

AGENDA
ELLETTSVILLE PLAN COMMISSION
Town Hall
1150 W. Guy McCown Drive
Ellettsville, Indiana
Thursday, January 8, 2026 - 6:00 P.M.

<p>Town of Ellettsville Plan Commission Members</p> <p>Town Council President Appointments:</p> <ul style="list-style-type: none">• 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 <p>Members from Government Appointed by Council Vote:</p> <ul style="list-style-type: none">• Zach Michaels Current Term: 1/22/24 – 12/31/27 <p>Town Council Representatives:</p> <ul style="list-style-type: none">• Pamela Samples – Current Term: 1/9/23 – 12/31/26• Dan Swafford – Current Term: 1/9/23 – 12/31/26	<p>Pledge of Allegiance</p> <p>Roll Call</p> <p>Election of Officers</p> <p>Approval of Minutes – December 4, 2025</p> <p>Monthly Conflict of Interest Statement</p> <p>Old Business</p> <p>New Business</p> <p>Primary Plat Approval for Two (2) Lots (6.24 Acres) in the MG3 Properties 2 Lot Subdivision, 8631 W. Flatwoods Road; Petitioner: MG3 Properties LLC; Case No. PC 26-1</p> <p>Development Plan Approval for Self-Storage Units (3.37 Acres); 8631 W. Flatwoods Road; Petitioner: MG3 Properties LLC; Case No. PC 26-2</p> <p>Primary Plat Approval for Four (4) Lots (11.34 Acres) in the Lot 4 of Ripley Minor Subdivision Amendment 1 Subdivision; Petitioner: Mike Ripley; Case No. PC 26-5</p> <p>Planning Department Update</p> <p>Next Meeting – February 5, 2026</p> <p>Privilege of the Floor – Non-Agenda Items</p> <p>Plan Commission Comments</p> <p>Adjournment</p>
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The Town of Ellettsville Plan Commission is inviting you to a scheduled Zoom meeting.

Topic: Plan Commission

Time: Jan 8, 2026 06:00 PM Indiana (East)

Join Zoom Meeting

<https://us02web.zoom.us/j/85287625414?pwd=LmhRJXiOZJN8OfqYZlIWe7MpR0QPdx.1>

Meeting ID: 852 8762 5414

Passcode: 673394

One tap mobile

+13092053325,,85287625414#,,,*673394# US

+13126266799,,85287625414#,,,*673394# US (Chicago)

Join instructions

https://us02web.zoom.us/meetings/85287625414/invitations?signature=N9taZU0CrcYV-I7oueFHYX7zQKL6EijhBsHBcMFq6_I

December 4, 2025

The Town of Ellettsville, Indiana, Plan Commission met in regular session on Thursday, December 4, 2025, at Town Hall. David Drake called the meeting to order at 6:00 p.m. and Pam Samples led the Pledge of Allegiance.

Roll Call: Members participating were David Drake, President; Pamela Samples, Dan Swafford, Zach Michael, Ryan Skaggs, Steve Hale, Pat Wesolowski. 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 November 6, 2025. Pat Wesolowski made a motion to approve the minutes for November 6, 2025. Steve Hale seconded the motion. Motion carried.

Approval of Meeting Dates of 2026

David Drake entertained a motion to approve the meeting dates of 2026. Steve Hale made a motion to approve the meeting dates of 2026. David Drake seconded the motion. Motion carried.

Monthly Conflict of Interest Statement

None

Old Business

None

New Business

Primary Plat Approval for Four (4) Lots (24.64 Acres) in the Ripley Minor Subdivision, 4601 W. McNeely Street: Petitioner: Mike Ripley: Case No. PC 25-31

Denise Line, Planning Director, explained Petitioner, Mike Ripley, requested primary plat approval four (4) lots totaling 24.64 acres. The lots are zoned AG, agricultural. The subject property is located at 4601 W McNeely Street.

AJ Willis, Project Engineer for Bynum Fanya & Associates, Inc, Petitioner Representative, explained the owner currently intends to subdivide the plat. However, there are no specific development plans for the property at this time.

Ann Marie Thompson, local neighbor, inquired about the size of the lots and asked whether Mr. Ripley can proceed with an application for a major subdivision. Mrs. Thompson expressed concerns regarding traffic and the potential impact of growth on the Town of Ellettsville.

Jim Perry, local neighbor, inquired about the reasons for the conflict within the UDO.

Tim Crouch, local neighbor, inquired about the zoning designation and whether it can be easily changed. Additionally, he expressed concerns regarding access to the property.

David Drake made a motion to approve the primary plat for four (4) lots pending that all lots will be on a septic system. Ryan Skaggs seconded the motion. Roll call vote: David Drake-yes; Pamela Samples-yes; Dan Swafford-yes; Zach Michael-yes; Ryan Skaggs-yes; Steve Hale-yes; and Pat Wesolowski-yes. Motion carried.

Planning Department Updates

Next Meeting will be January 8, 2026

Privilege of the Floor

None

Plan Commission Comments

Denise Line, Planning Director, thanked everyone for their time and hard work and wished all a Merry Christmas and a Happy New Year.

Adjournment

David Drake adjourned the meeting at 6:37 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 26-1 – MG3 Properties 2 Lot Subdivision Staff Report

Petition

Case - PC 26-1 – MG3 Properties 2 Lot Subdivision. A request by MG3 Properties LLC, for consideration of primary plat approval of the MG3 Properties 2 Lot Subdivision. The subject property is located at 8631 W. Flatwoods Road.

Parcel Location



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 primary plat approval for a total of two (2) lots totaling 24.64 acres.

2. Lot 2 is zoned Industrial-1 (I1), Light Industrial, and Lot 1 is zoned Commercial 2.
3. The subdivision is accessed from W. Flatwoods Road.
4. The lots will meet all size and dimensional requirements of the Unified Development Ordinance (UDO).
5. Both lots are currently separate parcels and are not part of an existing subdivision. The primary plat will adjust the parcel lines, separate the two businesses and place both lots in a subdivision. Attachment A illustrates the importance of correcting the parcel lines.

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 primary plat will meet all required zoning and minor subdivision regulations. Therefore, Staff recommends that the Plan Commission approve the primary plat for the MG3 Properties 2 Lot Subdivision.

Submitted by:

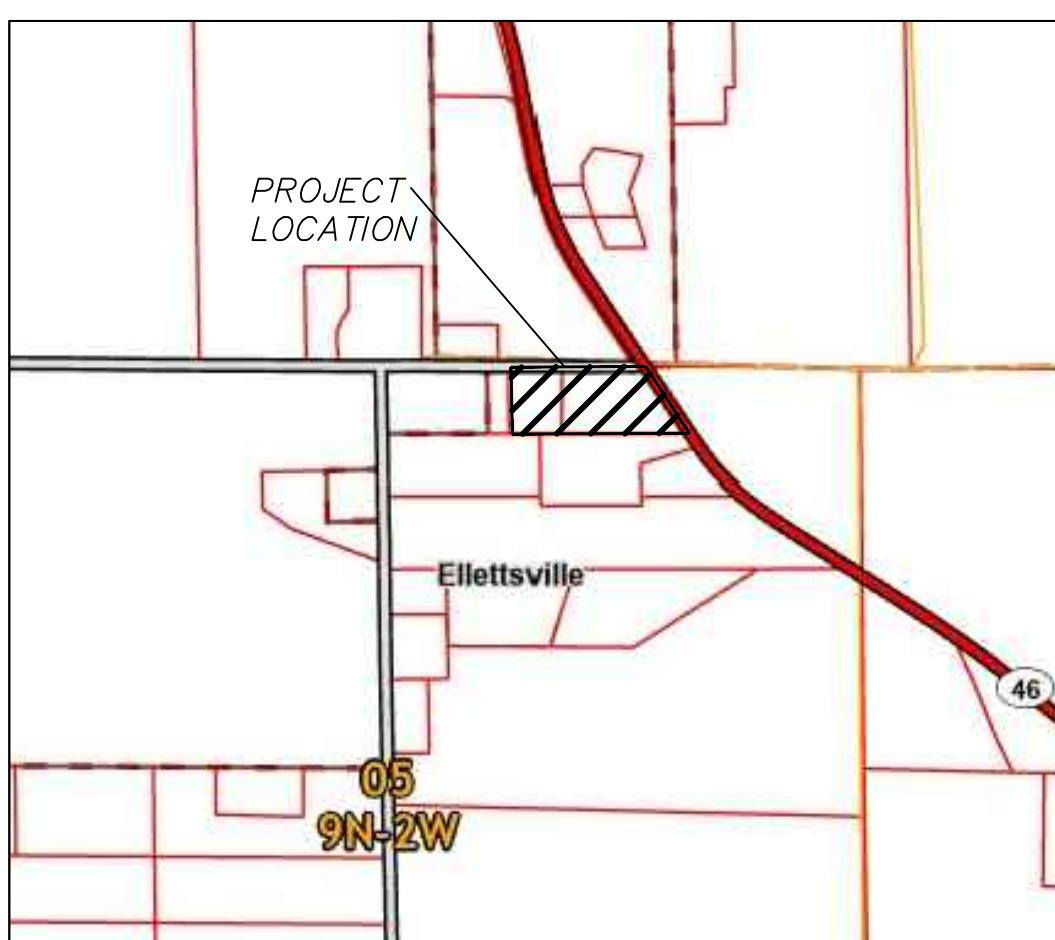
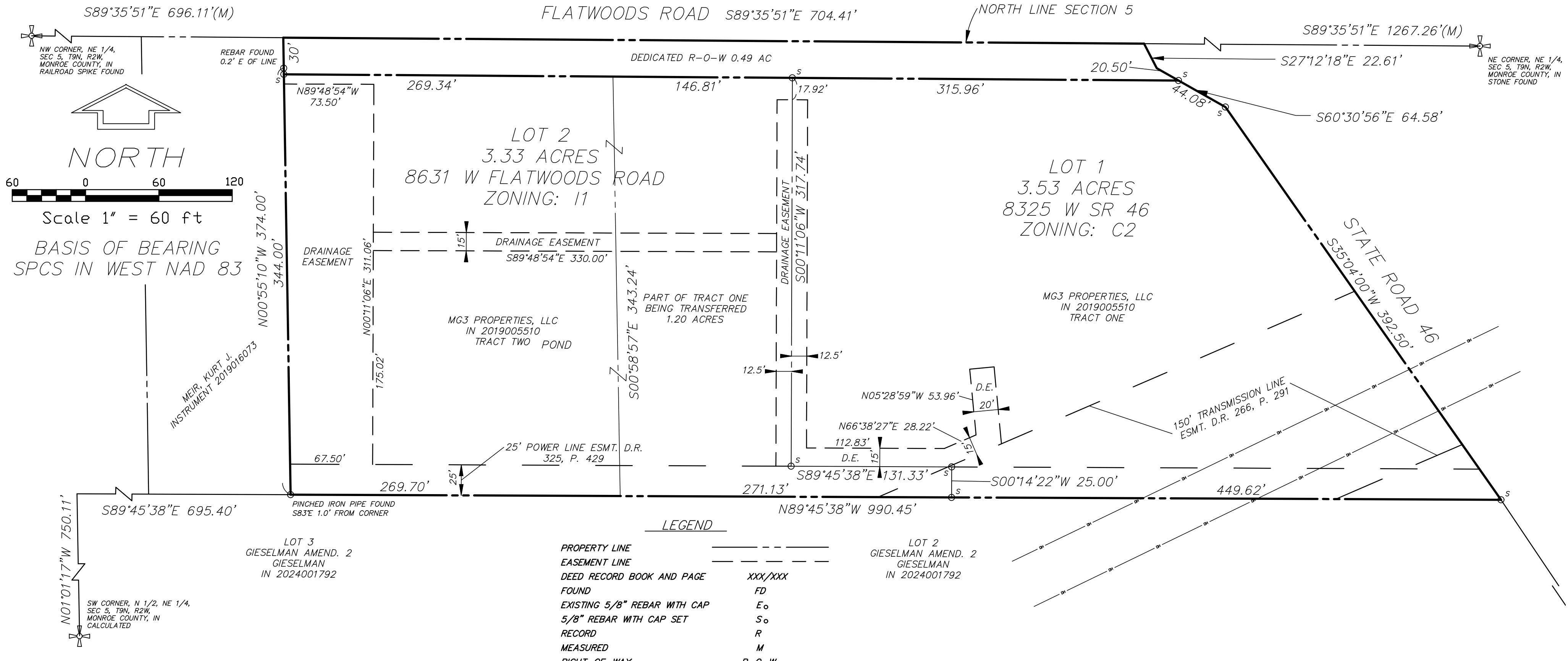
Denise Line
Director, Ellettsville Planning
January 8, 2025



Attachment A – Aerial Photo



MG3 PROPERTIES 2 LOT SUBDIVISION
AN ADDITION TO THE TOWN OF ELLETSVILLE
PRIMARY PLAT



Report of Survey: See Retracement survey recorded as IN 2022016729 in the office of the Recorder of Monroe County, IN.

