

CITY OF BLOOMINGTON



PLAT COMMITTEE

**SEPTEMBER 12, 2016 @4:30
p.m. CITY HALL - KELLY
CONFERENCE ROOM #155**

**CITY OF BLOOMINGTON
PLAT COMMITTEE
September 12, 2016 at 4:30 p.m.**

***Kelly Conference Room #155**

ROLL CALL

MINUTES TO BE APPROVED: February

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITION:

DP-25-16

Chris Smith

668, 672 and 676 Meadowlark Ln

Preliminary and final plat approval of a 3-lot subdivision of 0.68 acres to all 3 new single family lots.

Case Manager: Eric Greulich

**Next Meeting Date: October 10, 2016

Updated: 9/9/2016

***Auxiliary aids for people with disabilities are available upon request with adequate notice.
Please call [812-349-3429](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.***

BLOOMINGTON PLAT COMMITTEE
LOCATION: 668, 672, 676 S. Meadowlark Ln.

CASE #: DP-25-16
DATE: September 12, 2016

PETITIONER: Chris Smith
3695 S. Sare Rd., Bloomington

CONSULTANT: Bynum Fanyo & Associates, Inc.
528 N. Walnut St., Bloomington

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

REPORT: This 0.68 acre property is zoned Residential Single Family (RS) and is currently vacant. Surrounding land uses are a restaurant, gas station, and mini-warehouse facility to the north, single and multi-family residences to the east, and single family residences to the south and west. The subject property is grass and there are no known environmentally sensitive features.

The petitioner is proposing to subdivide the property to create three single family lots that will be used for new single family residences. Each of the proposed lots would meet the minimum lot size standard of the RS district of 8,400 sq. ft. and the minimum lot width of 60'. A new 5' wide concrete sidewalk and 5' tree plot with street trees not more than 40' from center will be installed along the entire property frontage as required. No waivers are being requested with this subdivision.

PLAT ISSUES:

R.O.W. Dedication: Meadowlark Lane is classified as a neighborhood street and is required to have a total of 50' of right-of-way. There is already 50' of dedicated right-of-way for most of Meadowlark Lane, but a small area of additional is required along the end of the cul-de-sac of Meadowlark Lane which has been shown on the final plat.

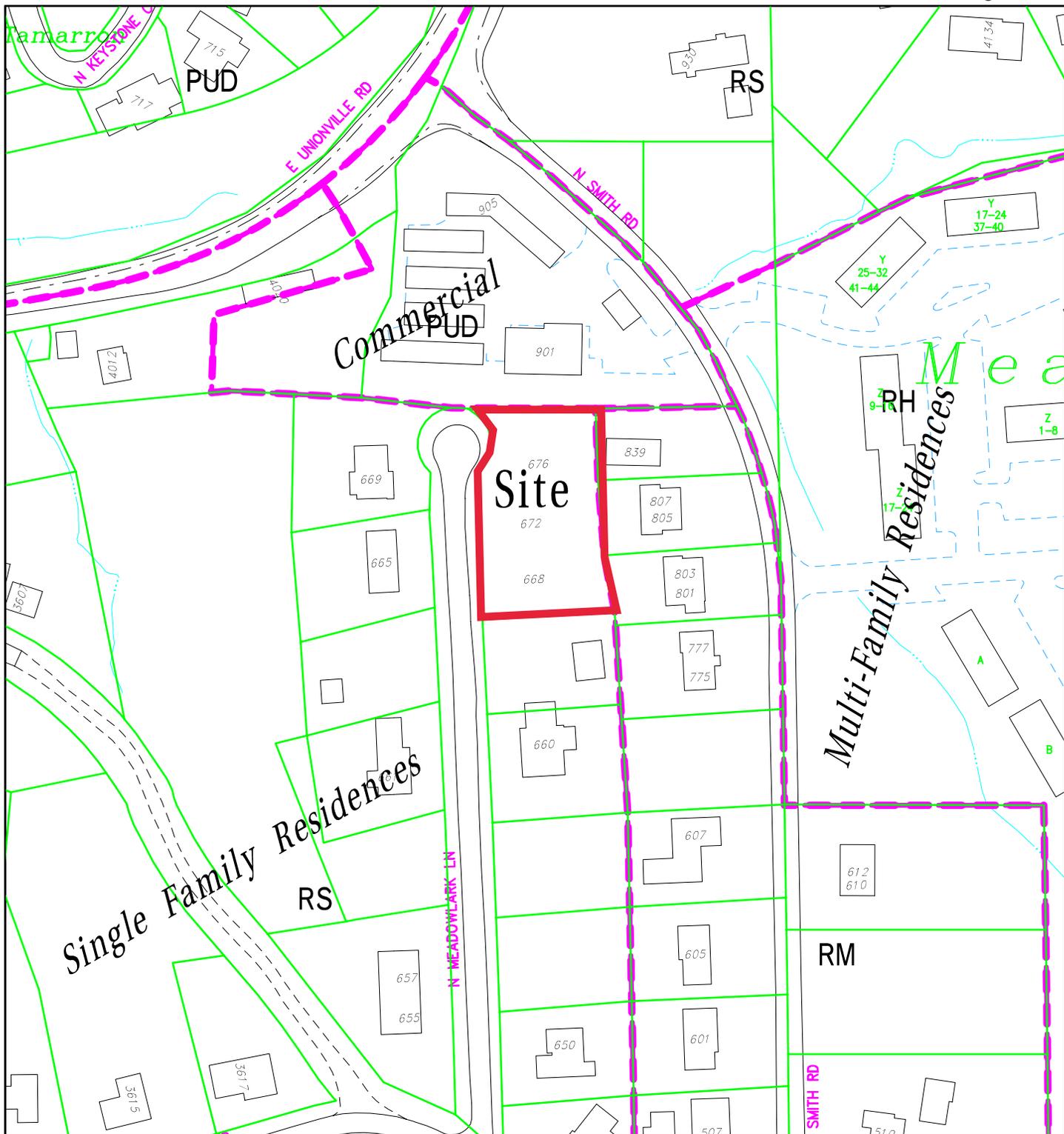
Sidewalks/Street Trees: A 5' wide concrete sidewalk and tree plot are required along the property frontage and have been shown on the preliminary plat.

