

# CITY OF BLOOMINGTON



OCTOBER 6, 2014 @ 4:30 p.m.  
CITY HALL - HOOKER  
CONFERENCE ROOM #245

CITY OF BLOOMINGTON  
PLAT COMMITTEE AGENDA

October 6, 2014 at 4:30 p.m.

\*Hooker Conference Room, #245

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**ROLL CALL**

**MINUTES TO BE APPROVED:** None at this time

**REPORTS, RESOLUTIONS, AND COMMUNICATIONS:**

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**PETITION:**

**PUD-24-14**     **Gentry Development Co., Inc.**  
1560 S. Renwick Blvd.  
Final plat approval for a 14-lot single-family residential subdivision  
**(Case Manager: Eric Greulich)**

**BLOOMINGTON PLAT COMMITTEE  
STAFF REPORT  
LOCATION: 1560 S. Renwick Blvd**

**CASE #: PUD-24-14  
DATE: October 6, 2014**

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**PETITIONER:** Gentry Development Co., Inc.  
986 S. State Road 446, Bloomington

**CONSULTANT:** Smith Brehob & Associates, Inc.  
453 S. Clarizz Blvd., Bloomington

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**REQUEST:** The petitioner is requesting final plat approval of 14 single family lots within Phase II of the Renwick Planned Unit Development.

\*This Case was heard at the September 8<sup>th</sup> Plat Committee and approved. It was later discovered that the required legal notice was not published in the paper and therefore the case must be heard a second time. Findings for this case have not changed from the first hearing.

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**REPORT SUMMARY:** The proposed plat area is located within the Renwick Planned Unit Development (PUD). The petitioner received preliminary plan approval for the 80 acre mixed-use PUD in 2004 (PUD-53-03). This plat is part of Phase II of Renwick which received final plan and preliminary plat approval in 2005 (PUD-22-05). Phase II included the northern 1/3 of the PUD. The area east of Renwick Blvd. has been platted and constructed. The petitioner has purchased the remaining area west of Renwick Blvd. and is bringing the development forward in two phases to be known as "Gentry Crest." There will be a total of 38 lots between both phases.

A grading permit has been approved to allow limited grading for the streets, building pads, and utility infrastructure. No grading or disturbance within the floodplain was approved with the grading permit. The petitioner is currently going through a Letter of Map Revision (LOMR) process to modify the location of the 100-year floodplain before platting the remaining single family lots adjacent to this phase.

The proposed plat would create lots for the first of these phases and includes 14 single family lots. The second phase is anticipated to be brought forward after the LOMR has been approved. All required right-of-way has been shown for the internal street and alley per the final plan. No lots are allowed to have drivecuts on Renwick Blvd. and will be accessed from the internal alley or Cathcart Street.

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## **FINAL PLAT ISSUES**

**Right-of-Way:** Proposed right-of-way dedication for the internal public street and alley is consistent with the approved final plan. The internal street is shown with the required 50' of right-of-way. All required right-of-way for Renwick Blvd. was dedicated with a previous plat. There are internal alleys that serve the back of the lots for driveways that are consistent with the final plan and shown with 16' of right-of-way.

**Access:** Access to all of these lots will be provided from the internal streets and alleys. No individual drivecuts onto Moores Pike or Renwick Boulevard are permitted for any of the lots.

**Utilities:** Utility plans have been approved for this development. A detention pond has been shown on future Lots #29-32 to provide stormwater detention needs that outlets to the Park property to the west. The ownership and maintenance responsibilities of the detention area are required to be the responsibility of the Homeowner's Association and are described within the Facilities Maintenance Plan.

**Street Trees:** Street trees are required no more than 40' apart from center and have been shown. A list of approved species was also included in the final plan for this development.

**Street Lighting:** Street lights have been shown at two locations within this phase and there would be additional street lights installed with the remaining phase. The street lights shown are consistent with the lights installed with other phases within Renwick.

**Pedestrian Accommodations:** The petitioner has shown all required sections of sidewalk within the interior of the site. These sidewalks will be a minimum of five feet in width. There is also an interior pedestrian connection shown between this phase and the sidewalk along the south side of Moores Pike adjacent to future Lots #22 and #21. A sidewalk system along Moores Pike and Renwick Blvd. was constructed with previous improvements.

**Development Standards:** The setbacks and other development standards are dictated by the width of the lots, with specific standards for each range of lots. The development standards for these lots will be as outlined in the approved final plan for lots of 40-45' in width. Those standards will apply to the lots that exceed the 45' width.

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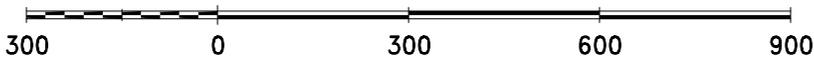
**RECOMMENDATION:** Based on the written findings above, staff recommends approval of the petition with the following conditions:

1. This subdivision is subject to all terms and conditions of Plan Commission cases # PUD-53-03, PUD-38-07, and PUD-1-08.
2. Street trees species must be consistent with the approved Final Plan and must be approved by the City's Urban Forester.

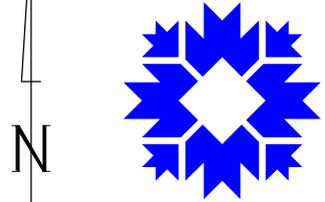


PUD-24-14 Gentry Crest  
 1560 S Renwick Blvd  
 Plat Committee  
 Site Location, Zoning, Land Use, Parcels

By: greulice  
 4 Sep 14



City of Bloomington  
 Planning & Transportation



Scale: 1" = 300'

For reference only; map information NOT warranted.



PUD-24-14 Gentry Crest

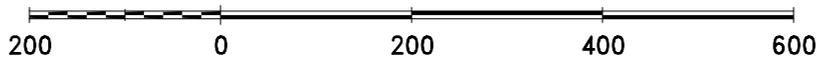
1560 S Renwick Blvd

Plat Committee

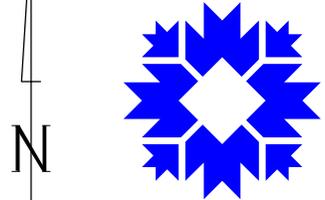
2011 Aerial Photograph

By: greulice

4 Sep 14



City of Bloomington  
Planning & Transportation



Scale: 1" = 200'

For reference only; map information NOT warranted.



