CITY OF BLOOMINGTON

HEARING OFFICER

June 8, 2022 @ 2:00 p.m.
Kelly Conference Room #155 and Zoom-

Virtual Link:
https://bloomington.zoom.us/j/89399752849?pwd=OEo4VXdkUGVlWkN4K0tpdmtBeWtxZz09

Meeting ID: 893 9975 2849
Passcode: 996515
PETITIONS:

CU-18-22  Tim Street (City of Bloomington Parks Commissioners)
2000 E. Winslow Rd. (Goat Farm/Rogers Family Park)
Request: Conditional Use approval to allow the reconstruction of a parking area of permeable pavers in the floodway fringe in the Parks Open Spaces (PO) zoning district.
Case Manager: Eric Greulich
REQUEST: The petitioner is requesting Conditional Use approval to allow a parking lot constructed of permeable pavers in the floodway fringe.

REPORT: The property is located at 2000 E. Winslow Road and is currently zoned Parks and Open Spaces (PO). All surrounding properties are zoned Residential Medium Lot (R2) and have been developed with single family residences. The property has been developed with a City Park and the Jackson Creek Trail. Jackson Creek runs along the east boundary of this site and portions of this property are located within the 100-year floodplain.

The petitioner is proposing to install new equipment and amenities within the park including sidewalks, shelter, seating areas, landscaping, and a parking area. Most of the improvements will be out of the floodplain, however due to surrounding topography and the location of the existing road, the only available location for the parking area is on a flat section of the property that is within the floodplain. The petitioner is proposing a parking area with 10 parking spaces, including 4 accessible spaces, that will be located along the existing road and within the floodway fringe. All of the parking area will be constructed of permeable pavers. The petitioner will also be adding approximately 12” of pavers along the road adjacent to the parking areas to create the required 20’ drive aisle.

The Unified Development Ordinance allows for parking within the floodway fringe, however parking lots constructed of permeable pavers are a conditional use within the floodway fringe and must first receive conditional use approval. The petitioner is therefore requesting conditional use approval to allow a parking area constructed of permeable pavers within the floodway fringe.

CRITERIA AND FINDINGS FOR CONDITIONAL USE PERMIT

20.06.040(d)(6) Approval Criteria
(B) General Compliance Criteria: All petitions shall be subject to review and pursuant to the following criteria and shall only be approved if they comply with these 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 UDO requires that parking areas within the floodway be
constructed of permeable pavers, which has been shown. The petitioner has submitted plans to the Department of Natural Resources (DNR) for any permitting requirements for the work within the floodway and any required approvals from DNR must be received prior to issuance of a grading permit. A grading permit has been applied for and is being reviewed by the City of Bloomington Utility Department, final approval from them is required prior to issuance of a grading permit. There are no other prior applicable approvals for this site.

(C) Additional Criteria Applicable to Conditional Uses

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 applicable adopted plans and policies.

PROPOSED FINDING: This proposal is in line with the goals of the Comprehensive Plan. The Comprehensive Plan identifies this area as “Parks/Open Space” and the installation of new public amenities with the park for the community furthers many of the goals of the Comprehensive Plan. The use of permeable pavers also accomplishes the goals of the Comprehensive Plan in regards to environmentally friendly design.

ii. 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.

PROPOSED FINDING: This site is well served by utility service and no problems with providing utility service to this site are expected. Final approval from the City of Bloomington Utility Department is required prior to issuance of a grading permit.

iii. Minimizes or Mitigates Adverse Impacts

1. The proposed use and development will not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.

2. The proposed development shall not cause significant adverse impacts on surrounding properties nor create a nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights.

3. The hours of operation, outside lighting, and trash and waste collection must not pose a hazard, hardship, or nuisance to the neighborhood.

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.

