CITY OF BLOOMINGTON

PLAN COMMISSION

April 11, 2022
5:30 p.m.
Zoom Meeting:

https://bloomington.zoom.us/j/86583915916?pwd=VWZtQm9tN1BHMIJ6eERJM0ZQYnZoZz09

Meeting ID: 865 8391 5916   Passcode: 758008
CITY OF BLOOMINGTON
PLAN COMMISSION (Hybrid Meeting) ❖City Council Chambers – Room #115
April 11, 2022 at 5:30 p.m.

❖Virtual Link:

https://bloomington.zoom.us/j/86583915916?pwd=VWZtQm9tN1BHMIJ6eERJM0ZQYnZoZz09

Meeting ID: 865 8391 5916 Passcode: 758008  Petition Map: https://arcg.is/LC0qD

ROLL CALL

MINUTES TO BE APPROVED: March 14, 2022

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

PETITIONS CONTINUED TO: May 16, 2022

PUD/DP-24-21 Robert V Shaw
N Prow Road: 3500 block of N Hackberry Street
Request: Petitioner requests Final Plan and Preliminary Plat amendment for Ridgefield PUD and Subdivision Section V.
Case Manager: Jackie Scanlan

SP-05-22 MHG Apartments
1210, 1220, 1320, 1404, 1414 W. Arlington Rd.
Request: Major site plan approval to allow the construction of a multifamily Residential building with 213 dwelling units in the Residential Multifamily (RM) zoning district.
Case Manager: Eric Greulich

SP-06-22 Strauser Construction Co., Inc.
3000 & 3070 S Walnut St.
Request: Major site plan approval to construct a 9 building self service Storage facility with 10 new vehicle parking spaces.
Case Manager: Karina Pazos

CONSENT AGENDA:

SP-14-22 LoftonEastThird, LLC
2611 E 3rd Street
Request: Major site plan approval to allow the reuse of a building for 11,000 sq. ft. of commercial space and 30 dwelling units in the Mixed-Use Corridor (MC) zoning district.
Case Manager: Eric Greulich

PETITIONS:

April 11, 2022

DP-08-22 Walnut Pike Development LLC

**Next Meeting May 16, 2022 ❖Last Updated: 4/8/2022
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.
3111 S Walnut Street Pike
Request: Primary plot approval of a 37 lot subdivision of 15.56 acres in the Residential Medium lot (R2) zoning district. Also requested a waiver of required 2nd hearing and vacation of Phase I of the Ivy Chase Plat.
Case Manager: Eric Greulich

SP-15-22 Walnut Star, LLC
3391 S Walnut Street
Request: Major site plan approval to allow the construction of 103 multi-family dwelling units in the Mixed-Use Corridor (MC) zoning district.
Case Manager: Eric Greulich
BLOOMINGTON PLAN COMMISSION
CASE #: DP-08-22
STAFF REPORT
DATE: April 11, 2022
Location: 3111 S. Walnut Street Pike

PETITIONER: Walnut Pike Development, LLC
3039 W. Post Road, Indianapolis

CONSULTANTS: David Gilman
211 S Ritter Ave, Indianapolis
Bledsoe Riggert Cooper James
1351 W. Tapp Road, Bloomington

REQUEST: The petitioner is requesting primary plat approval to allow for a 37 lot subdivision of 15.56 acres in the Residential Medium Lot (R2) zoning district. Also requested is a waiver of the required second hearing and delegation of secondary plat approval to Staff. The petitioner is also requesting to vacate the recorded plat of Phase 1 of the Ivy Chase plat.

BACKGROUND:
Area: 15.56 acres
Zoning: Residential Medium Lot (R2)
Comp Plan Designation: Neighborhood Residential
Existing Land Use: Single family residences
Proposed Land Use: Single family residences
Surrounding Uses: North – Single family residence
West – Multifamily residence
East – Single family residences
South – Place of Worship

REPORT: The property is located at 3111 S. Walnut Street Pike and is zoned Residential Medium Lot (R2). Surrounding zoning includes Residential Medium Lot (R2) to the north, east, and south and Residential High-Density Multifamily (RH) to the west. The surrounding properties have been developed with a mix single family residences to the north, east, and south with multifamily residences to the west. This site has a large stand of mature trees on the northern portion of the site as well as several karst features scattered throughout the site.

The Plan Commission approved a preliminary plat for this property in 2006 under case# DP-32-06 for a 43-lot subdivision and a final plat was approved under case# DP-34-07. One phase of the subdivision was recorded to plat 12 lots. No grading or building permits were issued for any work on the site and no infrastructure was installed.

The petitioner is requesting to vacate the previously platted lots and plat the property for 33 single family lots and 4 common area lots as a “Conservation Subdivision” type. The petitioner is also requesting a waiver to allow for a cul-de-sac. The proposed plat would have two internal public roads with one road connection to Walnut Street Pike. A road stub to the north has been shown to provide for a future connection to the adjacent property, as required. The plat features four common area lots that are being set aside to meet the minimum 50% open space required.
PLAT VACATION 20.06.060(d)(3)(E)(ii): The Plan Commission or Plat Committee may approve the petition for plat vacation of all or part of a secondary plat only upon making written findings that:

1. Conditions in the platted area have changed so as to defeat the original purpose of the secondary plat;

   PROPOSED FINDING: The Unified Development Ordinance has changed significantly since the first phase was platted in 2007 and would not allow for the previously approved subdivision layout to be approved under current standards. It is necessary to vacate the plat in order to allow for the property to be subdivided according to current regulations.

2. It is in the public interest to vacate all or part of the secondary plat; and

   PROPOSED FINDING: By allowing the recorded plat to be vacated, it will allow for the property to be subdivided based on current standards.

3. The value of that part of the land in the secondary plat not owned by the petitioner will not be diminished by vacation.

   PROPOSED FINDING: The petitioner owns all of the land that is currently platted as well as the land proposed in the remainder of the unplatted land.

20.06.060(b)(3)(E) PRIMARY PLAT REVIEW: The Plan Commission or Plat Committee shall review the primary 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: This plat is being requested to be reviewed as a Conservation Subdivision type as a result of the environmental features that present challenges in designing a subdivision according to the standards of the Traditional Subdivision layout. This site is not located in a 100-year regulated floodplain and the petitioner has designed an on-site stormwater management system to meet the City Standards. New public utilities will be extended to this development. Base flood elevation data can be shown on the secondary plat, however this site is not located in a 100-year regulated floodplain so there is no established base flood elevation for this site. No portion of this property is located in a Special Flood Hazard Area (SFHA) and the property is accessed directly from S. Walnut Street Pike so there is adequate access for emergency
service vehicles and personnel.

