**AGENDA**
**ELLETTSVILLE PLAN COMMISSION**
**Zoom Meeting**
**Thursday, March 4, 2021 - 6:00 P.M.**

**Pledge of Allegiance**

**Roll Call**

**Approval of Minutes for the Regular Meeting on February 4, 2021**

**Monthly Conflict of Interest Statement**

**Old Business**

**New Business**

Preliminary Plat Approval for 35 Single Family Lots in Greenbrier Knolls, Section 9 (South end of S. Lantern Lane); Petitioner: CM Ventures, LLC; Case No. PC21-06

Preliminary and Final Plat Approval for Seven Lots in the Barberry Lake Estates Subdivision (W. Reeves Road & S. Louden Road); Petitioner: TreeLa, LLC; Case No. PC21-07

Final Plat Amendment for Autumn Ridge Subdivision, Phase VI (W. Harvest Lane); Petitioner: Chris Bomba, on behalf of Charles Layne, LLC; Petitioner: PC21-09

Proposed Amendment to the Cedar Bluff Planned Unit Development ("PUD") Outline (N. Tupelo Drive and N. Cypress Lane); Petitioner: Rubicon Property Group, LLC; Case No. PC21-08

Waiver from Subdivision Regulations for Centennial Park Phase III (38 lots); Petitioner: Centennial Park LLC; Case No. PC 21-03

Preliminary Plat Approval for Forty-seven (47) Lots in the Ellis Ridge Subdivision located at 3888 W. State Road 46 (17.53 Acres); Petitioner: Blackwell Contractors LLC; Case No. PC 21-02

Petition for a Zoning Map Amendment to Rezone of a Portion of 3888 W. State Road 46 from Commercial 3 to a Planned Unit Development (6.33 Acres); Petitioner: Tyler Ridge, on behalf of the Ridge Group; Case No. PC21-05

**Planning Department Update**

Next Meeting – April 8, 2021

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

**Plan Commission Comments**

**Adjournment**

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

# MEETING NOTICE

## Thursday, March 4, 2021, at 6:00 p.m.

The Town of Ellettsville Plan Commission will conduct its regularly scheduled meeting on Thursday, March 4, 2021, at 6:00 p.m., local time.

The meeting will be conducted remotely. No Plan Commission members will attend the meeting in person, but will instead attend remotely. The public is invited to attend by remote access. The meeting will be hosted by Zoom.

Join Zoom Meeting
https://us02web.zoom.us/j/81305970624?pwd=ajVpV1JibjQ2ZkZLQTRzSXlzdkRXUT09

Meeting ID: 813 0597 0624
Passcode: 333233

One tap mobile
+13017158592,,81305970624#,,,,*333233# US (Washington DC)
+13126266799,,81305970624#,,,,*333233# US (Chicago)

Dial by your location
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
Meeting ID: 813 0597 0624
Passcode: 333233

While the public will not be able to attend the meeting in person, public input is still encouraged. Agendas and meeting packets can be obtained by submitting an email request to: planning@ellettsville.in.us.

# February 4, 2021

The Ellettsville, Indiana, Plan Commission met in regular session on Thursday, February 4, 2021, via Zoom meeting. David Drake called the meeting to order at 6:00 p.m. and Dan Swafford led the Pledge of Allegiance.

**Roll Call:** Members participating were: David Drake, President; Dan Swafford, Vice President; Don Calvert; Sandra Hash; Pamela Samples; and Pat Wesolowski. Terry Baker was absent. Kevin Tolloty, Planning Director; Denise Line, 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 January 7, 2021. Dan Swafford so moved and Pamela Samples seconded the motion. Roll call vote: David Drake – yes; Dan Swafford – yes; Don Calvert – yes; Sandra Hash – yes; Pamela Samples – yes; and Pat Wesolowski – yes. Motion carried.

## Monthly Conflict of Interest Statement

## Old Business

## New Business

**David Drake** advised the following agenda items would be tabled for discussion at a later meeting: Waiver for Centennial Park, Phase III, Preliminary Plat Approval for 47 lots in the Ellis Ridge Subdivision; and the Rezone for a portion of 3888 W. State Road 46.

The order of the agenda items was changed to expedite those items being tabled.

**Waiver from Subdivision Regulations for Centennial Park, Phase III (38 lots); Petitioner: Centennial Park, LLC; Case No. PC21-03**

David Drake requested a motion to table PC21-03. Pat Wesolowski so moved. Pamela Samples seconded. Roll call vote: David Drake – yes; Dan Swafford – yes; Don Calvert – yes; Sandra Hash – yes; Pamela Samples – yes; and Pat Wesolowski – yes. Motion carried.

**Preliminary Plat Approval for Forty-Seven (47) Lots in the Ellis Ridge Subdivision located at 3888 W. State Road 46 (17.53 Acres); Petitioner: Blackwell Contractors, LLC; Case No. PC21-02**

David Drake requested a motion to table PC21-02. Sandra Hash made a motion to table PC21-02. Pat Wesolowski seconded. Roll call vote: David Drake – yes; Dan Swafford – yes; Don Calvert – yes; Sandra Hash – yes; Pamela Samples – yes; and Pat Wesolowski – yes. Motion carried.

**Petition for a Zoning Map Amendment to Rezone of a Portion of 3888 W. State Road 46 from Commercial 3 to a Planned Unit Development (6.33 Acres); Petitioner: Tyler Ridge, on behalf of the Ridge Group; Case No. PC21-05**

David Drake requested a motion to table PC21-05. Sandra Hash a motion to table PC21-05. Pat Wesolowski seconded. Roll call vote: David Drake – yes; Dan Swafford – yes; Don Calvert – yes; Sandra Hash – yes; Pamela Samples – yes; and Pat Wesolowski – yes. Motion carried.

**Sandra Hash** commented the petitions above were tabled at the request of the Petitioners. Mr. Tolloty advised the items will be on the agenda for the March meeting.

**Preliminary and Final Plat Approval for Two Lots in the Burns Subdivision located at 4760 N. Louden Road (14.4 Acres); Petitioner: Rusty and Regina Burns; Case No. PC 21-04**

**Kevin Tolloty, Planning Director,** explained the petition is for preliminary and final plat approval of a two-lot subdivision of 14.4 acres. One lot has a house and the second lot will have a barn built on it.

**Rusty Burns** purchased the property in 1997. The subdivision will give them the ability to build a new home as they are now empty nesters and possibly sell the existing home.

David Drake requested a motion. Dan Swafford moved to approve PC21-04 for preliminary and final plat approval. Pamela Samples seconded the motion. Roll call vote: David Drake – yes; Dan Swafford – yes; Don Calvert – yes; Sandra Hash – yes; Pamela Samples – yes; and Pat Wesolowski – yes. Motion carried.

## Planning Department Updates

**Kevin Tolloty, Planning Director,** described the potential cases for the next meeting.

## Plan Commission Comments

**Dan Swafford** thanked everyone for participating in the meeting and apologized for the late notice of the cases that were tabled.

## Privilege of the Floor

## Adjournment

David Drake entertained a motion to adjourn. Dan Swafford so moved. Pat Wesolowski seconded. Roll call vote: David Drake – yes; Dan Swafford – yes; Don Calvert – yes; Sandra Hash – yes; Pamela Samples – yes; and Pat Wesolowski – yes. Motion carried.

**David Drake** announced the next meeting would be March 4, 2021, beginning at 6:00 p.m.

David Drake adjourned the meeting at 6:16 p.m.

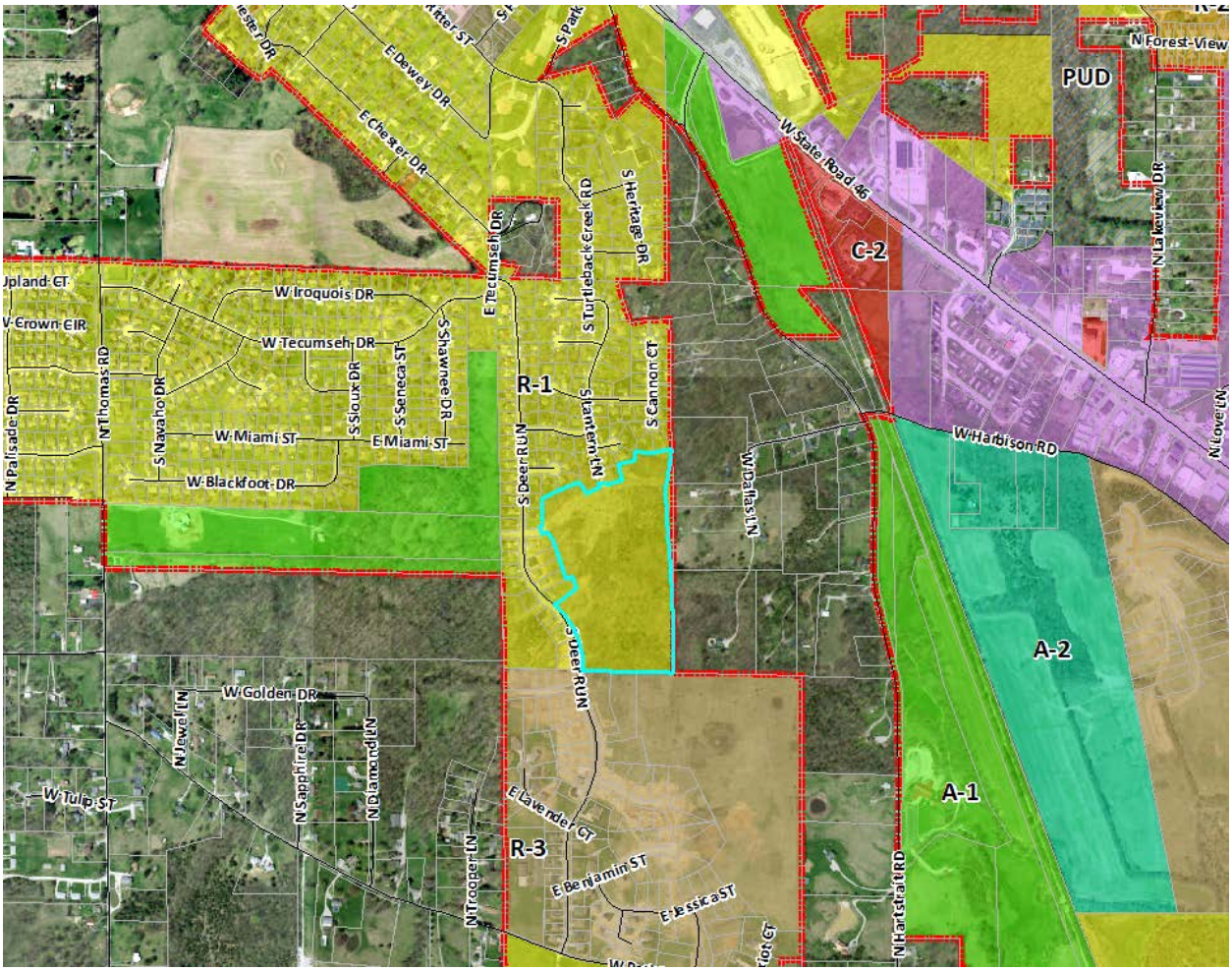
| | |
|---|---|
| David Drake, President | Dan Swafford, Vice President |
| Terry Baker | Don Calvert |
| Sandra Hash | Pamela Samples |
| Pat Wesolowski | Denise Line, Secretary |

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

## PC 21-06 – Preliminary Plat
## Staff Report

**Petition**

**Case - PC 21-06 – Greenbrier Knolls Subdivision, Section 9.** A request by CM Ventures, LLC, for consideration of primary approval for the Greenbrier Knolls. Section 9, preliminary plat. The subject property is located at the south end of S. Lantern Lane.




| | Zoning District | Property Use |
|---|---|---|
| **North:** | R-1; Single Family Residential | Residential Subdivision (Greenbrier Knolls) |
| **South:** | R-3; Multi Family Residential | Residential Subdivision (Greenbrier Meadows) |
| **East:** | AG/RR; Agriculture/Rural Reserve (County) | Unplatted Residential |
| **West:** | R-1; Single Family Residential | Residential Subdivision (Deer Run) |

## Considerations

1. The applicant is requesting preliminary plat approval for a total of thirty-five (35) single family lots.
2. The lots are zoned R-1; Single Family Residential, and will be built with single family homes.
3. The subdivision will be accessed from S. Lantern Lane to the north and from S. Deer Run to the west.
4. The lots will meet all size and dimensional requirements.
5. New infrastructure will be constructed to Town requirements.
6. The Tech Review Committee meeting scheduled for February 16th was cancelled due to weather. Comments received from Town Departments are attached. All items have been or will be addressed by the date of the meeting.
7. A letter of credit will be required to cover any outstanding items prior to recording of the final plat.

## Plan Commission Action

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

## Staff Recommendation

It is of Staff opinion that the proposed plat will meet all required zoning and subdivision regulations and there are no significant concerns with the proposed plat. This section will finish out Greenbrier Knolls and add another 35 single family homes to Ellettsville. Therefore, Staff recommends that the Plan Commission approve the Greenbrier Knolls Section 9 preliminary plat.

Submitted by Kevin Tolloty, AICP
Director, Ellettsville Planning
February 25, 2021

## Site Photos

Town of Ellettsville
Public Hearing
Notice
www.ellettsville.in.us
(812) 876-8008
02/22/2021

02/22/2021

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

## Technical Review Meeting Notes
### Greenbrier Knolls Section 9 Subdivision

**Project Description**

**Location**: N. Lantern Lane

**Size**: 23 acres

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

**Planning Comments**

1. Please label lot numbers.
2. How will the two lots near Antler Court be accessed?
    a. Please indicate if the existing right-of-way will be extended or will there be an easement?
3. Please show any proposed utility/drainage/access easements.

**Fire Department Comments**

No Comments

**Public Works Comments**

No Comments

**ADA Accessibility Comments**

1. Please indicate which types of curb ramps will be used.
2. Please specify the sidewalk width (should be 5').

**Engineering Comments**

No Comments

**Police Department Comments**

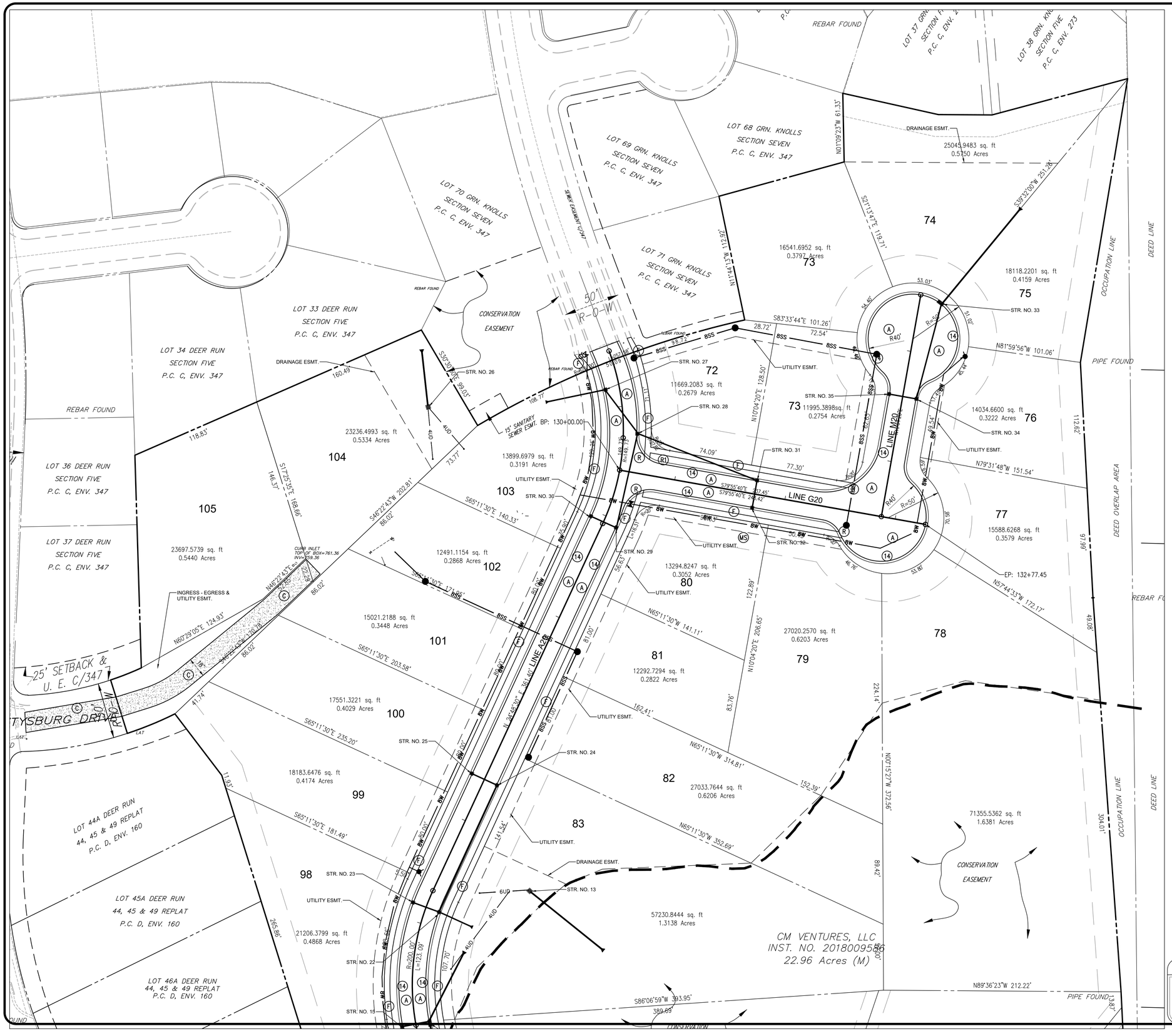
No Comments

## Summary

The development plan request is for the proposed Greenbrier Knolls Section 9 preliminary plat. The Technical Review Committee was scheduled to meet on February 16, 2021 to discuss the development plan. However, due to inclement weather, the meeting was cancelled. Comments included are those that have been received by the Planning Office. Any additional comments from the Technical Review committee that are not listed above, shall still be taken into consideration. Plan Commission should approve the development plan after the above mentioned items have been addressed, but may also add conditions as they see fit.

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

Submitted by Kevin Tolloty, AICP
Director, Ellettsville Planning
February 23, 2021




## EXISTING LEGEND

| | |
|---|---|
| X | EXISTING FENCE |
| W | EXISTING WATER LINE |
| OHE | EXISTING OVERHEAD ELECTRIC LINES |
| UGE | EXISTING UNDERGROUND ELECTRIC LINES |
| OHT | EXISTING OVERHEAD TELEPHONE LINES |
| UGT | EXISTING UNDERGROUND TELEPHONE LINE |
| GAS | EXISTING GAS LINE |
| XXX | EXISTING CONTOUR & ELEVATION |
| | FLOW LINE |
| SS | EXISTING SANITARY SEWER AND MANHOLE |
| ST | EXISTING STORM SEWER AND INLET |

## SITE LEGEND

| | |
|---|---|
| A | PROPOSED ROAD BITUMINOUS PAVING |
| A1 | PROPOSED HEAVY DUTY ROAD BITUMINOUS PAVING |
| W | PROPOSED ALL-PURPOSE TRAIL BITUMINOUS PAVING |
| C | PROPOSED CONCRETE PAVING |
| F | PROPOSED CONCRETE SIDEWALK |
| F1 | PROPOSED MONOLITHIC CURB AND SIDEWALK |
| PP | PROPOSED CITY OF BLOOMINGTON STANDARD ROAD PAVEMENT PATCH |
| 13 | PROPOSED 6 IN STANDING CURB |
| 14 | PROPOSED CONCRETE ROLL CURB AND GUTTER |
| R1 | PROPOSED INDOT SIDEWALK ACCESSIBLE RAMP TYPE G |
| R2 | PROPOSED INDOT SIDEWALK ACCESSIBLE RAMP TYPE A |
| R3 | PROPOSED SIDEWALK ACCESSIBLE RAMP TYPE H |
| R4 | PROPOSED SIDEWALK ACCESSIBLE RAMP TYPE K |
| R5 | PROPOSED INDOT SIDEWALK ACCESSIBLE RAMP TYPE E |
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| 29 | PROPOSED SOLID WHITE 12 IN. WIDE PAINTED CROSS HATCH PAVEMENT MARKING – SPACED AT 5 FT. O.C. IN LIMITS SHOWN |
| 20 | PROPOSED SOLID BLUE 4 IN. WIDE PAINTED ADA PARKING MARKING |
| 36 | PROPOSED SOLID THERMOPLASTIC WHITE 24 IN. WIDE STOP BAR PAVEMENT MARKING |
| 38 | PROPOSED SOLID WHITE THERMOPLASTIC 24 IN. WIDE CROSSWALK PAVEMENT MARKING – 24 IN. SPACING |
| R1-1 | PROPOSED INDOT 30 IN. X 30 IN. ROAD STOP SIGN |
| RW | PROPOSED REINFORCED CONCRETE RETAINING WALL AND RAILING – REFER TO STRUCTURAL DRAWINGS FOR MORE DETAILS |
| XX | PROPOSED NUMBER OF PARKING SPACES PER LOT |
| B | PROPOSED BOLLARD |
| S | PROPOSED CONCRETE STAIRS SPACED 4 FT. O.C. MIN. AS REQUIRED, STEP HEIGHT VARIES, 7 IN. MAXIMUM, REFER TO GRADING PLAN FOR MORE INFORMATION |
| SI | PROPOSED WOOD STAIRS TO 2ND FLOOR AS REQUIRED, RISER HEIGHT VARIES, REFER TO GRADING AND ARCHITECTURAL PLANS FOR MORE INFORMATION |
| BP | PROPOSED BIKE PARKING AREA WITH CONCRETE PAD, REFER TO TYPICAL SIDEWALK CONCRETE DETAIL – REFER ALSO TO LANDSCAPE AND ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL AND FOUNDATION INFORMATION |
| PB | PROPOSED CONCRETE PARKING BUMPER BLOCK, 7 FT. LONG |

## UTILITY LEGEND

| | |
|---|---|
| FSL | PROPOSED DIP FIRE SERVICE LINE |
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## NOTE TO CONTRACTOR

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revisions:

SCALE: 1"=40'


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


certified by: _____

PROPOSED
GREENBRIER KNOLLS SECTION 9
ELLETTSVILLE, INDIANA

title: SITE PLAN

designed by: JBT
drawn by: JBT
checked by: JSF
sheet no: C201
project no.: 401857

0.61 AC

# Deer Run Subdivision

LOT 46A DEER RUN
44, 45 & 49 REPLAT
P.C. D, ENV. 160

LOT 47A DEER RUN
44, 45 & 49 REPLAT
P.C. D, ENV. 160

LOT 55 DEER RUN
SECTION SEVEN P.C.
D, ENV. 107

LOT 56 DEER RUN
SECTION SEVEN
P.C. D, ENV. 107

LOT 65 DEER RUN
SECTION SEVEN
P.C. D, ENV. 107

LOT 66 DEER RUN
SECTION SEVEN
P.C. D, ENV. 107

LOT 67 DEER RUN
SECTION EIGHT
P.C. D, ENV. 167

DEER RUN

E. LUCY LANE

LINE A20

LINE J20

CONSERVATION EASEMENT

DRAINAGE EASEMENT

UTILITY ESMT.