PROPOSED FINDING: The location of the parking spaces is on an already improved section of the property. No substantial grading is necessary for the installation of the parking area and no
fill will be placed resulting in loss of floodplain storage capacity. The location of the parking spaces is away from the adjacent residential houses and is appropriately located to mitigate impacts of noise and lights associated with vehicles. The hours of operation of the park will not be changed with this proposal. No public comments have been received from adjacent neighbors as a result of the public notification requirements for this petition.

**RECOMMENDATION:** The Department recommends that the Hearing Officer adopts the proposed findings and recommends approval of CU-18-22 with the following conditions:

1. This conditional use is limited to the parking spaces as shown. Any additional or new parking areas will have to meet all requirement of the Unified Development Ordinance or receive additional variance.
2. A grading permit is required before construction can begin.
Thank you Eric. See attached application form and petition statement below - let me know if you need anything further.

As part of the plans to develop Goat Farm Park into Rogers Family Park we are seeking approval of the placement of a 10-spot (4 accessible) permeable paver parking area within the flood fringe along the north side of the park property. Opportunities to keep parking out of the flood fringe entirely are limited and feedback from park neighbors helped determine the current planned location of the parking area. The improvements to the park overall include the creation of additional accessible paths through the prairie and completing the paved connection to create a loop trail around the entire perimeter. A new native garden area near the barn will have limited seating under a small shelter, under the eave of the barn, and along a trellis.

Tim Street
Operations and Development Division Director
Parks & Recreation
City of Bloomington, IN
tim.street@bloomington.in.gov
812.349.3706
bloomington.in.gov

[Quoted text hidden]

Application form_Rogers Family Park 052222.pdf
277K
CONSTRUCTION PLANS FOR:
ROGERS FAMILY PARK
City of Bloomington
Permit Set
May 27, 2022

PROJECT TEAM
OWNER:
Bloomington Parks & Recreation
401 N Morton St
Suite 250
Bloomington IN 47404

LANDSCAPE ARCHITECT:
Mader Design LLC
302 Main Street
Beech Grove, IN 46107

CIVIL ENGINEER:
LandWorx
958 E. Washington St., Suite 100
Indianapolis, IN 46202

SHEET INDEX
G010 Cover, Location & Sheet Index
SV1 Topographic Survey - Overall Site
SV2 Topographic Survey - North
SV3 Topographic Survey - Middle
SV4 Topographic Survey - South
D100 Site Demolition Plan
L100 Site Layout Plan
L101 Site Layout Plan - Enlargements
L102 Site Grading Plan
L200 Planting Plan
L201 Planting Plan - Enlargements
L300 Site Details
L301 Site Details
L302 Planting Details
C400 Erosion Control Plan
C410 Storm Water Pollution Prevention Plan
C420 Erosion Control Details
C421 Erosion Control Details

ALTERNATES

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DRAFT - NOT FOR CONSTRUCTION

COVER, LOCATION & SHEET INDEX
CITY OF BLOOMINGTON TRAFFIC DIVISION

TRAFFIC LIGHTS

COMCAST CABLE (SOUTH) CABLE TV

DUKE ENERGY ELECTRIC

TO VERIFY PIPE TYPE AND MATERIAL. STRUCTURE GRATES AND COVERS SHOWN

To order a copy of ASCE Standard 38-02, please go to the ASCE Bookstore:

The American Society of Civil Engineers (ASCE) has developed an important standard

VERTICAL DATUM: NAVD88 (Computed using Geoid 18), U.S. Survey Feet.

ARE ALL APPROXIMATE BASED ON LIMITED INFORMATION AVAILABLE FROM THE

ALL UTILITIES INCLUDING LOCATIONS AND SIZES NEED TO BE VERIFIED PRIOR TO

4. THE FOLLOWING IS THE INDIANA 811 TICKET NUMBER FOR THIS PROJECT:

geophysical methods to determine the existence and approximate horizontal position

