

CITY OF BLOOMINGTON



**December 1, 2014 @ 4:30 p.m.
CITY HALL - HOOKER
CONFERENCE ROOM #245**

ROLL CALL

MINUTES TO BE APPROVED: None at this time

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITION:

PUD-31-14 **Gentry Development Co., Inc.**
 1560 S. Renwick Blvd.
 Final plat approval for a 25-lot single-family residential subdivision.
 Case Manager: Eric Greulich

DP-33-14 **Habitat for Humanity of Monroe County**
 2012 S Rogers St
 Preliminary and final plat approval of a 4-lot subdivision of 0.803 acre parcel
 Case Manager: Eric Greulich

**BLOOMINGTON PLAT COMMITTEE
STAFF REPORT
LOCATION: 1560 S. Renwick Blvd**

**CASE #: PUD-31-14
DATE: December 1, 2014**

PETITIONER: Ramsey Land Development, Inc.
1557 S. Piazza Dr., Bloomington

CONSULTANT: Smith Brehob & Associates, Inc.
453 S. Clarizz Blvd., Bloomington

REQUEST: The petitioner is requesting final plat approval of 24 single family lots and two common area lots within Phase II of the Renwick Planned Unit Development.

REPORT SUMMARY: The proposed plat area is located within the Renwick Planned Unit Development (PUD). The petitioner received preliminary plan approval for the 80 acre mixed-use PUD in 2004 (PUD-53-03). This plat is part of Phase II of Renwick which received final plan and preliminary plat approval in 2005 (PUD-22-05). Phase 2 includes all of the PUD north of the bridge on Renwick Blvd. Since that approval several plats have been approved and recorded. Phase 1 of this section, to be known as Gentry Crest at Renwick, was approved in October 2014 under PUD-24-14. The petitioner is now coming forward for Phase 2 and 3 of Gentry Crest at Renwick.

During the Plan Commission hearings for the final plan in 2005, it was believed that no portion of the floodplain encroached onto the single family lots. However, FEMA updated the floodplain maps in 2010 and as a result, the new 100-year floodplain was modified and encroached into the proposed single family lots. The petitioner has gone through a Letter of Map Revision (LOMR) process with FEMA to modify the location of the 100-year floodplain to reflect more accurate contour information of the site. While they have received approval for the LOMR, the LOMR will not take effect until February 11, 2015. No lots that are affected by the LOMR can be recorded until after that date. All of the lots affected by the LOMR are shown on the proposed Phase 3. Although the majority of the lots are not encumbered by the 100-year floodplain, a portion of the 100-year floodway still encroaches onto some of the lots within Phase 3.

The Unified Development Ordinance would require all portions of the property that are located within the 100-year floodway to be shown within Common Area. Since the preliminary plat and final plan were approved under the previous zoning ordinance, which did not have that requirement, placing the areas of the floodway in Common Area would substantially affect the lot layout and number of lots. The petitioner is requesting a waiver from the Environmental Standards [20.07.080(c)(3)] that would require all areas within the regulatory floodway to be located within Common Area. Instead of placing the areas of the floodway within common area, Staff has worked with the petitioner to establish a 10' setback from the floodway for the residential houses. Uncovered patios or decks could extend up to the floodway. Staff supports the request for the waiver with the condition of approval of a 10' setback. All portions of the site within the floodplain have been shown within a drainage easement. No grading within the floodway is approved. All of the houses adjacent to the floodplain are required to have the lowest finished floor 2' above the 100-

year base flood elevation.

A grading permit (C14-GRD-006) has been approved to allow limited grading for the streets, building pads, and utility infrastructure outside of the floodplain. No grading or disturbance within the floodplain was approved with the grading permit. An amended grading plan will be submitted to allow for additional building pads and infrastructure after February 11, 2015.

This approval will plat a total of 24 single family lots within 2 phases of Gentry Crest at Renwick, and will plat the remaining single family lots that were approved within Renwick. With this overall approval there would also be two common area lots platted, one that contains a sinkhole and the other for detention. Phase 2 of this section will contain 9 single family lots and the common area lot with a sinkhole. Phase 3 of this section (which can be platted after February 11, 2015) will plat 15 single family lots and one common area lot that will have the detention pond. An access easement has been shown between Lot #31 and #32 to provide access to the detention pond lot.

FINAL PLAT ISSUES

Right-of-Way: Proposed right-of-way dedication is consistent with the approved final plan. All required right-of-way for Renwick Blvd. and Cathcart St. was dedicated with previous plats. The internal street (Hathaway Ct.) is shown with the required 50' of right-of-way.

Access: Access to all of these lots will be provided from the internal street, Hathaway Ct.

Utilities: Utility plans have been approved for this development. A detention pond has been shown on a common area lot (Lot #40) along the back of Lots #30-34 and that outfalls to the Park property to the west. The ownership and maintenance responsibilities of the detention area are required to be the responsibility of the Homeowner's Association and are described within the Facilities Maintenance Plan.

Street Trees: Street trees are required no more than 40' apart from center and have been shown. A list of approved species was also included in the final plan for this development.

Street Lighting: There are two additional street lights shown with this phase at the road intersections. The street lights shown are consistent with the lights installed with other phases within Renwick.

Environmental Preservation: There is a sinkhole on this site that has been shown within a required Common Area Lot labeled as Lot #39. A karst conservancy easement has also been shown as required with the appropriate definition.

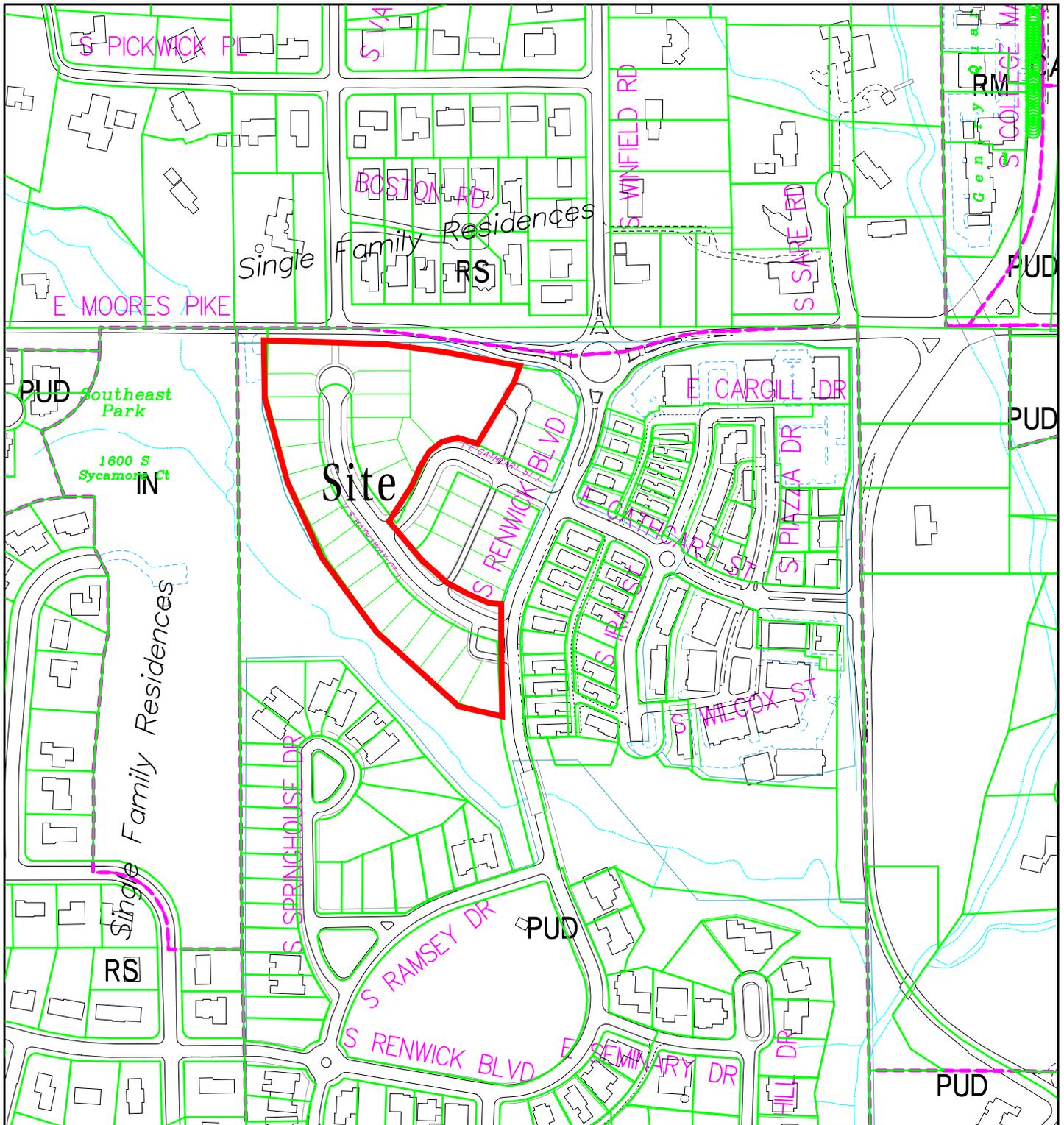
Pedestrian Accommodations: The petitioner has shown all required sections of sidewalk within the interior of the site along the public streets. These sidewalks will be a minimum of five feet in width. There is also an interior pedestrian connection shown between this phase and the sidewalk along the south side of Moores Pike adjacent to Lots #22 and 21. A sidewalk system along Moores Pike and Renwick Blvd. was constructed with previous

improvements.

Floodplain: As mentioned previously, a portion of this property is encumbered by the regulated 100-year floodplain of the West Branch Jackson Creek. The floodplain is currently mapped as encroaching onto lots #24-38. The petitioner has gone through a Letter of Map Revision (LOMR) from FEMA to correct the floodplain map and the LOMR has been approved by FEMA and will take effect on February 11, 2015. The petitioner has placed all of the lots effected by the LOMR on Phase 3, and can not record that phase until the LOMR becomes effective. No grading within the floodplain is proposed or approved.

