

**ORDINANCE 18-21**

**TO REZONE A PROPERTY FROM RESIDENTIAL ESTATE (RE) TO PLANNED  
UNIT DEVELOPMENT (PUD) AND TO AMEND THE ASSOCIATED PUD DISTRICT  
ORDINANCE AND PRELIMINARY PLAN**

**- Re: 800 E. Tamarack Trail  
(Meadowood Retirement Community, Petitioner)**

WHEREAS, Ordinance 06-24, which repealed and replaced Title 20 of the Bloomington Municipal Code entitled, "Zoning", including the incorporated zoning maps, and incorporated Title 19 of the Bloomington Municipal Code, entitled "Subdivisions", went into effect on February 12, 2007; and

WHEREAS, the Plan Commission has considered this case, PUD-26-18, and recommended that the petitioner, Meadowood Retirement Community, be granted an approval to rezone 1.25 acres from Residential Estate (RE) to Planned Unit Development (PUD) and to amend the associated the PUD District Ordinance and Preliminary Plan to allow a 75 unit assisted living facility and 20 townhomes. The Plan Commission thereby requests that the Common Council consider this petition;

WHEREAS, the Plan Commission therefore requests that the Common Council consider this petition;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. Through the authority of IC 36-7-4 and pursuant to Chapter 20.04 of the Bloomington Municipal Code, the District Ordinance and Preliminary Plan shall be amended for the PUD on the property located at 800 E. Tamarack Trail. The property is further described as follows:

Lot 1 of Meadowood Assisted Living Subdivision in the City of Bloomington, as recorded on plat in Instrument 2007007120 in Plat Cabinet D, Envelope 65, office of the Recorder of Monroe County, Indiana.

Part of Lot 3 of Meadowood Assisted Living Subdivision in the City of Bloomington, as recorded on plat in Instrument 2007007120 in Plat Cabinet D, Envelope 65, office of the Recorder of Monroe County, Indiana, more particularly described as follows: Beginning at the southeast corner of said Lot 3; thence North 87 degrees 53 minutes 28 seconds West along the south line of said Lot 3 a distance of 1286.49 feet to the southwest corner of said Lot 3; thence North 00 degrees 16 minutes 33 seconds East along the west line of said Lot 3 a distance of 49.99 feet to the northwest corner of said Lot 3 and East Tamarack Trail ingress/egress and utility easement; thence along a north line of said Lot 3 and said easement the following distances and bearings: South 87 degrees 52 minutes 48 seconds East 379.26 feet; with a curve turning to the left with an arc length of 89.28 feet, with a radius of 200.00 feet, with a chord bearing of North 79 degrees 19 minutes 56 seconds East, with a chord length of 88.54 feet; North 66 degrees 32 minutes 41 seconds East 80.23 feet; with a curve turning to the right with an arc length of 50.53 feet, with a radius of 515.00 feet, with a chord bearing of North 69 degrees 21 minutes 20 seconds East, with a chord length of 50.51 feet; North 72 degrees 09 minutes 59 seconds East 55.95 feet; with a curve turning to the right with an arc length of 131.16 feet, with a radius of 465.00 feet, with a chord bearing of North 80 degrees 14 minutes 49 seconds East, with a chord length of 130.72 feet to a corner of said Lot 3, also being the southeast corner of Lot 2; thence leaving said Lot 3 and continuing on said easement the following bearings and distances: with a curve turning to the right with an arc length of 280.97 feet, with a radius of 465.00 feet, with a chord bearing of South 74 degrees 21 minutes 46 seconds East, with a chord length of 276.72 feet; South 57 degrees 03 minutes 09 seconds East 81.92 feet; with a curve turning to the left with an arc length of 190.07 feet, with a radius of 185.00 feet, with a chord bearing of South 86 degrees 29 minutes 06 seconds East, with a chord length of 181.82 feet to a point along the east line of said Lot 3; thence South 00 degrees 16 minutes 33 seconds West along the east line of said Lot 3 a distance of 58.44 feet to the Point of Beginning, containing 2.70 acres, more or less.

Part of Lot 3 of North Dunn Addition to the City of Bloomington as recorded on plat in Plat Cabinet B, Envelope 51, office of the Recorder of Monroe County, Indiana, more particularly described as follows: Beginning at the northwest corner of said Lot 3, said point being in the centerline of North Dunn Street; thence South 87 degrees 53 minutes 28 seconds East along the north line of said Lot 3 a distance of 394.65 feet; thence South 02 degrees 12 minutes 43 seconds West 148.00 feet; thence North 87 degrees 52 minutes 48 seconds 389.65 feet to a point along the west line of said Lot 3 and the centerline of North Dunn Street; thence North 00 degrees 16 minutes 33 seconds East along the west line of said Lot 3 a distance of 148.00 feet to the Point of Beginning; containing 1.33 acres, more or less.

Lot 4 of North Dunn Addition to the City of Bloomington, as recorded on plat in Plat Cabinet B, Envelope 51, office of the Recorder of Monroe County, Indiana.

Subject to any and all easements, agreements, and restrictions of record.

