

CITY OF BLOOMINGTON



**April 8, 2013 @ 4:30 p.m.
CITY HALL - HOOKER
CONFERENCE ROOM #245**

**CITY OF BLOOMINGTON
PLAT COMMITTEE AGENDA**

April 8, 2013 at 4:30 p.m.

***Hooker Conference Room, #245**

ROLL CALL

MINUTES TO BE APPROVED: Feb 4, 2013

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITION:

**PUD-12-13 Neighborhood Solutions
807 S. Morton St.**

Final plat approval for a 6-lot subdivision of Lot #13 and amendment to Los 14 of B-Line Station Subdivision (*Case Manager: Eric Greulich*)

**PUD-13-13 Trinitas Ventures LLC
552 S. Adams St.**

Final plat amendment of 3 lots in the Landmark Business Center plat.
(*Case Manager: James Roach*)

End of Agenda

Next meeting: May 6, 2013

PETITIONER: Neighborhood Solutions, LLC
601 W. Dodds Street, Bloomington

COUNSEL: Bynum Fanyo & Associates
528 N Walnut St, Bloomington

REQUEST: The petitioner is requesting final plat approval of a 6-lot subdivision of Lot #13 and an amendment to Lot #14 of the B-Line Station subdivision.

REPORT: The site is located at the southeast corner of W. Dodds St. and S. Morton St. and is currently vacant. The property is an open field with several scattered mature trees throughout the property. The B-Line Trail (Phase 2) runs parallel with the property along the west property line. There is a 16.5' wide alley that runs north to south along the east side of the property that spans from Dodds St. to Allen St. to the south.

This property received rezoning approval in 2012 (PUD-18-12) and final plat approval for the overall subdivision in 2013 (PUD-02-13). Within the overall development there were a variety of land uses proposed throughout the PUD. Lot #13 was approved for a 5-unit, zero lot-line, townhouse building. With this plat request, the petitioner would be carrying forward that design and has placed each of the units on its own lot with one Common Area lot shown for a parking area and utilities. A covered bike parking area and 6 vehicular parking spaces have been provided on this lot to meet parking needs.

The petitioner is requesting final plat approval for a 6-lot subdivision of Lot #13 and an amendment to Lot #14. The petitioner is also seeking an amendment to the final plat for the adjacent Lot #14 to add a 1' wide, no-build easement on the northeast side of the lot along the boundary with Lot #15.

Access: There is an existing 16.5' wide alley that runs north and south along the east property line. This alley connects Dodds St. to Allen St. The alley would be widened to 20' to allow the Fire Department adequate area to set up their vehicles and this additional right-of-way dedication has already been dedicated with the previous plat. The zero lot-line townhouse building would have 6 parking spaces accessed directly off of the alley.

Parking: The approved building would have 6 parking spaces for the 5 dwelling units, as well as covered bike parking adjacent to the building.

FINAL PLAT ISSUES:

Utilities: The petitioner is connecting to an existing sanitary sewer line located along Morton St. A connection to the sanitary line will be placed under the trail and individual laterals will all be on the east side of the trail. Water connections

are available along Dodds St. and a new line will be installed within the alley right-of-way that extends south along the property. Stormwater detention will be addressed through two underdrains that run north and south along the west and east sides of the overall property boundaries. These will all collect and drain into an Aquaswirl stormwater improvement structure before connecting to the City's existing stormwater lines in Dodds St. Easements have been shown for all utility lines not located within the public right-of-way.

Sidewalk/Street Trees: Sidewalks and street trees were required with previous approvals and would not be altered with this approval.

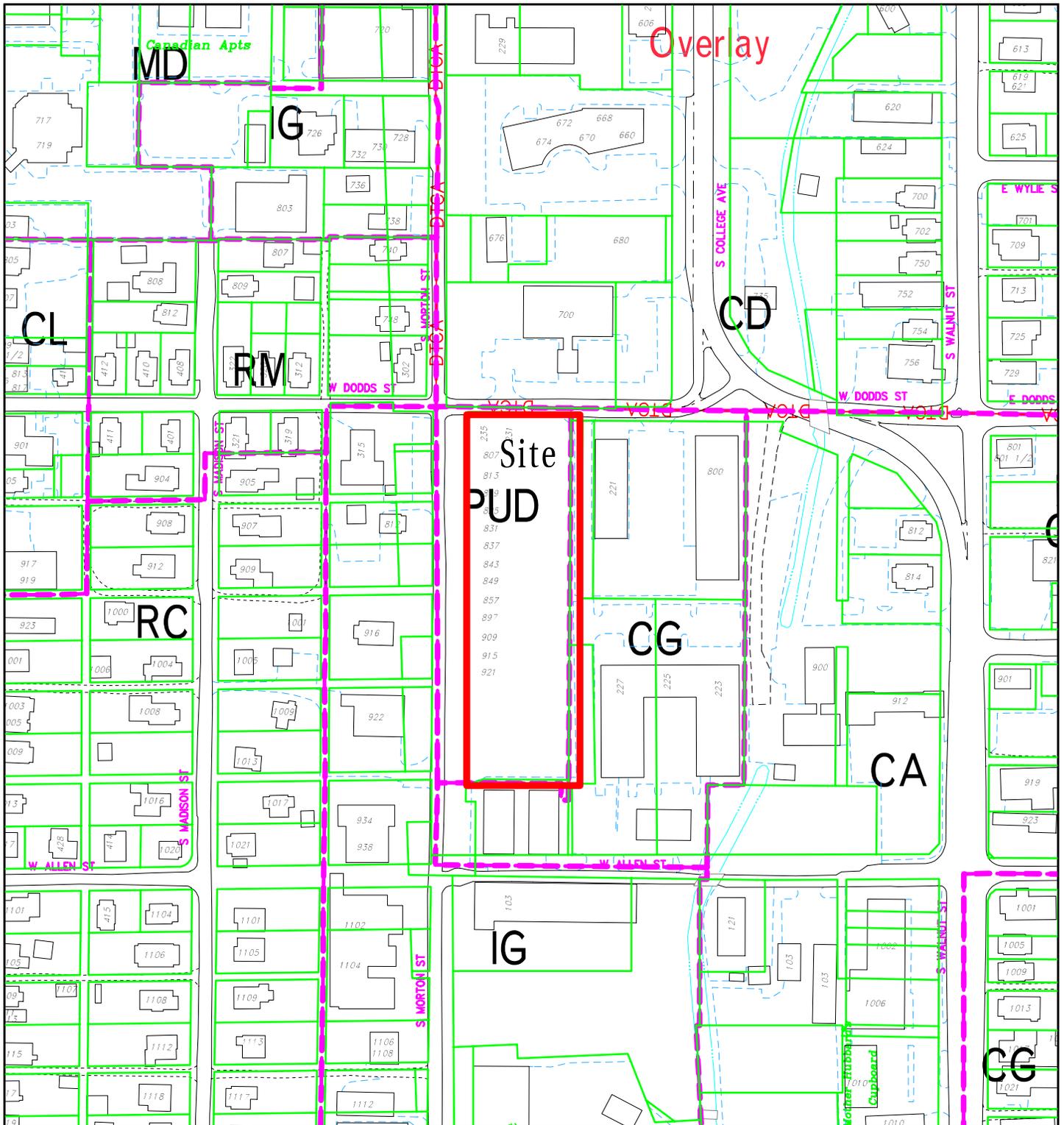
Right-of-Way: All required right-of-way dedication was dedicated with the previous plat. No additional right-of-way dedication is needed with this approval.

Addresses: The zero lot-line building will be addressed from Morton Street and the addresses for these lots have been shown on the final plat.

CONCLUSION: Staff finds that this plat meets the requirements of the Unified Development Ordinance. The size of the lots and lot standards are consistent with the approved outline plan and preliminary plat.

RECOMMENDATION: Staff recommends approval of the final plat with the following conditions:

1. Approved per terms and conditions of PUD-18-12.



PUD-12-13 Neighborhood Solutions

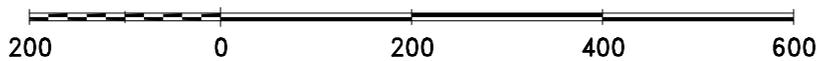
807 S Madison Street

Plat Committee

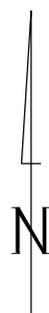
Site Location, Zoning, Parcels

By: greulice

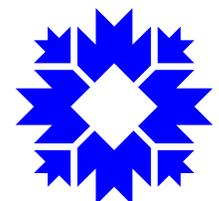
5 Apr 13



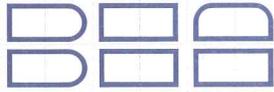
For reference only; map information NOT warranted.



City of Bloomington
Planning



Scale: 1" = 200'



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

February 26, 2013

City of Bloomington Planning Department
401 N. Morton Street
Bloomington, Indiana 47403

Re: B-Line Station Subdivision Lot 13; Preliminary and Final Plat Amendment
Neighborhood Solutions, LLC

Dear Plan Commission:

Our client respectfully requests Preliminary and Final Plat Amendment of B-Line Station Subdivision Lot 13. At the PUD filing it was not known the desire for each condominium owner to be able to own the ground below each of the 5 residences. This filing will remedy that desire by creating 5 lots for the individual units and one common area lot containing the shared parking stalls. No other changes to the plat or final plan are being requested. After you have reviewed our request, please feel free to contact this office at any time with questions.

We thank you in advance for your consideration on this matter.

Sincerely,

Jeffrey S. Fanyo, P.E., CFM
Bynum Fanyo and Associates, Inc.

Attachments: site plan, filing fee
File 401204

PUD-12-13
Petitioner Statement

B-LINE STATION SUBDIVISION LOT 13 & 14 - AMENDMENT ONE FINAL PLAT

CERTIFICATE OF APPROVAL OF COMMISSION AND BOARD OF PUBLIC WORKS

Under the authority of Chapter 174 - 46, of 1947, enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington, as follows:

Approved by the City Plan Commission at a meeting held _____, 2013.

(Chairperson)

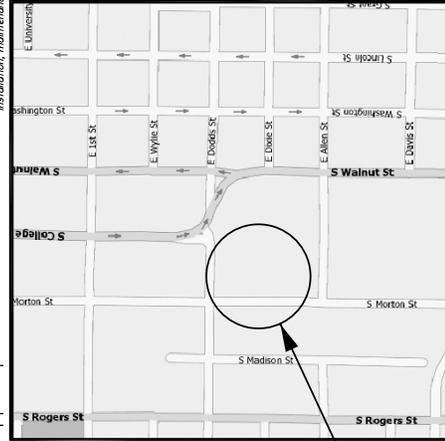
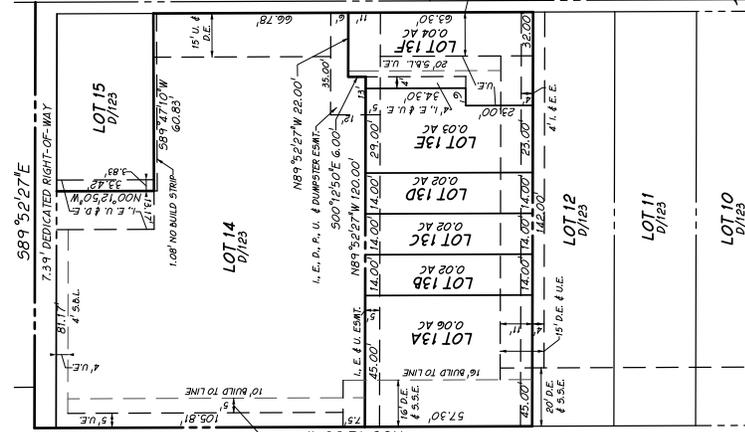
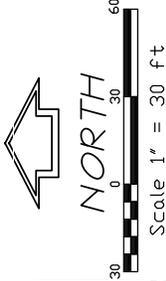
Approved by the Board of Public Works of a meeting held _____, 2013

(Member)

Approved by the Board of Public Works of a meeting held _____, 2013

(Member)

Approved by the Board of Public Works of a meeting held _____, 2013



PROJECT LOCATION

LOCATION MAP

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

Douglas R. Curry

This instrument prepared by Douglas R. Curry.

