

CITY OF BLOOMINGTON



**JULY 13, 2015 @ 5:30 p.m.
NAT U HILL III MEETING ROOM,
MONROE COUNTY
COURTHOUSE,
100 W. KIRKWOOD AVE**

ROLL CALL

MINUTES TO BE APPROVED: None at this time

REPORTS, RESOLUTIONS AND COMMUNICATIONS

PETITIONS:

- SP-15-15 **CRTM Realty**
2300 S. Walnut St.
Request: site plan review of a 32,489-square-foot structure for auto sales and repair use.
Case Manager: Eric Greulich
- PUD-16-15 **Evergreen Partners II LLC.**
2602 E. Creeks Edge Dr.
Request: an amendment to the list of permitted uses and development standards for parcel F of the Canada Farm PUD to allow a 125-unit assisted living facility.
Case Manager: Eric Greulich

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 2300 S. Walnut Street**

**CASE #: SP-15-15
DATE: July 13, 2015**

PETITIONER: CRTM Realty
2200 S Walnut Street, Bloomington, IN

CONSULTANT: Bynum Fanyo & Associates, Inc.
528 N Walnut St, Bloomington, IN

REQUEST: The petitioner is requesting site plan approval to allow the construction of a 32,000 sq. ft. car dealership building and vehicle display area.

BACKGROUND:

Current Zoning: Commercial Arterial (CA)
GPP Designation: Community Activity Center
Existing Land Use: Vacant/Vehicle Sales
Proposed Land Use: Vehicle Sales
Surrounding Uses: North – Vehicle Sales
West – Switchyard Park
East – Bank/Pet Food Supply
South – Taco Bell/Walnut Park shopping center

SUMMARY: The property is located at 2300 S. Walnut Street and is zoned Commercial Arterial (CA). This parcel is currently vacant with an open pasture along the front with some mature trees along the back portion of the property. The Clear Creek floodplain encroaches onto the west side of this site. Surrounding land uses include a bank and pet food store to the east, a Taco Bell and shopping center to the south, vacant land and the future Switchyard Park to the west, and other automobile dealerships owned by the petitioner to the north. This site, as well as several other properties to the north, are all owned by the same entity (CRTM Realty) and have been developed with automobile dealerships.

The petitioner is requesting site plan approval to establish a new Chrysler automobile dealership on this lot. This proposal would consist of an expansion of an adjacent vehicle display area along the front as well as the construction of a 32,000 sq. ft. sales office building with a two-story service bay in the rear. The display area in the front is proposed to be a seamless expansion of the existing display area from the dealership to the north. There are 4 rows of display area proposed between the building and the street with other areas of display to the side of and behind the building. In total there would be 213 display spaces proposed to be installed with this petition. The petitioner has filed for a variance from the maximum number of parking spaces to allow the proposed 213 spaces. There is an existing drivecut on Walnut Street that would be utilized for access. There is a 5' wide sidewalk already in place along the street frontage, and new street trees would be installed with this petition. New landscaping will also be installed throughout the site. A stormwater detention pond is proposed in the rear of the property to meet stormwater quality and detention requirements.

The petitioner has also filed a variance request to the Board of Zoning Appeals from the front yard parking setback requirements and from landscaping requirements. Since this type of land use typically has only a small building for transactions and large parking area in front for the display of vehicles for sale, Staff expected that there would be difficulties in meeting some of the requirements of the Unified Development Ordinance. Specifically, the code requires parking to be located behind the front of a building as well as tall canopy trees to be planted within and immediately adjacent to the parking areas. In an attempt to accommodate a more building forward design than is typical of the use, the petitioner has placed 4 rows of parking in front of the building to allow for display area that is visible from the street. The petitioner is also requesting a variance from landscaping standards to allow for the required tall, canopy trees within the interior islands and around the parking areas to be installed at other portions of the site away from the display area for new vehicles. Staff has worked with the petitioner to provide the quantity of landscaping plantings required on the site as a whole.

SITE PLAN ISSUES:

Architecture/Design: The building will have large glass windows along the majority of the front with EIFS and painted precast concrete on the main building face. There is an approximately 60' portion of the east side of the building that faces Walnut Street that does not meet the architectural requirements for detailing and needs to have additional elements added.

Access: There is an existing drivecut on Walnut Street that will be utilized with this project. The location will be modified slightly so that it directly aligns with the drivecut across the street for the commercial businesses.

Landscaping: Street trees are also required with this petition and due to the overhead electric lines along the frontage, small ornamental trees are the only type that can be planted. The petitioner has requested a variance from landscaping standards in order to allow flexibility in the location of the required landscaping. Specifically they are requesting a variance to not require canopy trees in the landscaping islands and to not require the parking lot canopy trees to be installed within 10' of the parking areas. Based on the proposed 213 parking spaces, there are 14 interior islands required that must be a minimum of 324 sq. ft. The proposed site plan shows a disbursement of different island sizes and shapes around the parking areas, but Staff notes that the islands shown do not meet the intent or requirements of the UDO. Staff has counted 10 islands that meet the requirement and recommends that additional islands be installed and/or that some of the islands be increased in size.

Staff has also concluded that it is appropriate to add landscaped islands between this new parking area and the existing parking area to the north. This will help break up the amount of asphalt visible from Walnut Street. Staff is still evaluating the proposed landscape plan to insure that all of the required landscaping is being planted on the site. Even with the requested landscaping variance, staff is reviewing the plan to insure that all of the required landscaping is installed on the site. The petitioner is requesting to not plant the required tall, canopy trees in the interior islands and instead has shown shorter

ornamental trees and shrubs. Staff is seeking comments from the Plan Commission on the proposed number and size of the proposed islands.

Lighting: The UDO requires that lighting for outdoor display lots and parking lots with more than twenty parking spaces shall be reduced by half no later than 11:00 PM, or within thirty minutes after closing of the business, whichever is later. This is required with this petition. All lighting must also be downlit with full-cutoffs and shielding. A lighting plan has been submitted that shows the proposed lighting does not exceed the light trespass requirements.

Environmental: The site is open pasture along the front that has been filled over the years. There are some mature trees along the rear of the property and are mostly all located in the floodplain of Clear Creek. There is no disturbance proposed or allowed with this petition within the Clear Creek floodplain.

Parking: There are 213 display parking spaces proposed to be installed with this petition. The UDO allows for a maximum of 32 parking spaces for the dealership building (1 space per 1,000 sq. ft. of display area) and 54 for the 18 service bays (1 space per employee plus 2 spaces per service bay) for a total of 86 maximum parking spaces allowed. The petitioner has filed for a variance from the maximum number of parking spaces allowed to allow the proposed 213 spaces. The additional parking spaces are for the display of vehicles for sale, which is to be expected.

Pedestrian Facilities: There is currently a 5' wide sidewalk along the property frontage that is in good condition. There is also a sidewalk connection shown from the building to the public sidewalk along Walnut St. A total of 15 bicycle parking spaces are required and must also be covered. These have not been shown on the site plan. Staff would be supportive of reducing this requirement in half to only require 8 covered bike spaces. Between this hearing and the August hearing, staff will also need to evaluate a possible pedestrian connection through this site to the City's future switchyard park area.

Utilities: Water service is provided along Walnut St. with a sanitary line that runs through the back side of the site. No issues have been identified with establishing new connections to these utilities and final approval from CBU is required prior to issuance of a grading permit.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made 4 recommendations concerning this development.

1. The Petitioner shall revise the Landscape Plan.

Staff response: Staff will continue to work with the petitioner to review the proposed landscape plan and incorporate the Environmental Commission's recommendations.

2. The Petitioner should apply green building and site design practices to create a high performance, low carbon-footprint structure, and grounds that exhibit our City's commitment to environmental sustainability.

Staff response: Although not required, staff encourages the petitioner to incorporate as many green building practices as possible.

3. Low Impact Development practices should be used throughout the development, specifically constructing rain gardens.

Staff response: The petitioner has incorporated rain gardens in this development and the main detention pond will be planted with a rain garden seed mixture.

4. Redundant erosion control measures and reduced timelines for stabilization shall be planned and monitored.

Staff response: Although not required, staff encourages the petitioner to incorporate this suggestion if possible.

CONCLUSION: Staff has worked with the petitioner to design a site plan that attempts to comply with as many of the development standards of the UDO as possible. Staff is seeking comments from the Plan Commission on the issues identified in the report and specifically-

- Number of landscape islands required.
- Overall parking arrangement and appropriate building placement on the site.
- Amount of landscaping needed between the adjacent dealership to the north.
- Use and placement of trees throughout the site.

RECOMMENDATION: Staff recommends continuance of this petition to the August 10, 2015 Plan Commission meeting.

MEMORANDUM

Date: July 3, 2015
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Through: Linda Thompson, Senior Environmental Planner
Subject: SP-15-15, CRTM
2300 S. Walnut St.

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding a request for two variances to the Unified Development Ordinance (UDO) in order to construct a structure and parking lots for automobile sales and repair. The variances include front yard setback for parking, and changes in the requirements for landscaping.

The EC is not in favor of these variances as designed at this time and believes that some alternatives and compromises can be created to lessen the environmental impact of this proposal. Furthermore, some revisions were submitted after the revision deadline, but the entirety of the plan set was not provided, such as a grading, erosion control, or utilities plan. Therefore the EC recommends a second hearing be conducted to provide more time to review and come to agreements regarding the site plan.

ISSUES OF SOUND ENVIRONMENTAL DESIGN

1.) LANDSCAPING

The Landscape Plan submitted shows many acceptable plant species, but the EC is not in favor of the entire street edge of the site having no parking perimeter vegetation. The EC believes that there should be vegetation to break up the bleak suburban commercial look of that stretch of S. Walnut St. To remedy that situation somewhat, additional street trees can be installed. There is an overhead utility line across the tree plot so the petitioner has shown small trees that won't grow up to interfere with the lines. The UDO requires that street trees be large canopy trees planted between 20 and 40 feet apart. Because large trees cannot be planted there, the small trees should be planted 20 feet apart instead of the typical 40 feet.

2.) GREEN BUILDING & SITE DESIGN

Because this proposal includes so little green infrastructure, green building practices are even more important than at some other sites. Some recommendations the EC offers include the following.

1. Install light emitting diode (LED) lighting, due to the amount of lighting that will be required;
2. Enhance the weather, air, and thermal barriers of the building envelope because the building will be so large and open with doors opening regularly;
3. Solar photovoltaic cells given the expansive size of the roof; and
4. Use reflective roofing material (not simply white).

The EC recommends that green building practices be employed at this site. Green building and environmental stewardship are of utmost importance to the people of Bloomington and sustainable features are consistent with the spirit of the UDO. Additionally, they are supported by Bloomington's overall commitment to sustainability and its green building initiative (<http://Bloomington.in.gov/greenbuild>). Sustainable building practices are explicitly called for by the Mayors' Climate Protection Agreement signed by Mayor Kruzan; by City Council Resolution 06-05 supporting the Kyoto Protocol and reduction of our community's greenhouse gas emissions; by City Council Resolution 06-07, which recognizes and calls for planning for peak oil; and by a report from the Bloomington Peak Oil Task Force, *Redefining Prosperity: Energy Descent and Community Resilience Report*.

3.) LOW IMPACT DEVELOPMENT

This proposal borders an environmentally sensitive area along Clear Creek and should contain controls to protect environmental quality as it develops by ensuring first-rate stormwater best management practices (BMPs). So far, the proposal does not show these. Therefore, the EC recommends that the plan be crafted to include state-of-the-art Low Impact Development (LID) best practices.

Low Impact Development is an integrated, holistic strategy for stormwater management, and thus is especially important at this site because of its size, topography, and proximity to wetlands and riparian buffers. The premise of LID is to manage rainfall at the source using decentralized small-scaled controls that will infiltrate, filter, store, evaporate, and detain runoff close to its source.

Examples of the types of LID practices that could be used are listed below.

1. Floodwater storage that can manage runoff timing
2. Multiple small biofiltration basins, rain gardens, and trenches
3. Vegetated roof
4. Pervious pavement
5. Well-planned native landscaping
6. Remove curbs and gutters to allow sheet flow, thus allowing more stormwater to percolate into the soil

The EC recommends that rain gardens be constructed around the site to filter and slow down water in small specific areas.

4.) EROSION CONTROL

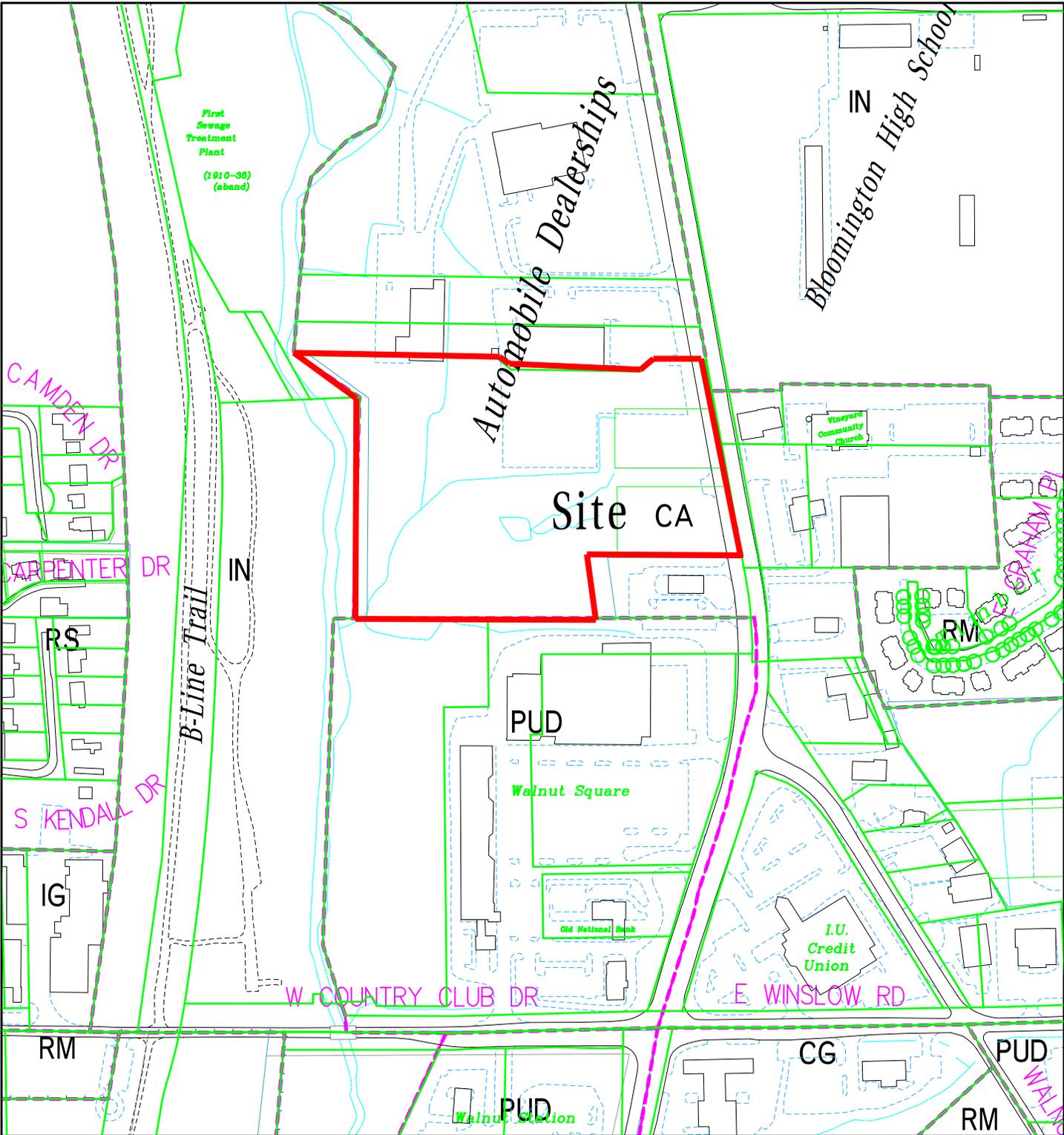
The land disturbing activities associated with this construction will come very near to

environmentally-sensitive areas of floodplain, wetland, riparian buffer, and dense woodland. Already, much fill has been placed on the site with no erosion control in place, which has resulted in erosion down slope toward the creek. During construction this area will be particularly vulnerable to additional soil erosion into these environmental features due to the additional fill required.

