

ORDINANCE 19-12

**TO AMEND THE CITY OF BLOOMINGTON ZONING MAPS BY REZONING 3.85
ACRES OF PROPERTY FROM COMMERCIAL ARTERIAL (CA) TO PLANNED
UNIT DEVELOPMENT AND TO APPROVE A DISTRICT ORDINANCE AND
PRELIMINARY PLAN**

**- Re: 1800 N. Walnut Street
(CDG Acquisitions, LLC, 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WHEREAS, Ordinance 06-24, which repealed and replaced Title 20 of the Bloomington Municipal Code entitled, "Zoning", including the incorporated zoning maps, and incorporated Title 19 of the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-17-19, and recommended that the petitioner, CDG Acquisitions LLC, be granted an approval to rezone 3.85 acres from Commercial Arterial (CA) to Planned Unit Development (PUD) and to approve a PUD District Ordinance and preliminary plan to allow a mixed-use development. 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 approved for the PUD on the property located at 1800 N. Walnut Street. The property is further described as follows:

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS 1,183.00 FEET NORTH 01 DEGREES 26 MINUTES WEST AND 22.00 FEET SOUTH 88 DEGREES 49 MINUTES WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, SAID POINT OF BEGINNING BEING ON THE WEST RIGHT-OF-WAY OF DUNN STREET; THENCE SOUTH 88 DEGREES 49 MINUTES WEST OVER AND ALONG THE NORTH LINE OF MILLER COURTS ADDITION FOR A DISTANCE OF 929.73 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 375.70 FEET TO A ½ INCH IRON ROD (FOUND) AT THE REAL POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 32 MINUTES WEST FOR A DISTANCE OF 644.29 FEET TO A ¼ INCH PIPE (FOUND) ON THE EAST RIGHT-OF-WAY OF INDIANA STATE ROAD 37 (NORTH WALNUT STREET); THENCE NORTH 10 DEGREES 21 MINUTES 53 SECONDS WEST OVER AND ALONG SAID EAST RIGHT-OF-WAY FOR A DISTANCE OF 323.12 FEET TO A 5/8 INCH IRON ROD (FOUND); THENCE LEAVING SAID RIGHT-OF-WAY NORTH 88 DEGREES 27 MINUTES EAST FOR A DISTANCE OF 390.38 FEET TO A 5/8 INCH IRON ROD (SET); THENCE SOUTH 01 DEGREES 34 MINUTES EAST FOR A DISTANCE OF 177.74 FEET TO A 5/8 INCH IRON ROD (SET); THENCE NORTH 88 DEGREES 25 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 358.99 FEET TO A ½ INCH IRON ROD THENCE SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 142.77 FEET TO A 5/8 INCH IRON ROD (SET); THENCE SOUTH 88 DEGREES 32 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 51.77 FEET TO THE REAL POINT OF BEGINNING.

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

SECTION 2. This 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 AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 16 day of September, 2019.


DAVE ROLLO, President
Bloomington Common Council

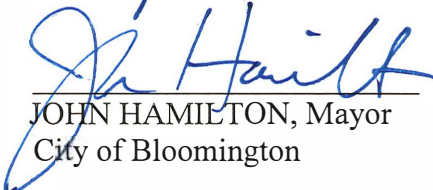
ATTEST:


~~NICOLE BOLDEN, Clerk~~ Stephen Lucas, Chief Deputy Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 16th day of September, 2019.


~~NICOLE BOLDEN, Clerk~~ Stephen Lucas, Chief Deputy Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 16th day of September, 2019.


JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

Ordinance 19-12 would rezone 3.85 acres from Commercial Arterial (CA) to Planned Unit Development (PUD) and approve the associated District Ordinance and Preliminary Plan to allow the construction of a mixed-use development.

Note: At a Special Session on 16 September 2019, this ordinance was adopted subject to Reasonable Condition (RC) – 01.

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 19-12 is a true and complete copy of Plan Commission Case Number PUD-17-19 which was given a recommendation of approval by a vote of 7 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on June 10, 2019.

Date: June 17, 2019



Terri Porter, Secretary
Plan Commission

Received by the Common Council Office this 17th day of June, 2019.



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.)

***** Reasonable Conditions Form *****

Ordinance #: 9-12
Reasonable Condition #: 01
Submitted By: Cm. Volan, District VI
Date: September 2019

Proposed Reasonable Condition:

1. Ordinance 19-12, as certified by the Plan Commission, shall be revised by the following Reasonable Conditions.

2. During deliberations at the Land Use Committee on 28 August 2019 and subsequently at the Regular Session on 04 September 2019, the Petitioner proposed changes, which are attached to this document. These include:

(a) CDG Bloomington Revisions – a two-page narrative, with six bullet points as of 28 August 2019, and another five bullet points which were added as of 04 September 2019.

(b) Revisions to the Overall Site Plan and Elevation Package dated 8/22/19, which do not reflect all of the revisions described in the above narrative.

3. The Common Council adopts the reasonable conditions set forth in Section 2 as clarified and modified below:

The project will also:

- Commit to offer on-site parking only a la carte, and not include parking spaces in rents.
- Commit to an amount not to exceed \$300,000 to be spent, in consultation with Planning & Transportation, to complete the sidewalk network from the project to 19th on Walnut Street, and from Walnut to Dunn Street on 19th Street, or to equivalently enhance alternative transportation to serve pedestrian, bicycle, and other non-automotive traffic from the new apartment building.
- Commit to funding a 5-mile-long Bloomington Transit bus route with a bus running every 30 minutes, during the IU academic school year, 12 hours a day Mondays through Thursdays and 10 hours a day on Fridays.
- Commit, in addition to the additional brick already committed to on the west facade, to additional brick directly above the sign marked “Seward Foundry” on both the west and south faces.
- Commit to a maximum ratio of 0.556 structured parking spaces per bedroom.

Synopsis

This Reasonable Condition approves and modifies changes proposed by the Petitioner at the Land Use Committee on 28 August 2019 as revised with presentations on 04 September 2019 and as clarified and modified in the Council via this document.

Note: This Reasonable Condition was revised after release in the Council Legislative Packet to add the word “maximum” before the word “ratio” in the last bulletpoint.

8/7/19 Land Use Committee Action: None
8/28/19 Land Use Committee Action: None
9/04/19 Regular Session Action: None
9/16/19 Special Session Action: 8 – 0 – 0 (Chopra absent)
ADOPTED

(16 September 2019)



Steven A. Brehob, BS.CnT.
Todd M. Borgman, P.L.S.
Don J. Kocarek, R.L.A.
Katherine E. Stein, P.E.
Stephen L. Smith, P.E., L.S.

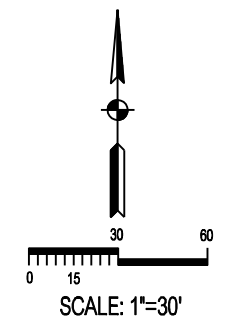
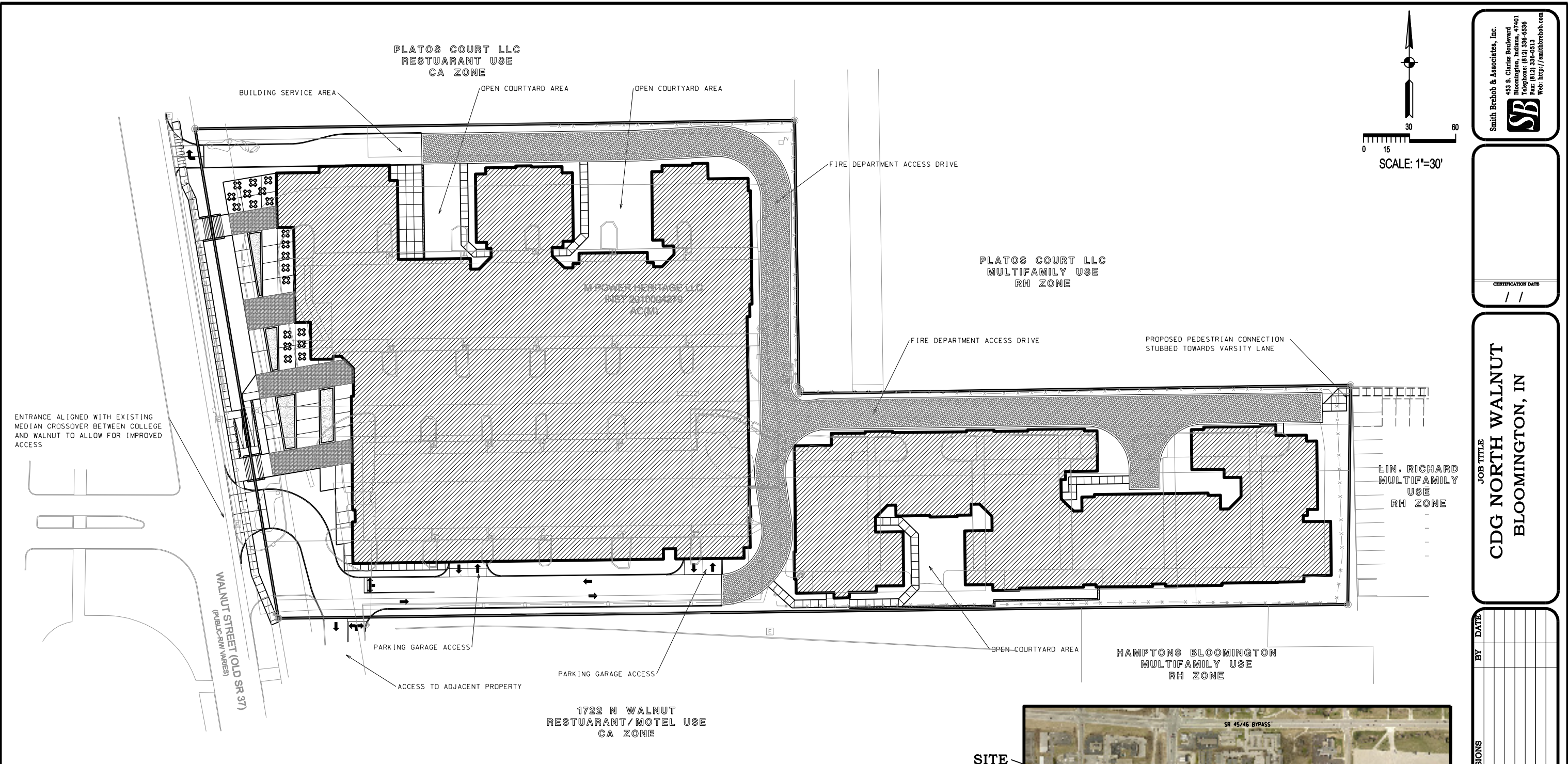
CDG Bloomington – Revisions

