

# CITY OF BLOOMINGTON



NOVEMBER 9, 2015 @ 4:30 p.m.  
CITY HALL - HOOKER  
CONFERENCE ROOM #245

**CITY OF BLOOMINGTON  
PLAT COMMITTEE  
November 9, 2015 at 4:30 p.m.**

**\*Hooker Conference Room #245**

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**ROLL CALL**

**MINUTES TO BE APPROVED:** October, November, December 2014, April 2015

**REPORTS, RESOLUTIONS, AND COMMUNICATIONS:**

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**PETITION:**

PUD-26-15

**GENTRY DEVELOPMENT CO INC**

1610 S Hathaway Ct

Final plat approval for an amendment to Phase 3 of the Gentry Crest plat.

*Case Manager: Eric Greulich*

**BLOOMINGTON PLAT COMMITTEE  
STAFF REPORT  
LOCATION: 1610 S. Hathaway Court**

**CASE #: PUD-26-15  
DATE: November 9, 2015**

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

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

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**REQUEST:** The petitioner is requesting final plat approval for an amendment to four lots of Gentry Crest Phase 3 at Renwick.

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**REPORT SUMMARY:** The proposed plat area is located within the Renwick Planned Unit Development (PUD). The petitioner received final plat approval for this phase under PUD-31-14. A building permit (C15-373) was issued for a single family residence on Lot #36 that met setback requirements. An error in placing the foundation on the lot resulted in the location of the house not meeting the required 5' setback requirement. The petitioner wishes to adjust the lot lines of Lots #33-36, so that the house on Lot #36 will meet the required setbacks. No easements are affected with this change. All of the lots will meet the minimum lot area and minimum lot width requirements of the PUD.

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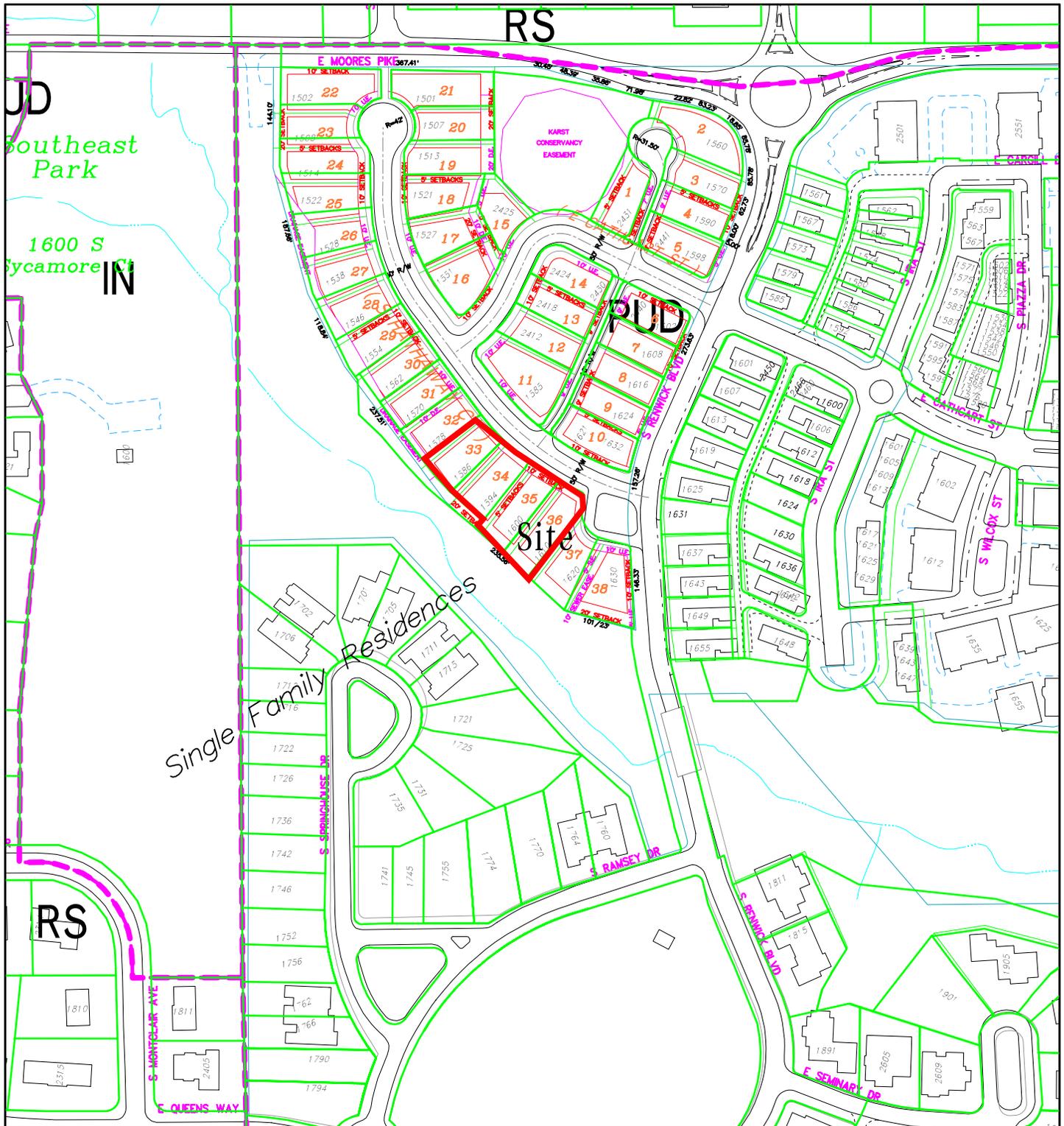
#### **FINAL PLAT ISSUES**

