AGENDA
ELLETTSVILLE PLAN COMMISSION
Town Hall
1150 W. Guy McCown Drive
Ellettsville, Indiana
Thursday, November 6, 2025 - 6:00 P.M.

Town of Ellettsville Plan Commission Members	**Pledge of Allegiance**
Town Council President Appointments: • David Drake Current Term: 1/8/24 – 12/31/27 • Stephen Hale Current Term: 1/9/23 – 12/31/26 • Ryan Staggs Current Term: 7/10/23 – 12/31/26 • Pat Wesolowski Current Term: 1/8/24 – 12/31/27 Members from Government Appointed by Council Vote: • Zach Michaels Current Term: 1/22/24– 12/31/27 Town Council Representatives: • Pamela Samples – Current Term: 1/9/23 – 12/31/26 • Dan Swafford – Current Term: 1/9/23 – 12/31/26	**Roll Call** **Approval of Minutes – October 2, 2025** **Monthly Conflict of Interest Statement** **Old Business** **New Business** Petition for Voluntary Annexation of 8640 W. Flatwoods Road totaling 73.286 Acres; Petitioner: Larry Neidigh; Case No. PC 25-27 Primary Plat Approval for 8 Lots (3.33 Acres) in the Beyers Row Major Subdivision, Phase 1, Subdivision (formerly 4599 N. Thomas Road); Petitioner: Valu-Built Construction; Case No. PC 25-23 Primary Plat Approval for 2 Lots (11.44 Acres) in the Short 2 Lot Subdivision, Lot 2, Amendment 1, Subdivision (formerly 4444 N. Triple Crown Drive); Petitioner: Chuck Short; Case No. PC 25-28 Petition for Zoning Map Amendment Request from Commercial 2; General Commercial to Industrial 1; Light Industrial for One (1) Parcel (2.31 Acres) located on W. Flatwoods Road Adjacent to 8325 W. State Road 46; Petitioner: MG3 Properties LLC; Case No. PC 25-29 Resolution 04-2025; A Resolution Recommending an Amendment to the Unified Development Ordinance to Change the Development Standards for Minor and Major Subdivisions; Case No. 2025-26 **Planning Department Update** Next Meeting – December 4, 2025 **Privilege of the Floor – Non-Agenda Items** **Plan Commission Comments** **Adjournment**

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

Time: Nov 6, 2025 06:00 PM Indiana (East)

Join Zoom Meeting

https://us02web.zoom.us/j/82918280735?pwd=oPhHPd03oEAqyydMaxbPAdnbEMZEfj.1

Meeting ID: 829 1828 0735

Passcode: 195903

One tap mobile

+13052241968,,82918280735#,,,,*195903# US

+13092053325,,82918280735#,,,,*195903# US

Join instructions

https://us02web.zoom.us/meetings/82918280735/invitations?signature=ygOGyRXUDfCybGJEv_zNFyqnWdg8k4drA6oiDh-Bea4

October 2, 2025

The Town of Ellettsville, Indiana, Plan Commission met in regular session on Thursday, October 2, 2025, at Town Hall. David Drake called the meeting to order at 6:02 p.m. and Steve Hale led the Pledge of Allegiance.

Roll Call: Members participating were David Drake, President; Steve Hale, Pamela Samples, Dan Swafford and Pat Wesolowski. Absent were Zach Micheal and Ryan Skaggs. Denise Line, Planning Director, Renee Jones, Secretary, 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 August 7, 2025. David Drake made a motion to approve the minutes for August 7, 2025. Dan Swafford seconded the motion. Motion carried.

Monthly Conflict of Interest Statement

None

Old Business

None

New Business

Voluntary Annexation of 5711 N. Union Valley Road, 4.10 Acres - Parcel No. 53-04-11-100-010.000-011, and 4601 W. McNeely Street, all located in Bloomington (three {3} parcels totaling 71.93 Acres); Petitioners: Michael & Megan Ripley; Case No. PC 25-25

Denise Line, Planning Director, explained the Petitioners, Michael & Megan Ripley, requested to annex three parcels, totaling approximately 71.93 acres at 5711 N Union Valley Road, 4601 West McNeely Street and 4.10 acres, Parcel No. 53-04-11-100-010.000-011. The properties are currently zoned Agricultural Residential by Monroe County and are recommended to be designated as Agricultural upon annexation. The proposed annexation area contiguity for 5711 North Union Valley Road is 20 percent contiguous, 4.10 Acres, Parcel No. 53-04-11-100-010.000-011, is 49 percent contiguous and 4601 West McNeely Street is 34 percent contiguous to the Town of Ellettsville and 100 percent of the property owners are parties to the petition.

Jim Perry, local neighbor, had questions concerning the zoning definition.

Richard Dillman, neighbor, asked for additional information regarding the annexation and what would be situated on the property**.**

Jim Calli, neighbor, expressed concerns about the rezoning process and the intended use of the property.

David Drake made a motion to give a favorable recommendation to the Town Council to approve the annexation. Steve Hale seconded the motion. Roll call vote: David Drake-yes; Pamela Samples – yes; Dan Swafford-yes; Steve Hale-yes; and Pat Wesolowski-yes. Motion carried.

Resolution 03-2025 PC, A Resolution of the Ellettsville Plan Commission Approving a Declaratory Resolution of the Ellettsville Redevelopment Commission to Amend the Ellettsville Riverfront Economic Development District; Case No. 2025-24

Darla Brown, Town Attorney, explained that on August 11, 2025 the Ellettsville Redevelopment Commission approved and adopted its resolution 2025-01 entitled "A Declaratory Resolution of the Town of Ellettsville Riverfront Economic Development District and Other Matters Related Thereto" for the purpose of clarifying the location, parcel numbers, and legal descriptions of all parcels in the existing Ellettsville Riverfront Economic Development Area, thereby creating the Amended Ellettsville Riverfront Economic Development District, whereas, awaiting approval of the Declaratory Resolution 2025-01.

David Drake made a motion to give a favorable recommendation to the Town Council to approve the Resolution. Steve Hale seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Steve Hale-yes; and Pat Wesolowski-No. Motion carried.

Planning Department Updates

Next Meeting will be November 6, 2025

Privilege of the Floor

None

Plan Commission Comments

None

Adjournment

David Drake adjourned the meeting at 6:25 p.m.

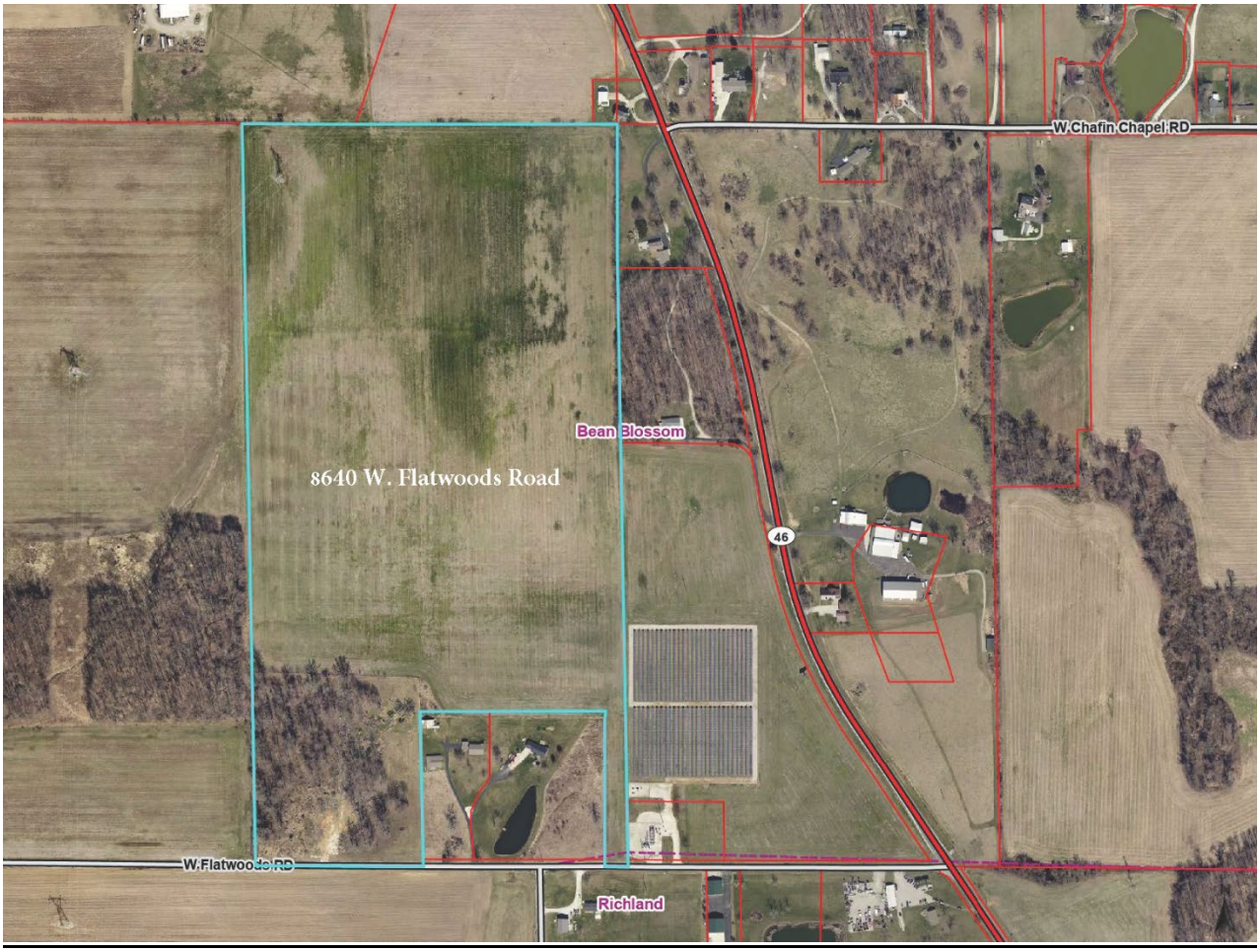
David Drake, President	Dan Swafford, Vice President
Steve Hale	Zach Michael
Pamela Samples	Ryan Skaggs
Pat Wesolowski	Renee Jones, Secretary

Town of Ellettsville
Department of Planning & Development

PC 25-27 – Voluntary Annexation Petition
Staff Report

Petition

Case - PC 25-27–Neidigh Annexation. A request by Larry Neidigh to voluntarily annex a parcel totaling approximately 73.286 acres of land. The subject parcel is located at 8640 W. Flatwoods Road, Gosport



Surrounding Zoning Districts & Uses

	Zoning District	Property Use
North:	Agricultural Residential (AGR) – Monroe County	Vacant Land
South:	Agricultural Residential (AGR) – Monroe County Light Industrial (I1)	Residential Vacant Land
East:	Agricultural	Commercial
West:	Agricultural Residential (AGR) – Monroe County	Vacant Land

Considerations

The petitioner is requesting to annex one (1) parcel totaling approximately 73.286 acres of land, located at 8640 W. Flatwoods Road.

1. Indiana Code requirements (IC 36-4-3-5.1) for super voluntary annexation are:
    a. Consent of 100% of the property owners within the area to be annexed.
    b. At least one-eighth (1/8 or 12.5%) of the aggregate external boundary of the proposed annexation area must be contiguous with the existing city limits. A strip of land less than one hundred fifty (150) feet wide is not considered contiguous. (IC 36-4-3-1.5)
2. The proposed annexation area is 37% contiguous to the Town of Ellettsville and 100% of the property owners are parties to the petition.
3. The properties are currently zoned AGR, Agricultural Residential, by Monroe County and is recommended to be designated as Agricultural (AG), upon annexation.
4. The property will be located in Council Ward 1.
5. The property is serviced by water. The annexation should not require any capital projects to extend services and any cost for extension of utilities is borne by the developer.
6. The Town will provide police, fire, EMS and other governmental services immediately upon annexation.

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 annexation petition.

Staff Recommendation

Staff recommends a *favorable recommendation* be forwarded to Town Council, with a recommended zoning of Agricultural (AG) upon annexation.

Submitted by Denise Line
Director, Ellettsville Planning
November 6, 2025

Zoning Map


AGR
W.Chafin Chapel RD
N.Rodeo DR
Bean Blossom
AGR
AG
A-1
AGR
W.Flatwoods RD
Industrial 1
AGR
C-2
C-3
R-1
Richland
N.Starnes RD
46
I-1
N

Town of Ellettsville
Department of Planning & Development

FISCAL PLAN
Neidigh Annexation

Project Description

Location: 8640 W. Flatwoods Road

Size: +/- 73.286 acres

Number of Parcels: 1

Current Zoning (Monroe County): Agricultural Residential (AGR)

Proposed Zoning: Agricultural (AG)

State Law Requirements

When pursuing an annexation, a municipality must comply with State law, as established in the statutes at I.C. 36-4-3 et seq., as amended. I.C. 36-4-3-1.5 sets forth the requirements for contiguity:

1. The aggregate external boundaries of the territory sought to be annexed are thirty-nine percent (39%) contiguous to the boundaries of the municipality;

Additionally, Indiana Statute (IC 36-4-3-3.1) requires the Town of Ellettsville, the annexing municipality, to develop and adopt by resolution, a fiscal plan for extension of municipal services to the annexed area.

In the preparation of the annexation fiscal plan, as required by Indiana Code, the Town of Ellettsville has determined and compared the cost of providing non-capital and capital services to the annexation area, with the potential tax revenue generated by the developed parcels. The fiscal plan shall identify the following:

1. The cost estimates for planned services to be furnished to the property to be annexed;
2. The method or methods of financing the planned services;
3. The organization and extension of services;
4. That planned services of a non-capital nature, including police protection, fire protection, street and road maintenance, and other non-capital services normally provided within the corporate boundaries will be provided within one (1) year after the effective date of annexation;
5. Those services requiring capital improvements, including street construction, sewer facilities, water facilities, and stormwater drainage facilities, will be provided within three (3) years after the effective date of the annexation;
6. The estimated effect on taxpayers in the Town of Ellettsville;
7. The effect of annexation on the Town of Ellettsville finances;
8. The effect of annexation on other political subdivisions and taxpayers that are not part of the annexation; and
9. A list of the property, property owner, parcel identification number and most recent assessed value.

Contiguity

The property to be annexed by the Town of Ellettsville has a total border of 7,282.12 feet and is contiguous along 2,720.29 feet. The total percentage contiguous is 37%, meeting contiguity requirements of Indiana Code and will be zoned Agricultural (AG).

Cost of Services Provided by the Town of Ellettsville to the Annexed Property

This report has been created for the purpose of estimating the potential fiscal impact of new development and annexations to the Town of Ellettsville. It is not intended to serve a specific budgetary purpose, but rather express estimated costs and benefits based on a set of level-of-service related assumptions.

Organization and Extension of Services

The Town of Ellettsville is committed to providing capital and non-capital services to the land proposed for annexation in the same manner as areas currently within Town limits, regardless of similarity. Non-capital services will be provided within one year of the completion of the annexation. Capital improvements, if any, will be provided within three years of the completion of the annexation. Any monetary figures presented here are merely estimates, subject to change. Many variables, including the rate and extent of future development, future property assessments, and fluctuations in the cost of providing various services are expected to have an influence.

1. *Non-Capital Improvements:*

   The Town of Ellettsville Departments of Planning, Utilities, Stormwater, Police, Fire, EMS, Clerk/Treasurer, and Street will assume and retain immediate responsibility. There are little to no actual anticipated costs with the extension of these services and each of these services will be readily available within the one (1) year requirement.

2. *Capital Improvements:*

   Capital improvements are those such as water, sanitary sewer, storm sewer and street maintenance projects that would be required for further development. Each of these utilities are currently located on or near the property and will not require any capital projects. Any new development of the property requiring utilities will be the responsibility of the developer. Other utilities such as natural gas, electric, cable, and telephone services are provided by private companies.

Financial Recommendations

The purpose of this section is to review and discuss the potential revenues for funding the increased costs for providing services to the annexation area.

1. Real Property Tax
   a. The net assessed valuations of the parcel as of April 11, 2025, is $154,500 and will have very little impact on the tax rate throughout town, and little effect on revenue. See 'Effect of Annexation' section for further information.
2. Personal Property Tax
   a. There will likely not be personal property taxes associated with development of this parcel.
3. Local Income Tax (LIT)
   a. On July 1st of each year, the Indiana Department of Revenue certifies a distribution of the Local Income Tax (LIT) for Monroe County. LIT is distributed based upon the

proportionate share of the Town's budget levy in relation to the civil taxing units and school corporations within the county and is dependent on a number of variables including the budget levies of other taxing units in Monroe County and the estimated county income tax collection. The estimated LIT revenues to the Town attributable to the annexation cannot be determined.

4. Water/Sewer
    a. There are no expected cost increases to the Town to provide these services.

Effect of Annexation

1. Estimated Effect on Taxpayers in Ellettsville
    a. The estimated tax rate would increase from 0.5673 to 0.5645 in the year 2025 - 2026, and would be expected to remain relatively similar for the next four (4) years.
    b. The estimated change in tax levy per taxpayer will be minimal. The tax rate drop of 0.056 would amount to approximately $11.00 per year for a $200,000 home. The amount over four (4) years would be negligible.
    c. The annexation will not require any increase in expenditures.
    d. The annexation of this parcel should have no noticeable effects on service levels.
    e. The annexation will have minimal to no effect on annual debt service payments.
2. Estimated Effect on Municipal Finances
    a. The estimated levy increase due to the annexation is $1,689. Estimated levy increases contributed to this annexation and a constant growth rate of 4.3% over the next four (4) years would be an increase of $7,060 over this time period compared to the growth rate without annexation.
    b. Any lowering of the tax levy will result in a slight reduction in the number of properties reaching the tax caps, and increase receivable revenue for the Town.
3. Estimated Effect on Other Political Subdivisions
    a. There is no outstanding Monroe County debt tied to income taxes to consider.
    b. The annexation will not be taking possession of any Monroe County infrastructure currently with outstanding debt.
    c. Richland Township does not currently have an outstanding debt spread.
    d. The circuit breaker does not come into effect for this annexation.

Parcel to be Annexed

1. Parcel ID No. 53-03-32-300-004.000-001
    a. Property Owner – Larry Neidigh
    b. Property Address – 8640 W. Flatwoods Road, Gosport
    c. Assessed Value (2025) - $154,500

Other Considerations

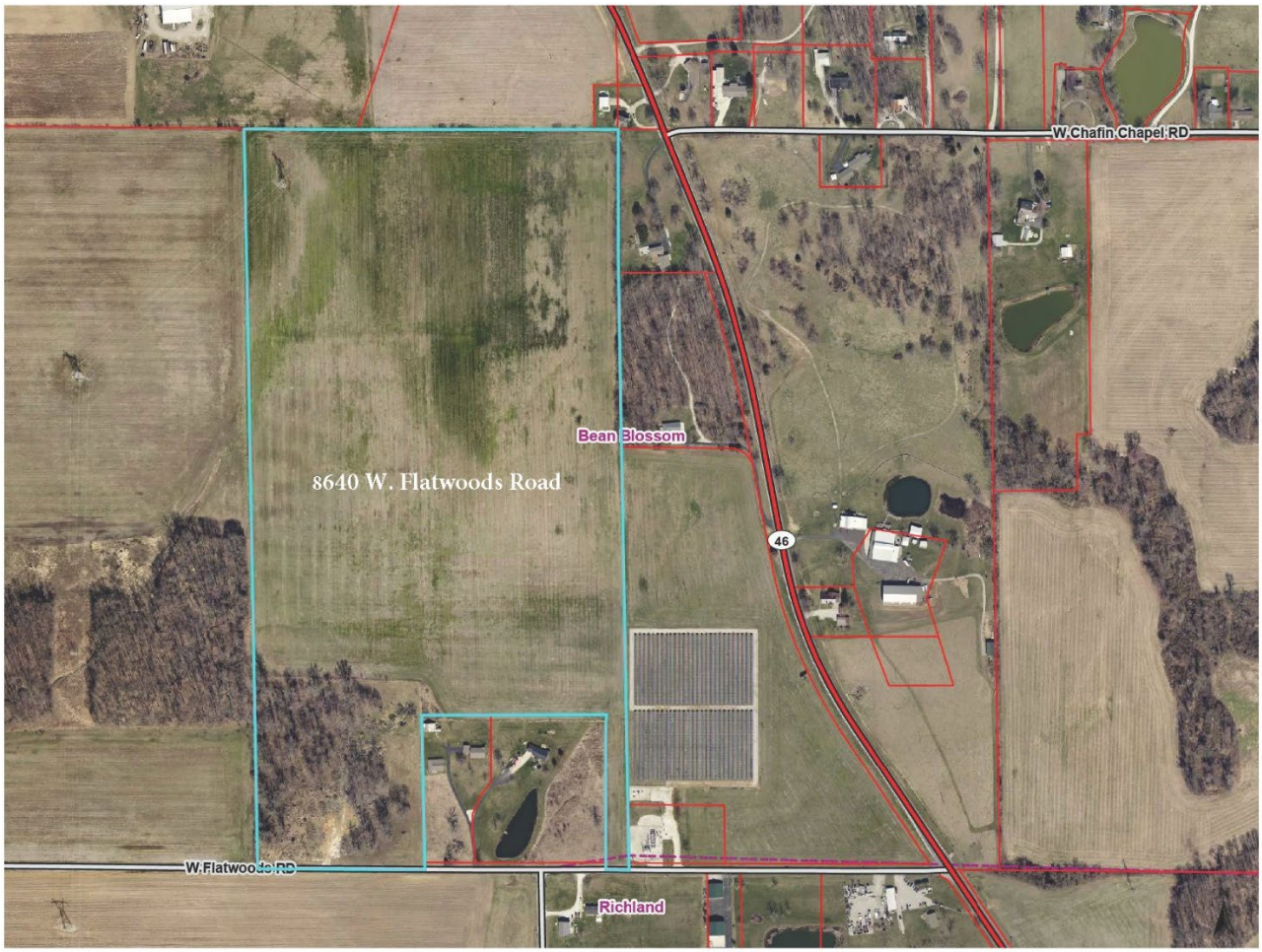
1. The property is currently zoned AGR; Agricultural Residential, by Monroe County and will be designated as AG; Agricultural.
2. The property will be assigned to Council Ward 1.

