

Bike and Pedestrian Safety Commission

Agenda

Monday, July 15, 2013

5:30 p.m. – Hooker Conference Room

- I. INTRODUCTIONS -
Justin Stuehrenberg - Transportation/Traffic Engineer
- II. APPROVAL OF MINUTES – June 17 2013
- III. PUBLIC COMMENT
- IV. COMMISSION MEMBER’S COMMENTS
- V. DEPARTMENTAL UPDATES
 - A. City Planning
 - 1) Old Business - Crest at 11th
 - 2) East Third Street
 - 3) S. Morton Street - Sidewalk variance request
 - 4) ADA Transition Plan - status report
 - B. City Engineering
 - C. Bloomington Police Department
- VI. NEW BUSINESS
- VII. OLD BUSINESS

NEXT WORK SESSION: Monday, August 5, 2013 in the Hooker Conference Room, City Hall

NEXT MEETING: Monday, August 19, 2013 in the Hooker Conference Room at the Showers Building

MINUTES
BIKE AND PEDESTRIAN SAFETY COMMISSION
5-20-13

INTRODUCTIONS

Members: Present: Carl Zager, Paul Ash, Mitch Rice, Jim Rosenbarger, Anne Holahan,

Absent: Jacob Sinex. Betty Rose Nagle

Ex-Officio: Vince Caristo - PlAnneing
Roy Aten - Engineering
Officer Jeff Rodgers - Bloomington Police

Citizen: Jim Williams – Park Ridge East Neighborhood Association

APPROVAL OF MINUTES

Anne Holahan asked that the minutes be checked to make sure that description of the night (dark, raining, and flashing lights) of the 2nd and Rogers bike and pedestrian collision was noted in the minutes. Zager made a motion to approve the minutes from May 20, 2013 Rosenbarger seconded. The minutes were approved as submitted.

PUBLIC COMMENT

Jim Williams asked if the NSTP existed anywhere in writing. Mitch Rice referred him to the City's website.

Jim Williams asked about signage for bike paths on 7th Street, Longview and Morningside. He noticed there is a sidewalk, a side path, and then nothing in Park Ridge east. There is a sign at Smith Road that says bike path and the east end of Morningside Drive at 3rd Street, but nothing in between. He would like to see share the road signs and pavement markings.

COMMISSION MEMBER COMMENTS

Jim Rosenbarger passed.

Anne Holahan passed.

Carl Zager passed.

Paul Ash reported he had taken his first bike trip under Tapp Road and it looks good and runs along a lovely creek and on the north side of Tapp Road there are sidepaths.

Mitch Rice stated there is a natural path that has been made by people from the B-Line up to the Opportunity House. He stated it would be nice if that could be fixed up for bikes and pedestrians. It would bring some connectivity in this area and asked who he should talk to about this project.

Aten stated this was looked at during the Safe Routes to School process. It has been looked out numerous times but gets dropped because of funding. Once funding can be designated it will be taken care of.

Anne wondered if it was an easement. Aten stated it is.

Rice asked if it were something he wanted to pursue should he ask a councilman so it can be moved forward into some budgetary process.

Aten suggested possibly a Community Block Grant. No one has ever brought this project forward and this could be a possible funding source, but would require the neighborhood bringing it forward. He advised Rice to talk to the neighborhood association and cost estimate.

DEPARTMENT UPDATES

ENGINEERING

Aten reported the 2013 Greenways Plan will be implemented soon. With regard to Longview, this plan will dead end at Smith and not continue on through Park Ridge East with lane markings. Aten stated he is trying to get them added to this years' project. The Greenways Plan is going on to the Board of Public Works for their permission to solicit bids. There should be an award with construction starting within 30 days. It is the goal to have it all finished by the time students return.

Aten stated the path at Tapp was just sodded and looks very nice. There are a few things to finish up. Aten encouraged the Commission to go out and take a look and if anything needs to be done to let him know as the contractor will be out there for a couple of more weeks.

PLANNEING

1) 7th & Jordan Bile/Ped Crash Analysis - Vince Caristo gave a summarization of the accidents at this location. Not all the accidents were in the intersection, but rather closer to the Wells Library parking lot. Most of the accidents happened in September and October. There were 14 total crashes, 3 pedestrian and 11 cyclists. There were two incapacitating injury crashes.

There was discussion about the parking lot being removed. Anne thought a new parking lot is going to be built to the north of 10th Street by the Health facility. Aten stated that IU, over the next few years, will be re-doing Jordan to more a boulevard which will be more bike and pedestrian friendly.

The discussion continued about the different data obtained on the bike & pedestrian accidents at this location. There was discussion about opening up a dialogue with IU about bicycle rules and safety.

2) Valet Bike Parking at Market - Vince explained Salt Creek Cycle, a new bike shop, helped facilitate a pilot program of valet parking at the Farmer's Market. The valet parking went very well with 70 bikes parked. The parking was free. The volunteers gave out bike maps and other information at the booth. There were three (3) people that mAnned the booth. The system was very easy to use and efficient. Vince also stated with the bike shop volunteers they were able to talk to people about their bikes or answer questions. Valet bike parking is used around the country and is a community building endeavor, and it was a gathering place. Some people were skeptical, but most were happy with the system. The valet parking was on the Johnson Creamery property.

Vince stated what will happen next. Salt Creek will be applying for a grant through the Economic and Sustainable Development Department to purchase better equipment for parking, not only at the Farmer's Market but other events throughout the year.

Anne asked what the money would be used for. Vince stated new equipment such as portable racks, etc. She also stated she had never heard of this opportunity and feels it should be passed around and made available to all.

Jim felt another model would be for the City to buy the equipment and then put the service out for pricing. He was not sure he wanted to support the City, basically, buying more non-functional bike racks. Jim asked if the racks would then be loaned back to the City which seemed complicated to him.

Vince stated these are racks designed especially for valet bike parking. They will be light weight and portable.

Paul asked if this same grant money could be used to place permanent bike racks. Vince stated the grant money is restricted to non-profit or for profit businesses. Vince was not sure where there was space for 25 U racks, and they would probably sit empty six days a week.

Vince passed around a sign up sheet for volunteers at the Bike Valet booth.

Anne stated her suggestion would be to purchase more permanent and better bike parking. Jim agreed and stated that was this Commission's request. Jim added as far as investment, what is wrong with putting in permanent racks.

Jim stated he would like to see a sustainable model that doesn't involve his volunteer time every Saturday. He felt if the racks sit there not being used for six days a week, that is fine with him. He would rather see money spent on nice permanent racks that will be there for 25 years, as opposed to trying to find the man power for valet parking for 25 years.

Paul Ash felt if this was the way to go and it would be better to go through a not-for-profit he thought of a group it might be able to go through.

Anne asked if Salt Creek was there only as volunteers or if they were selling merchandise as well. Mitch stated he did not think they were selling anything. Anne stated she would like a level playing field and felt Salt Creek heard about this opportunity before anyone else did.

Zager would like to know what are the perceptions that cause people to not use permanent racks.

Bloomington Police Department

Officer Jeff Rodgers updated the Commission on the circumstances of the vehicle and bicycle accident that occurred at Kirkwood and Walnut. It was determined the actions of the bicyclist caused the crash. The bicyclist failed to yield the right of way and cut in front of someone when they had a green light. The bicyclist was going westbound on Kirkwood, crossed westbound across North Walnut and decided as he went through to continue and crossed to the other side of Kirkwood toward the square.

Jim asked what Officer Rodgers would recommend in terms of bicyclists misbehaving. Rodgers suggested having bike riders get a permit. If this were done there would be a record in case they were stolen, and at that time education materials as to the rules, etc., could be handed out. Officer Rodgers' opinion was if it is a bicyclist who causes an accident because of their negligence, he feels, they should be given a citation and sent to the equivalent of a driver safety course.