Redundant erosion control measures are required per UDO 20.05.040, Siltation and Erosion Prevention, “For land-disturbing activities that occur adjacent to environmentally sensitive areas, as regulated by this chapter, redundant erosion control measures, such as additional barriers and reduced timelines for soil stabilization, shall be required.” Therefore the EC recommends that these measures be planned from the beginning and monitored carefully on a daily basis throughout construction and post construction.

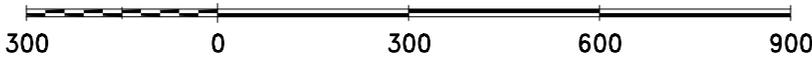
RECOMMENDATIONS

- 1.) The Petitioner shall revise the Landscape Plan.
- 2.) The Petitioner should apply green building and site design practices to create high performance, low-carbon-footprint structures and grounds that exhibit our City’s commitment to environmental sustainability.
- 3.) Low Impact Development practices should be used throughout the development, specifically constructing rain gardens.
- 4.) Redundant erosion control measures and reduced timelines for stabilization shall be planned and monitored.



SP-15-15 CRTM Realty
 2300 S Walnut Street
 Plan Commission
 Site Location, Zoning, Land Use, Parcels

By: greulice
 9 Jul 15

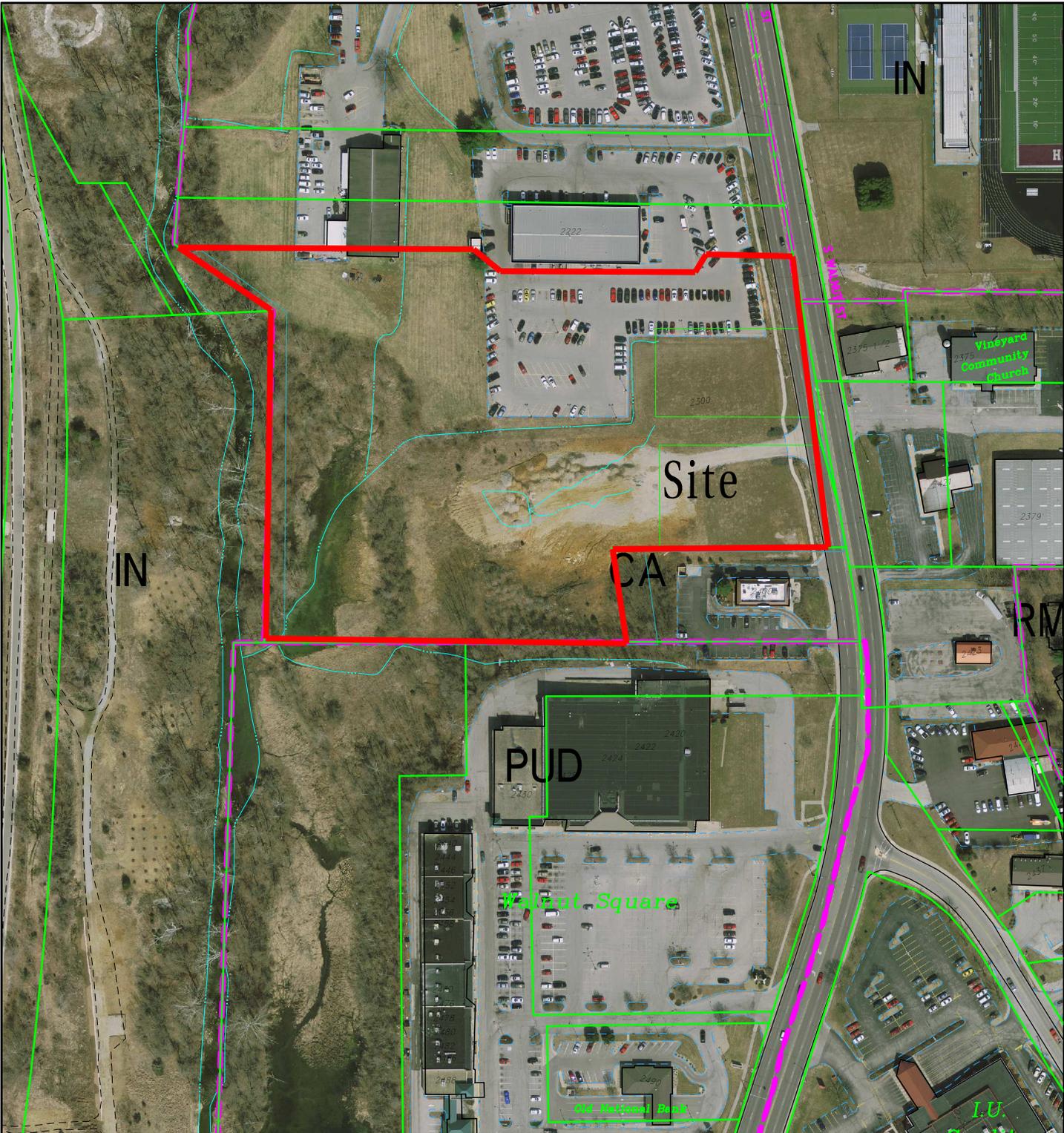


City of Bloomington
 Planning & Transportation

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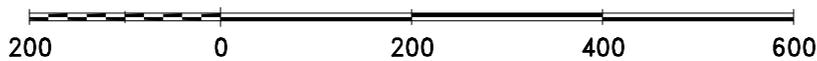
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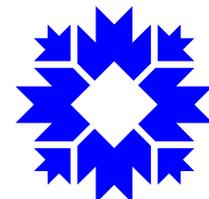
SP-15-15 CRTM Realty
 2300 S Walnut Street
 Plan Commission
 2014 Aerial Photograph

By: greulice
 9 Jul 15



For reference only; map information NOT warranted.

City of Bloomington
 Planning & Transportation



Scale: 1" = 200'



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

June 16, 2015

City of Bloomington Planning Department
And Plan Commission members
401 N. Morton Street
Bloomington, Indiana 47403

RE: CRTM Realty Chrysler Dealership
2300 S. Walnut St., Bloomington, IN 47401
Plan Commission and Board of Zoning Appeals Petitioner's Statement

Plan Commission members or To Whom It May Concern:

On behalf of CRTM Realty Chrysler Dealership, Bynum Fanyo & Associates, Inc. would like to request 2 (two) variances to the City of Bloomington Unified Development Ordinance. The property is currently zoned 'CA' (Commercial Arterial). There is one existing entrance to the property that will be relocated and moved north to line up with the commercial entrance on the east side of S. Walnut Street. The development will consist of one 32,489 sq. ft. building for vehicle sales and vehicle repair. The site will also contain 188 parking spots to display vehicles with a 21 spaces for employee and customer parking.

The two variance requests are as follows:

1. Front yard parking setback – The requirement for parking spaces is 20' behind the front of the proposed building structure. We are requesting this variance to allow vehicle display parking to facilitate the operation of the Chrysler Dealership.
2. Landscaping –
 - a. Each curbed island is required to have one canopy tree. Due to the nature of the use of this property it is undesirable to have canopy trees in the display vehicle parking lot because of falling leaves, branches, and debris landing on the display vehicles. These curbed islands will contain shrubs and grasses and the required curbed island trees will be planted along the west side of the project.

SP-15-15
Petitioner Statement

528 NORTH WALNUT STREET
812-332-8030

BLOOMINGTON, INDIANA 47404
FAX 812-339-2990

- b. Parking lot perimeter plantings along the east side of the project facing S. Walnut Street are required with new parking spaces. The nature of these spaces facing the street are for display purposes and the 78 required shrubs along the east parking lot edge would hide the display vehicles. The proposed plan has the 78 shrubs planted around the building perimeter instead.

In addition to the variance request we are also asking for permission to display Nissan automobiles once the grading and asphalt base coat is placed to meet the Corporate time requirements for displaying these vehicles. Prior to receiving a final certificate of occupancy for the entire site this display area will have the asphalt finish coat in place.

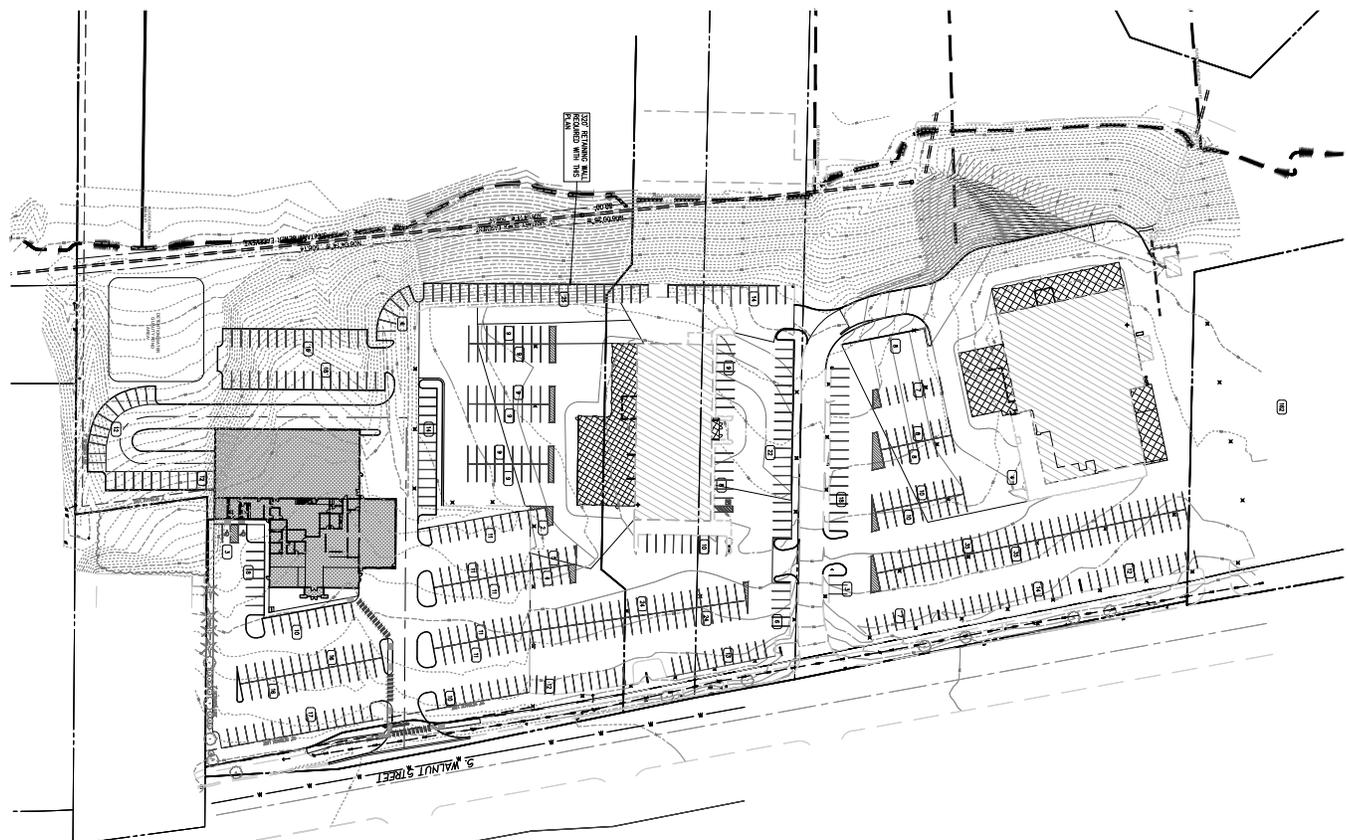
Thank you for your consideration in this matter to create a quality site plan that will exemplify Bloomington, Indiana's interests and become viable for the new Chrysler Dealership.

Sincerely,
Bynum Fanyo & Associates, Inc.

Daniel Butler, PE, Project Engineer

SP-15-15
Petitioner Statement

**SP-15-15
Site Plan**



<p>NEW RETAINING WALL</p> <p>PROPOSED 0' - 4" HIGH WALL 110' LENGTH</p> <p>PROPOSED 4' - 8" HIGH WALL 495' LENGTH</p> <p>PROPOSED 8' - 12" HIGH WALL 0' LENGTH</p>	<p>OLD RETAINING WALL</p> <p>PROPOSED 0' - 4" HIGH WALL 90' LENGTH</p> <p>PROPOSED 4' - 8" HIGH WALL 100' LENGTH</p> <p>PROPOSED 8' - 12" HIGH WALL 425' LENGTH</p>
<p>NEW SITE PARKING COUNT</p> <p>PROPOSED CHRYSLER DEALERSHIP</p> <p>DISPLAY VEHICLES - 196 SPACES CUSTOMER PARKING - 17 SPACES TOTAL - 213 SPACES</p> <p>NISSAN DEALERSHIP</p> <p>DISPLAY VEHICLES - 115 SPACES CUSTOMER PARKING - 17 SPACES TOTAL - 232 SPACES</p> <p>FIORD DEALERSHIP</p> <p>DISPLAY VEHICLES - 133 SPACES CUSTOMER PARKING - 4 SPACES TOTAL - 137 SPACES</p> <p>OVERALL TOTAL = 782</p>	<p>OLD SITE PARKING COUNT</p> <p>PROPOSED CHRYSLER DEALERSHIP</p> <p>DISPLAY VEHICLES - 188 SPACES CUSTOMER PARKING - 21 SPACES TOTAL - 209 SPACES</p> <p>NISSAN DEALERSHIP</p> <p>DISPLAY VEHICLES - 120 SPACES CUSTOMER PARKING - 16 SPACES TOTAL - 236 SPACES</p> <p>FIORD DEALERSHIP</p> <p>DISPLAY VEHICLES - 133 SPACES CUSTOMER PARKING - 4 SPACES TOTAL - 137 SPACES</p> <p>OVERALL TOTAL = 782</p>



NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITIES, CONCERNING 7' DEPTH AND 10' DEPTH
CONCRETE PIPES TO 8' DEPTH AND EVALUATION AND REPAIR SHALL BE MADE
RECOMMENDED DUE TO CHANGING ELEVATIONS.

designed by: DAB
drawn by: DAB
sheet no: 002
project no: 401517

**PROPOSED
BLOOMINGTON CHRYSLER
DEALERSHIP**

2200 S WALNUT STREET
BLOOMINGTON, IN 47401

BEE
BYNUM FANYO & ASSOCIATES, INC.