WHEN A SURVEY IS THE PURPOSE OF THE TICKET. OVERHEAD UTILITIES ARE

SURFACE. NO STRUCTURES WERE ENTERED TO ACCURATELY MEASURE PIPE SIZES OR

6. THE UTILITIES SHOWN ON THIS SURVEY REPRESENT QUALITY LEVEL B STANDARD OF CARE.

3. UTILITIES SHOWN HEREON ARE PER OBSERVED ABOVE GROUND EVIDENCE AND

2. CONTOURS REPRESENT 1-FOOT INTERVALS.

1. FIELD WORK PERFORMED FEBRUARY 11 THROUGH MARCH 5, 2021.

QUALITY LEVEL A - Precise horizontal and vertical location of utilities obtained by the

actual exposure and subsequent measurement of subsurface utilities, usually at a

QUALITY LEVEL D - Information derived from existing records or oral recollections.

QUALITY LEVEL C - Information obtained by surveying and plotting visible above-ground

QUALITY LEVEL B - Information obtained through the application of appropriate surface

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GENERAL DEMOLITION NOTES

A. ALL TOPOGRAPHIC AND SURVEY INFORMATION HAS BEEN OBTAINED FROM BLEDSOE RIGGERT COOPER JAMES, DATED FEBRUARY 2021. LANDSCAPE ARCHITECT CLAIMS NO RESPONSIBILITY FOR ACCURACY OF INFORMATION PROVIDED. VERIFY AND CONFIRM ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

B. CONTRACTOR SHALL MAINTAIN UTILITY SERVICE AND PROVIDE ADA ACCESS TO THE BUILDINGS THROUGHOUT THE CONSTRUCTION TIMELINE.

C. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCING WORK.

D. NO MATERIALS OR STOCKPILE MATERIALS SHALL BE STORED WITHIN THE PROTECTED ROOT ZONE OF TREES.

E. DAMAGE TO TREES OR WORK WITHIN THE PROTECTED ROOT ZONE OF THE EXISTING TREES SHALL SUBJECT THE CONTRACTOR TO DAMAGES DETERMINED BY THE OWNER.

F. REMOVE TURF TO PREPARE FOR NEW PLANTING BEDS. SEE D-10

G. CONTRACTOR SHALL GRADE AND SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES. ANYTHING DAMAGED BY CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL CHARGE TO THE OWNER.

H. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO UNDERSTAND ALL SCOPE OF DEMOLITION ACTIVITIES. WHILE EFFORTS HAVE BEEN MADE TO IDENTIFY MAJOR COMPONENTS OF DEMOLITION, NO ADDITIONS TO THE CONTRACT WILL BE ALLOWED FOR VISIBLE DEMOLITION WORK REQUIRED TO ACCOMMODATE NEW CONSTRUCTION ACTIVITIES.

I. CONTRACTOR SHALL REMOVE ANY EXCESS SOIL FROM SITE AND/OR PROVIDE ANY ADDITIONAL SOILS AS REQUIRED TO MEET PROPOSED GRADES.

J. WHERE PAVEMENT IS INDICATED TO BE DEMOLISHED OR REMOVED, SEEDING PER NOTE D-04 CONTRACTOR SHALL SAW CUT AND/OR CLEANLY REMOVE TO NOT DAMAGE ADJACENT OR ATTACHED PAVEMENT.

K. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE OR REPAIR TO OWNER'S SATISFACTION ANY EXISTING IMPROVEMENTS TO REMAIN.

L. CONTRACTOR TO REMOVE AND LEGALLY DISPOSE OF ALL DEMOLISHED ITEMS. COORDINATE STORAGE OR RETURN TO OWNER ANY ITEMS TO BE SALVAGED.