Mitch stated more people are using bikes for transportation, and it seems they are getting better. Officer Rodgers stated that is true and believes it is due to the education the City has provided and having the visible bike lanes.

There was discussion of safety on the B-line.

Vince asked about the procedure for writing traffic citations. Officer Rodgers explained officers are not required to write tickets to individuals at fault in accidents. The only time a citation is given, normally, is when a driver is intoxicated, leaves the scene of an accident, or intentionally rams someone. A crash is not a criminal matter, it is a civil

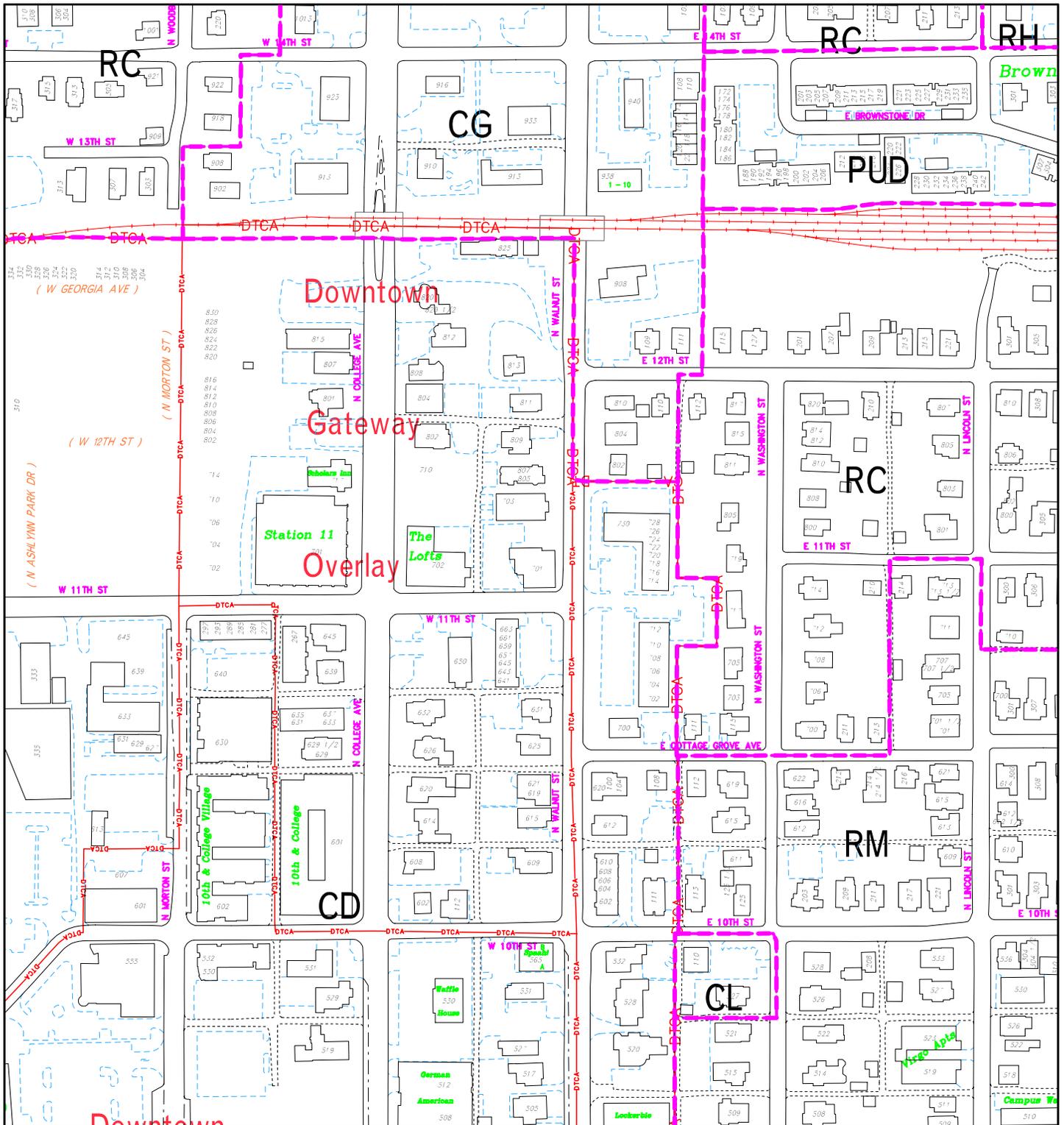
matter. An officer's job, overall, is not to determine who is at fault, but to determine the cause of the crash. Officer Rodgers added it is for the insurance companies to decide who is at fault. More discussion ensued about procedures regarding traffic accidents and citation procedures.

No action taken on The Crest at 11th or Hullska due to time constraints. The Commission will look over the packet information and send any comments to Vince.

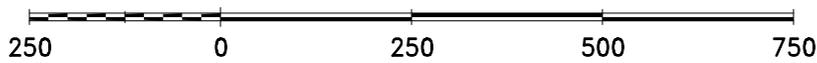
Meeting was adjourned at 7:05 p.m.

**Bicycle and Pedestrian Safety Commission
Planning - Development Review Cases
6/17/2013**

The Crest @ 11th (701 N. Walnut Street): Northwest corner of 11th and Walnut. This property is zoned Commercial Downtown and is within the Downtown Gateway Overlay District. There is an existing 1 1/2 story office building that would be demolished. This structure is listed as a non-contributing structure in the Historic Survey. The applicant is proposing to construct a 3 story (with partial basement level) apartment building. It is proposed to have 30 units, 37 bedrooms, 17 parking spaces. This request requires a downtown site plan review. Issues include height, parking, access to 11th,



By: roachja
31 May 13



For reference only; map information NOT warranted.

City of Bloomington
Planning

N

Scale: 1" = 250'

PROJECT SUMMARY TABLE

PROJECT	The Crest @ 11th		
Address	701 N College Avenue		
SIZE	15,536 SF		0.357 AC
Zoning	CG - w/ Downtown Gateway Overlay		
	Non-Residential First Floor		NO
	Residential Density Max	33	edu/ac
	Parking Required		YES
	Impervious Surface		25%
	SET BACKS		
	Front	0	ft
	Rear	5	ft
	Side	5	ft
	Height	40	ft

APARTMENT	UNITS	BEDS	EDU	Units	Beds
ONE BEDROOMS -	23	23	5.75	77%	62%
TWO BEDROOMS -	7	14	4.62	23%	38%
THREE BEDROOMS -	0	0	0	0%	0%
	30	37	10.37	100%	100%

	Non-Residential	Residential			Parking	
		1-Bed	2-Bed	3-Bed	On-Site	Off-Site
<i>Walnut ST Floor</i>		2	0			
<i>First Floor</i>		6	1		17	2
<i>Second Floor</i>		8	3			
<i>Third Floor</i>		7	3			
<i>sub-total</i>	<i>0</i>	<i>23</i>	<i>7</i>	<i>0</i>	<i>17</i>	<i>2</i>

