CITY OF BLOOMINGTON

PLAN COMMISSION

July 15, 2024 5:30 p.m. Council Chambers, Room #115 Hybrid Zoom Link:

https://bloomington.zoom.us/j/82362340978?pwd=ZnExeVNaSUN GVGdZQTJHNjBBb3M0UT09

Meeting ID: 823 6234 0978 Passcode: 622209

Virtual Link:

https://bloomington.zoom.us/j/82362340978?pwd=ZnExeVNaSUNGVGdZQTJHNjBBb3 M0UT09

Meeting ID: 823 6234 0978 Passcode: 622209

Petition Map: https://arcg.is/05SmHb

ROLL CALL

MINUTES TO BE APPROVED: June 10, 2024

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

PETITIONS TABLED:

SP-24-22 Cutters Kirkwood 123 LLC

115 E Kirkwood Ave Parcel: 53-05-33-310-062.000-005 Request: Major site plan approval to construct a 4-story building with 3 floors of residential units over a ground floor parking garage and retail space in the MD-CS zoning district. The upper floors will consist of 15 dwelling units for a total of 38 beds. *Case Manager: Karina Pazos*

 ZO-34-23
 City of Bloomington Planning and Transportation

 Text Amendment
 Text Amendment

 Request: Text amendment related to Sign Standards and request for waiver of second hearing.
 Case Manager: Jackie Scanlan

PETITIONS:

DP-17-24/PLAT2024-04-0026

Eric Deckard

3615 E Post Road Parcel: 53-05-35-400-062.000-005 Request: Primary plat approval to allow a two-lot subdivision of 4.21 acres in the Residential Medium Lot (R2) zoning district, with request for subdivision waivers and waiver of second hearing. <u>Case Manager: Gabriel Holbrow</u>

**Next Meeting August 12, 2024

Last Updated: 7/12/2024

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BLOOMINGTON PLAN COMMISSION STAFF REPORT – First Hearing Location: 3615 East Post Road

CASE #: DP-17-24 / PLAT2024-04-0026 DATE: July 15, 2024

PETITIONER:	Deckard Land Surveying 1604 South Henderson Street Bloomington, IN
OWNER:	John and Sherry Myers 3615 East Post Road Bloomington, IN

REQUEST: The petitioner is requesting primary plat approval to allow a two-lot subdivision of 4.21 acres in the Residential Medium Lot (R2) zoning district, with request for subdivision waivers and waiver of second hearing.

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BACKGROUND:	
Area:	4.21 acres
Current Zoning:	Residential Medium Lot (R2)
Comprehensive	
Plan Designation:	Neighborhood Residential
Existing Land Use:	Single-family dwelling
Proposed Land Use:	Single-family dwelling and Vacant
Surrounding Uses:	North – Single-family dwellings
	South – Single-family dwellings
	East – Single-family dwellings
	West – Single-family dwellings

REPORT: The property is located off Post Road and Hollywood Drive in the Grandview Hills neighborhood, extending to the north from Post Road, west of properties on Meadowlark Lane, toward but not reaching 10th Street (State Route 45). The property and all surrounding properties are located in the Residential Medium Lot (R2) zoning district. Surrounding properties contain detached single-family dwellings, with a small number of vacant undeveloped lots.

The property is bisected roughly from northwest to southeast by an unconstructed portion of the Hollywood Drive corridor that was shown on an unrecorded plat for Grandview Hills 3rd Addition in 1967. The plat was never recorded, and this portion of Hollywood Drive was never dedicated nor constructed nor accepted as public right-of-way. Because of this history, some maps, including Monroe County Elevate, show a continuation of Hollywood Drive across the property, but those maps are not correct, as confirmed by a letter from the Monroe County Auditor included in the packet. That portion of land remains privately owned and a part of this petition site.

The petitioner proposes to subdivide the property into two lots by separating the land around the existing house at 3615 East Post Road (proposed lot 2) from the remaining land (proposed lot 1). Lot 1 is proposed to contain 3.55 acres with frontage on Post Road and at the stub end of the right-of-way of Hollywood Drive. After subdivision, lot 1 would be vacant land, but could be developed with one detached single-family dwelling or any of the other land uses allowed in the R2 district. In the future, there is the possibility that lot 1 could be further subdivided, but that would require construction and dedication of a public street to provide access to further lots, and the petitioner is

not proposing any such further subdivision at this time.

The existing property contains three locations where the lot fronts on a street. In front of the existing house at 3615 East Post Road, the property has a 149.90-foot frontage on Post Road. This is proposed to become the front lot line of lot 2. A second frontage on Post Road is located where the unconstructed Hollywood Drive corridor forms a "leg" of the property extending southeast to Post Road. This is proposed to become a front lot line of lot 1. The third frontage is located to the northwest, where the existing public right-of-way of Hollywood Drive has a stub end on the property. This is proposed to become a second front lot line of lot 1.

The lot width at the Post Road frontage of the "leg" to the southeast, as measured per the definition of lot width in the Unified Development Ordinance (UDO), is 56.73 feet, which is less than the 60-foot minimum lot with standard in the R2 zoning district. However, the property was granted variance V-12-24 / VAR2024-04-0029 by the Hearing Officer on May 8, 2024 to allow the 56.73-foot lot width on this Post Road frontage. With the variance, the lot width of lot 1's frontage on Post Road is considered compliant.

The petitioner is requesting four subdivision waivers, and will need two further subdivision waivers. The first request is a waiver from the requirement to provide pedestrian facilities per the Transportation Plan. The Transportation Plan calls for a minimum six-foot-wide sidewalk along Post Road at both the Post Road frontages. No sidewalk or other pedestrian improvements are required across the stub end of Hollywood Drive. The petitioner proposes to leave the two Post Road frontages in their current state, without sidewalks. There are no other existing sidewalks on Post Road, Hollywood Drive, or any of the other streets in the surrounding neighborhood.

The second subdivision waiver request is a waiver from the maximum parent tract size standard. The proposed subdivision is most properly classified as an infill subdivision type because it contains a small number of lots and no new public street or rights-of-way within an existing developed neighborhood. However, the maximum parent tract size for an infill subdivision is three acres. The property contains 4.21 acres, which is more than the maximum allowable parent tract size.

The third subdivision waiver request is to allow side lot lines that are greater than 15 degrees from a right angle to the street. Side lot lines of the existing property at the Post Road frontage of the "leg" to the southeast and at the stub end of Hollywood Drive to the northwest, which will become side lot lines of lot 1, do not meet this standard. Both side lot lines at the "leg" to Post Road are approximately 30 degrees from a right angle to the street, which is more than the maximum of 15 degrees. Additionally, the side lot line immediately south of lot 1's frontage across the stub end of Hollywood Drive, labelled as L1 on the primary plat, is parallel to the street direction. That is, this side lot line is approximately 90 degrees from a right angle to the street, which is more than the maximum 15 degrees. The angles of these side lot lines are existing features of the property, which would not be possible to alter without acquiring without acquiring additional land from the abutting developed properties.

The fourth subdivision waiver request is to allow lot 1 to have two frontages, one on Post Road to the southeast and a second on the stub end of Hollywood Drive to the northwest. This means that lot 1 meets the definition of a through lot, which the UDO does not allow except on arterial frontages. Post Road is not an arterial road. Therefore lot 1 is not compliant with this standard and cannot be allowed unless granted a subdivision waiver.

After the final revisions deadline for the July hearing, staff identified two further subdivision waivers that will be necessary for the proposed plat. The petitioner has not yet requested these waivers, because they were not aware of the need previously. The fifth subdivision waiver would be to allow the tree preservation easement for the existing closed-canopy wooded area to be on lot 1, instead of in common area. The UDO requires preserved wooded areas of at least one half acre to be placed in a tree preservation easement, and additionally requires preserved wooded areas of at least of at least one half acre to be placed in a subdivision to be placed in common areas on separate lots on the plat. The proposed plat preserves existing closed-canopy wooded areas in a 1.32-acre tree preservation easement, but does not create a common lot for this area. Instead, the easement is contained within proposed lot 1.

