

CITY OF BLOOMINGTON



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

**CITY OF BLOOMINGTON
PLAN COMMISSION**

December 5, 2016 @ 5:30 p.m.

❖ City Hall Council Chambers - Room #115

ROLL CALL

MINUTES TO BE APPROVED: November

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

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

PETITION CONTINUED TO SPECIAL MEETING ON DECEMBER 13, 2016

ZO-38-16 City of Bloomington
Amendments to Section 20.05.020 of the Unified Development Ordinance concerning requirements for Communications Facilities.
Case Manager: James Roach

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

UV-35-16 Tuck & Roll Properties LLC
907 W 2nd St
Use Variance to allow a Business/Professional office in the Medical (MD) zoning district.
Case Manager: Jackie Scanlan

UV-36-16 Horvath Communications
1901 S Weimer Rd
Use variance to allow a Communications Facility in a Residential Single Family (RS) zoning district.
Case Manager: Jackie Scanlan

SP-37-16 GMS-Pavilion Properties
815 N College
Site plan review of two 3-story multi-family buildings.
Case Manager: Jackie Scanlan

****Next Meeting January 9, 2017**

Last Updated: 12/2/2016

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Please call [812-349-3429](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.**

BLOOMINGTON PLAN COMMISSION
STAFF REPORT
LOCATION: 900-902 E. Cottage Grove Avenue

CASE #: ZO-22-16
DATE: December 5, 2016

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)

SINCE THE LAST MEETING:

Some questions and issues were raised at the November hearing by Plan Commissioners and the petitioner's representative. Staff has addressed those questions and issues below.

1. The status of the development as legal nonconforming is accurate. A few items require further clarification.

- a. It was stated that if the building burned down, it would have to be re-built within six months per the UDO. Staff mentioned that this was false at the hearing, and the code reference is below. Application for a building permit would need to be made within six months.

20.08.120 Structure Damaged or Destroyed

A lawful nonconforming structure or a structure which contains or is associated with a lawful nonconforming use, which has been partly or completely destroyed or removed by accidental cause, including Acts of God, may be replaced, provided the owner or agent makes application for a Building Permit within six (6) months of the date of destruction or removal. The replacement structure must be placed on the footprint of the old structure, may not be higher than the old structure, and shall be substantially the same architecture and constructed of similar materials, unless any deviation would bring the structure or use into or closer to compliance with the regulations of this Unified Development Ordinance,

to the extent possible and to the extent permitted by building code or other applicable regulation.

b. It was stated that the building could not undergo regular maintenance. This is also inaccurate, and the UDO reference is below.

20.08.130 Repair

Nothing in *Section 20.08.130; Repair* shall be interpreted to prevent normal maintenance and repair of lawful nonconforming structures or structures which contain or are associated with lawful nonconforming uses. Normal maintenance and repair does not include the razing of walls to the foundation and rebuilding, nor does it include altering a structure which contains a lawful nonconforming use in any way which results in additional bedrooms or other habitable space. Minor changes to a lawfully nonconforming sign shall be permitted only where necessary in order to keep the sign in good and safe repair and operating condition; such changes may include replacement of supports with different materials or design, but shall not include any enlargement to the dimensions of such supports or any increase in the number of such supports.

c. It was stated that if this property is rezoned to RH, the existing density on the site (or a higher density) could be replicated in a redevelopment through the use of Level Two Incentives from the 20.05.049 Green Development Incentives. Assuming the legal lot size is 0.22 acres, this is false. The current density on the site is 4.96 DUEs, assuming that all of the 2-bedroom apartments are under 950 square feet. Level Two Incentives would allow for the maximum density of the zone to be increased by 50%. The maximum density on the site allowed under RH is 3.3 DUEs. An additional 50% would only net 4.95 DUES.

Other development standards beyond the density would also make RH development difficult on this site, including 15 foot front, side, and rear yard setbacks; 50% lot impervious surface requirement; and parking setbacks of 20 feet behind the primary structure's front building wall and 10 feet side and rear yard setbacks. RH development on this lot would likely require multiple development standards variances.

This development can continue on as a legal nonconforming use and regular maintenance, and even extensive remodel within the bounds of 20.08.130, is permitted under the existing zone.

2. How or why was the provision for private property owners in IN zones removed after the 1973 code?

Staff did not find an answer specific to this particular code change. However, staff does note that 20.01.060 of the current code repeals all former codes, including the 1973 code and amendments. The current code makes no special provision for privately owned property in IN, and the previous two codes did not, either. The code reference is below.

20.01.060 Repeal of Preexisting Ordinances

The following City ordinances are hereby repealed and are replaced by this Unified Development Ordinance and Official Zoning Map:

- (a) The City of Bloomington Zoning Ordinance of 1995, Ordinance No. 95-21, as amended.
- (b) The City of Bloomington Official Zoning Map of 1995, incorporated in and adopted as a part of Ordinance No. 95-21, as amended.
- (c) The City of Bloomington Subdivision Control Ordinance of 1973, Ordinance No. 73-3, as amended.

3. What is the process to rezone to IN if this property is rezoned to RH?

If the property is rezoned to RH, a petitioner who wants to rezone the property to IN would need to go through the same process of filing a rezone request to be heard by both the Plan Commission and the City Council. The zoning designation becomes moot for the purpose of regulation if Indiana University purchases the property, as this institution is not subject to local planning jurisdiction.

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.

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:

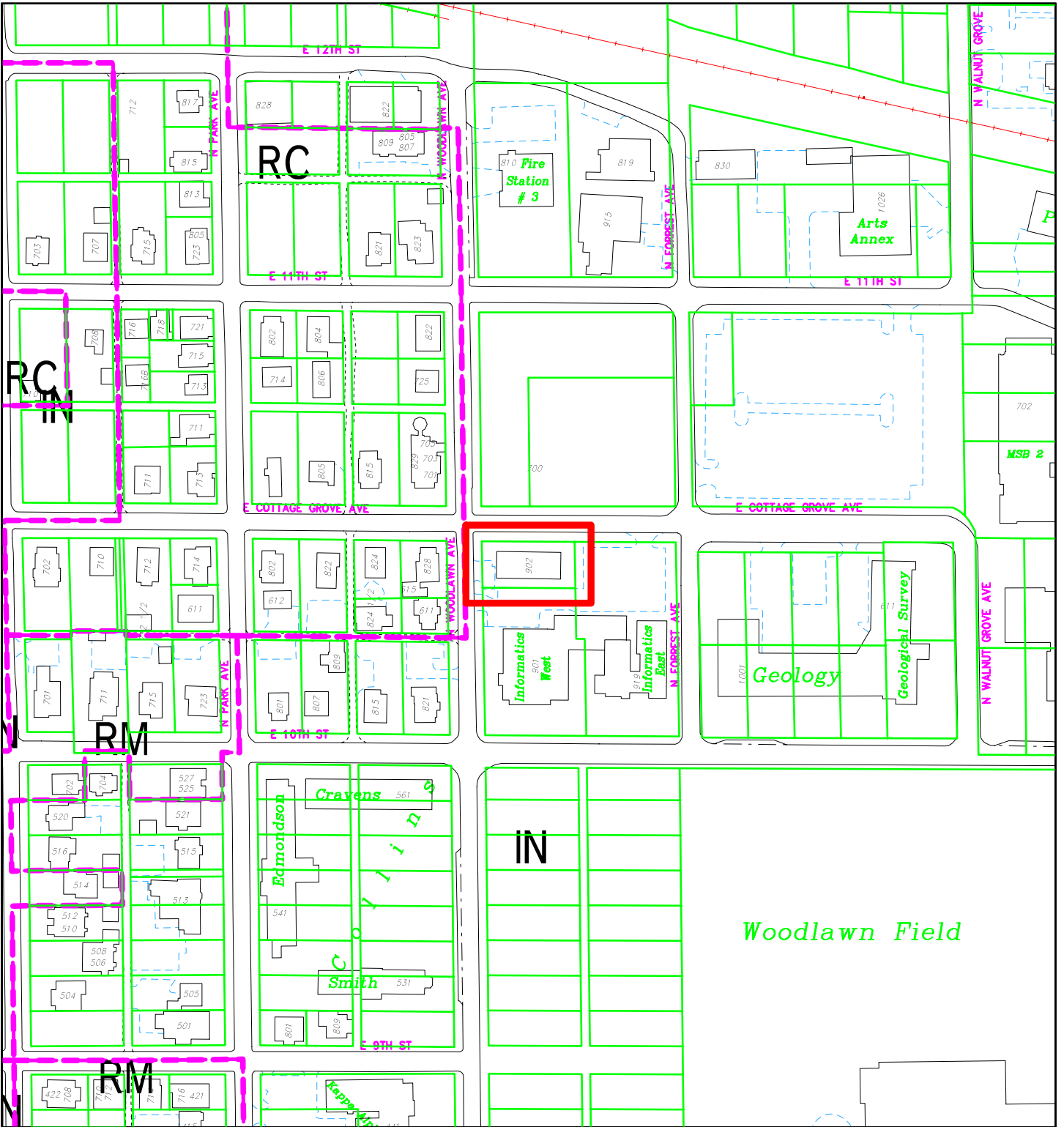
Surrounding Zones and Uses: The property is surrounded on three sides by Institutional (IN) zoned property that is owned and operated by Indiana University. The surrounding IN parcels are part of the larger Indiana University campus. All of the properties on the east side of Woodlawn Avenue from East 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.

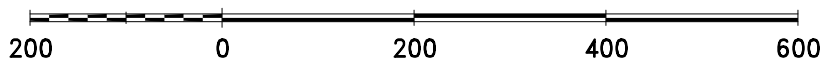
Density: The current apartment building has six 2-bedroom apartments and one 3-bedroom apartment for a total of 4.96 DUEs on the property, which is equal to 22.55 units per acre. The parcel is .22 acres, which would allow for 3.3 DUEs if the property was zoned RH, or 15 units per acre. The current development 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. The site has never been zoned for multi-family use and the RH zoning district is not the appropriate zone for this site.

RECOMMENDATION: Staff recommends a recommendation of denial of this petition to City Council.

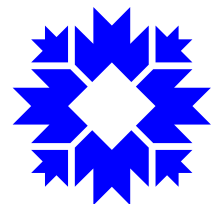


By: scanlanj
15 Sep 16

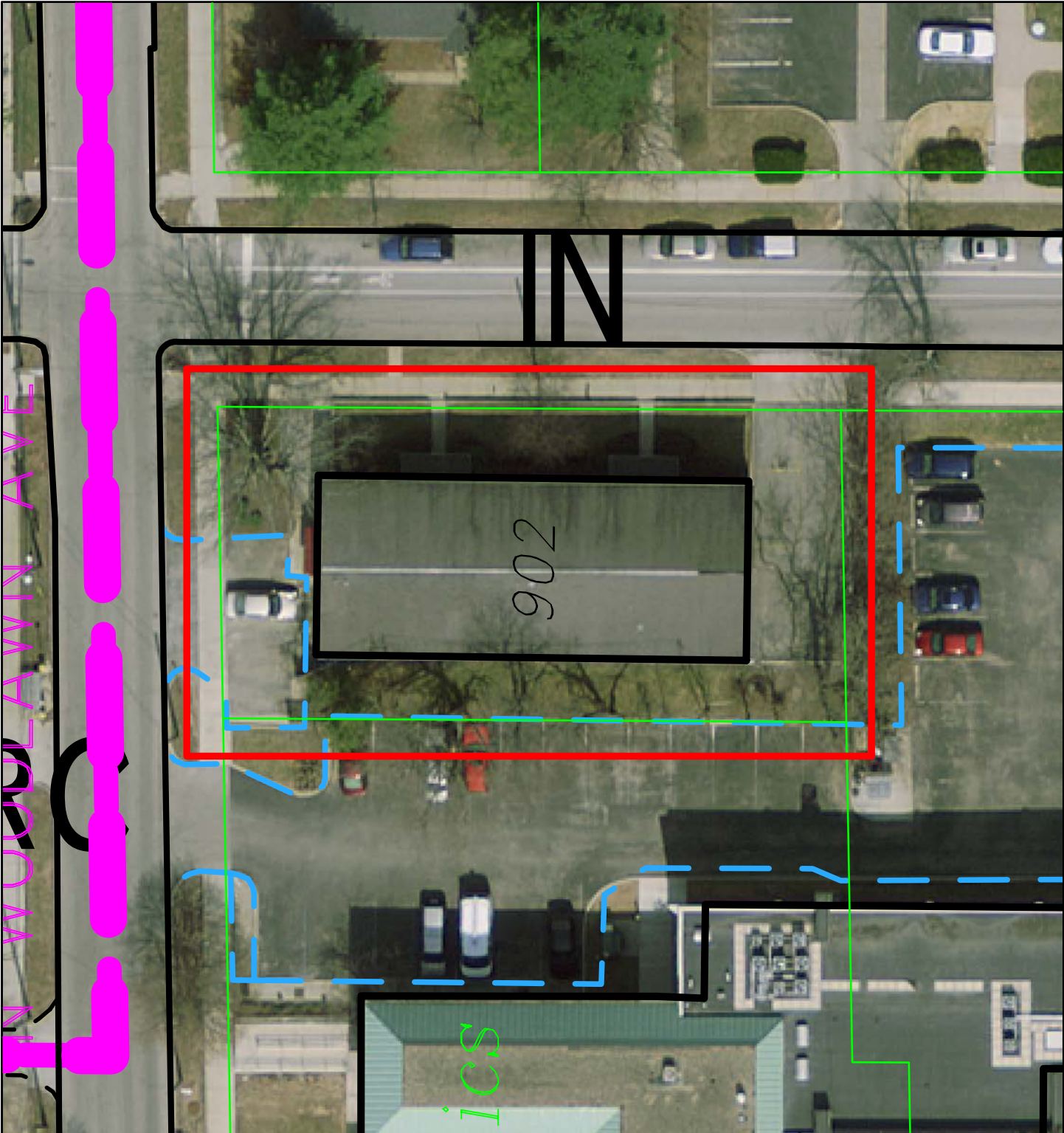


For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 200'



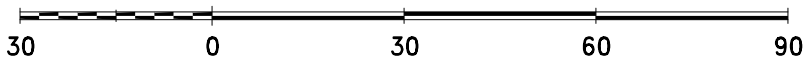
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902

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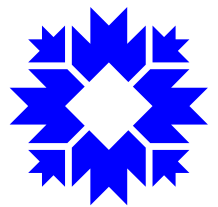
By: scanlanj
15 Sep 16



For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 30'

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:

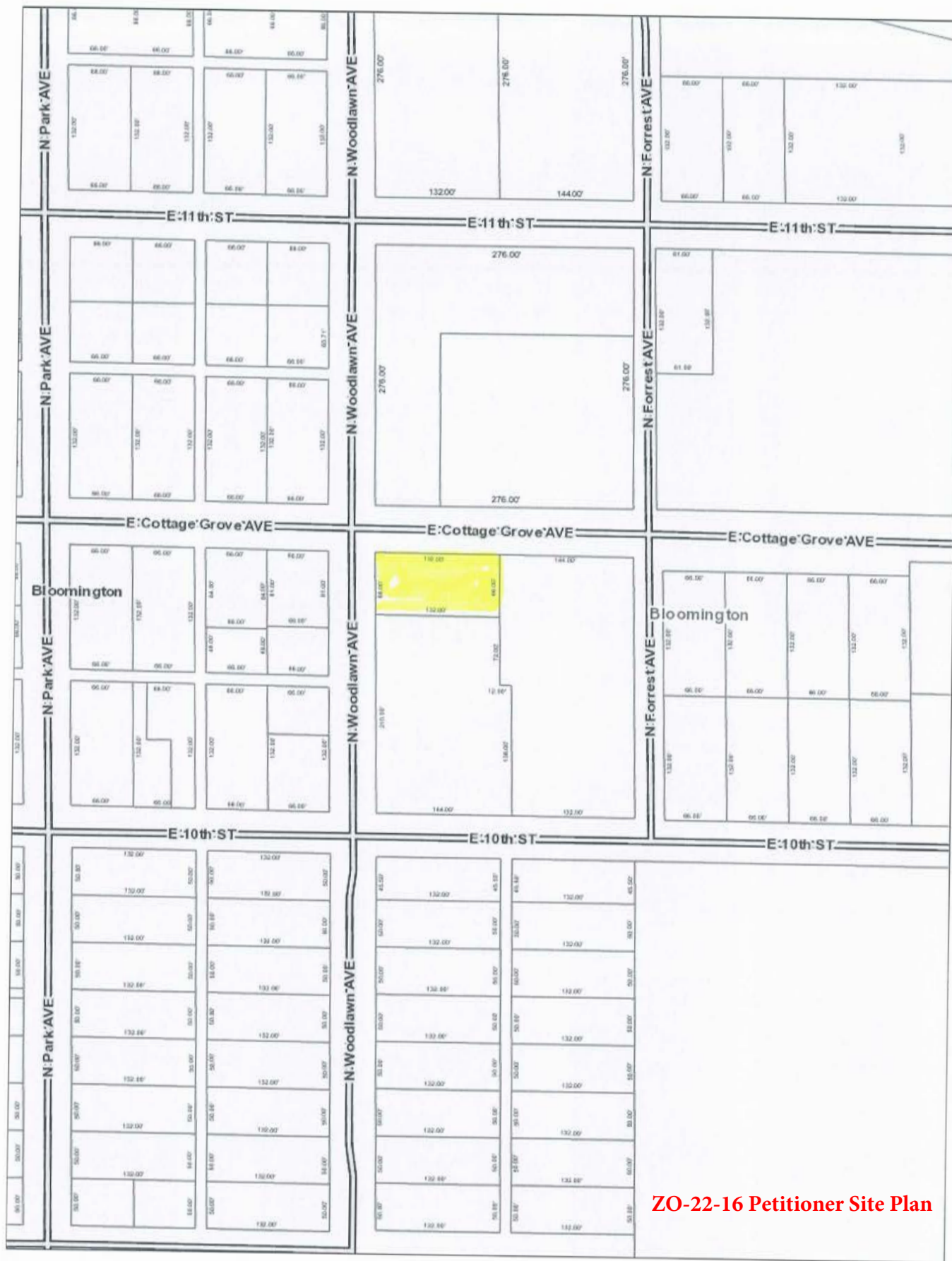
Petitioner requests rezoning to RH as the appropriate zone for the current and historic use of the property since 1968 as a seven apartment, multi-family dwelling.

Process:

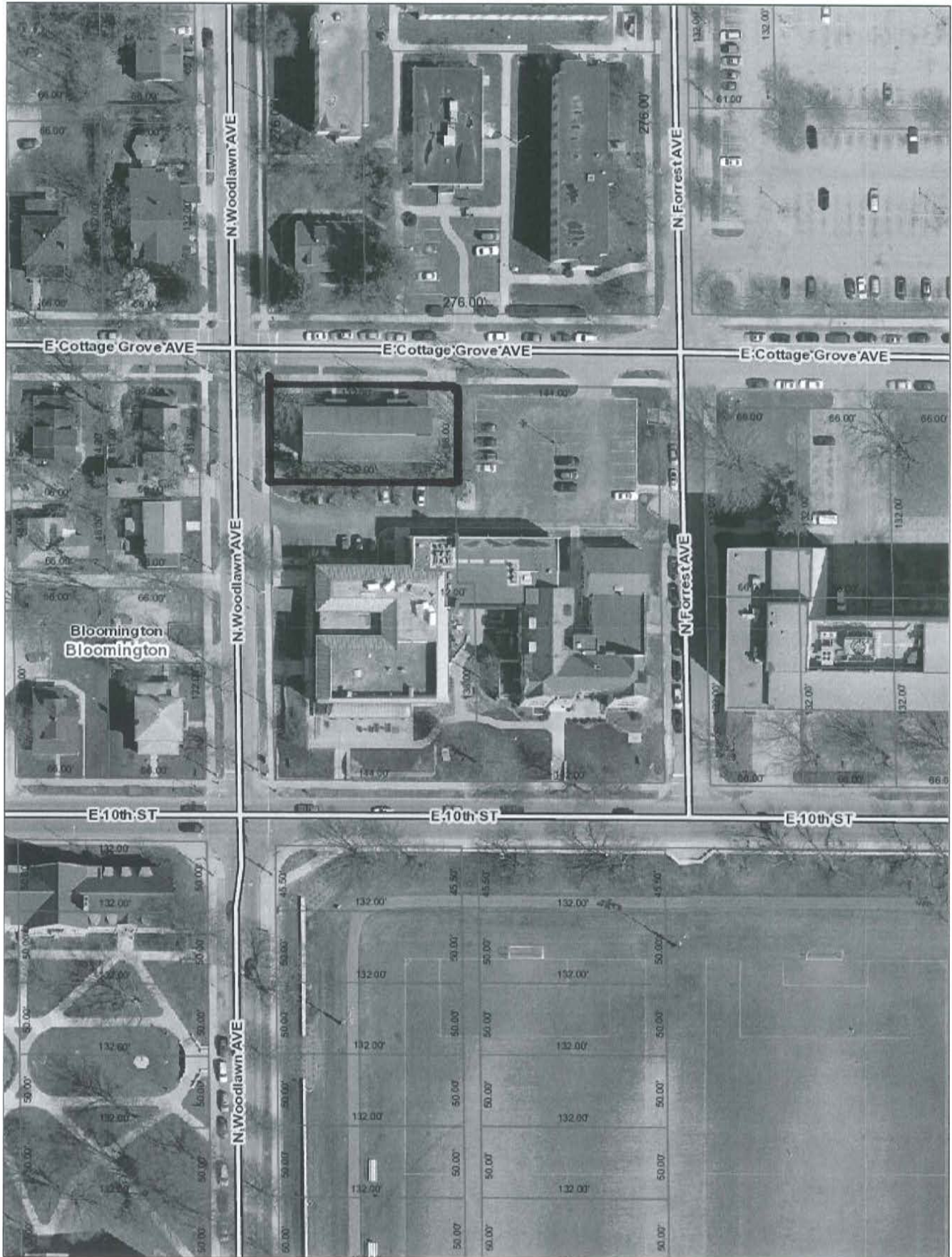
Petitioner requests waiver of a second Plan Commission hearing on this Petition.



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



ZO-22-16 Petitioner Site Plan



ZO-22-16 Petitioner Site Plan



ZO-22-16 Petitioner Site Plan

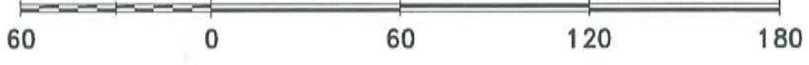
City of Bloomington
Planning & Transportation



Scale: 1" = 60'



By: thompson
13 Sep 16



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

ZO-22-16 Neighbor Remonstrance

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
LOCATION: 323 and 455 S. Westplex Ave.**

**CASE #: PUD-31-16
DATE: December 5, 2016**

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

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. One building along Patterson Dr. will be 4-stories with the first floor non-residential space partially raised above sidewalk grade because of grade change along the street. 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 as 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 169 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. Multi-family unit and bedroom breakdown for all of Area A is as follows:

- 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. Multi-family unit and bedroom breakdown for this lot is as follows:

- 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 apartments. 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 an earlier phase of development.

Since November Meeting: The following changes have been made since the November meeting.

- The petitioner has redesigned the creek corridor restoration to be more in keeping with the plan approved in 2011. The Environmental Commission memo notes no needed changes to the plan.
- A bike parking plan has been submitted which will meet UDO requirements in terms of number of spaces. Minor changes are necessary to meet distribution requirements.
- With the redesign of the creek corridor, the parking lot behind building #4 has gotten smaller. As a result there has been a reduction of approximately 18 surface parking spaces in Area A. This parking lot redesign is not reflected in the floorplan drawings.
- Most retaining walls have been removed from around Building #1 on Lot 2 of Area B. Only one unit now has an entrance behind a retaining wall. Some units are now completely below grade and include window wells. Some second floor units now have direct access to the street through elevated stoops.
- More details on plaza space between buildings 2 and 3 have been provided. This includes an accessible pedestrian route between the rear parking lot and the street.
- Details have been provided concerning pedestrian improvements to the intersection of 3rd and Patterson. While these are an improvement, there are still changes that need to be made before it can be approved.

At the November Plan Commission meeting there was considerable discussion about whether the architecture of the buildings in Area A was consistent with the schematic architecture presented as part of the PUD District Ordinance in 2010. The petitioners have detailed out these buildings more, but did not make dramatic changes in the design.

There was also considerable discussion at the November meeting about the design of the parking boulevard, the history of the design, the potential need for a median in the 3rd Street right-of-way, the options approved by the City Council in 2010 and the safety of the proposed parking boulevard. The Staff Report outlines several items that we wanted the petitioner's consultant to evaluate concerning these issues. That evaluation has not yet been completed.

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 is still in needed to determine compliance with this standard.

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, the southwest corner of the building is only 3-stories. Since the last meeting, most retaining walls were removed from around this building. Only one unit now has an entrance behind a retaining wall. Some units are now completely below grade and include window wells. Some second floor units now have direct access to the street through elevated stoops. There are still areas on the south façade that do not maintain a townhouse appearance. This can be easily rectified with three additional unit entrances on the south façade.

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 versions are included in the packet. The first 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.

Few changes have been made on the design of the parking boulevard since the November meeting. 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: In the November staff report, several transportation issues were outlined that should be investigated because the Plan Commission approves any specific changes to 3rd street in regard to the development of the parking boulevard. Issues fully or partially addressed are the pedestrian changes to 3rd and Patterson and the angle of the parking boulevard exit onto Patterson Drive. Other issues have not yet been addressed. Most importantly, the petitioners have not yet submitted a safety study to analyze the need for a median in 3rd, the need for two northbound lanes in Westplex, the safety implication of permitting left turns at the 3rd and Westplex intersection, whether U-turns should be prohibited on 3rd or if left turns into the parking boulevard should be permitted. Staff is not prepared to make a recommendation on the parking boulevard design without this analysis.

Building #5: Proposed “building #5”: is located behind the building that fronts on 3rd and Patterson. This building meets height and density requirements and includes 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 did not indicate opposition to the location of this building in November.

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 which included a facilities maintenance plan was 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 has been dramatically changed since the November meeting. The new plan is in keeping with the design approved in 2011 in terms of plants, maintenance, tree preservation, water quality features, and culvert design. The Environmental Commission report does not note any needed changes to the design.

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 alternative for the parking boulevard. There was discussion at the last meeting about the distance this placed the storefronts to the street. Prior to the meeting, the petitioner intends to provide a cross section drawing showing how these elements align. 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, so a through connection is not necessary.

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 has been 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.

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 by the Plan Commission, staff and the Common Council, 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.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made 3 recommendations concerning this development.

- 1.) The Petitioner should continue to make necessary changes to the Landscape Plan.
- 2.) The Petitioner should apply green building practices to create high performance, low-carbon footprint structures, and provide the infrastructure/space for recyclable-material collection.

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

Items for further discussion:

- Area A architecture
- Parking boulevard and safety

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

MEMORANDUM

Date: November 28, 2016

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: PUD-31-16, Patterson Pointe, Lots 1 & 2, Second hearing
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.

The EC appreciates that the Petitioner addressed the list of questions we provided in the last memorandum (attached), and revised the Site Plan to include valuable improvements. Environmentally, the plan now looks much like was envisioned in the original PUD. The restored stream will indeed be an excellent example of creek restoration for both water quality and habitat restoration.

ISSUES OF SOUND ENVIRONMENTAL DESIGN

1.) LANDSCAPING

The Landscape Plan needs some revisions. The EC recommends that the Petitioner and staff continue working to make these corrections.

2.) 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.

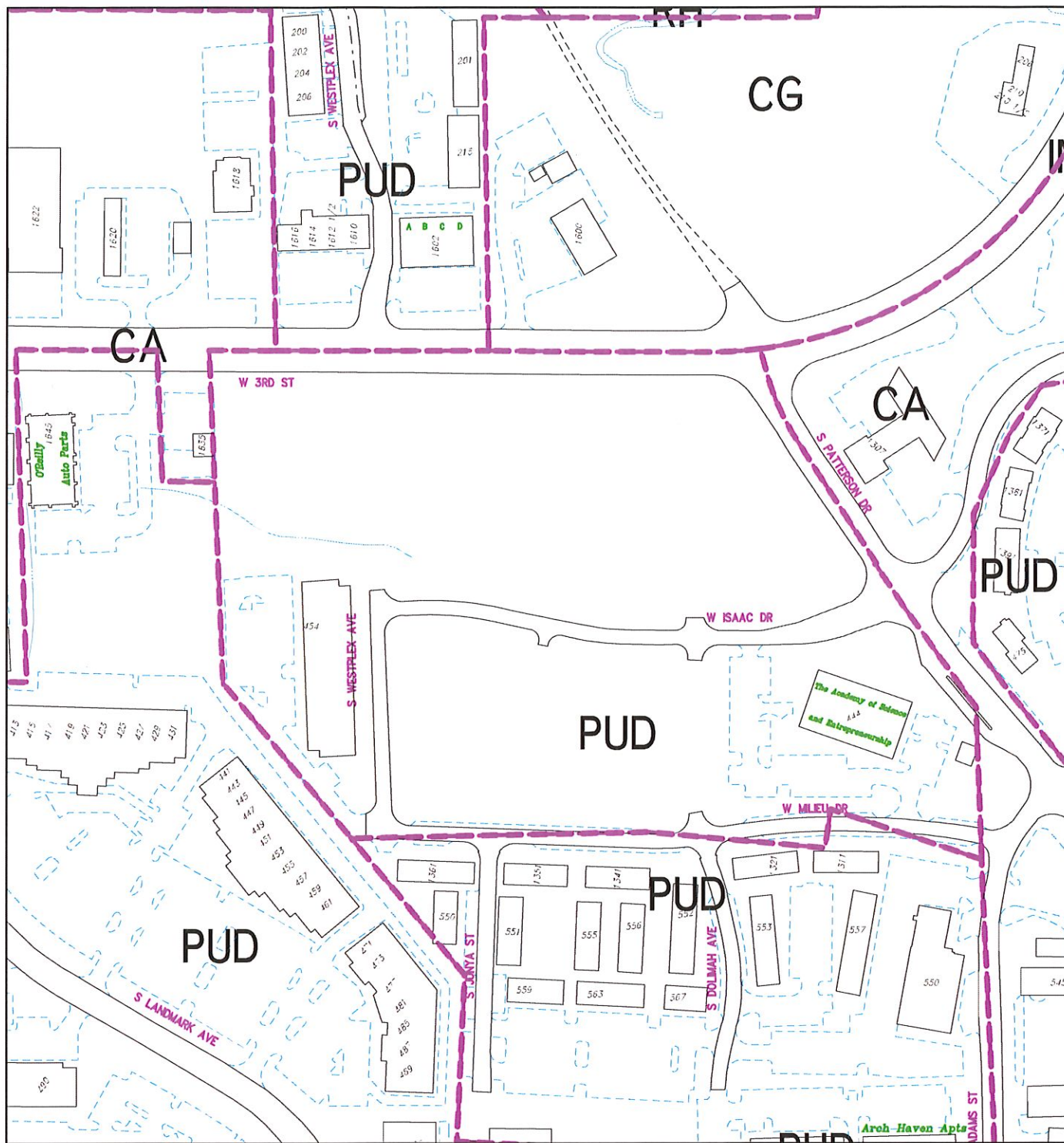
Green building and environmental stewardship are of utmost importance to the people of Bloomington and sustainable features are consistent with the spirit of the Unified Development Ordinance (UDO). Additionally, they are supported by Bloomington's overall commitment to sustainability and its green building 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*.

3.) 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 continue to make necessary changes to the Landscape Plan.
- 2.) The Petitioner should apply green building practices to create high performance, low-carbon footprint structures, and provide the infrastructure/space for recyclable-material collection.
- 3.) The Petitioner should commit to salvaging, recycling, and reusing all possible construction materials not needed for construction.



By: roachja
26 Aug 16

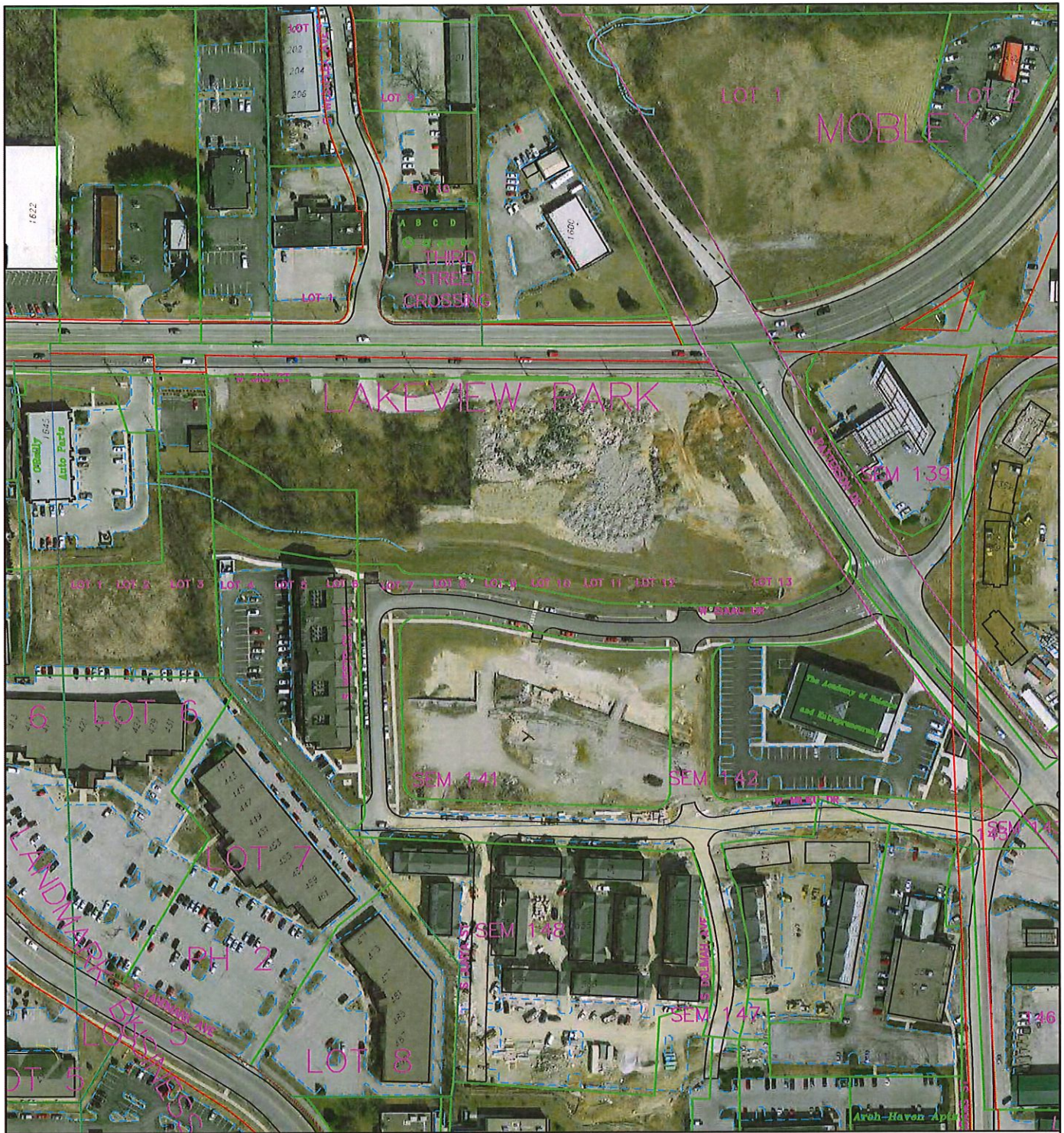


City of Bloomington
Planning & Transportation



Scale: 1" = 200'

For reference only; map information NOT warranted.



By: roachja
26 Aug 16



For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 200'

October 24, 2016 (Revised November 28, 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 could 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 introduced rain gardens along the restored intermittent stream. The

runoff from lot 1 will also drain to a rain garden southwest 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.

Revisions since November Plan Commission:

- Revised the routing and design of the restored intermittent stream area to achieve more natural, meandering pattern including two new rain garden areas south of the stream before stormwater enters the stream from the parking and building areas.
- Removed culverts under vehicular bridges over stream area and replaced with abutments and walls to better resemble bridges. This also allowed for keeping large existing trees just east of the extended Westplex Drive.
- Developing more information for the traffic safety at Westplex and 3rd Street and new traffic that would turn into the parking drive in front of buildings 2, 3, and 4.
- Revised architecture to better achieve PUD design.
- Added more detail and renderings for the pedestrian plaza area.

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.



James Roach <roachja@bloomington.in.gov>

Updated 3rd and Patterson Renderings

Tue, Nov 29, 2016 at 3:33 PM

Raper, Joe <JRaper@csinc.net>

To: James Roach <roachja@bloomington.in.gov>

Cc: Daniel Butler <dbutler@bynumfanyo.com>, Jeff Fanyo <jfanyo@bynumfanyo.com>, "aprazeau@context-design.com" <aprazeau@context-design.com>, "Steve Hoffman (steven@pavprop.com) (steven@pavprop.com)" <steven@pavprop.com>, Tim Tichenor <tichenor@tisbook.com>, Jon Tichenor <jtichenor@tisbook.com>, "mfigg@markfigg.com" <mfigg@markfigg.com>, "Schumacher, Randy" <RSchumacher@csinc.net>

Jim:

As requested attached you will find updated plaza renderings which shows the architecture envisioned around the corner plaza.