The following site and architectural revisions were made to the project to address comments received from Council and adjacent property owners:

- The access drive and parking in front of the building was eliminated. All commercial parking will be within the parking garage.
- The building was slid forward towards the public sidewalk and the commercial portion of the building was expanded to pull it closer to the sidewalk. The purpose of this was to give the building more of a street presence and to increase visibility of the commercial portion of the building for vehicles on northbound Walnut without losing visibility from southbound College. Shifting all the commercial area to the south side of the building is not feasible. The grade along the south side of the building rises so quickly that only a small portion of the space would be visible from northbound Walnut Street and much of it would be hidden behind the adjacent building and what could be developed on the adjacent site in the future. Shifting the commercial area to the south side of the building would eliminate its visibility from southbound College. Having the ability to cut through the median from southbound College to the site enforces the importance of having southbound visibility as well.
- Additional modulation was created along the frontage by sliding the building forward, adding to the front façade, creating overhang and recesses.
- A large outdoor plaza was created in front of the building with a nod towards outdoor seating and gathering to increase interaction with the street and to make it pedestrian accessible and pedestrian friendly. To make outdoor seating viable it must be separated from northbound Walnut. Walnut is a high traffic volume roadway and sitting outdoors immediately adjacent to the existing sidewalk is not desirable. Pedestrians and outdoor dining participants need to feel that their seating is safe and separate from the roadway. The noise level also needs to be low enough that conversation is possible. Having the vertical and horizontal separation shown provides that.
- Two pedestrian access points were created leading from the public sidewalk to the plaza. These access points are located at the north and south end of the plaza to promote circulation through the plaza. These access locations consist of 15' wide stairs and an accessible ramp. Both are necessary to overcome the 4' or so grade difference between the public sidewalk and plaza. The elevation difference is created by an existing water main that serves the north Walnut area that is located behind the R/W on

this site and within a 20' wide easement. The access points are accented with pavers leading towards building entry points.

- The eastern most portion of the building was shifted further north from the common property line with “The Hamptons” to create a setback of 13’-15’.
- One floor of the back building was removed, which reduced the density to 241 units and 750 beds.
- The project will include 50 solar panels, which will produce approximately 20kW of power.
- The Project will include a 2,000 SF green roof, which will provide a storm water buffer, reduce the heat island effect, reduce the energy demand and reduce carbon monoxide impact.
- CDG and Bloomington Transit agreed to preliminary terms for a public shuttle bus service. CDG will pay for the operational costs of the route for an initial term of three years.
- Additional brick was added throughout the project, including in the courtyards and along the southern façade.



Smith Brechob & Associates, Inc.
 483 S. Clariss Boulevard
 Bloomington, Indiana, 47401
 Telephone: (812) 336-6836
 Fax: (812) 336-0213
 Web: http://smithbrechob.com

CERTIFICATION DATE
 / /

JOB TITLE:
**CDG NORTH WALNUT
 BLOOMINGTON, IN**

REVISIONS	BY	DATE

DESIGNED	DRAWN	CHECKED	DATE
SAB	SAB	SAB	

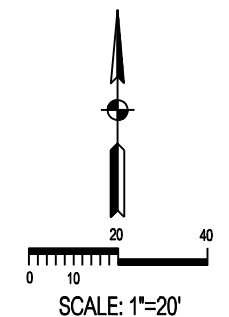
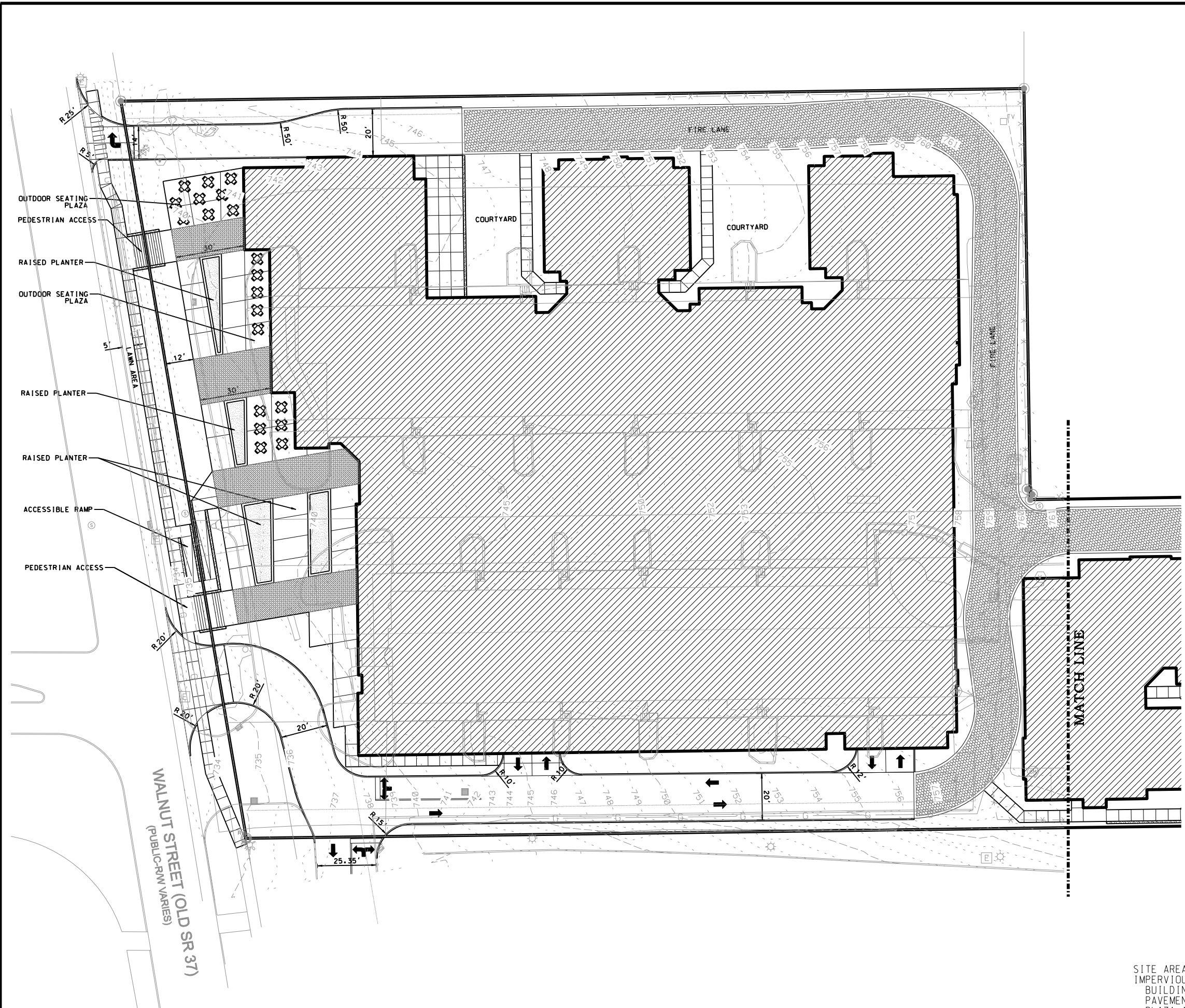
JOB NUMBER
5827
 SHEET
C201
 DATE
08/22/19
 OVERALL
 SITE PLAN

PROPERTY LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 1,183.00 FEET NORTH 01 DEGREES 26 MINUTES WEST AND 22.00 FEET SOUTH 88 DEGREES 49 MINUTES WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, SAID POINT OF BEGINNING BEING ON THE WEST RIGHT-OF-WAY OF DUNN STREET; THENCE SOUTH 88 DEGREES 49 MINUTES WEST OVER AND ALONG THE NORTH LINE OF MILLER COURTS ADDITION FOR A DISTANCE OF 929.73 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 375.70 FEET TO A 5/16 INCH IRON ROD (FOUND) AT THE REAL POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 32 MINUTES WEST FOR A DISTANCE OF 644.29 FEET TO A 5/16 INCH PIPE (FOUND) ON THE EAST RIGHT-OF-WAY OF INDIANA STATE ROAD 37 (NORTH WALNUT STREET); THENCE NORTH 10 DEGREES 21 MINUTES 53 SECONDS WEST OVER AND ALONG SAID EAST RIGHT-OF-WAY FOR A DISTANCE OF 323.12 FEET TO A 5/16 INCH IRON ROD (FOUND); THENCE LEAVING SAID RIGHT-OF-WAY NORTH 88 DEGREES 27 MINUTES EAST FOR A DISTANCE OF 390.38 FEET TO A 5/16 INCH IRON ROD (SET); THENCE SOUTH 01 DEGREES 34 MINUTES EAST FOR A DISTANCE OF 177.74 FEET TO A 5/16 INCH IRON ROD (SET); THENCE NORTH 88 DEGREES 25 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 358.99 FEET TO A 5/16 INCH IRON ROD (SET); THENCE SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 142.77 FEET TO A 5/16 INCH IRON ROD (SET); THENCE SOUTH 88 DEGREES 32 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 51.77 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 3.85 ACRES, MORE OR LESS.





