

# CITY OF BLOOMINGTON



June 10, 2019 @ 4:00 p.m.  
CITY HALL - KELLY  
CONFERENCE ROOM #155

**CITY OF BLOOMINGTON  
PLAT COMMITTEE  
June 10, 2019 at 4:00 p.m.**

**\*Kelly Conference Room #155**

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**ROLL CALL**

**MINUTES TO BE APPROVED:** None at this time

**REPORTS, RESOLUTIONS, AND COMMUNICATIONS:**

**PETITIONS:**

- DP-08-19     **Whitehall Crossing, LLC**  
402 N. Gates Dr.  
Request: Final plat approval of a two-lot subdivision.  
Case Manager: Eric Greulich
- DP-12-19     **Allen Dunn**  
3727 E. Cameron Dr.  
Request: Final plat approval of a two-lot subdivision of 1.92 acres.  
Case Manager: Eric Greulich
- DP-16-19     **City of Bloomington Redevelopment Commission**  
642 N. Madison St.  
Request: Final plat approval of a two-lot subdivision.  
Case Manager: Eric Greulich
- DP-22-19     **Joe Kemp Construction (Summit Woods Phase II)**  
2400 S. Adams St.  
Request: Final plat approval for Phase II of Summit Woods—9 single family lots,  
18 attached single-family lots, plus 1 common area lot.  
Case Manager: Eric Greulich

\*\*Next Meeting Date: July 8, 2019

Updated: 6/7/2019

***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: 402 N. Gates Drive**

**CASE #: DP-08-19  
DATE: June 10, 2019**

**PETITIONER:** Whitehall Crossing, LLC  
542 S. College Ave, Bloomington

**CONSULTANT:** Bynum Fanyo & Associates, Inc.  
528 N. Walnut St, Bloomington

**REQUEST:** The petitioner is requesting final plat approval of a 2-lot commercial subdivision.

**BACKGROUND:**

**Area:** 3.2 acres  
**Current Zoning:** PUD  
**Comp Plan Designation:** Regional Activity Center  
**Existing Land Use:** Undeveloped  
**Proposed Land Use:** Commercial  
**Surrounding Uses:** North – Undeveloped property  
East – Commercial  
South – Commercial  
West – Commercial

**REPORT:** The property is located at 402 N. Gates Drive and is within the Whitehall Crossing Planned Unit Development (PUD-81-94 and PUD-91-96). Surrounding properties to the north, east, and south are also within the Whitehall Crossing PUD, to the west are commercial properties located in the County jurisdiction. The Whitehall Crossing PUD was approved with a specific list of permitted uses, but no specific development standards were approved and the Commercial Arterial district standards have been used to review previous site plans as well as this site plan.

The petitioner received site plan approval and final plat approval for this prospective development on the adjacent property to the north in August 2018 (PUD-16-18), however there were complications with that site plan so the proposed building has been shifted south to this location.

The petitioner received PUD final plan approval for a 4,000 sq. ft. commercial building with 20 parking spaces for a Sherwin Williams paint store under case #PUD-07-19. The Plan Commission also approved the preliminary plat for a 2-lot subdivision. The site will be accessed by one drive cut on Susan Drive with an additional access point on the rear of the site that connects to Gates Drive. A 5' wide tree plot and 5' wide concrete sidewalks were installed with the overall development and are in good condition. New landscaping will also be installed on the site to meet current code requirements.

**FINAL PLAT REVIEW:** The review considerations for Final Plats are outlined within BMC 20.09.190(g) state that in reviewing Final Plats, the staff, Plan Commission, or Plat Committee shall 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.

**Proposed Finding:** The proposed plat meets all of the subdivision regulations.

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**PLAT OVERVIEW:**

**Lot Layout:** This plat will subdivide an existing lot to create 2 new lots. One of these new lots will be used for the proposed Sherwin Williams store and the other for a future use. Both proposed lots meet the minimum lot size requirement of the Commercial Arterial district of 32,670 square feet (0.75 acres). Lot #C2 which will have the future retail store will be 1.066 acres and Lot #C1 will be 1.602 acres. A section of this plat that contains the existing Susan Drive will be platted within Common Area.

**Right-of-Way:** All required right-of-way for Gates Drive was dedicated with previous plats. No additional right-of-way is needed for Gates Drive. Susan Drive is a private street and does not require any right-of-way dedication.

**Street Trees:** There are street trees missing along the Gates Drive frontage that will need to be installed along that frontage.

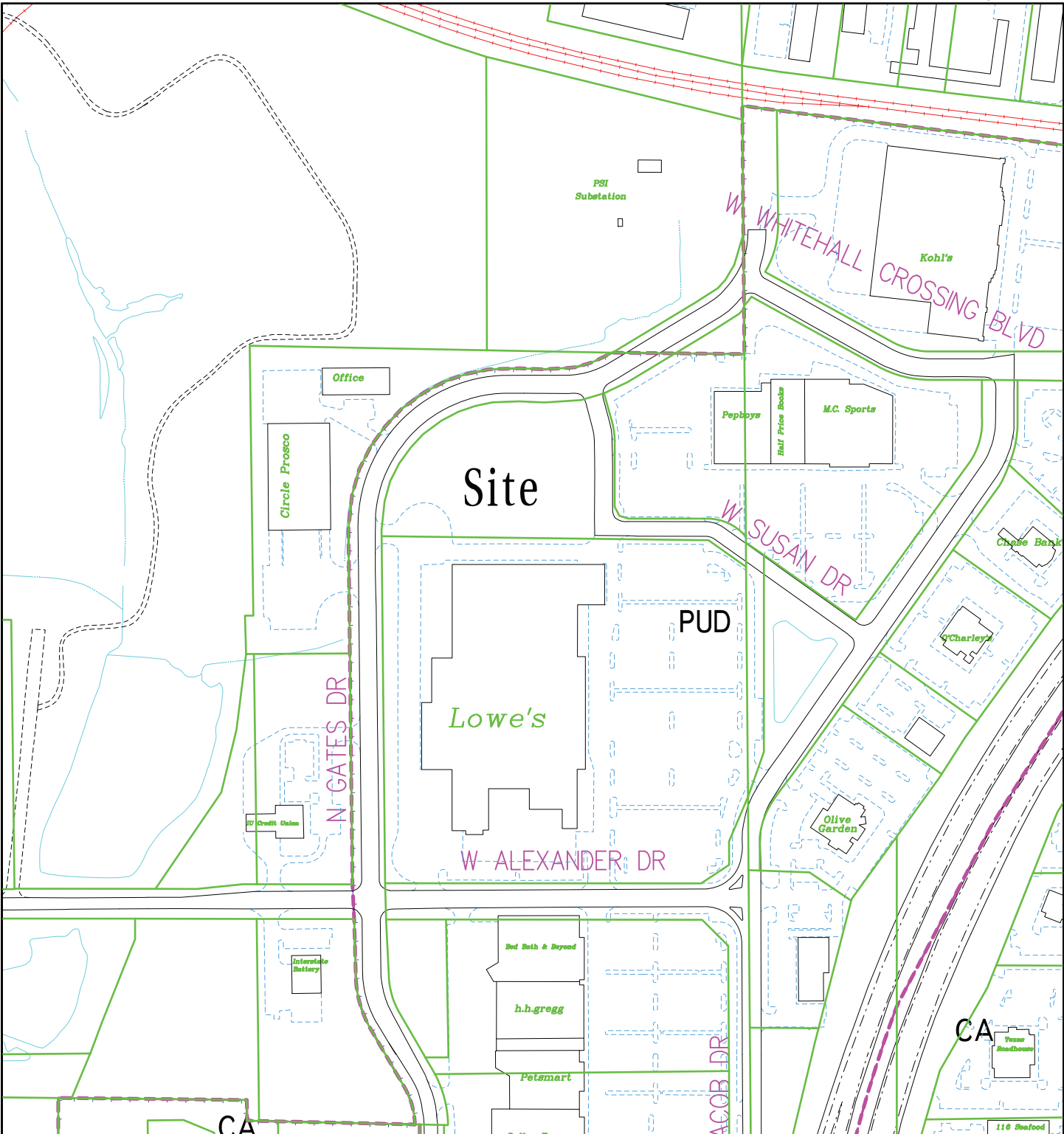
**Environmental:** There are no environmental features on the site.

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**RECOMMENDATION:** The Department recommends adopting the proposed findings and approving the final plat with the following conditions of approval:

1. Street trees are required not less than 20' and not more than 40' apart along Gates Drive.
2. A lighting plan has not been reviewed and must be submitted and approved prior to issuance of a building permit.





**DP-08-19** Whitehall Crossing, LLC

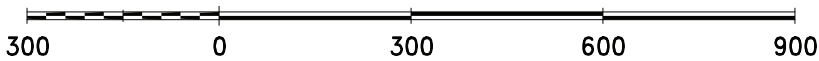
402 N Gates Drive

Plan Commission

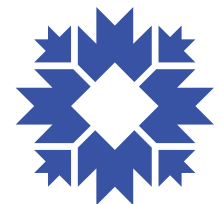
Site Location, Zoning, Parcels

By: greulice

12 Apr 19



City of Bloomington  
Planning & Transportation



Scale: 1" = 300'

For reference only; map information NOT warranted.





**DP-08-19** Whitehall Crossing, LLC

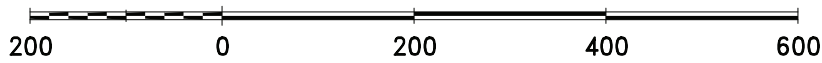
402 N Gates Drive

Plan Commission

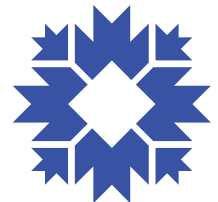
2016 Aerial Photograph

By: greulice

12 Apr 19



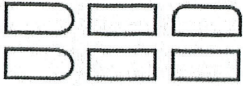
City of Bloomington  
Planning & Transportation



Scale: 1" = 200'

For reference only; map information NOT warranted.





BYNUM FANYO & ASSOCIATES, INC.

7  
ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

February 11, 2019

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

Re: Sherwin Williams Site Plan and Plat ~~Amendment~~ *Approval*

Our Client Whitehall Crossing, LLC, Whitney Gates and Sherwin Williams is planning on building a new store in Whitehall Crossing on a vacant lot north of Lowes. The 2.668-acre lot is larger than needed and as a result we would like to amend the existing White Crossing Plat to create lots C1 and C2 as shown on the attached plat. Lot C1 at 1.602 acres would be available for future a use. Lot C2 at 1.066 acres would be the location of the proposed Sherwin Williams new store.

We are also requesting final site plan approval for the 4000 square foot Sherwin Williams store. Access to the lot will be from Susan Drive to the east and connecting to an easement adjoining lot C2's west property line. Water and sewer utilities are available west of Susan Drive. Landscaping is designed to meet the UDO. The ADA curb ramp at our southeast corner will be replaced if it does not meet current design standards.

We have included the proposed site and grading plan, landscape plan, preliminary and final plat and building elevations for your review. If you have any question regarding our submission, please contact me at any time.

Sincerely,

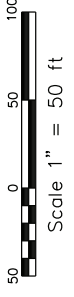
Jeffrey S. Fanyo P.E. CFM

Bynum Fanyo and Associates, Inc.

Attachments

# WHITEHALL CROSSING SUBDIVISION AMENDMENT

FINAL PLAT  
PART OF WHITEHALL CROSSING SUBD. &  
SECTION 36, T 9 N, R 2 W



**LOT 4**  
CURRY INDUSTRIAL PARK  
C/222  
CIRCLE-PROSCO INC

$L=302.919'$   
 $R=291.00'$   
 $\Delta=126.45'$   
 $CH=572.9506'W$   
 $CL=124.93'$

DEDICATED RIGHT-OF-WAY  
**GATES DRIVE**

$L=419.11'$   
 $R=265.00'$   
 $CH=316.176'$

15' UTILITY  
ELECTRIC EASEMENT  
464/580

TRUCK TURN AROUND  
EASEMENT  
PAVEMENT ONLY  
NO PARKING  
463/609

**LOT ONE**  
WHITEHALL CROSSING  
C/241  
WHITEHALL PIKE LLC

15' ELEC. & COMM. ESM.T. C/241

**LOT C1**  
WHITEHALL CROSSING  
AMENDMENT  
1.696 Acres

$L=48.43'$   
 $R=180.00'$   
 $CH=507.4227'E$   
 $CL=48.28'$

SKG, LLC  
465/548 Remainder

**LOT C2**  
WHITEHALL CROSSING  
AMENDMENT  
0.972 Acres

$L=50.49121''$   
 $R=50.491'$   
 $CH=140.8801''W$   
 $CL=53.63'$

**LOT 11**  
WHITEHALL CROSSING  
AMENDMENT EIGHT  
C/323  
WHITEHALL CROSSING D LLC

$L=59.191'$   
 $R=230.00'$   
 $CH=174.9506'E$

EXISTING 30' GAS PIPELINE EASEMENT (205/77)

REMAINDER  
0.555 Acres(M)  
263.93

SOUTHERN CORNER COMMON TO  
SECTION 36, T9N, R2W  
SECTION 31, T9N, R1W

SECTION 36, T9N, R2W  
SECTION 31, T9N, R1W  
500°33'07" E 480.76'  
2229.25 (W) 229.25 (R)  
100°33'07" W  
POINT OF BEGINNING  
154.32717 W  
28.531  
52.261  
52.261  
18.22'

OWNER/SUBDIVIDER/DEVELOPER  
NAME: WHITNEY GATES  
C/O WHITEHALL CROSSING LLC  
ADDRESS: P.O. BOX 209  
BLOOMINGTON, IN 47402

DESIGN PROFESSIONALS  
NAME: BYNUM FANYO & ASSOCIATES, INC.  
ADDRESS: 528 NORTH WALNUT STREET  
BLOOMINGTON, INDIANA 47404  
TELEPHONE: 812-332-8030

## ZONING

The subject property and all of Whitehall Crossing is zoned Planned Unit Development (PUD).

## FLOOD NOTE

According to Flood Insurance Rate Map (FIRM) Community-Panel Number: 18105C 0137D,  
Effective Date December 17, 2010, subject Property is in Zone X. Zone X is an area determined  
to be outside the 500-year floodplain. Source: FEMA

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

# WHITEHALL CROSSING SUBDIVISION AMENDMENT

FINAL PLAT  
PART OF WHITEHALL CROSSING SUBD. &  
SECTION 36, T 9 N, R 2 W

SOURCE OF TITLE: Deed Record 455, page 543  
OWNERS: SKG, LLC  
ZONING: R9 - RESIDENTIAL SINGLE FAMILY

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 any pending or future annexation by the City of Bloomington, Indiana, of such platted real estate.

SKG, 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 WHITEHALL CROSSING SUBDIVISION AMENDMENT, an addition to the City of Bloomington. All streets and alleys shown, and not heretofore dedicated are dedicated to the public.

Front and side yard building setback lines are established as shown on the plat, between which lines and the property lines of the adjacent streets no building or other structure shall be erected or maintained.

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 \_\_\_\_\_ Title \_\_\_\_\_

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\_\_\_\_.

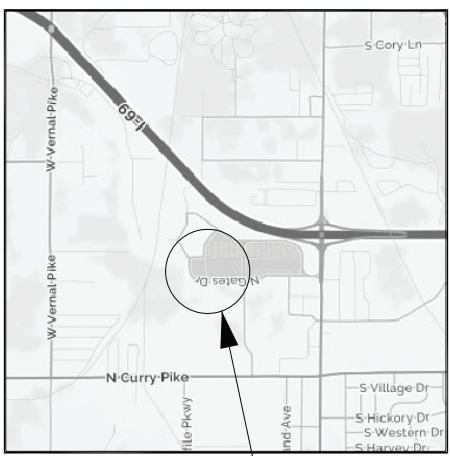
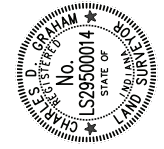
County of Residence \_\_\_\_\_ Commission Expiration \_\_\_\_\_

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

## CERTIFICATE OF 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 June 4, 2018; that all the monuments shown thereon actually exist, and that their location, size, type, and material are accurately shown.

