

**CITY OF BLOOMINGTON**



**PLAT COMMITTEE**

**December 10, 2018 @ 4:00 p.m.  
CITY HALL - KELLY  
CONFERENCE ROOM #245**

**ROLL CALL**

**MINUTES TO BE APPROVED: October 2018**

**REPORTS, RESOLUTIONS, AND COMMUNICATIONS:**

**PETITIONS:**

- DP-10-18     **Bob & Kari Costello**  
1924 E 2<sup>nd</sup> St.  
Final plat for a two lot subdivision zoned RS  
Case Manager: Amelia Lewis
- DP-33-18     **Habitat for Humanity**  
1003 W. 11<sup>th</sup> St.  
Preliminary plat approval for a 2 lot subdivision for property zoned Residential  
Core (RC) utilizing the Affordable Housing Standards of 20.05.009  
Case Manager: Amelia Lewis
- DP-35-18     **Patterson Pointe Ventures LLC**  
323 to 455 Westplex Ave.  
Final Plat for 3-lot Subdivision  
Case Manager: Jackie Scanlan
- DP-36-18     **City of Bloomington Redevelopment Commission**  
Southwest Corner of 11<sup>th</sup> St. & Rogers  
Final Plat Amendment to add Lots 3 & 4 to existing subdivision  
Case Manager: Jackie Scanlan
- DP-37-18     **City of Bloomington Redevelopment Commission**  
Southeast Corner of 11<sup>th</sup> St. & Rogers  
Final Plat Amendment to add northern portions correct right-of-way lines of  
Trades District Plat  
Case Manager: Jackie Scanlan

\*\*Next Meeting Date: January 7, 2019

Updated: 12/7/2018

**Auxiliary aids for people with disabilities are available upon request with adequate notice.  
Please call [812-349-3429](tel:812-349-3429) or e-mail [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).**

**BLOOMINGTON PLAT COMMITTEE  
STAFF REPORT  
Location: 1924 E 2<sup>nd</sup> St.**

**CASE #: DP-10-18  
DATE: December 10, 2018**

---

**PETITIONER: Bob & Kari Costello  
3415 Olcott Blvd, Bloomington, IN**

**CONSULTANT: Bledsoe Riggert Cooper James  
1351 W Tapp Rd, Bloomington, IN**

---

**REQUEST:** The petitioners are requesting final plat approval for a two lot subdivision zoned RS (Residential Single Family).

---

**REPORT:** The petition property is a 0.52 acre parcel located on the south side of E. 2<sup>nd</sup> Street between S. Rose Avenue and S. Clifton Avenue. The property is zoned Residential Single Family (RS) and has been developed with a single family home, accessory structure and a storage shed located at the southeast corner of the property.

The petitioners propose to subdivide the existing lot to create one lot containing the existing house that fronts on E. 2<sup>nd</sup> Street and a second lot that fronts on Anita Street to the south. Both proposed lots meet the minimum lot area and lot width standards of the zoning district. The existing primary structure and accessory structure will meet rear yard, side yard and front yard setbacks. The existing shed at the southeast corner of the site will be removed.

No construction is proposed on either lot at this time. Any future construction will be required to meet the development standards of the Unified Development Ordinance (UDO).

---

**FINAL PLAT REVIEW:** The Review Considerations for Final Plats BMC 20.09.190(g) require that the Plan Commission review (1) The written statement and supportive material submitted by the petitioner; (2) The Preliminary Plat; (3) The Final Plat; (4) Any commitments or conditions of approval attendant to prior approvals; (5) The testimony of the petitioner; (6) The testimony of the public during the Preliminary Plat public hearing, when applicable; (7) Any applicable development standards in Chapter 20.05: Development Standards; (8) Any applicable subdivision standards in Chapter 20.06: Subdivision Regulations; (9) Any applicable design standards in Chapter 20.07: Design Standards; (10) Any other applicable provisions of the Unified Development Ordinance; (11) Any requirements of the members of the Development Review Committee; (12) The Planning and Transportation Department report; and (13) Such other additional information as may be required by the Plan Commission to evaluate the petition.

---

**THE PRELIMINARY PLAT:** The preliminary plat was approved by the Plan Commission at its hearing on September 10, 2018.

At the Plan Commission hearing for the preliminary plat, several nearby property owners spoke to or submitted letters about existing drainage issues in the neighborhood and concern that future development on the proposed Lot 2 would exacerbate these. The Plan Commission included a condition of approval on the preliminary plat that states, "This approval is contingent upon the

petitioner providing an assessment to staff's satisfaction of whether any legally permitted construction on the proposed new lot would have a negative impact on surrounding drainage problems." To meet this condition the Department had the petitioner submit a drainage study that would show effects on surrounding lots of possible development on the proposed new lot. The study found that based on a potential site plan of the lot, there would be a 100% increase in stormwater run-off though there would be measures that could be taken on the property to minimize this impact including reducing impervious surfaces or using rain barrels. The Department consulted with Phil Peden from City of Bloomington Utilities who said the increase is negligible though the suggestions for mitigation could be implemented. This study is included in the packet. The Department is satisfied that through coordination with City of Bloomington Utilities, tactics can be implemented to mitigate any increase in drainage issues created by a typical residential development.

---

#### **CHAPTER 20.02 ZONING DISTRICTS:**

**Minimum Lot Size:** The minimum lot size for the RS zoning district is 8,400 square feet. The proposed Lot 1 to the north is 13,872 square feet. The proposed Lot 2 to the south will be 8,925 square feet. Both lots will remain zoned RS.

---

#### **CHAPTER 20.05 DEVELOPMENT STANDARDS:**

**Setbacks:** The existing structure and garage on the proposed Lot 1 will meet the required setbacks of the RS district. Any future structure on the proposed Lot 2 will be required to meet the setbacks of the RS district as well.

**Sidewalks:** The petitioner requested a waiver from the requirement to build sidewalks on both of the proposed lots, the frontages along both E. 2<sup>nd</sup> Street and Anita Street. The Plan Commission granted a waiver for the sidewalk along Anita Street but not along E 2<sup>nd</sup> Street. The petitioner will be required to install sidewalks along this frontage according to UDO standards.

**Entrances and Drives:** The proposed Lot 1 meets Entrance and Drive Standards. Any future entrance and drive on the proposed Lot 2 will be required to meet these standards.

---

**CHAPTER 20.06 SUBDIVISION REGULATIONS:** All subdivisions shall be designed according to one of the subdivision types specified in Chapter 6 of the UDO (20.06.005). The intent of the Traditional Subdivision (20.06.050) is to:

*Ensure the creation of a gridlike street and alley system that allows for maximum connectivity to adjacent neighborhoods as well as nonresidential activity centers;*

This petition does not disrupt the existing street and alley system within the existing neighborhood. No new streets are proposed with this petition.

*Create a pedestrian-scale streetscape design featuring narrow street profiles, on-street parking, building forward orientation, short block lengths, and decorative street lighting;*

This petition does add infill development to an existing short block. The building forward orientation is unknown at this time as no development on the new lot has been proposed, though it will be required to meet the RS development standards.



*Facilitate compatible development of parcels located next to existing subdivisions characterized by more grid-like street patterns;*

This petition fits into the existing street pattern and proposes two lot sizes that are not out of character for the surrounding neighborhood. A proposed lot size of 8,925 square feet is not out of context for the neighborhood. In the area bounded by E. 2<sup>nd</sup> Street to the north, E. Eastside Drive to the west, S. High Street to the east and E. 1<sup>st</sup> Street to the south, there are 25 out of 49 lots that range in size from 7,500 square feet to 10,000 square feet.

*Facilitate development on properties not characterized by environmental constraints;*

No environmental constraints are found. While drainage issues have been reported, the City Drainage Engineer believes it is possible to implement measures to mitigate increased runoff on-site.

*Provide a range of development options (including mixed uses, affordable housing, accessory dwelling units) where warranted by adjacent development patterns; and*

The petition adds additional housing in a neighborhood centrally located in town. As previously mentioned, the two proposed lot sizes are not out of character for the neighborhood. While the proposed Lot 2 has minimal frontage along the platted right-of-way of Anita Street, the design meets UDO subdivision standards.

*Facilitate fulfillment of the Growth Policies Plan's policies entitled Compact Urban Form, Mitigate Traffic, and Conserve Community Character.*

See above for Comprehensive Plan guidance.

---

**CHAPTER 20.07 DESIGN STANDARDS:** Chapter 7 outlines design standards for site and infrastructure improvements associated with all subdivisions, including the Traditional Subdivision as identified in the previous section.

**Lot Establishment Standards (LT):**

**Lot Width Measurement:** The minimum lot width for the RS zoning district is 60 feet. For newly created lots, the lot width shall be measured at the minimum required setback distance from the front lot line (Lot Width, 20.11, Definitions). The proposed width of Lot 1 remains the same at 83.21 feet and the proposed width of Lot 2 at the 15 foot building setback is 81 feet.

**Frontage:** All new residential lots shall have frontage on a public street. The new lot has frontage along Anita Street and existing lot maintains frontage on 2<sup>nd</sup> Street.

**Right-of-way:** See Street and Right-of-Way Standards (SR) below.

**Pedestrian Network Standards (PN):**

**Pedestrian Access:** All developments shall integrate pedestrian facilities along street frontages, located one (1) foot inside the right-of-way to be dedicated to the City. This sidewalk shall be separated from a five (5) foot wide tree plot with street trees planted every forty feet (40) of street frontage (20.05.052(d)(1)). The Plan Commission granted a

waiver from these requirements along Anita Street but not along 2<sup>nd</sup> Street. The sidewalk is still required along 2<sup>nd</sup> Street.

**Street and Right-of-Way Standards (SR):**

**Right of Way:** Lot 1 will be required to dedicate approximately 1,079 sf of right-of-way along E. 2<sup>nd</sup> Street. The proposed Lot 2 will be required to dedicate approximately 100 square feet of right of way along the east side of Anita Street.

**Connectivity:** All developments shall provide stub streets to connect to adjacent properties, and where the development abuts land that has established stub streets, built or platted, the petitioner shall design the street system to connect to those stub streets. No new streets are proposed with this petition.

**Vehicular Access:** Lot 1 will continue to be accessed from the existing driveway on E. 2<sup>nd</sup> Street and Lot 2 will be accessed from Anita Street. The northern, paved portion of Anita Street ends approximately thirty-eight (38) feet south of the end of the right-of-way. The adjacent property owner at 620 S. Anita Street derives access from the terminus of the paved portion of Anita Street. The preliminary plat shows a proposed entrance to Lot 2 off of the North terminus of the Anita Street right-of-way. The existing conditions of this site may make a drive entrance on Lot 2 difficult (see images included in Plan Commission Packet for the Preliminary Plat), however the proposed Lot 2 is legally allowed to derive access from the existing right-of-way. Any proposed use on this property would likely be low in traffic volume, though access may impact the adjacent property owners to the south and the west, as the driveways are very close in proximity.

**Utility Standards (UT):**

**Utilities:** The existing home is serviced by water and sanitary from 2<sup>nd</sup> Street and the new lot will be serviced by water and sewer from Anita Street. Public water service is available along the south property line. There is an existing sanitary sewer line along Anita Street.

The petitioner contacted City of Bloomington Utilities in November 2017 to inquire about the availability of services at this location. CBU confirmed that services would be available. Following concerns of adjacent property owners regarding electric service, the petitioner contacted Duke Energy. Duke Energy said that services would be available and not impact the service to adjacent properties. Both of these letters are attached.

---

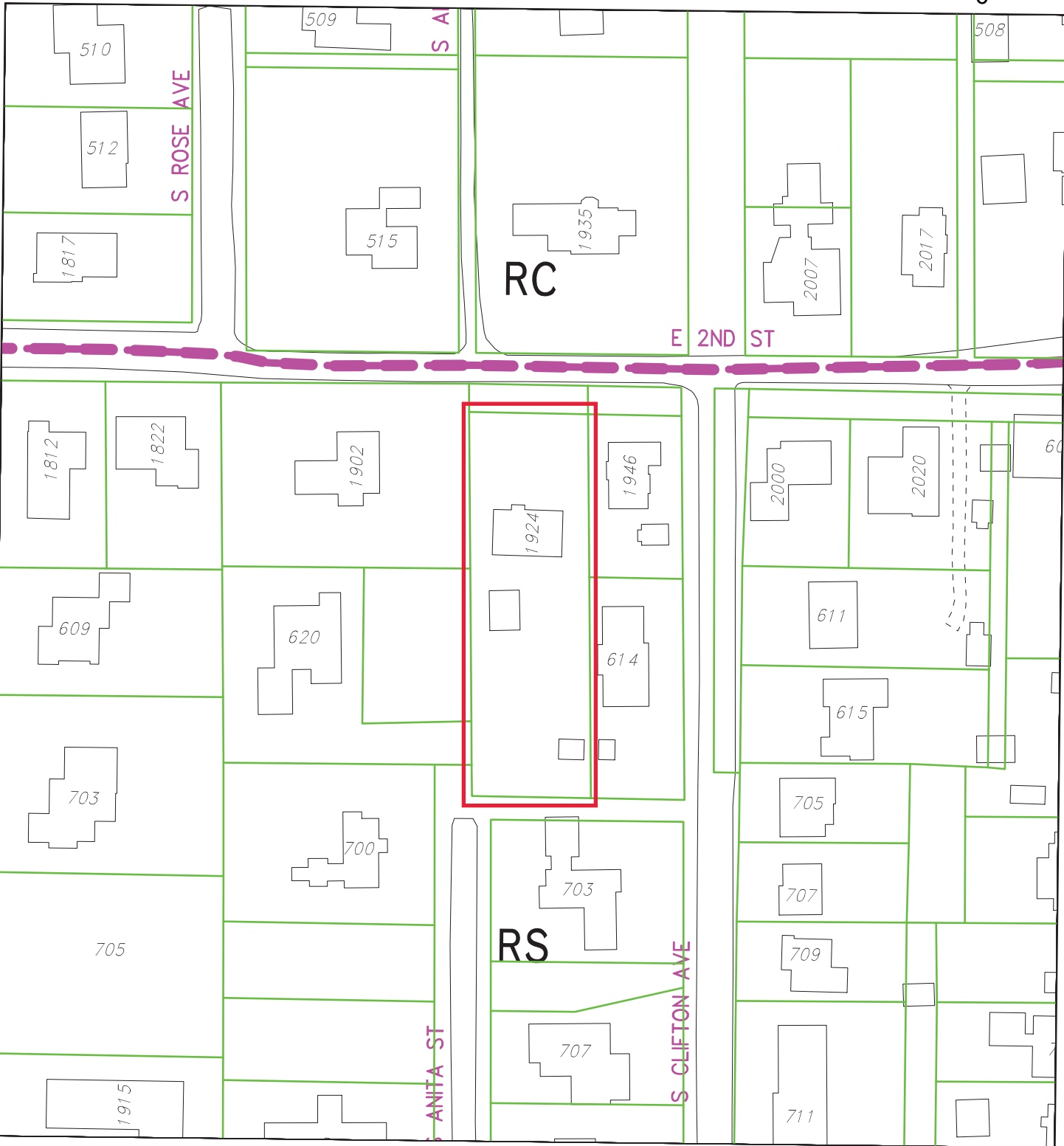
**CONCLUSION:** Any future development on the proposed Lot 2 will be required to meet all applicable zoning requirements including setbacks, entrance and drive standards and impervious surface maximums. The petition meets the standards set out in Chapters 6 and 7. The Department understands the concerns of adjacent property owners about the addition of this lot due to the existing access conditions at the north end of Anita Street and negative drainage consequences if the lot is developed. The petitioner and the Department have addressed these concerns in the preliminary plat hearings and in the conditions of approval from that hearing. Any future development on the proposed Lot 2 should take into consideration using a reduced footprint, minimizing the amount of impermeable surfaces on the site, and implementing any possible

stormwater infrastructure. However, the Department has determined that the petition meets all UDO requirements for subdivision.

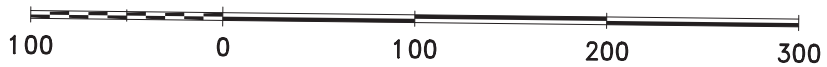
---

**RECOMMENDATION:** Based on the written findings above, the Department recommends approval of DP-10-18 with the following conditions:

1. The right-of-way as shown on the plat shall be dedicated as right-of-way for public use.
2. Sidewalks shall be installed along E 2<sup>nd</sup> Street frontage in existing and proposed rights-of-way. This work shall be bonded for with the recording of the final plat and this work shall receive a right-of-way excavation permit.
3. Any future work on the proposed Lot 2 shall be reviewed and accepted by the City of Bloomington Utilities.

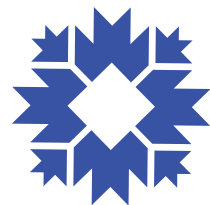


By: lewisa  
3 Jun 18



For reference only; map information NOT warranted.

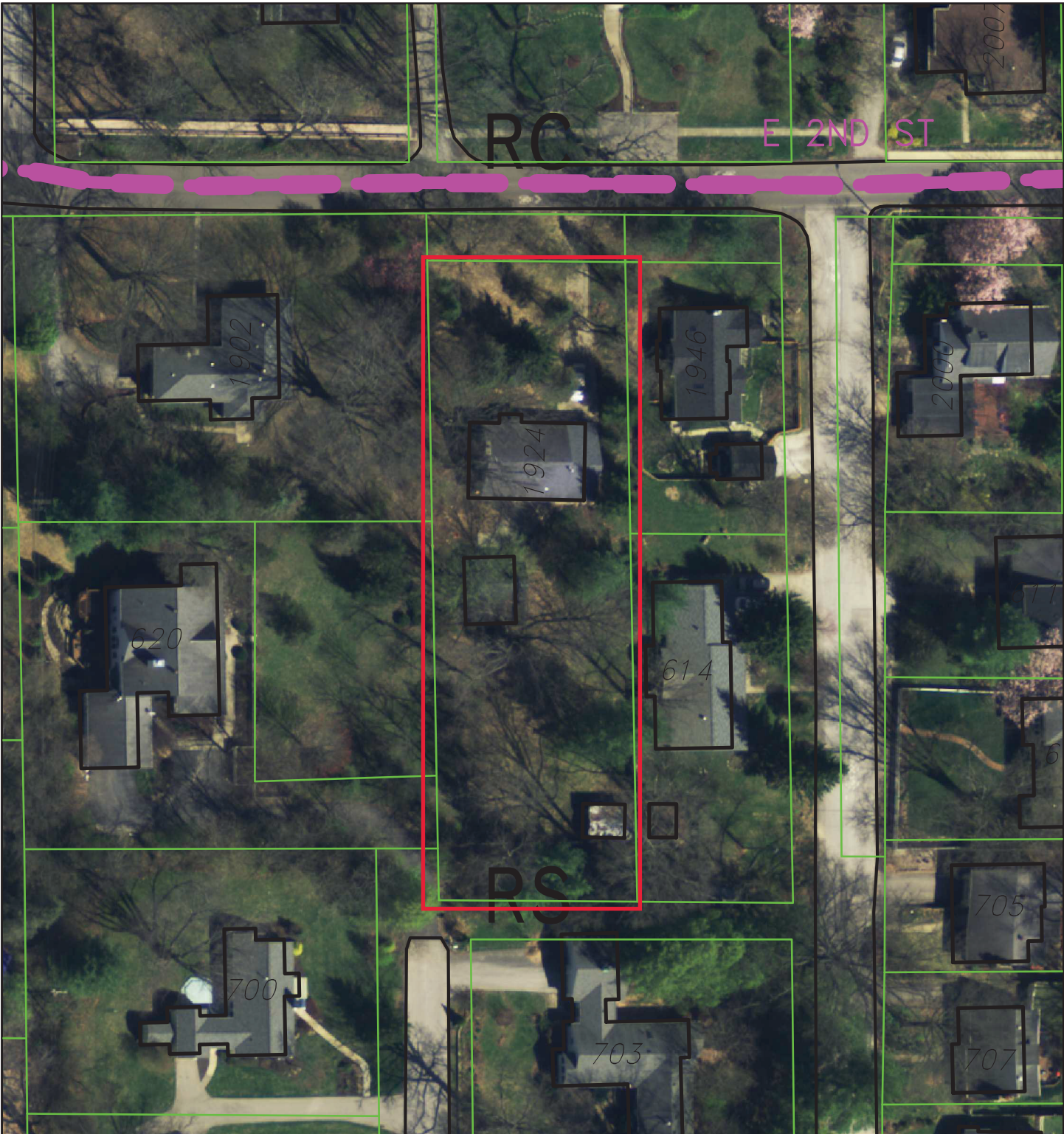
City of Bloomington  
Planning & Transportation



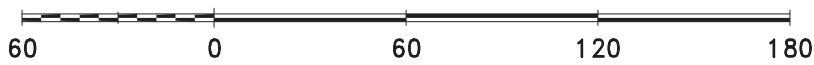
Scale: 1" = 100'



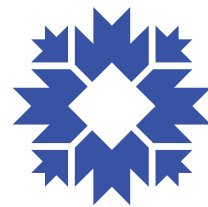




By: lewisa  
3 Jun 18



City of Bloomington  
Planning & Transportation



Scale: 1" = 60'

For reference only; map information NOT warranted.

# COSTELLO FINAL PLAT

## A PART OF SEMINARY LOT 129 AND A PART OF TAYLOR ADDITION TO THE CITY OF BLOOMINGTON, INDIANA ALL IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 1 WEST MONROE COUNTY, INDIANA

### OWNER CERTIFICATION

The undersigned, Bob & Kari Costello, LLC, being the owners of the described real estate herein, do hereby layoff and plat the same into two lots in accordance with this plat and certificate.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

This plat shall be known and designated as Costello Final Plat.

In Witness Whereof, Bob & Kari Costello, LLC, have executed this instrument and caused their names to be subscribed thereto, this \_\_\_\_\_ day of December, 2018.

