

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

Pledge of Allegiance

Roll Call

Approval of Minutes for the Regular Meeting on January 7, 2021

Monthly Conflict of Interest Statement

Old Business

New Business

Preliminary and Final Plat Approval for Two (2) Lots in the Burns Subdivision located at 4760 N. Loudon Road (14.4 Acres); Petitioner: Rusty & Regina Burns; Case No. PC 21-04

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 – March 4, 2021

Privilege of the Floor – Non-Agenda Items

Plan Commission Comments

Adjournment

MEETING NOTICE

Thursday, February 4, 2021, at 6:00 p.m.

The Town of Ellettsville Plan Commission will conduct its regularly scheduled meeting on Thursday, February 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/81431366464?pwd=eXU1bi9FK2tEQlBBVTZqSnhqNXpvdz09>

Meeting ID: 814 3136 6464

Passcode: 345655

One tap mobile

+19292056099,,81431366464#,,,,*345655# US (New York)

+13017158592,,81431366464#,,,,*345655# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 814 3136 6464

Passcode: 345655

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.

January 7, 2021

The Ellettsville, Indiana, Plan Commission met in regular session on Thursday, January 7, 2021, via Zoom meeting. Sandra Hash called the meeting to order at 6:00 p.m. and David Drake led the Pledge of Allegiance.

Roll Call: Members participating were: Sandra Hash, President; Terry Baker, Vice President; Don Calvert; David Drake; Pamela Samples; Dan Swafford and Pat Wesolowski. Kevin Tolloty, Planning Director; Denise Line, Secretary; and Darla Brown, Town Attorney; were also present.

Election of Officers

Pat Wesolowski made a motion to nominate David Drake for President and Dan Swafford seconded the motion. Roll call vote: Sandra Hash – yes; Terry Baker – yes; Don Calvert – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – yes; and Pat Wesolowski – yes. Motion carried.

Pat Wesolowski made a motion to nominate Dan Swafford for Vice President and Don Calvert seconded the motion. Roll call vote: Sandra Hash – yes; Terry Baker – yes; Don Calvert – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – yes; and Pat Wesolowski – yes. Motion carried.

Approval of the Minutes

Sandra Hash entertained a motion to approve the minutes for the executive session on August 6, 2020, and regular meetings on August 6, 2020, November 5, 2020, and December 3, 2020. Dan Swafford so moved for approval and Terry Baker seconded the motion. Roll call vote: Sandra Hash – yes; Terry Baker – yes; Don Calvert – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – yes; and Pat Wesolowski – yes. Motion carried.

Monthly Conflict of Interest Statement

Don Calvert has a conflict with any petition that adjoins the Spring Valley subdivision and he will abstain on the votes for Ellis Ridge and Centennial Park.

Dan Swafford advised the Hardesty proposed subdivision touches his property so he will not be voting on it.

Old Business

New Business

Preliminary and Final Plat Approval for Two Lots in the Hardesty Minor Subdivision located at 5700 W. State Road 46 (3.94 Acres); Petitioner: Gary Hardesty representing the Hardesty Family Trust; Case No. PC 21-01

Kevin Tolloty, Planning Director, explained the petition is for preliminary and final plat approval splitting 3.94 acres into a two-lot subdivision. Mr. Wesolowski asked if there is a separate entrance to Hardesty Insurance. Gary Hardesty answered yes. Mr. Tolloty noted there is an ingress/egress easement that will take care of the current entrance.

Sandra Hash entertained a motion. David Drake made a motion to grant preliminary and final plat approval of the Hardesty Minor Subdivision, Case NO. PC21-01 at 5700 W. State Road 46. Pam Samples seconded the motion.

Gary Hardesty asked how he would get an address for the Pizza Pantry. Mr. Tolloty told him to contact him for an address.

Roll call vote on the aforementioned motion: Sandra Hash – yes; Terry Baker – yes; Don Calvert – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – abstained; and Pat Wesolowski – yes. Motion carried.

David Drake began presiding over the meeting.

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

David Drake advised the case was to be tabled and requested a motion. Terry Baker made a motion to table it to the next meeting. Dan Swafford seconded the motion. Roll call vote: Sandra Hash –

yes; Terry Baker – yes; Don Calvert – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – yes; and Pat Wesolowski – yes. Motion carried.

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

David Drake advised the case was requested to be tabled and requested a motion. Pat Wesolowski so moved and Dan Swafford seconded the motion. Roll call vote: Sandra Hash – yes; Terry Baker – yes; Don Calvert – yes; David Drake – yes; Pamela Samples – yes; Dan Swafford – yes; and Pat Wesolowski – yes. Motion carried.

Planning Department Updates

Kevin Tolloty, Planning Director, advised there will be two cases for the next meeting.

Plan Commission Comments

David Drake advised the next meeting is February 4, 2021, at 6:00 p.m.

Privilege of the Floor

Adjournment

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

Sandra Hash adjourned the meeting at 6:21 p.m.

David Drake, President

Dan Swafford, Vice President

Terry Baker

Don Calvert

Sandra Hash

Pamela Samples

Pat Wesolowski

Denise Line, Secretary

Considerations

1. The applicant is requesting primary and secondary plat approval to split a 14.4 acre lot into two (2) smaller lots.
2. The lots will be identical in size after the split. Each will be 7.09 acres, with 0.11 acres from each lot dedicated as right-of-way.
3. Lot 1 is already developed with a single-family home and accessory structures. The existing structures will meet all setback requirements.
4. Lot 2 is mostly undeveloped, with the exception of a barn. It is expected a single-family home will be built on this lot in the future.
5. Both lots are zoned R-1; Single Family Residential.
6. The lots meet all size and dimensional requirements.
7. 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. Staff recommends that the Plan Commission approve the Burns Subdivision preliminary and final plat.

Submitted by Kevin Tolloty, AICP
Director, Ellettsville Planning
January 26, 2021





AREA FOR COUNTY RECORDER

RICHLAND TWP.
TOWNSHIP 9 N
RANGE 2 W
SECTION 16

DEVELOPER, APPLICANT &/OR OWNER
RUSTY & REGINA BURNS
DEED RECORD 463, PAGE 554
4760 N. LOUDEN RD.
BLOOMINGTON, INDIANA 47404
812-322-5518

BURNS SUBDIVISION - PRELIMINARY PLAT
A PART OF THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 9 NORTH, RANGE 2 WEST, MONROE COUNTY, INDIANA

SINKHOLE CONSERVANCY AREA

S.C.A. FROM	BEARING	DISTANCE	RADIUS	BEGINNING
1	N 88° 59' 41" W	30.01'	70.01'	REAR CORNER OF SECTION 16, T-9-N, R-2-W
2	S 00° 34' 18" E	167.20'	114.32'	REAR CORNER OF SECTION 16, T-9-N, R-2-W

LINE TABLE

LINE	BEARING	DISTANCE	RADIUS	BEGINNING
1	N 88° 59' 41" W	30.01'	70.01'	REAR CORNER OF SECTION 16, T-9-N, R-2-W
2	S 00° 34' 18" E	167.20'	114.32'	REAR CORNER OF SECTION 16, T-9-N, R-2-W
3	S 89° 36' 17" E	2678.61'		REAR CORNER OF SECTION 16, T-9-N, R-2-W
4	S 00° 34' 18" E	167.20'		REAR CORNER OF SECTION 16, T-9-N, R-2-W
5	S 00° 34' 18" E	167.20'		REAR CORNER OF SECTION 16, T-9-N, R-2-W

SETBACK TABLE

Front - 25' from Right-of-Way for Public Road
Side - 10' for Residential / Accessory Structures
Rear - 20' for Residential / Accessory Structures
These lists are for "Single Family" use.

ZONE: SINGLE FAMILY RESIDENTIAL (R-1)

PROJECT LOCATION



NOTES:

- 1) ³/₈" Rebar will be set at all property corners.
- 2) Fieldwork completed December 2020.
- 3) Basis of bearing (State Plane-Indiana West).
- 4) Source of title Now or Formerly owned by Rusty L. Burns and Regina D. Burns as found in Deed Record 463, Page 554 in the Office of the Monroe County Recorder.
- 5) Reference is made to a survey performed by Eric L. Deckard for Welch dated February 20th, 2015.
- 6) Reference is made to a survey performed by Ben E. Bledsoe for Price dated June 21st, 2013 (Instrument Number 2013011320).
- 7) Reference is made to the plat of Pennington Home Subdivision, Phase IV performed by Beamed A. Guevara dated December 21st, 2005 (Plat Cabinet "D" Envelope 27).
- 8) Reference is made to the plat of Pennington Home Subdivision, Phase I performed by Philip O. Tapp dated June 27th, 2003 (Plat Cabinet "C" Envelope 340).
- 9) Reference is made to a survey performed by Michael E. Sheppard for Young dated April 18th, 2003 (Instrument Number 2003014012).
- 10) Reference is made to a survey performed by Douglas K. Curry for Young dated August 29th, 2001 (Instrument Number 2001018409).
- 11) Reference is made to the plat of Raub Heights Addition to Ellettsville dated May 19th, 1928 (Plat Cabinet "B" Envelope 49).
- 12) Coordinates shown herein were obtained from GPS observations utilizing the Indiana Real-time Network (INCONS) Indiana West Zone, NAD83(2011) Epoch 2010.0000, State Plane Grid Coordinates, US Survey Feet, GRS01 model (G2012BUT), datum NAD83_NO_TFANS.
- 13) Coordinate data was collected using a Topcon Network Rover (Hiper) the GRS, Topcon 492 total station, and a I-C-3000 data collector. Coordinate positions are grid north (Indiana State Plane Zone).
- 14) This survey is not complete without the accompanying surveyor's report.
- 15) I affirm, under penalty for perjury, that I have taken responsible care to reduce each Social Security Number in this document, unless required by law.
-ERIC L. DECKARD

CERTIFICATION

The within survey was performed without the benefit of title and is subject to any statement of facts revealed by the same.