528 north walnut street
(612) 332-8030

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

Bloomington, Indiana
(612) 339-2600 (Fax)

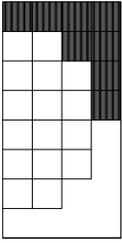
Proposed Project For:

Bloomington Chrysler

Bloomington, Indiana

June 11th, 2015 50% set

CUSTOM FACILITIES



www.customfacilities.com

CONSTRUCTION MANAGERS

GENERAL CONTRACTORS

DESIGN/BUILD

6296 Rucker Road

Suite C

Indianapolis, IN

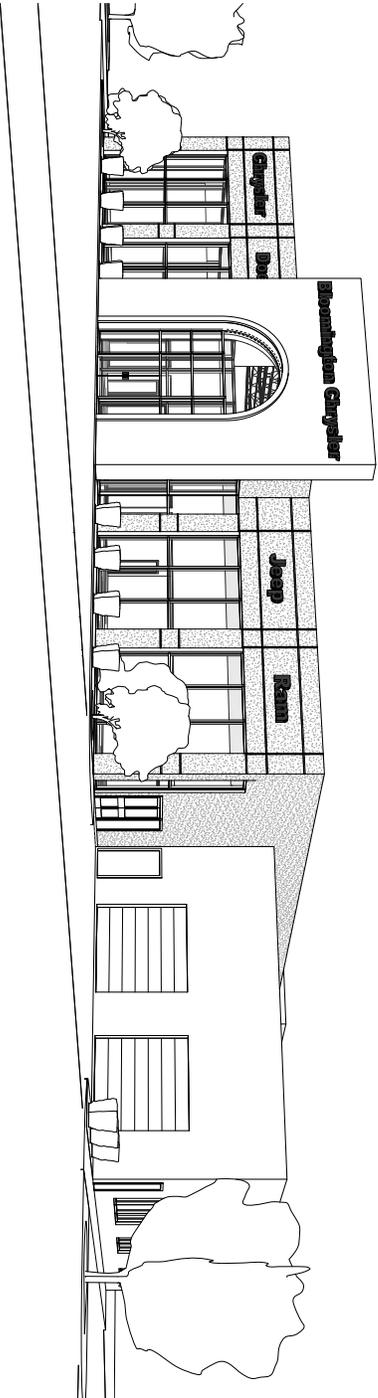
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TEL 317-259-0038

FAX 317-259-4785

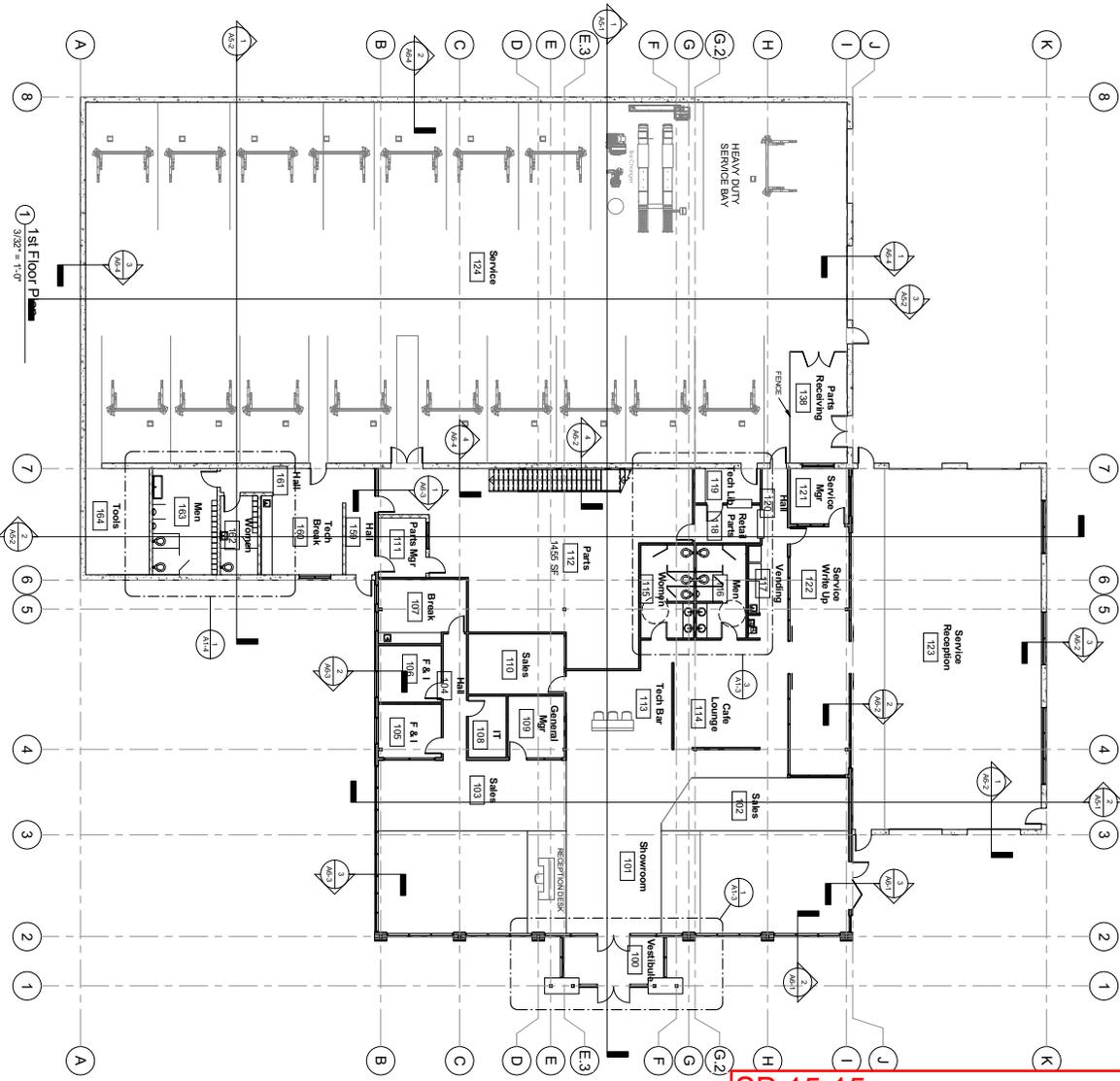
Sheet List

Sheet Number	Sheet Name
A0-1	TITLE SHEET
A1-0	Site Plan
A1-1	First Floor Plan
A1-2	Basement Floor Plan
A1-3	Enlarged Plans
A1-4	Enlarged Plans
A1-5	Life Safety Plan
A1-6	First Floor Dimension Plan
A2-1	Reflective Ceiling Plans
A3-1	Roof Plan
A4-1	Exterior Elevations
A4-2	Exterior Finishes
A5-1	Building Sections
A5-2	Building Sections
A6-1	Wall Sections
A6-2	Wall Sections
A6-3	Wall Sections
A6-4	Wall Sections
A7-1	Enlarged Plans & Plan Dts
A8-1	Door Schedule
A8-2	Aluminum Window Frames
A10-1	Floor Finish Plans
S1-0	Foundation Plan
S1-1	Roof Framing Plan
S1-2	Basement Framing Plan
S2-1	Structural Framing Enlg. & Elev.



3 Exterior Perspective

SP-15-15
Elevations and Floor Plan



SP-15-15
 Elevations and Floor Plan

A1-1

First Floor Plan

DO NOT SCALE DRAWING.
 Design: Custom Facilities, Inc. and
 General Contractors, Deskin/BUILD
 Any other dimensions, notes, or
 information shall be obtained on
 the drawings.

Project No.: 120116
 Drawn By: KTM
 Checked By: KTM
 Revisions:
 Mark: Date: Remarks:

6/11/2015 2:09:40 PM
 Scaled

Proposed Project for:
Bloomington Chrysler

Bloomington, Indiana

CUSTOM FACILITIES

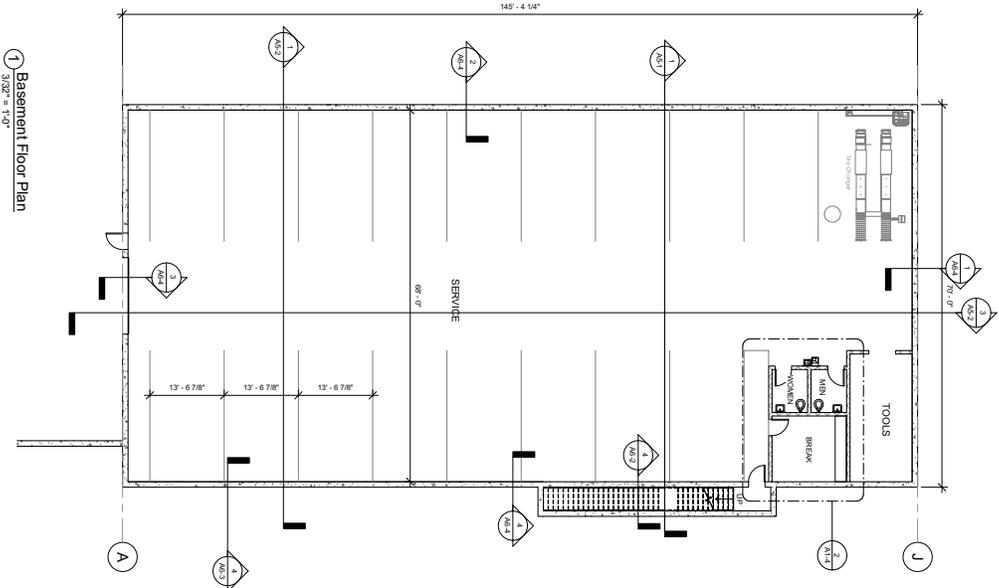
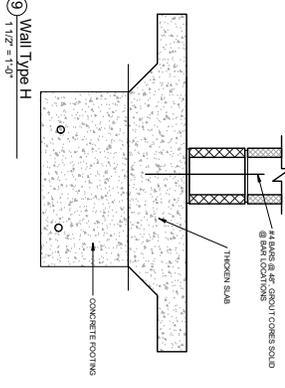
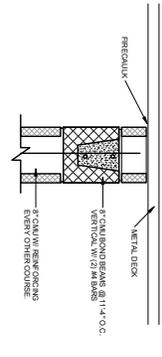
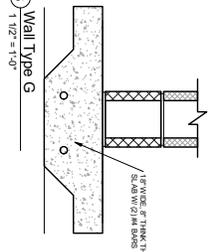
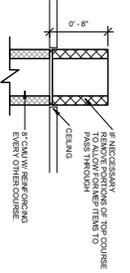
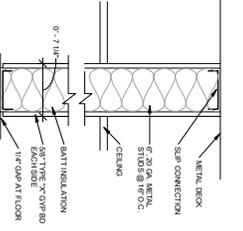
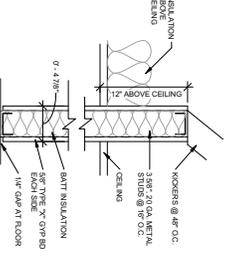
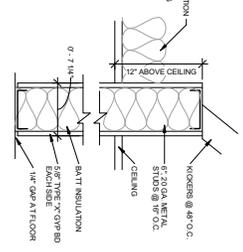
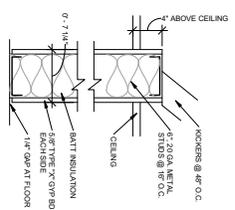
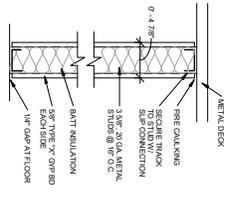
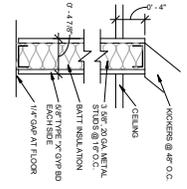
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CONSTRUCTION MANAGERS
 GENERAL CONTRACTORS
 DESKIN/BUILD

6296 Rucker Road
 Suite C
 Indianapolis, IN 46226-4860

17

TEL: 317-258-0038
 FAX: 317-258-4785



SP-15-15
Elevations and Floor Plan

A1-2

Basement Floor Plan

DO NOT SCALE DRAWING.
Always refer to the project specifications for details and dimensions. Dimensions shown on this drawing are for information only and are not to be used for construction. Dimensions shown on this drawing are for information only and are not to be used for construction.

Project No.:	120115
Drawn By:	KTM
Checked By:	KTM
Revisions:	
Scale:	3/32" = 1'-0"

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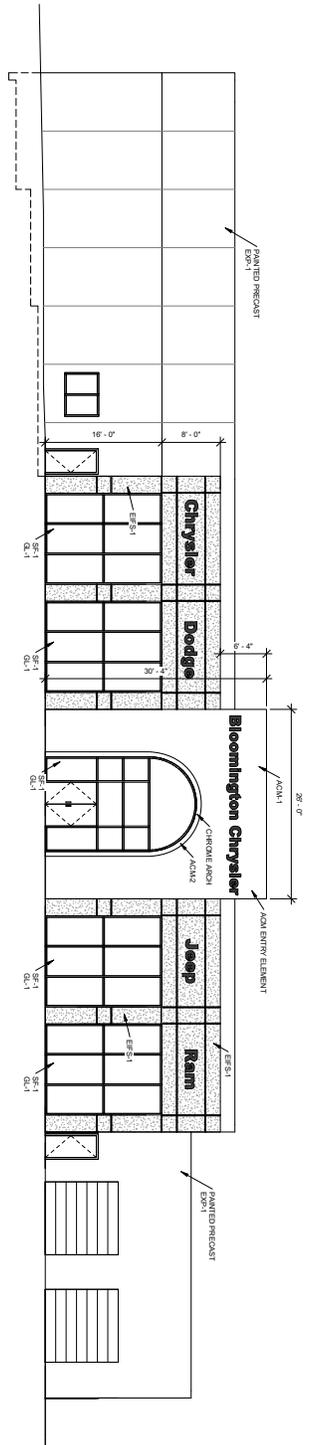
Proposed Project for:
Bloomington Chrysler
Bloomington, Indiana