Source: FEMA

FLOOD NOTE:

According to Flood Insurance Rate Map (FIRM) Community-Panel Number: 18105C 0019D & 0020D, Effective Date: December 17, 2010, the subject Property is not in a special flood hazard area.

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

This instrument prepared by Charles D. Graham.

OWNER/SUBDIVIDER/DEVELOPER
NAME: MG3 PROPERTIES, LLC
ADDRESS: 5857 W DELAP ROAD
ELLETSVILLE, INDIANA 47429

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

MG3 PROPERTIES
2 LOT SUBDIVISION
DATE: 10-16-2025
SHEET 1 OF 2
JOB NO. 402307

**MG3 PROPERTIES 2 LOT SUBDIVISION
AN ADDITION TO THE TOWN OF ELLETSVILLE
PRIMARY PLAT**

MGS PROPERTIES, LLC, 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 MG3 PROPERTIES 2 Lot Subdivision.

This plat amendment requires no additional right of way dedication.

This subdivision shall consist of Lots 1 and 2 of MG3 PROPERTIES 2 Lot Subdivision 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: _____
Signed
(Owner)

BY: _____
Office

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 _____

Source: IN 2019005510
TRACT 1:

A part of the North half of the Northeast quarter of Section Five (5), Township Nine (9) North, Range Two (2) West, Monroe County, Indiana, and more particularly described as follows: Beginning at the Southwest corner of the North half of said Northeast quarter, thence North One

(1) degree, Twenty-six (26) minutes, Twenty-five (25) seconds West 752.49 feet along the West line of said Northeast quarter and along a county road, thence leaving said West line and said county road North Eighty-nine (89) degrees, Forty-five (45) minutes, Fifty-one (51) seconds East 965.10 feet along a power line to the true point of beginning; thence leaving said power line North One (01) degree, Twenty-seven (27) minutes, Twenty-eight (28) seconds West 369.20 feet to the North line of said quarter section and to the centerline of a county road (presently referred to as Flatwoods Road), thence along the North line of said quarter section and along the said centerline South Eighty-nine (89) degrees, Fifty-seven (57) minutes, Three (03) seconds East 435.10 feet to the West right-of-way line of State Road 46; thence along said West right-of-way line the following courses and distances: South Thirty-four (34) degrees, Thirty-eight (38) minutes, Zero (00) seconds East 18.29 feet, thence South Sixty (60) degrees, Fifty-nine (59) . minutes Twenty-seven (27) seconds East 64.58 feet, thence South Thirty-five (35) degrees, Thirty-two (32) minutes, Thirty-one (31) seconds East 392.5 feet to a point where aforementioned power line intersects the said West right-of-way line of State Road 46, thence leaving said West right-of-way line and along said power line South Eighty-nine (89) degrees, Forty-five (45) minutes, Fifty-one (51) seconds West 720.75 feet to the true point of beginning. Containing 5.00 acres, more or less.

TRACT 2:

A part of the North half of the Northeast quarter of Section 5, Township 9 North, Range 2 West, Monroe County, Indiana, described as follows: Beginning at the Southwest corner of the said half quarter section; thence running North 01 degree 16 minutes 10 seconds West over and along the West line of the said half quarter section for 750.49 feet; thence leaving the said West line and running North 89 degrees 58 minutes 07 seconds East for 696.11 feet and to the true point of beginning; thence from said true point of beginning running North 01 degree 16 minutes 22 seconds West for 375.02 feet and to the centerline of Flatwoods Road; thence running over and along the said road centerline South 89 degrees 57 minutes 03 seconds East for 268.99 feet; thence leaving the said road centerline and running South 01 degree 16 minutes 26 seconds West for 374.64 feet; thence running South 89 degrees 58 minutes 07 seconds West for 268.99 feet and to the said true point of beginning. Containing in all 2.31 acres, more or less.

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 MG3 PROPERTIES 2 LOT SUBDIVISION to the TOWN OF ELLETSVILLE and is hereby accepted this _____ day of _____, 20____.

Planning and Zoning Administrator

TOWN OF ELLETSVILLE 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 MG3 PROPERTIES 2 LOT SUBDIVISION is hereby accepted. Adopted by the Town Council of the Town of Ellettsville, Indiana this _____ day of _____, 20____.

President, Town Council

Clerk – Treasurer

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.



MG3 PROPERTIES
2 LOT SUBDIVISION
DATE: 10-16-2025
SHEET 2 OF 2
JOB NO. 402307



Town of Ellettsville

Department of Planning & Development

PC 26-2 – Development Plan Petition

Staff Report

Petition

Case - PC 26-2 – Self Storage. A request by MG3 Properties LLC, for consideration of development plan approval of self-storage units. The subject property is located at 8631 W. Flatwoods Road.

Parcel Location



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 approval of a development plan to construct self-storage units totaling 3.37 acres.
2. The parcel is zoned Industrial 1 (I1), Light Industrial and the use is permitted by special exception.
3. On November 12, 2025, the Board of Zoning Appeals approved Petitioner's request for a special exception to allow self-storage units in an I-1 zoning district.
4. The self-storage will be accessed from W. Flatwoods Road.
5. The Technical Advisory Committee met on December 16, 2025, and reviewed the plans as submitted. No significant deficiencies were reported.
6. The pond will be drained and specifications for the same have been outlined in the Development Plan.
7. The development plan meets the minimum requirements of the Ellettsville Town Code and Tech Review comments have been addressed.
8. Plan Commission shall consider the following in determining whether to approve a development plan:
 - a. Compatibility of the development plan with surrounding land uses;
 - b. Compatibility of the development plan with the recommendations of the comprehensive plan;
 - c. Adequate provisions for internal management of traffic;
 - d. Analysis of the capacity of adjacent streets to ensure that adjacent streets can safely and efficiently accommodate the additional traffic generated by the development;
 - e. Adequate provisions for public facilities and infrastructure, and provisions for extension of infrastructure to adjacent developable properties;
 - f. Provisions for the allocation of land for streets, parks, schools, public and semi-public buildings, homes, businesses and industry, as appropriate;
 - g. Adequate on-site management of stormwater, and erosion control;
 - h. Adequate provision for green space and or landscaping;
 - i. Adequate provision for buffering to significantly reduce the visual impact of dissimilar developments;
 - j. Adequate protection of existing limestone structures; and
 - k. Provision of pathways, trails and our sidewalks for all non-industrial developments.
9. There will be one (1) accessible parking space.
10. At the request of the Planning Department, the Petitioner has agreed to construct a

parking lot for the employees of the adjacent business, Ava's (8325 W. Flatwoods Road), which they also own. The parking lot is part of the development plan.

Plan Commission Action

The Plan Commission action on the development plan 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 development plan will meet all required zoning and Industrial 1 subdivision regulations. Therefore, Staff recommends that the Plan Commission approve the development plan for the self-storage located at 8631 W. Flatwoods Road.

The Plan Commission is tasked with either approving, approving with conditions, denying or continuing this development plan based on the eleven (11) criteria list under consideration No. 8.

1. Compatibility of the development plan with surrounding land uses.

Self-Storage units are permitted by special exception in the I-1 district, which was approved by the Board of Zoning Appeals. Therefore, it is considered compatible with surrounding land uses. In addition, the use will have little direct impact on adjacent properties.

2. Compatibility of the development plan with the recommendations of the comprehensive plan.

Industrial 1 with a commercial use is encouraged along W. State Road 46.

3. Adequate provisions for internal management of traffic.

Traffic will enter and exit from W. Flatwoods Road and adequate traffic flow has been accommodated in the Development Plan. The Fire Department has approved the radius of turns and curves on the Development Plan. One accessible parking space is required.

4. Analysis of the capacity of adjacent streets to ensure that adjacent streets can safely and efficiently accommodate the additional traffic generated by the development.

All traffic should come from W. Flatwoods Road. There is no reason for concern as the self-storage units will not generate a substantial increase in traffic.

5. Adequate provisions for public facilities and infrastructure, and provisions for extension of infrastructure to adjacent developable properties.

Infrastructure will be included on site as required by Fire and Building codes.

6. Provisions for the allocation of land for streets, parks, schools, public and semi-public buildings, homes, businesses and industry, as appropriate.

W. Flatwoods Road is maintained by the Town of Ellettsville.

7. Adequate on-site management of stormwater, and erosion control.

Stormwater and erosion control will be managed in accordance with Town and State regulations.

8. Adequate provision for green space and or landscaping.

The Petitioner has voluntarily included landscaping.

9. Adequate provision for buffering to significantly reduce the visual impact of dissimilar developments.

The Petitioner voluntarily agreed to include landscaping which will serve as a buffer where shown in the Development Plan.

10. Adequate protection of existing limestone structures.

There are no limestone structures indicated on site.

11. Provision of pathways, trails and our sidewalks for all non-industrial developments.

The self-storage units will be constructed in an industrial zoning district.

As of the time of the writing of this report, there have been no written concerns regarding the development plan received by Staff.

Plan Commission Action

The Plan Commission action on the development plan 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

Development Plan approval shall be predicated on the criteria listed under consideration No. 8. If the Plan Commission does find that the development plan is in agreement with those items, the Plan Commission shall approve the development plan. Additionally, the Plan Commission may include any conditions they feel are necessary and relevant to develop the property in an appropriate manner.

Recommendations from the Technical Review Meeting either have been addressed or will be addressed by the time of building approval.

It is Staff opinion that the requirements of the Development Plan section from the Town of Ellettsville Code of Ordinances have been reasonably achieved. Staff recommends the Plan Commission approve the development plan for 8631 W. Flatwoods Road with the following conditions: (1) That the requirements, guidelines and/or specifications for drainage, grading, fill and/or any other activities resulting in the drainage of the pond and reconstruction of the land for construction of the self-storage units be strictly adhered to pursuant to the Development Plan approved by the Plan Commission; and (2) That the Town of Ellettsville shall require an inspection by the Town's engineer at each phase of draining of the pond or preparing the land for construction of the self-storage units.

Submitted by:

Denise Line
Director, Ellettsville Planning
January 8, 2025



PROPOSED: 8325 W. SR 46 SELF STORAGE DEVELOPMENT PLAN

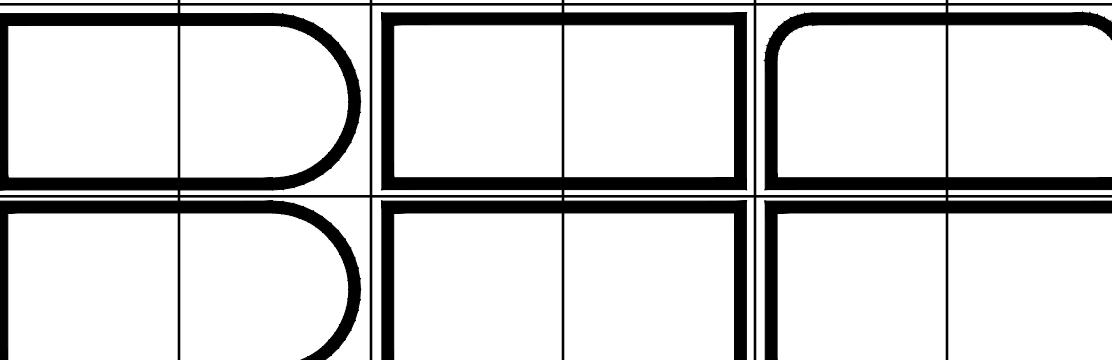
PT N₂ NE SECTION 5 TOWNSHIP 9N RANGE 2W
RICHLAND TOWNSHIP, MONROE COUNTY, INDIANA



8325 W. SR 46,
ELLETTSVILLE, IN. 47429

UTILITY CONTACT INFORMATION

GAS	SEWER AND WATER	ELECTRIC
VECTREN 205 S. MADISON ST. BLOOMINGTON, IN 47401 DOUG ANDERSON (812)330-4009	CITY OF BLOOMINGTON UTILITIES 600 E. MILLER DR. BLOOMINGTON, IN 47402 NANCY AXSOM (812)349-3689	DUKE ENERGY 1619 W. DEFFENBAUGH ROAD KOKOMO, INDIANA 46902 JIM SHIELDS (317)375-2071
TELEPHONE	CABLE TELEVISION	UNDERGROUND UTILITY LOCATION
AT&T P.O. BOX 56 BLOOMINGTON, IN 47402 BRENT McCABE (812)334-4521	COMCAST 2450 SOUTH HENDERSON STREET BLOOMINGTON, IN 47404 SCOTT TEMPLETON (812)355-7822	INDIANA UNDERGROUND PLANT PROTECTION 1-(800)382-5544



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

SHEET INDEX

SHEET NO.	SHEET NO.
C101	GENERAL NOTES & LEGENDS
C201	DEMOLITION PLAN
C301	OVERALL SITE PLAN
C302	ENLARGED SITE PLAN
C401	GRADING & DRAINAGE PLAN
C501	LANDSCAPE PLAN
C601	MISCELLANEOUS DETAILS
C701	STORMWATER POLLUTION PREVENT PLAN