Summary

The purpose of this annexation is to bring one (1) parcel into the jurisdiction of the Town of Ellettsville. The fiscal plan for this property shows little impact on Town revenue, and the costs associated with this annexation are negligible. Overall, there should be a small, positive effect on Town finances. The effects on taxpayers outside of Ellettsville will be minimal. Therefore, Staff recommends that the Plan Commission send a favorable recommendation to Town Council for annexation with a recommended zoning of C-2; General Commercial.

Legal Description

Lot Number Three (3) in Flatwoods Subdivision, as shown by the plat thereof recorded in Plat Cabinet C, Envelope 327, and as amended in Plat Cabinet D, Envelope 91, in the office of the Recorder of Monroe County, Indiana.

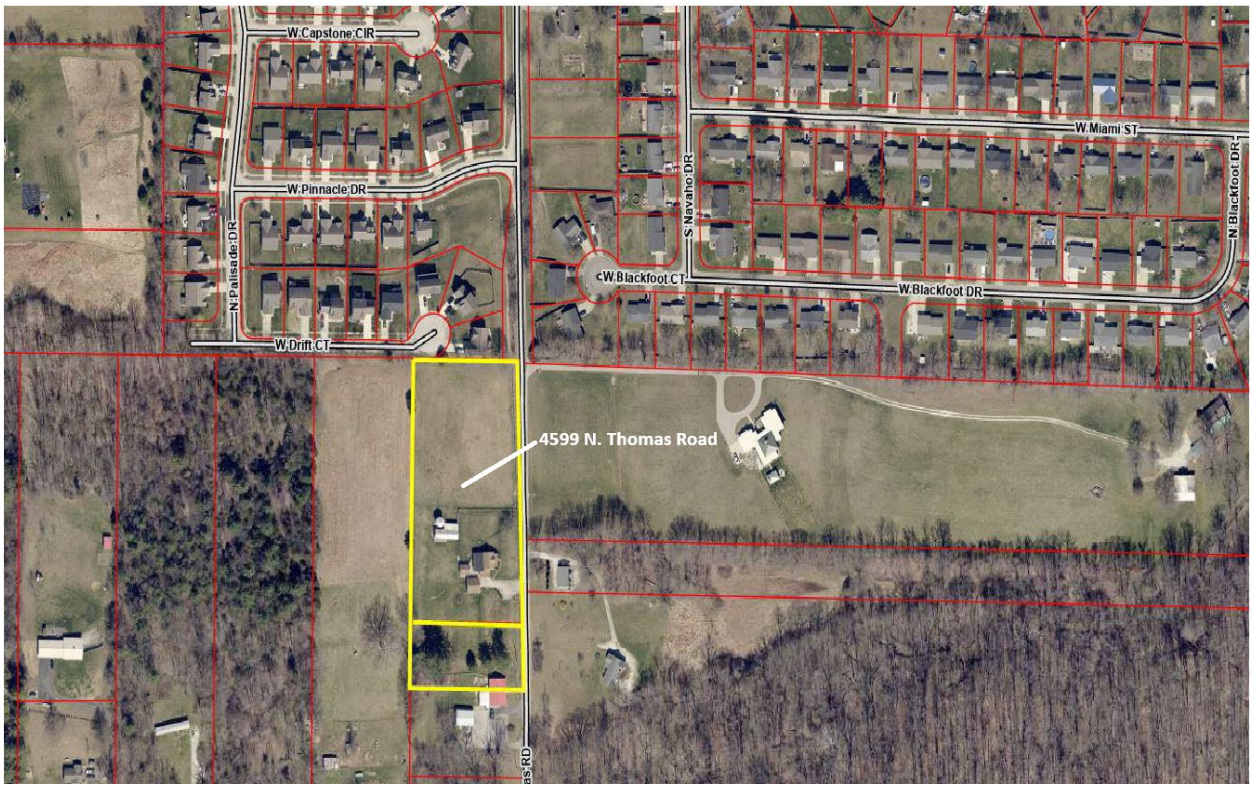


Town of Ellettsville
Department of Planning & Development

PC 25-23 – Beyers Row Major Subdivision
Staff Report

Petition

Case - PC 25-23 – Beyers Row Major Subdivision. A request by Valu-built Construction for consideration for primary approval of the Beyers Row Major Subdivision primary plat. The subject property is located at 4599 N. Thomas Road



Surrounding Zoning Districts & Uses

	Zoning District	Property Use
North:	Residential 1 (R-1)	Single Family Residential
South:	Community Development Residential (CD) (Monroe County)	Single Family Residential
East:	Agricultural	Single Family Residential
West:	Commercial 2 (C-2)	Commercial and Single Family Residential

Considerations

1. The petitioner is requesting primary plat approval for a total of eight (8) lots totaling 2.58 acres.
2. The lots are zoned R-1; Single Family Residential.
3. The subdivision is accessed from N. Thomas Road.
4. The lots will meet all size and dimensional requirements of the Unified Development Ordinance.
5. New infrastructure, although not required at this time, will be constructed to Town requirements.
6. The Tech Review Committee met on September 16th at Town Hall. Comments received from Town Departments are attached. All items have been addressed.
7. A letter of credit will be required to cover any outstanding items prior to the recording of the final plat.

Plan Commission Action

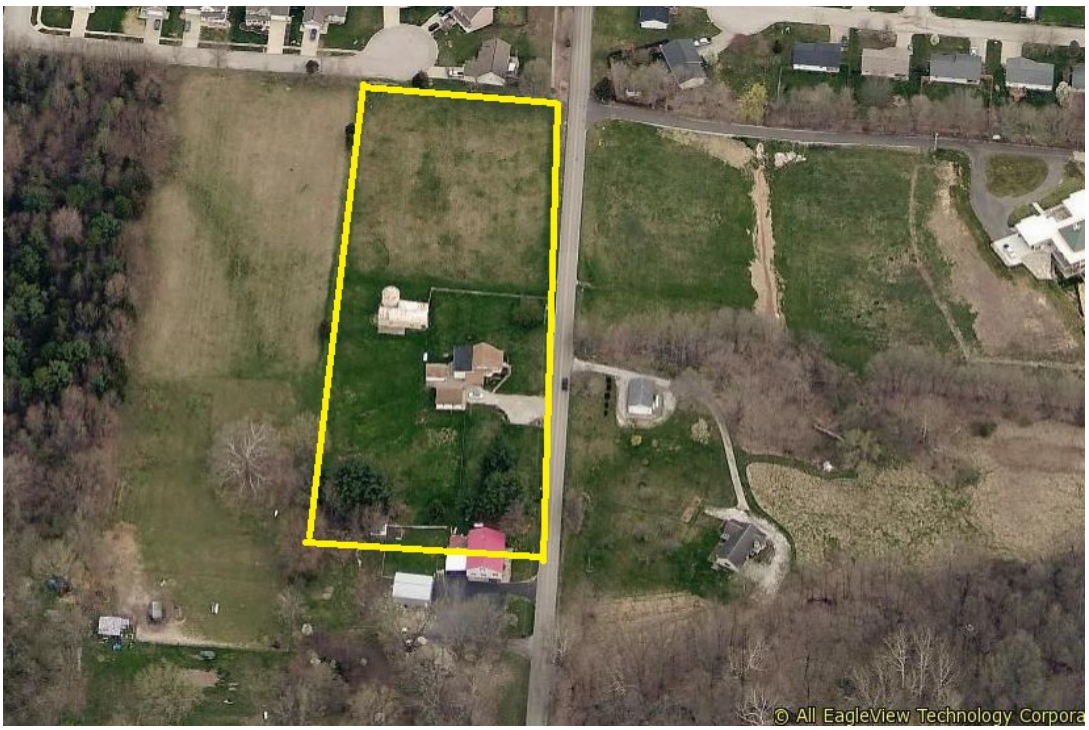
The Plan Commission action on the primary plat can be in the form of approval, approval with conditions, denial or to continue the hearing. The Plan Commission has the final say in these matters.

Staff Recommendation

It is of Staff opinion that the proposed plat will meet all required zoning and subdivision regulations. Therefore, Staff recommends that the Plan Commission approve the primary plat for the Beyers Row Major Subdivision.

Submitted by Denise Line
Director, Ellettsville Planning
November 6, 2025

Site Photos



BEYERS ROW
MAJOR SUBDIVISION
ELLETTSVILLE, INDIANA
SECTION 16, T9N, R2W

LEGAL DESCRIPTION
A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 2 WEST, MONROE COUNTY, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS 591.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER IN SAID SECTION 16, RUNNING THENCE NORTH FOR 499.00 FEET; THENCE WEST FOR 260.00 FEET; THENCE SOUTH FOR 499.00 FEET; THENCE EAST FOR 260.00 FEET AND TO THE POINT OF BEGINNING. CONTAINING 2.98 ACRES, MORE OR LESS.

ALSO, A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 2 WEST, MONROE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS 466.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER AND IN THE CENTERLINE OF THOMAS ROAD; THENCE WEST FOR 260.00 FEET; THENCE
NORTH FOR 125.00 FEET; THENCE EAST FOR 260.00 FEET AND TO THE ROAD CENTERLINE; THENCE SOUTH ON SAID ROAD CENTERLINE FOR 125.00 FEET AND TO THE POINT OF BEGINNING. CONTAINING 0.75 ACRE, MORE OR LESS. THE TOGETHER ABOVE DESCRIBED REAL ESTATE BEING 3.73 ACRES, MORE OR LESS.

EXCEPTING

A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 2 WEST, MONROE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER MARKED BY A RAILROAD SPIKE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BASIS OF BEARING) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1575.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE, 67.78 FEET TO A P.K. NAIL; THENCE LEAVING SAID EAST LINE NORTH 88 DEGREES 31 MINUTES 09 SECONDS WEST ALONG A FENCE LINE, 260.03 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 66.42 FEET TO A GRAHAM SURVEY MARKER; THENCE SOUTH 89 DEGREES 49 MINUTES 04 SECONDS EAST, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.40 ACRES, MORE OR LESS.

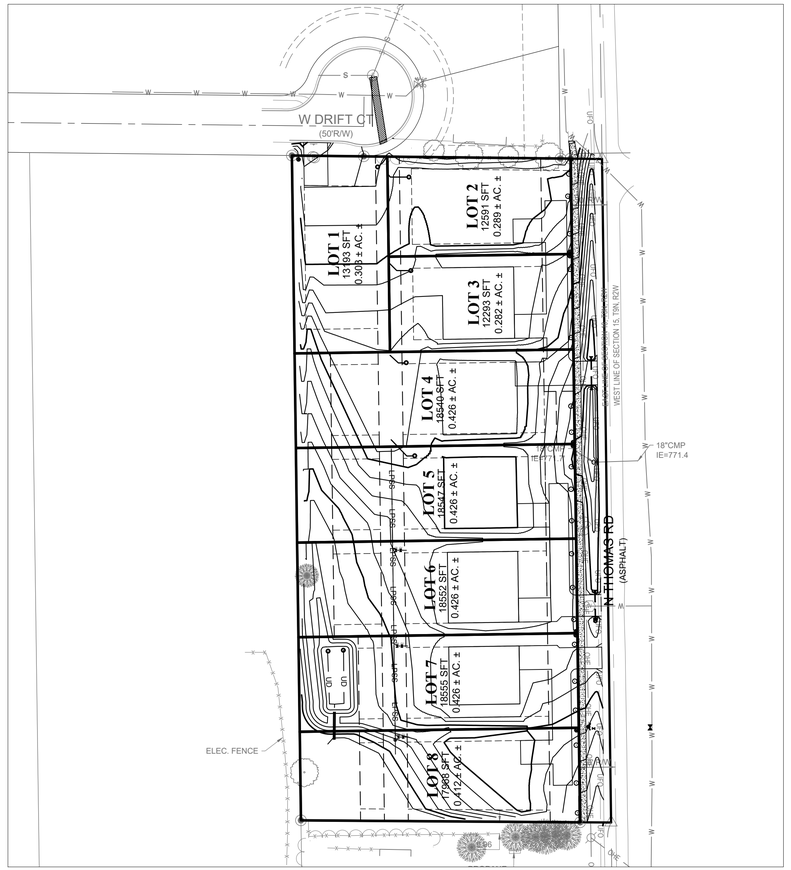
SUBJECT TO A 30 FOOT DEDICATED RIGHT-OF-WAY FROM THE CENTERLINE OF THOMAS ROAD.

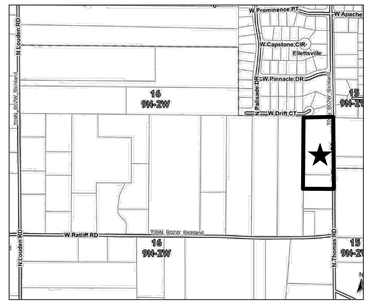
RICHLAND TOWNSHIP
SECTION 16
TOWNSHIP 9 NORTH
RANGE 2 WEST

DESIGNER(S) & SURVEYOR(S)
SMITH DESIGN GROUP, INC.
1467 W. ARLINGTON ROAD
BLOOMINGTON, IN 47404
(812) 336-6536

DEVELOPER(S) & APPLICANT(S)
VALU-BUILT CONSTRUCTION, LLC

OWNER(S)
VALUE-BUILT CONSTRUCTION LLC





VICINITY MAP

Sheet List Table

Sheet Number	Sheet Title
1	TITLE
2	DEMO PLAN
3	PRIMARY PLAT
4	SITE PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	PROFILES
8	CIVIL DETAILS
9	SWPP Index
10	SWPP Specs
11	SWPP Details
12	SWPP Plan

SHEET NO.	REVISIONS	BY	DATE

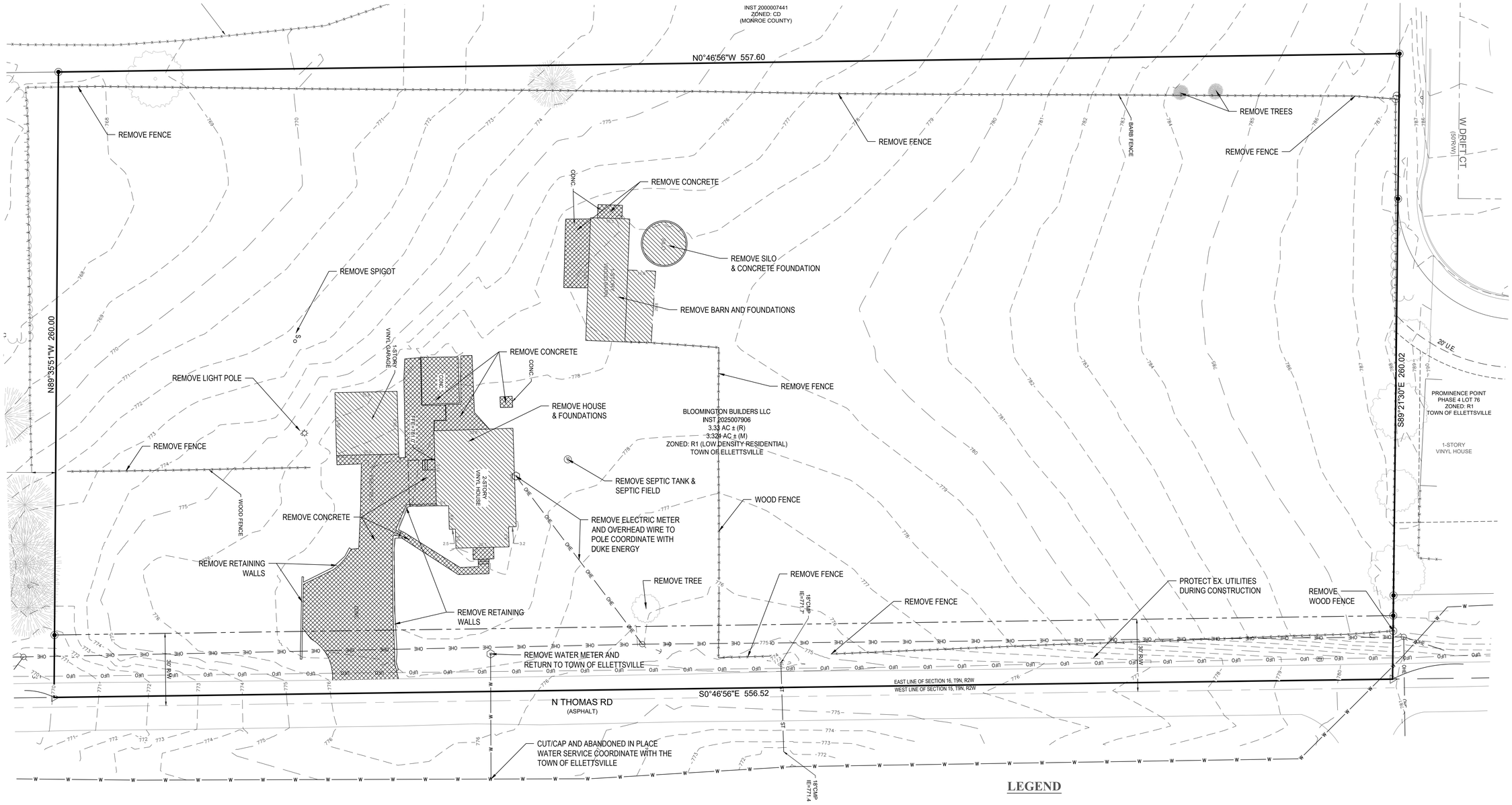
KATHERINE ELIZABETH STEIN
REGISTERED
PROFESSIONAL ENGINEER
PE 19900007
STATE OF
INDIANA
Katherine E Stein
CERTIFICATION DATE
10/30/2025

NOTE : WATER AND STORM SEWER SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE ELLETTSVILLE CONSTRUCTION SPECIFICATIONS. SANITARY SEWER SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE TO THE TOWN OF ELLETTSVILLE UTILITIES CONSTRUCTION SPECIFICATIONS. ALL OTHER WORK SHALL BE IN ACCORDANCE WITH THE 2021 SMITH DESIGN GROUP, INC. STANDARD SPECIFICATIONS.

SMITH DESIGN GROUP
CIVIL ENGINEERING - LAND SURVEYING
1467 W Arlington Road, Bloomington, IN 47404
(812) 336-6536 - smithdginc.com

Indiana 811
Know what's below. Call before you dig.
CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-382-5544 CALL TOLL FREE
PER INDIANA STATE LAW IC8-1-26.
IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

JOB NUMBER: 7207



LEGEND

- RR SPIKE
- MAG SPIKE
- REBAR
- BRASS DISK / MONUMENT
- IRON PIPE
- MAG NAIL
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC MANHOLE
- ELECTRIC VAULT
- ELECTRIC HANDHOLE
- ELECTRIC TRANSFORMER
- SANITARY MANHOLE
- CLEAN OUT
- STORM MANHOLE
- CURB INLET
- INLET ROUND
- INLET SQUARE
- YARD INLET
- WATER VALVE
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONECTION
- WATER MASTER METER
- WATER METER
- FIRE HYDRANT
- AIR CONDITIONER
- GAS METER
- GAS VALVE
- FIBER OPTIC VAULT
- CONCRETE BOLLARD
- TELEPHONE RISER
- FIBER OPTIC RISER
- COMMUNICATION MANHOLE
- SIGN
- FENCE POST

- OVERHEAD WIRES — OHW
- SANITARY SEWER — S
- UNDERGROUND GAS LINE — G
- UNDERGROUND ELECTRIC LINE — E
- UNDERGROUND COMMUNICATION LINE — C
- WATER LINE — W
- STORM SEWER — ST
- FENCE — X X X X

M	MEASURED
P	PLATTED
R	RECORD
FRB	FOUND REBAR
SRB	SET REBAR
FIP	FOUND IRON PIPE
FRS	FOUND RAILROAD SPIKE
FMAG	FOUND MAG NAIL
SMAG	SET MAG NAIL
B/C	BUILDING CORNER
FND	FOUND

BASIS OF BEARINGS:
INDIANA STATE PLANE,
WEST ZONE

SCALE: 1"=20'

GENERAL NOTES

1) BOUNDARY SURVEY PERFORMED BY SMITH DESIGN GROUP, DATED JULY 25, 2025.
2) ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE LABELED.
3) MONUMENTS WILL BE SET PRIOR TO FINAL PLATTING

SMITH DESIGN GROUP
CIVIL ENGINEERING - LAND SURVEYING
1467 W Arlington Road, Bloomington, IN 47404
(812) 336-6536 - smithdgllc.com

KATHERINE ELIZABETH STERN
REGISTERED
LAND SURVEYOR
NO. LS21100007
STATE OF
INDIANA
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

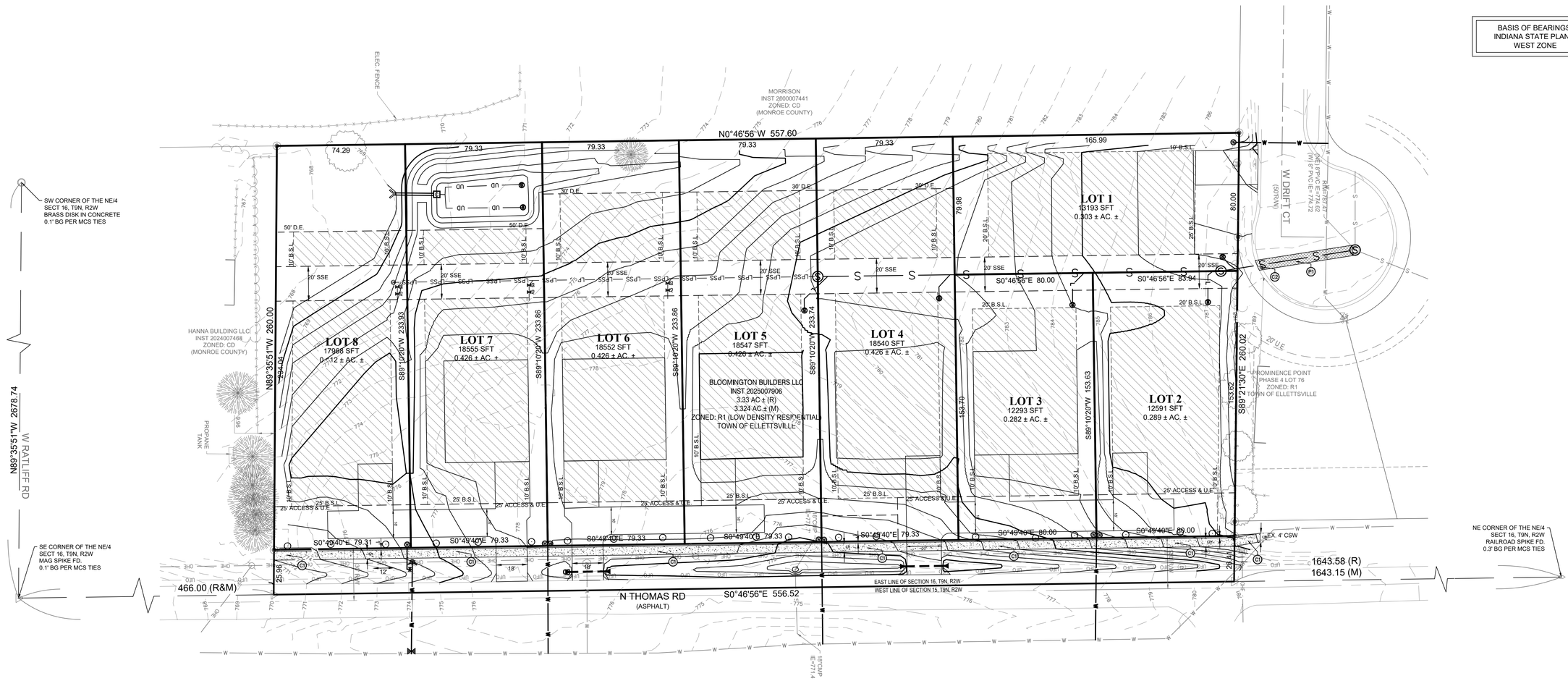
10/22/2025

BEYERS ROW
MAJOR SUBDIVISION
4599 N THOMAS ROAD
BLOOMINGTON, IN
NE ¼ SECTION 16, T9N, R2W

REVISIONS	BY	DATE

DESIGNED SPP/KES
DRAFTED SPP/KES
CHECKED
DATE

JOB NUMBER 7207
SHEET 2 OF 13
DATE 10/22/2025
DEMO PLAN



GENERAL NOTES

1) BOUNDARY SURVEY PERFORMED BY SMITH DESIGN GROUP, DATED JULY 25, 2025.
2) ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE LABELED.
3) MONUMENTS WILL BE SET PRIOR TO FINAL PLATTING
4) DRIVEWAYS SHOWN ON LOTS 1, 5, 6, 7, & 8 ARE FOR REFERENCE/INFORMATIONAL PROPOSES ONLY FOR PROVIDING VEHICLE TURNAROUNDS.
5) DRIVEWAYS FOR LOTS 2, 3 &4 SHALL HAVE ONE SHARED ACCESS POINT TO THOMAS ROAD. DRIVEWAY DESIGN ARE SUBJECT TO CHANGE WITH EACH INDIVIDUAL LOT SITE DESIGN.
6) INDIVIDUAL SITE DESIGN SHALL CONTAIN TURNAROUNDS FOR ALL DRIVEWAYS TO AVOID BACKING ONTO THOMAS ROAD, PER TOWN OF ELLETTSVILLE.
7) FINAL DRIVEWAY LOCATIONS ARE SUBJECT TO APPROVAL FROM TOWN OF ELLETTSVILLE.