Bob & Kari Costello, LLC  
By: \_\_\_\_\_

### STATE OF INDIANA, COUNTY OF MONROE

Before me, a Notary Public for said County and State, acknowledged the execution of this instrument this \_\_\_\_\_ day of December 2018.

Notary  
Notary Signature  
My commission expires: \_\_\_\_\_  
County of Residence: \_\_\_\_\_

### PLAT COMMITTEE AND BOARD OF PUBLIC WORKS

Under the authority provided by Chapter 174, Acts of 1977, enacted by the General Assembly of the State of Indiana and Chapter 174, Acts of 1977, enacted by the General Assembly of the State of Indiana, this plat, and acceptance of right-of-way dedication, was given approval by the City of Bloomington as follows:

APPROVED BY THE CITY AT A PLAT COMMITTEE MEETING HELD: December \_\_\_\_\_, 2018  
APPROVED BY THE CITY BOARD OF PUBLIC WORKS MEETING HELD: December \_\_\_\_\_, 2018

Director Planning & Transportation Department  
President of Plan Commission  
President of Board of Public Works  
Member of Board of Public Works

### OWNER/DEVELOPER

Bob & Kari Costello, LLC  
1351 West Tapp Road  
Bloomington, IN 47403

### RECORD INFORMATION

Instrument No. 2017015795  
Parcel Number: 35-08-015-209-025-000-009

### ZONING

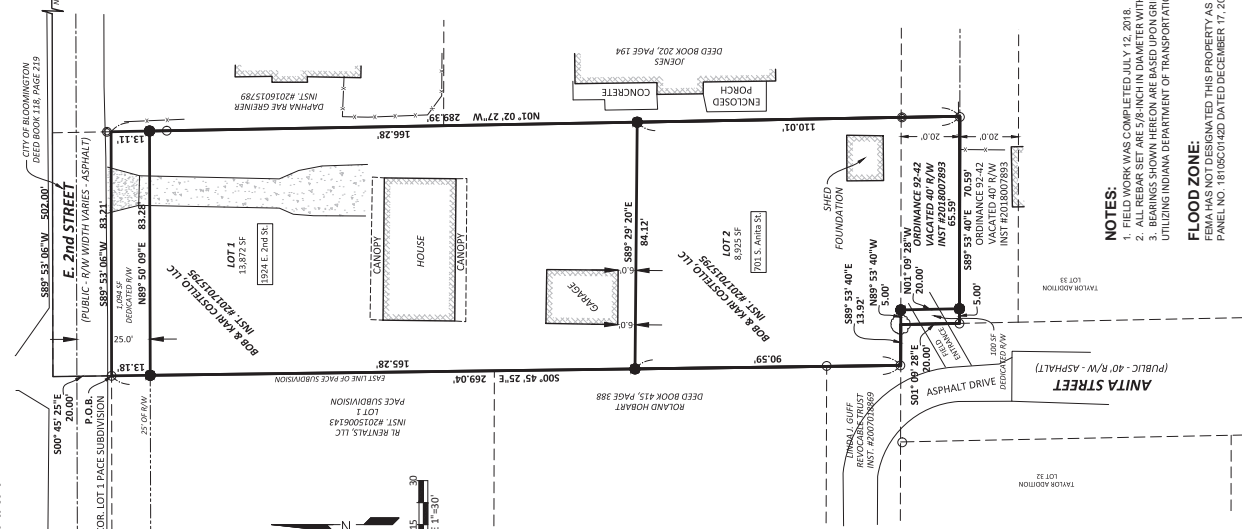
Subject: Residential Single-Family (RS)  
Applicator: Residential Single-Family (RS)

### SETBACKS

PRIMARY STRUCTURE  
FRONT: 35 feet  
SIDE: 5 feet plus 4 feet for each  
foot above the ground floor.  
REAR: 25 feet

### LEGEND:

|      |                                           |
|------|-------------------------------------------|
| —    | FENCE                                     |
| —    | LINE NOT TO SCALE                         |
| ●    | 1" DIA. REBAR WITH CAP "BRCI INC 6892 IN" |
| ○    | IRON PIPE FOUND AS NOTED                  |
| ○    | REBAR FOUND AS NOTED                      |
| △    | STONE FOUND                               |
| ■    | POST FOUND                                |
| RW   | RIGHT-OF-WAY                              |
| C/L  | CENTERLINE                                |
| AG   | ABOVE GROUND                              |
| B.G. | BELOW GROUND                              |
| FD   | FOUND                                     |
| XXXX | ADDRESS                                   |



**SUBDIVISION DESCRIPTION**  
This plat is a part of Seminary Lot 129, located in the Northwest Quarter of Section 3, Township 8 North, Range 1 West, Monroe County, Indiana. The land shown on the plat is bounded by E. 2nd Street to the north, E. Eastside Lane to the east, E. Eastside Blvd to the south, and E. Eastside Dr to the west. The total area of the land shown on the plat is 0.05 acre (1725 and 625 sq. ft.).

**COMMENCING**  
At the Northeast corner of said Seminary Lot 129, thence SOUTH 89 degrees 53 minutes 08 seconds WEST, along the north line of said Seminary Lot 129, 502.00 feet; thence along the north line of said Seminary Lot 129, SOUTH 00 degrees 45 minutes 25 seconds EAST, 20.00 feet to the Northeast corner of Pace Subdivision, Bloomington, Indiana as recorded in Plat Cabinet B, Envelope 382, in the Office of the Recorder of Monroe County and the POINT OF BEGINNING, thence SOUTH 06 degrees 45 minutes 25 seconds EAST, along the east line of said Pace Subdivision, 200.04 feet to the right-of-way of Anita Street; thence leaving the east line of said Pace Subdivision, 45 minutes 25 seconds EAST, along the east line of said Pace Subdivision, 200.04 feet to the right-of-way of Anita Street; thence leaving said right-of-way, SOUTH 89 degrees 53 minutes 08 seconds EAST, along said vacated alley, containing 70.59 feet; thence leaving said vacated alley, containing 70.59 feet, thence leaving said right-of-way, SOUTH 89 degrees 53 minutes 08 seconds EAST, along said vacated alley, containing 70.59 feet; thence leaving said right-of-way, SOUTH 01 degrees 02 minutes 27 seconds WEST, 288.39 feet; thence SOUTH 89 degrees 53 minutes 08 seconds WEST, 83.21 feet to the point of beginning, containing 0.05 acres more or less and subject to all legal rights of way and easements described as follows:

**REPORT OF SURVEY**  
In accordance with Title 865, 1-12-30 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various measurements and computations used and comes established on this survey as a result of:  
(a) Reference monuments of record  
(b) Evidence of active lines of occupation  
(c) Relative Positional Accuracy "RPA"  
(d) Relative Positional Accuracy "RPA"

**The Relative Positional Accuracy "RPA"** (due to random errors in measurement of this survey is within that allowable for a suburban survey (0.13 feet plus 100 ppm) as defined IAC, Title 865 "Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.)

In regard to "ACTIVE LINES OF OCCUPATION" point (c) above: ACTIVE refers to lines which are marked by visible, obvious, well defined and maintained, man-made or placed objects, such as, but not limited to, fences, hedges and retaining walls. The uncertainty cited for a line of occupation is greater in nature and is NOT intended to be specific for every point along the line. Therefore portions of the occupation line may vary from the surveyed line by a distance greater or less than uncertainty cited in this report.

This survey is an original survey. The property is currently in the name of Bob & Kari Costello, LLC (Instrument Number 2017015795) located at 1351 West 2nd Street, Bloomington, Indiana 47404. This survey was performed at the request of Bob & Kari Costello, LLC to divide the subject parcel into two lots. This survey is not complete without the Report of Survey associated with the retirement survey by Matthew M. Krivy of Bleskove Rogget Cooper James, Inc., dated July 30, 2018; recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2018010249.

**MONUMENTS FOUND:**  
See survey #1.

**SURVEYS CONSULTED:**  
1. Matthew M. Krivy of Bleskove Rogget Cooper James, Inc., dated July 30, 2018; recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2018010249.

**DEED ANALYSIS:**  
See survey #1.

**ESTABLISHMENT OF LINES AND CORNERS:**  
The new parcels and street right-of-way were at the direction of the owner and the City of Bloomington.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows: as noted in survey #1.  
Due to Availability and condition of reference monuments, as noted in survey #1.  
Due to Occupation or possession lines, as shown and as noted in survey #1.

Due to Clarity or ambiguity of the record description used and of adjoiners' descriptions and the relationship of the lines of the subject tract with adjoiners' lines; as noted in survey #1.

**SURVEYORS CERTIFICATION**  
This survey was executed according to survey requirements contained in Section 1 through 19 of 865 IAC 1-12. This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose. Evidence of encumbrances have not been located in the field and are not shown on this survey drawing. Subject to the above reservation, I hereby certify that the survey work performed on the project shown herein was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."  
Certified November 28, 2018.

Matthew M. Krivy  
Professional Surveyor No. LS20800146  
State of Indiana

**NOTES:**  
1. FIELD WORK WAS COMPLETED JULY 12, 2018.  
2. ALL REBAR SET ARE 5/8-INCH IN DIAMETER WITH YELLOW PLASTIC CAP STAMPED "BRCI INC 6892IN".  
3. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH, NAD83(2011) (INDIANA STATE PLANE WEST ZONE). ESTABLISHED FROM GPS OBSERVATIONS UTILIZING INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) INCORS VMS NETWORK; PROCESSED MAY 04, 2018.

**FLOOD ZONE:**  
FEMA HAS NOT DESIGNATED THIS PROPERTY AS A SPECIAL FLOOD HAZARD AREA. PROPERTY IS LOCATED IN FLOOD ZONE X PER COMMUNITY PANEL NO. 18105C-0142D DATED DECEMBER 17, 2010.





BRCJ PROJECT NO. 9725.B - 1924 EAST SECOND STREET, COSTELLO

26 NOV 2018

STORMWATER RUNOFF ANALYSIS

1/4

DETERMINE THE ANTICIPATED <sup>INCREASE IN</sup> RUNOFF FROM THE POSSIBLE DEVELOPMENT OF LOT 2 OF THE COSTELLO SUBDIVISION, AND COMPARE IT TO EXISTING CONDITIONS.

EXISTING CONDITIONS - <sup>THE EXISTING 8,925 SF</sup> SITE IS WOODED WITH THE REMAINS OF A 12.4' X 15.3' SHED. THE SITE SLOPES GENTLY FROM EAST TO WEST.

POSSIBLE FUTURE CONDITIONS MAY CONSIST OF THE FOLLOWING:

- HOUSE - 25 X 50 = 1,250 SF
- DRIVEWAY, PARKING AREA, AND WALK TO HOUSE = 1,014.8 SF
- DRIVEWAY WITHIN PUBLIC RIGHT-OF-WAY - 8 FT WIDE = 235.5 SF

NO MAJOR GRADING CHANGES TO THE SITE ARE NECESSARY OTHER THAN MINOR GRADING TO DIRECT STORMWATER AWAY FROM AND AROUND THE HOUSE.

\* REFER TO ATTACHED DRAWING - COSTELLO FINAL PLAT LOT 2, PROPOSED SITE IMPROVEMENT PLAN.

DETERMINE PRE-DEVELOPED AND POST-DEVELOPED PEAK RUNOFF RATES FOR THE 2, 10, AND 100 YEAR STORM EVENTS USING THE RATIONAL METHOD,

$$Q = CIA$$

DETERMINE TIME OF CONCENTRATION - CONSIDER LONGEST DRAINAGE PATH FROM SOUTHEAST CORNER OF LOT 2 TO APPROXIMATE MIDPOINT OF WEST PROPERTY LINE. THE PRE AND POST DEVELOPED TIME OF CONCENTRATION SHOULD BE VERY SIMILAR BASED ON THE PROPOSED IMPROVEMENTS AND IS ASSUMED TO BE THE SAME.

USE HATHAWAY/KERRY'S EQUATION,  $t_c = 0.83 (L/S^{0.5})^{0.467}$

3/4

$$t_c = 0.83 (nL / s^{0.5})^{0.467}$$

$n$ , COEFFICIENT OF SURFACE ROUGHNESS = 0.40 AVERAGE GRASS COVER

$L$ , FLOW LENGTH = 104'

$$s, \text{ SLOPE} = (30(0.0270) + 74(0.0102)) / 104 = 0.0156$$

$$t_c = 0.83 (0.40(104) / (0.0156)^{0.5})^{0.467} = 12.51 \text{ MINUTES}$$

CONSIDER  $t_c = 10$  MINUTES FOR THIS ANALYSIS

DETERMINE PRE-DEVELOPMENT RUNOFF,  $Q_{PRE} = CA$

$C$ , COMPOSITE <sup>PRE-DEVELOPMENT</sup> RUNOFF COEFFICIENT =

$$C = \frac{(12.4(15.3)(0.95) + 235.5(0.17) + (8,925 - (12.4)(15.3))(0.17))}{(8,925 + 235.5)}$$

↙ SHED
↙ R/W
↙ LOT 2 LESS SHED

$$C = 0.1862$$

$i$ , RAINFALL INTENSITIES PER CBU STANDARD DETAIL NO. 16

FOR 10 MINUTE TIME OF CONCENTRATION

$$i_{2 \text{ YEAR}} = 4.20 \text{ IN/HR}$$

$$i_{10 \text{ YEAR}} = 5.75 \text{ IN/HR}$$

$$i_{100 \text{ YEAR}} = 7.84 \text{ IN/HR}$$

$$A, \text{ AREA} = (8,925 + 235.5 \text{ SF}) / 43,560 \text{ SF/ACRE} = 0.2103 \text{ ACRES}$$

$$Q_{PRE_2} = 0.1862 (4.20) (0.2103) = 0.17 \text{ CFS} \quad \left| \quad Q_{PRE_{10}} = 0.23 \text{ CFS} \quad \left| \quad Q_{PRE_{100}} = 0.31 \text{ CFS}$$



DETERMINE POST-DEVELOPMENT RUNOFF,  $Q_{\text{POST}} = C_i A$

C, COMPOSITE POST-DEVELOPMENT RUNOFF COEFFICIENT

$$C = \frac{(1,250 (0.95) + 1,014.8 (0.95) + 235.5 (0.95) + (8,925 - (1,250 + 1,014.8)) (0.17))}{(8,925 + 235.5)}$$

↑ HOUSE
↑ PAVEMENT ON LOT 2
↑ PAVEMENT IN P/W
↑ BALANCE OF LOT 2

$$C = 0.3829$$

i, RAINFALL INTENSITIES FOR THE 2, 10, AND 100 YEAR EVENTS ARE THE SAME AS THE PRE-DEVELOPED CONDITION.

$$i_{2\text{YRS}} = 4.28, \quad i_{10\text{YRS}} = 5.75, \quad i_{100\text{YRS}} = 7.84 \text{ IN/HR}$$

A, AREA REMAINS THE SAME AT 0.2103 ACRES

$$Q_{\text{POST}_2} = 0.3829 (4.28) (0.2103) = 0.34 \text{ CFS} \quad \left| \quad Q_{\text{POST}_{10}} = 0.46 \text{ CFS} \quad \right| \quad Q_{\text{POST}_{100}} = 0.63 \text{ CFS}$$

COMPARISON OF PRE TO POST-DEVELOPED RUNOFF RATES

| RAINFALL EVENT [YR] | PRE-DEVELOPED RUNOFF RATE [CFS] | POST-DEVELOPED RUNOFF RATE [CFS] | PRE-POST INCREASE [CFS] |
|---------------------|---------------------------------|----------------------------------|-------------------------|
| 2                   | 0.17                            | 0.34                             | 0.17                    |
| 10                  | 0.23                            | 0.46                             | 0.23                    |
| 100                 | 0.31                            | 0.63                             | 0.32                    |

BASED ON THE PROPOSED IMPROVEMENTS TO LOT 2 WE WOULD ANTICIPATE A 100% INCREASE IN STORMWATER RUNOFF DURING EACH EVENT, EVEN THOUGH THE INDIVIDUAL INCREASES ARE RELATIVELY MINOR.

THE POST-DEVELOPED RUNOFF RATES MAY BE REDUCED BY LIMITING IMPERVIOUS SURFACES, INCLUDING A SMALLER BUILDING FOOTPRINT AND LESS PAVED SURFACE AREAS FOR DRIVES, PARKING, AND WALKS. THE USE OF RAIN BARRELS AND/OR A CISTERN TO COLLECT AND STORE RUNOFF FOR IRRIGATION, TOILETS, OR WASH COULD BE CONSIDERED.

THE SOILS IN THIS AREA ARE TYPE C&R, CRIDER URBAN LAND COMPLEX. THE USDA CONSIDERS THIS SOIL CLASSIFICATION AS WELL DRAINED WITH MODERATE PERMEABILITY AND A PERMEABILITY RATE RANGING FROM 0.6 - 2.0 INCHES PER HOUR. THE USE OF RAIN GARDENS OR PERMEABLE PAVING MAY WORK WELL ON THIS SITE TO LIMIT AN INCREASE IN RUNOFF.

PREPARED BY WILLENE RIGGERT COOPER JAMES

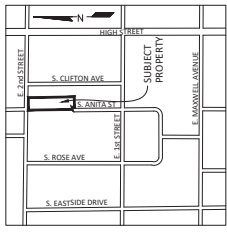
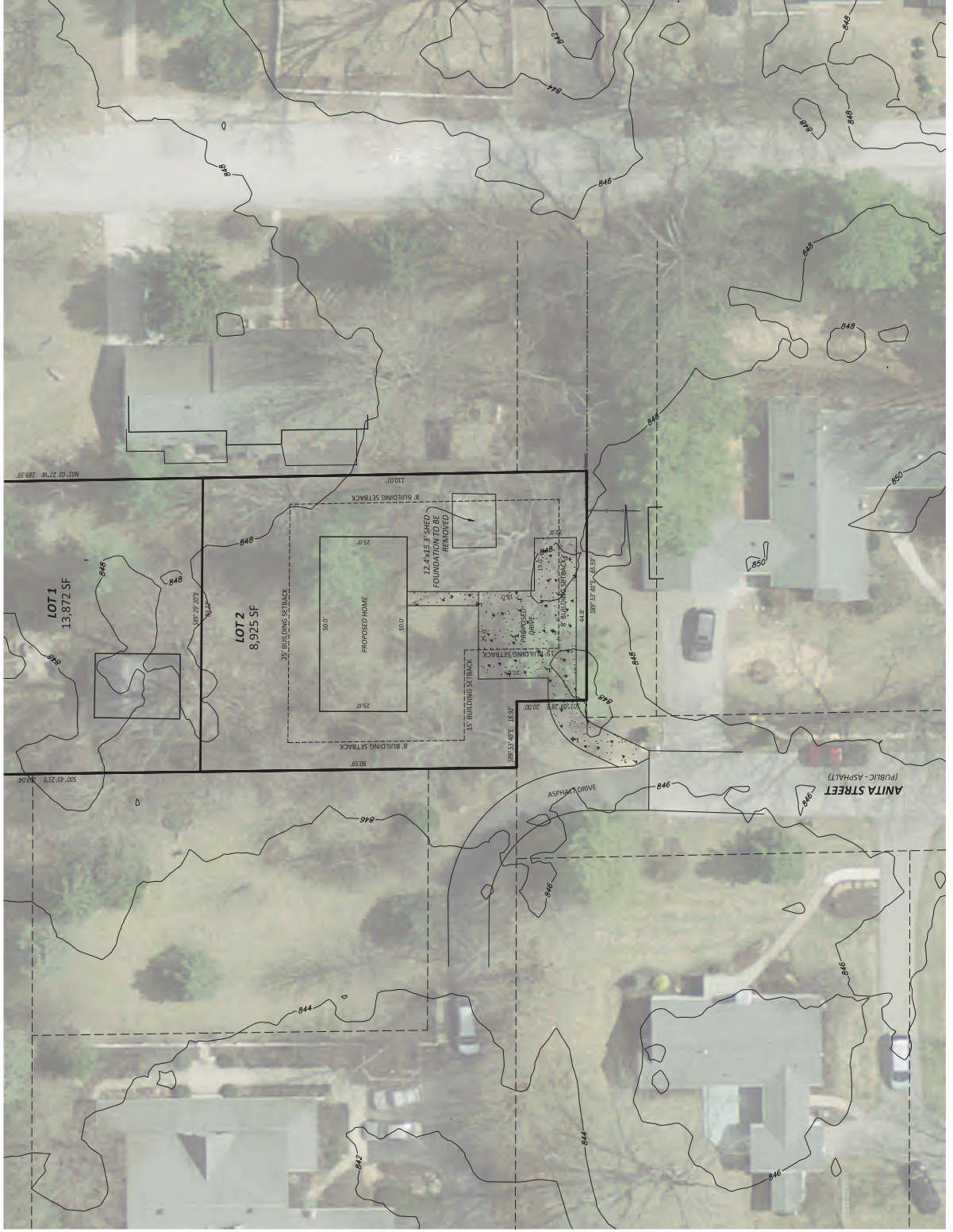


WILLIAM S. RIGGERT, PE



**COSTELLO FINAL PLAT LOT 2**  
**PROPOSED SITE IMPROVEMENT PLAN**  
 A PART OF SEMINARY LOT 129 AND A PART OF TAYLOR  
 ADDITION TO THE CITY OF BLOOMINGTON, INDIANA ALL IN  
 THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 8  
 NORTH, RANGE 1 WEST  
 MONROE COUNTY, INDIANA

**NOTES:**  
 1. 2 FOOT CONTOURS ARE APPROXIMATELY SHOWN PER THE 2011-2013 INDIANA STATEWIDE LIDAR  
 DATA FROM OPEN TOPOGRAPHY (WWW.OPEN TOPOGRAPHY.ORG). A TOPOGRAPHIC SURVEY OF THE SITE  
 IS REQUIRED TO DETERMINE ACTUAL SITE TOPOGRAPHY.