Easements have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

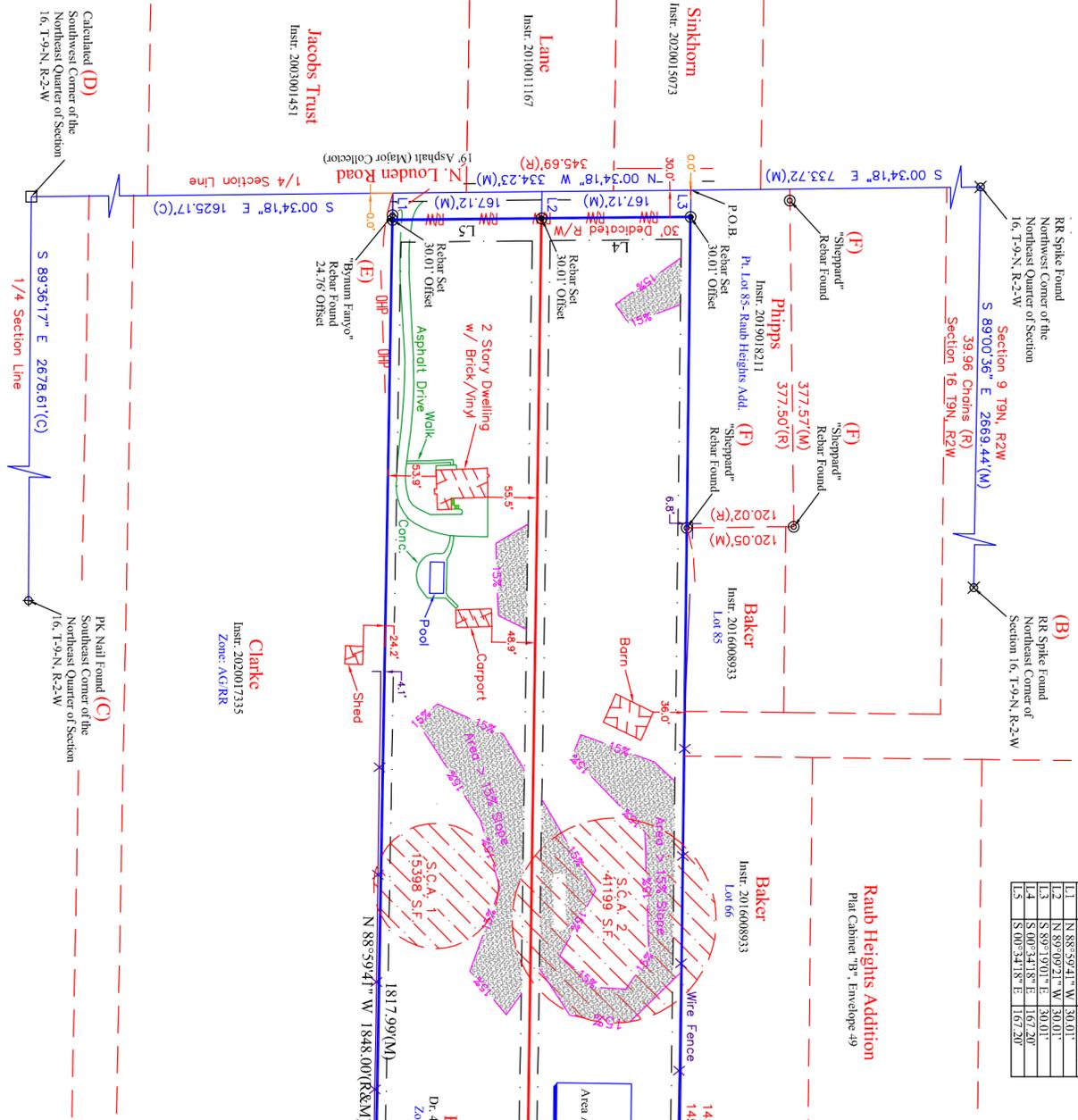
Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Certified this 15th day of December, 2020.

Eric L. Deckard
Registered Surveyor LS 29900012
State of Indiana

LEGEND

- STONE FOUND
- UTILITY POLE
- REBAR FOUND
- REBAR SET
- NAIL FOUND
- RR SPIKE FOUND
- CALCULATED
- CONCRETE POST
- OVERHEAD POWER LINE
- FENCE
- TREE LINE
- (R) RECORD
- (M) MEASURED
- [1234] ADDRESS
- Non-Buildable Area



<p>DATE 12/10/20</p>	<p>SHEET 2</p>	<p>NO. NUMBER 20-156</p>	<p>SURVEYED ZW & JR</p>	<p>DRAFTED ZHW</p>	<p>CHECKED ELD</p>	<p>DATE 12/10/20</p>								
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>							NO.	DATE	BY	DESCRIPTION				
NO.	DATE	BY	DESCRIPTION											
<p>JOB TITLE BURNS SUBDIVISION A PART OF SECTION 16 T9N, R2W</p>														
<p>DECKARD LAND SURVEYING 1604 S. HENDERSON STREET BLOOMINGTON IN 47401 TEL: 812-322-5518 ERICDECKARD@MSN.COM</p>														



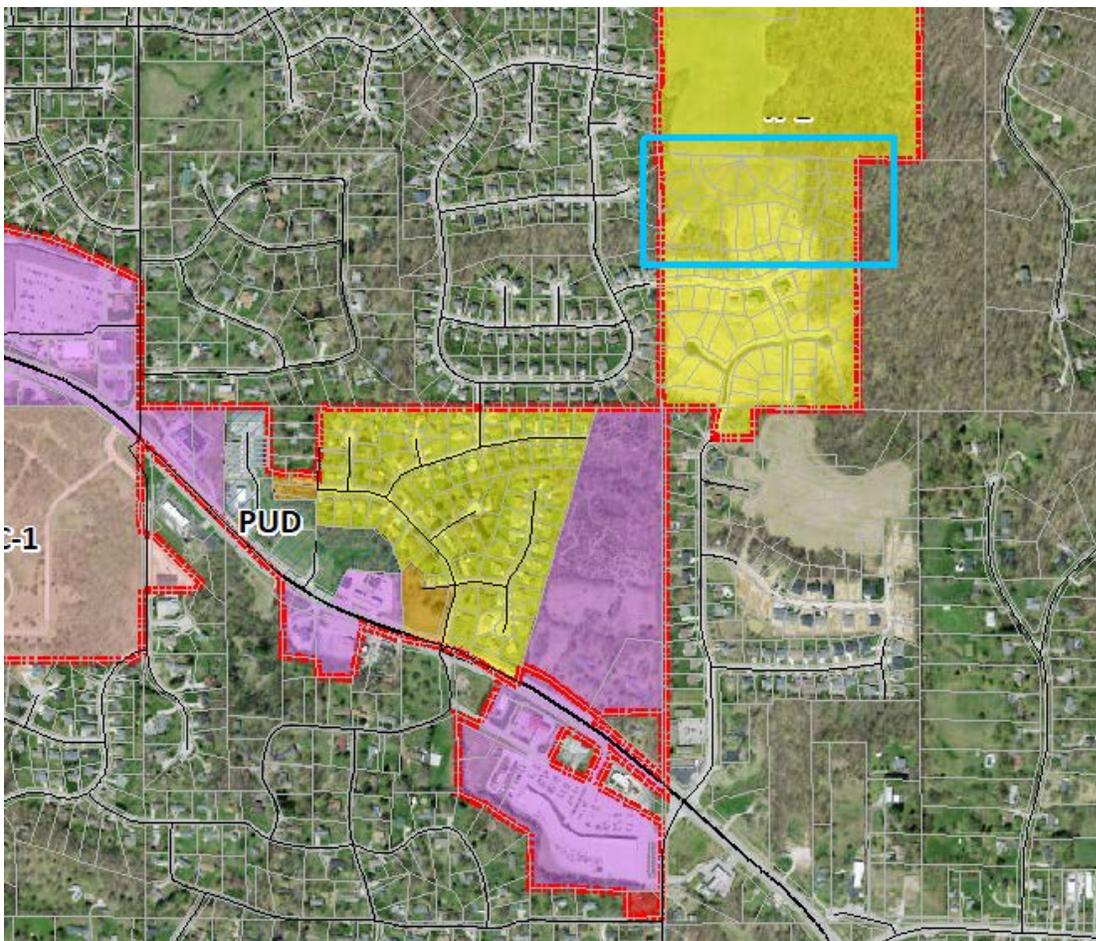
Town of Ellettsville

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



Steven K. Emery
Attorney at Law
3795 E. Robin Rd.
Bloomington, IN 47401

E-mail: semery711@gmail.com

Ph.: (812) 327-6690

December 8, 2020

Ellettsville Plan Commission
1150 Guy McCown Dr.
Ellettsville, IN 47429

Re: Waiver request to build on final 38 lots in Centennial Park

Dear Commissioners:

Centennial Park LLC ("Centennial") has completed all infrastructure improvements for the final 38 lots in Centennial Park Subdivision except for sidewalks, street trees and final asphalt topcoat. The plat for these 38 lots has been recorded and the requested amount has been posted as bond for the remaining infrastructure. However, since the issue of a 2nd access point is still tied up in the courts, planning staff has determined that building permits cannot be issued. Centennial is requesting a waiver from Section 153.074(E)(2) of the Ellettsville Code to allow building permits to be issued on these remaining 38 platted lots in Centennial Subdivision.

As most of you know, the 50' ROW connecting the cul-de-sac at the north end of Centennial Drive to the south side of Centennial subdivision has been platted as a street in the Town of Ellettsville and bond has been posted for those improvements. By law, this 50' ROW is now owned by the Town of Ellettsville. Should emergency access to Centennial Subdivision be required, it is a simple 30 second task to remove some plastic barriers and any emergency vehicle can easily travel between the cul-de-sac and Centennial Park. In fact, since GPS maps now show the connection as an open public street, many service and delivery vehicles have been driving around the barricades and using the gravel, dedicated ROW for access to Centennial Park.

To reiterate, Centennial no longer has ownership or control over the 50' ROW and it is up to TDML LLC who platted lot 79 and the 50' connecting ROW, or the Town of Ellettsville, should TDML LLC fail to do the work, to make the improvements to the ROW that Ellettsville now owns. As a dedicated public ROW, this access will not ever be closed and, one way or the other, eventually improved with a street and sidewalk.

As to traffic concerns, there are 110 lots built or under development in Highland Park Estates which has only one way of ingress and egress, that being Centennial Drive connecting to SR 46. The traffic from the fully built out 78 lots in Centennial Park will be less than that which will be generated by the 110 lots in Highland Park Estates so traffic on Ribbon Ln. should not be of concern. It was never an issue during the construction of the existing 40 homes in Centennial

Park, so the construction of the final 38 homes also will not be of adverse impact to traffic on Ribbon Ln.

Demand for housing in Ellettsville and Monroe County is high. As many as 20 families are patiently waiting to purchase homes in Centennial Park. Emergency access through the dedicated ROW owned by Ellettsville is available and traffic through the existing improved access over Ribbon Ln. is not an issue. Therefore, Centennial respectfully requests that you grant it a waiver to proceed with sale and construction of homes on the remaining 38 platted lots in Centennial Subdivision.

Sincerely,



Steven K. Emery



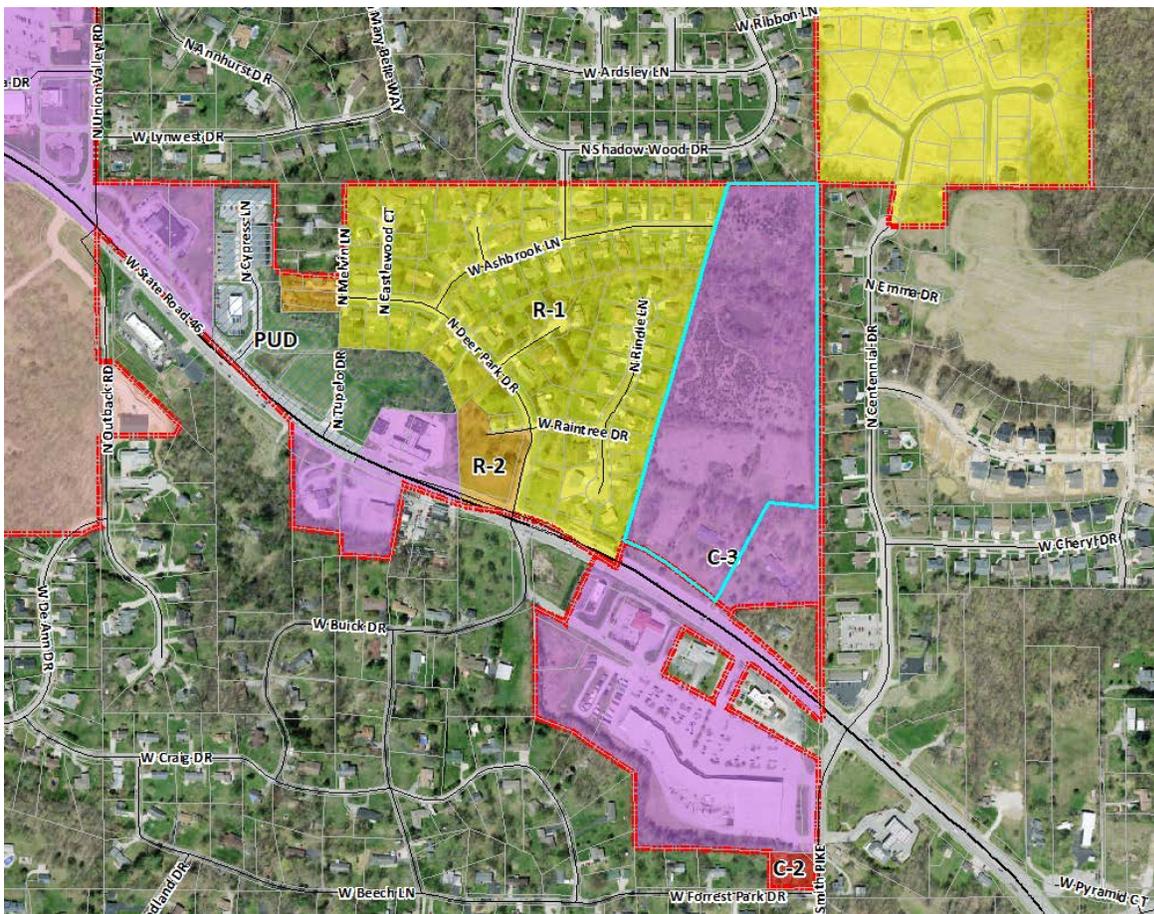
Town of Ellettsville

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





LEGEND

- ⊙ SANITARY SEWER MANHOLE
- S — SANITARY SEWER LINE
- ⊗ WATER VALVE
- W — WATER LINE
- UFO — UNDERGROUND FIBER OPTIC LINE
- ST — STORM SEWER