*Charles D. Graham*  
Charles D. Graham  
Indiana L.S. #1500014  
within the State of Indiana  
Bynum Fanyo & Associates, Inc.  
528 N. Walnut St.  
Bloomington, IN 47404  
812-332-8030 tel  
812-339-2990 fax  
jfoyd@bynumfanyo.com



PROJECT LOCATION

LOCATION MAP

**Legal Description**  
A part of Whitehall Crossing Subdivision as recorded in Plat Cabinet C of Envelope 241, Office of the Recorder, Monroe County, Indiana, more particularly described as follows:  
Commencing at the southeast corner of Section 36, Township 9 North, Range 2 West, Monroe County, Indiana; Thence on the east line of said Section 36 North 00 degrees 33 minutes 07 seconds West (record basis of bearings) 229.25 feet to the true point of beginning;  
Thence leaving said east line North 54 degrees 32 minutes 11 seconds West 98.53 feet; Thence South 90 degrees 00 minutes 00 seconds West 687.77 feet; Thence North 00 degrees 36 minutes 59 seconds West 27.30 feet to the beginning of a curve concave to the southeast and having a radius of 265.00 feet; Thence on said curve North, Northeast, and East 419.11 feet through a central angle of 90 degrees 36 minutes 59 seconds; Thence North 90 degrees 00 minutes 00 seconds East 118.37 feet to the beginning of a curve concave to the northwest and having a radius of 235.00 feet; Thence on said curve Northeast 126.45 feet through a central angle of 30 degrees 49 minutes 49 seconds; Thence North 59 degrees 10 minutes 11 seconds East 183.87 feet; Thence South 89 degrees 26 minutes 53 seconds East 108.03 feet; Thence South 00 degrees 33 minutes 07 seconds East 480.76 feet to the point of beginning containing 5.52 acres  
LESS AND EXCEPT  
That portion of the above described land that lies within the boundary of Lot 11 in Whitehall Crossing Subdivision - Amendment Eight, recorded as Instrument Number 2002030685 in Plat cabinet C, Envelope 323, in the office of the Recorder of Monroe County, Indiana.

## 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 Watson, Interim Director of Public Works)

(Tom Micuda, Director of Planning and Transportation)

**BLOOMINGTON PLAT COMMITTEE  
STAFF REPORT  
Location: 3727 E. Cameron Ave.**

**CASE #: DP-12-19  
DATE: June 10, 2019**

**PETITIONER:** Allen and Susan Dunn  
3727 E. Cameron Ave., Bloomington

**CONSULTANT:** Smith Brehob & Associates  
453 S. Clarizz Blvd, Bloomington

**REQUEST:** The petitioner is requesting final plat approval of a 2-lot subdivision of 1.91 acres.

**BACKGROUND:**

**Area:** 1.91 acres  
**Current Zoning:** Residential Single Family (RS)  
**Comprehensive Plan:** Neighborhood Residential  
**Existing Land Use:** Single Family Residential  
**Proposed Land Use:** Single Family Residential  
**Surrounding Uses:** North – Single family residence  
West – Single family residence  
East – Single family residence  
South – Single family residence

**SUMMARY:** This 1.91 acre property is located at 3727 E. Cameron Avenue and is zoned Single Family Residential (RS). The property is adjacent to the Hoosier Acres Neighborhood. Surrounding land uses are all single family residences. The property has been developed with one single family residence and driveway. This lot is not part of the original Hoosier Acres subdivision and is described with a metes and bounds description.

The petitioner is proposing to subdivide the property to create one additional lot to be sold for a single family residence. The proposed Lot #2 will be approximately 0.72 acres and the existing residence will be located on the remaining 1.19 acre Lot #1. Both proposed lots meet the minimum lot size and minimum lot width requirements of the RS zoning district. A tree plot at least 5' wide with street trees is required along Cameron Avenue. No additional right-of-way dedication is required for Cameron Avenue since the current amount of right-of-way exceeds UDO requirements.

The Plan Commission approved the preliminary plat for this site under DP-11-19. The Plan Commission also approved a waiver from the required installation of a sidewalk.

**FINAL PLAT REVIEW:** The review considerations for Final Plats are outlined within BMC 20.09.190(g) state that in reviewing Final Plats, the staff, Plan Commission, or Plat Committee shall 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.

**Proposed Finding:** The proposed plat meets all of the subdivision regulations, with the exception of the sidewalk installation requirement which received a waiver by the Plan commission.

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**Right-of-Way Dedication:** There is currently 70' of right-of-way for Cameron Avenue which was dedicated with the original plat for the adjacent Hoosier Acres neighborhood. No additional right-of-way dedication is required since this is a local street and only requires 50' of dedicated right-of-way. Street trees not more than 40' on center are required within the tree plot and based on the 500' of frontage there would be 13 street trees required. These must be installed or bonded for prior to recording of the final plat.

**Utilities:** All utility service for this property will be provided by existing water and sanitary sewer lines along Cameron Avenue. No on-site detention is required with this subdivision.

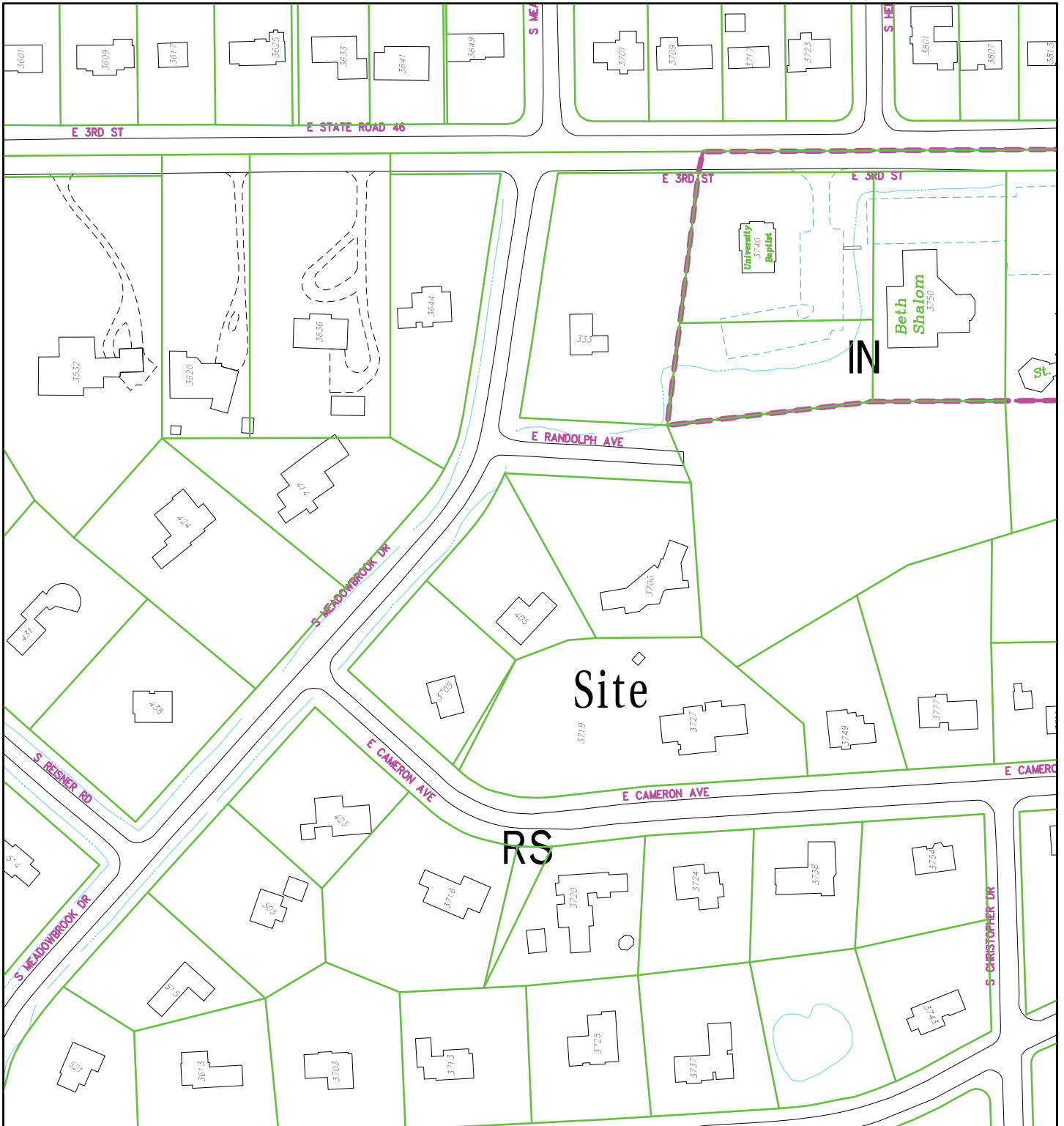
**Environmental:** There are no environmental features on this site that would require preservation.

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**RECOMMENDATION:** Based on the proposed findings, the Department recommends approval of this subdivision request:

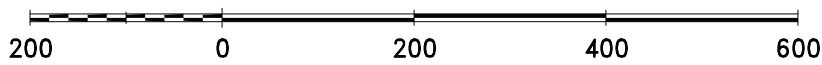
1. A minimum 5' wide tree plot and street trees not more than 40' from center are required within the right-of-way.
2. The new lot will have an address of 3719 E. Cameron Avenue and this must be shown on the final plat.
3. A bond or compliance with condition #1 is required prior to final plat recording.



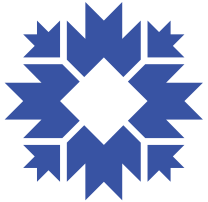


**DP-12-19** Allen Dunn  
 3727 E Cameron Ave  
 Plan Commission  
 Site Location, Zoning, Parcels

By: greulice  
 12 Apr 19



City of Bloomington  
 Planning & Transportation



Scale: 1" = 200'

For reference only; map information NOT warranted.





DP-12-19 Allen Dunn

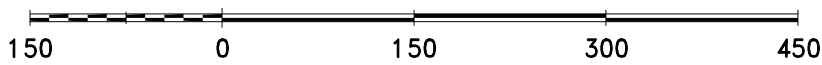
3727 E Cameron Ave

Plan Commission

2016 Aerial Photograph

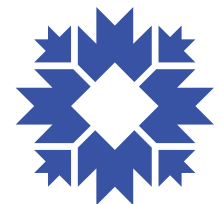
By: greulice

12 Apr 19



For reference only; map information NOT warranted.

City of Bloomington  
Planning & Transportation



Scale: 1" = 150'



Smith Brehob & Associates, Inc.



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

Stephen L. Smith, Founder.  
Steven A. Brehob, BS.CNT.  
Todd M. Borgman, PS  
Don J. Kocarek, RLA  
Katherine E. Stein, PE

March 6, 2019

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

RE: Allen Dunn Subdivision, E Cameron Ave.

Dear Eric,

On behalf of our client, Allen Dunn, we respectfully request to be placed on the April 15<sup>th</sup> agenda for the City of Bloomington Plan Commission and on the May 13<sup>th</sup> agenda for the City of Bloomington Plat Committee for consideration of a 2 Lot Subdivision. With this 2 Lot Subdivision, we are requesting a waiver for sidewalk installation.

Details of the request are contained in the attached Petitioner's Statement. Also attached with this letter is the Preliminary Plat.

If you should have any further questions, please do not hesitate to contact me.

Sincerely,

Todd M. Borgman, PS  
Smith Brehob & Associates, Inc.



“Providing professional land planning, design, surveying and approval processing for a quality environment”

Stephen L. Smith, Founder.  
Steven A. Brehob, BS.CNT.  
Todd M. Borgman, PS  
Don J. Kocarek, RLA  
Katherine E. Stein, PE

## PETITIONER'S STATEMENT

**Location and Zoning**– The property is located at 3727 E Cameron Avenue. The zoning of the site is RS (Residential Single-family).

While the property is not part of Hoosier Acres, it is almost entirely surrounded by the Subdivision. Cameron Avenue and the adjoining streets currently do not have sidewalks. Hoosier Acres was designed this way to reflect a rural setting. This setting has been enjoyed by its residents and passersby for nearly 70 years. We will happily install the required street trees to enhance this wonderful landscape. We feel a short and standalone sidewalk would negatively affect the long-standing beauty this neighborhood has provided to Bloomington.

Smith Brehob & Associates, Inc.



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

Stephen L. Smith, Founder.  
Steven A. Brehob, BS.CNT.  
Todd M. Borgman, PS  
Don J. Kocarek, RLA  
Katherine E. Stein, PE

March 6, 2019

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

RE: Allen Dunn Subdivision, E Cameron Ave.

Dear Eric,

On behalf of our client, Allen Dunn, we respectfully request to be placed on the May 13th agenda for the City of Bloomington Plan Commission for consideration of a sidewalk ~~variance.~~

Details of the request are contained in the attached Petitioner's Statement and Findings. Also attached with this letter is the Preliminary Plat.

If you should have any further questions, please do not hesitate to contact me.

Sincerely,

Todd M. Borgman, PS  
Smith Brehob & Associates, Inc.

Smith Brehob & Associates, Inc.



“Providing professional land planning, design, surveying and approval processing for a quality environment”

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## PETITIONER’S STATEMENT

**Location and Zoning**– The property is located at 3727 E Cameron Avenue. The zoning of the site is RS (Residential Single-family).

While the property is not part of Hoosier Acres, it is almost entirely surrounded by the Subdivision. Cameron Avenue and the adjoining streets currently do not have sidewalks. Hoosier Acres was designed this way to reflect a rural setting. This setting has been enjoyed by its residents for nearly 70 years. We feel a short and standalone sidewalk would negatively affect the neighborhood’s beauty.



**BLOOMINGTON PLAT COMMITTEE  
STAFF REPORT  
Location: 642 N. Madison Street**

**CASE #: DP-16-19  
DATE: June 10, 2019**

**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 for a 2 lot subdivision.

**BACKGROUND:**

<b>Area:</b>	1.01 acres
<b>Current Zoning:</b>	CD
<b>Existing Land Use:</b>	Commercial buildings
<b>Proposed Land Use:</b>	Commercial buildings
<b>Surrounding Uses:</b>	North – Morton North (commercial/multi-family) West – Trades District East – Multifamily Residential South – Office/Commercial

**REPORT:** The petition site is located on the east side of N. Madison Street between West Maker Way and W. 11<sup>th</sup> Street. The property is 1.01 acres and is part of the larger 12 acre Certified Technology Park. The site is zoned Commercial Downtown (CD) and is within the Showers Technology Park Overlay (STPO). There are 2 existing buildings on this site that were associated with the Showers Brothers Furniture business, the Dimension Mill and the Kiln Building. Both of these buildings are locally designated historic structures. A platted alley runs along the east side of this property.

The petitioner is proposing to subdivide the lot to place each building on its own lot. No new construction is proposed with this petition. The Plan Commission approved a waiver from the required building setback line to allow the proposed property line to be located as shown. With this petition, both buildings would be equidistant from the proposed property line and would have a 3.9' setback.

The Plan Commission approved the preliminary plat for this property under case #SP/DP-15-19.

**FINAL PLAT REVIEW:** The review considerations for Final Plats are outlined within BMC 20.09.190(g) state that in reviewing Final Plats, the staff, Plan Commission, or Plat Committee shall 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.

**Proposed Finding:** The proposed plat meets all of the subdivision regulations.

---

**FINAL PLAT REVIEW:**

**Right of Way:** All required right-of-way was dedicated with previous plats. No additional right-of-way dedication is required with this plat.

**Minimum Lot Size:** The proposed Lot #7 for the Kiln Building will be 0.43 acres and the Lot #4 for the Dimension Mill will be 0.58 acres. There is no minimum lot size requirement in the CD zoning district.