SANITARY M.H.
T/C=785.34
INV=774.24(W)
INV=774.19(E)

CURB INLET
T/C=780.42
INV=780.14

CURB INLET
T/C=786.91
INV=784.61

REBAR FOUND

PIPE FOUND

STR. NO. 10
STR. NO. 11
STR. NO. 12
STR. NO. 14
STR. NO. 15
STR. NO. 16
STR. NO. 17
STR. NO. 18
STR. NO. 19
STR. NO. 20
STR. NO. 21
STR. NO. 36

69839.1976 sq. ft
1.6033 Acres

46066.0364 sq. ft
1.0575 Acres

10245.2041 sq. ft
0.2354 Acres

10387.6189 sq. ft
0.2385 Acres

18897.4504 sq. ft
0.4338 Acres

15599.4679 sq. ft
0.3581 Acres

15346.4397 sq. ft
0.3523 Acres

29636.6123 sq. ft
0.6804 Acres

16267.8001 sq. ft
0.3735 Acres

26767.2591 sq. ft
0.6145 Acres

56869.8863 sq. ft
1.3056 Acres

50818.5862 sq. ft
1.1666 Acres

25697.9181 sq. ft
0.5899 Acres

21138.4424 sq. ft
0.4853 Acres

131 0.27 Acres
132 0.23 Acres
133 0.33 Acres
134 1.53 Acres

84 85 86 87 88 89 90 91 92 93 94 95 96 97

SOUTH LINE NE 1/4, SEC 15

OCCUPATION LINE

DEED LINE

S86°06'59"W 393.95'
389.69'

N89°36'23"W 212.22'

S18°37'21"W 285.69'

S39°05'46"W 377.02'

N52°50'16"E 170.49'

N68°00'22"E 12.50'

N37°09'44"W 109.17'

N49°40'21"W 97.71'

S10°27'16"E 38.24'

S79°33'04"W 67.03'

S78°41'46"W 127.34'

N79°34'32"E 168.95'

N81°21'49"E 102.54'

N80°06'34"E 144.93'

N27°27'49"E 118.89'

N51°41'11"E 255.25'

N36°34'47"W 278.15'

N08°56'52"W 253.37'

N10°29'57"E 117.49'

N10°34'47"W 166.39'

N01°49'10"E 155.85'

N31°07'27"W 159.34'

S89°39'27"W 107.35'

N72°45'54"E 187.08'

S07°04'10"E 143.30'

S11°37'08"E 128.70'

S01°06'39"E 148.29'

N88°00'09"E 45.32'

N59°59'51"E 73.32'

N60°34'48"E 70.80'

## EXISTING LEGEND

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| | PROPOSED WATER VALVE |
| | PROPOSED FIRE HYDRANT |
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| BD | PROPOSED SCHEDULE 40 PVC BUILDING DRAIN |
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## NOTE TO CONTRACTOR

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revisions:

SCALE: 1"=40'


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


certified by:

PROPOSED
GREENBRIER KNOLLS SECTION 9
ELLETTSVILLE, INDIANA

title: SITE PLAN

designed by: JBT
drawn by: JBT
checked by: JSF
sheet no: C202
project no.: 401857

## PLANT LIST

| LEGEND | KEY | BOTANICAL NAME | COMMON NAME | QTY | SIZE & CONDITION |
|---|---|---|---|---|---|
| **LARGE CANOPY DECIDUOUS TREES** | | | | | |
| | LT | ACER NIGRUM | BLACK MAPLE | 21 | 2" CAL., B & B |
| | LS | LIRIODENDRON TULIPIFERA | TULIP TREE | 21 | 2" CAL., B & B |
| | PO | PLATANUS OCCIDENTALIS | SYCAMORE | 21 | 2" CAL., B & B |
| | AR | ACER RUBRUM | RED MAPLE | 21 | 2" CAL., B & B |
| **SMALL (ORNAMENTAL) DECIDUOUS TREES** | | | | | |
| | CF | CORNIS FLORIDA | FLOWERING DOGWOOD | 1 | 2" CAL., B & B |
| | CC | CERSIS CANADENSIS | EASTERN REDBUD | 1 | 2" CAL., B & B |
| **SMALL (ORNAMENTAL) DECIDUOUS TREES** | | | | | |
| | PS | PINUS STROBES | WHITE PINE | 1 | 6' HEIGHT |
| **DECIDUOUS SHRUBS** | | | | | |
| | AM | ARONIA MELANOCARPA | BLACK CHOKEBERRY | 6 | 3 GAL CONTAINER OR 18" HT |
| | LB | LINDERA BENZOIN | SPICE BUSH | 5 | 3 GAL CONTAINER OR 18" HT |
| | AA | ARONIA ARBUTIFOLIA | RED CHOKEBERRY | 5 | 3 GAL CONTAINER OR 18" HT |
| | PH | PHILADELPHUS | MOCHORANGE | 6 | 3 GAL CONTAINER OR 18" HT |
| **EVERGREEN SHRUBS** | | | | | |
| | LO | LLEX OPACA | AMERICAN HOLLY | 6 | 3 GAL CONTAINER OR 18" HT |
| | TA | THUJA OCCIDENTALIS | AMERICAN ARBORVITAE | 6 | 3 GAL CONTAINER OR 18" HT |
| | TM | TAXUS X MEDIA 'BROWNLI' | BROWN'S YEW | 5 | 3 GAL CONTAINER OR 18" HT |
| | RS | RHODODENDRON SPECIES | RHODODENDRON | 5 | 3 GAL CONTAINER OR 18" HT |

XX PLANT QUANTITY
XX PLANT TYPE
XX REQUIREMENT DESIGNATION

PL=PARKING LOT PERIMETER PLANTINGS
IP=INTERIOR PLANTINGS

*CONTAINER OR BALL AND BURLAP CONDITION ACCEPTABLE

NOTE: SPECIES SHOWN THAT ARE NOT LISTED IN THE CITY OF BLOOMINGTON ZONING ORDINANCE CHAPTER 20.06 TABLES OF RECOMMENDED PLANT MATERIALS ARE GIVEN BOTANICALLY COMPARABLE DENSITY VALUES.

## NOTE TO CONTRACTOR

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

revisions:

SCALE: 1"=60'

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

certified by: ____

PROPOSED
GREENBRIER KNOLLS SECTION 9
ELLETTSVILLE, INDIANA

title: LANDSCAPE PLAN

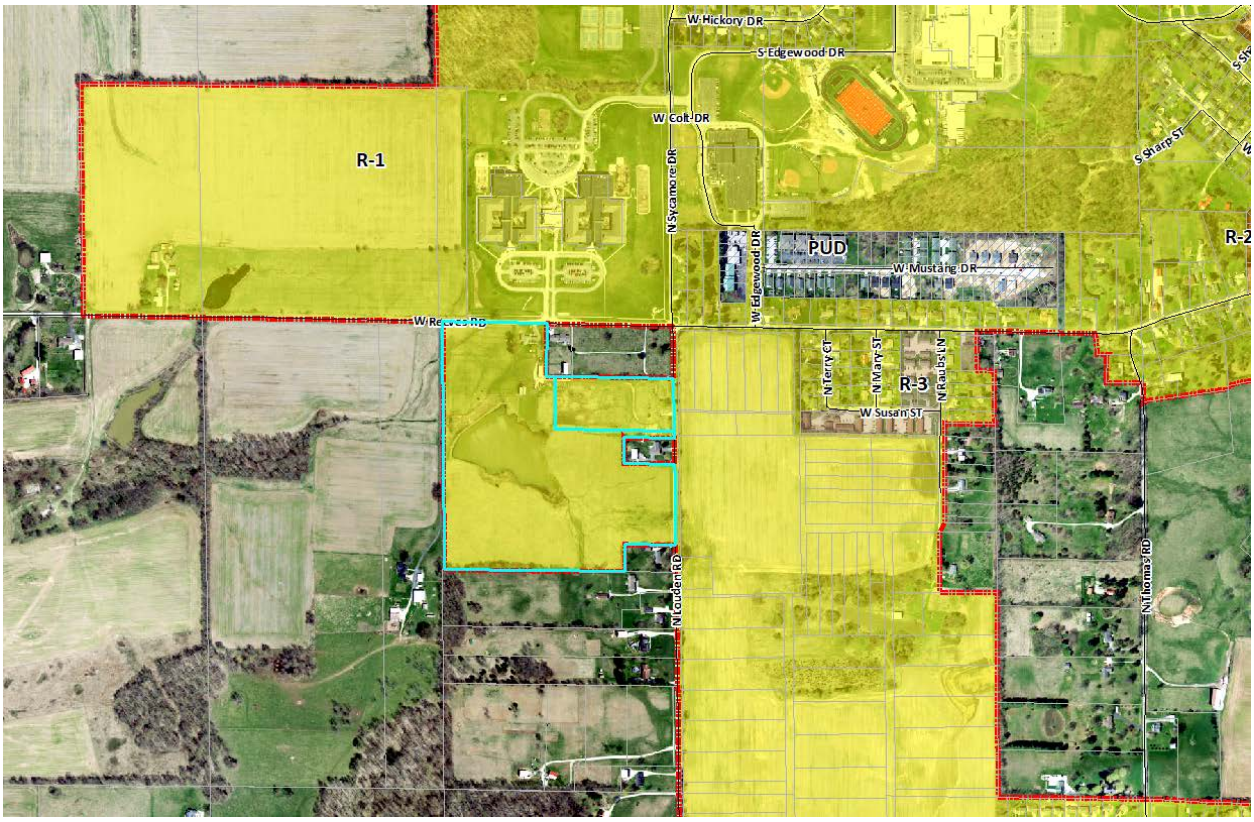
designed by: JBT
drawn by: JBT
checked by: JSF
sheet no: C207
project no.: 401857

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

## PC 21-07– Preliminary/Final Plat
## Staff Report

**Petition**

**Case - PC 21-07 – Barberry Lake Estates Subdivision.** A request by Josh Clark, on behalf of TreeLa, LLC, for consideration of preliminary and final plat for seven (7) lots in the Barberry Lake Estates Subdivision. The subject property is located along W. Reeves Road and S. Louden Road.




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

## Considerations

1. The applicant is requesting primary and secondary plat approval to create seven (7) lots from a thirty-six (36) acre tract of land.
2. Lots 1-5 will be approximately 0.5 to 0.75 acres in size and will be built with single family homes.
    a. Sidewalks are proposed to be built at the rear of these lots as there is little chance for connection along Louden Road. The cemetery also poses an issue in completing the sidewalk to Reeves Road.
    b. The path in the rear will eventually connect with other sidewalks/pathways within the subdivision leading to Reeves Road and the schools.
3. Lot 6 will be a little over one (1) acre in size and will contain the existing house at 7691 W. Reeves Road, which will also serve as the sales office for this subdivision.
4. Lot 7 is the remainder tract at just under thirty-one (31) acres. This tract will be further subdivided into additional single family at a later time.
5. The lots are zoned R-1; Single Family Residential.
6. The Tech Review Committee meeting scheduled for February 16th was cancelled due to weather. Comments received from Town Departments are attached. All items have been or will be addressed by the date of the meeting.
7. The lots meet all size and dimensional requirements.
8. Easements for access and utilities have been included as needed.

## Plan Commission Action

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

## Staff Recommendation

It is of Staff opinion that the proposed plat will meet all required zoning and subdivision regulations and there are no concerns with the proposed plat. Although the sidewalks will be located in the rear of the properties, as opposed to the front, it still meets the intentions of Town Code. Staff recommends that the Plan Commission approve the Barberry Lake Estates Subdivision preliminary and final plat.

Submitted by Kevin Tolloty, AICP
Director, Ellettsville Planning
February 25, 2021

Town of Ellettsville
Public Hearing
Notice
www.ellettsville.in.us
(812) 876-8008
02/22/2021

02/22/2021

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

## Technical Review Meeting Notes
**Barberry Lake Estates Subdivision**

### Project Description

**Location**: W. Reeves Road/N. Louden Road

**Size**: 36 acres

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

### Planning Comments

1. Will Lots 1-5 be designed facing Louden Road or a new road on the west side of these lots?
    a. Do future plans call for a street on the west side of these lots?
2. Are existing pine trees along Louden Road to be removed or will they stay?
    a. Can be used to account for a portion of the street tree requirement.
3. Under miscellaneous details, several items are marked as City of Bloomington. Please ensure that these details also meet Ellettsville requirements.

### Fire Department Comments

No Comments

### Public Works Comments

No Comments

### ADA Accessibility Comments

1. The developer has proposed a process consolidating loose stones so they will make a hard surface in lieu of concrete for the 5' sidewalk for the 5 houses along Louden Road (only). Please include a description of this in the preliminary plat.
2. The legend specifies types of curb ramps. Where will any curb ramps be located and what type?
3. A 5' concrete sidewalk is required in front of Lot 6 as it is near the school and will join with other sidewalks as this project and others develop.

### Engineering Comments

No Comments

### Police Department Comments

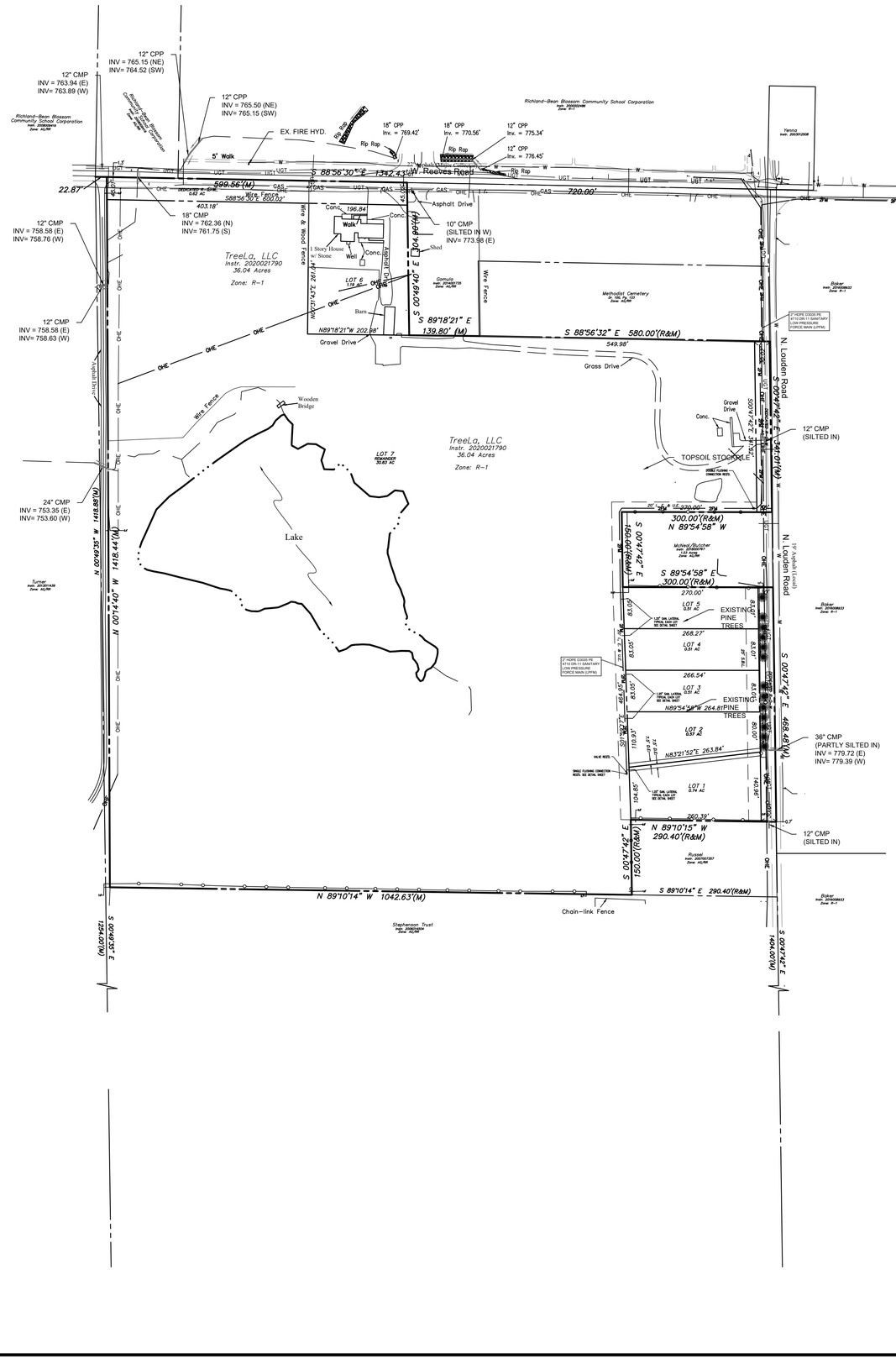
No Comments

## Summary

The development plan request is for the proposed Barberry Lake Estates preliminary plat. The Technical Review Committee was scheduled to meet on February 16, 2021 to discuss the development plan. However, due to inclement weather, the meeting was cancelled. Comments included are those that have been received by the Planning Office. Any additional comments from the Technical Review committee that are not listed above, shall still be taken into consideration. Plan Commission should approve the development plan after the above mentioned items have been addressed, but may also add conditions as they see fit.

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

Submitted by Kevin Tolloty, AICP
Director, Ellettsville Planning
February 23, 2021




## GENERAL LEGEND

| | |
|---|---|
| ——— | PROPERTY LINE |
| ——— | PROPERTY LINE |
| XXX/XXX | DEED BOOK AND PAGE |
| T.B.R. | TO BE REMOVED |
| T.R.U. | TO REMAIN UNDISTURBED |
| X' SBL | SETBACK LINE |
| | PROPOSED ACCESSIBLE PARKING SPACE |
| S.S.E. | SANITARY SEWER EASEMENT |
| G.E. | GAS EASEMENT |
| W.L.E. | WATER LINE EASEMENT |
| E.E. | ELECTRIC EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| U.E. | UTILITY EASEMENT |

## SITE LEGEND

| | |
|---|---|
| A | PROPOSED ROAD BITUMINOUS PAVING |
| A1 | PROPOSED HEAVY DUTY ROAD BITUMINOUS PAVING |
| W | PROPOSED ALL-PURPOSE TRAIL BITUMINOUS PAVING |
| C | PROPOSED REINFORCED CONCRETE PAVING |
| F | PROPOSED CONCRETE SIDEWALK |
| F1 | PROPOSED MONOLITHIC CURB AND SIDEWALK |
| PP | PROPOSED CITY OF BLOOMINGTON STANDARD ROAD PAVEMENT PATCH |
| 13 | PROPOSED 6 IN STANDING CURB |
| 15 | PROPOSED 6 IN CONCRETE CURB AND GUTTER |
| R1 | PROPOSED INDOT SIDEWALK ACCESSIBLE RAMP TYPE G |
| R2 | PROPOSED INDOT SIDEWALK ACCESSIBLE RAMP TYPE A |
| R3 | PROPOSED SIDEWALK ACCESSIBLE RAMP TYPE H |
| R4 | PROPOSED SIDEWALK ACCESSIBLE RAMP TYPE K |
| R5 | PROPOSED INDOT SIDEWALK ACCESSIBLE RAMP TYPE E |
| 21 | PROPOSED SOLID WHITE 4 IN. WIDE PAINTED PAVEMENT MARKING |
| 29 | PROPOSED SOLID WHITE 12 IN. WIDE PAINTED CROSS HATCH PAVEMENT MARKING – SPACED AT 5 FT. O.C. IN LIMITS SHOWN |
| 20 | PROPOSED SOLID BLUE 4 IN. WIDE PAINTED ADA PARKING MARKING |
| 36 | PROPOSED SOLID THERMOPLASTIC WHITE 24 IN. WIDE STOP BAR PAVEMENT MARKING |
| 38 | PROPOSED SOLID WHITE THERMOPLASTIC 24 IN. WIDE CROSSWALK PAVEMENT MARKING – 24 IN. SPACING |
| R1-1 | PROPOSED INDOT 30 IN. X 30 IN. ROAD STOP SIGN |
| RW | PROPOSED REINFORCED CONCRETE RETAINING WALL AND RAILING – REFER TO STRUCTURAL DRAWINGS FOR MORE DETAILS |
| XX | PROPOSED NUMBER OF PARKING SPACES PER LOT |
| B | PROPOSED BOLLARD |
| S | PROPOSED CONCRETE STAIRS SPACED 4 FT. O.C. MIN. AS REQUIRED, STEP HEIGHT VARIES, 7 IN. MAXIMUM, REFER TO GRADING PLAN FOR MORE INFORMATION |
| S1 | PROPOSED WOOD STAIRS TO 2ND FLOOR AS REQUIRED, RISER HEIGHT VARIES, REFER TO GRADING AND ARCHITECTURAL PLANS FOR MORE INFORMATION |
| BP | PROPOSED BIKE PARKING AREA WITH CONCRETE PAD, REFER TO TYPICAL SIDEWALK CONCRETE DETAIL – REFER ALSO TO LANDSCAPE AND ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL AND FOUNDATION INFORMATION |
| PB | PROPOSED CONCRETE PARKING BUMPER BLOCK, 7 FT. LONG |

SCALE: 1"=120'

## 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:

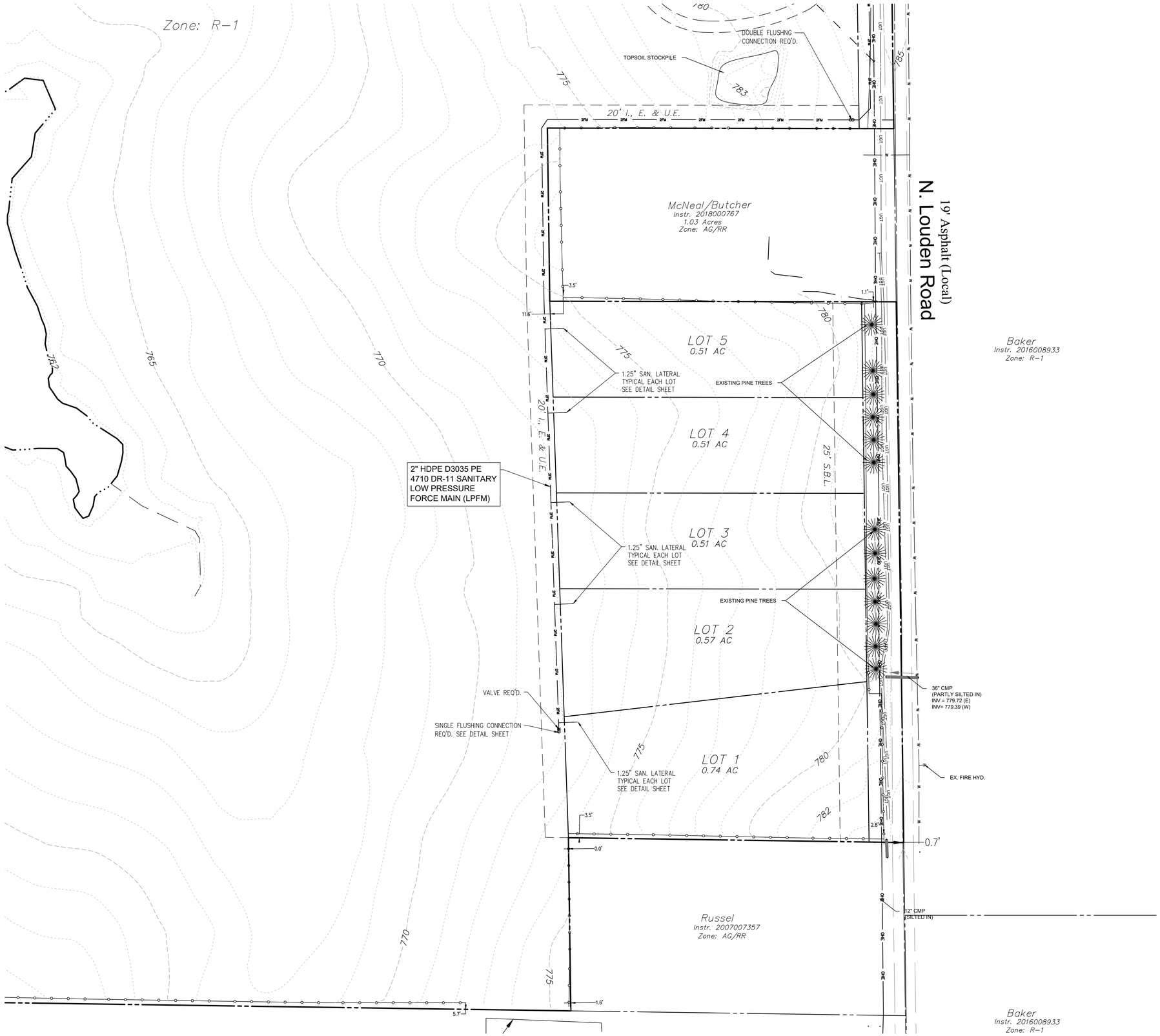

BYNUM FANYO & ASSOCIATES, INC.
ARCHITECTURE
CIVIL ENGINEERING
PLANNING
528 north walnut street
bloomington, indiana
(812) 332-8030
(812) 339-2990 (Fax)


certified by:

PROPOSED
BARBERRY LAKE ESTATES
PHASE ONE
LOUDEN ROAD & REEVES ROAD
ELLETTSVILLE, INDIANA

title: SITE PLAN

designed by: XXX
drawn by: XXX
checked by: XXX
sheet no: C201
project no.: 402043




SCALE: 1"=40'

## 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:

certified by:


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


PROPOSED
BARBERRY LAKE ESTATES
PHASE ONE
LOUDEN ROAD & REEVES ROAD
ELLETTSVILLE, INDIANA

title: UTILITY PLAN

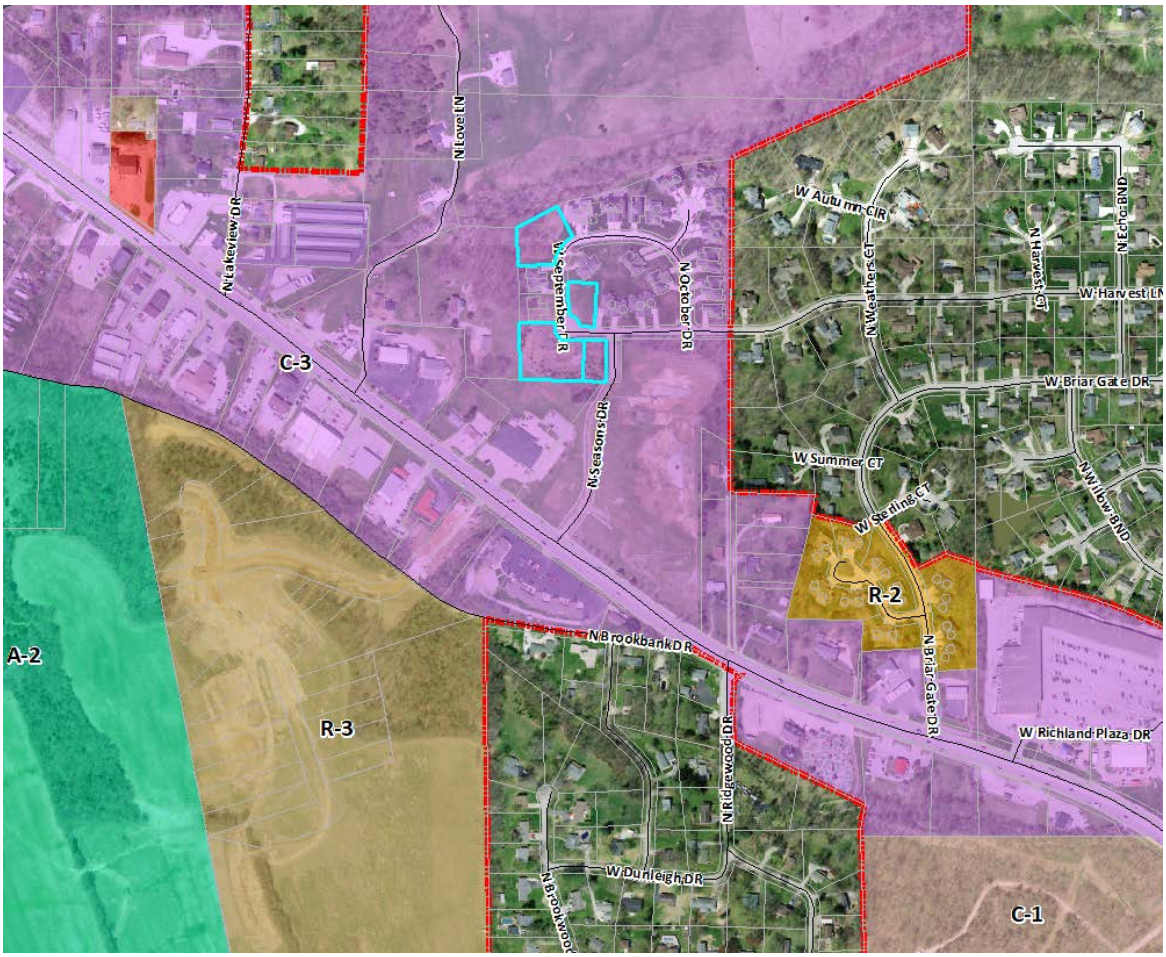
designed by: XXX
drawn by: XXX
checked by: XXX
sheet no: C301
project no.: 402043

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

## PC 21-09 – Final Plat Amendment
## Staff Report

**Petition**

**Case - PC 21-09 – Autumn Ridge Phase VI Amendment.** A request by Chris Bomba, on behalf of Charles Layne LLC, for consideration of an amendment to the final plat of the Autumn Ridge Subdivision, Phase VI. The subject property is located along W. Harvest Lane.




| | Zoning District | Property Use |
|---|---|---|
| **North**: | C-3; General Commercial | Autumn Ridge |
| **South**: | C-3; General Commercial | Fire Department |
| **East**: | C-3; General Commercial | Commercial Storage Units |
| **West**: | C-3; General Commercial | Unplatted Residential |

## Considerations

1. The applicant is requesting to remove the lot line from Lot 1 that created a single family lot and combine it with existing undeveloped land to construct two-family homes.
2. Phase VI is 2.04 acres in size, with each of the units comprising approximately 2,200-2,300 square foot footprints.
3. There will be eight (8) units altogether in Phase VI.
4. The remainder of the land in Phase VI will be common area.
5. The lots are currently zoned C-3; General Commercial and paired patio homes are permitted by right.
6. The easements and rights-of-way shown on the original plat will not be modified by this plat amendment.
7. The proposed lots will meet all size and dimensional requirements for paired patio homes.

## Plan Commission Action

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

## Staff Recommendation

It is of Staff opinion that the proposed plat will meet all required zoning and subdivision regulations and there are no concerns with the proposed plat. Staff recommends that the Plan Commission approve the Autumn Ridge Phase VI final plat amendment.

Submitted by Kevin Tolloty, AICP
Director, Ellettsville Planning
February 24, 2021

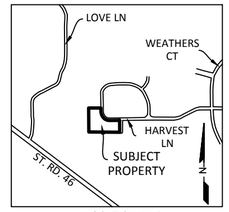
02/22/2021

02/22/2021

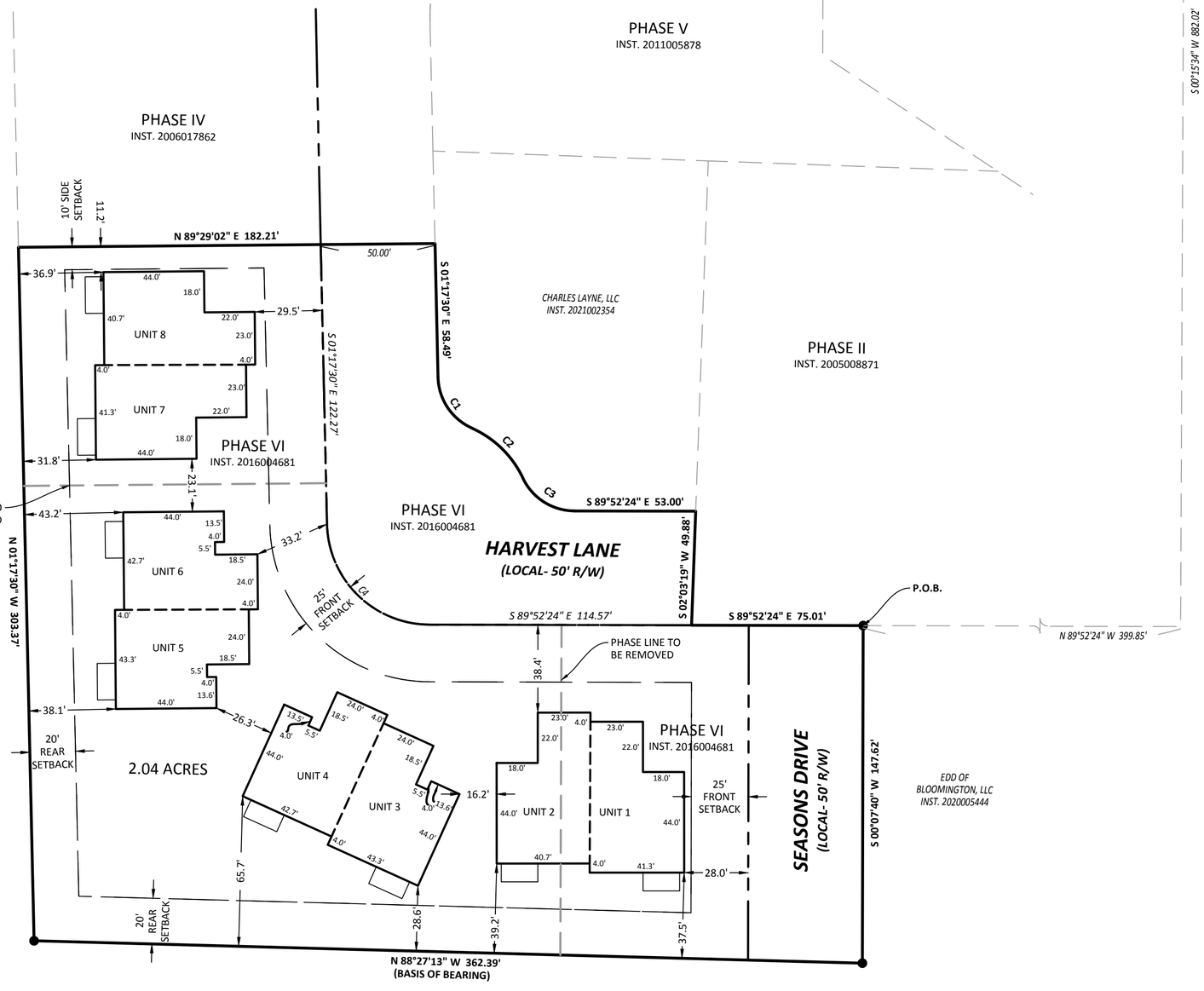
# AUTUMN RIDGE
# PHASE VI FINAL PLAT AMENDMENT I
## A PART OF THE NORTHEAST QUARTER OF SECTION 14 TOWNSHIP 9 NORTH, RANGE 2 WEST MONROE COUNTY, INDIANA

RECORDER'S STAMP

AUDITOR'S STAMP




LOCATION MAP
NOT TO SCALE
N 39.220506
W -86.601214




**SETBACK TABLE:**
FRONT =25' from R/W.
SIDE = 10'
REAR = 20'

**FLOOD ZONE:**
FEMA HAS NOT DESIGNATED THIS PROPERTY AS A FLOOD HAZARD AREA, THIS PROPERTY IS LOCATED WITHIN ZONE "X" ON FIRM PANEL 18105C0126D, DATED DECEMBER 17, 2010.

**OWNER/ DEVELOPER:**
Charles Layne, LLC

**RECORD INFORMATION:**
Charles Layne,LLC
INST# 2021002354

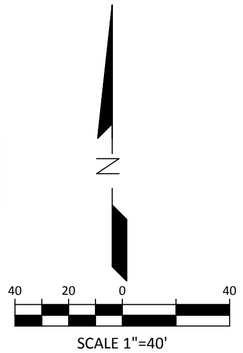
**ZONING:**
Subject: C-3
Adjoiners: C-3

## NOTES:

1. FIELD WORK COMPLETED JANUARY 26, 2021.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF INSTRUMENT NUMBER 2016000758.
3. PHASE VI IS RECORDED IN INSTRUMENT NUMBER 2016004681 IN THE OFFICE OF THE MONROE COUNTY REORDER.
4. COVENANTS, CONDITIONS AND RESTRICTIONS OF AUTUMN RIDGE SUBDIVISION RECORDED IN INSTRUMENT NUMBER 2004010421 IN THE OFFICE OF THE MONROE COUNTY RECORDER.
5. PHASE LINES ARE NOT MONUMENTED.
6. SUBJECT TO A BOUNDARY SURVEY CERTIFIED BY KEVIN POTTER, LS# S0487 DATED NOVEMBER 8, 2000.

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 28.20' | 25.00' | 64°38'01" | S 33°36'12" E | 26.73' |
| C2 | 31.94' | 45.00' | 40°39'44" | S 45°34'57" E | 31.27' |
| C3 | 28.20' | 25.00' | 64°38'01" | S 57°33'42" E | 26.73' |
| C4 | 69.57' | 45.00' | 88°34'54" | S 45°34'57" E | 62.85' |

LEGEND
- REBAR FOUND
- 5/8" REBAR WITH CAP "BRCJ, INC 6892 IN"
- LINE NOT TO SCALE
- RIGHT-OF-WAY
- PHASE LINE




SCALE 1"=40'


Bledsoe Riggert Cooper James
BRCJ
LAND SURVEYING • CIVIL ENGINEERING • GIS
1351 West Tapp Road Bloomington, Indiana 47403
Phone: 812-336-8277 Email: cporter@brcjcivil.com


**PLAT DATED: FEB. 9, 2021 JOB # 10565**

S:\jobs\10501-10600\10565 AUTUMN RIDGE\DRAW\ARCHIVE\10465_CARLSON_10-28-20.dwg

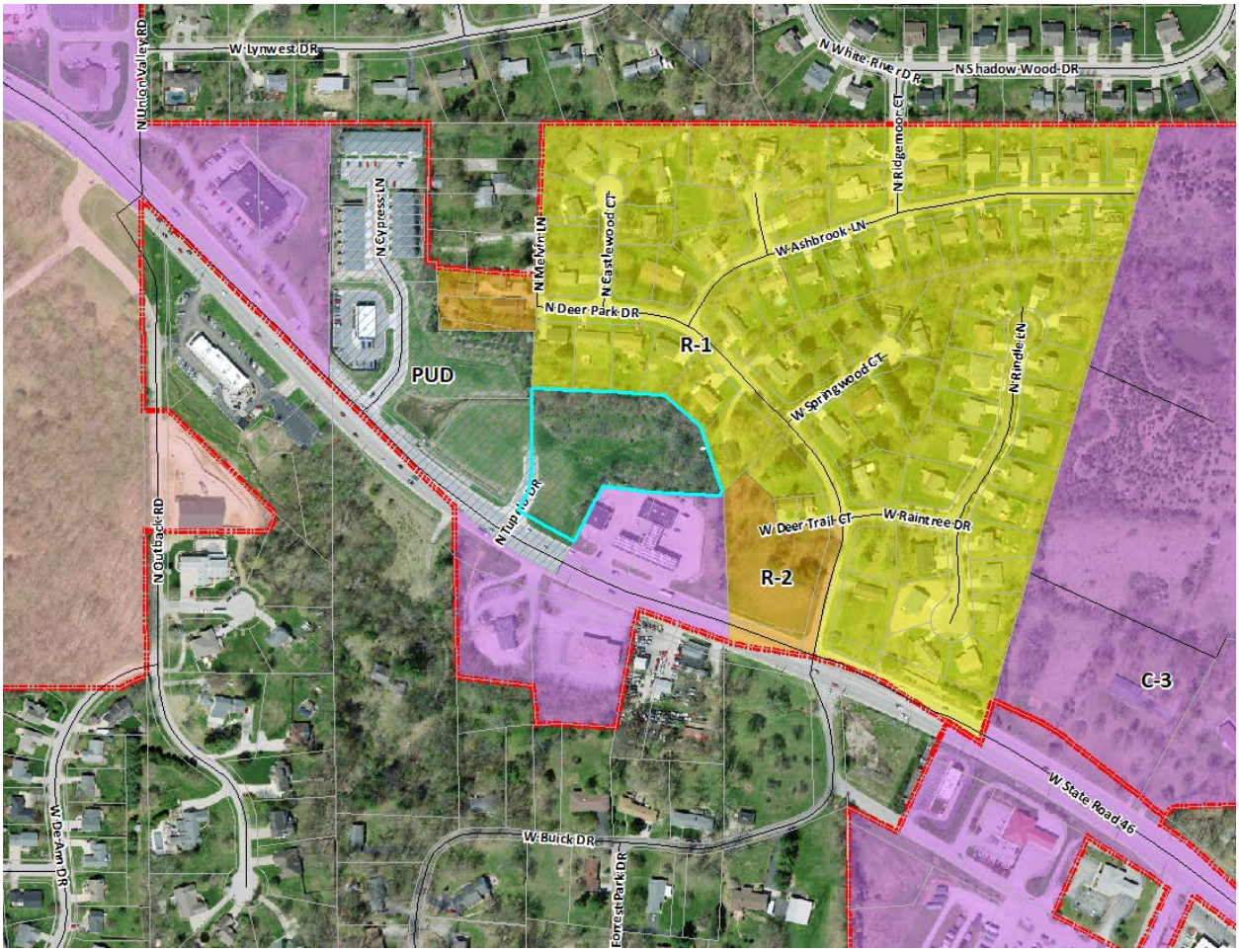
# *Town of Ellettsville*
# *Department of Planning & Development*

## PC 21-08–Planned Unit Development (PUD) Amendment
## Staff Report

**Petition**

**Case - PC 21-08 – PUD Amendment.** A request by Rubicon Property Group LLC, to amend the Cedar Bluff PUD Outline Plan. The properties affected are located on N. Tupelo Drive and N. Cypress Lane.

**Surrounding Zoning Districts & Uses**




| | Zoning District | Property Use |
|---|---|---|
| **North:** | R-1; Single Family Residential | Residential (Springs Valley) |
| **South:** | C-3; General Commercial | Mixed Commercial |
| **East:** | C-3; General Commercial/ R-1; Single Family Residential | Residential/Gas Station |
| **West:** | PUD; Planned Unit Development | Mixed Commercial |

## Considerations

1. The petitioner is requesting to amend of the Cedar Bluff Outline Plan.
2. In accordance with both Indiana and Ellettsville Codes, amendments to a PUD are to be treated as a text amendment.
3. The purpose of this amendment is to allow commercial lots to have apartments on the ground floor.
    a. The current outline plan only allows apartments on upper floors for the commercial portion of Cedar Bluff.
    b. The amendment does not change the number of apartments that can be constructed.
4. The amendment would apply to the entire commercial portion of Cedar Bluff, although there are only two (2) undeveloped commercial lots remaining.
    a. One of the undeveloped lots has already been approved for a multi-unit commercial center.
5. As this is to be treated as a text amendment, there are no required findings.

## 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.

## Summary

The amendment of this PUD would have no effect in allowing multi-family dwelling units or the total number permitted, as those are already established in the Outline Plan. The amendment would simply allow apartments to be located in the ground floor, as opposed to being located above commercial space. As the development is already mixed commercial and residential, with additional commercial units approved on an adjacent lot, this change should have little to no effect on the overall impact of the PUD. Therefore, Staff recommends a favorable recommendation be given to Town Council, which will have the final vote for approval on this request.

Submitted by Kevin Tolloty, AICP
Director of Planning, Ellettsville
February 25, 2021

**Petition Description** (attach additional pages as needed)

Property Owner previously submitted plans to construct a mixed-use project on Lot 1 of the Cedar Bluff PUD. The commercial component of the the initial proposal will instead be constructed on Lot 3 of the Cedar Bluff PUD as a commercial strip center. The building to be constructed on Lot 1 will be multifamily residential rental housing with ground floor amenities and leasing office. This is the preferred project site plan to avoid commercial over-saturation and to provide visibility to the commercial users along the public right-of-way.

Specifically, the Cedar Bluff PUD Outline Plan dated May 5, 2014 is to be amended as follows:
--The final sentence of the "Proposed Uses" paragraph on page 3 of the Plan shall be deleted in its entirety and replaced by the following: "Parcel A of the development may include multifamily residential apartments with units on all floors or above commercial space."

--The Density Development Standards for Parcel A listed on Table B (page 9) of the Plan shall be deleted in their entirety and replaced by the following: "1 Primary structure per lot. First floor commercial or office is permitted (not required). Residential uses shall be permitted at 15 units per acre or DUE**

## Required Submittal Documentation

1. Completed and signed application
2. Full description of petition request
3. Filing Fee
4. Copy of deed with accurate legal description
5. Affidavit of property owner consent (if necessary)
6. Other documents/exhibits as necessary

Application deadlines:

A. Thirty (30) days before scheduled Plan Commission meeting for major subdivisions (5 or more lots), Planned Unit Developments (PUD's), development plans and annexations.

B. Twenty-one (21) days before scheduled Plan Commission meeting for minor subdivisions (under 5 lots), plat amendments, rezones and other petitions.

All submittals other than application (deed, legal description, plats, plans, other relevant documents) shall include electronic copies. Two large sets of preliminary plats and/or development plans shall be submitted of sufficient size to provide thorough review.

*Ten (10) copies of the plats and/or plans, 11"x17" in size, or other documents, 8½"x11" in size (not including application, deed or legal description) shall be submitted.

***Not required for virtual meetings**

## Petitioner Responsibilities

1. Petitioner or representative shall be present at the public hearing.

# CEDAR BLUFF PUD

# OUTLINE PLAN

Petitioner

**Rubicon Investments, LLC**
1815 S. Walnut Street
Bloomington, IN. 47401
812-336-2421

Consultant

**Smith Brehob & Associates, Inc.**
453 S. Clarizz Boulevard
Bloomington, IN. 47401
812-336-6536

Date: 5-05-2014

comprised of commercial and multifamily residential components (Parcels A and B). Parcel A will be the commercial component and Parcel B will be the multifamily component. Parcel A will be approximately 6.02 acres in size and Parcel B will be approximately 1.98 acres in size.

**Proposed Uses**

Not all commercial uses are appropriate for this site. Cedar Bluff PUD is not intended for industrial, fuel center or manufacturing type uses. A list of permitted and excluded uses has been included in Table A. The development is intended to be a neighborhood serving development with such uses as a branch bank with drive-thru, sit-down restaurant, medical clinic, doctor's office and to provide new multifamily housing for the community. Unlike areas in Bloomington with proximity to campus, the multifamily component of the development is not geared towards the student market. ~~The development will also include the option for upper level residential above first floor commercial within the commercial area of Parcel A.~~ Parcel A of the development may incluude multifamily residential apartments with units on all floors or above commercial space.

**Illustrative Plan**

An illustrative Plan has been prepared showing how the site could be developed based on permitted land uses and development standards. The key components are access location, preservation area, common area, buffer area and general lot layout. The illustrative plan shows uses considered for the property but is not intended to be a plan for development. Lot lines may be reconfigured and adjusted to meet the needs of a specific user when one has been identified. A more detailed plan will follow at the Development Plan approval stage of the project.

**Preservation Area**

The existing wooded area located at the eastern corner of the Parcel A area will be preserved and maintained as a buffer area. This wooded area will be a common area lot of approximately 0.5 acres in size and shall serve as a buffer area between the development and the neighborhood to the east. Removal of natural vegetation within this buffer area is not permitted without the approval of the Ellettsville Planning Department or in situations where a damaged or dead tree is threatening the loss of property or public safety. This common area lot will be owned and maintained by the Lot Owner's Association.

An area of 15' in width along the existing tree line that follows the north and west property line of Parcel B shall be preserved. Removal of natural vegetation within this buffer area is not permitted without the approval of the Ellettsville Planning Department or in situations where a damaged or dead tree is threatening the loss of property or public safety.