Utilities: Public water service is available along the east property line. Sewer services will be provided by connecting to an existing sewer line to the north. A 15' utility easement has been provided along the front and rear of these lots, as well as along the north side of Lot #3 to accommodate utility connections. All easements must be defined on the final plat prior to signature.

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

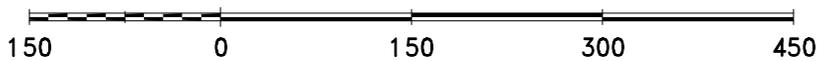
RECOMMENDATION: Based on the written findings above, staff recommends approval of DP-25-16 with the following conditions:

1. A 5' wide concrete sidewalk and street trees are required along the entire property frontage not more than 40' from center. These must be bonded for with the final plat.
2. Street tree species to be approved by the urban forester.
3. All easements must be defined on the plat per the language outlined in the Unified Development Ordinance.



DP-25-16 Chris Smith
 668,672,676 N. Meadowlark Ln
 Plat Committee
 Site Location, Zoning, Parcels, Land Use

By: greulice
 9 Sep 16

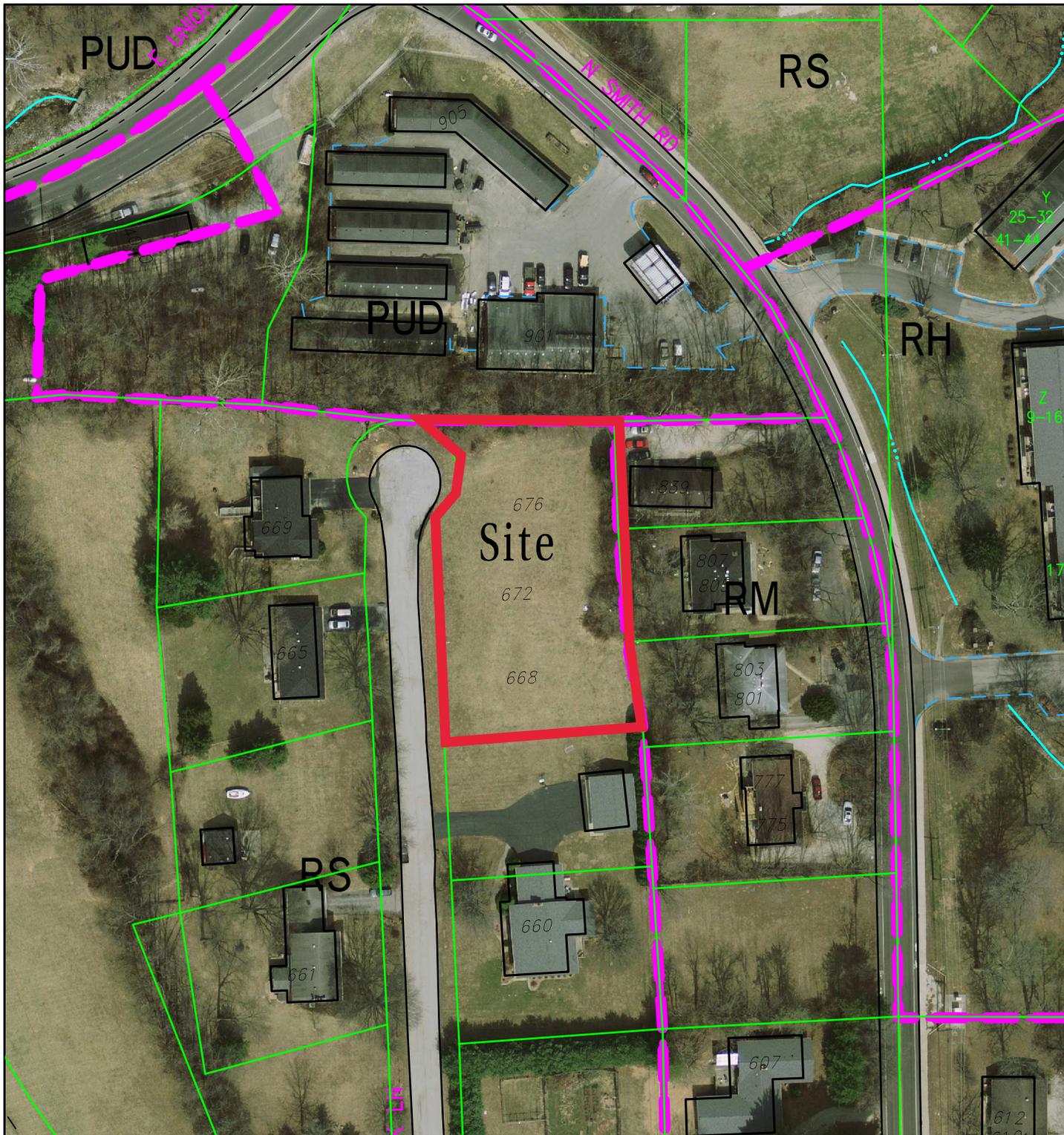


City of Bloomington
 Planning & Transportation

N

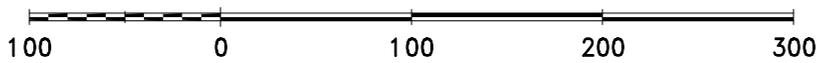
Scale: 1" = 150'

For reference only; map information NOT warranted.



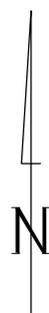
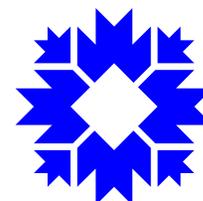
DP-25-16 Chris Smith
 668, 672, 676 N. Meadowlark Ln
 Plat Committee
 2014 Aerial Photograph

By: greulice
 9 Sep 16

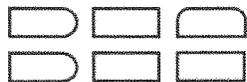


For reference only; map information NOT warranted.

City of Bloomington
 Planning & Transportation



Scale: 1" = 100'



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

AUGUST 16, 2016

CITY OF BLOOMINGTON PLAN COMMISSION
401 N. MORTON STREET
BLOOMINGTON, INDIANA 47403

RE: MEADOWLARK LANE 3-LOT SUBDIVISION

DEAR PLAT COMMITTEE:

OUR CLIENT, CHRIS SMITH, RESPECTFULLY REQUEST APPROVAL OF A 3-LOT SUBDIVISION LOCATED IN THE 600 BLOCK OF MEADOWLARK LANE. THE CURRENT PROPERTY IS ZONED RS AND CONSIST OF 0.68 ACRES OF UNDEVELOPED GROUND WITH ACCESS TO PUBLIC WATER AND SANITARY SEWER. ACCESS TO THE SITE WILL BE FROM MEADOWLARK LANE. LOT 1 AND 2 CONTAINS 0.19 ACRES EACH MEETING THE UDO SQUARE FOOTAGE AND MINIMUM LOT WIDTH REQUIREMENTS. LOT 3 CONTAINS .030 ACRES ALSO MEETING THE UDO REQUIREMENTS.

PUBLIC WATER IS LOCATED ALONG THE EAST PROPERTY LINE OF THE PROPOSED LOTS. SANITARY SEWER IS BEING EXTENDED TO THE PROPERTY FROM A PUBLIC MANHOLE NORTH OF THE SITE ON THE WEST SIDE OF N. SMITH ROAD.

IF YOU HAVE ANY QUESTIONS REGARDING OUR PETITION, PLEASE FEEL FREE TO CONTACT US AT ANY TIME.