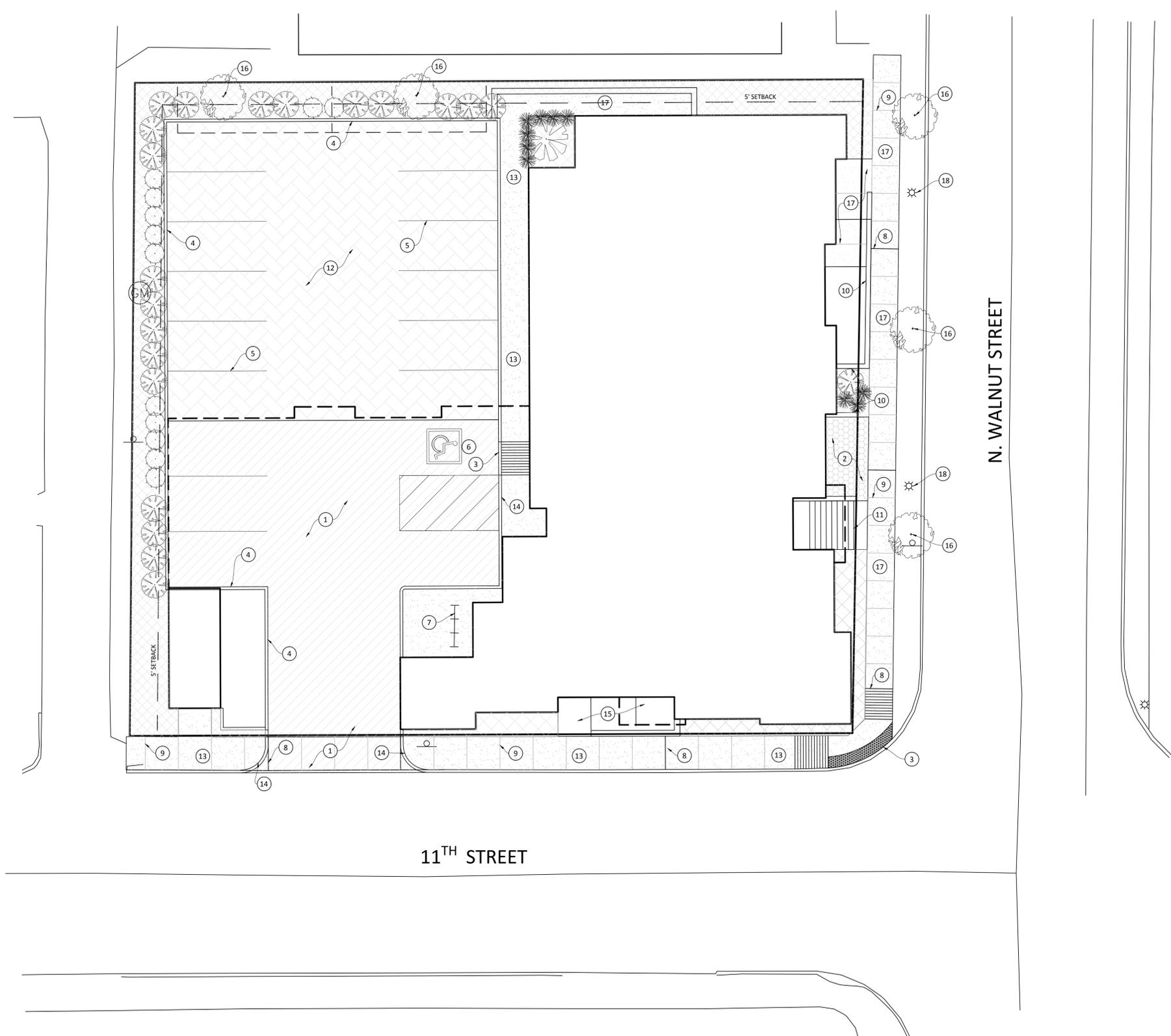
DENSITY	33.00 EDU/AC	Maximum
	29.08 EDU/AC	Proposed

PARKING	18.6 Spaces	Required
	19 Spaces	Provided

IMPERVIOUS	3,884 SqFt	Required
	5,098 SqFt	Provided

NOTES:

HEIGHT FROM 11TH = 36.44FT
 HEIGHT FROM WALNUT = 46.58FT



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB, POINT OF TANGENCY, EDGE OF PAVEMENT, OR EDGE OF WALK, UNLESS OTHERWISE NOTED. ALL RADII ARE TO FACE OF CURB UNLESS NOTED OTHERWISE. CURB AND WALL COORDINATES ARE TO THE BACK, UNLESS NOTED OTHERWISE. COORDINATE DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND CENTER SIDEWALKS WITH RESPECTIVE ENTRANCES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS REQUIRED TO VERIFY FIELD CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
3. ALL DISTURBED AREAS SHALL RECEIVE 6" OF TOP SOIL, MULCH AND SEED OR BE IMPROVED AS NOTED OTHERWISE.
4. REFER TO PLAN FOR DETAILS CORRESPONDING TO PLAN NOTES.
5. SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL STREET CUTS FOR UTILITIES AND OTHER IMPROVEMENTS SHALL BE REPAIRED TO MATCH EXISTING PAVEMENT SECTION OR BETTER.

PLAN NOTES

- 1 HEAVY DUTY CONCRETE PAVEMENT, 6" THICK - REFER TO DETAIL
- 2 PATIO PAVING - REFER TO DETAIL
- 3 ADA COMPLIANT RAMP AND CONCRETE CURB TRANSITION, 1:12 SLOPE MAX. WITH 5/8" DEEP GROVES AT 6" O.C. - REFER TO DETAILS
- 4 6" STANDING CONCRETE CURB - REFER TO DETAIL
- 5 PAVEMENT MARKING, 4" WIDE, WHITE - AUTO PARKING
- 6 ADA COMPLIANT VAN PARKING SPACE: INCLUDES PAVEMENT MARKING, 4" WIDE, BLUE, PAINTED WHEELCHAIR SYMBOL, CONCRETE WHEEL STOP AND VAN ACCESSIBLE SUPPLEMENTAL SIGN - SEE DETAILS
- 7 BICYCLE RACK - TO INCLUDE 4 PARKING SPACES
- 8 EXPANSION JOINT (TYPICAL) - REFER TO DETAIL
- 9 SCORE JOINT (TYPICAL) - REFER TO DETAIL
- 10 RETAINING WALL - REFER TO DETAIL
- 11 CONCRETE STEPS - REFER TO DETAIL
- 12 PERVIOUS PAVERS - REFER TO DETAIL
- 13 MONOLITHIC CURB AND WALK - REFER TO DETAIL
- 14 DEPRESSED MONOLITHIC CURB AND WALK
- 15 ADA COMPLIANT CONCRETE RAMP
- 16 TREE - REFER TO DETAIL
- 17 CONCRETE PAVEMENT, 4" THICK - REFER TO DETAIL
- 18 STREET LIGHT - REFER TO DETAIL

LEGEND

- LIMITS OF NEW 6" THICK HEAVY DUTY CONCRETE PAVING
- LIMITS OF NEW 4" THICK CONCRETE PAVING
- LIMITS OF PATIO PAVING
- LIMITS OF LANDSCAPING
- LIMITS OF PERMEABLE PAVERS

