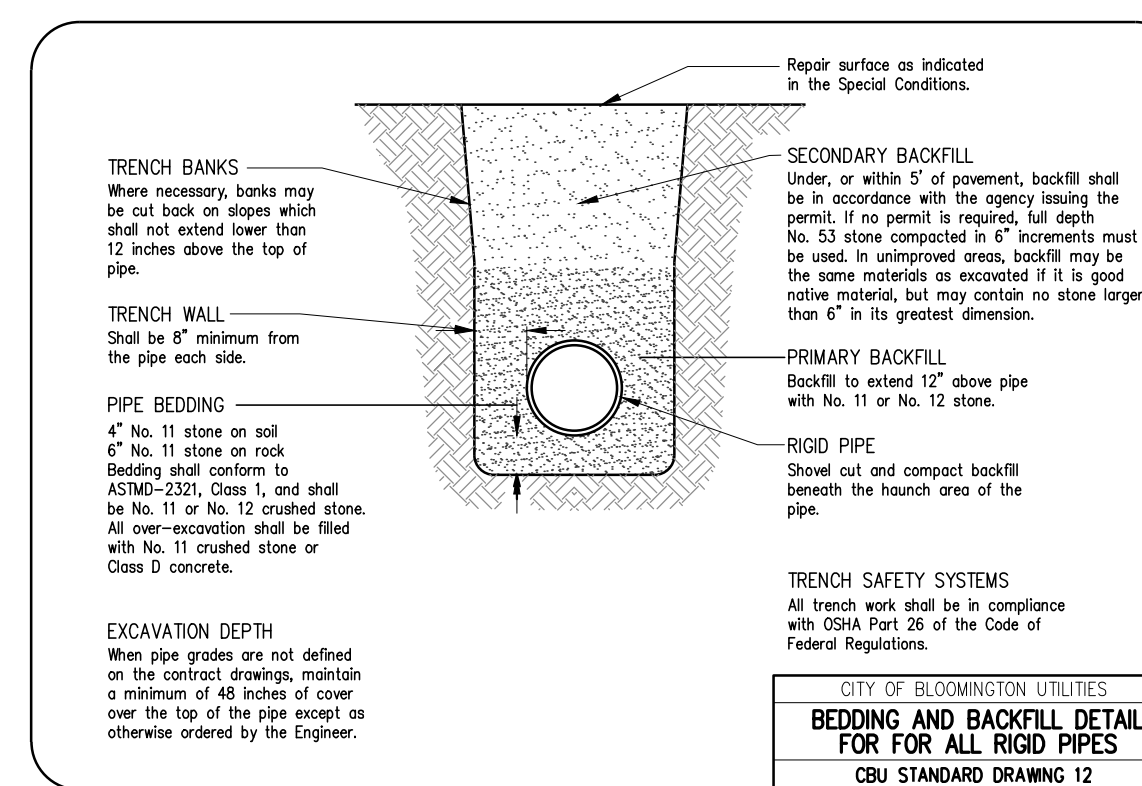
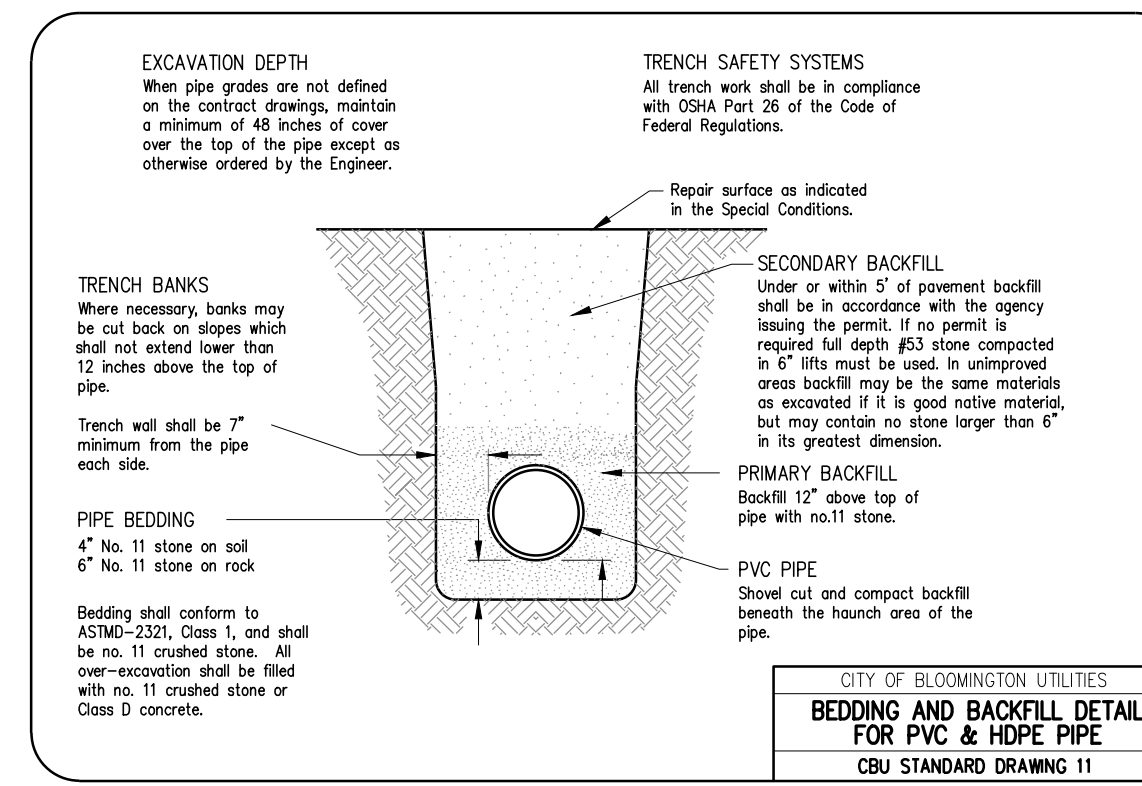
VERTICAL OFFSET (UPPER/LOWER)				
PIPE SIZE	11%	22%	45%	90%
4	6	12	23	45
6	8	16	33	66
8	11	21	43	84
10	13	26	52	102
12	15	30	61	120

TEE-BRANCH LENGTH (RUN LENGTH=5')				
PIPE SIZE	4	6	8	10
6	1	38	72	99
8	1	25	62	91
10	1	11	51	83
12	1	1	41	74

REDUCER LENGTH ON LARGER SIDE				
PIPE SIZE	4	6	8	10
6	4	1	-	-
8	7	4	-	-
10	10	7	4	-
12	12	10	7	4

CHART REFLECTS THE FOLLOWING TYPICAL PARAMETERS:  
-CL GRAN FILL SOIL CLASSIFICATION, SHEARING STRENGTH=4500 PSF WORST CASE  
-TRENCH TYPE (A,W,N)  
-DEPTH OF COVER # MINIMUM  
-PVC PIPE  
-PIPE BEDDED IN GRANULAR  
-BACKFILL COMPACTED GRANULAR OR SELECT MATERIAL  
-TEST PRESSURE OF 200 PSF WITH 2:1 SAFETY FACTOR

**MECHANICAL JOINT RESTRAINT REQUIREMENT FOR PVC WATER/FIRE LINE**  
BYNUM FANYO & ASSOCIATES, INC.



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PLANNING

BYNUM FANYO & ASSOCIATES, INC.

528 north walnut street  
(812) 332-8030

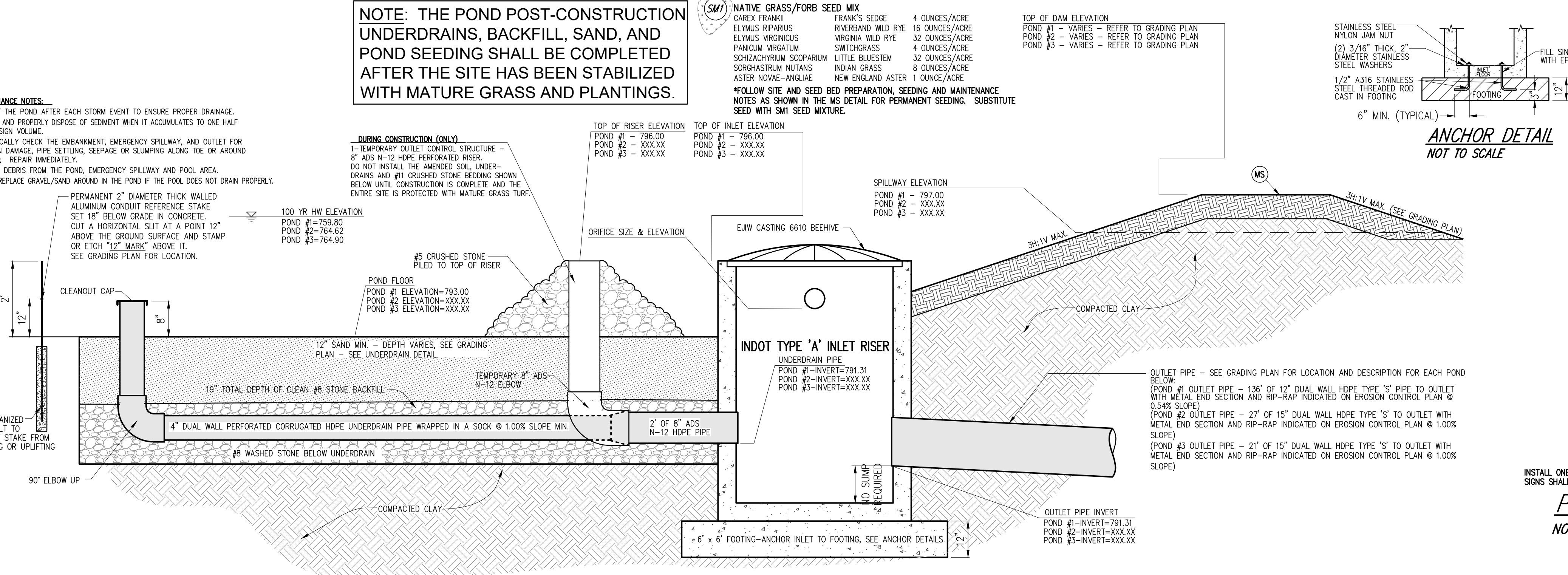
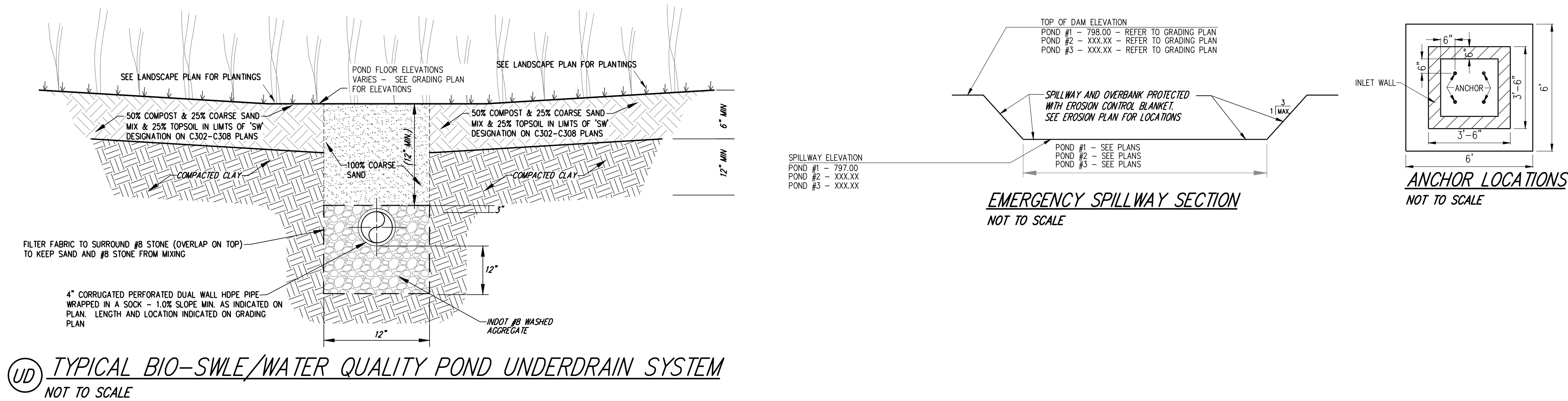
bloomington, indiana  
(812) 339-2990 (Fax)

certified by:

**PROPOSED PROMINENCE FIELDS**  
N. LOUDEN RD  
ELLETTSVILLE, INDIANA 47404

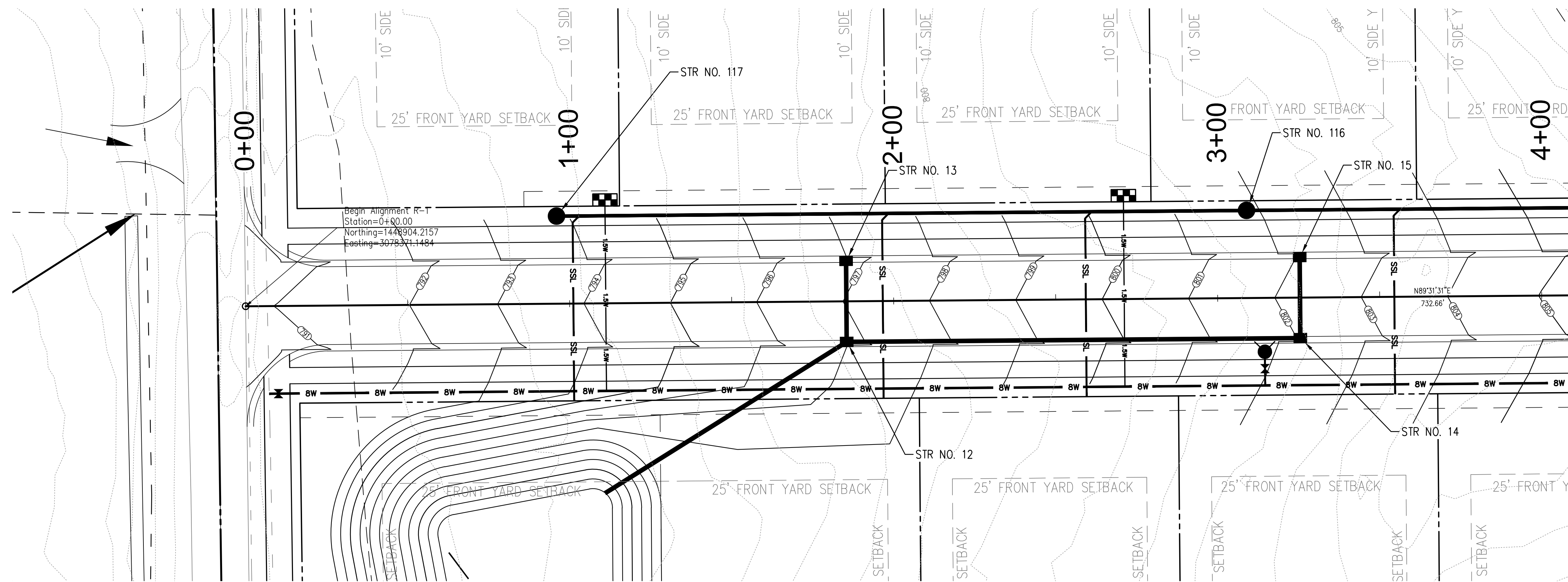
title: MISCELLANEOUS DETAILS

designed by: AJW  
drawn by: AJW  
checked by: JSF  
sheet no: C501  
project no.: 402332

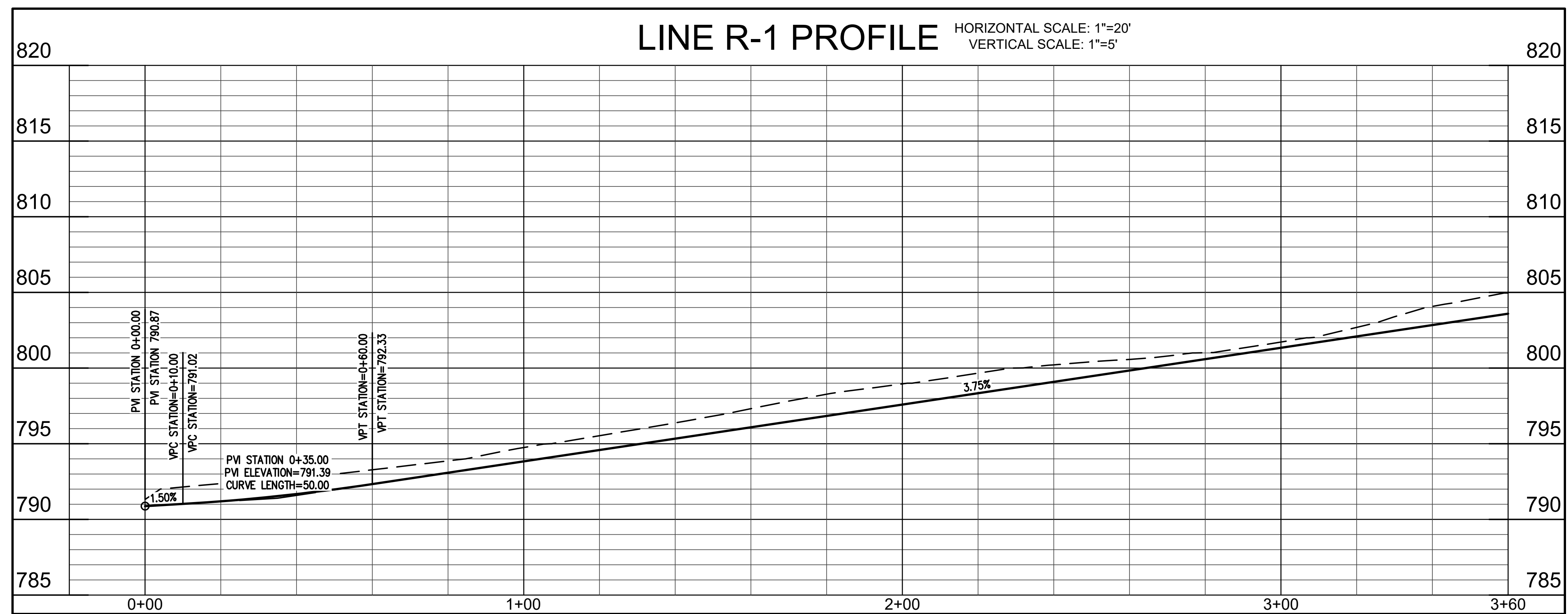


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SCALE: 1"=20'



**NOTE: ANY PROPOSED SANITARY WYE FITTINGS DEEPER THAN 6" SHALL BE SDR-26 PER CBU CONSTRUCTION SPECIFICATION 4.5.2.1.5.**

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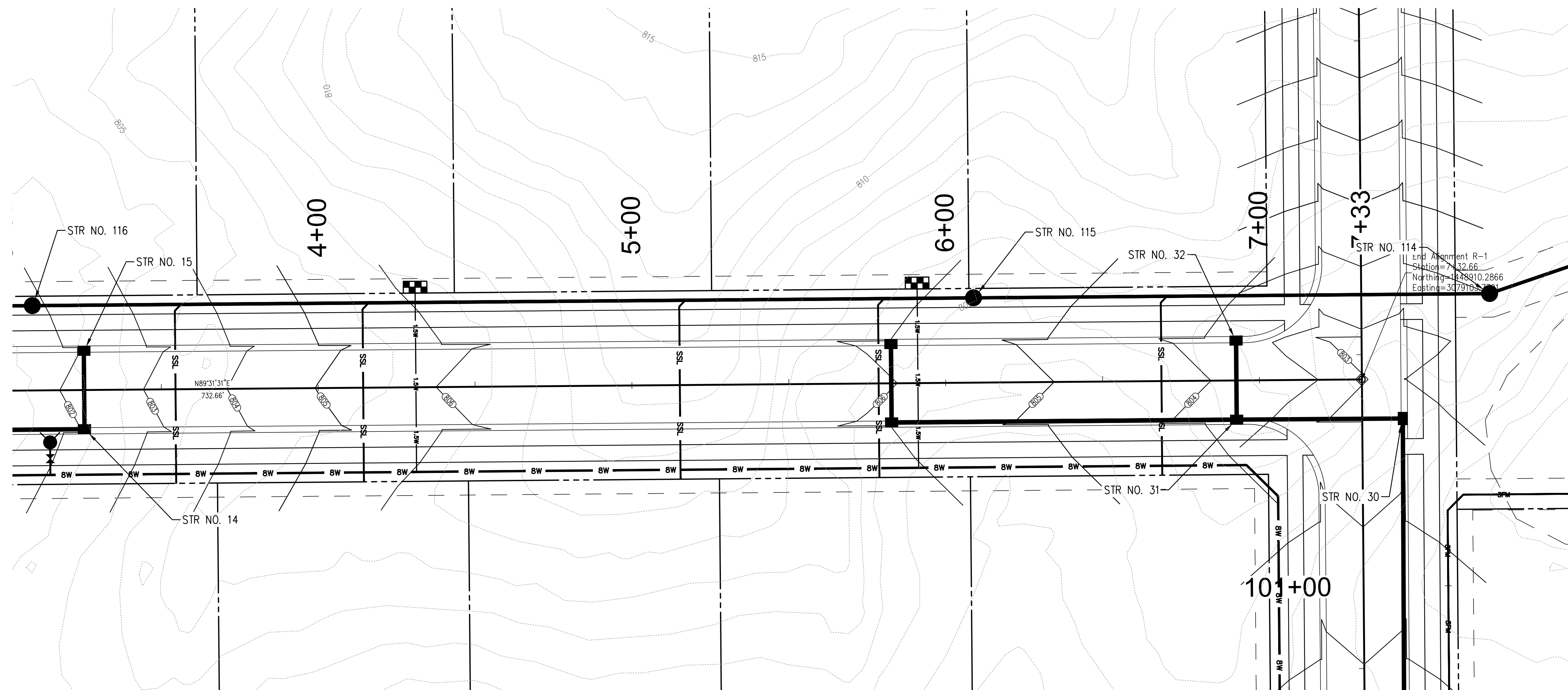
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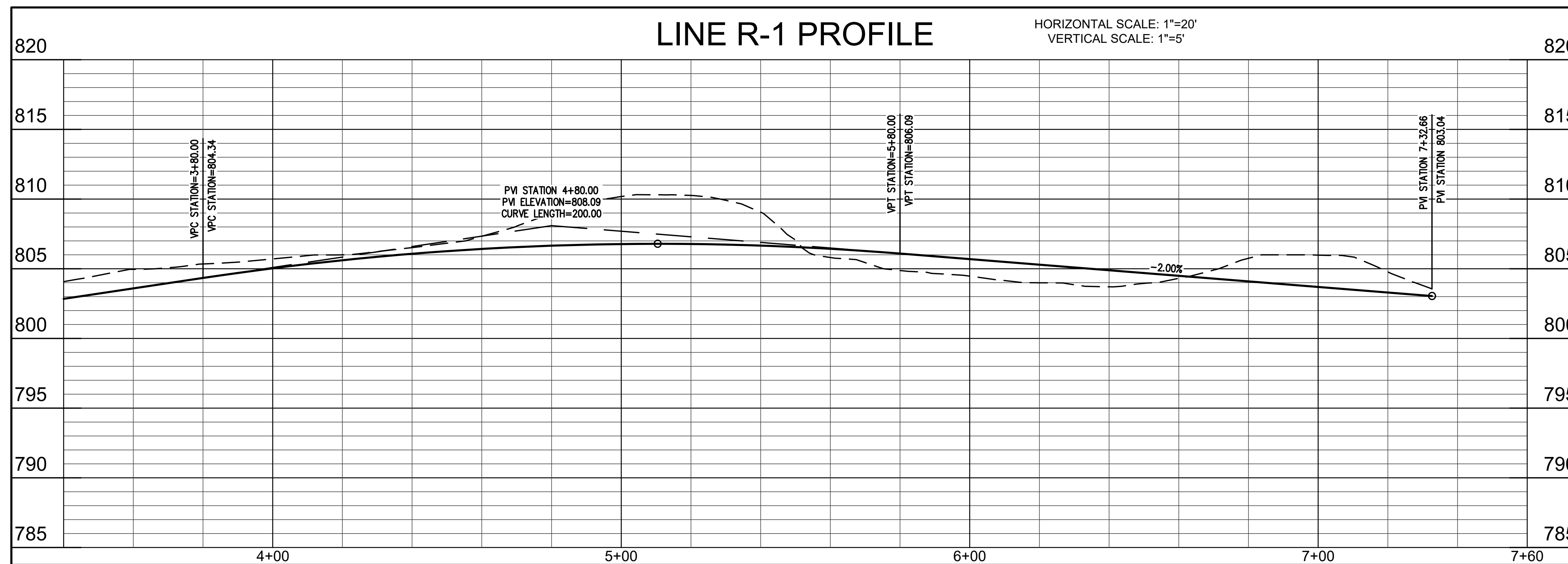
**PROPOSED  
PROMINENCE FIELDS**  
N. LOUDEN RD  
ELLETTSVILLE, INDIANA 47404

