

CITY OF BLOOMINGTON



PLAT COMMITTEE

**February 10, 2020 @ 4:00 p.m.
CITY HALL - KELLY
CONFERENCE ROOM #155**

**CITY OF BLOOMINGTON
PLAT COMMITTEE
February 10, 2020 at 4:00 p.m.**

***Kelly Conference Room #155**

ROLL CALL

MINUTES TO BE APPROVED:

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS:

DP-02-20 **Public Investment Corporation – Theodore Ferguson**
2700 W. Tapp Rd.
Request: Final plat approval for a 9-lot subdivision of 14.47 acres.
Case Manager: Eric Greulich

**Next Meeting Date: March 9, 2020

Updated: 2/7/2020

***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.***

BLOOMINGTON PLAT COMMITTEE
STAFF REPORT
Location: 2700 W. Tapp Road

CASE #: DP-02-20
DATE: February 10, 2020

PETITIONER: Public Investment Corporation
2417 Fields South Drive, Champaign, IL

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

REQUEST: The petitioner is requesting final plat approval to allow a 9 lot commercial subdivision.

BACKGROUND:

Area: 14.47 acres
Current Zoning: PUD
Comp Plan Designation: Employment Center
Existing Land Use: Undeveloped
Proposed Land Use: Commercial/Industrial
Surrounding Uses: North – Undeveloped property
East – Commercial (Woolery PUD)
South – Business/Professional Offices/Undeveloped
West – Commercial/Industrial

REPORT: The property is located at 2700 W. Tapp Road and is within the Mill Creek Planned Unit Development (PUD-40-87). Surrounding properties to the north and west are also within the Mill Creek PUD, to the south is the Southern Indiana Medical Park PUD, and to the east is the Woolery Planned Unit Development. The properties to the west of this site within the PUD have been developed with a commercial office park, however the petition property has remain undeveloped. The Mill Creek PUD received outline plan approval in 1987 under case #ZO/PUD-40-87 and development plan approval for one phase of the PUD was given in 1991 under case #PUD-73-90. A development plan approval (PCD-76-91) was also given in 1991 to allow for an access drive off of Tapp Road for Deborah Drive, which was installed. The Mill Creek PUD was approved under the 1973 zoning code list of permitted uses and development standards for the Light Manufacturing (ML) zoning district, with some uses excluded for the north part of the PUD (not involved with this petition). The PUD was intended to incorporate retail and commercial uses into the framework of an industrial park. A PUD final plan approval and preliminary plat approval were given under Plan Commission case #PUD-27-17.

The petitioner is now requesting final plat approval for Phase I of the development in order to plat 9 lots. The proposed plat follow the approved preliminary plat. The proposed plat shows 8 commercial lots and 1 common area lots. All of the internal roads will be public and the required amount of right-of-way has been shown that is consistent with the approved preliminary plat and approved cross sections.

FINAL PLAT REVIEW:

Lot Layout: This plat will create 8 commercial lots and 1 common area lot. The standards for this PUD are those of the ML district which did not have a minimum lot size and only had a minimum lot width requirement of 60'. All of the proposed lots meet the minimum lot width standards. Stormwater detention will be provided on the 2 common area lots for the entire subdivision.

Right-of-Way: With this project, Weimer Road would be relocated west to run through the center of this property. Weimer Rd. would be classified as a Primary Collector and a total of 65' of right-of-way would have been required. However, in order to minimize disturbance through this property, the Plan Commission approved a specific cross-section of this road for this phases with only 60' of right-of-way being dedicated. Future sections of Weimer are required to dedicate the required 65' of right-of-way. In addition, right-of-way dedication from the centerline of existing Weimer Road is required and 32.5' of right-of-way has been shown as required. All internal streets would be public with a total of 50' of right-of-way dedicated for each. All roads will be dedicated public roads. The Department has worked with the petitioner on an appropriate cross section for the new Weimer Road to include bike lanes as well as sidewalks and tree plots. The approved cross sections must be shown on the final plat prior to signature. In addition, the final plat must show all right-of-way clearly dedicated to the City of Bloomington and show centerlines of adjacent roads.

Street Trees: New street trees are required no less than 20' and not more than 40' from center along all internal public streets, as well as along Weimer and Tapp. A 5' wide tree plot with street trees is required along both sides of Schmaltz Drive as well as along the other new streets.

Common Area: There is one common area lot shown on the final plat. The UDO requires that areas of tree preservation over one acre in size be set aside in common area and this has been met with some of the area. The common area lot contain areas of 18% slope that are required to be preserved. A facilities maintenance plan has been submitted and will be recorded with the final plat.

Environmental: The petitioner is meeting the tree preservation requirements with the approved site plan and some of that area is being set aside on the common area lot with this phase. There is one karst features on the site that is required to be set aside in karst preservation easement and has been shown as well. The site also has several areas of 18% slope and those have been set aside within the common area as well.

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.

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 standards for this PUD are those of the ML district which did not have a minimum lot size and only had a minimum lot width requirement of 60'. All of the proposed lots meet the minimum lot width standards.

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

Pedestrian Network Standards (PN):

Pedestrian Access: There will be sidewalks installed along all of the internal public roads. The Plan Commission only required a sidewalk along the south side of Schmalz Drive adjacent to Lots #19-21.

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

Right of Way: The extension of Schmalz Drive will have 50' of right-of-way. The Plan Commission approved the new extension of Weimer Road to only have 60' of right-of-way for this overall subdivision. Future phases beyond Phase 3 will be required to meet current right-of-way dedication requirements.

Vehicular Access: All of the new lots will be accessed from Schmalz Boulevard, no access to Tapp Road is allowed.

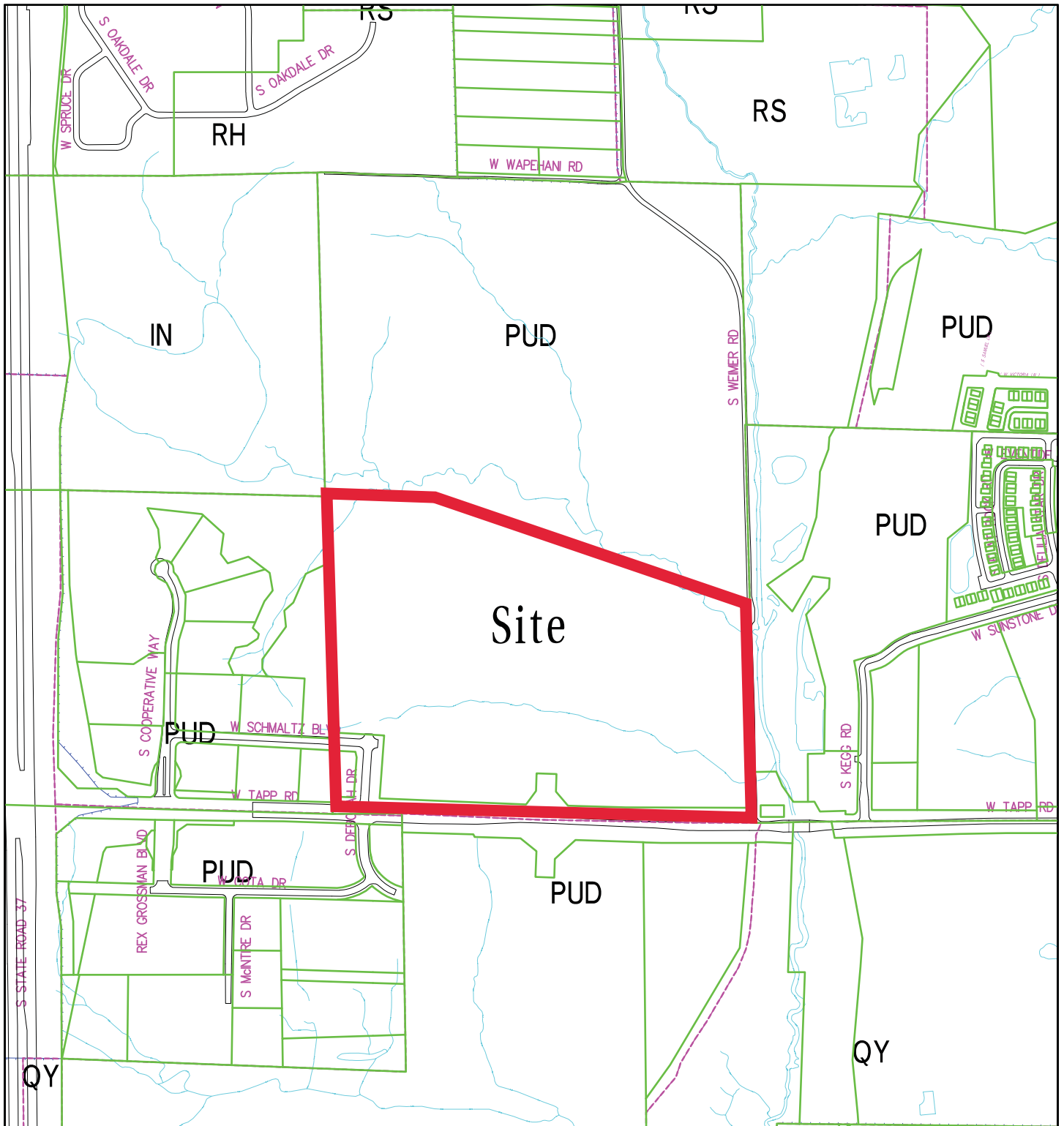
Utility Standards (UT):

Utilities: There will be utility connections to these lots from new connections from Weimer and Tapp Road frontages.