VICINITY/LOCATION MAP
NOT TO SCALE



OWNER/DEVELOPER:
STEVE GROH
5857 W. DELAP ROAD
ELLETTSVILLE, IN. 47429

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

Certified By:
JEFFREY S. FANYO, P.E.
IND. REG. NO. 60018283

Revisions
8325 W. SR 46 SELF STORAGE
PROJECT NO. 402307

EXISTING LEGEND

EXISTING FENCE	
EXISTING WATER LINE	
EXISTING OVERHEAD UTILITY LINES	
EXISTING UNDERGROUND ELECTRIC LINES	
EXISTING UNDERGROUND TELEPHONE LINES	
EXISTING UNDERGROUND FIBER OPTIC LINES	
EXISTING GAS LINE	
EXISTING SANITARY FORCEMAIN	
EXISTING CONTOUR	
FLOW LINE	
EXISTING SANITARY SEWER AND MANHOLE	
EXISTING STORM SEWER AND INLET	
PROPERTY LINE	

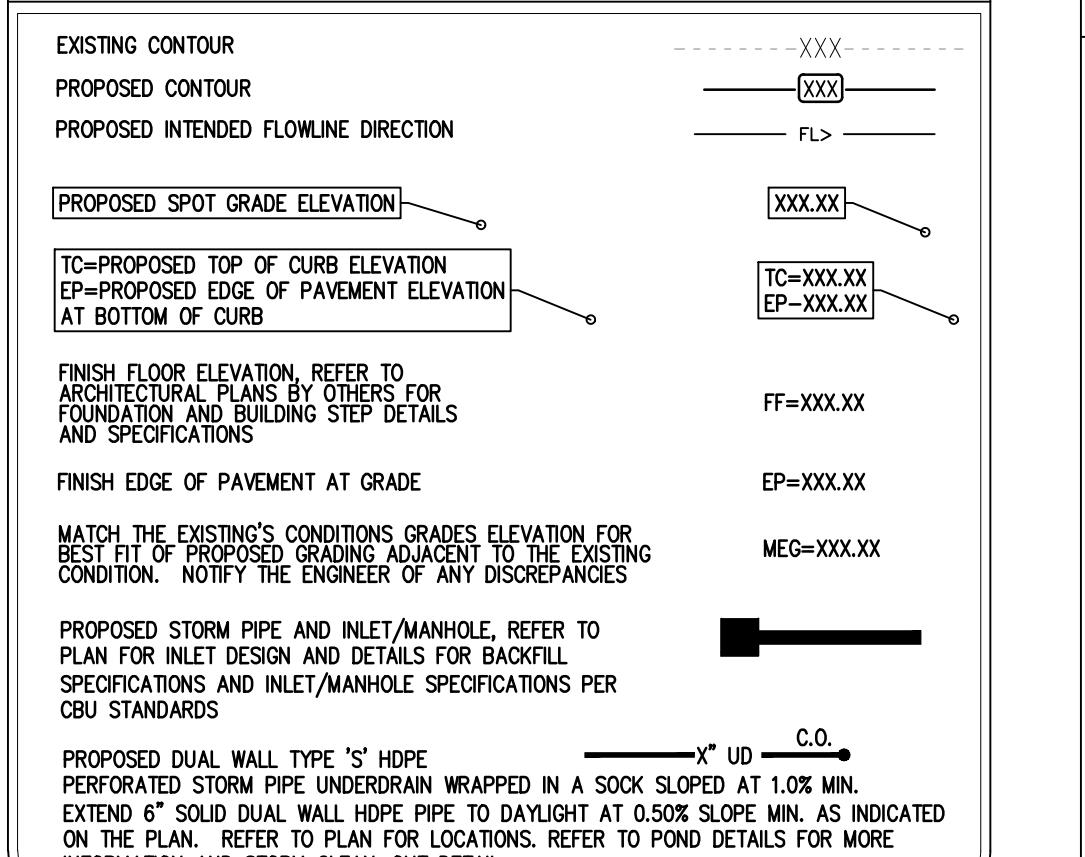
GRADING NOTES

- 1. NEW FINISHED CONTOURS SHOWN ARE TOP OF FUTURE PAVING IN AREAS TO RECEIVE PAVEMENT AND TOP OF TOPSOIL IN AREAS TO BE SEADED OR PLANTED.
- 2. AREAS OUTSIDE OF THE PARKING LOT PERIMETERS SHOWN TO BE SEADED OR PLANTED SHALL RECEIVE 6" OF TOPSOIL. THIS TOPSOIL IS TO BE PLACED AND LEVELED BY THE CONTRACTOR.
- 3. CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING, OR CONNECTING TO SAID FACILITIES. CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION WITH ALTERATION OF OR RELOCATION OF THE FACILITY.
- 4. ALL AREAS NOT COVERED BY BUILDING OR PAVING ARE TO BE VEGETATED (SEADED OR PER LANDSCAPE PLAN).
- 5. UNUSABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY CONTRACTOR.
- 6. ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED.
- 7. BEFORE ANY MACHINE WORK IS DONE, CONTRACTOR SHALL STAKE OUT AND MARK THE ITEMS ESTABLISHED BY THE SITE PLAN. CONTROL POINTS SHALL BE PRESERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. THE LACK OF PROPER WORKING POINTS AND GRADE STAKES MAY REQUIRE CESSION OF OPERATIONS UNTIL SUCH POINTS AND GRADES HAVE BEEN PLACED TO THE OWNER'S SATISFACTION.
- 8. CONTRACTOR SHALL COMPACT AND MAINTAIN A 30,000 SQ. FT. STONEBASE CONSTRUCTION LAYDOWN AREA W/ STONE ACCESS FROM THE CONSTRUCTION ENTRANCE AND STONE ACCESS TO THE BUILDING PAD.
- 9. THESE DOCUMENTS ARE SCHEMATIC IN NATURE AND CANNOT SHOW EVERY ITEM NEEDED FOR A COMPLETE OPERATIONAL STORM SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE OPERATING STORM SYSTEM.
- 10. ALL FILL SHALL BE FREE OF VEGETABLE MATTER, RUBBISH, LARGE ROCK, AND OTHER DELETERIOUS MATERIAL. THE FILL MATERIAL SHOULD BE PLACED IN LAYERS NOT TO EXCEED SIX (6) INCHES IN LOOSE THICKNESS AND SHOULD BE SPINKLED WITH WATER AS REQUIRED TO SECURE SPECIFIED COMPACTION. EACH LAYER SHOULD BE UNIFORMLY COMPAKTED BY MEANS OF SUITABLE EQUIPMENT AS DICTATED BY THE TYPE OF FILL MATERIAL. UNDER NO CIRCUMSTANCES SHOULD A BULLDOZER OR SIMILARLY TRACKED VEHICLE BE USED AS COMPAKTING EQUIPMENT. MATERIAL CONTAINING AN EXCESS OF WATER SHOULD BE SPREAD AND DRIED TO A MOISTURE CONTENT THAT WILL PERMIT PROPER COMPAKTION. ALL FILL SHOULD BE COMPAKTED TO THE SPECIFIED PERCENTAGE OF THE MAXIMUM DENSITY OBTAINED IN ACCORDANCE WITH ASTM DENSITY TEST D-698 (95 PERCENT OF MAXIMUM DRY DENSITY). IF THE SPECIFIED COMPAKTION LIMITS ARE NOT MET, SUCH AREAS SHOULD BE REWORKED AND RETESTED AS REQUIRED UNTIL THE SPECIFIED LIMITS ARE REACHED.

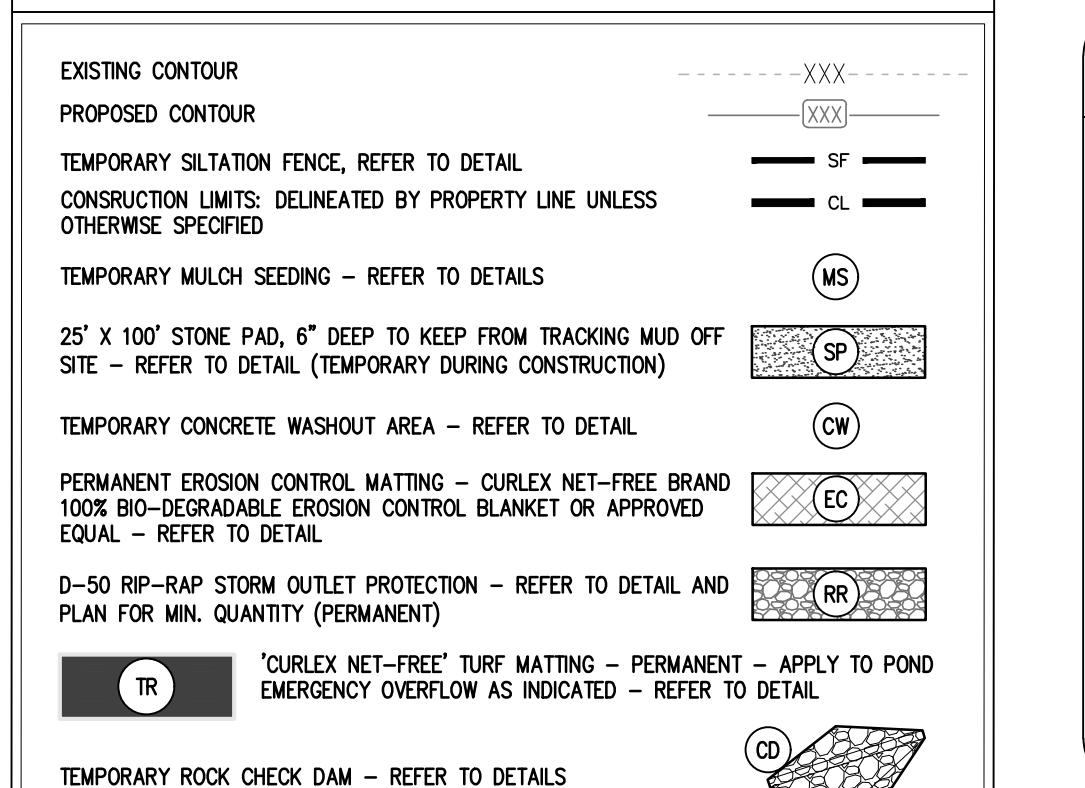
SITE IMPROVEMENT LEGEND

- (A) PROPOSED ROAD BITUMINOUS PAVING - REFER TO DETAIL
- (B) PROPOSED GRAVEL PAVEMENT. REFER TO PLAN FOR LOCATIONS AND REFER TO DETAIL
- (C) 4' WIDE CONCRETE PAVEMENT WEDGE - REFER TO PLAN FOR LOCATIONS AND REFER TO DETAIL
- (D) PROPOSED 6" STANDING CONCRETE CURB - REFER TO DETAIL
- (E) PROPOSED 6' HIGH BLACK VINYL COATED CHAIN-LINK FENCE WITH PRIVACY SLATS - REFER TO DETAIL
- (F) PROPOSED 6' HIGH BLACK VINYL COATED CHAIN-LINK FENCE - REFER TO DETAIL
- (G) PROPOSED CONCRETE CURB TRANSITION, 6' LENGTH FROM 0" TO 6" CURB HEIGHT SEE ARCHITECTURAL & STRUCTURAL DRAWINGS, DETAILS AND SPECIFICATIONS FOR ALL SHADED AREAS

GRADING/DRAINAGE LEGEND



EROSION CONTROL LEGEND



LANDSCAPE NOTES

- 1. ALL PLANT MATERIAL SHALL ARRIVE ON SITE IN A HEALTHY, VIGOROUS CONDITION AND BE FREE OF PESTS AND DISEASE.
- 2. ALL PLANTS SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- 3. ALL TREES SHALL BE STRAIGHT-TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- 4. ALL TREES SHALL BE GUYED OR STAKED PLUMB AS SHOWN IN THE DETAILS.
- 5. ALL PLANTING MASS BEDS SHALL BE SPADE CUT UNLESS SPECIFIED WITH A MOW STRIP OR OTHER INSTALL EDDING. TREES TO HAVE A 5' DIAMETER MULCH RING.
- 6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED WHERE SPECIFIED.
- 7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION. PLANTING LOCATIONS MAY REQUIRE ADJUSTMENTS IN FIELD TO AVOID OVERHEAD AND UNDERGROUND UTILITIES.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND SPECIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- 9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING AND LAWN AREAS INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, PRUNING, FERTILIZING, ETC., UNTIL WORK IS ACCEPTED IN FULL BY THE OWNER.
- 10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- 11. THE OWNER SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO CONSTRUCTION.
- 12. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST OR Drip IRRIGATION SYSTEM PRIOR TO INSTALLATION. WATER ALL SPECIMENS WITHIN 24 HOURS OF PLANTING.
- 13. ANY NEW OR TRANSPLANTED PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE TO MEET ALL PLANT LIST SPECIFICATIONS.
- 14. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- 15. ALL SHRUB, GROUNDCOVER, ANNUAL AND HERBACEOUS PERENNIAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH HARDWOOD MULCH TO A MINIMUM DEPTH OF FOUR INCHES.
- 16. DURING THE GROWING SEASON ALL ANNUALS AND HERBACEOUS PERENNIALS SHALL REMAIN IN A HEALTHY CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- 17. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN ON PLANS.
- 18. ALL DISTURBED AREAS NOT INCLUDED IN LANDSCAPE MULCH BEDS ARE TO BE DEBRIS-RAKED AND FINED-GRADED AS NEEDED, THEN MULCH SEADED (OR SODDED, PER PLAN) AND WATERED UNTIL A HEALTHY STAND OF TURF IS ESTABLISHED.
- 19. ANY PLANT OR OTHER LANDSCAPE MATERIAL SUBSTITUTIONS INSTALLED WITHOUT DESIGNER AND/OR OWNER APPROVAL SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. ANY PLANT SUBSTITUTIONS ARE SUBJECT TO THE APPROVAL OF THE TOWN OF ELETTSVILLE PLANNING DEPARTMENT PRIOR TO PLANTING. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

