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

One tap mobile

- +19292056099,,82887674785#,,,,*365643# US (New York)
- +13017158592,,82887674785#,,,,*365643# US (Washington DC)

Dial by your location

- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 931 3860 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +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; Pamala 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 6:4	-1 p.m.
David Drake, President	Dan Swafford, Vice President
Ryan Skaggs	Steve Hale
Sandra Hash	Pamela Samples
Pat Wesolowski	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
North:	R-1; Single Family Residential	Undeveloped Subdivision
South:	R-1; Single Family Residential	Platted Residential (Prominence Place, Phases 1, 2 & 3)
East:	AG/RR; Agriculture/Rural Reserve (County)	Platted Residential Subdivision
West:	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.
- The Tech Review Committee met on August 15th 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. Louden 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



Page 2 of 3 PC 23-11

Site Photos





Page 3 of 3 PC 23-11



Town of Ellettsville Department of Planning & Development

Technical Review Meeting Notes Prominence Fields

Project Description

Location: N. Louden 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

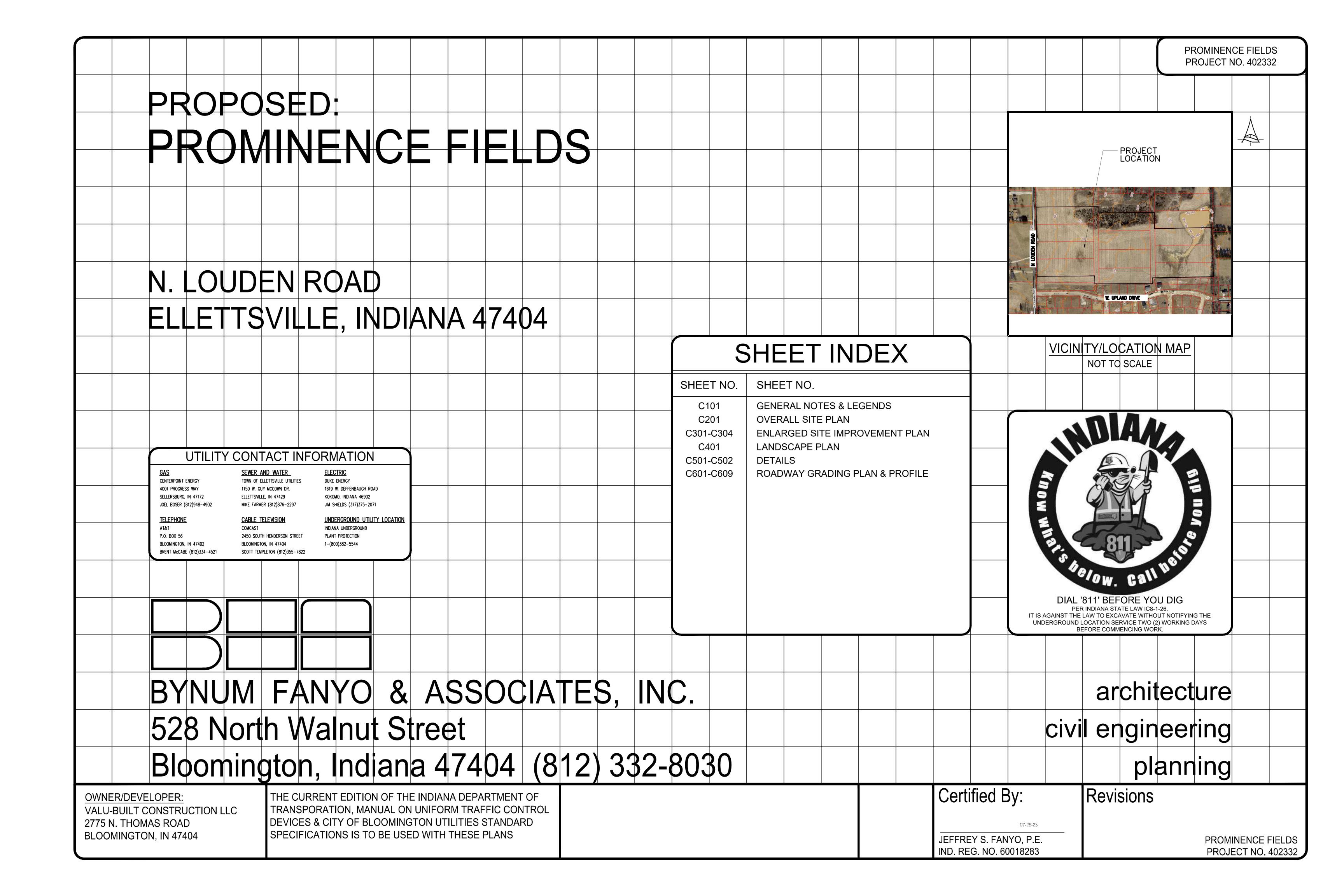
Sewer and water stamps. Don't show main stub out. Hydrant at the dead-end.

Summary

The preliminary plat request is for the Prominence Fields subdivision. The Technical Review Committee met on August 15th 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



SITE IMPROVEMENT LEGEND

PROPOSED ROAD BITUMINOUS PAVING

PROPOSED 8' MULTI-USE PATH - REFER TO DETAIL

PROPOSED REINFORCED CONCRETE PAVING

PROPOSED CONCRETE SIDEWALK - REFER TO DETAIL

PROPOSED ROAD PAVEMENT PATCH - REFER TO DETAIL

PROPOSED 6 IN STANDING CURB - REFER TO DETAIL

PROPOSED CONCRETE ROLL CURB AND GUTTER - REFER TO DETAIL

PROPOSED 'INDOT' SIDEWALK ACCESSIBLE RAMP - REFER TO DETAIL PROPOSED INDOT 30 IN. X 30 IN. ROAD STOP SIGN

GENERAL LEGEND

PROPERTY LINE

PROPERTY LINE XXX/XXX DEED BOOK AND PAGE

> T.B.R. TO BE REMOVED T.R.U. TO REMAIN UNDISTURBED

X'SBL SETBACK LINE

PROPOSED ACCESSIBLE PARKING SPACE (5.

SANITARY SEWER EASEMENT S.S.E.

G.E. GAS EASEMENT WATER LINE EASEMENT

E.E. ELECTRIC EASEMENT

DRAINAGE EASEMENT D.E. U.E. UTILITY EASEMENT

GRADING/DRAINAGE LEGEND

EXISTING CONTOUR PROPOSED CONTOUR

EXISTING CONTOUR

PROPOSED INTENDED FLOWLINE DIRECTION

PROPOSED SPOT GRADE ELEVATION \vdash TC=PROPOSED TOP OF CURB ELEVATION EP=PROPOSED EDGE OF PAVEMENT ELEVATION

AT BOTTOM OF CURB FINISH PAD ELEVATION, ELEVATION OF SOIL ONCE PAD CONSTRUCTION IS COMPLETE.

FINISHED FLOOR ELEVATION 8" MIN. ABOVE FINISHED PAD ELEVATION. FINISH EDGE OF PAVEMENT AT GRADE

MATCH THE EXISTING'S CONDITIONS GRADES ELEVATION FOR BEST FIT OF PROPOSED GRADING ADJACENT TO THE EXISTING CONDITION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES

PLAN FOR INLET DESIGN AND DETAILS FOR BACKFILL SPECIFICATIONS AND INLET/MANHOLE SPECIFICATIONS PER TOWN OF ELLETTSVILLE STANDARDS

PROPOSED DUAL WALL TYPE 'S' HDPE PERFORATED STORM PIPE UNDERDRAIN WITH SOCK SLOPED AT 1.0% MIN. TO OUTLET CONTROL STRUCTURE AS INDICATED ON SHEET C501. REFER TO PLAN FOR LOCATIONS. REFER TO POND DETAILS ON SHEET C501 FOR MORE INFORMATION AND STORM

CLEAN-OUT DETAIL. STORMWATER QUALITY POND SOIL MIXTURE LIMITS; THIS IS FOR FILTRATION AND FOR GROWING GRASSES. SEE SHEET C501 FOR DEPTH AND ADDITIONAL SPECIFICATIONS OF SOIL MIXTURE INCLUDING UNDERDRAINS FOR PONDS AS DETAILED ON SHEET C501



----XXX---

 $\langle\!\langle$ EC $\rangle\!\langle\!\rangle$

_____XXX

_____ FL> _____

XXX.XX

TC=XXX,XX

EP-XXX.XX

FP=XXX,XX

EP=XXX,XX

MEG=XXX.XX

EROSION CONTROL LEGEND

PROPOSED CONTOUR TEMPORARY SILTATION FENCE, REFER TO DETAIL ____ SF ____ CONSRUCTION LIMITS: DELINEATED BY PROPERTY LINE UNLESS OTHERWISE SPECIFIED TEMPORARY MULCH SEEDING - REFER TO DETAILS

25' X 100' STONE PAD, 6" DEEP TO KEEP FROM TRACKING MUD OFF (SP) SITE - REFER TO DETAIL (TEMPORARY DURING CONSTRUCTION)

TEMPORARY CONCRETE WASHOUT AREA - REFER TO DETAIL PERMANENT EROSION CONTROL MATTING - CURLEX NET-FREE BRAND | 100% BIO-DEGRADABLE EROSION CONTROL BLANKET OR APPROVED

D-50 RIP-RAP STORM OUTLET PROTECTION - REFER TO DETAIL AND PLAN FOR MIN. QUANTITY (PERMANENT)

'CURLEX NET-FREE' TURF MATTING - PERMANENT - APPLY TO POND EMERGENCY OVERFLOW AS INDICATED - REFER TO DETAIL

TEMPORARY ROCK CHECK DAM - REFER TO DETAILS

GRAVEL DROP INLET PROTECTION (TEMPORARY) (TO BE USED ON ALL

GRAVEL DONUT DROP INLET PROTECTION (TEMPORARY) - REFER TO

GRAVEL CURB INLET PROTECTION (TEMPORARY) (TO BE USED ON ALL CURB INLETS)

STATEMENT OF PERFORMANCE STANDARDS

ON BEHALF OF THE OWNER, VALU-BUILT CONSTRUCTION, LLC., BYNUM FANYO & ASSOCIATES, INC. INTENDS TO COMPLY WITH ALL STANDARDS SET FORTH IN THE TOWN OF ELLETTSVILLE ZONING ORDINANCE. WE PLAN ON WORKING CLOSELY WITH STAFF, PLAN COMMISSION MEMBERS, AND THE OWNER TO CREATE A QUALITY SITE PLAN AND SUCCESSFUL PROJECT THAT WILL EXEMPLIFY MONROE COUNTY'S INTERESTS, ORDINANCE AND MIXED USE FOR THIS SITE. THESE STANDARDS ARE AS FOLLOWS:

ALL PERMITTED USES ESTABLISHED OR PLACED INTO OPERATION AFTER THE EFFECTIVE DATE OF THE MONROE COUNTY ORDINANCE SHALL COMPLY WITH THE FOLLOWING PERFORMANCE STANDARDS IN THE INTEREST OF PROTECTING PUBLIC HEALTH, SAFETY AND WELFARE, AND LESSENING INJURY TO PROPERTY. NO USE IN EXISTENCE ON THE EFFECTIVE DATE OF THIS ORDINANCE SHALL BE SO ALTERED AS TO CONFLICT (OR INCREASE AND EXISTING CONFLICT) WITH THESE STANDARDS.

FIRE FIGHTING EQUIPMENT AND PREVENTION MEASURES ACCEPTABLE TO THE LOCAL FIRE DEPARTMENT SHALL BE READILY AVAILABLE AND APPARENT WHEN ANY ACTIVITY INVOLVING THE HANDLING OR STORAGE OF FLAMMABLE OR EXPLOSIVE MATERIALS IS CONDUCTED.

(B) ELECTRICAL DISTURBANCE

NO USE SHALL CAUSE ELECTRICAL DISTURBANCE ADVERSELY AFFECTING RADIO, TELEVISION OR OTHER EQUIPMENT IN THE VICINITY OF THE USE.

NO USE SHALL PRODUCE NOISE IN SUCH A MANNER AS TO BE OBJECTIONABLE BECAUSE OF VOLUME, FREQUENCY, INTERMITTENCE, HEAT, SHRILLNESS, OR VIBRATION. SUCH NOISE SHALL BE MUFFLED OR OTHERWISE CONTROLLED SO AS NOT TO BECOME DETRIMENTAL. PROVIDED HOWEVER. THAT PUBLIC SAFETY SIRENS AND RELATED APPARATUS USED SOLELY FOR PUBLIC PURPOSES SHALL BE EXEMPT FROM THIS

(D) VIBRATION NO USE SHALL CAUSE VIBRATIONS OR CONCUSSIONS DETECTABLE BEYOND LOT LINES WITHOUT THE AID OF INSTRUMENTS.

(E) AIR POLLUTION

NO USE SHALL DISCHARGE ACROSS LOT LINES FLY ASH, DUST, SMOKE, VAPORS, NOXIOUS, TOXIC OR CORROSIVE MATTER, OR OTHER AIR POLLUTANTS IN SUCH CONCENTRATION AS TO BE DETRIMENTAL TO HEALTH, ANIMALS, VEGETATION OR PROPERTY AND/OR IN CONFLICT

WITH RELEVANT AIR QUALITY STANDARDS ESTABLISHED BY STATE AND/OR FEDERAL AGENCIES.

(F) HEAT AND GLARE.

NO USE SHALL PRODUCE HEAT OR GLARE IN SUCH MANNER AS TO CREATE A NUISANCE PERCEPTIBLE FROM ANY POINT BEYOND THE LOT LINES OF THE PROPERTY ON WHICH THE USE IS CONDUCTED. IN NONRESIDENTIAL AREAS, ANY LIGHTING USED TO ILLUMINATE AN OFF-STREET PARKING AREA, LOADING AREA, DRIVEWAY, OR SERVICE DRIVE SHALL BE SHIELDED WITH APPROPRIATE LIGHT FIXTURES DIRECTING THE LIGHT DOWN AND AWAY FROM ADJACENT PROPERTIES IN ORDER THAT THE ILLUMINATION AT ANY PROPERTY LINE SHALL NOT

EXCEED ONE (1) FOOT CANDLE. ALL EXTERIOR LIGHTING SHALL BE HOODED AND SHIELDED SO THAT THE LIGHT SOURCE (I.E. BULB, FILAMENT, ETC.) IS NOT DIRECTLY VISIBLE FROM THE RESIDENTIAL PROPERTY LINES. IN RESIDENTIAL AREAS, EXTERIOR LIGHTING AT ANY PROPERTY LINE SHALL NOT EXCEED ONE (1) FOOT CANDLE.

(G) WATER POLLUTION

NO USE SHALL PRODUCE EROSION OR OTHER POLLUTANTS IN SUCH QUANTITY AS TO BE DETRIMENTAL TO ADJACENT PROPERTIES AND CONFLICT WITH RELEVANT WATER POLLUTION STANDARDS ESTABLISHED BY STATE AND/OR FEDERAL AGENCIES.

(H) WASTE MATTER.

NO USE SHALL ACCUMULATE WITHIN THE LOT, OR DISCHARGE BEYOND THE BOUNDARY LINES OF THE LOT ON WHICH THE USE IS LOCATED, ANY WASTE MATTER, WHETHER LIQUID OR SOLID, IN VIOLATION OF APPLICABLE PUBLIC HEALTH, SAFETY AND WELFARE STANDARDS AND REGULATIONS.

UTILITY LEGEND

PROPOSED <u>PUBLIC</u> WATER LINE MAIN: AWWA C900 _____ X" W _____ PVC AND FITTINGS, REFER TO MECHANICAL JOINT RESTRAINT DETAIL. NOTE: PUBLIC WATER MAIN SHALL BE FULLY CONSTRUCTED AND TESTED AS SHOWN. EASTERN HEIGHTS UTILITIES, INC. SHALL BE NOTIFIED 48 HOURS IN ADVANCE PRIOR TO TAPPING EXISTING WATER MAIN AND SHALL BE PRESENT TO WITNESS PRESSURE TESTING. CONTRACTOR TO COORDINATE WITH TOWN OF ELLETTSVILLE UTILITIES DEPRATMENT. 48" COVER MIN.

