CITY OF BLOOMINGTON

PLAN COMMISSION

November 7, 2016 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

CITY OF BLOOMINGTON
PLAN COMMISSION
November 7, 2016 @ 5:30 p.m. ❖ City Hall Council Chambers - Room #115

ROLL CALL

MINUTES TO BE APPROVED: October

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

1. **2017 meeting schedule**

PETITION CONTINUED TO FEBRUARY 13, 2017:

PUD-30-16 **Regency Consolidated Residential LLC**
2182 W. Tapp Rd.
PUD amendment to allow multifamily residences on Parcel I of the Woolery PUD.
Case Manager: Eric Greulich

ITEMS FOR THE CONSENT AGENDA:

PUD-32-16 **Simon Property Group**
2894 E 3rd St
PUD final plan amendment for a signage package.
Case Manager: Eric Greulich

PETITIONS:

ZO-22-16 **Douglas McCoy**
900-902 E Cottage Grove
Rezone from Institutional (IN) to Residential High-Density (RH).
Case Manager: Jackie Scanlan

PUD-31-16 **Patterson Point, LLC**
323 and 455 S. Westplex Ave.
PUD final plan approval for four mixed use buildings and one multi-family building.
Case Manager: James Roach

SP/UV-33-16 **Secretly Canadian Distribution**
1461 W Bloomfield Rd
Site plan approval for an addition to an existing office to allow a 14,888 sq. ft. warehouse. Also requested is a use variance to allow a warehouse in a Commercial Arterial zoning district.
Case Manager: Eric Greulich

*****Next Meeting November 7, 2016*** **Last Updated: 11/4/2016**

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.

City of Bloomington
Plan Commission

Memo

To: Plan Commission Members

From: James Roach, AICP, Development Service Manager

Date: November 4, 2016

Re: 2017 Plan Commission Meeting Dates

Proposed dates for the 2017 Plan Commission meeting. Please note that this includes a return to a January meeting date.

- 1/9/2017
- 2/13/2017
- 3/6/2017
- 4/17/2017
- 5/8/2017
- 6/12/2017
- 7/10/2017
- 8/14/2017
- 9/11/2017
- 10/2/2017
- 11/6/2017
- 12/13/2017

Proposed dates for the Plan Commission monthly work sessions are as follows:

- 12/20/2016
- 1/24/2017
- 2/21/2017
- 3/21/2017
- 4/11/2017
- 5/23/2017
- 6/20/2017
- 7/25/2017
- 8/22/2017
- 9/5/2017
- 10/24/2017
- 11/14/2017
- 12/11/2017

BLOOMINGTON PLAN COMMISSION **CASE #: ZO-22-16**
STAFF REPORT **DATE: November 7, 2016**
LOCATION: 900-902 E. Cottage Grove Avenue

PETITIONER: Douglas M. McCoy
P.O. Box 3071, Bloomington

CONSULTANT: Michael L. Carmin
116 W. 6th Street Suite 200, Bloomington

REQUEST: The petitioner is requesting to rezone 0.22 acres from Institutional (IN) to Residential High-Density Multifamily (RH).

BACKGROUND:

Area:	0.22 acres
Current Zoning:	IN
GPP Designation:	Public/Semi-Public/Institutional
Existing Land Use:	Dwelling, Multi-Family
Proposed Land Use:	Dwelling, Multi-Family
Surrounding Uses:	North – Indiana University (Office)
	West – Dwelling, Single-Family and Dwelling, Multi-Family
	East – Indiana University (Parking)
	South – Indiana University (Office)

REPORT: The property is located at 900-902 E. Cottage Grove Avenue. The property is zoned Institutional (IN). Surrounding land uses to the north, south, and east are office buildings and parking associated the School of Informatics on the Indiana University campus. The adjacent uses to the west are Dwelling, Multi-Family and Dwelling, Single-Family. The site has been developed with a seven unit apartment building and accessory parking.

The petitioner is requesting to rezone the property from Institutional (IN) to Residential High-Density Multifamily (RH). The rezone is requested because 'Dwelling, Multi-Family' is not an approved use in the IN zone and that is the current and historic use of the property. The apartment building on the property was built in the 1960s. It contains six 2-bedroom apartments and one 3-bedroom apartment. The use is considered lawfully non-conforming, as it was in place prior to the zoning code. This is more colloquially referred to as a 'grandfathered' use. The current density on the property exceeds that which would be allowed by the UDO if the property was zoned RH. The property has limited parking on the west and east sides of the building. No plan for development on the site has been submitted at this time or is anticipated.

Indiana University, adjacent property owner on three sides, submitted an objection to the rezone request. The letter is included in this packet.

Petitioner requests waiver of a second hearing.

GROWTH POLICIES PLAN: This property is designated as 'Public/Semi-Public/Institutional.' The GPP notes that 'Public/Semi-Public/Institutional' is designed to provide adequate land to support compatible government, non-profit and social service land use activities. These use areas are distributed community-wide and encompass schools, including Indiana University. This property is surrounded on three sides by Indiana University property.

INDIANA UNIVERSITY BLOOMINGTON MASTER PLAN: This portion of Woodlawn Avenue is part of the Woodlawn and Tenth Street Neighborhood in the Master Plan. The petition site is planned as part of a new mixed-use academic building with frontage on Woodlawn Avenue and 10th Street. The petition site, along with the property to the south, are identified as 'Buildings Recommended for Demolition' in order to allow room for the future development. The Master Plan promotes Woodlawn Avenue as an important pedestrian corridor leading into campus. The Master Plan contains future designs for both the east and west sides of Woodlawn Avenue.

ISSUES:

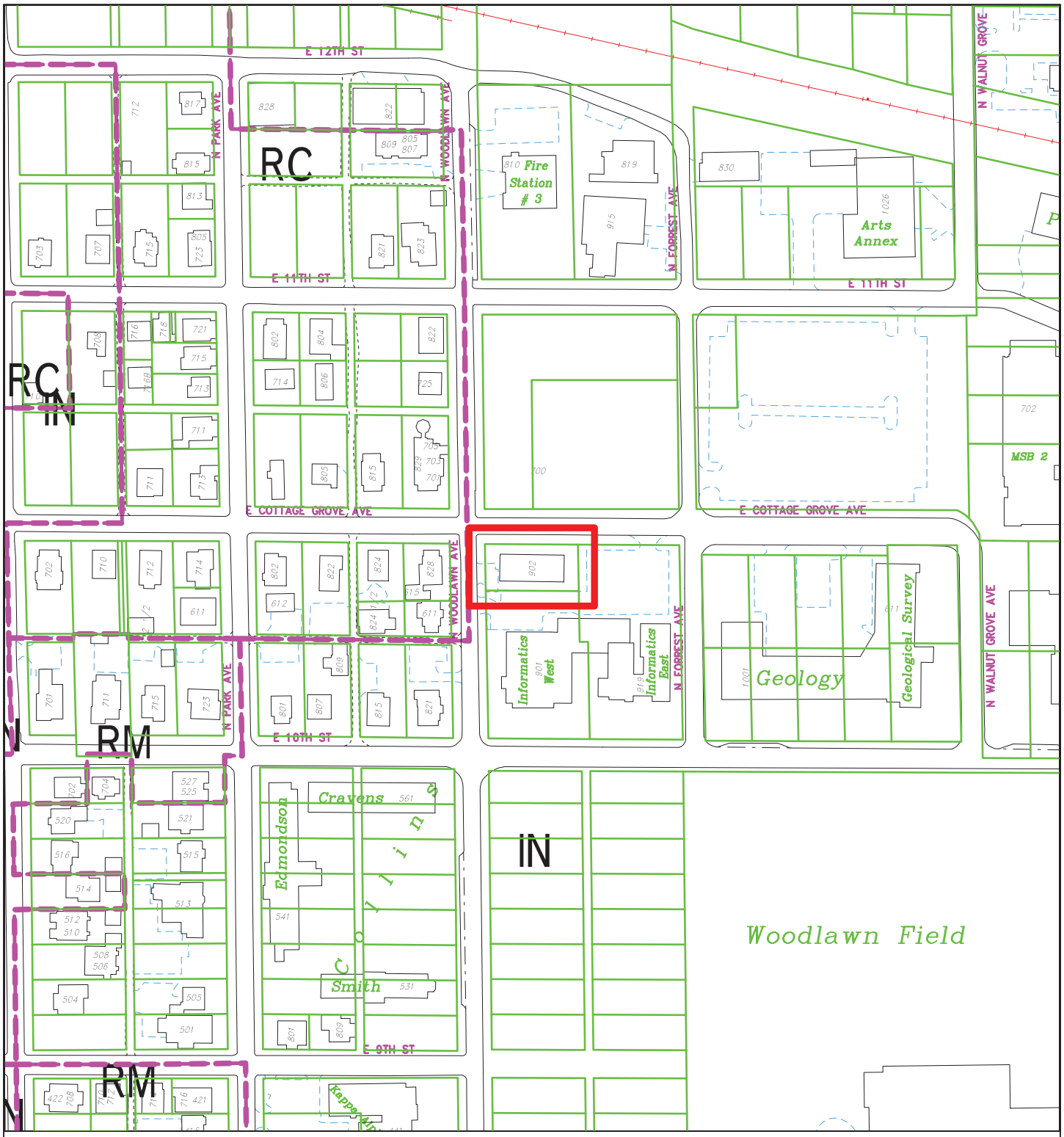
Surrounding Zones and Uses: The property is surrounded on three sides by Institutional (IN) zoned property that is owned and operated by Indiana University. The surrounding IN parcels are part of the larger Indiana University campus. All of the properties on the east side of Woodlawn Avenue from East Atwater Avenue to East 17th Street are zoned IN. The properties directly west of the petition site, on the west side of Woodlawn Avenue, are zoned Residential Core (RC) and contain a single-family residence and a two-unit multi-family residence. There is no RH zoning immediately adjacent to the petition site, or in the surrounding area. The nearest Residential Multifamily (RM) zoning, which is a less dense multifamily zoning, is approximately 360 feet southwest of the petition site, fronting on East 10th Street.

Approval of the rezone would create a non-contiguous island of RH zoning on one property.

Density: The current apartment building has six 2-bedroom apartments and one 3-bedroom apartment for a total of 4.96 DUEs on the property, which is equal to 22.55 units per acre. The parcel is .22 acres, which would allow for 3.3 DUEs if the property was zoned RH, or 15 units per acre. The current development exceeds the density that would be allowed if the property was zoned RH. The existing building, and density, can remain on the property in its current state because it is lawfully non-conforming. If the building were removed, a replacement building could not contain the density that currently exists on the site.

CONCLUSION: Staff does not promote rezoning a property to a non-contiguous zone for the purpose of matching the zoning to the existing use. Rezoning the property to a district different than all neighboring property is 'spot zoning' and does not further the goals of either the GPP or the Indiana University Master Plan. The use can continue to operate on the property in its current state as a lawfully non-conforming use without the rezone.

RECOMMENDATION: Staff recommends approval of the waiver of the second hearing and denial of this petition.



City of Bloomington
Planning & Transportation

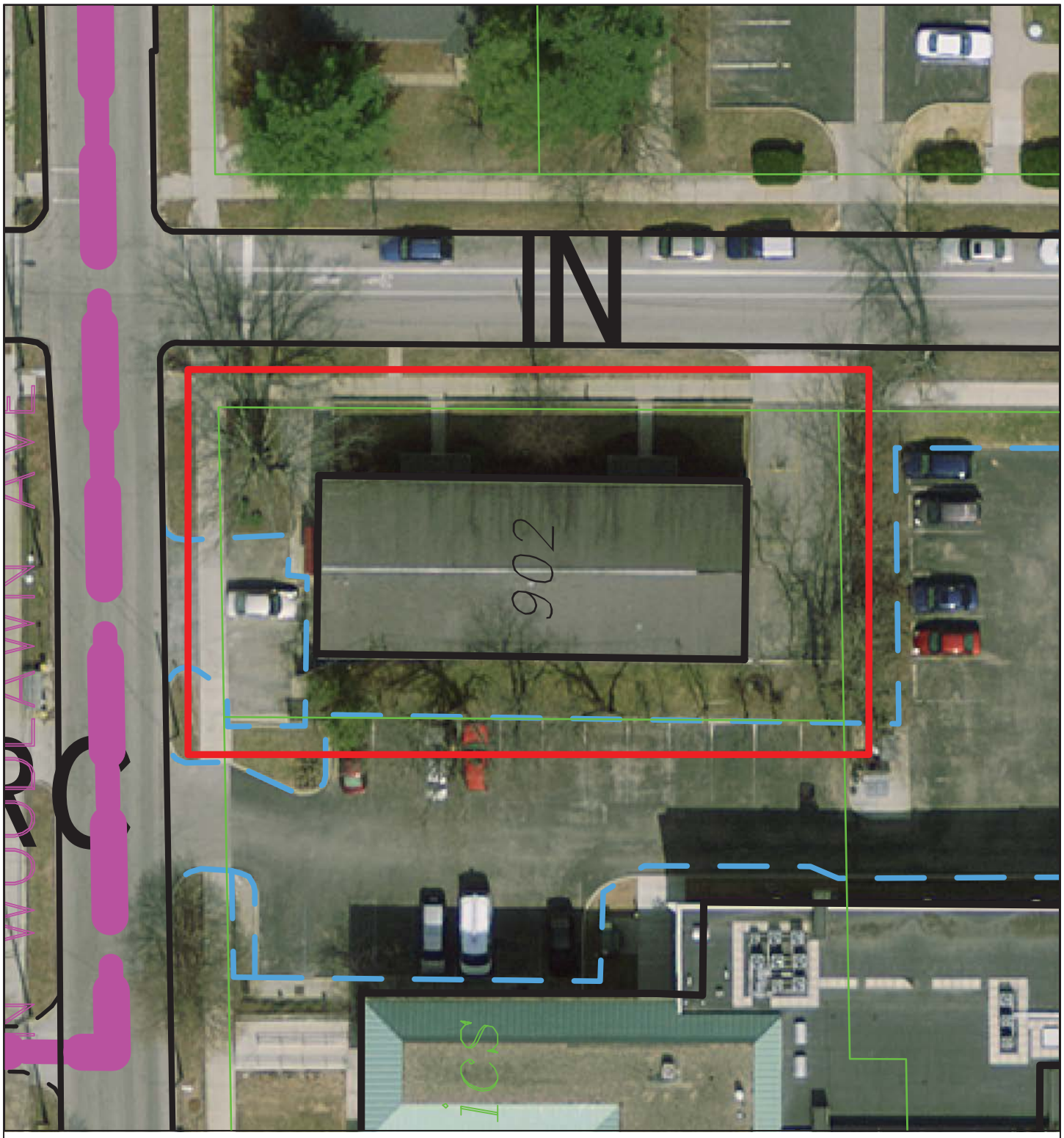
By: scanlanj
15 Sep 16

200 0 200 400 600

N

Scale: 1" = 200'

For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation

By: scanlanj
15 Sep 16

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Scale: 1" = 30'

For reference only; map information NOT warranted.

AMENDED PETITIONER'S STATEMENT

Douglas M. McCoy petitions the City of Bloomington to rezone property located at 900-902 E. Cottage Grove Avenue, Bloomington, Indiana from Institutional (IN) to Residential High-density Multi-family (RH).

Current Zoning: Institutional

Proposed Zoning: RH Multi-family

Real Estate:

All that part of Lot number One Hundred and Twenty-two (122) in University Park, the same being a subdivision of a part of the Northeast Quarter of Section 33, Township 9 North, Range 1 West, in said County and State, as is included in the following boundaries, to wit: Beginning at the northwest corner of said Lot; running thence East one hundred and thirty-two (132); thence South sixty-six (66) feet; thence West one hundred thirty-two (132); thence North sixty-six (66) feet to the place of beginning.

Parcel: 013-49660-00

Acreage: 0.20 acres

Current and Proposed Development:

The real estate is improved with a single building consisting of six 2-bedroom apartments and one 3-bedroom apartment. The property is fully developed at this time and no changes are planned at this time. The apartment building was constructed in 1968 and has been in continuous use as a multi-family rental since the construction of the building. Petitioner seeks to continue the multi-family use.

Surrounding Uses:

The surrounding property northeast and southwest is zoned institutional. The properties consist of Indiana University classroom and office buildings to the north, east and south. West of the property is zoned RC and consists of a mixture of single family rental properties and multi-family rental properties. The neighborhood west of the property is predominantly residential rental properties.

Indiana University was notified of the intent to file the zoning petition and received mailed notice as an adjacent property owner.

Vehicular Access.

The property is the southeast corner of the intersection of E. Cottage Grove Avenue and N. Woodlawn Avenue. On-site parking is provided on the east and west sides of the building with direct access to Woodlawn Avenue and E. Cottage Grove Avenue.

Permitted Uses:

The IN zone permits, among other listed permitted uses, fraternity and sorority houses, government offices and operations, group homes, community and public building uses, including: library, museum, parking structures, places of worship, post office and recreation center. Also permitted are schools, universities and colleges, and utility facilities. Multi-family uses, apartment rentals, are not a permitted use in the IN zone.

The RH zone has certain overlapping uses with the IN zone, including: group homes, community center, park, utility substation and transmission facility, but adds multi-family dwelling uses not identified as permitted uses in the IN zone.

Petitioner's Intent:

Petitioner requests rezoning to RH as the appropriate zone for the current and historic use of the property since 1968 as a seven apartment, multi-family dwelling.

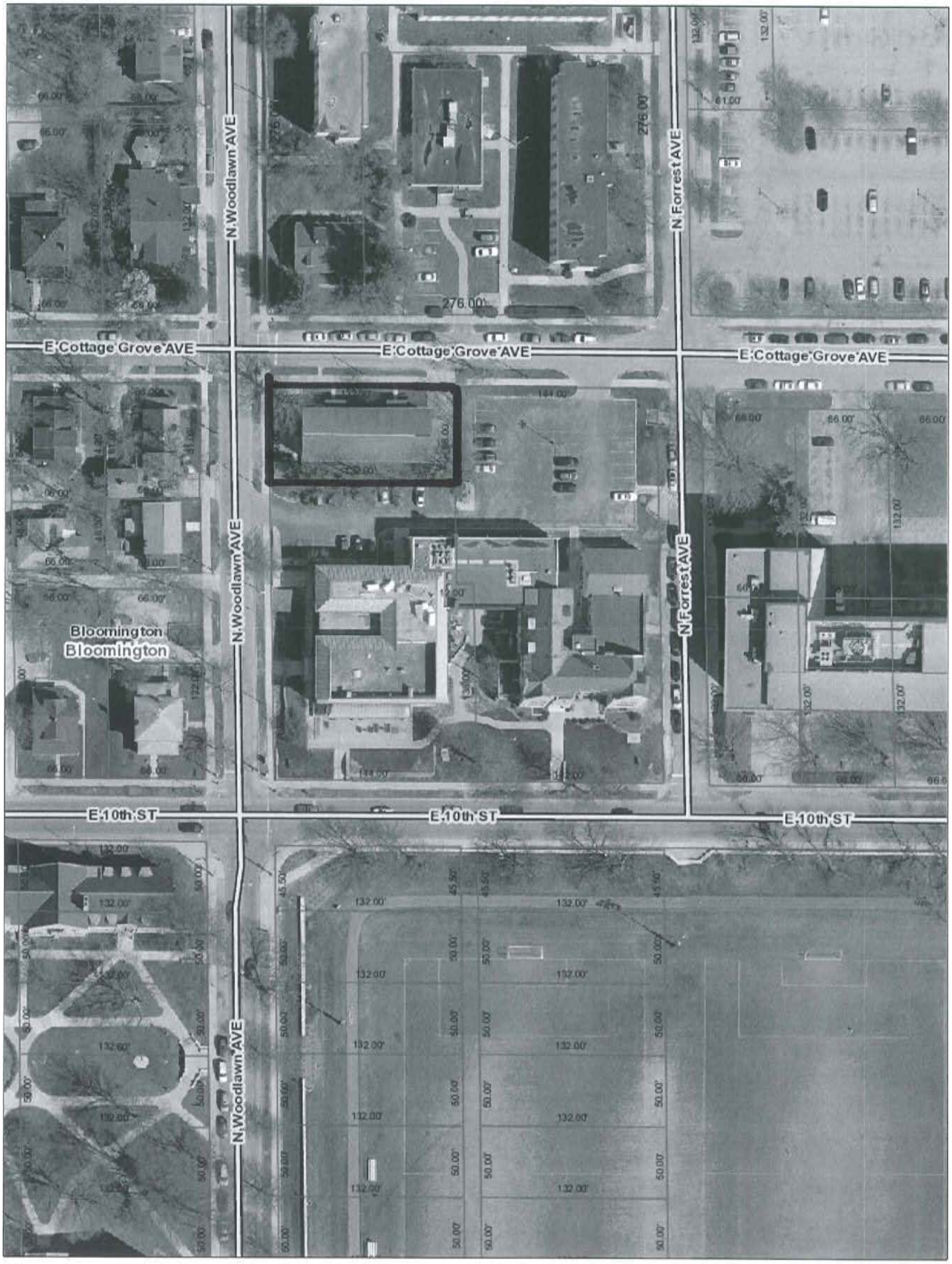
Process:

Petitioner requests waiver of a second Plan Commission hearing on this Petition.

Michael L. Carmin,
Attorney for Petitioner, Douglas M. McCoy

399425 / 23866-1

N Park AVE
N Woodlawn AVE
N Forrest AVE
E 11th ST
E Cottage Grove AVE
E 10th ST
Bloomington
Bloomington
276.00'
132.00'
144.00'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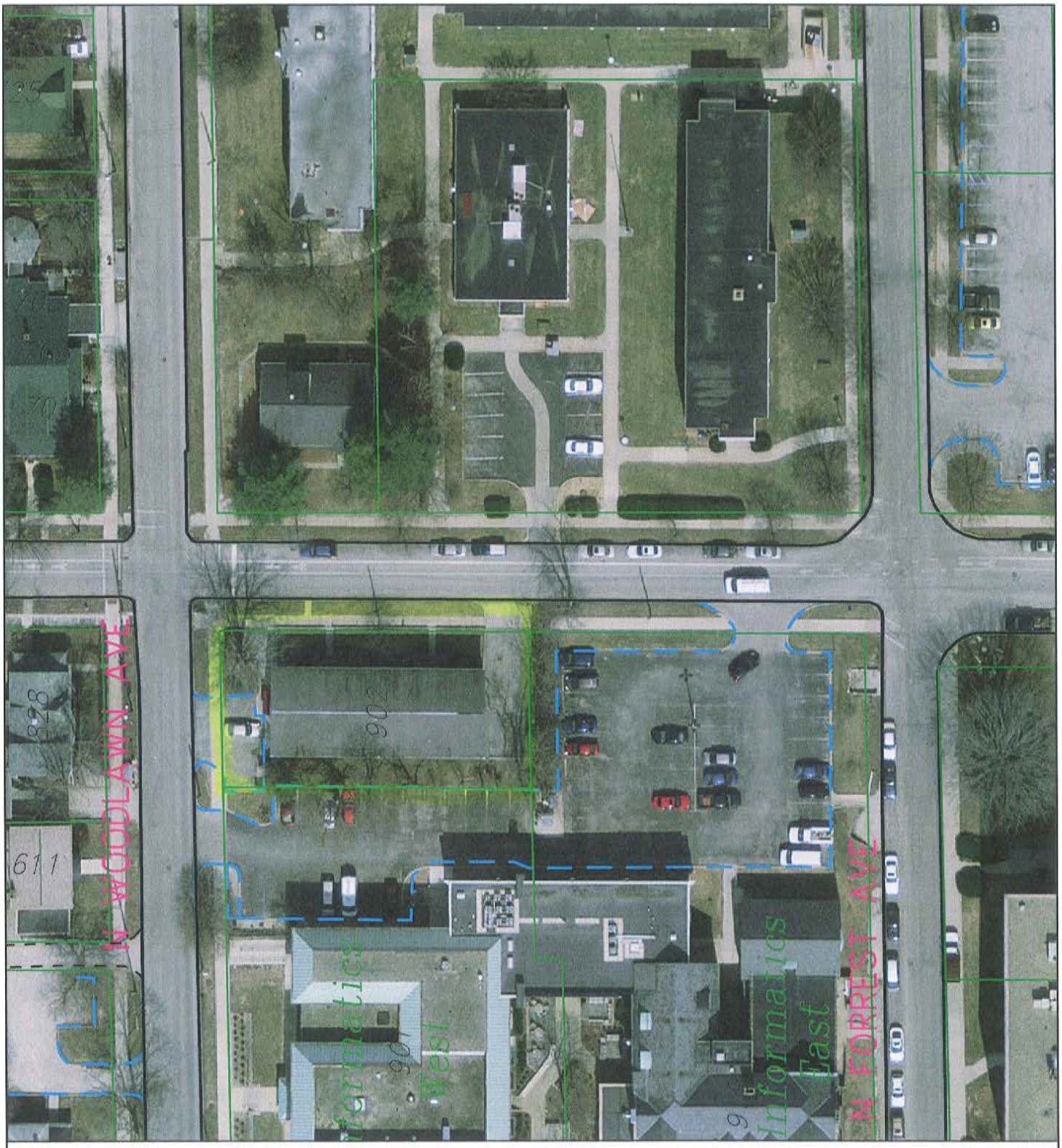

City of Bloomington
Planning & Transportation

By: thompsol
13 Sep 16

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Scale: 1" = 60'

For reference only; map information NOT warranted.

INDIANA UNIVERSITY
REAL ESTATE DEPARTMENT
Bloomington

October 31, 2016

Bloomington Plan Commission
City of Bloomington
401 North Morton Street
Bloomington, IN 47404

Re: Indiana University – objection to rezone petition of 900-902 East Cottage Grove

Dear Commissioners:

Indiana University hereby submits its support to the City staff's position that the rezone petition for 900-902 East Cottage Grove be denied. First, the Growth Policies Plan contemplated that Institutional Zoning would be preserved in this area, which is primarily property owned by Indiana University. Second, this petition would be a clear case of "spot zoning" as all other properties in the immediate area are zoned Institutional. Third, Indiana University has recently invested significant resources in the area, including the improvement of Woodlawn Avenue and the current construction of a new $40 million building, Luddy Hall, immediately across the street from the subject site. Therefore, Indiana University is concerned with the potential outcomes that a rezone would create for this site and supports the City staff's recommendation of a denial of the rezone petition.

Kind regards,

Jason R. Banach
University Director of Real Estate

cc: Mike Carmin
Christy Langley
James Roach

1800 N. Range Road Bloomington, IN 47408 (812) 855-4100 fax (812) 855-1156

BLOOMINGTON PLAN COMMISSION **CASE #: PUD-31-16**
STAFF REPORT **DATE: November 7, 2016**
LOCATION: 323 and 455 S. Westplex Ave.

PETITIONER: Patterson Pointe, LLC
5005 N. SR 37, Bloomington

COUNSEL: Bynum Fanyo and Associates, Inc.
528 N. Walnut Street, Bloomington

REQUEST: The petitioner is requesting PUD Final Plan approval for four mixed use buildings and one multi-family building, including 33,000 square feet of non-residential space and 188 apartments.

BACKGROUND:

Area:	7.54 acres
Current Zoning:	PUD
GPP Designation:	Community Activity Center and Adams Street/Patterson Drive Subarea
Existing Land Use:	Vacant
Proposed Land Use:	Mixed use, Multi-family
Surrounding Uses:	North – Commercial (Westplex PUD) West – Patterson Pointe Senior Residence – multi-family East – Commercial, School South – The Dillon Multi-family

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REPORT: The Patterson Pointe PUD was created in 2010 (PUD-29-09). The PUD is approximately 18.32 acres in its entirety and bounded by W. 3rd Street to the north, S. Adams Street to the east, and the Landmark PUD to the south and west. The property had been used for many decades as the location of the Rogers Group and later Rogers Building Supply. The primary use of the property was a concrete product manufacturing operation but the property had been vacant for 4 years prior to creation of the PUD. Since creation of the PUD, several parts have received PUD Final Plan approval and have been developed, including The Dillon apartments, Patterson Pointe Senior Residence and the Academy of Science and Entrepreneurship.

In 2010, the Plan Commission and City Council approved a PUD District Ordinance and Preliminary Plan to redevelop this property. The PUD can be broken down into three main areas. Area C contains the Academy of Science and Entrepreneurship and has been fully built out. The northern 4.93 acres, Area A, includes the entire frontage along 3rd St. and has not yet been developed. The southern 11.36 acres, Area B, has been partially developed with multi-family housing.

This petition includes plans to develop all but the western part of Area A, A1, and the last remaining lot in Area B, Lot 2.

Area A is proposed to include four 4-story mixed use buildings. Two buildings along 3rd St. will be 3-stories along 3rd street and 4-stories fronting the parking lot in the rear. The lower level of these buildings include structured parking. This plan includes a building known as Building #5 behind the other buildings. This building was not conceptually shown on the PUD Preliminary Plan. The petitioners would like the Plan Commission to consider approving this building a minor deviation from the Preliminary Plan. The proposed buildings in Area A include a mix of 1, 2, 3 and 4 bedroom apartments with a total of 72 apartments, 205 bedrooms, 71.5 DUEs, approximately 33,000 square feet of non-residential space plus 5,400 square feet of site serving office space, and 187 parking spaces for the residential and commercial uses. Parking is a combination of a parking lot, structured parking under the buildings and a parking boulevard.

- Four 1-bedroom units
- Twenty five 2-bedroom units
- Twenty one 3-bedroom units
- Twenty two 4-bedroom units

Lot 2 of Area B includes one multi-family building. This building is mostly designed to appear as townhouses per the requirements of the PUD. While the PUD Preliminary Plan envisioned 6 buildings and surface parking in an interior courtyard, the petitioners now propose a single building with a structured parking garage. This building includes a mix of studio, 1, 2, 3, and 4 bedroom units, 106 units, 272 bedrooms, 94.22 DUES, and 310 parking spaces in the garage. While the 310 parking spaces exceeds the maximum of 0.9 parking spaces per bedroom outlined in the PUD, these spaces will be used by the tenants of both Area A and Lot 2 of Area B.

- Six studio units
- Twenty eight 1-bedroom units
- Seventeen 2-bedroom units
- Sixteen 3-bedroom units
- Thirty nine 4-bedroom units

The PUD prohibited 5 bedroom apartment. This Final Plan also includes the extension of Westplex Ave. from south of the creek to connect with 3rd Street and the construction of Dolimah Ave. from Isaac Dr. to Milieu Dr. between Lot 2 and the Academy. It also includes the final restoration plans for the creek that was daylighted as part of earlier phase of development.

PUD REVIEW ISSUES:

Heights/Densities/Lot Coverage: The Final Plan meets all density, impervious surface coverage and height requirements as outlined in the PUD District ordinance.

Architecture: Included in the packet is both the original schematic architecture from the PUD as well as the current proposal. Materials include brick, cementitious siding and

panels, limestone, split-faced and ground-faced block, and EIFS only used as detailing. Cementitious materials are only permitted as secondary materials on Area A on facades facing 3rd or Patterson. A materials breakdown in needed to determine compliance.

Area B was laid out to include buildings with a townhouse design. The buildings were not required to be townhouses, but to have the appearance of townhouses. The other Buildings on Area B developed as the Dillon and Patterson Pointe Senior Housing are all stacked flats with the appearance of townhouses. The proposed building in Area B is 4 stories in height and includes a vertical orientation of modules and first floor entries to have the appearance of townhouses. However, due to more than 18 feet of grade change on Lot 2, many of these units' front doors are sunken below street grade. In some cases a retaining wall of up to 10 feet in height is proposed to catch the grade of the street while still keeping the units at the same floor grade. This is a function of the fact that this is a single building with interior hallways serving stacked flats instead of multiple building or true townhouses. The Plan Commission must determine if this design is in keeping with the spirit of the PUD.

Parking Boulevard: This PUD contained an unusual and innovative parking scenario between the building and the street. The petitioners referred to this plan as a "parking boulevard" because the parking was separated from 3rd and Patterson by a narrow landscaped strip. The purpose of the parking boulevard was to provide convenient parking in front of the buildings to serve the non-commercial space that feels like street parking, without creating the same conflicts for traffic on adjacent streets as street parking. The parking boulevard included angled parking spaces and a one way access aisle with an entry on 3rd and an exit on Patterson.

In 2010, the petitioner presented three different parking plans to the City Council. These three version are included in the packet. The initial version was similar to the plan presented with this petition. The second version changed the orientation of the parking, pushing the parking spaces closer to the street and moving the access aisle closer to the buildings. This plan also provided for a "straight" connection between parts of Area A west of Westplex Ave. and the remainder to the east of Westplex Ave. with a single access point onto 3rd west of Westplex Ave. The third version was a more traditional street parking plan that included back-out on-street parking on Patterson and 3rd. The City Council did not specifically approve any of these plans, but instead provided for them to be "alternatives" that should be further evaluated by the Plan Commission at the time of the PUD Final Plan for Area A.

The petitioner's plan is most closely similar to the parking boulevard shown to the Plan Commission in 2010. With this, they have a single entry on 3rd street and an exit onto Patterson. The parking spaces are closer to the building and sidewalk. The parking boulevard does not extend across Westplex Ave as there are no current plans to develop Area A1 to the west of Westplex.

Transportation Issues: The site plan generally conforms to the PUD parameters, however a few primary concerns have been identified by Staff that require more information and detail before a final determination can be made.

- The pedestrian crossing of the parking boulevard near the 3rd/Adams/Patterson intersection is of high importance. The aisle vertical alignment should be designed to encourage low vehicular speeds and high crosswalk visibility. Due to the grade of the aisle a raised crosswalk may not be practical but significant grade breaks should be provided to help achieve these goals.
- The alignment of the parking boulevard egress access point onto Patterson is at a more acute angle than desired. Side view mirrors will not be effective at this angle and it would be challenging for drivers to turn their heads far enough to see and judge conflicting traffic. The landscaping and streetscape design in this vicinity needs to be carefully considered to not limit appropriate sight distances.
- The median in the center two-way left-turn lane on W 3rd Street in the vicinity of the angle parking access aisle ingress point may create more concerns than it is addressing. The median limits left-turn storage lengths so that queued vehicles may spill back into through traffic on 3rd St. Additionally, prohibition of left-turns into the angled parking access aisle will likely encourage U-turns at the 3rd/Westplex intersection which may be less desirable than left-turns into the access aisle.
- The parking boulevard access aisle and parking shall be maintained and operated as a private facility. Part of the access aisle is shown in the right-of-way. This should either be moved out of the right-of-way or the petitioner should request an right-of-way encroachment from the Board of public Works. A pedestrian easement shall be required for the sidewalk facilities along the W 3rd St and S Patterson Dr frontages.
- The PUD required pedestrian crossing enhancements at the 3rd/Adams/Patterson intersection. The proposed improvements need a more robust design. Intersection corners, pedestrian ramps, pedestrian pushbutton and countdown signal head locations, and signal details need to be provided.
- A more thorough Safety Study is requested to document crash records in the vicinity of the 3rd St/Westplex intersection. A comparison to traffic counts and crash records at the 3rd St/Johnson Ave intersection may be helpful given some operational similarities to the proposed 3rd/Westplex intersection. It would be desirable to evaluate and document the anticipated traffic volumes of the Westplex intersection in comparison to traffic signal warrant thresholds, the necessity of two northbound lanes on Westplex at W 3rd St, and the safety implications of permitting left-turns at the 3rd/Westplex intersection.
- All retaining walls and steps must be removed from the right-of-way around Lot 2 and the sidewalk must meet PROWAG requirements.

In addition to the aforementioned concerns, additional design details are being reviewed and coordinated with the petitioner.

Building #5: Proposed “building #5”: is located behind the building that fronts on 3rd and Patterson. This building meets height and density requirements and include 5,400 square feet of first floor site serving office space, but is shown in an area where no building was

initially proposed. The Plan Commission must determine if this building's location is still in keeping with the spirit of the PUD.

Creek Restoration: This Final Plan includes the reconstruction of what was once a piped creek. On this site, 640 feet of the creek was opened up to the sky, or "daylighted." The reconstructed creek will provide greenspace, water quality treatment and an amenity to the development. With PUD-14-11, a riparian corridor reconstruction plan and included a facilities maintenance plan were approved. PUD-14-12 later deferred the full restoration of the creek until development of Area A, which is coming with this PUD Final Plan.

The proposed creek restoration differs significantly from the plan approved in the 2011 PUD Final Plan for the construction of Isaac Dr. That plan included the preservation of existing trees, systematic grading and soil and slope construction, removal of invasive spaces, planting of new trees, shrubs and grasses, and the creation of water quality basins for stormwater quality. In addition to the on-site riparian corridor work, the petitioner also reached an agreement with the upstream property owner to repair excessive erosion in the creek corridor immediately downstream of a box culvert outfall.

The current plan changes the nature of the restoration. The original plan included culverts under Westplex Ave. and the drive to the parking lot on A with an abutment and wing walls to be designed to feel like a bridge. The petitioner now proposes an at-grade crossing with land that slopes down to the bottom of the channel and longer pipes under the crossings. In addition, the middle section of the creek is designed more like a detention pond with an outlet structure in the downstream section. Please see the Environmental Commission report for more details.

Streets and Sidewalks: This Final Plan includes the design of Westplex Ave north from Isaac to 3rd and Dolimah Ave. from Isaac Dr. to Milieu Dr. between Lot 2 and the Academy. Dolimah includes on-street parking, street trees and bump-outs at intersections.

The existing combined curb and sidewalk along 3rd and Patterson will be removed and replaced with a wide plaza and sidewalk on the opposite side of the parking boulevard. This is consistent with the PUD. This sidewalk must be placed in a pedestrian easement to ensure that it is open to the public in perpetuity. This plan also includes a pedestrian crossing of the parking boulevard to access the bus stop and pedestrian crosswalks at the southwest corner of 3rd and Patterson. The petitioner continues to work with staff on the design of this corner and the pedestrian improvements.

In compliance with the PUD Preliminary Plan, the petitioners have provided a pedestrian bridge across the creek from the front door of Building 5 on Lot 2 of Area B to the parking lot behind Area A. The preliminary plan initially showed a through pedestrian route from this bridge to the far southern side of the PUD, but this was not enacted with the development of the remainder of Area B. Staff believes the street network can accommodate pedestrian needs from the south to north sides of the development.

The PUD initially envisioned relocating the bus stop on 3rd further to the west. Bloomington Transit prefers that the stop stay closer to its existing location near the intersection. This also allows for a single controlled pedestrian crossing point of the parking boulevard at the corner. The plaza between buildings 2 and 3 is currently a placeholder. It will need to be further designed to provide an accessible route from the parking lot behind these buildings to the parking boulevard for both shoppers to access the retail space and residents to access the bus stop.

Finally, the PUD required a 20 foot parking setback from the right-of-way of Westplex Ave. This is not currently shown on the plan.

Traffic Signal: The PUD included a commitment to install a traffic signal at the intersection of "Old" 3rd St. and Patterson Dr. With approval of the Patterson Park PUD to the southwest, the Council and the Plan Commission required a traffic signal at the intersection of Adams St. and Patterson Dr. At the time of that PUD approval, it was determined that that signal would take the place of the traffic signal originally required with this PUD. This Final Plan does not include a traffic signal.

Signage: Signage designs have not been submitted with this Final Plan. Signage approved for the PUD matches closely the UDO standards, but deviates in a couple of places. In particular, the PUD allows the multi-family use in Area B to be included on a multi-tenant center sign within Area A. Future signage must meet the PUD District Ordinance and the UDO.

Utilities: A utility plan has been submitted to CBU and is under review.

Stormwater: A stormwater plan has been submitted to CBU and is under review. Final approval of the stormwater plan is required prior to release of any permits.

Bicycle Parking: More detail is required on bicycle parking for the development including the location of the Class-1 spaces and covered spaces.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made 4 recommendations concerning this development.

1.) The Petitioner should address the list of issues and questions aforementioned regarding the stream restoration plan.

2.) The Petitioner shall revise the landscape plan.

3.) The Petitioner should apply green building practices to create high performance, low-carbon footprint structures, and provide the infrastructure/space for recyclable-material collection.

4.) The Petitioner should commit to salvaging, recycling, and reusing all possible construction materials not needed for construction.

Items for further discussion:

- Changed buildings
- Architecture/townhouse design
- Stream design
- Off-site parking for Area A on Lot 2 of Area B
- Parking boulevard and safety

RECOMMENDATION: Staff recommends that PUD-31-16 be continued to a second hearing.

MEMORANDUM

Date: October 27, 2016

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: PUD-31-16, Patterson Pointe, Lots 1 & 2
323, 455 S. Westplex Avenue

The purpose of this memo is to convey the environmental concerns and recommendations of the Environmental Commission (EC) with the hope that action will be taken to enhance the environmental integrity of this proposed plan. The EC is aware there are practically no environmental features left on this heavily developed site; therefore the EC recommends that the site design include as many new environmentally beneficial features as possible and certainly not less than the original Preliminary Plan proposed. The Petitioner's request is for approval of the Final Plan for the Patterson Pointe Planned Unit Development, which is not consistent with the original District Ordinance.

This plan shows a larger overall building footprint than the original preliminary plan and the riparian buffer restoration is significantly smaller. It now has one additional building along with added surface parking, which reduces the amount of greenspace originally planned. The EC does not find this acceptable.

The original PUD intent was to create a "showplace" of sorts for urban stream restoration. With this new proposal, the restored creek is no longer meandering, no longer embodies deeper pools and shallower riffles, and no longer embraces strategically placed limestone boulders and trees for erosion control or stream habitat. The riparian buffers have no trees or shrubs and much less herbaceous plant diversity than originally planned. The plan instead now shows a linear detention pond with native herbaceous plants installed on the sides.

ISSUES OF SOUND ENVIRONMENTAL DESIGN

1.) STREAM RESTORATION

The EC recommends that the list of issues and questions below be resolved prior to approving the revised plan.

* Where is the riffle?
* Why is the creek no longer meandering?
* Describe weeper pipe.
* Describe why the raingardens are on the north side of the creek instead of the south side.

* Where is the plunge pool on the west side of Wextplex Ave?
* A 4-inch pipe is not sufficient for under the bridge, and should remain a bottomless arch to preserve the channel floor and allow flow.
* One of the original 3 raingardens is missing; please explain.
* NAG SC250 matting is not acceptable in the plunge pools. Consider flexible or articulating tied concrete block mat; concrete revetment mattress or similar type erosion control system.
* Expand the list of plants prohibited to include the entire UDO Title 20 unacceptable list.
* Within the Operation and Maintenance in the Stormwater Quality and Stream Restoration Manual, change JF New to Cardno (formally JF New)
* Describe the removal of pavement and the amended soil to replace it.
* Describe work to be done on the west side of Westplex Ave., and how wide the riparian buffer will be there.
* What material will be on the stream floor?
* Add the original allowable shrub and tree species in all three riparian buffer zones
* All three riparian zones and the rain gardens need additional choices for acceptable forbs.
* The large trees that were required to be preserved are no longer shown as preserved.

2.) LANDSCAPING

The Landscape Plan needs some revisions. The EC recommends that the riparian buffer be enlarged before revising the Landscape Plan. We also believe that using native plants provides food and habitat for birds, butterflies and other beneficial insects, thus promoting biodiversity and pollination within the city. Furthermore, native plants do not require chemical fertilizers or pesticides and are water efficient once established. For additional suggestions, please see the EC's Natural Landscaping materials at www.bloomington.in.gov/beqi/greeninfrastructure/htm under 'Resources' in the left column. We also recommend an excellent guide to midwest sources of native plants at: http://www.inpaws.org/landscaping.html.