LEGEND

FIRE HYDRANT SINGLE		RR SPIKE	
WATER METER PIT	W	STONE	
DOUBLE WATER METER PIT	WW	REBAR	
WATER VALVE		IRON PIPE	
WATER AIR RELEASE VALVE		MAG NAIL	
STORM SEWER MANHOLE	D	UTILITY POLE	
STORM SEWER INLET	C	BUILDABLE AREA	
STORM YARD INLET	Y		
STORM SEWER END SECTION			
SANITARY MANHOLE	S		
SANITARY CLEANOUT	CO		
WATER LINE	W		
SEWER LINE	S		
SEWER LATERAL	L		
UNDERGROUND ELECTRIC	E		
UNDERGROUND FIBER OPTIC	UFO		
STORM PIPE	ST		
FENCE			

SITE ZONING / LOT STANDARDS

SITE AREA = 3.324 ACRES
ZONING = R1 (LOW DENSITY RESIDENTIAL)
MAXIMUM IMPERVIOUS SURFACE COVERAGE = 40%
MINIMUM LOT AREA = 8,000 SF
MINIMUM LOT WIDTH = 60'
FRONT YARD SETBACK = 25'
REAR YARD SETBACK = 20'
SIDE YARD SETBACK = 10'

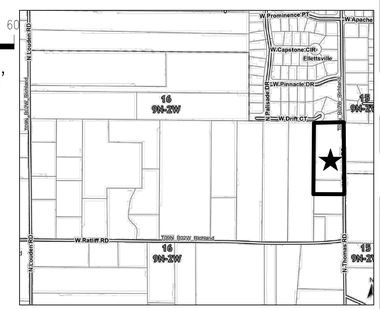
RICHLAND TOWNSHIP
SECTION 16
TOWNSHIP 9 NORTH
RANGE 2 WEST

DESIGNER(S) & SURVEYOR(S)
SMITH DESIGN GROUP, INC.
1467 W. ARLINGTON ROAD
BLOOMINGTON, IN 47404
(812) 336-6536

DEVELOPER(S) & APPLICANT(S)
VALU-BUILT CONSTRUCTION, LLC

OWNER(S)
BLOOMINGTON BUILDERS LLC
INSTRUMENT 2025007906

30 60
10 20
SCALE: 1"=30'



VICINITY MAP

SMITH DESIGN GROUP
CIVIL ENGINEERING - LAND SURVEYING
1467 W Arlington Road, Bloomington, IN 47404
(812) 336-6536 • smithdgrinc.com

KATHERINE ELIZABETH STERN
REGISTERED
LAND SURVEYOR
NO. LS21100007
STATE OF
INDIANA
PROFESSIONAL ENGINEER

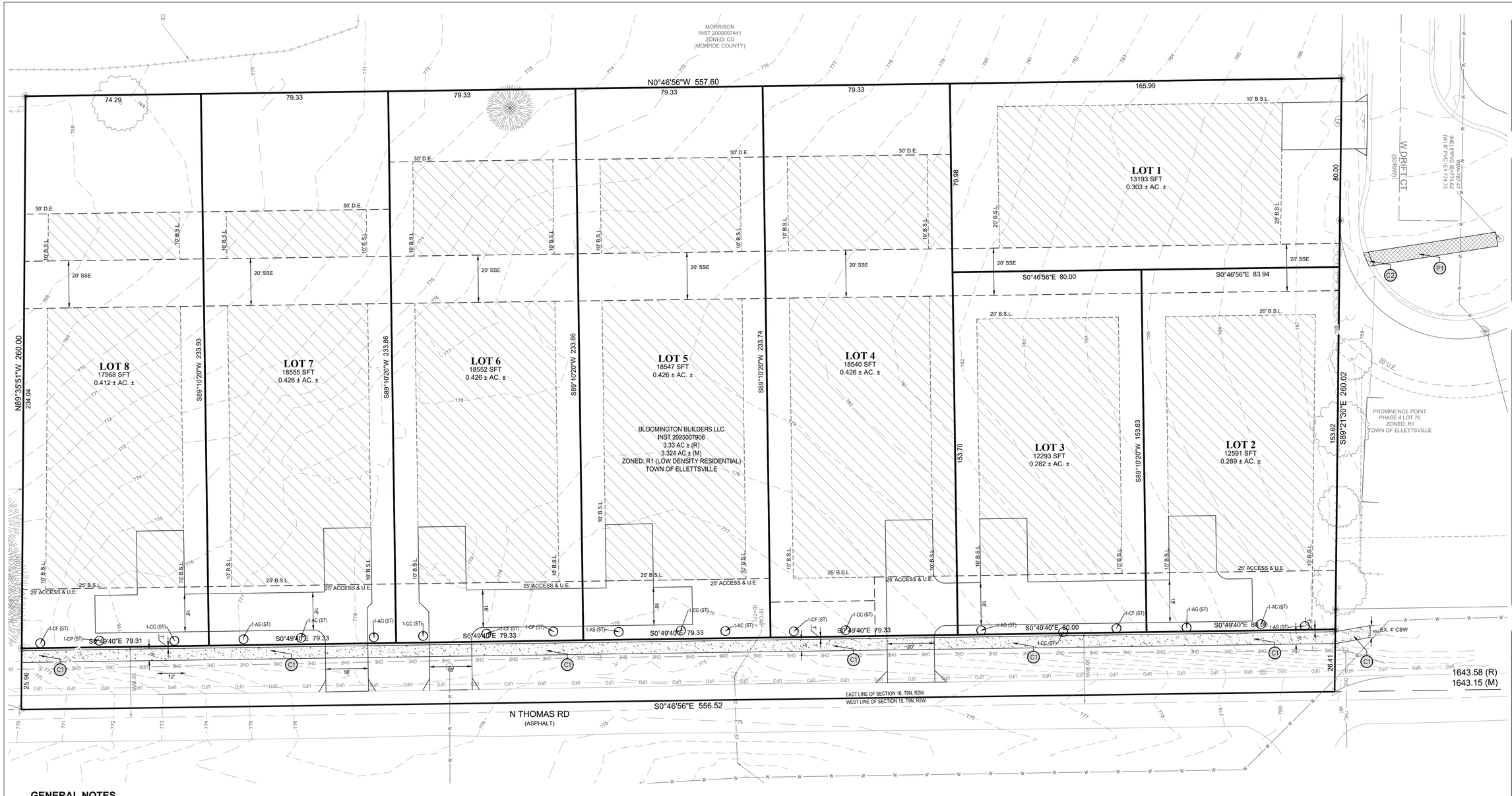
10/22/2025

BEYERS ROW
MAJOR SUBDIVISION
4599 N THOMAS ROAD
BLOOMINGTON, IN
NE ¼ SECTION 16, T9N, R2W

REVISIONS	BY	DATE

DESIGNED SPP/KBS
DRAFTED SPP/KBS
CHECKED
DATE

JOB NUMBER 7207
SHEET 3 OF 13
DATE 10/22/2025
PRIMARY PLAT



GENERAL NOTES

1) BOUNDARY SURVEY PERFORMED BY SMITH DESIGN GROUP, DATED JULY 25, 2025.
2) ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE LABELED.
3) MONUMENTS WILL BE SET PRIOR TO FINAL PLATTING
4) DRIVEWAYS SHOWN ON LOTS 1, 5, 6, 7, & 8 ARE FOR REFERENCE/INFORMATIONAL PROPOSES ONLY FOR PROVIDING VEHICLE TURNAROUNDS.
5) DRIVEWAYS FOR LOTS 2, 3 &4 SHALL HAVE ONE SHARED ACCESS POINT TO THOMAS ROAD. DRIVEWAY DESIGN ARE SUBJECT TO CHANGE WITH EACH INDIVIDUAL LOT SITE DESIGN.
6) INDIVIDUAL SITE DESIGN SHALL CONTAIN TURNAROUNDS FOR ALL DRIVEWAYS. BACKING OUT ONTO THOMAS ROAD IS PROHIBITED.
7) FINAL DRIVEWAY LOCATIONS ARE SUBJECT TO APPROVAL FROM TOWN OF ELLETTSVILLE.

SITE ZONING / LOT STANDARDS

SITE AREA = 3.324 ACRES
ZONING = R1 (LOW DENSITY RESIDENTIAL)
MAXIMUM IMPERVIOUS SURFACE COVERAGE = 40%
MINIMUM LOT AREA = 8,000 SF
MINIMUM LOT WIDTH = 60'
FRONT YARD SETBACK = 25'
REAR YARD SETBACK = 20'
SIDE YARD SETBACK = 10'

SITE MATERIALS

(C1) 5' WIDE, 4" CONCRETE SIDEWALK, (SEE DETAIL ON SHEET __.)
(ST) STREET TREES, SEE NOTES BELOW
(P1) PAVEMENT PATCH SEE DETAIL ON DETAILS SHEET.
(C2) SAW CUT AND REMOVE ROLL CURB FOR SEWER INSTALLATION REPLACE ROLL CURB, MATCH EXISTING GRADES.

BASIS OF BEARINGS:
INDIANA STATE PLANE,
WEST ZONE

LEGEND

- RR SPIKE
- STONE
- REBAR
- IRON PIPE
- MAG NAIL
- UTILITY POLE
- FENCE

- M MEASURED
- P PLATTED
- R RECORD
- FRB FOUND REBAR
- SRB SET REBAR
- FIP FOUND IRON PIPE
- FRS FOUND RAILROAD SPIKE
- FMAG FOUND MAG NAIL
- SMAG SET MAG NAIL
- B/C BUILDING CORNER
- FND FOUND

- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- WATER VALVE
- WATER LINE
- UNDERGROUND FIBER OPTIC LINE
- STORM SEWER
- BUILDABLE AREA

- M MEASURED
- P PLATTED
- R RECORD
- FRB FOUND REBAR
- SRB SET REBAR
- FIP FOUND IRON PIPE
- FRS FOUND RAILROAD SPIKE
- FMAG FOUND MAG NAIL
- SMAG SET MAG NAIL
- B/C BUILDING CORNER
- FND FOUND
- BSL BUILDING SETBACK LINE

- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- SSE SANITARY SEWER EASEMENT

STREET TREES NOTES

1. LOCATIONS OF STREET TREES CAN VARY TO AVOID UTILITY CONFLICTS.
2. SMALL TREES ONLY DUE TO PROXIMITY TO OVERHEAD POWER LINES

STREETSCAPE PLANT TABLE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
		TREES		
CC	4	Cercis canadensis	Eastern Redbud	2" Caliper
CP	4	Crataegus phaenopyrum	Washington Hawthorn	2" Caliper
CF	4	CORNUS florida	Flowering Dogwood	2" Caliper
AS	4	Acer saccharum	Apollo Maple	2" Caliper
AC	4	Amelanchier canadensis	Shadblow Serviceberry	2" Caliper
AG	4	(Amelanchierxgrandiflora)	(Apple Serviceberry hybrids)	2" Caliper

SMITH DESIGN GROUP
CIVIL ENGINEERING - LAND SURVEYING
1467 W Arlington Road, Bloomington, IN 47404
(812) 336-6536 - smithdginc.com

KATHERINE ELIZABETH STERN
REGISTERED
NO. LS21100307
STATE OF
INDIANA
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

10/22/2025

BEYERS ROW
MAJOR SUBDIVISION
4599 N THOMAS ROAD
BLOOMINGTON, IN
NE ¼ SECTION 16, T9N, R2W

REVISIONS	BY	DATE

DESIGNED SPP/KDS
DRAFTED SPP/KDS
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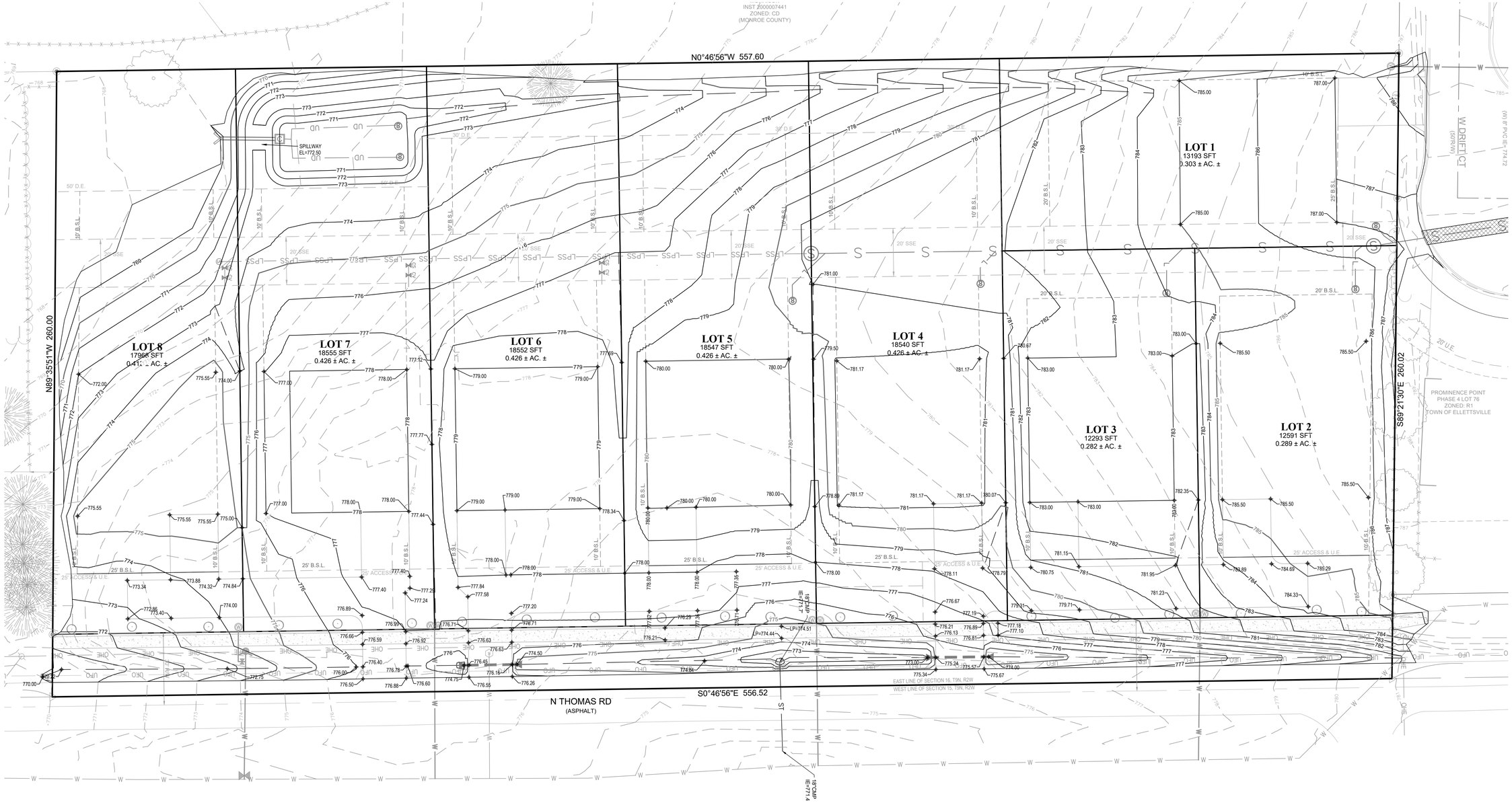
DATE

JOB NUMBER 7207
SHEET 4 OF 13
DATE 10/22/2025
SITE PLAN



GENERAL NOTES

1) BOUNDARY SURVEY PERFORMED BY SMITH DESIGN GROUP, DATED AUGUST 21, 2024.
2) ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE LABELED.
3) MONUMENTS WILL BE SET PRIOR TO FINAL PLATTING

UTILITY LEGEND

FIRE HYDRANT SINGLE	
WATER METER PIT	W
DOUBLE WATER METER PIT	WW
WATER VALVE	
WATER AIR RELEASE VALVE	
STORM SEWER MANHOLE	D
STORM SEWER INLET	C
STORM YARD INLET	Y
STORM SEWER END SECTION	
SANITARY MANHOLE	S
SANITARY CLEANOUT	CO
WATER LINE	W
SEWER LINE	S
SEWER LATERAL	L

GRADING LEGEND

EXISTING MINOR CONTOUR	XXX
EXISTING MAJOR CONTOUR	XXX
PROPOSED MINOR CONTOUR	XXX
PROPOSED MAJOR CONTOUR	XXX
EXISTING ELEVATION	EX XXX.XX
PROPOSED ELEVATION	XXX.XX
EDGE OF PAVEMENT ELEVATION	EP = XXX.XX
BACK OF CURB ELEVATION	BC = XXX.XX
HIGH POINT	XXX.XX HP
LOW POINT	XXX.XX LP
FINISH FLOOR ELEVATION	FF = XXX.XX

GRADING NOTES

1) POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM FINISH GRADE OF HOUSES.
2) USE OF SWALES BETWEEN THE HOUSES TO ACHIEVE DRAINAGE TO FRONT OR REAR OF HOUSES TO CONVEY WATER AWAY FROM HOUSES MAY BE NECESSARY.
3.) GRADING OF INDIVIDUAL LOTS IS SUBJECT TO CHANGE

20 40
10
SCALE: 1"=20'

SMITH DESIGN GROUP
CIVIL ENGINEERING - LAND SURVEYING
1467 W Arlington Road, Bloomington, IN 47404
(812) 336-6536 - smithdgrp.com

KATHERINE ELIZABETH STERN
REGISTERED
NO. LS21100007
STATE OF
INDIANA
PROFESSIONAL ENGINEER
NOT VALID FOR CONSTRUCTION

10/22/2025

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MAJOR SUBDIVISION
4599 N THOMAS ROAD
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NE ¼ SECTION 16, T9N, R2W