PROPOSED <u>PRIVATE</u> DOMESTIC SERVICE LINE: FOR 2-INCH OR LESS SERVICE LINES FROM THE 'WSL' TO THE METER SHALL BE EITHER TYPE "K" COPPER IN CONFORMANCE WITH ASTM B88 OR BLUE POLYETHYLENE AWWA 901 PE4710, ASTM D2737, CTS SDR9 PC250 (NSF 61). A SINGLE SERVICE LINE WILL BE USED FROM THE 'WSL' TO THE METER OR DOUBLE METER. USE SDR-21 AND FITTINGS FOR DOMESTIC WATER SERVICE LINES FROM THE METER TO THE BUILDINGS, 48" COVER MIN.. REFER TO THE 'P' SERIES DRAWINGS FOR MORE INFORMATION AND FINAL SIZE

M

_____ SI ____

PROPOSED WATER VALVE - COORDINATE VALVE TYPE WITH EASTERN HEIGHTS UTILITIES, INC. PROPOSED FIRE HYDRANT, REFER TO DETAILS ON SHEET C601

SINGLE METER PIT WITH SERVICE LINE. COORDINATE SIZE, TYPE. LOCATION WITH TOWN OF ELLETTSVILLE UTILITIES DEPARTMENT.

DOUBLE METER PIT SERVICE LINE. COORDINATE SIZE, TYPE, AND LOCATION WITH TOWN OF ELLETTSVILLE UTILITIES DEPARTMENT.

PROPOSED ASTM D3034 SDR 35 PVC 6" MIN. SANITARY LATERAL AND SANITARY SEWER CLEAN-OUT, REFER TO DETAILS, 24" COVER MIN., REFER TO PLUMBING PLAN FOR PROPOSED INVERT ELEVATIONS
LEAVING PROPOSED BUILDING, SLOPE AT 1.04% MIN. TO CONNECTION TO EXISTING
SANITARY MAIN AS SEEN ON THE PLAN – REFER TO CONNECTION DETAIL, BACKFILL
DETAIL OF PROPOSED PIPING, AND CLEANOUT DETAIL. NOTIFY ENGINEER OF ANY
DISCREPANCIES BEFORE PARTS ARE ORDERED AND WORK HAS COMMENCED.

PROPOSED ASTM D3034 SDR 35 PVC SANITARY SEWER
MAIN PIPING AND MANHOLES, REFER TO PROFILES, PLAN AND DETAILS.
NOTE: PROPOSED SANITARY MAIN SHOWN AS A PART OF THIS PROJECT IS NOTE: PROPOSED SANITARY MAIN SHOWN AS A FART OF THE TOTAL TO BE PUBLIC AND MAINTAINED BY TOWN OF ELLETTSVILLE UTILITIES AFTER CONSTRUCTION IS COMPLETE

PROPOSED SANITARY FORCE MAIN: REFER TO THE SITE AND UTILITY PLAN FOR ADDITIONAL INFORMATION REGARDING TYPE OF FORCE MAIN. SEE THE FORCE MAIN PLAN AND PROFILES FOR PIPE TYPE, SIZE, AND MATERIAL SPECIFICATIONS. REFER TO THE DETAIL SHEETS FOR ADDITIONAL DETAILS FOR THE FORCE MAIN LATERALS SERVICING EACH INDIVIDUAL LOT.

PROPOSED STORM SEWER INLET AND PIPE: REFER TO GRADING AND DRAINAGE PLAN FOR STORM SEWER INFRASTRUCTURE DESIGN

CONSTRUCTION. CONTACT: (812)327-8030

PROPOSED PERFORATED SDR-35 PVC UNDERDRAIN: REFER TO GRADING AND DRAINAGE PLAN FOR ADDITIONAL

NOTE: ALL WATER, STORM, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ELLETTSVILLE UTILITY SPECIFICATIONS. NOTE: CONTRACTOR SHALL COORDINATE WATER, STORM, AND SANITARY SEWER

CONSTRUCTION WITH TOWN OF ELLETTSVILLE UTILITIES DEPARTMENT 48 HOURS PRIOR TO

PARKING AND PAVEMENT NOTES

- 1. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC DEVICES, 1988 EDITION AS
- 🔲 2. ALL PAVEMENT MARKINGS SHALL BE PAINTED WHITE ON ASPHALT PAVEMENT / YELLOW ON CONCRETE PAVEMENT AND SHALL BE FOUR (4) INCHES WIDE UNLESS
- INDICATED OTHERWISE. 3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE. ALL
- 4. CONTRACTOR SHALL FURNISH AND INSTALL PAVEMENT MARKINGS AS SHOWN ON

CURB RADIUS ARE TO BE 5' UNLESS INDICATED OTHERWISE.

- 5. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS. AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON
- 6. JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOLS.
- 7. CONTRACTOR SHALL SAW-CUT TIE-INS AT EXISTING CURBS AS NECESSARY TO INSURE SMOOTH TRANSITIONS. CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY INSPECTOR TO INSURE POSITIVE DRAINAGE. (TYPICAL AT ALL INTERSECTIONS).
- 8. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY A.G.C. OF AMERICA, INC. AND THE HEALTH AND SAFETY REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.

GRADING NOTES

- 1. NEW FINISHED CONTOURS SHOWN ARE TOP OF FUTURE PAVING IN AREAS TO RECEIVE PAVEMENT AND TOP OF TOPSOIL IN AREAS TO BE SEEDED OR PLANTED.
- 2. AREAS OUTSIDE OF THE PARKING LOT PERIMETERS SHOWN TO BE SEEDED OR PLANTED SHALL RECEIVE 6" OF TOPSOIL. THIS TOPSOIL IS TO BE PLACED AND LEVELED. BY THE CONTRACTOR.
- 3. CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING. ALTERING. REMOVING, RELOCATING, ADJUSTING, OR CONNECTING TO SAID FACILITIES. CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION WITH ALTERATION OF OR RELOCATION OF THE
- 4. ALL AREAS NOT COVERED BY BUILDING OR PAVING ARE TO BE VEGETATED (SEEDED OR PER LANDSCAPE PLAN).
- 5. UNUSABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY CONTRACTOR.
- 6. ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED.
- 7. BEFORE ANY MACHINE WORK IS DONE, CONTRACTOR SHALL STAKE OUT AND MARK THE ITEMS ESTABLISHED BY THE SITE PLAN. CONTROL POINTS SHALL BE PRESERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. THE LACK OF PROPER WORKING POINTS AND GRADE STAKES MAY REQUIRE CESSATION OF OPERATIONS UNTIL SUCH POINTS AND GRADES HAVE BEEN PLACED TO THE OWNER'S SATISFACTION.
- 8. CONTRACTOR SHALL COMPACT AND MAINTAIN A 30,000 SQ. FT. STONEBASE CONSTRUCTION LAYDOWN AREA W/ STONE ACCESS FROM THE CONSTRUCTION ENTRANCE AND STONE ACCESS TO THE BUILDING PAD.
- 9. THESE DOCUMENTS ARE SCHEMATIC IN NATURE AND CANNOT SHOW EVERY ITEM NEEDED FOR A COMPLETE OPERATIONAL STORM SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE OPERATING STORM SYSTEM.
- 10. ALL FILL SHALL BE FREE OF VEGETABLE MATTER, RUBBISH, LARGE ROCK, AND OTHER DELETERIOUS MATERIAL. THE FILL MATERIAL SHOULD BE PLACED IN LAYERS NOT TO EXCEED SIX (6) INCHES IN LOOSE THICKNESS AND SHOULD BE SPRINKLED WITH WATER AS REQUIRED TO SECURE SPECIFIED COMPACTION, EACH LAYER SHOULD BE UNIFORMLY COMPACTED BY MEANS OF SUITABLE EQUIPMENT AS DICTATED BY THE TYPE OF FILL MATERIAL. UNDER NO CIRCUMSTANCES SHOULD A BULLDOZER OR SIMILARLY TRACKED VEHICLE BE USED AS COMPACTING EQUIPMENT. MATERIAL CONTAINING AN EXCESS OF WATER SHOULD BE SPREAD AND DRIED TO A MOISTURE CONTENT THAT WILL PERMIT PROPER COMPACTION. ALL FILL SHOULD BE COMPACTED TO THE SPECIFIED PERCENTAGE OF THE MAXIMUM DENSITY OBTAINED IN ACCORDANCE WITH ASTM DENSITY TEST D-698 (98 PERCENT OF MAXIMUM DRY DENSITY). IF THE SPECIFIED COMPACTION LIMITS ARE NOT MET, SUCH AREAS SHOULD BE REWORKED AND RETESTED AS REQUIRED UNTIL THE SPECIFIED LIMITS ARE REACHED.

EXISTING LEGEND

EXISTING FENCE	
EXISTING WATER LINE	W
EXISTING OVERHEAD UTILITY LINES	OHU
EXISTING UNDERGROUND ELECTRIC LINES	———— UGE ———
EXISTING UNDERGROUND TELEPHONE LINES	———— UGT ———
EXISTING UNDERGROUND FIBER OPTIC LINES	——— F0 ———
EXISTING GAS LINE	———— GAS ————
EXISTING SANITARY FORCEMAIN	FM
EXISTING CONTOUR	XXX
FLOW LINE	
EXISTING SANITARY SEWER AND MANHOLE	
EXISTING STORM SEWER AND INLET	_ = =
PROPERTY LINE	———

ON-SITE UTILITY NOTES

- 1. ALL WATER PIPE 6" AND SMALLER SHALL BE PRESSURE CLASS 350 DIP WATER PIPE CONFORMING TO ALL STATE AND LOCAL STANDARDS. IT SHALL BE DUCTILE IRON CONFORMING TO AWWA/ANSI STANDARD SPECIFICATIONS C153/A21.53, LATEST
- 2. 8" WATER PIPE AND LARGER AND FITTINGS SHALL BE AWWA C900 PIPE WITH TRACER WIRE.
- 2A. ALL DUCTILE IRON PIPE (DIP) USED IN THIS PROJECT WILL REQUIRE POLYETHYLENE ENCASEMENT SLEEVES AND SHALL BE 8-MIL LINEAR LOW-DENSITY (LLD) POLYETHYLENE ENCASEMENT OR 4-MIL HIGH-DENSITY CROSS-LAMINATED (HDCL), POLYETHYLENE ENCASEMENT MATERIAL, INCLUSIVE OF VALVES AND FITTINGS. THE MATERIAL SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH ANSI/AWWA C-105/A21.5, USING PLASTIC TIE STRAPS OR CIRCUMFERENTIAL WRAPS OR ADHESIVE TAPE PROVIDING THE PIPE WITH A SECURE PROTECTIVE ENCLOSURE.
- 3. 2" WATER MAINS SHALL BE SDR-21 (PR200) AND 4" PIPE MAY BE EITHER SDR-21 (PR200) OR C900 (DR-14).
- 4. ALL WATER SERVICE LINES CONNECTING TO 2" PVC MAINS SHALL BE 1" TYPE "K" COPPER. ALL SERVICE LINES FROM MAIN TO METER SHALL BE TYPE "K" COPPER WITH FLARED ENDS.
- $igtigthipsymbol{igthian}$ 5. MECHANICAL RESTRAINTS SHALL BE PROVIDED AT ALL WATER LINE BENDS, OFFSETS, TEES, PLUGS, ETC..
- 6. ALL WATER LINE GATE VALVES OTHER THAN AIR RELEASE VALVES AND TAPPING VALVES SHALL BE CAST IRON BODY, FULLY BRONZE MOUNTED. WITH RESILIENT SEAT AND NON-RISING STEM AND SHALL BE MANUFACTURED BY M & H VALVE COMPANY, DARLING VALVE AND MANUFACTURING COMPANY, KENNEDY VALVE COMPANY, OR MUELLER COMPANY.
- igtimes 7. Flush hydrants shall be placed at the ends of all water mains and at ANY HIGH POINTS IN THE LINE.
- 8. AIR RELEASE VALVES SHALL BE PROVIDED AT ALL HIGH POINTS OF WATER MAINS AND SHALL BE VAL-MATIC BRAND AND SHALL INCORPORATE THE OPTIONAL VACUUM-CHECK FEATURE.
- 9. ALL FIRE HYDRANTS SHALL BE MANUFACTURED BY KENNEDY GUARDIAN OR
- MUELLER CENTURION. 10. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED
- BEFORE ACCEPTANCE. SEE SITE WORK SPECIFICATIONS. 11. WATER AND SANITARY SEWER MAINS SHALL HAVE A MINIMUM COVER OF 4'-0"
- ABOVE TOP OF PIPE. 12. ALL SPRINKLER, DOMESTIC, AND SANITARY LEADS TO THE BUILDING SHALL END AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END (FOR OTHERS TO REMOVE AND EXTEND AS NECESSARY)
- 13. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS TEN FEET (10'). THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS EIGHTEEN INCHES (18").
- 14. GRAVITY SANITARY SEWER PIPE 6" TO 15" SHALL BE CONSTRUCTED OF SDR-35 PVC UNLESS NOTED OTHERWISE ON THE PLANS.
- 15. THE UPSTREAM ENDS OF ALL SANITARY SEWER LATERALS SHALL BE CLEARLY MARKED WITH A 4x4 TREATED POST EXTENDING 3' BELOW GRADE AND 1' ABOVE
- ☑ 16. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- 17. SEE SITE SPECIFICATIONS FOR BACKFILLING AND COMPACTION REQUIREMENTS.
- 18. SITE CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
- 19. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH SITE WORK SPECIFICATIONS.
- 🔀 20. ALL CATCH BASIN GRATE AND FRAMES ARE TO BE BY EAST JORDAN IRON
- 21. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE
- 22. BUILDING CONTRACTOR SHALL PROVIDE & INSTALL A PERMANENT INDICATING VALVE 12" ABOVE THE FLOOR ON THE FIRE LINE AT THE TERMINATION POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST & WILL REMAIN AS PART OF THE SYSTEM ONCE ALL TESTING IS COMPLETED. THE FIRE LINE MAIN WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM. SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE FIRE MAIN WITH THE BUILDING CONTRACTOR.
- 23. ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF ELLETTSVILLE UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT MICHAEL FARMER AT (812)327-8030 TO SCHEDULE THE MEETING.
- 24. CONTRACTOR SHALL NOTIFY THE TOWN OF ELETTSVILLE UTILITIES DEPARTMENT ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM OR SANITARY SEWER UTILITY WORK. A TOWN INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, AND PROPER AS-BUILT MADE. WHEN A CONTRACTOR WORKS WEEKENDS, A TOWN DESIGNATED HOLIDAY, OR BEYOND NORMAL TOWN WORK HOURS, THE CONTRACTOR WILL PAY FOR THE INSPECTOR'S OVERTIME.

GENERAL NOTES

BOUNDARY BY DECKARD LAND SURVEYING, 1604 S. HENDERSON STREET BLOOMINGTON, INDIANA, 47401, 812-961-0235 TOPO BY BYNUM FANYO & ASSOCIATES, INC.

- 2. DEVELOPER: VALU-BUILT CONSTRUCTION LLC, 2775, N. THOMAS ROAD, BLOOMINGTON, INDIANA 47404
- 3. PROJECT ADDRESS: UPLAND COURT EXTENSION TO LOUDEN ROAD
- 4. ALL WORK IS TO BE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS. 5. ALL PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- HYDRANT LOCATION SHALL BE APPROVED BY THE LOCAL FIRE MARSHALL.
- 7. EXISTING UTILITIES ON SITE SHALL BE RELOCATED AS REQUIRED. CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH RELOCATION.
- 8. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

LANDSCAPE NOTES

- 1. ALL PLANT MATERIAL SHALL ARRIVE ONSITE IN A HEALTHY, VIGOROUS CONDTION AND BE FREE OF PESTS AND DISEASE.
- 2. ALL PLANTS SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS
- INDICATED IN THE PLANT LIST. 3. ALL TREES SHALL BE STRAIGHT—TRUNKED, FULL HEADED AND MEET ALL
- REQUIREMENTS SPECIFIED. 4. ALL TREES SHALL BE GUYED OR STAKED PLUMB AS SHOWN IN THE DETAILS.
- 5. ALL PLANTING MASS BEDS SHALL BE SPADE CUT UNLESS SPECIFIED WITH A MOW
- STRIP OR OTHER INSTALL EDGING. TREES TO HAVE A 5' DIAMETER MULCH RING. 6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED WHERE SPECIFIED.
- 7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION. PLANTING LOCATIONS MAY REQUIRE ADJUSTMENTS IN FIELD TO AVOID OVERHEAD AND UNDERGROUND UTILITIES.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND SPECIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- 9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING AND LAWN AREAS INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, PRUNING, FERTILIZING, ETC., UNTIL WORK IS ACCEPTED IN FULL BY THE OWNER.
- igwidge 10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- 11. THE OWNER SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- 12. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST OR DRIP IRRIGATION SYSTEM PRIOR
- TO INSTALLATION. WATER ALL SPECIMENS WITHIN 24 HOURS OF PLANTING. 13. ANY NEW OR TRANSPLANTED PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES. QUANTITY AND SIZE TO MEET ALL PLANT LIST SPECIFICATIONS.
- 14. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- 15. ALL SHRUB, GROUNDCOVER, ANNUAL AND HERBACEOUS PERENNIAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH HARDWOOD MULCH TO A MINIMUM DEPTH OF FOUR INCHES

16. DURING THE GROWING SEASON ALL ANNUALS AND HERBACEOUS PERENNIALS

SHALL REMAIN IN A HEALTHY CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. 17. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT

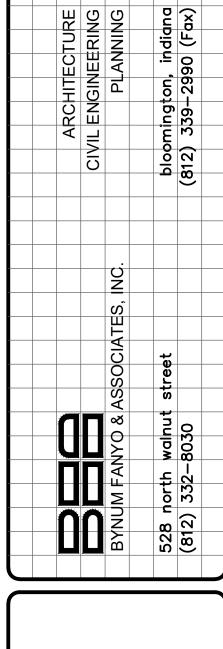
SPACING SHOWN ON PLANS.

