CITY OF BLOOMINGTON

PLAT COMMITTEE

May 8, 2017 @ 4:00 p.m.
CITY HALL – KELLY ROOM #155

CITY OF BLOOMINGTON
PLAT COMMITTEE
May 8, 2017 at 4:00 p.m. ***Kelly Conference Room #155**

ROLL CALL

MINUTES TO BE APPROVED: None at this time

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITION:

DP-15-17 **City of Bloomington**
611 N. Rogers St.
Preliminary and final plat approval of a 2-lot subdivision of 2.79 acres.
Case Manager: Eric Greulich

**Next Meeting Date: June 12, 2017 Updated: 5/5/2017

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.

BLOOMINGTON PLAT COMMITTEE **CASE #: DP-15-17**
STAFF REPORT **DATE: May 8, 2017**
Location: 611 N. Rogers Street

PETITIONER: **City of Bloomington**
401 N. Morton Street

CONSULTANT: **Bledsoe Riggert Cooper and James**
1351 W. Tapp Road

REQUEST: The petitioner is requesting preliminary and final plat approval of a 2 lot subdivision of 2.79 acres.

REPORT: The subject property is located on the west side of N. Rogers Street between W. 11th Street and the B-Line Trail. The property is 2.79 acres of a larger 8.4 acre holding owned by the City of Bloomington Redevelopment Commission. This site is part of the larger 12 acre Trades District (formerly Showers Technology Park). The property is zoned Commercial Downtown (CD) and is within the Showers Technology Park Overlay (STPO).

The petitioner proposes to construct a 4-story multi-family building and this subdivision request would allow the creation of a separate Lot #1 for that building. A site plan for that building was approved under SP-29-16. No approvals have been given for Lot #2 parcel that will be created as a result of this subdivision.

SITE PLAN REVIEW:

Right of Way: With the site plan approval, the Plan Commission acknowledged that there would be only an additional 8.5' of right-of-way dedicated for Rogers Street for a total of 33.5' of right-of-way as opposed to the required 40' from centerlihne. The amount of right-of-way dedicated still allows for the on-street parking spaces, tree plot, and sidewalk to be located in the right-of-way.

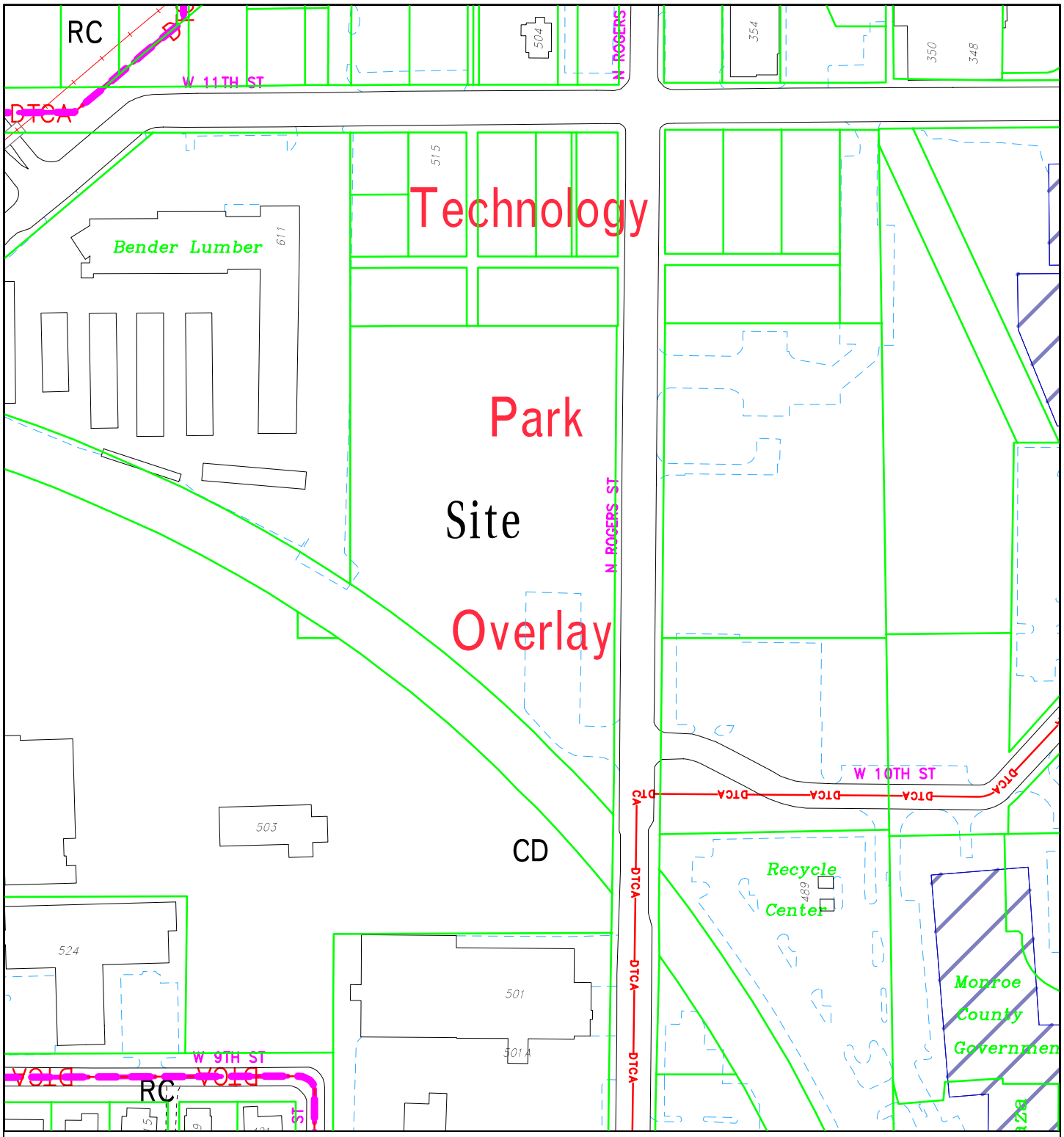
> BMC (20.09.210(d)(2)(A)(i) allows for waivers from subdivision standards. The Department finds that the requested waiver from the required 40' of dedicated right-of-way for Rogers Street to only dedicate 33.5' of right-of-way is appropriate. The request to dedicate less than the required right-of-way stems from the desire to place the building closer to the street. All of the required public facilities including on-street parking, street trees, and sidewalk will be located in the right-of-way.