ON-SITE UTILITY NOTES

- 1. 8" WATER PIPE AND LARGER AND FITTINGS SHALL BE AWWA C900 PIPE WITH TRACER WIRE CONFORMING TO ALL STATE AND LOCAL STANDARDS. IT SHALL BE PVC CONFORMING TO AWWA STANDARD SPECIFICATION C900-16, LATEST REVISION.
- 2. ALL WATER PIPE 6" AND SMALLER SHALL BE PRESSURE CLASS 350 DIP WATER PIPE CONFORMING TO ALL STATE AND LOCAL STANDARDS. IT SHALL BE DUCTILE IRON CONFORMING TO AWWA/ANSI STANDARD SPECIFICATIONS C153/A21.51, LATEST REVISION.
- 2A. ALL DUCTILE IRON PIPE (DIP) USED IN THIS PROJECT WILL REQUIRE POLYETHYLENE ENCASING SLEEVES AND SHALL BE 8-MIL LINEAR LOW-DENSITY (LLD) POLYETHYLENE ENCASING OR 4-MIL HIGH-DENSITY CROSS-LAMINATED (HDL) POLYETHYLENE ENCASING MATERIAL, INCLUSIVE OF VALVES AND FITTINGS. THE MATERIAL SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH ANSI/AWWA C-105/A21.51, USING PLASTIC TIE STRAPS OR CIRCUMFERENTIAL WRAPS OR ADHESIVE TAPE PROVIDING THE PIPE WITH A SECURE PROTECTIVE ENCLOSURE.
- 3. 2" WATER MAINS SHALL BE SDR-21 (PR200) AND 4" PIPE MAY BE EITHER SDR-21 (PR200) OR C900.
- 4. ALL WATER SERVICE LINES CONNECTING TO MAINS SHALL BE 1" TYPE "K" COPPER. ALL SERVICE LINES FROM MAIN TO METER SHALL BE TYPE "K" COPPER WITH FLARED ENDS.
- 5. MECHANICAL RESTRAINTS SHALL BE PROVIDED AT ALL WATER LINE BENDS, OFFSETS, TEES, PLUGS, ETC..
- 6. ALL WATER LINE GATE VALVES OTHER THAN AIR RELEASE VALVES AND TAPPING VALVES SHALL BE CAST IRON BODY, FULLY BRONZE MOUNTED, WITH RESILIENT SEAT AND NON-RISING STEM AND SHALL BE MANUFACTURED BY M & H VALVE COMPANY, DARLING VALVE AND MANUFACTURING COMPANY, KENNEDY VALVE COMPANY, OR MUELLER COMPANY.
- 7. FLUSH HYDRANTS SHALL BE PLACED AT THE ENDS OF ALL WATER MAINS AND AT ANY HIGH POINTS IN THE LINE.
- 8. AIR RELEASE VALVES SHALL BE PROVIDED AT ALL HIGH POINTS OF WATER MAINS AND SHALL BE VAL-MATIC BRAND AND SHALL INCORPORATE THE OPTIONAL VACUUM-CHECK FEATURE.
- 9. ALL FIRE HYDRANTS SHALL BE MANUFACTURED BY KENNEDY GUARDIAN OR MUELLER CENTURION.
- 10. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED BEFORE ACCEPTANCE. SEE SITE WORK SPECIFICATIONS.
- 11. WATER AND SANITARY SEWER MAINS SHALL HAVE A MINIMUM COVER OF 4'-0" ABOVE TOP OF PIPE EXCEPT PLACES INDICATED ON PLANS.
- 12. ALL SPRINKLER, DOMESTIC, AND SANITARY LEADS TO THE BUILDING SHALL END AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END (FOR OTHERS TO REMOVE AND EXTEND AS NECESSARY).
- 13. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS TEN FEET (10'). THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS EIGHTEEN INCHES (18").
- 14. GRAVITY SANITARY SEWER PIPE 6" TO 15" SHALL BE CONSTRUCTED OF SDR-35 OR SDR-26 PVC.
- 15. THE UPSTREAM ENDS OF ALL SANITARY SEWER LATERALS SHALL BE CLEARLY MARKED WITH A 4x4 TREATED POST EXTENDING 3' BELOW GRADE AND 1' ABOVE GRADE.
- 16. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- 17. SEE SITE SPECIFICATIONS FOR BACKFILLING AND COMPACTION REQUIREMENTS.
- 18. SITE CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
- 19. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH SITE WORK SPECIFICATIONS.
- 20. ALL CATCH BASIN GRATE AND FRAMES ARE TO BE BY EAST JORDAN IRON WORKS OR APPROVED EQUAL.
- 21. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
- 22. BUILDING CONTRACTOR SHALL PROVIDE & INSTALL A PERMANENT INDICATING VALVE 12" ABOVE THE FLOOR ON THE FIRE LINE AT THE TERMINATION POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST & WILL REMAIN AS PART OF THE SYSTEM ONCE ALL TESTING IS COMPLETED. THE FIRE LINE MAIN WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM. SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE FIRE MAIN WITH THE BUILDING CONTRACTOR.
- 23. ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF ELETTSVILLE UTILITIES DEPARTMENT AND PLANNING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT THE PLANNING DEPARTMENT AT (812)876-8008 TO SCHEDULE THE MEETING.

PARKING AND PAVEMENT NOTES

- 1. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC DEVICES, 1988 EDITION AS AMENDED.
- 2. ALL PAVEMENT MARKINGS SHALL BE PAINTED WHITE ON ASPHALT PAVEMENT / YELLOW ON CONCRETE PAVEMENT AND SHALL BE FOUR (4) INCHES WIDE UNLESS INDICATED OTHERWISE.
- 3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE. ALL CURB RADIUS ARE TO BE 5' UNLESS INDICATED OTHERWISE.
- 4. CONTRACTOR SHALL FURNISH AND INSTALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
- 5. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON THE SITE.
- 6. JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOLS.
- 7. CONTRACTOR SHALL SAW-CUT TIE-INS AT EXISTING CURBS AS NECESSARY TO INSURE SMOOTH TRANSITIONS. CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY INSPECTOR TO INSURE POSITIVE DRAINAGE. (TYPICAL AT ALL INTERSECTIONS).
- 8. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY A.G.C. OF AMERICA, INC. AND THE HEALTH AND SAFETY REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.

GENERAL NOTES

- 1. BOUNDARY AND TOPO BY BYNUM FANYO AND ASSOCIATES, 528 NORTH WALNUT STREET, BLOOMINGTON, INDIANA 47404. PHONE (812) 332-8030
- 2. DEVELOPER: STEVE GROH EMAIL: DREAMSCAPERSLAWNCARE@GMAIL.COM
- 3. PROJECT ADDRESS: 8325 W. STATE ROAD 46, ELETTSVILLE, IN. 47429
- 4. ALL WORK IS TO BE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.
- 5. ALL PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- 6. HYDRANT LOCATION SHALL BE APPROVED BY THE LOCAL FIRE MARSHALL.
- 7. EXISTING UTILITIES ON SITE SHALL BE RELOCATED AS REQUIRED. CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH RELOCATION.
- 8. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

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

NOTE TO CONTRACTOR

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

designed by: AJW
drawn by: AJW
checked by: DJB
sheet no.: C101
project no.: 402307

PROPOSED
8325 W. SR 46 SELF STORAGE
DEVELOPMENT PLAN
8325 W. SR 46
ELLETTSVILLE, INDIANA 47429

title: GENERAL NOTES & LEGENDS

revisions:

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

certified by:

revisions:

EXISTING LEGEND

EXISTING FENCE	X X X
EXISTING WATER LINE	W W
EXISTING OVERHEAD UTILITY LINES	OHU OHU
EXISTING UNDERGROUND ELECTRIC LINES	UGE UGE
EXISTING UNDERGROUND TELEPHONE LINES	UGT UGT
EXISTING UNDERGROUND FIBER OPTIC LINES	FO FO
EXISTING GAS LINE	GAS GAS
EXISTING SANITARY FORCEMAIN	FM FM
EXISTING CONTOUR	XXX XXX
FLOW LINE	→ → →
EXISTING SANITARY SEWER AND MANHOLE	○ ○ ○
EXISTING STORM SEWER AND INLET	□ □ □
PROPERTY LINE	— — —

ARCHITECTURE
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bloomington, indiana
(812) 339-2990 (Fox)

BBB
BYNUM FANYO & ASSOCIATES, INC.

528 north walnut street
(812) 332-8050

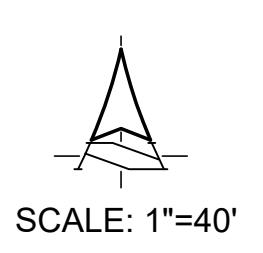
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PROPOSED
8325 W. SR 46 SELF STORAGE
DEVELOPMENT PLAN
8325 W. SR 46
ELLETTSVILLE, INDIANA 47429

title: OVERALL SITE
designed by: AJW
drawn by: AJW
checked by: JSF
sheet no: C301
project no.: 402307

NOTE TO CONTRACTOR

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



revisions:

EXISTING LEGEND

EXISTING FENCE	
EXISTING WATER LINE	
EXISTING OVERHEAD UTILITY LINES	
EXISTING UNDERGROUND ELECTRIC LINES	
EXISTING UNDERGROUND TELEPHONE LINES	
EXISTING UNDERGROUND FIBER OPTIC LINES	
EXISTING GAS LINE	
EXISTING SANITARY FORCEMAIN	
EXISTING CONTOUR	
FLOW LINE	
EXISTING SANITARY SEWER AND MANHOLE	
EXISTING STORM SEWER AND INLET	
PROPERTY LINE	

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GRADING/DRAINAGE LEGEND

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED INTENDED FLOWLINE DIRECTION

PROPOSED SPOT GRADE ELEVATION

TC=PROPOSED TOP OF CURB ELEVATION
EP=PROPOSED EDGE OF PAVEMENT ELEVATION
AT BOTTOM OF CURB

FINISH FLOOR ELEVATION, REFER TO
ARCHITECTURAL PLANS BY OTHERS FOR
FOUNDATION AND BUILDING STEP DETAILS
AND SPECIFICATIONS

FINISH EDGE OF PAVEMENT AT GRADE

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

PROPOSED STORM PIPE AND INLET/MANHOLE, REFER TO
PLAN FOR INLET DESIGN AND DETAILS FOR BACKFILL
SPECIFICATIONS AND INLET/MANHOLE SPECIFICATIONS PER
CBU STANDARDS

PROPOSED DUAL WALL TYPE 'S' HDPE
PERFORATED STORM PIPE UNDERDRAIN WRAPPED IN A SOCK SLOPED AT 1.0% MIN.
EXTEND 6" SOLID DUAL WALL HDPE PIPE TO DAYLIGHT AT 0.50% SLOPE MIN. AS INDICATED
ON THE PLAN. REFER TO PLAN FOR LOCATIONS. REFER TO POND DETAILS FOR MORE
INFORMATION AND STORM CLEAN-OUT DETAIL