DURING AND AFTER INSTALLATION.

DEBRIS-RAKED AND FINED-GRADED AS NEEDED, THEN MULCH SEEDED (OR SODDED, PER PLAN) AND WATERED UNTIL A HEALTHY STAND OF TURF IS ESTABLISHED. 20. ANY PLANT OR OTHER LANDSCAPE MATERIAL SUBSTITUTIONS INSTALLED WITHOUT DESIGNER AND/OR OWNER APPROVAL SHALL BE REPLACED AT CONTRACTOR'S

EXPENSE. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE,

19. ALL DISTURBED AREAS NOT INCLUDED IN LANDSCAPE MULCH BEDS ARE TO BE



O B O

& LEGENDS

le: **GENERAL NOTES**

designed by: AJW drawn by: **AJW** checked by: **JSF** sheet no: C101

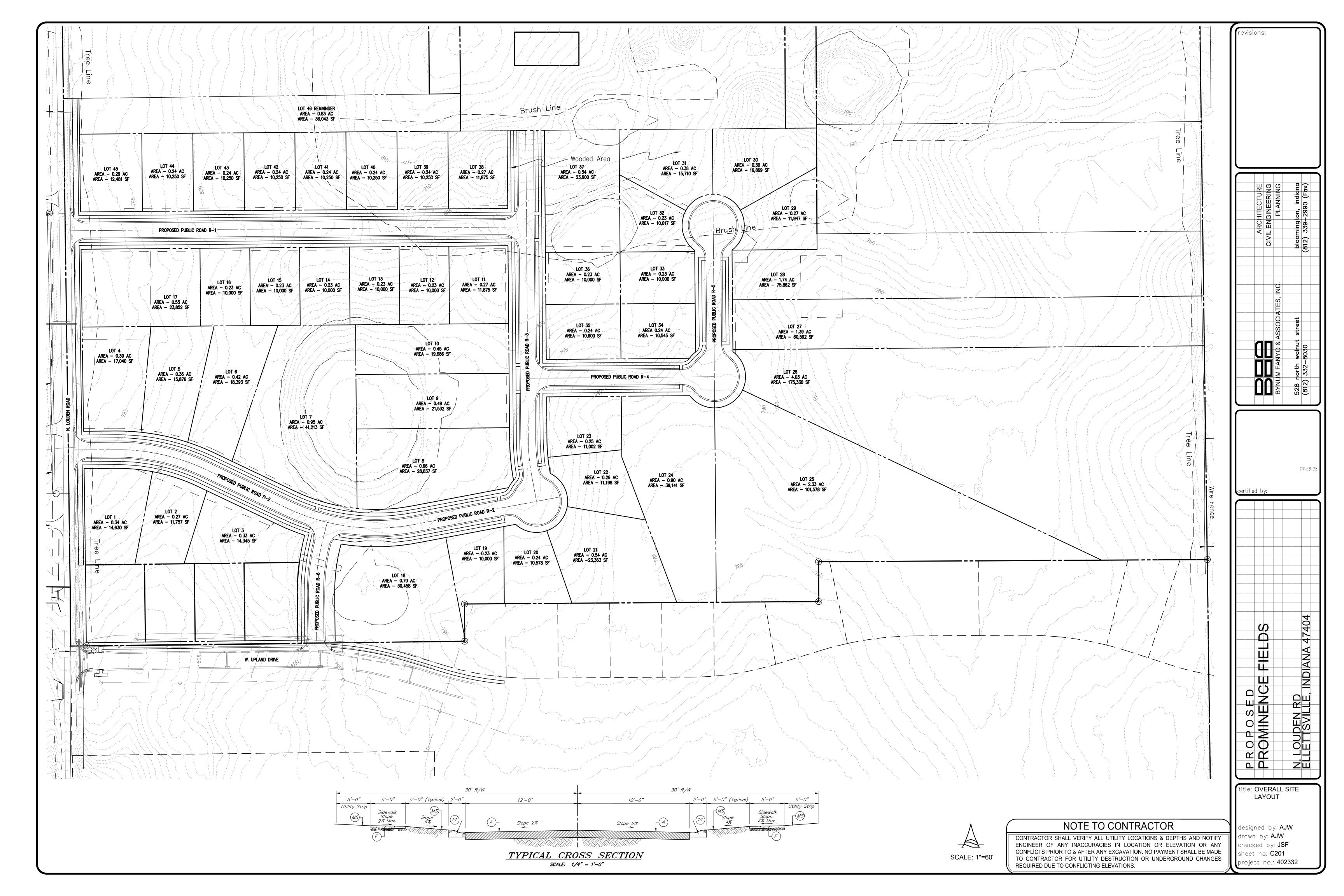
NOTE TO CONTRACTOR

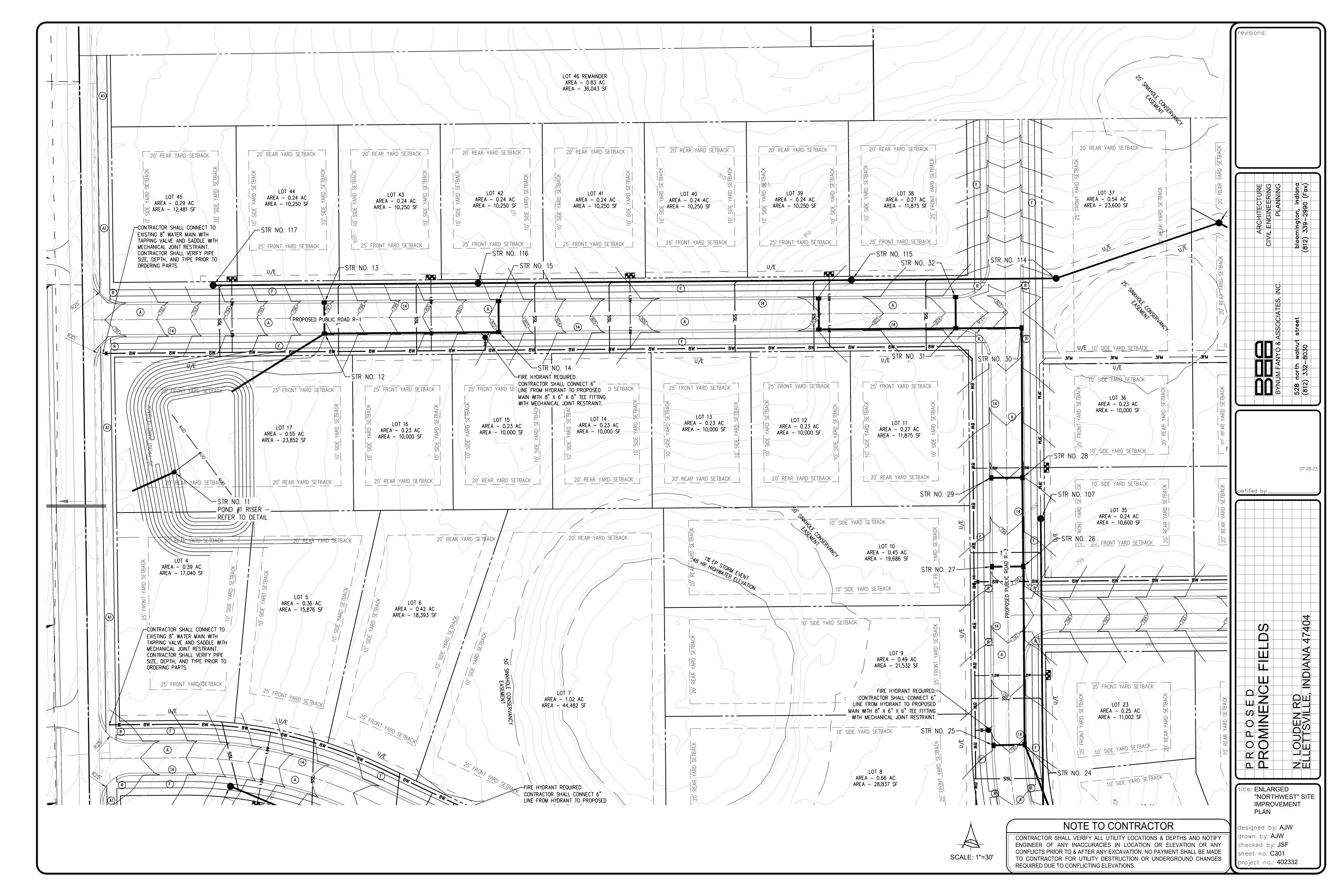
REQUIRED DUE TO CONFLICTING ELEVATIONS.

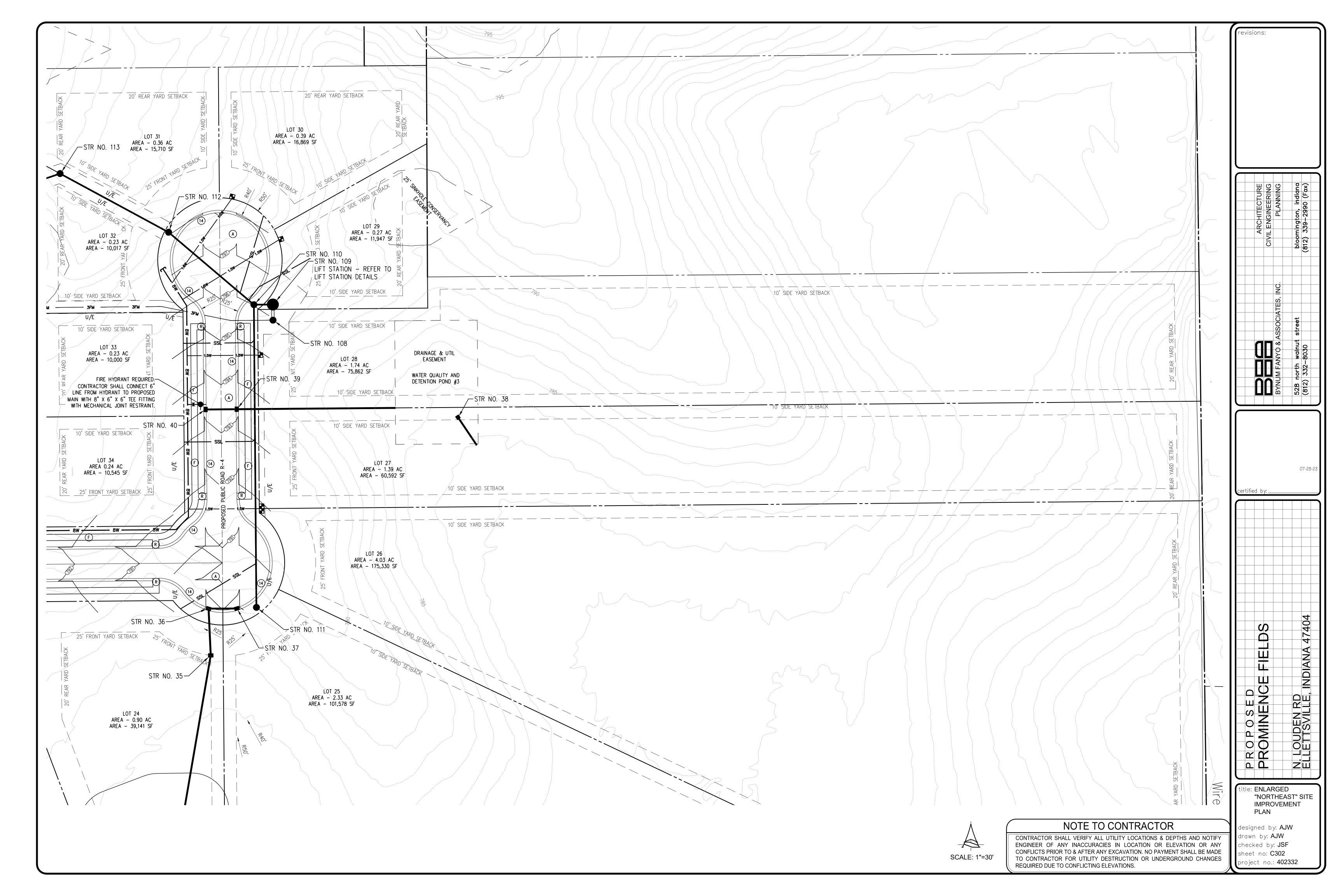
NOTE: ONLY NOTES ON THIS SHEET MARKED WITH AN X APPLY TO THIS PROJECT

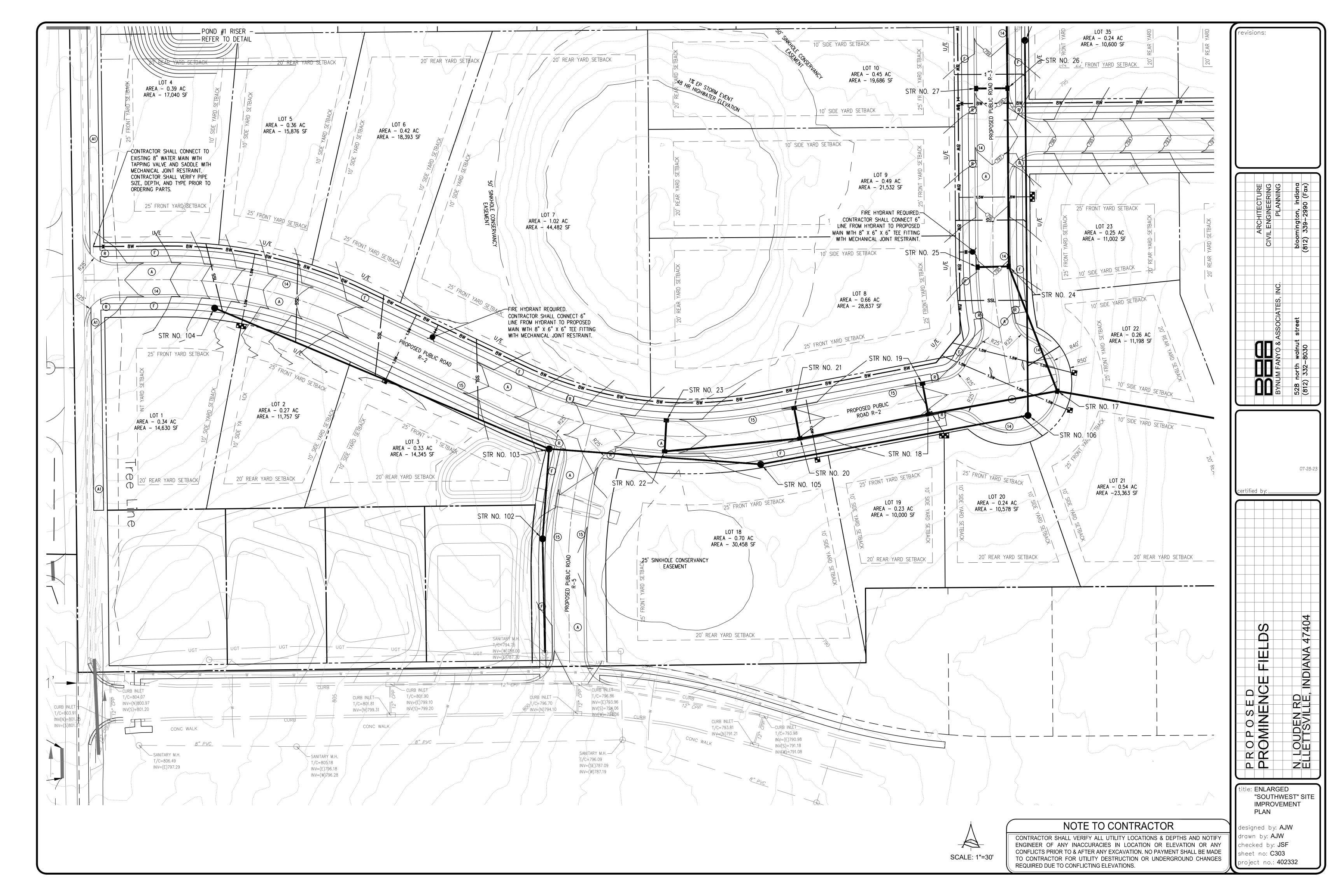
CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY

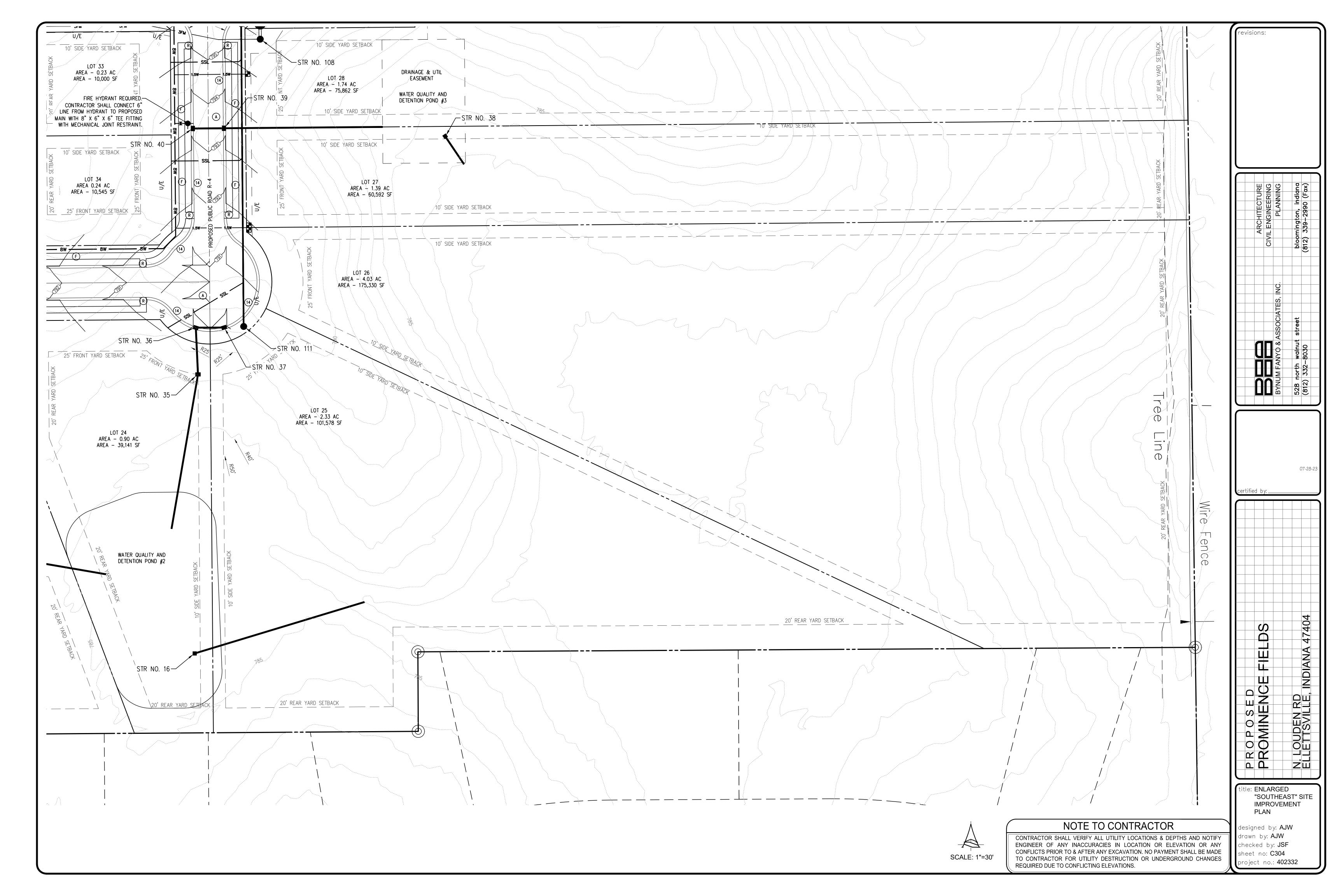
CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES project no.: **402332**

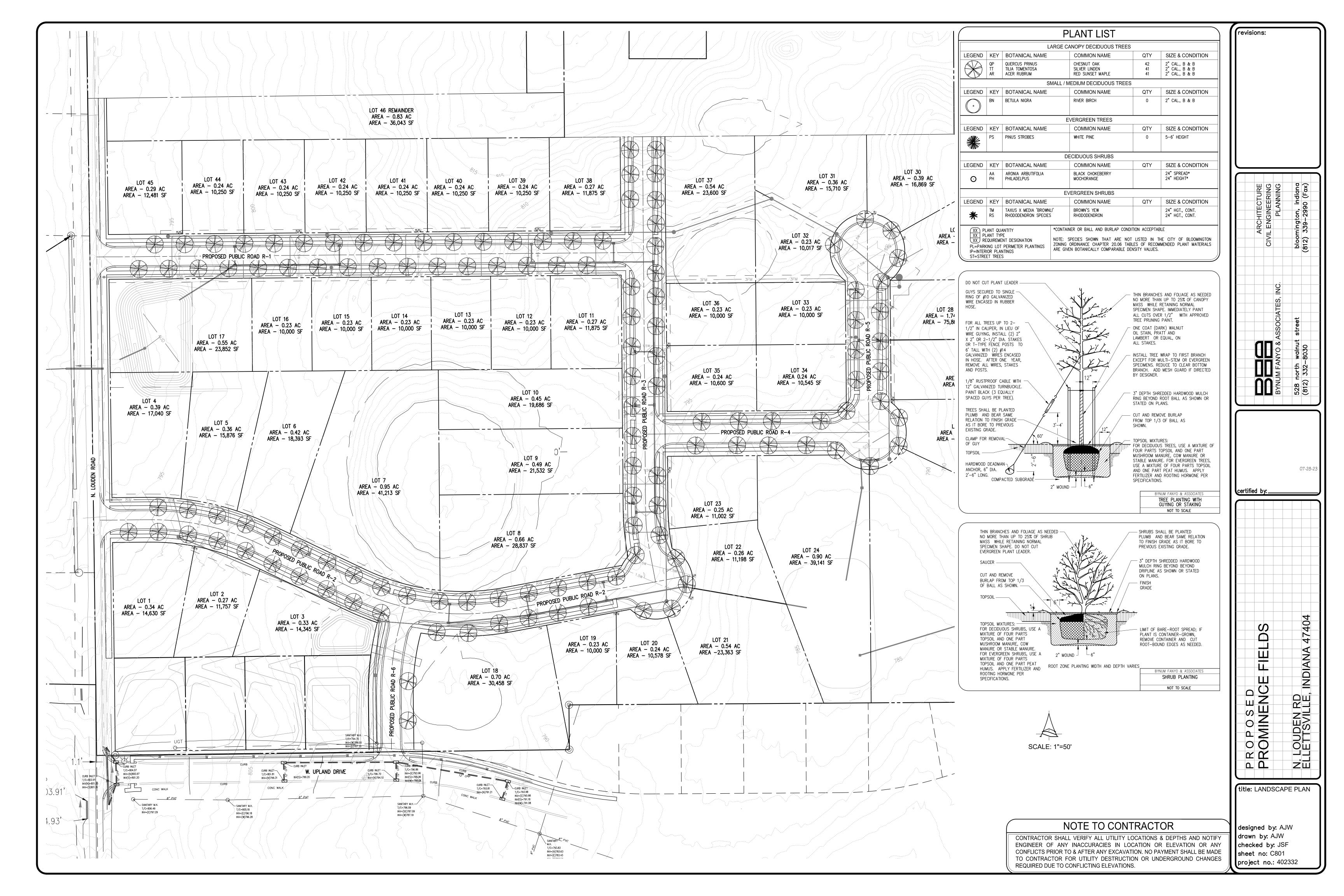


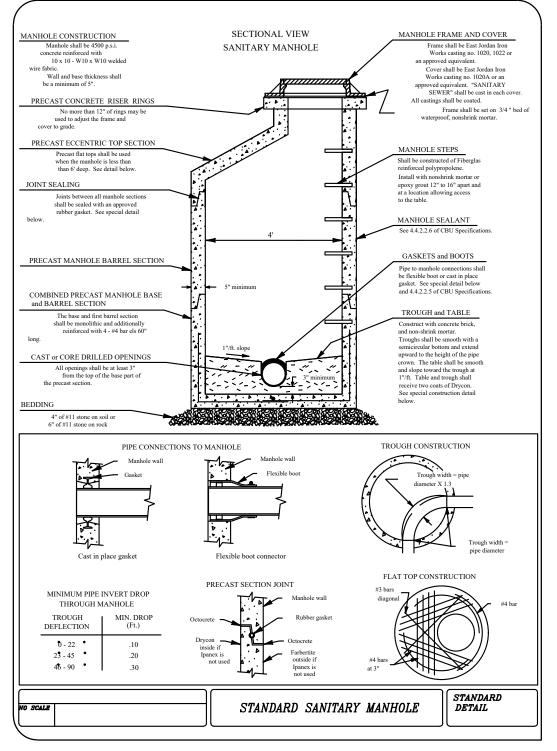








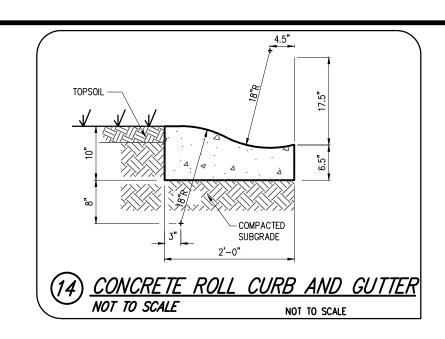


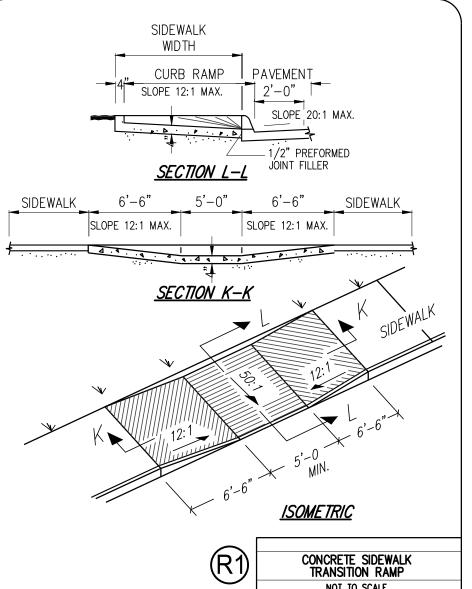


NOTE: SANITARY LATERALS

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.





SHALL BE IN ACCORDANCE WITH INDOT STANDARD SPECS., CURRENT EDITION.

EXCAVATION DEPTH

When pipe grades are not defined

on the contract drawings, maintain

a minimum of 48 inches of cover over the top of the pipe except as

otherwise ordered by the Engineer.

When pipe grades are not defined

on the contract drawings, maintain a minimum of 48 inches of cover

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otherwise ordered by the Engineer.

o %°

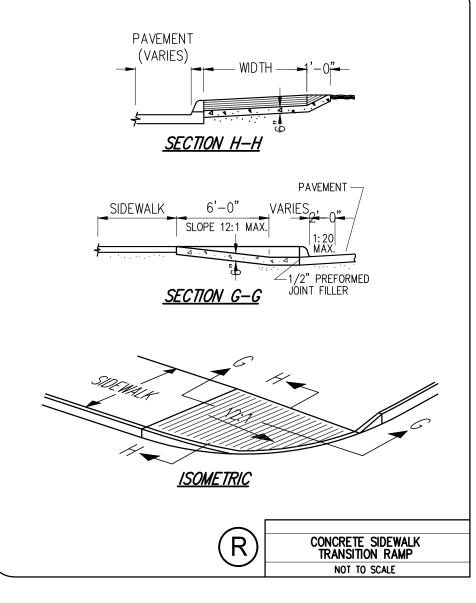
TRENCH SAFETY SYSTEMS

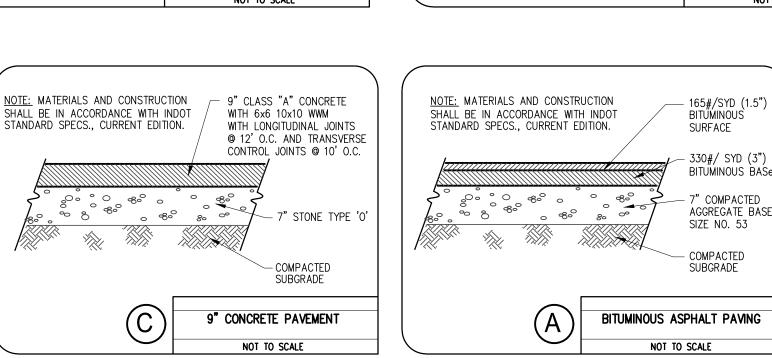
All trench work shall be in compliance with OSHA Part 26 of the Code of

- Repair surface as indicated

CITY OF BLOOMINGTON UTILITIES BEDDING AND BACKFILL DETAIL FOR FOR ALL RIGID PIPES

CBU STANDARD DRAWING 12





2" PIPE DRAIN FROM

BOTTOM OF CURB TO

INLET. AGGREGATE TO

INLET END OF PIPE

BE PLACED AROUND

<u>PLAN VIEW</u>

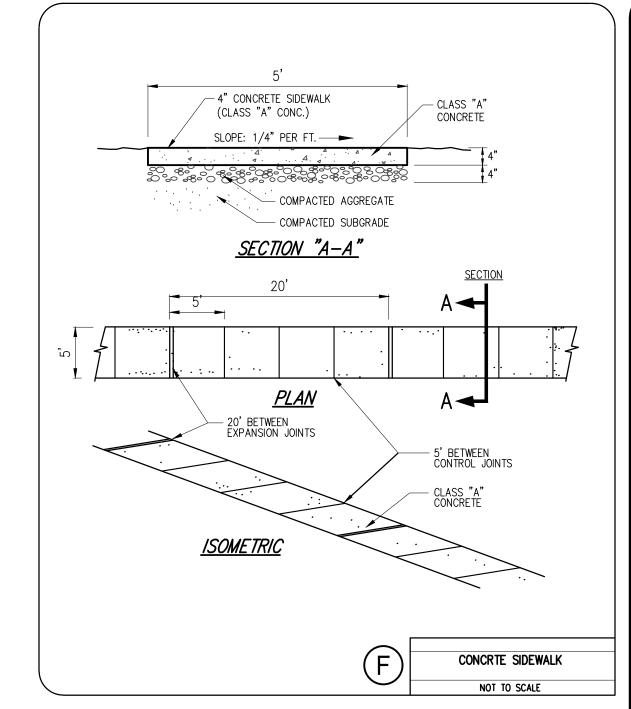
NOTES: 1. FOR INLET INVERT ELEVATIONS SEE STRUCTURE NOTE

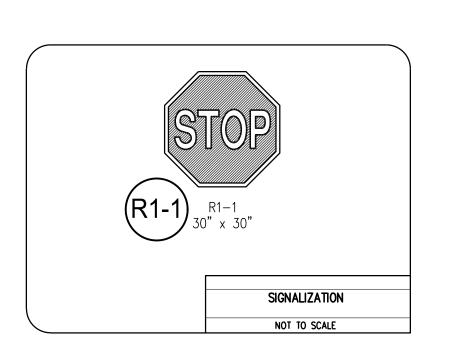
USE OF BRICK, BLOCKS, OR CONCRETE IS PERMISSIBLE.

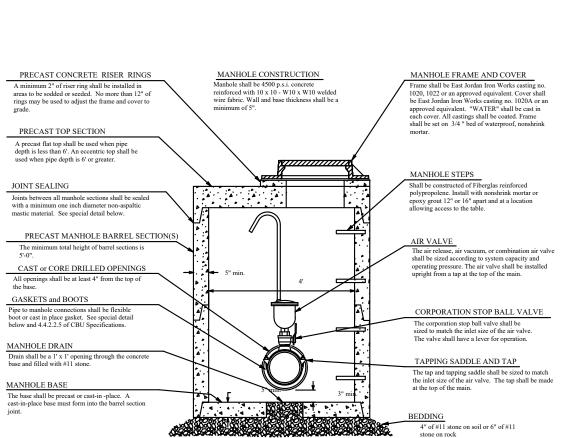
CONTRACTOR MAY BE PERMITTED TO PRECAST INLETS SUBJECT TO THE APPROVAL OF THE ENGINEER AND IN

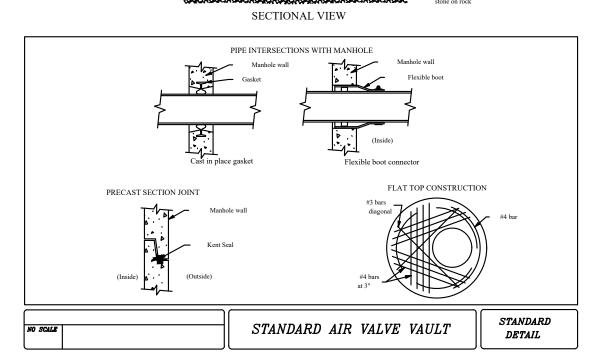
ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

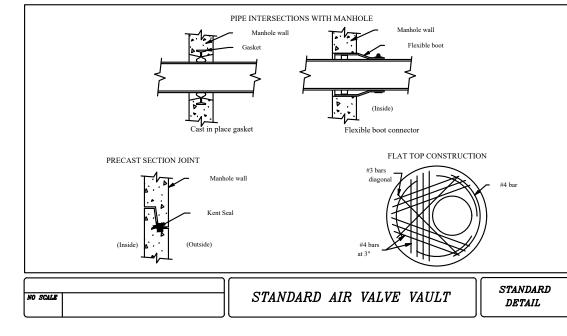
OR STRUCTURE DATA TABLE.