The sixth subdivision waiver would be to allow lot 1 to have a depth-to-width ratio exceeding fourto-one. The Post Road frontage of lot 1 is 56.73 feet, while the lot depth from the southernmost lot line to the northernmost lot line is approximately 764 feet, for a depth-to-width ratio of more than 13-to-one.

Along with the subdivision waivers, the petitioner is requesting a waiver of second hearing. Any subdivision petition that includes waiver requests is required to be heard at two separate public hearings, unless the Plan Commission waives the second hearing. Staff recommends that the Commission decline the request to waive the second hearing and instead forward the petition to second hearing at the next regularly scheduled Plan Commission meeting on August 12. The references for existing easements and standards for newly created easements are not yet clearly explained in the proposed plat. A drainage report, a drainage plan, and the proposals for utilities easements are under review by the City of Bloomington Utilities Department (CBU), but CBU has not approved the drainage plan or utility easements. CBU has provided a report, which is in the packet. Required street trees are not shown on the plat. Two further subdivision waivers would be necessary in order to approve the proposed plat, and the petitioner has not had an opportunity to formally request those waivers yet. All of these are reasons not to take final action at the first hearing.

20.06.060(b)(3)(E) PRIMARY PLAT REVIEW: The Plan Commission or Plat Committee shall review the primary subdivision petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6) (Approval Criteria) and the following standards:

- i. All subdivision proposals shall be consistent with the need to minimize flood damage.
- ii. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- iii. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards
- iv. Base flood elevation data shall be provided for subdivision proposals and other proposed development (including manufactured home parks and subdivisions), which is greater than the lesser of 50 lots or five acres.
- v. All subdivision proposals shall minimize development in the SFHA and/or limit intensity of development permitted in the SFHA
- vi. All subdivision proposals shall ensure safe access into/out of SFHA for pedestrians and vehicles (especially emergency responders).

PROPOSED FINDING:

20.06.040(d)(6)(B) General Compliance Criteria

- i. Compliance with this UDO
- ii. Compliance with Other Applicable Regulations
- iii. Compliance with Utility, Service, and Improvement Standards
- iv. Compliance with Prior Approvals

PROPOSED FINDING:

20.06.040(d)(6)(D) Additional Criteria Applicable to Primary Plats and Zoning Map Amendments (Including PUDs)

- i. Consistency with Comprehensive Plan and Other Applicable Plans
 - The proposed use and development shall be consistent with and shall not interfere with the achievement of the goals and objectives of the Comprehensive Plan and any other adopted plans and policies.
- ii. Consistent with Intergovernmental Agreements
 The proposed use and development shall be consistent with any adopted intergovernmental agreements and shall comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this UDO.
- iii. Minimization or Mitigation of Adverse Impacts
 - 1. The proposed use and development shall be designed to minimize negative environmental impacts and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.
 - 2. The proposed use and development shall not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.
 - 3. The proposed use and development shall not result in significant adverse fiscal impacts on the city.
 - 4. The petitioner shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the pre-submittal neighborhood meeting for the specific proposal, if such a meeting is required.
- iv. Adequacy of Road Systems
 - 1. Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed use and development shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.
 - 2. The proposed use and development shall neither cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- v. Provides Adequate Public Services and Facilities

Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, streets, potable water, sewer, stormwater management structures, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

vi. Rational Phasing Plan

If the petition involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date and shall not depend upon subsequent phases for those improvements.

PROPOSED FINDING:

20.06.060(b)(3)(F) Waivers

Waivers from any standards within Chapter 5 shall be reviewed according to the following criteria:

- i. The granting of the subdivision waiver shall not be detrimental to the public safety, health, or general welfare, or injurious to other property; and
- ii. The conditions upon which the request for a Subdivision Waiver are based are unique to the property; and
- iii. The Subdivision Waiver shall not in any manner vary the provisions of the development standards, Comprehensive Plan, or Transportation Plan, except that waivers related to sidewalks and tree plots in the Transportation Plan may be requested.

Sidewalk PROPOSED FINDING:

Parent Tract Size Maximum PROPOSED FINDING:

Side Lot Line Angles **PROPOSED FINDING:**

Through Lot PROPOSED FINDING:

No Common Area PROPOSED FINDING:

Lot Depth-to-Width Ratio PROPOSED FINDING:

PLAT REVIEW: The proposed subdivision follows the Infill Subdivision (IS) design standards.

Infill Subdivision Standards:

Parent tract size: No minimum parent tract size. Maximum parent tract size is 3 acres. The parent tract is 4.21 acres. The petitioner is requesting a waiver to allow the parent tract size to exceed the maximum. A larger parent tract size would be allowed for a subdivision of traditional subdivision type, but the proposed subdivision is most property classified as an infill subdivision type because it contains a small number of lots and no new public streets or rights-of-way within an existing developed neighborhood. The larger tract size

for an infill subdivision in this case is appropriate because of the configuration of the parent tract and its existing frontages as well as the small number of lots (two) contained in this proposal.

Open space: Not required. The plat sets aside 1.32 acres within a tree preservation easement as well as an overlapping area of steep slopes within a conservancy easement as required by environmental standards and open space standards in the UDO. The petition will require a subdivision waiver to allow the tree preservation easement to be on lot 1, instead of in common area.

Lots served by alleys: Not required. The proposal does not include any lots served by alleys.

Block length: Not required. No new blocks are created by the proposal.

Cul-de-sac length: Not permitted. No new culs-de-sac are proposed.

Transportation facilities: Required to meet Transportation Plan guidance. The Transportation Plan calls for a 60-foot-wide right-of-way for Post Road. The proposed plat dedicates additional new public right-of-way width along both Post Road frontages to bring north side of Post Road up to the proposed width. No new right-of-way width dedication is required on stub end of Hollywood Drive.

On-street parking: Not required, but where provided shall comply with City standards. On-street parking is not prohibited on Post Road or Hollywood Drive adjacent to the proposed subdivision. No site improvements for on-street parking are proposed or required.

Tree plot width: Required per Transportation Plan. The Transportation Plan calls for a minimum five-foot-wide tree plot along Post Road. No tree plot is required across the stub end of Hollywood Drive.

Sidewalk/multiuse path width: Required per Transportation Plan. The Transportation Plan calls for a minimum six-foot-wide sidewalk along Post Road. The petitioner is requesting a waiver so that the Post Road frontages can remain in their current state without sidewalks. No sidewalk or other pedestrian improvements are required across the stub end of Hollywood Drive.

Easement Standards:

Utility Easements: The proposed plat references four exiting easements for electric pole lines. The plat references one existing utility easement which crosses the site east-west roughly in line with the proposed boundary lot line between lots 1 and 2. The plat also creates four new utility and drainage easements. A 20-foot-wide utility easement is established centered on an existing CBU-owned stormwater line that runs the length of the unconstructed Hollywood Drive corridor across the property. The north end of this utility easement connects to a 25-foot-wide drainage easement, established by the plat to contain the stream that takes the outflow from the CBU stormwater line and a parallel private stormwater line. The drainage easement overlaps with and is completely contained within a conservancy easement and tree protection easement. A 15-foot-wide utility easement is

established along the west side of lot 2 to provide utility access for lot 1. Finally, a 15-footwide waterline easement is established along all of the lot line segments on the east side of lot 1, from Post Road to the northeast corner of the property, for an existing CBU-owned 6-inch water line which serves all of the existing houses on the west side of Meadow Lark Lane.

Access Easements: The proposed plat references an existing non-exclusive access easement for the Hollywood Drive corridor across the property. The plat also creates an ingress and egress easement at the southeastern end of the "leg" on Post Road, allowing the two abutting properties on either side to across the easement area. The ingress/egress easement legitimizes the access for the existing driveways for these two properties, which connect to Post Road through this area of the property.

Environmental Easements: The proposed plat establishes a 1.32-acre tree preservation easement for existing wooded areas at the northern end of the property as well as a conservancy easement, contained completely with the tree preservation easement, for riparian buffers and areas of excessive slope along the stream way in the northwest corner of the property.