CONCLUSION: This plat follows the approved preliminary plat and approved final plan. The proposed plat meets all of the current subdivision regulations as well as the approved standards for this PUD.

RECOMMENDATION: The Department recommends approval of the final plat with the following conditions of approval:

1. Approved cross sections must be shown on the plat prior to signature.
2. A facilities maintenance plan must be recorded with the plat.



DP-02-20 Public Investment Corporation

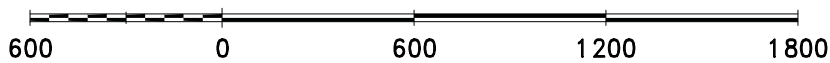
2700 W Tapp Road

Plan Commission

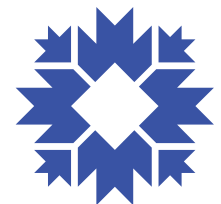
Site Location, Zoning, Parcels

By: greulice

6 Apr 18



City of Bloomington
Planning & Transportation



Scale: 1" = 600'

For reference only; map information NOT warranted.



DP-02-20 Public Investment Corporation

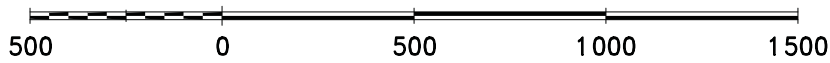
2700 W Tapp Road

Plan Commission

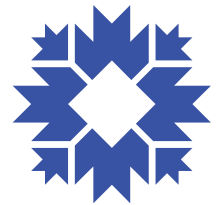
2016 Aerial Photograph

By: greulice

6 Apr 18



City of Bloomington
Planning & Transportation



Scale: 1" = 500'

For reference only; map information NOT warranted.

Smith Brehob & Associates, Inc.



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

Steven A. Brehob, BS.CNT.
Todd M. Borgman, P.L.S.
Don J. Kocarek, R.L.A.
Katherine E. Stein, P.E.
Stephen L. Smith – Founder (retired)

January 8, 2020

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

Re: Mill Creek
Phase 2 Section 1 Final Plat

Dear Eric,

On behalf of our client, Public Investment Corporation, we respectfully request to be placed on the Plat Committee agenda for the February 10th meeting for consideration of Final Plat approval for Mill Creek Phase 2 Section 1 located at the NE corner of W Tapp Road and S Weimer Road.

Details of the project are contained in the attached petitioner's statement as well as shown on the plat drawing.

Should you have any questions concerning our application, please contact me.

Sincerely,

Katherine E Stein
Smith Brehob & Assoc., Inc

Attachments: Final Plat
Application form
Filing fee
J:\5121\Approval_processing\Phase 1_Final Plat Application.docx.



Mill Creek
Phase 2 Section 1 Final Plat
Petitioner’s Statement

Location

The site is located within the Mill Creek PUD at the northeast corner of SR 37/I-69 and W Tapp Rd. This portion of Mill Creek is located at the immediate NW corner of Weimer and Tapp.

Size

Phase 2 Section 1 is 14.47 acres in size. The parcel will be subdivided into 9 lots. Eight of these lots will be for commercial development purposes, one lot will be conservancy and common area to preserve environmental features and encompass storm water management facilities.

Access

Access to the property will be provided by connection to and extension of existing roadways. A north/south extension across the property beginning at Tapp Road and continuing north will provide the main access and could be extended further north in the future to eliminate Weimer Road. Schmalz Boulevard located west of the site and within Mill Creek Phase 1 will be extended east parallel with Tapp Road to the new north/south roadway and continue to a cul-de-sac. This extension of Schmalz will provide access to lots 14 through 22.

The petitioner has been working with the Administration and the Redevelopment Commission for funding of the proposed north/south roadway since it furthers the City goals of a safe replacement for Weimer Road and the opportunity to use the existing roadway area of Weimer Road for a multi-use trail. The alignment of this north/south roadway was somewhat predetermined when the City originally purchased R//W from the Mill Creek property for a roundabout on Tapp Road at the Tapp road and “New Weimer Road” intersection.

Proposed Development Uses

Uses approved within the PUD are those listed in the original PUD outline plan.

Smith Brehob & Associates, Inc.



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

Stephen L. Smith P.E., L.S.
Steven A. Brehob B.S., C.A.T.
Todd M. Borgman, P.L.S.
Don J. Kocarek, P.L.A.
Katherine E. Stein, P.E.

Mill Creek Petitioner's Statement (Revised)

Location

The site is located within the Mill Creek PUD at the northeast corner of SR 37/I-69 and W Tapp Rd. This portion of Mill Creek is located at the immediate NW corner of Weimer and Tapp and generally contains 54 acres south of the creek that flows out of the Waphanei Bike Park to Weimer Road.

Size

The parcel is 54.53 acres in size. The parcel will be subdivided into 24 lots. Twenty-one of these lots will be for development purposes, 3 lots will be conservancy and common area lots to preserve environmental features and encompass storm water management facilities.

Environmental Constraints

Approximately 42.18 acres of the site is wooded. Of this wooded area, 26.15 acres will be preserved on separate conservancy lots.

Steep slopes on the site (12-18%) comprise approximately 17.14 acres of the property. Approximately 10.98 acres of steep slope area will be preserved.

There are several sinkholes on the site. The majority of those features are located within the wooded area on conservancy lots. Sinkholes not located within a conservancy area will be placed in easement on the respective development lot.

There are two streams that flow easterly across the property. The first stream is an ephemeral stream on the south side of the parcel that runs from the east side of Lot 1 through the preserved wooded area to an existing culvert under S Weimer Rd on the east side of Lot 21. The second stream is a perennial stream on the north side of the site. This stream starts offsite at the outlet of Lake Waphanei of the site and continues easterly through a wetland area and underneath S. Weimer Rd. Both streams discharge to West Fork Clear Creek on the east side of S. Weimer Road.

453 S. Clarizz Blvd.
Bloomington, Indiana 47401

Telephone 812 336-6536
Fax 812 336-0513
www.smithbrehob.com



Access

Access to the property will be provided by connection to and extension of existing roadways. A north/south extension across the property beginning at Tapp Road and continuing north will provide the main access and could be extended further north in the future to eliminate Weimer Road. Weimer Road could then become a multi-use trail. Schmaltz Boulevard located west of the site and within Mill Creek Phase 1 will be extended east parallel with Tapp Road to the new north/south roadway. This extension of Schmaltz will provide access to lots 2 through 8 which front on Tapp Road.

A second internal east/west roadway is proposed also proposed to provide interior access to development area.

The petitioner has been working with the Administration and the Redevelopment Commission for funding of the proposed north/south roadway since it furthers the City goals of a safe replacement for Weimer Road and the opportunity to use the existing roadway area of Weimer Road for a multi-use trail. The alignment of this north/south roadway was somewhat predetermined when the City originally purchased R//W from the Mill Creek property for a roundabout on Tapp Road at the Tapp road and “New Weimer Road” intersection.

Proposed Development Uses

Uses approved within the PUD are those listed in the original PUD outline plan.

Site plan approval would be required for each individual lot upon development. Site plan approval would be requested at staff level for each lot.

Proposed Development Roadway Sections

There are 3 typical roadway sections within the development as described below. Sections are illustrated on the Site Plan.

New North/South Roadway

- 60' R/W width
- 20' pavement for two travel lanes
- 7' on-street bike lanes
- 6" standing curb both sides
- 6.5' wide tree plot both sides
- 5' concrete sidewalk



Public Street through Sensitive Areas

50' R/W min width

24' pavement for two travel lanes

6" standing curb both sides

6.5' tree plot and 5' concrete sidewalk on 1 side only

Public Street

50' R/W width

24' pavement for two travel lanes

6" standing curb both sides

6.5' tree plot and 5' concrete sidewalk both sides

Roadway Sidewalk Waiver

The roadway typical cross section for the East/West extension of Schmalz runs adjacent to steep slope areas and sinkholes. It is also adjacent to common area where a significant block of existing tree canopy is being preserved. There are no development lots location along the north side of the roadway. A waiver to the required tree plot and sidewalk on the north side of this roadway is being requested. Inclusion of a sidewalk will require additional removal of tree canopy and may necessitate the construction of walls within the sinkhole buffer areas to support the sidewalk. Sidewalk is included on the south side of the roadway adjacent to the development lots and crosswalks are provided at intersections.

Preservation and Common Area

The proposed plan preserves a total of 26.15 ac of tree canopy (62% of existing tree canopy). The tree preservation areas are located on Conservancy Lots 21-24. Several karst features are present on the site and are located within Conservancy Lots 21-24 with the exception of two karst features on lots 16 and 17. Storm water management areas are also located within lots 21, 23 and 24.

Stream Buffer

Two 75' stream buffer areas are provided for one ephemeral stream and one perennial stream. The ephemeral stream is located on lots 21 and 22 north of Schmaltz Boulevard. This stream flows in an easterly direction to S Weimer Road. A proposed detention basin is located within Zones 2 and 3 of the stream buffer area near S. Weimer Road on Lot 21. The perennial stream is located on the north side of the development. This stream starts offsite from the west and flows in an easterly direction to S. Weimer Road. A wetland area has also been identified within this stream.



Tree Canopy Mitigation

Mitigation of the loss of tree canopy coverage is proposed along the roadside embankment of the North/South roadway. The mitigation plantings will consist of canopy and understory tree planted on a 10' x 10' grid. Native grasses will also be planted in the mitigation area. The area will not be maintained (mowed) after planting.