FLOOD NOTE: According to Flood Insurance Rate Map (FIRM) Community-Panel Number: 18105-C 0141 D having an Effective Date: December 17, 2010, a portion of the subject property is in Zone AE, an area with base flood elevations determined.

Source: FEMA

NOTE: Minimum finished floor elevation, including basements and crawl spaces shall be a minimum of 2 feet above the base flood elevation.

The undersigned, as owner of the real estate described on this plat, for and in consideration of the City of Bloomington, Indiana, hereby conveying to the undersigned the right to tap into and connect to the sewer system of the City of Bloomington for the purpose of providing sewer service to the described real estate, now release the right to the undersigned as owner of the plat and their successors in title to the undersigned or future assignee by the City of Bloomington, Indiana, of such platted real estate.

Neighborhood Solutions, LLC, the owner of the real estate shown and described herein, does hereby, by act, ratify, and subordinate said real estate in accordance with the within plat.

This subdivision shall be known and designated as B-LINE STATION SUBDIVISION, LOT 13 & 14 and shall be subject to the provisions of the City of Bloomington. All streets and alleys shown, and not heretofore dedicated are dedicated to the public.

Front and side yard building setback lines are established as shown on the plat, between the front and side yard building setback lines of the adjacent streets no building or other structure shall be erected or maintained.

The strips of ground that are shown on the plat and marked "Easement" are owned by the undersigned and shall be subject to the easements for the installation and maintenance of water and sewer mains, poles, ducts, lines, and wires.

This subdivision shall be subject to the Designation Of Covenants, Conditions, and Restrictions as set forth in Instrument Number 2013003102.

This subdivision shall be subject to the Designation Of Incorporation Of Morton & Dadds Subdivision Owners Association, Inc. as set forth in Instrument Number _____ in the Office of the Recorder of Monroe County, Indiana.

Neighborhood Solutions, LLC Signed and Sealed _____, 2013.

Signature _____ Office _____ Name Printed _____ STATE OF INDIANA) 55; COUNTY OF MONROE)

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

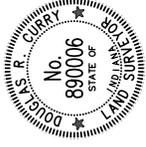
Witness my hand and notarial seal this _____ day of _____, 2013.

County of Residence _____ Commission Expiration _____ Notary Public, Written _____ Notary Public, Printed _____

Legal Description LOT 13 of B-Line Station Subdivision, as recorded in Plat Cabinet D, Envelope 123 as Instrument Number 2013003102 in the Office of the Recorder, Monroe County, Indiana

CERTIFICATE OF SURVEYOR I, Douglas R. Curry, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the State of Indiana, that this plat correctly represents a survey completed by me on _____, 2013; that all the monuments shown thereon actually exist; and that their location, size, type, and material are accurately shown.

Douglas R. Curry, Indiana L.S. No. 810006 Bynum Fanyo & Associates, Inc. 1000 North Walnut Street, Bloomington, Indiana 47404 (812) 335-8630



B-LINE STATION SUBDIVISION LOT 13 & 14 - AMENDMENT ONE FINAL PLAT JOB NO. 401204 FEBRUARY 19, 2013 SHEET 1 OF 1

**B-LINE STATION
LOTS 13 A-F**

FACILITY MAINTENANCE PLAN

January 15, 2013

**Prepared by:
Bynum Fanyo & Associates, Inc.
528 N. Walnut Street
Bloomington, Indiana 47404**

Purpose:

This facility maintenance plan was developed to specify maintenance standards for lots 13 A-F as described in the plat for the B-Line Station Subdivision, Bloomington, Indiana and the respective Declarations of Covenants, Conditions, and Restrictions. It shall be used as a guide to the site contractor during construction activities and the owner, Garden Green Owner’s Association upon the completion of construction.

Pre-Construction:

Prior to commencement of construction activities a pre-construction meeting will be held with the contractor (operators & laborers), owner, engineer, architect, and City Inspectors to go over the construction plans, erosion control plan, any necessary City Planning conditions and the expectations for the project in accordance with 327 IAC 15-5-7 (9).

“(9) The project site owner shall inform all general contractors, construction management firms, grading or excavating contractors, utility contractors, and the contractors that have primary oversight on individual building lots of the terms and conditions of this rule and the conditions and standards of the storm water pollution prevention plan and the schedule for proposed implementation.”

During Construction:

Prior to commencing grading activities the contractor will be required to install all erosion control practices as outlined on the erosion control plan. These practices will then be inspected and approved by the City of Bloomington before grading activities commence.

During construction the contractor will be required to inspect and perform necessary maintenance of all erosion control structures daily with weekly reports and upon completion of every “major” rainfall event per 327 IAC 15-5-7 (18 A-C). Please see the below information taken from the Indiana Code regarding Rule 5 maintenance and responsibilities.”

- (18) A self-monitoring program that includes the following must be implemented:*
 - (A) A trained individual shall perform a written evaluation of the project site:*
 - (i) by the end of the next business day following each measurable storm event;*
 - and*
 - (ii) at a minimum of one (1) time per week.*
 - (B) The evaluation must:*
 - (i) address the maintenance of existing storm water quality measures to ensure they are functioning properly; and*
 - (ii) identify additional measures necessary to remain in compliance with all applicable statutes and rules.*
 - (C) Written evaluation reports must include:*
 - (i) the name of the individual performing the evaluation;*
 - (ii) the date of the evaluation;*
 - (iii) problems identified at the project site; and*
 - (iv) details of corrective actions recommended and completed.*
 - (D) All evaluation reports for the project site must be made available to the*

inspecting authority within forty-eight (48) hours of a request.”

The contractor shall be responsible for maintaining each erosion control device in accordance with the erosion control plan prepared by Bynum Fanyo & Associates, Inc. and the latest edition of the Indiana Handbook for Erosion Control in Developing Areas.

In order to prevent erosion of soil offsite temporary seeding will be required in areas that are left inactive for fifteen (15) days or more in accordance with 327 IAC 15-5-7 (16). Specific seeding types will be dependant on the weather. During times of the year when soil temperatures are less than 50°F a Dormant and Frost Seeding mix shall be employed as detailed in the construction plans. When soil temperatures are above 50°F a Temporary Seeding Mix shall be employed as also specified in the construction plans.

“(16) Unvegetated areas that are scheduled or likely to be left inactive for fifteen (15) days or more must be temporarily or permanently stabilized with measures appropriate for the season to minimize erosion potential. Alternative measures to site stabilization are acceptable if the project site owner or their representative can demonstrate they have implemented erosion and sediment control measures adequate to prevent sediment discharge. Vegetated areas with a density of less than seventy percent (70%) shall be restabilized using appropriate methods to minimize the erosion potential.”

Post-Construction (Owner Responsibilities):

At the completion of construction it will be the responsibility of the Owner, “Garden Green Owner’s Association” to inspect and maintain all hardscaping, landscaping, and the water-quality swale with underdrain that extends within a drainage easement along the west side of lots 4-12 as described in the plat for the B-Line Station Subdivision, Bloomington, Indiana.

All responsibilities for inspection, maintenance, and repair as well as their associated costs which shall be borne by the Owner shall also be borne by any successors in interest to the property. In the event that the Owner fails to meet these responsibilities the city is hereby granted the right to enter and make any necessary maintenance repairs and recover its costs by billing the Owner or place a lien on the property when payment is not made in a timely manner.

Hardscaping:

Hardscaping includes sidewalks, patios, and parking surfaces (see Exhibit ‘A’). Surfaces shall not be allowed to accumulate significant amounts of debris such as leaves, sand, trash, and grass clippings. Surfaces shall also be cleared of snow in accordance with the City of Bloomington’s ordinance. Weeds shall be manually removed from cracks in sidewalks and other concrete surfaces as needed.

Landscaping:

Once the site has been established all landscape maintenance will be provided by the Owner. The use of fertilizers and pesticides shall be used sparingly on the site. Only naturally occurring fertilizers shall be utilized in the care of this area.

The following is a listing of routine landscaping tasks and their maintenance frequency.

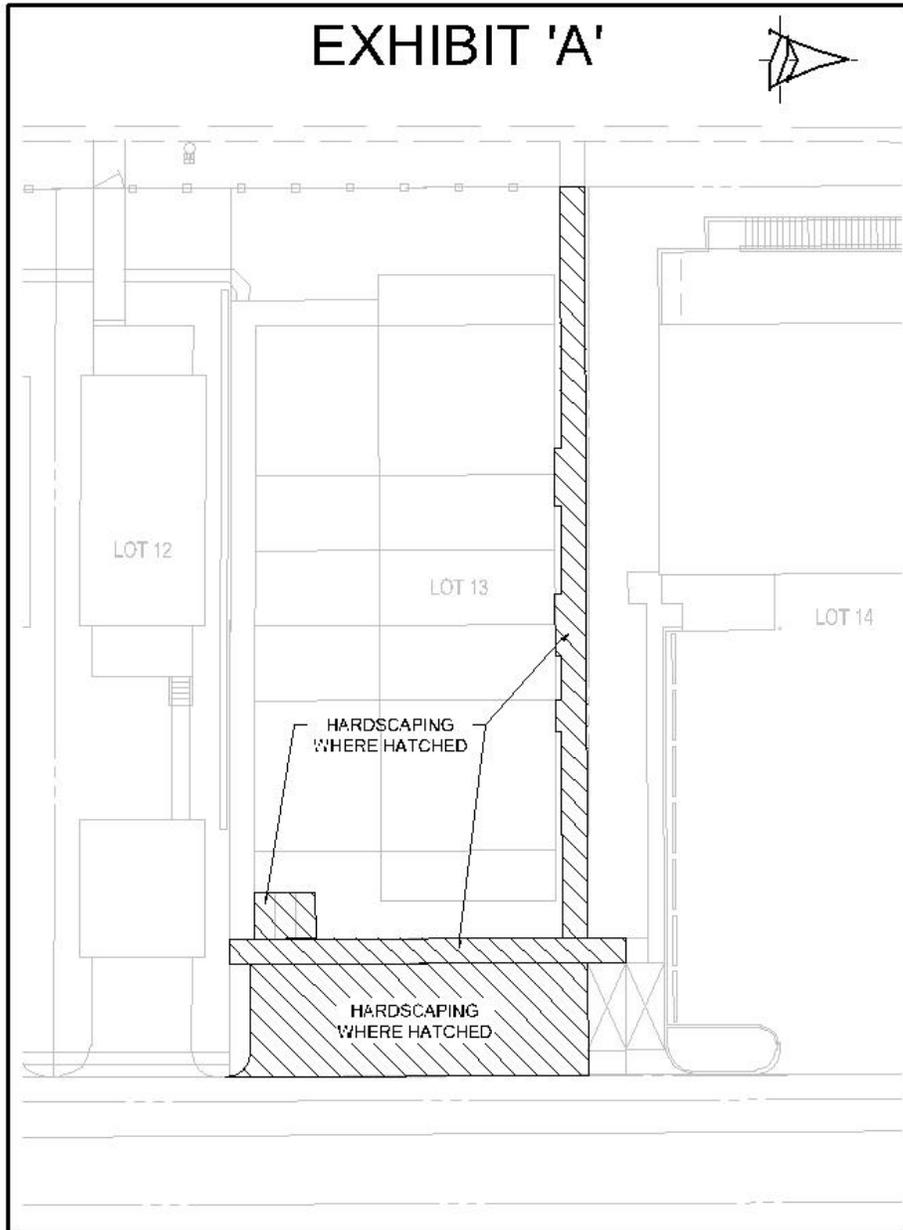
<u>Task</u>	<u>Frequency</u>
Mowing & Trimming	As needed
Tree Pruning	As needed
Planter mulch topping	Bi-annually
Turf reseeding	As needed to maintain mature turf