Lot Establishment Standards:

Lot area and lot width: In the R2 zoning district, the minimum lot size 7,200 square feet and the minimum lot width is 60 feet. Proposed lot 1 is 3.55 acres (approximately 154,600 square feet) in area with 56.73 feet of lot width on Post Road and more than 60 feet of lot frontage on the stub end of Hollywood Drive. (Per the UDO definition of lot width, lot width is measured not on the front lot line but instead at the minimum front setback distance. Although the undedicated and unimproved corridor of Hollywood Drive is 50 feet wide, the lot width of lot 1's frontage on the stub end of Hollywood Drive measures far more than 60 feet because the property widens out behind (south of) the front lot line.) Proposed lot 2 is approximately 0.63 acres (approximately 27,400 square feet) in area with 149.90 feet of lot width on Post Road. Although the Post Road frontage of lot 1 is less than 60 feet, this is allowed by variance V-12-24 / VAR2024-04-0029 granted by the Hearing Officer on May 8, 2024. With the variance, the proposed lots comply with standards for lot area and lot width.

Side lot line angles: Residential lots are required to have side lot lines that are within 15 degrees of a right angle to the street and right-of-way. Side lot lines of the existing property at the Post Road frontage of the "leg" to the southeast and at the stub end of Hollywood Drive to the northwest, which will become side lot lines of lot 1, do not comply with this standard. Both side lot lines at the "leg" to Post Road are approximately 30 degrees from perpendicular to the street. Additionally, the side lot line immediately south of lot 1's frontage across the stub end of Hollywood Drive, labelled as L1 on the primary plat, is parallel to the street direction. The angles of these side lot lines are existing features of the property, which would not be possible to alter without acquiring without acquiring additional land from the abutting developed properties. The petitioner is requesting a subdivision waiver to allow these side lot lines to remain. Both side lot lines of proposed lot 2 are compliant with this standard.

Through lot: Through lots are not allowed except on arterial frontages. Proposed lot 1 meets the definition of a through lot because it has two frontages, one on Post Road to the southeast and a second on the stub end of Hollywood Drive to the northwest. Post Road is not an arterial road. The petitioner is requesting a subdivision waiver to allow lot 1 to be a through lot.

Lot shape: All lots shall be designed with a depth-to-width ratio not to exceed four to one. For lot 1, the Post Road frontage is 56.73 feet, while the lot depth from the southernmost lot line to the northernmost lot line is approximately 764 feet, for a depth-to-width ratio of more than 13-to-one. The petitioner is requesting a waiver to allow the depth-to-width ratio of lot 1 to exceed four-to-one. For lot 2, the frontage is 149.90 feet, while the lot depth is 181.72 feet, for a depth to width of approximately 1.2.

Lot access: All new residential lots shall have frontage on a public street right-of-way. Both proposed lots have frontage on Post Road. The proposed plat establishes a 20-foot-wide utility easement centered on an existing CBU-owned stormwater line that runs the length of the unconstructed Hollywood Drive corridor, including the "leg" of the property. The plat also establishes a 15-foot-wide waterline easement for an existing CBU-owned water line running along the east side of the "leg" of the property. These easements prohibit the placement of any obstruction within the easement area unless authorized by CBU, and would give CBU or any other utility the right to remove and not replace driveway paving or any other improvement within the easement area if necessary to access the utility infrastructure. These easements significantly limit, but would not prohibit, the construction or use of an access driveway from Post Road to the remainder of the property.

Stormwater Standards: All proposed subdivisions shall provide for the collection and management of all surface water drainage, and all subdivision requests shall include the submittal of a drainage plan to CBU. The petitioner submitted a drainage report to CBU on May 9, 2024, including a proposed plan for no new stormwater infrastructure beyond what already exists on the site. CBU has provided a brief report, explaining what further information is needed for a complete drainage report. The report is included in this packet. CBU has not yet approved the proposed drainage plan.

Right-of-Way Standards:

ROW width: No new public streets or rights-of-way are proposed. Existing streets are required to meet guidance in the Transportation Plan. Post Road is designated as the Neighborhood Residential street typology in the Transportation Plan, requiring a 60-foot-wide right-of-way (30 feet from centerline). The proposed plat dedicates additional new public right-of-way width along both Post Road frontages to bring north side of Post Road up to the proposed width. No new right-of-way dedication is required on stub end of Hollywood Drive.

Pedestrian facilities and tree plot: Public improvements in the public right-of-way, including newly dedicated right-of-way, are required to comply with the standards in the Transportation Plan. Post Road is designated as the Neighborhood Residential street typology in the Transportation Plan. The design parameters in table 5 of the Transportation Plan call for a six-foot-wide sidewalk and a five-foot-wide greenscape (tree plot) between the sidewalk and the curb (or edge of pavement) on Neighborhood Residential Streets. The

petitioner is requesting a subdivision waiver to allow the two Post Road frontages to remain in their current state without sidewalks. Even without sidewalks, there would remain at least five feet of width for a tree plot within the public right-of-way along these frontages.

Street Trees: The minimum number of required street trees to be planted shall be one large canopy tree for every 30 feet of property that abuts a public right-of-way. Two large street trees are required along the Post Road frontage of lot 1 and five large street trees are required along the Post Road frontage of lot 2. The proposal does not show any street trees. The plat will have to provide details of species, exact locations, and planting specifications for all required street trees.

Street Lighting: No street lighting is proposed.

Environmental Considerations:

Steep Slopes: The site contains steep slopes of 25 percent and greater along a stream way in the northwest corner of the property as well as slopes between 12 percent and 25 percent elsewhere on proposed lot 1. Indiana Public Law 52 of 2024, known as HB 1108 before enactment, which came into effect on July 1, 2024, prohibits jurisdictions from preventing development exclusively on the basis of slope if slope is less than 25 percent. In accordance with this state law and the excess slope provisions of the UDO, the proposed plat places all areas with 25 percent or greater slope, and only areas with 25 percent or greater slope, in a conservation easement. The conservation easement overlaps with the tree and forest preservation easement and also serves as an easement for the required riparian buffer.

Tree and forest preservation: The site contains approximately 1.64 acres of existing closed canopy wooded area, constituting 39 percent of the total area of the property. For a baseline canopy cover of 20 to 39 percent, at least 80 percent of the existing canopy cover must be preserved. At least 1.31 acres of wooded area must be preserved within a tree preservation easement. The proposed plat establishes a 1.32-acre tree preservation easement for existing wooded areas at the northern end of the property. The tree preservation easement overlaps with the conservancy easement established for excessive slopes.

Riparian Buffers: The site contains a stream in the northwest corner of the property, running south to north. The stream takes surface flow from both the CBU-owned stormwater line running along the unconstructed portion of the Hollywood Drive corridor and a parallel stormwater, as well as ground water flow from sounding land to the south. The required riparian buffer for this stream is contained within the conservancy easement established for the excessive slopes along the stream way.

Others: There are no known karst features or wetlands on the site.

Utilities: Lot 2 has existing water and sanitary sewer service from mains running under Post Road. Lot 1 will have access to the existing public 6-inch water main that runs along the east side of the property. In addition, the proposed plat establishes a new utility easement along the west side of lot 2, providing access for lot 1 to the water and sanitary sewer mains running under Post Road. After secondary plat approval and recording, CBU approval will be required before any permits for development on lot 1 are issued.

CONCLUSION: The proposed primary plat, with requested waivers and specific revisions, can meet all of the requirements of the UDO. Although the two-lot subdivision will result in a small change, it sets the stage for a future thoughtful use of this large property within a developed neighborhood.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission forward this petition to the required second hearing on August 12, 2024.



Created: 2/16/2024 Map By: Gabriel Holbrow



3625 E Post Rd



For use as map information only, information is NOT warranted.



Eric L. Deckard, LS

1604 S. Henderson St. Bloomington, IN 47401 Ph. 812.961-0235 Fax 812.323-7536

June 7th, 2024

To: Members of the Plan Commission:

RE: Myers Minor Subdivision

I have been asked by Sherry Myers to request several waivers for the project located at 3615 E. Post Road.

The waiver requests and statements are discussed below.

1). Request: Sidewalk Waiver

Petitioner's Statement: The property is located at 3615 E. Post Road, Bloomington, IN 47408. No sidewalks exist in the area and the construction of future sidewalks in the area is improbable. This requirement would create a stretch of sidewalk that is +/- 150.00 long with a gap of +/- 130.00 feet along the adjoining property (Harris) and another stretch of sidewalk that is +/- 58.00 feet long with no extension to other walkways in the area. We respectfully request consideration by the Plan Commission to grant a Sidewalk Waiver for Lot 1 and Lot 2 along E. Post Road.