SITE LEGEND

DRAINAGE EASEMENT	10' DE
UTILITY EASEMENT	10' UE
DR. & UT. EASEMENT	10' DAUE
2' ROLL CURB	2'-00
2' CURB AND GUTTER	2'-00
6" STANDING CURB	6"-00
CONCRETE SIDEWALK	CONCRETE
HANDICAPPED RAMP	HANDICAPPED RAMP
HANDICAPPED RAILING	HANDICAPPED RAILING
RET. WALL (CONCRETE)	RET. WALL (CONCRETE)
RET. WALL (MASONRY)	RET. WALL (MASONRY)
RET. WALL (STONE)	RET. WALL (STONE)
RET. WALL (WOOD)	RET. WALL (WOOD)
FENCE (BARB WIRE)	FENCE (BARB WIRE)
FENCE (CHAIN LINK)	FENCE (CHAIN LINK)
FENCE (SMOOTH WIRE)	FENCE (SMOOTH WIRE)
FENCE (POST & RAIL)	FENCE (POST & RAIL)
FENCE (WOOD SLAT)	FENCE (WOOD SLAT)
GUARD RAIL	GUARD RAIL
PROPOSED STREET TREE	PROPOSED STREET TREE
BOLLARD	BOLLARD
DUMPSTER (WOOD)	DUMPSTER (WOOD)
DUMPSTER (MASONRY)	DUMPSTER (MASONRY)

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CERTIFICATION DATE
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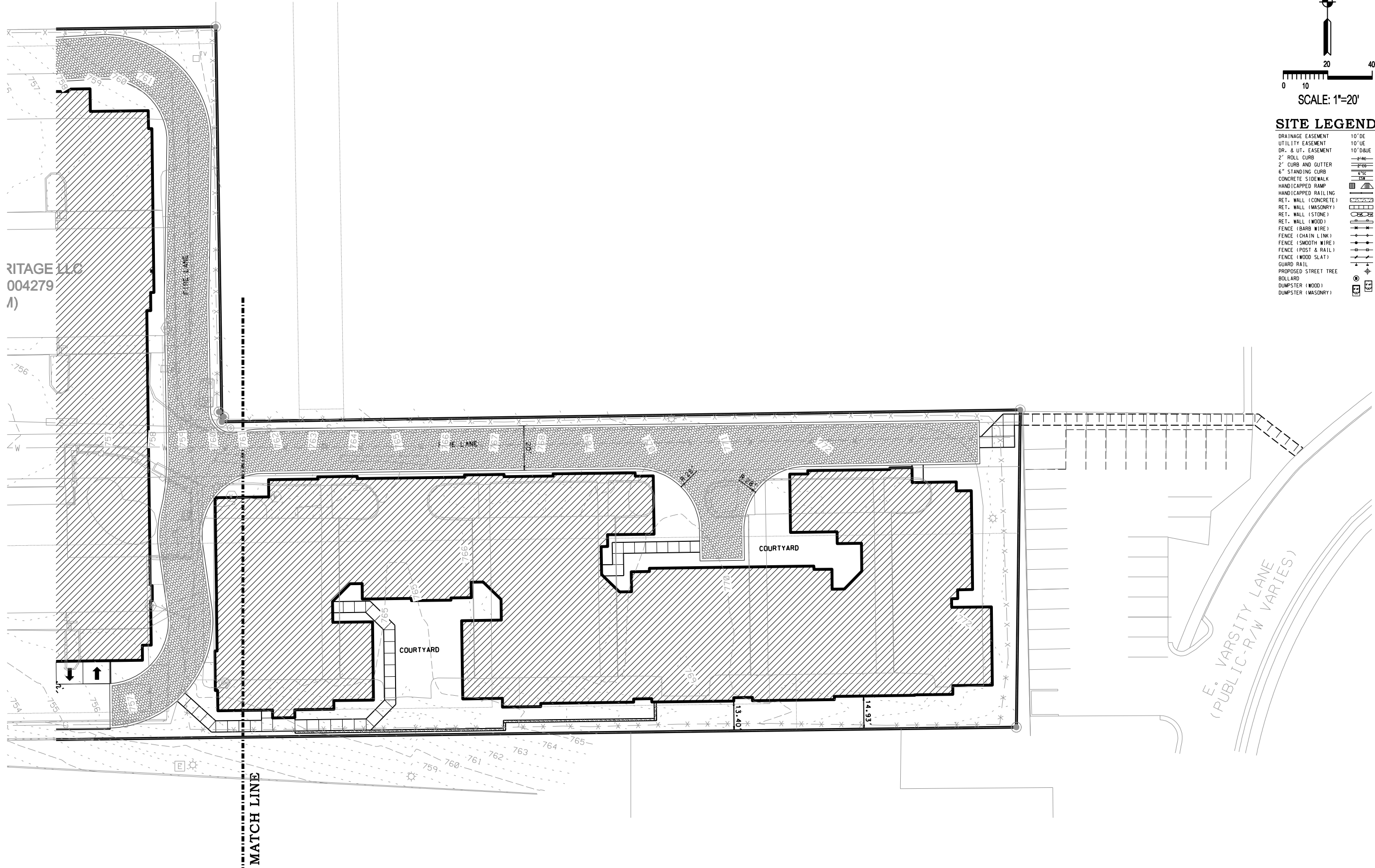
JOB TITLE:
**CDG NORTH WALNUT
 BLOOMINGTON, IN**

REVISIONS	BY	DATE

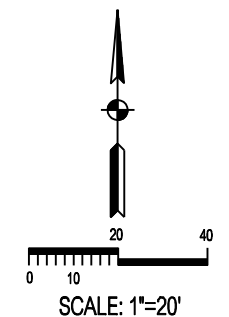
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JOB NUMBER
5827
 SHEET
C202
 DATE
08/22/19
 ENLARGED
 CONCEPT
 SITE PLAN

SITE AREA = 167,646.22 SF
 IMPERVIOUS SURFACE COVERAGE PERMITTED WITHIN PUD = 70%
 BUILDING AREA = 92,890 SF TOTAL
 PAVEMENT = 11,360 SF
 PLAZA AND SIDEWALKS = 6,142 SF
 TOTAL IMPERVIOUS SURFACE COVERAGE = 110,392 SF
 IMPERVIOUS SURFACE PERCENTAGE SHOWN = 65.8%



RITAGE LLC
004279
A)



SITE LEGEND

DRAINAGE EASEMENT	10' DE
UTILITY EASEMENT	10' UE
DR. & UT. EASEMENT	10' DAUE
2" ROLL CURB	— 2" —
2" CURB AND GUTTER	— 2" —
6" STANDING CURB	— 6" —
CONCRETE SIDEWALK	— 4" —
HANDICAPPED RAMP	— 4" —
HANDICAPPED RAILING	— 4" —
RET. WALL (CONCRETE)	— 4" —
RET. WALL (MASONRY)	— 4" —
RET. WALL (STONE)	— 4" —
RET. WALL (WOOD)	— 4" —
FENCE (BARB WIRE)	— 4" —
FENCE (CHAIN LINK)	— 4" —
FENCE (SMOOTH WIRE)	— 4" —
FENCE (POST & RAIL)	— 4" —
FENCE (WOOD SLAT)	— 4" —
GUARD RAIL	— 4" —
PROPOSED STREET TREE	— 4" —
BOLLARD	— 4" —
DUMPSTER (WOOD)	— 4" —
DUMPSTER (MASONRY)	— 4" —