AREA 3

SPRING VALLEY SECTION 2

SPRING VALLEY SECTION 2

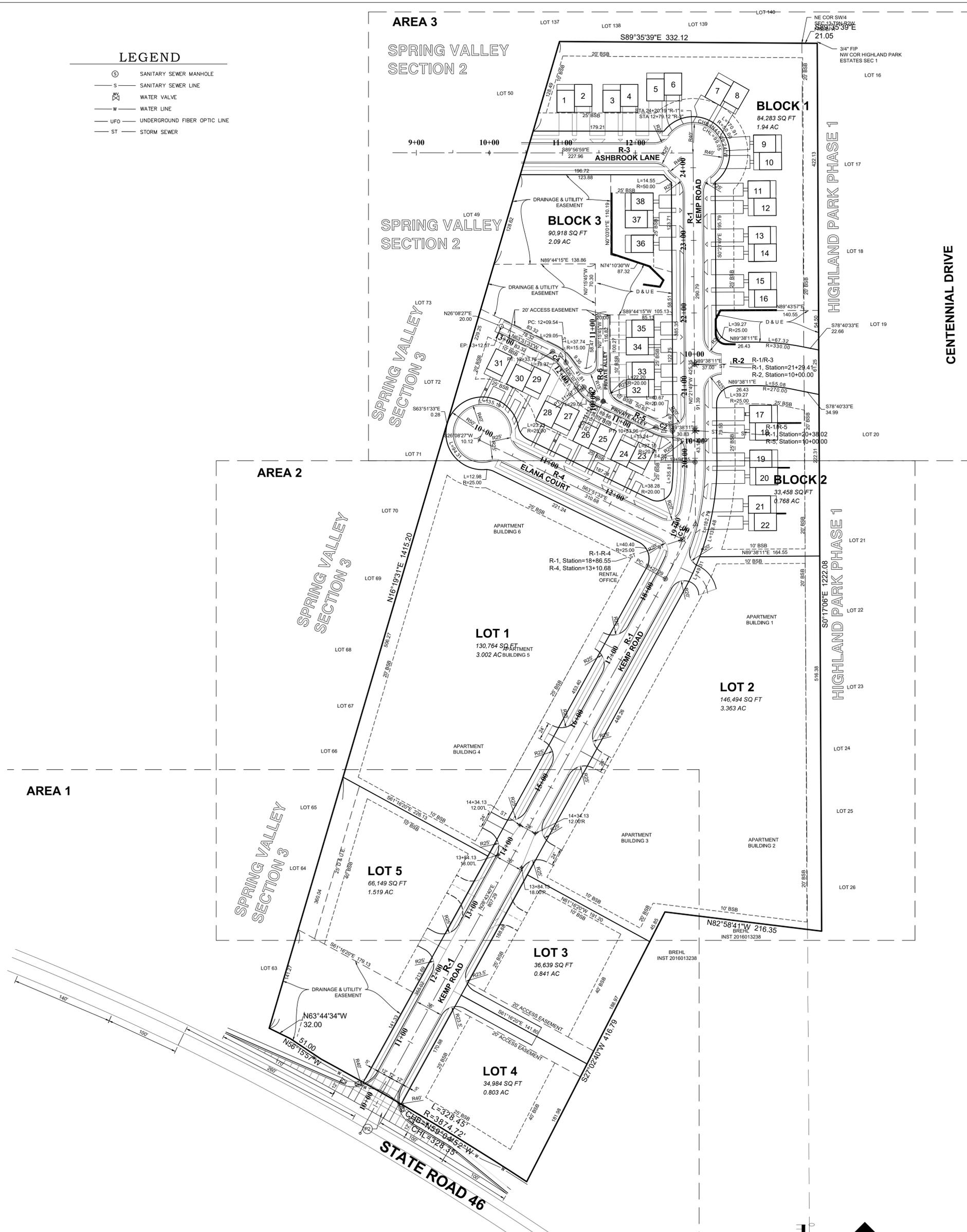
SPRING VALLEY SECTION 3

AREA 2

SPRING VALLEY SECTION 3

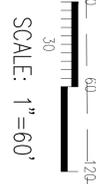
AREA 1

SPRING VALLEY SECTION 3



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"



DATE: 12/30/2020
4 OF **29**
 SHEET
 60669

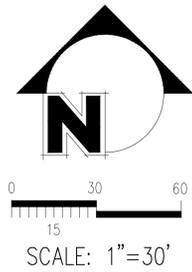
DESIGNED: KES
 DRAFTED: SPP
 CHECKED: []
 DATE: []

REVISIONS	BY	DATE

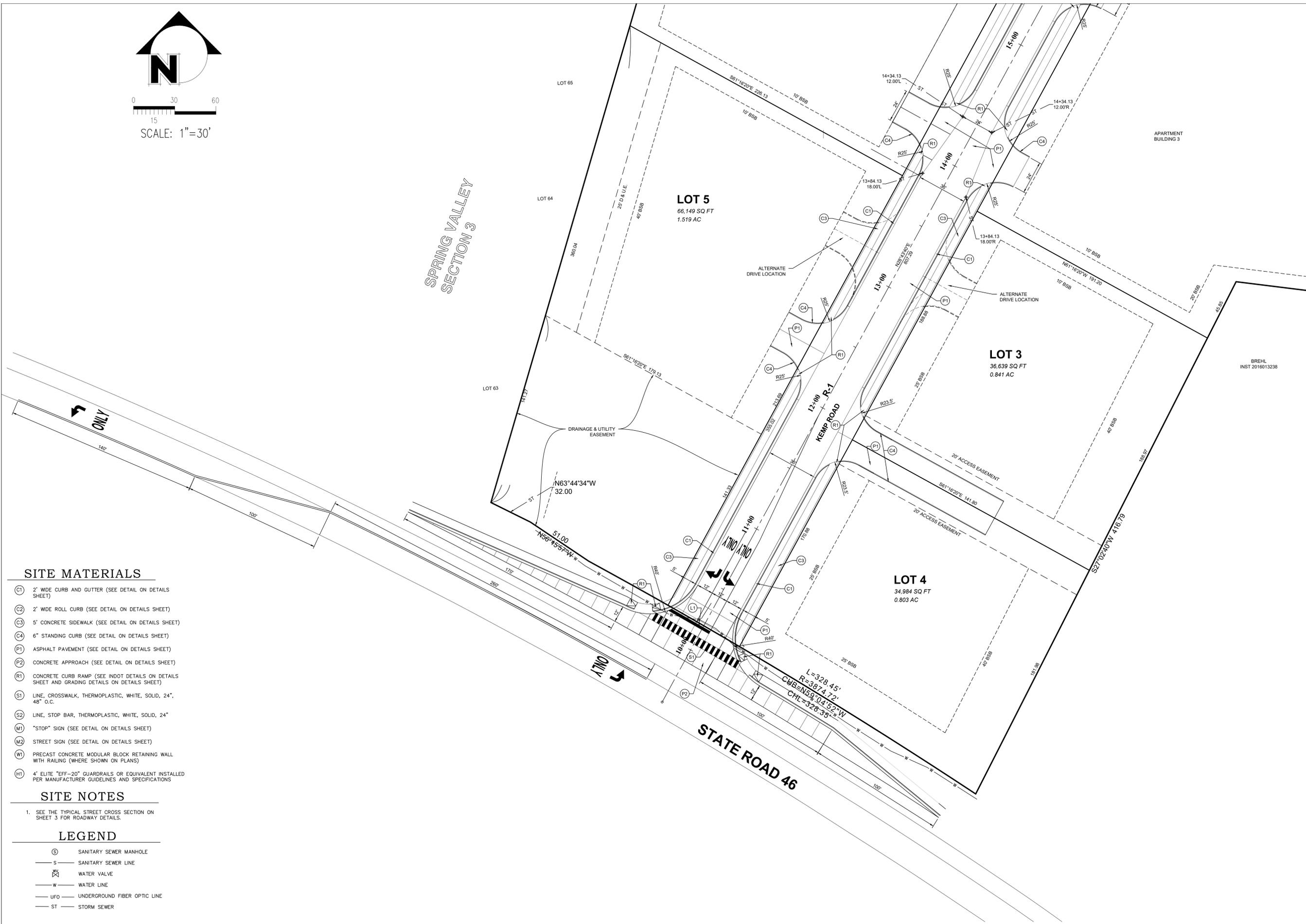
ELLIS-RIDGE SUBDIVISION
 3888 W. STATE ROAD 46
 ELLETTTSVILLE, IN 47404

01/28/2021

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



SPRING VALLEY
SECTION 3



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

- ⊙ SANITARY SEWER MANHOLE
- S— SANITARY SEWER LINE
- ⊠ WATER VALVE
- W— WATER LINE
- UFO— UNDERGROUND FIBER OPTIC LINE
- ST— STORM SEWER