CUSTOM FACILITIES
www.customfacilities.com

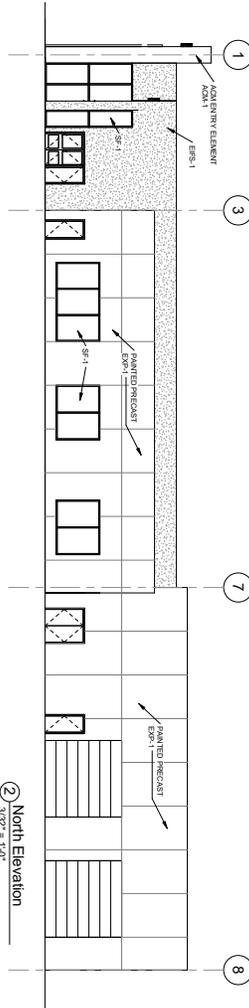
CONSTRUCTION MANAGERS
GENERAL CONTRACTORS
DESIGN/BUILD

6296 Rucker Road
Suite C-7
Bloomington, IN 47408
620-486-4868

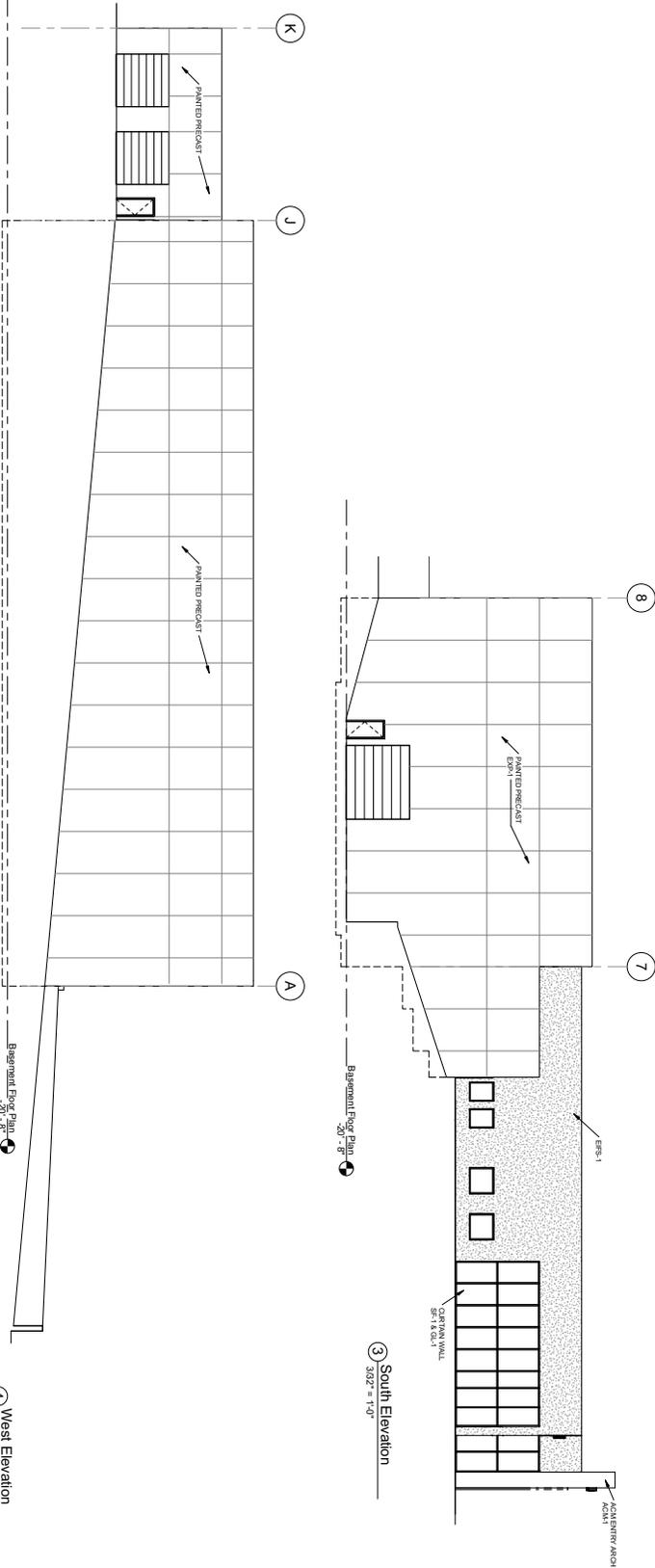
18
TEL: 317-259-0031
FAX: 317-259-4781



1 East Elevation
1/8" = 1'-0"



2 North Elevation
3/32" = 1'-0"



3 South Elevation
3/32" = 1'-0"

4 West Elevation
3/32" = 1'-0"

Basement Floor Plan
3/32" = 1'-0"

Basement Floor Plan
3/32" = 1'-0"

SP-15-15
Elevations and Floor Plan

CONSTRUCTION MANAGERS
GENERAL CONTRACTORS
DESIGN/BUILD
6296 Rucker Road
Suite C
Bloomington, IN 47404
Phone: 317-326-4800
Fax: 317-326-4801
19
TEL: 317-259-0034
FAX: 317-259-4785

www.customfacilities.com

Proposed
Bloomington, Indiana

6/16/2015 12:00:36
Sd

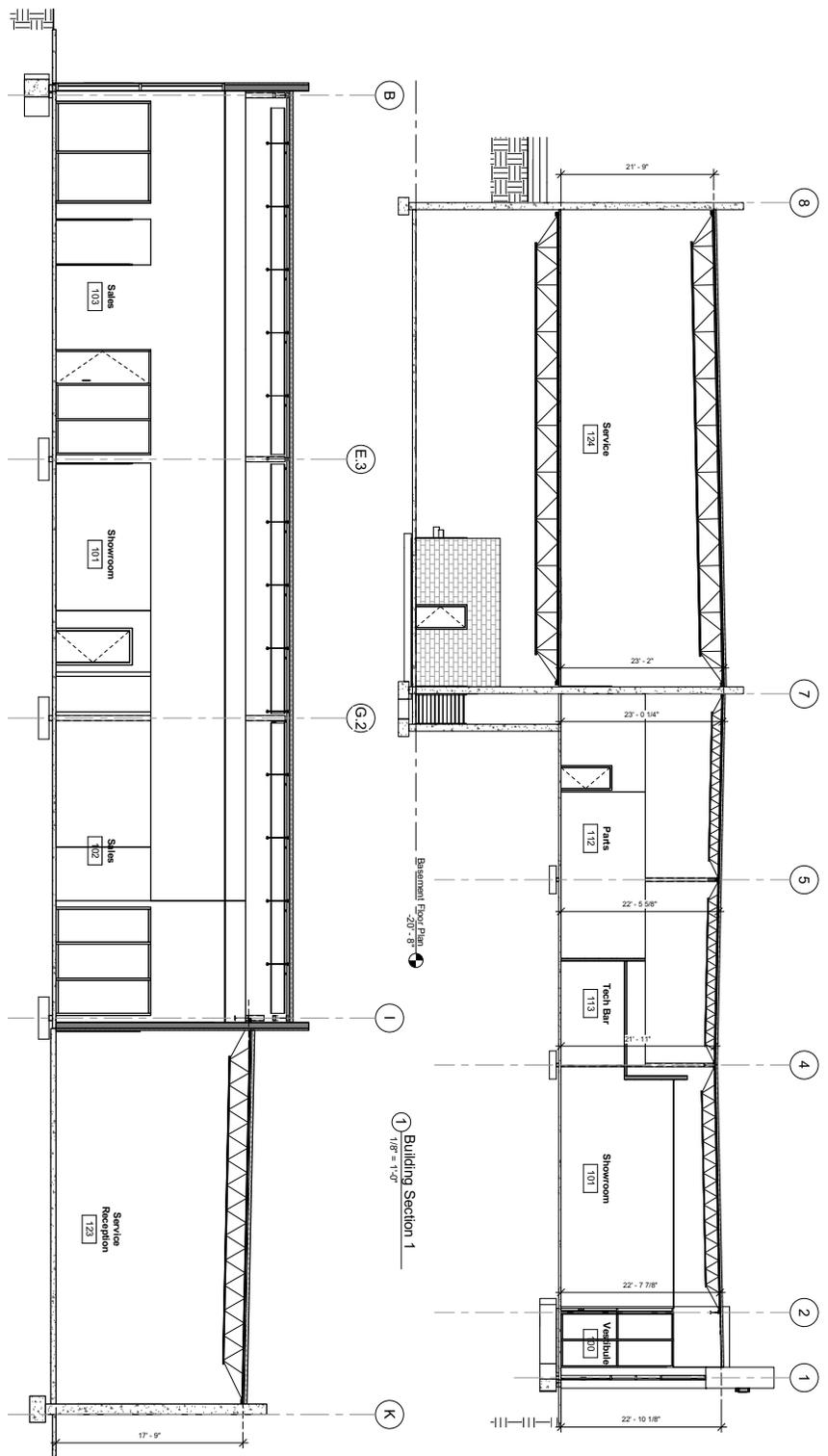
Project No.: 120110
Drawn By: KTM
Checked By: KTM

Revisions
Mark Date Remarks

DO NOT SCALE DRAWINGS.
Design Technicians, Inc. and
any other contractors,
vendors or subcontractors
are not responsible for
errors or omissions.

A4-1

Exterior
Elevations



② Building Section 2
3/16" = 1'-0"

① Building Section 1
1/8" = 1'-0"

A5-1

Building Sections

DO NOT SCALE DRAWING.
 Always refer to the drawing notes and specifications for dimensions, materials, and construction details. Dimensions shown on this drawing are for information only and are not to be used for construction.

Project No.: 120519
 Drawn By: KTM
 Checked By: KTM
 Revisions:

6/11/2015 2:09:46 PM
 Scaled

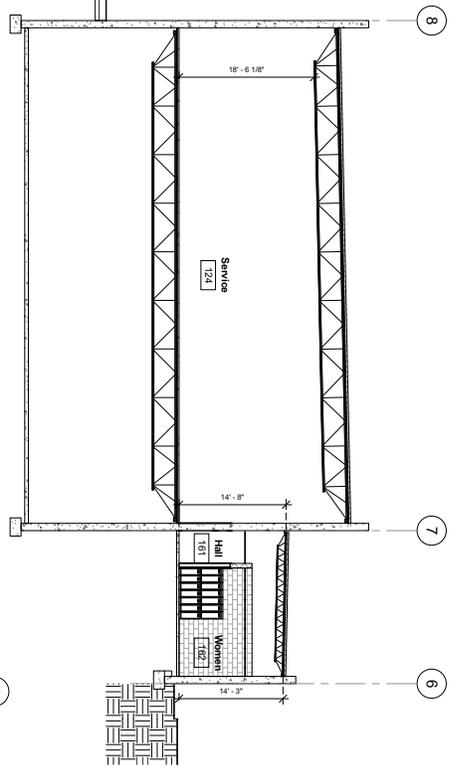
Proposed Pro
 Bloomington

Bloomington, Indiana

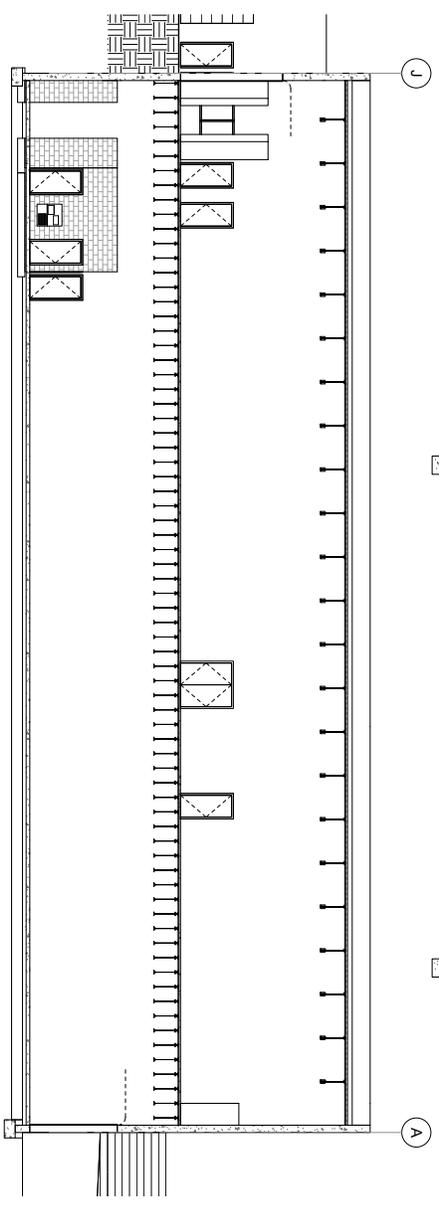
SP-15-15
Elevations and Floor Plan

www.customfacilities.com

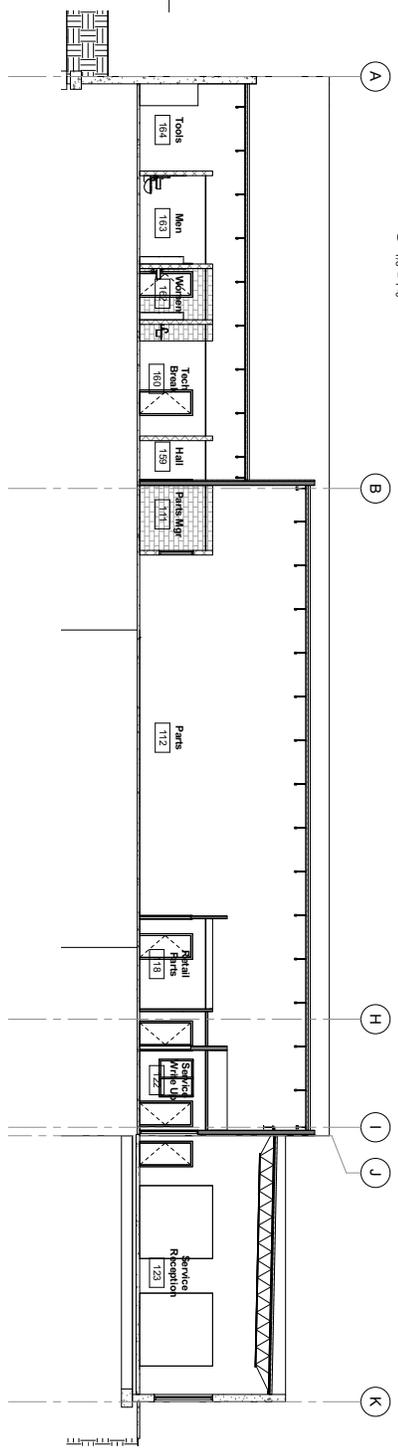
SECTION MANAGERS
 GENERAL CONTRACTORS
 DESIGN/BUILD
 6296 Rucker Road
 Suite C
 Indianapolis, IN 46226-4860
 317.259-0031
 FAX 317.259-4781



① Building Section 3
1/8" = 1'-0"



③ Building Section 5
1/8" = 1'-0"



② Building Section 4
1/8" = 1'-0"

CONSTRUCTION MANAGERS
GENERAL CONTRACTORS
DESIGN/BUILD
6296 Rucker Road
Suite C
Bloomington, IN 47409-4860
21
TEL 317-259-0031
FAX 317-259-4781