HATCH LEGEND

- TREE PROTECTION FENCE; INSTALL AROUND 7/L301 TREES TO REMAIN
- REMOVE GRAVEL TO 18" BELOW GRADE, REPLACE WITH TOPSOIL
- RESTORED PRAIRIE PLANTS TO BE REMOVED
- SCRUBBY FIELD PLANTS TO BE REMOVED.
- BUSH HOG AND TREAT WITH HERBICIDE TWO TIMES TO PREPARE FOR PRAIRIE SEEDING.
- HERBICIDE APPLICATION SHALL FOLLOW CITY AND PARK DEPARTMENT' S IPM STANDARDS.
- REMOVE SCRUB PLANTS AS NEEDED FOR REGRADING AND NEW WORK.
- PARA-5 LOWN 7/01 LESSENE PHASE 1, FLOODWAY
- TREE TO BE REMOVED, GRUB ROOT SYSTEM TO 18" BELOW GRADE.
- REMOVE EXISTING GATE AT COMPLETION OF PROJECT. SALVAGE AND RETURN TO OWNER.
- TREES TO BE REMOVED AND UP TO A MAXIMUM OF 1 PER 50' ROW LONG ERASE FROM PLAN.
- SIGN TO BE REMOVED. STORE ON SITE FOR RE-INSTALLATION. COORDINATE LOCATION WITH OWNER.
- TILL EXISTING DIRT PATH AND PREP SOIL FOR PRAIRIE IN-FILL PLANTING OFF ADJACENT DRIVE. LOWER APPROXIMATELY 2" BELOW ASPHALT SOIL ELSEWHERE ON SITE OUTSIDE OF THE FLOODWAY AND FLOODPLAIN.

PERMIT SET

Rogers Family Park
City of Bloomington Parks & Recreation Department
2000 E. Winslow Road, Bloomington, IN

SITE DEMOLITION PLAN

DRAFT - NOT FOR CONSTRUCTION

SITE DEMOLITION SCHEDULE

<table>
<thead>
<tr>
<th>Date</th>
<th>Activity</th>
</tr>
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<tbody>
<tr>
<td>05.27.2022</td>
<td>PREPARE FOR PRAIRIE SEEDING PER NOTE D-04, THIS SHEET</td>
</tr>
<tr>
<td>05.28.2022</td>
<td>ALTERNATE 2: PREPARE FOR PRAIRIE</td>
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<tr>
<td>05.29.2022</td>
<td>ALTERNATE 2: PREPARE FOR PRAIRIE</td>
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<tr>
<td>05.30.2022</td>
<td>ALTERNATE 2: PREPARE FOR PRAIRIE</td>
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<tr>
<td>05.31.2022</td>
<td>ALTERNATE 2: PREPARE FOR PRAIRIE</td>
</tr>
<tr>
<td>06.01.2022</td>
<td>ALTERNATE 2: PREPARE FOR PRAIRIE</td>
</tr>
</tbody>
</table>

Know your limits. Call before you dig

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D100
GENERAL SITE LAYOUT NOTES

OBTAINED FROM BLEDSOE RIGGERT COOPER JAMES, DATED FEBRUARY 2021. LANDSCAPE ARCHITECT CLAIMS NO RESPONSIBILITY FOR ACCURACY OF INFORMATION PROVIDED.

C. STAKE AND CONFIRM ALL DIMENSIONS AND GRADES PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY. DRAWINGS SHALL NOT BE SCALLED FOR LAYOUT PURPOSES.

F. AT ALL AREAS WHERE PROPOSED ASPHALT PAVEMENT MEETS THE SAW CUT VERTICALLY AND PROPERLY SEALED WITH A TACK COAT MATERIAL, AND PREPARE FOR NEW WORK.

M. SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES AND EXPANSION JOINTS SHALL BE 30`-0" O.C. AND CONTROL BE 50`-0" O.C. MAX AND AT ALL 90 DEGREE ANGLES. CONTROL 8'-0"

N. SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES AND EXPANSION JOINTS SHALL BE 30`-0" O.C. AND CONTROL BE 50`-0" O.C. MAX AND AT ALL 90 DEGREE ANGLES. CONTROL 8'-0"

O. SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES AND EXPANSION JOINTS SHALL BE 30`-0" O.C. AND CONTROL BE 50`-0" O.C. MAX AND AT ALL 90 DEGREE ANGLES. CONTROL 8'-0"

P. SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES AND EXPANSION JOINTS SHALL BE 30`-0" O.C. AND CONTROL BE 50`-0" O.C. MAX AND AT ALL 90 DEGREE ANGLES. CONTROL 8'-0"

Q. SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES AND EXPANSION JOINTS SHALL BE 30`-0" O.C. AND CONTROL BE 50`-0" O.C. MAX AND AT ALL 90 DEGREE ANGLES. CONTROL 8'-0"
A. PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED BY A QUALIFIED AND EXPERIENCED LANDSCAPE CONTRACTOR.