**Cedar Bluff PUD**
**Table B**
**Development Standards**

| PUD Element | Parcel A | Parcel B |
|---|---|---|
| **Land Use** | Commercial | Multi-family Residential |
| | | |
| **Descriptive Features** | C-3 commercial uses permitted based | Multifamily attached housing or |
| | on Table A. | zero lot line condominiums |
| | | |
| **Density** **First Floor commercial or office is permitted** | 1 Primary structure per lot. ~~First floor~~ | 20 units per acre or DUE** |
| **(not required). Residential uses shall be** | ~~retail or office required. Residential~~ | |
| **permitted at 15 units per acre or DUE**** | ~~above permitted at 15 units per acre~~ | |
| | ~~or DUE**~~ | |
| | | |
| **Land Area** | 6.02 Acres | 1.98 Acres |
| | | |
| **Development Standards** | | |
| **Setbacks** | | |
| Front Setback (building) | 25' | 20' |
| Side Setback (building) | 10' | 20' |
| Rear Setback (building) | 10' | 20' |
| Parking (front yard) | 10' | 20' |
| Parking (side yard) | 10' | 20' |
| Parking (rear yard) | 10'(except adjacent to buffer yard) | No parking permitted in rear yard |
| Parking/Building Setback from access and utility easement | 0' | N/A |
| Setback from internal lot line | 0' | 0' |
| **Building Height** | 40' | 30' |
| **Maximum Stories** | 3 | 2 |
| **Parking** | Based on use per Monroe County Code | 1.25 spaces per unit |
| **Permeable Pavement % required** | 20% of total parking lot area | 20% of total parking lot area |
| **Lighting** | | |
| Type | Pedestrian scale | Pedestrian scale |
| Pole height | Max height of 14' | Max height of 14' |
| Fixture Type | Downward directed cut off fixture | Downward directed cut off fixture |
| Lighting Level | 0 foot-candle at Prop. Line | 0 foot candle at Prop. Line |
| | | |
| **Landscaping** | Based on Table C | Based on Table C |
| | | |
| **Signage** | | |
| Integrated Center Signage | 1 integrated center sign per drive for lot | Signage may be included on integrated |
| | which derives promary access at that | center sign. |
| | location is permitted. | |
| Location | 10' beyond R/W line | |
| Type | Ground monument | |
| Height | Maximum 8' | |
| Total Sign Face Area | 80 SF per side | |
| Illumintaion | Ground illuminated | |
| Material | Limestone base | |
| Building Signage | As permitted by Town code | N/A |

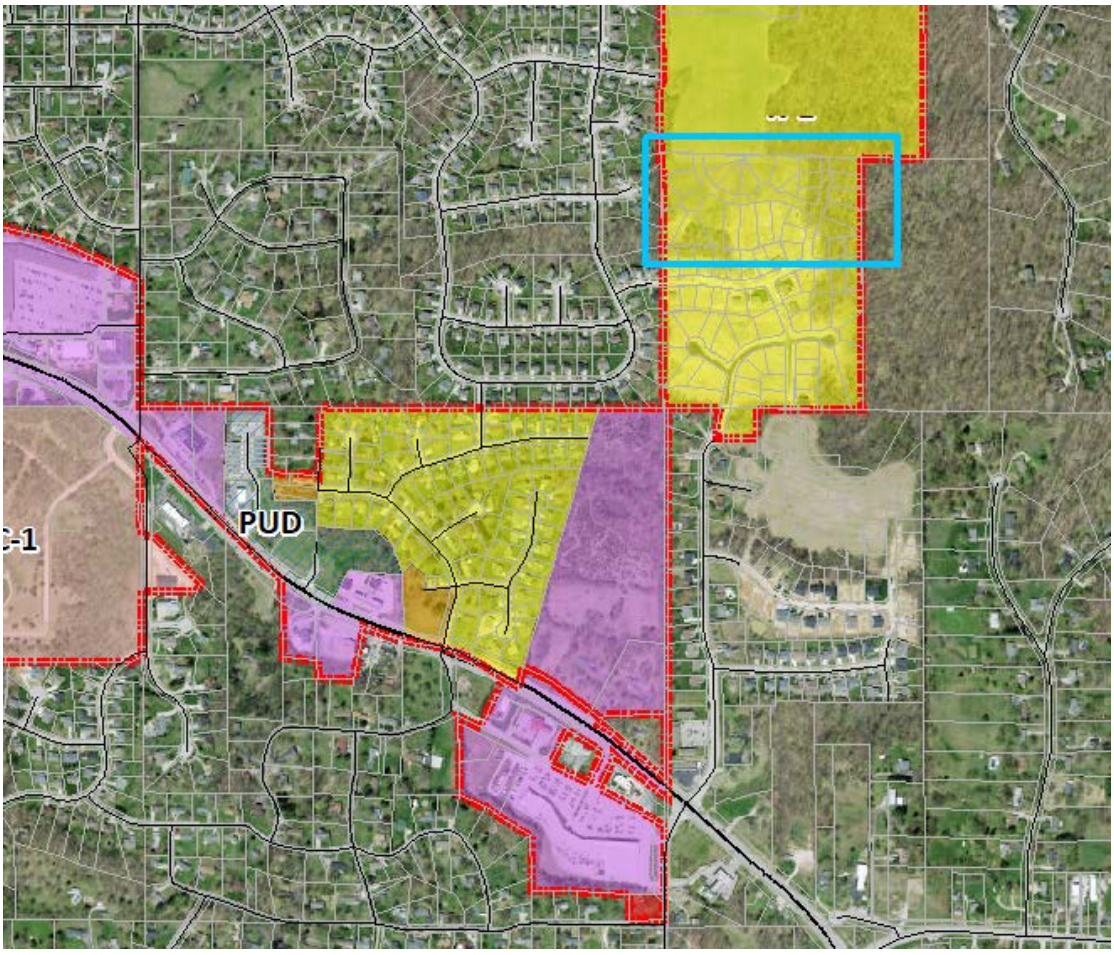
**DUE = Dwelling Unit Equivalence
Efficeincy or studio of less than 550 SF = 0.33 of a unit
1 bedroom unit with less than 750 SF = 0.50 of a unit
2 bedroom unit of less than 950 SF = 0.66 of a unit
3 or more bedroom unit = 1.0 unit

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

## PC 21-03– Waiver Request
## Staff Report

**Petition**

**Case - PC 21-03 – Centennial Park.** A request by Centennial Park LLC, for a waiver from subdivision regulations for Centennial Park Phase III to allow additional building lots without a second permanent access point. The subject property is located at the east end of W. Ribbon Lane.




| | Zoning District | Property Use |
|---|---|---|
| **North:** | R-1; Single Family Residential | Undeveloped |
| **South:** | MR; Medium Density Residential (County) | Residential Subdivision (Highland Park) |
| **East:** | AG/RR; Agriculture/Rural Reserve (County) | Undeveloped |
| **West:** | MR; Medium Density Residential (County) | Residential Subdivision (Woodgate) |

## Considerations

1. The applicant is requesting a waiver from subdivision regulations to allow thirty-eight (38) additional homes without an additional permanent access.
2. Currently forty (40) of seventy-eight (78) lots have been built in Centennial Park, accounting for all of the lots in the original waiver request.
3. A temporary access has been constructed at the Centennial Drive connection and has been used (illegally) by delivery vehicles.
4. The connection is blocked by barricades, but those can be easily moved in the event of an emergency.
5. A permanent second connection should be available in the future, but that is currently out of the of the developer's control at this time.

## Plan Commission Action

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

## Staff Recommendation

Although the original waiver only allowed for the construction of forty (40) lots pending the construction of a second entrance, it has become increasing apparent that external factors are working toward the prevention of said second entrance. The purpose of having a second entrance is primarily for public safety, should there be any issue with the first entrance. In this particular situation, the secondary entrance is only a temporary gravel connection, not open to the public, but would be able to serve as an emergency access if needed. Therefore, Staff recommends that the Plan Commission approve the waiver request.

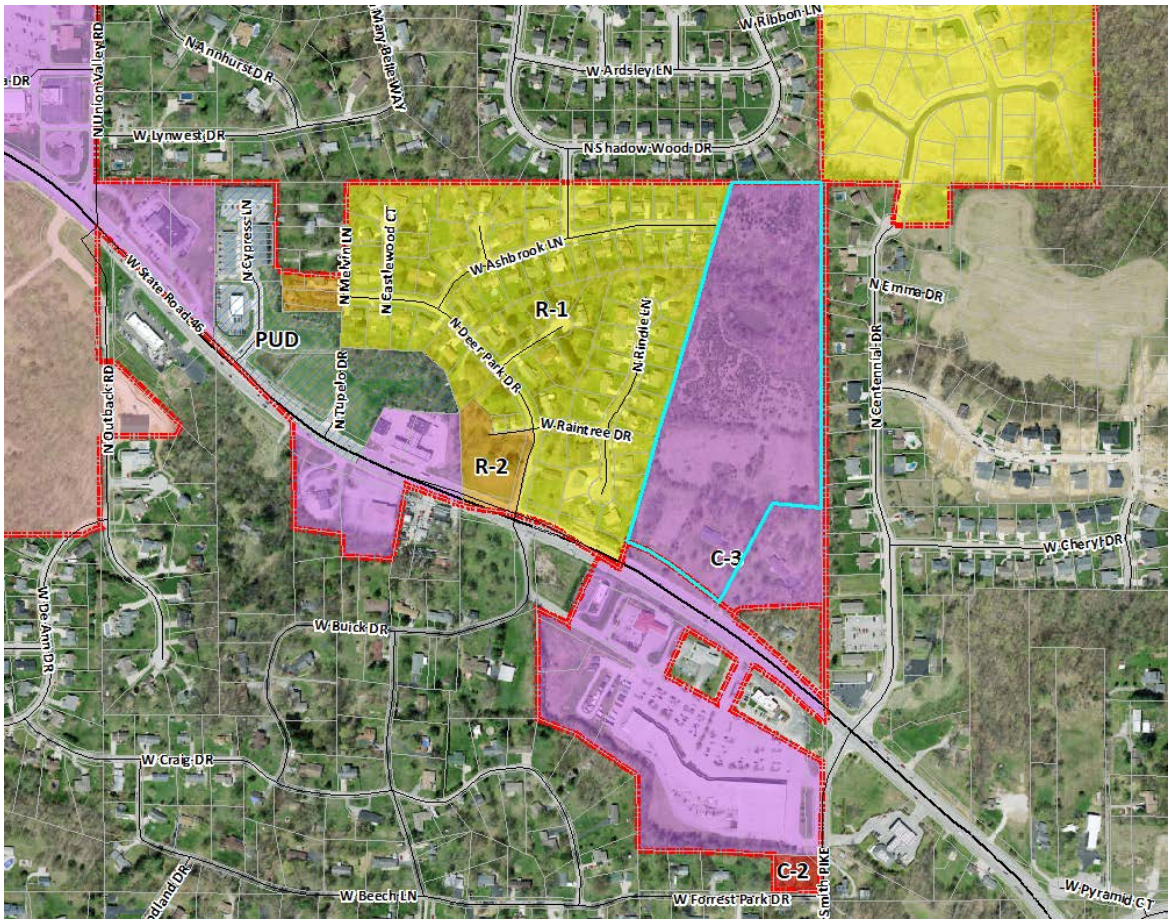
Submitted by Kevin Tolloty, AICP
Director, Ellettsville Planning
December 21, 2020

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

## PC 21-02 – Preliminary Plat
## Staff Report

**Petition**

**Case - PC 21-02 – Ellis Ridge Subdivision.** A request by Blackwell Contractors, LLC, for consideration of primary approval for the Ellis Ridge preliminary plat. The subject property is located at 3888 W. State Road 46.




| | Zoning District | Property Use |
|---|---|---|
| **North:** | MR; Medium Density Residential (County) | Residential Subdivision (Woodgate) |
| **South:** | C-3; General Commercial | Smith Pike Plaza |
| **East:** | MR; Medium Density Residential (County) | Residential Subdivision (Highland Park) |
| **West:** | R-1; Single Family Residential | Residential Subdivision (Spring Valley) |

## Considerations

1. The applicant is requesting preliminary plat approval for a total of forty-seven (47) lots. Thirty-eight (38) will be paired patio home lots, four (4) common area lots for the paired patio homes, three (3) commercial lots and two (2) future multi-family lots.
2. The lots are zoned C-3; General Commercial, paired patio homes are permitted by right in the C-3 zone.
3. No specific commercial uses have been identified, but will need to comply with the C-3 guidelines. Commercial developments will come back before Plan Commission for Development Plan approval.
4. The multi-family lots are planned to be rezoned as a PUD (pending future Plan Commission approval). This will be addressed in a future meeting.
    a. In the event the multi-family is not approved, the lots would meet standards for commercial and/or single and two-family developments, and could be further subdivided.
5. The subdivision will be accessed from State Road 46 to the south and from W. Ashbrook Lane in Spring Valley to the west.
6. The lots will meet all size and dimensional requirements.
7. New infrastructure will be constructed to Town requirements.
8. The Tech Review Committee met on December 17th to review the infrastructure and overall layout. Comments from the meeting are attached. All items have been or will be addressed by the date of the meeting.
9. A letter of credit will be required to cover any outstanding items prior to recording of the final plat.

## Plan Commission Action

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

## Staff Recommendation

It is of Staff opinion that the proposed plat will meet all required zoning and subdivision regulations and there are no significant concerns with the proposed plat. There is some concern about the amount of traffic that will be generated, although at this time, the only defined use is the paired patio homes. A traffic study has been completed by the applicant and included as a separate file from the meeting packet. The subdivision is in the best interest of the Town and the developer as it will create affordable housing opportunities as well as several commercial options. Therefore, Staff recommends that the Plan Commission approve the Ellis Ridge preliminary plat.

Submitted by Kevin Tolloty, AICP
Director, Ellettsville Planning
December 18, 2020

## Site Photos

COMING SOON!
Town of Ellettsville
Public Hearing Notice
www.ellettsville.in.us
(812) 876-8008
12/16/2020

12/16/2020

12/16/2020

12/16/2020

12/16/2020

12/16/2020

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

## Technical Review Meeting Notes
### Ellis Ridge Subdivision

**Project Description**

**Location**: 3888 W. State Road 46

**Size**: 17.53 acres

**Current Zoning**: C-3; General Commercial

**Planning Comments**

1. A landscape plan will need to reviewed prior to the Plan Commission meeting.
2. Street names will need to be provided for the cul-de-sac and the road connecting Ashbrook and SR 46.
    a. Ellis Court cannot be used as there is already an Ellis Road in Monroe County.
3. All paired patio homes shall have a minimum of four (4) dedicated parking spaces.
    a. This includes any spaces in a garage, driveway, or other dedicated off-street parking.
4. Alleys should remain as private roads.
5. Final plans shall be stamped by engineer.

**Fire Department Comments**

**Indiana Fire Prevention Code**:

**503.1.2 Additional Access**: The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. (*Ashbrooke Lane from Spring Valley subdivision shall be connected to Ellis Ridge subdivision*)

In consideration of future development, the following shall be considered;

**912.2 Location of Fire Department Connection**: With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The servicing fire department shall be consulted before placing the fire department hose connections at specific locations.

**C105 Distribution of Fire Hydrants:** Additional hydrants may be required if the required fire flow for the Class 1 commercial buildings anticipated for Lots 1-5 are above 1,1750 gallons per minute.

**TABLE C105.1**
**NUMBER AND DISTRIBUTION OF FIRE HYDRANTS**

| FIRE-FLOW REQUIREMENT (gpm) | MINIMUM NUMBER OF HYDRANTS | AVERAGE SPACING BETWEEN HYDRANTS[a, b, c] (feet) | MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT[d] |
|---|---|---|---|
| 1,750 or less | 1 | 500 | 250 |
| 2,000-2,250 | 2 | 450 | 225 |
| 2,500 | 3 | 450 | 225 |
| 3,000 | 3 | 400 | 225 |
| 3,500-4,000 | 4 | 350 | 210 |
| 4,500-5,000 | 5 | 300 | 180 |
| 5,500 | 6 | 300 | 180 |
| 6,000 | 6 | 250 | 150 |
| 6,500-7,000 | 7 | 250 | 150 |
| 7,500 or more | 8 or more[e] | 200 | 120 |

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

a. Reduce by 100 feet for dead-end streets or roads.

b. Where streets are provided with median dividers which cannot be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.

c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.

d. Reduce by 50 feet for dead-end streets or roads.

e. One hydrant for each 1,000 gallons per minute or fraction thereof.

## Public Works Comments

1. Tracer wire should be used on all newly installed lines.
2. On page 24, the street sign detail shows in accordance with the City of Bloomington. Please change that to Town of Ellettsville (Town Ordinance 153.086)

## ADA Accessibility Comments

No Comments

**Engineering Comments**

1. Typical sections show the sidewalk dimension as 5 feet but there is a note referring to 4 feet.
2. An INDOT driveway permit will be required.
3. Setbacks should double when the commercial sections are adjacent to the residential zoning. The rear yard setback would be increased to 40 feet instead of the 25 feet as shown. (152.190)
4. The GIS aerial photography shows a pond on the property. The existing contours and development plan do not indicate a pond on the property. Removal of the pond should be approved by the appropriate governmental agencies.
5. Water lines will need to be ductile iron pipe not C900.
6. Water lines should be located on the back side of the sidewalk and not under the pavement.
7. Please provide detail of the retaining walls.
8. The detention pond underdrains should be shown on the grading and drainage plans.
9. The sanitary sewer will be reviewed by the Eastern Richland Sewer Corporation.
10. Drainage calculations will need to be submitted. The detention pond in the southwest corner of the property is shown connecting to and existing structure from the Springs Valley subdivision. The existing structure has a 12-inch pipe and Str. 101 has an 18-inch outlet pipe connecting to that structure. In addition, the depth of the existing structure does not seem to be adequate to connect to Str. 101.

**Police Department Comments**

No Comments

**Summary**

The preliminary plat request is for the proposed Ellis Ridge mixed use subdivision. The Technical Review Committee met on December 17, 2020 to discuss the site plans. Those in attendance were Town Manager and Public Works Superintendent Mike Farmer, Town Engineer Rick Coppock, Assistant Planner and ADA Coordinator Denise Line, Fire Chief Mike Cornman, Street Foreman Kip Headdy, and Planning Director Kevin Tolloty. Also in attendance were Katie Stein, Architect, and Lana Allen on behalf of the developer. Comments have been received from Planning, Fire, Public Works, and Engineering. Any additional comments from the Technical Review meeting that are not listed above, shall still be taken into consideration. Plan Commission should approve the development plan after the above mentioned items have been addressed, but may also add conditions as they see fit.

Submitted by Kevin Tolloty, AICP
Director, Ellettsville Planning
December 21, 2020

## LEGEND

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

AREA 3

AREA 2

AREA 1

SPRING VALLEY SECTION 2

SPRING VALLEY SECTION 3

BLOCK 1
84,283 SQ FT
1.94 AC

BLOCK 2
33,458 SQ FT
0.768 AC

BLOCK 3
90,918 SQ FT
2.09 AC

LOT 1
130,764 SQ FT
3.002 AC

LOT 2
146,494 SQ FT
3.363 AC

LOT 3
36,639 SQ FT
0.841 AC

LOT 4
34,984 SQ FT
0.803 AC

LOT 5
66,149 SQ FT
1.519 AC

ASHBROOK LANE
KEMP ROAD
ELANA COURT
PRIVATE ALLEY
HIGHLAND PARK PHASE 1
CENTENNIAL DRIVE
STATE ROAD 46

R-1 R-1/R-3 R-1, Station=21+29.41 R-2, Station=10+00.00
R-2 R-1/R-5 R-1, Station=20+38.02 R-5, Station=10+00.00
R-1-R-4 R-1, Station=18+86.55 R-4, Station=13+10.68

APARTMENT BUILDING 1
APARTMENT BUILDING 2
APARTMENT BUILDING 3
APARTMENT BUILDING 4
APARTMENT BUILDING 5
APARTMENT BUILDING 6
RENTAL OFFICE
BREHL INST 2016013238

S89°35'39"E 332.12
S89°35'39"E 21.05
NE COR SW/4 SEC 13-T9N-R2W
3/4" FIP NW COR HIGHLAND PARK ESTATES SEC 1
S0°11'06"E 1222.08
N16°19'31"E 1415.20
N82°58'41"W 216.35
S27°02'40"W 416.79
N63°44'34"W 32.00
N56°15'57"W 51.00

| CURVE DATA | | | | | |
|---|---|---|---|---|---|
| Curve # | Radius | Length | Chord Direction | Chord Length | Delta |
| C1 | 330.00 | 167.55 | N14° 10' 55.96"E | 165.76 | 29° 05' 29" |
| C2 | 50.00 | 23.13 | N77° 06' 40.67"W | 22.92 | 26° 30' 16" |
| C3 | 50.00 | 24.21 | N49° 59' 18.43"W | 23.97 | 27° 44' 29" |
| C4 | 50.00 | 24.21 | N49° 59' 18.43"W | 23.97 | 27° 44' 29" |

SCALE: 1"=60'

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OVERALL SITE PLAN

DATE 02/25/21

SHEET 4 OF 29

JOB NUMBER 6069

DESIGNED KES
DRAFTED SPP
CHECKED
DATE

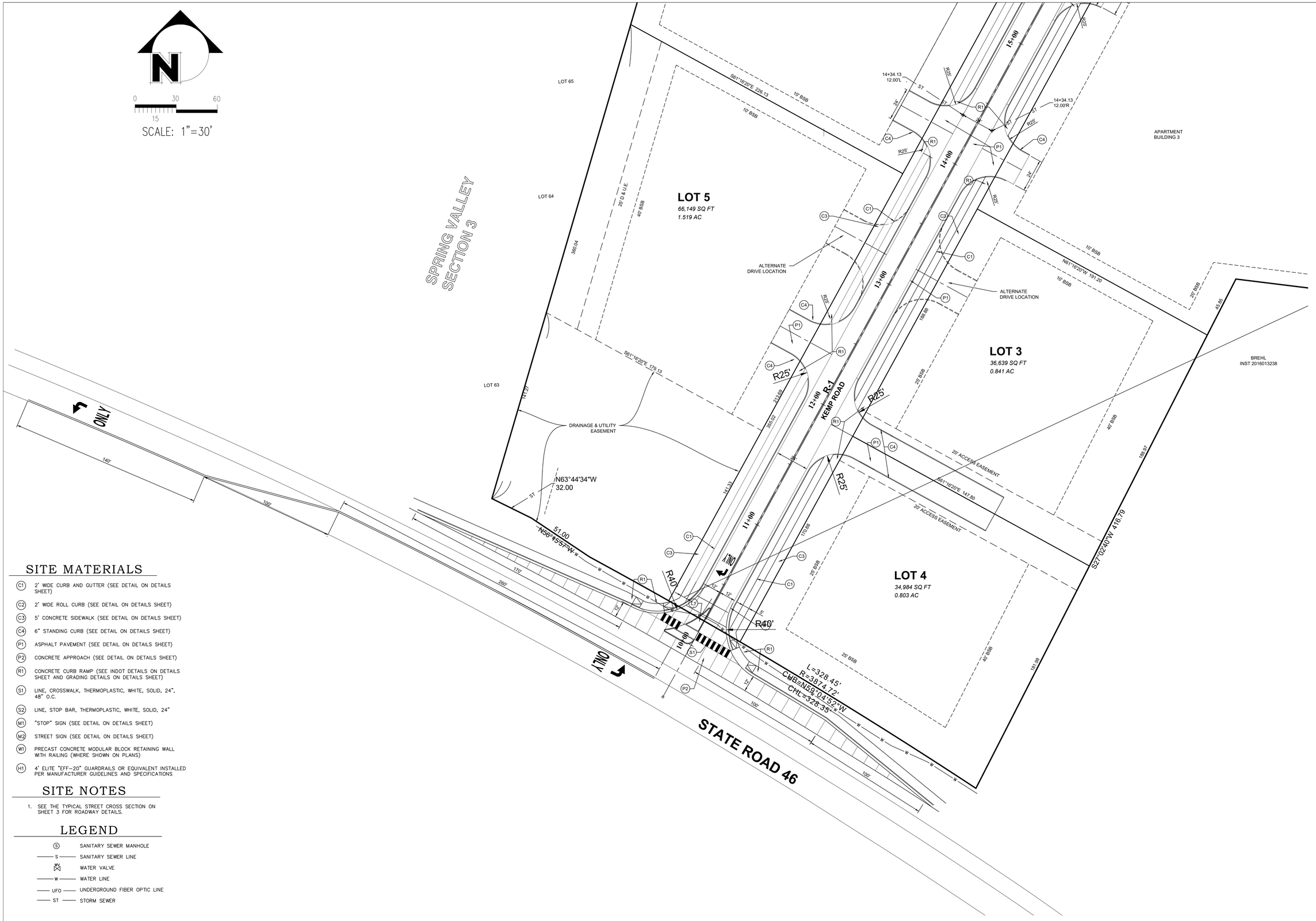
| REVISIONS | BY | DATE |
|---|---|---|
| | | |

# ELLIS-RIDGE SUBDIVISION
3888 W. STATE ROAD 46
ELLETTSVILLE, IN 47404

02/25/2021

KATHERINE ELIZABETH STEIN REGISTERED PROFESSIONAL ENGINEER STATE OF INDIANA NO. PE11600307

SMITH DESIGN GROUP
CIVIL ENGINEERING - LAND SURVEYING
2755 E Canada Dr Suite 101 Bloomington, IN 47401
(812) 336-6536 - smithdginc.com




## SITE MATERIALS

- (C1) 2' WIDE CURB AND GUTTER (SEE DETAIL ON DETAILS SHEET)
- (C2) 2' WIDE ROLL CURB (SEE DETAIL ON DETAILS SHEET)
- (C3) 5' CONCRETE SIDEWALK (SEE DETAIL ON DETAILS SHEET)
- (C4) 6" STANDING CURB (SEE DETAIL ON DETAILS SHEET)
- (P1) ASPHALT PAVEMENT (SEE DETAIL ON DETAILS SHEET)
- (P2) CONCRETE APPROACH (SEE DETAIL ON DETAILS SHEET)
- (R1) CONCRETE CURB RAMP (SEE INDOT DETAILS ON DETAILS SHEET AND GRADING DETAILS ON DETAILS SHEET)
- (S1) LINE, CROSSWALK, THERMOPLASTIC, WHITE, SOLID, 24", 48" O.C.
- (S2) LINE, STOP BAR, THERMOPLASTIC, WHITE, SOLID, 24"
- (M1) "STOP" SIGN (SEE DETAIL ON DETAILS SHEET)
- (M2) STREET SIGN (SEE DETAIL ON DETAILS SHEET)
- (W1) PRECAST CONCRETE MODULAR BLOCK RETAINING WALL WITH RAILING (WHERE SHOWN ON PLANS)
- (H1) 4' ELITE "EFF-20" GUARDRAILS OR EQUIVALENT INSTALLED PER MANUFACTURER GUIDELINES AND SPECIFICATIONS