**OWNER/DEVELOPER**  
 Bob & Kari Costello, LLC  
 3415 Olcott Boulevard  
 Bloomington, IN 47402

**RECORD INFORMATION**  
 Bob & Kari Costello, LLC  
 Instrument No. 203.7015795  
 Parcel Number: 53-08-03-200-0259-000-009

**ZONING**  
 Subject: Residential Single-Family (RS)  
 Adjacent: Residential Single-Family (RS)

**SETBACKS**  
**PRIMARY STRUCTURE**  
 FRONT: 15 Feet  
 SIDE: 8 feet plus 4 feet for each  
 story above the ground floor.  
 REAR: 25 feet

**BLOOMINGTON PLAT COMMITTEE**  
**STAFF REPORT**  
**Location: 1003 W 11<sup>th</sup> Street**

**CASE #: DP-33-18**  
**DATE: December 10, 2018**

**PETITIONER:**      **Habitat for Humanity**  
                                 **213 E. Kirkwood Ave., Bloomington**

**OWNER:**              **Michael Grove**  
                                 **Chapel Hill, North Carolina**

**REQUEST:** The petitioner is requesting preliminary plat approval for a two lot subdivision for property zoned Residential Core (RC) utilizing the Affordable Housing Standards of 20.05.009.

**REPORT:** The 9,949 square foot site is located on the south side of W. 11th Street between N. Monroe Street to the west and N. Diamond Street to the east. The property line extends approximately 175 feet to the south and is immediately adjacent to a 25 foot wide parcel owned by the City of Bloomington Redevelopment Commission. This lot abuts W. Cottage Grove.

The petitioner proposes to subdivide the existing lot to create one lot containing the existing house that fronts on W. 11th Street, Lot 8A, and a second lot that fronts on W. Cottage Grove Avenue to the south, Lot 8B. The petitioner would be utilizing the Affordable Housing Standards of 20.05.009 to meet reduced development standards. The proposed property lines would make this a through-lot, meaning the southern property line is along W. Cottage Grove Avenue to the south. The petitioner has a Memorandum of Understanding with the Redevelopment Commission that upon approval of this lot division, will grant this portion of the property to the petitioner to be included in the subdivision.

The proposed property lines would make this a through-lot, meaning the southern property line is along W. Cottage Grove Avenue to the south. The petitioner is planning to construct one new single family home on the proposed lot 8B. A site plan has not yet been approved for this construction. The existing structure on the proposed northern lot will meet rear yard and front yard setbacks. Any future construction will be required to meet the development standards of the Unified Development Ordinance (UDO).

**PRELIMINARY PLAT REVIEW:** The Review Considerations for Preliminary Plats BMC 20.09.180(h) require that the Plan Commission review (1) The written statement and supportive material submitted by the petitioner; (2) The Preliminary Plat; (3) The testimony of the petitioner; (4) The Growth Policies Plan (now the 2018 Comprehensive Plan); (5) Any applicable standards in *Chapter 20.02: Zoning Districts*; (6) Any applicable development standards in *Chapter 20.05: Development Standards*; (7) Any applicable subdivision standards in *Chapter 20.06: Subdivision Regulations*; (8) Any applicable design standards in *Chapter 20.07: Design Standards*; (9) Any other applicable provisions of the Unified Development Ordinance; (10) The Planning and Transportation Department report; and (11) Such other additional information as may be required by the Plan Commission or Plat Committee to evaluate the petition.

---

**COMPREHENSIVE PLAN:** The 2018 Comprehensive Plan designates this area as Mixed Urban Residential and gives the following guidance on development:

*“The close proximity to the downtown, Indiana University, and area employers, along with good access to urban services, makes this district a priority area for affordable housing initiatives.*

The area is within walking distance to Downtown and other surrounding locations including parks and schools.

*“Historic designations are common within this district, and adjacent infill activities must respect the historic character of adjacent properties. Vacant lots should be redeveloped with compatible infill that reflects the desired character of the neighborhood.*

The proposed lot sizes and proposed future use of the proposed lots are compatible with the existing character of the neighborhood. The proposed lot division would make way for a compatible infill affordable housing unit.

---

**CHAPTER 20.02 ZONING DISTRICTS:** The properties are zoned Residential Core (RC).

**Lots:** The minimum lot standard for this zoning district is 7,200 sf. The Affordable Housing Standards of BMC 20.09.011(4)(A) allow for a reduced lot area of 40%. With these standards the minimum lot size is 4,320 sf. In order to meet this standard for the proposed southern lot, the portion currently owned by the Bloomington Redevelopment Commission is required. With this portion included in the proposed lot area calculations, the proposed Lot 8A will be approximately 4,972 sf and the proposed Lot 8B will be approximately 4,972 sf. Both of the proposed lots meet the allowed reduced standards.

---

**CHAPTER 20.05 DEVELOPMENT STANDARDS:** The petitioner is proposing to use the Affordable Housing Standards of 20.05.009 which provides incentives for affordable housing. The following standards are applicable to this petition:

*20.05.009(d)(3) Single-family Residential Parking: Parking requirements may be reduced to a maximum of one (1) on-site parking space per single-family house when adequate adjacent on-street parking is available.*

*20.05.009(d)(4) Reduced Bulk Requirements; Single-family Lots: The following reductions in development standards may be applied to single-family residential lots and may be approved by the staff: (A) Lot Area: Minimum lot area standards may be reduced up to forty percent (40%). (B) Lot Width: Minimum lot width standards may be reduced up to twenty percent (20%). (C) Side Building Setbacks: Side building setbacks may be reduced to five (5) feet regardless of the number of stories. (D) Rear Building Setbacks: Rear building setbacks may be decreased to fifteen (15) feet.*

**Setbacks:** BMC 20.05.011(4)(C) permits a reduced five (5) foot side building setback and 20.05.011(4)(D) permits a reduced rear building setback to fifteen (15) feet. For the existing single family structure on the proposed Lot 8A, existing side yard setbacks are grandfathered. The proposed lot line does not conflict with the 25 foot rear setback of the RC zoning district for the existing structure on the proposed Lot 8A. Any future affordable housing development on the proposed Lot 8B will be required to meet the Affordable Housing Standards of 20.05.009.



**Pedestrian Facilities:** There are existing sidewalks on both of the proposed lots.

---

**CHAPTER 20.06 SUBDIVISION REGULATIONS:** All subdivisions shall be designed according to one of the subdivision types specified in Chapter 6 of the UDO (20.06.005). The intent of the Traditional Subdivision (20.06.050) is to:

*Ensure the creation of a gridlike street and alley system that allows for maximum connectivity to adjacent neighborhoods as well as nonresidential activity centers;*

This petition does not disrupt the existing street and alley system within the existing neighborhood. No new streets are proposed with this petition.

*Create a pedestrian-scale streetscape design featuring narrow street profiles, on-street parking, building forward orientation, short block lengths, and decorative street lighting;*

This petition does add infill development in a manner that is not uncharacteristic to surrounding properties. With any future development on the proposed southern lot, the structure will be required to meet the reduced Affordable Housing development standards. There is existing on-street parking on Cottage Grove Avenue.

*Facilitate compatible development of parcels located next to existing subdivisions characterized by more grid-like street patterns;*

This petition fits into the existing grid like street pattern and proposes two lot sizes that are not out of character for the surrounding neighborhood. There are two more properties to the west also developed by the petitioner with the same lot sizes and similar development. In addition, the properties along the north side of W 11<sup>th</sup> Street are similar in size.

*Facilitate development on properties not characterized by environmental constraints;*

No environmental constraints are found.

*Provide a range of development options (including mixed uses, affordable housing, accessory dwelling units) where warranted by adjacent development patterns; and*

The petition adds additional affordable housing in an existing neighborhood located within walking distance to Downtown. As previously mentioned, the two proposed lot sizes are not out of character for the neighborhood.

*Facilitate fulfillment of the Growth Policies Plan's policies entitled Compact Urban Form, Mitigate Traffic, and Conserve Community Character.*

See above for Comprehensive Plan guidance.

---

**CHAPTER 20.07 DESIGN STANDARDS:** Chapter 7 outlines design standards for site and infrastructure improvements associated with all subdivisions, including the Traditional Subdivision as identified in the previous section.

**Lot Establishment Standards (LT):**

**Lot Width Measurement:** The minimum lot width for the RC zoning district is 55 feet. The proposed lots have a width of 50 feet, which is existing. According to 20.05.009(d)(B) the minimum lot width standards may be reduced up to twenty percent (20%), which would

be a minimum of 44 feet. The proposed width of 50 feet for the proposed lots meets this standard.

**Frontage:** All new residential lots shall have frontage on a public street. Both proposed lots have frontage along public streets, 11<sup>th</sup> Street and Cottage Grove Avenue.

**Right-of-way:** See Street and Right-of-Way Standards (SR) below.

**Pedestrian Network Standards (PN):**

**Pedestrian Access:** There are existing sidewalks on both of the proposed properties.

**Street and Right-of-Way Standards (SR):**

**Right of Way:** The proposed Lot 8A will not be required to donate any right of way along W 11<sup>th</sup> Street. The proposed Lot 8B will be required to dedicate approximately 120 square feet of right of way along the north side of Cottage Grove Avenue at a depth of 7 feet.

**Connectivity:** No new streets are proposed with this petition.

**Vehicular Access:** There is an existing 12 foot wide alley to the west of the property. The proposed lot to the north will continue to have access via the northern portion of the alley. The proposed southern lot will have vehicular access via the southern portion of the alley which will lead to a parking space at the northwest corner of the proposed Lot 8B. This portion of the alley is currently unimproved and will be required to be improved up to the access point.

For a new single family detached home the minimum required parking is two (2) spaces. BMC 20.05.009 allows for a reduction in the required number of spaces to one (1) on site if there is existing on-street parking. There is available on street parking along Cottage Grove Avenue. This requirement is met.

**Utility Standards (UT):**

**Utilities:** There are existing sanitary sewer, water, and storm sewer lines, running east to west on both W 11<sup>th</sup> Street and Cottage Grove Avenue. The existing home is serviced by water and sanitary from W 11th Street and the new lot will be serviced by water and sewer from Cottage Grove Avenue.

---

**CONCLUSION:** The petition is not in conflict with the Comprehensive Plan. It creates a lot that is not out of character for the development pattern in the neighborhood. This proposal uses the affordable housing standards, and as such the only allowed use for the proposed southern lot is for future affordable housing development. Any future development on the proposed southern lot would be required to meet the applicable zoning requirements of the RC zoning district or the reduced standards as outlined in 20.05.009.

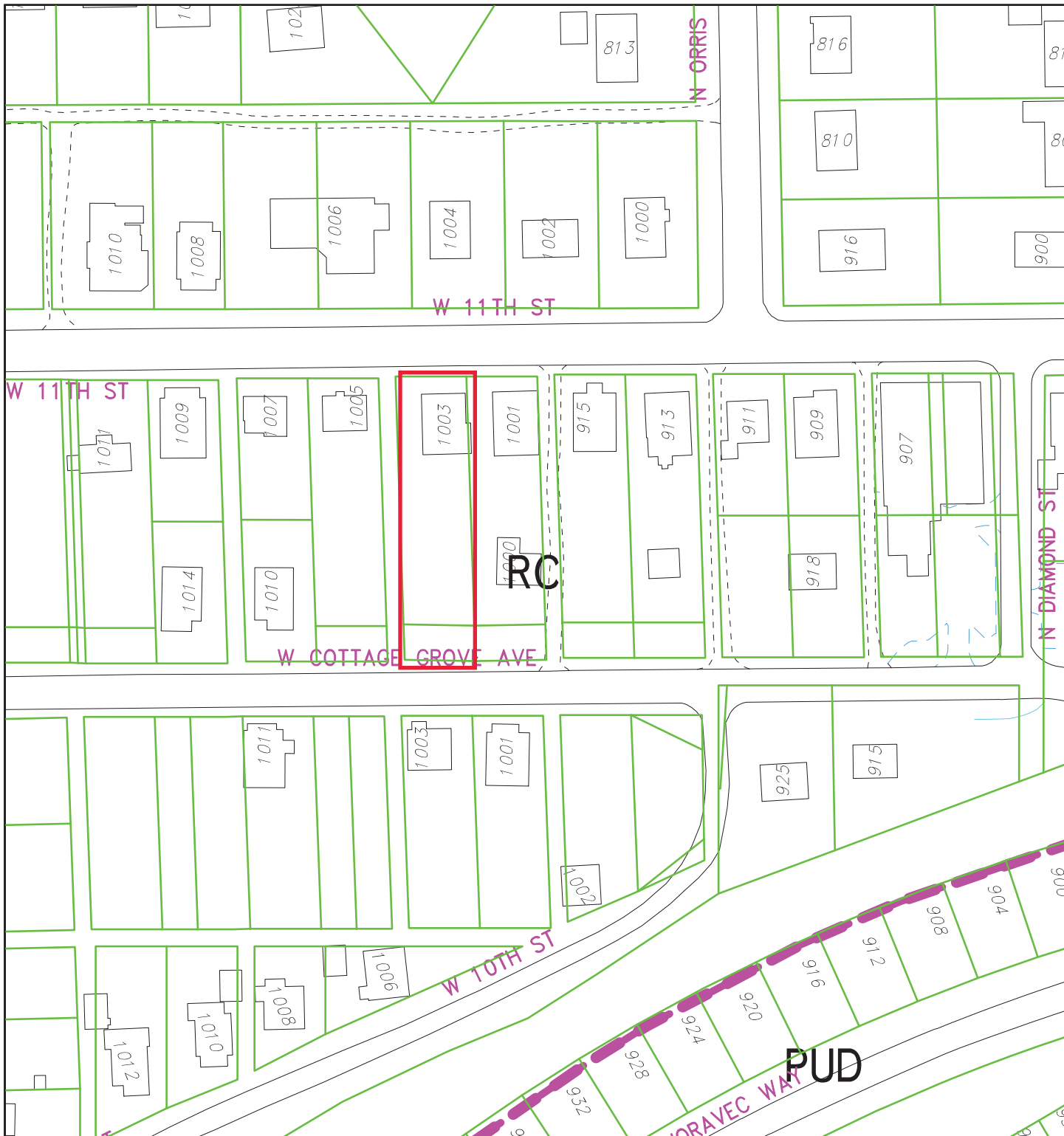
---

**RECOMMENDATION:** Based on the findings in the report, the Department recommends approval of the preliminary plat for case DP-33-18.

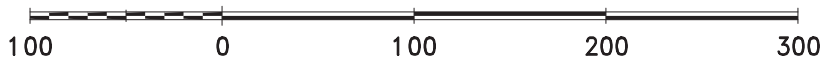
1. All proposed rights-of-way shall be dedicated to public use.

2. Preliminary plat shall be modified to contain a signature block for the City of Bloomington Redevelopment Commission.





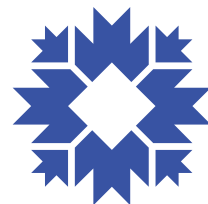
By: lewisa  
7 Dec 18



For reference only; map information NOT warranted.



City of Bloomington  
Planning & Transportation

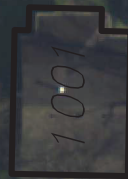
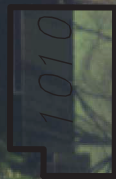
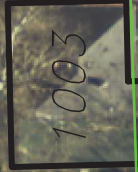


Scale: 1" = 100'

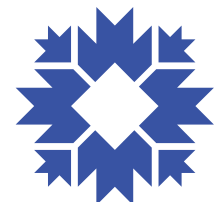
W 11TH ST

W COTTAGE GROVE AVE

RC

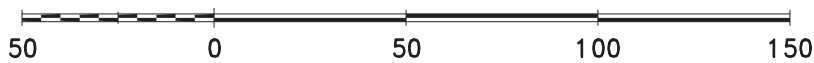


City of Bloomington  
Planning & Transportation



Scale: 1" = 50'

By: lewisa  
7 Dec 18



For reference only; map information NOT warranted.







We build strength, stability, self-reliance and shelter.

Amelia Lewis  
Zoning and Long Range Planner  
Bloomington City Planning  
401 N Morton St,  
Bloomington, IN 47404

RE: 1003 W. 11<sup>th</sup> St. Petitioner's Statement

Dear Amelia:

Habitat for Humanity of Monroe County has an accepted offer to purchase the southern half of 1103 W. 11<sup>th</sup> St. Bloomington, IN 47404 (Lot number 8 of the Millen & Rice Addition). This portion of the lot is to be combined with a 25' parcel of land facing W. Cottage Grove Ave. currently owned by the City of Bloomington. HfHMC has a signed agreement with the city that the city will give the 25' parcel to HfHMC to be combined with the southern half of 1103 W. 11<sup>th</sup>.

This subdivision will allow Habitat to build one single family home for a Habitat for Humanity partner family. Future Habitat homeowners are selected based on three basic criteria: 1) their need for housing 2) their ability to repay an affordable mortgage and 3) their willingness to partner with Habitat by earning 250 hours of "sweat equity" or volunteer time. In addition, Habitat homeowners are selected based on their income, which ranges from 30 to 80 % AMI.

The newly subdivided lot will be 5,000 sq ft. which meets the 40% lot area reduction permitted under the affordable housing standards. The house will meet all set-back requirements and HfHMC will create one on-site parking spot. Similar subdivisions were made at 1010 and 1014 W. Cottage Grove in 2006. Two Habitat homeowners continue to benefit from the houses that were built on these subdivided lots.

Please contact me with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Nathan Ferreira".

Nathan Ferreira  
Project Supervisor  
Habitat for Humanity of Monroe County

**BLOOMINGTON PLAT COMMITTEE**  
**STAFF REPORT**  
**LOCATION: 323 to 455 S. Westplex Avenue**

**CASE #: DP-35-18**  
**DATE: December 10, 2018**

**PETITIONER:** Patterson Pointe Ventures, LLC  
5005 N. State Road 37 Business, Bloomington

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

**REQUEST:** The petitioner is requesting a final plat amendment to Patterson Pointe Expansion and Amendment 2. This includes three lots and right-of-way.

**REPORT:** The Patterson Pointe PUD was created in 2010 (PUD-29-09). The overall property is approximately 18.32 acres, bounded by W. 3<sup>rd</sup> Street to the north, S. Adams Street to the east, and the Landmark PUD to the south and west. The petition site is a 7.99 acre portion at the southwest corner of 3<sup>rd</sup> Street and Patterson Drive.

The Plan Commission approved a PUD Final Plan and Preliminary Plat, PUD-14-11, in June 2011. A Final Plat was approved for the petition site area, PUD-22-11, in September 2011. Since that time, the lots have been developed and Buildings 2-5 have recently been completed and opened.

The Petitioner is proposing to amend the existing Final Plat in order to better establish right-of-way that was previously listed as ‘future right-of-way’; detail necessary easement areas necessitated by the new development; and split one lot into two that is now bisected by right-of-way. The common area included in the previous final plat will remain, and one existing sanitary sewer easement will be vacated, as it is now located under a building.

**SITE PLAN REVIEW:**

**Common Area and Facilities Maintenance Plan:** The Common Area shown on the approved Final Plat will be carried over to the new Final Plat.

**Right-of-way:** Two “future streets” were shown on the previous final plat as access easements. This final plat will now dedicate the right-of-way for these streets, Westplex and Dolimah Avenues. Both rights-of-way exceed the required 50 foot dedication for non-classified roadways.

**Easements:** All proposed and existing easements are shown on the Final Plat. One platted sanitary easement is being removed with this Final Plat.

**FINAL PLAT REVIEW:** The Review Considerations for Final Plats BMC 20.09.190(g) require that the Plan Commission (or Plat Committee) review (1) The written statement and supportive material submitted by the petitioner; (2) The Preliminary Plat; (3) The Final Plat; (4) Any commitments or conditions of approval attendant to prior approvals; (5) The testimony of the petitioner; (6) The testimony of the public during the Preliminary Plat public hearing, when applicable; (7) Any applicable development standards in Chapter 20.05: Development Standards; (8) Any applicable subdivision standards in Chapter 20.06: Subdivision Regulations; (9) Any

applicable design standards in Chapter 20.07: Design Standards; (10) Any other applicable provisions of the Unified Development Ordinance; (11) Any requirements of the members of the Development Review Committee; (12) The Planning and Transportation Department report; and (13) Such other additional information as may be required by the Plan Commission to evaluate the petition.