2). Request: Maximum Parent Tract Size Waiver

Petitioner's Statement: The subdivision that is being proposed is an Infill Subdivision. The maximum parent tract size for this subdivision is 3.0 acres. The parent parcel in the proposed Myers Minor Subdivision is 3.55 acres after right-of-way dedication. Other than the parent track size exceeding the maximum requirement by 0.55 acres, the property in question best fits the classification of "Infill Subdivision" per UDO section 20.05.030(a). We respectfully request consideration by the Plan Commission to grant a Maximum Parent Tract Size Waiver for Lot 1 (parent tract).

3). Request: Side Lot Line Angle Waiver

Petitioner's Statement: The subject property (Lot 1) has lot lines that extend to both Hollywood Drive and Post Road. The lot lines that border these abovementioned roads do not meet the standard of side line lots that are within 15 degrees of a right angle to the street and right-of-way (UDO section 20.05.050(e)(1)(B). The side lot lines in question are pre-existing and were not created in this plat. Due to pre-existing configuration of the subject property, we respectfully request consideration by the Plan Commission to grant a Side Lot Line Angle Waiver for Lot 1.

4). Request: Through Lot Waiver

Petitioner's Statement: The subject property (Lot 1) has frontage on public right-of-way at Post Road and Hollywood Drive, thus creating a "Through Lot". The configuration of the subject property would have to drastically change to not create said "Through Lot". These drastic changes would create lots that are not the intentions of the property owner. We respectfully request consideration by the Plan Commission to grant a Through Lot Waiver for Lot 1.

If there are any questions, please contact this office at (812) 961-0235

Sincerely,

Eric L. Deckard L.S.



Myers Minor Subdivision

Zach Waggoner <zach@deckardlandsurveying.com> To: Gabriel Holbrow <gabriel.holbrow@bloomington.in.gov> Wed, Jul 3, 2024 at 9:21 AM

Gabriel,

At the request of our client, Sherry Myers, we would like to request a waiver of the second hearing.

--Best,

Zachary Waggoner

Project Manager

Deckard Land Surveying, LLC.

1604 S. Henderson St.

Bloomington, IN 47401

Ph. 812.961.0235



Brianne Gregory Monroe County Auditor

100 W Kirkwood Ave Courthouse, Room 209 Bloomington, IN 47404 Office (812) 349-2510 March 5, 2024

To whom it may concern,

On Elevate for Monroe County, there are parcel lines drawn for what appears to be at one time planned roadway for Hollywood Dr through the parcel located at 3615 E Post Rd connecting E Hollywood Dr to E Post Rd and these lines currently reflect as "roadway" within the subdivision roadways of the area.



These lines for this specific area are based on documents presented to the Auditor's Office from a 1967 unrecorded plat (attached) for Grandview Hills 3rd Addition. Since this unrecorded plat, we find any further additions, amendments or subdivisions addressing the roadway aside from the survey included in the 2012 and 2015 deeds for 3615 E Post Rd in which it reflects as a 50 ft nonexclusive easement and a 2023 deed in which the previous owner quit claimed any interest in unimproved roadway for Hollywood Dr. To the best of my knowledge, aside from the previously mentioned documentation-there is no dedicated, deeded, or platted roadway and the GIS for this area is reflecting what was intended per the 1967 unrecorded plat.

If you have any questions at all, please let me know.

Warm regards,

Stephanie Carter Property Director <u>scarter@co.monroe.in.us</u> 812-349-2839



Summary of City of Bloomington Utilities Review of Proposed Plat #<u>DP-17-24</u>, <u>PLAT2024-04-0026</u>:

Drainage Calcs - The provided drainage calculations are not sufficient for CBU's review. The provided calculations included only the existing conditions of the watershed running through the proposed subdivision and up to the existing culvert north of the site.

Under the current CBU Stormwater Design Manual requirements, the drainage report must show that the pre-civilization peak runoff is equal to or less than the peak runoff of the post-developed site. Pre-civilization is defined as what the landscape would have been like prior to any human disturbance, generally, this is considered to be forest or prairie land, not what the conditions of the site looked like immediately prior to the proposed subdivision.

In this case, since there are no plans for development on the proposed parcels, the post-developed site conditions can be calculated by assuming the highest allowable amount of impervious surfaces (per zoning district defined in the UDO) will be built on the parcels.

Easements - The 25' access easement is not necessary over the 25' drainage easement. However, an access easement is needed to reach the drainage easement from the public right-of-way.

CBU asks to be named as a grantee on the access easement located on at the southern end of the unimproved portion of Hollywood Drive at Post Road.

The utility easement that is primarily located within the unimproved portion of Hollywood Drive should be exclusive to CBU.

Gabriel Holbrow has noted the conflict between the drainage easement and the conservancy easement. The resolution should be to adjust the conservancy easement so that the easements do not overlap. CBU must retain the right to construct drainage facilities.