**Right-of-Way:** All required right-of-way was dedicated with previous plats.

**Utilities:** No utility or other easements are effected with this alteration of lot lines.

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**RECOMMENDATION:** Based on the written findings above, staff recommends approval of the petition with no conditions.



PUD-26-15 Ramsey Land Development

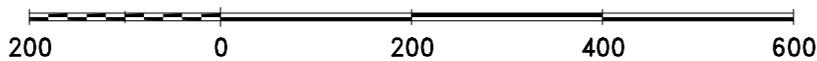
1610 S Hathaway Ct

Plat Committee

Site Location, Zoning, Land Use, Parcels

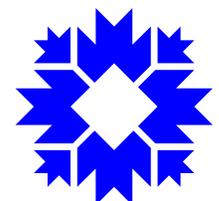
By: greulice

23 Oct 15

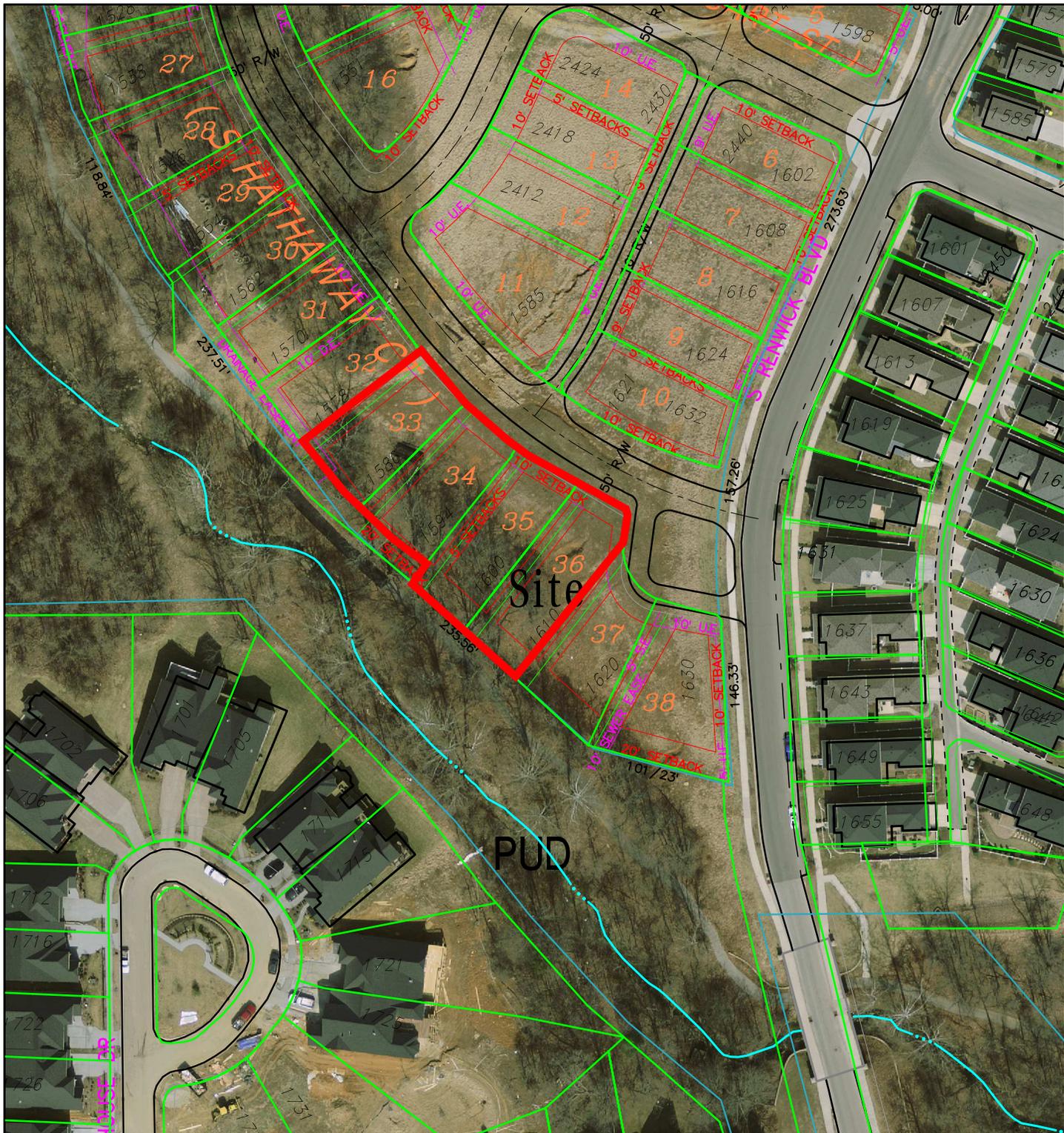


For reference only; map information NOT warranted.

City of Bloomington  
Planning & Transportation



Scale: 1" = 200'



PUD-26-15 Ramsey Land Development

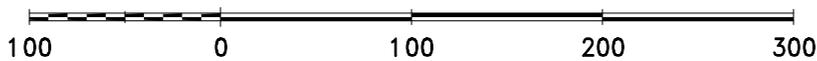
1610 S Hathaway Court

Plat Committee

2014 Aerial Photograph

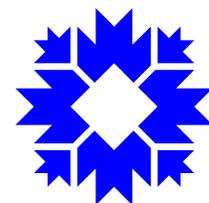
By: greulice

23 Oct 15



For reference only; map information NOT warranted.

City of Bloomington  
Planning & Transportation



Scale: 1" = 100'



*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.Ca.T.

## **Petitioner's Statement**

### **Location**

This Plat Amendment is to adjust interior lot lines in Gentry Crest Phase 3 at Renwick, located in the SW corner of Moores Pike and Renwick Boulevard. The adjusted lot lines will for be for Lots 33, 34, 35, 36 and 40. The total