3.) GREEN BUILDING

The EC recommends that the developer design the building with as many best practices for energy savings and resource conservation as possible. Some examples of best practices that go beyond the Building Code include enhanced insulation; high efficiency heating and cooling; Energy Star doors, windows, lighting, and appliances; high efficiency toilets; programmable thermostats in each unit; sustainable floor coverings; and recycled products such as carpet and counter tops. Some specific recommendations to mitigate the effects of climate change and dwindling resources include the following.

Reduce Heat Island Effect The roof material should have a minimum initial Solar Reflective Index (SRI) of 0.65, and an aged index of 0.55. (*SRI* is a value that incorporates both solar reflectance and emittance in a single value to represent a material's temperature in the sun. SRI quantifies how hot a surface would get relative to standard black and standard white surfaces. It is calculated using equations based on previously measured values of solar reflectance and emittance as laid out in the American Society for Testing and Materials Standard E 1980. It is expressed as a fraction (0.0 to 1.0) or percentage (0% to 100%)). If a roof membrane is used, it should be overlaid with a reflective coating or covered with a white, granulated cap sheet.

Energy efficiency Enhance the weather, air, and thermal barriers of the building envelope to

reduce the energy consumption associated with conditioning indoor air to reduce greenhouse gas emissions in our region.

Charging stations for electric vehicles
Many people are now purchasing electric vehicles (EV), making installation of charging stations a necessity for residents. Therefore the EC recommends that electric charging stations be installed for some of the parking spaces.

Space for staging recyclable materials prior to pickups
The EC recommends that space be allocated for recyclable-materials collection, which will reduce the facilities' carbon footprint and promote healthy indoor and outdoor environments. Recycling has become an important norm that has many benefits in energy and resource conservation. Recycling is thus an important contributor to Bloomington's environmental quality and sustainability and is expected in a 21st-century structure.

Green building and environmental stewardship are of utmost importance to the people of Bloomington and sustainable features are consistent with the spirit of the Unified Development Ordinance (UDO). Additionally, they are supported by Bloomington's overall commitment to sustainability and its green building initiative (http://Bloomington.in.gov/greenbuild). Sustainable building practices are explicitly called for by the Mayors' Climate Protection Agreement signed by former Mayor Kruzan; by City Council Resolution 06-05 supporting the Kyoto Protocol and reduction of our community's greenhouse gas emissions; by City Council Resolution 06-07, which recognizes and calls for planning for peak oil; and by a report from the Bloomington Peak Oil Task Force, *Redefining Prosperity: Energy Descent and Community Resilience Report*.

4.) CONSTRUCTION AND DEMOLITION DEBRIS
The EC recommends that construction and demolition debris from the construction of the new buildings be collected for reuse or recycling. This material could be sold to local salvage businesses, given to a resale store for future re-use, or recycled. Very little material should have to be disposed in a landfill.

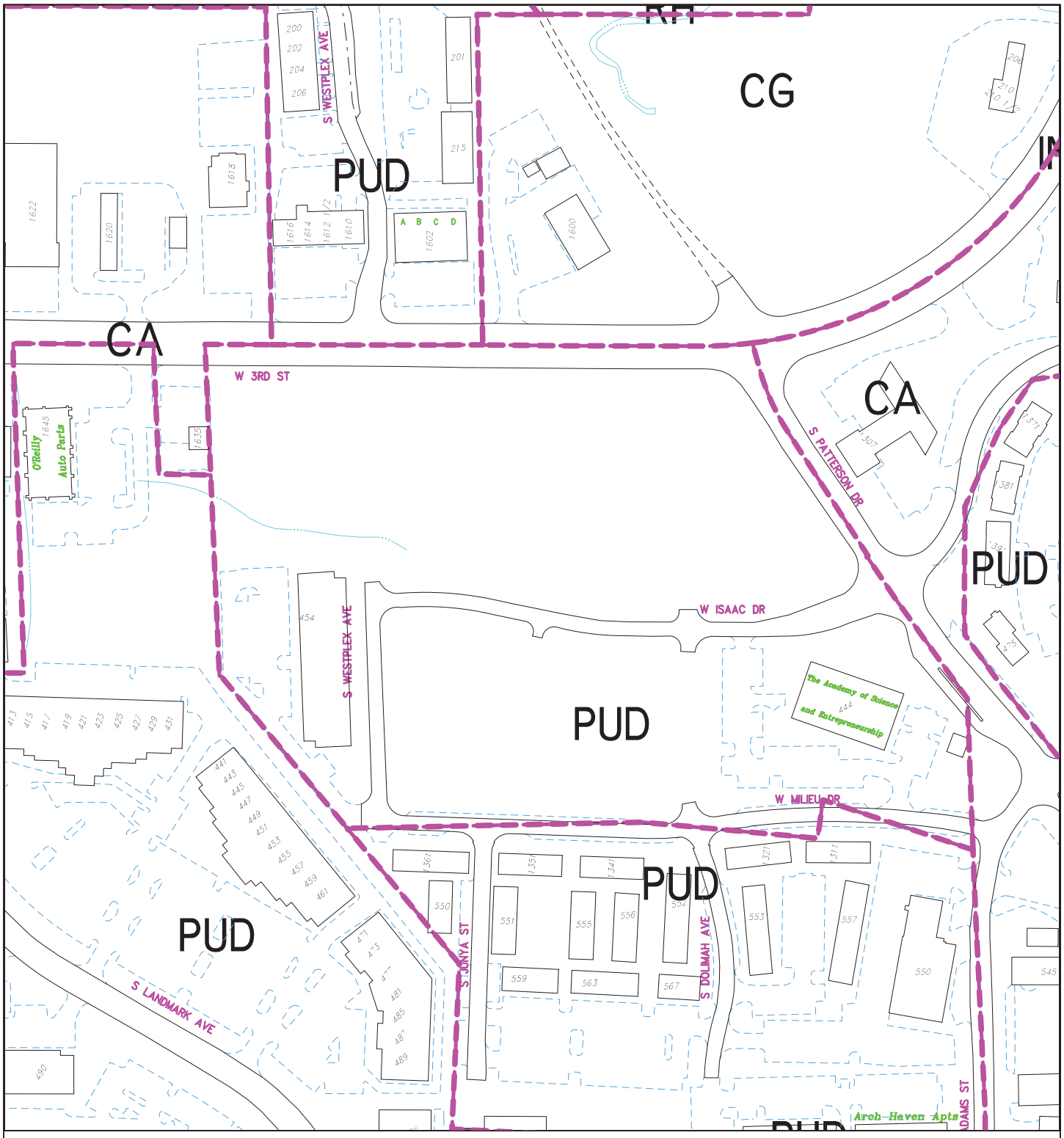
EC RECOMENDATIONS

1.) The Petitioner should address the list of issues and questions aforementioned.

2.) The Petitioner shall revise the Landscape Plan.

3.) The Petitioner should apply green building practices to create high performance, low-carbon footprint structures, and provide the infrastructure/space for recyclable-material collection.

4.) The Petitioner should commit to salvaging, recycling, and reusing all possible construction materials not needed for construction.



City of Bloomington
Planning & Transportation

By: roachja
26 Aug 16

200 0 200 400 600

N

Scale: 1" = 200'

For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation

By: roachja
26 Aug 16

200 0 200 400 600

N

Scale: 1" = 200'

For reference only; map information NOT warranted.

October 24, 2016

City of Bloomington Plan Commission

401 N. Morton Street

Bloomington, Indiana 47403

Re: Patterson Pointe Final Plan Approval

Dear Plan Commission Members:

Our client Patterson Pointe, LLC respectfully request Final Plan approval of their PUD located at the southwest corner of West Third Street and Patterson Drive. The parcels include lots 1 and 2 of the Patterson Pointe Final Plat and are designated as use areas A2 and B respectively.

Use area A2 (lot 1) will have 4 mixed use buildings with ground floor commercial space and multi-family residential uses on floors 2, 3 and 4. Buildings 3 and 4 will also have 57 below grade parking spaces. There are an additional 130 street and surface parking spaces within lot 1.

Building 2 will have 11,177 square feet of commercial space and 27 apartments, building 3 will have 10,776 square feet of commercial space and 20 apartments, building 4 will have 11,122 square feet of commercial space and 18 apartments and building 5 will have 5,237 square feet of commercial space and 7 apartments. The total DUE value of lot 1 is 71.5.

Use area B (lot 2) with building 1 will consist of four floors of apartments and three floors of structured parking providing 310 parking spaces. There will be an additional 55 street and surface parking spaces. There is a total of 106 apartments with a DUE value of 94.22.

Access to the site will be by an extension of Westplex Avenue to West 3rd Street, an angled parking boulevard paralleling west 3rd Street and S. Patterson Drive in front of buildings 2, 3 and 4, and a connecting drive to W. Isaac Drive which has access to S. Patterson Drive. To reduce the number of conflicting turning movements at West 3rd Street into the angled parking area a concrete median will be installed in West 3rd street to prohibit west bound U-Turns into the angled parking boulevard while still maintaining west bound left turns into Westplex Avenue.

During the previous construction of West Isaac Drive, 5 water quality structures were installed along the north edge of pavement to collect storm water runoff from lot 2 and West Isaac Drive. These devices remove sediment, trash and oil prior to being discharged into the restored intermittent stream. The runoff from lot 1 will drain to a bio-

swale south of building 5 for filtering and treatment before being discharge to the restored intermittent stream.

Pedestrian-friendly, Townhouse-Style Multi Family Design (by CSO Architects)

The design of the Patterson Pointe project strives to fully and completely embrace the direction and intent of the PUD District Ordinance, creating a walkable, pedestrian-friendly, townhouse-style development for this important downtown Bloomington property at West 3rd Street & South Patterson Drive.

The buildings fronting on West 3rd Street and South Patterson Drive present very human-scaled, attractively-designed 3 and 4-story facades along very walkable streetscapes with brick pavers, lighting, street furniture and street trees. The first floor retail facades are designed with larger windows, greater detail in the masonry and awnings and varied canopies of both fabric and metal. The (2) upper floors provide high quality, attractive market rate living units with regularly spaced windows and balconies. Enhancing the pedestrian experience, the building facades are broken down into individual brick and limestone façades that are 24' wide, alternating with 10'-18' recessed areas of cement board siding, panels and trim. Thus the 34'-42' regular façade plane modules and recesses, as well as the varied palette of attractive materials, help create a very pleasant, townhouse-like rhythm and appearance to the facades that greatly enhances the pedestrian-friendly walkability of the development.

The development on Parcel B is similar in its new urbanist design approach, incorporating a pleasant variety of façade planes and recesses, enhanced masonry detailing at the first floor, and a varied palette of brick and cement board siding colors to break down the facades to a very human scale. Adding still further to the pedestrian-friendly, townhouse-like design approach, the first floor living units offer individual elevated entrance stoops with individual sidewalk approaches, interspersed with street trees. And the Parcel B building is further broken down by its "2 building" design, which adopts one architectural style on the south half and another distinct but complimentary architectural style on the north half.

All of the buildings incorporate a regular rhythm of operable double-hung windows and an interesting variety of flat and gabled roofs of different orientation, which further breaks down the scale and mass of the buildings, enhances their aesthetics and contributes to the pedestrian-friendly, townhouse-like design of the development as seen from West 3rd Street and South Patterson Drive.

Exterior Finish Materials of Construction:

- Brick
- Cementitious siding, panels and trim
- Limestone
- Possibly some split faced and/or ground faced block

- EIFS possible as an accent material in very limited amounts
- Pitched roofs with Asphalt shingles
- Some flat membrane-type roofs

Landscaping Note:

Area A2 (Lot 1) will include restoration of a natural stream channel as part of this site development project. The stream was previously developed by removing an existing 36" RCP storm culvert that bisects the northern portion of the site. The current project will further propose to create natural over bank areas in a park-like setting. This area will provide water quality enhancement for the existing channel, as well as enhancement for storm water runoff from the development site. Proposed rain garden areas will also be located within the area to reduce the number of point source discharges to the new channel.

After you have had a chance to review our petition please feel free to contact us at any time with questions or clarifications.

Sincerely,

Jeffrey S. Fanyo, PE, CFM

Bynum Fanyo and Associates, Inc.

LOT #1 (Area A)

	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
Total Apartments	4	25	21	22	**72**	Units
Total beds	4	50	63	88	205	Beds
DUE	1	16.5	21	33	71.5	

Retail/Amenities:

Retail	+/- 21,700	sqft
Amenities/Leasing Office/Terrace:	+/- 10,900	sqft
Total	+/- 32,600	sqft

Parking Requirements:

Parking Required for Apartments:	0.9/Bedroom:	185	Spaces max
Parking Req. for Retail:	1/250 SF	133	Spaces
Total Parking Required for Lot #1:		318	Spaces

Parking Provided:

Garage Parking:	57	Spaces
Street & Surface Parking:	130	Spaces
Total Parking Spaces Provided on Lot #1:	187	Spaces

LOT #2 (Area B)

	S	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
Total Apartments	6	28	17	16	39	106	Units
Total beds	6	28	34	48	156	272	Beds
DUE	1.5	7	11.22	16	58.5	94.22	

Parking Requirements:

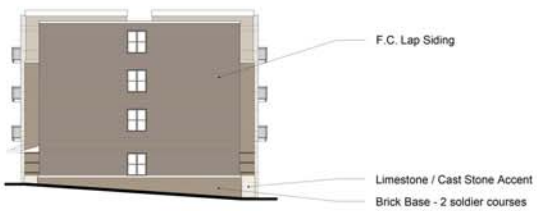
Parking Required for Apartments:	0.9/Bedroom:	247	Spaces max
Total Parking Required for Lot #2:		247	Spaces

Parking Provided:

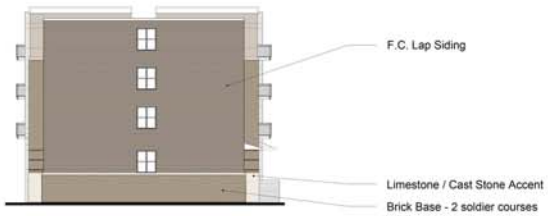
Floor	Totals
1st Floor: Incl. ramp plus spaces under ramp:	105
2nd Floor	105
3rd Floor	100
Total Garage Spaces:	310
Street & Surface Parking:	55

Total Parking Spaces Provided on Lot #2:	365	Spaces
Total Parking needed (Lot #1 + #2)	565	Spaces
Total Parking provided (Lot #1 + #2):	552	Spaces
Surplus	-13	Spaces
Total Beds (Lot 1+2)	**479**	Units
Total Apartments (Lot 1+2)	**180**	Units

NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

SOUTH ELEVATION

BUILDING 2

SCALE: 1/16" = 1'-0"

CSO Architects
ARCHITECTURE • INTERIOR DESIGN

Patterson Pointe
Bloomington, Indiana | October 24, 2016

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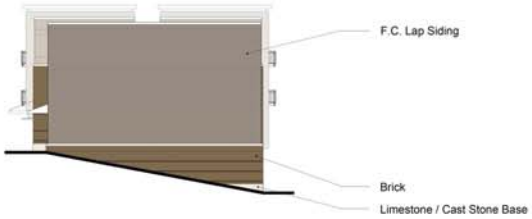
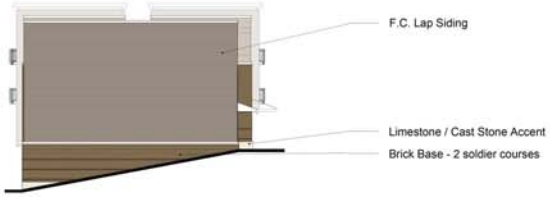
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

SOUTH ELEVATION

BUILDING 3

SCALE: 1/16" = 1'-0"

CSO Architects
ARCHITECTURE • INTERIOR DESIGN

Patterson Pointe
Bloomington, Indiana | October 24, 2016

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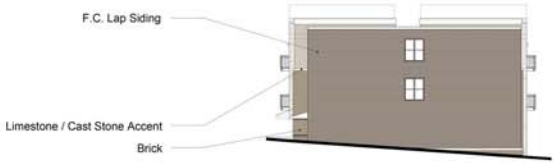
NORTH ELEVATION



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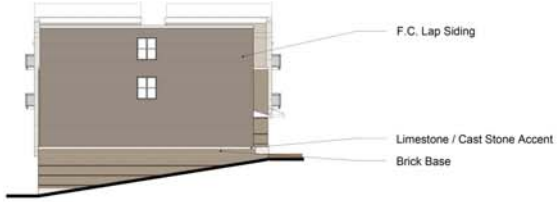

EAST ELEVATION

SOUTH ELEVATION

BUILDING 4

SCALE: 1/16" = 1'-0"

CSO Architects
ARCHITECTURE • INTERIOR DESIGN

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Bloomington, Indiana | October 24, 2016

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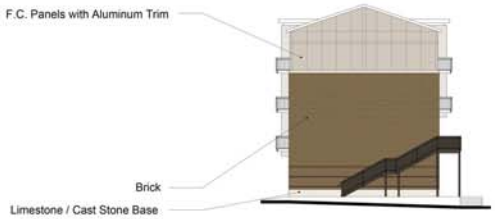
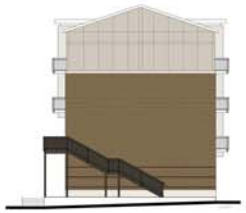
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

SOUTH ELEVATION

BUILDING 5

SCALE: 1/16" = 1'-0"

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Conceptual view Building 2

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Conceptual view Building 3 and 4

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Schematic Architecture for Area A
from PUD District Ordinance

PATTERSON POINTE PUD·

MIXED·USE/MIXED DENSITY STREET FRONT BUILDINGS @ 3RD and PATTERSON

Schematic Architecture for Area A from PUD District Ordinance

B RENDERING @ THIRD AND PATTERSON - THREE AND FOUR STORY OPTION

SCALE: 1" = 50'-0"

A RENDERING @ THIRD AND PATTERSON - TWO AND THREE STORY OPTION

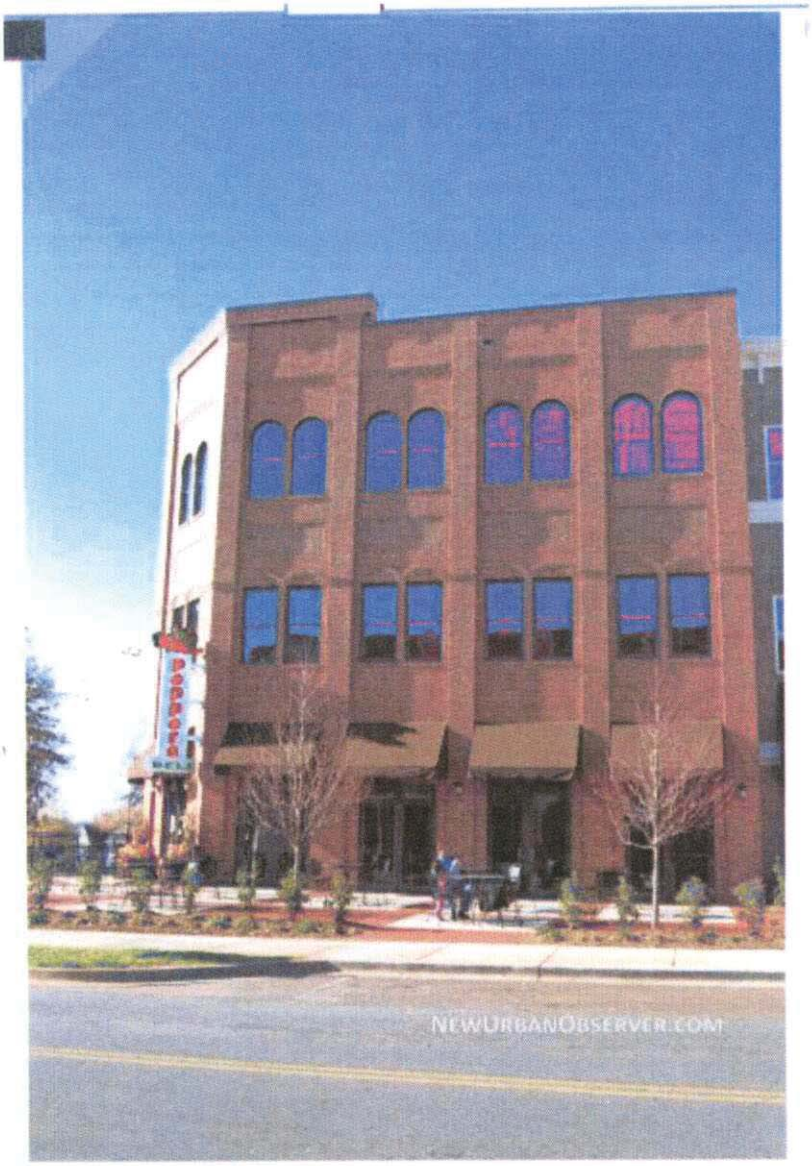
SCALE: 1" = 50'-0"

Schematic Architecture for Area A from PUD District Ordinance

1

Patterson Pointe
Illustrative Architecture
Area A and C

Schematic Architecture for Area A from PUD District Ordinance



2

Patterson Pointe
Illustrative Architecture
Area A and C

Schematic Architecture for Area A from PUD District Ordinance

3

Patterson Pointe
Illustrative Architecture
Area A and C

Schematic Architecture for Area A from PUD District Ordinance

4

Patterson Pointe
Illustrative Architecture
Area A and C

Schematic Architecture for Area A from PUD District Ordinance

6

Patterson Pointe
Illustrative Architecture
Area A and C

Schematic Architecture for Area A from PUD District Ordinance

7

Patterson Pointe
Illustrative Architecture
Area A and C

NORTH ELEVATION

WEST ELEVATION

EAST ELEVATION

SOUTH ELEVATION

BUILDING 1

SCALE: 1/16" = 1'-0"

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Conceptual view Building 1

CSO Architects
ARCHITECTURE • INTERIOR DESIGN

Patterson Pointe
Bloomington, Indiana

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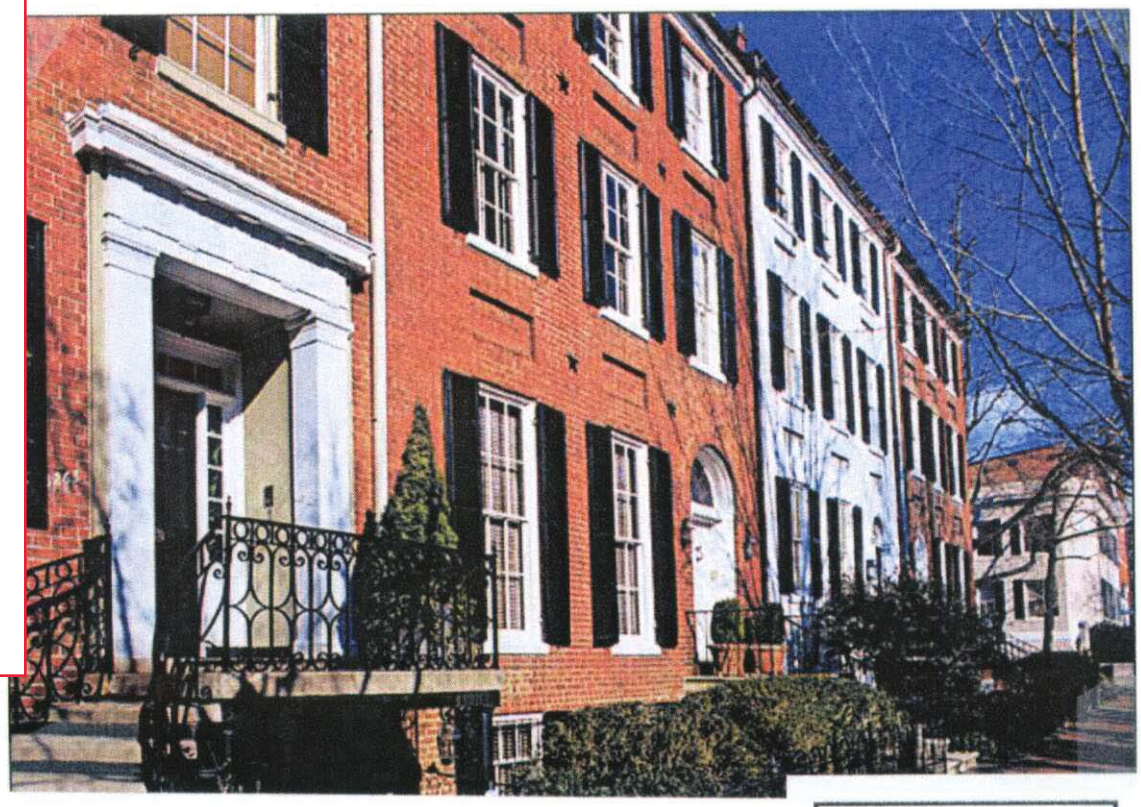
Schematic Architecture for Area B
from PUD District Ordinance

VIEW @ INTERNAL STREET
'C'

PATTERSON POINTE PUD -
ROWHOUSE APARTMENTS / RESIDENTIAL BUILDINGS

Schematic Architecture for Area B
from PUD District Ordinance



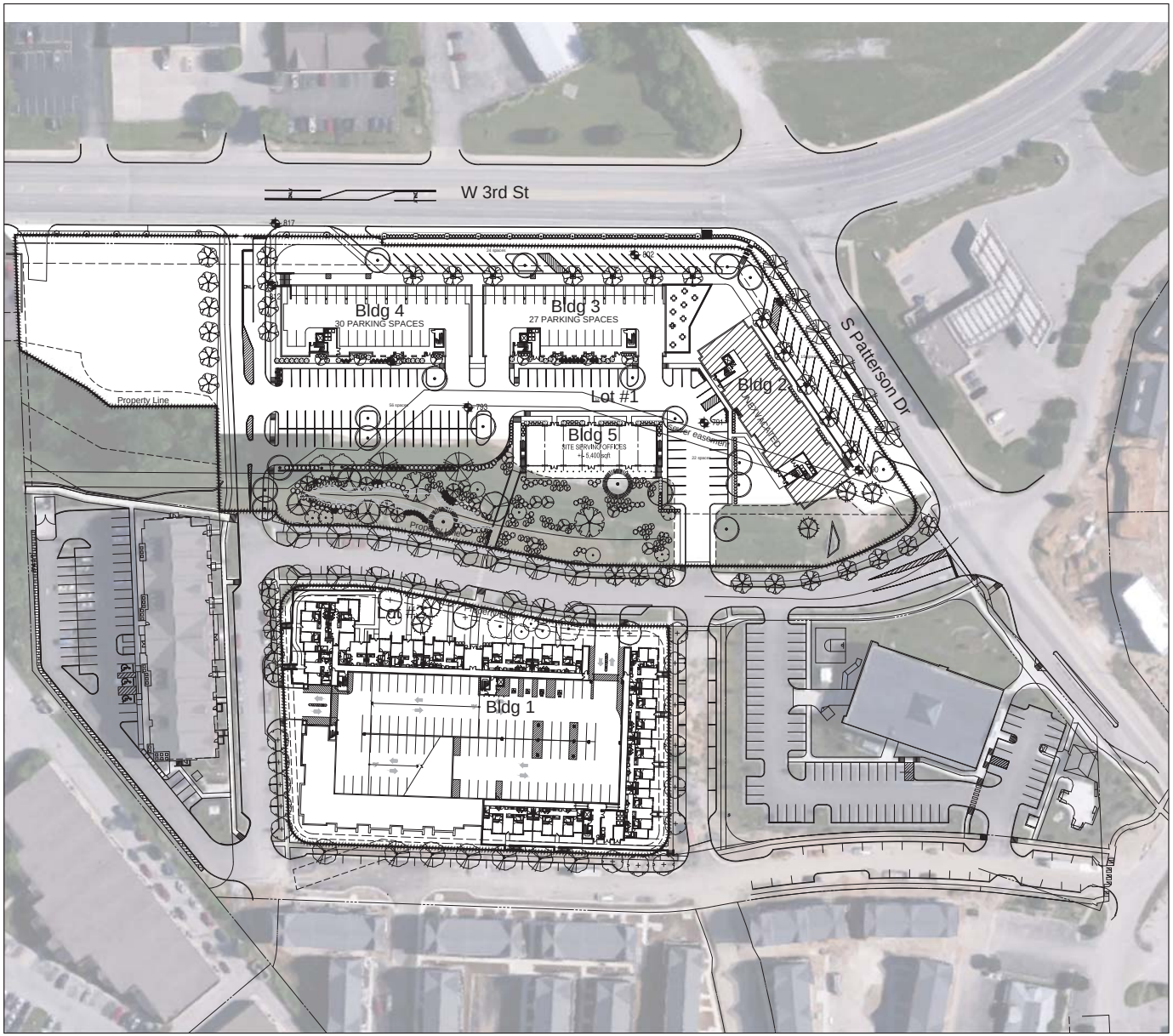
1

Patterson Pointe
Illustrative Architecture
Area B

Schematic Architecture for Area B
from PUD District Ordinance

2

Patterson Pointe
Illustrative Architecture
Area B



LOT #1 (Area A)

	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
Total Apartments	4	25	21	22	**72**	Units
Total beds	4	50	63	88	205	Beds
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Total	+/- 32,600	sqft

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Parking Provided:

Garage Parking:	57	Spaces
Street & Surface Parking:	130	Spaces
Total Parking Spaces Provided on Lot #1:	187	Spaces

LOT #2 (Area B)

	S	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
Total Apartments	6	28	17	16	39	106	Units
Total beds	6	28	34	48	156	272	Beds
DUE	1.5	7	11.22	16	58.5	94.22	

Parking Requirements:

Parking Required for Apartments:	0.9/Bedroom:	247	Spaces max
Total Parking Required for Lot #2:		247	Spaces

Parking Provided:

Floor	Totals
1st Floor: Incl. ramp plus spaces under ramp:	105
2nd Floor	105
3rd Floor	100
Total Garage Spaces:	310
Street & Surface Parking:	55
Total Parking Spaces Provided on Lot #2:	365 Spaces
Total Parking needed (Lot #1 + #2)	565 Spaces
Total Parking provided (Lot #1 + #2):	552 Spaces
Surplus	-13 Spaces
Total Beds (Lot 1+2)	**479** Units
Total Apartments (Lot 1+2)	**180** Units

LEVEL 1 PLAN (LOWEST)

0 25 50 100

SCALE: 1" = 50'

N

CSO Architects

Patterson Pointe

Bloomington, IN | 24 October 2016

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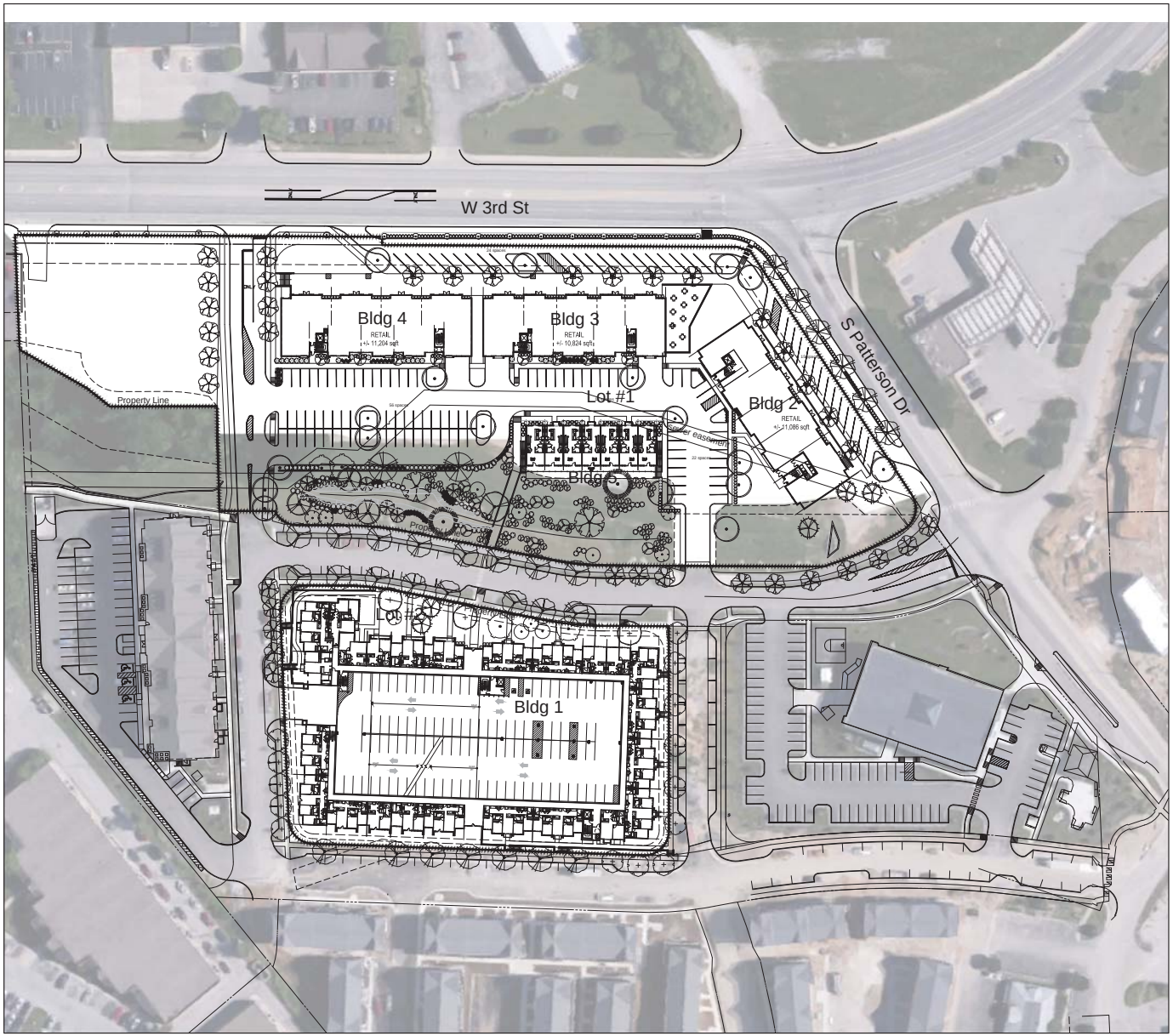

LOT #1 (Area A)

Bldg 2

Floor	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
1st Floor	-	-	-	-	-	
2nd Floor	-	3	3	3	9	
3rd Floor	-	3	3	3	9	
4th Floor	-	3	3	3	9	
Total Apartments	-	9	9	9	27	Units

Bldg 3

Floor	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
1st Floor	-	-	-	-	-	
2nd Floor	2	4	4	-	10	
3rd Floor	2	4	4	-	10	
Total Apartments	4	8	8	-	20	Units

Bldg 4

Floor	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
1st Floor	-	-	-	-	-	
2nd Floor	-	4	2	3	9	
3rd Floor	-	4	2	3	9	
Total Apartments	-	8	4	6	**18**	Units

Bldg 5

Townhouse	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
Units	-	-	-	7	7	
Total Apartments	-	-	-	7	**7**	Units
Total Apartments	4	25	21	22	**72**	Units
DUE	1	16.5	21	33	71.5	

LOT #2 (Area B)

Bldg 1

Floor	S	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
1st Floor	-	2	3	2	8		
2nd Floor	2	6	4	4	10		
3rd Floor	2	6	4	5	10		
4th Floor	2	14	6	5	11		
Total Apartments	6	28	17	16	39	106	Units
DUE	1.5	7	11.22	16	58.5	94.22	
Total Apartments (Lot 1+2)	6	32	42	37	61	**178**	Units

LEVEL 2 PLAN

0 25 50 100

SCALE: 1" = 50'

N

CSO Architects

Patterson Pointe

Bloomington, IN | 24 October 2016

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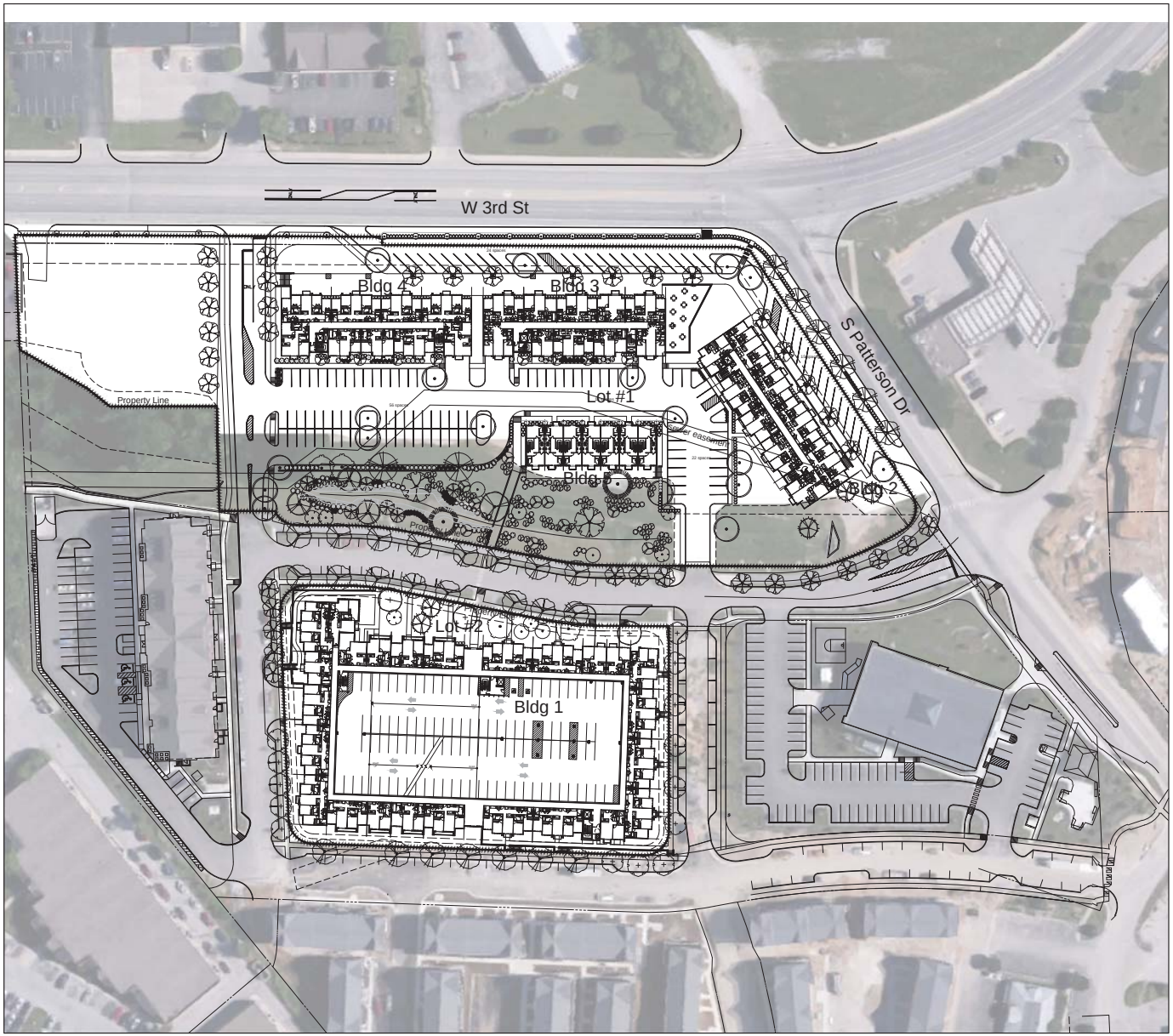


LOT #1 (Area A)

Bldg 2

Floor	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
1st Floor	-	-	-	-	-	
2nd Floor	-	3	3	3	9	
3rd Floor	-	3	3	3	9	
4th Floor	-	3	3	3	9	
Total Apartments	-	9	9	9	27	Units

Bldg 3

Floor	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
1st Floor	-	-	-	-	-	
2nd Floor	2	4	4	-	10	
3rd Floor	2	4	4	-	10	
Total Apartments	4	8	8	-	20	Units

Bldg 4

Floor	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
1st Floor	-	-	-	-	-	
2nd Floor	-	4	2	3	9	
3rd Floor	-	4	2	3	9	
Total Apartments	-	8	4	6	**18**	Units

Bldg 5

Townhouse	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
Units	-	-	-	7	7	
Total Apartments	-	-	-	7	**7**	Units
Total Apartments	4	25	21	22	**72**	Units
DUE	1	16.5	21	33	71.5	

LOT #2 (Area B)

Bldg 1

Floor	S	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
1st Floor	-	2	3	2	8		
2nd Floor	2	6	4	4	10		
3rd Floor	2	6	4	5	10		
4th Floor	2	14	6	5	11		
Total Apartments	6	28	17	16	39	106	Units
DUE	1.5	7	11.22	16	58.5	94.22	
Total Apartments (Lot 1+2)	6	32	42	37	61	**178**	Units

LEVEL 3 PLAN

0 25 50 100

SCALE: 1" = 50'

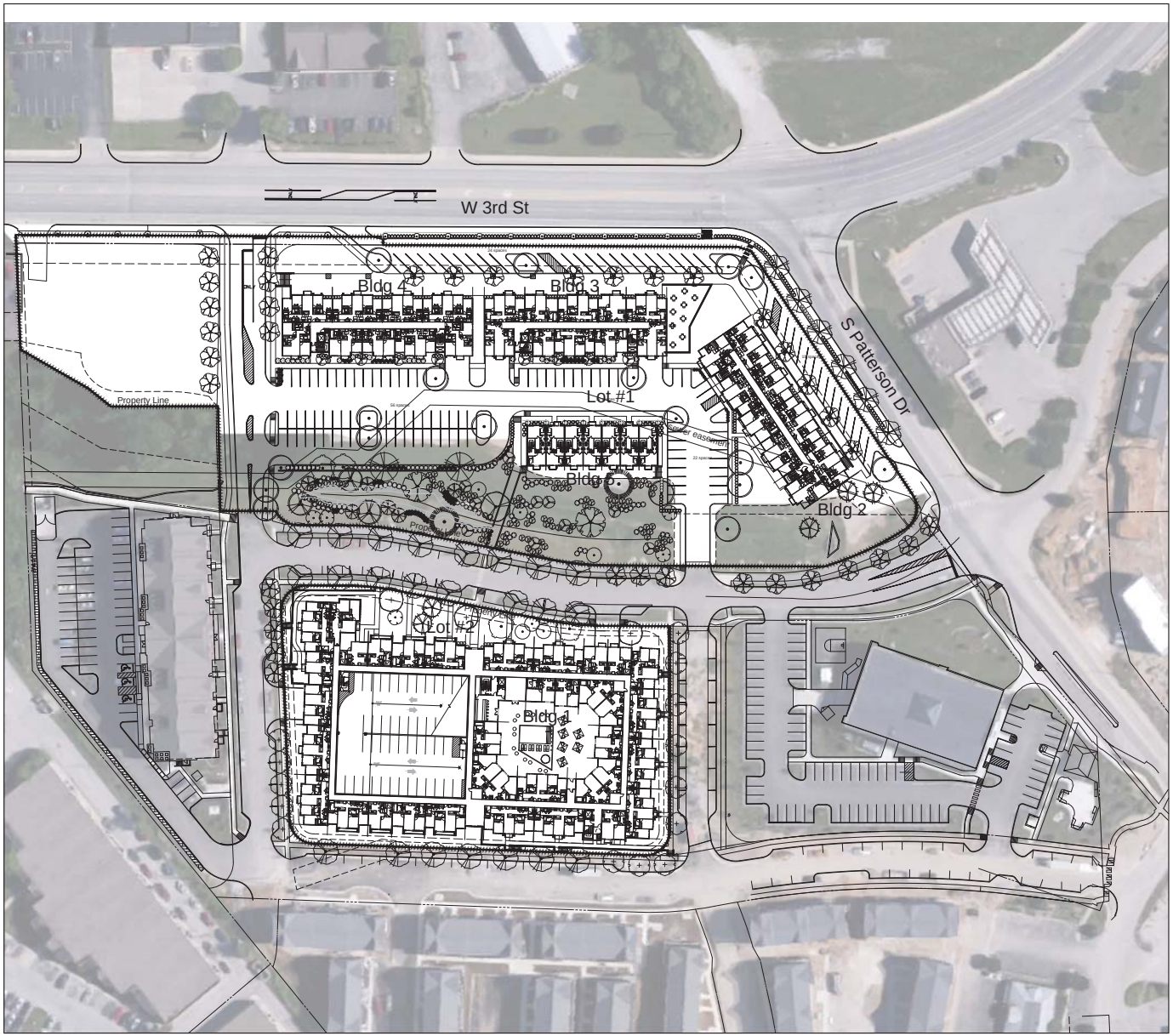
N

CSO Architects

Patterson Pointe

Bloomington, IN | 24 October 2016

16076



LOT #1 (Area A)