**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
v. Consistency with Comprehensive Plans and Other Applicable Plans
vi. Consistent with Intergovernmental Agreements
vii. Minimization or Mitigation of Adverse Impacts
viii. Adequacy of Road Systems
ix. Provides Adequate Public Services and Facilities
x. Rational Phasing Plan

**PROPOSED FINDING:** This plat meets most of the requirements of the UDO with the exception for the waiver requested to allow for a cul-de-sac. No other variances or waivers are required for this subdivision. There are no other known applicable regulations that would apply to this subdivision. Final approval from the City of Bloomington Utilities Department is required prior to the issuance of any permits. Although there was a previous subdivision approval for this site, that is being requested to be vacated and there are no other prior applicable approvals. The property is designated as Neighborhood Residential in the Comprehensive Plan and this subdivision would be consistent with the goals and objectives of the Plan. There are no known intergovernmental Agreements that pertain to this site. There are no expected adverse impacts as a result of this plat. The proposed plat is setting aside the required tree preservation areas in common area lots as well as placing the karst features and required buffers in karst conservancy easements. Adequate stormwater management areas will be reviewed with the grading permit review. This site is immediately adjacent to Walnut Street Pike which is a secondary arterial road. As part of this approval a new 10’ wide multi-use path and minimum 6’ tree plot will be installed along the entire property frontage, thus improving pedestrian access to the site. No phasing is expected with the plat.

**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: There are no expected adverse impacts as a result of this plat. The petition is setting aside the required amount of open spaces as well as protecting the identified environmental features with the required easements and common area lots. Adequate stormwater management areas will be reviewed with the grading permit. There are no known natural, scenic, or historical features of significant importance on this site. There are no identified adverse fiscal impacts with this petition. A neighborhood meeting was held with adjacent residences and no major concerns were expressed by adjacent neighbors. This project is immediately adjacent to Walnut Street Pike which is identified as a Neighborhood Connector typography and was identified as requiring a bike lane and multi-use path, the multi-use path will be installed with this project. Access to this site is obtained from Walnut Street Pike which is a secondary arterial road. As mentioned previously, this project is immediately adjacent to Walnut Street Pike and will therefore not draw any traffic through residential streets. No problems with providing utility services to this site have been identified. The City of Bloomington Utilities Department must approve all utility connections and services prior to issuance of a grading permit. No phasing of the plat is expected.
PLAT REVIEW: The proposed subdivision is following the Conservation Subdivision (CS) design standards.

Conservation Subdivision Standards:

**Parent Tract Size (minimum required):** The minimum parent tract size required is 5 acres and this tract is 16 acres.

**Open Space Required:** The minimum open space required is 50% and the petitioner is providing 50% in common area open space.

**Block Length:** The maximum block length allowed is 1,760 feet and they are showing block lengths of 550’ and 650’.

**Cul-de-Sac Length:** Cul-de-sacs are not allowed in this subdivision type and the petitioner is requesting a waiver to allow for a cul-de-sac. The waiver is being requested as a result of a lack of adjacent public right-of-way connection opportunities and the presence of the environmental features on the site that makes future connection impractical to the east. The properties to the east and northeast have been developed with single family residences in the Sherwood Oaks single family subdivision and there were no road stubs made to this property from that development. There is an undeveloped property to the north that the petitioner is providing a road stub to in order to allow for expanded access through that property when it redevelops. A majority of the land to the south has also already been developed with multifamily residences within the Meadow Ridge development and no road stubs were required to this property from that development either. Therefore there are no adjacent road stub opportunities to connect the proposed internal road to the east or south and results in the creation of a cul-de-sac within this development. In addition, the location of the karst features on the property and requirement to save 80% of the trees on the northern 1/3 of the property further constrains the ability of the petitioner to create an internal road network without utilizing a cul-de-sac design.

**Lot Establishment Standards:** The minimum lot size in the R2 zoning district is 7,200 square feet and the minimum lot width is 60’. All of the proposed lots meet these minimum standards.

**Right-of-Way standards:** Walnut Street Pike is classified as a Neighborhood Connector typology and is required to have 74’ of total dedication (37’ from centerline). A total of 40’ of right-of-way from centerline was dedicated with the previous plat and no additional right-of-way dedication is required. The internal roads will also be public and have been shown with the required 61’ of right-of-way. The stub street to the north will be constructed to the property line, which will allow space for a turnaround.

**Alternative Transportation:** A 10’ wide asphalt multiuse path is required along the Walnut Street Pike frontage and must be shown with the primary plat. All internal streets will be public with 6’ sidewalks and 6’ tree plots.

**Environmental Considerations:** The property currently has approximately 37% of the property covered with closed canopy tree coverage and they are required to save 80% of that area. The UDO requires that Karst Features greater than one-half acre and areas of tree preservation greater than one acre be set aside in common area lots. Compliance with this standard has been shown on the
plat with the areas of required tree preservation and sinkholes shown within Common Area lots and the preservation of 83% of the existing tree coverage. All karst features have been shown with the required Karst Conservation Easements. The common area lots will be platted with a conservation easement.

**Bloomington Transit:** This property is serviced by Bloomington Transit and they have indicated that a bus stop at this location would be desired and is required by the UDO. The petitioners have worked with Bloomington Transit on the appropriate location for the shelter and this has been shown on the site plan.

**CONCLUSION:** The petitioner is requesting a waiver from the subdivision standards to allow for a cul-de-sac with this proposal. The request to allow for a cul-de-sac is based on the fact that the majority of the surrounding properties have been developed with residences and there are no connection opportunities stubbed to this property to the east or south. In addition, the location of the karst features and required tree preservation standards makes a traditional grid-type subdivision impractical. The petitioner has shown a road stub to the north to provide for additional connectivity when the property to the north redevelops. The Department finds that the granting of the waiver to allow for a cul-de-sac is appropriate. Otherwise, the proposed plat meets all of the requirements of the UDO. The petitioner is also requesting a waiver of the required second hearing which is required since a waiver from one of the subdivision standards is being requested. The Department finds this waiver is appropriate if the waiver to allow the cul-de-sac is deemed appropriate. The petitioner is also requesting to delegate Secondary Plat approval to staff. The petitioner has provided full grading, site, and utility plans for the development and there are no substantial changes expected to the Secondary Plat, so the Department finds that the request to delegate secondary plat approval to staff is appropriate.