RECOMMENDATION: Based on the written findings above, staff recommends approval of the petition with the following conditions:

1. This subdivision is subject to all terms and conditions of Plan Commission cases #PUD-29-05, PUD-53-03, PUD-38-07, and PUD-1-08.
2. Street trees species must be consistent with the approved Final Plan and must be approved by the City's Urban Forester.
3. During development of individual lots that border the conservation easement or park dedication area, all permit applicants are required to have an on-site preconstruction meeting with the Planning and Transportation Department prior to the issuance of any grading/building permits.
4. The petitioner must place signs stating the presence and nature of all conservancy easements as well as the park dedication area. These signs must be located at the rear of every other lot at common property corners. Final sign language must be approved by Staff.
5. All homes must be constructed with the lowest finished floor at least 2' above the 100-year floodplain elevation.
6. A 10' setback from the floodplain is required for all residential houses. Uncovered decks or patios may extend up to the floodplain line.



PUD-31-14 Ramsey Land Development

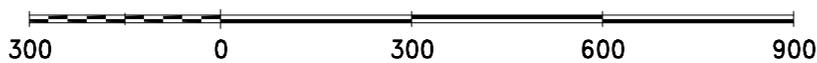
1560 S Renwick Blvd

Plat Committee

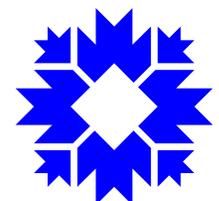
Site Location, Zoning, Land Use, Parcels

By: greulice

26 Nov 14



City of Bloomington
Planning & Transportation



Scale: 1" = 300'

For reference only; map information NOT warranted.



Stephen L. Smith P.E., L.S.
Steven A. Brehob B.S., Cn.T.

Petitioner's Statement

Location

This project is located on the remaining 5.37 acre parcel of land bounded by Moores Pike and Renwick Boulevard at the NW corner of the Renwick development resulting from the completion of the Phase 1 plat which totaled 2.62 acres.

Project

The project is zoned PUD and is included within the area of the Renwick PUD. Phase 2 will include 25 lots, 24 which are buildable and one common area lot. Rights-of-way will be dedicated for public streets. The total number of lots for Phase 1 and Phase 2 combined is 39 (38 buildable and one common area lot).

Access

Access to the property will be provided by the extension a connection to S. Renwick Boulevard, and E. Cathcart Street with a new street to be known as E. Hathaway Court.

Development Standards

Architecture - As approved within the Renwick PUD for this area
Right of way with on roadways = 50'
Right of way width on alleys = 16'
Pavement width of roadways = 25' plus 2' roll curb
Pavement width on alleys = 12' plus 2' gutter
Sidewalks = 5' wide, both sides of roadways
Street trees at 40' spacing along roadways
Front yard setback = 10'
Side yard setback = 5' min, regardless of height of home
Rear yard setback = 7' min

Utilities

Sanitary sewer, water and storm water infrastructure installed as part of the Renwick development will serve this site. Private utilities including electric, phone and gas are also available to serve the development.

Floodway

A Letter of Map Revision was completed for this property. Though there is floodplain area on Lots 26-29, it does not render the lots non-buildable. All floodplain area is contained within easement.



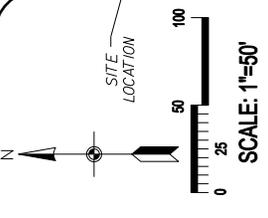
LOCATION MAP
No Scale

EASEMENT LEGEND

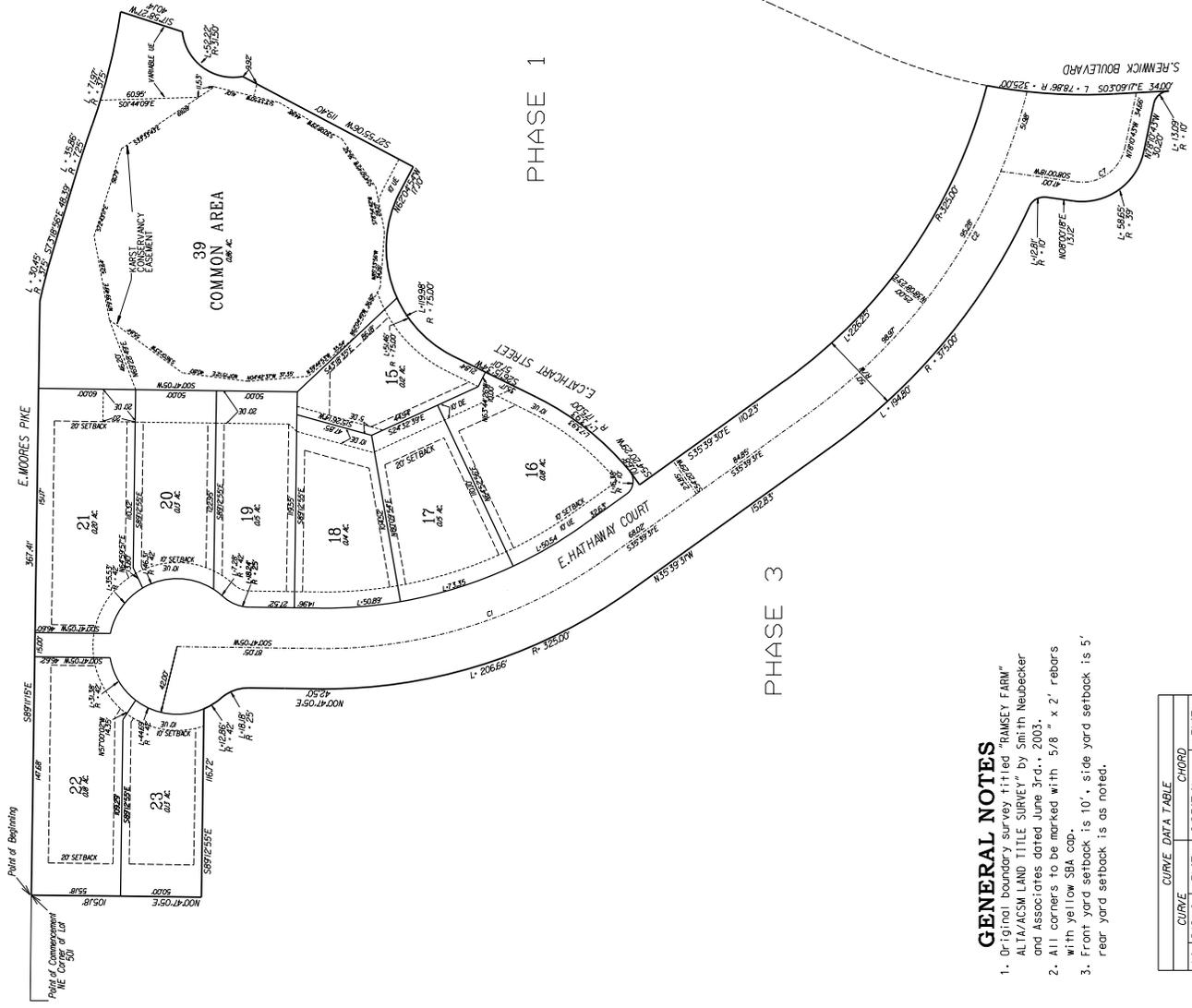
- IE= Utility Easement
- (A) Shall allow both private and public utility providers access to the easement for installation, maintenance, repair, or removal of utility facilities.
 - (B) Prohibits the placement of any unauthorized obstructions within the easement area.
- DES= Drainage Easement
- (A) Shall be required for any surface swales or other minor improvements that are intended for maintenance by the lots on which they are located.
 - (B) Shall prohibit any alteration within the easement that would hinder or redirect flow.
 - (C) Shall provide that the owner of the lot on which the easement is placed shall be responsible for maintenance of the drainage easement.
 - (D) Shall be enforceable by the City Utilities Department and by owners of properties that are adversely affected by conditions within the easement.
 - (E) Shall allow the City Utilities Department to enter upon the easement for the purpose of maintenance, to charge the cost of such maintenance to the responsible parties, to construct drainage facilities within the easement, and to assume responsibility for the drainage features of its discretion.
- SSE= Sanitary Sewer Easement
- (A) Shall allow the City Utilities Department exclusive access for installation, maintenance, repair, or removal of sanitary sewer facilities.
 - (B) Encroachment by other utilities is prohibited, unless such encroachment is approved by the City Utilities Department in conjunction with the Preliminary Plat. Upon written permission from the City Utilities Department, encroachments may be permitted after the recording of the Final Plat.
 - (C) Trees and structures including, but not limited to, buildings, fences, retaining walls, signs and light structures, shall not be placed within the easement.
 - (D) Grading activity shall be prohibited within Sanitary Sewer Easements without written permission from the City Utilities Department.
- Kerf Conservancy Easement
- (A) Prohibits any land-disturbing activities, including the placement of a fence, within the easement area. Mowing is allowed within the easement area.
 - (B) Allows the removal of dead or diseased trees that pose a risk or impede drainage as well as allowing the removal of exotic invasive species only after first obtaining written approval from the Planning Department.
 - (C) Grants the City the right to enter the property to inspect the easement and allow or repair the kerf feature.
 - (D) All Kerf Conservancy Easements shall be identified with signs located along the boundary of the easement. Signs shall be placed at intervals of no more than two hundred (200) feet, and each sign shall be a maximum of one and a half (1.5) square feet in area. A minimum of one (1) sign is required, regardless of the size of the easement.
 - (E) Use of pesticides, herbicides, or fertilizers is prohibited within the easement area.
 - (F) Allows, in cases where removal of exotic invasive species is proposed, the restoration of disturbed areas with native plant material. Written approval from the Planning Department is required prior to any proposed restoration.