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

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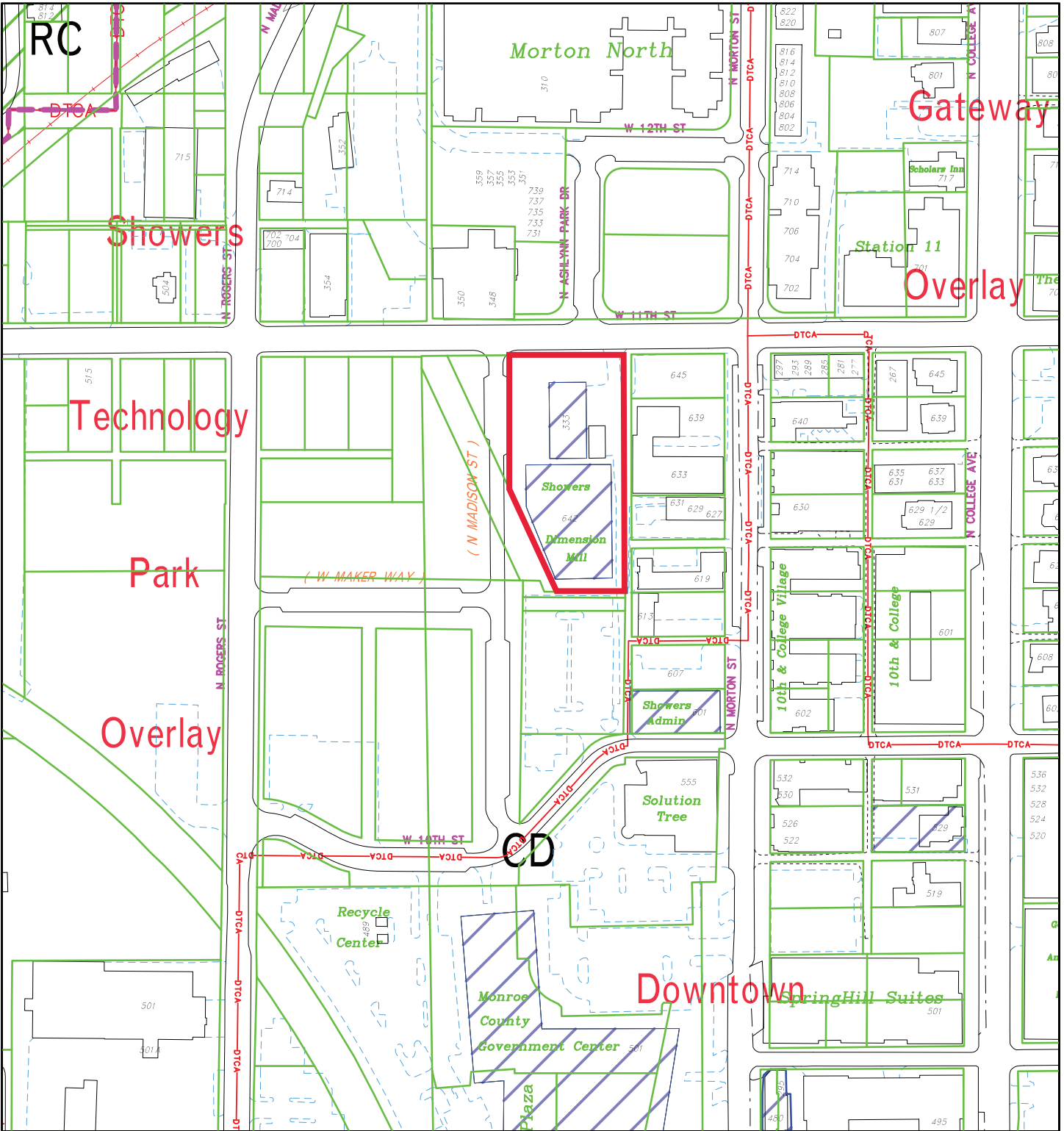
**CONCLUSION:** The granting of this approval allows for the 2 historic buildings to be sold and used separately by assigning them separate lots which promotes redevelopment within the Trades District. There is no new construction proposed with this petition.

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**RECOMMENDATION:** Based on the proposed findings the Department recommends the Plat Committee approve the final plat with the following condition:

1. Approved per terms and conditions of Plan Commission case #SP/DP-15-19.





DP-16-19 City of Bloomington Redevelopment Commission

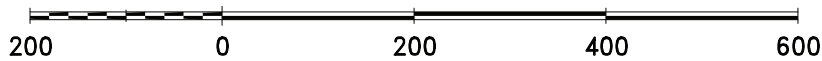
642 N Madison Street

Plan Commission

Site Location, Zoning, Parcels

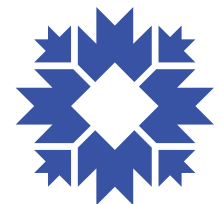
By: greulice

9 May 19

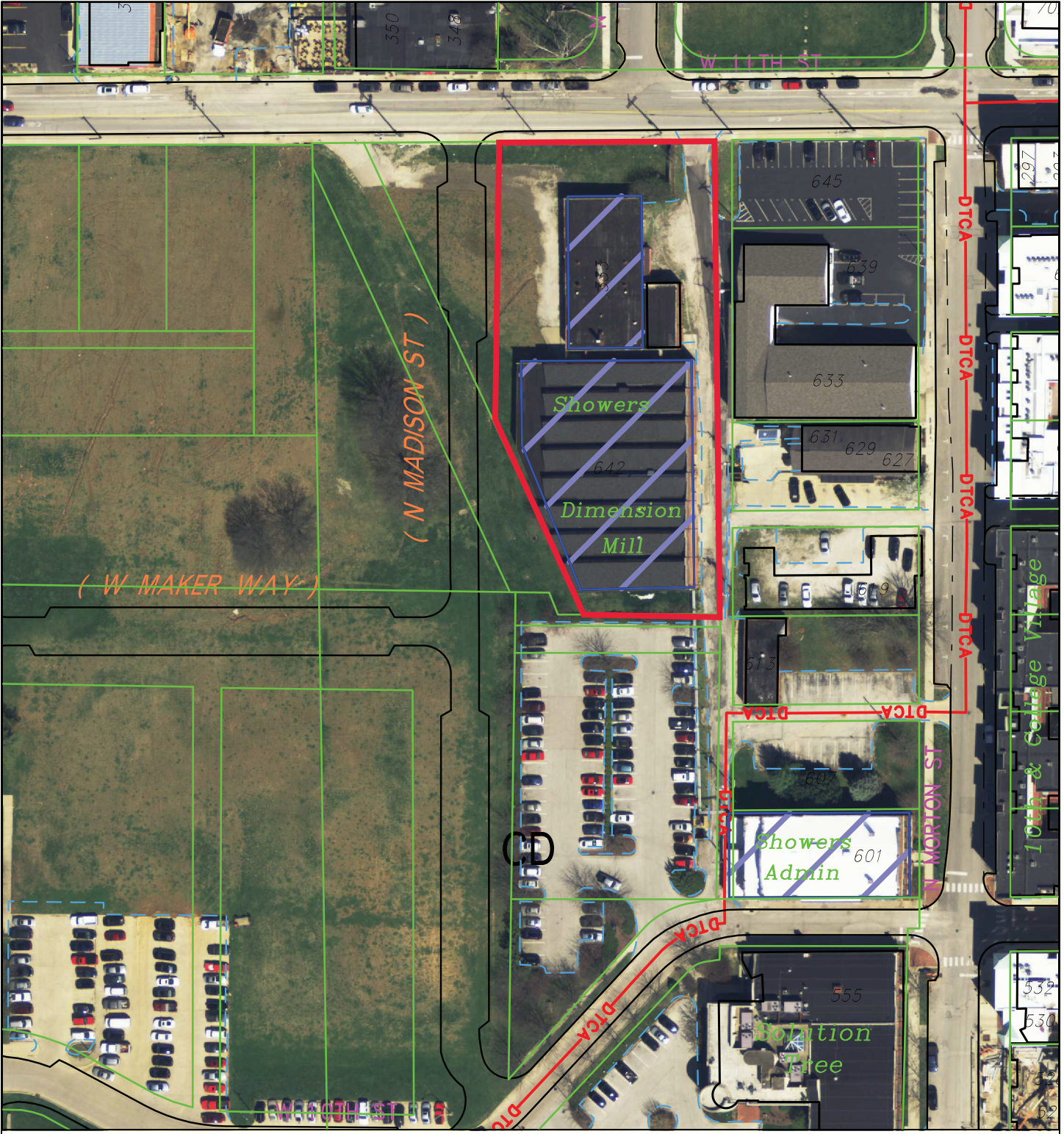


For reference only; map information NOT warranted.

City of Bloomington  
Planning & Transportation



Scale: 1" = 200'



DP-16-19 City of Bloomington Redevelopment Commission

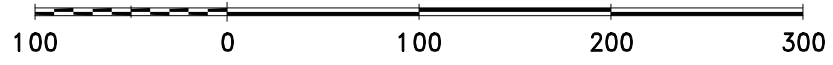
642 N Madison St

Plan Commission

2016 Aerial Photograph

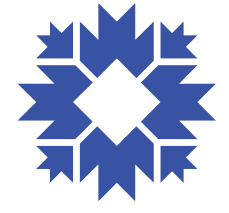
By: greulice

9 May 19



For reference only; map information NOT warranted.

City of Bloomington  
Planning & Transportation



Scale: 1" = 100'





Eric Greulich &lt;greulice@bloomington.in.gov&gt;

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**Draft Petitioner's Statement - Lot 4 Trades District**

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Larry Allen <allenl@bloomington.in.gov>  
To: Eric Greulich <greulice@bloomington.in.gov>  
Cc: Brian Payne <payneb@bloomington.in.gov>

Mon, Apr 8, 2019 at 3:07 PM

Here is a draft of the petitioner's statement with some added language:

The City of Bloomington Redevelopment Commission (RDC) is petitioning for an amendment of Lot 4 in the Trades District Amendment 1 Final Plat recorded as Instrument No. 2019002507, in the Office of the recorder of Monroe County, Indiana. As part of the amendment, the RDC is requesting a setback waiver from the minimum five-foot setback required by BMC 20.03.400(d) for each of the two existing buildings within the Showers Technology Park Overlay.

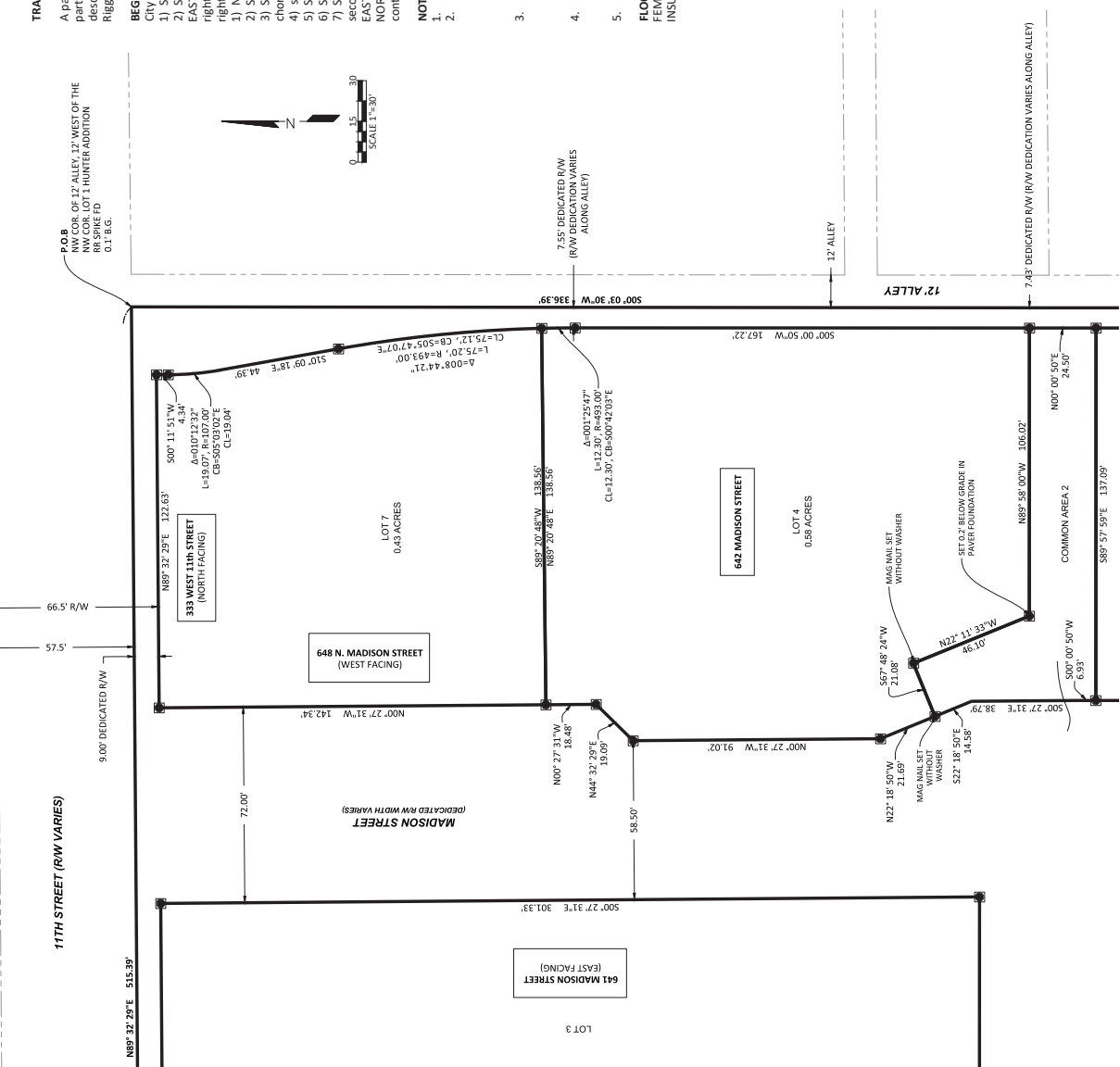
The RDC is separating the two properties to enable renovation and development of the Kiln north of the Dimension Mill as was set out in the Bloomington Certified Technology Park Master Plan (CTP Master Plan, pp. 25, 35-36). This separation will ensure that the Kiln can be redeveloped for adaptive re-use. As noted in the master plan, "[a]ny improvements to this facility must adhere to the historic standards and are subject to Historic Preservation Commission review prior to any development" (CTP Master Plan, p. 36).





# TRADES DISTRICT LOT 4 AMENDMENT FINAL PLAT

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



### TRADES DISTRICT AMENDMENT 1 FINAL PLAT

A part of the Trades District Final Plat as recorded as Instrument Number 2018005027, a part of the Northeast quarter of Section 33, and a part of the Northwest quarter of Section 33 all in Township 9 North, Range 1 West, Monroe County, Indiana, being more particularly described as being the Trades District Amendment 1 Final Plat certified by Matthew M. Krnoy, LS20800146, February 14, 2019 as Bledsoe Riggett Cooper & James, Inc., job number 8120 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, 336.99 feet; thence
- 2) SOUTH 00 degrees 03 minutes 30 seconds EAST, 201.91 feet; thence leaving said west line, NORTH 89 degrees 26 minutes 12 seconds EAST, 12.00 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 02 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) southwesterly 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, 240.79 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 50 foot right-of-way line of 11th Street; thence leaving said east right-of-way, NORTH 89 degrees 32 minutes 29 seconds EAST, along said 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 WAS COMPLETED APRIL 26, 2019.
  2. 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(ZOLL) EPOCH 2016.00. HORIZONTAL LANE COORDINATES ZONE 18QZ WEST, U.S. SURVEY FEET. THESE COORDINATES DIFFER BY AS MUCH AS 2.00 FEET FROM THE PUBLISHED DATA ESTABLISHED BY THE CITY OF BLOOMINGTON UTILITIES CONTROL MONUMENTATION SURVEY DATED APRIL 30, 1998.
  3. THIS PLAT IS NOT COMPLETE WITHOUT THE ASSOCIATED ALTA/ACSM LAND TITLE SURVEY AND REPORT OF SURVEY RECORDED SEPARATELY AS INSTRUMENT NO. 2017003363, THE TRADES DISTRICT FINAL PLAT AND REPORT OF SURVEY RECORDED SEPARATELY AS INSTRUMENT NO. 2018005027, AND THE TRADES DISTRICT AMENDMENT 1 FINAL PLAT AND REPORT OF SURVEY RECORDED SEPARATELY AS INSTRUMENT NO. 2019002507.
  4. ALL EXISTING EASEMENTS MAY NOT BE SHOWN AND THOSE SHOWN MAY NOT BE SHOWN IN THEIR ENTIRETY. 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 ADDITIONAL EASEMENT REFERENCES.
  5. LOT 4 AND LOT 7 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. 18105C041D EFFECTIVE DECEMBER 17, 2010.