*Providing professional land planning, design, surveying and approval processing for a sustainable environment.*

Stephen L. Smith P.E., L.S.  
Steven A. Brehob B.S.Cn.T.

August 5, 2014

Eric Greulich  
City of Bloomington Planning Department  
401 N. Morton Street  
Bloomington, IN. 47404

Re: Gentry Crest at Renwick  
Phase 1 Final Plat

Dear Eric,

On behalf of our client, Gentry Development Co., Inc. and Ben A. Beard, we respectfully request to be placed on the Plat Committee agenda for the September meeting for consideration of Final Plat approval for Gentry Crest at Renwick, Phase 1. This project is located on the remaining 7.99 acre parcel of land bounded by Moores Pike and Renwick Boulevard at the NW corner of the Renwick development.

Details of the project are contained in the attached petitioner's statement as well as shown on the plat drawing.

Should you have any questions concerning our application, please contact me.

Sincerely,

Steven A. Brehob  
Smith Brehob & Assoc., Inc

Cc: 5011 correspondence\_out  
Attachments: Final Plat  
Application form  
Filing fee  
J:\5011\correspondence\_out\Application Letter\_8-05-14.docx.

*PUD-24-14  
Petitioner Statement*



*Providing professional land planning, design, surveying and approval processing for a sustainable environment.*

Stephen L. Smith P.E., L.S.  
Steven A. Brehob B.S.Cn.T.

## **Petitioner's Statement**

### **Location**

This project is located on the remaining 7.99 acre parcel of land bounded by Moores Pike and Renwick Boulevard at the NW corner of the Renwick development and will encompass 2.62 acres.

### **Project**

The project is zoned PUD and is included within the area of the Renwick PUD. Phase 1 will include 14 lots with right-of-way dedication for public streets and alleys.

### **Access**

Access to the property will be provided by the extension of E. Cathcart Street west of S. Renwick Boulevard. All lots within Phase 1 are alley loaded lots.

### **Development Standards**

Architecture - As approved within the Renwick PUD for this area

Right of way with on roadways = 50'

Right of way width on alleys = 16'

Pavement width of roadways = 25' plus 2' roll curb

Pavement width on alleys = 12' plus 2' gutter

Sidewalks = 5' wide, both sides of roadways

Street trees at 40' spacing along roadways

Front yard setback = 20'

Side yard setback = 5' min, regardless of height of home

Rear yard setback = 7' min

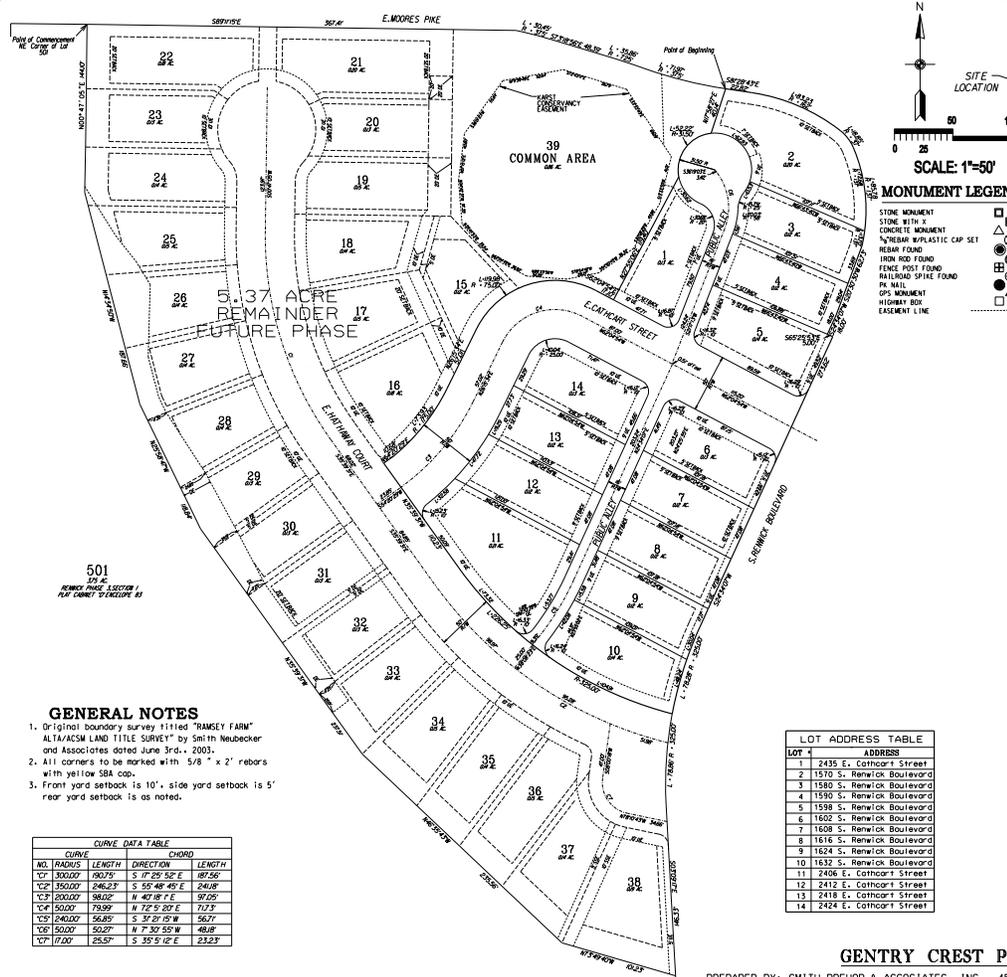
### **Utilities**

Sanitary sewer, water and storm water infrastructure installed as part of the Renwick development will serve this site. Private utilities including electric, phone and gas are also available to serve the development.

### **Floodway**

There is no floodway area located within Phase 1.