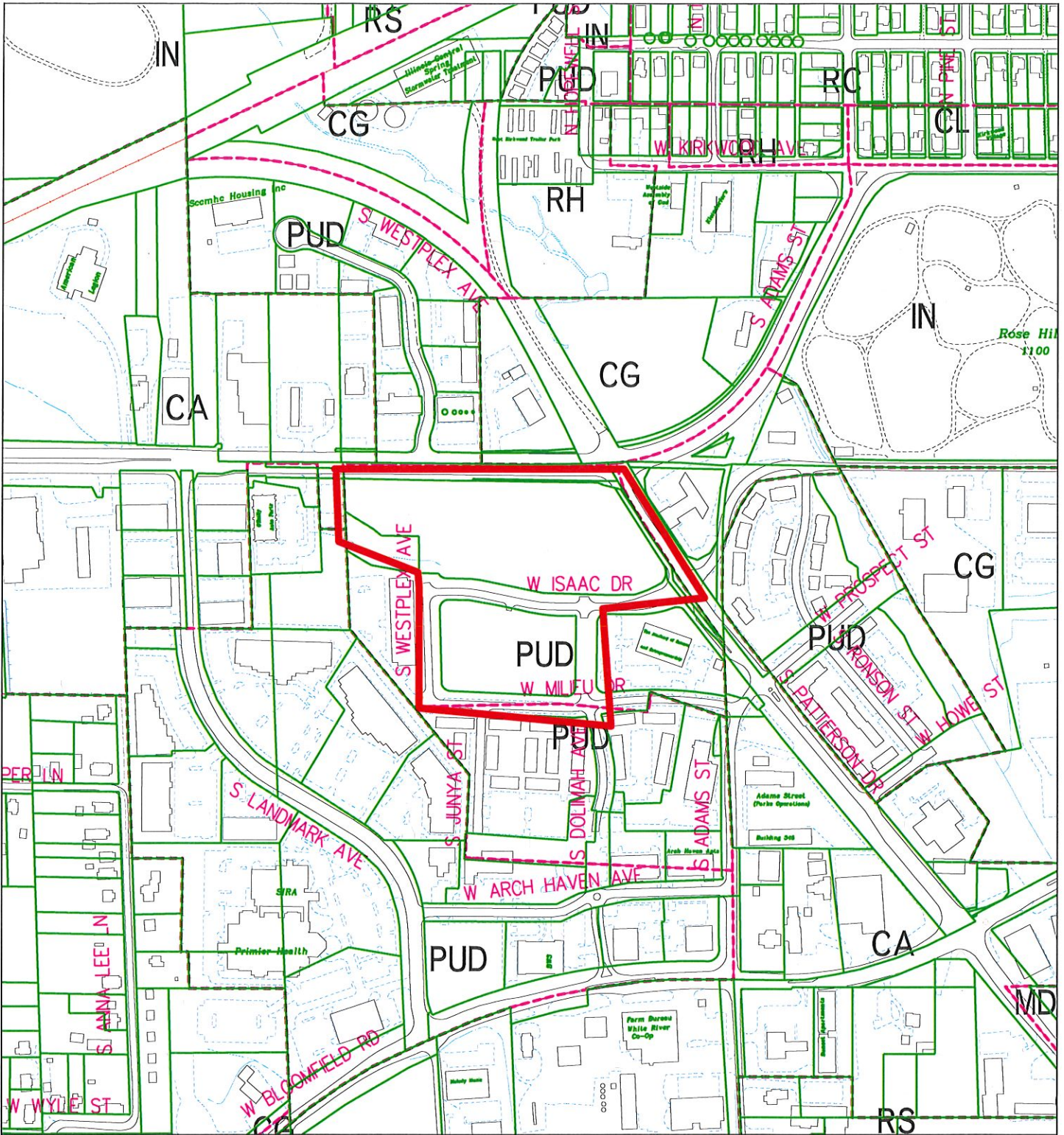
---

**CONCLUSION:** The amendment to Patterson Pointe, Final Plat, Expansion & Amendment 2 meets the minimum Final Plat requirements of the Unified Development Ordinance.

---

**RECOMMENDATION:** Staff recommends approval of DP-35-18 with the following conditions.

1. Approved per terms and conditions of Final Plan/Preliminary Plat # PUD-14-11, Preliminary Plan # PUD-29-09, and Final Plat PUD-22-11.
2. Any amendments to Covenants, Commitments and Restrictions and Operating Agreement must be reviewed by staff for compliance with UDO and must be recorded in conjunction with the Final Plat.
3. Street names and addresses for lots must be approved by the City and added to plat prior to recording.
4. Plat Signature block will be amended to reflect approval by Plat Committee.
5. Following all revisions to the Final Plat, the President of the Plan Commission or Chair of the Plat Committee shall sign and seal the plat at the appropriate locations.
6. The petitioner shall file the Final Plat with the County Recorder's Office and within thirty (30) days provide the Planning and Transportation with a copy of the recorded mylar.
7. Previous Plat name will be added to title for tracking purposes.



By: scanlanj  
7 Dec 18



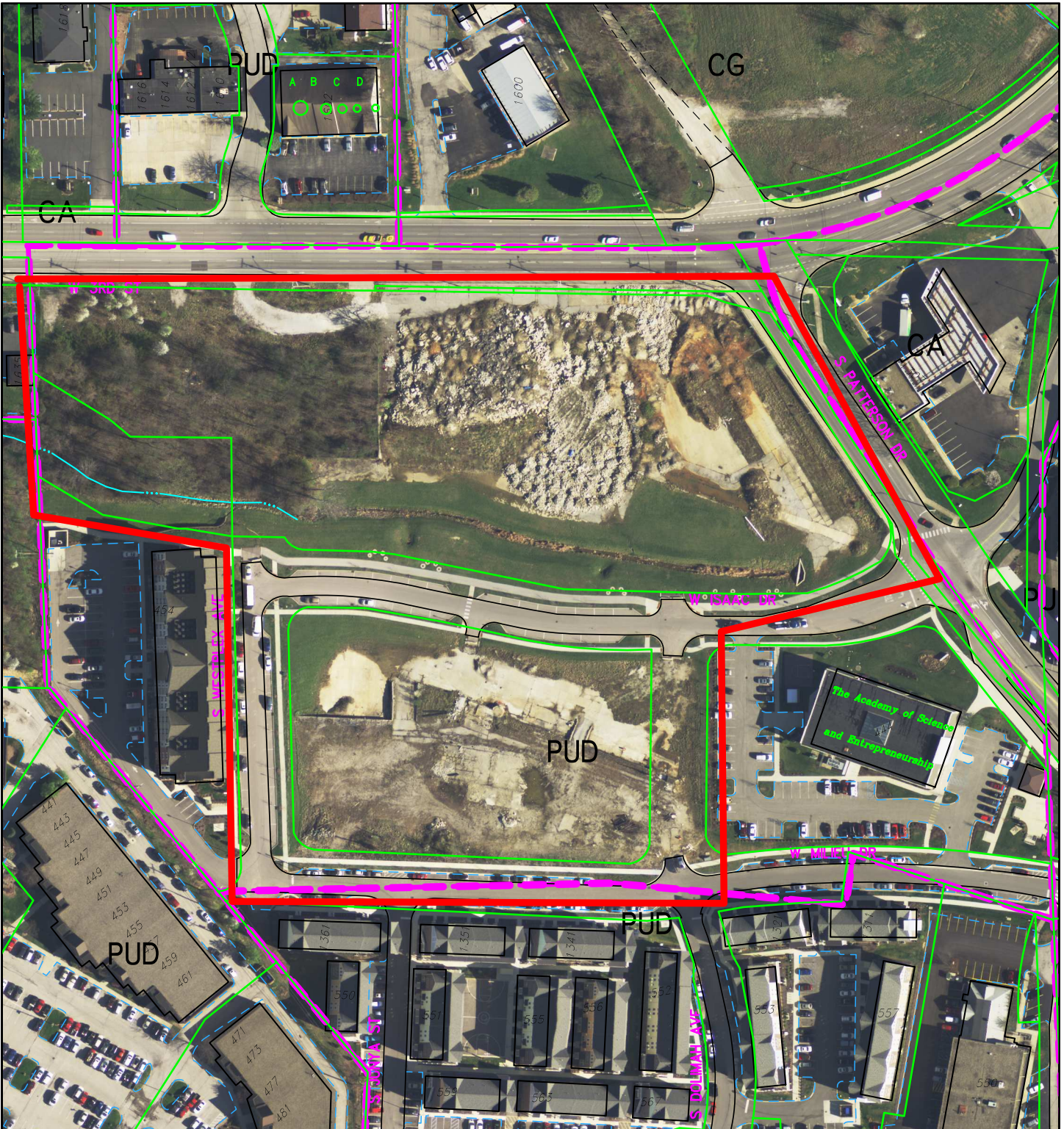
For reference only; map information NOT warranted.

City of Bloomington  
Planning & Transportation

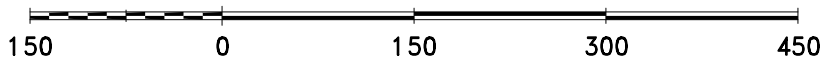


Scale: 1" = 400'

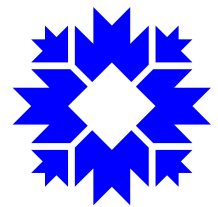




By: scanlanj  
7 Dec 18



City of Bloomington  
Planning & Transportation



Scale: 1" = 150'

For reference only; map information NOT warranted.





BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

November 13, 2018

City of Bloomington Planning Department  
And Plat Committee  
401 N. Morton Street  
Bloomington, Indiana 47403

RE: Patterson Pointe Final Plat Expansion and amendments  
Patterson Pointe Ventures, LLC, Petitioner

Plat Committee or To Whom It May Concern:

Our client respectfully requests approval of amending the existing plat for the referenced property. This property now has addresses of:

1550 West Isaacs's Drive  
340 South Patterson Drive  
1555 West 3<sup>rd</sup> Street  
1601 West 3<sup>rd</sup> Street  
1521 West Isaac's Drive

This request is a result of three factors:

- A new multi-family/commercial development to be implemented on lot #1 of the existing Patterson Pointe Expansion & Amendment 2 – Lots 2 & 4 Amendment 3 Plat. A new multi-family development to be implemented on lot #2A3 of the existing Patterson Pointe Expansion & Amendment 2 – Lots 2 & 4 Amendment 3 Plat. The new development will require new utilities and protection for maintenance of existing utilities that necessitates new easements being described on the amended plat.
- Two new public Right-of-Way areas to be dedicated. These were previously indicated as future public Right-of-Way areas for future public streets: extension of Dolimah Avenue and extension of Westplex Avenue. This requirement for dedicated public Right-of-Way will include current land from lot #1 and #2A3.
- Subdivide 2 existing lots into 3. The existing lot #2A3 will become lot #1. The existing lot #1 will become 2 lots now known as lot #2 and lot #3. These two new subdivided lots will be separated by the new Westplex Avenue dedicated Right-of-Way.

We have included the revised plat with this submittal indicating all elements described. Please feel free to contact me at any time with questions you may have.

Sincerely,  
Bynum Fanyo & Associates, Inc.  
Daniel Butler, PE, Project Engineer

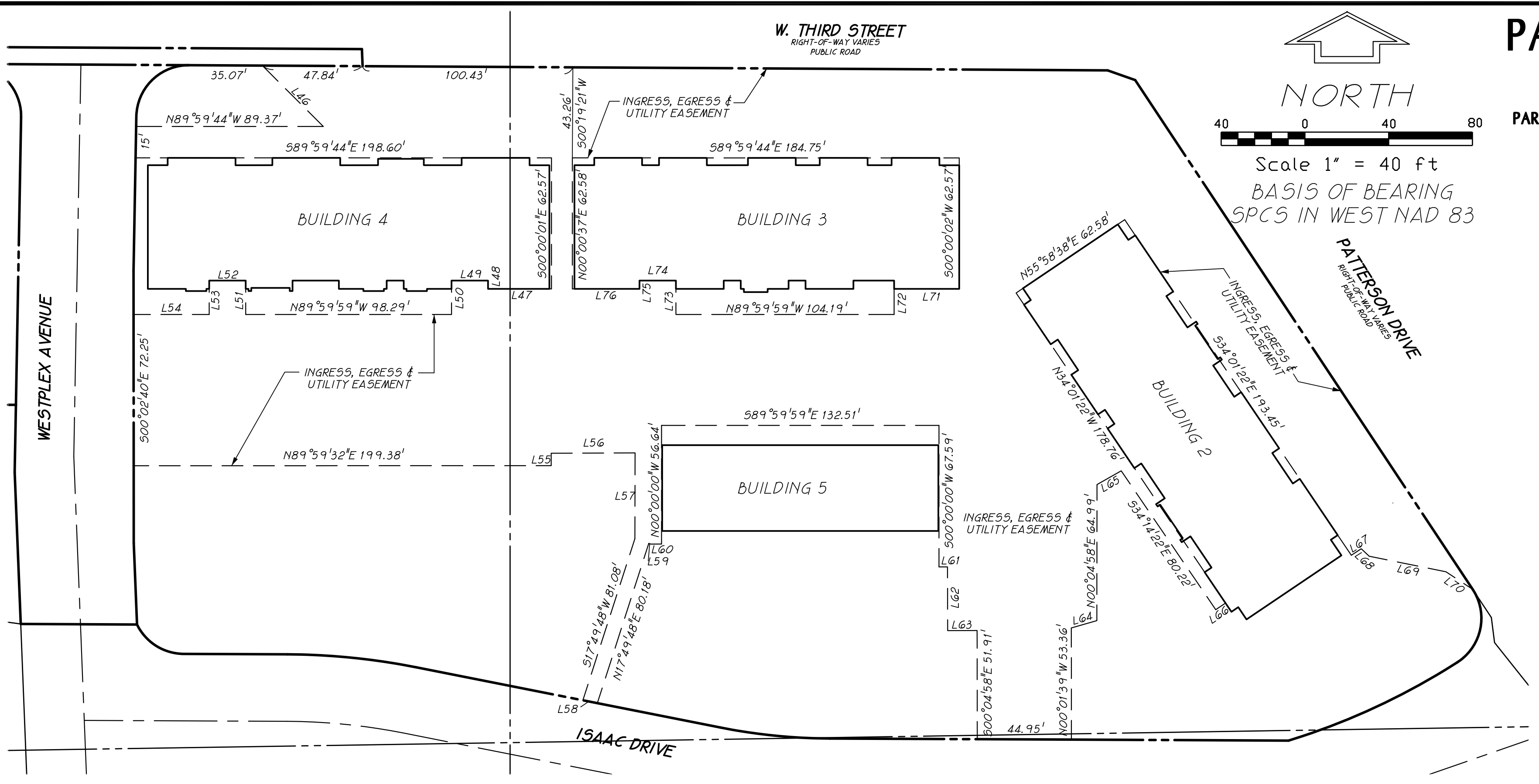
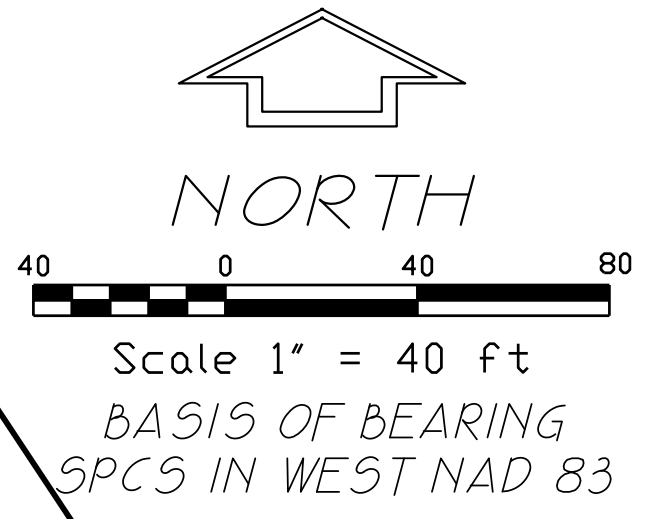
COPY: BFA FILE #401707

528 NORTH WALNUT STREET  
812-332-8030

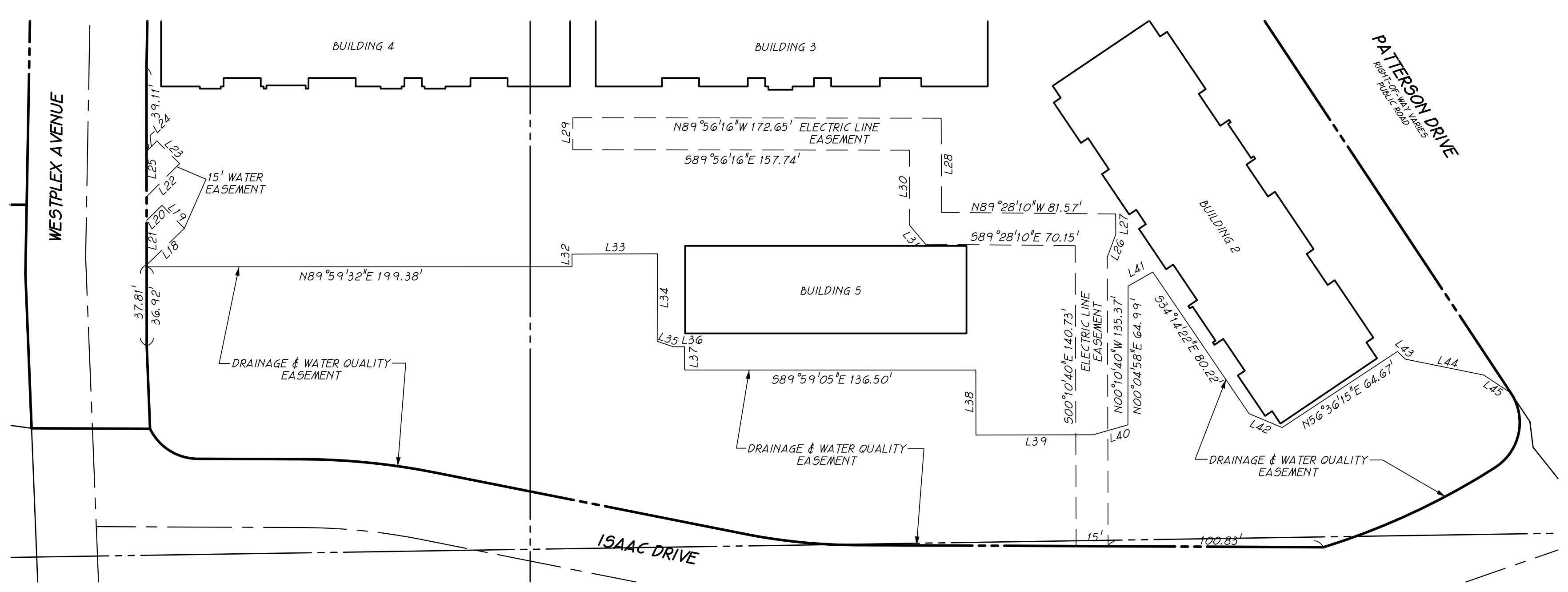
BLOOMINGTON, INDIANA 47404  
FAX 812-339-2990

# PATTERSON PARK PHASE 3

PART OF SEMINARY LOTS 139, 140, 141 & 142 SECTION 5, T 8 N, R 1 W



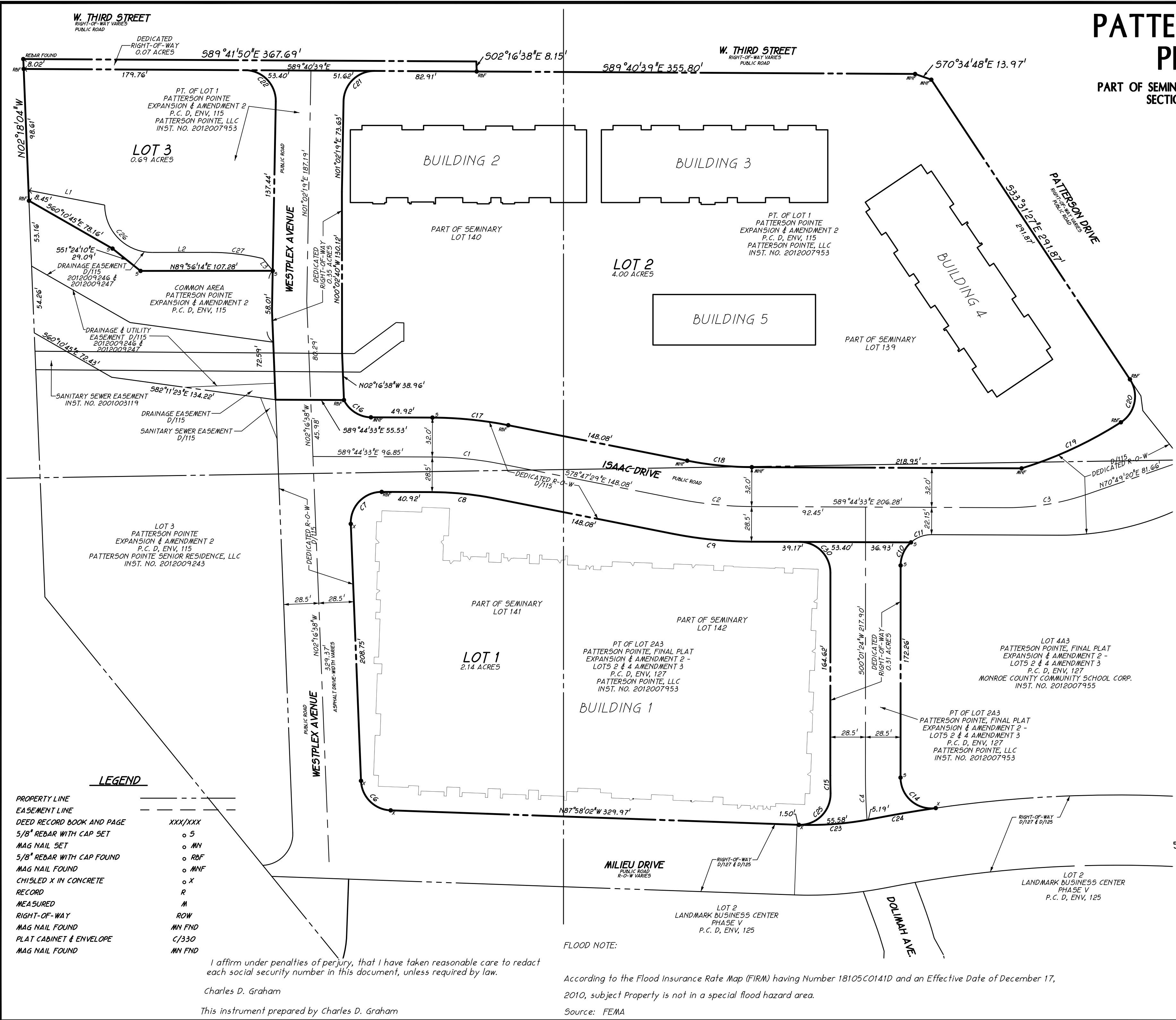
| NUMBER | DIRECTION   | DISTANCE |
|--------|-------------|----------|
| L18    | N45°51'20"E | 24.59'   |
| L19    | N44°08'40"W | 15.00'   |
| L20    | S45°51'20"W | 10.05'   |
| L21    | S00°02'40"E | 20.89'   |
| L22    | N44°53'34"E | 21.89'   |
| L23    | N45°06'26"W | 15.00'   |
| L24    | S44°53'34"W | 6.86'    |
| L25    | S00°02'40"E | 21.24'   |
| L26    | N20°22'20"E | 11.40'   |
| L27    | N00°10'40"W | 9.57'    |
| L28    | N00°17'34"W | 44.13'   |
| L29    | S00°03'44"W | 15.00'   |
| L30    | S00°17'34"E | 35.28'   |
| L31    | S40°10'33"E | 11.52'   |
| L32    | N00°00'01"E | 5.93'    |
| L33    | N89°44'05"E | 40.09'   |
| L34    | S00°10'37"W | 41.01'   |
| L35    | S71°23'49"E | 8.01'    |
| L36    | N89°35'46"E | 5.15'    |
| L37    | S00°22'52"E | 10.92'   |
| L38    | S00°07'44"E | 30.42'   |
| L39    | N89°52'16"E | 55.05'   |
| L40    | N74°01'36"E | 16.85'   |
| L41    | N60°26'07"E | 13.30'   |
| L42    | S67°15'20"E | 16.79'   |
| L43    | S46°47'26"E | 5.23'    |
| L44    | S78°34'23"E | 37.41'   |
| L45    | S56°35'46"E | 15.26'   |
| L46    | S45°00'00"E | 41.13'   |
| L47    | S90°00'00"W | 30.30'   |
| L48    | N00°00'00"E | 3.96'    |
| L49    | N90°00'00"W | 17.43'   |
| L50    | S00°00'00"W | 16.22'   |
| L51    | N00°00'00"E | 16.22'   |
| L52    | N90°00'00"W | 17.44'   |
| L53    | S00°00'00"W | 16.22'   |
| L54    | N89°59'59"W | 36.11'   |
| L55    | N00°00'01"E | 5.93'    |
| L56    | N89°44'05"E | 40.09'   |
| L57    | S00°10'37"W | 41.01'   |
| L58    | S78°47'29"E | 7.05'    |
| L59    | S71°23'49"E | 1.01'    |
| L60    | N89°35'46"E | 5.15'    |
| L61    | S89°59'05"E | 4.06'    |
| L62    | S00°07'44"E | 30.42'   |
| L63    | N89°52'16"E | 14.08'   |
| L64    | N74°01'36"E | 12.66'   |
| L65    | N60°26'07"E | 13.30'   |
| L66    | N55°58'38"E | 5.62'    |
| L67    | N56°36'15"E | 5.66'    |
| L68    | S46°47'26"E | 5.23'    |
| L69    | S78°34'23"E | 37.41'   |
| L70    | S56°35'46"E | 15.26'   |
| L71    | N89°59'52"W | 31.10'   |
| L72    | S00°00'00"W | 12.24'   |
| L73    | N00°00'00"E | 16.20'   |
| L74    | S89°59'55"W | 17.40'   |
| L75    | S00°00'00"W | 3.96'    |
| L76    | N89°59'59"W | 32.07'   |