**LEGEND:**

- 5/8" REBAR WITH YELLOW CAP STAMPED "BRG INC 6892 IN" SET FLUSH
- MAG NAIL WITH WASHER SET STAMPED "BRG INC 6892 IN" SET FLUSH
- ☒ RR SPIKE SET

**OWNER/DEVELOPER**  
 City of Bloomington Redevelopment Commission  
 401 West 17th Street  
 Bloomington, IN 47404

**RECORD INFORMATION**  
 City of Bloomington Redevelopment Commission  
 Instrument Number 2011012088

**ZONING**  
 Subject: CD  
 Adjacent: CD

**PRO FORMA SURVEY DRAFT**

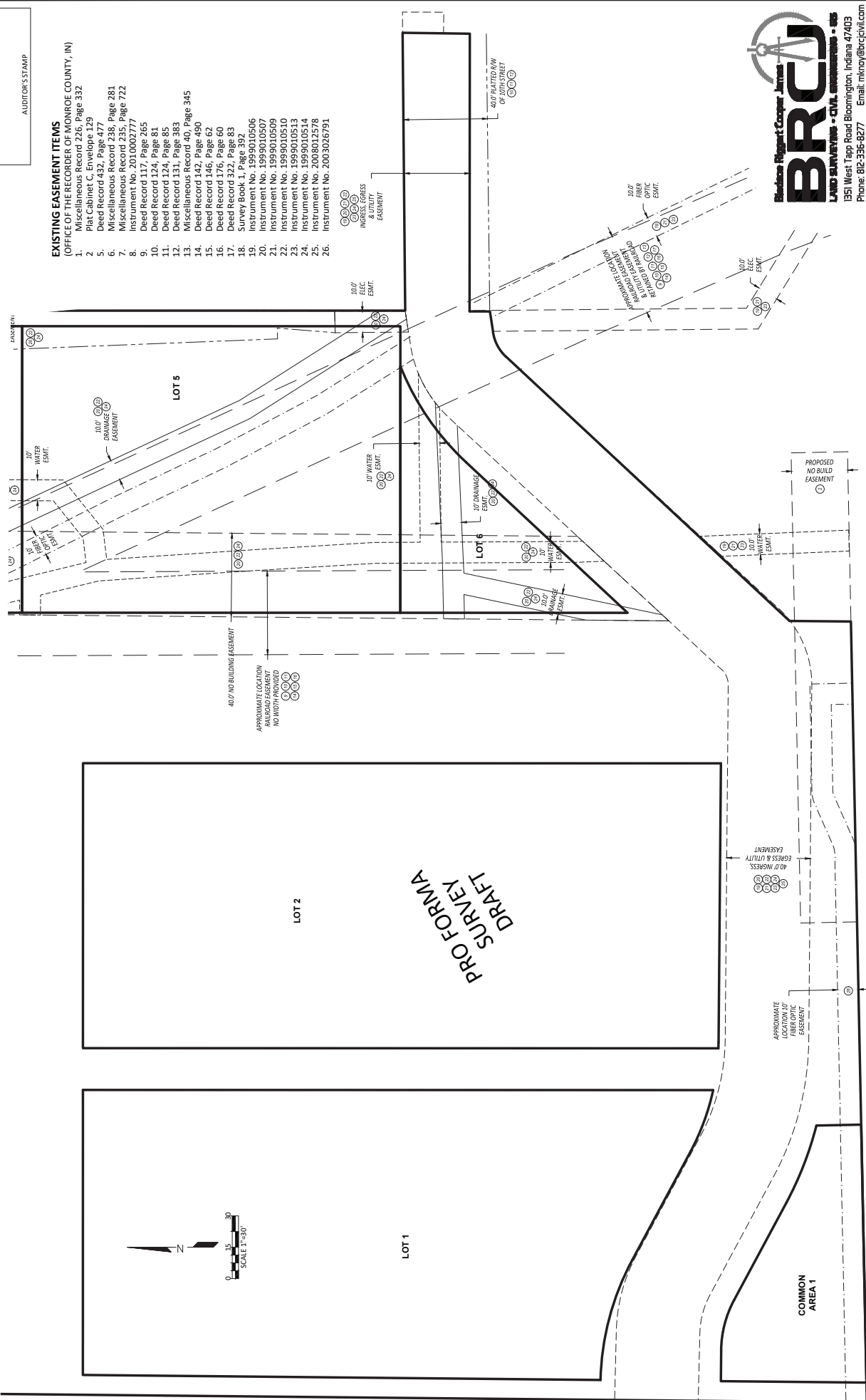


AUDITORS STAMP

RECORDERS STAMP

**BRCJ**  
 Bledsoe Riggett Cooper & James  
 LAND SURVEYING - CIVIL ENGINEERING - GPS  
 1351 West Tapp Road  
 Bloomington, Indiana 47403  
 Phone: 812-336-8277 Email: mkrnoy@brcjciwi.com

**TRADES DISTRICT LOT 4 AMENDMENT FINAL PLAT**  
 A PART OF THE TRADES DISTRICT 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, INDIANA



**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 236, Page 281
7. Miscellaneous Record 200,000,377, Page 722
8. Deed Record 117, Page 265
9. Deed Record 124, Page 83
10. Deed Record 124, Page 85
11. Deed Record 131, Page 383
12. Miscellaneous Record 40, Page 345
13. Deed Record 142, Page 490
14. Deed Record 146, Page 62
15. Deed Record 176, Page 83
16. Deed Record 322, Page 83
17. Survey Book 1, Page 392
18. Instrument No. 1999010506
19. Instrument No. 1999010507
20. Instrument No. 1999010509
21. Instrument No. 1999010510
22. Instrument No. 1999010513
23. Instrument No. 1999010514
24. Instrument No. 2003012578
25. Instrument No. 2003026791
- 26.

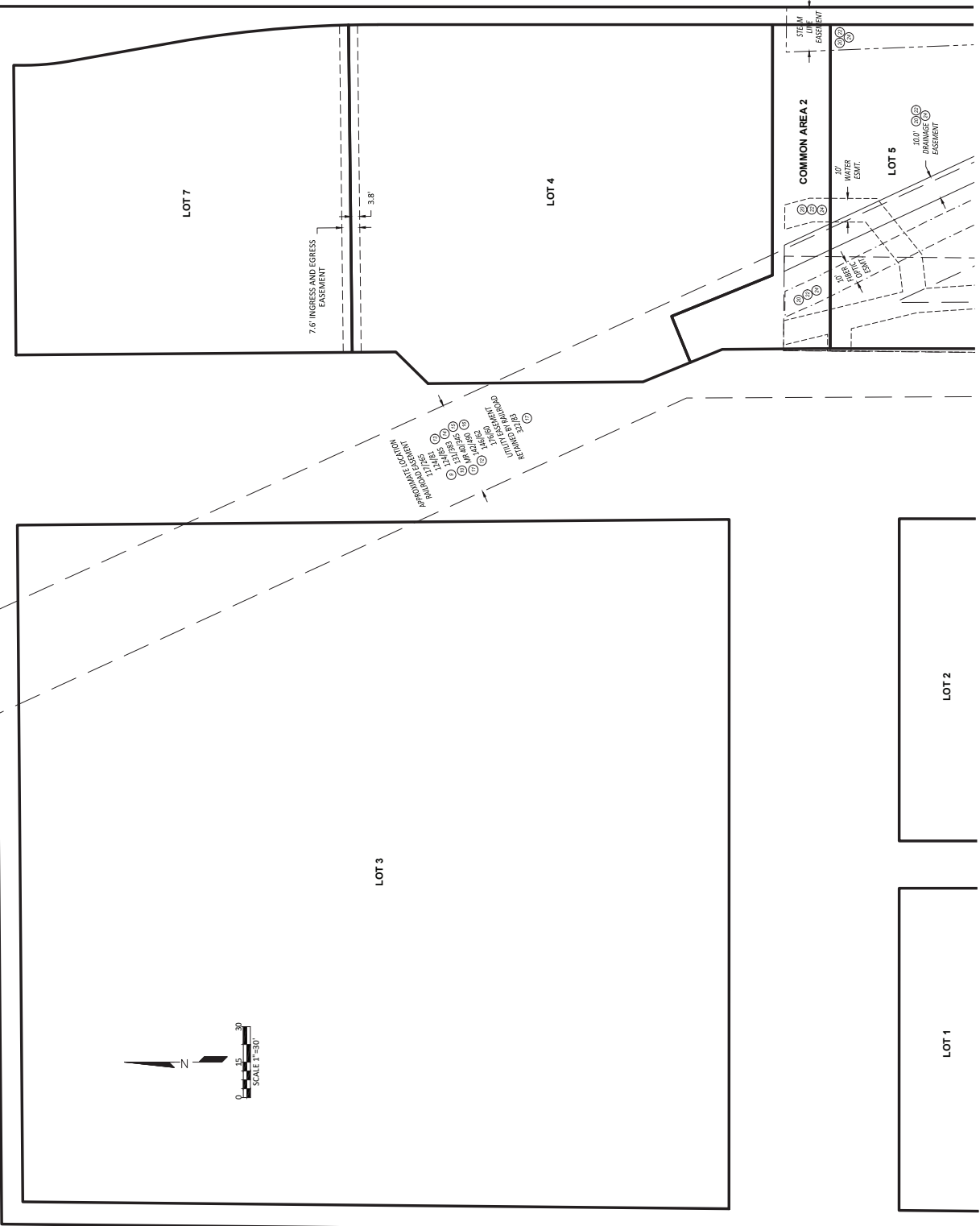
RECORDERS STAMP

AUDITORS STAMP

**BRCJ**  
 Broussard Register Cooper James  
 LAND SURVEYING - CIVIL ENGINEERING - GIS  
 1351 West Tap Road Bloomington, Indiana 47403  
 Phone: 812-336-8277 Email: mhnoy@brcjwil.com

**TRADES DISTRICT LOT 4 AMENDMENT FINAL PLAT**  
 A PART OF THE TRADES DISTRICT 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, INDIANA

RECORDERS STAMP



**EXISTING EASEMENT ITEMS**  
 (OFFICE OF THE RECORDER OF MONROE COUNTY, IN)

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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 85
11. Deed Record 131, Page 383
12. Miscellaneous Record 40, Page 345
13. Deed Record 142, Page 490
14. Deed Record 147, Page 62
15. Deed Record 176, Page 62
16. Deed Record 222, Page 83
17. Survey Book 1, Page 302
18. Instrument No. 1999010506
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21. Instrument No. 1999010510
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23. Instrument No. 1999010514
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25. Instrument No. 2003026791
- 26.

**PRO FORMA**  
**SURVEY**  
**DRAFT**



**TRADES DISTRICT LOT 4 AMENDMENT FINAL PLAT**  
**A PART OF THE TRADES DISTRICT 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, INDIANA**

RECORDER'S STAMP

AUDITOR'S STAMP

**OWNER CERTIFICATION**

The undersigned, City of Bloomington Redevelopment Commission, being the owner of the described real estate herein, do hereby layoff and two 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 Lot 4 Amendment Plat.

In Witness Whereof, the City of Bloomington Redevelopment Commission, have executed this instrument and caused their names to be subscribed thereto, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

City of Bloomington Redevelopment Commission

**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 \_\_\_\_\_, 2019.

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 PLAT COMMITTEE AT A MEETING HELD:** \_\_\_\_\_, 2019

**APPROVED BY THE CITY BOARD OF PUBLIC WORKS AT A MEETING HELD:** \_\_\_\_\_, 2019

Director of Planning & Transportation Department

Member of Plat Committee

President of Board of Public Works

Member of Board of Public Works

Member of Board of Public Works

**REPORT OF SURVEY**

This survey is an original survey. This survey was performed at the request of the City of Bloomington Redevelopment Commission to split Lot 4 of the Trades District Amendment 1 Final Plat into two lots (Lot 4 and Lot 7) for the existing buildings to be placed on two separate lots. This survey is not complete without the Trades District Amendment 1 Final Plat and report of survey recorded separately as Instrument No. 2019002507.

The property is currently in the name of the City of Bloomington Redevelopment Commission (Instrument Number 2011012088). No field work was performed for this amendment.

**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. All existing easements may not be shown and those shown may not be shown in their entirety on this survey drawing.

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

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

Certified May 14, 2019

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

**PRO FORMA  
SURVEY  
DRAFT**



**BLOOMINGTON PLAT COMMITTEE  
STAFF REPORT  
Location: 2400 S. Adams Street**

**CASE #: DP-22-19  
DATE: June 10, 2019**

**PETITIONER:** Joe Kemp Construction  
5458 N. 1200 E, Loogootee

**CONSULTANT:** Smith Brehob & Associates, Inc.  
453 S. Clarizz Blvd, Bloomington, IN

**REQUEST:** The petitioner is requesting final plat approval of 9 single family lots, 18 attached single family lots, and 3 common area lots on 3.87 acres.

**BACKGROUND:**

<b>Area:</b>	24.11 acres
<b>Current Zoning:</b>	PUD
<b>GPP Designation:</b>	Urban Residential
<b>Existing Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Single and Multifamily dwelling units
<b>Surrounding Uses:</b>	North – Vacant (Sudbury Parcel N) West – Single family residence East – Elementary school (Summit) South – Attached Single Family (Summit Ridge/Woolery Mill)

**SUMMARY:** The property is located at 2400 S. Adams Street and is on Parcel O of the Sudbury PUD. Surrounding land uses include Summit Elementary School to the east, Summit Ridge attached single family units and the Woolery Mill to the south, a single family residence to the west, and the vacant Parcel N of the PUD to the north. This property is a mix of pasture and wooded areas with some scattered karst features.

The Sudbury PUD was approved in 1999 under PUD-80-98 and this site received PUD Preliminary Plan approval and preliminary plat approval last year under PUD-08-15. A final plat for Phase 1 of development was approved under PUD-07-16. However, due to an internal error the Department allowed two plats for portions of Phase 2 to be recorded without an actual final plat approval. The petitioner is now requesting a retroactive final plat approval to legitimize the recorded plats. A scrivener's error document will also be required to be recorded for each of the recorded plats correcting the dates of approval. A grading permit has also been issued to allow site grading and infrastructure installation.

This plat includes 9 single family lots, 18 attached single family lots, and 3 common area lots. Common area lot #20, 21, and 19 are being set aside to meet environmental preservation requirements and contains several karst features and a riparian buffer. There is a portion of the Clear Creek Trail that runs alongside Common area Lot #23 that will be dedicated to the Parks Department. The construction of the trail was required with Phase 2 and must be bonded for with this petition. Common area lot #23 contains the detention pond for this development and was established under a previous plat (PUD-07-16). Right-of-way dedication for the extension of



Adams Street is also required with this plat.

This phase will be accessed by an extension of a new public street connection (Ezekiel Drive) to Adams Street to the east, as well as by connections to the public streets in Summit Ridge to the south. With this project Adams Street will be extended and a total of 75' of right-of-way will be dedicated for its extension. All of the internal streets proposed with this development would be public. A road stub has been shown to the adjacent Parcel N to the north to provide future road connections. The attached single family lots will all have alley access to the garages with a 14' wide alley within 20' of right-of-way.

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**FINAL PLAT REVIEW:**

**Lot Layout:** This plat will create 9 single family lots and 18 paired patio home lots. Each paired patio home will be surrounded by common area and each owner will own the footprint of the building. This is similar to the arrangement of Summit Ridge to the south. Also being platted are 3 common area lots.

**Development Standards:** The Sudbury PUD outlined specific standards for development based on the land use type. The single family lots are governed by the "small lot single family detached" standards of the Sudbury PUD. The sideyard setback is 6' regardless of story. The PUD required a 15' build-to-line for the single family residences and the Plan Commission approved an additional standard to require front loaded garages to be 20' behind the front of the residence. The attached single family residences would be governed by the "Townhouse/Rowhouse" standards of the Sudbury PUD and the submitted petitioner statement.

**Pedestrian Facilities/Alternative Transportation:** All of the internal streets will be public with 50' of right-of-way and 5' sidewalks and 5' tree plots. Adams Street will be required to be extended with this petition and will have a 5' sidewalk on the west side of the street with an 8' wide asphalt sidepath on the east side. An 8' wide asphalt sidepath has been shown along the north side of the main east/west road to provide a connection from the Clear Creek trail to Adams Street, as well as to RCA Community Park to the east. The PUD also required an extension of Clear Creek Trail to go across this property to provide a connection from the Woolery Mill property to other portions of the Sudbury PUD to the north.

**Utilities:** Sanitary sewer mains for this phase will be extended from Summit Ridge to the south. The water mains will be extended from Adams Street and Countryside Lane. Future phases will evaluate extending the mains to eventually connect to Weimer Road or through the Woolery Mill to the south. Stormwater detention will be handled by a large stormwater detention pond on the west side of the site that will be placed in a common area lot shown as Lot #23. Several rain gardens have been placed around the site to provide water quality improvements before stormwater reaches the main pond. The main pond will also be planted with a rain garden mixture to provide additional water quality improvements.

**Environmental:** There are several karst features scattered around the property and the petitioner has placed all of the karst features in this phase within a conservation easement. The PUD required 12.2 acres of preservation on the overall parcel which is being met with this petition and the previous plat for Phase 1. The karst features on this site are located on common area lots and within a conservancy easement. Signage is required along the back sides of the units adjacent to

the conservation areas and must be installed per UDO requirements. Signs are required no more than 200 feet apart and shall be a maximum of 1.5 square feet.

**Right-of-Way:** With this project Adams Street is required to have a total of 75' of right-of-way dedicated and all improvements constructed. This was required to be done with Phase 2. This parcel will be accessed by a new public street connection to Adams Street to the east and the public streets in Summit Ridge to the south. All of the internal streets proposed with this development would be public with 50' of dedicated right-of-way. All internal streets, with the exception of some areas next to environmental features, will have a 5' wide concrete sidewalk and 5' tree plot. The attached single family lots will have alley access to the garages with a 14' wide alley within 20' of right-of-way. This is consistent with the standards of the UDO and other approved developments featuring alley loaded units. Staff has worked with the petitioner on the location of street lights within this subdivision.

**Common Area:** There are three common area lots proposed with this plat. All of these common area lots are for protection of environmental features. All of the protected features are required to be in common area. A facilities maintenance plan for the entire development was approved with the plat of Phase 1.