1351 West Tapp Road
Bloomington, Indiana 47403
Phone: 812.336.8277
Fax: 812.336.0817
www.brgcivil.com

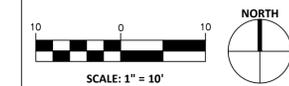
BLOOMINGTON BEDFORD PAOLI

PRELIMINARY
NOT FOR
CONSTRUCTION

The Crest

11th & Walnut
Bloomington, IN
BRG Project No: 7832

SITE IMPROVEMENT PLAN

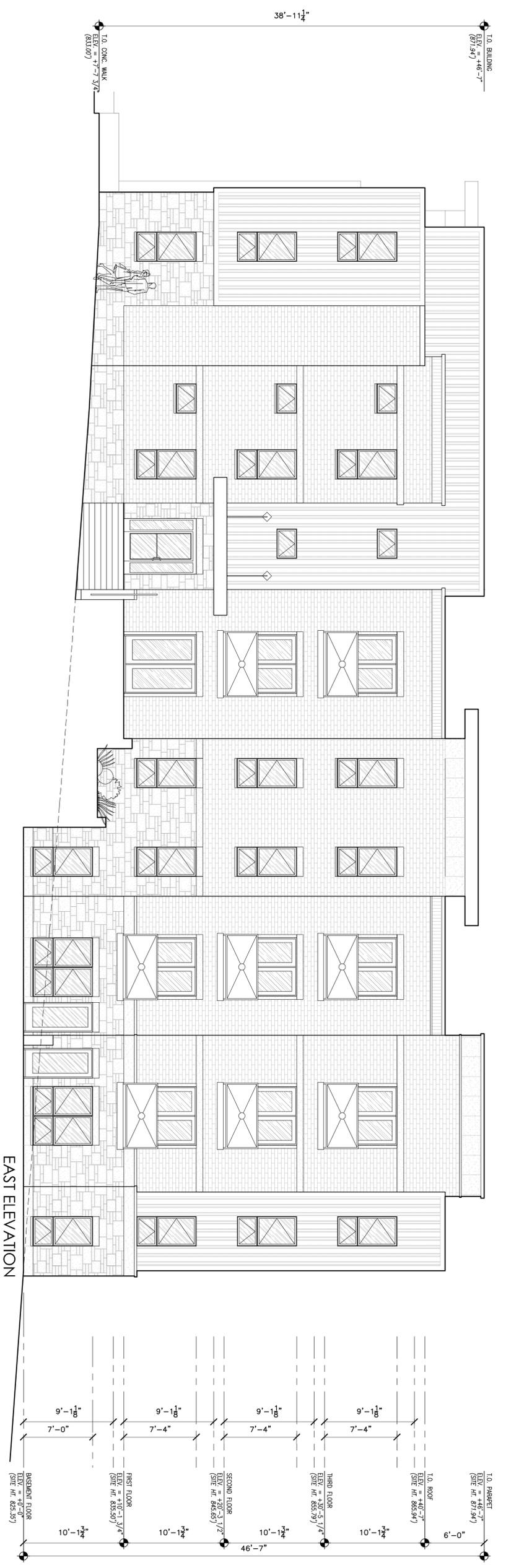


Date: 06-11-2013 Issue: OWNER REVIEW

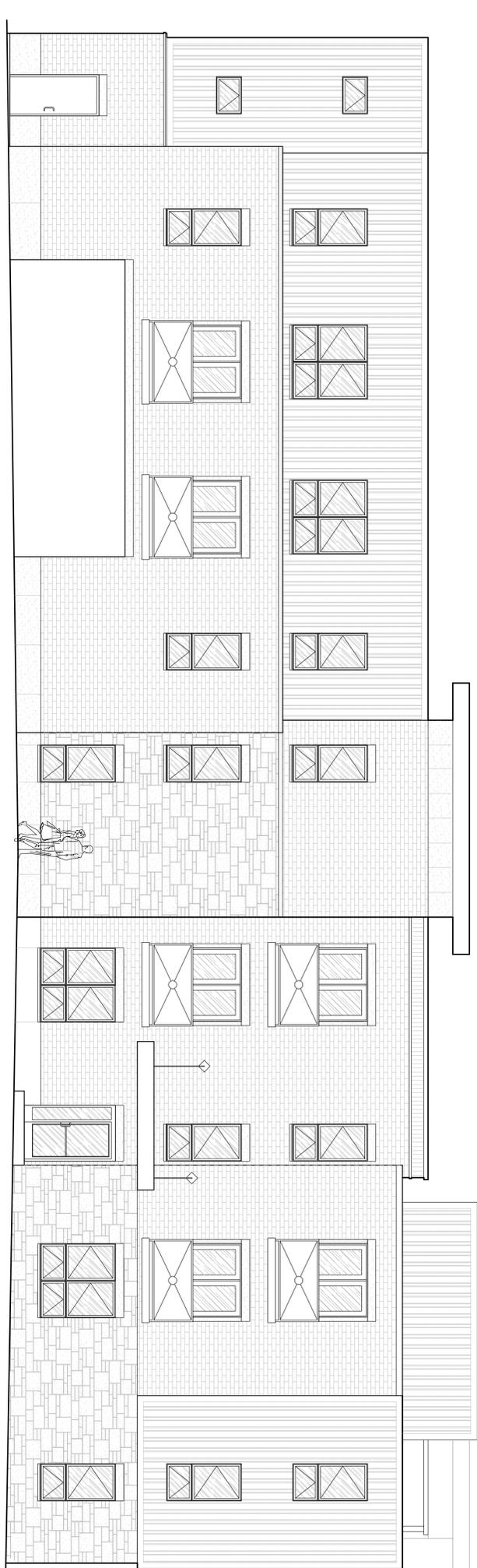
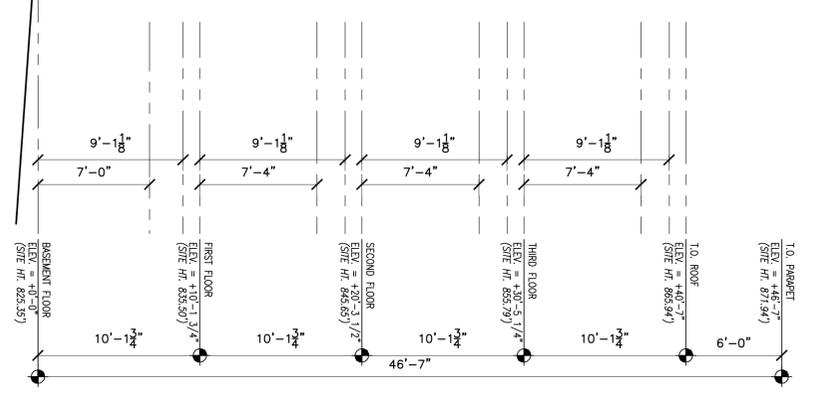
REVISION SCHEDULE		
Rev. #	Rev. Description:	Issue Date