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LAT RT OF THE ORTH, RANGE 1 AREA FOR COUNTY RECORDER	BLOOMINGTON TWP. TOWNSIP9 W RANGE 1 W SECTON 35	DEVELOPER, APPLICANT &/OR OWNER JOIN & SIEREN WYERS 31/16 E IPST ROAD BLOOMINGTON, INJAA, 47408 BLOOMINGTON, 112,490-2018							CERTIFICATION	This certification does not take into consideration additional facts that an accurate and correct title search and or examination might disclose.	Easements have not 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 day of, 2024.	Eric L. Declard Registered Surveyor LS 29900012	State of Indiana									
MYERS MINOR SUBDIVISION - PRIMARY PLAT A PART OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 NORTH, RANGE WEST MONROE COUNTY, INDIANA					 All Karst Conservancy Easements shall be identified with public signs located along the boundary of the assement bolis eigns size the placed at inverse of no non-than 200 the construction of the assement of the size size in the placed at the size is more than 200 the construction of the size in the last of the placed at the size is non-size in the size of the size is the size of the size of the size is the size of the siz	The interaction provide signation is an interactional or one amone-ainst square even in alex. A minimum of one public sign is required, regardless of essement size. The property owner shall be responsible for installing and maintaming required signage.	 Any use of pesticides, herbicides, or fertilizers is prohibited within the easement area. 	 Allows, in cases where removed to conto or mvarker species is proposed, the restoration of determined acress with naive plant material. Written approval from the Planing and Transportation Department is required prior to any proposed restoration. 	 Free Preservation Easement Prohibits the removal of any tree over six incless dbh within the easement area. 	 Allows the removal of dead or diseased trees that poss a safety risk as well as allowing the removal of exotic or invasive species, only after first obtaining written approval from the Planning and Tinsportation Department. 	 All tree preservation easements shall be identified with public signs located along the bundary of the casement. Public source shall be relaced at intervals of no more than 200 	feet, and each public sign shall be a maximum of one- and one-half square feet in area. A minimum of one public sign is required, regardless of casement size. The property owner shall be responsible for insulting and maintaining required signage.	 Allows, in cases where removal of exotic or invasive species is proposed, the restoration of disturbed areas with native plant material. Written approval from the Planning and Transportation Department is required prior to any proposed restoration. 	 Conservancy Easement Prohibits any land-disturbing activities including the placement of a fence, or alteration of	 Allows the removal of dead or discased trees that pose a safety risk or impede drainage as well as allowing the removal of costoic or invasive species, only after first obtaining written anowell from the flamine and Timstoriation Deamment. 	 All conservancy ensembles shall be identified with public signs located along the boundary of the ensement. Public signs shall be placed at intervals of no more than 200 feet, and 	each public sign shall be a maximum to or and one-hulf square fect in area. A minimum of one public sign is required, regardless of easement size. The property owner shall be responsible for installing and maintaining required signage.	 Allows, in cases where removal of exotic or invasive species is proposed, the restoration of disturbed areas with naive paint material, where approval from the Planting and remover on the matematic paint indication from the planting and narrow proved narrow provided narrow proves and provided provided paint of the planting paint planting paint of the planting paint of the planting paint planting paint planting paint planting paint planting planting planting paint planting p	i interportanto espantinan a require pro roa na grepose a servancio. 10. Other 	our constructions any exception of the functional solution of the provided plat.				
Standards for Specific Easement Types (Per City of Bloomington UDO): Ludess specifically defined on an approved plat or by condition of plat approval, the following	 Anitary Sever Fasement Sanitary Sever Fasement Sanitary Sever Fasement Sanitary Sever fascification could be accessed for installation, maintenance, repair, or removal of sanitary sever fascificies. 	 Encovachment by other utilities is prohibited, unless such encovachment is approved by the City Utilities Department in conjunction with the primary plat. Upon written permission from the City Utilities Department, encreachments may be permitted after the recording of the secondary plat. 	 Trees and structures including, but not limited to, buildings, fences, retaining walls, and light fixtures, shall not be located within saniary sever easements. Grading activity shall be prohibited within saniary sever easements without written permission from the City Utilities Department. 	 Waterline Easement Shall allow the City Utilities Department exclusive access for installation, maintenance, repair, or removal of potable water facilities. 	 Enconchment by other utilities is prohibited, unless such enconchment is approved by the City Utilities Department in conjunction with the primary plat. Upon written premission from the City Utilities Department, encreachments may be permitted after the recording of the seconding plat. 	 Trees and structures including, but not limited to, buildings, fences, retaining walls, signs, and light fixtures, shall not be located within waterline casements. 	 Grading activity shall be prohibited within waterline easements without written permission from the City Utilities Department. 	 Drainage Easement Shall are preprinted for any surface swales or other minor drainage improvements that are intended to be severille for any which they are located. 	 Shall prohibit any alteration within the casement that would hinder or redirect flow. 	 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 casement. 	 Shall be enforceable by the City Utilities Department and by owners of properties that are adversely affected by conditions within the easement. 	 Shall allow the City Utilities Department to enter upon the easement for the purpose of maintenance, to charge the costs of such maintenance to the responsible parties, to construct dramage facilities within the easement, and to assume responsibility for the dramage facilities within the easement, and to assume responsibility for the 	uanage cenues at 15 ussteroti. 4). Utility: Easement • Shall allow both private and public utility providers access associated with the installation,	 mannemance, repair, or removal or unity actinities. Prohibits the placement of any unauthorized obstruction within the easement area unless authorized by the City Utilities Department and the easement holder(s). 	5). Pedestrian Easement	 Contraction to general public user right to access the protectinal casement to in Pupelses of welfing and mining, by cycling, stating, or using small motorized and non-motorized welhcles approved by the city. 	 Grants the city the right to construct, alter, repair, maintain, or remove improvements within the easement area. 	 Prohibits the placement of any obstruction within the podestrian easement 6). Transit Facility Easement 	 Grants the public transit authority the right to construct, alter, repair, maintain, or remove structures to be used for availing, boarding, or exiting public transportation. 	 Grants the general public the right to utilize the transit facility assement for the purposes of awaiting, boarding, or exiting public transportation. 	 Prohibits anyone other than the public transportation authority from placing any structures within the transit facility easement. 	7). Karst Conservance Essencent - Poublist say land-distinuing activities, including the placement of a fence, within the easement area. Moving is allowed within the easement area.	 Allows the removal of dead or diseased trees that pose a safety risk or impede drainage as well as allowing the removal of exotic or invasive species, only after first obtaining written approval from the Planning and Transportation Department. 	 Grants the city the right to enter the property to inspect the easement and alter or repair the kast feature.