01/28/2021

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

REVISIONS	BY	DATE

DESIGNED	KES	DATE
DRAFTED	SPP	
CHECKED		

JOB NUMBER
6069
SHEET
5 OF 29

DATE: 12/30/2020

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

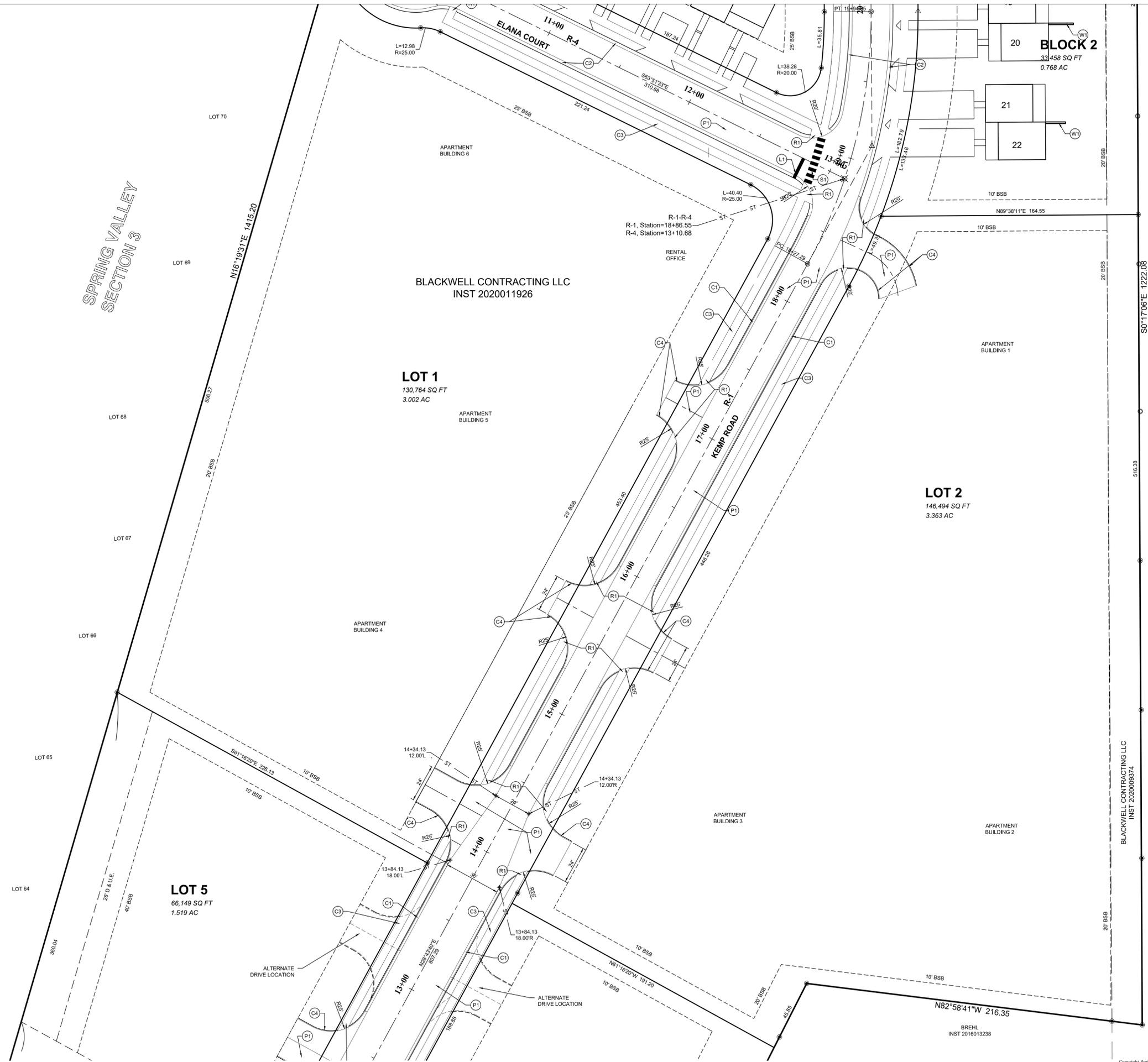
1. SEE THE TYPICAL STREET CROSS SECTION ON SHEET 3 FOR ROADWAY DETAILS.

LEGEND

- ⊙ SANITARY SEWER MANHOLE
- S — SANITARY SEWER LINE
- ⊕ WATER VALVE
- W — WATER LINE
- UFO — UNDERGROUND FIBER OPTIC LINE
- ST — STORM SEWER



0 30 60
15
SCALE: 1"=30'



SMITH DESIGN GROUP
CIVIL ENGINEERING - LAND SURVEYING
2155 E Canada Dr, Suite 101 Bloomington, IN 47401
(817) 336-6536 • smithdsg.com

01/28/2021

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

REVISIONS	BY	DATE

DESIGNED	DRAWN	CHECKED	DATE
KES	SPP		

JOB NUMBER
6069
SHEET
6 OF 29
DATE: 12/30/2020
SITE PLAN AREA 2

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.

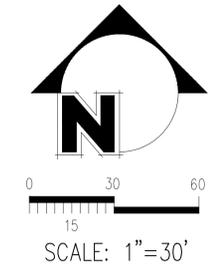
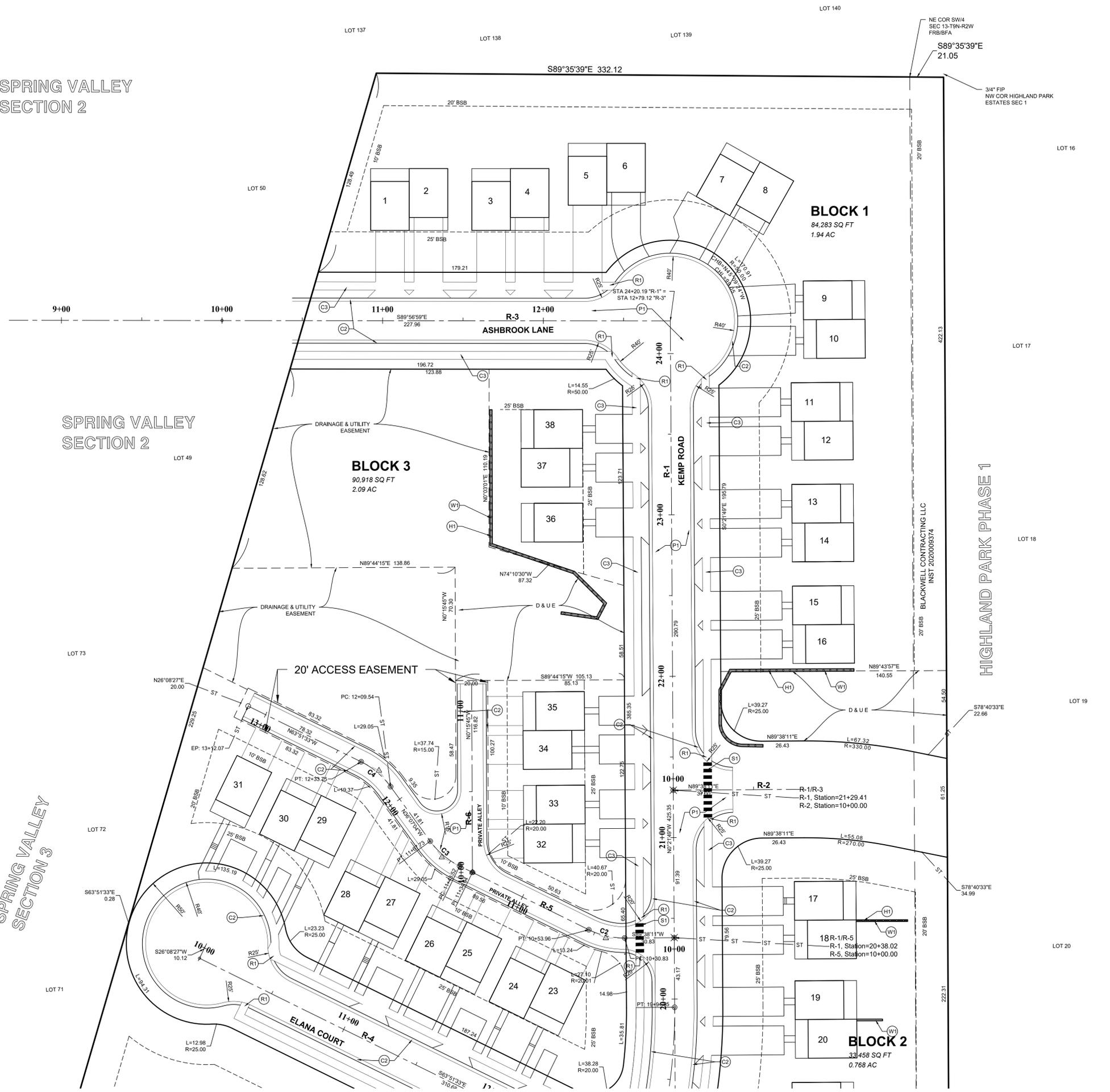
LEGEND