**RECOMMENDATION:** The Planning and Transportation Department recommends that the Plan Commission adopt the proposed findings and approve the primary plat of DP-08-22 and approve the waiver of second hearing request with the following conditions:

1. Distance from road centerline to property line must be shown on secondary plat to verify compliance with required right-of-way.
2. All easements on secondary plat must use language outlined in the UDO.
3. A minimum 10’ wide asphalt multiuse path is required along the entire property frontage.
4. Secondary plat approval is delegated to staff.
5. A waiver to allow the cul-de-sac as shown is approved with this petition.
6. The areas shown as Tree Preservation on Lots #9 and #10 and all of Lot #26 shall be placed in a Conservation Easement on the secondary plat.
February 7, 2022

Eric Greulich  
Senior Zoning Planner  
City of Bloomington Planning and Transportation Department  
401 N. Morton St., Suite 130  
Bloomington, IN 47404  
via email: greulice@bloomington.in.gov

Re: Ivy Chase Subdivision  
3111 South Walnut Street Pike, Bloomington, Indiana  
Petitioner’s Statement

Dear Eric,

On behalf of the petitioner, Walnut Pike Development LLC, we respectfully request the vacation of the existing Ivy Chase Subdivision Phase I Plat through the City of Bloomington Plan Commission and Primary Plat approval to allow for a 37 lot single family subdivision, including four common lots. In addition, we request a waiver of second Plan Commission hearing, a waiver to allow delegation of the Secondary Plat approval to staff, and a waiver to allow a cul-de-sac.

The property is located at 3111 South Walnut Street Pike, in the southeast quarter of Section 16, Township 8 North, Range 2 West. It consists of 15.56 acres and was recently rezoned to R2. To the northwest is a single-family residence on 4.47 acres also rezoned to R2. To the northeast and east is the Sherwood Oaks single-family subdivision; and to the south are the Peppergrass and Meadow Ridge Village residential PUDs.

The Ivy Chase Subdivision has been approved three times before, in 1998, 2000, and 2006. The Phase 1 Final Plat was recorded in 2008, but never developed.

Ivy Chase Subdivision, as proposed, will consist of 33 single-family home sites sized to meet the respective residential district dimensional standards with lots ranging from 7,200 to 8,040 square feet and four common lots to satisfy the 50% open space, tree and forest preservation, and karst conservancy requirements. It also establishes easements for utilities and the stormwater management system.

Proposed infrastructure improvements include a 61-foot wide public right-of-way to accommodate 6-foot wide sidewalks, 6-foot wide tree plots, and a 27-foot wide street with parking on one side of the main street and a 20-foot wide stub road to the north with no parking. The cul-de-sac is designed to accommodate the City of Bloomington Fire Department’s largest emergency service vehicle. Stormwater is collected along the curb lines of the roadway and from two area catch basins, and an open culvert and conveyed to the detention basin in Lot 37 for treatment and flow reduction before release.

Due to existing site constraints we are seeking a waiver from the conservation subdivision development standards to allow a cul-de-sac. The cul-de-sac is essential to provide a means of through travel within the subdivision. The adjacent subdivisions, with the exception of the property to the northwest, all have cul-de-sacs with no street stubs to connect to. In addition, the 468-foot width of the property coupled with the karst features, tree preservation areas, and a minimum 20 mph speed limit makes it impossible to design a road that can loop through the subdivision and eliminate the need for a cul-de-sac. We respectfully request your positive consideration in granting this waiver as well as the waivers of second Plan Commission hearing and Secondary Plant approval to staff.
Thank you for your assistance on this project. Please place us on the March 14, 2022 Plan Commission agenda.

Sincerely,

William S. Riggert, PE
Principal

c: Matthew Crouch, Walnut Pike Development LLC
   Ethan Fernhaber, Walnut Pike Development LLC
   Eli Marshall, Walnut Pike Development LLC
   David Gilman, Land Development Services

xc: File - Project 10633
The following was prepared to address the requirements of the National Pollutant
Project site. Refer to each prevention measure detail for construction maintenance.

Construction & Storm Water Pollution Prevention Plan is implemented and inspected within 24 hours of each rain event of 1/2" or more, but no more than three inspections within a business week and at least once every seven calendar days.

If nitrogen deficiency is apparent, top-dress fall seeded wheat or rye seeding with lots.

4 of Section 16, T8N, R1W; Latitude 39°7'31"N and Longitude -86°29'30"W.

Temporary Construction Access Drive:

A12. Identify all receiving waters: Stormwater runoff flows southwest through an open channels and numerous culverts before entering Clear Creek.

A22. Existing site topography at an interval appropriate to show detailed drainage patterns: The proposed final topography is depicted on C501 Site Grading Plan at

CFS, respectively, and the post construction peak discharge rate is 7.07 CFS, 12.81 CFS, and 19.23 CFS, respectively.

A23. Proposed final topography at an interval appropriate to show detailed drainage patterns: The proposed final topography is depicted on C501 Site Grading Plan at

S. WALNUT ST. PIKE

S. SARE RD.

WINSLOW RD. E. ROGERS RD.

E. WINSLOW RD. E. ROGERS RD.

IVY CHASE SUBDIVISION

STORMWATER POLLUTION PREVENTION PLAN NOTES

CONSTRUCTION/STORMWATER POLLUTION PREVENTION PLAN NOTES

SOIL MAP

PROJECT LOCATION MAP

PROJECT VICINITY MAP

POTENTIAL POLLUTANTS

Statement to Contractor:

For the foregoing survey and plans, the undersigned parties warrant and covenant that:

1. The information herein is true and correct to the best of our knowledge and belief.

2. The field observations and interpretations are true and correct to the best of our knowledge and belief.

3. The plans and specifications hereof constitute the minimum measures necessary to be in compliance. Should adverse weather of excessive traffic give rise to additional protective measures, then the contractor shall prepare and submit, to the satisfaction of the respective local MS4, a modification of the plans.

The plans constitute the minimum measures necessary to be in compliance. Should adverse weather of excessive traffic give rise to additional protective measures, then the contractor shall prepare and submit, to the satisfaction of the respective local MS4, a modification of the plans.
SITE DEVELOPMENT PLAN SET

ENGINEER'S PROJECT NO. 10633
COB PLAN COMMISSION FILING - FINAL REVISION
NOT FOR CONSTRUCTION
DATE: 03-28-2022

SHEET INDEX

C100 TITLE SHEET
C101 EXISTING SITE CONDITION PLAN
C201 STORMWATER POLLUTION PREVENTION PLAN NOTES
C202 STORMWATER POLLUTION PREVENTION PLAN PHASE 1
C203 STORMWATER POLLUTION PREVENTION PLAN PHASE 2
C204 STORMWATER POLLUTION PREVENTION PLAN DETAILS
C301 SELECTIVE SITE DEMOITION PLAN
C401 SITE IMPROVEMENT PLAN
C501 SITE GRADING PLAN
C502 SITE ROAD PROFILES
C601 SITE UTILITIES PLAN
C602 SITE UTILITY PROFILES - WATER
C603 SITE UTILITY PROFILES - WATER
C604 SITE UTILITY PROFILES - SANITARY SEWER
C701 SITE LANDSCAPE PLAN
C801 SITE DETAILS
C802 SITE DETAILS

IVY CHASE SUBDIVISION
3111 SOUTH WALNUT STREET PIKE

OWNER'S ADDRESS:
WALNUT PIKE DEVELOPMENT, LLC
3039 NORTH POST RD., STE 1200
INDIANAPOLIS, INDIANA 46225

PROJECT ADDRESS:
3111 SOUTH WALNUT STREET PIKE
BLOOMINGTON, INDIANA 47401

STAMPS & APPROVALS:

PROJECT LOCATION MAP

NTS
**CONSTRUCTION/STORMWATER POLLUTION PREVENTION PLAN NOTES**

Monroe County, Indiana

SOIL DESCRIPTIONS

<table>
<thead>
<tr>
<th>Soil</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1</td>
<td>Sandy loam, 1 to 10 percent clays</td>
</tr>
<tr>
<td>C2</td>
<td>Clay, 10 to 20 percent clays</td>
</tr>
</tbody>
</table>

**Description of Table**

- **Soil**: Sandy loam, 1 to 10 percent clays
- **Location**: Site A
- **Date**: 03-28-2022

**Map Unit Description**

- **Map Unit**: C1
- **Soil**: Sandy loam, 1 to 10 percent clays
- **Location**: Site A
- **Date**: 03-28-2022

**Description of Table**

1. **Soil**: Sandy loam, 1 to 10 percent clays
2. **Location**: Site A
3. **Date**: 03-28-2022

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**Potential Pollutants**

- **Vehicles**
- **Ethylene or propylene**
- **Propylene glycol**
- **Petroleum products**
- **Bloomington, IN**

**PROJECT LOCATION MAP**

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**PROJECT VICINITY MAP**

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**SOIL MAP**

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**Statement to Contractor**

- **Overall Project Location**: Site A
- **Date**: 03-28-2022
- **Contractor**: BRCJ

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**Notes**

- **Soil**: Sandy loam, 1 to 10 percent clays
- **Location**: Site A
- **Date**: 03-28-2022

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**CONSTRUCTION/STORMWATER POLLUTION PREVENTION PLAN DETAILS**

- **Map Unit Composition:** A3
- **Soil:** Sandy loam, 1 to 10 percent clays
- **Location:** Site A
- **Date:** 03-28-2022

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**Soil Table**

- **Soil**: Sandy loam, 1 to 10 percent clays
- **Location**: Site A
- **Date**: 03-28-2022

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**Map Unit Description**

- **Map Unit**: C1
- **Soil**: Sandy loam, 1 to 10 percent clays
- **Location**: Site A
- **Date**: 03-28-2022

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**Soil Table**

- **Soil**: Sandy loam, 1 to 10 percent clays
- **Location**: Site A
- **Date**: 03-28-2022

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**Map Unit Composition**

- **Map Unit**: C1
- **Soil**: Sandy loam, 1 to 10 percent clays
- **Location**: Site A
- **Date**: 03-28-2022

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**Soil Table**

- **Soil**: Sandy loam, 1 to 10 percent clays
- **Location**: Site A
- **Date**: 03-28-2022

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**Map Unit Composition**

- **Map Unit**: C1
- **Soil**: Sandy loam, 1 to 10 percent clays
- **Location**: Site A
- **Date**: 03-28-2022

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**Soil Table**

- **Soil**: Sandy loam, 1 to 10 percent clays
- **Location**: Site A
- **Date**: 03-28-2022

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REQUEST: The petitioner is requesting major site plan approval to allow the reuse of an existing building for 11,000 sq. ft. of commercial space and 30 dwelling units in the Mixed-Use Corridor (MC) zoning district.

BACKGROUND:
Area: 1.5 acres
Zoning: Mixed-Use Corridor (MC)
Comp Plan Designation: Regional Activity Center
Existing Land Use: Commercial
Proposed Land Use: Mixed-Use
Surrounding Uses:
   North – Single family residence
   West – Single family residence
   East – Commercial
   South – Commercial

REPORT: The property is located at 2611 E 3rd Street and is zoned Mixed-Use Corridor (MC). Surrounding zoning includes Residential Small Lot (R3) to the north and west, and Mixed-Use Corridor (MC) to the east and south. The surrounding properties have been developed with a mix of single residences to the north and west, with commercial uses to the east and south. The property has been developed with a two-story 62,500 square foot building.

The petitioner is requesting major site plan approval to allow the building to be reused for 11,000 square feet of ground floor commercial space, 30 dwelling units, and indoor parking for 18 parking spaces. All of the proposed units are one-bedroom units. This would trigger the site to come into compliance with the limited compliance standards of the UDO. Required site improvements include establishing parking setbacks, installing new landscaping, bike racks, widened sidewalk along 3rd Street, and lighting. The petitioner will be improving the façade of the building by adding new brick elements, windows, and doors along the front façade. Additional windows will be added along the upper floor of the building for the new residential units. There would be 40 surface parking spaces plus the 18 new parking spaces inside the building for a total of 59 parking spaces.

MAJOR SITE PLAN REVIEW 20.06.050(a)(2)(C)(ii): Major site plan approval is required for developments that contain more than 15,000 square feet. This proposed site plan will involve the reuse of a building that is 62,500 sq. ft and therefore triggers major site plan review.
DEVELOPMENT STANDARDS & INCENTIVES 20.04: The following UDO standards are required to be reviewed for all activities that require limited compliance under Section 20.06.090(f)(2).

Parking Setback/Impervious Surface Coverage: There would be a total of 37 maximum parking spaces allowed for the residential units and a maximum of 33 parking spaces allowed for the commercial uses for a total maximum of 70 parking spaces allowed. The petitioner is proposing 58 parking spaces, so the property is not over the maximum number of parking spaces allowed, therefore the UDO does not require the removal of any parking spaces that do not meet setback requirements.

Parking: As mentioned previously, the site is not over the maximum number of parking spaces allowed so no parking spaces are required to be removed.

Paving: All areas shown to be used for parking are currently paved.

ADA Accessible Parking: A total of 3 accessible parking spaces are required including one van accessible space. The proposed site plan shows 2 accessible spaces, including a van accessible space, on the exterior plus one space in the internal parking area.

Bicycle Parking: Six bicycle parking spaces are required for the residential use and six spaces are required for the commercial use for a total of 12 parking spaces. Since there are more than 25 dwelling units, one-half of the spaces must be covered and one-quarter must be long-term. The petitioner has shown 6 bicycle spaces on the north side of the site adjacent to the entrance for the residential units, however there must be an additional 6 spaces shown and compliance with the required long-term storage must be shown. A condition of approval has been added.

Landscaping: The petitioner will be creating an approximately 5’ wide landscape strip along the east property line to establish a parking setback and install landscaping. The 40 surface parking spaces require 120 shrubs and there is a 15% substitution allowed for perennials, grasses, or ferns which would require 102 shrubs. A total of 81 shrubs are proposed so an additional 21 must be installed within 5’ of the parking areas. A total of 10 canopy trees are required within 10’ of the parking area and 11 are shown. Due to overhead electric lines along the property frontage, the petitioner is not able to install tall canopy trees for the required street trees, so a shorter species has been shown. All proposed landscaping species are allowed by the UDO.