SINCERELY,

JEFFREY S. FANYO, P.E., CFM
BYNUM FANYO AND ASSOCIATES, INC.

528 NORTH WALNUT STREET
812-332-8030

BLOOMINGTON, INDIANA 47404
FAX 812 330-2990

DP-25-16
Petitioner Statement

MEADOWLARK LANE 3-LOT SUBDIVISION

PART OF SECTION 35, T 9 N, R 1 W,
MONROE COUNTY, INDIANA



Scale 1" = 20 ft

LEGEND

PROPERTY LINE	---
EASEMENT LINE	- - - -
FENCE	—x—x—
OVERHEAD UTILITIES	—o—o—
UNDERGROUND ELECTRIC LINE	—E—
UNDERGROUND GAS LINE	—G—
UNDERGROUND TELEPHONE LINE	—T—
WATER LINE	—W—
TELECOMMUNICATIONS LINE	—C—
SANITARY/STORM LINE	—S—
DEED RECORD BOOK AND PAGE	50
5/8" REBAR WITH CAP SET	50
MAG NAIL FOUND	NY
MAG NAIL SET	NY
RECORD	R
AREA SAVED	A
RIGHT-OF-WAY	RD
UTILITY POLE	U
FIRE HYDRANT	H
ELECTRIC METER	M
WATER METER	W
TELEPHONE RISER	R
ELECTRIC TRANSFORMER	T
STORM BASIN	B
WATER VALVE	V
SIGN	S
AREA LIGHT	L
SANITARY SEWER CLEAN OUT	SC
CABLE T.V. BOX	TV
GAS METER	G
LANDSCAPE AREA	LA
INGRESS AND EGRESS EASEMENT	I.E.
DRAINAGE AND UTILITY EASEMENT	D.U.E.
UTILITY POLE ANCHOR	PA
ANTENNA	A
MAIL BOX	B
AIR CONDITIONING PAD	AC
GENERATOR	GEN
L.P. GAS TANK	LPG
HADICAP PARKING SPACE	HP
CONCRETE	C

FLOOD NOTE

According to Flood Insurance Rate Map (FIRM) Community-Panel Number: 18105C 0161D.
Map Revised: December 17, 2010. Subject Property is in Zone X. Zone X is an area determined to be outside the 500-year floodplain. Source: FEMA