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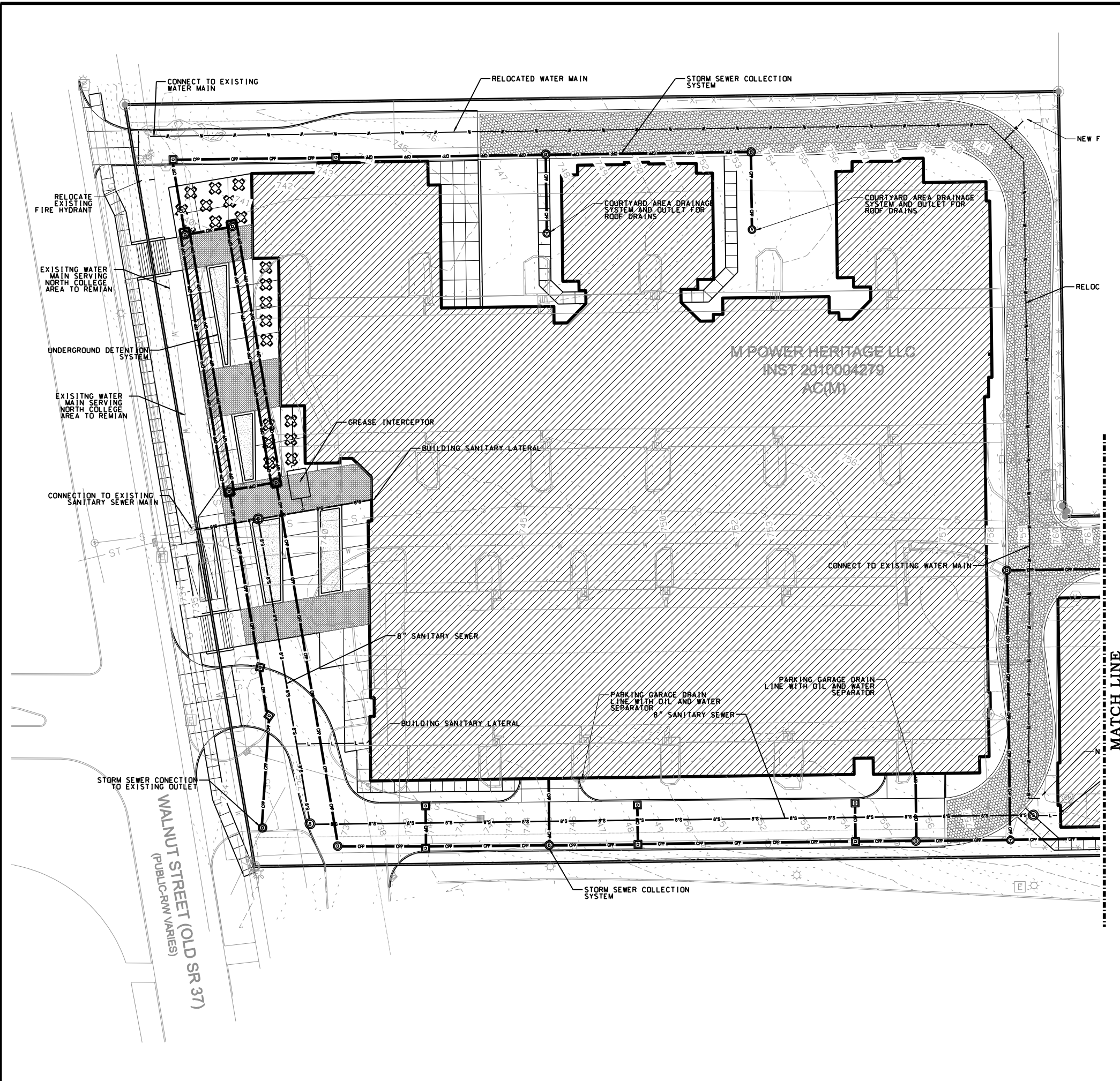
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BLOOMINGTON, IN**

REVISIONS	BY	DATE

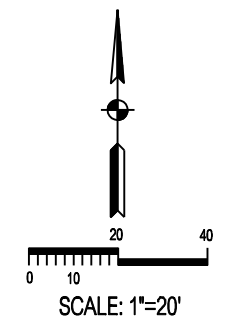
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JOB NUMBER
5827
SHEET
C203
DATE
08/22/19
ENLARGED
CONCEPT
SITE PLAN
2

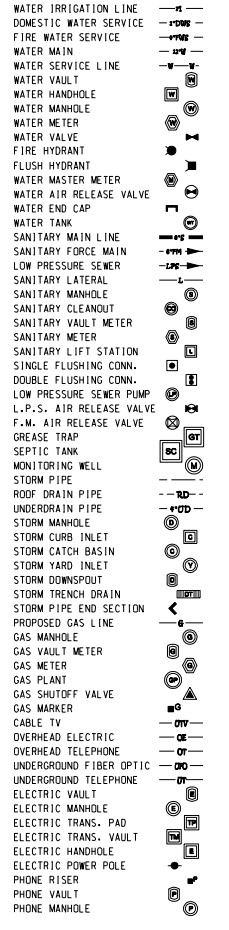


UTILITY NOTES

- 1) ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT THE UTILITIES TECHNICIAN AT (812) 349-3633 TO SCHEDULE THE MEETING.
- 2) CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM OR SANITARY SEWER UTILITY WORK. A CBU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, AND A PROPER AS-BUILT MADE. WHEN A CONTRACTOR WORKS ON WEEKENDS, A CBU DESIGNATED HOLIDAY, OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR WILL PAY FOR THE INSPECTOR'S OVERTIME. FOR CBU WORK HOURS AND HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT AT (812)349-3660.
- 3) SEE SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SEWER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.
- 4) IT INDICATES THE LOWEST FLOOR ELEVATION THAT WILL ALLOW GRAVITY SEWER SERVICE WITHOUT A SPECIAL BACKWATER VALVE. ANY FLOOR ELEVATION THAT WILL BE SERVED BY GRAVITY SEWER MUST BE ABOVE THE RIM ELEVATION OF THE UPSTREAM SANITARY MANHOLE. IF NOT A BACKWATER VALVE MUST BE INSTALLED ACCORDING TO SEC. 409(A) OF THE UNIFORM PLUMBING CODE. SEE SPECIFICATIONS PACKET FOR MORE DETAIL.
- 5) ON ALL EXISTING SANITARY MAINS, WYES SHALL BE CUT AND SLEEVED IN PLACE BY CITY OF BLOOMINGTON UTILITIES PERSONNEL WITH CITY OF BLOOMINGTON UTILITIES FURNISHING ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY FOR INSTALLATION. DEVELOPER SHALL PROVIDE ALL NECESSARY EXCAVATION, SHORING, BACKFILL, AND SURFACE REPAIR. PLEASE CONTACT NANCY AXSON AT (812) 349-3689 FOR MORE INFORMATION.
- 6) WHEN CONNECTING A NEW PIPE TO AN EXISTING MANHOLE, THE MANHOLE SHALL BE CORE-DRILLED. PIPE SHALL BE CONNECTED TO THE MANHOLE BY EITHER A FLEXIBLE BOOT CONNECTION, 1" OR 2" FLEXIBLE CONNECTOR OR APPROVED EQUAL. TABLE AND TROUGH SHALL BE MODIFIED AS NECESSARY TO DIRECT THE FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE INVERT OUT FOR THIS STRUCTURE.
- 7) IN ACCORDANCE WITH SECTION 4.5.2.1.5.1, OF THE CBU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE A CLEAN-OUT AT LEAST EVERY 90 FEET. ALL CLEAN-OUTS, WEATHER IN GRASSY AREAS OR IN PAVEMENT, SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST JORDAN CATALOGUE NO. 2975 OR NEENAH CATALOGUE NO. R-1974-A. IN GRASSY AREAS, THE CASTING SHALL BE PROVIDED WITH A CIRCULAR CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 6" THICK AND SHALL EXTEND AT LEAST 8" BEYOND THE OUTSIDE OF THE CASTING ON ALL SIDES. IN PAVEMENT, THE TOP OF THE CASTING SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT. TOP OF CLEAN-OUT SHALL BE NO MORE THAN 3" BELOW THE TOP OF THE CASTING. A #10 INSULATED SOLID COPPER LOCATOR WIRE SHALL BE WRAPPED AROUND ALL NON-METALLIC PIPES SO THAT ONE REVOLUTION IS MADE AT LEAST EVERY PIPE JOINT. SPLICES ARE TO BE MADE WITH AN APPROVED CONNECTOR, AND ARE TO BE SUITABLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE WITH A CLEAN-OUT IN A CASTING. ALSO SEE THE CBU CONSTRUCTION SPECIFICATIONS FOR THE "STANDARD SANITARY LATERAL CLEAN-OUT DETAIL #19".
- 8) WHEREVER C900 PIPE IS USED FOR SEWER, ALL WYES SHALL BE HARCO, SIZED FOR C900 ON THE RUN AND SDR-35 ON THE BRANCH. TRANSITION FROM C900 TO SDR-35 PIPE SHALL BE MADE BY USE OF A HARCO C900 TO SDR-35 ADAPTER WYES.
- 9) ALL D.I.P. USED FOR SANITARY SEWER SHALL HAVE CERAMIC EPOXY LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTED 401, AS MANUFACTURED BY INDOURON PROTECTIVE COATINGS. WYES FOR D.I.P. SHALL BE HARCO D.I.P. TO SDR-35 ADAPTER WYES.
- 10) THE OWNERSHIP OF THE WATER AND SANITARY SEWER MAINS IN THIS DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE CITY OF BLOOMINGTON UTILITIES. OWNERSHIP WILL TAKE EFFECT AFTER FINAL WALK-THROUGH, WHEN EASEMENTS ARE RECORDED AND FINAL ACCEPTANCE IS GIVEN. ANY EXCEPTIONS SHALL BE INDICATED WITH SYMBOLS ON THE PLANS, ADDRESSED BY LETTER AND APPROVED IN WRITING BY THE UTILITIES ENGINEER.
- 11) A PERMANENT INDICATING CONTROL VALVE SHALL BE INSTALLED ON THE FIRE LINE 12" ABOVE THE FLOOR AT THE TERMINATION POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST AND WILL REMAIN AS A PART OF THE SYSTEM. ONCE ALL TESTING IS COMPLETE, THE LINE WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM. PLEASE CONTACT NANCY AXSON (812-349-3689) FOR ADDITIONAL INFORMATION.
- 12) ALL DUCTILE IRON PIPE (DIP) WILL REQUIRE POLYETHYLENE ENCASEMENT SLEEVES AND SHALL BE 8-MIL LINEAR LOW-DENSITY (LLD) POLYETHYLENE ENCASEMENT OR 4-MIL HIGH-DENSITY CROSS-LAMINATED (HDCL). POLYETHYLENE ENCASEMENT MATERIAL, INCLUSIVE OF VALVES AND FITTINGS, THE MATERIAL SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH ANSI/AWWA C-105/A21.5, USING PLASTIC TIE STRAPS OR CIRCUMFERENTIAL OR ADHESIVE TAPE PROVIDING THE PIPE WITH A SECURE PROTECTIVE ENCLOSURE.
- 13) BACKFLOW PREVENTER CONDUIT REQUIREMENTS:
 - RADIO READ EQUIPMENT MUST BE PLACED ON THE OUTSIDE OF THE BUILDING.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE RADIO HEAD DEVICE FROM CBU.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONDUIT AND WIRING FROM THE METER LOCATION, THROUGH THE BUILDING WALL, AND ATTACHING THE DEVICE TO THE WALL AT A POINT HIGH ENOUGH TO KEEP IT OUT OF REACH FROM TAMPERING AND DAMAGE, YET ACCESSIBLE WITH A LADDER.
 - CBU WILL MAKE THE WIRING CONNECTIONS AT THE TWO END POINTS.