Water-Quality Swale with Underdrain Piping:

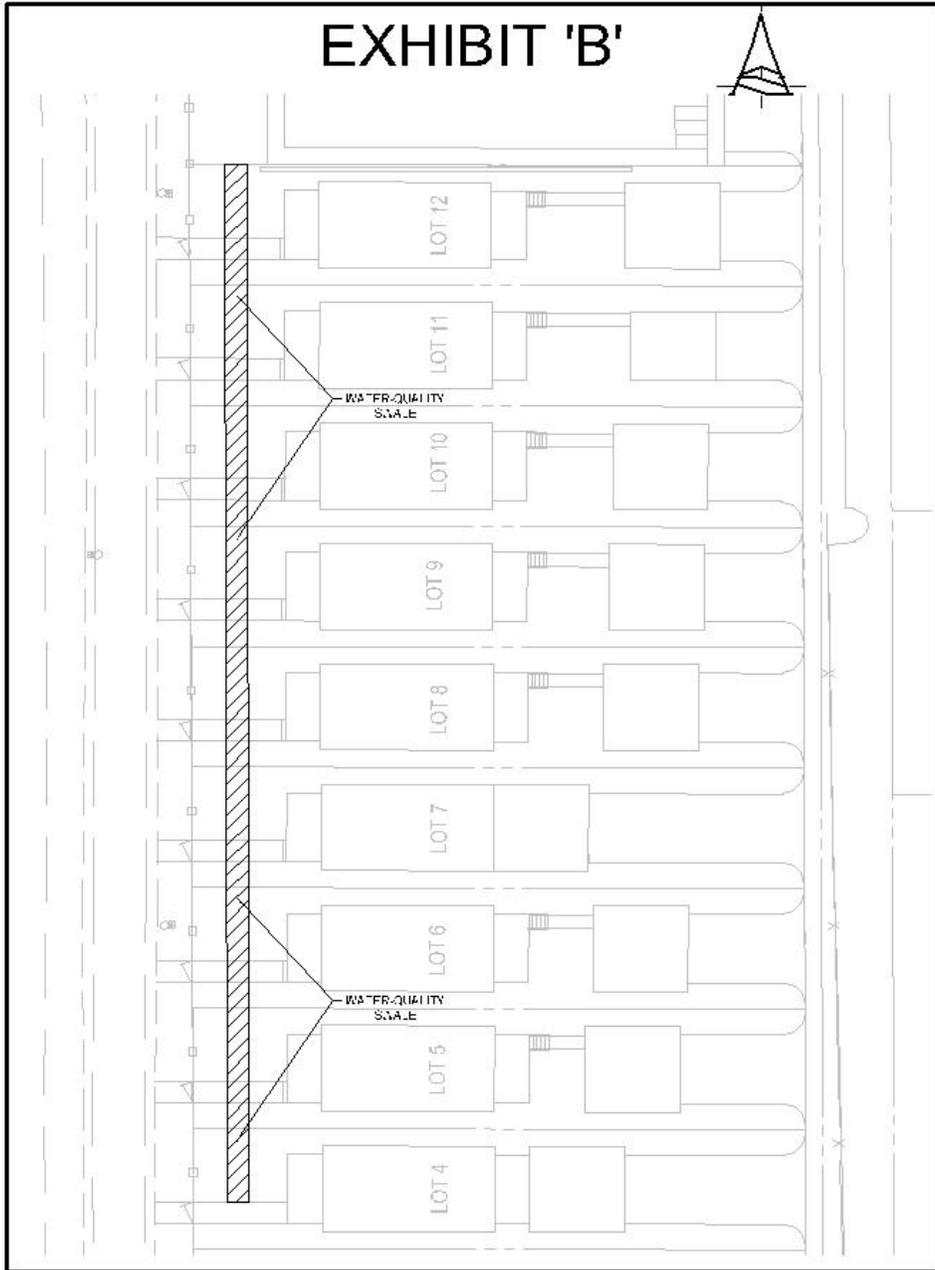
The water-quality swale is located in a drainage easement along the west edge of lots 4 through 12 as described in the plat for the B-Line Station Subdivision, Bloomington, Indiana (see Exhibit ‘B’). The swale section consists of approximately 4 inches of topsoil above a 4 inch bed of number 57 crushed aggregate (encased in filter fabric) above a 12 to 18 inches layer of number 2 crushed aggregate which also contains a single straight run of 8-inch SDR-35 perforated underdrain pipe. This underdrain pipe connects to a yard inlet located on the lot 12/13 property line. The purpose of this swale is to filter stormwater runoff prior to discharging offsite.

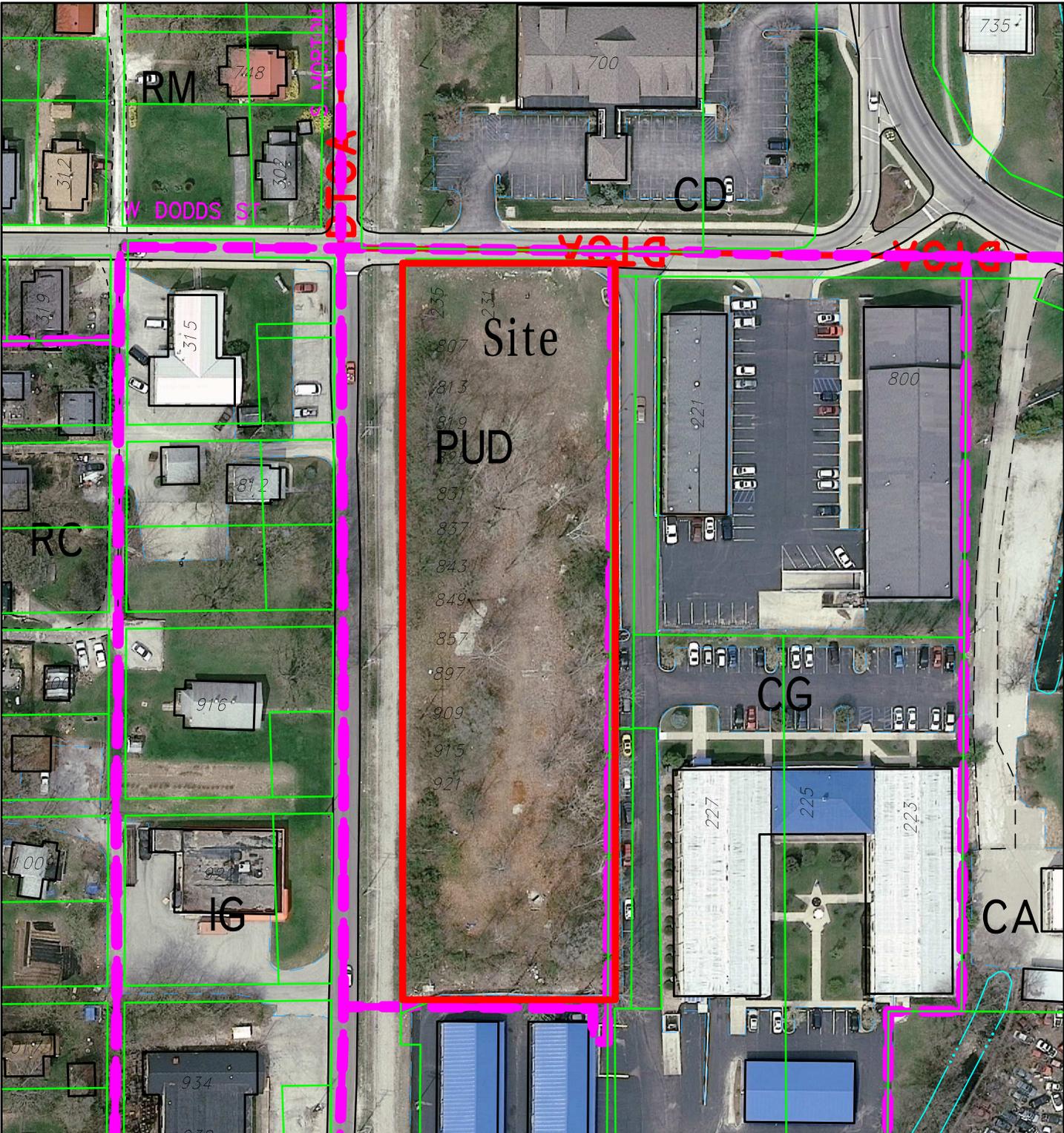
Quarterly inspections of the swale, under drains, and the yard inlet shall be completed. If any damage to these features is discovered then repairs or replacement shall be immediate. Excess sediment shall not be allowed to accumulate in the swale flowline and must be properly disposed of offsite. Care should be exercised when excavating so as not to penetrate the underlying underdrain components. After excavating sediment, the flowline of the swale shall be carefully roto-tilled, raked, and reseeded.

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PUD-12-13 Neighborhood Solutions

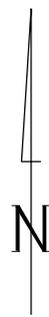
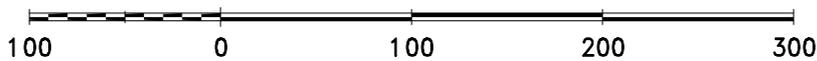
807 S Madison Street

Plat Committee

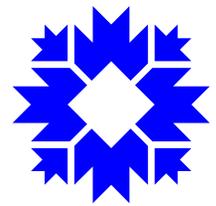
2010 Aerial Photograph

By: greulice

5 Apr 13



City of Bloomington
Planning



Scale: 1" = 100'

For reference only; map information NOT warranted.

PETITIONERS: Trinitas
201 Main Street, Lafayette IN 47901

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

REQUEST: The petitioner is requesting a final plat amendment to five lots in the Landmark Business Center plat.

BACKGROUND:

Area: 8.40 acres
Current Zoning: PUD (Patterson Pointe and Landmark II PUDs)
GPP Designation: Community Activity Center and Adams Street/Patterson Drive Subarea
Surrounding Uses: North – Commercial (Westplex PUD), Vacant portions of Patterson Pointe PUD
West – Medical offices (Landmark PUD)
East – Commercial, industrial, vacant land
South – Mixed use (Landmark PUD)

BACKGROUND: The property is located within two Planned Unit Developments, Patterson Pointe and Landmark II. All lots being amended are part of various phases of the Landmark Business Center subdivision. Lot 1 was originally part of the Landmark II PUD, but became part of the Patterson Pointe PUD in 2010 (PUD-29-09). The Plan Commission approved a PUD Final Plan this lot for a 109 unit, 284 bedroom, apartment complex (PUD-44-12).