SECTION 2. The amended District Ordinance and the Preliminary Plan shall be approved as attached hereto and made a part thereof.

SECTION 3. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstance shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 4. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

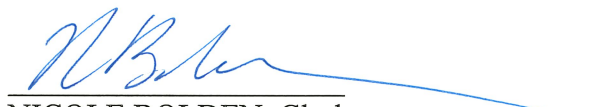
PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 07<sup>th</sup> day of December, 2018.

  
DOROTHY GRANGER, President  
Bloomington Common Council

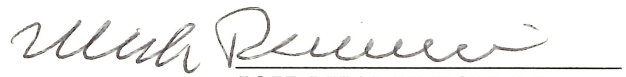
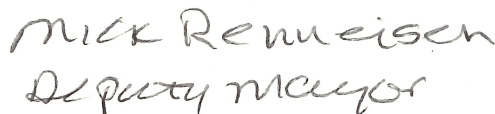
ATTEST:

  
NICOLE BOLDEN, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 6<sup>th</sup> day of December, 2018.

  
NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this 6<sup>th</sup> day of December, 2018.

  
JOHN HAMILTON, Mayor  
City of Bloomington  
  
Mick Renneisen  
Deputy Mayor

## SYNOPSIS

Ordinance 18-21 would rezone 1.25 acres from Residential Estate (RE) to Planned Unit Development (PUD) and would approve the amended PUD District Ordinance and Preliminary Plan for the Meadowood PUD to allow a 75 unit assisted living facility and 20 townhomes.

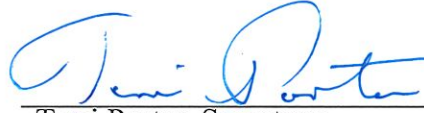
*Note: At the Regular Session on 05 December 2018, the Council adopted Reasonable Condition 03, by a vote of 7- 0 -0. Reasonable Condition 03, in brief:*

- *removed the rezoning of Lot 4 and, therefore, keep it out of the PUD;*
- *removed the authorization for additional townhomes within this PUD and, in particular, on the two remaining lots within this PUD that are adjacent to North Dunn; and*
- *kept the existing Residential Estate (RE) development standards for those parcels.*

\*\*\*\*ORDINANCE CERTIFICATION\*\*\*\*

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 18-21 is a true and complete copy of Plan Commission Case Number PUD-26-18 which was given a recommendation of approval by a vote of 6 Ayes, 1 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on October 8, 2018.

Date: October 17, 2018



Terri Porter, Secretary  
Plan Commission

Received by the Common Council Office this 17<sup>th</sup> day of October, 2018.



Nicole Bolden, City Clerk

Appropriation Ordinance # _____	Fiscal Impact Statement Ordinance # _____	Resolution # _____
---------------------------------	---	--------------------

Type of Legislation:

Appropriation	End of Program	Penal Ordinance
Budget Transfer	New Program	Grant Approval
Salary Change	Bonding	Administrative Change
Zoning Change	Investments	Short-Term Borrowing
New Fees	Annexation	Other

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure _____	Emergency _____
Unforeseen Need _____	Other _____

Funds Affected by Request:

Fund(s) Affected _____		
Fund Balance as of January 1	\$ _____	\$ _____
Revenue to Date	\$ _____	\$ _____
Revenue Expected for Rest of year	\$ _____	\$ _____
Appropriations to Date	\$ _____	\$ _____
Unappropriated Balance	\$ _____	\$ _____
Effect of Proposed Legislation (+/- )	\$ _____	\$ _____
Projected Balance	\$ _____	\$ _____

Signature of Controller

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues?

Yes \_\_\_\_\_ No \_\_\_\_\_

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)

## PETITIONER'S STATEMENT

**To:** City of Bloomington Planning and Transportation Department

**cc:** Plan Commission, Common Council, Eric Greulich

**From:** Boz Lindgren, Luckett & Farley

**Date:** September 24, 2018

**Re:** Five Star Senior Living, Meadowood Assisted Living Facility – PUD Amendment and Expansion  
A/E Commission No. 2017.183

---

Members of the Plan Commission,

On behalf of the Five Star Senior Living Meadowood Retirement Community, we are petitioning to amend the existing Planned Unit Development (PUD) at Lot 5 and 6 of the Meadowood Assisted Living Subdivision and expand the PUD to include Lots 1 and 4. Lots 1, 4, 5, and 6 are located east of the intersection of Tamarack Trail and Dunn Street.

Lots 5 and 6 are currently zoned PUD with the Institutional (IN) district ordinance as a baseline. The PUD allows the construction of a 60-resident assisted living facility. The requested amendment of the Lot 6 PUD includes increasing the allowed facility size from 60 to 75 residents, allowing parking spaces to be constructed at the front of the building, and increasing the allowable height of the building from 50 (per baseline) to 60 feet and from three stories to four stories.