UTILITY LEGEND



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 Fax: (812) 336-0813
 Web: http://smbrubob.com

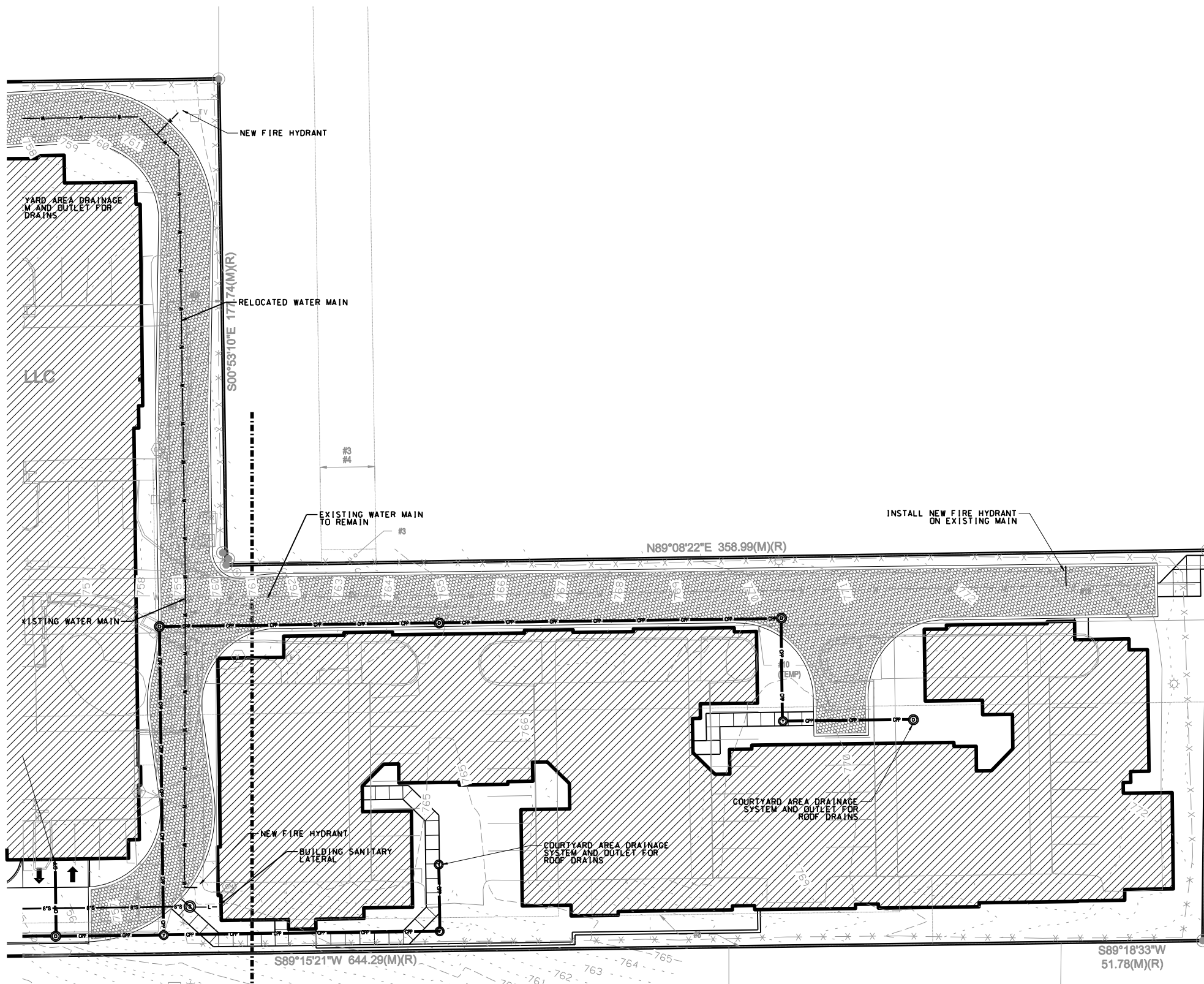
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JOB TITLE:
**CDG NORTH WALNUT
 BLOOMINGTON, IN**

REVISIONS	BY	DATE

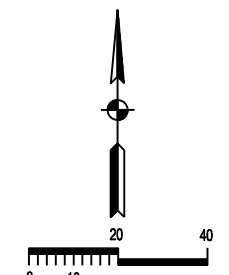
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JOB NUMBER
5827
 SHEET
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 DATE
08/22/19
 ENLARGED
 CONCEPT
 UTILITY PLAN



