CITY OF BLOOMINGTON

PLAN COMMISSION

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**

Auxiliary aids for people with disabilities are available upon request with adequate notice.
Please call 812-349-3429 or e-mail human.rights@bloomington.in.gov.

BLOOMINGTON PLAN COMMISSION **CASE #: ZO-22-16**
STAFF REPORT **DATE: December 5, 2016**
LOCATION: 900-902 E. Cottage Grove Avenue

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

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

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

BACKGROUND:

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

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:

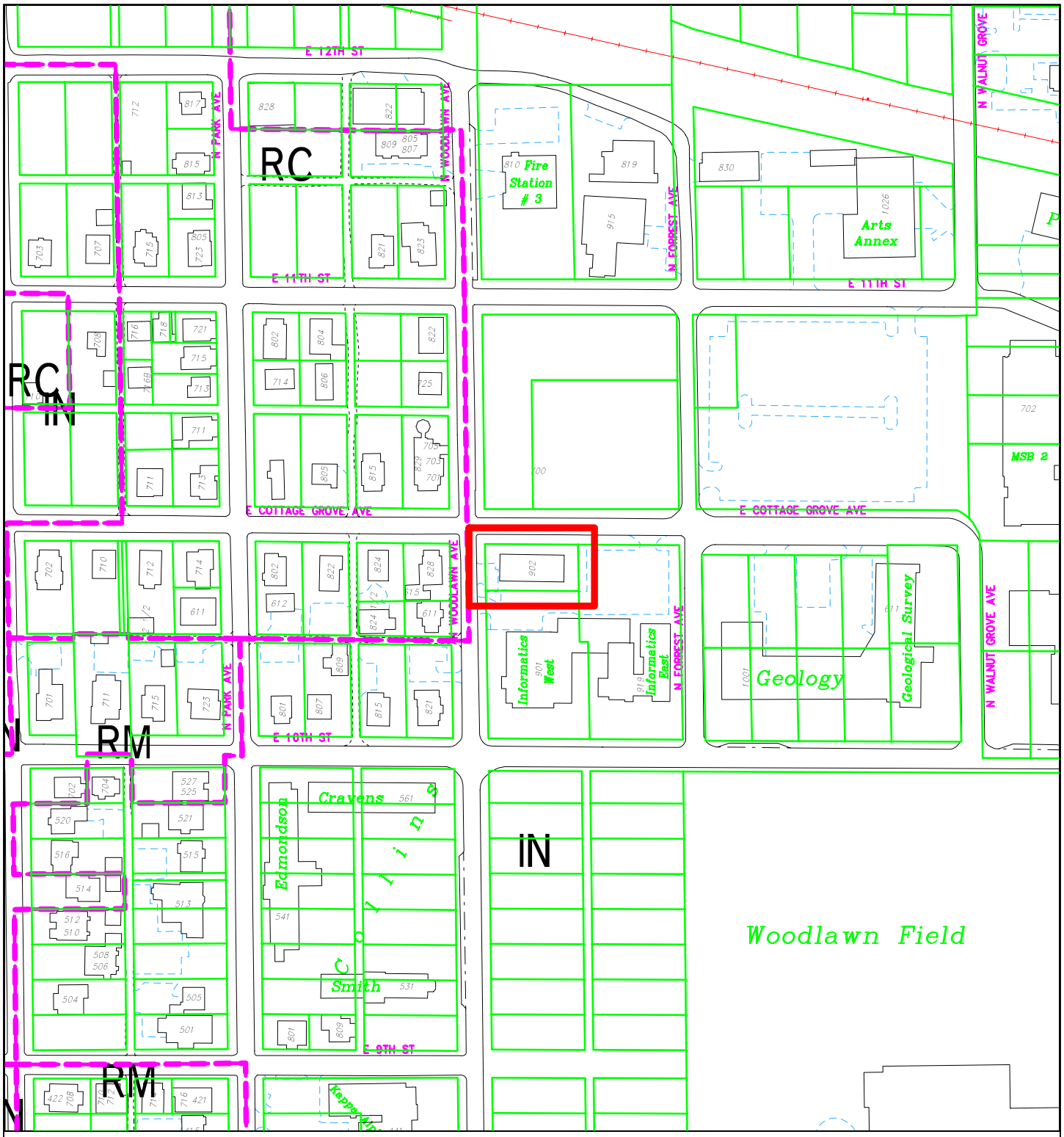
Surrounding Zones and Uses: The property is surrounded on three sides by Institutional (IN) zoned property that is owned and operated by Indiana University. The surrounding IN parcels are part of the larger Indiana University campus. All of the properties on the east side of Woodlawn Avenue from East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



City of Bloomington
Planning & Transportation

By: scanlanj
15 Sep 16

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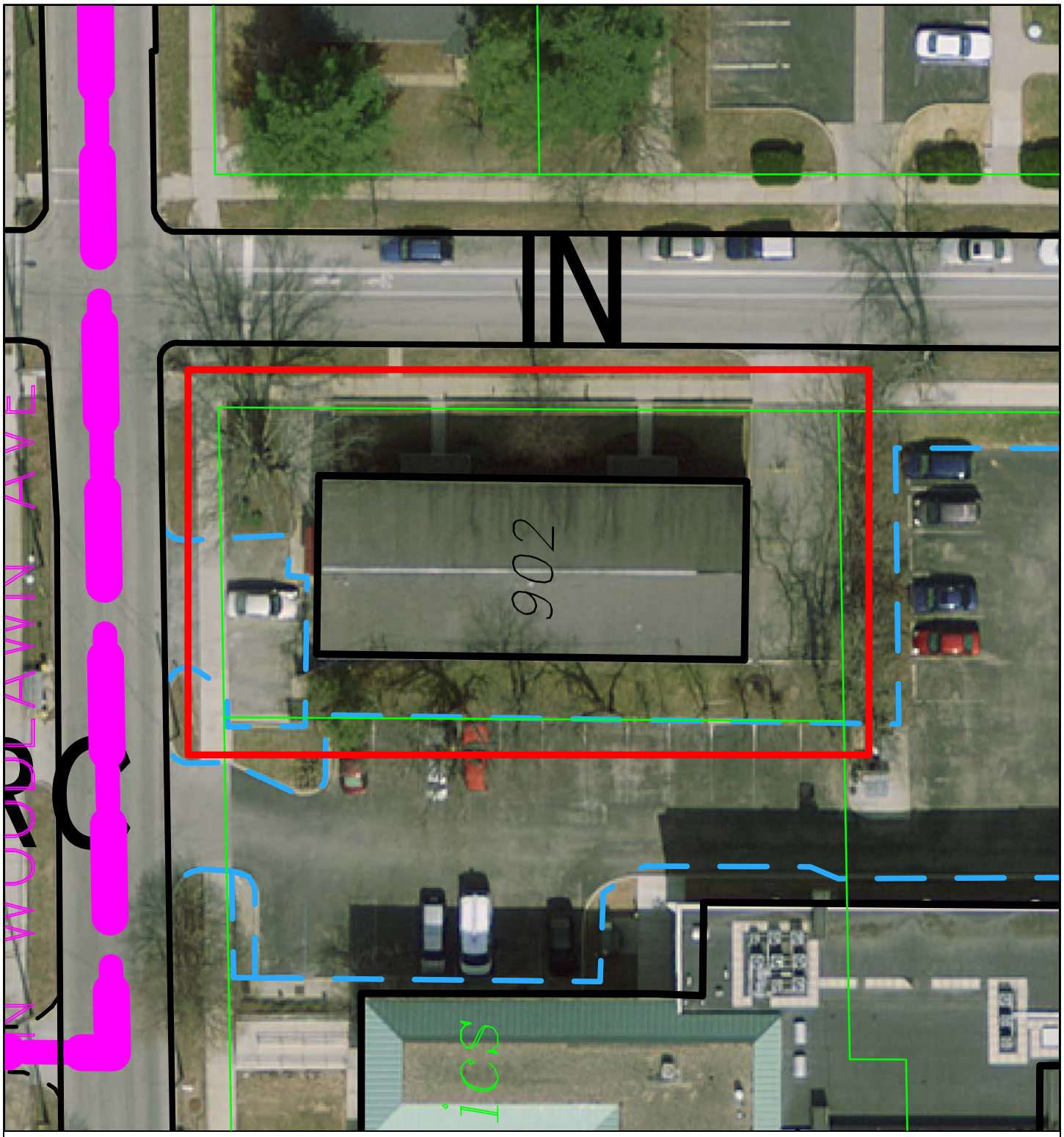
N

Scale: 1" = 200'

For reference only; map information NOT warranted.



By: scanlanj
15 Sep 16

30 0 30 60 90

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City of Bloomington
Planning & Transportation

Scale: 1" = 30'

For reference only; map information NOT warranted.

AMENDED PETITIONER'S STATEMENT

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

Current Zoning: Institutional

Proposed Zoning: RH Multi-family

Real Estate:

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

Parcel: 013-49660-00

Acreage: 0.20 acres

Current and Proposed Development:

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

Surrounding Uses:

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

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

Vehicular Access.

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

Permitted Uses:

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

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

Petitioner's Intent:

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

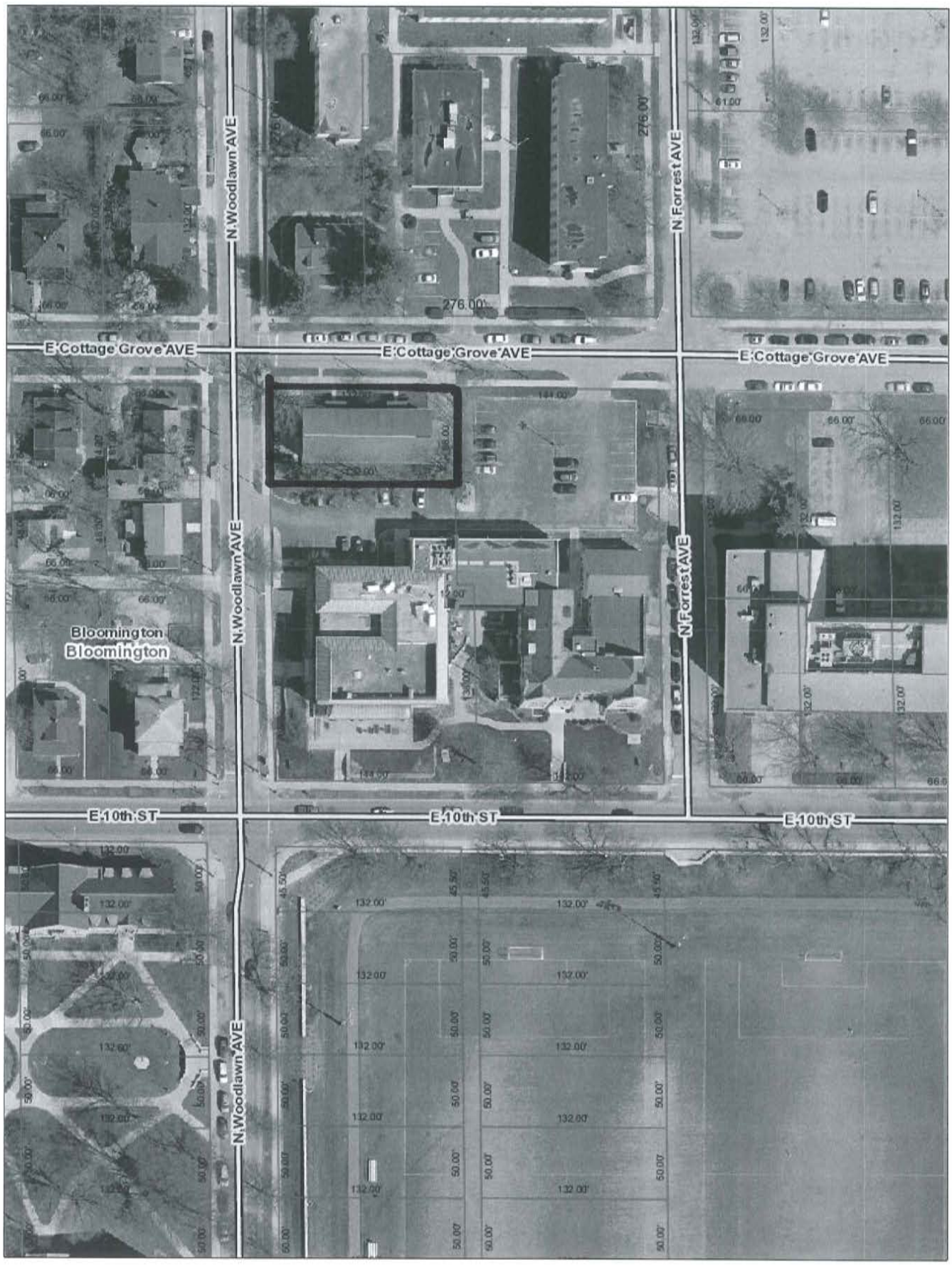
Process:

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

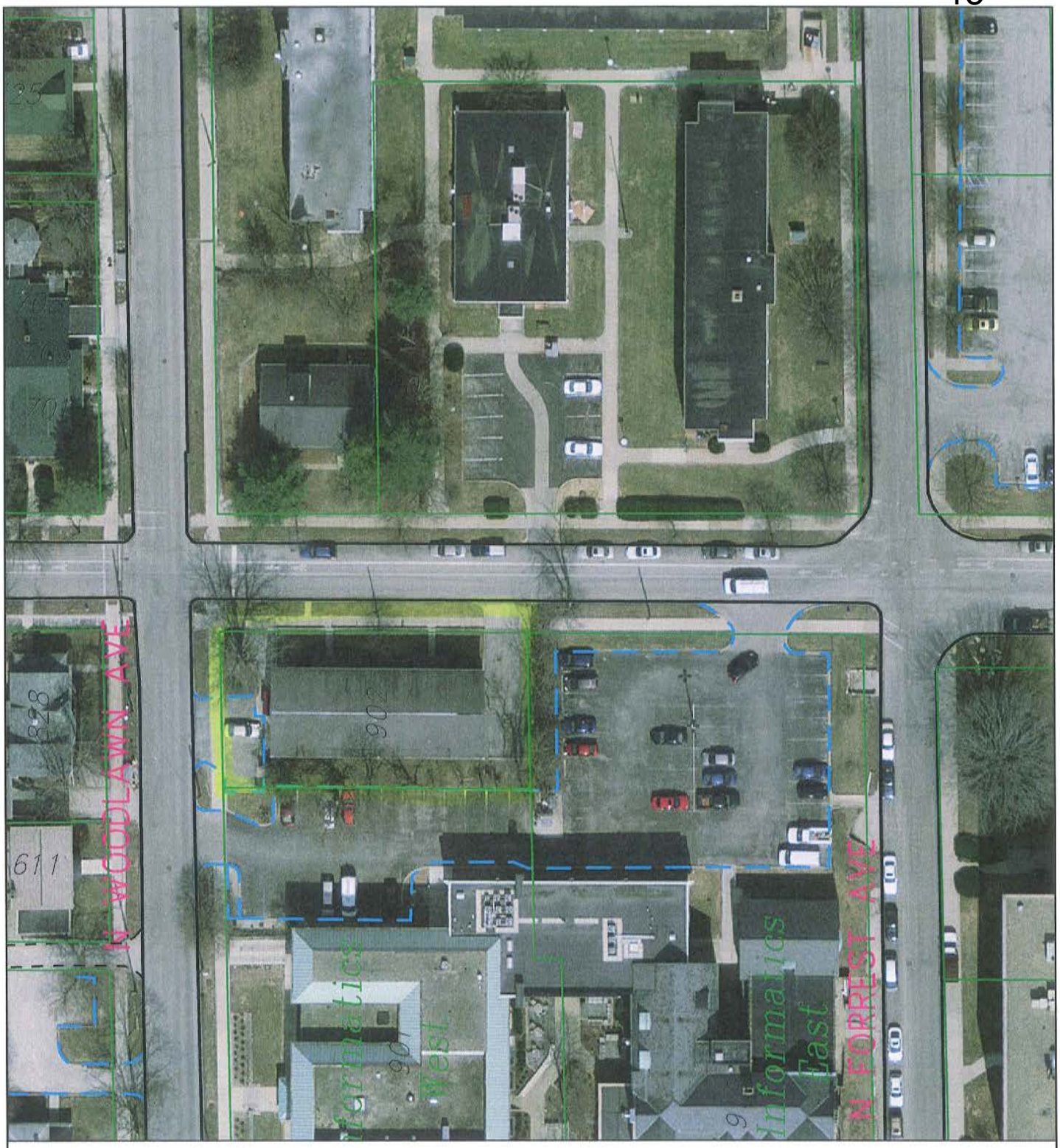
Michael L. Carmin,
Attorney for Petitioner, Douglas M. McCoy

399425 / 23866-1

N Park AVE
N Woodlawn AVE
N Forrest AVE
E 11th ST
E Cottage Grove AVE
E 10th ST
Bloomington
Bloomington
ZO-22-16 Petitioner Site Plan



ZO-22-16 Petitioner Site Plan



ZO-22-16 Petitioner Site Plan

City of Bloomington
Planning & Transportation

By: thompsol
13 Sep 16

60 0 60 120 180

N

Scale: 1" = 60'

For reference only; map information NOT warranted.

INDIANA UNIVERSITY
REAL ESTATE DEPARTMENT
Bloomington

October 31, 2016

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

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

Dear Commissioners:

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

Kind regards,

Jason R. Banach
University Director of Real Estate

cc: Mike Carmin
Christy Langley
James Roach

ZO-22-16 Neighbor Remonstrance

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

BLOOMINGTON PLAN COMMISSION **CASE #: PUD-31-16**
STAFF REPORT **DATE: December 5, 2016**
LOCATION: 323 and 455 S. Westplex Ave.

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

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

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

BACKGROUND:

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

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

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

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

Area A is proposed to include four 4-story mixed use buildings. 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*.

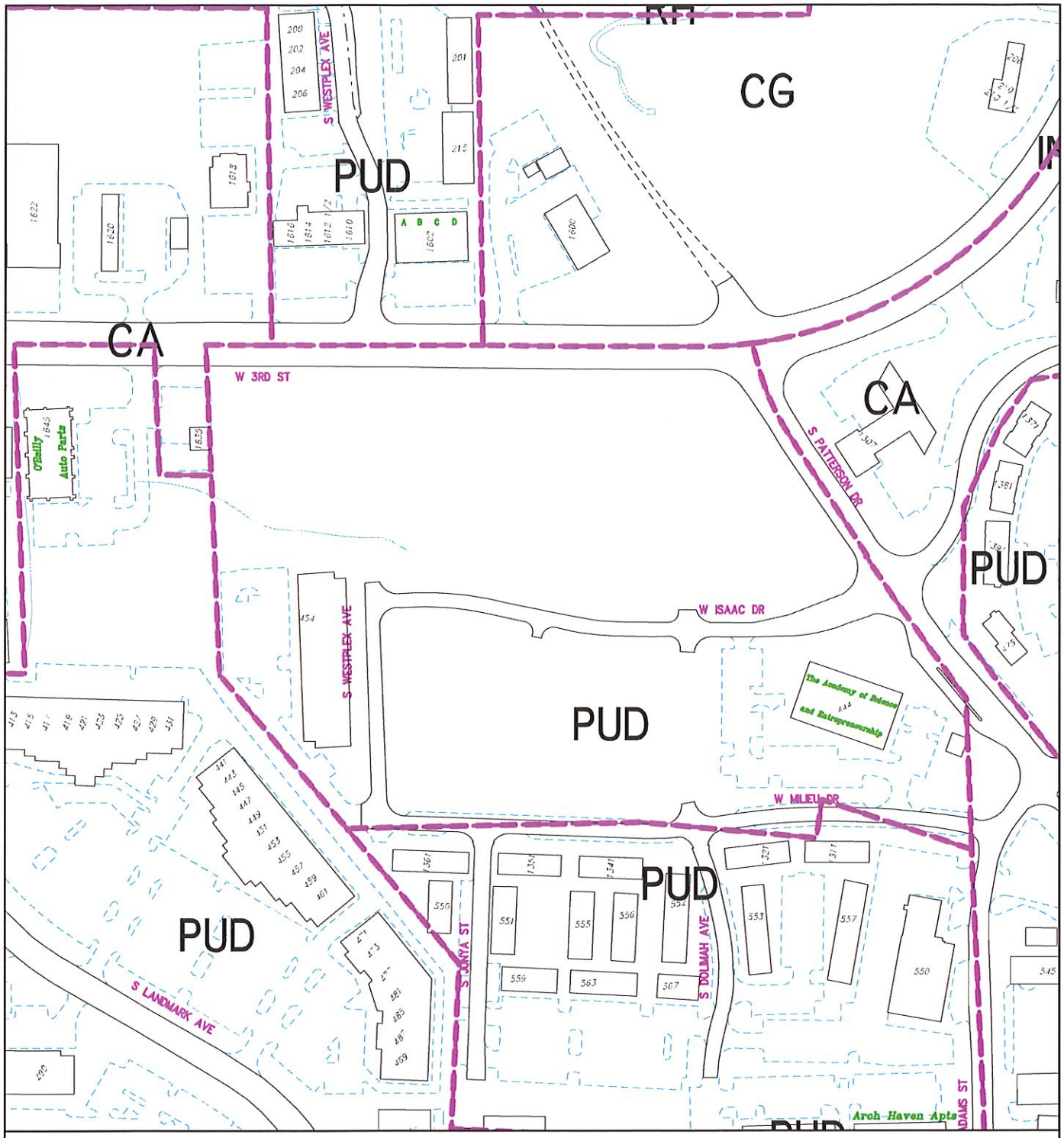
3.) CONSTRUCTION AND DEMOLITION DEBRIS
The EC recommends that construction and demolition debris from the construction of the new buildings be collected for reuse or recycling. This material could be sold to local salvage businesses, given to a resale store for future re-use, or recycled. Very little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



City of Bloomington
Planning & Transportation

By: roachja
26 Aug 16

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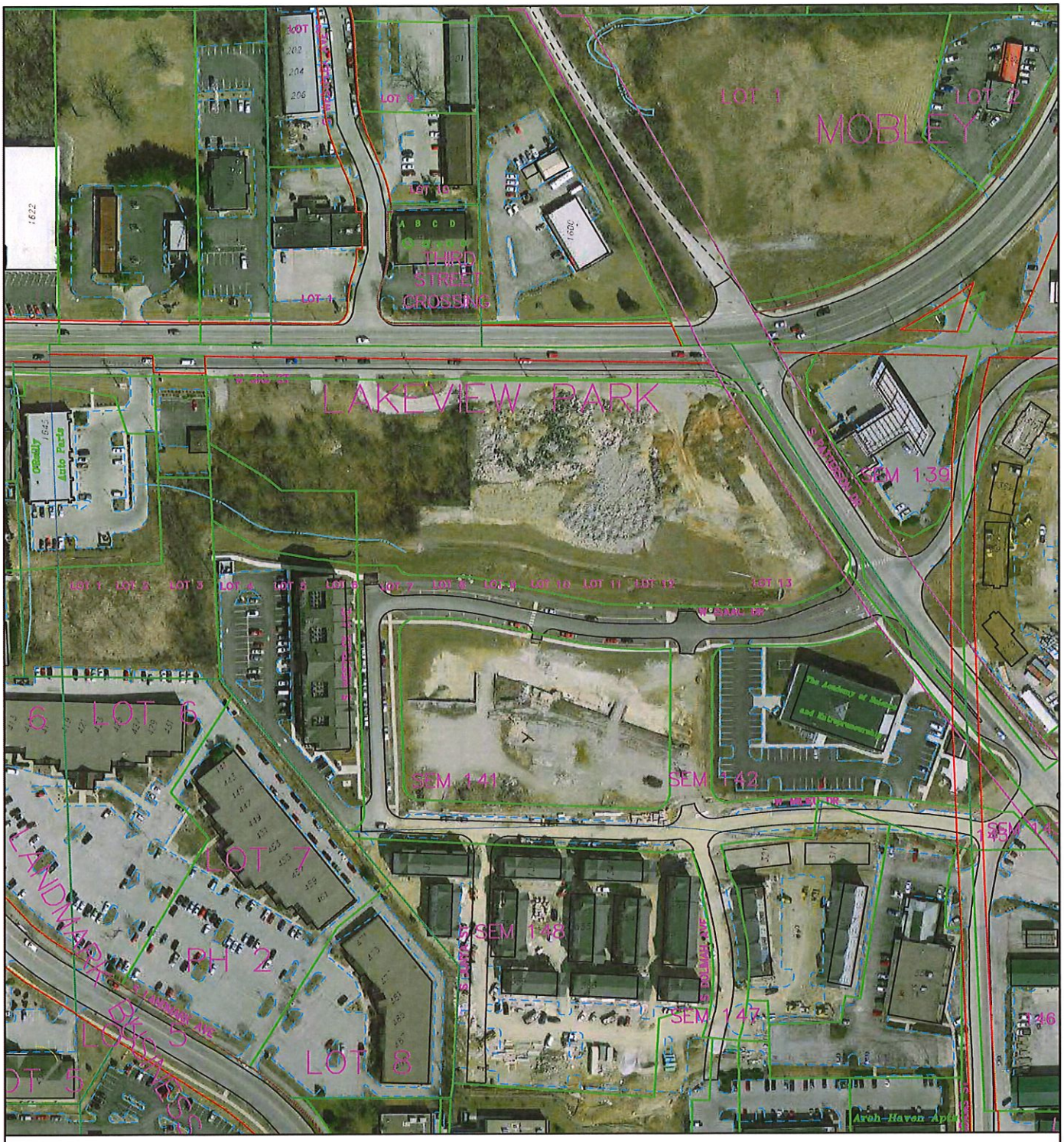
N

Scale: 1" = 200'

For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation

By: roachja
26 Aug 16

200 0 200 400 600

N

Scale: 1" = 200'

For reference only; map information NOT warranted.

October 24, 2016 (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.

BLOOMINGTON

James Roach <roachja@bloomington.in.gov>

Updated 3rd and Patterson Renderings

Raper, Joe <JRaper@csoinc.net> Tue, Nov 29, 2016 at 3:33 PM
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 <ttichenor@tisbook.com>, Jon Tichenor <jtichenor@tisbook.com>, "mfigg@markfigg.com" <mfigg@markfigg.com>, "Schumacher, Randy" <RSchumacher@csoinc.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

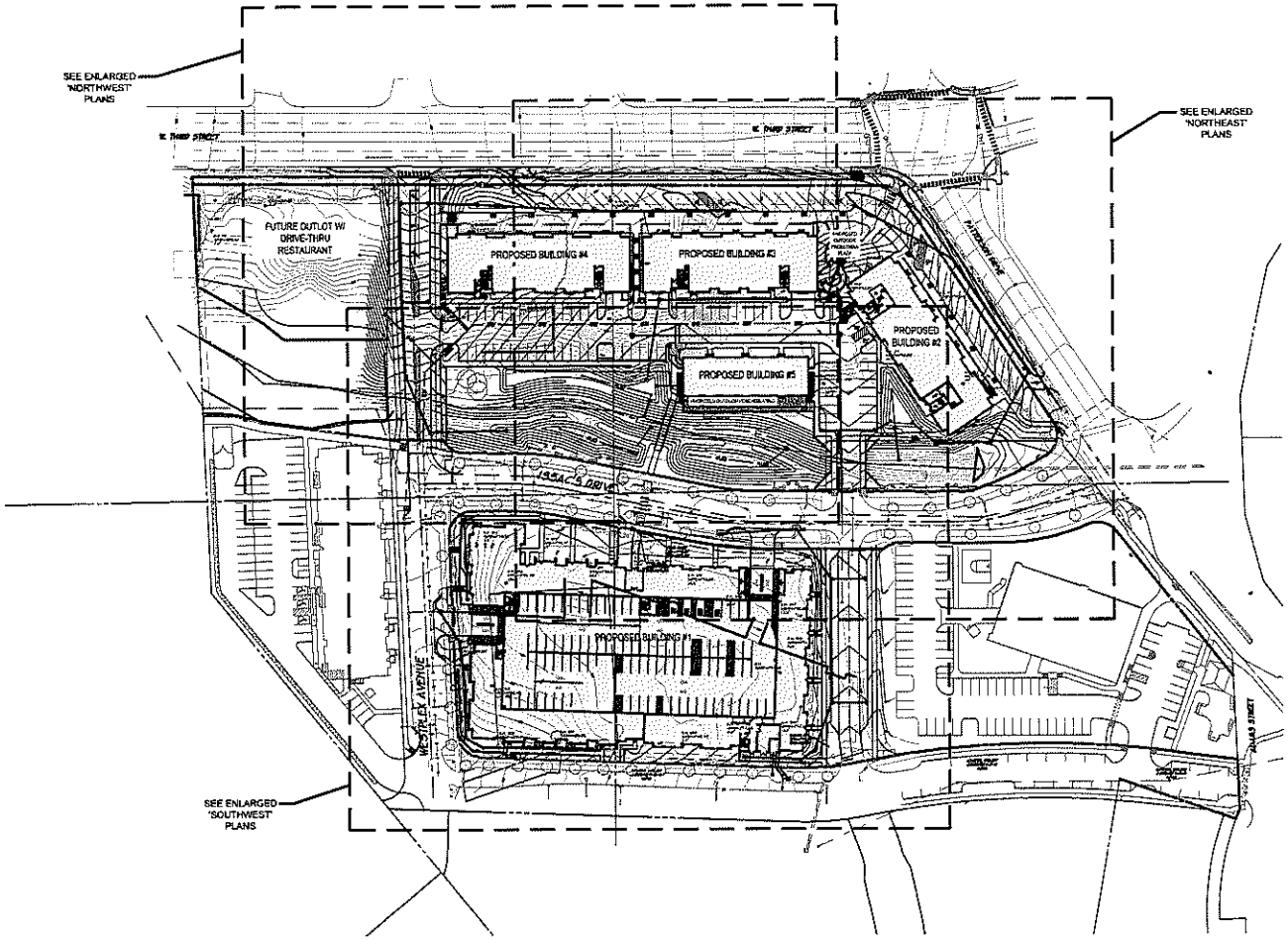
T 317.848.7800

2 attachments

2016_11_29_Building 2 Elevation.pdf
2454K

2016_11_29_Building 3 Elevation.pdf
2712K

WESTPLEX AVENUE
15SAC'S DRIVE
PATTERSON DRIVE
W. THIRD STREET
W. THIRD STREET
Patterson Pointe
Bloomington, Indiana
CSO Architects
OVERALL SITE
APPROVEMENT PLAN
C301
401645



NOTE TO CONTRACTOR

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

SCALE: 1"=50'

CSO Architects
ARCHITECTURE • INTERIOR DESIGN

BBA
BYRON BAYTOS & ASSOCIATES, INC.
538 North Walnut Street
(812) 333-6000

ARCHITECTURE
CIVIL ENGINEERING
PLANNING
Bloomington, Indiana
(812) 333-7900 (Fax)

PROJECT
Patterson Pointe
Bloomington, Indiana

SCOPE DRAWINGS:

REVISIONS:

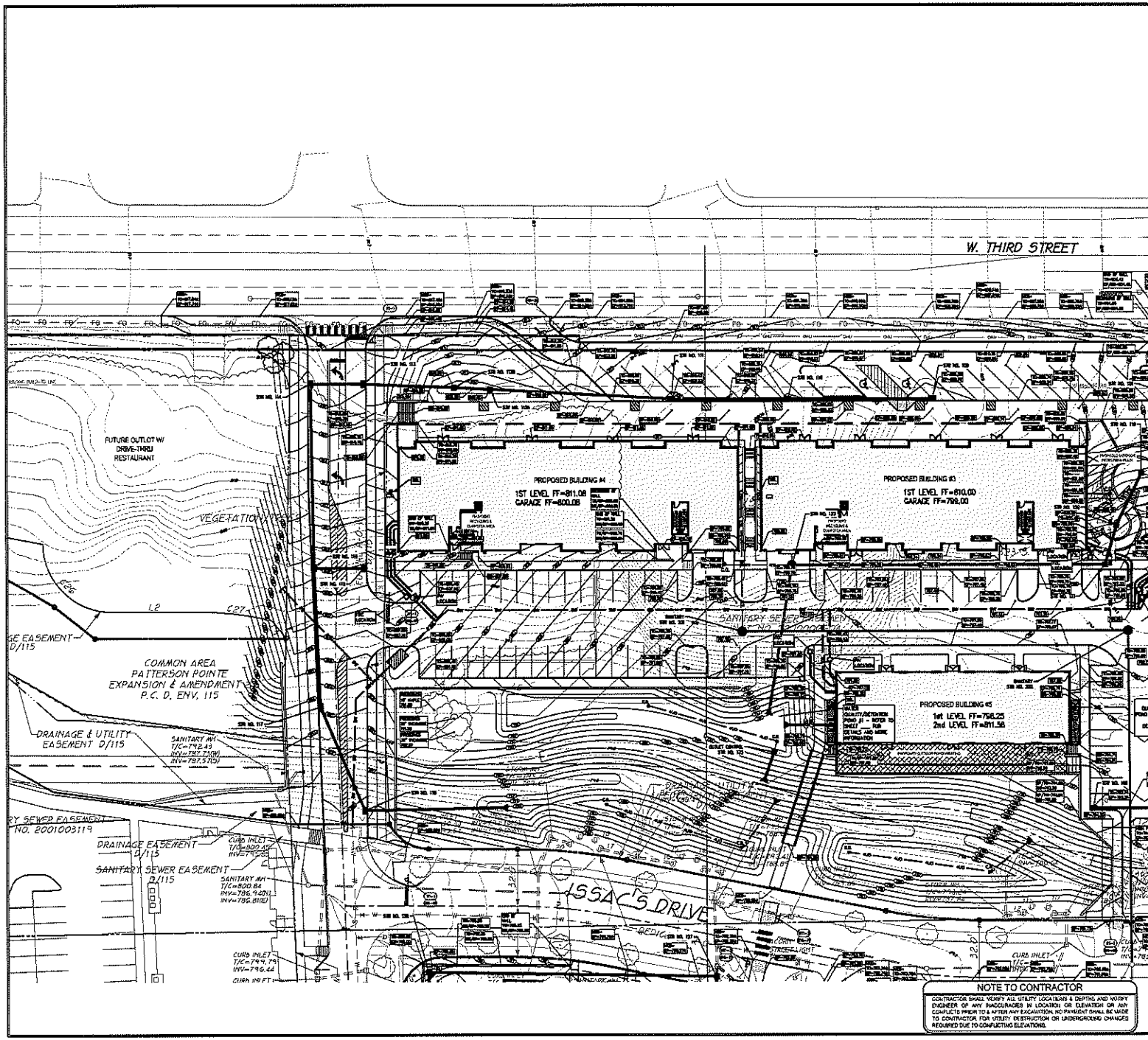
ISSUE DATE	DRAWN BY	CHECKED BY
[illegible]	DJB	JSF

DRAWING TITLE
OVERALL SITE IMPROVEMENT PLAN

CERTIFIED BY:

DRAWING NUMBER
C301

PROJECT NUMBER
401645



CSO Architects
ARCHITECTURE • INTERIOR DESIGN

Patterson Pointe
Bloomington, Indiana

REVISIONS

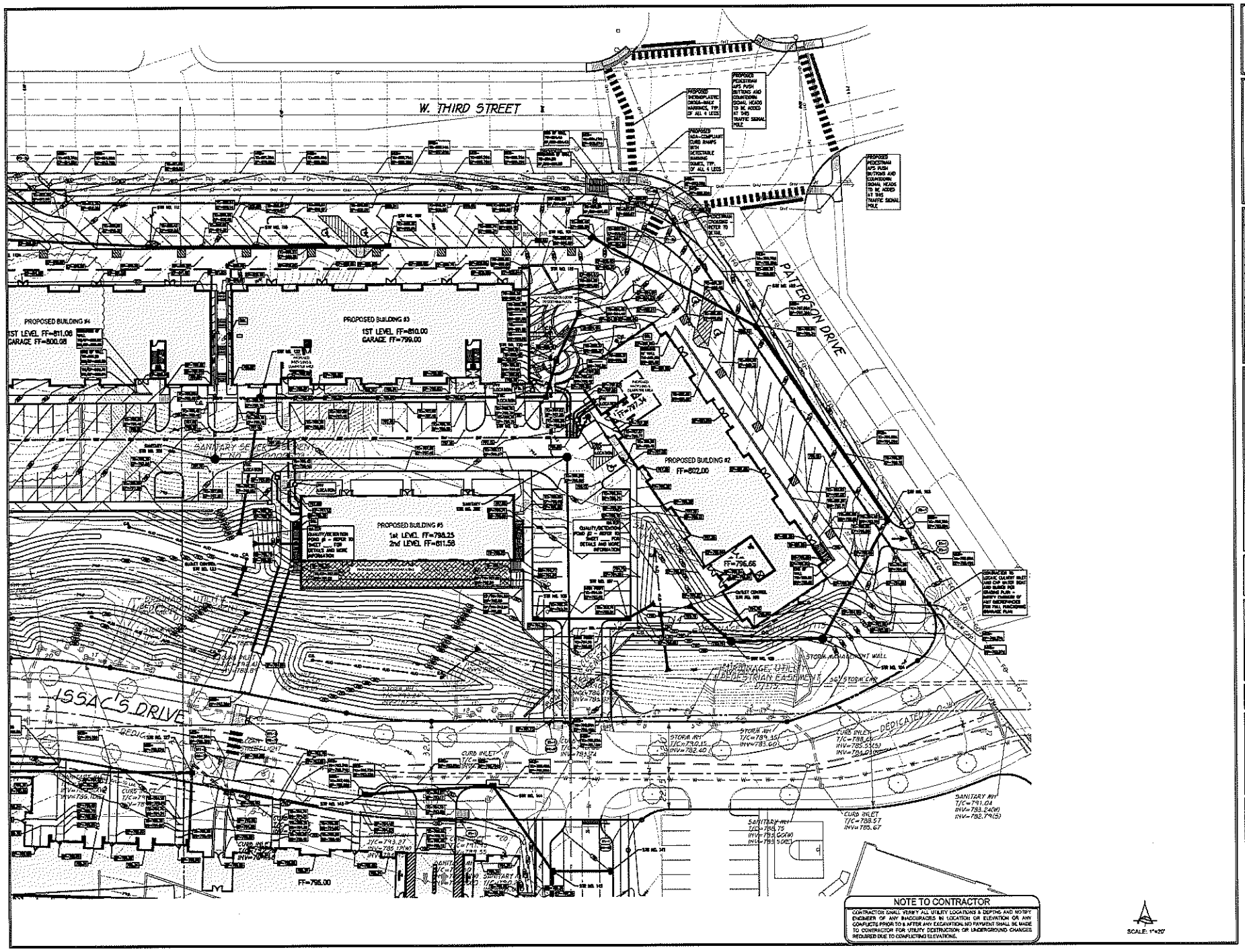
DJB JSF

DRAWING TITLE:
ENLARGED NORTHWEST SITE IMPROVEMENT PLAN

CERTIFIED BY

DRAWING NUMBER
C302

PROJECT NUMBER
401645



CSO Architects
ARCHITECTURE • INTERIOR DESIGN

Patterson Pointe
Bloomington, Indiana

SCOPE DRAWINGS:

REVISIONS:

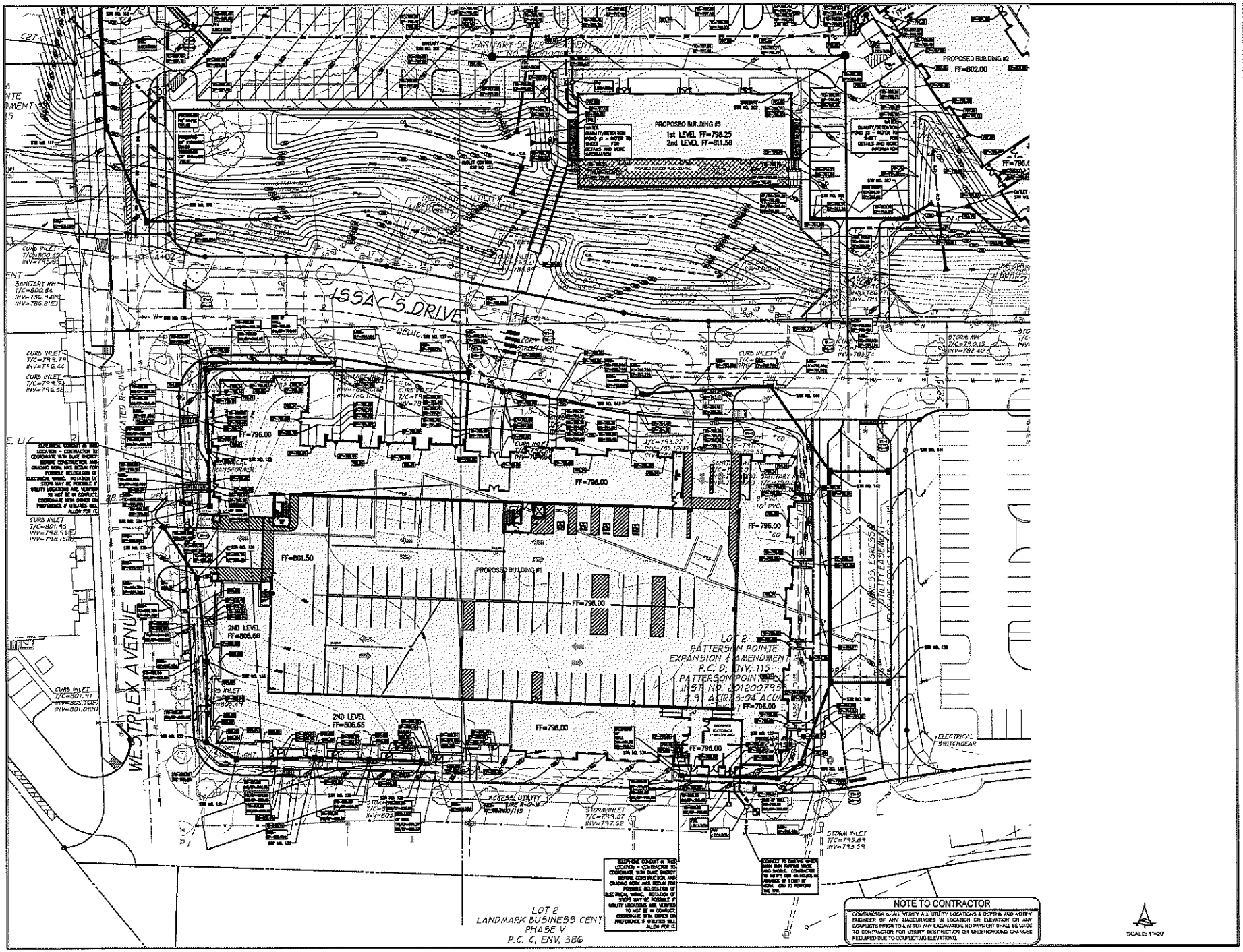
DUB | JSF

DRAWING TITLE:
ENLARGED
'NORTHEAST' SITE
IMPROVEMENT PLAN

CERTIFIED BY

DRAWING NUMBER
C303

PROJECT NUMBER
401645



CSO Architects

Patterson Pointe
Bloomington, Indiana

REVISIONS

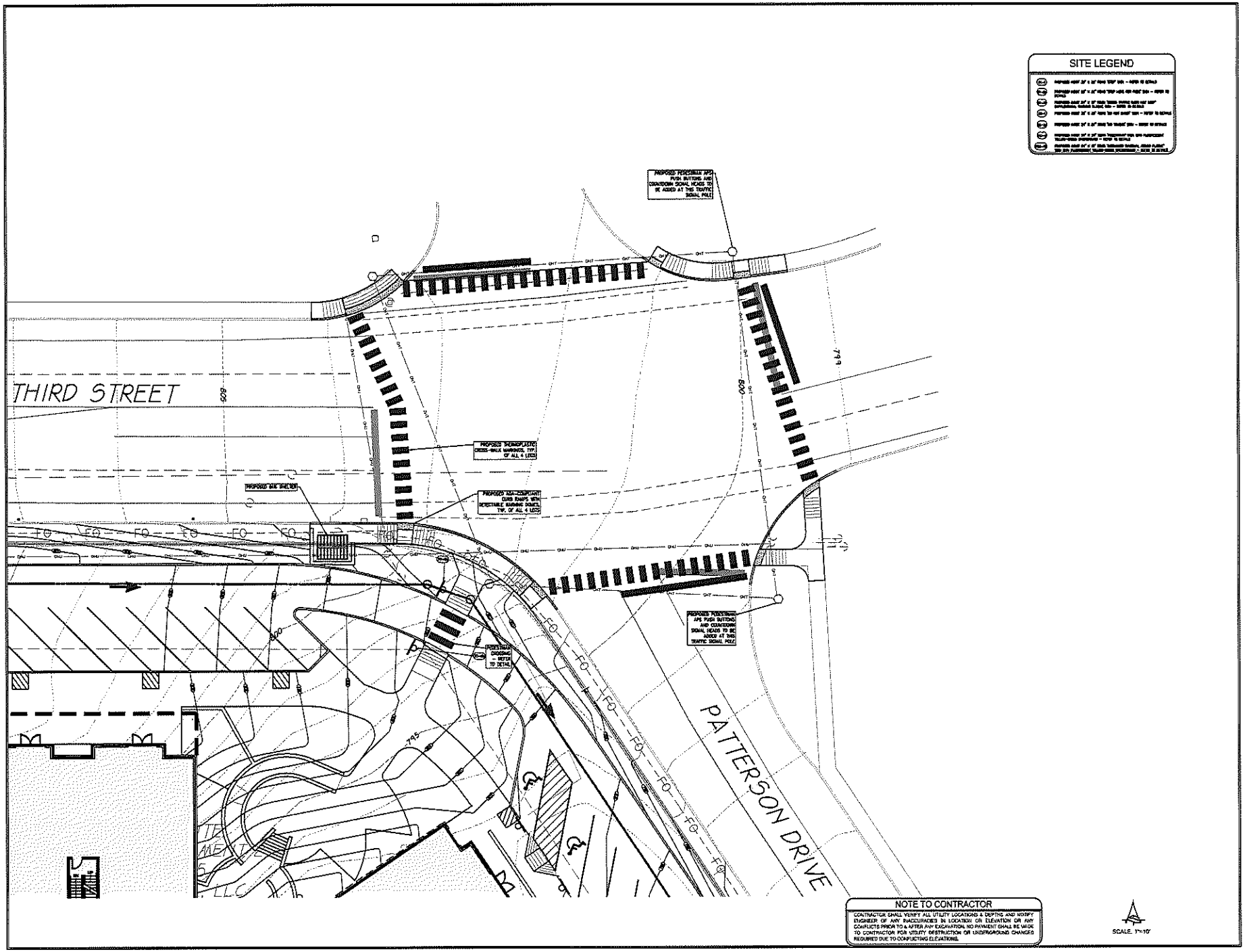
DJS | JSF

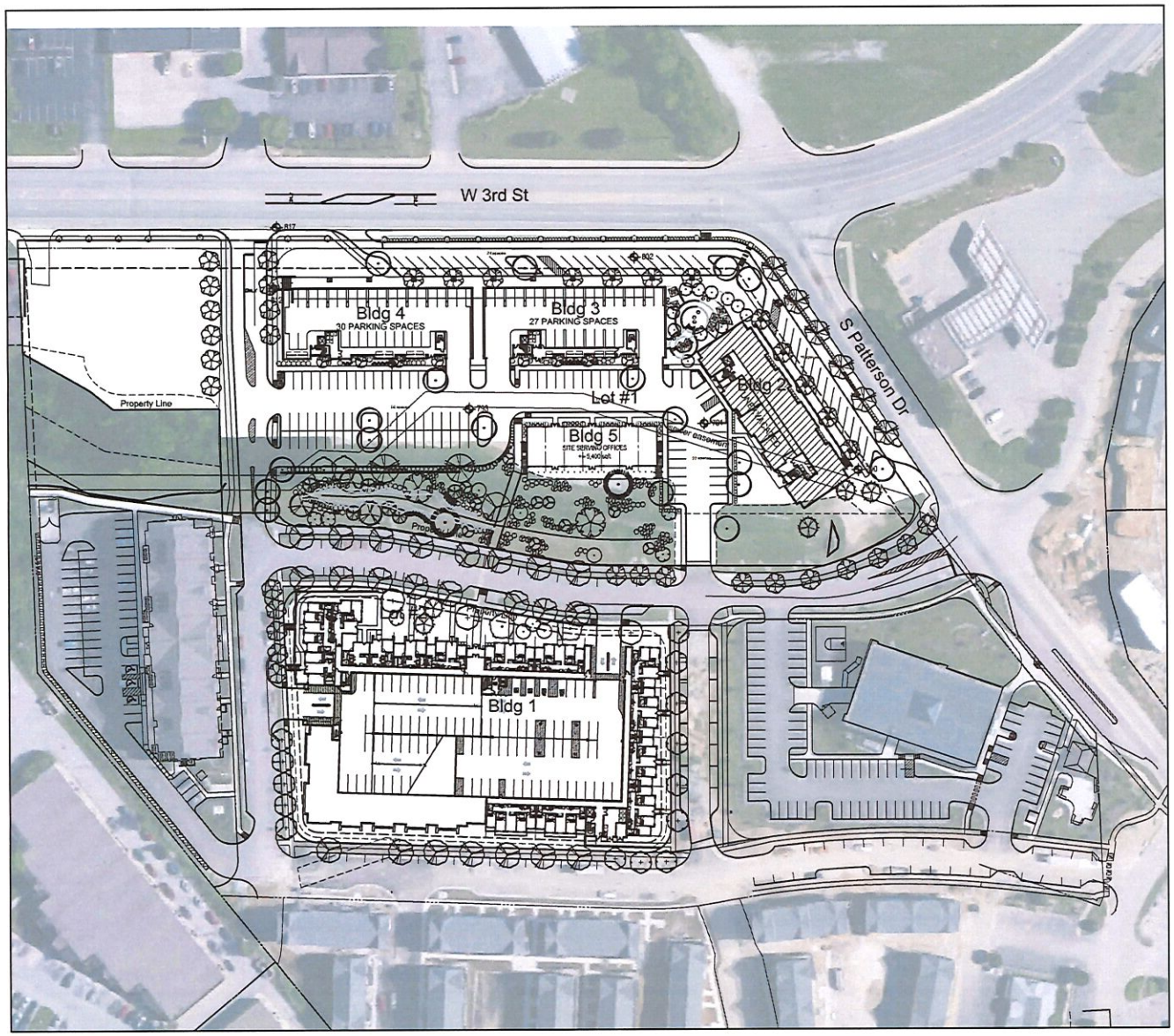
DRAWING TITLE
ENLARGED
'SOUTHWEST' SITE
IMPROVEMENT PLAN

CERTIFIED BY:

DRAWING NUMBER
C304

PROJECT NUMBER
401645


SITE LEGEND
THIRD STREET
PATTERSON DRIVE
PROPOSED PEDESTRIAN APS PUSH BUTTONS AND COUNTDOWN SIGNAL HEADS TO BE ADDED AT THIS TRAFFIC SIGNAL POLE
PROPOSED THERMOPLASTIC CROSS-WALK MARKINGS, TYP. OF ALL 4 LEGS
PROPOSED ASA-COMPLIANT CURB RAMPS WITH DETECTABLE WARNING DOMES, TYP. OF ALL 4 LEGS
PROPOSED BUS SHELTER
PEDESTRIAN CROSSING - REFER TO DETAIL
NOTE TO CONTRACTOR
CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.
SCALE: 1"=10'
CSO Architects
ARCHITECTURE • INTERIOR DESIGN
Patterson Pointe
Bloomington, Indiana
DESIGN DRAWINGS
REVISIONS
DJB
JSF
DRAWING TITLE:
TRAFFIC IMPROVEMENTS PLAN
CERTIFIED BY
DRAWING NUMBER
C402
PROJECT NUMBER
401645



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)

0 25 50 100
SCALE: 1" = 50'

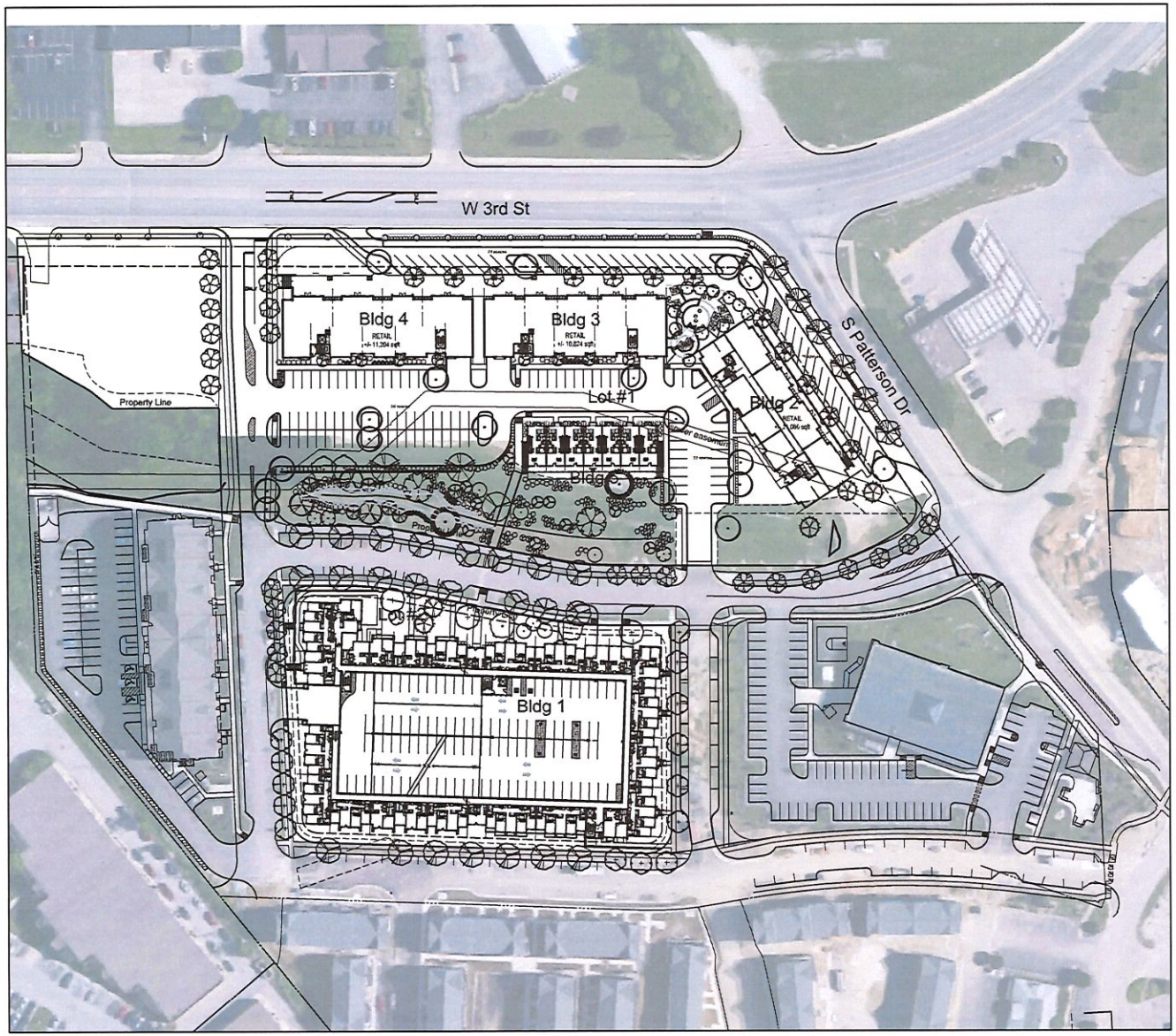
N

CSO Architects

Patterson Pointe

Bloomington, IN | 21 November 2016

16076



LOT #1 (Area A)

Bldg 2

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

Bldg 3

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

Bldg 4

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

Bldg 5

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

LOT #2 (Area B)

Bldg 1

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

LEVEL 2 PLAN

0 25 50 100
SCALE: 1" = 50'

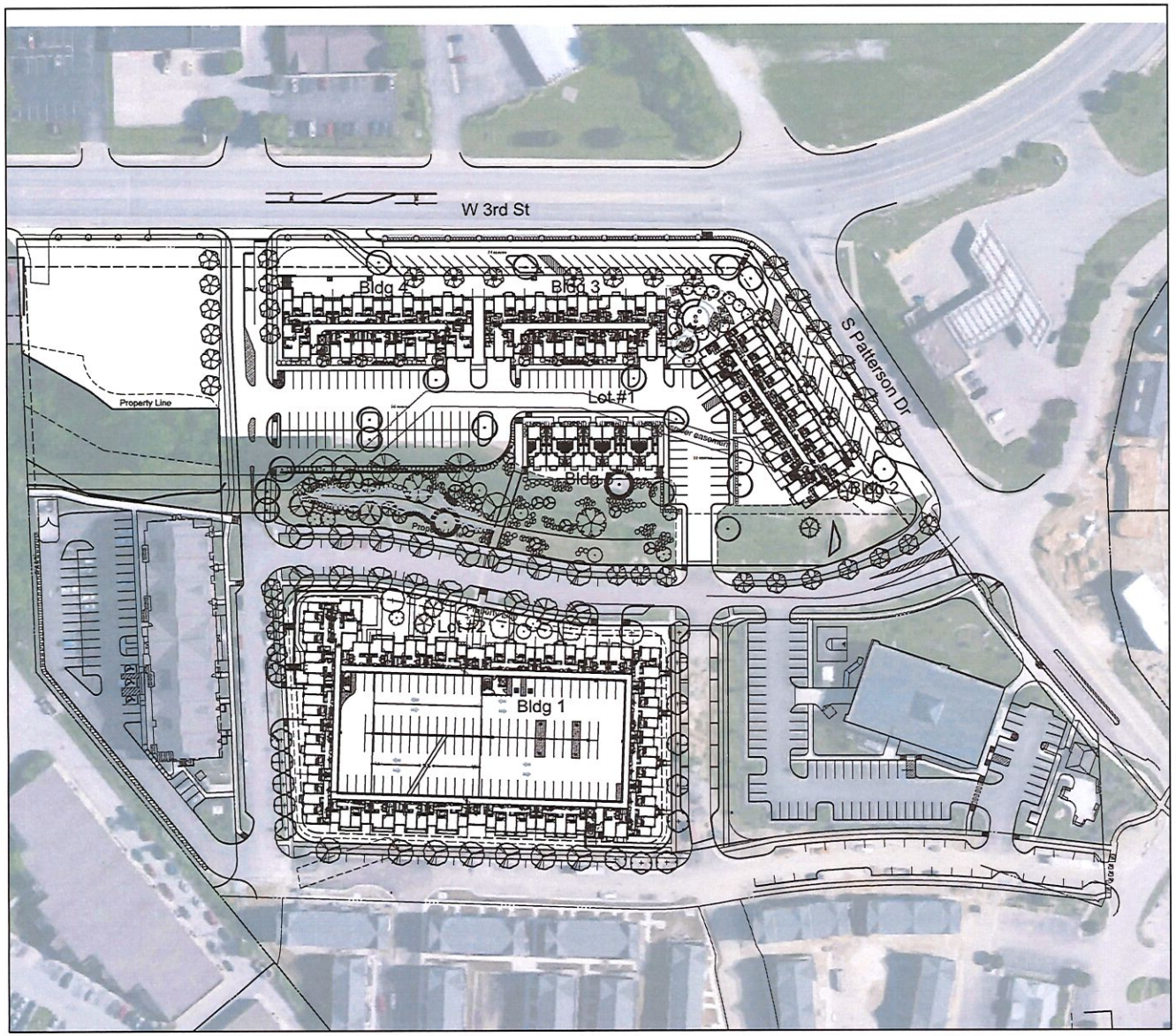
N

CSO Architects

Patterson Pointe

Bloomington, IN | 21 November 2016

16076



LOT #1 (Area A)

Bldg 2

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

Bldg 3

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

Bldg 4

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

Bldg 5

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

LOT #2 (Area B)

Bldg 1

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

LEVEL 3 PLAN

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SCALE: 1" = 50'

N

CSO Architects

Patterson Pointe
Bloomington, IN | 21 November 2016

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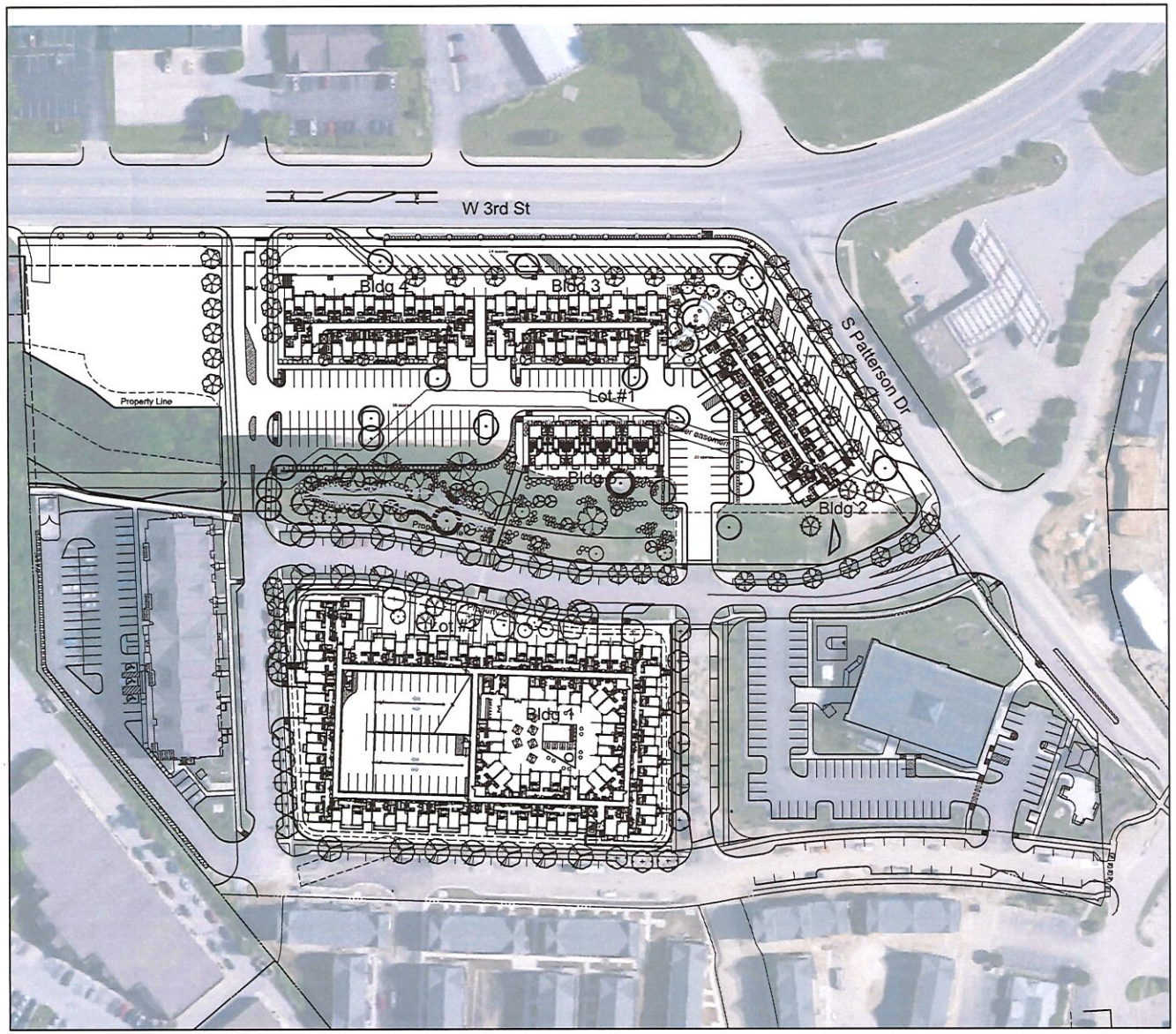

LOT #1 (Area A)

Bldg 2

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

Bldg 3

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

Bldg 4

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

Bldg 5

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

LOT #2 (Area B)

Bldg 1

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

LEVEL 4 PLAN

0 25 50 100
SCALE: 1" = 50'

N

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Bloomington, IN | 21 November 2016

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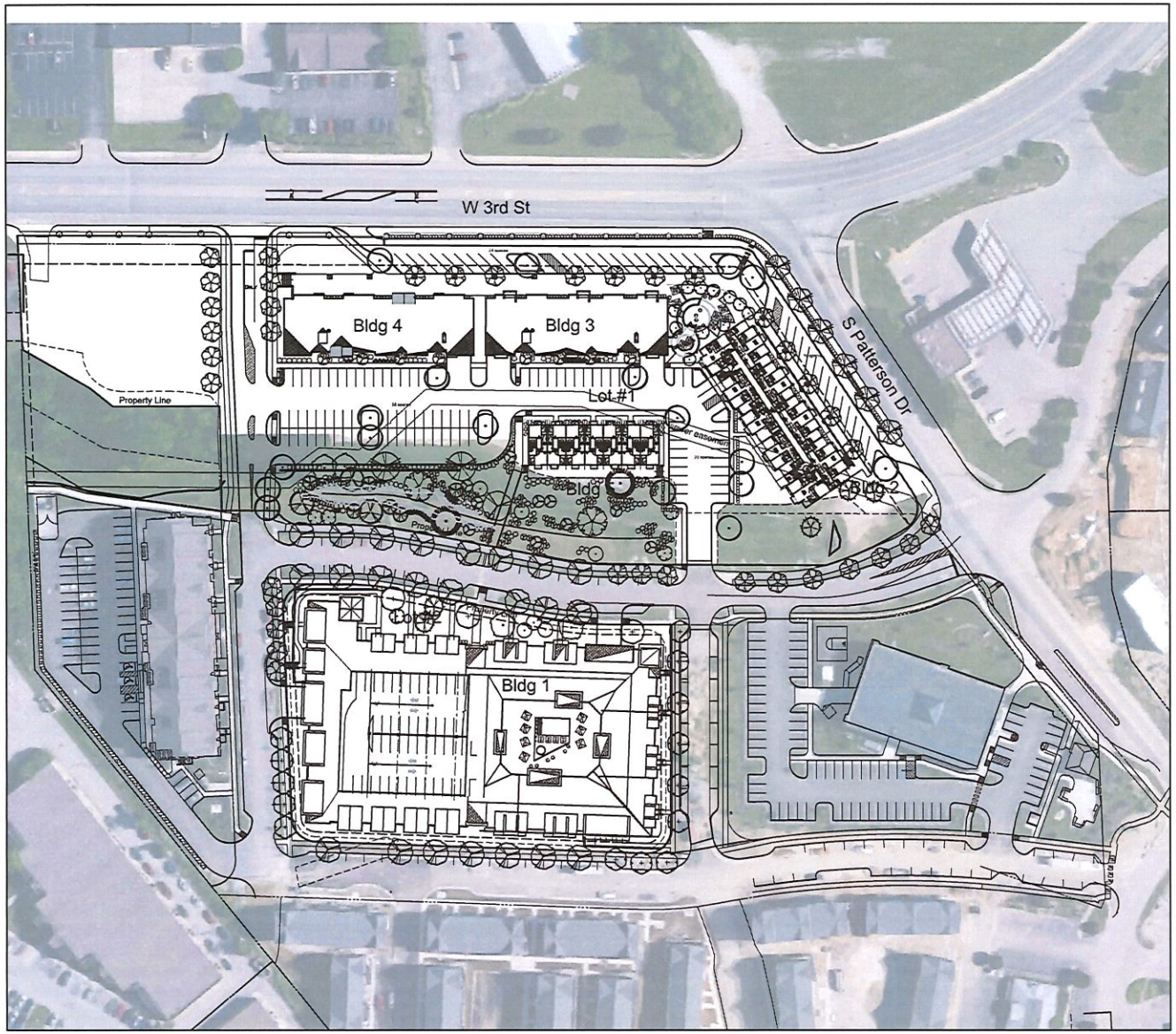

LOT #1 (Area A)

Bldg 2

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

Bldg 3

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

Bldg 4

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

Bldg 5

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

LOT #2 (Area B)

Bldg 1

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

LEVEL 5 PLAN

0 25 50 100
SCALE: 1" = 50'

N

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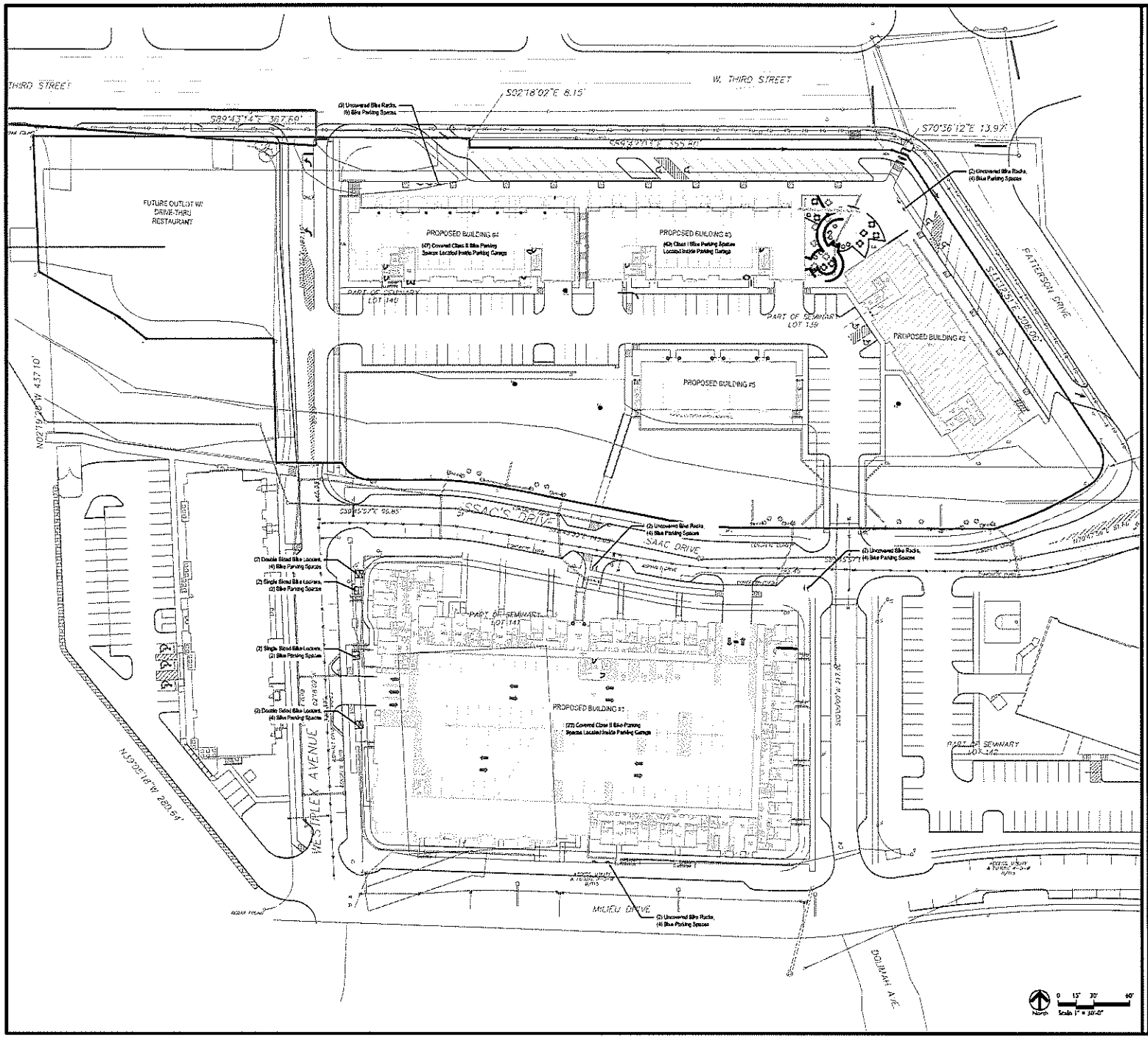