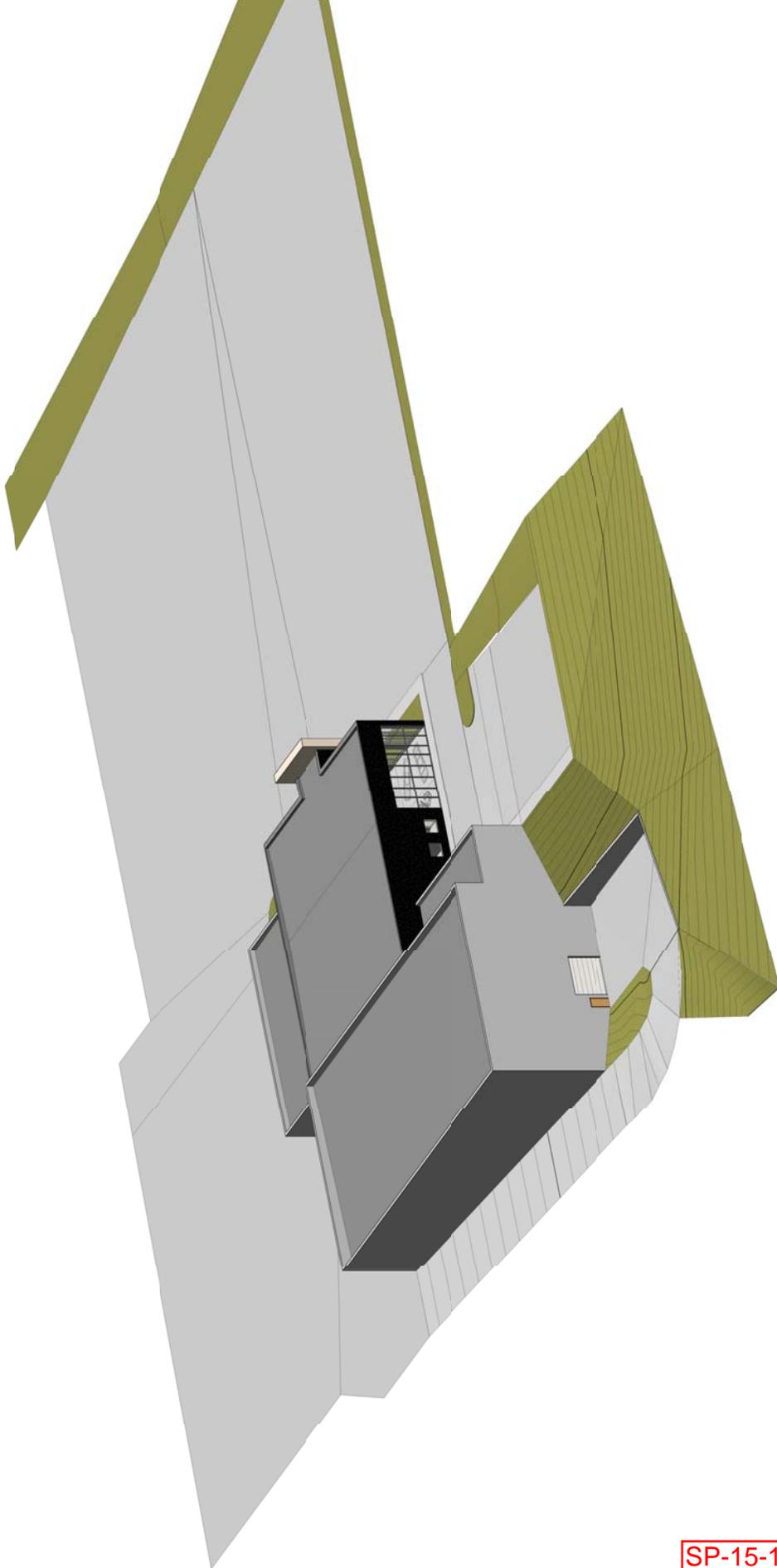
Proposed **SP-15-15**
Bloomington **Elevations and Floor Plan**

6/11/2015 2:09:47 PM
Said
Bloomington, Indiana

Project No.: 120116
Drawn By: KTM
Checked By: KTM
Revisions
Mark: Date: Remarks:

DO NOT SCALE DRAWING.
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or omissions in this drawing
unless specifically identified on
the drawing.

Building Sections
A5-2



SP-15-15
3-D Rendering



Free Press - 3000 File downloaded - Resolution: 5000x3750 px - www.render-photos.com

SP-15-15
Front Rendering

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 2602 E. Creeks Edge Drive**

**CASE #: PUD-16-15
DATE: July 13, 2015**

PETITIONER: Evergreen Partners II, LLC
10 Plaza Drive, Suite #201, Scarborough, ME

CONSULTANT: Bledsoe Riggert Guerrettaz.
1351 W. Tapp Road, Bloomington, IN

REQUEST: The petitioner is requesting an amendment to the list of permitted uses and development standards for Parcel F of the Canada Farm PUD to allow for a 125-unit assisted living facility.

BACKGROUND:

Area: 5.78 acres
Current Zoning: PUD
GPP Designation: Community Activity Center
Existing Land Use: Vacant
Proposed Land Use: Assisted Living Facility
Surrounding Uses: North – Medical Office
West – Child Day Care/Offices
East – Vacant
South – Vacant

SUMMARY: This property is located at 2602 E. Creeks Edge Dr. and is on Parcel F of the Canada Farm PUD. The site is currently vacant and consists mostly of open meadow with some scattered mature trees in the center. A portion of the property is encumbered by 100-year floodplain of the East Fork of Jackson Creek, which is located along the southeast property line. The Jackson Creek Trail is also located on this property and runs along the southeast property line. There is a substantial grade change across the property with the grade going downhill toward the creek to the east.

When the Canada Farm PUD was created in 1996 (PUD-67-95), Parcel E and F were approved for a 30,000 square foot anchor grocery store and 50,000 square feet of additional retail space. This was conceptually shown in the preliminary plan as a centrally located grocery store with several surrounding out-buildings and shared parking throughout the shopping center. A doctor's office for IMA was constructed on Parcel E in 2005 (PUD-29-05). A plat approval was given in 2006 (PUD-13-06) to subdivide Parcel F and to allow a multi-tenant office to be constructed on Lot #2. A daycare facility was recently constructed on the adjacent Lot #1. The remaining lots have remained vacant. There were two sections of on-street parking that were approved and installed in 2011 (PUD-26-11) that provided an additional 18 parking spaces along the internal driveway to supplement surface parking for the office building. A portion of those spaces are proposed to be removed with this petition to allow for a sidewalk and street trees to be installed.

The petitioner is requesting an amendment to the list of approved uses for Parcel F to allow for an assisted living facility with 125 units to be constructed on Lot #4 and #5. Also requested is an amendment to the approved development standards to allow for a 3-story building. There would be a 62-space surface parking lot constructed to provide parking. The building will be finished with a stone masonry veneer base and fiber cement panels. A mix of colors and window trim has been provided to enhance design details around the exterior. There are two, one-story extensions along either side of the building with exterior porches to provide additional building design and reduce the massing of the building, as well as to provide outdoor seating areas. A circle drive has been shown along the internal driveway to provide access to a covered entryway and drop-off area on the front. The building will be three-stories along the front with a walk-out basement facing the creek and wooded area to the east. There is an asphalt sidepath that was stubbed to the property from the offices and daycare to the west that would be extended through the site to connect to the Jackson Creek Trail. There would also be an additional connection to the Jackson Creek trail from Creek's Edge Drive that would extend along the east property line. These connections have not yet been shown, but are required and will be detailed on future site plans.

SITE PLAN ISSUES:

Architecture/Design: The building will be finished with a stone masonry veneer along the base with fiber cement panels and fiber cement shakes along the exterior. The roof will be a pitched roof with shingles. The PUD required that all buildings in these commercial parcels be one-story with pitched roofs. Due to this different land use, the building is proposed to be three-story along the front with a walk-out basement facing the creek and wooded area to the east. The increased height and three stories is necessary for this project to be feasible from the petitioner's perspective and they are requesting an amendment to allow the three-story building. Staff is seeking guidance from the Plan Commission on the proposed three-story building and overall building design.

Access: There is a circle drive shown along the private internal drive to provide access to the front and to facilitate drop-offs. There is a covered awning shown that extends over this driveway and entrance. There is another drivecut shown along the internal driveway for the parking area located in the rear of the property. A sidewalk and street trees were required along the west side of the internal driveway with the previous petitions for the multi-tenant building and the daycare facility and would be required along the east side of the internal drive as well with this petition.

Development Standards: The petitioner is requesting to amend the approved development standards for Parcel F as well as the list of uses. Specifically, the petitioner is proposing to adopt the development standards outlined for the Commercial General (CG) zoning district and to amend the list of approved uses to allow "assisted living facility". No other changes to the PUD are proposed or approved.

Landscaping: The petitioner has not yet submitted a landscape plan and that will be reviewed prior to future hearings. No deviations are expected from the UDO standards for landscaping. Staff would encourage the petitioner to preserve as many of the existing trees as possible.

Environmental: The site is a mixture of mature trees and open pasture. There is an intermittent stream/drainage channel that drains east through the property and connects to Jackson Creek. Portions of this have been modified with previous approvals to redirect drainage through the site. The portion of the site that is encumbered by the 100-year floodplain was placed in a conservation easement with previous plats. There is a group of mature trees located within the center of the site that staff would encourage the petitioner to try and save. There were not any specific areas of conservation or preservation that were required with the PUD. Areas of preservation within the overall Canada Farm PUD were outlined and approved with the initial outline plan and rezoning. Only the portion of this site within the floodplain was outlined for preservation, which was set aside with a previous plat approval.

Parking: There is a parking lot with 62 parking spaces proposed with this petition. The UDO allows a maximum of 1 space per employee on the largest shift plus 1 space per 3 residential units. There would be a maximum of 28 employees on the largest shift. A maximum of 69 parking spaces would be allowed. With a previous approval, there were 18 parking spaces created along the internal driveway to supplement on-site parking for the multi-tenant office. Nine of those spaces are proposed to be removed with this petition. With that approval, the Plan Commission had a specific condition of approval that “The Plan Commission may approve or require the removal of these parking spaces with future final plans of Parcel F.” Staff believes that there will be an opportunity for shared parking with this petition and encourages the petitioner to work with the adjacent owner to come to a shared parking agreement. The removal of the parking spaces allows for a continuous sidewalk and tree plot along the east side of the driveway along this property to increase pedestrian connectivity.

Pedestrian Facilities: The Jackson Creek Trail is located along the east side of this property and extends from Canada Drive to the south, to the north side of the Creek’s Edge development to the north of this site. A recently approved project located at the southeast corner of Sare and Rogers Roads will allow the trail to be extended north to Rogers Rd. A small portion of the Jackson Creek trail will need to be extended along the southeast portion of this site to extend it all the way to the property line. A bike path connection from the multi-use path on Sare Road to the Jackson Creek Trail was required with previous approvals and a stub was placed to this property from the west. This extension will need to be shown on the site plan prior to future hearings. Additional connections were also expected from Creek’s Edge Drive to the Jackson Creek Trail along the property lines of Lot’s #4,5, and 6. This connection must also be shown on future plans. There is a 5’ wide concrete sidewalk and tree plot currently along the property frontage on Creek’s Edge Drive. Street trees were not installed along Creek’s Edge Dr. and are required with this petition.

Utilities: Water service is available along Creek’s Edge Drive and sanitary service is available along the rear of the property adjacent to the Jackson Creek Trail. At this point no issues have been identified with providing utility service to the building. Final acceptance and approval from CBU is required prior to issuance of any permits. Stormwater detention was provided by a large detention pond that was intended to serve all of the lots in this development. The petitioner will be evaluating this pond to see if the size was adequately provided and if there are any changes that are needed.

The pond was seeded with a rain garden mix to provide stormwater quality improvements.

Lighting: A lighting plan has not been submitted yet and will be reviewed prior to issuance of any permits. No deviations from the lighting code are expected.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made 4 recommendations concerning this development.

1. The Petitioner should create the Landscape Plan using as many native plants as possible, and restrict landscaping adjacent to the floodplain and riparian buffer to native plants exclusively.

Staff response: Staff will continue to work with the petitioner to review the proposed landscape plan and incorporate the Environmental Commission's recommendations.

2. The Petitioner should apply green building and site design practices to create a high performance, low carbon-footprint structure, and grounds that exhibit our City's commitment to environmental sustainability.

Staff response: Although not required, staff encourages the petitioner to incorporate as many green building practices as possible.

3. The Petitioner should provide space for recyclable materials to be stored for collection, and a recycling contractor to pick them up

Staff response: Although not required, Staff encourages the petitioner to incorporate this suggestion into the building design.

CONCLUSION: Staff is seeking guidance from the Plan Commission on the proposed use, as well as the design of the building. Comments regarding building massing and the proposed three-stories are most important.

RECOMMENDATION: Staff recommends forwarding this petition to a second hearing on August 10, 2015.

MEMORANDUM

Date: July 3, 2015
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Through: Linda Thompson, Senior Environmental Planner
Subject: PUD-16-15, Evergreen Assisted Living facility
2602 E. Creeks Edge Drive

This memorandum contains the Environmental Commission's (EC) input and recommendations regarding a request for an amendment to the Final Plan of the Canada Farm Planned Unit Development (PUD) to allow an assisted living use. The EC has no objections to the added use in this PUD, but does recommend some design measures that would benefit plant and animal life, water quality, carbon sequestration, and the human walkability of the area.

The EC believes that the proposed site represents an opportunity to enhance that special sense of environmental character that Bloomington is known for, by demonstrating through example that we are, indeed, a Tree City USA, a National Wildlife Federation Wildlife Habitat Community, and a winner of America in Bloom's national competition.

ISSUES OF SOUND ENVIRONMENTAL DESIGN

1.) LANDSCAPING

At this point in the approval process, a Landscape Plan has not been crafted. The EC recommends that as the design progresses, the plants adjacent to the floodplain and riparian buffer be native to south central Indiana. The EC promotes using native plant species in landscaping in general, but finds that when the vegetation will be assimilated into natural surroundings it is particularly important. Native plants exemplify Indiana's natural heritage and benefit native birds and insects, particularly pollinators. Native plants provide food and habitat for birds, butterflies and other beneficial insects, promoting biodiversity in the city. Furthermore, native plants do not require chemical fertilizers or pesticides and are water efficient once established.

For additional suggestions, please see the EC's Natural Landscaping materials at www.bloomington.in.gov/beqi/greeninfrastructure/htm under 'Resources' in the left column. We also recommend an excellent guide to midwest sources of native plants at: <http://www.inpaws.org/landscaping.html>.

2.) GREEN BUILDING & SITE DESIGN

The EC recommends that green building practices be employed at this site. Green building and environmental stewardship are of utmost importance to the people of Bloomington and

sustainable features are consistent with the spirit of the Unified Development Ordinance (UDO). Additionally, they are supported by Bloomington's overall commitment to sustainability and its green building initiative (<http://Bloomington.in.gov/greenbuild>). Sustainable building practices are explicitly called for by the Mayors' Climate Protection Agreement signed by Mayor Kruzan; by City Council Resolution 06-05 supporting the Kyoto Protocol and reduction of our community's greenhouse gas emissions; by City Council Resolution 06-07, which recognizes and calls for planning for peak oil; and by a report from the Bloomington Peak Oil Task Force, *Redefining Prosperity: Energy Descent and Community Resilience Report*.

Some general recommendations the EC offers for this site include LED lighting and energy-saving appliances; solar systems (e.g. solar photovoltaic cell and solar hot water systems); and recycled products, such as counter tops and carpets.

Some specific recommendations for this site include the following four actions.