MONUMENT LEGEND

- STONE MONUMENT
- STONE WITH X
- CONCRETE MONUMENT
- SPRING MONUMENT
- REBAR FOUND
- IRON ROD FOUND
- FENCE POST FOUND
- RAILROAD SPIKE FOUND
- PK WALL MONUMENT
- HIGHWAY BOX
- EASEMENT LINE



LOT #	ADDRESS
15	2425 E. GATSBY STREET
16	1551 S. HATHAWAY COURT
17	1821 S. HATHAWAY COURT
18	1821 S. HATHAWAY COURT
19	1513 S. HATHAWAY COURT
20	1507 S. HATHAWAY COURT
21	1501 S. HATHAWAY COURT
22	1502 S. HATHAWAY COURT
23	1508 S. HATHAWAY COURT

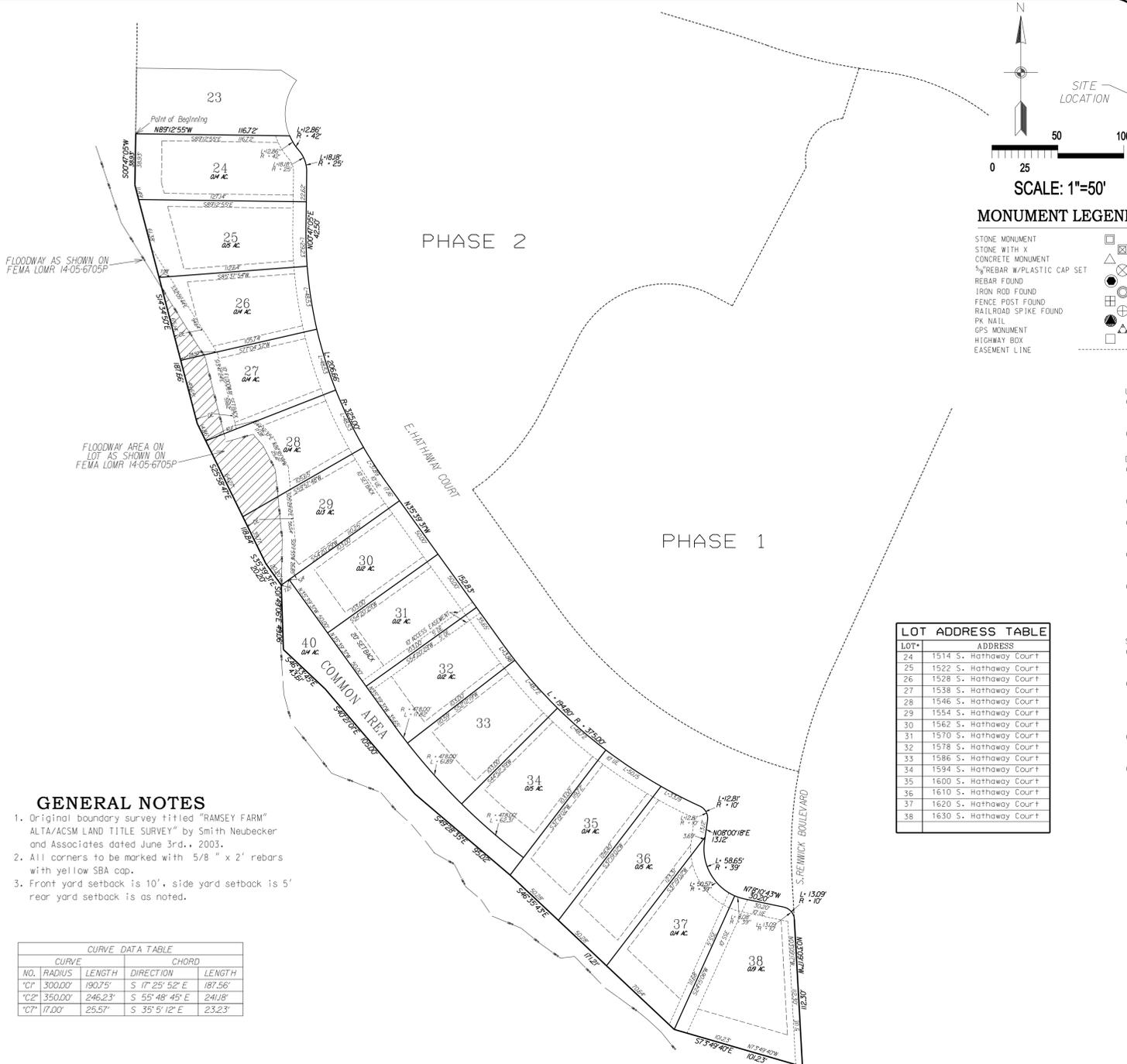


GENERAL NOTES

- Original boundary survey titled "RANNEY FARM" ALTA/ACSM LAND TITLE SURVEY" by Smith Neubecker and Associates dated June 3rd., 2003.
- All corners to be marked with 5/8" x 2" rebar with yellow SBA cap.
- Front yard setback is 10', side yard setback is 5' rear yard setback is as noted.

CURVE DATA TABLE			
NO.	RADIUS	LENGTH	CHORD
CC	300.00	190.75	187.55
CC	350.00	246.93	244.87
CC	17.00	2.557	2.223





SCALE: 1"=50'

- MONUMENT LEGEND**
- STONE MONUMENT
 - STONE WITH X
 - CONCRETE MONUMENT
 - 3/4" REBAR W/PLASTIC CAP SET
 - REBAR FOUND
 - IRON ROD FOUND
 - FENCE POST FOUND
 - RAILROAD SPIKE FOUND
 - PK NAIL
 - GPS MONUMENT
 - HIGHWAY BOX
 - EASEMENT LINE

LOCATION MAP
No Scale

- EASEMENT LEGEND**
- UE= Utility Easement
 - (A) Shall allow both private and public utility providers access associated with the installation, maintenance, repair, or removal of utility facilities.
 - (B) Prohibits the placement of any unauthorized obstructions within the easement area.
 - DE= Drainage Easement
 - (A) Shall be required for any surface swales or other minor improvements that are intended for maintenance by the lots on which they are located.
 - (B) Shall prohibit any alteration within the easement that would hinder or redirect flow.
 - (C) Shall provide that the owner of the lot on which the easement is placed shall be responsible for maintenance of the drainage features within such easement.
 - (D) Shall be enforceable by the City Utilities Department and by owners of properties that are adversely affected by conditions within the easement.
 - (E) Shall allow the City Utilities Department to enter upon the easement for the purpose of maintenance, to charge the cost of such maintenance to the responsible parties, to construct drainage facilities within the easement, and to assume responsibility for the drainage features at its discretion.
 - SSE= Sanitary Sewer Easement
 - (A) Shall allow the City Utilities Department exclusive access for installation, maintenance, repair, or removal of sanitary sewer facilities.
 - (B) Encroachment by other utilities is prohibited, unless such encroachment is approved by the City Utilities Department in conjunction with the Preliminary Plat. Upon written permission from the City Utilities Department, encroachments may be permitted after the recording of the Final Plat.
 - (C) Trees and structures including, but not limited to, buildings, fences, retaining walls, signs, and light fixtures, shall not be located within the Sanitary Sewer Easement.
 - (D) Grading activity shall be prohibited within Sanitary Sewer Easements without written permission from the City Utilities Department.

LOT ADDRESS TABLE

LOT*	ADDRESS
24	1514 S. Hathaway Court
25	1522 S. Hathaway Court
26	1528 S. Hathaway Court
27	1538 S. Hathaway Court
28	1546 S. Hathaway Court
29	1554 S. Hathaway Court
30	1562 S. Hathaway Court
31	1570 S. Hathaway Court
32	1578 S. Hathaway Court
33	1586 S. Hathaway Court
34	1594 S. Hathaway Court
35	1600 S. Hathaway Court
36	1610 S. Hathaway Court
37	1620 S. Hathaway Court
38	1630 S. Hathaway Court

GENERAL NOTES

- Original boundary survey titled "RAMSEY FARM" ALTA/ACSM LAND TITLE SURVEY by Smith Neubecker and Associates dated June 3rd., 2003.
- All corners to be marked with 5/8" x 2' rebars with yellow SBA cap.
- Front yard setback is 10', side yard setback is 5', rear yard setback is as noted.