LOCATION MAP  
No Scale

**EASEMENT LEGEND**

- UE = Utility Easement
- (A) Shall allow both private and public utility providers access associated with the installation, maintenance, repair, or removal of utility facilities.
- (B) Prohibits the placement of any unauthorized obstructions within the easement area.
- DE = Drainage Easement
- (A) Shall be required for any surface seales or other minor improvements that are intended for maintenance, repair, or removal of utility facilities.
- (B) Shall prohibit any obstruction within the easement that would hinder or restrict flow.
- (C) Shall provide that the owner of the lot on which the easement is placed shall be responsible for maintenance of the drainage features within such easement.
- (D) Shall be enforceable by the City Utilities Department and by owners of properties that are adversely affected by conditions within the easement.
- (E) Shall allow the City Utilities Department to enter upon the easement for the purpose of maintenance, to charge the cost of such maintenance to the responsible parties, to construct drainage facilities within the easement, and to assume responsibility for the drainage features at its discretion.
- SE = Sanitary Sewer Easement
- (A) Shall allow the City Utilities Department exclusive access for installation, maintenance, repair, or removal of sanitary sewer facilities.
- (B) Encroachment by other utilities is prohibited, unless such encroachment is approved by the City Utilities Department in conjunction with the Preliminary Plat, upon written permission from the City Utilities Department. Encroachments may be permitted after the recording of the Final Plat.
- (C) Trees and structures, including, but not limited to, buildings, fences, retaining walls, signs, and light fixtures, shall not be located within the Sanitary Sewer Easement.
- (D) Grading activity shall be prohibited within Sanitary Sewer Easements without written permission from the City Utilities Department.
- K = Kestrel Conservation Easement
- (A) Prohibits any land-disturbing activities, including the placement of a fence, within the easement area, having its effect within the easement area.
- (B) Allows the removal of dead or diseased trees that pose a risk or create a hazard, as well as allowing the removal of exotic invasive species, only after first obtaining written approval from the Planning Department.
- (C) Grants the City the right to enter the property to inspect the easement and either repair or remove the trees.
- (D) All Kestrel Conservation Easements shall be identified with signs located along the boundary of the easement. Signs shall be placed at intervals of no more than two hundred (200) feet, and each sign shall be a minimum of one and a half (1.5) square feet in area. A minimum of one (1) sign is required, regardless of easement size.
- (E) Any use of pesticides, herbicides, or fertilizers is prohibited within the easement area.
- (F) Allows, in cases where removal of exotic invasive species is proposed, the restoration of disturbed areas with native plant material. Written approval from the Planning Department is required prior to any proposed restoration.

**GENERAL NOTES**

1. Original boundary survey titled "RAMSEY FARM" ALTAZCSM LAND TITLE SURVEY by Smith Neubecker and Associates dated June 30<sup>th</sup>, 2003.
2. All corners to be marked with 3/8" x 2" rebar with yellow SBA cap.
3. Front yard setback is 10', side yard setback is 5' rear yard setback is as noted.

CURVE DATA TABLE				
NO.	RADIUS	LENGTH	DIRECTION	CHORD LENGTH
1	350.00	282.73	S 17° 25' 00" E	187.50
2	350.00	246.23	S 55° 48' 45" E	249.87
3	200.00	98.00	N 47° 48' 17" E	97.25
4	350.00	79.09	N 72° 20' 12" E	77.73
5	240.00	56.89	S 57° 25' 15" W	56.77
6	500.00	50.27	N 7° 30' 55" W	48.88
7	170.00	25.50	S 35° 14' 12" E	23.23

LOT ADDRESS TABLE	
LOT	ADDRESS
1	2435 E. Catcott Street
2	1570 S. Renwick Boulevard
3	1580 S. Renwick Boulevard
4	1590 S. Renwick Boulevard
5	1598 S. Renwick Boulevard
6	1602 S. Renwick Boulevard
7	1608 S. Renwick Boulevard
8	1616 S. Renwick Boulevard
9	1624 S. Renwick Boulevard
10	1632 S. Renwick Boulevard
11	2206 E. Catcott Street
12	2412 E. Catcott Street
13	2418 E. Catcott Street
14	2424 E. Catcott Street

**GENTRY CREST PHASE I AT RENWICK**

PREPARED BY: SMITH BREHOB & ASSOCIATES, INC., 453 S. CLARIZZ BLVD., BLOOMINGTON, INDIANA 47401



A part of the East half of the Northeast Quarter of Section 10, Township 8 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows: Commencing at the Northeast corner of Lot 501 Renwick Phase III, Section 1 as shown on the final plat there recorded in Plat Cabinet D Envelope 83 in the Office of the Recorder, Monroe County, Indiana; thence South 89 degrees 11 minutes 15 seconds East, 367.41 feet to a non-tangent curve concave to the Southeast, having a chord bearing South 75 degrees 38 minutes 30 seconds East, a chord length of 30.44 feet, and a radius of 375 feet; thence along said curve an arc length of 30.45 feet; thence South 13 degrees 18 minutes 56 seconds East, 48.39 feet to a tangent curve concave to the Southeast, having a chord bearing South 71 degrees 53 minutes 55 seconds East, a chord length of 35.85 feet, and a radius of 725 feet; thence along said curve an arc length of 35.86 feet to a tangent curve concave to the Northeast, having a chord bearing South 75 degrees 58 minutes 49 seconds East, a chord length of 71.86 feet, and a radius of 375 feet; thence along said curve an arc length of 71.97 feet to the Point of Beginning; thence South 81 degrees 28 minutes 43 seconds East, 22.82 feet to a tangent curve concave to the Southeast, having a chord bearing South 66 degrees 45 minutes 41 seconds East, a chord length of 82.31 feet, and a radius of 162 feet; thence along said curve an arc length of 83.23 feet to a non-tangent curve concave to the Southeast, having a chord bearing South 37 degrees 27 minutes 01 seconds East, a chord length of 18.65 feet, and a radius of 37.00 feet; thence along said curve an arc length of 18.85 feet to a non-tangent curve concave to the Southeast, having a chord bearing South 04 degrees 47 minutes 38 seconds East, a chord length of 84.95 feet, and a radius of 137 feet; thence along said curve an arc length of 85.78 feet; thence South 20 degrees 30 minutes 30 seconds West, 62.73 feet; thence South 24 degrees 34 minutes 01 seconds West, 18.00 feet; thence South 65 degrees 25 minutes 53 seconds East, 5.00 feet; thence South 24 degrees 34 minutes 07 seconds West, 273.62 feet to a tangent curve concave to the Southeast, having a chord bearing South 17 degrees 38 minutes 54 seconds West, a chord length of 78.09 feet, and a radius of 325 feet; thence along said curve an arc length of 78.28 feet to a tangent curve concave to the Northeast, having a chord bearing North 55 degrees 35 minutes 53 seconds West, a chord length of 221.71 feet, and a radius of 325.00 feet; thence along said curve an arc length of 226.25 feet; thence North 35 degrees 39 minutes 31 seconds West 110.23 feet; thence North 54 degrees 20 minutes 29 seconds East 10.68 feet to a tangent curve concave to the Northwest, having a chord bearing North 38 degrees 21 minutes 45 seconds East, a chord length of 73.38', and a radius of 175.00 feet; thence along said curve an arc length of 73.93 feet; thence North 26 degrees 15 minutes 34 seconds East 57.01 feet to a tangent curve concave to the Southeast, having a chord bearing North 72 degrees 05 minutes 21 seconds East, a chord length of 107.59 feet, and a radius of 75.00 feet; thence along said curve an arc length of 119.98 feet; thence South 62 degrees 04 minutes 54 seconds East 17.10 feet; thence North 27 degrees 55 minutes 06 seconds East 119.40 feet to a non-tangent curve concave to the Southeast, having a chord bearing North 36 degrees 35 minutes 08 seconds East, a chord length of 46.44 feet, and a radius of 31.50 feet; thence along said curve an arc length of 52.22 feet; thence North 17 degrees 58 minutes 27 seconds East 40.14 feet to the Point of Beginning, containing 2.62 acres or more or less.