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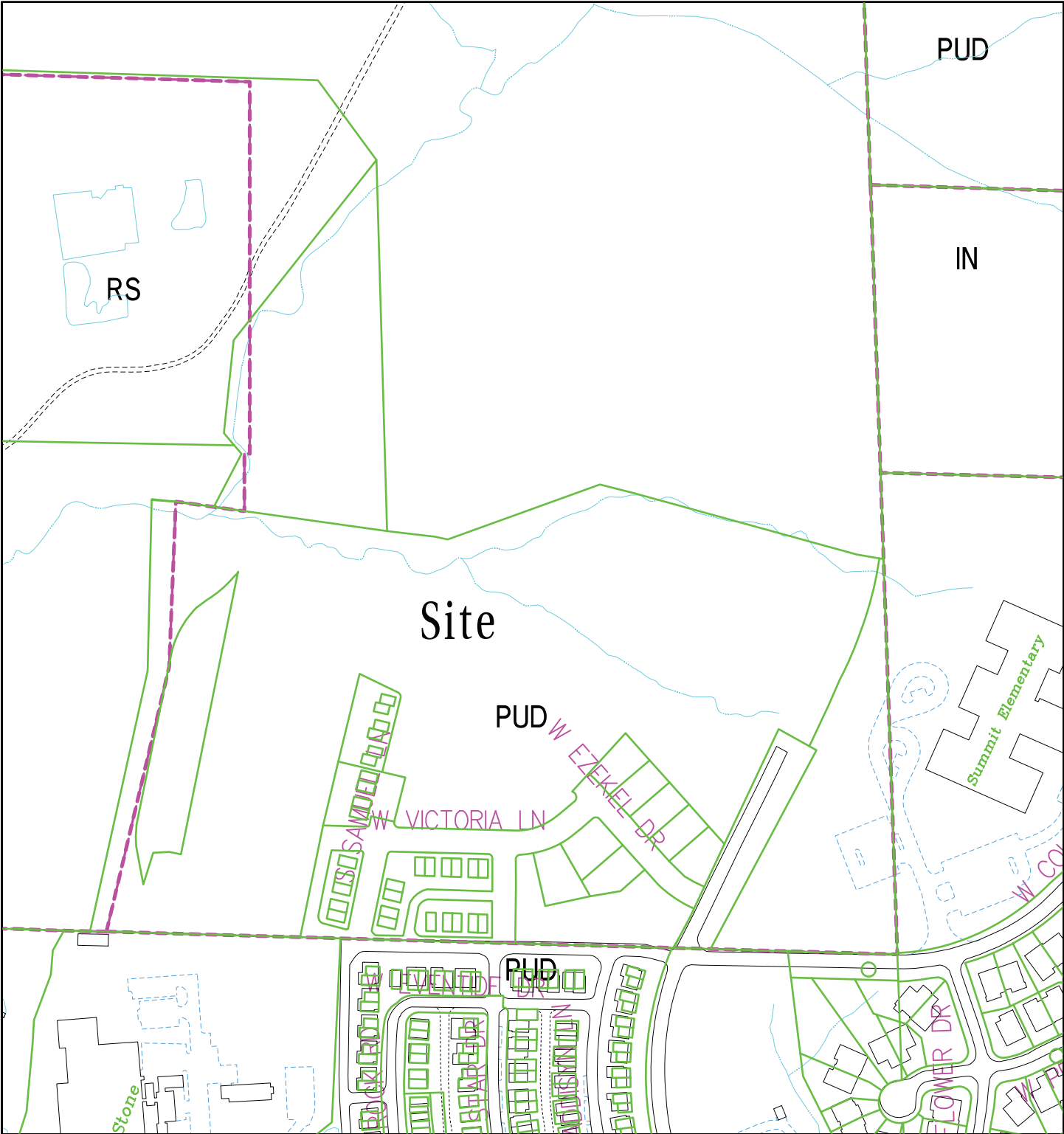
**FINAL PLAT REVIEW:** The review considerations for Final Plats are outlined within BMC 20.09.190(g) state that in reviewing Final Plats, the staff, Plan Commission, or Plat Committee shall review:(1) The written statement and supportive material submitted by the petitioner;(2) The Preliminary Plat;(3) 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.

**Proposed Finding:** The proposed plat meets all of the subdivision regulations.

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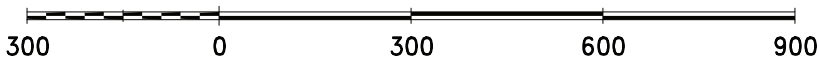
**RECOMMENDATION:** Based on the proposed findings the Department recommends approval of this subdivision request with the conditions:

1. Street addresses must be shown on the final plat prior to recording.
2. Signage along the karst features shall be placed per UDO requirements.
3. The plat must cross-reference the facility maintenance plan which should be recorded.
4. Adams Street and the Clear Creek Trail must be bonded for with this phase.

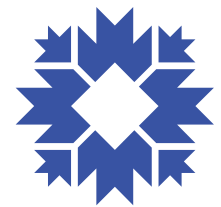


DP-22-19 Joe Kemp Construction  
 2400 S Adams Street  
 Plat Committee  
 Site Location, Parcels, Zoning

By: greulice  
 7 Jun 19

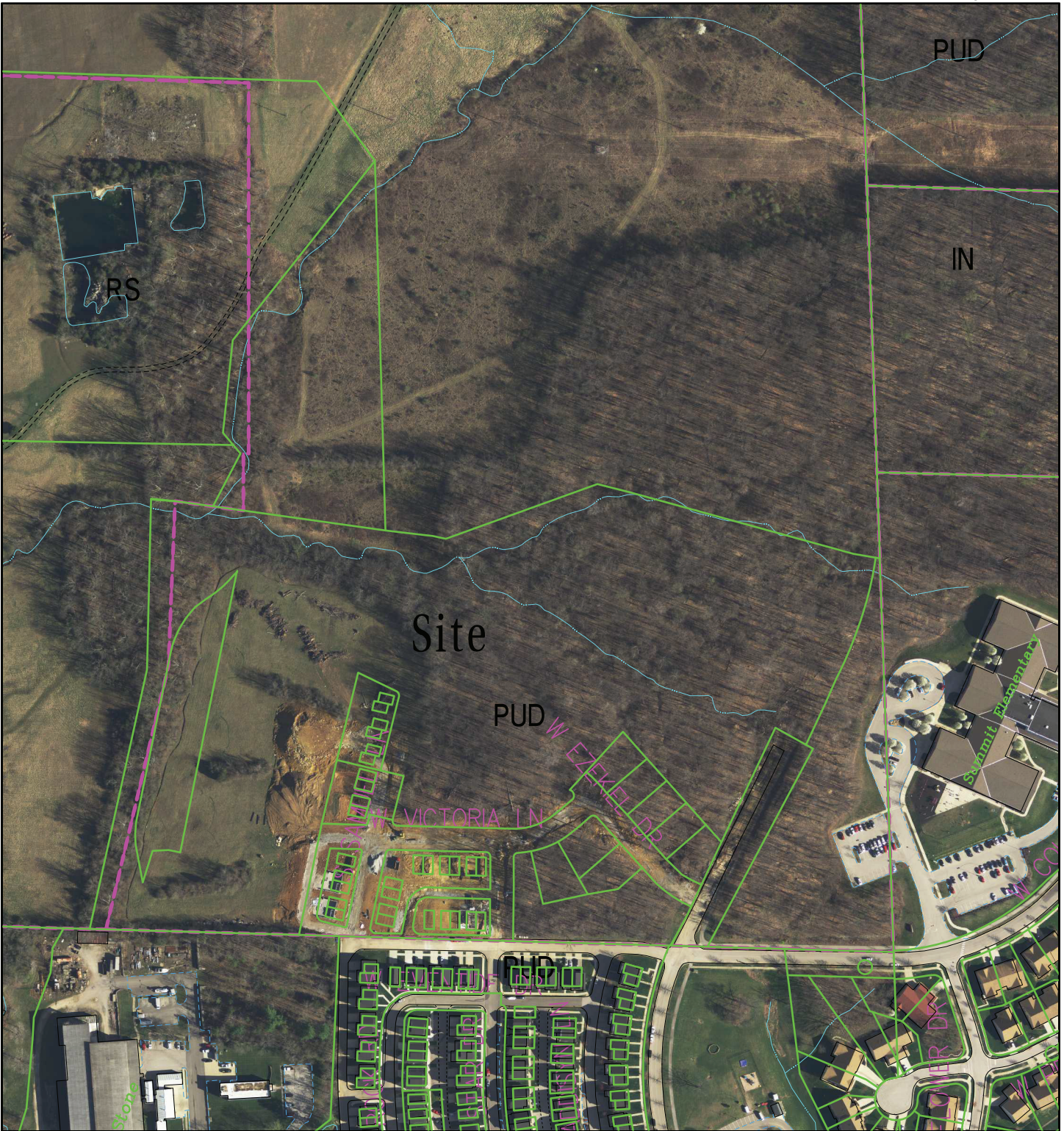


City of Bloomington  
 Planning & Transportation



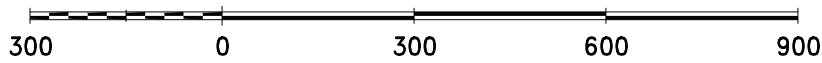
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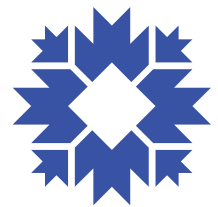
DP-22-19 Joe Kemp Construction  
 2400 S Adams Street  
 Plat Committee  
 2016 Aerial Photograph

By: greulice  
 7 Jun 19



For reference only; map information NOT warranted.

City of Bloomington  
 Planning & Transportation



Scale: 1" = 300'



**EASEMENT LEGEND**

- (B) = Drainage Easement for any surface water or other improvements that are intended for maintenance by the lots on which they are located.
- (B) shall prohibit any alteration within the easement that would hinder or restrict flow.
- (C) = Easement for maintenance of the lot on which the easement is placed shall be responsible for maintenance of the drainage features within such easement.
- (D) shall be enforceable by the City Utilities Department and by owners of properties that are adversely affected by the easement.
- (E) shall allow the City Utilities Department to enter upon the easement for the purpose of maintenance, to charge the cost of such maintenance to the responsible parties, to construct drainage facilities within the easement, and to assume responsibility for the drainage features of its discretion.
- (F) Allow, in cases where removal of exotic invasive species is proposed, the restoration of disturbed areas with native plant material.

- Kerst Conservancy Easement**
- (A) Prohibit any land-disturbing activities, including the placement of a fence, or alteration of any vegetative cover, including mowing, within the easement.
  - (B) Allow the removal of dead or diseased trees that pose a risk or insect damage as well as allowing the removal of exotic invasive species, only after first obtaining written approval from the Planning Department.
  - (C) Grants the City the right to enter the property to inspect the easement and/or to repair the kerst feature.
  - (D) All Kerst Conservancy Easements shall be identified with signs located along the boundary of the easement. Signs shall be placed in area. A minimum of one (1) sign is required, regardless of easement size.
  - (E) Any use of pesticides, herbicides, or fertilizers is prohibited within the easement.
  - (F) Allow, in cases where removal of exotic invasive species is proposed, the restoration of disturbed areas with native plant material.
  - (G) Written approval from the Planning Department is required prior to any proposed restoration.

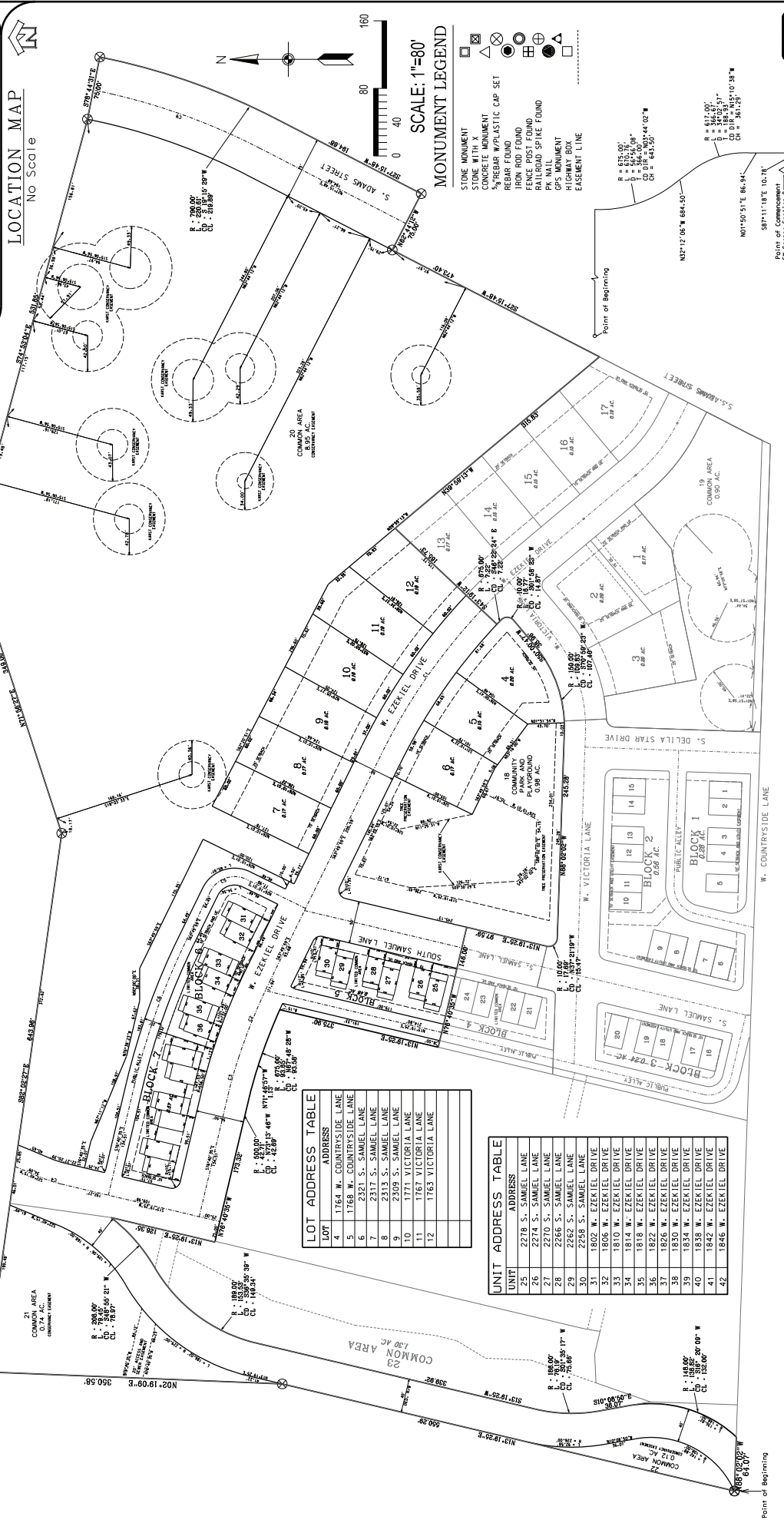
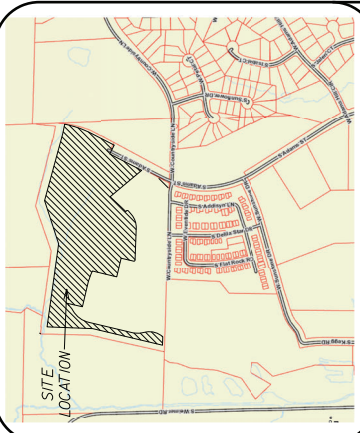
- Conservancy Easement**
- (A) Prohibit any land-disturbing activities, including the placement of a fence, or alteration of any vegetative cover, including mowing, within the easement.
  - (B) Allow the removal of dead or diseased trees that pose a risk or insect damage as well as allowing the removal of exotic invasive species, only after first obtaining written approval from the Planning Department.
  - (C) All Conservancy Easements shall be identified with signs located along the boundary of the easement. Signs shall be placed in area. A minimum of one (1) sign is required, regardless of easement size.
  - (D) Allow, in cases where removal of exotic invasive species is proposed, the restoration of disturbed areas with native plant material.
  - (E) Written approval from the Planning Department is required prior to any proposed restoration.

**GENERAL NOTES**

1. Original boundary survey titled by Phil D. Tapp entitled "Subbury Parcel 0".
2. All corners to be marked with 5/8" x 2" rebaros with yellow SBA cap.