REQUIRED DUE TO CONFLICTING ELEVATIONS.

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

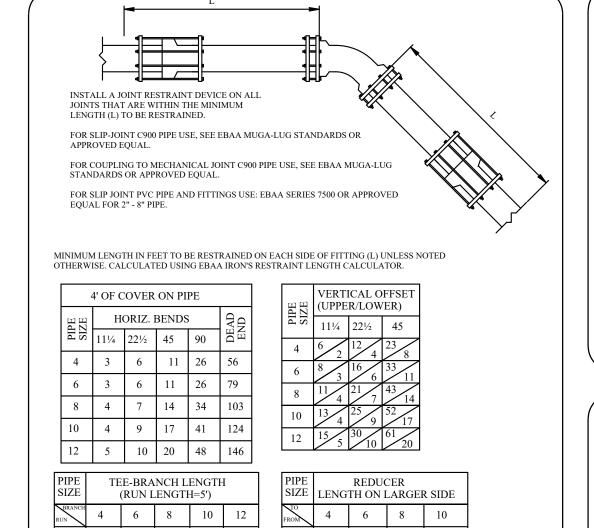


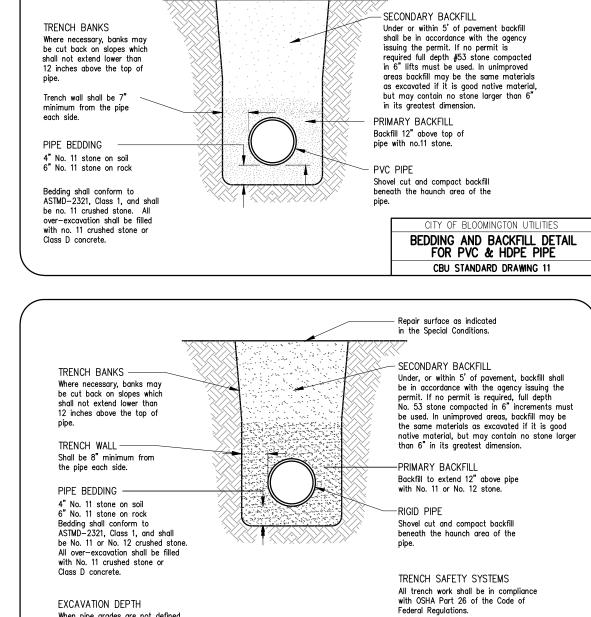
CHART REFLECTS THE FOLLOWING TYPICAL PARAMETERS: -CL GRAN. FILL SOIL CLASSIFICATION, SHEARING STRENGTH=450/300 PSF WORST CASE

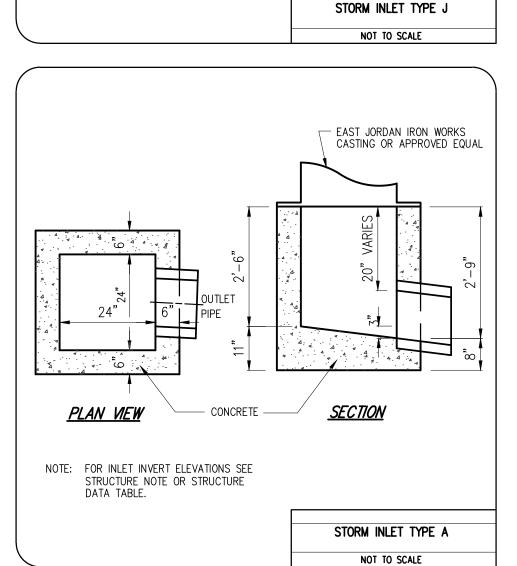
-FITE BLODGE IN GRANULAR
-BACKFILL COMPACTED GRANULAR OR SELECT MATERIAL
-TEST PRESSURE OF 200 PSI WITH 2:1 SAFETY FACTOR

-TRENCH TYPE 5 (AWWA) -DEPTH OF COVER 4' MINIMUM -PVC PIPE -PIPE BEDDED IN GRANULAR 74 | 44 | -

127 | 107 | 78 | 43

MECHANICAL JOINT RESTRAINT REQUIREMENT FOR PVC WATER/FIRE LINE





EAST JORDAN IRON WORKS

OR APPROVED EQUAL

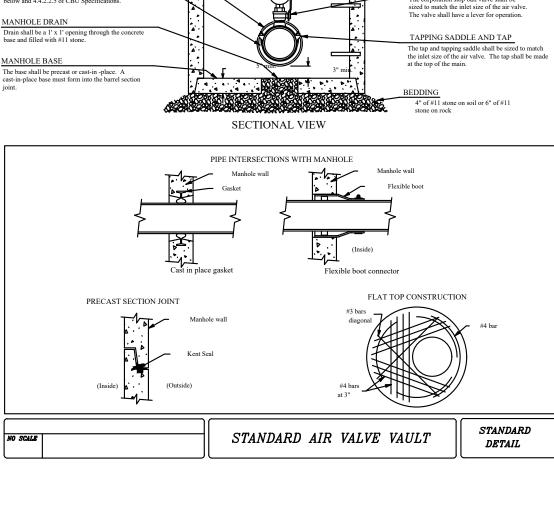
CASTING NO. EJIW 7505 M3+T1

3" PIPE DRAIN FROM

BOTTOM OF CURB TO

INLET END OF PIPE

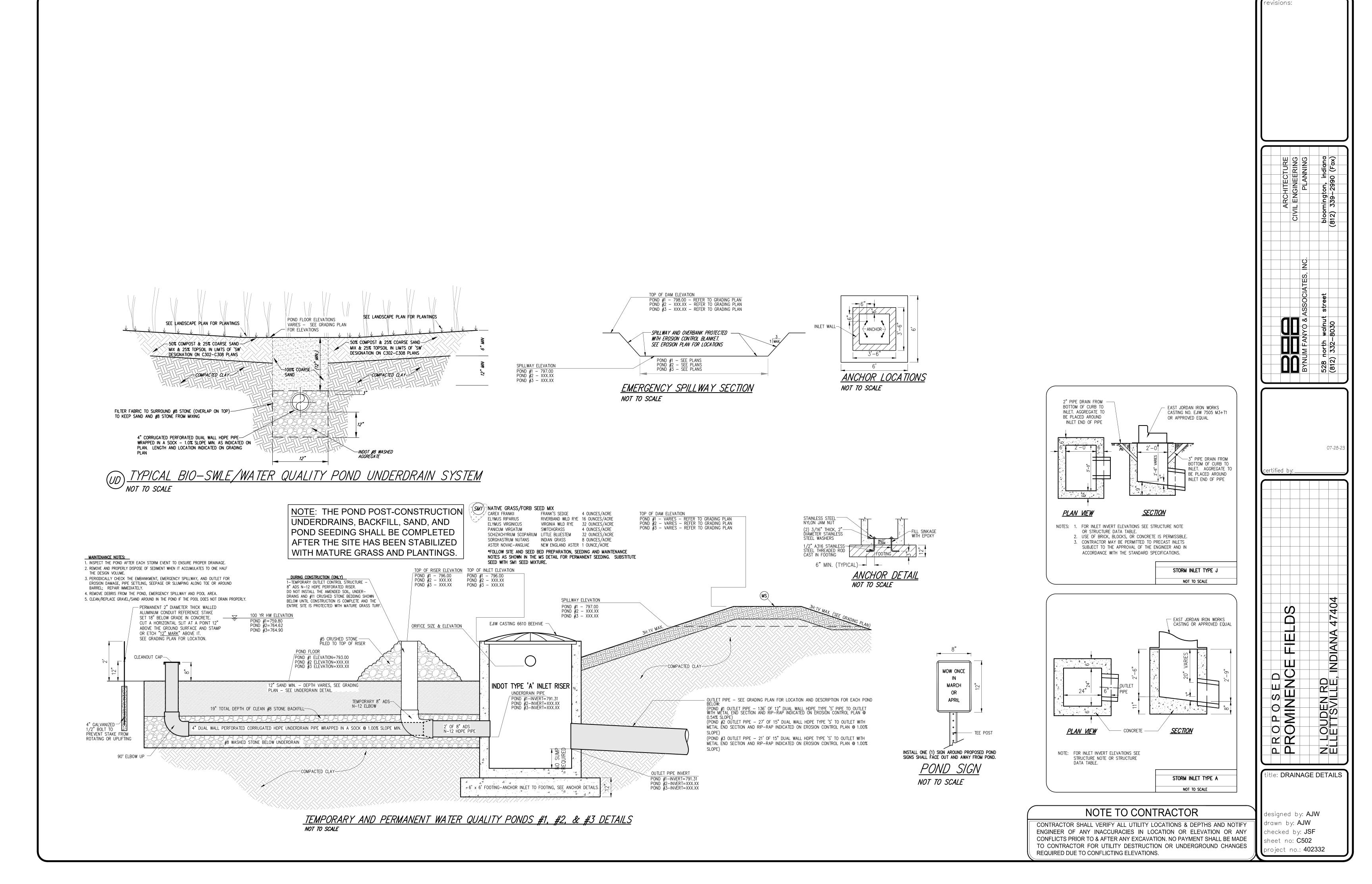
INLET. AGGREGATE TO BE PLACED AROUND

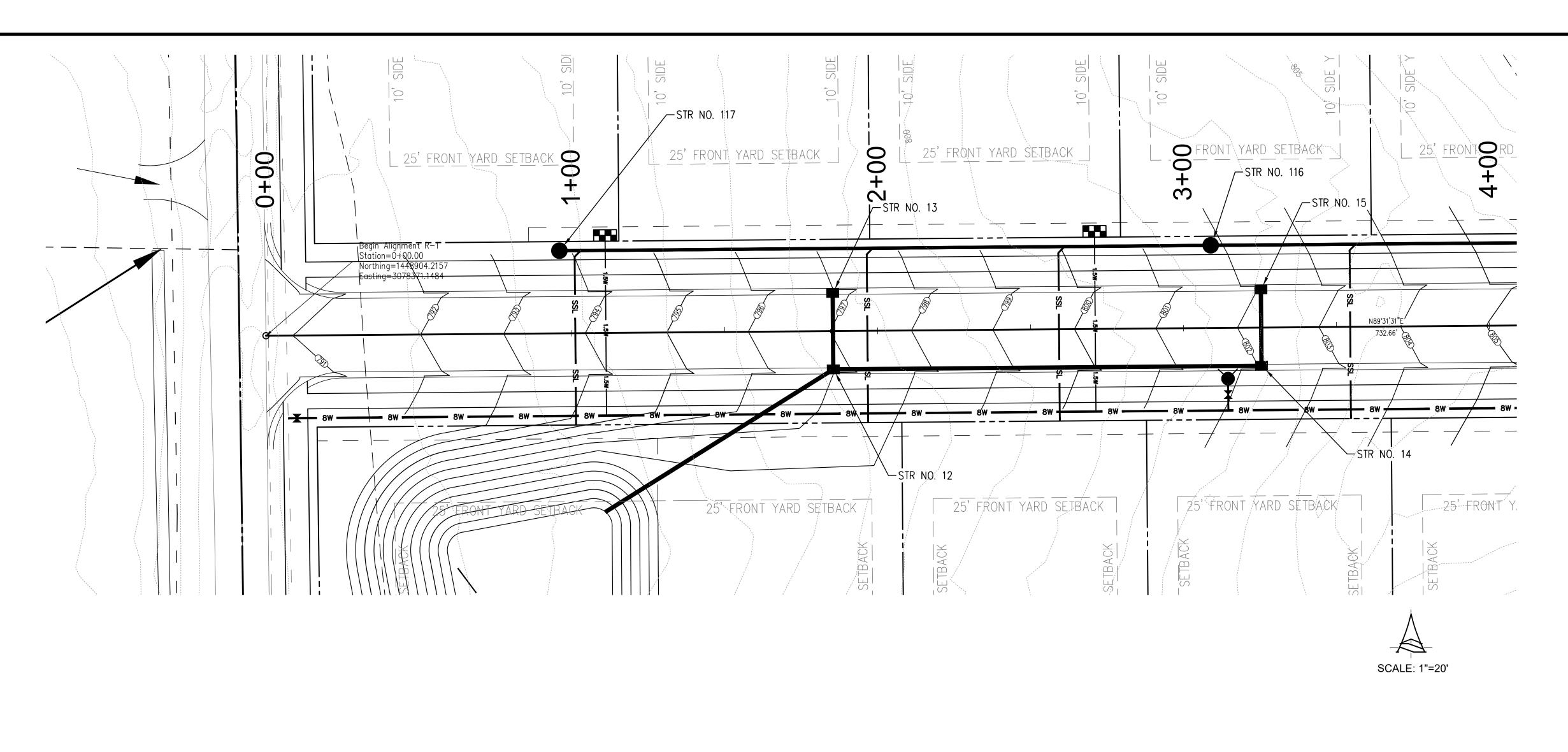


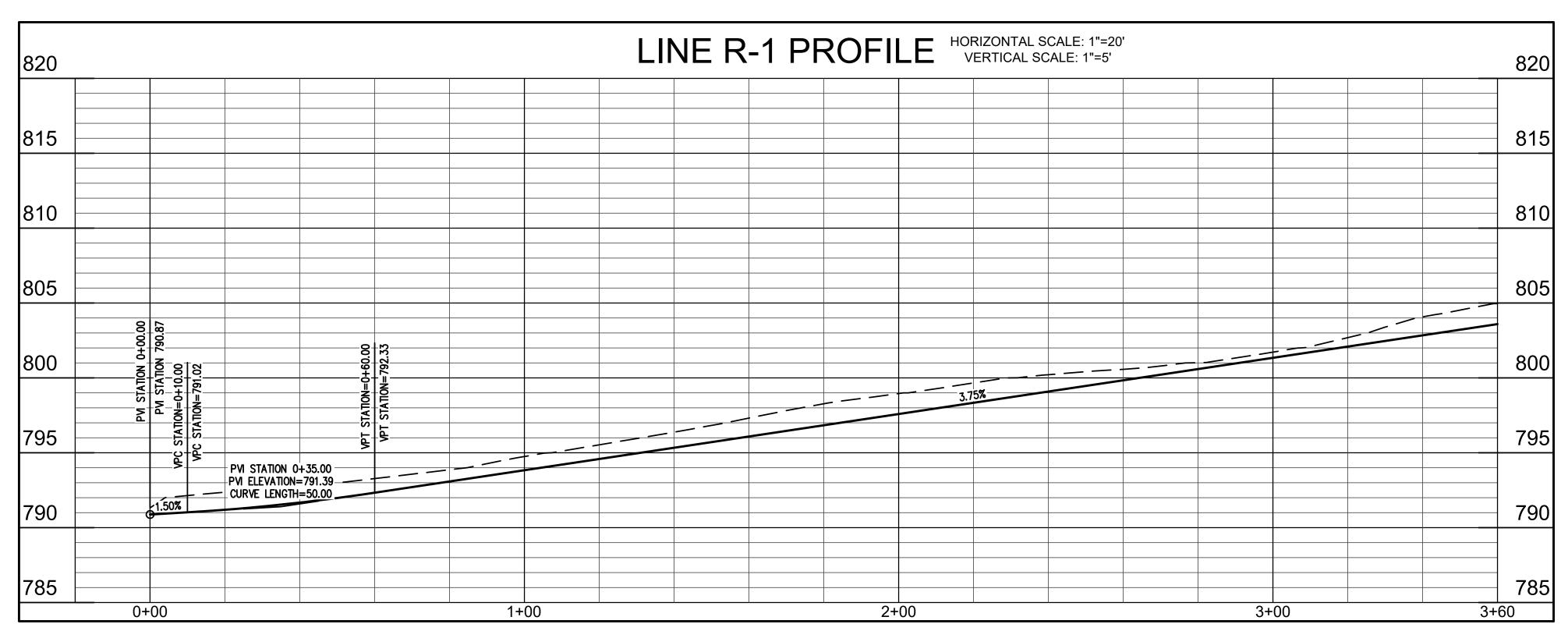


IDIANA

designed by: AJW drawn by: **AJW** checked by: **JSF** sheet no: **C501** TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES project no.: **402332**