This plat includes the following lots in the Landmark Business Center subdivision with the changes listed:

- Lot 1 – Stone Belt Lot. ROW being dedicated and easement added
- Lot 2 – Patterson Pointe PUD lot. ROW being dedicated and easements added.
- Lot 3 – Contains existing detention pond. Lot size increasing to encompass contaminated area and plat easements
- Lot 14 – no change. Being shown for completeness
- Lot 15 – no change. Being shown for completeness
- Lot 16 – Private utility easement being added
- Lot 17 – Private utility easement being added

This plat includes construction of a new public street, to be called W. Milieu Drive, which will connect S. Westplex Avenue to S. Adams Street. Also to be built is a private street,

to be known as S. Dolimah Avenue, connecting Milieu Dr. to the northern extension of the parking lot of the Landmark PUD. The PUD Preliminary Plan required this drive to be designed to appear and function like a street, but will only be dedicated if a public street can be extended to the south in the future. A variable width easement is provided to accommodate ingress/egress and future right-of-way dedication. Finally, an easement is provided at the end of the Westplex Ave. extension to facilitate extension of Westplex Ave. to S. Landmark Avenue, if feasible in the future.

The plat also contains amendments to other lots in the plat, as detailed above. Most notably, it transfers some of the land from Lot 1 to Lot 3. This transfer includes the land that contains contaminated soil that will be remediated. The Plan Commission require an approved plan for remediation of the contaminated soil prior to release of a building permit for Lot 1. this is included as condition of approval #9. The petitioner requested this land transfer so that Lot 1 will not contain the contamination and therefore make financing of the project more feasible. A setback variance was recently approved by the Hearing Officer to allow this transfer (V-11-13). The transferred land includes some parking for Lot 1 which is shown in a parking easement.

PLAT REVIEW ISSUES:

Common Area and Facilities Maintenance Plan: No common areas are proposed for this subdivision. There is an existing detention pond on Lot 3. The stormwater from these lots does not drain to the creek or common area to the north. This common area is within other parts of the Patterson Pointe PUD. While it is part of the Patterson Pointe PUD, Lot 1 will not be party to the ownership or maintenance of this common area. A facilities maintenance plan has been prepared and is included in the packet. This has been reviewed by Staff and found to be adequate. It includes definitions for the cross parking easement on Lot 3 and the access easements that may become future right-of-way on Lots 1 and 3.

Right-of-way: All required right-of-way for Adams St., Patterson Dr., and 2nd St/Bloomfield Rd. was dedicated with past plats. Right-of-way for a portion of Milieu Dr. will be recorded with this plat amendment. The remainder of this right-of-way will be recorded with an amended plat for Patterson Pointe that will be reviewed and signed by the Board of Public Works and recorded simultaneously with this plat.

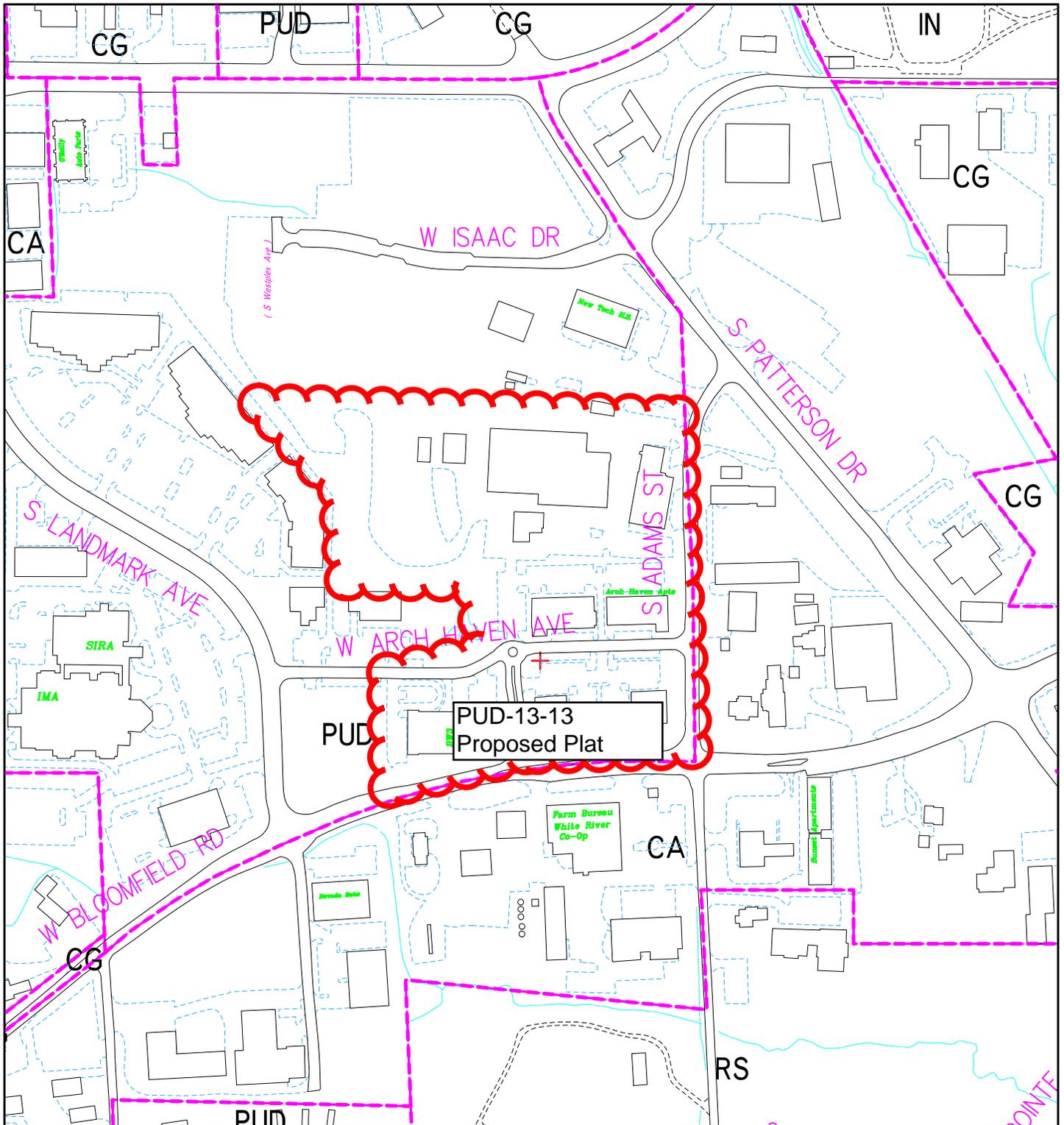
This plat includes future right-of-way for Dolimah Ave. and Westplex Ave. These right-of-ways were required to be set aside with the Patterson Pointe PUD Preliminary Plan for future dedication if and when there is a realistic possibility of them being extended to the south.

Utilities and stormwater: A stormwater and utility plan has been approved by City of Bloomington Utilities. All existing and new utility easements are shown on the plat have been reviewed by CBU.

Public Improvements: This phase of the PUD includes construction of one street, Milieu Dr., and its associated sidewalks, street lights, utility work and street trees. Pedestrian facilities are already in place along Patterson Dr., Adams St. and 2nd St./Bloomfield Rd. Also required with this phase is installation of a traffic signal at Patterson Dr. and Issac Dr./“Old” 3rd St. A condition of approval of the PUD Final Plan stated “The petitioner shall either construct or bond for the traffic signal and pedestrian improvements at 3rd and Patterson prior to recording of the Final Plat. “

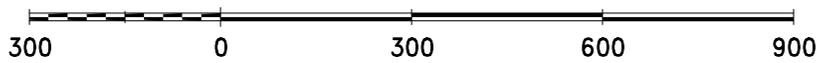
RECOMMENDATION: Staff recommends approval of PUD-13-13 with the following conditions.

1. All terms and conditions of final plan for Lot 2 are still binding on this lot (PUD-44-12).
2. All terms and conditions of Hearing Officer case V-11-13 are binding on lots 2 and 3.
3. Approved per terms and conditions of Council Ordinance #13-07 which vacated part of an alley on Lot 1.
4. Prior to release of the grading permit, the petitioner shall bond for the design and construction of the traffic signal at S. Patterson Drive and “Old” 3rd Street/Isaac Drive. Final bonding amount must be approved by the Public Works Department.
5. Approval of this plat does not constitute approval of a grading permit.
6. Street names for lots must be approved by the City and added to plat prior to recording.
7. Plat must be recorded simultaneously with amended plat for the Patterson Pointe subdivision dedicating the north half of the right-of-way for Milieu Drive
8. “Facility Operation & Maintenance Plan” for Lot 2 must be recorded simultaneously with the plat.
9. Per PUD-44-12, prior to release of any building permit, the petitioner shall submit copies of either an IDEM “no further action” letter in regards to soil contamination clean-up on the property or an approved Indiana Department of Environmental Management (IDEM) cleanup plan for the contamination on the property subject to staff’s satisfaction.

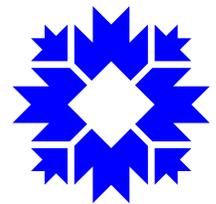


PUD-13-13
Location Map

By: roachja
5 Apr 13



City of Bloomington
Planning



Scale: 1" = 300'

For reference only; map information NOT warranted.



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

March 6, 2013

City of Bloomington Planning Department
And Plat Committee
401 N. Morton Street
Bloomington, Indiana 47403

RE: Lot #1, Lot#2, and Lot #3 of the Landmark Business Center Phase V
Trinitas Ventures, LLC, Petitioner

Plat Committee or To Whom It May Concern:

Our client respectfully requests approval of amending the existing plat for the referenced property. This request is a result of three factors:

- A new multi-family development to be implemented on lot #2 of the Landmark Business Center Phase V. The new development will require new utilities and protection for maintenance of existing utilities that necessitates new easements being described on the amended plat.
- A new public Right-of-Way and a future public Right-of-Way requirement for public streets: Milieu Drive and Dolimah Avenue, respectfully. This requirement for dedicated public Right-of-Way will include current land from lot #1 and #2 along with land from lot #2 and #4 of the Patterson Pointe Plat to the north of this property.
- There was environmental contamination found in a portion of lot #2 to be developed. The contamination was found under the south proposed parking lot. The current owners of lots #2 and #3 are in the process of cleaning the contamination, however, Trinitas Ventures, LLC (Lot #2 developer) does not want to take possession of this land and has made arrangements to acquire a parking and ingress/ egress easement agreement with the current owner retaining this portion of the property. This revised plat to be recorded includes the new lots lines omitting this area from lot #2 and becoming a part of the property to the south (lot #3).

We have included the revised plat with this submittal indicating all elements described. Please feel free to contact me at any time with questions you may have.

