

CITY OF BLOOMINGTON



PLAT COMMITTEE

April 7, 2025 @ 4:00 p.m.

401 N. Morton Street
Kelly Conference Room #155 & via Zoom:

<https://bloomington.zoom.us/j/86714253039?pwd=SXJ2bmNwRFhLeVZSRW44TVl0T3hZUT09>

Meeting ID: 867 1425 3039

Passcode: 064896

CITY OF BLOOMINGTON
PLAT COMMITTEE
April 7, 2025 at 4:00 p.m.

401 N. Morton Street, City Hall
Kelly Conference Room #155

HYBRID MEETING:

<https://bloomington.zoom.us/j/86714253039?pwd=SXJ2bmNwRFhLeVZSRW44TVI0T3hZUT09>

Meeting ID: 867 1425 3039

Password: 064896

PETITION MAP: <https://bton.in/G6BiA>

ROLL CALL

MINUTES TO BE APPROVED:

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS:

DP-12-25/ SUB2025-04-0044

Robert V. Shaw

3515, 3518, 3522, and 3526 N Hackberry Street
Parcel(s): 53-05-20-200-013.042-005, 53-05-20-200-013.043-005, 53-05-20-200-013.025-005, 53-05-20-200-013.026-005, 53-05-20-200-013.024-005, 53-05-20-200-013.023-005

Request: Secondary plat amendment of the Ridgefield Subdivision Section V Phase I.

Case Manager: Jackie Scanlan

DP-13-25/ SUB2025-04-0045

Ridgefield Group, LLC

1233 W Hedge Apple Lane
Parcel(s): 53-05-20-200-013.001-005

Request: Secondary plat of the Ridgefield Subdivision Section V Phase II.

Case Manager: Jackie Scanlan

**Next Meeting Date: May 12, 2025

Updated: 4/4/2025

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact the **Melissa Hirtzel** at hirtzelm@bloomington.in.gov and provide your name, contact information, and a link to or description of the document or web page you are having problems with

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
STAFF REPORT**

**CASE #: DP-12-25 / SUB2025-04-0044
DATE: April 7, 2025**

Location: 3515, 3518, 3522, 3526 N Hackberry Street

PETITIONER: Robert V. Shaw
2005 S Rogers Street Ofc 59
Bloomington, IN

CONSULTANTS: Bledsoe Riggert Cooper James
1351 W Tapp Road
Bloomington, IN

REQUEST: The petitioner is requesting secondary plat approval for amendment of Section V Phase I of the Ridgefield Subdivision.

BACKGROUND:

Area: 1.24 acres
Current Zoning: Planned Unit Development
Comprehensive Plan Designation: Neighborhood Residential
Existing Land Use: Vacant
Proposed Land Use: Dwelling, Single Family & Dwelling, Duplex
Surrounding Uses: North – Dwelling, Single Family
South – Vacant
East – Vacant
West – Dwelling, Single Family & Interstate 69

REPORT: The property is located on the east side of N. Prow Road, just north of Bloomington High School North. This petition site is part of the wider Ridgefield Planned Unit Development (PUD), and is the uncompleted southern portion of the Section V Phase I.

The site received original PUD approval in 1994. The petitioner received PUD Final Plan and primary (preliminary) plat approval for Section V in 2008 with case number PUD-47-07. The petitioner received secondary (final) plat approval for Phase I of Section V in 2009 with case PUD-08-09 and that portion has been platted and largely built. A new final plan and primary plat approval was issued in 2023 with case number PUD/DP-24-21. Because this is a subdivision in a PUD, this petition is largely subject to the design and approval of PUD/DP-24-21, as opposed to the general standards of the Unified Development Ordinance (UDO).

The petitioner is requesting secondary plat amendment approval for Section V Phase I. The request is to alter Lot 42, making it a common area lot, and combining lots 23-26 into 3 lots.

20.06.060(c)(3)(D) SECONDARY PLAT REVIEW AND DECISION: The Plan Commission or Plat Committee shall review the secondary 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)(B) (General Compliance Criteria).

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: The plat complies with the requirements, as established in PUD/DP-24-21. The plat is compliant with the Transportation Plan, as amended by the approved subdivision waiver. The drainage infrastructure and utilities have been designed and amended in consultation with the City of Bloomington Utilities Department and the City of Bloomington Utilities Department is currently reviewing the plans. The petitioner will supply a financial bond for all public improvements on the site when secondary platting takes place, as required by the UDO.

PLAT REVIEW: The proposed subdivision is amending the existing recorded secondary (final) plat and follows the design as shown in the final plan and primary plat approval of PUD/DP-24-21.

Lot Establishment Standards:

Parcel Development Standards: The Ridgefield PUD permits 5,000 square foot lot minimums, with 20 foot front yard setback minimums. Side yard setbacks are a minimum of 6 feet, with a combined setback of 15 feet, regardless of stories. Lot width is referred to as ‘typically 50 feet’ and some lots under 50 feet have been allowed in the PUD. Lot width for Lot 42 is being reduced to 50 feet. All other amended lots are increasing in width. The dimensional standards shown for the developable lots in the amended secondary plat are compliant with the Outline/Preliminary Plan of the PUD and the primary plat. Lots 42 and 43 will be common area lots, with Lot 43 containing a detention pond.

Lot Access: Amended lots 21 through 23 will have vehicular access to N. Hackberry Street.

Stormwater Standards: Lots 42 and 43 include a drainage easement that extends through Lot 41 to the south in Phase II. Although the proposed subdivision has not yet achieved CBU approval for the drainage plan, the petitioner has worked with CBU staff toward compliance and will continue to do so.

Right-of-Way Standards:

Road Design: The only right-of-way change is related to the eyebrow design. The petitioner proposes to leave both the eyebrow shown at the southwest portion of the development and the new cul-de-sac, Bradley Court, at the southeast portion of the development. The petitioner received subdivision waiver approval to allow the eyebrow and cul-de-sac as part of the design. The secondary plat road design is compliant with the primary plat, and only includes slight changes to the recorded design of the eyebrow.

CONCLUSION: The secondary plat amendment for the proposed subdivision complies with the final plan and primary plat approval and conditions. The amendment to Phase I will increase the

size of 3 developable lots, remove 2 developable lot, and turn 1 developable lot into common area, while clarifying the location of the detention pond and associated common area.

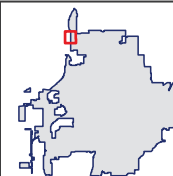
RECOMMENDATION: The Planning and Transportation Department recommends that the Plat Committee approve the secondary plat of DP-12-25 / SUB2025-04-0044 based on the findings of fact above and with the following conditions:

1. This approval is subject to Plan Commission case #PUD/DP-24-21 and its conditions.
2. The petitioner shall remove easement language for easements that do not appear on the plat before the plat will be signed and released for recording.
3. Right-of-way dedication language shall be added before the plat will be signed and released for recording.
4. The signature block will be updated before the plat will be signed and released for recording.