XXX

XXX

FL>

XXX.XX

TC=XXX.XX
EP=XXX.XX

FF=XXX.XX

EP=XXX.XX

MEG=XXX.XX

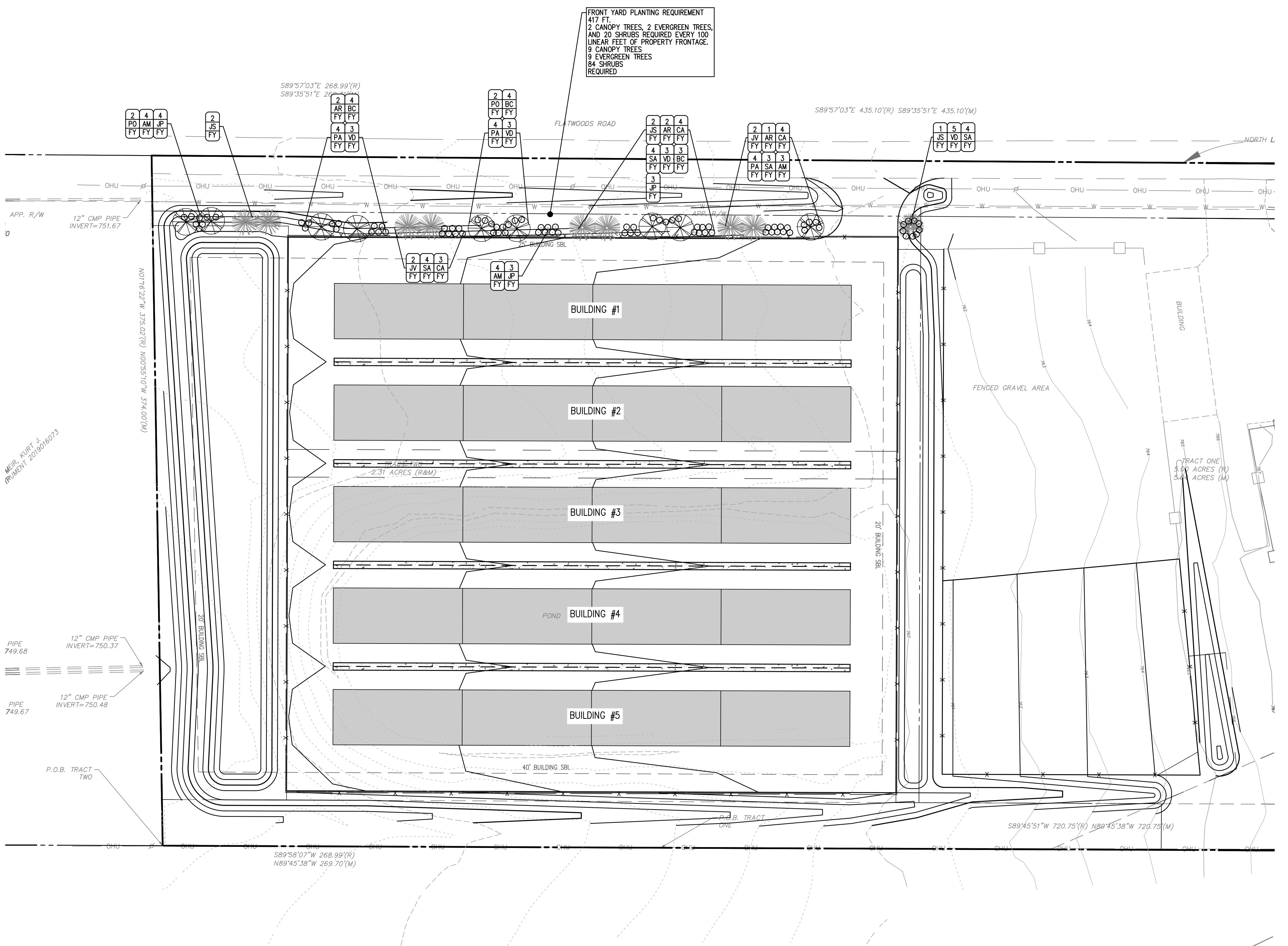
X" UD C.O.

**PROPOSED
8325 W. SR 46 SELF STORAGE
DEVELOPMENT PLAN
8325 W. SR 46
ELLETTSVILLE, INDIANA 47429**

title: GRADING & DRAINAGE PLAN

designed by:
drawn by:
checked by:
sheet no:
project no:

revisions:



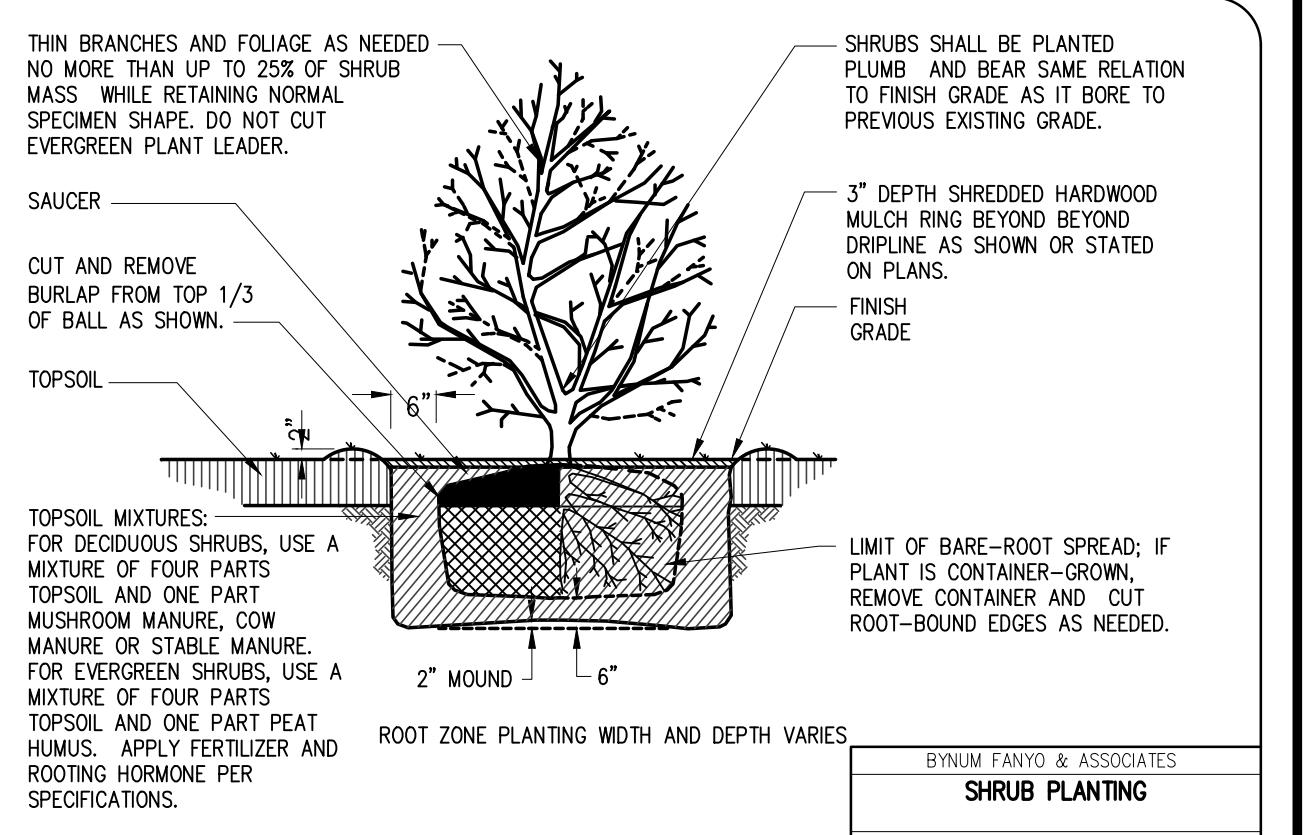
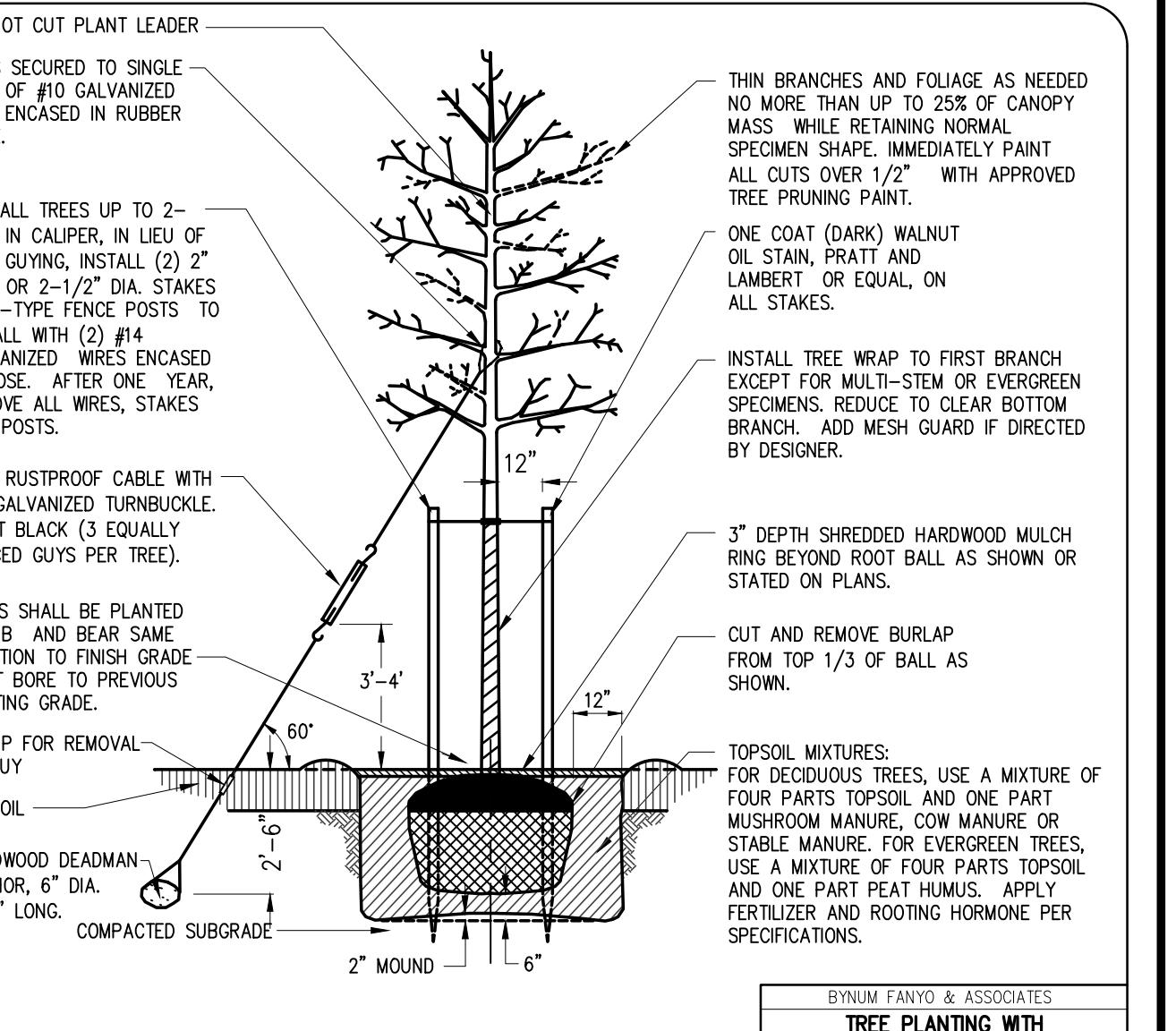
FRONT YARD PLANTINGS		SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE & CONDITION	SPACING	TOTAL QTY
		○	JS	TAXODIUM DISTICHUM	BALD CYPRESS	6' TALL MIN.	SEE PLAN	5
		○	JV	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6' TALL MIN.	SEE PLAN	4
		○	PO	PLATANUS OCCIDENTALIS	SYCAMORE	2" CAL., B & B	SEE PLAN	4
		○	AR	ACER RUBRUM	RED MAPLE	2" CAL., B & B	SEE PLAN	5
		○	AM	ARONIA MELANOCARPA	BLACK CHokeBERRY	1 GAL. CONTAINER	SEE PLAN	11
		○	BC	BUXUS SPECIES CAULINA	BOXWOOD	1 GAL. CONTAINER	SEE PLAN	11
		○	CA	CEPHALANTHUS ACCIDENTALIS	BUTTONBUSH	1 GAL. CONTAINER	SEE PLAN	11
		○	JP	JUNIPER SPECIES	JUNIPER	1 GAL. CONTAINER	SEE PLAN	10
		○	PA	PHYSOCARPUS APULIFOLIA	NINEBARK	1 GAL. CONTAINER	SEE PLAN	12
		○	SA	SYMPHORICAMPOS ARBICULATUS	CORALBERRY	1 GAL. CONTAINER	SEE PLAN	15
		○	VD	VIBURNUM DENTATUM	ARROWWOOD	1 GAL. CONTAINER	SEE PLAN	15

PLANT INVENTORY

XX PLANT QUANTITY
XX PLANT KEY DESIGNATION
XX REQUIREMENT DESIGNATION FY=FRONT YARD PLANTINGS

NOTE: INSTALL ALL PERENNIAL AND IRIS PLANTINGS IN THE
INTERIOR OF THE BIO-RETENTION PLANTING AREA IN CLUMPS BY
TYPE OF PLANTINGS. INSTALL SEDGES/GRASSES ON EXTERIOR
OF BIO-RETENTION PLANTING AREA.