UTILITY NOTES

- 1) ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT THE UTILITIES TECHNICIAN AT (812) 349-3633 TO SCHEDULE THE MEETING.
- 2) CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM OR SANITARY SEWER UTILITY WORK. A CBU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, AND A PROPER AS-BUILT MADE. WHEN A CONTRACTOR WORKS ON WEEKENDS, A CBU DESIGNATED HOLIDAY, OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR WILL PAY FOR THE INSPECTOR'S OVERTIME. FOR CBU WORK HOURS AND HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT AT (812) 349-3660.
- 3) SEE SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SEWER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.
- 4) MS+4 IF SHOWN ON THE PLANS, = MINIMUM SEWER ELEVATION. IT INDICATES THE LOWEST FLOOR ELEVATION THAT WILL ALLOW GRAVITY SEWER SERVICE WITHOUT A SPECIAL BACKWATER VALVE. ANY FLOOR ELEVATION THAT WILL BE SERVED BY GRAVITY SEWER MUST BE ABOVE THE RIM ELEVATION OF THE UPSTREAM SANITARY MANHOLE. IF NOT A BACKWATER VALVE MUST BE INSTALLED ACCORDING TO SEC. 409(A) OF THE UNIFORM PLUMBING CODE. SEE SPECIFICATIONS PACKET FOR MORE DETAIL.
- 5) ON ALL EXISTING SANITARY MAINS, WYES SHALL BE CUT AND SLEEVED IN PLACE BY CITY OF BLOOMINGTON UTILITIES PERSONNEL WITH CITY OF BLOOMINGTON UTILITIES FURNISHING ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR INSTALLATION. DEVELOPER SHALL PROVIDE ALL NECESSARY EXCAVATION, SHORING, BACKFILL, AND SURFACE REPAIR. PLEASE CONTACT NANCY AXSOM AT (812) 349-3689 FOR MORE INFORMATION.
- 6) WHEN CONNECTING A NEW PIPE TO AN EXISTING MANHOLE, THE MANHOLE SHALL BE CORE-DRILLED. PIPE SHALL BE CONNECTED TO THE MANHOLE BY EITHER A FLEXIBLE BOOT KOR-N-SEAL 1 OR 2 FLEXIBLE CONNECTOR OR APPROVED EQUAL. TABLE AND TROUGH SHALL BE MODIFIED AS NECESSARY TO DIRECT THE FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE INVERT OUT FOR THIS STRUCTURE.
- 7) IN ACCORDANCE WITH SECTION 4.5-2.1.5.1, OF THE CBU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE A CLEAN-OUT AT LEAST EVERY 90 FEET. ALL CLEAN-OUTS, WEATHER IN GRASSY AREAS OR IN PAVEMENT, SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST JORDAN CATALOGUE NO. 2975 OR NEWMAN CATALOGUE NO. R-97A-4. IN GRASSY AREAS, THE CASTING SHALL BE PROVIDED WITH A CIRCULAR CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 6" THICK AND SHALL EXTEND AT LEAST 8" BEYOND THE OUTSIDE OF THE CASTING ON ALL SIDES. IN PAVEMENT, THE TOP OF THE CASTING SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT. TOP OF CLEAN-OUT SHALL BE NO MORE THAN 3" BELOW THE TOP OF THE CASTING. A #10 INSULATED SOLID COPPER LOCATOR WIRE SHALL BE WRAPPED AROUND ALL NON-METALLIC PIPES SO THAT ONE REVOLUTION IS MADE AT LEAST EVERY PIPE JOINT. SPLICES ARE TO BE MADE WITH AN APPROVED CONNECTOR AND ARE TO BE SUITABLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE WITH A CLEAN-OUT IN A CASTING. ALSO SEE THE CBU CONSTRUCTION SPECIFICATIONS FOR THE "STANDARD SANITARY LATERAL CLEAN-OUT DETAIL #19".
- 8) WHEREVER C900 PIPE IS USED FOR SEWER, ALL WYES SHALL BE HARCO, SIZED FOR C900 ON THE RUN AND SDR-35 ON THE BRANCH. TRANSITION FROM C900 TO SDR-35 PIPE SHALL BE MADE BY USE OF A HARCO C900 TO SDR-35 ADAPTER WYES.
- 9) ALL D.I.P. USE FOR SANITARY SEWER SHALL HAVE CERAMIC EPOXY LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTED 401, AS MANUFACTURED BY INDRAM PROTECTIVE COATINGS. WYES FOR D.I.P. SHALL BE HARCO D.I.P. TO SDR-35 ADAPTER WYES. IN
- 10) THE OWNERSHIP OF THE WATER AND SANITARY SEWER MAINS IN THIS DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE CITY OF BLOOMINGTON UTILITIES. OWNERSHIP WILL TAKE EFFECT AFTER FINAL WALK-THROUGH, WHEN EASEMENT ARE RECORDED AND FINAL ACCEPTANCE IS GIVEN. ANY EXCEPTIONS SHALL BE INDICATED WITH SYMBOL ON THE PLANS, ADDRESSED BY LETTER AND APPROVED IN WRITING BY THE UTILITIES ENGINEER.
- 11) A PERMANENT INDICATING CONTROL VALVE SHALL BE INSTALLED ON THE FIRE LINE 12" ABOVE THE FLOOR AT THE TERMINATION POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST AND WILL REMAIN AS A PART OF THE SYSTEM. ONCE ALL TESTING IS COMPLETE, THE LINE WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM. PLEASE CONTACT NANCY AXSOM (812-349-3689) FOR ADDITIONAL INFORMATION.
- 12) ALL DUCTILE IRON PIPE (DIP) WILL REQUIRE POLYETHYLENE ENCASEMENT SLEEVES AND SHALL BE 8-MIL LINEAR LOW-DENSITY (LLD) POLYETHYLENE ENCASEMENT OR 4-MIL HIGH-DENSITY CROSS-LAMINATED (HDCL) POLYETHYLENE ENCASEMENT MATERIAL, INCLUSIVE OF VALVES AND FITTINGS. THE MATERIAL SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH ANSI/AWWA C-105/A21.5, USING PLASTIC TIE STRIPS OR CIRCUMFERENTIAL OR ADHESIVE TAPE PROVIDING THE PIPE WITH A SECURE PROTECTIVE ENCLOSURE.
- 13) BACKFLOW PREVENTER CONDUIT REQUIREMENTS:
 - RADIO READ EQUIPMENT MUST BE PLACED ON THE OUTSIDE OF THE BUILDING.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE RADIO HEAD DEVICE FROM CBU.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONDUIT AND WIRING FROM THE METER LOCATION, THROUGH THE BUILDING WALL, AND ATTACHING THE DEVICE TO THE WALL AT A POINT HIGH ENOUGH TO KEEP IT OUT OF REACH FROM TAMPERING AND DAMAGE, YET ACCESSIBLE WITH A LADDER.
 - CBU WILL MAKE THE WIRING CONNECTIONS AT THE TWO END POINTS.



UTILITY LEGEND

- WATER IRRIGATION LINE
- DOMESTIC WATER SERVICE
- FIRE WATER SERVICE
- WATER MAIN
- WATER SERVICE LINE
- WATER VAULT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- FLUSH HYDRANT
- WATER MASTER METER
- WATER AIR RELEASE VALVE
- WATER END CAP
- WATER TANK
- SANITARY MAIN LINE
- SANITARY FORCE MAIN
- LOW PRESSURE SEWER
- SANITARY LATERAL
- SANITARY MANHOLE
- SANITARY CLEANOUT
- SANITARY VAULT METER
- SANITARY METER
- SANITARY LIFT STATION
- SINGLE FLUSHING CONN.
- DOUBLE FLUSHING CONN.
- LOW PRESSURE SEWER PUMP
- L.P.S. AIR RELEASE VALVE
- F.W. AIR RELEASE VALVE
- GREASE TRAP
- SEPTIC TANK
- MONITORING WELL
- STORM PIPE
- ROOF DRAIN PIPE
- UNDERDRAIN PIPE
- STORM MANHOLE
- STORM CURB INLET
- STORM CATCH BASIN
- STORM YARD INLET
- STORM TRENCH DRAIN
- STORM PIPE END SECTION
- PROPOSED GAS LINE
- GAS MANHOLE
- GAS VAULT METER
- GAS METER
- GAS PLANT
- GAS SHUTOFF VALVE
- GAS MARKER
- CABLE TV
- OVERHEAD TELEPHONE
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- ELECTRIC VAULT
- ELECTRIC MANHOLE
- ELECTRIC TRANS. PAD
- ELECTRIC TRANS. VAULT
- ELECTRIC HANDHOLE
- ELECTRIC POWER POLE
- PHONE RISER
- PHONE VAULT
- PHONE MANHOLE

Smith Brubob & Associates, Inc.
 453 S. Clatsop Boulevard
 Bloomington, Indiana, 47401
 Telephone: (812) 336-6836
 Fax: (812) 336-0813
 Web: http://smbrubob.com

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COLLEGIATE
DEVELOPMENT
GROUP

ELEVATION PACKAGE
BLOOMINGTON, IN



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STREET VIEW PERSPECTIVE



08/22/2019

ELEVATIONS

FINISH SCHEDULE

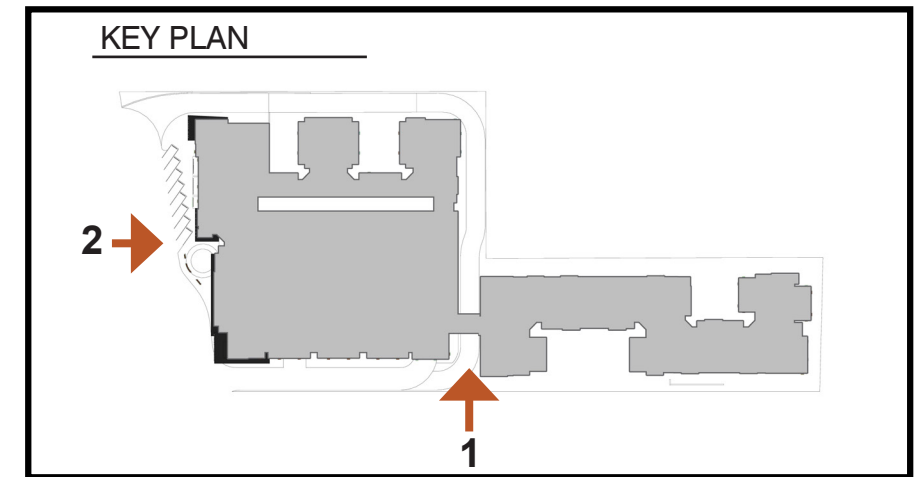
1 BRICK VENEER 1 - LIGHT	4 CEMENTITIOUS LAP SIDING	7 VINYL WINDOWS	10 MESH RAILING	13 PT-1	16 PT-4
2 BRICK VENEER 2 - DARK	5 BOARD AND BATTEN	8 ALUMINUM STOREFRONT	11 MTL. CANOPY	14 PT-2	17 PT-5
3 CEMENTITIOUS PANEL	6 WOODTONE	9 BALCONY W/ MTL. PNL. RAILING	12 TRIM BOARD	15 PT-3	18 PT-6



1 ELEVATION FACING SOUTH
SCALE: 1"=50'



2 ELEVATION FACING EAST
SCALE: 1"=50'



08/22/2019

ELEVATIONS

FINISH SCHEDULE

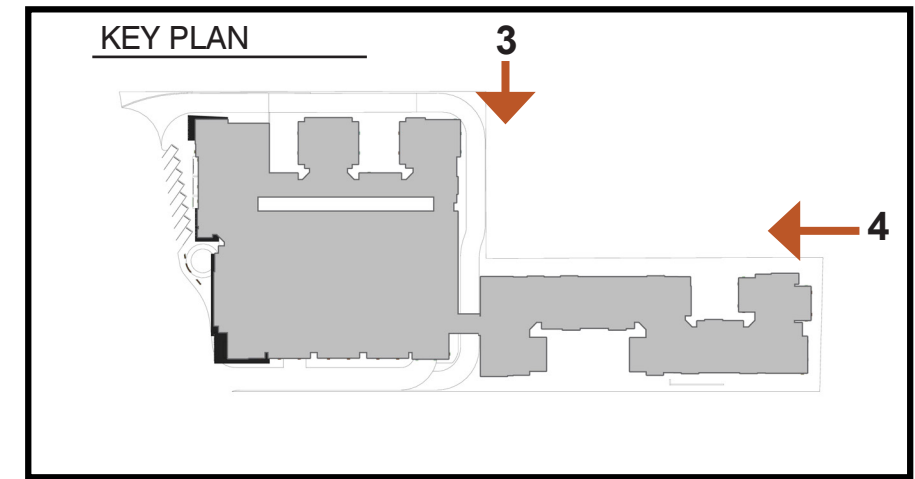
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3 ELEVATION FACING NORTH
SCALE: 1"=50'



4 ELEVATION FACING WEST
SCALE: 1"=50'



08/22/2019

1800 N. Walnut Planned Unit Development—Development standards.

(a) Density and Intensity Standards.