Drawn By: CSM
Designed By: CSM
Checked By: CSM

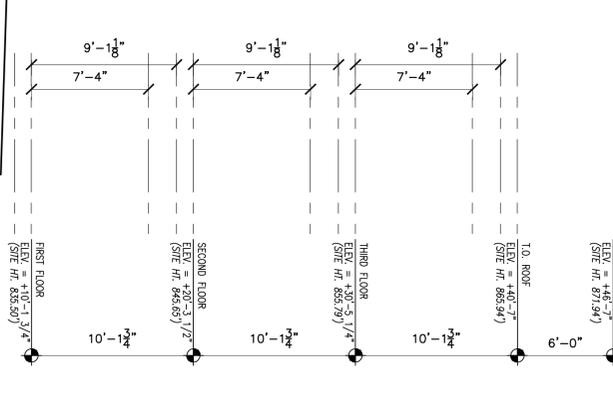
C401



EAST ELEVATION



SOUTH ELEVATION



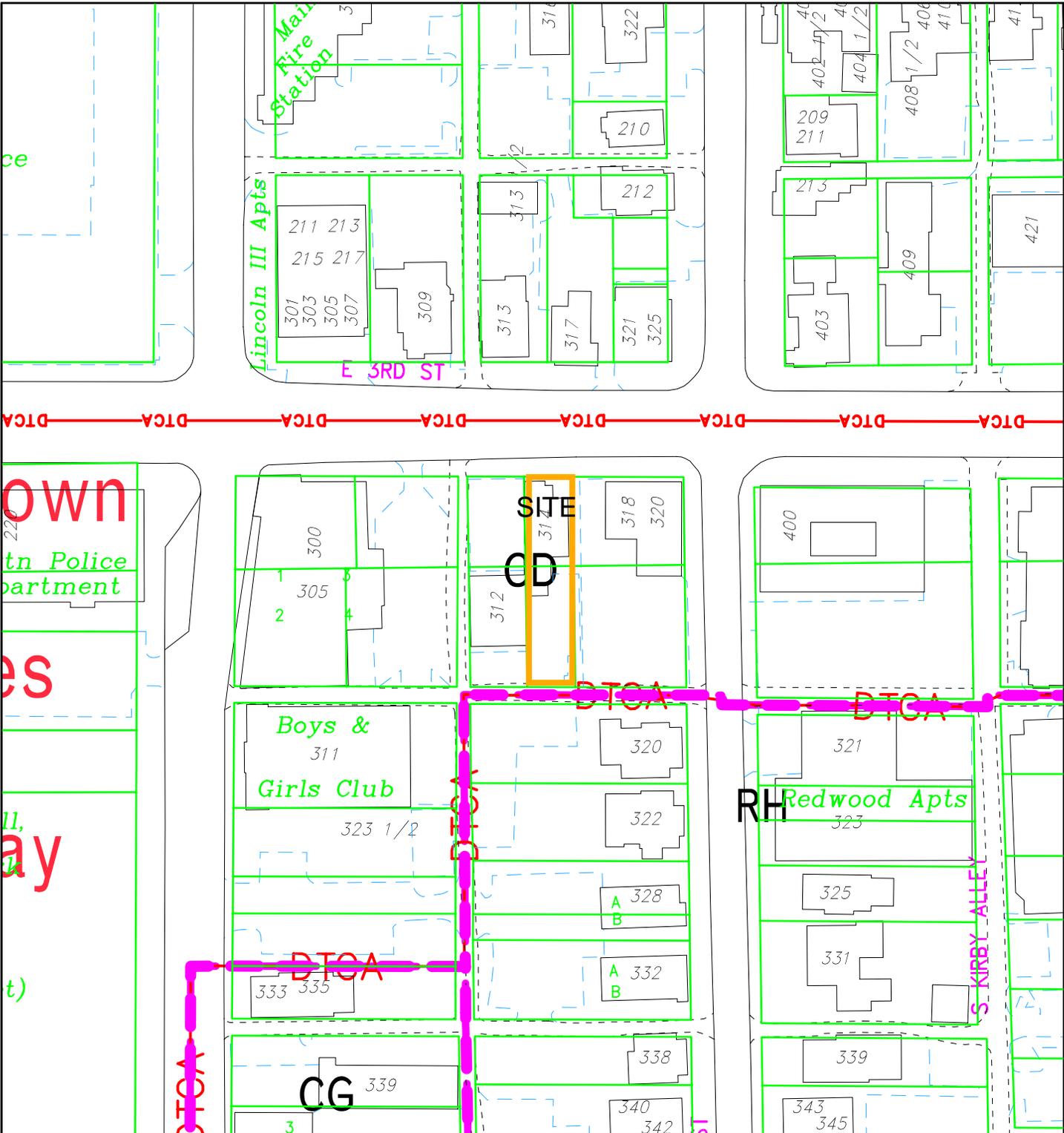
710 WALNUT (INTERSECTION OF 11TH & WALNUT STREET)
 DESIGN DEVELOPMENT
 ©2013 FABOR BRUCE ARCHITECTURE & DESIGN
 05.31.13



**Bicycle and Pedestrian Safety Commission
Planning – Development Review Cases
7/15/2013**

314 East 3rd Street: The property is located west of Grant Street on the south side of 3rd Street. It is zoned Downtown Commercial and is within the Downtown Edges Overlay District. There is an existing office building that would be demolished with this proposal for a 3-story, 3140 sf, mixed-use building. The first floor will have a café with seating. The second floor would have 4 studio apartments. The third floor will have one 3-bedroom apartment. Other aspects of the project include a green roof, on site parking, and permeable pavers.

A site plan approval along with a waiver on the maximum building height of 35' will be heard by the Plan Commission at their August 5th meeting. A site plan and building renderings are included for review.



OWN
 Police
 Department

ES

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 ay

t)

Lincoln III Apts

Mail
 Fire
 Station

Boys &
 Girls Club

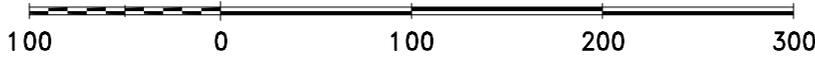
Redwood Apts

SITE
 CD

CG 339

S KIRBY ALLEY

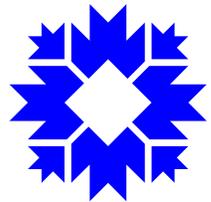
By: bannok
 1 Jul 13



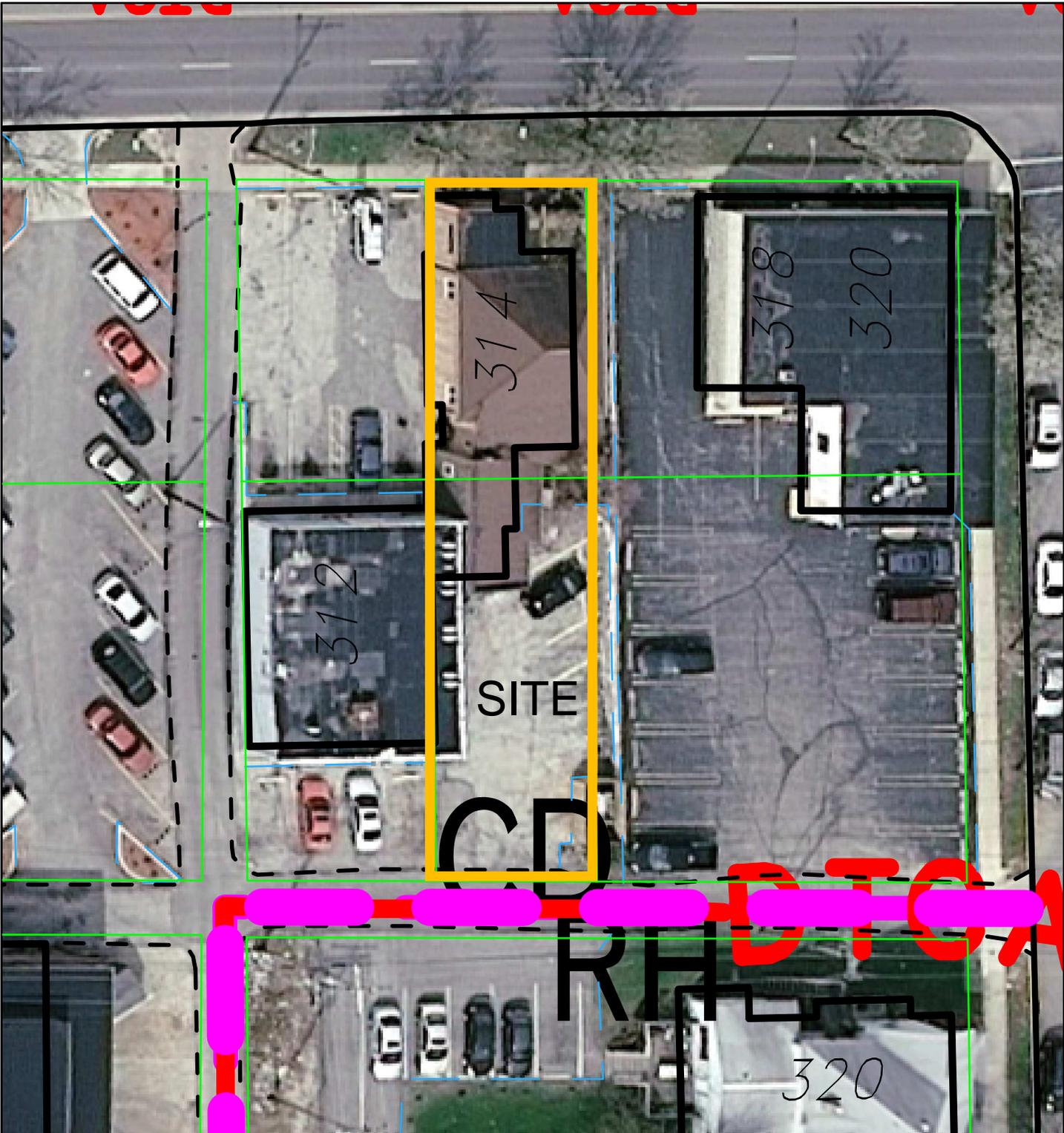
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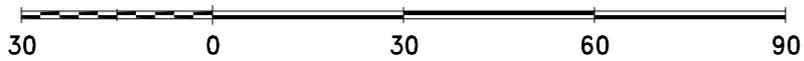
City of Bloomington
 Planning