- ⊙ SANITARY SEWER MANHOLE
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SPRING VALLEY SECTION 2

SPRING VALLEY SECTION 2

SPRING VALLEY SECTION 3



01/28/2021

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

REVISIONS	BY	DATE

DESIGNED	DRAWN	CHECKED	DATE
KES	Spp		

JOB NUMBER
6069
SHEET
7 OF 29
DATE
12/30/2020
SITE PLAN
AREA 3

LEGEND

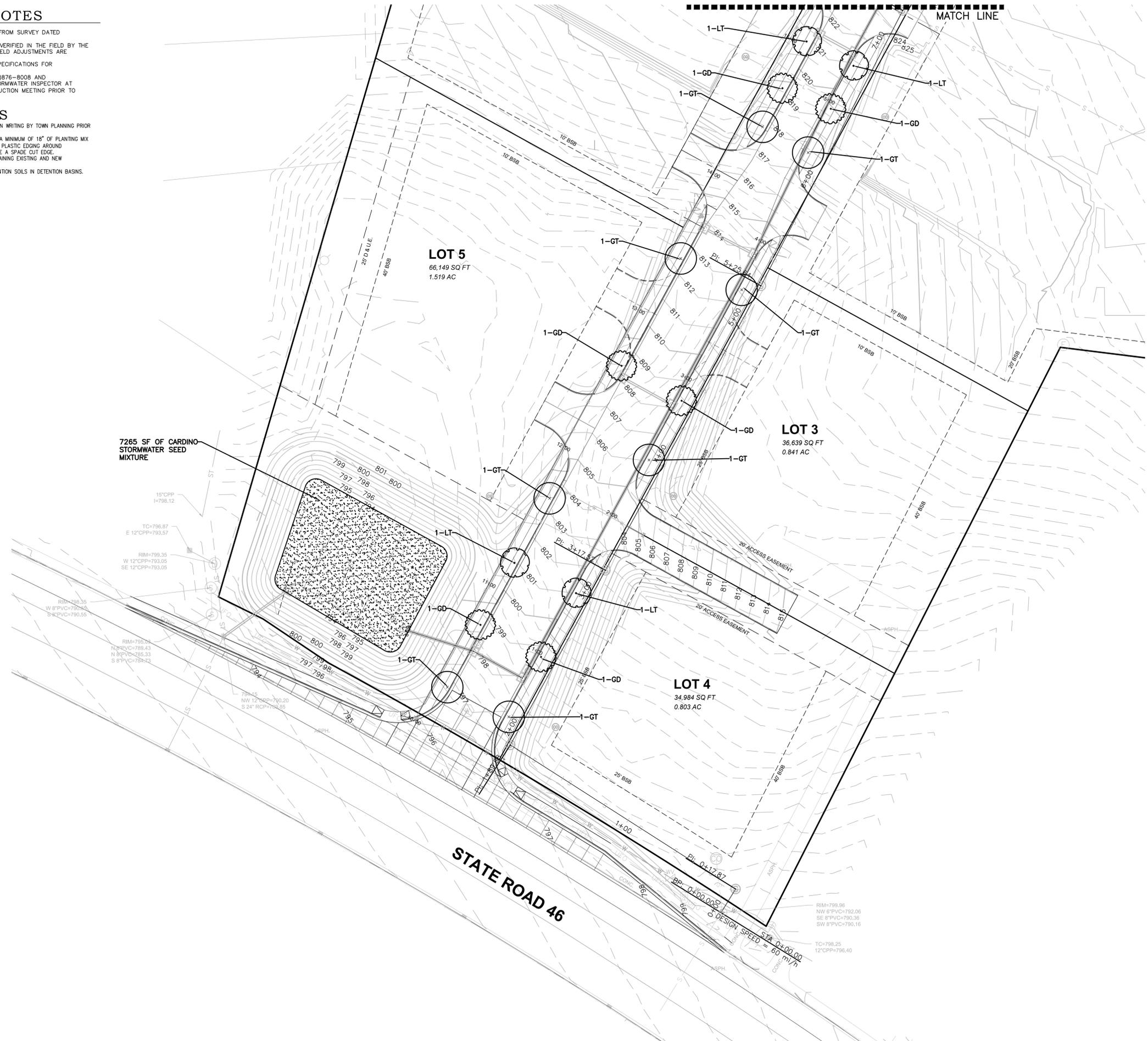
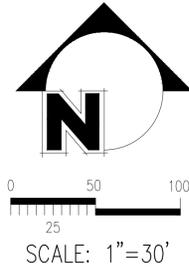
- ⊙ SANITARY SEWER MANHOLE
- S — SANITARY SEWER LINE
- L — SANITARY LATERAL
- ⊕ SANITARY CLEANOUT
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER AIR RELEASE VALVE
- ⊕ WATER METER
- W — WATER LINE
- ⊕ STORM INLET
- ⊕ STORM MANHOLE
- ⊕ STORM YARD INLET

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. ELLETTSVILLE PLANNING DEPARTMENT AT (812)876-8008 AND ELLETTSVILLE 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 26 FOR LANDSCAPE TABLES AND DETAILS.



01/28/2021

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

REVISIONS	BY	DATE

DESIGNED	DRAWN	CHECKED	DATE
KES	Spp		

JOB NUMBER
6069
 SHEET
27 OF 29

DATE
 12/30/2020

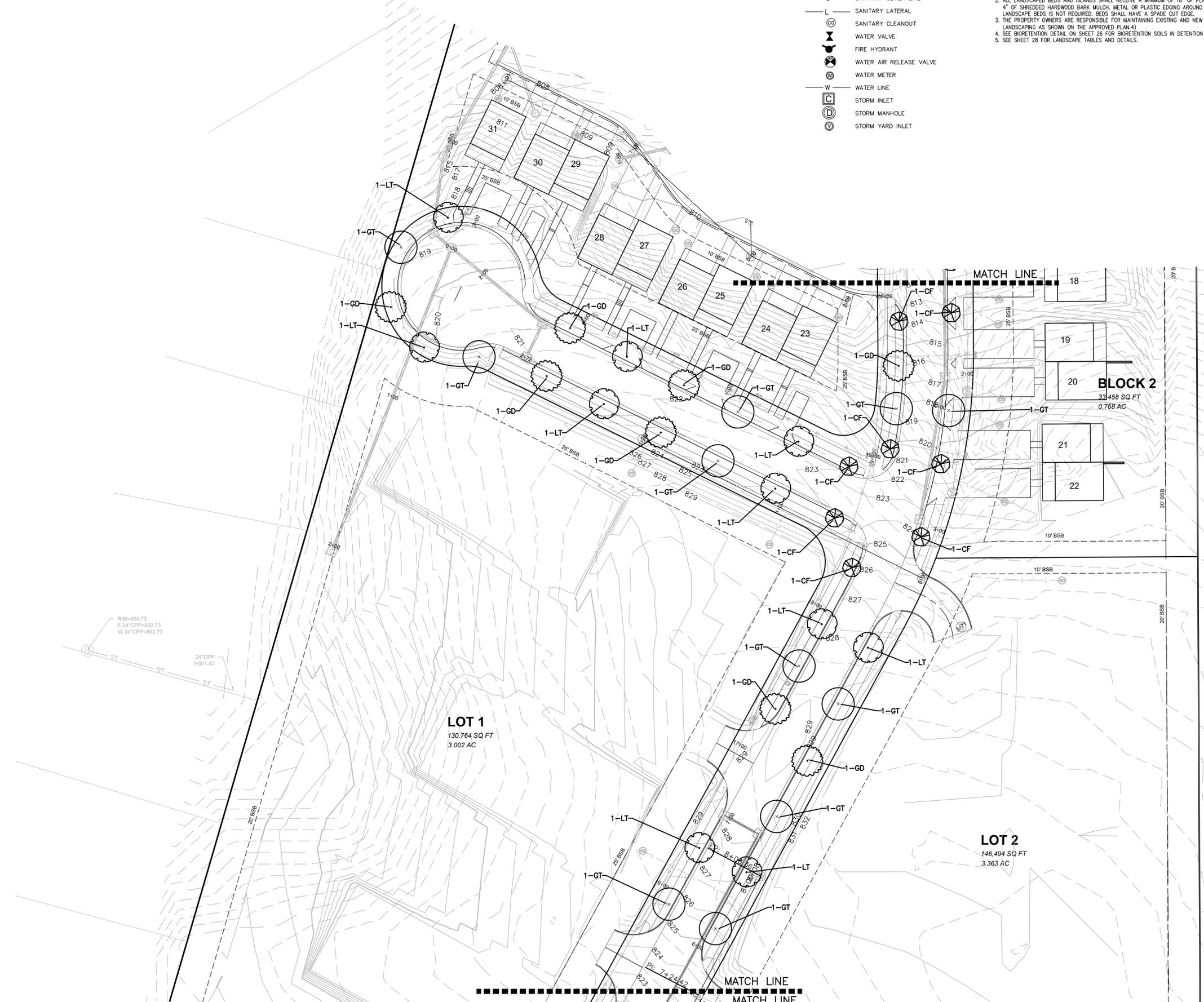
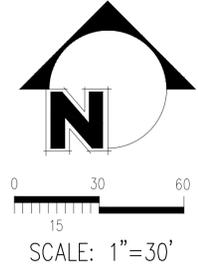
LANDSCAPE
 PLAN AREA 1

LEGEND

- ⊙ SANITARY SEWER MANHOLE
- S SANITARY SEWER LINE
- L SANITARY LATERAL
- ⊕ SANITARY CLEANOUT
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER AIR RELEASE VALVE
- ⊕ WATER METER
- W 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 SHREDED 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 28 FOR BIORETENTION SOILS IN DETENTION BASINS.
5. SEE SHEET 28 FOR LANDSCAPE TABLES AND DETAILS.