Sincerely,
Bynum Fanyo & Associates, Inc.
Daniel Butler, EIT, Project Engineer

COPY: BFA FILE #401216

528 NORTH WALNUT STREET

812-332-8030

BLOOMINGTON, INDIANA 47404

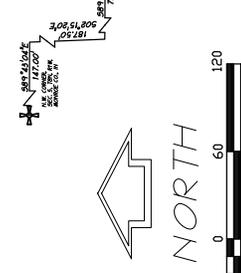
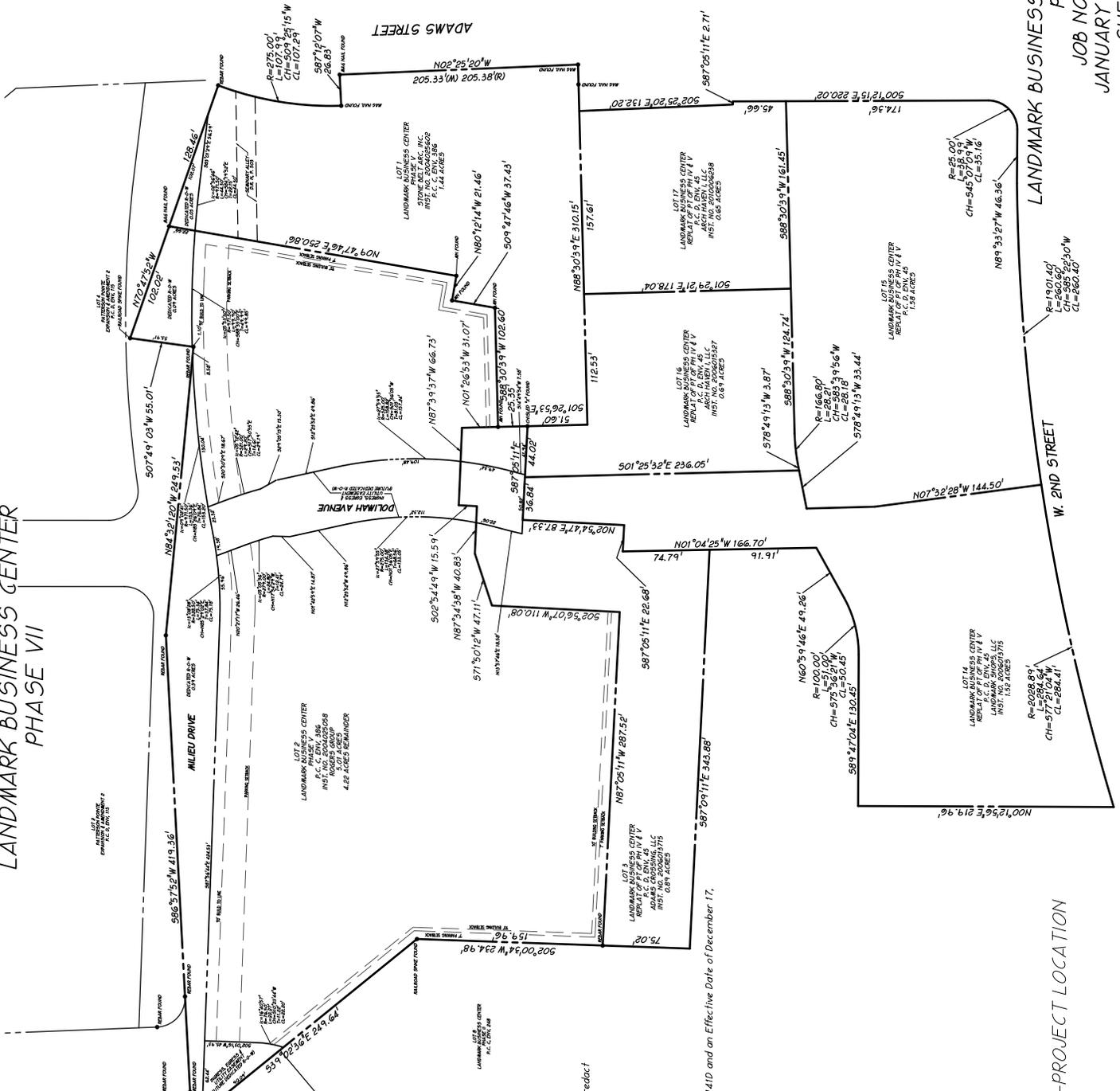
FAX 812-339-2990

PUD-13-13
Petitioner's Statement

LANDMARK BUSINESS CENTER PHASE VII

LANDMARK BUSINESS CENTER
PHASE VII
JOB NO. 401216
JANUARY 24, 2013
SHEET 1 OF 5

PREPARED BY BYNUM FANYO & ASSOCIATES, INC. 528 N. WALNUT ST. BLOOMINGTON, IN. 47404



LEGEND

PROPERTY LINE	---
EASEMENT LINE	---
3/4" PLAT WITH GAP SET	---
ASG MAL SET	---
RECORD	---
RESERVED	---
RIGHT-OF-WAY	---
ADJACENT	---
INDEMNITY AND EGRESS EASEMENT	---
DRAINAGE EASEMENT	---
WATER LINE EASEMENT	---
PARKING EASEMENT	---
UTILITY EASEMENT	---
SEWAGE EASEMENT	---

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

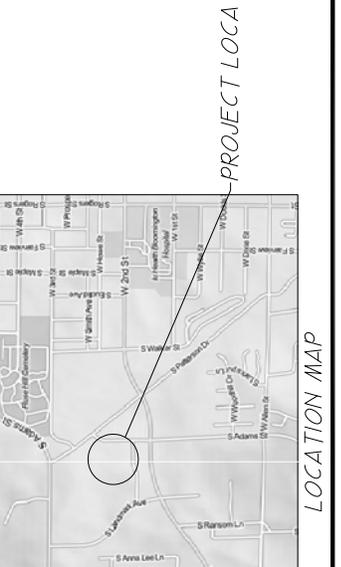
Douglas R. Curry

This instrument prepared by Douglas R. Curry.

FLOOD NOTE:

According to the Flood Insurance Rate Map (FIRM) having Number 181051C0141D and an Effective Date of December 17, 2010, subject property is not in a special flood hazard area.

Source: FEMA



LOCATION MAP

LANDMARK BUSINESS CENTER PHASE VII

PUD-13-13 Proposed Plat



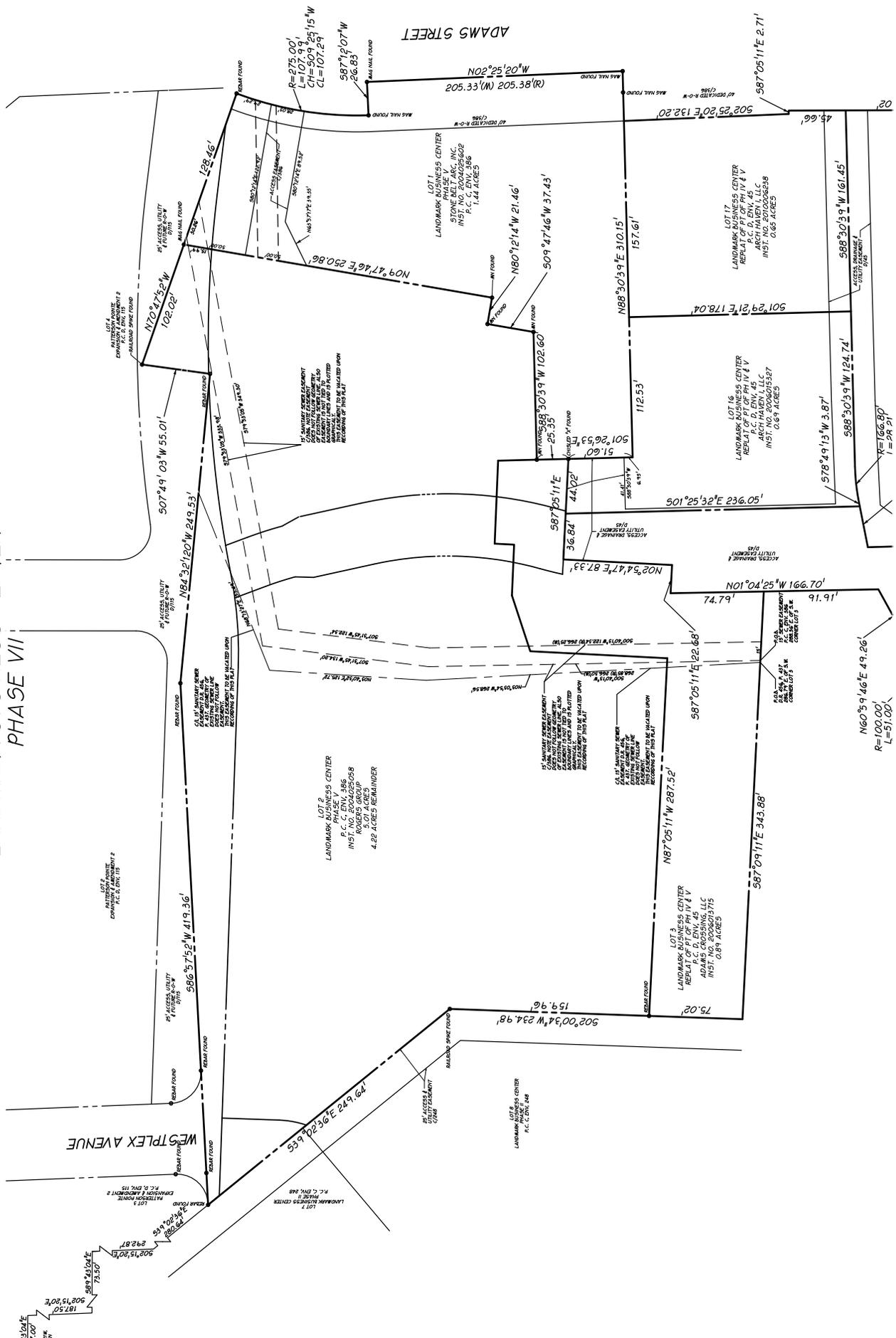
- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - DEED RECORD BOOK AND PAGE
 - 5/8" REBAR WITH CAP SET
 - RECORD
 - MEASURED
 - RIGHT-OF-WAY
 - LANDSCAPE AREA
 - INGRESS AND EGRESS EASEMENT
 - LANDSCAPE AREA
 - WATER LINE EASEMENT
 - PARKING EASEMENT
 - UTILITY EASEMENT
 - SANITARY SEWER EASEMENT

NUMBER	DIRECTION	DISTANCE
L1	S04°29'38"E	18.45'
L2	S85°30'22"W	27.50'
L3	N04°29'38"W	8.97'
L4	N43°21'42"W	22.86'