area is 0.69 acres. Due to random errors in the construction process, the house in-construction on Lot 36 does not meet the required 5 foot setback. This Plat Amendment is to insure that Lot 36 and the other lots meet all zoning requirements per the PUD.

### **Project**

The project is zoned PUD and is included within the area of the Renwick PUD.

### **Access**

Access to the property will be provided by Hathaway Court, west of S. Renwick Boulevard.

### **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 = 20'  
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.

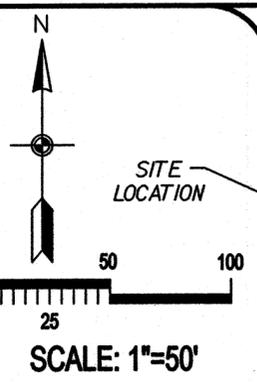
### **Floodway**

There is no floodway area located within this Plat Amendment.

2015002817 SPL \$25.00  
03/04/2015 08:39:31A 2 PGS  
Eric Schmitz  
Monroe County Recorder IN  
Recorded as Presented

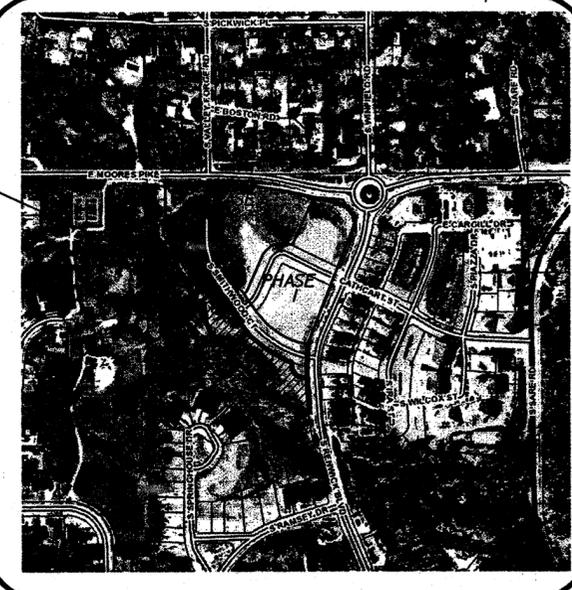
DULY ENTERED  
FOR TAXATION  
MAR 02 2015

*Eric Schmitz*  
Auditor Monroe County, Indiana



**MONUMENT LEGEND**

- STONE MONUMENT
- STONE WITH X
- CONCRETE MONUMENT
- 5/8" 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.
- Access Easement
  - (A) An easement of 10' in width between lots 31 and 32 for the purpose of providing access to the Common Area lot 40.
  - (B) Trees and structures including, but not limited to, buildings fences, retaining walls, signs, and light fixtures, shall not be located within the Access Easement.