Map Legend

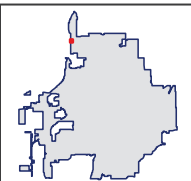
-  Parcels
-  Bloomington Municipal Boundary



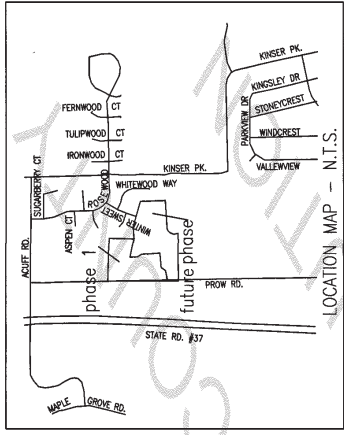
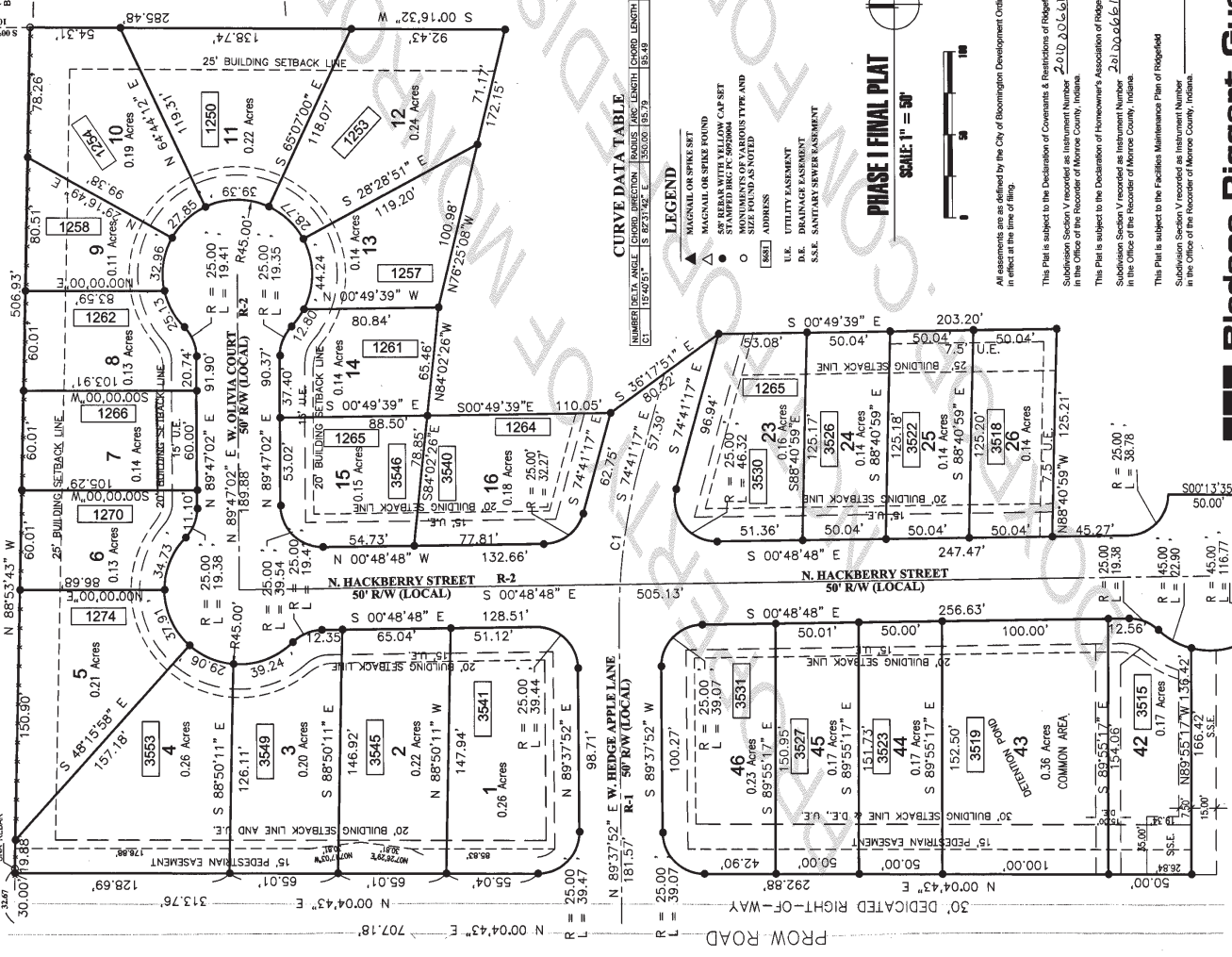


Map Legend

- Addresses
- Parcels
- Bloomington Municipal Boundary



PART OF THE E 1/2, NE 1/4, S20, T9N, R1W



Owner's Certificate

The undersigned, Robert V. Shaw, the owner of the above described real estate, does hereby certify that the plat is a true and correct copy of the original as recorded in the public records of the State of Indiana.



Robert V. Shaw
State of INDIANA
County of MONROE
Affirmed and subscribed before me this 2nd day of June, 2009.
Notary Public
My Commission expires Sept. 1, 2010

CERTIFICATE OF APPROVAL OF PLANNING COMMISSION AND BOARD OF PUBLIC WORKS
UNDER THE AUTHORITY PROVIDED BY CHAPTER 14-1-1 OF 1977 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORIGINALLY ADOPTED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF BLOOMINGTON AS FOLLOWS:

APPROVED BY THE BOARD OF PUBLIC WORKS AS A MEETING HELD
ON 06/01/2009 AT 10:00 AM
CHARLOTTE J. LUTHE, PRESIDENT
JAMES MCANAMARA, MEMBER
DR. FRANK N. HISSONALOS, MEMBER
APPROVED BY THE CITY PLANNING COMMISSION AT A MEETING HELD (PLAT COMMITTEE)
ON 05/27/2009 AT 10:00 AM
TOMMY L. HARRIS, CHAIRMAN
W.E. STUBBS, MEMBER

Bledsoe Riggert Guerrettaz
LAND SURVEYING - CIVIL ENGINEERING
1351 West Tapp Road
Bloomington, Indiana 47403
p: 812-336-8277
f: 812-336-0817

OWNER:
ROBERT V. SHAW
2005 S. ROGERS ST. #59
BLOOMINGTON, IN 47403
PROJECT NO. 6015
PLAT DATE: JUNE 15, 2009
SHEET 1 OF 1

**BLOOMINGTON PLAT COMMITTEE
STAFF REPORT**

**CASE #: DP-13-25 / SUB2025-04-0045
DATE: April 7, 2025**

Location: 1233 W Hedge Apple Lane

PETITIONER: Ridgefield Group LLC
3243 Quailwood Run Lane
Trafalgar, IN

CONSULTANTS: Bledsoe Riggert Cooper James
1351 W Tapp Road
Bloomington, IN

REQUEST: The petitioner is requesting secondary plat approval of Section V Phase II of the Ridgefield Subdivision.