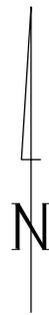
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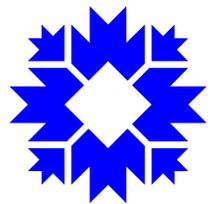
By: bannok
1 Jul 13



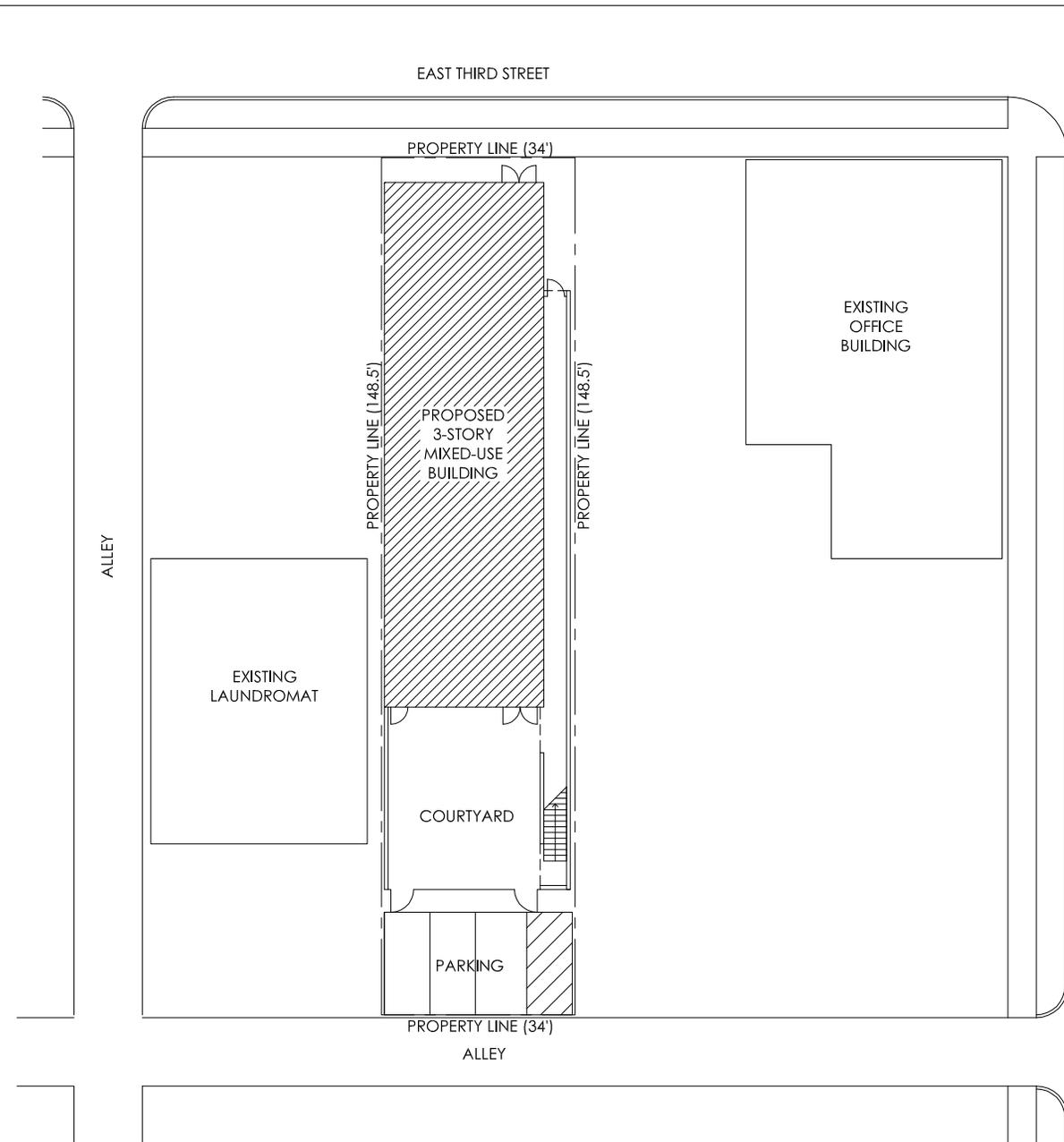
For reference only; map information NOT warranted.



City of Bloomington
Planning



Scale: 1" = 30'



BUILDING & ZONING CODE STUDY:

CONSTRUCTION TYPE: VB (SPRINKLERED)

EXISTING OCCUPANCIES: R-2 (RESIDENTIAL APARTMENT) OR B (OFFICE)?

PROPOSED OCCUPANCIES: R-2 (RESIDENTIAL APARTMENTS & ROOFTOP TERRACE), A-2 (RESTAURANT), F-1 (COMMERCIAL KITCHEN)

OCCUPANCY DEFINITIONS:

R-2 (RESIDENTIAL):

A-2 (RESTAURANT):

F-1 (COMMERCIAL KITCHEN):

FIRE SEPARATION REQUIRED: BETWEEN R-2 & A-2 = 1 HR (SPRINKLERED) PER TABLE 508.4.

AUTOMATIC SPRINKLER SYSTEM: REQUIRED PER 903.2.7

EGRESS REQUIREMENTS: BASED ON FLOOR AREAS PER OCCUPANCY (TABLE 1004.1.1). ASSEMBLY (STANDING SPACE) = 5 NET, ASSEMBLY (UNCONCENTRATED) = 15 NET, KITCHENS = 200 GROSS, RESIDENTIAL = 200 GROSS

EXIT OR EXIT ACCESS DOORWAYS REQUIRED (1015.1): **TWO EXITS** OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:

1. THE OCCUPANT LOAD OF THE SPACE EXCEEDS THE VALUES IN TABLE 1015.1. TABLE 1015.1: A & F OCCUPANCIES = 49 MAX. OCC. LOAD, R OCCUPANCY = 10 MAX. OCC. LOAD
2. THE COMMON PATH OF EGRESS TRAVEL EXCEEDS THE LIMITATIONS OF SECTION 1014.3. 1014.3 **COMMON PATH OF EGRESS** TRAVEL SHALL NOT EXCEED **75 FEET**. (EXCEPTION: **125 FEET** IN R-2 WITH AUTOMATIC SPRINKLER SYSTEM).

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TABLE 602): <5' = 1 HR (A & R OCC.)

