CITY OF BLOOMINGTON

PLAN COMMISSION

January 12, 2026, 5:30 P.M.
Council Chambers, Room #115
Hybrid Zoom Link:

https://bloomington.zoom.us/j/82362340978?pwd=ZnExeVNaSUNGVGdZQTJHNjBBb3M0UT09

Meeting ID: 823 6234 0978 Passcode: 622209

CITY OF BLOOMINGTON
PLAN COMMISSION (Hybrid Meeting)
❖City Council Chambers, 401 N Morton Street Bloomington – Room #115
January 12, 2026 at 5:30 p.m.

❖Virtual Link:
https://bloomington.zoom.us/j/82362340978?pwd=ZnExeVNaSUNGVGdZQTJHNjBBb3M0UT09

Meeting ID: 823 6234 0978 Passcode: 622209

Petition Map: https://bton.in/G6BiA

ROLL CALL

MINUTES TO BE APPROVED: November 10, 2025

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

PETITIONS TABLED:

SP-24-22	**Cutters Kirkwood 123 LLC** 115 E Kirkwood Ave Parcel: 53-05-33-310-062.000-005 Request: Major site plan approval to construct a 4-story building with 3 floors of residential units over a ground floor parking garage and retail space in the MD-CS zoning district. The upper floors will consist of 15 dwelling units for a total of 38 beds. *Case Manager: Jackie Scanlan*
ZO-34-23	**City of Bloomington Planning and Transportation** Text Amendment Request: Text amendment related to Sign Standards and request for waiver of second hearing. *Case Manager: Jackie Scanlan*
ZO-01-25/RZONE2025-01-005	**City of Bloomington Planning & Transportation** Text Amendment Request: Text Amendments to Unified Development Ordinance: Affordable Housing Incentives. *Case Manager: Jackie Scanlan*

***Next Meeting February 9, 2026* **Last Updated: 1/8/2026**

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or e-mail human.rights@bloomington.in.gov.

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact the **Melissa Hirtzel** at **hirtzelm@bloomington.in.gov** and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

CONSENT AGENDA:

SP2025-12-0094

BRCJ Civil Engineering (William Riggert)
477 W. Maker Way, 422 W. 10th St, 617 N. Madison St.
Parcel(s): 53-05-32-100-035.001-005, 53-05-32-100-035.012-005, 53-05-33-200-013.012-005
Request: Major site plan approval to allow the construction of a "Hotel or motel" use in the Mixed-Use Downtown Showers Technology zoning district. *Case Manager: Jamie Kreindler*

PETITIONS:

SUB2025-12-0051

Bynum Fanyo & Associates, Inc. (Daniel Butler)
2511 N. Dunn Street
Parcel: 53-05-28-200-046.000-005
Request: Primary plat approval for 18 lot subdivision of 4 acres for 3 common area lots and 15 residential lots in the Residential Medium Lot (R2) zoning district. *Case Manager: Jamie Kreindler*

ZO2025-12-0018

City of Bloomington
723 W. 1st Street, 709 W. 1st Street, 607 W. 1st Street
Parcel(s): 53-08-05-402-115.000-009, 53-08-05-100-014.000-009, 53-08-05-100-028.000-009
Request: A request to rezone approximately 6.3 acres to Planned Unit Development and a request for approval of a District Ordinance and Preliminary Plan.
Case Manager: Eric Greulich

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Plan Commission Members

- Tim Ballard (Appointed by Mayor) – Current term: 1/02/2023 – 01/01/2027
- Flavia Burrell (Appointed by Board of Public Works) – Current term: 01/03/2023-01/02/2027
- Andrew Cibor (Appointed by Planning and Transportation Department) – Current term: 01/01/2024-12/31/2027
- Trohn Enright-Randolph (Appointed by Monroe County Plan Commission) – Current term: 01/04/2024-01/03/2028
- Patrick Holmes (Appointed by Mayor) – Current term: 01/02/2024-01/01/2028
- Jillian Kinzie (Appointed by Mayor) – Current term: 01/06/2025-12/31/2028
- Ellen Coe Rodkey (Appointed by Parks and Recreation) – Current term: 01/01/2023-12/31/2026
- Steve Bishop (Appointed by Mayor) – Current term: 1/2/2024 – 1/1/2028
- Hopi Stosberg (Appointed by Common Council) – Current term: 01/02/2024-01/01/2028
- Brad Wisler (Appointed by Mayor) – Current term: 1/1/2023-12/31/2025

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Plan Commission Summary Minutes – November 10th, 2025 - 5:30 pm
City of Bloomington Council Chambers – Room #115

Plan Commission minutes are transcribed in a summarized manner. Video footage is available for viewing in the (CATS) Department of the Monroe County Public Library, 303 E Kirkwood Avenue. Phone number: 812-349-3111 or via e-mail at the following address: moneill@monroe.lib.in.us.

The City of Bloomington Plan Commission (PC) met on November 10th, 2025 at 5:30 p.m., a hybrid meeting was held both in the Council Chambers, located in Room 115, at 401 N. Morton Street, City Hall Bloomington, IN 47404 and remotely via Zoom. Members present in Chambers: Steve Bishop, Flavia Burrell, Andrew Cibor, Patrick Holmes, Jillian Kinzie, Hopi Stosberg and Brad Wisler. Tim Ballard - via Zoom.

ROLL CALL: Cibor joined the meeting after roll call.

APPROVAL OF MINUTES: October 10th, 2025.

Kinzie made motion to approve the October minutes, Stosberg seconded the motion. Motion passed by roll call – 6:0. Burrell abstained.

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

Stosberg reports that the Urban Agriculture petition that had been forwarded to the City Council was voted down last week, the vote was 1-7. Also, the SRO petition had its first reading last week and will be discussed on November 19th, 2025.

Brad Wisler took a moment to recognize Commissioner Chris Smith, who recently resigned to focus on some health issues. No public announcement had been made yet, and that his service on the Plan Commission has been very much appreciated. Smith has also served on the Arts Commission, the MPO and various other boards. Best wishes to him.

Jackie Scanlan, Assistant Director, thanks Mr. Smith for his service and job well done. Welcomes new member Mr. Steve Bishop to his first meeting.

PETITIONS TABLED:

SP-24-22

Cutters Kirkwood 123 LLC
115 E Kirkwood Ave
Parcel: 53-05-33-310-062.000-005
Request: Major site plan approval to construct a 4-story building with 3 floors of residential units over a ground floor parking garage and retail space in the MD-CS zoning district. The upper floors will consist of 15 dwelling units for a total of 38 beds.
Case Manager: Jackie Scanlan

ZO-34-23

City of Bloomington Planning and Transportation
Text Amendment
Request: Text amendment related to Sign Standards and request for waiver of second hearing.
Case Manager: Jackie Scanlan

ZO-01-25/RZONE2025-01-005 **City of Bloomington Planning & Transportation**
Text Amendment
Request: Text Amendments to Unified Development Ordinance: Affordable Housing Incentives.
Case Manager: Jackie Scanlan

PETITIONS:

ZO-33-25/ ZO2025-05-0013 **City of Bloomington Planning & Transportation**
Text Amendment
Request: Text Amendment related to Resolution 2025-12 to amend 20.04.110 (Incentives) of the Title 20, the Unified Development Ordinance.
Case Manager: Jackie Scanlan

Jackie Scanlan, Case Manager, presented as in the packet, and recommends forwarding the petition to the Common Council with a positive recommendation.

Scanlan states that the Plan Commission must make a recommendation to the Common Council on or before December 5th, and if there is no vote to send it to the Council tonight, we will need to set a special session to finish the discussion.

Wisler goes to public comment on the proposed amendment, Section C7A, page 10.

PUBLIC COMMENT: On Amendment

Christopher Emge, from the Greater Bloomington Chamber of Commerce, spoke.
Anna Killion-Hanson, Director of HAND, explains how developers abuse AMI, therefore making housing not affordable.

Holmes made motion to amend Section C7A, page 10. Kinzie seconded the motion. Motion failed to pass by vote, 3-5. (Burrell, Cibor, Kinzie, Stosberg & Wisler)

PUBLIC COMMENT: On Petition ZO-33-25 – None

Ballard left the meeting via Zoom.

Stosberg made motion to move forward Petition ZO-33-25 to Common Council with positive recommendation on the condition that the Staff would wordsmith to include reference to requirements within the Administrative Manuel. Kinzie seconded the motion. Motion failed by vote, 3-4. (Burrell, Holmes, Wisler & Bishop)

Holmes made motion to forward Petition ZO-33-25 to Common Council with no recommendation, on the same condition that Stosberg proposed. Cibor seconded the motion. Motion passed by vote, 7-0.

ZO-35-25/ZO2025-10-0014 **City of Bloomington Planning and Transportation**
Text Amendment
Request: Response to Common Council Resolution 2025-17.*Case Manager: Jackie Scanlan*

Jackie Scanlan, Case Manager, presented as in the packet, and recommends forwarding the petition to the Common Council with a positive recommendation.

Wisler goes to public comment on the proposed amendment

PUBLIC COMMENT: On Amendment - None

Stosberg made motion to amend ZO-35-25, to state that Tier 2 eligibility requires a minimum of 7% of the total dwelling units are income restricted unless otherwise adjusted or forfeited by the city, to households earning below 90% of the HUD AMI, and that a minimum of 8% of the total dwelling units are income-restricted permanently, unless otherwise adjusted or forfeited by the City, to households earning below 70% of the HUD AMI. (Section 2 – Roman numeral 2, change 7.5% to 7%. And, Roman numeral 3, change 7.5% to 8%) Cibor seconded the motion. Motion passed by vote, 7-0.

PUBLIC COMMENT: On Petition - None

Kinzie made motion to approve the waiver of a second hearing, and to forward ZO-35-25 to the Common Council with a positive recommendation as amended. Bishop seconded the motion. Motion passed by vote, 7:0.

ZO-36-25/ZO2025-10-0017 **William Wamathai**
2005 W. Cory Drive
Parcel: 53-08-06-104-051.000-008
Request: The petitioner is requesting a zoning map amendment as part of a voluntary annexation to zone a 0.39 acre property to Residential Medium Lot (R2). A waiver of the required second hearing is requested.
Case Manager: Eric Greulich

Eric Greulich, Case Manager, presented as in the packet, Voluntary annexation and waiver of the required second hearing.

PUBLIC COMMENT:

Paul Post, spoke
Lieutenant Reyes, spoke
Cami Felling, spoke
Rosanna Mantilla, spoke

Kinzie made motion to waive the required second hearing and forward the petition to the Common Council with a favorable recommendation that the property be zoned R2. Burrell seconded the motion. Motion passed by vote, 7-0.

Meeting adjourned 8:05 pm

BLOOMINGTON PLAN COMMISSION **CASE #: SUB2025-12-0051**
STAFF REPORT – Primary Plat First Hearing **DATE: January 12, 2026**
Location: 2511 N. Dunn Street

PETITIONER: Paul Pruitt & Keith Kline
2241 E. Pointe Road
Bloomington, IN, 47401

CONSULTANTS: Bynum Fanyo & Associates
528 N. Walnut Street
Bloomington, IN, 47404

REQUEST: The petitioner is requesting primary plat approval for an 18-lot subdivision of 4 acres for 3 common area lots and 15 residential lots in the Residential Medium Lot (R2) zoning district. The petitioner is also requesting waivers from the required 67% of lots to be accessed by an alley and from the required sidewalk installation for a portion of the northwestern street.

BACKGROUND:

Area:	4 acres
Current Zoning:	Residential Medium Lot (R2)
Comp Plan Designation:	Neighborhood Residential
Existing Land Use:	Dwelling, single-family (detached)
Proposed Land Use:	Dwelling, single family (detached)
Surrounding Uses:	North – Single family residence
	West – Office park
	East – Meadowood Assisted Living and residential
	South – Single family residences

REPORT: This 4 acre property is located on the west side of N. Dunn Street and is zoned Residential Medium Lot (R2). The subject property is approximately 270' wide and 640' deep. Surrounding land uses include single family residences to the north and south, an office park to the west, and an assisted living facility to the east. The property currently contains a detached single family home, which is proposed to be demolished with the new subdivision. There is a stream and associated riparian buffer running through the northwest corner of the site. The property also has a substantial amount of tree coverage that is subject to the tree preservation standards of the Unified Development Ordinance (UDO). There are no other known regulated environmental features.

The petitioner is proposing to subdivide the property to create 15 residential lots and 3 common area lots. The site plan includes the construction of a new public road that connects to the property frontage on N. Dunn Street and stubs to the western boundary of the site to provide access to the residences. The plan also includes associated utility, landscaping, and drainage updates. The petitioner intends to treat most of the storm water drainage within the property by constructing a storm water detention facility at the northwest corner of the site. The detention pond is shown within a portion of the riparian buffer area and is an allowed activity within the outer riparian buffer zone. No single-family homes are proposed within the regulated riparian buffer area of the creek. The proposed plat includes two common lots (Lots #1 and #3) for tree preservation and are shown on the primary plat. In addition, the storm water detention area is shown within a common

area lot as required and is located on Lot #2.

Since this property is over 3 acres in size, this subdivision must utilize the Traditional Subdivision (TD) type, which requires a minimum of 67% of the lots to be served by alleys. The proposed site plan does not show any of the lots served by alleys, and the petitioner is requesting a waiver from the alley requirement to allow all of the lots direct access from the proposed main road. Furthermore, the petitioner is requesting a waiver to not install the required sidewalk along the northwestern portion of the internal street to serve the subdivision.

20.06.040(d)(6)(B) General Compliance Criteria

i. Compliance with this UDO
ii. Compliance with Other Applicable Regulations
iii. Compliance with Utility, Service, and Improvement Standards
iv. Compliance with Prior Approvals

PROPOSED FINDING: Full findings will be proposed with the second primary plat hearing report as there are several aspects of this petition that are still being evaluated. Specifically, the Planning and Transportation Department is evaluating the request to not have any of the lots served by alleys, which greatly effects the overall layout of the proposed subdivision. At this time, the Planning and Transportation Department has identified that the petition need several variances from the minimum lot area, minimum lot width, minimum side building setback standard, tree preservation requirements, and riparian buffer regulations.

20.06.040(d)(6)(D) Additional Criteria Applicable to Primary Plats and Zoning Map Amendments (Including PUDs)

i. Consistency with Comprehensive Plan and Other Applicable Plans
ii. Consistent with Intergovernmental Agreements
iii. Minimization or Mitigation of Adverse Impacts
iv. Adequacy of Road Systems
v. Provides Adequate Public Services and Facilities
vi. Rational Phasing Plan

PROPOSED FINDING: Full findings will be proposed with the second primary plat hearing report.

20.06.060(b)(3)(E) Review and Decision

The Plan Commission or Plat Committee shall review the primary plat subdivision petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6) (Approval Criteria) and the following standards:

i. All subdivision proposals shall be consistent with the need to minimize flood damage.
ii. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
iii. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.

iv. Base flood elevation data shall be provided for subdivision proposals and other proposed development (including manufactured home parks and subdivisions), which is greater than the lesser of 50 lots or five acres.
v. All subdivision proposals shall minimize development in the SFHA and/or limit intensity of development permitted in the SFHA.
vi. All subdivision proposals shall ensure safe access into/out of SFHA for pedestrians and vehicles (especially emergency responders).

PROPOSED FINDING: Full findings will be proposed with the second primary plat hearing report.

20.06.060(b)(3)(F) Subdivision Waivers

Waivers from any standards within Chapter 5 shall be reviewed according to the following criteria:

i. The granting of the subdivision waiver shall not be detrimental to the public safety, health, or general welfare, or injurious to other property; and
ii. The conditions upon which the request for a Subdivision Waiver are based are unique to the property; and
iii. The Subdivision Waiver shall not in any manner vary the provisions of the development standards, Comprehensive Plan, or Transportation Plan.

PROPOSED FINDING: Full findings will be proposed with the second primary plat hearing report. With this petition, the petitioner is requesting a waiver to not have any of the lots served by alleys and to not require a sidewalk along a portion of the internal road. If the waivers are granted, both of these aspects can have a negative impact on public safety. The presence of additional drive cuts combined with the proposed narrower lot width and size could create a safety hazard along the street. The lack of a sidewalk along a portion of the road would also increase pedestrian hazards as it would force a mid-block street crossing. The presence of an alley along each of the lots would create a safer pedestrian and vehicular environment. The granting of the waiver to not require alleys as well as the waiver to not require a complete sidewalk system would not have a substantial impact on the petitioner's ability to meet tree preservation requirements. The proposed grading plan shows all of the trees along the property border being removed already, so the inclusion of alleys would not change the proposed tree preservation on the site. There does not appear to be any unique conditions that prevent the alleys from being installed to serve the desired amount of lots. The requirement to serve 67% of the lots, which equals 11 lots, would almost match the 10 lots that are shown on the south side of the subdivision. The exclusion of a sidewalk from the northwestern side of the street also appears to have a very minimal impact on the ability to save trees as there appears to only be two 8" Black Cherry trees and three Eastern White Pines directly affected.

PRIMARY PLAT REVIEW: The proposed subdivision is following the Traditional Subdivision (TD) design standards in the Unified Development Ordinance (UDO). The base zoning district is Residential Medium Lot (R2).

TD Subdivision Developmental Standards / UDO Section 20.05.030(c):

- **Parent Tract Size:** The minimum parent tract size is 3 acres. The size of this petition is 4 acres, which meets the minimum parent tract size requirement.

- **Applicable Base Zoning District:** The property is zoned R2, which is one of the applicable base zoning districts for the TD subdivision standards.
- **Open Space Required:** The minimum open space required is 5%, which is 0.20 acres of the total site. The proposed plan is compliant with the open space requirement as it is setting aside slightly over one acre in common area.
- **Lots Served By Alleys:** At least 67% of the lots are required to be served by alleys. The petitioner is requesting a 100% waiver to not require any of the lots to be served by alleys. The UDO would require 11 of the 15 residential lots to be served by alleys.
- **Block Length:** The maximum allowed block length is 800 feet. The block length for this petition is approximately 634 feet, which is compliant with the UDO.
- **Cul-De-Sac Length:** Cul-de-sacs are not permitted, and none are proposed with this plan since the road is shown to stub to the west of the property.
- **Transportation Facilities:**
    - **Dunn Street:** The street typology for Dunn Street is Neighborhood Connector with a proposed right-of-way width of 62'. Neighborhood Connector streets require a minimum 7' sidewalk and 8' tree plot. The proposed primary plat shows a dedication of 32' from the centerline, which is compliant. The proposed site plan shows a 7' wide concrete sidewalk and 14.7' tree plot. Due to underground utilities, the required street trees are shown behind the sidewalk.
    - **Internal Road:** The proposed internal road will be designed with a Neighborhood Residential street typology and 61' of right-of-way. The Neighborhood Residential street typology requires a minimum 6' sidewalk and 5' tree plot, which has been shown on the proposed plan, except for a small span of sidewalk on the northwestern section of the new road. The petitioner is requesting a waiver to not install the required sidewalk along this portion of the internal street to serve the subdivision.
- **On-Street Parking:** On-street parking is required on at least one side of all streets and is being provided with the proposed cross section. Where on-street parking is provided, it shall comply with the standards in UDO Section 20.04.060(o) related to no parking signs and bump-outs on private streets. 4' of on-street parking is shown on each side of the proposed internal road.

R2 District Dimensional Standards / UDO Section 20.02.010(i):

- **Lot Area:** The minimum lot area is 7,200 square feet. The petitioner is requesting a variance from the Board of Zoning Appeals (BZA) to reduce the minimum lot area to 5,000 square feet.
- **Lot Width:** The minimum lot width is 60'. The petitioner is requesting a variance from the BZA to reduce the minimum lot width to 50'.
- **Setbacks:**
    - **Front:** The minimum front setback is 15' which has been shown on the plat and is compliant with the UDO.
    - **Side:** The minimum side setback is 8'. The petitioner is requesting a variance from the BZA to reduce the minimum side setback to 6'.
    - **Rear:** The minimum rear setback is 25' which has been shown on the plat and is compliant with the UDO.
- **Lot Access:** All proposed lots have direct frontage on a public street as required. No drive cuts are allowed on Dunn Street, and none have been proposed with this subdivision. The

UDO requires 67% of the lots to be served by alleys, and the proposed site plan is not showing any of the lots served by an alley. This requires a waiver to be granted to allow a new subdivision without any lots served by an alley. The proposed development shows access from the new internal street for all of the residential lots.

Subdivision Design Standards / UDO Chapter 20.05.050:

- **Lots:** All lots meet the UDO requirement for a depth-to-width ratio not to exceed four to one. The petitioner is requesting variances from the minimum lot area, minimum lot width, and minimum side setback requirements.
- **Monuments and Markers:** All monument and marker improvements shall be installed per 865 IAC 1-12-18.
- **Open Space:** The minimum open space required is 5% (0.20 acres of the total site), and the proposed plan is compliant with the open space requirement.
    - **Common Areas:** Three Common Lots have been provided on the plan for environmental features. Common Lots 1 and 3 are for tree preservation, and Common Lot 2 is for the stream and associated riparian buffer. There are no known karst features, regulated floodways, and wetlands on this site that need to be placed in common areas. The environmental features on this site shall be placed in easements per Section 20.05.040.
    - **Tree Preservation:** The petitioner has shown 2.61 acres of existing tree canopy coverage of the 4 acre property, which equals approximately 65% coverage. Based on the coverage shown, the UDO requires 60% of that tree canopy to be preserved, which equals 1.56 acres of required preservation. The petitioner is proposing to only preserve 0.93 acres of the tree canopy, which is 0.63 acres less than the tree preservation required by the City. The petitioner is requesting a variance from the BZA to retain 36% of the existing tree canopy instead of the required 60%.
- **Storm Water:** A storm water management plan has been submitted to the City of Bloomington Utilities (CBU) Department for their review. The petitioner is also required to submit the plat to CBU for review, and final acceptance and approval from CBU is required prior to issuance of any permits. At this time, the Planning and Transportation Department has received the following comments related to storm water from CBU, which the petitioner needs to directly address with CBU:
    - Drainage easements will need to cover the pond, the emergency overflow path, and any pipes that direct storm water off-site. Looking at the current proposal, these drainage easements will be in direct conflict with much of the riparian buffer easement.
    - Portion of the storm water detention facility are within the right-of-way which is not acceptable per CBU standards.
    - At this time, storm water quantity or quality requirements have not been determined to be met to CBU standards.
- **Flood Damage Mitigation:** There are no portions of this site that lie within the regulated 100-year floodplain.
- **Streets and Rights-of-Way:**
    - **Private Streets:** There are no private streets shown, and the new internal street within this development will be public.
    - **Dedication of Right-of-Way:** The new internal street will be a public street with a Neighborhood Residential typology, which requires a minimum 60’ of dedicated right-of-way. The proposed plans show a 61’ right-of-way, which is compliant.

- **Construction and Installation Standards for Streets:** All street improvements are to be designed, constructed and installed per the City Planning and Transportation Department Standards and Specifications. Any new development that includes the construction of a new or widened public street shall be required to install underground telecommunications conduit to extend the City's fiber optic network, known as the Bloomington Digital Underground (BDU). Conduit installation shall be in accordance with BDU specifications and permit requirements of the City of Bloomington.
- **Street Design:** The internal street will have on-street parking on both sides. Based on the expected traffic volume, the Transportation Plans calls for a Neighborhood Residential street typology with less than 500 ADT to have a width of 28' from face-of-curb to face-of-curb. This has been shown on the proposed street cross section.
- **Alleys:** No alleys are shown within the development, which is a concern to staff. The alley requirement in the UDO allows for a safer pedestrian environment, and this is not met with the proposed subdivision.
- **Arterial Frontages:** Dunn Street is classified as a Secondary Collector. There are no proposed lots along an arterial frontage, and therefore the Arterial Frontage standards do not apply.
- **Street Names:** The petitioner shall propose a unique name for each street within the development at the time of primary plat petition. The names of all new public and private streets are subject to approval by the City Planning and Transportation Department in compliance with Emergency-911 street naming procedures and the standards in UDO Section 20.05.050(j)(8). The proposed street name for the new internal street is E. Tamarack Trail, which has been shown on the plan. This is a suitable name to connect with the existing street on the east side of Dunn Street.
- **Street Signs:** Every street shall have the minimum number of public signs necessary to effectively direct or notify drives, bicyclists, and pedestrians and provide an information system for visitors to efficiently find a certain street, address, or development amenity.
- **Street Lighting:** All subdivisions shall be required to have a street lighting plan approved by the City Engineering Department and submitted to the City Board of Public Works as a component of the secondary plat proposal.

- **Utilities:** A utilities plan has been submitted to the City of Bloomington Utilities (CBU) and is currently under review. Final acceptance and approval from CBU is required prior to secondary plat approval.
- **Universal Design:** Less than 25 residential lots are proposed, so universal design regulations are not required.

Items to Address Prior to Primary Plat Second Hearing:

- The underground fiber network must be shown to the ITS standards set forth by the City.
- A street lighting plan must be designed and submitted according to the City's standards.
- Dissipation devices will be detailed on the SWPPP.
- Appropriateness of no lots to be served by an alley. Consider showing what alley loaded lots might look like and provide an explanation on why it's not feasible for this subdivision.
- A tree remediation plan needs to be provided for review.

- Environmental easements for the riparian buffer and tree preservation need to be shown on the primary plat.
- Permeable materials are required for pedestrian/bicycle facilities within the riparian buffer.
- Roadway cross sections should be shown on a separate individual page of the primary plat.
- Existing utilities must be shown on the primary plat.
- The centerline of the adjacent road (Dunn Street) must be shown and labeled on the primary plat, including measurements showing existing and proposed right-of-way.
- No portions of the detention area can be in the right-of-way.
- The plat needs to be submitted to CBU for review. Their storm water comments mentioned in this report need to be addressed by the petitioner directly with CBU.

RECOMMENDATION: The petitioner has requested waiver from the required second hearing; however, the Planning and Transportation Department recommends that the Plan Commission forward this petition to the required second hearing.

City of Bloomington

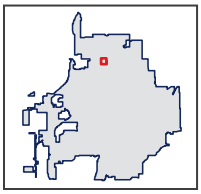
Planning and Transportation Department

Map Legend

- StreamRiver
- Parcels
- Pavement
- Drive
- Bloomington Municipal Boundary

RGB

- Red: Band_1
- Green: Band_2

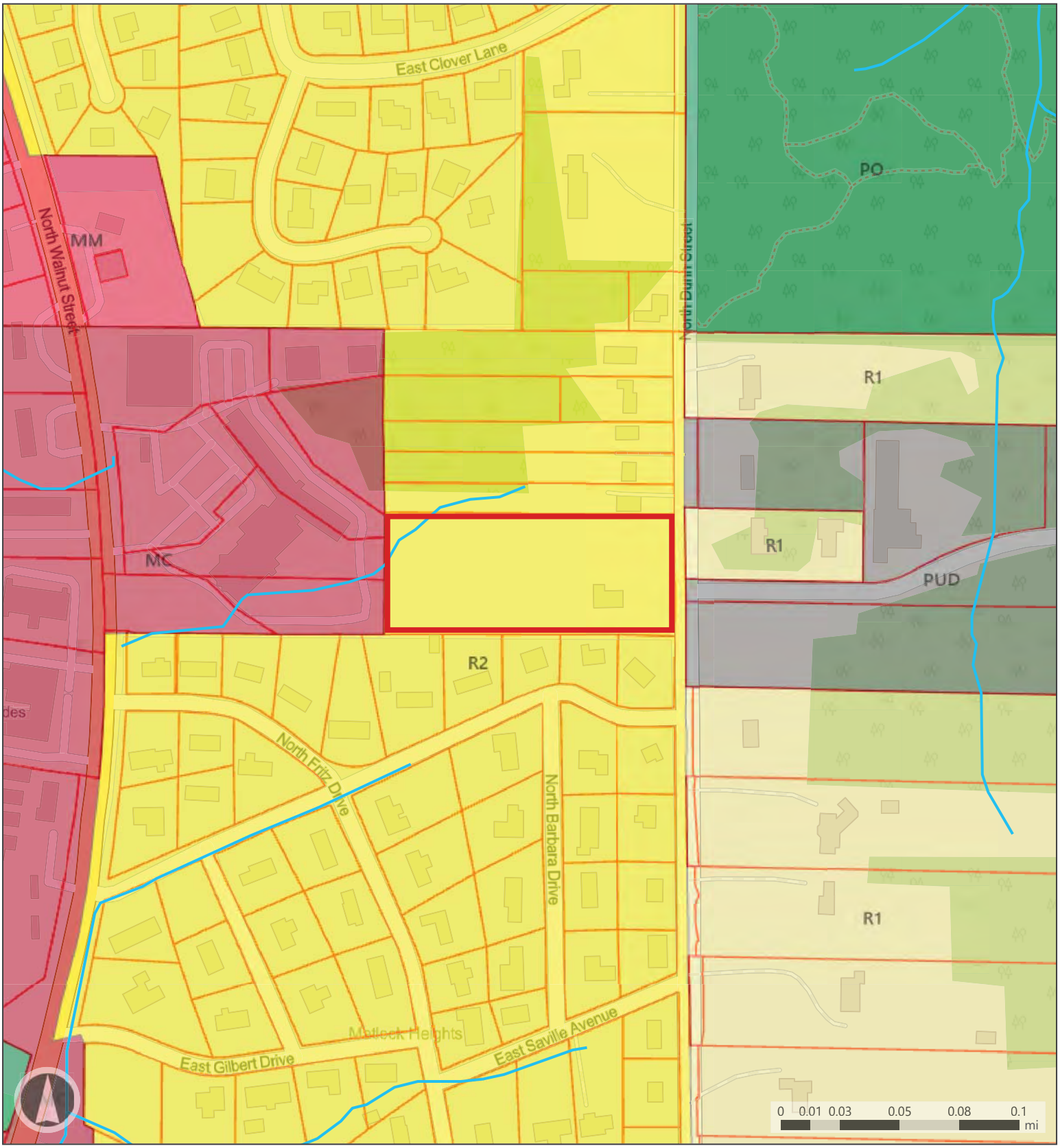


Created: 11/23/2025 *Map By:*

For use as map information only, information is NOT warranted.

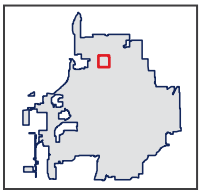
City of Bloomington

Planning and Transportation Department



Map Legend

- StreamRiver
- Mixed-Use Corridor
- Mixed-Use Medium-Scale
- Parks and Open Space
- Planned Unit Development
- Residential Large Lot
- Residential Medium Lot
- Parcels
- Bloomington Municipal Boundary



Created: 11/23/2025 *Map By:*

For use as map information only, information is NOT warranted.

BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

December 9th, 2025

City of Bloomington Plan Commission
And City of Bloomington Planning Department
401 N. Morton Street
Bloomington, Indiana 47404

SUBJECT: North Dunn Subdivision – 2511 North Dunn Street, Bloomington, IN 47408
Waiver Request Letter

City of Bloomington Plan Commission or To Whom It May Concern:

The development located at 2511 North Dunn Street, Bloomington, IN 47408 is currently zoned 'R2: Residential Medium Lot'. The development at this site includes the construction of a new road extending to the western boundary of the site to support the construction of 15 residential lots with associated utility, landscaping, and drainage updates. We plan to treat most of the drainage within our property by implementation of a stormwater detention facility. The entire site is within the City's 'Residential Medium Lot: R2' zoning boundary.

On behalf of our client, Paul Pruitt, Bynum Fanyo & Associates, Inc. would like to request two (2) waivers from the following design standards:

1. UDO Section 20.05.050 - Alleys.

   The nature of the existing lot is long and thin, providing at most 270 feet of space in the north/south direction. Application of 20-foot-wide rear alleys paired with the required 61-foot-wide neighborhood residential right of way leaves only enough room for R2 lots on one side of the proposed road after considering required lot setbacks. A waiver is being requested to allow sensical neighborhood design in an already constricting space with lots placed on either side of the proposed road. All proposed lots have direct access from the proposed main road. An exclusion of rear alleys would also prove a more compatible decision with surrounding, existing neighborhood development patterns.

528 NORTH WALNUT STREET
BLOOMINGTON, INDIANA 47404
812-332-8030
FAX 812-339-2990

The paved stub in the northwest quadrant of the property is intended to provide a hammerhead turnaround for large/emergency vehicles. It is not part of a devoted right of way and is located within a proposed access easement.

2. UDO Section 20.05.050 - Sidewalks.

   The City of Bloomington UDO requires sidewalks contained within the right of way along roadways to the standards outlined in the Bloomington transportation plan. Sidewalks are provided within the proposed subdivision, though we are requesting a waiver to remove one section at the western end of the road to allow for a greater amount of tree canopy retention as well as keep right of way improvements out of the intermediate riparian buffer zone. The removed section terminates after the western most buildable lot on the north side of the proposed road. Sidewalk on the south side of the road continues to the western property boundary with curb ramps provided at the termination point to allow pedestrian navigation.

Thank you for taking the time to hear the request for this property development.

Sincerely,
Bynum Fanyo & Associates, Inc.
Drew Schrand, Project Engineer

COPY: BFA FILE #402301

NORTHGROVE SUBDIVISION
PRELIMINARY PLAT

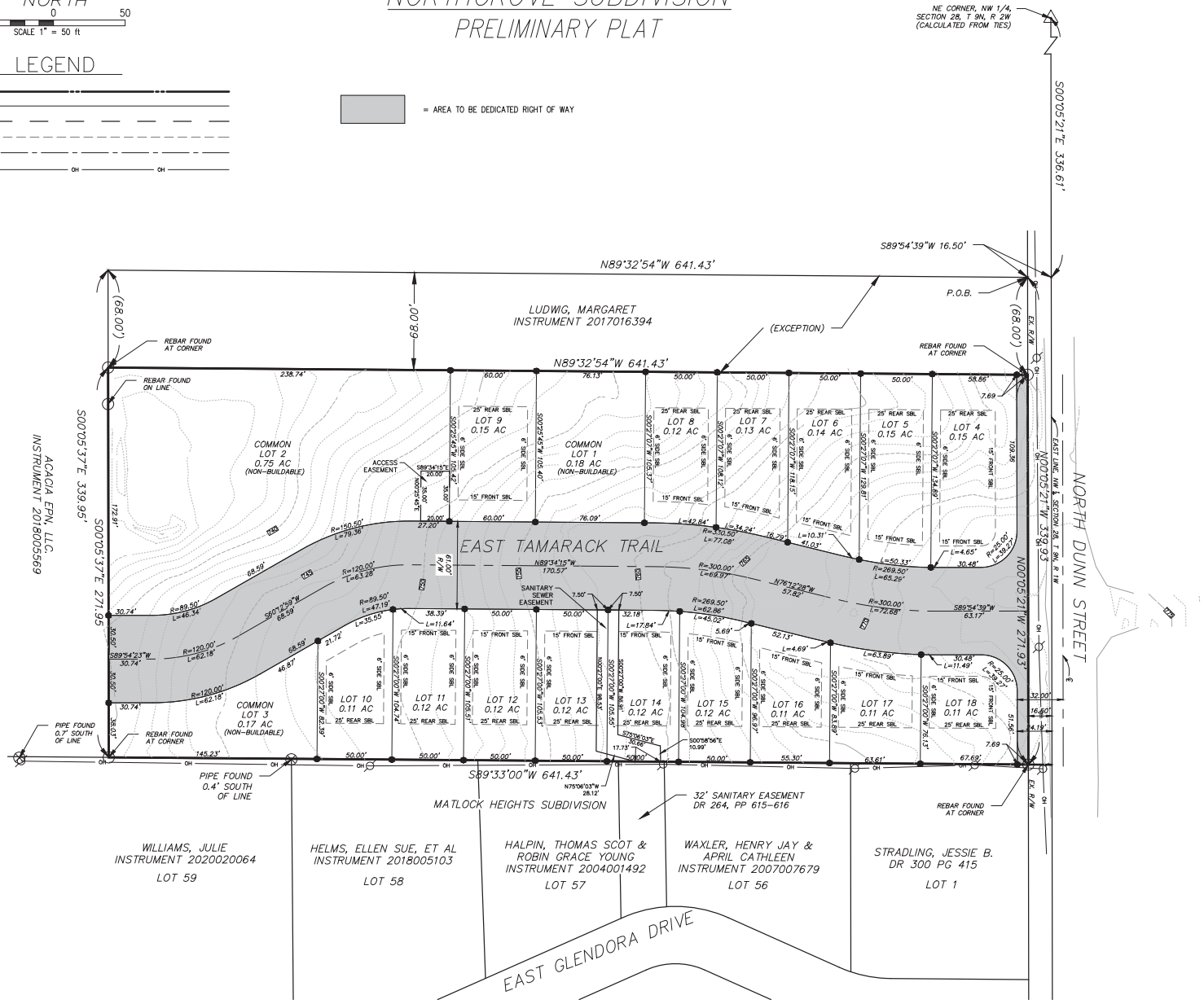
RECORDER STAMP

NORTH
50 0 50
SCALE 1" = 50 ft

LEGEND

BOUNDARY LINE
LOT LINE
EASEMENT LINE
SET BACK LINE
ROAD CENETERLINE
OVERHEAD UTILITY
REBAR FOUND
PIPE FOUND
REBAR SET "BFA 9500014"
PLSS CORNER

= AREA TO BE DEDICATED RIGHT OF WAY



Charles D. Graham
Registration No. LS29500014

CHARLES D. GRAHAM REGISTERED No. LS29500014 STATE OF INDIANA LAND SURVEYOR

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

NORTHGROVE SUBDIVISION
2511 North Dunn Street, Bloomington, IN 47408
Part of NW 1/4, Section 28, Township 9 North, Range 1 West
PRUITT, PAUL R. & KLINE, KEITH

Date:12/04/2025

Project No: 402301

BYNUM FANYO & ASSOCIATES, INC.
528 North Walnut Street
Bloomington, Indiana 47404
Phone (812)332-8030 Fax (812)339-2990

NORTHGROVE SUBDIVISION
PRELIMINARY PLAT

RECORDER STAMP

EASEMENT NOTES:

ACCESS EASEMENT

1. Grants the general public the right to access the access easement for purposes of pedestrian and vehicular traffic accessing the property from Tamarack Trail.
2. Grants the city the right to construct, alter, repair, maintain, or remove improvements within the easement area.
3. Prohibits the placement of any obstruction within the access easement.

SANITARY SEWER EASEMENT

1. Shall allow the City Utilities Department exclusive access for installation, maintenance, repair, or removal of sanitary sewer facilities.
2. Encroachment by other utilities is prohibited, unless such encroachment is approved by the City Utilities Department in conjunction with the primary plat. Upon written permission from the City Utilities Department, encroachments may be permitted after the recording of the secondary plat.
3. Trees and structures including, but not limited to, buildings, fences, retaining walls, and light fixtures, shall not be located within sanitary sewer easements.
4. Grading activity shall be prohibited within sanitary sewer easements without written permission from the City Utilities Department

DRAINAGE EASEMENT

1. Shall be required for any surface swales or other minor drainage improvements that are intended to serve the lots on which they are located.
2. Shall prohibit any alteration or structure within the easement that would hinder or redirect flow.
3. Shall provide that the owner of the lot on which the easement is placed shall be responsible for maintenance of the drainage features within such easement.
4. Shall be enforceable by the City Utilities Department and by owners of properties that are adversely affected by conditions within the easement.
5. Shall allow the City Utilities Department to enter upon the easement for the purpose of maintenance, to charge the costs of such maintenance to the responsible parties, to construct drainage facilities within the easement, and to assume responsibility for the drainage features at its discretion.

TREE PRESERVATION EASEMENT

1. Prohibits the removal of any tree over six inches dbh within the easement area.
2. Allows the removal of dead or diseased trees that pose a safety risk as well as allowing the removal of exotic or invasive species, only after first obtaining written approval from the Planning and Transportation Department.
3. All tree preservation easements shall be identified with public signs located along the boundary of the easement. Public signs shall be placed at intervals of no more than 200 feet, and each public sign shall be a maximum of one- and one-half square feet in area. A minimum of one public sign is required, regardless of easement size. The property owner shall be responsible for installing and maintaining required signage.
4. Allows, in cases where removal of exotic or invasive species is proposed, the restoration of disturbed areas with native plant material. Written approval from the Planning and Transportation Department is required prior to any proposed restoration

RIPARIAN BUFFER EASEMENT

1. Prohibits any land-disturbing activities including the placement of a fence, or alteration of any vegetative cover, including mowing, within the easement area (except for disturbance as allowed in Section 20.04.030(f) of the City of Bloomington Unified Development Ordinance.)
2. Allows the removal of dead or diseased trees that pose a safety risk or impede drainage as well as allowing the removal of exotic or invasive species, only after first obtaining written approval from the Planning and Transportation Department.
3. All riparian buffer easements shall be identified with public signs located along the boundary of the easement. Public signs shall be placed at intervals of no more than 200 feet, and each public sign shall be a maximum of one and one-half square feet in area. A minimum of one public sign is required, regardless of easement size. The property owner shall be responsible for installing and maintaining required signage.
4. Allows, in cases where removal of exotic or invasive species is proposed, the restoration of disturbed areas with native plant material. Written approval from the Planning and Transportation Department is required prior to any proposed restoration.

DESCRIPTION: (Source of Title: Instrument 2022013705)

A part of the Northeast quarter of the Northwest quarter of Section Twenty-eight (28), Township Nine (9) North, Range One (1) West, described as follows, to-wit: Beginning at a point that is Three Hundred Thirty-seven and Eight Tenths (337.8) feet south and Sixteen and Five Tenths (16.5) feet West of the Northeast corner of the Northeast Quarter of the Northwest Quarter of the said Section Twenty-eight (28); thence running South Eighty-nine (89) degrees Fifteen (15) minutes West for a distance of Six Hundred Forty-one and Five Tenths (641.5) feet; thence running South One (1) degree East for a distance of Three Hundred Forty (340) feet; thence running North Eighty-nine (89) degrees Fifteen (15) minutes East for a distance of Six Hundred Forty-one and Five Tenths (641.5) feet; thence running North One (1) degree West for a distance of Three Hundred Forty (340) feet and to the place of beginning, containing in all Five (5) acres, more or less.

EXCEPTING THEREFROM the following: Sixty-eight (68) feet of even width off the entire north side of the above described real estate, previously conveyed to Raymond M. Bridwell and Margaret Bridwell, husband and wife, by Grantor herein as shown in Deed Record 115, page 328, in the office of the Recorder of Monroe County, Indiana.

OWNER CERTIFICATION:

THE UNDERSIGNED, Paul R. Pruitt AND Keith Kline, BEING THE OWNERS OF THE DESCRIBED REAL ESTATE, DO HEREBY LAYOFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS AND STREETS IN ACCORDANCE WITH THIS PLAT. THIS WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS NORTHGROVE SUBDIVISION,

ALL ADDITIONAL ROAD RIGHT-OF-WAYS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, PAUL R. PRUITT, HAS HEREUNTO

EXECUTED THIS_____ DAY OF _____, 20____ .

BY: _____ .
NAME: PAUL R. PRUITT

IN WITNESS WHEREOF, KEITH KLINE, HAS HEREUNTO

EXECUTED THIS_____ DAY OF _____, 20____ .

BY: _____ .
NAME: KEITH KLINE

NOTARY CERTIFICATION:

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA AND MONROE COUNTY, PRESONALLY APPEARED JOSEPH A. ROSS, AGENT OF 701 CLUB, INC., BEING THE OWNER OF THE DESCRIBED REAL ESTATE AND WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT FOR THE REAL ESTATE KNOWN AS ARLINGTON CIRCLE SUBDIVISION, AS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS_____DAY OF

_____, 20____ .

_____, NOTARY PUBLIC

COUNTY OF RESIDENCE: _____,

MY COMMISSION EXPIRES: _____,

CERTIFICATE OF APPROVAL OF PLAT COMMITTEE

UNDER THE AUTHORITY OF INDIANA CODE 36-7-4 700 SERIES, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF BLOOMINGTON AS FOLLOWS:

APPROVED BY THE CITY PLAT COMMITTEE AT A MEETING HELD:

_____ .

_____,
DIRECTOR OF PLANNING AND TRANSPORTATION

SURVEYOR'S CERTIFICATE:

THIS SURVEY WAS PERFORMED UNDER THE DIRECTION OF THE UNDERSIGNED, AND TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO SURVEY REQUIREMENTS IN 865 IAC 1.12 FOR THE STATE OF INDIANA.

DATED THIS _____ DAY OF _____ ,2025

CHARLES D. GRAHAM REGISTERED No. LS29500014 STATE OF INDIANA LAND SURVEYOR

C. D. GRAHAM
REGISTERED LAND SURVEYOR 29500014
STATE OF INDIANA

I ,C. D. GRAHAM, AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

NOTE: SEE BOUNDARY RETRACEMENT SURVEY RECORDED AT INSTRUMENT 2023003453 FOR SURVEYOR'S REPORT

Charles D. Graham
Registration No. LS29500014

CHARLES D. GRAHAM REGISTERED No. LS29500014 STATE OF INDIANA LAND SURVEYOR

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

NORTHGROVE SUBDIVISION
2511 North Dunn Street, Bloomington, IN 47408
Part of NW 1/4, Section 28, Township 9 North, Range 1 West
PRUITT, PAUL R. & KLINE, KEITH

Date:12/04/2025

Project No: 402301

BYNUM FANYO & ASSOCIATES, INC.
528 North Walnut Street
Bloomington, Indiana 47404
Phone (812)332-8030 Fax (812)339-2990

NORTHGROVE
PROJECT NO. 401331

PROPOSED:

NORTHGROVE SUBDIVISION

2511 NORTH DUNN STREET
BLOOMINGTON, IN 47408

VICINITY/LOCATION MAP

SHEET INDEX

UTILITY CONTACT INFORMATION

GAS	SEWER AND WATER	ELECTRIC
CENTER POINT	CITY OF BLOOMINGTON UTILITIES	DUKE ENERGY
600 INDUSTRIAL DRIVE	600 E. MILLER DR.	1100 W 2ND ST
FRANKLIN, IN 46131	BLOOMINGTON, IN 47402	BLOOMINGTON, IN 47403
KIM BURTON-KELLY (317)736-2915	TONIA LUCAS (812)349-3689	CHAD HEACOX 812-337-3043
TELEPHONE	**CABLE TELEVISION**	**UNDERGROUND UTILITY LOCATION**
AT&T	COMCAST	INDIANA UNDERGROUND
P.O. BOX 56	2450 SOUTH HENDERSON STREET	PLANT PROTECTION
BLOOMINGTON, IN 47402	BLOOMINGTON, IN 47404	1-(800)382-5544
RUSS OWEN (812)606-2973	STEVE MCCARTOR (812)355-7822	

DIAL '811' BEFORE YOU DIG
PER INDIANA STATE LAW IC8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

BYNUM FANYO & ASSOCIATES, INC.
528 North Walnut Street
Bloomington, Indiana 47404 (812) 332-8030

architecture
civil engineering
planning

OWNER/DEVELOPER:
PAUL PRUITT; KEITH KLINE
2241 E POINTE RD
BLOOMINGTON, IN 47401

THE CURRENT EDITION OF THE INDIANA DEPARTMENT OF TRANSPORATION, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES & CITY OF BLOOMINGTON UTILITIES STANDARD SPECIFICATIONS IS TO BE USED WITH THESE PLANS

NOT FOR CONSTRUCTION

Certified By:
12.29.25
DANIEL J. BUTLER, P.E.
IND. REG. NO. 11500284

Revisions
NORTHGROVE SUBDIVISION
PROJECT NO. 402301

SITE LEGEND

- (A) PROPOSED ROAD BITUMINOUS PAVING – REFER TO DETAIL
- (F) PROPOSED CONCRETE SIDEWALK – REFER TO DETAIL
- (15) PROPOSED 6 IN CONCRETE CURB AND GUTTER – REFER TO DETAIL
- (R) PROPOSED SIDEWALK ACCESSIBLE RAMP – REFER TO DETAIL
- (36) PROPOSED STOP BAR PAVEMENT MARKING; PAVEMENT MARKING THERMOPLASTIC, SOLID, WHITE, 24" WIDE, 12' LONG. 4' SEPERATION FROM ANY CROSS–WALK MARKINGS
- (38) PROPOSED CROSSWALK PAVEMENT MARKING; PAVEMENT MARKING THERMOPLASTIC, SOLID, 24" WIDE, 24" SPACING, WHITE, WIDTH TO MATCH SIDEWALK, SEE PLAN (TRADITIONAL CROSSWALK PAVEMENT MARKINGS PER COB STANDARD DRAWING PM–6)
- (PP) PROPOSED PAVEMENT PATCH – REFER TO DETAIL
- (CT) PROPOSED CONCRETE CURB TRANSITION, 6" LENGTH FROM 0" TO 6" CURB HEIGHT
- (R1–1) PROPOSED INDOT 30 IN. X 30 IN. ROAD STOP SIGN – REFER TO DETAIL
- (R1–3P) PROPOSED INDOT 18 IN. X 6 IN. ROAD "ALL WAY" PLAQUE – REFER TO DETAIL
- (D3–1) PROPOSED INDOT 9" TALL ROAD STREET NAMES INTERSECTION SIGNS PER CITY OF BLOOMINGTON STANDARDS – REFER TO DETAILS (NOTE: PRIVATE STREETS SHALL BE BLUE, PUBLIC SHALL BE GREEN PER COB STANDARDS, NOTIFY COB OR ENGINEER WITH ANY QUESTIONS BEFORE SIGNS ORDERED)
- (R2–1) PROPOSED INDOT 24" X 30" ROAD "SPEED LIMIT" (20 MPH) SIGN – REFER TO DETAILS
- (M14–1) PROPOSED INDOT 30" X 30" ROAD "DEAD END" SIGN – REFER TO DETAILS
- (OM4–3) PROPOSED INDOT DIAMOND–SHAPED ALL–RED RETROREFLECTIVE SIGN 18" PER SIDE – REFER TO DETAILS

EXISTING LEGEND

- X — EXISTING FENCE
- W — EXISTING WATER LINE
- OHE — EXISTING OVERHEAD ELECTRIC LINES
- UGE — EXISTING UNDERGROUND ELECTRIC LINES
- OHT — EXISTING OVERHEAD TELEPHONE LINES
- UGT — EXISTING UNDERGROUND TELEPHONE LINE
- GAS — EXISTING GAS LINE
- XXX — EXISTING CONTOUR & ELEVATION
- BOUNDARY
- SS — EXISTING SANITARY SEWER AND MANHOLE
- ST — EXISTING STORM SEWER AND INLET

DEMOLITION LEGEND

1. EXISTING GRAVEL AND ASSOCIATED EDGING TO BE REMOVED ON THE SUBJECT PROPERTY AS INDICATED
2. EXISTING CONCRETE PAVING AND BASE TO BE REMOVED, SAWCUT EXISTING PAVEMENT AT LINE DELINEATED ON PLAN FOR PLACEMENT OF SITE IMPROVEMENTS
3. EXISTING BUILDING TO BE REMOVED INCLUDING THEIR RESPECTIVE FOUNDATIONS AND ASSOCIATED SERVICE LATERALS, UTILITY UNITS/BOXES & UTILITY LINES. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY ABANDONED UTILITY LINES IN PROJECT LIMITS. CONTRACTOR TO BACKFILL WITH COMPACTED INDOT #53 STONE IN ACCORDANCE WITH INDOT SPECIFICATIONS FOR STRUCTURAL BACKFILL AREAS. CONTRACTOR TO SEAL ALL REMAINING OPENINGS IN UTILITY PIPING/CONDUITS OR MANHOLES SCHEDULED TO REMAIN WATER TIGHT.
4. EXISTING DECORATIVE WALL AND ASSOCIATED BASE TO BE REMOVED ON THE SUBJECT PROPERTY AS INDICATED
5. EXISTING ASPHALT PAVING, BASE, AND CONCRETE BUMPER BLOCKS TO BE REMOVED
6. EXISTING SIGN TO BE REMOVED
- (TR) EXISTING TREE TO BE REMOVED IN FULL

NOTE: ALL PROJECTS WILL REQUIRE A PRE–CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES (CBU) PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT THE UTILITIES TECHNICIAN AT 812–349–3676

UTILITY LEGEND

- PROPOSED COMMERCIAL OR RESIDENTIAL DOMESTIC DSL FOR 2–INCH OR LESS SERVICE LINES FROM THE METER SHALL BE EITHER TYPE 'K' COPPER IN CONFORMANCE WITH ASTM B88 OR BLUE POLYETHYLENE AWWA 901 PE4710, ASTM D2737, CTS SDR9 PC200 (NSF 61). USE SDR–21 AND FITTINGS FOR DOMESTIC SERVICE LINES FROM THE METER TO THE BUILDINGS TO BE COMPRESSION TYPE, 48" COVER MIN., REFER TO THE 'P' SERIES DRAWINGS FOR MORE INFORMATION AND FINAL SIZE DETERMINATION. LINE SHOWN SHALL BE CONNECTED AND SPLIT WITH VALVES AS INDICATED FOR ALL DOMESTIC RESIDENTIAL PORTIONS OF THE BUILDINGS. SEE CBU SPECIFICATIONS.
- PROPOSED PUBLIC WATER LINE MAIN WITH LOCATE WIRE: AWWA C900 PVC AND FITTINGS, REFER TO MECHANICAL JOINT RESTRAINT DETAIL AND PROFILE FOR THRUST RESTRAINT DESIGN REQUIREMENT. NOTE: PRIVATE WATER MAIN SHALL BE FULLY CONSTRUCTED AND TESTED AS SHOWN BEFORE CBU WILL RELEASE MASTER METERS FOR PRIVATE WATER TO BE IMPLEMENTED. CONTRACTOR TO COORDINATE WITH CBU. 48" COVER MIN.
- PROPOSED POST INDICATOR VALVE LOCATION IN ACCORDANCE WITH CBU SPECIFICATIONS. CONTRACTOR TO PLACE MONITORING SWITCH WITH CONDUIT TO CONNECT TO CORRESPONDING PANEL WITHIN BUILDING – REFER TO THE FIRE PROTECTION SERIES DRAWINGS FOR MORE INFORMATION
- PROPOSED WATER VALVE PER CBU SPECIFICATIONS
- PROPOSED FIRE HYDRANT, HYDRANTS FROM PRIVATE MAINS SHALL BE PAINTED YELLOW AND "ALUMINIZED" FROM PUBLIC MAINS PER CBU SPECIFICATION 4.4.4.4, REFER TO DETAIL
- PROPOSED DUAL WALL TYPE 'C' HDPE PERFORATED STORM PIPE UNDERDRAIN WITH SOCK SLEEVES AT TURF MIN. TO OUTLET CONTROL STRUCTURE AS INDICATED ON SHEET C501. REFER TO PLAN FOR LOCATIONS, AND STORM SEWER AND DRAINAGE DETAILS, REFER TO POND DETAILS ON SHEET C604 FOR MORE INFORMATION AND STORM CLEAN–OUT DETAIL
- PROPOSED 8" ASTM D3034 SDR–35 PVC SANITARY SEWER PIPING AND MANHOLE, REFER TO PROFILES, PLAN AND DETAILS. MORE PROPOSED SANITARY MAIN SHOWN AS A PART OF THIS PROJECT IS PUBLIC AND MAINTAINED BY CBU AFTER CONSTRUCTION IS COMPLETED.
- PROPOSED ASTM D3034 SDR–35 PVC 4" MIN. SANITARY LATERAL AND SANITARY SEWER CLEAN–OUT, REFER TO DETAILS. 24" COVER MIN. CONTRACTOR TO INSTALL TRUCKSEAL CLEAN CHECK BACKWATER PREVENTER VALVE W/ RISER OR METER PIT, AND VALVE CASTING ACCORDING TO IPC SECTION 715 AND CBU SPECIFICATION SECTION 4.5.2.1.5.1.
- PROPOSED PRIVATE 1–1/4" DR–11 HDPE FORCEMAIN PIPES AND E–ONE PUMP, REFER TO PROFILES, PLAN AND DETAILS.
- PROPOSED PUBLIC 2" DR–11 HDPE FORCEMAIN PIPES WITH LOCATE WIRE, REFER TO PLAN NOTES AND CBU SPECIFICATIONS FOR MORE INFORMATION ON FORCEMAIN SPECIFICATIONS REQUIRED. 48" COVER MIN. CONNECT TO EXISTING MANHOLE AT LOCATIONS INDICATED ON PLAN. REFER TO BACKFILL DETAIL AS WELL.
- PROPOSED PUBLIC 4" NON–METALLIC SCHEDULE 40 PVC (HEAVY WALL) WITH PULL STRING FOR INSERTION OF FIBER CABLES. MINIMUM 36" COVER AND 12" MINIMUM SEPARATION FROM OTHER UTILITIES. REFER TO PLAN NOTES AND BDU SPECIFICATIONS FOR REQUIREMENTS AND INSTALLATION PROCEDURES.

NOTE: ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BLOOMINGTON UTILITY SPECIFICATIONS.
NOTE: ALL SITE AND BUILDING INTERNAL FIRE SUPPRESSION SYSTEM COMPONENTS SHALL BE COORDINATED WITH AND APPROVED BY THE CITY OF BLOOMINGTON FIRE INSPECTOR TIM CLAPP AT (812) 349–3888 AND THE FIRE SUPPRESSION ENGINEER BEFORE SYSTEM SHOWN IS CONSTRUCTED OR PARTS ORDERED.

GRADING LEGEND

- EXISTING CONTOUR — XXX
- PROPOSED CONTOUR — XXX
- PROPOSED SPOT GRADE ELEVATION — XXX.XX
- MATCH EXISTING ELEVATION — MEG = XXX.XX
- FINISH FLOOR ELEVATION — FF=XXX.XX
- FINISH EARTHEN PAD ELEVATION FOR FUTURE HOME PLACEMENT — FP=XXX.XX
- PROPOSED STORM PIPE AND INLET/MANHOLE, REFER TO PLAN FOR INLET DESIGN AND DETAILS FOR BACKFILL SPECIFICATIONS AND INLET/MANHOLE SPECIFICATIONS PER CBU STANDARDS
- STORMWATER QUALITY POND SOIL MIXTURE LIMITS: THIS IS FOR FILTRATION AND FOR GROWING GRASSES, SEDGES, PERENNIALS AND FORBS AS SPECIFIED ON THE LANDSCAPE PLANS. SEE SHEET C501 FOR DEPTH AND ADDITIONAL SPECIFICATIONS OF SOIL MIXTURE INCLUDING UNDERDRAINS FOR PONDS AS DETAILED ON SHEET C501

EROSION CONTROL LEGEND

- SF — TEMPORARY SILTATION FENCE
- CL — CONSRUCTION LIMITS: DELINEATED BY PROPERTY LINE UNLESS OTHERWISE SPECIFIED
- (MS) MULCH SEEDING – REFER TO DETAILS
- (SP) 25' X 150' STONE PAD, 6" DEEP TO KEEP FROM TRACKING MUD OFF SITE – REFER TO DETAIL (TEMPORARY DURING CONSTRUCTION)
- (CW) TEMPORARY CONCRETE WASHOUT AREA – REFER TO DETAIL
- (EC) PERMANENT EROSION CONTROL MATTING – CURLEX NET–FREE BRAND 100% BIO–DEGRADABLE EROSION CONTROL BLANKET OR APPROVED EQUAL – REFER TO DETAIL
- (RR) D–50 RIP–RAP STORM OUTLET PROTECTION – REFER TO DETAIL AND PLAN FOR MIN. QUANTITY (PERMANENT)
- (DI) TEMPORARY GRAVEL INLET PROTECTION – TO BE USED ON ALL INLETS. REFER TO DETAIL
- (DP) TEMPORARY GRAVEL INLET PROTECTION – TO BE USED ON ALL CURB AND PAVED INLETS. REFER TO DETAIL
- (TR) "NORTH AMERICAN GREEN BRAND SERIES SC–250" TURF REINFORCEMENT MATTING – PERMANENT – APPLY TO POND EMERGENCY OVERFLOW AS INDICATED – REFER TO DETAIL
- (CD) TEMPORARY ROCK CHECK DAM – REFER TO DETAIL
- (ST) TEMPORARY SEDIMENT TRAP (TEMPORARY) AND TEMPORARY GRADING – REFER TO PLAN FOR LOCATIONS AND DETAILS ON DRAINAGE DETAILS SHEET (C703) – 3' HIGH MINIMUM TEMPORARY GRADING
- (SM1) PERMANENT STORMWATER PLANTINGS TO BE LIVE PLANTINGS – REFER TO LANDSCAPE PLANS FOR MORE INFORMATION

NOTE: CONTRACTOR MUST SCHEDULE A WALK–THROUGH INSPECTION WITH CBU PRIOR TO LEAVING THE SITE. CONTACT THE CBU INSPECTOR TO BEGIN THIS PROCESS. CONTRACTOR RESPONSIBLE FOR PROVIDING A TV–INSPECTION AND VIDEO RESULTS TO CBU FOR ALL PRIVATE SANITARY SEWER AND STORM SEWER LINES PRIOR TO SCHEDULED WALK–THROUGH INSPECTION. EMAIL THESE TO UtilitiesPlanReview@bloomington.in.gov.