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<section-header><section-header><text><text><section-header><text><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></text></section-header></text></text></section-header></section-header>	. (AC. 1-12 sections 1-30 of the Indiana Administrative Code, the	MYERS MINOR SUBDIVISION - PRIMARY PLAT . PART OF THE NORTHEAST QUARTER AND A PART OF T HFAST OLIARTER OF SECTION 35 TOWNSHIP 9 NORTH. R	HE AREA FOR COUNTY ANGE 1	
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<text><text><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></text></text>	he reference monuments in the records description and plats onal Accuracy) "RPA"	K). A mag null was found flush with grade in East 3rd Street marking the Southeast corner of Section 35.7, Township D North, Range I, West. This stud is referenced as Corner.I.D. Blm., U.25 in the Office of the Monroe County Surveyor and was accepted and held as stud corner.	John Myers and Sherry Myers (Owners), of the real estate shown and described herein do hereby certify, lay off and plat Los numbered 1.8 2 to be known as Myers Myens Subdivision. Final Plat, R@las-of-way not hereforde dotated are bereby dotated to City of Bhonnington. In accordance with this plat and certification, this plat shall be known as Myers Minor Subdivision - Final Plat.	EBICDECKYBDI® LETERHONE (813) RFOOWINGLON (81 1994 2' HENDERSOO TEVID ZOLKAE DECKA
<list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item>	accuracy (due to random errors in measurement) of this survey is writhin burban survey (0.13 plus 100 PPM) as defined I.A.C. Title 865 ("relative teams the value expressed in feet or meters that represents the uncertainty	LINES OF OCCUPATION The fires of occupation, which affect this survey, are detailed as follows:	The right-of-way to be dedicated for E. Post Road shall measure 30 feet perpendicular to and parallel with the existing centerine of the Dest Road. Any interest that said parties have within said right-of-way is hereby dedicated to Give OfBoomingon.	
<text><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></text>	n measurements in the location of any point on a survey relative to any e survey at the 95 percent confidence level.") Y:	1). The centerline of E. Post Road was found running cast and west along the south line of the subject property (Lot 2). This centerline meanders from $+t-24.7$ feet south of line at the cast end to $+t-22.2$ feet south of line at the west end.	There are building setbacks on this plat upon which no structures may be erected or maintained. Witness our hands and seals this day of, 20	WVbbI/C
<text><text><section-header><section-header><list-item><list-item></list-item></list-item></section-header></section-header></text></text>	at survey was performed on the properties now or formerly owned by John eas as found in Instrument Numbers 2015/013502. & 2023/019446 in the Office Recorder. The purpose of this survey is to retrace the boundary lines of the	2). A vinyl force was found running north and south along a portion of the west line of the subject property (Lot 2). This force meanders from $+$ -2.2 feet west of line at the south end to $+$ -0.2 feet east of line at the north end.		SURVEYING
<text><section-header><section-header><list-item><text><text><text></text></text></text></list-item></section-header></section-header></text>	ated in Section 35, Township 9 North, Range 1 West of the Second onroe County, Indiana.	3) A wire fance was found running cast and west along a portion of the north line of the subject property (Lot1). This fence is on line at the west end and on line at the cast end.	3/51 5-951 Road Bloomigon, IN 47408 (812) 340-261	
	MENTS: r pipe was found flush with grade marking the Southwest corner of the). The origin of this pipe is unknown, however was found to be referenced by Eric L. Deterd for States dated October 16(th, 2003. This pipe was ber monuments in the area and was accepted and held as stald corner. The	4). A wire fence was found running north and south along a portion of the cast line of the subject property (Lot 1). This fence meanders from on line at the north end to $+$ 2.0 feet east of line at the south end. RECORD DESCRIPTIONS:	Sherry Myers (Owner) 3615 E. Post Road Bloomigon, N.47408 (812) 340-2618	WIA.
5. The adjust description was derived from the array method above the proceed that a first the interpretation was derived from the array method above the interpretation was derived from the array method above the interpretation was derived from the array method above the interpretation was derived from the array method above the interpretation was derived from the array method above the interpretation was derived from the array method above the interpretation was derived from the array method above the interpretation was derived from the array method above the interpretation was derived from the array method above the interpretation was derived from the array method above the interpretation was derived from the array method above the interpretation was derived from the array method above the interpretation was derived from the array method above the interpretation was derived from the array method above the interpretation was derived from the array method above the interpretation was derived from the array method.	ed distance between this monument and the monument described in line "J" 49.92 feet respectively. er vive was formed 3 incluse above andem andrine the Southwest corner of	 The subject property was previously surveyed by Eric L. Deckard in a survey for Robert E. Starts dated October 16, 2003. The monuments found and/or set in stud survey were found in this survey and are noted on the pile. 	STATE OF INDIANA) SCOTTARY OF MANIPORE) SS:	
Training of this physics with the discovery of this transfer. Jourdis Status and Status the search the search between the se	a rip PT was not started and the spectrum of the spectrum o	2) The subject description (Instr. 2015/0134/2) describes a 3.99 are purcel of hand located in Section 3. Township 90 force, Range J. Ves truth accounts parses the unimproved perform of Holywood Driven Tisk description was derived from the survey mentioned above in line "1". After further research was conducted in stars found that a secretion on the static mineroved the static mineroved Holywood Driven All Provided Driven and Section 3. Towards p. 2012 and 2. Section 3. Sectio	Notary Public, in an for said County and State, perso , each separately and severally acknowledged the exe untary act and deed, for the purposes therein expresse	SECLION OK SUBDIA WAEBS
OUTRAIL. The Morth Soluthansi Danie I. Viets. Montes of control. Montes of Section 35, there are special special poly field. The Scient Land Surveying Job No. 231371 being more prisical special poly field. The Scient Land Surveying Job No. 231371 being more priscipality priscipality field. The Scient Land Surveying Job No. 231371 being more priscipality special poly and the special more of the Scient Science of 1990 being and science 35. However also priscipality and science 30 (950 being and science 35) should be found of Regimming the Science 30 (950 being and science 30 (950 being and science 35) should be a poly- priscipal distance of 103. Being and science 30 (950 being and science 35) should be special poly and science 30 (950 being and science 30 (950 being and science 35) should be priscipal and science 30 (950 being and science 30 (950 being and science 35) should be priscipal and science 30 (153 being and science 30 (950 being and science 35) should be priscipal and science 30 (153 being and science 30 (153 being and 154 being and science 35) should be priscipal and science 30 (153 being and science 30 (153 being and 154 being and science 35) should be priscipal and science 30 (153 being and science 35) should be a poly- priscipal and science 35 (153 being and science 35) should be a science 35 (250 being and science 35) should be priscipal and science 35 (153 being and science 35) should be a science 35 (250 being and science 35) should be a science 35 (250 being and science 35) should be a science 35 (250 being and science 3	iameter rebar with enps stamped "Deckard" were found marking corner of cont.). These rebar were sets in a survey performed by Eric I. Deckard for font, 2003. These rebar were found to agree with other monuments in the d and held as said corners.	Trates of the Robert E. Stants Reconcile Trust. Charles R. Stants and Sally A. Link to John Mystes and Streny Mysters. With the discorpt of this transfer, I would recommend a title search be conducted on the adject property to eliminate any discrepancies. SURVEY DESCRIPTION	day of	