NOTE: THE INSTALLATION OF THE POND MATERIALS INCLUDING
SOILS AND PLANTINGS SHALL BE DIRECTLY COORDINATED WITH
MONROE COUNTY PUBLIC WORKS DEPARTMENT
CONTRACTOR. NOTIFY THE MONROE COUNTY PUBLIC WORKS
DEPARTMENT AT: (812) 349-2980 48 HOURS IN ADVANCE TO
START OF INSTALLATION OF THE PERMANENT STORMWATER
BIO-SWALE

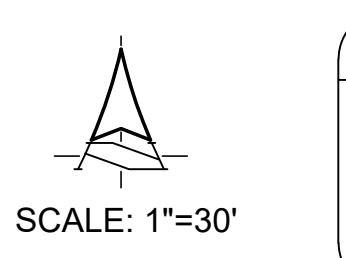
PROPOSED
8325 W. SR 46 SELF STORAGE
DEVELOPMENT PLAN8325 W. SR 46
ELLETTSVILLE, INDIANA 47429

designed by: AJW
drawn by: AJW
checked by: JSF
sheet no.: C501
project no.: 402307

title: LANDSCAPE PLAN

NOTE TO CONTRACTOR

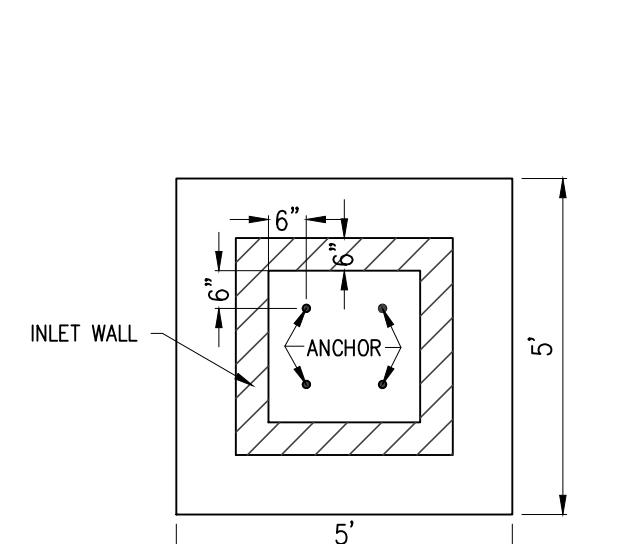
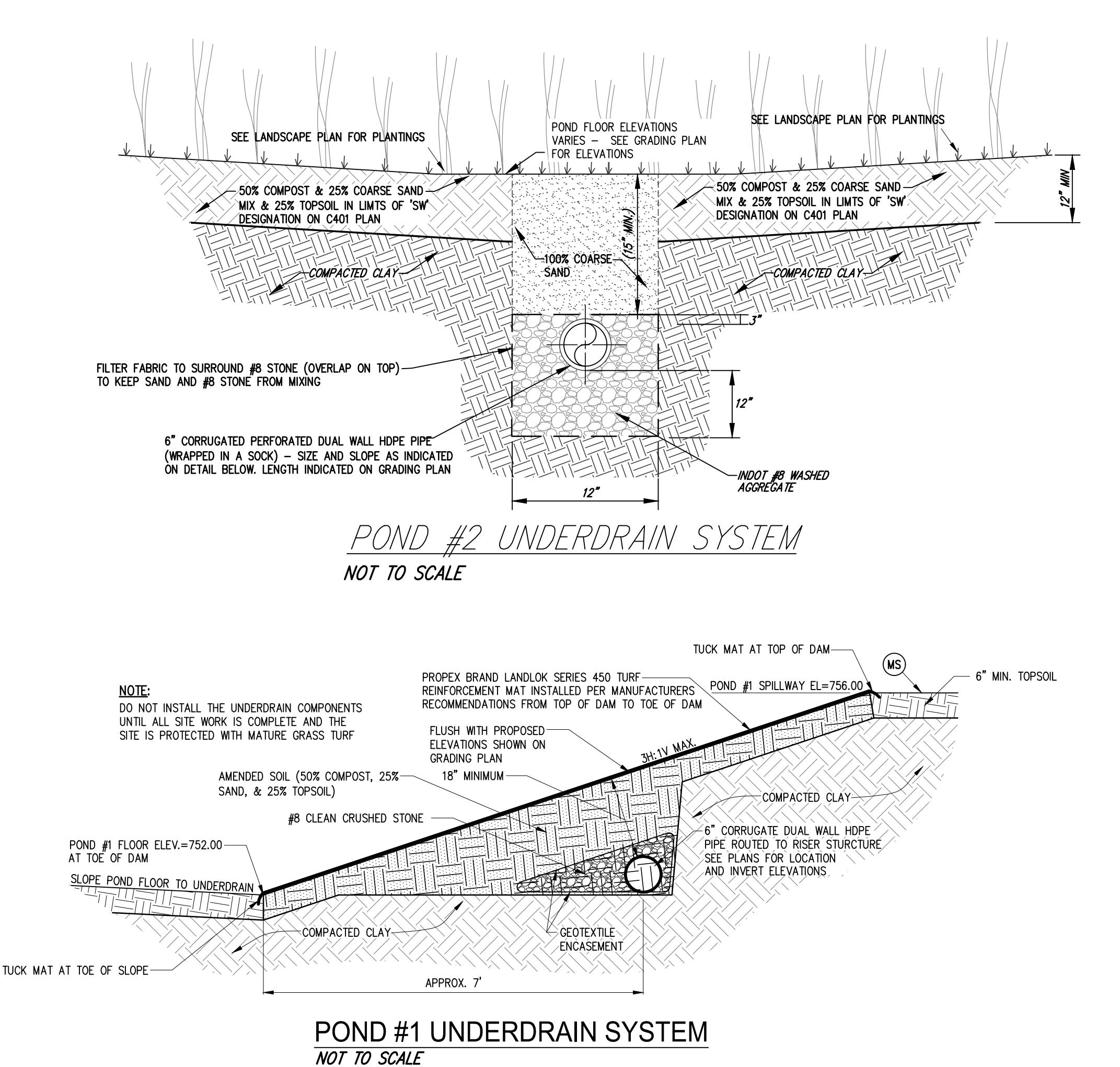
CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY
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REQUIRED DUE TO CONFLICTING ELEVATIONS.



revisions:

ARCHITECTURE
CIVIL ENGINEERING
PLANNING
bloomington, indiana
(812) 359-2990 (Fox)

INC.

B88
BYNUM FANYO & ASSOCIATES, INC.
528 north walnut street
(812) 332-8030PROPOSED
8325 W. SR 46 SELF STORAGE
DEVELOPMENT PLAN
8325 W. SR 46
ELLETTSVILLE, INDIANA 47429title: MISCELLANEOUS
DETAILEDdesigned by: AJW
drawn by: AJW
checked by: AJW
sheet no: C601
project no.: 402307CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY
ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY
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REQUIRED DUE TO CONFLICTING ELEVATIONS.

NOTE: MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH INDOT STANDARD SPECS., CURRENT EDITION.

165#/SYD (1.5") BITUMINOUS SURFACE

330#/SYD (3") BITUMINOUS BASE

7" COMPACTED AGGREGATE SIZE NO. 53

COMPACTED SUBGRADE

SYNTHETIC FILTER FABRIC

COMPACTED SUBGRADE

NOTE: CONCRETE CURB SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 605 OF THE INDOT STANDARD SPECIFICATIONS, CURRENT EDITION.

7" COMPACTED AGGREGATE SIZE NO. 53

6"

PAVEMENT

1'-8"