Pedestrian Facilities: There is currently a 5’ wide concrete sidewalk along the property frontage that is in good condition, however it must be widened to be a minimum of 6’ wide. This has been shown on the site plan.

Signage: There is no signage on the property that is required to be brought into compliance.

Dumpster Enclosure: There is currently a dumpster in the north section of the property with a dilapidated enclosure that is required to be brought into compliance. This has been shown with a new enclosure and landscaping.

Lighting: There does not appear to be any lighting that does not meet lighting standards.

Entrance and Drives: The petitioner will be narrowing the drivecut to not more than 24’ as
required. No other changes to the drivecut are required.

**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 proposed site plan is compliant with all of the standards of the UDO. No problems have been identified with meeting all stormwater and utility connections. There are no prior approvals that would regulate this change in use.

**CONCLUSION:** The proposed site plan meets all of the limited compliance requirements of the Unified Development Ordinance. There are no other known applicable regulations that would pertain to this change in use.

**RECOMMENDATION:** The Planning and Transportation Department recommends that the Plan Commission adopt the proposed findings and approve SP-14-22 with the following conditions:

1. 21 additional shrubs within 5’ of the parking areas must be shown on the landscape plan before a grading permit will be issued.

2. Compliance with the bicycle parking standards must be met before a grading permit will be issued.
March 7, 2022

City of Bloomington Plan Commission  
City of Bloomington Planning & Transportation Department  
Showers Building Suite 130  
401 N. Morton Street  
Bloomington, IN 47404

Project: The Lofton Apartments  
2611 E. 3rd Street  
Bloomington, IN 47401

Dear Members of the Plan Commission and City Planning & Transportation Department,

For your consideration, Strauser Design + Build, LLC on behalf of the property Owner is submitting this petition for site plan approval for a mixed-use renovation project at 2611 E. 3rd Street. The site is zoned MC.

Project Description
The Lofton Apartments project is the renovation of a vacant commercial building with the goal of revitalizing the building and bringing a mix of uses to the site. The project program currently includes commercial retail, restaurant and residential functions.

The design features 30 studio apartment units to be located on Level 2 and approximately 11,000 sf of commercial space on Level 1. Level 1 will also include 18 indoor parking spaces as well as new mechanical areas, a new elevator and indoor trash room for the residential tenants.

The exterior of the building will include site and façade upgrades. The building will receive new masonry veneer on the east and south sides, while the west and north will receive new paint. The second level will include new windows for residential units and Level 1 new storefront glazing. Sun canopies will provide more depth the facades facing the street and parking. The building will also receive new roof insulation and membrane, increasing its energy efficiency.

The site improvements will include new sidewalks and curbs on site, new trash enclosure, landscaping, updated ADA parking and a total of 41 parking spaces on site.

Architectural Narrative
The architectural design of this project consist of taking the existing shell and bringing more depth and character to the existing concrete block building. With a mixture of brick, stone and glazing on the east and south facades the view from the street will have more texture. The integration of sunscreen canopies at the storefronts will create a more three-dimensional façade. The second level windows will help to break-up the east and west facades in their long axis, making a more attractive building, while at the same time providing a more inviting interior space within the building.
Project Schedule
The project is currently anticipating a June 2022 project start, with completion in May of 2023.

Thanks for your time in reviewing this petition. If there are any questions please feel free to reach out to me for clarification.

Sincerely,

Ryan M. Strauser
RA, AIA, LEED AP

Strauser Design + Build, LLC
453 S. Clarizz Blvd.
Bloomington, IN  47401
BLOOMINGTON PLAN COMMISSION  CASE #: SP-15-22
STAFF REPORT  DATE: April 11, 2022
Location: 3391 S. Walnut Street

PETITIONER:  Cedarview Management
               601 N. College Ave., Bloomington

CONSULTANTS:  Studio 3 Design, Inc.
               8604 Allisonville Road, Indianapolis

REQUEST: The petitioner is requesting major site plan approval to allow for the construction of a multifamily development with 103 units in the Mixed-Use Corridor (MC) zoning district.

BACKGROUND:
Area: 3.28 acres
Zoning: Mixed-Use Corridor (MC)
Comp Plan Designation: Urban Corridor
Existing Land Use: Undeveloped
Proposed Land Use: Multifamily Residences
Surrounding Uses:
   North – Office
   West – Animal Shelter/Recycling Facility
   East – Single and Multi-family residences
   South – Office

REPORT: The property is located at 3391 S. Walnut Street and is zoned Mixed-Use Corridor (MC). Surrounding zoning includes Mixed-Use Corridor (MC) to the north and south, Residential Multifamily (RM) to the east, and Mixed Use Institutional (MI) to the west. The surrounding properties have been developed with a mix of single and multi-family residences to the east, offices to the north and south, and public service facilities to the west. This site is undeveloped and has several trees along the property border with no known sensitive environmental features.

The Plan Commission approved a primary plat for a two-lot subdivision (DP-33-21) for this property and a secondary plat was approved under case #DP-04-22. A site plan approval (SP-37-21) was also given in December 2021 to allow for the site to be used as autism therapy school, however that project is no longer planned.

The petitioner is requesting major site plan approval to allow for the construction of 103 dwelling units with 105 bedrooms. The project would consist of four multifamily buildings, a clubhouse and pool, and a surface parking lot. There will be one driveway into the site from Walnut Street that is located on the north side of the site to provide access to the parking area. The petitioner is proposing 121 parking spaces with this petition. The existing sidepath along the frontage was required to be replaced with a 10’ wide concrete multiuse path that would be installed with this petition. Street trees not more than 40’ from center are also required.

MAJOR SITE PLAN REVIEW 20.06.050(a)(2)(C)(ii): Major site plan approval is required for developments that contain more than 50 dwelling units. This proposed site plan will involve the construction of 103 dwelling units and therefore triggers major site plan review.
DEVELOPMENT STANDARDS & INCENTIVES 20.04: The following UDO standards are required to be reviewed for all activities that require New Development approval.

MC Dimensional Standards:

Building setbacks: The minimum front building setback is 15 feet from the proposed right-of-way, the side building setback is 7’, and the rear building setback (east) is 7’. A type 1 landscape buffer yard is required along the north property line since the adjacent use is commercial. This adds an additional 10’ setback onto the base setback of the district, so there is a 17’ building setback along the north property line. The proposed buildings all meet the setback requirements.

Front parking setback (minimum): The minimum front parking setback is 20 feet behind the primary structure’s front building wall. All proposed parking areas meet the front parking setback.

Side and Rear parking setback (minimum): The side and rear yard parking setback is 8’ to the east and 18’ along the north property line. The proposed parking areas all meet the minimum setback.

Minimum Landscape Area (minimum): The minimum landscape area required is 40% and they are proposing 41%, which meets this minimum standard.

Primary structure height: The maximum height is four (4) stories not to exceed 50 feet. The proposed buildings are no more than three stories and 42’ tall. None of the buildings exceed the maximum height standard.