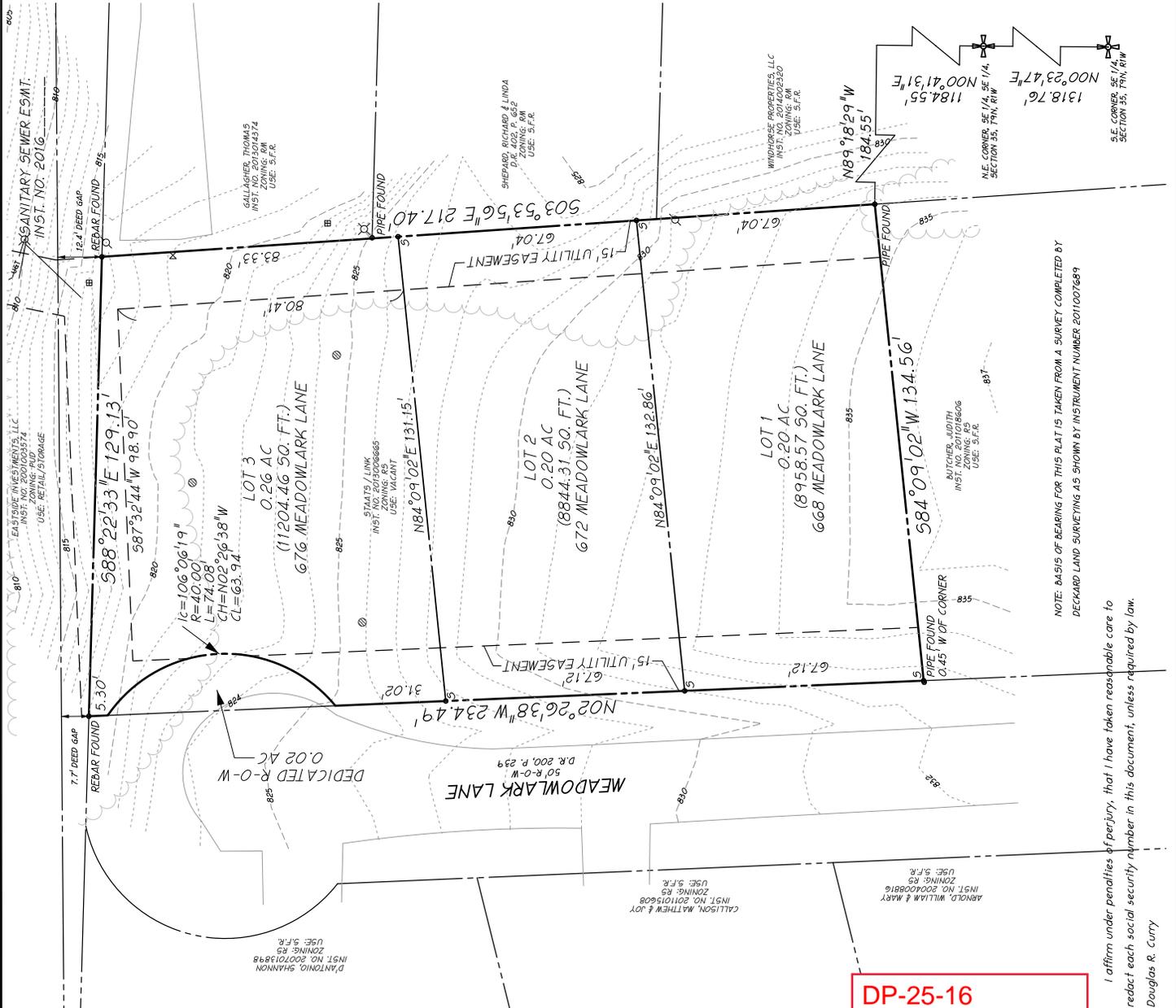
ZONING

The Property is subject to the Bloomington Unified Development Ordinance, Bloomington, Indiana, having an Effective Date of February 12, 2007. Planning Department - 401 N. Merlon St., Suite 160 - P.O. Box 100, Bloomington, Indiana 47402. Phone: 812-349-3423; Fax: 812-349-3535. Email: planning@bloomington.in.gov
The subject property is zoned Residential Single Family (RS) and is subject to the City of Bloomington Uniform Development Ordinance. For setback information refer to said Ordinance.

OWNER/SUBDIVIDER/DEVELOPER

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

MEADOWLARK LANE
3-LOT SUBDIVISION
PRELIMINARY PLAT
SHEET 1 OF 2
JOB NO. 401640



NOTE: BASIS OF BEARING FOR THIS PLAT IS TAKEN FROM A SURVEY COMPLETED BY DECKARD LAND SURVEYING AS SHOWN BY INSTRUMENT NUMBER 2011007689

I affirm under penalties of perjury, that I have taken reasonable care to readact each social security number in this document, unless required by law.
Douglas R. Curry

DP-25-16
Preliminary Plat

MEADOWLARK LANE 3-LOT SUBDIVISION PART OF SECTION 35, T. 9 N., R. 1 W., MONROE COUNTY, INDIANA

CERTIFICATE OF APPROVAL OF COMMISSION AND BOARD OF PUBLIC WORKS

Under the authority of Indiana code 36-7-4 700 series, 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 City Plan Commission at a meeting held _____, 20____

(Adam Wason, Interim Director of Public Works)

(Tom Micuda, Director of Planning and Transportation)

LEGAL DESCRIPTION

Owner: Charles R. Staats & Sally A. Link
Source: Inst. No. 2013006665

A part of Section 35, Township 9 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows:

Commencing at a PK nail found marking the southeast corner of the Southwest quarter of said Section 35; Thence North 00 degrees 23 minutes 47 seconds East 1318.76 feet to a PK nail found marking the northeast corner of the Southeast quarter of the Southeast quarter of said Section 35; Thence North 00 degrees 41 minutes 31 seconds East 1184.55 feet; Thence North 89 degrees 18 minutes 29 seconds West 184.55 feet to a pipe found and the True Point of Beginning;

Thence South 84 degrees 09 minutes 02 seconds West 134.56 feet; Thence North 02 degrees 26 minutes 38 seconds West 234.49 feet to a rebar found; Thence South 88 degrees 22 minutes 33 seconds East 129.13 feet to a rebar found; Thence South 03 degrees 53 minutes 56 seconds East 217.40 feet to the Point of Beginning, containing within said bounds 0.68 acres, more or less.

SOURCE OF TITLE: Instrument Number 2013006665

OWNERS: Charles R. Staats & Sally A. Link

ZONING: R5 - Residential Single Family

The undersigned, as owners of the real estate described on this plat, for and in consideration of the City of Bloomington, Indiana, granting to the undersigned the right to tap into and connect to the sewer system of the City of Bloomington for the purpose of providing sewer service to the described real estate, now release the right of the undersigned as owners of the platted real estate and their successors in title to remonstrate against any pending or future annexation by the City of Bloomington, Indiana, of such platted real estate.