Interaction with Waphanei

Pedestrian easements have been included to link the site to the park through Lot 24 of the development. Lot 24 is a preservation lot and is currently encumbered with mountain bike and hiking trails. A prior agreement with PIC permitted the use of the trails until the Mill Creek property was developed. Discussions with Parks regarding donation of Lot 24 to the City are ongoing.

Storm Water Management

Three detention basins are proposed to provide both storm water management and water quality for the entire development. The storm water detention basins will be planted with native plant material. Basins are located on lots 21, 22 and 23.

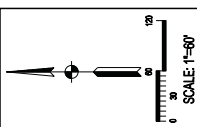
Utility Service Lines

Water, sewer and private utility lines are located near the property to serve the needs of the development.

Water – water service will be provided to the lots fronting W Tapp Road from an existing main along the north side of W Tapp Rd. The remaining lots will be served by a new main extension from Tapp Road north through the development and looping back out to S. Weimer Road.

Sanitary Sewer – sanitary sewer service will be provided by a proposed main extension within the development that will connect to an existing main along S Weimer Rd.

Private utilities – Electric, telephone, gas and cable service is available in along W Tapp Road and Deborah Drive to meet the needs of the development.

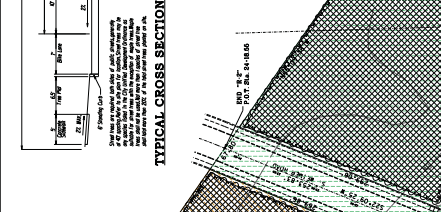
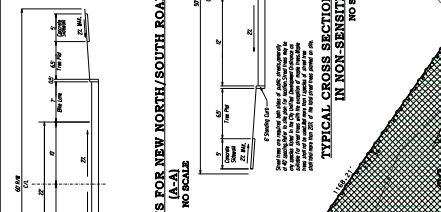
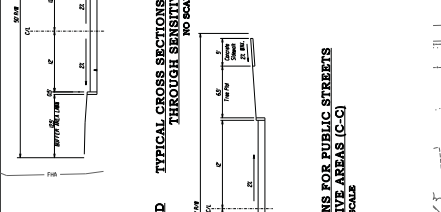
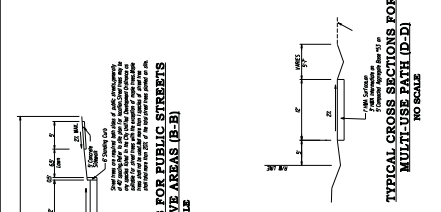


SP
500 S. Center Street
P.O. Box 100
Cincinnati, OH 45201
Tel: 513-533-4000
Fax: 513-533-4003

**MILL CREEK
PUD DEVELOPMENT PLAN**

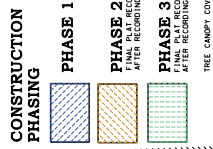
NO.	DATE	BY

DATE: 06/25/18
SHEET: 2 of 24
SUBJECT: MILL CREEK PUD DEVELOPMENT PLAN
PRELIMINARY PLAT



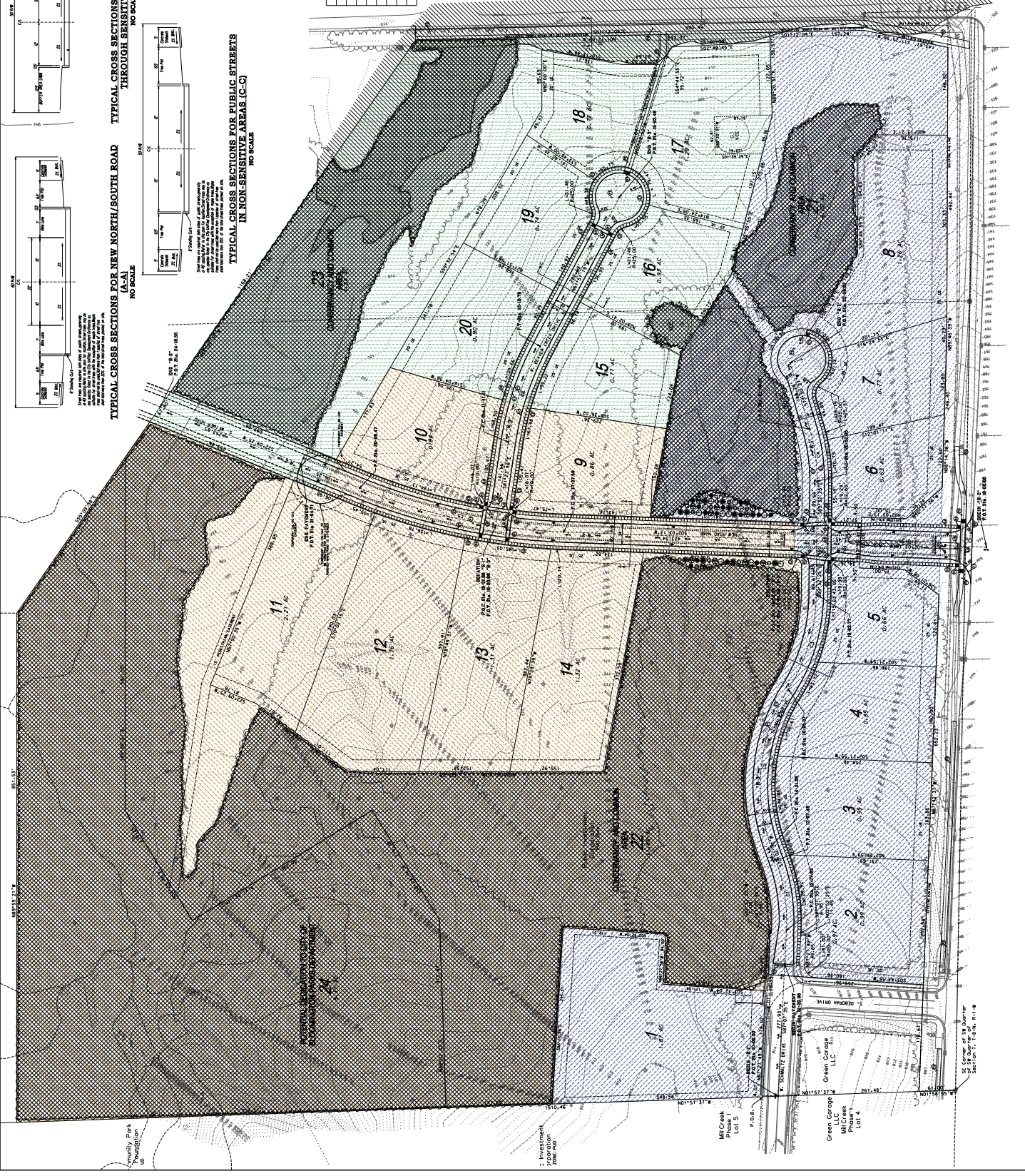
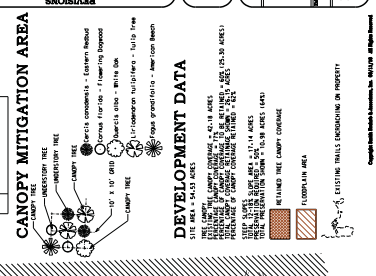
CURVE DATA TABLE

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2	500.00'	274.31'	S 83° 45' 51" E	264.86'
3	500.00'	167.40'	S 73° 33' 17" E	165.24'
4	500.00'	88.76'	N 81° 59' 01" E	88.44'
5	1000.00'	350.87'	S 12° 06' 19" W	349.07'
6	500.00'	187.68'	N 71° 40' 38" E	183.87'



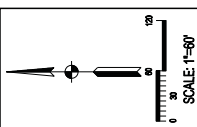
LOT ADDRESS TABLE

LOT	ADDRESS
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1. Investment
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 South Branch & Associates, Inc.