Utilities: A blanket utility easement will be recorded with this plat and specific utility easements will be recorded as the final site plan is finalized. The Utility Department is okay with this blanket easement.

Access: With the site plan approval it was required that this parcel also plat an access easement to the lot to the north. That access easement will also be recorded once the final site plan is finalized.

RECOMMENDATION: Based on the written findings above, staff recommends approval of DP-15-17 with the associated waiver with the following conditions:

1. Easements must be provided for all utility lines prior to issuance of a grading permit.
2. Approved per terms and conditions of SP-29-16.



DP-15-17 City of Bloomington

611 N Rogers Street

Plat Committee

Site Location, zoning, parcels

By: greulice

5 May 17

150 0 150 300 450

N

City of Bloomington
Planning & Transportation

Scale: 1" = 150'

For reference only; map information NOT warranted.

DP-15-17 City of Bloomington

611 N Rogers Street

Plat Committee

2016 Aerial Photograph

By: greulice

5 May 17

150 0 150 300 450

N

City of Bloomington
Planning & Transportation

Scale: 1" = 150'

For reference only; map information NOT warranted.

Bledsoe Riggert Cooper James
LAND SURVEYING • CIVIL ENGINEERING • GIS

April 11, 2017

Mr. Eric Greulich
City of Bloomington, Planning Department
401 N. Morton St., Suite 160
Bloomington, IN 47402-0100

RE: Trades District West Phase One Subdivision Approval

Mr. Greulich:

On behalf of our client, the City of Bloomington Redevelopment Commission, we are petitioning the City of Bloomington for a subdivision approval for a proposed project located along the west side of Rogers Street, north of the B-Line Trail, and south of 11th Street.

Proposed is the development of a multi-family facility on the 1.817-acre site. As 8.5 feet of right-of-way on the west side of Rogers Street will be dedicated, all other street dedication requirements are requested to be waived.

Please let us know if there are any questions as we proceed forward.