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.

Stephen L. Smith  
Registered Land Surveyor No. LS80040427  
State of Indiana  
I affirm under the penalties for perjury, that I have taken reasonable care to reduce each Social Security Number in this document unless required by law.  
Stephen L. Smith

The exceptions are as follows:  
1. All easements, conditions, restrictions, covenants, and encumbrances, and all conditions, restrictions, covenants, encumbrances, and easements, apparent or of record.  
2. Ordinance 19-02 on Ordinance concerning the Annexation of Adjacent and Contiguous Territory, recorded December 10, 1996, in Monroe County, Indiana, as amended by Ordinance 19-03, recorded December 10, 1996, in Monroe County, Indiana.  
3. Ordinance 02-28 on Ordinance concerning the Annexation of Adjacent and Contiguous Territory, recorded December 10, 1996, in Monroe County, Indiana, as amended by Ordinance 02-29, recorded December 10, 1996, in Monroe County, Indiana.  
4. ALTAZCSM Land Title Survey by Eric L. Beards, Indiana Registered Land Surveyor No. LS1900012, dated June 3, 2003, recorded November 11, 2003, as Instrument Number 200303311, in the office of the Recorder of Monroe County, Indiana.  
5. Motor Fuel Restrictions of Renwick, recorded October 27, 2006, as Instrument Number 200601716, which instrument was re-recorded as Instrument Number 200601716, which instrument was re-recorded as Instrument Number 200601716, recorded November 17, 2006, as Instrument Number 200601894, in the office of the Recorder of Monroe County, Indiana.  
6. Declaration of Covenants, Conditions, and Restrictions for Residential Neighborhood, recorded October 27, 2006, as Instrument Number 200601716, which instrument was re-recorded as Instrument Number 200601716, recorded November 17, 2006, as Instrument Number 200601894, in the office of the Recorder of Monroe County, Indiana.  
7. Declaration of Covenants, Conditions and Restrictions for Single-Family Ridge, recorded July 14, 2006, as Instrument Number 200601222, in the office of the Recorder of Monroe County, Indiana.  
8. Declaration of Covenants, Conditions and Restrictions for Single-Family Ridge, recorded July 14, 2006, as Instrument Number 200601222, in the office of the Recorder of Monroe County, Indiana.  
9. Declaration of Covenants, Conditions and Restrictions for Single-Family Ridge, recorded July 14, 2006, as Instrument Number 200601222, in the office of the Recorder of Monroe County, Indiana.  
10. All easements, conditions, restrictions, covenants and encumbrances as shown by the recorded plat of Renwick Phase I, recorded in Plat Cabinet D, Envelope 19, in the office of the Recorder of Monroe County, Indiana. NOTE: This instrument affects any covenant, condition, or restriction based on race, color, religion, sex, national, ethnic or racial origin as provided in 42 U.S.C. 3604, unless and only to the extent that the covenant is in violation of state or federal law to the extent under 42 U.S.C. 3604, or (d) relates to a handicap, but does not discriminate against handicapped people.

The real estate described on this plat shall be and is hereby subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions. Recorded on 10-25-2005 as Instrument Numbers 200502161 and 200502162 in the office of the Recorder of Monroe County, Indiana.

The undersigned, Ben A. Beard, President of Gentry Estates Development Co., Inc., being the owner of the above described real estate, does hereby layoff, plat and subdivide the same into lots and streets in accordance with this plat. This within plat shall be known and designated Gentry Crest Phase I at Renwick.

IN WITNESS WHEREOF, Gentry Estates Development Co., Inc., an Indiana Corporation, by Ben A. Beard, President, has heretofore executed this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Ben A. Beard, President  
Gentry Estates Development Co., Inc.

STATE OF INDIANA )  
COUNTY OF MONROE )  
Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Ben A. Beard, personally known to me to be the President of Gentry Estates Development Co., Inc., and being the owner of the described real estate, and who acknowledged the execution of the foregoing plat for the Real Estate known as Gentry Crest Phase I at Renwick as his voluntary act and deed for the uses and purposes therein expressed.  
WITNESS my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2014.  
My Commission Expires: \_\_\_\_\_  
\_\_\_\_\_  
a resident of Monroe County

**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 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 Board of Public Works at a meeting held: \_\_\_\_\_
- Charlotte Ziefel, President
- James McNamara, Member
- Dr. Frank N. Hrisomalos, Member
- Approved by the City Plan Commission at a meeting held: \_\_\_\_\_
- Tam Micaudo, Director of Planning and Transportation
- Jack Baker, President of Plan Commission

**GENTRY CREST PHASE I AT RENWICK**

PREPARED BY: SMITH BREHOB & ASSOCIATES, INC., 453 S. CLARIZZ BLVD., BLOOMINGTON, INDIANA 47401



**FACILITIES PLAN AND MAINTENANCE  
MANUAL  
FOR  
GENTRY CREST AT RENWICK**

Owner:  
Renwick Homeowner's Association  
1557 S. Piazza Drive  
Bloomington, IN 47401  
812-332-9414  
Contact – Tim Hanson

Owner Acknowledgement: \_\_\_\_\_ Date: \_\_\_\_\_

Prepared by:  
Smith Brehob & Associates, Inc.  
453 S. Clarizz Boulevard  
Bloomington, IN. 47401

## **Project Description**

Gentry Crest at Renwick consists of 38 single family home lots on approximately 8 acres located at the SW corner of the intersection of Moore's Pike and Renwick Boulevard. The development will be completed in multiple phases. The site is within the Renwick Planned Unit Development. The project includes public roadways, public alleys, common area and conservation easement area. Exhibit A shows the site location. Exhibit B shows the site plan and lot configuration.