_____ of the real estate shown and described hereon hereby lay off, plat, and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as MEADOWLARK LANE 3 LOT SUBDIVISION, an addition to the City of Bloomington. All streets and alleys shown, and not heretofore dedicated are dedicated to the public.

Setback lines are to be established as shown in the City of Bloomington Uniform Development Ordinance. No building shall be erected or maintained within these setback lines.

The strips of ground that are shown on the plat and marked "easement" are owned by the owners of the lots that they respectively affect, subject to the rights of public utilities for the installation and maintenance of water and sewer mains, poles, ducts, lines, and wires. Buildings or other structures shall not be erected or maintained on these strips.

Signed and Sealed _____, 20____

Signature _____ Signature _____

Name Printed _____ Name Printed _____

STATE OF INDIANA)
COUNTY OF MONROE)

Before me, the undersigned Notary Public, in and for the said county and state, personally appeared _____, and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and notarial seal this _____ day of _____, 20____.

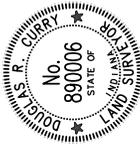
County of Residence _____ Commission Expiration _____

Notary Public, Written _____ Notary Public, Printed _____

CERTIFICATE OF SURVEYOR

I, Douglas R. Curry, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me on July 25, 2016, that all the monuments shown thereon actually exist; and that their location, size, type, and material are accurately shown.

Douglas R. Curry
Douglas R. Curry Indiana L.S. No. 890006
Professional Land Surveyor, Inc.
528 North Walnut Street
Bloomington, Indiana 47404
(812) 332-8030



DP-25-16
Preliminary Plat

MEADOWLARK LANE
3-LOT SUBDIVISION
PRELIMINARY PLAT
SHEET 2 OF 2
JOB NO. 401640

MEADOWLARK LANE 3-LOT SUBDIVISION PART OF SECTION 35, T. 9 N., R. 1 W., MONROE COUNTY, INDIANA

CERTIFICATE OF APPROVAL OF COMMISSION AND BOARD OF PUBLIC WORKS

Under the authority of Indiana code 36-7-4 700 series, 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 City Plan Commission at a meeting held _____, 20____

(Adam Watson, Interim Director of Public Works)

(Tom Micuda, Director of Planning and Transportation)

LEGAL DESCRIPTION

Owner: Charles R. Staats & Sally A. Link
Source: Inst. No. 2013006665

A part of Section 35, Township 9 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows:

Commencing at a PK nail found marking the southeast corner of the Southwest quarter of said Section 35; Thence North 00 degrees 23 minutes 47 seconds East 1318.76 feet to a PK nail found marking the northeast corner of the Southeast quarter of the Southeast quarter of said Section 35; Thence North 00 degrees 41 minutes 31 seconds East 1184.55 feet; Thence North 89 degrees 18 minutes 29 seconds West 184.55 feet to a pipe found and the True Point of Beginning;

Thence South 84 degrees 09 minutes 02 seconds West 134.56 feet; Thence North 02 degrees 26 minutes 38 seconds West 234.49 feet to a rebar found; Thence South 88 degrees 22 minutes 33 seconds East 129.13 feet to a rebar found; Thence South 03 degrees 53 minutes 56 seconds East 217.40 feet to the Point of Beginning, containing within said bounds 0.68 acres, more or less.

SOURCE OF TITLE: Instrument Number 2013006665

OWNERS: Charles R. Staats & Sally A. Link

ZONING: R5 - Residential Single Family

The undersigned, as owners of the real estate described on this plat, for and in consideration of the City of Bloomington, Indiana, granting to the undersigned the right to tap into and connect to the sewer system of the City of Bloomington for the purpose of providing sewer service to the described real estate, now release the right of the undersigned as owners of the platted real estate and their successors in title to remonstrate against any pending or future annexation by the City of Bloomington, Indiana, of such platted real estate.

_____ the owners of the real estate shown and described hereon hereby lay off, plat, and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as MEADOWLARK LANE 3 LOT SUBDIVISION, an addition to the City of Bloomington. All streets and alleys shown, and not heretofore dedicated are dedicated to the public.

Setback lines are to be established as shown in the City of Bloomington Uniform Development Ordinance. No building shall be erected or maintained within these setback lines.

The strips of ground that are shown on the plat and marked "easement" are owned by the owners of the lots that they respectively affect, subject to the rights of public utilities for the installation and maintenance of water and sewer mains, poles, ducts, lines, and wires. Buildings or other structures shall not be erected or maintained on these strips.