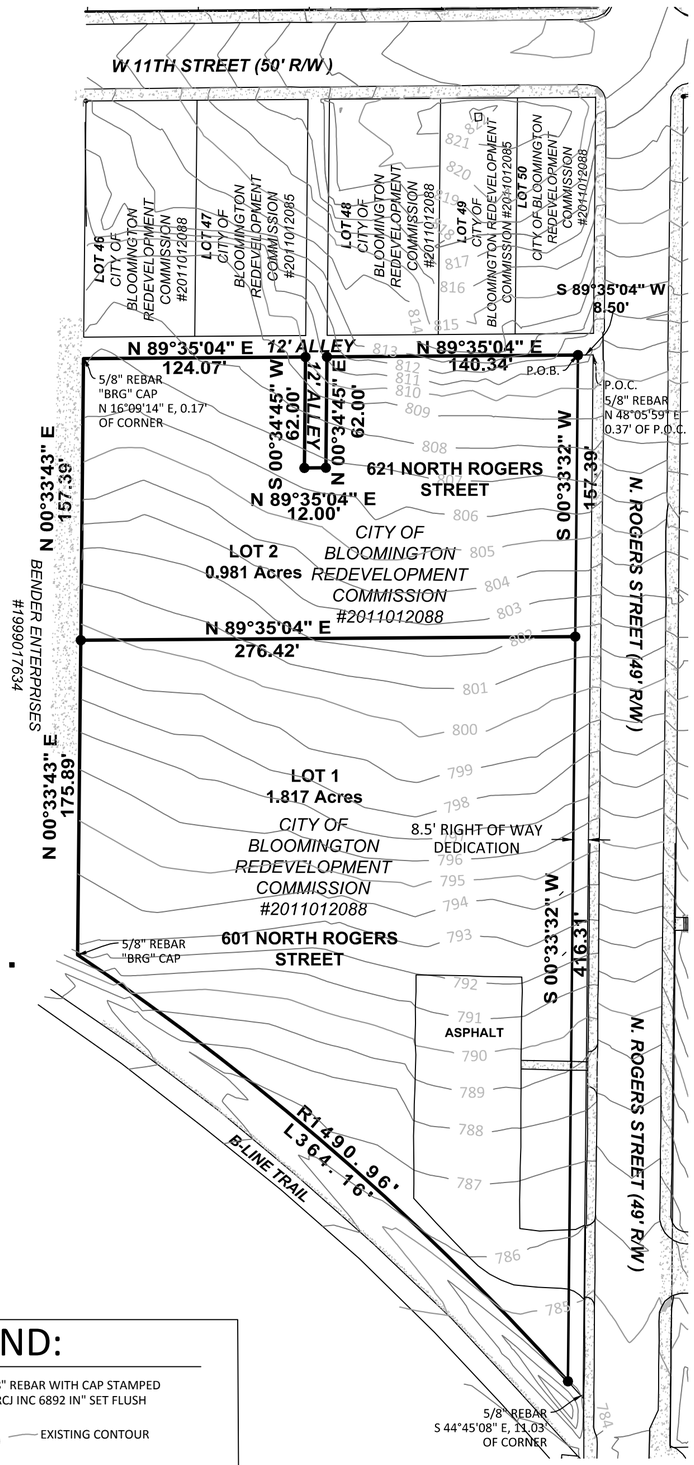
Best Regards,

Christopher L. Porter

Christopher L. Porter
Professional Surveyor
Bledsoe Riggert Cooper James

TRADES DISTRICT WEST PHASE ONE SUBDIVISION-PRELIMINARY PLAT

A PART OF THE EAST HALF OF SECTION 32 TOWNSHIP 9 NORTH, RANGE 1 WEST MONROE COUNTY, INDIANA



LEGEND:

- ● 5/8" REBAR WITH CAP STAMPED "BRCJ INC 6892 IN" SET FLUSH
- 790 EXISTING CONTOUR

OWNER CERTIFICATION

The undersigned, the City of Bloomington Redevelopment Commission, being the owner of the above described real estate, do hereby layoff and plat the same into two lots in accordance with the plat and certificate.

This plat shall be known and designated as Trades District West Phase One Subdivision.

In Witness Whereof, the City of Bloomington Redevelopment Commission, have executed this instrument and caused their names to be subscribed thereto, this _____day of _____, 2017.

_____
The City of Bloomington Redevelopment Commission

By_____

STATE OF INDIANA COUNTY OF MONROE

Before me, a Notary Public for said County and State, _____, personally appeared and acknowledged the execution of this instrument this _____day of _____, 2017.

_____
Notary Signature

My commission expires:_____

County of Residence:_____

APPROVED BY THE CITY PLAT COMMITTEE AT A MEETING HELD: MAY 8, 2017

_____
Terri Porter, Director Planning & Transportation Department

_____
Adam Wason, Director of Public Works

OWNER/DEVELOPER:

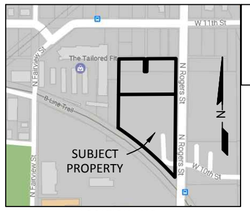
City of Bloomington Redevelopment Commission
401 West 17th Street
Bloomington, IN 47404
Phone: 812-349-3420

RECORD INFORMATION:

City of Bloomington Redevelopment Commission
Instrument Number 2011012088
53-05-32-100-018.000-005, 53-05-32-100-036.000-005,
53-05-32-100-036.000-005

ZONING:

Subject: CD
Adjoiners: CD



LOCATION MAP
NOT TO SCALE
N 39.171951
W -86.539073

RECORDER'S STAMP

AUDITOR'S STAMP

LEGAL DESCRIPTION

A part of the East half of Section 32, Township 9 North, Range 1 West, Monroe County, Indiana, and described as follows:

Commencing at the intersection of the south alley line, said alley running East and West south of Lots 46, 47, 48, 49 and 50 in Maple Heights Second Addition to the City of Bloomington, and the west line of North Rogers Street, said point being 144 feet south of West Eleventh Street; thence coincident with said south alley line SOUTH 89 degrees 35 minutes 04 seconds WEST a distance of 8.50 feet to the **Point of Beginning**; thence leaving said south alley line SOUTH 00 degrees 33 minutes 32 seconds WEST a distance of 573.70 feet to the north right-of-way line of the CSX Railroad Corridor, said point being on a non-tangent curve having a radius of 1490.96 feet; thence northwesterly along said curve 364.16 feet (chord bearing NORTH 48 degrees 58 minutes 52 seconds WEST a distance of 363.26 feet); thence leaving said north right-of-way line NORTH 00 degrees 33 minutes 43 seconds EAST a distance of 333.28 feet to the south line of the aforementioned alley; thence coincident with said south line NORTH 89 degrees 35 minutes 04 seconds EAST a distance of 124.07 feet to the intersection of said south line and the southerly extension of the west line of a 12 foot wide north-south alley extended south between Lots 47 and 48 in Maple Heights Second Addition to the City of Bloomington; thence coincident with said southerly extension of said west line SOUTH 00 degrees 34 minutes 45 seconds WEST a distance of 62.00 feet to the southwest corner of said north-south 12 foot alley; thence coincident with the South line of said alley NORTH 89 degrees 35 minutes 04 seconds EAST a distance of 12.00 feet to the southeast corner of said alley; thence coincident with the southerly extension of the east line of said 12 foot wide alley NORTH 00 degrees 34 minutes 45 seconds EAST a distance of 62.00 feet to the south line of the aforementioned East and West alley; thence coincident with said south line NORTH 89 degrees 35 minutes 04 seconds EAST a distance of 140.34 feet to the point of beginning and containing 2.798 acres, more or less.

FLOOD ZONE:

FEMA HAS NOT DESIGNATED THIS PROPERTY AS A FLOOD HAZARD AREA, PROPERTY IS LOCATED IN FLOOD ZONE X PER COMMUNITY PANEL NO. 180169 0141 D DATED DECEMBER 17, 2011.

NOTES:

1. FIELD WORK PERFORMED MARCH 2014 THROUGH OCTOBER, 2016.
2. ALL REBAR SET ARE ⅝ INCH WITH YELLOW PLASTIC CAP STAMPED "BRCJ INC 6892IN"
3. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH ESTABLISHED FROM STATIC GPS OBSERVATIONS DATED SEPTEMBER 13, 2016 AND POST-PROCESSED USING OPUS (NGS ONLINE POSITIONING USER SERVICE). REFERENCE FRAME NAD 83(2011) EPOCH 2010.0000, INDIANA STATE PLANE COORDINATES ZONE 1302 WEST, U.S. SURVEY FEET. THESE COORDINATES DIFFER BY AS MUCH AS 2.0 FEET FROM THE PUBLISHED DATA ESTABLISHED BY THE CITY OF BLOOMINGTON UTILITIES CONTROL MONUMENTATION SURVEY DATED APRIL 30, 1998.
4. THIS PLAT IS NOT COMPLETE WITHOUT THE ASSOCIATED RETRACEMENT BOUNDARY SURVEY AND REPORT OF SURVEY RECORDED SEPARATELY AS INSTRUMENT NO. 2017003363.

REPORT OF SURVEY

A report of survey was included with the retracement boundary survey of the subject property by Ben E. Bledsoe of Bledsoe Riggert Guerrettaz, Inc., dated August 10, 2011 and recorded in the Office of the Recorder as Instrument No. 2017003363. The purpose of this Subdivision is to divide the subject parcel into Lot 1 and Lot 2 as directed by the property owners.

SURVEYOR'S CERTIFICATION

This survey was executed according to survey requirements contained in Section 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

"I 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."

Certified May 5, 2017

Christopher L. Porter
Professional Surveyor No. LS21200022
State of Indiana

CHRISTOPHER L. PORTER REGISTERED No. LS21200022 STATE OF INDIANA LAND SURVEYOR

Bledsoe Riggert Cooper James
LAND SURVEYING • CIVIL ENGINEERING • GIS
1351 West Tapp Road p: 812-336-8277
Bloomington, Indiana 47403 f: 812-336-0817