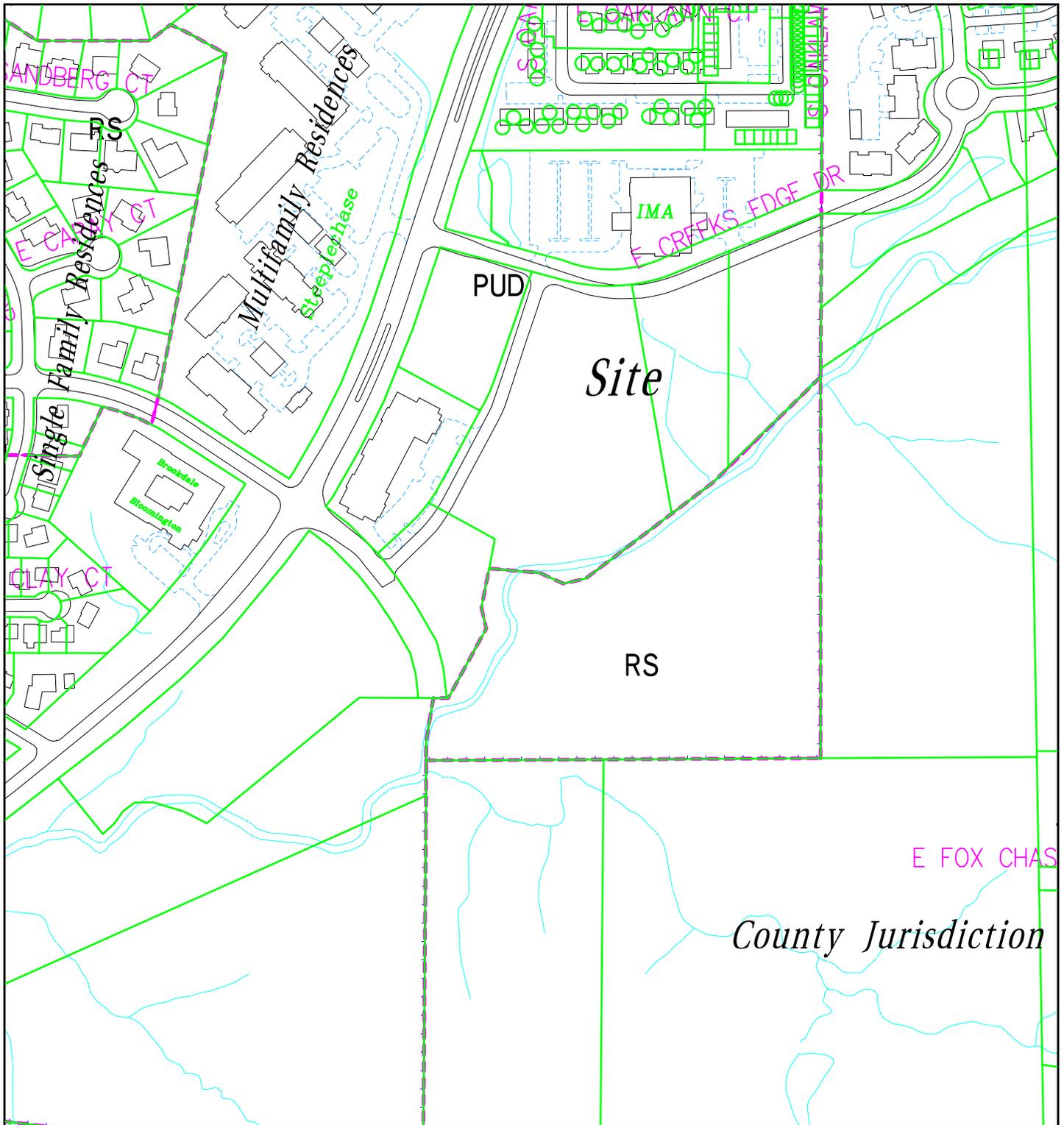
1. Use locally-sourced, real limestone or sandstone instead of cast concrete as described in the Petitioner's Statement for accents on the facade of the building.
2. Enhance the weather, air, and thermal barriers of the building envelope to reduce the energy consumption associated with conditioning indoor air.
3. Provide individual apartment air temperature controls.
4. Use reflective roofing material, which is now available in asphalt shingles to maintain the look that the developer wants to achieve.

3.) RECYCLING

The EC recommends that space be allocated for recyclable-materials collection, which will reduce the facilities' carbon footprint and promote healthy indoor and outdoor environments. Recycling has become an important norm that has many benefits in energy and resource conservation. Recycling is thus an important contributor to Bloomington's environmental quality and sustainability and is expected in a 21st-century structure.

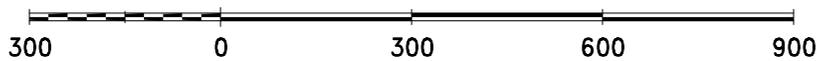
EC RECOMMENDATIONS

- 1.) The Petitioner should create the Landscape Plan using as many native plants as possible, and restrict landscaping adjacent to the floodplain and riparian buffer to native plants exclusively.
- 2.) The Petitioner should apply green building and site design practices to create a high performance, low-carbon-footprint structure, and grounds that exhibit our city's commitment to environmental sustainability.
- 3.) The Petitioner should provide space for recyclable materials to be stored for collection, and a recycling contractor to pick them up.



PUD-16-15 Evergreen Partners II, LLC
 2602 E Creek's Edge Drive
 Plan Commission
 Site Location, Zoning, Land Use, Parcels

By: greulice
 9 Jul 15



City of Bloomington
 Planning & Transportation

Scale: 1" = 300'

For reference only; map information NOT warranted.



June 16 2015

Mr. James Roach
City of Bloomington, Planning Department
401 N. Morton St., Suite 160
Bloomington, IN 47402-0100

RE: Assisted Living Facility - Canada Farms PUD Outline Plan Petitioner's Statement

Dear Jim,

Evergreen Partners is pursuing the development of a senior assisted living facility within the Canada Farm PUD. In order to facilitate this development we are seeking approval from the City Council to amend the existing Canada Farms PUD to allow for 'Assisted Living' to be added as an approved use. The parcels this request would impact would be Lots 4 and 5 along East Creek Edge Drive across the street from the IMA Primary Care Facility located at 2605 E. Creeks Edge Drive. As demonstrated herein, we believe the original intended use for the parcels has become obsolete as other retail and/or grocery development, such as the College Mall retail center, has occurred within close proximity to the Canada Farms PUD.

The facility we are envisioning will be up to 125 apartment units in size and will contain a mix of studio and one bedroom apartment units with services to support independent senior living. We anticipate securing the necessary financing to facilitate both the acquisition of the parcels and the construction of the facility in the 4th quarter of 2015 or early in 2016. We anticipate construction to begin shortly after the acquisition of the parcels is complete. Construction of the property will take approximately 15 months and we expect lease-up/operations to begin in early-to-mid 2017.

Please find enclosed the following components of the PUD Amendment Request:

- Canada Farms Outline Plan Amendment Statement & Application Fee
- Preliminary Site Plan and Building Concept Drawings

We look forward to working with you/your staff, the Planning Commission and City Council to make this project a success.

Sincerely,

Nick Bouquet

10 PLAZA DRIVE, SUITE 201 . SCARBOROUGH, MAINE 04074
207-774-6989 . FAX 207-774-6998
WWW.EVERGREENPARTNERSHOUSING.COM

PUD-16-15
Petitioner Statement

Canada Farms Outline Plan Amendment/Statement

Purpose: Amend PUD to allow for approval and construction of the proposed Assisted Living facility on lots 4 and 5, within areas E and F of the originally approved PUD. Lots 4 and 5 will be combined into one parcel.

Site Context: The site is adjacent to a mix of uses that exist in the area. These include multi-family housing developments, a medical facility, an office building and a Daycare that is currently under construction. To the southeast are an existing public trail, floodplain area and linking greenspace.

History: This site is part of the Canada Farm PUD, which was approved nearly 20 years ago. Specifically, this site falls within areas E and F as defined in the approved PUD. Areas E and F were approved for up to 50,000 sq. ft. of retail and 39,000 sq. ft. of office park uses. Maximum square footage in the retail area was 30,000 sq. ft. for a grocery store.

Marketing of retail in this area has not been successful since the PUD was approved. The original intended use for the parcels has become obsolete as other retail and/or grocery development, such as the College Mall retail center, has occurred within close proximity to the Canada Farms PUD. Additionally, the majority of the Canada Farms development is comprised of single family housing and apartments.

Project Justification: The current request further expands the healthcare related use that has found a home in this area with the establishment of the IMA East Primary Care facility, just north of the proposed site, across East Creeks Edge Drive. The Assisted Living facility we are proposing fits well with this use as well as it is a residential facility first, with an assisted living services component.

This location was selected by the owner due to the calm and tranquil feel of the surrounding residential community and its close proximity to retail and other services, just to the north at the College Mall retail area. The expanding need for high quality senior care coupled with the lack of retail and/or grocery need within the Canada Farms PUD itself lends the land discussed herein well to our proposed use as Assisted Living. Adding Assisted Living as a use to the Canada Farms PUD fits both the existing development characteristics within the PUD and will serve the future senior assisted living need of the community going forward.

Status of Public Improvements: All public improvements are in place to serve property. Public street access is available to E. Creeks Edge Drive. All necessary utility services are available at the site. A grease interceptor will be installed per CBU requirements. The public trail at the rear of the site is in place and functioning.

Description of Proposed Facility: We are proposing to develop an Assisted Living Facility on Lots 4 and 5 within Areas E & F of the Canada Farms PUD.

The community will be licensed and regulated as a Residential Care Facility by the Indiana State Department of Health and will specifically serve low income adult seniors 62 years of age and older. These individuals and households will have income levels at or below 60% of the area's median income. The typical resident is someone who needs some help to maintain their independence but who does not

require skilled nursing care. Residents using a cane, walker, scooter or wheelchair will be eligible to live in the community.

We are proposing a facility that will be up to 125 apartments units in size and will contain a mix of studio and one bedroom units. The apartments will feature a kitchenette with countertop, sink, cabinets, microwave and refrigerator; a spacious bathroom with shower; and emergency alert system. The facility will be designed with a variety of community areas and amenities for the residents. These areas typically include: lounge/common living room areas, large common dining room, library, convenience store, clinic/therapy space, fitness room and beauty parlor.

The community will combine private apartment home living with the availability of limited assistance with activities of daily living; medication administration, day-to-day management and reminders; and support services such as three meals a day via the on-site commercial kitchen, housekeeping and laundry.

We anticipate the facility to employ approximately 55 individuals, with 40 full-time and 15 part-time employees. Staff will be on-duty 24 hours a day, seven days a week. We anticipate that at any given time there will be between 25-30 employees on duty at the property. The staffing will include a full-time Resident Services Coordinator who would plan and run social, educational and recreational activities.

A few of the residents, if any, will have cars or be driving. The intention would be for the community to provide scheduled transportation to local physician's offices, for shopping and for special outings. The community also will help residents take advantage of any local transportation services that are available for seniors.

PUD Amendments: Proposed use is an assisted living facility. Revise the use list for areas E and/or F as necessary to allow the proposed use. The current PUD allows for a maximum one story building height in areas E and F. The proposed building is predominantly three stories, with a four story component in the south wing. Revise the PUD to allow for the proposed building story change.

Development Standards: (Patterned after CG zone standards)

Minimum Front Building Setback: 15 feet from existing public right-of-way.

Minimum Side Building Setback: 7 feet

Minimum Rear Building Setback: 10 feet

Minimum Parking Setback: Front: 20 feet behind primary structure's front building wall along public right-of way. Side: 7 feet. Rear: 7 feet

Maximum Structure Height: Four Stories

Stormwater Detention and Pollution Prevention: The existing stormwater detention basin and system will be evaluated for adequacy and function at the development plan stage and any improvements necessary to correct or expand the existing system will be proposed at that time. Should the existing detention basin prove to be inadequate, it can be supplemented with underground detention installed under the proposed pavement. Stormwater Pollution Prevention efforts will meet current UDO and Rule 5 standards.

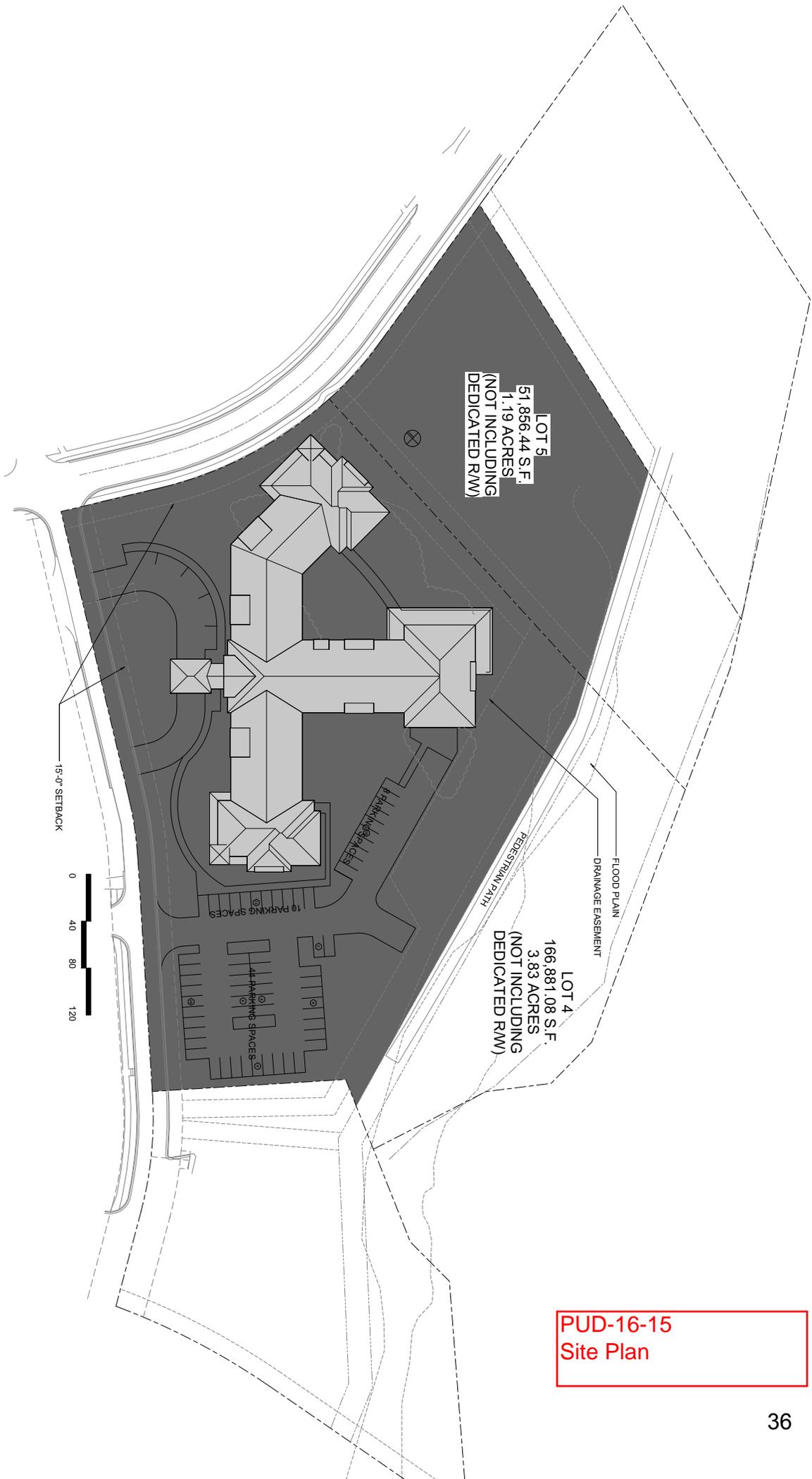
Parking Standards: Bicycle and vehicular Parking shall meet current UDO standards.