Other items addressed since our last submission include:

3rd and Patterson Plaza:

1. The design of the plaza is now ADA accessible.
2. See narrative form Bynum & Fanyo for the balance of site related changes.

Building 1:

1. Elimination of ground entrances from the center south two units whose entrances were below grade screened by a retaining wall. Window wells are provided to provide natural light to these units. The primary entries for these two units will now be from the garage perimeter corridor.

Building 2:

1. The materials on the exterior of this building have been modified to comply with the percentage of cementitious hardy panel required by the development standards at less than 20% on the facades that face 3rd street.

Building 3:

1. The materials on the exterior of this building have been modified to comply with the percentage of cementitious hardy panel required by the development standards at less than 20% on the facades that face 3rd street.
2. Fenestration and architectural elements have been added to the ends of this building.

Building 4:

1. The materials on the exterior of this building have been modified to comply with the percentage of cementitious hardy panel required by the development standards at less than 20% on the facades that face 3rd street.
2. Fenestration and architectural elements have been added to the ends of this building.

Building 5:

1. The lower level height has been increased to 12'-0" clear. No other changes.

Hope this helps.

Joseph E. Raper, AIA

Principal

CSO Architects, Inc.

8831 Keystone Crossing

Indianapolis, IN 46240

T 317.848.7800

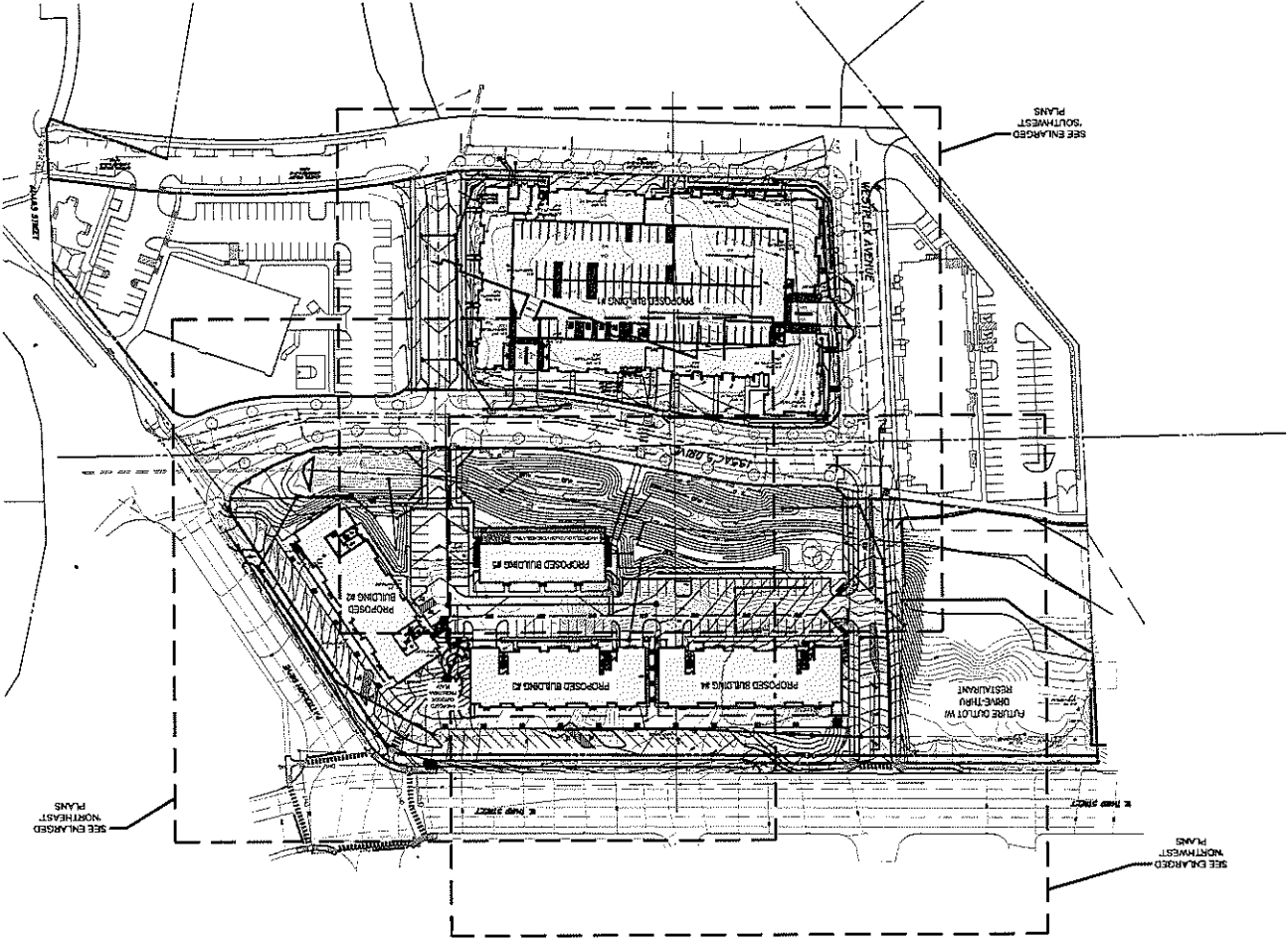
2 attachments

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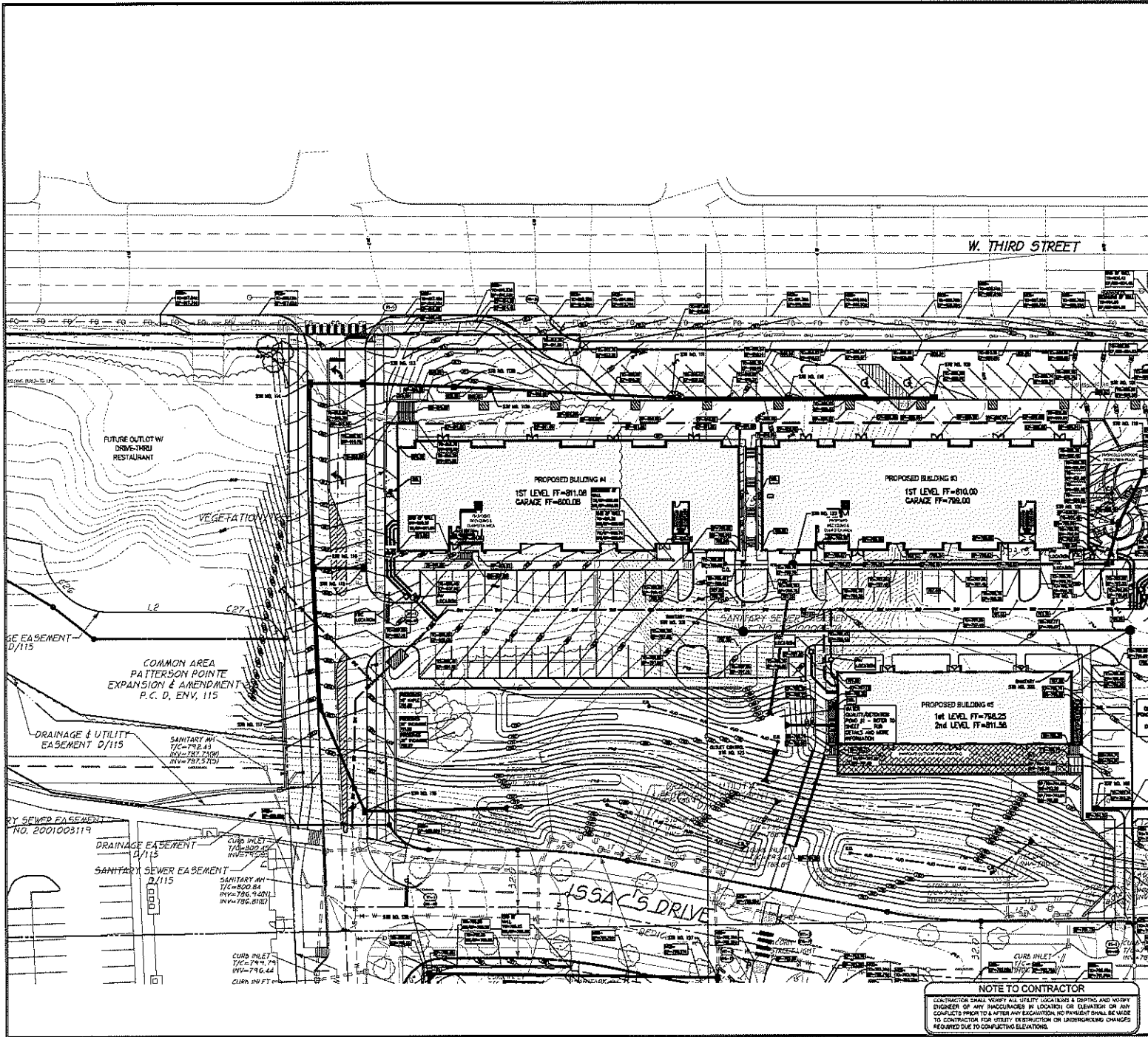
2016_11_29_Building 3 Elevation.pdf
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NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPT'S AND NOTIFY ALL AGENCIES IN ADVANCE OF ANY EXCAVATION OR REMOVAL OF ANY EXISTING OR NEW UTILITIES OR STRUCTURES IN ORDER TO AVOID COLLISIONS. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPT'S AND NOTIFY ALL AGENCIES IN ADVANCE OF ANY EXCAVATION OR REMOVAL OF ANY EXISTING OR NEW UTILITIES OR STRUCTURES IN ORDER TO AVOID COLLISIONS. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPT'S AND NOTIFY ALL AGENCIES IN ADVANCE OF ANY EXCAVATION OR REMOVAL OF ANY EXISTING OR NEW UTILITIES OR STRUCTURES IN ORDER TO AVOID COLLISIONS.



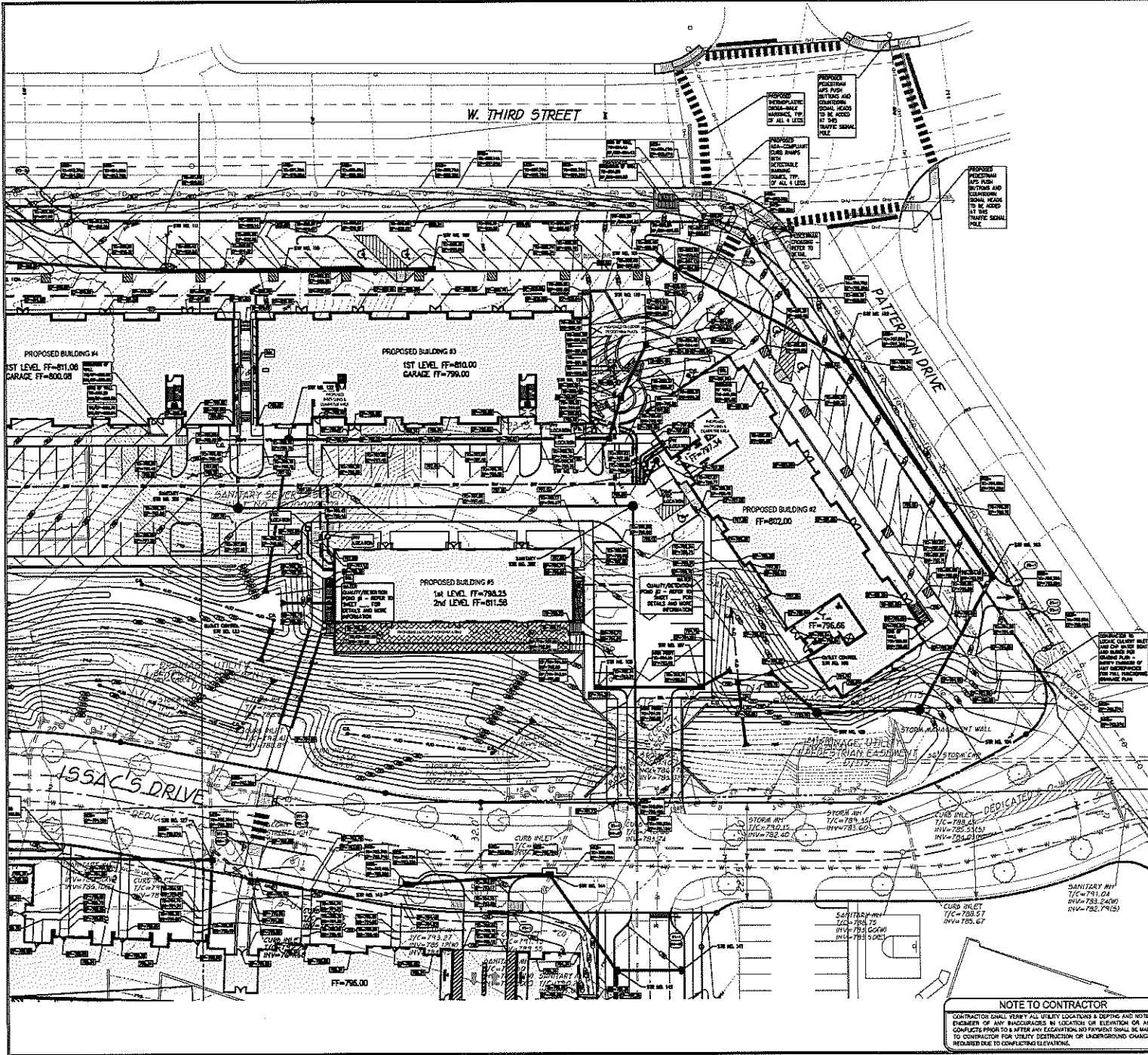
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Patterson Pointe Bloomington, Indiana									
CSO Architects ARCHITECTS 4011 E. 1st Street, Suite 100 Bloomington, Indiana 47403 Phone: (317) 326-1111 Fax: (317) 326-1112 Website: www.csoarchitects.com									



NOTE TO CONTRACTOR
 CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPT'S AND VERIFY
 EXISTENCE OF ANY ENCUMBRANCES BY LOCATING OR DEPT'S OR ANY
 COMPACTS 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"=30'

8	CSO Architects ARCHITECTS - INTERIOR DESIGN 4015 Eastman Avenue, Indianapolis, IN 46219 Phone: 317.426.1000 Fax: 317.426.1001
CSO	PROJECT NO. 401645 SHEET NO. 8 OF 10 DATE: 08/11/15 DRAWN BY: JSP CHECKED BY: JSP PROJECT NAME: PATTERSON POINTE PROJECT ADDRESS: BLOOMINGTON, INDIANA
Patterson Pointe Bloomington, Indiana	
DRAWING NUMBER C3072	
PROJECT NUMBER 401645	



NOTE TO CONTRACTOR
 CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTING AND NOTIFY ENGINEER OF ANY DISCREPANCIES IN LOCATION OR ELEVATION OR ANY COMPLETS PRIOR TO & AFTER ANY EXCAVATION AND PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES INCURRED DUE TO CONFLICTING ELEVATIONS.

SCALE: 1"=20'

CSO Architects
 Architects - Interior Design
 8011 Park Center Drive, Suite 100
 Bloomington, IN 47404
 Phone: (317) 344-1000
 Fax: (317) 344-1001
 Email: info@csos.com

PROJ. NO. 401645
DATE 08/11/10
SCALE 1"=20'
PROJECT NAME NORTHEAST SITE IMPROVEMENT PLAN
CLIENT [Redacted]

Patterson Pointe
 Bloomington, Indiana

SCALE 1"=20'

PROJ. NO. 401645

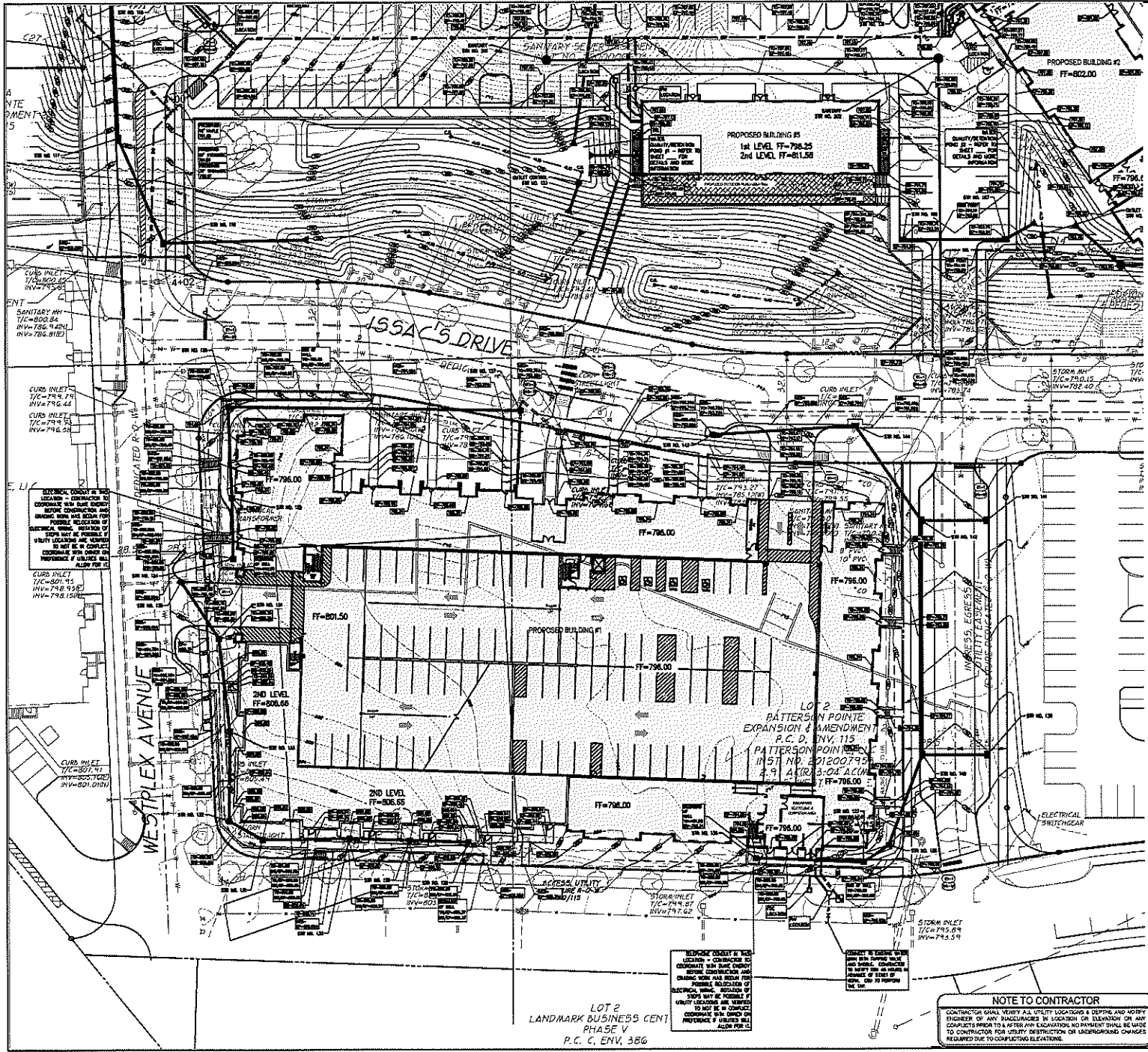
DATE 08/11/10

PROJECT NAME NORTHEAST SITE IMPROVEMENT PLAN

CLIENT [Redacted]

SCALE 1"=20'

PROJECT NUMBER 401645



CP7
SITE
5

CURB INLET
1/2"=800.00
INV=798.00

CURB INLET
1/2"=798.79
INV=798.79

CURB INLET
1/2"=798.54
INV=798.54

CURB INLET
1/2"=801.55
INV=798.93

CURB INLET
1/2"=807.47
INV=800.00

WESTREX AVENUE

ISSAC'S DRIVE

LOT 2
LANDMARK BUSINESS CENT
PHASE V
P.C. 6, ENV. 386

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REQUIRED DUE TO DISCREPANCIES.

SCALE: 1"=20'

8
CSO Architects
ARCHITECTS & ENGINEERS
1111 Indiana Avenue, Bloomington, IN 47403
Phone: (317) 344-1111
Fax: (317) 344-1112

PROPOSED BUILDING #1
1st LEVEL FF=798.25
2nd LEVEL FF=811.38

PROPOSED BUILDING #2
1st LEVEL FF=802.00

LOT 2
PATTERSON POINTE
EXPANSION & AMENDMENT
P.C. D, INV. 115
PATTERSON POINTE
INST. NO. 201200795
2.91 ACRES ± 0.04 ACRES
FF=798.00

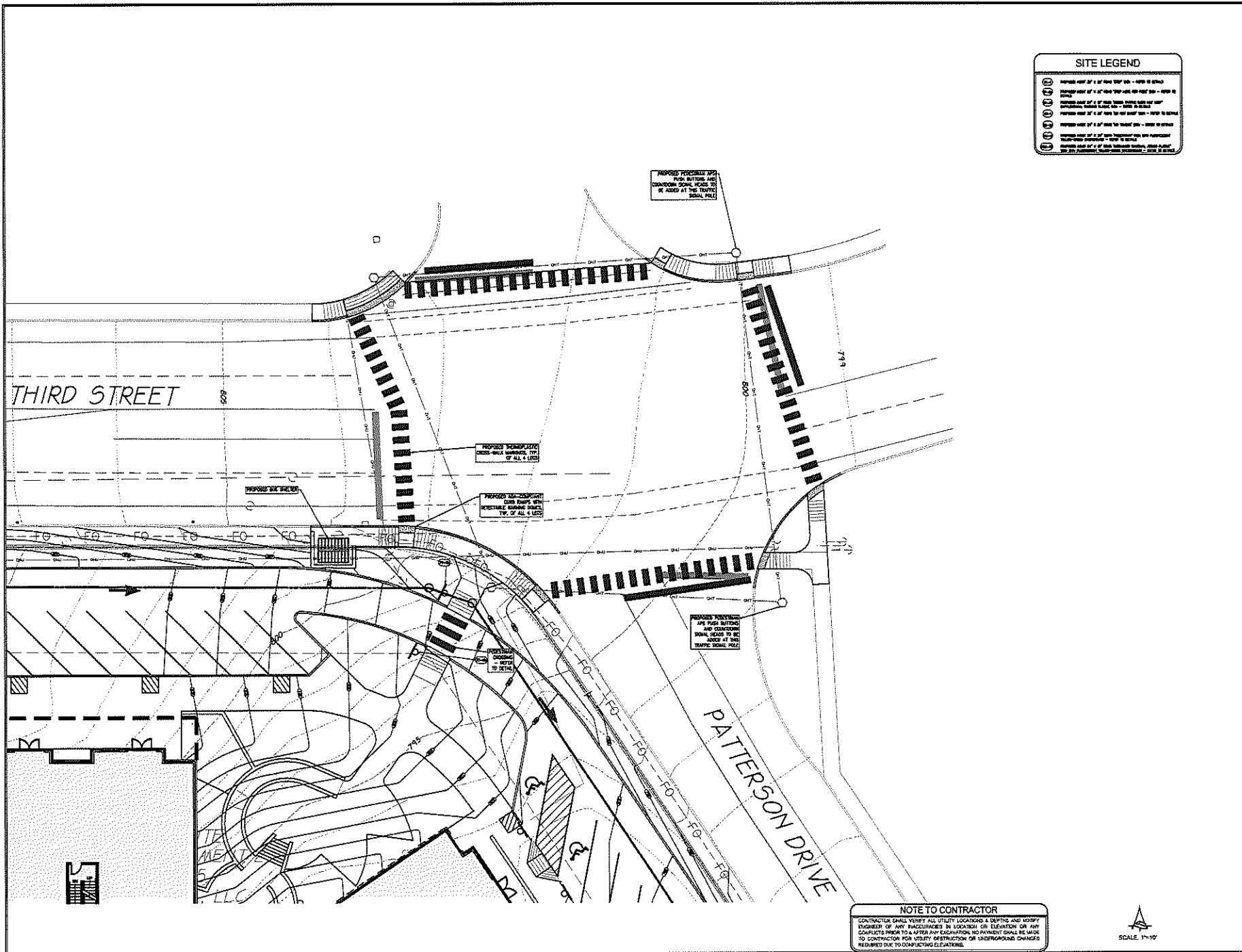
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DATE: 10/15/14
DRAWN BY: JDF
CHECKED BY: JDF

PROJECT TITLE:
ENLARGED
SOUTHWEST SITE
IMPROVEMENT PLAN

CERTIFIED BY:

DRAWING NUMBER:
C304

PROJECT NUMBER:
401645



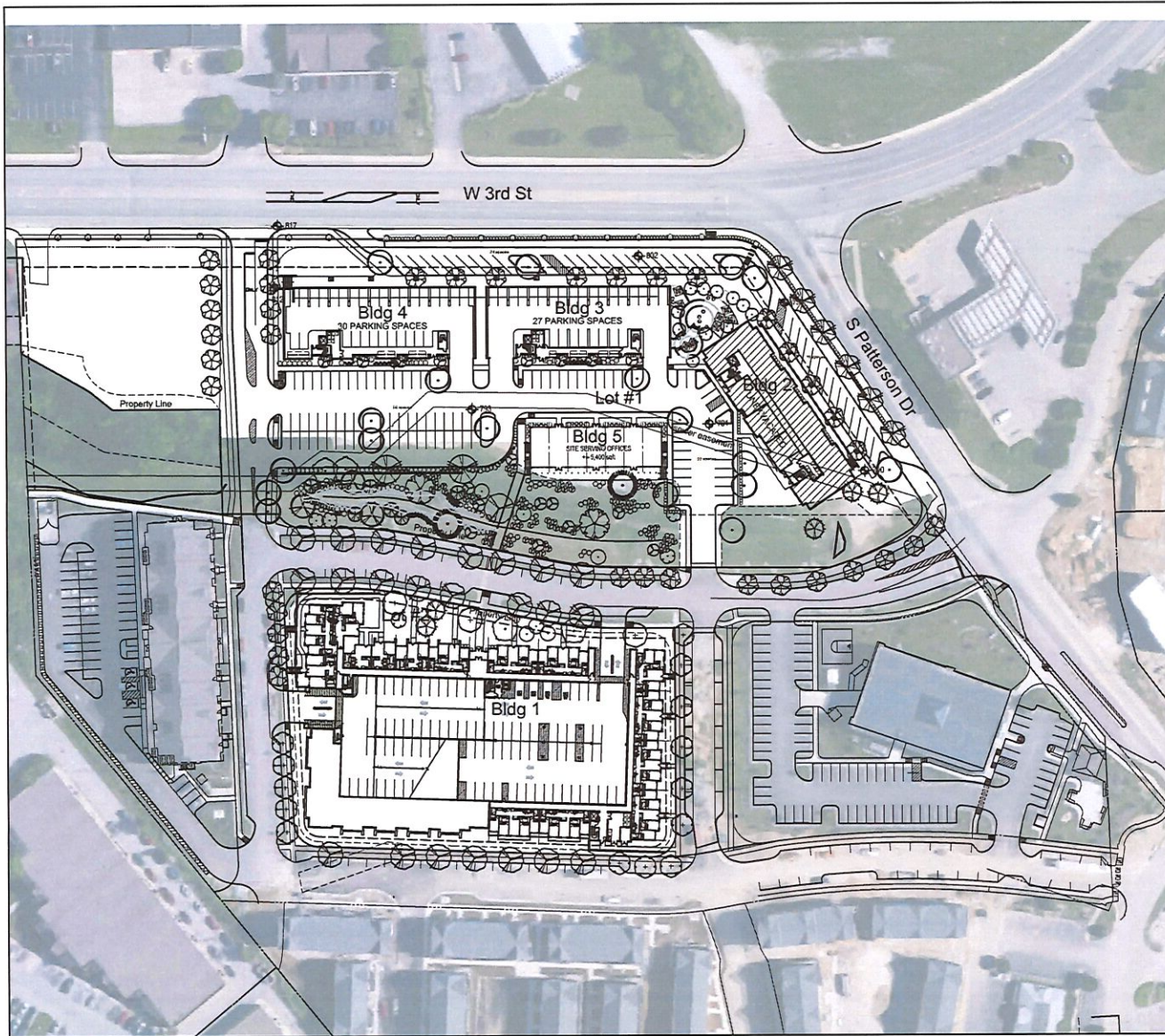
SITE LEGEND

- ① PROPOSED SIGNAL 20' x 20' SIGN TRAFFIC SIGNAL - APPROX. 10' CLEARANCE
- ② PROPOSED SIGNAL 20' x 20' SIGN TRAFFIC SIGNAL WITH TRAFFIC SIGNAL POLY
- ③ PROPOSED SIGNAL 20' x 20' SIGN TRAFFIC SIGNAL WITH TRAFFIC SIGNAL POLY AND TRAFFIC SIGNAL POLY
- ④ PROPOSED SIGNAL 20' x 20' SIGN TRAFFIC SIGNAL WITH TRAFFIC SIGNAL POLY AND TRAFFIC SIGNAL POLY
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<p>CSO Architects ARCHITECTS - INTERIORS 801 East Main Street, Bloomington, IN 47404 Phone: 317.340.0000</p>	
<p>Patterson Pointe Bloomington, Indiana</p>	
<p>DATE: 11/10/2010 DRAWING NO.: 401645</p>	
<p>PROJECT NO.: 401645</p>	
<p>SCALE: 1/4\"/> </p>	



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:

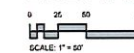
Floor	Totals
1st Floor: Incl. ramp plus spaces under ramp:	105
2nd Floor	105
3rd Floor	100
Total Garage Spaces:	310
Street & Surface Parking:	55

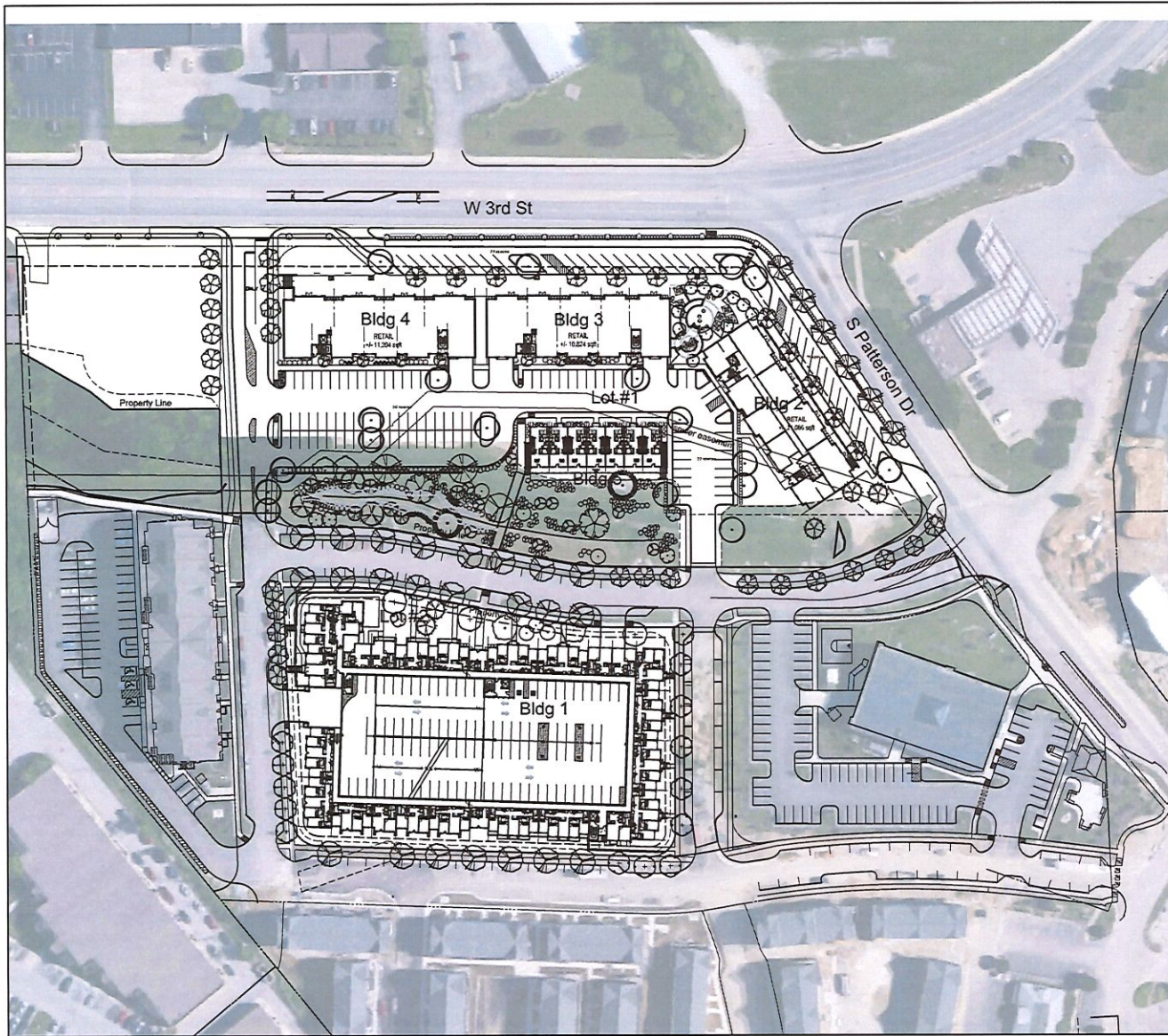
Total Parking Spaces Provided on Lot #2: **365** Spaces

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

LEVEL 1 PLAN (LOWEST)





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

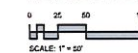
Townhouse	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals
Units	-	-	-	7	7
Total Apartments	-	-	-	7	7 Units
Total Apartments	4	25	21	22	72 Units
DUE	1	16.5	21	33	71.5

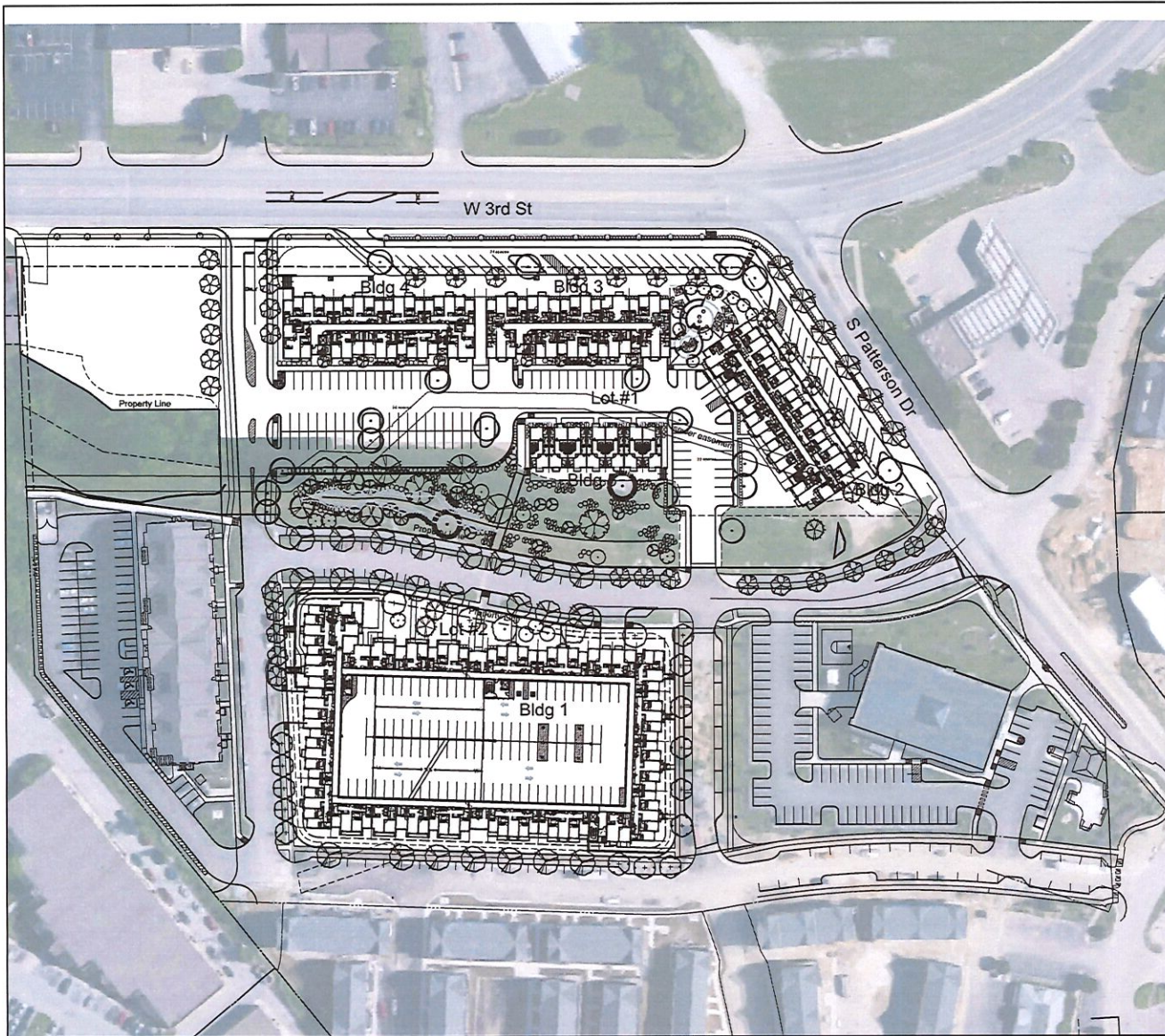
LOT #2 (Area B)

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





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

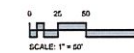
Bldg 5					
Townhouse	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Totals
Units	-	-	-	7	7
Total Apartments	-	-	-	7	7 Units
Total Apartments	4	25	21	22	72 Units
DUE	1	16.5	21	33	71.5