## SITE NOTES

1. SEE THE TYPICAL STREET CROSS SECTION ON SHEET 3 FOR ROADWAY DETAILS.

## LEGEND

- (S) SANITARY SEWER MANHOLE
- S SANITARY SEWER LINE
- WATER VALVE
- W WATER LINE
- UFO UNDERGROUND FIBER OPTIC LINE
- ST STORM SEWER

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02/25/2021

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SHEET 5 OF 29

DATE 02/25/21

SITE PLAN AREA 1

## SITE MATERIALS

- (C1) 2' WIDE CURB AND GUTTER (SEE DETAIL ON DETAILS SHEET)
- (C2) 2' WIDE ROLL CURB (SEE DETAIL ON DETAILS SHEET)
- (C3) 5' CONCRETE SIDEWALK (SEE DETAIL ON DETAILS SHEET)
- (C4) 6" STANDING CURB (SEE DETAIL ON DETAILS SHEET)
- (P1) ASPHALT PAVEMENT (SEE DETAIL ON DETAILS SHEET)
- (P2) CONCRETE APPROACH (SEE DETAIL ON DETAILS SHEET)
- (R1) CONCRETE CURB RAMP (SEE INDOT DETAILS ON DETAILS SHEET AND GRADING DETAILS ON DETAILS SHEET)
- (S1) LINE, CROSSWALK, THERMOPLASTIC, WHITE, SOLID, 24", 48" O.C.
- (S2) LINE, STOP BAR, THERMOPLASTIC, WHITE, SOLID, 24"
- (M1) "STOP" SIGN (SEE DETAIL ON DETAILS SHEET)
- (M2) STREET SIGN (SEE DETAIL ON DETAILS SHEET)
- (W1) PRECAST CONCRETE MODULAR BLOCK RETAINING WALL WITH RAILING (WHERE SHOWN ON PLANS)
- (H1) 4' ELITE "EFF-20" GUARDRAILS OR EQUIVALENT INSTALLED PER MANUFACTURER GUIDELINES AND SPECIFICATIONS

## SITE NOTES

1. SEE THE TYPICAL STREET CROSS SECTION ON SHEET 3 FOR ROADWAY DETAILS.

## LEGEND

- (S) SANITARY SEWER MANHOLE
- S SANITARY SEWER LINE
- WV WATER VALVE
- W WATER LINE
- UFO UNDERGROUND FIBER OPTIC LINE
- ST STORM SEWER

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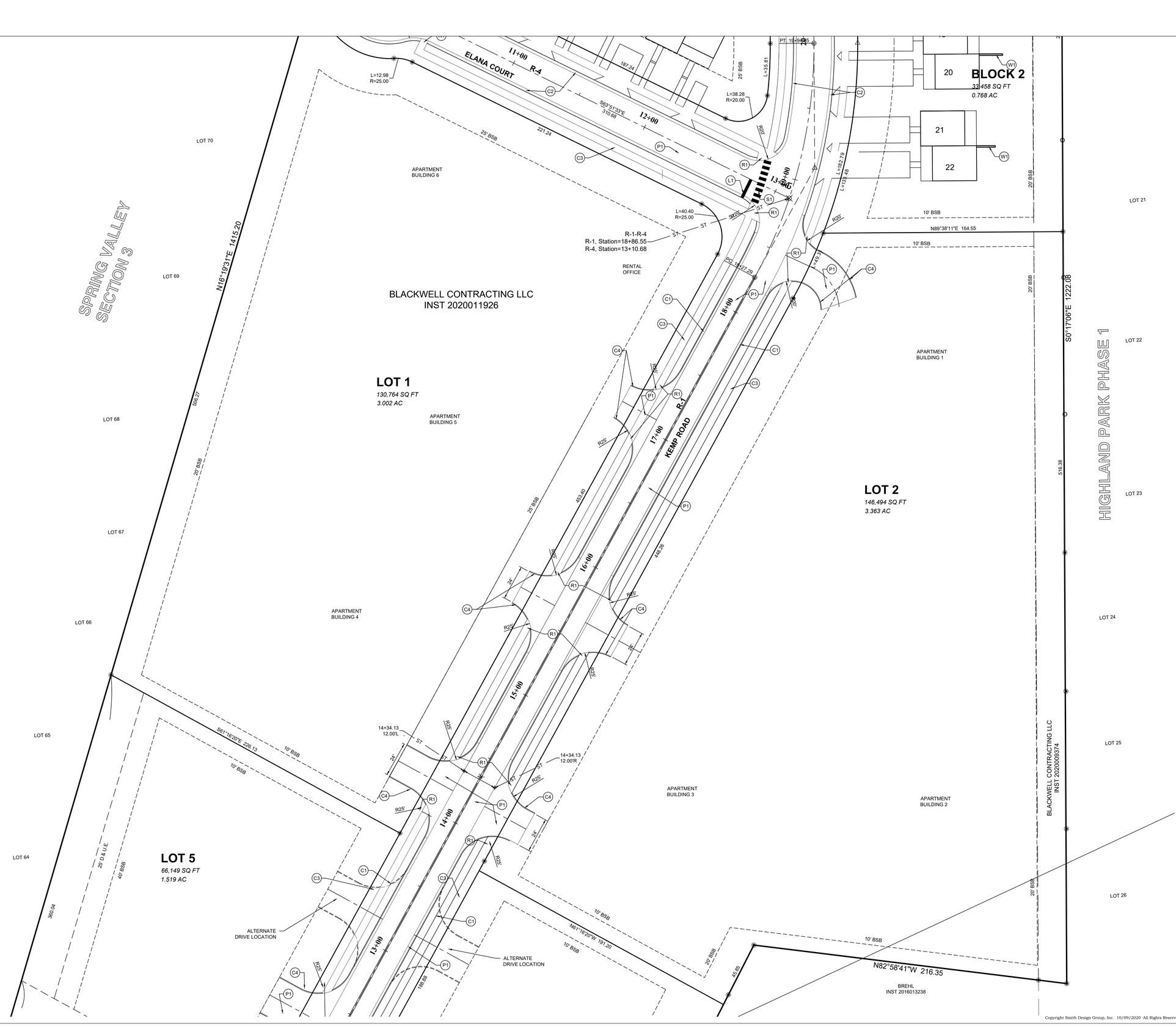
SCALE: 1"=30'





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02/25/2021

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JOB NUMBER 6069

SHEET 6 OF 29

DATE 02/25/21

SITE PLAN AREA 2

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## SITE MATERIALS

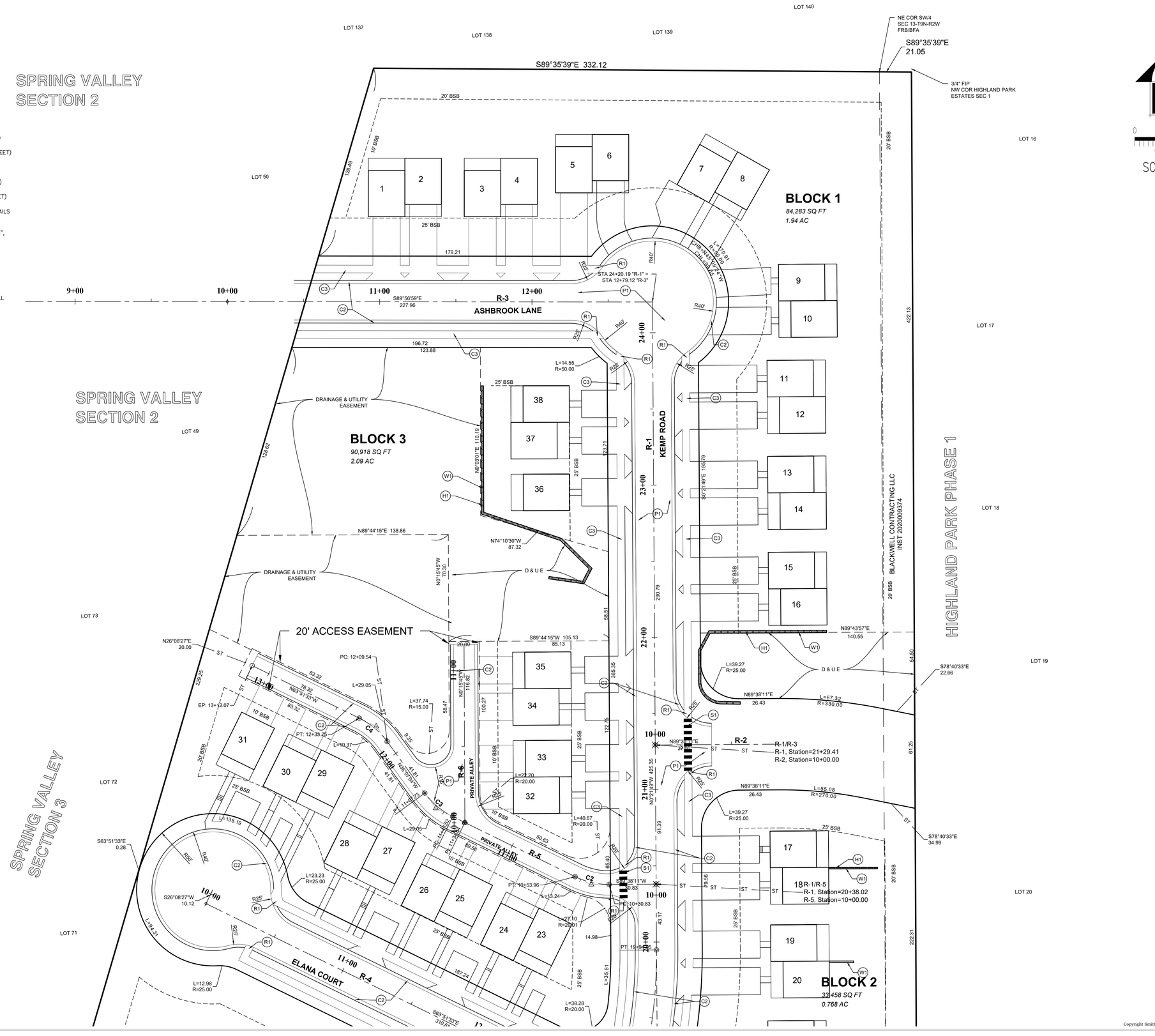
- (C1) 2' WIDE CURB AND GUTTER (SEE DETAIL ON DETAILS SHEET)
- (C2) 2' WIDE ROLL CURB (SEE DETAIL ON DETAILS SHEET)
- (C3) 5' CONCRETE SIDEWALK (SEE DETAIL ON DETAILS SHEET)
- (C4) 6" STANDING CURB (SEE DETAIL ON DETAILS SHEET)
- (P1) ASPHALT PAVEMENT (SEE DETAIL ON DETAILS SHEET)
- (P2) CONCRETE APPROACH (SEE DETAIL ON DETAILS SHEET)
- (R1) CONCRETE CURB RAMP (SEE INDOT DETAILS ON DETAILS SHEET AND GRADING DETAILS ON DETAILS SHEET)
- (S1) LINE, CROSSWALK, THERMOPLASTIC, WHITE, SOLID, 24", 48" O.C.
- (S2) LINE, STOP BAR, THERMOPLASTIC, WHITE, SOLID, 24"
- (M1) "STOP" SIGN (SEE DETAIL ON DETAILS SHEET)
- (M2) STREET SIGN (SEE DETAIL ON DETAILS SHEET)
- (W1) PRECAST CONCRETE MODULAR BLOCK RETAINING WALL WITH RAILING (WHERE SHOWN ON PLANS)
- (H1) 4' ELITE "EFF-20" GUARDRAILS OR EQUIVALENT INSTALLED PER MANUFACTURER GUIDELINES AND SPECIFICATIONS

## SITE NOTES

1. SEE THE TYPICAL STREET CROSS SECTION ON SHEET 3 FOR ROADWAY DETAILS.

## LEGEND

- (S) SANITARY SEWER MANHOLE
- S SANITARY SEWER LINE
- WV WATER VALVE
- W WATER LINE
- UFO UNDERGROUND FIBER OPTIC LINE
- ST STORM SEWER




0 30 60
15
SCALE: 1"=30'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02/25/2021

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JOB NUMBER 6069
SHEET 7 OF 29
DATE 02/25/21

SITE PLAN AREA 3

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## LEGEND

- (S) SANITARY SEWER MANHOLE
- S SANITARY SEWER LINE
- L SANITARY LATERAL
- (CO) SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT
- WATER AIR RELEASE VALVE
- (W) WATER METER
- W WATER LINE
- C STORM INLET
- (D) STORM MANHOLE
- (Y) STORM YARD INLET

N

0 50 100
25

SCALE: 1"=30'

## GENERAL NOTES

1. CONTOURS AND BOUNDARY DATA OBTAINED FROM SURVEY DATED 09/15/20.
2. LOCATION OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.
3. SEE SMITH DESIGN GROUP, INC STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS.
4. ELLETSVILLE PLANNING DEPARTMENT AT (812)876-8008 AND ELLETSVILLE PUBLIC WORKS DEPARTMENT STORMWATER INSPECTOR AT (812)876-2297 TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO EARTH DISTURBING ACTIVITIES.

## LANDSCAPE NOTES

1. PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED IN WRITING BY TOWN PLANNING PRIOR TO INSTALLATION.
2. ALL LANDSCAPED BEDS AND ISLANDS SHALL RECEIVE A MINIMUM OF 18" OF PLANTING MIX 4" OF SHREDDED HARDWOOD BARK MULCH. METAL OR PLASTIC EDGING AROUND LANDSCAPE BEDS IS NOT REQUIRED. BEDS SHALL HAVE A SPADE CUT EDGE.
3. THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING EXISTING AND NEW LANDSCAPING AS SHOWN ON THE APPROVED PLAN.4)
4. SEE BIORETENTION DETAIL ON SHEET 26 FOR BIORETENTION SOILS IN DETENTION BASINS.
5. SEE SHEET 28 FOR LANDSCAPE TABLES AND DETAILS.

SMITH DESIGN GROUP
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2755 E Canada Dr Suite 101 Bloomington, IN 47401
(812) 336-6536 - smith@sdginc.com

KATHERINE ELIZABETH STEIN
REGISTERED
NO. PE11600307
STATE OF INDIANA
PROFESSIONAL ENGINEER

02/25/2021

# ELLIS-RIDGE SUBDIVISION
3888 W. STATE ROAD 46
ELLETTSVILLE, IN 47404

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| DESIGNED | DRAFTED | CHECKED | DATE |
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| KES | SPP | | |

JOB NUMBER 6069

SHEET 27 OF 29

DATE 02/25/21

LANDSCAPE PLAN AREA 1

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## LEGEND

- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- SANITARY LATERAL
- SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT
- WATER AIR RELEASE VALVE
- WATER METER
- WATER LINE
- STORM INLET
- STORM MANHOLE
- STORM YARD INLET

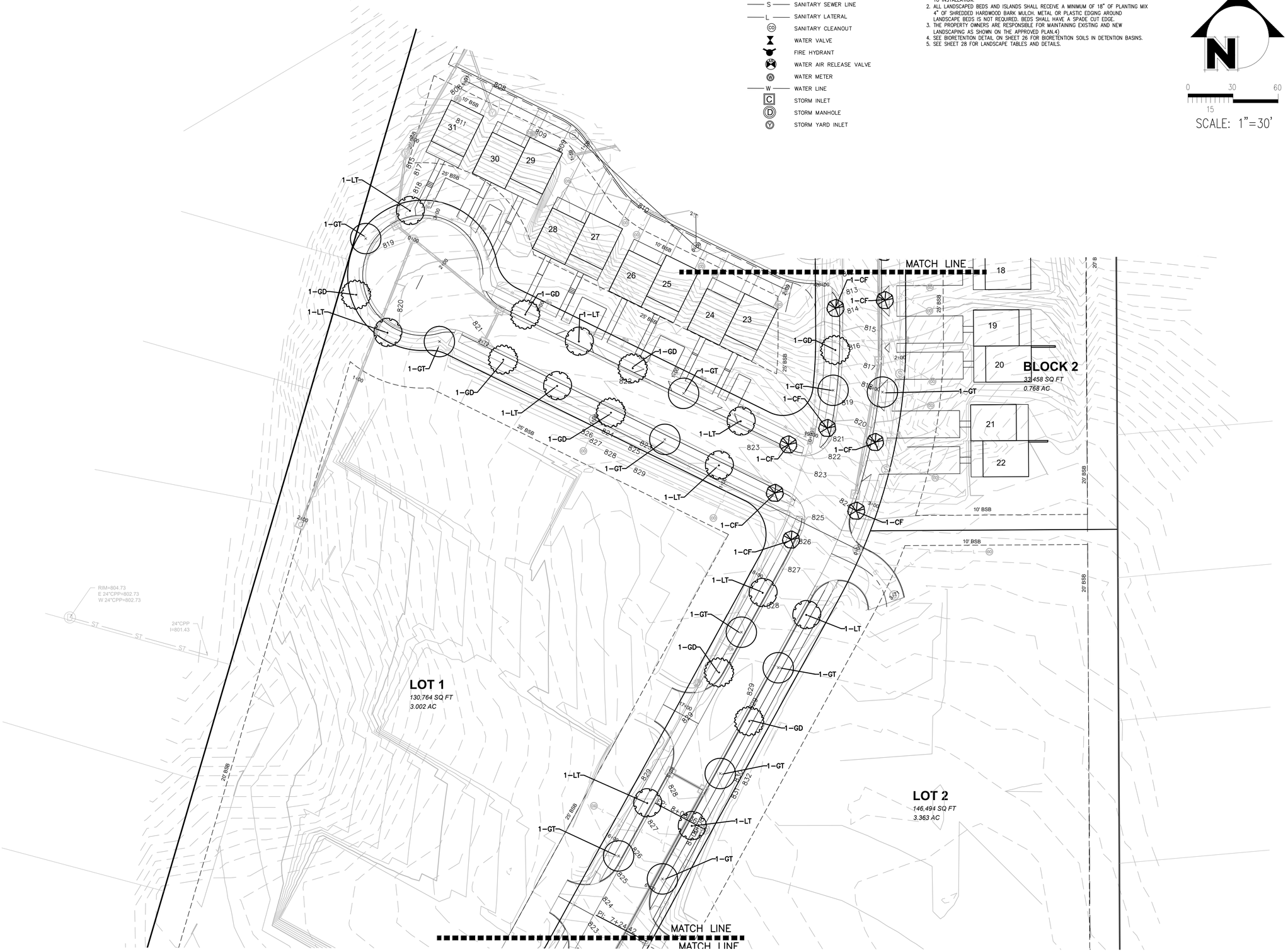
## LANDSCAPE NOTES

1. PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED IN WRITING BY TOWN PLANNING PRIOR TO INSTALLATION.
2. ALL LANDSCAPED BEDS AND ISLANDS SHALL RECEIVE A MINIMUM OF 18" OF PLANTING MIX 4" OF SHREDDED HARDWOOD BARK MULCH. METAL OR PLASTIC EDGING AROUND LANDSCAPE BEDS IS NOT REQUIRED. BEDS SHALL HAVE A SPADE CUT EDGE.
3. THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING EXISTING AND NEW LANDSCAPING AS SHOWN ON THE APPROVED PLAN.4)
4. SEE BIORETENTION DETAIL ON SHEET 26 FOR BIORETENTION SOILS IN DETENTION BASINS.
5. SEE SHEET 28 FOR LANDSCAPE TABLES AND DETAILS.

N

0 15 30 60

SCALE: 1"=30'




SMITH DESIGN GROUP
CIVIL ENGINEERING - LAND SURVEYING
2755 E Canada Dr Suite 101 Bloomington, IN 47401
(812) 336-6536 - smithdginc.com

KATHERINE ELIZABETH STEIN
REGISTERED
NO. PE11600307
STATE OF INDIANA
PROFESSIONAL ENGINEER

02/25/2021

# ELLIS-RIDGE SUBDIVISION
3888 W. STATE ROAD 46
ELLETTSVILLE, IN 47404

| REVISIONS | BY | DATE |
|---|---|---|
| REVISED R-4 CUL-D-SACK STREET TREE LOCATIONS | DK | 12-30-20 |

DESIGNED KES
DRAFTED SPP
CHECKED
DATE

JOB NUMBER 6069

SHEET 28 OF 29

DATE 02/25/21

LANDSCAPE PLAN AREA 2

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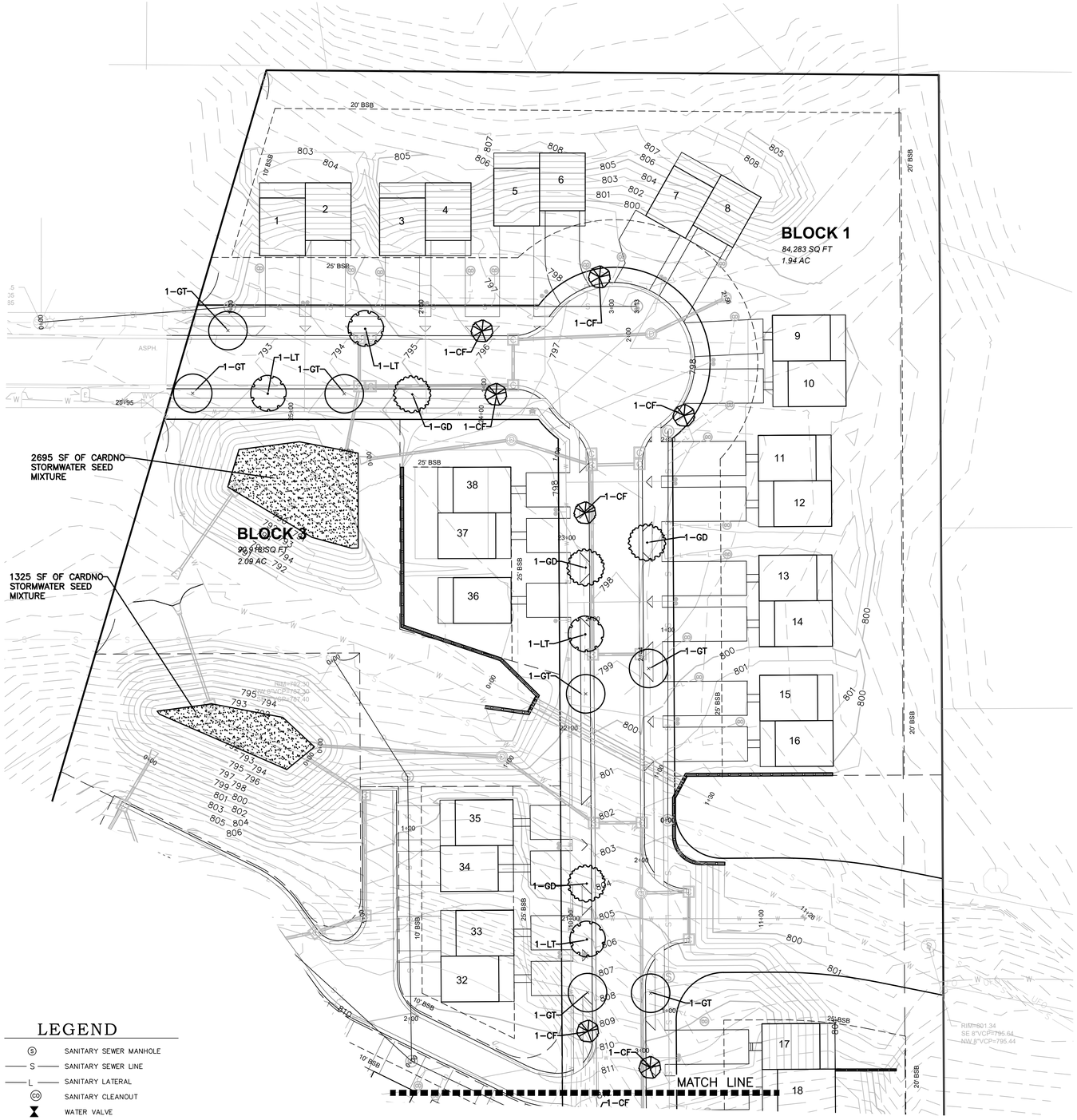


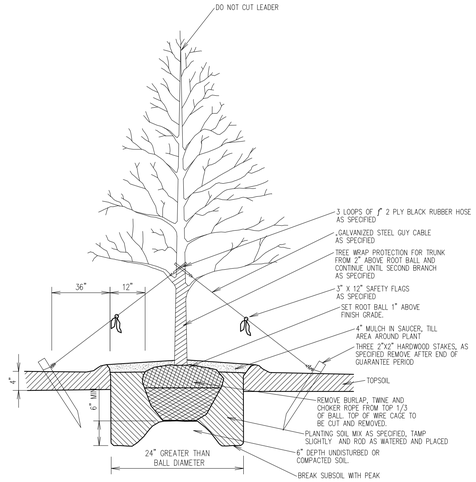

## LEGEND

- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- SANITARY LATERAL
- SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT
- WATER AIR RELEASE VALVE
- WATER METER
- WATER LINE
- STORM INLET
- STORM MANHOLE
- STORM YARD INLET

## STREET TREE PLANT TABLE

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | |
|---|---|---|---|---|---|
| | | TREES | | | |
| CF | 15 | CORNUS florida | Flowering Dogwood | 2" Caliper | |
| GT | 26 | GLEDITSIA triacanthos v. inermis | Honeylocust | 2" Caliper | |
| GD | 18 | GYMNOCLADUS dioica | Kentucky Coffee Tree | 2" Caliper | |
| LT | 19 | LIRIODENDRON tilipifera | Tulip Tree | 2" Caliper | |
| | | | | | |

0 30 60
15
SCALE: 1"=30'




TREE PLANTING & GUYING DETAIL

NO SCALE

## GENERAL NOTES

1. CONTOURS AND BOUNDARY DATA OBTAINED FROM SURVEY DATED 09/15/20.
2. LOCATION OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.
3. SEE SMITH DESIGN GROUP, INC STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS.
4. ELLETSVILLE PLANNING DEPARTMENT AT (812)876–8008 AND ELLETSVILLE PUBLIC WORKS DEPARTMENT STORMWATER INSPECTOR AT (812)876–2297 TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO EARTH DISTURBING ACTIVITIES.