Bldg 2

Floor	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
1st Floor	-	-	-	-	-	
2nd Floor	-	3	3	3	9	
3rd Floor	-	3	3	3	9	
4th Floor	-	3	3	3	9	
Total Apartments	-	9	9	9	27	Units

Bldg 3

Floor	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
1st Floor	-	-	-	-	-	
2nd Floor	2	4	4	-	10	
3rd Floor	2	4	4	-	10	
Total Apartments	4	8	8	-	20	Units

Bldg 4

Floor	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
1st Floor	-	-	-	-	-	
2nd Floor	-	4	2	3	9	
3rd Floor	-	4	2	3	9	
Total Apartments	-	8	4	6	**18**	Units

Bldg 5

Townhouse	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
Units	-	-	-	7	7	
Total Apartments	-	-	-	7	**7**	Units
Total Apartments	4	25	21	22	**72**	Units
DUE	1	16.5	21	33	71.5	

LOT #2 (Area B)

Bldg 1

Floor	S	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
1st Floor	-	2	3	2	8		
2nd Floor	2	6	4	4	10		
3rd Floor	2	6	4	5	10		
4th Floor	2	14	6	5	11		
Total Apartments	6	28	17	16	39	106	Units
DUE	1.5	7	11.22	16	58.5	94.22	
Total Apartments (Lot 1+2)	6	32	42	37	61	**178**	Units

LEVEL 4 PLAN

0 25 50 100

SCALE: 1" = 50'

N

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Patterson Pointe

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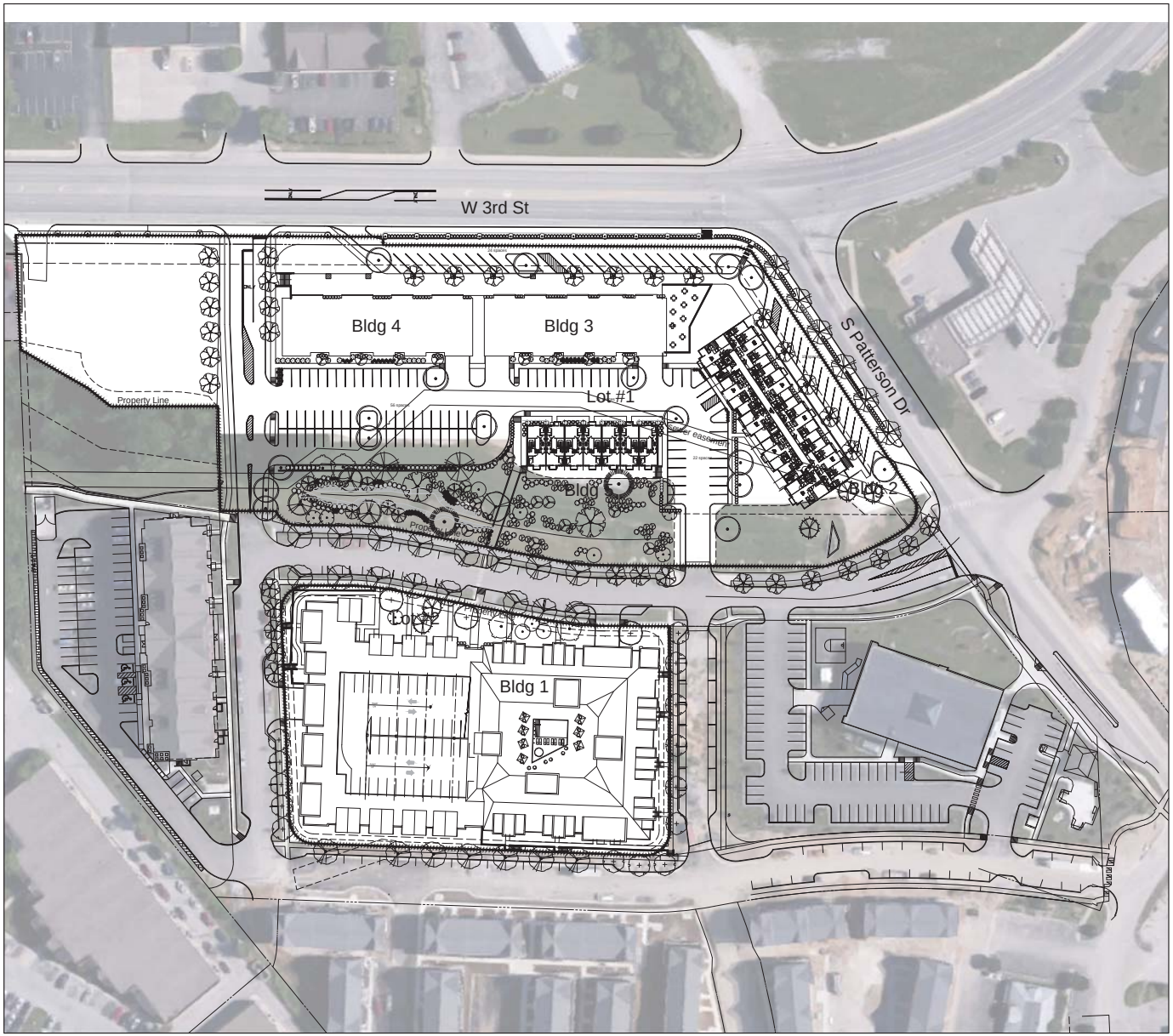

LOT #1 (Area A)

Bldg 2

Floor	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
1st Floor	-	-	-	-	-	
2nd Floor	-	3	3	3	9	
3rd Floor	-	3	3	3	9	
4th Floor	-	3	3	3	9	
Total Apartments	-	9	9	9	27	Units

Bldg 3

Floor	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
1st Floor	-	-	-	-	-	
2nd Floor	2	4	4	-	10	
3rd Floor	2	4	4	-	10	
Total Apartments	4	8	8	-	20	Units

Bldg 4

Floor	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
1st Floor	-	-	-	-	-	
2nd Floor	-	4	2	3	9	
3rd Floor	-	4	2	3	9	
Total Apartments	-	8	4	6	**18**	Units

Bldg 5

Townhouse	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
Units	-	-	-	7	7	
Total Apartments	-	-	-	7	**7**	Units
Total Apartments	4	25	21	22	**72**	Units
DUE	1	16.5	21	33	71.5	

LOT #2 (Area B)

Bldg 1

Floor	S	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals	
1st Floor	-	2	3	2	8		
2nd Floor	2	6	4	4	10		
3rd Floor	2	6	4	5	10		
4th Floor	2	14	6	5	11		
Total Apartments	6	28	17	16	39	106	Units
DUE	1.5	7	11.22	16	58.5	94.22	
Total Apartments (Lot 1+2)	6	32	42	37	61	**178**	Units

LEVEL 5 PLAN

0 25 50 100

SCALE: 1" = 50'

N

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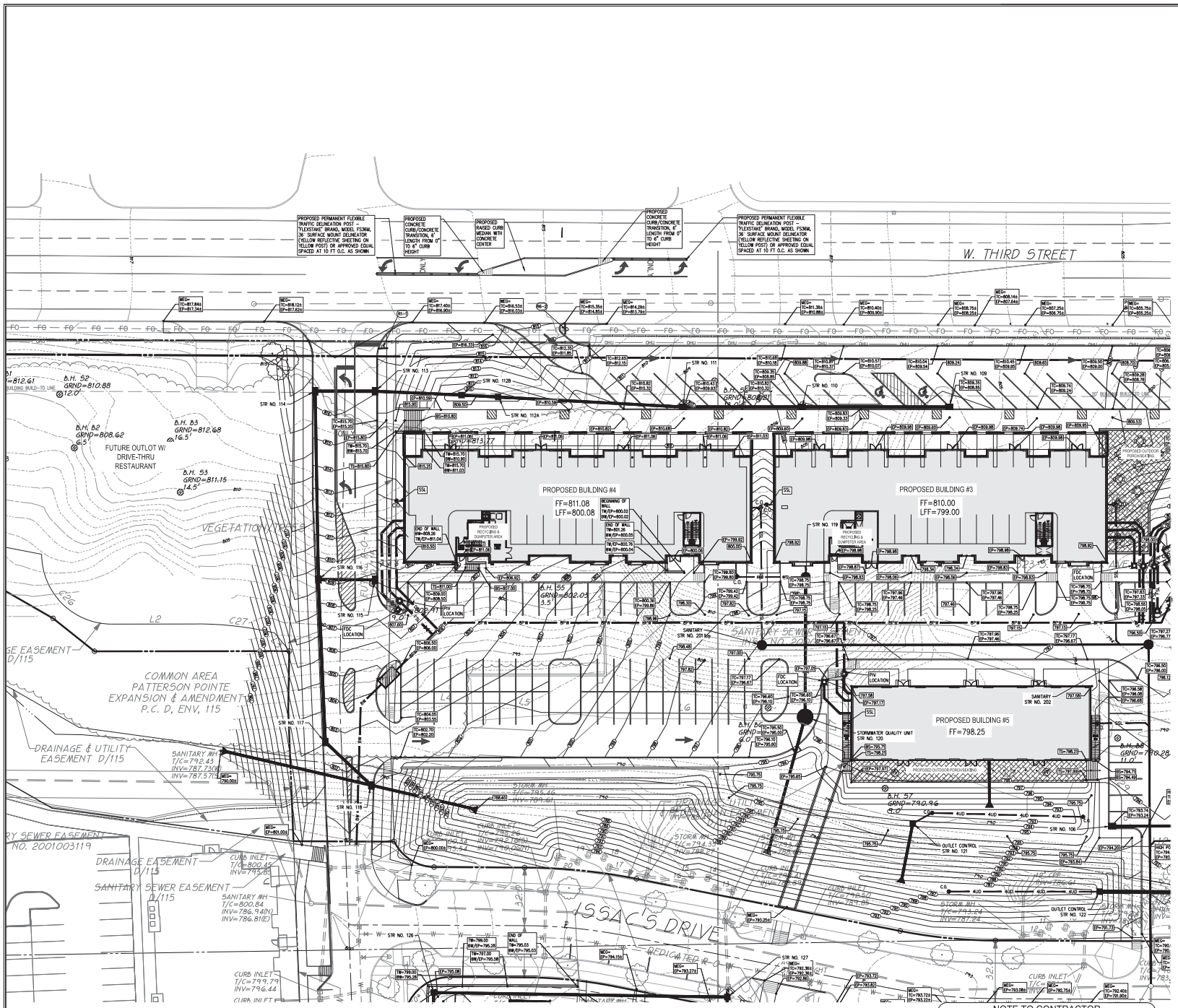

NOTE TO CONTRACTOR

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

SCALE: 1"=20'

CSO Architects

BRADLEY & ASSOCIATES
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CIVIL ENGINEERING
PLANNING
1200 North Walnut Street
Bloomington, Indiana
(812) 332-8030
(812) 339-2990 (Fax)

PROJECT:
Patterson Pointe
Bloomington, Indiana

SCOPE DRAWINGS:
These drawings indicate the general scope of the project to assist the contractor, engineer, or other parties in the bidding and pricing process. Dimensions are not to be taken off of structural, mechanical and electrical systems.

The drawings do not necessarily indicate all means of construction, nor do they indicate the means of the implementation of the contract.

It is the task of the contractor as indicated or implied, to provide all means of construction and methods for the proper execution and completion of the work.

REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
xx/xx/2016	DJB	JSF

DRAWING TITLE:
ENLARGED 'NORTHWEST SITE IMPROVEMENT PLAN

CERTIFIED BY:

DRAWING NUMBER
C302

PROJECT NUMBER
401645

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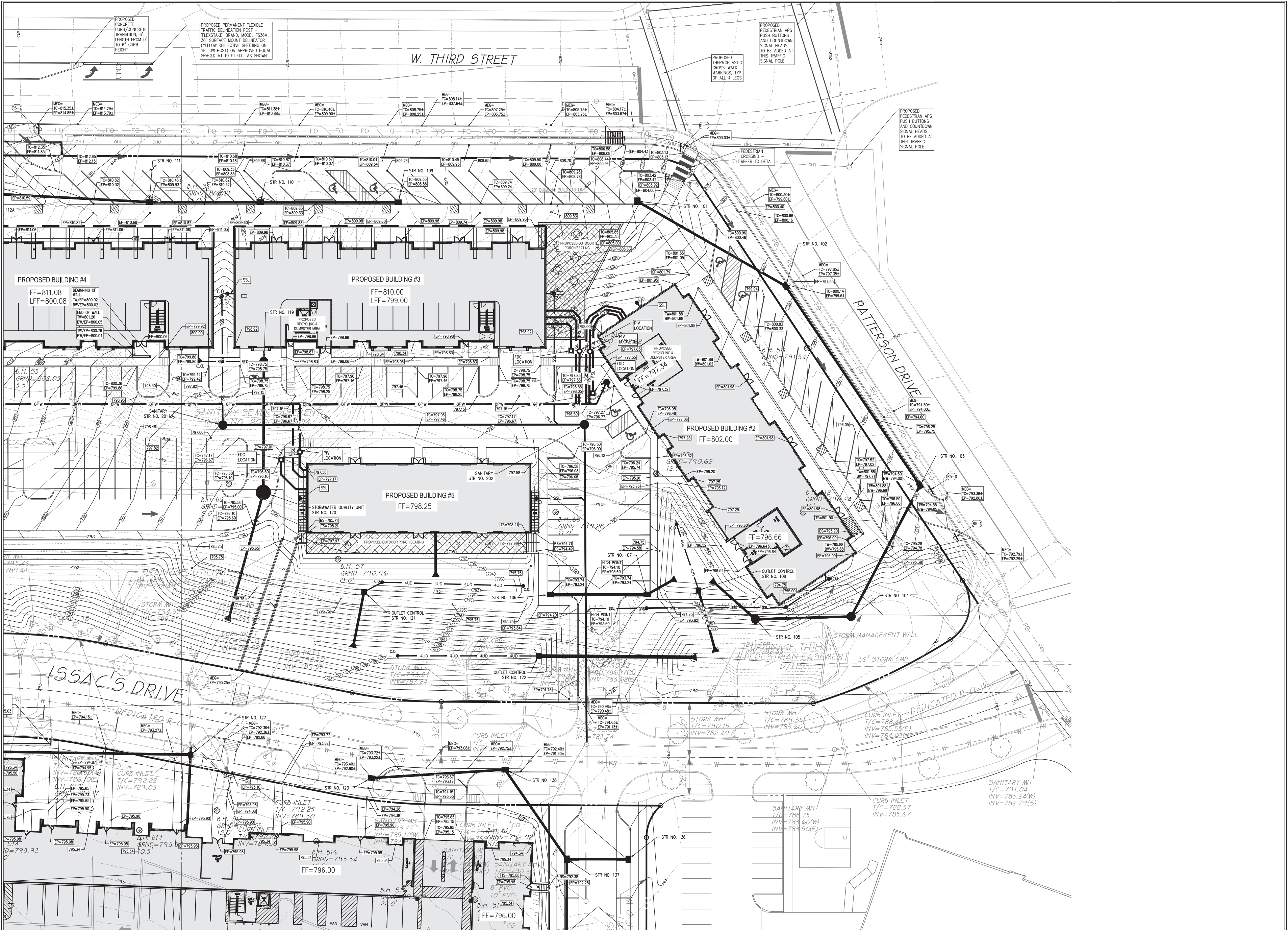

NOTE TO CONTRACTOR

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

SCALE: 1"=20'

OWNER:

CSO Architects
ARCHITECTURE • INTERIOR DESIGN
8831 Keystone Crossing - Indianapolis, IN 46240
Main 317.848.7800 - csoinc.net

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ARCHITECTURE
CIVIL ENGINEERING
PLANNING
528 north walnut street
(812) 332-8030
bloomington, indiana
(812) 339-2990 (Fax)

PROJECT:

Patterson Pointe
Bloomington, Indiana

SCOPE DRAWINGS:

These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems.

The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract.

On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

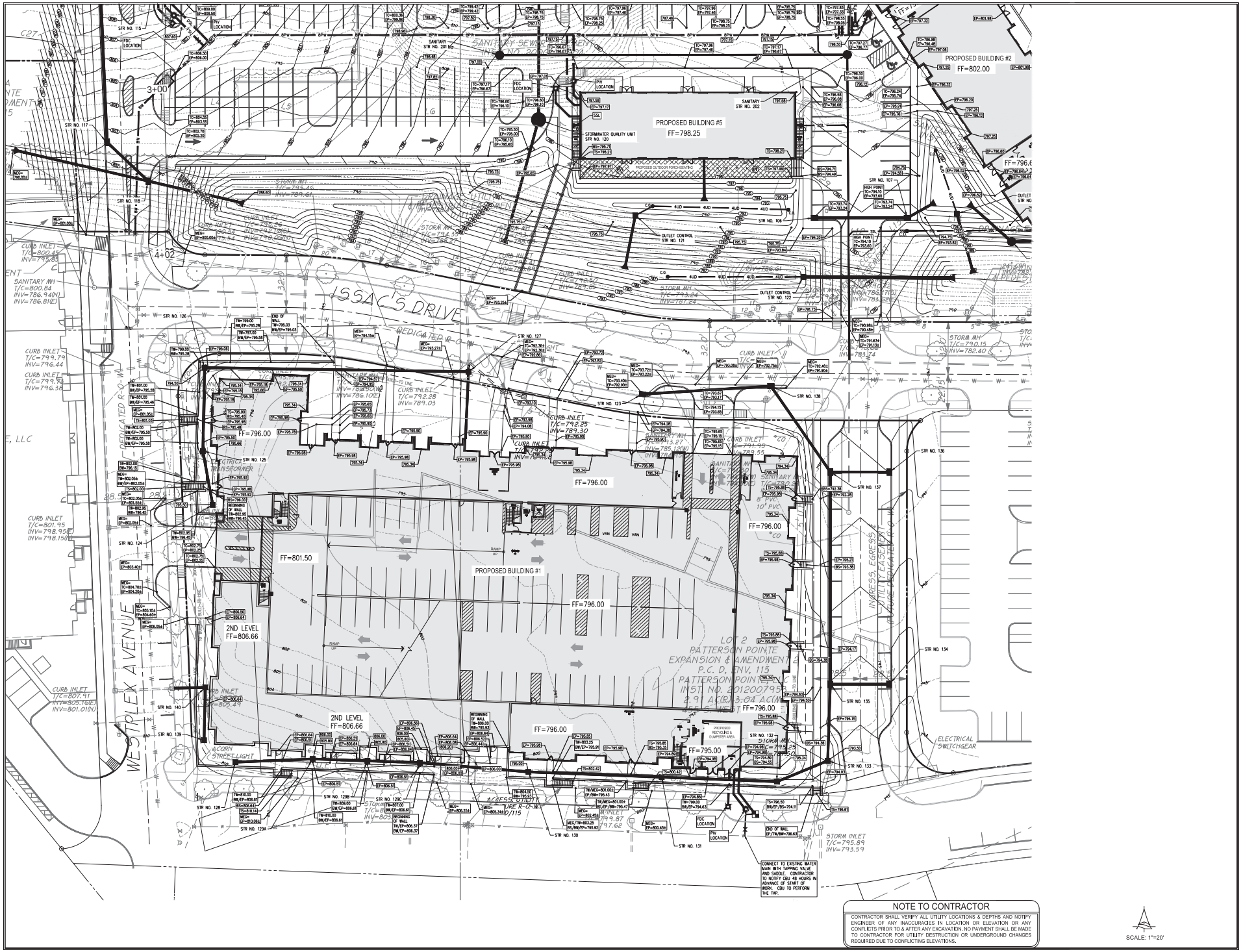
ISSUE DATE	DRAWN BY	CHECKED BY
xx/xx/2016	DJB	JSF

DRAWING TITLE:
ENLARGED 'NORTHEAST' SITE IMPROVEMENT PLAN

CERTIFIED BY:

DRAWING NUMBER
C303

PROJECT NUMBER
401645



NOTE TO CONTRACTOR

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

SCALE: 1"=20'

OWNER

CSO Architects

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

Bloomington, Indiana
(812) 339-2990 (Fax)

PROJECT:

Patterson Pointe
Bloomington, Indiana

SCOPE DRAWINGS:

These drawings indicate the general scope of the project to assist the contractor in obtaining a clear understanding of the architectural, structural, mechanical, electrical and site work of structures, mechanical and electrical systems.

The drawings do not necessarily indicate all minor or incidental work required to complete the project in the opinion of the Contractor.

On the basis of the drawings as indicated or described, the contractor is to furnish all labor and materials required for the proper execution and completion of the work.

REVISIONS:

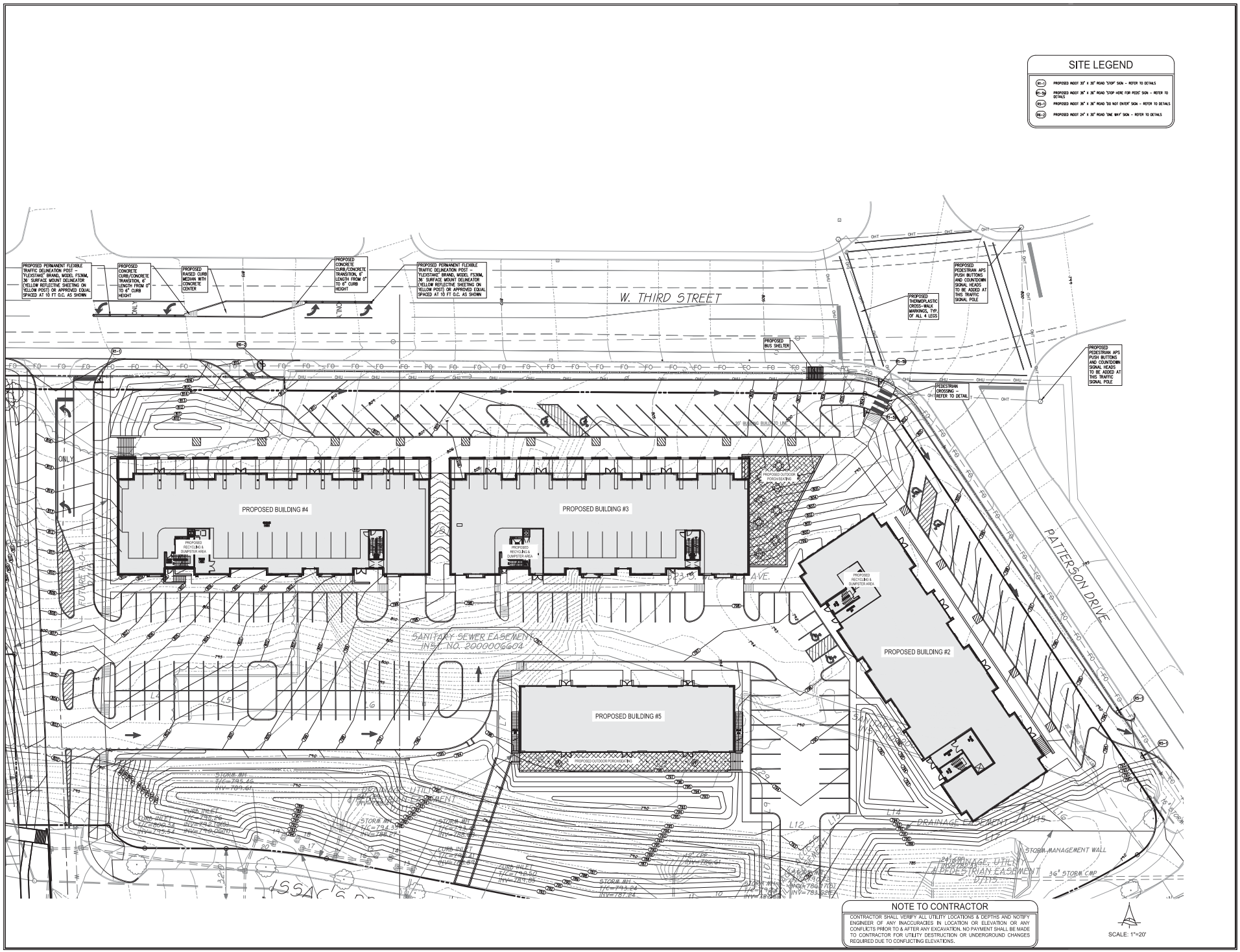
ISSUE DATE	DRAWN BY	CHECKED BY
xx/xx/2016	DJB	JSF

DRAWING TITLE:
ENLARGED
'SOUTHWEST SITE
IMPROVEMENT PLAN

CERTIFIED BY:

DRAWING NUMBER
C304

PROJECT NUMBER
401645



NOTE TO CONTRACTOR

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

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ARCHITECTURE
CIVIL ENGINEERING
PLANNING

BASS ASSOCIATES
A TRUEM FIRM P.C.
1200 NORTH WALNUT STREET
BLOOMINGTON, INDIANA 47404
(812) 332-8030

PROJECT:
Patterson Pointe
Bloomington, Indiana

SCOPE DRAWINGS:
These drawings indicate the general scope of the project to assist the contractor, subcontractor, or supplier in the bidding or negotiating stages. Drawings do not include all details of structure, mechanical and electrical systems.
The contractor is responsible for providing all items of work required to complete the intent and scope of the requirements of the contract.
Do the work of the trades as indicated or described, whether or not specifically called for, as may be required for the proper execution and completion of the work.

REVISIONS:

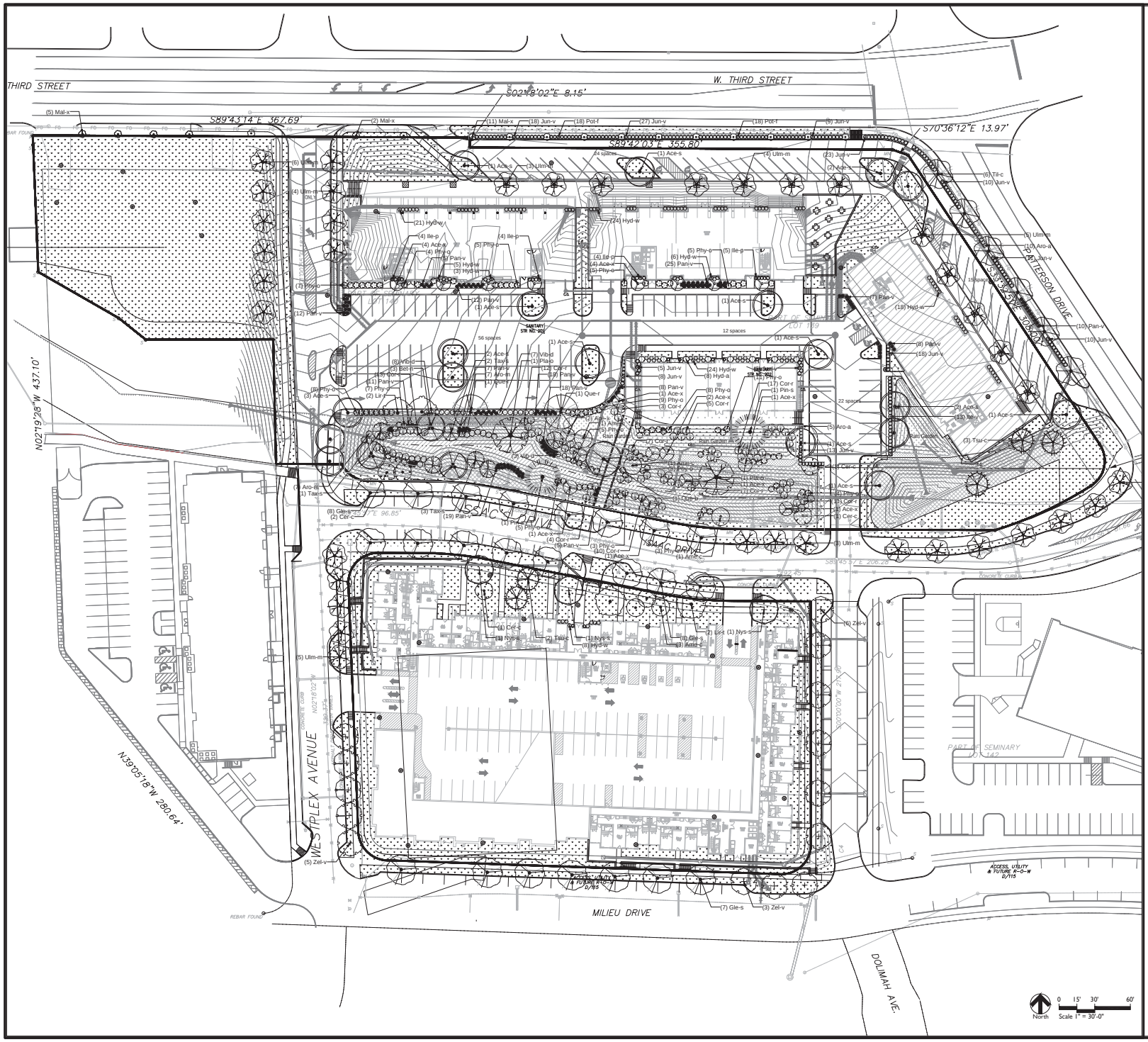
ISSUE DATE	DRAWN BY	CHECKED BY
xx/xx/2016	DJB	JSF

DRAWING TITLE:
TRAFFIC IMPROVEMENTS PLAN

CERTIFIED BY:

DRAWING NUMBER
C402

PROJECT NUMBER
401645



GENERAL LANDSCAPE AND PLANTING NOTES

1. Refer to Project Manual for Planting Specifications and Topsoil requirements. Refer to Plant Schedule and Planting Details for additional information.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. On-site adjustments may be required.
3. Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT.
4. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
5. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule. Plant material quantities shown on plan are minimum quantities. Additional material may be needed to meet spacing requirements and field conditions.
6. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or sod treatment.
7. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet Specifications. Contractor shall coordinate quantity and placement of topsoil. Landscaper shall verify depth of topsoil prior to plant installation. (Refer to specifications for topsoil source and placement requirements)
8. All tree locations shall be marked with 2x2" stakes prior to planting for review and approval by the Landscape Architect. Any plant material installed in an incorrect location, by the judgment of the Landscape Architect, shall be reinstalled at the Contractor's expense.
9. All plant beds shall receive 3" minimum of shredded hardwood bark mulch (unless otherwise noted).
10. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to Owner's satisfaction at no additional cost.
11. The Contractor shall maintain all plant material and lawns until the project is fully accepted by the Landscape Architect, unless otherwise noted.
12. All workmanship and materials shall be guaranteed by the Contractor for a period of one calendar year after Final Acceptance.
13. Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work.
14. Contractor shall test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using tree pit drainage.
15. Tree Protection Fencing is the responsibility of the Contractor. Minimum protected area shall include the full drip line of the canopy. NO construction activities, material storage, etc. may occur within that area. The Contractor shall ensure that no soil compaction or tree damage occurs in any Protected areas, at any time during the construction process.
16. Trees shall be matched in groups unless otherwise noted.

STREAMSIDE ZONE
INTERMEDIATE ZONE
FRINGE ZONE
RAINGARDENS
POOL BERM AREA
LAWN

REFER TO MAINTENANCE MANUAL, APPENDIX D

CSO Architects

context design

PROJECT:
Patterson Pointe
Bloomington, Indiana

SCOPE DRAWINGS:
These drawings indicate the general scope of the project to form a conditional estimate. Consult the documents of record for the full scope of work. Contractor is to be fully responsible for all structural, mechanical and electrical systems. The drawings do not necessarily indicate or describe all elements of the construction and completion of the improvements of the Contract.
In the body of the general scope indicated or described, there may occasionally be a few minor details required for the proper execution and completion of the work.

REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
10/17/16	JT	APP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:

DRAWING NUMBER
L100

PROJECT NUMBER
16076

ORDINANCE REQUIREMENTS
Zoning: CA
Interior Planting Requirements
Lot 1 2 Acres
Trees: 9 canopy trees/acres
Required: 18
Provided: 28 from parking
3 evergreen trees/acre
Required: 6
Provided: 6
edium/small canopy trees/acre
Required: 6
Provided: 6
Shrubs: 27 Shrubs/acre
Required: 54 note: you
Provided: 226 from parkin note: 50'

Lot 2 0.57 Acres
Trees: 9 canopy trees/acres
Required: 5
Provided: 5
3 evergreen trees/acre
Required: 2
Provided: 2
edium/small canopy trees/acre
Required: 2
Provided: 4 replaces
Shrubs: 27 Shrubs/acre
Required: 15 note: you
Provided: 8 note: 50'
Street Tree Requirements
3rd Street 725 l.f.
Trees: 1 tree/40 l.f.
Required: 18 note: tre
Provided: 18 note: the
Patterson Drive 308 l.f.
Trees: 1 tree/40 l.f.
Required: 8 note: tre
Provided: note: the
Milieu Street 413 l.f.
Trees: 1 tree/40 l.f.
Required: 10 note: tre
Provided: 10 note: the
Westplex Avenue 1024 l.f. Trees w
Trees: 1 tree/40 l.f.
Required: 26 note: tre
Provided: 18 note: the
Isaac's Drive (west section) 430 l.f. north an
Trees: 1 tree/40 l.f.
Required: 11 note: tre
Provided: 22 note: the
Isaac's Drive (east section) 270 l.f. north an
Trees: 1 tree/40 l.f.
Required: 7 note: tre
Provided: 7 note: the
Dolimah Avenue 253 l.f.
Trees: 1 tree/40 l.f.
Required: 6 note: tre
Provided: 6 note: the

Buffer Requirements:
Site Zone: CA
Adjacent Zone: CG
No buffers required between these two uses

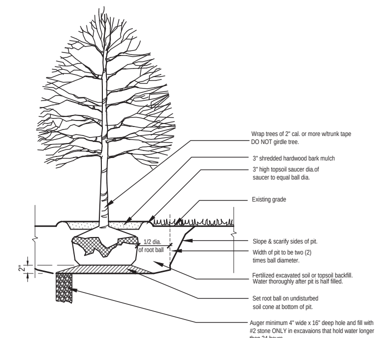
Parking Perimeter Requirements 50% eve
Parking Edge 1: 24 spaces
Trees: 1 tree/4 spaces
Required: 6
Provided: 7
Shrubs: 3 shrubs/space
Required: 72
Provided: 90
Parking Edge 2: 15 spaces
Trees: 1 tree/4 spaces
Required: 4
Provided: 6
Shrubs: 3 shrubs/space
Required: 45
Provided: 51
Parking Edge 3: 16 spaces
Trees: 1 tree/4 spaces
Required: 4
Provided: 4
Shrubs: 3 shrubs/space
Required: 48
Provided: 49
Parking Edge 4: 20 spaces
Trees: 1 tree/4 spaces
Required: 5
Provided: 5
Shrubs: 3 shrubs/space
Required: 60
Provided: 64
Parking Edge 5: 12 spaces
Trees: 1 tree/4 spaces
Required: 3
Provided: 3
Shrubs: 3 shrubs/space
Required: 36
Provided: 50
Parking Edge 6: 5 spaces
Trees: 1 tree/4 spaces
Required: 1
Provided: 1
Shrubs: 3 shrubs/space
Required: 15
Provided: 15
Parking Edge 7: 9 spaces
Trees: 1 tree/4 spaces
Required: 2
Provided: 2
Shrubs: 3 shrubs/space
Required: 27
Provided: 31
Parking Edge 8: 8 spaces
Trees: 1 tree/4 spaces
Required: 2
Provided: 2
Shrubs: 3 shrubs/space
Required: 24
Provided: 24
Parking Interior Requirements
Islands: 1/16 spaces
Lot 1 Spaces: 129 spaces
Required: 8
Provided: 9
Trees: 1 canopy tree/island
Required: 8
Provided: 9

PLANT SCHEDULE

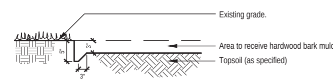
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-x	18	Acer rubrum `Armstrong`	Armstrong Red Maple	B & B	2"Cal	full, strong central leader, matched
Ace-s	18	Acer saccharum `Legacy`	Legacy Sugar Maple	B & B	2"Cal	full, strong central leader, matched
Bet-n	3	Betula nigra	River Birch	B & B	2"Cal	full, strong central leader, matched
Gle-s	23	Gleditsia triacanthos inermis `Shademaster`	Shademaster Thornless Honeylocust	B & B	2"Cal	full, strong central leader, matched
Lir-t	4	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal	full, strong central leader, matched
Nys-s	3	Nyssa sylvatica	Sour Gum	B & B	2"Cal	full, strong central leader, matched
Pla-o	2	Platanus occidentalis	American Sycamore	B & B	2"Cal	full, strong central leader, matched
Que-b	1	Quercus bicolor	Swamp White Oak	B & B	2"Cal	spring dug, full, strong central leader, matched
Que-r	2	Quercus rubra	Red Oak	B & B	2"Cal	spring dug, full, strong central leader, matched
Tax-s	6	Taxodium distichum `Shawnee Brave`	Shawnee Brave Bald Cypress	B & B	2"Cal	full, strong central leader, matched
Til-c	6	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden	B & B	2"Cal	full, strong central leader, matched
Ulm-m	37	Ulmus x `Morton Accolade`	Morton Accolade Elm	B & B	2"Cal	full, strong central leader, matched
Zel-v	14	Zelkova serrata `Village Green`	Village Green Sawleaf Zelkova	B & B	2"Cal	full, strong central leader, matched
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Pin-s	2	Pinus strobus	White Pine	B & B	min. 6` ht.	full, strong central leader, matched, symmetrical
Tsu-c	5	Tsuga canadensis	Canadian Hemlock	B & B	min. 6` ht.	full, strong central leader, matched, symmetrical
SMALL CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ame-c	6	Amelanchier laevis `Cumulus`	Cumulus Allegheny Serviceberry	B & B	6` ht.	multi-trunk; matched
Cer-c	5	Cercis canadensis	Eastern Redbud	B & B	6` ht.	multi-trunk, matched
Mal-x	18	Malus x `Adirondack`	Adirondack Crabapple	15 gal		12` tall x 6` wide to avoid overhead wire conflicts
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Aro-a	15	Aronia arbutifolia `Brilliantissima`	Brilliant Red Chokeberry	container	24"	space @ 3`-0" o.c.
Aro-m	14	Aronia melanocarpa `Autumn Magic`	Autumn Magic Black Chokeberry	container	24"	space @ 5`-0" o.c.
Cor-r	89	Cornus racemosa	Gray Dogwood	container	24"	space @ 6`-0" o.c.
Hyd-a	8	Hydrangea arborescens `Abetwo`	Incrediball Hydrangea	container	24"	space @ 5`-0" o.c.
Hyd-w	101	Hydrangea quercifolia `Pee Wee`	Pee Wee Oakleaf Hydrangea	container	24"	space @ 3`-0" o.c.
Ile-p	17	Ilex verticillata `Mr. Poppins`	Mr. Poppins Winterberry	container	24"	space @ 3`-0" o.c.
Ite-v	13	Itea virginica `Henry`s Garnet`	Henry`s Garnet Sweetspire	container	24"	space @ 3`-0" o.c.
Jun-v	158	Juniperus virginiana `Grey Owl`	Grey Owl Juniper	container	18" spread	space @ 3`-0" o.c., allow to mass
Phy-o	97	Physocarpus opulifolius `Summer Wine`	Summer Wine Ninebark	container	24"	space @ 5`-0" o.c.
Pot-f	36	Potentilla fruticosa `Goldfinger`	Goldfinger Potentilla	container	24"	space @ 3`-0" o.c.
Vib-d	18	Viburnum dentatum `Christom`	Blue Muffin Viburnum	container	24"	space @ 4`-0" o.c.
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Pan-v	165	Panicum virgatum `Cloud Nine`	Cloud Nine Switch Grass	#1 pot		space @ 3`-0" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	FIELD2	REMARKS
Ast-n	349	Aster novae-angliae	New England Aster	1 gal		space @ 15" o.c., triangular spacing
Iri-v	526	Iris virginica shrevei	Blue Flag	1 gal		space @ 12" o.c., triangular spacing
Rud-s	283	Rudbeckia subtomentosa	Sweet Black-eyed Susan	1 gal		space @ 18" o.c., triangular spacing

STREAMSIDE ZONE
INTERMEDIATE ZONE
FRINGE ZONE
RAINGARDENS
POOL BERM AREA
LAWN

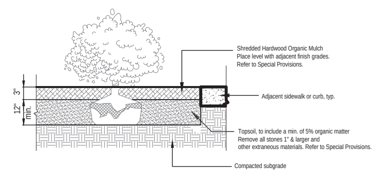
REFER TO MAINTENANCE MANUAL, APPENDIX D



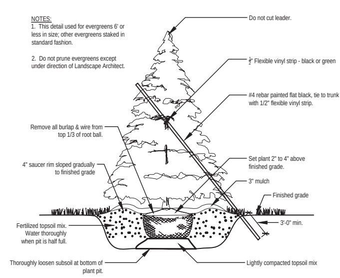
TREE PLANTING
Not to Scale



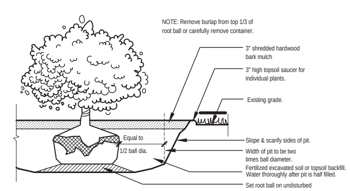
SPADE EDGE
Not to Scale



LANDSCAPE BED PREPARATION
Not to Scale



EVERGREEN TREE PLANTING
Not to Scale



SHRUB PLANTING
Not to Scale

CSO Architects
ARCHITECTURE • INTERIOR DESIGN

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context DESIGN

PROJECT:
Patterson Pointe
Bloomington, Indiana

SCOPE DRAWINGS:
These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems.
The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract.
On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
10/17/16	JT	APP

DRAWING TITLE:
PLANTING DETAILS

CERTIFIED BY:

DRAWING NUMBER
L101

PROJECT NUMBER
16076

STORM WATER FACILITIES AND MAINTENANCE MANUAL
for
STORM WATER QUALITY AND STREAM RESTORATION AREA
at
PATTERSON POINTE

Owner: Patterson Pointe LLC
5005 North SR 37 Business
Bloomington, IN 47408
317.919.2020
Contact: Mark Figg

Prepared by: Smith Neubecker & Associates, Inc.
453 South Clarizz Boulevard
Bloomington, IN 47401
812.336.6536
Contact: Steve Brehob

Amended by: Context, LLC
12 South Main Street, Ste 200
Fortville, IN 46040
317.336.6886
Contact: Alyssa Prazeau

Bynum Fanyo & Associates, Inc.
528 Walnut Street
Bloomington, IN 47404
812.332.8030
Contact: Jeff Fanyo

Current Creek
Restoration Plan

PROJECT DESCRIPTION

The Patterson Pointe PUD will include restoration of a natural stream channel as part of the site development project. The stream will be developed by removing an existing 36" RCP storm culvert that bisects the northern portion of the site and creation of natural over bank areas in a park-like setting. This area will provide water quality enhancement for the existing degraded channel, as well as enhancement for storm water runoff from the development site. Rain garden areas will also be located within the area to reduce the number of point source discharges to the new channel.