BACKGROUND:

Area: 8.56 acres
Current Zoning: Planned Unit Development
Comprehensive Plan Designation: Neighborhood Residential
Existing Land Use: Vacant
Proposed Land Use: Dwelling, Single Family & Dwelling, Duplex
Surrounding Uses: North – Dwelling, Single Family
South – School
East – Dwelling, Single Family & Park
West – Dwelling, Single Family & Interstate 69

REPORT: The property is located on the east side of N. Prow Road, just north of Bloomington High School North. This petition site is part of the wider Ridgefield Planned Unit Development (PUD), and is the last uncompleted portion of the PUD and subdivision. This proposal is for the section of Ridgefield that would connect N. Hackberry Street to N. Wintersweet Drive in Section V known as Section V Phase II.

The site received original PUD approval in 1994. The petitioner received PUD Final Plan and primary (preliminary) plat approval for Section V in 2008 with case number PUD-47-07. The petitioner received secondary (final) plat approval for Phase I of Section V in 2009 with case PUD-08-09 and that portion has been platted and largely built. Phase II received a new final plan and primary plat approval in 2023 with case number PUD/DP-24-21. Because this is a subdivision in a PUD, this petition is largely subject to the design and approval of PUD/DP-24-21, as opposed to the general standards of the Unified Development Ordinance (UDO).

The petitioner is requesting secondary plat approval for Section V Phase II, which would include 12 dwelling, single-family (detached) lots, 2 common area or preservation lots, and 14 dwelling, duplex & 2 dwelling, single family (detached) home sites surrounded by larger common area lots. The development proposes to connect N Hackberry Street to N Wintersweet Drive.

20.06.060(c)(3)(D) SECONDARY PLAT REVIEW AND DECISION: The Plan Commission or Plat Committee shall review the secondary 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)(B) (General Compliance Criteria).

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: The plat complies with the requirements, as established in PUD/DP-24-21. The plat is compliant with the Transportation Plan, as amended by the approved subdivision waiver. The drainage infrastructure and utilities have been designed and amended in consultation with the City of Bloomington Utilities Department and the City of Bloomington Utilities Department is currently reviewing the plans. The petitioner will supply a financial bond for all public improvements on the site when secondary platting takes place, as required by the UDO.

PLAT REVIEW: The proposed subdivision follows the design as shown in the final plan and primary plat approval of PUD/DP-24-21.

Lot Establishment Standards:

Parcel Development Standards: The Ridgefield PUD permits 5,000 square foot lot minimums, with 20 foot front yard setback minimums. Side yard setbacks are a minimum of 6 feet, with a combined setback of 15 feet, regardless of stories. Lot width is referred to as ‘typically 50 feet’ and some lots under 50 feet have been allowed in the PUD. The dimensional standards shown for the developable lots in the secondary plat are compliant with the Outline/Preliminary Plan of the PUD and the primary plat. Common area lots surrounding Lots 47-62 has been labeled, as required by a condition of approval of PUD/DP-24-21.

Lot Access: All new proposed lots and home sites will have vehicular access to a public roadway, as shown in the approved final plan for PUD/DP-24-21.

Stormwater Standards: Lot 41 includes a drainage easement on the western portion of the lot. The drainage easement extends north into Lot 42 of Phase I, and into a detention pond on Lot 43. Although the proposed subdivision has not yet achieved CBU approval for the drainage plan, the petitioner has worked with CBU staff toward compliance and will continue to do so.

Right-of-Way Standards:

Road Design: The petitioner has elected to largely utilize the 2008 designed primary plat for this petition related to road design, and there are a number of items that differ from the required current UDO standards. The first is the width of the right-of-way. The other portions of this PUD utilize a 50 foot right-of-way, as was standard in 2008 for this type of road, but the current UDO requires 60 feet of right-of-way, via the Transportation Plan requirements. The petitioner has worked with the City Engineer on the design of the

roadway, and although the width of the right-of-way will not meet UDO standards, the width of the pavement will, at 28 feet. The Transportation Plan allows for the Department Director to approve the 50 foot width.

The UDO does not allow for culs-de-sac or eyebrow design. The petitioner proposes to leave both the eyebrow shown at the southwest portion of the development and the new cul-de-sac, Bradley Court, at the southeast portion of the development. The petitioner received subdivision waiver approval to allow the eyebrow and cul-de-sac as part of the design. The secondary plat road design is compliant with the primary plat.

Street Trees: A condition of approval of PUD/DP-24-21 requires street trees along Prow Road to meet the requirement for one tree every 40 feet of frontage. Street trees for Prow Road, as well as the extension of N. Wintersweet Drive were reviewed through the grading permit process.

Environmental Considerations: The tree preservation easement on the southern end of the development has been labeled as such on the plat, as required by a condition of approval of PUD/DP-24-21.