CURVE DATA TABLE

NO.	RADIUS	LENGTH	DIRECTION	CHORD	LENGTH
"C"	300.00'	190.75'	S 17° 25' 52" E		187.56'
"C"	350.00'	246.23'	S 55° 48' 48" E		241.08'
"C"	17.00'	25.57'	S 35° 5' 12" E		23.23'

GENTRY CREST PHASE 3 AT RENWICK

PREPARED BY: SMITH BREHOB & ASSOCIATES, INC., 453 S. CLARIZZ BLVD., BLOOMINGTON, INDIANA 47401

JOB NO. 5011
PAGE 1 OF 2



A part of the East half of the Northeast Quarter of Section 10, Township 8 North, Range 1 West, Monroe County, Indiana being more particularly described as follows: Beginning at the Southwest corner of Lot 23, Gentry Crest Phase 2 at Renwick, as shown on the final plat there of recorded in Plat Cabinet Envelope in the Office of the Recorder, Monroe County, Indiana; thence South 00 degrees 47 minutes 05 seconds East 38.93 feet; thence South 14 degrees 34 minutes 50 seconds East 187.66 feet; thence South 25 degrees 58 minutes 47 seconds East 118.84 feet; thence South 35 degrees 39 minutes 31 seconds East 20.20 feet; thence South 01 degrees 49 minutes 06 seconds East 49.06 feet; thence South 46 degrees 33 minutes 45 seconds East 43.61 feet; thence South 40 degrees 21 minutes 01 seconds East 105.00 feet; thence South 49 degrees 28 minutes 35 seconds East 95.02 feet; thence South 46 degrees 35 minutes 43 seconds East 171.21 feet; thence South 73 degrees 49 minutes 40 seconds East 101.23 feet; thence North 03 degrees 09 minutes 17 seconds West 112.30 feet to a tangent curve concave to the Southwest, having a chord bearing of North 40 degrees 40 minutes 01 seconds West, a chord length of 12.18 feet, and a radius of 10.00 feet, thence along said curve an arc length of 13.09 feet; thence North 78 degrees 10 minutes 43 seconds West 30.20 feet to a tangent curve concave to the Northeast, having a chord bearing of North 35 degrees 05 minutes 51 seconds West, a chord length of 53.28 feet, and a radius of 39.00 feet, thence along said curve an arc length of 58.65 feet; thence North 08 degrees 00 minutes 18 seconds East 13.12 feet to a tangent curve concave to the Southwest, having a chord bearing of North 28 degrees 42 minutes 20 seconds West, a chord length of 11.96 feet, and a radius of 10.00 feet, thence along said curve an arc length of 12.81 feet to a non-tangent curve concave to the Northeast, having a chord bearing of North 50 degrees 32 minutes 03 seconds West, a chord length of 192.62 feet, and a radius of 375.00 feet, thence along said curve an arc length of 194.80 feet; thence North 35 degrees 39 minutes 31 seconds West 152.83 feet to a tangent curve concave to the Northeast, having a chord bearing of North 17 degrees 25 minutes 53 seconds West, a chord length of 203.19 feet, and a radius of 325.00 feet, thence along said curve an arc length of 206.66 feet; thence North 00 degrees 47 minutes 05 seconds East 42.50 feet to a tangent curve concave to the Southwest, having a chord bearing of North 20 degrees 03 minutes 02 seconds West, a chord length of 17.78 feet, and a radius of 25.00 feet, thence along said curve an arc length of 18.18 feet to a tangent curve concave to the Northeast, having a chord bearing of North 32 degrees 06 minutes 50 seconds West, a chord length of 18.81 feet, and a radius of 42.00 feet, thence along said curve an arc length of 12.86 feet; thence North 89 degrees 12 minutes 55 seconds West 116.72 feet to the Point of Beginning, containing 2.23 acres more or less.

The real estate described on this plat shall be and is hereby subject to the terms and Conditions of the Declaration of Covenants, conditions and Restrictions. Recorded on 10-25-2005 as Instrument Numbers 2005021761 and 200502762 in the office of the Recorder of Monroe County, Indiana.

The undersigned, Ben A. Beard, President of Gentry Estates Development Co., Inc., being the owner of the above described real estate, does hereby layoff, plat and subdivide the same into lots and streets in accordance with this plat. This within plat shall be known and designated Gentry Crest Phase 2 at Renwick.

IN WITNESS WHEREOF, Gentry Estates Development Co., Inc., an Indiana Corporation, by Ben A. Beard, President, has hereunto executed this _____ day of _____, 2014.

Ben A. Beard, President
Gentry Estates Development Co., Inc.

STATE OF INDIANA)
COUNTY OF MONROE)
Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Ben A. Beard, personally known to me to be the President of Gentry Estates Development Co., Inc., and being the owner of the described real estate, and who acknowledged the execution of the foregoing plat for the Real Estate known as Gentry Crest Phase 2 at Renwick as his voluntary act and deed for the uses and purposes therein expressed.

WITNESS my hand and Notarial Seal this _____ day of _____, 2014.
My Commission Expires: _____
_____, NOTARY PUBLIC
a resident of Monroe County

I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.
Certified this _____th day of December, 2014.

Stephen L. Smith
Registered Land Surveyor No. LS80040427
State of Indiana
I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document unless required by law.
Stephen L. Smith

- The exceptions are as follows:
- All public highways and rights-of-way, and all conditions, restrictions, covenants, encumbrances, and easements, apparent or of record.
 - Ordinance 95-62 an Ordinance concerning the Annexation of Adjacent and Contiguous Territory, recorded December 10, 1996, in Miscellaneous Record 242, at page 669, in the office of the Recorder of Monroe County, Indiana.
 - Ordinance 02-28 an Ordinance concerning the Annexation of Adjacent and Contiguous Territory, recorded December 30, 2002, as Instrument Number 2002031591, in the office of the Recorder of Monroe County, Indiana.
 - Ordinance 02-28 an Ordinance concerning the Annexation of Adjacent and Contiguous Territory, recorded March 27, 2003, as Instrument Number 2003007923, in the office of the Recorder of Monroe County, Indiana.
 - ALTA/ACSM Land Title Survey by Eric L. Deckard, Indiana Registered Land Surveyor No. LS29900012, dated June 3, 2003, recorded November 17, 2003, as Instrument Number 2003033111, in the office of the Recorder of Monroe County, Indiana.
 - Master Deed Restrictions of Renwick, recorded October 27, 2005, as Instrument Number 2005021761, which instrument was re-recorded as Instrument Number 2008005796, and amended by First Amendment to Master Deed Restrictions, recorded November 17, 2008, as Instrument Number 2008018894, all in the office of the Recorder of Monroe County, Indiana.
 - Declaration of Charter, Easements, Covenants, and Restrictions for Residential Neighborhood, recorded October 27, 2005, as Instrument Number 2005021762, which instrument was re-recorded as Instrument Number 2008005793, amended by First Supplemental Declaration recorded May 25, 2005, as Instrument Number 2006010134, which was further amended by Second Supplemental Declaration, recorded October 17, 2008, as Instrument Number 2008017266, further amended by Third Supplemental Declaration, recorded July 14, 2009, as Instrument Number 2009012221, all in the office of the Recorder of Monroe County, Indiana.
 - Declaration of Covenants, Conditions and Restrictions for Springhouse Ridge, recorded July 14, 2009, as Instrument Number 2009012222, in the office of the Recorder of Monroe County, Indiana.
 - All covenants, conditions, restrictions, easements and encumbrances as shown by the recorded plat of Renwick Phase 1, recorded in Plat Cabinet D, Envelope 19, in the office of the Recorder of Monroe County, Indiana. NOTE: This exception omits any covenant, condition, or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

PLAN COMMISSION AND BOARD OF PUBLIC WORKS

Under the authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington as follows:

Approved by the Board of Public Works at a meeting held:

Charlotte Zietlow, President

James McNamara, Member

Dr. Frank N. Hrisomalos, Member

Approved by the City Plan Commission at a meeting held:

Tom Micuda, Director of Planning and Transportation

Jack Baker, President of Plan Commission

GENTRY CREST PHASE 3 AT RENWICK

PREPARED BY: SMITH BREHOB & ASSOCIATES, INC., 453 S. CLARIZZ BLVD., BLOOMINGTON, INDIANA 47401

JOB NO. 5011
PAGE 2 OF 2



**FACILITIES PLAN AND MAINTENANCE
MANUAL
FOR
GENTRY CREST AT RENWICK**

Owner:
Renwick Homeowner's Association
1557 S. Piazza Drive
Bloomington, IN 47401
812-332-9414
Contact – Tim Hanson

Owner Acknowledgement: _____ Date: _____

Prepared by:
Smith Brehob & Associates, Inc.
453 S. Clarizz Boulevard
Bloomington, IN. 47401

Project Description

Gentry Crest at Renwick consists of 38 single family home lots on approximately 8 acres located at the SW corner of the intersection of Moore's Pike and Renwick Boulevard. The development will be completed in multiple phases. The site is within the Renwick Planned Unit Development. The project includes public roadways, public alleys, common area and conservation easement area. Exhibit A shows the site location. Exhibit B shows the site plan and lot configuration.

Roadways

Roadways and alleys within the development will be public. The roadway improvements including sidewalks and street trees will be dedicated to the City of Bloomington upon completion. Alleys, similarly will be public and will be dedicated to the City of Bloomington upon completion. After acceptance, maintenance and improvements will be the responsibility of the City of Bloomington. Lawn areas between the curb and sidewalk will be maintained by the individual lot owners.

Island Area and Common Area Lot

There is one large island area intended for landscaping located within the public right-of-way of E. Hathaway Court. Though located within a right-of-way area to be dedicated to and maintained by the City of Bloomington, the island area and any landscaping or other improvements will be maintained by the Renwick Homeowners Association. The location of this island area is shown on Exhibit C.

Lot 39, as noted on the plat is not a buildable lot. Lot 40 is a detention area lot. The locations of these lots are shown on Exhibit B. Lot 39 is a common area / conservation area around an existing karst feature. Maintenance of the area, including mowing outside of the conservation area, shall be the responsibility of the Renwick Homeowners Association. Mowing and removal of trees and natural vegetation within the conservation area is not permitted without prior written approval from the City of Bloomington Planning Department.

Storm Water Detention Area

Storm water detention and water quality mitigation is located within an above ground basin located on Lot 40 in the backs of lots 30-34. Access to the basin would be derived along the pedestrian path on the parks property immediately adjacent to and south of the detention basin for wheeled vehicles. Access may also be achieved through a drainage and access utility easement along the common lot line between lots 29 and 30 for a vehicle on tracks that could damage the path on the parks property. Maintenance of the basin will be the responsibility of the Renwick Homeowners Association. Maintenance may include mowing, removal of trash, debris and accumulated sediment and repairs to the outlet control structure, if required. The location of this basin is shown on Exhibit E. The outlet control structure consists of a standpipe with a low-flow orifice and a gravel and amended soil infiltration trench. A detail of the outlet control structure is shown on Exhibit F.

The detention area should be inspected on a quarterly basis. Any maintenance performed or repairs required should be noted on the inspection log. Any questions regarding the appropriate maintenance or repairs should be directed to Steve Brehob at Smith Brehob & Associates, Inc. 812-336-0513.