Signed and Sealed _____, 20____

Signature _____ Signature _____

Name Printed _____ Name Printed _____

STATE OF INDIANA)
COUNTY OF MONROE)

Before me, the undersigned Notary Public, in and for the said county and state, personally appeared _____, and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and notarial seal this _____ day of _____, 20____.

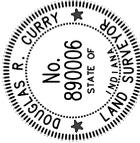
County of Residence _____ Commission Expiration _____

Notary Public, Written _____ Notary Public, Printed _____

CERTIFICATE OF SURVEYOR

I, Douglas R. Curry, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me on July 25, 2016, that all the monuments shown thereon actually exist; and that their location, size, type, and material are accurately shown.

Douglas R. Curry
Douglas R. Curry Indiana L.S. No. 890006
Professional Land Surveyor, Inc.
528 North Walnut Street
Bloomington, Indiana 47404
(812) 332-8030



DP-25-16
Final Plat

MEADOWLARK LANE
3-LOT SUBDIVISION
FINAL PLAT
SHEET 2 OF 2
JOB NO. 4016-40

revisions:



ARCHITECTURE	PLANNING	CIVIL ENGINEERING
BYNUM FAY & ASSOCIATES, INC.		
528 North Walnut Street		
Bloomington, Indiana		
(612) 309-2390 (fax)		



PROJECT: N. MEADOWLARK LANE SEWER EXTENSION
 664.666.668 N. MEADOWLARK LANE
 BLOOMINGTON, INDIANA 47408

TITLE: SANITARY SEWER PLAN & PROFILE
 designed by: JBB
 sheet no.: C-01
 Project no.: 401640