 924 S. Centre Boulevard

 Raleigh, North Carolina 27605

 Phone: 919-854-4513

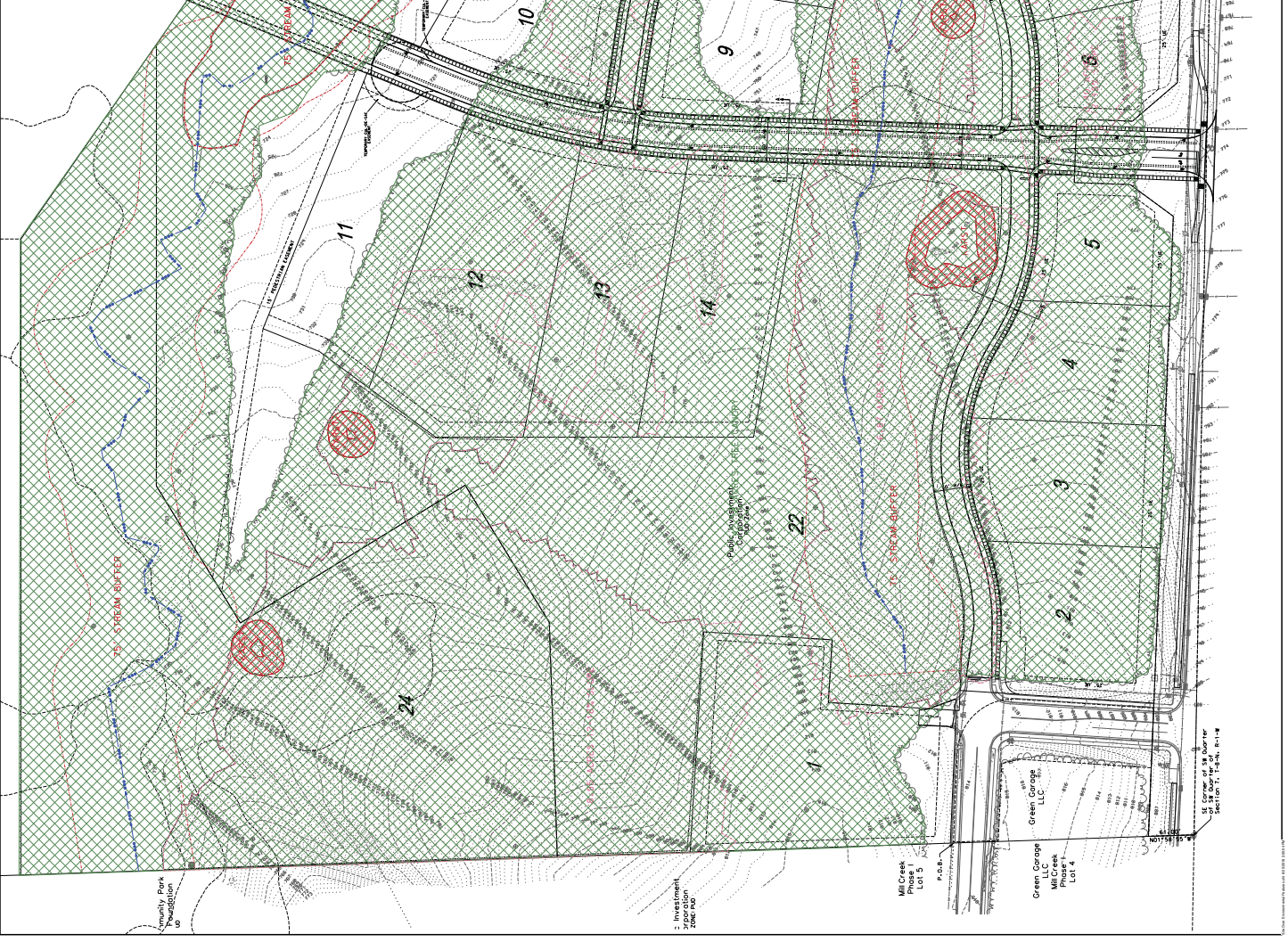
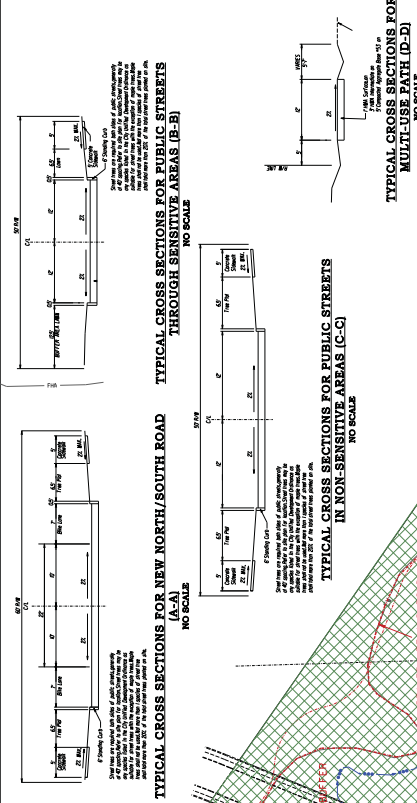
 Fax: 919-854-4515

 Web: www.southbranch.com

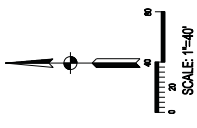
MILL CREEK
PUD DEVELOPMENT PLAN
 JOB TITLE

REVISIONS	BY	DATE

SHEET
5449
 OF 11
 DATE: 06/25/18
 SITE OVER
 MILL CREEK PUD
 PLANNING MAP



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MILL CREEK PUD
 JOB TITLE

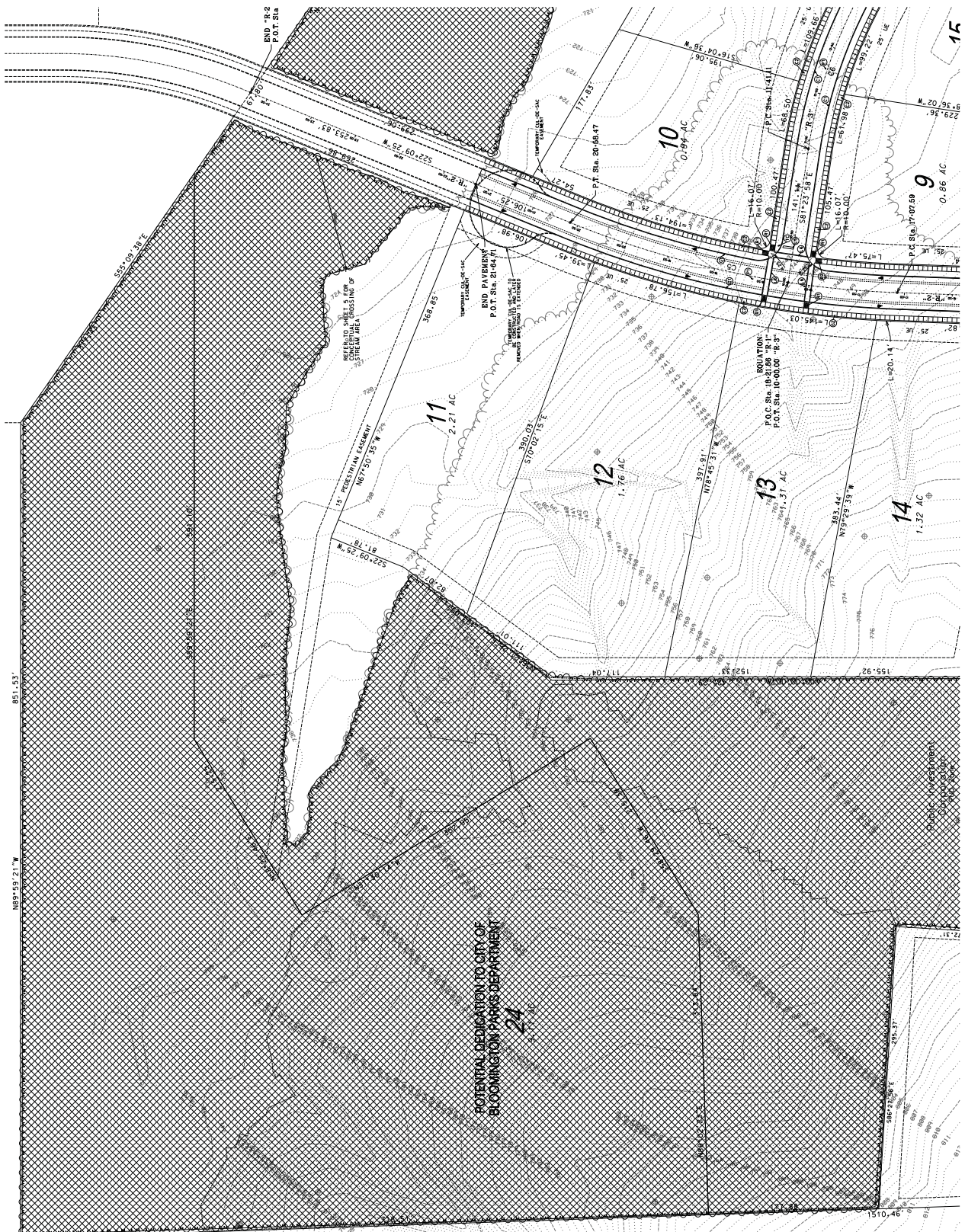
REVISIONS	BY	DATE

PROJECT NUMBER
5449
 SHEET
4 of 24
 DATE
 06/25/18
 SITE PLAN

- GENERAL NOTES**
- 1) SEE ALL NOTES ON ALL SHEETS OF THIS PROJECT.
 - 2) ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 - 3) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 4) ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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- SITE PLAN NOTES**
- 1) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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 - 19) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 20) ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

- SITE LEGEND**
- 1. DRIVEWAY
 - 2. DRIVEWAY
 - 3. DRIVEWAY
 - 4. DRIVEWAY
 - 5. DRIVEWAY
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- MATERIALS LEGEND**
- 1. ASPHALT
 - 2. ASPHALT
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 - 20. ASPHALT



MATERIALS LEGEND
1. ASPHALT
2. GRANULAR BASE
3. CONCRETE
4. SAND
5. GRAVEL
6. CURB
7. SIDEWALK
8. CONCRETE PAVEMENT
9. CONCRETE CURB
10. CONCRETE SIDEWALK
11. CONCRETE DRIVE
12. CONCRETE DRIVE CURB
13. CONCRETE DRIVE SIDEWALK
14. CONCRETE DRIVE PAVEMENT
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GENERAL NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE INDICATED.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STRUCTURES UNLESS OTHERWISE INDICATED.
6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CURBS AND SIDEWALKS UNLESS OTHERWISE INDICATED.
7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAYS UNLESS OTHERWISE INDICATED.
8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAY CURBS UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAY SIDEWALKS UNLESS OTHERWISE INDICATED.
10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAY DRIVEWAYS UNLESS OTHERWISE INDICATED.
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15. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAY DRIVEWAY DRIVEWAY SIDEWALKS UNLESS OTHERWISE INDICATED.