title: "R-1" GRADING PLAN & PROFILE

designed by: AJW  
drawn by: AJW  
checked by: JSF  
sheet no: C601  
project no.: 402332



SCALE: 1"=20'



**NOTE:** ANY PROPOSED SANITARY WYE FITTINGS DEEPER THAN 6' SHALL BE SDR-26 PER CBU CONSTRUCTION SPECIFICATION 4.5.2.1.5.

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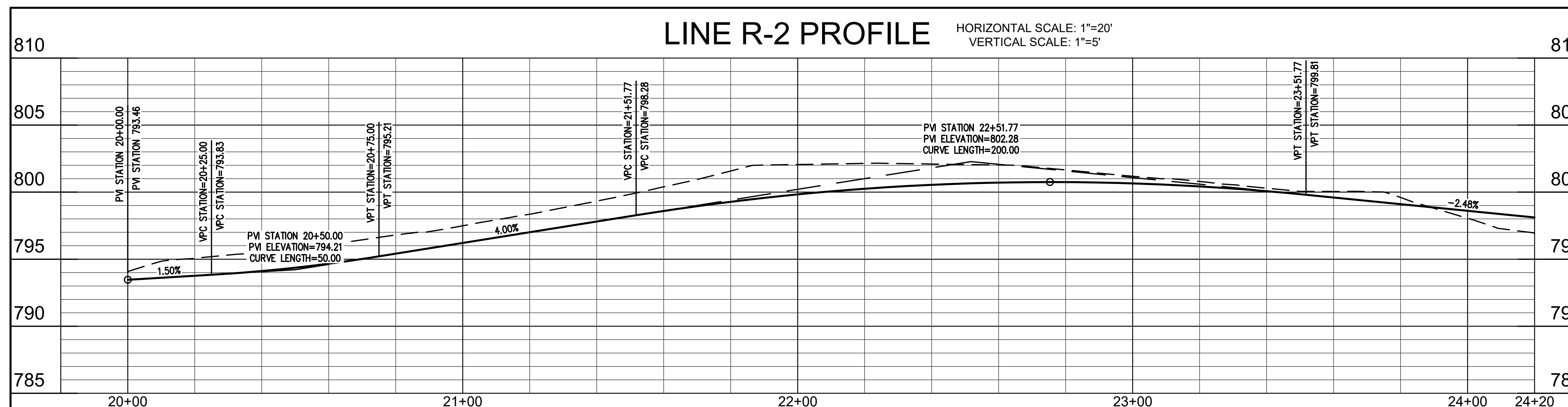
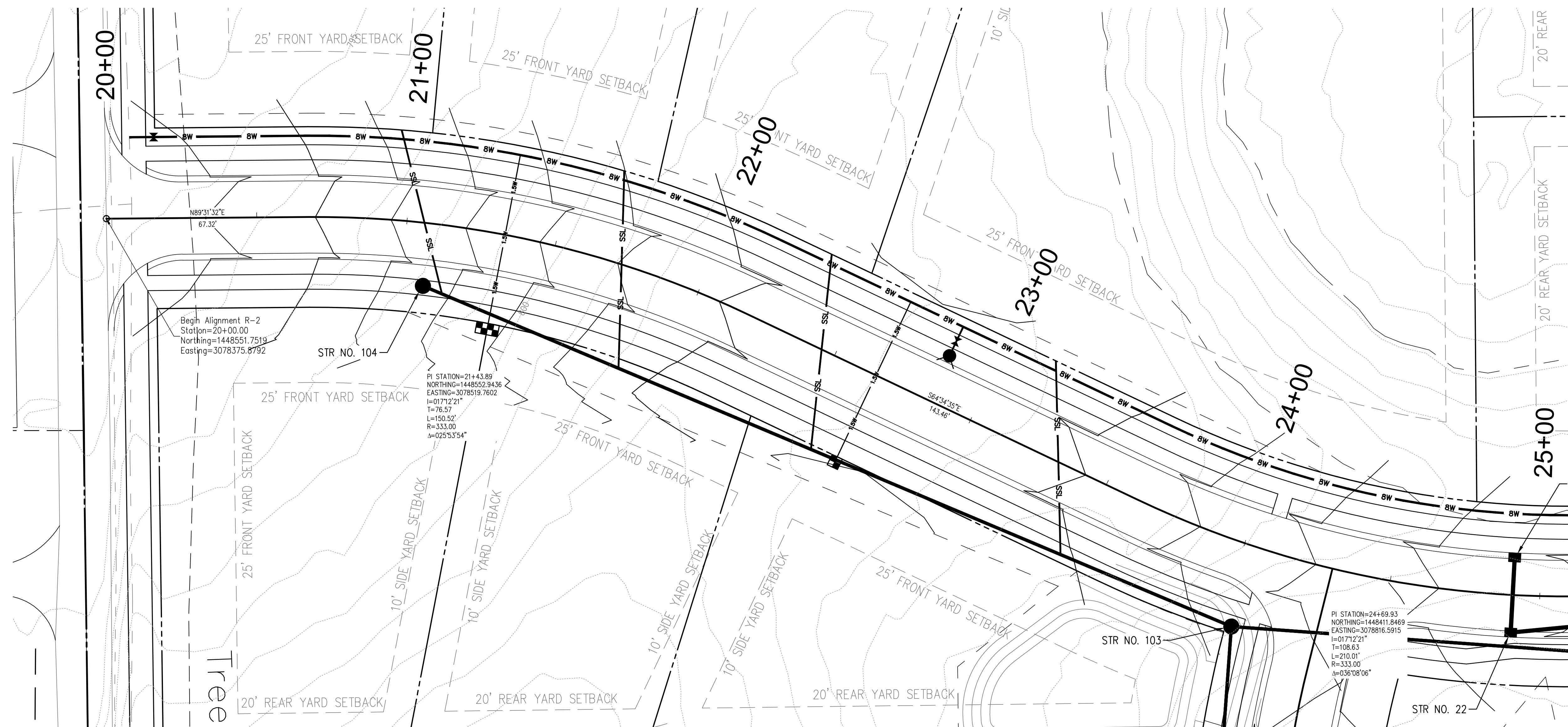
bloomington, indiana  
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certified by:

**PROPOSED  
PROMINENCE FIELDS**  
N. LOUDEN RD  
ELLETTSVILLE, INDIANA 47404

title: 'R-1' GRADING PLAN & PROFILE

designed by: AJW  
drawn by: AJW  
checked by: JSF  
sheet no: C602  
project no.: 402332



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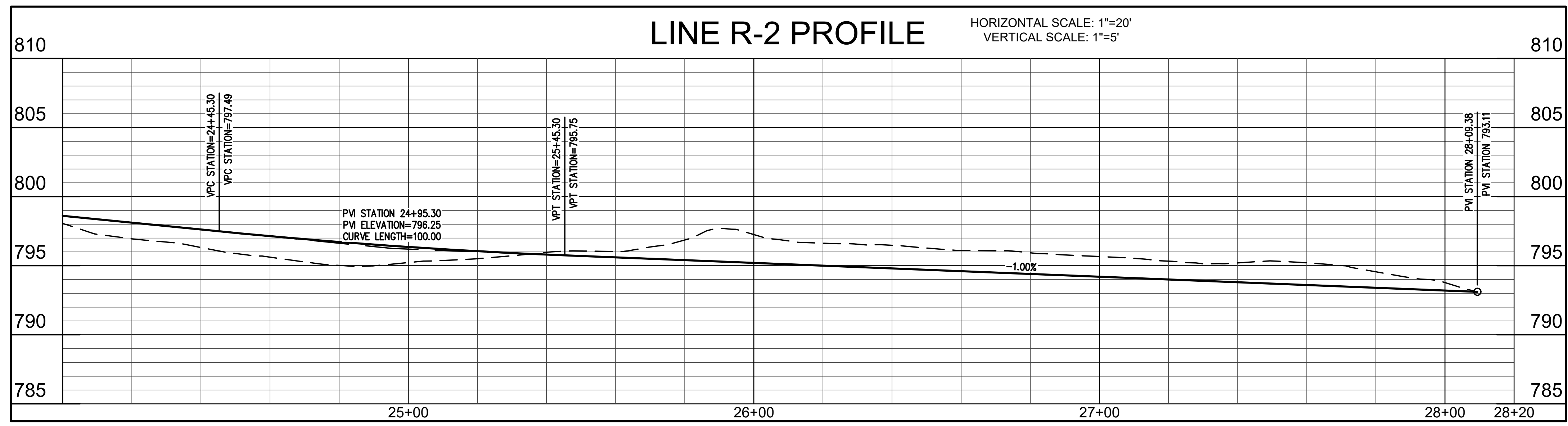
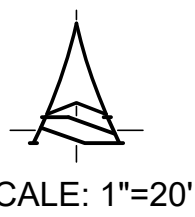
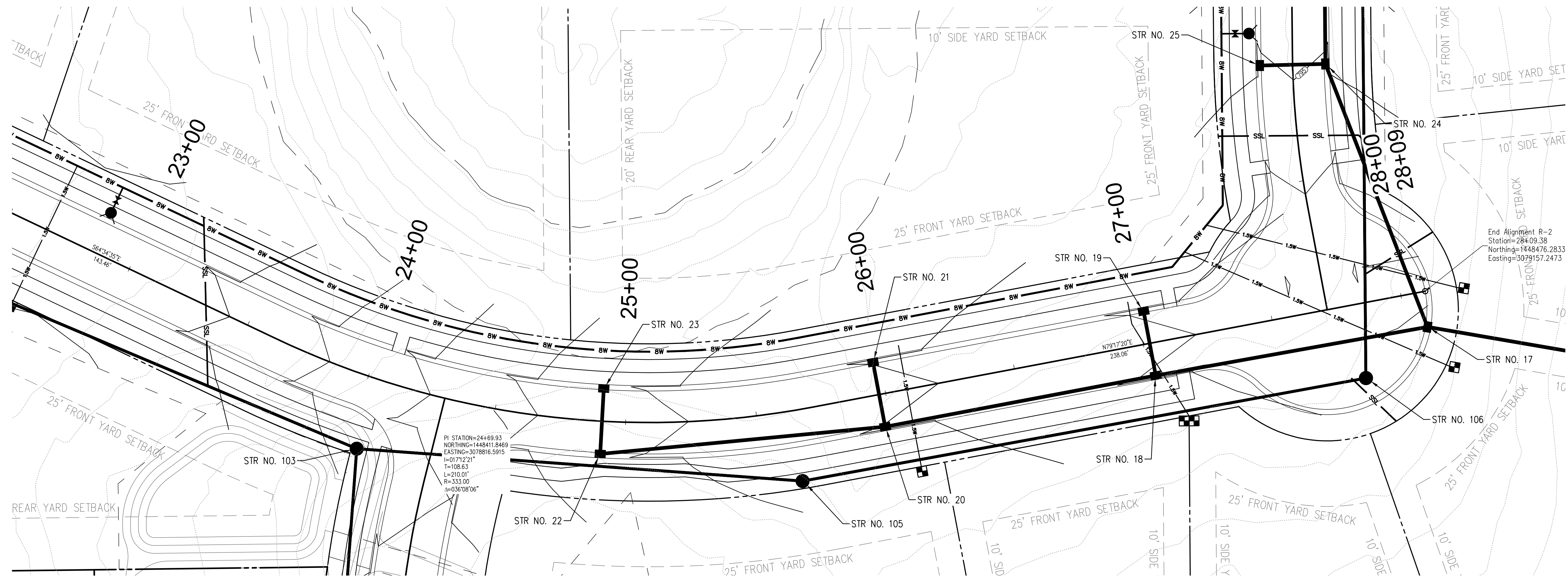
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certified by:

**PROPOSED  
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 N. LOUDEN RD  
 ELLETTSVILLE, INDIANA 47404

title: "R-2" GRADING PLAN & PROFILE

designed by: AJW  
 drawn by: AJW  
 checked by: JSF  
 sheet no: C603  
 project no.: 402332



**NOTE:** ANY PROPOSED SANITARY WYE FITTINGS DEEPER THAN 6" SHALL BE SDR-26 PER CBU CONSTRUCTION SPECIFICATION 4.5.2.1.5.

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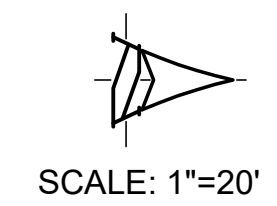
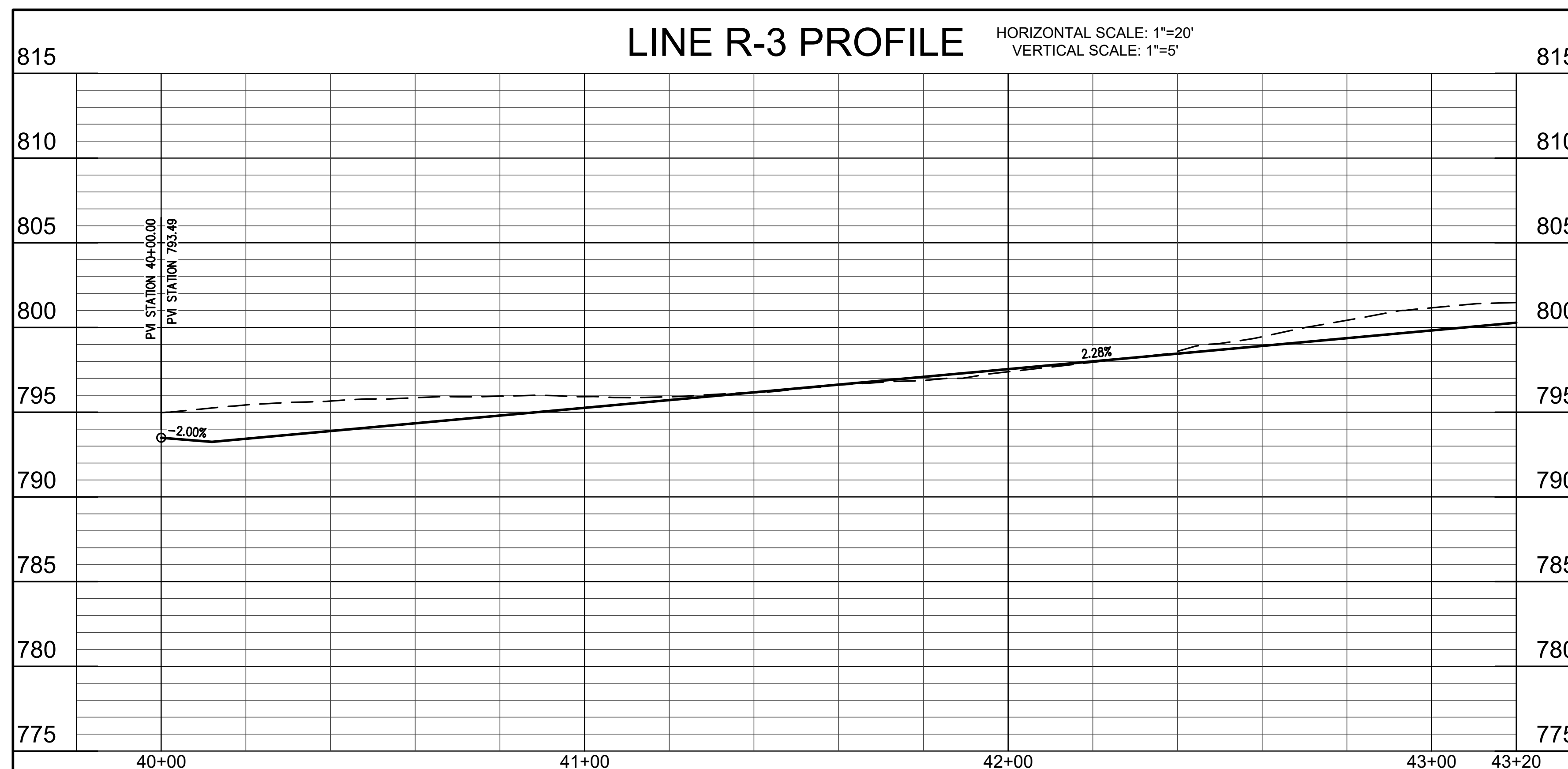
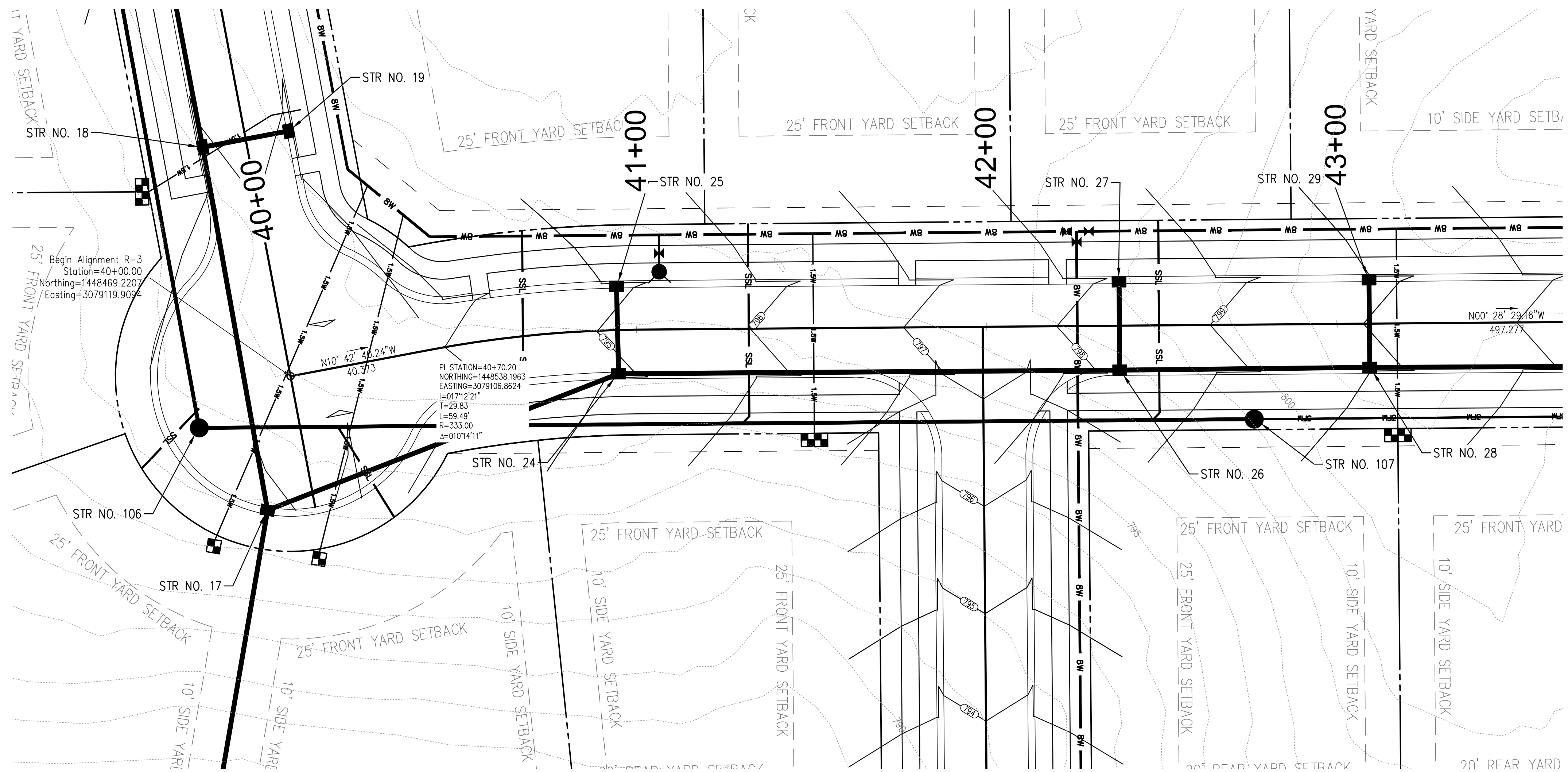
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ELLETTSVILLE, INDIANA 47404

title: "R-2" GRADING PLAN & PROFILE

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drawn by: AJW  
checked by: JSF  
sheet no.: C604  
project no.: 402332