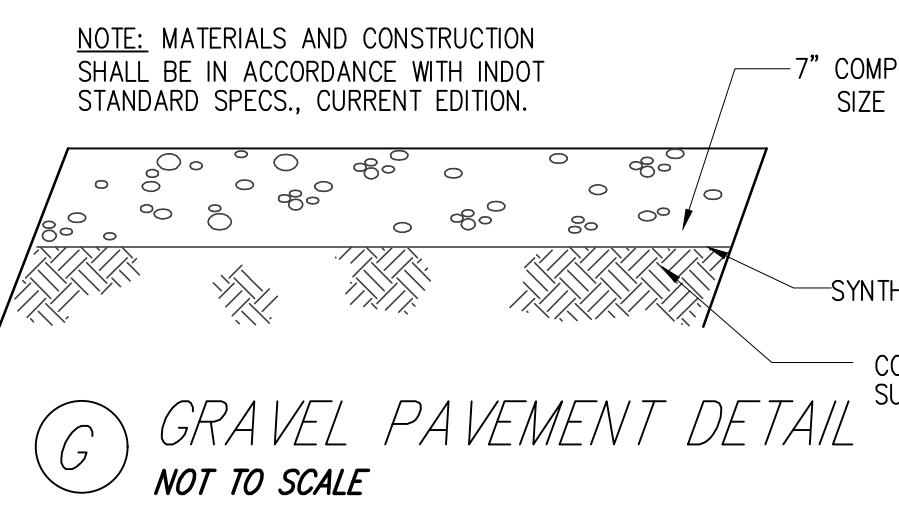
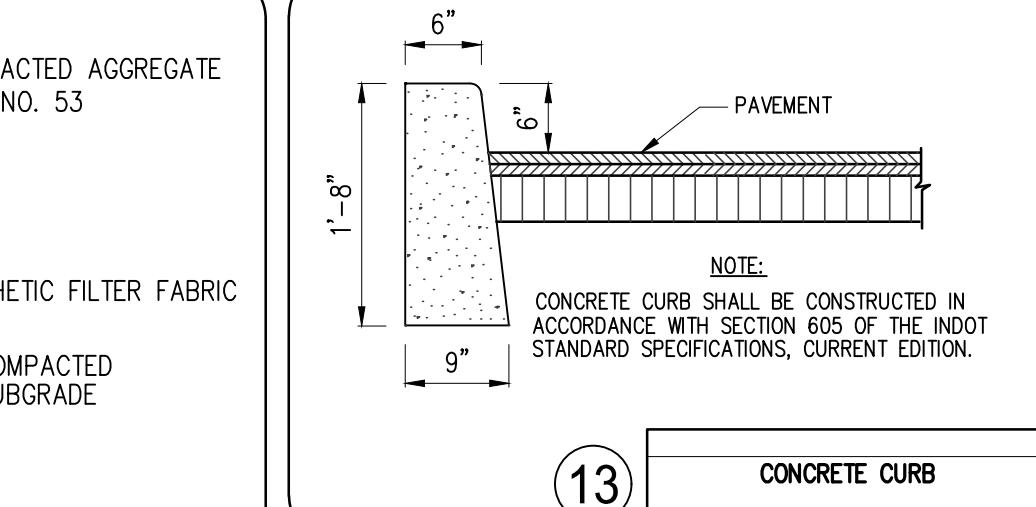
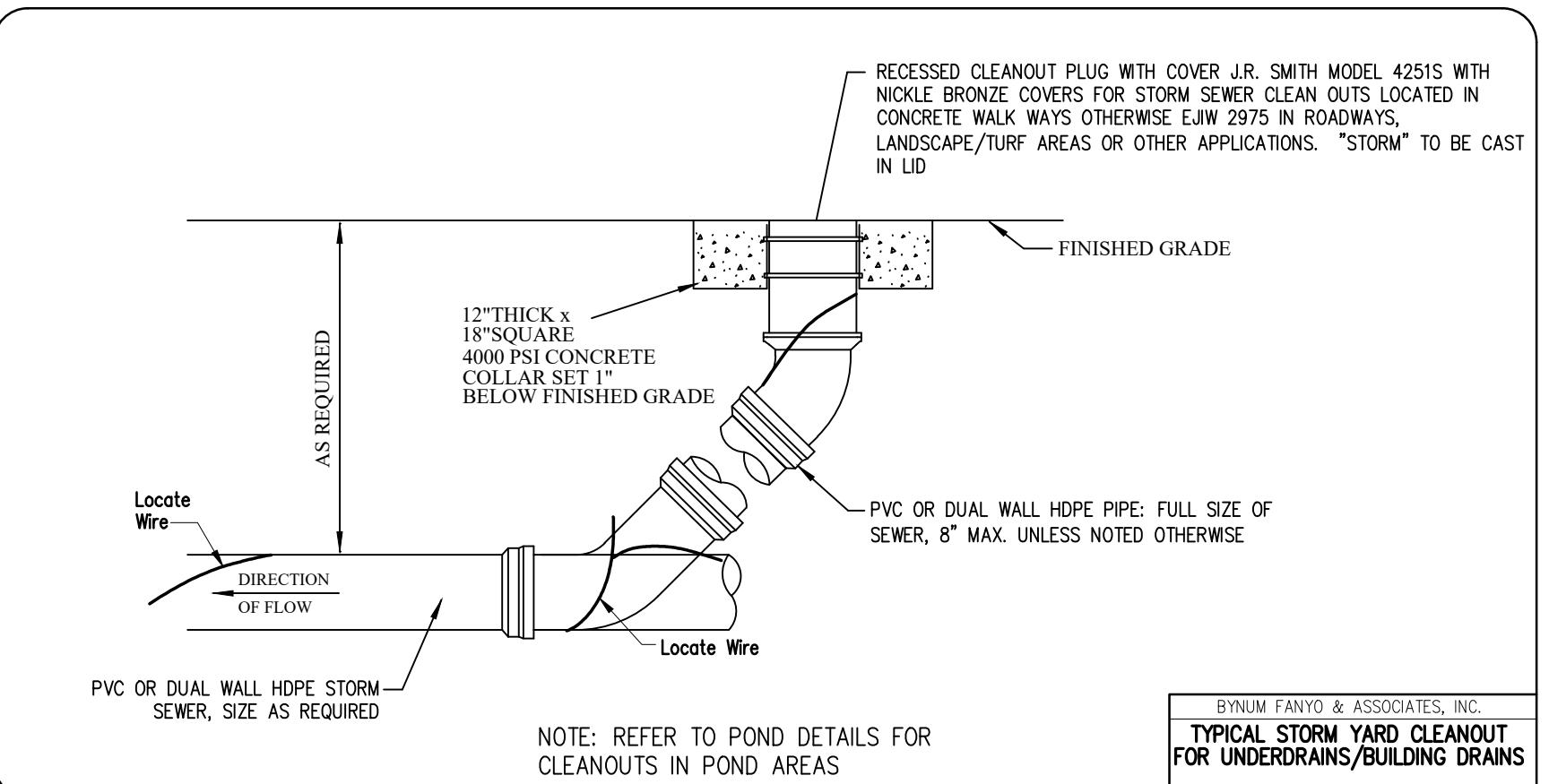
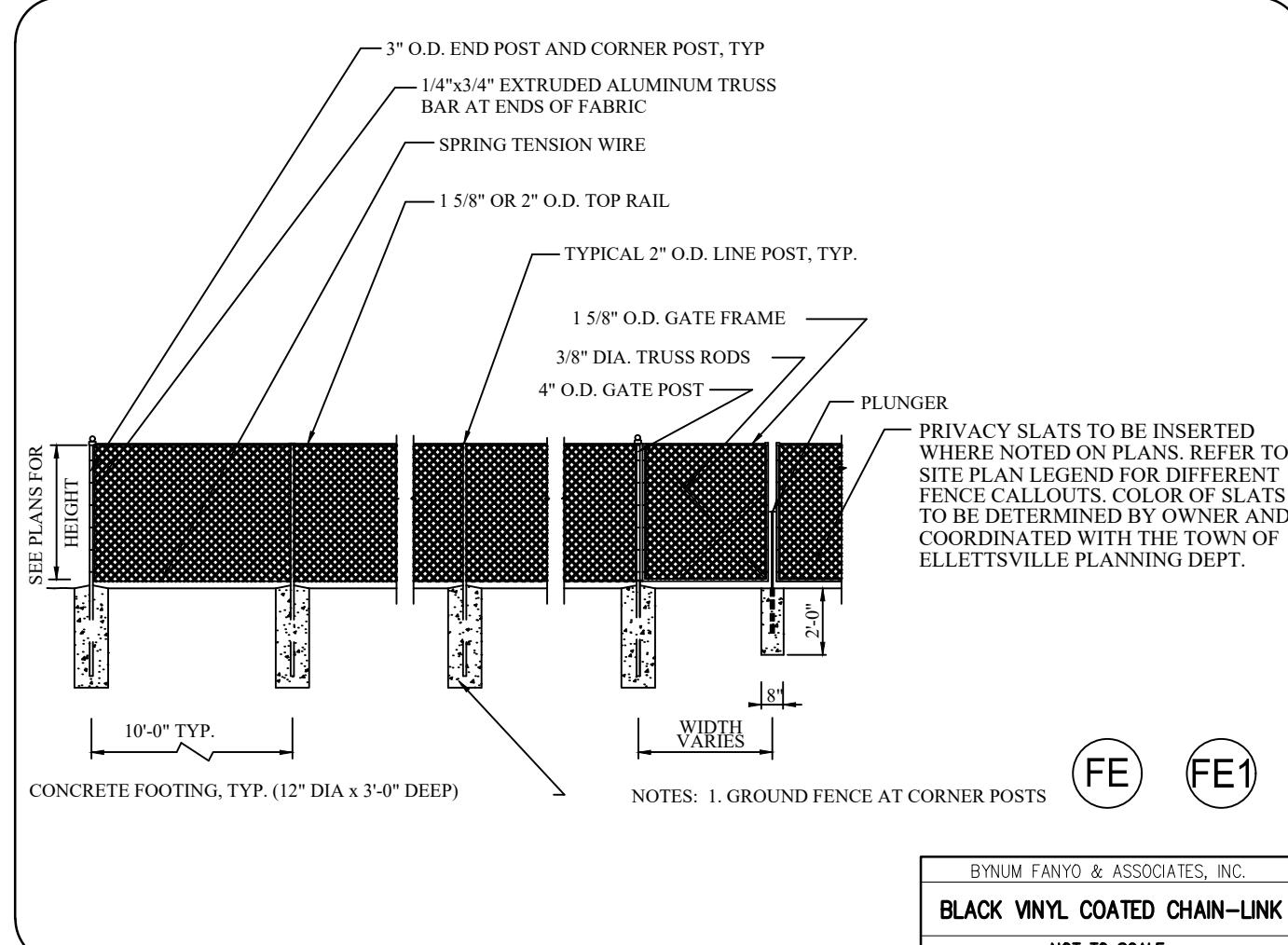
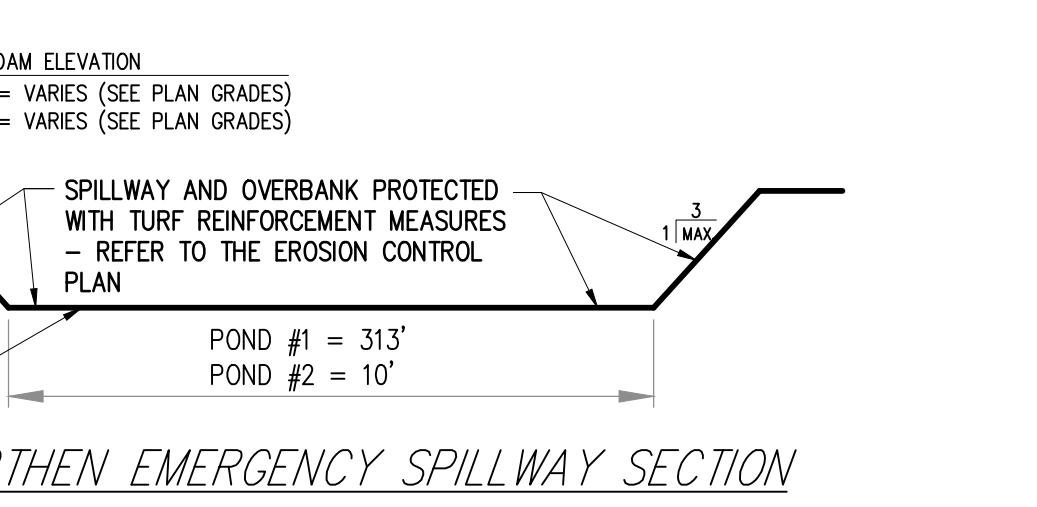
NOTE: CONCRETE CURB

NOT TO SCALE

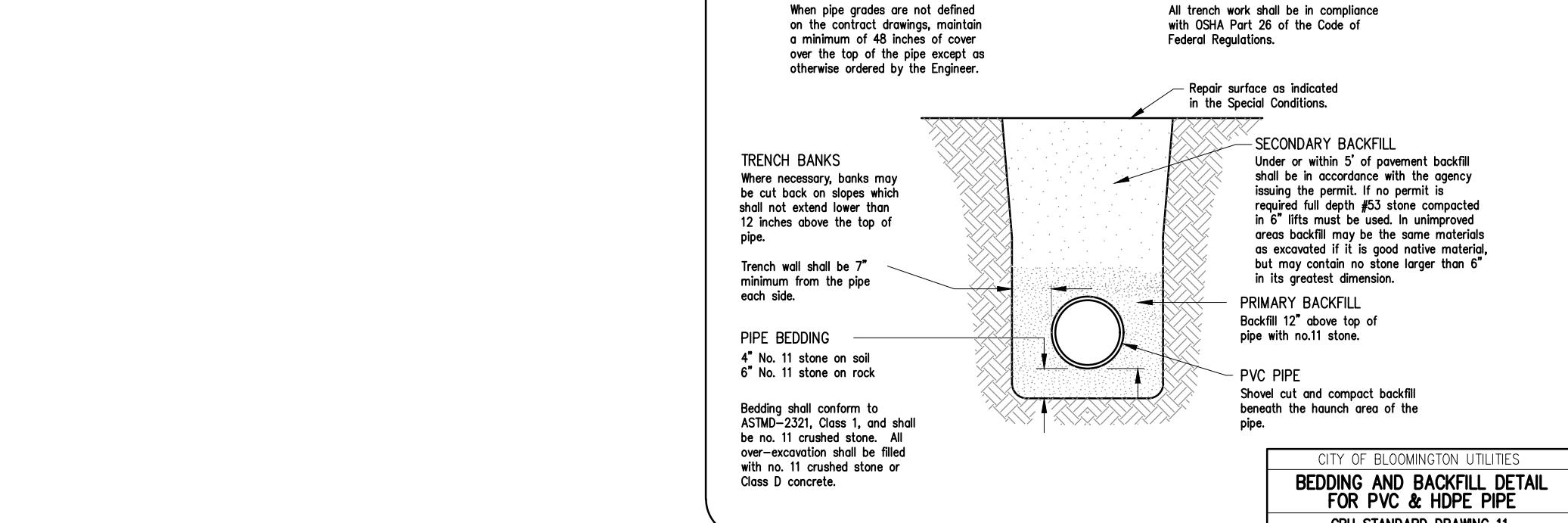
13

CONCRETE CURB

NOT TO SCALE

G GRAVEL PAVEMENT DETAIL
NOT TO SCALE13 CONCRETE CURB
NOT TO SCALENOTE: REFER TO POND DETAILS FOR
CLEANOUTS IN POND AREASNOTE: REFER TO POND DETAILS FOR
CLEANOUTS IN POND AREASTOP OF DAM ELEVATION
POND #1= VARIES (SEE PLAN GRADES)
POND #2= VARIES (SEE PLAN GRADES)SPILLWAY ELEVATION
POND #1=756.00
POND #2=759.00POND #1= 313'
POND #2= 10'

3H:1V MAX

EARTHEN EMERGENCY SPILLWAY SECTION
NOT TO SCALETRENCH SAFETY SYSTEMS
All trench work shall be in compliance with OSHA Part 26 of the Code of Federal Regulations.

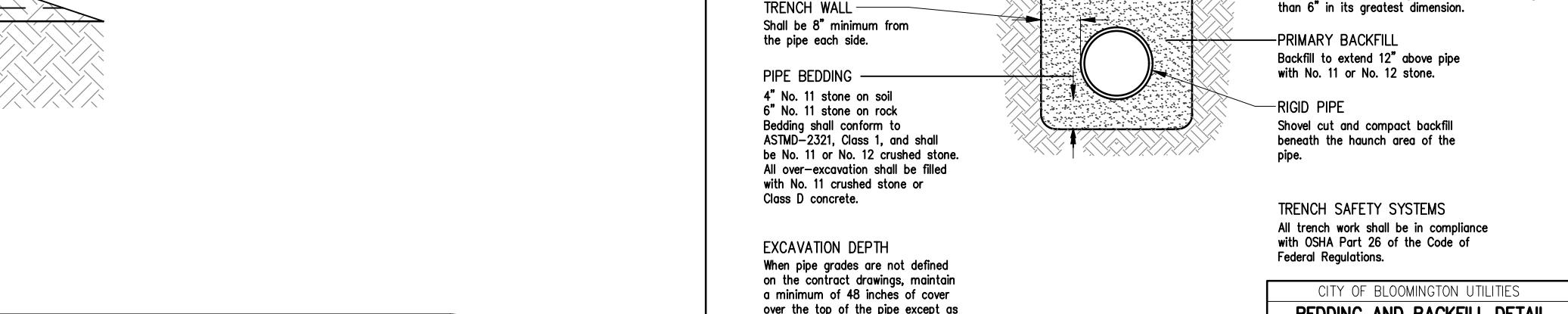
Repair surface as indicated in the Special Conditions.

TRENCH BACKFILL
Where necessary, backfill shall be in compliance with the agency issuing the permit. If no permit is required, backfill shall be compacted in 6" lifts. If no permit is required, backfill shall be the same materials as excavated or no stone larger than 6" in diameter shall be used.

TRENCH wall shall be 7' minimum from the pipe each side.

PIPE BEDDING
4" No. 11 stone on soil
6" No. 11 stone on rock

Bedding shall conform to ASTM C-33, Class 1, and shall be No. 11 crushed stone. All over-excavation shall be filled with No. 11 crushed stone or Class D concrete.

PVC PIPE
Shovel cut and compact backfill beneath the haunch area of the pipe.BEDDING AND BACKFILL DETAIL FOR PVC & HDPE PIPE
CBU STANDARD DRAWING 11TRENCH SAFETY SYSTEMS
All trench work shall be in compliance with OSHA Part 26 of the Code of Federal Regulations.