STREAM CHANNEL RESTORATION BMP

The location of the restoration area is shown on Exhibit A. There are several key components of the stream restoration plan:

- Channel Area
- Streamside zone
- Intermediate Zone
- Fringe Zone
- Raingardens
- Pool Berm
- Plunge Pool
- Weeper Pipe

Exhibit B shows a typical cross section through the channel and raingardens.

Storm water runoff flowing into the site from the existing degraded stream will follow the newly created meandering channel across the site from west to east. The channel will become encapsulated at the eastern edge of the site where it flows back into the existing 36" RCP. Two Pool Berms and an associated riffle will be created in the middle of the channel. The berms will cause ponding of water during low flows, which provide for habitat, as well as extended detention for settlement of suspended particles.

Storm water runoff from development project areas south of the restoration area will be collected in a storm sewer system, which utilizes a weeper pipe to evenly discharge storm water runoff over the area south of the channel. Runoff will then sheet flow through the selected plant materials in the intermediate zone, fringe zone, and streamside zone before entering the stream channel. Native plants for each zone have been selected for the benefits they provide for water quality enhancement, as well as to replicate a natural floodplain area. Exhibit D lists the plant material located in each zone.

RAIN GARDEN POST CONSTRUCTION BMP

There are two rain garden features located north of the channel. Their locations are shown on Exhibit A. Rain gardens have been located at storm sewer pipe discharge locations to limit the number of point source discharge locations to the stream channel. Each rain garden will consist of a Plunge Pool at the

Current Creek
Restoration Plan

pipe outlet location to dissipate energy, an infiltration bed with an underdrain pipe, and an emergency overflow weir. Details of the plunge pool are shown in Exhibit C.

Storm water runoff discharged from the storm sewer system within the development area north of the stream channel restoration area will predominantly be directed to the rain gardens. Low flow will infiltrate into the rain garden bottom, be collected by the underdrain pipe, and conveyed to the channel. Higher flows will pond up within the raingarden areas and discharge through the emergency overflow weir. Each rain garden provides and extended detention time, which permits for settlement of suspended particles. Runoff that is routed through the emergency overflow weir will sheet flow through the selected plant material in the intermediate zone, fringe zone, and streamside zone before entering the stream channel.

STREAM CHANNEL RESTORATION MONITORING

Stream monitoring reports must be submitted each year and continue for a minimum of three years after work installation is complete. The inspection for the report should be completed between late August and early September. The report shall include the following:

- Pictures of each level of vegetation (intermediate zone, fringe zone, and streamside zone), including areas of success and failure
- Narrative describing the activity accomplished to date
- Number of acres planted
- Number of species planted
- List of species planted on site
- Estimated survival rate (as a percentage and a count) – volunteer plants should not be included in survival counts
- Discussions of hydrology
- Plant community development at the site
- Methods and criteria used to evaluate the success of the installation
- Recommendations for corrections of areas that are failing

It is the responsibility of the Owner to prepare the annual monitoring report and to ensure success of the restoration program. These reports are to be submitted to the City of Bloomington Planning Department, as well as to the Indiana Department of Environmental Management (IDEM), as required.

At least six permanent monitoring locations shall be established to evaluate the restoration process. These locations shall quantify trees, shrubs, seed mixes, weed and erosion control and riffle structures. Within a 30-foot radius of each monitoring station, herbaceous species of trees and shrubs should be identified and used to evaluate coverage percentages. An analysis of this vegetation should be provided in the report.

The first year submittal shall include an as-built plan of the initial installation. Monitoring must follow the process presented in the Indiana Department of Natural Resources (IDNR) Forested habitat mitigation/restoration (FHMR) planting guidelines.

Current Creek Restoration Plan

Success Criteria for Monitoring

The following species are not allowed in any quantity in the restoration area and shall be removed promptly after they have been observed:

- Alliaria petiolate (Garlic Mustard)
- Celastrus orbiculatus (Oriental Bittersweet)
- Cirsium arvense (Canada Thistle)
- Elaeagnus umbellate (Autumn Olive)
- Euonymus fortune (Purple Wintercreeper)
- Lonicera japonica (Japanese Honeysuckle)
- Lonicera sp. (Bush Honeysuckle)
- Lythrum salicara (Purple Loostrife)
- Myriophyllum spicatum (Eurasion Water Milfoil)
- Phalaris arundinacea (Reed Canary Grass)
- PHragmites australis (Common Reed)
- Polygonum cuspidatum (Japanese Knotweed)
- Rosa multiflora (Multiflora Rose)
- Sorghum halepense (Johnson Grass)
- Typha sp. (Cattails)
- Vinca sp. (Myrtle)

Native vegetation survival, including planted seed mix, trees, and shrubs, shall have aa 80 percent survival rate within the restoration area. Invasive species listed above or volunteer plants shall not be counted. Bare ground areas shall not exceed 5 percent and shall be repaired promptly when observed.

STREAM RESTORATION CONTINGENCY PLAN

At the end of the first year after installation, the Owner shall replace all plant material as needed to meet the monitoring plan and success criteria requirement percentages listed above. This shall include any plant material that is found to not be true to its botanical name, is not alive, or not in good condition. Any bare ground or erosion control and associated plant cover failures must be corrected and brought into compliance with the original plan promptly after it is observed. Any invasive species listed above found within the restoration area shall be removed.

OPERATION AND MAINTENANCE

Maintenance responsibilities for the stream channel, rain gardens, plunge pool berms, and weeper pipes shall be the responsibility of the Owner. The stream channel shall be inspected on a quarterly basis and after any significant rain event until the vegetation has become established. Reseeding, mowing, or controlled burning of the vegetative cover may be required until the material becomes established. Any such work should be performed by a contractor with experience in establishing and maintenance of native species. Preapproved companies include JF New, Spence Restoration, and Ecologic. Other companies can provide a list of 10 successful native planting and maintenance projects, or they can work directly under one of the preapproved companies. Following establishment of vegetative cover, the stream restoration area and drainage features should be inspected biannually. Accumulated sediment

Current Creek Restoration Plan

within the rain gardens, plunge pool, and weeper pipe should be removed and deposited off site in a legal manner. Any erosion of the stream bank, rain gardens, or plant zones shall be repaired and the area reseeded with the appropriate ground cover.

CHANGES IN OWNERSHIP

This facility plan shall run with the land. Changes in Ownership shall result in the transfer of ownership and maintenance responsibilities. Any changes in ownership shall be documented in this Facilities Plan. It shall be the responsibility of the Seller to notify the City of Bloomington of any change in ownership of the property.

RIGHT OF ENTRY

The Owner herby gives the City of Bloomington the right of entry over an across the property to inspect the storm water basin.

Current Creek
Restoration Plan

STORMWATER BMP INSPECTION REPORT

General Information

Stormwater BMP Location:

Date of Inspection:

Company Name:

Street Address:

City: State: Zip Code:

Phone: Email:

Inspector Name:

Vegetative Quality

Invasive species present: Y ☐ N ☐

Species present:

Removed: Y ☐ N ☐

Methods used:

Erosion Present: Y ☐ N ☐

Locations and causes:

Structural damage: Y ☐ N ☐

Location and causes:

Outlet Clear: Y ☐ N ☐

Floatable debris: Y ☐ N ☐

Accumulated sediment: Y ☐ N ☐

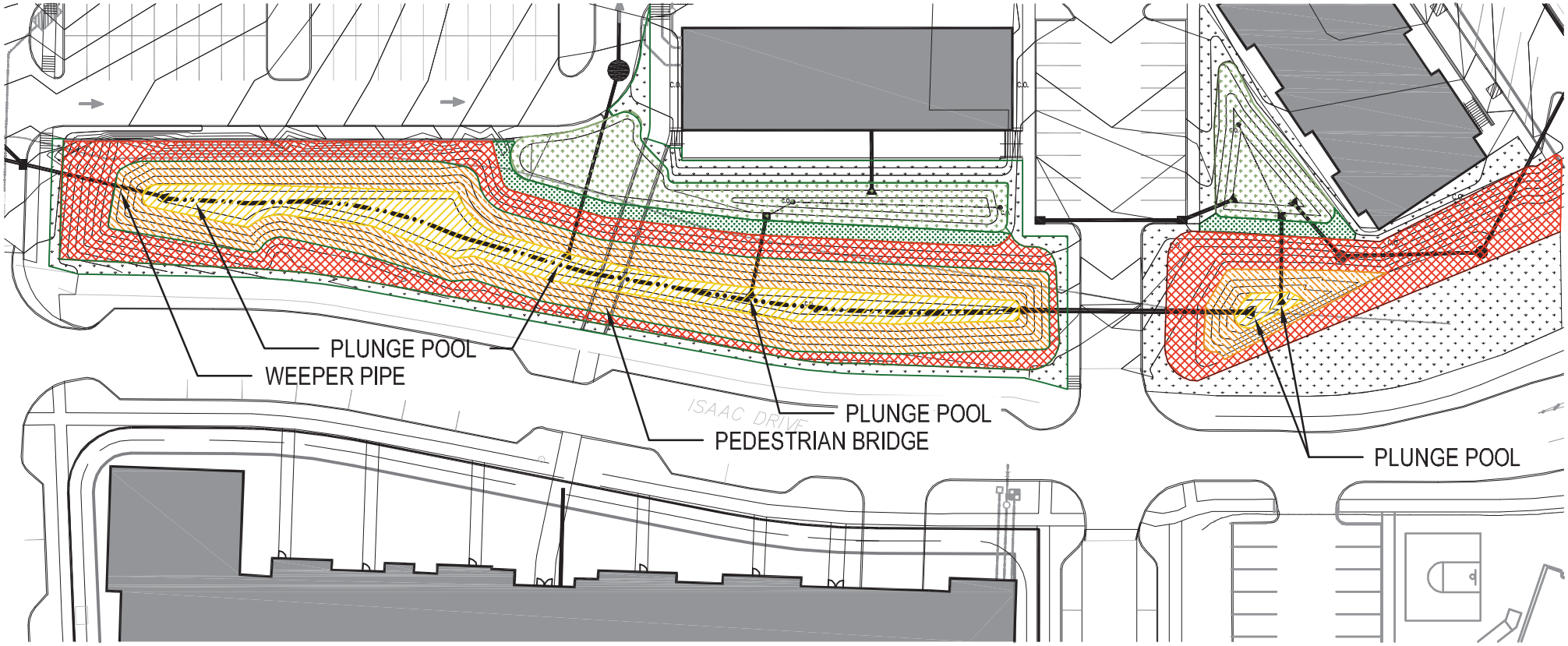
Oil present: Y ☐ N ☐

Trash: Y ☐ N ☐

Additional comments/Actions to be taken (provide time frame)

Current Creek
Restoration Plan

EXHIBIT A



STREAM RESTORATION AREA

CHANNEL AREA

STREAMSIDE ZONE

INTERMEDIATE ZONE

FRINGE ZONE

RAINGARDENS

POOL BERM AREA

LAWN

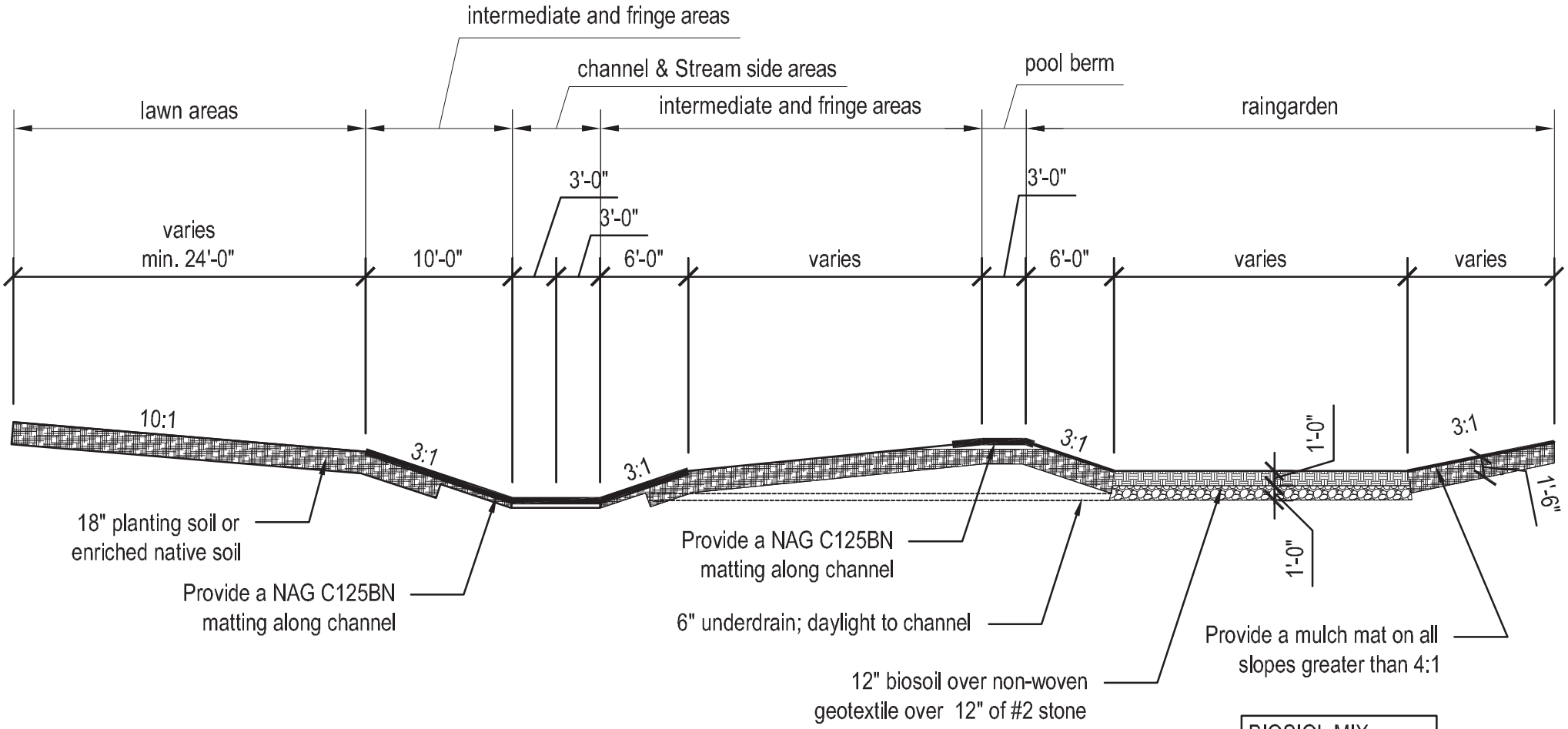
North

0 30' 60' 120'

Scale 1" = 60'-0"

Current Creek Restoration Plan

EXHIBIT B



BIOSIOL MIX
30% leaf compost
40% planting soil
30% sand

TYPICAL CHANNEL SECTION

Current Creek
Restoration Plan

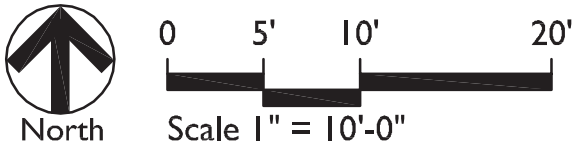
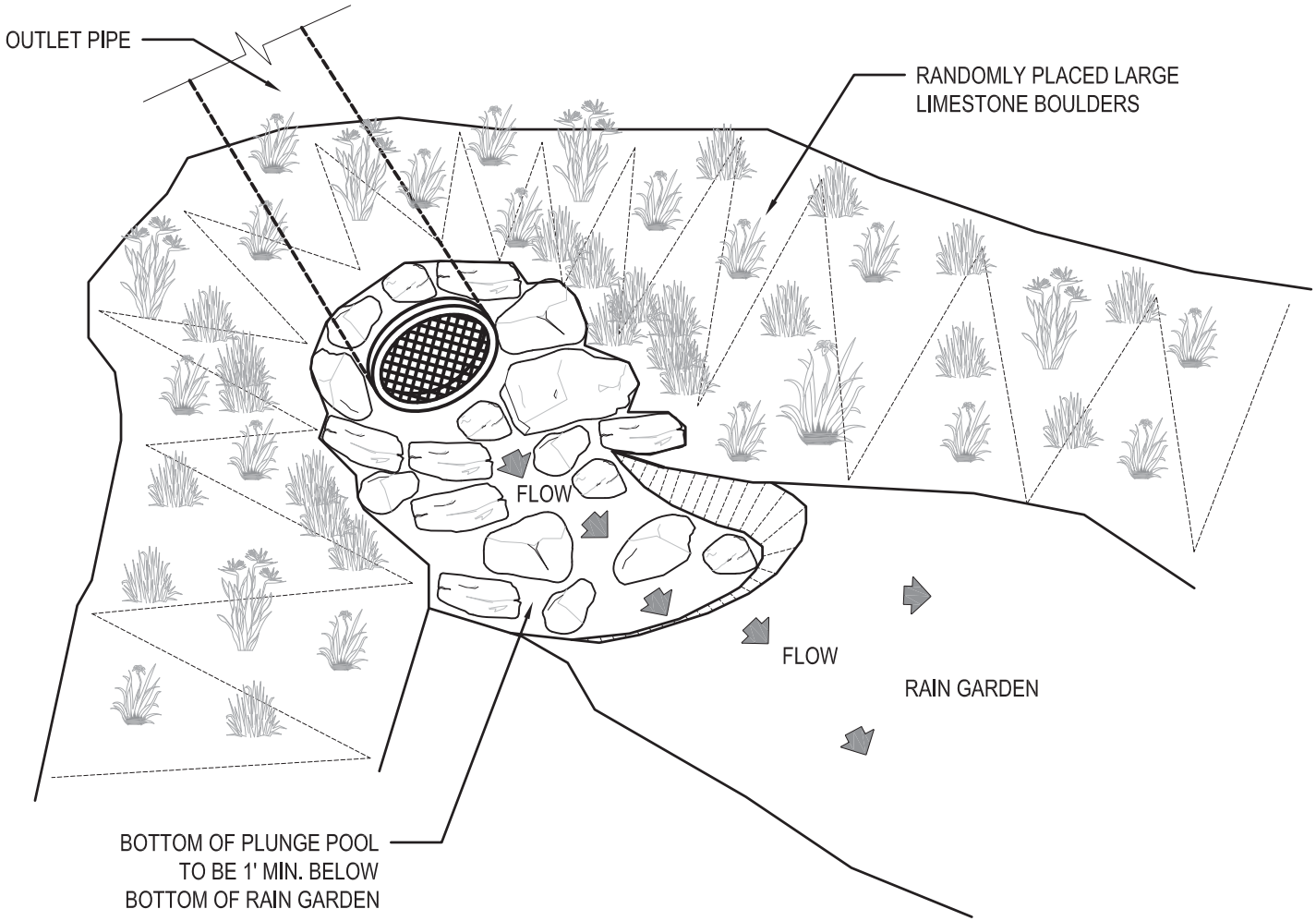
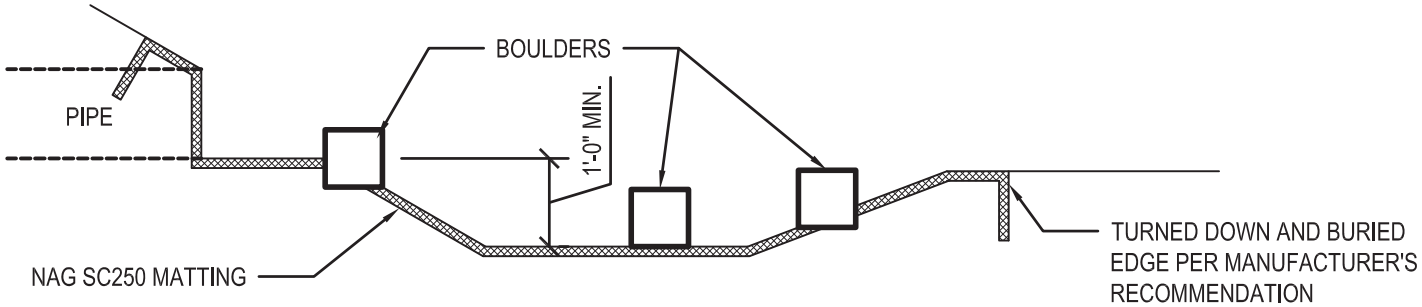


EXHIBIT C



Current Creek Restoration Plan



PLUNGE POOL DETAIL

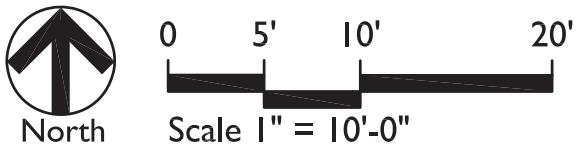


EXHIBIT D

RAINGARDEN PLANT LIST

Common Name	Latin Name	Exposure	Flower	Height	Inundation	Salt	Dought
Grasses and Sedges							
Yellow Fox Sedge	Carex annectans var xanthocarpa	Sun - Psun	May-June	1-2 ft	> 24 hours	Yes	Yes
Riverbank Tussock Sedge	Carex emoryi	Sun-Psun	May-June	2 ft	> 24 hours	Yes	Yes
Frank's Sedge	Carex frankii	Sun-Shade	May-July	1-2 ft	> 24 hours	Yes	Yes
Meadow Sedge	Carex granularis	Sun-Shade	May-June	1 ft	2-24 hours	Yes	Yes
Field Oval Sedge	Carex molesta	Sun-Psun	May-July	1-2 ft	> 24 hours	Yes	Yes
Lance-Fruited Oval Sedge	Carex scoparia	sun	May-July	1-2 ft	> 24 hours	Yes	Yes
Fox Sedge	Carex vulpinoidea	Sun-Psun	May-June	1-2 ft	> 24 hours	Yes	Yes
Tufted Hair Grass	Deschampsia caespitosa	Sun	May-June	1-2 ft	2-24 hours	Yes	Yes
Switchgrass	Panicum virgatum	Sun	July-August	3-5 ft	> 24 hours	Yes	Yes
Little Bluestem	Schizachyrium scoparium	Sun	July-August	2-3 ft	2-24 hours	Yes	Yes
Reddish Bulrush	Scirpus pendulus	Sun	June-July	3-4 ft	> 24 hours	Yes	Yes
Prairie Dropseed	Sporobolus heterolepis	Sun	August-Sept	1-2 ft	2-24 hours	Yes	Yes
Wildflowers							
New England Aster	Aster novae-angliae	Sun	Sept-October	3-4 ft	2-24 hours		Yes
Prairie Blazing Star	Liatris pycnostachya	Sun	July-August	3-5 ft	2-24 hours		Yes
Obedient Plant	Physostegia virginiana	Sun	August-Sept	2-3 ft	2-24 hours	Yes	Yes
Mountain Mint	Pycnanthemum virginianum	Sun	July-August	1-2 ft	2-24 hours		Yes
Sweet Black-Eyed Susan	Rudbeckia subtomentosa	Sun-Psun	August-Sept	3-4 ft	> 24 hours	Yes	Yes
Riddell's Goldenrod	Solidago riddellii	Sun	Sept-October	2-3 ft	2-24 hours	Yes	Yes
Smooth Ironweed	Vernonia fasciculata	Sun	August-Sept	3-4 ft	> 24 hours		Yes

FRINGE ZONE SEED MIX

Common Name	Latin Name	Seed Rate Ounces/Acre
Grasses and Sedges		
Larger Streaw Sedge	Carex normalis	2
Northern Sea Oats	Chasanthium latifolium	8
American Beakgrain	Diarrhena americana	8
Canada Wild Rye	Elymus canadensis	24
Riverbank Wild Rye	Elymus riparius	24
Virginia Wile Rye	Elymus virginicus	32
Bottlebrush Grass	Hystrix patula	6
White Grass	Leersea virginica	2
Switch Grass	Panicum virgatum	6
Prairie Cordgrass	Spartina pectinata	7
Wildflowers		
Side Flowering Aster	Aster lateriflorus	4
Honewort	Cryptotaenia canadensis	6
White Snakeroot	Eupatorium rugosum	1
False Sunflower	Helopsis helianthoides	6
Orange Jewelweed	Impatiens capensis	10
Great Blue Lobelia	Lobelia siphilitica	0.5
Virginia Blue Bells	Mertensia virginica	16
Hairy Sweet Cicely	Osmorhiza claytonii	0.5
Wild Blue Phlox	Phlox divaricata	4
Green Hearted Coneflower	Rudbeckia laciniata	4
Three Lobed Coneflower	Rudbeckia triloba	2
Late Goldenrod	Solidago gigantea	2
	Total ounces/acre	**175**

Current Creek
Restoration Plan

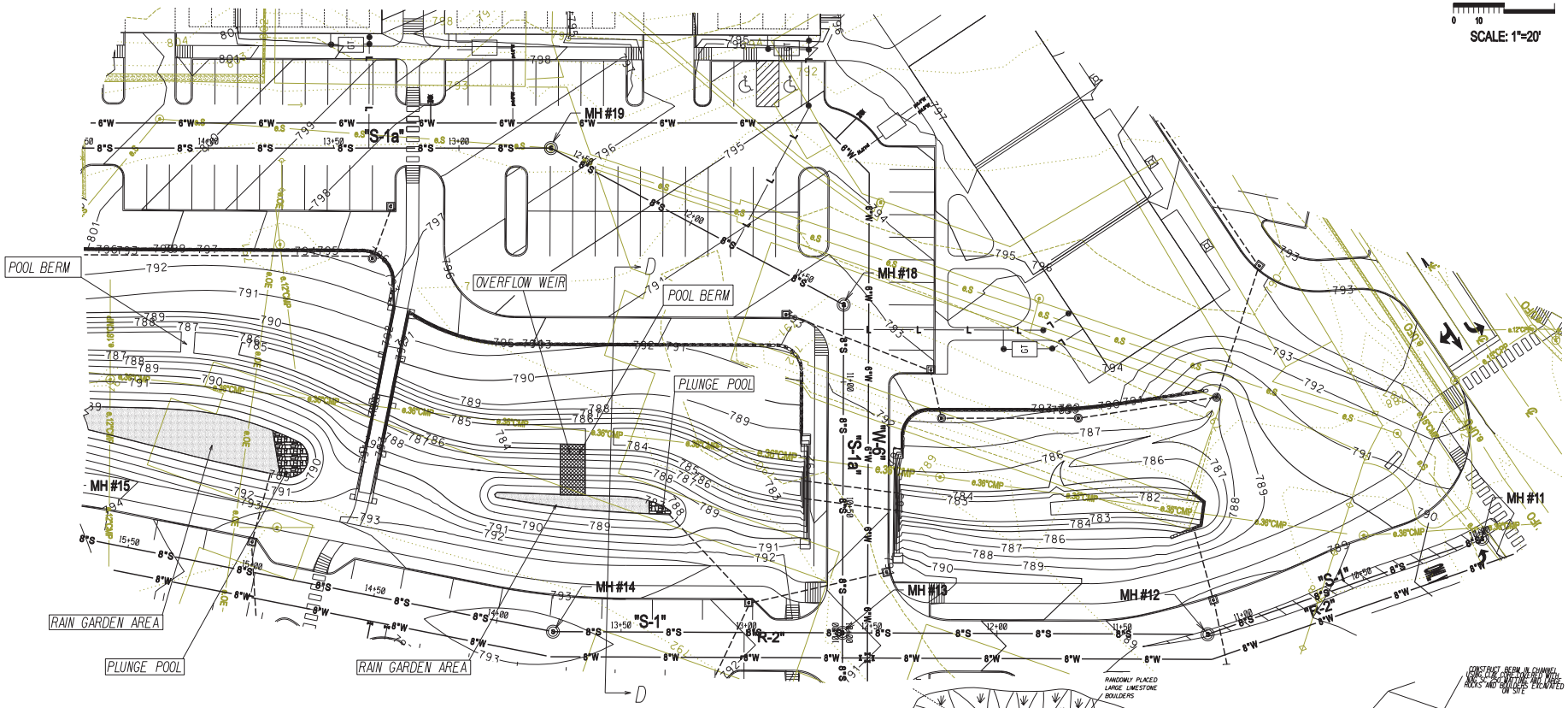
INTERMEDIATE ZONE SEED MIX

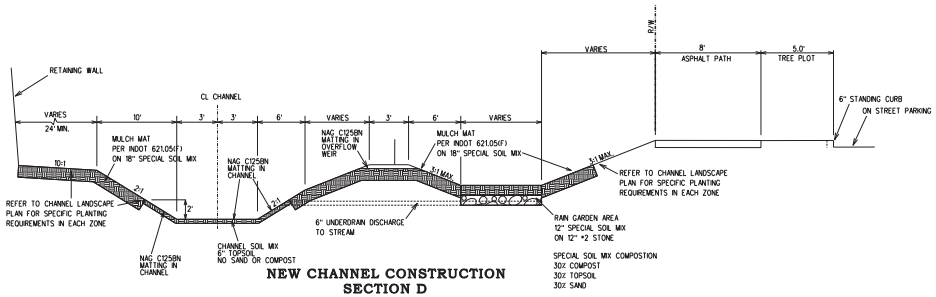
Common Name	Latin Name	Seed Rate Ounces/Acre
Grasses and Sedges		
Larger Straw Sedge	Carex normalis	2
Northern Sea Oats	Chasmanthium latifolium	8
Canada Wild Rye	Elymus canadensis	24
Riverbank Wild Rye	Elymus riparius	24
Bottlebrush Grass	Hydtrix patula	6
White Grass	Leersia virginica	2
Switch Grass	Panicum virgatum	6
Wildflowers		
Panicled Aster	Aster lanceolatus	2
Side Flowering Aster	Aster lateriflorus	2
Boneset	Eupatorium perfoliatum	1
False Sunflower	Heliopsis helianthoides	6
Yellow Jewelweed	Impatiens pallida	24
Great Lobelia	Lobelia siphillitica	0.5
Virginina Blue Bells	Mertensia virginica	10
Wild Blue Phlox	Phlox divaricata	4
Green Headed Coneflower	Rudbeckia laciniata	4
Three Lobed Coneflower	Rudbeckia triloba	2
Cup Plant	Silphium perfoliatum	6
Late Goldenrod	Solidago gigantea	2
	Total ounces/acre	135.5

STREAMSIDE ZONE SEED MIX

Common Name	Latin Name	Seed Rate ounces/acre
Grasses and Sedges		
Blue Joint Grass	Calamagrostis canadensis	1
Shoreline Sedge	Carex hyalinolepis	4
Lakebank Sedge	Carex lacustris	4
Fox Sedge	Carex vulpinoides	4
Northern Sea Oats	Chasmanthium latifolium	8
Riverbank Wild Rye	Elymus riparius	24
Virginia Wild Rye	Elymus virginicus	48
Fowl Manna Grass	Glyceria striata	2
Soft Rush	Juncus effusus	0.25
Rice Cut Grass	Leersea oryzoides	2
Wool Grass	Scirpus syperinus	0.25
River Bulrush	Scirpus fluviatilis	12
Wildflowers		
Panicled Aster	Aster lanceolatus	4
False Nettles	Boehmeria cylindrica	0.5
Spotted Joe Pye Weed	Eupatorium malulatum	4
Virginina Blue Bells	Mertensia virginica	10
Green Headed Coneflower	Rudbeckia laciniata	12
Cup Plant	Silphium perfoliatum	4
Late Goldenrod	Solidago gigantea	4
Blue Vervain	Verbena hastata	16
	Total ounces/acre	**164**

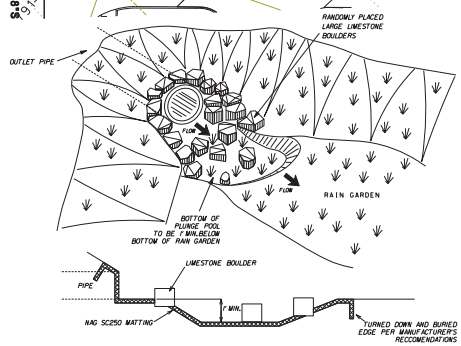
Current Creek
Restoration Plan





NEW CHANNEL CONSTRUCTION SECTION D

NO SCALE



PLUNGE POOL DETAIL

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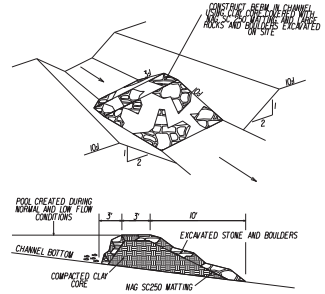

POOL BERM AND RIFFLE DETAIL

NO SCALE

Previous creek restoration plan

Smith Neubecker & Associates, Inc.
435 S. Clarita Boulevard
Bloomington, Indiana 47401
Telephone: (812) 336-6536
Fax: (812) 336-6513
Web : www.snaiinc.com

CERTIFICATION DATE
/ /

JOB TITLE
PATTERSON POINTE
BLOOMINGTON
INDIANA

REVISIONS	BY	DATE

DESIGNED SAB
DRAWN WDW
CHECKED
DATE

JOB NUMBER 4382
SHEET 16 OF 24
DATE 06/02/11

EAST CHANNEL GRADING

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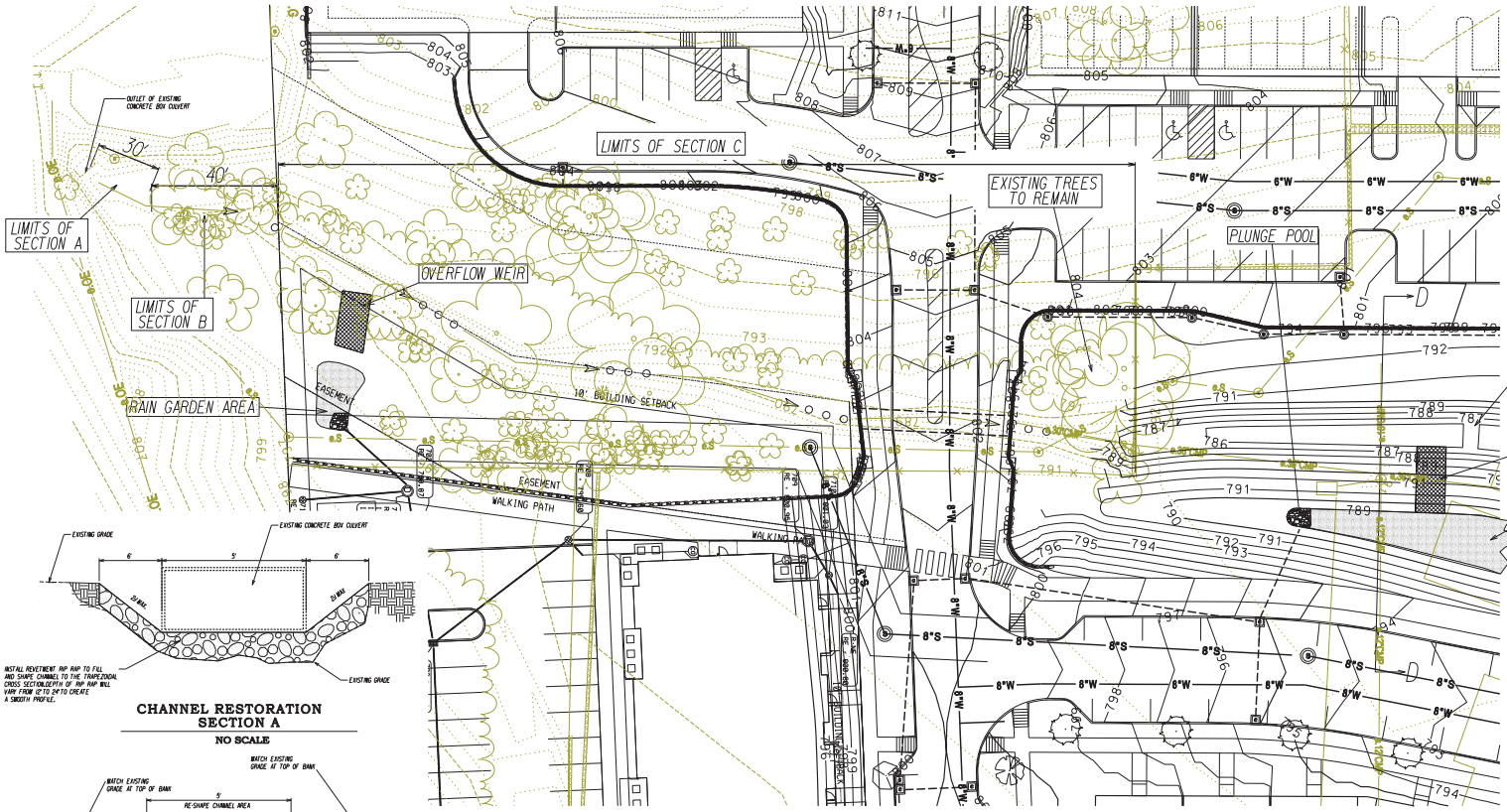
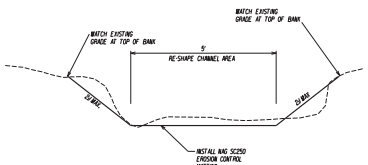
EL East Channel Grading Detail.dwg 6/2/2011 10:02:44 AM



SCALE: 1"=20'

CHANNEL RESTORATION SECTION A

NO SCALE



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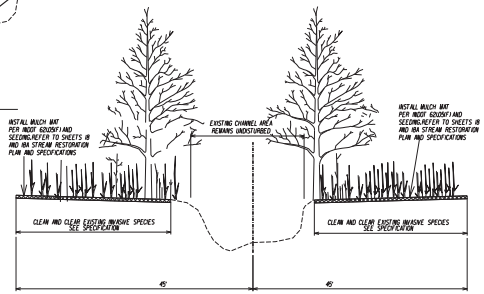

CHANNEL RESTORATION SECTION C

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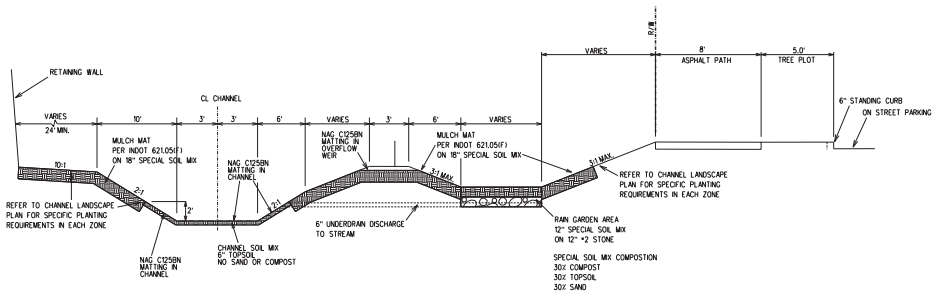

NEW CHANNEL CONSTRUCTION SECTION D

NO SCALE

Previous creek restoration plan

Smith Neubecker & Associates, Inc.
435 S. Clarke Boulevard
Indianapolis, Indiana 46241
Telephone: (317) 335-5536
Fax: (317) 335-5513
Web : www.snaiinc.com

CERTIFICATION DATE / /

JOB TITLE
PATTERSON POINTE
BLOOMINGTON
INDIANA

REVISIONS	BY	DATE

DRAWN SAB
DESIGNED WDW
CHECKED
DATE

JOB NUMBER 4382
SHEET 17 OF 24
DATE 06/02/11
WEST CHANNEL GRADING

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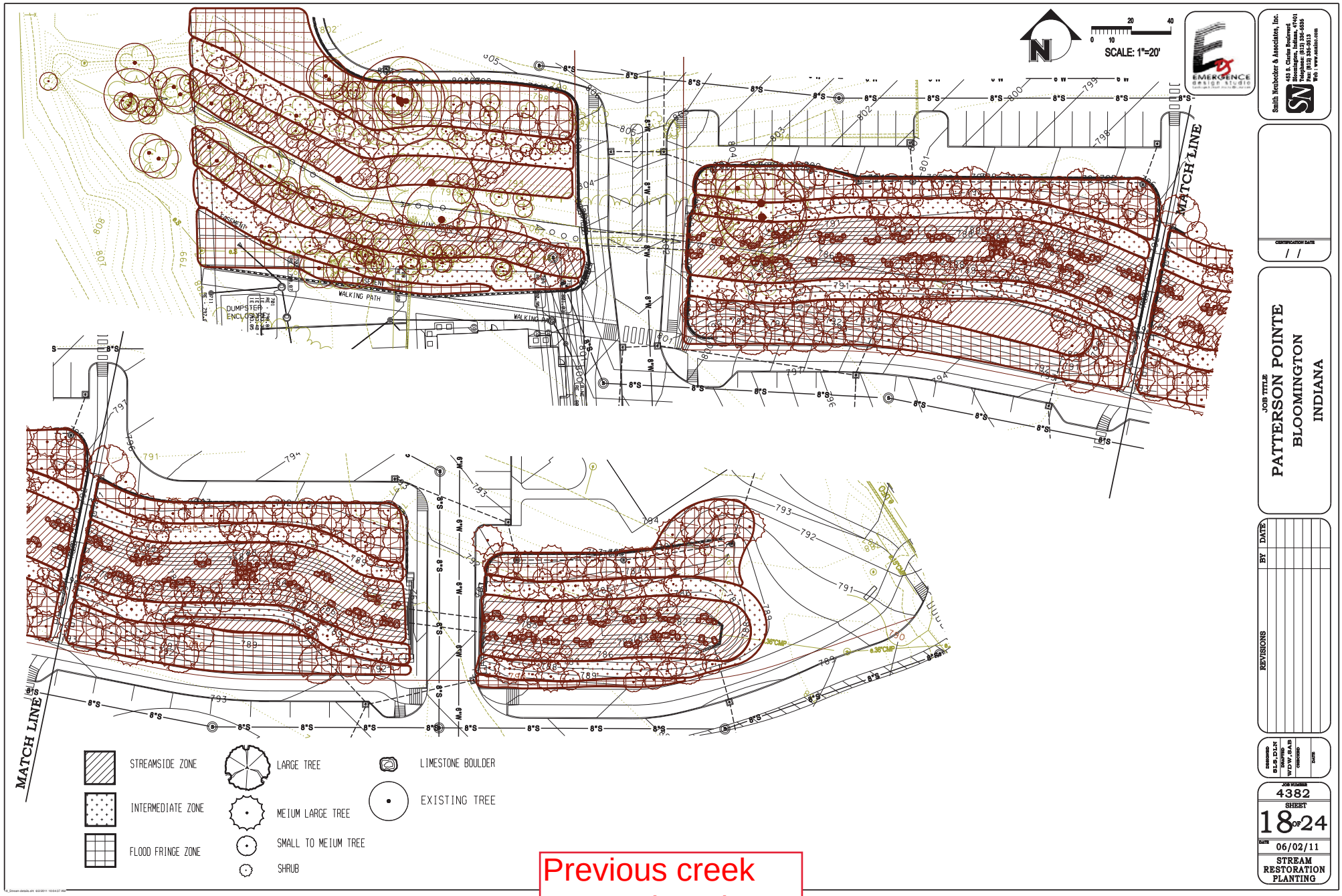
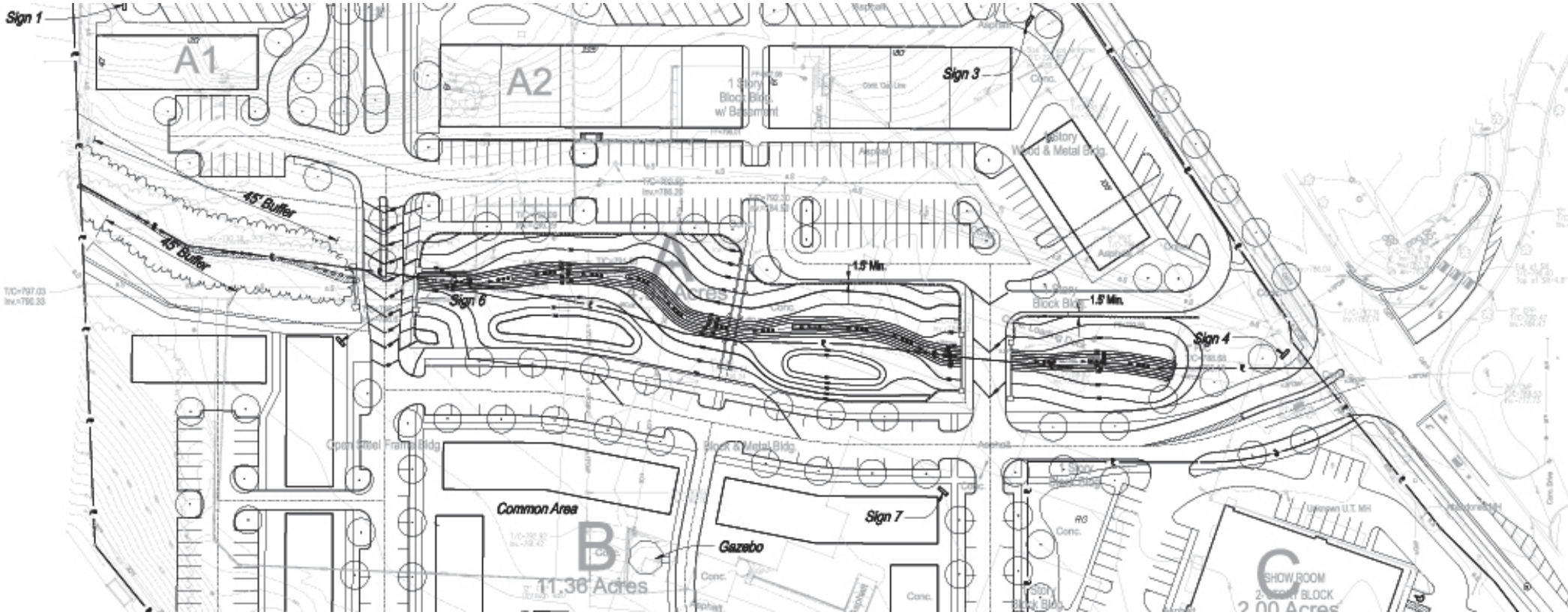


Previous creek restoration plan



Previous creek restoration plan

Smith Neubecker & Associates, Inc.