LANDSCAPE NOTES

1. ☒ ALL PLANT MATERIAL SHALL ARRIVE ONSITE IN A HEALTHY, VIGOROUS CONDITION AND BE FREE OF PESTS AND DISEASE.
2. ☒ ALL PLANTS SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
3. ☒ ALL TREES SHALL BE STRAIGHT–TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ☒ ALL TREES SHALL BE GUYED OR STAKED PLUMB AS SHOWN IN THE DETAILS.
5. ☒ ALL PLANTING MASS BEDS SHALL BE SPADE CUT UNLESS SPECIFIED WITH A MOW STRIP OR OTHER INSTALL EDGING. TREES TO HAVE A 5' DIAMETER MULCH RING.
6. ☐ ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED WHERE SPECIFIED.
7. ☒ PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION. PLANTING LOCATIONS MAY REQUIRE ADJUSTMENTS IN FIELD TO AVOID OVERHEAD AND UNDERGROUND UTILITIES.
8. ☒ THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND SPECIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. ☒ THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING AND LAWN AREAS INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, PRUNING, FERTILIZING, ETC., UNTIL WORK IS ACCEPTED IN FULL BY THE OWNER.
10. ☒ THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
11. ☒ THE OWNER SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
12. ☒ AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST OR DRIP IRRIGATION SYSTEM PRIOR TO INSTALLATION. WATER ALL SPECIMENS WITHIN 24 HOURS OF PLANTING.
13. ☒ ANY NEW OR TRANSPLANTED PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE TO MEET ALL PLANT LIST SPECIFICATIONS.
14. ☒ STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
15. ☐ ALL SHRUB, GROUNDCOVER, ANNUAL AND HERBACEOUS PERENNIAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH HARDWOOD MULCH TO A MINIMUM DEPTH OF FOUR INCHES.
16. ☒ DURING THE GROWING SEASON ALL ANNUALS AND HERBACEOUS PERENNIALS SHALL REMAIN IN A HEALTHY CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
17. ☐ ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN ON PLANS.
18. ☒ ALL DISTURBED AREAS NOT INCLUDED IN LANDSCAPE MULCH BEDS ARE TO BE DEBRIS–RAKED AND FINED–GRADED AS NEEDED, THEN MULCH SEEDED (OR SODDED, PER PLAN) AND WATERED UNTIL A HEALTHY STAND OF TURF IS ESTABLISHED.
19. ☒ ANY PLANT OR OTHER LANDSCAPE MATERIAL SUBSTITUTIONS INSTALLED WITHOUT DESIGNER AND/OR OWNER APPROVAL SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, DURING AND AFTER INSTALLATION. SUBSTITUTIONS ARE SUBJECT TO THE CITY OF BLOOMINGTON PLANNING AND TRANSPORTATION DEPARTMENT'S REVIEW AND APPROVAL PRIOR TO PLANTING.

GRADING NOTES

☒

1. ☒ NEW FINISHED CONTOURS SHOWN ARE TOP OF FUTURE PAVING IN AREAS TO RECEIVE PAVEMENT AND TOP OF TOPSOIL IN AREAS TO BE SEEDED OR PLANTED.
2. ☒ AREAS OUTSIDE OF THE PARKING LOT PERIMETERS SHOWN TO BE SEEDED OR PLANTED SHALL RECEIVE 6" OF TOPSOIL. THIS TOPSOIL IS TO BE PLACED AND LEVELED BY THE CONTRACTOR.
3. ☒ CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING, OR CONNECTING TO SAID FACILITIES. CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION WITH ALTERATION OF OR RELOCATION OF THE FACILITY.
4. ☒ ALL AREAS NOT COVERED BY BUILDING OR PAVING ARE TO BE VEGETATED (SEEDED OR PER LANDSCAPE PLAN).
5. ☒ UNUSABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY CONTRACTOR.
6. ☒ ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED.
7. BEFORE ANY MACHINE WORK IS DONE, CONTRACTOR SHALL STAKE OUT AND MARK THE ITEMS ESTABLISHED BY THE SITE PLAN. CONTROL POINTS SHALL BE PRESERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. THE LACK OF PROPER WORKING POINTS AND GRADE STAKES MAY REQUIRE CESSATION OF OPERATIONS UNTIL SUCH ☒ POINTS AND GRADES HAVE BEEN PLACED TO THE OWNER'S SATISFACTION.
8. BACKGROUND CONTRACTOR SHALL COMPACT AND MAINTAIN A 30,000 SQ. FT. STONEBASE CONSTRUCTION LAYDOWN AREA W/ STONE ACCESS FROM THE CONSTRUCTION ENTRANCE ☒ AND STONE ACCESS TO THE BUILDING PAD.
9. THESE DOCUMENTS ARE SCHEMATIC IN NATURE AND CANNOT SHOW EVERY ITEM NEEDED FOR A COMPLETE OPERATIONAL STORM SYSTEM. THE CONTRACTOR SHALL BE ☒ RESPONSIBLE FOR PROVIDING A COMPLETE OPERATING STORM SYSTEM.
10. ALL FILL SHALL BE FREE OF VEGETABLE MATTER, RUBBISH, LARGE ROCK, AND OTHER DELETERIOUS MATERIAL. THE FILL MATERIAL SHOULD BE PLACED IN LAYERS NOT TO EXCEED SIX (6) INCHES IN LOOSE THICKNESS AND SHOULD BE SPRINKLED WITH WATER AS REQUIRED TO SECURE SPECIFIED COMPACTION. EACH LAYER SHOULD BE UNIFORMLY COMPACTED BY MEANS OF SUITABLE EQUIPMENT AS DICTATED BY THE TYPE OF FILL MATERIAL. UNDER NO CIRCUMSTANCES SHOULD A BULLDOZER OR SIMILARLY TRACKED VEHICLE BE USED AS COMPACTING EQUIPMENT. MATERIAL CONTAINING AN EXCESS OF WATER SHOULD BE SPREAD AND DRIED TO A MOISTURE CONTENT THAT WILL PERMIT PROPER COMPACTION. ALL FILL SHOULD BE COMPACTED TO THE SPECIFIED PERCENTAGE OF THE MAXIMUM DENSITY OBTAINED IN ACCORDANCE WITH ASTM DENSITY TEST D–698 (95 PERCENT OF MAXIMUM DRY DENSITY). IF THE SPECIFIED COMPACTION LIMITS ARE NOT MET, SUCH AREAS SHOULD BE REWORKED AND RETESTED AS REQUIRED UNTIL THE SPECIFIED LIMITS ARE REACHED.

ON-SITE UTILITY NOTES

1. ☒ ALL WATER PIPE 6" AND LARGER SHALL BE PRESSURE CLASS 350 DIP WATER PIPE CONFORMING TO ALL STATE AND LOCAL STANDARDS.
2. ☒ WATER MAIN FITTINGS 6" AND LARGER SHALL BE DUCTILE IRON CONFORMING TO AWWA/ANSI STANDARD SPECIFICATIONS C153/A21.53, LATEST REVISION.
3. ☒ 2" WATER MAINS SHALL BE SDR–21 (PR200) AND 4" PIPE MAY BE EITHER SDR–21 (PR200) OR C900 (DR–14).
4. ☒ ALL WATER SERVICE LINES CONNECTING TO 2" PVC MAINS SHALL BE 1" TYPE "K" COPPER. ALL SERVICE LINES FROM MAIN TO METER SHALL BE TYPE "K" COPPER WITH FLARED ENDS.
5. ☒ MECHANICAL RESTRAINTS SHALL BE PROVIDED AT ALL WATER LINE BENDS, OFFSETS, TEES, PLUGS, ETC...
6. ☒ ALL WATER LINE GATE VALVES OTHER THAN AIR RELEASE VALVES AND TAPPING VALVES SHALL BE CAST IRON BODY, FULLY BRONZE MOUNTED, WITH RESILIENT SEAT AND NON–RISING STEM AND SHALL BE MANUFACTURED BY M & H VALVE COMPANY, DARLING VALVE AND MANUFACTURING COMPANY, KENNEDY VALVE COMPANY, OR MUELLER COMPANY.
7. ☐ FLUSH HYDRANTS SHALL BE PLACED AT THE ENDS OF ALL WATER MAINS AND AT ANY HIGH POINTS IN THE LINE.
8. ☐ AIR RELEASE VALVES SHALL BE PROVIDED AT ALL HIGH POINTS OF WATER MAINS AND SHALL BE VAL–MATIC BRAND AND SHALL INCORPORATE THE OPTIONAL VACUUM–CHECK FEATURE.
9. ☒ ALL FIRE HYDRANTS SHALL BE MANUFACTURED BY KENNEDY GUARDIAN OR MUELLER CENTURION.
10. ☒ ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED BEFORE ACCEPTANCE. SEE SITE WORK SPECIFICATIONS.
11. ☒ WATER AND SANITARY SEWER MAINS SHALL HAVE A MINIMUM COVER OF 4'–0" ABOVE TOP OF PIPE.
12. ☐ ALL SPRINKLER, DOMESTIC, AND SANITARY LEADS TO THE BUILDING SHALL END AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END (FOR OTHERS TO REMOVE AND EXTEND AS NECESSARY).
13. ☒ THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS TEN FEET (10'). THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS EIGHTEEN INCHES (18").
14. ☒ GRAVITY SANITARY SEWER PIPE 6" TO 15" SHALL BE CONSTRUCTED OF SDR–35 PVC.
15. ☒ THE UPSTREAM ENDS OF ALL SANITARY SEWER LATERALS SHALL BE CLEARLY MARKED WITH A 4x4 TREATED POST EXTENDING 3' BELOW GRADE AND 1' ABOVE GRADE.
16. ☒ ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
17. ☒ SEE SITE SPECIFICATIONS FOR BACKFILLING AND COMPACTION REQUIREMENTS.
18. ☒ SITE CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
19. ☒ ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH SITE WORK SPECIFICATIONS.
20. ☒ ALL CATCH BASIN GRATE AND FRAMES ARE TO BE BY EAST JORDAN IRON WORKS.
21. ☒ LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
22. ☐ BUILDING CONTRACTOR SHALL PROVIDE & INSTALL A PERMANENT INDICATING VALVE 12" ABOVE THE FLOOR ON THE FIRE LINE AT THE TERMINATION POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST & WILL REMAIN AS PART OF THE SYSTEM ONCE ALL TESTING IS COMPLETED. THE FIRE LINE MAIN WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM. SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE FIRE MAIN WITH THE BUILDING CONTRACTOR.
23. ☒ 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 UTILITIES TECHNICIAN AT (812)–349–3676 TO SCHEDULE THE MEETING.
24. ☒ 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 PROPER AS–BUILT MADE. WHEN A CONTRACTOR WORKS 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.

GENERAL NOTES

1. ☒ 1. BOUNDARY AND TOPO BY BYNUM FANYO AND ASSOCIATES, 528 NORTH WALNUT STREET, BLOOMINGTON, INDIANA 47404. PHONE (812) 332–8030
2. ☒ 2. DEVELOPER: PAUL PRUITT; KEITH KLINE
3. ☒ 3. PROJECT ADDRESS: 2511 NORTH DUNN STREET, BLOOMINGTON, IN 47408
4. ☒ 4. ALL WORK IS TO BE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.
5. ☒ 5. ALL PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
6. ☒ 6. HYDRANT LOCATION SHALL BE APPROVED BY THE LOCAL FIRE MARSHALL.
7. ☐ 7. EXISTING UTILITIES ON SITE SHALL BE RELOCATED AS REQUIRED. CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH RELOCATION.
8. ☒ 8. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

NOTE: ONLY NOTES ON THIS SHEET MARKED WITH AN ☒ APPLY TO THIS PROJECT.

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

revisions:

BYNUM FANYO & ASSOCIATES, INC.
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(812) 339–2990 (Fax)

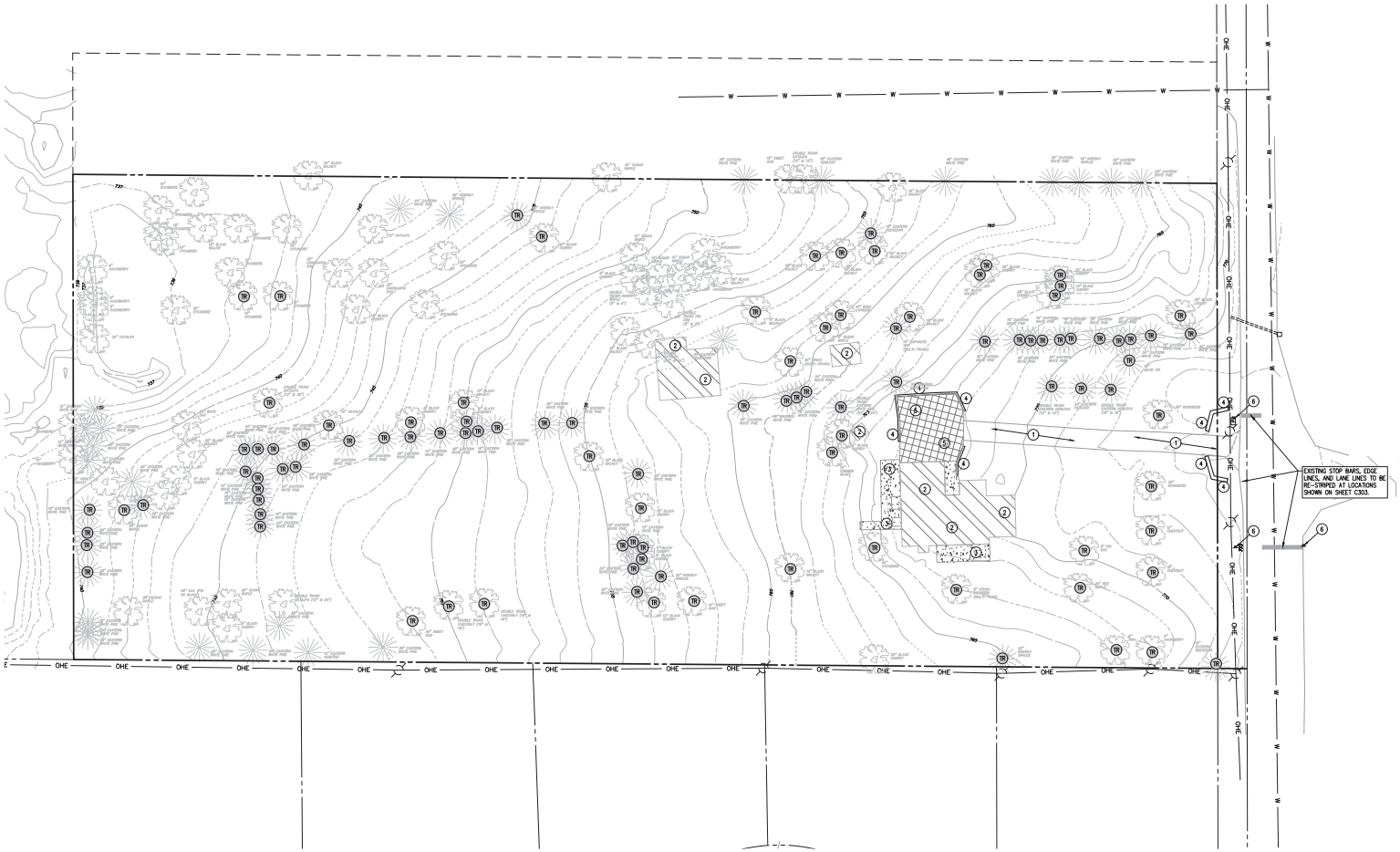
DANIEL J. BUTLER
REGISTERED
STATE OF INDIANA
PROFESSIONAL ENGINEER
12.29.23
NOT FOR CONSTRUCTION
N/A

certified by:

PROPOSED
NORTHGROVE SUBDIVISION
2511 N. DUNN ST.
BLOOMINGTON, IN 47408

title: GENERAL NOTES & LEGENDS

designed by: DAS
drawn by: DAS
checked by: DJB
sheet no: C101
project no.: 402301



DEMOLITION LEGEND

1. EXISTING GRAVEL AND ASSOCIATED EDGING TO BE REMOVED ON THE SUBJECT PROPERTY AS INDICATED
2. EXISTING CONCRETE PAVING AND BASE TO BE REMOVED. SAWCUT EXISTING PAVEMENT AT LINE DELINEATED ON PLAN FOR PLACEMENT OF SITE IMPROVEMENTS
3. EXISTING BUILDING TO BE REMOVED INCLUDING THEIR RESPECTIVE FOUNDATIONS AND ASSOCIATED SERVICE LATERALS, UTILITY UNITS/BOXES & UTILITY LINES. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY ABANDONED UTILITY LINES IN PROJECT LIMITS. CONTRACTOR TO BACKFILL WITH COMPACTED INDOT #53 STONE IN ACCORDANCE WITH INDOT SPECIFICATIONS FOR STRUCTURAL BACKFILL AREAS. CONTRACTOR TO SEAL ALL REMAINING OPENINGS IN UTILITY PIPING/CONDUITS OR MANHOLES SCHEDULED TO REMAIN WATER TIGHT.
4. EXISTING DECORATIVE WALL AND ASSOCIATED BASE TO BE REMOVED ON THE SUBJECT PROPERTY AS INDICATED
5. EXISTING ASPHALT PAVING, BASE, AND CONCRETE BUMPER BLOCKS TO BE REMOVED
6. EXISTING SIGN TO BE REMOVED

TR EXISTING TREE TO BE REMOVED IN FULL

EXISTING LEGEND

X	EXISTING FENCE
W	EXISTING WATER LINE
OHE	EXISTING OVERHEAD ELECTRIC LINES
UGE	EXISTING UNDERGROUND ELECTRIC LINES
OHT	EXISTING OVERHEAD TELEPHONE LINES
UGT	EXISTING UNDERGROUND TELEPHONE LINE
GAS	EXISTING GAS LINE
XXX	EXISTING CONTOUR & ELEVATION
	BOUNDARY
SS	EXISTING SANITARY SEWER AND MANHOLE
ST	EXISTING STORM SEWER AND INLET

NOTE: CONTRACTOR TO OBTAIN ALL NECESSARY WRITTEN PERMISSIONS FROM ADJACENT PROPERTY OWNERS BEFORE DEMOLITION WORK IS BEGUN IF DEMOLITION IS EXPECTED TO GO INTO ADJACENET PROPERTY OWNER'S PREMISES

NOTE: ONCE THIS DEMOLITION PLAN HAS BEGUN IMPLEMENTATION THE SITE EROSION CONTROL PLAN SHALL ALSO BE IMPLEMENTED IMMEDIATELY TO PREVENT ANY POLLUTION OFF-SITE

NOTE: ALL ITEMS SCHEDULED TO BE REMOVED SHALL BE DISPOSED OF APPROPRIATELY OFF SITE INCLUDING TREES/VEGETATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ITEMS THAT ARE NOT SCHEDULED FOR REMOVAL BUT WOULD IMPEDE THE SUCCESSFUL CONSTRUCTION OF ALL IMPROVEMENTS AND A COMPLETE FUNCTIONAL PROPOSED SITE PLAN. ALL ITEMS NOT SCHEDULED FOR REMOVAL SHALL REMAIN IN PLACE AND PROTECTED DURING CONSTRUCTION.

NOTE: EXISTING FOLIAGE LOCATED WITHIN CONSTRUCTION LIMITS TO BE REMOVED AND DISPOSED OF APPROPRIATELY OFF SITE.

SCALE: 1"=30'

revisions:

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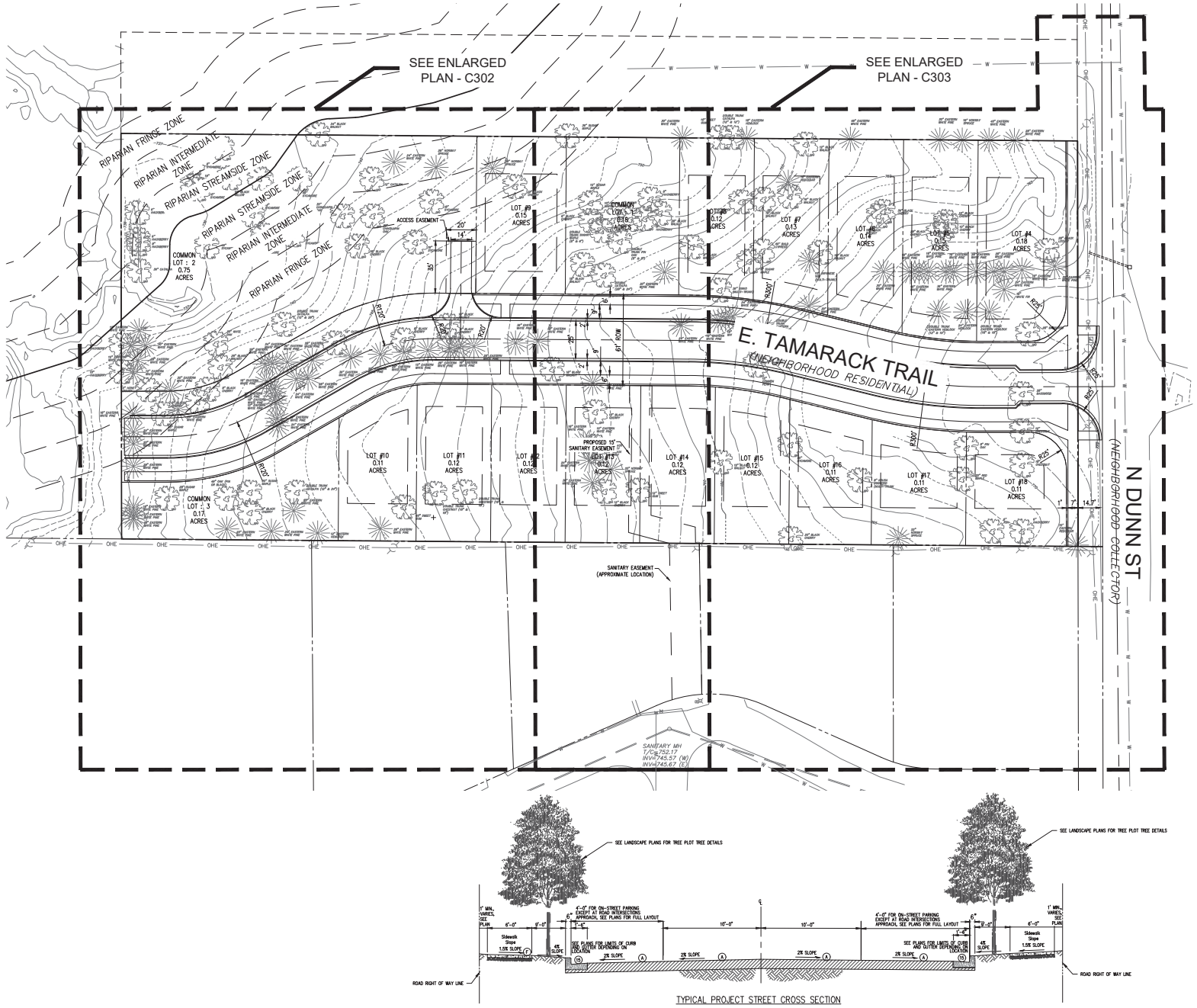
DANIEL J. BUTLER
10107800
STATE OF INDIANA
PROFESSIONAL ENGINEER
12.29.25
NOT FOR CONSTRUCTION

certified by:

PROPOSED
NORTHGROVE SUBDIVISION
2511 N. DUNN ST.
BLOOMINGTON, IN 47408

title: DEMOLITION PLAN

designed by: DAS
drawn by: DAS
checked by: DJB
sheet no: C201
project no.: 402301



TYPICAL PROJECT STREET CROSS SECTION

EXISTING LEGEND

X	EXISTING FENCE
W	EXISTING WATER LINE
OHE	EXISTING OVERHEAD ELECTRIC LINES
UGE	EXISTING UNDERGROUND ELECTRIC LINES
OHT	EXISTING OVERHEAD TELEPHONE LINES
UGT	EXISTING UNDERGROUND TELEPHONE LINE
GAS	EXISTING GAS LINE
XXX	EXISTING CONTOUR & ELEVATION
	BOUNDARY
SS	EXISTING SANITARY SEWER AND MANHOLE
ST	EXISTING STORM SEWER AND INLET

- OVERALL SITE AREA: 4.00 AC (174,417 SQ FT)
- MINIMUM REQUIRED OPEN SPACE: 5% OF SITE AREA
- EXISTING CANOPY AREA: 2.61 AC (113,485 SQ FT)
- PERCENT CANOPY COVER OF OVERALL AREA: 65%
- PRESERVED CANOPY AREA: 0.93 AC
- REQUIRED CANOPY PRESERVATION: 60% OF EXISTING CANOPY, 1.56 AC (68,091 SQ FT)
- PROPOSED TOTAL AREA OF CANOPY PRESERVATION IS 0.63 ACRES LESS THAN REQUIRED BY THE CITY OF BLOOMINGTON UDO.

SCALE: 1"=30'

revisions:

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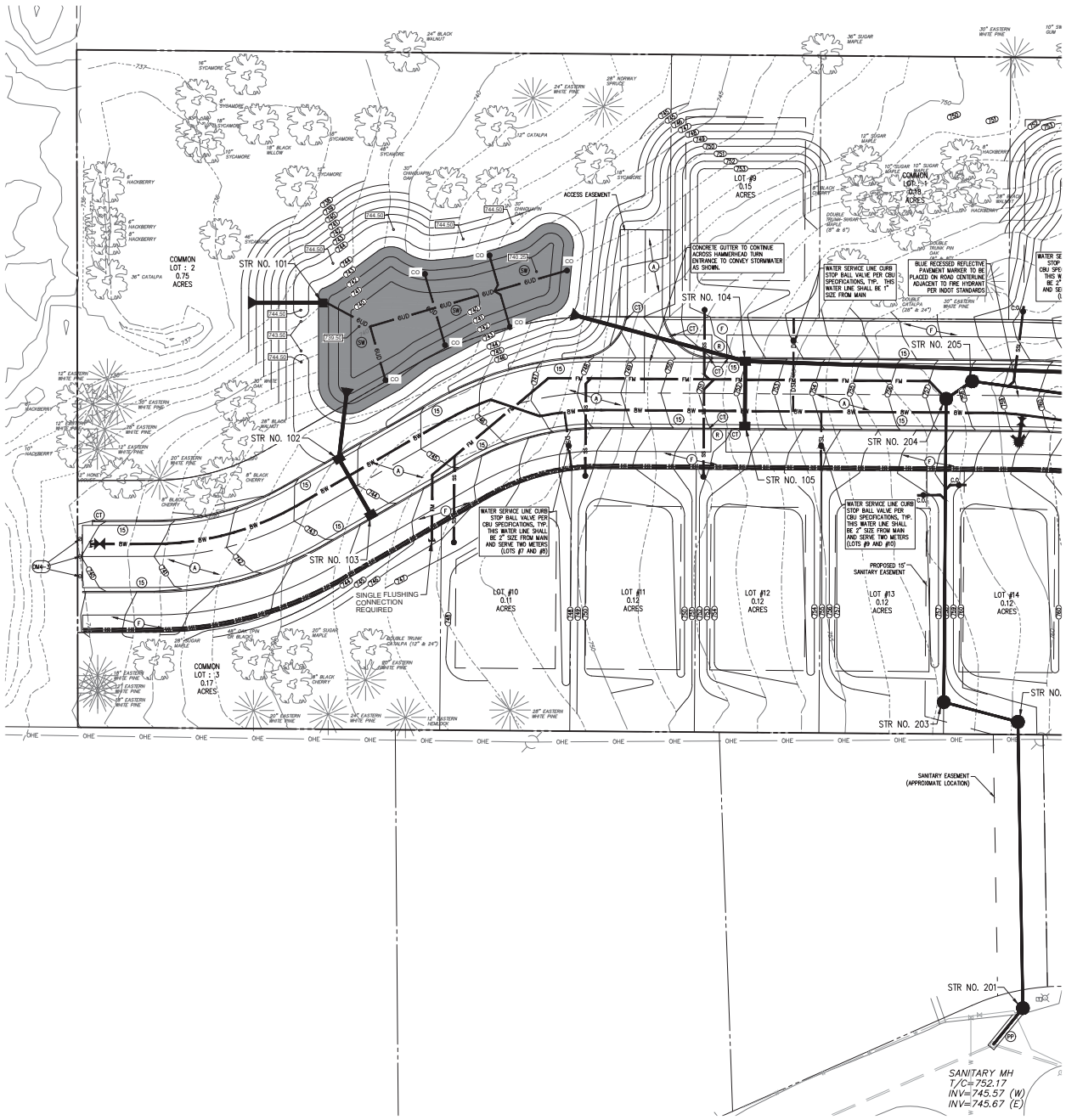
2511 N. DUNN ST.
BLOOMINGTON, IN 47408

title: OVERALL SITE PLAN

designed by: DAS
drawn by: DAS
checked by: DJB
sheet no: C301
project no.: 402301



GRADING LEGEND

- EXISTING CONTOUR — XXX
- PROPOSED CONTOUR — XXX
- PROPOSED SPOT GRADE ELEVATION — XXX.XX
- MATCH EXISTING ELEVATION — MEG = XXX.XX
- FINISH FLOOR ELEVATION — FF=XXX.XX
- FINISH EARTHEN PAD ELEVATION FOR FUTURE HOME PLACEMENT — FP=XXX.XX
- PROPOSED STORM PIPE AND INLET/MANHOLE, REFER TO PLAN FOR INLET DESIGN AND DETAILS FOR BACKFILL SPECIFICATIONS AND INLET/MANHOLE SPECIFICATIONS PER CBU STANDARDS
- STORMWATER QUALITY POND SOIL MIXTURE LIMITS: THIS IS FOR FILTRATION AND FOR GROWING GRASSES, SEDGES, PERENNIALS AND FORBS AS SPECIFIED ON THE LANDSCAPE PLANS. SEE SHEET C505 FOR DEPTH AND ADDITIONAL SPECIFICATIONS OF SOIL MIXTURE INCLUDING UNDERDRAINS FOR PONDS AS DETAILED ON SHEET C501 — SM

EXISTING LEGEND

- X — EXISTING FENCE
- W — EXISTING WATER LINE
- OHE — EXISTING OVERHEAD ELECTRIC LINES
- UGE — EXISTING UNDERGROUND ELECTRIC LINES
- OHT — EXISTING OVERHEAD TELEPHONE LINES
- UGT — EXISTING UNDERGROUND TELEPHONE LINE
- GAS — EXISTING GAS LINE
- XXX — EXISTING CONTOUR & ELEVATION
- BOUNDARY
- SS — EXISTING SANITARY SEWER AND MANHOLE
- ST — EXISTING STORM SEWER AND INLET

SITE LEGEND

- (A) PROPOSED ROAD BITUMINOUS PAVING – REFER TO DETAIL
- (F) PROPOSED CONCRETE SIDEWALK – REFER TO DETAIL
- (15) PROPOSED 6 IN CONCRETE CURB AND GUTTER – REFER TO DETAIL
- (R) PROPOSED SIDEWALK ACCESSIBLE RAMP – REFER TO DETAIL
- (36) PROPOSED STOP BAR PAVEMENT MARKING; PAVEMENT MARKING THERMOPLASTIC, SOLID, WHITE, 24" WIDE, 12' LONG. 4' SEPERATION FROM ANY CROSS-WALK MARKINGS
- (38) PROPOSED CROSSWALK PAVEMENT MARKING; PAVEMENT MARKING THERMOPLASTIC, SOLID, 24" WIDE, 24" SPACING, WHITE, WIDTH TO MATCH SIDEWALK, SEE PLAN (TRADITIONAL CROSSWALK PAVEMENT MARKINGS PER COB STANDARD DRAWING PM-6)
- (PP) PROPOSED PAVEMENT PATCH – REFER TO DETAIL
- (CT) PROPOSED CONCRETE CURB TRANSITION, 6" LENGTH FROM 0" TO 6" CURB HEIGHT
- (R1-1) PROPOSED INDOT 30 IN. X 30 IN. ROAD STOP SIGN – REFER TO DETAIL
- (R1-3P) PROPOSED INDOT 18 IN. X 6 IN. ROAD "ALL WAY" PLAQUE – REFER TO DETAIL
- (D3-1) PROPOSED INDOT 9" TALL ROAD STREET NAMES INTERSECTION SIGNS PER CITY OF BLOOMINGTON STANDARDS – REFER TO DETAILS (NOTE: PRIVATE STREETS SHALL BE BLUE, PUBLIC SHALL BE GREEN PER COB STANDARDS, NOTIFY COB OR ENGINEER WITH ANY QUESTIONS BEFORE SIGNS ORDERED)
- (D2-1) PROPOSED INDOT 24" X 30" ROAD "SPEED LIMIT (20 MPH) SIGN – REFER TO DETAILS
- (M14-1) PROPOSED INDOT 30" X 30" ROAD "DEAD END" SIGN – REFER TO DETAILS
- (M4-3) PROPOSED INDOT DIAMOND-SHAPED ALL-RED RETROREFLECTIVE SIGN 18" PER SIDE – REFER TO DETAILS

UTILITY LEGEND

- PROPOSED COMMERCIAL OR RESIDENTIAL DOMESTIC — DSL
  FOR 2-INCH OR LESS SERVICE LINES FROM THE METER SHALL BE EITHER TYPE 'K' COPPER IN CONFORMANCE WITH ASTM B88 OR BLUE POLYETHYLENE AWWA ISO PE4710, ASTM D2737, CTS SDR9 PC250 (NSF 61). USE SDR-21 AND FITTINGS FOR DOMESTIC SERVICE LINES FROM THE METER TO THE BUILDINGS TO BE COMPRESSION TYPE, 48" COVER MIN, REFER TO THE 'P' SERIES DRAWINGS FOR MORE INFORMATION AND SIZE DETERMINATION. LINE SHOWN SHALL BE CONNECTED AND SPLIT WITH VALVES AS INDICATED FOR ALL DOMESTIC RESIDENTIAL PORTIONS OF THE BUILDINGS. SEE CBU SPECIFICATIONS.
- PROPOSED PUBLIC WATER LINE MAIN WITH LOCATE WIRE; AWWA C900 PVC AND FITTINGS, REFER TO MECHANICAL JOINT RESTRAINT DETAIL AND PROFILE FOR THRUST RESTRAINT DESIGN REQUIREMENT. NOTE: PRIVATE WATER MAIN SHALL BE FULLY CONSTRUCTED AND TESTED AS SHOWN BEFORE CBU WILL RELEASE MASTER METERS FOR PRIVATE WATER TO BE IMPLEMENTED. CONTRACTOR TO COORDINATE WITH CBU. 48" COVER MIN. — x" W
- PROPOSED POST INDICATOR VALVE LOCATION IN ACCORDANCE WITH CBU SPECIFICATIONS. CONTRACTOR TO PLACE MONITORING SWITCH WITH CONDUIT TO CONNECT TO CORRESPONDING PANEL WITHIN BUILDING – REFER TO THE FIRE PROTECTION SERIES DRAWINGS FOR MORE INFORMATION
- PROPOSED WATER VALVE PER CBU SPECIFICATIONS
- PROPOSED FIRE HYDRANT, HYDRANTS FROM PRIVATE MAINS SHALL BE PAINTED YELLOW AND "ALUMINIZED" FROM PUBLIC MAINS PER CBU SPECIFICATION 4.4.4.4, REFER TO DETAIL
- PROPOSED DUAL WALL TYPE 'S' HDPE PERFORATED STORM PIPE UNDERDRAIN WITH SOCK SLOPED AT 1.0% MIN. TO OUTLET CONTROL STRUCTURE AS INDICATED ON SHEET C604. REFER TO PLAN FOR LOCATIONS, AND STORM SEWER ALIGNMENT DETAIL. REFER TO POND DETAILS ON SHEET C604 FOR MORE INFORMATION AND STORM CLEAN-OUT DETAIL — x" LID — C.O.
- PROPOSED 4" ASTM D3034 SDR-35 PVC SANITARY SEWER PIPING AND SERVICE REFER TO PROFILES, PLAN AND DETAILS. NOTE: PROPOSED SANITARY MAIN SHOWN AS A PART OF THIS PROJECT, TO BE OFFERED TO CBU AND MAINTAINED BY CBU AFTER CONSTRUCTION IS COMPLETE.
- PROPOSED ASTM D3034 SDR-35 PVC 6" MIN. SANITARY LATERAL AND SANITARY SEWER CLEAN-OUT, REFER TO DETAILS. 24" COVER MIN. CONTRACTOR TO INSTALL BECTORSEAL CLEAN CHECK BACKWATER PREVENTER VALVE W/ RISER OR METER PIT AND VALVE CASTING ACCORDING TO IPC SECTION 715 AND CBU SPECIFICATION SECTION 4.5.2.1.1.5.1. — SSL — C.O.
- PROPOSED PRIVATE 1-1/4" DR-11 HDPE FORCEMAIN PIPES AND E-ONE PUMP, REFER TO PROFILES, PLAN AND DETAILS. — SS
- PROPOSED PUBLIC 2" DR-11 HDPE FORCEMAIN PIPES WITH LOCATE WIRE, REFER TO PLAN NOTES AND CBU SPECIFICATIONS FOR MORE INFORMATION ON FORCEMAIN SPECIFICATIONS REQUIRED. 48" COVER MIN. CONNECT TO EXISTING MANHOLE AT LOCATIONS INDICATED ON PLAN. REFER TO BACKFILL DETAIL AS WELL. — FM
- PROPOSED PUBLIC 4" NON-METALLIC SCHEDULE 40 PVC (HEAVY WALL) WITH PULL STRING FOR INSERTION OF FIBER CABLES. MINIMUM 36" COVER AND 12" MINIMUM SEPARATION FROM OTHER UTILITIES. REFER TO PLAN NOTES AND BDU SPECIFICATIONS FOR REQUIREMENTS AND INSTALLATION PROCEDURES. — ELEC

NOTE: ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BLOOMINGTON UTILITY SPECIFICATIONS.
NOTE: ALL SITE AND BUILDING INTERNAL FIRE SUPPRESSION SYSTEM COMPONENTS SHALL BE COORDINATED WITH AND APPROVED BY THE CITY OF BLOOMINGTON FIRE INSPECTOR TIM CLAPP AT (812) 349-3859 AND THE FIRE SUPPRESSION ENGINEER BEFORE SYSTEM SHOWN IS CONSTRUCTED OR PARTS ORDERED.

revisions:

ARCHITECTURE
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DANIEL J. BUTLER
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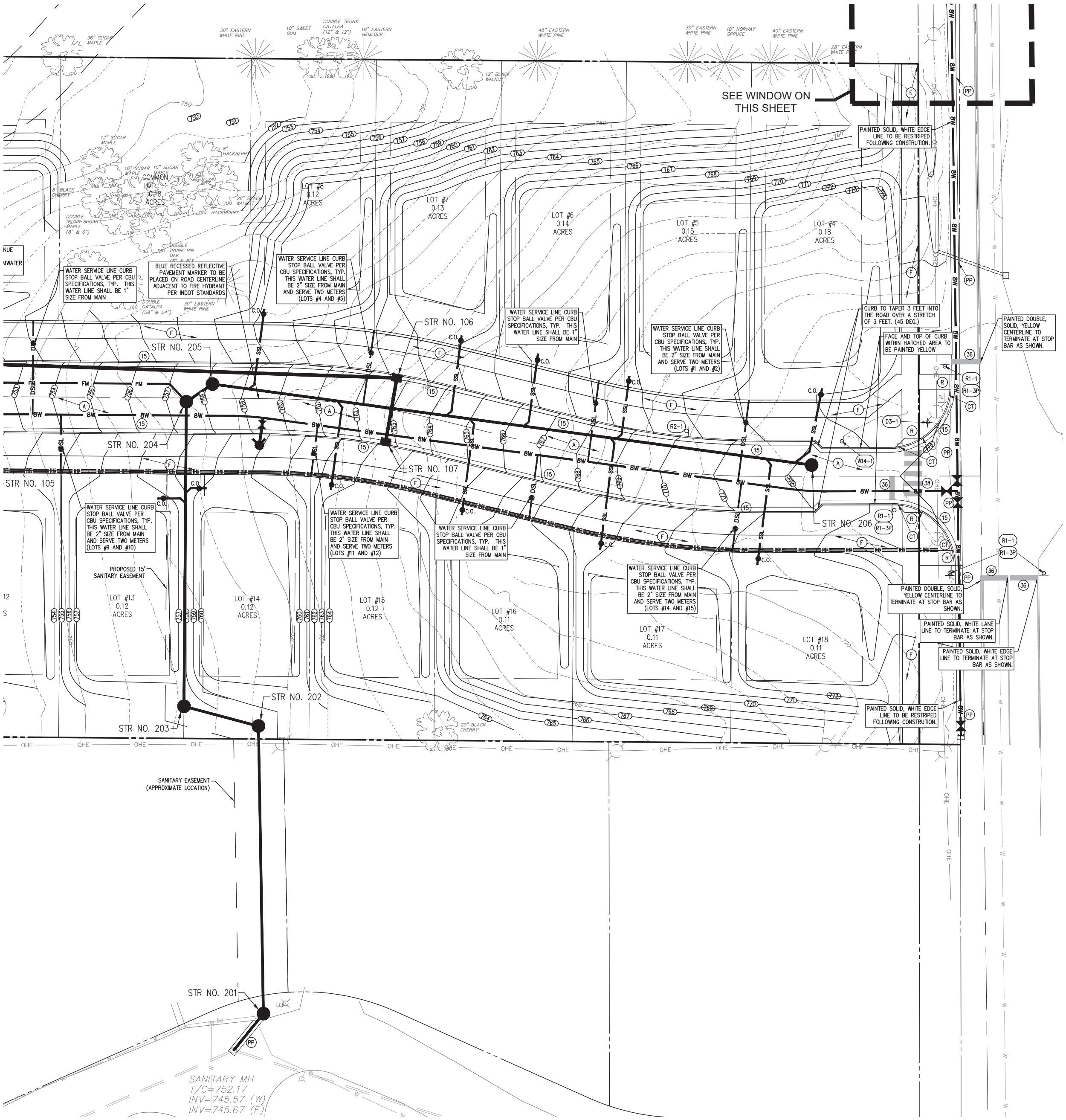
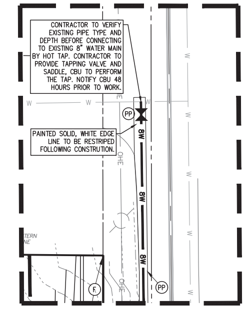
certified by:

PROPOSED
NORTHGROVE SUBDIVISION
2511 N. DUNN ST.
BLOOMINGTON, IN 47408

title: ENLARGED SITE PLAN

designed by: DAS
drawn by: DAS
checked by: DJB
sheet no: C302
project no.: 402301





GRADING LEGEND

EXISTING CONTOUR	XXX
PROPOSED CONTOUR	XXX
PROPOSED SPOT GRADE ELEVATION	XXX.XX
MATCH EXISTING ELEVATION	MEG = XXX.XX
FINISH FLOOR ELEVATION	FF=XXX.XX
FINISH EARTHEN PAD ELEVATION FOR FUTURE HOME PLACEMENT	FP=XXX.XX
PROPOSED STORM PIPE AND INLET/MANHOLE, REFER TO PLAN FOR INLET DESIGN AND DETAILS FOR BACKFILL SPECIFICATIONS AND INLET/MANHOLE SPECIFICATIONS PER CBU STANDARDS	
STORMWATER QUALITY POND SOIL MIXTURE LIMITS; THIS IS FOR FILTRATION AND FOR GROWING GRASSES, SEDGES, PERENNIALS AND FORBS AS SPECIFIED ON THE LANDSCAPE PLANS. SEE SHEET C501 FOR DEPTH AND ADDITIONAL SPECIFICATIONS OF SOIL MIXTURE INCLUDING UNDERDRAINS FOR PONDS AS DETAILED ON SHEET C501	SW

EXISTING LEGEND

X	EXISTING FENCE
W	EXISTING WATER LINE
OHE	EXISTING OVERHEAD ELECTRIC LINES
UGE	EXISTING UNDERGROUND ELECTRIC LINES
OHT	EXISTING OVERHEAD TELEPHONE LINES
UGT	EXISTING UNDERGROUND TELEPHONE LINE
GAS	EXISTING GAS LINE
XXX	EXISTING CONTOUR & ELEVATION
	BOUNDARY
SS	EXISTING SANITARY SEWER AND MANHOLE
ST	EXISTING STORM SEWER AND INLET

SITE LEGEND

A	PROPOSED ROAD BITUMINOUS PAVING – REFER TO DETAIL
F	PROPOSED CONCRETE SIDEWALK – REFER TO DETAIL
15	PROPOSED 6 IN CONCRETE CURB AND GUTTER – REFER TO DETAIL
R	PROPOSED SIDEWALK ACCESSIBLE RAMP – REFER TO DETAIL
36	PROPOSED STOP BAR PAVEMENT MARKING; PAVEMENT MARKING THERMOPLASTIC, SOLID, WHITE, 24" WIDE, 12' LONG. 4' SEPERATION FROM ANY CROSS-WALK MARKINGS
38	PROPOSED CROSSWALK PAVEMENT MARKING; PAVEMENT MARKING THERMOPLASTIC, SOLID, 24" WIDE, 24" SPACING, WHITE, WIDTH TO MATCH SIDEWALK, SEE PLAN (TRADITIONAL CROSSWALK PAVEMENT MARKINGS PER COB STANDARD DRAWING PM-6)
PP	PROPOSED PAVEMENT PATCH – REFER TO DETAIL
CT	PROPOSED CONCRETE CURB TRANSITION, 6' LENGTH FROM 0" TO 6" CURB HEIGHT
R1-1	PROPOSED INDOT 30 IN. X 30 IN. ROAD STOP SIGN – REFER TO DETAIL
R1-3P	PROPOSED INDOT 18 IN. X 6 IN. ROAD "ALL WAY" PLAQUE – REFER TO DETAIL
D3-1	PROPOSED INDOT 9" TALL ROAD STREET NAMES INTERSECTION SIGNS PER CITY OF BLOOMINGTON STANDARDS – REFER TO DETAILS (NOTE: PRIVATE STREETS SHALL BE BLUE, PUBLIC SHALL BE GREEN PER COB STANDARDS, NOTIFY COB OR ENGINEER WITH ANY QUESTIONS BEFORE SIGNS ORDERED)
R2-1	PROPOSED INDOT 24" X 30" ROAD 'SPEED LIMIT' (20 MPH) SIGN – REFER TO DETAILS
W14-1	PROPOSED INDOT 30" X 30" ROAD "DEAD END" SIGN – REFER TO DETAILS
OM4-3	PROPOSED INDOT DIAMOND-SHAPED ALL-RED RETROREFLECTIVE SIGN 18" PER SIDE – REFER TO DETAILS

UTILITY LEGEND

PROPOSED COMMERCIAL OR RESIDENTIAL DOMESTIC FOR 2-INCH OR LESS SERVICE LINES FROM THE METER SHALL BE EITHER TYPE 'K' COPPER IN CONFORMANCE WITH ASTM B88 OR BLUE POLYETHYLENE AWWA 901 PE4710, ASTM D2737, CTS SDR9 PC250 (NSF 61). USE SDR-21 AND FITTINGS FOR DOMESTIC SERVICE LINES FROM THE METER TO THE BUILDINGS TO BE COMPRESSION TYPE, 48" COVER MIN., REFER TO THE 'P' SERIES DRAWINGS FOR MORE INFORMATION AND FINAL SIZE DETERMINATION. LINE SHOWN SHALL BE CONNECTED AND SPLIT WITH VALVES AS INDICATED FOR ALL DOMESTIC RESIDENTIAL PORTIONS OF THE BUILDINGS. SEE CBU SPECIFICATIONS.	DSL
PROPOSED PUBLIC WATER LINE MAIN WITH LOCATE WIRE: AWWA C900 PVC AND FITTINGS, REFER TO MECHANICAL JOINT RESTRAINT DETAIL AND PROFILE FOR THRUST RESTRAINT DESIGN REQUIREMENT. NOTE: PRIVATE WATER MAIN SHALL BE FULLY CONSTRUCTED AND TESTED AS SHOWN BEFORE CBU WILL RELEASE MASTER METERS FOR PRIVATE WATER TO BE IMPLEMENTED. CONTRACTOR TO COORDINATE WITH CBU. 48" COVER MIN.	X" W
PROPOSED POST INDICATOR VALVE LOCATION IN ACCORDANCE WITH CBU SPECIFICATIONS. CONTRACTOR TO PLACE MONITORING SWITCH WITH CONDUIT TO CONNECT TO CORRESPONDING PANEL WITHIN BUILDING – REFER TO THE FIRE PROTECTION SERIES DRAWINGS FOR MORE INFORMATION	
PROPOSED WATER VALVE PER CBU SPECIFICATIONS	
PROPOSED FIRE HYDRANT, HYDRANTS FROM PRIVATE MAINS SHALL BE PAINTED YELLOW AND 'ALUMINIZED' FROM PUBLIC MAINS PER CBU SPECIFICATION 4.4.4.4, REFER TO DETAIL	
PROPOSED DUAL WALL TYPE 'S' HDPE PERFORATED STORM PIPE UNDERDRAIN WITH SOCK SLOPED AT 1.0% MIN. TO OUTLET CONTROL STRUCTURE AS INDICATED ON SHEET C604. REFER TO PLAN FOR LOCATIONS. AND STORM SEWER CLEAN-OUT DETAIL, REFER TO POND DETAILS ON SHEET C604 FOR MORE INFORMATION AND STORM CLEAN-OUT DETAIL	X" UD C.O.
PROPOSED 8" ASTM D3034 SDR-35 PVC SANITARY SEWER PIPING AND MANHOLE, REFER TO PROFILES, PLAN AND DETAILS. NOTE: PROPOSED SANITARY MAIN SHOWN AS A PART OF THIS PROJECT IS TO BE PUBLIC AND MAINTAINED BY CBU AFTER CONSTRUCTION IS COMPLETE	
PROPOSED ASTM D3034 SDR-35 PVC 6" MIN. SANITARY LATERAL AND SANITARY SEWER CLEAN-OUT, REFER TO DETAILS, 24" COVER MIN. CONTRACTOR TO INSTALL 'RECTORSEAL' CLEAN CHECK BACKWATER PREVENTER VALVE W/ RISER OR METER PIT AND VALVE CASTING ACCORDING TO IPC SECTION 715 AND CBU SPECIFICATION SECTION 4.5.2.1.5.1.	SSL C.O.
PROPOSED PRIVATE 1-1/4" DR-11 HDPE FORCEMAIN PIPES AND E-ONE PUMP, REFER TO PROFILES, PLAN AND DETAILS.	SS
PROPOSED PUBLIC 2" DR-11 HDPE FORCEMAIN PIPES WITH LOCATE WIRE, REFER TO PLAN NOTES AND CBU SPECIFICATIONS FOR MORE INFORMATION ON FORCEMAIN SPECIFICATIONS REQUIRED. 48" COVER MIN. CONNECT TO EXISTING MANHOLE AT LOCATIONS INDICATED ON PLAN. REFER TO BACKFILL DETAIL AS WELL.	FM
PROPOSED PUBLIC 4" NON-METALLIC SCHEDULE 40 PVC (HEAVY WALL) WITH PULL STRING FOR INSERTION OF FIBER CABLES. MINIMUM 36" COVER AND 12" MINIMUM SEPARATION FROM OTHER UTILTIES. REFER TO PLAN NOTES AND BDU SPECIFICATIONS FOR REQUIREMENTS AND INSTALLATION PROCEDURES.	ELEC

NOTE: ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BLOOMINGTON UTILITY SPECIFICATIONS.
NOTE: ALL SITE AND BUILDING INTERNAL FIRE SUPPRESSION SYSTEM COMPONENTS SHALL BE COORDINATED WITH AND APPROVED BY THE CITY OF BLOOMINGTON FIRE INSPECTOR TIM CLAPP AT (812) 349-3889 AND THE FIRE SUPPRESSION ENGINEER BEFORE SYSTEM SHOWN IS CONSTRUCTED OR PARTS ORDERED.

SCALE: 1"=20'

revisions:

ARCHITECTURE
CIVIL ENGINEERING
PLANNING
BYNUM FANYO & ASSOCIATES, INC.
528 north walnut street
bloomington, indiana
(812) 332-8030
(812) 339-2990 (Fax)

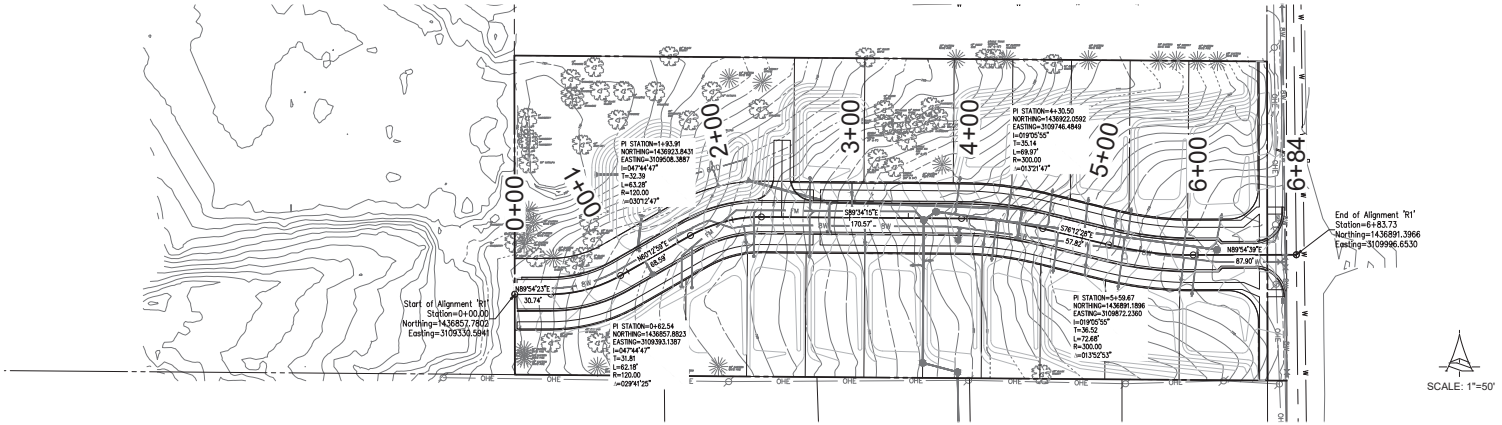
DANIEL J. BUTLER REGISTERED No. NOT FOR CONSTRUCTION STATE OF INDIANA PROFESSIONAL ENGINEER 12.29.25

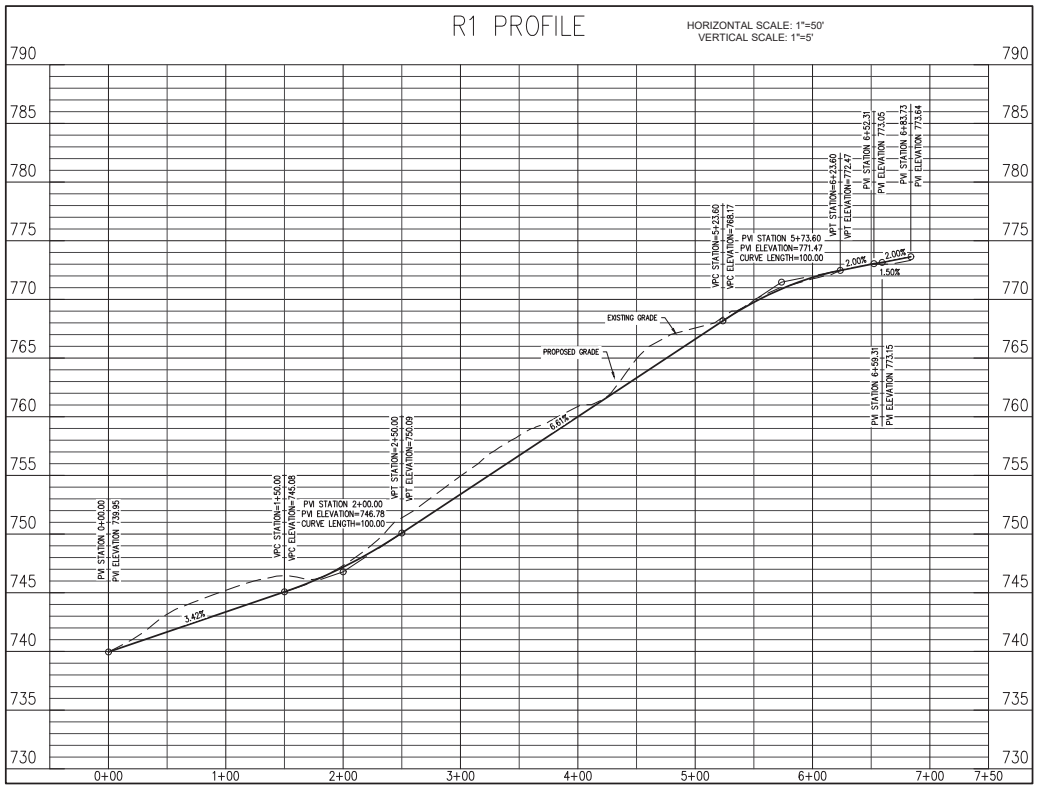
certified by:

PROPOSED
NORTHGROVE SUBDIVISION
2511 N. DUNN ST.
BLOOMINGTON, IN 47408

title: ENLARGED SITE PLAN

designed by: DAS
drawn by: DAS
checked by: DJB
sheet no: C303
project no.: 402301





PROFILE NOTE

THIS NEW WATER MAIN REQUIRES MECHANICAL JOINT RESTRAINTS USAGE, 'MEGALUG OR APPROVED EQUAL' - REFER TO THE CITY OF BLOOMINGTON UTILITIES SPECIFICATIONS AND MECHANICAL JOINT RESTRAINT DETAIL ON SHEET C601 FOR MORE INFORMATION AND DESIGN CRITERIA/REQUIRED USAGE LIMITS

revisions:

ARCHITECTURE
CIVIL ENGINEERING
PLANNING
BYNUM FANYO & ASSOCIATES, INC.
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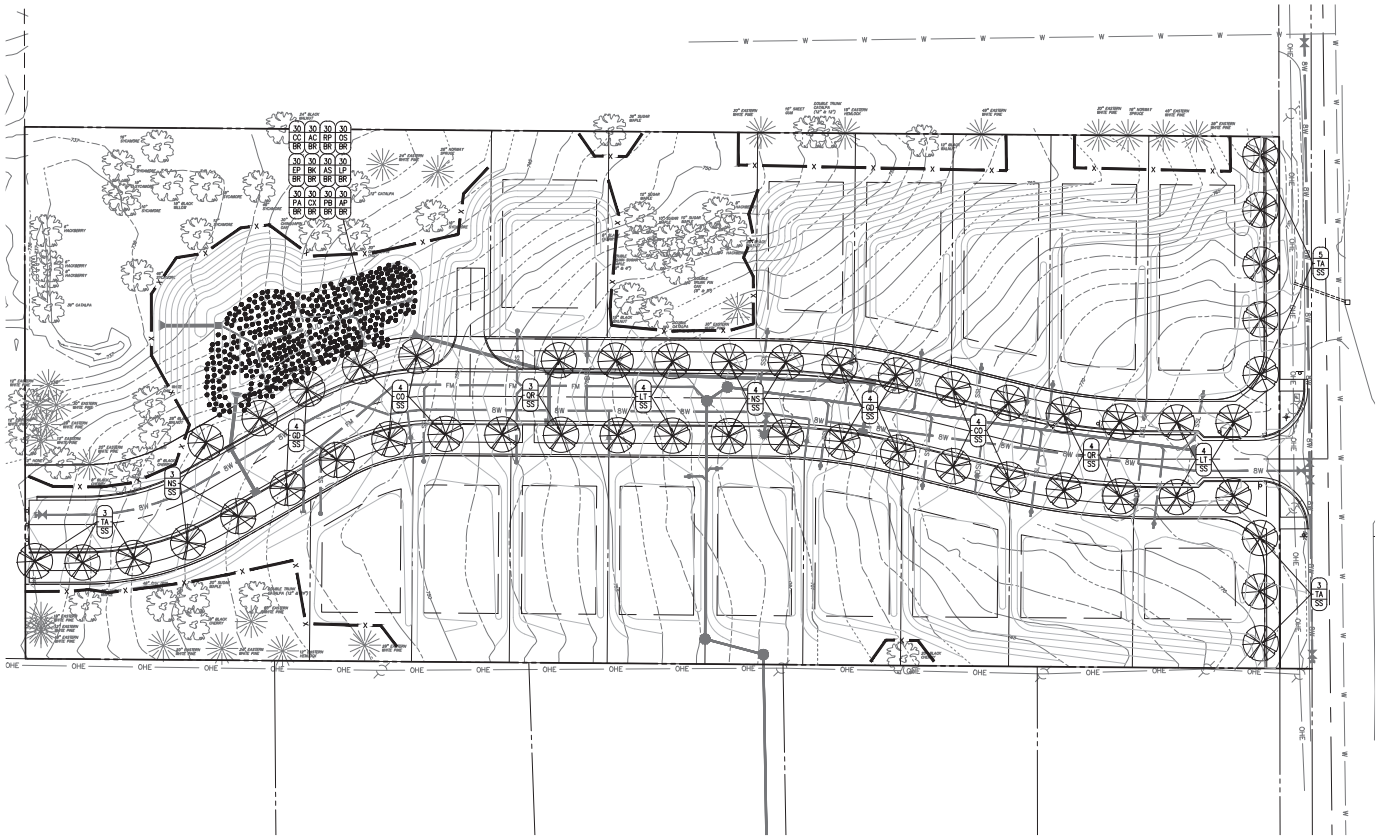
DANIEL J. BUTLER
10100162
STATE OF INDIANA
PROFESSIONAL ENGINEER
12.29.25
N/A
NOT FOR CONSTRUCTION
certified by:

PROPOSED
NORTHGROVE SUBDIVISION
2511 N. DUNN ST.
BLOOMINGTON, IN 47408

title: R1 PLAN AND PROFILE

designed by: DAS
drawn by: DAS
checked by: DJB
sheet no: C304
project no.: 402301

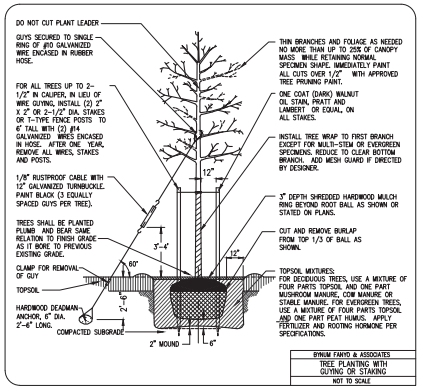


PLANT INVENTORY

	KEY	BOTANICAL NAME	COMMON NAME	SIZE & CONDITION	SPACING	TOTAL QTY
BIO-RETENTION AREA PLANTINGS	CC	ASCLEPIAS TUBEROSE	BUTTERFLYWEED	2" X 3" PLUGS	SEE PLAN	30
	AC	ASCLEPIAS INCARNATA	SWAMP MILKWEED	2" X 3" PLUGS	SEE PLAN	30
	RP	RATIBIDA PINNATA	YELLOW CONEFLOWER	2" X 3" PLUGS	SEE PLAN	30
	OS	IRIS VIRGINICA	BLUE FLAG IRIS	2" X 3" PLUGS	SEE PLAN	30
	EP	SOLIDAGO SPECIOSA	SHOWY GOLDENROD	2" X 3" PLUGS	SEE PLAN	30
	BK	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	2" X 3" PLUGS	SEE PLAN	30
	AS	ASTER LAEVIS	SMOOTH ASTER	2" X 3" PLUGS	SEE PLAN	30
	LP	RUDBECKIA HIRTA	BLACK-EYED SUSAN	2" X 3" PLUGS	SEE PLAN	30
	PA	IRIS VERSICOLOR	WILD IRIS	2" X 3" PLUGS	SEE PLAN	30
	CX	CAREX ANNECTANS XANTHOCARPA	YELLOW FOX SEDGE	2" X 3" PLUGS	SEE PLAN	30
	PB	ECHINACEA PURPUREA	BROAD LEAVED PURPLE CONEFLOWER	2" X 3" PLUGS	SEE PLAN	30
	AP	ASTER CORDIFOLIUS	BLUE WOOD ASTER	2" X 3" PLUGS	SEE PLAN	30
STREETSCAPE	TA	TILIA AMERICANA	AMERICAN LINDEN	2" CAL., B & B	SEE PLAN	11
	LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2" CAL., B & B	SEE PLAN	8
	QR	QUERCUS RUBRA	RED OAK	2" CAL., B & B	SEE PLAN	7
	CO	CELTIS OCCIDENTALIS	HACKBERRY	2" CAL., B & B	SEE PLAN	8
	GD	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	2" CAL., B & B	SEE PLAN	8
	NS	NYSSA SYLVATICA	TUPELO TREE	2" CAL., B & B	SEE PLAN	7

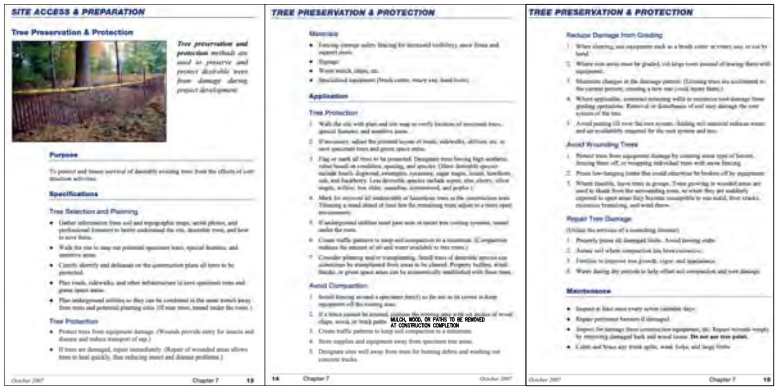
XX PLANT QUANTITY
XX PLANT KEY DESIGNATION
XX REQUIREMENT DESIGNATION

SS = STREETSCAPE AREA PLANTINGS
BR = BIO-RETENTION PLANTINGS



1470 FT OF PROPERTY ABUTTING PUBLIC ROW:
1470 / 30 = 49 STREET TREES REQUIRED

TREE PROTECTION FENCING – REFER TO DETAIL BELOW



SITE ACCESS & PREPARATION

Tree Preservation & Protection

Tree preservation and protection methods are used to preserve and protect desirable trees from damage during project development.