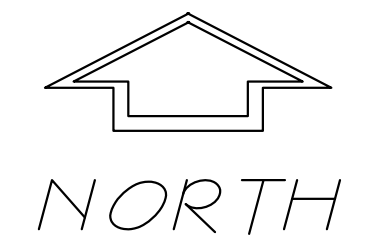
WATER, ELECTRIC, DRAINAGE, WATER QUALITY, INGRESS, EGRESS & UTILITY EASEMENT DETAILS  
 PATTERSON PARK  
 PHASE THREE  
 FINAL PLAT  
 DATE: AUGUST 10, 2018  
 SHEET 2 OF 4  
 JOB NO. 5017008

# PATTERSON PARK PHASE 3

PART OF SEMINARY LOTS 139, 140, 141 & 142 SECTION 5, T 8 N, R 1 W



| NUMBER | DIRECTION   | DISTANCE |
|--------|-------------|----------|
| L1     | S79°01'24"E | 62.97'   |
| L2     | N89°56'14"E | 47.25'   |
| L3     | S39°20'35"E | 12.62'   |



Scale 1" = 50 ft

**LEGEND**

|                           |         |
|---------------------------|---------|
| PROPERTY LINE             | ---     |
| EASEMENT LINE             | - - - - |
| DEED RECORD BOOK AND PAGE | XXX/XXX |
| 5/8" REBAR WITH CAP SET   | ○ S     |
| MAG NAIL SET              | ○ MN    |
| 5/8" REBAR WITH CAP FOUND | ○ RBF   |
| MAG NAIL FOUND            | ○ MNF   |
| CHISELED X IN CONCRETE    | ○ X     |
| RECORD                    | R       |
| MEASURED                  | M       |
| RIGHT-OF-WAY              | ROW     |
| MAG NAIL FOUND            | MN FND  |
| PLAT CABINET & ENVELOPE   | C/330   |
| MAG NAIL FOUND            | MN FND  |

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Charles D. Graham

This instrument prepared by Charles D. Graham

**FLOOD NOTE:**

According to the Flood Insurance Rate Map (FIRM) having Number 18105C0141D and an Effective Date of December 17, 2010, subject Property is not in a special flood hazard area.

Source: FEMA

OVERALL BOUNDARY  
PATTERSON PARK  
PHASE THREE  
FINAL PLAT  
DATE: AUGUST 10, 2018  
SHEET 1 OF 4  
JOB NO. 5017008

# PATTERSON PARK PHASE 3

PART OF SEMINARY LOTS 139, 140, 141 & 142 SECTION 5, T 8 N, R 1 W

SOURCE OF TITLE: Instrument Number 2012007953

OWNERS: PATTERSON POINTE, LLC

ZONING: PUD - PLANNED UNIT DEVELOPMENT

### LEGAL DESCRIPTION

Lot 1 Patterson Pointe Expansion & Amendment 2, as shown by the plat recorded in Plat Cabinet D, envelope 115 in the office of the Recorder of Monroe County, Indiana.

Also Lot 2A3 Patterson Pointe Final Plat Expansion & Amendment 2 - Lots 2 & 4 Amendment 3, as shown by the plat recorded in Plat Cabinet D, envelope 127 in the office of the Recorder of Monroe County, Indiana.

The undersigned, as owners of the real estate described on this plat, for and in consideration of the City of Bloomington, Indiana, granting to the undersigned the right to tap into and connect to the sewer system of the City of Bloomington for the purpose of providing sewer service to the described real estate, now release the right of the undersigned as owners of the platted real estate and their successors in title to remonstrate against any pending or future annexation by the City of Bloomington, Indiana, of such platted real estate.

PATTERSON POINTE, LLC, the owners of the real estate shown and described herein, does hereby lay off, plat, and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as PATTERSON PARK PHASE 3, an addition to the City of Bloomington. All streets and alleys shown, and not heretofore dedicated are dedicated to the public.

The strips of ground that are shown on the plat and marked "easement" are owned by the owners of the lots that they respectively affect, subject to the rights of public utilities for the installation and maintenance of water and sewer mains, poles, ducts, lines, and wires. Buildings or other structures shall not be erected or maintained on these strips.

This subdivision shall be subject to the Declaration Of Covenants, Conditions, and Restrictions as set forth in Instrument Number \_\_\_\_\_ in the Office of the Recorder of Monroe County, Indiana.

Signed and Sealed \_\_\_\_\_, 20\_\_.

Signature \_\_\_\_\_ Office \_\_\_\_\_

Name Printed \_\_\_\_\_

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF MONROE )

Before me, the undersigned Notary Public, in and for the said county and state, personally appeared \_\_\_\_\_, and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

County of Residence \_\_\_\_\_ Commission Expiration \_\_\_\_\_

Notary Public, Written \_\_\_\_\_ Notary Public, Printed \_\_\_\_\_

## CERTIFICATE OF APPROVAL OF COMMISSION AND BOARD OF PUBLIC WORKS

Under the authority of Indiana code 36-7-4 700 series, enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington, as follows:

Approved by the City Plan Commission at a meeting held \_\_\_\_\_, 20\_\_.

(Adam Wason, Director of Public Works)

(Terri Porter, Director of Planning and Transportation)

### BUILDING ADDRESS

- BUILDING 1.....1550 W. ISAAC DRIVE
- BUILDING 2.....340 S. PATTERSON DR.
- BUILDING 3.....1555 W. 3RD STREET
- BUILDING 4.....1601 W. 3RD STREET
- BUILDING 5.....1521 W. ISAAC DRIVE

### CERTIFICATE OF SURVEYOR

I, Charles D. Graham, hereby certify that I am a professional Land Surveyor licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me on August 15, 2018; that all the monuments shown thereon actually exist; and that their location, size, type, and material are accurately shown.

*Charles D. Graham*

August 15, 2018

Charles D. Graham  
Indiana L.S. 29500014  
within the State of Indiana  
Bynum Fanyo & Associates, Inc.  
528 N. Walnut St.  
Bloomington, IN 47404  
812-332-8030 tel  
812-339-2990 fax  
jflloyd@bynumfanyo.com



PROJECT LOCATION

LOCATION MAP

| NUMBER | DELTA ANGLE | RADIUS  | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH |
|--------|-------------|---------|------------|-----------------|--------------|
| C1     | 10°57'04"   | 292.00  | 55.81      | S84°16'01"E     | 55.73        |
| C2     | 10°57'04"   | 308.00  | 58.87      | S84°16'01"E     | 58.78        |
| C3     | 19°26'07"   | 200.00  | 67.84      | N80°32'23"E     | 67.52        |
| C4     | 04°08'19"   | 500.00  | 36.12      | S02°02'46"E     | 36.11        |
| C6     | 85°41'24"   | 25.00   | 37.39      | N45°07'20"W     | 34.00        |
| C7     | 92°32'45"   | 25.00   | 40.38      | N43°59'44"E     | 36.13        |
| C8     | 10°57'04"   | 263.50  | 50.36      | S84°16'01"E     | 50.29        |
| C9     | 10°57'04"   | 336.50  | 64.32      | S84°16'01"E     | 64.22        |
| C10    | 48°28'20"   | 25.00   | 21.15      | N24°15'34"E     | 20.52        |
| C11    | 41°45'43"   | 25.00   | 18.22      | N69°22'35"E     | 17.82        |
| C14    | 98°16'00"   | 25.00   | 42.88      | S49°06'36"E     | 37.81        |
| C15    | 01°34'00"   | 528.50  | 14.45      | N00°45'36"W     | 14.45        |
| C16    | 62°41'04"   | 25.00   | 27.35      | S57°20'35"E     | 26.01        |
| C17    | 10°57'04"   | 324.00  | 61.93      | S84°16'01"E     | 61.83        |
| C18    | 10°57'04"   | 276.00  | 52.75      | S84°16'01"E     | 52.67        |
| C19    | 15°32'20"   | 328.61  | 89.12      | N65°06'25"E     | 88.85        |
| C20    | 90°51'42"   | 25.00   | 39.65      | N11°54'24"E     | 35.62        |
| C21    | 89°17'02"   | 25.00   | 38.96      | N45°40'50"E     | 35.13        |
| C22    | 90°42'58"   | 25.00   | 39.58      | N44°19'10"W     | 35.58        |
| C23    | 13°08'28"   | 271.50  | 62.27      | S85°27'44"W     | 62.13        |
| C24    | 02°51'54"   | 1028.50 | 51.43      | N80°19'27"E     | 51.42        |
| C25    | 93°15'34"   | 25.00   | 40.69      | S45°05'11"W     | 36.35        |
| C26    | 90°00'21"   | 38.50   | 60.48      | S45°03'46"E     | 54.45        |
| C27    | 13°33'30"   | 181.50  | 42.95      | S83°17'03"E     | 42.85        |
| C30    | 89°45'57"   | 25.00   | 39.17      | S44°51'35"E     | 35.28        |

OVERALL BOUNDARY  
PATTERSON PARK  
PHASE THREE  
FINAL PLAT  
DATE: AUGUST 10, 2018  
SHEET 1 OF 4  
JOB NO. 5017008



INSTRUMENT NO.

PLAT CABINET D ENVELOPE 115

The real estate described on this plat shall be and is hereby subject to the terms and conditions of the Facilities, Easements, Restrictions, and Assurances for the platted property. Deed \_\_\_\_\_ and recorded as Instrument Number \_\_\_\_\_ in the Office of the Recorder of Monroe County, Indiana.

All unfinished infrastructure improvements required as part of the PUD Final Plan (also PUD-14-11) shall be completed with any future PUD Final Plan for development on Lots 1 or 2. This includes but is not limited to construction of the remainder of Westplex Avenue extension, creek restoration, planting of common area, creation of a facilities maintenance plan and improvements to the intersection of Patterson Drive and Isaac's Drive, including traffic signal installation.

2812307822 SPL 628.00  
05/18/2012 01:24:10P 1 PGS  
Jim Fielder  
Monroe County Recorder IN  
Recorded as Presented



SCALE: 1"=80'



LOCATION MAP  
No Scale

ADDRESS TABLE

|       |                        |
|-------|------------------------|
| LOT 1 | 323 S. WESTPLEX AVENUE |
| LOT 2 | 455 S. WESTPLEX AVENUE |
| LOT 3 | 454 S. WESTPLEX AVENUE |
| LOT 4 | 444 S. PATTERSON DRIVE |

Patterson Points Final Plat, Expansion & Amendment 2  
Legal Description  
A part of Lots 4 West 8 in Lake Park Addition, a subdivision of accessory lots 174, 184, 185 and 182, in the City of Bloomington, Indiana as shown by the plat recorded as Plat Cabinet D, Envelope 42 in the Office of the Recorder of Monroe County, Indiana, being more particularly described as follows:  
Commencing at a brass monument marking the Northwest corner of Section 10 Township 4 North Range 1 West Monroe County, Indiana Thence South 89 degrees 22 minutes 18 seconds East along the north line of said section for a distance of 257.91 feet thence bearing and distance South 82 degrees 28 minutes 14 seconds East along the west line of Lot 4 in said Lake Park Addition for a distance of 62.75 feet to the south right-of-way of 3rd Street to a corner with cap marked 188 marking the floor of Department Store South 81 degrees 43 minutes 41 seconds East along the south right-of-way of 3rd Street for a distance of 207.00 feet to a corner with cap marked 189 thence South 82 degrees 28 minutes 18 seconds East along the east line of Lot 8 in said Lake Park Addition for a distance of 852.00 feet to a corner with cap marked 190 thence 89 degrees 22 minutes 18 seconds West for a distance of 232.00 feet to a corner in a subdivision of accessory lots 174, 184, 185 and 182, in the City of Bloomington, Indiana as shown by the plat recorded as Plat Cabinet D, Envelope 42 in the Office of the Recorder of Monroe County, Indiana, being more particularly described as follows:  
ACROSS all of Lot 1 and the Recorder of Patterson Points Subdivision, Final Plat, Amendment 1, recorded as Plat Cabinet D, Envelope 10 in the Office of the Recorder of Monroe County, Indiana.

PLAN COMMISSION AND BOARD OF PUBLIC WORKS  
Under the authority provided by Chapter 131, Acts of 1947, enacted by the General Assembly of the State of Indiana and ordinances adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington as follows:  
Approved by the Board of Public Works at a meeting held:  
April 10th, 2012  
*Charlotte Zittlow, President*  
*James Molinaro, Vice President*  
*Frank S. Wilkinson, Secretary*  
Approved by the City Plan Commission at a meeting held:  
4/9/2012  
*Tom Misos, Director of Planning*  
*Jack Bauer, President of Plan Commission*

#2012016389 w  
2012.016.392  
Easement on Drake Energy  
Plat Lots 3 & 4  
9-28-12  
John Quicker, Sr.

DULY ENTERED FOR TAXATION  
MAY 18 2012

**LOT 7**  
Landon's Business Center  
Phase II  
P.C. C. Inv. 248  
The undersigned, Monroe County Community School Corporation, by President of the Board of School Trustees, James Mackling, being the owner of the above described real estate, does hereby accept, ratify and authorize the same into force and effect in accordance with this plat. The within plat shall be known and designated as PATTERSON POINTS, FINAL PLAT, EXPANSION & AMENDMENT 2.  
IN WITNESS WHEREOF, Monroe County Community School Corporation by Board of School Trustees, James Mackling, has heretofore executed this \_\_\_\_\_ day of \_\_\_\_\_, 2012.  
*James Mackling, President*  
Monroe County Community School Corporation  
Board of School Trustees  
STATE OF INDIANA 101

The undersigned, Patterson Points, LLC, an Indiana Limited Liability Company, by Timothy L. Tidmore, member, being the owner of the above described real estate, does hereby accept, ratify and authorize the same into force and effect in accordance with this plat. The within plat shall be known and designated as PATTERSON POINTS, FINAL PLAT, EXPANSION & AMENDMENT 2.  
IN WITNESS WHEREOF, Patterson Points, LLC, an Indiana Limited Liability Company, by Timothy L. Tidmore, member, has heretofore executed this \_\_\_\_\_ day of \_\_\_\_\_, 2012.  
*Timothy L. Tidmore, Member*  
Patterson Points, LLC  
STATE OF INDIANA 101

COUNTY OF MONROE  
Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared James Mackling, personally known to me to be a member of Monroe County Community School Corporation, and being the owner of the above described real estate, and also acknowledged the execution of the foregoing plat of the Final Plat shown on PATTERSON POINTS, FINAL PLAT, EXPANSION & AMENDMENT 2 as his voluntary act and deed for the uses and purposes therein expressed.  
WITNESS my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2012.  
By Commission Expires: \_\_\_\_\_  
*3-3-2018*

Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Timothy L. Tidmore, personally known to me to be a member of Patterson Points, LLC, an Indiana Limited Liability Company, and being the owner of the above described real estate, and also acknowledged the execution of the foregoing plat of the Final Plat shown on PATTERSON POINTS, FINAL PLAT, EXPANSION & AMENDMENT 2 as his voluntary act and deed for the uses and purposes therein expressed.  
WITNESS my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2012.  
By Commission Expires: August 10, 2016  
*Long Backman*

### PATTERSON POINTE, FINAL PLAT, EXPANSION & AMENDMENT 2

PREPARED BY: SMITH NEUBECKER & ASSOCIATES, INC., 453 S. CLARIZZ BLVD., BLOOMINGTON, INDIANA 47401



I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.  
Certified this 18th day of April 2012.  
*Stephen L. Smith*  
Registered Professional Land Surveyor No. 50477  
State of Indiana

I certify under the penalties for perjury that I have taken reasonable care to collect each Social Security Number from this document unless required by law.  
Stephen L. Smith  
JOB NO. 4382  
PAGE 1 OF 1



**BLOOMINGTON PLAT COMMITTEE  
STAFF REPORT**

**CASE #: DP-36-18**

**DATE: December 10, 2018**

**Location: Southwest Corner of 11<sup>th</sup> and Morton Streets  
621 N. Rogers Street**

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

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

**REQUEST:** The petitioner is requesting a final plat amendment to Trades District West Phase One Subdivision Plat to add Lots 3 and 4.

**REPORT:** The petition site is located at the southwest corner of N. Rogers and 11<sup>th</sup> Streets. The property is 1.96 acres, which is a portion of the larger 12 acre Trades District site, currently majority-owned by the City of Bloomington Redevelopment Commission. The property is zoned Commercial Downtown (CD) and is within the Showers Technology Park Overlay (STPO).

The site currently contains existing Lots 1 and 2 of the Trades District West Phase One Subdivision Plat, and the recently vacated lots 46-50 of Maple Heights 2<sup>nd</sup> Subdivision. Lot 1 is under construction, and the remainder of the site is vacant. This amendment would create 2 new lots, both with frontage along 11<sup>th</sup> Street, separated from each other and Lot 2 by two existing platted alleyways.

No site plans for the vacant lots have been filed.

**SITE PLAN REVIEW:**

**Right of Way:** 11<sup>th</sup> Street is listed as a Primary Collector in the Thoroughfare Plan, requiring 65 feet of right-of-way, resulting in roughly 7.5 feet of right-of-way to be dedicated on the north side with this petition.

When the property to the south was developed, the Plan Commission acknowledged that there would be only an additional 8.5' of right-of-way dedicated for Rogers Street for a total of 33.5' of right-of-way as opposed to the required 40' from centerline. The amount of right-of-way dedicated still allows for the on-street parking spaces, tree plot, and sidewalk to be located in the right-of-way, and is equivalent to the right-of-way needed for the design done for the larger Trades District. The Department proposes to carry that dedication through to these northern lots.

BMC (20.09.210(d)(2)(A)(i) allows for waivers from subdivision standards. The Department finds that the requested waiver from the required 40' of dedicated right-of-way for Rogers Street to only dedicate 33.5' of right-of-way is appropriate. The request to dedicate less than the required right-of-way stems from the desire

to place future buildings closer to the street, in line with the Trades District design. All of the required public facilities including on-street parking, street trees, and sidewalk will be located in the right-of-way.

**Minimum Lot Size:** The two new lots are 0.355 acres and 0.401 acres in size. There is no minimum lot size in the CD zoning district.

**Utilities:** Sanitary and water service currently exist in Rogers Street.

**Environmental:** There are no environmental features on this site that require preservation.

---

**PRELIMINARY PLAT:** The Plan Commission approved the Preliminary Plat at its October 8, 2018 hearing. A vacation was also granted for Lots 46-50 of the Maple Heights 2<sup>nd</sup> Subdivision.