"Providing professional land planning, design, surveying and approval processing for a quality environment."

Stephen L. Smith P.E., L.S.
Daniel Neubecker L.A.
Steven A. Brehob, B.S.Cn.T.

May 17, 2011

Jerry Neeley
Adams Crossing LLC
525 South Landmark Avenue
Bloomington, Indiana

Re; Permission to Make Channel Improvements

Dear Jerry,

We are seeking permission in behalf of Patterson Pointe LLC to make maintenance corrections to the open storm water channel on lot 17 of Landmark Phase VI. The section of channel is from an existing 4' x 7' concrete box culvert to the east line of lot 17. The area is shown on the attached GIS map and copy of the subdivision plat.

A preliminary drawing of the improvements is also attached. The proposal is to place new riprap along the first 30' from the box culvert and to re-shape, seed and place erosion control matting on the remaining 40' of channel. We are seeking your permission subject to our submission and your review of final drawings and subject to our submission of appropriate proof of insurance.

Your signature on this letter will suffice to allow us to proceed through the City review process and complete final designs.

Thank you for you assistance.

Very truly yours,

Stephen L. Smith
Smith Neubecker and Associates, Inc

By; Jerry C. Neeley Manager
Adams Crossing LLC

Previous creek restoration plan

453 S. Clarizz Boulevard
Bloomington, Indiana 47401
Telephone 812 336-6536
FAX 812 336-0513
www.snainc.com

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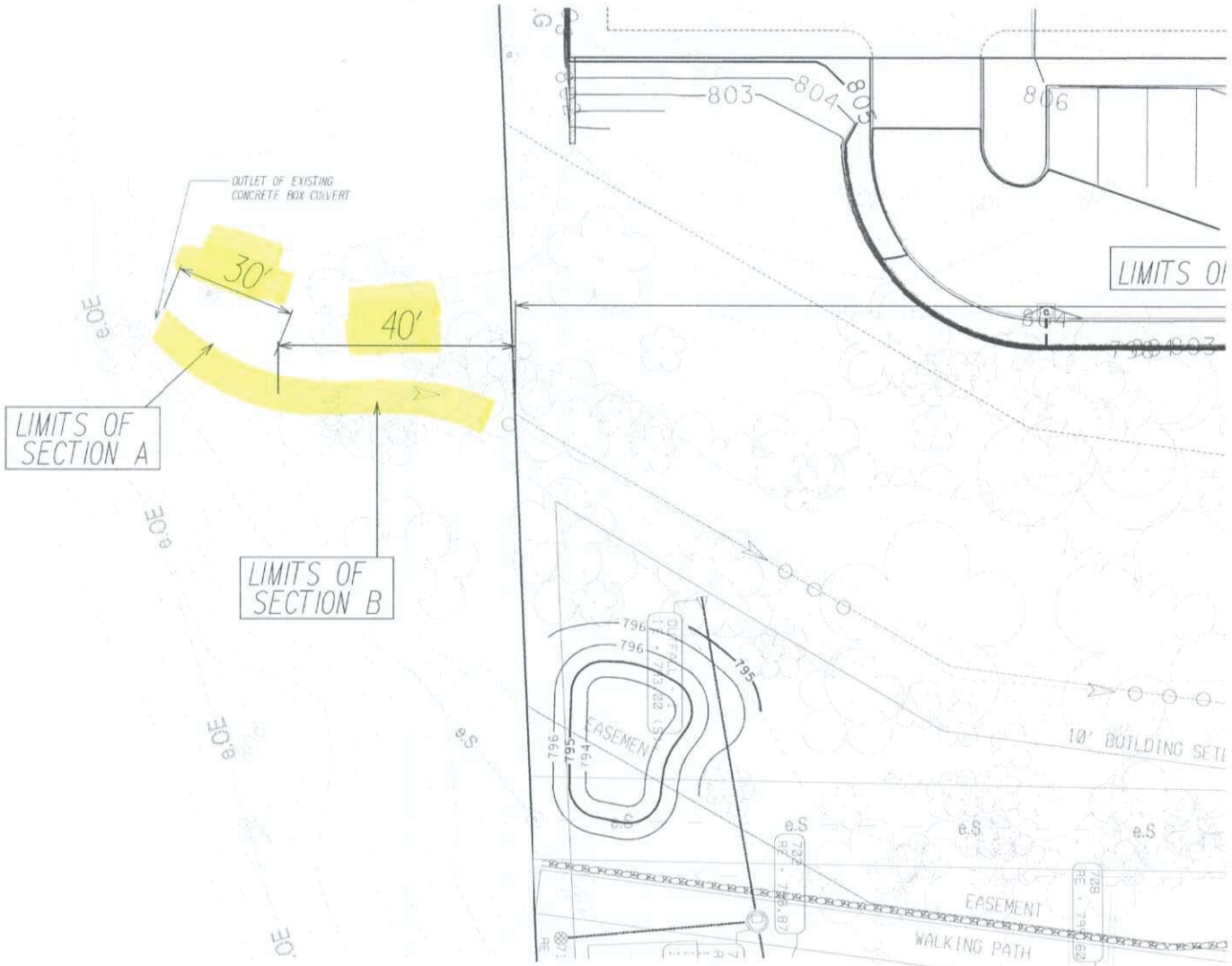
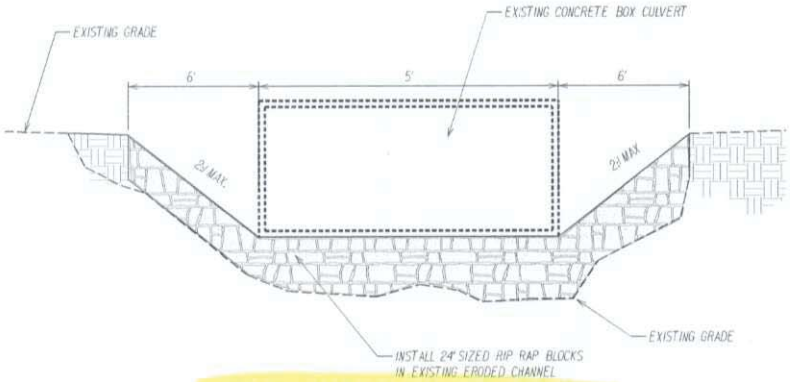
Previous creek restoration plan





CHANNEL RESTORATION SECTION A

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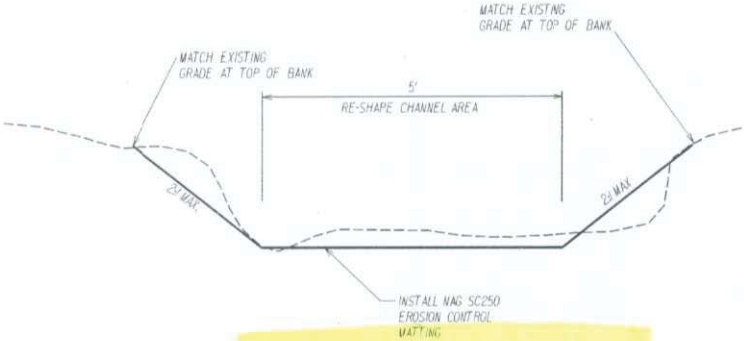
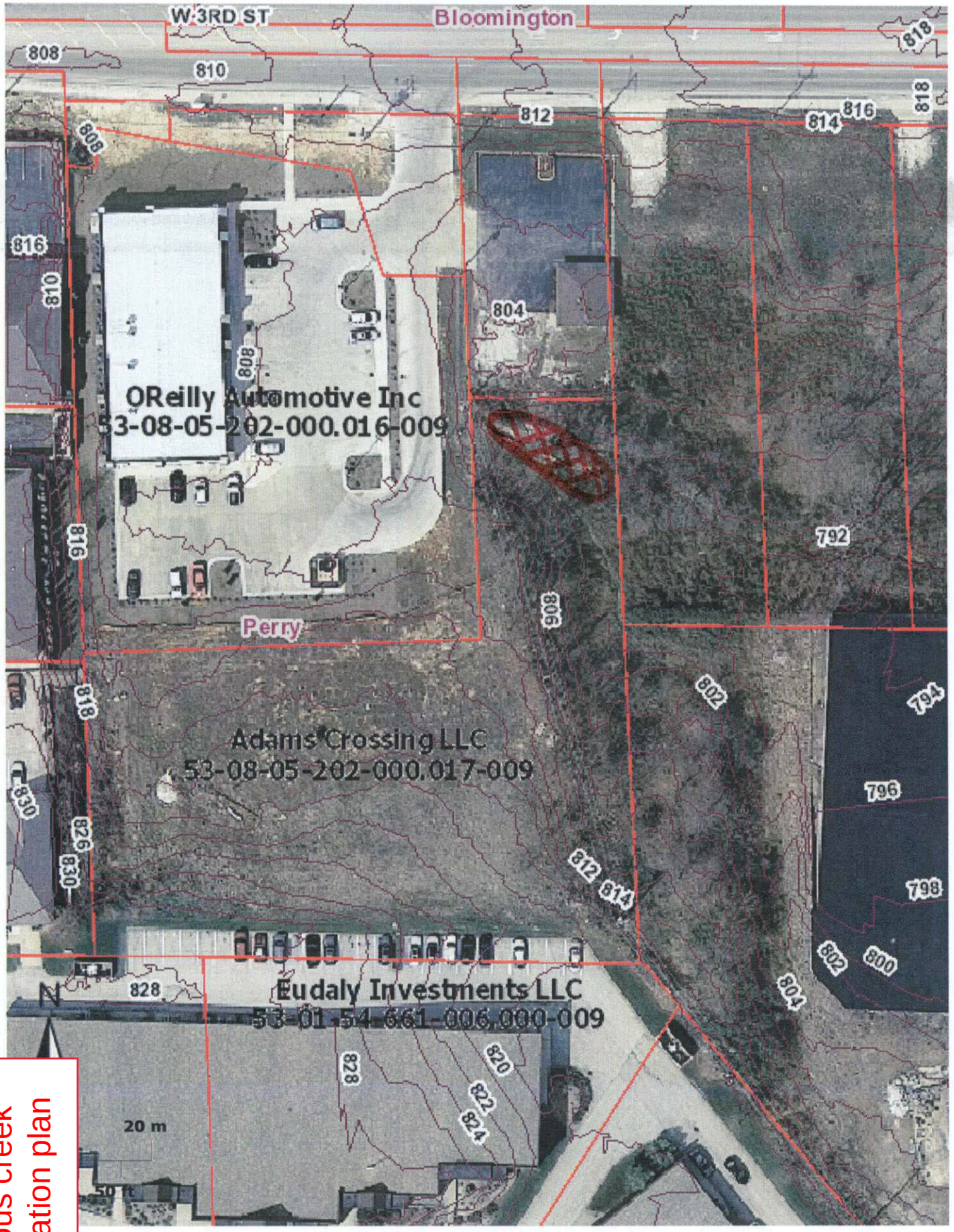


CHANNEL RESTORATION SECTION B



Previous creek restoration plan

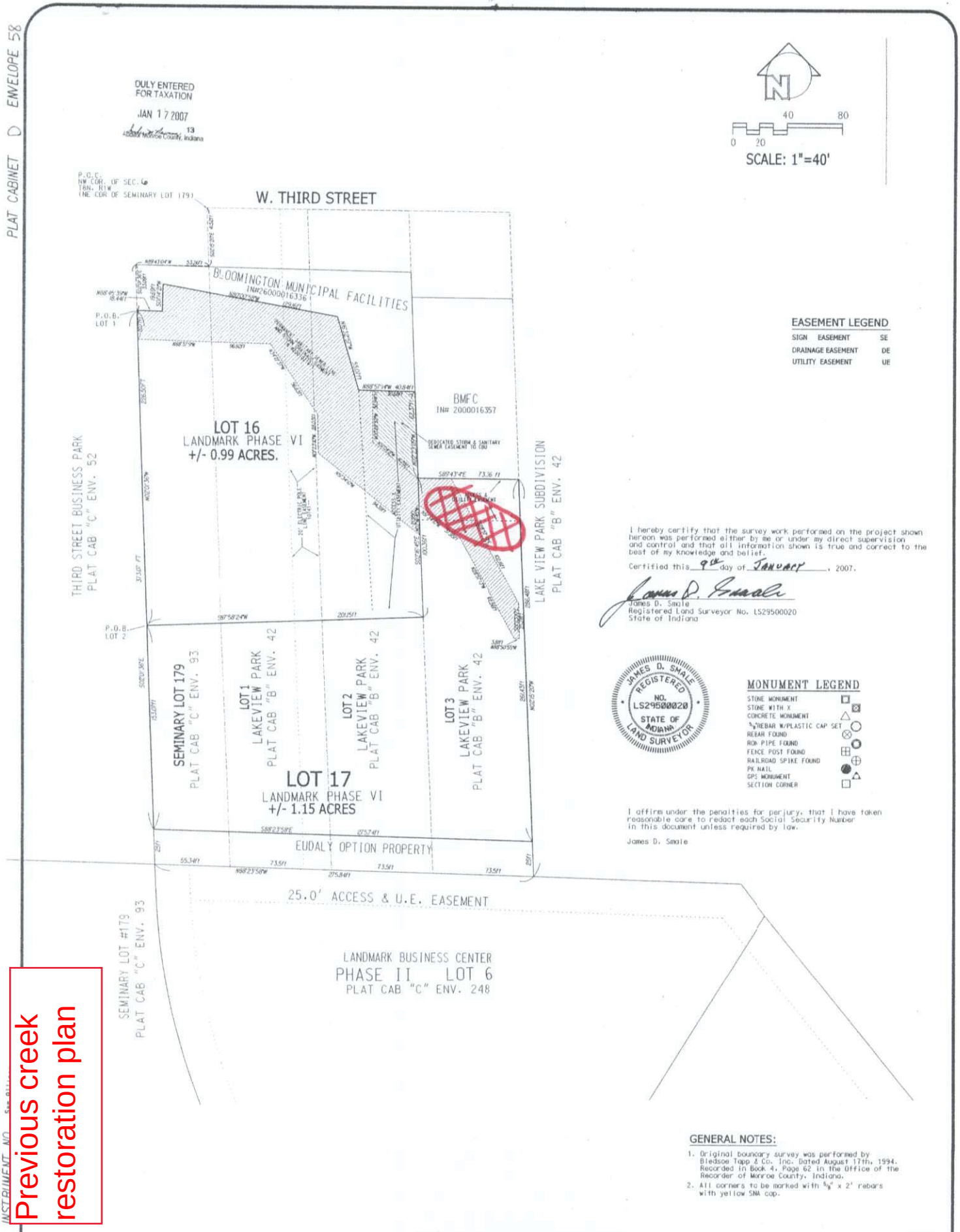
PLAT CABINET D ENVELOPE 58

DULY ENTERED FOR TAXATION

JAN 17 2007

13

Auditor Monroe County, Indiana



EASEMENT LEGEND

SIGN EASEMENT	SE
DRAINAGE EASEMENT	DE
UTILITY EASEMENT	UE

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.

Certified this 9th day of January, 2007.

James D. Smale
Registered Land Surveyor No. LS29500020
State of Indiana

JAMES D. SMALE REGISTERED NO. LS29500020 STATE OF INDIANA LAND SURVEYOR

MONUMENT LEGEND

STONE MONUMENT	□
STONE WITH X	⊠
CONCRETE MONUMENT	△
5/8" REBAR W/PLASTIC CAP SET	○
REBAR FOUND	⊗
ROW PIPE FOUND	◉
FENCE POST FOUND	⊞
RAILROAD SPIKE FOUND	⊕
PK NAIL	●
GPS MONUMENT	△
SECTION CORNER	□

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.

James D. Smale

GENERAL NOTES:

1. Original boundary survey was performed by Bledsoe Tapp & Co. Inc. Dated August 17th, 1994. Recorded in Book 4, Page 62 in the Office of the Recorder of Monroe County, Indiana.
2. All corners to be marked with 5/8" x 2' rebars with yellow SNA cap.

INSTRUMENT NO. See Bill...

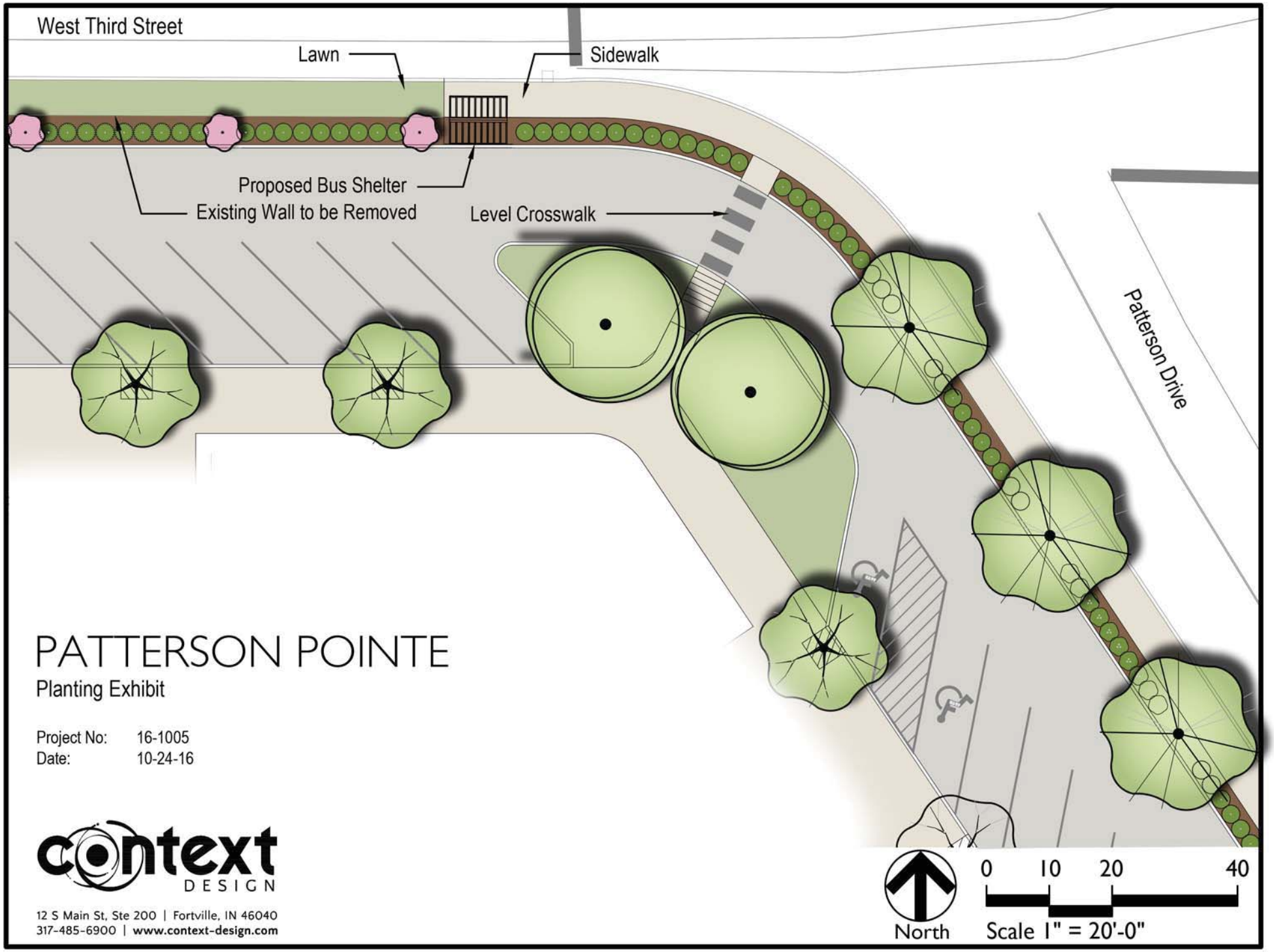
Previous creek restoration plan

LANDMARK PHASE VI

PREPARED BY: SMITH NEUBECKER & ASSOCIATES, INC. 453 S. CLARIZZ BOULEVARD, BLOOMINGTON, INDIANA 47408

JOB NO. 4135
PAGE 1 OF 2

SN



PATTERSON POINTE

Planting Exhibit

Project No: 16-1005
Date: 10-24-16

context DESIGN
12 S Main St, Ste 200 | Fortville, IN 46040
317-485-6900 | www.context-design.com

BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

October 24, 2016

City of Bloomington Planning Department
And Plan Commission
401 N. Morton Street
Bloomington, Indiana 47403

RE: Patterson Pointe (Area A1 and B)
Memorandum update to SNA, Inc. Third Street Access Design dated 04-29-11

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

This memorandum letter serves to update the previously issued memorandum letter from SNA, Inc. issuing a response for condition eight of the approval of the Outline Plan for the Patterson Pointe PUD. We have developed a new plan for the intersection of proposed Westplex Ave. and 3rd Street. The new plan will incorporate the following upgrades to the previous design that was proposed in 2011:

1. The previous plan incorporated a double stop condition at the intersection of Westplex Ave. and 3rd Street. The new proposed plan eliminates the unusual conflicting turning movements by eliminating the two drive access points to Westplex Ave. in close proximity to 3rd Street. The intersection will now function as a normal non-signalized intersection with 3rd Street similar to the intersection at S. Johnson Ave. and 3rd Street.

2. The angled parking access point east of Westplex Ave. has been moved east to provide more separation from Westplex Drive. The access point to the angled parking/commercial frontage area will now not be connected to Westplex Drive and be one-way with the outlet onto Patterson Drive.

3. Permanent traffic delineators have been added to the west-bound left turning movement from 3rd Street into south bound Westplex Ave. to distinguish the left turn into Westplex Ave.

Sincerely,
Bynum Fanyo & Associates, Inc.

Daniel Butler, PE, Project Engineer

Copy: BFA File #401645

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

Parking Blvd
Safety Analysis

Smith Neubecker & Associates, Inc.

Stephen L. Smith P.E., L.S.
Daniel Neubecker L.A.
Steven A. Brehob, B.S.Co.E.

Memorandum

To: Patterson Pointe Design File
Bloomington Planning Department
Bloomington Engineering Department
From; Steve Smith
Subject; Third Street Access Design
Date; April 29, 2011

Condition eight of the Plan Commission approval of the outline plan for Patterson Pointe PUD stipulated that the…

> *"petitioner shall submit a detailed plan for addressing the possibility of dangerous turn movements at the intersection of 3rd and Westplex as well as the entrances to the two internal boulevards during peak traffic times…."*

Third Street and Westplex Drive

The 3rd Street and Westplex Drive entrance to Patterson Pointe requires special attention because of the high volume of traffic on Third Street and the unique parallel boulevard design in the PUD along Third Street. Figure 7-19 from Transportation and Land Development[1] illustrates the situation that we are seeking to avoid. The boulevard provides the opportunity for a building forward design that significantly alters and enhances the streetscape in this area. The challenge is to allow for the boulevard design and the benefits that it provides while still maintaining a safe environment.

In many aspects this intersection is like most intersections of low volume local roads with a higher volume arterial street. It will be difficult to make left turns from Westplex Drive on to Third Street. The other movements are not difficult but the lower volume road traffic must wait for breaks in traffic on the arterial. This intersection is complicated by the parallel boulevard that lies 30' south of Third Street. Good intersection design is the result of numerous intersection elements. These elements for this intersection include the following:

- Good sight distance is provided with an appropriate profile on Third Street and a 4% grade on the approach street (Westplex Drive). The 4% grade provides a location for the stopped vehicle waiting to turn onto Third Street. The sight line along Third Street for 35 mph (posted at 30 mph) design speed for a vehicle turning left out is 411'

453 S. Clarizz Boulevard
Bloomington, Indiana 47401
Telephone 812 336-6536
FAX 812 336-0513
www.snainc.com

Parking Blvd
Safety Analysis

from a point 14.3' from the edge of pavement of Third Street, for a left turning vehicle. The sight triangle to the left is shown on the attached drawing. The 60 degree diagonal parking spaces near each intersection were changed to 45 degree with bumper blocks to keep parked vehicles out of the sight triangle.

- Separate right and left turn lanes for the Westplex Drive approach to Third Street are provided. This allows relatively free flow of the right turn vehicles.
- Intersection radii are a minimum of 25' and the inbound lane of Westplex Drive is 14' so that turning vehicles can stay in their lanes. Right turns from Third Street can turn from the right lane and do not need to swerve out into the left lane or interfere with vehicles on Westplex Drive waiting to turn left. Right turns onto Third Street can safely move into the right lane without encroaching on the left lane. Refer to Transportation and Land Development[1] table 7-3. Wheel path analysis supports these dimensions as well.
- A double stop on Westplex Drive is provided to control approaching traffic. The first stop sign and stop bar (approaching the boulevard) is augmented with an informational sign "Do not block cross drive or crosswalk". Cars can then move forward when the space in front of them clears.
    - The extra stop sign design has been implemented on two recent projects. One is a retail store in Jeffersonville and the second a commercial development in Greenwood. In both situations the approach to an arterial street by a local street was controlled by a double stop to accommodate a drive close to the arterial. Copies of these plans are attached. A photograph of the Greenwood site is also attached.
- Adequate distance is provided at the stop sign at Third Street to store one vehicle in the left turn lane and one in the right turn lane.
- Adequate space and turning radii are provided for vehicles entering from Third Street to safely turn onto Westplex and onto the boulevard around waiting vehicles approaching Third Street.
- The boulevard is one way. A stop sign and stop bar is provided as the boulevard approaches Westpex DRive. Informational signage is provided "do not block the street or crosswalk".
- Diagonal parking is provided on the boulevard at an adequate distance so that vehicles do not need to back into Westplex as they are exiting their parking space.
- Pedestrians are accommodated by a raised brick crosswalk across Westplex Drive. The stop bar on the approach protects the crossing. Pedestrians are kept away from the stop at Third Street.

Parking Blvd
Safety Analysis

Right Turns To and From the Boulevard

Access to the boulevard is intended to be an easy right and right out for most vehicles seeking to park in front of the retail buildings.

The right turn in from Third Street to the boulevard at the west end of the property is a smooth and uninterrupted movement. Vehicles will slow in Third Street to make the right turn just as they do on any right turn so there is a resulting slowing of Third Street traffic to accommodate the turn.

There are two right out turns from the boulevard: one onto Third Street and the second onto Patterson Drive. These drives approach the thoroughfare at an angle to make a smooth movement for the exiting vehicle. They are a stop condition like any other drive approaching a City Street. Vehicles can only enter the thoroughfare when there is a gap on the thoroughfare. The angle of approach to the thoroughfare is set so that the driver can see approaching vehicles from his left side. Figure 7-36 from Transportation and Land Development[1] illustrates the appropriate approach angle to be 55 to 65 degrees. The approach angles are set at 60 degrees in the design.

Lines of sight for the exiting vehicle must be provided and protected. The sight line for 35 mph design speed is 334' along the main road from 14.3' from the edge of main road pavement in the approach lane. These sight lines are shown on attached drawings.

1 Transportation and Land Development 2nd Edition. 2002. Institute of Transportation Engineers

Parking Blvd
Safety Analysis

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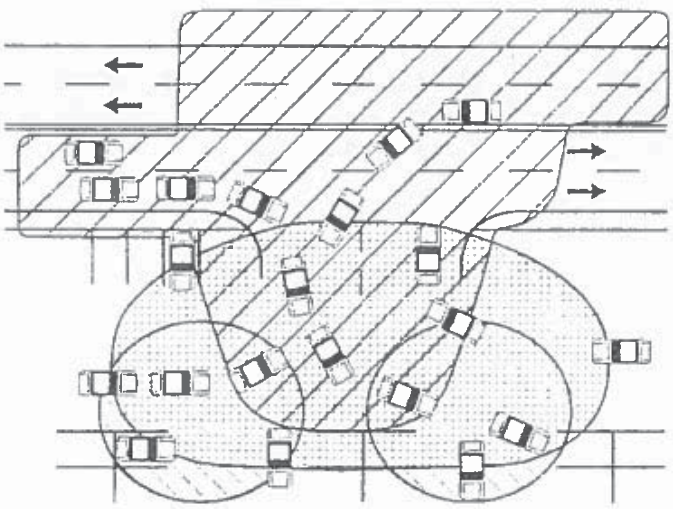


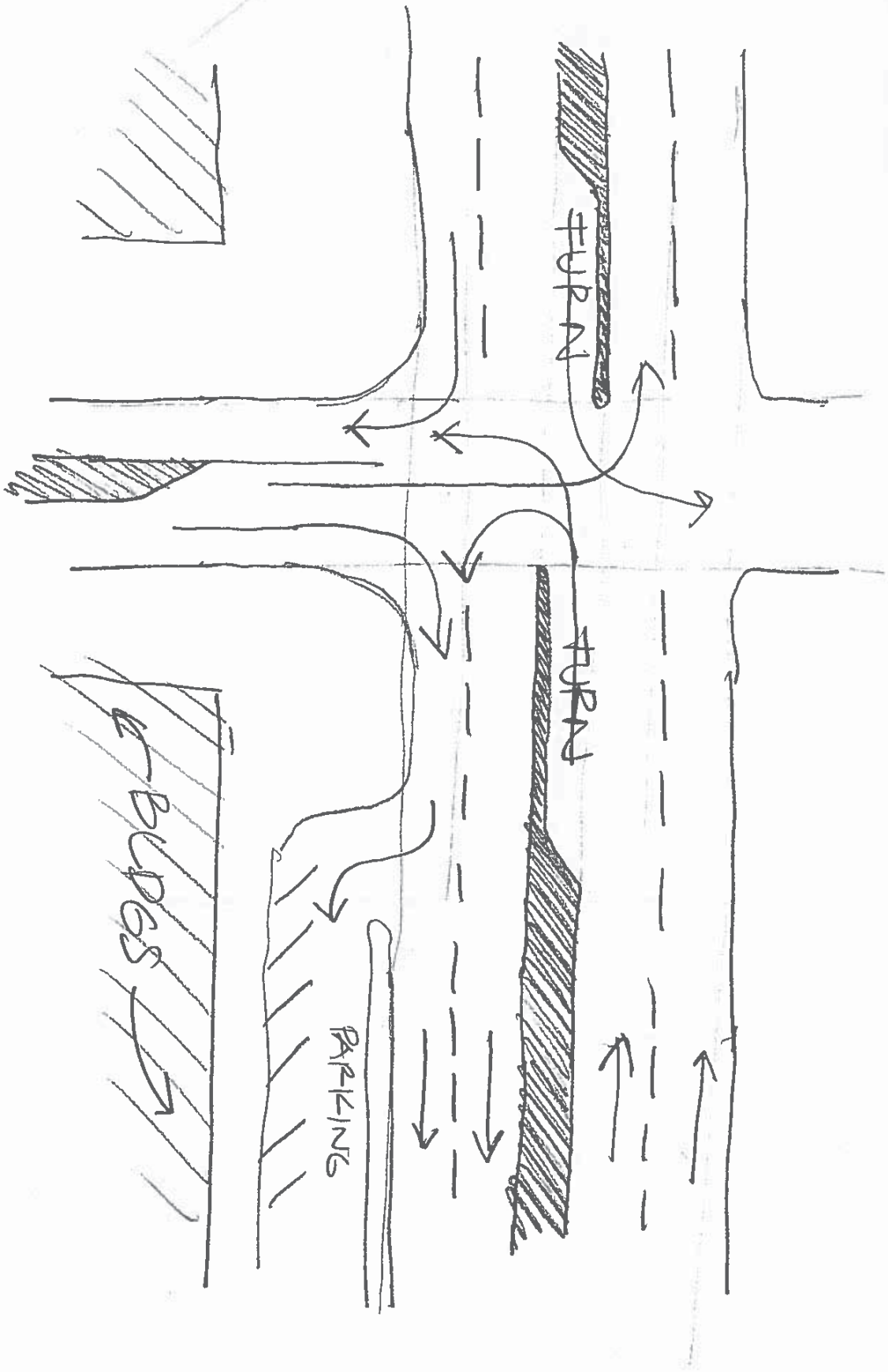
Intersection Area of Arterial and Access Drive

Intersection Area of Access Drive and Ring Road

Intersection Area of Ring Road and Parking Aisles

Figure 7–19. *Overlapping Conflict Areas Results from Inadequate Throat Lengths and Poor Circulation Design*

Parking Blvd
Safety Analysis



Parking Blvd
Safety Analysis

also served to significantly alter the resulting nature of what was commonly known as the "Bloomington metro area." Their economies are quite different from that of Monroe County, so a profile of the Bloomington area based on the new metro-area definition would give a potentially misleading impression of what this area is actually like.

Thus, the definition used in the present study for the Bloomington area and comparison cities is **the county containing each metro area's central city**. These central-city counties are generally the largest, most economically important counties among multi-county areas comprising larger metros, and they thus capture effectively the essential qualities of each peer city.

Two sets of peer counties are evaluated in the remainder of the report (see Appendix for maps of the two sets of peers). The set below includes 17 metro counties outside of Indiana. Most of these places are relatively similar in size, income, and other respects to Monroe County, though they differ in various details. It should be noted that one area on this list differs quite notably from the rest of the set in several respects. Despite its substantially larger size and higher income and earnings, the Ann Arbor, Michigan, area was included in this comparison group because it has long been perceived as a key economic development competitor of the Bloomington area.

US Peers

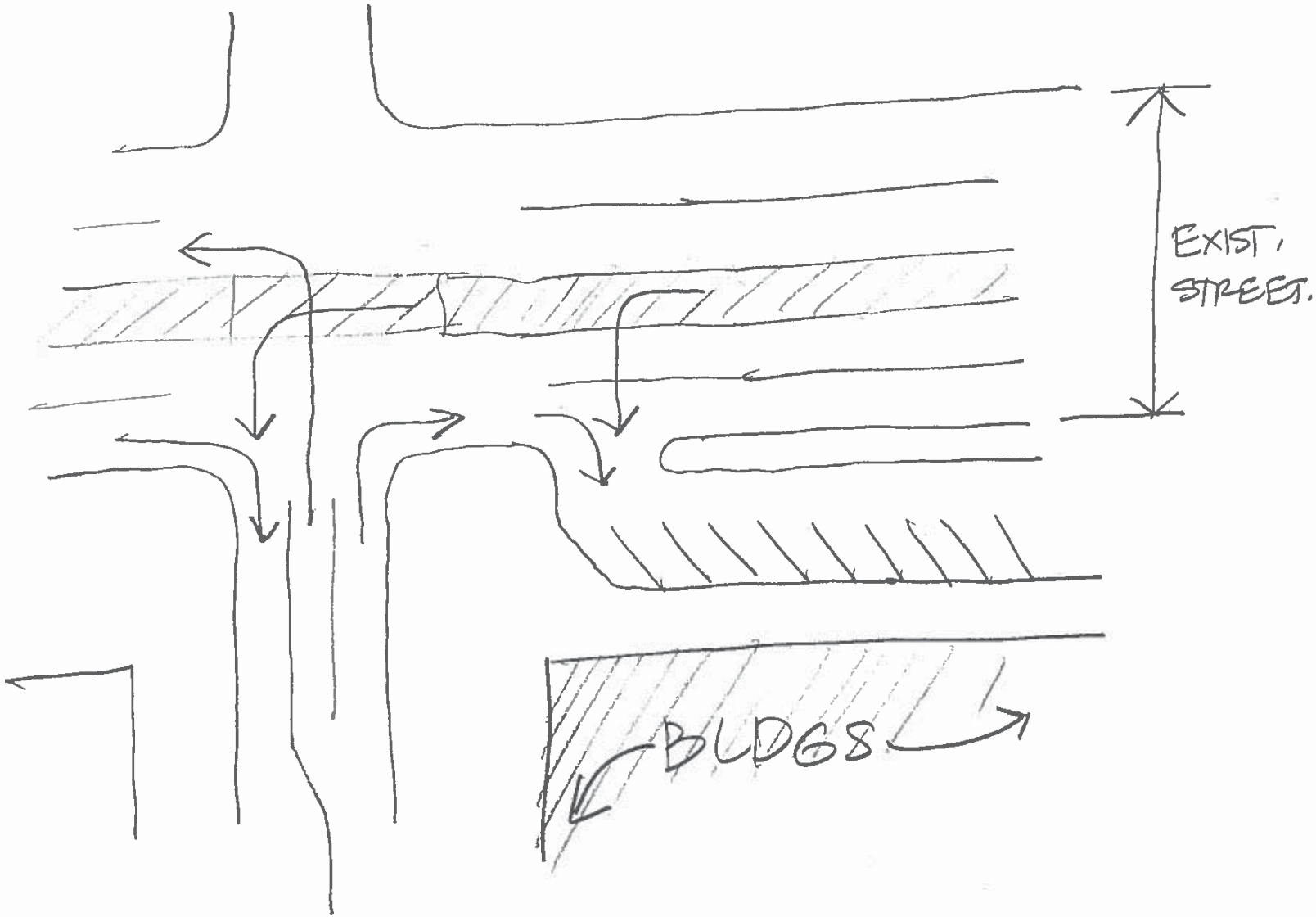
City / State	County	City / State	County
Ann Arbor MI	Washtenaw	Iowa City IA	Johnson
Bellingham WA	Whatcom	Lawrence KS	Douglas
Champaign IL	Champaign	Lexington KY	Fayette
Columbia MO	Boone	Logan UT	Cache
Decatur AL	Morgan	Medford-Ashland OR	Jackson
Fayetteville AR	Washington	Owensboro KY	Daviess
Florence SC	Florence	Sherman-Denison TX	Grayson
Fort-Collins-Loveland CO	Larimer	State College PA	Centre
Greenville SC	Greenville		

The second set of peers includes the central counties containing most of Indiana's major cities. This set comprises a traditional group of "bragging rights" rivals that vary greatly in size and other characteristics; thus, not all are considered direct competitors for economic development. From a starting group of all Indiana metro areas, a few were deleted because their central cities are located in other states or because their economies really should be considered part of the much larger Chicago region. Thus, they don't serve as representative places for comparisons with the Bloomington area. The remaining 11 cities and their counties are shown below.