SITE PLAN NOTES
1. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE INDICATED.
2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STRUCTURES UNLESS OTHERWISE INDICATED.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CURBS AND SIDEWALKS UNLESS OTHERWISE INDICATED.
4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAYS UNLESS OTHERWISE INDICATED.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAY CURBS UNLESS OTHERWISE INDICATED.
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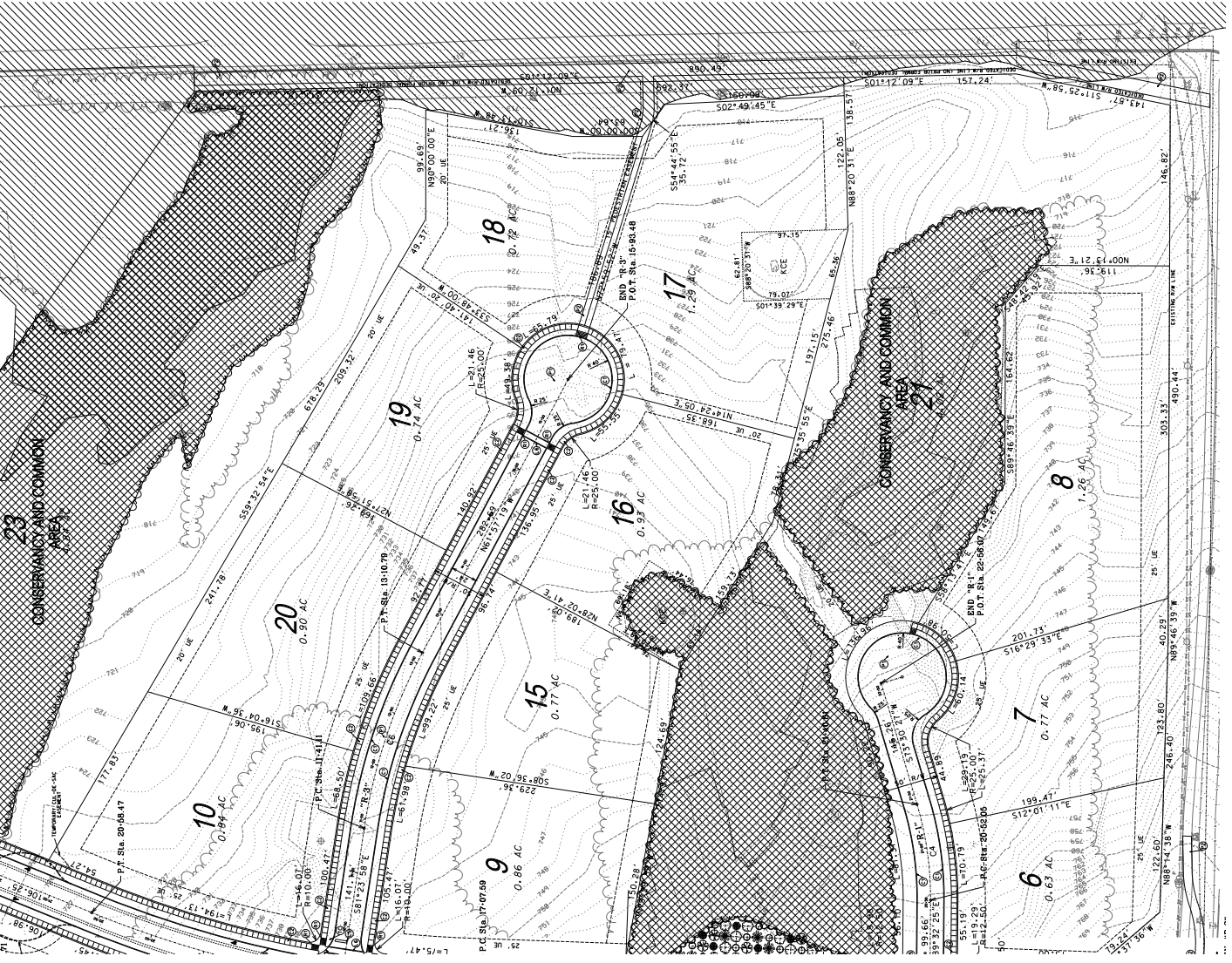
SB
Smith Brothers & Associates, Inc.
1000 Greenfield Road, Suite 100
Ann Arbor, MI 48106-1100
Tel: (734) 769-0111
Fax: (734) 769-0112
www.smithbrothers.com

MILL CREEK PUD

REVISIONS	BY	DATE

5449
SHEET
5 of 24

DATE: 06/25/18
SITE PLAN

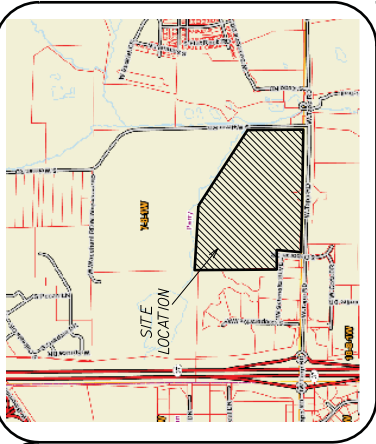


GENERAL NOTES

- All corners to be marked with 5/8" x 2' rebar's with yellow SDA cap.
- Front yard setback is 25', side yard setback is 10', rear yard setback is 20'.
- All lots are Zoned PUD.

MONUMENT LEGEND

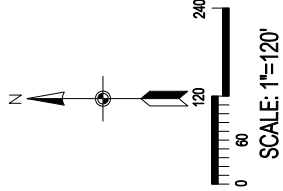
- STONE MONUMENT
- STONE WITH X MONUMENT
- SPRINKLE MONUMENT
- PLASTIC CAP SET
- BEAR FOUND
- IRON ROD FOUND
- FENCE POST FOUND
- RAILROAD SPIKE FOUND
- PK NAIL
- MONUMENT
- HIGHWAY BOX
- EASEMENT LINE



LOCATION MAP
No Scale

LOT ADDRESS TABLE

LOT#	ADDRESS
1	XXX W. SCHMALZ DRIVE
2	XXX W. SCHMALZ DRIVE
3	XXX W. SCHMALZ DRIVE
4	XXX W. SCHMALZ DRIVE
5	XXX W. SCHMALZ DRIVE
6	XXX W. SCHMALZ DRIVE
7	XXX W. SCHMALZ DRIVE
8	XXX W. SCHMALZ DRIVE
9	XXX W. SCHMALZ DRIVE
10	XXX W. SCHMALZ DRIVE
11	XXX W. SCHMALZ DRIVE
12	XXX W. SCHMALZ DRIVE
13	XXX W. SCHMALZ DRIVE
14	XXX W. SCHMALZ DRIVE
15	XXX W. SCHMALZ DRIVE
16	XXX W. SCHMALZ DRIVE
17	XXX W. SCHMALZ DRIVE
18	XXX W. SCHMALZ DRIVE
19	XXX W. SCHMALZ DRIVE
20	XXX W. SCHMALZ DRIVE



CURVE DATA TABLE

CURVE	RADIUS	LENGTH	DIRECTION	CHORD	LENGTH
C1	3000.00'	195.55'	N. 87.27.28° E	187.76'	187.76'
C2	3000.00'	274.31'	S. 83.45.51° E	264.86'	264.86'
C3	3000.00'	167.40'	S. 73.33.17° E	165.24'	165.24'
C4	3000.00'	88.76'	N. 87.59.07° E	88.44'	88.44'
C5	1000.00'	350.87'	S. 12.08.19° W	349.07'	349.07'
C6	500.00'	169.68'	N. 71.40.38° W	169.87'	169.87'



EASEMENT LEGEND

- KECK Conservancy Easement (KEE)
(1) Prohibits any land-disturbing activities, including the placement of a fence, within the easement area.
(2) Allows the removal of dead or diseased trees that pose a risk to public safety...
(3) Prohibits the placement of any utility easement within the easement area.

LEGAL DESCRIPTION

A part of the Southeast quarter of the Southwest quarter of Section 7, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

- Commencing at the Southwest corner of the Southeast quarter of said Section 7, thence North 01 degrees 58 minutes 55 seconds West 61.00 feet to the North right-of-way line of West Tapp Road, thence North 01 degrees 57 minutes 37 seconds West 261.48 feet to the Southeast corner of Lot 5 of Mill Creek Phase 1 Subdivision as shown on the Final Plat thereof in Plat Cabinet D Envelope 21 in the Office of the Recorder of Monroe County, Indiana, said point being the Point of Beginning; thence North 01 degrees 57 minutes 37 seconds West 1510.46 feet; thence South 89 degrees 59 minutes 21 seconds East 851.53 feet; thence South 55 degrees 09 minutes 38 seconds East 1168.22 feet; thence South 01 degrees 12 minutes 09 seconds East 749.61 feet to the North right-of-way line of West Tapp Road; thence on and along said North right-of-way line the following 8 calls:
1) North 89 degrees 46 minutes 39 seconds West 490.44 feet, thence
2) North 88 degrees 14 minutes 38 seconds West 246.40 feet, thence
3) North 40 degrees 37 minutes 36 seconds West 79.24 feet, thence
4) North 02 degrees 03 minutes 13 seconds East 75.00 feet, thence
5) North 87 degrees 56 minutes 47 seconds West 85.00 feet, thence
6) South 02 degrees 03 minutes 13 seconds West 75.00 feet, thence
7) South 36 degrees 21 minutes 08 seconds West 71.64 feet, thence
8) North 87 degrees 42 minutes 37 seconds West 830.89 feet

To the Point of Beginning, containing 54.41 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 ___th day of _____, 2018.