## LANDSCAPE NOTES

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4. SEE BIORETENTION DETAIL ON SHEET 26 FOR BIORETENTION SOILS IN DETENTION BASINS.

## FINISH LAWN TYPE

FINISHED SEED MIXTURE shall be 35 lb/ac of Perennial Ryegrass, 50 lb/ac of Creeping Red Fescue, 35 lb/ac of Certified Common Kentucky Bluegrass, and 30 lb/ac Merit Kentucky Bluegrass or approved equivalent. Contractor shall seed at a rate of 150 lbs/acre.

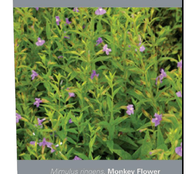
### Stormwater

A wetland seed mix for saturated soils in a detention pond or for seeding a saturated basin, this mix will tolerate highly fluctuating water levels and poor water quality associated with urban stormwater wetlands and ponds. For detention basins that experience long, dry periods, use the Economy Prairie seed mix in the upper third to half of the basin area in combination with this mix. This seed mix includes at least 10 of 12 native permanent grass and sedge species and 13 of 17 native forb species. Apply at 32.97 PLS pounds per acre.

| Botanical Name | Common Name | PLS Oz/Acre |
|---|---|---|
| Permanent Grasses/Sedges | | |
| *Bolboschoenus fluviatilis* | River Bulrush | 1.00 |
| *Carex cristatella* | Crested Oval Sedge | 0.50 |
| *Carex lurida* | Bottlebrush Sedge | 3.00 |
| *Carex vulpinoidea* | Brown Fox Sedge | 2.00 |
| *Elymus virginicus* | Virginia Wild Rye | 24.00 |
| *Glyceria striata* | Fowl Manna Grass | 1.00 |
| *Juncus effusus* | Common Rush | 1.00 |
| *Leersia oryzoides* | Rice Cut Grass | 1.00 |
| *Panicum virgatum* | Switch Grass | 2.00 |
| *Schoenoplectus tabernaemontani* | Great Bulrush | 3.00 |
| *Scirpus atrovirens* | Dark Green Rush | 2.00 |
| *Scirpus cyperinus* | Wool Grass | 1.00 |
| | Total: | 41.50 |
| Temporary Cover | | |
| *Avena sativa* | Common Oat | 360.00 |
| *Lolium multiflorum* | Annual Rye | 100.00 |
| | Total: | 460.00 |
| Forbs | | |
| *Alisma subcordatum* | Common Water Plantain | 2.50 |
| *Asclepias incarnata* | Swamp Milkweed | 2.00 |
| *Bidens spp.* | Bidens Species | 2.00 |
| *Eupatorium perfoliatum* | Common Boneset | 1.00 |
| *Helenium autumnale* | Sneezeweed | 2.00 |
| *Iris virginica v. shrevei* | Blue Flag | 4.00 |
| *Lycopus americanus* | Common Water Horehound | 0.50 |
| *Mimulus ringens* | Monkey Flower | 1.00 |
| *Penthorum sedoides* | Ditch Stonecrop | 0.50 |
| *Pycnanthemum spp.* | Pinkweed Species | 2.00 |
| *Rudbeckia subtomentosa* | Sweet Black-Eyed Susan | 1.00 |
| *Rudbeckia triloba* | Brown-Eyed Susan | 1.50 |
| *Sagittaria latifolia* | Common Arrowhead | 1.00 |
| *Senna hebecarpa* | Wild Senna | 2.00 |
| *Symphyotrichum lanceolatum* | Panicled Aster | 0.50 |
| *Symphyotrichum novae-angliae* | New England Aster | 0.50 |
| *Thalictrum dasycarpum* | Purple Meadow Rue | 2.00 |
| | Total: | 26.00 |

### Specialty Seed Mixes

*Carex cristatella*, **Crested Oval Sedge**



*Mimulus ringens*, **Monkey Flower**

*Rudbeckia subtomentosa*, **Sweet Black-Eyed Susan**

For current pricing, availability, and information on our full installation and management services, visit **cardonativeplantnursery.com**

Cardno

574 586 2412 **cardnonativeplantnursery.com** | 31

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(812) 336-6536 · smithdginc.com

KATHERINE ELIZABETH KES
REGISTERED
NO. PE11600307
STATE OF INDIANA
PROFESSIONAL ENGINEER

02/25/2021

ELLIS-RIDGE SUBDIVISION
3888 W. STATE ROAD 46
ELLETTSVILLE, IN 47404

| REVISIONS | BY | DATE |
|---|---|---|
| | | |

| DESIGNED | DRAFTED | CHECKED | DATE |
|---|---|---|---|
| KES | SPP | | |

JOB NUMBER 6069

SHEET 29 OF 29

DATE 02/25/21

LANDSCAPE PLAN AREA 3

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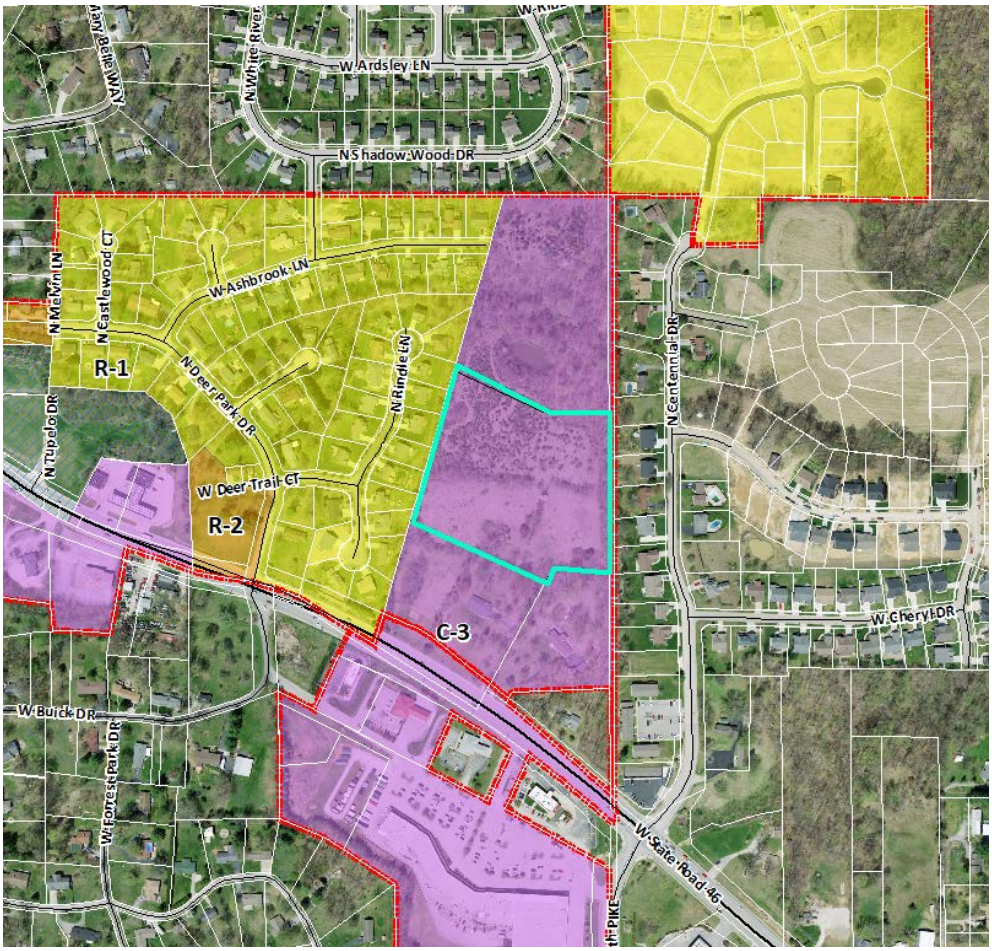
# *Town of Ellettsville*
# *Department of Planning & Development*

## PC 21-05– Zoning Map Amendment Petition
## Planned Unit Development (PUD)
## Staff Report

**Petition**

**Case - PC 21-05 – Zoning Map Amendment.** A request by Tyler Ridge, on behalf of the Ridge Group, to rezone a portion of parcel ID # 53-04-13-300-062.000-013 from C-3; General Commercial to PUD; Planned Unit Development. The property is located at 3888 W. State Road 46.

**Surrounding Zoning Districts & Uses**




| | Zoning District | Property Use |
|---|---|---|
| **North:** | C-3; General Commercial | Undeveloped Residential |
| **South:** | C-3; General Commercial | Smith Pike Plaza/Undeveloped Commercial |
| **East:** | MR; Medium Density Residential (County) | Residential Subdivision (Highland Park Estates) |
| **West:** | R-1; Single Family Residential | Residential Subdivision (Spring Valley) |

**Considerations**

1. The petitioner is requesting to rezone 6.33 acres, located 3888 W. State Road 46, parcel # 53-04-13-300-062.000-013 from C-3; General Commercial to PUD; Planned Unit Development.
2. Planned Unit Developments (PUD's) are treated as a separate zoning district by Indiana Code, and shall be approved in the same manner as a zoning map amendment.
3. 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.
4. The property was previously residential and is currently undeveloped.
5. The PUD will cover two (2) parcels, which would allow multi-family residential.
6. The eleven (11) acres not included in the PUD, both to the north and south, will remain C-3.
7. The property is bordered by residential subdivisions to the east and west, with two-family residential proposed due north. Future development due south is expected to be commercial and there is already commercial on the south side of State Road 46.
8. A defined bufferyard is shown in accompanying maps.
9. The minimum dwelling unit size would be reduced from 650 square feet to 415 square feet, which would allow for studio apartments.
10. Parking setbacks have been included in addition to building setbacks, and are as follows:
    a. Front parking setback – 25'
    b. Side parking setback – 10'
    c. Rear parking setback – 10'
11. Required parking would be reduced to correlate with the size of the apartment:
    a. 1 space per studio apartment
    b. 1.5 spaces per one bedroom apartment
    c. 2 spaces per two bedroom apartment
12. Lighting will be provided and required to measure at zero foot candles at the property line so as not to spill onto surrounding properties.
13. Total density for this project is based on Dwelling Unit Equivalence (DUE) as follows:

a. Less than 550 square feet = 0.33 units
b. Between 550 and 750 square feet = 0.5 units
c. Between 750 and 950 square feet = 0.66 units
d. 950 square feet and larger = 1.0 units

## Criteria for Zoning Change Consideration

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

*Staff Finding:*

The Comprehensive Plan calls for commercial type development along the State Road 46 corridor which includes multi-family type uses. The comprehensive plan also strongly recommends infill development, which this would fulfill. The rezoning will not cause any interference with compliance with the comprehensive plan.

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

*Staff Finding:*

The property has been zoned commercial upon annexation into Ellettsville in 2006, due in large part that it directly fronts along State Road 46. The change in zoning is rather minimal in scope, as the PUD would allow multi-family residential, which was previously permitted in this zoning district at the time it was zoned commercial. Other higher intensity commercial uses which are currently permitted would no longer be allowed. The use of this property for multi-family housing is less in intensity than nearby commercial uses.

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:*

Multi-family housing (housing type diversity) is much needed in Ellettsville and this property is one of the very few that would be able to support this type of use. Although the entire property is zoned C-3 currently, more intense commercial uses are not necessarily appropriate in the central and northern portion of this parcel. The use of the central area of this parcel for multi-family housing serves as an ideal transition from higher intensity commercial to lower intensity paired patio homes.

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 a PUD which would allow for multi-family housing, is mostly a minor change to the current zoning. Considering that multi-family housing was allowed in the current C-3 zoning district at the time this parcel was annexed, it is reasonable to believe that the zoning change will have minimum effect on property values. Additionally, multi-family housing is still permitted in the C-3 zone on upper levels of commercial buildings. Therefore, this is not really a change in permitted uses, rather a change in the building layout of such uses.

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

*Staff Finding:*

The change would actually limit the intensity of uses available, which in turn would significantly lower the expected traffic volume. Without the PUD, any size of high intensity commercial operation could use the property by right.

## 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.

## Summary

The change in zoning of this parcel from C-3 to a PUD is a relatively small, but significant, change, with the main differences being the allowance of multi-family housing, a proposed reduction in parking, and a reduction of minimum dwelling unit size. A diversity of housing types is needed to keep Ellettsville a growing community and to provide housing at a more affordable level than the new single-family homes that are currently being constructed. The primary concern with the development of this property is traffic access, however, the change is uses allowed would limit more severe traffic impacts from currently permitted uses and allow this property to grow more responsibly. Therefore, Staff recommends a favorable recommendation to Town Council for the Flats on 46 PUD. The Plan Commission shall use the five (5) criteria above to base their recommendation to Council.

Submitted by Kevin Tolloty, AICP
Director of Planning, Town of Ellettsville
February 26, 2021 (revised)

01/25/2021

12/16/2020

These are the updates to the Outline Plan:

- Development Standards: Rear AND side yard BLDG setbacks adjacent to different zoning districts to double (C-3 only requires rear yard setbacks to double)
- Development Standards: Rear and side yard parking setbacks to be half of building setbacks (I don't believe this is different from C-3 standards)
- Site and utility plan reflecting the changes mentioned above as well as the buffer yard trees spaced 20' per proposed PUD outline plan "Bufferyard" standards
- Traffic Memo from A&F - We asked A&F Engineer to provide a comparison table for the proposed PUD vs. realistic by-right development. The by-right development of commercial with apartments above allowed:
  Total Commercial space = 6 bldgs x 7,500 SF = 45,000 SF
  Total Multifamily Units = 17.4 units/acre x 6.33 acres = 110 Unit

  However, this is not realistic for the site due to the requirements for parking, so we provided a realistic density to A&F for Commercial space of 35,000 sf and 100 units. As A&F concluded the PUD proposed is by far less trips than a realistic by-right development.

A&F ENGINEERING
Transportation & Site Engineering
Creating Order Since 1966

STEVEN J. FEHRIBACH, P.E.
PRESIDENT

R. MATTHEW BROWN, P.E.
VICE PRESIDENT

KAREN K. COLLINS, P.E.
VICE PRESIDENT

JOSEPH T. RENGEL, P.E.
VICE PRESIDENT

TRANSPORTATION ENGINEERING STUDIES • TRAFFIC IMPACT ANALYSES
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PARKING LOT DESIGN • TRANSPORTATION PLANNING STUDIES
CONSTRUCTION OBSERVATION • SITE ENGINEERING
REGISTRATION
INDIANA
ILLINOIS
KENTUCKY
MICHIGAN
OHIO
MISSOURI
TEXAS

# MEMORANDUM

**DATE:** **2/11/2021**

**TO:** **Tyler Ridge**
**Ridge Corporation**

**FROM:** **Matt Brown, PE/PTOE**
**Vice President**
**A&F Engineering Co., LLC**

**RE:** **Flats on 46**

A&F Engineering prepared a comprehensive traffic impact study on a site located along SR 46 between Deer Park Road and Centennial Drive in Ellettsville, Indiana. As a follow up to the traffic study, a traffic generation comparison between the proposed PUD plan (submitted by Ridge Corporation) and a by right plan (a realistic plan that could be built without zoning changes) has been prepared. The following table summarizes this comparison.

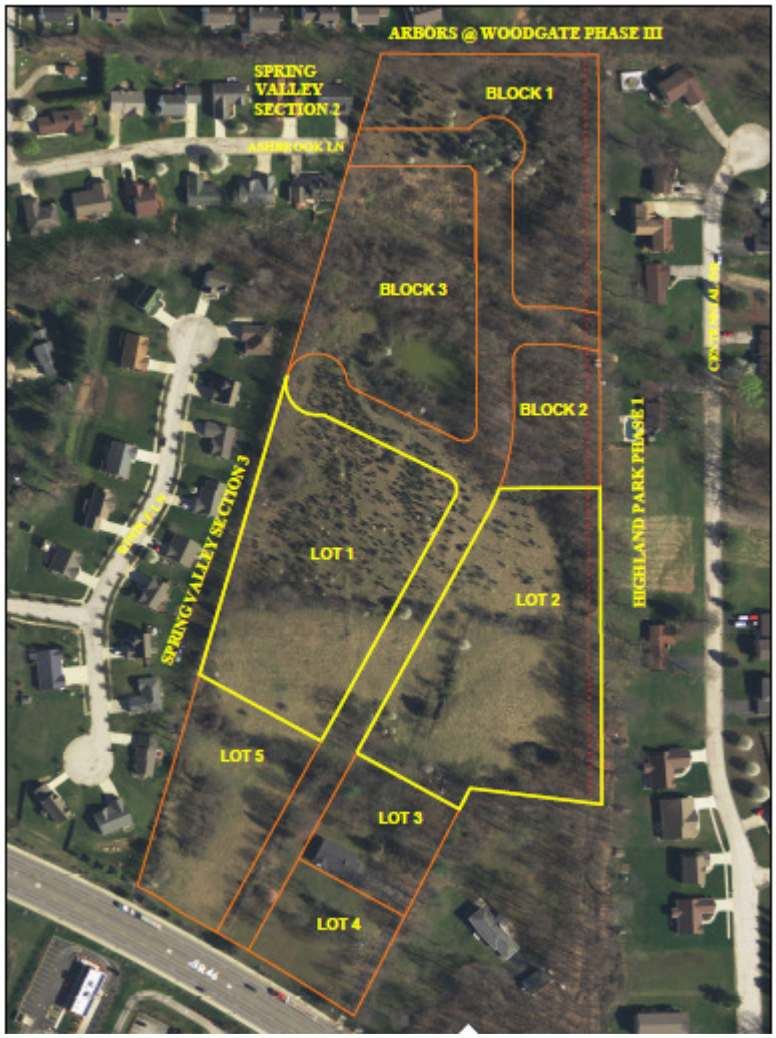
| Development Plan | Land Use | Size | AM Peak Hour Trips | PM Peak Hour Trips | 24 Hour Weekday Trips |
|---|---|---|---|---|---|
| PUD by Ridge Corp. | Multi-Family | 168 Dwelling Units | 57 | 73 | 914 |
| Realistic By Right | Multi-Family | 100 Dwelling Units | 203 | 256 | 3101 |
| | General Retail | 35,000 Square Feet | | | |

Based on the results above, the realistic by right development plan would generate approximately 3.5 times the number of trips during the peak hours and throughout a typical weekday than the plan submitted by Ridge Corporation. Therefore, it can be concluded that this plan would have a far greater traffic impact on the surrounding roadway network than the multi-family only plan proposed by Ridge Corporation.

8365 KEYSTONE CROSSING, SUITE 201 – INDIANAPOLIS, INDIANA 46240
TELEPHONE (317) 202-0864 – FACISMILE (317) 202-0908

# FLATS ON 46 PUD

# OUTLINE PLAN




Petitioner:
**The Ridge Group, Inc.**
3225 S Hoyt Avenue
Muncie, IN 47302
765-282-3778

# Table of Contents

**Overview** ..... 3

**Existing Zoning and Property Size** ..... 3

**Proposed Zoning** ..... 3

**Proposed Uses** ..... 4

**Illustrative Plan** ..... 4

**Buffer Area** ..... 4

**Open Space** ..... 5

**Development Standards** ..... 5

**Landscape Standards** ..... 5

**Road and Access Standards** ..... 5

**Sanitary Sewer** ..... 6

**Water Service** ..... 6

**Storm Water Management** ..... 6

**Lighting** ..... 6

**Schedule** ..... 7

**Development Standards** ..... 8

**Landscape Requirements** ..... 9

# The Flats on 46
# Planned Unit Development
# Outline Plan Statement

**Overview**

The site is located on the north side of State Road 46, west of the North Smith Pike/Centennial Drive intersection in Ellettsville, Indiana. This project will be located on Lot 1 and 2 of the proposed 17.53-acre Ellis-Ridge Subdivision. The property has been vacant and is a gateway property to the Ellettsville community. This is an in-fill site and is ideal for development to contemporary uses consistent with the future growth of Ellettsville. The project is located along a main roadway, designed to accommodate traffic flow and adequately meet the needs of a multifamily development. Adequate utility infrastructure will be in place with construction of the Ellis-Ridge Subdivision to meet the needs of the development. Existing access points are present on the north and south of the site connecting through the proposed subdivision of which the site is a part. The property is underutilized and needs to be redeveloped to create a first impression of Ellettsville for those traveling along State Road 46 from State Road 37 and the I-69 corridor. Redevelopment of the property as a Multi-Family Planned Unit Development is appropriate use for the property from both a development and tax base standpoint. A unified development with good visibility, new and architecturally pleasing buildings, good access and a complete landscape package will make the appropriate first impression on those traveling to and those currently living in the Ellettsville area.

**Existing Zoning and Property Size**

The existing property is approximately 6.36 acres and is part of the proposed 17.53-acre Ellis-Ridge Subdivision. The property is currently zoned C-3 Commercial which includes multifamily as a special exception. The adjacent land to the north and south will be part of the proposed Ellis-Ridge Subdivision and will maintain the C-3 zoning. The adjacent property to the east is within Monroe County Jurisdiction and is zoned LR (Light Duty Residential, 3 units per acre) and the adjacent property to the west is zoned R-1 (lot size of 10,000 sf or 4.35 units per acre).

**Proposed Zoning**

The proposed zoning of the property is PUD (Planned Unit Development). The PUD will include 168 apartment units consisting of 48 studio apartments, 72 one-bedroom units and 48 two-bedroom units. The studio units will be 415 square foot, one-bedroom units will be two sizes:

562 square feet and 612 square feet, and the two-bedroom units will also be two sizes: 915 square feet and 890 square feet. In addition, there will be a management office, club house and park/greenspace area.

**Proposed Uses**

The proposed use of the property is multi-family residential apartments and associated uses such as management and maintenance facilities and park/greenspace. The mix of units and their size are intended for occupancy by young professionals working in the area. There is a need for these apartments at a rent that is consistent with the income of early career professionals. Attraction and retention of these tenants is important to the economic development of Ellettsville and the region. The petitioner has developed a similar project on the north side of Tapp Road, east of I-69 interchange and the experience with occupancy of that project confirms the need. The units in that project are renting as they become available and the tenants are the type sought for the proposed project in Ellettsville. The unit size and type are attractive to young, employed professionals desiring a comfortable, mature and convenient neighborhood.