BIKE PARKING

LOT 1

Required: 35 Spaces (72 Units, 205 Beds)
9 Class I Spaces
26 Class II Spaces, 18 Covered
9 Short Term Commercial Spaces

Provided: 96 Spaces
43 Class I Spaces
47 Class II Spaces, 47 Covered
9 Short Term Commercial Spaces

LOT 2

Required: 46 Spaces (108 Units, 272 Beds)
12 Class I Spaces
34 Class II Spaces, 23 Covered

Provided: 46 Spaces
12 Class I Spaces
34 Class II Spaces, 23 Covered

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PROJECT
Patterson Pointe
Bloomington, Indiana

SCOPE DRAWINGS

REVISIONS

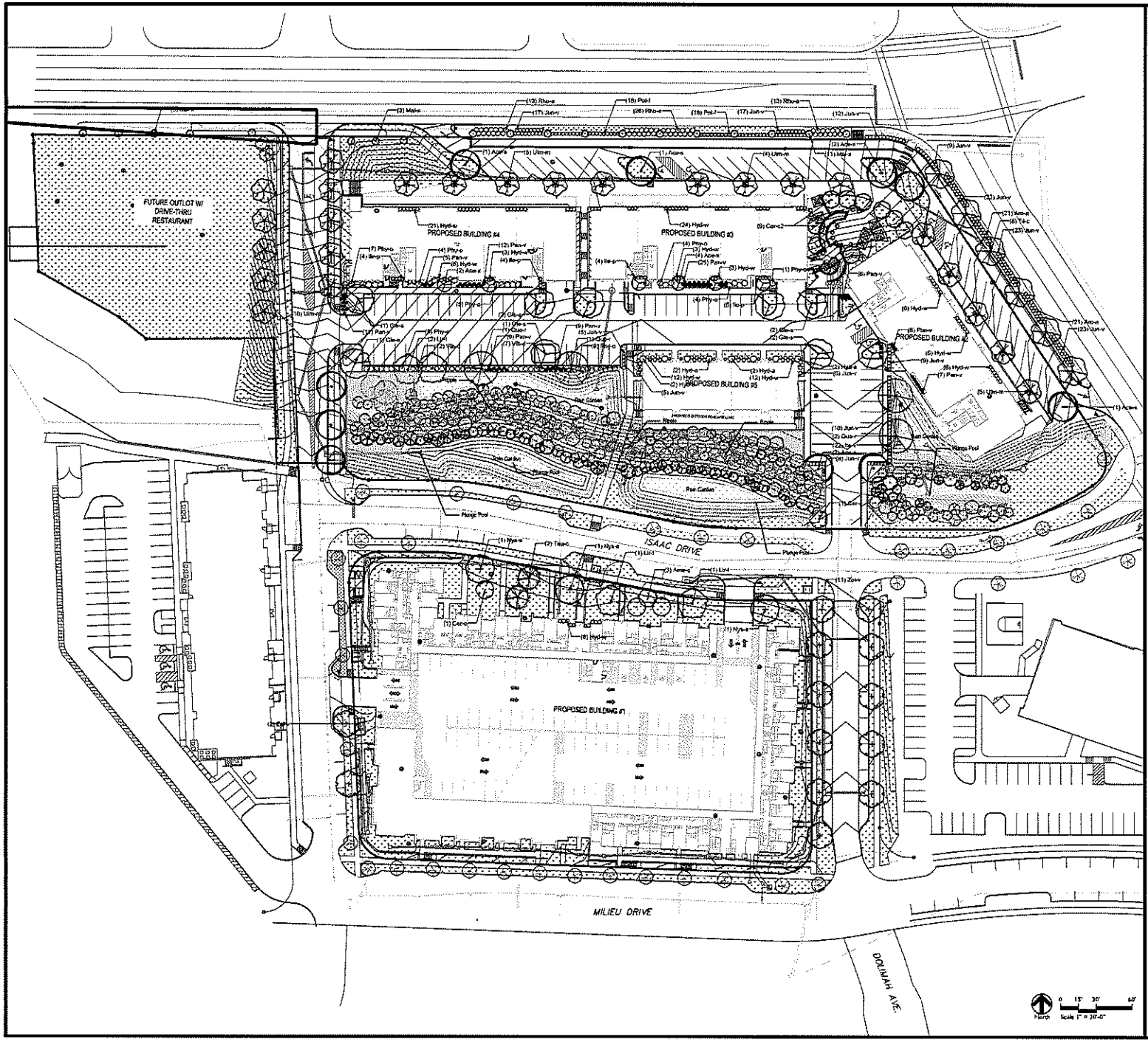
ISSUE DATE	DRAWN BY	REVIEWED BY
10/07/10	JT	APP

DRAWING TITLE
BIKE PARKING PLAN

CERTIFIED BY:

DRAWING NUMBER
BIKE

PROJECT NUMBER
10070



GENERAL LANDSCAPE AND PLANTING NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible] drainage.
15. Tree Protection Fencing is the responsibility of the Contractor. Minimum protected area shall include the full drip line of the canopy. NO construction activities, material storage, etc. may occur within that area. The Contractor shall ensure that no soil compaction or tree damage occurs in any Protected area, at any time during the construction process.
16. Trees shall be mulched in groups unless otherwise noted.

- STREAMSIDE ZONE
- INTERMEDIATE ZONE
- FRINGE ZONE
- RAINGARDENS
- POOL BERM AREA
- LAWN

REFER TO MAINTENANCE MANUAL, APPENDIX D

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context DESIGN

PROJECT:
Patterson Pointe
Bloomington, Indiana

SCOPE DRAWINGS:

REVISIONS:

DATE	DRAWN BY	CHECKED BY
[illegible]	JT	APP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:

DRAWING NUMBER
L100

PROJECT NUMBER
19070

Conceptual view Building 2

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Conceptual view Building 3 and 4

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THIRD & PATTERSON PLAZA
(RENDERING TO BE UPDATED)

Conceptual view Buildings 2 and 3

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Conceptual view Buildings 2 and 3

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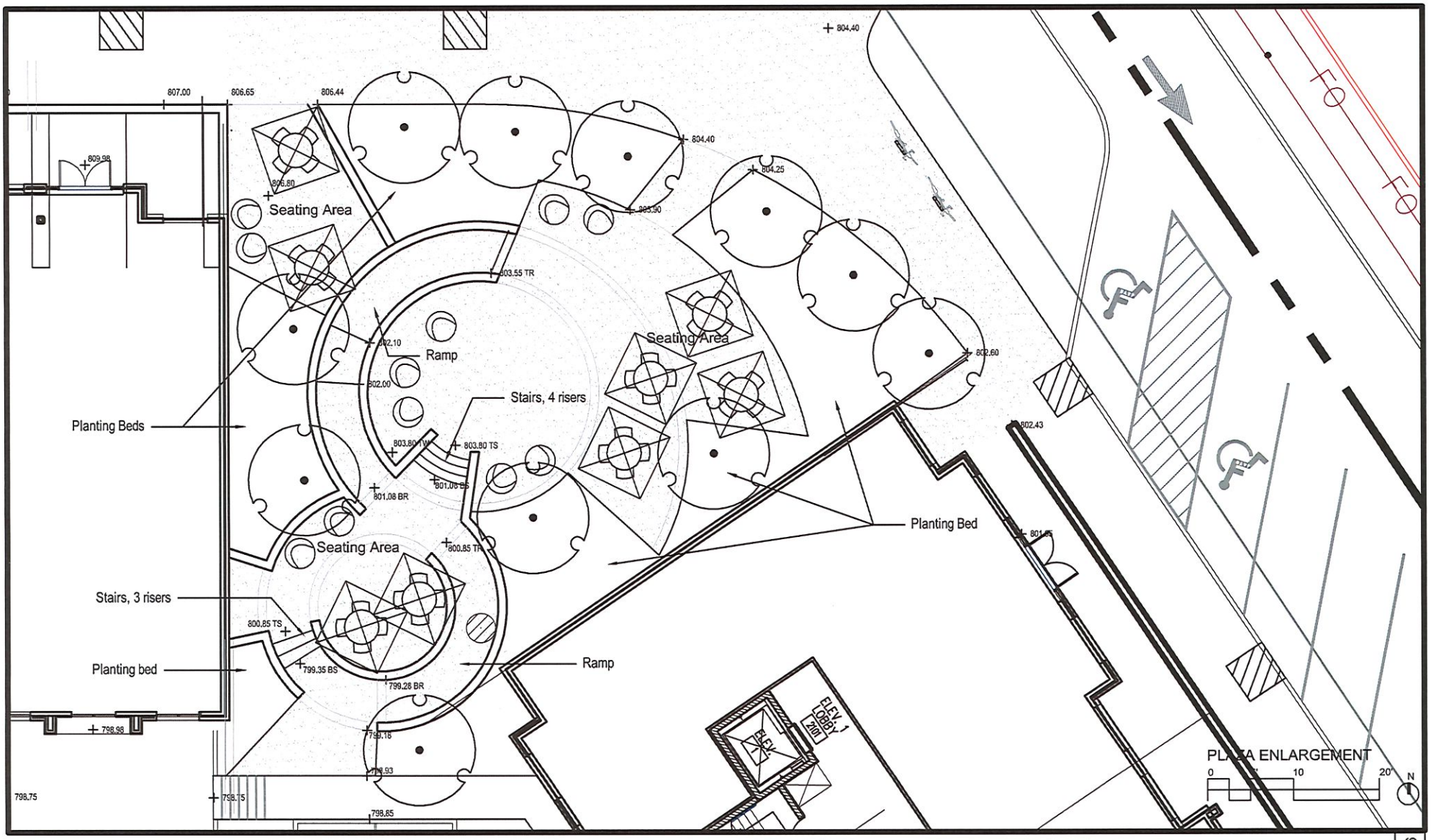

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ARCHITECTURE • INTERIOR DESIGN

context DESIGN
12 S Main St, Ste 200 | Fortville, IN 46040
317-485-8900 | www.context-design.com

Bloomington, Indiana | August 01, 2016

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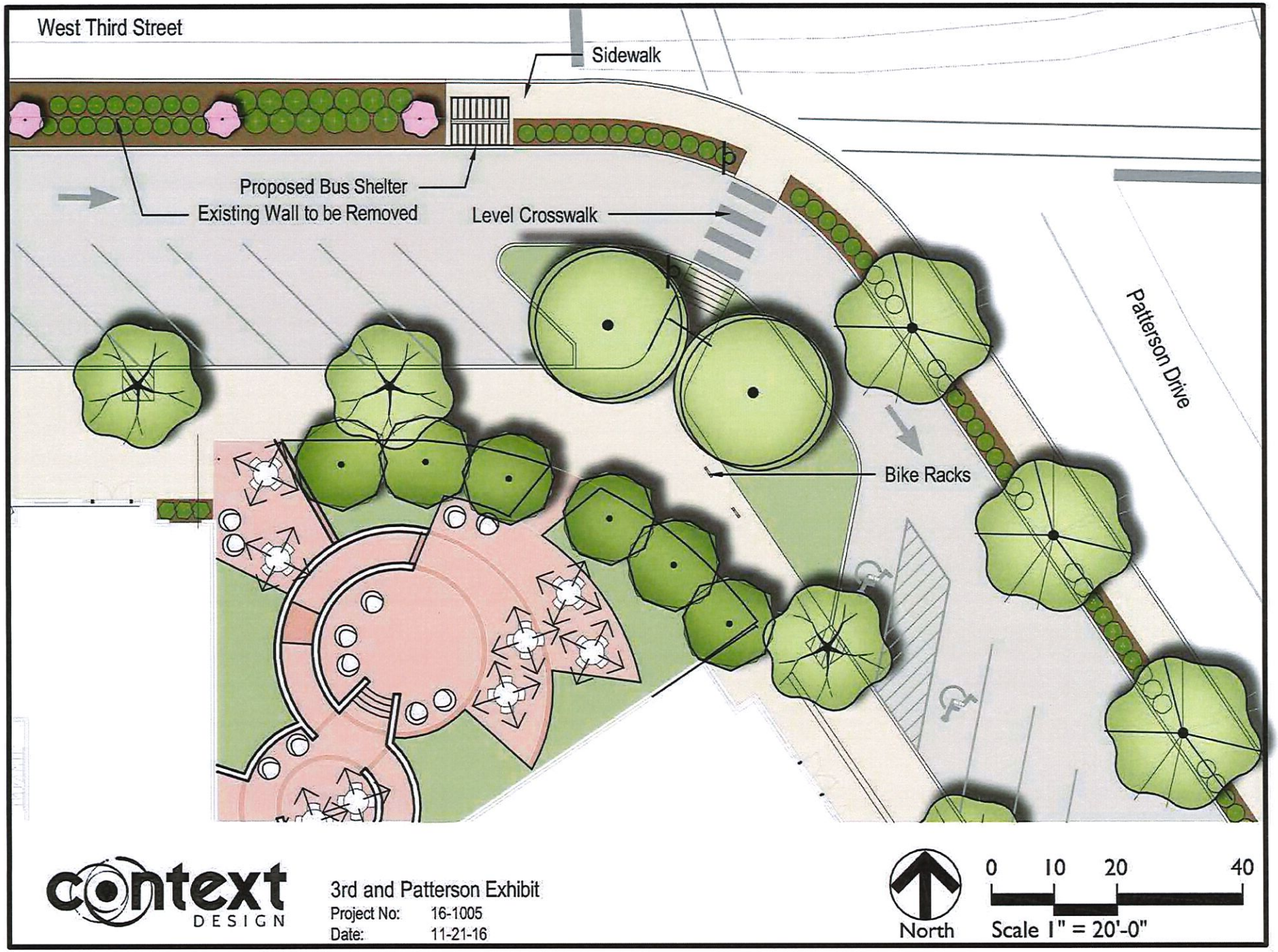
West Third Street
Sidewalk
Proposed Bus Shelter
Existing Wall to be Removed
Level Crosswalk
Bike Racks
Patterson Drive
context DESIGN
3rd and Patterson Exhibit
Project No: 16-1005
Date: 11-21-16
North
0 10 20 40
Scale 1" = 20'-0"

Conceptual view Looking North

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Bloomington, Indiana

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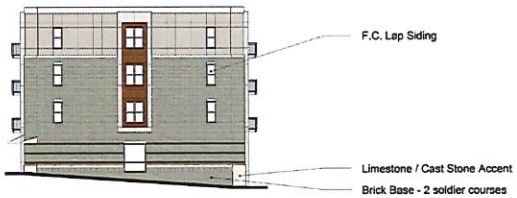
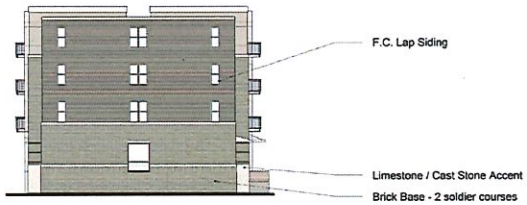
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

SOUTH ELEVATION

BUILDING 2

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

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Bloomington, Indiana | November 21, 2016

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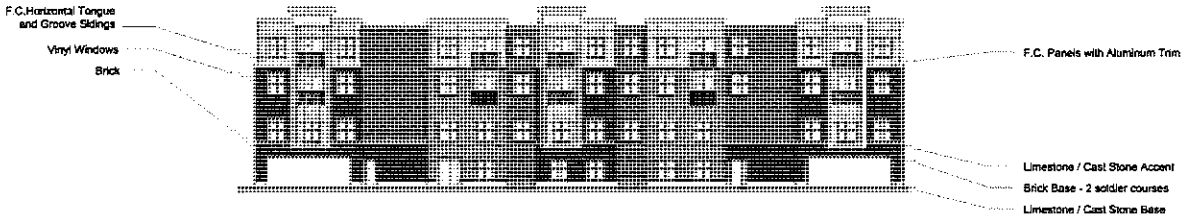

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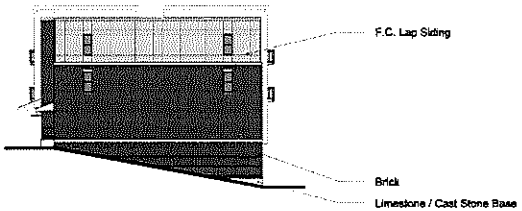

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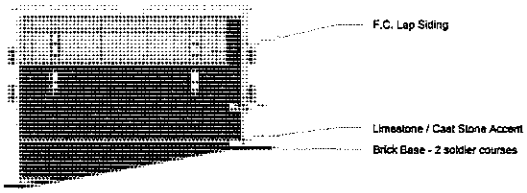
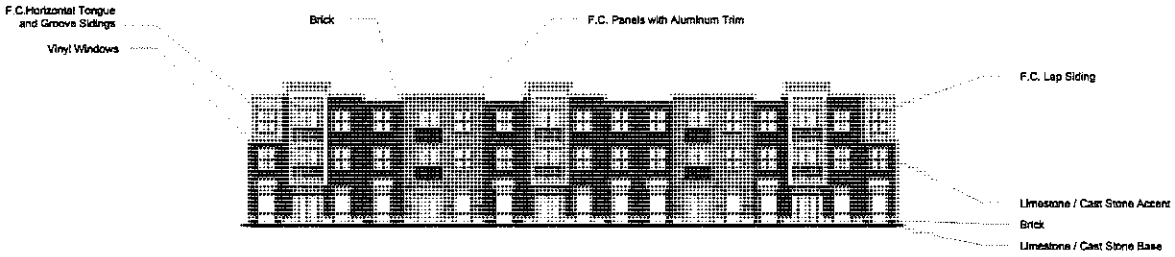


EAST ELEVATION



SOUTH ELEVATION

BUILDING 3

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

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Bloomington, Indiana | November 21, 2016

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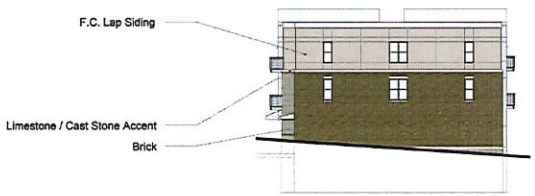
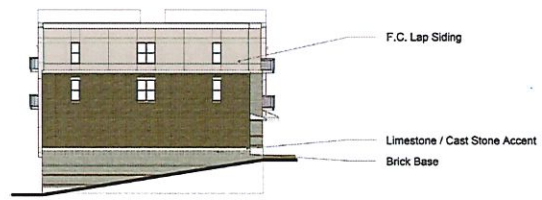
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

SOUTH ELEVATION

BUILDING 4

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

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ARCHITECTURE - INTERIOR DESIGN

Patterson Pointe
Bloomington, Indiana | November 21, 2016

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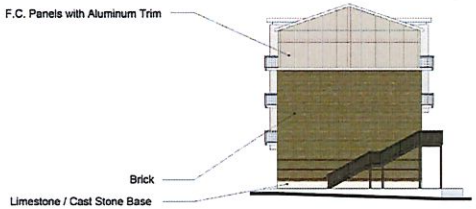
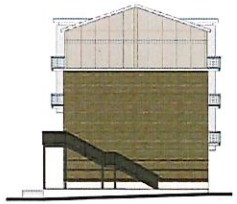
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

SOUTH ELEVATION

BUILDING 5

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

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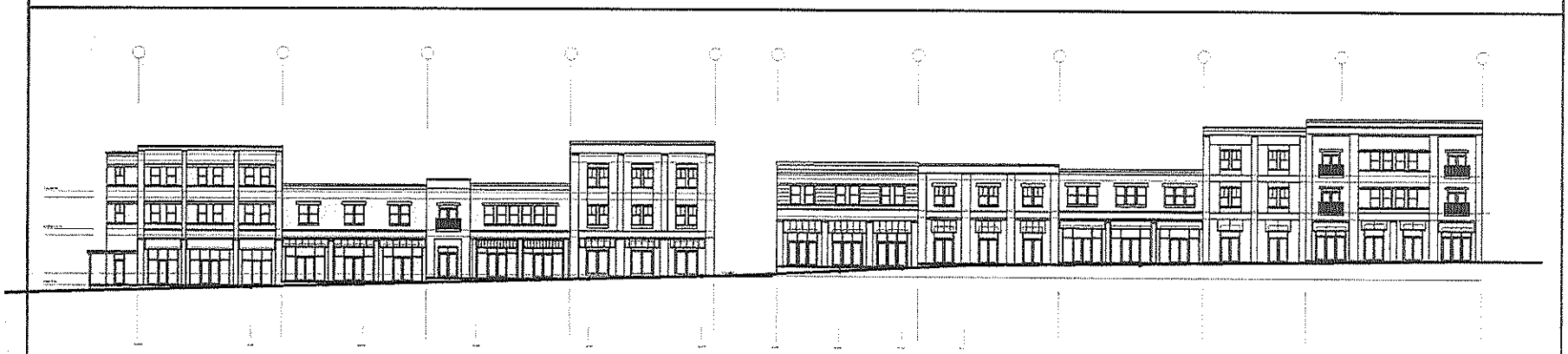
From PUD-29-09

PATTERSON POINTE PUD·

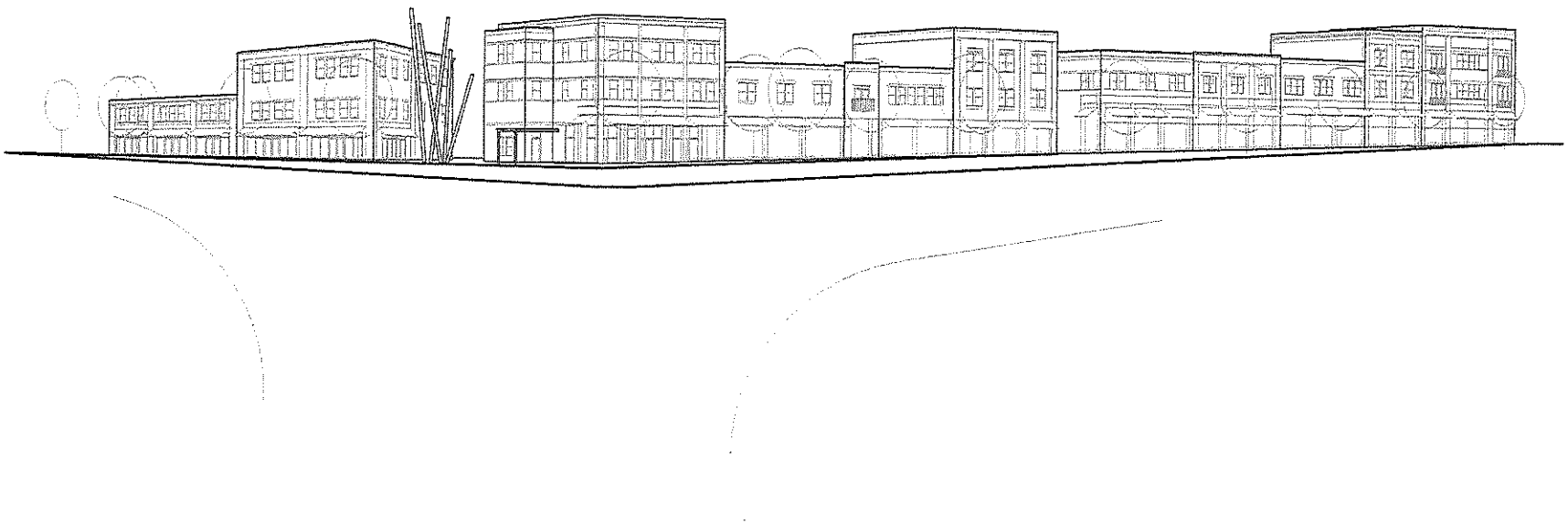
MIXED·USE/MIXED DENSITY STREET FRONT BUILDINGS @ 3RD and PATTERSON

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"

From PUD-29-09



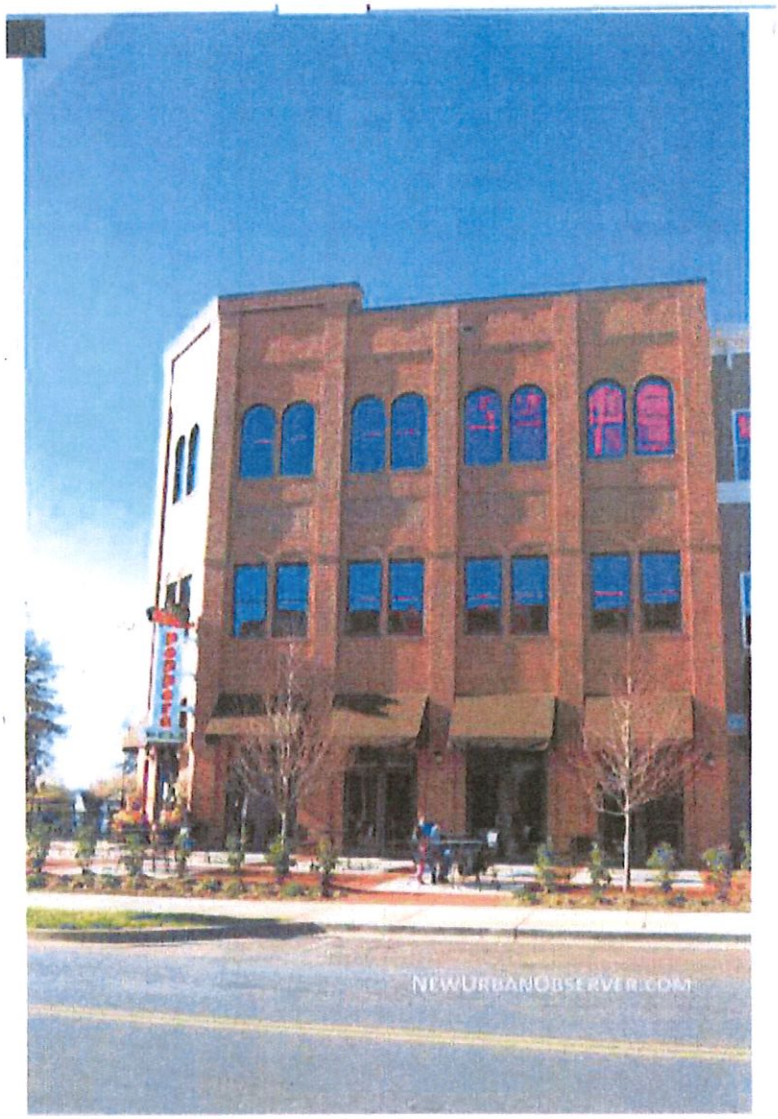
A RENDERING @ THIRD AND PATTERSON - TWO AND THREE STORY OPTION

From PUD-29-09

1

Patterson Pointe
Illustrative Architecture
Area A and C

From PUD-29-09



2

Patterson Pointe
Illustrative Architecture
Area A and C

From PUD-29-09

3

Patterson Pointe
Illustrative Architecture
Area A and C

From PUD-29-09

4

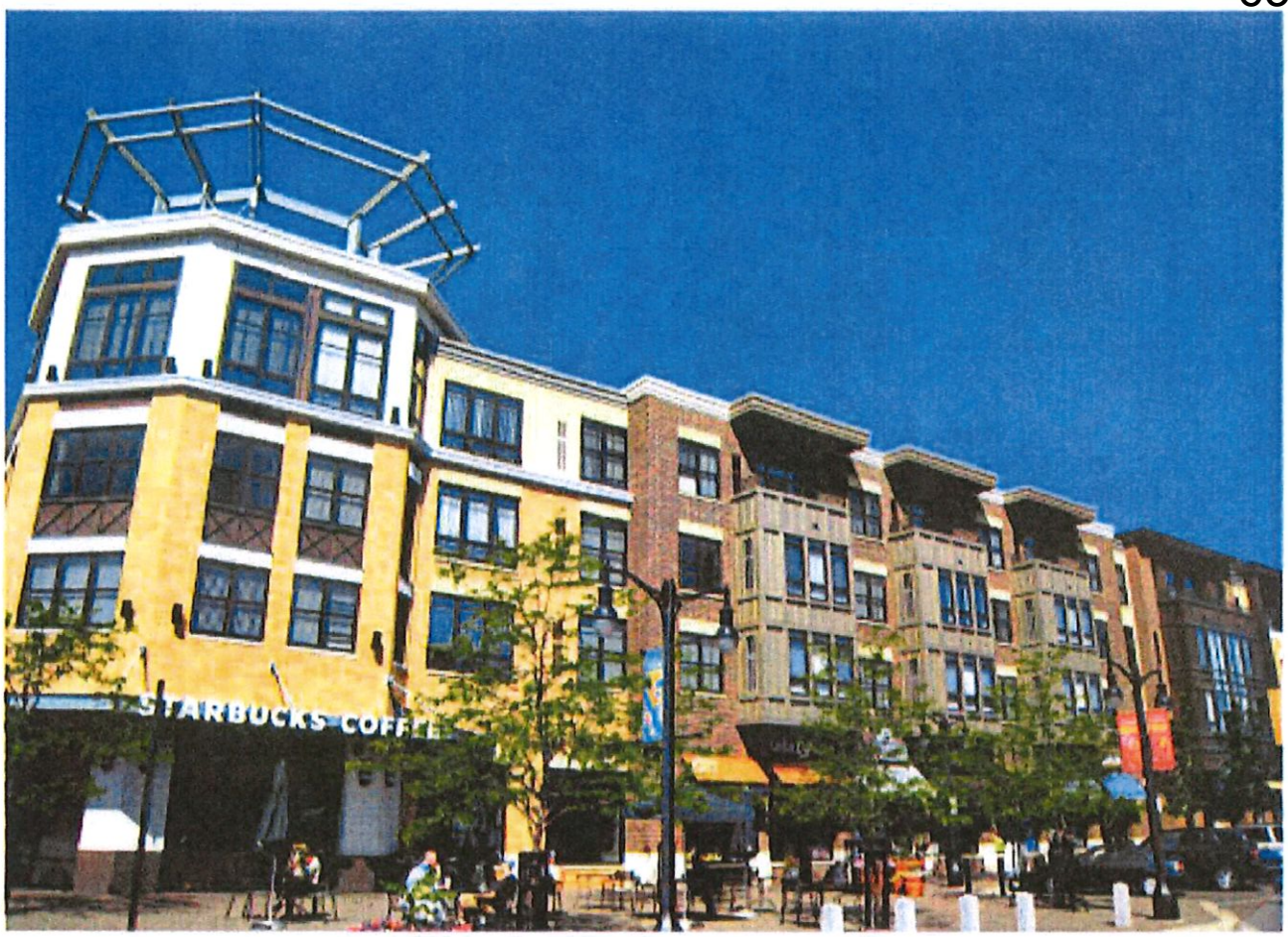
Patterson Pointe
Illustrative Architecture
Area A and C

From PUD-29-09

6

Patterson Pointe
Illustrative Architecture
Area A and C

From PUD-29-09



7

Patterson Pointe
Illustrative Architecture
Area A and C

From PUD-29-09

Conceptual view Building 1

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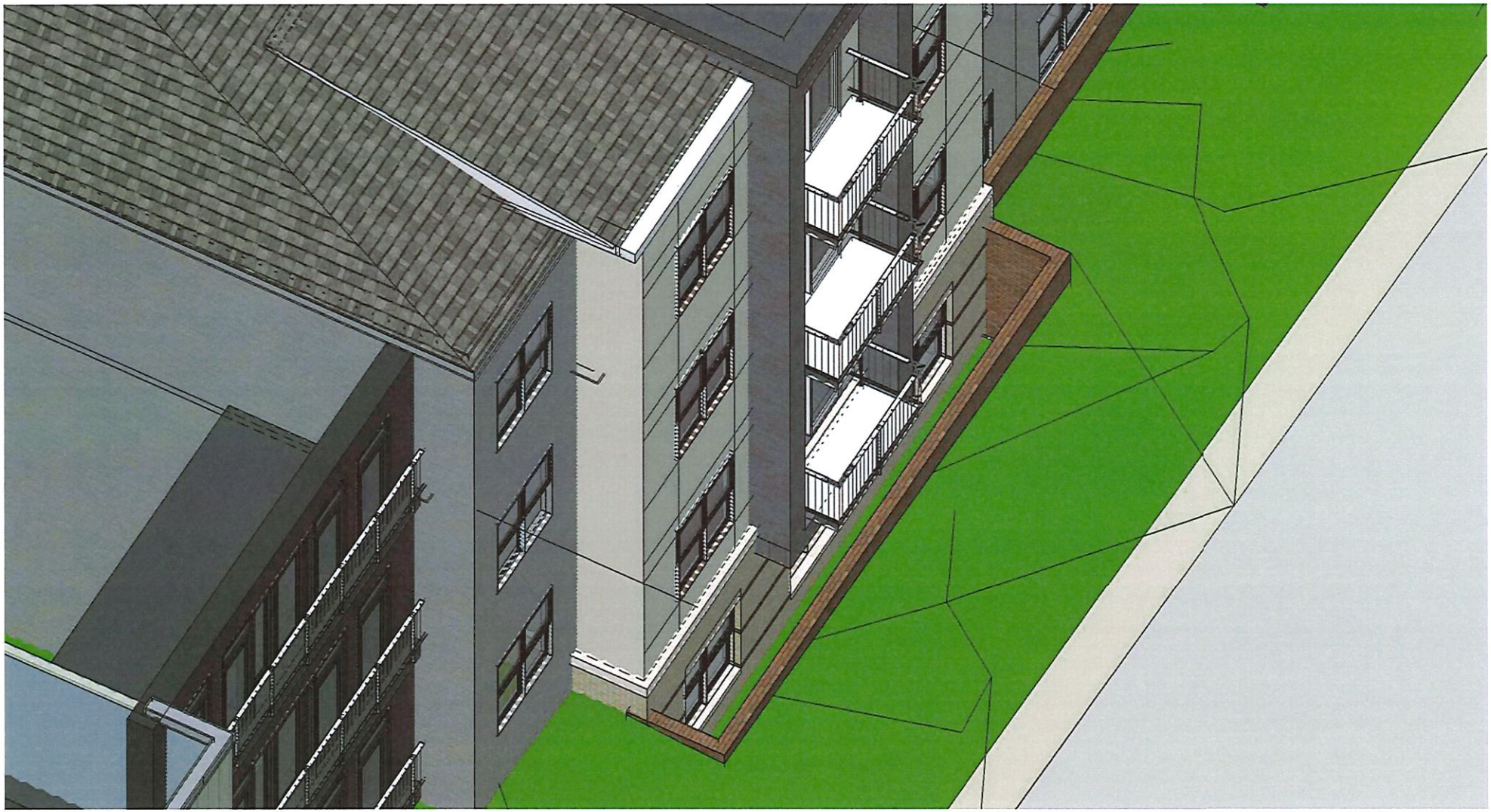