**PHASE 2**  
PLAT CABINET - ENVELOPE -

**PHASE 1**  
PLAT CABINET D ENVELOPE 137

FLOODWAY AS SHOWN ON  
FEMA LOMR 14-05-6705P

FLOODWAY AREA ON  
LOT AS SHOWN ON  
FEMA LOMR 14-05-6705P

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**

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

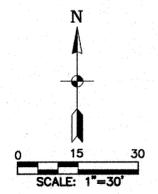
NO.	CURVE			CHORD	
	RADIUS	LENGTH	DIRECTION	LENGTH	
C1	300.00'	190.75'	S 17° 25' 52" E	187.56'	
C2	350.00'	246.23'	S 55° 48' 45" E	241.18'	
C3	17.00'	25.57'	S 35° 5' 12" E	23.23'	

**GENTRY CREST PHASE 3 AT RENWICK**



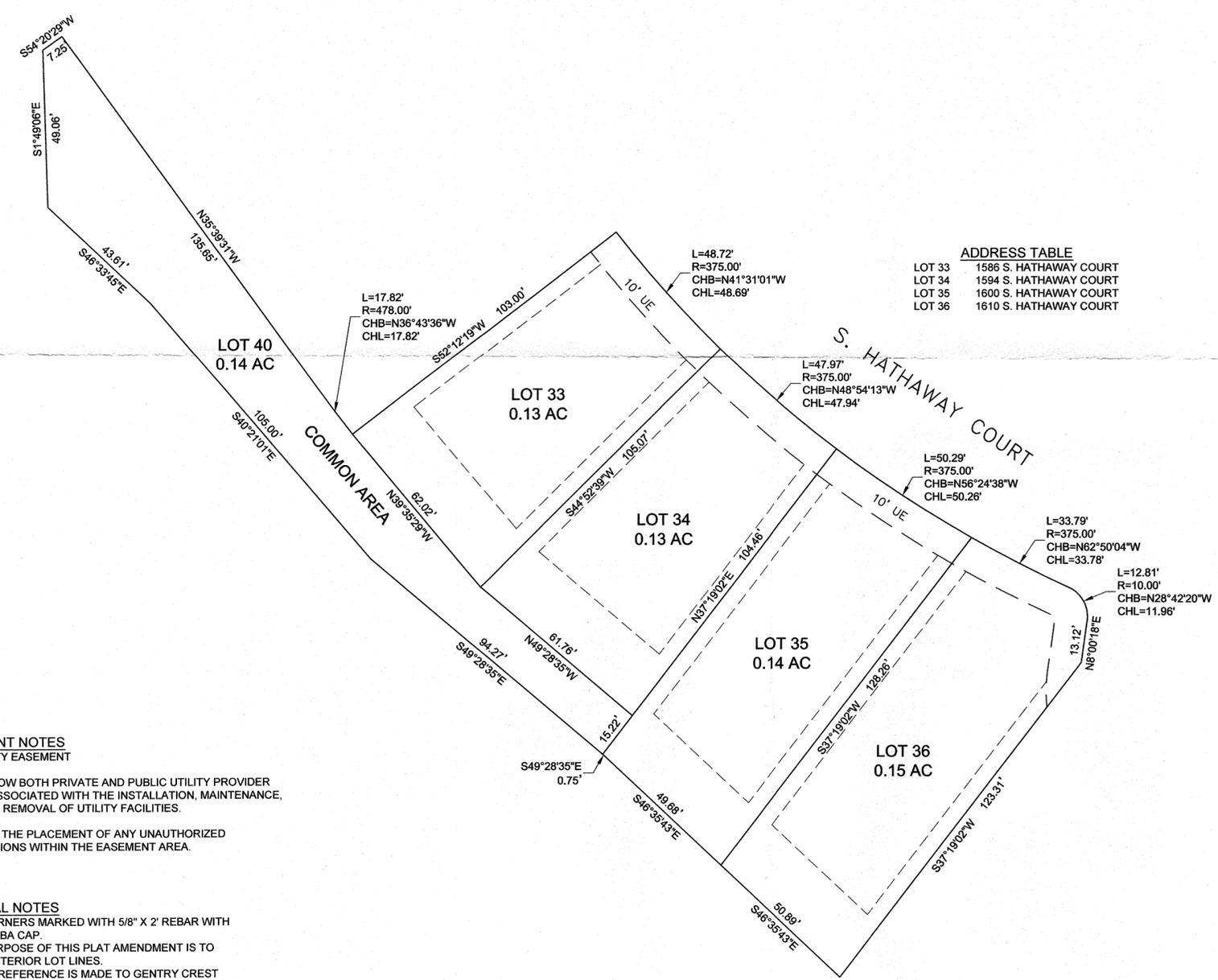
PUD-26-15  
Original Recorded Plat

# GENTRY CREST PHASE 3 AT RENWICK, PLAT AMENDMENT 1



**SETBACKS**  
FRONT YARD - 10 FEET  
SIDE YARD - 5 FEET  
REAR YARD - 20 FEET

SITE



**ADDRESS TABLE**

LOT 33	1586 S. HATHAWAY COURT
LOT 34	1594 S. HATHAWAY COURT
LOT 35	1600 S. HATHAWAY COURT
LOT 36	1610 S. HATHAWAY COURT

**EASEMENT NOTES**

UE = UTILITY EASEMENT  
SHALL ALLOW BOTH PRIVATE AND PUBLIC UTILITY PROVIDER ACCESS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, REPAIR OR REMOVAL OF UTILITY FACILITIES.

PROHIBITS THE PLACEMENT OF ANY UNAUTHORIZED OBSTRUCTIONS WITHIN THE EASEMENT AREA.

**GENERAL NOTES**

1. ALL CORNERS MARKED WITH 5/8" X 2' REBAR WITH YELLOW SBA CAP.
2. THE PURPOSE OF THIS PLAT AMENDMENT IS TO ADJUST INTERIOR LOT LINES.
3. CROSS REFERENCE IS MADE TO GENTRY CREST PHASE 3 AT RENWICK, INSTRUMENT NO. 2015002817.
4. NO EASEMENTS ARE CHANGING FROM THOSE SHOWN ON GENTRY CREST PHASE 3 AT RENWICK.

**LEGAL DESCRIPTION**

LOTS 33, 34, 35, 36 AND 40 IN GENTRY CREST PHASE 3 AT RENWICK, AS RECORDED IN INSTRUMENT NO. 2015002817, IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA.

THIS SURVEY WAS PERFORMED UNDER THE DIRECTION OF THE UNDERSIGNED, AND TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO SURVEY REQUIREMENTS IN 865 IAC 1.12 FOR THE STATE OF INDIANA.