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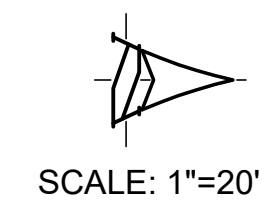
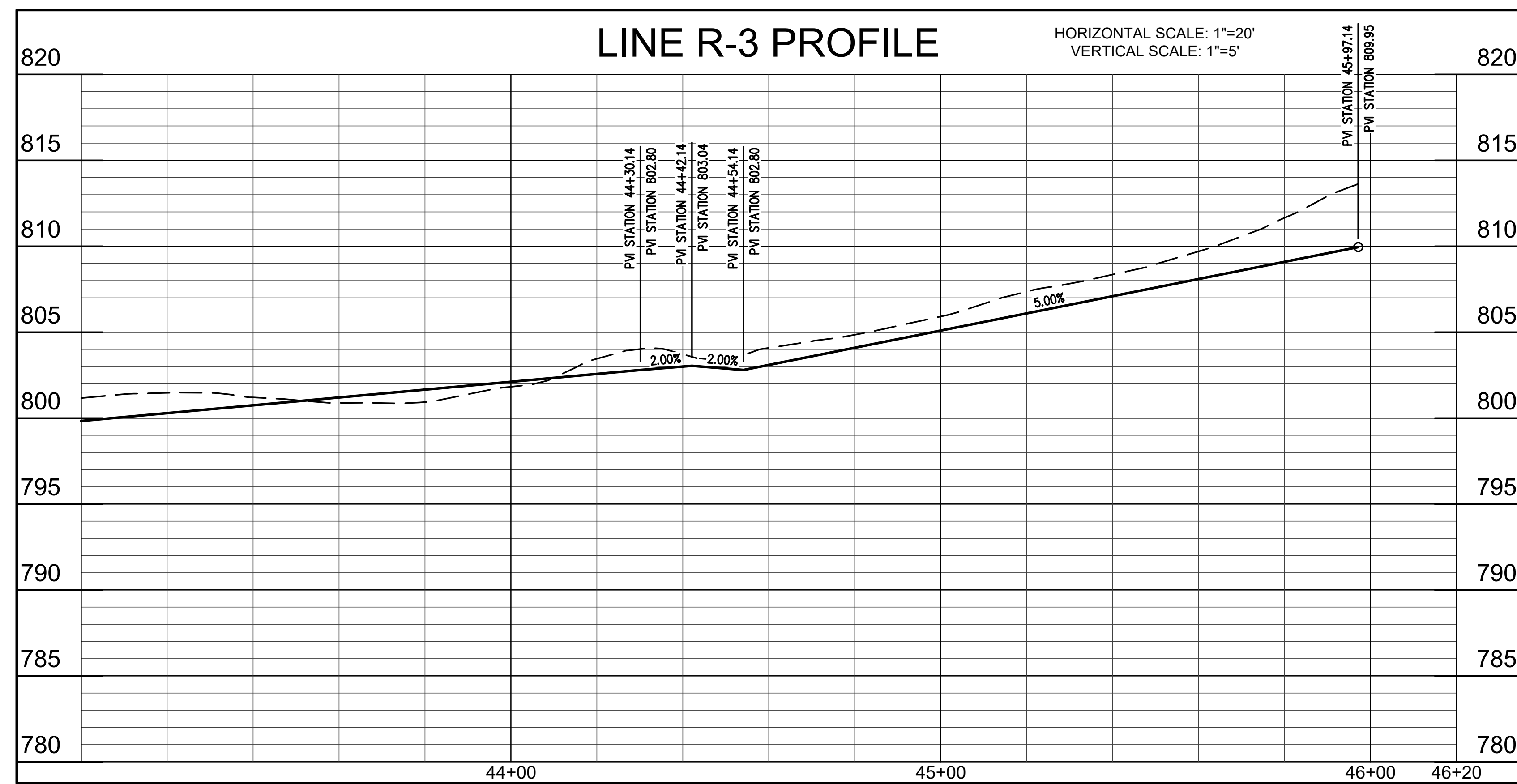
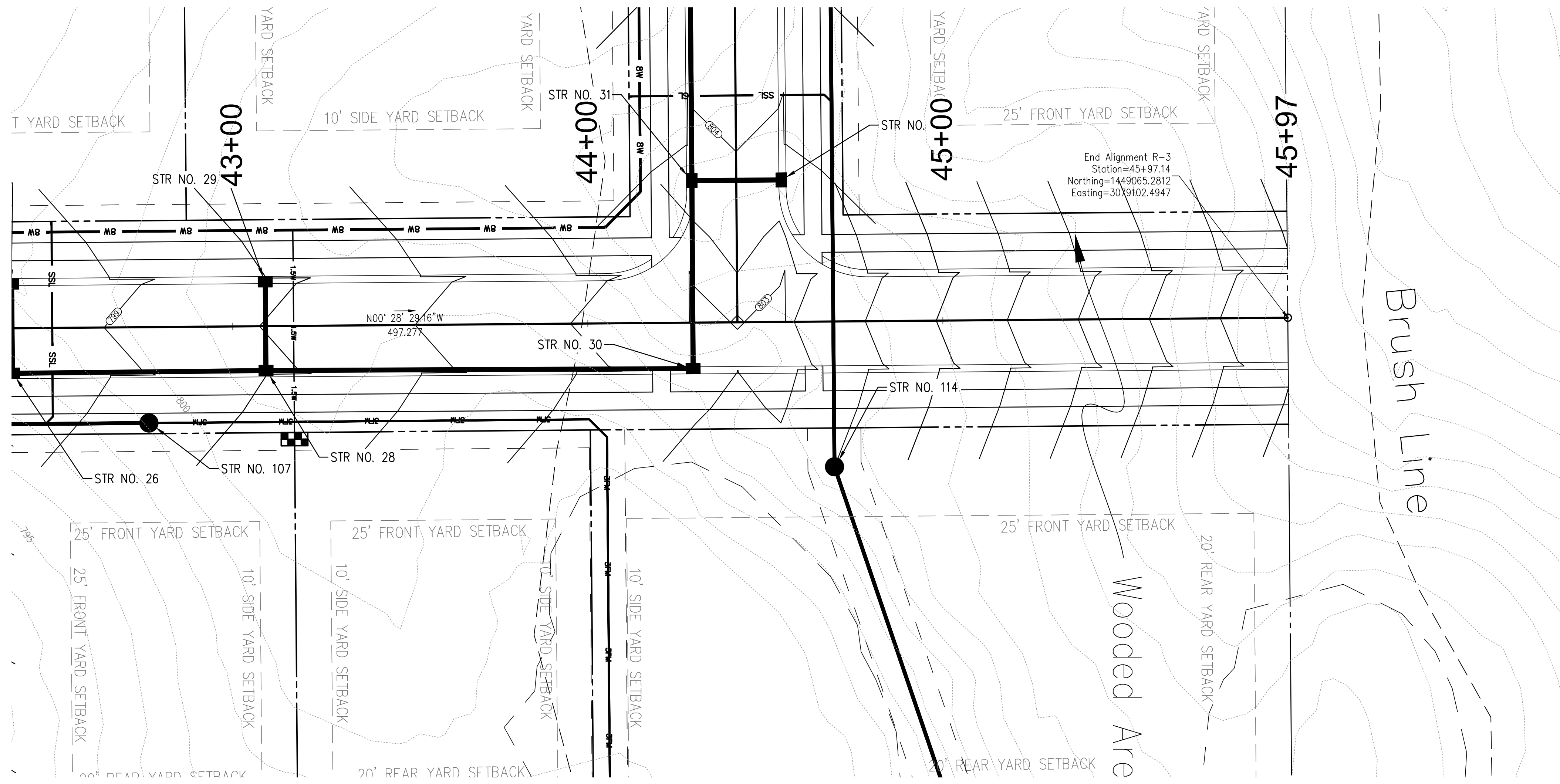
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N. LOUDEN RD  
ELLETTSVILLE, INDIANA 47404

title: "R-3" GRADING PLAN & PROFILE

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drawn by: AJW  
checked by: JSF  
sheet no: C605  
project no.: 402332



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N. LOUDEN RD  
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title: 'R-3' GRADING PLAN & PROFILE

designed by: AJW  
drawn by: AJW  
checked by: JSF  
sheet no: C606  
project no.: 402332



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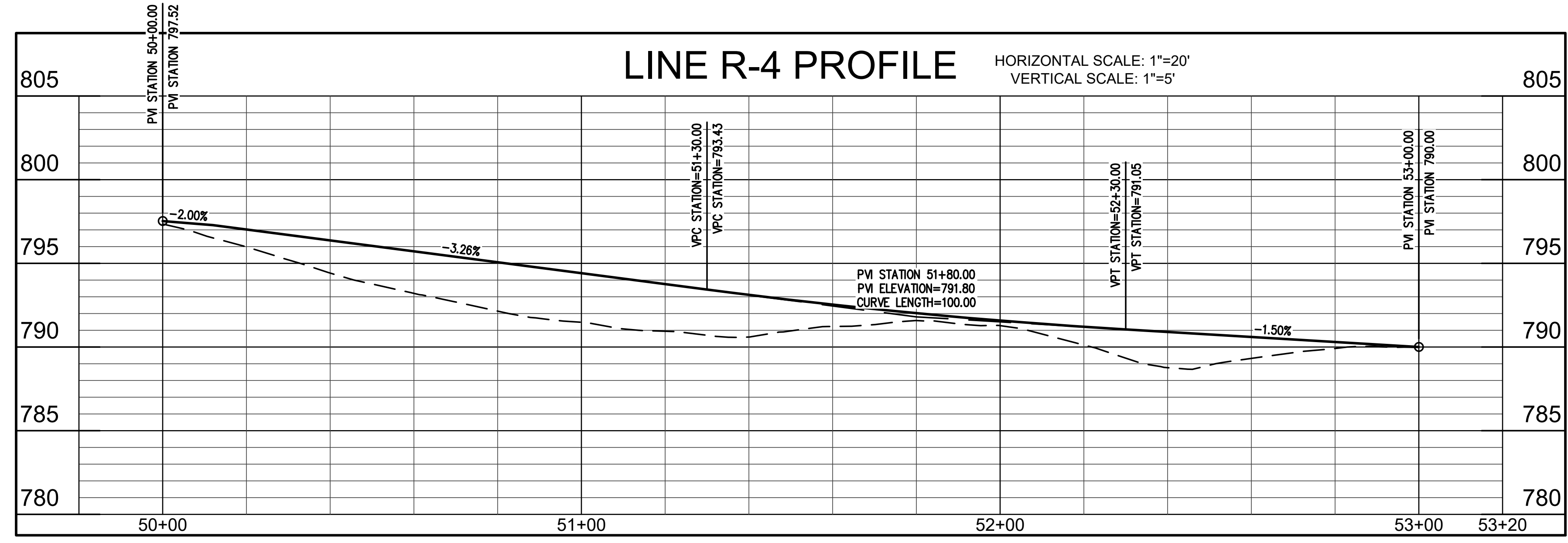
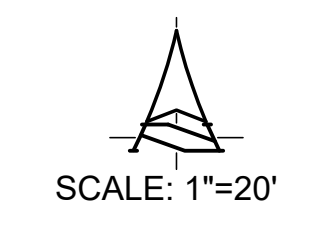
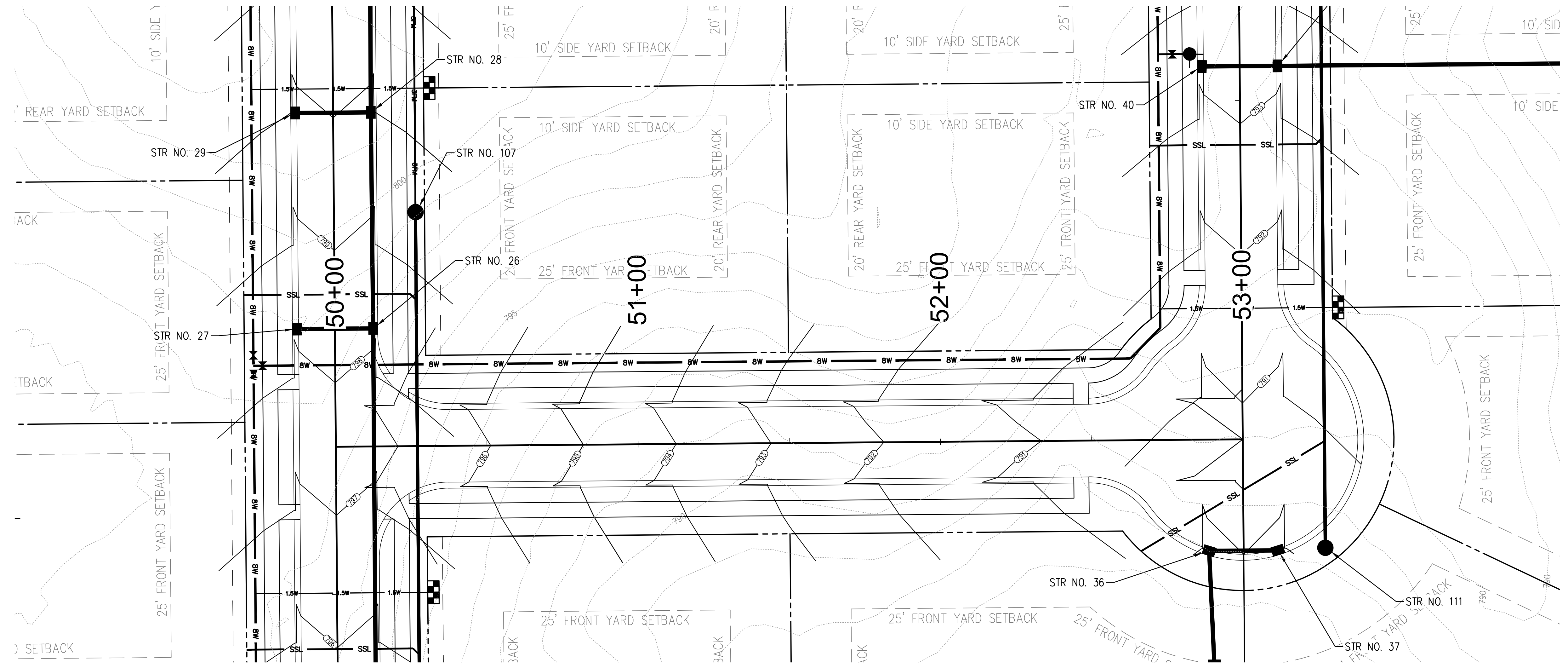
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PROPOSED  
PROMINENCE FIELDS