Lots 1, 4, and 5 are requested to be rezoned from RE to PUD with Residential Multifamily (RM) as the baseline district ordinance. We are requesting approval to design and construct a total of 20 townhomes on the two lots. The townhomes will be accessible from two drives off Tamarack Trail but for the homes adjacent N. Dunn Street, front-of-house presence will face N. Dunn Street. The townhomes are intended to be of an architectural style similar to the existing townhomes located on Lot 3 of the Subdivision. They will be grouped by 2-4 homes per building with green space between each grouping. Each home will have up to three bedrooms. The townhomes are planned to be an extension of the successful Independent Living services already at the Meadowood community. Residents would meet the same requirements for entry as the other Independent Living residents of the Meadowood facility. Meadowood will voluntarily

limit the number of non-related individuals living in the townhomes from five, allowed under RM, to three.

Lot 6 is 5.72 acres and has been partially cleared outside the conservancy easements and is currently used for storage of landscaping materials. Lots 1, 4, and 5 are residential estates with respective sizes of 1.71 acres, 1.35 acres, and 1.64 acres that have been purchased by Meadowood. Three existing buildings on Lots 1 and 4 will be demolished.

The proposed Meadowood Assisted Living Facility is intended to provide a new line of service between the existing independent living and comprehensive care (skilled nursing) services currently located on the Meadowood campus. The new facility would allow residents to remain in the Meadowood community once they have reached a point in their lives when they can no longer care for themselves independently, yet do not require full-time skilled nursing services. A dozen jobs will be created to provide care for residents of the facility. Additionally, a variety of size options for the facility will be offered for a variety of pricing options – there will be (36) Alcove/Studio-type units, (18) 1-bedroom units and (20) Memory Care rooms.

The facility is designed to be four stories with approximately 64,000 square feet of total floor space. An entrance is provided from Tamarack Trail in line with the existing entrance to the Sycamore Ridge townhomes to collocate where vehicles may enter Tamarack Trail. A stop sign will be provided at this intersection to provide additional safety measures for pedestrians and users of Tamarack Trail and in keeping with prior amendments. A parking lot is designed with parking to the north and east of the building. The west side of the building is a service area for deliveries, recycling, garbage disposal, and utilities. A detention basin is proposed near the entrance. Five-foot wide sidewalks with a five-foot tree plots are planned along the south side of Tamarack Trail along the property line of Lots 5 and 6, expanding on previous amendments that an 8-foot space be provided. This sidewalk will connect to the current sidewalk system on the Meadowood campus and is being provided to ensure the public has safe access to Meadowood. Where tree plots are not feasible due to existing grade conditions (some areas adjacent the roadway have significant fall and would require more extensive modification of the grades than is acceptable by disturbance requirements), a six-foot monolithic curb and sidewalk will be provided. Lots 4, 5 and 6 include areas to be set aside as conservancy easements. These conservancy easements are intended to offset development and to preserve sensitive areas that lead to the Griffy Nature Preserve. The conservancy easements will be cleared of invasive and hazardous or dead foliage and replanted with native plant species. A preconstruction meeting, including the Contractor, Landscape Architect, Arborist and Owner, will be held prior to the removal of the understory to ensure care is taken to protect the existing trees and ensure the Contractor understands the need to control erosion. Tamarack Trail is currently a private roadway and will remain as such.

An additional sidewalk and tree plot will be constructed along Dunn Street from the northern property line of Lot 1 to the southern property line of Lot 5 at the same time the townhomes are constructed or within five years, whichever comes first. A fee simple dedication of right of way along this alignment will also be provided to accommodate these sidewalks and tree plots in keeping with prior amendments. This right of way will be 27.5 feet measured from the centerline of Dunn Street. Future townhomes will have walks to connect to this pedestrian way. It is Meadowood's understanding that the city has planned a multi-use path to establish access from the IN-45/46 bypass to the Griffy Lake preserve.

We are petitioning to amend the previous requirement that the building be designed and submitted to USGBC as a LEED-Silver building. The administrative costs of constructing a LEED-Silver building are substantial. This amendment will allow us to keep costs of the project down and avoid passing along undue administrative costs to the resident.

We propose to build to the standards required of a LEED-Silver building but avoid the administrative costs of managing for LEED through design and construction. The administrative costs for designing, submitting and constructing a LEED building can be substantial. These costs are in addition to the increase in costs for added building costs required for a LEED-Silver building. These administrative costs are for the inclusion of tracking materials, proving that processes have been followed, collecting / managing / filing purchase orders for equipment/materials, etc. This often requires an additional staff member for the design and for the construction teams to maintain this work. Our estimate for these costs are:

Design	10-15% of design fee	+/- \$120,000 – \$150,000
Construction	1% of construction cost	+/- \$140,000 – \$150,000

We propose to meet with the City of Blooming Planning and Development Team three times through the construction of the project: 1) Upon completion of design and prior to construction to review proposed points and substantiate design meets LEED-Silver, 2) during construction to show that processes are being followed by the Contractor and 3) upon completion of construction to show materials, equipment and processes that were specified were completed in satisfactory manner.