Purpose

To protect and insure survival of desirable existing trees from the effects of construction activities.

Specifications

Tree Selection and Planning

- Gather information from soil and topographic maps, aerial photos, and professional foresters to better understand the site, desirable trees, and how to save them.
- Walk the site to map out potential specimen trees, special features, and sensitive areas.
- Clearly identify and delineate on the construction plans all trees to be protected.
- Plan roads, sidewalks, and other infrastructure to save specimen trees and green space areas.
- Plan underground utilities so they can be combined in the same trench away from trees and potential planting sites. (If same trees, tunnel under the roots.)

Tree Protection

- Protect trees from equipment damage. (Wounds provide entry for insects and disease and reduce transport of sap.)
- If trees are damaged, repair immediately. (Repair of wounded areas allows trees to heal quickly, thus reducing insect and disease problems.)

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TREE PRESERVATION & PROTECTION

Materials

- Fencing (orange safety fencing for increased visibility), snow fence, and support posts.
- Signage.
- Water marsh, chips, etc.
- Specialized equipment (brush cutter, rotary axe, hand tools).

Application

Tree Protection

1. Walk the site with plan and site map to verify location of necessary trees, special features, and sensitive areas.
2. If necessary, adjust the planned layout of roads, sidewalks, utilities, etc. to save specimen trees and green space areas.
3. Flag or mark all trees to be preserved. Designate trees having high aesthetic value based on condition, spacing, and species. (Most desirable species include beech, dogwood, redmaples, sycamore, sugar maple, locust, hawthorn, oak, and hackberry. Less desirable species include ayton, elm, cherry, silver maple, willow, box elder, ironwood, cottonwood, and poplar.)
4. Mark for removal all undesirable or hazardous trees in the construction area. Thinning a stand ahead of time lets the remaining trees adjust to a more open environment.
5. If underground utilities must pass near or under tree rooting systems, tunnel under the roots.
6. Create traffic patterns to keep soil compaction to a minimum. (Compaction reduces the amount of air and water available to tree roots.)
7. Consider pruning and/or transplanting. Small trees of desirable species can sometimes be transplanted from areas to be cleared. Property buffers, windbreaks, or green space areas can be economically established with these trees.

Avoid Compaction

1. Install fencing around a specimen tree(s) as far out as is cover is deep equipment will be moving near.
2. If a fence cannot be erected, spread a thick layer (6 inches or more) of wood chips, mulch, or brick paths. **MULCH, WOOD, OR PAINT TO BE REMOVED AT CONSTRUCTION COMPLETION**
3. Create traffic patterns to keep soil compaction to a minimum.
4. Store supplies and equipment away from specimen tree areas.
5. Designate sites well away from trees for burning debris and washing out concrete trucks.

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TREE PRESERVATION & PROTECTION

Reduce Damage from Grading

1. When clearing, use equipment such as a brush cutter or rotary axe, or cut by hand.
2. Where tree area must be graded, cut large roots instead of leaving them with equipment.
3. Maximize changes in the drainage pattern. (Existing trees are acclimated to the current pattern; creating a new one could injure them.)
4. Where applicable, construct retaining walls to minimize root damage from grading operations. Removal or disturbance of soil may damage the root system of the tree.
5. Avoid putting fill over the root system. Adding soil material reduces water and air availability required by the root system and tree.

Avoid Wounding Trees

1. Protect trees from equipment damage by covering areas type of barrier, fencing them off, or wrapping individual trees with snow fencing.
2. Prune low-hanging limbs that could otherwise be broken off by equipment.
3. Where feasible, leave trees in groups. Trees growing in wooded areas are used to shade from the surrounding trees, so when they are suddenly exposed to open areas they become susceptible to sun scald, frost cracks, excessive branching, and wind throw.

Repair Tree Damage

(Utilize the services of a consulting forester)

1. Properly prune all damaged limbs. Avoid leaving stubs.
2. Assess soil where compaction has been extensive.
3. Fertilize to improve tree growth, vigor, and appearance.
4. Water during dry periods to help offset soil compaction and root damage.

Maintenance

- Inspect at least once every seven calendar days.
- Repair protective barriers if damaged.
- Inspect for damage from construction equipment, etc. Repair wounds promptly by removing damaged bark and wood tissue. **Do not use tree paint.**
- Cabled and braces any trunk splits, weak forks, and large limbs.

October 2007 Chapter 7 15

SCALE: 1"=30'

revisions:

ARCHITECTURE
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bloomington, indiana
(812) 339-2990 (Fax)

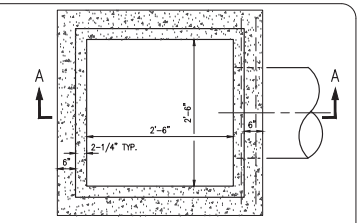
DANIEL J. BUTLER
NOT FOR CONSTRUCTION
STATE OF INDIANA
PROFESSIONAL ENGINEER
12.29.25

certified by:

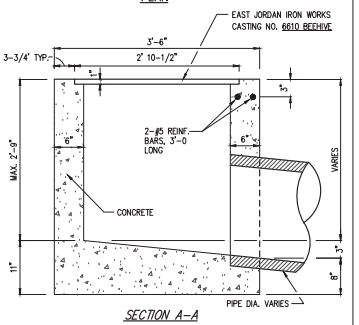
PROPOSED
NORTHGROVE SUBDIVISION
2511 N. DUNN ST.
BLOOMINGTON, IN 47408

title: LANDSCAPE PLAN

designed by: DAS
drawn by: DAS
checked by: DJB
sheet no: C401
project no.: 402301



PLAN

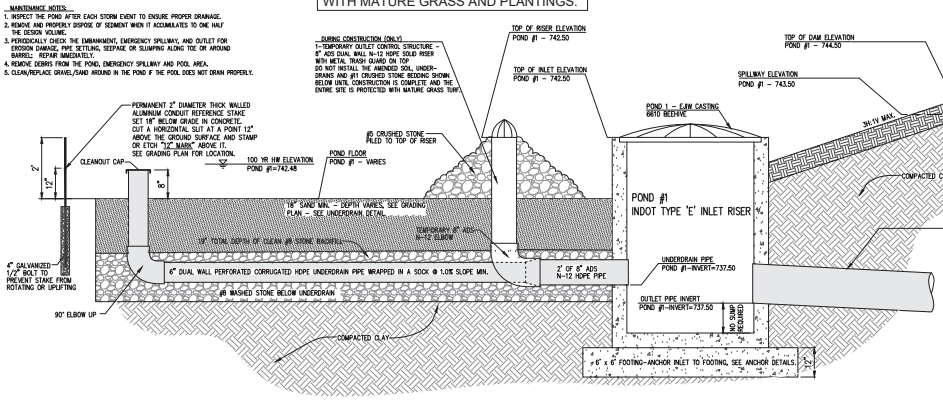


SECTION A–A

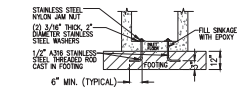
NOTES:
1. ALL PRECAST MANHOLES SHALL CONFORM TO ASTM C-478 AND THE STANDARD SPECIFICATIONS (MIN. SQ. FT. OF REINFORCING STEEL PER LINEAR FOOT OF BARREL SHALL 0.12).
2. JOINTS BETWEEN SECTIONS OF PRECAST MANHOLES SHALL BE IN ACCORDANCE WITH ASTM C-443.

STORM INLET TYPE E
NOT TO SCALE

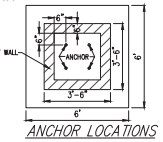
NOTE: THE POND POST-CONSTRUCTION UNDERDRAINS, BACKFILL, SAND, AND POND SEEDING SHALL BE COMPLETED AFTER THE SITE HAS BEEN STABILIZED WITH MATURE GRASS AND PLANTINGS.



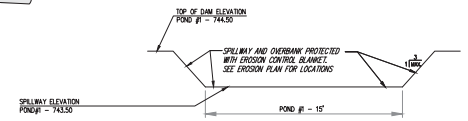
TEMPORARY AND PERMANENT WATER QUALITY POND DETAILS
NOT TO SCALE



ANCHOR DETAIL
NOT TO SCALE

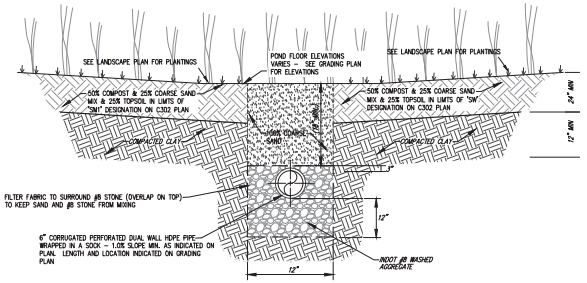


ANCHOR LOCATIONS
NOT TO SCALE

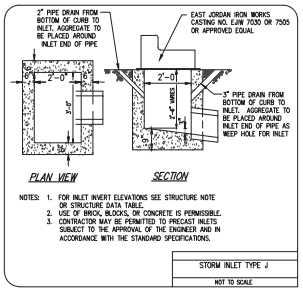


EMERGENCY SPILLWAY SECTION
NOT TO SCALE

NOTE: THE INSTALLATION OF THE POND MATERIALS INCLUDING SOILS AND PLANTINGS SHALL BE DIRECTLY COORDINATED WITH THE CITY OF BLOOMINGTON STORMWATER PROGRAM. CONTRACTOR TO CONTACT THE CITY OF BLOOMINGTON STORMWATER PROGRAM AT: (812) 339-1444 48 HOURS IN ADVANCE TO START OF INSTALLATION OF THE PERMANENT STORMWATER POND.

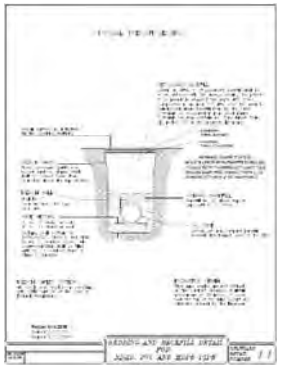


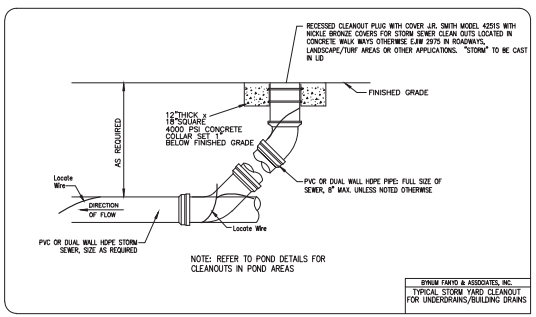
(UD) TYPICAL BIO-SWLE/WATER QUALITY POND UNDERDRAIN SYSTEM
NOT TO SCALE



NOTES: 1. FOR INLET INVERT ELEVATIONS SEE STRUCTURE NOTE OR STRUCTURE DATA TABLE.
2. USE OF BRICK, BLOCKS, OR CONCRETE IS PERMISSIBLE.
3. CONTRACTOR MAY BE PERMITTED TO PRECAST INLETS SUBJECT TO THE APPROVAL OF THE ENGINEER AND IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

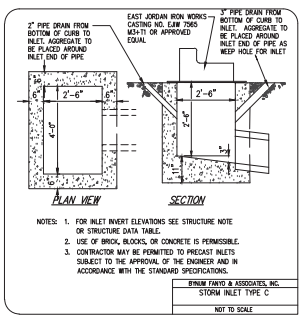
STORM INLET TYPE J
NOT TO SCALE





NOTE: REFER TO POND DETAILS FOR CLEANOUTS IN POND AREAS

BYNUM FANYO & ASSOCIATES, INC.
TYPICAL STORM YARD CLEANOUT FOR UNDERDRAINS/BUILDING DRAINS



NOTES: 1. FOR INLET INVERT ELEVATIONS SEE STRUCTURE NOTE OR STRUCTURE DATA TABLE.
2. USE OF BRICK, BLOCKS, OR CONCRETE IS PERMISSIBLE.
3. CONTRACTOR MAY BE PERMITTED TO PRECAST INLETS SUBJECT TO THE APPROVAL OF THE ENGINEER AND IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

BYNUM FANYO & ASSOCIATES, INC.
STORM INLET TYPE C
NOT TO SCALE

revisions:

ARCHITECTURE
CIVIL ENGINEERING
PLANNING
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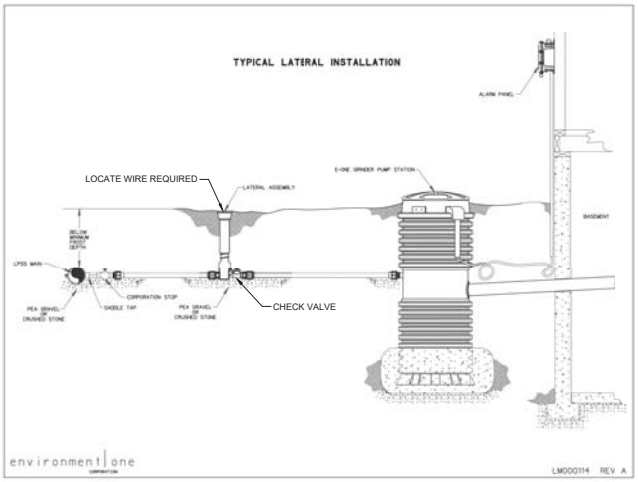
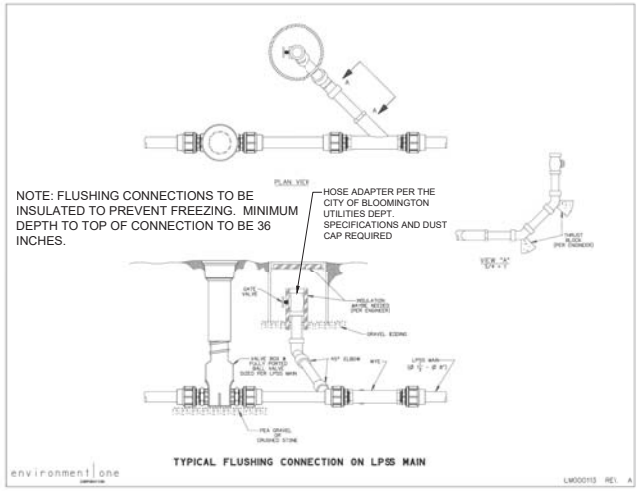
DANIEL J. BUTLER
STATE OF INDIANA
PROFESSIONAL ENGINEER
12.29.23
NOT FOR CONSTRUCTION
certified by:

PROPOSED
NORTHGROVE SUBDIVISION
2511 N. DUNN ST.
BLOOMINGTON, IN 47408

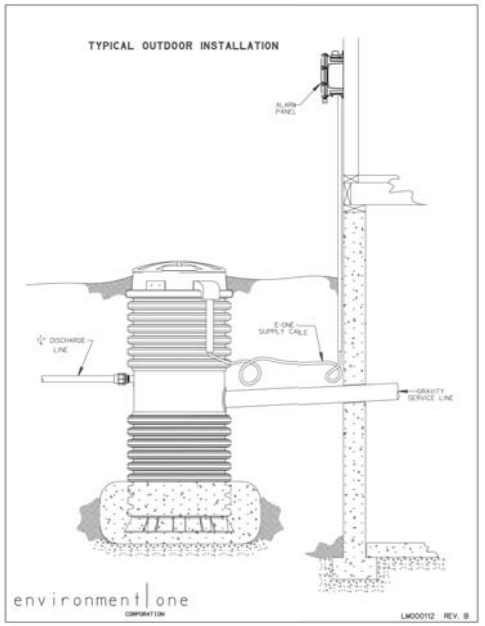
title: DRAINAGE DETAILS

designed by: DAS
drawn by: DAS
checked by: DJB
sheet no: C501
project no.: 402301



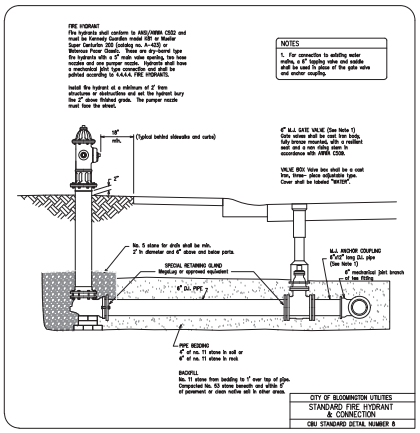


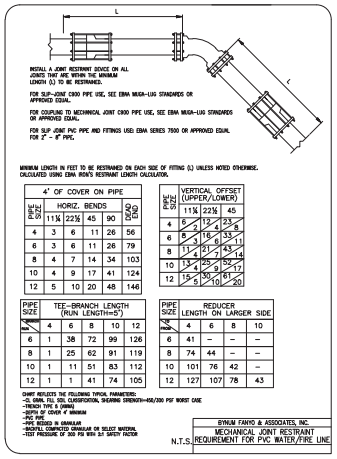
TYPICAL FLUSHING CONNECTION ON LPSS MAIN

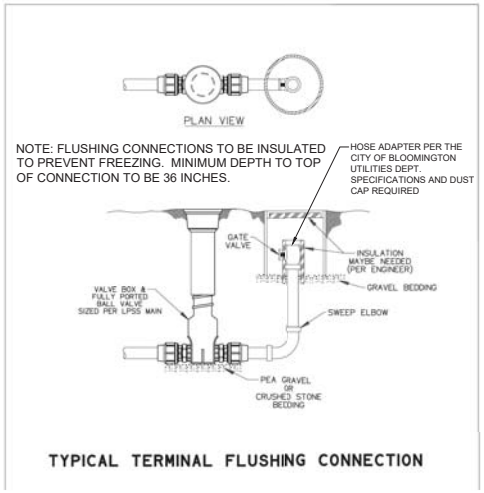


FORCE MAIN NOTE: A #10 INSULATED SOLID COPPER LOCATOR WIRE SHALL BE WRAPPED AROUND ALL FORCE MAIN AND SERVICE LATERALS TO THE GRINDER PUMPS SO THAT ONE REVOLUTION IS MADE AT LEAST EVERY 10 FT. THE WIRE IS TO BE BROUGHT TO THE SURFACE THROUGH AIR VALVE STRUCTURES, CURB STOP BOXES, FLUSHING CONNECTIONS AND VALVE BOX AT FORCE MAIN DISCHARGE MANHOLE (LOCATED WITHIN 3 FT OF GRAVITY MANHOLE). LOCATOR WIRE POINTS OF CONNECTION SHALL NOT EXCEED 500 FT SPAN. IF NO FLUSHING CONNECTION OR AIR VALVE IS LOCATED WITHIN THE SPAN, DEVELOPER TO PROVIDE A VALVE BOX TO BRING TO SURFACE FOR LOCATOR WIRE CONNECTION. SPLICES ARE TO BE MADE WITH AN APPROVED CONNECTOR AND ARE TO BE SUITABLY PROTECTED AGAINST CORROSION. CONTINUITY TEST TO BE COMPLETE IN THE PRESENCE OF THE OWNER AND UTILIZING OWNER'S EQUIPMENT.

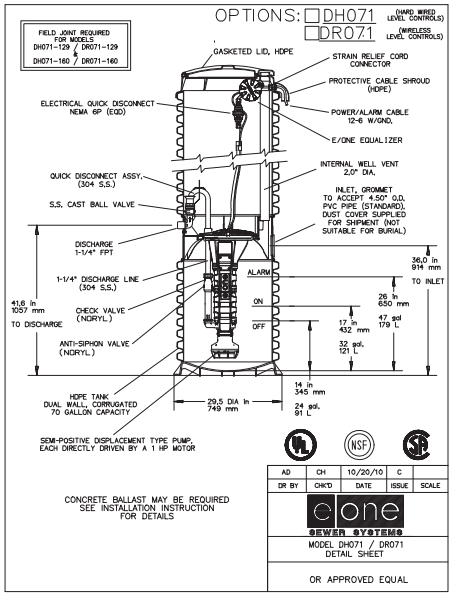
SEWER LOCATION NOTE: THE CONTRACTOR IS TO PROVIDE THE SANITARY SEWER OWNER (CITY OF BLOOMINGTON UTILITIES DEPT.) WITH GPS COORDINATES OF ALL ABOVE GRADE FACILITIES, CURB BOXES, VALVES, AIR VALVES, FLUSHING CONNECTIONS, GRINDER PUMPS, ETC.







TYPICAL TERMINAL FLUSHING CONNECTION



revisions:

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DANIEL J. BUTLER
STATE OF INDIANA
PROFESSIONAL ENGINEER
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12.29.25
certified by:

PROPOSED
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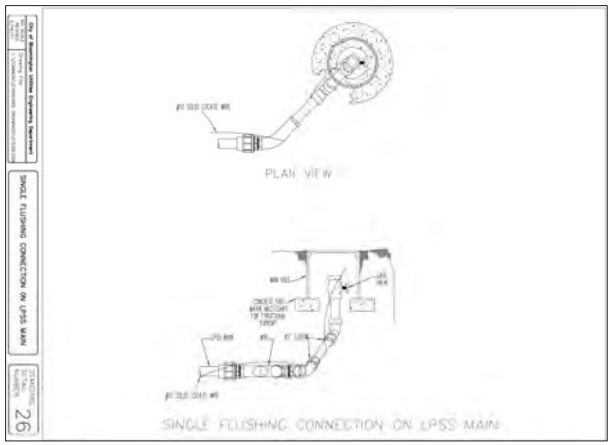
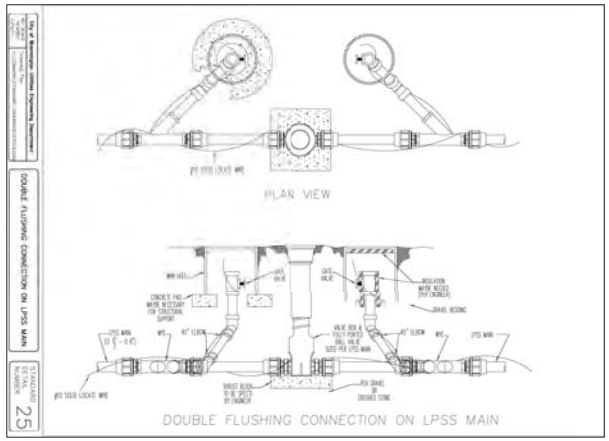
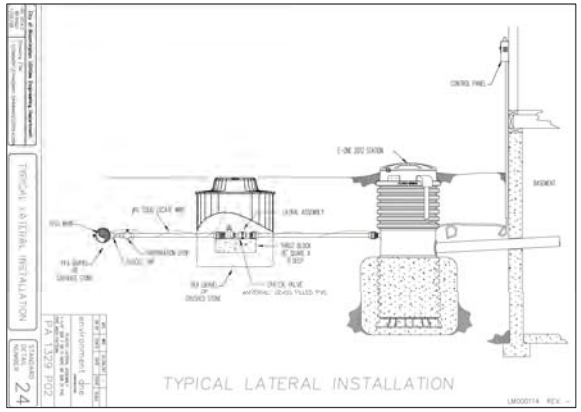
2511 N. DUNN ST.
BLOOMINGTON, IN 47408

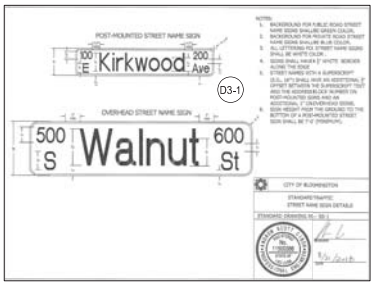
title: UTILITY DETAILS

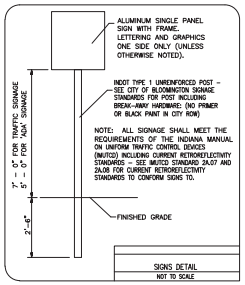
designed by: DAS
drawn by: DAS
checked by: DJB
sheet no: C502
project no.: 402301

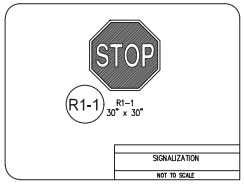


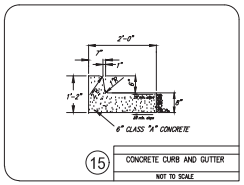


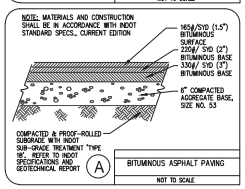


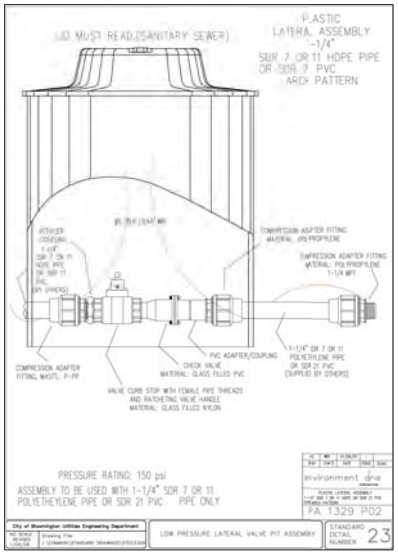


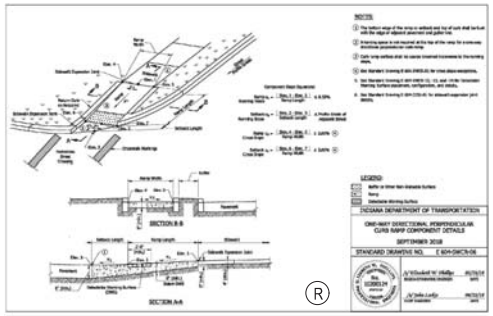


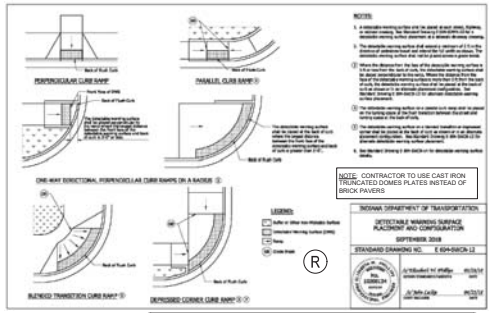


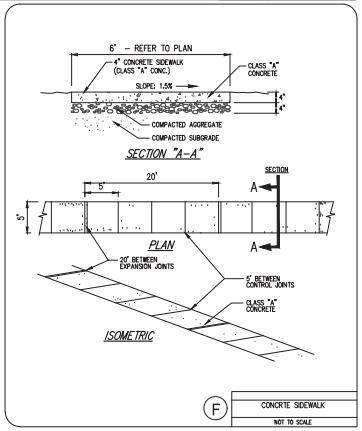


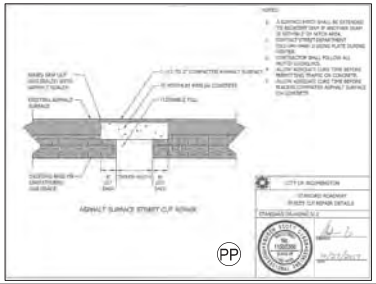












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title: MISCELLANEOUS DETAILS

designed by: DAS
drawn by: DAS
checked by: DJB
sheet no: C503
project no.: 402301

North Dunn Subdivision
Bloomington, Indiana
Drainage Report
BFA Project Number 402301
November 20th, 2025

Prepared by:
Bynum Fanyo & Associates, Inc.
528 N. Walnut Street
Bloomington, Indiana 47404

BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

November 20th, 2025

City of Bloomington Utilities Department

RE: BFA Project #402301 – North Dunn Subdivision

City of Bloomington Drainage Engineer or To Whom It May Concern:

This packet serves as a drainage report for the proposed development improvements and change of use to the existing single-family lot located directly west of the intersection of North Dunn Street and East Tamarack Trail in Bloomington, Indiana. Attached you will find a spreadsheet calculating all drainage basin runoff rates along with post-developed basin maps within the drainage areas of the site.

This existing site is 4.00 acres with 3.00 acres disturbed during construction. This does require IDEM CSGP permitting due the disturbance of an area larger than one acre. The proposed design includes a road which aligns with E Tamarack Trail at the existing intersection at the east of the site and continues to the western boundary, dead-ending for future connection. This proposal grants 15 new single-family lots with one (1) new treatment pond before stormwater is released to the west, into an existing drainage path which flows off site.

You will find a report breakdown and post-developed impervious areas and other characteristics to calculate runoff coefficients and time of concentration, attached as well. We have determined that the post-developed site sheds a higher stormwater runoff rate than the current existing site to west of the site. Therefore, we have introduced 1 (one) stormwater quality/detention ponds to match or exceed the ten- and one-hundred-year rainfall event's discharge rate allowable by the Bloomington stormwater design manual for developments over 2.5 acres. All stormwater overflow from the proposed pond will be directed to the west into existing drainage paths, later draining into Buck Creek. Please see attached hydrograph/detention calculations and other reports to model the site's peak runoff rates.

Sincerely,

Drew Schrand, Project Engineer

528 NORTH WALNUT STREET
812-332-8030

BLOOMINGTON, INDIANA 47404
FAX 812-339-2990

North Dunn Subdivision

Stormwater Quality Drainage Calculations – 11.20.25

Description:

The following are sizing calculations for one water quality/detention facility. The site in its current condition has mostly grassed or forested areas with existing buildings. Proposed at this site is a new single-family subdivision with new roads and sidewalks.

Water Quality Storage Calculations:

Water Quality Pond #1-

Proposed Drainage Area = 2.06 ac (89,618 sf)

Proposed Impervious Area = 1.34 ac (58,202 sf) = 65%

Total Storage Required = ((1 in.)(0.05+0.009(65%))(89,618))/12= 4,742 cf

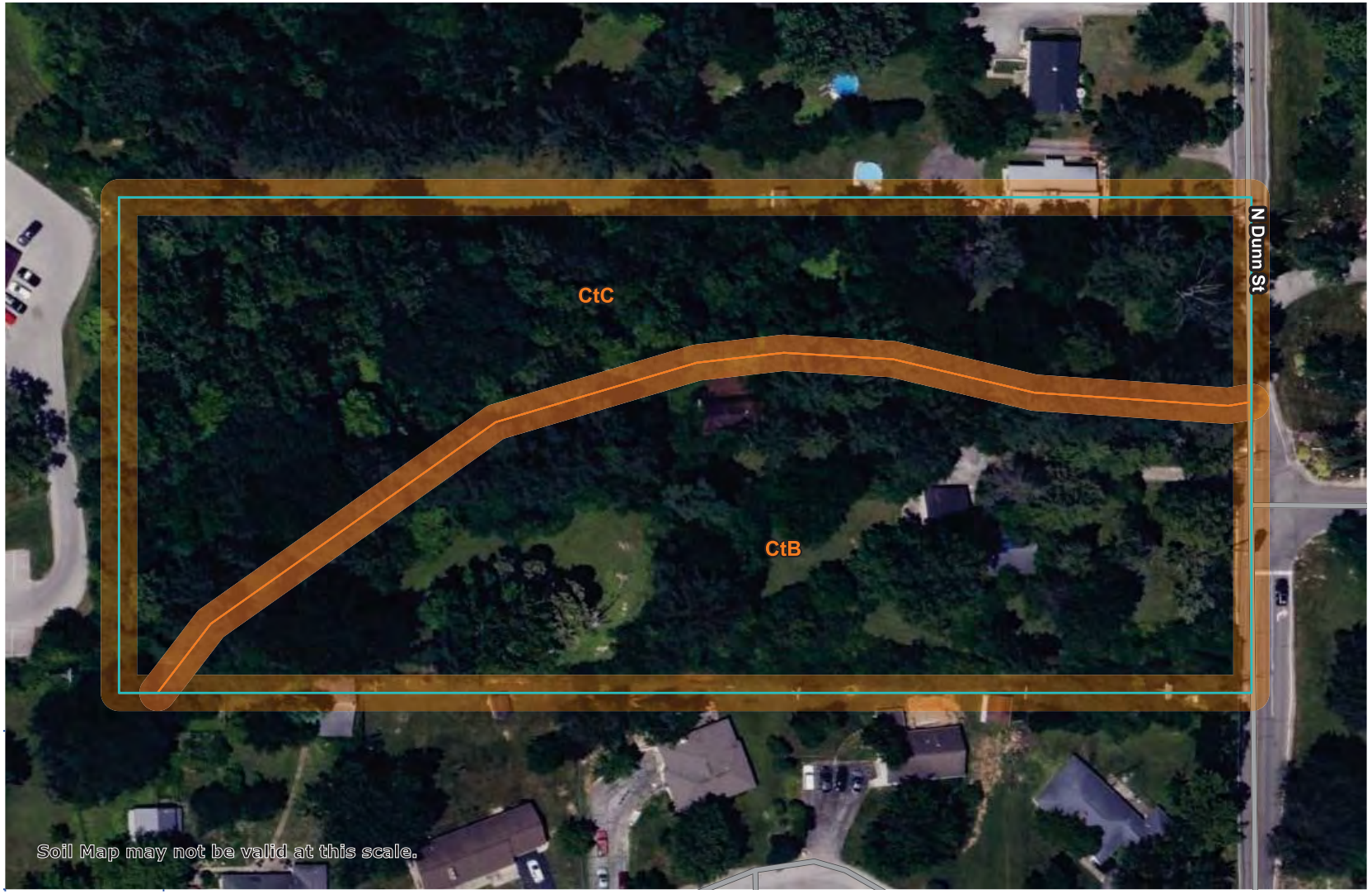
Proposed Pond #1 Stage/Storage:

Elevation (ft)	Contour Area (sf)	Total Storage (cf)
739.50	0	0
740.00	1056	264
741.00	2359	1972
742.00	3389	4846
743.00	4521	8801
743.50	5125	11212

(WQ required volume will reach an elevation of 741.96'.)

If the pond should breach excess stormwater will spill over the pond toward the west into existing drainage paths which eventually drain to Buck Creek.

86° 31' 52" W
86° 31' 41" W
39° 11' 34" N
39° 11' 29" N



Map Scale: 1:1,140 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Monroe County, Indiana
Survey Area Data: Version 32, Sep 3, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

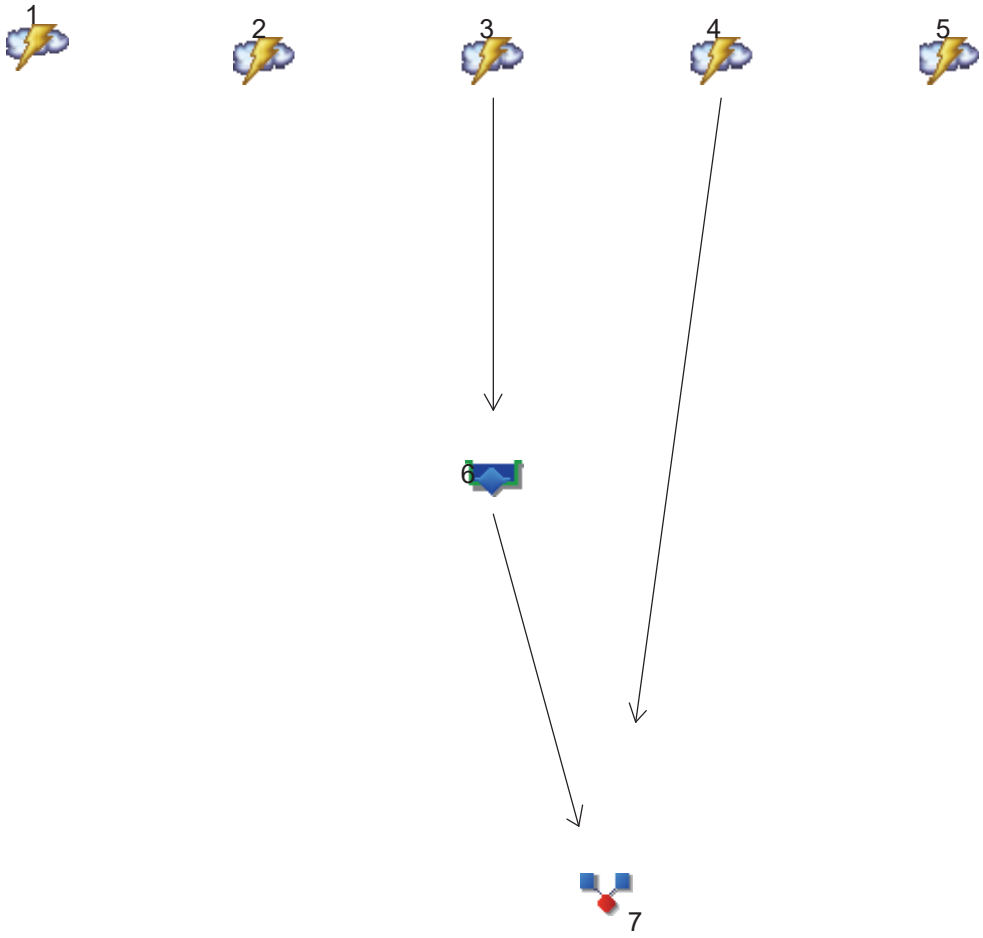
Date(s) aerial images were photographed: Jun 15, 2022—Jun 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CtB	Crider-Urban land complex, 2 to 6 percent slopes	2.4	50.8%
CtC	Crider-Urban land complex, 6 to 12 percent slopes	2.3	49.2%
Totals for Area of Interest		**4.7**	**100.0%**

Watershed Model Schematic



Legend

Hyd.	Origin	Description
1	Rational	Pre-Development Basin 1
2	Rational	Pre-Development Basin 2
3	Rational	Post-Development Basin 1A
4	Rational	Post-Development Basin 1B
5	Rational	Post-Development Basin 2
6	Reservoir	Into Pond 1
7	Combine	Basin 1 Post-Development Discharge

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)							Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	Rational	------	-------	0.985	-------	-------	1.370	-------	-------	1.927	Pre-Development Basin 1
2	Rational	------	-------	0.486	-------	-------	0.668	-------	-------	0.927	Pre-Development Basin 2
3	Rational	------	-------	5.353	-------	-------	7.336	-------	-------	10.15	Post-Development Basin 1A
4	Rational	------	-------	0.787	-------	-------	1.071	-------	-------	1.483	Post-Development Basin 1B
5	Rational	------	-------	0.245	-------	-------	0.338	-------	-------	0.472	Post-Development Basin 2
6	Reservoir	3	-------	0.445	-------	-------	0.496	-------	-------	0.544	Into Pond 1
7	Combine	4, 6	-------	1.049	-------	-------	1.358	-------	-------	1.802	Basin 1 Post-Development Discharge

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	1.370	1	22	1,809	------	------	------	Pre-Development Basin 1
2	Rational	0.668	1	14	561	------	------	------	Pre-Development Basin 2
3	Rational	7.336	1	12	5,282	------	------	------	Post-Development Basin 1A
4	Rational	1.071	1	7	450	------	------	------	Post-Development Basin 1B
5	Rational	0.338	1	17	345	------	------	------	Post-Development Basin 2
6	Reservoir	0.496	1	23	5,281	3	741.98	4,778	Into Pond 1
7	Combine	1.358	1	7	5,731	4, 6	------	------	Basin 1 Post-Development Discharge

Hydrograph Report

Hyd. No. 1

Pre-Development Basin 1

Hydrograph type	=	Rational	Peak discharge	=	1.370 cfs
Storm frequency	=	10 yrs	Time to peak	=	22 min
Time interval	=	1 min	Hyd. volume	=	1,809 cuft
Drainage area	=	2.890 ac	Runoff coeff.	=	0.12
Intensity	=	3.951 in/hr	Tc by TR55	=	22.00 min
IDF Curve	=	BLGTN Updated 2020.IDF	Asc/Rec limb fact	=	1/1

TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No. 1

Pre-Development Basin 1

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.400		0.011		0.011		
Flow length (ft)	= 100.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.07		0.00		0.00		
Land slope (%)	= 3.00		0.00		0.00		
Travel Time (min)	**= 18.64**	**+**	**0.00**	**+**	**0.00**	**=**	**18.64**
Shallow Concentrated Flow							
Flow length (ft)	= 650.00		0.00		0.00		
Watercourse slope (%)	= 5.40		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=3.75		0.00		0.00		
Travel Time (min)	**= 2.89**	**+**	**0.00**	**+**	**0.00**	**=**	**2.89**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 22.00 min

Hydrograph Report

Hyd. No. 2

Pre-Development Basin 2

Hydrograph type	=	Rational	Peak discharge	=	0.668 cfs
Storm frequency	=	10 yrs	Time to peak	=	14 min
Time interval	=	1 min	Hyd. volume	=	561 cuft
Drainage area	=	1.110 ac	Runoff coeff.	=	0.12
Intensity	=	5.016 in/hr	Tc by TR55	=	14.00 min
IDF Curve	=	BLGTN Updated 2020.IDF	Asc/Rec limb fact	=	1/1

TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No. 2

Pre-Development Basin 2

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.400		0.011		0.011		
Flow length (ft)	= 100.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.07		0.00		0.00		
Land slope (%)	= 7.80		0.00		0.00		
Travel Time (min)	**= 12.72**	**+**	**0.00**	**+**	**0.00**	**=**	**12.72**
Shallow Concentrated Flow							
Flow length (ft)	= 300.00		0.00		0.00		
Watercourse slope (%)	= 5.10		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=3.64		0.00		0.00		
Travel Time (min)	**= 1.37**	**+**	**0.00**	**+**	**0.00**	**=**	**1.37**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

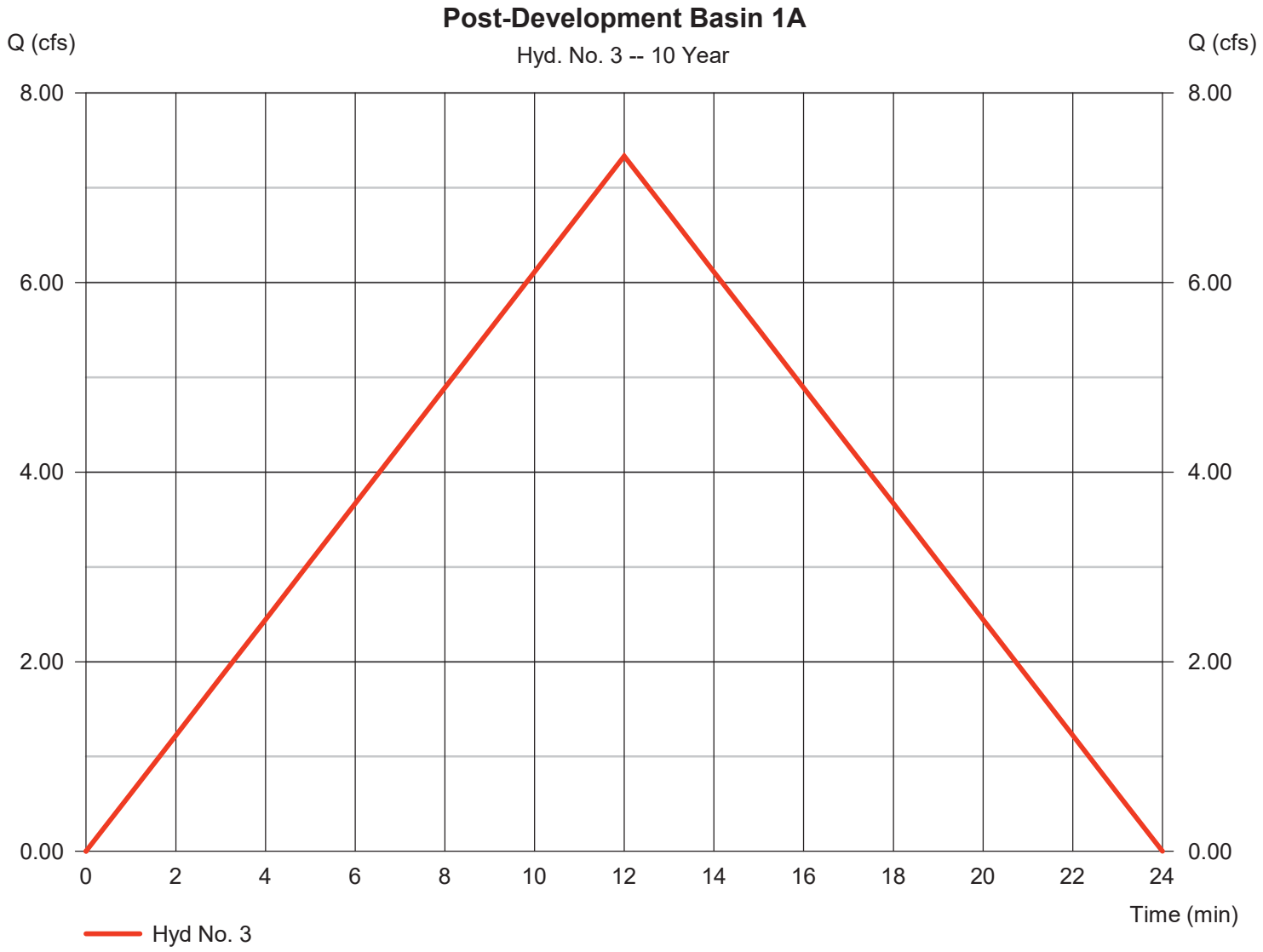
Total Travel Time, Tc ..... 14.00 min

Hydrograph Report

Hyd. No. 3

Post-Development Basin 1A

Hydrograph type	=	Rational	Peak discharge	=	7.336 cfs
Storm frequency	=	10 yrs	Time to peak	=	12 min
Time interval	=	1 min	Hyd. volume	=	5,282 cuft
Drainage area	=	2.060 ac	Runoff coeff.	=	0.66
Intensity	=	5.395 in/hr	Tc by TR55	=	12.00 min
IDF Curve	=	BLGTN Updated 2020.IDF	Asc/Rec limb fact	=	1/1



TR55 Tc Worksheet

Hyd. No. 3

Post-Development Basin 1A

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.150		0.011		0.011		
Flow length (ft)	= 94.0		6.0		0.0		
Two-year 24-hr precip. (in)	= 3.07		3.07		0.00		
Land slope (%)	= 1.20		1.50		0.00		
Travel Time (min)	**= 11.68**	**+**	**0.15**	**+**	**0.00**	**=**	**11.82**
Shallow Concentrated Flow							
Flow length (ft)	= 168.00		0.00		0.00		
Watercourse slope (%)	= 6.50		0.00		0.00		
Surface description	= Paved		Paved		Paved		
Average velocity (ft/s)	=5.18		0.00		0.00		
Travel Time (min)	**= 0.54**	**+**	**0.00**	**+**	**0.00**	**=**	**0.54**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

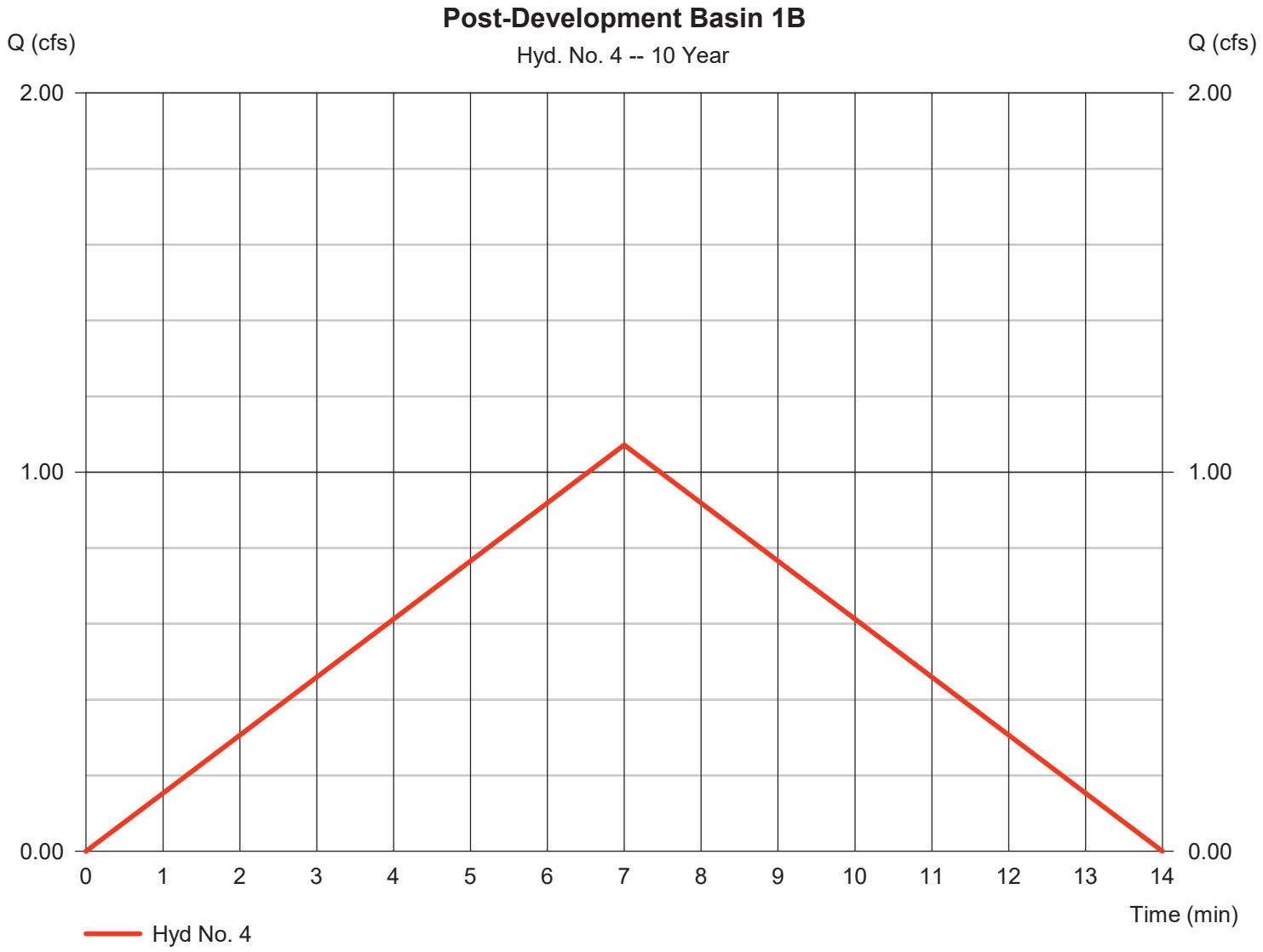
Total Travel Time, Tc ..... 12.00 min

Hydrograph Report

Hyd. No. 4

Post-Development Basin 1B

Hydrograph type	=	Rational	Peak discharge	=	1.071 cfs
Storm frequency	=	10 yrs	Time to peak	=	7 min
Time interval	=	1 min	Hyd. volume	=	450 cuft
Drainage area	=	1.330 ac	Runoff coeff.	=	0.12
Intensity	=	6.714 in/hr	Tc by TR55	=	7.00 min
IDF Curve	=	BLGTN Updated 2020.IDF	Asc/Rec limb fact	=	1/1



TR55 Tc Worksheet

Hyd. No. 4

Post-Development Basin 1B

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.150		0.011		0.011		
Flow length (ft)	= 100.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.07		0.00		0.00		
Land slope (%)	= 15.00		0.00		0.00		
Travel Time (min)	**= 4.47**	**+**	**0.00**	**+**	**0.00**	**=**	**4.47**
Shallow Concentrated Flow							
Flow length (ft)	= 645.00		0.00		0.00		
Watercourse slope (%)	= 6.00		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=3.95		0.00		0.00		
Travel Time (min)	**= 2.72**	**+**	**0.00**	**+**	**0.00**	**=**	**2.72**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

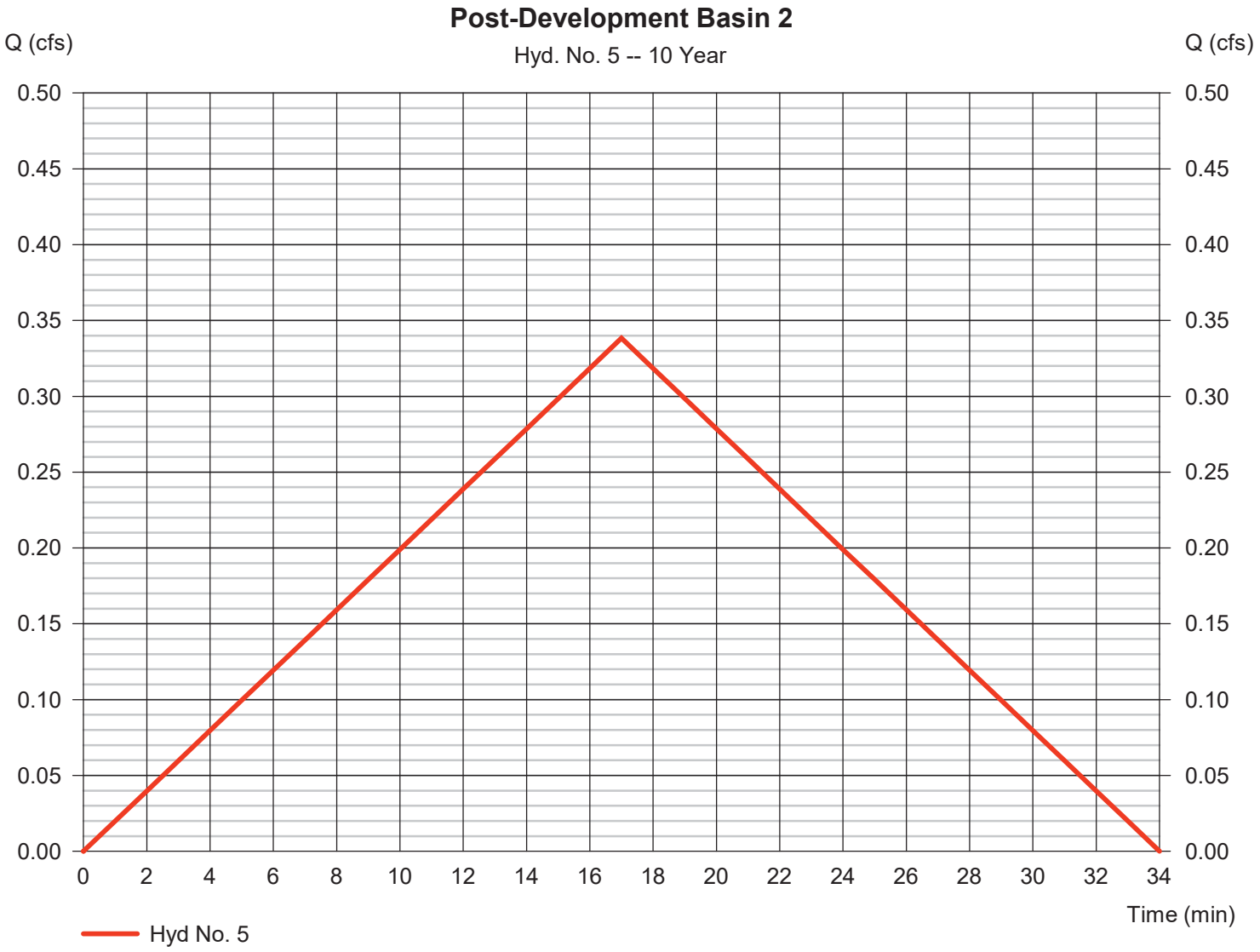
Total Travel Time, Tc ..... 7.00 min

Hydrograph Report

Hyd. No. 5

Post-Development Basin 2

Hydrograph type	=	Rational	Peak discharge	=	0.338 cfs
Storm frequency	=	10 yrs	Time to peak	=	17 min
Time interval	=	1 min	Hyd. volume	=	345 cuft
Drainage area	=	0.620 ac	Runoff coeff.	=	0.12
Intensity	=	4.547 in/hr	Tc by TR55	=	17.00 min
IDF Curve	=	BLGTN Updated 2020.IDF	Asc/Rec limb fact	=	1/1



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No. 5

Post-Development Basin 2

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.400		0.011		0.011		
Flow length (ft)	= 100.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.07		0.00		0.00		
Land slope (%)	= 4.00		0.00		0.00		
Travel Time (min)	**= 16.62**	**+**	**0.00**	**+**	**0.00**	**=**	**16.62**
Shallow Concentrated Flow							
Flow length (ft)	= 70.00		0.00		0.00		
Watercourse slope (%)	= 4.50		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=3.42		0.00		0.00		
Travel Time (min)	**= 0.34**	**+**	**0.00**	**+**	**0.00**	**=**	**0.34**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 17.00 min

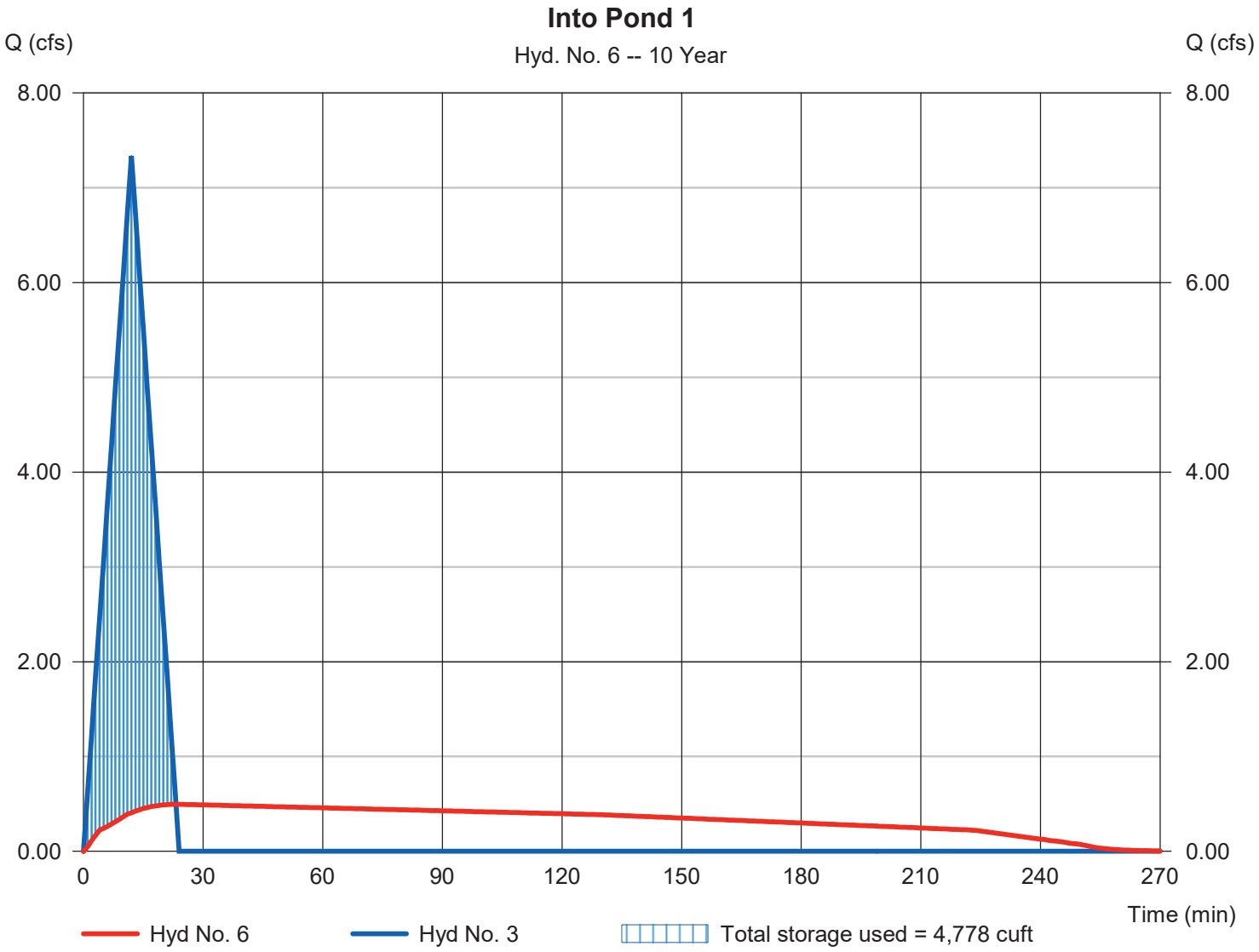
Hydrograph Report

Hyd. No. 6

Into Pond 1

Hydrograph type	=	Reservoir	Peak discharge	=	0.496 cfs
Storm frequency	=	10 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	5,281 cuft
Inflow hyd. No.	=	3 - Post-Development Basin 1A	Max. Elevation	=	741.98 ft
Reservoir name	=	Pond 1	Max. Storage	=	4,778 cuft

Storage Indication method used.