LANDMARK BUSINESS CENTER
 PHASE VII
 JOB NO. 401216
 JANUARY 24, 2013
 SHEET 2 OF 5

LANDMARK BUSINESS CENTER PHASE VII

PUD-13-13
Proposed Plat



LANDMARK BUSINESS CENTER
PHASE VII
JOB NO. 5013002
JANUARY 24, 2013
SHEET 4 OF 5

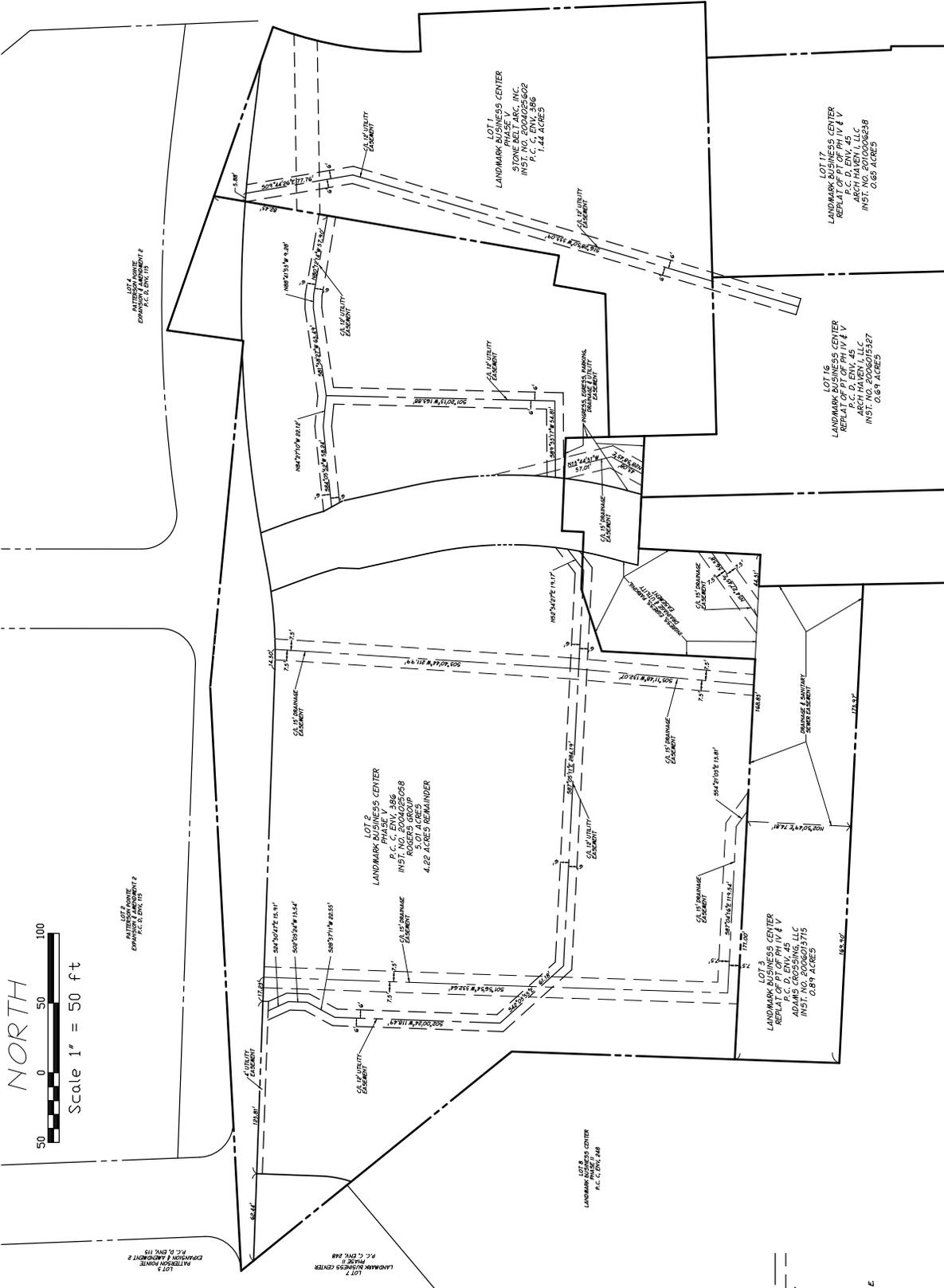
LANDMARK BUSINESS CENTER PHASE VII



Scale 1" = 50 ft



PUD-13-13
Proposed Plat



LOT 17
LANDMARK BUSINESS CENTER
REPLAT OF PT OF PH IV & V
P.C. D. ENV. 45
INST. NO. 2006025327
0.69 ACRES

LOT 1
LANDMARK BUSINESS CENTER
STONE BAY INC.
INST. NO. 2004025602
P.C. D. ENV. 386
1.14 ACRES

LOT 17
LANDMARK BUSINESS CENTER
REPLAT OF PT OF PH IV & V
P.C. D. ENV. 45
INST. NO. 2006025327
0.69 ACRES

LOT 16
LANDMARK BUSINESS CENTER
REPLAT OF PT OF PH IV & V
P.C. D. ENV. 45
INST. NO. 2006025327
0.69 ACRES

LOT 2
LANDMARK BUSINESS CENTER
PHASE V
INST. NO. 2004025608
ACRES GROUP
4.22 ACRES REMAINDER

LEGEND

PROPERTY LINE	---
EASEMENT LINE	---
5/8" REBAR WITH CAP SET	X
ASBESTOS	~
AGE MAIL SET	M
RECORDED	R
RIGHT-OF-WAY	W
ADJACENT	A
PROGRESS AND FORESS EASEMENT	L.F.E.
DRAINAGE EASEMENT	D.E.
WATER LINE EASEMENT	W.E.
PARKING EASEMENT	P.E.
UTILITY EASEMENT	U.E.
SEWER EASEMENT	S.E.

LANDMARK BUSINESS CENTER
PHASE VII
JOB NO. 401216
JANUARY 24, 2013
SHEET 3 OF 5

PREPARED BY BYNUM FANYO & ASSOCIATES INC. 528 N. WALNUT ST. BLOOMINGTON, IN. 47404

LANDMARK BUSINESS CENTER PHASE VII

OFFICE OF TITLE: Instrument Number 2004025602, 2006013715 & 2004025602,
2006015327 & 2010006238

FF: Stone Bell Arc, Inc. - Lot 1, Rogers Group, Inc. - Lot 2 & Adams Crossing, LLC - Lot 3
H Haven I, LLC - Lots 16 & 17

BY: PUD

understand, as owners of the real estate described on this plat, for and in
deration of the City of Bloomington, Indiana, granting to the undersigned the right
to enter and connect to the sewer system of the City of Bloomington for the
use of providing sewer service to the described real estate, now release the right
of the City of Bloomington, Indiana, to the plat hereon shown and the City of
Bloomington, Indiana, to the plat hereon shown and the City of Bloomington,
Indiana, of such platted real estate.

Stone Bell Arc, Inc., Rogers Group, Inc. & Adams Crossing, LLC & Arch Haven I, LLC
owners of the real estate shown and described herein, does hereby layoff, plat and
divide said real estate in accordance with the within plat.

This subdivision shall be known and designated as LANDMARK BUSINESS CENTER, PHASE VII,
an addition to the City of Bloomington. All streets and alleys shown, and
not heretofore dedicated are dedicated to the public.

Front and side yard building setback lines are established as shown on the plat, between
which lines and the property lines of the adjacent streets no building or other structure
shall be erected or maintained.

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

This subdivision shall be subject to the Declaration Of Covenants, Conditions, and Restrictions
as set forth in Instrument Number _____ in the
Office of the Recorder of Monroe County, Indiana.

Stone Bell Arc, Inc.

Signed and Sealed _____ 2013.

Signature _____

Name Printed _____

STATE OF INDIANA)
COUNTY OF MONROE) SS:

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

Witness my hand and notarial seal this _____ day of _____, 2013.

County of Residence _____

Notary Public, Written _____

Rogers Group, Inc.

Signed and Sealed _____ 2013.

Signature _____

Name Printed _____

STATE OF INDIANA)
COUNTY OF MONROE) SS:

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

Witness my hand and notarial seal this _____ day of _____, 2013.

County of Residence _____

Notary Public, Written _____

Adams Crossing, LLC

Signed and Sealed _____ 2013.

Signature _____

Name Printed _____

STATE OF INDIANA)
COUNTY OF MONROE) SS:

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

Witness my hand and notarial seal this _____ day of _____, 2013.

County of Residence _____

Notary Public, Written _____

Commission Expiration _____

Notary Public, Printed _____

Lots 1 & 2 of Landmark Business Center, Phase V, as recorded in Plat Cabinet C, Envelope
386 as instrument number 2004025058 and Lot 3 of Landmark Business Center
Replat of Part of Phase IV and V, as recorded in Plat Cabinet D, Envelope 45 as instrument
number 2006013715, both being in the Office of the Recorder, Monroe County, Indiana

Legal Description

CERTIFICATE OF SURVEYOR

I, Douglas R. Cury, hereby certify that I am a professional Land Surveyor licensed in compliance with
the laws of the State of Indiana; that this plat correctly represents a survey completed by me on
_____ 2013; that all the monuments shown thereon actually exist; and that their
location, size, type, and material are accurately shown.

Douglas R. Cury, Indiana L.S. No. 890006
1400 North Walnut Street,
Bloomington, Indiana 47404
(812) 332-8030

EASEMENT DEFINITIONS

Easement: A non-possessory interest in land granted by a property owner to the City, the general public, a
corporation, or other persons for specific purposes including but not limited to the construction of utilities,
drainage ways, and streets, or for the protection of natural features.
Easement, Drainage: An easement that permits the unobstructed flow of upstream storm water runoff. A
drainage easement may include detention or retention ponds, swales, wetlands or underground pipes, and
which allows the City Utilities Department access for installation, maintenance, repair or removal of drainage
facilities.

Easement, Pedestrian: An easement that permits the general public the right to access the easement for
purposes of walking, running, bicycling, skating, or utilizing certain classes of non-motorized vehicles, and
grants the City the right to construct, alter, repair, maintain, or remove improvements within the easement
area.

Easement, Sanitary Sewer: An easement that allows the City Utilities Department exclusive access for
installation, maintenance, repair, or removal of sanitary sewer facilities.
Easement, Utility: An easement that allows both private and public utility providers access associated with
the installation, maintenance, repair, or removal of utility facilities.

Easement, Waterline: An easement that allows the City Utilities Department exclusive access for
installation, maintenance, repair, or removal of potable water facilities.

CERTIFICATE OF APPROVAL OF COMMISSION AND BOARD OF PUBLIC WORKS

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

Approved by the City Plan Commission at a meeting held _____, 2013.

(Tom Micudab)

(Jack Baker) President Bloomington Plan Commission

Approved by the Board of Public Works at a meeting held _____, 2013

(Chairperson) _____ (Member)

(Member)

LANDMARK BUSINESS CENTER
PHASE VII
JOB NO. 5013002
JANUARY 24, 2013
SHEET 5 OF 5

Trinitas Ventures, LLC
Trinitas at Patterson Pointe
Lot #2 of Landmark Business
Center Phase V
Bloomington, Indiana 47403
Facility Operation & Maintenance Plan
BFA Project Number 401216
March 6, 2013

Prepared by:
Bynum Fanyo & Associates, Inc.
528 N. Walnut Street
Bloomington, Indiana 47404

Introduction:

The property is located just west of the intersection of S. Adams St. and Patterson Dr. in Bloomington, Indiana. This is the SE quarter of Section 5, T8N, R1W, Perry Township. There will be one new public access road created named Milieu Drive traveling west from this existing intersection with the property south of this new access road. The property will contain 15 new apartment buildings that will total 284 bedrooms along with access drives, 185 on-site parking stalls, and sidewalks. Also, the property will contain two new stormwater quality ponds with sand filter strips for percolating stormwater through. These will be located in the lot to the south of our property. There will also be a outdoor basketball court on site with a stormwater under drain located around the perimeter of it.

Purpose:

This facility maintenance plan was developed to specify pre-construction and construction standards as well as post-construction maintenance standards for the property (herein known as ‘the property’).

Pre-Construction:

Prior to commencement of construction activities a pre-construction meeting will be held with the contractor (operators & laborers), owner, engineer, architect, City Inspectors to go over the construction plans, erosion control plan, any necessary City Planning conditions and the expectations for the project in accordance with **327 IAC 15-5-7 (9)**.

“(9)” The project site owner shall inform all general contractors, construction management firms, grading or excavating contractors, utility contractors, and the contractors that have primary oversight on individual building lots of the terms and conditions of this rule and the conditions and standards of the storm water pollution prevention plan and the schedule for proposed implementation.”

During Construction:

Prior to commencing grading activities the contractor will be required to install all erosion control practices as outlined on the erosion control plan. These practices will then be inspected and approved by the City of Bloomington Drainage Department before grading activities commence.

It is vital that the existing stormwater facility to the south be protected from sediment during construction. Install silt fence along the project side of this facility prior to any grading activity. Install the southern sediment ponds/stormwater quality facilities and then a temporary drainage swale with check dams leading to it if deemed necessary.

During construction the contractor will be required to inspect and perform necessary maintenance of all erosion control structures daily with weekly reports and upon completion of every “major” rainfall event per **327 IAC 15-5-7 (18 A-C)**. Please see the below information taken from the Indiana Code regarding Rule 5 maintenance and responsibilities.” A construction site inspection and maintenance log is required to document all information and inspection dates. Coordinate log with the City of Bloomington Drainage Department.