Previous staff comments on prior filings indicate a desire to have stormwater flow in two different directions on the site. We propose to collect into one bioretention basin. We will voluntarily provide a hydrodynamic separator to treat runoff from the 2-year storm event over the site impervious area. The separator inflow is controlled by a weir structure and the outflow discharges to the bioretention basin. The bioretention basin and outlet structure have been designed to reduce the post-development runoff flow rates to pre-development levels for the 2-,

Petitioner's Statement  
Meadowood Assisted Living Facility  
A/E Commission No. 2017.183  
September 21, 2018  
Page 4

10- and 100-year storm events. Hydrophilic native plantings are planned to provide additional treatment of runoff.

We respectfully request the delegation of Final Plan Approval to City of Bloomington Planning Staff and the waiver of the Second Plan Commission Hearing.

We are submitting as part of this proposal a site layout, utilities plan, grading plan, drainage plan, erosion protection and sediment control plan, site survey, landscape plans, and building elevation views.

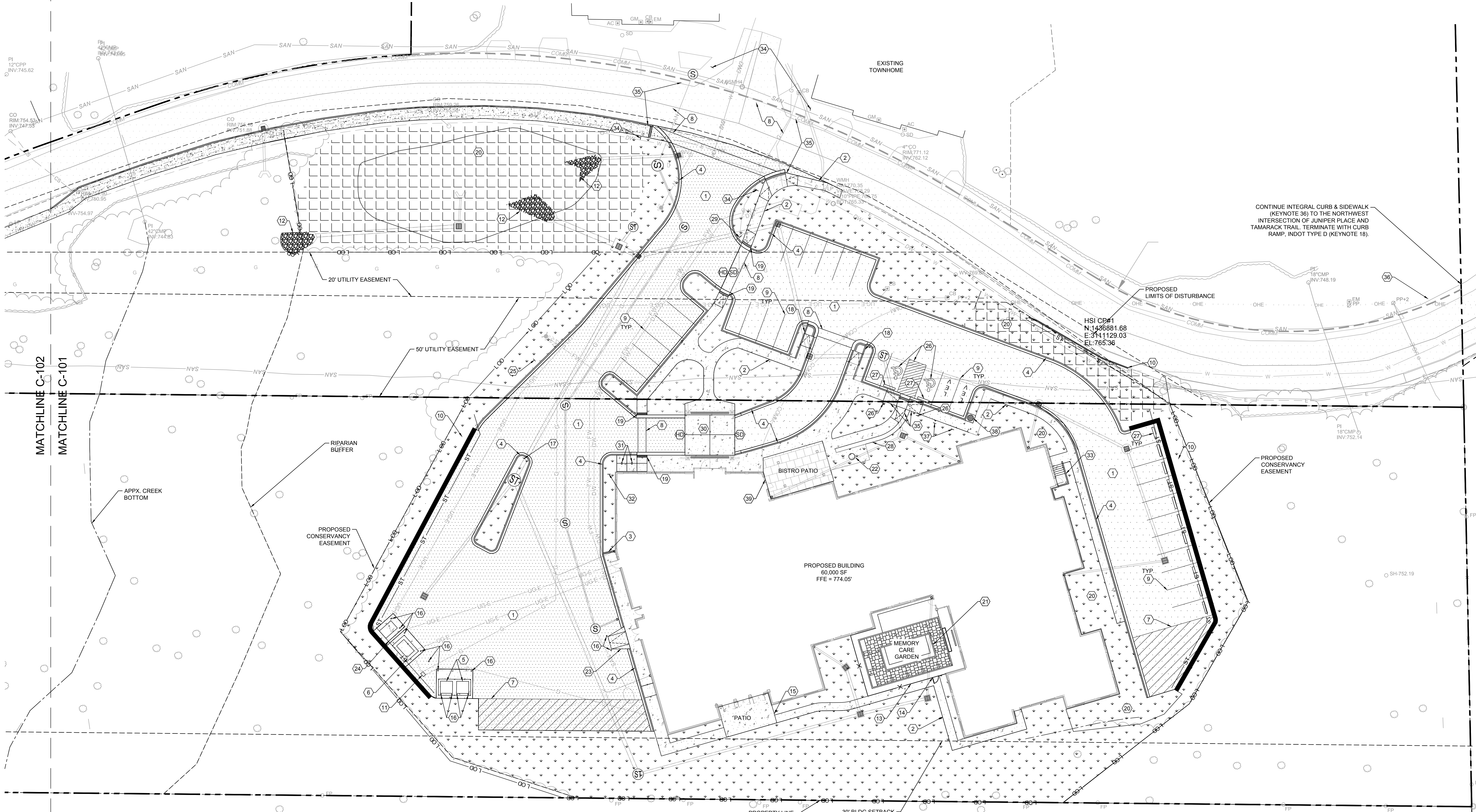
Thank you for your attention to our petition. Please do not hesitate to contact us with any questions or comments.