Pond Report

Pond No. 1 - Pond 1

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 739.50 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	739.50	00	0	0
0.50	740.00	1,056	264	264
1.50	741.00	2,359	1,708	1,972
2.50	742.00	3,389	2,874	4,846
3.50	743.00	4,521	3,955	8,801
4.00	743.50	5,125	2,412	11,212

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 12.00	6.00	0.00	0.00
Span (in)	= 12.00	6.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 737.50	737.50	0.00	0.00
Length (ft)	= 29.00	110.00	0.00	0.00
Slope (%)	= 1.00	1.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.20	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

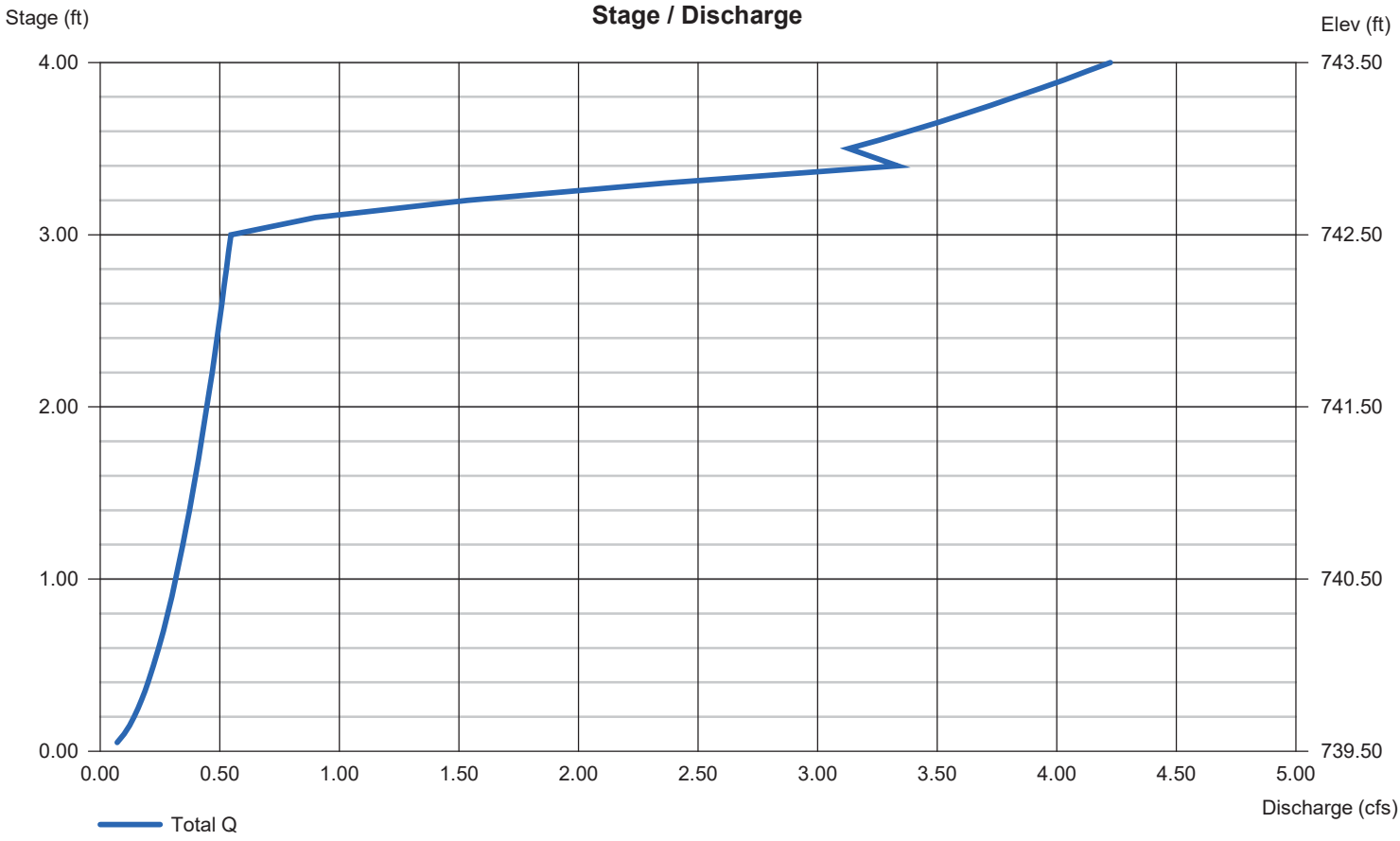
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 3.27	0.00	0.00	0.00
Crest El. (ft)	= 742.50	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	---	---	---
Multi-Stage	= Yes	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

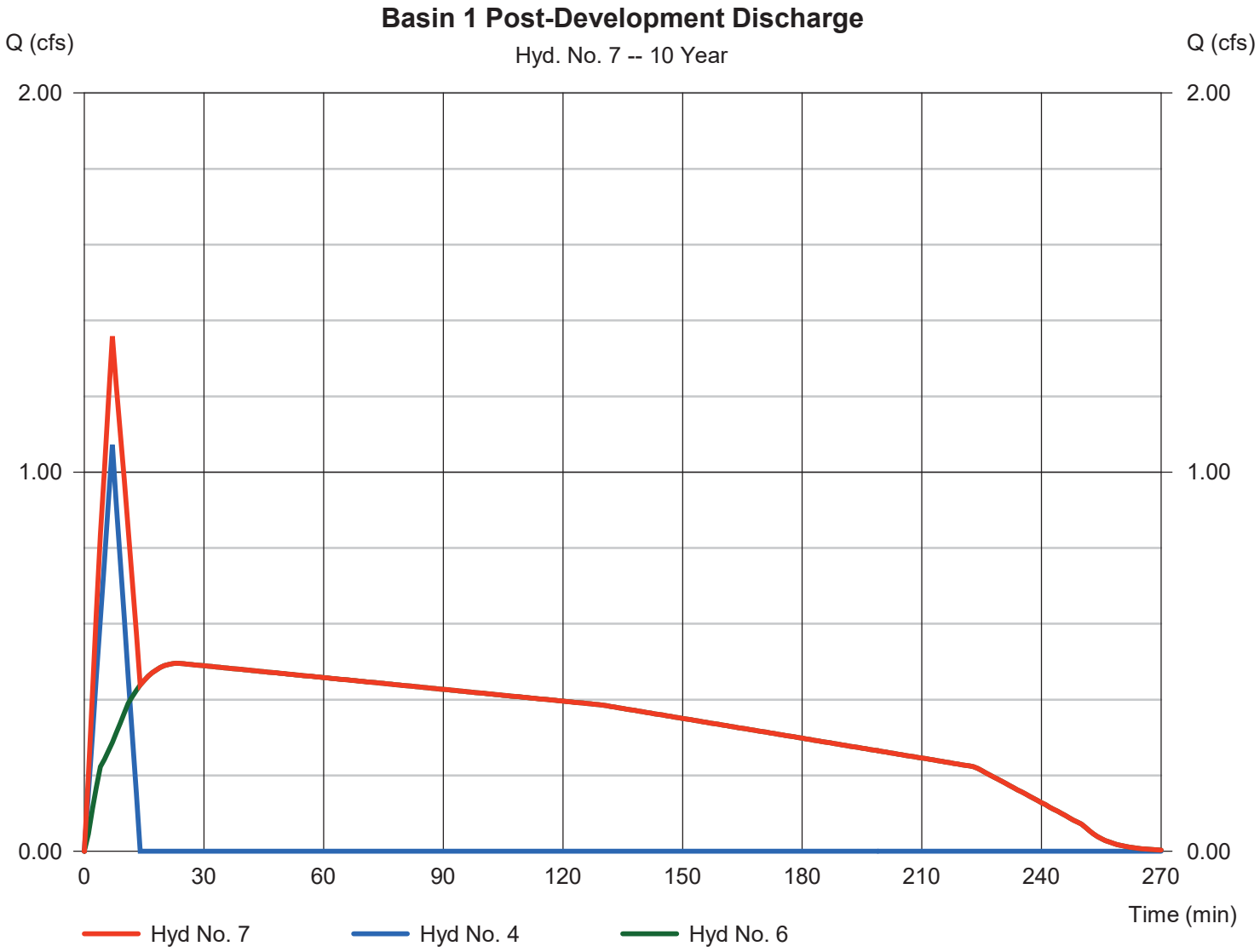


Hydrograph Report

Hyd. No. 7

Basin 1 Post-Development Discharge

Hydrograph type	= Combine	Peak discharge	= 1.358 cfs
Storm frequency	= 10 yrs	Time to peak	= 7 min
Time interval	= 1 min	Hyd. volume	= 5,731 cuft
Inflow hyds.	= 4, 6	Contrib. drain. area	= 1.330 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

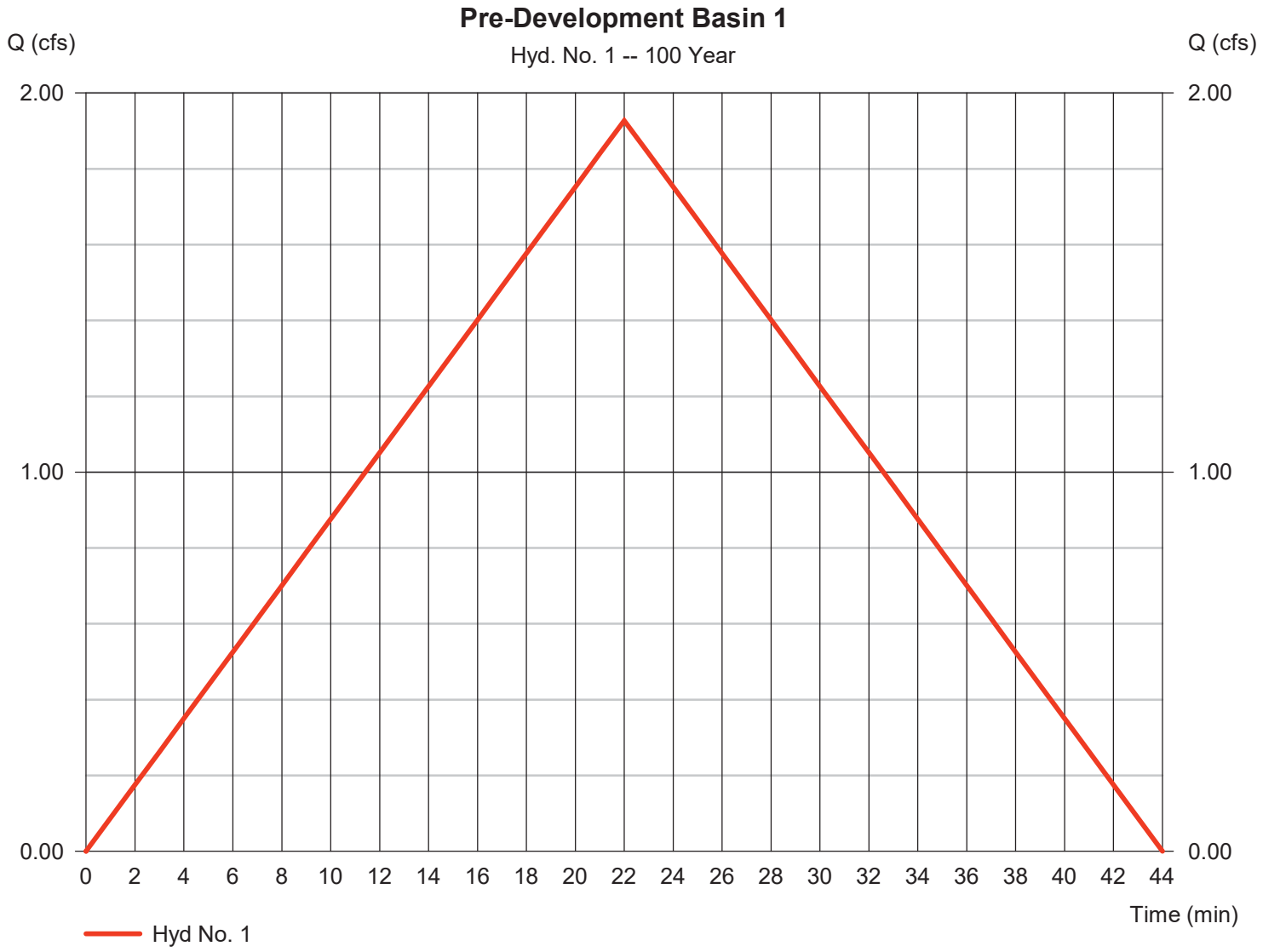
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	1.927	1	22	2,544	------	------	------	Pre-Development Basin 1
2	Rational	0.927	1	14	779	------	------	------	Pre-Development Basin 2
3	Rational	10.15	1	12	7,310	------	------	------	Post-Development Basin 1A
4	Rational	1.483	1	7	623	------	------	------	Post-Development Basin 1B
5	Rational	0.472	1	17	481	------	------	------	Post-Development Basin 2
6	Reservoir	0.544	1	23	7,310	3	742.48	6,748	Into Pond 1
7	Combine	1.802	1	7	7,933	4, 6	------	------	Basin 1 Post-Development Discharge

Hydrograph Report

Hyd. No. 1

Pre-Development Basin 1

Hydrograph type	=	Rational	Peak discharge	=	1.927 cfs
Storm frequency	=	100 yrs	Time to peak	=	22 min
Time interval	=	1 min	Hyd. volume	=	2,544 cuft
Drainage area	=	2.890 ac	Runoff coeff.	=	0.12
Intensity	=	5.558 in/hr	Tc by TR55	=	22.00 min
IDF Curve	=	BLGTN Updated 2020.IDF	Asc/Rec limb fact	=	1/1



Hydrograph Report

Hyd. No. 2

Pre-Development Basin 2

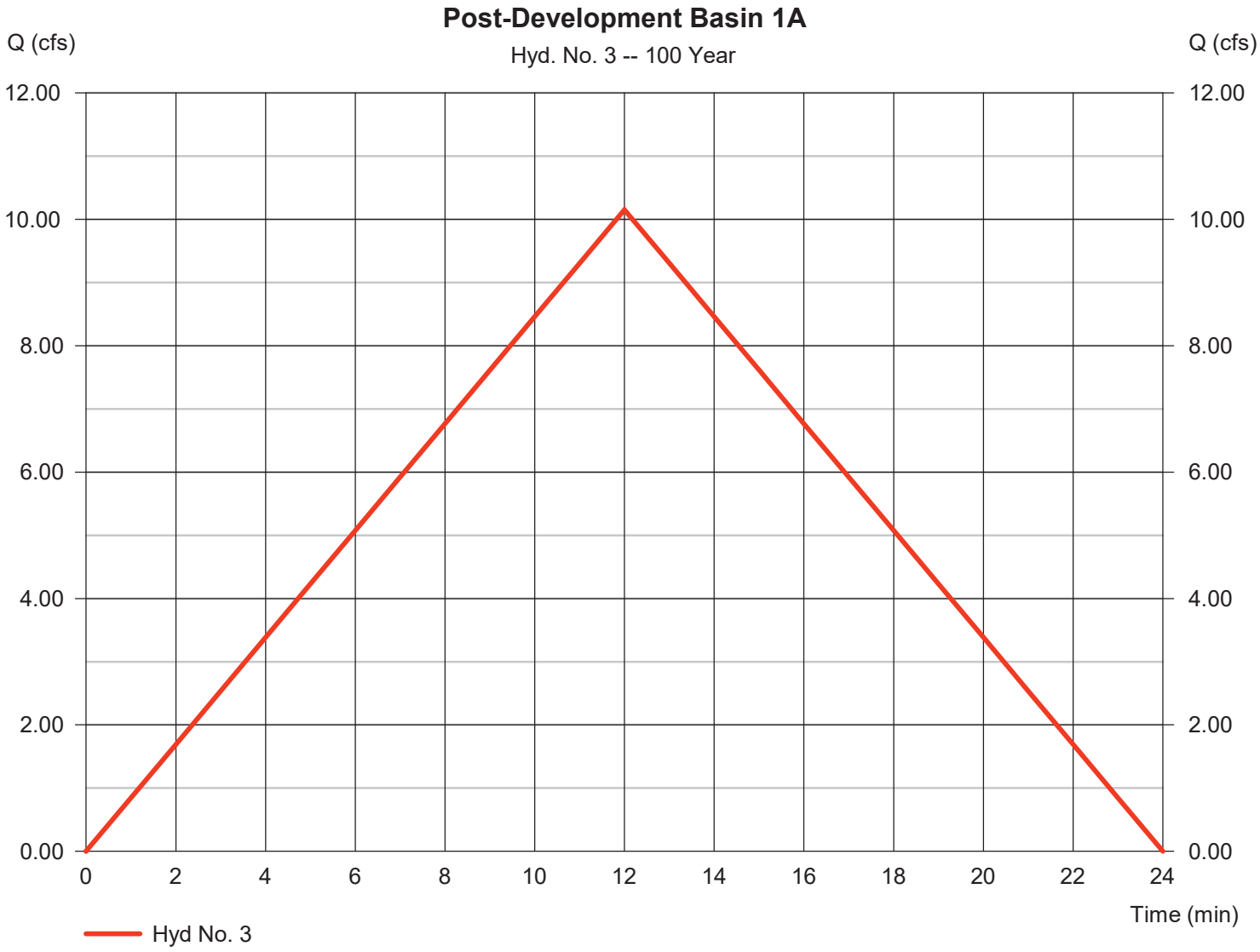
Hydrograph type	=	Rational	Peak discharge	=	0.927 cfs
Storm frequency	=	100 yrs	Time to peak	=	14 min
Time interval	=	1 min	Hyd. volume	=	779 cuft
Drainage area	=	1.110 ac	Runoff coeff.	=	0.12
Intensity	=	6.959 in/hr	Tc by TR55	=	14.00 min
IDF Curve	=	BLGTN Updated 2020.IDF	Asc/Rec limb fact	=	1/1

Hydrograph Report

Hyd. No. 3

Post-Development Basin 1A

Hydrograph type	=	Rational	Peak discharge	=	10.15 cfs
Storm frequency	=	100 yrs	Time to peak	=	12 min
Time interval	=	1 min	Hyd. volume	=	7,310 cuft
Drainage area	=	2.060 ac	Runoff coeff.	=	0.66
Intensity	=	7.468 in/hr	Tc by TR55	=	12.00 min
IDF Curve	=	BLGTN Updated 2020.IDF	Asc/Rec limb fact	=	1/1

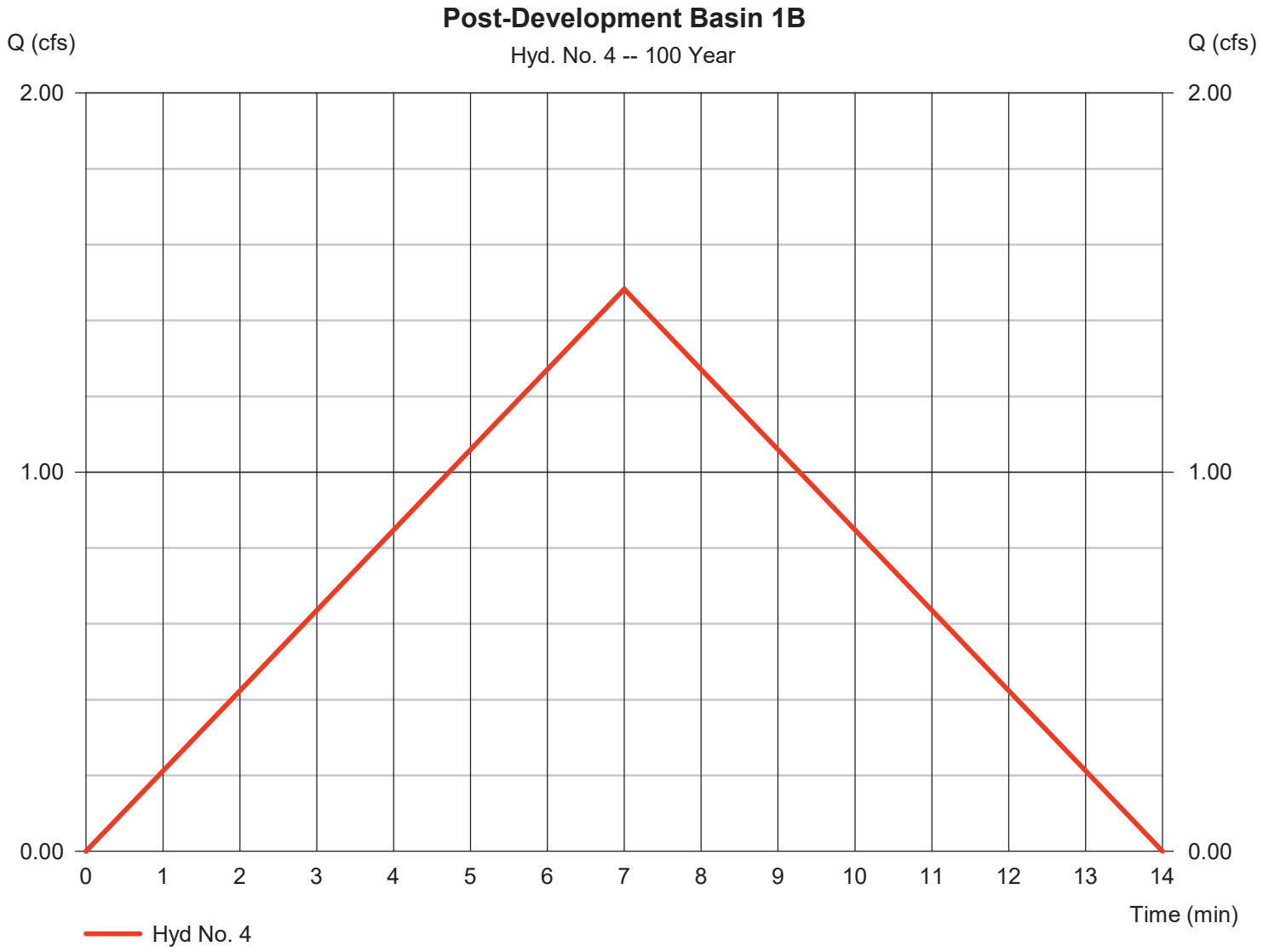


Hydrograph Report

Hyd. No. 4

Post-Development Basin 1B

Hydrograph type	=	Rational	Peak discharge	=	1.483 cfs
Storm frequency	=	100 yrs	Time to peak	=	7 min
Time interval	=	1 min	Hyd. volume	=	623 cuft
Drainage area	=	1.330 ac	Runoff coeff.	=	0.12
Intensity	=	9.292 in/hr	Tc by TR55	=	7.00 min
IDF Curve	=	BLGTN Updated 2020.IDF	Asc/Rec limb fact	=	1/1

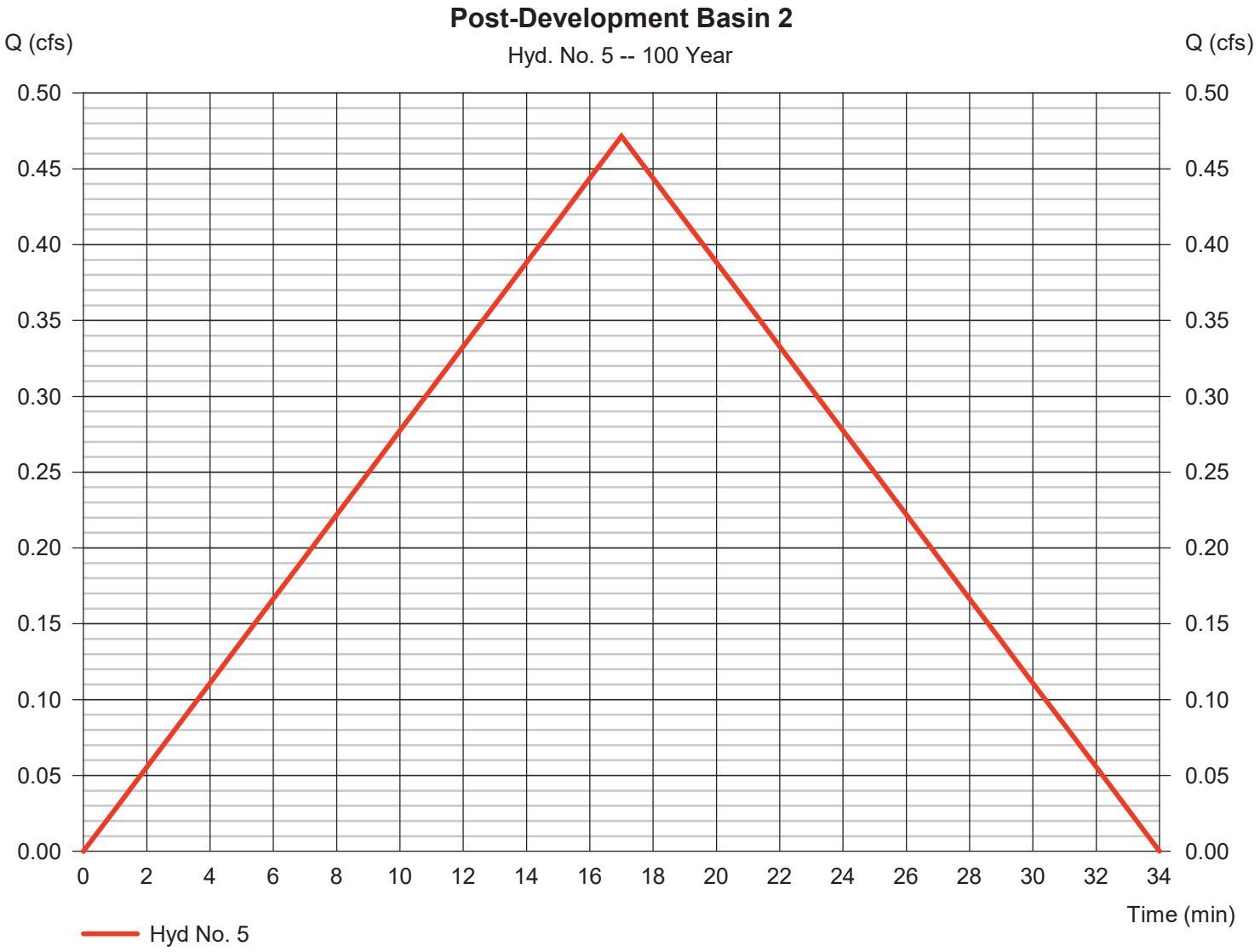


Hydrograph Report

Hyd. No. 5

Post-Development Basin 2

Hydrograph type	=	Rational	Peak discharge	=	0.472 cfs
Storm frequency	=	100 yrs	Time to peak	=	17 min
Time interval	=	1 min	Hyd. volume	=	481 cuft
Drainage area	=	0.620 ac	Runoff coeff.	=	0.12
Intensity	=	6.338 in/hr	Tc by TR55	=	17.00 min
IDF Curve	=	BLGTN Updated 2020.IDF	Asc/Rec limb fact	=	1/1



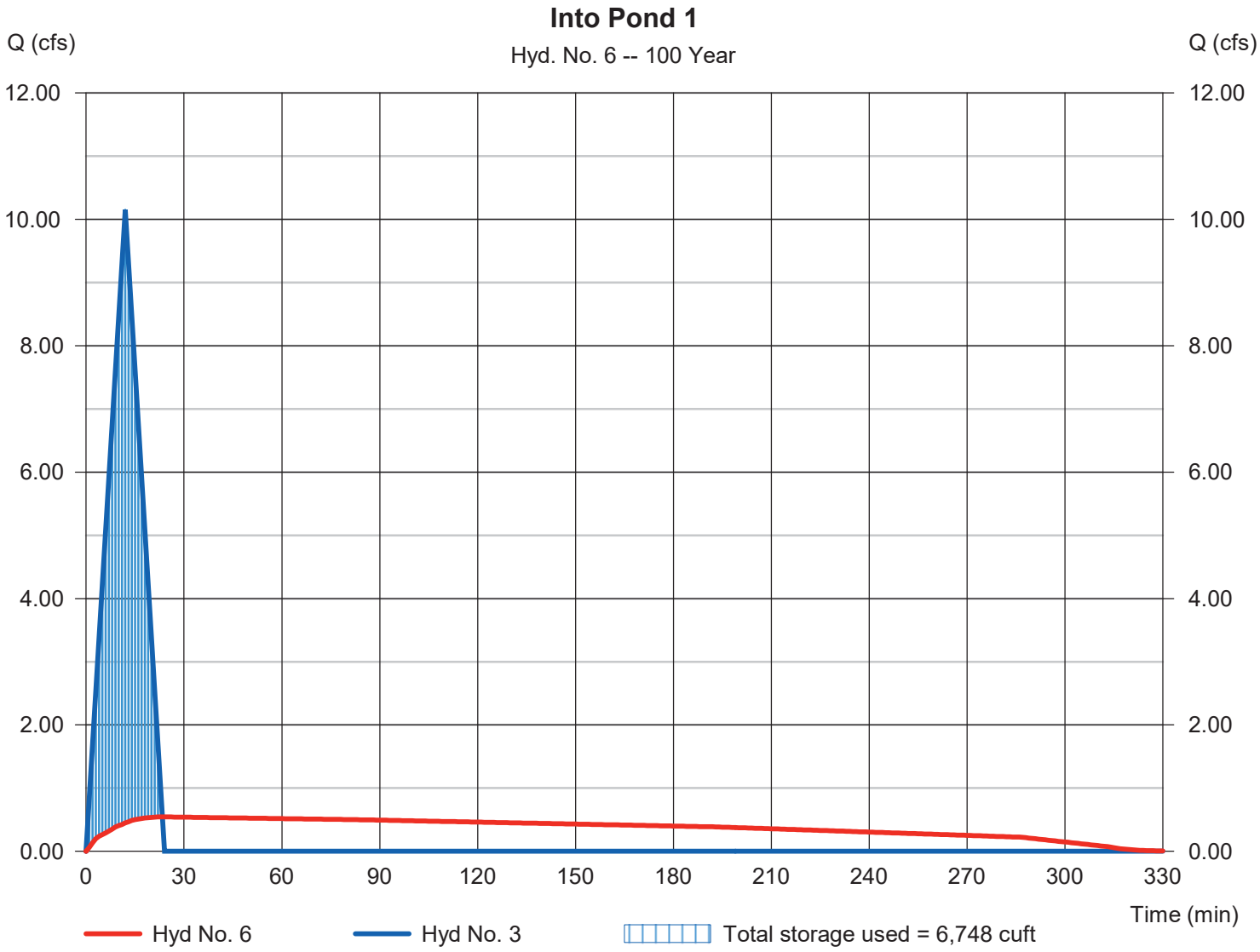
Hydrograph Report

Hyd. No. 6

Into Pond 1

Hydrograph type	=	Reservoir	Peak discharge	=	0.544 cfs
Storm frequency	=	100 yrs	Time to peak	=	23 min
Time interval	=	1 min	Hyd. volume	=	7,310 cuft
Inflow hyd. No.	=	3 - Post-Development Basin 1A	Max. Elevation	=	742.48 ft
Reservoir name	=	Pond 1	Max. Storage	=	6,748 cuft

Storage Indication method used.

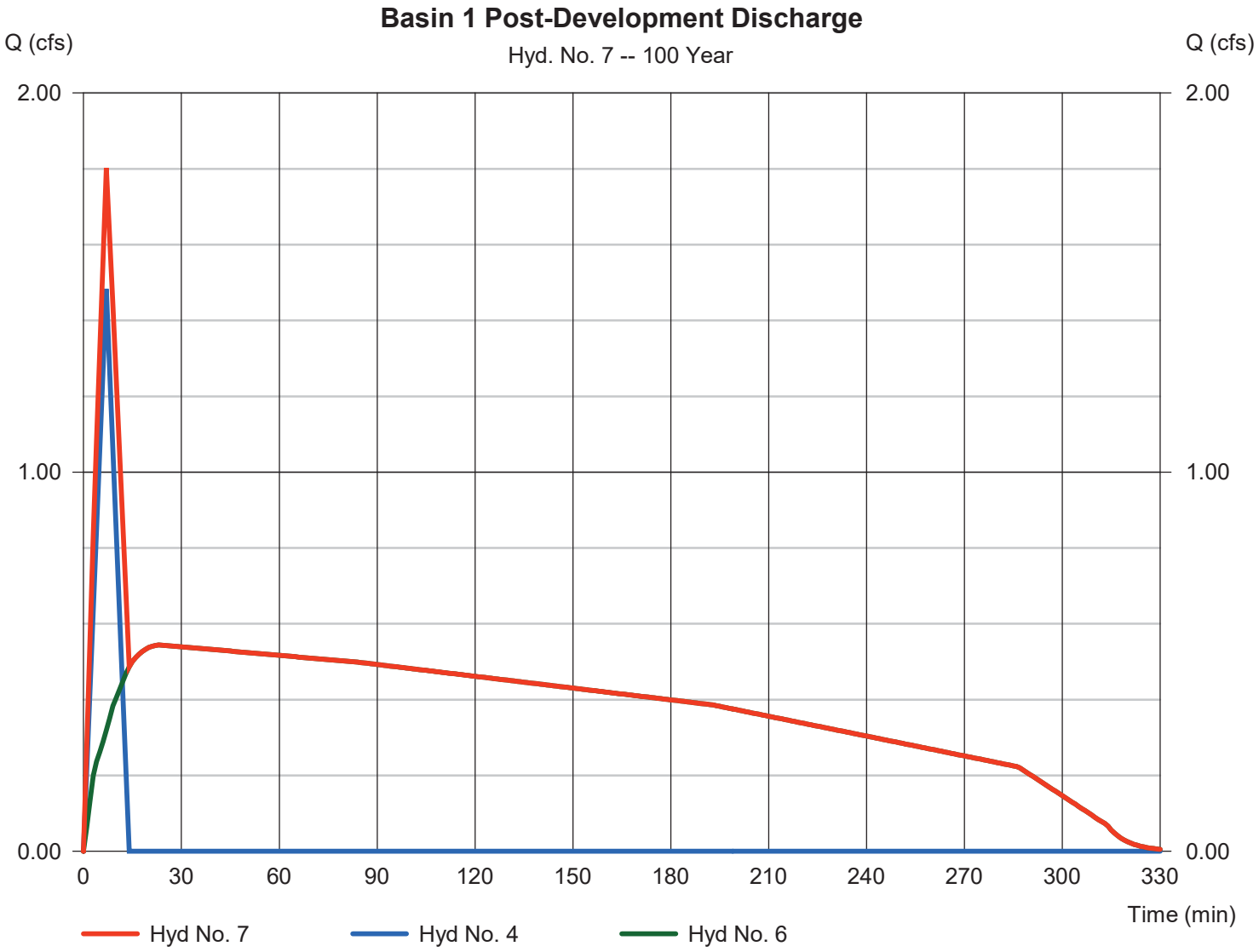


Hydrograph Report

Hyd. No. 7

Basin 1 Post-Development Discharge

Hydrograph type	= Combine	Peak discharge	= 1.802 cfs
Storm frequency	= 100 yrs	Time to peak	= 7 min
Time interval	= 1 min	Hyd. volume	= 7,933 cuft
Inflow hyds.	= 4, 6	Contrib. drain. area	= 1.330 ac



Hydraflow Rainfall Report

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	46.6468	9.5000	0.8650	--------
2	56.4828	9.8000	0.8643	--------
3	0.0000	0.0000	0.0000	--------
5	57.7440	9.2000	0.8173	--------
10	59.2126	8.7000	0.7906	--------
25	55.5095	7.5000	0.7370	--------
50	50.9219	6.3000	0.6907	--------
100	50.3253	5.8000	0.6627	--------

File name: BLGTN Updated 2020.IDF

Intensity = B / (Tc + D)^E

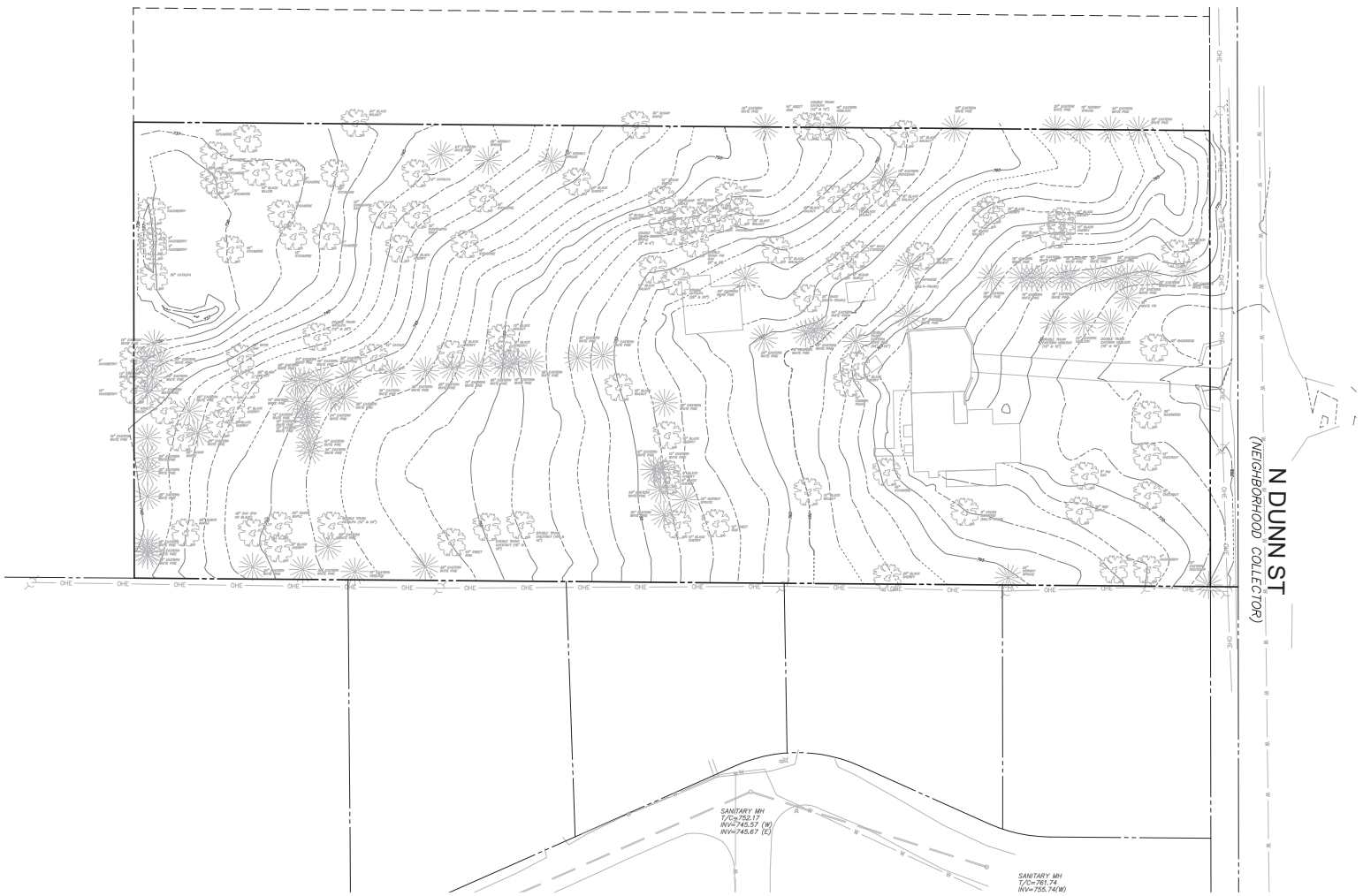
Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	4.62	3.57	2.93	2.50	2.18	1.94	1.75	1.60	1.47	1.36	1.27	1.19
2	5.50	4.28	3.52	3.00	2.63	2.34	2.11	1.93	1.77	1.65	1.54	1.44
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.60	5.16	4.27	3.66	3.22	2.88	2.61	2.39	2.21	2.06	1.92	1.81
10	7.48	5.85	4.85	4.17	3.67	3.29	2.99	2.74	2.54	2.37	2.22	2.09
25	8.63	6.73	5.60	4.83	4.27	3.84	3.50	3.23	3.00	2.80	2.64	2.49
50	9.54	7.41	6.16	5.32	4.72	4.26	3.90	3.60	3.35	3.15	2.97	2.81
100	10.40	8.08	6.74	5.84	5.19	4.70	4.31	3.99	3.73	3.50	3.31	3.14

Tc = time in minutes. Values may exceed 60.

Precip. file name: Sample.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SCS 6-Hr	0.00	1.80	0.00	0.00	2.60	0.00	0.00	4.00
Huff-1st	0.00	1.98	0.00	0.00	3.12	0.00	0.00	4.50
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	1.98	0.00	0.00	3.12	0.00	0.00	4.50
Custom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Hydraflow Table of Contents



SCALE: 1"=30'

revisions:

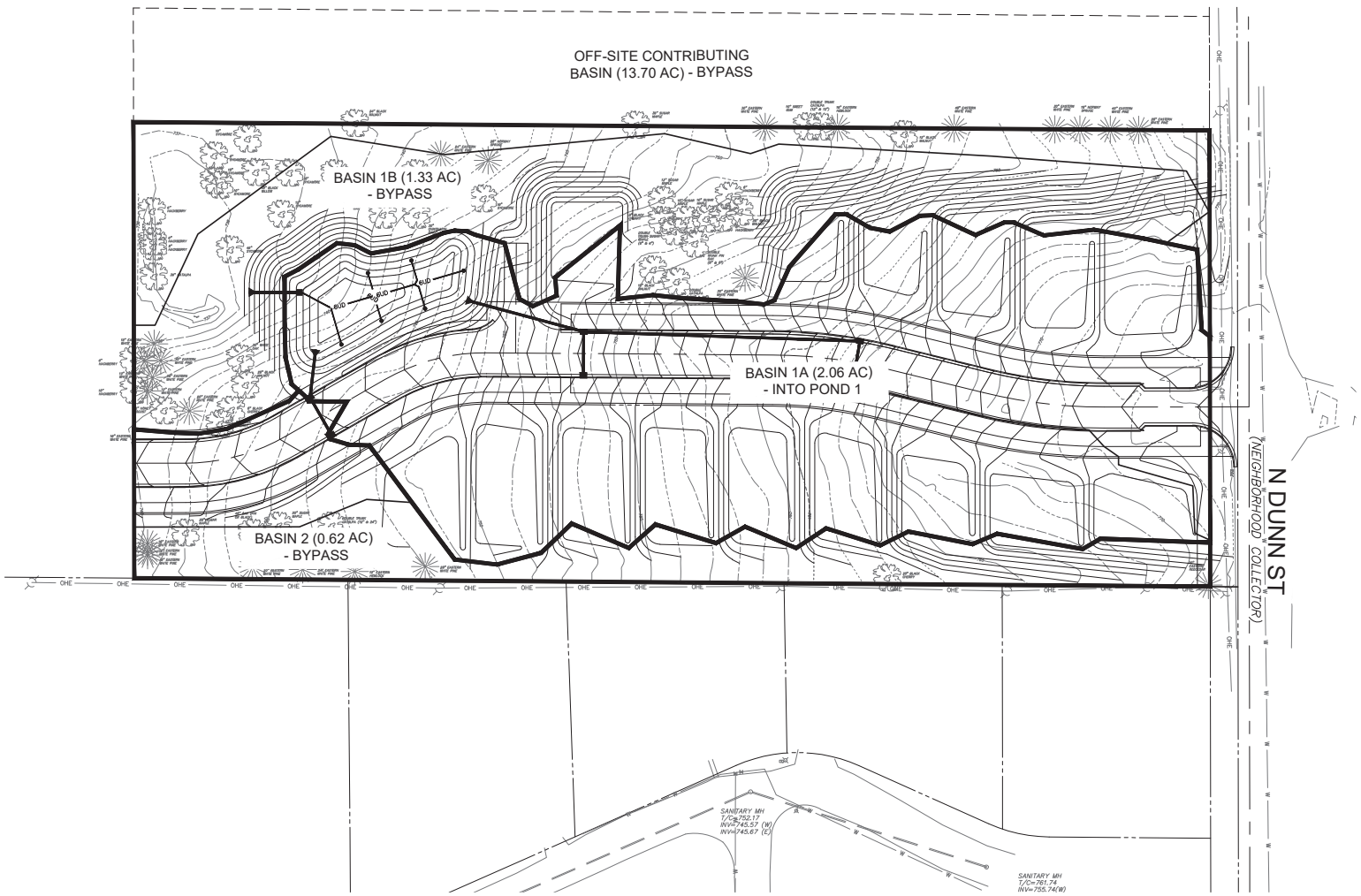
ARCHITECTURE
CIVIL ENGINEERING
PLANNING
BYNUM FANYO & ASSOCIATES, INC.
528 north walnut street
(812) 332-8030
bloomington, indiana
(812) 339-2990 (Fax)

certified by:

PROPOSED
NORTH DUNN SUBDIVISION
2511 N. DUNN ST.
BLOOMINGTON, IN 47408

title: PRE-DEVELOPMENT BASINS

designed by: DAS
drawn by: DAS
checked by: DJB
sheet no: C01
project no.: 402301



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PROPOSED
NORTH DUNN SUBDIVISION
2511 N. DUNN ST.
BLOOMINGTON, IN 47408

title:
POST-DEVELOPMENT
BASINS

designed by: DAS
drawn by: DAS
checked by: DJB
sheet no: C02
project no.: 402301

BLOOMINGTON

Jamie Kreindler <jamie.kreindler@bloomington.in.gov>

letter for Planning Commissioners (Northgrove petition 1/12/26 meeting)

Gunderson, Nels La Follette <gunderso@iu.edu> Tue, Jan 6, 2026 at 6:06 AM
To: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>

Dear Planning Commission members,

I'm writing to express my opposition to the proposed *Northgrove* Subdivision (2511 North Dunn St.) project which seeks variances to minimize lot area, lot widith and minimum lot setback requirements for 15 lots.

The petitioner of the proposed project is also requesting variances that eliminate "tree and forest preservation standards" and "Riparian buffer requirements" which would result in the demolition of over 100 mature trees and vegetation on the site.

With this significant increase of impervious surface area and the loss of natural drainage buffers, these variances would increase the volume of stormwater flow in an area (Glendora Dr. & the backyards of homes in the northern block of Fritz Dr.) where flash flooding already occurs during heavy downpours.

While I understand the need for well-planned growth and inclusive housing, this particular proposal isn't balanced or sustainable. Along with other Matlock Heights and North Dunn Street residents, I urge the Commission to deny the requested variances and instead encourage housing development, with adequate storm sewer infrastructure, which is in-scale with the adjoining neighborhoods and its zoning.

Thank you for your attention to our concerns and your service to the community.

Best regards,

Nels L. Gunderson

BLOOMINGTON PLAN COMMISSION **CASE #: SP2025-12-0094**
STAFF REPORT **DATE: January 12, 2026**
Location: 477 W. Maker Way, 422 W. 10th Street, 617 N. Madison Street

---

PETITIONER: William S. Riggert, PE (Bledsoe Riggert Cooper James)
1351 W. Tapp Road
Bloomington, IN, 47403

REQUEST: The petitioner is requesting major site plan approval to allow the construction of a "Hotel or motel" use in the Mixed-Use Downtown Showers Technology (MD-ST) zoning district.

BACKGROUND:

Area:	Slightly under 1.5 acres
Zoning:	Mixed-Use Downtown Showers Technology (MD-ST)
Comp Plan Designation:	Downtown
Existing Land Use:	Vacant
Proposed Land Use:	Hotel
Surrounding Uses:	North – Vacant
	East – Parking lot, public art, and offices
	South – Parking lot/garage and institutional offices
	West – Apartments

REPORT: The property is zoned Mixed-Use Downtown Showers Technology (MD-ST) district and is part of the Downtown Overlay District as well as the Bloomington Trades District. The total site is slightly under 1.5 acres in size, and the Trades District Hotel is planned to be located on lots bound by W. Maker Way to the north, N. Madison Street to the east, W. 10th Street to the south, and N. Rogers Street to the west. The surrounding properties to the north, east, and west are also zoned MD-ST, and the adjacent properties to the south are zoned Mixed-Use Downtown Core (MD-DC). Notable nearby sites include the Forge, the Mill, and City Hall.

The proposed Trades District Hotel is a 4 story tall, full service boutique hotel with 160-170 guestrooms and approximately 5,000 square feet of meeting space. Along W. 10th Street to the south, the hotel lobby and primary hotel entry will be located on the eastern portion of the first level. A restaurant to serve guests and the public will be located on the western half of W. 10th Street as well as the southern corner of the façade along N. Rogers Street to the west. Hotel administrative offices will face N. Rogers Street, and there will be third party retail spaces at the corner of N. Rogers Street and W. Maker Way. The second, third, and fourth levels of the hotel will consist of guestrooms and guest amenity spaces. A rooftop bar and outdoor patio that is open to the public is proposed on the southeast corner of the fourth level of the Trades District Hotel.

As far as the proposed architecture, the first level of the hotel will consist of masonry and glass with limestone accents. The upper levels of the Trades District Hotel will consist of glass, phenolic or similar rain screen paneling and metal accents. The petitioner was granted two variances from the Board of Zoning Appeals (BZA) on Thursday, November 20, 2025 under case #V-48-25/ZR2025-10-0104. The first variance was from UDO Section 20.02.050(a)(5) which relates to the upper floor façade stepbacks on parts of the west and south façades that are unable to comply with this stepback regulation.

The second variance granted by the BZA was from the minimum landscape area regulation. Table

04-4 regulates the Downtown Character Overlay Dimensional Standards, and the minimum landscape area required in the MD-ST zoning district is 15%. The petitioner's Open Space Diagram submitted to the BZA showed that compliance with the 15% minimum landscape area regulation would require 8,983 square feet of landscape area. On their Open Space Diagram, the petitioner provided 6,215 square feet of landscape area, 4,940 square feet of outdoor space, and 9,523 square feet of green roof area. The petitioner's submitted plan also identifies locations for public art, a green wall, garden spaces, bicycle parking, outdoor patios, and more features.

In addition, the petitioner attended the Development Review Committee (DRC) meeting on Tuesday, December 2, 2025 and presented to the Near West Side and Maple Heights Neighborhood Associations on Thursday, December 18, 2025. Both meetings are required pre-submittal activities for major site plan review. The DRC meeting comment responses and the Neighborhood Associations meeting notes are included as attachments in the Plan Commission packet.

MAJOR SITE PLAN REVIEW 20.06.050(a)(2)(C)(ii): Major site plan approval is required for any project that meets or exceeds the following criteria, unless otherwise exempted from site plan review under Section 20.06.050(a)(2)(B)(ii): 3. Anything that exceeds minor site plan review thresholds. Major site plan approval is required for any non-residential building larger than 20,000 square feet. The proposed building is approximately 100,000 square feet and therefore requires major site plan approval.

DEVELOPMENT STANDARDS & INCENTIVES 20.04: The following UDO standards are required to be reviewed for all activities that require New Development approval.

Dimensional Standards (20.04.020): Table 04-4 outlines the Downtown Character Overlay Dimensional Standards that apply to the MD-ST zoning district.

- **Lot Dimensions:** There are no minimum lot area or minimum lot width requirements in the MD-ST zoning district. No subdivision is proposed with this petition.
- **Building Setbacks:** The maximum front building setback is 15 feet, and the minimum side and rear setbacks are 5 feet. This is compliant on the proposed plans.
- **Parking Setbacks:** The minimum front parking setback is 20 feet behind the primary structure's front building wall. In this case, there is no proposed parking with the plan, so the parking setback regulation is not applicable.
- **Minimum Landscape Area:** The minimum landscape area in the MD-ST zoning district is 15%; however, the petitioner received a variance from the BZA to reduce the minimum landscape area required for this project. In their submittal to the BZA, the petitioner provided an Open Space Diagram showing that compliance with the 15% minimum landscape area regulation would require 8,983 square feet of landscape area. The petitioner provided 6,215 square feet of landscape area on their Open Space Diagram, which was approved by the BZA.
- **Primary Structure Height:** For the primary structure, the minimum height required is 25 feet, and the maximum height allowed is 4 stories, not to exceed 50 feet. Where a nonresidential use is proposed on the ground floor, the minimum floor to ceiling height on the ground floor shall be 12 feet. This is compliant on the submitted plans.

Environment (20.04.030): There are no known sensitive or regulated environmental features within the site.

- **Steep Slopes:** No steep slopes are present.
- **Drainage:** Storm water management is planned to comply with the City of Bloomington Utilities (CBU) Department's standards. Vegetated green roofs are proposed to satisfy the green infrastructure requirement for storm water treatment. Underground detention and mechanical treatment are proposed to address the balance of storm water quantity and quality. Plans have been filed with CBU for their review. Final acceptance and approval from CBU is required prior to issuance of a Site Development Permit (SDP), which is included as a recommended condition of approval.
- **Riparian Buffers:** There are no riparian buffers on the site.
- **Karst Geology:** There are no known karst features on the site.
- **Wetlands:** No wetlands were identified on the site.
- **Tree and Forest Preservation:** There is no closed canopy on the site.
- **Lake Watershed Areas:** There are no watershed issues on the site.

Floodplain (20.04.040): The property is not within a regulated 100-year floodplain.

Access and Connectivity (20.04.050):

- **Driveways and Access:** There are no driveway access points with this proposed development. There is an existing alley off W. Maker Way to the north and a proposed alley along N. Madison Street to the east. The two alleys will serve as the access points for this site. The petitioner proposes dedicating a new alley that connects to N. Madison Street and is shown on their proposed site plan.
- **Bicycle and Pedestrian Facilities:** W. Maker Way to the north and N. Madison Street to the east are both classified as Shared Street typology, which requires a 10' sidewalk and 5' tree plot. Pedestrian facilities and street trees were installed along these frontages by the City in 2019 with the construction of all of the improvements within the Trades District. W. 10th Street to the south and N. Rogers Street to the west are both classified as General Urban typology, requiring a 10' sidewalk and 8' tree plot. Pedestrian facilities and street trees were also installed along W. 10th Street with the construction of the Trades District.

  The petitioner is proposing to modify the existing curb line along the north side of W. 10th Street to increase the depth of the on-street parking lane from 7' to 8'. Additional width of the travel lanes has also been shown to provide adequate travel lane width along the curves of W. 10th Street. The widening of the travel lanes and increased on-street parking area will require the removal of the existing street trees along that frontage, and these must be approved for removal by the City Urban Forester prior to removal. The petitioner is continuing to engage in conversations with the City of Bloomington Engineering and Planning and Transportation Departments about acceptable widths for the travel lanes, on-street parking area, tree plot, and sidewalk to ensure compliance with the Transportation Plan and the Unified Development Ordinance (UDO) allowances.

  There is an existing 5' wide monolithic sidewalk along N. Rogers Street that must be replaced with a required 10' wide concrete sidewalk and 8' tree plot with street trees. There are overhead electric lines directly over the existing sidewalk and proposed tree plot. In addition, there is only 16.6' of space between the property line and the existing edge of the curb of the street, thereby restricting the possibility of installing the required 18' of sidewalk and tree plot. The Department has authorized a reduction in the width of the tree plot to 6.61' to accommodate the limited right-of-way to allow the installation of a fully

compliant 10' wide concrete sidewalk. Street trees will be installed along N. Rogers Street not more than 15' from center and have been shown on the proposed landscape plan.

- **Public Transit:** Bloomington Transit (BT) has requested a bus shelter on the southwest corner of the property to replace the stop with no amenities adjacent to the property. Coordination with BT has been included as a recommended condition of approval.

Parking and Loading (20.04.060): No parking is proposed with this plan. The Trades Hotel intends to utilize the adjacent parking garage for their parking needs.

- **Minimum Bicycle Parking Required:** Where no vehicle parking spaces are provided on site, one bicycle parking space shall be required for every 5,000 square feet of gross floor area in each primary building, or a minimum of six bicycle parking spaces, whichever is greater. Based on the size of the building, approximately 20 bicycle parking spaces are required, and since the building is over 20,000 square feet, they must all be covered. There are 8 covered bicycle spaces shown on the southeast corner of the building. A remaining 12 need to be provided that are covered. A condition of approval has been included to that effect.
- **Bicycle Parking Location and Design:** Bicycle parking location and design shall comply with City of Bloomington standards in the Administrative Manual. For nonresidential and mixed-use developments with more than 20,000 square feet of gross floor area, all required bicycle parking facilities shall be Class II covered spaces. As mentioned above, the proposed site plan shows some compliant covered bicycle parking spaces; however, additional spaces are needed.
- **On-Street Parking:** The petitioner is proposing to widen the on-street parking areas along the north side of W. 10th Street. Any changes within the right-of-way must be approved by the Engineering Department and receive a right-of-way permit prior to any work commencing. In addition, the on-street parking spaces along W. 10th Street are marked on the plans as "Private hotel pickup and drop off". On-street parking areas are controlled under Title 15 and will be reviewed by the Engineering Department. The area cannot be restricted to private use, and no signage regarding parking can be installed without permission from the City.

Site and Building Design (20.04.070): In the MD district, all construction activity is subject to the design standards set forth in the applicable Downtown Character Overlay.

- **Required Building Entrances:** Per UDO Section 20.02.050(a)(2), there are several building entrance requirements for this development.
    - At least one pedestrian entrance shall be provided for any primary building facade facing a public street. As shown on their architectural plans, the petitioner has provided at least one pedestrian entrance for each of the hotel's four frontages along W. Maker Way to the north, N. Madison Street to the east, W. 10th Street to the south, and N. Rogers Street to the west.
    - Required pedestrian entrances shall incorporate a landscaped plaza area that provides three or more of the plaza amenities listed in UDO Section 20.02.050(a)(2)(C). There is a plaza shown in the southeastern corner of the hotel at the intersection of N. Madison Street and W. 10th Street that includes bike racks, an art feature, and planters. Outdoor dining areas are also shown along W. 10th Street to the south and N. Rogers Street to the west with various planting areas incorporated throughout the hotel design.
    - Per UDO Section 20.02.050(a)(2)(D), at least one pedestrian entrance to each

primary building shall be constructed at an elevation that is within three feet of the adjacent sidewalk elevation. The proposed elevations are compliant with these standards.

  - Per UDO Section 20.02.050(a)(2)(E), pedestrian entrances on facades located within 0 to 5 feet of the front property line shall be recessed a minimum of four feet into the front building façade. This appears to be met on the proposed site plan.

- **Orientation of Entrances:** The orientation of entrances standards per UDO Section 20.02.050(a)(3) have been met as every facade of the primary building facing a public street is considered a primary façade and has a compliant pedestrian entrance.
- **Primary Building Roof Design:** In the MD-ST zoning district, flat roofs with parapets shall be incorporated into the roof shape. Where roofs with parapets are permitted, the parapet height shall not exceed 15 percent of the supporting wall height. These standards have been met on the proposed plan.
- **Upper Floor Façade Stepbacks:** The petitioner was granted a variance from the BZA related to the upper floor façade stepbacks on parts of the the west and south facades of the hotel. On the west façade along N. Rogers Street, upper floor stepbacks are included on the south and north ends. In the middle of the west elevation, there is a 90 foot section of the façade that does not stepback. On the south façade along W. 10th Street, there is a 65 foot wide section of the elevation that steps back 2'-6" at the fourth level; this does not meet the 15' stepback requirement as outlined in UDO Section 20.02.050(a)(5). As modified by the approved variance, the upper floor façade stepbacks are compliant with the UDO.
- **Windows and Doors on Primary Facades:** In the MD-ST zoning district, transparent glass or framed facade open areas consisting of display windows, entries, and doors shall comprise at least 40% of the total wall/facade area on the first floor (building base) façade facing a street. Each floor above the first floor shall have a minimum 20% of transparent glass or facade openings on the upper floors (building middle) facing a street. These standards appear to be met on the proposed elevation drawings.
- **Primary Pedestrian Entrances:** In the MD-ST zoning district, the primary pedestrian entrances shall incorporate at least two of the architectural design features listed in Table 02-26. This has been met on the proposed plan as a plaza space, canopies, public art, landscaped areas, and outdoor dining spaces have been incorporated into the hotel design.
- **Façade Articulation:** Each facade of a primary building facing a street or the B-Line Trail shall be articulated through recessing, banding, articulation of exterior materials, or change of materials by incorporating patterns that are offset by a minimum depth (projecting or recessing) of five percent of the total facade length, at a minimum of five feet, and the offset shall extend the length and height of its module, and vary or repeat based on the maximum facade module lengths shown in Table 02-27. In the MD-ST zoning district, the maximum length of façade articulation module is 100 feet. This regulation has been satisfied on the proposed plan.
- **Façade Materials:** All street and non-street facing facades of a primary building shall comply with the materials requirements shown in the Table 02-28. In the MD-ST zoning district, EIFS, vinyl, highly reflective materials, wood, smooth or split-faced cement block, and precast concrete are prohibited primary façade materials. EIFS, vinyl, and highly reflective materials are also prohibited secondary façade materials in the MD-ST zoning district. The first level of the hotel will consist of masonry and glass with limestone accents, and the upper levels of the Trades District Hotel will consist of glass, phenolic or similar rain screen paneling and metal accents. The façade materials regulation has been satisfied on the proposed plan.

- **Street Lighting Plans in the MD District:** A street lighting plan in compliance with UDO Section 20.04.070(2) needs to be provided and is included as a recommended condition of approval.
- **Refuse and Recycling Containers:** The development shall provide adequate space on site for refuse and recycling containers in compliance with UDO Section 20.04.080(m)(3). The site plan does not appear to show any refuse and recycling containers. Any proposed refuse areas must be screened per UDO standards.
- **Solar Ready Building Design:** All new construction of primary structures shall meet one of the solar ready building design standards per UDO Section 20.04.070(g). Compliance with this section will be verified with the Site Development Permit (SDP) review.