- (18)** A self-monitoring program that includes the following must be implemented:
- (A)** A trained individual shall perform a written evaluation of the project site:
 - (i)** by the end of the next business day following each measurable storm event; and
 - (ii)** at a minimum of one (1) time per week.
 - (B)** The evaluation must:
 - (i)** address the maintenance of existing storm water quality measures to ensure they are functioning properly; and
 - (ii)** identify additional measures necessary to remain in compliance with all applicable statutes and rules.
 - (C)** Written evaluation reports must include:
 - (i)** the name of the individual performing the evaluation;
 - (ii)** the date of the evaluation;
 - (iii)** problems identified at the project site; and
 - (iv)** details of corrective actions recommended and completed.
 - (D)** All evaluation reports for the project site must be made available to the inspecting authority within forty-eight (48) hours of a request.”

The contractor shall be responsible for maintaining each erosion control device in accordance with the erosion control plan prepared by Bynum Fanyo & Associates, Inc. and the latest edition of the **Indiana Handbook for Erosion Control in Developing Areas**.

In order to prevent erosion of soil off site temporary seeding will be required in areas that are left inactive for fifteen (15) days or more in accordance with **327 IAC 15-5-7 (16)**. Specific seeding types will be dependant on the weather. During times of the year when soil temperatures are less than 50°F a Dormant and Frost Seeding mix shall be employed as detailed in the construction plans. When soil temperatures are above 50°F a Temporary Seeding Mix shall be employed as also specified in the construction plans.

“(16)” Un-vegetated areas that are scheduled or likely to be left inactive for fifteen (15) days or more must be temporarily or permanently stabilized with measures appropriate for the season to minimize erosion potential. Alternative measures to site stabilization are acceptable if the project site owner or their representative can demonstrate they

have implemented erosion and sediment control measures adequate to prevent sediment discharge. Vegetated areas with a density of less than seventy percent (70%) shall be re-stabilized using appropriate methods to minimize the erosion potential.”

Post-Construction (Owner Responsibilities):

Site post-construction activities include inspection of the filter strips, water quality ponds, and volleyball court. Check each of the above as described below. Each of these areas shall be maintained consistent with the approved landscape plan.

All responsibilities for inspection, maintenance, and repair as well as their associated costs shall be borne by the owner or successors in interest to the property.

Landscaping:

Once the site has been established all landscape maintenance will be provided by the Owner. The use of fertilizers and pesticides shall be used sparingly on the site.

The following is a listing of routine landscaping tasks and their maintenance frequency.

<u>Task</u>	<u>Frequency</u>
Mowing & Trimming	As needed depending upon growing season
Tree Pruning	As needed
Turf reseeding	as needed to maintain mature turf

Hard-Scaping:

Hard-scaping includes sidewalks, patios, decks, and parking surfaces. Surfaces shall not be allowed to accumulate significant amounts of debris such as leaves, sand, trash, and grass clippings. Surfaces shall also be cleared of snow in accordance with the City of Bloomington’s ordinance. Weeds shall be manually removed from cracks in sidewalks and other concrete surfaces as needed. Graffiti shall be removed immediately after an occurrence.

Water Quality Detention Ponds located south-in lot #3 of the ‘Landmark Business Center Phase V’:

Monthly inspections of the sand filter strips, under drains, plantings, and earthen dams will be completed. If any damage that has caused functionality to cease to these features then repairs or replacement shall be immediate. The underdrains and sand filter strips/filter fabric shall be replaced as detailed in the construction plan set if functionality has ceased even after cleaning them out. Functionality has ceased if the pooled water in the facilities does not drain within 24 hours of no additional rain events.

Sediment levels within the basin area shall also be monitored to not be allowed to accumulate to a depth above the 12" mark located on the permanent 2" diameter aluminum sediment stake. When sediment accumulates to the 12" mark then said sediment shall be removed and properly disposed to restore the pond to its design capacity.

The ponds were planted with a native grass/forbe seed mix suitable for wet areas which assists in the stormwater quality treatment process. This planting shall be monitored monthly and maintained by the owner or a company experienced with native plants to ensure a healthy establishment. Mowing in the stormwater quality facilities shall be permitted only in March or April or as otherwise directed by the owner. When sediment is removed as discussed above, the pond shall be replanted with the same or a City of Bloomington approved seed/forbe mix.

Basketball Court:

The owner or successors in interest to the property shall check the outdoor basketball court drainage after large rain events and at minimum once a year. The perimeter under drain around the basketball court shall be cleaned out when needed to allow continuing functionality of the drainage systems. Any damage or non-functioning drainage in the basketball area shall result in replacement of under drains, stone, and filter fabric as detailed in the construction plan set.

Easements:

All easements shall be per the City of Bloomington Unified Development Ordinance Standards as seen on the exhibits 1-3 except for the easements around the site as follows:

Dolimah Avenue Ingress/Egress and future right-of-way (cross-hatched area in exhibit 1):

- Dolimah Avenue has been platted to be a future dedicated public Right-of-Way for the City of Bloomington's ongoing maintenance once the City of Bloomington has exercised the right to own as seen on the plat. Until the City of Bloomington has made this area 'City of Bloomington' owned, the owner or successors in interest to the property shall be responsible for snow removal, landscape trimming and mowing along with general maintenance to keep landscaping in good health, and hard-scape maintenance as outlined above.
- Grants the general public the right to access the ingress/egress easement for purposes of walking, running, bicycling, skating, and utilizing motorized vehicles within the parking and paved street area.
- Prohibits the placement of any obstruction within the ingress/egress easement.

Westplex Avenue extension Ingress/Egress and future right-of-way (bubble-hatched area in exhibit 1):

- The continuation of Westplex Avenue has been platted to be a future dedicated public Right-of-Way for the City of Bloomington's ongoing maintenance once the City of Bloomington has exercised the right to own as seen on the plat. Until the City of Bloomington has made this area: City of Bloomington owned, the owner or successors in interest to the property shall be responsible for snow removal, landscape trimming and mowing along with general maintenance to keep landscaping in good health, and hard-scape maintenance as outlined above.
- Grants the general public the right to access the ingress/egress easement for purposes of walking, running, bicycling, skating, and utilizing motorized vehicles within the parking and paved street area.
- Prohibits the placement of any obstruction within the ingress/egress easement.

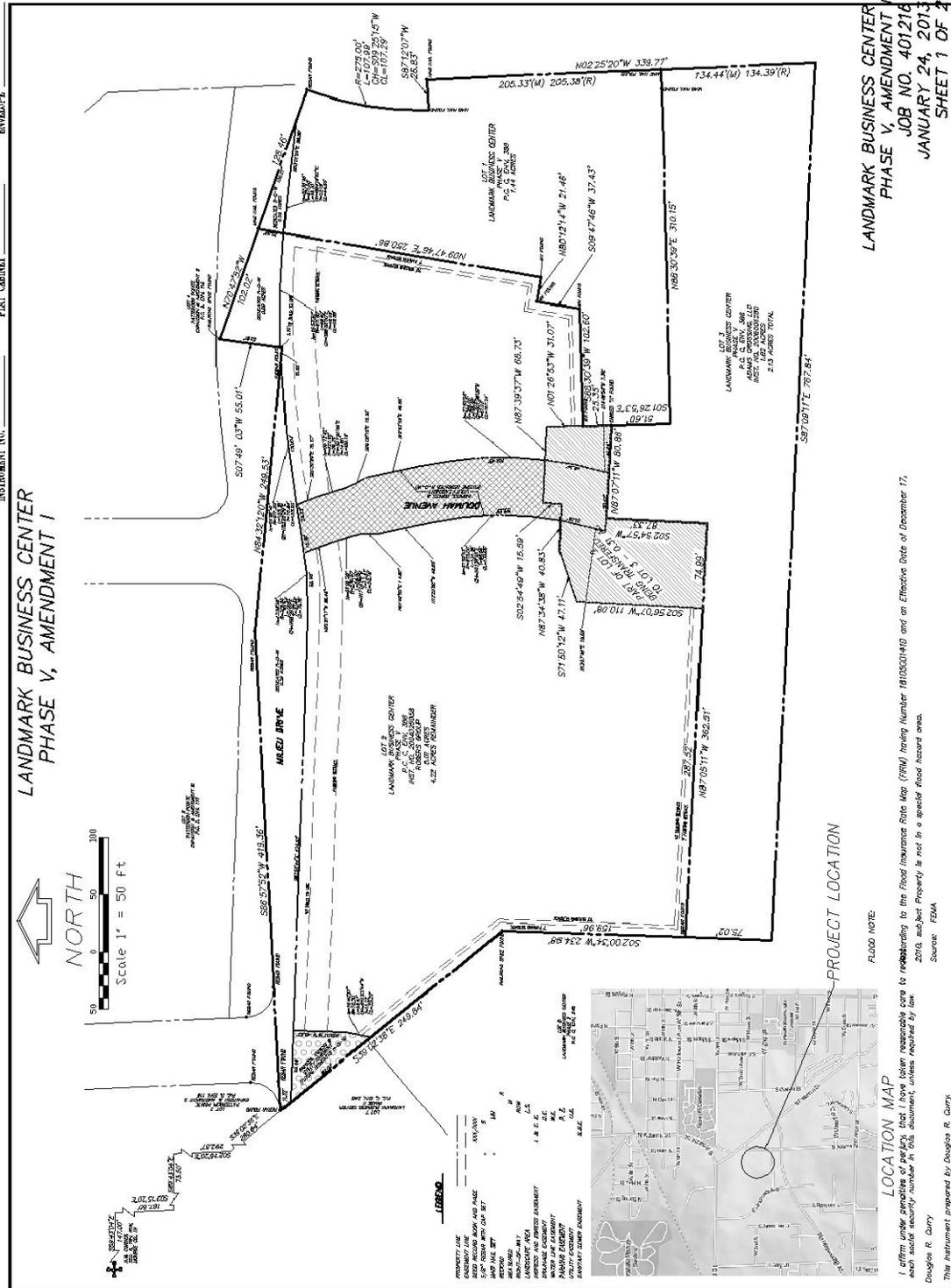
Parking Easement (diagonal-hatched area in exhibit 1):

- Shall allow parking for the property's tenants (or owners) only authorized by the owner or successors in interest to the property in area on recorded plat.
- Prohibits the placement of any unauthorized (by the property owner or successors in interest to the property) obstruction within the easement area.

Private Water Main:

Beyond the master meters into the property, the 8" water main is private and shall be the owner's responsibility or successors in interest to the property for ongoing maintenance and kept in good working order. All underground piping, hydrants, control valves, fire department connection and backflow devices will be maintained per NFPA 25. This would include operating and inspection of all control valves and fire hydrants, inspection of fire department connection, and testing of all double check valve assemblies on an annual basis. The reduced pressure backflow devices to be tested semi-annually.