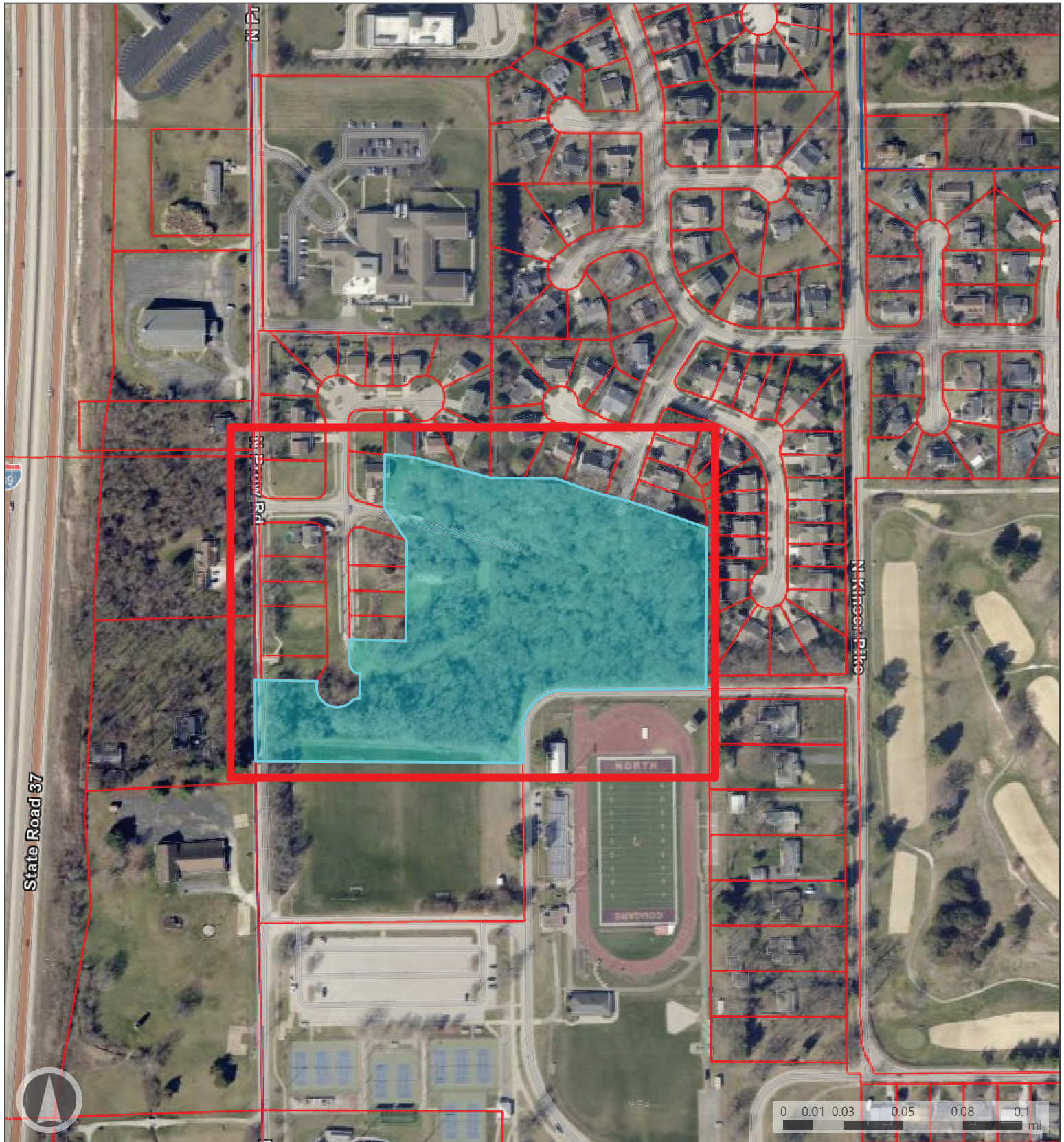
Utilities: The proposal shows public water and sanitary sewer service to all lots. A construction plan for extension of public water supplies must be approved by City of Bloomington Utilities (CBU) prior to secondary plat approval. Water service was marked as acceptable by CBU on 02/10/2025. After secondary plat approval and recording, during development of lots in the subdivision, CBU approval will be required before any permits for development are issued for the lots in the subdivision. The petitioner is still working with CBU on issued related to stormwater.

Lighting: A street lighting plan is required, and a condition of approval has been added.

CONCLUSION: The secondary plat for the proposed subdivision complies with the final plan and primary plat approval and conditions. The completion of Phase II will allow a vehicular and pedestrian connection that has been planned in one form or another for over 30 years, while protecting and bolstering an existing closed canopy area.

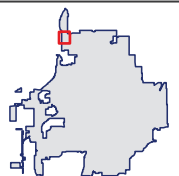
RECOMMENDATION: The Planning and Transportation Department recommends that the Plat Committee approve the secondary plat of DP-13-25 / SUB2025-04-0045 based on the findings of fact above and with the following conditions:

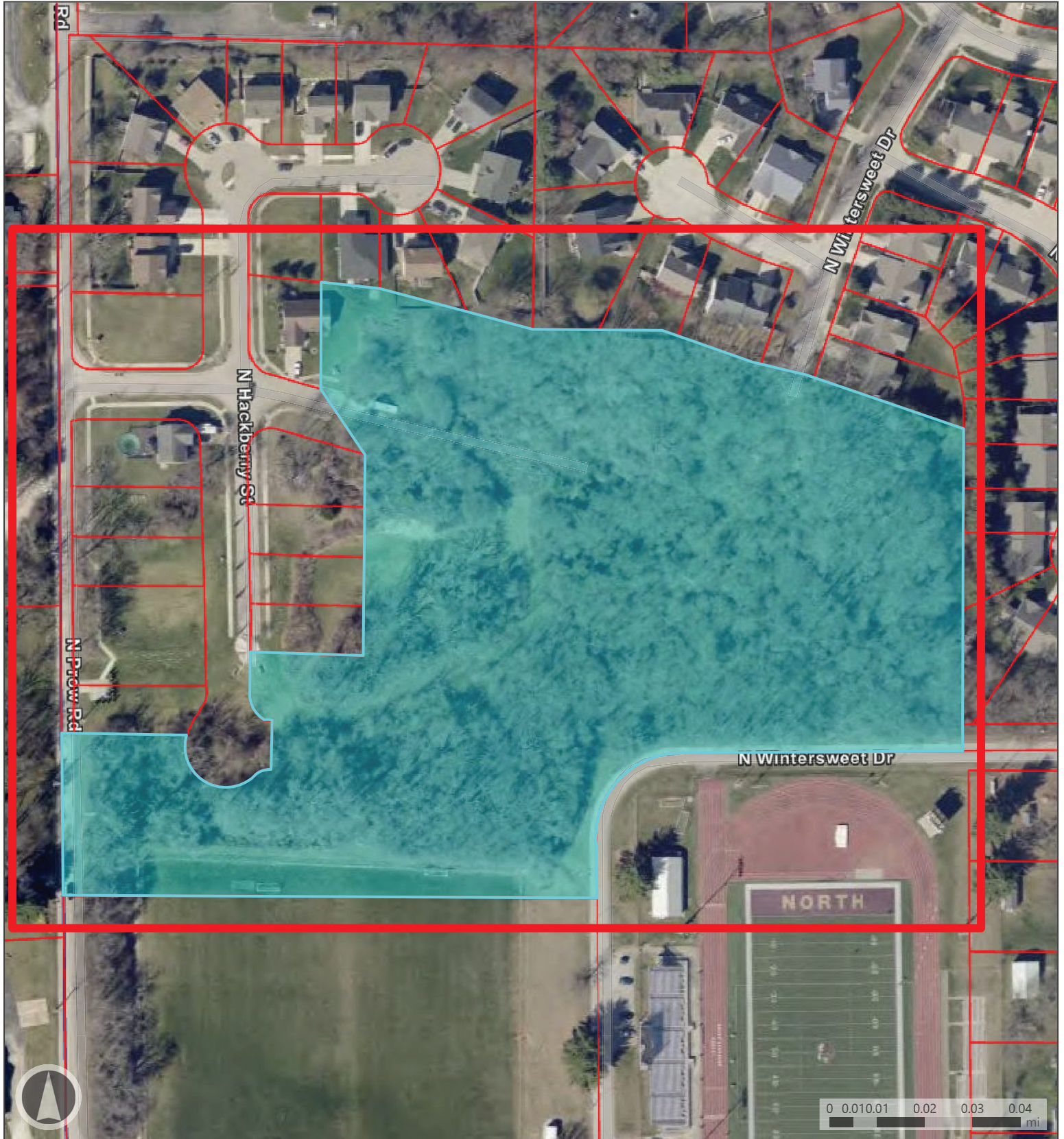
1. This approval is subject to Plan Commission case #PUD/DP-24-21 and its conditions.
2. The petitioner will submit a street lighting plan before the plat will be signed and released for recording.
3. The petitioner shall remove easement language for easements that do not appear on the plat before the plat will be signed and released for recording.
4. Right-of-way dedication language shall be added to page 2 before the plat will be signed and released for recording.
5. The signature block will be updated before the plat will be signed and released for recording.