Changes in Ownership

This facility plan shall run with the land. Changes in management of the Renwick Homeowner's Association or transfer to a third party property management company shall result in the transfer of ownership and maintenance responsibilities. Any change in ownership should be documented in this Facilities Plan. It shall be the responsibility of the owner to notify the City of Bloomington of any change in management of the property.

Right-of Entry

The owner hereby gives the City of Bloomington the right-of-entry over and across the property to inspect the right-of-way areas and storm water detention basin.

EXHIBIT A

SITE



Smith Brehob & Associates, Inc.



453 S. Clarizz Boulevard
Bloomington, Indiana, 47401
Telephone: (812) 336-6536
Fax: (812) 336-0513
Web: <http://smithbrehob.com>

EXHIBIT B

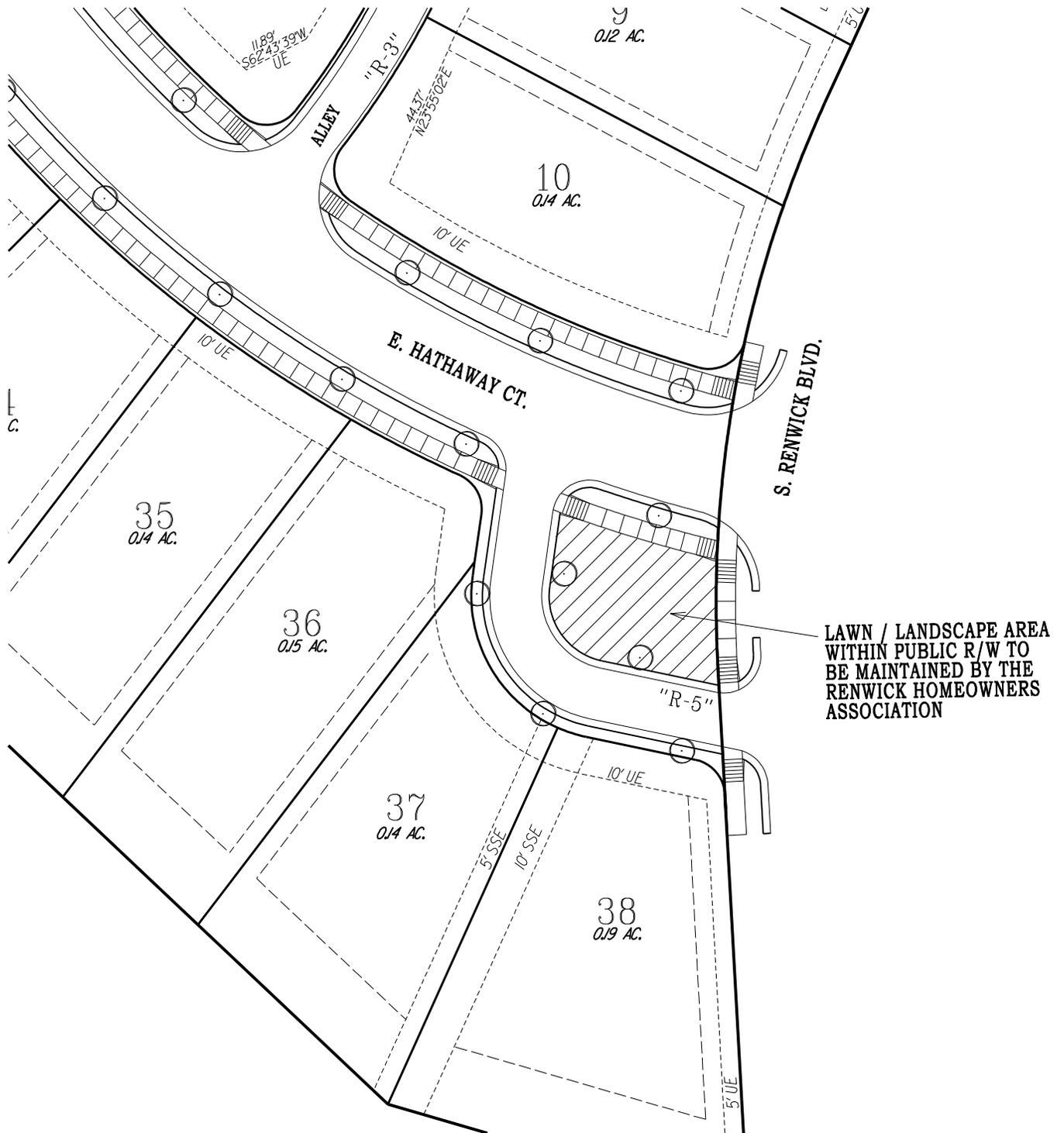


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EXHIBIT C

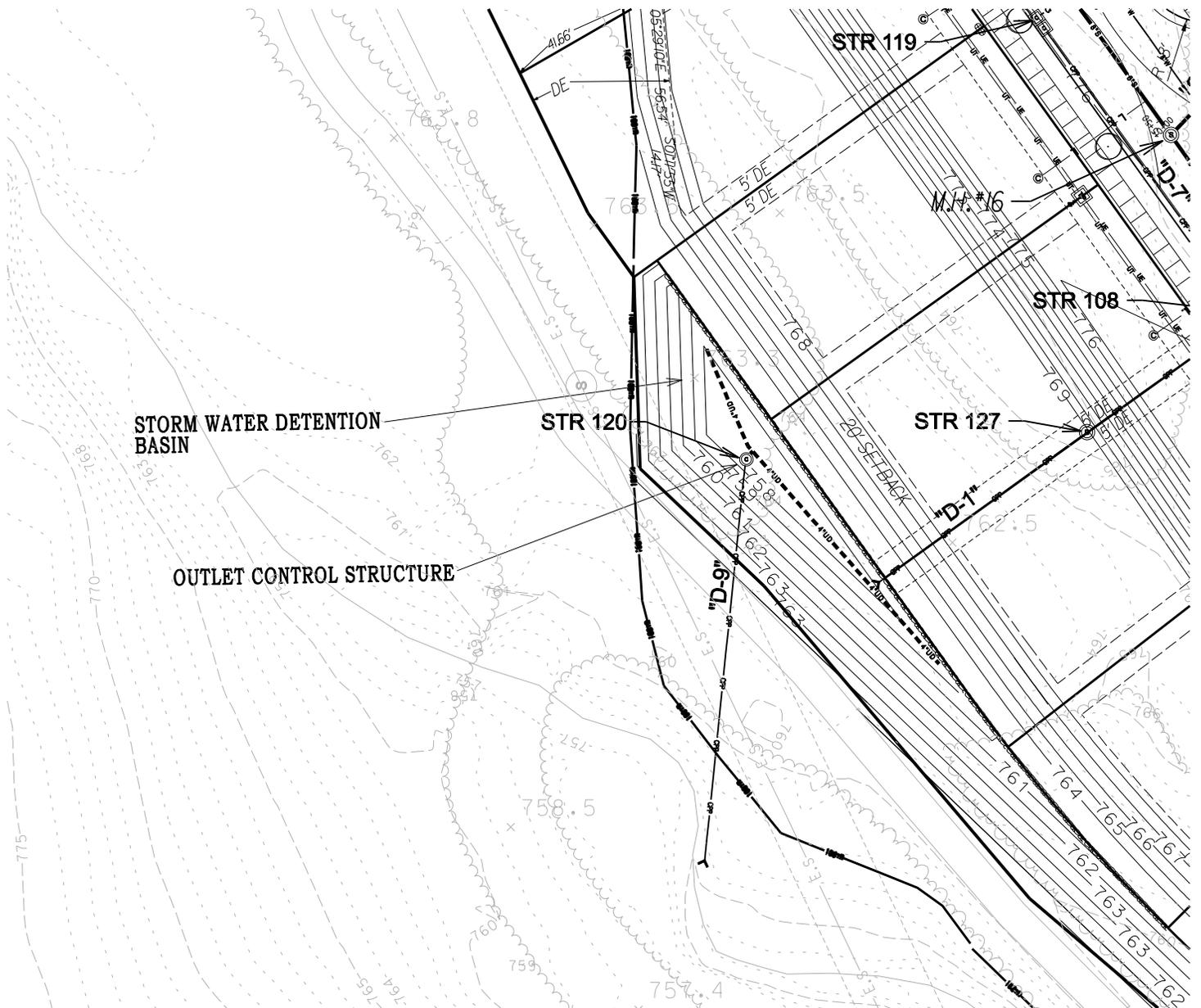


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EXHIBIT E



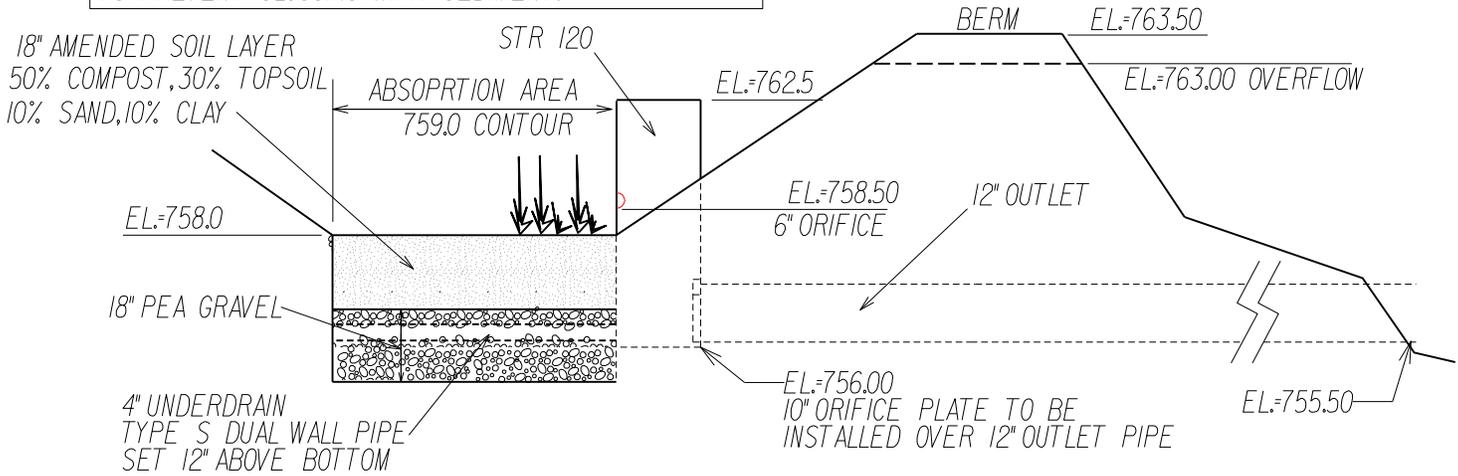
Smith Brehob & Associates, Inc.