ZONING CODE:

CURRENT ZONE: CD - COMMERCIAL DOWNTOWN

OVERLAY ZONE: DOWNTOWN EDGES OVERLAY DISTRICT

PERMITTED USES: DWELLING - MULTIFAMILY, RESTAURANT

DEVELOPMENT STANDARDS:

DENSITY STANDARDS: 20 UNITS/ACRE (+/- 4884 SF = .112 ACRE) = 2.24 UNITS (3 BR = 1.0 UNIT, 1 BR = .25 UNIT, STUDIO = .2 UNIT) = 1.8 PROPOSED UNITS

70% MAX. IMPERVIOUS SURFACE COVERAGE

HEIGHT STANDARDS:

35' MAX. STRUCTURE HEIGHT

PARKING STANDARDS:

7' SIDE & REAR YARD SETBACK

.8 SPACES PER BEDROOM (RESIDENTIAL) = 5.6 SPACES

50% OF MAX. PERMITTED IN 20.05 (NONRESIDENTIAL)

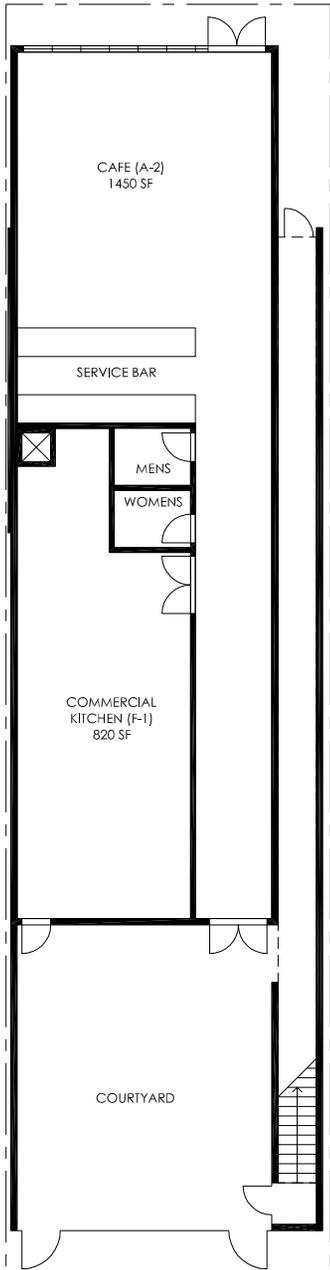
BUILDING SETBACK STANDARDS: 15' MAX. FRONT SETBACK, **7' MIN. SIDE SETBACK**, 10' MIN. REAR SETBACK

OTHER REQUIREMENTS:

SITE PLAN

SCALE: 1" = 30'-0"

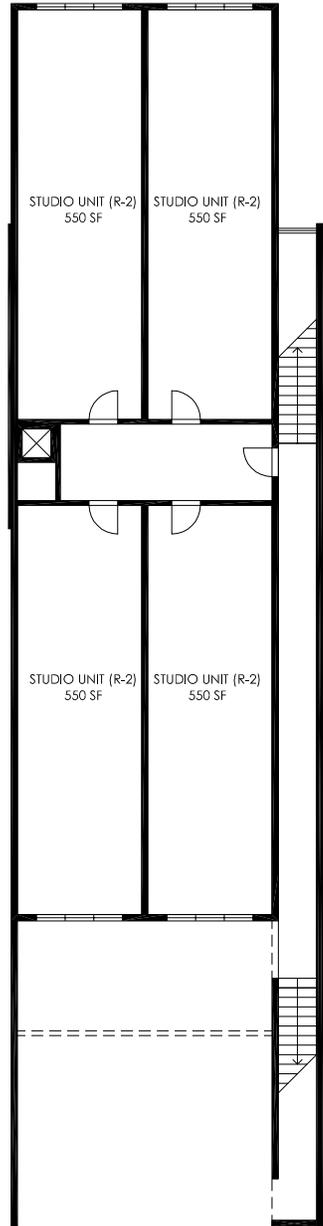




FIRST FLOOR PLAN



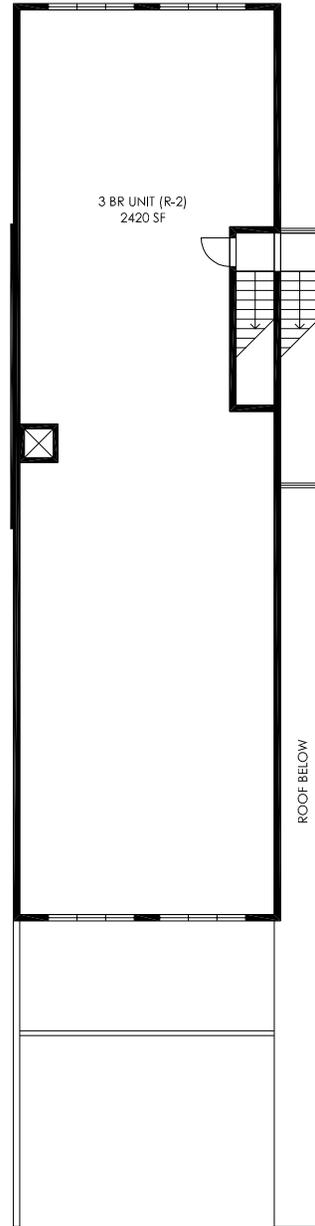
SCALE: 1" = 20'-0"



SECOND FLOOR PLAN



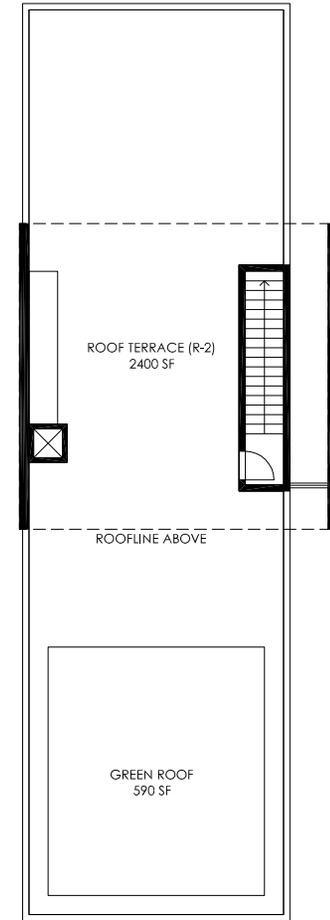
SCALE: 1" = 20'-0"



THIRD FLOOR PLAN



SCALE: 1" = 20'-0"



ROOF PLAN



SCALE: 1" = 20'-0"