## **Roadways**

Roadways and alleys within the development will be public. The roadway improvements including sidewalks and street trees will be dedicated to the City of Bloomington upon completion. Alleys, similarly will be public and will be dedicated to the City of Bloomington upon completion. After acceptance, maintenance and improvements will be the responsibility of the City of Bloomington. Lawn areas between the curb and sidewalk will be maintained by the individual lot owners.

## **Island Area and Common Area Lot**

There is one large island area intended for landscaping located within the public right-of-way of E. Hathaway Court. Though located within a right-of-way area to be dedicated to and maintained by the City of Bloomington, the island area and any landscaping or other improvements will be maintained by the Renwick Homeowners Association. The location of this island area is shown on Exhibit C.

Lot 39, as noted on the plat is not a buildable lot. The location is shown on Exhibit D. This lot is a common area / conservation area around an existing karst feature. Maintenance of the area, including mowing outside of the conservation area, shall be the responsibility of the Renwick Homeowners Association. Mowing and removal of trees and natural vegetation within the conservation area is not permitted without prior written approval from the City of Bloomington Planning Department.

## **Storm Water Detention Area**

Storm water detention and water quality mitigation is located within an above ground basin located in the backs of lots 26-33. The basin is within a platted drainage easement. Access to the basin would be derived along the pedestrian path on the parks property immediately adjacent to and south of the detention basin for wheeled vehicles. Access may also be achieved through a drainage and access utility easement along the common lot line between lots 29 and 30 for a vehicle on tracks that could damage the path on the parks property. Maintenance of the basin will be the responsibility of the Renwick Homeowners Association. Maintenance may include mowing, removal of trash, debris and accumulated sediment and repairs to the outlet control structure, if required. The location of this basin is shown on Exhibit E. The outlet control structure consists of a standpipe with a low-flow orifice and a gravel and amended soil infiltration trench. A detail of the outlet control structure is shown on Exhibit F.

The detention area should be inspected on a quarterly basis. Any maintenance performed or repairs required should be noted on the inspection log. Any questions regarding the appropriate maintenance or repairs should be directed to Steve Brehob at Smith Brehob & Associates, Inc. 812-336-0513.

### **Changes in Ownership**

This facility plan shall run with the land. Changes in management of the Renwick Homeowner's Association or transfer to a third party property management company shall result in the transfer of ownership and maintenance responsibilities. Any change in ownership should be documented in this Facilities Plan. It shall be the responsibility of the owner to notify the City of Bloomington of any change in management of the property.

### **Right-of Entry**

The owner hereby gives the City of Bloomington the right-of-entry over and across the property to inspect the right-of-way areas and storm water detention basin.

### Stormwater Detention Basin Inspection Report

Date of Inspection \_\_\_\_\_

Company Name \_\_\_\_\_

Street Address \_\_\_\_\_

City, State, ZIP \_\_\_\_\_

Phone \_\_\_\_\_

Inspector \_\_\_\_\_

Vegetation quality \_\_\_\_\_

Invasive present            Y            N

Species and location \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Removed            Y            N    Method \_\_\_\_\_

Erosion present            Y            N

Location and description \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Structural damage        Y            N