Indiana Peers

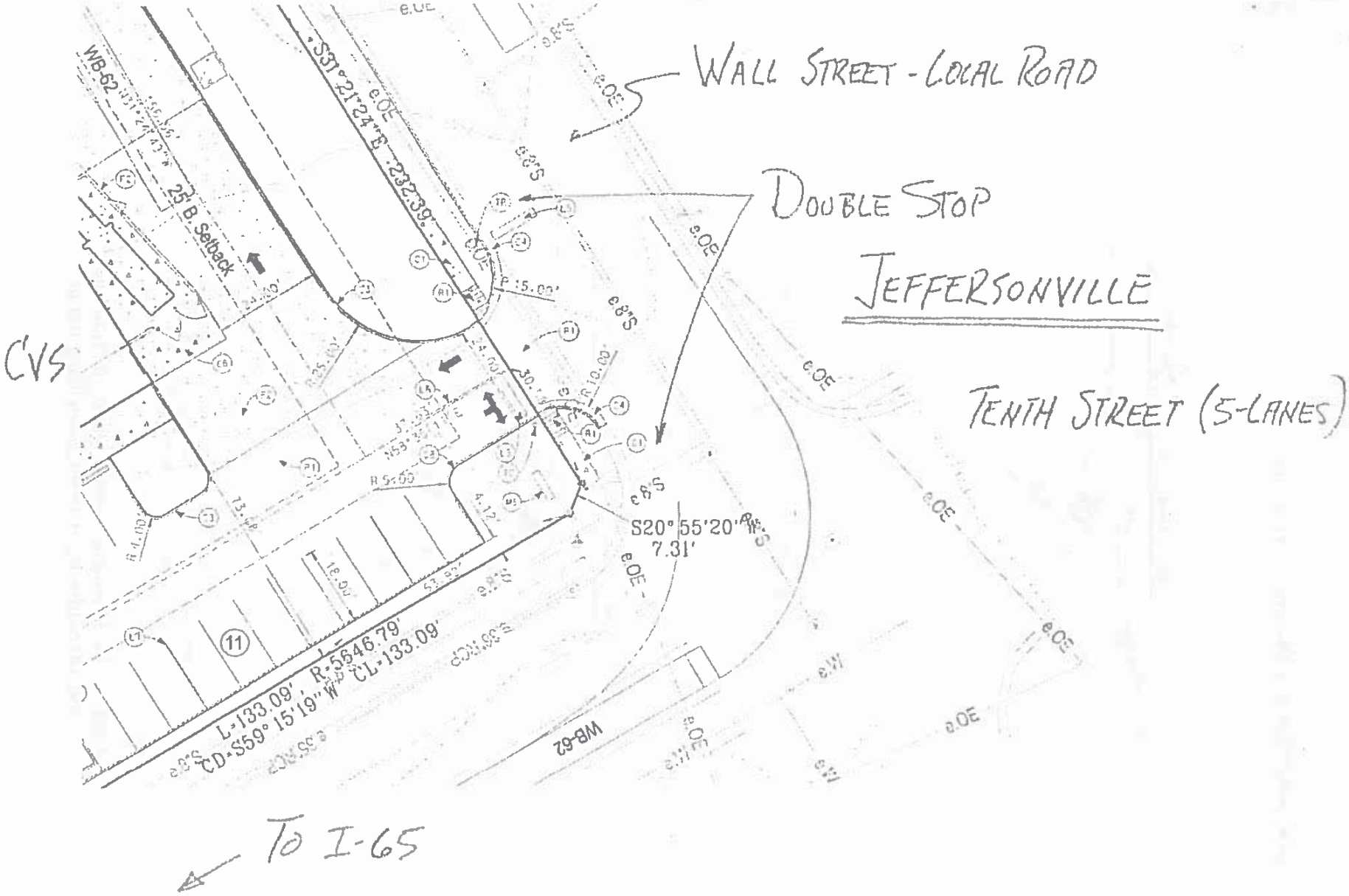
City	County	City	County
Anderson	Madison	Kokomo	Howard
Columbus	Bartholomew	Lafayette	Tippecanoe
Elkhart	Elkhart	Muncie	Delaware
Evansville	Vanderburgh	South Bend	St. Joseph
Fort Wayne	Allen	Terre Haute	Vigo
Indianapolis	Marion		

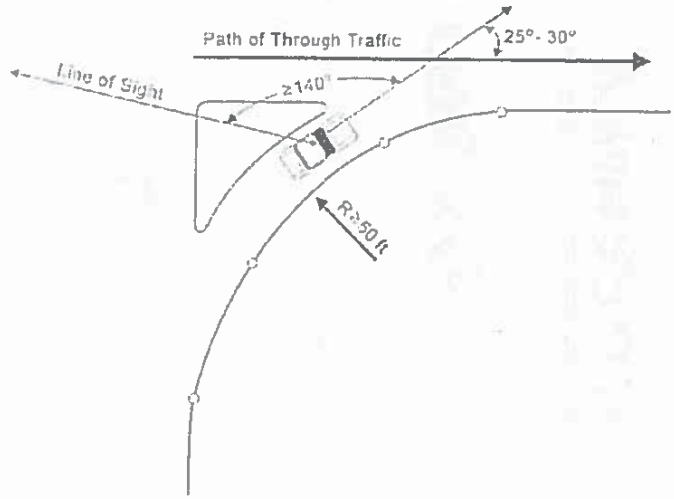
Parking Blvd
Safety Analysis



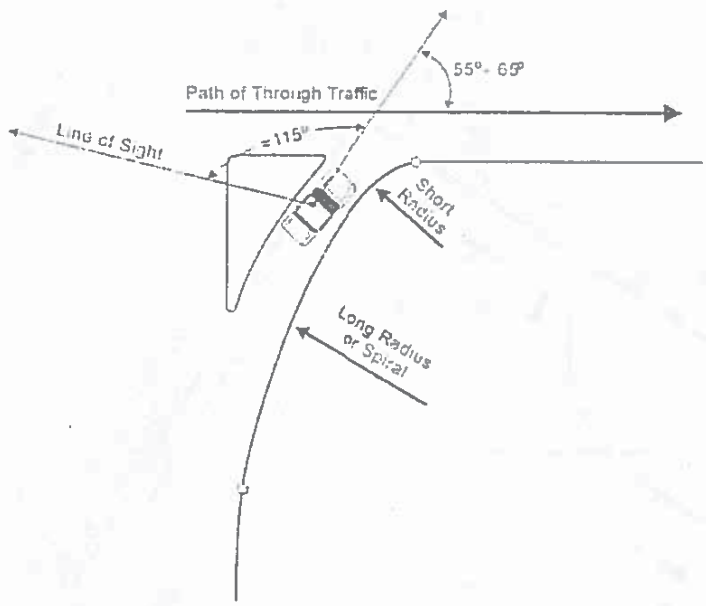
Parking Blvd
Safety Analysis

Parking Blvd
Safety Analysis





a. Traditional design: Requires driver to rotate head and body through a large angle to observe approaching vehicles.



b. Alternative design: Results in slower speeds and a less awkward angle to view approaching vehicles.

Figure 7–36. ***Schematic Comparison of the Traditional and Alternative Right-Turn Channelizing Island***

Parking Blvd
Safety Analysis

DRIVEWAY DESIGN

Table 7–3. *Equivalent Radii and Throat Width*

Driveway Entry Width (ft.) as a Function of Offset and Curb Return Radius, Passenger Car, 90° Right-Turn "Creep" Forward Speed

Vehicle Offset from Face of Curb, or Edge of Pavement, Prior to Turn (ft.)	Curb Return Radius (ft.)					
	0	5	10	15	20	25
0	–[a]	–[a]	23[b]	20	17	14
2	–[a]	24[b]	20	17	14	14
4	24[b]	21[b]	17	14	14	14
6	21[b]	18	15	14	14	14
8	19	16	14	14	14	14

Driveway Entry Width (ft.) as a Function of Offset and Curb Return Radius, Passenger Car, 90° Right-Turn, Forward Speed = 10 mph

Vehicle Offset from Face of Curb, or Edge of Pavement Prior to Turn (ft.)	Curb Return Radius (ft.)					
	0	5	10	15	20	25
0	–[a]	–[a]	–[a]	23[b]	20	16
2	–[a]	–[a]	24[b]	21[b]	18	14
4	–[a]	25[b]	23[b]	20	17	14
6	25[b]	22[b]	21[b]	18	15	14
8	23[b]	20	19	16	14	14

[a] An inappropriately wide throat width is required.

[b] A combination of narrower width and longer radius is a better design. In-bound throat width wider than 20 ft. should be avoided.

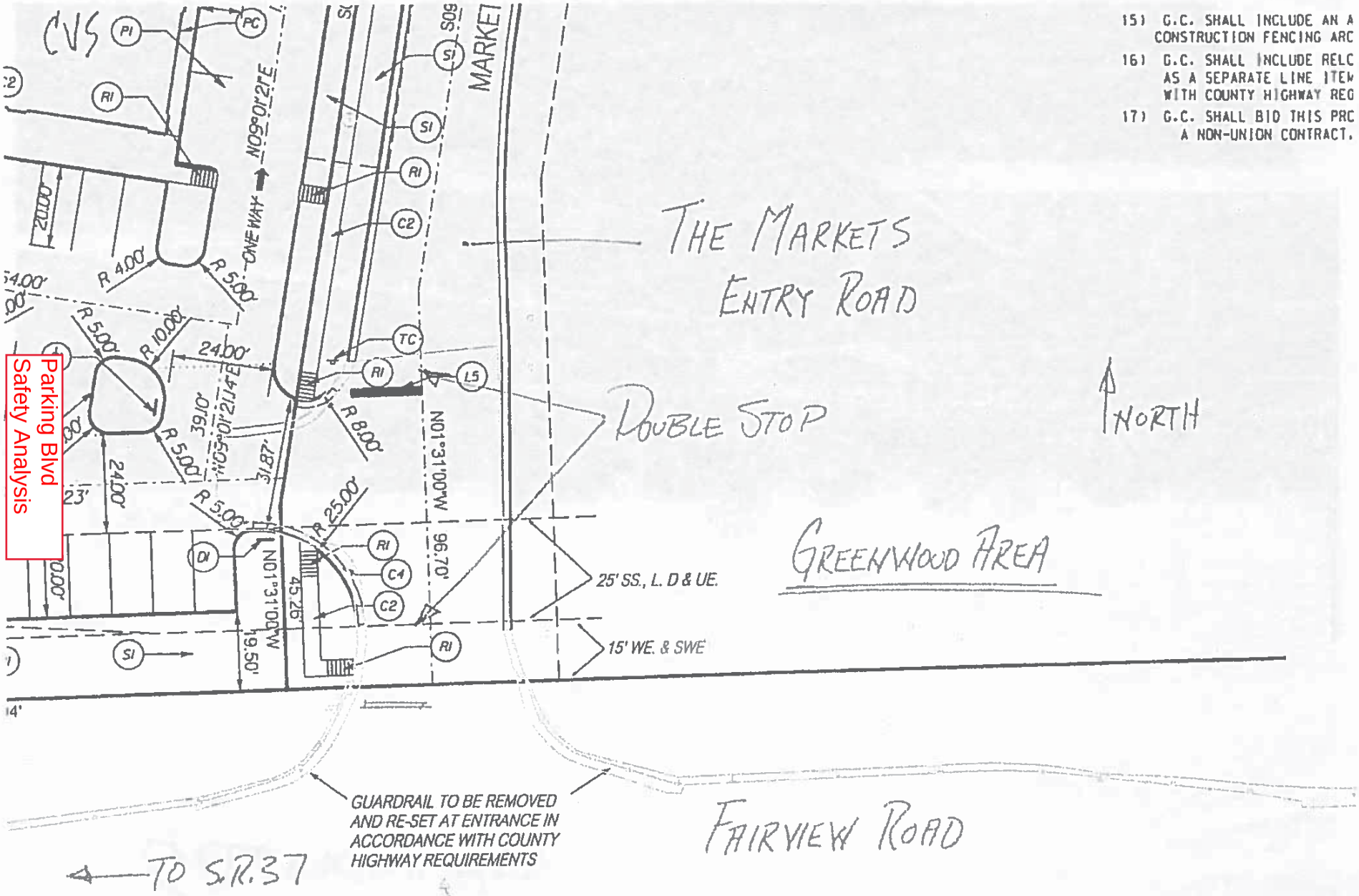
Source: Adapted from Flora and Keitt [1].

Parking Blvd
Safety Analysis

15) G.C. SHALL INCLUDE AN A
CONSTRUCTION FENCING ARC

16) G.C. SHALL INCLUDE RELC
AS A SEPARATE LINE ITEM
WITH COUNTY HIGHWAY REG

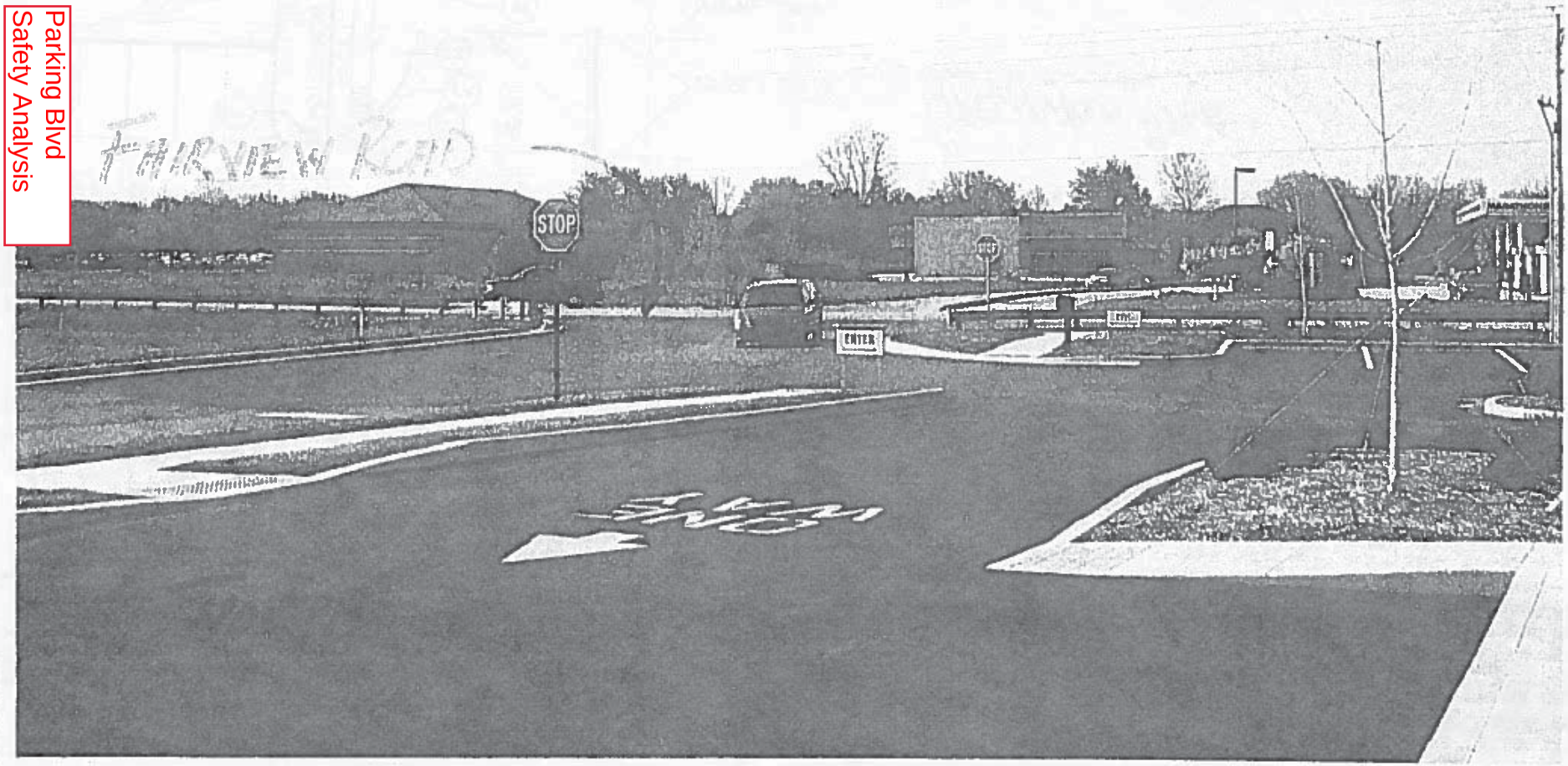
17) G.C. SHALL BID THIS PRC
A NON-UNION CONTRACT.



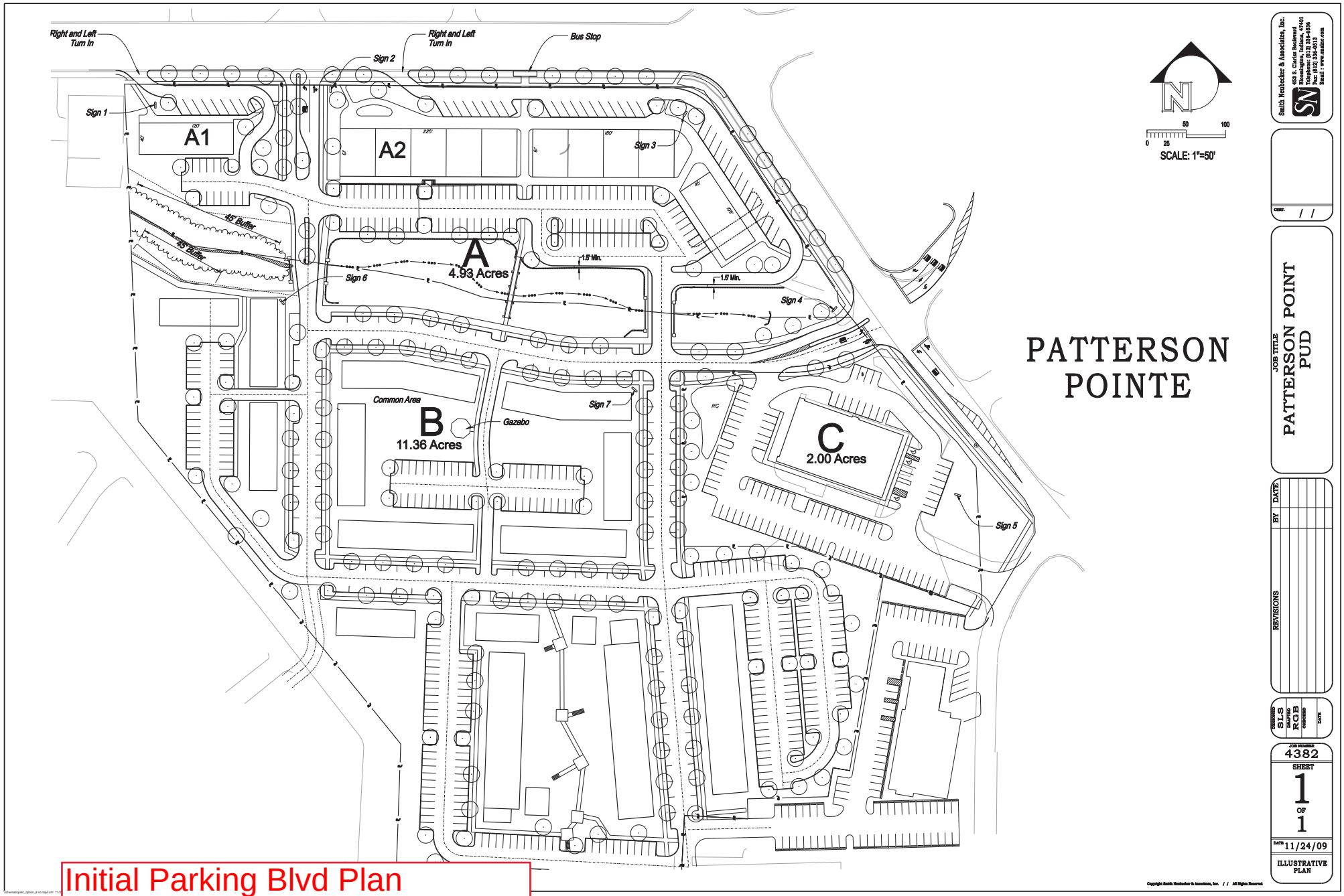
Parking Blvd
Safety Analysis

GREENWOOD AVE

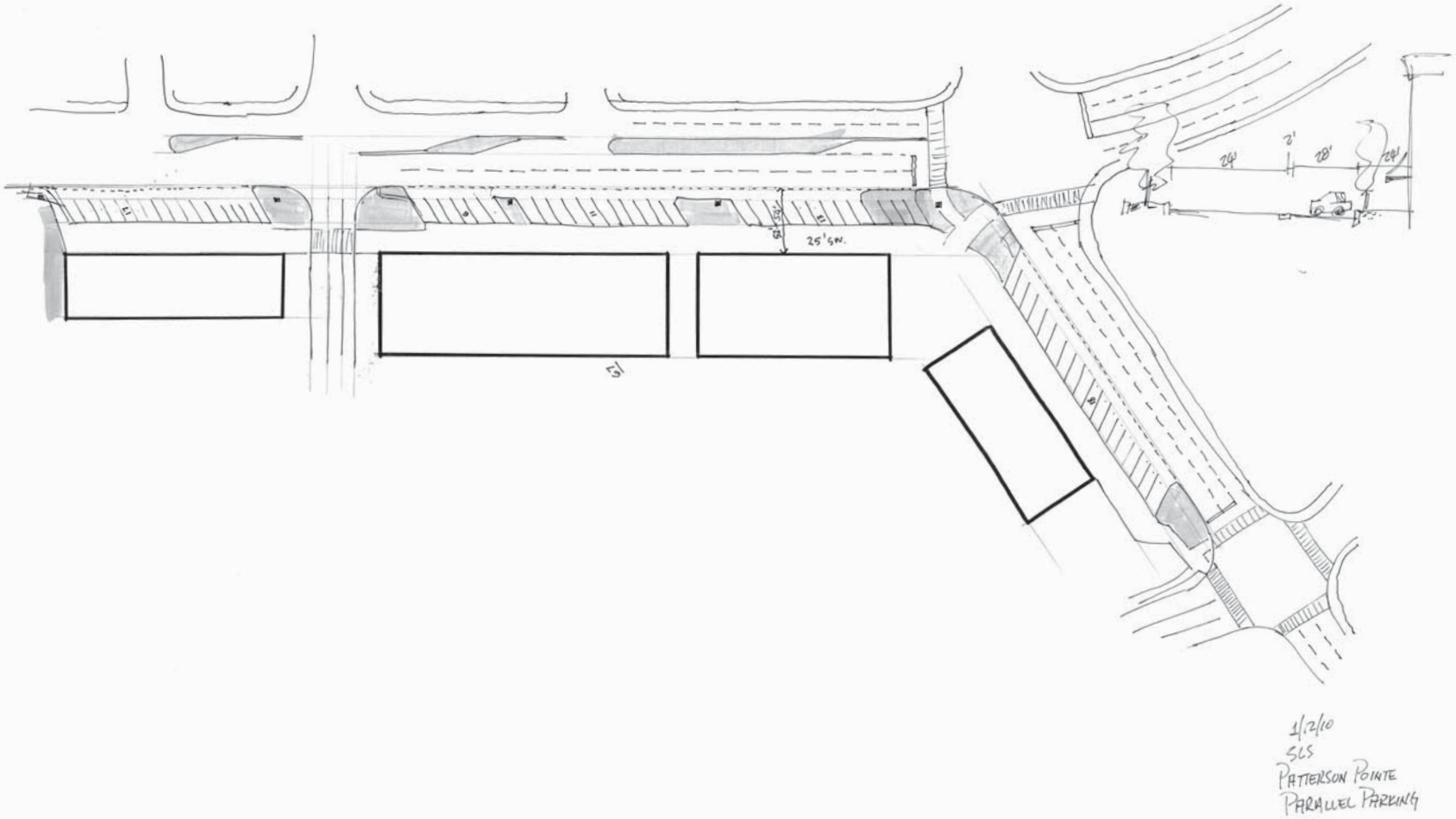
FAIRVIEW ROAD



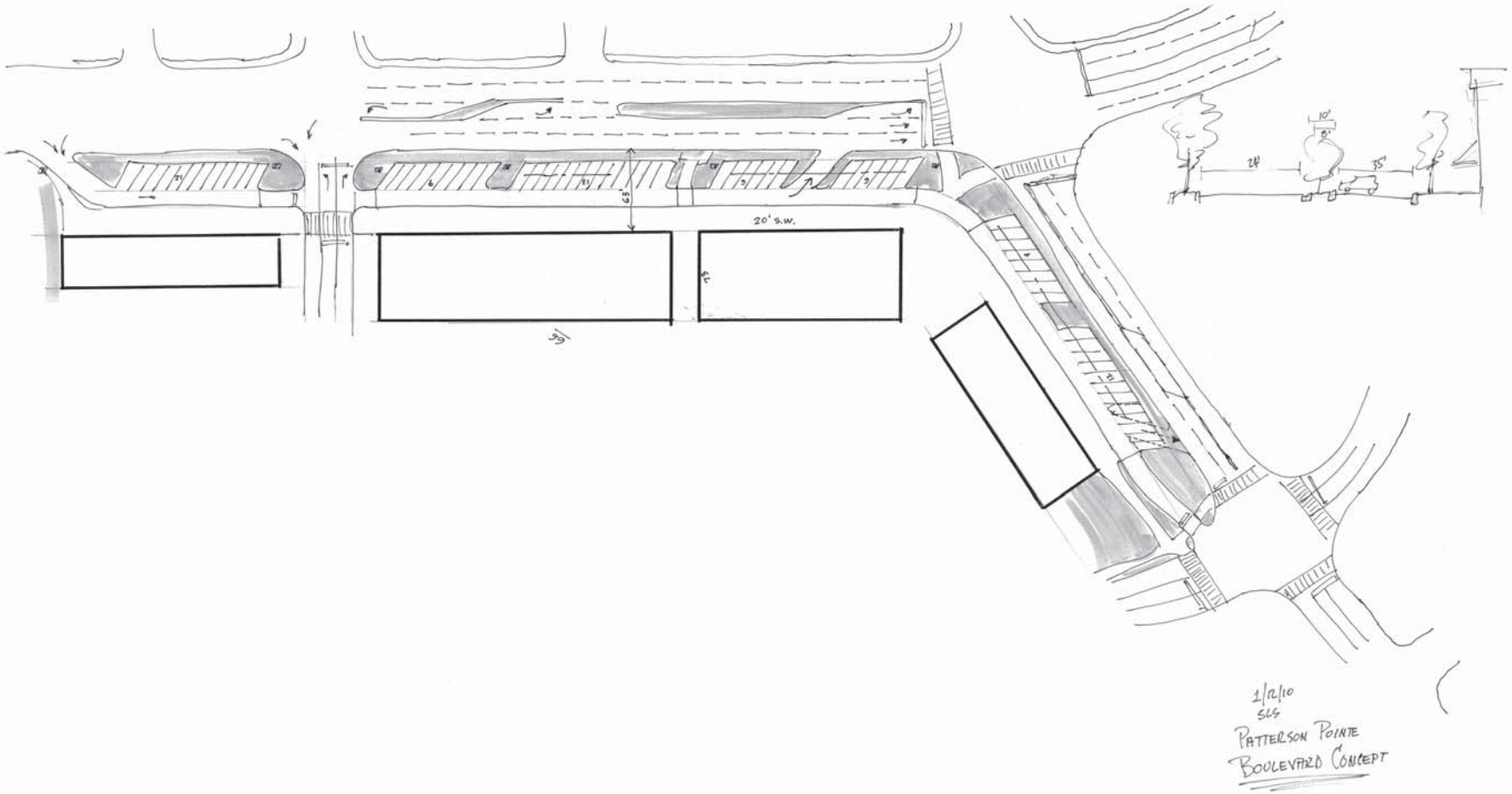
Parking Blvd
Safety Analysis



Initial Parking Blvd Plan
Presented to Plan Commission



Street Parking Alternative
Presented to City Council



"Straightened" Parking Blvd Alternative Presented to City Council

BLOOMINGTON PLAN COMMISSION **CASE #: PUD-32-16**
STAFF REPORT **DATE: November 7, 2016**
Location: 2894 E. 3rd Street

PETITIONER: Simon Property Group
225 W. Washington St., Indianapolis

CONSULTANT: American Structurepoint
7260 Shadeland Station, Indianapolis

REQUEST: The petitioner is requesting a PUD final plan approval for a sign package for the College Mall Planned Unit Development.

BACKGROUND:

Area:	11.09 acres
Current Zoning:	PUD
GPP Designation:	Regional Activity Center
Existing Land Use:	Shopping Mall
Proposed Land Use:	Shopping Mall
Surrounding Uses:	North – Commercial businesses
	West – Commercial businesses
	East – Commercial and Single Family residences
	South – Commercial and Multifamily dwellings

STAFF REPORT: The property is located at 3294 E. 3rd Street and is zoned Planned Unit Development (PUD). The property originally received rezoning approval under PCD-05-79 and a sign package was later approved under PUD-88-96. An approval was recently granted to allow the demolition of a portion of the north side of the mall and to allow construction of new tenant spaces under PUD-05-15. A sign package was also included in that approval that allowed for the replacement of an existing multi-tenant sign, the placement of a new stand-alone sign for the mall, and the allowance for freestanding signs for two outlots (Longhorn and Panera).

This petition is now requesting approval of another sign package to allow the replacement of an existing multi-tenant sign on 3rd Street, the placement of 3 new interior signs to direct traffic, 2 new freestanding totem pole style signs next to the building, and projecting signs along a portion of the exterior façade along the new tenant spaces.

Specifically the petitioner is requesting to:

- Replace an existing 35' tall, 276 sq. ft. multi-tenant sign on 3rd Street with a 22' tall, 268 sq. ft. multi-tenant sign. This was approved with the original sign package.
- Install 3 new signs along the interior driveways that are 5' tall and 13 sq. ft. each to direct interior traffic flow.
- Replace the entrance signs to the mall on Clarizz Blvd and Buick Cadillac Blvd

that are 6' tall and 24 sq. ft. in with new signs that are 8' tall and 36 sq. ft. These new signs would be identical to the recently approved mall sign that was approved under PUD-05-15.

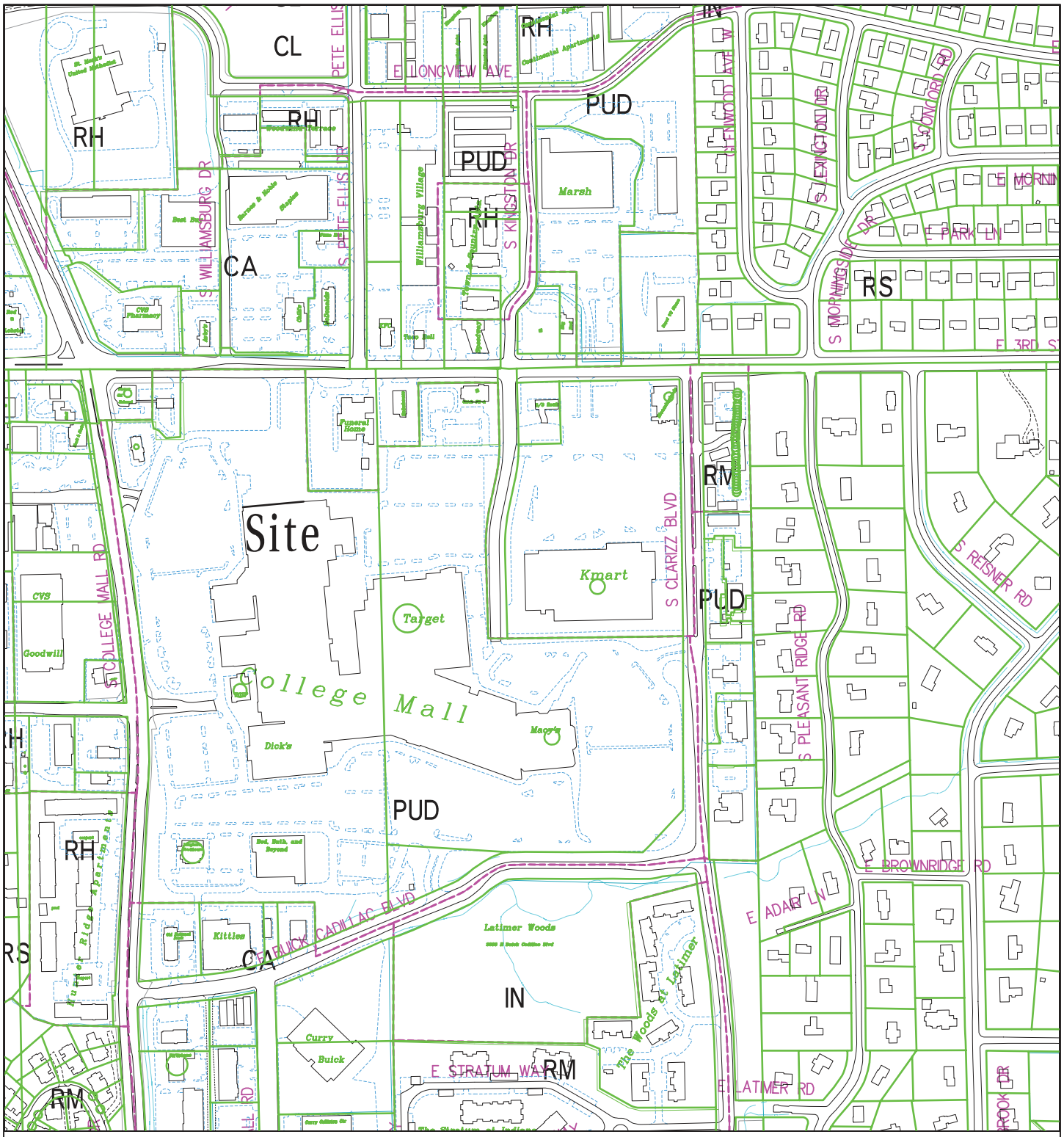
- Install 2 new 19', 43 sq. ft. "totem pole" style signs adjacent to the mall entrances.
- Allow the use of projecting signs along the exterior tenant spaces for the new portions of the mall.

The proposed replacement of the multi-tenant sign along 3rd Street is smaller than the originally approved multi-tenant sign and would fall within what was already approved. No additional review is necessary for this sign. The proposed interior signs are meant to direct interior vehicular traffic through the large mall property and are not directed toward vehicles along the exterior public roads and are necessary to appropriately direct traffic. The "totem pole" signs are adjacent to the building and function more as architectural elements rather than freestanding signs and are not readable from the street. The proposed projecting signs help promote a pedestrian friendly design and are designed to be seen by pedestrians walking along the exterior and not vehicles.

CONCLUSION: Overall the amount of signage proposed is appropriate for the large size of the development and property. The proposed new signs along the perimeter are equal to the size of the recently approved mall sign and does not result in an increase in the number of freestanding signs along the exterior. The projecting signs and "totem pole" style signs are strictly interior signs and not viewable from the public streets.

RECOMMENDATION: Staff recommends approval of this petition with the following conditions:

1. A sign permit is required prior to the installation of any new signs.



PUD-32-16 College Mall

2894 E 3rd Street

Plan Commission

Site Location, Zoning, Parcels

By: greulice

4 Nov 16

500 0 500 1000 1500

N

City of Bloomington

Planning & Transportation

Scale: 1" = 500'

For reference only; map information NOT warranted.

PUD-32-16 College Mall Signage

2894 E 3rd Street

Plan Commission

2014 Aerial Photograph

By: greulice

4 Nov 16

400 0 400 800 1200

N

City of Bloomington
Planning & Transportation

Scale: 1" = 400'

For reference only; map information NOT warranted.

SIMON℠

September 29, 2016

Eric Greulich
City of Bloomington Planning Department
401 N. Morton Street
Bloomington, IN 47404

RE: College Mall- Sign Program

Dear Eric,

On behalf of Simon Property Group, LP, we respectfully request to be placed on the agenda for the City of Bloomington Planning Commission Hearing, scheduled for November 7, 2016 for consideration of the sign program at College Mall.

As you may recall, College Mall is currently undergoing a renovation project that has previously gained Council approval for the modification of a portion of the site signs. As our project continues to progress, we have made the decision to update the remaining project signs to match, so we can maintain a uniform product across the entire mall. We intend to replace and update the existing exterior building entrance wall signs, and install two totem style signs not connected to the building, provide the new exterior tenants the opportunity for a blade sign, and add internal vehicular directional signs off of East 3rd Street and College Mall Road.

Because we do not want to block a potential tenant's store signage from a customer, we have elected the totem style sign that provides better visibility from the parking lot without blocking the storefront. With the creation of the lifestyle element, the blade signs will allow our customers ease in locating our tenants. The directional signs for certain large anchor tenants will assist our customers around the property.

The proposal, as shown on the attached exhibits, identifies the locations of the previously approved signs, the signs to be replaced, and the new signs.

We respectfully request your consideration and support for this petition. Attached with this letter of application, please find two copies of the site plan and sign drawings, and the filing fee. We have also included the consent affidavit from the property owner acknowledging our right to submit on their behalf.

225 W. Washington Street, Indianapolis, IN 46204
P 317-263-7050 F 317-263-2333

SIMON

Should you have any questions, please contact me.

Sincerely,

Brett Alexander
Project Manager

225 W. Washington Street, Indianapolis, IN 46204
P 317-263-7050 F 317-263-2333

COLLEGE MALL

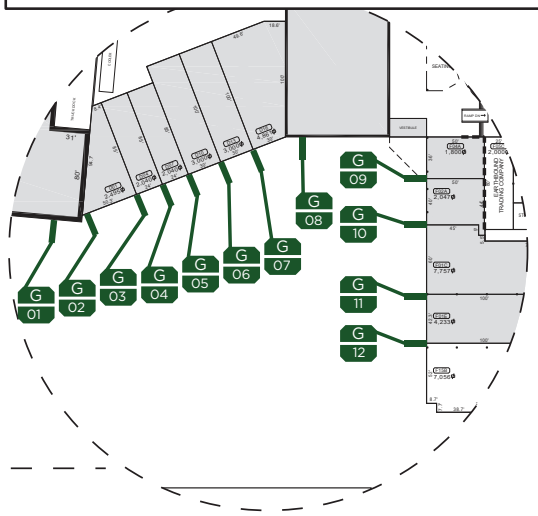
A SIMON MALL

College Mall Sign Concepts
9-29-2016

INTEGRATED
SIGN+GRAPHIC

Mall Identification and Wayfinding

A-01	COLLEGE MALL MULTI-TENANT PYLON - **PREVIOUSLY APPROVED**
A-02	COLLEGE MALL MULTI-TENANT PYLON - REPLACE
B-01	COLLEGE MALL GROUND MONUMENT - **PREVIOUSLY APPROVED**
B-02A	COLLEGE MALL GROUND MONUMENT - REPLACE
B-03B	COLLEGE MALL GROUND MONUMENT - REPLACE
C-03	LONGHORN MONUMENT - **PREVIOUSLY APPROVED**
C-04	PANERA MONUMENT - **PREVIOUSLY APPROVED**
D-01	COLLEGE MALL TOTEM - NEW
D-01B	COLLEGE MALL TOTEM - NEW
E-01A	COLLEGE MALL ENTRY ID LETTERS - REPLACE
E-01C	COLLEGE MALL ENTRY ID LETTERS - REPLACE
E-01D	COLLEGE MALL ENTRY ID LETTERS - REPLACE
F-01	COLLEGE MALL NON-ILLUMINATED DIRECTIONAL - NEW
F-02	COLLEGE MALL NON-ILLUMINATED DIRECTIONAL - NEW
F-03	COLLEGE MALL NON-ILLUMINATED DIRECTIONAL - NEW
G-01	COLLEGE MALL BLADE SIGN - NEW
G-02	COLLEGE MALL BLADE SIGN - NEW
G-03	COLLEGE MALL BLADE SIGN - NEW
G-04	COLLEGE MALL BLADE SIGN - NEW
G-05	COLLEGE MALL BLADE SIGN - NEW
G-06	COLLEGE MALL BLADE SIGN - NEW
G-07	COLLEGE MALL BLADE SIGN - NEW
G-08	COLLEGE MALL BLADE SIGN - NEW
G-09	COLLEGE MALL BLADE SIGN - NEW
G-10	COLLEGE MALL BLADE SIGN - NEW
G-11	COLLEGE MALL BLADE SIGN - NEW
G-12	COLLEGE MALL BLADE SIGN - NEW



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FAX 859-263-1093

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COLLEGE MALL

Project # 60080

Date: 9-29-2016

Rev 1 -

Rev 2 -

Bloomington, IN

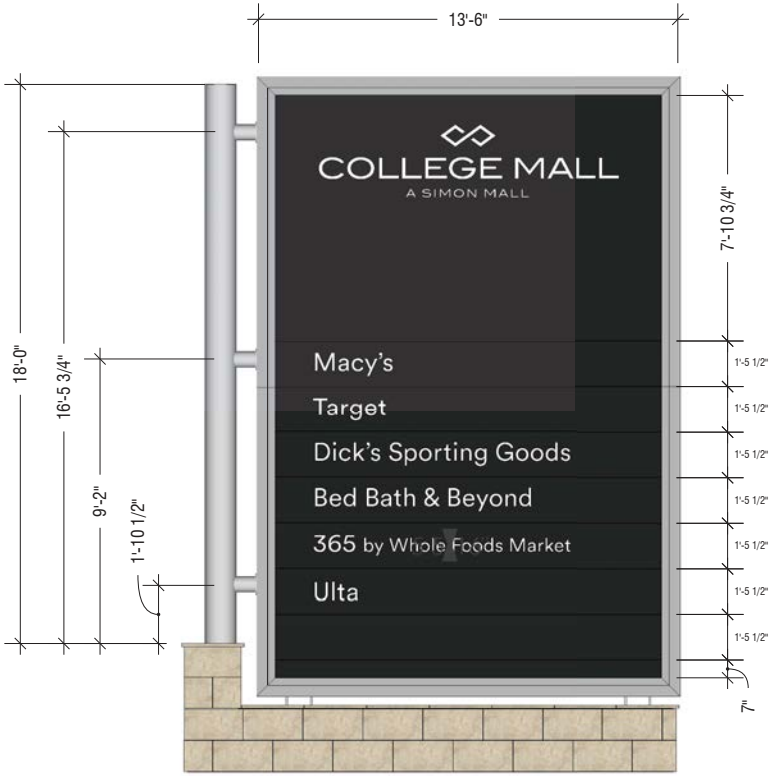
Quantity - 27

Sign Locations

A-1

COLOR / MATERIALS PALETTE

P1	P2	V1	M1	M2
Black MP26309 Wells Fargo Black	White MP 11477 Natural White	WHITE TRANSLUCENT 3M 3630-10 WHITE	1" CLEAR ACRYLIC	STAINLESS STEEL POLISHED FINISH



1 FRONT ELEVATION
N.T.S.

Previously Approved

2 REAR ELEVATION
N.T.S.

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College Mall

Project #
60080

Date: 09/29/2016

Rev 1:

Rev 2:

Bloomington, IN

Pylon Sign

A-02

COLOR / MATERIALS PALETTE

P1	P2	V1	M1	M2
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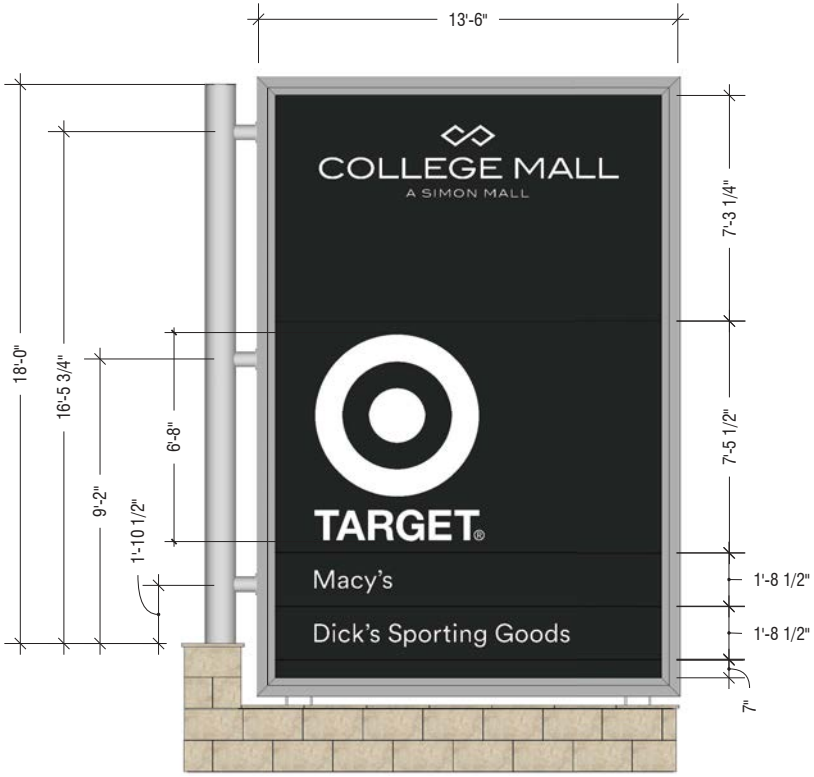