---

**FINAL PLAT REVIEW:** The Review Considerations for Final Plats BMC 20.09.190(g) require that the Plan Commission (or Plat Committee) review (1) The written statement and supportive material submitted by the petitioner; (2) The Preliminary Plat; (3) The Final Plat; (4) Any commitments or conditions of approval attendant to prior approvals; (5) The testimony of the petitioner; (6) The testimony of the public during the Preliminary Plat public hearing, when applicable; (7) Any applicable development standards in Chapter 20.05: Development Standards; (8) Any applicable subdivision standards in Chapter 20.06: Subdivision Regulations; (9) Any applicable design standards in Chapter 20.07: Design Standards; (10) Any other applicable provisions of the Unified Development Ordinance; (11) Any requirements of the members of the Development Review Committee; (12) The Planning and Transportation Department report; and (13) Such other additional information as may be required by the Plan Commission to evaluate the petition.

The proposed petition meets UDO requirements with the exception of the right-of-way issue discussed above. All future development on the newly created lots will be required to meet UDO requirements, unless otherwise granted deviation by the Plan Commission or variance by the Board of Zoning Appeals. No concerns were raised by members of the public during the Preliminary Plat process.

No Covenants and Restrictions have been submitted at this time. Planning and Transportation and CBU staff will review the Covenants for terminology consistency once they are complete.

---

**CONCLUSION:** The amendment to Trades District West Phase One Subdivision Plat meets the minimum Final Plat requirements of the Unified Development Ordinance.

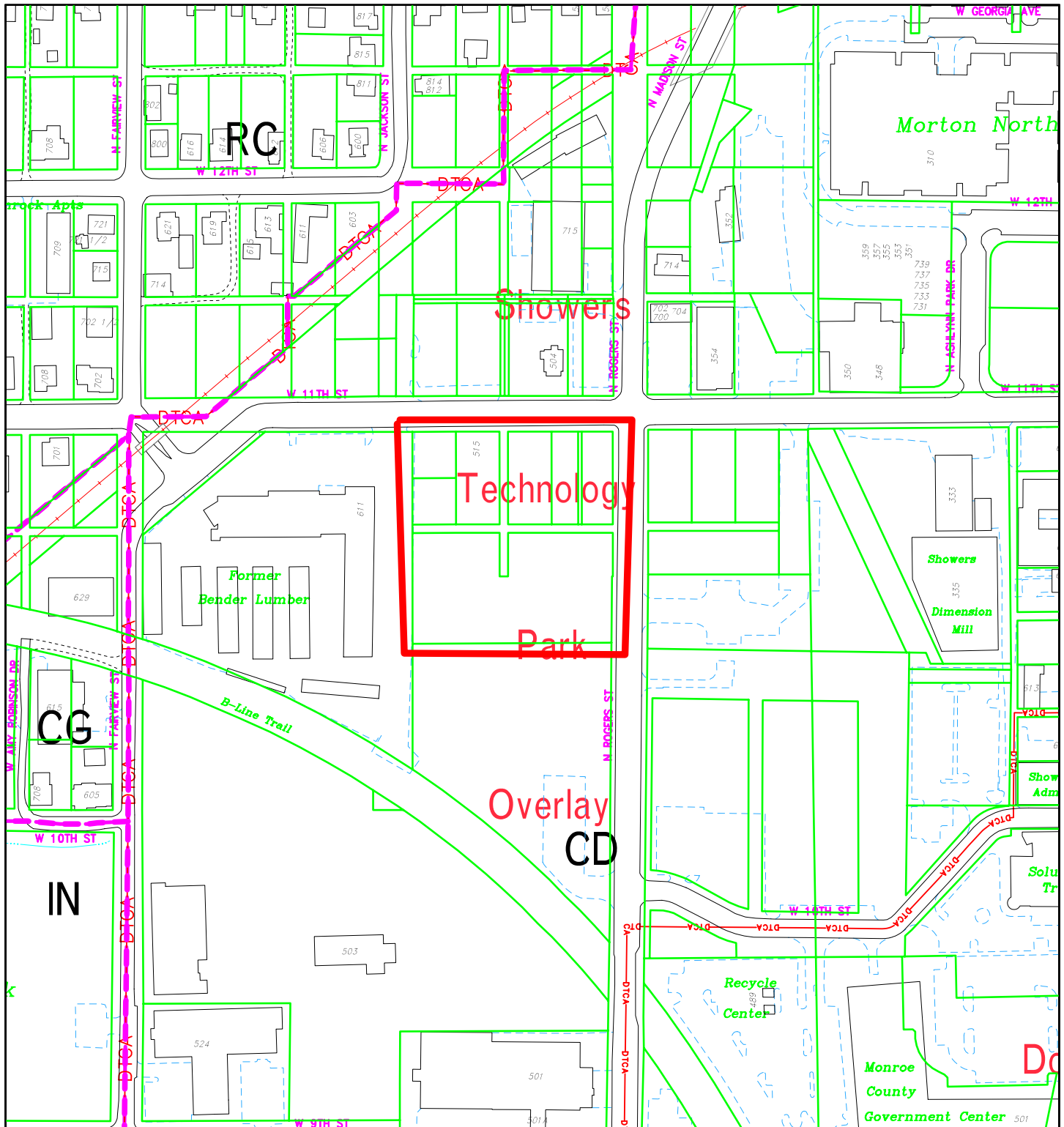
---

**RECOMMENDATION:** Based on the findings in the above report, the Department recommends approval of the final plat request for case# DP-36-18 with the following conditions:

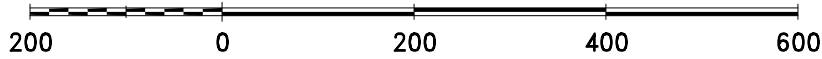
1. Plat Signature block will be amended to reflect approval by Plat Committee, as well as correct minor scrivener error.

2. The proposed dedicated right-of-way shown on the plat shall receive approval from the Board of Public Works.
3. Following all revisions to the Final Plat, the Chair of the Plat Committee shall sign and seal the plat at the appropriate locations.
4. The petitioner shall file the Final Plat with the County Recorder's Office and within thirty (30) days provide the Planning and Transportation with a copy of the recorded mylar.
5. The required right-of-way dedication along 11<sup>th</sup> Street needs to be incorporated and labeled accurately on the plat.

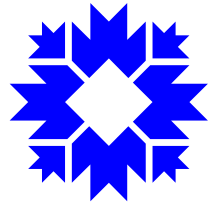




By: scanlanj  
7 Sep 18

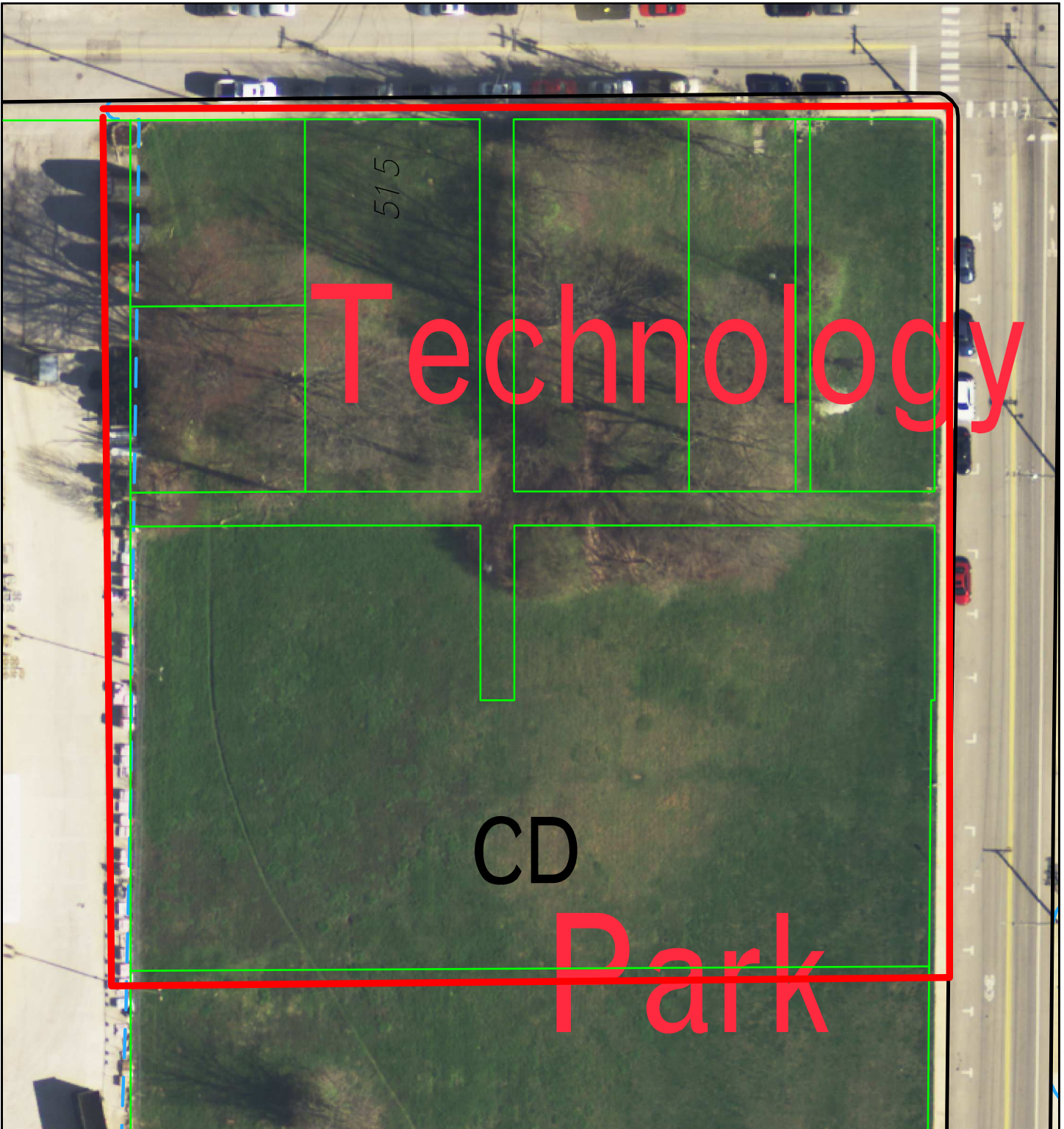


City of Bloomington  
Planning & Transportation

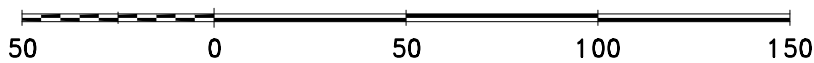


Scale: 1" = 200'

For reference only; map information NOT warranted.



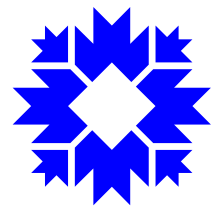
By: scanlanj  
7 Sep 18



For reference only; map information NOT warranted.



City of Bloomington  
Planning & Transportation



Scale: 1" = 50'

November 26, 2018

Jackie Scanlan  
City of Bloomington, Planning Department  
401 N. Morton Street, Suite 160  
Bloomington, Indiana 47402-0100

**Re: Trades District West Phase One Subdivision-Amendment Plat | Plat Committee**

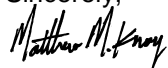
Dear Ms. Scanlan,

On behalf of the City of Bloomington Redevelopment Commission, we are petitioning the City of Bloomington for a plat amendment to the Trades District West Phase One Subdivision - Final Plat.

This amendment will create 2 additional lots (Lots 3 and 4) and dedicating additional right-of-way along North Rogers Street and 11th Street to continue the development of this area consistent with the master plan.

If you have any questions about this development, please do not hesitate to contact me.

Sincerely,

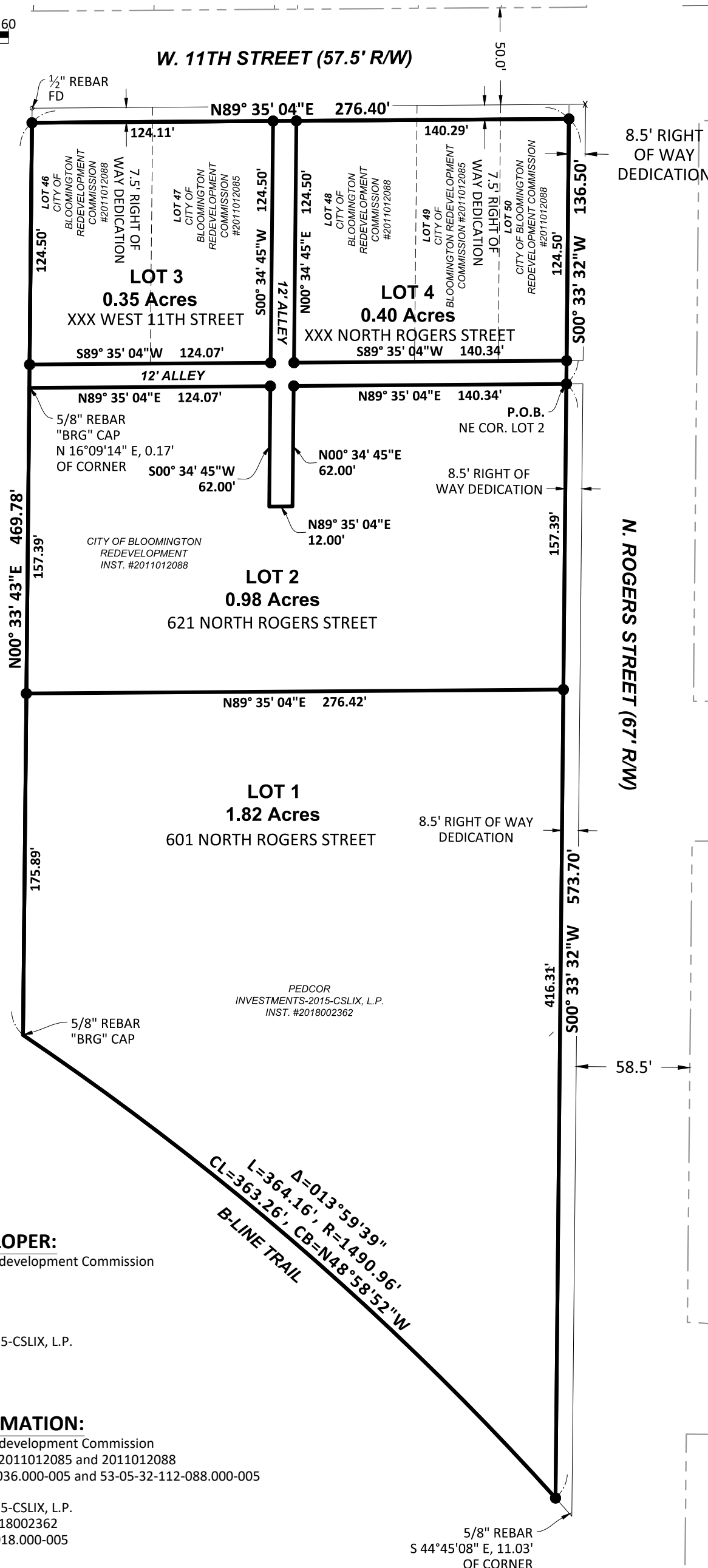
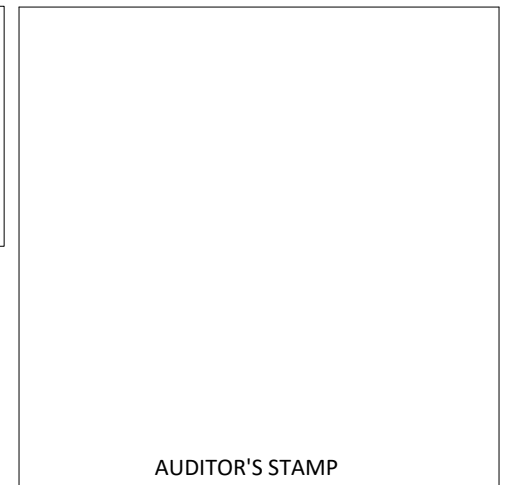
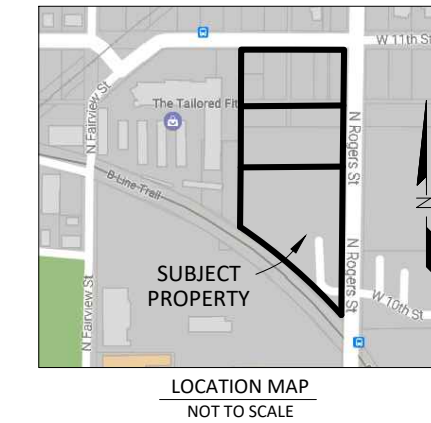
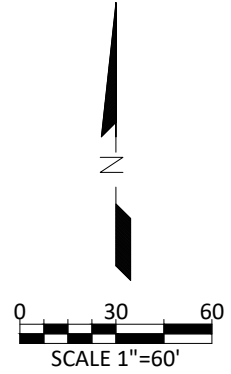


Matthew M. Knoy | PS  
Bledsoe Riggert Cooper James, Inc.



# TRADES DISTRICT WEST PHASE ONE SUBDIVISION-AMENDMENT PLAT

A PART OF THE TRADES DISTRICT WEST PHASE ONE SUBDIVISION - FINAL PLAT AND A PART OF MAPLE HEIGHTS SECOND ADDITION TO THE CITY OF BLOOMINGTON ALL IN THE EAST HALF OF SECTION 32 TOWNSHIP 9 NORTH, RANGE 1 WEST, BLOOMINGTON TOWNSHIP, MONROE COUNTY, INDIANA



### OWNER CERTIFICATION

The undersigned, City of Bloomington Redevelopment Commission and Pedcor Investment-2015-CSLIX, L.P., being the owners of the described real estate herein, do hereby layoff and plat the same into four lots in accordance with the plat and certificate.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

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

Convents and Restrictions for the this plat are recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2018 \_\_\_\_\_.

In Witness Whereof, the City of Bloomington Redevelopment Commission and Pedcor Investment-2015-CSLIX, L.P., have executed this instrument and caused their names to be subscribed thereto, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

City of Bloomington Redevelopment Commission

By \_\_\_\_\_

Pedcor Investment-2015-CSLIX, L.P

By \_\_\_\_\_

### STATE OF INDIANA, COUNTY OF MONROE

Before me, a Notary Public for said County and State, \_\_\_\_\_, personally appeared and acknowledged the execution of this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary

Notary Signature

My commission expires: \_\_\_\_\_

County of Residence: \_\_\_\_\_

### PLAN COMMISSION AND BOARD OF PUBLIC WORKS

Under the authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington as follows:

APPROVED BY THE CITY AT MEETING HELD: \_\_\_\_\_, 2018

APPROVED BY THE CITY BOARD OF PUBLIC WORKS AT A MEETING HELD: \_\_\_\_\_, 2018

Director Planning & Transportation Department

President of Plan Commission

President of Board of Public Works

Member of Board of Public Works

Member of Board of Public Works

### SUBDIVISION DESCRIPTION

A part of the Trades District West Phase One Subdivision - Final Plat as recorded as Instrument Number 2017007383 in the Office of the Recorder of Monroe County, Indiana and a part of Maple Heights Second Addition to the City of Bloomington as recorded in Plat Book 21, Page 10, more particularly described as being the Trades District West Phase One Subdivision-Amendment Plat certified by Matthew M. Knoy, LS20800146, on November 06, 2018 as Bledsoe Riggert Cooper & James, Inc. job number 9371 as follows:

**BEGINNING** at the Northeast corner of Lot 2 of said Trades District West Phase One Subdivision - Final Plat; thence SOUTH 00 degrees 33 minutes 32 seconds WEST, along the west 67.0 foot right-of-way line of North Rogers Street, 573.70 feet to the north right-of-way line of the CSX Railroad Corridor, said point being on a non-tangent curve concave southwesterly, having a chord bearing of NORTH 48 degrees 58 minutes 52 seconds WEST, a chord length of 363.26 feet, and a radius of 1490.96 feet; thence leaving said west right-of-way line, northwesterly along said curve 364.16 feet; thence leaving said north right-of-way line, NORTH 00 degrees 33 minutes 43 seconds EAST, 469.78 feet to the south 57.0 foot right-of-way line of West 11th Street; thence NORTH 89 degrees 35 minutes 04 seconds EAST, along said south right-of-way line, 276.40 feet to the west 67.0 foot right-of-way line of North Rogers Street; thence leaving said south right-of-way line, SOUTH 00 degrees 33 minutes 32 seconds WEST, along said west right-of-way line, 136.50 feet to the point of beginning and containing 3.68 acres, more or less.

### NOTES

- FIELD WORK PERFORMED MARCH 2014 THROUGH OCTOBER, 2016.
- ALL REBAR SET ARE 5/8 INCH WITH YELLOW PLASTIC CAP STAMPED "BRCJ INC 6892IN"
- BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH ESTABLISHED FROM STATIC GPS OBSERVATIONS DATED SEPTEMBER 13, 2016 AND POST-PROCESSED USING OPUS (NGS ONLINE POSITIONING USER SERVICE), REFERENCE FRAME NAD 83(2011) EPOCH 2010.0000, INDIANA STATE PLANE COORDINATES ZONE 1302 WEST, U.S. SURVEY FEET. THESE COORDINATES DIFFER BY AS MUCH AS 2.0 FEET FROM THE PUBLISHED DATA ESTABLISHED BY THE CITY OF BLOOMINGTON UTILITIES CONTROL MONUMENTATION SURVEY DATED APRIL 30, 1998.
- THIS PLAT IS NOT COMPLETE WITHOUT THE ASSOCIATED RETRACEMENT BOUNDARY SURVEY AND REPORT OF SURVEY RECORDED SEPARATELY AS INSTRUMENT NO. 2017003363 AND THE TRADES DISTRICT WEST PHASE ONE SUBDIVISION - FINAL PLAT AS INSTRUMENT NO. 2017007383.

### FEMA

FEMA HAS NOT DESIGNATED THIS PROPERTY AS A SPECIAL FLOOD HAZARD AREA, PROPERTY IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP NO. 18105C0141D EFFECTIVE DECEMBER 17, 2010.