PLAT DATED: May 5, 2017 JOB # 9371

S:\jobs\9301-9400\9371 TECH PARK-PEDCOR\DRAW\9371_TECH PARK-PEDCOR PLAT_CARLSON.dwg

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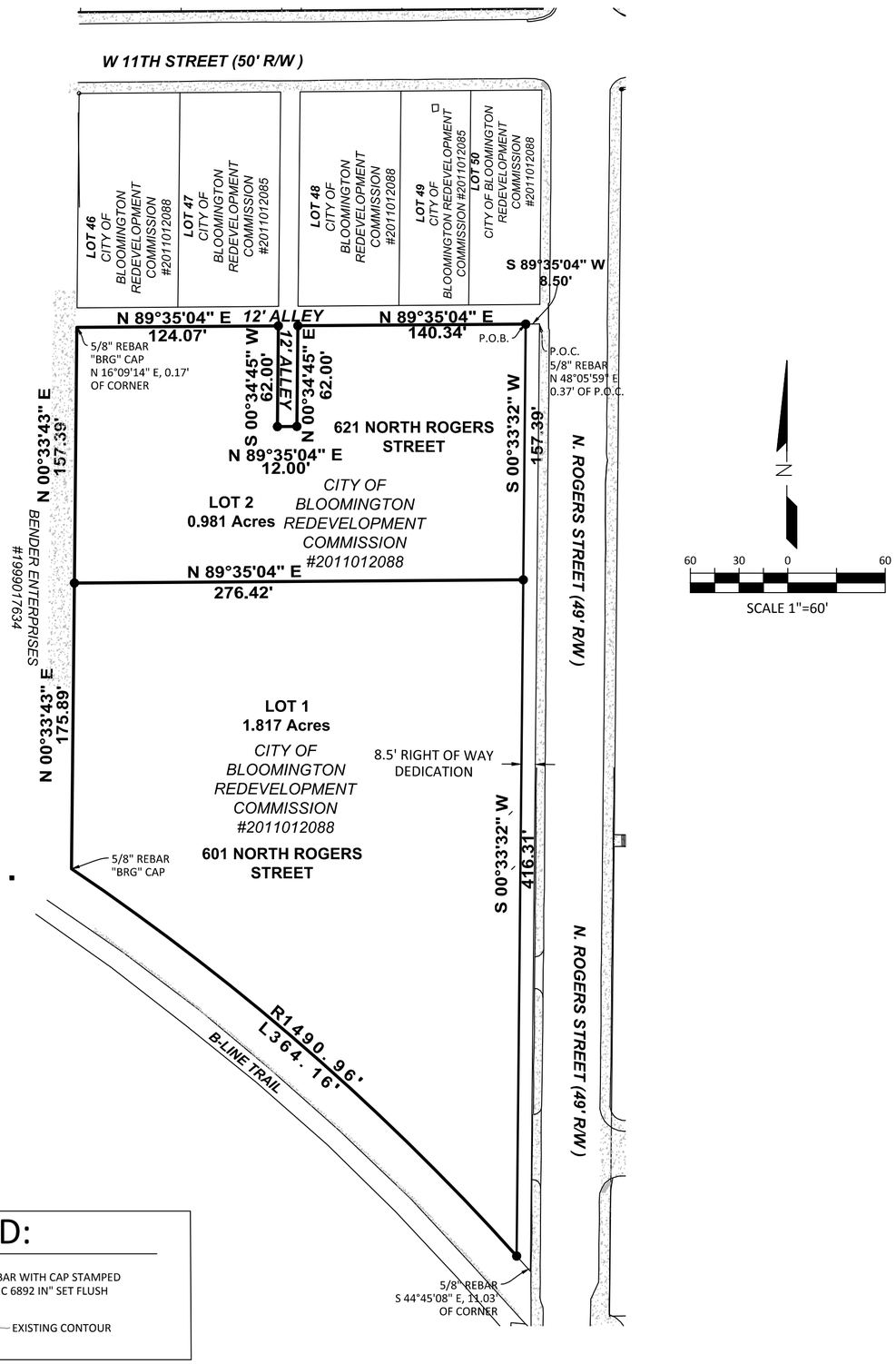
TRADES DISTRICT WEST PHASE ONE SUBDIVISION - FINAL PLAT

A PART OF THE EAST HALF OF SECTION 32 TOWNSHIP 9 NORTH, RANGE 1 WEST MONROE COUNTY, INDIANA



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By_____

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Before me, a Notary Public for said County and State, _____, personally appeared and acknowledged the execution of this instrument this _____day of _____, 2017.

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APPROVED BY THE CITY PLAT COMMITTEE AT A MEETING HELD: MAY 8, 2017

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Adam Wason, Director of Public Works