SMITH DESIGN GROUP
 CIVIL ENGINEERING - LAND SURVEYING
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01/28/2021

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

PREPARED BY	CHECKED BY	DATE
KES	SPP	

JOB NUMBER
6069
 SHEET
28 OF 29
 DATE
 12/30/2020
 LANDSCAPE
 PLAN AREA
 2



Todd M. Borgman, P.L.S.
Katherine E. Stein, P.E.
Don J. Kocarek, R.L.A.
Stephen L. Smith, Founder

December 4, 2020

Kevin Tolloty
Town of Ellettsville Planning Department
1150 W Guy Crown Drive
Ellettsville, IN. 47429

Re: Ellis Ridge Preliminary Plat

Dear Eric,

On behalf of our client, Kenny Blackwell, we respectfully request to be placed on the Town of Ellettsville Plan Commission agenda for consideration of a Preliminary Plat for the Ellis Ridge Subdivision located at 3888 W SR 46. This petition would subdivide the 17.53 acre parcel into 47 total lots with 3 commercial lots, 2 multifamily lots, 38 lots for single-family homes and 4 lots for Common Area. Details of this request are discussed in the attached petitioner's statement and shown on the materials included with this petition.

Sincerely,

A handwritten signature in black ink that reads 'Katherine E. Stein'. The signature is written in a cursive style with a large, looped 'K' and 'S'.

Katherine E. Stein, P.E.
Smith Design Group, Inc.

Petitioner's Statement

Project Location

The 17.53 acre vacant site is located at 3888 W SR 46. This development is immediately west of Highland Park Estates, south of The Arbors at Woodgate, and east of Spring Valley.

Project Description

Three commercial outlots are proposed on the southern portion of the site. The uses of the commercial lots have not been determined. Multifamily is proposed for two lots in the middle of the project. The multifamily development plan is not a part of this petition. The north portion of the project will consist of 38 paired patio homes that will be located on 4 large common area lots.

Topography

The site is former single family residence consisting of a vacant field with tree canopy coverage around the property boundaries. The site generally slopes from east to west.

Access

Access to the site is provided by a road stub on the northwest side from Ashbrook Lane and a new full access drive to SR 46 on the south side of the project. The access from SR 46 is within the INDOT Right of Way (ROW). INDOT required a traffic impact study be conducted for warranted lane improvements to allow a full access drive onto SR 46. Road access to Centennial Drive is not planned at this time, but a road stub and right of way dedication will occur with this subdivision.

Storm Water Management

There will be 3 detention ponds constructed for managing stormwater runoff from this development. One pond will be located on the southern portion of the site and will discharge to existing storm sewer along SR 46. The other two ponds will be located in the northern portion of the site. These ponds will discharge to an existing drainage swale that runs from Centennial Drive to the west side of the site and continues through the Spring Valley neighborhood. The detention ponds will store and release stormwater runoff to preconstruction rates.

Road Standards

Public Street Commercial Area

60' R/W width

16' pavement for two travel lanes

6" standing curb with 2' gutter both sides

5' concrete sidewalk with 4' tree plot, both sides

Public Street Multifamily Area

60' R/W width
13.50' pavement for two travel lanes
6" standing curb both sides
5' concrete sidewalk with 5' tree plot, both side

Public Street Single Family Area

60' R/W width
12' pavement for two travel lanes
2' roll curb both sides
5' concrete sidewalk with 5' tree plot, both sides

Public Alley Single Family Area

20' R/W width
14' pavement for one travel lanes
2' roll curb both sides

Utility Availability

Public sewer and water is available to this development. Both Sewer and water are within ROW along SR 46 and in the north portion of the site. As a part of this project a new water main will be installed along the main road to loop the two water mains. New sanitary sewer will also be extended throughout the development. Private utility lines including electric, phone and gas area also available.



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 be 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 an 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



Town of Ellettsville

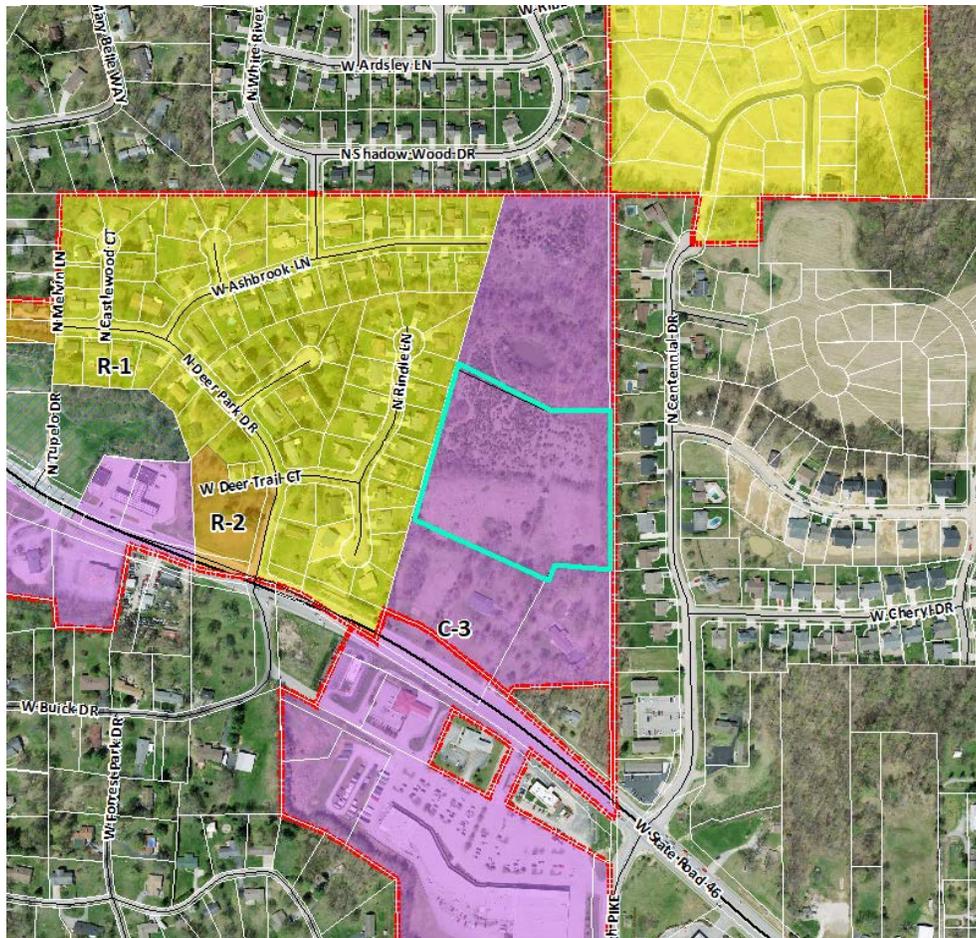
Department of Planning & Development

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 will be 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 essentially the same uses in addition to multi-family residential, which was previously permitted in this zoning district at the time it was zoned commercial. The use of this property for multi-family housing is similar in intensity to nearby commercial uses. The concern is that this parcel is exceptionally deep, at around 1,500 feet, and runs into single family homes on the east and west sides.

- 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. With that said, there is currently very limited traffic access that makes it less viable for higher traffic counts. It will be up to the petitioner to explain why this would be the most desirable use of the property.

- 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.

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

Staff Finding:

As stated in #3, this is a much needed use, but traffic access is a significant barrier to overcome. The petitioner shall explain how this change in zoning promotes responsible development.

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.