Sincerely,



Robert (Boz) Lindgren  
Principal, Architect  
Luckett & Farley Architects and Engineers  
Petitioner's Representative





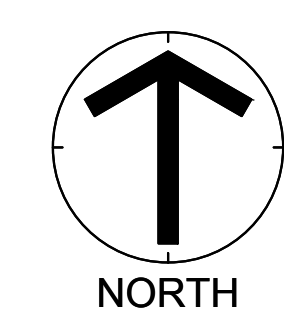
CONTINUE INTEGRAL CURB & SIDEWALK (KEYNOTE 36) TO THE NORTHWEST INTERSECTION OF JUNIPER PLACE AND TAMARACK TRAIL. TERMINATE WITH CURB RAMP, INDOT TYPE D (KEYNOTE 18).

PROPOSED LIMITS OF DISTURBANCE

HSI CP#1  
N:1426881.68  
E:3141129.03  
EL:765.36

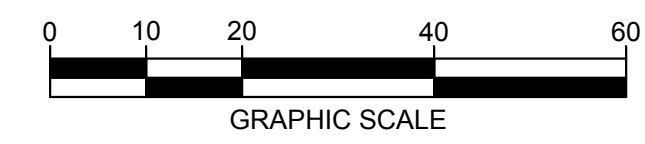
PROPOSED CONSERVANCY EASEMENT

PROPOSED BUILDING  
60,000 SF  
FFE = 774.05'



### FIVE STAR MEADOWOOD SITE LAYOUT

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE



### LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED RETAINING WALL
- PROPOSED SOD
- PERMANENT REINFORCEMENT TURF MATTING
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- EXISTING ASPHALT
- ASPHALT PAVEMENT SECTION SEPARATION  
HD = HEAVY DUTY  
SD = STANDARD DUTY

### KEYNOTES

1. ASPHALT PAVEMENT. SEE DETAIL 8/C-601 FOR HEAVY DUTY AND 9/C-601 FOR STANDARD DUTY.
2. CONCRETE SIDEWALK. SEE DETAIL 2/C-601.
3. STONE WALL. REFER TO ARCHITECTURE PLANS.
4. 6" CONCRETE CURB AND GUTTER. SEE DETAIL 5/C-601.
5. TWO (2) 8 SQ. YD. TIP DUMPSTERS, 8" ENCLOSURE FENCE AND SWING GATE PER DETAILS 7-12L-301. CONCRETE PAD PER DETAIL 4/C-601.
6. GENERATOR WITH 8" ENCLOSURE FENCE AND SWING GATE PER DETAILS 7-12L-301. CONCRETE PAD PER DETAIL 4/C-601. REFER TO ELECTRICAL SHEETS FOR GENERATOR DETAILS.
7. WHITE PAINT FIRE LANE STRIPING, PER SPECIFICATION 321723 AND MUTCD STANDARD.
8. WHITE PAINT CROSSWALK STRIPING (4" WIDE) PER SPECIFICATION 321723 AND MUTCD STANDARD.
9. WHITE PAINT PARKING STALL STRIPING (4" WIDE) PER SPECIFICATION 321723.
10. GRAVITY RETAINING WALL, REDI-ROCK F-HC FREESTANDING BLOCK COPING WITH CAP AND RAILING ATTACHMENT, LEDGESTONE STYLE, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SEE GRADING PLAN FOR DIMENSIONS. SEE REFERENCE DRAWINGS FOR BLOCK SIZE AND REINFORCEMENT.
11. GAS METER. SEE MECHANICAL SHEETS FOR DETAILS.
12. LIMESTONE RIPRAP, D50 = 12", 2.5' MIN. DEPTH.
13. FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.