Map Legend

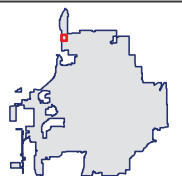
- Parcels
- Bloomington Municipal Boundary





Map Legend

- Parcels
- Bloomington Municipal Boundary



RIDGEFIELD SUBDIVISION PHASE V, SECTION 2
SECONDARY PLAT
A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF
SECTION 20, TOWNSHIP 9 NORTH, RANGE 1 WEST,
BLOOMINGTON TOWNSHIP, MONROE COUNTY, INDIANA

LEGEND:

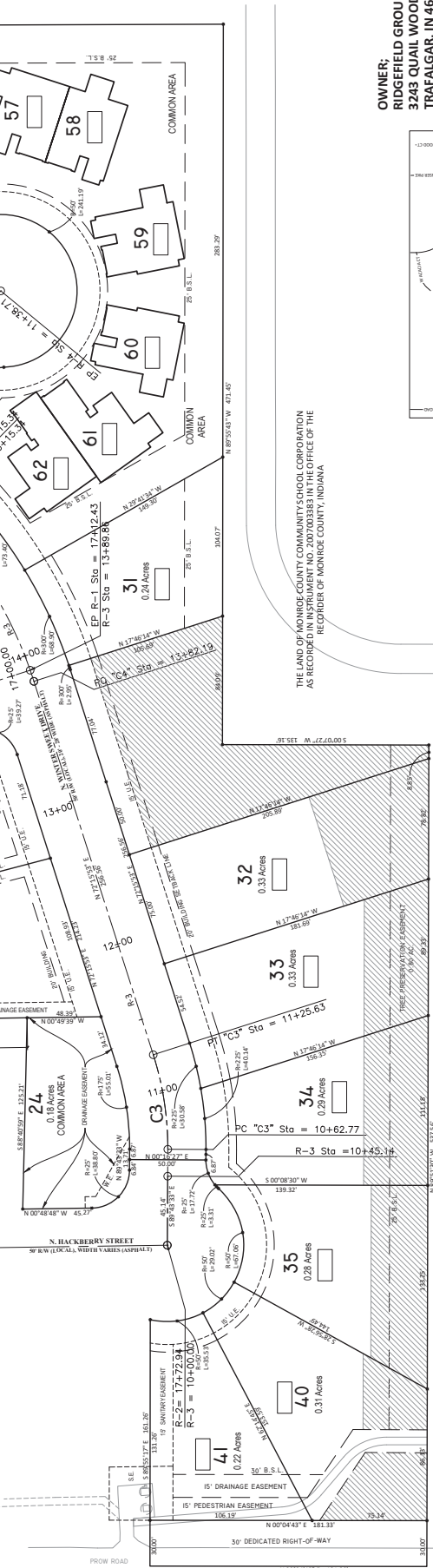
	TREE PRESERVATION EASEMENT
	BUILDING SETBACK LINE
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	SANITARY EASEMENT
	WATER EASEMENT



RIDGEFIELD SUBDIVISION SECTION V, PHASE 1
DECEMBER 2020
INSTRUMENT NO. 20200134 IN THE OFFICE OF THE
RECORDER OF MONROE COUNTY, INDIANA

CURVE DATA TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH
C1	485.24	45.41	5.45° 19' 11"	E 45.41	64.43
C2	485.24	45.41	5.45° 19' 11"	E 45.41	64.43
C3	2000	62.86	18.00° 33'	N 81.16° 10' E	62.81
C4	275	133.15	27° 44' 31"	N 58° 23' 38" E	131.86
C5	525	235.04	25° 39' 06"	N 53° 41' 49" E	233.09