DATED THIS \_\_\_\_\_ DAY OF NOVEMBER, 2015.

TODD M. BORGMAN  
REGISTERED LAND SURVEYOR NO. 21200021  
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. (TODD BORGMAN)

**OWNER CERTIFICATION**

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 OCTOBER 25, 2005 AS INSTRUMENT NO. 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 AS GENTRY CREST PHASE 3 AT RENWICK, FINAL PLAT AMENDMENT 1.

IN WITNESS WHEREOF, GENTRY ESTATES DEVELOPMENT CO., INC., AN INDIANA CORPORATION, BY BEN A. BEARD, PRESIDENT, HAS HEREUNTO

EXECUTED THIS \_\_\_\_\_ DAY OF NOVEMBER, 2015.

BEN A. BEARD, PRESIDENT  
GENTRY ESTATES DEVELOPMENT CO., INC.

**NOTARY CERTIFICATION**

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 OWNER OF THE DESCRIBED REAL ESTATE AND WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT FOR THE REAL ESTATE KNOWN AS GENTRY CREST PHASE 3 AT RENWICK, FINAL PLAT AMENDMENT 1 AS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF NOVEMBER, 2015.

\_\_\_\_\_, NOTARY PUBLIC

COUNTY OF RESIDENCE: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**PLAN COMMISSION AND BOARD OF PUBLIC WORKS**  
UNDER THE AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADAPTED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF BLOOMINGTON AS FOLLOWS:

APPROVED AT STAFF LEVEL BY THE BOARD OF PUBLIC WORKS:

SUSIE JOHNSON, DIRECTOR

APPROVED BY THE CITY PLAN COMMISSION:

TOM MICUDA, AICP DIRECTOR OF PLANNING AND TRANSPORTATION

PUD-26-15  
Proposed plat amendment

Smith Brehob & Associates, Inc.



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Bloomington, Indiana, 47401  
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Fax: (812) 336-0513  
Web: <http://smithbrehob.com>  
Job: 5011