14. KNOX BOX 3200 OR APPROVED EQUAL, INSTALLED NEAR GATE. DARK BRONZE, RECESS MOUNTED, WITH TAMPER ALERT. INSTALL PER MANUFACTURER'S INSTRUCTIONS. PROVIDE TEN KEYS TO OWNER.
15. CONCRETE PAD. SEE DETAIL 4/C-601.
16. CONCRETE BOLLARD, PAINTED SAFETY YELLOW. SEE DETAIL 10/C-601.
17. "KEEP RIGHT" SIGN. COORDINATE WITH OWNER'S SIGN VENDOR.
18. CURB RAMP, INDOT TYPE B. STANDARD DRAWING NO. E 604-SWCR-04.
19. CURB RAMP, INDOT TYPE D. STANDARD DRAWING NO. E 604-SWCR-06.
20. PERMANENT TURF REINFORCEMENT MATTING, FOR SIDE SLOPES GREATER THAN 5:1 ONLY. SEE LANDSCAPE SHEETS FOR BASIN PLANTINGS.
21. MEMORY CARE GARDEN. SEE LANDSCAPE PLANS FOR DETAILS.
22. FLAGPOLE. SEE DETAIL 1/C-601. COORDINATE WITH OWNER'S FLAG AND FLAGPOLE VENDOR.
23. ASPHALT UTILITY RAMP W/ FLARED EDGES. SEE GRADING PLAN FOR ELEVATIONS. ALIGN WITH MAN DOOR.
24. TRANSFORMER W/ CONCRETE PAD. SEE ELECTRICAL SHEETS FOR DETAILS.
25. DIRECTIONAL SIGNAGE ("VISITORS" + LEFT ARROW, "TRUCKS" + STRAIGHT ARROW). COORDINATE WITH OWNER'S SIGN VENDOR.
26. ACCESSIBLE PARKING STRIPING AND SIGNAGE PER SPECIFICATION 321723 AND MUTCD STANDARD.
27. PRECAST CONCRETE WHEEL STOP. SEE DETAIL 6/C-602.
28. CONCRETE SEAT WALL. SEE LANDSCAPE PLANS FOR DETAILS.
29. "NO TRUCKS" SIGN. COORDINATE WITH OWNER'S SIGN MANUFACTURER.
30. CONCRETE PAVEMENT. SEE DETAIL 14/C-601.
31. TWO (2) BIKE RACKS, SHADOW BY MADRAX, OR APPROVED EQUAL. SURFACE MOUNT. COORDINATE ORIENTATION AND FINAL LOCATION WITH ARCHITECT AND ENGINEER. COORDINATE PATTERN AND POWDER COAT COLOR WITH OWNER AND ARCHITECT.
32. "DO NOT ENTER" SIGN. COORDINATE WITH OWNER'S SIGN MANUFACTURER.
33. CONCRETE STAIR. SEE DETAIL X/C-60X.
34. "STOP" SIGN. COORDINATE WITH OWNER'S SIGN VENDOR.
35. CURB RAMP, INDOT TYPE K. STANDARD DRAWING NO. E 604-SWCR-10.
36. INTEGRAL CURB AND SIDEWALK. SEE DETAIL 13/C-601.
37. "PREFERRED PARKING - ALTERNATIVE FUEL & LOW-EMISSION VEHICLES (ZEV)" SIGN. COORDINATE WITH OWNER'S SIGN MANUFACTURER. "LEV" STENCILED IN GREEN PAINT, 12" LETTERING.
38. ELECTRIC VEHICLE CHARGING STATION. COORDINATE POWER WITH ELECTRICAL PLANS.
39. BISTRO PATIO. SEE LANDSCAPE AND ARCHITECTURE PLANS FOR DETAILS.