(1) Maximum residential density: seventy-five units per acre.

(A) Dwelling unit equivalents:

Four-bedroom unit = one and one-half units;

Three-bedroom unit = one unit;

Two-bedroom unit with less than nine hundred fifty square feet = 0.66 of a unit;

One-bedroom unit with less than seven hundred square feet = 0.25 of a unit;

Efficiency or studio unit with less than five hundred fifty square feet = 0.20 of a unit.

(2) Maximum impervious surface coverage: seventy percent.

(b) Height Standards.

(1) Minimum structure height: twenty feet.

(2) Maximum structure height: The vertical dimension from the top of the roof deck and the adjacent ground grade shall not exceed 85'. Parapets, chimneys, vents, mechanical equipment, utility service structures and other architectural features shall not be included in the measurement of vertical dimensions.

(c) Parking Standards.

(1) Minimum Surface Parking Setback.

(A) Front yard: parking and drive aisles may be permitted between the building and the right of way line, but must be set back a minimum of 10';

(B) Side yard: seven feet;

(C) Rear yard: seven feet.

(2) Residential parking standards: Minimum of 0.50 spaces per bedroom and maximum of 0.75 spaces per bedroom.

(3) Nonresidential parking standards: one space per every one thousand square feet.

(4) Compact parking spaces: Up to 50% of the residential parking spaces may be compact. The minimum dimensions for compact spaces are 7'6" x 15'.

(5) Bicycle parking standards: minimum of one space per every four bedrooms.

(d) Building Setback Standards. Building setback standards are:

(1) Build-to line: n/a;

(2) Maximum front setback: one hundred feet from the existing public right-of-way;

(3) Minimum front setback: forty feet;

(4) Minimum side setback: seven feet;

(5) Minimum rear setback: ten feet.

(e) Ground Floor Nonresidential Uses.

(1) The building will consist of no less than 12,000 square feet of nonresidential uses on the ground floor, including, no less than 6,000 square feet of retail/commercial uses.

(2) Unless stated otherwise in this Planned Unit Development, all uses permitted in the Commercial Arterial zoning district shall be permitted.

1800 N. Walnut Planned Unit Development—Architectural standards.

These architectural standards shall apply to new building construction and building additions. Where an addition is made to an existing building, the architectural standards shall apply only to the new construction. Interior remodeling of existing structures shall not cause the exterior of the building to be subject to the architectural standards.

(a) Site Plan.

(1) Building Orientation and Entrances.

(A) For all buildings, any facade facing a public street shall be considered a primary facade.

(B) A minimum of one pedestrian entrance shall be provided for any primary facade which contains at least sixty-six feet of frontage facing a public street. No primary pedestrian entrance shall be located on a building facade adjacent to an alley.

(C) At least one pedestrian entrance to a building shall be constructed at an elevation that is within three feet of the adjacent sidewalk elevation.

(2) Lighting.

(A) Pedestrian scaled lighting shall be provided as approved by the board of public works and shall meet the following standards:

(i) Height: pedestrian scaled street lights shall be less than fifteen feet high.

(B) All exterior building lighting shall comply with Chapter 20.05, LG: Lighting Standards.

(4) Mechanical Equipment and Service Areas. Utility service boxes, telecommunication devices, cables, conduits, vents, turbines, flues, chillers and fans, trash receptacles, dumpsters, service bays and recycling storage areas shall be screened from public view by incorporating the following design standards:

(A) Locate mechanical equipment and service areas at the rear of the building, along an alley facade or on the building rooftop;

(B) Mechanical equipment and service areas shall be screened using either architectural screen walls, screening devices or landscaping; and

(C) Mechanical equipment located on a building rooftop shall be set back from the building edge a sufficient distance to screen the equipment from view from the adjacent streets.

(b) Architectural Character.

(1) Void-to-Solid Percentage.

(A) First Floor (Building Base). Transparent glass areas shall comprise a minimum of forty percent of the wall/facade area of the first floor facade/elevation facing N. Walnut.

(B) Upper Stories (Building Middle). Transparent glass or facade openings shall comprise a minimum of fifteen percent of the wall/facade area of each floor above the first floor facade along each street, but shall not exceed seventy percent of the wall/facade area of each floor above the first floor facade facing a street.

(2) Windows.

(A) All windows shall be transparent and shall not make use of dark tinting or reflective glass.

(3) Materials. The following materials are not permitted as primary exterior finish materials:

(i) Smooth-faced or split-faced cement block;

(ii) Vinyl;

(iii) Highly reflective materials;

(iv) EIFS;

(v) Precast concrete.

(4) Materials. The following materials are not permitted as secondary exterior finish materials:

(i) Vinyl;

(ii) Highly reflective materials;

(iii) EIFS.

(5) Entrance Detailing. The primary pedestrian entrance for a building shall incorporate two or more of the following architectural design features:

(A) Recessed entry (minimum of four feet);

(B) Ornamental paving and integral landscape planters;

(C) Canopy or awning;

(D) Portico;

(E) Prominent building address, building name and enhanced entryway exterior lighting;

(F) Public art display, the size of which shall be adequate to be clearly viewed by pedestrians using the adjoining sidewalk;

(G) Raised corniced entryway parapet (may exceed building height three feet) or a gable;

(H) Landscaped patio area or front porch.

(c) Mass, Scale and Form.

(1) Building Facade Modulation. Facade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior facade materials.

(A) Building facades along each street shall utilize a maximum facade width interval of eighty feet and a minimum facade width interval of twenty feet for a facade module.

(B) The building facade module shall be offset by a minimum depth (projecting or recessing) of two feet.

(C) All vertical offsets expressed on the facade shall be a minimum of two feet.

(3) Building height step back: n/a.

1800 N. Walnut Planned Unit Development - Landscape Standards

General Landscaping Standards

(a) Plant Material Type

(1) All plant material shall be plant material native to Indiana as listed in the plant material table of the City of Bloomington Unified Development Ordinance.

Streetscape

(b) Streetscape - This standards section applies to lawn areas within or abutting the public right-of-way where street trees would typically be planted but cannot due to the presence of existing utility conflicts that preclude street tree installation.

(1) Shrubs

(A) Number. A minimum of one shrub shall be planted per five feet of property that abuts a public right-of-way.

(B) Type. A minimum of fifty percent of the required shrubs shall be evergreen.

(C) Vision Clearance. Shrubs shall be planted outside the vision clearance triangle as defined in the City of Bloomington Unified Development Ordinance. Shrubs shall be located a minimum of ten feet from a driveway cut, traffic control sign, or street light, and a minimum of three feet from a fire hydrant.

(D) Responsibility. Maintenance of the streetscape shall be the responsibility of the property owner.

General Parking

(a) Parking Lot Perimeter Plantings. Parking lots shall be screened from streets and adjacent uses using a combination of plant materials, decorative fences, decorative walls, and/or earthen berms. Parking lots with four or more spaces shall have the following perimeter planting:

(1) Trees.

(A) Number. Parking lot perimeter areas shall contain one tree per four parking spaces.

(B) Type. A minimum of seventy-five percent of the required trees shall be large, canopy trees.

(C) Location. Trees shall be planted within ten feet of the parking lot edge.

(2) Shrubs.

(A) Number. Parking lot perimeter areas shall contain three shrubs per one parking space.

(B) Type. A minimum of fifty percent of the shrubs shall be evergreen.

(C) Location. Shrubs shall be planted within five feet of the parking lot edge.

(D) Height. Shrubs planted in parking lot perimeter areas shall be selected from species that grow to a minimum height of four feet.

Multifamily Residential

(a) Interior Plantings. The following standards apply:

(1) Trees.

(A) Number. Any areas of a site not covered by a structure, parking lot or required buffer yard shall be planted with a minimum of fourteen large canopy trees, five evergreen trees, and five medium or small canopy trees per acre.

(2) Shrubs.

(A) Number. Lots shall be planted with a minimum of thirty-six shrubs per acre.

(B) Type. A minimum of fifty percent of the required shrubs shall be evergreen.

(C) Substitution. One ornamental tree may be substituted for every four shrubs; however, substitution shall not exceed fifty percent of the required shrubs.

(D) Foundation Plantings. Shrubs and ornamental trees along foundation walls of structures shall be planted no closer than two feet and eight feet respectively from the foundation wall.

1800 N. Walnut Planned Unit Development – Signage Standards

(a) Wall Signs.

(1) The following standards shall apply to wall signs for individual use by the primary development.

(A) The cumulative square footage of all wall signs shall not exceed one and one-half square feet per lineal foot of primary façade.

(B) Maximum of two wall signs is allowed.