B. LOCATE AND VERIFY ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO STARTING LANDSCAPE WORK.

C. STAKE AND CONFIRM ALL DIMENSIONS, GRADES, AND PLANT LAYOUT PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT IMMEDIATELY.

D. SEED ALL AREAS DISTURBED BY CONTRACTOR'S OPERATIONS, INCLUDING AREAS BEYOND PROJECT LIMITS. PERMANENT SEED MIX SHALL BE 50 PERCENT KENTUCKY BLUEGRASS (Poa pratensis), 30 PERCENT CHEWINGS RED FESCUE (Festuca rubra VARIETY), 10 PERCENT PERENNIAL RYEGRASS (Lolium perenne), 10 PERCENT REDTOP (Agrostis alba), OR APPROVED EQUAL.

E. PLANTING BEDS SHALL RECEIVE SPADE EDGE UNLESS OTHERWISE NOTED.

F. CONTRACTOR SHALL PROVIDE PLANT MATERIAL IN QUANTITIES AND SPECIES SHOWN ON PLANS. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS SUBMITTED IN WRITING AT LEAST 10 DAYS PRIOR TO BID DATE AND APPROVED BY CITY LANDSCAPER.

G. AMEND OR INSTALL TOPSOIL MEETING ASTM D5268 STANDARDS, TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS OR EXTRANEOUS MATERIALS LARGER THAN 1". VERIFY DEPTH AND QUALITY OF TOPSOIL PRIOR TO PLANT INSTALLATION. LAWN AREAS SHALL HAVE A MIN. OF 4" TOPSOIL, AND PLANTING BEDS A MIN. OF 12". TOPSOIL SHALL BE STOCKPILED AND REUSED ON SITE. WHERE QUANTITIES ARE INSUFFICIENT, TOPSOIL MAY BE IMPORTED FROM OFF SITE. DO NOT OBTAIN FROM BOGS, MARSHES, WETLANDS, OR AGRICULTURAL LAND. NO FERTILIZERS ARE TO BE USED.

H. ROOT BALL SHALL MEET OR EXCEED SIZES SET FORTH IN CURRENT AMERICAN STANDARDS FOR NURSERY STOCK.

I. PROVIDE 3" SHREDDED HARDWOOD MULCH IN ALL PLANTING BEDS AND IN 6` DIAMETER AROUND ALL TREES UNLESS OTHERWISE NOTED.

J. PROVIDE HERBICIDE (NON PRE-EMERGENT) ON PLANTING BEDS IN COMPLIANCE WITH BLOOMINGTON PARKS AND RECREATION'S IPM STANDARDS. NO PESTICIDES ARE TO BE USED.

K. TREES SHALL NOT BE STAKED EXCEPT WITH APPROVAL FROM LANDSCAPE ARCHITECT FOR ACCOMMODATION OF ENVIRONMENTAL CONDITIONS.

L. INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AS REQUIRED BY LOCAL JURISDICTIONS.

M. PLANT MATERIAL AND WORKMANSHIP SHALL BE WARRANTED FOR A PERIOD OF 1 YEAR FROM SUBSTANTIAL COMPLETION. REPLACE ALL PLANTS MORE THAN 1/4 DEAD AS SOON AS WEATHER CONDITIONS ALLOW THROUGHOUT WARRANTEE PERIOD.

N. QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR LANDSCAPE ARCHITECT'S PURPOSES AND FOR LOCAL REGULATORY REVIEW. CONTRACTOR IS RESPONSIBLE TO PROVIDE PLANTS IN QUANTITIES AND SPACING AS DEPICTED ON PLANTING PLANS, IF DISCREPANCIES EXIST QUANTITIES SHOWN ON PLANS SHALL DICTATE.

O. PROVIDE DEER PROTECTION CAGE/FENCING AT EACH NEW TREE PLANTING.
GENERAL PLANTING NOTES:

A. WEEDS AND WEED CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR.

B. LOCATE AND VERIFY ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO STARTING LANDSCAPE WORK.

C. SECURE LOCAL AND COUNTY PERMITS PRIOR TO STARTING LANDSCAPE WORK.

D. SEED MIX SHALL BE 50 PERCENT KENTUCKY BLUEGRASS (Poa pratensis), 30 PERCENT CHEWING RED FESCUE (Agrostis alba), OR APPROVED EQUAL.

E. PLANTING BEDS SHALL RECEIVE SPADE EDGE UNLESS OTHERWISE NOTED.

F. CONTRACTOR SHALL PROVIDE PLANT MATERIAL IN LEAST 10 DAYS PRIOR TO BID DATE AND APPROVED BY CITY LANDSCAPER.

G. TREES SHALL NOT BE STAKED EXCEPT WITH APPROVAL FROM THE ENVIRONMENTAL CONDITIONS.

H. ROOT BALL SHALL MEET OR EXCEED SIZES SET FORTH IN RECREATION'S IPM STANDARDS. NO PESTICIDES ARE TO BE USED.

I. PROVIDE DEER PROTECTION CAGE/FENCING AT EACH NEW PLANT MATERIAL INSTALLATION.

J. PROVIDE DEER PROTECTION CAGE/FENCING AT EACH NEW PLANT MATERIAL INSTALLATION.

K. TREES SHALL NOT BE STAKED EXCEPT WITH APPROVAL FROM THE ENVIRONMENTAL CONDITIONS.

L. INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AS REQUIRED BY LOCAL JURISDICTIONS.

M. PLANTING SCHEDULE TRAILHEAD DECIDUOUS TREES

QBI 1 Quercus bicolor Swamp White Oak 2.5" Cal. B&B

ORNAMENTAL TREES

CFL 2 Cornus florida Flowering Dogwood 1.5" Cal. B&B

SHRUBS

CSR 13 Cornus sericea Red Osier Dogwood 24" Ht Cont/B&B

IVW 24 Ilex verticillata Winterberry 36" Ht. Cont/B&B

RECREATION'S IPM STANDARDS. NO PESTICIDES ARE TO BE USED.

L. WATER LINE

R. PLANT SCHEDULE TRAILHEAD ENLARGEMENT

TRAILHEAD ENLARGEMENT

ALV 45 Baptisia australis Blue Wild Indigo 4" plug 36" o.c.

ANE 6 Aster novae-angliae New England Aster 1 gal. 36" o.c.

BAU 45 Baptisia australis Blue Wild Indigo 4" plug 36" o.c.

COP 18 Coreopsis palmata Prairie Coreopsis 1 gal. 36" o.c.

DPC 23 Dalea purpurea Purple Prairie Clover 4" plug 24" o.c.

EPR 32 Echinacea purpurea Purple Coneflower 4" plug 24" o.c.

EUP 28 Eupatorium fistulosum Hollow Joe Pye Weed 2" Plug 36" o.c.

HAS 10 Helenium autumnale Sneezeweed 4" plug 36" o.c.

HAA 26 Helenium autumnale Sneezeweed 4" plug 36" o.c.

HAS 10 Helenium autumnale Sneezeweed 4" plug 36" o.c.

IVW 24 Ilex verticillata Winterberry 36" Ht. Cont/B&B

IVW 24 Ilex verticillata Winterberry 36" Ht. Cont/B&B

LA20000264

NORTH CENTRAL LAWN / BARN AREA ENLARGEMENT

SCZ 62 Schizachyrium scoparium Little Bluestem 1 gal. 36" o.c.