Conceptual view Building 1

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NORTH ELEVATION

WEST ELEVATION

EAST ELEVATION

SOUTH ELEVATION

BUILDING 1

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

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Bloomington, Indiana | November 21, 2016

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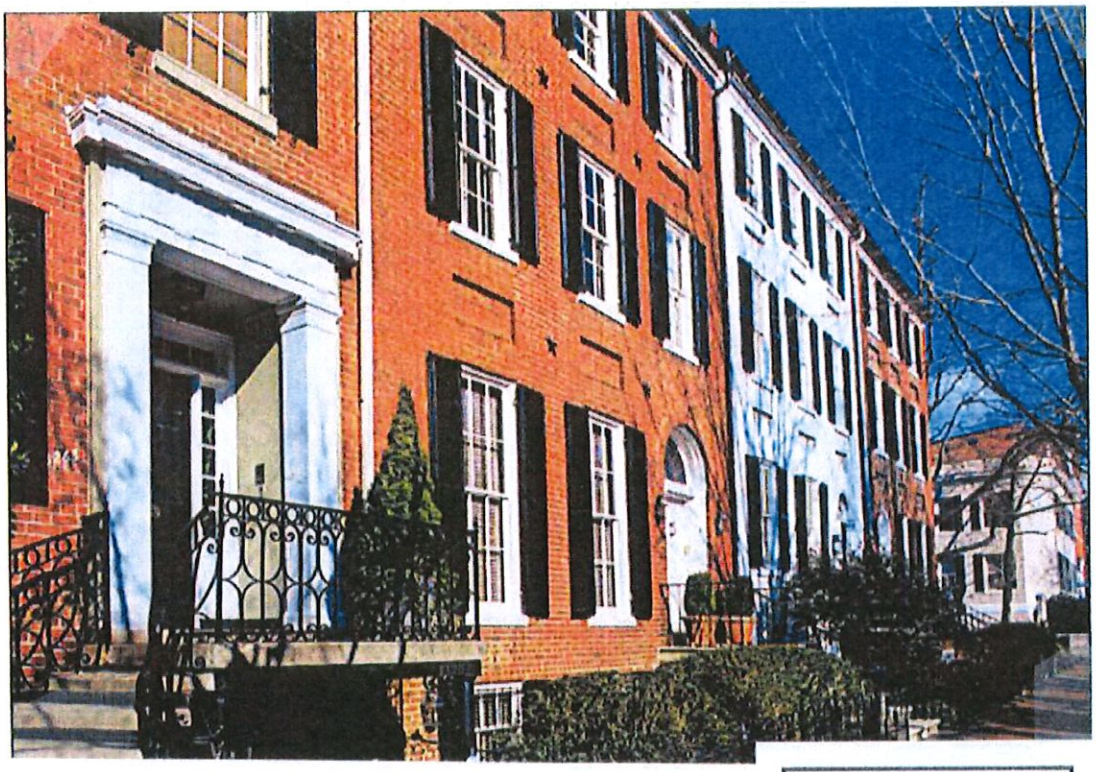
VIEW · @ INTERNAL STREET
'C'

PATTERSON POINTE PUD -
ROWHOUSE APARTMENTS / RESIDENTIAL BUILDINGS

From PUD-29-09



1

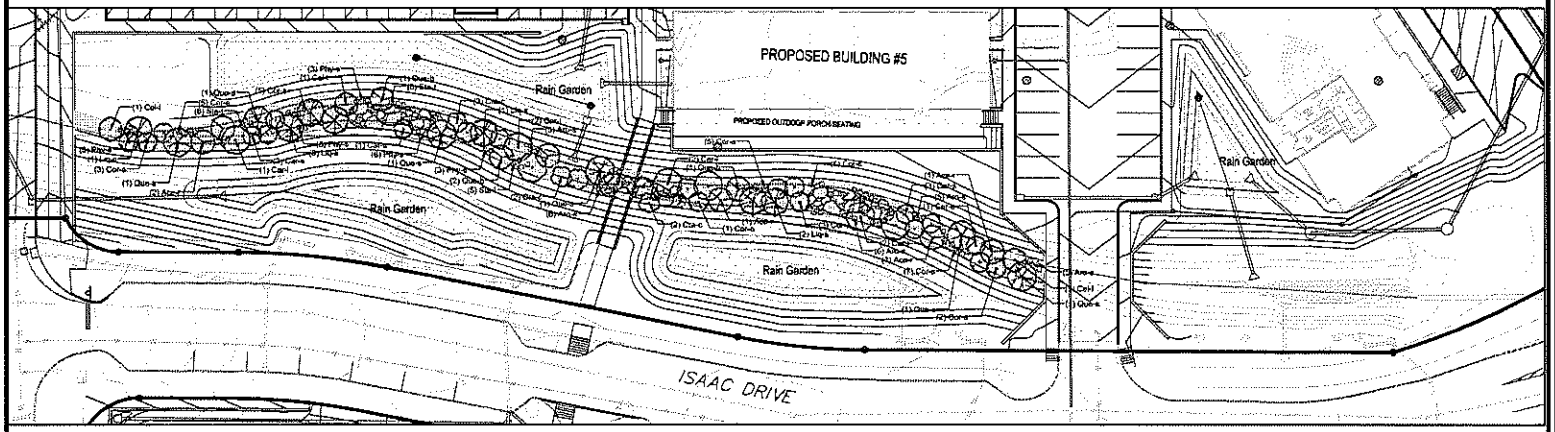
Patterson Pointe
Illustrative Architecture
Area B

From PUD-29-09

2

Patterson Pointe
Illustrative Architecture
Area B

From PUD-29-09



CREEK RESTORATION -STREAMSIDE ZONE PLANTINGS

North
0 10' 20' 40'
Scale 1" = 20'-0"

STREAMSIDE ZONE PLANTINGS

PLANT SCHEDULE

LARGE CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Car-i	7	Carya laciniosa	Shellbark Hickory	3 Gal.		
Liq-s	7	Liquidambar styraciflua	American Sweet Gum	3 Gal.		full, strong central leader, matched
Que-s	6	Quercus shumardii	Shumard Red Oak	3 Gal.		spring dug, full, strong central leader, matched
MEDIUM CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-r	5	Acer rubrum	Armstrong Red Maple	3 Gal.		full, strong central leader, matched
Celt-l	5	Celtis laevigata	Sugar Hackberry	3 Gal.		
Que-b	4	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
Car-s	8	Carpinus caroliniana	American Hornbeam	3 Gal.		full, strong central leader, matched
Cor-a	9	Cornus alternifolia	Pagoda Dogwood	3 Gal.		full, strong central leader, matched
Cra-c	7	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	3 Gal.		full, strong central leader, matched
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Aro-a	27	Aronia melanocarpa	Autumn Magic Black Chokeberry	container	#1	
Cor-s	26	Cornus racemosa	Gray Dogwood	container	#1	
Phy-o	25	Physocarpus opulifolius	Summer Wine Ninebark	container	#1	space @ 6'-0" o.c
Sta-t	16	Staphylea trifolia	American Bladdernut	container	#1	

GENERAL LANDSCAPE AND PLANTING NOTES

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

- STREAMSIDE ZONE
- INTERMEDIATE ZONE
- FRINGE ZONE
- RAINGARDENS
- POOL BERM AREA
- LAWN

REFER TO MAINTENANCE MANUAL, APPENDIX D

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8831 Keystone Crossing, Indianapolis, IN 46240
Main 317.816.7800 / www.csoarch.com

context DESIGN
10 S Main St, Ste 200 | Noblesville, IN 46060
317-400-4011 www.contextdesigninc.com

PROJECT:
Patterson Pointe
Bloomington, Indiana

SCOPE, DRAWINGS:

REVISIONS:

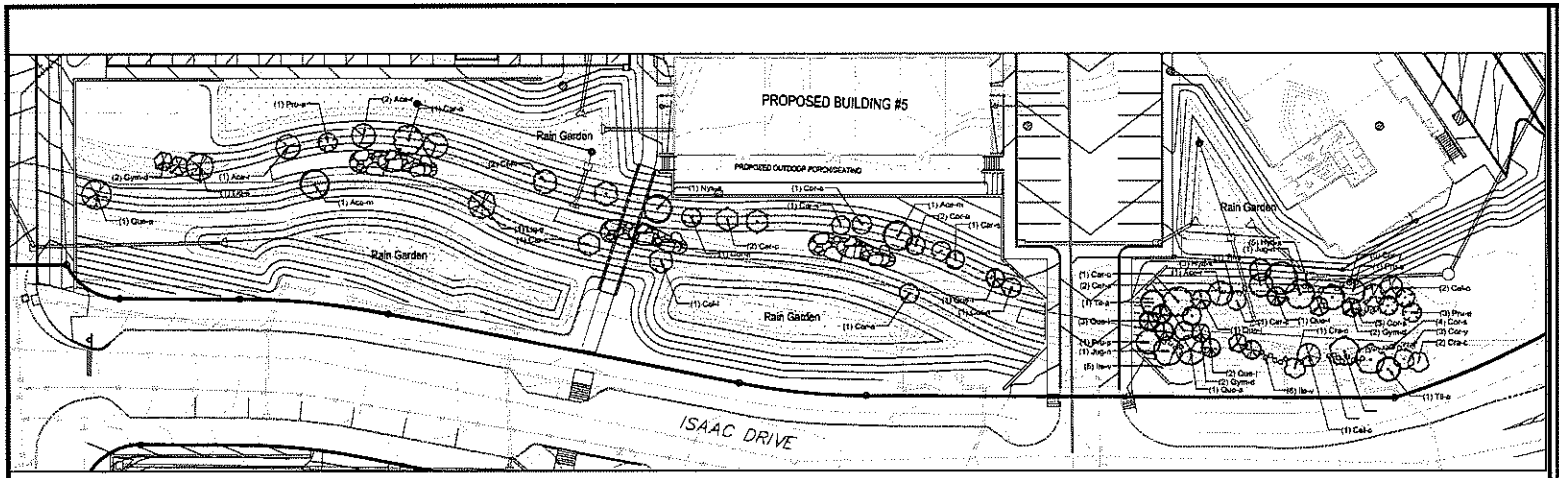
DRAW DATE	DRAWN BY	CHECKED BY
10/07/10	JT	APP

DRAWING TITLE:
CREEK RESTORATION PLAN Streamside Zone

CONTROL SYS:

DRAWING NUMBER:
L101

PROJECT NUMBER:
10076



CREEK RESTORATION - INTERMEDIATE ZONE PLANTINGS

INTERMEDIATE ZONE PLANTS

PLANT SCHEDULE

LARGE CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-m	2	Acer saccharum	Legacy Sugar Maple	3 Gal.		full, strong central leader, matched
Car-o	2	Carya ovata	Shagbark Hickory	3 Gal.		
Jug-n	2	Juglans nigra	Black Walnut	3 Gal		
Liq-s	2	Liquidambar styraciflua	American Sweet Gum	3 Gal		full, strong central leader, matched
Lir-s	2	Liriodendron tulipifera	Tulip Tree	3 Gal.		full, strong central leader, matched
Nys-s	1	Nyssa sylvatica	Sour Gum	3 Gal.		full, strong central leader, matched
Que-a	2	Quercus alba	White Oak	3 Gal.		spring plug, full, strong central leader, matched
MEDIUM CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-r	4	Acer rubrum	Armstrong Red Maple	3 Gal.		full, strong central leader, matched
Car-c	3	Carya cordiformis	Bitternut Hickory	3 Gal.		
Cel-l	3	Celtis laevigata	Sugar Hackberry	3 Gal.		
Cel-o	3	Celtis occidentalis	Common Hackberry	3 Gal		full, strong central leader, matched
Pru-s	3	Prunus serotina	Wild 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-s	5	Carpinus caroliniana	American Hornbeam	3 Gal		full, strong central leader, matched
Cor-a	6	Cornus alternifolia	Pagoda Dogwood	3 Gal.		full, strong central leader, matched
Cra-c	3	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	3 Gal		full, strong central leader, matched
Gym-d	6	Gymnocladus dioica	Kentucky Coffee Tree	3 Gal.		full, strong central leader, matched
Pru-a	4	Prunus americana	American Plum	3 Gal.		
Que-i	5	Quercus imbricaria	Shingle Oak	3 Gal.		spring plug, full, strong central leader, matched
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Aro-s	27	Aronia melanocarpa	Autumn Magic Black Chokeberry	container	#1	
Cor-s	37	Cornus racemosa	Gray Dogwood	container	#1	

GENERAL LANDSCAPE AND PLANTING NOTES

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14.
15. Tree Protection Fencing is the responsibility of the Contractor. Minimum protected zone shall include the full drip line of the canopy. NO construction activities, material storage, etc. may occur within that area. The Contractor shall ensure that no soil compaction or tree damage occurs in any Protected areas, at any time during the construction process.
16. Trees shall be mulched in groups unless otherwise noted.

STREAMSIDE ZONE
INTERMEDIATE ZONE
FRINGE ZONE
RAINGARDENS
POOL BERM AREA
LAWN

REFER TO MAINTENANCE MANUAL, APPENDIX D

CSO Architects
ARCHITECTURE + INTERIOR DESIGN
8051 Emerson Crossing, Indianapolis, IN 46240
Tel: 317.816.7000 cso@cso.net

context DESIGN
8 S Main St, Ste 200 | Zionsville, IN 46077
317-435-9001 www.contextdesign.net

PROJECT
Patterson Pointe
Bloomington, Indiana

SCOPE DRAWINGS

REVISIONS

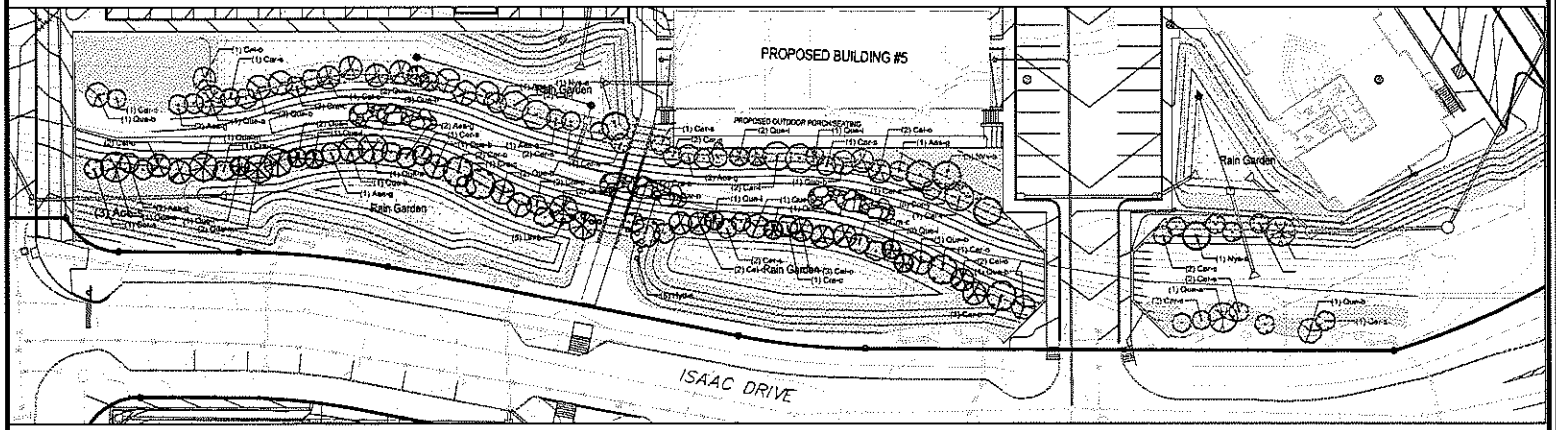
DATE	DRAWN BY	CHECKED BY
10/09/19	JT	APP

DRAWING TITLE
CREEK RESTORATION PLAN Intermediate Zone

CERTIFIED BY:

DRAWING NUMBER
L102

PROJECT NUMBER
18070



CREEK RESTORATION -FRINGE ZONE PLANTINGS

North Scale 1" = 20'-0"

FRINGE ZONE PLANTINGS

PLANT SCHEDULE

LARGE CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Car-l	5	Carya laciniosa	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	15	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	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	3 Gal.		full, strong central leader, matched
Que-i	12	Quercus imbricaria	Shingle Oak	3 Gal.		spring dug, full, strong central leader, matched
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS

GENERAL LANDSCAPE AND PLANTING NOTES

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

- STREAMSIDE ZONE
- INTERMEDIATE ZONE
- FRINGE ZONE
- RAINGARDENS
- POOL BERM AREA
- LAWN

REFER TO MAINTENANCE MANUAL, APPENDIX D

CSO Architects
ARCHITECTURE • INTERIOR DESIGN
8611 Bosson Crossing, Indianapolis, IN 46256
Phone 317.849.3535 • Fax 317.849.3537
www.csoarchitects.com

context DESIGN
313 Iron St. Ste 200 | Inwood, IN 46240
317-402-4010 | www.context-design.com

PROJECT
Patterson Pointe
Bloomington, Indiana

SCOPE DRAWINGS

REVISIONS

DATE ISSUED	DRAWN BY	DESIGNED BY
10/09/19	JT	APP

DRAWING TITLE
CREEK RESTORATION PLAN Fringe Zone

CERTIFIED BY:

DRAWING NUMBER
L103

PROJECT NUMBER
19070

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

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

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 bounders (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 altisssima (Tree-of-Heaven)
    - Acer ginnala (Amur Maple)
    - Acer platanoides (Norway maple)
    - Eleagnus angustrifolia (Russian Olive)
    - Eleagnus umbellate (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
    - Agropyrun repens (Quackgrass)
    - Bromus inermis (Smooth Brone)
    - Elymus repens (Quake Grass)
    - Festuca arundinacea (Tall Fescue)
    - Lepidium draba (perennial Peppergrass)
    - Microstegium vimineium (Japanese Stilt Grass)
    - Miscanthus sinensis (Maiden Grass)
    - Phalaris arundinacea (Reed Canary Grass)
    - Phragmites australis (Reed Grass)
    - Sorghum almun Pariodi (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)
    - Dioscora 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 salicara (Purple Loosestrife)
    - Melilotus officinalis (Sweet Clover)
    - Ornithogalum umbellatum (Star of Bethleham)
    - Polygonum cuspidatum (Japanese Knotweed)
    - Sonchus arvensis (Pernnial Sowthistle)

6. Aquatic Plants
    - Egeria densa (Brazilian elodea)
    - Eichhornis crassipes (Water Hyacynth
    - Myriophyllum spicatum (Eurasian Watermilfoil)
    - Nymphoides 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. I 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 herby 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)

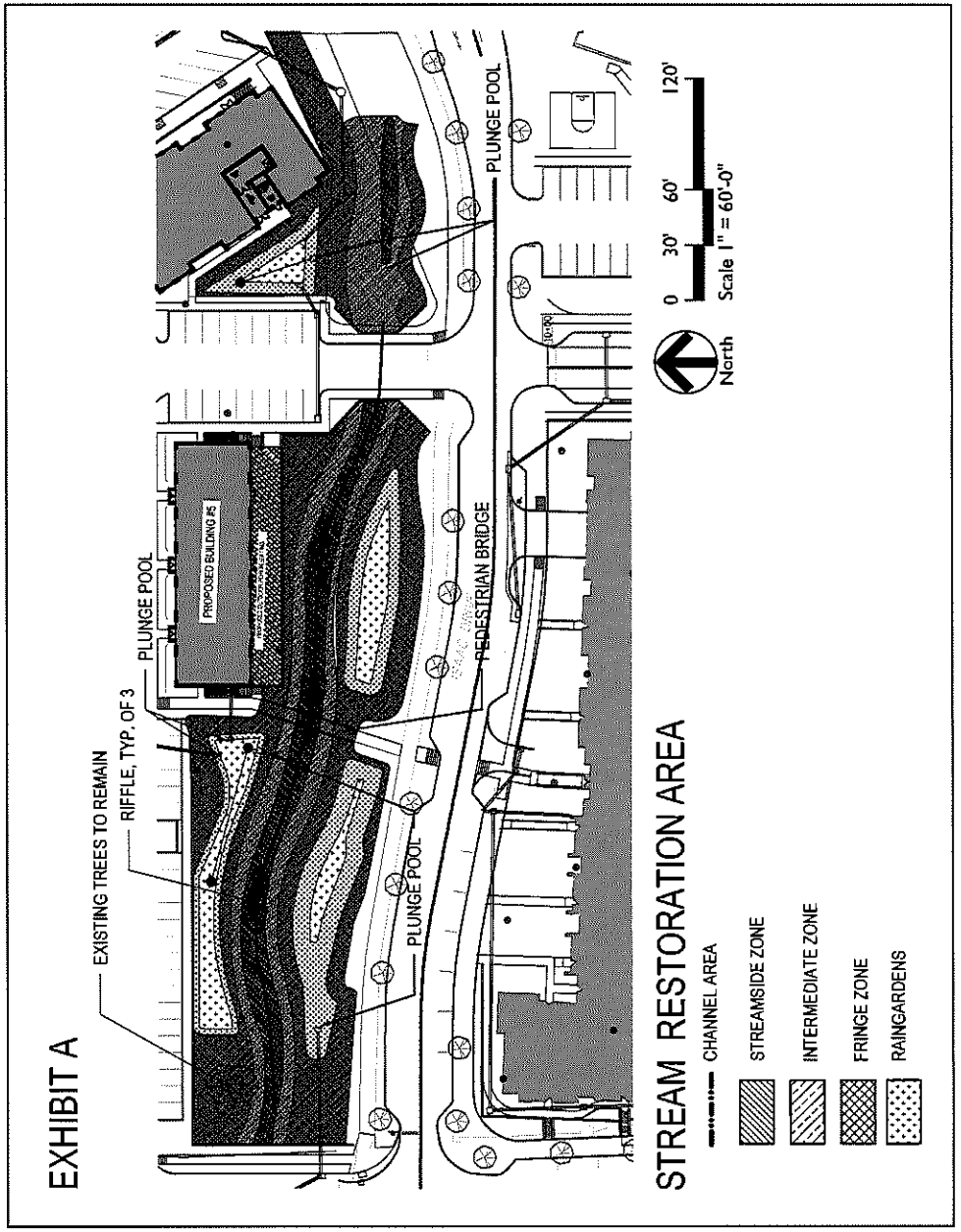
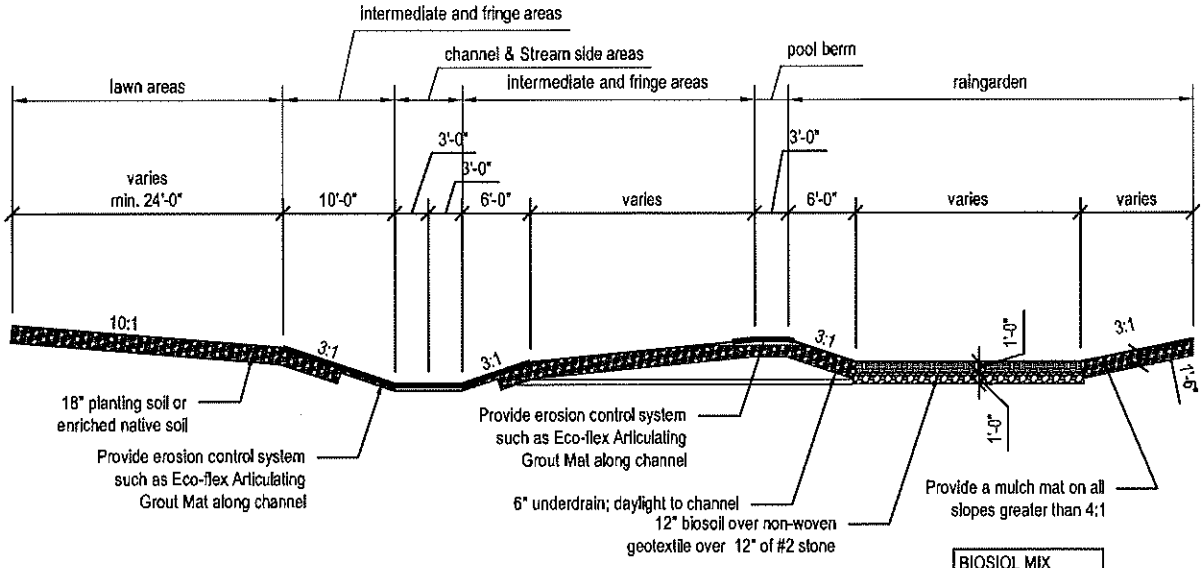
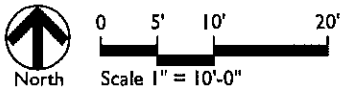


EXHIBIT B



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

TYPICAL CHANNEL SECTION



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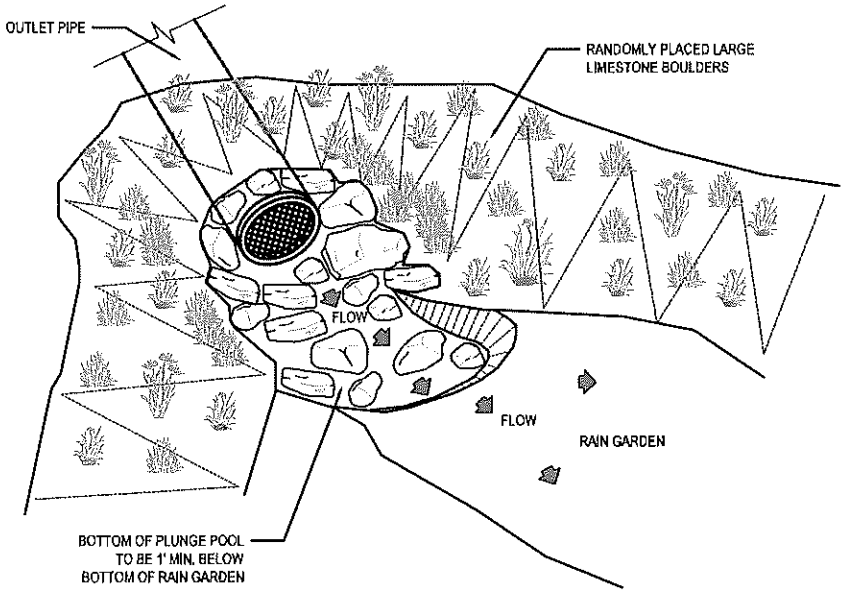
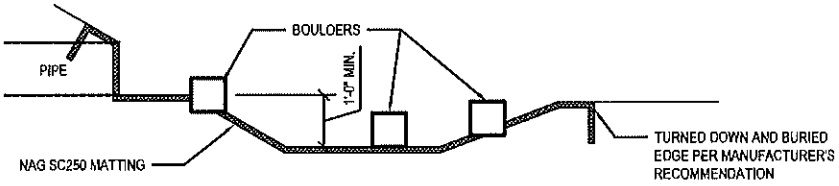




PLUNGE POOL DETAIL

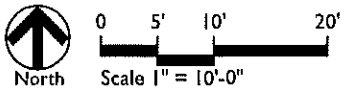


EXHIBIT D

RAINGARDEN PLANT LIST

Common Name	Latin Name	Exposure	Flower	Height	Inundation	Salt	Dought
Grasses and Sedges							
Yellow Fox Sedge	Carex 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-Shade	May-July	1-2 ft	> 24 hours	Yes	Yes
Meadow Sedge	Carex granularis	Sun-Shade	May-June	1 ft	2-24 hours	Yes	Yes
Field Oval Sedge	Carex molesta	Sun-Psun	May-July	1-2 ft	> 24 hours	Yes	Yes
Lance-Fruited Oval Sedge	Carex scoparia	sun	May-July	1-2 ft	> 24 hours	Yes	Yes
Fox Sedge	Carex vulpinoidea	Sun-Psun	May-June	1-2 ft	> 24 hours	Yes	Yes
Tufted Hair Grass	Deschampsia caespitosa	Sun	May-June	1-2 ft	2-24 hours	Yes	Yes
Switchgrass	Panicum virgatum	Sun	July-August	3-5 ft	> 24 hours	Yes	Yes
Little Bluestem	Schizachyrium scoparium	Sun	July-August	2-3 ft	2-24 hours	Yes	Yes
Reddish Bulrush	Scirpus pendulus	Sun	June-July	3-4 ft	> 24 hours	Yes	Yes
Prairie Dropseed	Sporobolus heterolepis	Sun	August-Sept	1-2 ft	2-24 hours	Yes	Yes
Wildflowers							
New England Aster	Aster novae-angliae	Sun	Sept-October	3-4 ft	2-24 hours		Yes
Blue False Indigo	Baptisia australis	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		
Obedient Plant	Physostegia virginiana	Sun	August-Sept	2-3 ft	2-24 hours	Yes	Yes
Mountain Mint	Pycnanthemum virginianum	Sun	July-August	1-2 ft	2-24 hours		Yes
Sweet Black-Eyed Susan	Rudbeckia subtomentosa	Sun-Psun	August-Sept	3-4 ft	> 24 hours	Yes	Yes
Riddell's Goldenrod	Solidago riddellii	Sun	Sept-October	2-3 ft	2-24 hours	Yes	Yes
Smooth Ironweed	Vernonia fasciculata	Sun	August-Sept	3-4 ft	> 24 hours		Yes
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
Verginia 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	Coriopsis tripteris	2
Purple Coneflower	Echinacea purpurea	4
Rrattlesnake Master	Eryngium yuccafolium	3
Sawtooth Sunflower	Helianthus grosseserratus	1
Western Sunflower	Helianthous occidentalis	1
Showy Sunflower	Heliantus rigidus	1
False Sunflower	Heliopsis helianthoides	3
Prairie Blazing Star	Liatirs pycnostachya	1
Bergamot	Mondarda fistulosa	0.5

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

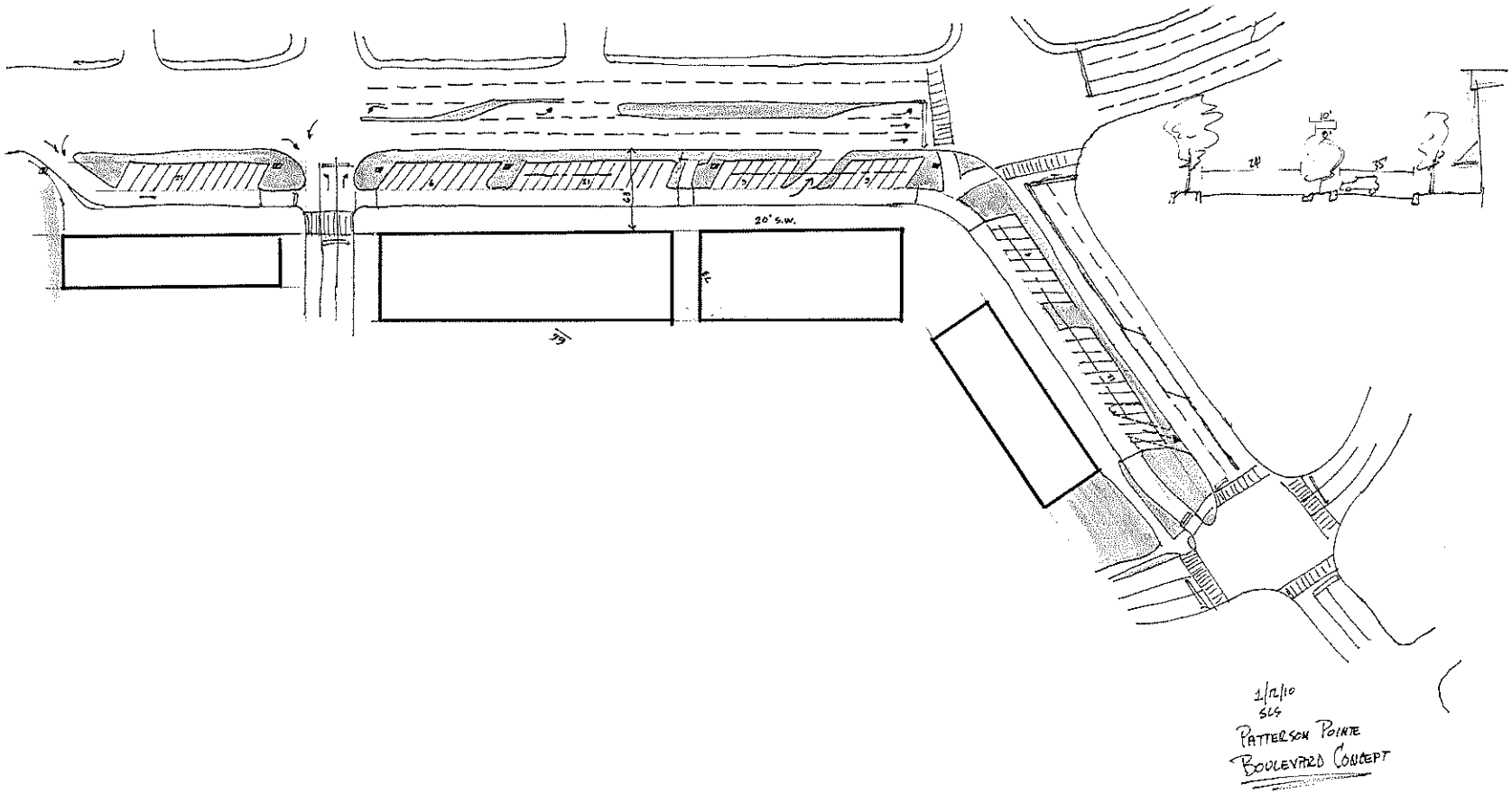
INTERMEDIATE ZONE SEED MIX

Common Name	**Latin Name**
Large Trees	
Sugar Maple	Acer saccharum
Shagbark Hickory	Carya ovata
Black Walnut	Juglans nigra
Sweetgum	Liquidambar styraciflua
Tulip Tree	Liriodendron tulipifera
Black Gum	Nyssa sylvatica
White Oak	Quercus alba
Medium Trees	
Red Maple	Acer rubrum
Bitternut Hickory	Carya cordiformis
Sugarberry	Celtic laevigata
Hackberry	Celtis occidentalis
Black Cherry	Prunus serotina
American Linden	Tilia americana
Small Trees	
Ironwood	Carpinus caroliniana
Pagoda Dogwood	Cornus alternifolia
Cockspur Hawthorn	Crataegus crus-galli
Kentucky Coffeetree	Gymnocladus dioicus
American Plum	Prunus americana
Shingle Oak	Quercus imbricata
Shrubs	
Grey Dogwood	Cornus racemosa
American Filbert	Corylus americana
Smooth Hydrangea	Hydrangea arborescens
Winterberry	Ilex verticilata