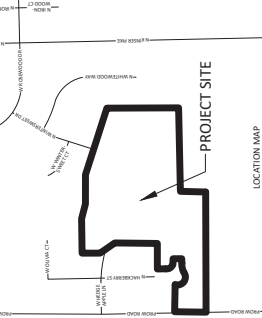


- COMMON AREA**
- (A) SHALL ALLOW CITY UTILITIES DEPARTMENT EXCLUSIVE ACCESS FOR THE PURPOSE OF MAINTENANCE, REPAIR, OR REMOVAL OF SANITARY FACILITIES WITHIN THE COMMON AREA.
- (B) ENCROACHMENT BY OTHER UTILITIES IS PROHIBITED, UNLESS SUCH ENCROACHMENT IS NECESSARY FOR THE MAINTENANCE, REPAIR, OR REMOVAL OF SUCH FACILITIES. ANY SUCH ENCROACHMENT SHALL BE PERMITTED AFTER THE RECORDING OF THE SECONDARY PLAT.
- (C) TREES AND STRUCTURES INCLUDING, BUT NOT LIMITED TO, BUILDINGS, SHALL NOT BE LOCATED WITHIN SANITARY SEWER EASEMENTS.
- (D) LOCATED WITHIN WATER EASEMENTS.
- (E) WITHOUT WRITTEN PERMISSION FROM THE CITY UTILITIES DEPARTMENT.
- SANITARY EASEMENT (SE)**
- (A) SHALL ALLOW CITY UTILITIES DEPARTMENT EXCLUSIVE ACCESS FOR THE PURPOSE OF MAINTENANCE, REPAIR, OR REMOVAL OF SANITARY FACILITIES WITHIN THE SANITARY EASEMENT.
- (B) ENCROACHMENT BY OTHER UTILITIES IS PROHIBITED, UNLESS SUCH ENCROACHMENT IS NECESSARY FOR THE MAINTENANCE, REPAIR, OR REMOVAL OF SUCH FACILITIES. ANY SUCH ENCROACHMENT SHALL BE PERMITTED AFTER THE RECORDING OF THE SECONDARY PLAT.
- (C) TREES AND STRUCTURES INCLUDING, BUT NOT LIMITED TO, BUILDINGS, SHALL NOT BE LOCATED WITHIN SANITARY SEWER EASEMENTS.
- (D) LOCATED WITHIN WATER EASEMENTS.
- (E) WITHOUT WRITTEN PERMISSION FROM THE CITY UTILITIES DEPARTMENT.
- UTILITY EASEMENT (UE)**
- (A) SHALL ALLOW BOTH PRIVATE AND PUBLIC UTILITY PROVIDERS ACCESS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL OF UTILITY FACILITIES WITHIN THE UTILITY EASEMENT.
- (B) PROHIBITS THE ERECTION OF ANY UNAUTHORIZED OBSTRUCTION WITHIN THE UTILITY EASEMENT.
- (C) SHALL ALLOW BOTH PRIVATE AND PUBLIC UTILITY PROVIDERS ACCESS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL OF UTILITY FACILITIES WITHIN THE UTILITY EASEMENT.
- (D) LOCATED WITHIN WATER EASEMENTS.
- (E) WITHOUT WRITTEN PERMISSION FROM THE CITY UTILITIES DEPARTMENT.
- DRAINAGE EASEMENT (DE)**
- (A) SHALL BE REQUIRED FOR ANY SURFACE SWALES OR OTHER MINOR DRAINAGE FACILITIES THAT ARE INTENDED TO SERVE THE LOT ON WHICH THEY ARE LOCATED.
- (B) SHALL PROHIBIT ANY ALTERATION OR STRUCTURE WITHIN THE EASEMENT THAT WOULD OBSTRUCT OR IMPAIR THE MAINTENANCE OF THE DRAINAGE FACILITIES WITHIN SUCH EASEMENT.
- (C) SHALL PROVIDE THAT THE OWNER OF THE LOT ON WHICH THE EASEMENT IS LOCATED SHALL MAINTAIN THE DRAINAGE FACILITIES WITHIN SUCH EASEMENT.
- (D) OWNERS OF PROPERTIES THAT ARE ADJACENT TO THE EASEMENT SHALL MAINTAIN THE DRAINAGE FACILITIES WITHIN SUCH EASEMENT.
- (E) WITHIN THE EASEMENT, THE CITY UTILITIES DEPARTMENT TO EXERCISE UPON THE EASEMENT FOR THE PURPOSE OF MAINTENANCE, TO CHARGE THE COSTS OF MAINTENANCE TO THE OWNER OF THE LOT ON WHICH THE EASEMENT IS LOCATED.
- (F) SHALL ALLOW BOTH PRIVATE AND PUBLIC UTILITY PROVIDERS ACCESS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL OF UTILITY FACILITIES WITHIN THE UTILITY EASEMENT.
- (G) PROHIBITS THE ERECTION OF ANY UNAUTHORIZED OBSTRUCTION WITHIN THE UTILITY EASEMENT.
- (H) SHALL ALLOW BOTH PRIVATE AND PUBLIC UTILITY PROVIDERS ACCESS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL OF UTILITY FACILITIES WITHIN THE UTILITY EASEMENT.
- (I) LOCATED WITHIN WATER EASEMENTS.
- (J) WITHOUT WRITTEN PERMISSION FROM THE CITY UTILITIES DEPARTMENT.
- PEDESTRIAN EASEMENT (PE)**
- (A) GRANTS THE GENERAL PUBLIC THE RIGHT TO ACCESS THE PEDESTRIAN EASEMENT FOR THE PURPOSE OF MAINTENANCE, REPAIR, OR REMOVAL OF PEDESTRIAN FACILITIES.
- (B) SHALL ALLOW BOTH PRIVATE AND PUBLIC UTILITY PROVIDERS ACCESS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL OF UTILITY FACILITIES WITHIN THE UTILITY EASEMENT.
- (C) SHALL ALLOW BOTH PRIVATE AND PUBLIC UTILITY PROVIDERS ACCESS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL OF UTILITY FACILITIES WITHIN THE UTILITY EASEMENT.
- (D) LOCATED WITHIN WATER EASEMENTS.
- (E) WITHOUT WRITTEN PERMISSION FROM THE CITY UTILITIES DEPARTMENT.
- TREE PRESERVATION EASEMENT (TPE)**
- (A) SHALL ALLOW THE REMOVAL OF ANY TREE OVER SIX INCHES DBH WITHIN THE EASEMENT AREA.
- (B) SHALL ALLOW THE REMOVAL OF DEAD OR DISEASED TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (C) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (D) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (E) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (F) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (G) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (H) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (I) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (J) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (K) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (L) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (M) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (N) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (O) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (P) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (Q) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (R) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (S) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (T) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (U) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (V) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (W) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (X) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (Y) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (Z) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.

- WATER EASEMENT (WE)**
- (A) SHALL ALLOW CITY UTILITIES DEPARTMENT EXCLUSIVE ACCESS FOR THE PURPOSE OF MAINTENANCE, REPAIR, OR REMOVAL OF POTABLE WATER FACILITIES.
- (B) ENCROACHMENT BY OTHER UTILITIES IS PROHIBITED, UNLESS SUCH ENCROACHMENT IS NECESSARY FOR THE MAINTENANCE, REPAIR, OR REMOVAL OF SUCH FACILITIES. ANY SUCH ENCROACHMENT SHALL BE PERMITTED AFTER THE RECORDING OF THE SECONDARY PLAT.
- (C) TREES AND STRUCTURES INCLUDING, BUT NOT LIMITED TO, BUILDINGS, SHALL NOT BE LOCATED WITHIN WATER EASEMENTS.
- (D) LOCATED WITHIN WATER EASEMENTS.
- (E) WITHOUT WRITTEN PERMISSION FROM THE CITY UTILITIES DEPARTMENT.
- PROJECT SITE**
- LOCATION MAP
N 70° 13' 00" E
W 86° 50' 00" W

- OWNER:**
RIDGEFIELD GROUP LLC
3243 QUAIL WOOD RUN LANE
TRAFFALGAR, IN 46181
- DRAFT SECONDARY PLAT**
PLAT DATED: 2025-02-26
BRCI PROJECT NO. 6015/11718
- THE LAND OF MONROE COUNTY COMMUNITY SCHOOL CORPORATION**
AS RECORDED IN INSTRUMENT NO. 200703383 IN THE OFFICE OF THE
RECORDER OF MONROE COUNTY, INDIANA
- LEGEND:**
- | | |
|--|----------------------------|
| | TREE PRESERVATION EASEMENT |
| | BUILDING SETBACK LINE |
| | UTILITY EASEMENT |
| | DRAINAGE EASEMENT |
| | SANITARY EASEMENT |
| | WATER EASEMENT |
- SETBACKS:**
SIDE: 6' MINIMUM / 15' MINIMUM COMBINED
FRONT: 20' FROM R/W INTERIOR STREETS
REAR: 25' FROM R/W FROM R/W ROAD
- EXISTING VEGETATION:** WOODS AND OPEN PASTURE
- ZONING:**
SUBJECT PUD
ADDITIONS: RUD (RESIDENTIAL INDUSTRIAL, BUSINESS PARK)