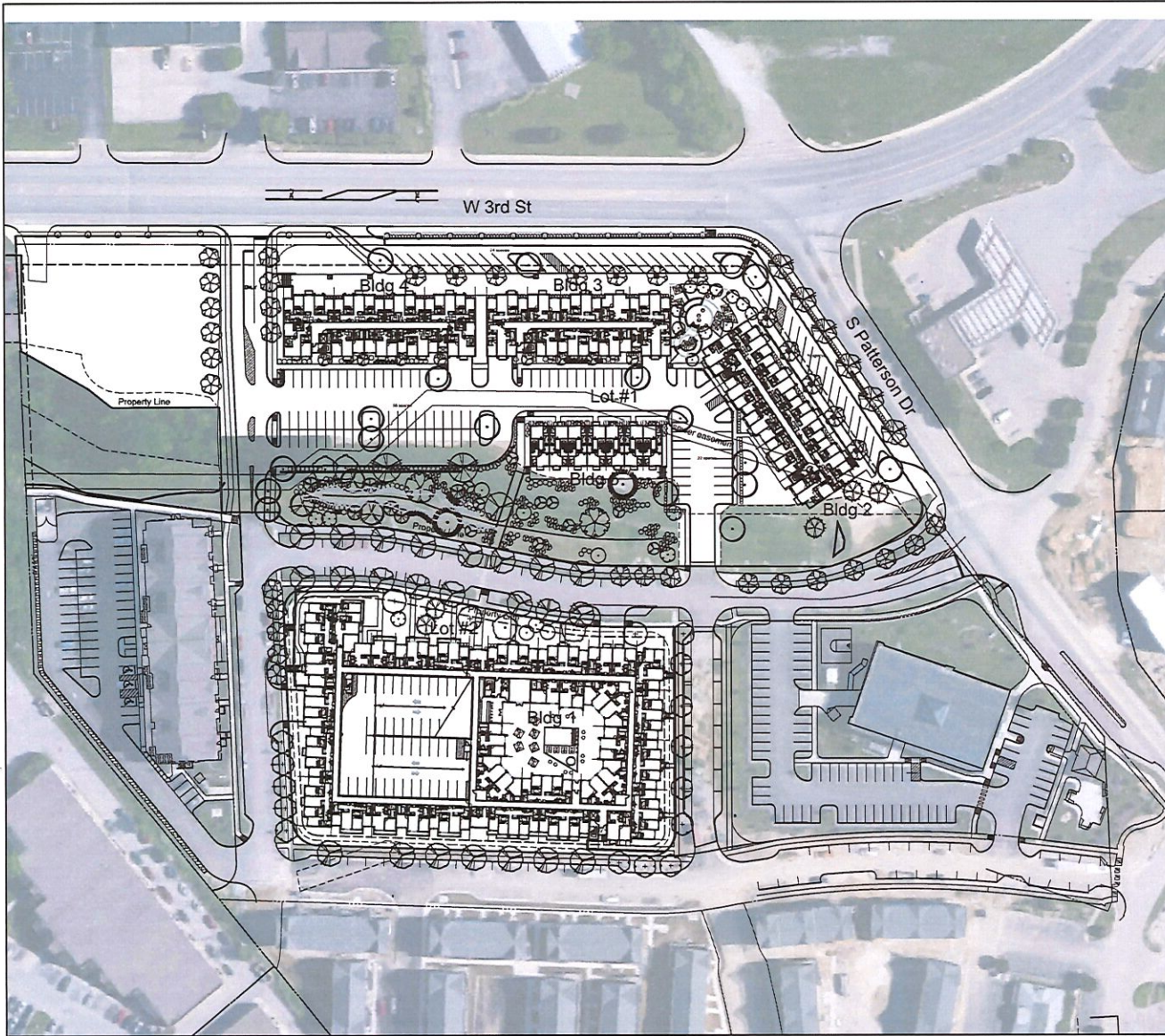
LOT #2 (Area B)

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
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LEVEL 3 PLAN





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

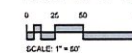
LOT #2 (Area B)

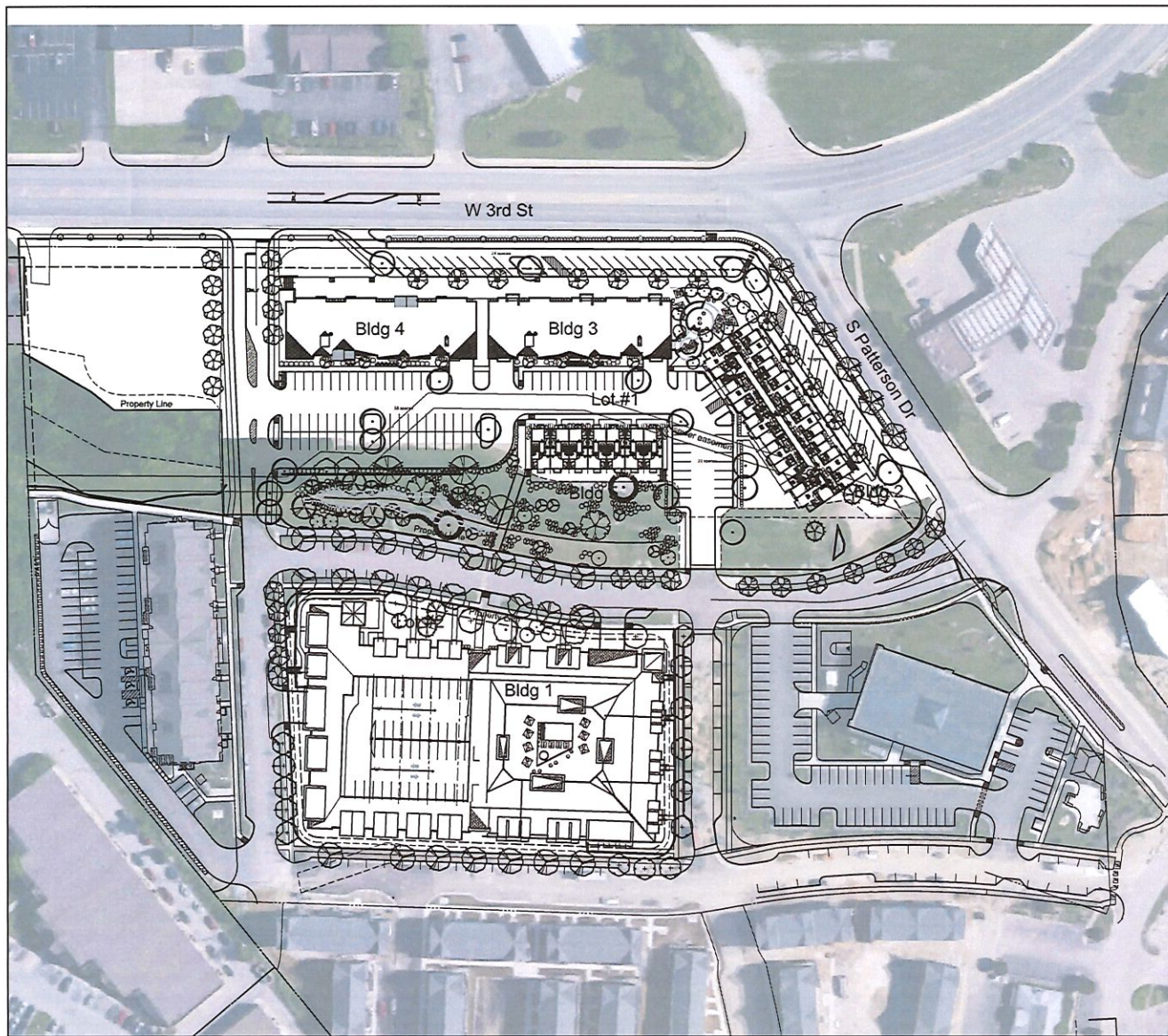
Bldg 1

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
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LEVEL 4 PLAN





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

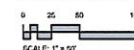
LOT #2 (Area B)

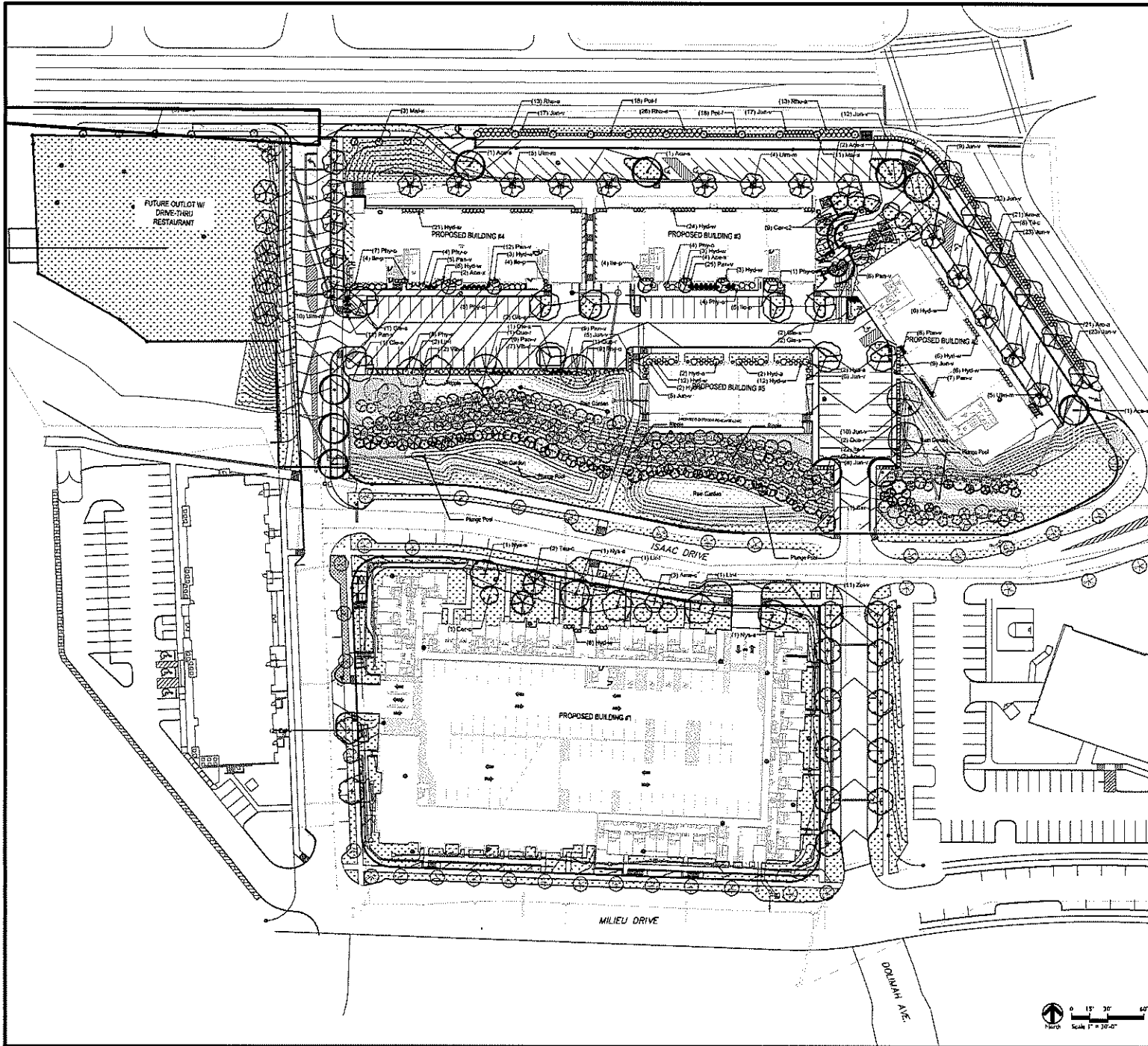
Bldg 1

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
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LEVEL 5 PLAN





GENERAL LANDSCAPE AND PLANTING NOTES

1. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
2. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
3. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
4. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
5. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
6. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
7. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
8. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
9. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
10. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
11. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
12. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
13. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
14. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
15. The Contractor shall be responsible for the maintenance of all plantings installed on this project. The Contractor shall ensure that all plantings are installed in accordance with the specifications and quantities shown on this plan. The Contractor shall be responsible for the maintenance of all plantings installed on this project. The Contractor shall ensure that all plantings are installed in accordance with the specifications and quantities shown on this plan.

- STREETSIDE ZONE
- INTERMEDIATE ZONE
- FIBROUS ZONE
- PLANTINGS
- POOL BERMS AREA
- LAWN

REFER TO MAINTENANCE MANUAL, APPENDIX D

CSO Architects
 ARCHITECTS - INTERIOR DESIGN
 4411 Karp Drive, Suite 100, Dallas, TX 75246
 972.343.8888

context
 OF THE
 10000 North Central Expressway, Suite 1000
 Dallas, TX 75243
 972.343.8888

Peckham Peckham
 ARCHITECTS
 10000 North Central Expressway, Suite 1000
 Dallas, TX 75243
 972.343.8888

SCOPE DRAWINGS
 THESE DRAWINGS ARE THE PROPERTY OF CSO ARCHITECTS AND SHOULD NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF CSO ARCHITECTS.

REVISIONS

NO.	DATE	ISSUED BY	REVISION

DRAWING TITLE

PLANTING PLAN

CHECKED BY:

DATE:

PROJECT NUMBER

L100

PROJECT NUMBER

10070



Conceptual view Building 2



Conceptual view Building 3 and 4



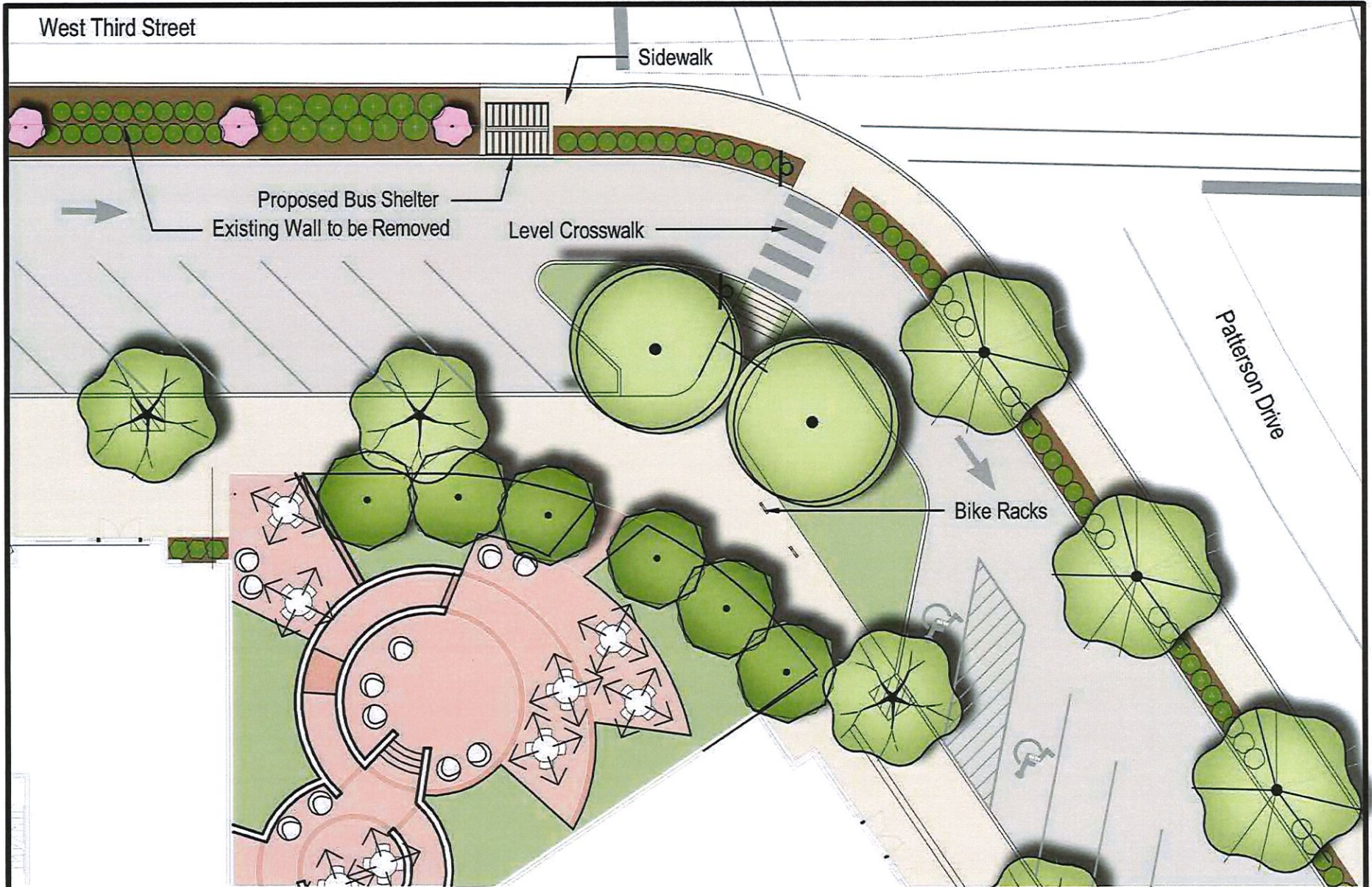
THIRD & PATTERSON PLAZA
(RENDERING TO BE UPDATED)



Conceptual view Buildings 2 and 3



Conceptual view Buildings 2 and 3



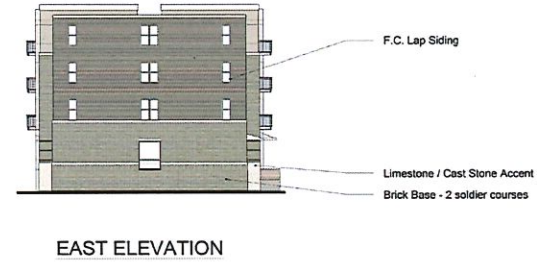
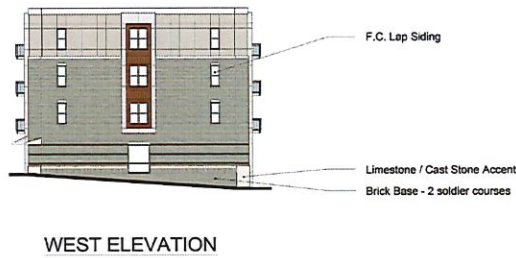
3rd and Patterson Exhibit
Project No: 16-1005
Date: 11-21-16



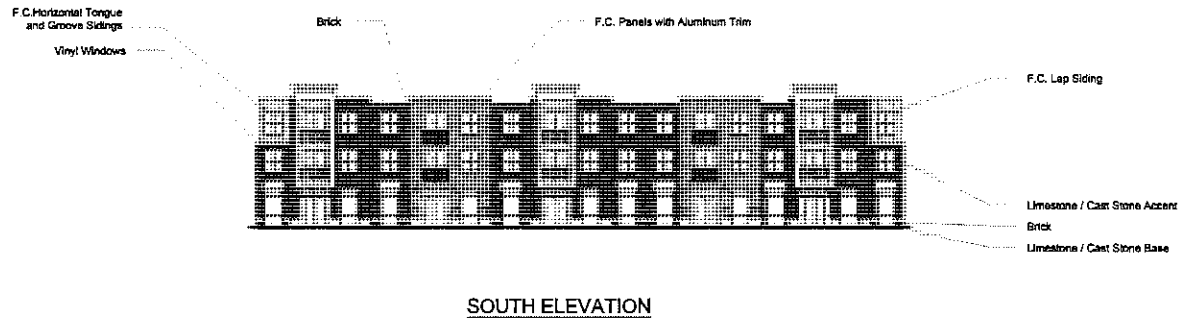
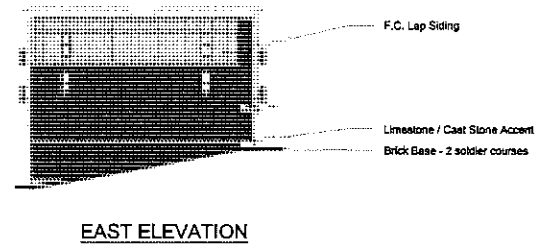
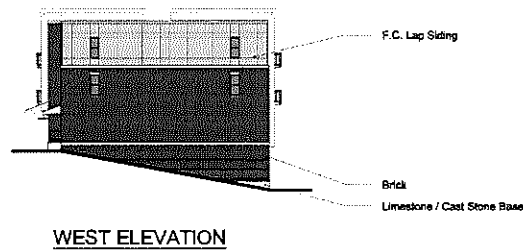
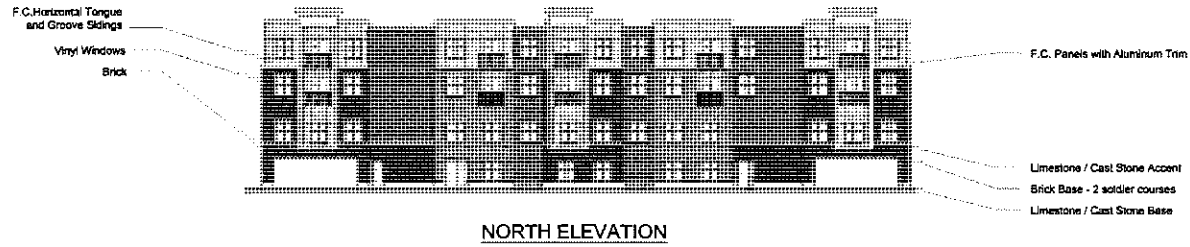
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Scale 1" = 20'-0"



Conceptual view Looking North



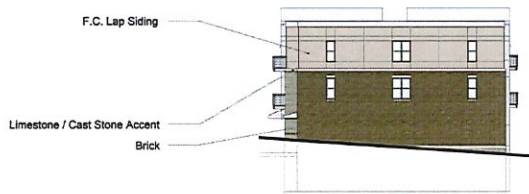
BUILDING 2
 0' 4' 8' 12' 16' 20' 24' 28' 32'
 SCALE: 1/16" = 1'-0"



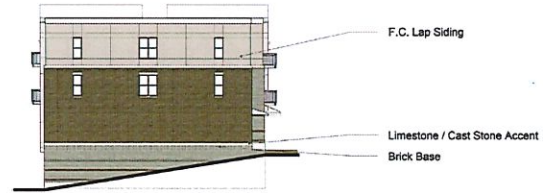
BUILDING 3
S - 1 - 16
SCALE: 1/16" = 1'-0"



NORTH ELEVATION



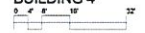
WEST ELEVATION

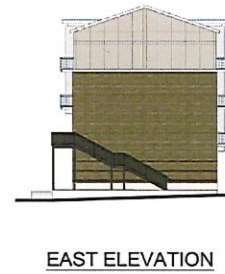
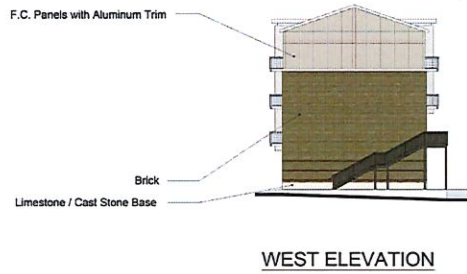


EAST ELEVATION



SOUTH ELEVATION

BUILDING 4

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



BUILDING 5
3'-0" 6'-0" 9'-0" 12'-0" 15'-0" 18'-0" 21'-0" 24'-0" 27'-0" 30'-0" 33'-0" 36'-0" 39'-0" 42'-0" 45'-0" 48'-0" 51'-0" 54'-0" 57'-0" 60'-0" 63'-0" 66'-0" 69'-0" 72'-0" 75'-0" 78'-0" 81'-0" 84'-0" 87'-0" 90'-0" 93'-0" 96'-0" 99'-0" 102'-0" 105'-0" 108'-0" 111'-0" 114'-0" 117'-0" 120'-0" 123'-0" 126'-0" 129'-0" 132'-0" 135'-0" 138'-0" 141'-0" 144'-0" 147'-0" 150'-0" 153'-0" 156'-0" 159'-0" 162'-0" 165'-0" 168'-0" 171'-0" 174'-0" 177'-0" 180'-0" 183'-0" 186'-0" 189'-0" 192'-0" 195'-0" 198'-0" 201'-0" 204'-0" 207'-0" 210'-0" 213'-0" 216'-0" 219'-0" 222'-0" 225'-0" 228'-0" 231'-0" 234'-0" 237'-0" 240'-0" 243'-0" 246'-0" 249'-0" 252'-0" 255'-0" 258'-0" 261'-0" 264'-0" 267'-0" 270'-0" 273'-0" 276'-0" 279'-0" 282'-0" 285'-0" 288'-0" 291'-0" 294'-0" 297'-0" 300'-0" 303'-0" 306'-0" 309'-0" 312'-0" 315'-0" 318'-0" 321'-0" 324'-0" 327'-0" 330'-0" 333'-0" 336'-0" 339'-0" 342'-0" 345'-0" 348'-0" 351'-0" 354'-0" 357'-0" 360'-0" 363'-0" 366'-0" 369'-0" 372'-0" 375'-0" 378'-0" 381'-0" 384'-0" 387'-0" 390'-0" 393'-0" 396'-0" 399'-0" 402'-0" 405'-0" 408'-0" 411'-0" 414'-0" 417'-0" 420'-0" 423'-0" 426'-0" 429'-0" 432'-0" 435'-0" 438'-0" 441'-0" 444'-0" 447'-0" 450'-0" 453'-0" 456'-0" 459'-0" 462'-0" 465'-0" 468'-0" 471'-0" 474'-0" 477'-0" 480'-0" 483'-0" 486'-0" 489'-0" 492'-0" 495'-0" 498'-0" 501'-0" 504'-0" 507'-0" 510'-0" 513'-0" 516'-0" 519'-0" 522'-0" 525'-0" 528'-0" 531'-0" 534'-0" 537'-0" 540'-0" 543'-0" 546'-0" 549'-0" 552'-0" 555'-0" 558'-0" 561'-0" 564'-0" 567'-0" 570'-0" 573'-0" 576'-0" 579'-0" 582'-0" 585'-0" 588'-0" 591'-0" 594'-0" 597'-0" 600'-0" 603'-0" 606'-0" 609'-0" 612'-0" 615'-0" 618'-0" 621'-0" 624'-0" 627'-0" 630'-0" 633'-0" 636'-0" 639'-0" 642'-0" 645'-0" 648'-0" 651'-0" 654'-0" 657'-0" 660'-0" 663'-0" 666'-0" 669'-0" 672'-0" 675'-0" 678'-0" 681'-0" 684'-0" 687'-0" 690'-0" 693'-0" 696'-0" 699'-0" 702'-0" 705'-0" 708'-0" 711'-0" 714'-0" 717'-0" 720'-0" 723'-0" 726'-0" 729'-0" 732'-0" 735'-0" 738'-0" 741'-0" 744'-0" 747'-0" 750'-0" 753'-0" 756'-0" 759'-0" 762'-0" 765'-0" 768'-0" 771'-0" 774'-0" 777'-0" 780'-0" 783'-0" 786'-0" 789'-0" 792'-0" 795'-0" 798'-0" 801'-0" 804'-0" 807'-0" 810'-0" 813'-0" 816'-0" 819'-0" 822'-0" 825'-0" 828'-0" 831'-0" 834'-0" 837'-0" 840'-0" 843'-0" 846'-0" 849'-0" 852'-0" 855'-0" 858'-0" 861'-0" 864'-0" 867'-0" 870'-0" 873'-0" 876'-0" 879'-0" 882'-0" 885'-0" 888'-0" 891'-0" 894'-0" 897'-0" 900'-0" 903'-0" 906'-0" 909'-0" 912'-0" 915'-0" 918'-0" 921'-0" 924'-0" 927'-0" 930'-0" 933'-0" 936'-0" 939'-0" 942'-0" 945'-0" 948'-0" 951'-0" 954'-0" 957'-0" 960'-0" 963'-0" 966'-0" 969'-0" 972'-0" 975'-0" 978'-0" 981'-0" 984'-0" 987'-0" 990'-0" 993'-0" 996'-0" 999'-0" 1000'-0"

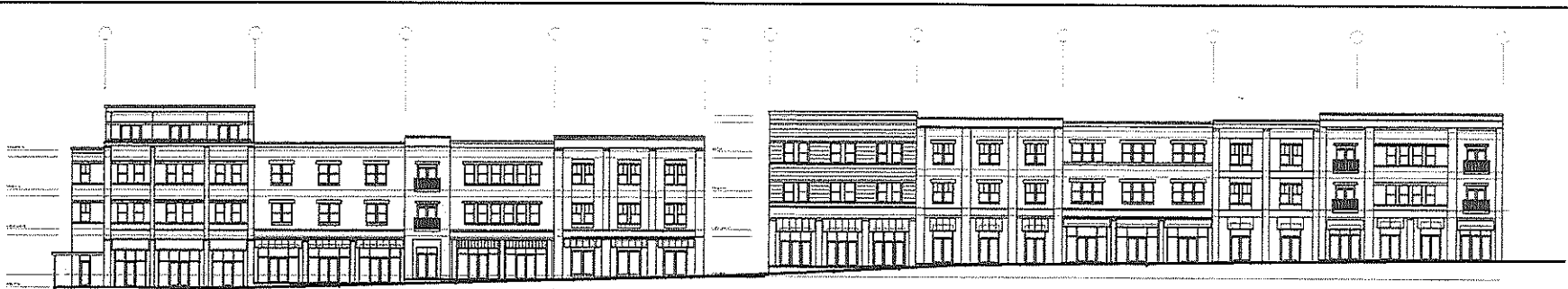
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From PUD-29-09

PATTERSON POINTE PUD.

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



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"



A

RENDERING @ THIRD AND PATTERSON - TWO AND THREE STORY OPTION



1
Patterson Pointe
Illustrative Architecture
Area A and C



2
Patterson Pointe
Illustrative Architecture
Area A and C



3
Patterson Point
Illustrative Architecture
Area A and C



4
Patterson Point
Illustrative Architecture
Area A and C



6
Patterson Point
Illustrative Architecture
Area A and C



7
Patterson Pointe
Illustrative Architecture
Area A and C



Conceptual view Building 1



Conceptual view Building 1



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



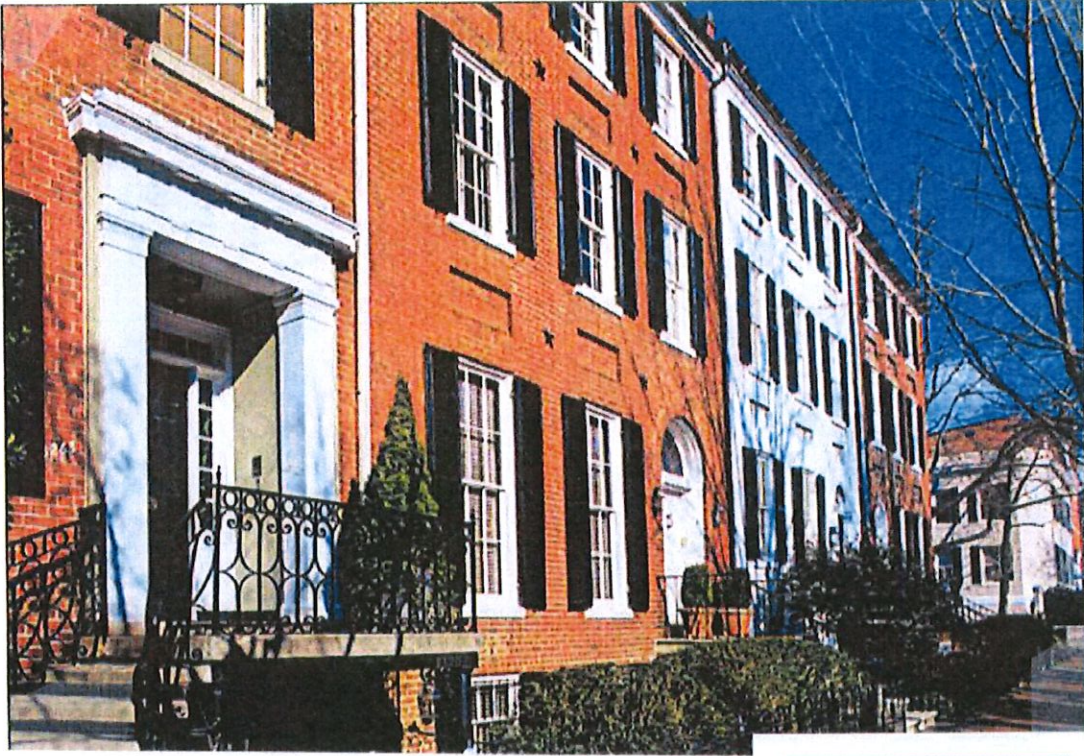
SOUTH ELEVATION

BUILDING 1
O C F W N
SCALE: 1/16" = 1'-0"



PATTERSON POINTE PUD -
ROWHOUSE APARTMENTS/RESIDENTIAL BUILDINGS

VIEW - C INTERNAL STREET
'C'

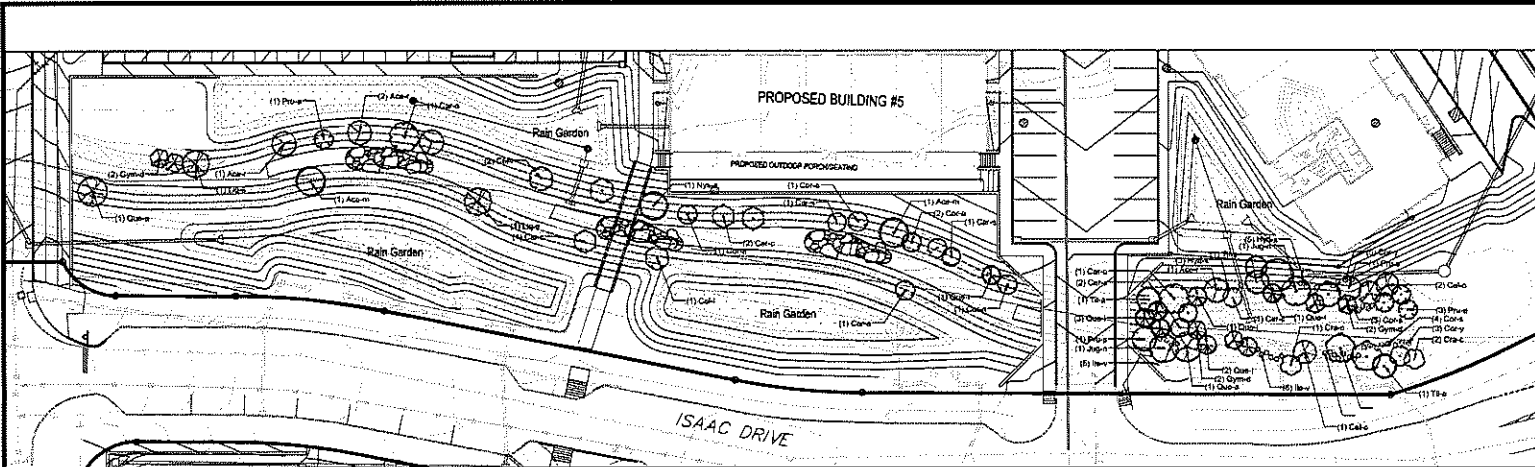


1
Patterson Point
Illustrative Architecture
Area B



2

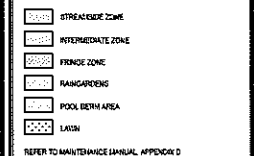
Patterson Point
Illustrative Architecture
Area B



CREEK RESTORATION - INTERMEDIATE ZONE PLANTINGS

GENERAL LANDSCAPE AND PLANTING NOTES

1. SEE ALL PLANTING NOTES FOR SPECIFICATIONS AND PLANTING REQUIREMENTS. SEE THE MAINTENANCE MANUAL FOR CARE AND MAINTENANCE REQUIREMENTS.
2. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
3. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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15. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
16. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



REFER TO MAINTENANCE MANUAL, APPENDIX D

INTERMEDIATE ZONE PLANTS

PLANT SCHEDULE						
LARGE CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ac-m	2	Acer eschlerianum	Legacy Sugar Maple	3 Gal.		full, strong central leader, matched
Ca-o	2	Carya ovata	Shagbark Hickory	3 Gal.		
Jug-n	2	Juglans nigra	BLACK WALNUT	3 Gal.		
Liq-a	2	Liquidambar styraciflua	American Sweet Gum	3 Gal.		full, strong central leader, matched
Lir-a	2	Liriodendron tulipifera	Tulip Tree	3 Gal.		full, strong central leader, matched
Nys-a	1	Nyssa sylvatica	Sour Gum	3 Gal.		full, strong central leader, matched
Quc-a	2	Quercus alba	White Oak	3 Gal.		spring dug, full, strong central leader, matched
MEDIUM CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ac-p	4	Acer rubrum	Armstrong Red Maple	3 Gal.		full, strong central leader, matched
Ca-c	3	Carya cordiformis	Bitternut Hickory	3 Gal.		
Gal-l	3	Galla laevigata	Sugar Hackberry	3 Gal.		
Gal-o	3	Galla occidentalis	Common Hackberry	3 Gal.		full, strong central leader, matched
Pru-a	3	Prunus serotina	YUKA Black Cherry	3 Gal.		
Til-a	3	Tilia americana	American Linden	3 Gal.		
SMALL CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Car-a	8	Carpinus caroliniana	American Hornbeam	3 Gal.		full, strong central leader, matched
Cor-a	6	Cornus alternifolia	Flagpole Dogwood	3 Gal.		full, strong central leader, matched
Coc-c	3	Cornus ovata-ovata hybrids	Thornless Coccothorn Hawthorn	3 Gal.		full, strong central leader, matched
Gym-a	6	Gymnocladia dioica	Kentucky Coffee Tree	3 Gal.		full, strong central leader, matched
Phi-a	4	Fraxinus americana	American Plum	3 Gal.		
Quc-a	8	Quercus americana	Shingle Oak	3 Gal.		spring dug, full, strong central leader, matched
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Am-b	27	Azalea macrocarpa	Azalea Magic Black Chokeberry	container	#1	
Cor-a	27	Cornus rochetii	Grey Dogwood	container	#1	