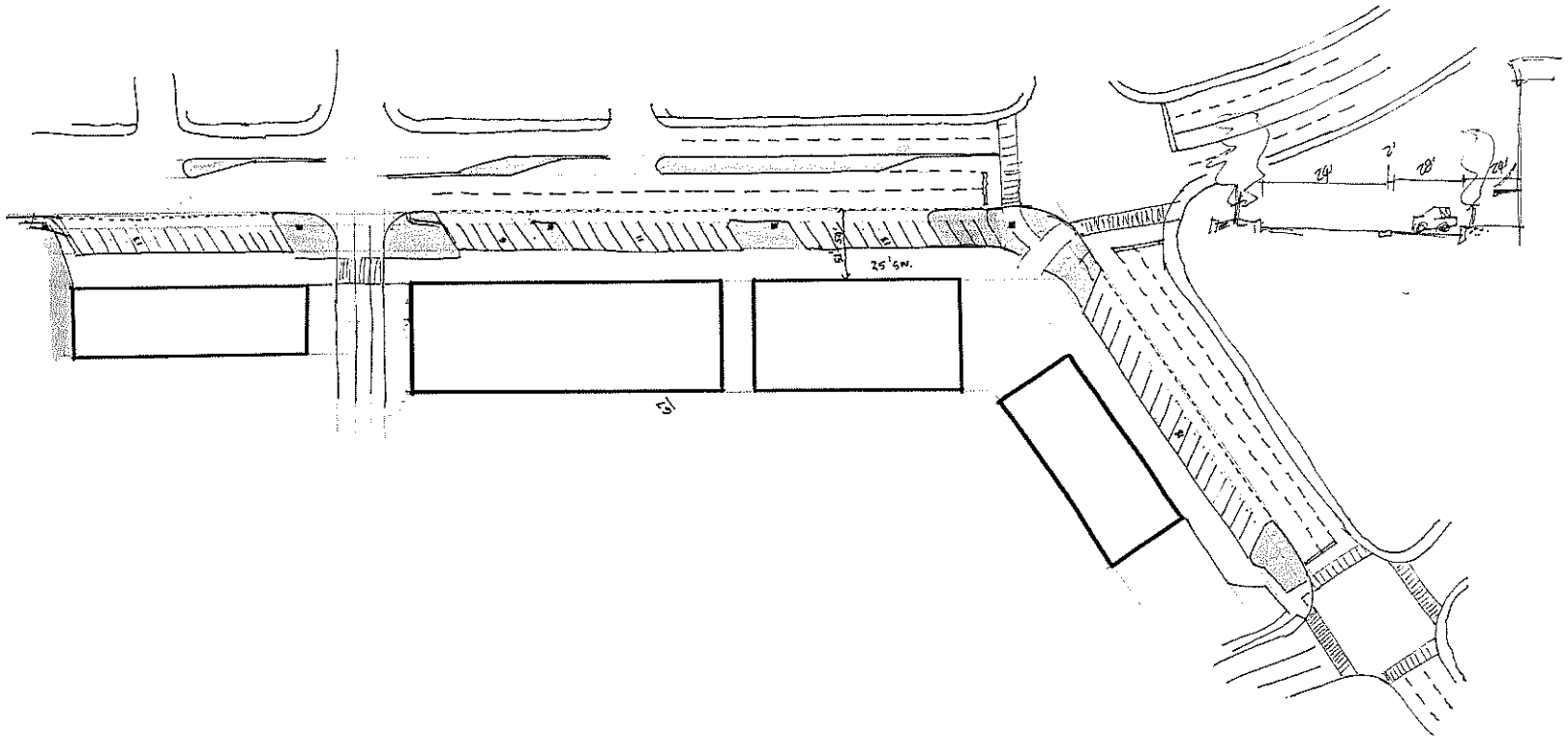
Grasses and Sedges		**Seed Rate** Ounces/Acre
Dense Blazing Star	Liatris spicata	2
Bergamot	Mondarda fistulosa	0.5
Foxglove Beardtongue	Penstemon digitalis	0.5
Mountain Mint	Pycnanthemum virginianum	0.5
Yellow Coneflower	Ratibida pinnata	4
Showy Blackeyed Susan	Rudbeckia fulgida speciosa	3
Balck-eyed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

STREAMSIDE ZONE SEED MIX

Common Name	Latin Name	Seed Rate ounces/acre
Large Trees		
Shellbark Hickory	Carya laciniosa	
Sweetgum	Liquidambar styraciflua	
Shumard Oak	Quercus shumardii	
Medium Trees		
Red Maple	Acer rubrum	
Sugarberry	Celtis laevigata	
Swamp White Oak	Quercus bicolor	
Small Trees		
Ironwood	Carpinus caroliniana	
Redbud	Cercis canadensis	
Pagoda Dogwood	Cornus alternifolia	
Cockspur Hawthorn	Crataegus crus-galli	
Shrubs		
Black Chokeberry	Aronia melanocarpa	
Gray Dogwood	Cornus racemosa	
Common Ninebark	Physocarpus opulifolius	
American Bladdernut	Staphulea trifolia	
Grasses and Sedges		
Bristly Sedge	Carex comosa	1
Crested Sedge	Carex cristatella	1
Frank's Sedge	Carex frankii	5
Porcupine Sedge	Carex hytstericina	2
Lurid Carex	Carex lurida	2
Awl-Fruited Sedge	Carex stipata	1.5
Pointed Oval Sedge	Carex tribuloides	1
Fox Sedge	Carex vulpinoides	4
Virginia Wild Rye	Elymus virginicus	64
Fowl Manna Grass	Glyceria striata	4
Rice Cut Grass	Leersea oryzoides	4
Switchgrass	Panicum virgatum	4
Dark Green Bulrush	Scirpus atrovirens	0.5
Prairie Cordgrass	Spartina pectinata	2
		96
Forbs		
Angelica	Angelica atropurpurea	2
Swamp Milkweed	Aslepias incarnata	2
Shining Aster	Aster firmus	1
New England Aster	Aster novae-angliae	1
Swamp Aster	Aster puniceus	1
Flat Topped Aster	Aster umbellate	1
False Aster	Boltonia latisquama	1
Wild Senna	Cassia hebecarpa	3
Spotted Joe-Pye Weed	Eupatorium maculatum	2
Boneset	Eupatorium perfoliatum	2
Autumn Sneezeweed	Helenium atutumnale	2
Dense Blazing Star	Liatris spicata	2
Cardinal Flower	Lobelia cardinalis	0.25
Great Blue Lobelia	Lobelia siphilitica	0.25
Monkey Flower	Mimulus ringens	0.5
Foxglove Beardstongue	Penstemon digitalis	1
Mountain Mint	Pycnanthemum virginianum	1
Showy Black-eyed Susan	Rudbeckia fulgida speciosa	3
Black-eyed Susan	Rudbeckia hirta	4
Sweet Black-eyed Susan	Rudbeckia subtomentosa	3
Rosinweed	Silphium integrifolium	2
Cupplant	Silphium perfoliutum	2
Prairie Dock	Silphium terebinthinaceum	2
Swamp Goldenrod	Solidago patula	1
Riddell's Goldenrod	Solidago riddellii	2
Blue Vervain	Verbena hastata	2
Smooth Ironweed	Solidago fasciculata	2
Culver's Root	Veronicastrum virginicum	1
Golden Alexanders	Zizia aurea	1
		48



PUD-29-09



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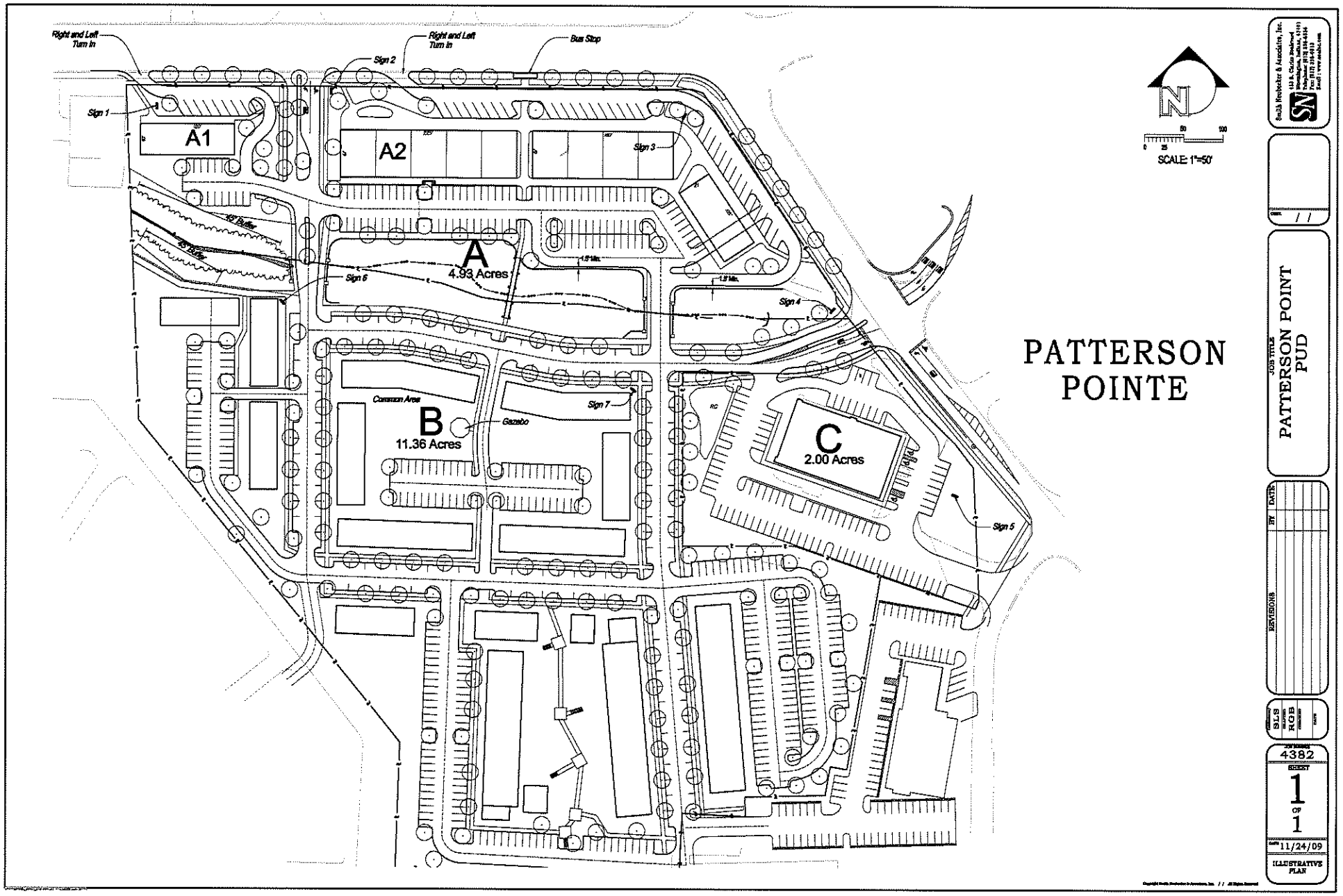
SLS
PATTERSON POINTE
PARALLEL PARKING

PUD-29-09


Right and Left Turn In
Right and Left Turn In
Bus Stop
Sign 1
Sign 2
Sign 3
Sign 4
Sign 5
Sign 6
Sign 7
A1
A2
A
4.93 Acres
B
11.36 Acres
C
2.00 Acres
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15' Buffer
SCALE: 1"=50'
PATTERSON POINTE
JOB TITLE
PATTERSON POINT PUD
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ILLUSTRATIVE PLAN

PUD-29-09

BLOOMINGTON PLAN COMMISSION **CASE #: UV-35-16**
STAFF REPORT **DATE: December 5, 2016**
Location: 907 W. 2nd Street

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:	**North** –	Dwelling, Single-Family (detached)
	East –	Place of Worship
	South –	Dwelling, Multi-Family; Place of Worship
	West –	Dwelling, Single-Family (detached)

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.

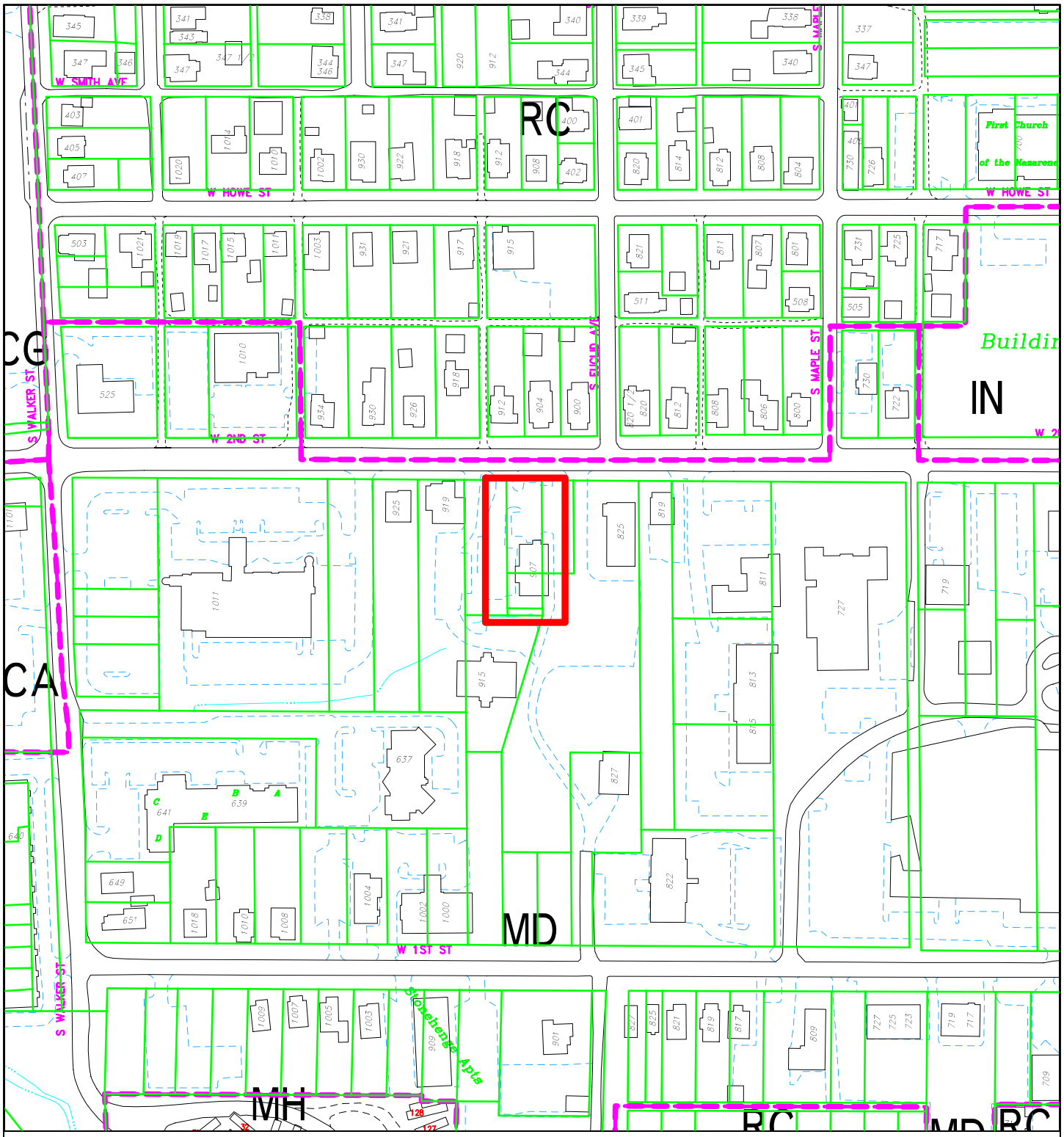
Plan Commission/Board of Zoning Appeals Guidance:
• Bloomington Hospital is encouraged to expand without encroachment into established neighborhoods such as McDoel Gardens and Prospect Hill.

• 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

By: scanlanj
2 Dec 16

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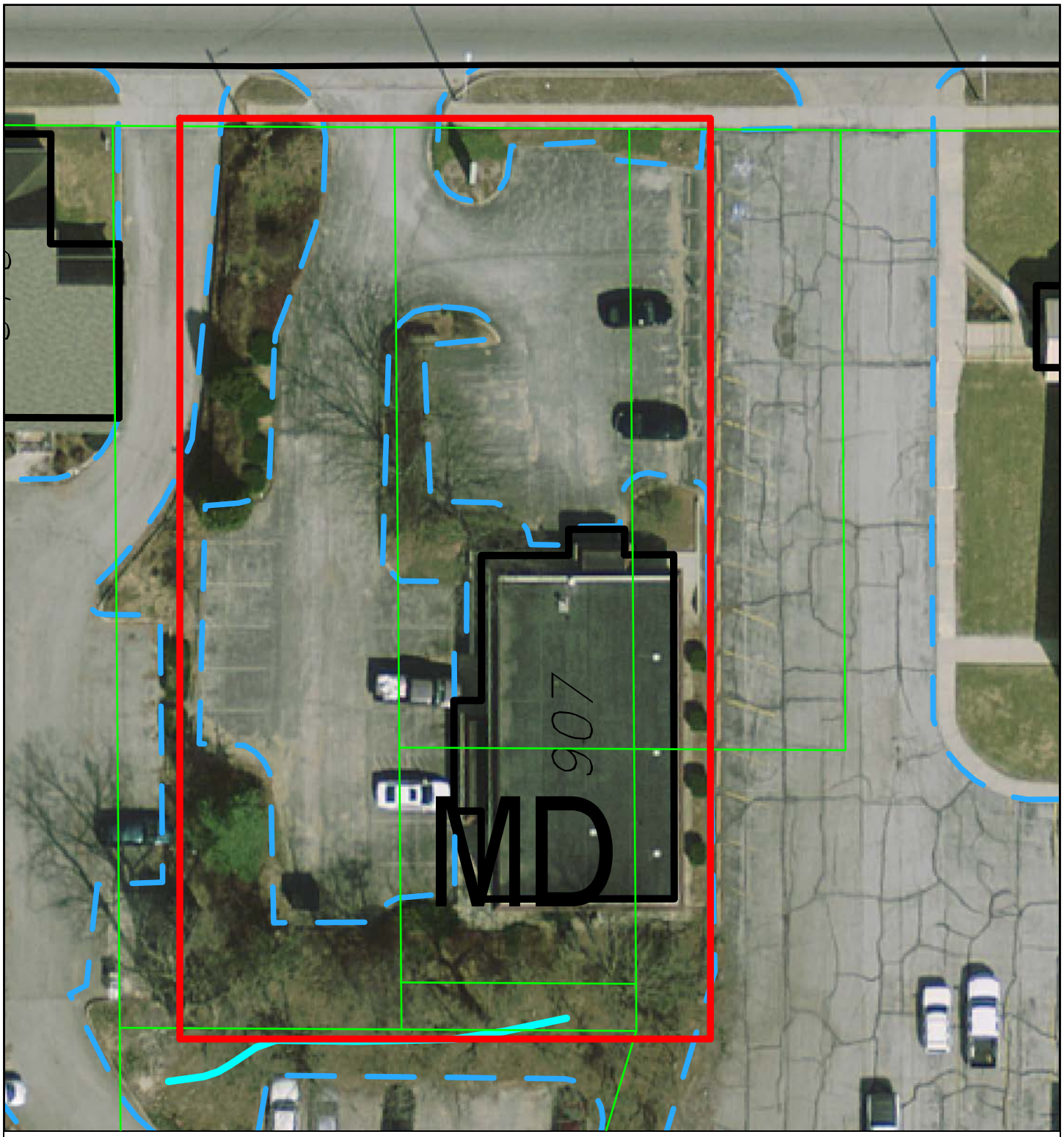
Scale: 1" = 200'

For reference only; map information NOT warranted.



By: scanlanj
28 Nov 16

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City of Bloomington
Planning & Transportation

Scale: 1" = 30'

For reference only; map information NOT warranted.

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 Site Plan

City of Bloomington
Planning & Transportation

By: scanlanj
19 Oct 16

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N

Scale: 1" = 30'

For reference only; map information NOT warranted.

BLOOMINGTON PLAN COMMISSION **CASE #: UV-36-16**
STAFF REPORT **DATE: December 5, 2016**
Location: 1901 S. Weimer Road

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:	**North** –	Dwelling, Single-Family (detached) / Agriculture
	East –	Vacant / Agriculture
	South –	Vacant / Agriculture
	West –	Dwelling, Single-Family (detached)

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

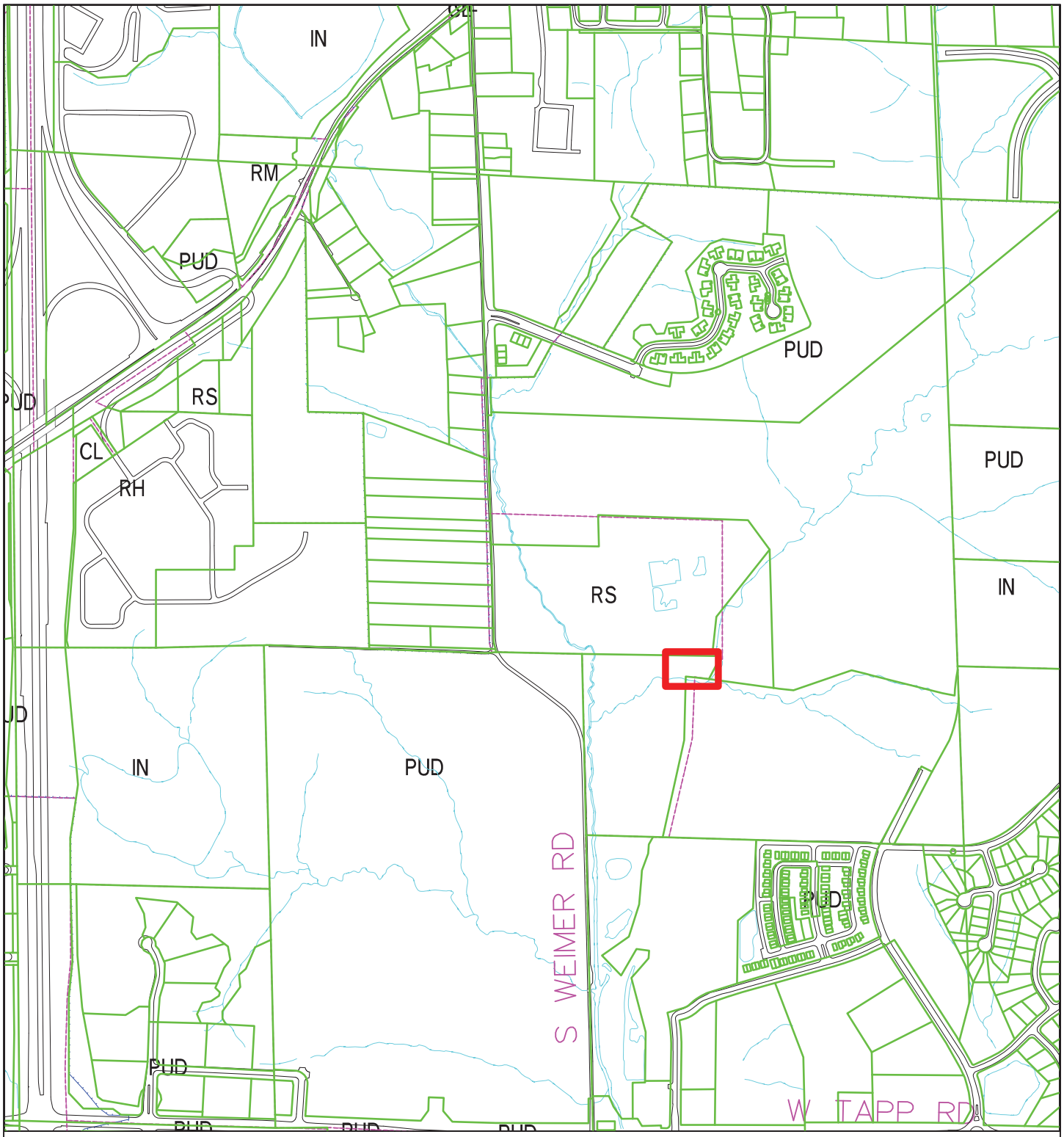
The Residential Single-Family (RS) District is intended to be used as follows:
• Provide for the development of single-family neighborhoods while ensuring compatibility with existing patterns of development.

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

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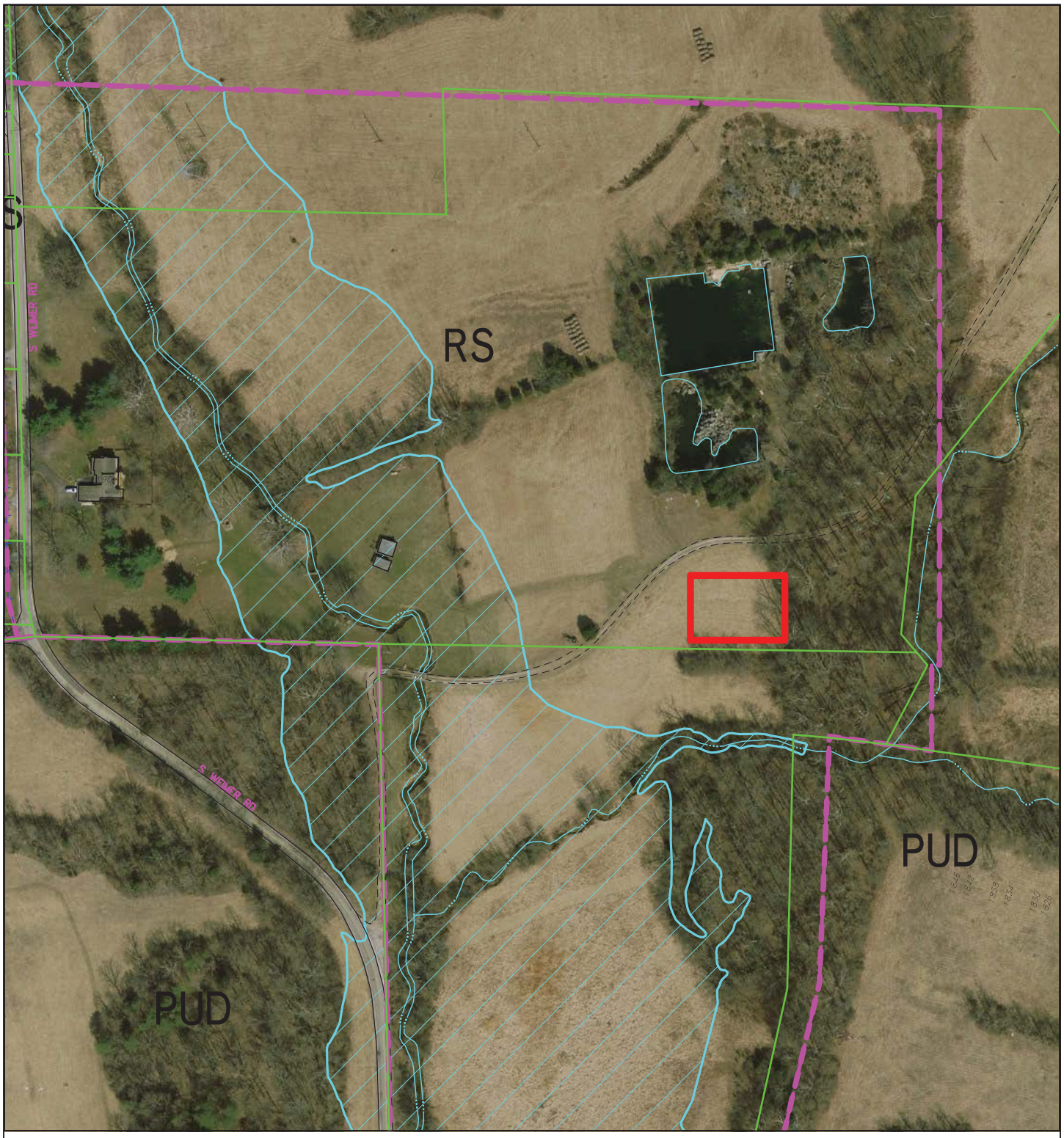
City of Bloomington
Planning & Transportation

Scale: 1" = 800'

For reference only; map information NOT warranted.



City of Bloomington
Planning & Transportation

By: scanlanj
2 Dec 16

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Scale: 1" = 200'

For reference only; map information NOT warranted.

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 lightening 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.

UV-36-16 Petitioner Statement

verizon

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

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

HORVATH

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)

8/23/16
Date

TAPP ROAD

HV1094

S. WEIMER ROAD
BLOOMINGTON, IN 47403
MONROE COUNTY

TENANT: GTE MOBILENET OF INDIANA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS
WS TAPP ROAD

HORVATH COMMUNICATIONS
312 WEST COLFAX AVENUE
SOUTH BEND, IN46601

NEW 195' MONOPOLE
w/4' LIGHTNING ARRESTOR
TOTAL TOWER HEIGHT 199'

FROM CITY OF BLOOMINGTON INDIANA BUILDING, PLANNING, AND ZONING DEPARTMENT: 401 N MORTON ST, SUITE 130, BLOOMINGTON, IN 47404: TAKE W 7TH ST TO N ROGERS ST (0.2 MI). HEAD SOUTH ON N MORTON ST TOWARD W 8TH ST (341 FT). TURN RIGHT ONTO W 7TH ST (0.1 MI). TAKE W BLOOMFIELD RD TO S WEIMER RD IN PERRY TOWNSHIP (2.0 MI). TURN LEFT ONTO N ROGERS ST (0.5 MI). TURN RIGHT ONTO W 2ND ST (0.7 MI). CONTINUE ONTO W BLOOMFIELD RD (0.9 MI). CONTINUE ON S WEIMER RD. DRIVE TO SUDBURG LN IN BLOOMINGTON (1.0 MI). TURN LEFT ONTO S WEIMER RD (0.8 MI). TURN LEFT TOWARD SUDBURG LN (423 FT). CONTINUE ONTO SUDBURG LN (0.1 MI).

FROM WEST SIDE MTSO: 1645 MIDWEST BLVD. INDIANAPOLIS, IN 46214: HEAD WEST ON MIDWEST BLVD (0.5 MI). TURN RIGHT ONTO W 21ST ST (0.6 MI). TURN RIGHT ONTO N GIRLS SCHOOL RD (1.0 MI). USE THE LEFT 2 LANES TO TURN LEFT ONTO 10TH ST (0.9 MI). TURN RIGHT ONTO THE INTERSTATE 465 S/INTERSTATE 74 E RAMP (0.3 MI). MERGE ONTO I-465 S/I-74 (9.2 MI). USE THE RIGHT LANE TO TAKE EXIT 4 FOR IN-37 S/HARDING ST. (0.1 MI). USE THE RIGHT 2 LANES TO TURN RIGHT ONTO IN-37 S/HARDING ST (SIGNS FOR W THOMPSON RD) (46.5 MI). TURN LEFT ONTO W TAPP RD (0.6 MI). TURN LEFT ONTO S WEIMER RD (0.4 MI). CONTINUE STRAIGHT (423 FT). CONTINUE ONTO SUDBURG LN (0.1 MI). SITE WILL BE LOCATED ON RIGHT (SOUTH) SIDE OF ROAD.

PROJECT SUMMARY

HORVATH COMMUNICATIONS SITE
TAPP ROAD
SITE #: HV1094

VERIZON WIRELESS SITE
WS TAPP ROAD
PROJECT#: 20141126383
MARKET ID: BLOOMINGTON
LOCATION CODE: 312019

SITE ADDRESS
S. WEIMER ROAD
BLOOMINGTON, IN 47403
MONROE COUNTY
E911 ADDRESS: TBD

TOWER OWNER
HORVATH COMMUNICATIONS
312 W COLFAX AVE
SOUTH BEND, IN 46601
CONTACT: JENNIFER A. SIROVICA
PHONE: (574) 237-0464
MOBILE: (574) 215-0620
E-MAIL: JSIROVICA@
HORVATHCOMMUNICATIONS.COM

PROPERTY OWNER
HARVEY CRAIN SUDBURY &
MARY CAROLYN SUDBURY
1901 S WEIMER RD.
BLOOMINGTON, IN 47403
CONTACT: HARVEY CRAIN SUDBURY
PHONE: (812) 272-9572

POLICE
BLOOMINGTON POLICE DEPARTMENT
220 E 3RD ST
BLOOMINGTON, IN 47408
PHONE: (812) 339-4477

FIRE
BLOOMINGTON FIRE DEPARTMENT
S YANCY LN
BLOOMINGTON, IN 47404
PHONE: (812) 332-9763

GENERAL INFORMATION
LATITUDE : 39° 08' 38.91" N
LONGITUDE : 86° 33' 37.37" W
1983 (NAD83)
ELEVATION : 733.00' AMSL
1988 (NAVD88)

HORVATH COMMUNICATIONS LEASE AREA
100'-0" x 100'-0"
(10,000 SF)

PROJECT DESCRIPTION

NOTE: ALL ITEMS WITHIN THESE CONSTRUCTION DOCUMENTS ARE BY TOWER OWNER'S GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS UNLESS NOTED AS (VZW GC) WHICH SHALL INCLUDE VERIZON WIRELESS GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS. GENERALLY DESCRIBED BELOW:

HORVATH COMMUNICATIONS SCOPE:

- INSTALL A NEW 195' MONOPOLE w/ 4' LIGHTNING ARRESTOR (TOTAL 199')
- INSTALL A NEW TOWER FOUNDATION SYSTEM
- INSTALL A NEW 70'X70' FENCED GRAVEL COMPOUND
- INSTALL A NEW SITE H-FRAME
- INSTALL A NEW ELECTRICAL SERVICE RUN TO SITE H-FRAME
- INSTALL A NEW GRAVEL ACCESS DRIVE
- NO WATER OR SEWAGE SERVICES RUN TO SITE
- INSTALL NEW TOWER & SITE GROUNDING SYSTEM
- INSTALL NEW VZW SUBSURFACE GROUNDING SYSTEM
- INSTALL A NEW 11'-6"x19'-6" CONCRETE EQUIPMENT/GENERATOR PAD
- INSTALL ELECTRICAL SERVICE CONDUIT WITH PULL TAPES FROM ATS ENCLOSURE STUB-UP TO UTILITY H-FRAME
- INSTALL NEW CONDUITS WITH PULL TAPES FROM VZW ATS ENCLOSURE STUB-UP TO EQUIPMENT ELECTRICAL PANEL STUB-UP
- INSTALL NEW CONDUITS WITH PULL TAPES FROM VZW ATS & EQUIPMENT ENCLOSURES STUB-UP TO GENERATOR LOCATION
- INSTALL NEW CONDUITS WITH PULL TAPES FROM MAIN EQUIPMENT CABINET STUB-UP TO GROWTH CABINET STUB-UP
- INSTALL (1) NEW "VERIZON WIRELESS ONLY" FIBER OPTIC CONDUIT WITH PULL TAPE AND TRACER WIRE FROM VZW EQUIPMENT TO NEW "VERIZON WIRELESS ONLY" HAND HOLE OUTSIDE COMPOUND
- INSTALL (1) NEW "VERIZON WIRELESS ONLY" FIBER OPTIC CONDUIT WITH PULL TAPE FROM NEW "VERIZON WIRELESS ONLY" HAND HOLE AND STUB UP AT FUTURE FIBER PEDESTAL LOCATION
- PERMANENT ELECTRIC POWER MUST BE AVAILABLE FOR VERIZON WIRELESS AT THE METER BASE PRIOR TO THE SITE BEING RELEASED AS TENANT READY.