### REPORT OF SURVEY

A report of survey was included with the retracement boundary survey of the subject property by Ben E. Bledsoe of Bledsoe Riggert Guerretaz, Inc., dated August 10, 2011 and recorded in the Office of the Recorder as Instrument No. 2017003363. The purpose of this Subdivision is to dedicate additional right-of-way and create Lot 3 and Lot 4 as directed by the property owner(s).

### SURVEYOR'S CERTIFICATION

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

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

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

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

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."

Certified November 06, 2018

Matthew M. Knoy  
Professional Surveyor No. LS20800146  
State of Indiana

PRO FORMA  
SURVEY

### LEGEND:

- 5/8" REBAR WITH CAP STAMPED "BRCJ INC 6892 IN" SET FLUSH



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

Pedcor Investment-2015-CSLIX, L.P.  
770 3rd Avenue SW  
Carmel, IN 46032

**RECORD INFORMATION:**  
City of Bloomington Redevelopment Commission  
Instrument Number(s) 2011012085 and 2011012088  
Parcels: 53-05-32-100-036.000-005 and 53-05-32-112-088.000-005

Pedcor Investment-2015-CSLIX, L.P.  
Instrument Number 2018002362  
Parcel: 53-05-32-100-018.000-005

**ZONING:**  
Subject: CD  
Adjoiners: CD

**BLOOMINGTON PLAT COMMITTEE  
STAFF REPORT  
Location: Southeast Corner of Rogers and 11<sup>th</sup> Streets**

**CASE #: DP-37-18  
DATE: December 10, 2018**

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

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

**REQUEST:** The petitioner is requesting final plat approval to add northern portion and correct right-of-way lines of Trades District Plat.

**REPORT:** The petition site is located on the east side of N. Rogers Street between West 10<sup>th</sup> and 11<sup>th</sup> Streets. The property is 8.57 acres, largely owned by the City of Bloomington Redevelopment Commission with roughly .58 acres owned by Morton Street Properties LLC. This site is part of the larger 12 acre Trades District. The property is zoned Commercial Downtown (CD) and is within the Showers Technology Park Overlay (STPO).

In 2017, the petitioner subdivided the southern portion of the plat into 6 lots, right-of-way and one common area. The current petition proposes to plat the area to the north into two lots, one vacant lot and one containing two historic buildings. Right-of-way for Madison Street will also be continued from the south through the site to West 11<sup>th</sup> Street with this petition. The new right-of-way is designed to provide a pedestrian-friendly streetscape that utilizes innovative green infrastructure to collect and treat stormwater. The northern portion of the site currently contains two historic structures, the Dimension Mill and the Kiln building in the Showers Brothers Local Historic District, as well as vacant land. The southern portion of the site is under construction to add the right-of-way that was approved through the 2017 plat. It also contains a parking lot owned and utilized by Solution Tree.

The Dimension Mill was recently rehabilitated and is in use as an office incubator space. No other development permits or site plans have been filed for the northern portion of the site.

The petitioner proposes to create two new lots in the northern portion of the plat, and to correct slight alignment issues in the previously recorded southern portion of the subdivision.

The Plat Committee issued Preliminary Plat approval at its October 8, 2018 hearing.

**SITE PLAN REVIEW:**

**Right of Way:** A variable width but roughly 72 foot right-of-way for the new portion of Madison Street is proposed. The right of way will contain room for two travel lanes, on-street parking, sidewalks, planting areas, and green infrastructure water treatment features.

When the southern portion of the plat was platted in 2017, the right-of-way width for Rogers Street was designed based upon the larger design for the Trades District and the necessary infrastructure



additions in the right-of-way, including tree plat and sidewalk. 9.5 feet of right-of-way was dedicated along Rogers Street in that plat, which amounts to roughly 9 feet lower than the required Thoroughfare Plan width of 40 feet. Department recommends carrying forward that amount with this amendment.

BMC (20.09.210(d)(2)(A)(i) allows for waivers from subdivision standards. The Department finds that the requested waiver from the required 40' of dedicated right-of-way for Rogers Street to only dedicate 9.5 feet to right-of-way is appropriate. The request to dedicate less than the required right-of-way stems from the desire to place the future buildings closer to the street. All of the required public facilities including on-street parking, street trees, and sidewalk will be located in the right-of-way.

**Minimum Lot Size:** The two new lots are 1.99 acres and 1.01 acres in size. There is no minimum lot size in the CD zoning district.

**Utilities:** Water service currently exists in Rogers Street and through the site, in the future Trades Street right-of-way. A green infrastructure stormwater system will be utilized to collect stormwater in the rights-of-way, with detention areas planned in Common Area to the southwest of 10<sup>th</sup> Street and in the common area (former Lot 6) in the southern portion of the site. Sanitary sewer exists in Rogers Street.

**Environmental:** There are no environmental features on this site that require preservation. Green infrastructure is planned in the right-of-way to provide functionality and improve the pedestrian experience through an enhanced green space.

---

**PRELIMINARY PLAT:** The Plat Committee issued Preliminary Plat approval at its October 8, 2018 hearing.

---

**FINAL PLAT REVIEW:** The Review Considerations for Final Plats BMC 20.09.190(g) require that the Plan Commission (or Plat Committee) review (1) The written statement and supportive material submitted by the petitioner; (2) The Preliminary Plat; (3) The Final Plat; (4) Any commitments or conditions of approval attendant to prior approvals; (5) The testimony of the petitioner; (6) The testimony of the public during the Preliminary Plat public hearing, when applicable; (7) Any applicable development standards in Chapter 20.05: Development Standards; (8) Any applicable subdivision standards in Chapter 20.06: Subdivision Regulations; (9) Any applicable design standards in Chapter 20.07: Design Standards; (10) Any other applicable provisions of the Unified Development Ordinance; (11) Any requirements of the members of the Development Review Committee; (12) The Planning and Transportation Department report; and (13) Such other additional information as may be required by the Plan Commission to evaluate the petition.

The proposed petition meets UDO requirements with the exception of the right-of-way issue discussed above. All future development on the newly created lots will be required to meet UDO requirements, unless otherwise granted deviation by the Plan Commission or variance by the Board of Zoning Appeals. No concerns were raised by members of the public during the Preliminary Plat process.

No Covenants and Restrictions have been submitted at this time. Planning and Transportation and CBU staff will review the Covenants for terminology consistency once they are complete.

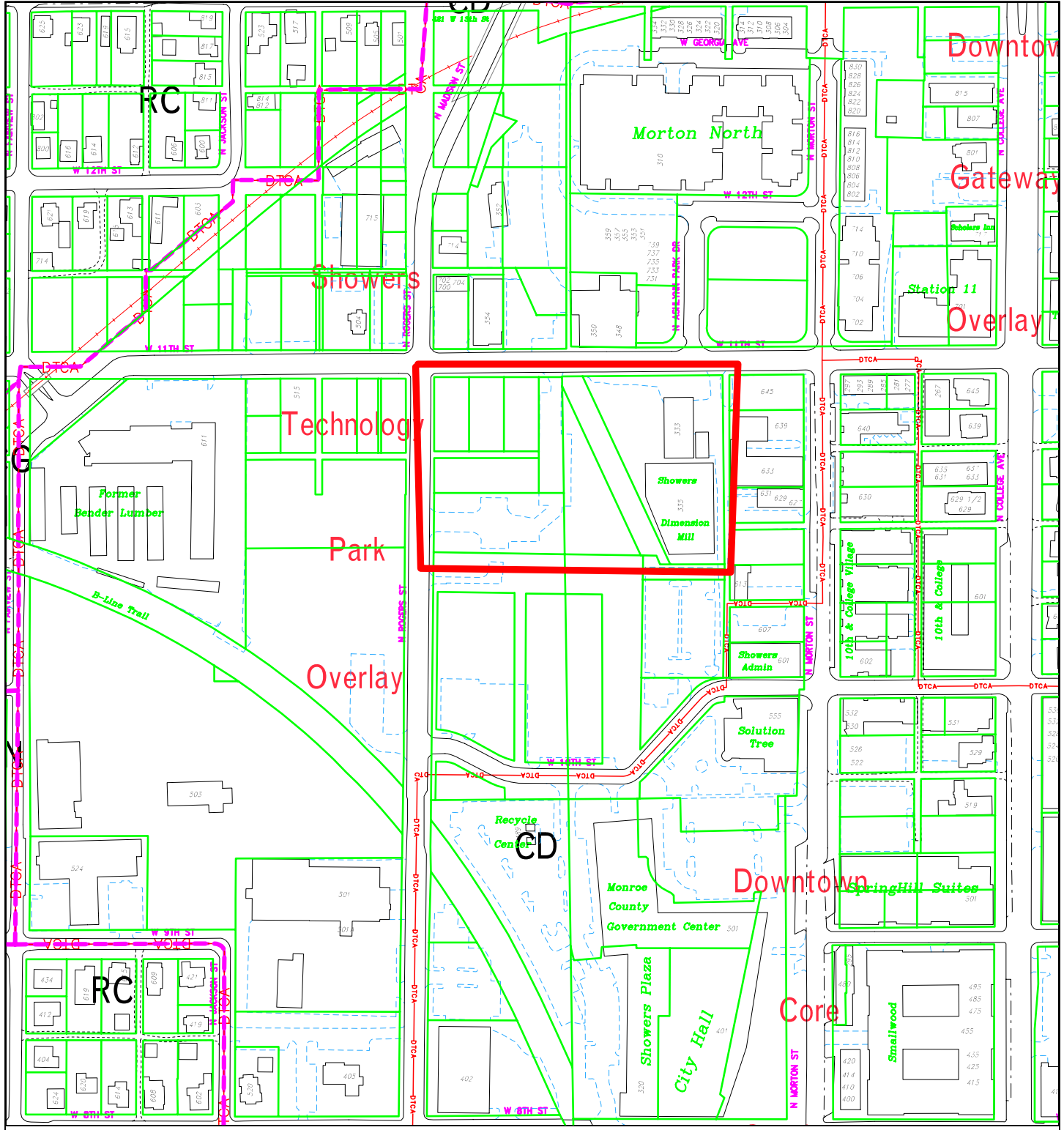
---

**CONCLUSION:** The amendment to Trades District Preliminary Plat meets the minimum Final Plat requirements of the Unified Development Ordinance.

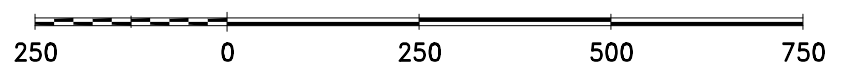
---

**RECOMMENDATION:** Based on the findings in the above report, the Department recommends approval of the final plat amendment for case# DP-37-18 with the following conditions:

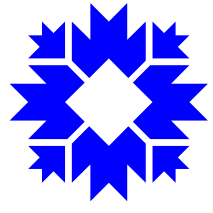
1. Plat Signature block will be amended to reflect approval by Plat Committee, as well as correct minor scrivener error.
2. The proposed dedicated right-of-way shown on the plat shall receive approval from the Board of Public Works.
3. Following all revisions to the Final Plat, the President of the Plan Commission or Chair of the Plat Committee shall sign and seal the plat at the appropriate locations.
4. The petitioner shall file the Final Plat with the County Recorder's Office and within thirty (30) days provide the Planning and Transportation with a copy of the recorded mylar.



By: scanlanj  
 21 Sep 18

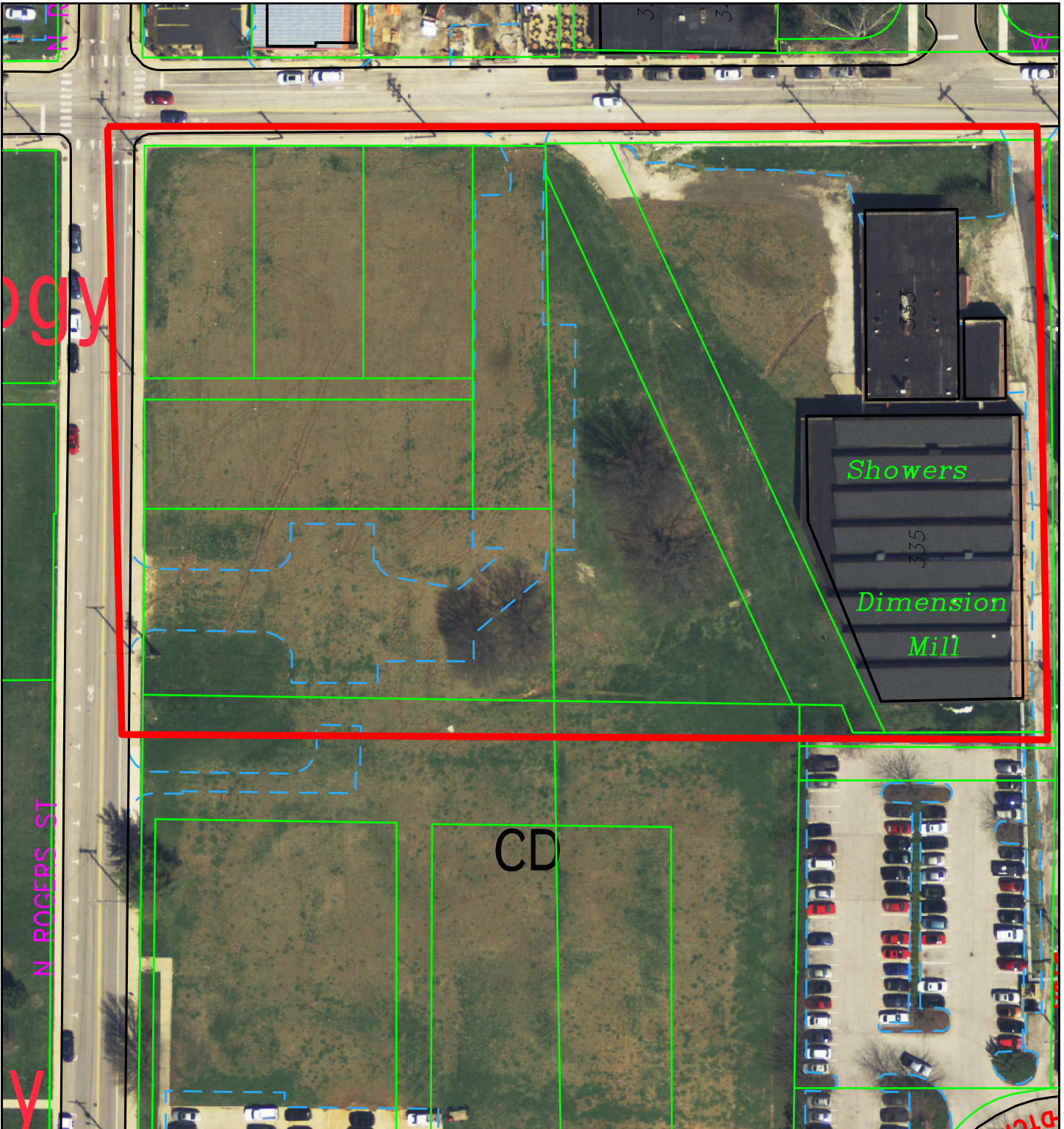


City of Bloomington  
 Planning & Transportation

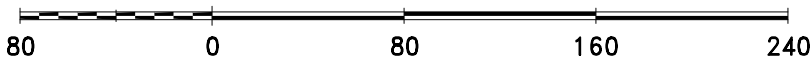


Scale: 1" = 250'

For reference only; map information NOT warranted.



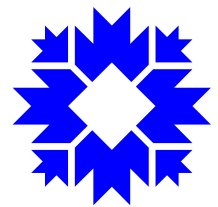
By: scanlanj  
21 Sep 18



For reference only; map information NOT warranted.



City of Bloomington  
Planning & Transportation



Scale: 1" = 80'



November 26, 2018

Jackie Scanlan  
City of Bloomington, Planning Department  
401 N. Morton Street, Suite 160  
Bloomington, Indiana 47402-0100

**Re: Trades District Amendment 1 Final Plat | Plat Committee**

Dear Ms. Scanlan,

On behalf of the City of Bloomington Redevelopment Commission, we are petitioning the City of Bloomington for a plat amendment to the Trades District Final Plat within the City's Certified Technology Park.

This amendment will amend previous platted lots, create additional lots, and dedicate additional right-of-way along North Rogers Street and 11th Street to continue the development of this area consistent with the master plan.

If you have any questions about this development, please do not hesitate to contact me.

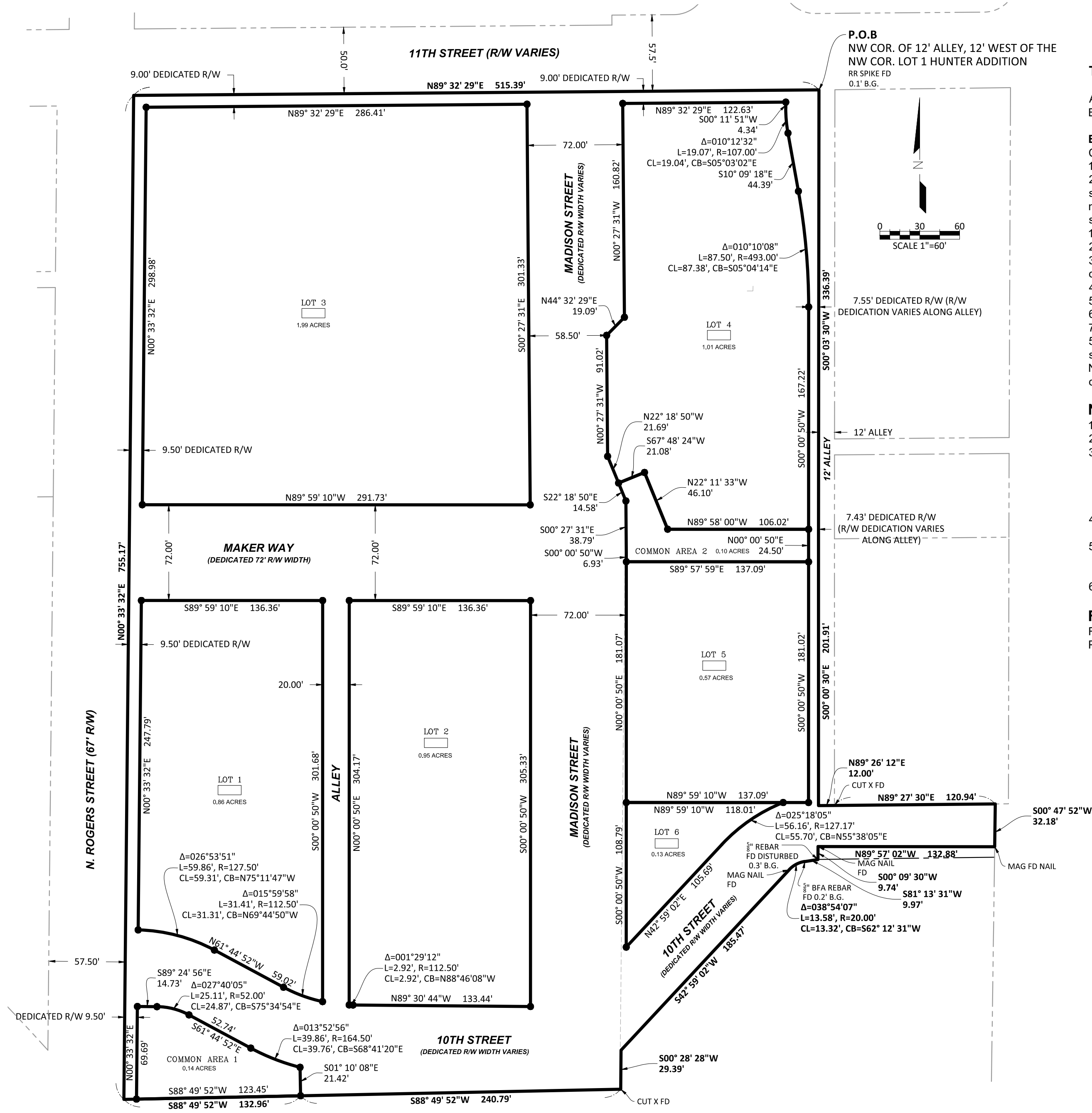
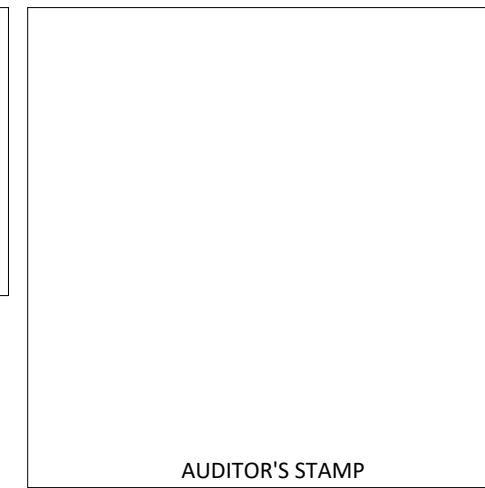
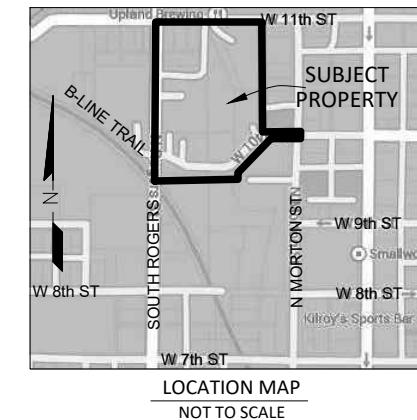
Sincerely,



Matthew M. Knoy | PS  
Bledsoe Riggert Cooper James, Inc.