Signage: One ground sign to meet current UDO standards.

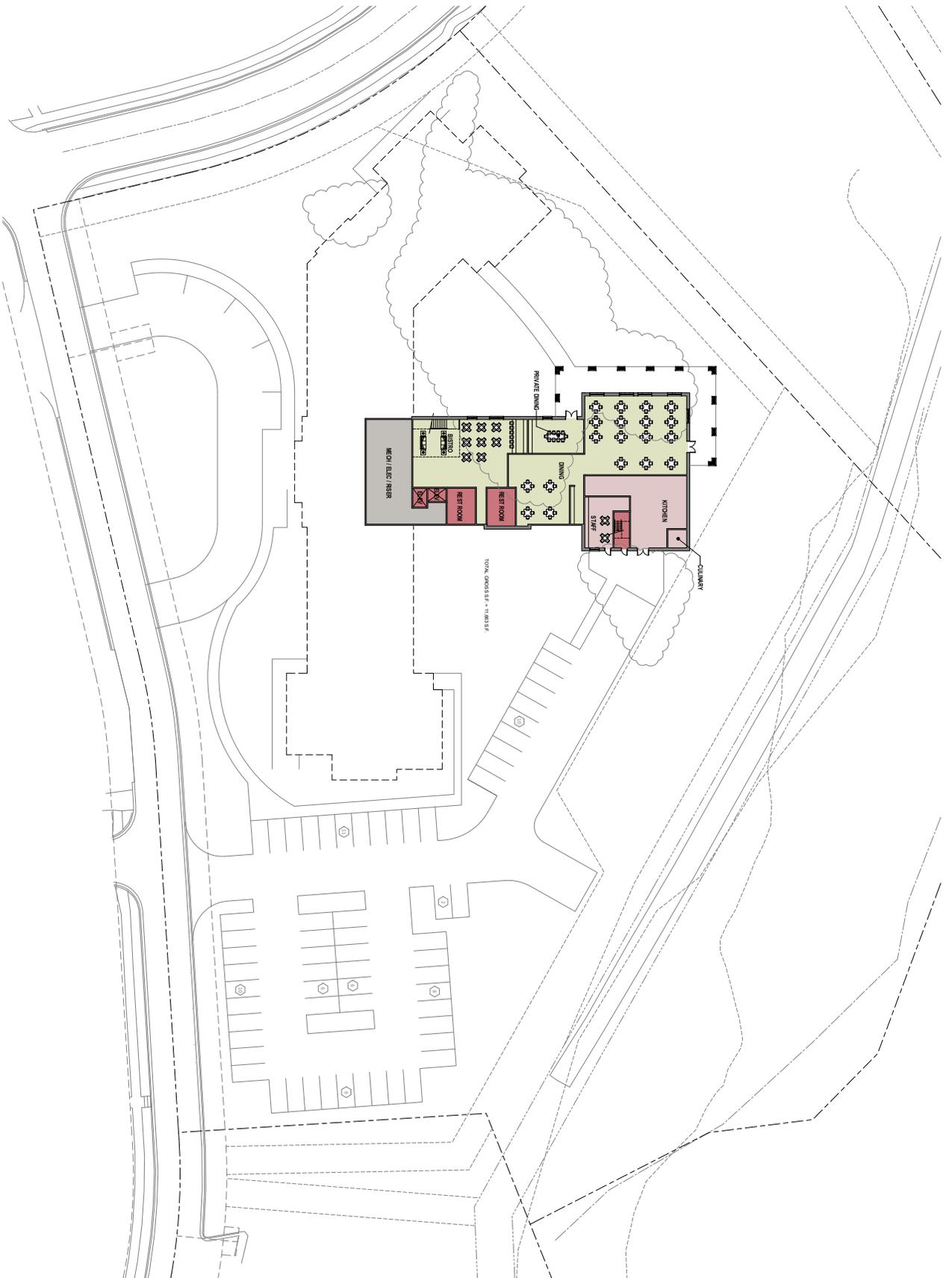
Architectural Materials: Construction materials proposed for the building are fiber cement siding and trim, stone veneer, vinyl windows, architectural fiberglass asphalt roof shingles and aluminum storefront systems at main entry and dining area patio access.

Landscape Standards: Shall meet current UDO standards. Due to the slope of the existing site, much of the site will have to be filled to allow construction of the proposed facility.

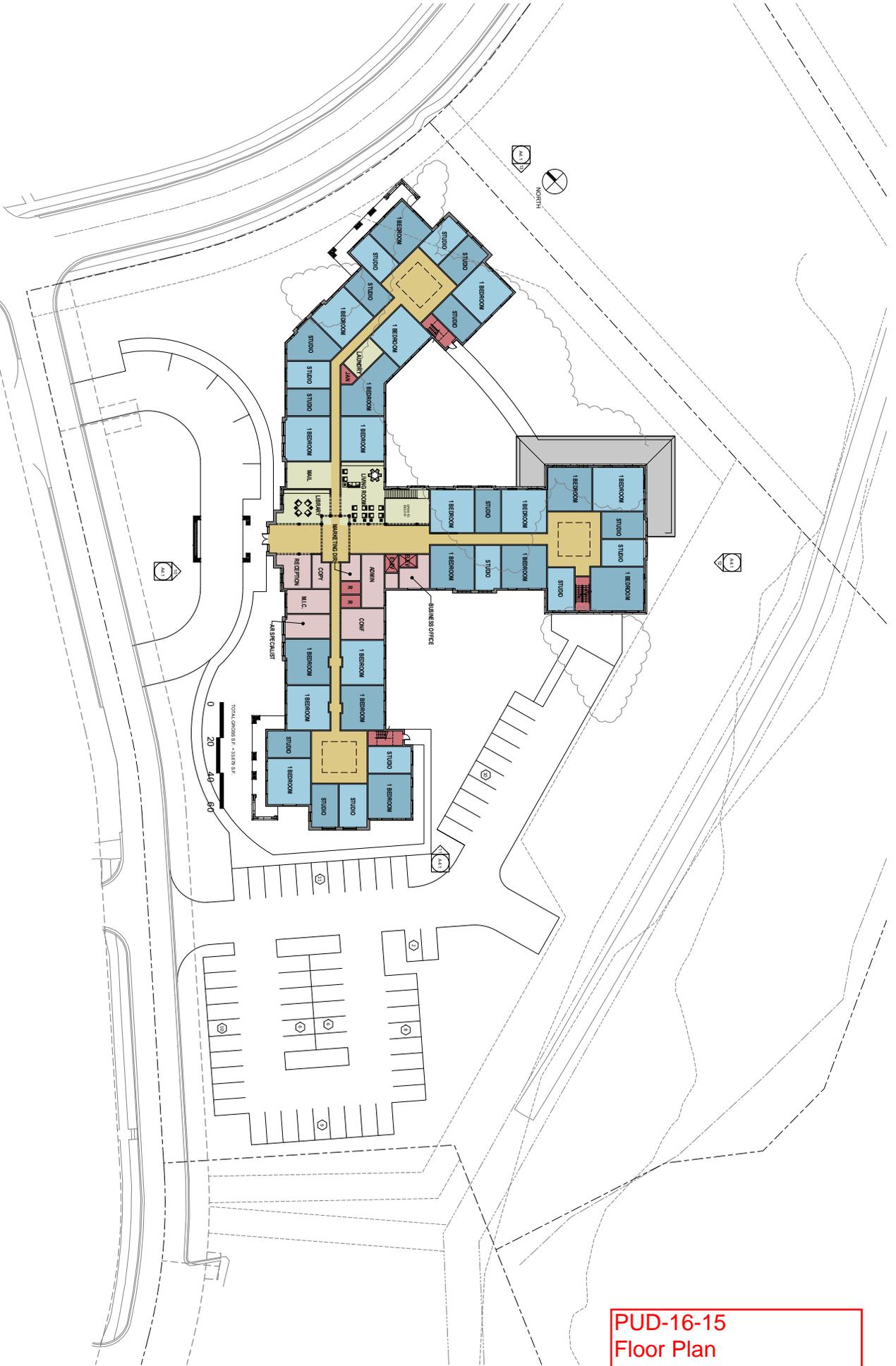
Site Lighting: Shall meet current UDO standards.



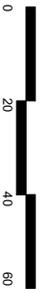
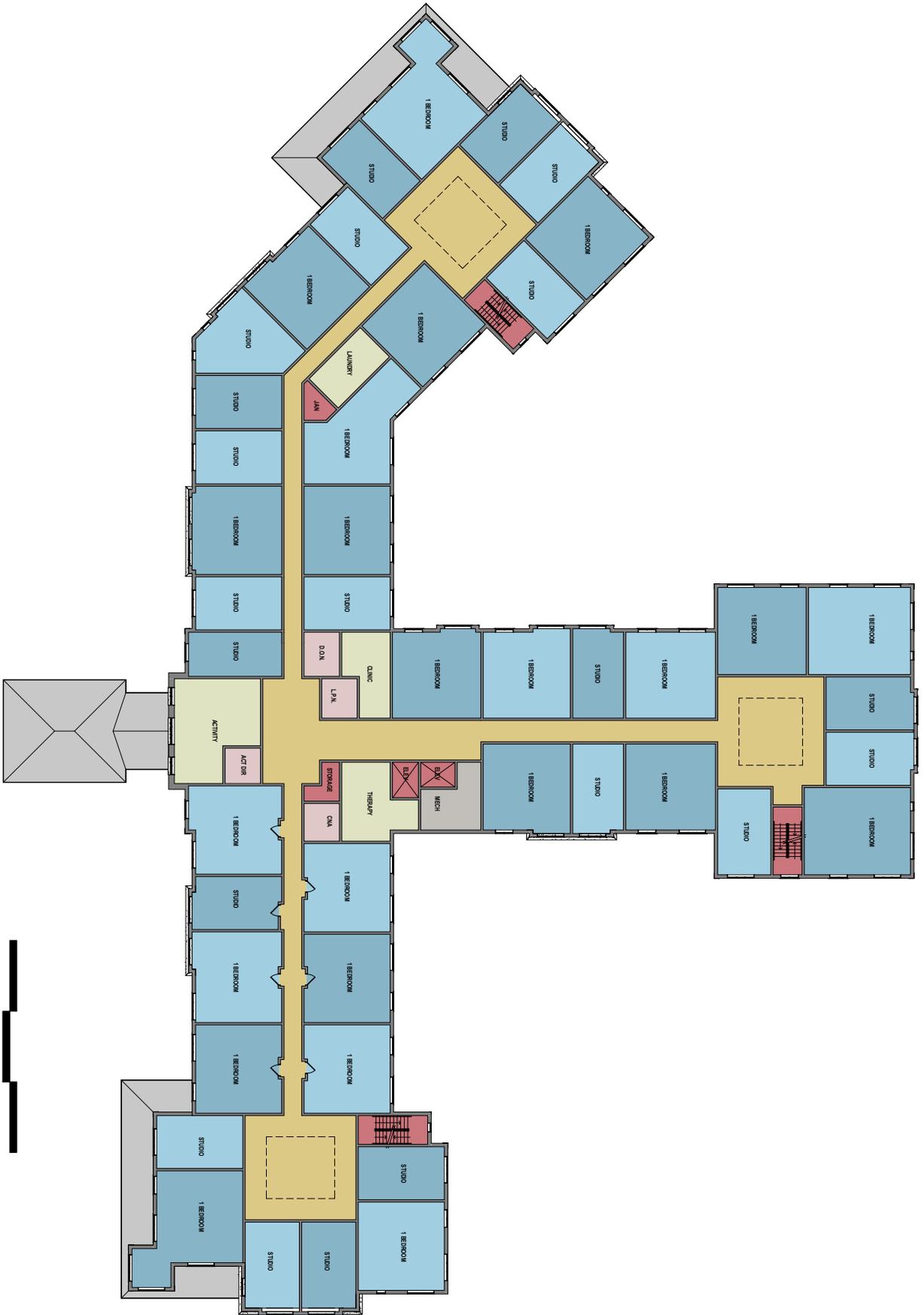
PUD-16-15
Site Plan