Landscaping, Buffering, and Fences (20.04.080):

- **Street Trees:** Street trees must be provided on all frontages including W. 10th Street and should be large canopy trees, unless there are utility conflicts. On the submitted plans, there are a few Hop Hornbeam serving as street trees that should be replaced with large canopy trees. Additionally, in the MD zoning district, street trees shall be planted in a minimum five foot by five-foot tree pit covered with an ADA compliant cast iron grate to maintain a flush grade with adjacent sidewalks, subject to approval by the Transportation and Traffic Engineer.
- **MD District Landscaping:** In order to meet landscaping diversity requirements, for the 74 proposed trees, there should not be more than 14 for any genus. The eastern redbuds do not meet this regulation and should be replaced for another type of small canopy street tree. Per UDO Section 20.04.080(j)(1)(A), any areas of a site not covered by a structure, parking lot, or required buffer yard shall be planted with a minimum of one large canopy tree per 500 square feet; open areas less than 10 feet in width may substitute small/medium ornamental trees for required large canopy trees. With the exception of the diversity requirements which is included as a condition of approval, the proposed site plan shows landscaping per these standards in the green spaces shown on the site.
- **Screening:** Roof-mounted and ground-mounted mechanical equipment needs to be screened in compliance with UDO Section 20.04.080(m).

Outdoor Lighting (20.04.090): A lighting and photometric plan will have to be submitted which shows that the site meets UDO requirements, including the Street Lighting Plans in the MD District. A condition of approval has been added.

Signs (20.04.100): Any proposed signs will require a Certificate of Zoning Compliance (CZC) which can be applied for online via the City of Bloomington's Civic Access.

Incentives (20.04.110): The petitioner is not requesting any incentives with this project.

SITE PLAN REVIEW: The Plan Commission shall review the major site plan petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6)(B) (General Compliance Criteria).

20.06.040(d)(6)(B) General Compliance Criteria

i. Compliance with this UDO

ii. Compliance with Other Applicable Regulations
iii. Compliance with Utility, Service, and Improvement Standards
iv. Compliance with Prior Approvals

PROPOSED FINDING: The dimensional standards for the proposed hotel in the MD-ST zoning district have been met as modified by the approved variance from the minimum landscape area regulation. There are no known sensitive or regulated environmental features within the site, and the property is not within a regulated 100-year floodplain. Regarding access and connectivity, the petitioner needs to continue working with the City of Bloomington Engineering, Planning and Transportation, and Transit Departments to ensure compliance with the sidewalk, tree plot, on-street parking, and bus stop regulations. No parking is proposed with the plan; however, minimum bicycle parking requirements need to be met. Furthermore, private hotel pickup and drop off areas are not permitted, so this will need to be modified on the proposed plans. Overall, the site and building design standards have been met as modified by the approved stepback variance. Additional details need to be provided pertaining to the street lighting and solar ready building design, which will be reviewed with the Site Development Permit (SDP). Minor revisions are also necessary as it relates to some of the street trees and landscaping as noted and included as conditions of approval. The petitioner is coordinating with City of Bloomington Utilities (CBU) regarding the drainage and utilities planned for the site. There are no known other applicable regulations or prior approvals for this property.

CONCLUSION: The proposed site plan meets all of the requirements of the Unified Development Ordinance (UDO) with the approved variances from the BZA and conditions of approval regarding the noted minor changes. Several conditions of approval have been included with the staff recommendation below to ensure full compliance with the UDO.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission adopt the proposed findings and approve SP2025-12-0094 with the following conditions:

1. A Site Development Permit (SDP) is required prior to any land disturbance.
2. Final acceptance and approval from CBU is required prior to issuance of a Site Development Permit (SDP).
3. The petitioner must coordinate with Bloomington Transit (BT) to provide a transit stop that meets their specifications.
4. The site plan must be modified to show full compliance with the number and type of bicycle parking spaces required.
5. The proposed Hop Hornbeam serving as street trees should be replaced with large canopy tree species.
6. Street trees species must be adjusted to meet diversity requirements.
7. Along W. 10th Street, a minimum 10’ wide sidewalk and 8’ wide tree plot are required.
8. A lighting and photometric plan must be submitted and approved before issuance of the Site Development Permit (SDP).
9. Per the submitted plans, the dedication of the east/west alley must be completed prior to recommendation of issuance of final occupancy.
10. Location of crosswalk on W. 10th Street to be coordinated with the Engineering Department.
11. Any public improvements that are removed within the right-of-way, including but not limited to planters, benches, bike racks, and lighting, shall be replaced.

City of Bloomington
Aerial Map

Planning and Transportation Department

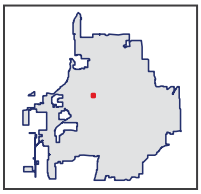
422 W 10th St

Map Legend

- Board of Zoning Appeals
- Other
- Parcels
- Bloomington Municipal Boundary

RGB

- Red: Band_1
- Green: Band_2



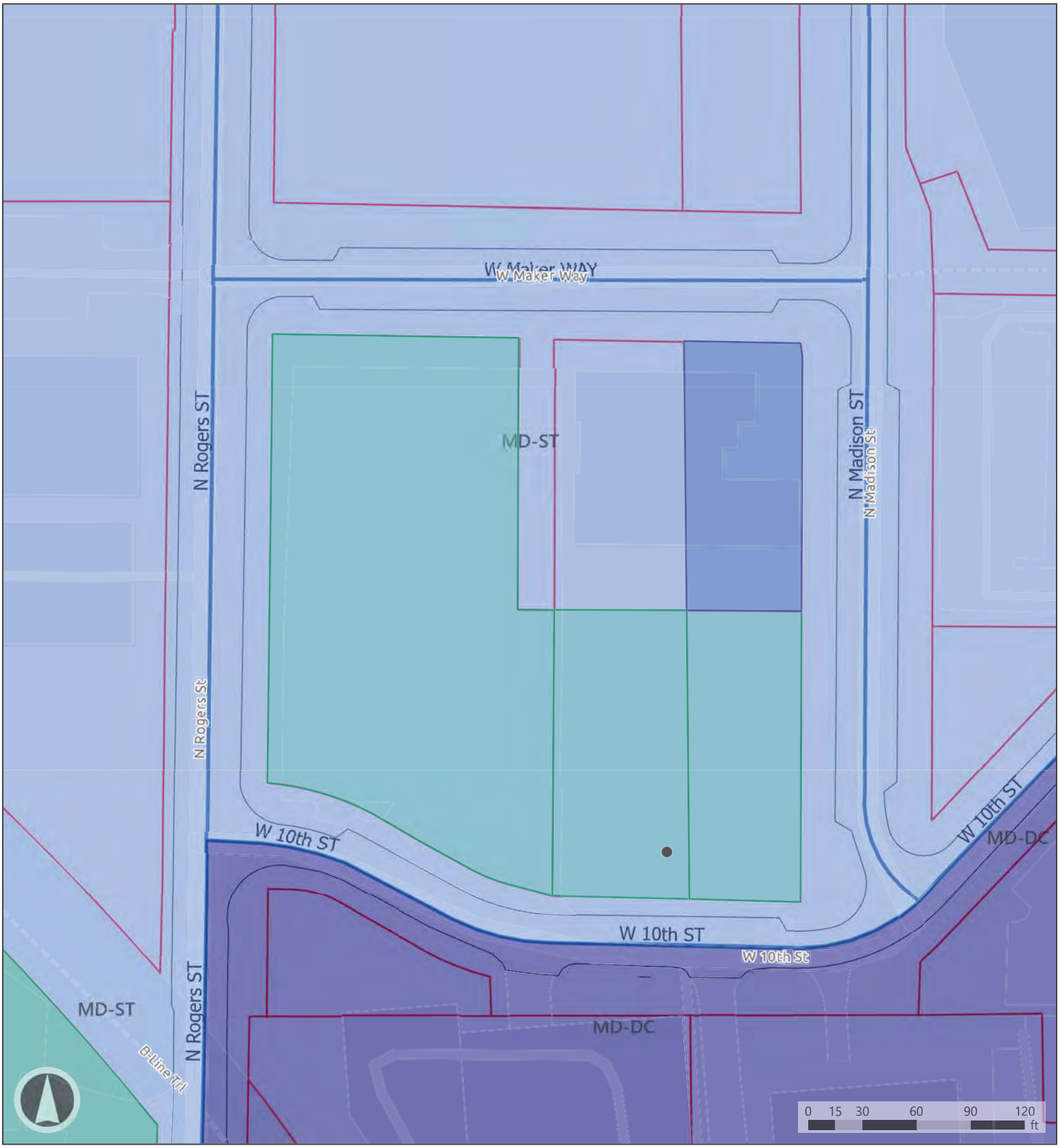
Created: 11/14/2025 *Map By: Jamie Kreindler, Senior Zoning Planner*

For use as map information only, information is NOT warranted.

City of Bloomington
GIS Map

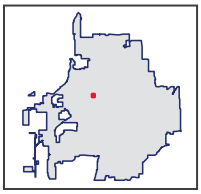
Planning and Transportation Department

422 W 10th St



Map Legend

- Board of Zoning Appeals
- Other
- Mixed-Use Downtown Downtown Core
- Mixed-Use Downtown Showers Technology
- Parcels
- Pavement
- City Maintained Streets
- Bloomington Municipal Boundary



Created: 11/14/2025 *Map By: Jamie Kreindler, Senior Zoning Planner*

Bledsoe Riggert Cooper James
LAND SURVEYING • CIVIL ENGINEERING • GIS

December 8, 2025

Jamie Kreindler
Senior Zoning Planner
City of Bloomington Planning and Transportation Department
401 N. Morton St., Suite 130
Bloomington, IN 47404

Re: Trades District Hotel
Request for Major Site Plan Approval

Dear Jamie,

On behalf of Alluinn IU Trades District Hotel, LLC, we respectfully request Major Site Plan Approval for the Trades District Hotel Project. The Trades District Hotel is planned to be placed on lots bounded by Maker Way to the north, Madison Street to the east, 10th Street to the south, and Rogers Street to the west. The area of the site is just under 1.5 acre and located in the Showers Trade downtown overlay district.

The Trades District Hotel is proposed to be a four-level structure. The full service, boutique hotel will have between 160-170 guestrooms and 5,000 square feet of meeting space. The meeting space and associated prefunction area will line the eastern portion of the first level and consist of glazing and masonry with limestone accents. Along 10th street, the lobby and primary hotel entry will occupy the eastern portion of the first level, while a restaurant to serve guests and the public will be located on the western half. The restaurant will also occupy the southern corner of the façade along Rogers street. To the north of the restaurant, hotel administrative offices will look out onto Rogers before turning into 3rd party retail space at the corner of the Rogers and Maker. This retail space will continue to front the balance of the façade along Maker. Levels 2-4 of the hotel consist of the guestrooms and guest amenity spaces with the exception of a rooftop bar and outdoor patio. This space is open to the public, and will be located on the southeast corner of the property on the fourth level. Service spaces supporting the building, such as trash removal and receiving are located at the inner elbow of the building, along the alley, out of primary public view and away from pedestrian traffic.

The first level of the hotel will consist of masonry, glass and limestone. The upper levels will consist of glass, phenolic or similar rainscreen paneling and metal accents. Reflecting Bloomington's commitment to sustainability, the lower roof portions of the project will include over 9,000 square feet of green roof area while the upper portions will be designed to be solar ready.

Stormwater management is planned to comply with the City of Bloomington Utilities Department's standards. Vegetated green roofs are proposed to satisfy the green infrastructure requirement for stormwater treatment. Underground detention and mechanical treatment are proposed to address the balance of stormwater quantity and quality.

Thank you for your assistance on this project. Please place us on the January 12, 2026 Plan Commission agenda.

Sincerely,

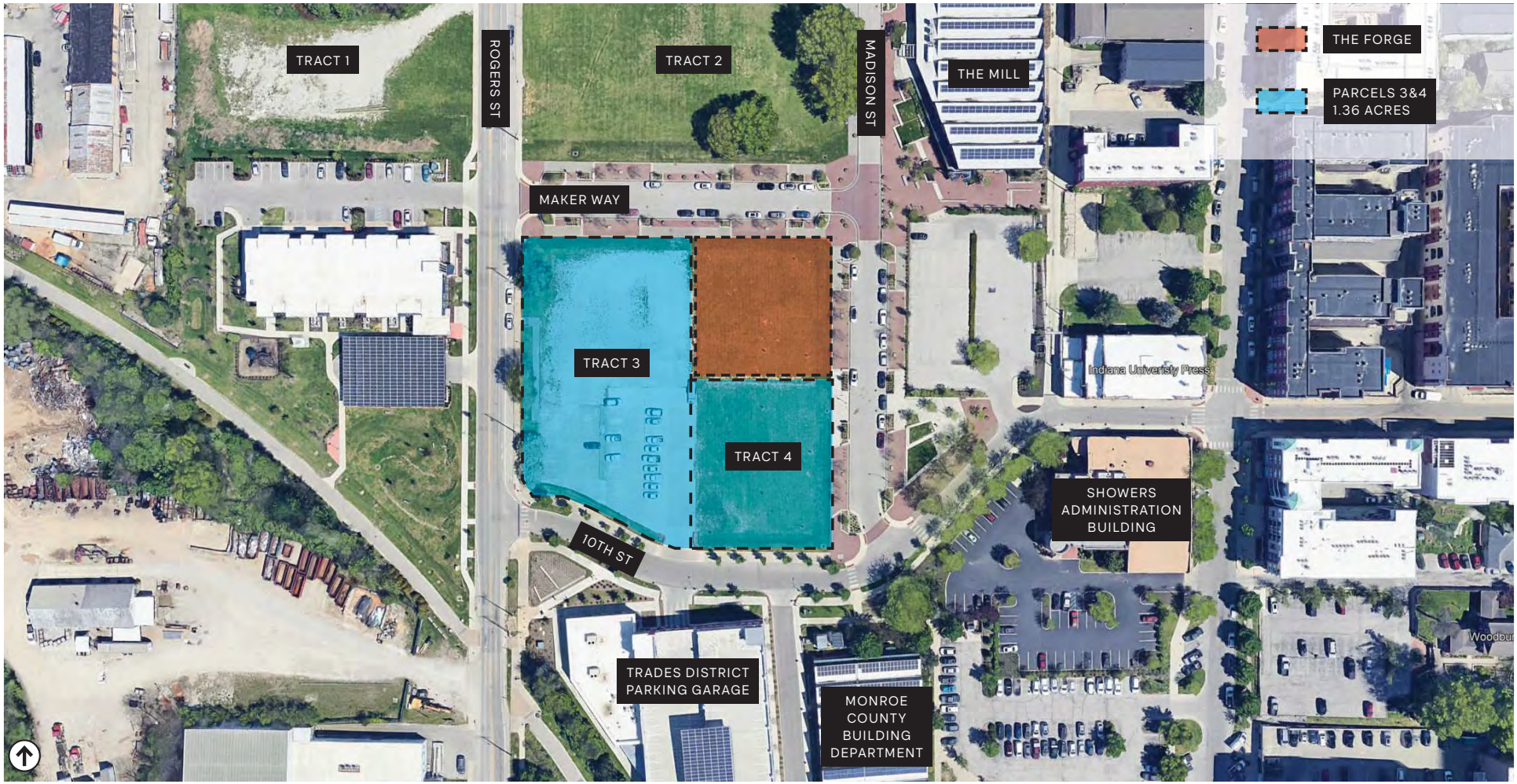
William S. Riggert, PE
Principal

RATIO

ALLUINN / TRADES DISTRICT HOTEL

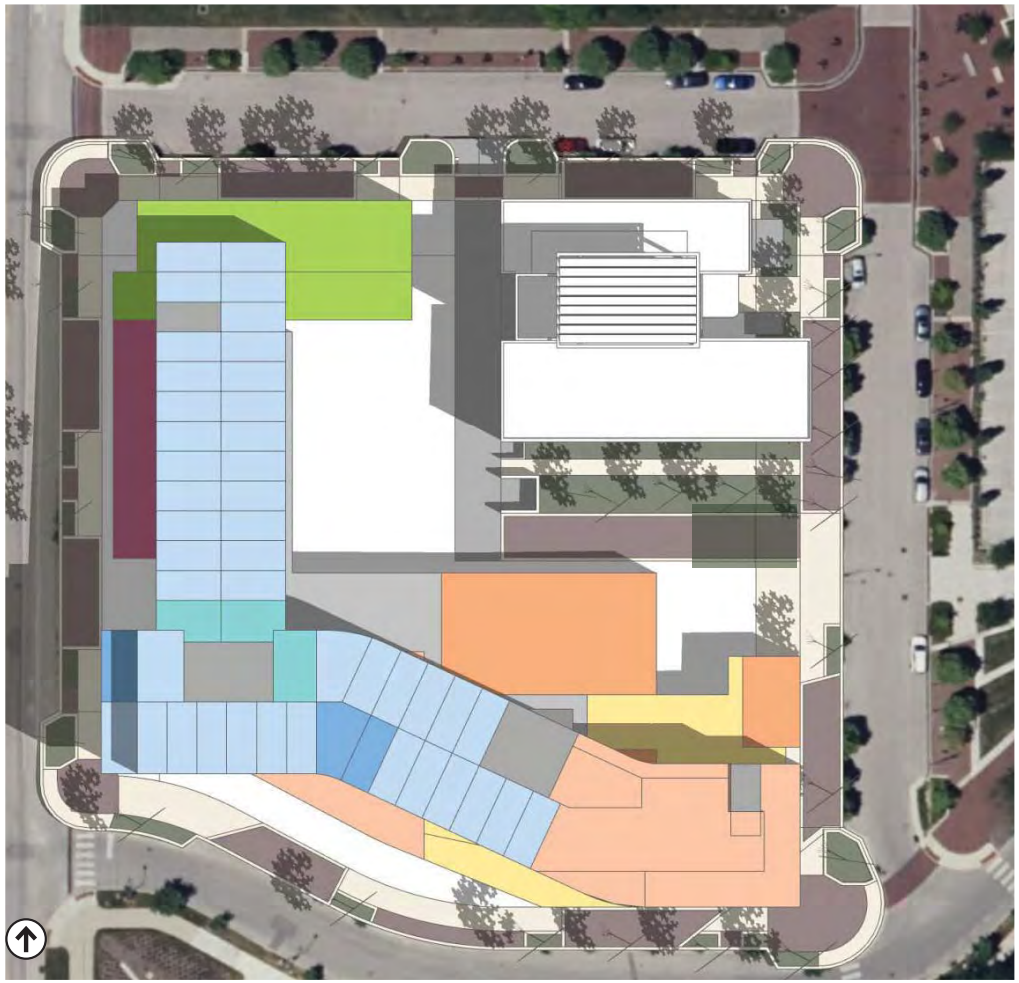
PLAN COMMISSION

DECEMBER 29, 2025


TRACT 1
ROGERS ST
TRACT 2
MADISON ST
THE MILL
THE FORGE
PARCELS 3&4
1.36 ACRES
MAKER WAY
TRACT 3
TRACT 4
Indiana University Press
SHOWERS
ADMINISTRATION
BUILDING
10TH ST
TRADES DISTRICT
PARKING GARAGE
MONROE
COUNTY
BUILDING
DEPARTMENT

PROGRAM BASELINES AND PLANNING BENCHMARKS

- 171 Hotel Rooms
- Target 310 SF for Typical Key
- Market-appropriate Meetings and Event Space (~5000 SF)
- Robust F&B Program with a Rooftop Component
- Fitness Area



MASSING SCHEME

- 4 Stories (3 over 1)

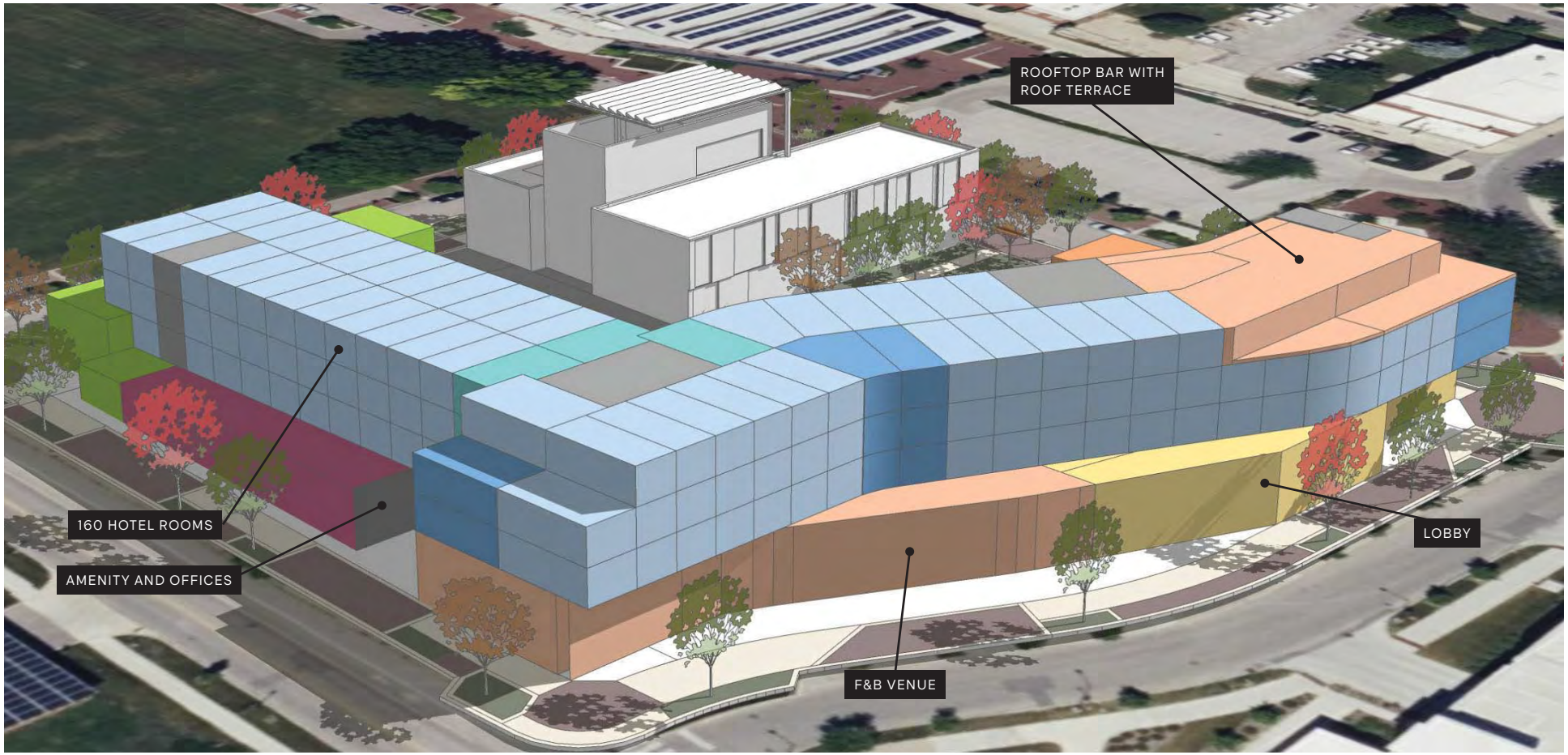
- Curbside drop-off along 10th Street

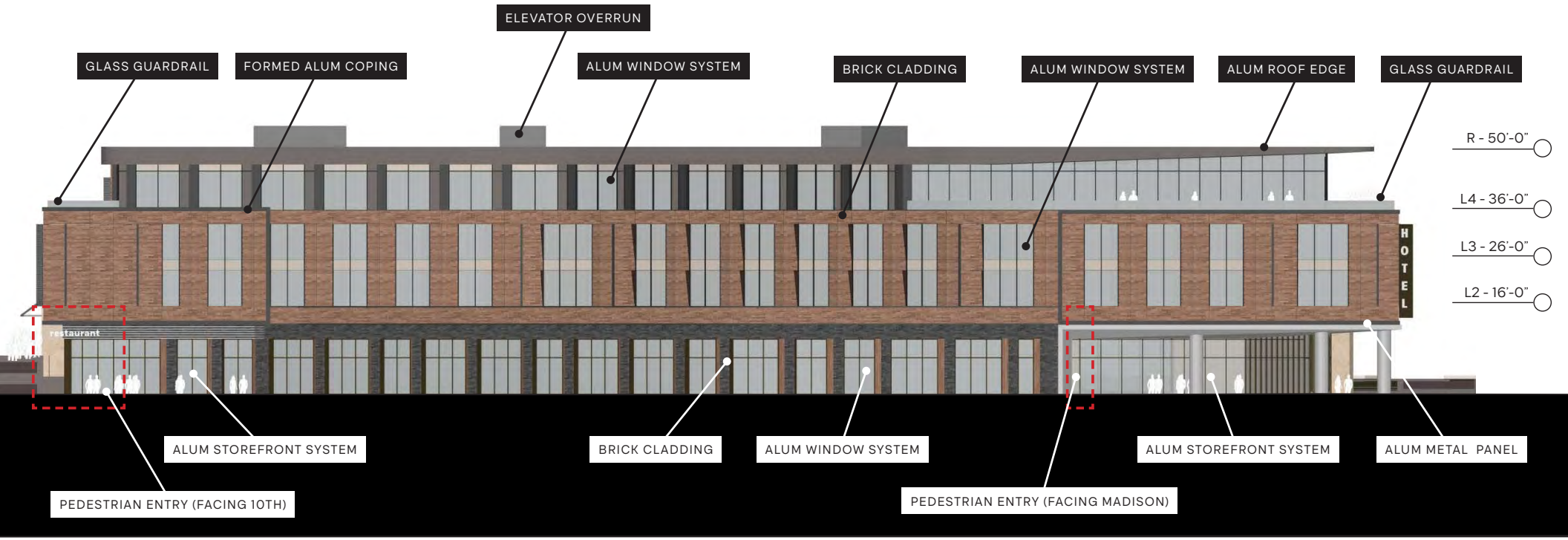
- Lobby and F&B Space Line 10th Street

- 4th Level Rooftop Bar and Terrace

Public Areas
Guestrooms
Amenities
Support
Meetings
Food & Bev
Vertical Circulation

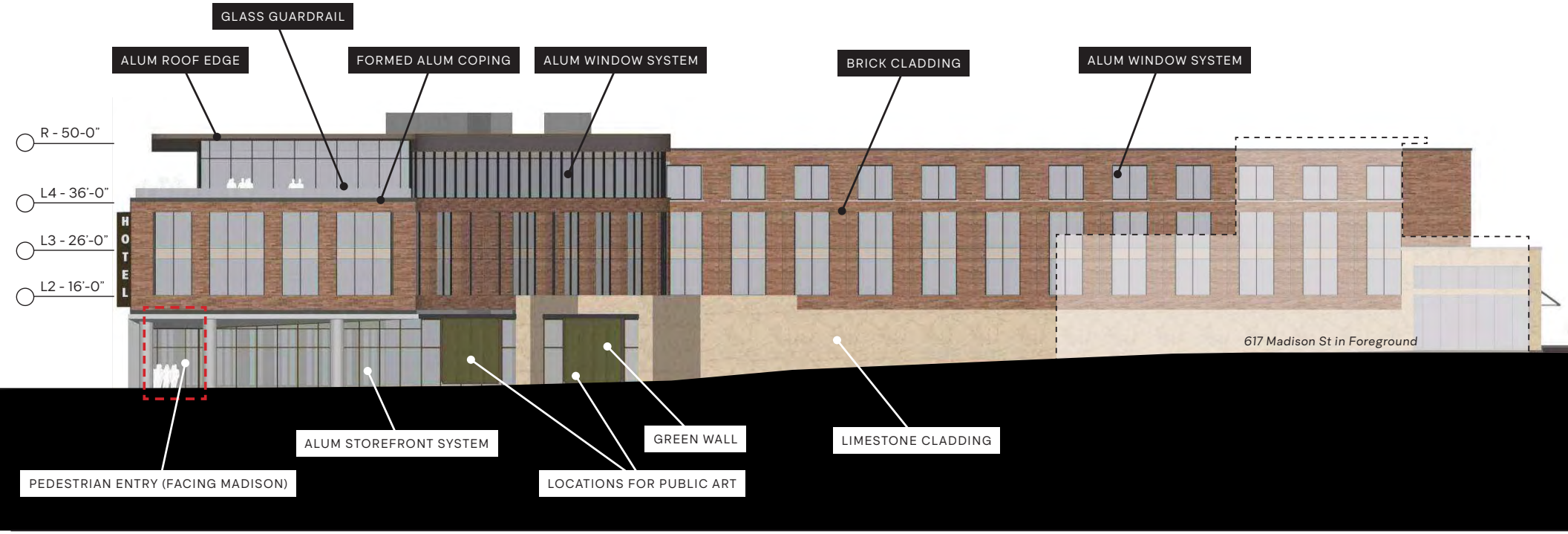

160 HOTEL ROOMS
BUILDING SERVICES AND SUPPORT
ROOFTOP BAR WITH ROOF TERRACE
F&B VENUE
LOBBY / MAIN ENTRY
MEETINGS AND EVENT SPACES
Public Areas
Guestrooms
Amenities
Support
Meetings
Food & Bev
Vertical Circulation


ROOFTOP BAR WITH
ROOF TERRACE
160 HOTEL ROOMS
AMENITY AND OFFICES
LOBBY
F&B VENUE
Public Areas
Guestrooms
Amenities
Support
Meetings
Food & Bev
Vertical Circulation



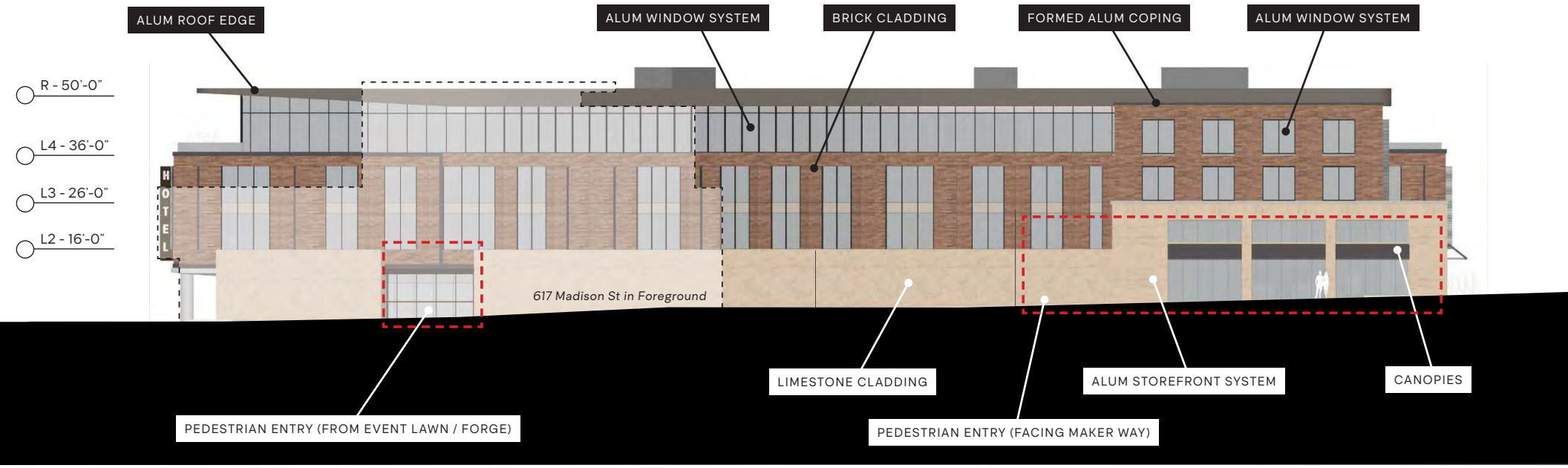
SOUTH (W 10TH AVE) ELEVATION

0' 5' 10' 20' 40'



EAST (N MADISON ST) ELEVATION

0' 5' 10' 20' 40'



NORTH (W MAKER WAY) ELEVATION

0' 5' 10' 20' 40'

WEST (N ROGERS ST) ELEVATION

0' 5' 10' 20' 40'

CORNER OF W 10TH & N MADISON

CORNER OF W 10TH & N ROGERS

CORNER OF W MAKER & N ROGERS

PERSPECTIVE VIEW

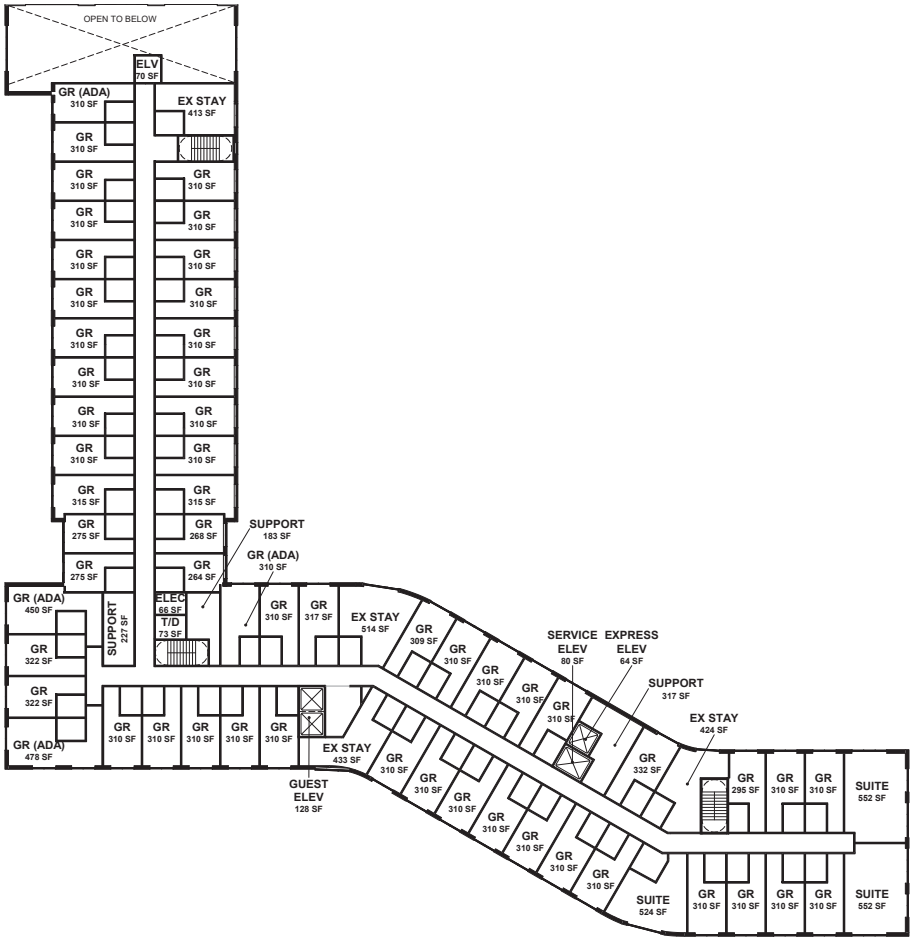
PERSPECTIVE VIEW

PERSPECTIVE VIEW

PERSPECTIVE VIEW

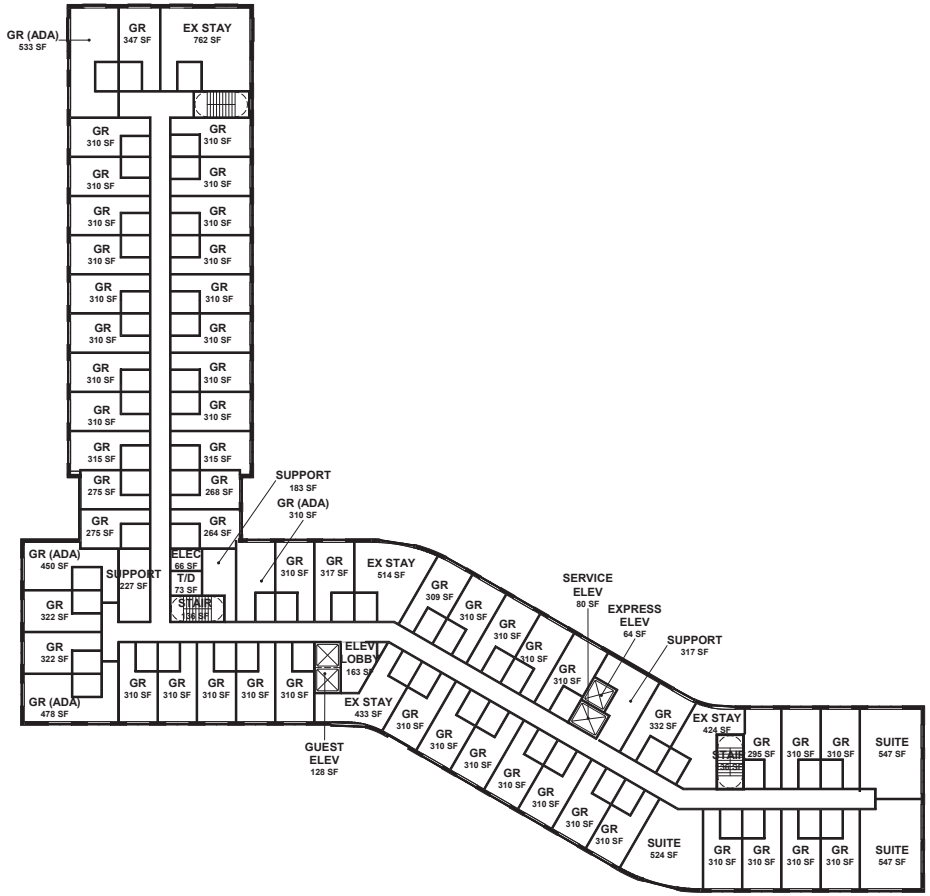
FLOOR PLAN - GROUND LEVEL

0' 8' 16' 32' 64'



FLOOR PLAN - SECOND LEVEL

0' 8' 16' 32' 64'



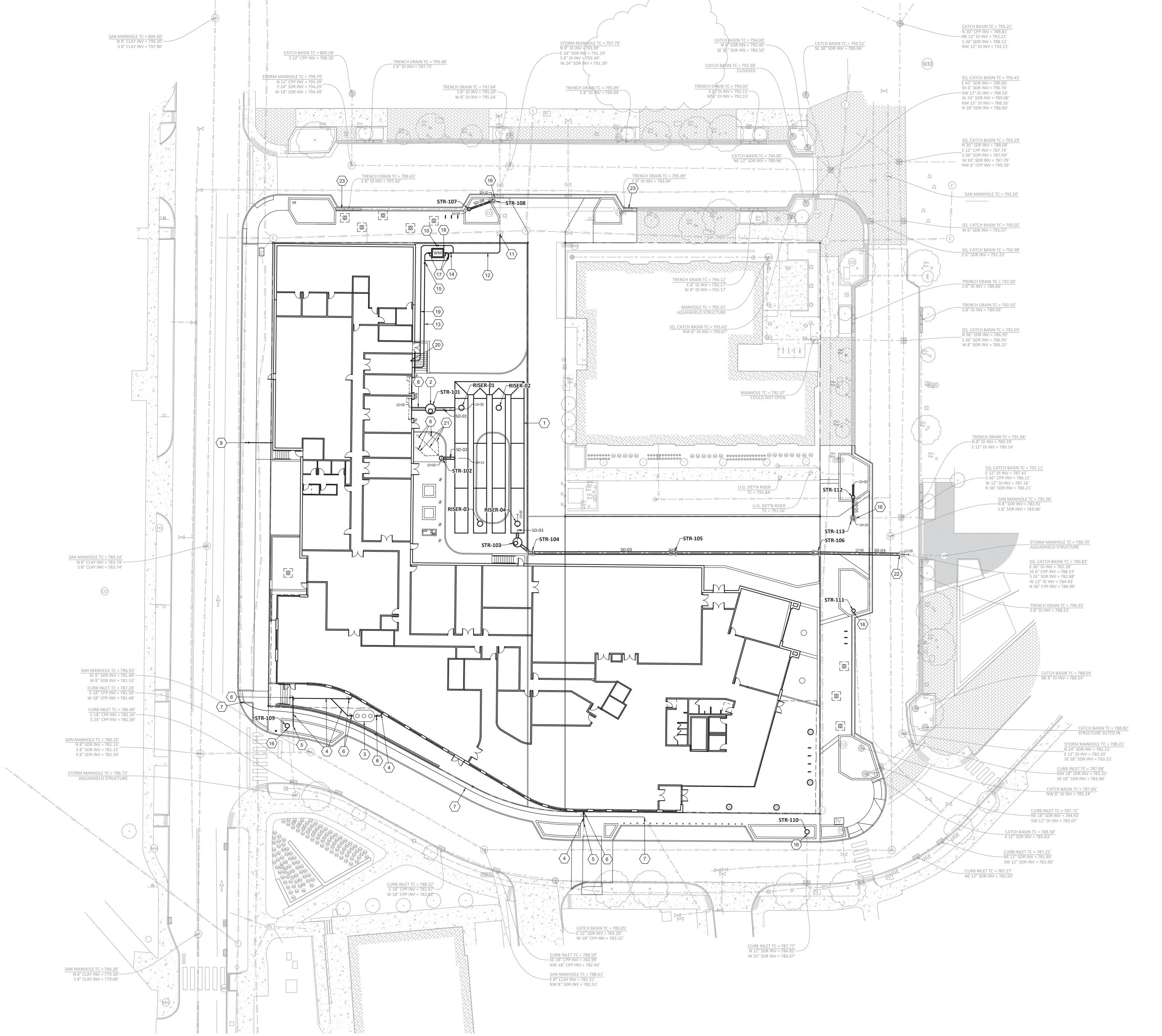
ALLUINN / TRADES DISTRICT HOTEL **PLAN COMMISSION**

FLOOR PLAN - THIRD LEVEL

0' 8' 16' 32' 64'

FLOOR PLAN - FOURTH LEVEL

0' 8' 16' 32' 64'



GENERAL NOTES

A. REFER TO DEMOLITION PLANS FOR SEQUENCE OF UTILITY REPLACEMENT TO ENSURE CONTINUOUS SERVICE OF ALL UTILITIES.

B. CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING AS REQUIRED TO COMPLETELY INSTALL THE WORK INDICATED.

C. CONTRACTOR SHALL COORDINATE EXACT UTILITY LOCATIONS WITH THE OWNER AND LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK. CONTACT INDIANA 811 AND OTHER UTILITIES PRIOR TO ANY EXCAVATION ON THE SITE.

D. ALL WORK ASSOCIATED WITH WATER AND SEWER SYSTEMS SHALL COMPLY WITH THE STANDARDS & REQUIREMENTS OF THE INDIANA DEPT. OF ENVIRONMENTAL MANAGEMENT (IDEM), THE INDIANA STATE DEPARTMENT OF HEALTH (ISDH), THE AMERICAN WATER WORKS ASSOCIATION (AWWA), THE GREAT LAKES-UPPER MISSISSIPPI BOARD OF STATE PUBLIC HEALTH AND ENVIRONMENTAL MANAGERS (GLUMRB), THE INDIANA PLUMBING CODE AND THE CITY OF BLOOMINGTON UTILITIES CONSTRUCTION SPECIFICATIONS.

E. CONTRACTOR IS REQUIRED TO VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.

F. CONTRACTOR SHALL SET ALL EXISTING AND PROPOSED CASTINGS AND CLEANOUT COVERS TO FINAL FINISHED GRADE.

G. A MINIMUM OF 18 INCHES VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER AND SANITARY/STORM SEWER UNLESS OTHERWISE INDICATED, OR UNLESS WRITTEN PERMISSION IS GIVEN BY THE ENGINEER. SEWERS CROSSING WATER MAINS SHALL BE LAID TO MAINTAIN A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND OUTSIDE OF THE SEWER MAIN. THIS SHALL BE THE CASE WHETHER THE WATER MAIN IS ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE JOINTS IN THE SEWER MAIN WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE JOINTS IN THE WATER MAIN. THE CROSSING MUST BE AT A MINIMUM ANGLE OF 45° MEASURED FROM THE CENTERLINE OF THE SEWER AND WATER MAINS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE.

H. A MINIMUM OF 10 FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER AND SANITARY/STORM SEWER UNLESS OTHERWISE INDICATED, OR UNLESS WRITTEN PERMISSION IS GIVEN BY THE ENGINEER.

I. ALL STORM AND SANITARY MANHOLES AND STORM INLET STRUCTURES SHALL HAVE A MINIMUM SEPARATION OF 8 FEET FROM WATER MAINS.

J. ALL SANITARY LATERALS SHALL HAVE A MINIMUM COVER OF 30"- UNLESS NOTED OTHERWISE.

K. ALL STORM LATERALS SHALL HAVE A MINIMUM COVER OF 24"- UNLESS NOTED OTHERWISE.

L. ALL SANITARY AND STORM LATERALS SHALL HAVE A MINIMUM SLOPE OF 1/8" PER FOOT UNLESS NOTED OTHERWISE.

M. ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 48". INSTALL LINES WITH NO ISOLATED HIGH POINTS.

N. WHERE DISSIMILAR PIPING MATERIALS ARE JOINED TOGETHER ALONG GRAVITY SANITARY AND STORM LATERALS, THE CONTRACTOR SHALL USE A NON-SHEAR COUPLING EQUAL TO FERNCO.

O. CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE PLANS FOR ADDITIONAL UTILITY MODIFICATIONS AND NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION.

P. CONTRACTOR TO EXTEND ALL FOUNDATION, SUBDRAIN, UNDERDRAIN, INTERNAL DRAIN, ROOF DRAIN AND RETAINING WALL DRAIN PIPING TO THE NEAREST PROPOSED STORM STRUCTURE WHILE MAINTAINING POSITIVE FLOW, UNLESS NOTED OTHERWISE. ALL CONNECTIONS SHALL BE WATER TIGHT.

Q. PRE-CONSTRUCTION MEETING: A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES (CBU) IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT THE UTILITIES TECHNICIAN AT (812) 349-3676 TO SCHEDULE THE MEETING.

R. UTILITIES INSPECTION: 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 DEPARTMENT AT (812) 349-3660.

S. ALL STORM STRUCTURES WITHIN 10 FEET OF A WATER MAIN SHALL BE EPOXY COATED. STORM DRAINAGE PIPING WITHIN 10 FEET OF A WATER MAIN, OR WHERE 18" OF VERTICAL SEPARATION AT A CROSSING IS NOT FEASIBLE, PIPING MATERIAL SHALL BE AWWA C900 PVC PIPE OF EQUIVALENT DIAMETER.

T. CONTRACTOR MUST CONTACT CBU'S PRETREATMENT INSPECTOR AT 812-349-3934 (OFFICE) OR 812-369-6928 (CELL) TO SCHEDULE A PRETREATMENT EQUIPMENT INSTALLATION INSPECTION ONCE THE UNIT HAS BEEN INSTALLED AND PLUMBED OUT BUT PRIOR TO COVERING OR BACKFILL. REFER TO CBU STANDARD DETAIL NO. 21 AVAILABLE AT https://bloomington.in.gov/utilities/review/design/details.

U. CONTRACTOR MUST SCHEDULE A WALK-THROUGH INSPECTION WITH CBU PRIOR TO LEAVING THE SITE. CONTACT THE CBU INSPECTOR TO BEGIN THIS PROCESS.

V. CONTRACTOR MUST CONTACT CBU'S BACKFLOW INSPECTOR AT 812-349-3633 TO SCHEDULE AN INSPECTION OF THE BACKFLOW DEVICE ONCE THE UNIT HAS BEEN INSTALLED.

W. ALL SANITARY AND STORM LATERALS AND WATER LINES SHALL BE INSTALLED WITH A 12 GAUGE HIGH STRENGTH COPPER CLAD STEEL (12 AWG HS-CCS) LOCATE WIRE. EXTEND WIRE UP INTO CLEANOUTS OR VALVE BOXES AS APPLICABLE.

PLAN NOTES (1)

1. UNDERGROUND STORMWATER DETENTION SYSTEM - 84" DIAMETER, SOLID, ALUMINIZED, CORRUGATED METAL PIPE LAID FLAT AT ELEVATION 784.50 WITH A 3-5/8" OUTLET ORIFICE INTO A 12" CMP OUTLET STUB AT INVERT 784.50, MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS LLC OR APPROVED EQUAL. BACKFILL WITH CLEAN STONE BACKFILL AND GEOTEXTILE FABRIC LINING THE SIDES AND BOTTOM OF THE EXCAVATION. PROVIDE 30" DIAMETER MAINTENANCE AND INSPECTION RISERS AS INDICATED. REFER TO DETAILS 1 THROUGH 4 ON SHEET C-602.
2. CDS HYDRODYNAMIC SEPARATOR - CDS2020-5-C, MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS LLC OR APPROVED EQUAL DEVICE WITH THE CAPABILITY TO REMOVE 80% TSS HAVING A MEAN PARTICLE SIZE OF 180 MICRONS AT A TREATMENT FLOW RATE OF 1.114 CFS AND CAPABLE OF BYPASSING A MINIMUM OF 12.15 CFS. REFER TO DETAIL 5/C-602.
3. GREASE INTERCEPTOR - REFER TO DETAIL 6/C-602 FOR DETAILS AND TO PLUMBING SPECIFICATIONS FOR MORE INFORMATION.
4. 6" SANITARY SEWER LATERAL - ASTM D3034 SDR 35 PVC. INSTALL WITH A MINIMUM SLOPE OF 1/8" PER FOOT, CLEANOUTS EVERY 90', 135° OF BEND, WHICHEVER COMES FIRST, OR AS OTHERWISE INDICATED, AND WITH 12 AWG HS-CCS LOCATE WIRE. REFER TO PLUMBING PLANS FOR CONTINUATION WITHIN THE BUILDING.
5. CONNECT TO EXISTING 6" PVC SANITARY STUB. CONTRACTOR TO FIELD VERIFY PIPE SIZE, MATERIAL, LOCATION, CONDITION, AND DEPTH.
6. EXTERIOR CLEANOUT - REFER TO DETAIL 7/C-602.
7. RELOCATION OF NATURAL GAS MAIN BY CENTERPOINT ENERGY.
8. 15" HDPE TYPE "S" STORM DRAINAGE LATERAL - REFER TO PLUMBING PLANS FOR CONTINUATION INSIDE THE BUILDING. SLOPE AT 1/8" PER FOOT FROM CONNECTION POINT TO STR-101.
9. FIRE DEPARTMENT CONNECTION (FDC) WITH 4" SERVICE LINE TO BUILDING. AWWA C900 DR14 PIPE AND DUCTILE IRON FITTINGS. ALL JOINTS TO BE RESTRAINED. REFER TO DETAIL 11/C-602 FOR ADDITIONAL CONNECTION AND INSTALLATION DETAILS. CONTRACTOR TO CONFIRM FINAL LOCATION WITH THE CITY OF BLOOMINGTON FIRE INSPECTOR. REFER TO PLUMBING PLANS FOR CONTINUATION INSIDE THE BUILDING.
10. POST INDICATOR VALVE (PIV) WITH 6" FIRE SERVICE LINE TO BUILDING - REFER TO PLAN NOTE 19, THIS SHEET. REFER TO DETAIL 10/C-602 FOR ADDITIONAL CONNECTION AND INSTALLATION DETAILS. CONTRACTOR TO CONFIRM FINAL LOCATION WITH THE CITY OF BLOOMINGTON FIRE INSPECTOR.
11. CONNECT TO EXISTING 6" WATER STUB AT VALVE.
12. 6" COMBINED FIRE/DOMESTIC WATER SERVICE LINE - AWWA C900 DR14 PVC WITH DUCTILE IRON FITTINGS. ALL JOINTS TO BE RESTRAINED. INSTALL WITH A MINIMUM COVER OF 48", WITH NO ISOLATED HIGH POINTS, AND WITH 12 AWG HS-CCS LOCATE WIRE.
13. 4" DOMESTIC WATER SERVICE LINE - AWWA C900 DR14 PVC WITH DUCTILE IRON FITTINGS. ALL JOINTS TO BE RESTRAINED. INSTALL WITH A MINIMUM COVER OF 48", WITH NO ISOLATED HIGH POINTS, AND WITH 12 AWG HS-CCS LOCATE WIRE.
14. 6" X 3" DUCTILE IRON CONCENTRIC REDUCER.
15. 4" X 3" DUCTILE IRON CONCENTRIC REDUCER.
16. CONTRACTOR IS REQUIRED TO SLIDE NEW INLET ONTO EXISTING PIPE. IF UNABLE TO LEAVE ENOUGH EXISTING PIPE TO COMPLETE, THE CONTRACTOR MUST REPLACE THE PIPE ALL THE WAY TO THE DOWNSTREAM EXISTING MANHOLE
17. 3" DUCTILE IRON GATE VALVE.
18. DOMESTIC WATER METER VAULT WITH 3" METER - REFER TO DETAIL 8/C-602.
19. 6" FIRE SERVICE LINE - AWWA C900 DR14 PVC WITH DUCTILE IRON FITTINGS. ALL JOINTS TO BE RESTRAINED. INSTALL WITH A MINIMUM COVER OF 48", WITH NO ISOLATED HIGH POINTS, AND WITH 12 AWG HS-CCS LOCATE WIRE. REFER TO PLUMBING SERIES PLAN FOR CONTINUATION INSIDE THE BUILDING.
20. DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) TO BE LOCATED ON STANDPIPE IN MECHANICAL ROOM. REFER TO DETAIL 12/C-602 AND PLUMBING SERIES PLANS.
21. 6" PERFORATED HDPE TYPE "S" UNDERDRAIN - SLOPE AT 1/8" PER FOOT TO STR-102. REFER TO DETAIL 9/C-602.
22. CONNECT NEW STORM PIPE INTO EXISTING MANHOLE. CORE DRILL OR AS OTHERWISE ACCEPTED BY CBU. ALL ANNULAR OPENINGS SHALL BE SEALED WATER-TIGHT WITH NON-SHRINK GROUT. CONTRACTOR SHALL FIELD VERIFY DEPTH AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
23. ADJUST EXISTING TRENCH AS NECESSARY TO MAINTAIN FLOW LINE WITH NEW CURB.

20 0 20
SCALE: 1" = 20'

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Trades District Hotel

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KEY PLAN

SEAL | DATE

SHEET ISSUE

1	PLAN COMMISSION SUBMITTAL	12/29/25

PROJECT NO. 24303.001

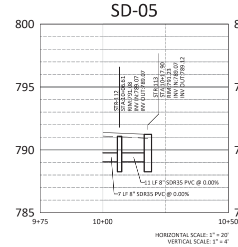
SHEET TITLE
SITE UTILITIES PLAN

SHEET NUMBER
C-600

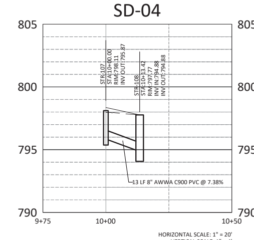
DETENTION RISER DATA TABLE					
STR #	CASTING	STRUCTURE TYPE / DETAIL	NORTHING EASTING	RIM ELEV	NOTES
RISER-01	EJIW 1020 FRAME & 1020A CASTING	30" INSPECTION RISER	1429533.00 3107324.66	795.99	
RISER-02	EJIW 1020 FRAME & 1020A CASTING	30" INSPECTION RISER	1429533.00 3107344.66	795.53	
RISER-03	EJIW 1020 FRAME & 1020A CASTING	30" INSPECTION RISER	1429471.00 3107334.64	794.59	
RISER-04	EJIW 1020 FRAME & 1020A CASTING	30" INSPECTION RISER	1429471.00 3107354.64	794.08	

STORM STRUCTURE DATA TABLE											
STR #	CASTING	STRUCTURE TYPE / DETAIL	REFERENCE PROFILE	NORTHING EASTING	RIM ELEV	PIPE SIZE	PIPE INV (OUT)	DOWN STR #	PIPE LENGTH	PIPE SLOPE %	NOTES
STR-101	CONTECH FRAME & COVER	CONTECH CDS2020-5-C	SD-01	1429532.35 3107308.13	796.22	15"	790.39	DET'N	13.03	1.04%	
STR-102	DOMED GRATE	24" NYLOPLAST BASIN	SD-02	1429506.02 3107314.04	795.59	12"	790.84	DET'N	7.12	4.78%	
STR-103	EJIW 1020 FRAME & 1020A CASTING	4' DIA. MANHOLE	SD-03	1429461.00 3107354.64	793.92	12"	784.50	STR-104	8.95	0.89%	
STR-104	EJIW 7505Z1 FRAME W/M3 GRATE & T4 BACK	INLET TYPE "J"	SD-03	1429455.42 3107361.64	793.67	12"	784.42	STR-105	76.43	1.04%	
STR-105	EJIW 7505Z1 FRAME W/M3 GRATE & T4 BACK	INLET TYPE "J"	SD-03	1429455.40 3107438.07	792.13	12"	783.63	STR-106	76.43	1.04%	
STR-106	EJIW 7505Z1 FRAME W/M3 GRATE & T4 BACK	INLET TYPE "J"	SD-03	1429455.38 3107514.50	790.58	12"	782.84	EXIST.	44.42	1.04%	
STR-107	DOMED GRATE	18" NYLOPLAST BASIN	SD-04	1429639.22 3107328.81	798.11	8"	795.87	STR-108	13.46	7.38%	
STR-108	EJIW 1020 FRAME & 1020A CASTING	INLET TYPE "A"	SD-04	1429643.69 3107341.47	797.77	8"	794.88	EXIST.	EXIST.	EXIST.	
STR-109	DOMED GRATE	24" NYLOPLAST BASIN	–	1429362.93 3107231.50	786.75	12"	783.29	EXIST.	EXIST.	EXIST.	
STR-110	DOMED GRATE	24" NYLOPLAST BASIN	–	1429306.25 3107509.60	788.25	12"	785.25	EXIST.	EXIST.	EXIST.	
STR-111	DOMED GRATE	18" NYLOPLAST BASIN	–	1429424.50 3107534.42	789.91	8"	785.72	EXIST.	EXIST.	EXIST.	
STR-112	DOMED GRATE	18" NYLOPLAST BASIN	SD-05	1429485.20 3107534.23	791.08	8"	789.07	STR-113	11.29	0.00%	
STR-113	EJIW 1020 FRAME & 1020A CASTING	INLET TYPE "A"	SD-05	1429473.92 3107534.20	791.23	12"	789.12	EXIST.	EXIST.	EXIST.	