# TRADES DISTRICT AMENDMENT 1 FINAL PLAT

A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND A PART OF THE NORTHWEST QUARTER OF SECTION 33 ALL IN TOWNSHIP 9 NORTH, RANGE 1 WEST  
BLOOMINGTON TOWNSHIP  
MONROE COUNTY, INDIANA



### TRADES DISTRICT AMENDMENT 1 FINAL PLAT

A part of the Northeast quarter of Section 32 and a part of the Northwest Quarter of Section 33 all in Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, being more particularly described as follows:

- BEGINNING** at the Northwest corner of a 12 foot wide alley being 12 feet west of the Northwest Corner of Lot 1 in Hunter Addition to the City of Bloomington; thence along the west line of said alley the following Two (2) courses:
- 1) SOUTH 00 degrees 03 minutes 30 seconds WEST, 336.39 feet; thence
  - 2) SOUTH 00 degrees 00 minutes 30 seconds EAST, 201.91 feet; thence leaving said west line, NORTH 89 degrees 26 minutes 12 seconds EAST, 120.00 feet to the north right-of-way line of 10th Street; thence NORTH 89 degrees 27 minutes 30 seconds EAST, along said north right-of-way, 120.94 feet; thence leaving said north right-of-way, SOUTH 00 degrees 47 minutes 52 seconds WEST, 32.18 feet to the south right-of-way line of 10th Street; thence along said south right-of-way the following Seven (7) courses:
  - 1) NORTH 89 degrees 57 minutes 02 seconds WEST, 132.88 feet; thence
  - 2) SOUTH 00 degrees 09 minutes 30 seconds WEST, 9.74 feet; thence
  - 3) SOUTH 81 degrees 13 minutes 31 WEST, 9.97 feet to a non-tangent curve concave to the southeast, having a radius of 20.00 feet, a chord bearing of SOUTH 62 degrees 12 minutes 31 seconds WEST, and a chord length of 13.32 feet; thence
  - 4) southwestery along said curve 13.58 feet; thence
  - 5) SOUTH 42 degrees 59 minutes 02 seconds WEST, 185.47 feet; thence
  - 6) SOUTH 00 degrees 28 minutes 28 seconds WEST, 29.39 feet; thence
  - 7) SOUTH 88 degrees 49 minutes 52 seconds WEST, 240.79 feet; thence leaving said south right-of-way, SOUTH 88 degrees 49 minutes 52 seconds WEST, 132.96 feet to the east 57.5 foot right-of-way line of North Rogers Street; thence NORTH 00 degrees 33 minutes 32 seconds EAST, along said east right-of-way, 755.17 feet to the south right-of-way line of 11th Street; thence leaving said east right-of-way, NORTH 89 degrees 32 minutes 29 seconds EAST, along the south right-of-way line of 11th Street, 515.39 feet to the Point of Beginning, containing 8.69 acres, more or less and subject to all legal rights of way and easements.

**NOTES:**

1. FIELD WORK PERFORMED MARCH 2014 THROUGH MARCH, 2017.
2. ALL REBAR SET ARE 5/8-INCH WITH YELLOW PLASTIC CAP STAMPED "BRCJ INC 6892IN"
3. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH ESTABLISHED FROM STATIC GPS OBSERVATIONS DATED SEPTEMBER 13, 2016 AND POST-PROCESSED USING OPUS (NGS ONLINE POSITIONING USER SERVICE). REFERENCE FRAME NAD 83(2011) EPOCH 2010.0000, INDIANA STATE PLANE COORDINATES ZONE 1302 WEST, U.S. SURVEY FEET. THESE COORDINATES DIFFER BY AS MUCH AS 2.0 FEET FROM THE PUBLISHED DATA ESTABLISHED BY THE CITY OF BLOOMINGTON UTILITIES CONTROL MONUMENTATION SURVEY DATED APRIL 30, 1998.
4. THIS PLAT IS NOT COMPLETE WITHOUT THE ASSOCIATED RETRACEMENT BOUNDARY SURVEY REPORT AND REPORT OF SURVEY RECORDED SEPARATELY AS INSTRUMENT NO. 2017003363.
5. ALL EXISTING EASEMENTS MAY NOT BE SHOWN. REFER TO ALTA/ACSM LAND TITLE SURVEY BY BEN E. BLEDSOE RECORDED IN THE OFFICE OF THE RECORDER AS INSTRUMENT NO. 2017003363 AND BOUNDARY SURVEY BY STEPHEN L. SMITH DATED JANUARY 22, 1999 FOR EASEMENT REFERENCES.
6. THE SUBJECT PROPERTIES ARE UNDER CONSTRUCTION AT THE TIME OF THIS PLAT AMENDMENT.

**FLOOD ZONE:**

FEMA HAS NOT DESIGNATED THIS PROPERTY AS A SPECIAL FLOOD HAZARD AREA, PROPERTY IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP NO. 18105C0141D EFFECTIVE DECEMBER 17, 2010.

**OWNER/DEVELOPER**

City of Bloomington Redevelopment Commission  
401 West 17th Street  
Bloomington, IN 47404

City of Bloomington Department of Redevelopment  
P.O. Box 100  
Bloomington, IN 47402

Morton Street Properties, LLC  
555 North Morton Street  
Bloomington, IN 47404

**RECORD INFORMATION**

City of Bloomington Redevelopment Commission  
Instrument Number 2011012088

City of Bloomington Department of Redevelopment  
Instrument Number 2018005960

Morton Street Properties, LLC  
Instrument Number 2008012578

**ZONING**

Subject: CD  
Adjoiners: CD

**LEGEND:**

- 5/8" REBAR WITH CAP STAMPED "BRCJ INC 6892 IN" SET FLUSH

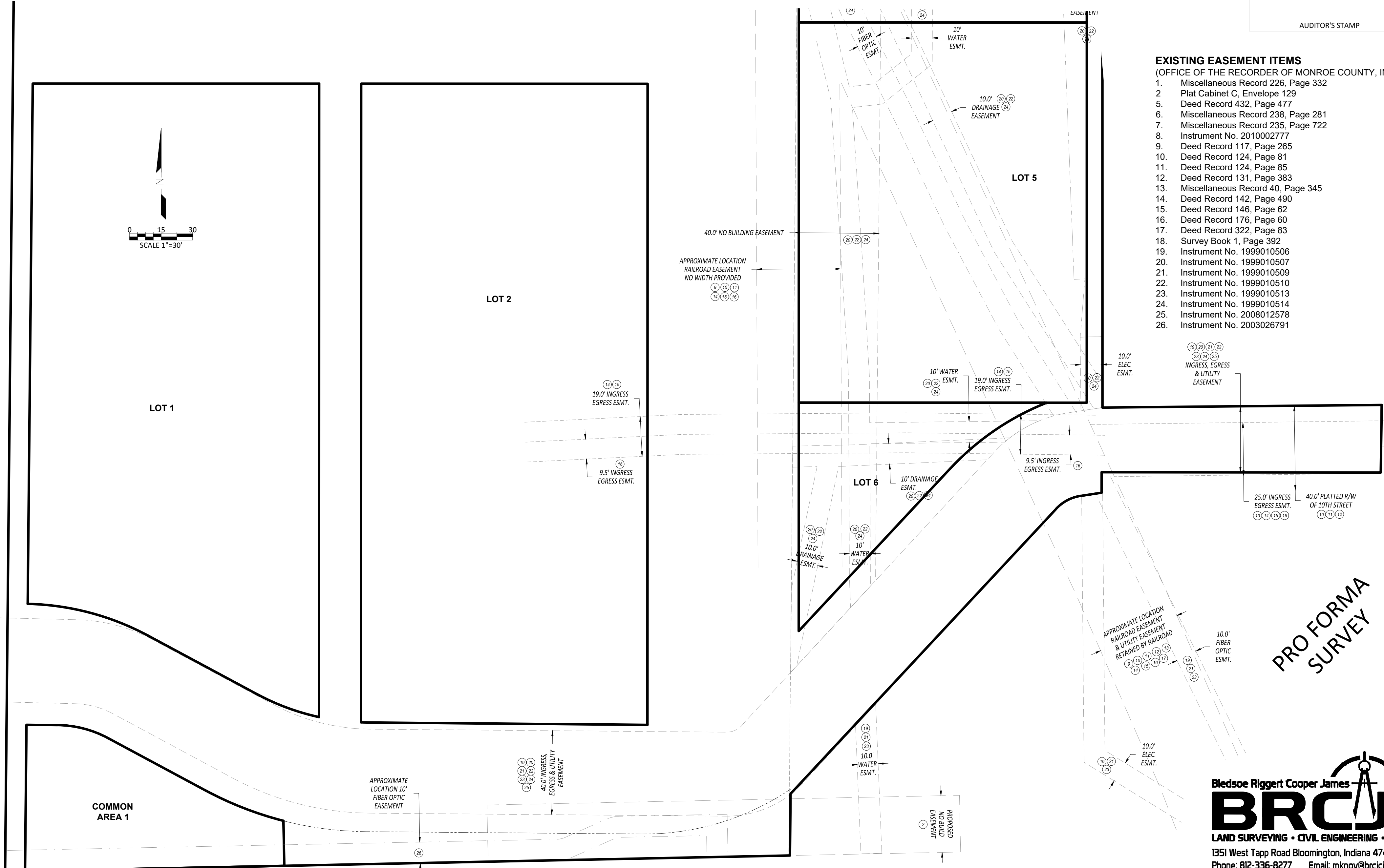
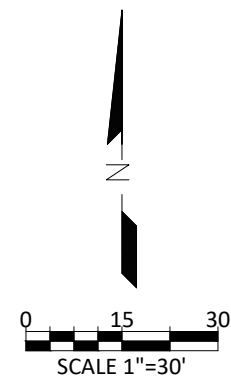
**PRO FORMA SURVEY**

**Bledsoe Riggert Cooper James**  
**BRCJ**  
LAND SURVEYING • CIVIL ENGINEERING • GIS  
1351 West Tapp Road Bloomington, Indiana 47403  
Phone: 812-336-8277 Email: mknoy@brccivil.com

**TRADES DISTRICT AMENDMENT 1 FINAL PLAT**  
 A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND A PART OF THE NORTHWEST  
 QUARTER OF SECTION 33 ALL IN TOWNSHIP 9 NORTH, RANGE 1 WEST  
 BLOOMINGTON TOWNSHIP  
 MONROE COUNTY, INDIANA

RECORDER'S STAMP

AUDITOR'S STAMP



- EXISTING EASEMENT ITEMS**  
 (OFFICE OF THE RECORDER OF MONROE COUNTY, IN)
1. Miscellaneous Record 226, Page 332
  2. Plat Cabinet C, Envelope 129
  5. Deed Record 432, Page 477
  6. Miscellaneous Record 238, Page 281
  7. Miscellaneous Record 235, Page 722
  8. Instrument No. 2010002777
  9. Deed Record 117, Page 265
  10. Deed Record 124, Page 81
  11. Deed Record 124, Page 85
  12. Deed Record 131, Page 383
  13. Miscellaneous Record 40, Page 345
  14. Deed Record 142, Page 490
  15. Deed Record 146, Page 62
  16. Deed Record 176, Page 60
  17. Deed Record 322, Page 83
  18. Survey Book 1, Page 392
  19. Instrument No. 1999010506
  20. Instrument No. 1999010507
  21. Instrument No. 1999010509
  22. Instrument No. 1999010510
  23. Instrument No. 1999010513
  24. Instrument No. 1999010514
  25. Instrument No. 2008012578
  26. Instrument No. 2003026791

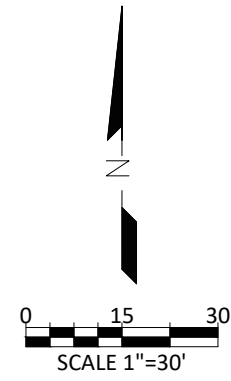
**PRO FORMA SURVEY**

**Bledsoe Riggert Cooper James**  
**BRCJ**  
 LAND SURVEYING • CIVIL ENGINEERING • GIS  
 1351 West Tapp Road Bloomington, Indiana 47403  
 Phone: 812-336-8277 Email: mknoy@brcjcivil.com

**TRADES DISTRICT AMENDMENT 1 FINAL PLAT**  
 A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND A PART OF THE NORTHWEST  
 QUARTER OF SECTION 33 ALL IN TOWNSHIP 9 NORTH, RANGE 1 WEST  
 BLOOMINGTON TOWNSHIP  
 MONROE COUNTY, INDIANA

RECORDER'S STAMP

AUDITOR'S STAMP



LOT 3

LOT 4

APPROXIMATE LOCATION  
 RAILROAD EASEMENT  
 117/265  
 124/85  
 124/85  
 131/383  
 142/490  
 146/62  
 176/60  
 UTILITY EASEMENT  
 RETAINED @ RAILROAD  
 322/83

**EXISTING EASEMENT ITEMS**

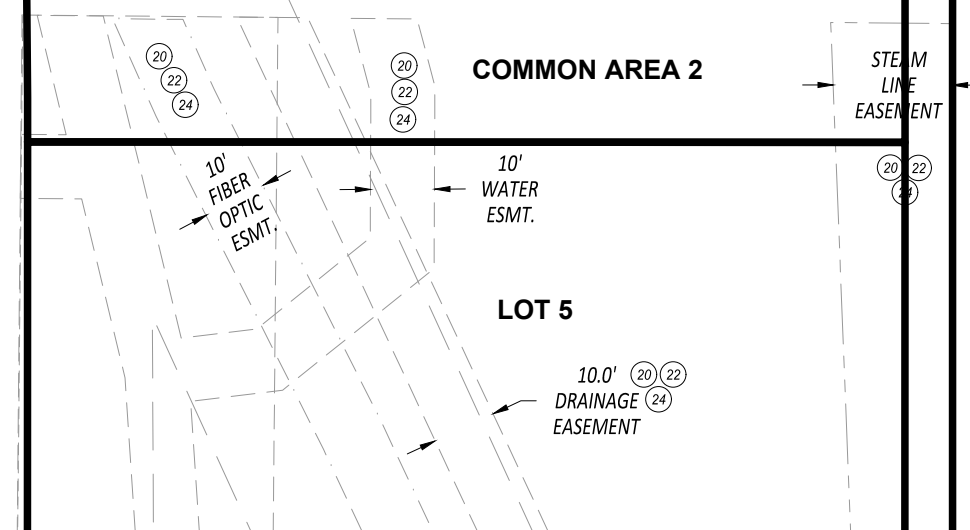
(OFFICE OF THE RECORDER OF MONROE COUNTY, IN)

1. Miscellaneous Record 226, Page 332
2. Plat Cabinet C, Envelope 129
5. Deed Record 432, Page 477
6. Miscellaneous Record 238, Page 281
7. Miscellaneous Record 235, Page 722
8. Instrument No. 2010002777
9. Deed Record 117, Page 265
10. Deed Record 124, Page 81
11. Deed Record 124, Page 85
12. Deed Record 131, Page 383
13. Miscellaneous Record 40, Page 345
14. Deed Record 142, Page 490
15. Deed Record 146, Page 62
16. Deed Record 176, Page 60
17. Deed Record 322, Page 83
18. Survey Book 1, Page 392
19. Instrument No. 1999010506
20. Instrument No. 1999010507
21. Instrument No. 1999010509
22. Instrument No. 1999010510
23. Instrument No. 1999010513
24. Instrument No. 1999010514
25. Instrument No. 2008012578
26. Instrument No. 2003026791

PRO FORMA  
SURVEY

LOT 1

LOT 2



**Bledsoe Riggert Cooper James**  
**BRCJ**  
 LAND SURVEYING • CIVIL ENGINEERING • GIS  
 1351 West Tapp Road Bloomington, Indiana 47403  
 Phone: 812-336-8277 Email: mknoy@brcjcivil.com



**TRADES DISTRICT AMENDMENT 1 FINAL PLAT**  
**A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND A PART OF THE NORTHWEST**  
**QUARTER OF SECTION 33 ALL IN TOWNSHIP 9 NORTH, RANGE 1 WEST**  
**BLOOMINGTON TOWNSHIP, MONROE COUNTY, INDIANA**



RECORDER'S STAMP



AUDITOR'S STAMP

**OWNER CERTIFICATION**

The undersigned, City of Bloomington Redevelopment Commission, Morton Street Properties, LLC, and City of Bloomington Department of Redevelopment, being the owners of the described real estate herein, do hereby layoff and plat the same into six lots and two common areas in accordance with the plat and certificate.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

This plat shall be known and designated as Trades District Amendment 1 Final Plat.

Convents and Restrictions for the this plat are recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2018\_\_\_\_\_.

In Witness Whereof, the City of Bloomington Redevelopment Commission, Morton Street Properties, LLC, and City of Bloomington Department of Redevelopment,, have executed this instrument and caused their names to be subscribed thereto, this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
 City of Bloomington Redevelopment Commission

By \_\_\_\_\_

\_\_\_\_\_  
 Morton Street Properties, LLC

By \_\_\_\_\_

\_\_\_\_\_  
 City of Bloomington Department of Redevelopment

By \_\_\_\_\_

**STATE OF INDIANA, COUNTY OF MONROE**

Before me, a Notary Public for said County and State, \_\_\_\_\_, personally appeared and acknowledged the execution of this instrument this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
 Notary

\_\_\_\_\_  
 Notary Signature

My commission expires: \_\_\_\_\_

County of Residence: \_\_\_\_\_

**PLAN COMMISSION AND BOARD OF PUBLIC WORKS**

Under the authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington as follows:

**APPROVED BY THE CITY AT MEETING HELD:** \_\_\_\_\_, 2018

**APPROVED BY THE CITY BOARD OF PUBLIC WORKS AT A MEETING HELD:** \_\_\_\_\_, 2018

\_\_\_\_\_  
 Director Planning & Transportation Department

\_\_\_\_\_  
 President of Plan Commission

\_\_\_\_\_  
 President of Board of Public Works

\_\_\_\_\_  
 Member of Board of Public Works

\_\_\_\_\_  
 Member of Board of Public Works

**REPORT OF SURVEY**

In accordance with **Title 865, 1-12-1 through 1-12-30** of the **Indiana Administrative Code**, the following observations 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) Reference monuments of record
- (b) Title documents of record
- (c) Evidence of active lines of occupation
- (d) Relative Positional Accuracy "RPA"

**The Relative Positional Accuracy "RPA"** (due to random errors in measurement) of this survey is within that allowable for a urban survey (0.07 feet plus 50 ppm) as defined IAC, Title 865 ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.)

In regard to **"ACTIVE LINES OF OCCUPATION"**, point (c) above: ACTIVE refers to lines which are marked by visible, obvious, well defined and maintained, man-made or placed objects, such as, but not limited to, fences, hedges and retaining walls. The uncertainty cited for a line of occupation is general in nature and is NOT intended to be specific for every point along the line. Therefore portions of the occupation line may vary from the surveyed line by a distance greater or less than uncertainty cited in this report.

This survey is a retracement and original survey. This survey was performed at the request of the City of Bloomington Redevelopment Commission and Anderson+Bohlander, LLC to divide the subject parcels for future development. This survey is not complete without the Report of Survey associated with survey #1 and #4. Both survey #4 and this survey were performed as one effort but recorded at different stages of the project.

The properties are currently in the name of the City of Bloomington Redevelopment Commission (Instrument Number 2011012088), Morton Street Properties, LLC (Instrument Number 2008012578), and the City of Bloomington Department of Redevelopment (Instrument Number 2018005960).

The field work was completed March of 2017.

**MONUMENTS FOUND:**

See survey #1, #2, #3, and #4 for monuments. Monuments in survey #1 along with monuments shown along the north and south lines of 10th Street were accepted as the best evidence of property lines and existing right-of-way.

**SURVEYS CONSULTED:**

1. ALTA/ACSM Land Title Survey by Ben E. Bledsoe of Bledsoe Riggert Guerrettaz, Inc.; dated August 10, 2011; recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2017003363.
2. Topographic and ALTA/ACSM Land Title by Rachel A. Oser of Bledsoe Riggert Guerrettaz, Inc.; dated October 23,2014; recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2015004424.
3. Boundary Survey by Stephen L. Smith of Smith Neubecker & Associates, Inc.; dated January 22, 1999.
4. Plat of Survey by Matthew M. Knoy of Bledsoe Riggert Cooper James, Inc.; dated March 12, 2018; recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2018002819.
5. Trades District Final Plat by Matthew of Bledsoe Riggert Cooper James, Inc.; dated March 28, 2018; recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2018005027.

**DEED ANALYSIS:**

There is a possible deed overlap of as much as 0.6' along the western line of Instrument #2008012578 south of 10th Street. When accepting monuments #41, #44, and #60 as being on the south line of the Morton Street Properties, LLC parcel (see survey #4); the established southern right-of-way of 10th Street is 0.2' to 1.2' north of the record deed calls from Instrument #2008012578. There is no deed gap along the established southern right-of-way since the record deed calls to right-of-way.

**ESTABLISHMENT OF LINES AND CORNERS:**

The new perimeter boundary line was based on the Report of Survey included in surveys #1, #2, #3, and #4. The right-of-way of 10th Street was established using a best fit of found monuments, survey #3, and Instrument #2008012578. The west line of Instrument #2008012578 was established using the the east line created by survey #1. The east and west lines of the north-south 12' alley was established at a record 12' width from the alley per survey #1. The new parcels and street right-of-way were established at the direction of the owner(s).

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows: as noted in surveys #1, #2, #3, and #4.

Due to *Availability and condition of reference monuments*; as noted in surveys #1, #2, #3, and #4.

Due to *Occupation or possession lines*; as shown.

Due to *Clarity or ambiguity of the record description used and of adjoiners' descriptions and the relationship of the lines of the subject tract with adjoiners' lines*; as noted in surveys #1, #2, #3, and #4.

**SURVEYOR'S CERTIFICATION**

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

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

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

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

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."

Certified November 06, 2018

\_\_\_\_\_  
 Matthew M. Knoy  
 Professional Surveyor No. LS20800146  
 State of Indiana

**PRO FORMA  
 SURVEY**