ZAA 13 Zizia aurea Golden Alexander 4" plug 24" o.c.

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R. PLANT SCHEDULE TRAILHEAD ENLARGEMENT

TRAILHEAD ENLARGEMENT

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**TYPICAL TRENCH SECTION**

**TYPICAL ACCESS GATE**

**SECTION A**

**ELEVATION (WITH CURB)**

**FIRMING PLAN**

**REMARKS AND DRAINAGE DETAIL**

**BOARDWALK**

**NOTES:**
1. GATE TO SWING UNDER OWN POWER TO FULL OPEN OR FULL CLOSED POSITION BY MEANS OF WEIGHTING OR SPRING ACTION. GATE SHALL NEVER REMAIN IN A PARTIALLY CLOSED POSITION.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION.
3. PRIME AND PAINT, COLOR: SAFETY YELLOW AS APPROVED BY ARCHITECT/ENGINEER, APPLY 3M REFLECTIVE TAPE OR EQUAL AROUND DIAMETER OF TUBE AT 12" O.C.

**PERMIT SET**

**SITE DETAILS**
EROSION CONTROL NOTES:

1. All construction,美女看, 展现了她对自然风景的热爱, 试图在不同的地方找到新的度假胜地。她知道, 只有在远离城市的喧嚣时, 才能在大自然中找到内心的平静。每次旅行, 她都会带着相机去捕捉每一个美好的瞬间。无论如何, 自然的美总是能让人陶醉其中。
TO MINIMIZE SOIL EROSION. SOIL EROSION CONTROLS SHALL BE INSPECTED AND MAINTAINED AS DESCRIBED ELSEWHERE IN THESE PLANS. EXCESSIVE

SILT FENCES OR OTHER SUCH MECHANISM AS REQUIRED.

INSTALL ADDITIONAL SILT FENCES OR OTHER SUCH MECHANISM AS REQUIRED.

ALL REUSABLE FLUID CONTAINERS, SUCH AS GASOLINE CANS, SHALL BE INSPECTED FOR LEAKS EACH TIME THEY ARE USED. IF LEAKS ARE FOUND, THE

PUBLIC AGENCY.

DISPOSABLE CONTAINERS, SUCH AS GREASE TUBES, LUBRICATING OIL, AND BRAKE FLUID CONTAINERS AND THEIR PACKAGING, SHALL BE DISPOSED OF

PUBLIC AGENCY.

HYDRAULIC FLUIDS - STORE IN APPROVED CONTAINERS, AND DISPOSE OF ACCORDING TO LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS OR OTHER

OTHER PUBLIC AGENCY.

THIS LINER AND AREA ON A DAILY BASIS, AT A MINIMUM. WHEN THIS AREA BECOMES FULL, THE POLLUTANTS SHALL BE EXCAVATED, PLACED INTO AN

ACCEPTABLE CONTAINER, AND DISPOSED OF IN A PROPER MANNER.

THE MATERIALS AND SUBSTANCES LISTED BELOW ARE EXPECTED ON-SITE:

CONSTRUCTION IN A FLOODWAY (IDNR):  LETTER PROVIDED

CONTRACTORS WITH PRIMARY OVERSIGHT ON INDIVIDUAL BUILDING LOTS OF THE TERMS AND CONDITIONS OF THE STORM WATER RULE 5, AND THE

THE COMPLETED NOI LETTER, THE NPDES PERMIT NUMBER, AND NAME, COMPANY NAME, AND TELEPHONE NUMBER OF PROJECT CONTACT PERSON.

812.349.3706

THE MATERIALS AND SUBSTANCES LISTED BELOW ARE EXPECTED ON-SITE:

CONSTRUCTION IN A FLOODWAY (IDNR):  LETTER PROVIDED

CONTRACTORS WITH PRIMARY OVERSIGHT ON INDIVIDUAL BUILDING LOTS OF THE TERMS AND CONDITIONS OF THE STORM WATER RULE 5, AND THE