N. LOUDEN RD  
ELLETTSVILLE, INDIANA 47404

title: 'R-4' GRADING PLAN & PROFILE

designed by: AJW  
drawn by: AJW  
checked by: JSF  
sheet no: C607  
project no.: 402332



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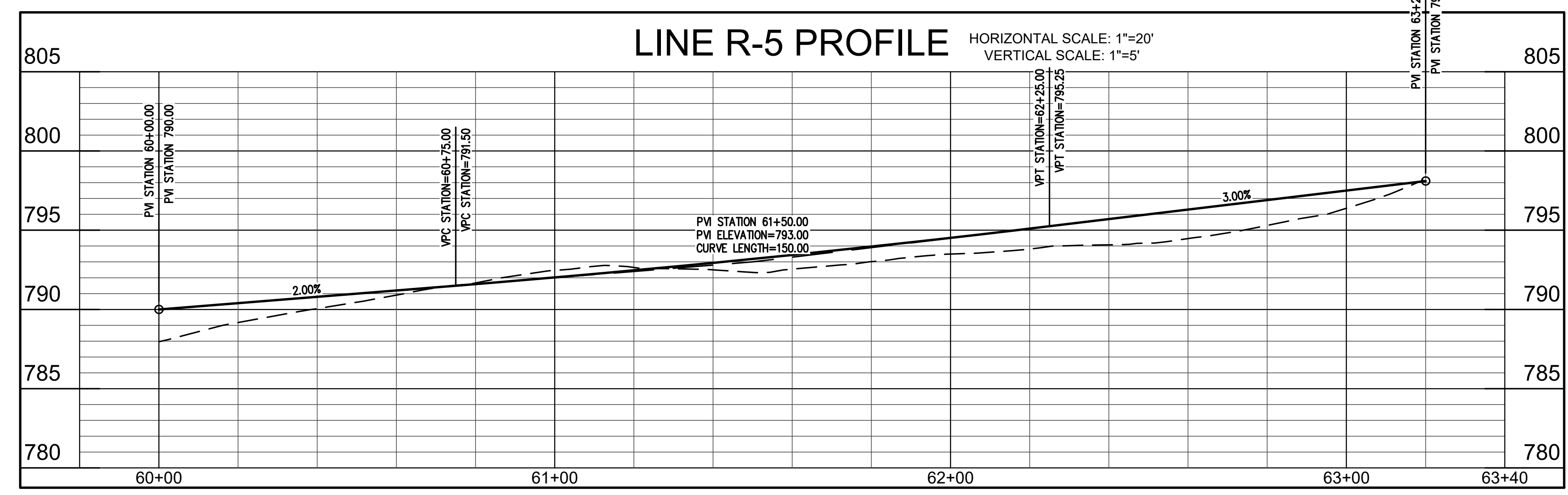
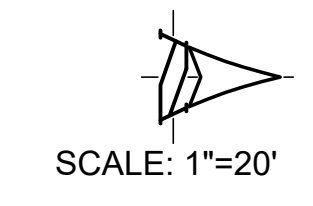
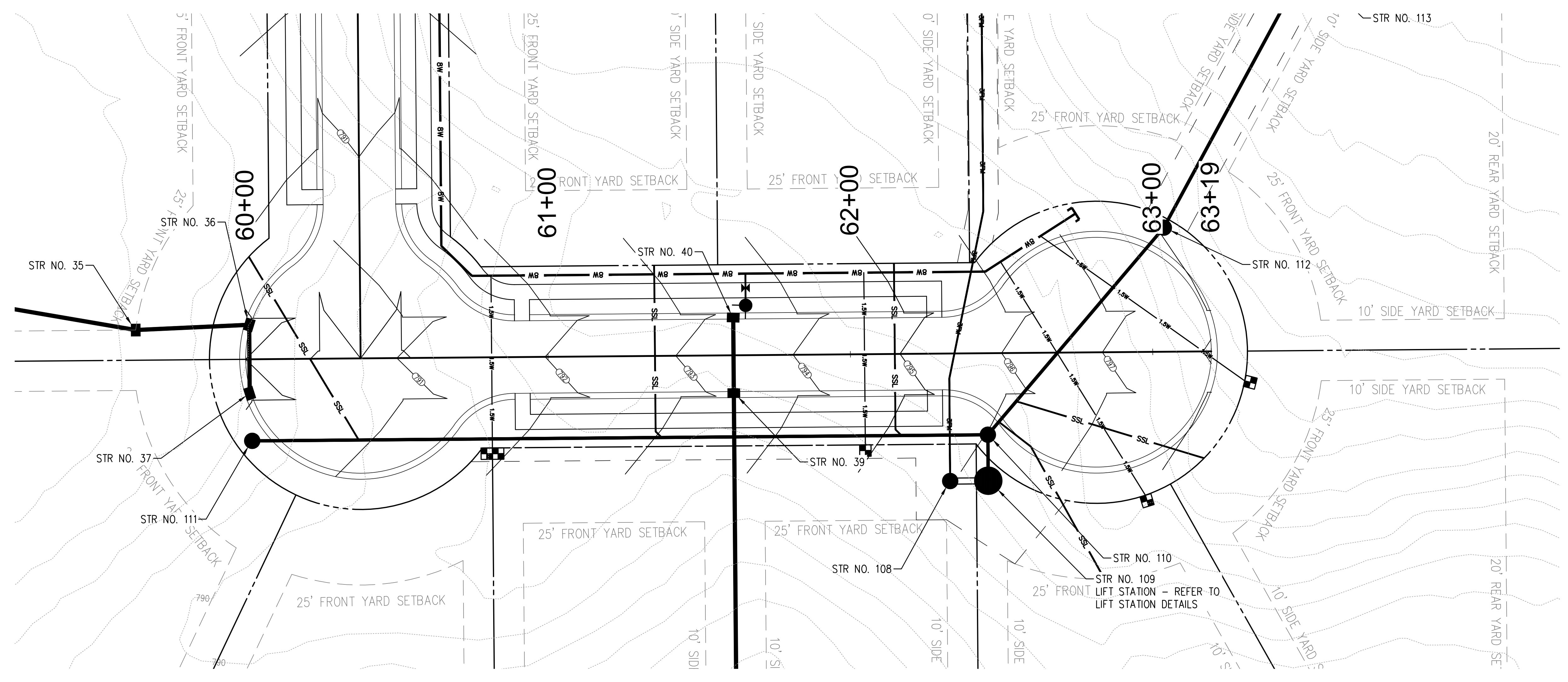
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PROMINENCE FIELDS

N. LOUDEN RD  
ELLETTSVILLE, INDIANA 47404

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& PROFILE

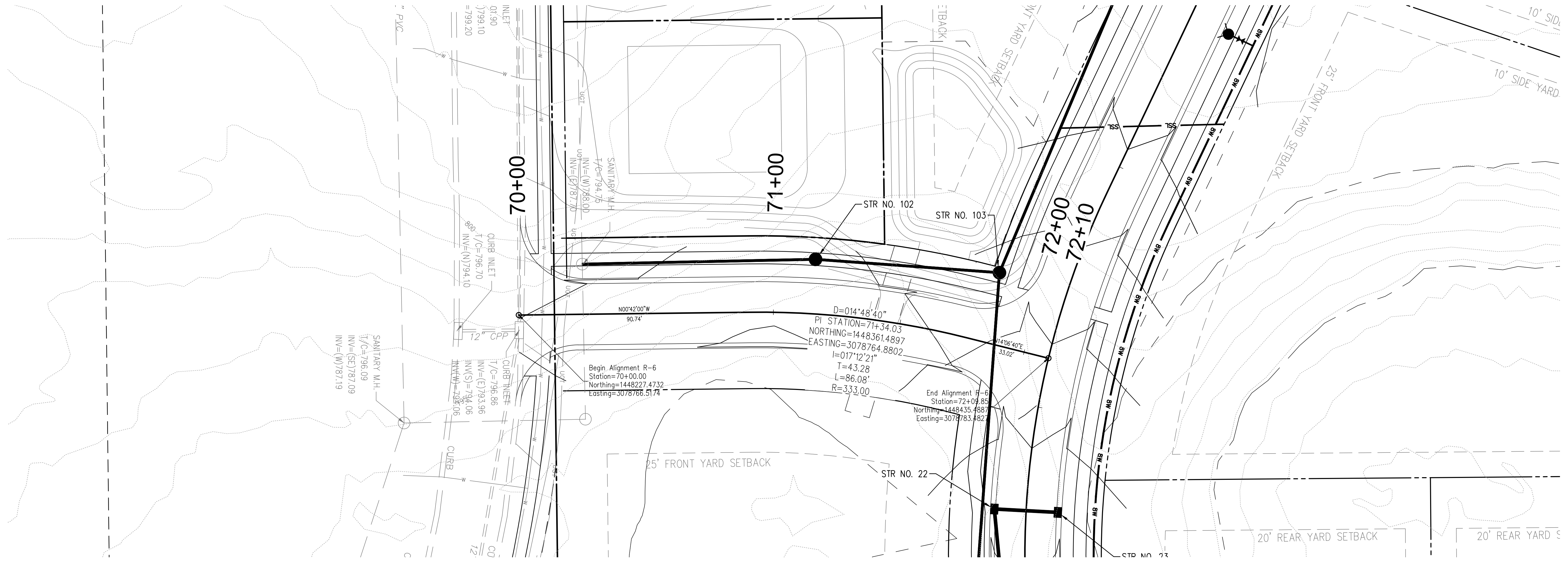
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drawn by: AJW  
checked by: JSF  
sheet no: C608  
project no.: 402332