described as follows: Commencing at a mage anil marking the Southeast correr of said Section 35; hence along the east line of the Southeast correr of said Section 35 North 01 degrees 13 minutes 25 seconds West for a distance of 1957 92 ferst, themese lowards agaid and three 35 seconds West for half antexes of 10 south West for a distance of 100 00 get to a pipe; themes North 11 degrees 37 minutes 31 seconds West for a distance of 1990 92 ferst to a prope; theme North 11 degrees 36 minutes 31 seconds West for a distance of 100 90 get to a pipe; theme North 11 degrees 36 minutes 31 seconds West for a distance of 100 90 get to a relation threate North 11 degrees 36 minutes 31 seconds west for a distance of 100 more 10 and 11 degrees 36 minutes 31 seconds West for a distance of 100 fer to a rebur stamped 100 distance of 1035 12 feet to a rebur stamped "Deckard"; thence North 30 degrees 34 minutes 30 seconds East for a distance of 1035 12 feet to a rebur stamped "Deckard"; thence North 30 degrees 34 minutes 30 seconds East for a distance of 1035 12 feet to a rebur stamped "Deckard"; thence North 30 degrees 34 minutes 30 seconds East for a distance of 1035 12 feet to a rebur stamped "Deckard"; thence North 31 degrees 35 minutes 13 seconds East for a distance of 550 feet to a rebur stamped "Deckard"; thence North 15 degrees 35 minutes 13 seconds East for a distance of 550 feet to a rebur stamped "Deckard"; thence North 15 degrees 35 minutes 13 seconds East for a distance of 150 feet to a rebur stamped "Deckard"; thence North 15 degrees 35 minutes 13 seconds East for a distance of 150 feet to a rebur stamped "Deckard"; thence South 31 degrees 35 minutes 13 seconds East for a distance of 150 feet to a rebur stamped "Deckard"; thence South 31 degrees 35 minutes 13 seconds East for a distance of 150 feet to a rebur stamped "Deckard"; thence South 31 degrees 35 minutes 13 seconds East for a distance of 150 feet to a rebur stamped "Deckard"; thence South 31 degrees 35 minutes 13 seconds East for a distance of 150 feet to a	er rebar with pink cap was found 2 inclose above grade marking the es subject property (Lot 1). The eigin of this schart is unknown, however ansed in a survey performed by Eric L. Deckard for Staats dated October was found to agree with other monuments in the area and was accepted r.	OVERALL A part of the Northeast Quarter and a part of the Southeast Quarter of Section 35, Township 9 North, Range 1 West, Monore County, Indiana, Boing Iatt 4.21 acre parcel survyet dby Friet. Dreaden Judiana Professional Structor #2990012 and shown on a plat of surveys Deckard Land Surveysing Job No. 23-137, being more particularly		
South Tildgrees 57 minutes 31 seconds West for a fisteme of 198.0 for the a pipe memore South Tildgrees 57 minutes 31 seconds West for a fistance of 198.00 fext to a piper, hunce worth 11 digrees 28 minutes 31 seconds West for a fistance of 198.00 fext to a piper memore through a rebar samped "Deckard" interac 20 seconds West for a distance of 11.31 fext to a rebar samped "Dockard" interes 20 minutes 23 seconds West for a distance of 1.31 fext to a rebar samped "Dockard" interes 20 minutes 23 seconds West for a distance of 1.31 fext to a rebar samped "Dockard" interes 20 minutes 23 seconds West for a distance of 26.07 fext 100.21 fext on rebar samped "Dockard" interes 20 seconds East minutes 30 seconds East minutes 17 seconds Was for a distance of 22.66 fext to a rebar samped "Dockard" interes 20 "Dockard" interes 20 minutes 11 seconds East for a distance of 1.35 fext to a rebar samped" "Deckard" interes 20 "Deckard" interes 20 minutes 11 seconds East for a distance of 1.36 fext to a rebar samped" "Dockard" interes 20 minutes 40 seconds East for a distance of 1.30.71 fext to a rebar distance 2.31.11 digrees 26 minutes 11 seconds East for a distance of 1.30.61 fext to a rebar samped "Dockard" interes 500.11 fext for a distance of 1.30.71 fext to a rebar interes 500.11 fext degrees 35 minutes 40 seconds East for a distance of 1.30.71 fext to a rebar interes 500.11 feagrees 50 minutes 40 seconds East for a distance of 1.30.71 fext to a rebar interes 500.11 feagrees 50 minutes 40 seconds East for a distance of 1.30.71 fext to a rebar interes 500.11 feagrees 50 minutes 40 seconds East for a distance of 1.30.71 feat to a rebar interes 500.11 feagrees 50 minutes 40 seconds East for a distance of 1.30.71 feat to a rebar interes 500.11 feagrees 50 minutes 40 seconds East for a distance of 1.30.71 feat to a rebar interes 500.11 feagrees 50 minutes 40 seconds East for a distance of 1.30.75 feat to a rebar interes 500.11 feagrees 50 minutes 24 seconds East for a distance of 1.30.75 feat to a rebar interes 500.11 feagrees 5	tere boat spike was found 2 incluse below grade marking the Northeast O tomater of Section 3.5. Township 9 Neuch, Range 1 West. This spike is D. Blm. U23 in the Office of the Monroe County Surveyor and was aid correct.	described as follows: Commencing at a mag mail marking the Southeast corner of said Section 35; thence along the east line of the Southeast Quarter of said Section 35 and 10; degrees 13 minutes 25 seconds West for ad statuse of 1937/92 feet; thence leaving said east line South 88 degrees 46 minutes	This is to certify that the subject property is located in Zone "X", according to FHBM, Parel Number 1810SC0161D dated December 17th, 201	3170 DATE
Baupped "Deckard", hence North 70 degrees 00 humates 42 seconds East for a distance of 10.3.1 fletto near view stamped "Deckard", theores 3.4 minutes 11 seconds. West for a distance of 3.5.3 fletto near stamped "Deckard", theores North 30 degrees 3.4 minutes 11 seconds. West for a distance of 3.5.3 fletto near stamped "Deckard", theores North 30 degrees 2.4 minutes 11 seconds. West for a distance of 3.5.3 fletto near stamped "Deckard", theores North 30 degrees 2.4 minutes 11 seconds. West for a distance of 3.5.3 fletto near stamped "Deckard", theores North 30 degrees 2.8 minutes 13 seconds. East for a distance of 5.6.3 Net to a rebust stamped "Deckard", theores North 30 degrees 2.8 minutes 13 seconds. East for a distance of 5.6.3 Net to a rebust stamped "Deckard", theores North 3.6 degrees 3.7 minutes 13 seconds. East for a distance of 5.6.3 Net to a rebust stamped "Deckard", theores North 3.6 degrees 3.7 minutes 0.6 seconds. East for a distance of 5.6.3 Net to a rebust stamped "Deckard", theores North 3.6 degrees 3.6 minutes 0.9 seconds. East for a distance of 15.6 def for a nebust stamped "Deckard", theores North 3.6 degrees 3.6 minutes 4.9 seconds. East for a distance of 15.6 def for a nebust stamped "Deckard", theores North 3.6 degrees 3.6 minutes 4.9 seconds. East for a distance of 17.6 def for a nebust stamped "Deckard", theores North 3.6 degrees 3.6 minutes 4.9 seconds. East for a distance of 17.6 def for a nebust stamped "Deckard", theores North 3.6 degrees 3.6 minutes 4.9 seconds. East for a distance of 17.0 for to a rebust stamped "Deckard", theores South 3.1 degrees 3.6 minutes 4.9 seconds. East for a distance of 10.0 for the near formes of 3.3 fletto a nebust stamped "Deckard" in the South 3.6 degrees 3.6 minutes 4.9 seconds. Mest for a distance of 5.0 for to a rebust stamped "Deckard" in the South 3.6 degrees 3.6 minutes 4.9 seconds. Mest for a distance of 5.0 for to a rebust stamped "Deckard" in the South 3.6 degrees 3.6 minutes 4.0 seconds. Mest for a distance of 17.0 for to a rebust stamped "	ameter rebar were found marking corners on the east line of the subject origin of these rebars is anthouse however wore found to be referenced in a ficite. L. Destard for Statis dated October 16th, 2003. These rebar were her monuments in the area and were accepted and held as said corners.	35 seconds West for a distance of 619.20 fact to a pipe marking the Point of Beginning, thence South 17 degrees 57 minutes 31 seconds West for a datance of 19.30 fact to a pipe, packane North 11 degrees 28 minutes 78 seconds West for a distance of 19.30 fact to a pipe, packane through a rebust sumped Deckard" on the north right of way of E. Post Maa 41.73 fact, through a rebust sumped to the north right of way of E. Post Maa 41.73 fact.	CERTIFICATE OF APPROVAL OF PLAN COMMISSION: Under the authority of Indiana Code 36-74-700 series, enacted by the General Assembly of the State of Indiana and ordinance adopt by the Connon Council of the City of Bloomington, Indiana, this plat was originant amount by the City of Bloomington a failuose.	
distance of 43.72 feit to a rebut simped "Deckard"; theres North SG seconds East for a distance of 15.66 of extert"; theres North SG seconds East for a distance of 15.66 of extert"; theres North SG degrees 36 minutes 43 seconds East for a distance of 15.65 of exter a rebut rebutes South 21 degrees 12 minutes 49 seconds East for a distance of 15.65 of ext a rebut mean per South 21 degrees 23 minutes 40 seconds East for a distance of 33.84 fer to a rebut mean per 20-secture"; there North SG degrees 35 minutes 40 seconds East for a distance of 15.65 fer to a rebut meanney 20-seconds. East for a distance of 17.65 fer to a rebut meanney 20-seconds. East for a distance of 17.65 fer to a rebut meanney 20-seconds. East for a distance of 17.18 fer to a rebut meanney 20-seconds. East for a distance of 17.18 fer to a rebut meanney 20-seconds. East for a distance of 17.05 fer to a rebut meanney 20-seconds. East for a distance of 17.65 fer to a rebut meanney 20-seconds. East for a distance of 17.65 fer to a rebut meanney. East mean eff seconds East for a distance of 17.61 for there so that 21 degrees 35 minutes 34 seconds. East for a distance of 10.718 fer to a rebut mean effect are rebut mean effect. There So that 7 degrees 10 minutes 40 seconds. East for a distance of 10.718 fer to a rebut meanney 20-seconds. East for a distance of 10.718 feet to a rebut mean effect are rebut distance and 20 seconds. State are 20 seconds East for a distance of 10.18 feet to a rebut distance and 20 seconds. East for a distance of 10.18 feet to a rebut distance are 20 seconds. East for a distance of 20.518 feet to the neutring the rest fine of 12. Fost Road 10.118 distance and 10.118 feet to a rebut distance and 20 seconds. East for a distance of 10.20 feet to a price fine table. The output mean effect are 10.20 seconds. East for a distance of 10.20 feet to a price fine table. The output distance and 20 seconds. East for a distance of 10.20 feet to a price fine table. The output distance and 20 seconds. East for a distance adminestate an	or rebar was found 2 inclus above grade mucking a point on the east line of to (1) and the voltaveus concorr of the lind now or formery word by 007). The origin of this rebar is unknown, however was found to be performed by Eric L. Declard for Staats dated October 16th, 2003. This ree with other monuments in the area and was accepted and held as said etc.	stamped "Dockard"; there: Noth J7 dates colo minute 22 seconds fast for a distance of 100.21 feet to a term stamped to beckard"; thences North 80 degrees 34 minutes 30 seconds East for a distance of 115.31 feet to a rebut stamped "Dockard"; thence North 40 degrees 24 minutes 17 seconds West for a distance of 22.56 feet to a rebut stamped "Dockard"; thence North 40 degrees 24 minutes 17 seconds West for a distance of 22.56 feet to a rebut stamped "Dockard"; thence North 31 