1 FRONT ELEVATION
N.T.S.

2 REAR ELEVATION
N.T.S.

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College Mall

Project #
60080

Date: 09/29/2016

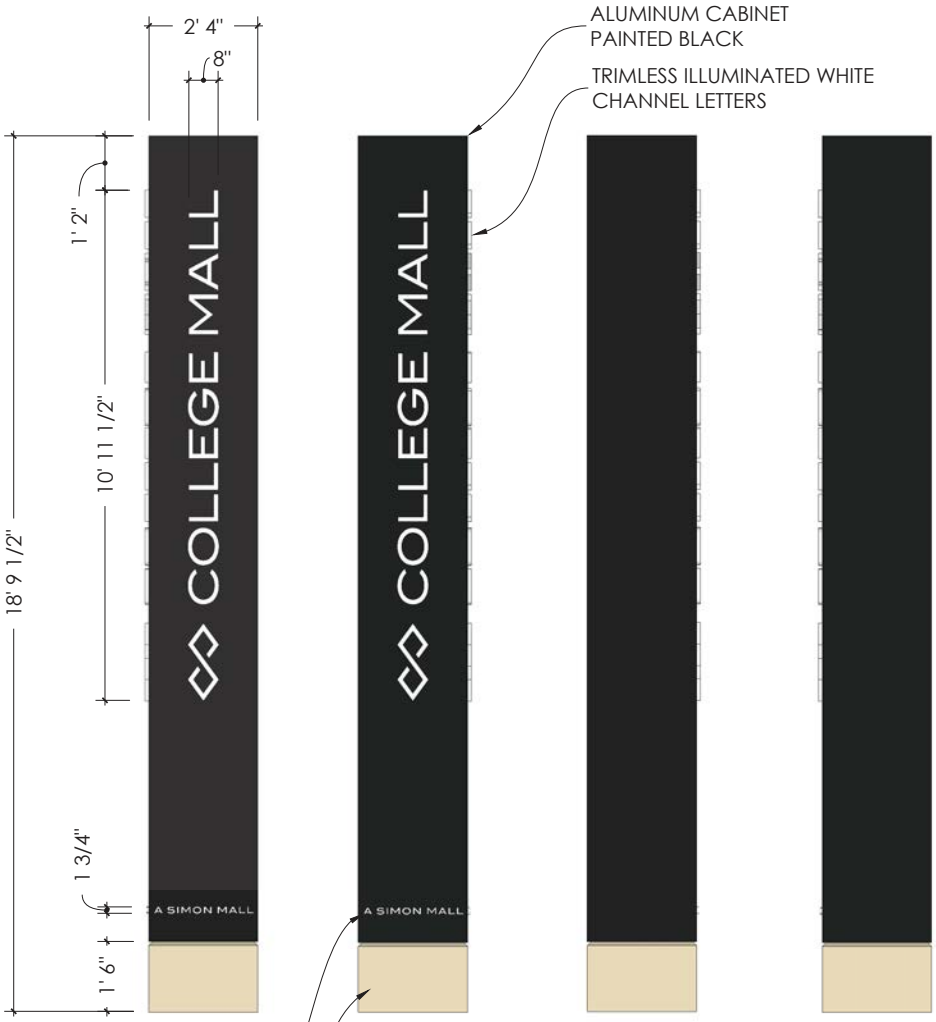
Rev 1:

Rev 2:

Bloomington, IN

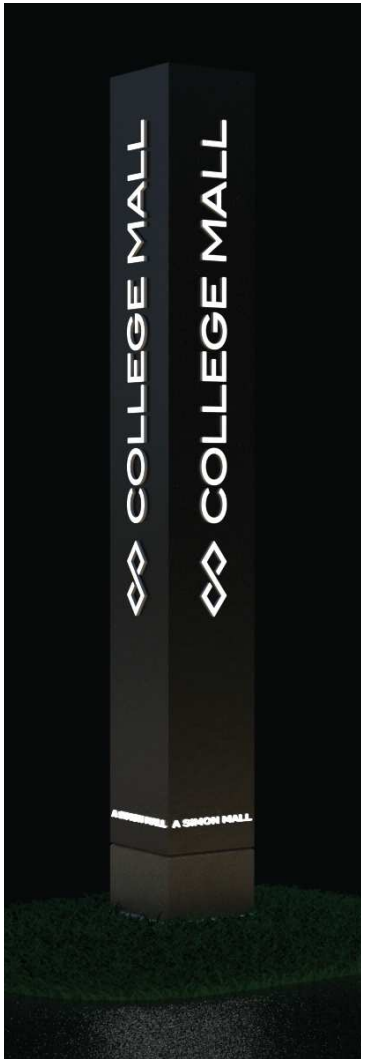
Pylon Sign

A-03



1 ELEVATIONS

3/8" = 1' - 0"



2 CONCEPT RENDERINGS

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College Mall

Project #
60080

Date: 09/29/2016

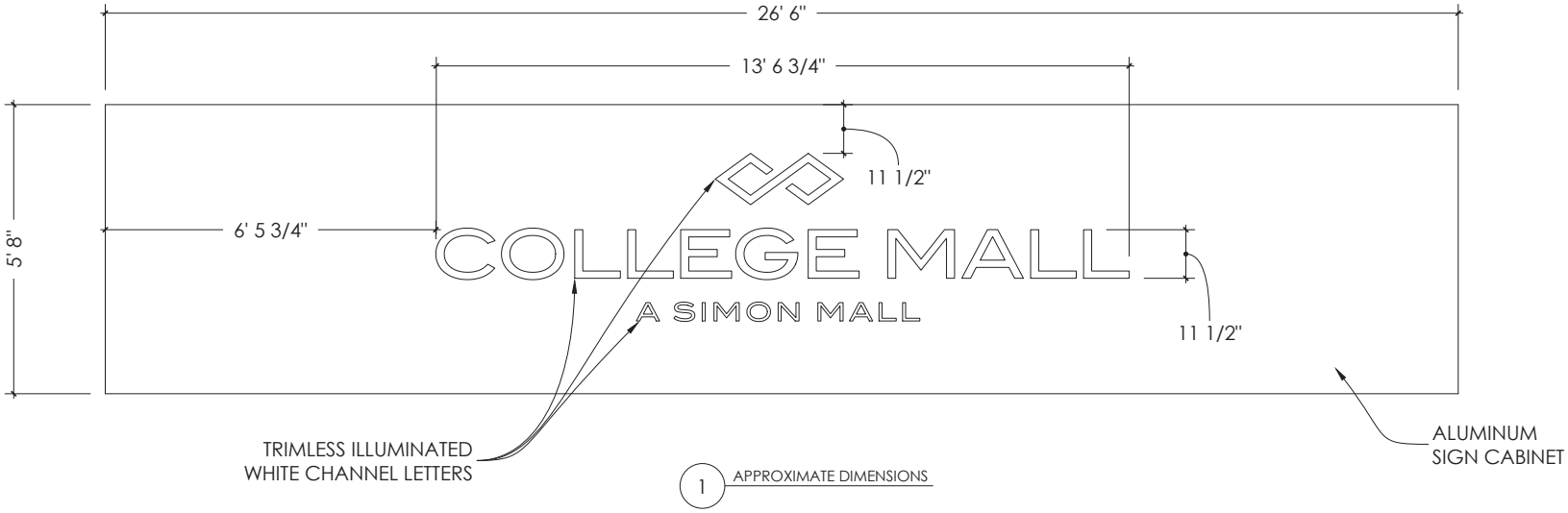
Rev 1:

Rev 2:

Bloomington, IN

Totem Sign

D-01



1 APPROXIMATE DIMENSIONS

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College Mall

Project #
60080

Date: 09/29/2016

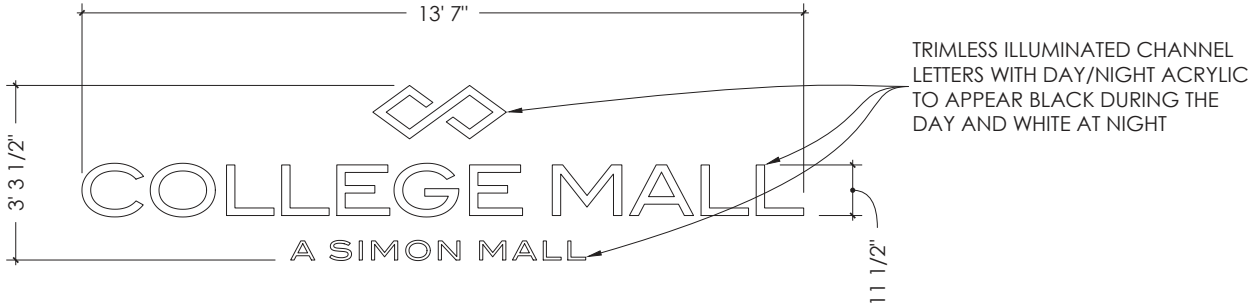
Rev 1:

Rev 2:

Bloomington, IN

Entrance A

E-01A



1 APPROXIMATE DIMENSIONS

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College Mall

Project #
60080

Date: 09/29/2016

Rev 1:

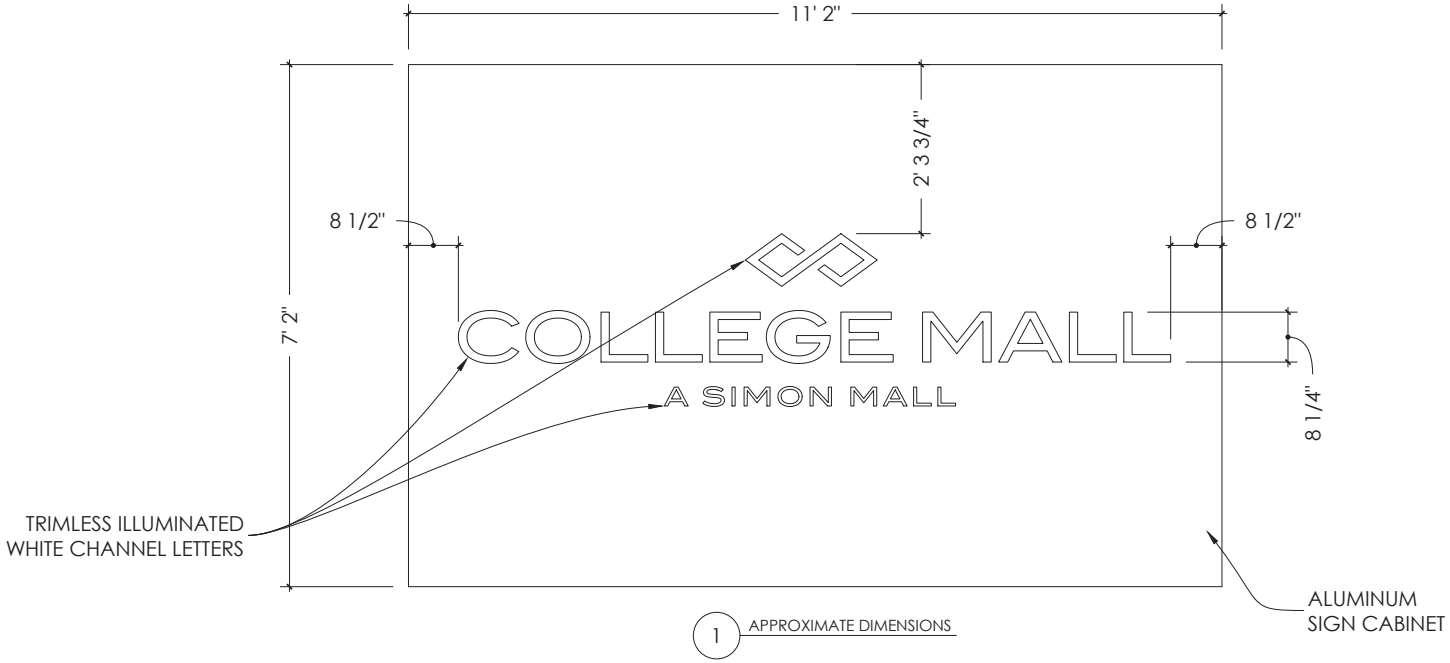
Rev 2:

Bloomington, IN

Entrance C

E-01C

EXISTING



1 APPROXIMATE DIMENSIONS

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College Mall

Project #
60080

Date: 09/29/2016

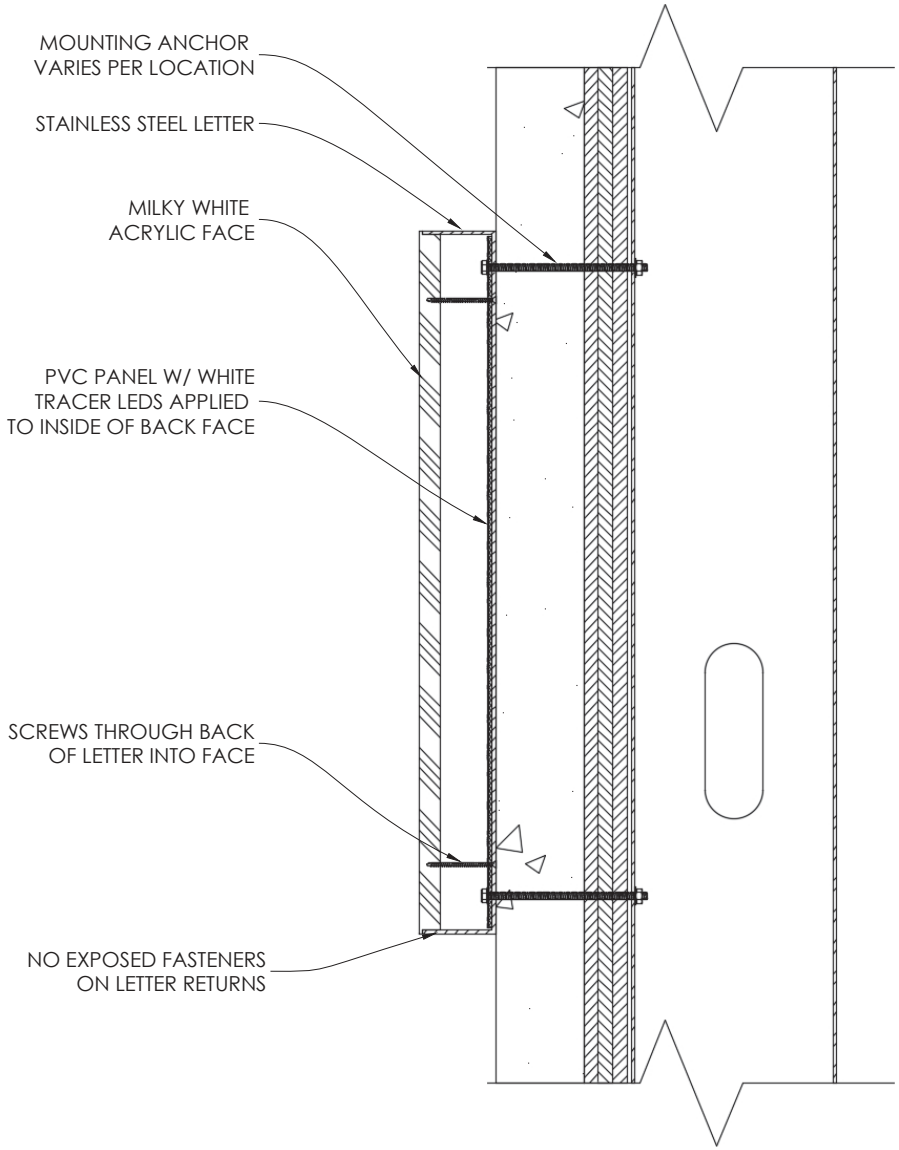
Rev 1:

Rev 2:

Bloomington, IN

Entrance D

E-01D



1 LETTER SECTION VIEW

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Project #
60080

Date: 09/29/2016

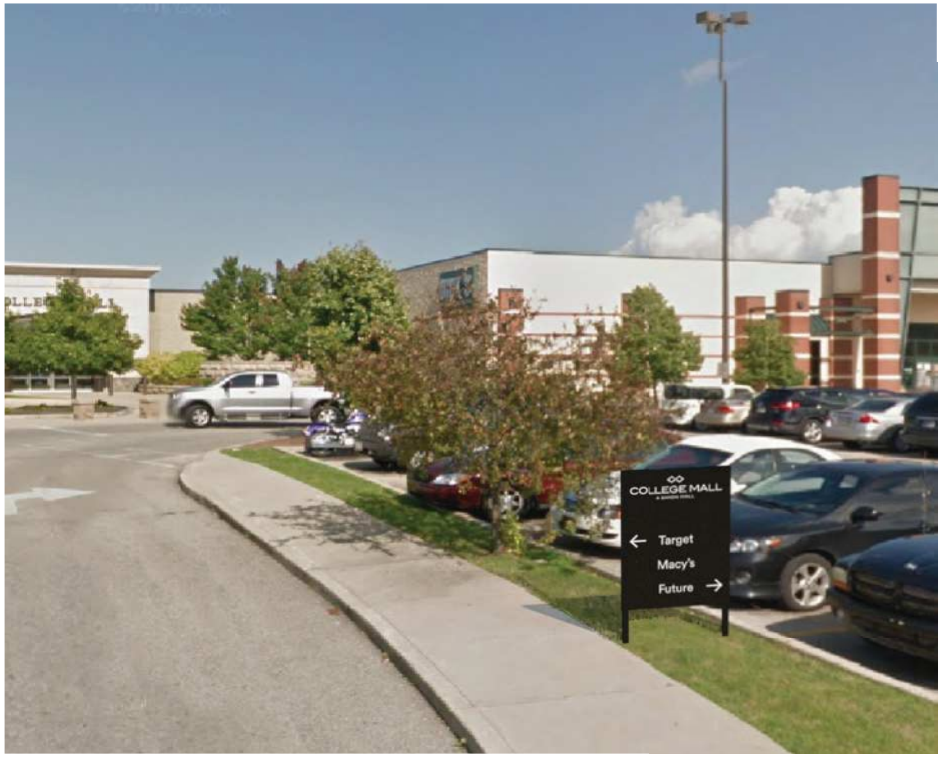
Rev 1:

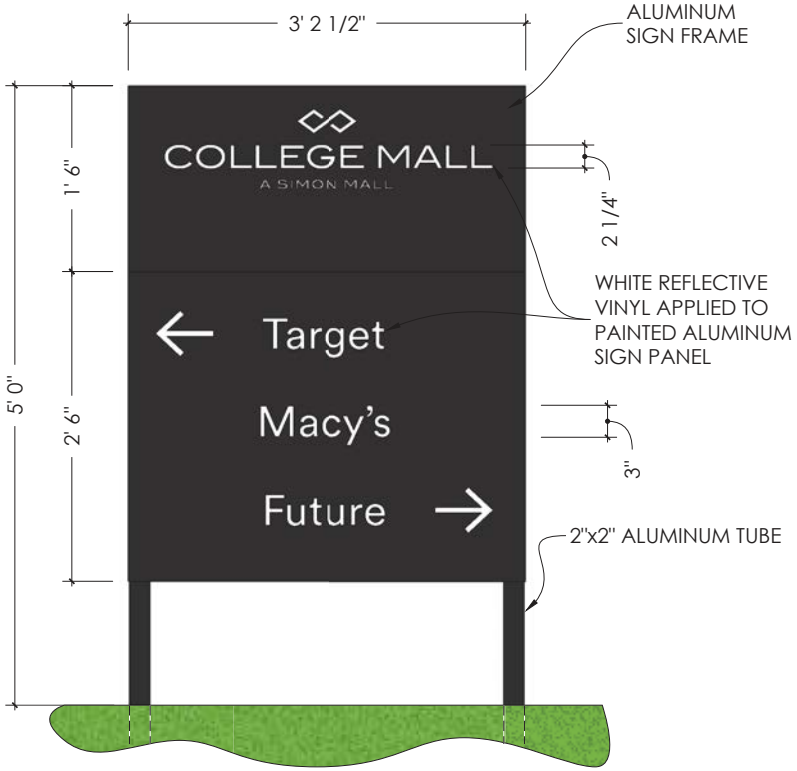
Rev 2:

Bloomington, IN

Channel Letter Details

E-01





1 APPROXIMATE DIMENSIONS

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Project #
60080

Date: 09/29/2016

Rev 1:

Rev 2:

Bloomington, IN

Post and Panel Concept

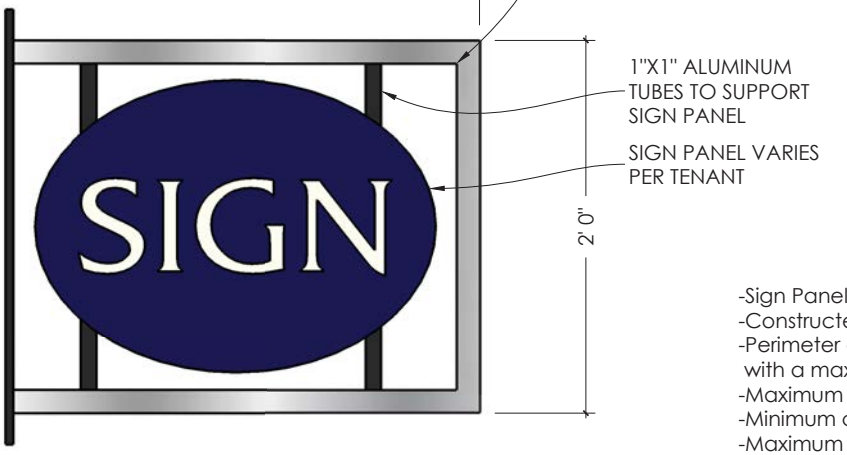
F-01

5 BUILDING ELEVATION

6 CONCEPT RENDERING

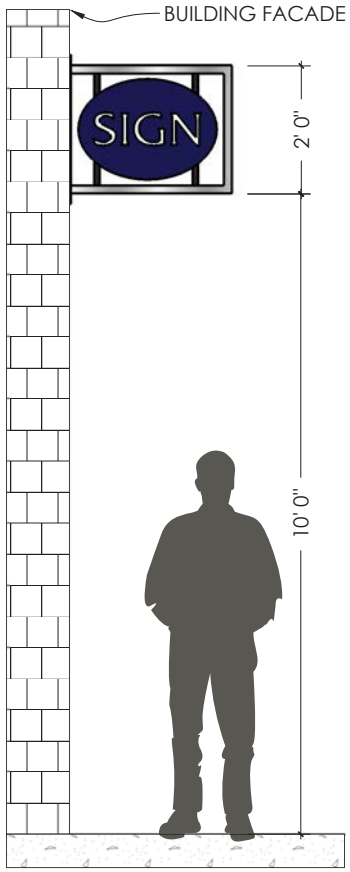
3 PLAN VIEW
1 1/2" = 1' - 0"

2 SIDE ELEVATION
1 1/2" = 1' - 0"



1 FRONT ELEVATION
1 1/2" = 1' - 0"

SIGN AREA - 5 SQ. FT.



6 MOUNTING LOCATION

-Sign Panels can be a maximum of 3" thick.
-Constructed of metal, glass or other solid material
-Perimeter dimensions to fall within 2'-6"(w) x 2'6" (h) with a maximum area of 5 sq. ft.
-Maximum letter height of 4"
-Minimum clearance height of 10' A.F.F.
-Maximum projection beyond storefront of 3'-6"
-Wording of the blade sign limited to Tenant's trade name and logo.

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College Mall

Project #
60080

Date: 09/29/2016

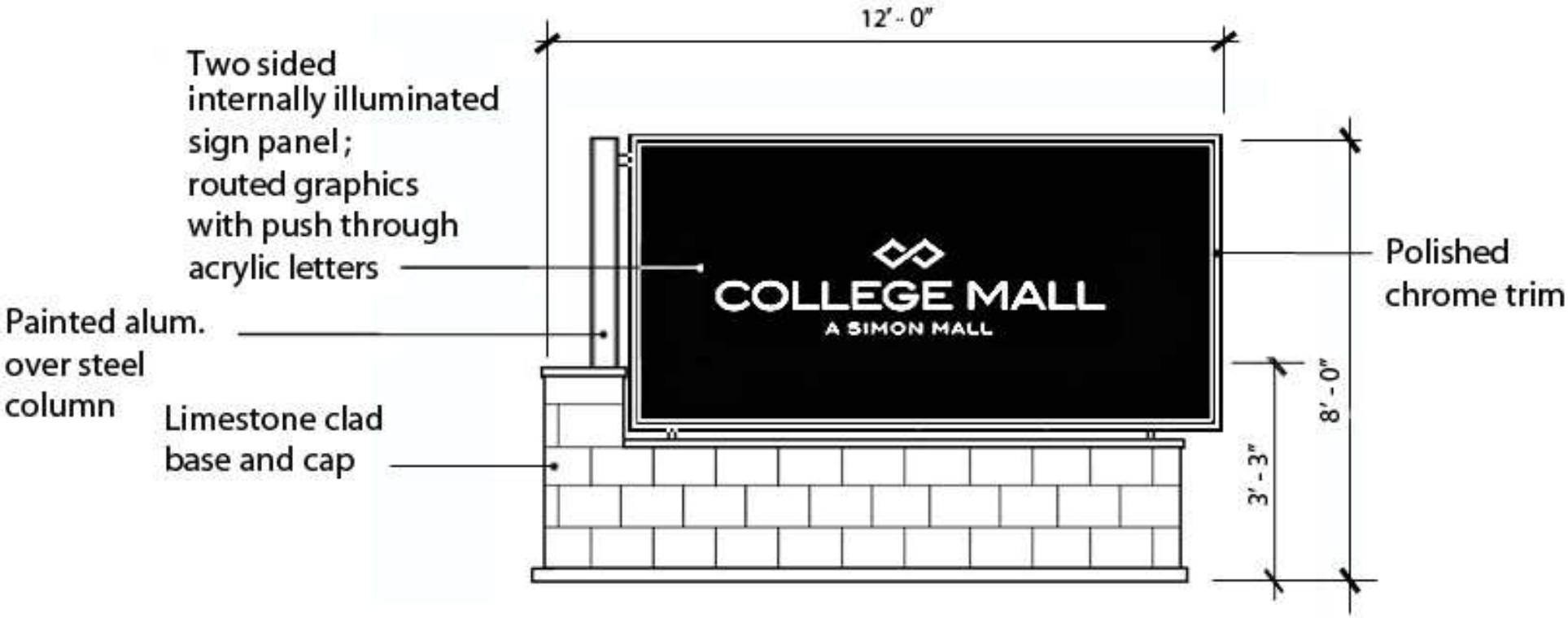
Rev 1:

Rev 2:

Bloomington, IN

Flag Mounted Sign - Example

G-01



College Mall
Proposed Monument Sign

2 - 5 - 15

SIMON

BLOOMINGTON PLAN COMMISSION **CASE #: SP/UV-33-16**
STAFF REPORT **DATE: November 7, 2016**
Location: 1461 W. Bloomfield Rd

PETITIONER: **Secretly Canadian**
213 S. Rogers Street

CONSULTANT: **Smith Brehob and Associates.**
453 S. Clarizz Blvd

REQUEST: The petitioner is requesting site plan approval to allow a 15,000 sq. ft. addition to an existing building. Also requested is a use variance to allow a warehouse in a Commercial Arterial (CA) zoning district.

STAFF REPORT: This 2.21 acre property is located at 1461 W. Bloomfield Rd. and is zoned Commercial Arterial (CA). The property is currently being used as an outdoor storage yard that was approved under use variance #UV-59-95. Surrounding land uses include single family residences and multi-family dwelling units to the north, business offices and single family residences to the east, industrial and single family residences to the south, and business/professional offices to the west. There are no significant environmental features on this site. There are two existing buildings on the site, one is a manufactured home that will be used for offices and the other is a 6,000 sq. ft. enclosed storage building that will still be used for storage or possibly rented out for another permitted use.

The petitioner operates a recording studio, office, and warehouse on the property to the west and would like to construct an addition to an existing building to allow for more storage capacity. The proposed 15,000 sq. ft. addition would be constructed on the east side of the main building and would expand onto this property. The addition would be used for the warehousing of vinyl records and other material used by the business. The building addition would be predominantly on already disturbed areas of the site.

The petitioner is requesting site plan approval to allow for a 15,000 sq. ft. addition. A use variance to allow a warehouse in the Commercial Arterial district is also being requested. No variances from any development standards are requested.

With this petition there would be new landscaping planted throughout the property to meet code requirements. A 5' wide concrete sidewalk is already in place along the street frontage and is in good condition. There will be some slight modifications to the entrance drive on Bloomfield Rd. to narrow the width and the existing sidewalk ramps will be adjusted to bring them into compliance with current requirements. A rain garden will be installed to meet stormwater detention and water quality requirements and is shown on the east side of the new building. Since the properties to the south and east are zoned Residential Single Family (RS), a Type 2 buffer yard is required and has been shown on the site plan.

SITE PLAN ISSUES:

Parking: No parking is required for this use. The petitioner is proposing to provide 8 parking spaces, including one van accessible space, for the new warehouse and office building to be used by the employees. There will also be 3 parking spaces, including a van accessible space, adjacent to the existing storage building that will also be used for those employees. The site does not exceed the maximum number of parking spaces allowed; one space per employee on the largest shift for the warehouse and 1 space per 300 square feet for the office building.

Environmental: There are no environmental features on this property that are subject to any protection standards. There is a small clump of trees along the south property line that will be preserved, but are not considered a wooded area for tree preservation standards.

Architecture: The addition to the building for the new warehouse is not subject to the architectural standards of the UDO since it is an "addition" and not stand-alone "new construction". The building will be one story. There will be two entrances to the building with one entrance on the north side and the other on the south side.

Pedestrian Facilities: There is an existing 5' wide concrete sidewalk along the entire property frontage and is in good condition. The petitioner will be adjusting the sidewalk ramps along the entrance drive to move them further back from the street and put in the required ramps. A sidewalk connection has also been shown from the street to the front of the warehouse to connect those two components. A determinate sidewalk variance was approved in 2010 under case #V-17-10 for the portion of the property along Peachtree Lane.

Bike Parking: A parking area for 4 bicycles has been shown adjacent to the front of the building as required.

Bus Transit: As part of this petition Bloomington Transit indicated that it would like to move the current bus stop that is west of this location to a more ideal location in front of this property. The petitioner has shown a new 10'x15' bus stop in front of this site to facilitate transit service in this area.

GROWTH POLICIES PLAN: The GPP designates this property as Community Activity Center (CAC). The CAC designation "is designed to provide community-serving commercial opportunities in the context of a high density, mixed-use development." This site does provide a mixture of land uses and is on a primary arterial road, which is appropriate for vehicular traffic and delivery trucks. This petition furthers many goals of the City and the GPP by directing commercial development to existing commercially zoned land and will allow the redevelopment of an under-utilized site. In addition, this petition allows a local business to expand and increase its employment workforce which increases tax revenue while also providing local jobs. While a warehouse does not typically employ a high number of employees, the direct use that it supplements does increase the business's ability to expand its workforce.

CA DISTRICT INTENT: Within the UDO is a description of the CA zoning district intent and guidance for the Plan Commission and Board of Zoning Appeals. Staff believes that this proposal meets the intentions for the district.

BMC 20.02.330 Commercial Arterial (CA); District Intent

The CA (Commercial Arterial) District is intended to be used as follows:

- Identify locations for higher intensity commercial developments along major thoroughfares.
- Ensure that new developments and redevelopment opportunities incorporate a balances mix of retail, office and multifamily residential uses.

Plan Commission/Board of Zoning Appeals Guidance:

- Site plan design of retail centers should ensure access to all modes of transportation.
- Redevelopment and expansion of commercial uses should incorporate improvement to access management, signage, and landscaping.
- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made 1 recommendations concerning this development.

1. The Petitioner should apply green building and site design practices to create a high performance, low carbon-footprint structure, and grounds that exhibit our City's commitment to environmental sustainability.

   Staff response: Although not required, staff encourages the petitioner to incorporate as many green building practices as possible.

CONCLUSIONS: Staff finds that this petition provides an ideal reuse of an underdeveloped property. The proposed site plan meets all of the requirements of the Unified Development Ordinance. The granting of this use variance will allow a small business to expand and continue its presence in Bloomington and increase its workforce, while also intensifying the use of an underdeveloped commercial property. The petitioner has worked to screen the property from the residences to the south both through landscaping and a privacy fence.

RECOMMENDATION: Based upon the written report, staff recommends forwarding a positive recommendation to the Board of Zoning Appeals. Staff also recommends approval of the site plan with the following conditions:

1. A lighting plan has not been reviewed and must be approved prior to issuance of a grading permit.
2. Approval from the City of Bloomington Utilities Department is required prior to issuance of a grading permit.

3. Approval contingent upon approval of the use variance request.

MEMORANDUM

Date: October 27, 2016

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: SP/UV-33-16, Secretly Canadian warehouse
1461 W. Bloomfield Rd.

The purpose of this memo is to convey the environmental concerns and recommendations of the Environmental Commission (EC) with the hope that action will be taken to enhance the environmental integrity of this proposed Plan. The request is for a Site Plan and a Use Variance to allow a warehouse in a Commercial Arterial zoning district. The EC has no objections to the Use Variance in this location.

ISSUES OF SOUND ENVIRONMENTAL DESIGN

1.) GREEN BUILDING
The EC understands that the structure proposed is a simple warehouse; nevertheless, we recommend that the developer design the building with as many best practices for energy savings and resource conservation as possible. Some examples of best practices that go beyond the Building Code include enhanced insulation; high efficiency heating and cooling; Energy Star doors, windows, lighting, and programmable thermostats. Some specific recommendations to mitigate the effects of climate change and dwindling resources include the following.

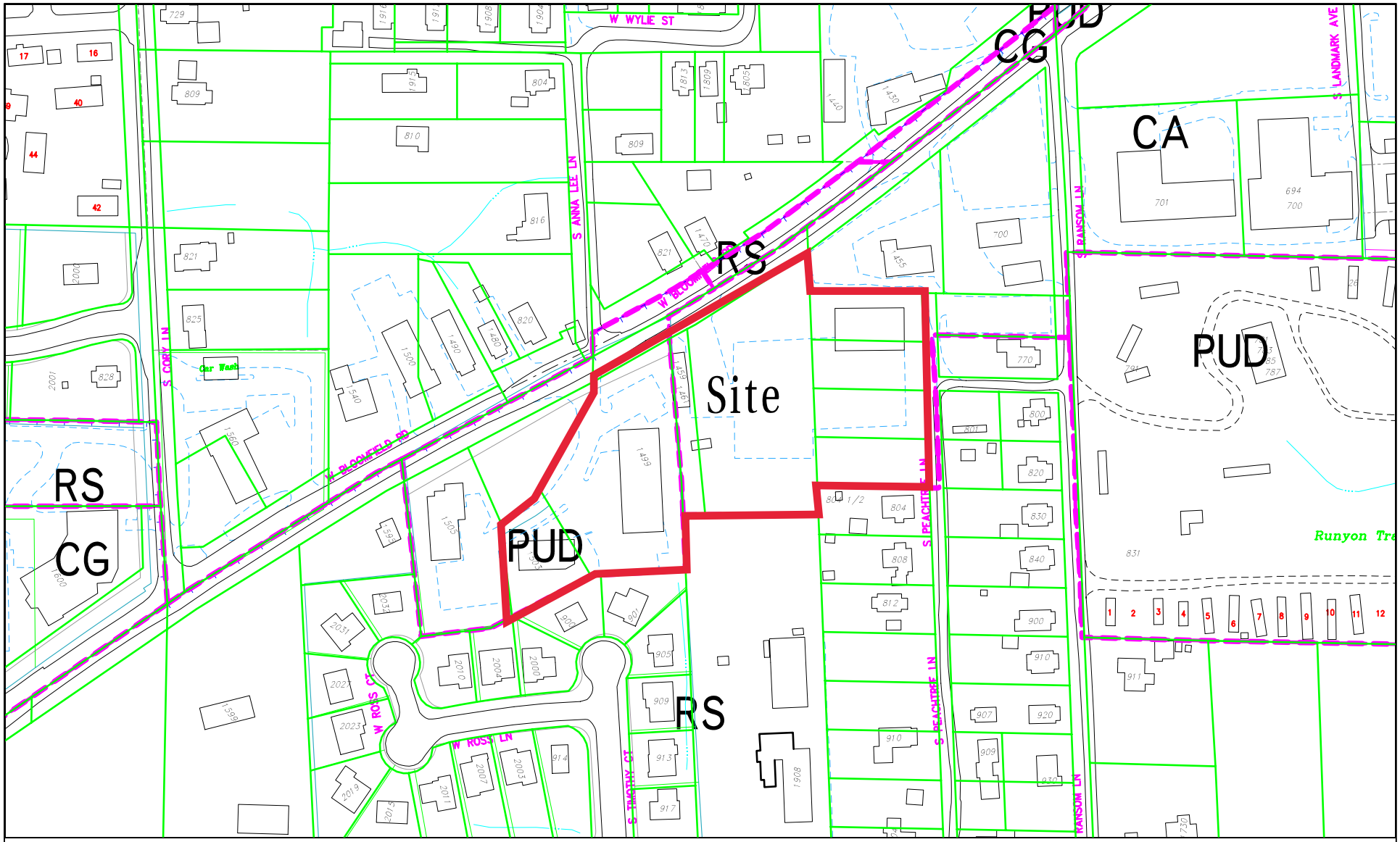
Cool roof The roof material should have a minimum initial Solar Reflective Index (SRI) of 0.65, and an aged index of 0.55. (*SRI* is a value that incorporates both solar reflectance and emittance in a single value to represent a material's temperature in the sun. SRI quantifies how hot a surface would get relative to standard black and standard white surfaces. It is calculated using equations based on previously measured values of solar reflectance and emittance as laid out in the American Society for Testing and Materials Standard E 1980. It is expressed as a fraction (0.0 to 1.0) or percentage (0% to 100%)). If a roof membrane is used, it should be overlaid with a reflective coating or covered with a white, granulated cap sheet.

Energy efficiency Enhance the weather, air, and thermal barriers of the building envelope, including insulating the foundation and floor, to reduce the energy consumption associated with conditioning indoor air to reduce greenhouse gas emissions in our region.

Green building and environmental stewardship are of utmost importance to the people of Bloomington and sustainable features are consistent with the spirit of the Growth Policies Plan and the Unified Development Ordinance (UDO). Additionally, they are supported by Bloomington's overall commitment to sustainability and its green building initiative (http://Bloomington.in.gov/greenbuild). Sustainable building practices are explicitly called for by the Mayors' Climate Protection Agreement signed by former Mayor Kruzan; by City Council Resolution 06-05 supporting the Kyoto Protocol and reduction of our community's greenhouse gas emissions; by City Council Resolution 06-07, which recognizes and calls for planning for peak oil; and by a report from the Bloomington Peak Oil Task Force, *Redefining Prosperity: Energy Descent and Community Resilience Report*.

EC RECOMENDATIONS

1.) The Petitioner should apply green building and site design practices to create a high performance, low-carbon footprint structure.



SP/UV-33-16 Secretly Canadian
Site Location, Zoning, Parcels

By: greulice
26 Sep 16

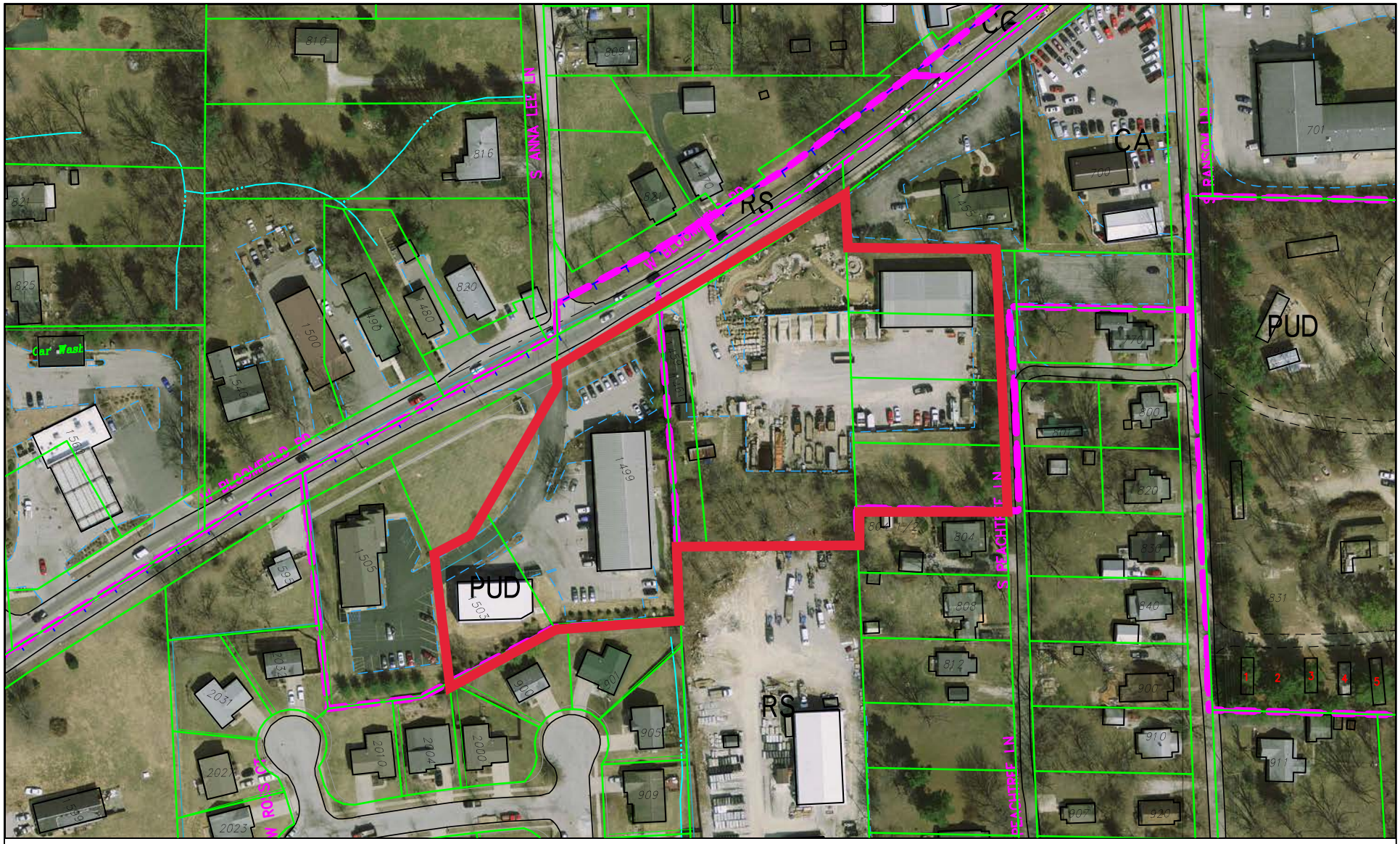
200 0 200 400 600 800

For reference only; map information NOT warranted.

N

City of Bloomington
Planning & Transportation

Scale: 1" = 200'



SP/UV-33-16 Secretly Canadian
2014 Aerial Photograph

By: greulice
26 Sep 16

150 0 150 300 450 600

For reference only; map information NOT warranted.

N

City of Bloomington
Planning & Transportation

Scale: 1" = 150'

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Stephen L. Smith P.E., P.L.S.
Steven A. Brehob, B.S.Cn.T.
Todd M. Borgman, P.L.S.

October 3, 2016

City of Bloomington Plan Commission
C/o Eric Greulich
Planning and Transportation Department
401 N. Morton Street
Bloomington, Indiana 47404

Re; Secretly Canadian Distribution
Use Variance for Warehouse in CA zone

Dear Eric and the Plan Commission,

We are seeking a use variance to allow warehouse and distribution facility in a CA zone. The property is located at 1461 W. Bloomfield Rd and currently the property is owned by Gerald Sowders and is the site of Sowders Landscape Company.