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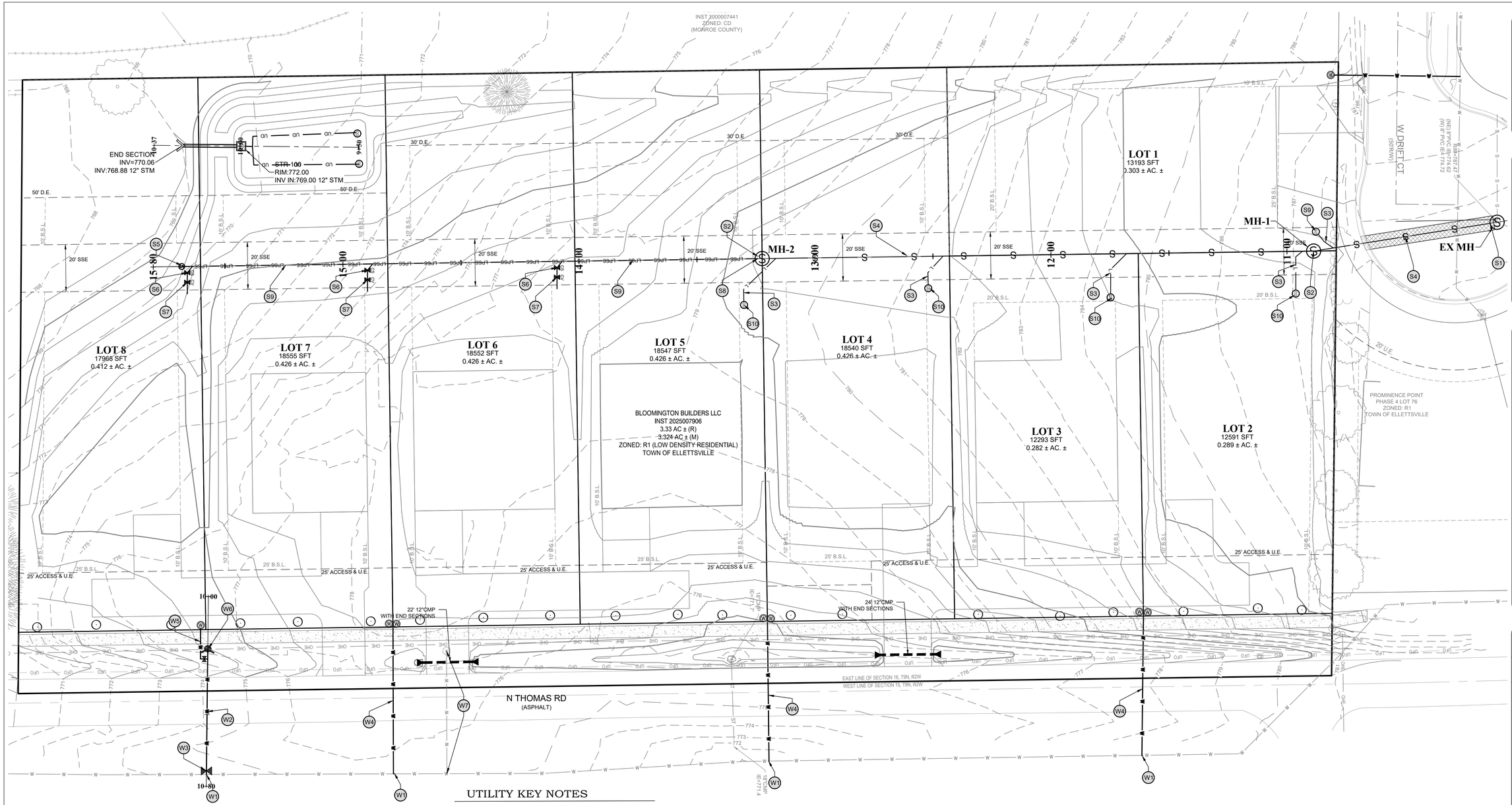
SHEET 5 OF 13
DATE 10/22/2025
GRADING PLAN



UTILITY NOTES

1) 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 UTILITY COMPANIES TO SCHEDULE THE MEETING.
2) CONTRACTOR SHALL NOTIFY THE TOWN OF ELLETTSVILLE UTILITIES AT LEAST ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, OR SANITARY SEWER UTILITY WORK. THE INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, AND A PROPER AS-BUILT MADE. COMPENSATION FOR OVERTIME INSPECTION MAY BE REQUIRED.
3) SEE SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SEWER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.
4) MS.=: IF SHOWN ON THE PLANS, = MINIMUM SEWER ELEVATION. IT INDICATES THE LOWEST FLOOR ELEVATION THAT WILL ALLOW GRAVITY SEWER SERVICE WITHOUT A SPECIAL BACKWATER VALVE. ANY FLOOR ELEVATION THAT WILL BE SERVED BY GRAVITY SEWER MUST BE ABOVE THE RIM ELEVATION OF THE UPSTREAM SANITARY MANHOLE. IF NOT A BACKWATER VALVE MUST BE INSTALLED ACCORDING TO SEC. 409(A) OF THE UNIFORM PLUMBING CODE. SEE SPECIFICATIONS PACKET FOR MORE DETAIL.
5) ON ALL EXISTING SANITARY MAINS, WYES SHALL BE CUT AND SLEEVED IN PLACE BY THE CONTRACTOR AND INSPECTED BY THE TOWN OF ELLETTSVILLE UTILITIES.
6) WHEN CONNECTING A NEW PIPE TO AN EXISTING MANHOLE, THE MANHOLE SHALL BE CORE-DRILLED. PIPE SHALL BE CONNECTED TO THE MANHOLE BY EITHER A FLEXIBLE BOOT KOR-N-SEAL OR 2 FLEXIBLE CONNECTOR OR APPROVED EQUAL. TABLE AND TROUGH SHALL BE MODIFIED AS NECESSARY TO DIRECT THE FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE INVERT OUT FOR THIS STRUCTURE.
7) ALL SANITARY SEWER LATERALS SHALL HAVE A CLEAN-OUT AT LEAST EVERY 90 FEET. ALL CLEAN-OUTS, WETHER IN GRASSY AREAS OR IN PAVEMENT, SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST JORDAN CATALOGUE NO. 2975 OR NEENAH CATALOGUE NO. R-1974-A. IN GRASSY AREAS, THE CASTING SHALL BE PROVIDED WITH A CIRCULAR CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 6" THICK AND SHALL EXTEND AT LEAST 8" BEYOND THE OUTSIDE OF THE CASTING ON ALL SIDES. IN PAVEMENT, THE TOP OF THE CASTING SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT. TOP OF CLEAN-OUT SHALL BE NO MORE THAN 3" BELOW THE TOP OF THE CASTING. A #10 INSULATED SOLID COPPER LOCATOR WIRE SHALL BE WRAPPED AROUND ALL NON-METALLIC PIPES 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 WITH A CLEAN-OUT IN A CASTING.
8) WHEREVER C900 PIPE IS USED FOR SEWER, ALL WYES SHALL BE HARCO, SIZED FOR C900 ON THE RUN AND SDR-35 ON THE BRANCH. TRANSITION FROM C900 TO SDR-35 PIPE SHALL BE MADE BY USE OF A HARCO C900 TO SDR-35 ADAPTER WYES.
9) ALL D.I.P. USED FOR SANITARY SEWER SHALL HAVE CERAMIC EPOXY LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTO 401, AS MANUFACTURED BY INDURON PROTECTIVE COATINGS. WYES FOR D.I.P. SHALL BE HARCO D.I.P. TO SDR-35 ADAPTER WYES.
10) A PERMANENT INDICATING CONTROL VALVE SHALL BE INSTALLED ON THE FIRE LINE 12" ABOVE THE FLOOR AT THE TERMINATION POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST AND WILL REMAIN AS A PART OF THE SYSTEM. ONCE ALL TESTING IS COMPLETE, THE LINE WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM.
11) TRACER WIRE SHALL BE INSTALLED ON ALL NEW UTILITY LINES.

UTILITY KEY NOTES

WATER LINE NOTES (W)

1. TAP EXISTING WATER MAIN PER THE TOWN OF ELLETTSVILLE REQUIREMENTS. CONTRACTOR TO PROVIDE ALL NECESSARY EXCAVATION, SHORING, BACKFILL, SURFACE REPAIR, TAP SADDLE, AND TAP VALVE FOR THE TAP. THE TOWN OF ELLETTSVILLE PERSONNEL MUST PERFORM THE TAP AND WILL PROVIDE THE NECESSARY TAPPING EQUIPMENT AND LABOR FOR THE TAP. SCHEDULE THE TAP WITH THE TOWN OF ELLETTSVILLE INSPECTOR THAT IS ASSIGNED TO THIS JOB.
2. 6" D.I.P. WATER LINE WITH LOCATE WIRE. BACKFILL PER CBU DETAIL 11 (SEE DETAIL ON DETAILS SHEET). 48" OF COVER MIN. PROVIDE 18" SEPARATION BETWEEN WATER LINE AND OTHER UTILITIES.
3. 6" GATE VALVE.
4. 1.5" DOMESTIC WATER SERVICE SHALL BE EITHER TYPE "K" COPPER IN CONFORMANCE WITH ASTM B88 OR BLUE POLYETHYLENE AWWA 901 PE4710, ASTM D2737, CTS SDR9 PC250 (NSF 61). TO BE BORED UNDER ROADWAY. 48" OF COVER MIN.
5. 1" DOMESTIC WATER SERVICE SHALL BE EITHER TYPE "K" COPPER IN CONFORMANCE WITH ASTM B88 OR BLUE POLYETHYLENE AWWA 901 PE4710, ASTM D2737, CTS SDR9 PC250 (NSF 61). TO BE BORED UNDER ROADWAY. 48" OF COVER MIN.
6. FIRE HYDRANT (PUBLIC) PER TOWN OF ELLETTSVILLE SPECIFICATIONS.
7. RETIRE OLD SERVICE AT MAIN. CONTRACTOR TO COORDINATE WITH THE TOWN OF ELLETTSVILLE.

SANITARY SEWER NOTES (S)

1. CORE DRILL EXISTING MANHOLE TO ACCEPT NEW 8" SDR-35 PVC SEWER MAIN.
2. SANITARY MANHOLE. (SEE PROFILE SHEET)
3. 4" SDR-35 PVC SANITARY SEWER LATERAL (SLOPE @ 1.00% MIN).
4. 8" SDR-35 PVC PUBLIC SANITARY SEWER MAIN. (SEE PROFILE SHEET)
5. SINGLE FLUSH CONNECTION IN MANHOLE. (SEE DETAIL ON DETAILS SHEET)
6. CORPORATION STOP. (SEE DETAIL ON DETAILS SHEET)
7. CHECK VALVE
8. DROP IN MANHOLE. (SEE DETAIL ON DETAILS SHEET)
9. 2 IN. DR-11 HDPE LPSS FORCE MAIN
10. CLEAN OUT. (SEE DETAIL ON DETAILS SHEET)

STORM SEWER NOTES (D)

1. 24' CMP PIPE WITH END SECTIONS

UTILITY LEGEND

FIRE HYDRANT SINGLE	WATER LINE — W
WATER METER PIT	SEWER LINE — S
DOUBLE WATER METER PIT	SEWER LATERAL — L
WATER VALVE	UNDERGROUND ELECTRIC — E
WATER AIR RELEASE VALVE	UNDER DRAIN — UD
STORM SEWER MANHOLE	LOW PRESSURE SANITARY SEWER FORCE MAIN — LPSS
STORM SEWER INLET	
STORM YARD INLET	
STORM SEWER END SECTION	
SANITARY MANHOLE	
SANITARY CLEANOUT	
SANITARY CORPORATION STOP	
SANITARY CHECK VALVE	

SCALE: 1"=20'

SMITH DESIGN GROUP
CIVIL ENGINEERING - LAND SURVEYING
1467 W Arlington Road, Bloomington, IN 47404
(812) 336-6536 - smithdgllc.com

NOT FOR CONSTRUCTION
KATHERINE ELIZABETH STERN
REGISTERED
LICENSED NO. 29300007
STATE OF INDIANA
PROFESSIONAL ENGINEER
10/22/2025

BEYERS ROW
MAJOR SUBDIVISION
4599 N THOMAS ROAD
BLOOMINGTON, IN
NE ¼ SECTION 16, T9N, R2W

REVISIONS	BY	DATE

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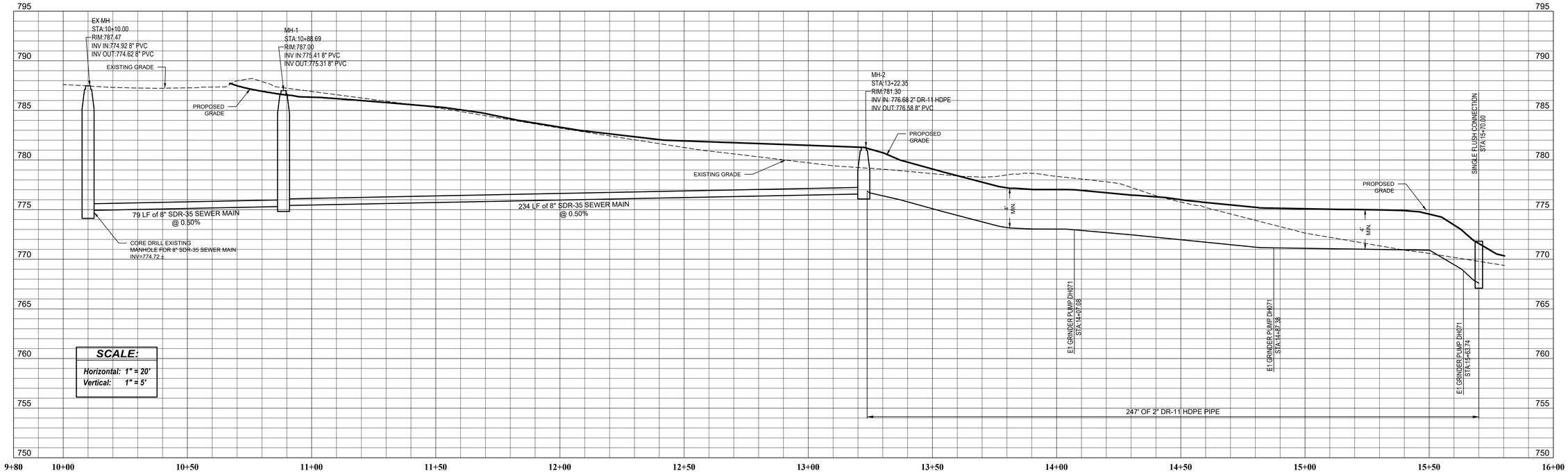
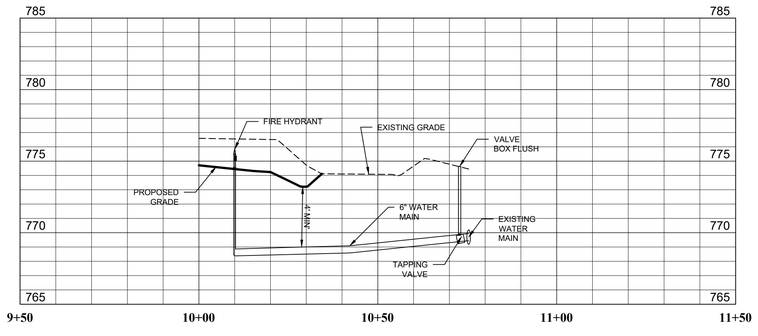
DATE

JOB NUMBER 7207
SHEET 6 OF 13
DATE 10/22/2025
UTILITY PLAN

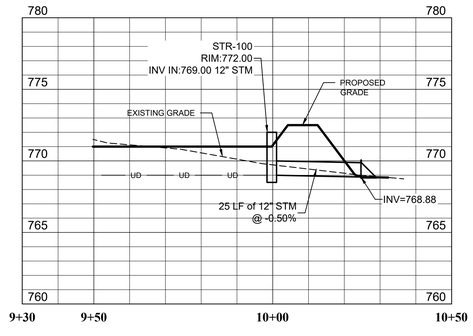


SAN-2 PROFILE



W-1 PROFILE

SCALE:
Horizontal: 1" = 20'
Vertical: 1" = 5'



D-1 PROFILE

SCALE:
Horizontal: 1" = 20'
Vertical: 1" = 5'

SMITH DESIGN GROUP
CIVIL ENGINEERING - LAND SURVEYING
1467 W Arlington Road, Bloomington, IN 47404
(812) 336-6536 • smithdgrinc.com

KATHERINE ELIZABETH STERN
REGISTERED
LICENSED NO. PE10900307
STATE OF INDIANA
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

10/22/2025

BEYERS ROW
MAJOR SUBDIVISION
4599 N THOMAS ROAD
BLOOMINGTON, IN
NE $\frac{1}{4}$ SECTION 16, T9N, R2W

REVISIONS	BY	DATE

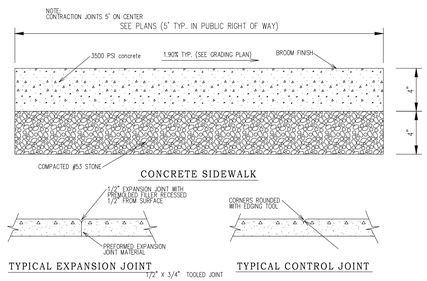
DESIGNED	DRAFTED	CHECKED	DATE
SPP/KES	SPP/KES		

JOB NUMBER 7207

SHEET 7 OF 13

DATE 10/22/2025

PROFILES



SIDEWALK & JOINT DETAIL

NO SCALE

	APPROX. DIMENSIONS					
PIPE SIZE	12"	15"	18"	24"	30"	36"
GAGE	16	16	16	16	14	14
A	5"	6"	7"	9"	11"	13"
B	7"	8"	10"	13"	16"	19"
L	21"	26"	31"	41"	51"	60"
W	22"	28"	34"	46"	55"	70"

NOTES:
1. END SECTIONS ARE TO BE GALVANIZED STEEL OR ALUMINUM.
2. 1/2" THREADED ROD TO BE USED FOR CONNECTION TO PIPE.
3. SUBSTITUTIONS TO BE SUBMITTED TO ENGINEER FOR APPROVAL.

END SECTION DETAIL

NO SCALE

TRENCH DETAIL FOR PVC, HDPE, AND RIGID PIPE

NO SCALE

FIRE HYDRANT

Fire hydrants shall conform to ANSI/AWWA C502 and must be Kennedy Guardian model K81 or Mueller Super Centurion 200 (catalog no. A-423) or Waterous Pacer Classic. These are dry-barrel type fire hydrants with a 5," main valve opening, two hose nozzles and one pumper nozzle. Hydrants shall have a mechanical joint type connection and shall be painted according to 4.4.4.4. FIRE HYDRANTS.

Install fire hydrant at a minimum of 2' from structures or obstructions and set the hydrant bury line 2" above finished grade. The pumper nozzle must face the street.

NOTES

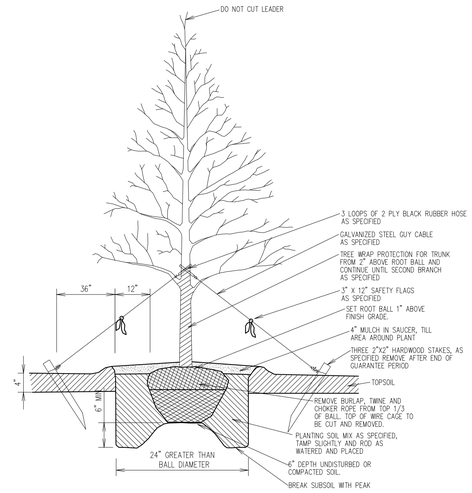
1. For connection to existing water mains, a 6" tapping valve and saddle shall be used in place of the gate valve and anchor coupling.

6" M.J. GATE VALVE (See Note 1)
Gate valves shall be cast iron body, fully bronze mounted, with a resilient seat and a non rising stem in accordance with AWWA C509.

VALVE BOX
Valve box shall be a cast iron, three-piece adjustable type. Cover shall be labeled "WATER".

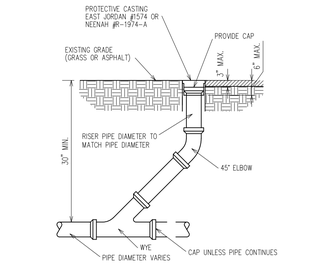
FIRE HYDRANT ASSEMBLY DETAIL

NO SCALE



TREE PLANTING & GUYING DETAIL

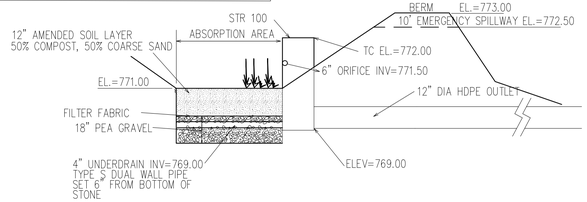
NO SCALE



STORM CLEAN-OUT DETAIL

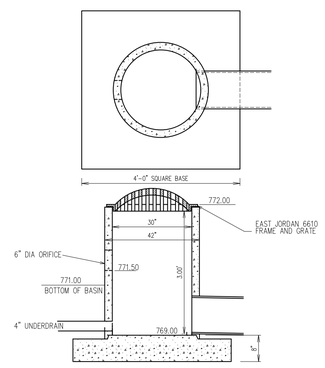
NO SCALE

PEA GRAVEL AND AMENDED SOIL TO BE INSTALLED AFTER SITE HAS BEEN STABILIZED TO PREVENT CLOGGING WITH SEDIMENT.