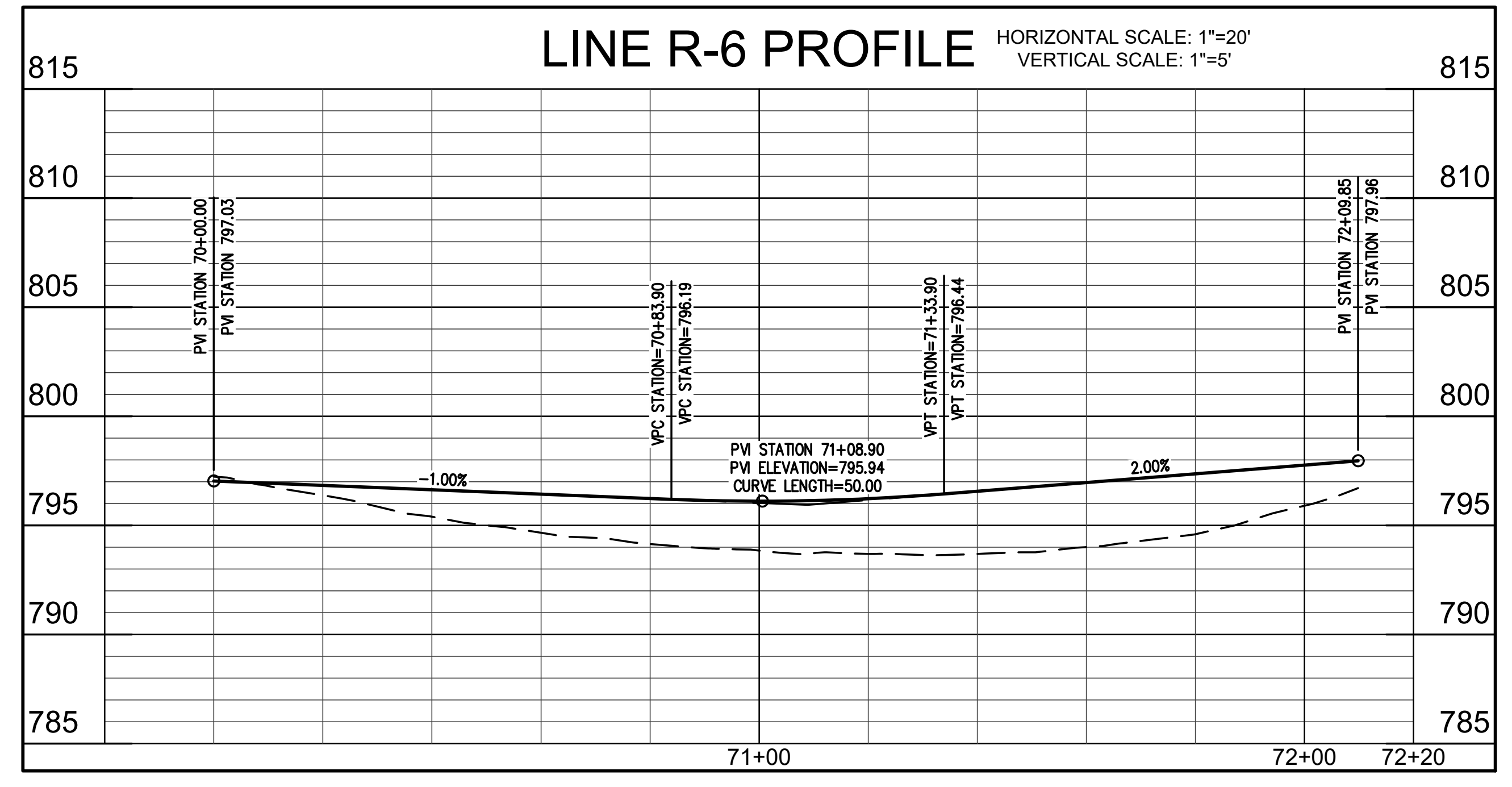
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SCALE: 1"=20'



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BYNUM FANYO & ASSOCIATES, INC.

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PLANNING

Bloomington, Indiana  
(812) 359-2990 (Fax)

528 north walnut street  
(812) 332-8030

certified by:

**PROPOSED  
PROMINENCE FIELDS**

N. LOUDEN RD  
ELLETTSVILLE, INDIANA 47404

title: 'R-6' GRADING PLAN & PROFILE

designed by: AJW  
drawn by: AJW  
checked by: JSF  
sheet no: C609  
project no.: 402332



# Town of Ellettsville

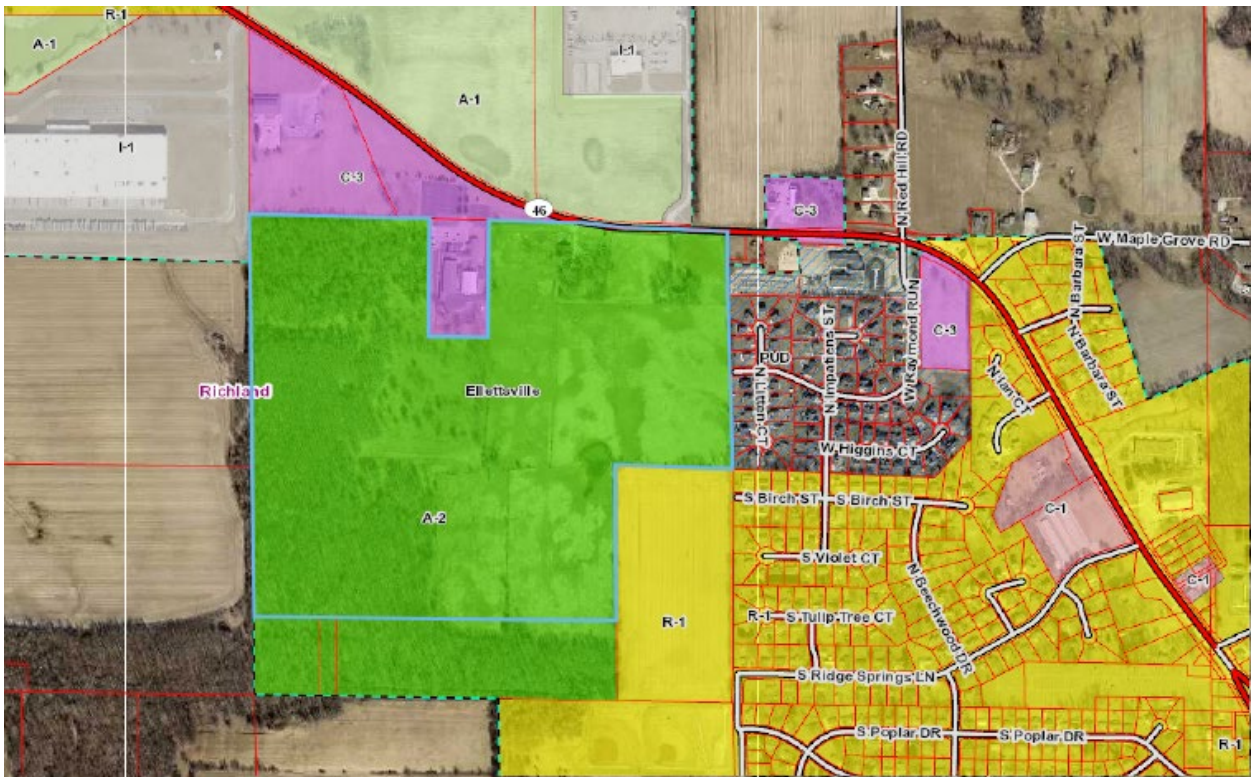
## Department of Planning & Development

### PC 23-13 – Zoning Map Amendment Petition Staff Report

#### Petition

**Case - PC 23-13 – Zoning Map Amendment.** A request by Chris Smith to rezone Parcel ID No. 53-00-91-697-000.000-013 from A-2; Agricultural to C-3; General Commercial. The property is located at 7633 W. State Road 46.

#### Surrounding Zoning Districts & Uses



Zoning District	Property Use
<b>North:</b> C-3; General Commercial, A-1; Agricultural and I-1; Light Industrial	Religious Institution/Lifeway Baptist Church and Agricultural/Vacant Land/Smithville Communications and Industrial/Smithville Communications
<b>South:</b> R-1; Single Family Residential and AG/RR; Agricultural/Business-Industrial Overlay (County)	Agricultural/Richland Bean-Blossom Community School Corporation and Public Land/Well's Water Park (Town of Ellettsville)
<b>East:</b> PUD; Planned Unit Development and R-1; Single Family	Litten Estates Subdivision
<b>West:</b> I-1; Light Industrial and AG/RR; Agricultural/Business-Industrial Overlay (County)	Light Industrial/KeHe and Agricultural

## **Considerations**

1. The petitioner is requesting to rezone 115 acres, located 7633 W. State Road 46, Parcel No. 53-00-91-697-000.000-013, from A-2; Suburban Agricultural to C-3; General Commercial.
2. Indiana Code (IC 36-7-4-603) requires that the Plan Commission and the legislative body shall pay reasonable regard to:
  - a. The comprehensive plan;
  - b. Current conditions and the character of current structures and uses in each district;
  - c. The most desirable use for which the land in each district is adapted;
  - d. The conservation of property values throughout the jurisdiction; and
  - e. Responsible development and growth.
3. The property is currently used for agricultural purposes.
4. The property is bordered by Commercial-3 and Industrial-1 to the north, Agricultural-2 to south, Agricultural/Rural Reserve (Monroe County) to the west and a Planned Unit Development and Residential-1 to the east.
5. The *Ellettsville Comprehensive Plan*, adopted on July 24, 2023, designates the land between the Planned Unit Development and Residential 1 zoning and Monroe County's Agricultural/Rural Reserve as a Mixed-Use Village Center.
6. The primary Use of a Mixed-Use Village Center is "A horizontal or vertical mix of uses ranging from residential, small-scale commercial, and institutional uses such as parks, schools, religious facilities." (*Ellettsville Comprehensive Plan*, Adopted July 24, 2023)

## **Analysis of Required Findings**

1. **Comprehensive Plan:** The change of zoning (is or is not) substantially in compliance with the existing comprehensive plan.

### *Staff Finding:*

The Land Use Map in the *Ellettsville Comprehensive Plan* (Chapter 4, p. 71) designates the area of the subject parcel along the State Road 46 corridor, west of the Litten Estates Subdivision, as a Mixed-Use Village Center. The rezoning will bring this property into agreement with the *Ellettsville Comprehensive Plan*.

2. **Current Conditions:** The change of zoning (is or is not) based on the current conditions of the property and the surrounding character of the land.

### *Staff Finding:*

The primary reason Commercial-3 zoning is recommended for the subject property located on the western edge of Ellettsville is due to the potential for annexation of properties that will have similar mixed-uses. For example, Smithville Communications, north of the property, will be developing a project that is analogous with the subject parcel.

**3. Use of the Property:** The change in zoning (does or does not) result in allowance of the most desirable use of the property.

*Staff Finding:*

The designation of a Mixed-Use Village Center in the *Ellettsville Comprehensive Plan* allows for a mix of uses including, but not limited to, residential, small-scale commercial and institutional uses such as parks, schools, religious facilities and community facilities.

**4. Conservation of Property Values:** The use or value of adjacent properties and those throughout the Town (will or will not) be affected in a substantially adverse manner.

*Staff Finding:*

The rezoning of this property to Commercial-3, General Commercial, should have no effect on neighboring properties along State Road 46 which are either undeveloped, residential, industrial or commercial. The single-family homes to the east may require a buffer from any development but should not be otherwise harmed by a mixed-use property with Commercial-3 zoning.

**5. Responsible Development:** The change in zoning (does or does not) promote the responsible development and growth of the property.

*Staff Finding:*

As stated in the *Ellettsville Comprehensive Plan*, this section of Ellettsville is best suited for a Mixed-Use Village Center. At this time, the Commercial-3 zoning district in the current Ellettsville Town Code is the best zoning to accommodate a Mixed-Use Village Center as outlined in the *Ellettsville Comprehensive Plan*. A Mixed-Use Village Center brings a conscientious and intentional design process that will cultivate responsible development and growth of the property.

### **Plan Commission Action**

The Plan Commission action shall be in the form of a favorable, unfavorable, or no recommendation to Town Council, which takes final action on the zoning map amendment petition.