8

CSO Architects
A COMMITTEE OF ARCHITECTS THROUGH
THE UNIVERSITY OF CHICAGO

context
OF ARCHITECTURE

Patterson Paine
Bloomington, Indiana

SCOPE: GRANTOR

REVISED:

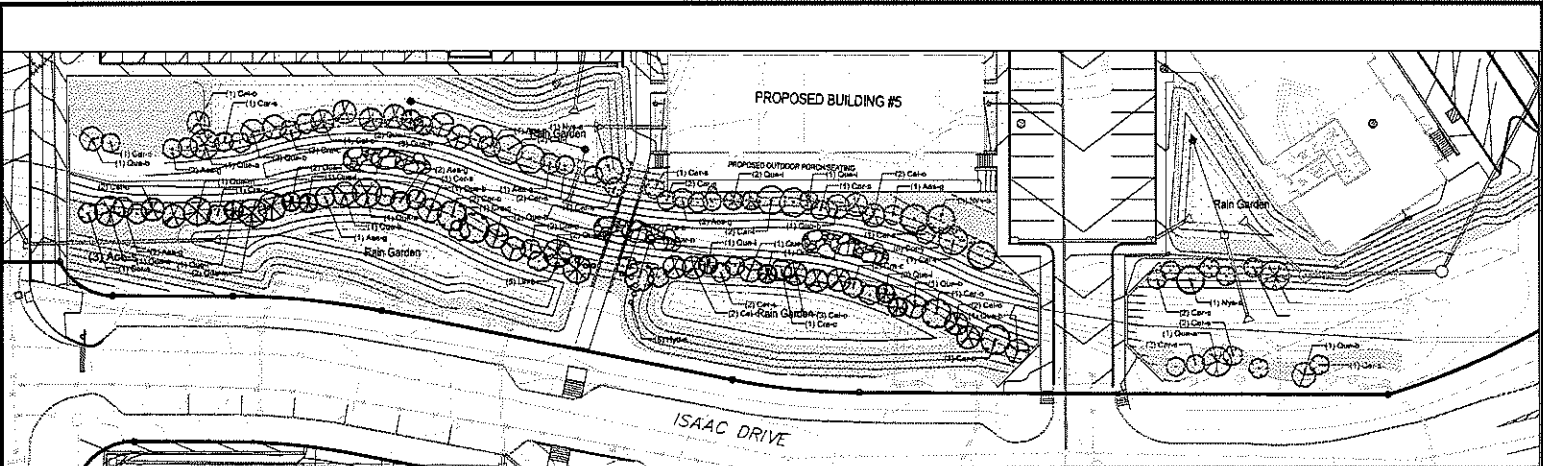
DATE: _____ **BY:** _____ **APP:** _____

PROJECT TITLE:
CREEK RESTORATION PLAN Intermediate Zone

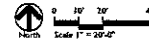
CHECKED BY:

PROJECT NUMBER:
L102

PROJECT NUMBER:
10070



CREEK RESTORATION -FRINGE ZONE PLANTINGS



GENERAL LANDSCAPE AND PLANTING NOTES

- Refer to Proposed Manual for Planting Specifications and Typical Requirements. Refer to Plant Schedule and Planting Details for additional information.
- All materials are subject to the approval of the Landscape Architect and Owner in any case. Landscape Architect is not responsible for installation and plant bed conditions prior to installation. On site adjustments may be required.
- Plantings shall be installed in accordance with standards set forth in "American Standards for Nursery Stock", NURSERY LEADERSHIP OF ALL THINGS SHALL REMAIN INTACT.
- Remove from the site any plant material that does not meet the standards set forth in (2) days after planting. Remove immediately when approved.
- Plant material indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quality checks using drawings, specifications, and plant schedule requirements (i.e., watering, mulching, and plant spacing requirements) as well as quantities as indicated on drawings. Plant spacing per schedule. Plant spacing quantities shall be per plant electrical schedule. Additional material may be needed to meet spacing requirements and field conditions.
- Seed of grasses and other plants by construction activities are not otherwise noted to receive prevention, planting, or soil treatment.
- The Contractor shall install and/or amend typical of all proposed soil when to meet Specifications. Contractor shall coordinate quantity and placement of topsoil. Landscape shall verify depth of soil prior to plant installation. (Refer to specifications for topsoil source and preparation requirements).
- All tree locations shall be marked with 2x4" stakes prior to planting for review and approval by the Landscape Architect. Any plant material installed on a project location by the judgment of the Landscape Architect, shall be installed at the Contractor's expense.
- All open back shall receive 7" minimum of crushed limestone (one inch uniform stone) road).
- Verify all utility locations in the field prior to beginning work. Repair all damaged utilities or Owner's jurisdiction at his/her expense.
- The Contractor shall maintain all plant material and leave until the project is fully accepted by the Landscape Architect, unless otherwise noted.
- All workmanship and materials shall be guaranteed by the Contractor for a period of one year after the date of final acceptance. Instead of plant material it is acceptable to use other materials (i.e., mulch) if approved by the Owner.
- Contractor shall not use any plant material for drainage. Any tree or shrub water for more than 24 hours shall be installed using tree oil drainage.
- Tree Protection Fencing is the responsibility of the Contractor. Minimum protected area shall include the 5ft (5' x 5') of the canopy. No construction activities, material storage, etc. may occur within this area. The Contractor shall ensure that no soil compaction or tree damage occurs in any Protected areas, at any time during the construction process.
- Trees shall be marked in groups unless otherwise noted.

LEGEND

- STREAMSIDE ZONE
- INTERMEDIATE ZONE
- FRINGE ZONE
- HARDARDING
- POOL, BERRY AREA
- LAWN

REFER TO MAINTENANCE MANUAL, APPENDIX D

FRINGE ZONE PLANTINGS

PLANT SCHEDULE						
LARGE CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Car-l	5	Carya latifolia	Shellbark Hickory	3 Gal.		
Car-o	5	Carya ovata	Shagbark Hickory	3 Gal.		
Nys-a	5	Nyssa sylvatica	Sour Gum	3 Gal.		full, strong central leader, matched
Que-a	5	Quercus alba	White Oak	3 Gal.		spring dug, full, strong central leader, matched
Que-m	5	Quercus macrocarpa	Burr Oak	3 Gal.		spring dug, full, strong central leader, matched
MEDIUM CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Cel-o	16	Celtis occidentalis	Common Hackberry	3 Gal.		full, strong central leader, matched
Que-b	15	Quercus bicolor	Swamp White Oak	3 Gal.		spring dug, full, strong central leader, matched
SMALL CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Aes-g	12	Aesculus glabra	Ohio Buckeye	3 Gal.		
Car-s	12	Carpinus caroliniana	American Hornbeam	3 Gal.		full, strong central leader, matched
Cer-s	12	Cercis canadensis	Eastern Redbud	3 Gal.		multi-trunk, matched
Cra-c	12	Crategeus crus-galli inermis	Thomless Cockspar Hawthorn	3 Gal.		full, strong central leader, matched
Que-l	12	Quercus imbricaria	Shingle Oak	3 Gal.		spring dug, full, strong central leader, matched
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS

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PROJECT
Patterson Poole
Bloomington, Indiana

SCOPE GRASSINGS
This drawing is a site plan showing the proposed location and quantity of grassings to be installed on the site. The contractor shall be responsible for the installation and maintenance of the grassings. The contractor shall ensure that the grassings are installed in accordance with the specifications and standards set forth in the drawings and specifications. The contractor shall also ensure that the grassings are installed in a manner that does not interfere with any existing or proposed structures or utilities. The contractor shall also ensure that the grassings are installed in a manner that does not interfere with any existing or proposed landscaping or other site improvements. The contractor shall also ensure that the grassings are installed in a manner that does not interfere with any existing or proposed parking areas or other site improvements. The contractor shall also ensure that the grassings are installed in a manner that does not interfere with any existing or proposed access roads or other site improvements. The contractor shall also ensure that the grassings are installed in a manner that does not interfere with any existing or proposed utility lines or other site improvements. The contractor shall also ensure that the grassings are installed in a manner that does not interfere with any existing or proposed easements or other site improvements. The contractor shall also ensure that the grassings are installed in a manner that does not interfere with any existing or proposed setbacks or other site improvements. The contractor shall also ensure that the grassings are installed in a manner that does not interfere with any existing or proposed zoning or other site improvements. The contractor shall also ensure that the grassings are installed in a manner that does not interfere with any existing or proposed environmental or other site improvements. The contractor shall also ensure that the grassings are installed in a manner that does not interfere with any existing or proposed historical or other site improvements. The contractor shall also ensure that the grassings are installed in a manner that does not interfere with any existing or proposed cultural or other site improvements. The contractor shall also ensure that the grassings are installed in a manner that does not interfere with any existing or proposed archaeological or other site improvements. The contractor shall also ensure that the grassings are installed in a manner that does not interfere with any existing or proposed paleontological or other site improvements. The contractor shall also ensure that the grassings are installed in a manner that does not interfere with any existing or proposed historical or other site improvements. The contractor shall also ensure that the grassings are installed in a manner that does not interfere with any existing or proposed cultural or other site improvements. The contractor shall also ensure that the grassings are installed in a manner that does not interfere with any existing or proposed archaeological or other site improvements. The contractor shall also ensure that the grassings are installed in a manner that does not interfere with any existing or proposed paleontological or other site improvements.

REVISIONS

NO.	DATE	BY	APP.

DRAWING TITLE
CREEK RESTORATION
PLAN
Fringe Zone

DATE PLOTTED

DRAWING NUMBER
L103

PROJECT NUMBER
18078



**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

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

Manual

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

*Patterson Pointe
pg. 2*

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 and two rain garden features located on the south side of the channel. These 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 pipe outlet location to

*Storm Water Facilities and Maintenance Manual
Storm Water Quality and Stream Restoration Area*

dissipate energy, an infiltration bed with an underdrain pipe, and an emergency overflow weir. Details of a prototypical plunge pool are shown in Exhibit C.

When storm water runoff is discharged from the storm sewer system into 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 an 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 fringe zone, intermediate zone, and streamside zone before entering the stream channel. The stream channel will contain large cobblestones (6"-10"), small boulders (10"-16") and large boulders (16"-24"). As the restored stream area plantings mature, it is anticipated that vegetation will become established along the stream bottom, helping to slow down water flow.

SOIL REPLACEMENT

In areas where pavement is to be removed for the restoration of the streambed, the following steps shall be followed:

- All pavement (concrete, asphalt, pavers, etc.) shall be removed in totality. The pavement shall be removed from the site.
- All aggregate base material shall be removed to its full depth. This product shall only be reused for new construction after being washed and tested to ensure it meets full specifications for backfill or pipes or base material under new pavement.
- All excavated areas shall be filled with soil appropriate for the proposed plantings. The soil shall be slightly tamped and wetted in 6" lifts to ensure excessive amount of settlement do not take place. The soil types shall be as follows:
 - Raingarden bottom: biosoil mix
 - Sloped area with native seed: clay sandy loam to ensure the sides compactable and the native plant material is not provided too much organic material.
 - Tree pits: Planting soil as defined by specifications

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 submittal for the first year 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.

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:

1. Trees

- *Ailanthus altissima* (Tree-of-Heaven)
- *Acer ginnala* (Amur Maple)
- *Acer platanoides* (Norway maple)
- *Eleagnus angustifolia* (Russian Olive)
- *Eleagnus umbellata* (Autumn Olive)
- *Morus alba* (White Mulberry)
- *Pyrus calleryana* (Bradford or Callery Pear)
- *Rhamnus cathartica* (Buckthorn)
- *Rhamnus fragula* (Glossy or Smooth Buckthorn)
- *Rhamnus fragula columnaris* (Buckthorn Tallhedge)
- *Robinia cathartica* (Black Locust)
- *Ulmus pumila* (Siberian Elm)

2. Shrubs

- *Alnus glutinosa* (Black Elder)
- *Berberis thunbergii* (Japanese barberry)
- *Buddleia davidii* (Butterfly Bush)
- *Celastrus scandens* (Asiatic Bittersweet)
- *Euonymus alatus compactus* (Burning Bush)
- *Lespedeza bicolor* (Bicolor Lespedeza)

- Ligustrum vulgare (Common Privet)
- Lonicera spp. (Bush Honeysuckle)
- Rosa multiflora (Multiflora Rose)
- Spiraea japonica (Japanese Spirea)
- Toxicodendron pubescens, syn Rhus pubescens (Atlantic Poison Oak)
- Toxicodendron vernix, syn Rhus vernix (Poison Sumac)
- Viburnum opulus v. opulus (European Highbush cranberry)

3. Grasses

- Agropyron repens (Quackgrass)
- Bromus inermis (Smooth Brone)
- Elymus repens (Quake Grass)
- Festuca arundinacea (Tall Fescue)
- Lepidium draba (perennial Peppergrass)
- Microstegium vimineum (Japanese Stilt Grass)
- Miscanthus sinensis (Maiden Grass)
- Phalaris arundinacea (Reed Canary Grass)
- Phragmites australis (Reed Grass)
- Sorghum almum Parodi (Columbus Grass)
- Sorghum bicolor (Shattercane)
- Sorchum halapense (Johnson Grass)

4. Groundcover

- Celastrus orbiculatus (Oriental Bittersweet)
- Convolvulus arvensis (Field Bindweed)
- Coronilla varia (Crown Vetch)
- Cynanchum nigrum, syn Vincetoxicum nigrum (Black Swallow Wort)
- Cynanchum rossicum (Pale Swallow Wort)
- Dioscorea batatas (Potato Vine)
- Dioscorea oppositifolia (Chinese Yam)
- Euonymus fortunei (Purple Wintercreeper)
- Glechoma hederacea (Creeping Charlie)
- Hedera helix (English Ivy)
- Humulus japonicas (Japanese Hops)
- Lonicera japonica (Japanese Honeysuckle)
- Lonicera maackii (Amur Honeysuckle)
- Lysimachia nummularia (Moneywort)
- Polygonum perfoliatum (Mile a minute Weed)
- Pueraria lobate (Kudzu)
- Rhus radicans (Poison Ivy)
- Sicyos angulatus (Bur Cucumber)
- Vinca sp. (Myrtle)

5. Herbaceous plants

- Alliums spp. (Wild Garlic and Wild Onion)
- Alliaria petiolate (Garlic Mustard)
- Centaurea cyanus (Cornflower)
- Centaruea repens (Russian Knapweed)
- Cirsium arvense (Canada Thistle)
- Digitalis lanata (Grecian Foxglove)
- Dipsacus fullonum ssp. Sylvestris (Teasel)
- Fallopia japonica (Giant Hogweed)
- Hesperis matronialis (Dame's Rocket)
- imula britannica (Meadow Fleabane)
- Lespedeza cuneate (Sericea lespedeza)
- Lythrum salicaria (Purple Loosestrife)
- Melilotus officinalis (Sweet Clover)
- Ornithogalum umbellatum (Star of Bethlehem)
- Polygonum cuspidatum (Japanese Knotweed)
- Sonchus arvensis (Pernnial Sowthistle)

6. Aquatic Plants

- Egeria densa (Brazilian elodea)
- Eichhornia crassipes (Water Hyacinth)
- Myriophyllum spicatum (Eurasian Watermilfoil)
- Nymphaoides pellata (Yellow floating heart)
- Potamogeton crispus (Curly leaf pondweed)
- Typha sp. (Cattails)

Native vegetation survival, including planted seed mix, trees, and shrubs, shall have an 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 Cardno (formerly 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 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.

Different types of planting approaches shall require different types of maintenance.

Seeded Areas

Areas to receive seeded native vegetation, including rain gardens and parts of the fringe, intermediate, and stream side zones, shall be mown on a monthly schedule at a 10" height during the first growing season. This is to keep weed growth in check while the native seed mix becomes established. Herbicides, and fertilizers shall not be used within these areas. Sprays to target specific weed populations may be used at the appropriate times of the year and in the correct amounts to minimize runoff into the stream corridor.

The second growing season shall require a mowing in spring if more than 35% of the vegetation present is weed material. The plantings shall be mowed at 10" height. Additional mowing during the year shall depend upon the amount of weed growth. It should be anticipated that at least one more mowing shall be required.

During the third growing season, weed growth should be minimized as the native grasses and sedges become well established. The forbs should start producing flowers and seasonal color. If weed growth exceeds 20% of the planted areas, mowing shall be required once during the growing season. A second mowing shall take place either in late fall or early spring. The cuttings from this mowing shall be collected to avoid excess amounts of thatch in the planting areas.

For future growing seasons, specific weeds shall be removed manually or with appropriate amounts and types of chemical application. Chemical applications shall be used on a very limited basis.

Nursery Plantings

Nursery plantings include container plants (larger grasses and shrubs) and balled and burlapped plants. The plants shall be allowed to grow to their natural size and shape. Very limited trimming shall take place on these plants. When trimming is required, only individual limbs shall be removed using sharpened pruners, loppers and small saws. Limbs shall be removed at a crotch angle or within inches of the ground depending on the characteristics of individual plant species. Those persons performing maintenance on shrubs and trees shall be familiar with the natural form and flowering characteristics of each species to know how pruning should be completed. Trees shall only be planted when dormant. Shearing of plants and plant masses shall not be permitted within the stream restoration area.

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

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)

EXHIBIT A

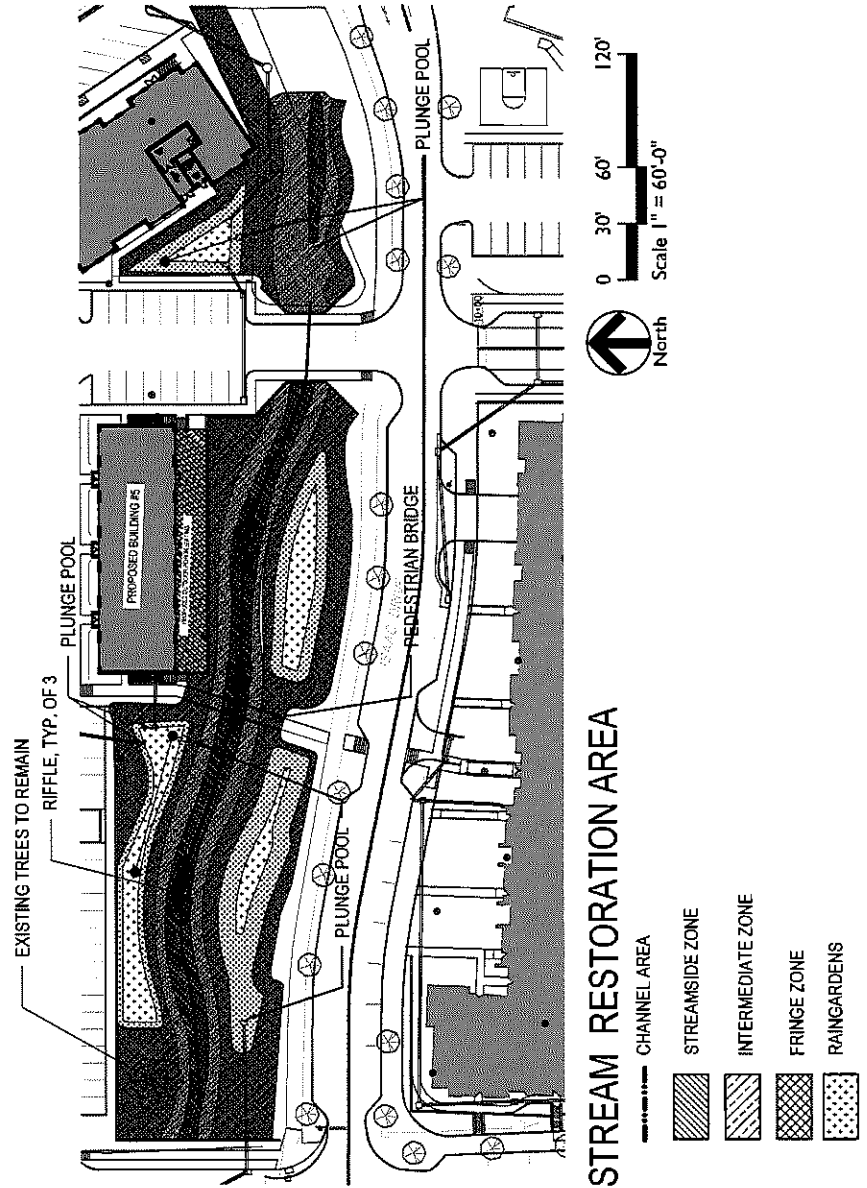


EXHIBIT D

RAINGARDEN PLANT LIST

Common Name	Latin Name	Exposure	Flower	Height	Inundation	Salt	Drought
Grasses and Sedges							
Yellow Fox Sedge	Carex annecians 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-Shadow	May-July	1-2 ft	> 24 hours	Yes	Yes
Meadow Sedge	Carex granularis	Sun-Shadow	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 vulpinaeidea	Sun-Psun	May-June	1-2 ft	> 24 hours	Yes	Yes
Tufted Hair Grass	Deschampsia caespitosa	Sun	May-June	1-2 ft	> 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	> 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
Blue False Indigo	Baptisia eustralis	Sun-Psun	May-June	3-5 ft	<2 hours		
Wildflowers	Echinacea purpurea	Sun-Psun	July-August	2-3 ft	<2 hours		
Hollow Joe Pye Weed	Eupatorium fistulosum	Sun	August-Sept	5-8 feet	2-24 hours		
Blue Flag	Iris virginica shrevei	sun-shade	May-June	1-2 feet	>24 hours		
Prairie Blazing Star	Liatris pycnostachya	Sun	July-August	3-5 ft	2-24 hours		Yes
Great Blue Lobelia	Lobelia siphilitica	Sun-shade	August-Sept	2-3 ft	2-24 hours		
Smooth Penstemon	Penstemon calycosus	Sun-shade	May-June	2-3 feet	2-24 hours		
Obsident Plant	Physostegia virginiana	Sun	July-August	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	Yes
Golden Zizia	Zizia aurea	Sun-shade	May-June	1-2 feet	2-24 hours		

FRINGE ZONE SEED MIX

Common Name	Latin Name
Large Trees	
Shellbark Hickory	Carya laciniosa
Shagbark Hickory	Carya ovata
Black Gum	Nyssa sylvatica
White Oak	Quercus alba
Bur Oak	Quercus macrocarpa
Medium Trees	
Hackberry	Celtis occidentalis
Swamp White Oak	Quercus bicolor
Small Trees	
Ohio Buckeye	Aesculus glabra
Ironwood	Carpinus caroliniana
Redbud	Cercis canadensis
Cockspur Hawthorn	Crataegus crus-galli
Shingle Oak	Quercus imbricata
Shrubs	
American Filbert	Corylus americana
Smooth Hydrangea	Hydrangea arborescens
Common Spicebush	Lindera benzoin

Seed Rate
Ounces/Acre

Grasses and Sedges		
Big Bluestem	Andropogon gerardii	16
Canada Wild Rye	Elymus canadensis	32
Virginia Wild Rye	Elymus virginicus	12
Switchgrass	Panicum virgatum	4
Little Bluestem	Schizachyrium scoparium	32
Indian Grass	Sorghastrum nutans	16
		112
Forbs		
Smooth Aster	Aster laevis	1
New England Aster	Aster novae-angliae	1
White False Indigo	Baptisia leucantha	2
Wild Senna	Cassia hebecarpa	2
Tall Coreopsis	Coreopsis tripteris	2
Purple Coneflower	Echinacea purpurea	4
Rattlesnake Master	Eryngium yuccifolium	3
Sawtooth Sunflower	Helianthus grosseserratus	1
Western Sunflower	Helianthus occidentalis	1
Showy Sunflower	Helianthus rigidus	1
False Sunflower	Heliopsis helianthoides	3
Prairie Blazing Star	Liatris pycnostachya	1
Bergamot	Mondarda fistulosa	0.5

Foxglove Beardtongue	<i>Penstemon digitalis</i>	0.5
Purple Prairie Clover	<i>Petalostemum purpureum</i>	1
Prairie Cinqufoil	<i>Potentilla arguta</i>	1
Mountain Mint	<i>Pycnanthemum virginianum</i>	0.5
Yellow Coneflower	<i>Ratibida pinnata</i>	4
Black Eyed Susan	<i>Rudbeckia herta</i>	4
Sweet Black-Eyed Susan	<i>Rudbeckia subtomentosa</i>	3
Rosinweed	<i>Silphium integrifolium</i>	2
Compass Plant	<i>Silphium laciniatum</i>	2
Prairie Dock	<i>Silphium terebinthinaceum</i>	2
Stiff Goldenrod	<i>Solidago rigida</i>	2
Riddell's Goldenrod	<i>Solidago riddellii</i>	1
Tall Ironweed	<i>Vernonia altissima</i>	2
Culver's Root	<i>Veronicastrum virginicum</i>	0.5
		48

INTERMEDIATE ZONE SEED MIX

Common Name	Latin Name
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Large Trees

Sugar Maple	<i>Acer saccharum</i>
Shagbark Hickory	<i>Carya ovata</i>
Black Walnut	<i>Juglans nigra</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Tulip Tree	<i>Liriodendron tulipifera</i>
Black Gum	<i>Nyssa sylvatica</i>
White Oak	<i>Quercus alba</i>

Medium Trees

Red Maple	<i>Acer rubrum</i>
Bitternut Hickory	<i>Carya cordiformis</i>
Sugarberry	<i>Celtis laevigata</i>
Hackberry	<i>Celtis occidentalis</i>
Black Cherry	<i>Prunus serotina</i>
American Linden	<i>Tilia americana</i>

Small Trees

Ironwood	<i>Carpinus caroliniana</i>
Pagoda Dogwood	<i>Cornus alternifolia</i>
Cockspur Hawthorn	<i>Crataegus crus-galli</i>
Kentucky Coffeetree	<i>Gymnocladus dioica</i>
American Plum	<i>Prunus americana</i>
Shingle Oak	<i>Quercus imbricata</i>

Shrubs

Grey Dogwood	<i>Cornus racemosa</i>
American Highberry	<i>Corylus americana</i>
Smooth Hydrangea	<i>Hydrangea arborescens</i>
Winterberry	<i>Ilex verticillata</i>

Grasses and Sedges

		Seed Rate Ounces/Acre
Dense Blazing Star	<i>Liatris spicata</i>	2
Bergamot	<i>Mondarda fistulosa</i>	0.5
Foxglove Beardtongue	<i>Penstemon digitalis</i>	0.5
Mountain Mint	<i>Pycnanthemum virginianum</i>	0.5
Yellow Coneflower	<i>Ratibida pinnata</i>	4
Showy Blackeyed Susan	<i>Rudbeckia fulgida speciosa</i>	3
Black-eyed Susan	<i>Rudbeckia herta</i>	4
Sweet Black-Eyed Susan	<i>Rudbeckia subtomentosa</i>	3
Rosinweed	<i>Silphium integrifolium</i>	2
Prairie Dock	<i>Silphium terebinthinaceum</i>	2
Riddell's Goldenrod	<i>Solidago riddellii</i>	1
Stiff Goldenrod	<i>Solidago rigida</i>	2
Smooth Ironweed	<i>Vernonia fasciculata</i>	2
Culver's Root	<i>Veronicastrum virginicum</i>	0.5
		27

STREAMSIDE ZONE SEED MIX

Common Name	Latin Name
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Large Trees

Shellbark Hickory	<i>Carya laciniosa</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Shumard Oak	<i>Quercus shumardii</i>

Medium Trees

Red Maple	<i>Acer rubrum</i>
Sugarberry	<i>Celtis laevigata</i>
Swamp White Oak	<i>Quercus bicolor</i>

Small Trees

Ironwood	<i>Carpinus caroliniana</i>
Redbud	<i>Cercis canadensis</i>
Pagoda Dogwood	<i>Comus alternifolia</i>
Cockspur Hawthorn	<i>Crataegus crus-galli</i>

Shrubs

Black Chokeberry	<i>Aronia melanocarpa</i>
Gray Dogwood	<i>Comus racemosa</i>
Common Ninebark	<i>Physocarpus opulifolius</i>
American Bladdernut	<i>Staphulea trifolia</i>

Seed Rate
ounces/acre

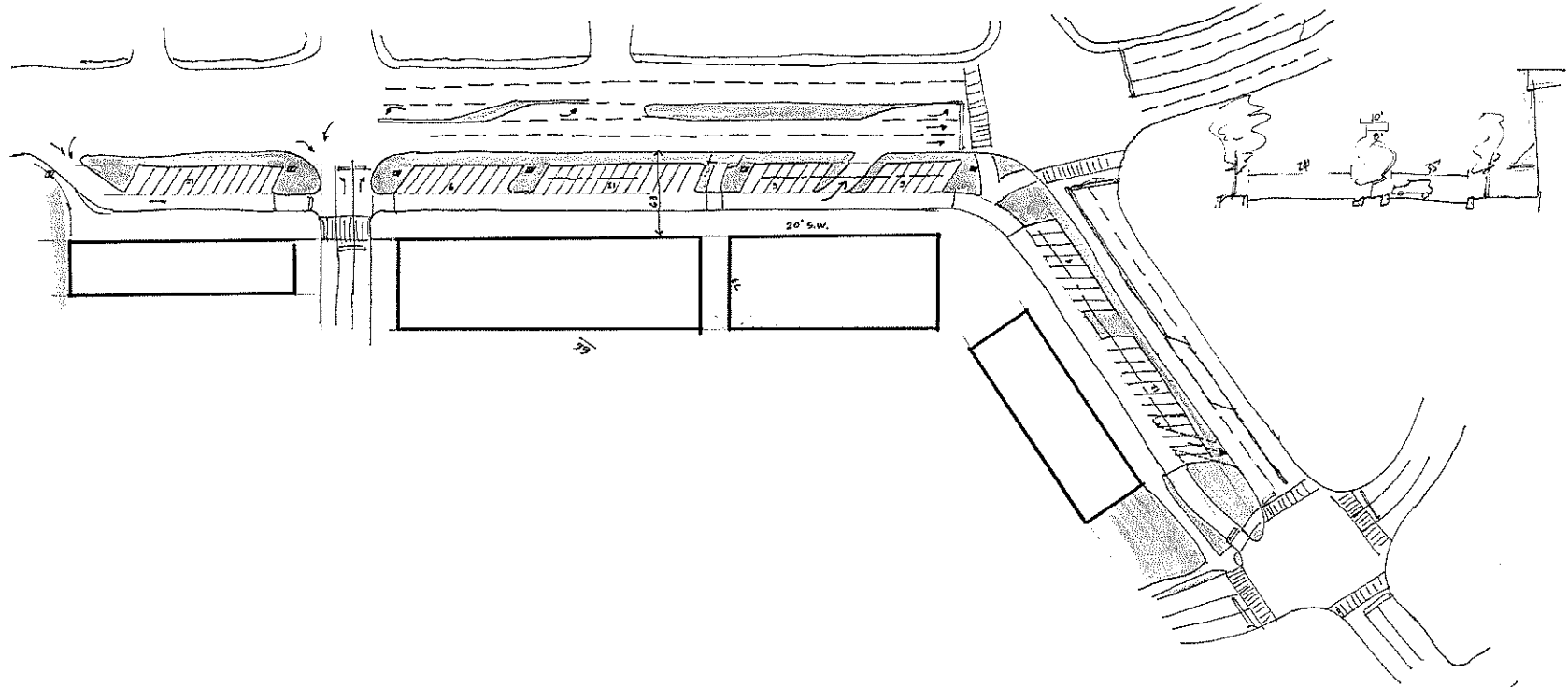
Grasses and Sedges

Bristly Sedge	<i>Carex comosa</i>	1
Crested Sedge	<i>Carex cristatella</i>	1
Frank's Sedge	<i>Carex frankii</i>	5
Porcupine Sedge	<i>Carex hystericina</i>	2
Lurid Carex	<i>Carex lurida</i>	2
Awl-Fruited Sedge	<i>Carex stipata</i>	1.5
Pointed Oval Sedge	<i>Carex tribuloides</i>	1
Fox Sedge	<i>Carex vulpinoides</i>	4
Virginia Wild Rye	<i>Elymus virginicus</i>	64
Fowl Manna Grass	<i>Glyceria striata</i>	4
Rice Cut Grass	<i>Leerseae oryzoides</i>	4
Switchgrass	<i>Panicum virgatum</i>	4
Dark Green Bulrush	<i>Scirpus atrovirens</i>	0.5
Prairie Cordgrass	<i>Spartina pectinata</i>	2
		96

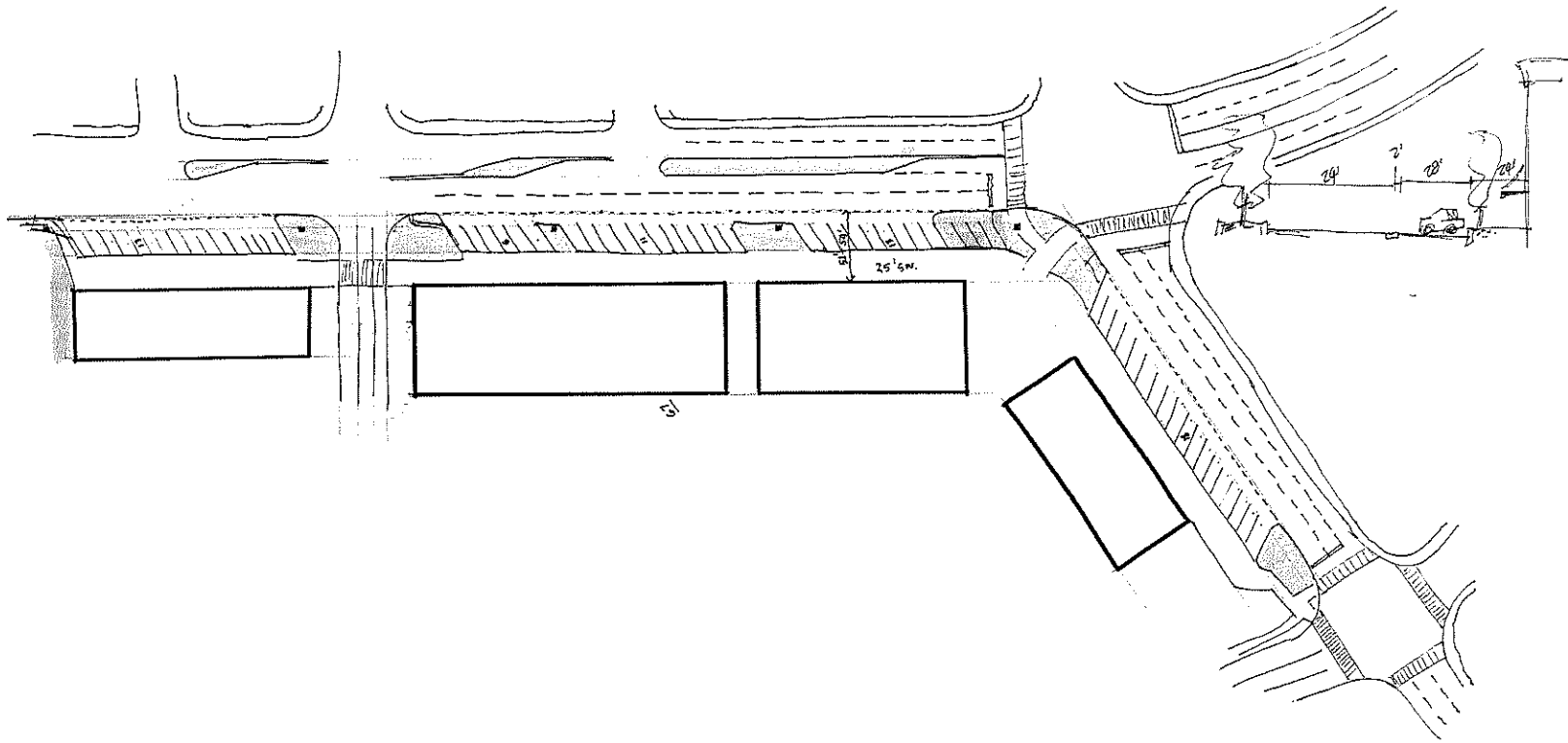
Forbs

Angelica	<i>Angelica atropurpurea</i>	2
Swamp Milkweed	<i>Asclepias incarnata</i>	2
Shining Aster	<i>Aster firmus</i>	1
New England Aster	<i>Aster novae-angliae</i>	1
Swamp Aster	<i>Aster puniceus</i>	1
Flat Topped Aster	<i>Aster umbellata</i>	1
False Aster	<i>Boltonia latifolia</i>	1