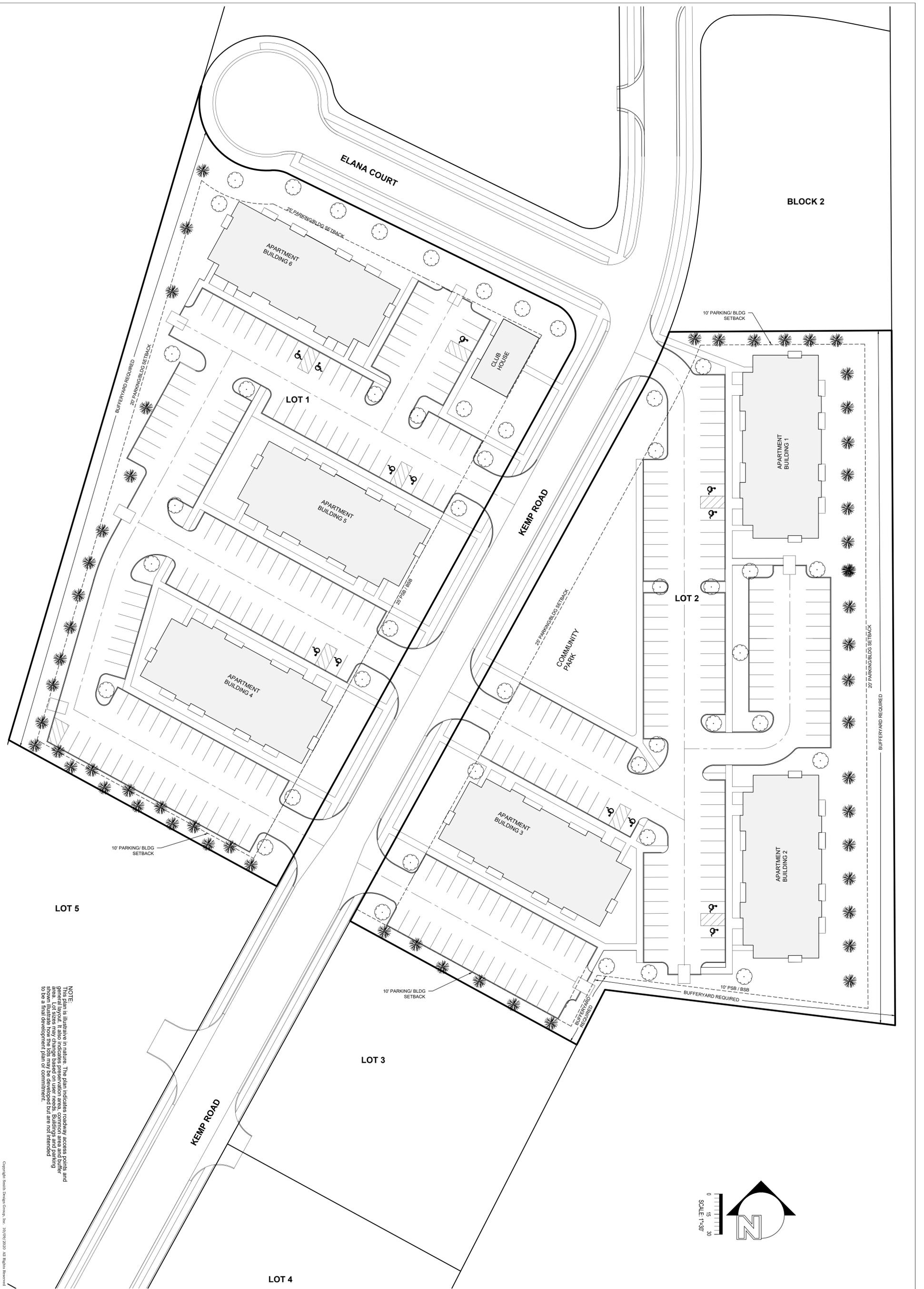
Summary

The change in zoning of this parcel from C-3 to a PUD is a relatively small 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, which will need to be addressed by the developer prior to any possible approval. 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
January 28, 2021







NOTE:
 This plan is illustrative in nature. The plan indicates roadway access points and 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.



DATE: 01/08/2021
 SHEET: 2 OF 3
 6213
 CONCEPTUAL SITE PLAN

DESIGNED	DRAPFTED	CHECKED	DATE
KES	SPP		

REVISIONS	BY	DATE

**THE FLATS ON 46
 PUD
 OUTLINE PLANS**

NOT FOR CONSTRUCTION
 XX/XX/20XX

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

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FLATS ON 46 PUD

OUTLINE PLAN



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

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**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	
Table A	
Development Standards	
PUD Element	Lot 1 and 2 of Ellis-Ridge Subdivision
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)	10'
Parking (rear yard)	10'
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

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

Medium street trees 25' to 45' at mature height

<u>Common Name</u>	<u>Scientific Name</u>
Autumn Flame Red Maple	<i>Acer rubrum</i>
Downy Serviceberry	<i>Amelanchier arborea</i>
American Hornbeam or Blue Beech	<i>Carpinus caroliniana</i>
Yellowwood	<i>Cladrastis lutea</i>
Hop Hornbeam or Ironwood	<i>Ostrya virginiana</i>

Small street trees under 25' at mature height

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

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

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

Medium trees 25' to 45' at mature height

<u>Common Name</u>	<u>Scientific Name</u>
River Birch	<i>Betula nigra</i>
Sassafras	<i>Sassafras albidum</i>
American Arborvitae	<i>Thuja occidentalis</i>

Small trees under 25' tall at mature height

<u>Common Name</u>	<u>Scientific Name</u>
Pawpaw	<i>Asimina triloba</i>
Persimmon	<i>Diospyros virginiana</i>
Silverbell	<i>Halesia carolina</i>
Wild Plum	<i>Prunus Americana</i>
Staghorn Sumac	<i>Rhus typhina</i>

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

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

Herbaceous Perennial Plants and plants suitable for infill, aesthetics, and cover

(bold indicates native species)

Flowering Perennials

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

Flats on 46 PUD Outline Plan

Royal Catchfly	<i>Silene regia</i>
Fire Pink	<i>Silene virginica</i>
Celandine Poppy	<i>Stylophorum diphyllum</i>
Coralberry	<i>Symphoricarpos orbiculatus</i>
Culver's Root	<i>Veronicastrum virginicum</i>
Violet	<i>Viola sororia</i>

Ground Covers

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

Vines

<u>Common Name</u>	<u>Scientific Name</u>
Wooly Douchman's Pipe	<i>Aristolochia tomentosa</i>
Crossvine	<i>Bignonia capreolata</i>
Trumpet Creeper	<i>Campsis radicans</i>
Virgin's Bower (native clematis)	<i>Clematis virginiana</i>
Virginia Creeper <i>quinquefolia</i>	<i>Parthenocissus</i>

Ferns

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

Grasses

<u>Common Name</u>	<u>Scientific Name</u>
Big Bluestem	<i>Andropogon gerardii</i>
Side-Oats Gramma	<i>Bouteloua curtipendula</i>
Indian Seoats	<i>Chasmanthium latifolium</i>
Bottlebrush Grass	<i>Elymus hystrix</i>
Virginia Wild Rye	<i>Blymus virginicus</i>
June Grass	<i>Koeleria macrantha</i>
Switch Grass	<i>Panicum virgatum</i>
Little Bluestem	<i>Schizachyrium scoparium</i>
Prairie Dropseed	<i>Sporobulus heterolepis</i>

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

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

Trees with Poor Characteristics

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

Poison Ivy	<i>Toxicodendron radicans</i>
Poison Sumac	<i>Toxicodendron vernix</i>

Invasive Herbaceous Perennials

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

Invasive Grasses

<u>Common Name</u>	<u>Scientific Name</u>
Quackgrass	<i>Agropyron repens *</i>
Giant Reed	<i>Arundo donax</i>
Small Carpgrass	<i>Arthraxon hispidus</i>
Smooth Brome	<i>Bromus inermis</i>

Flats on 46 PUD Outline Plan

Tall Fescue	<i>Festuca elatior</i>
Japanese Stilt Grass	<i>Microstegium vimineum</i>
Maiden Grass	<i>Miscanthus sinensis</i>
Reed Canary Grass	<i>Phalaris arundinacea</i>
Common Reed Grass	<i>Phragmites australis</i>
Columbus Grass	<i>Sorghum almum Parodi *</i>
Shattercane	<i>Sorghum bicolor *+</i>
Johnson Grass or Sorghum Almun	<i>Sorghum halepense *+</i>
Yellow Groove Bamboo	<i>Phyllostachys aureosulcata</i>

Invasive Vines and Groundcovers

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

Invasive Shrubs

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

Flats on 46 PUD Outline Plan

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

ARBORS @ WOODGATE PHASE III

SPRING VALLEY SECTION 2

ASHBROOK LN

BLOCK 1

BLOCK 3

BLOCK 2

CENTENNIAL DR

HIGHLAND PARK PHASE I

SPRING VALLEY SECTION 3

WINDY LN

LOT 1

LOT 2

LOT 5

LOT 3

LOT 4

SR 46

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



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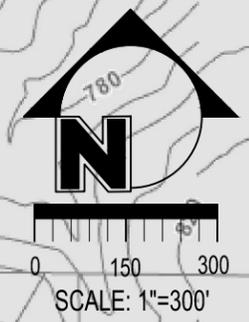
**ARBORS @ WOODGATE PHASE III
MONROE COUNTY ZONING MR**



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



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



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ARBORS @ WOODGATE PHASE III

SPRING VALLEY SECTION 2

BLOCK 1

ASHBROOK LN

ASHBROOK LN

BLOCK 3

KEMP ROAD

CENTENNIAL DR

BLOCK 2

ELANA COURT

10' PARKING/BLDG SETBACK

SPRING VALLEY SECTION 3

25' PARKING/BLDG SETBACK

APARTMENT BUILDING 6

LOT 1

APARTMENT BUILDING 5

APARTMENT BUILDING 4

CLUB HOUSE

COMMUNITY PARK

LOT 2

APARTMENT BUILDING 1

APARTMENT BUILDING 2

10' PARKING/BLDG SETBACK

LOT 5

10' PARKING/BLDG SETBACK

LOT 3

KEMP ROAD

LOT 4

10' PSB / BSB

SR 46

HIGHLAND PARK PHASE I



0 60 120
SCALE: 1"=120'

FLATS ON 46 PUD SITE
REDEVELOPMENT
ILLUSTRATIVE PLAN



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3225

FLATS
ON
46



FLATS ON 46 - APARTMENT BUILDING CONCEPT

JANUARY 5, 2021