Environment: The property does not have any naturally occurring environmentally sensitive areas. While there are several scattered trees on the property border, there is not a mature canopy that was required to be preserved with the subdivision approval. There are no known sensitive environmental features.

Steep Slopes: No naturally occurring steep slopes are present.

Siltation and erosion prevention: An erosion control plan has been submitted as part of the proposal. Additionally, a Grading Permit will be required before development can begin on the property. There are no expected siltation or erosion control issues expected with this proposal.

Drainage: A grading and drainage plan has been submitted. There will be several biofiltration areas installed around the property to provide stormwater detention and water quality improvements. A copy has also been submitted to City of Bloomington Utilities for their review and approval. There are no expected drainage issues expected with this proposal.

Riparian Buffer: 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. The petitioner will be preserving the existing trees along the east property line adjacent to the buffer yard. This area will also be planted with the required buffer yard trees.

Lake Watershed: There are no watershed issues on the site.

Floodplain: The property is not within a regulated 100-year floodplain.
Access and Connectivity:

**Driveways and access:** There will be one drivecut into this site from Walnut Street. There are no other driveways within 100’ of the proposed drivecut, so the location of the drivecut meets the separation standards.

**Bicycle and Pedestrian Facilities:** A 10’ wide concrete sidewalk is required with the General Urban street typology and the existing 8’ wide asphalt sidepath must therefore be removed and replaced along the Walnut Street frontage, this was a requirement of the primary plat approval as well. The building will be accessible via a sidewalk from the building to Walnut Street. Internal sidewalks have also been shown through the site and parking areas to provide pedestrian access. There is a sidewalk shown along the north side of the entrance drive, but not along the south side. The Department finds that a sidewalk is appropriate along both sides of the drive to facilitate pedestrian needs and should be required. A condition of approval to that effect has been included.

**Public Transit:** The Route 2 Bloomington Transit line goes south on Walnut Street in front of this property. The line does not pass northbound at this location.

Parking and Loading:

The petitioner is proposing 113 parking spaces. Since there are more than 50 parking spaces, the UDO requires a minimum of 1 electric vehicle charging station for every 25 spaces, therefore a minimum of 5 electric vehicle charging stations are required. A condition of approval has been included to that effect. Based on the 105 bedrooms there are 21 bicycle parking spaces required and since there are more than 25 units a minimum of one-half of those spaces must be covered and one-quarter must be long-term. A minimum of 2 bicycle spaces are required adjacent to each residential building and have been shown within a common space in the entry hallways. Building #4 has a dedicated space set aside on the west side of the building for the covered long term storage, however the room does not appear to be large enough to accommodate the 3 required bicycle parking spaces and may need to be enlarged. Each building will have covered bicycle parking within the central hallway corridor to satisfy the covered bike parking requirement and requirement for each building to have 2 spaces.

Site and Building Design:

**Material:** The primary exterior finishing materials consist of cultured stone veneer along the base with fiber cement lap siding and board and batten siding throughout the facades. All of the buildings are shown with pitched roofs.

**Exterior Facade:** The petitioner has incorporated a series of awnings, change in building height a minimum of 5’, and wall elevations and projections that are a minimum of 3% of the building width. The proposed façade elevations all meet the requirements of the UDO.

**Patterns:** A mixture of horizontal and vertical siding elements have been shown as well as building modules to incorporate a variety of design elements and patterns. There are three different colors used on the facades.

**Eaves & Roof:** The buildings will utilize pitched roofs.

**360-Degree Architecture:** All four sides of the building show similar architecture and design elements. The building therefore meets the 360 degree architecture requirements.

**Primary Pedestrian Entry:** A pedestrian entrance has been shown on the west side of the building facing Walnut Street and meets the pedestrian entry requirements through the incorporation of an arched entryway, building pilasters, and prominent building address.

**Windows on Primary Facades:** All proposed windows on the building are shown to be transparent and therefore are in compliance.

**Anti-monotony Standards:** All four buildings incorporate changes in footprint, building rooflines, and number of floors per building.
**Landscape, Buffering, and Fences:** A type 1 buffer yard is required along the north property line because the adjacent use is commercial. This adds an additional 10’ setback onto the base setbacks of the district and requires one deciduous tree every 30 linear feet within the buffer yard. These have been shown on the landscape plan. The UDO requires that all portions of a site not covered by structure, parking lot, access way, required buffer yard, or other pervious surface be landscaped. The UDO requires that parking lots with 12 or more parking spaces provide one landscape bumpout, island, or endcap per every 10 parking spaces. Landscape bumpouts, island, and endcaps are required to contain at least one large canopy tree. The proposed landscape and site plan show the required bumpouts and the bumpouts have been designed with curb cuts to allow for stormwater infiltration. Some of the islands have also been designed and planted with a storm water seed mixture to provide water quality improvements. The proposed site plan meets the landscaping requirements, including street trees, buffer yards, and interior landscaping.

**Outdoor Lighting:** A lighting and photometric plan will have to be submitted which shows that the site meets UDO requirements for maximum light trespass and fixture types during the grading permit review process. No deviations from the lighting code are expected. A condition of approval has been added.

**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 proposed site plan is compliant with all of the standards of the UDO. A minimum of 5 electric vehicle charging stations are required and must be added to the site plan as noted in the parking section of this report. The pedestrian facilities along S. Walnut Street will be improved with this development. This approval is consistent with the requirements of the previous primary plat approval. No problems have been identified with meeting all stormwater and utility connections.

**CONCLUSION:** The proposed site plan meets all of the requirements of the Unified Development Ordinance. The development of this property will allow the construction of an improved multi-use path along the property frontage as well as substantial improvements to the entire property.

**RECOMMENDATION:** The Planning and Transportation Department recommends that the Plan Commission adopt the proposed findings and approve SP-15-22 with the following conditions:

1. Approved per terms and conditions of Plan Commission case #DP-33-21 and DP-04-22.  
2. The existing asphalt sidepath along the Walnut Street frontage must be removed and a minimum 10’ wide concrete sidewalk installed along the entire property frontage per the Transportation Plan.
3. A minimum of 5 electric vehicle charging stations are required and must be shown with the grading plan.
4. A 5’ wide concrete sidewalk is required along both sides of the entrance drive that connect Walnut Street to the internal sidewalk network.
5. The proposed bicycle storage room adjacent to Building #4 must be sized to accommodate the 3 required bicycle spaces.
6. A compliant lighting plan must be submitted and approved before a grading permit will be issued.
April 4, 2022 (revised)

Mr. Eric Greulich
City of Bloomington Planning Department
P.O. Box 100
Bloomington, IN 47402

RE: Water’s Edge Apartment Development

PETITIONERS STATEMENT

Dear Eric;

Studio 3 Design is pleased to submit the attached apartment development, “The Water’s Edge Apartments” for Plan Commission review. The following document outlines the project scope and addresses comments received to date regarding the project. Please take time to review and contact us with any additional questions.