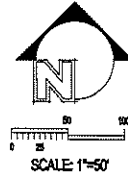
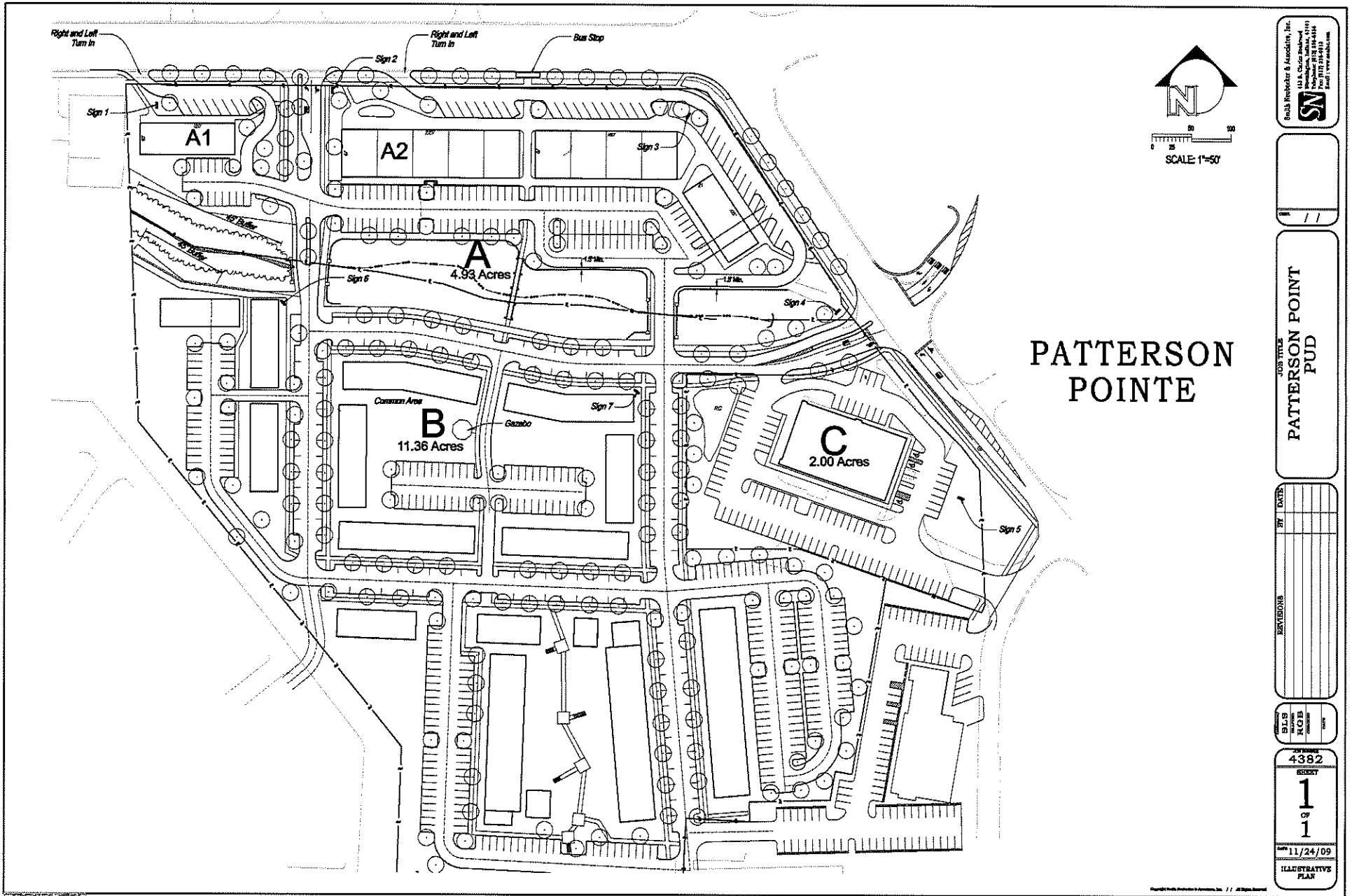
Wild Senna	<i>Cassia hebecarpa</i>	3
Spotted Joe-Pye Weed	<i>Eupatorium maculatum</i>	2
Boneset	<i>Eupatorium perfoliatum</i>	2
Autumn Sneezeweed	<i>Helenium autumnale</i>	2
Dense Blazing Star	<i>Liatris spicata</i>	2
Cardinal Flower	<i>Lobelia cardinalis</i>	0.25
Great Blue Lobelia	<i>Lobelia siphilitica</i>	0.25
Monkey Flower	<i>Mimulus ringens</i>	0.5
Foxglove Beardstongue	<i>Penstemon digitalis</i>	1
Mountain Mint	<i>Pycnanthemum virginianum</i>	1
Showy Black-eyed Susan	<i>Rudbeckia fulgida speciosa</i>	3
Black-eyed Susan	<i>Rudbeckia hirta</i>	4
Sweet Black-eyed Susan	<i>Rudbeckia subtomentosa</i>	3
Rosinweed	<i>Silphium integrifolium</i>	2
Cupplant	<i>Silphium perfoliatum</i>	2
Prairie Dock	<i>Silphium terebinthinaceum</i>	2
Swamp Goldenrod	<i>Solidago patula</i>	1
Riddell's Goldenrod	<i>Solidago riddellii</i>	2
Blue Vervain	<i>Verbena hastata</i>	2
Smooth Ironweed	<i>Solidago fasciculata</i>	2
Culver's Root	<i>Veronicastrum virginicum</i>	1
Golden Alexanders	<i>Zizia aurea</i>	1
		48



1/2/10
SLG
PATTERSON POINT
BOULEVARD CONCEPT



1/2/10
SLS
PATTERSON POINTE
PARALLEL PARKING



Small Developer & Associate, Inc.
 110 S. Olive Street
 Suite 100
 Phoenix, AZ 85004
 Phone: (602) 258-4444
 Fax: (602) 258-4444
 Email: info@smalldev.com



JOB TITLE
**PATTERSON POINT
 PUD**

REV	DATE	DESCRIPTION

DESIGNER
ROB

PROJECT NUMBER
4382

1
 1

DATE
11/24/09

ILLUSTRATIVE PLAN

PUD-29-09

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 907 W. 2nd Street**

**CASE #: UV-35-16
DATE: December 5, 2016**

PETITIONER: Tuck and Roll Properties, Inc.
116 S. Madison Street Suite B, Bloomington

REQUEST: The petitioner is requesting a use variance to allow a business/professional office use in a Medical zoning district. This use variance request requires Plan Commission review of compliance with the Growth Policies Plan.

Area:	0.49 Acres
Zoning:	Medical (MD)
GPP Designation:	Public/Semi-Public/Institutional
Existing Land Use:	Medical
Proposed Land Use:	Business/Professional Office
Surrounding Uses:	<p>North – Dwelling, Single-Family (detached)</p> <p>East – Place of Worship</p> <p>South – Dwelling, Multi-Family; Place of Worship</p> <p>West – Dwelling, Single-Family (detached)</p>

REPORT: The petition site is located on the south side of West 2nd Street between South Euclid Avenue and South Walker Street. The property is zoned Medical (MD) and contains a two-story building with roughly 5,320 square feet of gross floor area, as well as a roughly 10,250 square foot parking lot.

The petitioner proposes to use the building as a business/professional office. The Unified Development Ordinance does not allow the use 'business/professional office' in the MD district. The petitioner must receive a use variance from the Board of Zoning Appeals (BZA) to be able to have a business/professional office at the site. If the variance is granted, the petitioner will have to bring the site into compliance with the Limited Compliance Site Plan requirements, such as bike racks, and appropriate landscaping. The site is roughly 1,442 square feet over the maximum allowed impervious surface coverage, so the asphalt of slightly over seven parking spaces in front of the building need to be removed. The petitioner is requesting a development standards variance to leave the parking in place.

The site is part of a much larger MD zoning area that encompasses the historic and current location of Bloomington Hospital and many of the surrounding properties. The MD properties were designated as such to protect space for the hospital and services that support and are related to it. Many of the businesses in that area function in the same way that business/professional offices do, but are permitted uses because they are medical-related. Bloomington Hospital announced in 2015 that it will be moving to a new location on the northeast side of town. The future redevelopment plans for the hospital site are unknown at this time. The existing Growth Policies Plan did not anticipate the relocation of the hospital. MD is the only non-residential zoning district that does not allow the business/professional office use. Any future comprehensive rezoning of this area will very

likely include business/professional office as a permitted use. The timeline for the comprehensive rezoning is unknown.

SITE PLAN ISSUES:

Parking and Impervious Surface Coverage: The parking lot contains 24 parking spaces in two parking areas located at each building entrance, one for each floor. The UDO allows for a maximum of 1 parking space for every 300 square feet of gross floor area. No parking is required. The building is roughly 5320 square feet, for a total allowable parking of 17 spaces.

The maximum allowed impervious surface coverage is 60 percent of the property. The property is currently roughly 1,442 square feet over the maximum. Because the property is over the impervious surface maximum and the parking maximum, spaces that do not meet front yard setback requirements need to be removed until either of the standards are met. Staff estimates that the 7 parking spaces in the northeast of the property and some additional asphalt along the northern edge of the parking lot need to be removed to satisfy the standard. The petitioner is requesting a variance from the Board of Zoning Appeals that will allow them to leave all current parking in place.

Landscaping: The UDO requires parking lot landscaping and interior landscaping to be added to the site. The petitioner will meet UDO requirements, including maintenance of landscaping.

GROWTH POLICIES PLAN: The Growth Policies Plan (GPP) designates this property 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. The GPP did not anticipate the relocation of the hospital and provided for land area to support a use that will soon not be in the area. Future GPP changes will anticipate the relocation of the hospital, but those changes have not yet been made.

Staff finds that because the purpose of the Public/Semi-Public/Institutional designation in this area is drastically changing, this request does not substantially interfere with the general and specific policies of the GPP for this area.

MD DISTRICT INTENT: Within the UDO is a description of the MD zoning district intent and guidance for the Plan Commission and Board of Zoning Appeals. Staff believes that this proposal does not controvert the intentions for the district because the main intent of the district is to protect areas for the hospital and its supportive uses and the hospital has announced plans to move from its current location.

BMC 20.02.530 Medical (MD); District Intent

The MD (Medical) District is intended to be used as follows:

- Provide for the location and regulation of hospital uses and associated medical facilities.

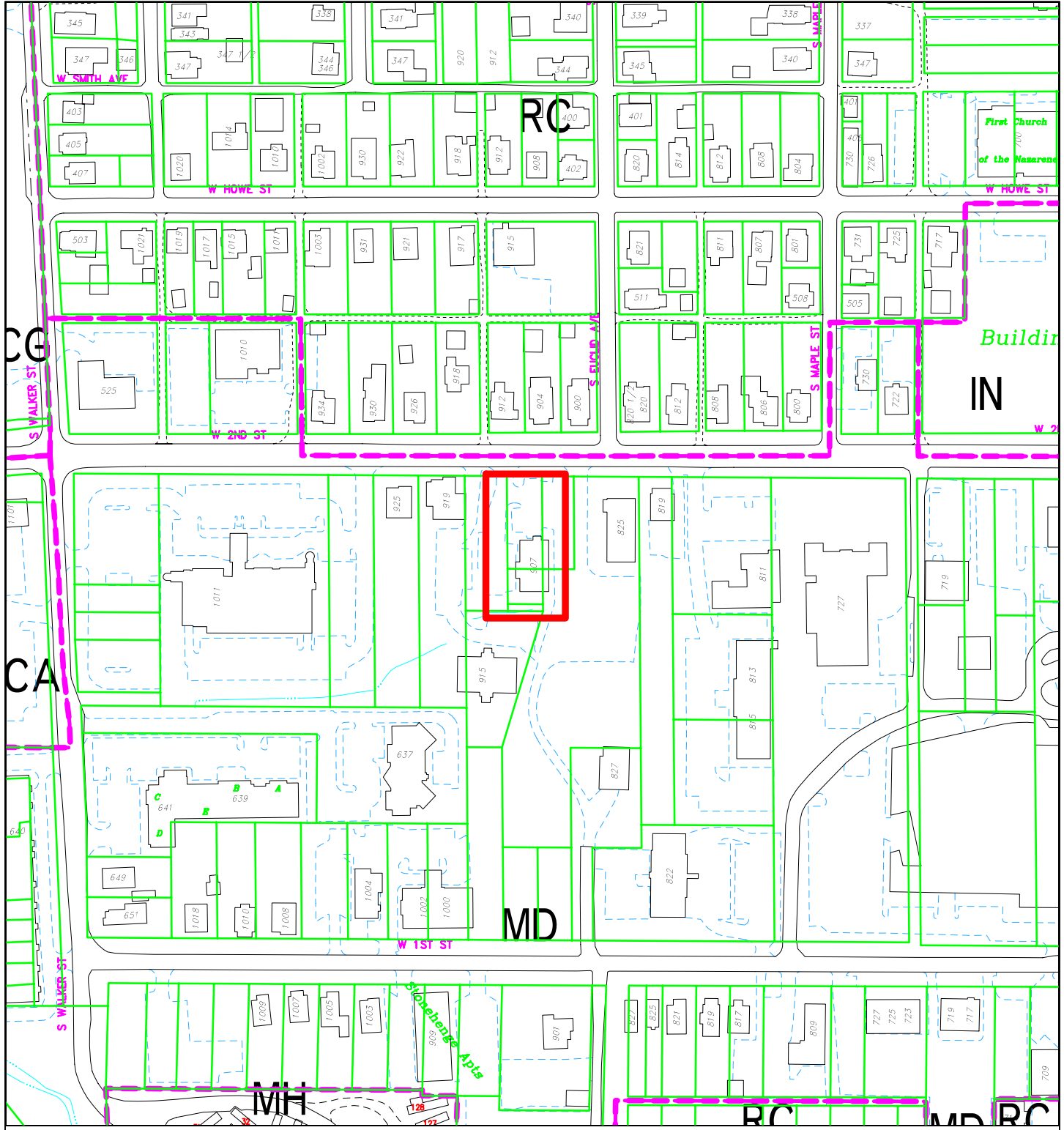
- Ensure that medical land uses do not negatively impact adjoining residential land uses through control of lighting, noise, traffic congestion, and spill-over parking.
- Encourage the continuation of Bloomington Hospital's medical care and related services to the entire community, regardless of ability to pay, by ensuring that Bloomington Hospital meets its long-term space utilization needs.

Plan Commission/Board of Zoning Appeals Guidance:

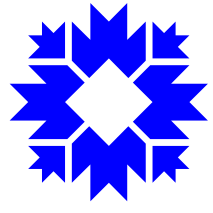
- Bloomington Hospital is encouraged to expand without encroachment into established neighborhoods such as McDoel Gardens and Prospect Hill.
- Proposals for new or expanded medical facilities should be scrutinized in recognition of community interest, public health needs, and impacts on Bloomington Hospital so long as Bloomington Hospital continues to provide its current level of community service.
- 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.

CONCLUSION: Staff finds that this is an appropriate use of an already developed site. The area is not in danger of running out of properties to be used as support for the hospital because the hospital is relocating from the area entirely. As a result, the existing site can be used for the business/professional office use without negatively effecting the surrounding area or harming the MD district intent.

RECOMMENDATION: Staff recommends that the Plan Commission forward petition #UV-35-16 to the Board of Zoning Appeals with a positive recommendation.



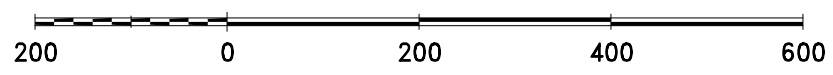
City of Bloomington
 Planning & Transportation



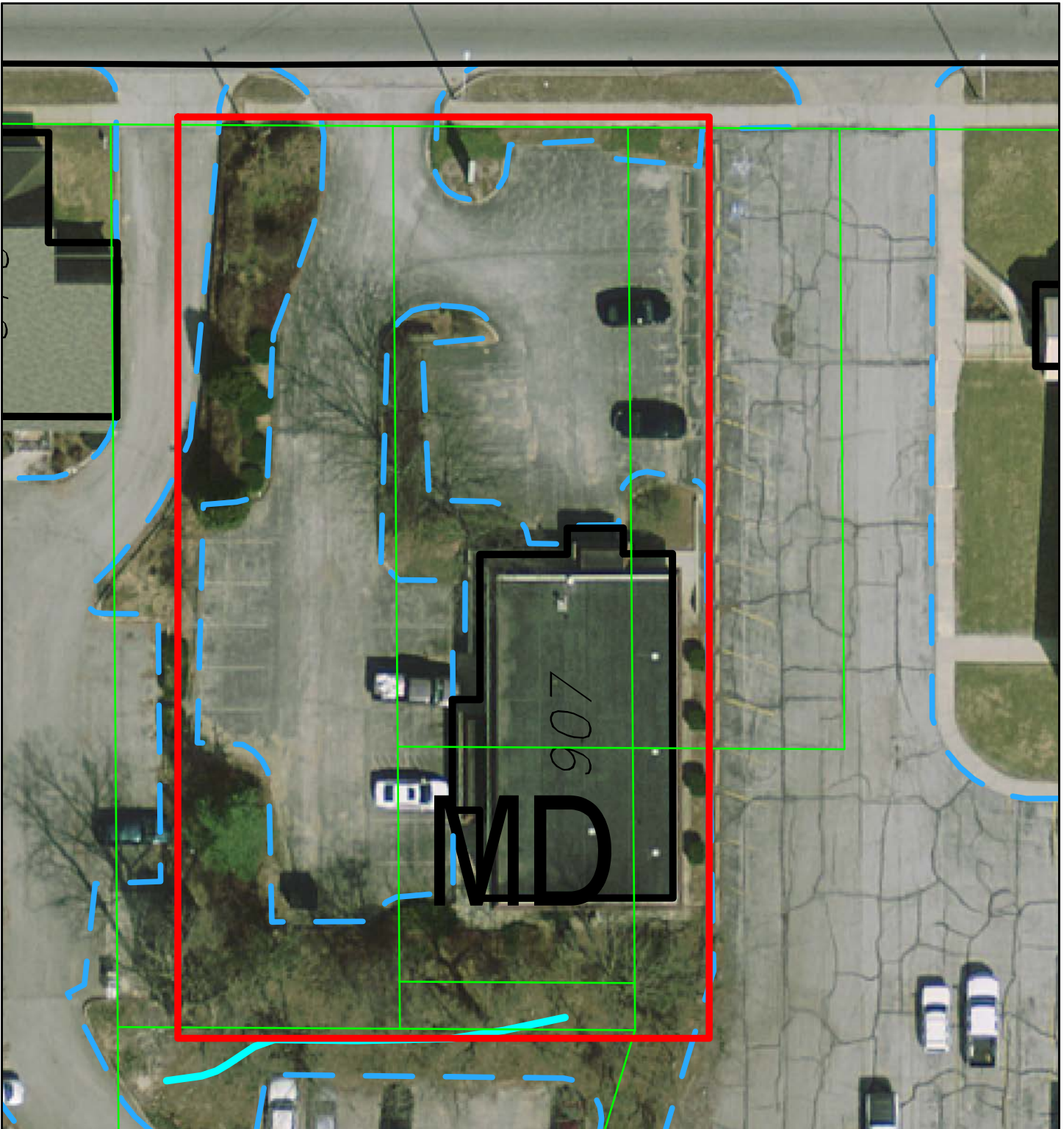
Scale: 1" = 200'



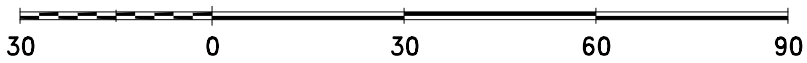
By: scanlanj
 2 Dec 16



For reference only; map information NOT warranted.



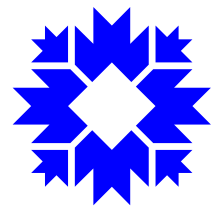
By: scanlanj
28 Nov 16



For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 30'

Board of Zoning Appeals, City of Bloomington, IN

Planning Commission, City of Bloomington, IN

Subject Property: 907 West 2nd Street, Bloomington, IN 47403

Petitioner: Dean Roller and Tim Tucker with **Tuck & Roll Properties, LLC**.

We are requesting that the Board of Zoning Appeals grant a Use Variance to allow a Professional Office use for the property located at 907 West 2nd Street. We are in the process of purchasing this property for the new home of our business, Express Employment Professionals. The property is a former doctor's office and the lower level of the building is currently rented to a medical manufacturing company. We plan to completely remodel the main level of the building, improve the landscaping and re-fresh an older updated building. With the purchase of this building it will allow our business to grow and continue to hire more employees.

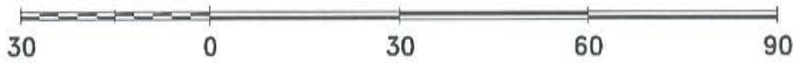
We are requesting a variances from the maximum parking requirement. We would like to leave the parking as it currently exists. We are not requesting to add additional parking.

UV-35-16 Petitioner Statement



UV-35-16 Petitioner Site Plan

By: scanlanj
19 Oct 16



For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 30'

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 1901 S. Weimer Road**

**CASE #: UV-36-16
DATE: December 5, 2016**

PETITIONER: Horvath Communications
312 W. Colfax Avenue, South Bend

CONSULTANT: Clark, Quinn, Moses, Scott, & Grahn
320 N. Meridian Street #1100, Indianapolis

REQUEST: The petitioner is requesting a use variance to allow a communication facility in a Residential Single-Family (RS) zoning district. This use variance request requires Plan Commission review of compliance with the Growth Policies Plan.

Area:	0.184 Acres on 22.52 Acres
Zoning:	Residential Single-Family (RS)
GPP Designation:	Urban Residential
Existing Land Use:	Dwelling, Single-Family (detached) and Agriculture
Proposed Land Use:	Communication Facility
Surrounding Uses:	<p>North – Dwelling, Single-Family (detached) / Agriculture</p> <p>East – Vacant / Agriculture</p> <p>South – Vacant / Agriculture</p> <p>West – Dwelling, Single-Family (detached)</p>

REPORT: The petition site is located on the east side of South Weimer Road north of Tapp Road and south of West Sudbury Drive. The property is zoned Residential Single-Family (RS) and contains one single-family residence and agricultural land.

The petitioner proposes to build a 194 foot monopole communication facility (cell tower) with a 5 foot lightning rod and associated ground equipment on 0.184 acres on the rear of the property. The Unified Development Ordinance does not allow the use 'communication facility' in the RS district. The petitioner must receive a use variance from the Board of Zoning Appeals (BZA) to be able to have a communication facility at the site. If the variance is granted, the petitioner will have to build a sidewalk along the portion of the lot that fronts on South Weimer Road. The petitioner is also requesting a development standards variance from the BZA for the sidewalk requirement.

The petitioner plans to use an existing driveway on the parcel to the south to access the proposed development site. The site was selected to meet the setback standards that were previously included in the UDO. The proposed tower location is roughly 215 feet from the nearest property corner shared with a neighbor. The site has mature trees on both the south and east sides. The proposed location is over 1,100 feet from the nearest neighboring residence.

The Growth Policies Plan does not indicate preferred locations for communication facilities.

SITE PLAN ISSUES:

Access: The petitioner proposes to derive access from an existing gravel driveway. A roughly 100 foot spur would come off of the driveway to access the compound.

Floodplain: The driveway traverses a floodplain. An existing bridge would be replaced. The driveway and bridge work may require IDNR approval.

Landscaping: The petition site has existing mature trees to the south and east. No additional landscaping is planned.

GROWTH POLICIES PLAN: The Growth Policies Plan (GPP) designates this property as Urban Residential. The GPP recommends the following for development:

- Develop sites for predominantly residential uses; however, incorporate mixed residential densities, housing types, and nonresidential services where supported by adjacent land use patterns.

The GPP states: Urban Residential Areas have full accessibility to all modern urban services. Thus, the main objectives for these areas are to maintain adequate levels of service and when possible improve the capacity and aesthetics of all urban services. Examples of new infrastructure projects include the provision of new sidewalk links, the construction of new bike paths, and the replacement of utility infrastructure.

Staff finds that this request does not substantially interfere with the general and specific policies of the GPP for this area.

RS DISTRICT INTENT: Within the UDO is a description of the RS zoning district intent and guidance for the Plan Commission and Board of Zoning Appeals. Staff finds that this proposal does not substantially interfere with the general and specific policies of the RS district.

BMC 20.02.050 Residential Single-Family (RS): District Intent**The Residential Single-Family (RS) District is intended to be used as follows:**

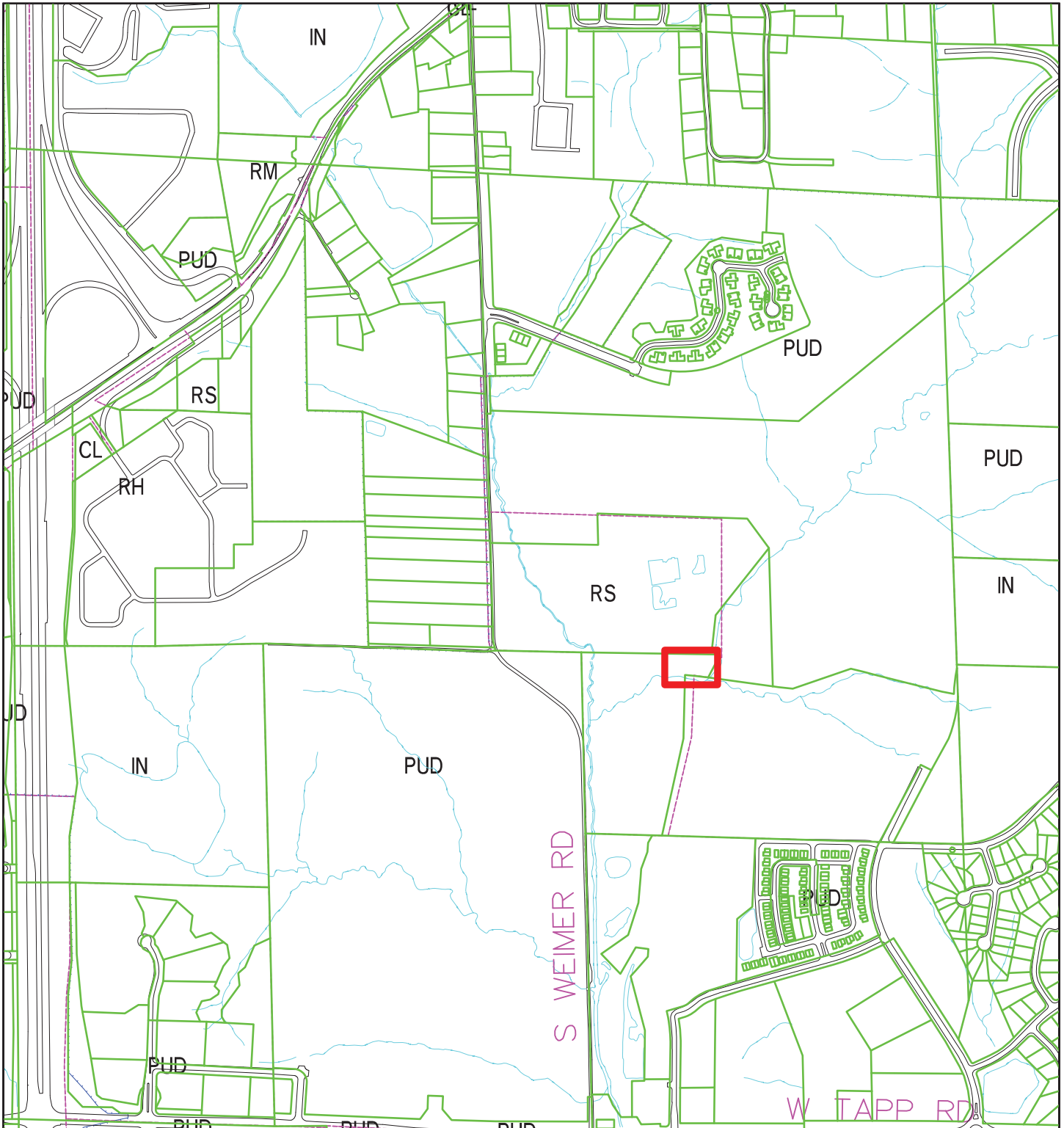
- Provide for the development of single-family neighborhoods while ensuring compatibility with existing patterns of development.

Plan Commission/Board of Zoning Appeals Guidance:

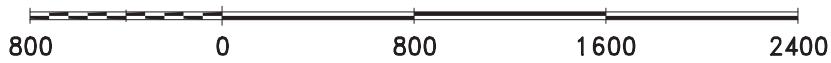
- On vacant tracts, develop sites for predominantly single-family residential uses; however, consider mixed residential densities, varied housing types, and nonresidential services where supported by adjacent land use patterns.
- Ensure new developments contain a high level of street connectivity and are supported by adequate public services.

CONCLUSION: Staff finds that the request does not substantially interfere with the policies of the GPP. Cellular phone service is a much more prominent part of society now than it was when the GPP was written in 2002. There are no specific locations or guidelines given in the GPP for the location of infrastructure for such services. The proposed site is 0.184 acres on a 22.52 acre parcel that is part of a much larger holding. As a result, the existing site can continue to be used for residential purposes in line with the GPP even if the proposed development is approved. While staff finds that the proposal does not interfere with the GPP, based on current information there is an apparent lack of peculiar conditions and practical difficulties, which would result in a staff recommendation of denial to the BZA of the use variance request.

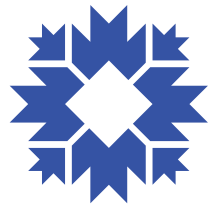
RECOMMENDATION: Staff recommends that the Plan Commission forward petition #UV-36-16 to the Board of Zoning Appeals with a positive recommendation.



By: scanlanj
10 Nov 16

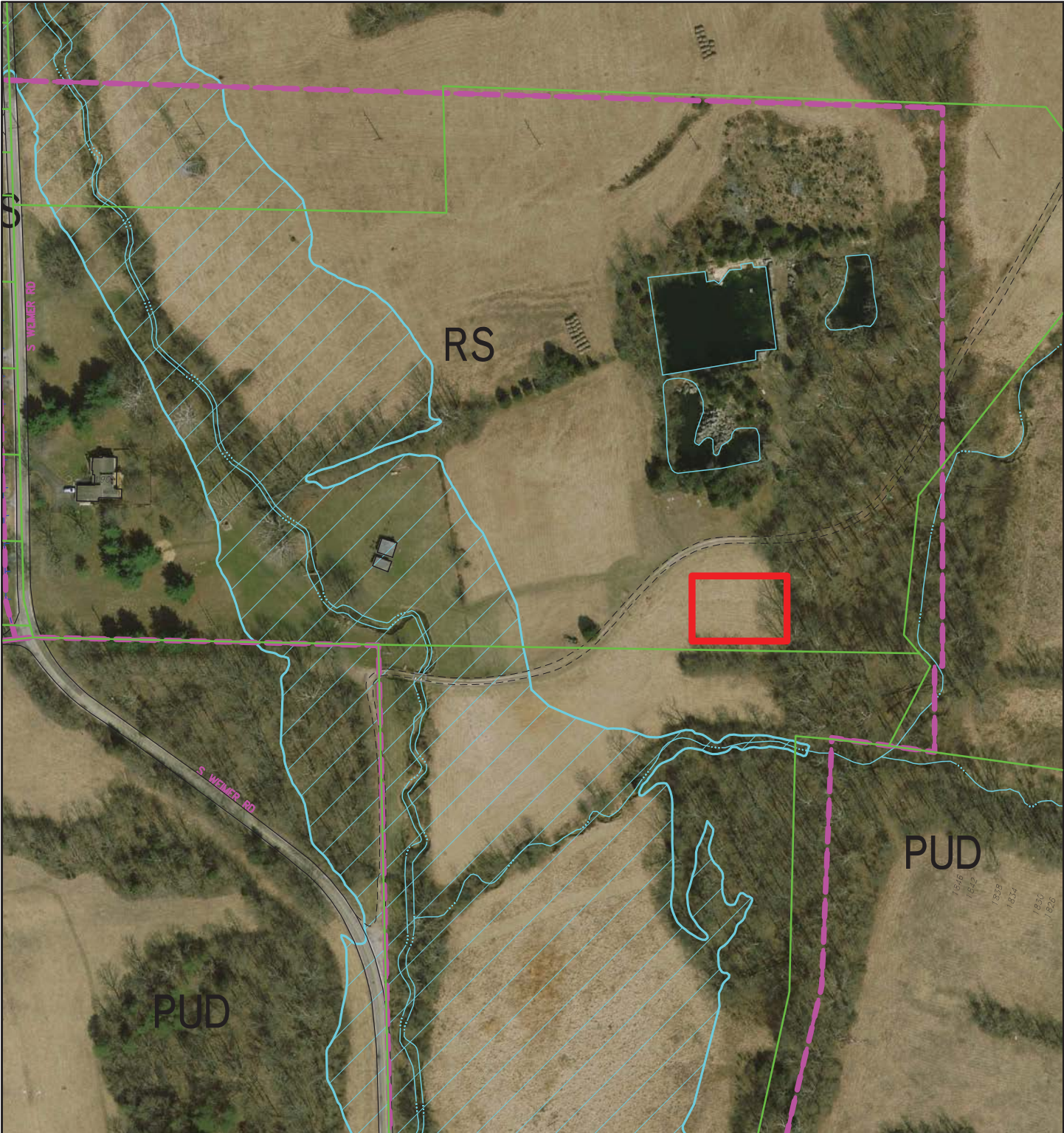


City of Bloomington
Planning & Transportation

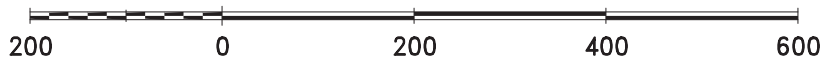


Scale: 1" = 800'

For reference only; map information NOT warranted.



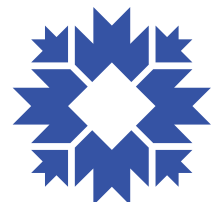
By: scanlanj
2 Dec 16



For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 200'

UV-36-16 Petitioner Statement**October 25, 2016****Horvath Towers V, LLC, by Clark, Quinn, Moses, Scott & Grahn
S. Weimer Rd. (Parcel #53-08-07-100-001.008-009), Bloomington, IN****DETAILED STATEMENT OF INTENT**

Petitioner is requesting a Variance of Use to permit a wireless communication facility including a tower 195 feet in height, with 4 feet lightning rod for a total height of 199 feet.

The tower is plans for three (3) additional co-locators.

The proposed tower is set back approximately 470 feet from Weimer Road and 200' from the closest point of property owned by the proposed lease holders, to the southeast.

The site is surrounded by agricultural use and open space, there are tree-lines buffering the others properties in the area from the proposed facility. The proposal meets all development standards of the RS District and the Telecommunications Standards.

The tower is a monopole design to be less intrusive in the area, while also providing needed service for the area.

It will be designed and constructed to meet structural requirements and it will meet all FCC and FAA requirements. The WCF provides needed signal coverage for the area as well as providing for the co-location of three (3) additional users.

The proposed construction and use is heavily regulated by the FAA and FCC. The proposal will be in compliance with all such federal and state regulations. The use does not generate traffic; the only noise is the back-up generator, which is regularly tested remotely during business hours, except when in use due to a power outage.

The proposal includes an access easement for vehicle traffic from Weimer Road; the site is visited for routine or needed maintenance as needed. There is also a utility easement to provide access to telephone and electrical service. There is very little additional impervious surface associated with the proposal, therefore there should be negligible drainage impact.

The proposed facility serves the public by providing needed cellular service to the area. The cost of construction is borne by the applicant and there are no costs associated or generated that create expense for the municipality.



September 29, 2016

RE: Proposed Verizon Wireless Communications Facility

Site Name: **TAPP ROAD**

To Whom It May Concern:

As a radio frequency engineer for Verizon Wireless, I am providing this letter to state the need for a Verizon Wireless site called **TAPP ROAD**.

The **TAPP ROAD** site is proposed with the below objectives:

1. Offload 4G traffic from busy site to the northwest.
2. Offload 4G traffic from busy site to the northeast.
3. Offload 4G traffic from busy site to the southeast.
4. Offload 4G traffic from busy site to the southwest.
5. Improve 4G throughput to existing heavy data users.
6. Improve 4G network reliability by increasing the amount of time our customers operate on 4G instead of 3G.

Currently the area is experiencing high demand for wireless high-speed data. Growth forecasts have triggered the need for an additional site in the area. The tower is needed to provide all Verizon customers in the area with the best experience on their 4G wireless devices.

Raw Land – Design plans for a new tower would provide tower height of 199'. The new structure height was decided upon to best cover the offload area and interact with the existing Verizon sites. If we are limited to building a structure less than the proposed height, another tower would be needed in the vicinity in the near future. In addition, building a structure that is too short can cause existing taller sites to shoot over the proposed site and building a site that is too tall can cause the proposed site to shoot over existing sites. Both situations create a poor experience from a user perspective. The new structure will be placed near the center of the area with high traffic demand and offload the surrounding sites greatly. The new tower design meets stated objectives.

Verizon Wireless cares about the communities as well as the environment and prefers to collocate on existing structures when available. It can be noticed from any map that Verizon Wireless is currently collocated on many existing structures in the area. We prefer collocation due to reduced construction costs, faster deployment, and

UV-36-16 Petitioner Statement

environmental protection. However, Verizon Wireless was unable to find a suitable structure within the center of demand area to collocate the proposed **TAPP ROAD** site.

CCAT LLC (FCC ID: 1255013) – Site is located too far west of the demand area and would NOT allow for the best coverage along either South Rockport Road or along W Country Club Road. Also the homes in the Highlands neighborhood would be underserved. Therefore Verizon does not feel this site meets our customer's needs and is not viable.