VERIZON WIRELESS SCOPE (VZW GC):

- INSTALL A NEW 11'-6"x14'-9" PREFABRICATED CANOPY ON EXISTING CONCRETE PAD FOUNDATION
- INSTALL NEW 20KW DIESEL GENERATOR ON EXISTING CONCRETE FOUNDATION
- INSTALL VZW ICE BRIDGE AND FOUNDATIONS
- INSTALL VZW ANTENNA MOUNTING SUPPORT STRUCTURE ON TOWER
- INSTALL VZW ANTENNAS, LINES, COAX, GPS ANTENNAS AND RADIO EQUIPMENT
- INSTALL EXISTING SUBSURFACE GROUND LEADS TO VZW EQUIPMENT & FACILITIES
- INSTALL VZW ELECTRIC SERVICE CONDUCTORS FROM UTILITY H-FRAME TO VZW ATS ENCLOSURE
- INSTALL VZW GENERATOR CIRCUITS FROM VZW ATS & EQUIPMENT ENCLOSURES TO VZW GENERATOR
- INSTALL (2) 1-1/4" & (1) 1" INNERDUCTS WITH PULL TAPES AND TRACER WIRE WITHIN OWNER INSTALLED "VERIZON WIRELESS ONLY" FIBER OPTIC CONDUIT

APPLICABLE CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

BUILDING CODE	2014 INDIANA BUILDING CODE (IBC 2012)
STRUCTURAL CODE	TIA/EIA-222 - REVISION G
MECHANICAL CODE	2014 INDIANA MECHANICAL CODE (IMC 2012)
PLUMBING CODE	2012 INDIANA PLUMBING CODE (IPC 2006)
ELECTRICAL CODE	2008 NATIONAL ELECTRICAL CODE (NEC) - NFPA 70
FIRE/LIFE SAFETY CODE	2014 INDIANA FIRE CODE (2012 IFC)
ENERGY CODE	2010 INDIANA ENERGY CODE ASHRAE 90.1-200 (COMMERCIAL)
GAS CODE	2014 INDIANA FUEL GAS CODE (IFGC 2012)

ACCESSIBILITY REQUIREMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2009 IBC BUILDING CODE.

CONSULTANT TEAM

SURVEYOR
POWER OF DESIGN GROUP, LLC
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
PHONE: (502) 437-5252

ARCHITECTURAL
POWER OF DESIGN GROUP, LLC
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
PHONE: (502) 437-5252

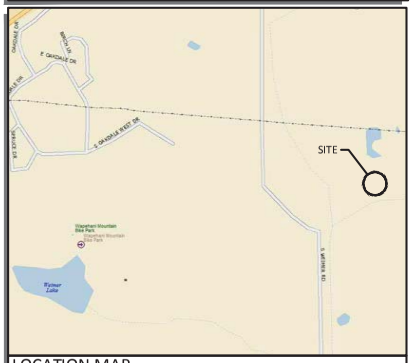
ELECTRICAL
DUKE ENERGY
ADDRESS: 1100 W 2ND ST
BLOOMINGTON, IN 47403
CONTACT: TBD
PHONE: (800) 521-2232
EMAIL: TBD

ELECTRICAL UTILITY COORDINATION IS NOT FINALIZED. DO NOT PROCEED WITH CONSTRUCTION.

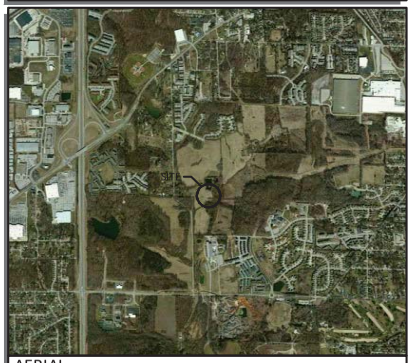
SHEET NUMBER	DESCRIPTION
T-1	PROJECT INFORMATION, SITE MAPS, SHEET INDEX
B-1 TO B-1.4	SITE SURVEY
R-1	REVISION LOG
TOWER ELEVATION	
TE-1	TOWER ELEVATION
CIVIL	
C-1A	OVERALL SITE PLAN
C-3	DETAILED SITE PLAN
C-4	DIMENSIONED SITE PLAN
SITE DETAILS	
D-3	EQUIPMENT PAD & CANOPY ELEVATIONS (REFERENCE ONLY)
D-5	PRELIMINARY BRIDGE DESIGN

UV-36-16 Petitioner Site Plan

VICINITY MAP



LOCATION MAP



AERIAL

POD
POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

HORVATH COMMUNICATIONS
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

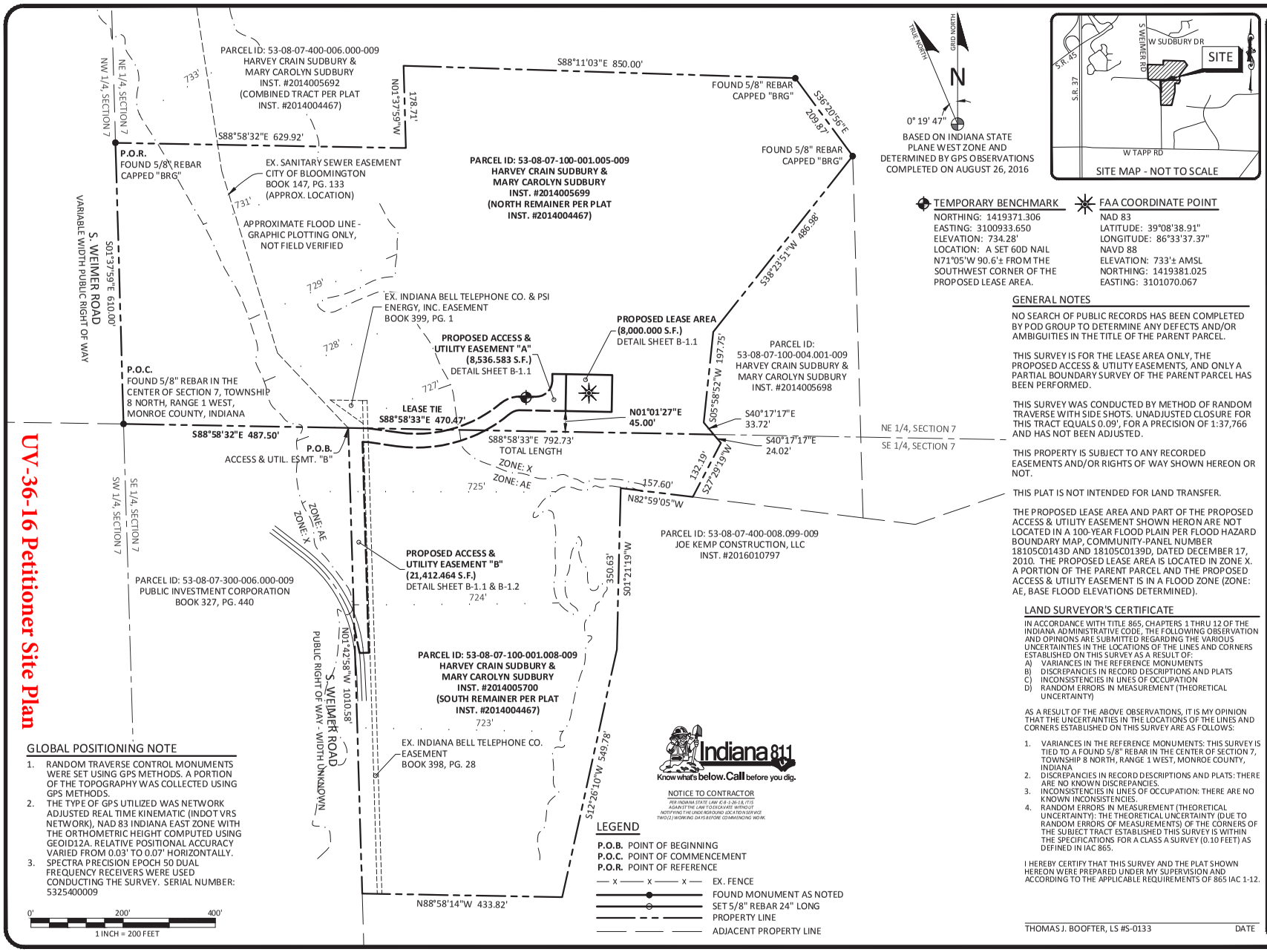
HORVATH SITE NUMBER:
HV1094

VERIZON WIRELESS SITE NAME:
WS TAPP ROAD

POD NUMBER: 16-10025
DRAWN BY: POD
CHECKED BY: MEP
DATE: 9.22.16

SHEET TITLE:
PROJECT INFORMATION, SITE MAPS, SHEET INDEX

SHEET NUMBER:
T-1



UV-36-16 Petitioner Site Plan

TEMPORARY BENCHMARK

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.

FAA COORDINATE POINT

NAD 83
LATITUDE: 39°08'38.91"
LONGITUDE: 86°33'37.37"
NAVD 88
ELEVATION: 733'± AMSL
NORTHING: 1419381.025
EASTING: 3101070.067

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 HERON ARE NOT LOCATED IN A 100-YEAR FLOOD 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).

LAND SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH TITLE 865, CHAPTERS 1 THRU 12 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATION AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

A) VARIANCES IN THE REFERENCE MONUMENTS
B) DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS
C) INCONSISTENCIES IN LINES OF OCCUPATION
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 LINES AND 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, INDIANA
2. DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS: THERE ARE NO KNOWN DISCREPANCIES.
3. INCONSISTENCIES IN LINES OF OCCUPATION: THERE ARE NO KNOWN INCONSISTENCIES.
4. RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY): THE THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS OF MEASUREMENTS) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A CLASS A SURVEY (0.10 FEET) AS DEFINED IN IAC 865.

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 1-12.

THOMAS J. BOOFTER, LS #S-0133 DATE

GLOBAL POSITIONING NOTE

1. RANDOM TRAVERSE CONTROL MONUMENTS WERE SET USING GPS METHODS. A PORTION OF THE TOPOGRAPHY WAS COLLECTED USING GPS METHODS.
2. 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 GEOID12A. RELATIVE POSITIONAL ACCURACY VARIED FROM 0.03' TO 0.07' HORIZONTALLY.
3. SPECTRA PRECISION EPOCH 50 DUAL FREQUENCY RECEIVERS WERE USED CONDUCTING THE SURVEY. SERIAL NUMBER: 5325400009

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

NOTICE TO CONTRACTOR
PER INDIANA STATE LAW IC 8-1-26-18, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

LEGEND

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.O.R. POINT OF REFERENCE
— x — x — x — EX. FENCE
FOUND MONUMENT AS NOTED
SET 5/8" REBAR 24" LONG
PROPERTY LINE
ADJACENT PROPERTY LINE

POD
POWER OF DESIGN
11490 BLUEGRASS PKWY
LOUISVILLE, KY 40299
502-437-5252

HORVATH COMMUNICATIONS
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	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
MONROE COUNTY

TAX PARCEL NUMBER:
53-08-07-100-001.005-009

PROPERTY OWNER:
HARVEY CRAIN SUDBURY &
MARY CAROLYN SUDBURY
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: 9.19.16

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
B-1

TEMPORARY BENCHMARK
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.

FAA COORDINATE POINT
NAD 83
LATITUDE: 39°08'38.91"
LONGITUDE: 86°33'37.37"
NAVD 88
ELEVATION: 733'± AMSL
NORTHING: 1419381.025
EASTING: 3101070.067

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	S70°37'42"W	24.40'	35.00'
C2	S56°01'48"W	63.64'	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'

GENERAL NOTES

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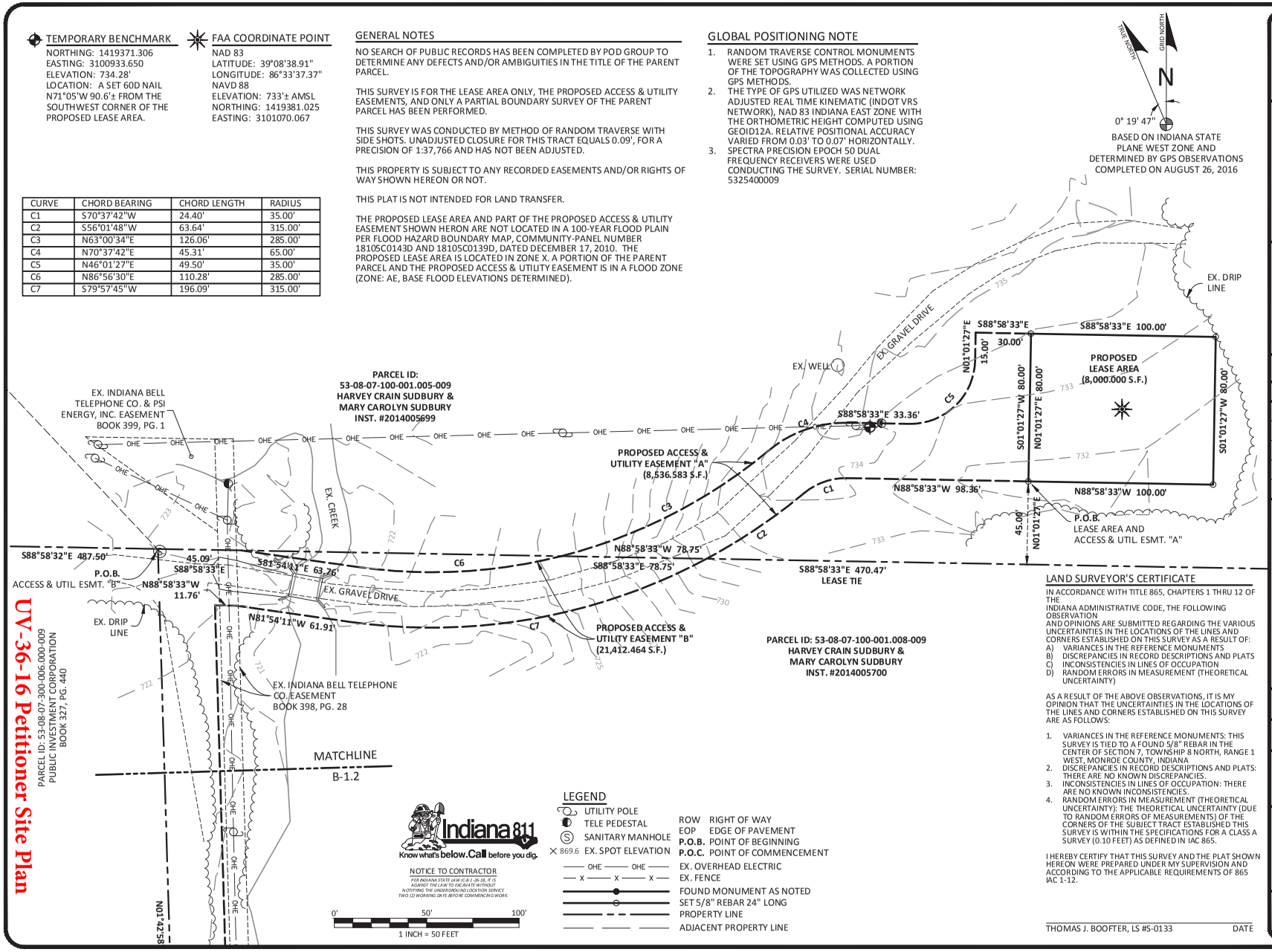

LAND SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH TITLE 865, CHAPTERS 1 THRU 12 OF THE
INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATION
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THOMAS J. BOOFTER, LS #S-0133 DATE

POD
POWER OF DESIGN
11490 BLUEGRASS PKWY
LOUISVILLE, KY 40299
502-437-5252

HORVATH COMMUNICATIONS
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	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
MONROE COUNTY

TAX PARCEL NUMBER:
53-08-07-100-001.005-009

PROPERTY OWNER:
HARVEY CRAIN SUDBURY & MARY CAROLYN SUDBURY
1901 WEIMER ROAD
BLOOMINGTON, IN 47403

SOURCE OF TITLE:
INSTRUMENT #2014005699
INSTRUMENT #2014005700

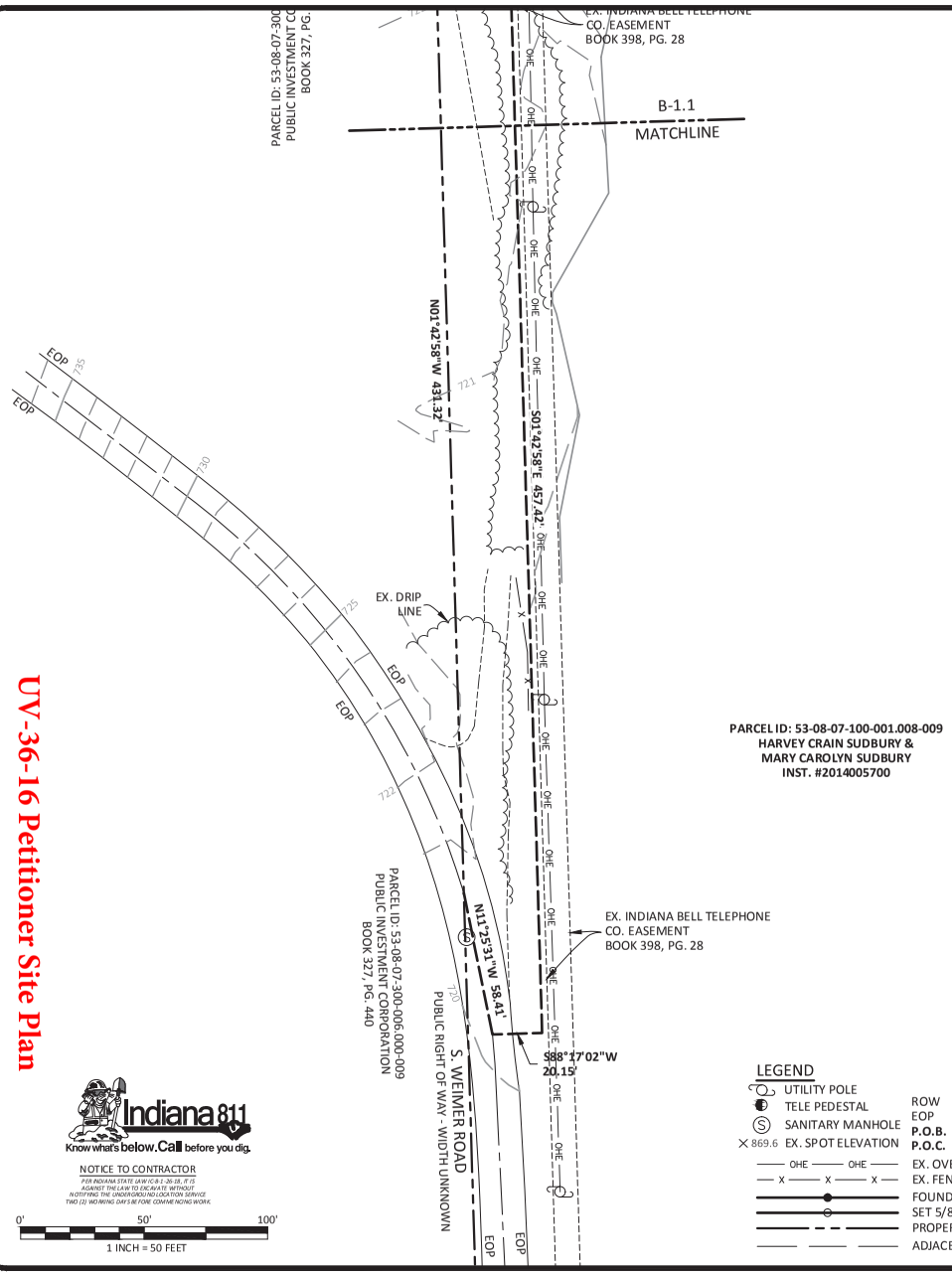
SITE NUMBER:
HV1094

VERIZON WIRELESS SITE NAME:
WS TAPP ROAD

POD NUMBER: 16-10799
DRAWN BY: DAP
CHECKED BY: MEP
DATE: 9.19.16

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
B-1.1



UV-36-16 Petitioner Site Plan

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

NOTICE TO CONTRACTOR
PER INDIANA STATE LAW IC 8-1-26-18, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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 HERON ARE NOT LOCATED IN A 100-YEAR FLOOD 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).

TRUE NORTH
GRID NORTH
N
0° 19' 47"
BASED ON INDIANA STATE PLANE WEST ZONE AND DETERMINED BY GPS OBSERVATIONS COMPLETED ON AUGUST 26, 2016

TEMPORARY BENCHMARK

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.

FAA COORDINATE POINT

NAD 83
LATITUDE: 39°08'38.91"
LONGITUDE: 86°33'37.37"
NAVD 88
ELEVATION: 733'± AMSL
NORTHING: 1419381.025
EASTING: 3101070.067

GLOBAL POSITIONING NOTE

1. RANDOM TRAVERSE CONTROL MONUMENTS WERE SET USING GPS METHODS. A PORTION OF THE TOPOGRAPHY WAS COLLECTED USING GPS METHODS.
2. 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 GEOID12A. RELATIVE POSITIONAL ACCURACY VARIED FROM 0.03' TO 0.07' HORIZONTALLY.
3. SPECTRA PRECISION EPOCH 50 DUAL FREQUENCY RECEIVERS WERE USED CONDUCTING THE SURVEY. SERIAL NUMBER: 5325400009

LAND SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH TITLE 865, CHAPTERS 1 THRU 12 OF THE
INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATION
AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

A) VARIANCES IN THE REFERENCE MONUMENTS
B) DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS
C) INCONSISTENCIES IN LINES OF OCCUPATION
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 LINES AND 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, INDIANA
2. DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS: THERE ARE NO KNOWN DISCREPANCIES.
3. INCONSISTENCIES IN LINES OF OCCUPATION: THERE ARE NO KNOWN INCONSISTENCIES.
4. RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY): THE THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS OF MEASUREMENTS) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A CLASS A SURVEY (0.10 FEET) AS DEFINED IN IAC 865.

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 1-12.

THOMAS J. BOOFTER, LS #S-0133 DATE

LEGEND

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

ROW RIGHT OF WAY
EOP EDGE OF PAVEMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

POD
POWER OF DESIGN
11490 BLUEGRASS PKWY
LOUISVILLE, KY 40299
502-437-5252

HORVATH COMMUNICATIONS
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	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
MONROE COUNTY

TAX PARCEL NUMBER:
53-08-07-100-001.005-009

PROPERTY OWNER:
HARVEY CRAIN SUDBURY &
MARY CAROLYN SUDBURY
1901 WEIMER ROAD
BLOOMINGTON, IN 47403

SOURCE OF TITLE:
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VERIZON WIRELESS SITE NAME:
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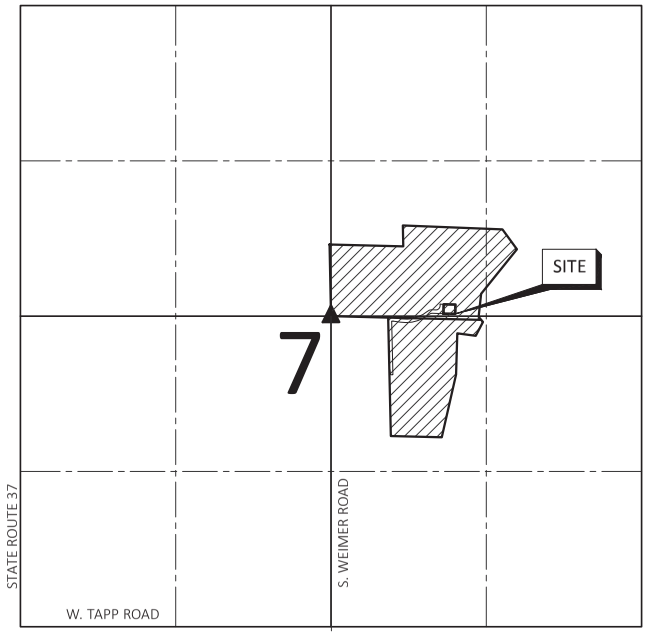
POD NUMBER: 16-10799
DRAWN BY: DAP
CHECKED BY: MEP
DATE: 9.19.16

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
B-1.2



SECTION 7, TOWNSHIP 8 NORTH, RANGE 1 WEST,
MONROE COUNTY, INDIANA

▲ DENOTES FOUND MONUMENT AS NOTED ON B-1

LAND SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH TITLE 865, CHAPTERS 1 THRU 12 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATION AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

A) VARIANCES IN THE REFERENCE MONUMENTS
B) DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS
C) INCONSISTENCIES IN LINES OF OCCUPATION
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 LINES AND 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, INDIANA
2. DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS: THERE ARE NO KNOWN DISCREPANCIES.
3. INCONSISTENCIES IN LINES OF OCCUPATION: THERE ARE NO KNOWN INCONSISTENCIES.
4. RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY): THE THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS OF MEASUREMENTS) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A CLASS A SURVEY (0.10 FEET) AS DEFINED IN IAC 865.

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 1-12.

THOMAS J. BOOFTER, LS #S-0133 DATE

PROPOSED LEASE AREA

THE FOLLOWING IS A DESCRIPTION OF THE LEASE AREA TO BE LEASED FROM THE PROPERTY CONVEYED TO HARVEY CRAIN SUDBURY AND MARY CAROLYN SUDBURY AS RECORDED IN INSTRUMENT #2014005699, PARCEL ID: 53-08-07-100-001.005-009 WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEARING DATUM USED HEREIN IS BASED UPON INDIANA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83, FROM A REAL TIME KINEMATIC GLOBAL POSITIONING SYSTEM OBSERVATION USING THE INDOT VRS REAL TIME GPS NETWORK (InCORS) COMPLETED ON AUGUST 26, 2016.

COMMENCING AT A FOUND AT A FOUND 5/8" REBAR IN THE CENTER TOWNSHIP OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, SAID COMMENCEMENT BEING THE SOUTHWEST BOUNDARY CORNER OF THE PARCEL CONVEYED TO HARVEY CRAIN SUDBURY AND MARY CAROLYN SUDBURY AS RECORDED IN INSTRUMENT #2014005699, FOR REFERENCE, SAID COMMENCEMENT POINT IS S01°37'59"E 610.00' FROM A FOUND 5/8" REBAR IN THE SIDE OF S. WEIMER ROAD AND BEING THE NORTHWEST MOST BOUNDARY CORNER OF THE PARCEL CONVEYED TO CORNER HARVEY CRAIN SUDBURY AND MARY CAROLYN SUDBURY AS RECORDED IN INSTRUMENT #2014005699; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, S88°58'32"E 487.50' TO A POINT COMMON TO THE NORTHWEST BOUNDARY CORNER OF THE PARCEL CONVEYED TO HARVEY CRAIN SUDBURY AND MARY CAROLYN SUDBURY AS RECORDED IN INSTRUMENT #2014005700; THENCE CONTINUING ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, S88°58'33"E 470.47'; THENCE LEAVING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, TRAVERSING ACROSS THE LAND CONVEYED TO HARVEY CRAIN SUDBURY AND MARY CAROLYN SUDBURY AS RECORDED IN INSTRUMENT #2014005699, N01°01'27"E 45.00' TO A SET 5/8" REBAR IN THE SOUTHWEST CORNER OF THE PROPOSED LEASE AREA AND BEING THE **TRUE POINT OF BEGINNING**; THENCE N01°01'27"E 80.00' TO A SET 5/8" REBAR; THENCE S88°58'33"E 100.00' TO A SET 5/8" REBAR; THENCE S01°01'27"W 80.00' TO A SET 5/8" REBAR; THENCE N88°58'33"W 100.00' TO THE POINT OF BEGINNING CONTAINING 8,000.00 SQUARE FEET AS PER SURVEY BY THOMAS J. BOOFTER, LS #S-0133 WITH T.J. BOOFTER, CIVIL ENGINEER AND LAND SURVEYOR, DATED AUGUST 26, 2016.

PROPOSED 30' ACCESS AND UTILITY EASEMENT "A"

THE FOLLOWING IS A DESCRIPTION OF THE 30' ACCESS & UTILITY EASEMENT "A" TO BE GRANTED FROM THE PROPERTY CONVEYED TO HARVEY CRAIN SUDBURY AND MARY CAROLYN SUDBURY AS RECORDED IN INSTRUMENT #2014005699, PARCEL ID: 53-08-07-100-001.005-009 WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING PART OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 4 EAST, IN THE CIRERO TOWNSHIP, TIPTON COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEARING DATUM USED HEREIN IS BASED UPON INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, FROM A REAL TIME KINEMATIC GLOBAL POSITIONING SYSTEM OBSERVATION USING THE INDOT VRS REAL TIME GPS NETWORK (InCORS) COMPLETED ON AUGUST 20, 2016.

COMMENCING AT A FOUND AT A FOUND 5/8" REBAR IN THE CENTER TOWNSHIP OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, SAID COMMENCEMENT BEING THE SOUTHWEST BOUNDARY CORNER OF THE PARCEL CONVEYED TO HARVEY CRAIN SUDBURY AND MARY CAROLYN SUDBURY AS RECORDED IN INSTRUMENT #2014005699, FOR REFERENCE, SAID COMMENCEMENT POINT IS S01°37'59"E 610.00' FROM A FOUND 5/8" REBAR IN THE SIDE OF S. WEIMER ROAD AND BEING THE NORTHWEST MOST BOUNDARY CORNER OF THE PARCEL CONVEYED TO CORNER HARVEY CRAIN SUDBURY AND MARY CAROLYN SUDBURY AS RECORDED IN INSTRUMENT #2014005699; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, S88°58'32"E 487.50' TO A POINT COMMON TO THE NORTHWEST BOUNDARY CORNER OF THE PARCEL CONVEYED TO HARVEY CRAIN SUDBURY AND MARY CAROLYN SUDBURY AS RECORDED IN INSTRUMENT #2014005700; THENCE CONTINUING ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, S88°58'33"E 470.47'; THENCE LEAVING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, TRAVERSING ACROSS THE LAND CONVEYED TO HARVEY CRAIN SUDBURY AND MARY CAROLYN SUDBURY AS RECORDED IN INSTRUMENT #2014005699, N01°01'27"E 45.00' TO A SET 5/8" REBAR IN THE SOUTHWEST CORNER OF THE PROPOSED LEASE AREA AND BEING THE **TRUE POINT OF BEGINNING** OF THE PROPOSED 30' ACCESS AND UTILITY EASEMENT "A"; THENCE N88°58'33"W 98.36'; THENCE WITH THE CHORD OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00', S70°37'42"W 24.40'; THENCE WITH THE CHORD OF A CURVE TO THE RIGHT HAVING A RADIUS OF 315.00', S56°01'48"W 126.06' TO A POINT IN THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 7 AND BEING THE COMMON BOUNDARY LINE OF THE AFOREMENTIONED SUDBURY PARCELS; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, N88°58'33"W 78.75'; THENCE LEAVING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, TRAVERSING ACROSS THE LAND CONVEYED TO HARVEY CRAIN SUDBURY AND MARY CAROLYN SUDBURY AS RECORDED IN INSTRUMENT #2014005699, WITH THE CHORD OF A CURVE TO THE LEFT HAVING A RADIUS OF 285.00', N63°00'34"E 126.06'; THENCE WITH THE CHORD OF A CURVE TO THE RIGHT HAVING A RADIUS OF 65.00', N70°37'42"E 45.31'; THENCE S88°58'33"E 33.36'; THENCE WITH THE CHORD OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00', N46°01'27"E 49.50'; THENCE N01°01'27"E 15.00'; THENCE S88°58'33"E 30.00' TO A SET 5/8" REBAR IN THE NORTHWEST CORNER OF THE PROPOSED LEASE AREA; THENCE ALONG THE WEST LINE OF THE PROPOSED LEASE AREA, S01°01'27"W 80.00' TO THE POINT OF BEGINNING CONTAINING 8,536.583 SQUARE FEET AS PER SURVEY BY THOMAS J. BOOFTER, LS #S-0133 WITH T.J. BOOFTER, CIVIL ENGINEER AND LAND SURVEYOR, DATED AUGUST 20, 2016.

PROPOSED 30' ACCESS AND UTILITY EASEMENT "B"

THE FOLLOWING IS A DESCRIPTION OF THE 30' ACCESS & UTILITY EASEMENT "B" TO BE GRANTED FROM THE PROPERTY CONVEYED TO HARVEY CRAIN SUDBURY AND MARY CAROLYN SUDBURY AS RECORDED IN INSTRUMENT #2014005700, PARCEL ID: 53-08-07-100-001.008-009 WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING PART OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 4 EAST, IN THE CIRERO TOWNSHIP, TIPTON COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEARING DATUM USED HEREIN IS BASED UPON INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, FROM A REAL TIME KINEMATIC GLOBAL POSITIONING SYSTEM OBSERVATION USING THE INDOT VRS REAL TIME GPS NETWORK (InCORS) COMPLETED ON AUGUST 20, 2016.