Project Location

The project site is located at 3391 S. Walnut Street, Bloomington, IN on a currently undeveloped 3.28 acre parcel of land. The project is located in the Mixed-Use Corridor (MC) zoning overlay.

Project Description

The project will consist of four multifamily apartment buildings consisting of a total of 103 apartment units with 105 total bedrooms. A clubhouse building will be built in the center of the site along with a pool and outdoor amenity area for residents including a fire pit and area for grills. A parking lot wraps around the central area and includes a total of 121 parking spaces.

The unit breakdown is as follows:

Building 1 – 36 Units, 36 Bedrooms
Building 2 – 38 Units, 40 Bedrooms
Building 3 – 24 Units, 24 Bedrooms
Building 4 – 5 Units, 5 Bedrooms
Total 103 Units, 105 Bedrooms
Building Height

Primary structure height for the MC zoning district may not exceed 4 stories or 50'-0" in height. Building 2 is currently the tallest proposed building in height measuring a total of 46'-10" at its highest point. Buildings 1 and 3 are three-story structures both measuring 42'-10" in height. Building 4 is 2 stories and measures 28'-0" at its highest point. The clubhouse building is a single story building and measures 23'-3" at its highest point.

Project Site Access and Drive Functionality:

Access to the property will be through a new northern drive located 162' from the existing drive on the adjacent property. A convenient loop of parking lot will wrap around the central area of the site providing parking convenient to each of the 4 buildings on site.

Building Entrances:

Each of the 4 buildings have multiple entrance points due to the nature of the building design, all oriented to the parking lot side of the building along with the main entrance to building 1 having a connection to Walnut Street as required. Building 1, which faces Walnut Street, has a primary pedestrian entrance with a connection to Walnut Street in the center of the building. A sidewalk leading from the new 10'-0" wide pathway along the street crosses a “bridge” over the shallow secondary detention area into the center of the building. All ground floor units in each building will be accessed from accessible ADA path from any point on the site.

Parking Counts

The UDO does not have a minimum parking requirement in the MC zoning district when not adjacent to R-3 zoning. This site has a maximum of 135 parking spaces allowed. The development will have a total of 121 total parking spaces, include meeting the required (5) ADA spaces and (5) electric vehicle changing stations. 14 of the parking spaces on site will be covered carports located along the East side of the site. There are also 8 semi-enclosed garage spaces located on level 1 of Building 4.

Bike Storage/ Parking

The development is required to have 21 total bike parking spaces based on the 105 bedrooms provided. 50% (11) spaces are required to be Covered Short Term Class II spaces. 25% (6) spaces are required to be Long Term Class I spaces. The remaining spaces (5) are permitted to be open bike parking spaces on site.

Building 4 contains a bike room on Level 1 which houses the (6) required Long Term Class I bike spaces in the form of a secured room. The breezeways (stair towers) in each building will have a Covered Short Term Class II spaces satisfying the (11) spaces required. The remaining (5) spaces required will be provided in convenient spaces near the center of the site close to the clubhouse building.

Setbacks

All building and parking setbacks for the project meet or exceed the required setbacks outlined in the UDO.
Building Materials and Massing

The buildings are designed with 360 degree architecture. Building modules are incorporated into each building to provide changes in vertical height, setbacks/projections and changes in materials - all in line with the façade requirements contained in the UDO. Entrance points are articulated and highlighted with pedestrian scaled canopies that reach out and provide shelter for residents as they approach each building entrance.

Building materials are kept simplistic for a clean, defined appearance. A rhythm of painted cementitious lap siding, cultured stone veneer, glazed windows and vertical board and batten siding follow the natural undulations of the building creating an interesting façade for each building. While building materials and general architectural have consistency across all buildings on the site, each building has its own unique form due to the diverse mix of units and balcony/patio spaces. The clubhouse building has unique exposed wood ornamental trusses at its primary entrance point that call out the building entrance and provide a unique element at the central point of the site.

Site Environmental Conditions

Impervious surface coverage permitted by zoning is 60%. As designed, impervious surface coverage will be 60%. There are no karst features, steep slopes, water resources or floodway areas on site. The existing tree line areas along the east and north property lines will be preserved as permitted. See the attached Civil drawings for additional information.

Building Signage

A monument sign for the development will be provided at the new entrance drive from Walnut St.

Environmental Building Considerations

The developer is interested in providing a building that is sensitive to the concerns of today’s-built environment. The building will be designed to meet the requirements of the IECC and ASHRAE Standard 90.1, as well as several state-specific codes as required by the federal government. As such, we are reviewing the incorporation of the following into the project:

- “Green friendly” building materials – This includes both materials with recycled content as well as building materials that have been harvested and manufactured within a 500-mile radius. Examples of these materials include cementitious siding/panels, cultured stone, CMU blocks, and cast-in-place concrete.
- High efficiency appliances and building systems.
- Energy efficient windows with low-E glazing
- Use of larger window openings for natural day lighting of interior spaces to cut down on the use of artificial lighting and promote healthy environments in group areas.
- Energy efficient lighting fixtures (LED) throughout the project
- The incorporation of native vegetation in landscape zones
- (5) Car charging stations are provided in the East parking lot near the staff entrance.
**Encroachments:**

- Non-Required

**Trash Removal**

Trash removal has been provided off of the parking lot in 2 locations. One at the southwest corner of the site near building 1 and the second near the East side of the site between buildings 2 and 4. The grade will be leveled at this location to assist in the roll-out of trash containers on pick-up days. The location is easily accessible to residents as well as the trash collection and recycling collection companies. A dumpster enclosure matching the building materials will be provided on site for trash and recycle material.

**Site Utilities**

There are existing sanitary sewer, water and storm water facilities on the site from a previously proposed development. Some lines are within easement and others are not. The project will remove and or relocate utility lines not necessary for this development and place permanent easement along lines to remain and lines that cross through this site to serve adjacent properties.

The existing sanitary sewer, water and storm water facilities can meet the project needs for service. Water service for domestic and fire suppression will be brought in at the south side of the building. A riser room will be located in each building as required. Sanitary will exit each building into existing lines on site. Electrical will be fed from Walnut Street to a new transformer locations on site with access from the driveway.

**Storm Water Management**

Water quantity and water quality requirements will be addressed through the construction of rain gardens and storm water detention basins within and adjacent to the parking lot. All surface runoff will be directed through a rain garden to enhance water quality prior to discharge to the municipal collection system. Rain garden areas will be planted with the appropriate native seed mixture. See the attached Civil drawings for additional information

**Site Landscape**

The existing tree lines along the north and east property lines will be preserved as much as possible while clearing out brush and invasive species. A Type 1 Buffer yard is required along the east property line and a Type 2 buffer yard is required along the North property line. Existing trees within the tree line along with new tree plantings will meet the deciduous tree requirement. Parking lot perimeter, street tree and interior landscaping will meet code requirements.