DETENTION POND DETAIL

NO SCALE



STR 100 DETAIL

NO SCALE

SMITH DESIGN GROUP
CIVIL ENGINEERING - LAND SURVEYING
1467 W Arlington Road, Bloomington, IN 47404
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KATHERINE ELIZABETH SPP
REGISTERED
LICENSED
NO. 11000307
STATE OF INDIANA
PROFESSIONAL ENGINEER

10/22/2025

BEYERS ROW
MAJOR SUBDIVISION
4599 N THOMAS ROAD
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NE $\frac{1}{4}$ SECTION 16, T9N, R2W

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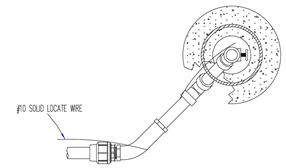
JOB NUMBER 7207

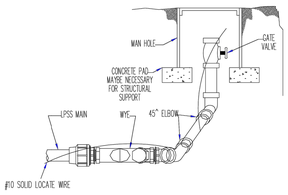
SHEET 8 OF 13

DATE 10/22/2025

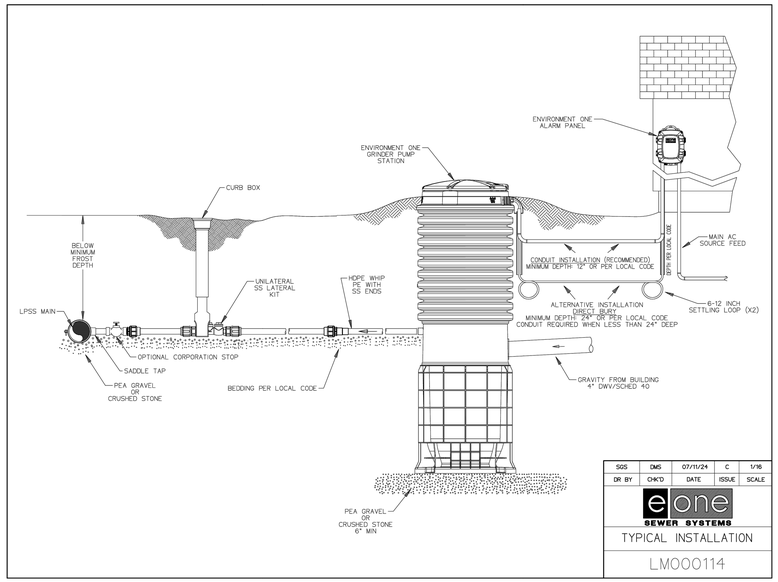
CIVIL DETAILS



PLAN VIEW



SINGLE FLUSHING CONNECTION ON LPSS MAIN



SGS	DMS	07/11/24	C	1/16
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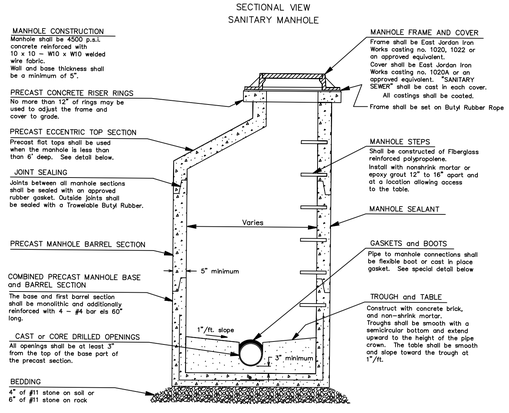
eone SEWER SYSTEMS

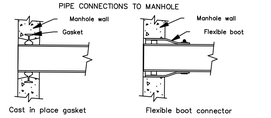
TYPICAL INSTALLATION

LM000114

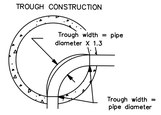
SECTIONAL VIEW
SANITARY MANHOLE



PIPE CONNECTIONS TO MANHOLE



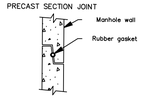
TROUGH CONSTRUCTION



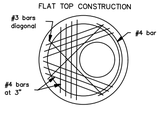
MINIMUM PIPE INVERT DROP THROUGH MANHOLE

TROUGH DEFLECTION	MIN. DROP (Ft.)
0° – 22°	.10
23° – 45°	.20
46° – 90°	.30

PRECAST SECTION JOINT

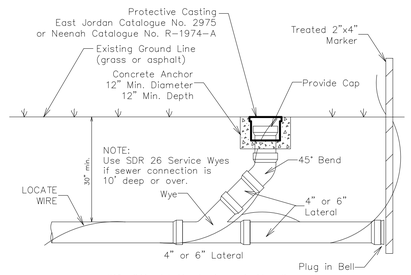


FLAT TOP CONSTRUCTION



SANITARY SEWER MANHOLE DETAIL

NO SCALE



#10 solid insulated locate wire required from the main to the clean-out at the property line.

PROFILE

SANITARY SEWER CLEAN OUT

NO SCALE

SMITH DESIGN GROUP
CIVIL ENGINEERING - LAND SURVEYING
1467 W Arlington Road, Bloomington, IN 47404
(812) 336-6536 - smithdginc.com

KATHERINE ELIZABETH SPP/KES REGISTERED 11000307 STATE OF INDIANA PROFESSIONAL ENGINEER

10/22/2025

BEYER
MAJOR SUBDIVISION
4599 N THOMAS ROAD
BLOOMINGTON, IN
NE 1/4 SECTION 16, T9N, R2W

REVISIONS	BY	DATE

DESIGNED SPP/KES
DRAFTED SPP/KES
CHECKED
DATE

JOB NUMBER 7207

SHEET 9 OF 13

DATE 10/22/2025

CIVIL DETAILS

NARRATIVE

SECTION A: – CONSTRUCTION PLAN ELEMENTS

A1 – Plan Index
Shown on Title Sheet

A2 – Vicinity Map
Shown on Title Sheet

A3 – Narrative describing nature and purpose of project
The purpose of this project is for single family residential

A4 – Latitude and Longitude
39.218695,–86.630993

A5 – Legal Description
Shown on Title Sheet

A6 – 11x17 Plat
N/A

A7 – Boundaries of the 100–yr Floodplans, floodway fringes, and floodways
No floodplains, flood fringes, or floodways on site.

A8 – Land Use of Adjacent Properties
Land use of adjacent properties is residential to the north, east, south and west

A9 – Identification of a U.S. EPA approved or established TMD:
None

A10 – Identify all receiving waters
Jacks Defeat Creek

A11 – Identification of a TMDL and discharges to 303(d) impaired waters
Impaired – Bacteria

A12 – Soils Map
Shown on this sheet.

A13 – Identification and location of wetlands, lakes and water courses on or adjacent to the project site
There are no known wetlands or lakes on or adjacent to the site.

A14 – Identification of any other state or federal water quality permits or authorizations required
No other permits required.

A15 – Identification and delineation of existing cover
The majority of the site is has lawn ground cover. Existing trees exist along the property boundaries. .

A16 – Existing Topography
Shown on Grading Sheet 5

A17 – Locations where run–off enters the project site
Runoff enters the site from the east

A18 – Locations where run–off discharges from the project site prior to land disturbance
Runoff drains to the north and south

A19 – Location of all Existing Structures on the project site.
N/A None

A20 – Existing permanent retention or detention facilities.
None

A21 – Locations where stormwater may be directly discharged into groundwater.
None.

A22 –Size of the project area in acres
Total project size = 3.00 acres

A23 – Total expected land disturbance in acres
Land disturbance = 3.00 acres

A24 – Proposed Final Topography
Shown on Grading Plan Sheet 5

A25 – Location and approximate boundaries of all disturbed areas
Shown on SWPP Plan Sheet 11

A26 – Locations, size and dimensions of all stormwater drainage systems:
Storm sewer system location, size and dimensions are shown on Utility Sheet 7 & 8

A27 – Location of specific points where stormwater leaves the site
Stormwater leaves the site through detention ponds on the north and south side of the site.
A28 – Location of all proposed site improvements
All site improvements are shown on Sheets 3

A29 – Location of all on–site and off–site stockpiles and borrow areas
Shown on SWPP Plan Sheet 11

A30 – Construction support activities
Staging area is shown on SWPP Plan Sheet 11 if used.

A31 – Location of any in–stream activities that are planned
None

SECTION B: STORMWATER POLLUTION PREVENTION PLAN – CONSTRUCTION COMPONENT

B1 – Description of potential pollutant sources assoc. w/constr.
Possible pollutants associated with construction include trucks used for delivery of fuel and maintenance of vehicles. Some pollutants associated with construction include grit and sediment due to grading and clearing, rust and brake dust from the construction vehicles and various fluids that may be used to lubricate or maintain construction equipment. Other pollutants may be possible, but are not foreseeable at this time. Specifications shown on the erosion control notes address recommendations used for spills and other groundwater contaminants due to construction.

B2 – Stable construction entrance location and specifications
Locations are shown on the SWPPP Sheet 11 and specifications are shown on the SWPP Specifications Sheet 12

B3 – Specifications for temporary and permanent stabilization:
Shown on SWPP Specifications Sheet 12

B4– Sediment control measures for concentrated flow areas
Concentrated flow is directed to storm inlet. Not anticipated with this project during construction..

B5 – Sediment control measures for sheet flow
Silt fence will be utilized. Locations are shown on the SWPP Plan Sheet 11 and details are shown on the SWPP Detail sheet 13 Specifications are shown on the SWPP Specification Sheet 12.

B6 – Run–off Control Measures
Not anticipated to be used for this project

B7 – Stormwater Outlet protection location and specifications
Rip rap aprons will be utilized as shown on the SWPP Plan Sheet 11 and specificatgions ares on the SWPP Specification Sheet 12.

B8 – Grade stabilization structure locations and specifications
None anticipated for this project..

B9 – Dewatering applications and management methods
Not anticipated. Specifications on SWPP Specifications Sheet 12.

B10 – Measures utilized for work within waterbodies:
N/A

B11 – Maintenance guidelines for each proposed stormwater quality measure
Shown on SWPP Specifications Sheet 12.

B12 – Construction Sequence
Shown on SWPP Plan Sheet 11.

B13 – Erosion & sediment control specifications for individual building lots
Shown on SWPP Details Sheet 13

B14 – Material Handling and spill prevention and spill response plan
Specifications for material handling and spill prevention are noted on the erosion control notes sheet. Spill kit shall be provided on site and location noted on construction board. Construction board must also include all MSDS sheets for all materials that appear on site and the contact information for the MS4 coordinator. The release of sediment laden water from the site must be considered a reportable spill.

B15 – Material handling and storage procedures associated with construction activity
Materials shall be stored in locations shown on the SWPP Plan. If fueling is necessary notify engineer to update SWPPP and should only be done in designated areas. All waste shall be properly disposed of in dumpster or other approved containers on site and shall be properly disposed of off–site. Concrete washouts shall be located in close proximity to concrete work. Other items not listed shall be stored, handled in accordance with IDEM requirements.

SECTION C: STORMWATER POLLUTION PREVENTION PLAN – POST CONSTRUCTION

C1 – Description of pollutants & their sources associated with the proposed land use and pre–construction and post construction peak discharge.
Pollutants associated with post construction use include trash, lawn fertilizers, pesticides, household chemicals, oils, grease, petroleum products, solvents and vehicle fluids, dust and paint products. Other pollutants associated with vehicle repair and maintenance may be present.

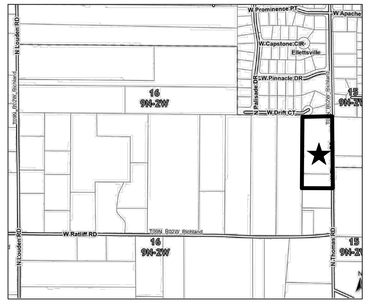
C2 – Description of proposed post–construction stormwater measures
The detention pond will serve as post construction water quality and quantity management by promoting infiltration for the first flush and slowly releasing stormwater runoff offsite. All disturbed areas that are not impervious will be permanently seeded. Post construction runoff rates will be reduced from pre–construction runoff rates as follows:
Pre 2 yr – 7.73 cfs, 10yr – 11.3 cfs, 100yr 16.14 cfs
Post 2yr – 0.073 cfs, 10yr – 0.40 cfs, 100yr – 0.80 cfs

C3 – Plan detail for each stormwater measure
The location of said features described above are shown on the SWPPP Sheet 11 and Specifications are on the SWPP Specification sheet 12 and Detail Sheet 13.

C4 – Sequence describing stormwater measure implementation
Shown in Construction Sequence on the SWPP Plan Sheet 11.

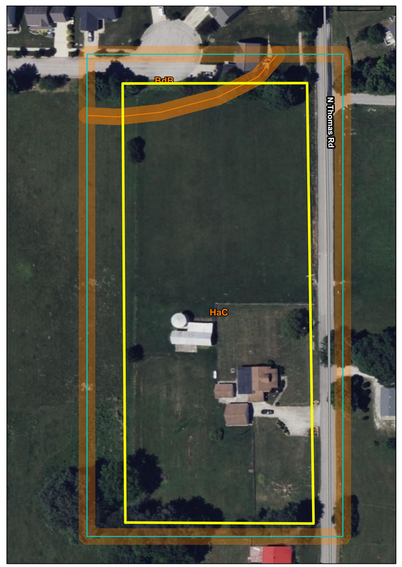
C5 – Description of maintenance guidelines for post construction storm water quality measures
Maintenance of post construction storm water quality measures will be the responsibility of the property owners. Maintenance will consist of mowing and re–seeding as required to maintain vegetative cover. The owner will be responsible for properly disposing of any trash on site.

C6 – Entity responsible for operation and maintenance of post–construction stormwater measures
These responsibilities and the specific maintenance guidelines are the responsibility of the site owners.



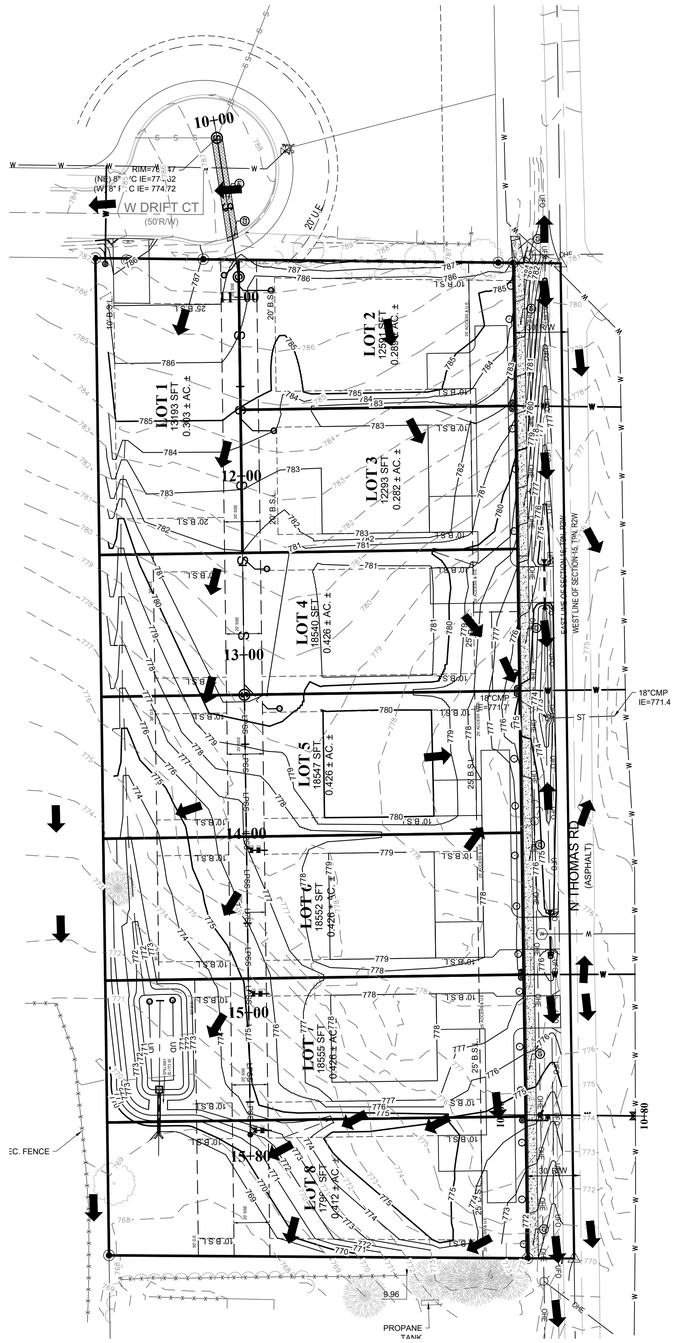
LOCATION MAP

★ PROJECT LOCATION



SOILS MAP

BdB- Bedford silt loam, 2-6% slopes
HaC- Hagerstown silt loam , 12-18% slopes



SMITH DESIGN GROUP
CIVIL ENGINEERING - LAND SURVEYING
1467 W Arlington Road, Bloomington, IN 47404
(812) 336-6536 - smithdgllc.com

NORMAN ELIZABETH STERN
REGISTERED
NO. 10100307
STATE OF
INDIANA
PROFESSIONAL ENGINEER

10/22/2025

BEYERS ROW
MAJOR SUBDIVISION
4599 N THOMAS ROAD
BLOOMINGTON, IN
NE ¼ SECTION 16, T9N, R2W

REVISIONS	BY	DATE

DESIGNED	DRAFTED	CHECKED	DATE
SPP/KBS	SPP/KBS		

JOB NUMBER 7207

SHEET 10 OF 13

DATE 10/22/2025

SWPP INDEX

0 40 80
20
SCALE: 1"=40'

SECTION 02420
STORMWATER POLLUTION PREVENTION & EROSION CONTROL

PART 1 – GENERAL

1.01 RELATED WORK
- A. Section 02310 – Rough Grading
- B. Section 02320 – Finish Grading
- C. Section 02930 – Sodding
- D. Section 02910 – Protection for Existing Trees

1.02 REFERENCES
- A. The latest issue of the following form a part of this section to the extent indicated hereinafter.
  1. Indiana Storm Water Quality Manual published by the Indiana Department of Environmental Management October 2007 edition. (ISWQM)
  2. Indiana Code 327 IAC 15-5-7 Section 7.
  3. 2014 Indiana Department of Transportation Standard Specifications (INDOTSS)

1.03 LOCAL JURISDICTION
- A. When the work is within the jurisdiction of a local municipality, MS4 district or Soil and Water Conservation District that will inspect, review, approve, reject or report on part or all of the work being completed, the specifications and requirements of that agency shall supercede this section of the standard specifications if said agency?s specifications and requirements are more stringent.

PART 2 – PRODUCTS

2.01 MATERIALS
- A. Aggregates for use in conjunction with erosion control measures shall be in accordance with the section of the INDOTSS indicated as follows:
  1. Coarse aggregates size #2, #5, #8, and #53 shall be in accordance with Section 904.03 table (e).
  2. Rip rap for outlet protection materials shall be in accordance with Section 904.04 table (f) of the INDOTSS and Chapter 7 of the ISWQM.
- B. Pipe material for use in conjunction with erosion control measures shall be in accordance with the section of the INDOTSS indicated as follows:
  1. Corrugated Polyethylene Drainage Tubing and Smooth Wall Polyethylene Pipe shall be in accordance with Section 907.17 and 907.21 of the INDOTSS.
- C. Geotextile
  1. Geotextiles for use under rip rap shall be in accordance with Section 918.02 of the INDOTSS.
- D. Silt Fence shall conform to the minimum physical properties as shown on the table below.

Sediment Barriers and Filters: Silt Fence Table 2.
Geotextile Fabric Specifications for Silt Fence (Minimum)

Physical Property	Woven fabric	Non-woven fabric
Filtering efficiency	85%	85%
Tensile strength at 20% elongation:		
Standard strength	30 lbs./linear in.	50 lbs./linear in.
Extra strength	50 lbs./linear in.	70 lbs./linear in.
Slurry flow rate	0.3 gal./min./sq.ft.	4.5 gal./min./sq.ft.
Water flow rate	15 gal./min./sq.ft.	220 gal./min./sq.ft.
UV resistance	70%	85%
Post Spacing	7 feet	5 feet

- E. Temporary Gravel Construction Entrances
  1. Construction entrances shall be installed using materials specified in ISWQM Chapter 7.
- F. Erosion Control Blankets
  1. Erosion control blankets and turf reinforcement shall be the type indicated on the plans as manufactured by North American Green or equal approved by Owner's Representative.
- G. Temporary Seeding
  1. Grass species recommended for temporary seeding shall be as follows during these time periods:

Winter wheat or rye	9/15 to 10/30
Spring oats	3/1 to 4/15
Annual ryegrass	3/1 to 5/1, 8/1 to 9/1
German millet	5/1 to 6/1
Sudangrass	5/1 to 7/30
Buckwheat	4/15 to 6/1
Corn (broadcast)	5/11 to 8/10
Sorghum	5/1 to 7/15

- H. Mulching Material
  1. Mulching material may be straw or hay, Excelsior blankets, paper mat, straw mat or aspen wood cellulose fiber mulch.

PART 3 – EXECUTION

3.01 SCHEDULING/SEQUENCING
- A. Existing Vegetation
  1. If existing vegetation must be cleared, it shall be retained and protected until the area must be disturbed.
  2. A buffer strip of existing vegetation must be maintained around the perimeter of the site to reduce off-site erosion and sedimentation.
- B. Duration
  1. The extent and duration that bare soil is exposed to erosion by wind and water should be minimized. Clearing and grading operation shall be scheduled to reduce the amount of disturbed area to the absolute minimum needed for immediate construction activity.
- C. Stabilization
  1. All disturbed ground left inactive for seven or more days shall be stabilized appropriately for the season. Steep slopes must be stabilized immediately.
  2. Soil storage or excavated material piles remaining more than seven days shall be stabilized by temporary or permanent seeding, sodding, traps, or other means. Erosion from piles that will be in existence for less than seven days shall be controlled by placing straw bales or silt fence barriers.