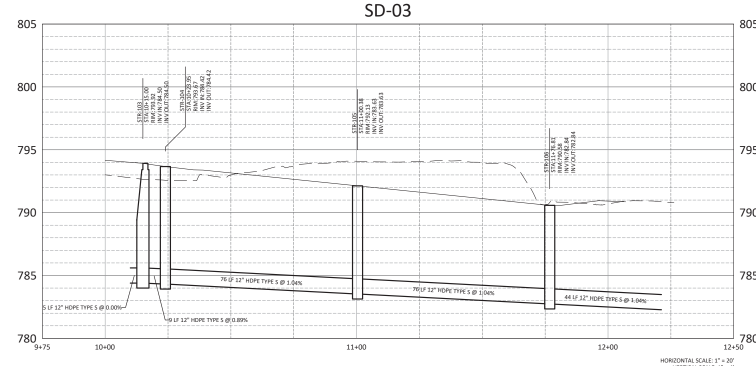
SD-05



SD-04



SD-03



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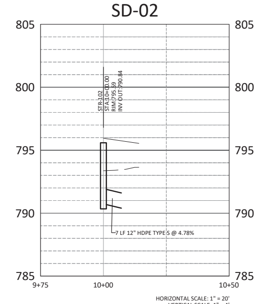
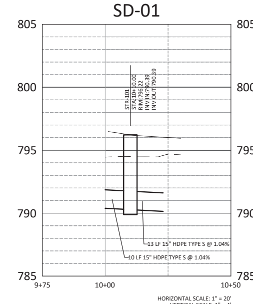
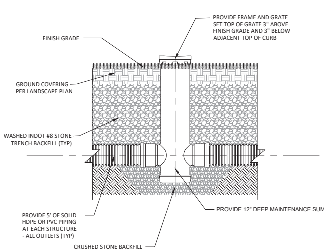


SD-01





1 **NYLOPLAST BASIN**

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KEY PLAN

SEAL | DATE

SHEET ISSUE

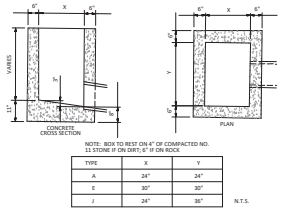
1	PLAN COMMISSION SUBMITTAL	12/29/25

RATIO

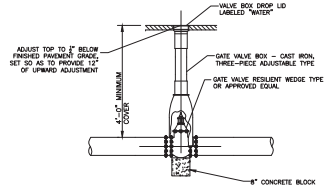
PROJECT NO. 24303.001

SHEET TITLE
SITE
UTILITIES
PROFILES

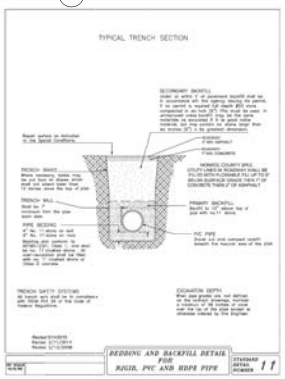
SHEET NUMBER
C-601



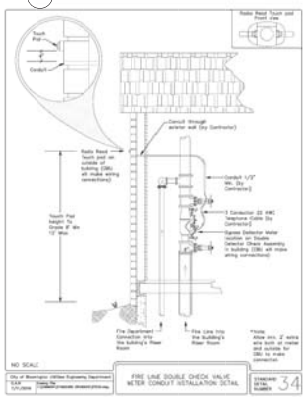
15 **STORM INLET DETAIL**



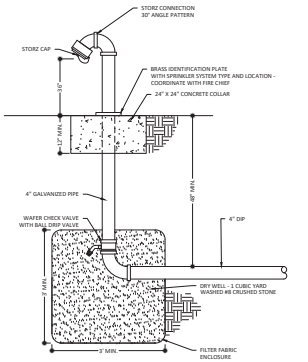
14 **VALVE & VALVE BOX INSTALLATION**



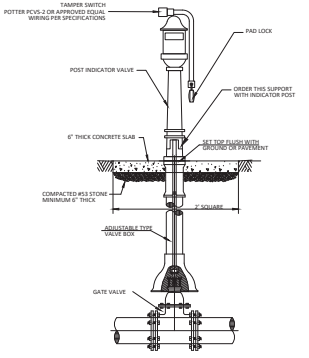
13 **TYPICAL TRENCH BEDDING AND BACKFILL**



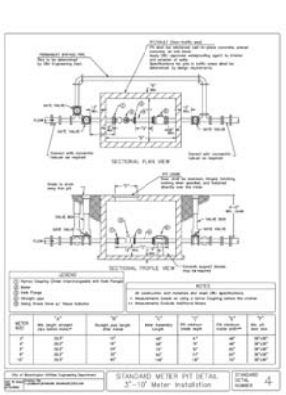
12 **FIRE LINE DOUBLE CHECK VALVE METER**



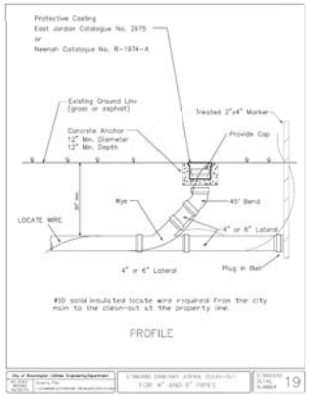
11 **FIRE DEPARTMENT CONNECTION DETAIL**



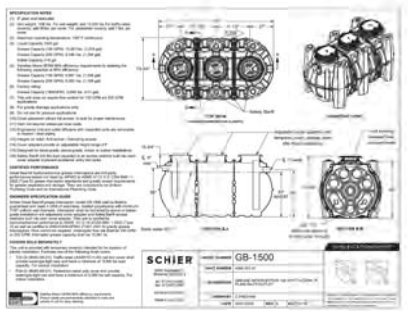
10 **POST INDICATOR VALVE INSTALLATION**



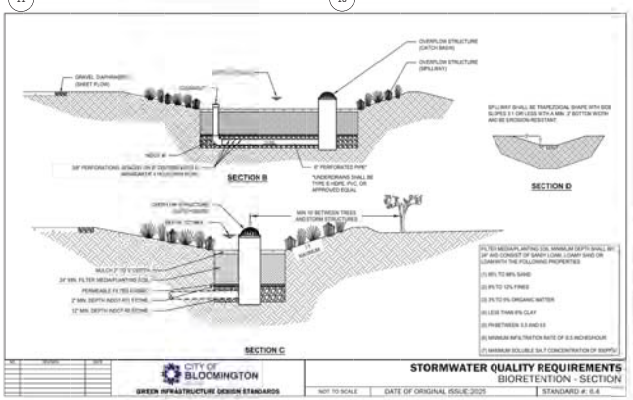
8 **DOMESTIC METER INSTALLATION DETAIL**



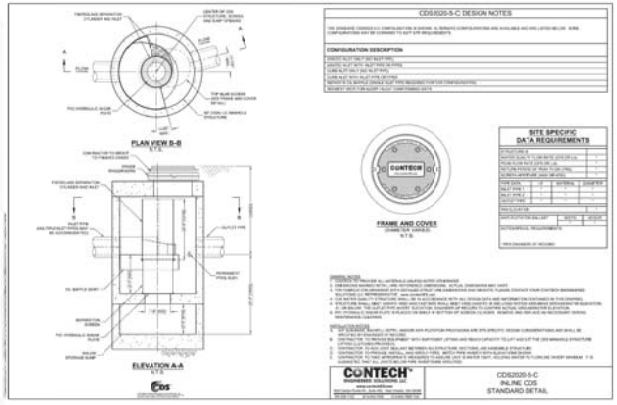
7 **EXTERIOR CLEANOUT DETAILS**



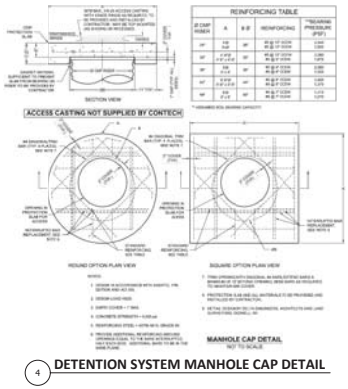
6 **SCHIER 1500 GALLON GREASE INTERCEPTOR DETAIL**



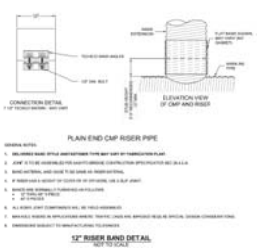
9 **BIORETENTION & UNDERDRAIN TYPICAL INSTALLATION DETAIL**



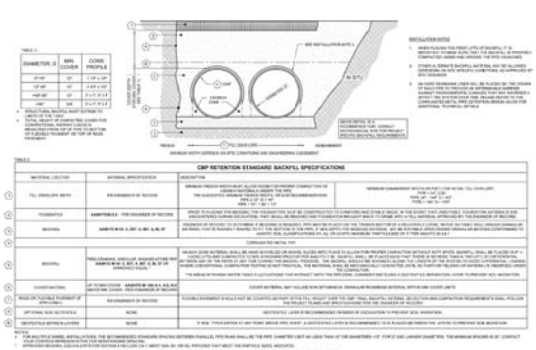
5 **CONTECH CDS2020-5-C HYDRODYNAMIC SEPARATOR DETAILS**



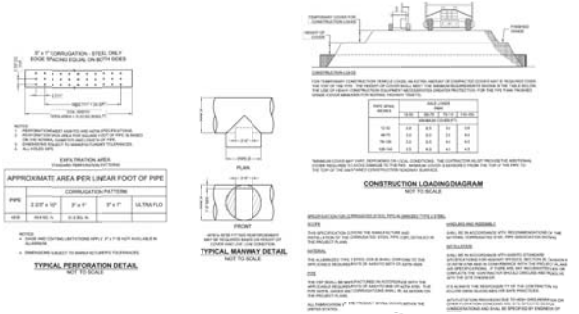
4 **DETENTION SYSTEM MANHOLE CAP DETAIL**



3 **DETENTION SYSTEM RISER**



2 **DETENTION SYSTEM BACKFILL DETAILS**



1 **DETENTION SYSTEM PERFORATION, MANWAY, & LOADING DETAILS**

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KEY PLAN

SEAL | DATE

SHEET ISSUE

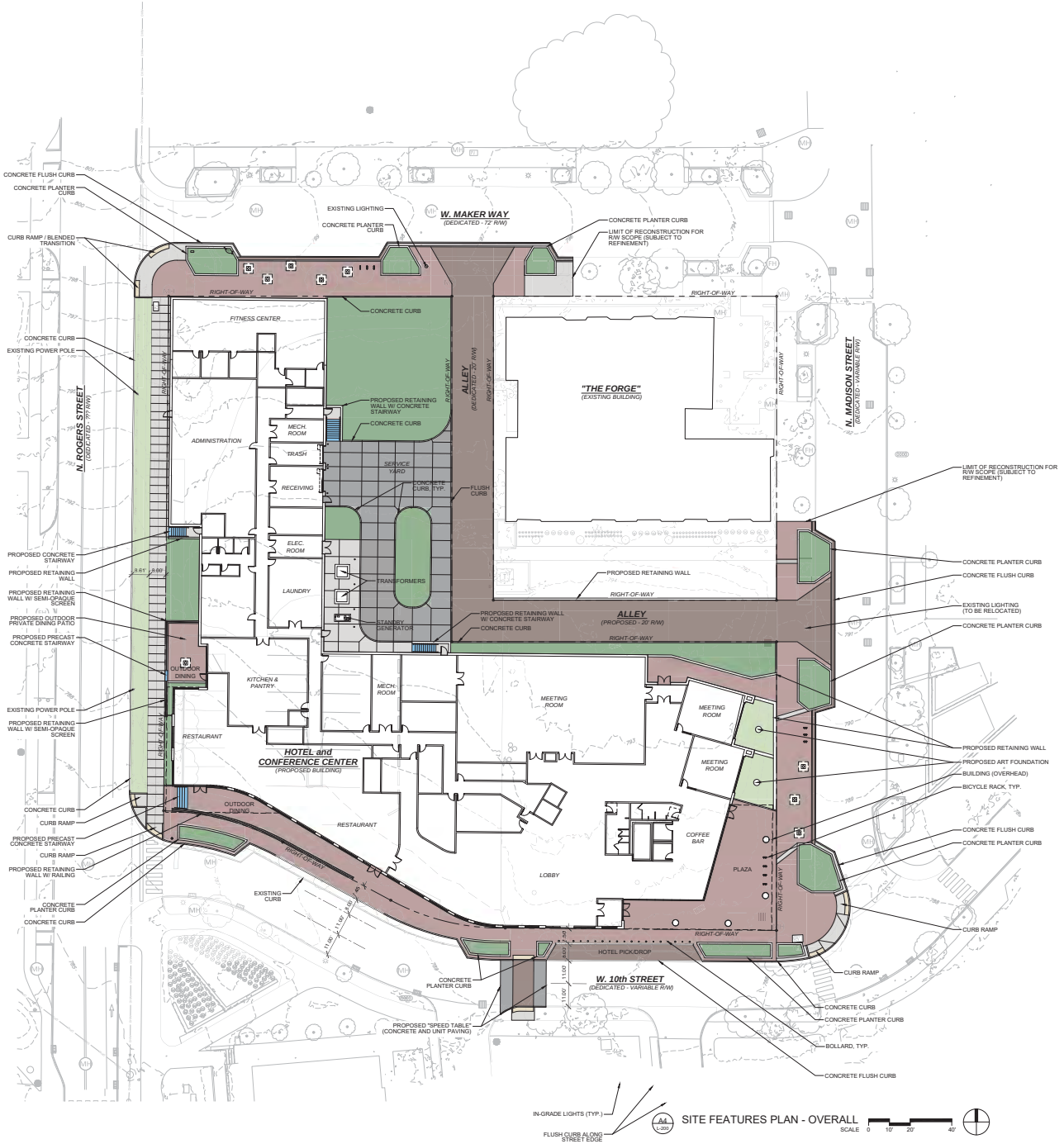
1	PLAN COMMISSION SUBMITTAL	12/29/25

RATIO

PROJECT NO. 24303.001

SHEET TITLE
SITE UTILITIES DETAILS

SHEET NUMBER
C-602



SITE FEATURES PLAN - OVERALL

SCALE 0 10' 20' 40'

GENERAL NOTES | SITE FEATURES PLANS:

1. DO NOT SCALE DRAWINGS FOR FIELD LAYOUT. **[REFER TO SITE LAYOUT PLAN(S) FOR DIMENSIONS.]**
2. WORK SHOWN ON THE DRAWINGS SHALL BE BASE BID UNLESS SPECIFICALLY NOTED TO BE BY ALTERNATE BID.
3. COORDINATE ALL WORK WITH OTHER DESIGN DISCIPLINES.
4. EXISTING AND PROPOSED UTILITIES THAT ARE SHOWN ARE FOR REFERENCE ONLY. REFER TO THE SITE SURVEY FOR EXISTING UTILITIES AND VERIFY ALL IN THE FIELD. REFER TO THE SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING AND POWER DISTRIBUTION EQUIPMENT. REFER TO CIVIL DRAWINGS FOR ALL OTHER PROPOSED UTILITIES.
5. REFERENCE NOTES SCHEDULE MAY APPEAR ON MULTIPLE SHEETS. NOT ALL REFERENCE NOTES APPEAR ON EACH SHEET.
6. REFER TO FOR CONCRETE PAVING JOINT DETAILS.
   - 6.1. 'IJ' DENOTES ISOLATION JOINT.
   - 6.2. 'CJ-A' DENOTES CONTRACTION JOINT 'A'.
   - 6.3. 'CJ-B' DENOTES CONTRACTION JOINT 'B'.
   - 6.4. 'CJ-C' DENOTES CONTRACTION JOINT 'C'.
7. ALL CONCRETE PAVING JOINTS SHALL BE CONTRACTION JOINT **['A'] ['B'] ['C']** UNLESS INDICATED OTHERWISE.
8. ALL ISOLATION AND CONCRETE JOINTS FOR CONCRETE CURBS SHALL ALIGN WITH RESPECTIVE ISOLATION AND CONTRACTION JOINT SPACING OF ADJACENT CONCRETE PAVEMENTS AND SIDEWALKS. SEE CURB DETAILS FOR ADDITIONAL INFORMATION, IF APPLICABLE.
9. **[REFER TO CIVIL DRAWINGS FOR ALL PAVING IN THE PUBLIC RIGHT-OF-WAY UNLESS OTHERWISE INDICATED IN THE LANDSCAPE DRAWINGS.]**
10. CURB RAMPS SHALL COMPLY WITH CURB RAMP DRAWING INDEX & GENERAL NOTES (REF:)
11. THE LANDSCAPE ARCHITECT'S ELECTRONIC DESIGN DATA FILE(S) MAY BE MADE AVAILABLE TO THE SUCCESSFUL BIDDER(S) FOR LAYOUT PURPOSES UPON REQUEST AND RECEIPT OF A SIGNED "WAIVER OF CLAIMS FOR USE OF ELECTRONIC DATA" FORM.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
PRECAST ARCHITECTURAL CONCRETE		
	PRECAST CONCRETE, STAIRWAY	
32 EXTERIOR IMPROVEMENTS		
	CONCRETE PAVING, LIGHT DUTY, BROOM FINISH	
	CONCRETE PAVING, HEAVY DUTY, BROOM FINISH	
UNIT PAVING		
	UNIT PAVING, LIGHT DUTY PAVERS	
	UNIT PAVING, HEAVY DUTY PAVERS	
PAVING SPECIALTIES		
	PAVING SPECIALTIES, DETECTABLE WARNING SURFACE, UNIT PAVING	
TURF AND GRASSES		
	TURF AREA	
PLANTS		
	PLANTING AREA	

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KEY PLAN

SEAL | DATE

SHEET ISSUE

1	PLAN COMMISSION SUBMITTAL	12/29/25

RATIO

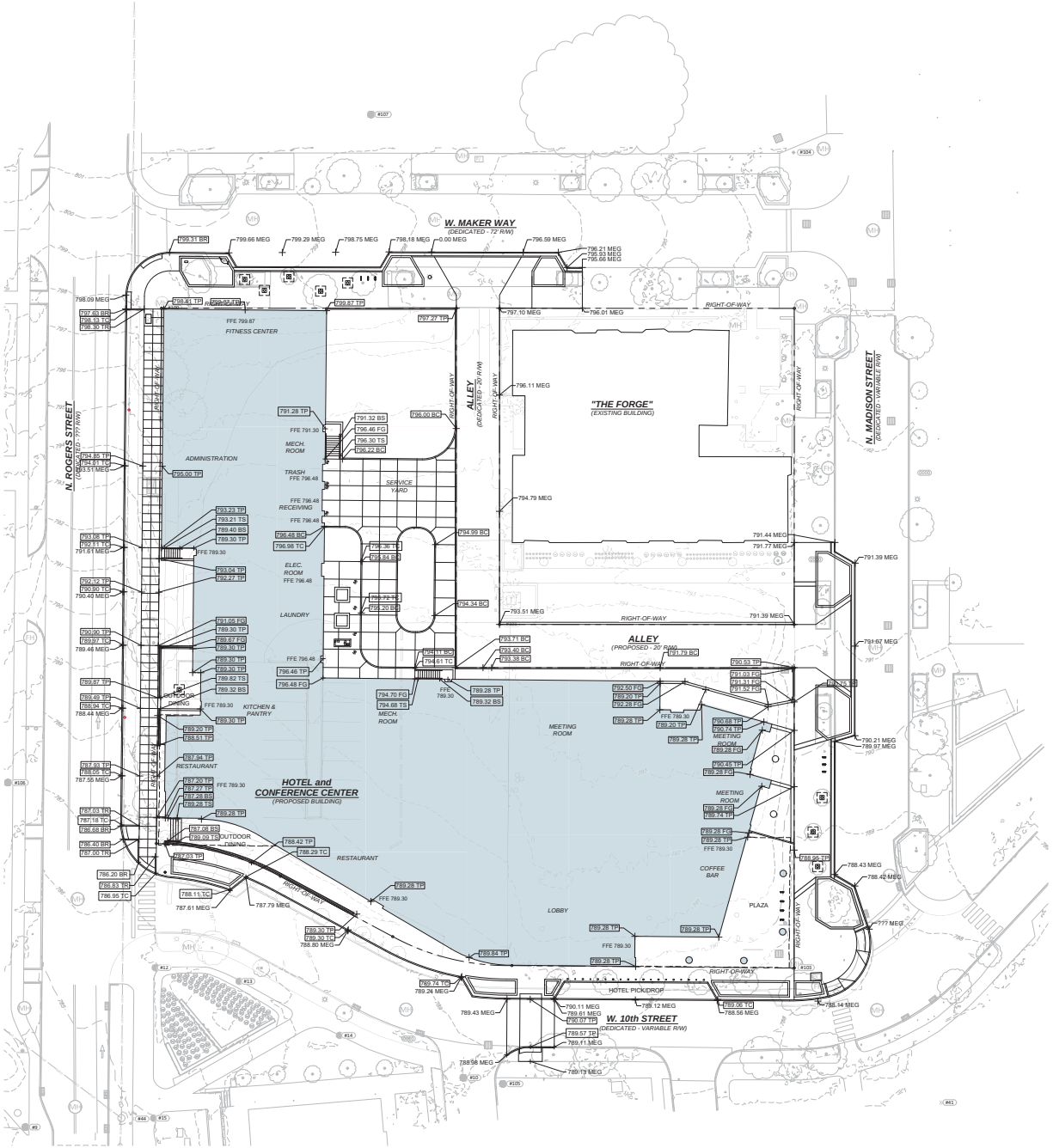
PROJECT NO. 24303.001

SHEET TITLE

SITE FEATURES PLAN - OVERALL

SHEET NUMBER

L-200



A4 L-400 GRADING PLAN - OVERALL

SCALE 0 10' 20' 40'

GENERAL NOTES | GRADING PLANS:

1. WORK SHOWN ON THE DRAWINGS SHALL BE BASE BID UNLESS SPECIFICALLY NOTED TO BE BY ALTERNATE BID.
2. COORDINATE ALL WORK WITH OTHER DESIGN DISCIPLINES.
3. CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL DIMENSIONS AND FIELD CONDITIONS PRIOR TO STARTING WORK. CONTRACTOR IS RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF CONTRACTOR FINDS ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND ACTUAL FIELD DIMENSIONS OR CONDITIONS, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY.
4. **[PARTICIPATE IN THE PRE-INSTALLATION CONFERENCE FOR THE GRADING AND DRAINAGE SCOPE OF THE WORK, ACCORDING TO THE PROJECT SPECIFICATIONS, PRIOR TO COMMENCEMENT.]**
5. EXISTING AND PROPOSED UTILITIES THAT ARE SHOWN ARE FOR REFERENCE ONLY. REFER TO THE SITE SURVEY FOR EXISTING UTILITIES AND VERIFY ALL IN THE FIELD. REFER TO AND COORDINATE WITH DRAWINGS PREPARED BY OTHER DESIGN DISCIPLINES FOR ALL PROPOSED UTILITIES.
6. TYPICAL MAXIMUM SIDEWALK CROSS SLOPES ARE 2% (1/4" PER 1'-0"). TYPICAL MAXIMUM SIDEWALK RUNNING SLOPES ARE 5% (1'-0" PER 20'-0").
7. WHERE NEW PAVED SURFACES ADJOIN EXISTING PAVED SURFACES, MEET EXISTING GRADE.
8. DRAINAGE DESIGN SHOWN IS CONCEPTUAL. PLEASE SEE CIVIL DRAWINGS FOR MORE COMPLETE AND DETAILED STORMWATER DRAINAGE DESIGN.
9. PROPOSED SPOT ELEVATIONS ARE FINAL PAVEMENT OR FINAL GRADE ELEVATIONS. REFER TO APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH PAVEMENT OR GRADE ELEVATIONS INDICATED.
10. **[CURB RAMPS SHALL COMPLY WITH CURB RAMP DRAWING INDEX & GENERAL NOTES (REF:).]**
11. SPOT ELEVATIONS ARE DENOTED AS FOLLOWS:

SPOT ELEVATION - EXISTING:

000.00 TP

SPOT ELEVATION - PROPOSED:

000.00 TP

12. SPOT ELEVATION ABBREVIATIONS ARE DEFINED AS FOLLOWS:

BC = BOTTOM OF CURB
BR = BOTTOM OF RAMP
BS = BOTTOM OF STAIR
BW = BOTTOM OF WALL
FG = FINISH GRADE
RIM = TOP OF CASTING
TC = TOP OF CURB
TEP = TOP OF EQUIPMENT PAD
TP = TOP OF PAVING
TR = TOP OF RAMP
TS = TOP OF STAIR
TSC = TOP OF STONE CURB
TW = TOP OF WALL

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KEY PLAN

SEAL | DATE 01/01/17

SHEET ISSUE

1	PLAN COMMISSION SUBMITTAL	12/25/25

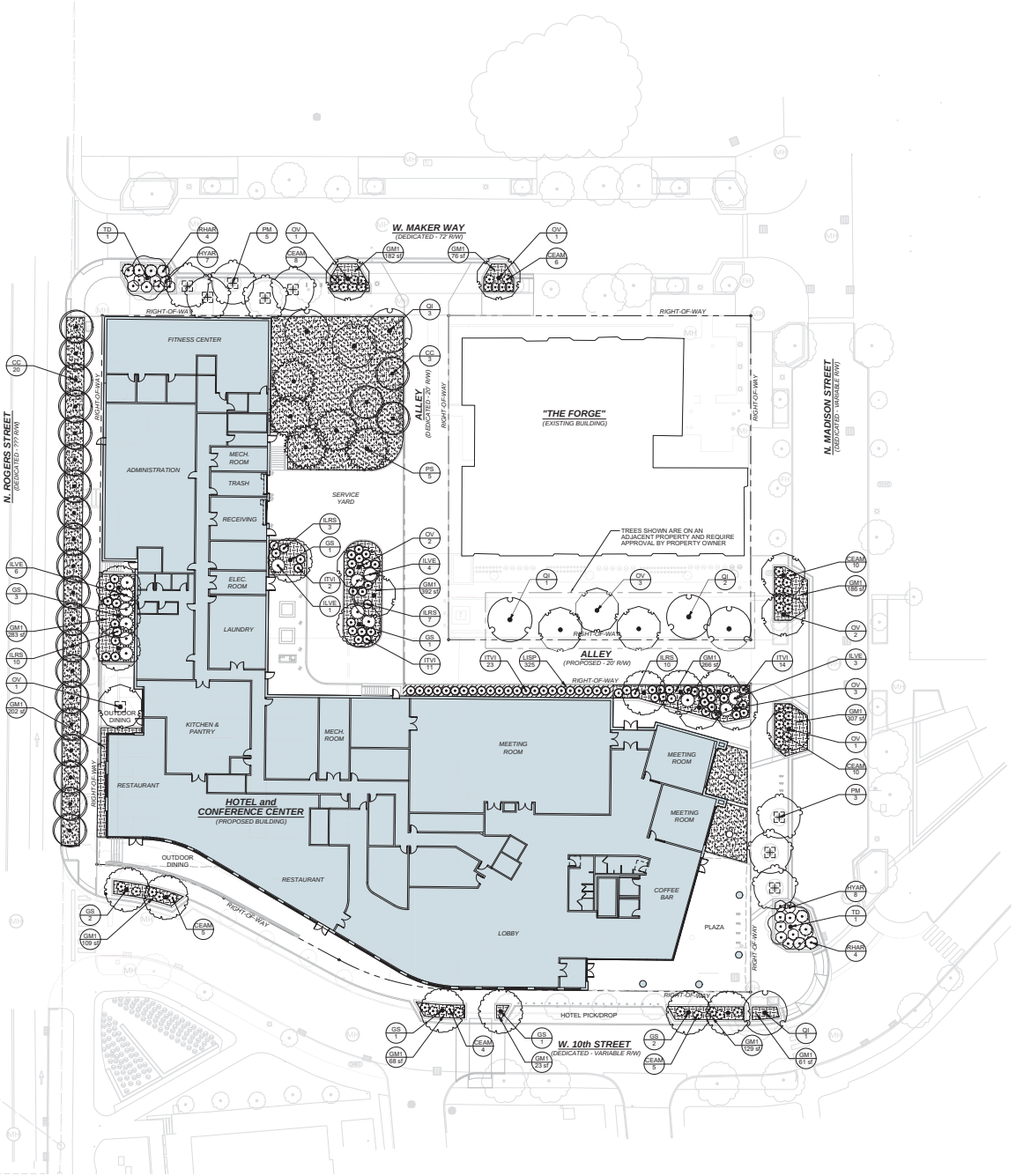
PROJECT NO. 24303.001

SHEET TITLE

GRADING PLAN - OVERALL

SHEET NUMBER

L-400



A4 L-500 PLANTING PLAN - OVERALL

SCALE 0 10' 20' 40'

GENERAL NOTES | PLANTING PLANS:

1. WORK SHOWN ON THE DRAWINGS SHALL BE BASE BID UNLESS SPECIFICALLY NOTED TO BE BY ALTERNATE BID.
2. COORDINATE WORK WITH OTHER DESIGN DISCIPLINES.
3. MATCH GRAPHIC REPRESENTATION SHOWN UNLESS NOTED OR DIMENSIONED OTHERWISE.
4. EXISTING AND PROPOSED UTILITIES THAT ARE SHOWN ARE FOR REFERENCE ONLY. REFER TO THE SITE SURVEY FOR EXISTING UTILITIES AND VERIFY IN THE FIELD. REFER TO THE SITE ELECTRICAL PLAN FOR PROPOSED LIGHTING AND OUTLETS.
5. COMMENCEMENT OF PLANTING SCOPE CONSTITUTES ACCEPTANCE OF SITE CONDITIONS. ENSURE THAT NECESSARY AND SPECIFIED PLANTING CONDITIONS HAVE BEEN ACHIEVED PRIOR TO PLANTING AND LAWN INSTALLATION, INCLUDING POSITIVE DRAINAGE AND INFILTRATION OF PRECIPITATION **[AND IRRIGATION]**
6. FOR DISTURBED AREAS WITHIN OR IMMEDIATELY ADJACENT TO RIGHT-OF-WAY, INSTALL SPECIFIED TURFGRASS **[SEED] [SOD]** AT DISTURBED AREAS NOT OTHERWISE IDENTIFIED FOR PLANT MATERIAL. IF DISTURBED AREA WAS PREVIOUSLY A PLANTED AREA, RESTORE BY FINISH GRADING AND INSTALLING 2" DEPTH ORGANIC MULCH FOR DISTURBED AREA.
7. **[INSTALL SPECIFIED [SEED] AT DISTURBED AREAS NOT OTHERWISE IDENTIFIED FOR PLANT MATERIAL.]**
8. PROVIDE 2" ORGANIC MULCH AT ALL PLANTING AREAS.
9. **[PROPOSED CONTAINER GROUNDCOVERS, GRASSES AND PERENNIALS SHALL BE INSTALLED PER UNLESS OTHERWISE INDICATED ON PLANS.]**
10. **[PROPOSED PLUG GROUNDCOVERS, GRASSES AND PERENNIALS SHALL BE INSTALLED PER UNLESS OTHERWISE INDICATED ON PLANS.]**
11. **[FOR AREAS WHERE PROPOSED LAWN AND PLANTINGS MEET, 'SPADE EDGE' SHALL BE INSTALLED PER UNLESS OTHERWISE INDICATED ON PLANS.**
12. **[INTERPLANT BULBS BETWEEN CONTAINER STOCK. CONFIRM FINAL BULB LAYOUT WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.]**
13. **ANY SUBSTITUTIONS MADE TO THE PLANTING PLAN NEEDS TO BE REVIEWED/APPROVED BY THE CITY OF BLOOMINGTON PLANNING AND TRANSPORTATION DIVISIONS PRIOR TO PLANTING. SUBMIT PROPOSED SUBSTITUTIONS REQUESTS TO ARCHITECT IN ACCORDANCE WITH SPECIFICATIONS. THE ARCHITECT WILL COMPLETE ANY NECESSARY REVIEWS WITH THE CITY OF BLOOMINGTON.**

ACCORDING TO UDO SECTION 20.04.080(c)(2)(G)(i) [GROUNDCOVER];

14. **EXCEPT IN THE PO ZONING DISTRICT, TURF GRASS AND OTHER VEGETATIVE COVER SHALL BE USED FOR ALL LANDSCAPED AREAS, EXCEPT AS LISTED BELOW. CRUSHED ROCK OR GRAVEL IS NOT ALLOWED AS GROUND COVER.**
    - 14.1. **PARKING LOT BUMPOUTS, ISLANDS, AND ALL ENDCAPS SMALLER THAN 324 SQUARE FEET MAY USE MULCH.**
    - 14.2. **AREAS WITHIN 24 INCHES OF A BUILDING FOUNDATION AND UNDERNEATH STAIRCASES MAY USE MULCH OR DECORATIVE STONE.**
    - 14.3. **FOR SINGLE-FAMILY, DUPLEX, TRIPLEX, AND FOURPLEX USES, MULCH AND DECORATIVE STONE MAY ONLY BE USED IN DEFINED LANDSCAPE BEDS WITH RAISED BORDERS AND OCCUPY NO MORE THAN 30% OF A PROPERTY.**
15. **EXCEPT AS PROVIDED IN SECTION 20.04.080(c)(2)(G)(i), DECORATIVE MULCH SHALL NOT BE USED AS GROUNDCOVER EXCEPT NO MORE THAN 4 FEET IN DIAMETER SURROUNDING SHRUBS, NOT MORE THAN ONE FOOT IN DIAMETER FROM PERENNIALS AND GRASSES, AND SHALL BE NO MORE THAN SIX FEET IN DIAMETER SURROUNDING TREES.**
16. **EXCEPT AS PROVIDED IN SECTION 20.04.080(c)(2)(G)(i), DECORATIVE STONE MAY NOT BE USED AS GROUNDCOVER.**
17. **APPROVED STORMWATER DETENTION AND RETENTION FACILITIES MAY UTILIZE DECORATIVE MULCH OR STONE ON A ONE-TIME BASIS AT TIME OF INSTALLATION AS ALLOWED OR REQUIRED BY CITY OF BLOOMINGTON UTILITIES. LANDSCAPING STONE OR RIPRAP OR OTHER NON-VEGETATIVE MATERIAL MAY BE INCORPORATED IN STORMWATER TREATMENT ALTERNATIVES, SUCH AS SWALES OR CULVERT OUTFALLS, AS APPROVED BY CITY OF BLOOMINGTON UTILITIES.**
18. **MULCH IS ALLOWED FOR USE ON DEFINED PATHS WITH RAISED BORDERS THAT ARE LESS THAN 4' WIDE. AREAS USED FOR PATHS SHALL COUNT AS IMPERVIOUS SURFACE COVERAGE.**

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CAL	QTY
TREES					
	CC	Cercis canadensis Eastern Redbud	2" Cal.		23
	GS	Gleditsia triacanthos inermis 'Skyline' Skyline Honey Locust	2" Cal.		13
	OV	Ostrya virginiana American Hophornbeam	2" Cal.		14
	PS	Pinus strobus White Pine	8'	2" Cal.	5
+	PM	Platanus x acerifolia 'Morton Circle' Exclamation!™ London Plane Tree	2.5" Cal.		9
	QI	Quercus imbricaria Shingle Oak	2.5" Cal.		6
	TD	Taxodium distichum Bald Cypress	2" Cal.		2
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE		QTY
SHRUBS					
	CEAM	Ceanothus americanus New Jersey Tea	3 Gal.		48
	HYAR	Hydrangea arborescens 'Annabelle' Annabelle Hydrangea	5 Gal.		15
	ILVE	Ilex verticillata 'Jim Dandy' Jim Dandy Winterberry	3 Gal.		14
	ILRS	Ilex verticillata 'Nana' Red Sprite Winterberry	3 Gal.		30
	ITVI	Itea virginica 'Sprich' Little Henry® Sweetspire	3 Gal.		50
	RHAR	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 Gal.		9
SYMBOL	CODE	BOTANICAL / COMMON NAME			QTY
GROUND COVERS					
	GM1	Groundcover Matrix Type 1 *See L-700A1 for Detail*			2,438 sf
	LSP	Liriope spicata Creeping Lilyturf			325
	TG	Turf Grass			6,646 sf

BLOOMINGTON UDO PLANTING REQUIREMENTS - STREET TREES

DESCRIPTION	LENGTH (F)	QTY REQUIRED	QTY PROVIDED
NORTH	219	8	8
EAST	266	7	7
SOUTH	368	13	7
WEST	284	20*	20*

* ORNAMENTAL TREES UTILIZED

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KEY PLAN

SEAL | DATE

SHEET ISSUE

	PLAN COMMISSION SUBMITTAL	12/26/25

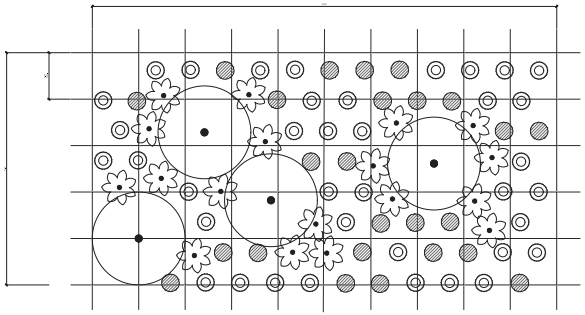
PROJECT NO. 24303.001

SHEET TITLE

PLANTING PLAN - OVERALL

SHEET NUMBER

L-500



PLANT_SCHEDULE_|_GROUNDCOVER MATRIX TYPE 1						
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS
FORBS						
	RS	Rudbeckia fulgida 'Little Goldstar' Little Goldstar Black Eyed Susan	#1	9" o.c.	18	18 plants per 50 sq ft
GRAMINOIDS						
	CY	Carex pensylvanica Pennsylvania Sedge	#SP3	9" o.c.	25	25 plants per 50 sq ft
	SC	Sisyrinchium campestre Blue-eyed Grass	#SP3	9" o.c.	38	39 plants per 50 sq ft
	SH	Sporobolus heterolepis Prairie Dropseed	#SP3	24" o.c.	4	4 plants per 50 sq ft

A1
L-700

PLANTING DETAIL | GROUNDCOVER MATRIX TYPE 1

NOT TO SCALE

P-24303-69

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SHEET ISSUE

1	PLAN COMMISSION SUBMITTAL	12/29/25

PROJECT NO. 24303.001

SHEET TITLE
SITE DETAILS

SHEET NUMBER
L-700

Bledsoe Riggert Cooper James
LAND SURVEYING • CIVIL ENGINEERING • GIS

December 29, 2025 Prepared by: K. Pardue, E.I.

Alluinn IU Trades District Hotel, LLC
Trades District Hotel
DRAINAGE DESIGN REPORT

Overview

Alluinn IU Trades District Hotel, LLC is undertaking a project to building a 4-story boutique hotel on the remainder of the block bounded by Rogers Street, 10th Street, Madison Street, and Maker Way. The building will have approximately 171 hotel rooms with 310 square feet per typical key, a 5,000 square foot event space, a fitness center, a 1-floor restaurant, and a rooftop bar. The proposed project includes the new hotel, site amenities, and utility infrastructure.

Pre-Project Drainage Conditions

The existing project site consists largely of impervious cover. The site generally drains via sheet flow to the south and into the existing storm sewer system in the right-of-way. There are existing yard inlets on the south and east sides of the property, as well as trench drains along the north and east rights-of-way.

Post-Project Drainage Conditions

The proposed project will capture, treat, and detain all runoff generated on the 1.35 acre site. The hotel will have approximately 7,397 square feet of green roof that will largely handle the green infrastructure and stormwater quality requirements. The remainder of the green infrastructure will be achieved with a bioretention feature in the loading dock area. A hydrodynamic separator will treat the remaining water quality flow rate from the site.

The site will drain into a 7’ diameter CMP underground detention system located underneath the loading dock. Flow from the detention system will enter to an extension of the City’s storm sewer system in the proposed dedicated east-west alley on the north side of the hotel. This extension will connect into an existing manhole in Madison Street before entering the District’s detention and treatment facilities.

Modeling Methodology

The post-project drainage model has been developed using the SCS methodology within the Autodesk Hydraflow Hydrographs extension for Civil 3D. A curve number of 98 was assumed for the impervious areas on site and a curve number of 80 was assumed for pervious and green areas of the site, along with a minimum time of concentration of 5 minutes. A 24-hr Type II analysis was performed for both the 10- and 100-yr storm events (10% and 1% annual exceedance probability (AEP), respectively) using a time interval of 2 minutes. The detention storage volume was calculated using the stage-storage computations within the Hydraflow Hydrographs software to arrive at the total storage volume of the underground detention system. The SCS runoff model was routed through the underground detention and outlet orifice model to determine the post-project peak flows.

Drainage Analysis Results

The site discharge is governed by peak flows of 0.5 cfs/acre for the 10-year storm event and 0.9 cfs/acre for the 100-year storm event. Results of the post-project peak flow model are included in Table 1. The results indicate that with the proposed orifices, peak flows are below the allowable release rates for both the 10-year and 100-year storm events. Model output from the Hydrographs software is included in Attachment A.

Table 1 – Trades District Hotel Drainage Analysis Results						
	10-year Storm Event			100-year Storm Event		
Area	Allowable	Proposed	WSE	Allowable	Proposed	WSE
1.35 acres	0.675 cfs	0.670 cfs	788.17 ft	1.215 cfs	0.898 cfs	791.17 ft

Stormwater Quality / Green Infrastructure

Stormwater quality treatment is achieved with the green roof, hydrodynamic separator, and bioretention area.

The water quality volume and water quality flow rates were calculated as described in the CBU Stormwater Design Manual (Manual). An SCS model was developed using the curve number for the site and modeled using the first 1" of rainfall to get the water quality flow rate for the Contech CDS2020-5-C separator. The water quality volume was calculated as outlined in the Manual for the green roof system. A general overview of the stormwater quality and quantity is included in Attachment B. Stormwater Quality calculation model output is included in Attachment C. The USDA Custom Soil Resource Report for the site is included in Attachment D.

ATTACHMENT A:

DETENTION CALCULATIONS

Watershed Model Schematic

Legend

Hyd.	Origin	Description
1	SCS Runoff	TDH
2	Reservoir	UNDERGROUND DETENTION

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)							Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	------	-------	-------	-------	-------	7.650	-------	-------	12.15	TDH
2	Reservoir	1	-------	-------	-------	-------	0.670	-------	-------	0.898	UNDERGROUND DETENTION

Hydrograph Report

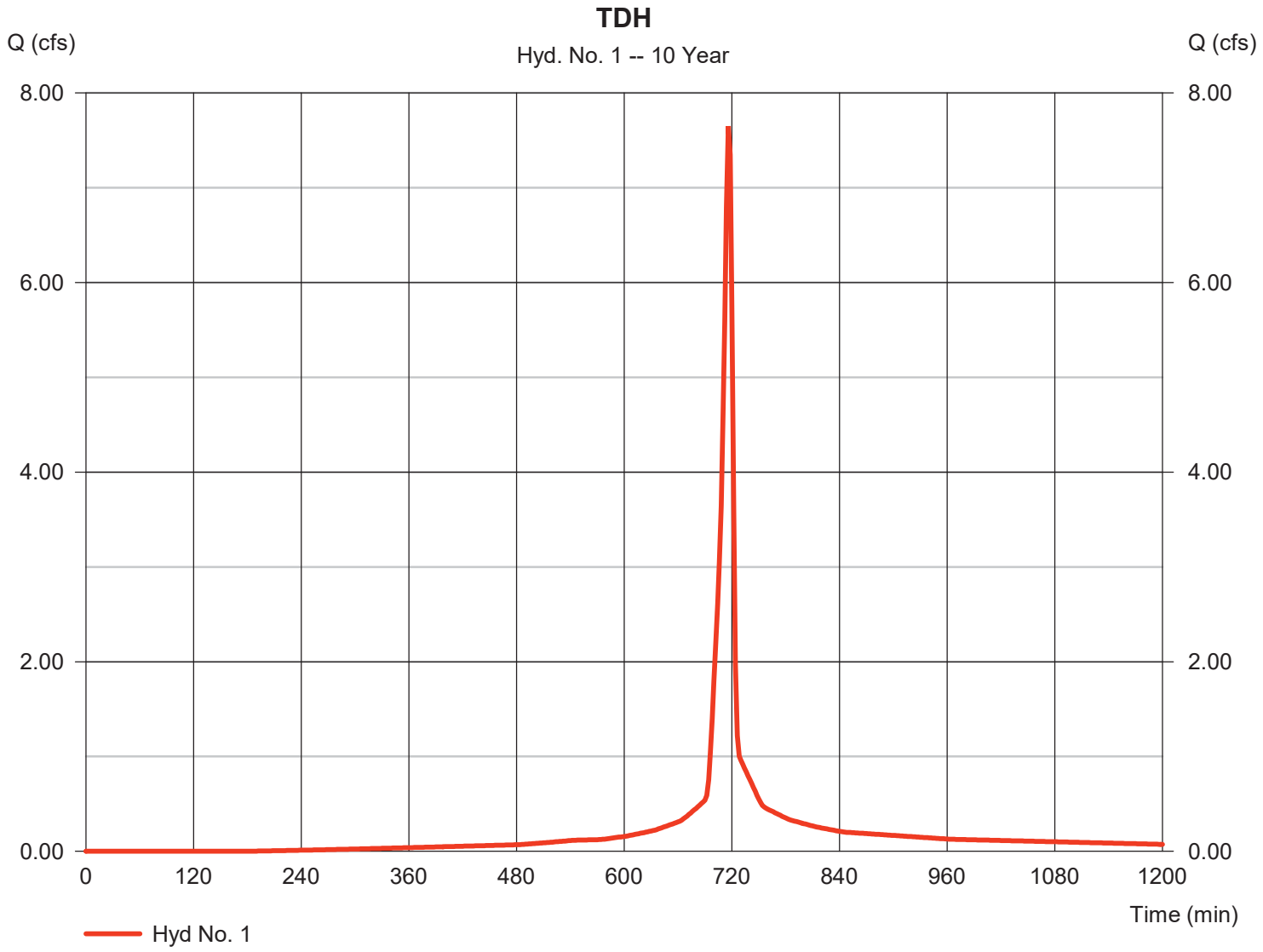
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 Friday, 12 / 26 / 2025

Hyd. No. 1

TDH

Hydrograph type	=	SCS Runoff	Peak discharge	=	7.650 cfs
Storm frequency	=	10 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	16,765 cuft
Drainage area	=	1.350 ac	Curve number	=	93*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	4.44 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.350 x 80) + (1.000 x 98)] / 1.350



Hydrograph Report

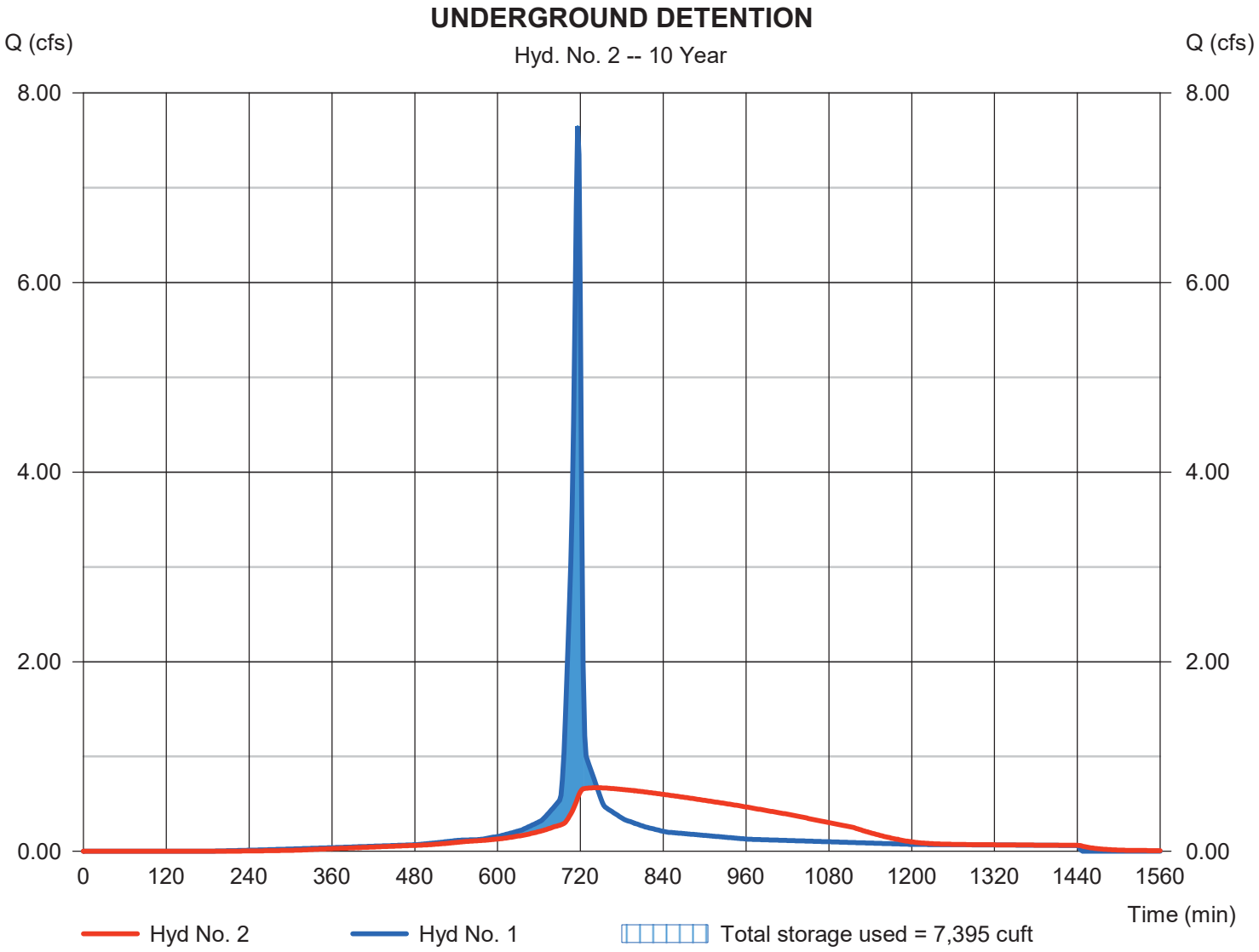
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 Friday, 12 / 26 / 2025

Hyd. No. 2

UNDERGROUND DETENTION

Hydrograph type	=	Reservoir	Peak discharge	=	0.670 cfs
Storm frequency	=	10 yrs	Time to peak	=	744 min
Time interval	=	2 min	Hyd. volume	=	16,759 cuft
Inflow hyd. No.	=	1 - TDH	Max. Elevation	=	788.17 ft
Reservoir name	=	UNDERGROUND DETENTION	Max. Storage	=	7,395 cuft

Storage Indication method used.



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Friday, 12 / 26 / 2025

Pond No. 1 - UNDERGROUND DETENTION

Pond Data

UG Chambers -Invert elev. = 784.25 ft, Rise x Span = 7.00 x 7.00 ft, Barrel Len = 333.00 ft, No. Barrels = 1, Slope = 0.00%, Headers = No

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	784.25	n/a	0	0
0.70	784.95	n/a	669	669
1.40	785.65	n/a	1,158	1,826
2.10	786.35	n/a	1,410	3,236
2.80	787.05	n/a	1,553	4,788
3.50	787.75	n/a	1,622	6,410
4.20	788.45	n/a	1,622	8,032
4.90	789.15	n/a	1,552	9,585
5.60	789.85	n/a	1,409	10,994
6.30	790.55	n/a	1,158	12,152
7.00	791.25	n/a	666	12,818

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 3.63	0.00	0.00	0.00
Span (in)	= 3.63	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 784.25	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .012	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

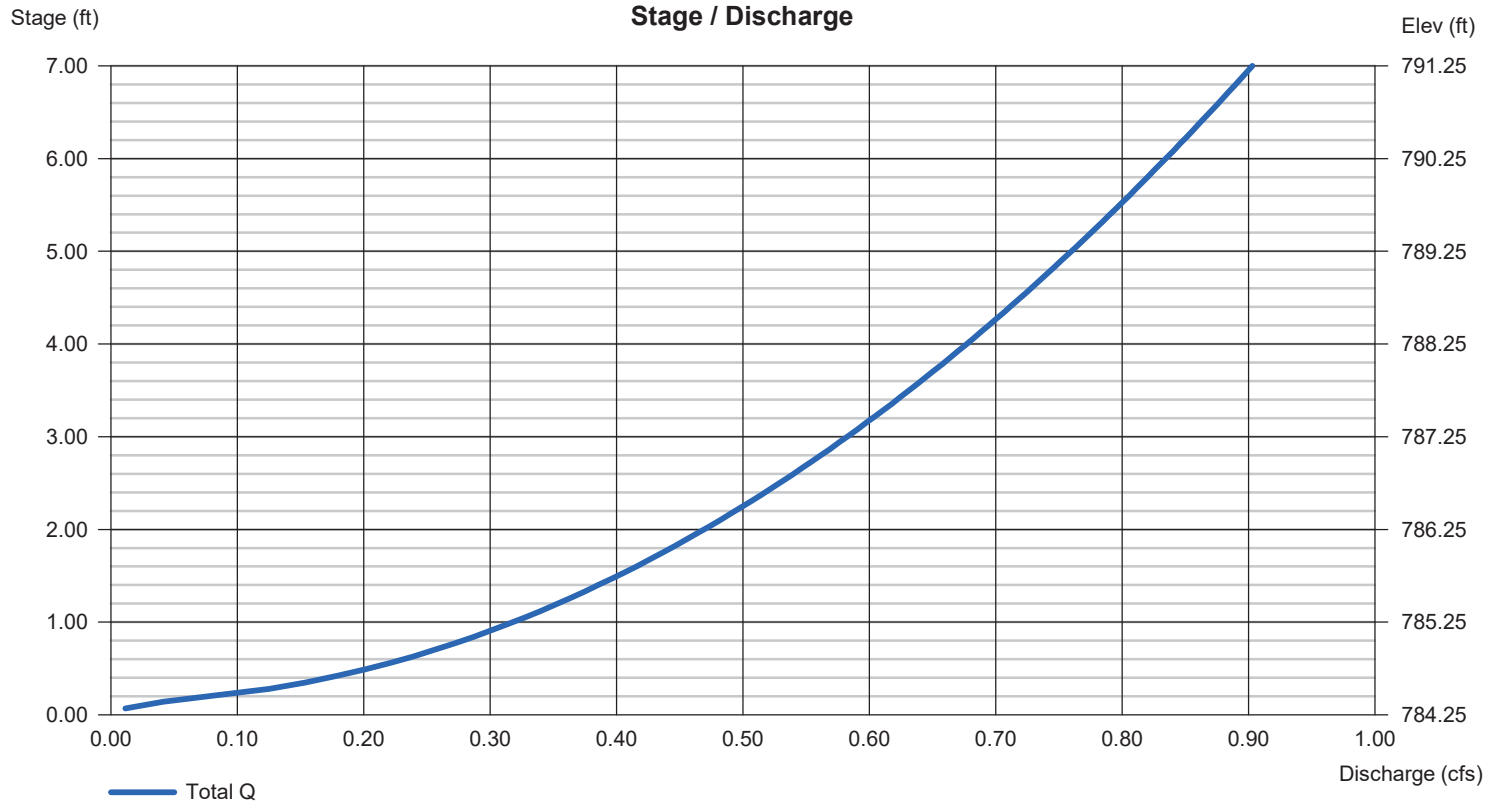
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Report

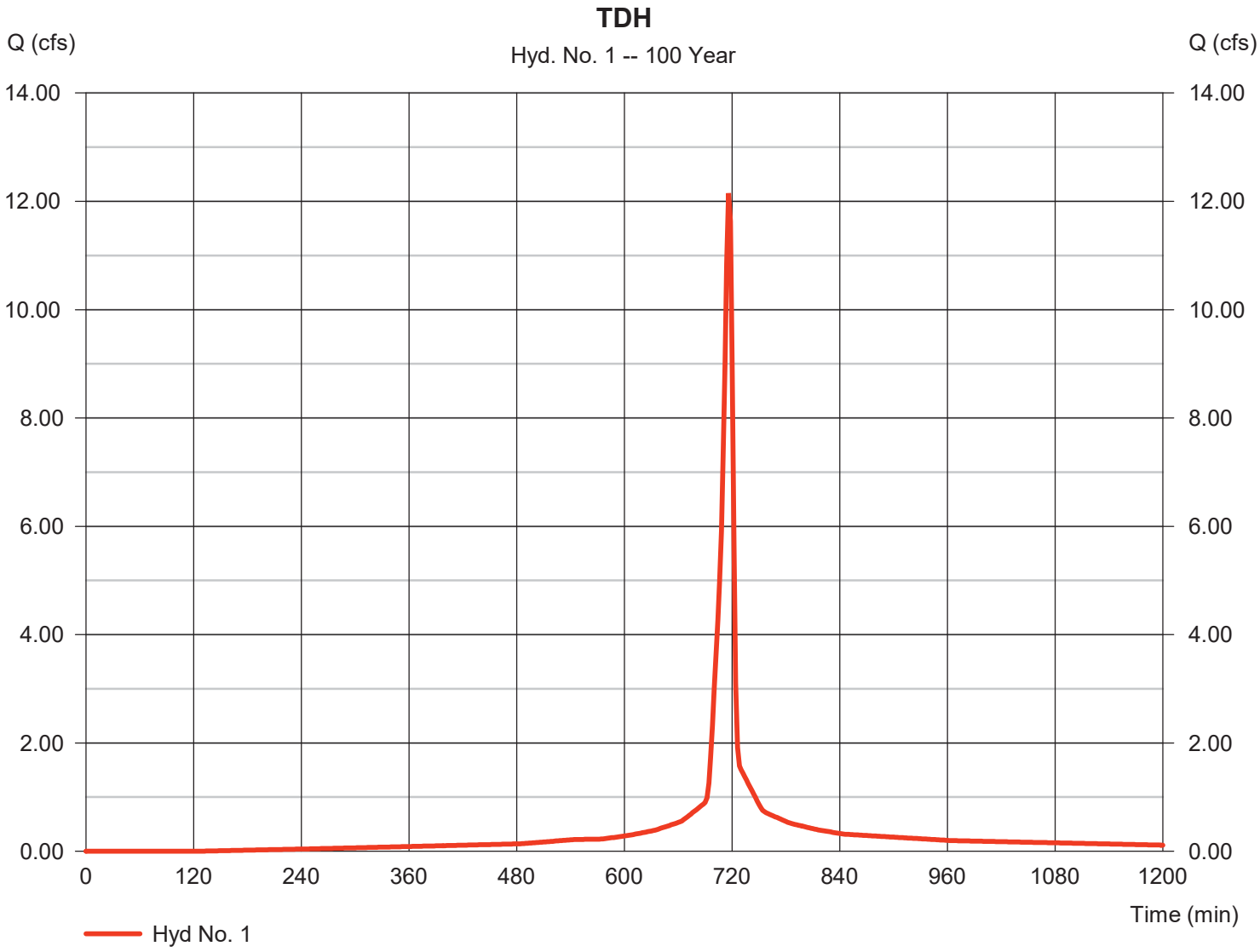
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 Friday, 12 / 26 / 2025

Hyd. No. 1

TDH

Hydrograph type	=	SCS Runoff	Peak discharge	=	12.15 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	27,488 cuft
Drainage area	=	1.350 ac	Curve number	=	93*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	6.81 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.350 x 80) + (1.000 x 98)] / 1.350



Hydrograph Report

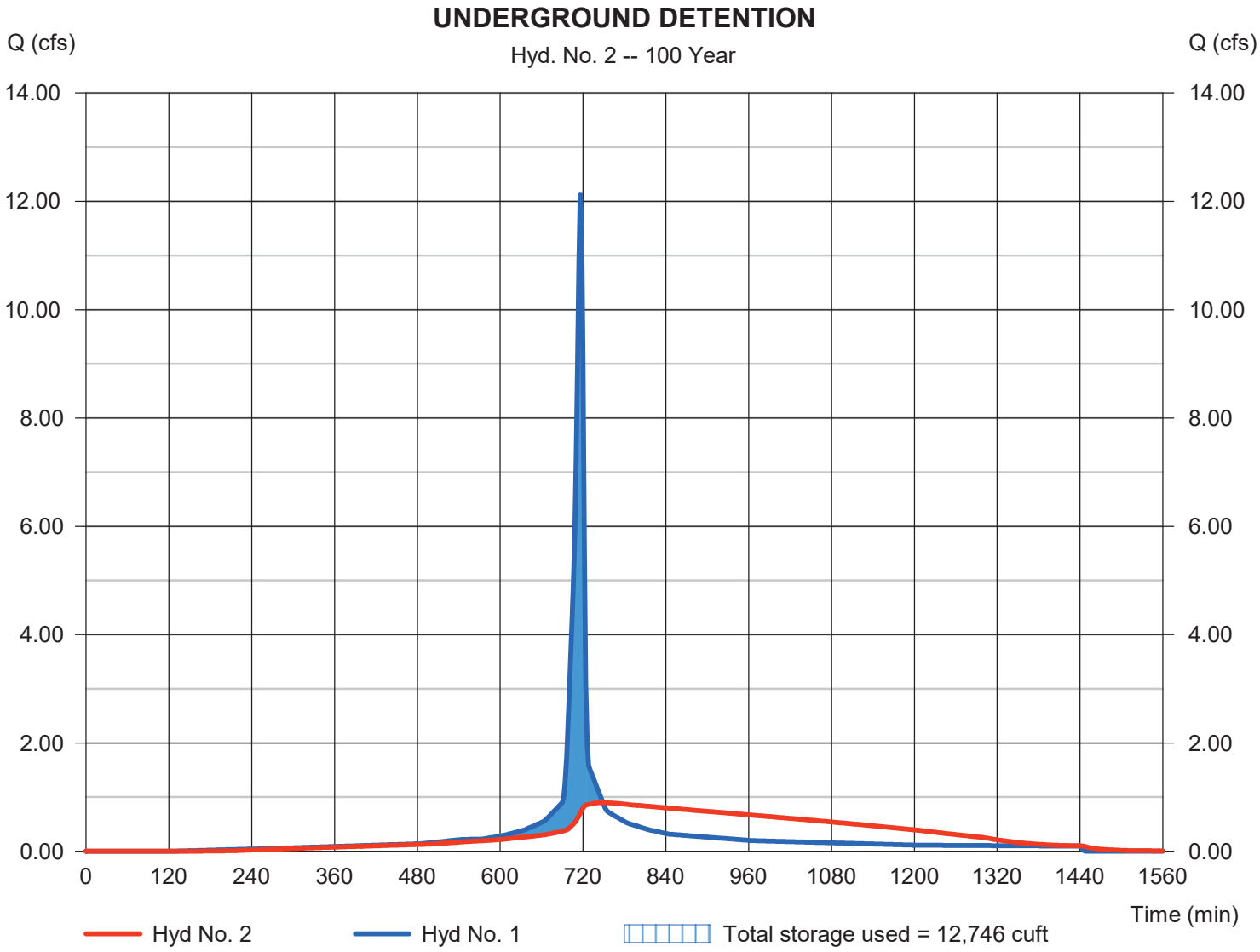
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 Friday, 12 / 26 / 2025

Hyd. No. 2

UNDERGROUND DETENTION

Hydrograph type	=	Reservoir	Peak discharge	=	0.898 cfs
Storm frequency	=	100 yrs	Time to peak	=	748 min
Time interval	=	2 min	Hyd. volume	=	27,482 cuft
Inflow hyd. No.	=	1 - TDH	Max. Elevation	=	791.17 ft
Reservoir name	=	UNDERGROUND DETENTION	Max. Storage	=	12,746 cuft

Storage Indication method used.