Todd M. Borgman
Registered Land Surveyor No. LS-_____
State of Indiana
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.
Todd M. Borgman

DEDICATION

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, Public Investment Corporation, an Indiana corporation, by Theodore J. Ferguson, President and George A. Yost, Secretary, being the owners of the above described real estate do hereby layoff and subdivide the same into lots and streets in accordance with this plat.

IN WITNESS WHEREOF, Public Investment Corporation, an Indiana Corporation, by Theodore J. Ferguson, President and George A. Yost, Secretary have hereunto executed this _____ day of _____, 2018.

Theodore J. Ferguson, President
Public Investment Corporation

George A. Yost, Secretary
Public Investment Corporation

STATE OF INDIANA)
COUNTY OF MONROE)

Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Theodore J. Ferguson, personally known to me to be the President of Public Investment Corporation, and George A. Yost, personally known to me to be the Secretary of Public Investment Corporation, and being the owners of the described real estate and who acknowledged the execution of the foregoing plat for the Real Estate Mill Creek Subdivision Phase 2 as their voluntary act and deed for the use and purposes therein expressed.

WITNESS my hand and Notarial Seal this _____ day of _____, 2018.

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 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:

_____,
President,

_____,
Member,

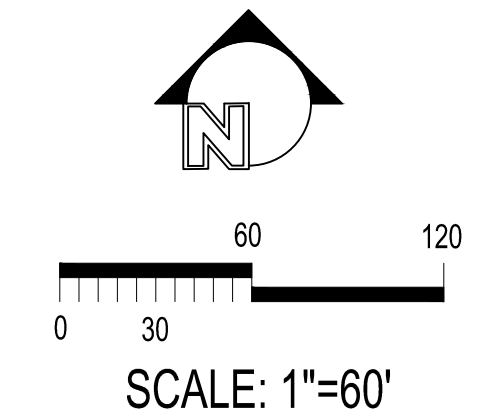
_____,
Member.

Approved by the City Plan Commission at a meeting held:

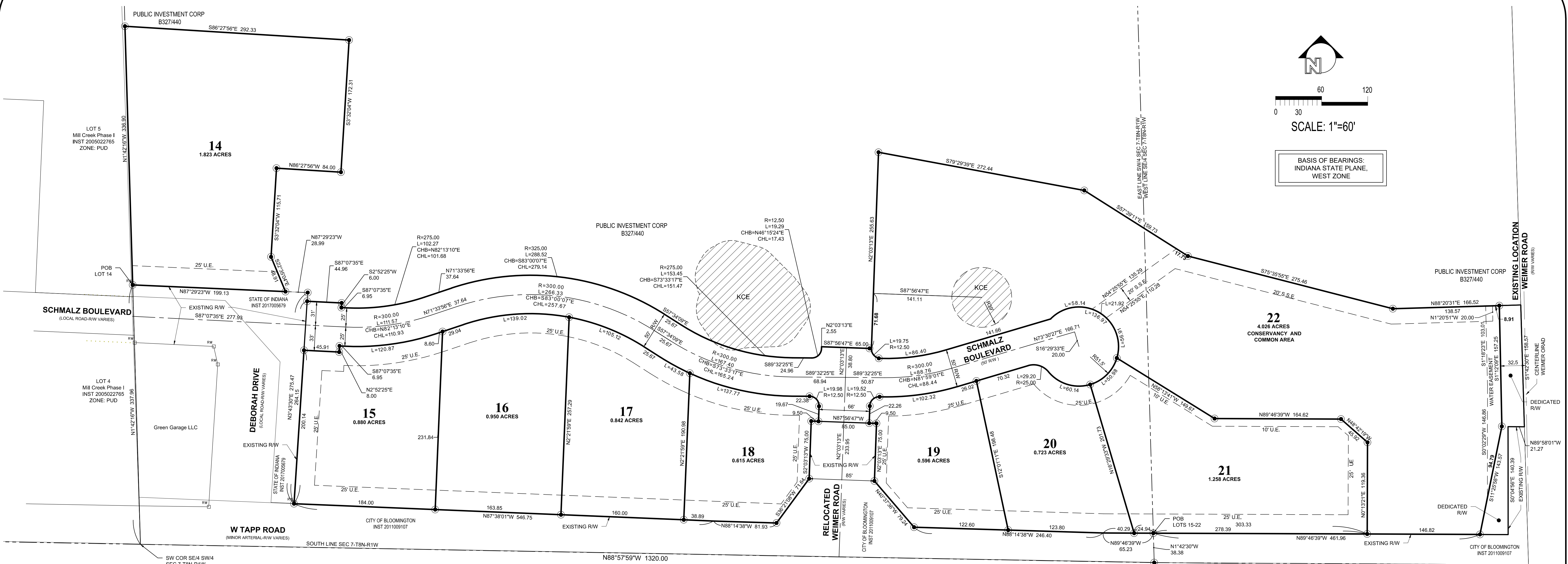
_____,
Theresa Porter, Director of Planning and Transportation

_____,
Joseph Hoffman, President of Plan Commission





BASIS OF BEARINGS:
INDIANA STATE PLANE,
WEST ZONE



LOT ADDRESS TABLE	
LOT	ADDRESS
14	2604 W SCHMALZ BOULEVARD
15	2581 W SCHMALZ BOULEVARD
16	2561 W SCHMALZ BOULEVARD
17	2541 W SCHMALZ BOULEVARD
18	2521 W SCHMALZ BOULEVARD
19	2481 W SCHMALZ BOULEVARD
20	2461 W SCHMALZ BOULEVARD
21	2441 W SCHMALZ BOULEVARD

PERRY TOWNSHIP
SECTION 7
TOWNSHIP 8 NORTH
RANGE 1 WEST

SETBACKS
FRONT YARD - 35 FEET
SIDE YARD - 20 FEET
REAR YARD - 20 FEET

OWNER OF RECORD
PUBLIC INVESTMENT CORPORATION
DEED BOOK 327, PAGE 440

LEGEND	
⬢	RR SPIKE
⊠	STONE
⊙	REBAR
⊚	IRON PIPE
⊛	MAG NAIL
⊜	R/W MONUMENT
M	MEASURED
P	PLATTED
R	RECORD
FRB	FOUND REBAR
SRB	SET REBAR
FIP	FOUND IRON PIPE
FRS	FOUND RAILROAD SPIKE
FMAG	FOUND MAG NAIL
SMAG	SET MAG NAIL
B/C	BUILDING CORNER
FND	FOUND
B.G.	BELOW GRADE
A.G.	ABOVE GRADE
B.S.B	BUILDING SETBACK
K.C.E.	KARST CONSERVANCY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
D & U.E.	DRAINAGE AND UTILITY EASEMENT



LOCATION MAP
No Scale

GENERAL NOTES

1. ALL NEW CORNERS ARE TO BE MARKED WITH A 5/8" X 2" WITH YELLOW SBA CAPPED REBAR OR MAG NAILS.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EVIDENCE OF EASEMENTS HAVE NOT BEEN LOCATED IN THE FIELD AND ARE NOT SHOWN ON THIS DRAWING.
3. ALL LOTS ZONED PUD (PLANNED UNIT DEVELOPMENT)
4. REFERENCE IS MADE TO THE FOLLOWING SURVEYS OR PLATS:
A BOUNDARY SURVEY OF THE SUBJECT PROPERTY BY THIS FIRM IN PERFORMANCE OF JOB 989-B AND 3317.
MILL CREEK, PHASE 1 FINAL PLAT (INST 2005022765)
BLEDSOE TAPP & RIGGERT, INC., JOB 2070

MILL CREEK PHASE 2 SECTION 1 FINAL PLAT

SMITH BREHOB & ASSOCIATES, INC., 453 S. CLARIZZ BLVD., BLOOMINGTON, INDIANA 47401
T: 812.336.6536 W: www.smithbrehob.com



JOB 5449
PAGE 1 OF 2

PLAT DATED: JANUARY 14, 2020

EASEMENT NOTES

Karst Conservancy Easement (KCE)

- (A) PROHIBITS ANY LAND-DISTURBING ACTIVITIES, INCLUDING THE PLACEMENT OF A FENCE, WITHIN THE EASEMENT AREA. MOWING IS ALLOWED WITHIN THE EASEMENT AREA.
(B) ALLOWS THE REMOVAL OF DEAD OR DISEASED TREES THAT POSE A RISK OR IMPEDE 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 ALTER OR REPAIR THE KARST FEATURE.
(D) ALL KARST CONSERVANCY 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 MAXIMUM OF ONE AND A HALF (1.5) SQUARE FEET 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 AREA.
(F) ALLOWS, IN CASES WHERE REMOVAL OF EXOTIC INVASIVE SPECIES IS PROPOSED, THE RESTORATION OF DISTURBED AREAS WITH NATIVE PLANT MATERIAL. WRITTEN APPROVAL FROM THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO ANY PROPOSED RESTORATION.

CONSERVANCY EASEMENT (CE)

- (A) PROHIBITS ANY LAND-DISTURBING ACTIVITIES INCLUDING THE PLACEMENT OF A FENCE, OR ALTERATION OF ANY VEGETATIVE COVER, INCLUDING MOWING, WITHIN THE EASEMENT.
(B) ALLOWS THE REMOVAL OF DEAD OR DISEASED TREES THAT POSE A SAFETY RISK OR IMPEDE DRAINAGE 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 AT INTERVALS OF NO MORE THAN TWO HUNDRED (200) FEET, AND EACH SIGN SHALL BE A MAXIMUM OF ONE AND A HALF (1.5) SQUARE FEET IN AREA. A MINIMUM OF ONE (1) SIGN IS REQUIRED, REGARDLESS OF EASEMENT SIZE.
(D) ALLOWS, IN CASES WHERE REMOVAL OF EXOTIC INVASIVE SPECIES IS PROPOSED, THE RESTORATION OF DISTURBED AREAS WITH NATIVE PLANT MATERIAL. WRITTEN APPROVAL FROM THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO ANY PROPOSED RESTORATION.