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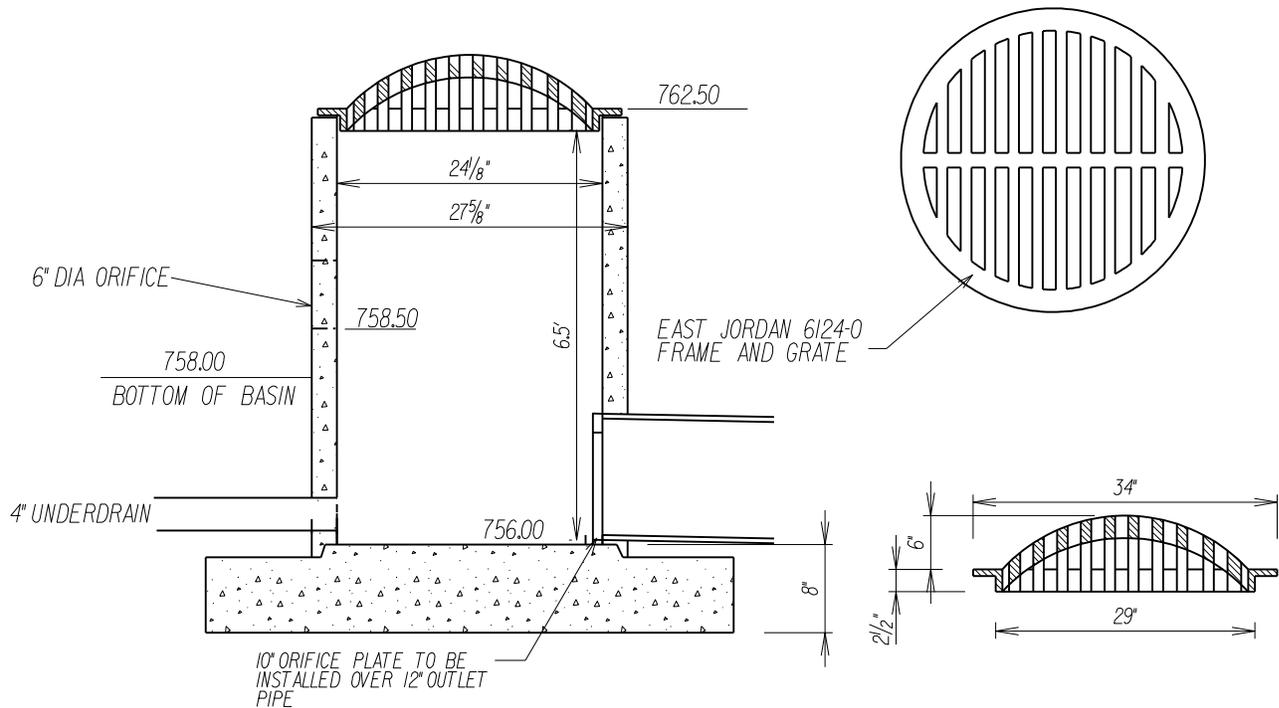
EXHIBIT F

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



RAIN GARDEN DETENTION DETAIL

NO SCALE



STR 120 DETAIL

NO SCALE

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BLOOMINGTON PLAT COMMITTEE
LOCATION: 2012 S Rogers St.

CASE #: DP-33-14
DATE: December 1, 2014

PETITIONER: Habitat for Humanity
213 E Kirkwood Ave, Bloomington

CONSULTANT: Smith Brehob & Associates, Inc.
453 S Clarizz Blvd, Bloomington

REQUEST: The petitioner is requesting preliminary and final plat approval of a four-lot single family subdivision.

REPORT: This 0.803 acre property in question is located just south of the Rockport Road and Rogers Street intersection. The property is zoned Residential Single Family (RS) and is currently vacant. Surrounding land uses are a gas station to the north, vehicle sales to the east, and single family residences to the south and west. The subject property is mostly grass with some scrub trees in the center and along the perimeter, with a large maple tree in the center. There are no known environmental features.

The petitioner is proposing to subdivide the property to create four single family lots that will be used for new single family residences for Habitat for Humanity. The petitioner is requesting to utilize the Affordable Housing Standards of the UDO in order to allow a reduced lot size and reduced rear yard setbacks. The petitioner is also requesting a waiver from the Arterial Frontage Standards [20.07.050] that prohibits residential lots from having direct frontage on an arterial road and would require a frontage road to be installed or provide alley access. Due to the small lot size of the overall petition site, installing a frontage road or platting additional right-of-way for alley access is not feasible and Staff supports this waiver request.

The proposed subdivision shows two lots with frontage on Rockport Rd. and two lots with frontage on Rogers St. The petitioner has shown one shared driveway cut on Rockport and one shared driveway cut on Rogers to provide access to the adjacent lots. Since Rogers Street is classified as a secondary arterial street, the lots along Rogers St. are not allowed to back out onto Rogers and have shown individual turn-around areas to comply. The turn-around shown on Lot #1 slightly exceeds the maximum width of 22' and must be reduced. An 8' asphalt sidepath was recently installed by the City along the Rogers St. frontage, however street trees were not installed as part of the City's project and are required with this petition not more than 40' from center. A 5' wide concrete sidewalk and tree plot with street trees are also required along Rockport Rd. and have been shown on the site plan.

PLAT ISSUES:

R.O.W. Dedication: Rockport Road is classified as a secondary collector and is required to have 32.5' from centerline of right-of-way. Rogers Street is classified as a secondary arterial and is required to have 40' from centerline of right-of-way. All of the required right-of-way has been shown on the preliminary and final plat.

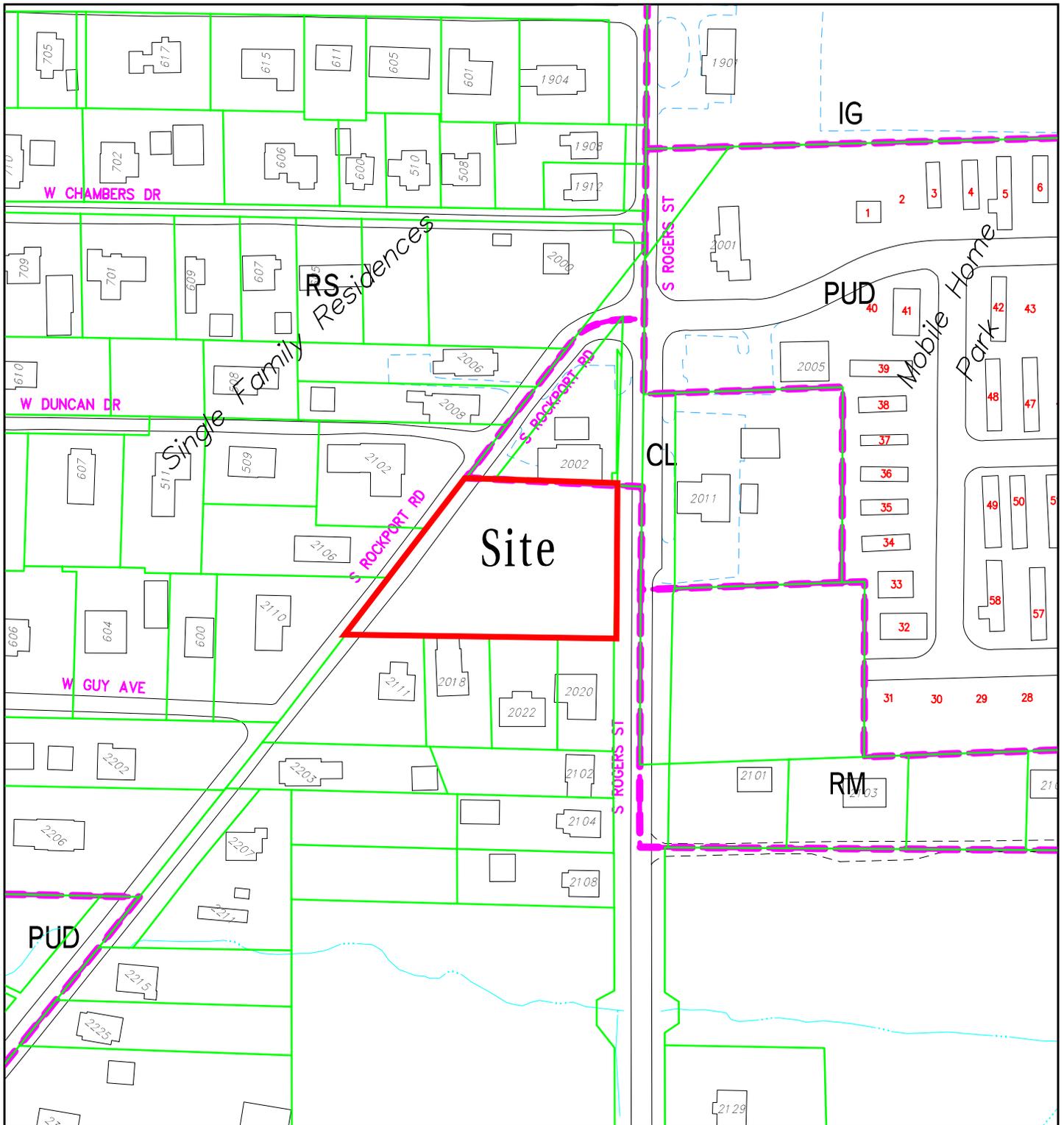
Sidewalks/Street Trees: An 8' asphalt sidepath was recently installed by the City along the Rogers St. frontage, however street trees were not installed as part of the City's project and are required with this petition. A 5' wide concrete sidewalk and tree plot are required along Rockport Rd. and have been shown on the site plan.