degrees 50 minutes 11 seconds East for Minutes 11 seconds East for a distance of 22.56 feet to a rebut stamped "Dockard"; thence North 31 degrees 50 minutes 11 seconds East for a distance of 25.77 feet to a rebut stamped "Dockard"; thence North 12 degrees 23 minutes 13 seconds West for a distance of 25.77 feet to a rebut stamped "Dockard"; thence North 22 degrees 31 minutes 13 seconds West for a distance of 25.77 feet to a rebut stamped "Dockard"; thence North 22 degrees 31 minutes 13 seconds west for a distance of 25.77 feet to a rebut stamped "Dockard"; thence North 23 degrees 31 minutes 13 seconds west for a distance of 25.77 feet to a rebut stamped "Dockard"; thence North 25 degrees 31 minutes 13 seconds west for a distance of 25.77 feet to a rebut stamped "Dockard"; thence North 25 degrees 31 minutes 13 seconds west for a distance of 25.77 feet to a rebut stamped "Dockard"; thence North 25 degrees 31 minutes 13 seconds west for a distance of 25.77 feet to a rebut stamped "Dockard"; thence North 25 degrees 31 minutes 13 seconds west for a distance of 25.77 feet to a rebut stamped "Dockard"; thence North 25 degrees 31 minutes 13 seconds west for a distance of 25.77 feet to a rebut stamped "Dockard"; thence North 25 degrees 31 minutes 13 seconds west for a distance of 25.77 feet to a rebut stamped "Dockard"; thence North 25 degrees 31 minutes 13 seconds west for a distance of 25.77 feet to a rebut stamped and 25.77 feet to a rebut stamped	Parsuant to Bloomington Municipal Code 20.06.06(1)(3) (C)(1), approval authority was delegated to the Plantameter to Bloomington Municipal Code 20.06.06(1)(3) (C)(1), approval authority was delegated to the Plantame and Transportation Department by the Plan Commission at its hearing and Transportation Department approved this plat. Myers Minor Subdivision - Final Plat Toe Planning and Transportation Department approved this plat. Myers Minor Subdivision - Final Plat	SKOISIAJH
stid east line South 35 degrees 39 minutes 25 seconds has for a failone of 25008 feet to the intersection of the north line of E. Pest Road and the east line of E. Hollywood Drive, passing through a rebar stamped "Declard" at 194.20° on the north line of E. Post Road, 27.83 feet along at 160.11 foor tadinate of 250.000 feet to the for the stamped "Declard" at 194.20° on the north line of E. Post Road, 27.83 feet along at 160.11 foor tadinate of 250.000 feet to the stem stamped "Declard" at 257.53 feet to the missection of 161.93 or 161. Post Road and hor gaid and three serving add contributes the seconds West for a distance of 57.53 feet to the missection of 161.900 for addinate size seconds West for a distance of 57.53 feet to the more three distance do 27.53 feet to the missection of 161.900 for addinates in the North 35 degrees 39 minutes 25 seconds West for a distance of 75.93 feet to the more three distance do 27.53 feet to the more three distance do 27.53 feet to the more three distances and a distance do 27.53 feet to the more three distances and a distance do 27.53 feet to the more three distances and 1.1 degrees 33 minutes 25 seconds West for a distance of 18.7.03 feet to the Point OF Begin and proves. The more distance of 18.7.03 feet to the Point OF Begin and proves and a distance do 27.50 feet to a mixture distance do 27.50 feet to more distance do 27.51 feet, containing in all 4.21 acres, more or less. Subject to the Right-of-Way of E. Post Road, E. Hollywood Drive, and all legal easements of record. Acreage less dedicated right-of-way 4.18 acres, more or less.	r pipe was found 2 incless below grade marking a corner on the south line (Lot 1) and the Northeasts court of the land one or formation wore flywored by 2085. The origin of this pipe is unknown, however was found to be performed by File L. Deckland for Shanst dated to colorer (fd), 2003. This with other meaniments in the area and was accepted and held as said trass meansued distance between this mountment and the Southest court (Lot 1) previously described in line (°C is 1.30.05 feet versus 1.39.12 feet (Lot 1) previously described in line (°C is 1.30.05 feet versus 1.39.12 feet	distance of 43, 72, fect to a rebut stamped "Deckard"; hence Noth 73, degres 37 minutes 04 statutes of a distance of 35, 83 fect to a rebut stamped "Deckard"; hence Noth 56 decode East for a distance of 15, 64 fect to a rebut; hence 80, 03 degrees 35 minutes 34 seconds East for a distance of 15, 56 fect to a rebut; hence South 74 degrees 42 minutes 34 seconds East for a distance of 13, 57 fect to a rebut; hence South 74 degrees 43 minutes 34 seconds East for a distance of 13, 57 fect to a rebut; hence South 24 degrees 43 minutes 34 seconds East for a distance of 13, 57 fect to a rebut; hence South 24 degrees 43 minutes 34 seconds East for a distance of 13, 16 fect a a rebut; hence South 21 degrees 35 minutes 34 seconds East for a distance of 10, 18 fect a a rebut; hence South 24 degrees 50 minutes 34 seconds East for a distance of 10, 18 fect a rebut; hence South 23, 33 fet to a rebut; hence South 24 degrees 50 minutes 34 seconds East for a distance of 10, 18 fect a rebut; hence South 24 degrees 25 minutes 34 seconds East for a distance of 10, 18 fect a rebut; hence of 23, 33 fet to a rebut; hence South 24 degrees 25 minutes 34 seconds East for a distance of 10, 18 feet a rebut; hence of 23, 33 fet to a rebut; hence hence of 23, 23 fet to a rebut; hence hence of 23, 23 fet to a rebut; hence hen	David Hitle, Director of Planning and Transporation REFERENCED EASEMENTS: PERSCHEDUE BOFTITLE COMMITMENT NUMBER \$3-53831 * (Policy Number 501 1400-12478896) 10. A 50 foot non-exclusive season tranning through the real estate as described in Deed recorded MM 11. 2012 as Returnent 2012007255.	da da M
Inter North 35 degrees 39 mutues 22 seconds Warf for a distance of 1939 91 etc. passing intervel neural relations of the north injurced and the second Secon	type was found flush with grade marking the Northeast corner of the Dr. Thre origin to this prior is unlowen, however, was found to be referenced by Eric L. Declard for Stanse dated October 1(dk, 2003). This pipe was the monuments in the area and was accepted and held as said corner. The d distance breach this remunent and monument previously described in result 34.56 fer respectively.	staid east line South 35 degrees 39 minutes 22 seconds fairs for a distance of 2000 86 feat to the intersection of the north line of E. Post Road and the east line of E. Hollywood Dive, passing through a rebut stamped. Deckard" at 10 4220 on the north ignlos/work of E. Post Road, through a rebut stamped. Deckard" at 10 4220 on the north ignlos/work of C. Post Road, through a rebut stamped to a long the north line of E. Post Road 5733 feat long a 163.11 foot radius nor-tangent curve to the feit whose chord bears South 84 degrees 01 minutes 18 seconds West for a distance of 57.5 feat to the intersection of the north line of E. Post Road and the west line of E. Hollywood Diver, thence eleving stud vest and the west line of E. Hollywood Diver, thence eleving stud vest and the west line of E. Hollywood Diver, thence eleving stud vest and the west line of E. Hollywood Diver, thence eleving stud north line mail along stud vest and the west line of E. Hollywood Diver, thence leving stud north line mail along stud vest and the west line of E. Hollywood Diver, thence leving stud north line mail along stud vest and the west line of E. Hollywood Diver, thence leving stud north line mail along stud vest and the west line to the line stude study stude stude west line of E. Hollywood Diver, thence leving stud vest and the west line stude st	 Lesament in favor of Public Service Company of Indiana, Inc. for electric pole line and incidental purposes recorded May 10, 1967 in Book 177, pages 143-144. Easement in favor of Public Service Company of Indiana, Inc. for electric pole line and incidental purposes recorded May 10, 1967 in Book 177, pages 145-146. 	DUC & 01/02
Subject to the Right-of-Way of E. Post Road, E. Hollywood Drive, and all legal casements of record. Acreage less dedicated right-of-way 4.18 acres, more or less.	pipe was found 1 inch above grade marking the Southeast corner of the 5. The origin of this pipe is unknown, however was found to be referenced by Fird. Losselard for Stants and Corober 10, 2003. This pipe was er monuments in the area and was accepted and held as stud corner. The distance between this nonniment and monument proviously described in the corn of the corn of the corner and was accepted and the corner of the	Inter North 35 degrees 39 mutures 25 seconds West for a distance of 139 yest to a pipe, passing through at rebut stampted "Deckard" on the north right-of-way of E. Post Road at 6, 82 feet; thence leaving said west line South 79 degrees 35 minutes 28 seconds West for a distance of 34, 56 feet to a pipe three South 11 degrees 44 minutes 02 seconds East for a distance of 187.03 fest to the Point of Begimming, passing through a rebut stamped "Deckard" on the north right-of-way of E. Post Road at 181.72 feet, containing in all 4.21 acres, more or less.	4). Easement in facor of Public Service Company of Indiana, Inc, for electric pole line and incidental purposes recorded May 10, 1967 in Book 177, pages 147-148. 5) Easement in facor of Public Service Company of Indiana, Inc. for electric pole line and incidental purposes recorded May 10, 1967 in Book 177, pages 149-150.	$\boldsymbol{\mathcal{O}}$, $\boldsymbol{\mathcal{A}}$
	rsus 18/101 test respectively.	Subject to the Right-of-Way of E. Post Road, E. Hollywood Drive, and all legal eastments of record. Acreage less dedicated right-of-way 4.18 acres, more or less.	6). Ingress and Egress Easement created in this survey for Instrument Number 2021009407 & 2016013298 for use of the existing gravel drive. Dimensions are shown on the plat. 7). 15 foot Utility Easement created in this survey for the use of utilities along the west line of Lot 2. Easement must comply with UDO section 20.05.040(e)(4).	^{bAEE} 07/05/24 BNDY.SHT