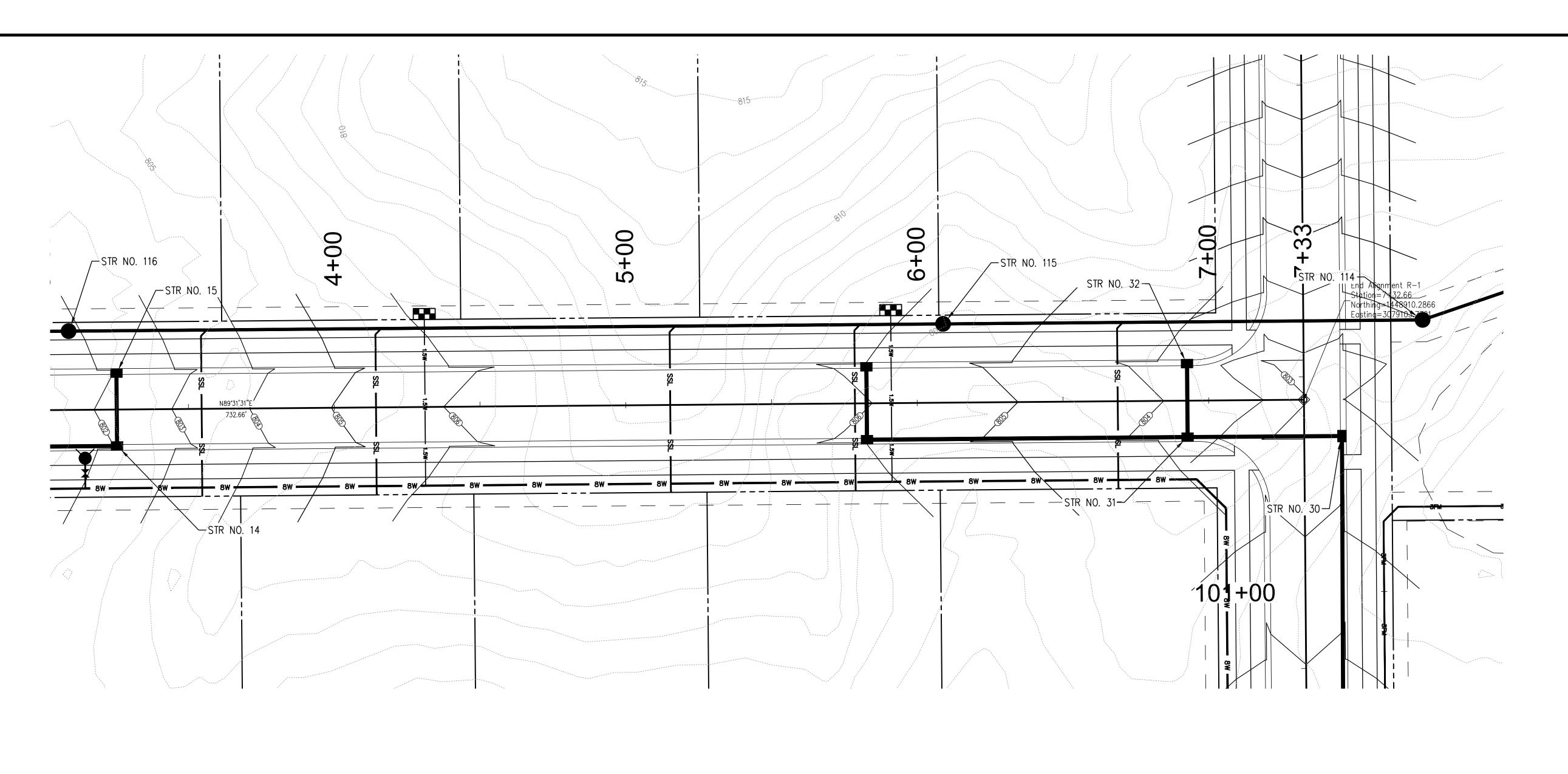
NOTE TO CONTRACTOR

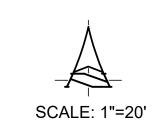
CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

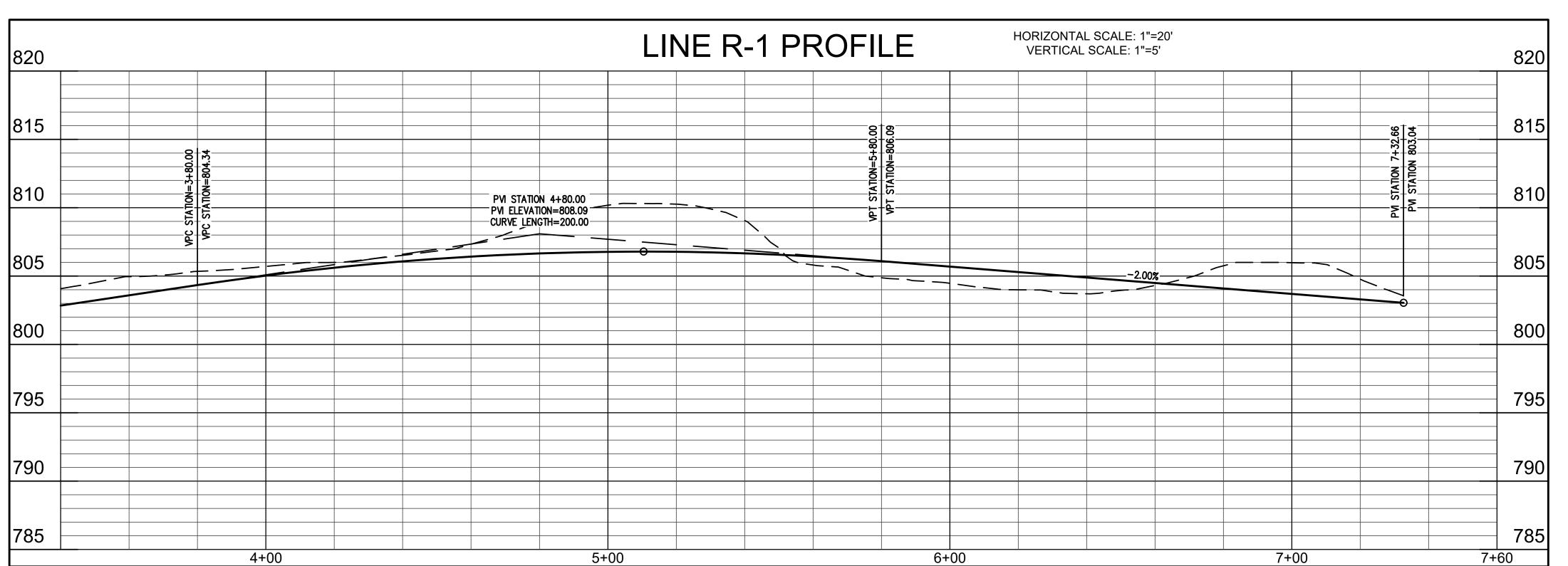
ARCHITECTURE	CIVIL ENGINEERING PLANNING	bloomington, indiana	(812) 339-2990 (Fax)
	BYNUM FANYO & ASSOCIATES, INC.	528 north walnut street	(812) 332-8030

Title: 'R-1' GRADING PLAN & PROFILE

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

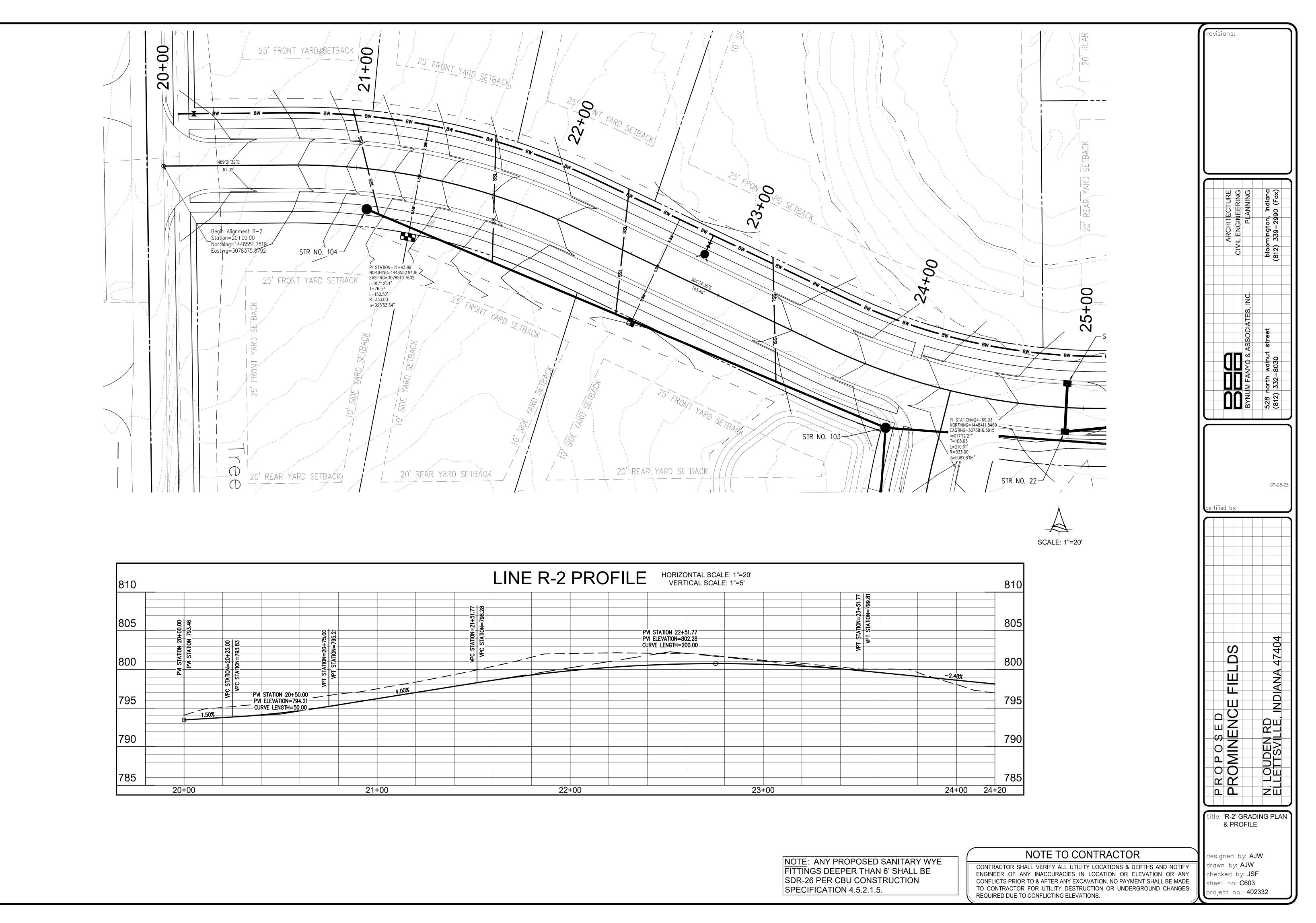
ELETISVILLE, INDIANA 47404

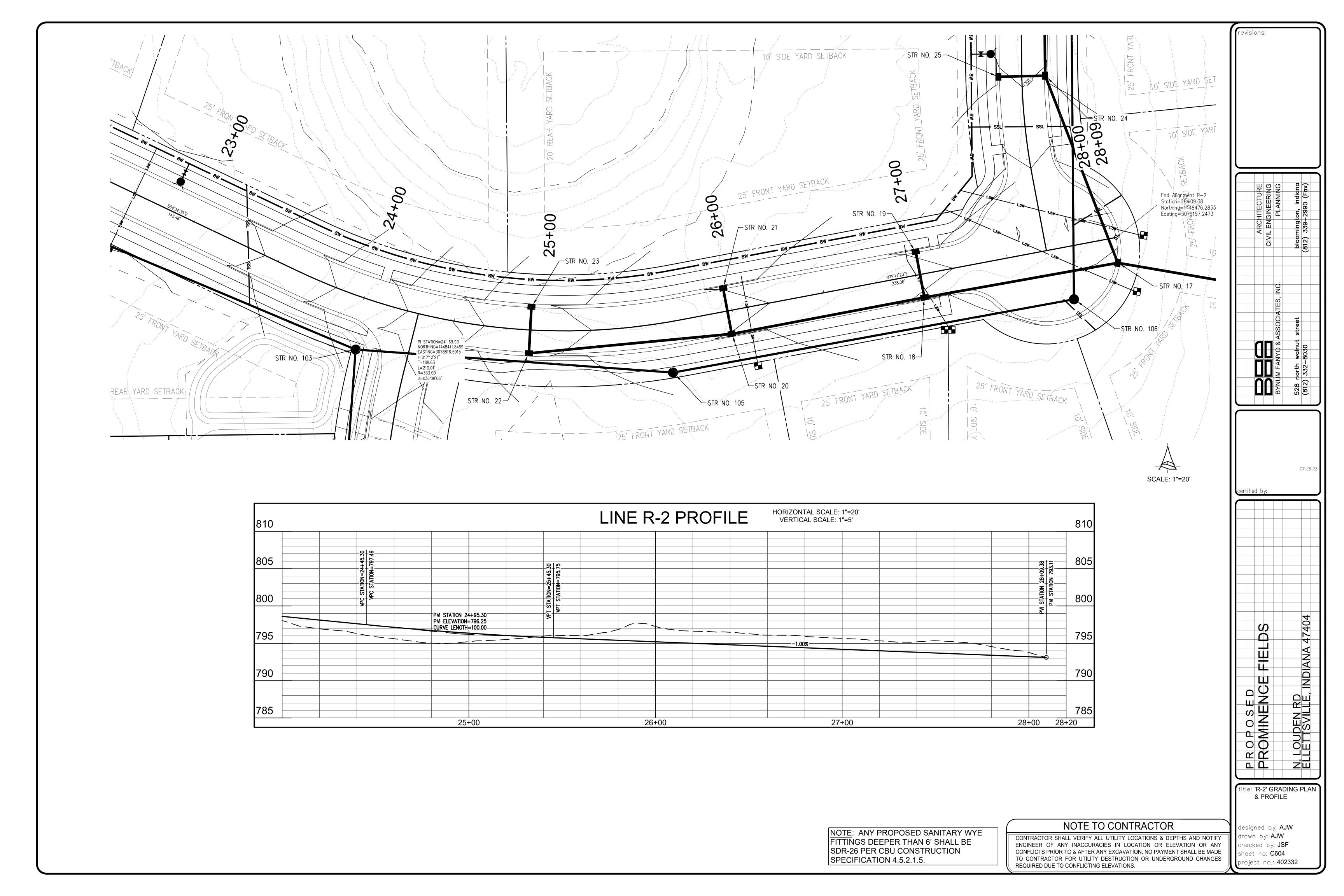
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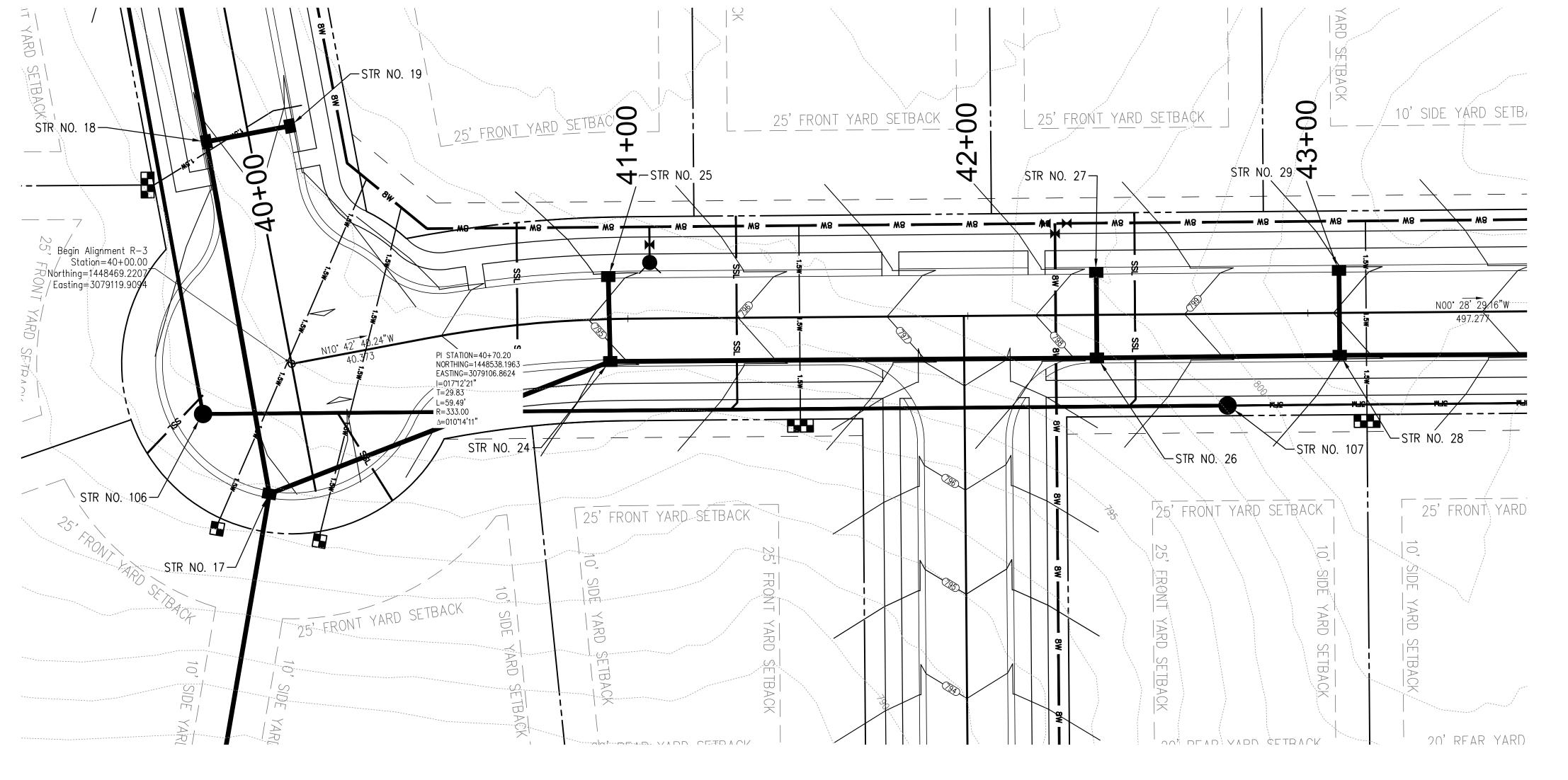
project no.: **402332**