ATTACHMENT B:

STORMWATER QUALITY AND QUANTITY OVERVIEW

Stormwater Calculations for Trades District Hotel

Stormwater Quality

Green Roof:

Basis of design

RoofBlue RETAIN Stormwater Retention System with LiveRoof Standard Modules containing 1.35 gallons/square foot of storage

Calculations

7,397 sf of Green Roof

Storage Capacity =7,397 sf * 1.35 gal/sf = 9,986 gal = 1,335 cf storage

Percent Impervious = 1 ac / 1.35 ac = 74%

WQv for the site = (1 inch x (0.005 + 0.009 x 74) x 1.35 ac x 43,560 sf/ac) / 12 = 3,288 cf

50% must be treated by Green Infrastructure (GI) = 3,288 cf x 0.5 = 1,644 cf

1,644 cf - 1,335 cf = 309 cf short of GI with Green Roof

Remaining GI treated by rain garden = 255 sf x 1.25 ft = 318.75 cf storage

Total GI Volume = 1,335 cf + 318.75 = 1,653.75 > 1,644 cf req'd

Remaining treatment volume = 3,288 cf - 1,653.75 cf = 1,634.25 cf to be treated on site by mechanical treatment device (Contech CDS2020-5 with a treatment flow rate of 1.114 cfs and bypass flow rate of 12.15 cfs per running a 1-inch storm over remaining treatment area)

Stormwater Quantity

Basis of design

Contech Corrugated Metal Pipe (CMP)
7 ft diameter, 72 ft row length, 4 rows, 2 ft header stub length, 37 ft header length = 333 ft
3 5/8 inch orifice at invert of system

Calculations

Allowed rates of 0.5 cfs/ac for 10-yr and 0.9 cfs/ac for 100-yr
0.5 cfs/ac x 1.35 ac = 0.675 cfs, 0.9 cfs/ac x 1.35 ac = 1.215 cfs

Performed within the Hydraflow Hydrographs extension for Autodesk Civil 3D with the paramters described above

Q10 = 0.670 cfs, Q100 = 0.898 cfs

ATTACHMENT C:

MECHANICAL TREATMENT CALCULATIONS

Watershed Model Schematic

Legend

Hyd.	Origin	Description
1	SCS Runoff	CDS

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	------	1.114	-------	-------	-------	-------	-------	-------	-------	CDS

Hydrograph Report

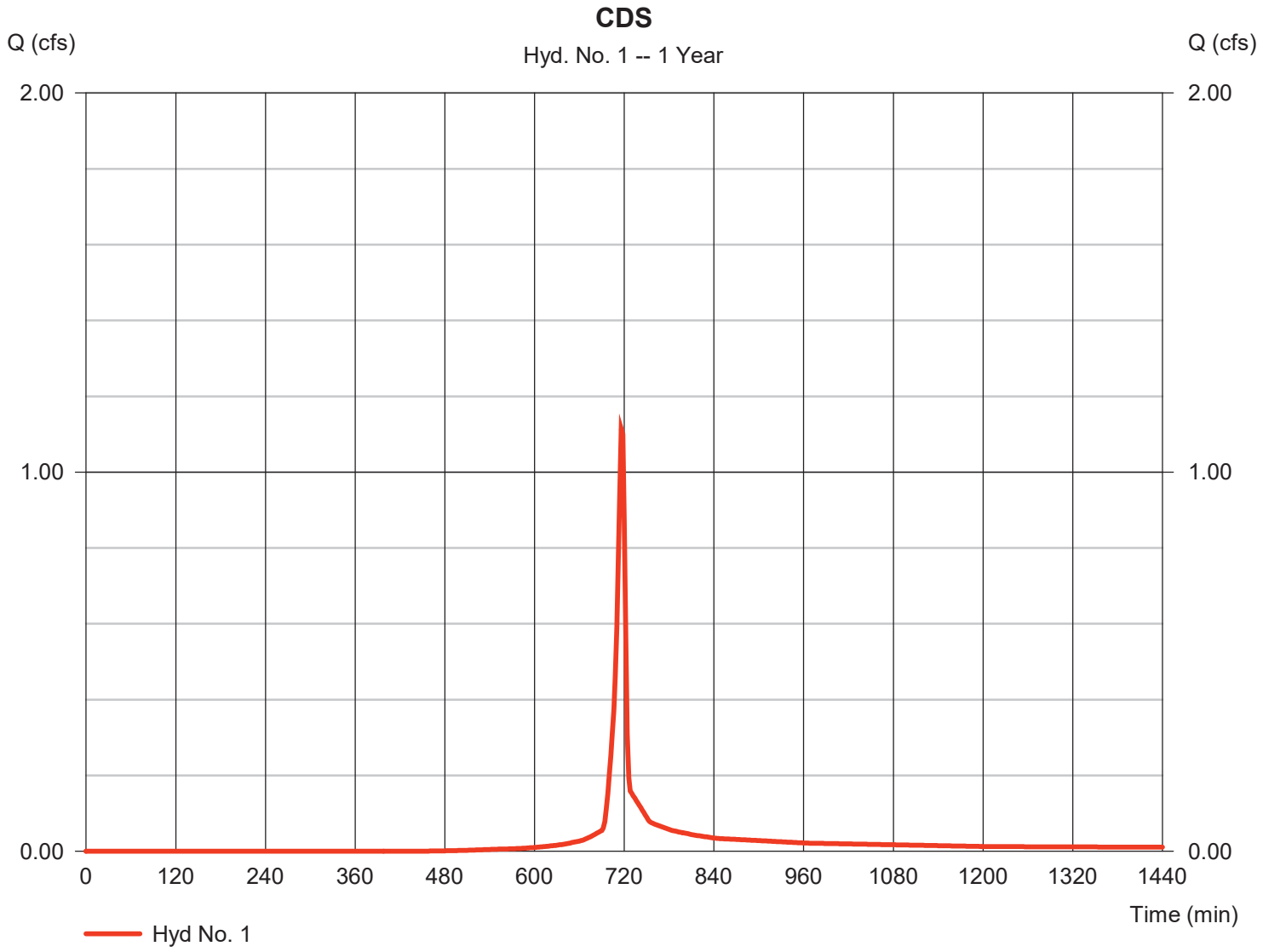
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 Friday, 12 / 26 / 2025

Hyd. No. 1

CDS

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.114 cfs
Storm frequency	=	1 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	2,262 cuft
Drainage area	=	1.180 ac	Curve number	=	95*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	1.00 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.180 x 80) + (1.000 x 98)] / 1.180



ATTACHMENT D:

USDA CUSTOM SOIL RESOURCE REPORT

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Monroe County, Indiana

Trades District Hotel

December 26, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:721 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 35 70 140 210

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Monroe County, Indiana
Survey Area Data: Version 32, Sep 3, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 15, 2022—Jun 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ua	Udorthents, loamy	1.6	100.0%
Totals for Area of Interest		**1.6**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Monroe County, Indiana

Ua—Udorthents, loamy

Map Unit Setting

National map unit symbol: kz9d
Elevation: 340 to 1,020 feet
Mean annual precipitation: 40 to 46 inches
Mean annual air temperature: 52 to 57 degrees F
Frost-free period: 170 to 200 days
Farmland classification: Not prime farmland

Map Unit Composition

Udorthents, loamy and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents, Loamy

Properties and qualities

Depth to restrictive feature: More than 80 inches
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydric soil rating: Unranked

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Kenton Pardue <kpardue@brcjcivil.com>

Bloomington Trades District Hotel - Planning Commission Plumbing Items

Amber Watkins <awatkins@ratiodesign.com> Mon, Dec 22, 2025 at 12:16 PM
To: William Riggert <wriggert@brcjcivil.com>
Cc: Kenton Pardue <kpardue@brcjcivil.com>, Dustin Eggink <DEggink@ratiodesign.com>, Cody Bornsheuer <CBornsheuer@ratiodesign.com>, "Erin C. Sánchez" <esanchez@ratiodesign.com>, Drew Gingrich <dgingrich@ratiodesign.com>, Jon Hutslar <JHutslar@ratiodesign.com>, Jessica Suttle <jsuttle@ratiodesign.com>

Hi Bill,

See below for the preliminary plumbing calcs and attached cutsheet provided by IMEG for you to include in your 12/29 submission. I'm not sure if there's a specific formatting required for the submission, so let me know if this will suffice.

Let me know if you have any questions,

AMBER WATKINS
ASSOC. AIA
ARCHITECTURE
Pronouns: She / Her / Hers

312 763 7046 DIRECT

RATIO

We look different. Explore our new website.

From: Dan Maloney <Daniel.R.Maloney@imegcorp.com>
Sent: Saturday, December 20, 2025 7:15 AM
To: Drew Gingrich <dgingrich@ratiodesign.com>; Dustin Eggink <DEggink@ratiodesign.com>; Jessica Suttle <jsuttle@ratiodesign.com>; Amber Watkins <awatkins@ratiodesign.com>; Erin C. Sánchez <esanchez@ratiodesign.com>; Cody Bornsheuer <CBornsheuer@ratiodesign.com>; Jon Hutslar <JHutslar@ratiodesign.com>
Cc: Bob Winter <Robert.A.Winter@imegcorp.com>; John R. Panek <John.R.Panek@imegcorp.com>; Dan Maloney <Daniel.R.Maloney@imegcorp.com>
Subject: RE: Bloomington Trades District Hotel - Planning Commission Plumbing Items

Ratio team,

Here’s an overview of the preliminary plumbing calculations based on this. Also see the grease interceptor cutsheet requested. Let us know if questions.

Fire Water
500 GPM load. 6” water service
This acknowledges the building is not high-rise per Indiana Building Code and will have manual standpipe system.
IMEG assumes a fire pump is needed but a hydrant flow test is required to confirm this. Please provide when available.

Domestic Water
250 GPM peak load. 4” water service
This includes approximate 10% safety factor calculated fixtures in the attached.
Assumes a single bathroom group for each guestroom with sinks in extended stay rooms and suites.
IMEG assumes a booster pump is needed but a hydrant flow test is required to confirm this. Please provide when available.

*If fire/domestic is a single combined service it shall be 8”.

Sanitary Sewer
1400 DFU load. 8” sanitary service
This includes approximately 10% safety factor from calculated fixtures in the attached, including kitchen loads.
Grease Interceptor – See attached for assumed interceptor to serve ground and top floor commercial kitchens.

Storm Sewer
Approximately 55,000 SF of roof load acknowledging vertical wall areas. 15” single service or (3) 10” services. IMEG anticipates (3) 10” services will be needed due to building footprint.

Dan Maloney
IMEG | Principal / Senior Mechanical Engineer 3

IMEG

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From: Drew Gingrich <dgingrich@ratiodesign.com>
Sent: Wednesday, December 17, 2025 8:56 AM
To: Dan Maloney <Daniel.R.Maloney@imegcorp.com>; Dustin Eggink <DEggink@ratiodesign.com>; Bob Winter <Robert.A.Winter@imegcorp.com>; Jessica Suttle <jsuttle@ratiodesign.com>; John R. Panek <John.R.Panek@imegcorp.com>; Amber Watkins <awatkins@ratiodesign.com>; Erin C. Sánchez <esanchez@ratiodesign.com>; Cody Bornsheuer <CBornsheuer@ratiodesign.com>; Jon Hutslar <JHutslar@ratiodesign.com>
Subject: RE: Bloomington Trades District Hotel - Planning Commission Plumbing Items

Morning Dan,

Attached is our most current layout and some assumptions we've made.

Please let me know if you have any questions.

Best,

DREW GINGRICH

AIA

ARCHITECTURE

Pronouns: He / Him / His

312 763 7038 DIRECT

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Bloomington Trades District Hotel 1500 gal grease interceptor.pdf
4916K

BLOOMINGTON

Jamie Kreindler <jamie.kreindler@bloomington.in.gov>

Trades District Hotel | Neighborhood Meeting

William Riggert <wriggert@brcjcivil.com> Thu, Dec 18, 2025 at 3:33 PM
To: Jamie Kreindler <jamie.kreindler@bloomington.in.gov>
Cc: Eric Greulich <greulice@bloomington.in.gov>, Dustin Eggink <deggink@ratiodesign.com>, Kenton Pardue <kpardue@brcjcivil.com>, John Fernandez <john@dimensionmill.org>

Good afternoon Jamie,

We had a nice turnout. Wish you could have joined us.

Dustin Eggink of RATIO presented the site layout plan and each level floorplan. Then, he opened up to questions. John Fernandez of The Mill and I joined Dustin in providing answers. There were approximately 12-15 neighborhood attendees, and the meeting lasted approximately 30 minutes. Afterwards, guests were allowed to come up and view the poster boards and ask questions individually.

Kenton took notes and provided the following list of some of the questions that were asked:

Q: Where would people coming to the hotel park?
A: In the Trades District Parking Garage

Q: Is there an expected increase/surge in traffic?
A: There will be some increase in traffic expected, but it is more steady and not so much surge traffic.

Q: How would traffic get to the hotel from out of town?
A: It is expected that guests would come in on Walnut/College and cut over on 10th/11th.

Q: Will there be a pickup/drop off area?
A: There is a pickup/drop off area on the south along 10th near the lobby.

Q: Will there be trees/shade?
A: Street trees are planned to be preserved and added where needed. Interior plantings are also proposed.

Q: Will the hotel have a pool?
A: No, the Indiana weather is not conducive to installing a pool.

Q: How many rooms/accommodations are there?
A: There are about 170 keys (rooms) planned.

Q: How many people can the conference room hold?
A: The design capacity is 200 people, with the area being about 4,500 sf.

Q: How will the conference space interact with The Mill?
A: The conference space will be able to host larger events than The Mill currently does. The venues will work together to help attract conferences and boost the economy within the District.

Q: Will the restaurants, bars, etc. be accessible to the public?
A: Yes, the restaurant, coffee bar, and rooftop bar will all be accessible to the public and have designated elevators where applicable.

Q: Will the fitness center be accessible to the community?
A: Discussion is ongoing regarding providing access to the fitness center to the public via a membership.

Q: Will there be native landscaping?
A: Yes, the new landscaping will be native, complying with the current Unified Development Ordinance.

Q: Does the hotel meet the zoning for the District and "fit in"?
A: Yes, it complies with the zoning and the comprehensive plan for the District. Building styles will match that of the surrounding buildings.

Please let us know if you need any additional information.

Thank you,

Bill

William S. Riggert, PE | Principal
wriggert@brcjcivil.com

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[Quoted text hidden]

BLOOMINGTON PLAN COMMISSION **CASE #: ZO2025-12-0018**
STAFF REPORT – First Hearing **DATE: January 12, 2026**
Location: 723 W. 1st Street, 709 W. 1st Street, 607 W. 1st Street

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PETITIONER: Bloomington Redevelopment Commission
401 N. Morton Street, Suite 130, Bloomington, IN

CONSULTANT: Alli Thurmond (Range Co/Flintlock)
512 N. Mission Blvd, Fayetteville, AR

REQUEST: The petitioner is requesting to rezone approximately 6.3 acres to Planned Unit Development and a request for approval of a District Ordinance and Preliminary Plan.

BACKGROUND:

Area:	6.3 acres
Current Zoning:	R4 (Residential Urban Lot); and Residential Multifamily (RM) within the Transform Redevelopment Overlay (TRO) District.
Comprehensive Plan Designation:	Mixed Urban Residential/West 2nd Street- Former Bloomington Hospital Focus Area.
Existing Land Use:	Single family residences and vacant properties from Hospital
Proposed Land Use:	Multiple
Surrounding Uses:	North – Undeveloped (Former Hospital) West – Dwelling, Single-Family (detached) East – Office South – Dwelling, Single-Family (McDoel Historic District)

REPORT: The petition site is located at the southwest corner of W. 1st Street and S. Rogers Street and extends west approximately 1,000' along the south side of 1st Street. The property is currently zoned Residential Urban Lot (R4) and Residential Multifamily (RM). The eastern 2.4 acre portion of the site that is zoned Residential Multifamily (RM) is also within the Transform Redevelopment Overlay (TRO) District. Surrounding zoning and uses include- to the north undeveloped land within Hopewell zoned Mixed-Use Medium Scale (MM) and Mixed-Use Institutional (MI) and also within the Transform Redevelopment Overly (TRO); to the east offices zoned Mixed-Use Neighborhood Scale (MN); to the west single family residences zoned Residential Urban Lot (R4); and to the south single family residences zoned Residential Small Lot (R3) that are within the McDoel Gardens Historic District. There are no known regulated environmental features on the site.

The petition site consists of several properties within Blocks 8, 9, and 10 of Hopewell that contained buildings and uses associated with the former Bloomington Hospital and a convalescent building. The City purchased approximately 24 acres of properties previously owned by the Hospital as part of a redevelopment plan for this area. This area was identified in the 2018 Comprehensive Plan as a Focus Area (West 2nd Street- Former Bloomington Hospital Focus Area) and stated there was a need for a more detailed study of the area to guide the redevelopment. Several studies have been commissioned for the area including a study from the Urban Land Institute (ULI) in 2018 for recommendations in the redevelopment of the overall 24 acre area. The study evaluated possible overall massing and diversity of land uses within this area, as well as suggested that the City should engage a master developer to manage the redevelopment of the area.

An additional plan for the area was commissioned in 2021 that gave a more in-depth analysis of the area including suggested land uses, road layout, and overall massing of buildings. This study also included a traffic study analysis for the area. In 2022, the City brought forward an amendment to the zoning maps for the area as well as created an Overlay District called the Transform Redevelopment Overlay (TRO) that encompassed much of the 24 acres.

The Redevelopment Commission in conjunction with a consulting firm have designed a redevelopment plan for approximately 6.4 acres of the 24 acre Hopewell area. The proposed plan is coming forward as a Planned Unit Development to create a very compact neighborhood and would include a mix of residential uses as well as include provisions to allow for a portion of the property that is occupied by the former convalescent building for the possible reuse by the Bloomington Police Department.

In order to accomplish the density and diversity of housing that is desired and needed, the PUD involves several unique aspects including narrower street cross sections to maximize development potential, substantially reduced building setbacks, as well as allow the creation of lots that do not front on typical public streets. The proposal would also include greater allowances for Accessory Dwelling Units, , increased impervious surface coverage, fully ADA accessible dwelling units, affordable housing, and a housing catalog to simplify construction of new residences.

The petitioner is requesting to rezone the property to a Planned Unit Development which involves approval of a District Ordinance, as well as approval of a Preliminary Plan.

PETITION OVERVIEW: The preliminary plan shows the creation of approximately 52 lots and a possible 98 units, in addition to the lot with the convalescent building. The number of lots and units is very conceptual at this point. The PUD envisions the creation of lots within the development that can be developed with any of the land uses and building types allowed within the PUD. The proposed District Ordinance does not have any minimum lot width or minimum lot area standards and very minimal setback standards to allow the establishment of a wide diversity of possible lot types and configurations. In addition, the PUD is proposing to allow for the creation of lots that do not have frontage on a public street and would allow for lots to be created that have frontage on trails, parks, and public sidewalks.

The proposed phasing plan shows three overall phases that would initiate with adjusting existing lot lines to allow the creation of smaller individual lots along the west side of the site. The phasing plan at this time is unclear on when specific internal streets and infrastructure for the overall development will be installed. That detail will need to be clarified prior to the second hearing.

The petition involves the construction of several new roads within the development that have cross sections and proposed right-of-way widths that differ substantially from what is shown within the Transportation Plan. This particular element was one of the main reasons that a PUD was necessary. All internal streets will be public, but will have specific cross sections that differ from what is allowed in the Transportation Plan. Access to the site will come from existing public streets (Rogers Street to the east, 1st Street to the north, and Wylie Street to the south) that border this site, an existing section of Fairview Street that bisects through the site, an extension of Jackson Street through the east side of the site, and new streets shown within the development. The PUD proposes the creation of a new street type within the PUD that is identified as a ‘Lane’ that would have 20’ of right-of-way and function similar to an alley.

Pedestrian accommodations within the PUD are provided through a mix of internal sidewalks that connect to a central open space area and sidewalks along the proposed streets. The central open space area will be accessed from sidewalks that extend north to 1st Street, south to Wylie Street, east to Jackson Street, and west to the edge of the PUD. A bike lane is shown along the property frontage along Rogers Street and would extend an existing bike lane recently installed by the City. The proposed green space would also contain storm water infrastructure to meet water quality and storm water detention requirements. Additional storm water management infrastructure is expected within Block 8 within the proposed parking area on that lot. Language regarding the timing of that infrastructure is needed within the PUD to address when that will be installed since that lot and building will likely be developed separately from the housing components.

DISTRICT ORDINANCE: The District Ordinance sets the development and use requirements for the PUD. Those items that are not specifically discussed in the District Ordinance revert to the relevant UDO regulations per 20.02.040(c)(3) and 20.02.040(d)(3).

The Preliminary Plan and District Ordinance identifies two parcels within the PUD with specific development standards for each- Parcel A which will be developed with residential uses and Parcel B which contains the previous convalescent building.

Parcel A- The base zoning district will be Residential Urban Lot (R4) with the modifications outlined in the District Ordinance and summarized below:

- Setbacks: Proposed setbacks include a 0' front setback, side setbacks of 0' and 5' along the edges of the PUD, and a rear setback of 5' or 3' abutting an alley.

  The rear building setback language needs to be revised to reference a 'Lane' rather than an alley and all setbacks need to clarify that they are primary building setbacks. Accessory structure setbacks also need to be addressed if they are proposed to be modified. Language should also be included that no portions of a building may encroach into the right-of-way.

- Minimum Lot Width and Lot Area: There are no minimum lot area or lot width requirements proposed.
- Maximum Height: 50'
- Impervious Surface Coverage: No maximum.
- Lot Frontage: Lot Frontage requirements may be met by a street, alley, paved trail, common green space, or other right of way or access easement that provides continuous vehicular, pedestrian, and utility access, provided that all fire code and building code requirements are met.

  The reference to an alley must be revised to reference a 'Lane'. In addition, clarification is needed within the District Ordinance for lots with frontage on both a typical street and a 'Lane' in regards to which is considered a front and which is a rear in those situations and to allow a through lot, which would not be allowed within the UDO per Section 20.05.050(e)(1)(C).

- Architectural Design Standards: The proposed District Ordinance states that "Section 20.04.070(d)(3) H-K *Residential Design Standards* shall not apply within the PUD as long as the buildings are substantially similar to those shown in the final approved PUD Plan."

The Department feels that this language may be problematic and very subjective in terms of assessing if a building is "similar" to what is shown in the catalog and would prefer to remove that portion that says "as long as the buildings are substantially similar to those shown in the final approved PUD Plan". In addition, the language cited above needs to be revised to reference the designs shown with the "Preliminary Plan", not the final plan. Also, the language stating that "Modifications to buildings after initial building occupancy shall be required to be compliant with all prevailing architectural design standards at the time of modification" seems unnecessary and should be removed.

- Accessory Dwelling Unit Requirements: The proposed District Ordinance outlines several standards and modifications for Accessory Dwelling Units (ADU's), however the Department recommends that this section could be clarified to address what the specific restrictions are, rather than stating the sections of the current UDO that are not applicable. For instance, it would be preferred to state that neither an ADU or the primary structure shall be required to be owner occupied rather than stating a section of the UDO that does not apply, what the setbacks and maximum height are, and to state that *detached* ADU's have a maximum size of 840 square feet with no restriction on attached ADU's.
- Miscellaneous Provisions: The proposed changes regarding on-site parking referenced in 'On-Street Parking' and 'Vehicle Parking Location' would not be needed if language was included to state that there are no parking minimums required for any use. The language negating Transition Zone and Buffer Yard standards is not needed since this property borders properties zoned Residential Small Lot (R3) and no Transition Zone or Buffer Zone standards would apply.
- Permitted Uses: The District Ordinance needs to be amended to state that the uses "Dwelling, triplex"; "Dwelling, duplex"; and "Dwelling, multifamily" are permitted uses in the PUD since these are listed as conditional uses in the UDO for the R4 district and the intent with this PUD is to make those uses allowed by-right. And it should address if the Use Specific standards are applicable.

Parcel B- The base zoning district will be Mixed-Use Medium Scale (MM) with the Transform Redevelopment Overlay (TRO) standards and per the modifications outlined in the District Ordinance. The District Ordinance also states that- "….These standards and requirements shall apply only if the site is developed with a police, fire or rescue station. If it is developed in some other manner, standards of the MM district shall apply."

The sentence should be modified to state that "…….If it is developed in some other manner, standards of the MM district **and TRO district** shall apply".

The proposed modifications are summarized below-

- Setbacks: Proposed setbacks include a 0' front setback, side setbacks of 0' and 5' along the edges of the PUD, and a rear setback of 5' or 3' abutting an alley.

  The references to an alley need to be changed to reflect the proposed correct street typologies. This language also needs to clarify if these setbacks are for buildings or parking, or both. In addition, the MM district and TRO have a build-to-range, so the District Ordinance needs to address if there is a maximum setback and what percentage of a building needs to be within the build-to-range.

- Architectural Design Standards: The District Ordinance states that- "Non-conforming

existing site features surrounding the building shall be exempt from TRO requirements. New site features shall be compliant except as specifically noted."

The Department is unsure what this language is specifically intended to allow or not allow and further clarification is needed. The language regarding Buffer Yard standards can be eliminated since no buffer yard would be required since the property has proposed street frontage along all four property sides and buffer yards are not applicable to front yards. The District Ordinance also states that no landscaping shall be required for any portions of the site. This provision only applies if the use is that of a "Police, Fire, or Rescue Station". However, there is currently a large green space with landscaping along the south side of the property along Wylie Street that is also adjacent to residential units to the south, it is recommended that a landscaping component for that area could be appropriate.

The Department also recommends consideration be given to any fencing needs if the site is used as a "Police, Fire, or Rescue Station" and provisions be included within the District Ordinance.

- Parking: This is not addressed in the District Ordinance, however the TRO district limits the maximum number of parking spaces for any use other than Household Living Uses to 50% of what is otherwise allowed. The number of parking spaces shown appears to exceed what might be allowed and the Department suggests language addressing this specifically.

PUD Standards Common to Both Parcels

- Landscape: The District Ordinance lists two provisions- 1) Common landscape maintenance shall be provided by an HOA established prior to final plat; and 2) Existing trees intended to be retained shall comply with tree protection fencing per UDO 20.04.080(c).

  The Department has no comments regarding these provisions.

- On-Street Parking: The District Ordinance states- "On-street parking may be provided on all lanes, Fairview, and Jackson as parallel, angled, or 90 degree spaces loading off the drive lanes."

  The Engineering and Planning and Transportation Department have concerns with allowing on-street parking on the proposed 'Lanes' as these are proposed with only 18' of asphalt for drive lanes and allowing on-street parking on these areas would not be appropriate. Preferred language should be that on-street parking shall be as shown on the proposed cross sections.

- Street Standards: As mentioned, there are specific cross sections shown for each of the existing and proposed streets. These cross sections deviate from the Transportation Plan both in terms of the proposed amount of right-of-way to be dedicated and also in terms of the improvements shown within each cross section. Those will be discussed more thoroughly with the Preliminary Plan review within this report.

The District Ordinance proposes the following standards:

- Minimum Right-of-Way: per the Preliminary Plan.
- Sidewalk Minimum Width: 5' unless existing, in which case width shall match historic width and placement.; 8' when utilized as a multi-use path
  Tree Plot / Green Infrastructure Minimum Width: 5' unless existing, in which case width shall match historic width and placement.

Locations of multi-use paths within the development need to be indicated on the Preliminary Plan.

- Storm water Standards: Compliance required with all existing storm water standards.

  The Department recommends that the PUD should address the maintenance of storm water structures that are located in Common Areas and whether these are to be maintained by a Homeowner's Association or the City.

- Phasing: The subdivision will be completed in multiple phases over a period of several years, depending on market conditions and absorption of units.

  The Department recommends that this language needs to be clarified to specify when proposed infrastructure will be installed as each phase of the PUD develops. This will be essential as platting moves forward to determine what improvements are required with each phase.

- Utility Standards: Compliance required with all existing utility standards.

Environment: There are no known regulated environmental features on the properties within this PUD. The petitioner is proposing no changes to the UDO regulations related to environmental standards in this PUD. Since the PUD is completely silent on environmental regulations, per UDO 20.02.040(d)(3), the UDO regulations of the base zoning district are applied to development in the PUD.

Access and Connectivity: The petitioner is proposing no changes to the UDO regulations related to access and connectivity in this PUD, therefore the base zoning districts would apply throughout the PUD.

However, the Preliminary Plan for Block 8 shows a new drivecut on 1st Street that would not be allowed. If the PUD is completely silent on access and connectivity regulations, per UDO 20.02.040(d)(3), the UDO regulations are applied to development in the PUD. Some of the regulations that will be derived directly from the UDO include regulations related to driveways and access, pedestrian and bicycle circulation, and public transit. The Department recommends that the petitioner evaluate the access and drive needs of the PUD for any needed changes to the Access and Drive requirements of the District Ordinance.

Driveways and Access: The District Ordinance does not have any specific regulations regarding access and drives, however there are multiples lots that are shown as "through lots" with frontages on streets and proposed lanes. The PUD should address if those lots are allowed a drivecut on those adjacent frontages, or if access must come from the interior lanes. The District Ordinance should also address drivecuts, as mentioned above.

Pedestrian and Bicycle Circulation: Internal sidewalks are shown throughout the development connecting to the proposed interior open space and along proposed streets.

The Preliminary Plan needs to specify what the width will be of the interior sidewalks that are not included in the public street cross sections. The Department is still evaluating the appropriate widths for the interior sidewalks, especially since some of the proposed dwelling units will only be accessed from a sidewalk connection and a facility wider than 5' might be appropriate. If multi-use paths are proposed within the PUD, those need to be indicated on the Preliminary Plan.

Public Transit: Rogers Street is the only road along the PUD that is served by Bloomington Transit and they have not expressed an interest in a bus shelter along this frontage. If a future need is identified, that can be addressed with the final plans.

Lighting: The petitioner is proposing no changes to the UDO regulations related to lighting in this PUD. Since the PUD is completely silent on lighting regulations, per 20.02.040(d)(3), the base zoning district standards of the UDO are applied to development in the PUD.

However the Department encourages the incorporation of specific language for pedestrian scale lighting facilities within the PUD with conceptual locations shown on the Preliminary Plan.

Signs: The petitioner is proposing no changes to the UDO regulations related to signage allowances in this PUD. Since the PUD is completely silent on sign regulations, per 20.02.040(d)(3), the base zoning district standards of the UDO are applied to development in the PUD.

Subdivision Regulations: The PUD is proposing to allow lot frontage requirements for new lots to be met by the presence of a street, alley, paved trail, common green space, or other right of way or access easement that provides continuous vehicular, pedestrian, and utility access, provided that all fire code and building code requirements are met. In addition, there are no minimum lot size or minimum lot width requirements proposed within the residential portions of the PUD.

As mentioned, with the possibility of lots being created that only front on sidewalks, those lots may be desired to have sidewalk access that is wider than 5' to provide greater accessibility.

PRELIMINARY PLAN: Per 20.06.070(c)(3)(B), a Preliminary Plan is required with rezoning to Planned Unit Development and has been submitted.

Scaled Site Plan: The petitioner has submitted several conceptual and scaled site plans indicating proposed public improvements, proposed development areas, fire and sanitation access, accessibility, phasing, and green infrastructure.

Infrastructure Plan: The petitioner has included a plan for pedestrian and vehicular connections, which is shown on Pages #8-9 of the Preliminary Plan. Proposed infrastructure will include new internal roads and lanes, utility infrastructure, an extension of Jackson Street, and reconstruction of Fairview Street. Previous approvals to the north of this site platted 60' of right-of-way for Jackson Street that stubs to where a future extension was expected when this section of Hopewell was developed. The proposed alignment of Jackson Street on this Preliminary Plan aligns with the location of the right-of-way for Jackson Street to the north and where an intersection for this

connection was recently installed by the City as part of the 1st Street project. Likewise 74' of right-of-way for Fairview Street was platted to the north of this site with an intersection recently installed, the proposed location of Fairview Street on the Preliminary Plan aligns with that intersection as well.

Street Cross Sections: This PUD is proposing several modifications for the existing and proposed roads within and adjacent to this site to maximize the ability to provide housing within the PUD. These proposed cross sections contained in the Preliminary Plan deviate from the Transportation Plan both in terms of the proposed amount of right-of-way to be dedicated and also in terms of the improvements shown within each cross section.

The property has frontage on four existing streets- Rogers Street, 1st Street, Wylie Street, and Fairview Street. The project also would involve the construction of a new segment of Jackson Street. The Transportation Plan classifications and requirements for each are as follows-

- Rogers Street
    - Secondary Arterial
    - 84' right-of-way required
    - General Urban typology (bike lane is the recommended facility) (10'sidewalk/8' tree plot)
- 1st Street
    - Primary Collector
    - 60' right-of-way required
    - Neighborhood Residential/Neighborhood Greenway typology (6' sidewalk/5' tree plot)
- Fairview Street
    - Local street
    - 60' right-of-way required
    - Neighborhood Residential typology (6' sidewalk/5' tree plot)
- Wylie Street
    - Local street
    - 60' right-of-way required
    - Neighborhood Residential typology (6' sidewalk/5' tree plot)
- Jackson Street (to be constructed)
    - Local Street
    - 60' right-of-way required
    - Neighborhood Residential typology (6' sidewalk/5' tree plot)

The proposed cross sections for all of the existing and proposed roads are summarized below:

- Rogers Street
    - The Transportation Plan would require a total 84' of right-of-way (42' from centerline). There is currently approximately 20-25' of right-of-way from centerline. The proposed cross section within the PUD for Rogers Street shows a dedication of 41.25' from centerline for right-of-way.
        - The Department finds that approximately 30.5' of right-of-way is appropriate and would allow for the installation of the following along this property frontage- a 10' sidewalk, 5' tree plot, 6 inch curb, 5' bike lane, and a 10' vehicular travel lane. The cross section (and all remaining cross

sections) also needs to be modified to remove the labeling of "No Utility Zone" since we cannot prevent other utilities from locating within the right-of-way. The dedication of 30.5'of right-of-way from centerline would allow for appropriate right-of-way and infrastructure, and also not place the existing building in right-of-way.

- 1st Street
    - The Transportation Plan would require 60' of right-of-way and that currently exists, therefore no new right-of-way must be dedicated. In addition, the City recently completed a road improvement project for 1st Street along this frontage and installed all necessary improvements that include a 6' wide sidewalk and 5' tree plot with street trees along this frontage. No on-street parking was installed along the 1st Street corridor, including along this PUD frontage. No improvements along 1st Street are required.
- Jackson Street
    - The Transportation Plan would require a total of 60' of right-of-way. With this petition Jackson Street would be constructed through this site to connect to 1st Street to the north and Wylie Street to the south. The City's recent improvements to 1st Street constructed an intersection along 1st Street for Jackson Street to connect to and it is in place. In order to maximize housing potential, while also balancing appropriate infrastructure needs, the petitioner is proposing a 48' right-of-way that would include 5' sidewalks and 5' tree plots on both sides, 2- 10' travel lanes, and a 7' on-street parking lane on the east side.
        - The cross section needs to be modified to include a 1' inset for the sidewalk from the edges of the right-of-way.
- Wylie Street
    - The Transportation Plan would require a total of 60' of right-of-way. There is currently approximately 40' of right-of-way. The proposed cross section shows maintaining the existing right-of-way line with no additional dedication. There is currently an approximately 4.5' monolithic sidewalk along the north side of Wylie Street along this frontage. There is also on-street parking along the north side of Wylie Street along this property frontage which is proposed to remain. The proposed cross section also shows maintaining the current monolithic sidewalk.
        - An assessment of the current sidewalk shows that it is not in functional condition and must be replaced. There appears to be sufficient right-of-way to allow the installation of a 5' sidewalk along the entire PUD frontage.
        - There does not appear to be enough room for a compliant 5' tree plot with street trees within the current right-of-way, however future survey work with the primary plat will determine how much right-of-way is present and can allow for street trees to be installed. Final determination will be assessed with the primary plat.
- Fairview Street
    - The Transportation Plan would require a total of 60' of right-of-way. Fairview Street currently extends through the site and would be removed and reconstructed with this proposal. In order to maximize housing potential, while also balancing appropriate infrastructure needs, the petitioner is proposing a 48' right-of-way that would include 5' sidewalks and 5' tree plots on both sides, 2- 10' travel lanes, and a 7' on-street parking lane on the east side.
        - The cross section needs to be modified to include a 1' inset for the sidewalk from the edges of the right-of-way.

- Lanes
    - Within the development there is a new road type proposed identified as a 'Lane'. These are public streets with 20' of right-of-way and 18' of travel lanes. These would function to serve the rear of many of the units, but also serve as the only primary public road access points for some of the lots. There is a 1' "concrete ribbon" that is shown along the borders of the travel lanes that the Department is evaluating. Additional modifications to this cross section are likely before the second hearing.

Traffic Analysis: A traffic analysis was not determined to be needed with this PUD since a traffic study analysis was done with a previous study in 2021. The proposed number of units is not expected to trigger the installation of any additional traffic management signals or turning lanes. Internal stop signs will be placed as needed.

Description of Character: The petitioner includes a description of the concepts for this property in the petitioner's statement. The petitioner seeks to develop distinct developments that help address the community's need for housing, while providing affordable, owner occupied housing.

Phasing: The petitioner has proposed three overall phases for the development that align with each existing block. It is expected that the site will develop from west to east, starting with Block #10.

A detailed phasing plan is needed outlining what infrastructure will be installed with each phase. This is essential to determining what infrastructure must be included with each plat. The Department is continuing to evaluate the phasing needs of various city departments to help refine the phasing plan.

Environmental Plan: As noted earlier in the report, there are no known regulated environmental features on this property. The proposed District Ordinance does not propose any changes to the UDO regulations regarding environmental features, therefore the base zoning district standards of the UDO apply.

Architectural Character: The petitioner proposes a specific set of design plans for all of the buildings within the PUD. There will be a housing catalog that owners will choose from, which will include build-ready plans to submit for permitting. The proposed residences in the housing catalog will be reviewed ahead of time for compliance with City standards to decrease permit review times. The District Ordinance addresses some specific elements of the proposed standards for the residential buildings, however it would be beneficial to outline any specific aspects of the residences that are essential components, for instance- depth of porches, required diversity of exterior finishing materials, roof pitch, etc.

20.02.040(b) PUD Qualifying Standards:

A petition for rezoning into a Planned Unit Development (PUD) district shall only be considered if the petition meets the following criteria, as determined by the Planning and Transportation Director:

1. The proposed PUD zoning district includes a minimum of five acres of land;
2. The land included in the proposed PUD zoning district is not within the Mixed-Use Downtown (MD) zoning district;

3. Where residential dwelling units are proposed, a minimum of 15 percent of the total dwelling units must be permanently income-limited through a deed restriction to households earning less than 120 percent of the HUD AMI for Monroe County, Indiana and the development will be subject to the applicable standards established in Subsection 20.04.110(c): *Affordable Housing*, unless the City otherwise adjusts or releases this requirement.;
4. The proposed PUD could not be developed using conventional zoning districts or standards established in this UDO;
5. The land included in the proposed PUD is under single ownership or control. Single control of property under multiple ownership may be considered when the petition includes enforceable agreements, covenants, or commitments that run to the benefit of the City and that the City may require to be recorded if the PUD is approved; and
6. The proposed PUD zoning district embraces the following highly-valued design features:
    A. Protection of specific natural, environmental, or scenic resources or green spaces; and/or
    B. Retaining natural landforms throughout the development; and/or
    C. Low Impact Development design features throughout the development; and/or
    D. Solar orientation of building forms and other passive energy-efficient design strategies throughout the development.
7. The proposed PUD zoning district embraces several highly-valued design features, as determined by the Planning and Transportation Director, including but not limited to:
    A. No block perimeter greater than 1,400 feet in the development;
    B. Centralized gathering and recreation spaces of an appropriate size for the entire development, or designed to serve an area larger than the entire development;
    C. Internally and externally connected park, trail, and open space system;
    D. Community-level renewable energy production.

FINDING: The petitioner addresses the Qualifying Standards in the petitioner's statement. The UDO contains 13 general Qualifying Standards for rezoning to Planned Unit Development as listed above. Standard #1 and #2 cover location and size of the property and are met. Standard #3 is related to permanently-income limited dwelling units. Additional information will be submitted with the second hearing regarding this component, however the Redevelopment Commission has language regarding ensuring long-term affordability. Standard #4 is that the PUD could not be developed using traditional zoning districts and the processes in the UDO. In order to accomplish the density needed within this neighborhood, a narrower street design is required that is not possible through the Transportation Plan. The Planned Unit Development process is the only path available to propose specific road typologies. Standard #5 is verification that the land is under single ownership or control, and it is. Standards #6A-6B are related to protecting and retaining environmental and natural resources on the site which as stated previously are not present. Standards #6C-6D address low impact design features and solar orientation. The petition does not directly incorporate specific elements, however the high density compact urban form, maximum housing potential which reduces the need for additional density in undeveloped areas. Standard #7A allows no block length longer than 1,400 linear feet which has been met in the Preliminary Plan. Standard #7B outlines the need for a centralized gathering or recreation space for the development, and the petitioner has included that in their Preliminary Plan with a central gathering area that is connected by sidewalks that extend throughout the entire neighborhood and to all surrounding adjacent streets. In addition, Building Trades Park is located in close proximity to this site. Standard #7D is related to community-level energy production. The Department does not think that the community would best be served by focusing the use of this land on community-

level energy production.

COMPREHENSIVE PLAN: This property is designated as *Mixed Urban Residential*, and is located in the West 2nd Street- Former Bloomington Hospital Focus Area. The Comprehensive Plan notes the following about the *Mixed Urban Residential* area:

- The Mixed Urban Residential district refers to older neighborhoods that were developed using the traditional block and grid-like street patterns. Which has been utilized in the proposed Preliminary Plan with the use of streets and lanes. The district is composed of both single-family residences and larger 2-4 story apartment buildings with densities ranging from 2 units per acre to 30 units per acre.
- Architectural styles largely consist of cottages and bungalows of less than two stories that were mostly built prior to the 1950s. Many structures are architecturally and historically distinctive, drawing upon their respective era's influence in design, scale, and use of materials. The proposed house catalog incorporates many historically appropriate design features and styles that are reflective of houses of the surrounding era.
- This area is essentially built out. However the location of the former Hospital use provides an opportunity for a larger scale planned development. This PUD would further that goal through a unified design for this area.
- The area is adequately served by existing utilities and those will be extended through this site.
- Create neighborhood focal points, gateways, and centers. This has been accomplished within the center portion of the site that is linked through a surrounding greenways system and sidewalks. The area also included several amenity buildings for use by the residents.
- Ensure that appropriate linkages to neighborhood destinations are provided. This has been incorporated through the series of internal grid-like streets and lanes. Sidewalks will be provide throughout the development and along all of the street frontage to incorporate a high degree of pedestrian facilities and connections throughout the PUD.
- Large developments should develop a traditional street grid with short blocks to reduce the need for circuitous trips.
- Support incentive programs that increase owner occupancy and affordability (including approaches promoting both permanent affordability and home ownership for all income levels).

20.06.070(c)(3)(D)(i)(1) PUD District Ordinance and Preliminary Plan review criteria:

The Plan Commission shall review the rezoning to a Planned Unit Development (PUD) petition and shall forward its recommendation to the Common Council in accordance with Section 20.06.040(g) (Review and Decision) based on the general approval criteria in Section 20.06.040(d)(6) and the specific approval criteria in Section 20.06.070(c)(4).

20.06.040(d)(6)(B) General Compliance Criteria

i. Compliance with this UDO
ii. Compliance with Other Applicable Regulations
iii. Compliance with Utility, Service, and Improvement Standards
iv. Compliance with Prior Approvals

PROPOSED FINDING: The PUD meets the Qualifying Standards prescribed in the UDO and as outlined above. Additional findings for the General Compliance Criteria will be presented at the second hearing.

20.06.040(d)(6)(D) Additional Criteria Applicable to Primary Plats and Zoning Map Amendments (Including PUDs)

i. Consistency with Comprehensive Plan and Other Applicable Plans

The proposed use and development shall be consistent with and shall not interfere with the achievement of the goals and objectives of the Comprehensive Plan and any other adopted plans and policies.

ii. Consistent with Intergovernmental Agreements

The proposed use and development shall be consistent with any adopted intergovernmental agreements and shall comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this UDO.

iii. Minimization or Mitigation of Adverse Impacts

1. The proposed use and development shall be designed to minimize negative environmental impacts and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.
2. The proposed use and development shall not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.
3. The proposed use and development shall not result in significant adverse fiscal impacts on the city.
4. The petitioner shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the pre-submittal neighborhood meeting for the specific proposal, if such a meeting is required.

iv. Adequacy of Road Systems

1. Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed use and development shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.
2. The proposed use and development shall neither cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

v. Provides Adequate Public Services and Facilities

Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, streets, potable water, sewer, stormwater management structures, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

vi. Rational Phasing Plan

If the petition involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date and shall not depend upon subsequent phases for those

improvements.

PROPOSED FINDING: Findings will be presented at the second hearing

20.06.070(c)(4) Approval Criteria for Rezoning to a Planned District (PUD)

The Plan Commission and Common Council shall only approve a petition for rezoning to a PUD district if they determine that the petition:

(A) Is consistent with the purpose of this UDO and the purpose of Section 20.02.040 (Planned Unit Development (PUD) District); and

(B) The petitioner has demonstrated that the proposed rezoning is compatible with surrounding development or can be made compatible with surrounding development through commitments or conditions; and

(C) Any portion of the PUD zoning district to be occupied by multifamily, mixed-use, or industrial development shall provide a greater level of internal connectivity and connectivity to surrounding developments than would be required by this UDO if the project were not being developed in a PUD zoning district; and

(D) Each multifamily, mixed-use, or nonresidential principal structure in the PUD zoning district shall provide a greater level of design quality than would be required by this UDO if the project were not being developed in a PUD zoning district; and

(E) At least one of the following criteria are met;

i. The proposed PUD zoning district will include construction of a substantial open space, recreational, entertainment, or cultural amenity that will be open to and usable by the general public, and that would not otherwise be required by this UDO. Reconfiguration of open space required by this UDO does not satisfy these criteria;

ii. The proposed PUD zoning district will protect a significant ecological, natural, historical, architectural, or archeological resource that was not already protected from development by this UDO or by state or federal law. Avoidance of designated floodplains or wetland areas, or the provision of additional buffers around such areas, does not satisfy these criteria; or

iii. The proposed PUD zoning district provides affordable housing beyond the amounts that the petitioner would have been required to provide in order to earn a Tier 1 or Tier 2 affordable housing incentive under Section 20.04.110(c)(5) by either:

1. Income-restricting at least 10 percent more of the dwelling units at or below the income levels required to earn a Tier 1 or Tier 2 incentive, or

2. Income restricting the same number of dwelling units required to earn a Tier 1 or Tier 2 affordable housing incentive, but limiting incomes to at least 10 percent lower AMI level than would have been required to earn a Tier 1 or Tier 2 incentive under Section 20.04.110(c)(5).

PROPOSED FINDING: Findings will be presented at the second hearing.

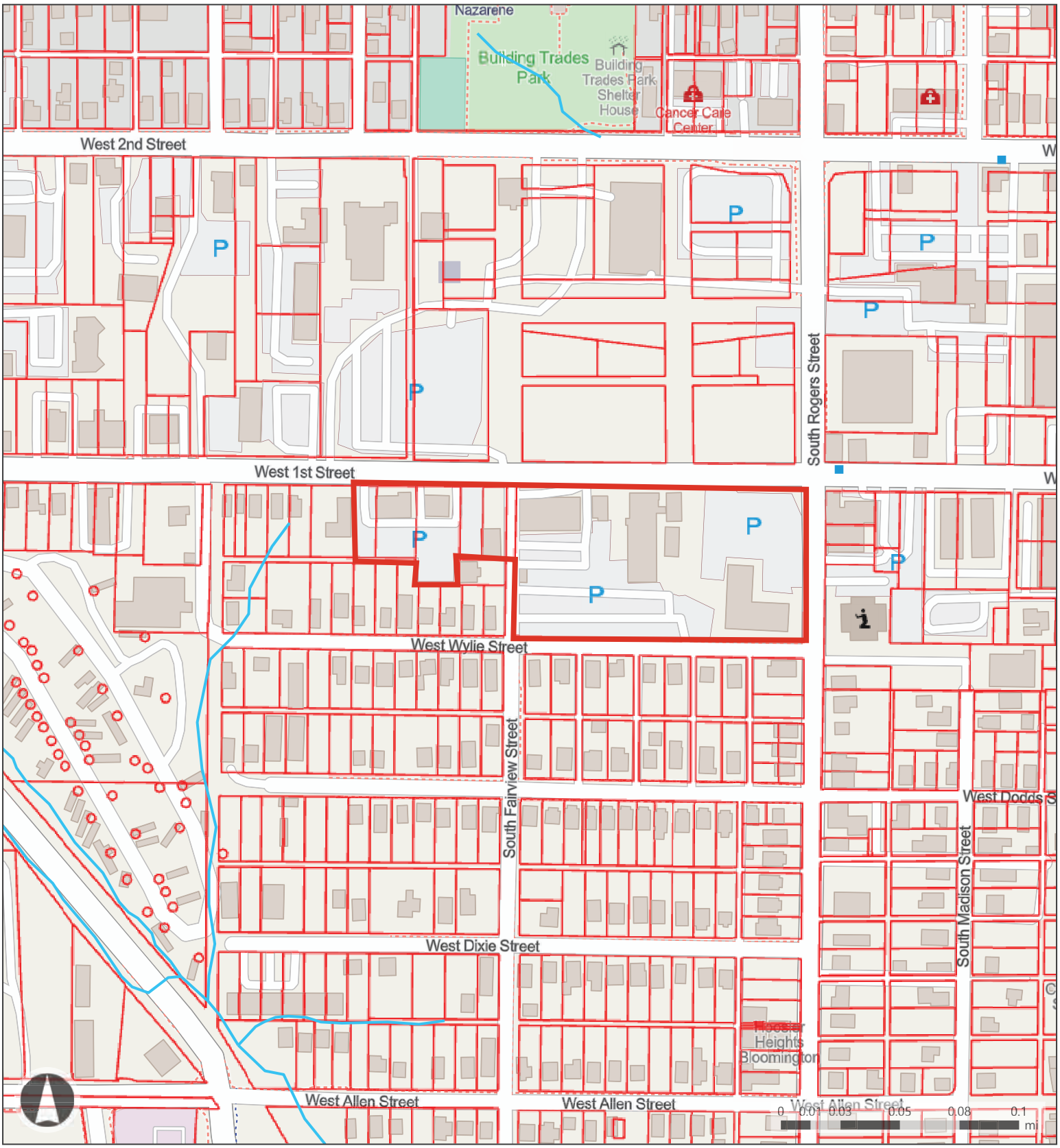
CONCLUSION: The Department is seeking guidance on several aspects of this petition that are

highlighted throughout the report. In general, the Department is very supportive of this petition and with the refinements to the District Ordinance and Preliminary Plan as outlined, look forward to evaluating many of the unique characteristics of this PUD for possible inclusion within the UDO.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission forwards this petition to the required second hearing.

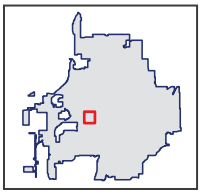
City of Bloomington

Planning and Transportation Department



Map Legend

- StreamRiver
- Parcels
- Bloomington Municipal Boundary



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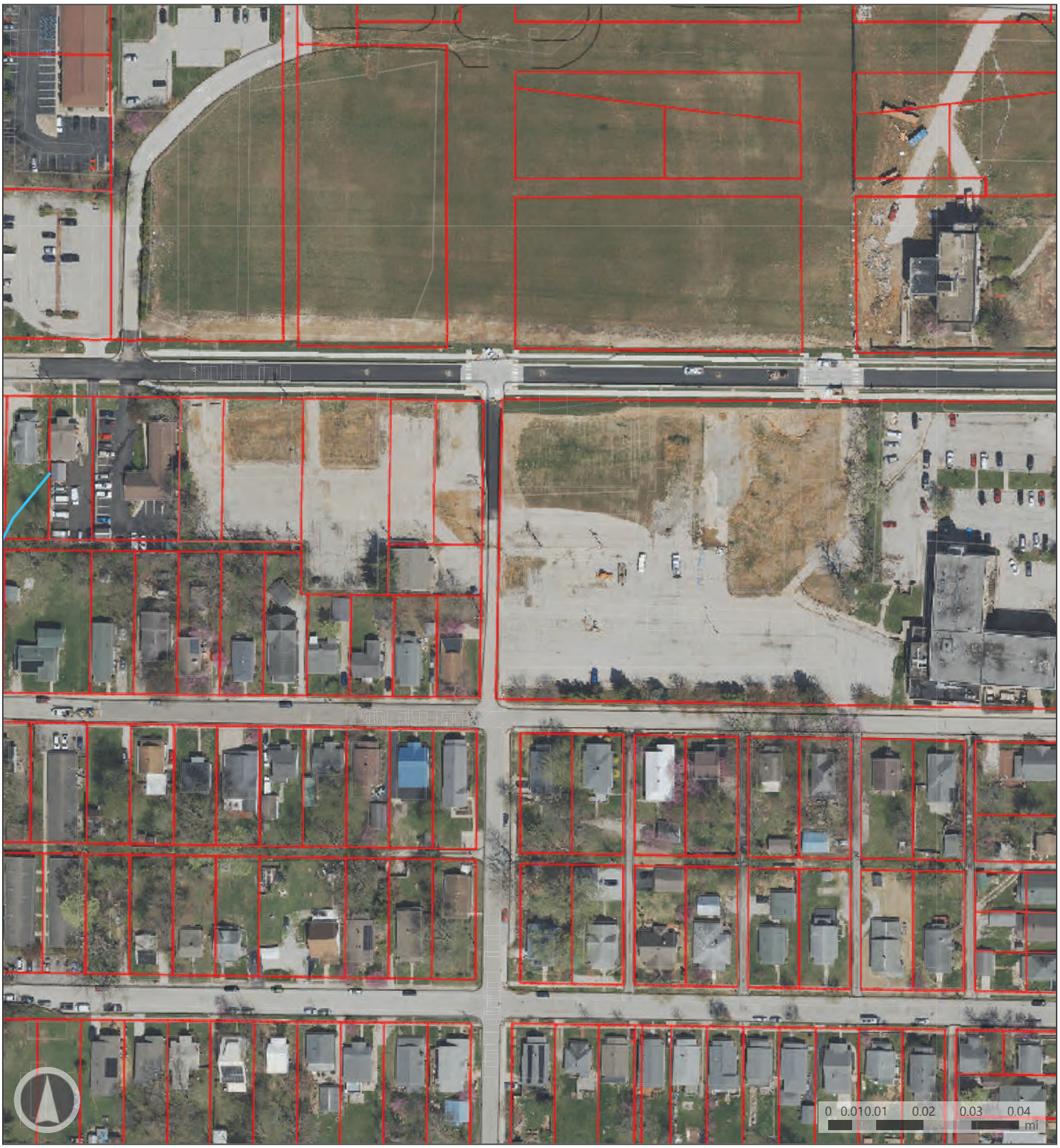
City of Bloomington

Planning and Transportation Department



Map Legend

- StreamRiver
- Parcels
- Pavement
- Alley
- Lane
- Hidden Pavement; Hidden Alley
- OtherPavement
- Bloomington Municipal Boundary

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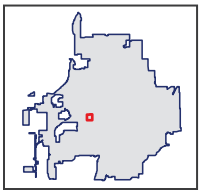
- Red: Band_1
- Green: Band_2



Created: 11/23/2025 *Map By:*

flintlocklab
LANDSCAPE · ARCHITECTURE · BUILDING

December 19, 2025 *Revision 2*

Eric Greulich
Senior Zoning Planning
City of Bloomington
401 N Morton Street
Bloomington, IN 47404

Re: Bloomington South PUD
Petitioner's Statement and Preliminary Plan

Dear Mr. Greulich,

On behalf of our client, the City of Bloomington Redevelopment Commission, we respectfully request placement on the Plan Commission agenda for consideration of a rezoning petition to establish the Hopewell South Planned Unit Development (PUD). Details of this request are provided in the attached petitioner's statement and illustrated in the accompanying materials. We would also like to request PUD final plan approval be delegated to staff. We request secondary plat approvals also be delegated to staff.

The Hopewell South PUD is the latest phase in the multi-year project to advance the redevelopment of the former IU Health Bloomington Hospital site. This project is envisioned as a pilot for housing innovation, aligning with the City's long-term goals for attainable homeownership, neighborhood-scale development, and sustainable urban design.

Project Overview

This Planned Unit Development (PUD) application proposes the subdivision and redevelopment of Hopewell Blocks 8, 9, and 10: the approximately 6.3 acres located within the southern portion of the former IU Health Bloomington Hospital site. The site is bounded by West 1st Street to the north, West Wylie Street to the south, and South Rogers Street to the east. Fairview Street runs through the middle of the parcels as an existing 16' wide right of way while Jackson Street has been vacated but is proposed to be reintroduced.

The property is owned by the Bloomington Redevelopment Commission and consists of two parcels: Blocks 8 and 9 as designated in the Hopewell Master Plan are on parcel 53-08-05-100-014.000-009 bounded by current active city rights of way (1st St, Rogers, Wylie St, and Fairview St). Block 10 is the northwest quarter of the city block bounded by 1st St, Fairview St, Wylie St, and Euclid Ave). Block 10 is made up of five existing parcels 53-08-05-100-028.000-009, 53-08-05-100-028.000-009, 53-08-05-100-028.000-009, 53-08-05-402-115.000-009, and 53-08-05-402-115.000-009.

Blocks 9 and 10, located west of Jackson Street, are currently zoned R4 (Residential Urban), while Block 8, east of Jackson Street, retains a base zoning of RM (Residential Multifamily) but is regulated under the Transform Redevelopment Overlay (TRO) standards that also apply to

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the adjacent Hopewell East and West districts. After careful consideration, the City of Bloomington Planning Department and the Bloomington Redevelopment Commission determined that establishing a Planned Unit Development (PUD) for Hopewell South will provide the most appropriate mechanism to test zoning and subdivision reforms that may ultimately inform future updates to the Unified Development Ordinance (UDO).

This PUD framework allows the City to evaluate, in a controlled and measurable way, how calibrated adjustments to dimensional standards, lot configurations, and frontage definitions can improve housing attainability and neighborhood livability. By implementing these reforms within a defined, city-owned redevelopment area, Bloomington can observe their direct effects on construction cost, housing variety, and overall neighborhood character before considering broader adoption citywide. The Hopewell South PUD therefore establishes a regulatory structure that preserves the flexibility and design intentionality characteristic of the TRO while tailoring it to the smaller scale, residentially focused context of Hopewell South.

The Hopewell South Planned Unit Development (PUD) is designed not only to guide the redevelopment of these blocks but also to serve as a prototype for attainable urban housing in Bloomington. The PUD seeks to demonstrate how smaller lots, context-based frontage, and simplified subdivision processes can expand homeownership opportunities without compromising neighborhood form or environmental performance. In doing so, it advances the City's broader objectives of fostering compact, connected, and inclusive neighborhoods as outlined in the Comprehensive Plan and the Hopewell Master Redevelopment Strategy.

All buildings constructed on Parcel A are included in the attached Housing Catalog, which is calibrated for wider roll out city-wide. This base catalog, and potentially additional plans, can be provided at low or no cost to residents city-wide to encourage the adoption of desirable small scale housing. Because the buildings are provided with full construction-ready plans and details within the provided Catalog, additional architectural design standards are not needed to ensure compatibility and quality. The City has selected only plans they deem to be compatible and high quality. Modifications or building replacement in the future are subject to typical architectural design standards within the UDO.

Purpose and Intent

The purpose of the Hopewell South PUD is to establish a regulatory framework that supports small-lot, diverse housing options oriented towards local residents, including young professionals, local workforce households, and long-term neighborhood residents seeking to downsize while remaining in their community. The proposed standards are designed to produce attainable, ownership-oriented homes at a variety of price points, including starter homes, by allowing modest adjustments to the dimensional, access, and subdivision standards of the R4 district and TRO.

The Hopewell South project seeks to re-establish the historic street and block grid that once defined this area of Bloomington and to implement a fine-grained residential pattern that reflects the city's traditional neighborhood fabric and promotes safe, walkable, and sustainable neighborhoods for Bloomington residents to thrive.

Block 8 is planned for renovation for a public safety or non-residential use. Incorporating this parcel within the PUD boundary ensures coordinated infrastructure planning, stormwater management, and street layout across the entire redevelopment area.

Project Goals

The primary objectives of this PUD are to:

1. Subdivide the former Bloomington Hospital site into sellable residential lots, allowing attainably priced new housing to be constructed by a range of local builders and development partners.
2. Retain or redevelop 714 S. Rogers Street (Block 8) for public safety or non-residential use.
3. Re-establish a connected network of streets and alleys consistent with Bloomington's traditional grid, improving walkability and neighborhood integration.
4. Create utility and stormwater infrastructure to serve future development and ensure long-term maintenance by the City of Bloomington.
5. Implement design and dimensional standards that enable context-sensitive infill, smaller lots, and attainable homeownership opportunities.

Public Purpose and Alignment

This PUD is conceived as a pilot project aligned with the City's adopted goals of increasing attainable housing supply, supporting compact urban form, and reducing infrastructure and environmental impacts through infill development. The Hopewell South PUD also supports the broader objectives of the Comprehensive Plan, the Hopewell Redevelopment Master Plan, and the City's Housing Study, by creating a replicable framework for small-scale, community-focused development.

Summary

In summary, this Planned Unit Development provides a coordinated approach to subdivision, infrastructure, and housing delivery for Hopewell South. It will enable the redevelopment of a key portion of the former hospital site in a manner that balances neighborhood character, public investment, and housing attainability. We respectfully submit this PUD application for review and consideration by the Plan Commission and Common Council, in accordance with the procedures set forth in the Unified Development Ordinance (UDO) Sections 20.06.070 and 20.09.160.

Sincerely,

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Petitioner's Statement

Hopewell South Planned Unit Development (PUD)
Blocks 8, 9, and 10 (714 S. Rogers Street and Adjacent Parcels), Bloomington, Indiana
Submitted to: City of Bloomington Planning & Transportation Department
Submitted by: FlintlockLAB
Date: November 18, 2025

---

1. Purpose of the Planned Unit Development

(Per UDO §20.02.040(a) and §20.06.070(c)(2)(A))

The purpose of the Hopewell South Planned Unit Development (PUD) is to implement a coordinated plan for redevelopment of approximately 6.3 acres of the former IU Health Bloomington Hospital site, bounded by W. 1st Street, Wylie Street, and S. Rogers Street, to create a connected, mixed residential neighborhood that supports attainable homeownership for Bloomington residents.

The PUD is designed as a pilot project to test zoning and subdivision reforms that, if successful, may later inform citywide UDO amendments. By restoring the historic street grid, introducing small-lot housing types, and allowing alley and trail frontages, the PUD fosters a more walkable, fine-grained, and human-scaled urban pattern than what current standards permit under the base R4: Residential Urban district.

The project also includes Block 8, identified for use for public safety or non-residential use. Its inclusion ensures coordinated infrastructure, access, and stormwater planning across the full redevelopment area.

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2. Qualifying Standards and Eligibility

(UDO §20.02.040(b))

The proposed Hopewell South PUD meets all required qualifying standards as follows:

(1) Minimum Area:
The PUD includes more than five acres (around 6.3 acres), combining Hopewell South Blocks 8, 9, and 10 to meet the minimum threshold required under UDO §20.02.040(b)(1).

(2) Location:
The property lies outside the Mixed-Use Downtown (MD) zoning district, satisfying §20.02.040(b)(2).

(3) Affordable Housing Commitment:
Long term affordability protections are critical, as this style of development (Traditional Neighborhood Development, or TNDs) in other communities tends to sell for far higher price

per square foot than more conventional suburban style housing in adjacent neighborhoods. Small, attainable priced homes are highly in demand and can often escalate in cost faster than median incomes.

The Hopewell South Development will be a Tier 1 Affordable Housing Development per UDO 20.04.110(C) Affordable Housing. At least 50 percent of total dwelling units within the PUD will be affordable to home buyers under 100% AMI, with at least 15 percent of total dwelling units within the PUD permanently income-limited to households earning less than 120% of Area Median Income (AMI)

(4) Need for PUD (Conventional Zoning Insufficient):
The Hopewell South site cannot be developed to achieve the City's housing goals under existing R4 standards due to dimensional restrictions, minimum lot area and width, and frontage requirements. An analysis of development under the current zoning regulations allowed for only 28 homes to be constructed, at price points unattainable to a Bloomington resident earning the area median income.

The proposed PUD is fully in line with the goals of R4 zoning, but calibrates specific requirements to achieve better built outcomes.