Exhibit 1:



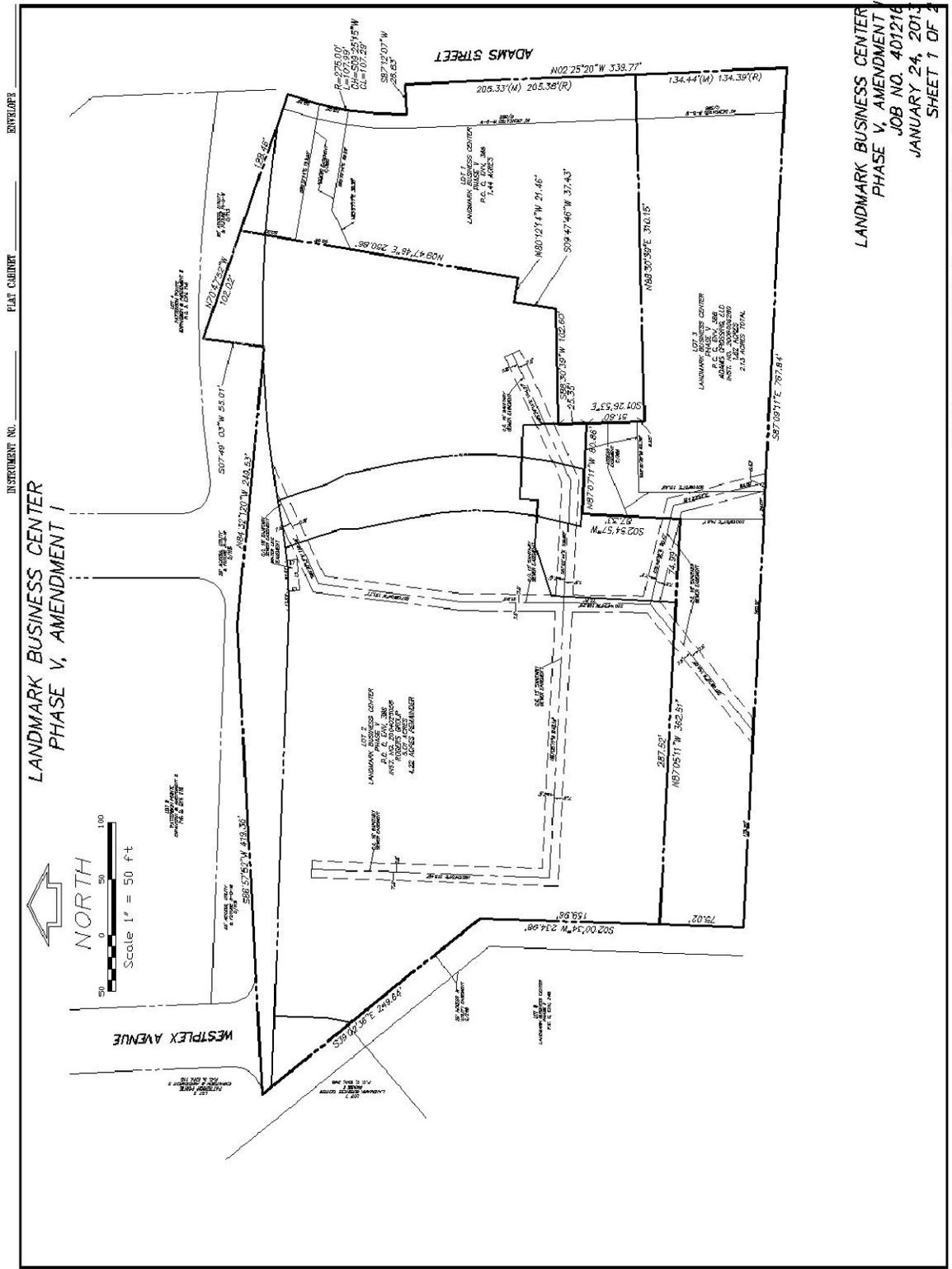
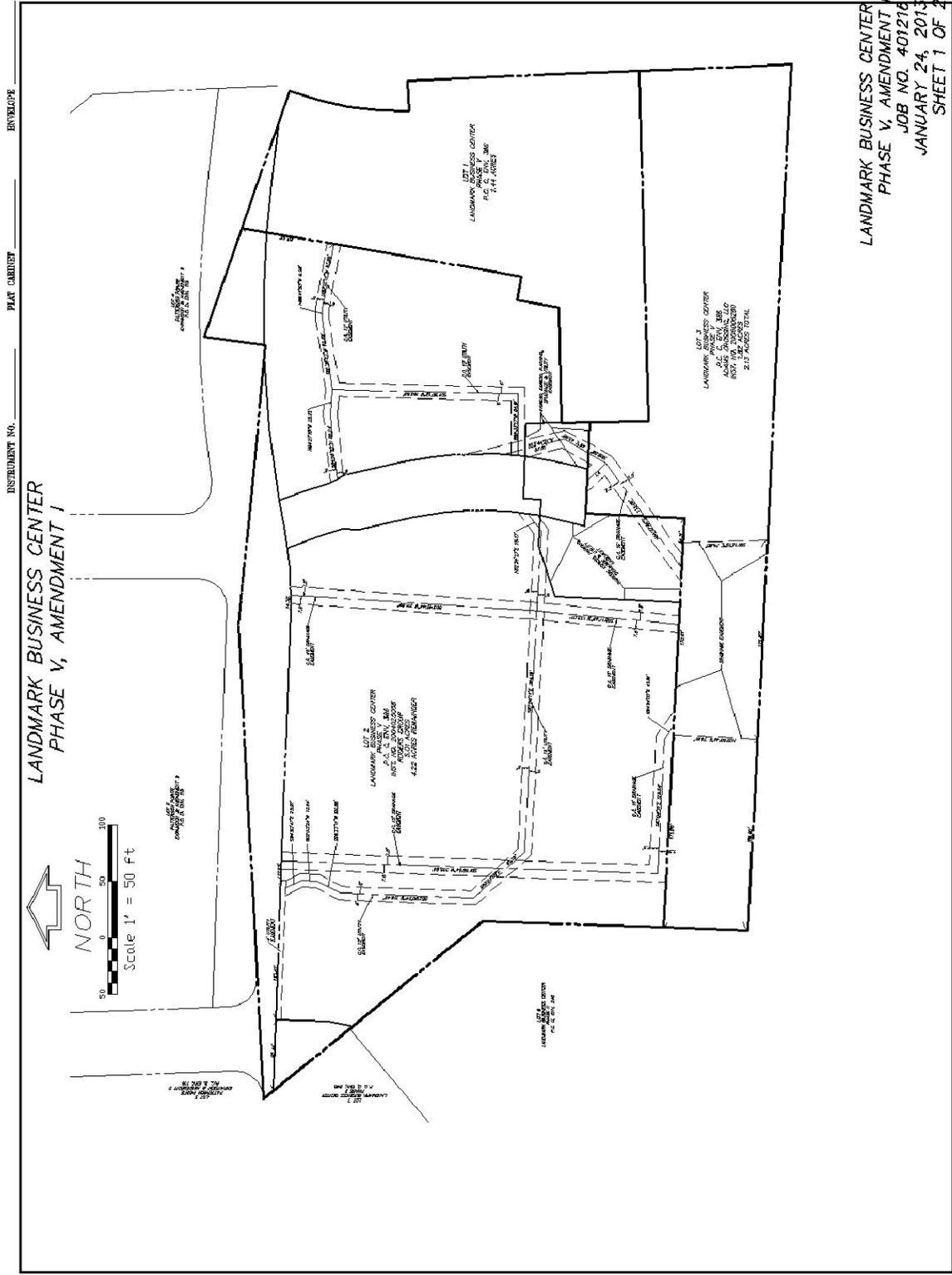
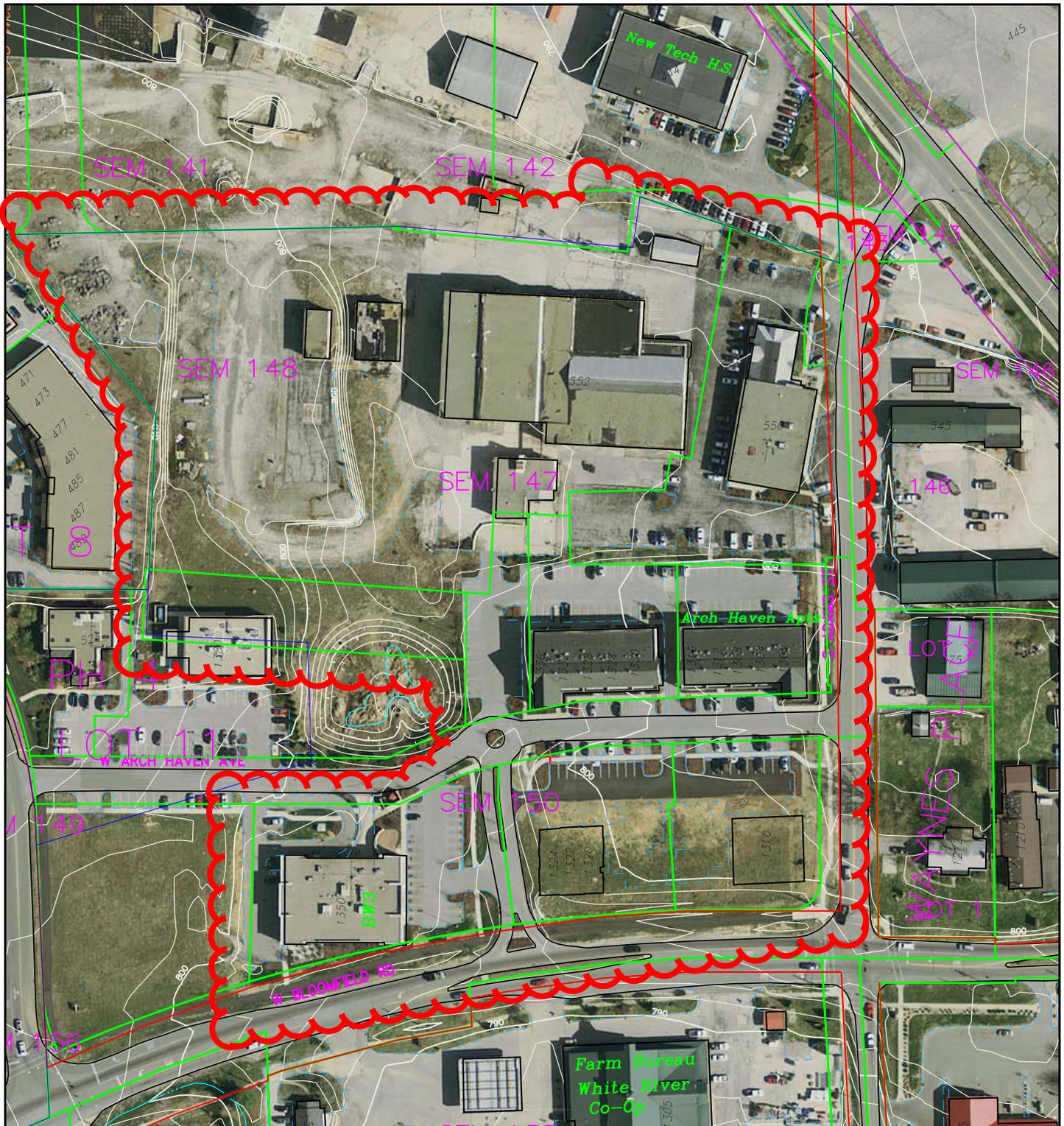


Exhibit 3:

LANDMARK BUSINESS CENTER
PHASE V, AMENDMENT I
JOB NO. 401216
JANUARY 24, 2013
SHEET 1 OF 2

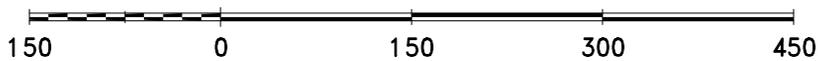
PREPARED BY BYNUM FANVO & ASSOCIATES INC. 528 N. WALNUT ST. BLOOMINGTON, IN. 47404



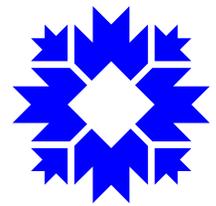


PUD-13-13
2011 Aerial Photo

By: roachja
5 Apr 13



City of Bloomington
Planning



Scale: 1" = 150'

For reference only; map information NOT warranted.