3.02 INSTALLATION AND MAINTENANCE

- A. All installation of erosion control devices and maintenance shall be in accordance with Section 205 on the INDOTSS and Section 7 of the ISWQM.
- B. Temporary gravel construction entrance
  1. Remove existing vegetation and topsoil from entrance area.
  2. Install a culvert pipe under the drive if necessary to maintain proper public road drainage.
  3. Compact subgrade soil prior to placing stone.
  4. Place #2 stone to the dimensions indicated on the plan and in the Temporary Gravel Construction Entrance Detail.
  5. Inspect entrance pad daily and after storm events or heavy use.
  6. Reshape pad as needed for drainage and runoff control.
  7. Top dress with clean stone as needed.
  8. Immediately remove mud and sediment tracked or washed onto public roads by brushing or sweeping. Flushing should only be used if the water is conveyed into a sediment trap or basin.
  9. Repair any broken road pavement immediately.
- C. Temporary Diversion Ditch
  1. Remove brush, trees, stumps, and debris from route of diversion.
  2. Set alignment and grades to fit site needs, maintaining a stable and positive grade towards the outlet.
  3. Construct diversion in accordance with the Temporary Diversion Ditch Detail and at the location indicated on the plans.
  4. Construct the diversion ridge in six to eight inch lifts.
  5. Compact each lift by driving wheels of construction equipment along the ridge.
  6. Overfill and compact ridge to design height plus 10 percent.
  7. Leave sufficient area along the diversion to permit clean-out and regrading.
  8. Vegetate the ridge immediately after construction, unless the diversion will be in place less than 15 days.
  9. Inspect weekly and within 24 hours following each storm event.
  10. Remove sediment from the channel and reinforce the ridge as needed.
  11. Check outlets and make necessary repairs immediately.
  12. When the work area has been stabilized, remove the ridge, fill the channel to blend with the natural ground, remove temporary slope drains, and stabilize all disturbed areas.
- D. Rock Check Dam
  1. Excavate a cut-off trench into the channel bottom and ditch banks at the locations shown on the plan, extending 18 inches beyond the top of ditch bank.
  2. Place uniform or revetment rip rap in the cut-off trench and channel in accordance with the Rock Check Dam Detail. The center of the dam must be at least nine inches lower than the uppermost points of contact between the rip rap dam and channel banks.
  3. Extend rip rap at least 18 inches beyond the channel banks to prevent overflow water from undercutting the dam as it re-enters the channel.
  4. Place filter medium on the up-slope side of the dam and over the entire face of the dam up to the base of the overflow weir notch.
  5. Inspect check dams and the channel within 24 hours after each storm event, and repair any damage immediately.
  6. If significant erosion occurs between dams, install a riprap liner in that portion of the channel.
  7. Remove sediment accumulated behind each dam when it reaches 1/2 the height of the dam to maintain channel capacity, to allow drainage through the dam, and to prevent large flows from displacing sediment.
  8. Add rock to the dams as needed to maintain design height and cross section.
  9. When the dams are no longer needed, remove the rock and stabilize channel, using an erosion-resistant lining if necessary.
- E. Rock Lined Chute.
  1. Divert surface water runoff around the structure during construction so site can be properly dewatered.
  2. Excavate the apron area subgrade below the design elevation of finished grade to allow for thickness of rip rap at the locations shown on the plans.
  3. Compact the subgrade.
  4. Place the geotextile fabric on the compacted subgrade. If more than one piece is needed, the upstream piece should overlap the downstream piece by one-foot minimum.
  5. Install rip rap in accordance with the Rock Chute Detail and the rip rap quantity given in the structure data table on the plans.
  6. Top of the rip rap chute shall be level with or slightly below the receiving channel.
  7. Blend the rip rap chute smoothly to the surrounding grade.
  8. Construct a small plunge pool within the outlet apron.
  9. Rip rap aprons must be level with or lower than the channel grade and should not restrict flow.
  10. Construct a permanent diversion ridge on either side of the riprap lined chute to collect storm water runoff and direct its flow into the chute.
  11. Inspect rock chutes 24 hours after storm events and at least every 7 days for stone displacement and for erosion at the sides and ends of the apron.
  12. Make needed repairs immediately; use appropriate size stone, and do not place them above finished grade.
- F. Inlet Protection
  1. Stone
     - a. Excavate the basin around the inlet one to two feet deep below the top of casting elevation in accordance with the Inlet Protection Detail.
     - b. Stockpile or spread excavated material so that it will not block flow or wash back into the excavation.
     - c. Install weep holes in the inlet so that the pool area drains slowly.
     - d. Cover weep holes with filter fabric and one foot of #5 stone.
     - e. If necessary, excavated material may be placed on the downstream side of the excavation to prevent by-pass flow.
     - f. Inspect the inlet protection within 24 hours after each storm event; removing sediment when pool area is approximately 1/2 full of sediment and making needed repairs immediately.
     - g. When the contributing drainage area has been stabilized, remove and properly dispose of all construction material and sediment, then stabilize.
     - h. Remove sediment when pool area is approximately 1/2 full of sediment.
     - i. Remove and replace stone if sediment hinders drainage.
     - j. Once permanent stabilization occurs, removed sediment basin, weep holes, fill basin with soil, compact and grade to finished elevation.
  2. Silt Fence.
     - a. Dig an eight-inch deep, four-inch wide trench around the perimeter of the inlet.
     - b. If using pre-assembled silt fence and posts, drive the posts into the soil, tightly stretching the silt fence and posts by placing a piece of lathe over the fabric and fastening it to the post.
     - c. If assembling the silt fence and post on-site, drive the posts into the soil and then secure the silt fence to the posts by placing a piece of lathe over the fabric and fastening it to the post.
     - d. Use the wrap join method when joining posts.
     - e. Place the bottom 12 inches of silt fence into the eight-inch deep trench, laying the remaining four inches in the bottom of the trench and extending away from the inlet.
     - f. Backfill the trench with soil material and compact it in place.
     - g. Brace the posts by nailing braces into each corner posts or utilize rigid panels to support fabric.
     - h. If storm water may bypass the structure, set the top of the silt fence at least six inches lower than the ground elevation on the down-slope side of the storm inlet, build a temporary dike compacted six inches higher than the silt fence on the down-slope side of the of storm inlet and use in conjunction with excavated drop inlet protection.
     - i. Inspect daily and within 24 hours after each storm event and make needed repairs immediately.
     - j. Remove sediment from the pool area to provide storage for the next storm. Avoid damaging or undercutting the fabric during sediment removal.
     - k. When the contributing drainage area has been stabilized, remove and properly dispose of all construction material and sediment, grade the area to the elevation of the top of the inlet, then stabilize.
- G. Curb Inlet Protection.
  1. Fill UV stabilized geotextile fabric bags approximately full with washed gravel or aggregate.
  2. For inlets located on a slope gradient:
     - a. At a position up slope of the inlet, lay bags tightly in a row curving up slope from the inlet and away from the curb.
     - b. Overlap bags onto the curb and extend a minimum of three feet into the street, keeping bags tightly abutted together.
     - c. For additional layers of bags, overlap the bags with the row beneath and leave a one-bag gap (at or below curb height) in the middle of the top row to serve as a spillway. If the spillway height is higher than the top of the curb, place additional bags along the curb to prevent bypass flow.
     - d. For additional storage capacity, construct a series of stone bag barriers along the curb so each one traps small amounts of sediment.
  3. For inlets located in a sump position:
     - a. Place bags in an arc around the curb inlet.
     - b. Overlap bags onto the curb, keeping bags tightly abutted together.
     - c. For additional layers of bags, overlap the bags with the row beneath and leave a one-bag gap (at or below curb height) in the middle of the top row to serve as a spillway. If the spillway height is higher than the top of the curb, place additional bags along the curb to prevent bypass flow.
  4. Place a traffic barricade at each installed measure for safety and to prevent measure integrity.
  5. Inspect daily and removed accumulated sediment from paved area (do not flush with water) within 24 hours after each storm event.
  6. Deposit sediment in area where it will not re-enter the paved area or storm drains.
  7. Inspect for damage by vehicular traffic and repair if needed.
  8. When the contributing drainage areas have been stabilized, remove inlet protection.
- H. Temporary Sediment Trap.
  1. Divert run-off from non-disturbed areas away from the trap.
  2. Clear all existing vegetation and topsoil from the embankment area.
  3. Using compactable material, construct the embankment at the location indicated on the plans and in accordance with the Temporary Sediment Trap Detail.
  4. Construct the embankment six inches above design elevation to allow for settling.
  5. Excavate a trapezoidal outlet section from the embankment.
  6. Install geotextile fabric in the trapezoidal outlet section, extending the fabric up the sides of the outlet section to the top of the embankment.
  7. Place INDOT revetment rip rap in accordance with the detail to create a dense mass. The spillway crest must be level with a minimum depth of 1 feet, measured from the highest stones in the spillway weir notch to the top of the dam.
  8. Cover the upstream face of the riprap outlet section with a 12-inch thick layer of INDOT CA No.5 aggregate.
  9. On the downstream side of the spillway, construct an outlet apron at the toe of the embankment. Construct the apron as indicated on the plans and in accordance with the Temporary Sediment Trap Detail.
  10. Place geotextile fabric or aggregate bedding material on the compacted and smoothed foundation and install riprap as indicated on the plans and in accordance with the Temporary Sediment Trap Detail.
  11. Construct a small plunge pool within the outlet apron. Riprap aprons must be level with or slightly lower than the receiving channel and should not produce an overfall or restrict flow of the water conveyance structure.
  12. Stabilize the embankment and other disturbed areas with seed and mulch (anchored in place) or another suitable erosion resistant cover.
  13. Inspect within 24 hours of a rain event and at least once every seven days.
  14. Remove sediment when it has accumulated to one-half the design depth.
  15. Check the embankment for erosion and piping holes and repair immediately.
  16. Check pool area side slopes for erosion and repair immediately.
  17. Replace spillway aggregate facing is the sediment pool does not dewater with 48-72 hours following a storm water runoff event.
  18. Inspect vegetation and reseed if necessary.
  19. Check the spillway depth periodically to ensure a minimum of 1 feet. depth from the lowest point of the settled embankment to highest point of the spillway crest, and fill any low areas to maintain design elevation.
  20. Promptly replace any displaced riprap, being careful that no stones in the spillway are above design grade.
  21. After all disturbed areas have been stabilized, remove the structure and sediment, smooth the site to blend with adjoining areas, and stabilize.
- I. Silt Fence.
  1. Plan for the fence to be at least ten feet from the toe of the slope to provide a sediment storage area.
  2. Provide access to the area for maintenance.
  3. Locate silt fence outlet at location shown on the plans.
  4. Locate the outlet weir posts four feet apart and place a 2 X 4 horizontal brace between the posts.
  5. Excavate the foundation for the outlet one foot deep, five feet wide and a minimum of five feet in length.
  6. Install uniform rip rap in the outlet area.
  7. Along the entire intended fence line, dig an eight inch deep by four-inch wide trench.
  8. Install the silt fence with filter fabric located on the up-slope side of the excavated trench and the support posts on the down-slope side of the trench.
  9. Install support posts at least 18 inches into the ground, tightly stretching the fabric between the posts as each is driven into the soil. A minimum of 12 inches of the filter fabric should extend into the trench.
  10. Lay the lower four inches of filter fabric on the bottom of the trench and extend it toward the up-slope side of the trench.
  11. Backfill the trench with compacted earth or gravel.
  12. Inspect the silt fence at least every seven days and within 24 hours after each storm event.
  13. If fence fabric tears, starts to decompose, or in any way becomes ineffective, replace the affected portion immediately.
  14. Remove deposited sediment when it is causing the filter fabric to bulge or when it reaches half the height of the fence at its lowest point or is causing the fabric to bulge.
  15. Take care to avoid undermining the fence during clean out.
  16. After the contributing drainage area has been stabilized, remove the fence and sediment deposits, bring the disturbed area to grade, and stabilize.
- J. Temporary Seeding
  1. Determine the appropriate seed species based on the optimum dates for planting as shown in the table below.
  2. Apply seed uniformly with a drill or culti-packer – seeder or by broadcasting and cover to the depth as shown in the table below.
  3. Mulch seeded areas in accordance with Section 621.05 (c), (d), (e), (f), and (g) of the INDOTSS.
  4. Inspect weekly after planting to see that vegetative stands are adequately established; re-seed if necessary.
  5. Check for erosion damage within 24 hours after storm events and repair; reseed and mulch if necessary.
  6. Topdress fall seeded wheat or rye seedings with 50 lbs/acre of nitrogen in February or March if nitrogen deficiency is apparent.

Exhibit 3.11-B. Temporary Seeding Recommendations.

Seed Species*	Rate/acre	Planting Depth	Optimum dates**
Wheat or rye	150 lbs.	1 to 1½ in.	9/15 to 10/30
Spring oats	100 lbs	1 in.	3/1 to 4/15
Annual ryegrass	40 lbs.	¼ in.	3/1 to 5/1 8/1 to 9/1
German millet	40 lbs.	1 to 2 in.	5/1 to 6/1
Sudangrass	35 lbs.	1 to 2 in.	5/1 to 7/30
Buckwheat	60 lbs.	1 to 2 in.	4/15 to 6/1
Corn (broadcast)	300 lbs.	1 to 2 in.	5/11 to 8/10
Sorghum	35 lbs.	1 to 2 in.	5/1 to 7/15

*Perennial species may be used as a temporary cover, especially if the area to be seeded will remain idle for more than a year (Practice 3.12).
**Seeding done outside the optimum dates increases the chances of seeding failure.

3.03 MAINTENANCE & INSPECTIONS
- A. The general contractor is responsible for inspection and determining that erosion control measures are installed as shown on the plans. Inspection of all storm water pollution prevention practice measures shall be made by a trained individual on a weekly basis and after every 1/2inch rainfall event. Records of inspections made and corrective measures taken shall be recorded and kept in a location where they may be made available to the Indiana Department of Environmental Management inspectors within a 48 hr time frame should they be requested.
- B. Additional erosion control measures may need to be installed based on the prosecution of the work.
- C. Removal of accumulated sediment from any erosion control device is required throughout construction. Failure to remove accumulated sediment can result in failure of the device. Failure of any erosion control device will result in the required re-installation of said device.

3.04 CLEAN UP
- A. When construction is completed and the area is stabilized, remove erosion control measures no longer necessary in a manner that minimizes site disturbance and seed immediately.
- B. All silt, dust or debris shall be cleaned from adjoining public streets, if necessary, after each work day, immediately following a storm event and at the completion of the project. Sediment should not be allowed to accumulate on public roads or streets.

PART 4 – MATERIAL HANDLING, SPILL PREVENTION & SPILL CLEAN UP

4.01 MATERIAL HANDLING & SPILL PREVENTION
- A. Throughout construction operators of equipment that carry potential pollutants shall take every available measure to prevent possible spills. Vehicle operators of all kinds shall not allow the seepage or dumping of potential contaminant fluids or other contaminant materials onto the ground. Vehicle washing and fluid changing shall take place offsite at areas set up to prevent the possibility of contaminants entering the ground water or at designated areas on site.
- B. Used oils, fuels, antifreeze and other materials may be considered hazardous and must be disposed of at approved sites. For disposal site information contact the IDEM at 888-233-7745.
- C. Place all drained lubricants, fuels, etc. in closed containers. Remove them from the site for disposal or recycling in accordance with all Federal, State and Local requirements.
- D. Drain oil filters when hot and dispose of used filters, oil cans and grease tubes properly. Drained metal cans and filters can be recycled as scrap metal.
- E. Maintain all equipment to avoid leaks.
- F. Concrete Waste Management –
  1. Concrete waste management procedures and practices are implemented on construction projects where:
     - a. Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
     - b. Slurries containing Portland cement concrete or asphalt concrete are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.
     - c. Concrete trucks and other concrete-coated equipment are washed onsite.
     - d. Mortar-mixing stations exist.
  2. Perform washout of concrete trucks offsite or in designated areas only. For onsite washout, a sign should be installed adjacent to the washout facility to inform concrete equipment operators to utilize the proper facilities. One of the following methods may be used: 1.) Use of a delayed set additive. Washout occurs offsite in an area where washout water is treated before coming into contact with environment. 2.) Recycle washout water back into the cement truck 3.) KIC system (www.kicsystems.com) – driver washes out into a barrel that is then removed from site 4.) Concrete Washout Inc. (www.concretewashout.com) trucks wash out into a dumpster like system and then dry concrete is removed. Use of other methods may be used if approved by the local MS4 or Soil and Water Conservation District.
  3. Installation of Concrete Washout Facilities
     - a. Prefabricated or Design and Installed Systems are acceptable.
     - b. For prefabricated systems, install and locate according to manufacture's recommendations
     - c. For Designed and Installed systems, either excavate a pit or install the containment system.
     - d. Install the polyethylene lining. For excavated systems, the lining should extend over the entire excavation. The lining for bermed systems should be installed over the pooling area with enough material to extend the lining over the berm or containment system. The lining should be secured with pins, staples or other fasteners.
     - e. Place flags, safety fencing or equivalent to provide a barrier to construction equipment and other traffic.
     - f. Install signage that identifies concrete washout areas.
     - g. Post signs directing contractors and suppliers to designated locations.
  4. Maintenance of concrete washout facilities
     - a. For prefabricated systems follow the manufacturer's recommendations for maintenance.
     - b. Inspect daily and after each concrete pour.
     - c. Inspect the integrity of the overall structure including, where applicable, the containment system.
     - d. Inspect the system for leaks, spills and tracking of soil by equipment.
     - e. Inspect the polyethylene lining for failure, including tears and punctures.
     - f. Once concrete wastes harden, remove and dispose of the material.
     - g. Excess concrete should be removed when the washout system reaches 50 percent of the design capacity. Use of the system should be discontinued until appropriate measures can be initiated to clean the structure.
     - h. Repair the structure as needed or construct a new system upon removal of the solids.
     - i. Dispose of all concrete in a legal manner. Reuse the material on site, recycle or haul the material to an approved construction/demolition landfill site.
     - j. The plastic liner should be replaced after every cleaning.
     - k. The concrete washout system should be repaired or enlarged as necessary.
     - l. When concrete washout systems are no longer required, the concrete washout systems shall be closed. Dispose of all hardened concrete and other materials used to construct the system.
  5. Washout Procedures
     - a. Do not leave excessive mud in the chutes or hopper after the pour.
     - b. At washout location, scrape as much material from the chutes as possible before washing them.
     - c. Remove as much mud as possible when washing out
     - d. Do not back flush the equipment at the project site.
     - e. Do not use additives with wash water. Do not use solvents or acids that may be used at the target plant.

4.02 SPILL CLEAN UP
- A. Expected construction materials on site may include vehicle lubricants, oils, vehicular fuels, concrete wash-outs, acids, curing compounds, paints, solvents, pesticides, herbicides, fertilizers.
- B. Small spills and leaks of these materials onto paved areas shall be shoveled into containers and disposed of in accordance with all Federal, State and Local regulations. Provide covered receptacles, a spill kit and instructions for use in breakdown situations. At a minimum, the spill kit should include shovels, plastic sheeting for containment, plastic container to hold spill contaminated material, 2 bags of absorbent (dry sand, oil-dry, kitty litter, peat moss, ground corncobs, sawdust and new straw are suitable absorbing materials).
- C. Spills may be temporarily handled by: 1.) placing contaminated materials on heavy plastics and covering to protect from rainfall; 2.) using absorbents to soak up spilled materials or easy removal; 3.) constructing a dike to prevent off site movement of material. If possible, vehicle maintenance shall be completed offsite at a facility designed to handle any spillage, this shall include fueling of vehicles when possible. The local fire department, Indiana Department of Environmental Management Emergency, Office of Emergency Response 1-888 233-7745 shall be notified immediately for larger spills or leaks. The National Response Center (800) 424-8802 shall be notified and provided with the following information: Time of Spill, Location of Spill, Material, Source of Spill, Approximate Volume and Length of Spillage, Weather Conditions at the Time of the Spill, Personnel Present at Time of the Spill and All Action Taken for Post Spill Clean-up.
- D. Contractor shall contact a waste recovery agency immediately following the spill for removal of contaminates and coordination of monitoring the site during clean-up operations until all hazardous material has been removed. Contractor shall coordinate with the Indiana Department of Environmental Management during and after the spill to insure all required clean-up and filing of reports are properly submitted. Responsibility for reporting spills is outlined in IAC 327 2-6.1-7 (4).
- E. The Contractor shall maintain a list of qualified contractors for spill remediation on site. All site personnel, including maintenance employees, shall be made aware of proper spill prevention and remediation techniques.

SMITH DESIGN GROUP
CIVIL ENGINEERING - LAND SURVEYING
1487 W Arlington Road, Bloomington, IN 47404
(812) 336-6536 - smith@sdginc.com

KATHERINE ELIZABETH SMITH
REGISTERED
NO. 10600307
STATE OF
INDIANA
PROFESSIONAL ENGINEER

10/22/2025

BEYERS ROW
MAJOR SUBDIVISION
4599 N THOMAS ROAD
BLOOMINGTON, IN
NE ¼ SECTION 16, T9N, R2W

REVISIONS	BY	DATE

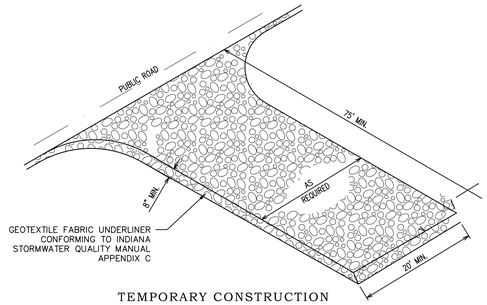
DESIGNED SPP/KES
DRAFTED SPP/KES
CHECKED
DATE

JOB NUMBER 7207

SHEET 11 OF 13

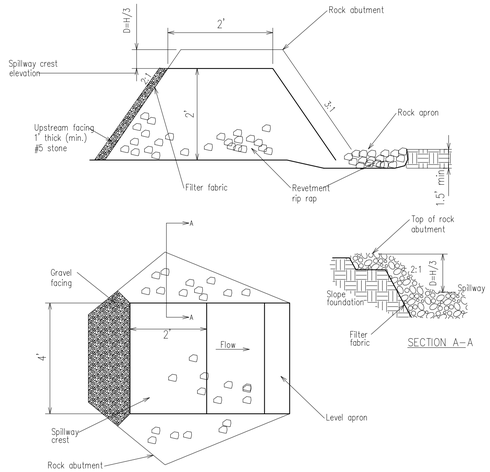
DATE 10/22/2025

SWPP SPECS



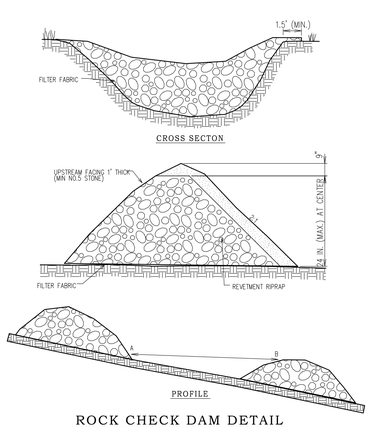
TEMPORARY CONSTRUCTION ENTRANCE DETAIL

NO SCALE



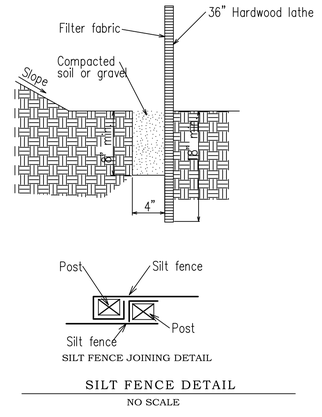
ROCK DAM DETAIL

NO SCALE



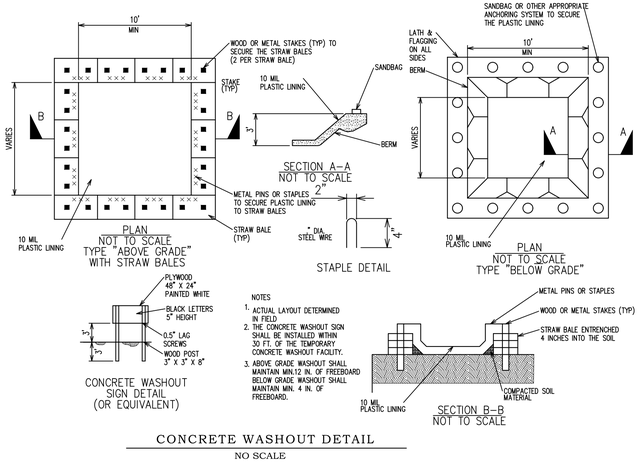
ROCK CHECK DAM DETAIL

NO SCALE



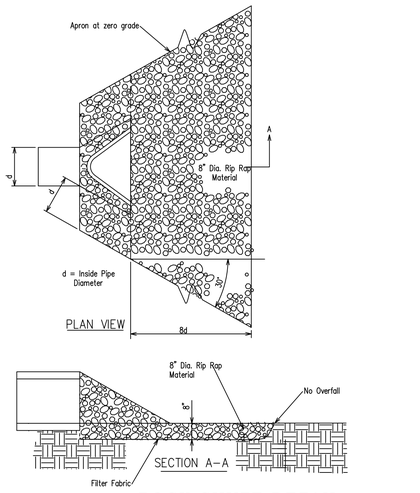
SILT FENCE DETAIL

NO SCALE



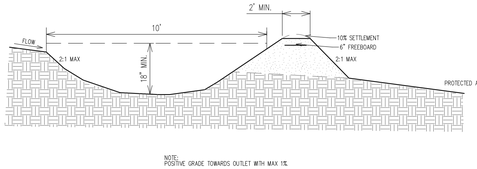
CONCRETE WASHOUT DETAIL

NO SCALE



ROCK CHUTE DETAIL

NO SCALE

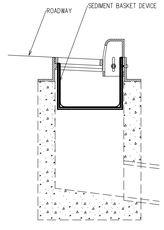


TEMPORARY DIVERSION DITCH DETAIL

NO SCALE

INSTALLATION
1. REMOVE THE STORM GRATE AND PLACE THE DEVICE INTO THE GRATE OPENING.
2. PLACE GEOTEXTILE INTO THE FRAME AND SECURE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
3. REPLACE THE STORM SEWER GRATE.