COMMENCING AT A FOUND AT A FOUND 5/8" REBAR IN THE CENTER TOWNSHIP OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, SAID COMMENCEMENT BEING THE SOUTHWEST BOUNDARY CORNER OF THE PARCEL CONVEYED TO HARVEY CRAIN SUDBURY AND MARY CAROLYN SUDBURY AS RECORDED IN INSTRUMENT #2014005699, FOR REFERENCE, SAID COMMENCEMENT POINT IS S01°37'59"E 610.00' FROM A FOUND 5/8" REBAR IN THE SIDE OF S. WEIMER ROAD AND BEING THE NORTHWEST MOST BOUNDARY CORNER OF THE PARCEL CONVEYED TO CORNER HARVEY CRAIN SUDBURY AND MARY CAROLYN SUDBURY AS RECORDED IN INSTRUMENT #2014005699; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, S88°58'32"E 487.50' TO A POINT COMMON TO THE NORTHWEST BOUNDARY CORNER OF THE PARCEL CONVEYED TO HARVEY CRAIN SUDBURY AND MARY CAROLYN SUDBURY AS RECORDED IN INSTRUMENT #2014005700 AND IN THE SOUTH BOUNDARY LINE OF THE PARCEL CONVEYED TO HARVEY CRAIN SUDBURY AND MARY CAROLYN SUDBURY AS RECORDED IN INSTRUMENT #2014005699 AND BEING THE **TRUE POINT OF BEGINNING** OF THE PROPOSED 30' ACCESS AND UTILITY EASEMENT "B"; THENCE CONTINUING ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, S88°58'33"E 45.09'; THENCE LEAVING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, TRAVERSING ACROSS THE LAND CONVEYED TO HARVEY CRAIN SUDBURY AND MARY CAROLYN SUDBURY AS RECORDED IN INSTRUMENT #2014005700, WITH THE CHORD OF A CURVE TO THE LEFT HAVING A RADIUS OF 285.00', N86°56'30"E 110.28' TO A POINT IN THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 7 AND BEING THE COMMON BOUNDARY LINE OF THE AFOREMENTIONED SUDBURY PARCELS; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, S88°58'33"E 78.75'; THENCE LEAVING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, TRAVERSING ACROSS THE LAND CONVEYED TO HARVEY CRAIN SUDBURY AND MARY CAROLYN SUDBURY AS RECORDED IN INSTRUMENT #2014005700, WITH THE CHORD OF A CURVE TO THE RIGHT HAVING A RADIUS OF 315.00', S79°57'45"W 196.09; THENCE N81°54'11"W 61.91'; THENCE N88°58'33"W 11.76'; THENCE S01°42'58"E 457.42'; THENCE S88°17'02"W 20.15' TO THE CENTERLINE OF S. WEIMER ROAD; THENCE ALONG THE CENTERLINE OF S. WEIMER ROAD, N11°25'31"W 58.41' TO A POINT IN THE WEST BOUNDARY LINE OF THE PARCEL CONVEYED TO HARVEY CRAIN SUDBURY AND MARY CAROLYN SUDBURY AS RECORDED IN INSTRUMENT #2014005700; THENCE LEAVING THE CENTERLINE OF S. WEIMER ROAD, ALONG THE THE WEST BOUNDARY LINE OF SUDBURY, N01°42'58"W 431.32' TO THE POINT OF BEGINNING CONTAINING 21,412.464 SQUARE FEET AS PER SURVEY BY THOMAS J. BOOFTER, LS #S-0133 WITH T.J. BOOFTER, CIVIL ENGINEER AND LAND SURVEYOR, DATED AUGUST 20, 2016.

POD
POWER OF DESIGN
11490 BLUEGRASS PKWY
LOUISVILLE, KY 40299
502-437-5252

HORVATH COMMUNICATIONS
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	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
MONROE COUNTY

TAX PARCEL NUMBER:
53-08-07-100-001.005-009

PROPERTY OWNER:
HARVEY CRAIN SUDBURY &
MARY CAROLYN SUDBURY
1901 WEIMER ROAD
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SOURCE OF TITLE:
INSTRUMENT #2014005699
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SITE NUMBER:
HV1094

VERIZON WIRELESS SITE NAME:
WS TAPP ROAD

POD NUMBER: 16-10799

DRAWN BY: DAP
CHECKED BY: MEP
DATE: 9.19.16

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:
B-1.3

UV-36-16 Petitioner Site Plan

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 SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE 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. 54851-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 LIENS, 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-). 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)

5. NONE WITHIN PERIOD SEARCHED

(COVENANTS/RESTRICTIONS)

6. NONE WITHIN PERIOD SEARCHED

(EASEMENTS AND RIGHTS OF WAY)

7. AGREEMENT BY ROBERT C. SUDBURY AND CORA SUDBURY, 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 SUDBURY AND MARY CAROLYN SUDBURY TO PUBLIC SERVICE COMPANY OF INDIANA, DATED 2/7/1992 RECORDED 3/13/1992 IN BOOK 398 PAGE 28 IN INSTRUMENT NO :203926. (JOINT UTILITY EASEMENT AS DESCRIBED IN BOOK 398, PAGE 28 IS APPLICABLE TO AND AFFECTS THE PARENT PARCEL, THE PROPOSED ACCESS AND UTILITY EASEMENT "B", BUT DOES NOT AFFECT THE PROPOSED LEASE AREA AND THE PROPOSED ACCESS AND UTILITY EASEMENT "A" AND IS SHOWN HEREON.)

9. SANITARY SEWER LINE EASEMENT BY CORA SUDBURY 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" LIE 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 27 DEGREES 30 MINUTES 07 SECONDS WEST 132.19 FEET TO A REBAR WITH BRG CAP ON THE NORTH LINE OF THE PROPERTY CONVEYED TO PHILIP AND BARBARA TAPP BY INSTRUMENT NUMBER 2011001304 IN THE OFFICE OF THE RECORDER OF MONROE COUNTY. INDIANA; THENCE NORTH 82 DEGREES 58 MINUTES 17 SECONDS WEST 157.60 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. 2012008140, PLAT CABINET D. PAGE 115 IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA; THENCE NORTH 88 DEGREES 57 MINUTES 26 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 433.82 FEET TO THE EAST LINE OF SAID PUBLIC INVESTMENT CORPORATION; 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 AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

A) VARIANCES IN THE REFERENCE MONUMENTS
B) DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS
C) INCONSISTENCIES IN LINES OF OCCUPATION
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 LINES AND 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, INDIANA
2. DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS: THERE ARE NO KNOWN DISCREPANCIES.
3. INCONSISTENCIES IN LINES OF OCCUPATION: THERE ARE NO KNOWN INCONSISTENCIES.
4. RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY): THE THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS OF MEASUREMENTS) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A CLASS A SURVEY (0.10 FEET) AS DEFINED IN IAC 865.

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 1-12.

THOMAS J. BOOFTER, LS #S-0133 DATE

POD
POWER OF DESIGN
11490 BLUEGRASS PKWY
LOUISVILLE, KY 40299
502-437-5252

HORVATH COMMUNICATIONS
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	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
MONROE COUNTY

TAX PARCEL NUMBER:
53-08-07-100-001.005-009

PROPERTY OWNER:
HARVEY CRAIN SUDBURY &
MARY CAROLYN SUDBURY
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: 9.19.16

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:
B-1.4

UV-36-16 Petitioner Site Plan

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

POD
POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

HORVATH COMMUNICATIONS
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

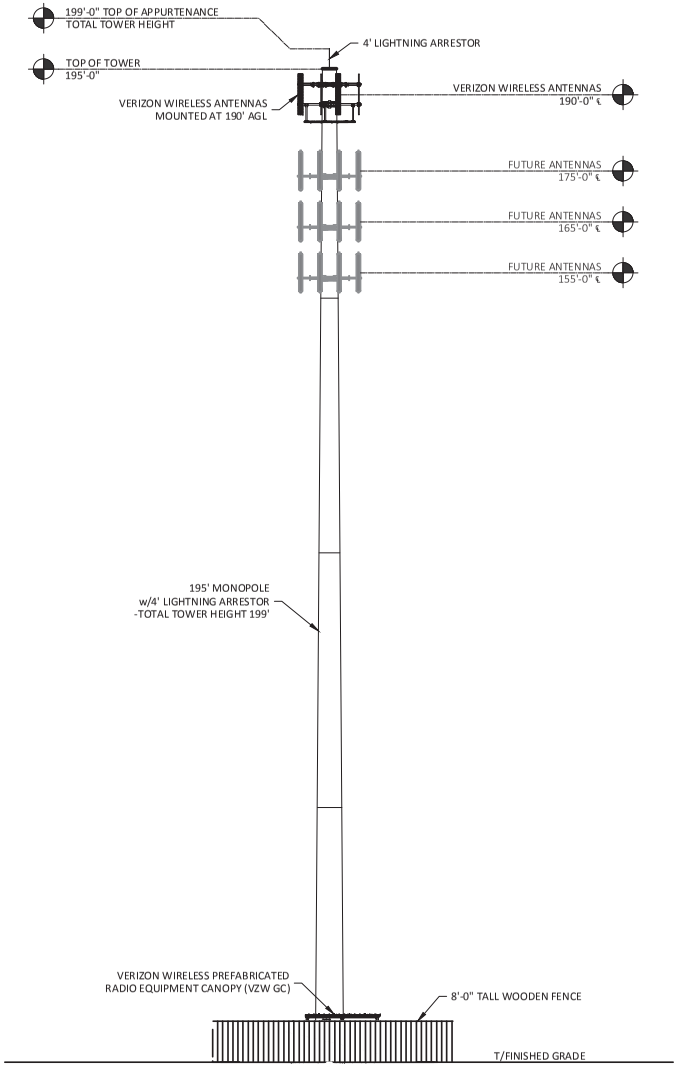
POD NUMBER: 16-10025

DRAWN BY: POD
CHECKED BY: MEP
DATE: 9.22.16

SHEET TITLE:
REVISION
LOG

SHEET NUMBER:
R-1

UV-36-16 Petitioner Site Plan



TOWER ELEVATION (1 / TE-1)

SCALE: N.T.S.

NOTE:

1. 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)

POD
POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

HORVATH COMMUNICATIONS
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

UV-36-16 Petitioner Site Plan

UV-36-16 Petitioner Site Plan

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

NOTICE TO CONTRACTOR
PER INDIANA STATE LAW IC 8-1-26-18, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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

N

POD
POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

HORVATH COMMUNICATIONS
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

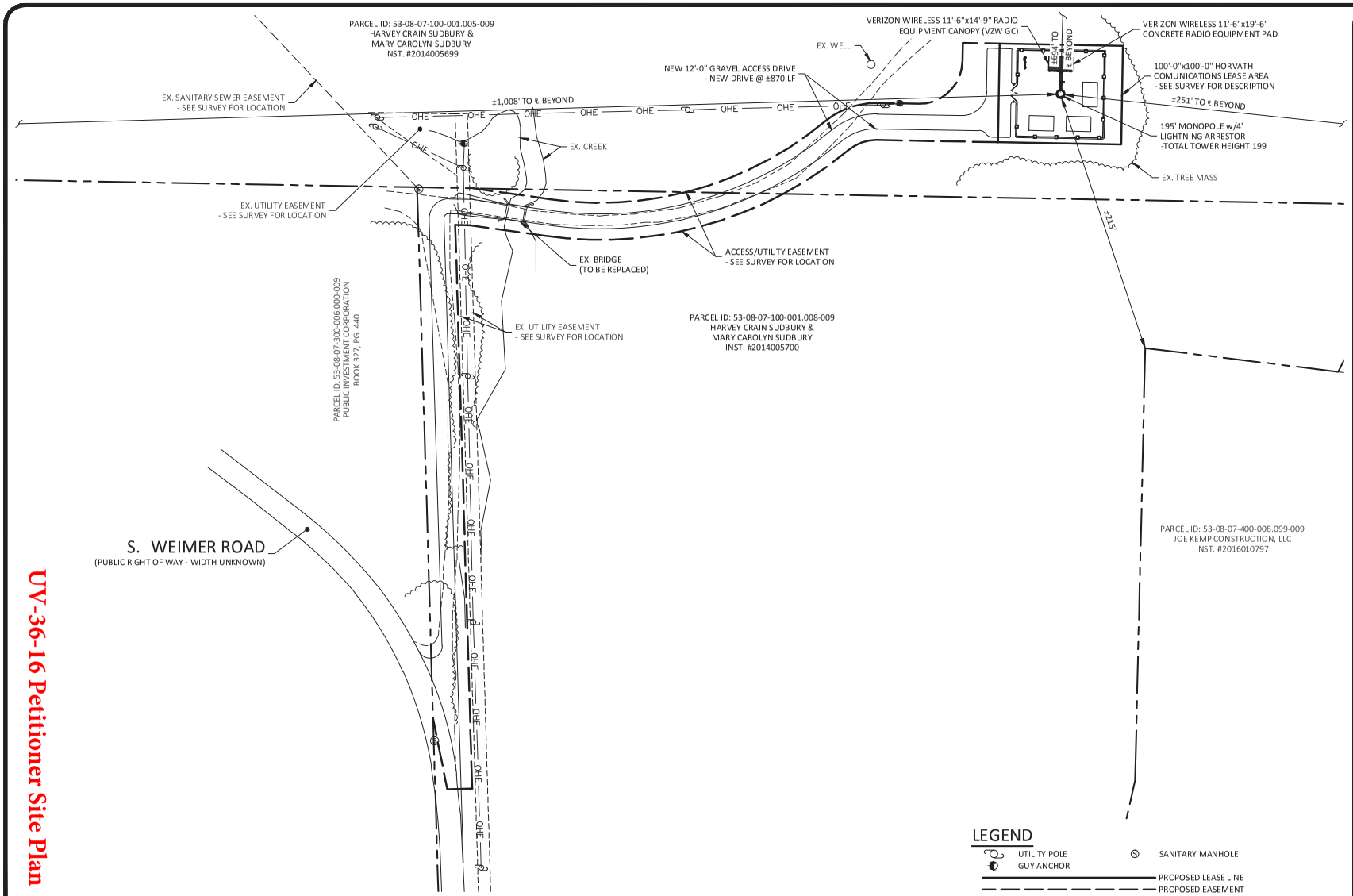
HORVATH SITE NUMBER:
HV1094

VERIZON WIRELESS SITE NAME:
WS TAPP ROAD

POD NUMBER: 16-10025
DRAWN BY: POD
CHECKED BY: MEP
DATE: 9.22.16

SHEET TITLE:
OVERALL SITE PLAN
w/AERIAL OVERLAY

SHEET NUMBER:
C-1



UV-36-16 Petitioner Site Plan

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

NOTICE TO CONTRACTOR
PER INDIANA STATE LAW IC 8-1-26-1 & 17 IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

0' 80' 160'
1" = 80'

OVERALL SITE PLAN w/DISTANCE TO PROPERTY LINES

SCALE: 1" = 80'

N

LEGEND

- UTILITY POLE
- GUY ANCHOR
- SANITARY MANHOLE
- PROPOSED LEASE LINE
- PROPOSED EASEMENT
- PROPOSED GRAVEL
- PROPOSED FENCE
- EXISTING GRAVEL
- EXISTING FENCE
- EXISTING LEASE AREA
- EXISTING EASEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING PAVEMENT
- PROPERTY LINE

POD
POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

HORVATH COMMUNICATIONS
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

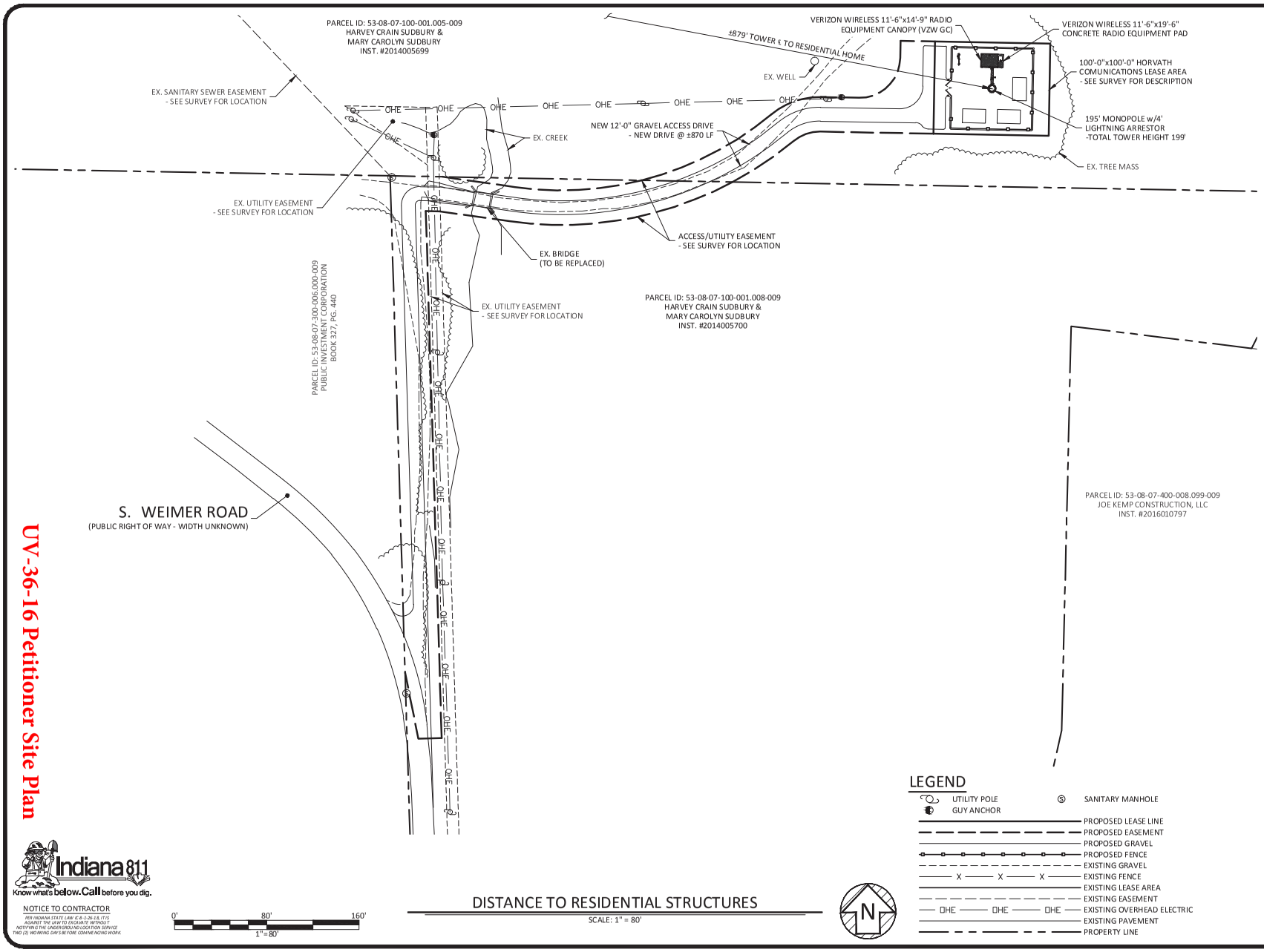
HORVATH SITE NUMBER:
HV1094

VERIZON WIRELESS SITE NAME:
WS TAPP ROAD

POD NUMBER: 16-10025
DRAWN BY: POD
CHECKED BY: MEP
DATE: 9.22.16

SHEET TITLE:
OVERALL SITE PLAN
w/DISTANCE TO
PROPERTY LINES

SHEET NUMBER:
C-1A



DISTANCE TO RESIDENTIAL STRUCTURES

SCALE: 1" = 80'

UV-36-16 Petitioner Site Plan

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

NOTICE TO CONTRACTOR
PER INDIANA STATE LAW IC 8-1-26-1 & 17 IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

POD
POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

HORVATH COMMUNICATIONS
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

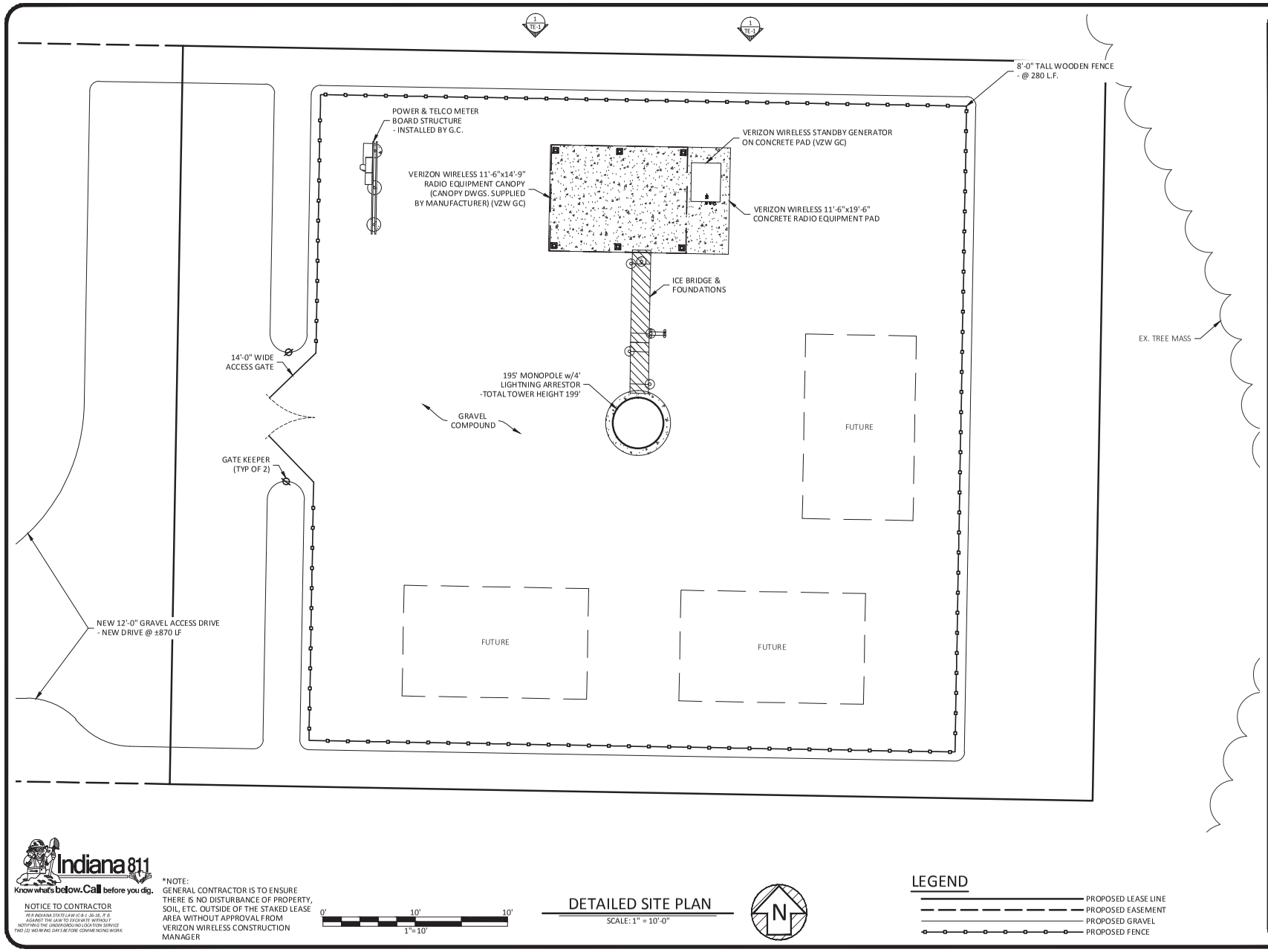
HORVATH SITE NUMBER:
HV1094

VERIZON WIRELESS SITE NAME:
WS TAPP ROAD

POD NUMBER: 16-10025
DRAWN BY: POD
CHECKED BY: MEP
DATE: 9.22.16

SHEET TITLE:
DISTANCE TO
RESIDENTIAL
STRUCTURES

SHEET NUMBER:
C-1B



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

NOTICE TO CONTRACTOR
PER INDIANA STATE LAW IC 8-1-26-18, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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

0' 10' 10'
1"=10'

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

N

LEGEND
PROPOSED LEASE LINE
PROPOSED EASEMENT
PROPOSED GRAVEL
PROPOSED FENCE

POD
POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

HORVATH COMMUNICATIONS
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

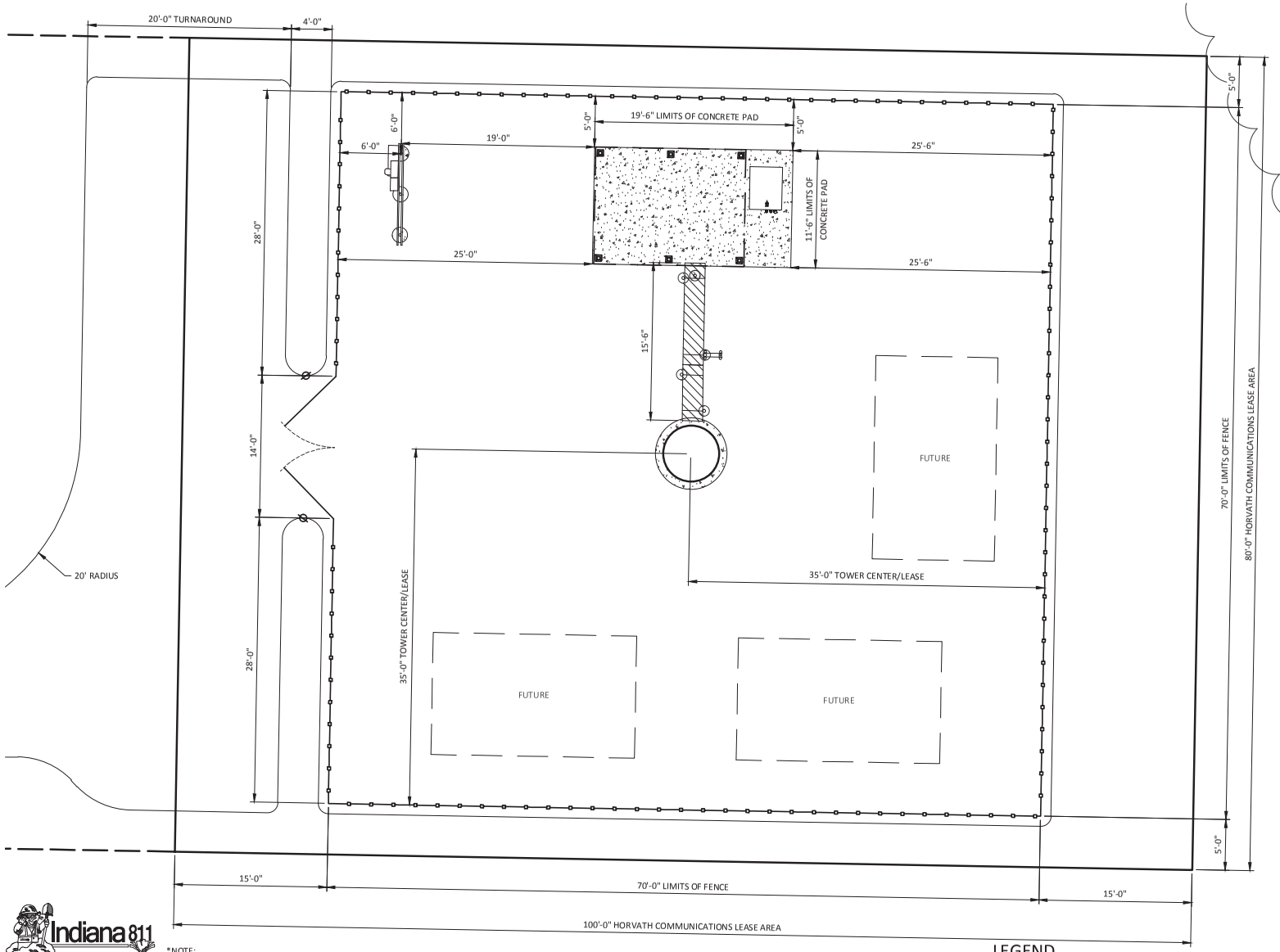
HORVATH SITE NUMBER:
HV1094

VERIZON WIRELESS SITE NAME:
WS TAPP ROAD

POD NUMBER: 16-10025
DRAWN BY: POD
CHECKED BY: MEP
DATE: 9.22.16

SHEET TITLE:
DETAILED
SITE
PLAN

SHEET NUMBER:
C-3



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

NOTICE TO CONTRACTOR
PER INDIANA STATE LAW IC-8-1-26-18, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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

0' 10' 10'
1"=10'

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

N

LEGEND
PROPOSED LEASE LINE
PROPOSED EASEMENT
PROPOSED GRAVEL
PROPOSED FENCE

POD
POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

HORVATH COMMUNICATIONS
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

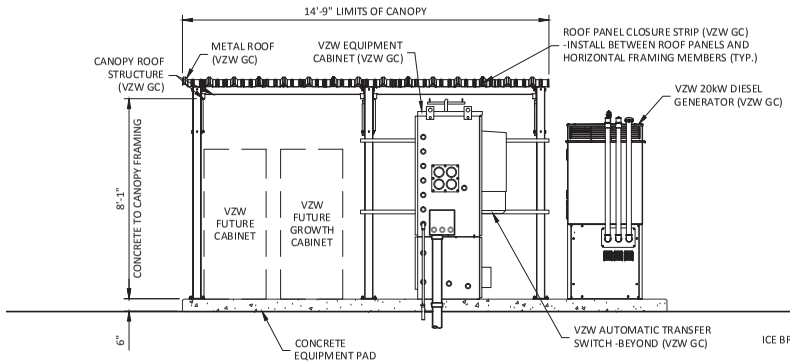
SHEET TITLE:
DIMENSIONED
SITE PLAN

SHEET NUMBER:
C-4

UV-36-16 Petitioner Site Plan

NOTE:

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

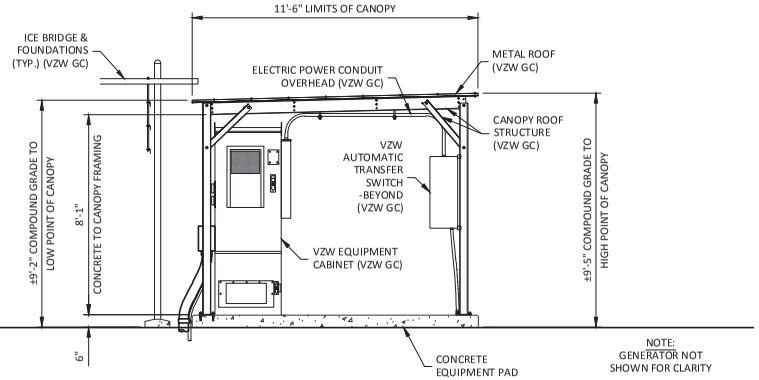


REAR ELEVATION

SCALE: 1" = 5'-0"

COMPOUND GRADE

NOTE:
ICE BRIDGE & FOUNDATIONS NOT SHOWN FOR CLARITY



NOTE:
GENERATOR NOT SHOWN FOR CLARITY

END ELEVATION

SCALE: 1" = 5'-0"

0' 5' 10'
1"=5'

UV-36-16 Petitioner Site Plan

POD
POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

HORVATH COMMUNICATIONS
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

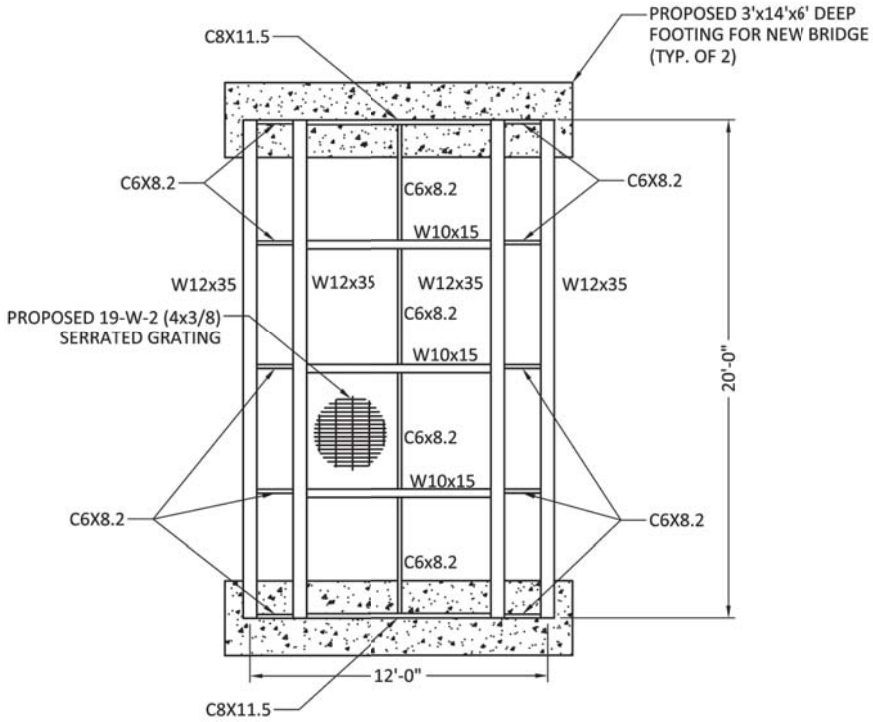
HORVATH SITE NUMBER:
HV1094

VERIZON WIRELESS SITE NAME:
WS TAPP ROAD

POD NUMBER: 16-10025
DRAWN BY: POD
CHECKED BY: MEP
DATE: 9.22.16

SHEET TITLE:
PLATFORM ELEVATIONS
(REFERENCE ONLY)

SHEET NUMBER:
D-3



PRELIMINARY BRIDGE DESIGN

SCALE: 1" = 5'-0"

0' 5' 10'
1"=5'

POD
POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
502-437-5252

HORVATH COMMUNICATIONS
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:

PRELIMINARY
BRIDGE DESIGN

SHEET NUMBER:
D-5

UV-36-16 Petitioner Site Plan

Jacqueline Scanlan <scanlanj@bloomington.in.gov>

Fwd: 1901 S Weimer Road

Amelia Lewis <lewisa@bloomington.in.gov> Tue, Nov 29, 2016 at 1:21 PM
To: Jacqueline Scanlan <scanlanj@bloomington.in.gov>

UV-36-16 Neighbor Correspondence

——— 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>

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 **CASE #: SP-37-16**
STAFF REPORT **DATE: December 5, 2016**
Location: 815 N. College Avenue

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 guardrailing 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 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. 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.

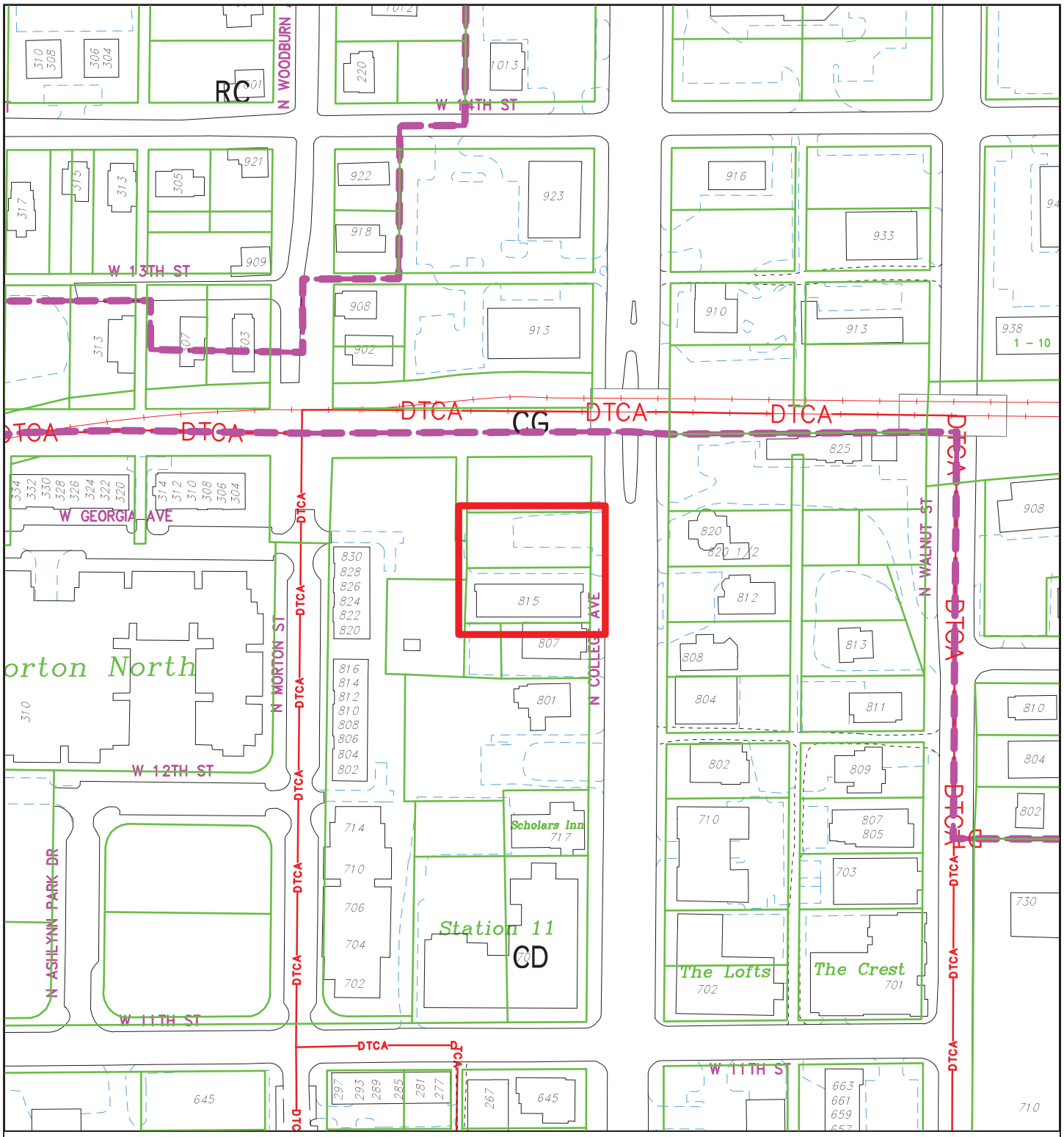
The faucets for hand washing sinks should be the self-closing type, and the toilet design and plumbing should be the high efficiency type.