CURVE	RADIUS	LENGTH	DIRECTION	CHORD LENGTH	TANGENT LENGTH
C1	7000.00'	209.56'	N 55°15'24"W	200.28'	105.57'
C2	7000.00'	97.12'	N 67°48'28"W	97.04'	48.64'
C3	525.00'	44.84'	N 74°13'46"W	44.83'	22.44'
C4	1500.00'	24.47'	N 17°59'50"E	24.44'	12.26'
C5	3200.00'	50.27'	N 19°49'59"W	49.25'	32.00'
C6	8100.00'	181.56'	N 70°15'17"W	181.18'	91.65'

**LOCATION MAP**  
No Scale



**LOT ADDRESS TABLE**

LOT	ADDRESS
4	1764 W. COUNTRYSIDE LANE
5	1768 W. COUNTRYSIDE LANE
6	2321 S. SAMUEL LANE
7	2317 S. SAMUEL LANE
8	2313 S. SAMUEL LANE
9	2309 S. SAMUEL LANE
10	1774 VICTORIA LANE
11	1764 VICTORIA LANE
12	1763 VICTORIA LANE

**UNIT ADDRESS TABLE**

UNIT	ADDRESS
25	2218 S. SAMUEL LANE
26	2214 S. SAMUEL LANE
27	2210 S. SAMUEL LANE
28	2206 S. SAMUEL LANE
29	2202 S. SAMUEL LANE
30	2258 S. SAMUEL LANE
31	1802 W. EZEKIEL DRIVE
32	1800 W. EZEKIEL DRIVE
33	1810 W. EZEKIEL DRIVE
34	1814 W. EZEKIEL DRIVE
35	1818 W. EZEKIEL DRIVE
36	1822 W. EZEKIEL DRIVE
37	1826 W. EZEKIEL DRIVE
38	1830 W. EZEKIEL DRIVE
39	1834 W. EZEKIEL DRIVE
40	1838 W. EZEKIEL DRIVE
41	1842 W. EZEKIEL DRIVE
42	1846 W. EZEKIEL DRIVE

- MONUMENT LEGEND**
- STONE MONUMENT
  - STONE WITH X
  - CONCRETE MONUMENT
  - 3/4" REBAR W/PLASTIC CAP SET
  - REBAR FOUND
  - IRON ROD FOUND
  - WOODEN NAIL FOUND
  - RAILROAD SPARE FOUND
  - PK NAIL
  - GP'S MONUMENT
  - HIGHWAY BOX
  - EASEMENT LINE



JOB NO. 5121  
PAGE 1 OF 2

**SUMMIT WOODS PHASE 2 - FINAL PLAT**

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

A part of the southeast quarter of Section 7, Township 8 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows: Commencing at the Southeast corner of said Section 7; thence South 87 degrees 11 minutes 18 seconds East, a distance of 10.78 feet to the West right of way line of Adams Street; thence the next 4 courses along said West line:

1. North 01 degrees 50 minutes 51 seconds East, a distance of 86.94 feet to a tangent curve to the left having a radius of 617.00 feet and a chord bearing and distance of North 15 degrees 10 minutes 38 seconds West \* 361.29 feet;
  2. Northerly along said curve through a central angle of 34 degrees 02 minutes 57 seconds for a length of 366.67 feet;
  3. North 32 degrees 12 minutes 06 seconds West, a distance of 684.50 feet to a tangent curve to the right having a radius of 675.00 feet and a chord bearing and distance of North 03 degrees 44 minutes 02 seconds West, 643.50 feet;
  4. Northerly along said curve through a central angle of 56 degrees 56 minutes 08 seconds for a length of 670.76 feet;
- thence leaving said right of way line North 88 degrees 02 minutes 02 seconds West, a distance of 1240.00 feet to a 5/8-inch rebar with yellow cap; said point being the True Point of Beginning;
- thence North 13 degrees 19 minutes 25 seconds East, a distance of 550.29 feet to a 5/8-inch rebar with yellow cap; thence North 02 degrees 19 minutes 09 seconds East, a distance of 350.58 feet to a 5/8-inch rebar with yellow cap; thence South 82 degrees 02 minutes 27 seconds East, a distance of 643.36 feet to a 5/8-inch rebar with yellow cap; thence North 71 degrees 56 minutes 27 seconds East, a distance of 349.06 feet to a 5/8-inch rebar with yellow cap; thence South 74 degrees 53 minutes 04 seconds East, a distance of 531.85 feet to a 5/8-inch rebar with yellow cap; thence South 78 degrees 44 minutes 31 seconds East, a distance of 75.00 feet to a 5/8-inch rebar with yellow cap on the East right of way line of Adams Street and the point of curvature of a non-tangent curve concave to the East right of way line of Adams Street and a chord bearing and distance of South 19 degrees 15 minutes 29 seconds West, 220.61 feet; thence continuing along said East right of way line South 27 degrees 15 minutes 48 seconds West, a distance of 194.68 feet; thence North 62 degrees 44 minutes 12 seconds West, a distance of 75.00 feet to the West right of way line of Adams Street; thence South 27 degrees 15 minutes 48 seconds West, a distance of 276.01 feet; thence leaving said West right of way line North 39 degrees 59 minutes 13 seconds West 315.83 feet; thence South 43 degrees 19 minutes 12 seconds West 165.73 feet to a tangent curve concave to the southwest having a radius of 675.00 feet and a chord bearing and distance of South 46 degrees 22 minutes 24 seconds East 7.22 feet; to a tangent curve concave to the southwest having a radius of 10.00 feet and a chord bearing and distance of South 01 degrees 58 minutes 23 seconds West 14.87 feet; thence South 50 degrees 00 minutes 47 seconds West 38.98 feet to a tangent curve concave to the northwest having a radius of 150.00 feet and a chord bearing and distance of South 70 degrees 39 minutes 23 seconds West 107.40 feet; thence North 88 degrees 02 minutes 02 seconds West 245.28 feet to a tangent curve concave to the northeast having a radius of 10.00 feet and a chord bearing and distance of North 37 degrees 21 minutes 19 seconds West; thence North 13 degrees 19 minutes 25 seconds East 97.59 feet; thence North 76 degrees 40 minutes 35 seconds West 146.00 feet; thence North 13 degrees 19 minutes 25 seconds East 375.90 feet to a non-tangent curve concave to the southwest having a radius of 675.00 feet and a chord bearing and distance of North 67 degrees 48 minutes 28 seconds West 93.58 feet; thence North 71 degrees 46 minutes 57 seconds West 1.13 feet to a tangent curve concave to the southwest having a radius of 500.00 feet and a chord bearing and distance of North 73 degrees 13 minutes 46 seconds West 42.69 feet; thence North 76 degrees 40 minutes 35 seconds West 173.32 feet; thence North 13 degrees 19 minutes 25 seconds East 126.35 feet to a non-tangent curve having a radius of 208.00 feet and a chord bearing and distance of South 48 degrees 55 minutes 21 seconds West 78.97 feet to a tangent curve having a radius of 189.00 feet and a chord bearing and distance of South 36 degrees 35 minutes 39 seconds West 149.34 feet; thence South 13 degrees 19 minutes 25 seconds West 339.92 feet to a tangent curve concave to the northeast having a radius of 186.00 feet and a chord bearing and distance of South 01 degrees 35 minutes 17 seconds West 75.66 feet; thence South 01 degrees 08 minutes 50 seconds East 36.07 feet to a tangent curve concave to the northwest having a radius of 148.00 feet and a chord bearing and distance of South 16 degrees 20 minutes 09 seconds West 132.00 feet; thence North 88 degrees 02 minutes 02 seconds West 64.07 feet to the Point of Beginning, containing 16.76 acres more or less.

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 --- day of May, 2019.

-----  
 Todd M. Borman  
 Registered Land Surveyor No. XXXXXX  
 State of Indiana  
 I affirm under the penalties for perjury, that I have taken  
 reasonable care to reduce each Social Security Number  
 in this document unless required by law.  
 Todd M. Borman

The real estate described on this plat shall be and is hereby subject to the terms and conditions of the Declaration of Covenants, conditions and Restrictions.

Recorded on --- as Instrument Numbers --- and --- in the office of the Recorder of Monroe County, Indiana.

The undersigned, Joseph Kemp, Jr., President of Joe Kemp Construction, LLC., being the owner of the above described real estate, does hereby layoff, plat and subdivide the same into lots and streets in accordance with this plat. This within plat shall be known and designated Summit Woods Phase 1.

IN WITNESS WHEREOF, Joe Kemp Construction, LLC., an Indiana Limited Liability Corporation, by Joseph Kemp Jr., President, has hereunto executed this --- day of -----, 2019.

Joseph Kemp Jr., President  
 Joe Kemp Construction, LLC.

STATE OF INDIANA )  
 COUNTY OF MONROE ) SS:

Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Joseph Kemp Jr., personally known to me to be the President of Joe Kemp Construction, LLC., and being the owner of the described real estate, and who acknowledged the execution of the foregoing plat for the Real Estate known as Summit Woods Phase 1 as his voluntary act and deed for the uses and purposes therein expressed.

WITNESS my hand and Notarial Seal this --- day of -----, 2019.  
 My Commission Expires: -----.

-----, NOTARY PUBLIC  
 a resident of Monroe County

#### 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 Indianapolis, Indiana, this plat was given approval by the City of Indianapolis as follows:

Approved by the Board of Public Works at a meeting held:

-----  
 Kayla Cox Deckard, President

-----  
 Beth Hollingsworth, Member

-----  
 Dana Palazzo, Member

Approved by the City Plan Commission at a meeting held:

-----  
 Terri Porter, Director of Planning and Transportation

-----  
 Joseph Hoffman, President of Plan Commission

**EASEMENT LEGEND**

- (A) Drainage Easement for any surface water or other improvements that are intended for maintenance by the lots on which they are located.
- (B) Shall prohibit any alteration within the easement that would hinder or restrict flow.
- (C) The owner of the lot in which the easement is placed shall be responsible for maintenance of the drainage features within such easement.
- (D) Shall be enforceable by the City Utilities Department and by owners of properties that are adversely affected by such easement.
- (E) Shall allow the City Utilities Department to enter upon the easement for the purpose of maintenance, to charge the cost of such maintenance to the responsible parties, to construct drainage facilities within the easement, and to assume responsibility for the drainage features of its discretion.
- (F) Allow in cases where removal of exotic invasive species is proposed. Written approval from the Planning Department is required prior to any proposed restoration.

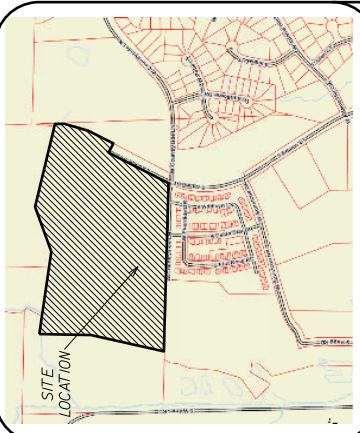
- (A) Prohibits any land-disturbing activities, including the placement of a fence, or alteration of any vegetative cover, including moving, within the easement.
- (B) Allows the removal of dead or diseased trees that pose a risk or insect drainage as well as allowing the removal of exotic invasive species, only after first obtaining written approval from the Planning Department.
- (C) Grants the City the right to enter the property to inspect the easement and other or repair the easement.
- (D) All Conservation Easements shall be identified with signs located along the boundary of the easement. Signs shall be placed at intervals of no more than two hundred (200) feet, and each sign shall be a minimum of one (1) sign is required, regardless of easement size. A minimum of one (1) sign is required, regardless of easement size.
- (E) Any use of pesticides, herbicides, or fertilizers is prohibited in areas where removal of exotic invasive species is proposed.
- (F) Allow in cases where removal of exotic invasive species is proposed. Written approval from the Planning Department is required prior to any proposed restoration.

- (A) Prohibits any land-disturbing activities, including the placement of a fence, or alteration of any vegetative cover, including moving, within the easement.
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- (D) Allows in cases where removal of exotic invasive species is proposed the restoration of disturbed areas with native plant material.
- (E) Allow in cases where removal of exotic invasive species is proposed. Written approval from the Planning Department is required prior to any proposed restoration.

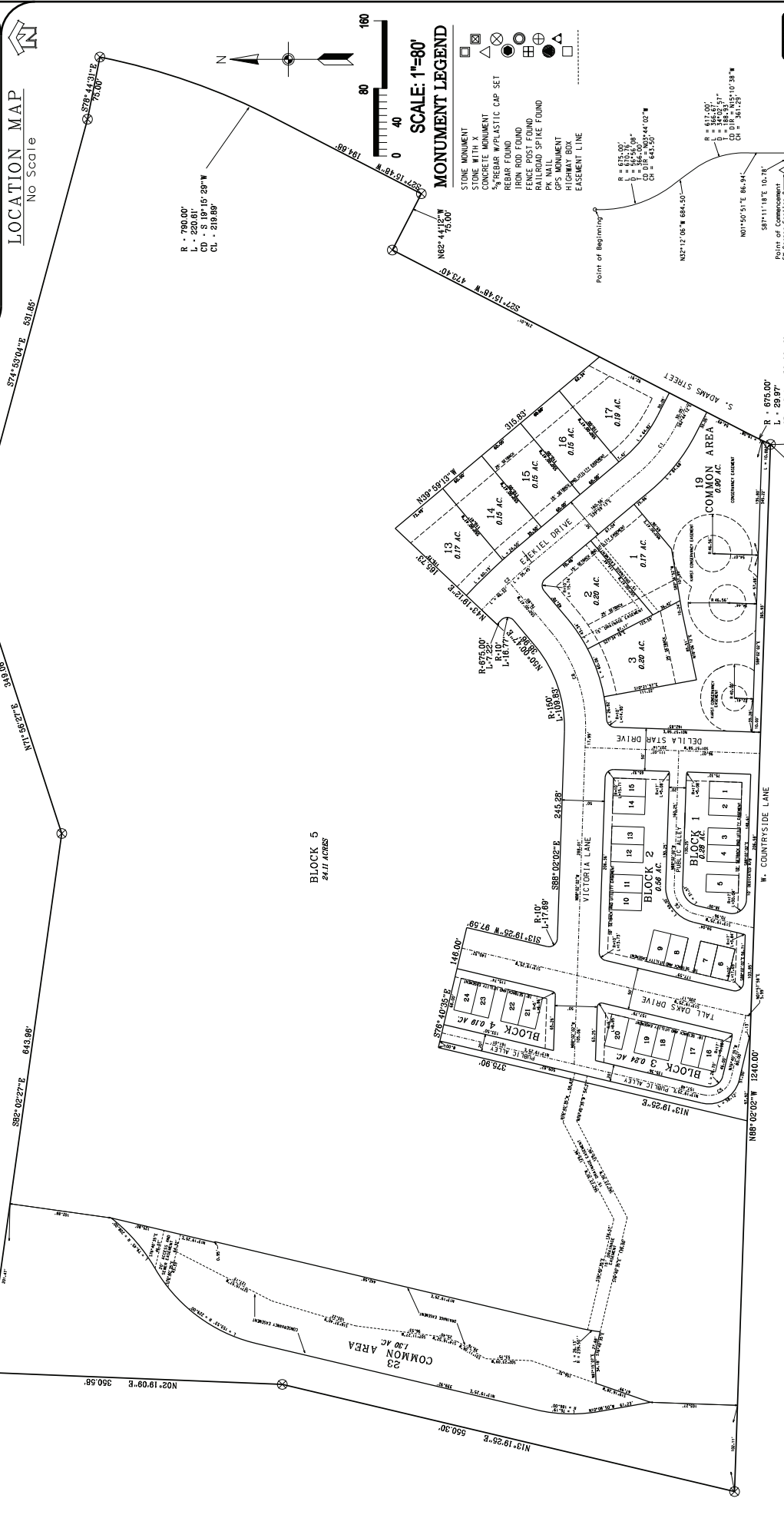
**GENERAL NOTES**

1. Original boundary survey titled by Phil D. Tapp entitled "Subbury Parcel 0".
2. All corners to be marked with 5/8" x 2" rebar with yellow SBA cap.

NO.	RADIUS	LENGTH	DIRECTION	CHORD LENGTH	TANGENT LENGTH
C1	188.26'	74.75'	N 57.27 42° W	74.26'	37.87'
C2	700.00'	81.77'	N 43.20 00° W	81.72'	40.93'
C3	27.00'	42.41'	N 37.40 35° W	38.18'	27.00'
C4	33.00'	45.29'	S 52.38 47° W	41.82'	27.03'
C5	175.00'	128.44'	N 70.59 23° E	125.29'	67.09'



**LOCATION MAP**  
No Scale



JOB NO. 5121  
PAGE 1 OF 4

**SUMMIT WOODS PHASE 1 - FINAL PLAT**

PREPARED BY: SMITH BREHOB & ASSOCIATES, INC., 453 S. CLARITZ BLVD., BLOOMINGTON, INDIANA 47401

**FACILITIES PLAN**

**FOR**

**SUMMIT WOODS**

Prepared by:  
Smith Brehob & Associates, Inc.  
453 S. Clarizz Boulevard  
Bloomington, IN. 47401



FACILITIES PLAN

Summit Woods

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## FACILITIES PLAN

### Summit Woods

---

#### **Project Description**

The project consists of 28 acres of property located at the north end of S. Adams Rd. that will be developed with single family and multifamily homes as well as common park areas. Exhibit A shows the location of the site.

#### **Maintenance Responsibility**

The Home Owners Association (HOA) shall be solely responsible for the maintenance of the community park, attached single family residence (ASFR), common and conservancy areas and storm water facilities within the Summit Woods development as described in this Facilities Plan.