There are no other existing structures within a mile of the target area of coverage.

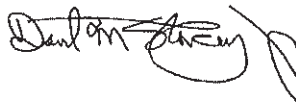
Verizon Wireless design engineers establish search area criteria in order to effectively meet coverage objectives as well as offload existing Verizon cell sites. When met, the criterion also reduces the need for a new site to cover the area in the immediate future. Each cellular site covers a limited area, depending on site configuration and the surrounding terrain. Cell sites are built in an interconnected network; which means each cell site must be located so that their respective coverage areas are contiguous. This provides uninterrupted communications throughout the coverage area.

Since collocation is generally the most cost-effective means for prompt deployment of new facilities, Verizon Wireless makes every effort to investigate the feasibility for using existing towers or other tall structures for collocation when designing a new site or system expansion. However, collocation on an existing tower or tall structure is not always feasible due to location of existing cell sites. Cell sites are placed in a way so they provide smooth hand off to each other and are placed at some distance from each other to eliminate too much overlap. Too much overlap may result in a waste of resources and raise a system capacity overload concern.

This cell site has been designed, and shall be constructed and operated in a manner that satisfies regulations and requirements of all applicable governmental agencies that have been charged with regulating tower specifications, operation, construction, and placement, including the FAA and FCC.

Sincerely,

Daniel M. Stacey Jr.



RF Engineer, Verizon Wireless

UV-36-16 Petitioner Statement



ENTRY & TESTING AUTHORIZATION

Site Number: HV1094
 Site Name: WS Tapp Road
 Site Address: TBD S Weimer Road
Bloomington, IN 47403

The undersigned is the "Owner" of the real property ("Property") described above, and hereby authorizes, consents, and agrees with Horvath Towers III, LLC, a Delaware Limited Liability Company ("Horvath") as follows:

1 Entry. Owner consents and agrees that Horvath, its employees, agents and independent contractors ("Authorized Parties") may enter upon the Property to conduct and perform some or all of the following activities ("Permitted Activities"): surveys, geotechnical soil borings and analysis, Phase I environmental audits, boundary surveys, radio propagation studies, and such other tests and inspections of the Property which Horvath may deem necessary or advisable. Horvath agrees to be responsible for any and all costs related to the Permitted Activities, including installation on and operation and removal of equipment on the Property, repair and restoration of any damage to the Property caused by the Permitted Activities, and indemnification against any claims arising by reason of the Permitted activities, including attorney fees expended in connection therewith.

2 Filings. Owner consents and agrees that the Authorized Parties may make and file applications on Owner's behalf to such local, state and federal governmental entities whose approval Horvath may consider necessary or advisable to have the Property approved as a tower or antenna site, including, but not limited to, governmental approvals for zoning variances, rezoning applications, building permits and wetland permits. Owner hereby agrees that a copy of this Agreement is as effective as the original. However, if requested by the Authorized Parties, Owner agrees to execute such other and further documents as may be required by the governmental entity in question to evidence Owner's consent to the action which is proposed to be taken.

Harvey Sudbury *Mary Sudbury*
 Owner

Harvey Sudbury *Mary Sudbury*
 Printed Name (and title, if signing in representative capacity)

Date

8/23/16



11400 BLUEGRASS PKWY
LOUISVILLE, KY 40299
502-437-5252

312 WEST COLFAX AVE
SOUTH BEND, IN 46601
574.237.0464

T.J. BOOFTER
CIVIL ENGINEERS &
LAND SURVEYORS
207 W Spring St, New Albany, IN 47150

REV	DATE	DESCRIPTION
A	9.19.16	PRELIM ISSUE WITH TITLE
B	9.26.16	ROW DESIGNATION

SURVEY

SITE INFORMATION:
TAPP ROAD
 S. WEINER ROAD
 BLOOMINGTON, IN 47403
 MONROE COUNTY
 TAX PARCEL NUMBER:
 53-08-07-100-001-005-009
 PROPERTY OWNER:
 HARVEY GRAIN SUDBURY &
 MARY CAROLYN SUDBURY
 1901 WEINER ROAD
 BLOOMINGTON, IN 47403
 SOURCE OF TITLE:
 INSTRUMENT #201-4005689
 INSTRUMENT #201-4005700

VEINZON WIRELESS SITE NAME:
 WS TAPP ROAD
POD NUMBER: 46-10799
DRAWN BY: DAP
CHECKED BY: MEP
DATE: 9.19.16

SHEET TITLE:
SITE SURVEY
SHEET NUMBER:
B-1.1

GLOBAL POSITIONING NOTE

1. RANDOM TRAVERSE CONTROL MONUMENTS WERE SET USING GPS METHODS. A PORTION OF THE TRAVERSE WAS COLLECTED USING GPS METHODS. DATA WAS COLLECTED USING THE TYPE OF GPS UTILIZED WAS NETWORK ADJUSTED REAL TIME KINEMATIC (INDOT VRS NETWORK), NAD 83 INDIANA EAST ZONE WITH THE ORTHOMETRIC HEIGHT COMPUTED USING THE NETWORK. THE MONUMENTS WERE VERTICALLY VARIED FROM 0.03 TO 0.07 HORIZONTALLY. SPECTRA PRECISION EPOCH 50 DUAL FREQUENCY RECEIVERS WERE USED CONDUCTING THE SURVEY. SERIAL NUMBER: 525400009

GENERAL NOTES

NO SEARCH OF PUBLIC RECORDS HAS BEEN COMPLETED BY POD GROUP TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT PARCEL.

THIS SURVEY IS FOR THE LEASE AREA ONLY. THE PROPOSED ACCESS & UTILITY EASEMENTS, AND ONLY A PARTIAL BOUNDARY SURVEY OF THE PARENT PARCEL HAS BEEN PERFORMED.

THIS SURVEY WAS CONDUCTED BY METHOD OF RANDOM TRAVERSE, WITH SIDE SHOTS, UNADJUSTED CLOSURE FOR THIS TRACT EQUALS 0.09', FOR A PRECISION OF 1:37,766 AND HAS NOT BEEN ADJUSTED.

THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHTS OF WAY SHOWN HEREON OR NOT.

THIS PLAT IS NOT INTENDED FOR LAND TRANSFER.

THE PROPOSED LEASE AREA AND PART OF THE PROPOSED ACCESS & UTILITY EASEMENT SHOWN HEREON ARE NOT LOCATED IN A 100-YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS, DATED DECEMBER 17, 2010. THE PROPOSED LEASE AREA IS LOCATED IN ZONE X, A PORTION OF THE PARENT PARCEL AND THE PROPOSED ACCESS & UTILITY EASEMENT IS IN A FLOOD ZONE (ZONE: AE, BASE FLOOD ELEVATIONS DETERMINED).

LAND SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH TITLE 865, CHAPTERS 1 THRU 12 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATION WAS MADE BY THE SURVEYOR:

AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

A) VARIANCES IN THE REFERENCE MONUMENTS
 B) INCONSISTENCIES IN THE RECORD DESCRIPTIONS AND PLATS
 C) INCONSISTENCIES IN LINES OF OCCUPATION AND PLATS
 D) RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY)

AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:

- VARIANCES IN THE REFERENCE MONUMENTS. THIS SURVEY IS TIED TO A FOUND 5/8" REBAR IN THE CENTER OF SECTION 12, TOWNSHIP 8 NORTH, RANGE 1 E, RANGE 1 E, RANGE 1 E, RANGE 1 E, RANGE 1 E.
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HEREBY CERTIFY THAT THIS SURVEY AND THE PLAT SHOWN HEREON WERE PREPARED UNDER MY SUPERVISION AND ACCORDING TO THE APPLICABLE REQUIREMENTS OF 865 IAC 1-12.

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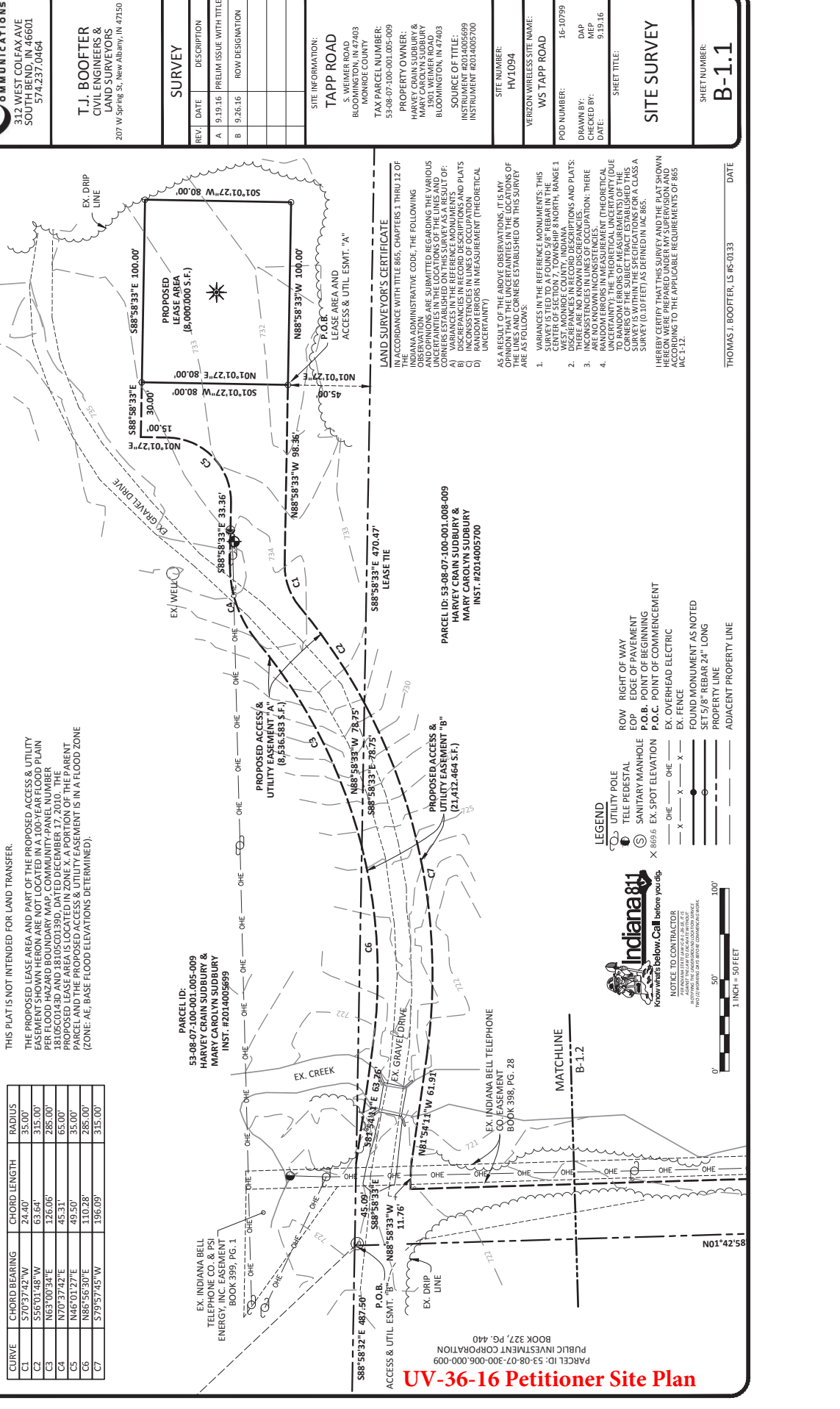
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CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	S70°37'42"W	24.40'	35.00'
C2	S56°01'38"W	65.64'	315.00'
C3	N63°00'34"E	126.06'	285.00'
C4	N70°37'42"E	45.31'	65.00'
C5	N46°01'27"E	49.50'	35.00'
C6	N86°56'30"E	110.28'	285.00'
C7	S79°57'45"W	196.09'	315.00'

PARCEL ID: 53-08-07-100-001-008-009
 HARVEY GRAIN SUDBURY &
 MARY CAROLYN SUDBURY
 INST. #201-4005689

PARCEL ID: 53-08-07-100-001-008-009
 HARVEY GRAIN SUDBURY &
 MARY CAROLYN SUDBURY
 INST. #201-4005700

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 HARVEY GRAIN SUDBURY &
 MARY CAROLYN SUDBURY
 INST. #201-4005700

Know what's below. Call before you dig.

NOTICE TO CONTRACTOR
 THE STATE OF INDIANA HAS A STATEWIDE
 PUBLIC UTILITY RECORDING SYSTEM (IURTS) WHICH
 PROVIDES INFORMATION ON THE LOCATION OF
 PUBLIC UTILITIES BEFORE YOU DIG.

LEGEND

- UTILITY POLE
- TELE PEDESTAL
- SANITARY MANHOLE
- EX. 5/8" EX. 5/8" SPOT ELEVATION
- EX. OVERHEAD ELECTRIC
- EX. FENCE
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR 24" LONG
- PROPERTY LINE
- ADJACENT PROPERTY LINE

SCALE: 1" = 50 FEET

0' 50' 100'

UV-36-16 Petitioner Site Plan

DATE: _____
 THOMAS J. BOOFTER, LS-05-0133



T.J. BOOFER
 CIVIL ENGINEERS &
 LAND SURVEYORS
 207 W Spring St, New Albany, IN 47150

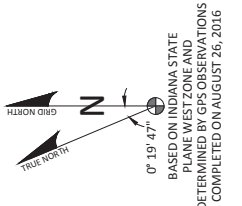
REV	DATE	DESCRIPTION
A	9.19.16	PRELIM ISSUE WITH TITLE
B	9.26.16	ROW DESIGNATION

SITE INFORMATION:
TAPP ROAD
 S. WEIMER ROAD
 BLOOMINGTON, IN 47403
 MADISON COUNTY
TAX PARCEL NUMBER:
 53-08-07-100-001-005-009
PROPERTY OWNER:
 HARVEY GRAIN SUBURBURY &
 MARY CAROLYN SUBURBURY
 1901 WEIMER ROAD
 BLOOMINGTON, IN 47403
SOURCE OF TITLE:
 INSTRUMENT #201-4005689
 INSTRUMENT #201-4005700

SITE NUMBER:
 HV1094
VERTICAN WIRELESS SITE NAME:
 WS TAPP ROAD
POD NUMBER:
 46-10799
DRAWN BY:
 DAP
CHECKED BY:
 DAP
DATE:
 9.19.16

SITE SURVEY

SHEET NUMBER:
 B-1.2



GENERAL NOTES
 NO SEARCH OF PUBLIC RECORDS HAS BEEN COMPLETED BY POD GROUP TO DETERMINE ANY DEFECS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT PARCEL.
 THIS SURVEY IS FOR THE LEASE AREA ONLY. THE PROPOSED ACCESS & UTILITY EASEMENTS, AND ONLY A PARTIAL BOUNDARY SURVEY OF THE PARENT PARCEL HAS BEEN PERFORMED.
 THIS SURVEY WAS CONDUCTED BY METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. UNADJUSTED CLOSURE FOR THIS TRACT EQUALS 0.09', FOR A PRECISION OF 1:37,766 AND HAS NOT BEEN ADJUSTED.
 THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHTS OF WAY SHOWN HEREON OR NOT.
 THIS PLAT IS NOT INTENDED FOR LAND TRANSFER.

THE PROPOSED LEASE AREA AND PART OF THE PROPOSED ACCESS & UTILITY EASEMENT SHOWN HEREON ARE NOT LOCATED IN THE FLOOD HAZARD PLAIN PER FLOOD HAZARD BOUNDARY MAP, COMMUNITY-PANEL NUMBER 18105C0143D AND 18105C0139D, DATED DECEMBER 17, 2010. THE PROPOSED LEASE AREA IS LOCATED IN ZONE X, A PORTION OF THE PARENT PARCEL AND THE PROPOSED ACCESS & UTILITY EASEMENT IS IN A FLOOD ZONE (ZONE: AE, BASE FLOOD ELEVATIONS DETERMINED).

TEMPORARY BENCHMARK
 * FAAC COORDINATE POINT
 NORTHING: 1419371.306
 EASTING: 3100933.650
 ELEVATION: 734.28'
 LOCATION: A SET 60D NAIL
 N71°05'W 90.6± FROM THE
 SOUTHWEST CORNER OF THE
 PROPOSED LEASE AREA.

GLOBAL POSITIONING NOTE

- RANDOM TRAVERSE CONTROL MONUMENTS WERE SET USING GPS METHODS. A PORTION OF THE PHOTOGRAPHY WAS COLLECTED USING GPS METHODS.
- THE TYPE OF GPS UTILIZED WAS NETWORK ADJUSTED REAL TIME KINEMATIC (INDOT VRS NETWORK), NAD 83 INDIANA EAST ZONE WITH THE ORTHOMETRIC HEIGHT COMPUTED USING GPS DATA. THE TYPE OF GPS RECEIVER USED VARIED FROM G03 TO G07, HORIZONTALLY, SPECTRA PRECISION EPOCH 50 DUAL FREQUENCY RECEIVERS WERE USED CONDUCTING THE SURVEY. SERIAL NUMBER: 5325400009

LAND SURVEYOR'S CERTIFICATE

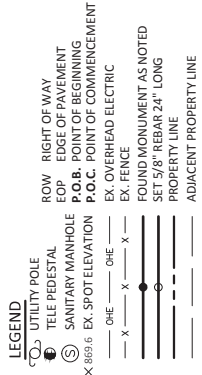
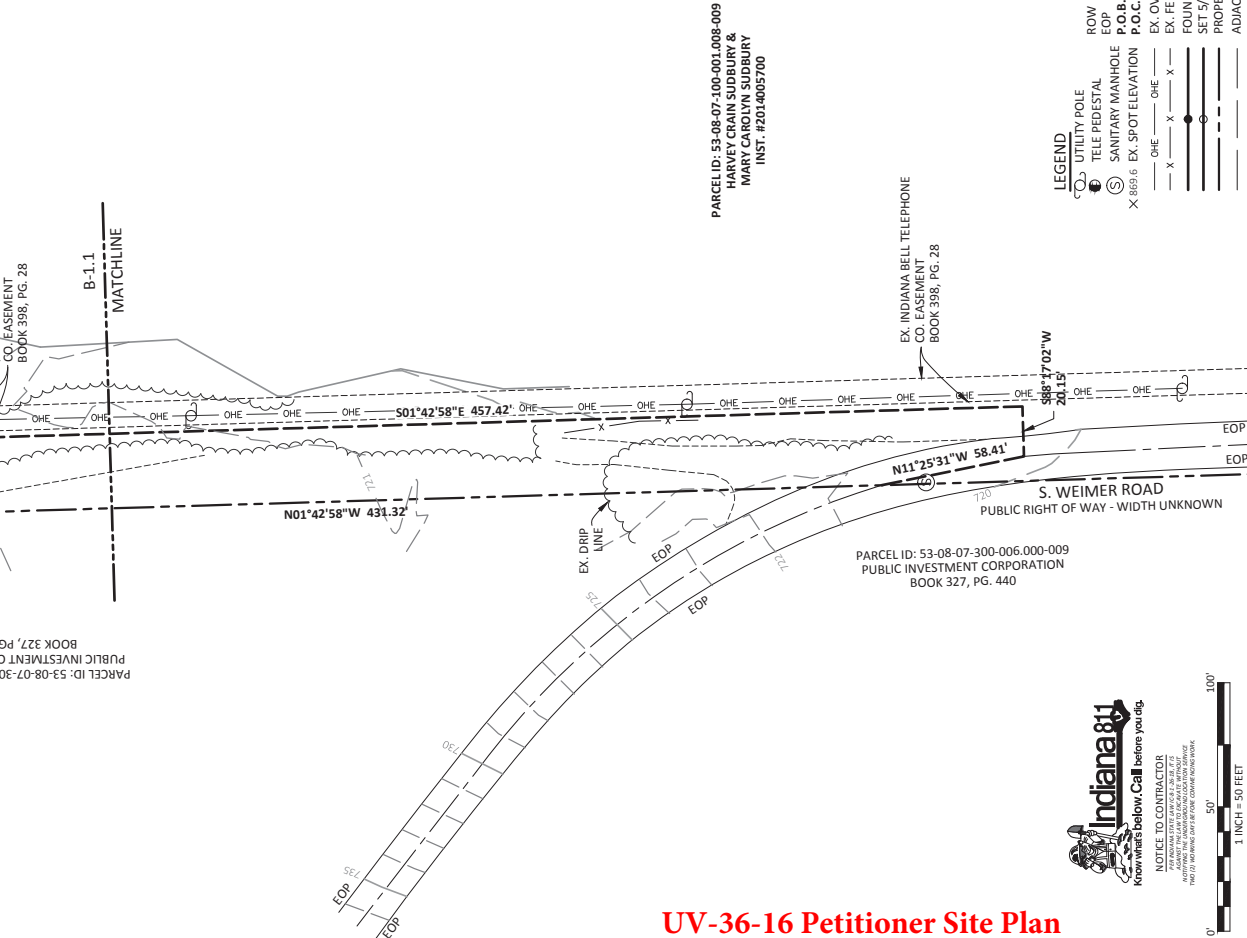
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 A) VARIANCES IN THE REFERENCE MONUMENTS
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 D) RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY)

AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE MONUMENTS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:

- VARIANCES IN THE REFERENCE MONUMENTS. THIS SURVEY IS TIED TO A FOUND 5/8" REBAR IN THE CENTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 1.
- DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS. THERE ARE NO KNOWN DISCREPANCIES.
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- RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY). TO RANDOM ERRORS OF MEASUREMENTS OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY (10.10 FEET) AS DEFINED IN IAC 865.

HEREBY CERTIFY THAT THIS SURVEY AND THE PLAT SHOWN HEREON WERE PREPARED UNDER MY SUPERVISION AND ACCORDING TO THE APPLICABLE REQUIREMENTS OF 865 IAC 1-12.

THOMAS J. BOOFER, LS #5-0133 DATE

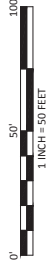


PARCEL ID: 53-08-07-100-001-008-009
 HARVEY GRAIN SUBURBURY &
 MARY CAROLYN SUBURBURY
 INST. #201-4005700

PARCEL ID: 53-08-07-300-006-000-009
 PUBLIC INVESTMENT CORPORATION
 BOOK 327, PG. 440



NOTE TO CONTRACTOR
 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS STATE SURVEYING BOARD'S (ISSB) SURVEYING STANDARDS AND PRACTICES (SSAP) AND THE ILLINOIS STATE SURVEYING BOARD'S (ISSB) SURVEYING STANDARDS AND PRACTICES (SSAP) FOR THE CONSTRUCTION OF SURVEY MONUMENTS.



UV-36-16 Petitioner Site Plan



312 WEST COLFAX AVE
SOUTH BEND, IN 46601
574.237.0464

T.J. BOOFTER
CIVIL ENGINEERS &
LAND SURVEYORS
207 W Spring St., New Albany, IN 47150

SURVEY	
REV#	DATE
A	9.19.16
B	9.26.16

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S. WEIMER ROAD
BLOOMINGTON, IN 47403
MONROE COUNTY
TAX PARCEL NUMBER:
53-08-07-100-001.005-009
PROPERTY OWNER:
HARVEY CRAIN SUBURBY &
MARY CAROLYN SUBURBY
1901 WEIMER ROAD
BLOOMINGTON, IN 47403
SOURCE OF TITLE:
INSTRUMENT #2014005699
INSTRUMENT #2014005700

SITE NUMBER:
HV1094
VERIZON WIRELESS SITE NAME:
WS TAPP ROAD
POD NUMBER:
16-10799
DRAWN BY:
DAP
CHECKED BY:
MEP
DATE:
9.13.16

SHEET TITLE:
SITE SURVEY
SHEET NUMBER:
B-1.4

REPORT OF TITLE

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POD GROUP, LLC, AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT VERIFICATION OF THE ACCURACY OF THE RECORDS OF PUBLIC RECORDS. THE INFORMATION CONTAINED HEREIN IS BASED ON THE RECORDS OF PUBLIC RECORDS AS APPLIED OR PRESUMPTIVE EASEMENTS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. INFORMATION REGARDING THESE MATTERS WERE GAINED FROM US TITLE SOLUTIONS, FILE NO. 54853-IN1608-5030, REFERENCE NO. HV1094CD, DATED AUGUST 10, 2016, FROM 12-28-1968 TO 6-17-2016. THE FOLLOWING COMMENTS ARE IN REGARD TO SAID COMMITMENT AND THE NUMBERS IN THE COMMENTS CORRESPOND TO THE NUMBERING SYSTEM IN SAID POLICY.

SCHEDULE B

1. TAXES, TAX LIES, TAX SALES, WATER RATES, SEWER AND ASSESSMENTS SET FORTH IN SCHEDULE HEREIN. (THIS IS NOT A SURVEY MATTER, THEREFORE, POWER OF DESIGN GROUP, LLC DID NOT EXAMINE OR ADDRESS THIS ITEM).
2. MORTGAGES RETURNED HEREIN. (1-1). SEE SEPARATE MORTGAGE SCHEDULE. (NONE WITHIN PERIOD SEARCHED.)
3. ANY STATE OF FACTS WHICH AN ACCURATE SURVEY MIGHT SHOW OR SURVEY EXCEPTIONS SET FORTH HEREIN. (POWER OF DESIGN GROUP, LLC DID NOT PERFORM A BOUNDARY SURVEY OF THE PARENT PARCEL, THEREFORE POWER OF DESIGN GROUP, LLC DID NOT EXAMINE OR ADDRESS THIS ITEM.)
4. RIGHTS OF TENANTS OR PERSON IN POSSESSION. (POWER OF DESIGN GROUP, LLC DID NOT EXAMINE OR ADDRESS THIS ITEM.)
(JUDGMENTS, LIENS AND UCC)
(COVENANTS/RESTRICTIONS)
5. NONE WITHIN PERIOD SEARCHED
6. NONE WITHIN PERIOD SEARCHED
(EASEMENTS AND RIGHTS OF WAY)
7. AGREEMENT BY ROBERT C. SUBURBY AND CORA SUBURBY, HUSBAND AND WIFE TO CITY OF BLOOMINGTON, DATED 11/30/1964 RECORDED 3/2/1984 IN BOOK 147 PAGE 133 IN INSTRUMENT NO. 156145. (EASEMENT AS DESCRIBED IN BOOK 147, PAGE 133 AFFECTS THE PARENT PARCEL, BUT DOES NOT AFFECT THE PROPOSED LEASE AREA OR THE PROPOSED ACCESS & UTILITY EASEMENTS "A" AND "B" AND AS SHOWN HEREON.)
8. JOINT UTILITY EASEMENT BY HARVEY CRAIN SUBURBY AND MARY CAROLYN SUBURBY TO PUBLIC SERVICE COMPANY OF INDIANA, DATED 2/7/1993 RECORDED IN BOOK 100, PAGE 188. (JOINT UTILITY EASEMENT AFFECTS THE PARENT PARCEL, BUT DOES NOT AFFECT THE PROPOSED ACCESS AND UTILITY EASEMENTS "A" AND "B" AND AS SHOWN HEREON.)
9. SANITARY SEWER LINE EASEMENT BY CORA SUBURBY TO CITY OF BLOOMINGTON UTILITIES, DATED 6/16/1994 RECORDED 7/5/1994 IN BOOK 424 PAGE 322 IN INSTRUMENT NO. 410886. (SANITARY SEWER AS DESCRIBED IN BOOK 424, PAGE 322 IS NOT APPLICABLE TO THE PARENT PARCEL AND DOES NOT AFFECT THE PROPOSED LEASE AREA AND THE PROPOSED ACCESS AND UTILITY EASEMENTS "A" AND "B")
(OTHER FILED DOCUMENTS)
10. BOUNDARY SURVEY RECORDED 4/21/2014 IN INSTRUMENT NO. 2014004467. (BOUNDARY SURVEY AS RECORDED IN INSTRUMENT #2014004467 IS APPLICABLE TO THE PARENT PARCEL, THE PROPOSED LEASE AREA AND THE PROPOSED ACCESS AND UTILITY EASEMENT "A" UE WITHIN THE "NORTH REMAINDER" AND THE PROPOSED ACCESS AND UTILITY EASEMENT "B" LIES WITHIN THE "SOUTH REMAINDER" AS SHOWN ON SAID BOUNDARY SURVEY)

LEGAL DESCRIPTION, INSTRUMENT #201400570 (NOT FIELD SURVEYED)

A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 5/8 INCH REBAR AT THE NORTHWEST CORNER OF SAID QUARTER, THENCE SOUTH 88 DEGREES 57 MINUTES 44 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER A DISTANCE OF 487.50 FEET TO A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "BRG INC 6892", HEREINAFTER REFERRED TO AS "A REBAR WITH BRG CAP", AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO PUBLIC INVESTMENT CORPORATION BY DEED BOOK 327, PAGE 440 IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 88 DEGREES 57 MINUTES 44 SECONDS EAST 792.74 FEET TO A REBAR WITH BRG CAP; THENCE SOUTH 40 DEGREES 16 MINUTES 29 SECONDS EAST 24.02 FEET TO A REBAR WITH BRG CAP; THENCE SOUTH 15 DEGREES 30 MINUTES 53 SECONDS WEST 372.41 FEET TO THE POINT OF BEGINNING OF THE REBAR WITH BRG CAP; THENCE NORTH 82 DEGREES 17 SECONDS WEST 157.80 FEET TO A 5/8 INCH REBAR WITH TAPP CAP AT THE NORTHWEST CORNER OF SAID TAPP PROPERTY; THENCE SOUTH 01 DEGREE 22 MINUTES 07 SECONDS WEST ALONG THE WEST LINE OF SAID TAPP A DISTANCE OF 360.63 FEET TO A 5/8 INCH REBAR WITH TAPP CAP; THENCE SOUTH 12 DEGREES 26 MINUTES 58 SECONDS WEST ALONG THE WEST LINE OF SAID TAPP, PASSING A 5/8 INCH REBAR WITH TAPP CAP AT 549.46 FEET, A TOTAL DISTANCE OF 549.78 FEET TO THE NORTH LINE OF WOOLERY PLANNED COMMUNITY, PHASE IX, AS SHOWN ON THE PLAT THEREOF RECORDED AS INSTRUMENT NO. 2012008340, PLAT CABINET 10, PAGE 115 IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA AND THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 42 MINUTES 10 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 1010.58 FEET TO THE POINT OF BEGINNING, CONTAINING 13.04 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH TITLE 865, CHAPTERS 1 THRU 12 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATION UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:
 A) DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS
 B) INCONSISTENCIES IN LINES OF OCCUPATION
 C) RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY)
 AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:
 1. VARIANCES IN THE REFERENCE MONUMENTS, THIS SURVEY IS TIED TO A FOUND 5/8" REBAR IN THE CENTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 1 WEST, MONROE COUNTY, ARE NO KNOWN DISCREPANCIES.
 2. DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS: THERE ARE NO KNOWN DISCREPANCIES.
 3. KNOWN INCONSISTENCIES.
 4. RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY) ARE NOT KNOWN.
 THE SUBJECT TRACT ESTABLISHED THIS SURVEY IS WITHIN THE BOUNDARIES OF A CLASS A SURVEY (0.10 FEET) AS DEFINED IN IAC 865-1-2-1.
 I HEREBY CERTIFY THAT THIS SURVEY AND THE PLAT SHOWN HEREON WERE PREPARED UNDER MY SUPERVISION AND ACCORDING TO THE APPLICABLE REQUIREMENTS OF 865 IAC 1-2.

THOMAS J. BOOFTER, LS #5-0133 DATE _____



312 WEST COUFAX AVE
SOUTH BEND, IN 46601

PRELIMINARY
NOT FOR
CONSTRUCTION

ZONING
DRAWINGS

REV#	DATE	DESCRIPTION
A	9.30.16	ISSUED FOR REVIEW
B	10.4.16	OLC COMMENTS

SITE INFORMATION:
TAPP ROAD

S. WEIMER ROAD
BLOOMINGTON, IN 47403
MONROE COUNTY

HORVATH SITE NUMBER:
HV1094

VERIZON WIRELESS SITE NAME:
WS TAPP ROAD

POD NUMBER: 16-10025
DRAWN BY: POD
CHECKED BY: MEP
DATE: 9/22/16

SHEET TITLE:

REVISION
LOG

SHEET NUMBER:

R-1

REVISION LOG

REV #	MM/DD/YY	SHEET NUMBER & NAME	DESCRIPTION OF REVISION
A	9/30/2016	ALL SHEETS	ISSUED FOR REVIEW
B	10/4/2016	C-1A	REVISED DIMENSIONS PER OLC



POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502.437.5252



312 WEST COLFAX AVE
SOUTH BEND, IN 46601

PRELIMINARY
NOT FOR
CONSTRUCTION

ZONING
DRAWINGS

REV	DATE	DESCRIPTION
A	9.30.16	ISSUED FOR REVIEW
B	10.4.16	OLC COMMENTS

SITE INFORMATION:

TAPP ROAD

S. WEIMER ROAD
BLOOMINGTON, IN 47403
MONROE COUNTY

HORVATH SITE NUMBER:
HV1094

VERIZON WIRELESS SITE NAME:
WS TAPP ROAD

POD NUMBER: 16-10025
DRAWN BY: POD
CHECKED BY: MEP
DATE: 9/22/16

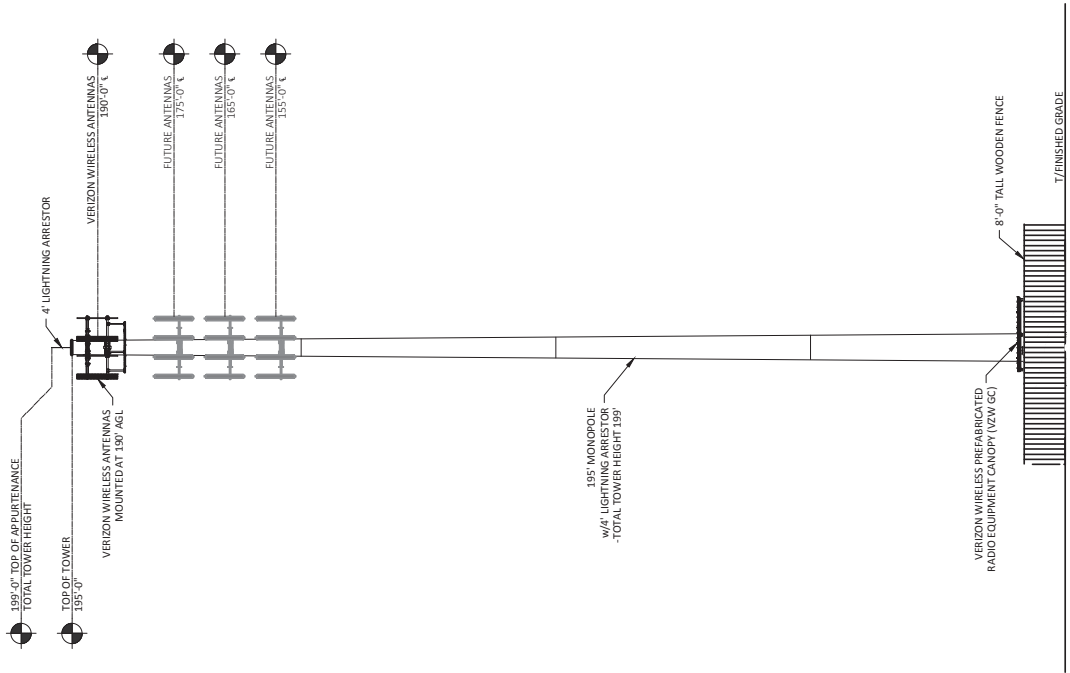
SHEET TITLE:

TOWER
ELEVATION

SHEET NUMBER:
TE-1

NOTE:

- IT IS THE INSTALLING CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL ANTENNA INFORMATION AGAINST FINAL RADIO ENGINEERING PLAN PROVIDED BY GTE MOBILNET OF INDIANA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS (VZW GC)



TOWER ELEVATION 1
SCALE: N.T.S. TE-1



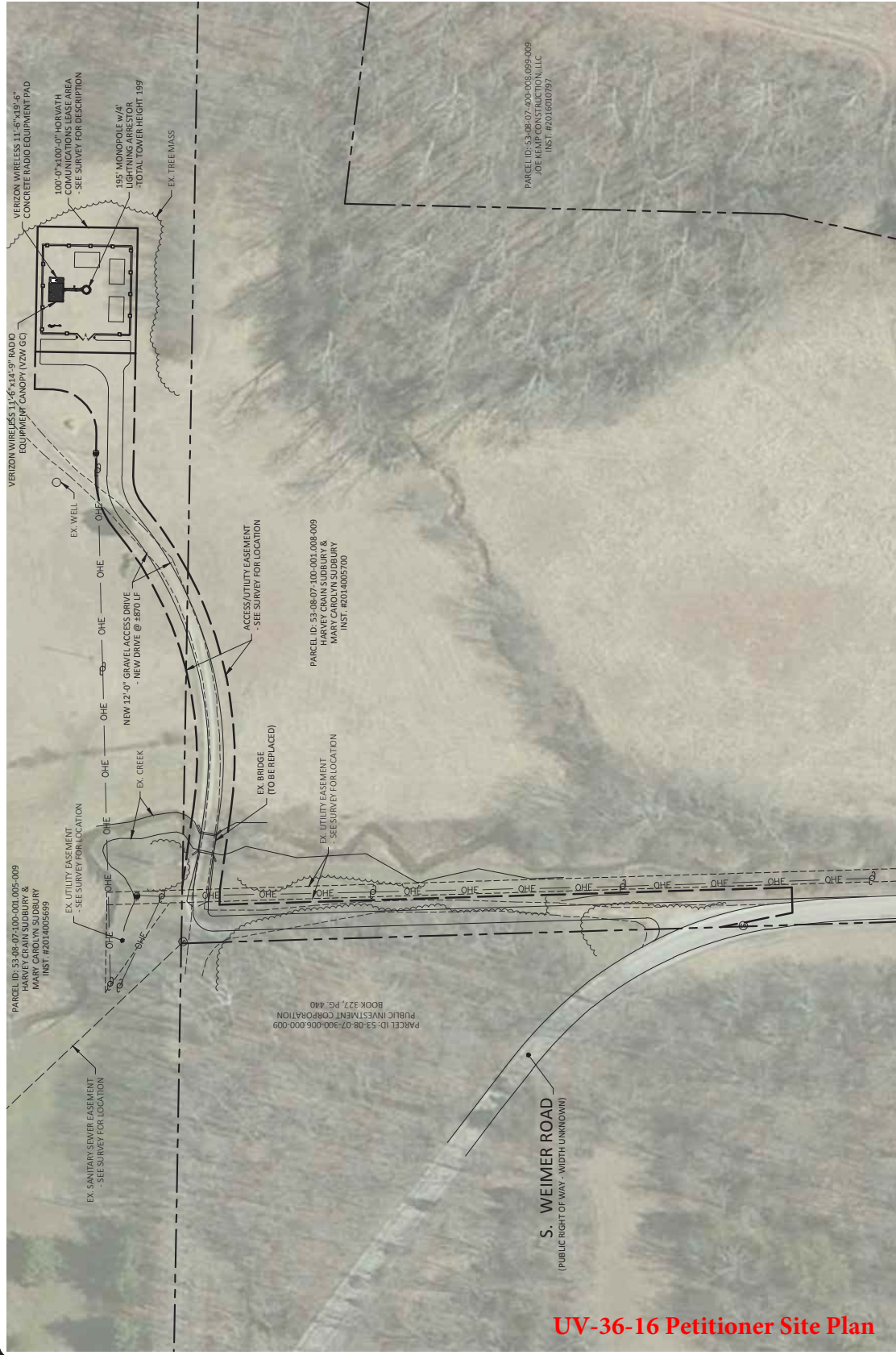
312 WEST COLFAX AVE
SOUTH BEND, IN 46601

**PRELIMINARY
NOT FOR
CONSTRUCTION**

ZONING DRAWINGS		
REV#	DATE	DESCRIPTION
A	9.30.16	ISSUED FOR REVIEW
B	10.4.16	OLC COMMENTS

SITE INFORMATION:
TAPP ROAD
S. WEIMER ROAD
BLOOMINGTON, IN 47403
HARRIS COUNTY
HORVATH SITE NUMBER:
HV1094
VERIZON WIRELESS SITE NAME:
WS TAPP ROAD
POD NUMBER:
16-10025
DRAWN BY:
POD
CHECKED BY:
MEP
DATE:
9/22/16
SHEET TITLE:

**OVERALL SITE PLAN
W/AERIAL OVERLAY**
SHEET NUMBER:
C-1



OVERALL SITE PLAN W/AERIAL OVERLAY
SCALE: N.T.S.