PUD-16-15
Floor Plan

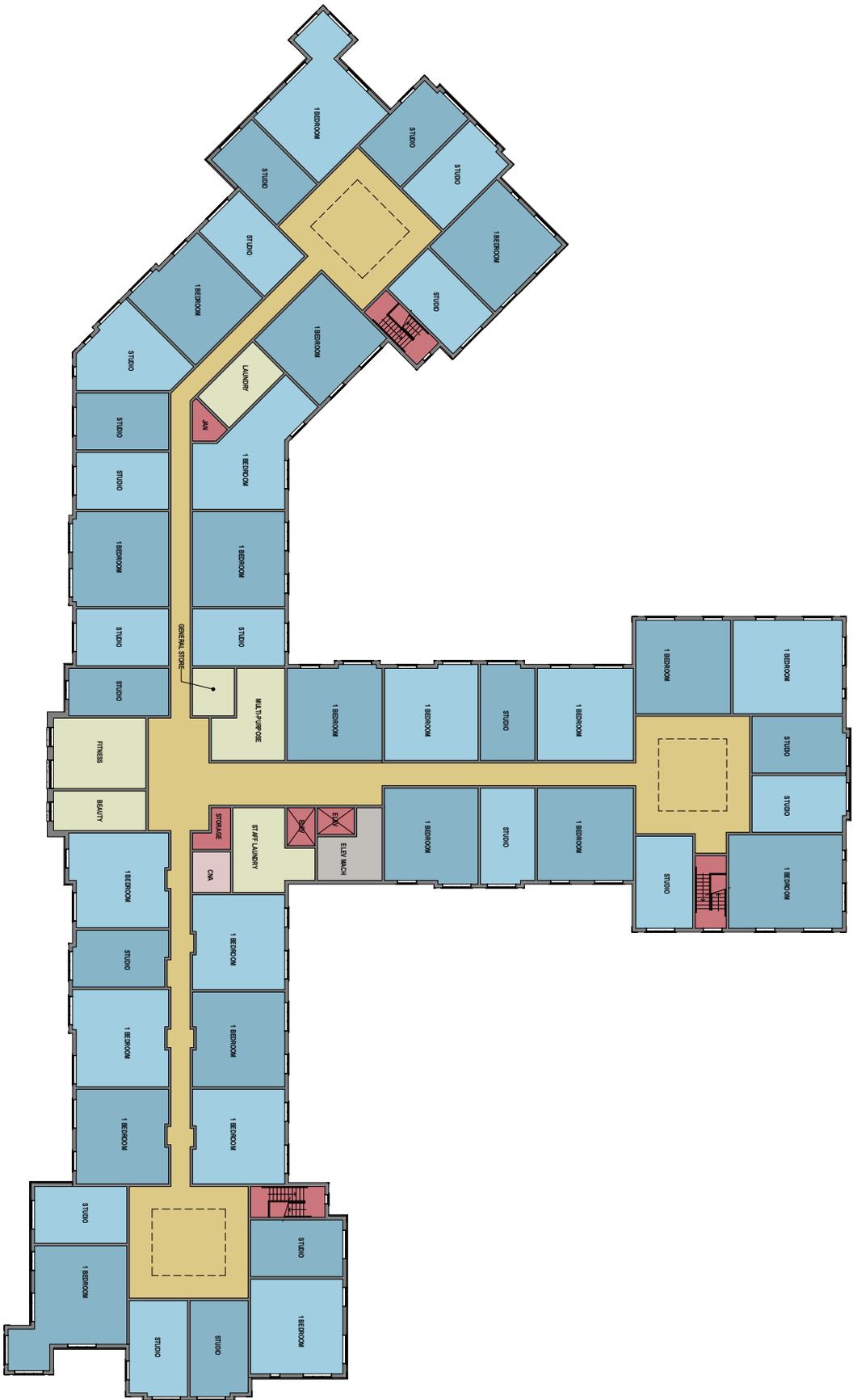


PUD-16-15
Floor Plan

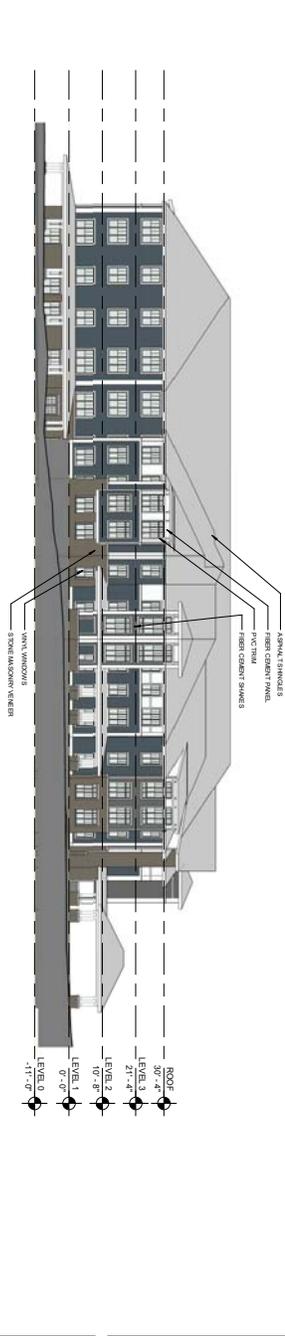


TOTAL GROSS SF = 39,794 SF

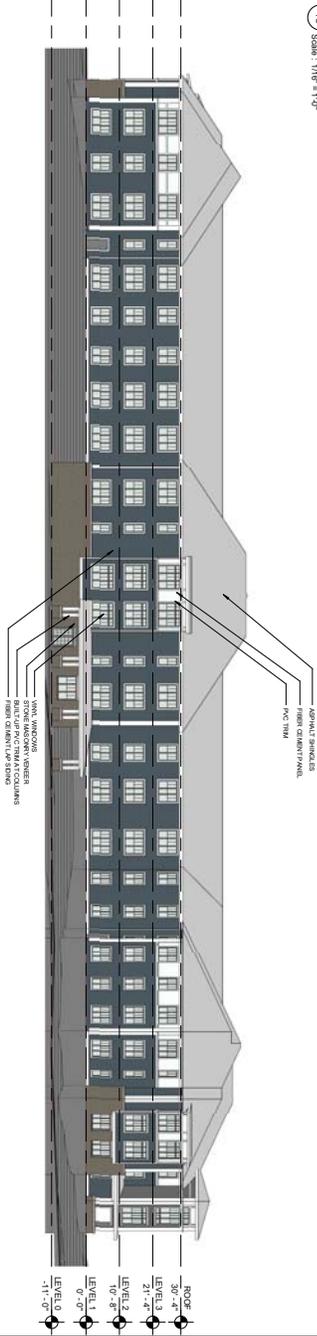
PUD-16-15
Floor Plan



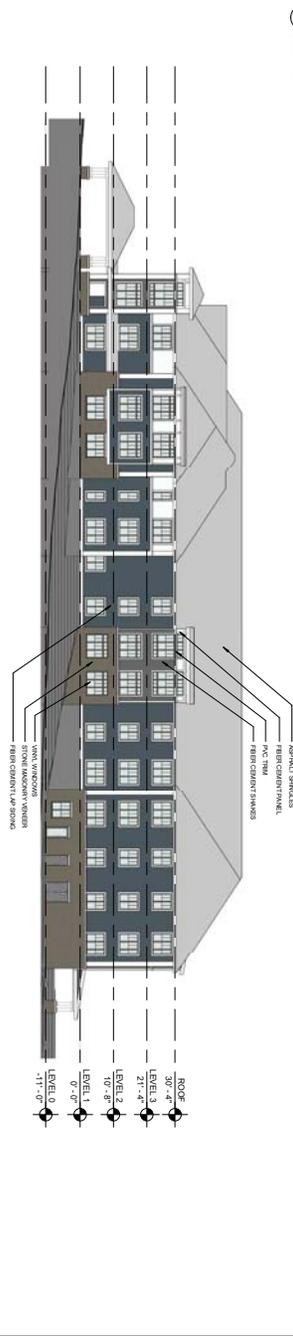
PUD-16-15
Floor Plan



19) EAST ELEVATION
 Scale: 1/16" = 1'-0"



12) SOUTH ELEVATION
 Scale: 1/16" = 1'-0"



11) WEST ELEVATION
 Scale: 1/16" = 1'-0"



10) NORTH ELEVATION
 Scale: 1/16" = 1'-0"

**PUD-16-15
 Elevations**

Structural Team
 n, Inc.
 y at Admirals Hill
 n, Inc.
 n.com

Revisions:	
Architect of Record:	
Drawn:	JH
Checked:	JH
Scale:	1/16" = 1'-0"
Key Plan:	
Project Name:	CANADA FARMS AL
Sheet Name:	BLOOMINGTON, INDIANA
EXTERIOR ELEVATIONS	
Issue Date:	06/05/15
Project Number:	14205
Sheet Number:	A4.1



PUD-16-15
Site Plan and Aerial

Canada Farms Assisted Living

Bloomington, IN

Site Plan



June 11, 2015

DEVELOPER : Evergreen Partners

OPERATOR : Gardant Management Solutions

ARCHITECT : The Architectural Team

14025



West Elevation



East Elevation



South Elevation

PUD-16-15
Exterior Elevations

Canada Farms Assisted Living
Bloomington, IN

Building Elevations



June 11, 2015

DEVELOPER : Evergreen Partners

OPERATOR : Gardant Management Solutions

ARCHITECT : The Architectural Team

14025



PUD-16-15
Overall Rendering

Canada Farms Assisted Living

Bloomington, IN

Aerial Perspective

June 11, 2015

DEVELOPER : Evergreen Partners

OPERATOR : Gardant Management Solutions

ARCHITECT : The Architectural Team

14025

tat | the architectural team



PUD-16-15
Exterior Rendering

Canada Farms Assisted Living
Bloomington, IN

Rendered Perspective

June 11, 2015

DEVELOPER : Evergreen Partners

OPERATOR : Gardant Management Solutions

ARCHITECT : The Architectural Team

14025



PUD-16-15
Exterior Rendering

Canada Farms Assisted Living
Bloomington, IN

Rendered Perspective

June 11, 2015

DEVELOPER : Evergreen Partners

OPERATOR : Gardant Management Solutions

ARCHITECT : The Architectural Team

14025



PUD-16-15
Exterior Rendering of
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Canada Farms Assisted Living
Bloomington, IN

Rendered Perspective

June 11, 2015

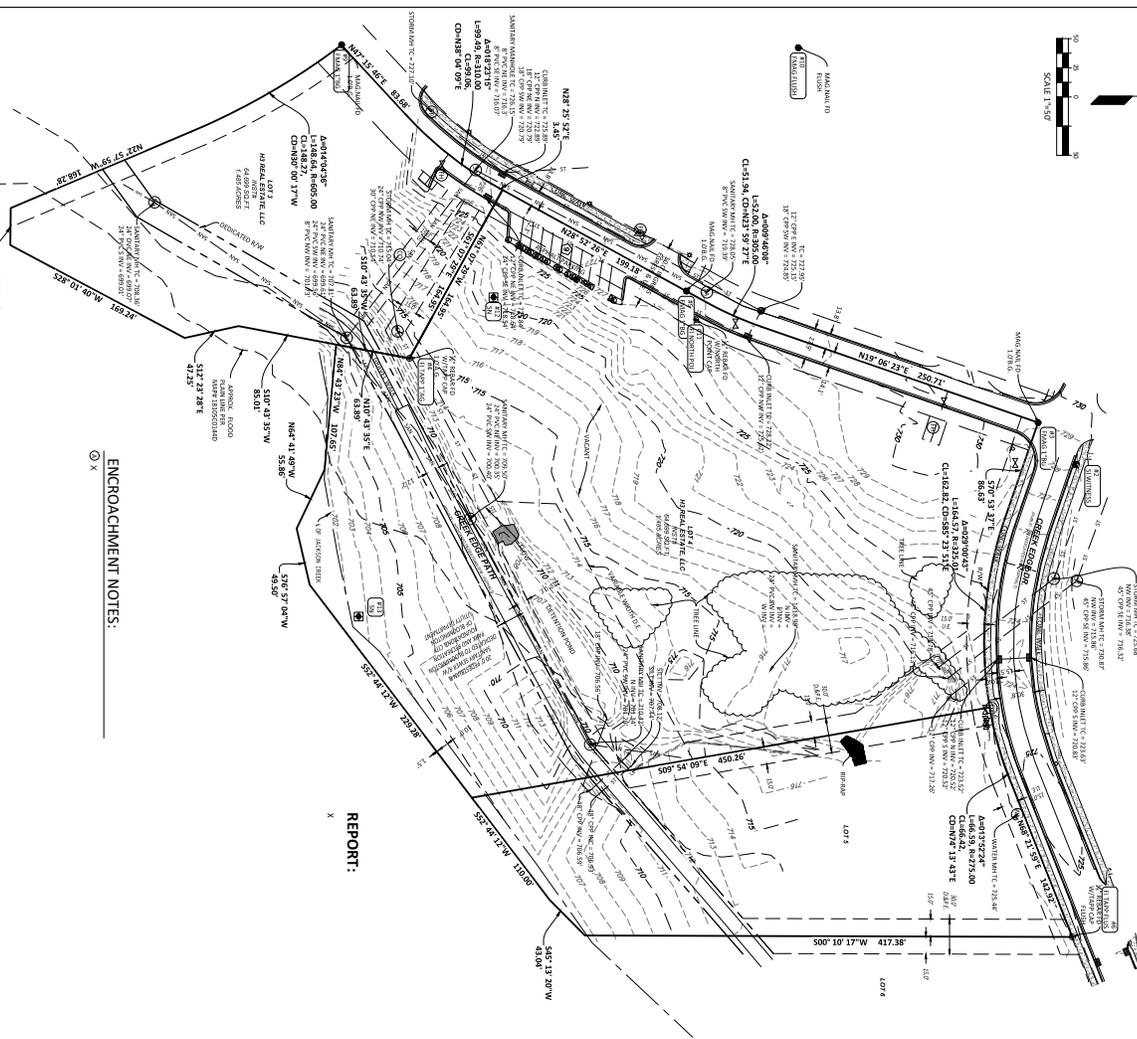
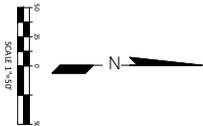
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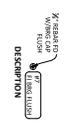
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ALTA / ACSM LAND TITLE & TOPOGRAPHIC SURVEY
LOTS 4 AND 5 ON FINAL PLAT 3RD REPLAT OF PARCELS
E/F CANADA FARM SUBDIVISION PHASE I
CAB. 'D', ENV. 50
MONROE COUNTY, INDIANA.



ENCROACHMENT NOTES:
 X

REPORT:
 X



CERTIFICATION

To: _____
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by the American Land Title Association and the Surveyors of the State of Indiana, on May 15, 2015. The work was completed on May 15, 2015.
 Date of Plat or Map: May, 2015

By: **Ben E. Belscher**
 Name of Registered Land Surveyor No. 95559
 State of Indiana
 The property described and shown hereon is the same property described in First American Title Insurance Company Title Commitment No. _____ dated _____, 2015.

EASEMENT NOTES:
 PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT No. _____ DATED _____, 2015.

PRELIMINARY



LEGEND:

- 1. EASEMENT
- 2. EASEMENT
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NOTES:

1. BENCHMARKS SHOWN HEREON ARE BASED UPON GRID NORTH ESTABLISHED FROM STATE CORS OBSERVATION DATA. ANGLES ARE MEASURED FROM STATE CORS OBSERVATION DATA. ANGLES ARE MEASURED FROM STATE CORS OBSERVATION DATA. ANGLES ARE MEASURED FROM STATE CORS OBSERVATION DATA.
2. PROPERTY CORNER POINTS ARE SHOWN ON THIS MAP NUMBERED 1 THROUGH 10.
3. THE PROPERTY CORNER POINTS ARE SHOWN ON THIS MAP NUMBERED 1 THROUGH 10.
4. FIELD WORK PERFORMED MAY 15, 2015.
5. PROPERTY IS ZONED PUD. CURRENT USE AS A _____ IS ALLOWED.
6. SETBACKS 98% CITY OF INDIANAPOLIS ZONING OFFICE.
7. FRONT = _____
8. SIDE = _____
9. MAX BUILDING HEIGHT = _____
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100. MAX BUILDING HEIGHT = _____

CONTROL POINTS:

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	10071.7065	89818.8598	298.69	Autonomous 3
2	10066.7714	10229.7791	298.69	Autonomous 3
3	10014.4849	10229.7791	298.69	Autonomous 3
4	99125.6809	10229.7791	298.69	Autonomous 3
5	10022.2278	10064.4649	298.69	Autonomous 3
6	10022.2278	10064.4649	298.69	Autonomous 3
7	10022.2278	10064.4649	298.69	Autonomous 3
8	10022.2278	10064.4649	298.69	Autonomous 3
9	99125.6809	10064.4649	298.69	Autonomous 3
10	10022.2278	10064.4649	298.69	Autonomous 3
11	10022.2278	10064.4649	298.69	Autonomous 3
12	10022.2278	10064.4649	298.69	Autonomous 3
13	99125.6809	10064.4649	298.69	Autonomous 3

CANADA FARMS ASSISTED LIVING MONROE COUNTY, INDIANA FOR EVERGREEN PARTNERS

ALTA/ACSM SURVEY

SHEET **1** OF **1**

PROJECT NO. **8712**

PUD-16-15 Survey

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