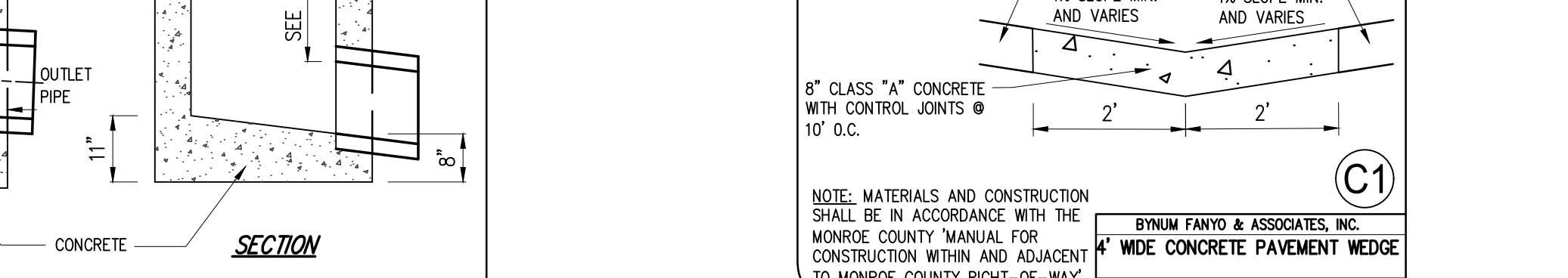
Repair surface as indicated in the Special Conditions.

TRENCH BACKFILL
Under, or within 5' of a permanent backfill shall be in compliance with the agency issuing the permit. If no permit is required, backfill shall be compacted in 6" lifts. If no permit is required, backfill shall be the same materials as excavated or no stone larger than 6" in diameter shall be used.

TRENCH wall shall be 6' minimum from the pipe each side.

PIPE BEDDING
4" No. 11 stone on soil
6" No. 11 stone on rock

Bedding shall conform to ASTM C-33, Class 1, and shall be No. 11 crushed stone. All over-excavation shall be filled with No. 11 crushed stone or Class D concrete.

RIGID PIPE
Shovel cut and compact backfill beneath the haunch area of the pipe.BEDDING AND BACKFILL DETAIL FOR ALL RIGID PIPES
CBU STANDARD DRAWING 12NOTE: MATERIALS AND CONSTRUCTION
SHALL BE IN ACCORDANCE WITH THE
MONROE COUNTY MANUAL FOR
CONSTRUCTION WITHIN AND ADJACENT
TO MONROE COUNTY RIGHT-OF-WAYC1 PROPOSED
8325 W. SR 46 SELF STORAGE
DEVELOPMENT PLAN
8325 W. SR 46
ELLETTSVILLE, INDIANA 47429

NOT TO SCALE

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revisions:

EXISTING LEGEND

EXISTING FENCE	
EXISTING WATER LINE	
EXISTING OVERHEAD UTILITY LINES	
EXISTING UNDERGROUND ELECTRIC LINES	
EXISTING UNDERGROUND TELEPHONE LINES	
EXISTING UNDERGROUND FIBER OPTIC LINES	
EXISTING GAS LINE	
EXISTING SANITARY FORCEMAIN	
EXISTING CONTOUR	
FLOW LINE	
EXISTING SANITARY SEWER AND MANHOLE	
EXISTING STORM SEWER AND INLET	
PROPERTY LINE	

**ARCHITECTURE
CIVIL ENGINEERING
PLANNING**

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

A 3x3 grid of squares on a grid background. The bottom-right square is filled black, while the other eight squares are white with black outlines.

_____ ()

certified by:

EROSION CONTROL LEGEND

EXISTING CONTOUR	XXX
PROPOSED CONTOUR	XXX
TEMPORARY SILTATION FENCE, REFER TO DETAIL	SF
CONSTRUCTION LIMITS: DELINEATED BY PROPERTY LINE UNLESS OTHERWISE SPECIFIED	CL
TEMPORARY MULCH SEEDING – REFER TO DETAILS	MS
25' X 100' STONE PAD, 6" DEEP TO KEEP FROM TRACKING MUD OFF SITE – REFER TO DETAIL (TEMPORARY DURING CONSTRUCTION)	SP
TEMPORARY CONCRETE WASHOUT AREA – REFER TO DETAIL	CW
PERMANENT EROSION CONTROL MATTING – CURLEX NET-FREE BRAND 100% BIO-DEGRADABLE EROSION CONTROL BLANKET OR APPROVED EQUAL – REFER TO DETAIL	EC
D-50 RIP-RAP STORM OUTLET PROTECTION – REFER TO DETAIL AND PLAN FOR MIN. QUANTITY (PERMANENT)	RR
TR	'CURLEX NET-FREE' TURF MATTING – PERMANENT – APPLY TO POND EMERGENCY OVERFLOW AS INDICATED – REFER TO DETAIL
CD	TEMPORARY ROCK CHECK DAM – REFER TO DETAILS

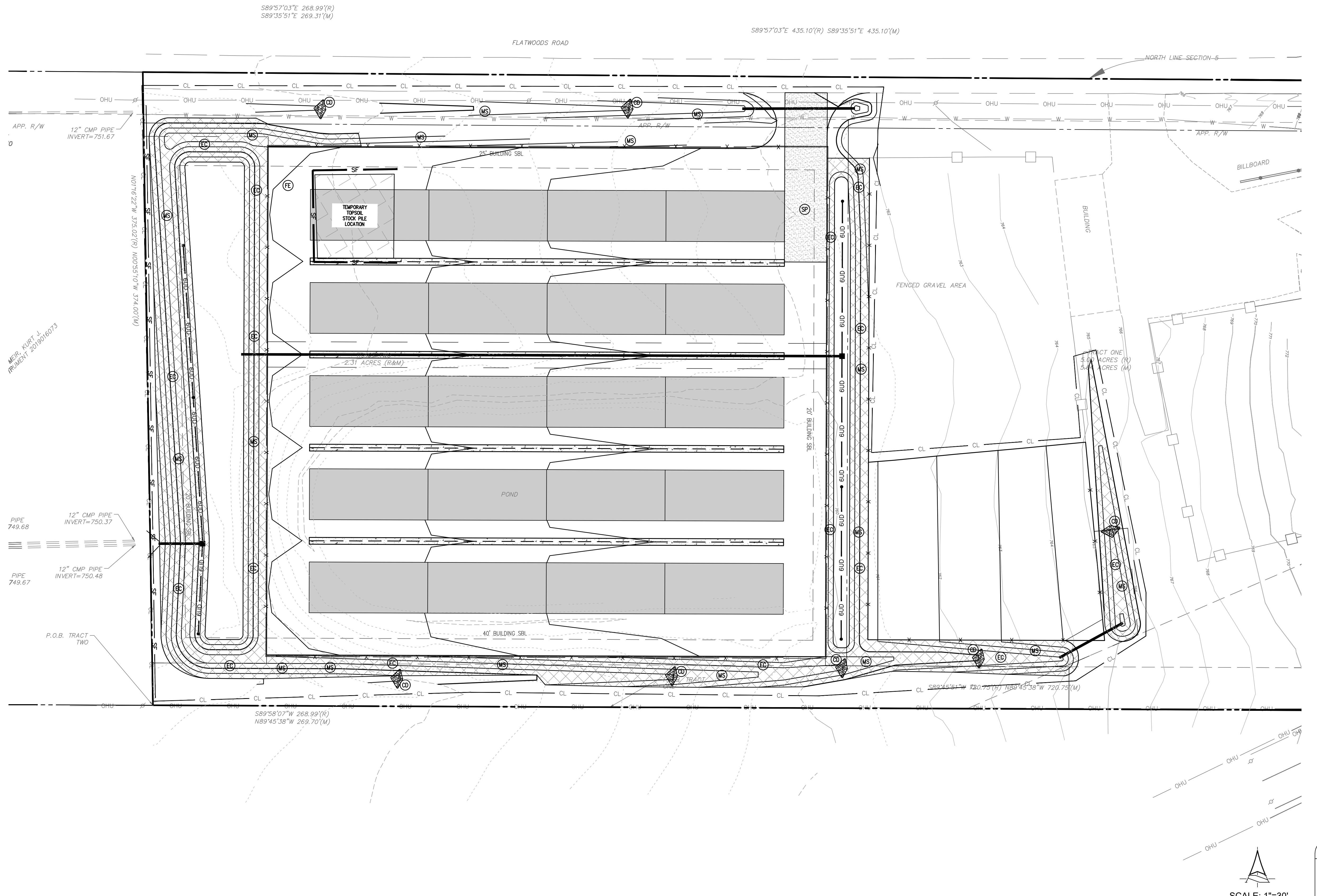
**PROPOSED
8325 W. SR 46 SELF STORAGE
DEVELOPMENT PLAN
8325 W. SR 46
ELLETTSVILLE, INDIANA 47429**

title: PRELIMINARY SITE
PLAN

NOTE TO CONTRACTOR

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

SCALE: 1"=30'





Town of Ellettsville

Department of Planning & Development

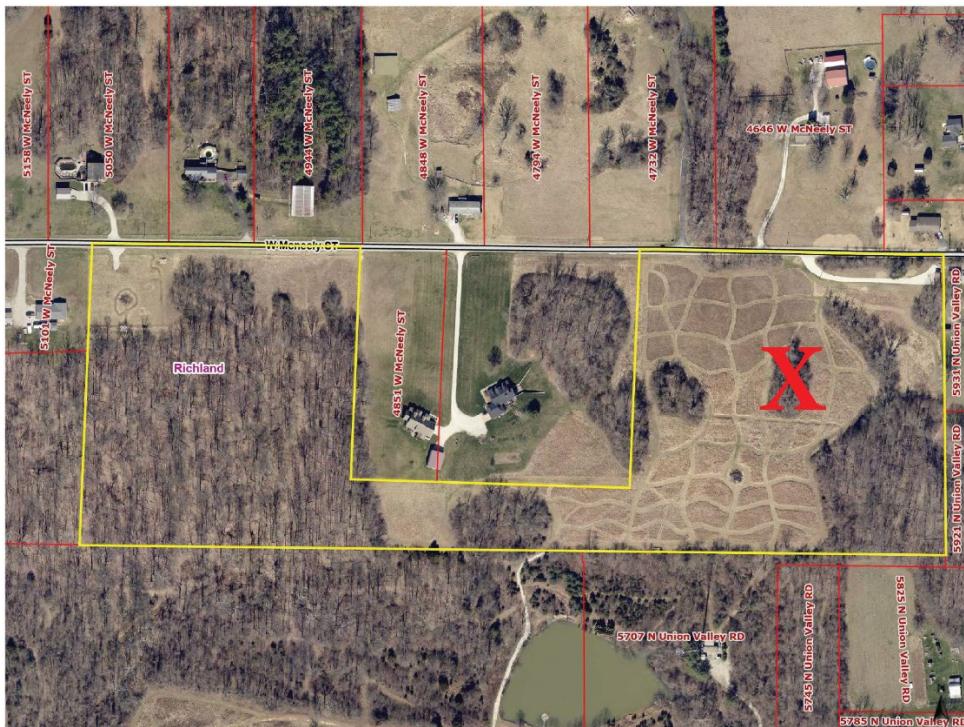
PC 26-5 – Lot 4 of Ripley Minor Subdivision Amendment 1

Staff Report

Petition

Case - PC 26-5 – Lot 4 of Ripley Minor Subdivision Amendment 1. A request by Mike Ripley, for consideration of primary plat approval of the Lot 4 of Ripley Minor Subdivision Amendment 1. The subject property is located at 4601 W. McNeely Street.

Parcel Location



Surrounding Zoning Districts & Uses

Zoning District	Property Use
North: Agricultural Residential (AGR); Monroe County	Single Family Residential
South: Agricultural Residential (AGR); Monroe County Residential 1 (R-1)	Single Family Residential
East: Agricultural Residential (AGR) & Residential 1 (RES); Monroe County	Single Family Residential
West: Residential 1 (R-1)	Single Family Residential

Considerations

1. The petitioner is requesting primary plat approval for a total of four (4) lots totaling 11.34 acres.
2. The lots are zoned AG; Agricultural. Minor Subdivisions are permitted in the Agricultural Zoning District.
3. The subdivision is accessed from W. McNeely Street
4. The lots will meet all size and dimensional requirements of the Unified Development Ordinance (UDO).
5. All lots will be on a septic system and will be serviced by Ellettsville water. Petitioner will be requesting formal approval for a septic system from the Board of Zoning Appeals at its January 14th meeting.
6. All lots will share a common driveway. Purchasers of the lots will be responsible for putting the driveway in according to UDO standards.
7. Pursuant to the UDO, Minor Residential Subdivisions (4 or Fewer Lots), 5.3(C), there are no public rights-of-way, public improvements or utility main extensions are proposed or required. Sidewalks and trails are optional.

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 primary plat will meet all required zoning and minor subdivision regulations. Therefore, Staff recommends that the Plan Commission approve the primary plat for the Lot 4 of Ripley Minor Subdivision Amendment 1.

Submitted by:

Denise Line
Director, Ellettsville Planning
January 8, 2026