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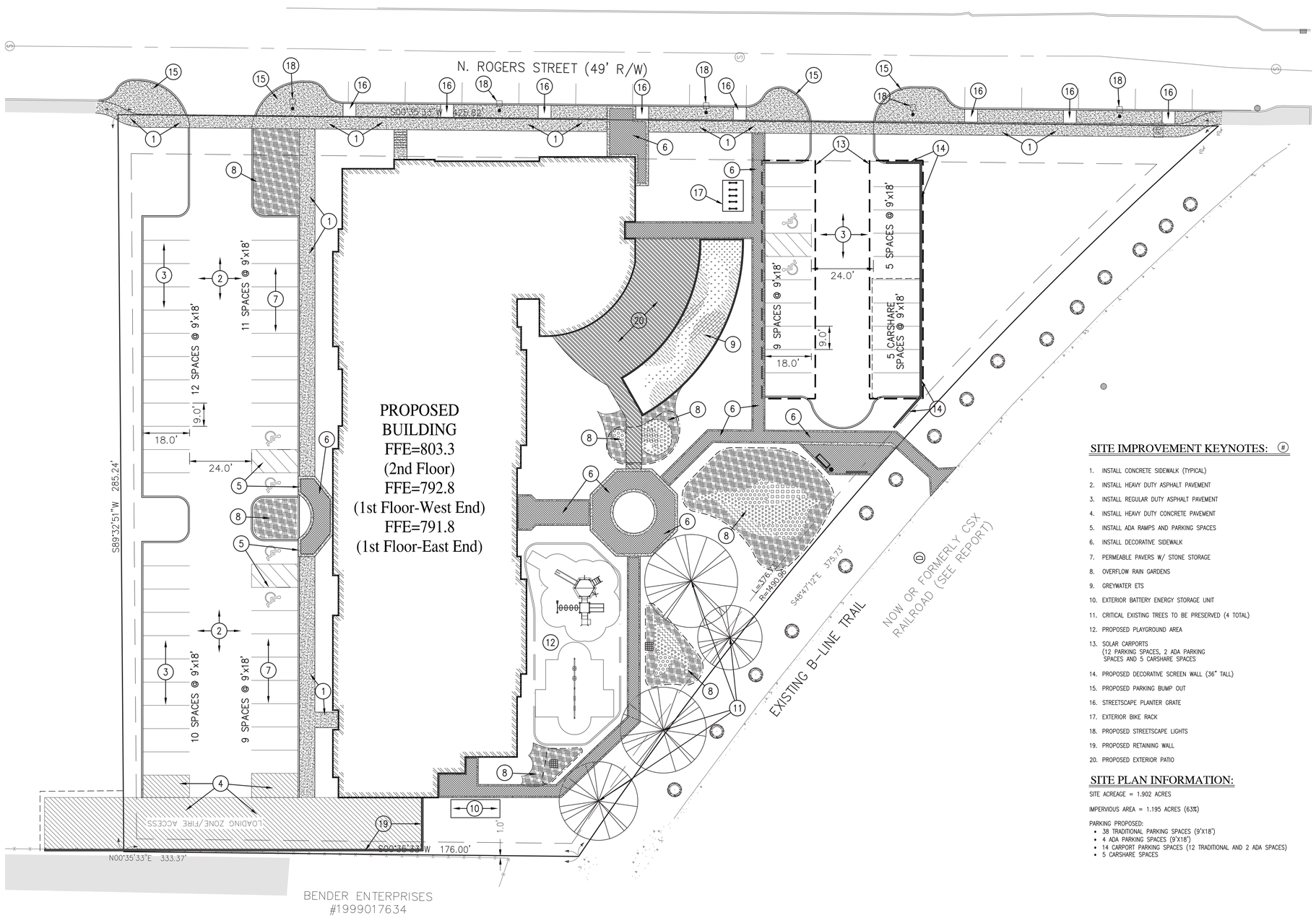
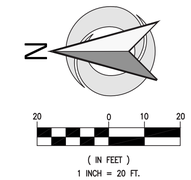




SITE IMPROVEMENT KEYNOTES: (#)

1. INSTALL CONCRETE SIDEWALK (TYPICAL)
2. INSTALL HEAVY DUTY ASPHALT PAVEMENT
3. INSTALL REGULAR DUTY ASPHALT PAVEMENT
4. INSTALL HEAVY DUTY CONCRETE PAVEMENT
5. INSTALL ADA RAMPS AND PARKING SPACES
6. INSTALL DECORATIVE SIDEWALK
7. PERMEABLE PAVERS W/ STONE STORAGE
8. OVERFLOW RAIN GARDENS
9. GREYWATER ETS
10. EXTERIOR BATTERY ENERGY STORAGE UNIT
11. CRITICAL EXISTING TREES TO BE PRESERVED (4 TOTAL)
12. PROPOSED PLAYGROUND AREA
13. SOLAR CARPORTS (12 PARKING SPACES, 2 ADA PARKING SPACES AND 5 CARSHARE SPACES
14. PROPOSED DECORATIVE SCREEN WALL (36" TALL)
15. PROPOSED PARKING BUMP OUT
16. STREETSCAPE PLANTER GRATE
17. EXTERIOR BIKE RACK
18. PROPOSED STREETSCAPE LIGHTS
19. PROPOSED RETAINING WALL
20. PROPOSED EXTERIOR PATIO

SITE PLAN INFORMATION:

SITE ACREAGE = 1.902 ACRES

IMPERVIOUS AREA = 1.195 ACRES (63%)

PARKING PROPOSED:
- 38 TRADITIONAL PARKING SPACES (9'X18')
- 4 ADA PARKING SPACES (9'X18')
- 14 CARPORT PARKING SPACES (12 TRADITIONAL AND 2 ADA SPACES)
- 5 CARSHARE SPACES

MOVING FORWARD

PEDCOR INVESTMENTS

MOVING FORWARD
W 10TH STREET & N ROGERS STREET
Bloomington, Indiana
SITE PLAN
9/30/2016