#### **Common Area Facilities**

##### **Community Park**

The Community Park is centrally located in the Summit Woods development as shown on Exhibit B. The Community Park includes open lawn areas, playground equipment, a shelter house, landscape areas and wooded conservancy area. Within the two landscape areas, there are storm inlets that will need to be inspected as described in the "Storm Sewer Inlet Maintenance" section.

##### **Attached Single Family Residential (ASFR)**

The ASFR areas are located throughout the Summit Woods development as shown in Exhibit B. The exterior area within the ASFR area, as delineated on Exhibit B, is the responsibility of the HOA.

##### **Common and Conservancy Areas**

Common areas are located throughout the Summit Woods development as shown in Exhibit B. These areas are wooded and are to be kept as conservancy areas that are not to be disturbed. Within these areas are numerous karst features. It is important the karst features remain in their natural, undisturbed state.

##### **Lawn and Landscape Maintenance**

The lawn area shall be mowed on a regular basis during the growing season. Any diseased or dead plants within the landscape area shall be promptly removed and replaced. Leaves shall be collected in a timely manner during the fall to prevent them from being carried downstream and clogging storm sewer inlets. Any litter or refuse shall be removed and disposed of properly.

## FACILITIES PLAN

### Summit Woods

#### **Playground and Shelter House Maintenance**

The playground equipment and shelter house shall be inspected annually. Repairs shall be made immediately if necessary.

#### **Storm Water Facilities**

##### **Storm Water Detention**

Storm water detention facilities are provided in 3 aboveground detention basins. Basin 1 is located within the western portion of the property. Basin 2 and Basin 3 are located within the northwestern portion of the property. Exhibit B shows the location of the detention basins. These facilities are located within the common areas of the development and are the responsibility of the HOA.

##### **Basin 1**

This above ground basin provides both water quality treatment and water quantity release rate control. The bottom of the basin contains a mix of amended soils and pea gravel with an underdrain and is designed to promote storm water infiltration and water filtration. The outlet control structure is designed to provide for extended detention times, forcing storm water infiltration and release through an under drain system within the pea gravel layer. The location of the basin is shown on Exhibit B. Details of the outlet control structure and amended soils are shown on Exhibit C.

##### **Basin 2**

This above ground basin provides both water quality treatment and water quantity release rate control. The bottom of the basin contains a mix of amended soils and pea gravel with an underdrain and is designed to promote storm water infiltration and water filtration. The outlet control structure is designed to provide for extended detention times, forcing storm water infiltration and release through an under drain system within the pea gravel layer. The location of the basin is shown on Exhibit B. Details of the outlet control structure and amended soils are shown on Exhibit D

##### **Basin 3**

This above ground basin provides both water quality treatment and water quantity release rate control. The bottom of the basin contains a mix of amended soils and pea gravel with an underdrain and is designed to promote storm water infiltration and water filtration. The outlet control structure is designed to provide for extended detention times, forcing storm water infiltration and release through an under drain system within the pea gravel layer. The location of the basin is shown on Exhibit B. Details of the outlet control structure and amended soils are shown on Exhibit E.

## FACILITIES PLAN

---

### Summit Woods

#### **Basin Maintenance**

Maintenance and periodic inspection of the detention basins will be required. The basins should be inspected on a quarterly basis. The basins should be kept clean of trash and debris that could clog the outlet control structure. Accumulated sediment 6 in. depth or more should be promptly removed from the basin and the outlet control structures.

#### **Storm Sewer Inlet**

Maintenance and periodic inspection of all common area storm sewer inlets will be required. These inlets are located in the landscape areas within the Community Park. The inlets should be kept clean of trash and debris that could clog the storm sewer system. Accumulated sediment 6 in. depth or more should be promptly removed from the inlets to prevent the storm sewer system from not operating as designed.

#### **Changes in Management**

The operation and maintenance requirements described in this Facilities Plan shall run with the land. The HOA shall be responsible for notifying the City of Bloomington of any change in management or third party property management company. Any change in management or third party property management company shall be documented in the Facilities Plan.

#### **Right-of Entry**

The HOA hereby gives the City of Bloomington the right-of-entry over and across the property to inspect the facilities described in this Facilities Plan.

#### **Technical Questions**

Any questions regarding the appropriate maintenance or repairs should be directed to Steve Brehob at Smith Brehob & Associates, Inc. 812-336-6536.



Summit Woods

**Appendix A:**  
**Stormwater Detention Inspection Report**

Date of Inspection \_\_\_\_\_

Company Name \_\_\_\_\_

Street Address \_\_\_\_\_

City, State, ZIP \_\_\_\_\_

Phone \_\_\_\_\_

Inspector \_\_\_\_\_

Outlet Control Manhole Structures

Sediment Present      Y                      N

Sediment Removed   Y                      N

Damage                      Y                      N

Describe Nature and Repair Required \_\_\_\_\_

Rip Rap Apron

Erosion Present              Y                      N

Debris Present              Y                      N

Describe Nature and Repair Required \_\_\_\_\_

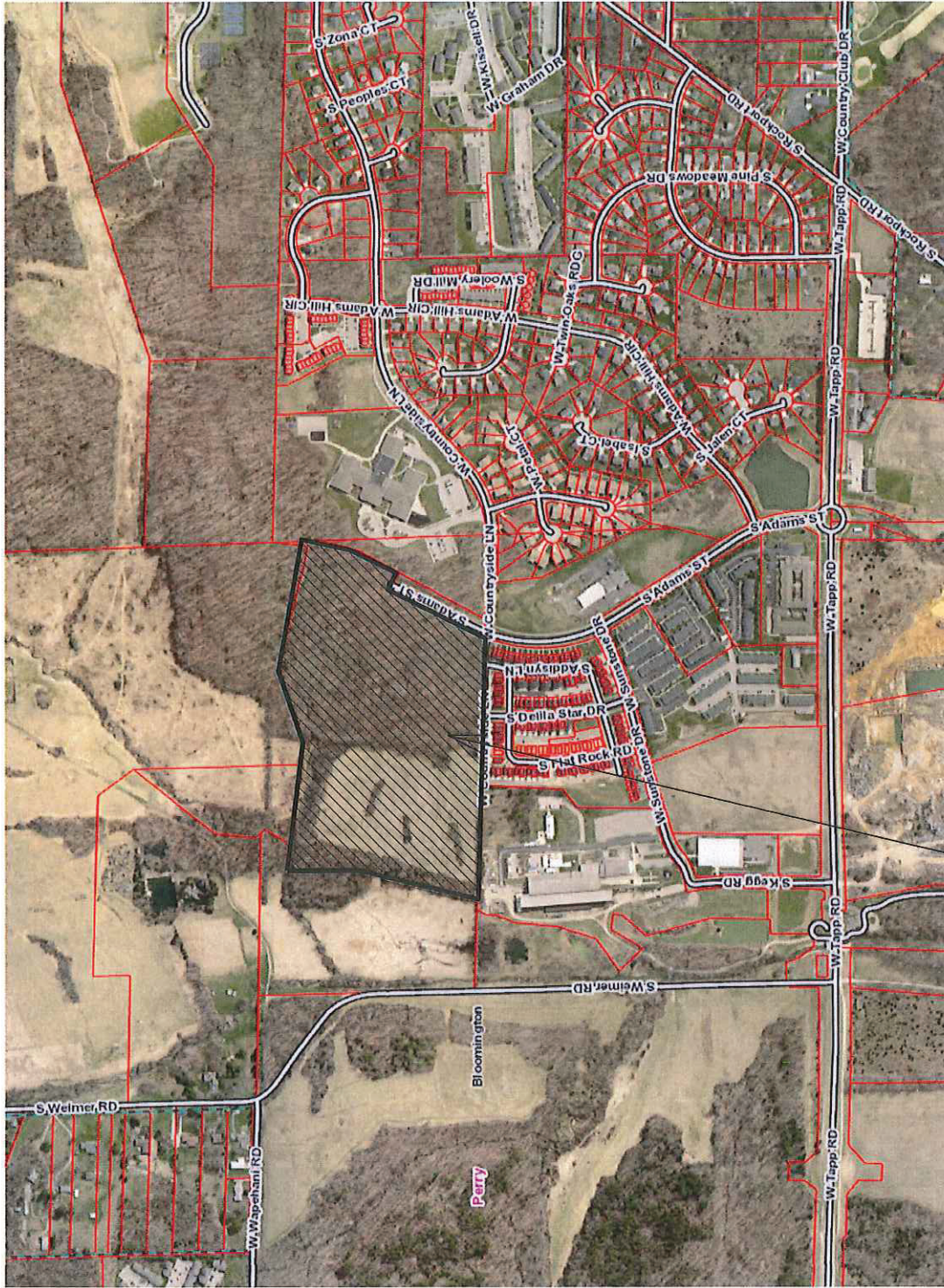
Additional comments or actions to be taken

Time Frame

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Exhibits**

# EXHIBIT A



**SITE**

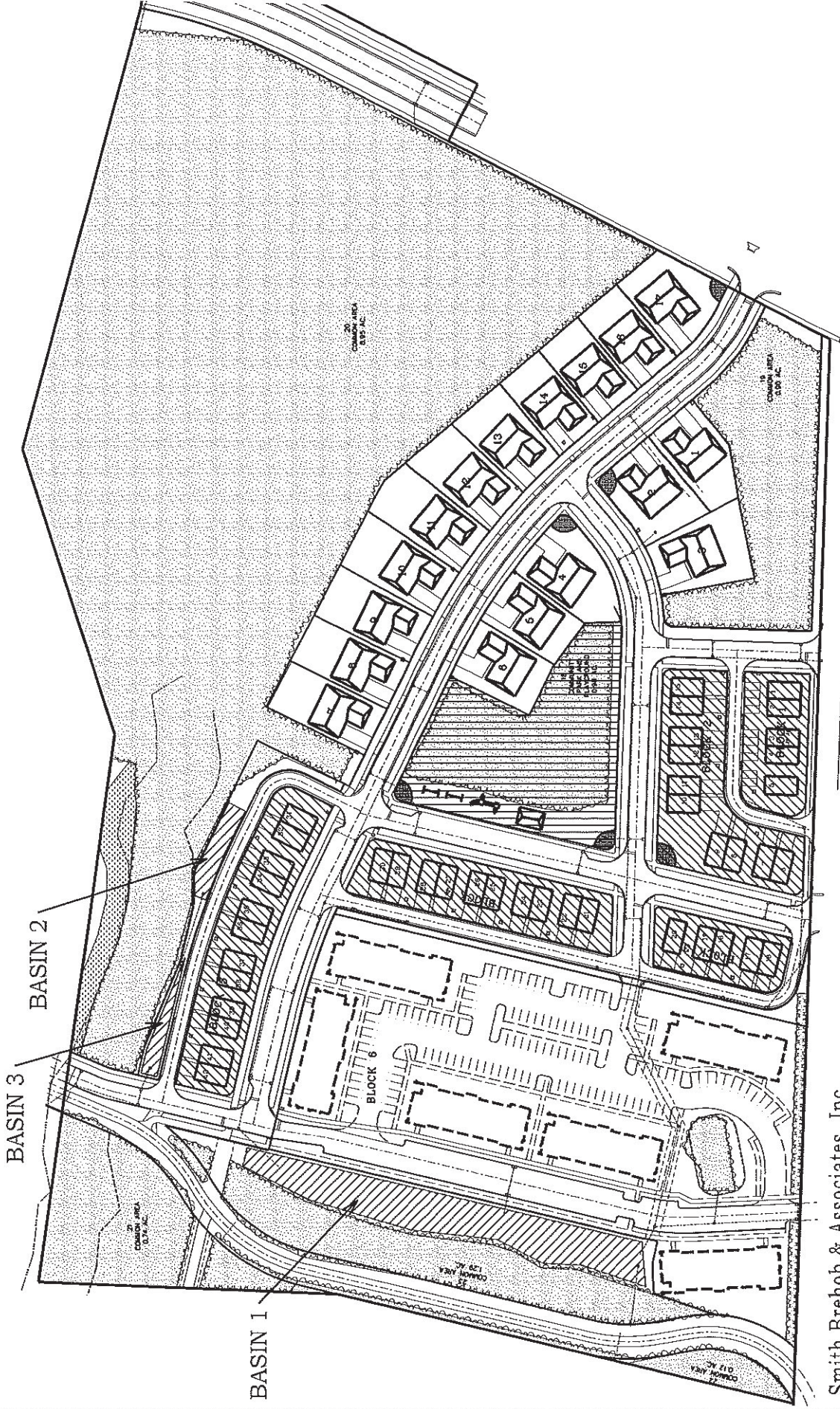
Smith Brehob & Associates, Inc.

453 S. Clarizz Boulevard  
 Bloomington, Indiana, 47401  
 Telephone: (812) 336-6536  
 Fax: (812) 336-0513  
 Web: <http://smithbrehob.com>





# EXHIBIT B



-COMMON AREA

-COMMUNITY PARK

-ASFR AREA

-DETENTION BASINS

Smith Brehob & Associates, Inc.

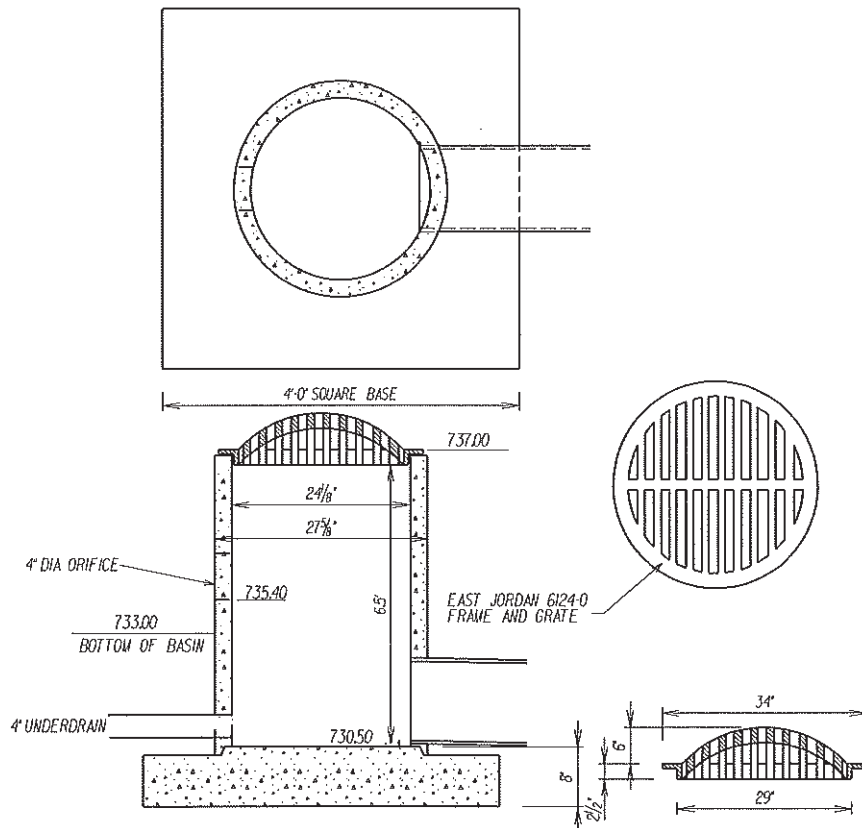
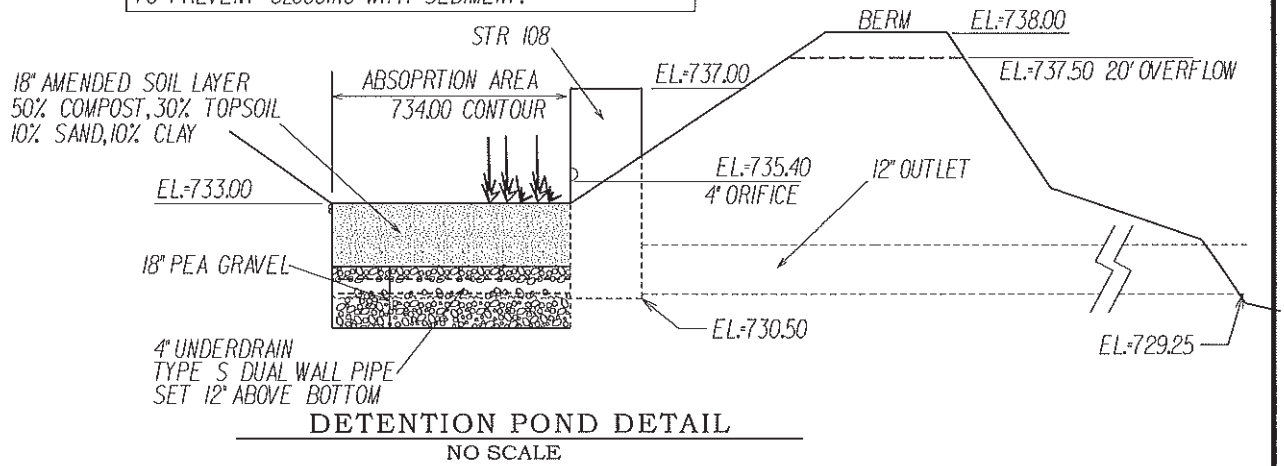


Bloomington, Indiana, 47401  
 Telephone: (812) 336-6536  
 Fax: (812) 336-0513  
 Web: <http://smithbrehob.com>



# EXHIBIT C

PEA GRAVEL AND AMENDED SOIL TO BE INSTALLED AFTER SITE HAS BEEN STABILIZED TO PREVENT CLOGGING WITH SEDIMENT.