Location and description \_\_\_\_\_

\_\_\_\_\_

Outlet clear            Y            N

Floatable debris        Y            N

Accumulated sediment    Y            N

Oil present            Y            N

Trash            Y            N

Additional comments or actions to be taken	Time Frame

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# EXHIBIT A

SITE

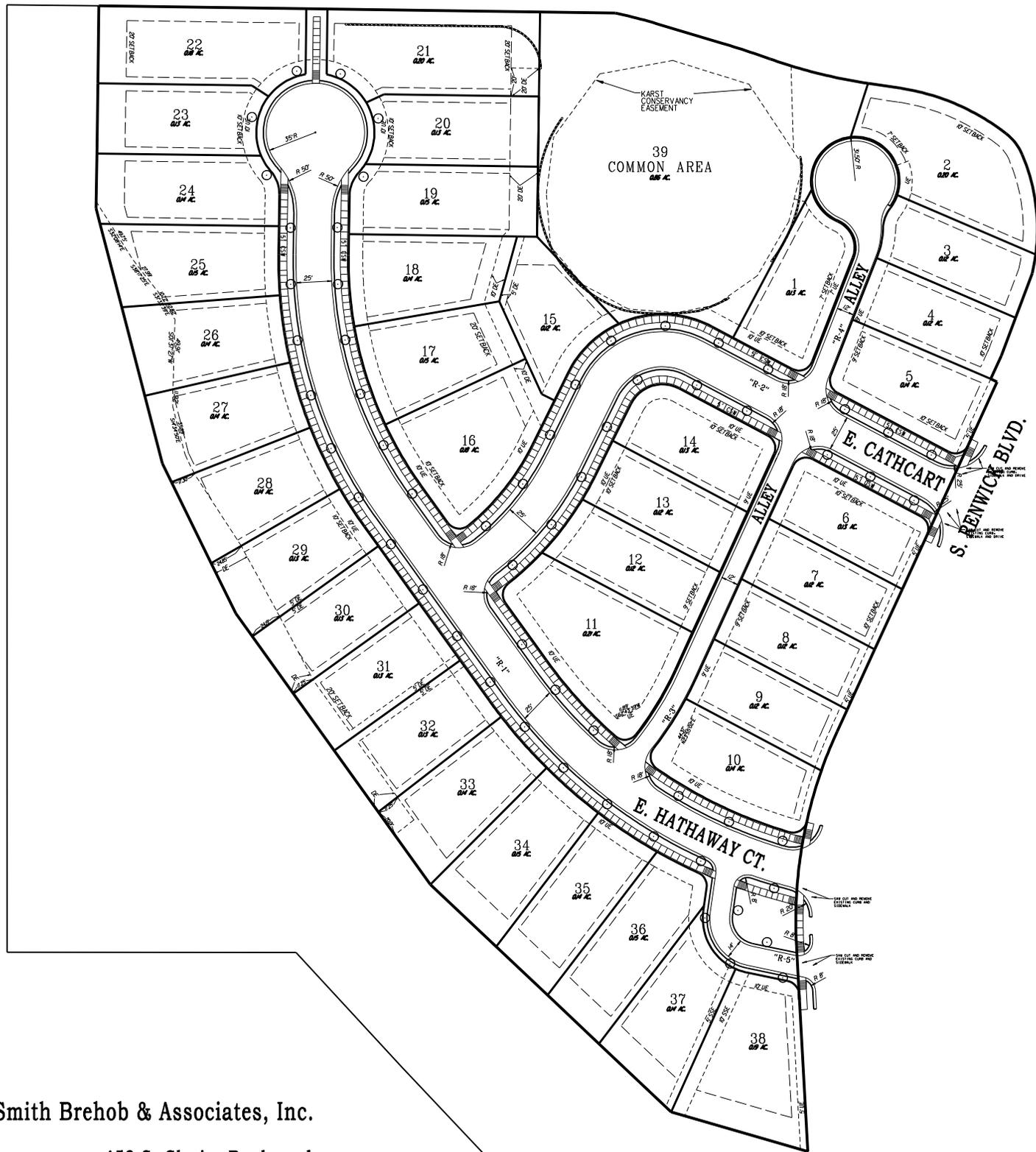


Smith Brehob & Associates, Inc.



453 S. Clarizz Boulevard  
Bloomington, Indiana, 47401  
Telephone: (812) 336-6536  
Fax: (812) 336-0513  
Web: <http://smithbrehob.com>

# EXHIBIT B

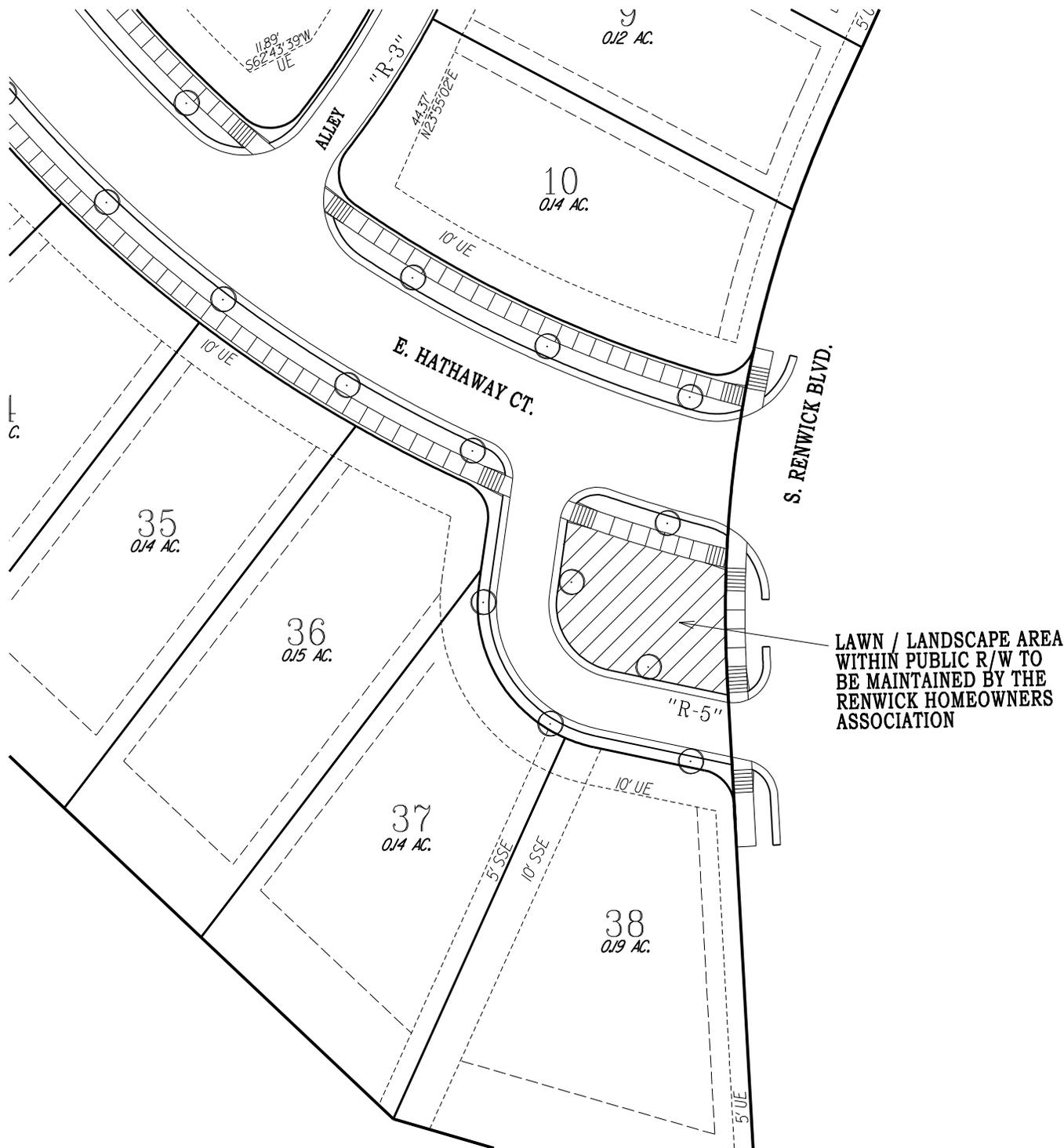


Smith Brehob & Associates, Inc.



453 S. Clarizz Boulevard  
Bloomington, Indiana, 47401  
Telephone: (812) 336-6536  
Fax: (812) 336-0513  
Web: <http://smithbrehob.com>