Utilities: Water and sanitary sewer service is available from both Rogers St. and Rockport Rd. Individual utility connections will be reviewed when each lot is developed. No issues have been identified with providing utility services to the new lots.

Drainage: Given the small lot size and limited disturbance, no on-site stormwater detention is required with this petition.

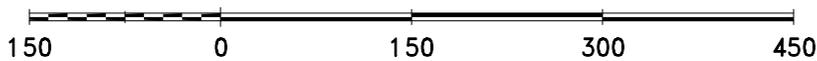
RECOMMENDATION: Based on the written findings above, staff recommends approval of DP-33-14 and requested waiver with the following conditions:

1. A 5' wide concrete sidewalk and street trees are required along Rockport Rd. Street trees are required along Rogers Street as well, not more than 40' from center.
2. Street tree species to be approved by the urban forester.
3. All residences must be part of an affordable housing program for not less than 15 years.
4. With this approval the minimum lot size shall be as shown on the final plat and the rear yard setback shall be 15'.
5. The existing maple tree will be saved during construction. Petitioner will work with staff during the construction of individual houses to minimize tree removal.
6. Turn-around area on Lot #1 can not exceed 22' in width.



DP-33-14 Habitat for Humanity
 2012 S Rogers Street
 Plat Committee
 Site Location, Zoning, Land Use, Parcels

By: greulice
 21 Nov 14

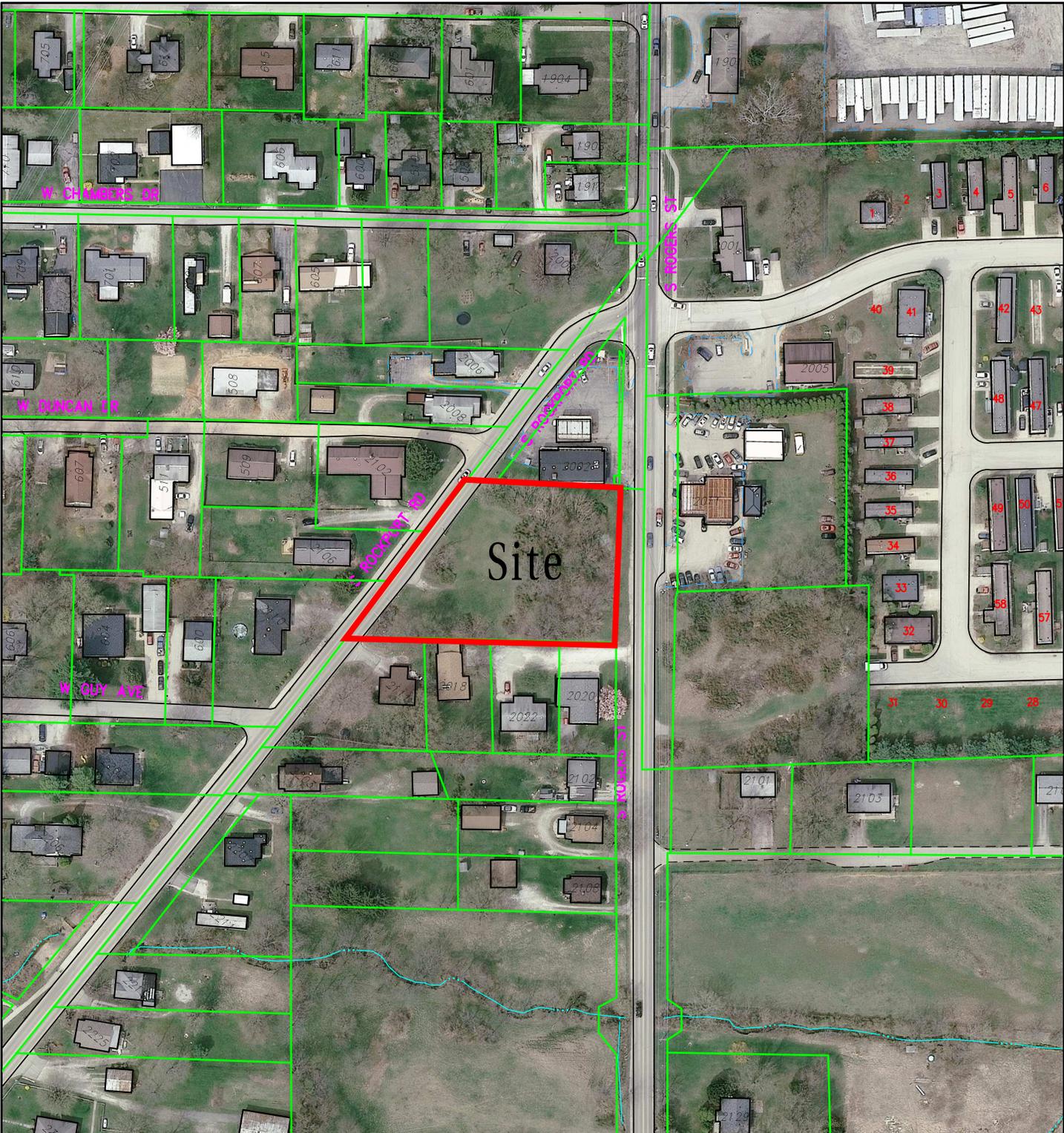


City of Bloomington
 Planning & Transportation

N

Scale: 1" = 150'

For reference only; map information NOT warranted.



DP-33-14 Habitat for Humanity

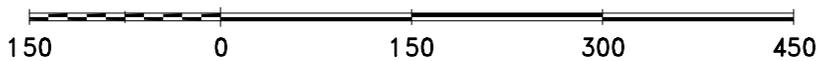
2012 S Rogers Street

Plat Committee

2010 Aerial Photograph

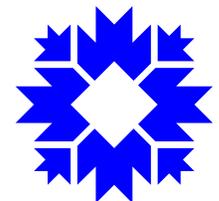
By: greulice

21 Nov 14



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 150'

Smith Brehob & Associates, Inc.



Providing professional land planning, design, surveying and approval processing for a sustainable environment.

Stephen L. Smith P.E., L.S.
Steven A. Brehob B.S.Cn.T.

November 7, 2014

Bloomington Plat Committee
C/o Eric Greulic
Planning Department
Showers Building
Bloomington, Indiana

Re; Habitat for Humanity of Monroe County
2012 South Rogers Street
Four Lot Preliminary and Final Plat

Dear Eric,

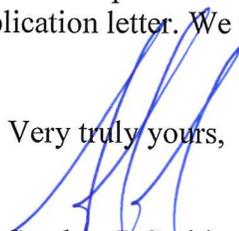
We are applying for preliminary and final plat for four lots on a 0.803 acre parcel on South Rogers Street.

The site is zoned RS. The lots and setbacks have been designed to meet the RS standards reduced by the Affordable Housing Standards of Chapter 20.05 of the UDO. We are seeking reduction in lot size (5040 sf) and reduction in side (5') and rear yard setbacks (15') as provided by that provision of the UDO. Habitat understands that the lots and homes must remain affordable for at least 15 years and is willing to make any required commitments to that effect.

We are also seeking waiver to the Arterial Frontage Standards of Chapter 20.07 of the UDO. This subdivision provides the opportunity for four small lots and homes on an infill site but is not large enough to meet the Arterial Frontage Standards. Lots fronting directly on Rogers Street are consistent with many other homes in the area. Shared driveways are proposed to help minimize possible impacts.

The preliminary plat and final plat documents and application form are being submitted with this application letter. We respectfully ask for a waiver of fee.