**BASIN 1**  
**STORM STRUCTURE 108 DETAIL**  
NO SCALE

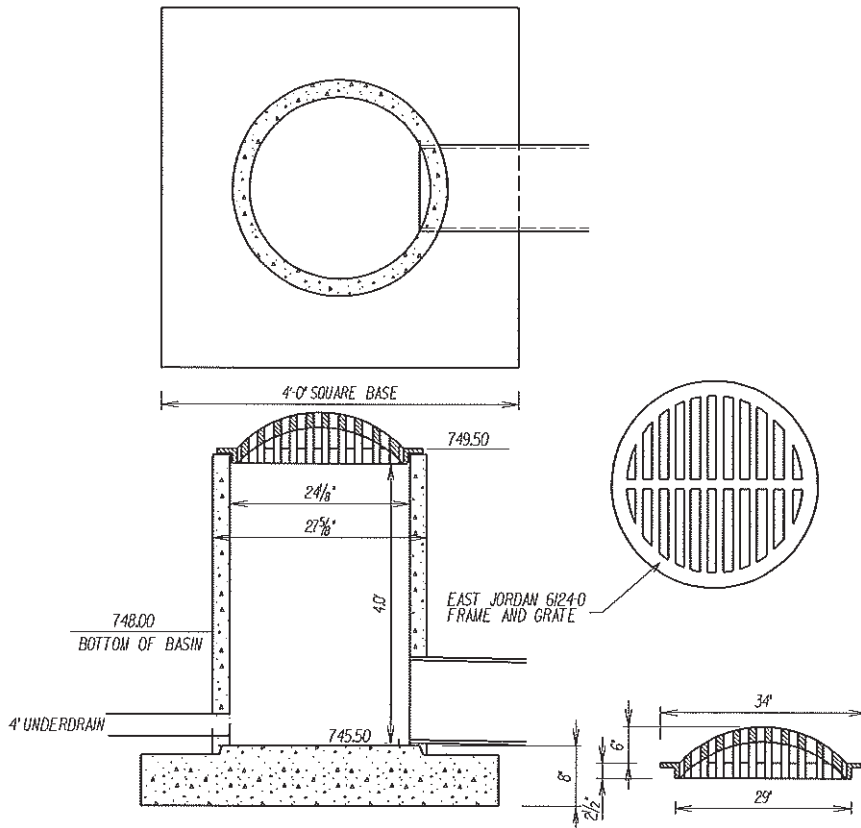
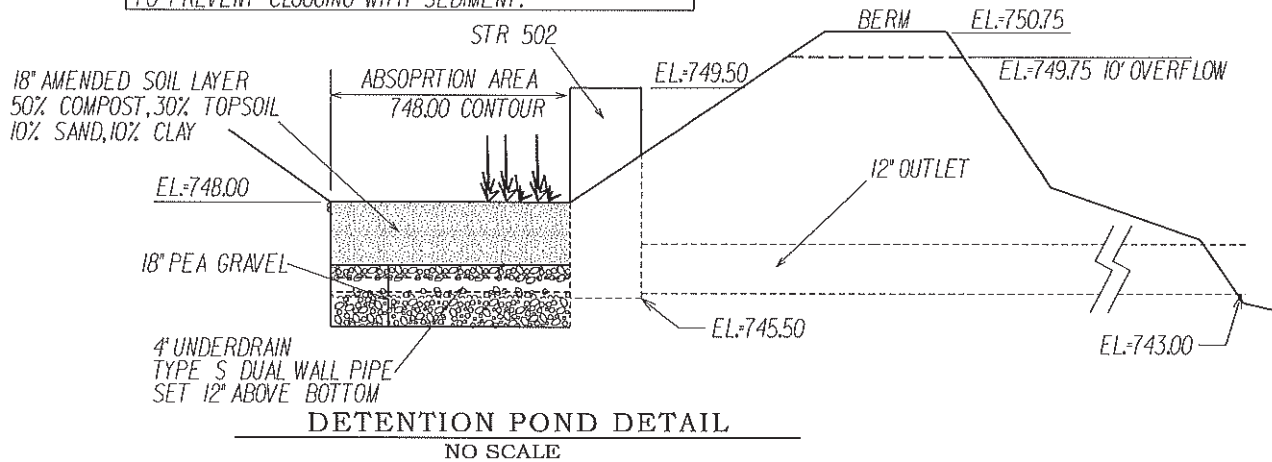
Smith Brehob & Associates, Inc.



453 S. Clarizz Boulevard  
Bloomington, Indiana, 47401  
Telephone: (812) 336-6536  
Fax: (812) 336-0513  
Web: <http://smithbrehob.com>

# EXHIBIT D

PEA GRAVEL AND AMENDED SOIL TO BE INSTALLED AFTER SITE HAS BEEN STABILIZED TO PREVENT CLOGGING WITH SEDIMENT.



Smith Brehob & Associates, Inc.

**STR 502 DETAIL**



453 S. Clarizz Boulevard  
Bloomington, Indiana, 47401  
Telephone: (812) 336-6536  
Fax: (812) 336-0513  
Web: <http://smithbrehob.com>

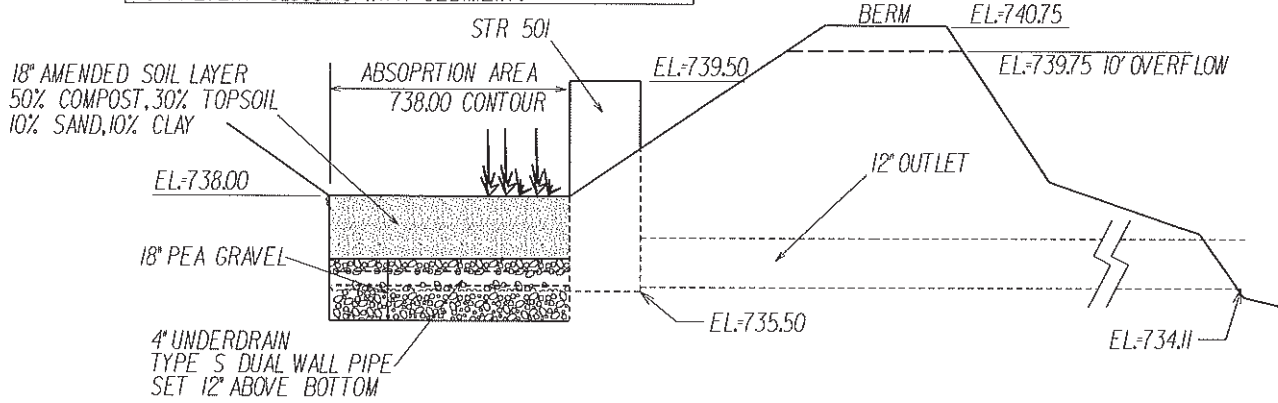
NO SCALE

**BASIN 2**  
**STORM STRUCTURE 502 DETAIL**

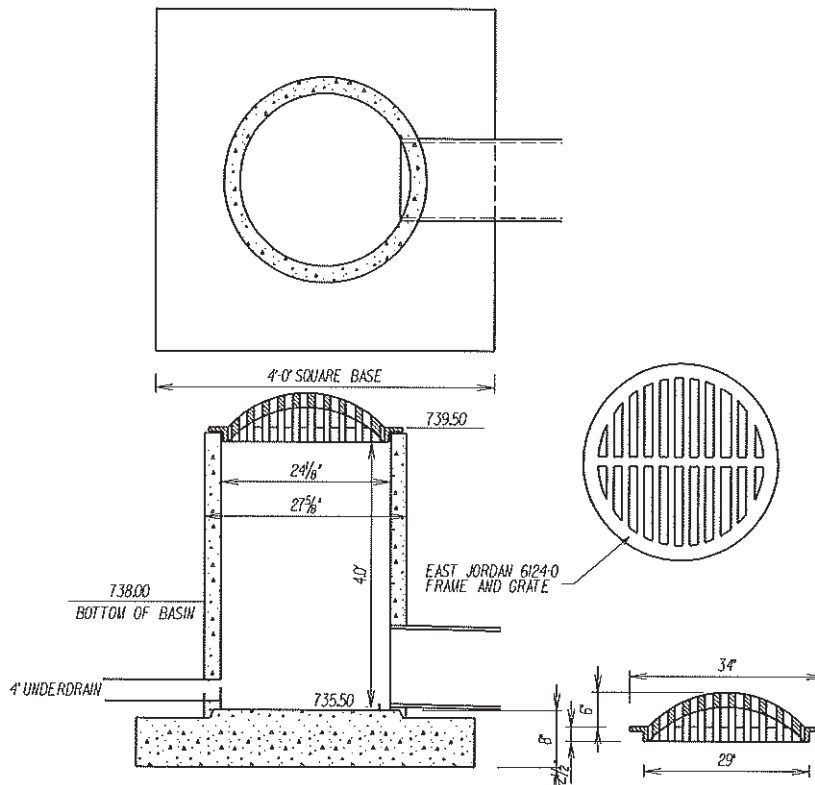
NO SCALE

# EXHIBIT E

PEA GRAVEL AND AMENDED SOIL TO BE INSTALLED AFTER SITE HAS BEEN STABILIZED TO PREVENT CLOGGING WITH SEDIMENT.



**DETENTION POND DETAIL**  
NO SCALE



**STR 501 DETAIL**  
NO SCALE

Smith Brehob & Associates, Inc.



453 S. Clarizz Boulevard  
Bloomington, Indiana, 47401  
Telephone: (812) 336-6536  
Fax: (812) 336-0513  
Web: <http://smithbrehob.com>

**BASIN 3**  
**STORM STRUCTURE 501 DETAIL**

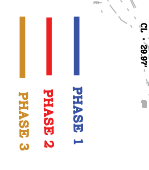
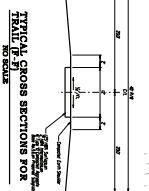
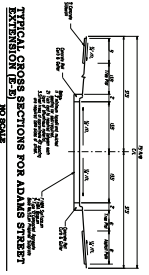
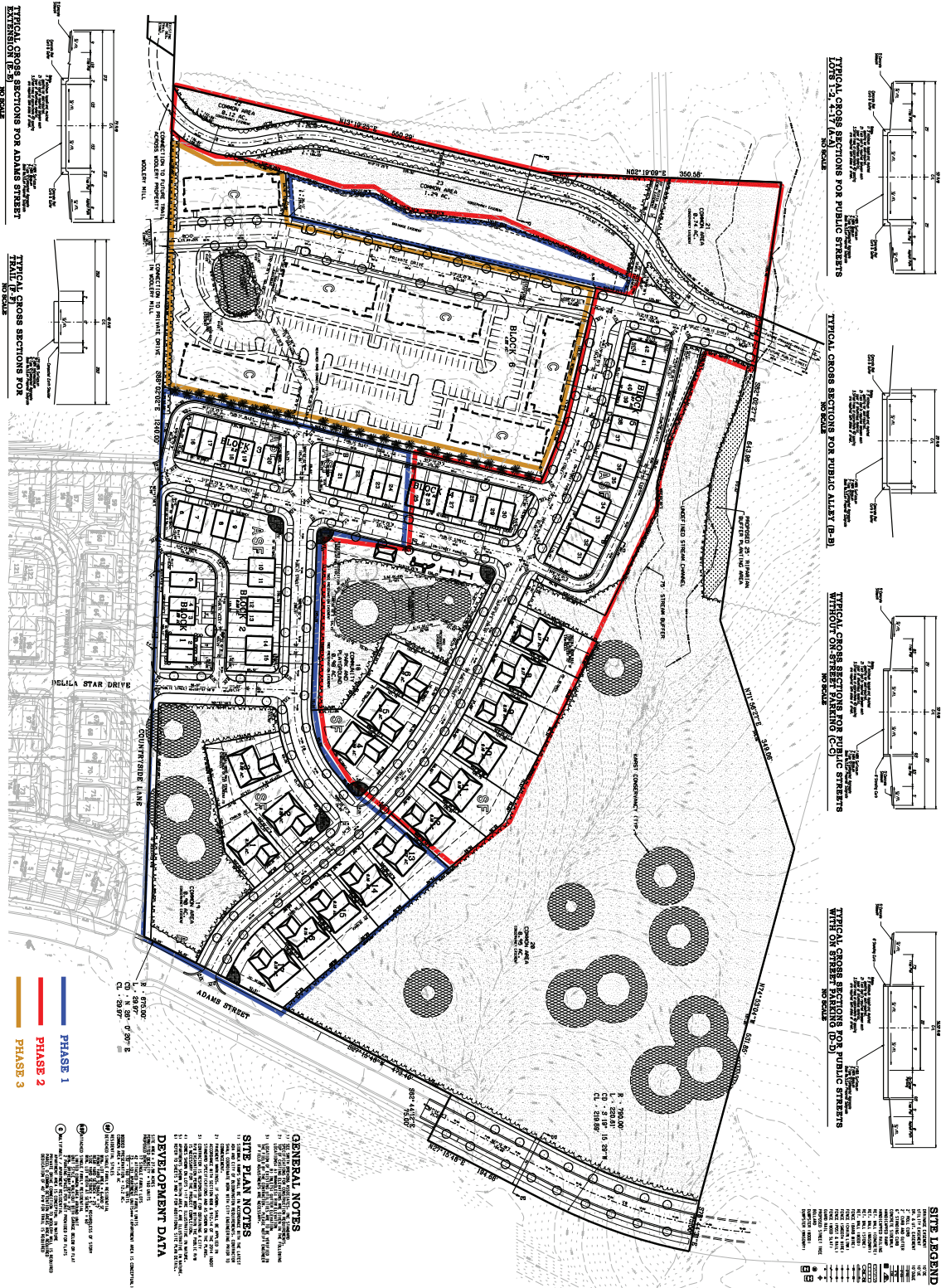
NO SCALE







02 Overall Site Plan 4/7/2015 12:07:34 PM



**GENERAL NOTES**

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISH GRADE UNLESS OTHERWISE NOTED.
3. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CURBS AND GUTTERS.
4. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE SLABS.
5. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE WALLS.
6. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE PIPES.
7. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE MANHOLES.
8. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CHECK VALVES.
9. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CLEANOUTS.
10. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE VENT PIPES.
11. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE DOWNSPOUTS.
12. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE GUTTERS.
13. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CURBS.
14. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE SIDEWALKS.
15. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE DRIVEWAYS.
16. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE PATIOS.
17. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE PORCHES.
18. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE STAIRS.
19. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE BALCONIES.
20. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE TERRACES.

**DEVELOPMENT DATA**

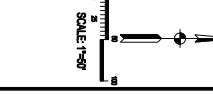
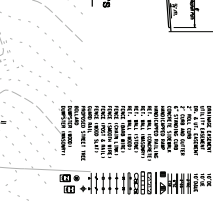
1. TOTAL AREA: 1.25 ACRES  
 2. TOTAL LOTS: 120  
 3. TOTAL GARAGES: 120  
 4. TOTAL PARKING SPACES: 120  
 5. TOTAL UTILITY UNITS: 120  
 6. TOTAL WATER MAINS: 120  
 7. TOTAL SEWER MAINS: 120  
 8. TOTAL GAS MAINS: 120  
 9. TOTAL TELEPHONE MAINS: 120  
 10. TOTAL CABLE MAINS: 120

**REVISIONS**

NO.	DATE	DESCRIPTION
1	4/7/2015	ISSUE FOR PERMIT
2	4/7/2015	ISSUE FOR PERMIT
3	4/7/2015	ISSUE FOR PERMIT
4	4/7/2015	ISSUE FOR PERMIT
5	4/7/2015	ISSUE FOR PERMIT
6	4/7/2015	ISSUE FOR PERMIT
7	4/7/2015	ISSUE FOR PERMIT
8	4/7/2015	ISSUE FOR PERMIT
9	4/7/2015	ISSUE FOR PERMIT
10	4/7/2015	ISSUE FOR PERMIT

**JOB TITLE**  
**SUDBURY PARCEL O**  
**PUD FINAL PLAN**

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 Fax: 816-234-4225  
 www.southreach.com



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 3/11/15  
 OVERALL  
 SITE PLAN