- COMMON AREA**
- (A) SHALL ALLOW CITY UTILITIES DEPARTMENT EXCLUSIVE ACCESS FOR THE PURPOSE OF MAINTENANCE, REPAIR, OR REMOVAL OF SANITARY FACILITIES WITHIN THE COMMON AREA.
- (B) ENCROACHMENT BY OTHER UTILITIES IS PROHIBITED, UNLESS SUCH ENCROACHMENT IS NECESSARY FOR THE MAINTENANCE, REPAIR, OR REMOVAL OF SUCH FACILITIES. ANY SUCH ENCROACHMENT SHALL BE PERMITTED AFTER THE RECORDING OF THE SECONDARY PLAT.
- (C) TREES AND STRUCTURES INCLUDING, BUT NOT LIMITED TO, BUILDINGS, SHALL NOT BE LOCATED WITHIN SANITARY SEWER EASEMENTS.
- (D) LOCATED WITHIN WATER EASEMENTS.
- (E) WITHOUT WRITTEN PERMISSION FROM THE CITY UTILITIES DEPARTMENT.
- SANITARY EASEMENT (SE)**
- (A) SHALL ALLOW CITY UTILITIES DEPARTMENT EXCLUSIVE ACCESS FOR THE PURPOSE OF MAINTENANCE, REPAIR, OR REMOVAL OF SANITARY FACILITIES WITHIN THE SANITARY EASEMENT.
- (B) ENCROACHMENT BY OTHER UTILITIES IS PROHIBITED, UNLESS SUCH ENCROACHMENT IS NECESSARY FOR THE MAINTENANCE, REPAIR, OR REMOVAL OF SUCH FACILITIES. ANY SUCH ENCROACHMENT SHALL BE PERMITTED AFTER THE RECORDING OF THE SECONDARY PLAT.
- (C) TREES AND STRUCTURES INCLUDING, BUT NOT LIMITED TO, BUILDINGS, SHALL NOT BE LOCATED WITHIN SANITARY SEWER EASEMENTS.
- (D) LOCATED WITHIN WATER EASEMENTS.
- (E) WITHOUT WRITTEN PERMISSION FROM THE CITY UTILITIES DEPARTMENT.
- UTILITY EASEMENT (UE)**
- (A) SHALL ALLOW BOTH PRIVATE AND PUBLIC UTILITY PROVIDERS ACCESS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL OF UTILITY FACILITIES WITHIN THE UTILITY EASEMENT.
- (B) PROHIBITS THE ERECTION OF ANY UNAUTHORIZED OBSTRUCTION WITHIN THE UTILITY EASEMENT.
- (C) SHALL ALLOW BOTH PRIVATE AND PUBLIC UTILITY PROVIDERS ACCESS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL OF UTILITY FACILITIES WITHIN THE UTILITY EASEMENT.
- (D) LOCATED WITHIN WATER EASEMENTS.
- (E) WITHOUT WRITTEN PERMISSION FROM THE CITY UTILITIES DEPARTMENT.
- DRAINAGE EASEMENT (DE)**
- (A) SHALL BE REQUIRED FOR ANY SURFACE SWALES OR OTHER MINOR DRAINAGE FACILITIES THAT ARE INTENDED TO SERVE THE LOT ON WHICH THEY ARE LOCATED.
- (B) SHALL PROHIBIT ANY ALTERATION OR STRUCTURE WITHIN THE EASEMENT THAT WOULD OBSTRUCT OR IMPAIR THE MAINTENANCE OF THE DRAINAGE FACILITIES WITHIN SUCH EASEMENT.
- (C) SHALL PROVIDE THAT THE OWNER OF THE LOT ON WHICH THE EASEMENT IS LOCATED SHALL MAINTAIN THE DRAINAGE FACILITIES WITHIN SUCH EASEMENT.
- (D) OWNERS OF PROPERTIES THAT ARE ADJACENT TO THE EASEMENT SHALL MAINTAIN THE DRAINAGE FACILITIES WITHIN SUCH EASEMENT.
- (E) WITHIN THE EASEMENT, THE CITY UTILITIES DEPARTMENT TO EXERCISE UPON THE EASEMENT FOR THE PURPOSE OF MAINTENANCE, TO CHARGE THE COSTS OF MAINTENANCE TO THE OWNER OF THE LOT ON WHICH THE EASEMENT IS LOCATED.
- (F) SHALL ALLOW BOTH PRIVATE AND PUBLIC UTILITY PROVIDERS ACCESS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL OF UTILITY FACILITIES WITHIN THE UTILITY EASEMENT.
- (G) PROHIBITS THE ERECTION OF ANY UNAUTHORIZED OBSTRUCTION WITHIN THE UTILITY EASEMENT.
- (H) SHALL ALLOW BOTH PRIVATE AND PUBLIC UTILITY PROVIDERS ACCESS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL OF UTILITY FACILITIES WITHIN THE UTILITY EASEMENT.
- (I) LOCATED WITHIN WATER EASEMENTS.
- (J) WITHOUT WRITTEN PERMISSION FROM THE CITY UTILITIES DEPARTMENT.
- PEDESTRIAN EASEMENT (PE)**
- (A) GRANTS THE GENERAL PUBLIC THE RIGHT TO ACCESS THE PEDESTRIAN EASEMENT FOR THE PURPOSE OF MAINTENANCE, REPAIR, OR REMOVAL OF PEDESTRIAN FACILITIES.
- (B) SHALL ALLOW BOTH PRIVATE AND PUBLIC UTILITY PROVIDERS ACCESS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL OF UTILITY FACILITIES WITHIN THE UTILITY EASEMENT.
- (C) SHALL ALLOW BOTH PRIVATE AND PUBLIC UTILITY PROVIDERS ACCESS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL OF UTILITY FACILITIES WITHIN THE UTILITY EASEMENT.
- (D) LOCATED WITHIN WATER EASEMENTS.
- (E) WITHOUT WRITTEN PERMISSION FROM THE CITY UTILITIES DEPARTMENT.
- TREE PRESERVATION EASEMENT (TPE)**
- (A) SHALL ALLOW THE REMOVAL OF ANY TREE OVER SIX INCHES DBH WITHIN THE EASEMENT AREA.
- (B) SHALL ALLOW THE REMOVAL OF DEAD OR DISEASED TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (C) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (D) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (E) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (F) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (G) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (H) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (I) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (J) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (K) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (L) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (M) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (N) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (O) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (P) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (Q) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (R) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (S) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (T) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (U) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (V) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (W) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (X) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (Y) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.
- (Z) SHALL ALLOW THE REMOVAL OF TREES OVER TWO INCHES DBH WITHIN THE EASEMENT AREA.