> *R4 PURPOSE: The R4 district is intended to accommodate residential uses on small urban scale lots that offer a diverse mix of housing opportunities consistent with the Comprehensive Plan and other adopted plans. Properties in the R4 district typically have access to many public services that are accessible to pedestrians, cyclists, and vehicles. This district may be used as a transition between small-lot residential development and urban-scale residential, commercial, and institutional development.*

The project's overall aim is to deliver attainable homeownership opportunities. The requested PUD will **reduce the average home price by more than 30% and provide 70% more total homes** than can be built by right under existing R4 zoning.

The homes allowed under the proposed PUD will range in price from $90,000 starter cottages up to $650,000 three bedroom family homes. The average home price in the neighborhood will be around **$270,000** compared to an average price of over **$425,000** under current code R4 constraints. Proposed changes will allow smaller, more efficient lots and flexible frontage and increase the total number of homes. Small, attainable one bedroom houses are highly in demand by Bloomington's large number of single-person households, yet the lot cost for a 4,000 SF lot cannot be supported by this small, desirable home.

The proposed changes both reduce the cost per home for land and infrastructure and also provides for a more economically sustainable neighborhood for the city. More compact lots with small homes provide a higher tax value per acre (more working residents per block) with the same cost to provide infrastructure maintenance. The higher number of homes also better supports the intended commercial and mixed use development in the surrounding Hopewell blocks.

The development as proposed provides a total of 90-100 homes, and almost 30% of them will meet Universal Design Standards, exceeding the minimum 20% threshold. About half of these Universal Design Standards Homes are fully ADA compliant, providing ample opportunities for ensuring homes for seniors and those with mobility limitations.

The PUD enables:

- Small lot homes for attainable fee simple home ownership;
- Reduced setbacks and coverage limits; and
- Legal recognition of alleys, trails, and parks as frontage.

These modifications are necessary to achieve the city's attainable housing objectives and to provide diverse ownership housing within walking distance of downtown.

(5) Ownership and Control:
The land is under unified control of the City of Bloomington Redevelopment Commission, meeting §20.02.040(b)(5). FlintlockLAB serves as the city's planning and design consultant and authorized petitioner.

(6) Highly-Valued Design Features:
The Hopewell South PUD embraces multiple features identified in §20.02.040(b)(6), including:

- **Protection of natural, environmental, and scenic resources and green spaces.**
  - The site is predominantly a vacant previously developed site with minimal tree canopy coverage.
  - By providing almost four times the number of homes allowed by the current zoning, this in-town parcel with access to services, amenities, and jobs can protect a significant amount of undeveloped agricultural and green spaces in more sensitive locations and the edge of town.
- **Retaining natural landforms throughout the development**
  - The site generally slopes from southeast to northwest. There are no karst features, springs, wetlands, or other environmental constraints on the property. The current landform will be retained with minimal mass grading.
- **Low Impact Development (LID) and green infrastructure stormwater systems**
  - Pedestrian oriented "green streets" collect, clean, and carry stormwater in planted green infrastructure systems to stormwater detention areas along Jackson Street.
- **Solar orientation of building forms and other passive energy efficient design strategies**

- All homes designed to be solar-ready.
- Small homes (480 SF – 2255 SF range, 1,000 SF on average) utilize fewer resources to build and require less energy to operate than typical suburban homes (average size 1800 – 2600 SF).
- Small homes in walkable and bikeable locations are naturally dramatically more energy efficient than large homes at the edge of town, which require significant transportation infrastructure to reach and significantly more daily car trips to accommodate daily needs.

- **No block greater than 1,400 feet in the development**
  - Small block perimeters with high pedestrian permeability, and a hierarchy of streets that prioritize pedestrian safety and multi-modal transportation.
  - An inner block grid of pedestrian-only green streets further calibrate the pattern of the development to multi-modal transportation.

- **Centralized gathering and recreation spaces of an appropriate size for the entire development, or designed to serve an area larger than the entire development**
  - The code changes directly legalize the creation of a central gathering and recreation space in car-free public green spaces. Internally and externally connected open space systems, including this central green corridor.
  - Additional public recreation and gathering space planned for the northeast corner of Jackson St and Wylie.

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3. Development Standards

The Hopewell South PUD modifies existing development standards to achieve the project's affordability and design goals.

PARCEL A Development Standards (Blocks 9 + 10)

Base Zoning R4

Minimum Lot Width: none

Minimum Lot Size: none

Setbacks:

Front	0'
Side	0' / 5' abutting the edges of the PUD
Rear	5' / 3' abutting an alley

Maximum Height: 50'

Impervious surface coverage: No maximum

Lot Frontage:

Lot Frontage requirements may be met by a street, alley, paved trail, common green space, or other right of way or access easement that provides continuous vehicular, pedestrian, and utility access, provided that all fire code and building code requirements are met.

UDO 20.04.020(D)2 *Lot and Space Requirements* shall not apply to the PUD area.

Where a lot has only non-street frontage, the frontage as described above shall be considered equivalent to street frontage for the purposes of development standards, permitting, and address assignment, except in instances where a lot has both alley and pedestrian frontages.

In such cases, the project shall designate a "Building Front" on the development plan. The designated building front shall comply with all applicable frontage requirements—including orientation, entry visibility, and porch requirements—regardless of the location of legal or vehicular access.

Building Front shall be assumed to be the primary pedestrian access for non-street frontage lots.

This provision supersedes any conflicting frontage or access provisions in the Unified Development Ordinance.

Architectural Design Standards:

UDO 20.04.070(3)H-K *Residential Design Standards* shall not apply within the PUD as long as the buildings are substantially similar to those shown in the final approved PUD Plan.

Modifications to buildings after initial building occupancy shall be required to be compliant with all prevailing architectural design standards at the time of modification.

Accessory Dwelling Unit Requirements:

Attached and Detached Accessory Dwelling Units shall not be subject square footage limitations; height limitations specific to ADUs; general limitations of to comply with UDO 20.03.030(5); setbacks; or number of ADUs per lot provided the ADUs are substantially similar to those shown in the approved final PUD plan.

Accessory Dwelling Units shall not be subject to any owner occupancy residency requirements.

UDO 20.03.030(5)E.i shall not apply, Accessory Dwelling Units shall be limited instead to a maximum of 840 conditioned square feet.

Accessory Dwelling Units shall be considered an allowed use within the PUD.

Miscellaneous Provisions:

Single Family Attached Access: only one entrance facing the street frontage is required. An individual dwelling unit shall be addressed on the street or alley that it faces. (Replacing UDO 20.03.030(b)2.a *Use Specific Standards, Single Family Attached Access).*

UDO 20.03.030(b)5.B *Use Specific Standards, Dwelling Multifamily,* up to 12 multi-family dwellings on one single lot or parcel of land shall be allowed.

UDO 20.04.060(g)4 *On-Street Parking* shall be modified to allow on-street parking within the PUD area to be counted towards the minimum number of required vehicle parking spaces for all uses regardless of whether the use directly abuts the parking space.

UDO 20.04.060(i)2.i *Vehicle Parking Location* shall not apply, and parking for units may be located on a different lot as the building or use (or may be shared) as long as appropriate use easements are provided.

UDO 20.04.070(D)5 *Neighborhood Transition Standards* shall not apply as long as the PUD height limitations are met.

UDO 20.04.080(G) *Buffer Yards* requirements shall not apply.

UDO 20.04.080(H) *Parking Lot Landscaping* shall not apply to parking areas of 4 or more spaces located on alleys.

PARCEL B Development Standards (Block 8)

Site exhibits depicting Block 8/Parcel B are conceptual only. Site design will be determined through subsequent study, coordination, and review. These standards and requirements shall apply only if the site is developed with a police, fire or rescue station. If it is developed in some other manner, standards of the MM district shall apply.

Base Zoning MM+ TRO

Setbacks:

Front	0’
Side	0’ / 5’ abutting the edges of the PUD
Rear	5’ / 3’ abutting an alley

Architectural Design Standards

Non-conforming existing site features surrounding the building shall be exempt from TRO requirements. New site features shall be compliant except as specifically noted.

UDO 20.04.080(G) *Buffer Yards* shall not apply to this block, as the existing development pattern remains largely unchanged and does not require the addition of a buffer yard between it and historically existing surrounding parcels.

UDO 20.04.080(H) *Parking Lot Landscaping* shall not apply, as vegetative screening around parking areas can obstruct sightlines and create safety and security concerns when monitoring the site, whether passively or through camera systems. The general extents and use of the surface parking lot remain consistent with historic conditions.

PUD Standards Common to Both Parcels

Landscape

Common landscape maintenance shall be provided by an HOA established prior to final plat.

Existing trees intended to be retained shall comply with tree protection fencing per UDO 20.04.080(c).

On-street Parking:

On-street parking may be provided on all lanes, Fairview, and Jackson as parallel, angled, or 90 degree spaces loading off the drive lanes.

Where angled or head-in spaces have been provided adjacent to a sidewalk, wheelstops shall be required

Street Standards

Minimum Right of Way Width per PUD street standards

Sidewalk Minimum Width:

5’ unless existing, in which case width shall match historic width and placement.

8’ when utilized as a multi-use path

Tree Plot / Green Infrastructure Minimum Width:

5’ unless existing, in which case width shall match historic width and placement.

Stormwater Standards Compliance required with all existing stormwater standards

Phasing:

The subdivision will be completed in multiple phases over a period of several years, depending on market conditions and absorption of units.

Utility Standards Compliance required with all existing utility standards

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512 N Mission Blvd
Fayetteville, AR 72701
479.305.4807
office@flintlocklab.com

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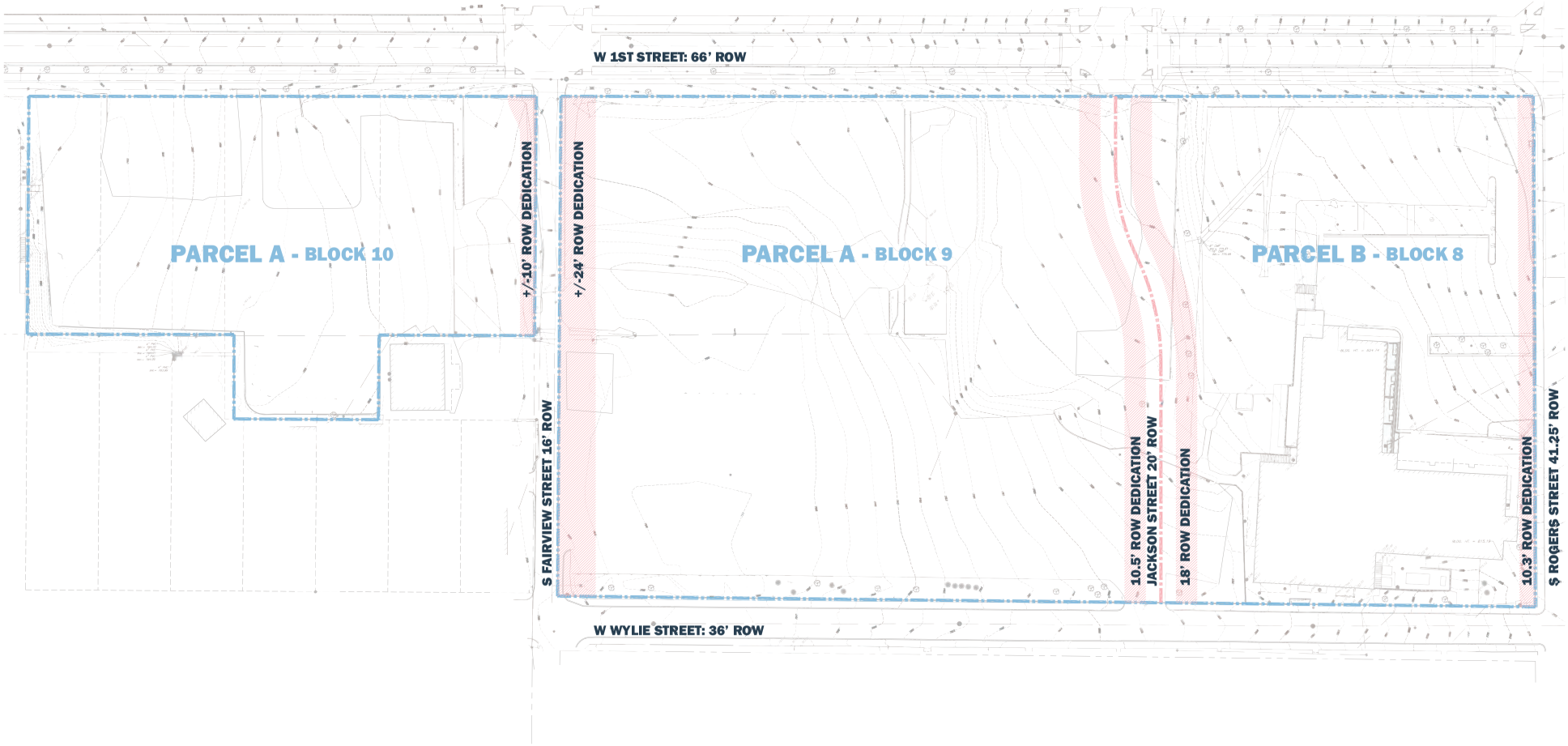
EXISTING LOTS



SITE EXHIBITS DEPICTING BLOCK 8/PARCEL B ARE CONCEPTUAL ONLY

SITE DESIGN WILL BE DETERMINED THROUGH SUBSEQUENT STUDY, COORDINATION AND REVIEW

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HOPEWELL SOUTH SITE PLAN

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ACCESSIBILITY

UNIVERSAL DESIGN UNITS

FULL ADA COMPLIANT UNITS

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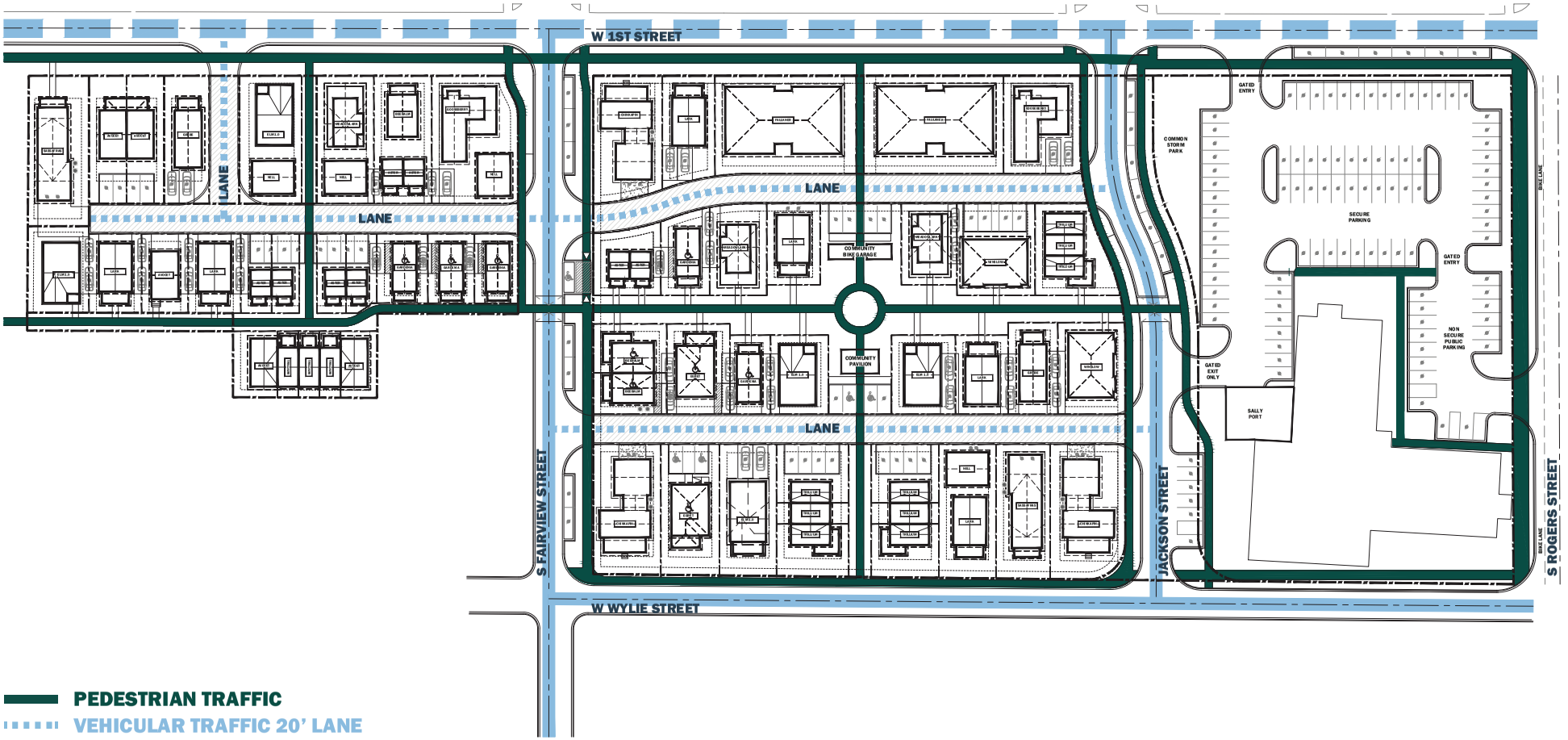
PEDESTRIAN + STREET NETWORK



PEDESTRIAN TRAFFIC
VEHICULAR TRAFFIC 20' LANE
VEHICULAR TRAFFIC 20' NEIGHBORHOOD STREET
VEHICULAR TRAFFIC 22' REGIONAL STREET

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PHASE 1 LOTS

LOT LINE ADJUSTMENT

PLAT

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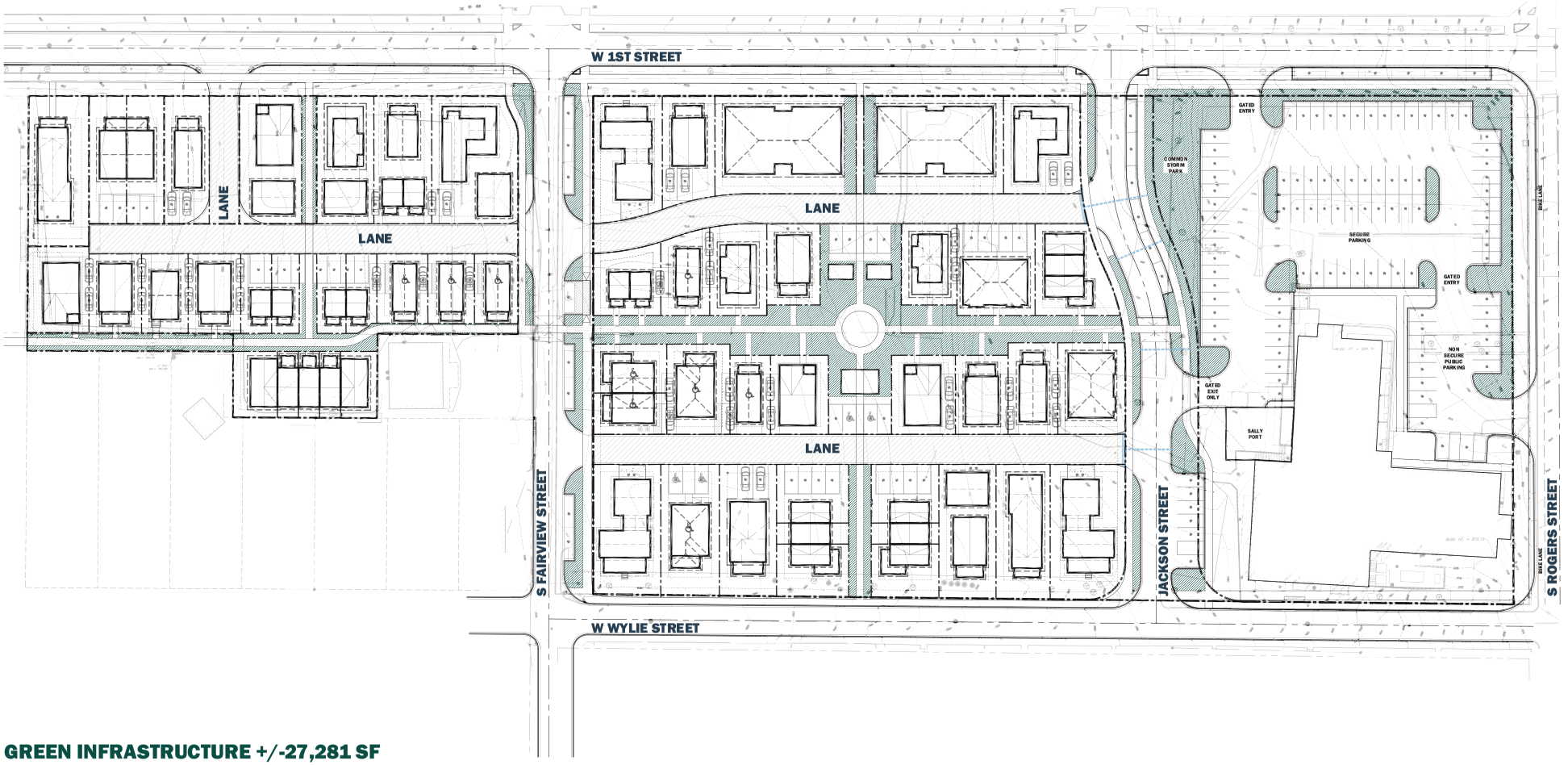
CONCEPTUAL DRAINAGE + GREEN INFRASTRUCTURE



GREEN INFRASTRUCTURE +/-27,281 SF

GREEN INFRASTRUCTURE DRAINAGE

ADDITIONAL STORMWATER CAPACITY UNDER BPD PARKING IF NECESSARY

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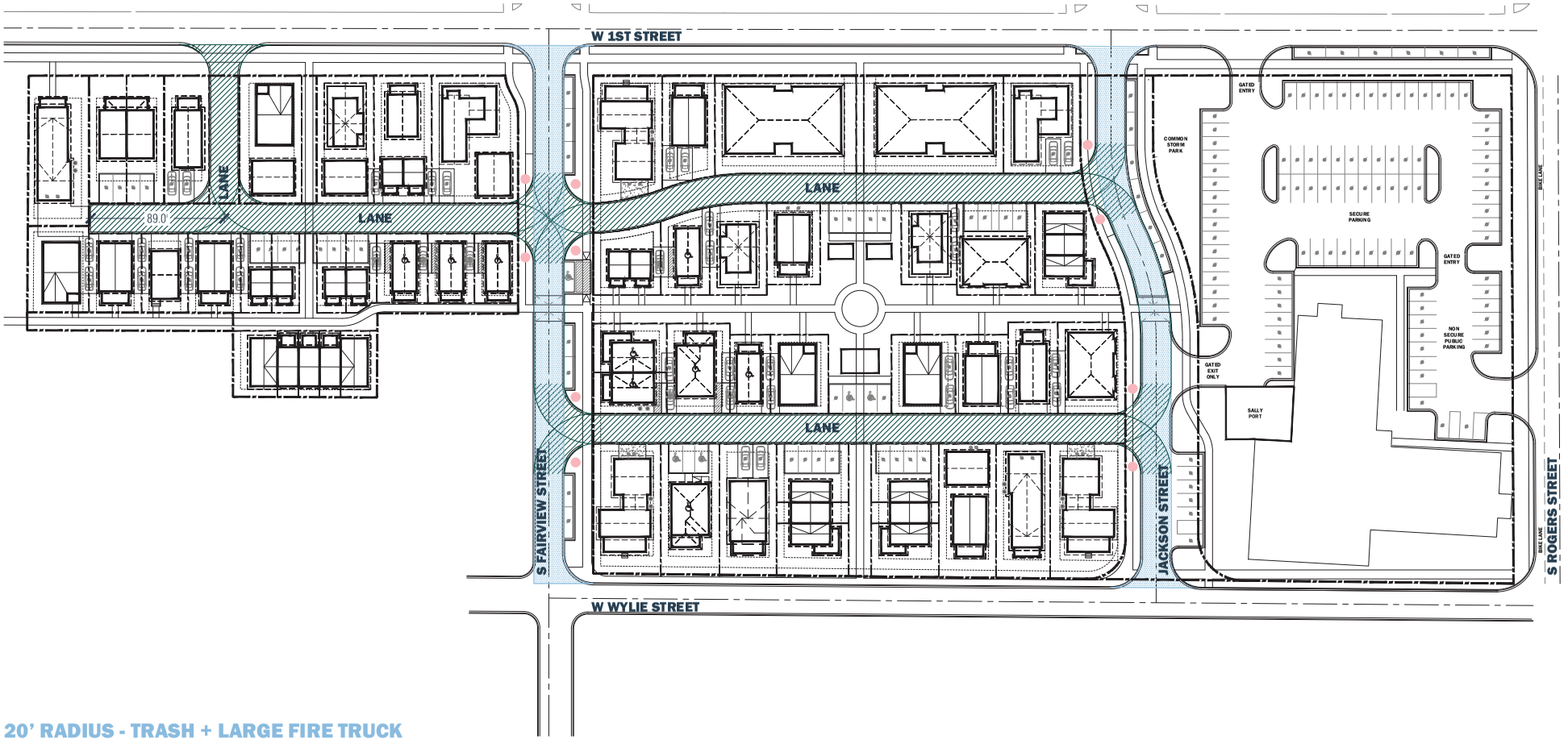
FIRE + TRASH COLLECTION



20' RADIUS - TRASH + LARGE FIRE TRUCK
20' RADIUS LANE - TRASH + FIRE TRUCKS
TRASH DAY COLLECTION POINTS

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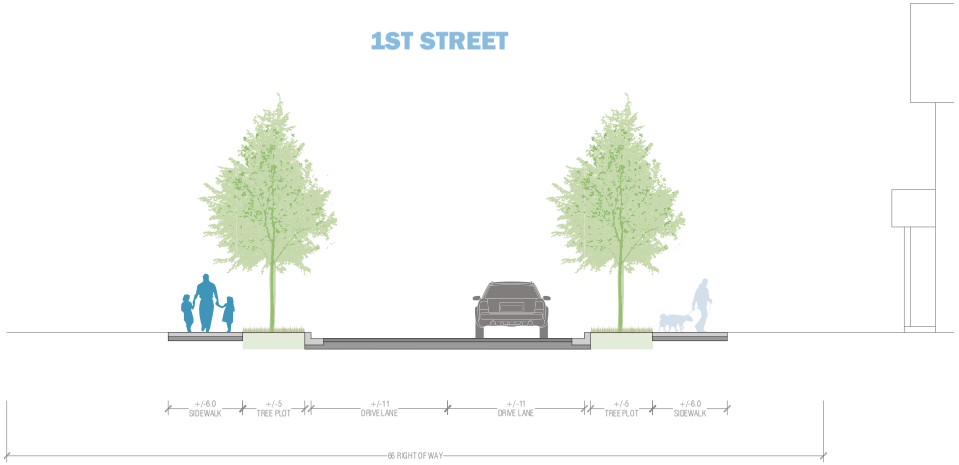
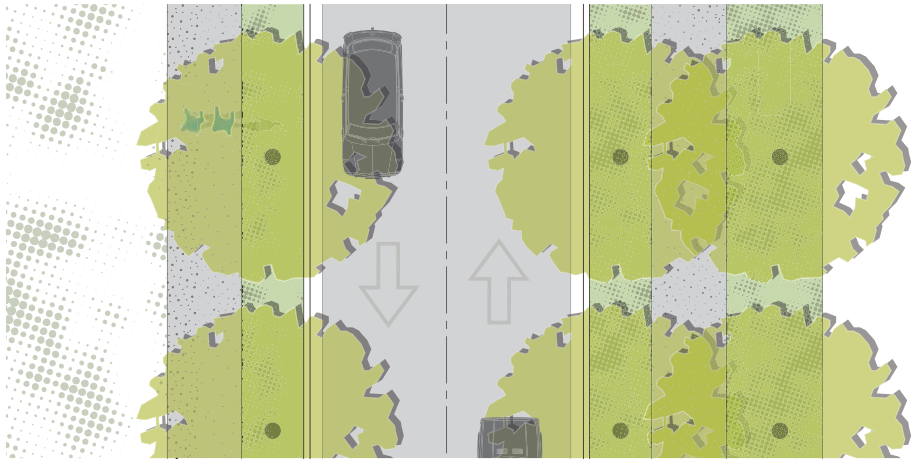
STREET SECTIONS

PRIORITY: DESIGN/MAINTAIN CALM + SAFE STREETS FOR PEDESTRIANS

1ST STREET



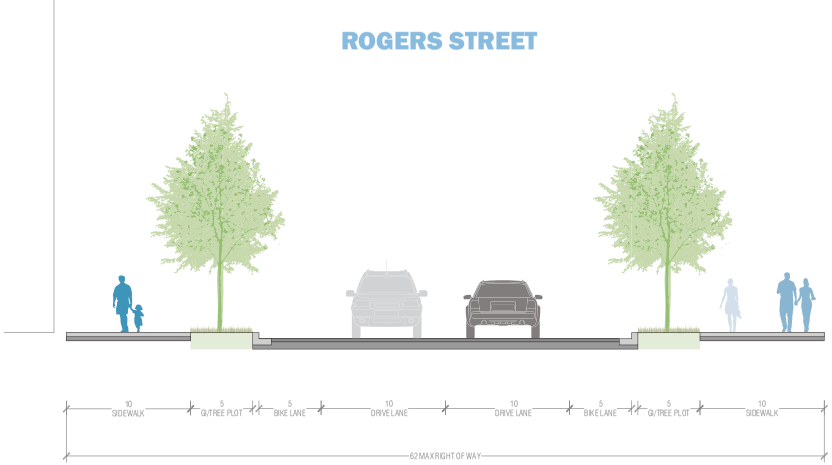


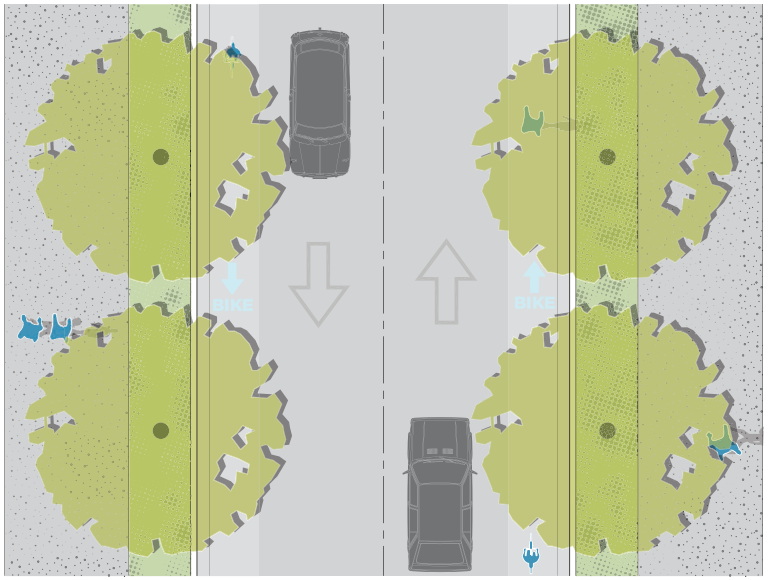
EXISTING TO REMAIN

REFERENCE PAGE 25 OF THE TRANSPORTATION PLAN STATING: EXISTING STREETS SHALL NOT BE REQUIRED TO COMPLY WITH NEW CROSS-SECTIONS

PARALLEL PARKING CAN BE ADDED ON ONE SIDE OR THE OTHER WHERE ADEQUATE RIGHT OF WAY EXISTS

ROGERS STREET





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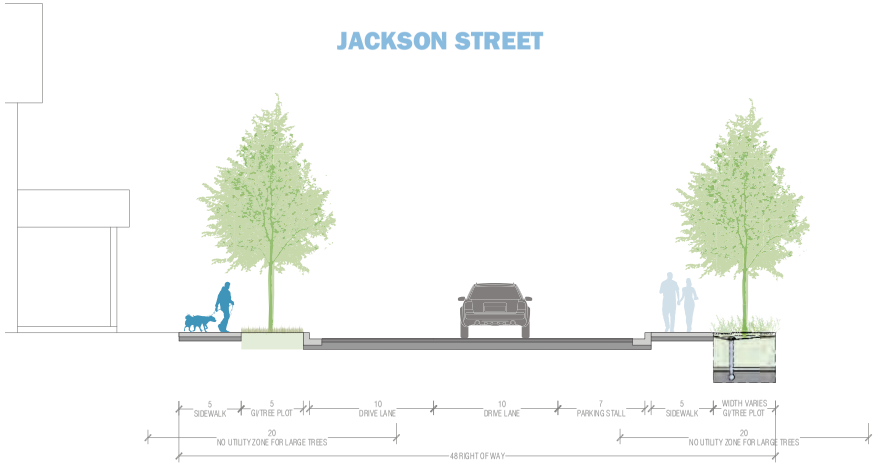
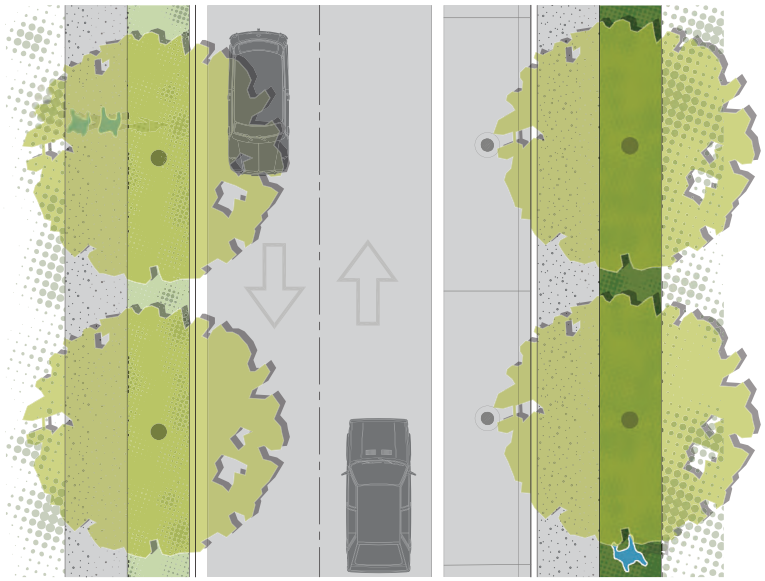
STREET SECTIONS

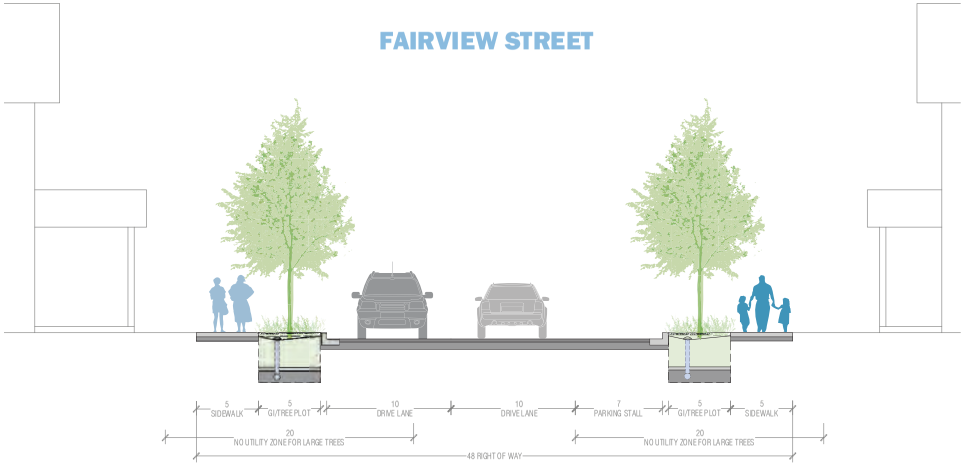
PRIORITY: DESIGN/MAINTAIN CALM + SAFE STREETS FOR PEDESTRIANS

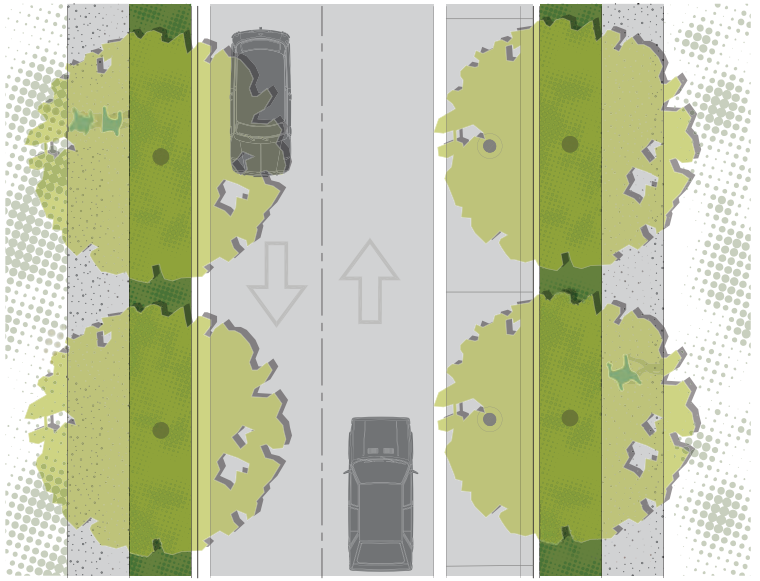
JACKSON STREET





FAIRVIEW STREET

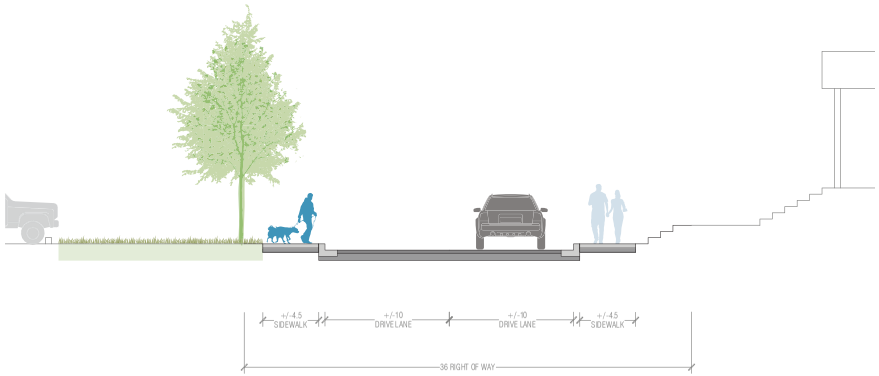


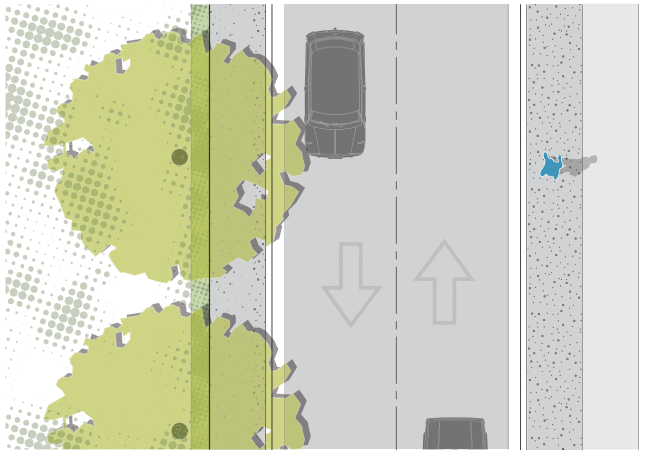


STREET SECTIONS

PRIORITY: DESIGN/MAINTAIN CALM + SAFE STREETS FOR PEDESTRIANS

WYLIE STREET





EXISTING TO REMAIN

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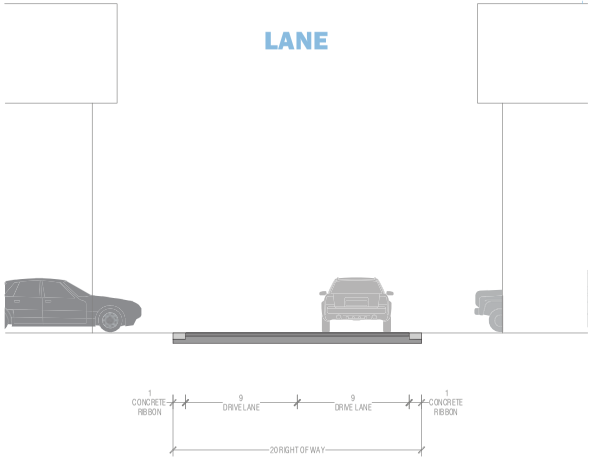
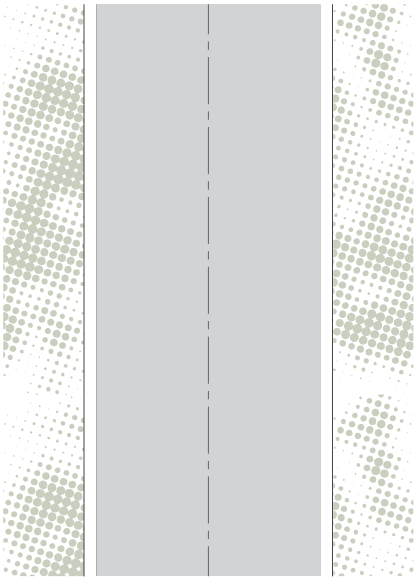
PARALLEL PARKING CAN BE ADDED ON ONE SIDE OR THE OTHER WHERE ADEQUATE RIGHT OF WAY EXISTS

LANE





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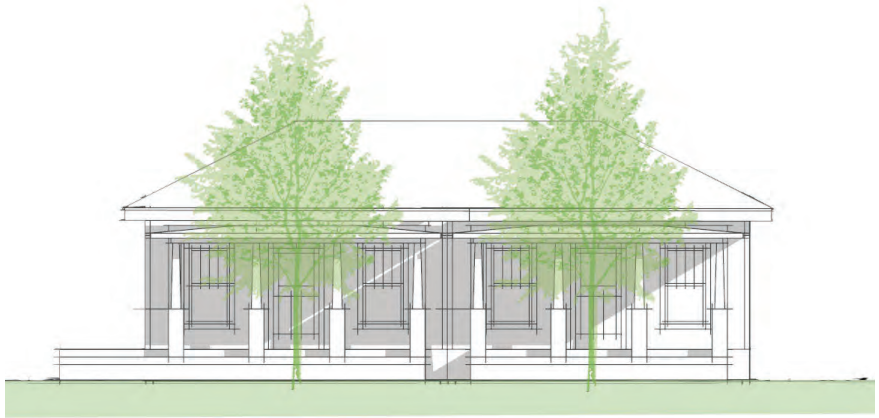
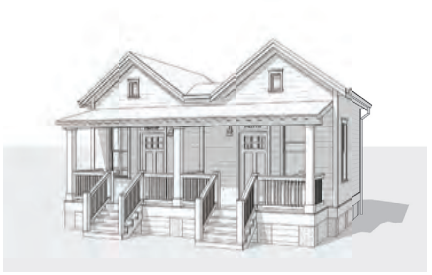
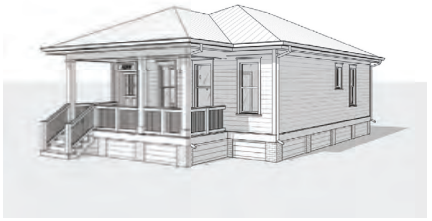
UNIT MIX AND TYPES







EXAMPLE UNIT TYPES

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UNIT MIX AND TYPES

UNIT TYPE	SQUARE FEET	BEDS	BATHS	UNITS EACH BLDG	TOTAL BLDGS	TOTAL BEDS	SALE PRICE	TOTAL UNITS	UNIVERSAL DESIGN	FULL ADA	DOWN PAYMENT	LOAN	MONTHLY MORTGAGE COST*	ANNUAL PROPERTY TAX	MONTHLY HOA FEE	MONTHLY HOME INSURANCE	MONTHLY TOTAL COST WITH HOA+PI+HI	AFFORDABLE TO INCOME	AMI LEVEL**	AFFORDABLE (UNDER 100% AMI)
Aster - KUA	252	1	1.0	1	8	8.0	$83,160	8	4		16,632	66,528	$357	1,281	$0	$83	$547	$21,882	35%	8
Avocet	1152	2	2.0	1	5	10.0	$368,640	5			73,728	294,912	$1,583	5,678	$0	$369	$2,425	96,999	119%	
Beebalm (Accessible)	560	1	1.0	1	3	3.0	$184,800	3	3	3	36,960	147,840	$794	2,846	$0	$185	$1,216	$48,626	77%	3
Chinkapin	2255	3	2.5	1	3	9.0	$653,950	3			130,790	523,160	$2,808	10,073	$0	$654	$4,302	172,071	191%	
Egret - KUA (Accessible)	850	2	1.0	1	2	4.0	$272,000	2	2	2	54,400	217,600	$1,168	4,190	$0	$272	$1,789	71,570	88%	2
Elm 1.0	1800	2	2.5	1	5	10.0	$522,000	5			104,400	417,600	$2,242	8,040	$0	$522	$3,434	137,352	152%	
Sassafras	1952	3	2.5	1	2	6.0	$566,080	2			113,216	452,864	$2,431	8,719	$0	$566	$3,724	148,951	165%	
Gardenia - KUA (Accessible)	480	1	1.0	1	5	5.0	$158,400	5	5	5	31,680	126,720	$680	2,440	$0	$158	$1,042	$41,679	66%	5
Gooseberry	1536	3	2.0	1	2	6.0	$491,520	2	2		98,304	393,216	$2,111	7,571	$0	$492	$3,233	129,332	143%	
Gull	1408	2	2.0	1	2	4.0	$450,560	2			90,112	360,448	$1,935	6,940	$0	$451	$2,513	100,532	124%	
Lark	1408	2	2.5	1	6	12.0	$450,560	6			90,112	360,448	$1,935	6,940	$0	$451	$2,964	118,554	146%	
Meadowlark	1312	2	1.5	1	3	6.0	$419,840	3			83,968	335,872	$1,803	6,467	$0	$420	$2,762	110,471	136%	
Mayapple	528	1	1.0	1	4	4.0	$174,240	4			34,848	139,392	$748	2,684	$0	$174	$1,146	$45,847	72%	4
Trillium	728	1	1.5	1	12	12.0	$240,240	12			48,048	192,192	$1,032	3,700	$0	$240	$1,580	$63,213	87%	12
Faulkner	6,674	1	1.0	12	2	2.0	$183,535	24	8		36,707	146,828	$788	2,827	$0	$184	$1,207	$48,293	76%	24
Winslow	3951	1	1.5	6	2	2.0	$217,305	12	4		43,461	173,844	$933	3,347	$0	$217	$1,429	$57,179	79%	12
TOTAL UNITS	1,006				**66**	**103**	$270,839	**98**	**28**	**10**	$68,357									**70**
	average						average		**29%**	**15%**	average									71%
Parking Required	51.5																			
Parking Provided	99																			
Spaces per bed	0.96																			
Spaces per unit	1.50																			
Total One Bedrooms	32.0	48%																		
Total Two Bedrooms	18	27%																		
Total Three Bedrooms	12	18%																		

**Assumes 1 person household for 1 bedrooms, 3 person household for 2 bedrooms, 4 person household for 3 bedrooms

ACCESSIBILITY

The proposed development provides a total of 98 units, with around **29% of units** meeting Universal Design Standards, exceeding the minimum 20% threshold. Half of the Universal Design Standards Homes are fully ADA compliant, providing ample opportunities for ensuring homes for seniors and those with mobility limitations.

AFFORDABILITY

Affordability is a key goal for the proposed development. Of the 98 total units, **71% of units** are proposed as affordable (100% AMI or below).

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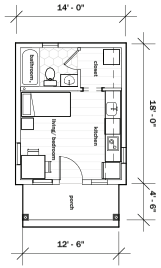
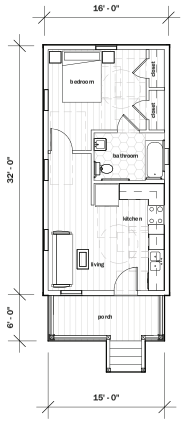
UNIT MIX AND TYPES

ASTER



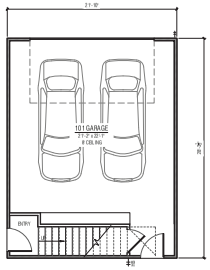
TARGET SALE PRICE: $83,160

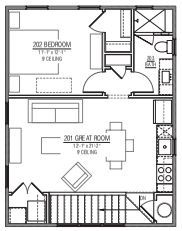
GARDENIA



TARGET SALE PRICE: $158,400

MAYAPPLE





TARGET SALE PRICE: $174,240

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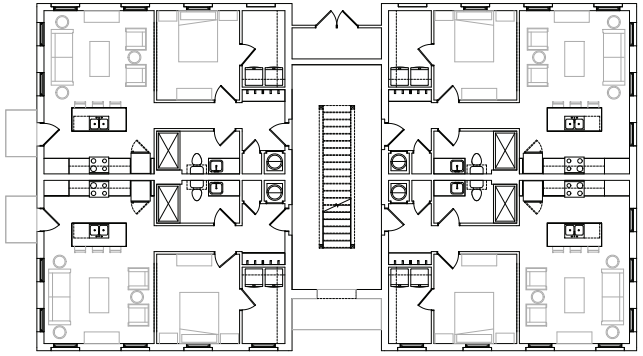
UNIT MIX AND TYPES

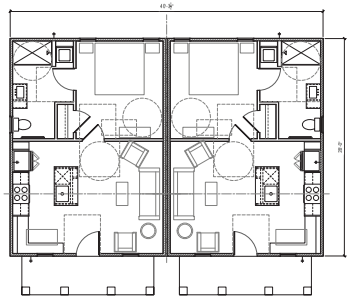
FAULKNER



Typical Floor Plan

TARGET SALE PRICE: $183,535 (per unit)

BEEBALM



TARGET SALE PRICE: $184,800

WINSLOW

Typical Floor Plan

TARGET SALE PRICE: $217,305 (per unit)

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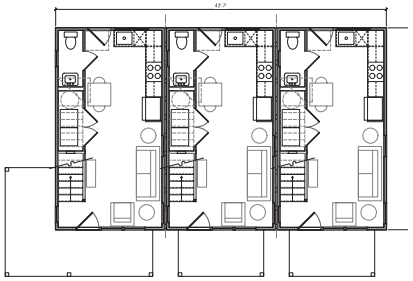
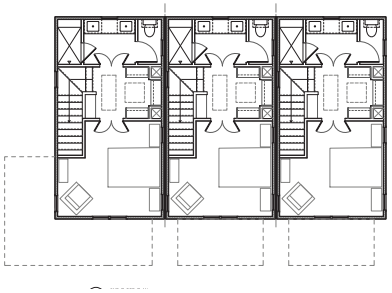
UNIT MIX AND TYPES

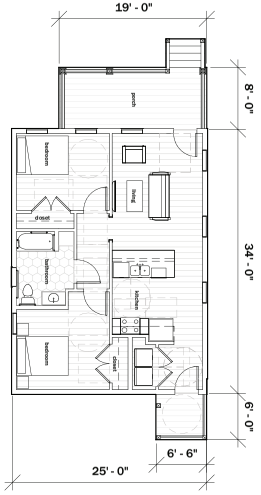
TRILLIUM





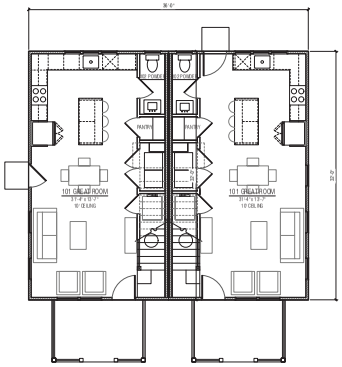
TARGET SALE PRICE: $240,240 (per unit)

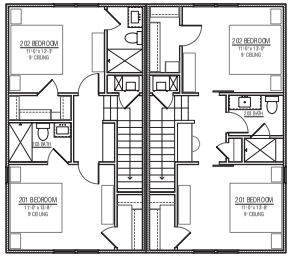
EGRET



TARGET SALE PRICE: $272,000

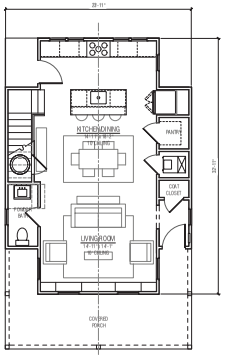
AVOCET

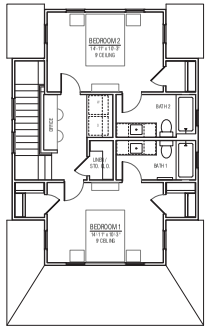




TARGET SALE PRICE: $368,640

MEADOWLARK





TARGET SALE PRICE: $419,840

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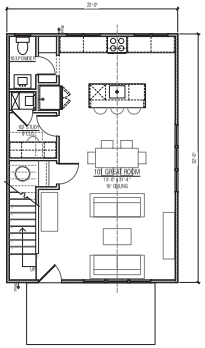
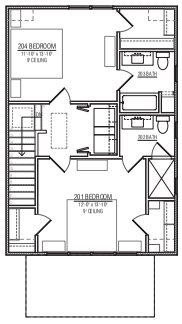
LANDSCAPE • ARCHITECTURE • BUILDING

UNIT MIX AND TYPES

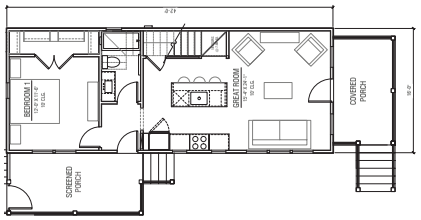
LARK

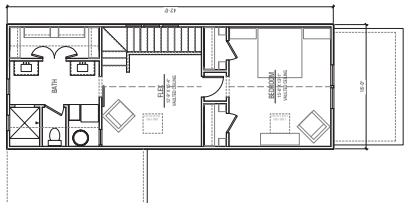




TARGET SALE PRICE: $450,560

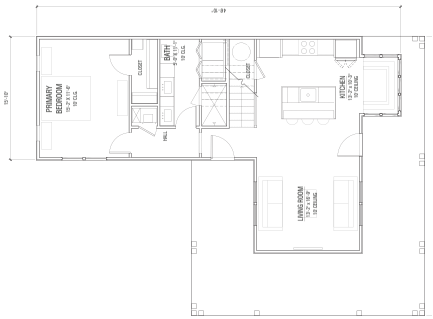
GULL

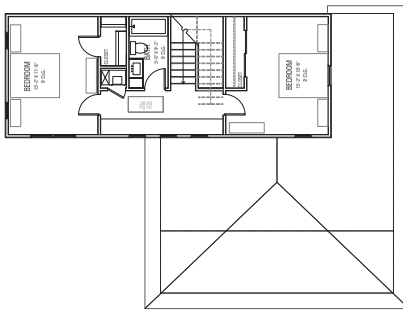




TARGET SALE PRICE: $450,560

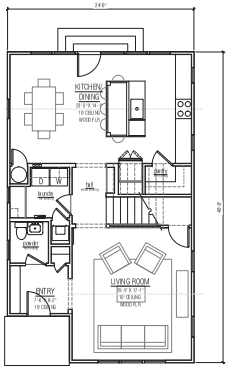
GOOSEBERRY

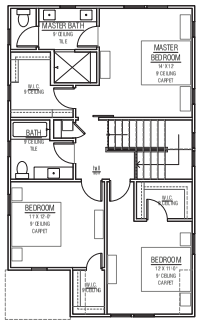




TARGET SALE PRICE: $491,520

ELM





TARGET SALE PRICE: $522,000

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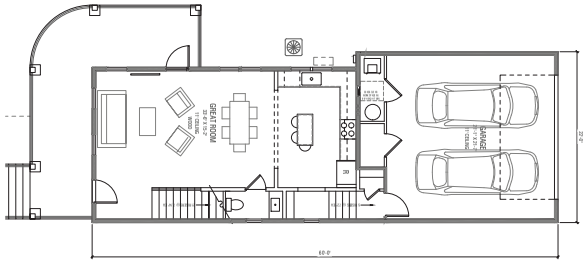
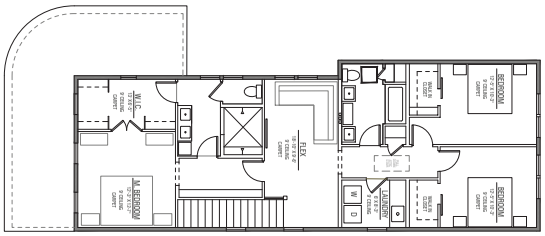
UNIT MIX AND TYPES

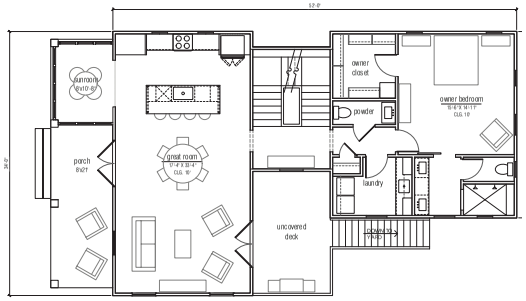
SASSAFRAS

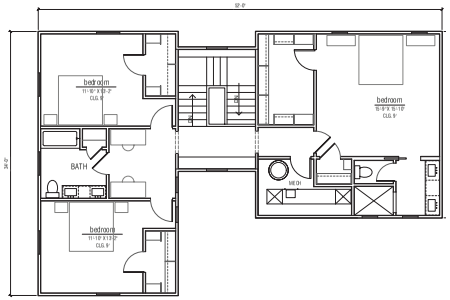




TARGET SALE PRICE: $566,080

CHINKAPIN





TARGET SALE PRICE: $653,950

January 7, 2025

Bloomington Plan Commission
City of Bloomington
401 N. Morton Street
Bloomington, IN 47404

Re: Hopewell South Planned Unit Development (PUD) – Accessibility, Universal Design, and Visitability Considerations

Dear Members of the Plan Commission,

The City of Bloomington Council for Community Accessibility (CCA) appreciates the opportunity to submit these comments as part of your review of the Hopewell South Planned Unit Development (PUD). CCA is a local advisory group focused on advancing accessible, inclusive, and visitable housing and public environments that allow residents of all ages and abilities to fully participate in community life.

A point of prime importance to the Council for Community Accessibility is recognizing the distinction between **UDO compliance** and **meaningful accessibility outcomes**. Why is this so important to get right? Nationally, less than 5 percent of the U.S. housing supply is considered accessible for people with disabilities and under 1 percent is wheelchair-accessible, despite roughly 26 percent of Americans living with a disability.

Hopewell South represents a rare and important opportunity for Bloomington. As a City-owned redevelopment site and a stated pilot for future zoning and development practices, the Hopewell South PUD has the potential to establish a replicable model for attainable housing that also delivers meaningful, measurable accessibility outcomes.

Following a December 6, 2025 meeting with City of Bloomington Planning and Transportation staff, CCA prepared a detailed follow-up memo outlining specific accessibility issues, goals, and next steps related to the Hopewell South PUD. We offer the following summary points for the Plan Commission's consideration.

1. Upgrade the Definition of Universal Design

The City of Bloomington's **current Unified Development Ordinance (UDO) definition of** "**universal design" lacks clear, objective performance standards**. Even though as proposed, the Hopewell South PUD technically exceeds the UDO's universal design threshold, the CCA has noted that the UDO's current menu-style approach to "universal design" is unfortunately faulty. Using a list of isolated interior details to constitute technical compliance is an unfortunately flawed approach that in fact limits functional mobility access.

As a result, UDO compliance alone does not reliably translate into homes that are truly usable by residents with mobility limitations or adaptable for aging in place. Without measurable criteria, consistent implementation and enforcement become challenging—particularly in a complex, multi-phase project such as Hopewell South.

CCA encourages the City to treat Hopewell South as a testing ground for operationalizing universal design with clear, comprehensive, and evidence-based design criteria. We recommend these two resources below to support mobility, aging in place, and long-term adaptability:

- AARP HomeFit Model Ordinance: Local and State Legislative Guide to Universal Design in Housing — A nationally recognized policy toolkit for lawmakers with model code language to promote accessible, visitable, age-friendly housing.
- AARP HomeFit Guide — An illustrated, practical guide with checklists and tips for making homes safer, more accessible, and easier to live in at any age.

2. Visitability as a Neighborhood-Wide Baseline

CCA supports establishing **100 percent visitability for all City-approved, pre-approved housing plans** used within Hopewell. Applying *Article 27. Indiana Visitability Rule For One And Two Family Dwellings And Townhouses* consistently across all detached, townhouse, duplex, and small multifamily typologies would:

- Normalize accessibility throughout the neighborhood
- Reduce compliance burdens for small builders
- Prevent accessibility from being concentrated in a limited subset of units
- Provide long-term flexibility for residents aging in place.

NOTE: To supplement the Indiana Visitability Rule, visitability standards should also include an addendum specifying the main bathroom minimum dimensions and required clear space next to the toilet that could accommodate a wheelchair.

3. Measuring the Commitment to Fully ADA-Compliant Units

The proposed minimum of **15 percent fully ADA-compliant units** is a meaningful commitment, but it requires a clear measurement and reporting framework to ensure it is achieved over time.

CCA recommends the following for compliance:

- Defined using ANSI A117.1 or equivalent residential ADA standards,
- Tracked by unit count rather than plan approvals,
- Verified at permit and certificate-of-occupancy stages, and
- Reported at defined project milestones across development phases.

4. Site-Scale and Land Use Accessibility

Accessibility must be embedded not only in individual homes but also in the **site's land use and circulation framework**. Key considerations include:

- Minimizing topographic barriers
- Ensuring continuous and navigable pedestrian routes
- Locating ADA units strategically relative to slopes and amenities
- Coordinating transit and paratransit access
- Operational issues, such as trash collection, deliveries, and curb management, should also be designed to avoid creating barriers to access.

5. Use of Established Reference Standards

CCA strongly encourages the City to anchor both regulatory language and project requirements in established, externally validated standards, including the AARP HomeFit Guide and the Indiana Visitability Rule. Doing so will improve clarity, reduce ambiguity, and position Bloomington as a leader in inclusive neighborhood development.

CCA recognizes and supports the City's broader goals for attainable housing, compact urban form, and innovative neighborhood design embodied in the Hopewell South PUD. Our comments are offered in the spirit of collaboration and with the intent of strengthening the project's long-term social and functional outcomes.

We respectfully urge the Plan Commission to consider these accessibility recommendations as integral—not optional—to the success of Hopewell South as a pilot project and as a model for future development in Bloomington.

Thank you for your time and consideration.

Sincerely,

Lesley Davis, Chair
with Casey Guarino, Deborah Myerson, Susan Seizer, and Karin Willison
Council for Community Accessibility
Bloomington, Indiana