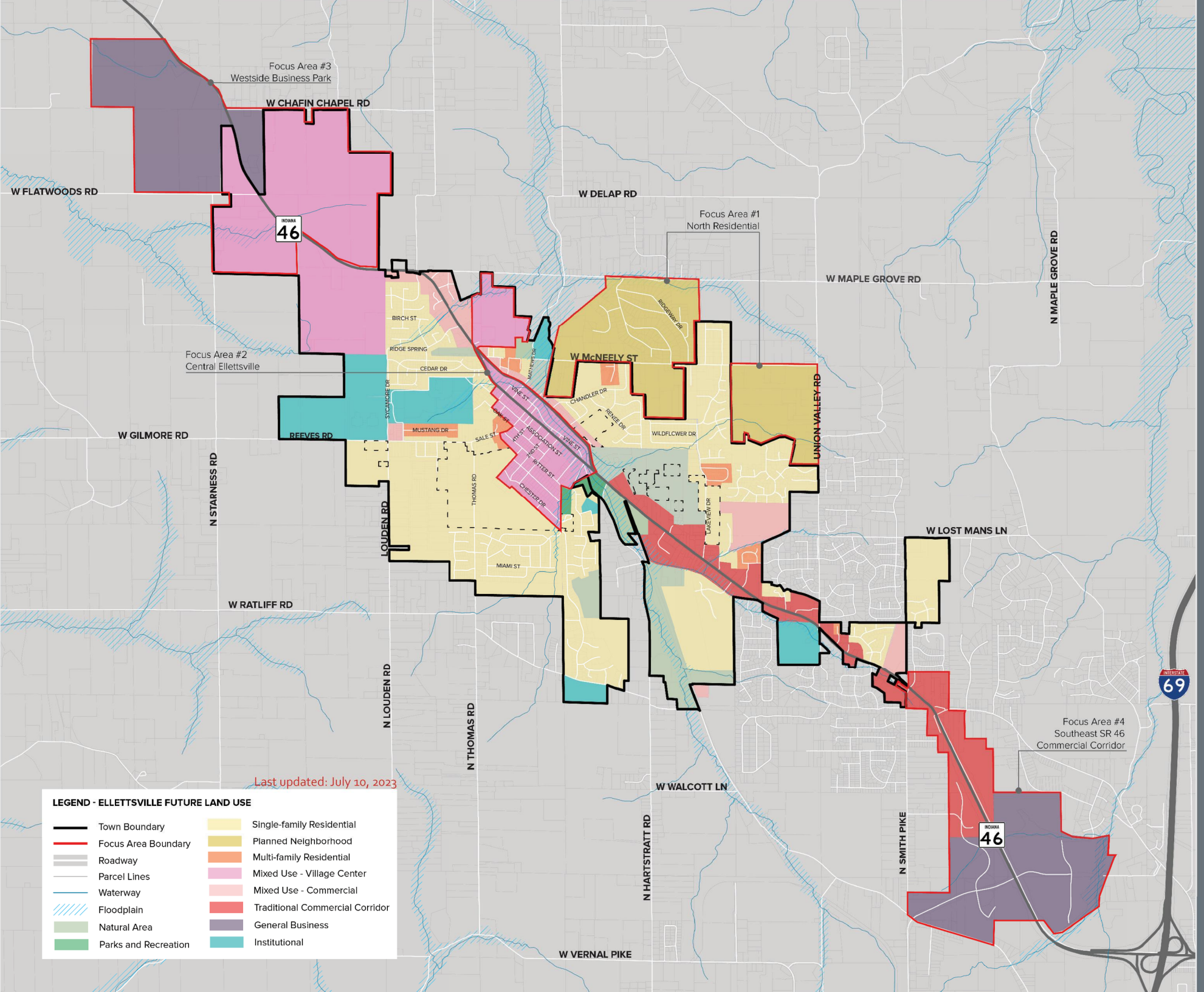
### **Staff Recommendation**

The change in zoning of this parcel from Agricultural-2 to Commercial-3 is already well covered in the *Ellettsville Comprehensive Plan* as this area of Ellettsville is designated to accommodate a Mixed-Use Village Center. The zoning of Commercial-3 is the best avenue for development of a Mixed-Use Village Center under the current Town Code. Therefore, Staff recommends a *favorable recommendation* be forwarded to the Town Council to amend the zoning for Parcel No. 53-00-91-697-000.000-013 from A-2; Suburban Agricultural to C-3; General Commercial.

Submitted by Denise Line  
Director of Planning, Town of Ellettsville  
September 7, 2023

# Site Photos





Last updated: July 10, 2023

**LEGEND - ELLETTSVILLE FUTURE LAND USE**

Town Boundary	Single-family Residential
Focus Area Boundary	Planned Neighborhood
Roadway	Multi-family Residential
Parcel Lines	Mixed Use - Village Center
Waterway	Mixed Use - Commercial
Floodplain	Traditional Commercial Corridor
Natural Area	General Business
Parks and Recreation	Institutional



## LAND USE TYPOLOGY #4

**Mixed-Use Village Center****Primary Uses:**

A horizontal or vertical mix of uses ranging from residential, small-scale commercial, and institutional uses such as parks, schools, religious facilities, and community facilities.

**Secondary Uses:**

Not Applicable

**Character Description**

The Mixed-use Village Center is intended to serve as a commercial activity node with residential opportunities. This mixed-use typology will include a horizontal and/or vertical mix of uses ranging from single-family units and multi-family units to retail, dining, and office spaces. The Mixed-use Village Center typology is also home to several institutional uses including parks, schools, religious facilities, and other community facilities. A significant portion of this district is located within the 100-year floodplain. The land within the floodplain is not appropriate for most development and should be limited to providing opportunities for gathering, recreation, and stormwater management.

**Site & Building**

- Future development should fit the character and scale of surrounding areas where structures are typically located on smaller lots.
- Any vertical mixed-use structure should be limited to four stories in height.
- High-quality building architecture, public spaces, and civic destinations promote social interaction and celebrate the town's history and identity.
- Because of its proximity to existing neighborhoods, commercial operations should be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development.
- Buildings should face the street with prominent entrances into the building. Any buildings on corner lots should be oriented to the corner and public street fronts.

**Parking**

- Parking in designated on-street and/or off-street parking areas.
- Off-street parking areas are encouraged to be located at the rear of the building and appropriately screened. Any future parking structure should be setback from the primary thoroughfares to reserve prime real estate for businesses.

**Connectivity**

- Pedestrian connectivity will be encouraged through compact, walkable development patterns with connected sidewalks (6 foot minimum).
- Access to the Heritage Trail, Karst Greenway, and any future trails should be well-marked and highly visible to users.
- Wide, highly visible crosswalks and sidewalk bulb-outs should be utilized to enhance pedestrian safety.
- Encourage new developments to provide comfortable, pedestrian-oriented environments utilizing seating areas, shade, and lighting.

**Amenities**

- Public streetscape should include consistent use of lighting, signage, banner, planters, benches, and trash receptacles.
- A variety of public spaces should be provided throughout the Mixed-Use Village Center to encourage small and large gatherings.



(This is a conceptual design and is for illustrative purposes only.)

**3-STORY MAXIMUM**  
GROUND FLOOR HEIGHT APPROX. 16- FEET  
TO ALLOW FOR RETAIL USES

**3-STORY MAXIMUM**  
GROUND FLOOR HEIGHT APPROX. 16- FEET  
TO ALLOW FOR RETAIL USES



**10-FOOT SETBACK ZONE**  
BY PROPERTY OWNER  
MIX OF OUTDOOR SEATING  
AND LANDSCAPE

**5-FOOT SIDEWALK**  
IN PUBLIC RIGHT-OF-WAY

**5-FOOT, 6-INCH PLANTER**  
ZONE FOR TREES AND LIGHTS

6-INCH CURB

**8-FOOT PARKING ZONE**  
INCLUDES 1-FOOT GUTTER

**11-FOOT TRAVEL LANE**  
REDUCING TO 10- FEET WOULD  
ALLOW 6-FOOT SIDEWALKS

**11-FOOT TRAVEL LANE**  
REDUCING TO 10- FEET WOULD  
ALLOW 6-FOOT SIDEWALKS

**8-FOOT PARKING ZONE**  
INCLUDES 1-FOOT GUTTER

6-INCH CURB

**5-FOOT, 6-INCH PLANTER**  
ZONE FOR TREES AND LIGHTS

**5-FOOT SIDEWALK**  
IN PUBLIC RIGHT-OF-WAY

**10-FOOT SETBACK ZONE**  
BY PROPERTY OWNER  
MIX OF OUTDOOR SEATING  
AND LANDSCAPE

**60-FOOT RIGHT-OF-WAY**  
**VILLAGE CENTER**  
COMMERCIAL STREET SECTION



(This is a conceptual design and is for illustrative purposes only.)

SINGLE FAMILY HOME LOTS  
OR PROPERTY BUFFER



3-STORY MAXIMUM  
GROUND FLOOR HEIGHT APPROX. 16- FEET  
TO ALLOW FOR RETAIL USES

**10-FOOT SETBACK ZONE**  
ADJACENT RESIDENTIAL YARDS  
OR PROPERTY BUFFER

**12-FOOT TRAIL**  
10-FOOT ASPHALT WITH  
12" CONCRETE EDGES

**5-FOOT, 6-INCH PLANTER**  
ZONE FOR TREES AND LIGHTS

6-INCH CURB

**11-FOOT TRAVEL LANE**  
PLUS 1-FOOT GUTTER  
(TOTAL 12-FOOT)

**11-FOOT TRAVEL LANE**  
REDUCING TO 10- FEET WOULD  
ALLOW 6-FOOT SIDEWALKS

**8-FOOT PARKING ZONE**  
INCLUDES 1-FOOT GUTTER

6-INCH CURB

**5-FOOT, 6-INCH PLANTER**  
ZONE FOR TREES AND LIGHTS

**5-FOOT SIDEWALK**  
IN PUBLIC RIGHT-OF-WAY

**10-FOOT SETBACK ZONE**  
BY PROPERTY OWNER  
MIX OF OUTDOOR SEATING  
AND LANDSCAPE

60-FOOT RIGHT-OF-WAY  
**STREET WITH TRAIL**  
STREET SECTION

(This is a conceptual design and is for illustrative purposes only.)

BOYS + GIRLS CLUB

CONNECTION TO B&G CLUB  
NOT PART OF THIS PROJECT

**PHASE 1  
VILLAGE CENTER**  
FULL ENTRY OFF SR46  
GATEWAY SIGNAGE

**MIXED-USE PARCELS  
WITH POTENTIAL FIRE STATION**  
SHOWN IN 35-FOOT INCREMENTS  
MAY BE COMBINED FOR LARGER LOTS

**RIGHT-IN, RIGHT-OUT**  
SECONDARY ACCESS POINT  
LEFT TURNS RESTRICTED

TRAIL THROUGH SITE  
PART OF THIS DEVELOPMENT

LIFEWAY  
BAPTIST  
CHURCH

SHARED  
PARKING

SHARED  
PARKING

SHARED  
PARKING

SHARED  
PARKING

**PHASE 5  
HOUSING AREA**  
SHOWN AT CURRENT ZONING HERE  
ANTICIPATE INCREASED DENSITY

VILLAGE GREEN  
COMMERCIAL FRONTAGE

MAIN STREET  
COMMERCIAL FRONTAGE

MAIN STREET  
COMMERCIAL FRONTAGE

**PHASE 4  
HOUSING AREA**  
SHOWN AT CURRENT ZONING HERE  
ANTICIPATE INCREASED DENSITY

**PHASE 3  
HOUSING AREA**  
SHOWN AT CURRENT ZONING HERE  
ANTICIPATE INCREASED DENSITY

**PHASE 2  
HOUSING AREA**  
SHOWN AT CURRENT ZONING HERE  
ANTICIPATE INCREASED DENSITY

CONNECTION TO SCHOOL

0 100 200 500