**Public Improvements for Subdivision**

The Thorofare Plan prescribes a right-of-way width of 90’ (45’ half) from centerline for South Walnut Street. The existing right-of-way along this property is 50’ from centerline. As such, no additional right-of-way dedication will be required. The Thorofare Plan also calls for a10’ concrete sidewalk along the property’s frontage. The existing 7’-8’ wide asphalt path will be removed and
replaced with a 10’ wide sidewalk. Street trees will also be installed at 40’ spacing along the
property’s frontage. No other public improvements are required.

**Variances**

We do not anticipate the need for any variances to the UDO with this submittal.

Respectfully submitted,

STUDIO 3 DESIGN, INC

[Signature]

J. Zach Bode, Architect
EXISTING 30" SANITARY SEWER TO REMAIN
EXISTING 8" SANITARY SEWER TO REMAIN
EXISTING 60" STORM SEWER TO REMAIN
REMOVE EXISTING MANHOLE
REMOVE EXISTING LATERALS (TYP.)
CUT AND CAP EXISTING 8" WATER MAIN AND RESTRAIN EXISTING PIPE FROM CAP SOUTH TO TEE. REFER TO UTILITY PLAN.
EXISTING 8" WATER MAIN TO REMAIN
REMOVE EXISTING ASPHALT PATH
REMOVE PORTION OF EXISTING 8" SANITARY SEWER MAIN. REFER TO UTILITY PLAN.

EXISTING BRUSH AND INVASIVE PLANT MATERIAL SHALL BE REMOVED TO PROPERTY LINE.
EXISTING TREES SHALL BE PRESERVED IF THEY DO NOT INTERFERE WITH PROPOSED IMPROVEMENTS.

1. CONTRACTOR SHALL COORDINATE DISCONNECTION OF EXISTING UTILITY SERVICE LINES WITH THE RESPECTIVE UTILITY SERVICE PROVIDER PRIOR TO STARTING WORK.
2. CONTRACTOR SHALL INSTALL ALL NECESSARY EROSION CONTROL DEVICES AS APPROPRIATE FOR THE STAGE OF WORK PRIOR TO STARTING ANY DEMOLITION WORK. REFER TO SWPPP.
3. EXISTING ASPHALT PAVEMENT SHALL BE REMOVED AND HAULED OFF SITE.
4. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY UNFORESEEN UTILITY LINES ARE LOCATED DURING DEMOLITION OPERATIONS.
5. ALL DEMOLITION MATERIAL SHALL BE HAULED OFF SITE AND DISPOSED OF IN A LEGAL MANNER.
6. TRACKING OF DEBRIS FROM THE SITE INTO ADJACENT ROADWAYS AND SURFACES IS NOT PERMITTED.
FIRE DEPARTMENT CONNECTION LINE

UTILITY PLAN

WATERS EDGE APARTMENTS

C104

3/28/2022
PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES. NEVER CUT CENTRAL LEADER.

3 LOOPS OF 3/4" 2 PLY BLACK RUBBER HOSE 2/3 HEIGHT OF THE TREE, AS SPECIFIED.

1/8 GALVANIZED STEEL GUY CABLE AS SPECIFIED.

3" X 12" SAFETY FLAGS.

4" MULCH IN SAUCER. TILL AREA AROUND PLANT.

THREE 2"X2" HARDWOOD BALL DIAMETER 6" DEPTH UNDISTURBED OR COMPACTED SOIL.

NO SCALE PROPERTY LINE BUFFER YARD SETBACK GRAY AS IT BORE TO PREVIOUS GRADE 3" MIN. MULCHED SAUCER.

CUT AND REMOVE BURLAP, TWINE AND TO BE CUT AND REMOVED.

PLANTING SOIL MIX AS SPECIFIED. TAMP SLIGHTLY AND ROD AS WATERED AND PLACED.

CROWN OF ROOT BALL SHALL BEAR SAME RELATION (OR SLIGHTLY ABOVE) TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE 3" MIN. MULCHED SAUCER.

TOPSOIL REMOVE BURLAP, TWINE AND SUPPORT WITH 3 (THREE) GALVINIZED WIRE AT END GUARANTEE PERIOD.

EXISTING PAVEMENT FOR ALL TREES 1.5" CALIPER AND LARGER INSTALLING TREE STAKE.

SUPPORT WITH 3 (THREE) GALVINIZED WIRE SUBSEQUENT TO INSTALLATION.

SUPPORT WITH 3 (THREE) GALVINIZED WIRE WRAP ENTIRE TRUNK TO HEIGHT OF SECOND BRANCH, TIE EVERY 6".

RETAIN NORMAL PLANT SHAPE. DO NOT CUT EVERGREEN LEADER.

CUT AND REMOVE BURLAP FROM TOP 1/3RD OF ROOT BALL

PLANTING BACKFILL TOPSOIL

FOR ALL TREES 1.5" CALIPER AND LARGER 2. WATER THOROUGHLY INSTALLING TREE STAKE.

NOTE: 1. DO NOT DAMAGE MAIN ROOTS SUBSEQUENT TO INSTALLATION.

INSTALLING TREE STAKE.

WRAP ENTIRE TRUNK TO HEIGHT OF SECOND BRANCH, TIE EVERY 6".

3" MIN. MULCHED SAUCER.

FOR ALL TREES 2.5" CALIPER AND LARGER SUPPORT WITH 3 (THREE) GALVINIZED WIRE INSTALLING TREE STAKE.

3. REMOVE HOSE AND STAKE AT END GUARANTEE PERIOD.

INSTALLING TREE STAKE.

NOTE: 1. DO NOT DAMAGE MAIN ROOTS

FOR ALL TREES 2.5" CALIPER AND LARGER SUPPORT WITH 3 (THREE) GALVINIZED WIRE INSTALLING TREE STAKE.

3. REMOVE HOSE AND STAKE AT END GUARANTEE PERIOD.

INSTALLING TREE STAKE.

NOTE: 1. DO NOT DAMAGE MAIN ROOTS

FOR ALL TREES 2.5" CALIPER AND LARGER SUPPORT WITH 3 (THREE) GALVINIZED WIRE INSTALLING TREE STAKE.

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INSTALLING TREE STAKE.

NOTE: 1. DO NOT DAMAGE MAIN ROOTS

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3. REMOVE HOSE AND STAKE AT END GUARANTEE PERIOD.

INSTALLING TREE STAKE.

NOTE: 1. DO NOT DAMAGE MAIN ROOTS

FOR ALL TREES 2.5" CALIPER AND LARGER SUPPORT WITH 3 (THREE) GALVINIZED WIRE INSTALLING TREE STAKE.

3. REMOVE HOSE AND STAKE AT END GUARANTEE PERIOD.
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