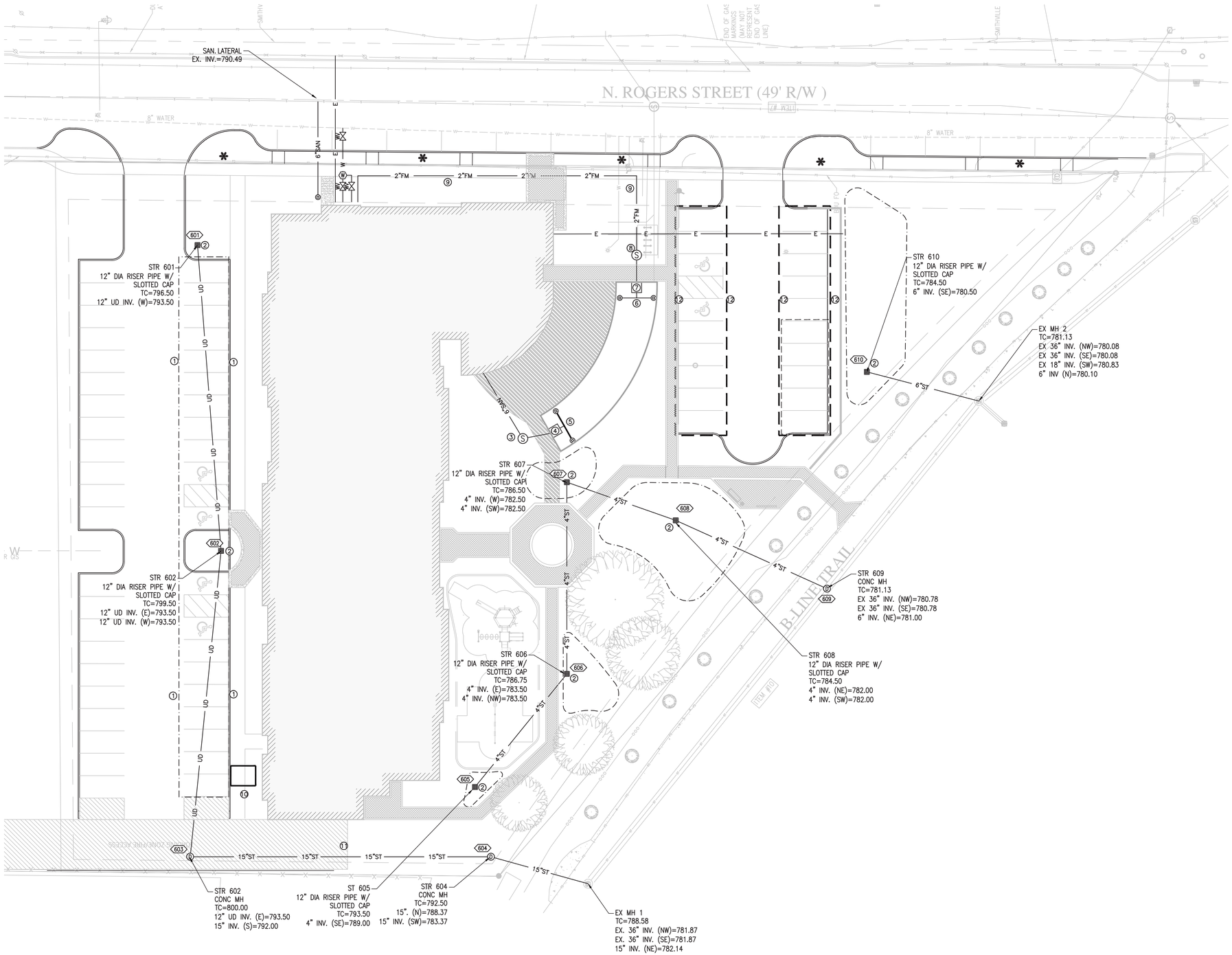
CSO Architects
ARCHITECTURE • INTERIOR DESIGN

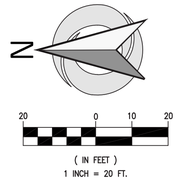
Heapy Engineering
Mechanical Electrical Commissioning Technology
Nationally Recognized Leader in Sustainability / LEED

hellmuth + bicknese
architects

HWC ENGINEERING

WILLIAMS CREEK
CONSULTING





LEGEND

12"ST	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURE
	PROPOSED SWALE
UD	PROPOSED UNDERDRAIN/SSD
	PROPOSED BMP OUTLINE
	PROPOSED SANITARY SEWER CLEANOUT
8"SAN	PROPOSED SANITARY SEWER MAIN/LATERAL
	PROPOSED SANITARY SEWER STRUCTURE
W	PROPOSED WATER SERVICE
	PROPOSED WATER METER PIT
	PROPOSED WATER VALVE
E	PROPOSED ELECTRIC SERVICE
	PROPOSED STREET LIGHT

UTILITY PLAN ITEMS:

1. WASHED NO. 8 STONE SUBSURFACE STORAGE
2. 12" DIAMETER HDPE OVERFLOW RISER PIPE WITH SLOTTED CAP
3. ECOLOGICAL TREATMENT SYSTEM GRINDER PUMP
4. ECOLOGICAL TREATMENT SYSTEM LINT TRAP & SETTLING CHAMBER
5. ECOLOGICAL TREATMENT SYSTEM INFLUENT MANIFOLD
6. ECOLOGICAL TREATMENT SYSTEM EFFLUENT MANIFOLD
7. ECOLOGICAL TREATMENT SYSTEM WATER LEVEL CONTROL STRUCTURE AND SUMP
8. ECOLOGICAL TREATMENT SYSTEM EFFLUENT RECIRCULATION PUMP
9. GREYWATER REUSE SUPPLY FORCE MAIN
10. RAINWATER HARVESTING BELOW-GRADE CISTERN
11. EXTERIOR BATTERY ENERGY STORAGE UNIT
12. SOLAR CARPORTS