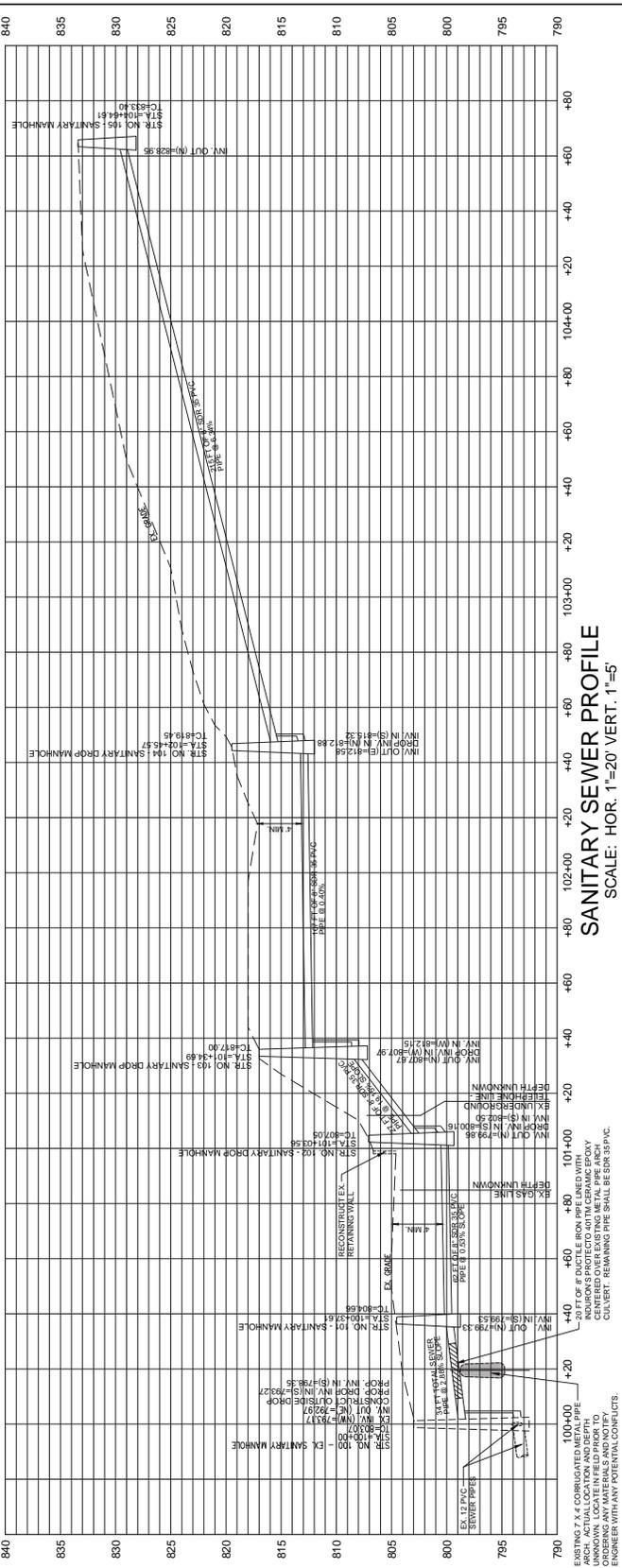
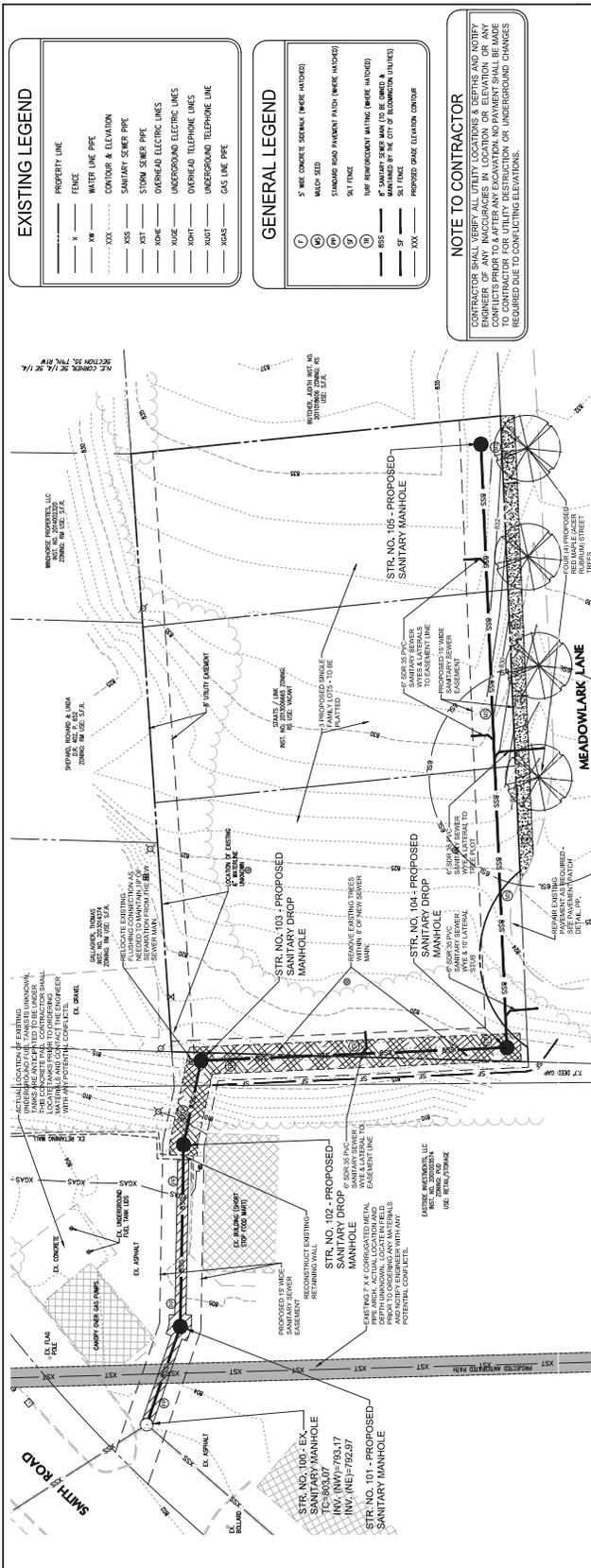
EXISTING LEGEND

PROPERTY LINE	—
FENCE	— X —
WATER LINE PIPE	— W —
CONTOUR & ELEVATION	— 100 —
SANITARY SEWER PIPE	— S —
STORM SEWER PIPE	— ST —
OVERHEAD ELECTRIC LINES	— E —
UNDERGROUND ELECTRIC LINES	— E (U) —
OVERHEAD TELEPHONE LINES	— T —
UNDERGROUND TELEPHONE LINES	— T (U) —
GAS LINE PIPE	— G —

GENERAL LEGEND

5" WIDE CONCRETE SIDEWALK (WHERE INDICATED)	—
MAJOR ROAD	—
STANDARD ROAD PAVEMENT PATCH (WHERE INDICATED)	—
SKY FENCE	—
TYPE REMOVED CURB (WHERE INDICATED)	—
8" SANITARY SEWER MANHOLE (TO BE REMOVED & REPLACED BY THE CITY OF BLOOMINGTON (INDIANAS))	—
SKY FENCE	—
PROPOSED GRADE ELEVATION CONTOUR	—

NOTE TO CONTRACTOR
 CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY OTHER INFORMATION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.



DP-25-16
Sewer Extension Plan