(C) Limits. No use shall be limited to less than thirty square feet of wall signage and no use shall be permitted to exceed three hundred twenty square feet of aggregate wall signage.

(D) Maximum Projection. Except an awning sign, no part of a wall sign shall project more than twelve inches from the wall or face of the building to which it is attached.

(E) Illumination. Sign may be internally or indirectly illuminated.

(b) Freestanding Signs.

(1) Number.

(A) One freestanding sign is permitted.

(2) Area.

(A) The freestanding sign shall not exceed forty-five square feet.

(3) Height.

(A) The maximum sign height shall be fifteen feet.

(c) Projecting Signs.

(1) Maximum of two projecting signs is allowed.

(2) Projecting Signs shall not exceed 60 square feet.

(3) Projecting signs may be internally illuminated

(4) Sign may not project more than 5' from the building façade.

(d) Secondary Retail Tenants.

(1) The following standards shall apply to wall signs for individual use by the retail tenants.

(A) The cumulative square footage of all wall signs shall not exceed one and one-half square feet per lineal foot of primary façade.

(B) One wall sign is allowed for each tenant space.

(C) Limits. No use shall be limited to less than thirty square feet of wall signage and no use shall be permitted to exceed sixty square feet of aggregate wall signage.

(D) Maximum Projection. Except an awning sign, no part of a wall sign shall project more than twelve inches from the wall or face of the building to which it is attached.

(E) Illumination. Sign may be internally or indirectly illuminated.

(2) Window Graphics.

(A) Each retail tenant is allowed up to 25% coverage vinyl window graphics.

1800 N. Walnut Planned Unit Development - Green Development Standards

In order to promote energy conservation and green building techniques, the applicant aims to incorporate energy saving features and devices based on ICC/ASHRAE 700-2015 National Green Building Standard (NGBS). The applicant will provide a summary checklist which will include, but not be limited to, the NGBS items listed below. Additionally the project will include stormwater management, heat island mitigation, support of multi-modal transportation, including electric car charging stations, use of native

landscape vegetation and permeable hardscape surfaces, use of Energy Star appliances, energy efficient mechanical systems, water-saving plumbing fixtures, user controls for thermal comfort and lighting, high reflectance roofing materials, bicycle storage facilities, on-site recycling for occupant refuse, furnished units, energy efficient lighting and building envelope insulation that meets or exceeds applicable Energy Code requirements.

1) Lot Design, Preparation and Development

- a) A lot is selected within five miles (8,046 m) of a mass transit station with provisions for parking.
- b) Walkways, street crossings, and entrances designed to promote pedestrian activity are provided. New buildings are connected to existing sidewalks and areas of development.
- c) Dedicated bicycle parking and racks are indicated on the site plan and constructed for mixed-use and multifamily buildings: Minimum of 1 bicycle parking space per 2 residential units
- d) At least 75% of total length of the utilities on the lot are designed to use one or more alternative means: Placement of utilities under paved surfaces instead of yards
- e) Permeable materials are used for driveways, parking areas, walkways, patios, and recreational surfaces and the like according to the following percentages: less than 25 percent
- f) Off-street parking areas are shared or driveways are shared.
- g) In a multifamily project, parking capacity does not exceed the local minimum requirements.
- h) Structured parking is utilized to reduce the footprint of surface parking areas. Greater than 75 percent.
- i) Water permeable surfaces, including vegetative paving systems, are utilized to reduce the footprint of impervious surface driveways, fire lanes, streets or parking areas. 25 percent to 75 percent.
- j) Hardscape: Not less than 50 percent of the surface area of the hardscape on the lot meets one or a combination of the following methods. Permeable hardscaping: Permeable hardscaping materials are installed.
- k) The lot contains a mixed-use building.

2) Quality of Construction Materials and Waste

- a) Finished floor area of a dwelling unit is limited. Finished floor area is calculated in accordance with ANSI Z765 for single family and ANSI/BOMA Z65.4 for multifamily buildings. Only the finished floor area for stories above grade plane is included in the calculation. Less than or equal to 1,500 square feet (139 m²)
- b) Structural systems are designed or construction techniques are implemented that reduce and optimize material usage. Minimum structural member or element sizes necessary for strength and stiffness in accordance with advanced framing techniques or structural design standards are selected.
- c) Stories above grade are stacked, such as in 1½-story, 2-story, or greater structures. The area of the upper story is a minimum of 50 percent of the area of the story below based on areas with a minimum ceiling height of 7 feet (2,134 mm).
- d) Capillary breaks A capillary break and vapor retarder are installed at concrete slabs in accordance with ICC IRC Sections R506.2.2 and R506.2.3 or ICC IBC Sections 1907 and 1805.4.1.
- e) Building materials with visible mold are not installed or are cleaned or encapsulated prior to concealment and closing.

- f) Insulation in cavities is dry in accordance with manufacturer's instructions when enclosed (e.g., with drywall).
 - g) The moisture content of lumber is sampled to ensure it does not exceed 19 percent prior to the surface and/or cavity enclosure.
 - h) Where required by the ICC, IRC, or IBC, a water-resistive barrier and/or drainage plane system is installed behind exterior veneer and/or siding.
 - i) Flashing is provided as follows to minimize water entry into wall and roof assemblies and to direct water to exterior surfaces or exterior water-resistive barriers for drainage.
 - j) All window and door head and jamb flashing is either self-adhered flashing complying with AAMA 711-13 or liquid applied flashing complying with AAMA 714-15 and installed in accordance with fenestration or flashing manufacturer's installation instructions.
 - k) Through-wall flashing is installed at transitions between wall cladding materials or wall construction types.
 - l) Architectural features that increase the potential for water intrusion are avoided: No roof configurations that create horizontal valleys in roof design.
 - m) A minimum of 90 percent of roof surfaces, not used for roof penetrations and associated equipment, on-site renewable energy systems such as photovoltaics or solar thermal energy collectors, or rooftop decks, amenities and walkways, are constructed of one or more of the following: Minimum initial SRI of 78 for low-sloped roof (a slope less than 2:12) and a minimum initial SRI of 29 for a steep-sloped roof (a slope equal to or greater than 2:12).
 - n) A gutter and downspout system or splash blocks and effective grading are provided to carry water a minimum of 5 feet (1524 mm) away from perimeter foundation walls.
 - o) Water is directed to drains or swales to ensure drainage away from the structure.
- 3) Energy Efficiency
- a) The building shall comply with Section 702 (Performance Path), Section 703 (Prescriptive Path), or Section 704 (HERS Index Target Path).
 - b) Space heating and cooling system is sized according to heating and cooling loads calculated using ACCA Manual J, or equivalent.
 - c) Duct system is sized and designed in accordance with ACCA Manual D or equivalent.
 - d) Windows, skylights and sliding glass doors have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m²), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m²)
 - e) Lighting efficacy in dwelling units is in accordance with one of the following: Lighting power density, measured in watts/square foot, is 1.1 or less.
 - f) Photo or motion sensors are installed on 75 percent of outdoor lighting fixtures to control lighting.
 - g) In a multifamily building, occupancy controls are installed to automatically reduce light levels in garages and parking structures when the space is unoccupied.
 - h) Structured parking garages are designed to require no mechanical ventilation for fresh air requirements.
- 4) Indoor and Outdoor Water Use
- a) Energy Star or equivalent water-conserving appliances are installed for dishwasher and washing machine.

- b) The total maximum combined flow rate of all showerheads controlled by a single valve at any point in time in a shower compartment is 1.6 to less than 2.5 gpm.
 - c) Water-efficient lavatory faucets with a maximum flow rate of 1.5 gpm (5.68 L/m), tested at 60 psi (414 kPa) in accordance with ASME A112.18.1, are installed: all lavatory faucets in the dwelling unit(s).
 - d) A water closet is installed with an effective flush volume of 1.28 gallons (4.85 L) or less and meets the flush performance criteria when tested in accordance with ASME A112.19.2/CSA B45.1 or ASME A112.19.14 as applicable.
- 5) Pollutant Source Control
- a) Air handling equipment or return ducts are not located in the garage, unless placed in isolated, air-sealed mechanical rooms with an outside air source.
 - b) Wall-to-wall carpeting is not installed adjacent to water closets and bathing fixtures.
 - c) Site-applied interior architectural coatings, which are inside the water proofing envelope, are in accordance with one or more of the following: Zero VOC as determined by EPA Method 24 (VOC content is below the detection limit for the method)
 - d) A minimum of 85 percent of site-applied adhesives and sealants located inside the waterproofing envelope are in accordance with one of the following, as applicable. The emission levels are in accordance with CDPH/EHLB Standard Method v1.1. Emission levels are determined by a laboratory accredited to ISO/IEC 17025 and the CDPH/EHLB Standard Method v1.1 is in its scope of accreditation.
 - e) Emissions of 85 percent of wall, ceiling, and floor insulation materials are in accordance with the emission levels of CDPH/EHLB Standard Method v1.1.
 - f) Environmental tobacco smoke is minimized by one or more of the following: All interior common areas of a multifamily building are designated as non-smoking areas with posted signage and exterior smoking areas of a multifamily building are designated with posted signage and located a minimum of 25 feet from entries, outdoor air intakes, and operable windows.
 - g) Verify there are no moisture, mold, and dust issues per 602.1.7.1(3), 901.4-901.11, ASTM D7338 Section 6.3, and ASTM D7338 Section 7.4.3.