BRCI
BROOKS RIGGERS CONNER JAMES INC.
LAND SURVEYING - CIVIL ENGINEERING - GIS
1351 West Tapp Road
Bloomington, Indiana 47403
Phone: 812-336-8277

RIDGEFIELD SUBDIVISION PHASE V, SECTION 2
SECONDARY PLAT
A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF
SECTION 20, TOWNSHIP 9 NORTH, RANGE 1 WEST,
BLOOMINGTON TOWNSHIP, MONROE COUNTY, INDIANA

Survey Description

A part of the East Half of the Northwest Quarter of Section 20, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, being more particularly described as follows:

BEGINNING at the southeast corner of Lot 12 in Ridgfield Subdivision Section V Phase 1 as recorded in Instrument No. 2017008950 in the Office of the Recorder of Monroe County, Indiana; thence SOUTH 00 degrees 16 minutes 32 seconds WEST, 25.46 feet to the southwest corner of Lot 94 in Ridgfield Phase 3 as recorded in Instrument No. 200204220 in the office of said Recorder; thence along said Phase 3 the following four (4) courses:

1. SOUTH 71 degrees 01 minutes 17 seconds EAST, 108.39 feet;

2. SOUTH 71 degrees 57 minutes 34 seconds EAST, 60.74 feet;

3. SOUTH 71 degrees 25 minutes 20 seconds EAST, 174.72 feet to the east line of The

Village of Bloomington, thence along said line to the northeast corner of Lot 12 in said

Phase 3, thence along said Ridgfield the SOUTH 00 degrees 11 minutes 32 seconds EAST, 329.11

feet to the land of the Monroe County Community School Corporation (MCCSC) as called in a

certain 4.40 acre exception as recorded in Instrument No. 2007003385 in the office of said

Recorder; thence along said MCCSC the following four (4) courses:

1. NORTH 89 degrees 45 minutes 43 seconds WEST, 471.45 feet;

2. SOUTH 00 degrees 07 minutes 27 seconds WEST, 135.16 feet;

3. NORTH 89 degrees 51 minutes 30 seconds WEST, 537.56 feet to the west line of the east

half of said Section 20, thence along said line to the northeast corner of Lot 12 in said

Phase 1, thence along said Section V Phase 1 SOUTH 89 degrees 35 minutes 17 seconds

EAST, 181.26 feet to a non-right concave NORTHEAST corner of Lot 12 in said Phase 1

SOUTH 02 degrees 30 minutes 31 seconds EAST, thence along said curve and right-of-way

131.61 feet to a curve concave SOUTHEAST with a radius of 25.00 feet, thence along said

curve and right-of-way 131.61 feet to the northeast corner of Lot 12 in said Phase 1, thence

along said right-of-way 131.61 feet to the northeast corner of Lot 12 in said Phase 1, thence

along said right-of-way NORTH 89 degrees 45 minutes 43 seconds WEST, 6.84 feet to a curve concave NORTHEAST along said right-of-way

with a radius of 25.00 feet; thence along said curve and right-of-way 38.80 feet; thence NORTH

00 degrees 00 minutes 00 seconds EAST, 135.16 feet to the northeast corner of the existing lot in said Section V Phase 1, thence along said Section V Phase 1 the

following two (2) courses:

1. SOUTH 88 degrees 40 minutes 59 seconds EAST, 225.21 feet;

2. NORTH 88 degrees 40 minutes 59 seconds WEST, 225.21 feet to the dedicated right-of-

way described in said Section V Phase 1; thence NORTH 138 degrees 17 minutes 51 seconds

WEST, 80.52 feet along said right-of-way to the southeast corner of Lot 16 of said Section V

Phase 1; thence along said Section V Phase 1 NORTH 00 degrees 49 minutes 39 seconds

EAST, 135.16 feet to the northeast corner of Lot 12 in said Phase 1, thence along said

Amended Lot 14 SOUTH 84 degrees 02 minutes 26 seconds EAST, 65.46 feet to the

southwest corner Amended Lot 13 as recorded in Instrument No. 2017008950 in the office of

said Recorder; thence along said right-of-way 65.46 feet to the southwest corner of Lot 12 in said

Section V Phase 1; thence along said Section V Phase 1 SOUTH 76 degrees 25 minutes 08

seconds EAST, 71.17 feet to the point of beginning, containing 8.34 acres, more or less.

Subject to all easements, restrictions, and rights-of-way.

This certification does not take into consideration additional facts that an accurate and correct

title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on the survey

drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project

shown hereon was performed either by me or under my direct supervision and control and that

all information shown is true and correct to the best of my knowledge and belief.

Certified this _____ day of _____, 2025.

Christopher L. Porter

Registered Land Surveyor No. LS2120022

State of Indiana

Owner's Certificate

The Undersigned, Ridgfield Group LLC, the owner of the above described real estate, does hereby layoff and put the same into lots and as sets in accordance with the plat certificate.

This plat shall be known and designated as Ridgfield Subdivision Phase V, Section 2 Secondary Plat.

In Witness Whereof, Ridgfield Group LLC, has executed this instrument and caused this name to be subscribed thereto this _____ day of _____, 2025.

Ridgfield Group LLC

State of _____ JS;

County of _____

Affirmed and subscribed before me this _____ day of _____, 2025,

Ridgfield Group LLC appeared before me, to be the signers of the above instrument.

Notary Public _____

My Commission expires _____

CERTIFICATE OF APPROVAL OF PLAN COMMISSION AND BOARD OF PUBLIC

WORKS

UNDER THE AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947

ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND

PROVINCED AND ORDERED BY THE COMMON COUNCIL OF THE CITY OF

BLOOMINGTON, INDIANA, THAT THIS PLAN WAS GIVEN APPROVAL BY THE CITY OF

BLOOMINGTON AS FOLLOWS:

APPROVED BY THE BOARD OF PUBLIC WORKS AS A MEETING HELD

KAYLA COX DECKARD, PRESIDENT

ELIZABETH KARON, VICE-PRESIDENT

JAMES ROACH, SECRETARY

APPROVED BY THE CITY PLAN COMMISSION AT A MEETING HELD (PLAT

COMMITTEE _____)

DAVID HITTLE, PLANNING DIRECTOR

JACQUELINE SCANLON, DEVELOPMENT

SERVICES MANAGER

Measurements are as defined by the City of Bloomington Unified Development Ordinance in

effect at the time of filing.

This Plat is subject to the Declaration of Homeowner's Association of Ridgfield Subdivision

Phase V Section 2 recorded as Instrument Number _____

in the Office of the Recorder of Monroe County, Indiana.

This Plat is subject to the Operation and Maintenance Manual of Ridgfield Subdivision

Phase V Section 2 recorded as Instrument Number _____

in the Office of the Recorder of Monroe County, Indiana.

RECORDERS STAMP

AUDITOR'S STAMP



OWNER:
RIDGEFIELD GROUP LLC
3243 QUAIL WOOD RUN LANE
TRAFALGAR, IN 46181

DRAFT SECONDARY PLAT
PLAT DATED: 2025-02-26
BRCJ PROJECT NO. 6015/11718

1351 West Tapp Road
Bloomington, Indiana 47403
Phone: 812-336-8277