GENERAL UTILITY PLAN NOTES:

1. MANHOLE OR CLEAN-OUT CASTINGS MAY NEED TO BE ELEVATED AFTER FINAL GRADING TO INSURE DRAINAGE AWAY FROM STRUCTURES.
2. PAVEMENT OR CONCRETE, INCLUDING DRIVEWAYS AND SIDEWALKS, MUST NOT BE CONSTRUCTED ON OR WITHIN ONE (1) FOOT HORIZONTAL DISTANCE OF SANITARY SEWER CASTINGS.
3. ALL ROUGH GRADING MUST BE FINISHED TO WITHIN ONE (1) FOOT OF FINAL GRADE PRIOR TO THE START OF CONSTRUCTION OF THE SANITARY OR STORMSEWER INFRASTRUCTURE.
4. AT THE INSPECTOR'S DISCRETION, A CONCRETE CRADLE MAY BE REQUIRED FOR ALL LATERAL/UTILITY CROSSINGS.
5. CONTRACTOR MUST FIELD VERIFY INVERT ELEVATIONS OF EXISTING STRUCTURES PRIOR TO CONSTRUCTION. IF A VARIATION EXISTS, THEN CONTACT THE ENGINEER AND UTILITY COMPANY IMMEDIATELY.
6. SANITARY SEWER FACILITIES, INCLUDING MAINS AND LATERALS, MUST MAINTAIN FIVE (5) FEET OF COVER FROM THE TOP OF PIPE TO GRADE. IF ADEQUATE COVER CAN NOT BE MAINTAINED, THEN CONCRETE CAPPING MUST BE INSTALLED WHEN COVER IS FOUR (4) TO FIVE (5) FEET AND CONCRETE ENCASEMENT MUST BE INSTALLED WHEN COVER IS THREE (3) TO FOUR (4) FEET. UNDER NO CIRCUMSTANCES WILL COVER BE PERMITTED TO BE LESS THAN THREE (3) FEET.
7. ALL BENCH WALLS (WHERE INDICATED) SHALL EXTEND TO THE CROWN OF THE HIGHEST INFLUENT PIPE.
8. ALL UTILITY CROSSINGS OF EXISTING PAVEMENTS SHALL BE MADE UTILIZING TRENCHLESS CONSTRUCTION. OPEN CUTS WITHIN EXISTING PAVEMENT SHALL NOT BE ALLOWED.
9. ALL UNDERDRAIN SHALL BE DUAL-WALL, PERFORATED PIPE UNLESS OTHERWISE INDICATED.

ECOLOGICAL TREATMENT SYSTEM NOTES:

1. A CARBON FILTER (OR SIMILAR) SHALL BE INSTALLED INSIDE THE BUILDING'S MECHANICAL ROOM ON THE EFFLUENT SIDE OF THE GREYWATER STORAGE TANK FOR ODOR CONTROL..
2. UV DISINFECTION UNIT(S) SHALL BE INSTALLED INSIDE THE BUILDING'S MECHANICAL ROOM ON THE EFFLUENT SIDE OF THE ODOR CONTROL FILTER.
3. ALL GREYWATER REUSE SHALL BE DYED PURPLE USING A DYE-INJECTION UNIT.
4. ALL REUSE PLUMBING INSIDE THE BUILDING SHALL BE PURPLE OR CLEARLY MARKED AS NON-POTABLE TO PREVENT CROSS-CONNECTIONS WITH POTABLE SUPPLY LINES.
5. THE GREYWATER STORAGE TANK, RECIRCULATION PUMPS, AND ALL OTHER RELATED COMPONENTS SHALL BE LOCATED INSIDE THE BUILDING'S MECHANICAL ROOM.
6. THERE SHALL BE AN AIR GAP BETWEEN THE GREYWATER STORAGE TANK AND THE BACKUP MUNICIPAL WATER SUPPLY.
7. THERE SHALL BE AN OVERFLOW CONNECTION TO THE SANITARY SEWER LATERAL FROM THE GREYWATER STORAGE TANK.
8. PLEASE NOTE, ONLY GREYWATER FROM SHOWERS, LAVATORIES, AND WASHING MACHINES SHALL BE PLUMBED TO THE ECOLOGICAL TREATMENT SYSTEM.

811
Know what's **below.**
Call before you dig.

MOVING FORWARD

PEDCOR INVESTMENTS

MOVING FORWARD
W 10TH STREET & N ROGERS STREET
Bloomington, Indiana
UTILITY PLAN
9/30/2016

CSO Architects
ARCHITECTURE DESIGN

Heapy Engineering
Mechanical Electrical Commissioning Technology
Nationally Recognized Leader in Sustainability / LEED

hellmuth + bicknese
architects

HWC ENGINEERING

WILLIAMS CREEK
CONSULTING