MAINTENANCE
1. INSPECT DAILY.
2. REMOVE ACCUMULATED SEDIMENT AND DEBRIS AFTER EACH STORM EVENT.
3. DEPOSIT SEDIMENTIN AN AREA WHIRE IT WILL NOT RE-ENTER THE PAVED AREA OR STORM DRAIN.
4. REPLACE GEOTEXTILE FABRIS AS NEEDED.
5. WHEN THE CONTRIBUTING DRINAGE AREA HAS BEEN STABLIZED, REMOVE DEVICE.



GEOTEXTILE FABRIC SPECIFICATIONS		
PHYSICAL PROPERTY	WOVEN	NON-WOVEN
FILTERING EFFICIENCY	85%	85%
UV RESISTANCE (INHIBITORS AND STABILIZERS TO ENSURE 6 MONTH MINIMUM LIFE AT TEMP. OF 0°F TO 120°F)	70%	85%
TENSILE STRENGTH AT 20% ELONGATION STANDARD STRENGTH EXTRA STRENGTH	30 LBS./LINEAR INCH 50 LBS./LINEAR INCH	50 LBS./LINEAR INCH 70 LBS./LINEAR INCH
SLURRY FLOW RATE	0.3 GAL./MIN./SFT.	4.5 GAL./MIN./SFT.
WATER FLOW RATE	15 GAL./MIN./SFT.	220 GAL./MIN./SFT.

SEDIMENT BASKET INLET PROTECTION

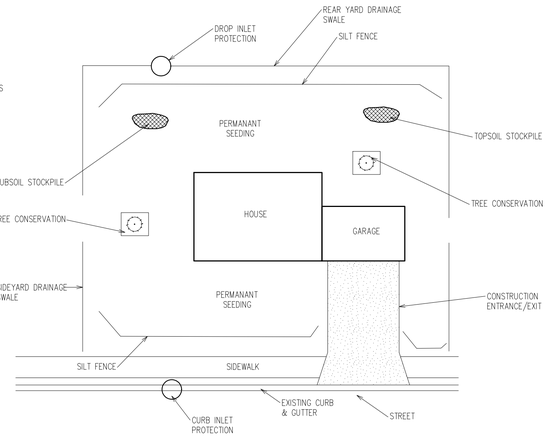
NO SCALE

CONSTRUCTION SEQUENCE:

STEP 1.EVALUATE THE SITE
IDENTIFY VEGETATION TO BE SAVED
PROTECT TREES AND SENSITIVE AREAS.
STEP 2.INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS
PROTECT DOWN-SLOPE AREAS
INSTALL GRAVEL DRIVE
PROTECT STORM SEWER INLETS
STEP 3.PREPARE THE SITE FOR CONSTRUCTION
SALVAGE AND STOCKPILE THE TOPSOIL/SUBSOIL
STEP 4.BUILD THE STRUCTURES AND INSTALL THE UTILITIES
INSTALL DOWNSPOUT EXTENDERS
STEP 5.MAINTAIN THE CONTROL PRACTICES
STEP 6.REVEGETATE THE BUILDING SITE
REDISTRIBUTE THE STOCKPILED SUBSOIL AND TOPSOIL
SEED OR SOD BARE AREAS
MULCH NEWLY SEEDED AREAS
STEP 7.REMOVE REMAINING TEMPORARY CONTROL MEASURES

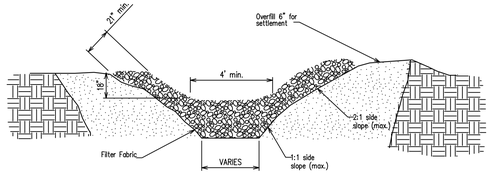
NOTES:

1. EROSION/SEDIMENT CONTROL MEASURES MUST BE FUNCTIONAL AND BE MAINTAINED THROUGHOUT CONSTRUCTION.
2. MAINTAIN POSITIVE DRAINAGE AWAY FROM THE STRUCTURES.
3. ADDITIONAL INFORMATION ON IDNR REQUIREMENTS FOR INDIVIDUAL LOT EROSION CONTROL MAY BE FOUND IN THE DIVISION OF SOIL CONSERVATION PUBLICATION, "EROSION CONTROL FOR THE HOMEBUILDER".



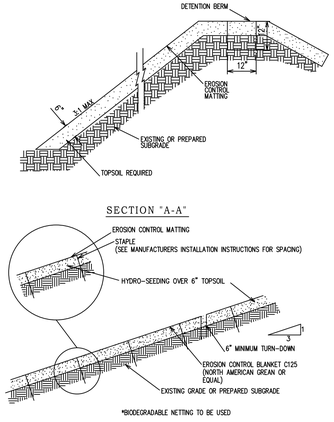
INDIVIDUAL LOT EROSION CONTROL DETAIL

NO SCALE



TEMPORARY SEDIMENT TRAP DETAIL (LARGE)

NO SCALE



EROSION CONTROL MATTING DETAIL

NO SCALE

SMITH DESIGN GROUP
CIVIL ENGINEERING - LAND SURVEYING
1467 W Arlington Road, Bloomington, IN 47404
(812) 336-6536 • smithdgllc.com

KATHERINE ELIZABETH STERN
REGISTERED
NO. 29100007
STATE OF INDIANA
PROFESSIONAL ENGINEER
NOT RELEASED FOR CONSTRUCTION

10/22/2025

BEYERS ROW
MAJOR SUBDIVISION
4599 N THOMAS ROAD
BLOOMINGTON, IN
NE ¼ SECTION 16, T9N, R2W

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SHEET 12 OF 13

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SWPP DETAILS

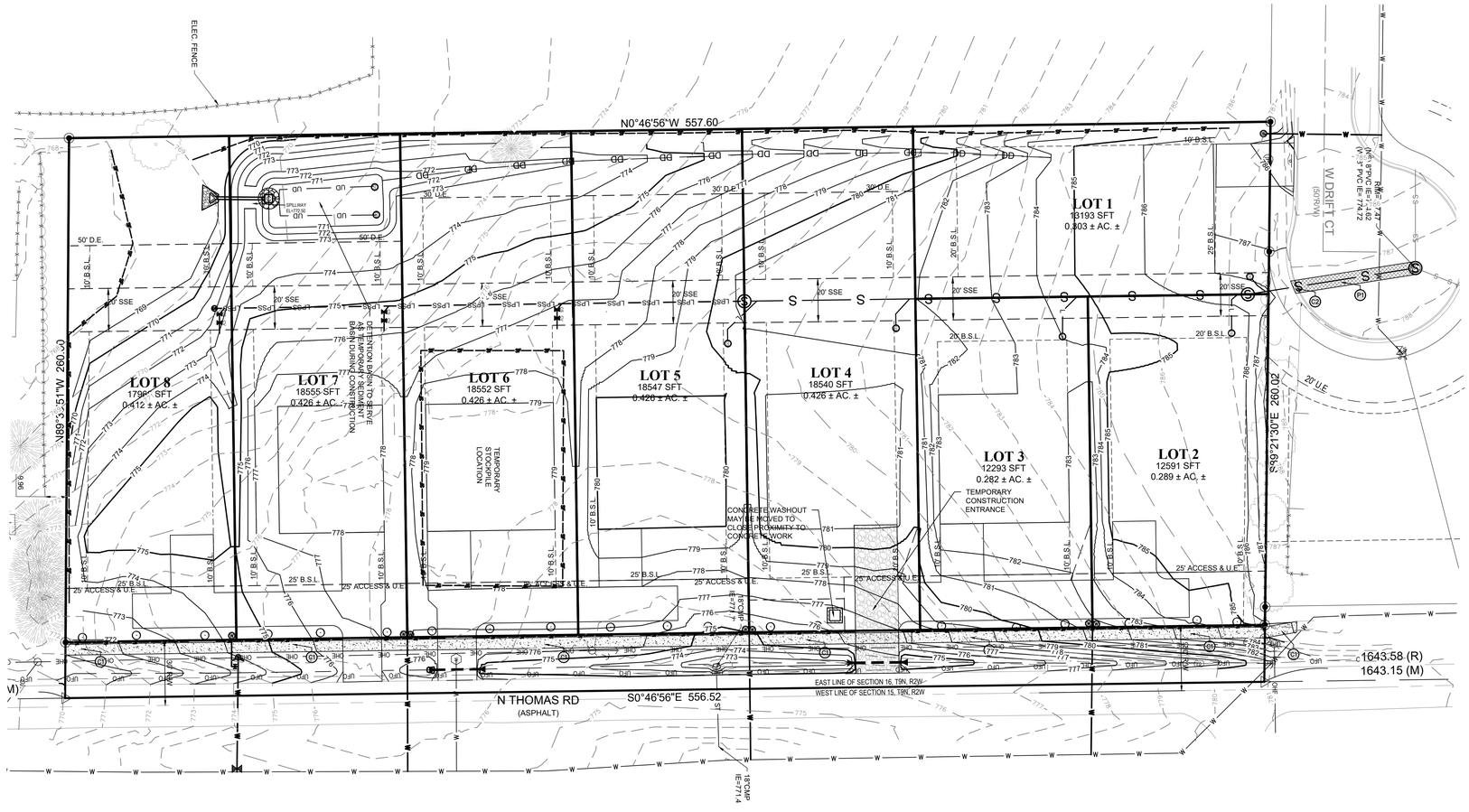
TOPOGRAPHIC LEGEND

- RR SPIKE
- STONE
- REBAR
- IRON PIPE
- MAG NAIL
- UTILITY POLE
- LIGHT POLE
- ELECTRIC METER
- CLEAN OUT
- GAS METER
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC VAULT
- ELECTRIC HANDHOLE
- ELECTRIC TRANSFORMER
- SANITARY MANHOLE
- AIR CONDITIONER
- GAS VALVE
- COMMUNICATION MANHOLE
- COMMUNICATION VAULT
- FIBER OPTIC MANHOLE
- FIBER OPTIC VAULT
- CONCRETE BOLLARD
- SIGN
- T-POST
- UNKNOWN MANHOLE
- UNKNOWN LID
- MONITORING WELL
- STEAM MANHOLE
- STEAM METER
- STEAM VAULT
- STORM MANHOLE
- CURB INLET
- INLET ROUND
- INLET SQUARE
- YARD INLET
- DOWN SPOUT DRAIN
- WATER VALVE
- WATER MANHOLE
- WATER METER
- FIRE HYDRANT
- CONNIFEROUS TREE
- DECIDOUS TREE

OVERHEAD WIRES	OHW
CHAIN-LINK FENCE	
SANITARY SEWER	S
UNDERGROUND GAS LINE	G
UNDERGROUND ELECTRIC LINE	L
UNDERGROUND COMMUNICATION LINE	C
WATER LINE	W
STORM SEWER	ST

GENERAL NOTES

1. CONTOURS AND BOUNDARY DATA OBTAINED FROM SMITH DESIGN GROUP, INC SURVEY DATED 2025.
2. LOCATION OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.
3. OFF-STREET PARKING AREAS (INC. PARKING SPACES, DRIVEWAYS AND AISLES) SHALL BE PAVED WITH PLANT MIX ASPHALT OR CONCRETE WITHIN ONE (1) YEAR OF THE DATE ON WHICH THE IMPROVEMENT LOCATION PERMIT FOR THE PARKING AREA IS ISSUED.
4. POURED IN PLACE CONCRETE CURBS SHALL BE INSTALLED TO SEPARATE OFF-STREET PARKING AREAS FROM THE FRONT AND SIDES OF ANY ABUTTING BUILDING OR STRUCTURE, OTHERWISE BARRIER CURBS MAY BE INSTALLED AS NECESSARY TO SAFELY AND EFFICIENTLY DIRECT THE MOVEMENT AND PARKING OF MOTOR VEHICLES.
5. SEE SMITH DESIGN GROUP, INC STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS.
6. TOP OF CASTING ELEVATIONS ARE GIVEN IN THE FOLLOWING LOCATIONS:
   MANHOLES: RIM ELEVATION
   INLETS: GUTTER ELEVATION



EROSION CONTROL LEGEND

- SILT FENCE — SF — SF —
- DIVERSION DITCH — DD — DD —
- TREE PROTECTION FENCE — TPF — TPF —
- ROCK CHECK DAM
- ROCK CHECK DAM
- TEMPORARY CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- ROCK CHUTE
- EROSION CONTROL BLANKET. NORTH AMERICAN GREEN # SC150BN OR EQUAL.
- CURB INLET PROTECTION
- YARD INLET PROTECTION
- TEMPORARY SEEDING
- TEMPORARY SEDIMENT BASIN

GENERAL CONSTRUCTION SEQUENCE

1. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL COORDINATE AN ON SITE MEETING WITH THE TOWN OF ELLETTSVILLE PLANNING 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR PROVIDE START DATE AT PRE-CONSTRUCTION MEETING.
2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
3. POST THE NOI APPLICATION LETTER AND LOCAL GRADING PERMIT, PROPERTY OWNER CONTACT INFORMATION, IDEM SPILL EMERGENCY REPORTING LINE AND SPILL KIT LOCATION.
4. INSTALL TEMPORARY SILT FENCE AND ROCK CHECK DAMS
5. CLEAR EXISTING TREES AND STOCKPILE TOPSOIL. LOCATION MAY VARY BASED ON CONTRACTOR PREFERENCE, HOWEVER ENSURE COMPLIANCE WITH THE INDIANA STORM WATER QUALITY MANUAL.
6. COMPLETE CUTS TO CREATE TEMPORARY SEDIMENT TRAPS (DETENTION POND)
7. COMPLETE SITE EARTHWORK TO CREATE BUILDING PADS.
8. INSTALL UTILITY INFRASTRUCTURE.
9. INSTALL PERMANENT ROCK CHUTE AND TEMPORARY ROCK DAMS AT PIPE OUTLETS.
10. INSTALL TEMPORARY CONCRETE WASHOUT. LOCATION MAY VARY BASED ON CONTRACTOR PREFERENCE, HOWEVER ENSURE COMPLIANCE WITH THE INDIANA STORM WATER QUALITY MANUAL.
11. INSTALL CONCRETE CURBS.
12. INSTALL AGGREGATE BASE ON ROADS.
13. INSTALL ASPHALT AND CONCRETE PAVEMENT ALONG WITH CONCRETE WALK.
14. REPLACE TOPOSIL IN LAWN AREAS
15. INSTALL PERMANENT LAWNS. ALL DISTURBED AREAS TO BE MULCH SEEDED INCLUDING SLOPES OF DETENTION POND.
16. REMOVE ANY ACCUMULATED SEDIMENT FROM TEMPORARY SEDIMENT TRAPS AND BASINS.
17. INSTALL DETENTION POND UNDERDRAIN ONCE LAWNS ARE ESTABLISHED
18. INSTALL PLANT MATERIAL FOR DETENTION POND
19. ONCE LAWNS ARE ESTABLISHED, REMOVE SILT FENCE AND OTHER EROSION CONTROL MEASURES AND PATCH ANY BARE SPOTS.
20. AFTER STABILIZATION, CONTACT TOWN OF ELLETTSVILLE PLANNING DEPARTMENT FOR FINAL INSPECTION AND FILE NOTICE OF TERMINATION (NOT)

SWPP GENERAL REQUIREMENTS

1. CONSTRUCTION SEQUENCE ABOVE IS GENERAL GUIDANCE FORE CONSTRUCTION AND CONTRACTOR MAY ADJUST AS NECESSARY KEEPING THE SITE IN FULL COMPLIANCE.
2. ANY BARE EARTH AREAS TO REMAIN IDLE FOR MORE THAN 7 DAYS SHALL BE TEMPORARY OR PERMANENTLY STABILIZED BY THE END OF NEXT BUSINESS DAY FROM CEASING OF LAND DISTURBING ACTIVITIES. MULCH SEEDED MUST BE DONE IN ACCORDANCE WITH TABLE BELOW
3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL DEVICES.
4. CONTRACTOR SHALL INSPECT AND REPAIR, AS NECESSARY, ALL EROSION CONTROL DEVICES AND EQUIPMENT WEEKLY AND PRIOR TO AND IMMEDIATELY FOLLOWING ANY RAIN EVENT..
5. INSPECTIONS SHALL BE CONDUCTED BY A QUALIFIED INDIVIDUAL.
6. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A LOG BOOK OF ALL RAIN EVENTS, INSPECTIONS, REPAIR AND MAINTENANCE WORK AND EQUIPMENT ON SITE . LOG BOOK SHALL BE MADE AVAILABLE FOR REVIEW UPON MS4'S REQUEST WITHIN 48 HOURS.

TEMPORARY SEEDING RECOMMENDATIONS

SEED SPECIES *	RATE/ACRE	PLANTING DEPTH	OPTIMUM DATES **
WHEAT OR RYE	150 LBS	1 TO 1?IN.	9/5 TO 10/30
SPRING OATS	100 LBS	1 IN.	3/1 TO 4/15
ANNUAL RYEGRASS	40 LBS	?IN	3/1 TO 5/1 8/1 TO 9/1
GERMAN MILLET	40 LBS	1 TO 2 IN.	5/1 TO 6/1
SUDANGRASS	35 LBS	1 TO 2 IN.	5/1 TO 7/30

* PERENNIAL SPECIES MAY BE USED AS A TEMPORARY COVER, ESPECIALLY IF THE AREA TO BE SEEDED WILL REMAIN IDLE FOR MORE THAN A YEAR (PRACTICE 3.12).
** SEEDING DONE OUTSIDE THE OPTIMUM DATES INCREASES THE CHANCES OF SEEDING FAILURE.

0 30 60
15
SCALE: 1"=30'

SMITH DESIGN GROUP
CIVIL ENGINEERING - LAND SURVEYING
1467 W Arlington Road, Bloomington, IN 47404
(812) 336-6536 - smithdesginc.com

KATHERINE ELIZABETH STERN
REGISTERED
LAND SURVEYOR
NO. LS21100307
STATE OF
INDIANA
PROFESSIONAL ENGINEER

10/22/2025

BEYER'S ROW
MAJOR SUBDIVISION
4599 N THOMAS ROAD
BLOOMINGTON, IN
NE ¼ SECTION 16, T9N, R2W

REVISIONS	BY	DATE

DESIGNED	DRAFTED	CHECKED	DATE
SPP/KDS	SPP/KDS		

JOB NUMBER 7207

SHEET 13 OF 13

DATE 10/22/2025

SWPP PLAN

Town of Ellettsville
Department of Planning & Development

PC 25-28 – Short 2 Lot Subdivision, Lot 2, Amendment 1
Staff Report

Petition

Case - PC 25-28 – Short 2 Lot Subdivision, Lot 2, Amendment 1. A request by Chuck Short, for consideration for primary approval of the Short 2 Lot Subdivision, Lot 2, Amendment 1, primary plat. The subject property is located at 4444 N. Triple Crown Drive.

Surrounding Zoning Districts & Uses

	Zoning District	Property Use
North:	AG; Agricultural District	Vacant Lots
South:	R-1; Single Family Residential	Platted lots for Charlestowne Manor and vacant land
East:	R-3; Multi Family Residential	Single Family Residential
West:	AG; Agricultural District	Religious Institution

Considerations

1. The petitioner is requesting primary plat approval for a total of two (2) lots totaling 11.44 acres.
2. The lots are zoned AG; Agricultural.
3. The subdivision is accessed from N. Triple Crown Drive.
4. The lots will meet all size and dimensional requirements of the Unified Development Ordinance.
5. New infrastructure, although not required at this time, will be constructed to Town requirements.
6. A letter of credit will be required to cover any outstanding items prior to the recording of the final plat.

Plan Commission Action

The Plan Commission action on the primary 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.