### CONSTRUCTION NOTES

1. PAVING: ALL CONSTRUCTION METHODS, MATERIALS AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS (LATEST EDITION) UNLESS OTHERWISE SPECIFIED. THE CURRENT INDOT STANDARD DRAWINGS WILL ALSO APPLY UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED BONDS AND PERMITS FOR CONSTRUCTION WITHIN A PUBLIC RIGHT-OF-WAY.

### CAUTION EXISTING UTILITIES

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION, SIZE, AND MATERIAL FOR ALL EXISTING UTILITIES IN THE PROJECT AREA. CITY OF BLOOMINGTON UTILITIES MUST BE NOTIFIED 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION. FOR VERIFICATION OF LOCATION, SIZE, AND MATERIAL, CALL 812-349-3932.

737 South Third Street, Louisville, Kentucky 40202-2100  
502.585.4181 502.587.0488 Fax  
www.luckett-farley.com



FIVE STAR SENIOR LIVING  
MEADOWOOD  
ASSISTED LIVING  
NORTH TAMARACK TRAIL, BLOOMINGTON, IN

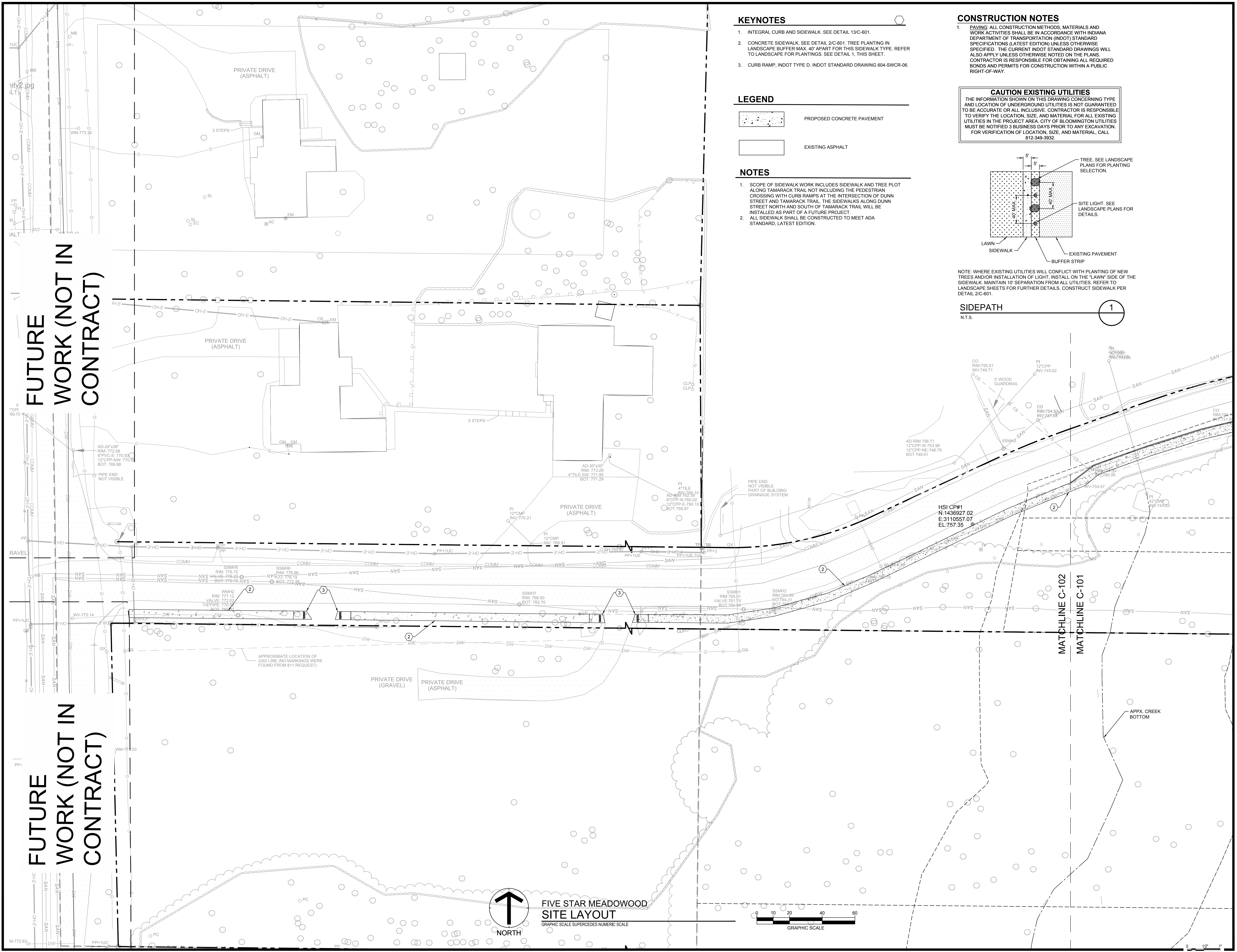


REVISIONS	

DATE	2018-09-24
SCALE	SCALE SHOWN TO ENSURE REPRODUCTION ACCURACY
DRAWING NO.	C-101

8/31/2018 10:32:01 AM C:\Users\lucf\OneDrive - Lockett & Farley\My Documents\2017.183 - Arch\_Schems\_4\_Misc\stn.rvt

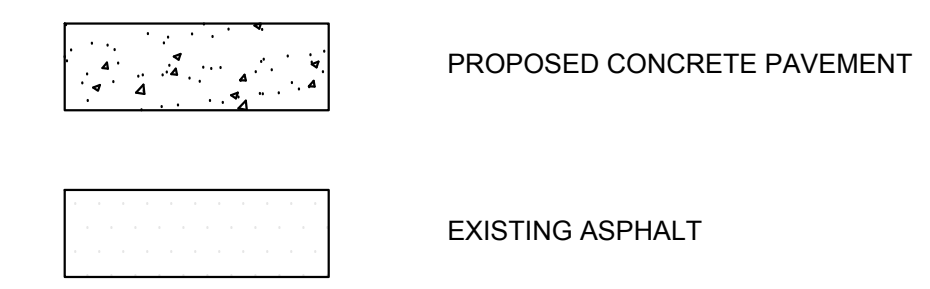
9/24/2016 10:03:01 AM R:\PROJECTS\2017\183 - Arch\_Scheme\_4\_Mfrcks.rvt  
 C:\Users\mducalone\OneDrive - Lockett & Farley\My Documents\2017\183 - Arch\_Scheme\_4\_Mfrcks.rvt



**KEYNOTES**

1. INTEGRAL CURB AND SIDEWALK. SEE DETAIL 13/C-601.
2. CONCRETE SIDEWALK. SEE DETAIL 2/C-601. TREE PLANTING IN LANDSCAPE BUFFER MAX. 40' APART FOR THIS SIDEWALK TYPE. REFER TO LANDSCAPE FOR PLANTINGS. SEE DETAIL 1, THIS SHEET.
3. CURB RAMP, INDOT TYPE D. INDOT STANDARD DRAWING 604-SWCR-06.