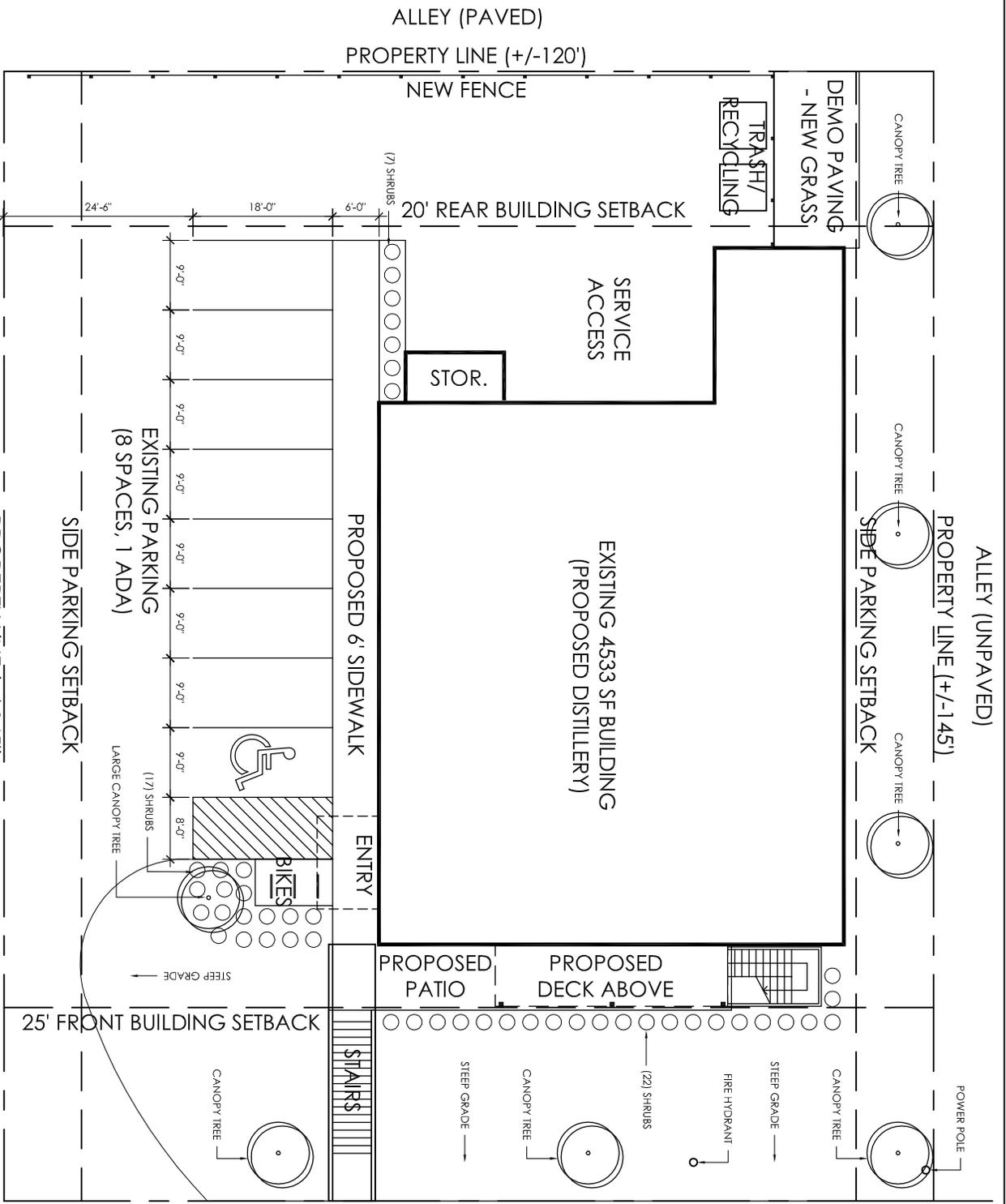




Bicycle and Pedestrian Safety Commission
Planning – Development Review Cases
7/15/2013

922 S. Morton Street (Cardinal Spirits): The property is located on the west side of Morton Street just north of Allen Street. It is zoned Industrial General and has a vacant building that was formerly used as a sheet metal and roofing fabrication facility and more recently used for storage.

A petition for a condition use permit for a local distillery and sidewalk variance along Morton Street request will be heard by the Board of Zoning Appeals at their July 25th meeting. The close proximity of the B-line trail, the narrow width of Morton Street, lack of existing sidewalks, and topography are considerations to review for the sidewalk variance. A site plan and photos are included for review.



SITE PLAN

SCALE: 1" = 20'-0"



CARDINAL SPIRITS DISTILLERY

922 SOUTH MORTON ST.

JUNE 25, 2013



BUILDING & ZONING CODE STUDY:

CONSTRUCTION TYPE: VB (SPRINKLERED)

EXISTING OCCUPANCIES: S OR F-2(WAREHOUSE), B (OFFICE)

PROPOSED OCCUPANCIES: H-3 (PRODUCTION & STORAGE), B (OFFICES/CONFERENCE ROOMS), M (RETAIL/STAGING ROOM)

OCCUPANCY DEFINITIONS:

H-3 (HIGH-HAZARD - 3): MANUFACTURING, PROCESSING, GENERATION OR STORAGE OF MATERIALS (IN THIS CASE "CLASS IB FLAMMABLE LIQUID" - HAVING A FLASH POINT BELOW 79°F AND BOILING POINT AT OR ABOVE 100°F) THAT CONSTITUTE A PHYSICAL OR HEALTH HAZARD IN QUANTITIES IN EXCESS OF THOSE ALLOWED IN CONTROL AREAS - (PER TABLE 307.1(1) MAX. IS 120 GAL./240 GAL. SPRINKLERED). H-3 INCLUDES CLASS III OR IIA FLAMMABLE LIQUIDS THAT ARE USED OR STORED IN NORMALLY CLOSED CONTAINERS OR SYSTEMS PRESSURIZED AT 15PSI OR LESS.

B (BUSINESS): OFFICE

M (MERCANTILE): DISPLAY AND SALE OF MERCHANDISE AND INVOLVES STOCKS OF GOODS, WARES OR MERCHANDISE INCIDENTAL TO SUCH PURPOSES AND ACCESSIBLE TO THE PUBLIC.

FIRE SEPARATION REQUIRED: BETWEEN H-3 & B/M = 1 HR (SPRINKLERED) PER TABLE 508.4.

AUTOMATIC SPRINKLER SYSTEM: REQUIRED PER 903.2.5.

EGRESS REQUIREMENTS: BASED ON FLOOR AREAS PER OCCUPANCY (TABLE 1004.1.1). SEPARATE MEANS OF EGRESS FROM H-3 & M/R, SECOND LEVEL, IF NOT A MEZZANINE WILL REQUIRE 2 MEANS OF EGRESS (1 CAN BE THROUGH INTERVENING SPACE).

ZONING CODE:

CURRENT ZONE: IG - INDUSTRIAL GENERAL

PERMITTED USES: BEVERAGE BOTTLING, LIGHT MANUFACTURING, WAREHOUSE

DEVELOPMENT STANDARDS:

25' MIN. FRONT BUILDING SETBACK
 20' MIN. SIDE & REAR BUILDING SETBACK
 25' MIN. FRONT PARKING SETBACK
 10' SIDE & REAR PARKING SETBACK
 70% MAX. INTERVIOUS SURFACE COVERAGE (SITE = 17,520 SF. EXISTING INTERVIOUS AREA = 12,480 SF = 71%
 PROPOSED ADDITIONAL PAVEMENT AREA = 323 SF = 99%
 TOTAL INTERVIOUS COVERAGE)
 60' MAX. PERMANENT STRUCTURE HEIGHT (PROPOSED STRUCTURE HEIGHT = 23')

6' SIDEWALK ALONG MORTON (NO TREE PLOT)
 6' SIDEWALK CONNECTOR FROM BUILDING TO PUBLIC SIDEWALK

LANDSCAPING TO MEET CITY U.D.O. STANDARDS (20.05.062)
 STREET TREES: MIN. (1) CANOPY TREE PER 40' OF PROPERTY ALONG RIGHT-OF-WAY.
 PARKING LOT PERMETER PLANTINGS: LOTS WITH (4) OR MORE SPACES SHALL HAVE (1) TREE PER (4) SPACES MIN. 75% SHALL BE LARGE CANOPY TREES) WITHIN 10' OF LOT EDGE- (3) SHRUBS PER (1) SPACE (MIN. 50% EVERGREEN) WITHIN 5' OF LOT EDGE.
 INTERIOR PLANTINGS:
 TREES: AREAS NOT COVERED BY STRUCTURE, PARKING LOT, OR REQUIRED BUFFER YARD SHALL BE PLANTED WITH A MINIMUM OF (9) LARGE CANOPY TREES, (3) EVERGREEN TREES AND (3) MEDIUM OR SMALL CANOPY TREES PER ACRE.
 SHRUBS: (27) SHRUBS PER ACRE (MIN. 50% EVERGREEN), 3,667 SF LANDSCAPE AREA = .08 ACRE