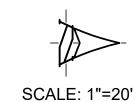
title: **'R-1' GRADING PLAN** `

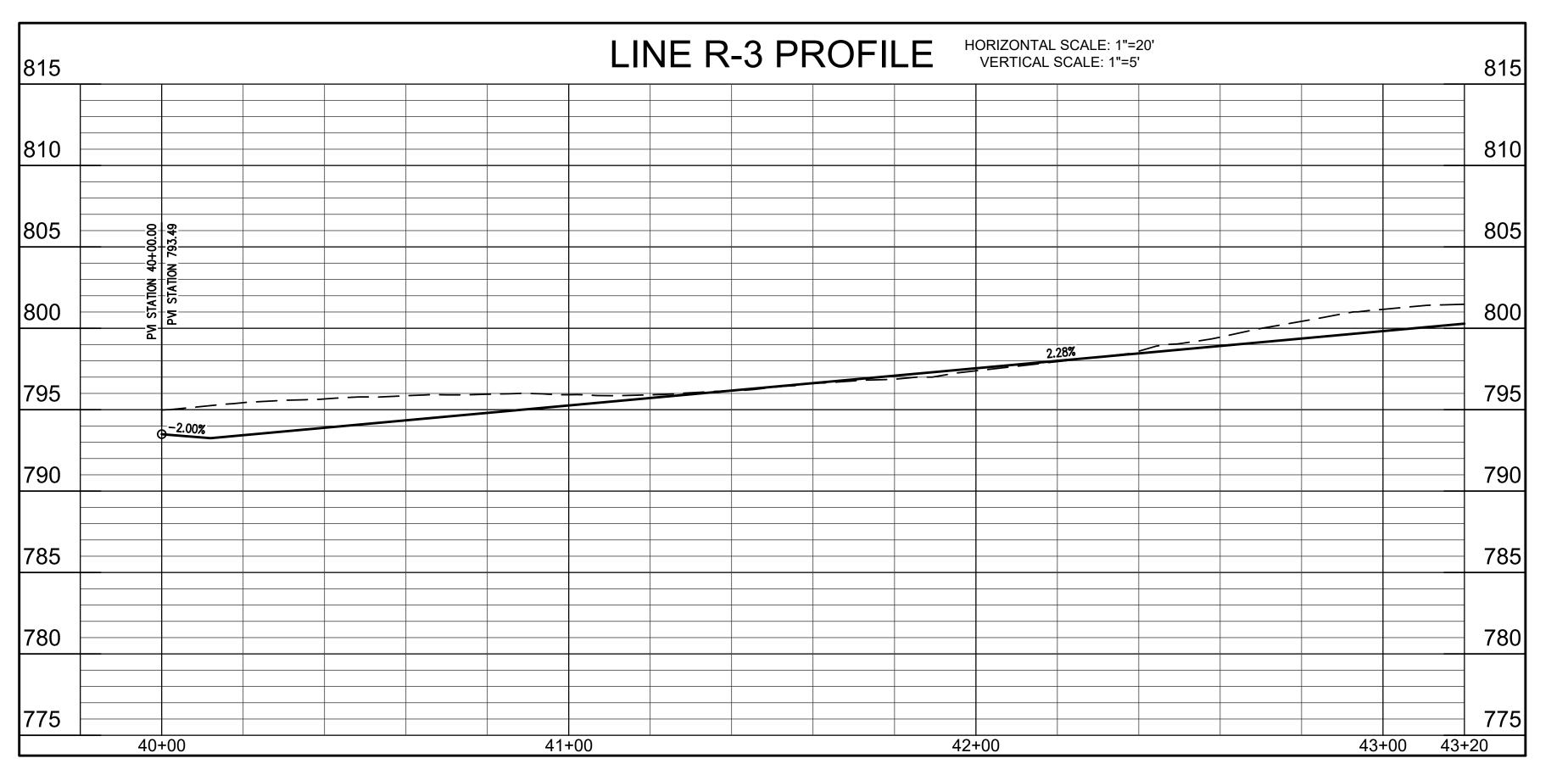
& PROFILE











NOTE TO CONTRACTOR

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BYNUM FANYO & ASSOCIATES, INC.

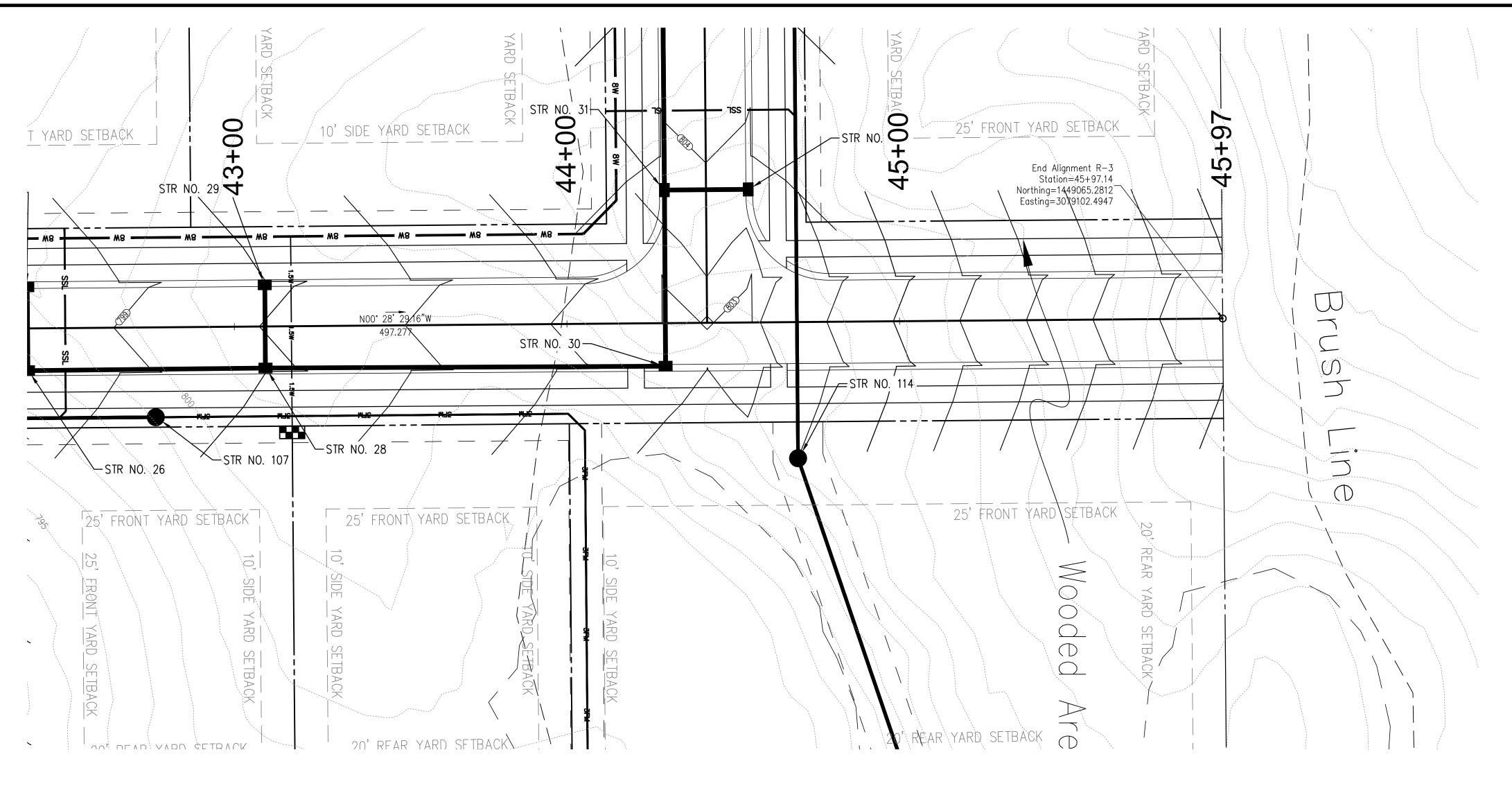
528 north walnut street

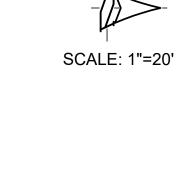
(812) 332–8030

(812) 339–2990 (Fax

title: 'R-3' GRADING PLAN & PROFILE

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





820	LINE R-3 PROFILE HORIZONTAL SCALE: 1"=20' VERTICAL SCALE: 1"=5' HORIZONTAL SCALE: 1"=20' VERTICAL SCALE: 1"=5'	820
815	H+30.14 1803.04 1+54.14 802.80 802.80 PM STATION A	815
810	PW STATION 44+30.14 PW STATION 802.80 PW STATION 802.80 PW STATION 802.80 PW STATION 802.80	810
805	5.00%	805
800		800
795		795
790		790
785		785
780	44+00 45+00 46+00	780 46+20

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.