PEDESTRIAN ACCESS EASEMENT (PAE)

AN EASEMENT OF VARIABLE WIDTH AS SHOWN ON THE PLAT DEDICATED TO THE CITY OF BLOOMINGTON AND THE GENERAL PUBLIC THAT:

- (A) GRANTS THE GENERAL PUBLIC THE RIGHT TO ACCESS THE PEDESTRIAN EASEMENT FOR PURPOSES OF WALKING, RUNNING, BICYCLING, SKATING, OR UTILIZING CERTAIN CLASSES OF NON-MOTORIZED VEHICLES.
(B) GRANTS THE CITY THE RIGHT TO CONSTRUCT, ALTER, REPAIR, MAINTAIN, OR REMOVE IMPROVEMENTS WITHIN THE EASEMENT AREA.
(C) PROHIBITS THE PLACEMENT OF ANY OBSTRUCTION WITHIN THE PEDESTRIAN EASEMENT.

UTILITY EASEMENT (UE)

- (A) SHALL ALLOW BOTH PRIVATE AND PUBLIC UTILITY PROVIDERS ACCESS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL OF UTILITY FACILITIES.
(B) PROHIBITS THE PLACEMENT OF ANY UNAUTHORIZED OBSTRUCTION WITHIN THE EASEMENT AREA.
(C) SIGNS SHALL NOT BE LOCATED WITHIN UTILITY EASEMENTS UNLESS THE SIGN IS A PUBLIC SIGN AUTHORIZED BY SECTION 20.05.079(F)(1) OR IS FURTHER AUTHORIZED BY THE CITY.

EASEMENT GRANTS TO DUKE ENERGY PER INST 2017007149, 2017007150, 2017007151 ARE NOT SHOWN. EASEMENT LOCATION TO BE CENTERED ON UTILITY LINE AFTER INSTALLATION.

LEGAL DESCRIPTION

LOT 14

A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 88 DEGREES 57 MINUTES 59 SECONDS WEST (INDIANA STATE PLANE, WEST ZONE) ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1320.00 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER AND THE SOUTHEAST CORNER OF MILL CREEK, PHASE I FINAL PLAT PER THE PLAT THEREOF RECORDED AS INSTRUMENT 2005022765; THENCE NORTH 01 DEGREE 42 MINUTES 16 SECONDS WEST ALONG THE EAST LINE OF SAID PLAT 337.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 42 MINUTES 16 SECONDS WEST ALONG SAID EAST LINE 336.90 FEET; THENCE SOUTH 86 DEGREES 27 MINUTES 56 SECONDS EAST 292.33 FEET; THENCE SOUTH 03 DEGREES 32 MINUTES 04 SECONDS WEST 172.31 FEET; THENCE NORTH 86 DEGREES 27 MINUTES 56 SECONDS WEST 84.00 FEET; THENCE SOUTH 03 DEGREES 32 MINUTES 04 SECONDS WEST 115.71 FEET; THENCE SOUTH 22 DEGREES 35 MINUTES 04 SECONDS EAST 48.91 FEET TO THE NORTH LINE OF LAND CONTAINED IN INSTRUMENT 2017005679; THENCE NORTH 87 DEGREES 29 MINUTES 23 SECONDS WEST ALONG SAID NORTH LINE 199.13 FEET TO THE POINT OF BEGINNING, CONTAINING 1.823 ACRES MORE OR LESS.

ALSO

LOTS 15-22

A PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 01 DEGREES 42 MINUTES 30 SECONDS WEST (INDIANA STATE PLANE, WEST ZONE) 38.38 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST TAPP ROAD PER INSTRUMENT 2011009107, AND THE POINT OF BEGINNING, THE NEXT (9) COURSES ARE ALONG SAID INSTRUMENT: (1) THENCE NORTH 89 DEGREES 46 MINUTES 39 SECONDS WEST 65.23 FEET; (2) THENCE NORTH 88 DEGREES 14 MINUTES 38 SECONDS WEST 246.40 FEET; (3) THENCE NORTH 40 DEGREES 37 MINUTES 36 SECONDS WEST 79.24 FEET; (4) THENCE NORTH 02 DEGREES 03 MINUTES 13 SECONDS EAST 75.00 FEET; (5) THENCE NORTH 87 DEGREES 56 MINUTES 47 SECONDS WEST 85.00 FEET; (6) THENCE SOUTH 02 DEGREES 03 MINUTES 13 SECONDS WEST 75.00 FEET; (7) THENCE SOUTH 36 DEGREES 21 MINUTES 08 SECONDS WEST 71.64 FEET; (8) THENCE NORTH 88 DEGREES 14 MINUTES 38 SECONDS WEST 81.93 FEET; (9) THENCE NORTH 87 DEGREES 38 MINUTES 01 SECONDS WEST 546.75 FEET TO THE EAST LINE OF LAND CONTAINED IN INSTRUMENT 2017005679; THENCE NORTH 03 DEGREES 43 MINUTES 30 SECONDS EAST ALONG SAID EAST LINE 264.15 FEET; THENCE SOUTH 87 DEGREES 07 MINUTES 35 SECONDS EAST 44.96 FEET; THENCE SOUTH 02 DEGREES 52 MINUTES 25 SECONDS WEST 6.00 FEET; THENCE SOUTH 87 DEGREES 07 MINUTES 35 SECONDS EAST 6.95 FEET; THENCE NORTHEASTERLY 102.27 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 82 DEGREES 13 MINUTES 10 SECONDS EAST 101.68 FEET; THENCE NORTH 71 DEGREES 33 MINUTES 56 SECONDS EAST 37.64 FEET; THENCE SOUTHEASTERLY 288.52 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 83 DEGREES 00 MINUTES 07 SECONDS EAST 279.14 FEET; THENCE SOUTH 57 DEGREES 34 MINUTES 09 SECONDS EAST 25.67 FEET; THENCE SOUTHEASTERLY 153.45 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 73 DEGREES 33 MINUTES 17 SECONDS EAST 151.47 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 25 SECONDS EAST 24.96 FEET; THENCE NORTHEASTERLY 19.29 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 12.50 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 46 DEGREES 15 MINUTES 24 SECONDS EAST 17.43 FEET; THENCE NORTH 02 DEGREES 03 MINUTES 13 SECONDS EAST 2.55 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 47 SECONDS EAST 65.00 FEET; THENCE NORTH 02 DEGREES 03 MINUTES 13 SECONDS EAST 255.63 FEET; THENCE SOUTH 79 DEGREES 29 MINUTES 39 SECONDS EAST 272.44 FEET; THENCE SOUTH 57 DEGREES 39 MINUTES 11 SECONDS EAST 159.73 FEET; THENCE SOUTH 75 DEGREES 35 MINUTES 55 SECONDS EAST 275.46 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 31 SECONDS EAST 166.52 FEET TO EAST LINE OF LAND CONTAINED IN BOOK 327/440; THENCE SOUTH 01 DEGREES 42 MINUTES 30 SECONDS EAST ALONG SAID EAST LINE 158.57 FEET TO THE AFORESAID LAND IN INSTRUMENT 2011009107, THE NEXT (3) COURSES ARE ALONG SAID INSTRUMENT; (1) THENCE NORTH 89 DEGREES 58 MINUTES 01 SECONDS WEST 21.27 FEET; (2) THENCE SOUTH 00 DEGREES 04 MINUTES 56 SECONDS EAST 140.39 FEET; (3) THENCE NORTH 89 DEGREES 46 MINUTES 39 SECONDS WEST 461.96 FEET TO THE POINT OF BEGINNING, CONTAINING 11.486 ACRES MORE OR LESS.

OWNER CERTIFICATION

THE UNDERSIGNED, PUBLIC INVESTMENT CORPORATION, AN INDIANA CORPORATION, BY THEODORE J. FERGUSON, PRESIDENT AND GEORGE A. YOST, SECRETARY, 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 AS MILL CREEK SUBDIVISION PHASE 2 SECTION 1.

ALL ADDITIONAL ROAD RIGHT-OF-WAYS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

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 OF MILL CREEK TECHNOLOGY PARK, PER INSTRUMENT 2005024822 AND AMENDED BY INSTRUMENT 2006000280.

IN WITNESS WHEREOF, PUBLIC INVESTMENT CORPORATION, AN INDIANA CORPORATION, BY THEODORE J. FERGUSON, PRESIDENT AND GEORGE A. YOST, SECRETARY, HAS HEREUNTO

EXECUTED THIS _____ DAY OF _____, 2020.

BY: _____ NAME: THEODORE J. FERGUSON TITLE: PRESIDENT

BY: _____ NAME: GEORGE A. YOST TITLE: SECRETARY

NOTARY CERTIFICATION

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA AND MONROE COUNTY, PERSONALLY APPEARED THEODORE J. FERGUSON, PERSONALLY KNOWN TO ME TO BE THE PRESIDENT OF PUBLIC INVESTMENT CORPORATION, AND GEORGE A. YOST, PERSONALLY KNOWN TO ME TO BE THE SECRETARY OF PUBLIC INVESTMENT CORPORATION, AND BEING OWNERS OF THE DESCRIBED REAL ESTATE AND WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT FOR THE REAL ESTATE KNOWN AS EVOLVE BLOOMINGTON SUBDIVISION, AS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2020.