S. WEIMER ROAD
(PUBLIC RIGHT OF WAY - WIDTH UNKNOWN)

UV-36-16 Petitioner Site Plan

Know what's below. Call before you dig.
NOTICE TO CONTRACTOR
INDIANA 811 IS THE STATE-OPERATED, NON-PROFIT CALL CENTER FOR UTILITY LOCATIONS. CALL 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION OR CONSTRUCTION WORK.



312 WEST COLFAX AVE
SOUTH BEND, IN 46601

**PRELIMINARY
NOT FOR
CONSTRUCTION**

**ZONING
DRAWINGS**

REV#	DATE	DESCRIPTION
A	9.30.16	ISSUED FOR REVIEW
B	10.4.16	OLC COMMENTS

**SITE INFORMATION:
TAPP ROAD**

S. WEIMER ROAD
BLOOMINGTON, IN 47403
HARRIS COUNTY

HORVATH SITE NUMBER:
HV1094

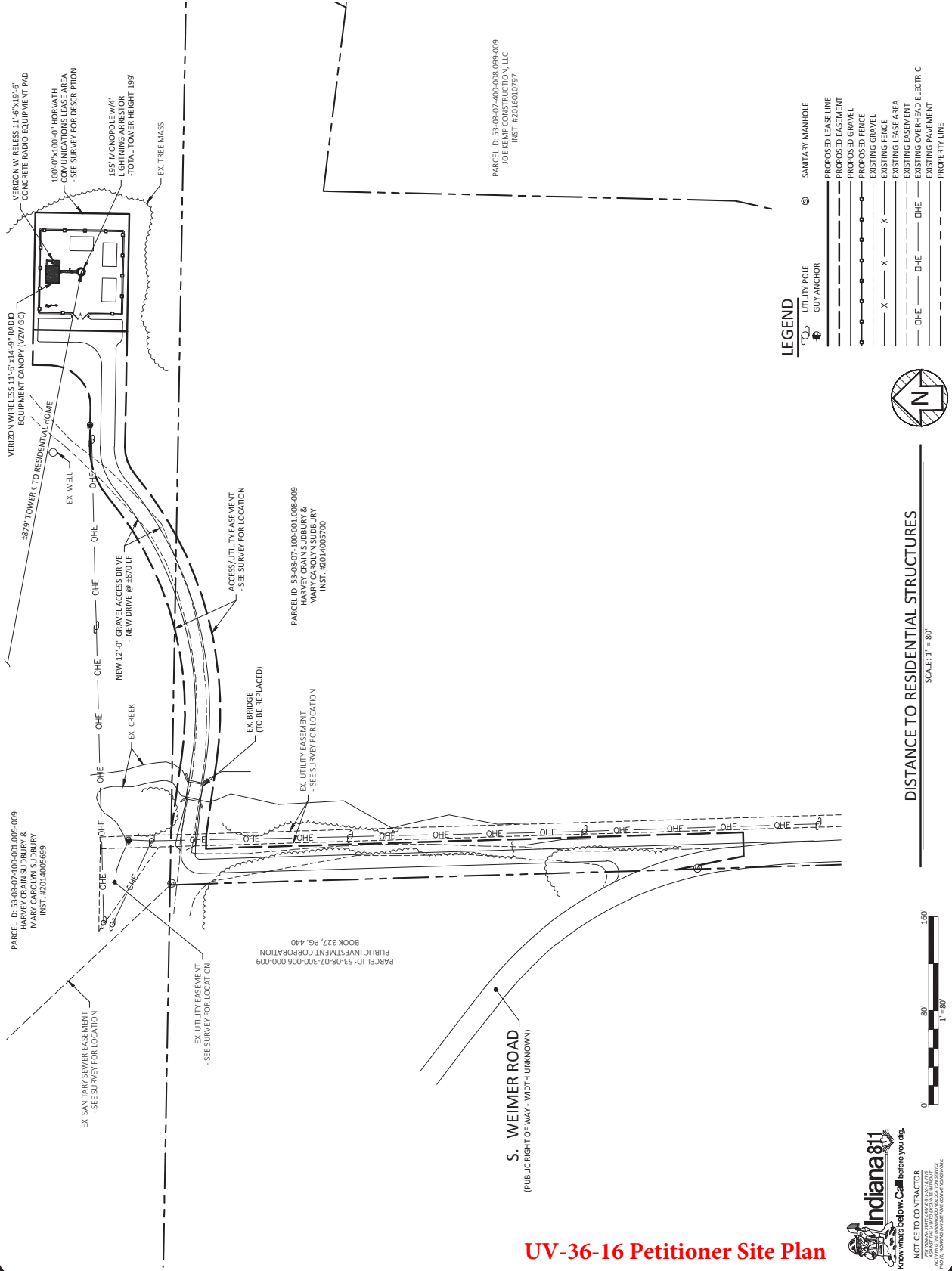
VERIZON WIRELESS SITE NAME:
WS TAPP ROAD

POD NUMBER:
16-10025

DRAWN BY:
MEP
DATE:
9/22/16

**DISTANCE TO
RESIDENTIAL
STRUCTURES**

SHEET NUMBER:
C-1B





312 WEST COLFAX AVE
SOUTH BEND, IN 46601

PRELIMINARY
NOT FOR
CONSTRUCTION

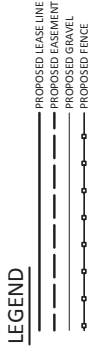
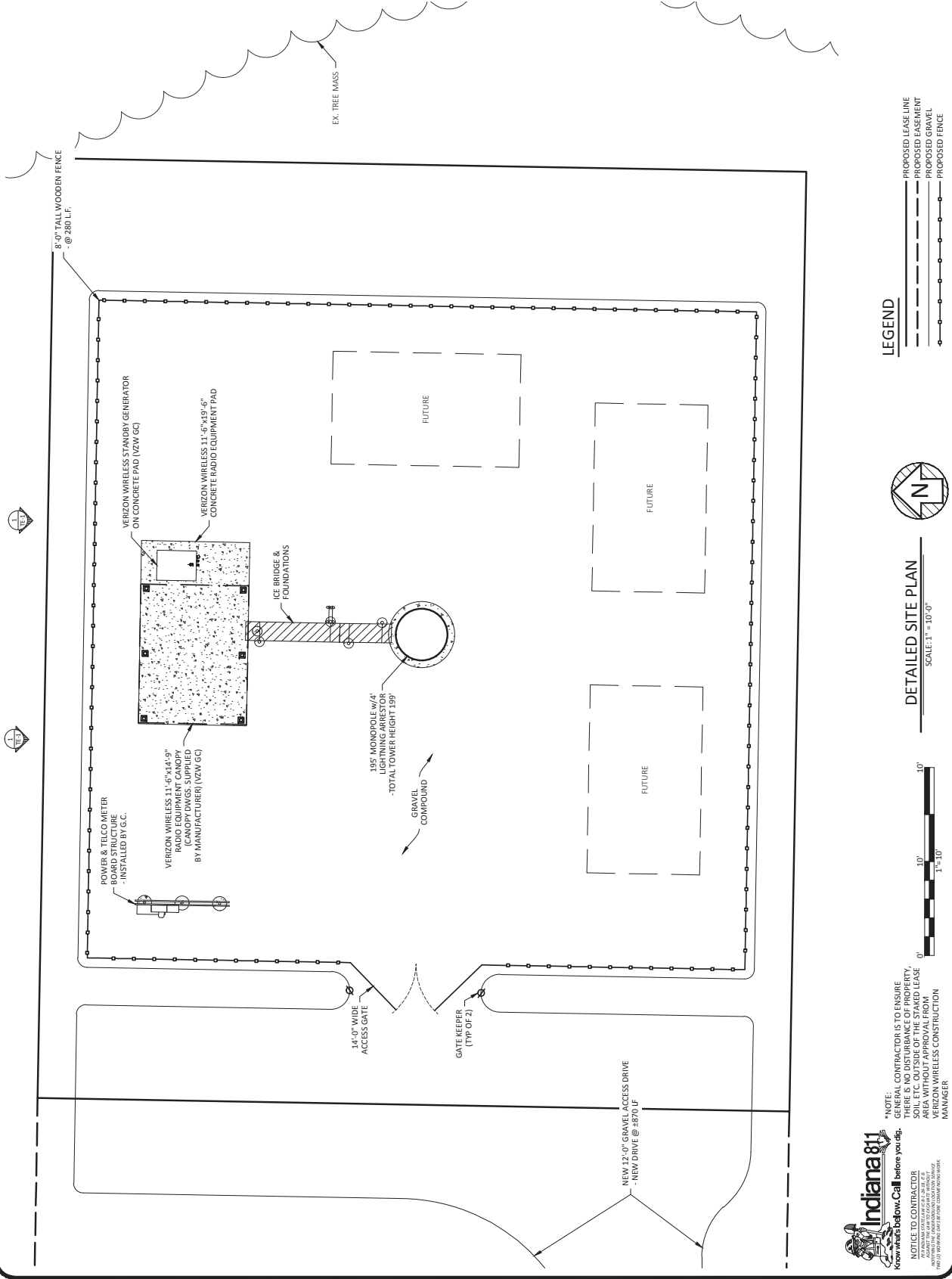
ZONING
DRAWINGS

REV#	DATE	DESCRIPTION
A	9.30.16	ISSUED FOR REVIEW
B	10.4.16	OLC COMMENTS

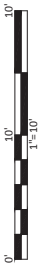
SITE INFORMATION:

TAPP ROAD
S. WEIMER ROAD
LOT 10, 147/403
HUNDE COUNTY
HORVATH SITE NUMBER:
HV1094
VERIZON WIRELESS SITE NAME:
WS TAPP ROAD
POD NUMBER:
16-10025
DRAWN BY:
POD
CHECKED BY:
MEP
DATE:
9/22/16

SHEET TITLE:
DETAILED
SITE
PLAN
SHEET NUMBER:
C-3



DETAILED SITE PLAN
SCALE: 1" = 10'-0"



*NOTE:
GENERAL CONTRACTOR IS TO ENSURE
THERE IS NO DISTURBANCE OF PROPERTY,
SOIL, ETC. OUTSIDE OF THE STAKED LEASE
AREA WITHOUT APPROVAL FROM THE
VERIZON WIRELESS CONSTRUCTION
MANAGER





312 WEST COLFAX AVE
SOUTH BEND, IN 46601

PRELIMINARY
NOT FOR
CONSTRUCTION

ZONING
DRAWINGS

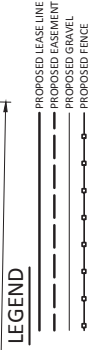
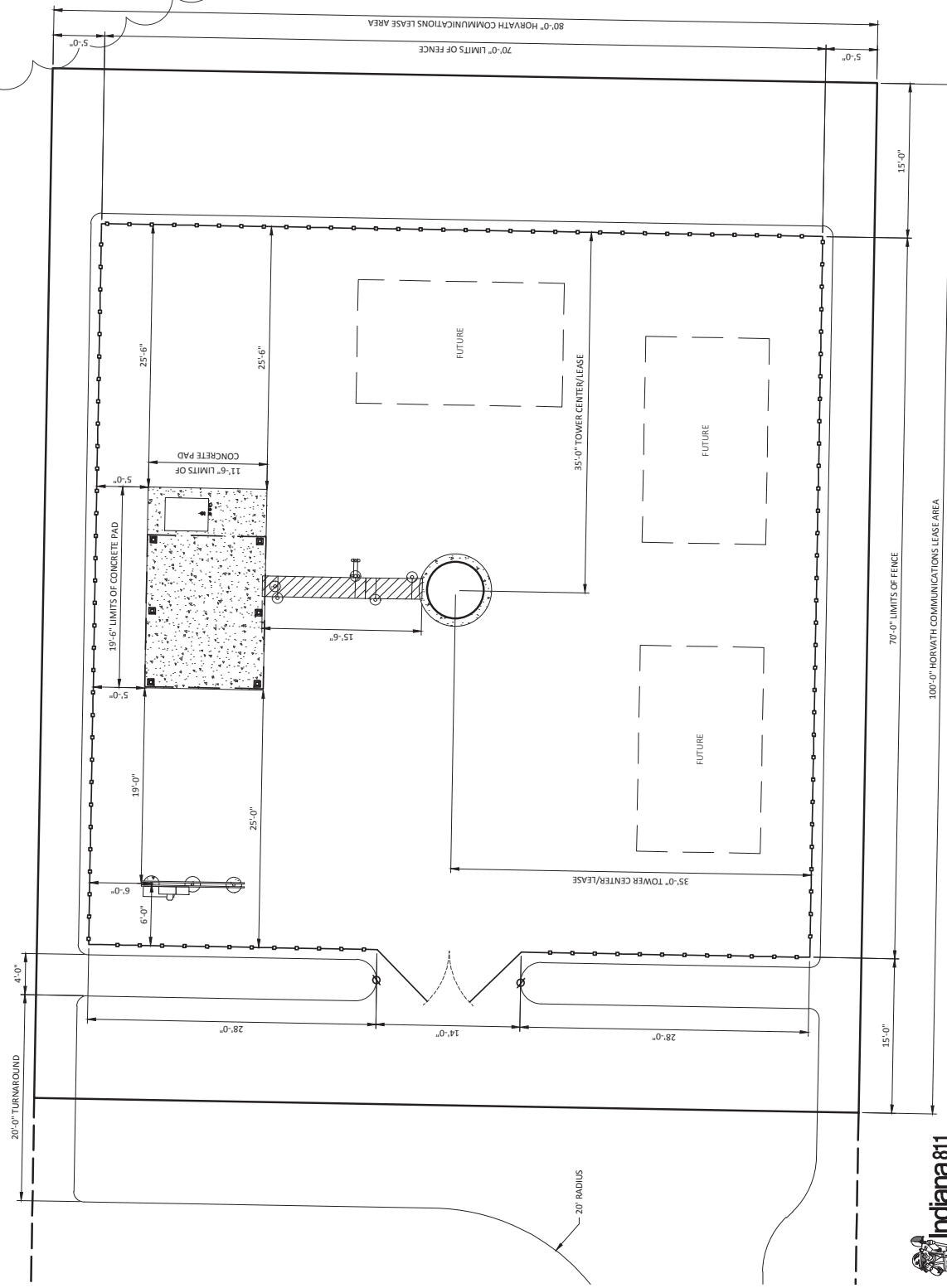
REV	DATE	DESCRIPTION
A	9.30.16	ISSUED FOR REVIEW
B	10.4.16	OLC COMMENTS

SITE INFORMATION:

TAPP ROAD
S. WEIMER ROAD
PARISH, IN 47403
MONROE COUNTY
HORVATH SITE NUMBER:
HV1094
VERIZON WIRELESS SITE NAME:
WS TAPP ROAD
POD NUMBER: 16-10025
DRAWN BY:
CHECKED BY:
DATE:

DIMENSIONED
SITE PLAN

SHEET NUMBER:
C-4



DIMENSIONED SITE PLAN
SCALE: 1" = 10'-0"



*NOTE:
GENERAL CONTRACTOR IS TO ENSURE
THERE IS NO DISTURBANCE OF PROPERTY,
SOIL, ETC. OUTSIDE OF THE STAKED LEASE
AREA WITHOUT APPROVAL FROM THE
GENERAL CONTRACTOR'S WIRELESS CONSTRUCTION
MANAGER



312 WEST COUFAX AVE
SOUTH BEND, IN 46601

**PRELIMINARY
NOT FOR
CONSTRUCTION**

**ZONING
DRAWINGS**

REV#	DATE	DESCRIPTION
A	9.30.16	ISSUED FOR REVIEW
B	10.4.16	OLC COMMENTS

SITE INFORMATION:
TAPP ROAD

S. WEIMER ROAD
BLOOMINGTON, IN 47403
MONROE COUNTY

HORVATH SITE NUMBER:
HV1094

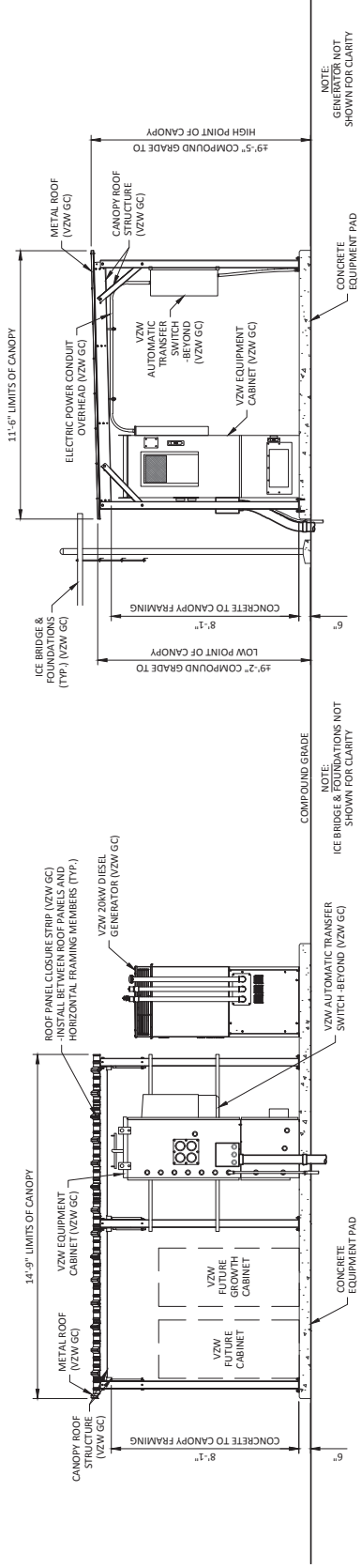
VERIZON WIRELESS SITE NAME:
WS TAPP ROAD

POD NUMBER: 16-10025
DRAWN BY: POD
CHECKED BY: MEP
DATE: 9/22/16

SHEET TITLE:
**PLATFORM
ELEVATIONS
(REFERENCE ONLY)**

SHEET NUMBER:
D-3

NOTE:
CANOPY ROOF PANELS PROFILE BY/PBR. PROVIDE 1.7lb DENSITY POLYETHYLENE FOAM PANEL CLOSURE STRIPS TO MATCH PROFILE AS MANUFACTURED BY. SEALITTE BUILDING FASTENERS "ST CLOSURE" STRIPS OR EQUAL (VERIFY PROFILE WITH ROOF PANELS SUPPLIED WITH CANOPY)



NOTE:
ICE BRIDGE & FOUNDATIONS NOT SHOWN FOR CLARITY

NOTE:
ICE BRIDGE & FOUNDATIONS NOT SHOWN FOR CLARITY

REAR ELEVATION
SCALE: 1" = 5'-0"

END ELEVATION
SCALE: 1" = 5'-0"





312 WEST COUFAX AVE
SOUTH BEND, IN 46601

PRELIMINARY
NOT FOR
CONSTRUCTION

ZONING DRAWINGS	
REV#	DESCRIPTION
A	9.30.16 ISSUED FOR REVIEW
B	10.4.16 OLC COMMENTS

SITE INFORMATION:
TAPP ROAD
S. WEIMER ROAD
BLOOMINGTON, IN 47403
HARRISON COUNTY

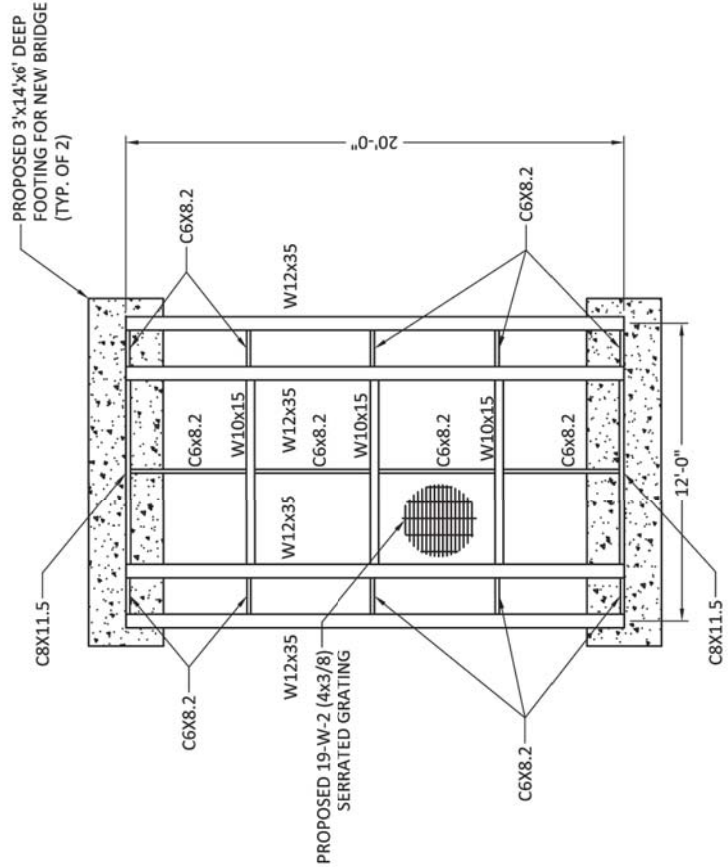
HORVATH SITE NUMBER:
HV1094

VERIZON WIRELESS SITE NAME:
WS TAPP ROAD

POD NUMBER: 16-10025
DRAWN BY: POD
CHECKED BY: MEP
DATE: 9/22/16

SHEET TITLE:
**PRELIMINARY
BRIDGE DESIGN**

SHEET NUMBER:
D-5



PRELIMINARY BRIDGE DESIGN
SCALE: 1" = 5'-0"





Jacqueline Scanlan <scanlanj@bloomington.in.gov>

Fwd: 1901 S Weimer Road

Amelia Lewis <lewisa@bloomington.in.gov>
To: Jacqueline Scanlan <scanlanj@bloomington.in.gov>

Tue, Nov 29, 2016 at 1:21 PM

——— Forwarded message ———

From: **TEDFRICK** <tedfrick@indiana.edu>
Date: Tue, Nov 29, 2016 at 1:20 PM
Subject: Re: 1901 S Weimer Road
To: Amelia Lewis <lewisa@bloomington.in.gov>
Cc: "ebw@clarkquinnlaw.com" <ebw@clarkquinnlaw.com>

UV-36-16 Neighbor Correspondence

Hi Amelia,

Thanks again for sending me the map that shows the location of the proposed cell tower at 1901 S. Weimer Rd. I've studied more carefully the map that you provided. I have used Google Earth to do some calculations concerning the proposed cell tower at 1901 S. Weimer Road.

My wife and I have resided at 1812 S. Weimer Rd. since 1977, and have chosen to continue to live here in our retirement. We are adjacent property owners to the proposed cell tower site.

The proposed tower would be located 400 yards from our front porch at 1812; and most of the tower would be visible. The elevation of our house is about 31 feet above the foot of the proposed tower, meaning that 168 feet of the tower would be visible. While intervening trees would obscure some of the tower, especially when leaves are out, it still would be largely visible.

I have some questions which I plan to raise at the Plan Commission meeting on Dec. 5, but perhaps you or others in the planning department could answer them, and also forward the questions to the developer and to Plan Commission members:

1. It would appear that such a tall tower would need blinking lights to alert low-flying aircraft, especially at night. Over the years, I have observed numerous aircraft descending in this area at very low altitudes in their approach to land at the Monroe County Airport, depending on the direction of the wind. We can usually hear these aircraft *inside* our house because they are flying at such a low altitude in their approach to land, especially the faster flying and larger aircraft. Why build a 199 ft. tower in this location, when it appears that it could potentially endanger low-flying aircraft and the lives of those aboard?
2. While I am not an engineer, if the goal of the tower is to get the highest location in the area that is unobstructed for transmission purposes and to save costs, it would appear that if the tower were located in a nearby higher elevation (e.g., near Summit Elementary School, and where the tornado warning siren is located), the proposed tower could be about half as tall (approx. 100 ft. in height instead of 199 ft.) and the top of the tower would still have the same elevation. Why build the tower in one of the lowest elevations in that area (about the same elevation as Clear Creek that flows through this valley)? Why not build it at a higher elevation and which is further away from the flight path of some airplanes descending to land at the airport? It would also appear to be cheaper to construct, since it would be about half as tall above the ground at the higher elevation.
3. Would the 199 ft. tower require **guide wires** to support it? If so, such long and high guide wires would be a hazard to flying birds.
4. While my wife and I would benefit from a stronger cell phone signal from Verizon, which is very weak in our house, would members of the Plan Commission explain why an exception would be made in an area that is zoned for single-family dwellings to build such a proposed tower? What is the rationale for such an exception? What public good would clearly override the potential harm to flying aircraft and birds, in addition to dissatisfaction of nearby residents who also live in single-family dwellings?

At this time, I am undecided as to whether to support or to oppose the proposed variance in zoning for the 199 ft. cell-phone tower. But I would like answers to my questions.

Thanks for your help!

Ted Frick
1812 S. Weimer Rd.
Bloomington, IN 47403

812 336 4574
tedfrick@indiana.edu
<https://www.indiana.edu/~tedfrick/>

On Nov 28, 2016, at 2:31 PM, Amelia Lewis <lewisa@bloomington.in.gov> wrote:

Ted,

I've attached a location map of the proposed tower. Just to summarize what we spoke about earlier:

The proposed is for a 199 foot Verizon cell tower in the identified location on the map. December 5 is the Planning Commission Meeting, December 15th is the Board of Zoning Appeals meeting.

Please let me know if you have any additional questions.

Thanks,
Amelia

—

Amelia Lewis
Zoning and Long Range Planner
812.349.3528

<1901 s weimer tower.pdf>

—

Amelia Lewis
Zoning and Long Range Planner
812.349.3528

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 815 N. College Avenue**

**CASE #: SP-37-16
DATE: December 5, 2016**

PETITIONER: GMS-Pavilion Properties, LLC
112 E. 3rd Street, Bloomington

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

CSO Architects, Inc.
8831 Keystone Crossing, Indianapolis

REQUEST: The petitioner is requesting site plan approval for two 3-story multi-family buildings.

BACKGROUND:

Area: .36 acres
Current Zoning: CD – Downtown Gateway Overlay
GPP Designation: Community Activity Center
Existing Land Use: Dwelling, Multi-Family
Proposed Land Use: Dwelling, Multi-Family
Surrounding Uses: North – Vacant
 West – Dwelling, Multi-Family
 East – Social Service
 South – Social Service

REPORT: The property is located on the west side of North College Avenue between West 11th Street and the railroad tracks and is zoned Commercial Downtown (CD), in the Downtown Gateway Overlay. The property currently contains one 3-story multi-family building and parking lot. Surrounding land uses include multi-family to the west, Big Brothers Big Sisters to the south, Crisis Pregnancy Center to the east across College Avenue and a vacant wooded lot before the train tracks to the north. There is at least one large tree on the site, but no wooded areas that would require preservation.

The petitioner proposes to develop this property with two buildings. The first building is a 3-story building located on the south side of the property. It contains four 3-bedroom units with a 2-car garage on the first floor in each unit. It also contains two 1-bedroom units with two shared garage parking spaces on the first floor underneath the units. The second building is located on the north end of the lot and is a 3-story building with five 3-bedrooms units with a 2-car garage on the first floor in each unit.

The garage-sides of the buildings will face a central access aisle running east-west between the buildings. A portion of the aisle will be a permeable material, so that the property can meet the impervious surface requirements of the UDO. The pedestrian entrances to the units face the outside of the development, on the north and south sides. A retaining wall with guardrail runs the length of the north side of the northern building and a portion of the east side of the building. This allows all of the units to meet

accessibility requirements.

The petitioner is expecting to meet all site plan requirements, including height, density, architectural requirements, parking, impervious surface coverage, and setbacks. However, it appears that the façades facing North College Avenue do not meet Void-to-Solid requirements. Waivers are required for the current design.

Plan Commission Site Plan Review: Three aspects of this project require that the petition be reviewed by the Plan Commission, per BMC 20.03.300. These aspects are as follows:

- The proposal contains multifamily ground floor units.
- The proposal is adjacent to a residential use.
- The proposal requires waivers to 20.03.340(b)(2)(A) and 20.03.340(b)(2)(B).

SITE PLAN ISSUES:

Residential Density: The maximum residential density in the Downtown Gateway Overlay is 33 units per acre. The petition site is roughly .29 acres. The petitioner is proposing a density of 32.76 units per acre, meeting the density requirement.

Setbacks: In the DGO, the maximum front yard setback is 15 feet from the right-of-way line. The minimum side yard and the minimum rear yard setback standard is 5 feet. The proposal meets all setback requirements.

Parking: The petitioner is proposing all in-building parking spaces. No parking is required for the first 10 bedrooms. For bedrooms 11-20, 0.5 parking spaces are required per bedroom, while 0.8 parking spaces are required per bedroom for bedrooms 21-29. This is a total of 13 required parking spaces. Two parking spaces are provided in each of the 3-bedroom units, and two parking spaces are provided to be shared by the 1-bedroom units. That is a total of 20 parking spaces. The proposal meets parking requirements.

Access: Vehicular access will be from a 24 foot wide driveway directly onto North College Avenue. The aisle opens to almost 30 feet wide at the first garage. The shared aisle will provide access to all of the garage parking spaces. Primary pedestrian access to the units is provided on the south side of the southern building and on the north side of the northern building. The end units along North College Avenue have porch entrances facing the street.

The northern building pedestrian entrances are designed to be accessible, and the topographic design of the lot necessitates a retaining wall near the northern property line. On top of the retaining wall is guardrailing about 4 feet from the unit entrances, running the length of the building.

Bicycle Parking: 5 Class II bicycle parking spaces are required. Bicycle parking locations are shown. Each unit also has access to interior space where bicycles could be stored, either in a garage or shared parking area. Petitioner must work with staff to ensure that the appropriate pad and clearance room is provided for the outdoor parking.

Architecture/Materials: Both buildings are designed with stucco on the first floor and brick on the upper floors with cast stone accents. These meet material requirements.

Landscaping: Street trees are required along North College Avenue. Interior plantings are required on the site. The most recently submitted plan meets landscaping requirements.

Impervious Surface Coverage: The Downtown Gateway Overlay allows for 75% impervious surface coverage. The petitioner is meeting this requirement with open space on the west and east sides and either permeable concrete or permeable pavers in a portion of the drive aisle.

Pedestrian Facilities/Alternative Transportation: Sidewalk exists along North College Avenue. The petitioner proposes sidewalks and ramps on the property that connect the public sidewalks to sidewalks on the north and south sides of the site that provide pedestrian access to the units.

No additional Bloomington Transit facilities are required with the development.

Lighting: Pedestrian scaled lighting is required.

Void-to-Solid Percentage: The DGO sets a minimum first floor void-to-solid requirement of 40%, consisting of transparent glass, for facades facing a street. Neither building meets this requirement. The first floor façade on the northern building is roughly 380 square feet. The amount of transparent glass provided equals 32%. The southern building has the same deficit. A waiver is required for the current design to be approved.

The DGO sets an upper floor void-to-solid requirement of 20% to 80%. The second floors of both buildings contain roughly 15% transparent glass area. A waiver is required for the current design to be approved.

Void-to-Solid Percentage Waiver-20.03.340(b)(2)(A) and 20.03.340(b)(2)(B): These standards are included in order to provide pedestrian interest for building facades adjacent to the public way. Windows into presumably active space improve pedestrian comfort on the adjacent sidewalk. In this development, which is not oriented toward the roadway, meeting this requirement to improve the relationship between the public and private space is crucial. Staff recommends denial of these waivers. Staff has included condition number one below, requiring the building to meet the void-to-solid requirements.

ISSUE FOR DISCUSSION:

Pedestrian Interest/Void-to-Solid: Staff requested that the east side of both buildings be enhanced in some way so that pedestrian interest could be increased, as the current site development does not relate much to the public realm. The petitioner will need to alter the eastern facades on both buildings as neither meet the void-to-solid requirement for the first or second floors, so staff is looking for suggestions from the Plan Commission regarding potential enhancements to improve the facades when those

corrections are designed.

RECOMMENDATION: Staff recommends approval of SP-37-16 and denial of the waiver requests with the following conditions:

1. Petitioner will amend the site plan to meet the Void-to-Solid percentage requirements of the UDO, with consideration given to increased pedestrian interest through detailing and entrances on the North College Avenue facades of both buildings.
2. Before Final Occupancy is issued for either building, the petitioner shall record a zoning commitment to commit that the garage spaces will remain accessible to vehicles.

MEMORANDUM

Date: November 28, 2016

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: SP-37-16, Notting Hill Residences
815 N. College St.

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 for two 3-story multi-family structures with garage parking. The location falls into the Commercial Downtown, Downtown Gateway Overlay district. No waivers or variances are being requested.

ISSUES OF SOUND ENVIRONMENTAL DESIGN

1.) 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; 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 1890. 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. A vegetated roof would be ideal for this building

Water conservation As recommended in the *City of Bloomington Utilities Water Conservation Plan*, every effort should be used to conserve water. All fixtures should be the low-flow type.