& PROFILE

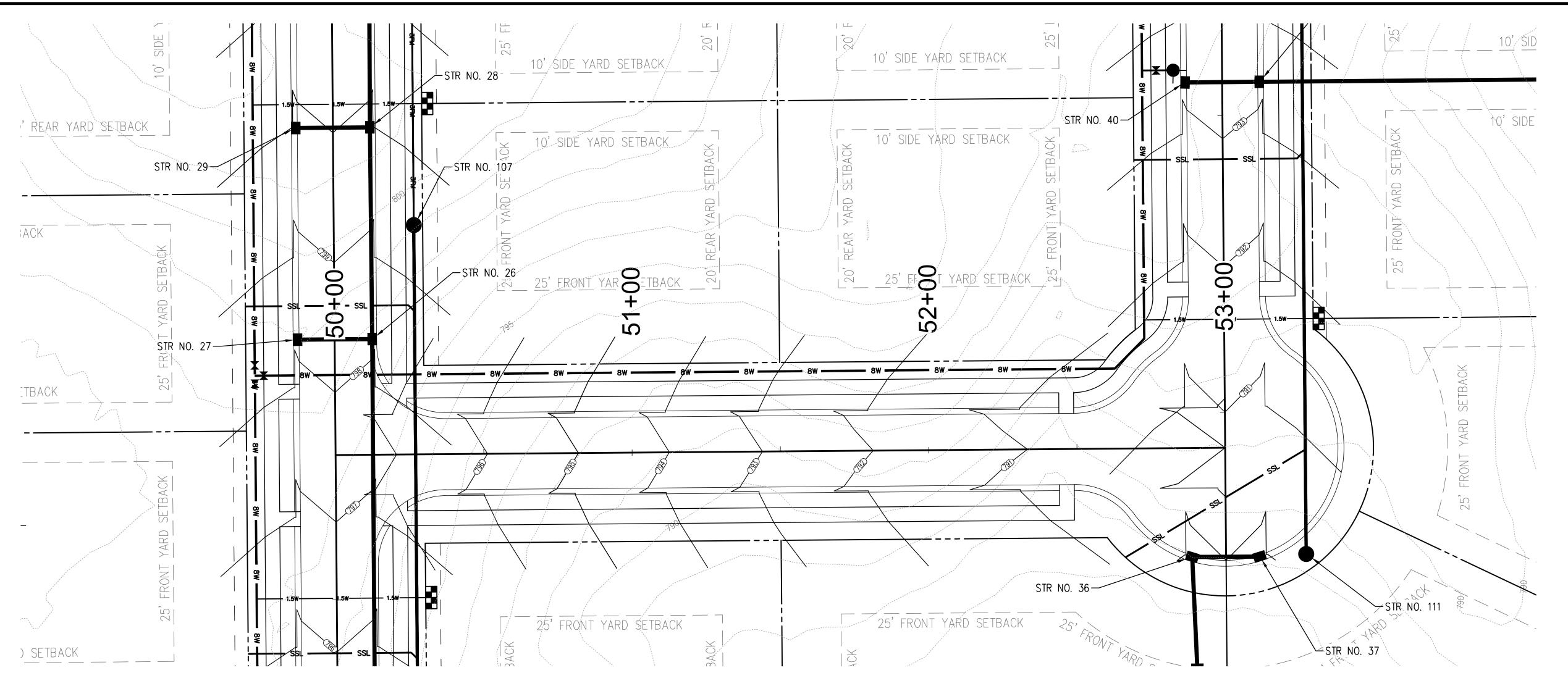
designed by: AJW

drawn by: AJW

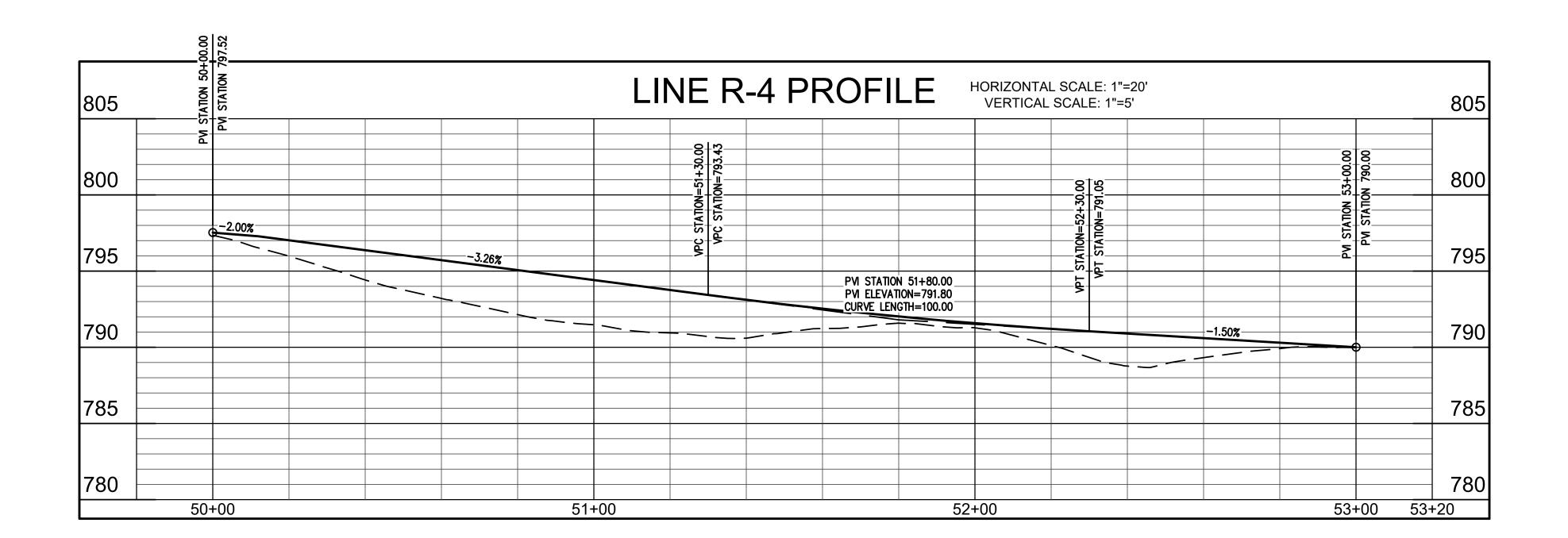
title: 'R-3' GRADING PLAN `

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

PROPOSED PROMINENCE







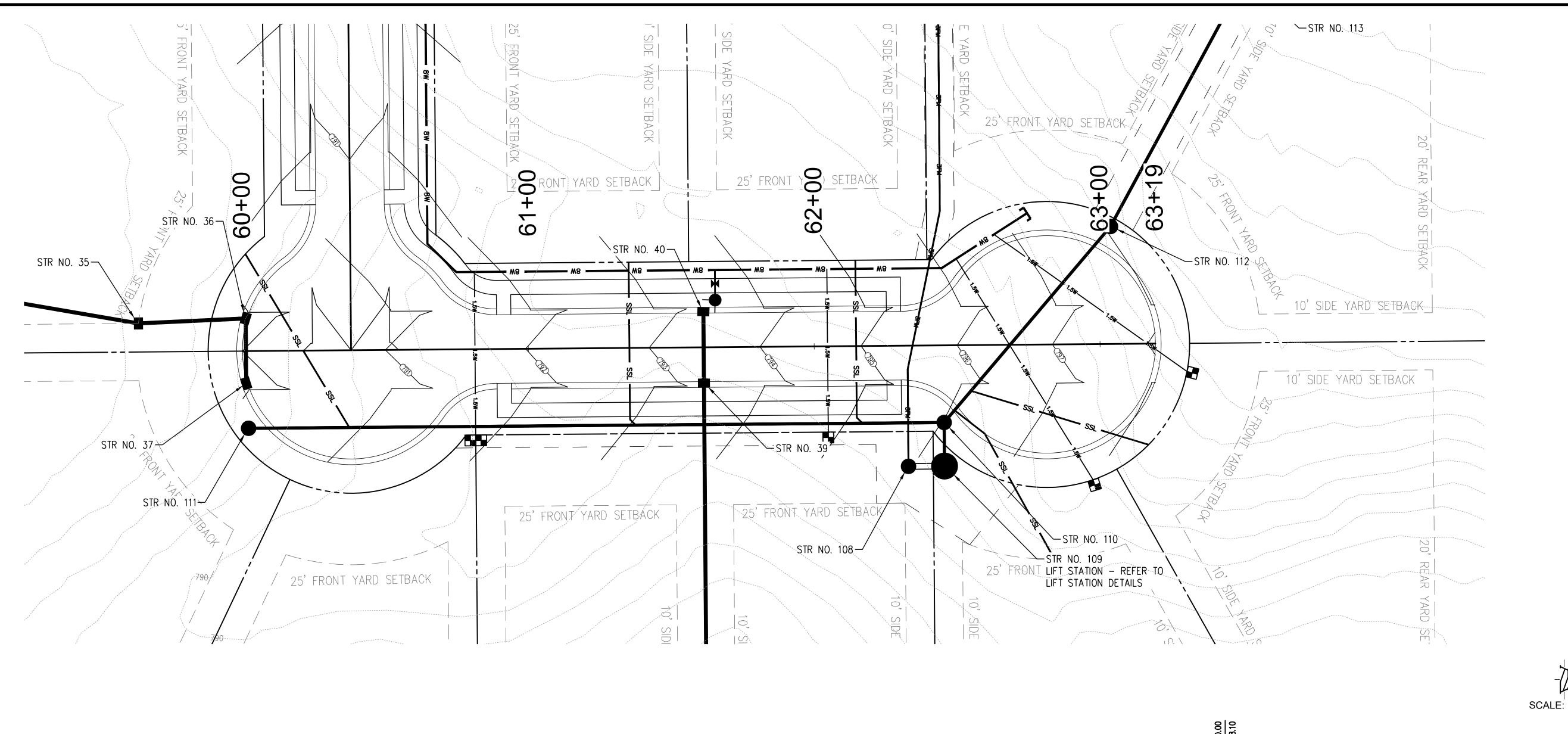
NOTE TO CONTRACTOR

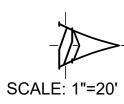
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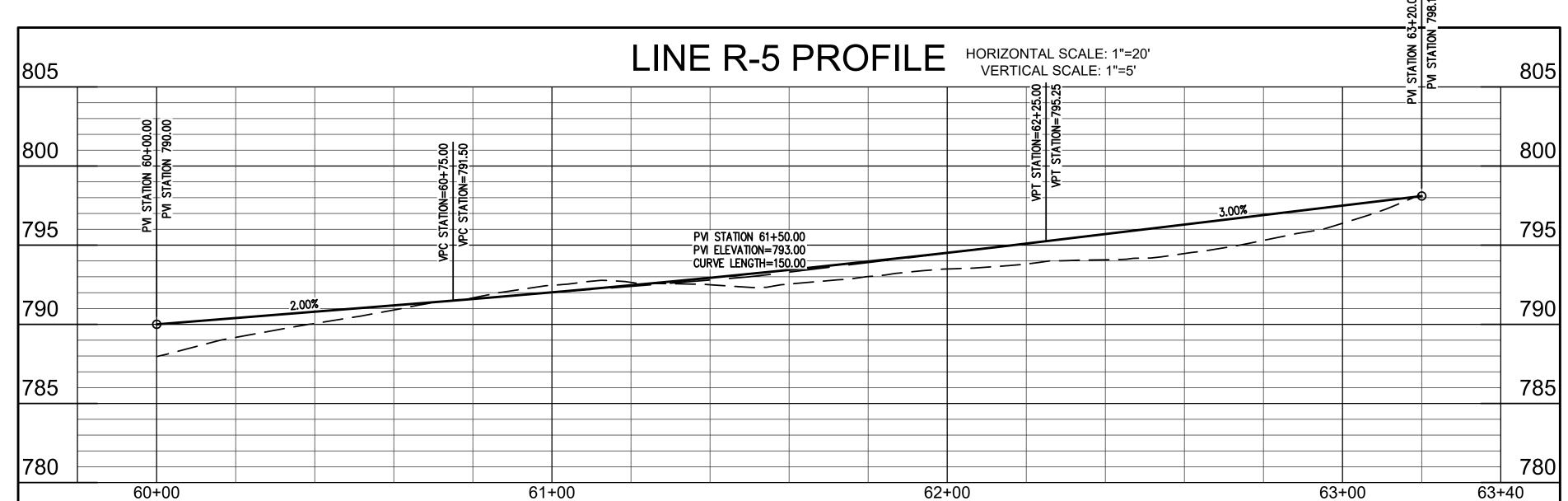
title: 'R-4' GRADING PLAN & PROFILE

PROPOSED PROMINENCE

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

		,	
(812) 339-	(812) 332–8030	77-28	ELLETTSVILLE, INDIANA 47404
bloomingt	528 north walnut street	C	I LOUDEN RD
	BYNUM FANYO & ASSOCIATES, INC.		
CIVILEN		y:	
ARCI	0 0 0	d b	
		tifie	PROPOSED
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title: 'R-5' GRADING PLAN

& PROFILE

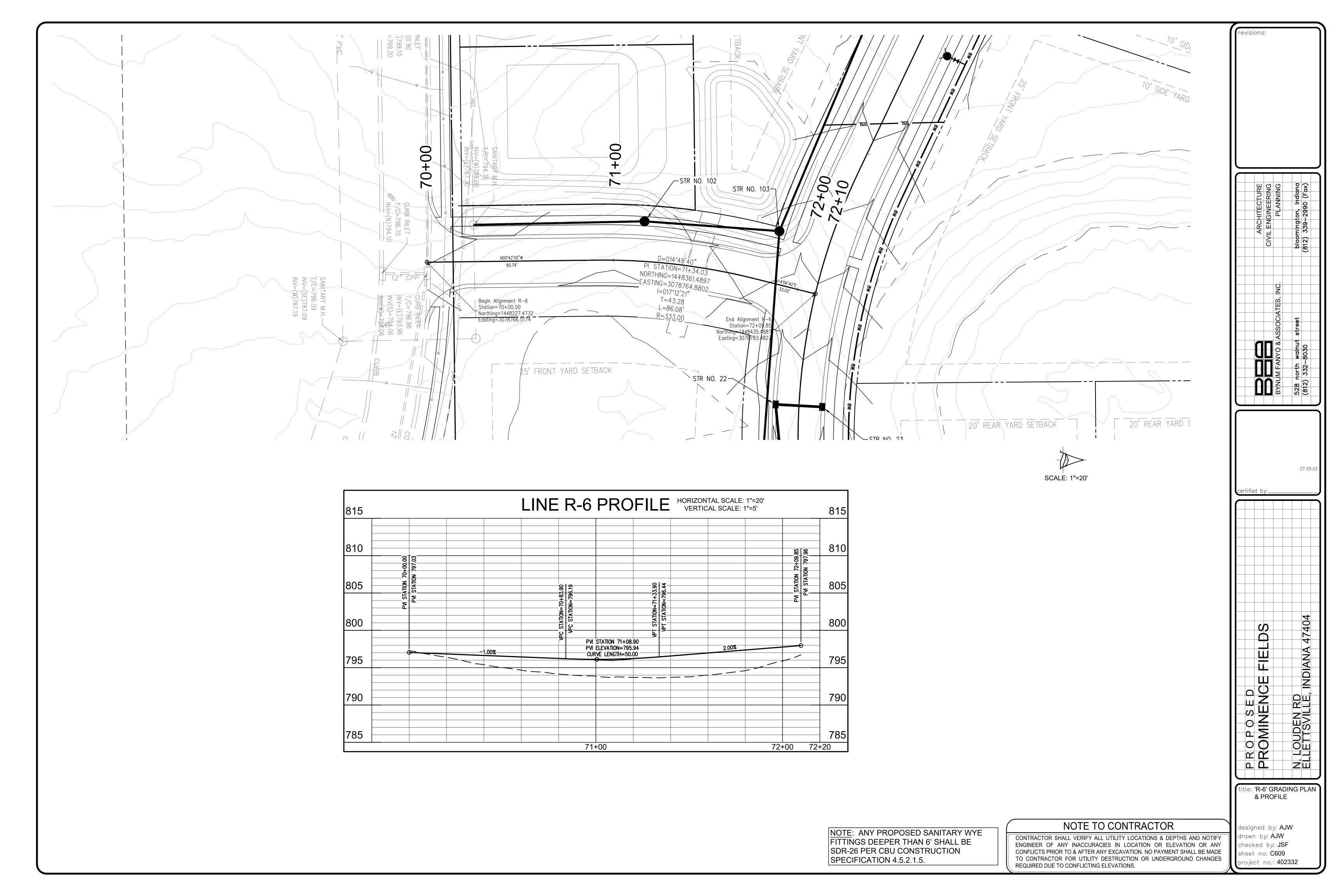
designed by: **AJW**

drawn by: AJW

checked by: **JSF**

sheet no: **C608**

project no.: **402332**





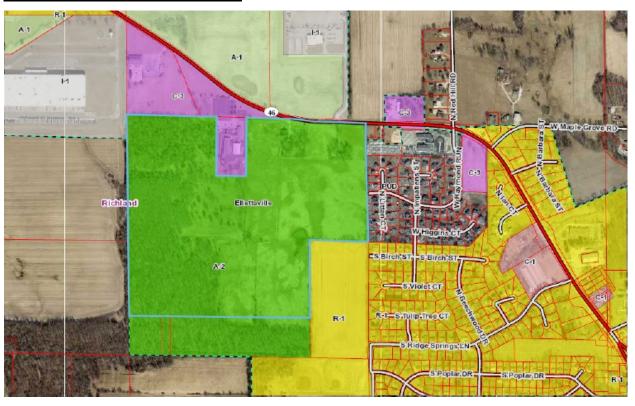
Town of Ellettsville Department of Planning & Development

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
North:	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
South:	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)
East:	PUD; Planned Unit Development and R-1; Single Family	Litten Estates Subdivision
West:	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 (<u>is</u> 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 (<u>is</u> or is not) based on the current conditions of the property and the surrounding character of the land.

Staff Finding:

The primary reason Commerical-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 (<u>does</u> 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.

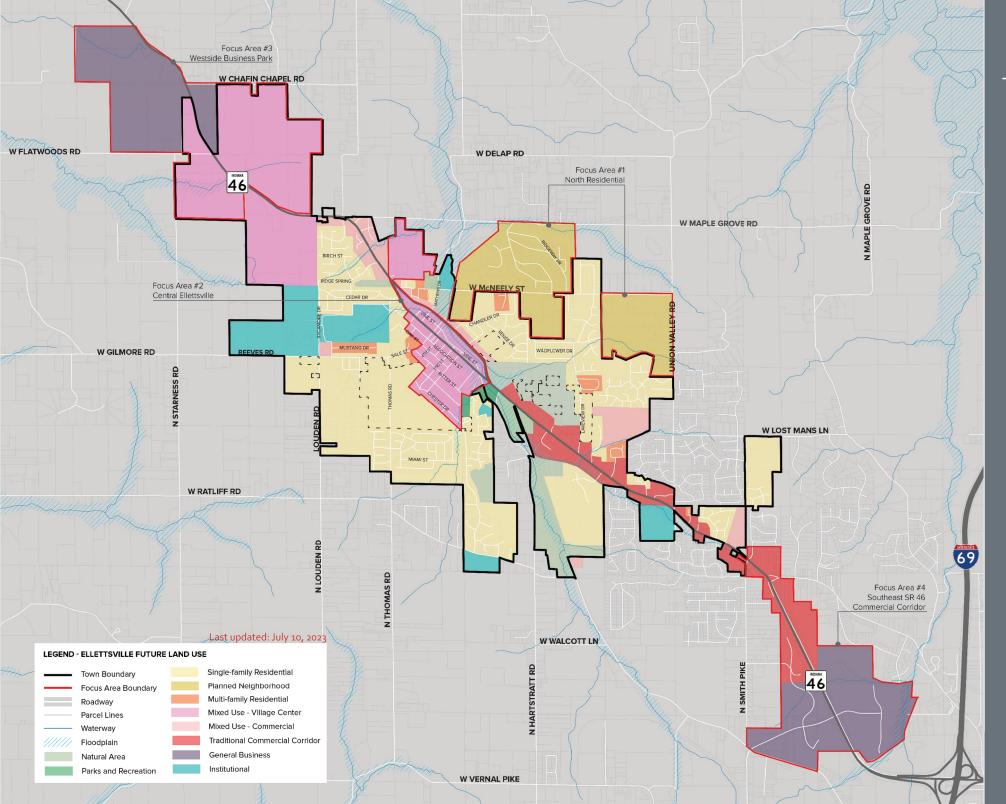
Submitted by Denise Line Director of Planning, Town of Ellettsville September 7, 2023

Site Photos









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.



3-STORY MAXIMUM

GROUNDFLOOR HEIGHT APPROX. IG-FEET TO ALLOW FOR RETAIL USES

5-FOOT SIDEWALK

IN PUBLIC RIGHT-0F-WAY

10-FOOT SETBACK ZONE BY PROPERTY OWNER MIX OF OUTDOOR SEATING AND LANDSCAPE **5-FOOT, 6-INCH PLANTER**ZONE FOR TREES AND LIGHTS 8-FOOT PARKING ZONE INCLUDES I-FOOT GUTTER

6-INCH CURB

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

60-FOOT RIGHT-OF-WAY

COMMERCIAL STREET SECTION

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

8-FOOT PARKING ZONE INCLUDES I-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

3-STORY MAXIMUM
GROUNDFLOOR HEIGHT APPROX. IG-FEET
TO ALLOW FOR RETAIL USES



SINGLE FAMILY HOME LOTS OR PROPERTY BUFFER

10-FOOT SETBACK ZONE
ADJACENT RESIDENTIAL YARDS
OR PROPERTY BUFFER

12-FOOT TRAIL10-FOOT ASPHALT WITH
12" CONCRETE EDGES

5-FOOT, 6-INCH PLANTERZONE FOR TREES AND LIGHTS

6-INCH CURB

II-FOOT TRAVEL LANE PLUS I-FOOT GUTTER (TOTAL 12-FOOT)

60-FOOT RIGHT-OF-WAY

STREET SECTION

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

8-FOOT PARKING ZONE

INCLUDES I-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

3-STORY MAXIMUM
GROUNDFLOOR HEIGHT APPROX. IG-FEET
TO ALLOW FOR RETAIL USES