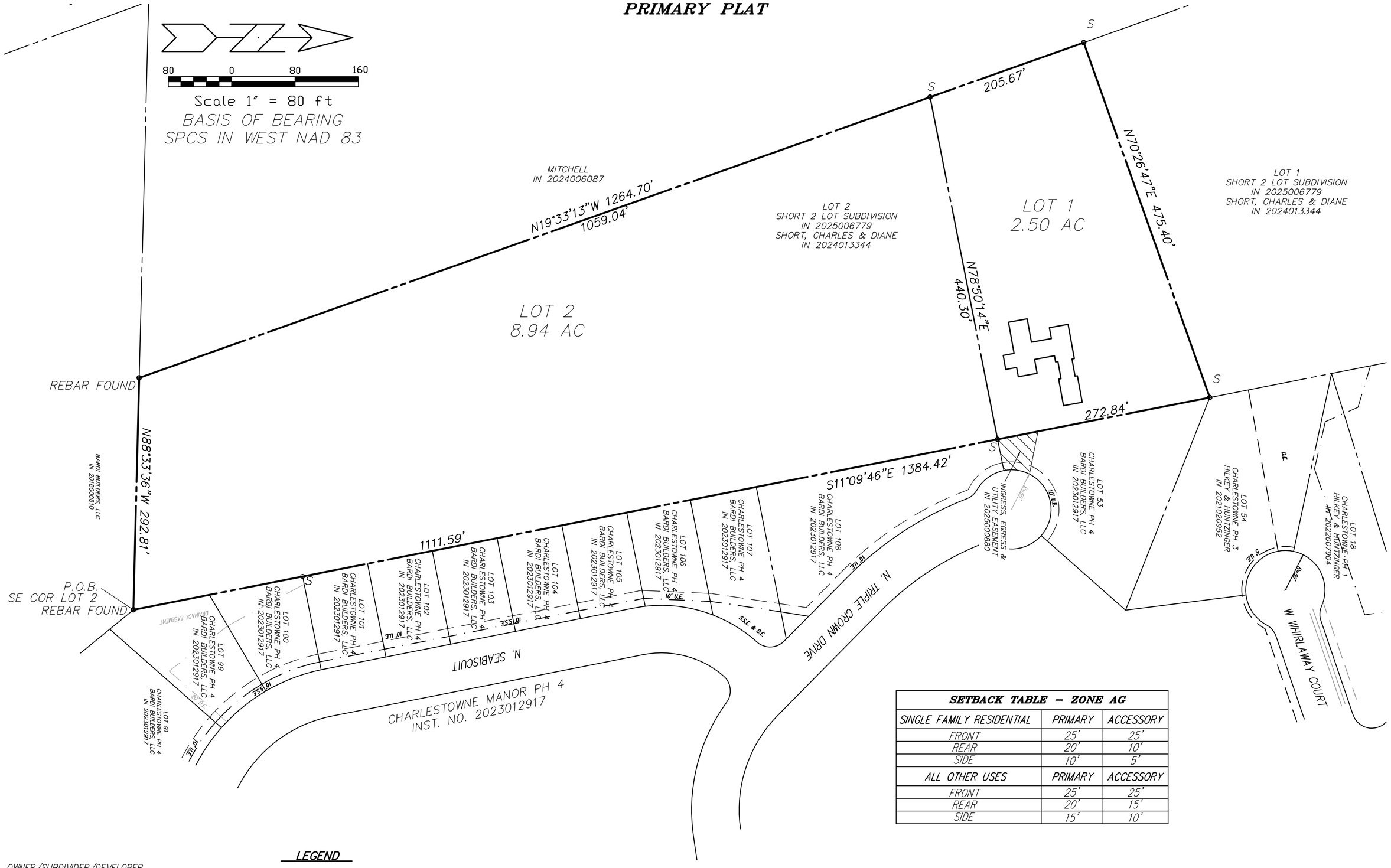
Staff Recommendation

It is of Staff opinion that the proposed plat will meet all required zoning and subdivision regulations. Therefore, Staff recommends that the Plan Commission approve the primary plat for the Short 2 Lot Subdivision, Lot 2, Amendment 1.

Submitted by:

Denise Line
Director, Ellettsville Planning
November 6, 2025

SHORT 2 LOT SUBDIVISION
LOT 2 AMENDMENT 1
AN ADDITION TO THE TOWN OF ELLETTSVILLE
PRIMARY PLAT



SETBACK TABLE – ZONE AG		
SINGLE FAMILY RESIDENTIAL	PRIMARY	ACCESSORY
FRONT	25'	25'
REAR	20'	10'
SIDE	10'	5'
ALL OTHER USES	PRIMARY	ACCESSORY
FRONT	25'	25'
REAR	20'	15'
SIDE	15'	10'

LEGEND

PROPERTY LINE	——— - - ———
EASEMENT LINE	— — — — —
DEED RECORD BOOK AND PAGE	XXX/XXX
FOUND	FD
EXISTING 5/8" REBAR WITH CAP	Eo
5/8" REBAR WITH CAP SET	So
RECORD	R
MEASURED	M
RIGHT-OF-WAY	R-O-W

OWNER/SUBDIVIDER/DEVELOPER
NAME: CHARLES & DIANE SHORT
ADDRESS: 2800 OLCOTT BLVD
BLOOMINGTON, INDIANA 47401

DESIGN PROFESSIONALS
NAME: BYNUM FANYO & ASSOCIATES, INC.
ADDRESS: 528 NORTH WALNUT STREET
BLOOMINGTON, INDIANA 47404
TELEPHONE: 812-332-8030

Report of Survey: See Mitchell Boundary survey recorded as IN 2024012761 in the office of the Recorder of Monroe County, IN.

Also see plat of Short 2 Lot Subdivision recorded as IN 2025006779

SHORT 2 LOT SUBDIVISION
LOT 2 AMENDMENT 1
DATE: 10-7-2025
SHEET 1 OF 2
JOB NO. 5025106

SHORT 2 LOT SUBDIVISION
LOT 2 AMENDMENT 1
AN ADDITION TO THE TOWN OF ELLETTSVILLE
PRIMARY PLAT

LOT 2 OF SHORT 2 LOT SUBDIVISION 2025006779:

A part of the West half of Section 14 Township 9 North, Range 2 West, Monroe County, Indiana, as shown on the plat by C.D. Graham, PS 9500014, dated June 18, 2025, as job number 402510 for Bynum Fanyo & Associates, Inc., and more particularly described as follows:

Beginning at the Southeast corner of Lot 2 of Short 2 Lot Subdivision; thence on the south line of said Lot 2 North 88 degrees 33 minutes 36 seconds West 292.81 feet to the southwest corner of said Lot 2; thence leaving said south line and on the west line of said Lot 2 North 19 degrees 33 minutes 13 seconds West 1264.70 feet to the northwest corner of said Lot 2; thence leaving said west line and on the north line of said Lot 2 North 70 degrees 26 minutes 47 seconds East 475.40 feet to the northeast corner of said Lot 2; thence leaving said north line and on the east line of said Lot 2 South 11 degrees 09 minutes 46 seconds East 1384.42 feet and to the Point of Beginning. Containing 11.44 acres, more or less.

Charles & Diane Short, the owners of the real estate shown and described herein, do hereby lay off, plat, and subdivide said real estate in accordance with this plat.

This plat shall be known and designated as Short 2 Lot Subdivision Lot 2 Amendment 1.

This plat amendment requires no additional right of way dedication

This subdivision shall consist of Lot 1, 2 and 3 of Short 2 Lot Subdivision Lot 2 Amendment 1 to the Town of Ellettsville.

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

The strips of ground varying in width as shown on this plat and marked "Easement" are reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines, and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures shall be erected or maintained upon said strips of land, but owners, of lots in this subdivision, shall take their title subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

WITNESS my Hand and Seal this _____ day of _____, 20____.

BY: _____
Charles Short – Signed
(Owner)

BY: _____
Diane Short – Signed
(Owner)

STATE OF INDIANA)
)SS:
COUNTY OF MONROE)

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

Witness my hand and seal this _____ day of _____, 2025.

_____
County of Residence

_____
Commission Expires

_____
Notary Public Signature

_____
Notary Public Printed

TOWN PLAN COMMISSION APPROVAL – PLANNING AND ZONING ADMINISTRATOR

I, _____, being the Planning and Zoning Administrator and designated authority of the Town Planning Commission for the Town of Ellettsville, State of Indiana, hereby certify that the said authority duly approved this plat of SHORT 2 LOT SUBDIVISION LOT 2 AMENDMENT 1 to the TOWN OF ELLETTSVILLE and is hereby accepted this____ day of _____, 20____.

_____
Planning and Zoning Administrator

TOWN OF ELLETTSVILLE PLAN COMMISSION APPROVAL

Under the authority provided by Unified Development Ordinance adopted by the Town of Ellettsville, Indiana, 9–9–2024, this plat was given approval by the Town of Ellettsville Plan Commission on this _____ day of _____, 20_____.

_____
President, Plan Commission

_____
Secretary

ACCEPTANCE BY TOWN COUNCIL:

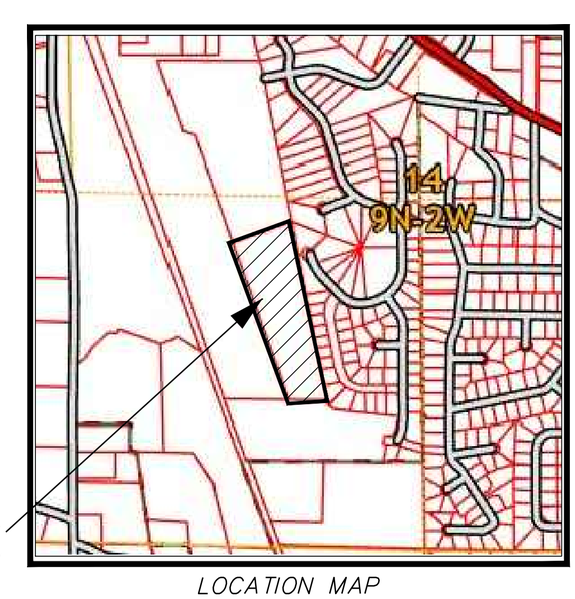
Be it resolved by the Town Council of the Town of Ellettsville, Indiana that the attached plat of SHORT 2 LOT SUBDIVISION LOT 2 AMENDMENT 1 is hereby accepted. Adopted by the Town Council of the Town of Ellettsville, Indiana this

day of

_____, 20____.

_____
President, Town Council

_____
Clerk – Treasurer



LOCATION MAP

Prepared by:

Charles D. Graham
Registration No. LS29500014

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

CHARLES D. GRAHAM
REGISTERED
No.
LS29500014
STATE OF
INDIANA
LAND SURVEYOR

CERTIFICATION;
I certify that the survey as shown by the plat was performed wholly under the direction of myself, a registered land surveyor in the State of Indiana, and to the best of my belief and knowledge was executed according to 865 IAC 1–12.

SHORT 2 LOT SUBDIVISION
LOT 2 AMENDMENT 1
DATE: 10–7–2025
SHEET 2 OF 2
JOB NO. 5025106

Town of Ellettsville
Department of Planning & Development

PC 25-29 – Zoning Map Amendment Petition
Staff Report

Petition

Case - PC 25-29 – Zoning Map Amendment. A request by MG3 Properties LLC. to rezone one (1) parcel from C-2; Commercial 2 to I-1; Light Industrial . The subject parcel is located on W. Flatwoods Road, adjacent to 8325 W. State Road 46.

Surrounding Zoning Districts & Uses

	Zoning District	Property Use
North:	AG; Agricultural	Commercial – Solar Farm
South:	C-2; General Business	Commercial-small engine sales & repairs and vacant land
East:	C-2; General Business	Commercial (owner also owns the subject parcel)
West:	C-2; General Business)	Commercial – Storage Units

Considerations

1. The petitioner is requesting to rezone one parcel consisting of 2.31 acres from Commercial 2 - General Business, to Industrial 1; Light Industrial. Parcel is located adjacent to 8325 W. State Road 46.
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 vacant land with a pond on it.
4. The petitioner intends to construct self-storage units on the property. The petitioner will have to seek approval for self-storage units from the Board of Zoning Appeals.
5. The *Ellettsville Comprehensive Plan* designates the land to be general business with primary uses that include large-scale businesses such as light industries, warehousing and distribution centers which incorporate an array of modern, low-impact industrial uses that include warehousing, distribution and wholesale facilities.
6. The Unified Development Ordinance allows storage units by special exception with additional standards.
7. The parcel is owned by the Petitioner, MG3 Properties LLC, who also owns the adjacent property and business, Ava's Waste Removal at 8325 W. State Road 46.

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 *Ellettsville Land Use Map (2023)* and the *Comprehensive Plan* designate the land to be General Business with a primary use of large-scale businesses such as light industries, warehousing and distribution centers. The character of a General Business land use is an array of modern, low-impact industrial uses including warehousing, distribution and wholesaling facilities with a limited number of trucks coming in/out of the facility each day.

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:

Industrial zoning is recommended because of the proposed use of self-storage units. Self-storage units have been constructed on the property to the west and have been approved for the property to the south.

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 Industrial 1 zoning aligns with the proposed use of the land.

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 Industrial 1; Light Industrial, should have no effect on neighboring properties along W. Flatwoods Road which are either undeveloped or commercial.

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

Staff Finding:

The proposed use of the property is self-storage units. The zoning map amendment will align with the adjacent parcel owned by the Petitioner, which is zoned Commercial 2, there is a self-storage business to the west and the property to the south was approved for self-storage units.

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.

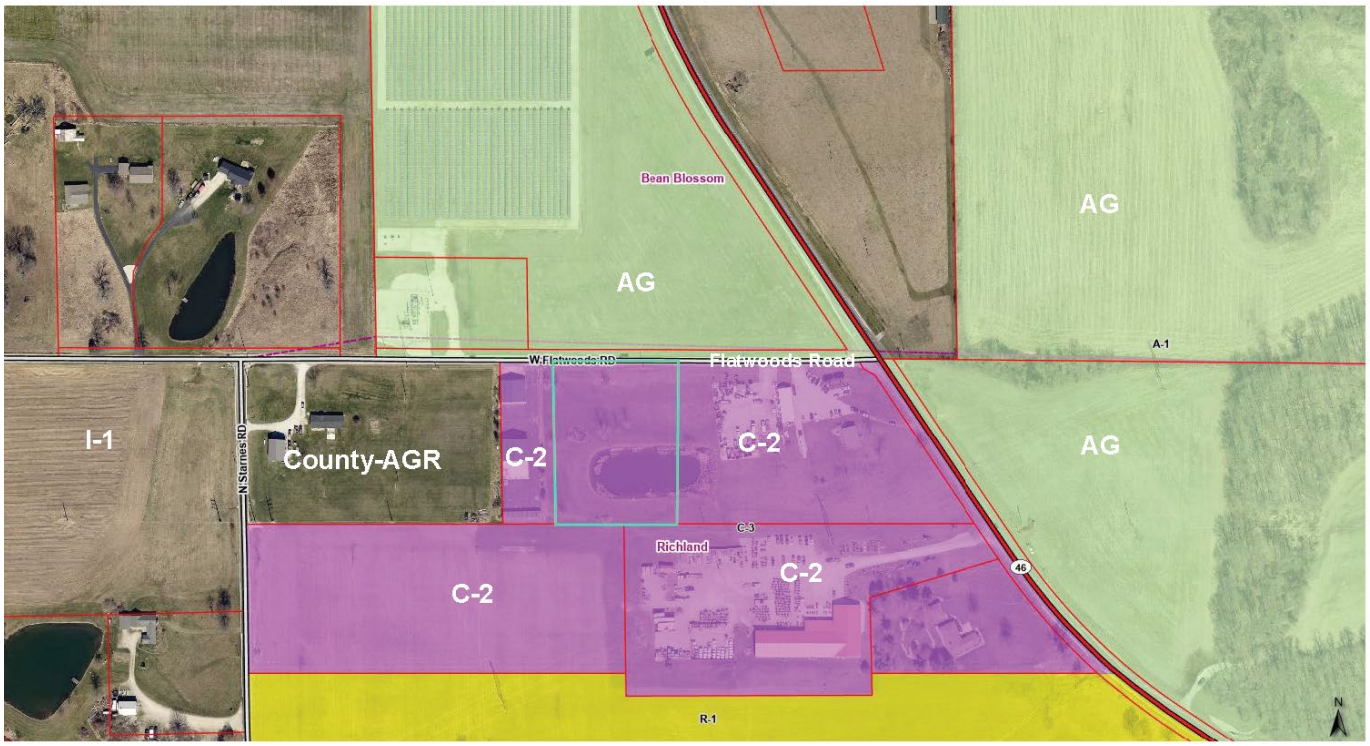
Staff Recommendation

Zoning of Industrial 1 (I-1) or light industry is covered in the *Ellettsville Comprehensive Plan.* There is a self-storage business to the west and the property to the south was approved for self-storage units. The adjacent property located at 8325 W. State Road 46 is owned by the petitioner. The area will accommodate the proposed use of the property which is self-storage units. Therefore, Staff recommends a *favorable recommendation* be forwarded to the Town Council to amend the zoning for the parcel outlined in Paragraph 1 from C-2; General Business to I-1; Light Industrial.

Submitted by:

Denise Line
Director of Planning
Town of Ellettsville
November 6, 2025

Surrounding Zoning Districts



RESOLUTION 04-2025

A RESOLUTION RECOMMENDING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE TO CHANGE THE DEVELOPMENT STANDARDS FOR MINOR AND MAJOR SUBDIVISIONS

WHEREAS, the Ellettsville Town Council adopted a new Unified Development Ordinance that became effective as of September 9, 2024, pursuant to Indiana Code §36-7-4-606(g)(1); and

WHEREAS, a plan commission is authorized, pursuant to Indiana Code §36-7-4-602(b)(1) to initiate a proposal to amend or partial repeal the text of a zoning ordinance that has been adopted; and

WHEREAS, the Ellettsville Plan Commission has determined that it is in the best interests of the Town and its citizens to initiate a proposal to amend the text of the Unified Development Ordinance to change the development standards for minor and major subdivisions; and

WHEREAS, the Ellettsville Plan Commission has, in compliance with Indiana Code §36-7-4-603, given due regard to the following, in preparing and considering a proposal to amend the text of the Unified Development Ordinance:

(1) the comprehensive plan;

(2) current conditions and the character of current structures and uses in each district;

(3) the most desirable use for which the land in each district is adapted;

(4) the conservation of property values throughout the jurisdiction; and

(5) responsible development and growth.

WHEREAS, the Ellettsville Plan Commission has conducted a public hearing as required by Indiana Code §36-7-4-604 on its proposal to change the development standards for minor and major subdivisions and has decided to pass the proposal to the Ellettsville Town Council with a positive recommendation.

NOW, THEREFORE, BE IT RESOLVED BY THE ELLETTSVILLE PLAN COMMISSION OF THE TOWN OF ELLETTSVILLE, MONROE COUNTY, INDIANA, as follows:

1. That the attached Exhibit A, a Proposed Ordinance *Amending the Unified Development Ordinance to Change the Development Standards for Minor and Major Subdivisions* is hereby passed with a positive recommendation to the Town Council.

This Resolution was passed and adopted by the Ellettsville Plan Commission, Ellettsville, Indiana, at the Ellettsville Town Hall on the 6th day of November, 2025.

_____
David Drake, President
Ellettsville Plan Commission

Attest:

_____
Renee Jones
Ellettsville Plan Commission Secretary

CERTIFICATION OF RECOMMENDATION

(INSERT HERE ORIGINAL CERTIFICATION TO COUNCIL)

ATTORNEY CERTIFICATION

I, Darla S. Brown, attorney for the Ellettsville Plan Commission, hereby certify that the foregoing is a true and accurate copy of the proposed Unified Development Amendment as approved by the Ellettsville Plan Commission at the close of the public hearing and public meeting held at the Ellettsville Town Hall on November 6, 2025.

_____
Darla S. Brown
Attorney, Ellettsville Plan Commission

ORDINANCE 2025-_____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE TO CHANGE THE DEVELOPMENT STANDARDS FOR MINOR AND MAJOR SUBDIVISIONS

WHEREAS, The Ellettsville Town Council is advised that the Ellettsville Plan Commission held a public hearing on October 2, 2025, following the giving of required notice, on a proposed text amendment to the Unified Development Ordinance pursuant to §36-7-4-602(b)(1); and

WHEREAS, said Plan Commission has given a favorable recommendation for amendments to the text of the Unified Development Ordinance to Change the Development Standards for Minor and Major Subdivisions; and

WHEREAS, the Town Council concurs with the Plan Commission's recommendation.

NOW, THEREFORE, BE IT ORDAINED BY THE ELLETTSVILLE TOWN COUNCIL OF THE TOWN OF ELLETTSVILLE, MONROE COUNTY, INDIANA:

1. The following revisions are hereby made to Chapter 5.3 "Minor Residential Subdivisions (3 or Fewer Lots) and Chapter 5.4 "Major Residential Subdivisions," as follows:

When an existing section of the ordinance is being amended, the text of the existing provision will appear in this style type, additions will appear **in this style type**, and deletions will appear ~~in this style type~~.

5.3 MINOR RESIDENTIAL SUBDIVISIONS (~~3~~ **4** OR FEWER LOTS)

A. Minor Residential Subdivision Intent

1. A minor residential subdivision, as defined in Chapter 9.2: definitions, is intended to be an expedited process for subdividing ~~three~~ **four** or fewer lots, including the remnant parcel. Exclusively for single-family residential use that does not involve the opening or creation of new public rights-of-way, public infrastructure, or utility main extensions.

. . .

B. Minor Residential Subdivision General Standards

1. A subdivision that meets all of the following criteria shall be considered a minor subdivision. If any of the following criteria are not met, it shall be considered a major residential subdivision.
   a. Results in the creation of ~~three~~ **four** or less lots (including the remnant or parent parcel).

. . .

C. Minor Residential Subdivision Development Standards

Minor Residential Subdivision Qualifications and Standards

Number of Parcels 1 to ~~3~~ **4** parcels, including the remnant parcel.

5.4 MAJOR RESIDENTIAL SUBDIVISIONS

. . .

B. Major Residential Subdivision Development Standards

Minor Residential Subdivision Qualifications and Standards

Number of Parcels ~~4~~ **5** or more parcels, including the remnant, or if the subdivision does not qualify as a minor or exempt subdivision.

2. Chapter 9.2, "Definitions," is hereby amended to change the definition of a Minor Residential Subdivision as follows:

SUBDIVISION, MINOR RESIDENTIAL. Approval granted by the PC in accordance with IC 36-7-4-700 series for a division of a parcel of land for residential development resulting in ~~three~~ **four** or less, including the parent parcel, does not create any new right-of-way, and does not qualify as an **exempt subdivision**.

3. The diagram of a Minor Residential Subdivision as depicted in Section 5.3 shall be amended as shown on the attached Exhibit 1.

The foregoing Ordinance was passed, approved, and adopted by the Ellettsville Town Council, on the 24th day of November, 2025.

ELLETTSVILLE TOWN COUNCIL

_____

Scott Oldham
President, Ellettsville Town Council

ATTEST:

_____

Noelle Conyer, Clerk/Treasurer