**Illustrative Plan**

An illustrative Plan has been prepared showing how the site could be developed based on permitted land uses and development standards. The key components are access location, buffer area and general lot layout. The illustrative plan shows a concept plan for the property but is not intended to be a detailed plan for development. A more detailed plan will follow at the Development Plan approval stage of the project.

**Buffer Area**

The existing wooded area located at the eastern and southern edge of Lot 2 will be preserved and maintained as a buffer area to the greatest extent possible. This wooded area is approximately 0.25 acres in size and shall serve as a buffer area between the development and the neighborhood to the east.

The existing wooded area located at the western edge of Lot 1 will be preserved and maintained as a buffer area to the greatest extents possible. This wooded area is approximately 0.14 acres in size and shall serve as a buffer area between the development and the neighborhood to the west.

Additional trees or buffering (i.e. fence) will be included within the building setbacks to serve as the buffer areas for privacy between the development and neighboring properties at the time of the development plan.

**Open Space**

Open space is included within the development and totals approximately 1.18 acres or 18% of the property. This includes the interior open space within the lots and the community park and excludes the buffer yards. The total open space including buffer yards is approximately 2 acres or 31% of the total property.

A larger portion of the open space will include a community park in the middle of the development that will feature possible amenities such as a dog run, bocce ball, shelter with grills, etc. This park will be an amenity to be utilized not only by the multi-family residents, but also the surrounding neighborhoods.

**Development Standards**

A complete list of applicable development standards for the PUD are shown on Table A. Those not expressly noted would revert to the Town of Ellettsville requirements for a C-3 zoned property.

**Landscape Standards**

Landscaping for the PUD shall utilize native plant material. A complete list of landscaping standards and requirements is listed in Table B. The intent of the landscaping requirements of the PUD is to provide an attractively landscaped development, encourage native plant material use to reduce the need for irrigation and set minimum standards

**Road and Access Standards**

Access to this project will be through the Ellis-Ridge Subdivision. A full access drive will be provided onto SR 46 and a second access point will be from Ashbrook Drive from the north. There will be several drive cuts along the main north/south road within the Ellis-Ridge Subdivision for access to the internal parking areas to this project. All internal parking lots shall be asphalt or concrete pavement with concrete curb perimeter.

**Sanitary Sewer**

All lots shall be served by and connect to the Eastern Richland Sanitary Sewer system which will be installed as a part of the Ellis-Ridge Subdivision. Although not a proposed use, any development within the PUD with a commercial kitchen will be require the installation of an external grease interceptors.

**Water Service**

All lots shall be served by and connected to the Town of Ellettsville Utilities water system. This system will be extended as required to serve the developments domestic and fire protection needs as a part of the Ellis-Ridge Subdivision. Master-metering of the multifamily residential component will be permitted.

**Storm Water Management**

Storm water management will be provided by the Ellis-Ridge Subdivision design. Stormwater runoff from this PUD will be directed either to a common detention pond located south of the project or directed to a common detention pond located north of the project. The common detention ponds are adequately sized to provides detention and water quality needs for this PUD. The common detention ponds will be owned and maintained by the Ellis-Ridge Subdivision Owner's Association.

A storm sewer system along the main north/south road within the Ellis-Ridge Subdivision will be utilized for this PUD to convey stormwater runoff to the appropriate common detention ponds.

**Lighting**

Lighting within the development, whether street lighting, parking lot lighting, bollard lighting or accent lighting shall be pedestrian scale lighting, meaning that no fixture may extend higher than 14'. All lighting fixtures will be shielded cut-off type fixtures and downward directed. The maximum foot candle level at the property line of any lot shall be zero. This limitation will preclude light spill or glare onto adjacent properties

**Schedule**

Development will begin within 1 year following approval of the PUD Development Plan. It is anticipated that the Development Plan submission and processing would follow the Outline Plan approval within 6 months. The project will likely require 2 years for complete build out.

| **The Flats on 46**<br>**Table A**<br>**Development Standards** | |
|---|---|
| **PUD Element** | **Lot 1 and 2 of Ellis-Ridge Subdivsion** |
| **Land Use** | Multi-family Residential |
| | Leasing Office |
| | Club House |
| | |
| **Descriptive Features** | Multi-family Residential |
| | |
| | |
| **Density** | 20 units per acre based on DUE** |
| **Dwelling Unit Size** | Min. 415 SF |
| | |
| | |
| | |
| **Land Area** | 6.36 acres |
| | |
| **Development Standards** | |
| **Setbacks** | |
| Front Setback (building) | 25' |
| Side Setback (building)* | 10' |
| Rear Setback (building)* | 20' |
| Parking (front yard) | 25' |
| Parking (side yard) | Half of building setback |
| Parking (rear yard) | Half of building setback |
| *Doubles when adjacent to different zoning district | |
| Parking/Building Setback from access and utility easement | N/A |
| Setback from internal lot line | N/A |
| **Building Height** | 40' |
| **Maximum Stories** | 3 |
| **Parking** | MULTIFAMILY |
| | 1 spaces/studio |
| | 1.5 spaces/ 1 bedroom |
| | 2 spaces/2 or more bedroom |
| | CLUBHOUSE/LEASING |
| | 2 spaces/1,000 GFA |
| **Lighting** | |
| Type | Pedestrian scale |
| Pole height | Max height of 14' |
| Fixture Type | Downward directed cut off fixture |
| Lighting Level | 0 foot candle at Prop. Line |
| | |
| **Landscaping** | Based on Table B |
| | |
| **Signage** | |
| Integrated Center Signage | 1 integrated center sign per development |
| | |
| | |
| Location | 10' beyond R/W line |
| Type | Ground monument |
| Height | Maximum 8' |
| Total Sign Face Area | 80 SF per side |
| Illumintaion | Ground illuminated |
| Material | Limestone base |
| Building Signage | As permitted by Town code |

**DUE = Dwelling Unit Equivalence

Efficeincy or studio of less than 550 SF = 0.33 of a unit

1 bedroom unit with less than 750 SF = 0.50 of a unit

2 bedroom unit of less than 950 SF = 0.66 of a unit

3 or more bedroom unit = 1.0 unit

**Landscape Requirements**

Table B

(a) Placement of Landscape Materials:

(1) *Rights-of-way and Easements:* It shall be the responsibility of the property owner to install and maintain landscape material in rights-of-way or easements. Plant types shall be approved by either the Town or the easement holder.

(2) *Utility Infrastructure*: Trees shall be located to avoid significant interference with overhead or underground utilities, including lateral connections. Trees shall be planted at least ten (10) feet from sanitary sewer and water service lines. A tree canopy may project over a right-of-way or easement. All landscaping plans shall be reviewed by the Town Utilities Department in order to ensure that there are no conflicts between proposed landscaping and utility lines.

(3) *Vehicular and Pedestrian Movement*: Plant materials shall be located to avoid interference with vehicular and pedestrian movement. Plant materials shall not project over sidewalks, paths, or trails below a height of eight (8) feet. Plant materials shall not project over street curbs or pavement within rights-of-way or access easements below a height of fifteen (15) feet.

(4) *Vision Clearance*: Materials shall be located to avoid interference with visibility.

(5) *Distribution*: Required landscaping shall be reasonably distributed throughout all open space areas. It is suggested that the required plantings be planted in clusters or irregular patterns, and that native grasses and other native species be used for ornamentation in addition to the required plantings.

(b) Maintenance: Developers and their successors in interest shall be responsible for the regular maintenance of all landscaping elements in perpetuity. Failure to maintain all landscaping is a violation of the PUD zoning ordinance and subject to enforcement. Specifically:

(1) All plant material shall be maintained alive, healthy, and free from disease and pests.

(2) All landscape structures including, but not limited to, fences and walls shall be repaired or replaced periodically to maintain a structurally sound and aesthetic condition.

(c) Plant Material Standards:

(1) *Live Plantings*: All plant material shall be living species. Dead, diseased, or artificial plants shall not be recognized as contributing to require landscaping.

(2) *Species Diversity*: On sites that require an aggregate total of twenty (20) or more new trees, any given species of tree shall be limited to a maximum of thirty-three percent (33%) of the total number of newly planted trees on site.

(3) *Permitted Plant Material*: All plant material shall be selected from the material listed in this section. Substitutions to the list shall be submitted to the Planning Department for approval.

(4) *Prohibited Plant Material*: Species identified in within the invasive and Poor Characteristics Species
shall under no circumstances be planted.

(5) *New Planting Sizes*: The following minimum sizes shall apply to all required plant material:

(A) Deciduous Trees: All newly planted deciduous trees shall be at least two (2) inches in caliper.

(B) Evergreen Trees: All newly planted evergreen trees shall be at least six (6) feet tall.

(C) Shrubs: Shrubs shall be at least three-gallon container size or eighteen (18) inches tall. (6)

(d) Street Trees: Existing street trees shall be preserved to the extent possible. Additional street trees shall be added where required as follows:

(1) *Number*: A minimum of one (1) canopy tree shall be planted per forty (40) feet of property that abuts a public right-of-way or private street within the Flats on 46 PUD.

(2) *Location*:

(E) Vision Clearance: Street trees shall be planted outside the vision clearance triangle. Within fifty (50) feet of an intersection, street trees may be planted behind the sidewalk in order to maintain sight distances for traffic control signs. Low-branching species shall not be allowed within fifty (50) feet of an intersection. Locations for street trees within fifty (50) feet of an intersection shall be *approved* by the Town Street Department. Street trees shall be located a minimum of ten (10) feet from a driveway cut, traffic control sign, or street light, and a minimum of three (3) feet from a fire hydrant.

(3) *Type*: Street tree species shall be selected from those listed within this section.

**Landscaping Standards; Multifamily Residential**

This Landscaping Standards section applies to the following zoning districts:

(a) Interior Plantings: The following standards apply:

(1) *Trees*:

(A) Number: Any areas of a site not covered by a structure, parking lot or required buffer yard shall be planted with a minimum of fourteen (14) large canopy trees, five (5) evergreen trees, and five (5) medium or small canopy trees per acre.

(2) *Shrubs*:

(A) Number: Lots shall be planted with a minimum of thirty-six (36) shrubs per acre.

(B) Type: A minimum of fifty percent (50%) of the required shrubs shall be evergreen.

(C) Substitution: One (1) ornamental tree may be substituted for every four (4) shrubs; however, substitution shall not exceed fifty percent (50%) of the required shrubs.

(D) Foundation Plantings: Shrubs and ornamental trees along foundation walls of structures shall be planted no closer than two (2) feet and eight (8) feet respectively from the foundation wall.

**Buffer Areas**

This Landscaping Standards section applies as follows:

(a) Multifamily Residences - Existing tree lines along the property boundaries shall be preserved to the greatest extent possible.

(b) Multifamily Residences - There shall be a landscape buffer of a minimum of 6' high and 10' wide between the multifamily area and adjacent properties that are single-family residential use that share a common lot line. The buffer shall include a mix of evergreen trees and tall deciduous shade trees with a spacing between of 20'.

(c) Responsibility: The developer or owner of the property being developed is responsible for installing the buffer yard at the time of that development. The adjacent property owner shall not be required to participate in the installation of the buffer yard.

(d) Location: All required buffer yard areas shall be provided entirely on the subject property and may be placed within the setbacks. The required buffer yards shall be installed despite the presence of streets, alleys, streams or other features that may separate the two properties.

(e) Plant Material: All plant material used to meet the buffer yard requirements shall meet the standards and shall be selected from the list of permitted plant species.

(f) Groundcover: All portions of a buffer yard not planted with trees, shrubs, or other required landscape materials shall be covered with grass or similar ground-covering vegetation. Landscaping stone or other non-vegetative materials may not be substituted for ground-covering vegetation. Decorative mulch or stone planting beds may be used around trees, provided that such planting beds are no greater than six (6) feet in diameter.

**Proposed Plant Material**

Street Trees
Trees suitable for planting along public streets and highways, parking lots, and in locations where low maintenance and hardy constitution are required. (Bold indicates native species)

**Permitted Plant Species by Characteristics and Location**

**Large street trees 45' and over at mature height**

| Common Name | Scientific Name |
|---|---|
| Black Maple | *Acer nigrum* |
| Red Maple | *Acer rubrum* |
| Sugar Maple | *Acer saccharum* |
| Sugar Hackberry | *Celtis laevigata* |
| Hackberry | *Celtis occidentalis* |
| American Beech | *Fagus grandfolia* |
| Thornless Honeylocust | *Gleditsia triacanthos inermis* |
| Kentucky Coffee Tree | *Gymnocladus dioica* |
| Sweetgum | *Liquidambar styraciflura* |
| Tulip Tree | *Liriodendron tulipifera* |
| Blackgum or Tupelo | *Nyssa sylvatica* |
| Sycamore | *Platanus occidentalis* |
| White Oak | *Quercus alba* |
| Swamp White Oak | *Quercus bicolor* |
| Scarlet Oak | *Quercus coccinea* |
| Shingle Oak | *Quercus imbricaria* |
| Bur Oak | *Quercus macrocarpa* |
| Red Oak | *Quercus rubra* |
| Shumard Oak | *Quercus shumardii* |
| Black Oak | *Quercus velutina* |
| Bald Cypress | *Taxodium distichum* |
| Basswood or American Linden | *Tilia Americana* |
| Littleleaf Linden | *Tilia cordata* |

**Medium street trees 25' to 45' at mature height**

| Common Name | Scientific Name |
|---|---|
| Autumn Flame Red Maple | *Acer rubrum* |
| Downy Serviceberry | *Amelanchier arborea* |
| American Hornbeam or Blue Beech | *Carpinus caroliniana* |
| Yellowwood | *Cladrastis lutea* |
| Hop Hornbeam or Ironwood | *Ostrya virginiana* |

**Small street trees under 25' at mature height**

| Common Name | Scientific Name |
|---|---|
| Shadblow Serviceberry | *Amelanchier canadensis* |
| Allegheny Serviceberry | *Amelanchier laevis* |
| Eastern Redbud | *Cercis canadensis* |
| Flowering Dogwood | *Cornus florida* |
| Thornless Cockspur Hawthorn | *Crataegus crus-galli* |
| Washington Hawthorn | *Crataegus phaenopyrum* |
| Green Hawthorn | *Crataegus viridis* |
| Flowering Crabapple | *Malus sp.* |

Interior Trees

Trees suitable for use within the interior of a site. Permitted street tree species listed in previous tables may also be used in addition to the species identified below.

**Large trees 45' and over at mature height**

| Common Name | Scientific Name |
|---|---|
| Ohio Buckeye | *Aesculus glabra* |
| Yellow Buckeye | *Aesculus octandra* |
| Horsechestnut or Buckeye | *Aesculus sp.* |
| Bitternut Hickory | *Carya cordiformis* |
| Pignut Hickory | *Carya glabra* |
| Shellbark Hickory | *Carya laciniosa* |
| Shagbark Hickory | *Carya ovata* |
| Mockernut Hickory | *Carya tomentosa* |
| Northern Catalpa | *Catalpa speciosa* |
| Black Walnut | *Juglans nigra* |
| Eastern Red Cedar | *Juniperus virginiana* |
| Cucumber Tree | *Magnolia acuminata* |
| White Pine | *Pinus strobes* |
| Virginia Pine | *Pinus virginiana* |
| Black Cherry | *Prunus serotina* |
| Chestnut Oak | *Quercus prinus* |
| Canadian or Eastern Hemlock | *Tsuga Canadensis* |

**Medium trees 25' to 45' at mature height**

| Common Name | Scientific Name |
|---|---|
| River Birch | *Betula nigra* |
| Sassafras | *Sassafras albidum* |
| American Arborvitae | *Thuja occidentalis* |

**Small trees under 25' tall at mature height**

| Common Name | Scientific Name |
|---|---|
| Pawpaw | *Asimina triloba* |
| Persimmon | *Diospyros virginiana* |
| Silverbell | *Halesia carolina* |
| Wild Plum | *Prunus Americana* |
| Staghorn Sumac | *Rhus typhina* |

Shrubs, Bushes, & Hedges. Plants suitable for individual, screen, biohedge uses (up to 12 feet at mature height)

| Common Name | Scientific Name |
|---|---|
| Black Chokeberry | *Aronia melanocarpa* |
| Boxwood | *Buxus species Caolinia* |
| New Jersey Tea | *Ceanothus americanus* |
| Buttonbush | *Cephalanthus occidentalis* |
| American Hazelnut | *Corylus Americana* |
| Eastern Witch Hazel | *Hamamelis virginiana* |
| Wild Hydrangia | *Hydrangia arborescens* |
| Inkberry | *Llex glabra* |
| Winterberry Holly | *Ilex verticillata* |
| Virginia Sweetspire | *Itea virginica* |
| Juniper | *Juniper species* |
| Spicebush | *Lindera benzoin* |
| Ninebark | *Physocarpus opulifolius* |
| Shrubby Cinquefoil | *Potentilla* |
| Sand Cherry | *Prunus pumila* |
| Fragrant Sumac | *Rhus aromatic* |
| Winged Suma | *Rhus copallina* |
| Shinning Sumac | *Rhus glabra* |
| Virginia Rose | *Rosa virginiana* |
| Pussy Willow | *Salix discolor* |
| Bladdernut | *Stapphylea trifolia* |
| Coralberry or Indian Currant | *Symphoricarpos orbiculatus* |
| Canadian Yew | *Taxus canadensis* |
| Highbush Blueberry | *Vaccinium corymbosum* |
| Mapleleaf Viburnum | *Viburnum acerifolium* |
| Arrowwood | *Viburnum dentatum* |
| Nannyberry | *Viburnum lentago* |
| Black Haw | *Viburnum prunifolium* |
| Prickly Ash | *Zanthoxylum americanum* |

Herbaceous Perennial Plants and plants suitable for infill, aesthetics, and cover
(bold indicates native species)

**Flowering Perennials**

| Common Name | Scientific Name |
|---|---|
| Canadian Anemone | Anemone *canadensis* |
| Columbine | *Aquilegia canadensis* |
| Swamp or Marsh Milkweed | *Asclepias incarnata* |
| Common Milkweed | *Asclepias syriaca* |
| Butterflyweed | *Asclepias tuberosa* |
| Smooth Aster | *Aster laevis* |
| Short's Aster | *Aster shortii* |
| False Blue Indigo | *Baptisia australis* |
| Tall Coreopsis | *Coreopsis tripteris* |
| Larkspur | *Delphinium tricorne* |
| Purple Coneflower | *Echinacea purpurea* |
| Spotted-Joe-Pye-Weed | *Eupatorium maculatum* |
| Wild Geranium | *Geranium maculatum* |
| Autumn Sneezeweed | *Helenium autumnale* |
| Stiff or Prairie Sunflower | *Helianthus pauciflorus* |
| False Sunflower | *Heliopsis helianthoides* |
| Violet Lespedeza | *Lespedeza violacea* |
| Rough Blazing Star | Liatris aspera |
| Prairie Blazing Star | *Liatris pycnostachya* |
| Dense Blazing Star | *Liatrus spicata* |
| Cardinal Flower | *Lobelia cardinalis* |
| Great Blue Lobelia | *Lobelia siphilitica* |
| Virginia Bluebells | *Mertensia virginica* |
| Bergamot or Bee-balm | *Monarda fistulosa* |
| Purple Prairie Clover | *Petalostemum purpureum* |
| Blue Phlox | *Phlox divaricate* |
| Summer Phlox | *Phlox paniculata* |
| Obedient Plant | *Physostegia virginiana* |
| Yellow Coneflower | *Ratibida pinnata* |
| Orange Coneflower | Redbeckia fulgida |
| Black-Eyed-Susan | *Rudbeckia hirta* |
| Green-Headed Coneflower | *Rudbeckia laciniata* |
| Sweet Coneflower | *Rudbeckia subtomentosa* |
| Stiff Goldenrod | *Solidago rigida* |
| Blue-stemed Goldenrod | *Solidago caesia* |
| Grey Goldenrod | *Solidago nemoralis* |

| | |
|---|---|
| Royal Catchfly | *Silene regia* |
| Fire Pink | *Silene virginica* |
| Celandine Poppy | *Stylophorum diphyllum* |
| Coralberry | *Symphoricarpos orbiculatus* |
| Culver's Root | *Veronicastrum virginicum* |
| Violet | *Viola sororia* |

**Ground Covers**

| Common Name | Scientific Name |
|---|---|
| Canada Anemone | *Anemone canadensis* |
| Wild Ginger | *Asarum canadense* |
| Palm Sedge | *Carex muskingumensis* |
| Common Oak Sedge | *Carex pensylvanica* |
| Running Strawberry Bush | *Euonymus obovatus* |
| Wild Strawberry | *Fragaria virginiana* |
| Dwarf Crested Iris | *Iris cristata* |
| Creeping Juniper | *Juniperus horizontalis* |
| Creeping Phlox | *Phlox subulate* |
| Partridge Berry | *Mitchella repens* |
| Wild Stonecrop | *Sedum ternatum* |
| Foam Flower | *Tiarella cordifolia* |

**Vines**

| Common Name | Scientific Name |
|---|---|
| Wooly Douchman's Pipe | *Aristolochia tomentosa* |
| Crossvine | *Bignonia capreolata* |
| Trumpet Creeper | *Campsis radicans* |
| Virgin's Bower (native clematis) | *Clematis virginiana* |
| Virginia Creeper | *Parthenocissus quinquefolia* |

**Ferns**

| Common Name | Scientific Name |
|---|---|
| Maidenhair Fern | *Adiantum pedatum* |
| Lady Fern | *Athyrium filix-femina* |
| Giant Wood Fern or Goldie's Fern | *Dryopteris goldiana* |
| Evergreen Shield Fern | *Dryopteris marginalis* |
| Ostrich Fern | *Matteuccia struthiopteris* |
| Cinnamon Fern | *Osmunda cinnamomea* |
| Christmas Fern | *Polystichum acrostichoides* |

**Grasses**

| Common Name | Scientific Name |
|---|---|
| Big Bluestem | *Andropogon gerardii* |
| Side-Oats Gramma | *Bouteloua curtipendula* |
| Indian Seaoats | Chasmanthium latifolium |
| Bottlebrush Grass | *Elymus hystrix* |
| Virginia Wild Rye | Blymus virginicus |
| June Grass | *Koeleria macrantha* |
| Switch Grass | *Panicum virgatum* |
| Little Bluestem | *Schizachyrium scoparium* |
| Prairie Dropseed | *Sporobulus heterolepsis* |

**Invasive Species, Species with Poor Characteristics and Noxious or Detrimental**
**Plants**

Species considered unacceptable and that should not be planted because of invasive characteristics, weak wood, and/or abundant litter.