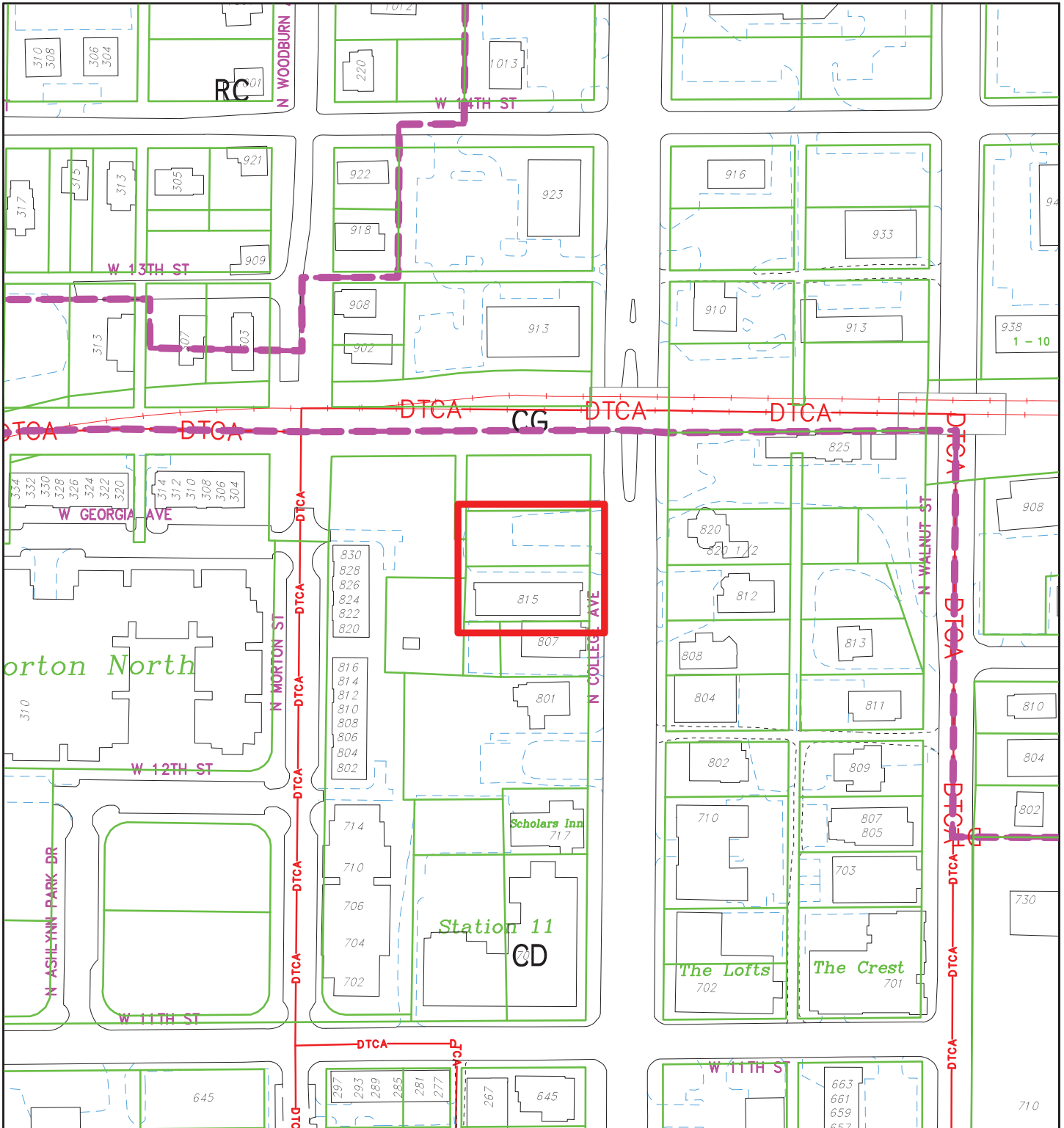
The faucets for hand washing sinks should be the self-closing type, and the toilet design and plumbing should be the high efficiency type.

Solar panels. This building is ideal for photovoltaic (PV) solar panels because it is flat. The price of PV systems is dropping daily and the full-cost-accounting price of carbon-based electricity is skyrocketing.

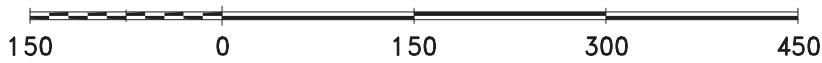
Green building and environmental stewardship are of utmost importance to the people of Bloomington and sustainable features are consistent with the spirit of the Unified Development Ordinance (UDO). Additionally, they are supported by Bloomington's overall commitment to sustainability and its green building 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*.

EC RECOMENDATIONS

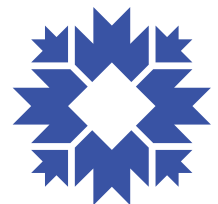
1.) The Petitioner should apply green building and site design practices to create a high performance, low-carbon footprint structure.



By: scanlanj
2 Dec 16

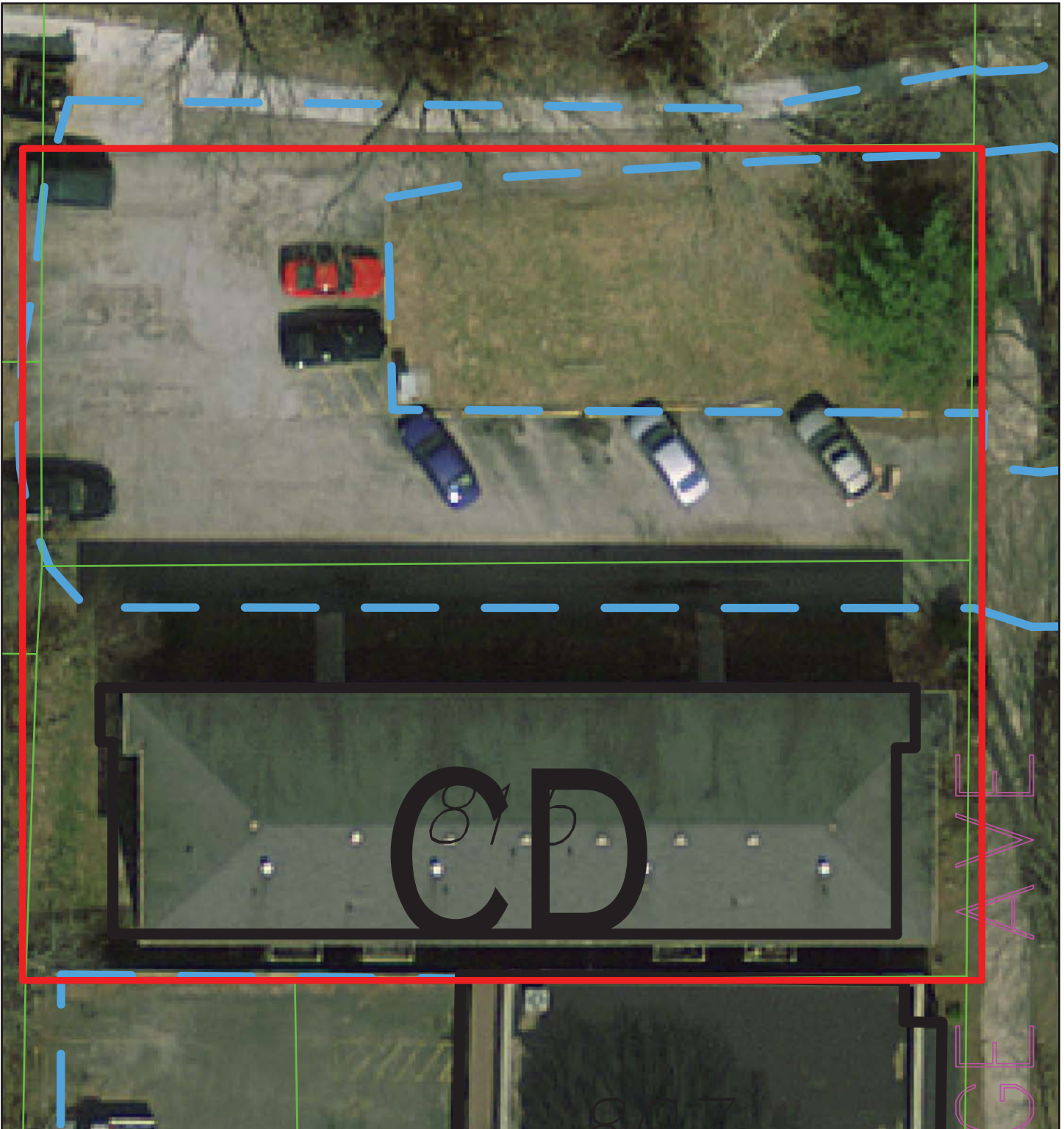


City of Bloomington
Planning & Transportation

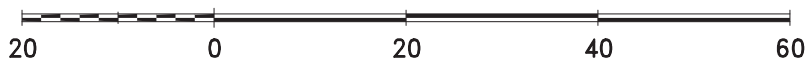


Scale: 1" = 150'

For reference only; map information NOT warranted.



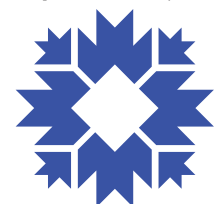
By: scanlanj
2 Dec 16



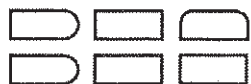
For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation



Scale: 1" = 20'



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

November 1, 2016

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

RE: 815 N. College Ave., Bloomington, IN 47404
Plan Commission Petitioner's Statement

Plan Commission members or To Whom It May Concern:

On behalf of GMS-Pavilion Properties, LLC, Bynum Fanyo & Associates, Inc. would like to request approval of the subject project. The property is currently zoned 'CD' (Commercial Downtown) in the Downtown Gateway Overlay. There is one existing entrance to the property off College Ave. that will remain in the same location but widened slightly to 24' wide. The development will consist of two 3-story proposed buildings; one 11,281 sq. ft. building and one 11,735 sq. ft. building for multi-family residential. The site will also contain 20 garage parking spots for residential parking. The complex will contain 11 total units (9 - 3 bedrooms and 2 - 1 bedroom).

As part of this petition there are no waiver or variance requests and wish to stay within the constraints outlined in the Bloomington Unified Ordinance (UDO).

Thank you for your consideration in this matter to create a quality site plan that will exemplify Bloomington, Indiana's interests and become viable as a quality residence for many Bloomington residents.

Sincerely,
Bynum Fanyo & Associates, Inc.

Daniel Butler, PE, Project Engineer

SP-37-16 Petitioner Statement

COPY: BFA FILE #401655

528 NORTH WALNUT STREET
812-332-8030

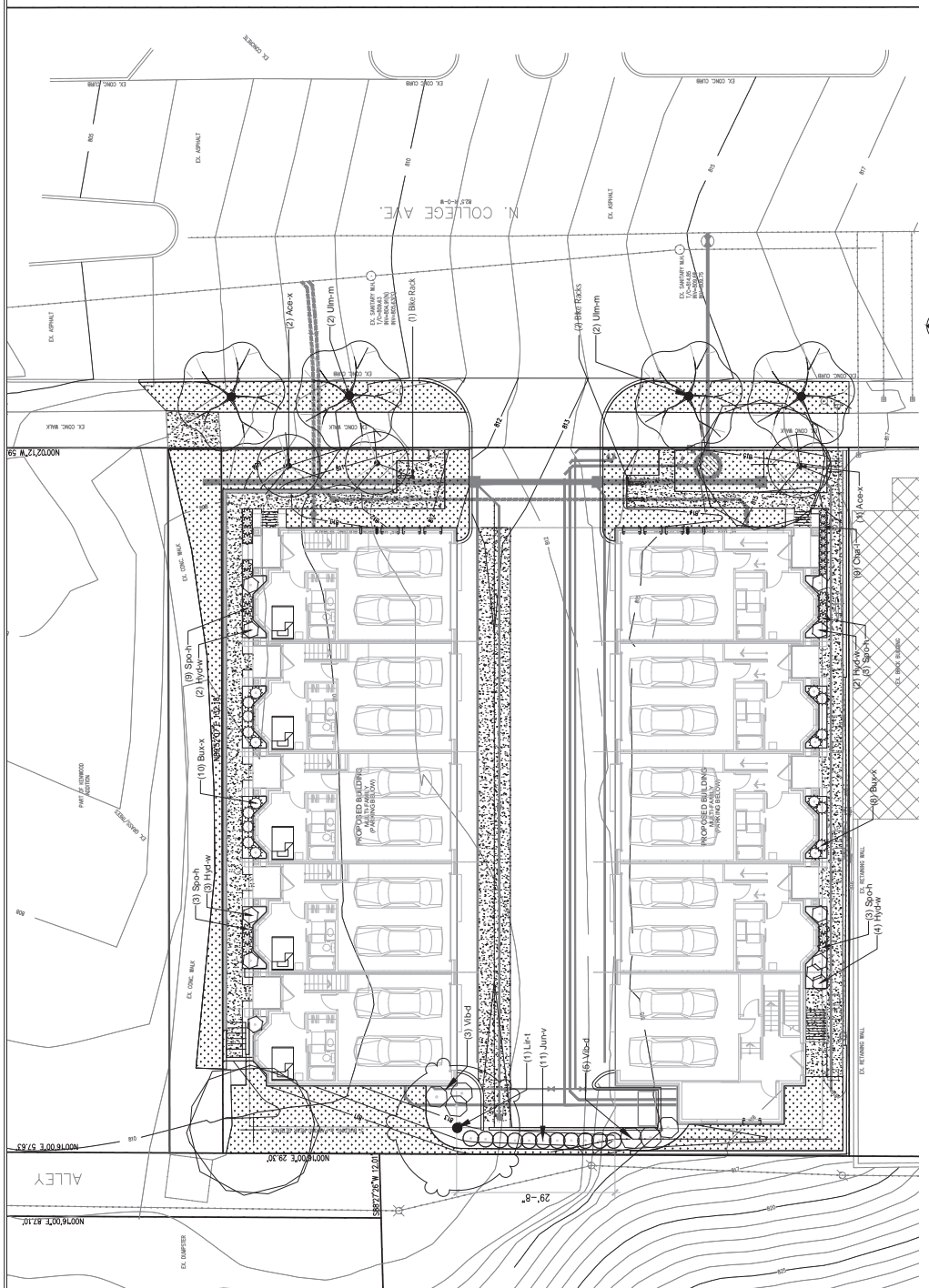
BLOOMINGTON, INDIANA 47404
FAX 812-339-2990

GENERAL LANDSCAPE AND PLANTING NOTES

1. Refer to Project Manual for Planting Specifications and Topsoil Requirements. 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 additions and removals prior to installation. On-site additions may be required.
3. Rootballs shall meet or exceed size standards as set forth in American Standards for Nursery Stock - "MAM" LEAFERS OF ALL sizes.
4. Remove from the site any plant material that turns brown or deteriorates within five (5) days after planting. Replace immediately with approved, specified material.
5. Contractor shall make one plant quantity takeoff using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise indicated by Landscape Architect. Quantities as shown on plan are minimum quantities. Additional material may be required to meet spacing requirements and to account for loss of plants during the growing season.
6. The Contractor shall install and/or amend topsoil in all proposed bed areas. Topsoil shall be installed to a minimum depth of 6" prior to placement of topsoil. Landscape shall verify depth of topsoil prior to placement requirements for topsoil (soil and placement requirements).
7. The Contractor shall install and/or amend topsoil in all proposed bed areas. Topsoil shall be installed to a minimum depth of 6" prior to placement of topsoil. Landscape shall verify depth of topsoil prior to placement requirements for topsoil (soil and placement requirements).
8. All workmanship and materials shall be performed by the Contractor and shall be installed in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete the work.
9. These Planting Details are the responsibility of the Contractor. NO construction details, material, or methods shall be used without the approval of the Landscape Architect. Any changes to the details shall be made in writing and approved by the Landscape Architect. Any plant material installed in an incorrect location, by the judgment of the Landscape Architect, shall be removed at the Contractor's expense.
10. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to Owner's satisfaction at no additional cost to the Contractor.
11. The project is fully accepted by the Landscape Architect unless otherwise noted.
12. All workmanship and materials shall be performed by the Contractor and shall be installed in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete the work.
13. These Planting Details are the responsibility of the Contractor. NO construction details, material, or methods shall be used without the approval of the Landscape Architect. Any changes to the details shall be made in writing and approved by the Landscape Architect. Any plant material installed in an incorrect location, by the judgment of the Landscape Architect, shall be removed at the Contractor's expense.
14. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to Owner's satisfaction at no additional cost to the Contractor.
15. The project is fully accepted by the Landscape Architect unless otherwise noted.

- #### LANDSCAPE ORDINANCE REQUIREMENTS
- Zone CD**
- 20.05.0521 **STREET TREES**
Required: 1 canopy tree / 40 LF adjacent to public right-of-way
Provided: 3 canopy trees
 - 20.05.0521 **BUFFER YARDS**
Zone CD, adjacent parcels zone CD - mobility pad required
 - 20.05.0533 **PARKING LOT PERMEABLE FINISHINGS**
Requirement: 1 tree per 4 parking spaces (min. 75% canopy trees) 3 shrubs per 1 parking space (min. 50% Evergreen)
Provide: 30 LF of sod/directives - 10 shrubs (included 5 evergreen)
Provided: 1 dogwood tree - 10 shrubs (6 evergreen)
 - 20.05.0533 **LANDSCAPE BUMP-OUTS AND ISLANDS**
Requirement: 1 canopy tree - 5 shrubs/500 sq ft of open space
Provided: 2500 sq ft open space (awn area) 500 sq ft - 5 trees + 38 shrubs
Provided: 3 canopy trees + 40 shrubs
 - 20.05.564 **INTERIOR PLANTINGS**
Required: 1 canopy tree per 100 sq ft of open space
Provided: 1 canopy tree per 100 sq ft of open space

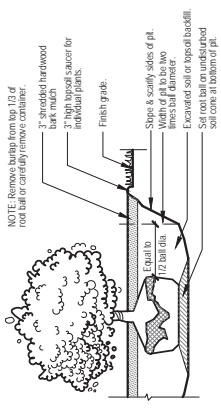
SP-37-16 Petitioner Site Plan



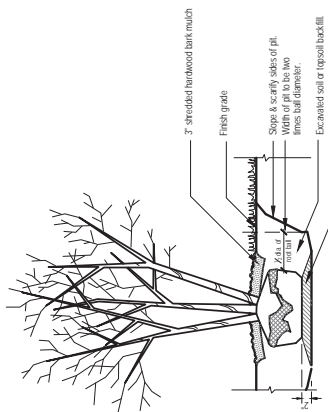
Areas to include lawn

PLANT SCHEDULE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
LARGE CANOPY TREES						
Blax-x	3	Acer rubrum	Armstrong Red Maple	B & B	2' Cal	full, strong central leader, installed
Lilac	1	Liriodendron tulipifera	Tulip Tree	B & B	2' Cal	full, strong central leader, installed
Nyssa	2	Nyssa sylvatica	Sour Gum	B & B	2' Cal	full, strong central leader, installed
Ulm	4	Ulmus x Maritima	Morice Accolade Elm	B & B	2' Cal	full, strong central leader, installed
DECIDUOUS SHRUBS						
Hyd-x	11	Hydrangea quercifolia	Pink White Quercifolia Hydrangea	container	24"	space @ 3' 0" o.c.
Vib-d	8	Viburnum dentatum	Chimcan	container	24"	space @ 3' 0" o.c.
EVERGREEN SHRUBS						
Blax-x	19	Shorea x Green Velvet	Green Velvet Barwood	container	18"	space @ 2' 0" o.c. allow to mass
Jun-y	11	Juniperus virginiana	Gray Owl Juniper	container	18" spread	space @ 3' 0" o.c. allow to mass
GRASSES						
Ch-l	9	Chasmodon latibellum	Wood Oats	PT pot		space @ 18" o.c.
Spch	18	Sporobolus heterostachyus	Prairie Dropseed	PT pot		space @ 2' 0" o.c.

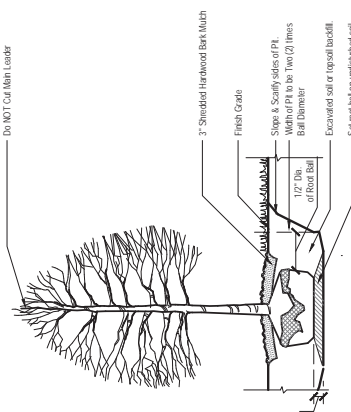
SP-37-16 Petitioner Site Plan



SHRUB PLANTING
Not to Scale



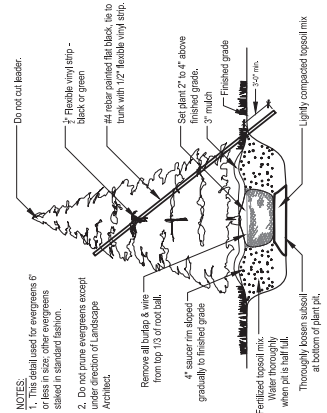
MULTI-STEM TREE PLANTING
Not to Scale



TREE PLANTING
Not to Scale



SPADE EDGE
Not to Scale

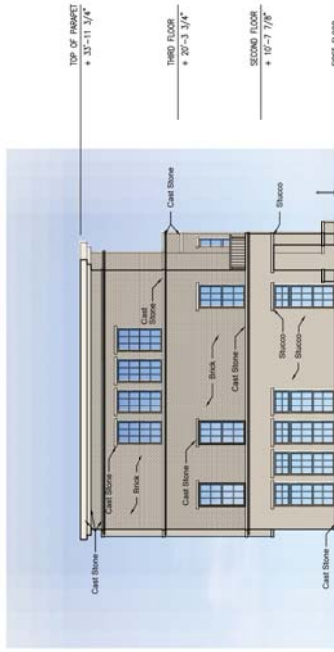


NOTES:

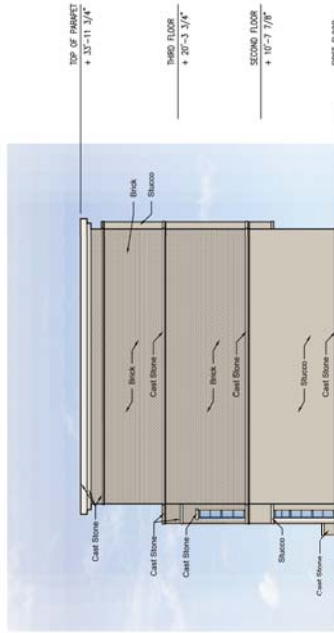
- This saddle used for evergreens 6' or less in size, other evergreens staked in standard fashion.
- Do not prune evergreens except under direction of Landscape Architect.

EVERGREEN TREE PLANTING
Not to Scale

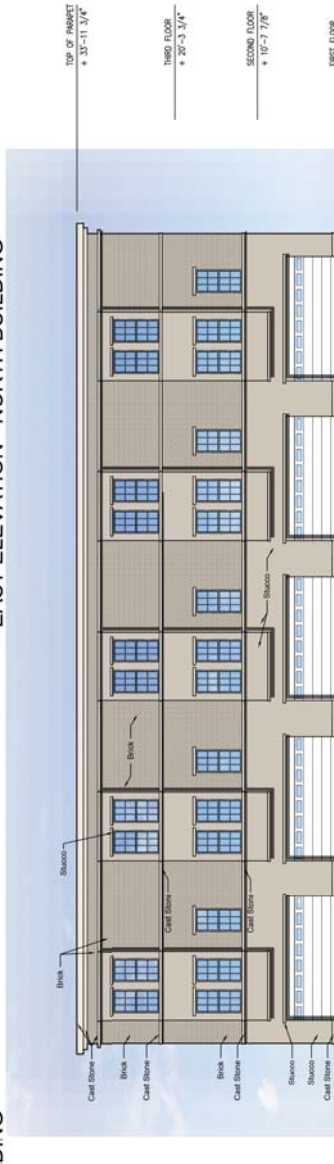
SP-37-16 Petitioner Site Plan



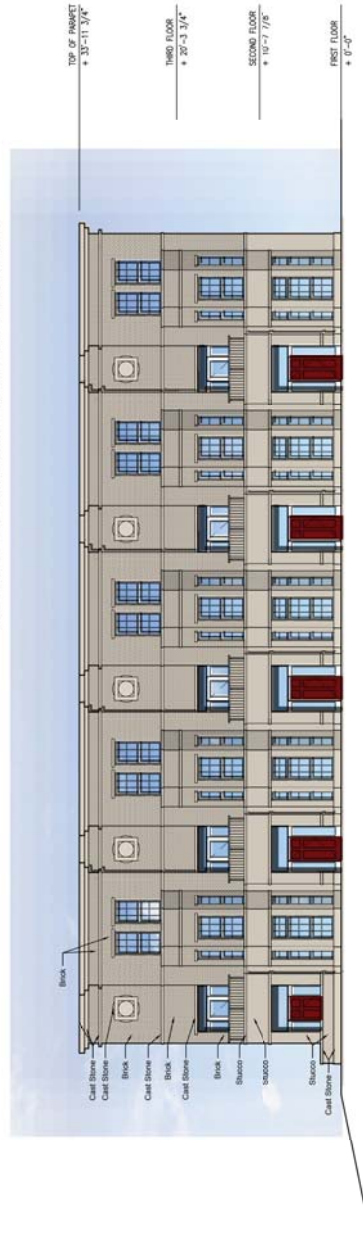
WEST ELEVATION - NORTH BUILDING



EAST ELEVATION - NORTH BUILDING



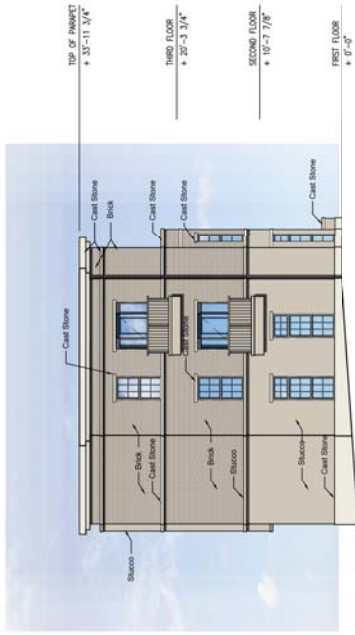
SOUTH ELEVATION - NORTH BUILDING



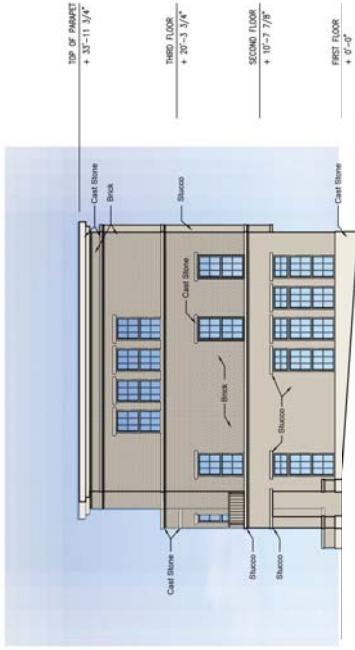
NORTH ELEVATION - NORTH BUILDING



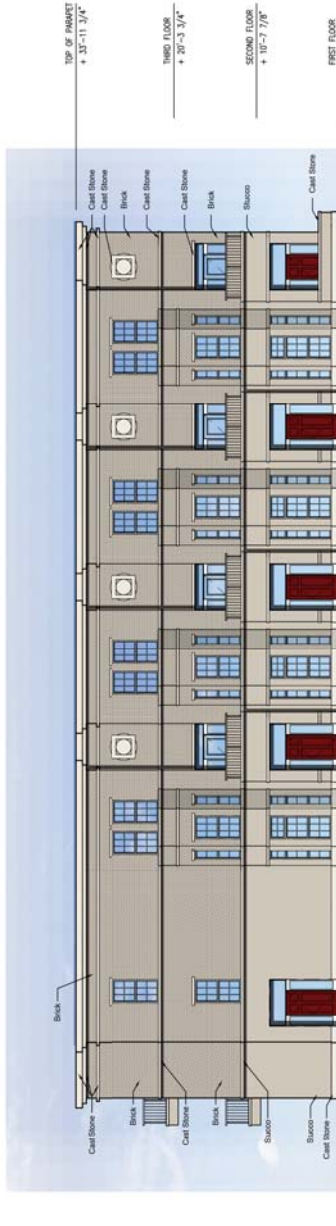
SP-37-16 Petitioner Site Plan



WEST ELEVATION - SOUTH BUILDING



EAST ELEVATION - SOUTH BUILDING



SOUTH ELEVATION - SOUTH BUILDING



NORTH ELEVATION - SOUTH BUILDING



815 N. College Apartments

Total Apartments	(2) 1 BR.	(9) 3 BR.	11	Apt. Units
DUE (1 BR. unit = .25 DUE; 3 BR. unit = 1.0 DUE unit) (.50 + 9.0) =	9.50			DUE Units
Parcel Acreage: .29 acres	Allowed DUE Units = .29 x 33 =			9.57

DGO District Parking required: 13 spaces. Parking provided: 20 spaces.

Square Footages

Units			
1 Bedroom Unit: (1 Level Flat)	687 S.F. Net	741 S.F. Gross	
3 Bedroom Unit: (3 Level Townhome)	2018 S.F. Net	2164 S.F. Gross	(includes 414 S.F. net garage)

Buildings

North Building	
First Floor:	3778 S.F. Gross
Second Floor:	3779 S.F. Gross
Third Floor:	3701 S.F. Gross
North Building Total:	11,258 S.F. Gross

South Building

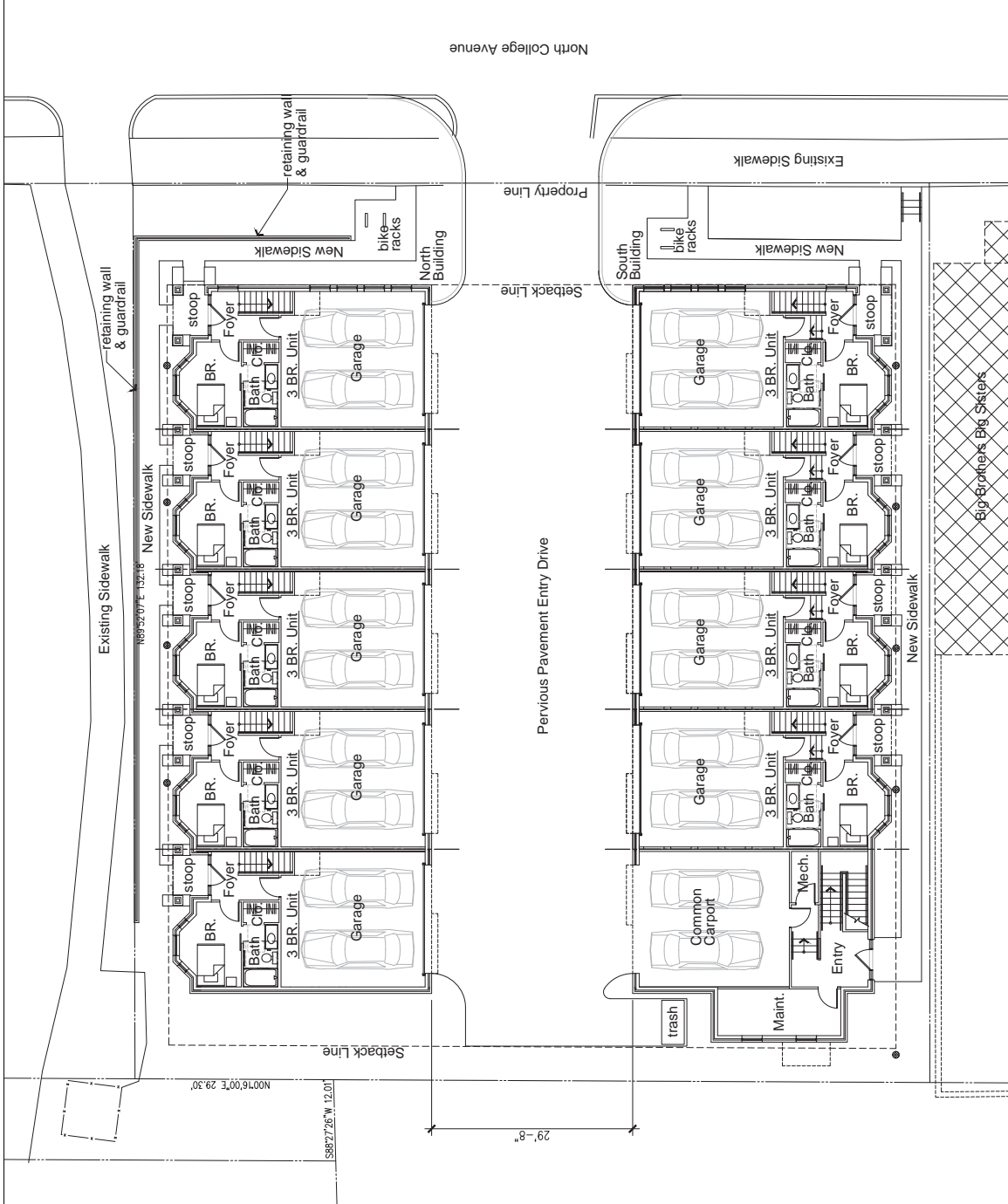
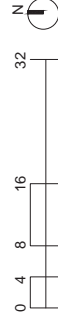
First Floor:	3913 S.F. Gross
Second Floor:	3921 S.F. Gross
Third Floor:	3859 S.F. Gross
South Building Total:	11,693 S.F. Gross

(includes Common Areas and 1 BR units Carport)

Total Project Square Footage: 22,951 S.F. Gross

SP-37-16 Petitioner Site Plan

SITE PLAN - FIRST FLOOR PLAN



815 N. College Apartments

Total Apartments (2) 1 BR. (9) 3 BR. 11 Apt. Units
 DUE (1 BR. unit = .25 DUE; 3 BR. unit = 1.0 DUE unit) (.50 + 9.0) = 9.50 DUE Units
 Parcel Acreage: .29 acres Allowed DUE Units = 29 x 33 = 9.57
 DGO District Parking required: 13 spaces. Parking provided: 20 spaces.

Square Footages

Units
 1 Bedroom Unit: 687 S.F. Net 741 S.F. Gross
 (1 Level Flat)
 3 Bedroom Unit: 2018 S.F. Net 2164 S.F. Gross (includes 414 S.F. net garage)
 (3 Level Townhome)

Buildings

North Building
 First Floor: 3778 S.F. Gross
 Second Floor: 3779 S.F. Gross
 Third Floor: 3701 S.F. Gross
 North Building Total: 11,258 S.F. Gross

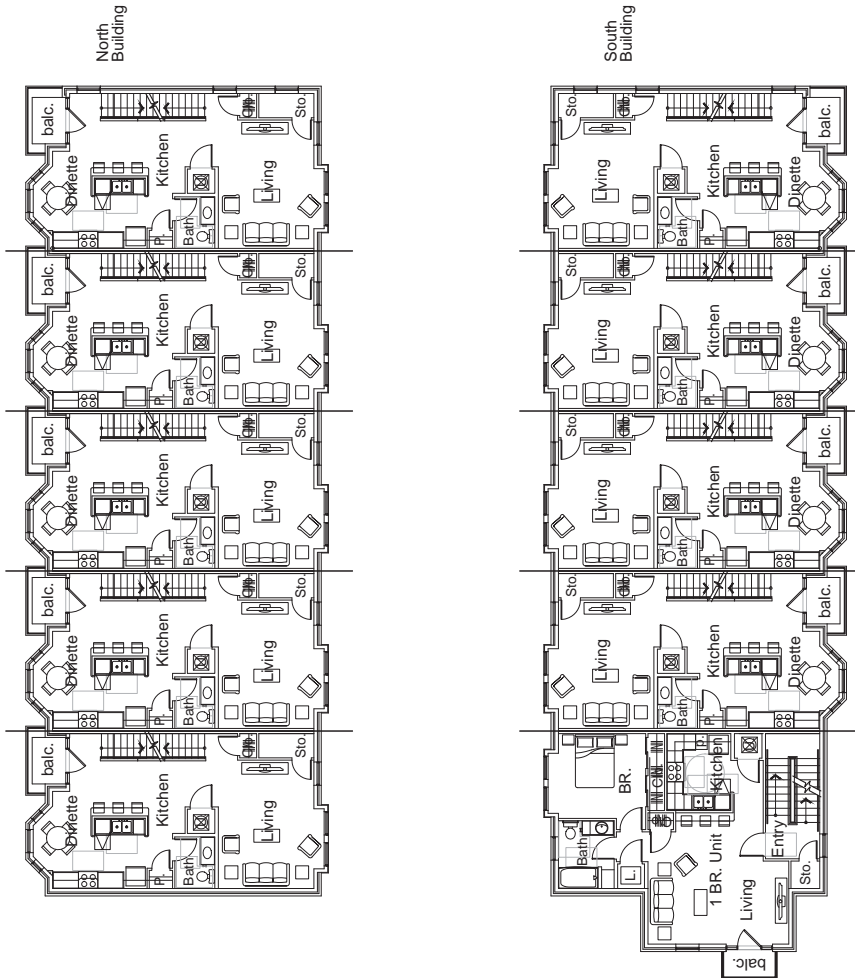
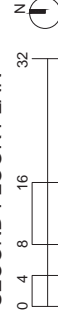
South Building

First Floor: 3913 S.F. Gross
 Second Floor: 3921 S.F. Gross
 Third Floor: 3859 S.F. Gross
 South Building Total: 11,693 S.F. Gross
 (includes Common Areas and 1 BR units Carport)

Total Project Square Footage: 22,951 S.F. Gross

SP-37-16 Petitioner Site Plan

SECOND FLOOR PLAN



CSO Architects

815 N. College Avenue

Bloomington, IN | 09 November 2016

815 N. College Apartments

Total Apartments	(2) 1 BR.	(9) 3 BR.	11	Apt. Units
DUE (1 BR. unit = .25 DUE; 3 BR. unit = 1.0 DUE unit) (50 + 9.0) = 9.50 DUE Units				
Parcel Acreage: .29 acres	Allowed DUE Units = 29 x 33 = 9.57			
DGO District Parking required: 13 spaces.	Parking provided: 20 spaces.			

Square Footages

Units			
1 Bedroom Unit: (1 Level Flat)	687 S.F. Net	741 S.F. Gross	
3 Bedroom Unit: (3 Level Townhome)	2018 S.F. Net	2164 S.F. Gross	(includes 414 S.F. net garage)

Buildings

North Building			
First Floor:	3778 S.F. Gross		
Second Floor:	3779 S.F. Gross		
Third Floor:	3701 S.F. Gross		
North Building Total:	11,258 S.F. Gross		

South Building

First Floor:	3913 S.F. Gross		
Second Floor:	3921 S.F. Gross		
Third Floor:	3859 S.F. Gross		
South Building Total:	11,693 S.F. Gross		(includes Common Areas and 1 BR units Carport)

Total Project Square Footage: 22,951 S.F. Gross

SP-37-16 Petitioner Site Plan



THIRD FLOOR PLAN