Secretly Canadian is a local record label founded in 1996 wants to add on to their existing distribution building located at 1499 W. Bloomfield Rd, directly west of this property. Their existing facility includes a warehouse, offices and other associated uses.

Their existing facility approximately 1.2 acres with 2 existing buildings and is zoned PUD. The existing warehouse building that will be is 8200 SF 2 stories. The new site is 2.21 acres with 3 existing buildings; a modular home type structure, an existing warehouse and a small block building. The block building located on the west side of the site will be removed. The modular home type structure located on the North West part of the property is 1507 sf and is used as an office or residence. The existing building on the east part of the site is metal warehouse building and will be used for storage.

Surrounding land uses include residential, warehouse & distribution, concrete manufacturing and office. To the southeast and east are single family residential lots. Directly south of the warehouse addition is a precast concrete manufacturing facility and delivery facility. To the northeast is a physician's office. On the west side of the site is Secretly Canadian's existing warehouse facility.
Access to the site will be at the current location of Sowders Landscape on Bloomfield Rd. The existing entrance will be improved by narrowing and

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Bloomington, Indiana 47401
Telephone 812 336-6536
www.smithbrehob.com

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Steven A. Brehob, B.S.Cn.T.
Todd M. Borgman, P.L.S.

adding concrete pavement and curbs. The existing sidewalk crossing at the entrance will also be improved.

The new facility will include a 14,880 SF warehouse addition onto the existing warehouse to the west. There will be 11 total new parking spaces, a loading dock and a truck maneuvering area. A stormwater basin for water storage and treatment will be located on the south side of the site, to the east of the proposed building. Runoff from pavement and roof drains will be directed to the basin. Buffer yards are required along the south and east sides of the property. There are mature trees existing along both these sides. These existing trees will remain for buffer, and additional trees will be added in some areas where trees are being removed or lacking.

The following items are being submitted with this application;

- Petitioners Statement
- Application Form
- Check
- Owner Consent Form
- Site Plans
- Floor Plans
- Elevations

Thank you for your assistance as we move this project towards final approvals and construction.

Sincerely,

Don Kocarek
Smith Brehob and Associates

cc; file

453 S. Clarizz Boulevard
Bloomington, Indiana 47401
Telephone 812 336-6536
www.smithbrehob.com

LEGEND

PROPOSED 1' CONTOUR	850
PROPOSED 5' CONTOUR	845
PROPOSED SPOT ELEVATION	×780.08
SILT FENCE	SF
GRADING LIMITS	G
YARD INLET	
FLOW ARROW	
DOMESTIC COLD WATER	
FIRE PROTECTION SERVICE	
SETBACK LINE	
SANITARY LATERAL	L
ROCK CHECK DAM	
STORZ CONNECTION	
BENCH MARK	
MAG NAIL	
UTILITY POLE	
EX. WATER LINE	W
EX. COMMUNICATIONS LINE	C
EX. UNDERGROUND ELEC.	E
EX. UNDERGROUND GAS	G
EX. OVERHEAD WIRES	
EX. SANITARY MAIN	S
EX. WATER VALVE	
EX. FIRE HYDRANT	
EX. ELEC. TRANSFORMER	TR
EX. SANITARY MANHOLE	S

N

0 10 20 40

SCALE: 1"=20'

SITE PLAN NOTES

1) SEE SMITH BREHOB STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS.

2) TOP OF CASTING ELEVATIONS ARE GIVEN IN THE FOLLOWING LOCATIONS:
A) MANHOLES: RIM ELEVATION
B) INLETS: SEE DETAIL PACKET
3) LOCATION OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.

3) SIDEWALK RAMPS SHALL BE IN ACCORDANCE WITH THE LATEST ADA AND CITY OF BLOOMINGTON REQUIREMENTS. CONTRACTOR SHALL COORDINATE WORK WITH CITY ENGINEERING PRIOR TO COMMENCEMENT.

4) PAVEMENT MARKINGS, IF SHOWN, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 808 & 912.14 OF THE 1988 INDOT STANDARD SPECIFICATIONS AND AS SHOWN ON THE PLANS.

5) CONTRACTOR IS RESPONSIBLE FOR OBTAINING A R/W EXCAVATION PERMIT IF WORK WITHIN THE PUBLIC R/W IS NECESSARY FOR THE PROJECT COMPLETION.

(6) FIELD WORK COMPLETED SEPTEMBER 2016.

(7) SANITARY AND WATER SIZES BASED ON CITY OF BLOOMINGTON UTILITIES GIS MAP.

MATERIALS LEGEND

- (C1) CONCRETE SIDEWALK
  4" THICK 3,500 PSI CONCRETE
  4" COMPACTED AGGREGATE BASE NO 53
- (C2) CONCRETE PAVEMENT
  8" THICK 3,500 PSI CONCRETE
  8" COMPACTED AGGREGATE BASE NO 53
- (C3) WHEEL STOPS
- (C4) 6" STANDING CURB
- (P1) 1.0" HMA SURFACE
  3.0" HMA BASE
  7" COMPACTED AGGREGATE BASE NO 53 TYPE "O"
- (R1) PERPENDICULAR CURB RAMP
- (R2) PARALLEL CURB RAMP
- (L1) LINE, PAINT, SOILD, WHITE, 4"
- (L2) LINE, PAINT, SOILD, BLUE, ADA SYMBOL
- (L3) LINE, PAINT, SOILD, BLUE, 6"
- (W1) POURED CONCRETE RETAINING WALLS
- (S1) HANDICAP PARKING SIGN
- (F1) 8' HIGH WOOD SCREEN FENCE
- (BP) BIKE PARKING

PARKING SUMMARY

MAXIMUM OF 1 SPACE PER 250 SF GFA

BUILDINGS	AREA	STORYS	GFA
A	3293	1	3293
B	8200	2	16400
C	1507	1	1507
D	6030	1	6030
	EXISTING GFA		27,230
E	WAREHOUSE ADDITION		14,880
	TOTAL PROPOSED GFA		42,110

MAXIMUM PARKING PERMITTED=168

EXISTING PARKING = 32 SPACES
PROPOSED PARKING = 11 SPACES

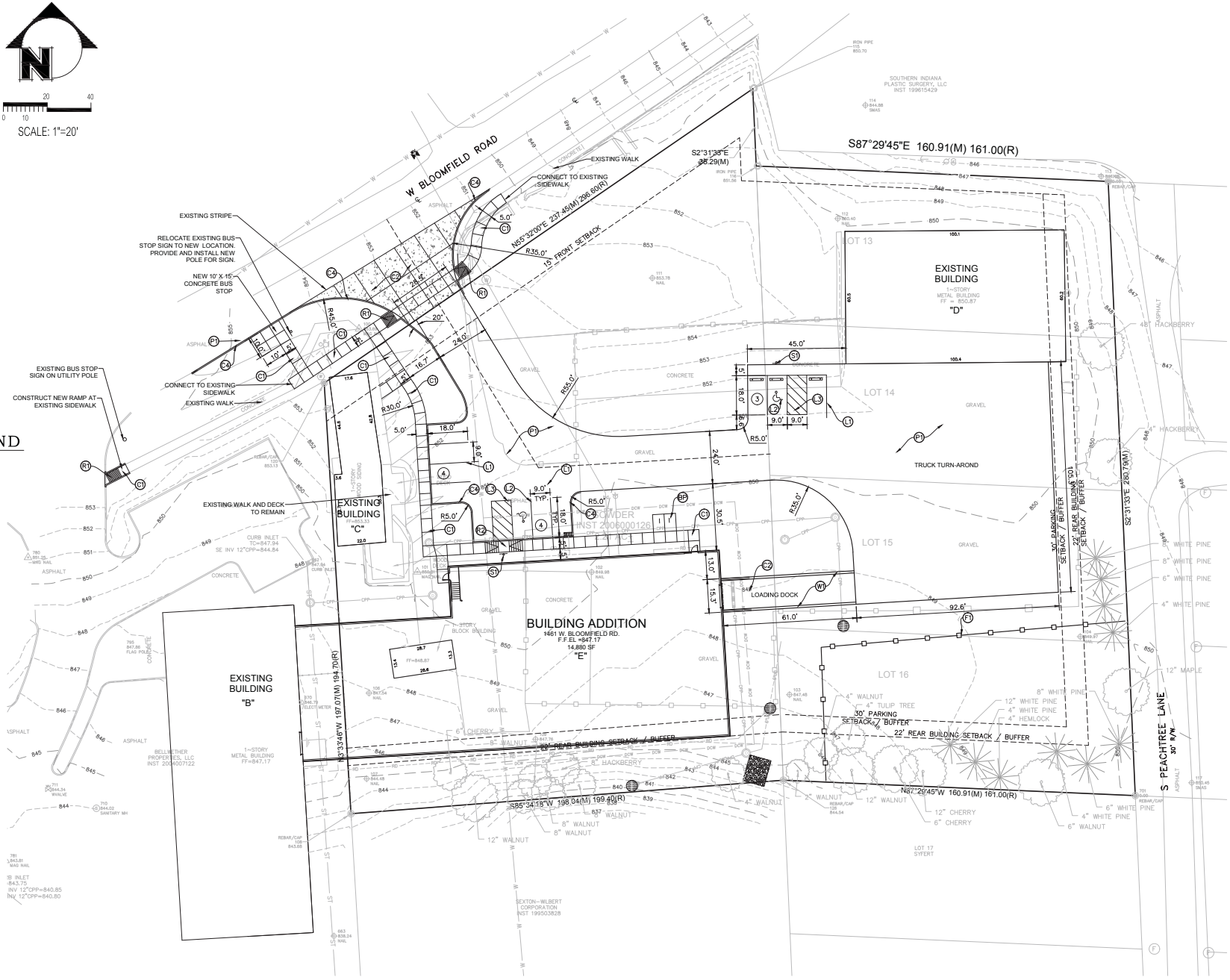
TOTAL PARKING = 43 SPACES

MAXIMUM IMPERVIOUS AREA PERMITTED = 60%

TOTAL SITE =96,365.2 SF (2.21 AC)

IIMPERVIOUS AREA =45,330 SF (1.04 AC) = 47%

SOIL BORING LOCATION



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project title

ADDITION FOR BW PROPERTIES

1461 WEST BLOOMFIELD ROAD BLOOMINGTON, INDIANA

project information

PROJECT NUMBER: 16-39
ISSUE DATE: 11.4.16
REVISION DATE:

DRAWN BY: DK
CHECKED BY: SLS

sheet title

SITE PLAN

sheet number

C-201

LEGEND

PROPOSED 1' CONTOUR	850
PROPOSED 5' CONTOUR	845
PROPOSED SPOT ELEVATION	×780.08
SILT FENCE	SF
GRADING LIMITS	G
YARD INLET	
FLOW ARROW	
DOMESTIC COLD WATER	
FIRE PROTECTION SERVICE	
SETBACK LINE	
SANITARY LATERAL	L
ROCK CHECK DAM	
STORZ CONNECTION	
BENCH MARK	
MAG NAIL	
UTILITY POLE	
EX. WATER LINE	W
EX. COMMUNICATIONS LINE	C
EX. UNDERGROUND ELEC.	E
EX. UNDERGROUND GAS	G
EX. OVERHEAD WIRES	
EX. SANITARY MAIN	S
EX. WATER VALVE	
EX. FIRE HYDRANT	
EX. ELEC. TRANSFORMER	TR
EX. SANITARY MANHOLE	S

N

0 10 20 40

SCALE: 1"=20'

GRADING NOTES

1) FF.=: IF SHOWN ON THE PLANS, = RECOMMENDED FINISH FLOOR ELEVATION.

2) BF.=: IF SHOWN ON THE PLANS, = RECOMMENDED BASEMENT FLOOR ELEVATION.

3) GF.=: IF SHOWN ON THE PLANS, = RECOMMENDED GARAGE FLOOR ELEVATION.

4) PP.=: IF SHOWN ON THE PLANS, = RECOMMENDED PERMANENT POND ELEVATION.

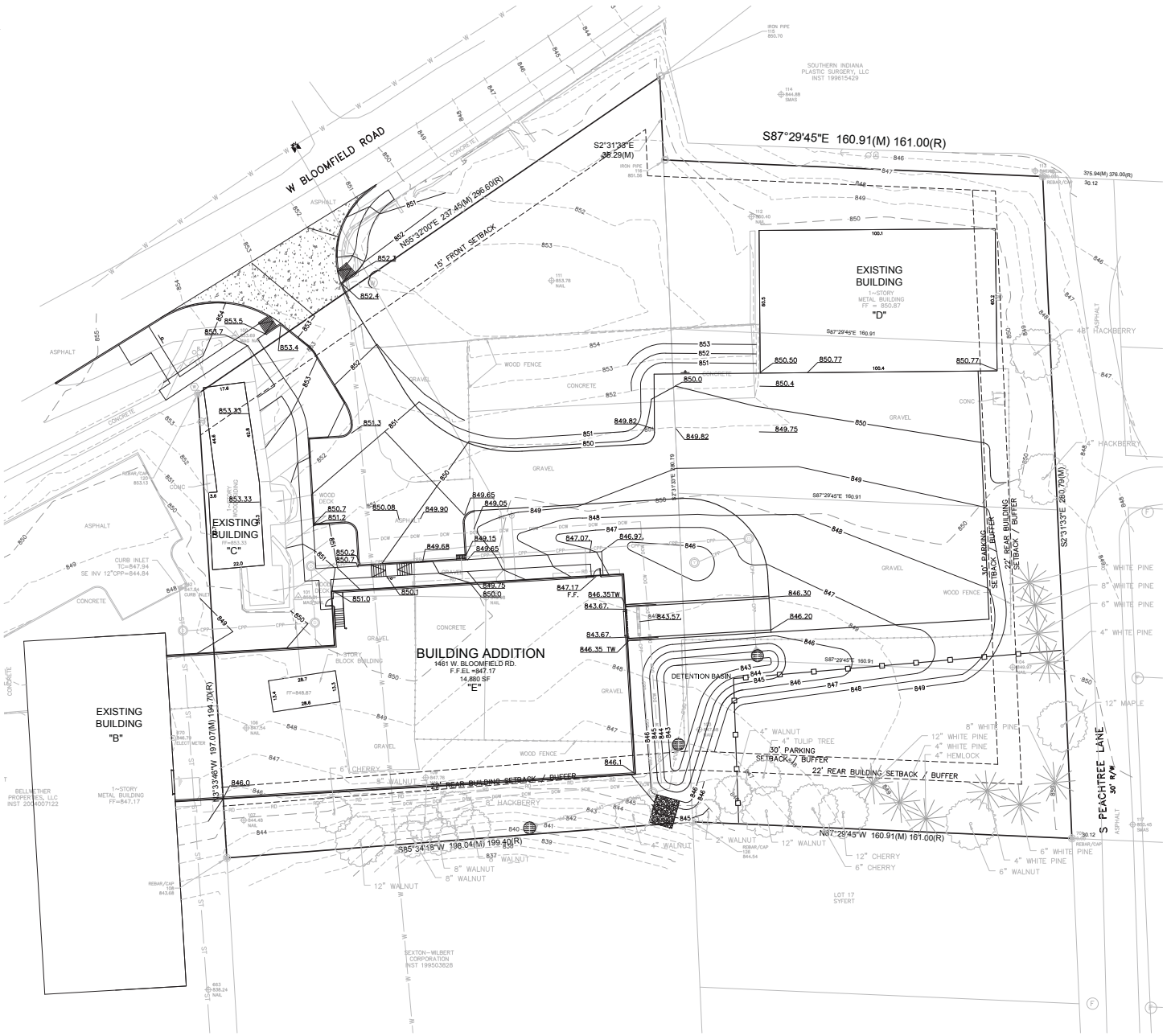
5) 100YR.F.EL.=: IF SHOWN ON THE PLANS, = 100YR. FLOOD ELEV.

6) MS.=: IF SHOWN ON THE PLANS, = MINIMUM SEWER ELEVATION. SEE UTILITY NOTES AND SPECIFICATIONS FOR MORE DETAIL.

7) MF.=: IF SHOWN ON THE PLANS, = MINIMUM FLOOD ELEVATION. THIS INDICATES THE LOWEST FLOOR ELEVATION THAT MAINTAINS A MINIMUM 2 FT. CLEARANCE ABOVE THE 100 YR FLOOD ELEVATION.

8) GRADING LIMITS: IF SHOWN ON THE PLANS, INDICATE THE LINE AT WHICH THE PROPOSED GRADING MEETS THE EXISTING GRADE AND THE EDGE OF THE AREA THAT SHOULD BE DISTURBED DURING THE CONSTRUCTION PROCESS.

9) PROPOSED SPOT ELEVATIONS, IF SHOWN, ARE AT FINISH GRADE UNLESS NOTED OTHERWISE ON THE PLANS



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ADDITION FOR BW PROPERTIES

1461 WEST BLOOMFIELD ROAD BLOOMINGTON, INDIANA

project information

PROJECT NUMBER:	16-39
ISSUE DATE:	10.24.16
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DRAWN BY:	DK
CHECKED BY:	SLS

sheet title

GRADING PLAN

sheet number

C-301

LEGEND

PROPOSED 1' CONTOUR	869
PROPOSED 5' CONTOUR	870
PROPOSED SPOT ELEVATION	+780.08
SILT FENCE	SF
GRADING LIMITS	GL
YARD INLET	
FLOW ARROW	
DOMESTIC COLD WATER	
FIRE PROTECTION SERVICE	
SETBACK LINE	
SANITARY LATERAL	L
ROCK CHECK DAM	
STORZ CONNECTION	
BENCH MARK	
MAG NAIL	
UTILITY POLE	
EX. WATER LINE	W
EX. COMMUNICATIONS LINE	C
EX. UNDERGROUND ELEC.	E
EX. UNDERGROUND GAS	G
EX. OVERHEAD WIRES	
EX. SANITARY MAIN	S
EX. WATER VALVE	WV
EX. FIRE HYDRANT	
EX. ELEC. TRANSFORMER	TR
EX. SANITARY MANHOLE	S

STRUCTURE DATA TABLE

INLET NO	CASTING	DESCRIPTION	LENGTH (ft)	SIZE (in)	TYPE	UP INV (ft)	DN INV (ft)	T/C ELEV (ft)	CONNECTION
[illegible]	[illegible]	Manhole	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	Manhole	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	Manhole	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	Yard Inlet	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	Manhole	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	Manhole	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]		Ex. Curb Inlet	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

UTILITY NOTES

1) EFFECTIVE MARCH 1, 2010, ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT UTILITIES TECHNICIAN AT (812) 349-3633 TO SCHEDULE THE MEETING.

2) CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM OR SANITARY SEWER UTILITY WORK. A CBU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, AND A PROPER AS-BUILT MADE. WHEN A CONTRACTOR WORKS ON WEEKENDS, A CBU DESIGNATED HOLIDAY, OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR WILL PAY FOR THE INSPECTOR'S OVERTIME. FOR CBU WORK HOURS AND HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT AT (812)349-3660

3) SEE SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SEWER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.

4) MS.=; IF SHOWN ON THE PLANS, = MINIMUM SEWER ELEVATION. IT INDICATES THE LOWEST FLOOR ELEVATION THAT WILL ALLOW GRAVITY SEWER SERVICE WITHOUT A SPECIAL BACKWATER VALVE. ANY FLOOR ELEVATION THAT WILL BE SERVED BY GRAVITY SEWER MUST BE ABOVE THE RIM ELEVATION OF THE UPSTREAM SANITARY MANHOLE. IF NOT A BACKWATER VALVE MUST BE INSTALLED ACCORDING TO SEC. 409(A) OF THE UNIFORM PLUMBING CODE. SEE SPECIFICATIONS PACKET FOR MORE DETAIL.

5) ON ALL EXISTING SANITARY MAINS, WYES SHALL BE CUT AND SLEEVED IN PLACE BY CITY OF BLOOMINGTON UTILITIES PERSONNEL WITH CITY OF BLOOMINGTON UTILITIES FURNISHING ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY FOR INSTALLATION. DEVELOPER SHALL PROVIDE ALL NECESSARY EXCAVATION, SHORING, BACKFILL, AND SURFACE REPAIR. PLEASE CONTACT NANCY AXSOM AT (812) 349-3689 FOR MORE INFORMATION.

6) WHEN CONNECTING A NEW PIPE TO AN EXISTING MANHOLE, THE MANHOLE SHALL BE CORE-DRILLED. PIPE SHALL BE CONNECTED TO THE MANHOLE BY EITHER A FLEXIBLE BOOT KOR-N-SEAL 1 OR 2 FLEXIBLE CONNECTOR OR APPROVED EQUAL. TABLE AND TROUGH SHALL BE MODIFIED AS NECESSARY TO DIRECT THE FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE INVERT OUT FOR THIS STRUCTURE.

7) IN ACCORDANCE WITH SECTION 4.5.2.1.5.1. OF THE CBU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE A CLEAN-OUT AT LEAST EVERY 90 FEET. ALL CLEAN-OUTS, WEATHER IN GRASSY AREAS OR IN PAVEMENT, SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST JORDAN CATALOGUE NO. 2975 OR NEENAH CATALOGUE NO. R-1974-A. IN GRASSY AREAS, THE CASTING SHALL BE PROVIDED WITH A CIRCULAR CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 6" THICK AND SHALL EXTEND AT LEAST 8" BEYOND THE OUTSIDE OF THE CASTING ON ALL SIDES. IN PAVEMENT, THE TOP OF THE CASTING SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT. TOP OF CLEAN-OUT SHALL BE NO MORE THAN 3" BELOW THE TOP OF THE CASTING. A #10 INSULATED SOLID COPPER LOCATOR WIRE SHALL BE WRAPPED AROUND ALL NON-METALLIC PIPES SO THAT ONE REVOLUTION IS MADE AT LEAST EVERY PIPE JOINT. SPLICES ARE TO BE MADE WITH AN APPROVED CONNECTOR, AND ARE TO BE SUITABLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE WITH A CLEAN-OUT IN A CASTING. ALSO SEE THE CBU CONSTRUCTION SPECIFICATIONS FOR THE "STANDARD SANITARY LATERAL CLEAN-OUT DETAIL #19".

8) WHEREVER C900 PIPE IS USED FOR SEWER, ALL WYES SHALL BE HARCO, SIZED FOR C900 ON THE RUN AND SDR-35 ON THE BRANCH. TRANSITION FROM C900 TO SDR-35 PIPE SHALL BE MADE BY USE OF A HARCO C900 TO SDR-35 ADAPTER WYES.

9) ALL D.I.P. USED FOR SANITARY SEWER SHALL HAVE CERAMIC EPOXY LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTO 401, AS MANUFACTURED BY INDURON PROTECTIVE COATINGS. WYES FOR D.I.P. SHALL BE HARCO D.I.P. TO SDR-35 ADAPTER WYES.

10) SDR 21 PR 200 PVC PRESSURE PIPE MAY BE USED FOR 2" WATER MAINS. A #10 INSULATED SOLID COPPER WIRE SHALL BE WRAPPED AROUND THE PIPE SO THAT ONE REVOLUTION IS MADE AT LEAST EVERY PIPE JOINT. SPLICES ARE TO BE MADE WITH AN APPROVED CONNECTOR SUITABLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE AT LEAST EVERY 500 FEET TO A VALVE BOX.

11)DUCTILE IRON PIPE WILL REQUIRE POLYETHYLENE ENCASEMENT AND SHALL BE 8-MIL LINEAR LOW-DENSITY (LLD) POLYETHYLENE ENCASEMENT OR 4-MIL HIGH-DENSITY CROSS-LAMINATED (HDCL), POLYETHYLENE ENCASEMENT MATERIAL, INCLUSIVE OF VALVES AND FITTINGS. THE MATERIAL SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH AWWA C-105, ANSI A21.5.

12) PERMANENT INDICATING CONTROL VALVE SHALL BE INSTALLED ON THE FIRE LINE 12" ABOVE THE FLOOR AT THE TERMINATION POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST AND WILL REMAIN AS A PART OF THE SYSTEM. ONCE ALL TESTING IS COMPLETE, THE LINE WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM. PLEASE CONTACT NANCY AXSOM (812) 349-3689 FOR ADDITIONAL INFORMATION.

UTILITY CONTACTS

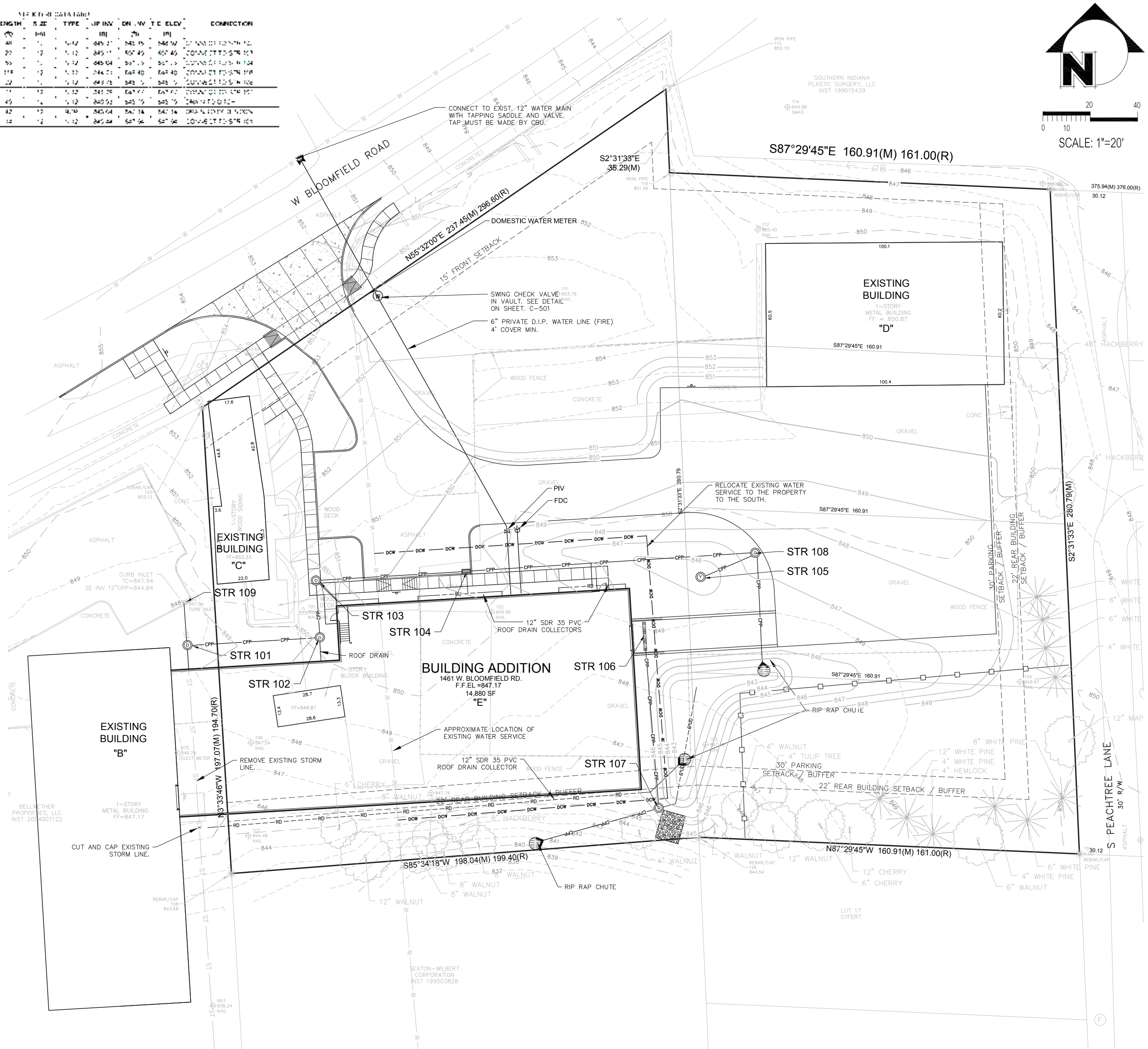
AT&T (Phone)
Brent McCabe (812) 334-4521
4517 E. Indiana Bell Ct.
P.O. Box 56 Bloomington, Indiana 47408
(812) 334-4594 Fax

CITY OF BLOOMINGTON UTILITIES (Water/Sewer)
Nancy Axsom (812) 349-3689
600 E. Miller Dr.
Bloomington, IN 47402
(812) 349-3683 Fax

DUKE ENERGY (Electric)
Kerry Ducker (812) 337-3035
1100 W. 2nd St.
Bloomington, IN 47403
(812) 337-3000 Fax

VECTREN (Gas)
Doug Anderson (812) 330-4031
205 S. Madison St.
Bloomington, IN 47404
(812) 330-4057 Fax

COMCAST (Phone)
Scott Templeton (812) 355-7822
2450 S. Henderson St.
Bloomington, IN 47401
(812) 332-0129 Fax



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project title

ADDITION FOR BW PROPERTIES
1461 WEST BLOOMFIELD ROAD
BLOOMINGTON, INDIANA

project information

PROJECT NUMBER:	16-39
ISSUE DATE:	10.24.16
REVISION DATE:	
DRAWN BY:	DK
CHECKED BY:	SLS

sheet title

UTILITY PLAN

sheet number

C-401

LEGEND

- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED SPOT ELEVATION
- SILT FENCE
- GRADING LIMITS
- YARD INLET
- FLOW ARROW
- DOMESTIC COLD WATER
- FIRE PROTECTION SERVICE
- SETBACK LINE
- SANITARY LATERAL
- ROCK CHECK DAM
- STORZ CONNECTION
- BENCH MARK
- MAG NAIL
- UTILITY POLE
- EX. WATER LINE
- EX. COMMUNICATIONS LINE
- EX. UNDERGROUND ELEC.
- EX. UNDERGROUND GAS
- EX. OVERHEAD WIRES
- EX. SANITARY MAIN
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. ELEC. TRANSFORMER
- EX. SANITARY MANHOLE

SCALE: 1"=20'

LANDSCAPE PLANT TABLE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
		TREES			
CF	2	CORNUS florida	Flowering Dogwood	2" Caliper	
Cp	3	CRATAEGUS phaenopyrum	Washington Hawthorn	2" Caliper	
GT	5	GLEDITSIA triacanthos inermis	Thornless_Honeylocust	2" Caliper	
LS	4	LIQUIDAMBAR styraciflura	Sweet Gum	2" Caliper	
NS	4	NYSSA sylvatica	Black Gum	2" Caliper	
PS	15	PINUS strobus	White Pine	6' Hgt.	
PV	16	PINUS virginiana	Virginia Pine	6' Hgt.	
QB	6	QUERCUS macrocarpa	Bur Oak	2" Caliper	
QR	6	QUERCUS rubra	Red Oak	2" Caliper	
TC	14	TSUGA canadensis	Canadian Hemlock	6' Hgt.	
		SHRUBS			
BW	36	BUXUS "Green Mountain"	Green_Mountain_Boxwood	3 Gallon	
HQ	8	HYDRANGEA quercifolia	Oakleaf_Hydrangea	3 Gallon	
IG	18	ILEX glabra 'Densa'	Dense Inkberry	3 Gallon	
VA	0	VIBURNUM acerifolium	Mapleleaf viburnum	3 Gallon	

SC Distribution Landscape Requirements Zone CA

Street Trees Required
1 tree required for every 40 lf of property that abuts R/W,
W. Bloomfield R.-315 lf of R/W abutment; 8 trees required, 8 trees provided. 238 lf of R/W abutment along Bloomfield Rd. 6 trees required, 6 trees provided.

Buffer Yard South Property Line
Type 2 (15') required on the south side of the site, CA / RS
Length = 385.95'
1 Deciduous canopy tree, 2 evergreen trees, planted for every 25' of boundary
16 deciduous canopy trees required, and 32 evergreen trees required. 5 evergreen trees preserved and 15 deciduous trees preserved. 1 new deciduous canopy tree provided and 27 evergreen trees provided.

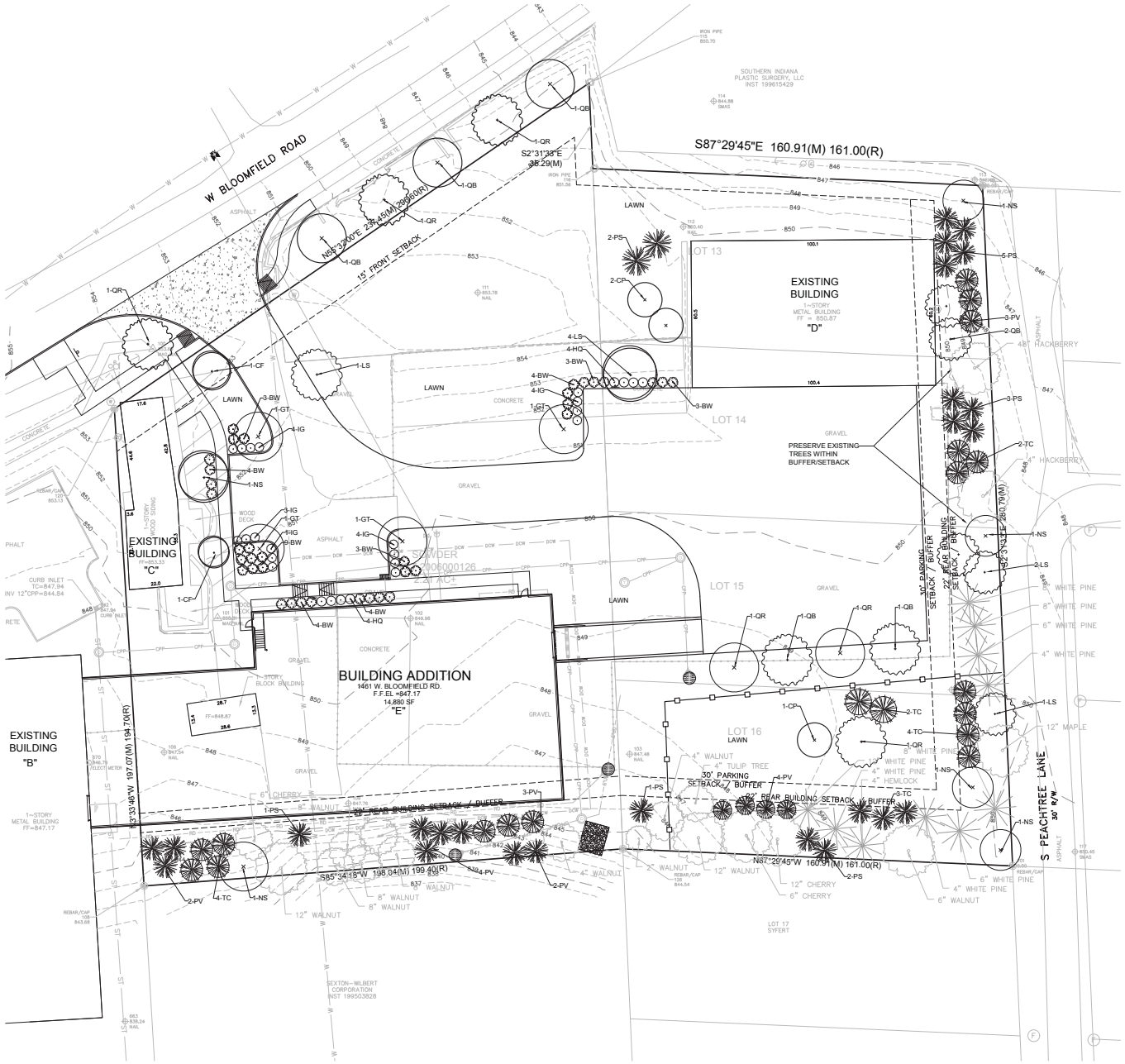
Buffer Yard East Property Line
Type 2 (15') required on the east side of the site, CA / RS
Length = 280.79'
1 Deciduous canopy tree, 2 evergreen trees, planted for every 25' of boundary.
12 deciduous canopy trees required, and 24 evergreen trees required. 5 evergreen trees preserved and 3 deciduous trees preserved. 9 new deciduous canopy trees provided and 19 evergreen trees provided.

Parking lot Requirements: 11 Total Parking Spaces,
One large canopy tree required for every 4 spaces required,
3 new large canopy trees required; 3 new large canopy trees provided.
3 Shrubs required for every parking space, 33 shrubs required, 33 shrubs provided, 60% evergreen.
Some parking lot perimeter shrubs were used within the islands and bumpouts because of lack of space around the parking lot perimeter.

Landscape Bumpout and Islands
No Bumpout Islands required

Interior plantings
Total area = 2.23 ac; Parking and buildings and buffer = 1.18 ac
Area not covered by building or parking lot = 1.03 ac.
9 large canopy trees, 3 evergreen trees, 3 medium or small trees, and 27 shrubs required per acre of site not covered by parking lot, structure or buffer yards. 10 large canopy trees required, 10 large canopy trees provided, 4 evergreen trees required, 4 new evergreen trees provided.
4 medium or small trees required, 4 medium or small trees provided
29 Shrubs required, 50% evergreen. 29 shrubs provided, 100% evergreen.
Interior shrubs planted within parking lot islands.

Species Diversity
Maximum of one species of tree provided is 17%.



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project title

ADDITION FOR BW PROPERTIES

1461 WEST BLOOMFIELD ROAD BLOOMINGTON, INDIANA

project information

PROJECT NUMBER: 16-39
ISSUE DATE: 10.24.16
REVISION DATE:

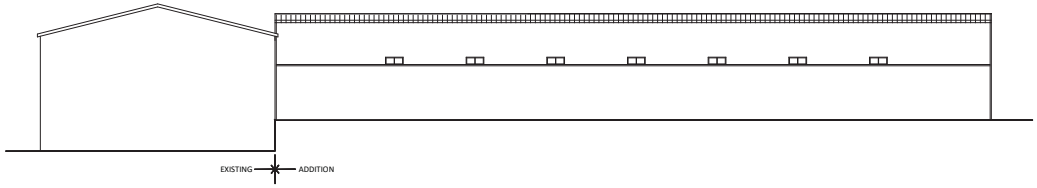
DRAWN BY: DK
CHECKED BY: SLS

sheet title

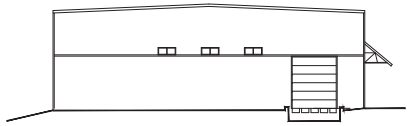
LANDSCAPE PLAN

sheet number

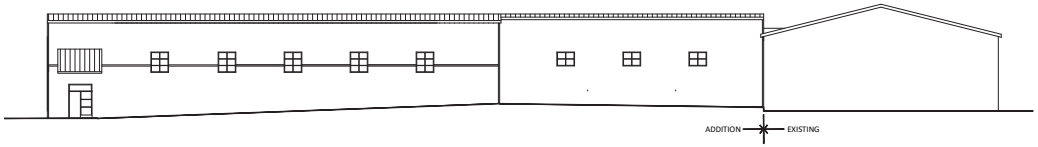
L-101



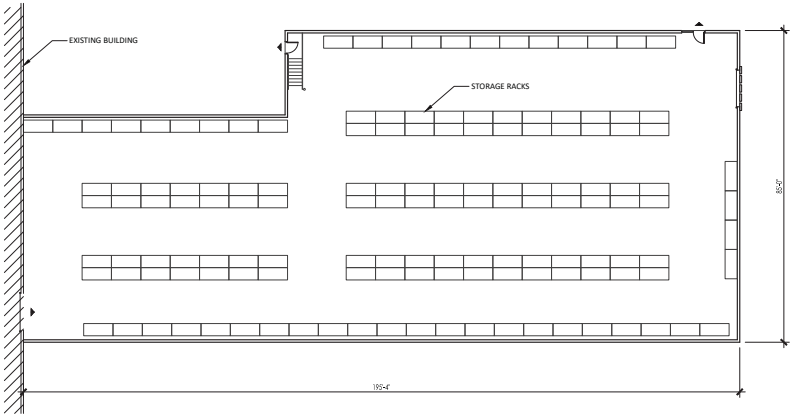
D REAR ELEVATION
SCALE: 1/16" = 1'-0"



C SIDE ELEVATION
SCALE: 1/16" = 1'-0"



B FRONT/NORTH ELEVATION
SCALE: 1/16" = 1'-0"



A FLOOR PLAN
SCALE: 1/16" = 1'-0"

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project title

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BW PROPERTIES

1461 WEST BLOOMFIELD ROAD
BLOOMINGTON, INDIANA

project information

PROJECT NUMBER:	16-39
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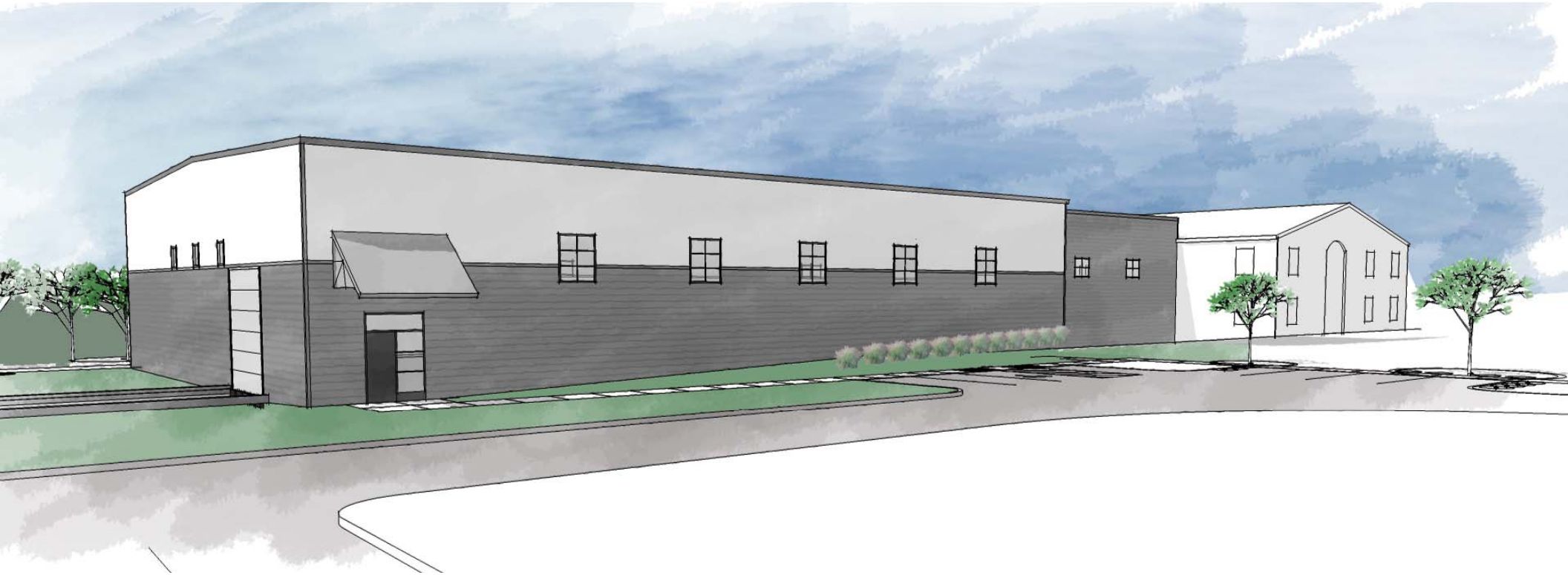
CHECKED BY:	JY

sheet title

FLOOR PLAN
& ELEVATIONS

sheet number

A1