* = Indiana State-listed noxious weeds (USDA, INDNR, &/or State Seed Commissioner)
+ = Indiana detrimental plants (INDNR)

**Invasive Trees**

| Common Name | Scientific Name |
|---|---|
| Amur Maple | *Acer ginnala* |
| Norway Maple | *Acer platanoides* |
| Tree-of-Heaven | *Ailanthus altissima* |
| Black Alder | *Alnus glutinosa* |
| Russian Olive | *Elaeagnus angustifolia* |
| Autumn Olive | *Elaeagnus umbellata* |
| White Mulberry | *Morus alba* |
| Princess Tree | *Paulownia tomentosa* |
| Sawtooth Oak | *Quercus acutissima* |
| Armur Cork Tree | *Phellodendron amurense* |
| Callery Pear and all cultivars | *Pyrus calleryana* |
| European or Common Buckthorn | *Rhamnus cathartica* |
| Glossy or Smooth Buckthorn | *Rhamnus frangula* |
| Buckthorn Tallhedge | *Rhamnus frangula columnaris* |
| Black Locus | *Robinia pseudoacacia* |
| Siberian Elm | *Ulmus pumila* |

**Trees with Poor Characteristics**

| Common Name | Scientific Name |
|---|---|
| Box Elder | *Acer negundo* |
| Silver maple | *Acer saccharinum* |
| European White Birch | *Betula pendula* |
| Poison Hemlock | *Conium maculatim L* |
| Ash | *Fraxinus species* |
| Gingko (female only) | *Gingko biloba* |
| Giant Hogweed | *Heracleum mantegazziznum* |
| Rice Cutgrass | *Leersia oryzoides* |
| Flowering Crabapple | *Malus* |
| Wild Parsnip | *Pastinaca sativa* |
| American Elm | *Ulmus Americana* |

| | |
|---|---|
| Poison Ivy | *Toxicodendron radicans* |
| Poison Sumac | *Toxicodendron vernix* |

**Invasive Herbaceous Perennials**

| Common Name | Scientific Name |
|---|---|
| Japanese Chaff Flower | Achyranthes japonica |
| Wild Garlic and Wild Onion | *Alliums spp. ** |
| Garlic Mustard | *Alliaria petiolata* |
| Mugwort | *Artemisia vulgaris* |
| Spiny Plumless Thistle | *Carduous acanthoides* |
| Cornflower or Bachelor's Button | *Centaurea cyanus* |
| Russian Knapweed | *Centaurea repens ** |
| Spotted Knapweed | *Centaurea stoebe* |
| Canada Thistle | *Cirsium arvense *+* |
| Bull Thistle | *Cirsium vulgare* |
| Poison Hemlock | *Conium maculatum* |
| Grecian Foxglove | *Digitalis lanata* |
| Teasel | *Dipsacus fullonum ssp. Sylvestris* |
| *Cutleaf Teasel* | *Dipsacus lacinatum* |
| Giant Hogweed | *Fallopia japonica* |
| Dame's Rocket | *Hesperis matronalis* |
| Meadow Fleabane or British Yellowhead | *Inula britannica* |
| Perennial Peppergrass | *Lepidium draba** |
| Pepperweed | *Lepidium latifolium* |
| Bicolar Lespedesza | *Lespedesza Cuneata* |
| Sericea Lespedeza | *Lespedeza cuneata* |
| Purple Loosestrife | *Lythrum salicaria ** |
| Sweet Clover | *Melilotus alba, M.* |
| *officinalis* Star of Bethlehem | *Ornithogalum umbellatum* |
| Lesser Celandine | *Ranunculus ficaria* |
| Japanese Knotweed | *Polygonum cuspidatum* |
| Giant Knotweed | *Reynoutria sachalinensis* |
| Bohemian Knotweed | *Reynoutria x bohemica* |
| Perennial Sowthistle | *Sonchus arvensis ** |
| Black Swallow-wort | *Vincetoxicum nigrum* |
| Pale Swallow-wort | *Vincetoxicum rossicum* |

**Invasive Grasses**

| Common Name | Scientific Name |
|---|---|
| Quackgrass | *Agropyron repens ** |
| Giant Reed | *Arundo donax* |
| Small Carpgrass | *Arthraxon hispidus* |
| Smooth Brome | *Bromus inermis* |

| | |
|---|---|
| Tall Fescue | *Festuca elatior* |
| Japanese Stilt Grass | *Microstegium vimineum* |
| Maiden Grass | *Miscanthus sinensis* |
| Reed Canary Grass | *Phalaris arundinacea* |
| Common Reed Grass | *Phragmites australis* |
| Columbus Grass | *Sorghum almun Parodi ** |
| Shattercane | *Sorghum bicolor *+* |
| Johnson Grass or Sorghum Almum | *Sorghum halepense *+* |
| Yellow Groove Bamboo | *Phyllostachys aureosulcata* |

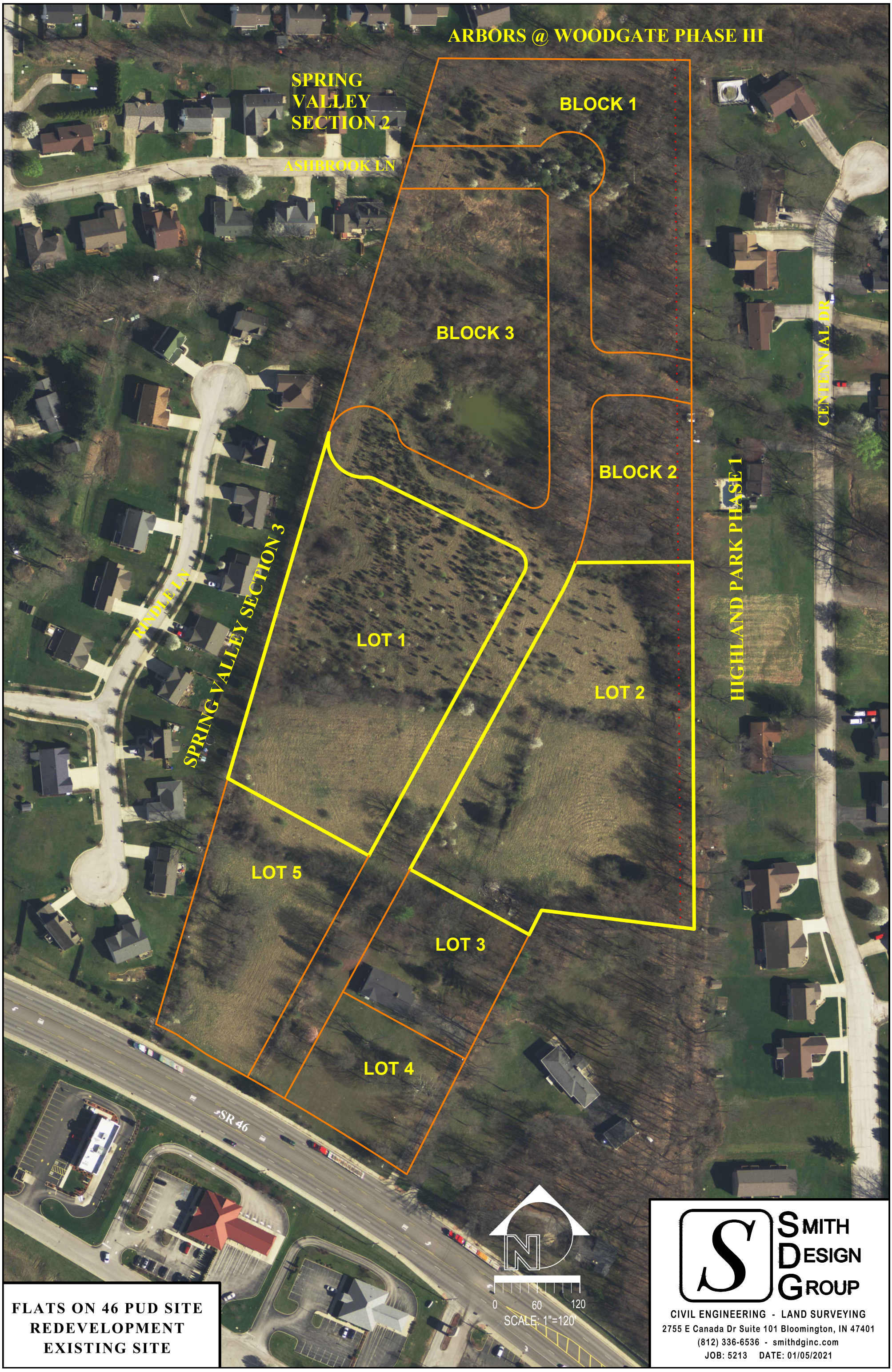
**Invasive Vines and Groundcovers**

| Common Name | Scientific Name |
|---|---|
| Oriental Bittersweet | *Celastrus orbiculatus* |
| Asiatic Bittersweet | Celastrus scandens |
| Sweet Autumn Clematis | Clematis terniflora |
| Field Bindweed | *Convolvulus arvensis ** |
| Crown Vetch | *Coronilla varia* |
| Black Swallow-Wort | *Cynanchum nigrum, syn. Vincetoxicum nigrum* |
| Pale Swallow-Wort | *Cynanchum rossicum* |
| Potato vine | *Dioscorea batatas* |
| Chinese Yam | *Dioscora oppositifolia* |
| Purple Winter Creeper | *Euonymus fortunei* |
| Creeping Charlie | *Glechoma hederacea* |
| English Ivy | *Hedera helix* |
| Japanese Hops | *Humulus japonicus* |
| Japanese Honeysuckle | *Lonicera japonica* |
| Creeping Jenny or Moneywort | *Lysimachia nummularia* |
| Mile-A-Minute Weed | *Polygonum perfoliatum* |
| Kudzu | *Pueraria montana lobata* |
| Bur Cucumber | *Sicyos angulatus *+* |
| Periwinkle or Myrtle | *Vinca minor* |
| Wisteria | *Wisteria sinensis* |

**Invasive Shrubs**

| Common Name | Scientific Name |
|---|---|
| Black Alder | *Alnus glutinosa* |
| Japanese Barberry | *Berberis thunbergii* |
| Butterfly Bush | *Buddleia davidii* |
| Burning Bush | *Euonymus alatus* |
| Blunt-leaved Privet | *Ligustrum obusifolium* |
| Common Privet | *Ligustrum vulgare* |
| Bush or Amur Honeysuckle | *Lonicera maackii* |
| Morrow's Honeysuckle | *Lonicera morowii* |

| | |
|---|---|
| Tatarian Honeysuckle | *Lonicera tatarica* |
| Bell's Honeysuckle | *Lonicera x bells* |
| Jetbead | *Rhodotypos scandens* |
| Multiflora Rose | *Rosa multiflora ** |
| Multiflora Rose | *Rosa* multiflora* |
| Winberry | Rubus phoenicolasius |
| Japanese Spirea | *Spiraea japonica* |
| Atlantic Poison Oak | *Toxicodendron pubescens, syn. Rhus pubescens* |
| Poison Sumac | *Toxicodendron vernix, syn Rhus vernix* |
| European Highbush Cranberry | *Viburnum opulus v. opulus* |




**FLATS ON 46 PUD SITE**
**REDEVELOPMENT**
**EXISTING SITE**

SMITH DESIGN GROUP
CIVIL ENGINEERING - LAND SURVEYING
2755 E Canada Dr Suite 101 Bloomington, IN 47401
(812) 336-6536 - smithdginc.com
JOB: 5213 DATE: 01/05/2021

ARBORS @ WOODGATE PHASE III
MONROE COUNTY ZONING MR

TOWN CORPORATE LIMIT LINE

SPRING VALLEY
SECTION 2
ZONING R-1

ASHBROOK LN

BLOCK 1
C-3 ZONING

TOWN CORPORATE LIMIT LINE

CENTENNIAL DR

BLOCK 3
C-3 ZONING

BLOCK 2
C-3 ZONING

HIGHLAND PARK PHASE 1
MONROE COUNTY ZONING LR

RANDLE LN

SPRING VALLEY SECTION 3
ZONING R-1

LOT 1
C-3 ZONING

LOT 2
C-3 ZONING

TOWN CORPORATE LIMIT LINE

LOT 5
C-3 ZONING

LOT 3
C-3 ZONING

C-3 ZONING

LOT 4
C-3 ZONING

SR 46

N

0 60 120

SCALE: 1"=120'

# FLATS ON 46 PUD SITE
# REDEVELOPMENT
# EXISTING ZONING

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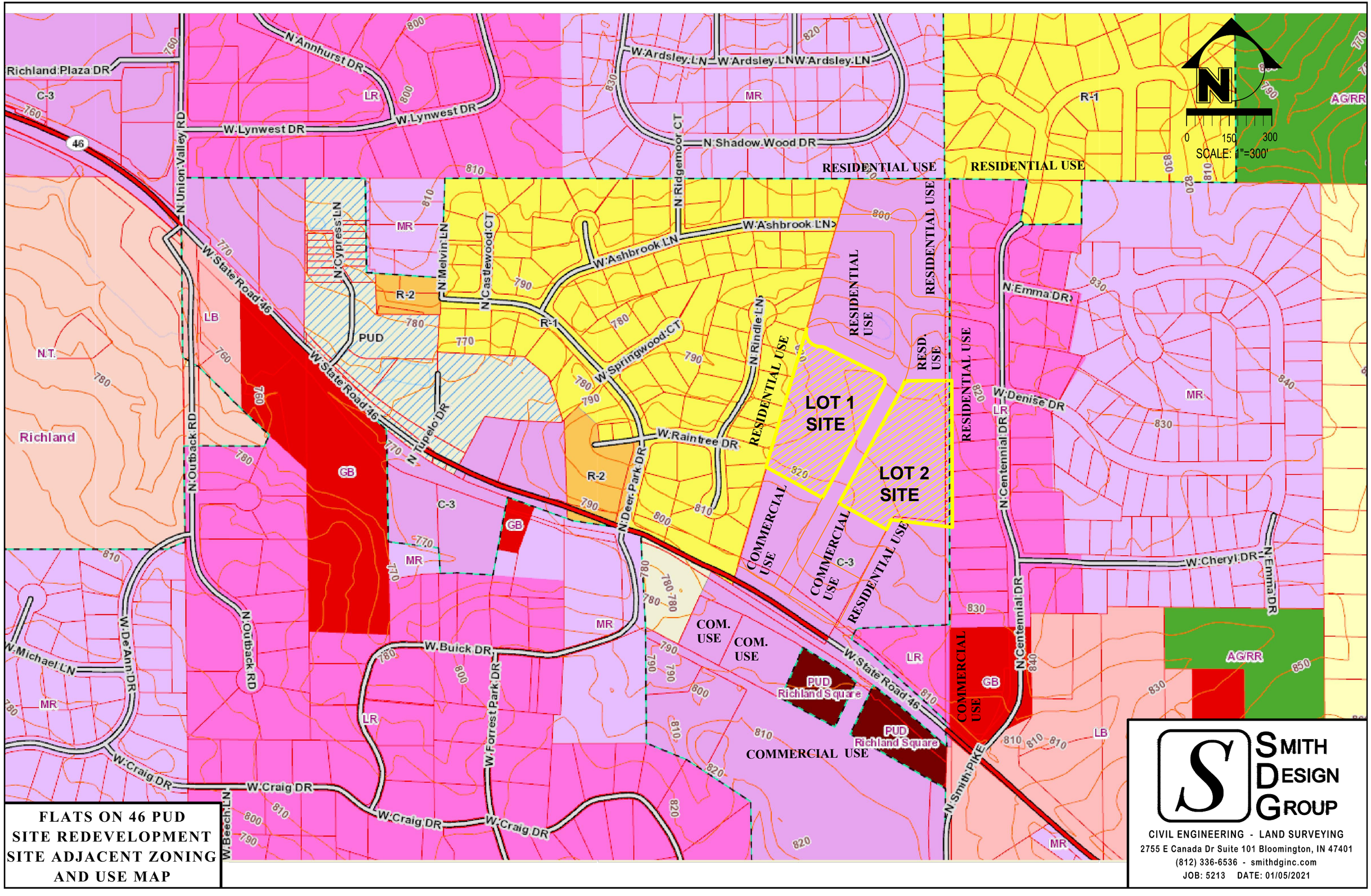


**FLATS ON 46 PUD**
**SITE REDEVELOPMENT**
**SITE ADJACENT ZONING AND USE MAP**


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**FLATS ON 46 PUD**
**SITE REDEVELOPMENT**
**DRAINAGE AREA**

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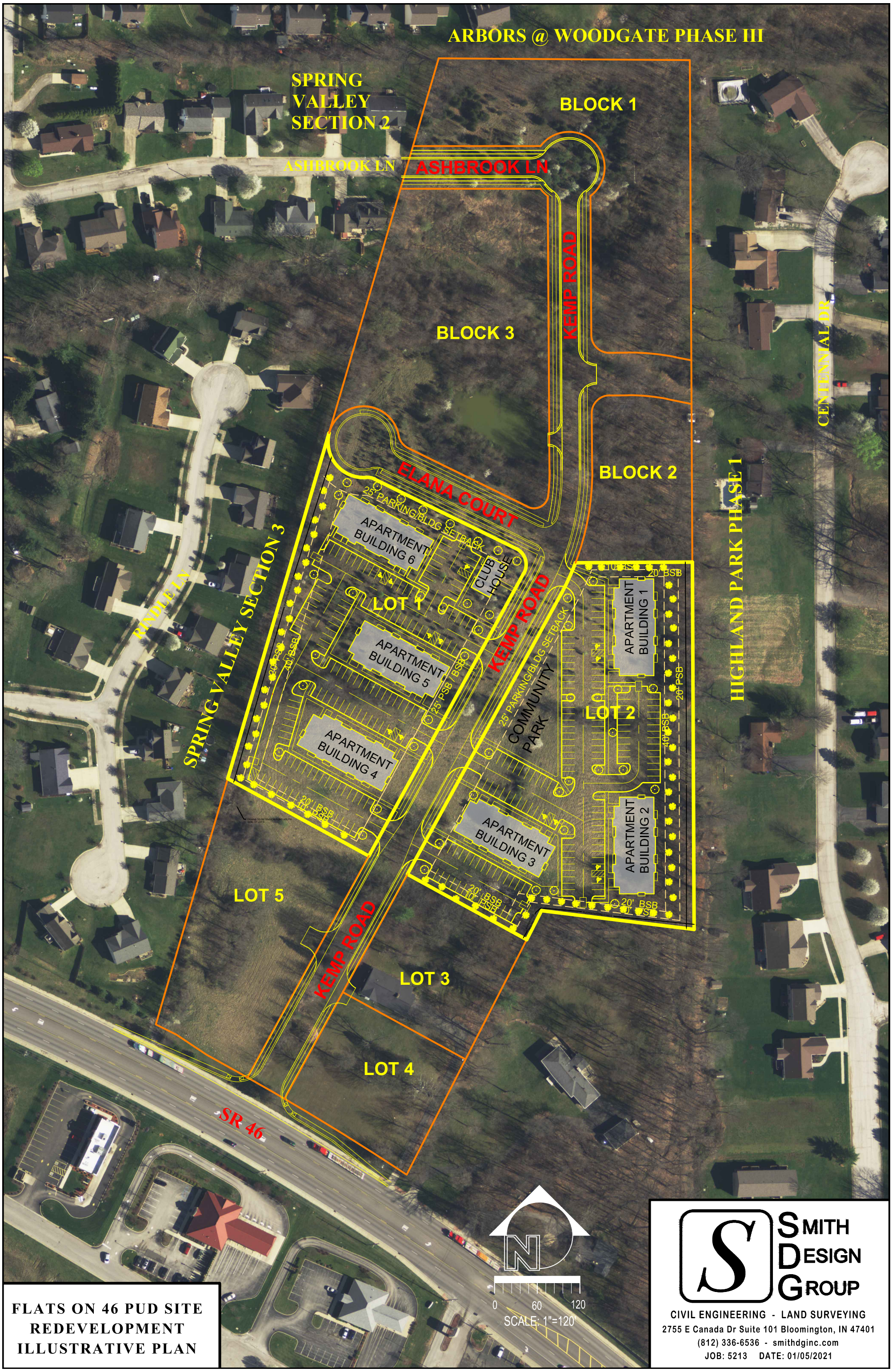


# FLATS ON 46 PUD SITE REDEVELOPMENT ILLUSTRATIVE PLAN

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# FLATS ON 46 - APARTMENT BUILDING CONCEPT

JANUARY 5, 2021

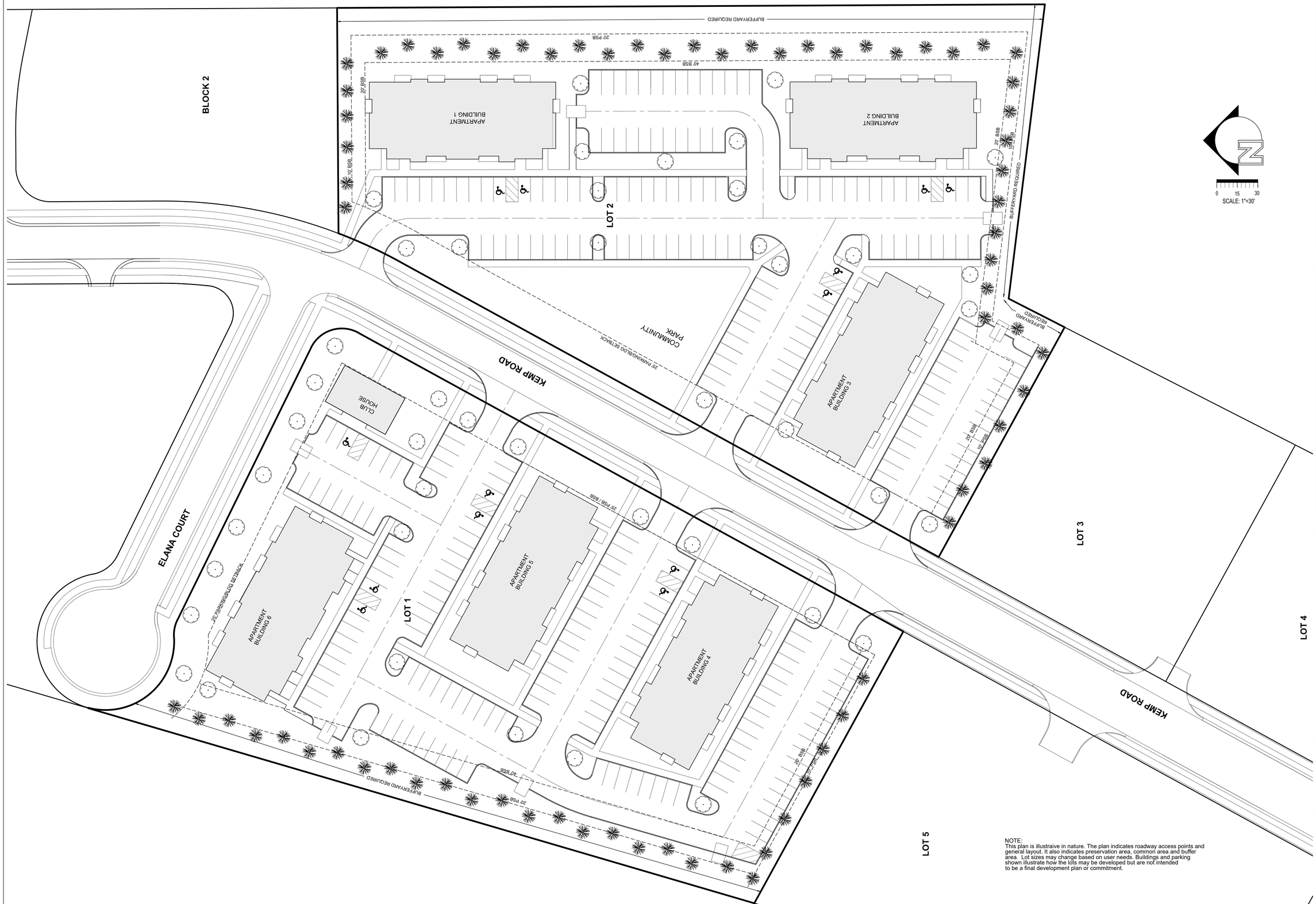
TRG | THE RIDGE GROUP

THE RIDGE GROUP

# FLATS ON 46 - CLUBHOUSE CONCEPT

JANUARY 5, 2021

ARKŌR ARCHITECTS | ENGINEERS




NOTE:
This plan is illustraive in nature. The plan indicates roadway access points and general layout. It also indicates preservation area, common area and buffer area. Lot sizes may change based on user needs. Buildings and parking shown illustrate how the lots may be developed but are not intended to be a final development plan or commitment.

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# THE FLATS ON 46 PUD OUTLINE PLANS

| REVISIONS | BY | DATE |
|---|---|---|
| | | |

DESIGNED KES
DRAFTED SPP
CHECKED
DATE

JOB NUMBER 6213

SHEET 2 OF 3

DATE 01/08/2021

CONCEPTUAL SITE PLAN

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BLOCK 2

BUFFERYARD REQUIRED

20' PSB

40' BSB

65' 20'

APARTMENT BUILDING 1

APARTMENT BUILDING 2

30' BSB

BUFFERYARD REQUIRED

LOT 2

KEMP ROAD

COMMUNITY PARK

25' PARKING/BLDG SETBACK

CLUB HOUSE

APARTMENT BUILDING 3

24' BSB

10' PSB

ELANA COURT

APARTMENT BUILDING 6

LOT 1

APARTMENT BUILDING 5

APARTMENT BUILDING 4

25' PSB / BSB

40' BSB

20' PSB

BUFFERYARD REQUIRED

26' BSB

10' PSB

DRAINS TO DETENSION POND SOUTH SIDE OF LOT 5

LOT 3

LOT 4

LOT 5

KEMP ROAD

## UTILITY LEGEND

- FIRE HYDRANT SINGLE
- WATER METER PIT (W)
- DOUBLE WATER METER PIT (W W)
- WATER VALVE
- WATER AIR RELEASE VALVE (AR)
- 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 — L —

0 15 30

SCALE: 1"=30'

NOTE:
This plan is illustraive in nature. The plan indicates roadway access points and general layout. It also indicates preservation area, common area and buffer area. Lot sizes may change based on user needs. Buildings and parking shown illustrate how the lots may be developed but are not intended to be a final development plan or commitment.

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# THE FLATS ON 46
# PUD
# OUTLINE PLANS

| REVISIONS | BY | DATE |
|---|---|---|

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SHEET 3 OF 3

DATE 01/08/2021

CONCEPTUAL UTILITY PLAN