# EXHIBIT C

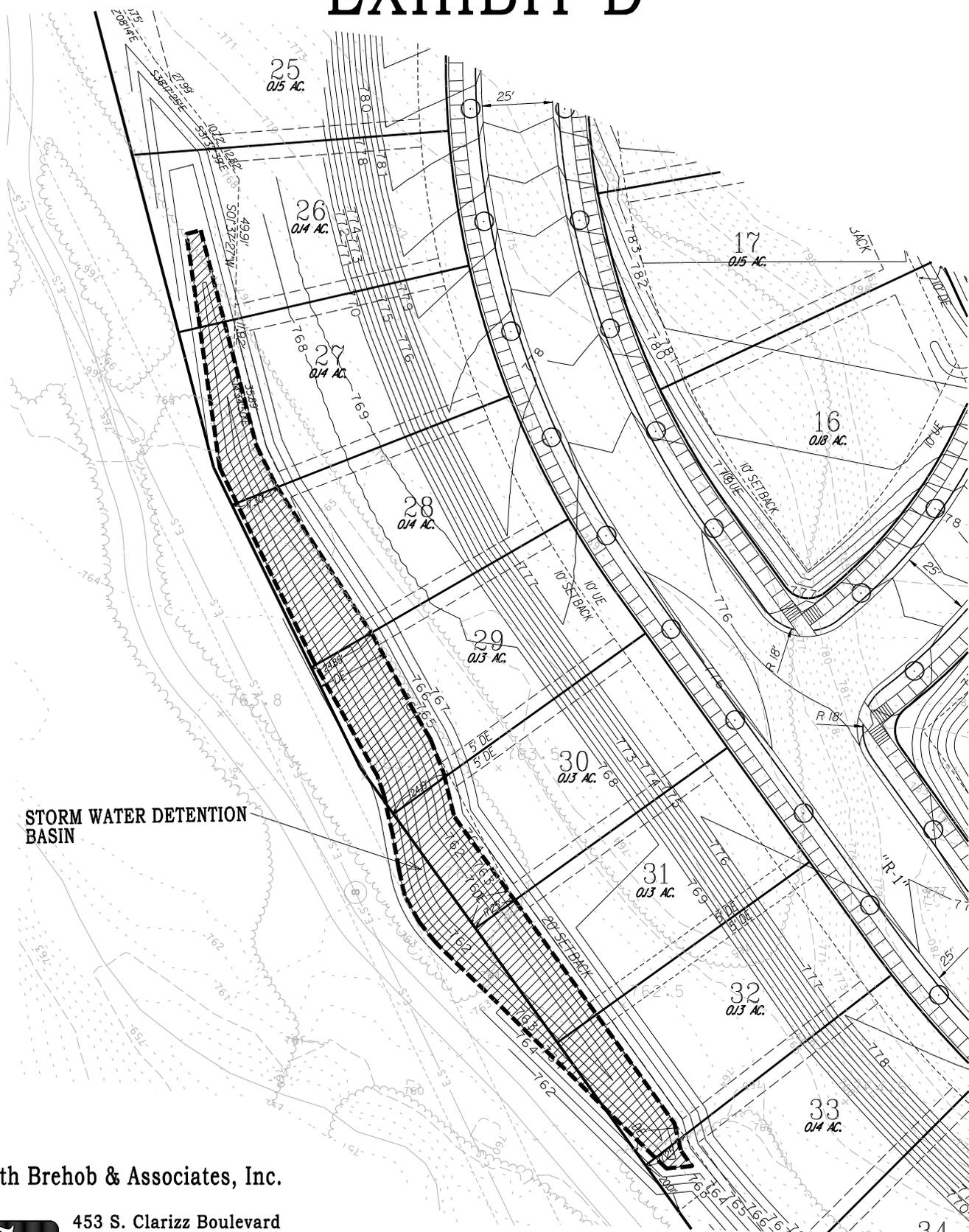


Smith Brehob & Associates, Inc.



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 Bloomington, Indiana, 47401  
 Telephone: (812) 336-6536  
 Fax: (812) 336-0513  
 Web: <http://smithbrehob.com>