Very truly yours,


Stephen L. Smith
Engineer for Habitat

Cc; file
Boudreau
Encl

DP-33-14
Petitioner Statement

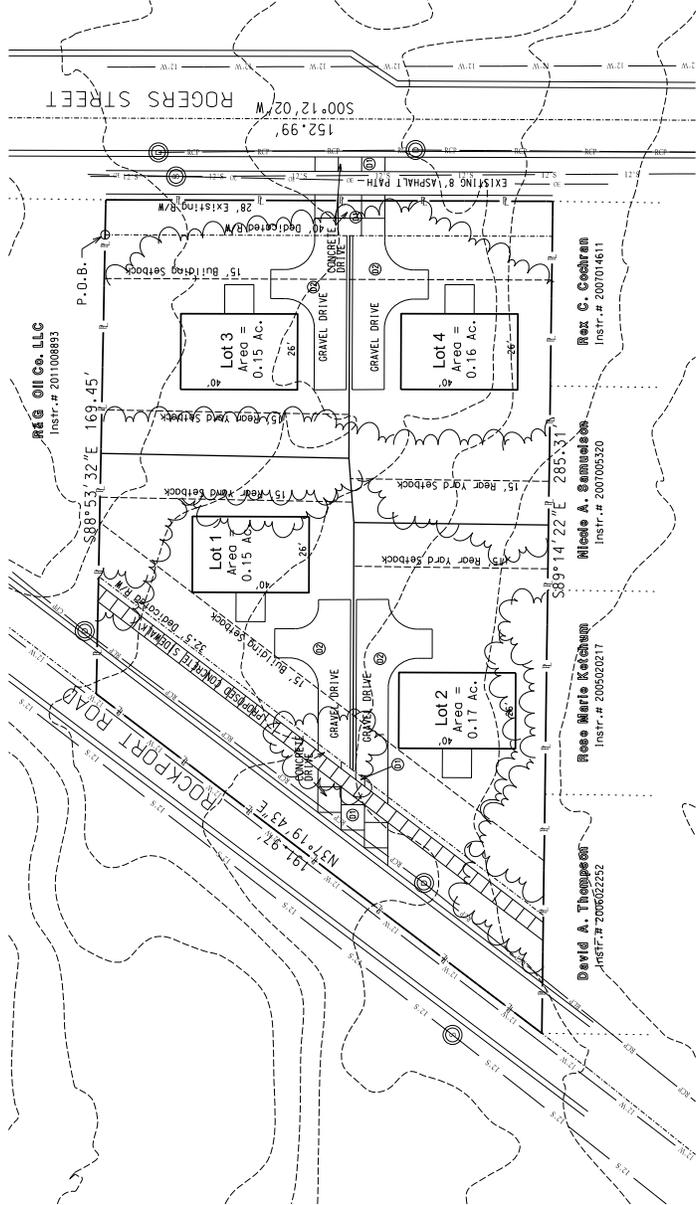


SITE
LOCATION



LOCATION MAP

No Scale



SCALE: 1"=30'

GROSS AREA OF TREES
 Before: 0.401 Acres
 After: 0.159 Acres

MATERIALS LEGEND

⊙	CONCRETE DRIVEWAY IN RIGHT-OF-WAY
⊖	6" THICK CONCRETE
⊕	6" COMPACTED AGGREGATE BASE #53, TYPE "D"
⊗	6" GRAVEL DRIVEWAY OUTSIDE OF RIGHT-OF-WAY
⊘	6" COMPACTED AGGREGATE BASE #53, TYPE "D"
⊙	CONCRETE DRIVEWAY IN RIGHT-OF-WAY
⊖	6" THICK CONCRETE
⊕	6" COMPACTED AGGREGATE BASE #53, TYPE "D"
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MATERIALS LEGEND

- ⊙ CONCRETE DRIVEWAY IN RIGHT-OF-WAY
- ⊖ 6" THICK CONCRETE
- ⊕ 6" COMPACTED AGGREGATE BASE #53, TYPE "D"
- ⊗ 6" GRAVEL DRIVEWAY OUTSIDE OF RIGHT-OF-WAY
- ⊘ 6" COMPACTED AGGREGATE BASE #53, TYPE "D"

HABITAT AT SOUTH ROGERS STREET

PREPARED BY: SMITH BREHOB & ASSOCIATES, INC., 453 S. CLARIZZ BLVD., BLOOMINGTON, INDIANA 47401



DP-33-14
 Preliminary Plat

Habitat South Rogers Street
Property Description as Surveyed

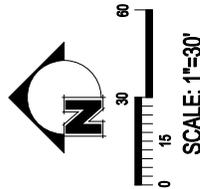
A part of the east one half of the Northeast quarter of section 8,
Township 8 North Range 1 West, Monroe County, Indiana, and more particularly
described as follows:

Commencing at the Northeast corner of the Northeast quarter of Section 8,
thence North 90 degrees West 709.5', thence South 00 degrees 06 minutes 38
seconds West (assumed bearing) 1947.29' to the intersection of South Rogers Street
and the extension of Rockport Road, thence South 00 degrees 12 minutes 02 seconds
West along the center line of South Rogers Street 261.09', thence North 89
degrees 47 minutes 58 seconds West 28' to the west right of way of South
Rogers Street and the point of Beginning, thence South 00 degrees 12 minutes
02 seconds West 153.00' along the West right of way of South Rogers Street,
thence North 89 degrees 47 minutes 58 seconds West 285.49' to the center line
of Rockport Road, thence North 37 degrees 19 minutes 43 seconds East 191.90'
along the center line of Rockport Road, thence South 89 degrees 47 minutes 58
seconds East 169.66' to the point of beginning containing 0.803 acres, more
or less.

I hereby certify that the survey work performed on the project shown
hereon was performed either by me or under my direct supervision
and control and that all information shown is true and correct to the
best of my knowledge and belief.
Certified this _____ day of November, 2014.

Stephen L. Smith
Registered Land Surveyor No. LS80040427
State of Indiana

I affirm under the penalties for perjury, that I have taken
reasonable care to redact each Social Security Number
in this document unless required by law.
Stephen L. Smith



UMENT LEGEND

MONUMENT WITH X	MONUMENT
SITE MONUMENT	MONUMENT
PLASTIC CAP SET	MONUMENT
FOUND	MONUMENT
POST FOUND	MONUMENT
OLD SPIKE FOUND	MONUMENT
ILL. MONUMENT	MONUMENT
AT BOX	MONUMENT

DP-33-14
Final Plat

PLAN COMMISSION AND BOARD OF PUBLIC WORKS

Under the authority provided by Chapter 174, Acts of 1947,
enacted by the General Assembly of the State of Indiana and
ordinance adopted by the common council of the City of
Bloomington, Indiana, this plat was given approval by the
City of Bloomington as follows:

Approved by the Board of Public Works at a meeting held:

Charlotte Zietlow, President

James McNamara, Member

Dr. Frank N. Hrisanatos, Member

Tom Micuda, Director of Planning and Transportation

Jack Baker, President of Plan Commission



LOCATION MAP

No. Scale

N00°00'00"W
709.50'
NORTHEAST CORNER OF THE
NORTHEAST QUARTER OF SEC. 8.
S00°12'02"W
261.09'
INTERSECTION OF ROGERS STREET AND
THE EXTENSION OF ROCKPORT ROAD

The undersigned, Kerry Thompson, President of Habitat for
Humanity of Monroe County, being the owner of the above
described real estate, does hereby layoff, plat and subdivide
the same into lots and street in accordance with this plat.
The within plat shall be known as Habitat South Rogers Street.
IN WITNESS WHEREOF, Habitat for Humanity of Monroe County,
by Kerry Thompson, President, has hereto executed this
_____ day of _____, 2014.

Kerry Thompson, President
Habitat for Humanity of Monroe County

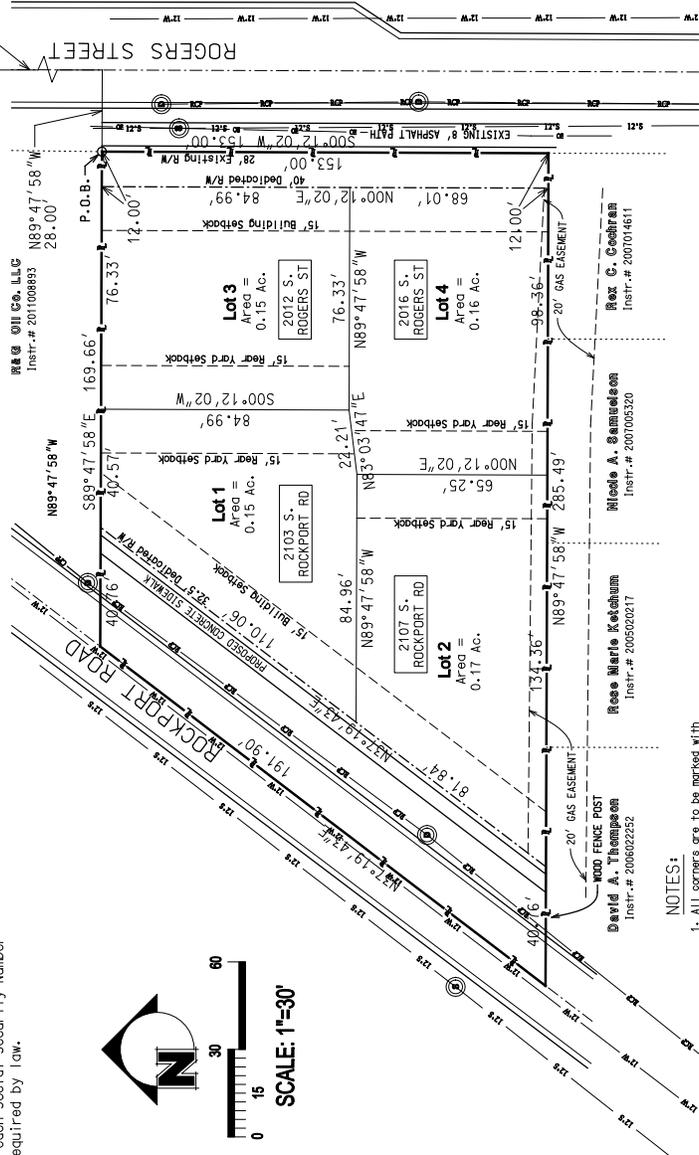
STATE OF INDIANA) ISS:
COUNTY OF MONROE)

Before me, a Notary Public in and for the State of Indiana
and Monroe County, personally appeared Kerry Thompson,
personally known to me to be President of Habitat for
Humanity of Monroe County, and being the owner of the
described real estate, and who acknowledged the execution
of the foregoing plat for the Real Estate known as HABITAT
AT SOUTH ROGERS STREET as his voluntary act and deed for
the uses and purposes therein expressed.

WITNESS my hand and Notarial Seal this _____ day
of _____, 2014.

My Commission Expires: _____

_____, NOTARY PUBLIC
a resident of Monroe County



NOTES:
1. All corners are to be marked with
6" x 6" x 2" copper rebar.

HABITAT AT SOUTH ROGERS STREET

PREPARED BY: SMITH BREHOB & ASSOCIATES, INC., 453 S. CLARIZZ BLVD., BLOOMINGTON, INDIANA 47401