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.



City of Bloomington
Planning & Transportation

By: scanlanj
2 Dec 16

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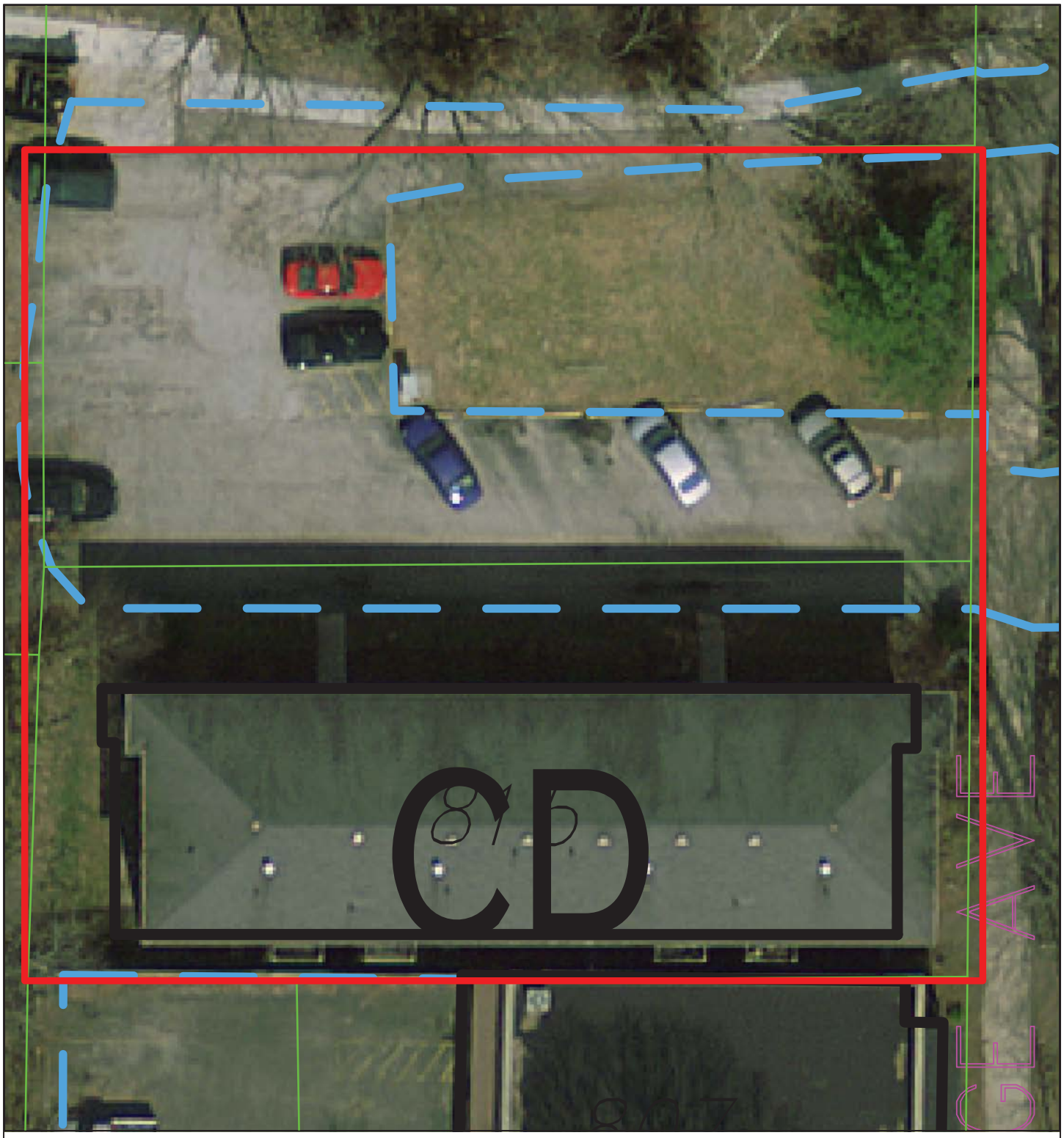
N

Scale: 1" = 150'

For reference only; map information NOT warranted.



By: scanlanj
2 Dec 16

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City of Bloomington
Planning & Transportation

Scale: 1" = 20'

For reference only; map information NOT warranted.

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 be 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.

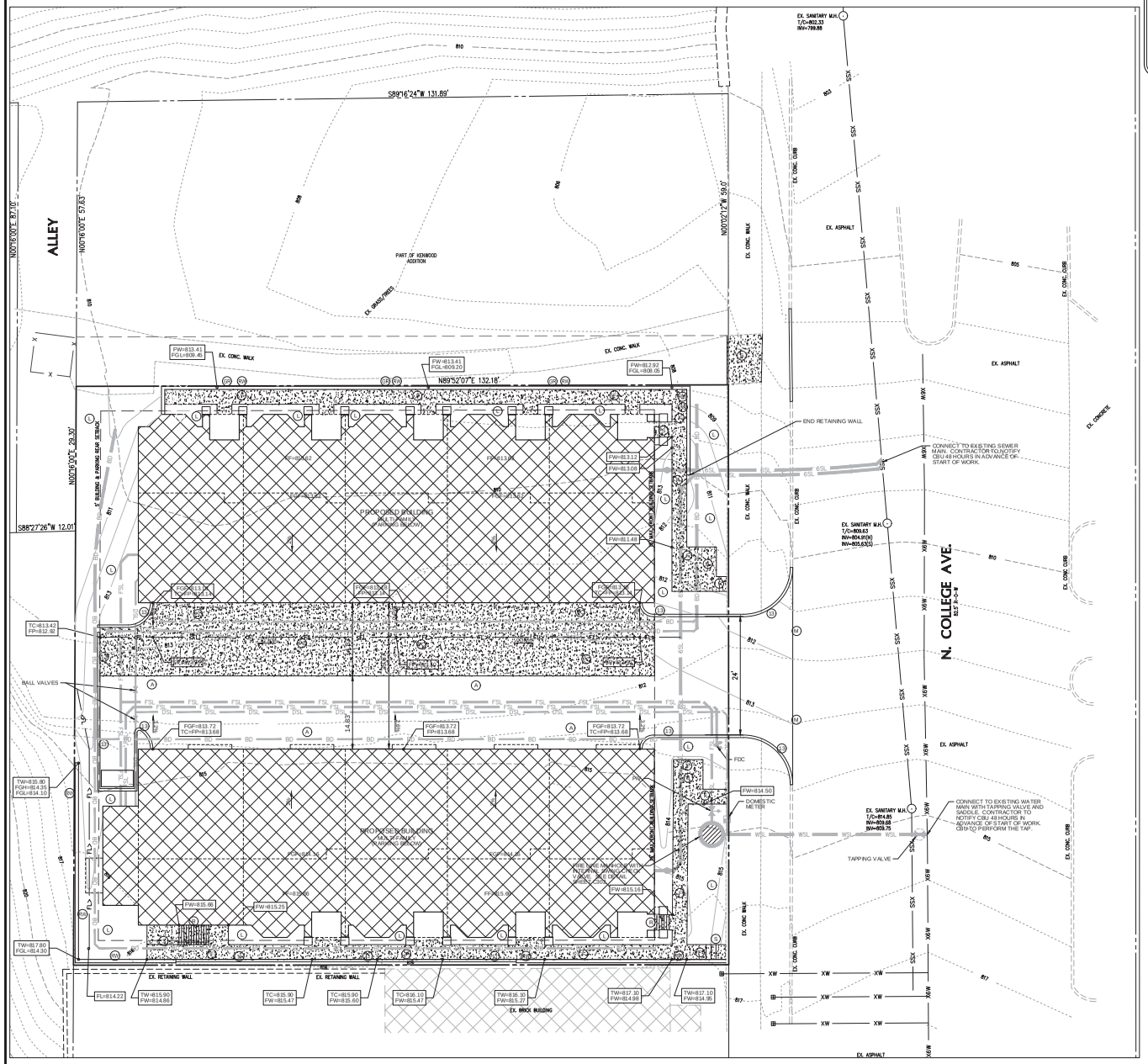
Daniel Butler, PE, Project Engineer

SP-37-16 Petitioner Statement

COPY: BFA FILE #401655

528 NORTH WALNUT STREET
812-332-8030

BLOOMINGTON, INDIANA 47404
FAX 812-339-2990



SP-37-16 Petitioner Site Plan

SITE INFORMATION

PROPOSED NUMBER OF PARKING SPACES: 20 GARAGE SPACES

LOT WIDTH: 117.51 FT

LOT AREA: 0.36 AC (15,555.04 SF)

PROPOSED IMPERVIOUS AREA: 11,595.51 SF

PROPOSED IMPERVIOUS COVERAGE: 74.5%

ZONING INFORMATION

JURISDICTION: CITY OF BLOOMINGTON

ZONING: COMMERCIAL DOWNTOWN (CD) W/ DOWNTOWN GATEWAY OVERLAY

PRIMARY STRUCTURE HEIGHT:
MINIMUM PRIMARY: 25 FT
MAXIMUM PRIMARY: 40 FT

MAXIMUM ACCESSORY STRUCTURE HEIGHT: 25 FT

MAXIMUM IMPERVIOUS COVERAGE: 75%

MAXIMUM DENSITY: 33 UNITS/AC

BUILDING SETBACKS:
MAXIMUM FRONT: 15 FT FROM ROW
MINIMUM SIDE AND REAR: 5 FT

PARKING SETBACK:
FRONT: 20 FT BEHIND THE STRUCTURE'S FRONT BUILDING WALL
SIDE AND REAR: 5 FT

EXISTING LEGEND

———	PROPERTY LINE
—— x ——	FENCE
—— XW ——	WATER LINE PIPE
- - - XXX - - -	CONTOUR & ELEVATION
—— XSS ——	SANITARY SEWER PIPE
—— XST ——	STORM SEWER PIPE
—— XOHE ——	OVERHEAD ELECTRIC LINES
—— XUGE ——	UNDERGROUND ELECTRIC LINES
—— XOHT ——	OVERHEAD TELEPHONE LINES
—— XUGT ——	UNDERGROUND TELEPHONE LINE
—— XGAS ——	GAS LINE PIPE

SITE LEGEND

A	BITUMINOUS PAVEMENT
BP	BIKE PARKING AREA ON CONCRETE PAD
C	CONCRETE PAVEMENT
F	CONCRETE SIDEWALK
GR	42" TALL GUARDRAIL
HR	36" TALL HANDRAIL
L	LAWN OR LANDSCAPED AREA
M	MATCH EXISTING CURB, SIDEWALK, PAVEMENT ELEVATIONS
PC	PERVIOUS CONCRETE PAVEMENT OR PAVERS
PP	STANDARD ROAD PAVEMENT PATCH
R	SIDEWALK ADA ACCESSIBLE RAMP
RW	REINFORCED CONCRETE RETAINING WALL
S	STEPS
13	6-IN WIDE CONCRETE CURB

UTILITY LEGEND

BD	DIP FIRE SERVICE LINE (PRIVATELY OWNED)
DSL	SDR-21 PVC DOMESTIC WATER SERVICE LINE (PRIVATELY OWNED)
FSL	D.I.P. FIRE SERVICE LINE (PRIVATELY OWNED)
ST	HDPE STORM PIPE (PRIVATELY OWNED)
UD	SDR 35 PVC UNDERDRAIN PIPE (PRIVATELY OWNED)
6SL	6" SDR-35 PVC SANITARY SEWER LATERAL (PRIVATELY OWNED)
⋈	WATER LINE GATE VALVE
F.D.C.	FIRE DEPARTMENT "STORZ" CONNECTION
P.I.V.	POST INDICATING VALVE

GRADING LEGEND

—— XXX ——	ELEVATION CONTOUR
—— FL> ——	FLOWLINE
XXX.XX	SPOT GRADE ELEVATION
XXX.XX / XXX.XX	TOP OF CURB ELEVATION OVER PAVEMENT ELEVATION
FF=XXX.XX	FINISH FLOOR ELEVATION
FG=XXX.XX	FINISH EARTH GRADE
FGF=XXX.XX	FINISH GARAGE FLOOR ELEVATION
FGH=XXX.XX	FINISH GRADE HIGH SIDE OF RETAINING WALL
FGL=XXX.XX	FINISH GRADE LOW SIDE OF RETAINING WALL
FP=XXX.XX	FINISH PAVEMENT ELEVATION
FW=XXX.XX	FINISH WALK ELEVATION
TC=XXX.XX	FINISH TOP OF CURB

revisions:

SCALE: 1"=10'

BBB
ARCHITECTURE
CIVIL ENGINEERING
PLANNING
BYNUM FANYO & ASSOCIATES, INC.
528 north walnut street
bloomington, indiana
(812) 332-8030
(812) 339-2990 (fax)

11.21.16

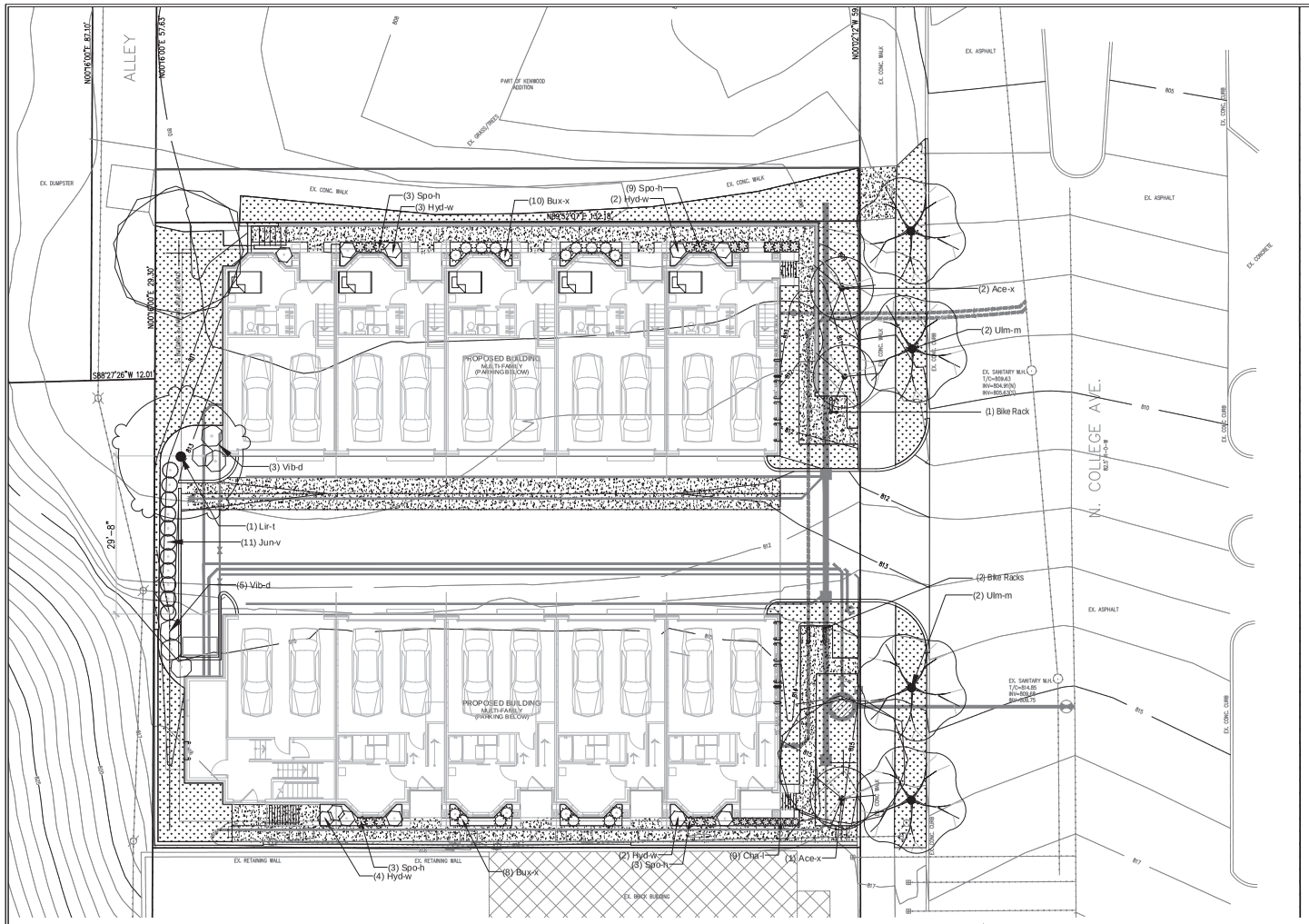
certified by:

PROPOSED
NOTTING HILL RESIDENCES
815 N. COLLEGE AVE.
BLOOMINGTON, INDIANA 47404

title: SITE PLAN

128

designed by: JBT
drawn by: JBT
checked by: JSF
sheet no: C202
project no.: 401655



Area to receive lawn

PLANT SCHEDULE						
LARGE CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-x	3	Acer rubrum `Armstrong`	Armstrong Red Maple	B & B	2"Cal	full, strong central leader, matched
Lir-t	1	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal	full, strong central leader, matched
Nys-s	2	Nyssa sylvatica	Sour Gum	B & B	2"Cal	full, strong central leader, matched
Ulm-m	4	Ulmus x `Morton Accolade`	Morton Accolade Elm	B & B	2"Cal	full, strong central leader, matched
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Hyd-w	11	Hydrangea quercifolia `Pee Wee`	Pee Wee Oakleaf Hydrangea	container	24"	space @ 3`-0" o.c.
Vib-d	6	Viburnum dentatum `Christom`	Blue Muffin Viburnum	container	24"	space @ 4`-0" o.c.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Bux-x	18	Buxus x `Green Velvet`	Green Velvet Boxwood	container	18"	space @ 2`-6" o.c., allow to mass
Jun-v	11	Juniperus virginiana `Grey Owl`	Grey Owl Juniper	container	18" spread	space @ 3`-0" o.c., allow to mass
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Cha-l	9	Chasmanthium latifolium	Wood Oats	#1 pot		space @ 18" o.c.
Spo-h	18	Sporobolus heterolepis	Prairie Dropseed	#1 pot		space @ 2`-0" o.c.

GENERAL LANDSCAPE AND PLANTING NOTES

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

LANDSCAPE ORDINANCE REQUIREMENTS

Zoned: CD

20.05.052.d STREET TREES
Requirement: 1 Canopy Tree / 40 LF adjacent to public right-of-way
Required:
College Street - 118 l.f. = 3 trees
Provided: 3 canopy trees

20.05.052.f BUFFER YARDS
Zoned CD, adjacent parcels zoned CD - no buffer yard required

20.05.053.a PARKING LOT PERIMETER PLANTINGS
Requirement: 1 Tree per 4 parking spaces (min. 75% Canopy Trees); 3 Shrubs per 1 parking space (min. 50% Evergreen)
Required: 30 l.f. @ end of drive = 1 tree + 10 shrubs required (5 evergreen)
Provided: 1 large canopy tree + 10 shrubs (8 evergreen).

20.05.053.b LANDSCAPE BUMPOUTS AND ISLANDS
Requirement: 1 landscape bumpout or island per 16 parking spaces; 1 Large Canopy Tree per bumpout or island
Required: no exterior parking spaces - no requirements

20.05.56.a INTERIOR PLANTINGS
Requirements: 1 canopy tree + 8 shrubs/500 s.f. of open space
Required: 2,500 s.f. open space (lawn areas)/500 s.f. = 5 trees + 36 shrubs
Provided: 5 canopy trees + 40 shrubs

SP-37-16 Petitioner Site Plan

CSO Architects
ARCHITECTURE • INTERIOR DESIGN
8051 Keystone Crossing, Indianapolis, IN 46240
T 317.251.3333 F 317.251.3334 www.cso-arch.com

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context DESIGN
TOTAL PROJECT MANAGEMENT | INTERIOR DESIGN
317.842.1000 | 317.842.1001
www.contextdesign.com

PROJECT:
815 COLLEGE
BLOOMINGTON INDIANA

SCOPE DRAWINGS:
These drawings indicate the general scope of the project in terms of materials and design concept. The dimensions of the drawings are approximate. Depending on the type of structural, mechanical and electrical systems, The drawings do not necessarily indicate or describe all work required for the complete and completion of the requirements of the Contract.
On the basis of the general scope indicated or described, state contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

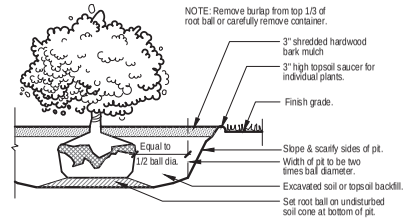
ISSUE DATE:	DRAWN BY	CHECKED BY
11/01/2016	APP	APP

DRAWING TITLE:
LANDSCAPE PLAN

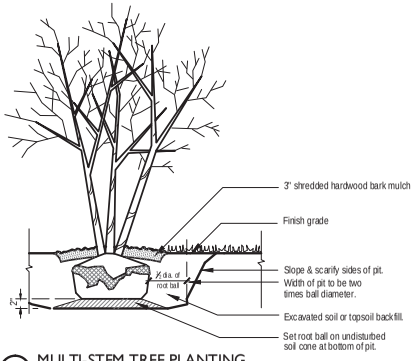
CERTIFIED BY:

DRAWING NUMBER
L100

PROJECT NUMBER
CLIENT PROJECT #



SHRUB PLANTING
Not to Scale



MULTI-STEM TREE PLANTING
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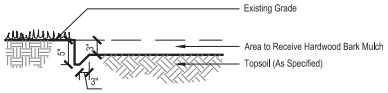

SPADE EDGE
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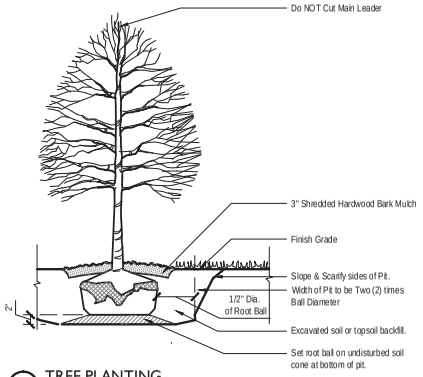
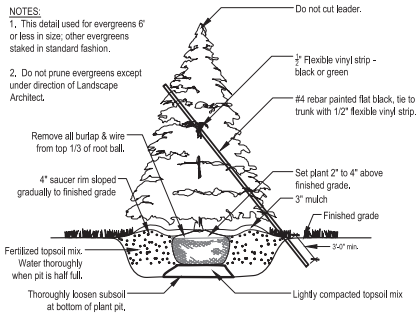


TREE PLANTING
Not to Scale

NOTES:
1. This detail used for evergreens 6' or less in size; other evergreens staked in standard fashion.

2. Do not prune evergreens except under direction of Landscape Architect.



EVERGREEN TREE PLANTING
Not to Scale

SP-37-16 Petitioner Site Plan

CSO Architects
ARCHITECTURE • INTERIOR DESIGN
8051 Keystone Crossing, Indianapolis, IN 46240
T 317.843.5678 F 317.843.5679 www.csoarch.com
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context DESIGN
TOTAL ENVIRONMENT DESIGN | CONSULTING | PLANNING

PROJECT:
815 COLLEGE
BLOOMINGTON INDIANA

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

REVISIONS:

ISSUE DATE:	DRAWN BY	CHECKED BY
11/01/2016	APP	APP

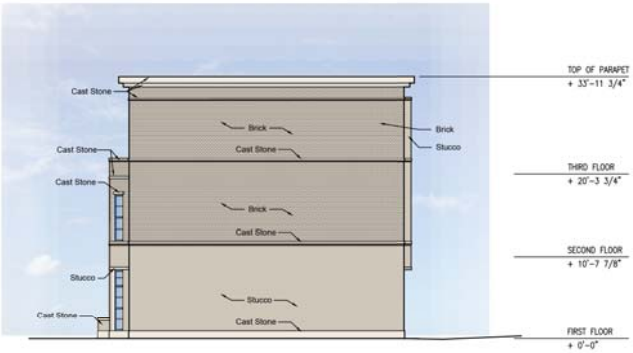
DRAWING TITLE:
LANDSCAPE DETAILS

CERTIFIED BY:

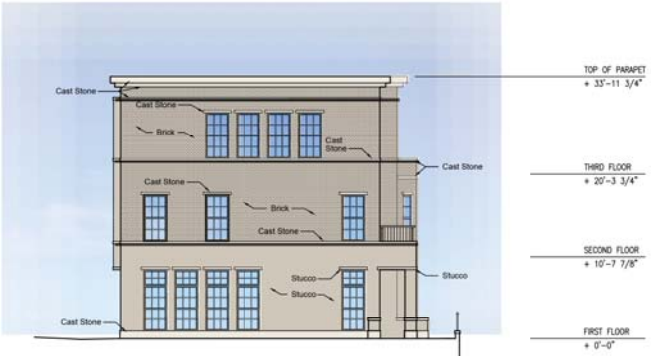
DRAWING NUMBER:
L101

PROJECT NUMBER

CLIENT PROJECT #



WEST ELEVATION - NORTH BUILDING



EAST ELEVATION - NORTH BUILDING

SOUTH ELEVATION- NORTH BUILDING

NORTH ELEVATION- NORTH BUILDING

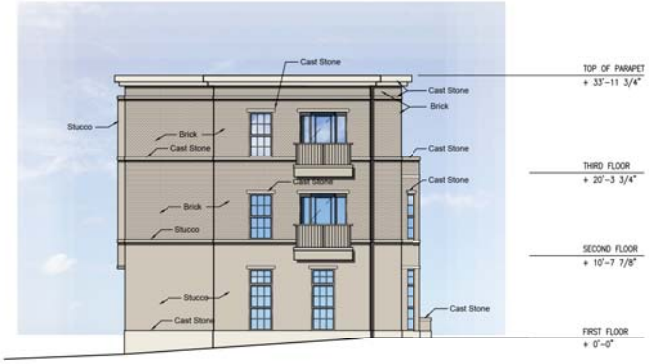
SP-37-16 Petitioner Site Plan

CSO Architects

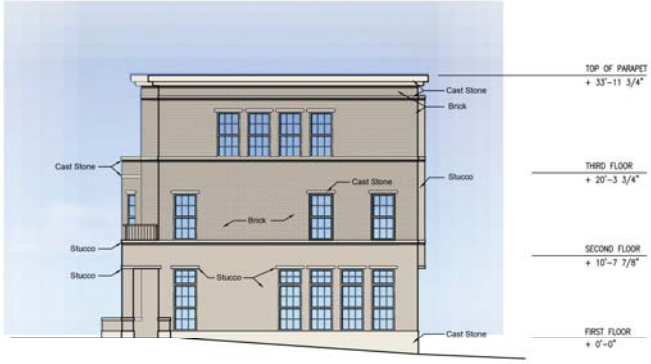
0 2 4 8 16

815 N. College Avenue

Bloomington, IN | 05 December 2016



WEST ELEVATION - SOUTH BUILDING



EAST ELEVATION - SOUTH BUILDING

SOUTH ELEVATION- SOUTH BUILDING

NORTH ELEVATION- SOUTH BUILDING

SP-37-16 Petitioner Site Plan

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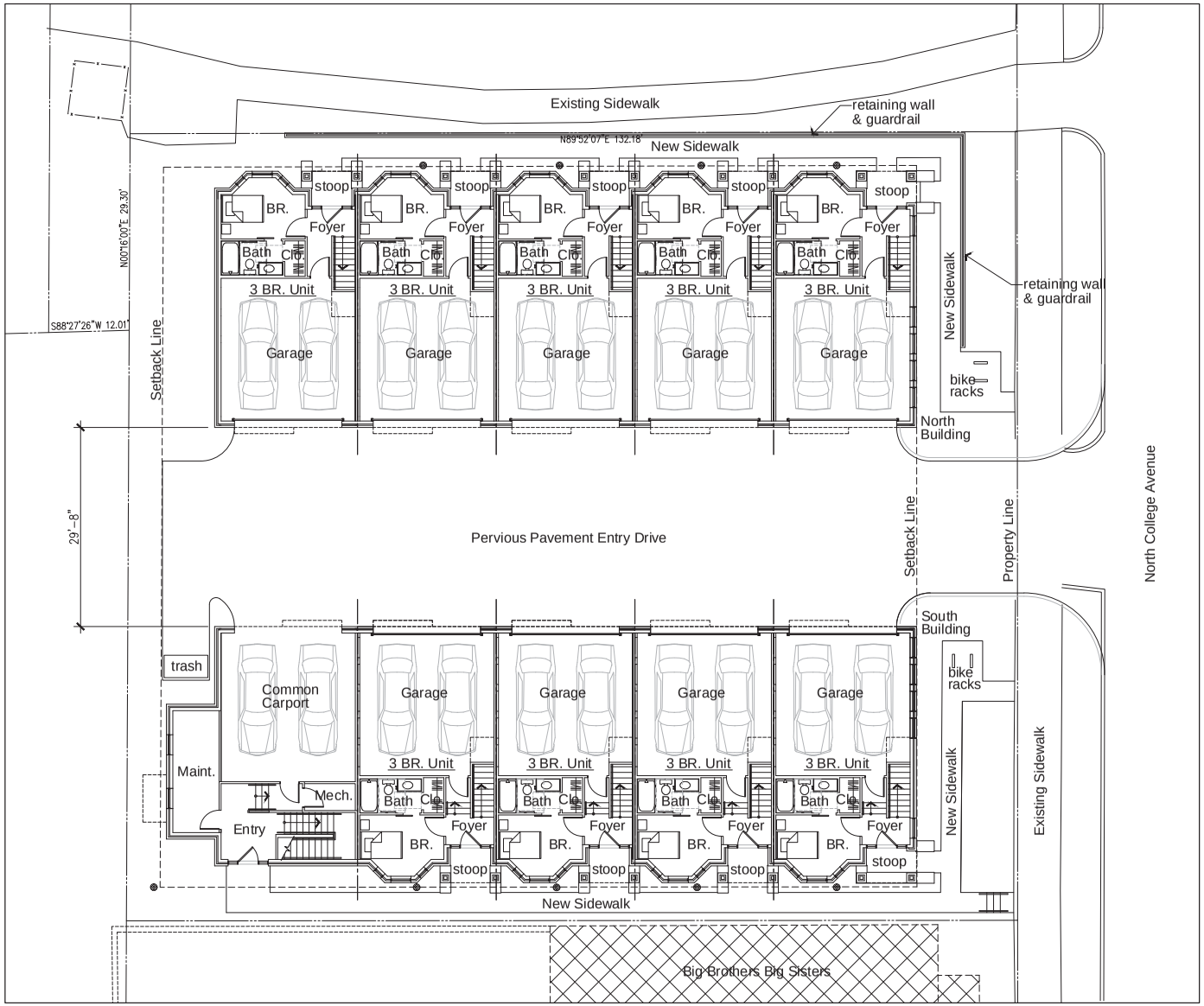

815 N. College Apartments

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

0 4 8 16 32 N

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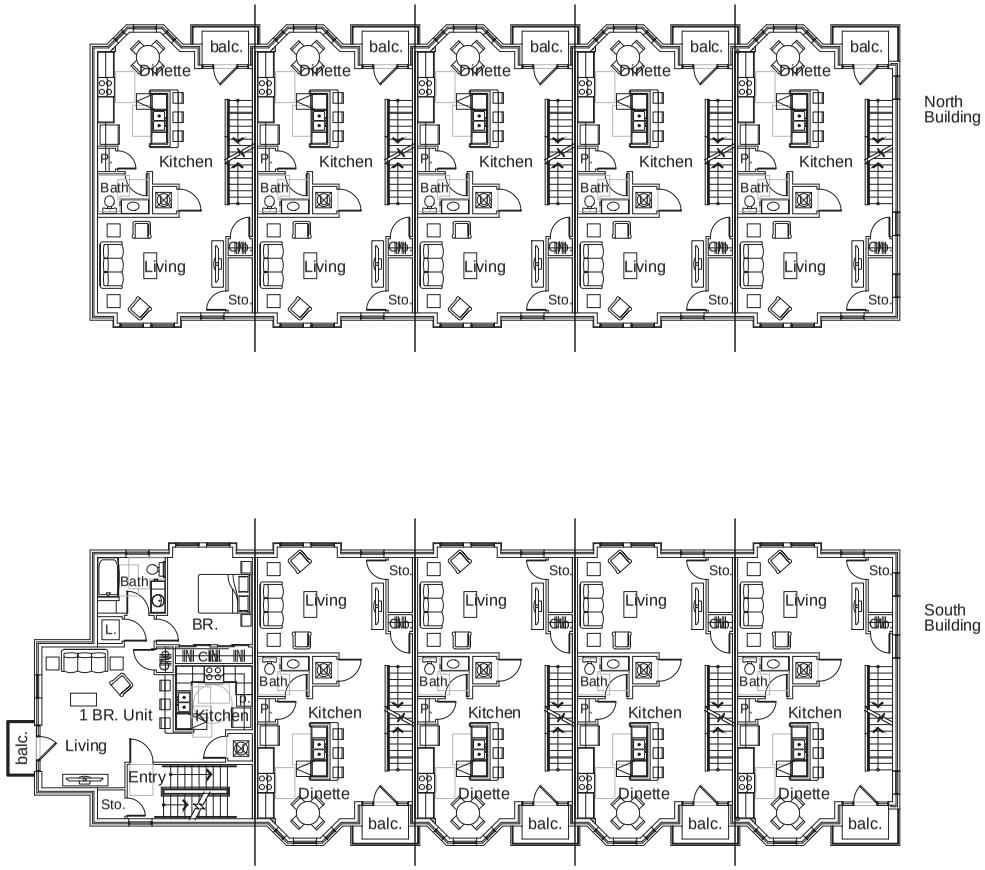

815 N. College Apartments

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

SECOND FLOOR PLAN

0 4 8 16 32 N

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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	

THIRD FLOOR PLAN

0 4 8 16 32 N

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