# EXHIBIT D



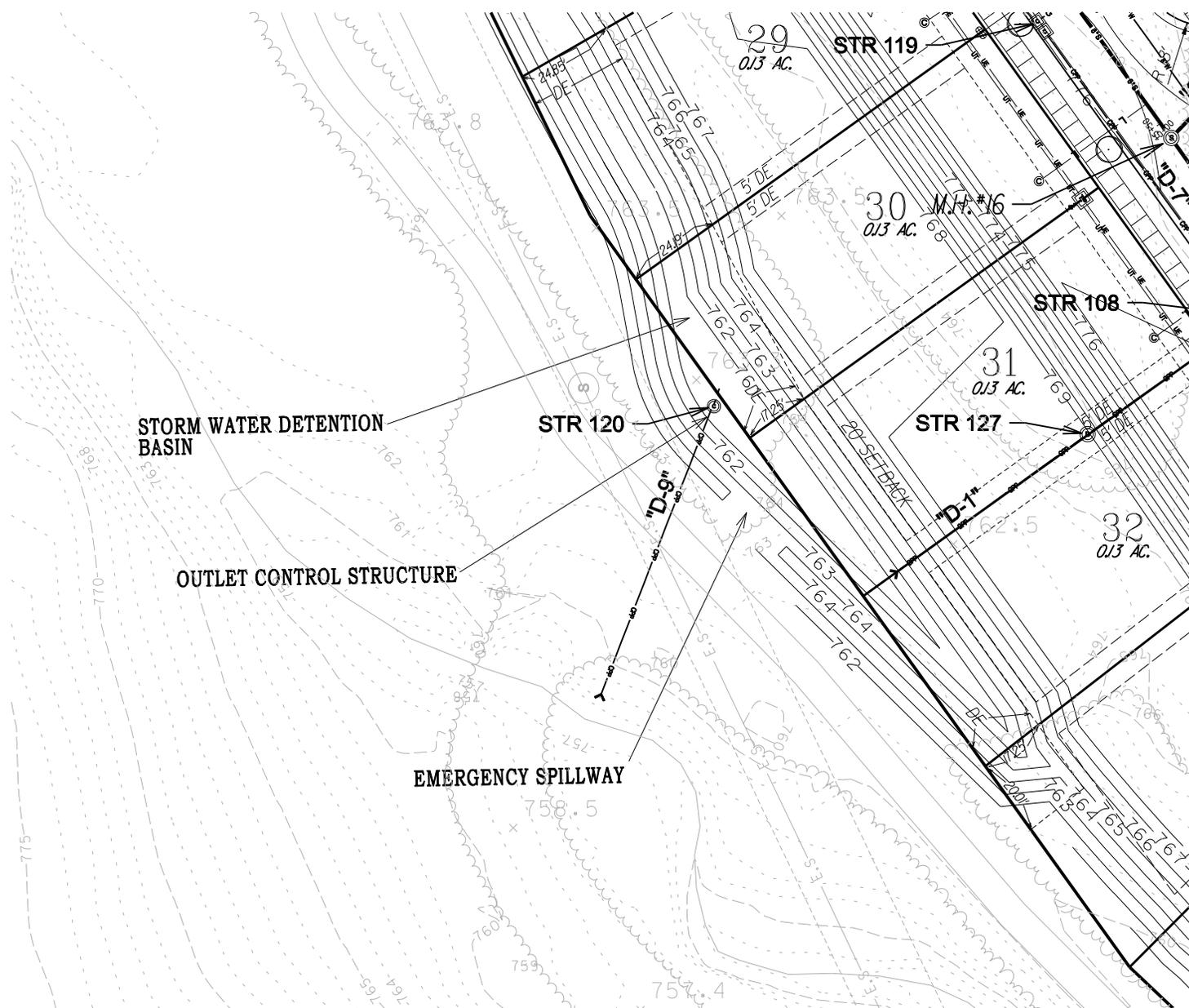
**STORM WATER DETENTION BASIN**

**Smith Brehob & Associates, Inc.**



453 S. Clarizz Boulevard  
 Bloomington, Indiana, 47401  
 Telephone: (812) 336-6536  
 Fax: (812) 336-0513  
 Web: <http://smithbrehob.com>

# EXHIBIT E



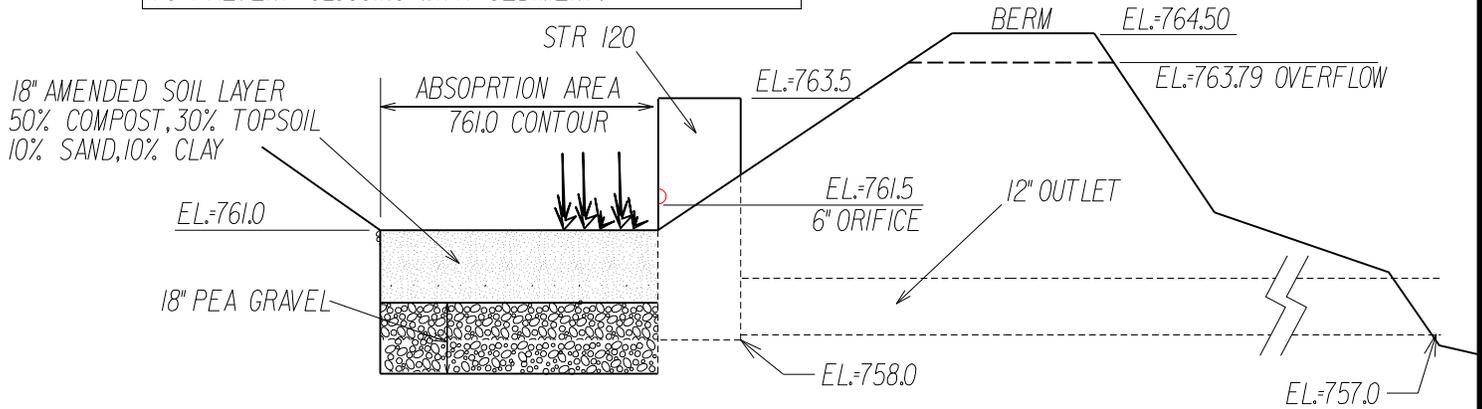
Smith Brehob & Associates, Inc.



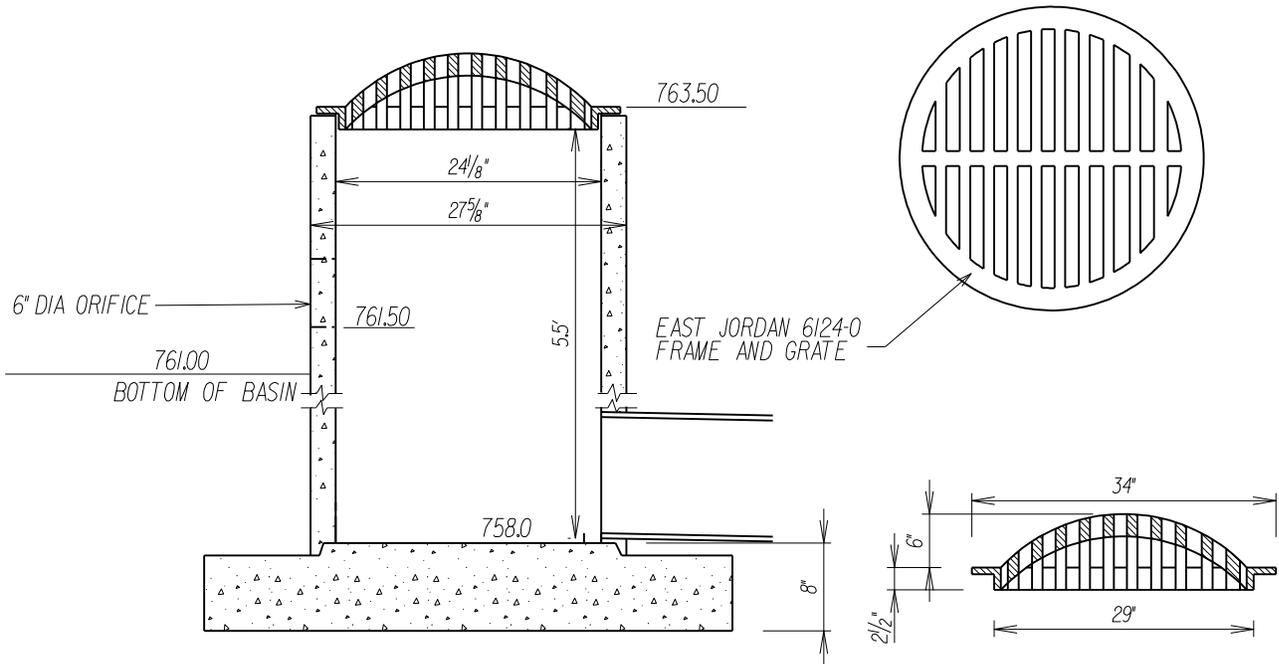
453 S. Clarizz Boulevard  
Bloomington, Indiana, 47401  
Telephone: (812) 336-6536  
Fax: (812) 336-0513  
Web: <http://smithbrehob.com>

# EXHIBIT F

PEA GRAVEL AND AMENDED SOIL  
TO BE INSTALLED AFTER SITE HAS BEEN STABILIZED  
TO PREVENT CLOGGING WITH SEDIMENT.



**RAIN GARDEN DETENTION DETAIL**  
NO SCALE



**STR 120 DETAIL**

NO SCALE

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