**LEGEND**



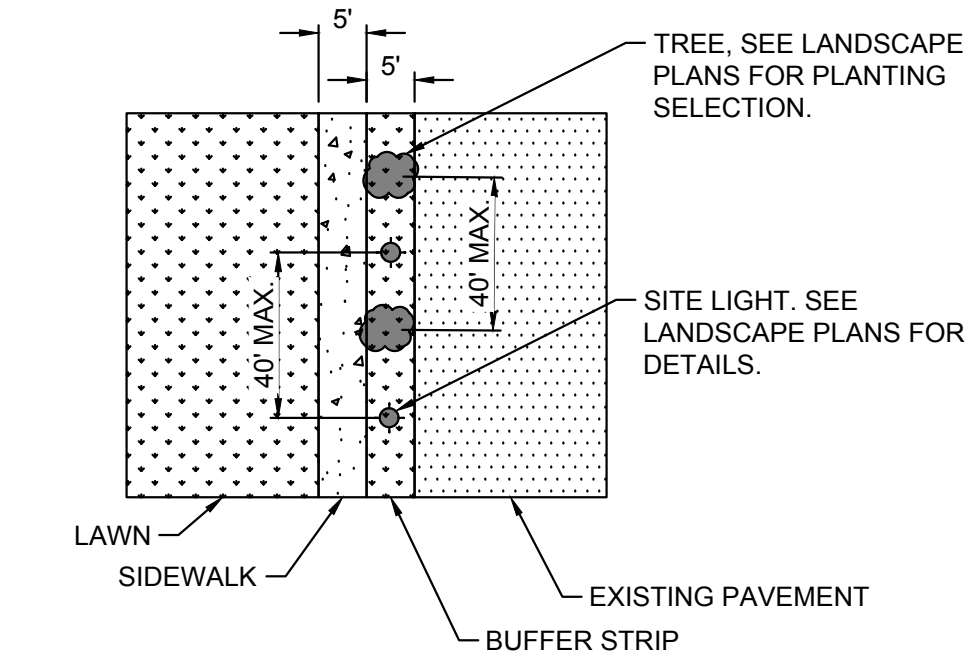
**NOTES**

1. SCOPE OF SIDEWALK WORK INCLUDES SIDEWALK AND TREE PLOT ALONG TAMARACK TRAIL NOT INCLUDING THE PEDESTRIAN CROSSING WITH CURB RAMPS AT THE INTERSECTION OF DUNN STREET AND TAMARACK TRAIL. THE SIDEWALKS ALONG DUNN STREET NORTH AND SOUTH OF TAMARACK TRAIL WILL BE INSTALLED AS PART OF A FUTURE PROJECT.
2. ALL SIDEWALK SHALL BE CONSTRUCTED TO MEET ADA STANDARD, LATEST EDITION.

**CONSTRUCTION NOTES**

1. PAVING: ALL CONSTRUCTION METHODS, MATERIALS AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS (LATEST EDITION) UNLESS OTHERWISE SPECIFIED. THE CURRENT INDOT STANDARD DRAWINGS WILL ALSO APPLY UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED BONDS AND PERMITS FOR CONSTRUCTION WITHIN A PUBLIC RIGHT-OF-WAY.

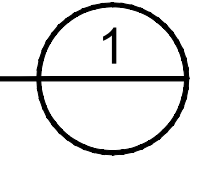
**CAUTION EXISTING UTILITIES**  
 THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION, SIZE, AND MATERIAL FOR ALL EXISTING UTILITIES IN THE PROJECT AREA. CITY OF BLOOMINGTON UTILITIES MUST BE NOTIFIED 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION. FOR VERIFICATION OF LOCATION, SIZE, AND MATERIAL, CALL 812-349-3932.



NOTE: WHERE EXISTING UTILITIES WILL CONFLICT WITH PLANTING OF NEW TREES AND/OR INSTALLATION OF LIGHT, INSTALL ON THE "LAWN" SIDE OF THE SIDEWALK. MAINTAIN 10' SEPARATION FROM ALL UTILITIES. REFER TO LANDSCAPE SHEETS FOR FURTHER DETAILS. CONSTRUCT SIDEWALK PER DETAIL 2/C-601.

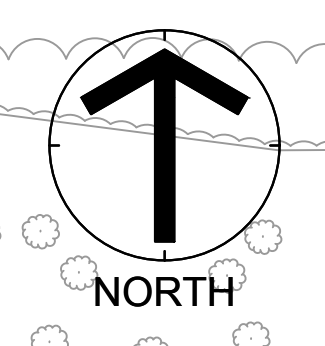
**SIDE PATH**

N.T.S.

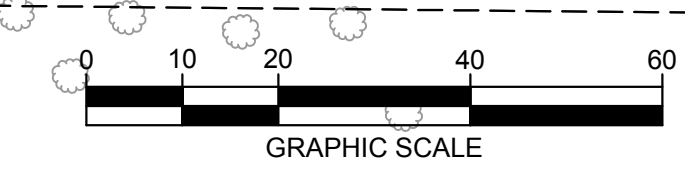


**FUTURE WORK (NOT IN CONTRACT)**

**FUTURE WORK (NOT IN CONTRACT)**



**FIVE STAR MEADOWOOD  
 SITE LAYOUT**  
 GRAPHIC SCALE SUPERCEDES NUMERIC SCALE



SCALE SHOWN TO ENSURE REPRODUCTION ACCURACY

737 South Third Street, Louisville, Kentucky 40202-2100  
 502.585.4181 502.587.0488 Fax  
 www.lockett-farley.com



**FIVE STAR SENIOR LIVING  
 MEADOWOOD  
 ASSISTED LIVING**  
 NORTH TAMARACK TRAIL, BLOOMINGTON, IN



REVISIONS	

DATE	2017-183
MADE BY	MDH
CHECKED BY	JCB
DATE	2018-09-24
SITE LAYOUT	
DRAWING NO.	<b>C-102</b>