_____, NOTARY PUBLIC

COUNTY OF RESIDENCE: _____

MY COMMISSION EXPIRES: _____

PLAN COMMISSION AND BOARD OF PUBLIC WORKS

UNDER THE AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADAPTED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF BLOOMINGTON:

APPROVED BY THE BOARD OF PUBLIC WORKS AT A MEETING HELD:

PRESIDENT

MEMBER

MEMBER

APPROVED BY THE CITY PLAN COMMISSION AT A MEETING HELD:

THERESA PORTER, DIRECTOR OF PLANNING AND TRANSPORTATION

PRESIDENT OF PLAN COMMISSION

SURVEYOR'S CERTIFICATE

THIS SURVEY WAS PERFORMED UNDER THE DIRECTION OF THE UNDERSIGNED, AND TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO SURVEY REQUIREMENTS IN 865 IAC 1.12 FOR THE STATE OF INDIANA.

DATED THIS 15th DAY OF JANUARY, 2020.

TODD M. BORGMAN

REGISTERED LAND SURVEYOR NO. 21200021
STATE OF INDIANA

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. (TODD BORGMAN)

SURVEYOR'S REPORT

JOB NUMBER: 5449
TYPE OF SURVEY: ORIGINAL AND RETRACEMENT SURVEY
CLASS OF SURVEY: URBAN SURVEY (865 IAC 1-12)
FIELD WORK COMPLETED: JANUARY 2018
LOCATION OF SURVEY: TAPP ROAD AND WEIMER ROAD, BLOOMINGTON, INDIANA

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 (RULE 12) OF THE INDIANA ADMINISTRATIVE CODE (IAC), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE UNCERTAINTY IN THE POSITION OF THE LINES AND CORNERS ESTABLISHED AND/OR REESTABLISHED ON THIS SURVEY AS A RESULT OF:

- 1) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS.
2) CLARITY AND/OR AMBIGUITY OF THE RECORD DESCRIPTION(S) USED AND/OR THE ADJOINER'S DESCRIPTIONS.
3) OCCUPATION OR POSSESSION LINES.
4) MEASUREMENTS (RELATIVE POSITIONAL ACCURACY)

NOTE: THERE MAY EXIST UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES.

- 1) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS MONUMENTS USED IN PERFORMANCE OF THIS SURVEY ARE LABELED HEREON. UP TO 1.5 FEET OF UNCERTAINTY.
2) CLARITY AND/OR AMBIGUITY OF THE RECORD DESCRIPTION(S) NONE
3) OCCUPATION OR POSSESSION LINES POSSESSION LINES AT THE TIME OF THE SURVEY ARE CONSISTENT WITH THE ESTABLISHED LINES
4) MEASUREMENTS (RELATIVE POSITIONAL ACCURACY) URBAN SURVEY (+/- 0.07 FOOT PLUS 50 PARTS PER MILLION) AS DEFINED IN 865 IAC 1-12, EFFECTIVE MAY 4, 2006.
THEORY OF LOCATION THE SUBJECT PROPERTY WAS PREVIOUSLY SURVEYED BY THIS FIRM IN PERFORMANCE OF JOBS 989-B AND 3317. MONUMENTATION AND SURVEY CONTROL FROM THE PRIOR SURVEYS WERE HELD FOR THIS SURVEY. THE NEW BOUNDARY LINES WERE RUN AT THE DIRECTION OF THE CLIENT.

MILL CREEK PHASE 2 SECTION 1 FINAL PLAT

SMITH BREHOB & ASSOCIATES, INC., 453 S. CLARIZZ BLVD., BLOOMINGTON, INDIANA 47401 T: 812.336.6536 W: www.smithbrehob.com



JOB 5449
PAGE 2 OF 2

PLAT DATED: JANUARY 14, 2020

FACILITIES PLAN

FOR

MILL CREEK

Phase 2

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

FACILITIES PLAN

Mill Creek

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FACILITIES PLAN

Mill Creek

Project Description

The project consists of 54.53 acres of property located at the northwest corner of W Tapp Road and S. Weimer Road. The development will consist of a commercial development as well as conservancy areas. This phase of Mill Creek will be built in sections. This facilities plan includes all sections with Phase 2. Exhibit A shows the location of the site.

Maintenance Responsibility

The Lot Owners Association (LOA) shall be solely responsible for the maintenance of the common and conservancy areas and storm water facilities outside of public right of way within the Mill Creek development as described in this Facilities Plan.

Common Area Facilities

Common and Conservancy Areas

Common and Conservancy areas are located throughout the Mill Creek 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.

Storm Water Facilities

Storm Water Detention

Storm water detention facilities are provided in 4 aboveground detention basins. Basin 1 and 2 are located within the south eastern portion of the property. Basin 3 and 4 are located within the northern 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 LOA.

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

FACILITIES PLAN

Mill Creek

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

Basin 4

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 F

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

FACILITIES PLAN

Mill Creek

Maintenance and periodic inspection of all common area storm sewer inlets will be required. 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 LOA 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 LOA 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 Smith Brehob & Associates, Inc. 812-336-6536.

FACILITIES PLAN

Mill Creek

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

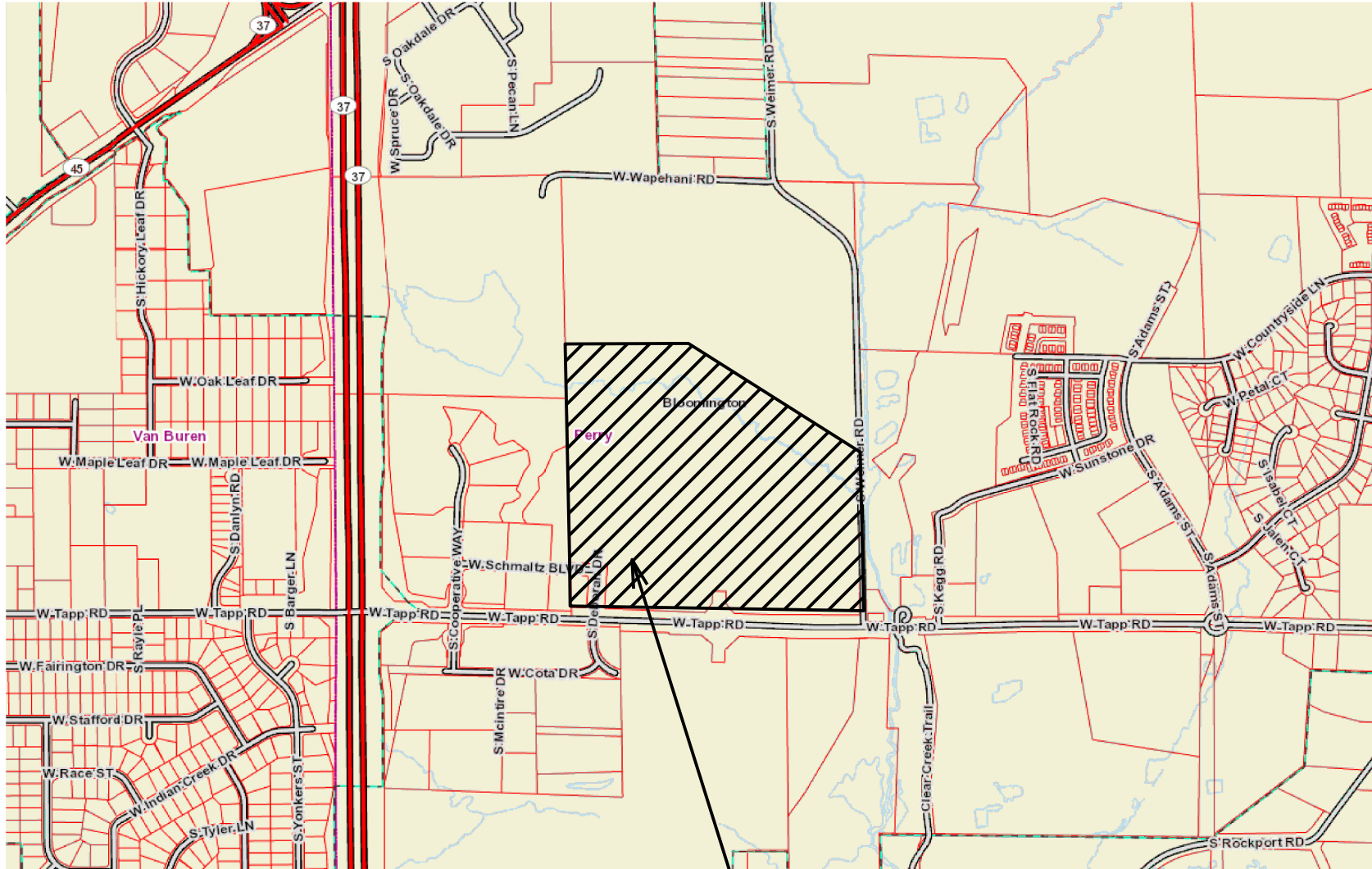
Time Frame

FACILITIES PLAN

Mill Creek

Exhibits

EXHIBIT A



Smith Brehob & Associates, Inc.

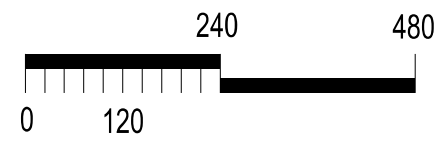
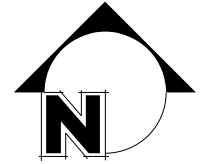


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Web: <http://smithbrehob.com>



SITE

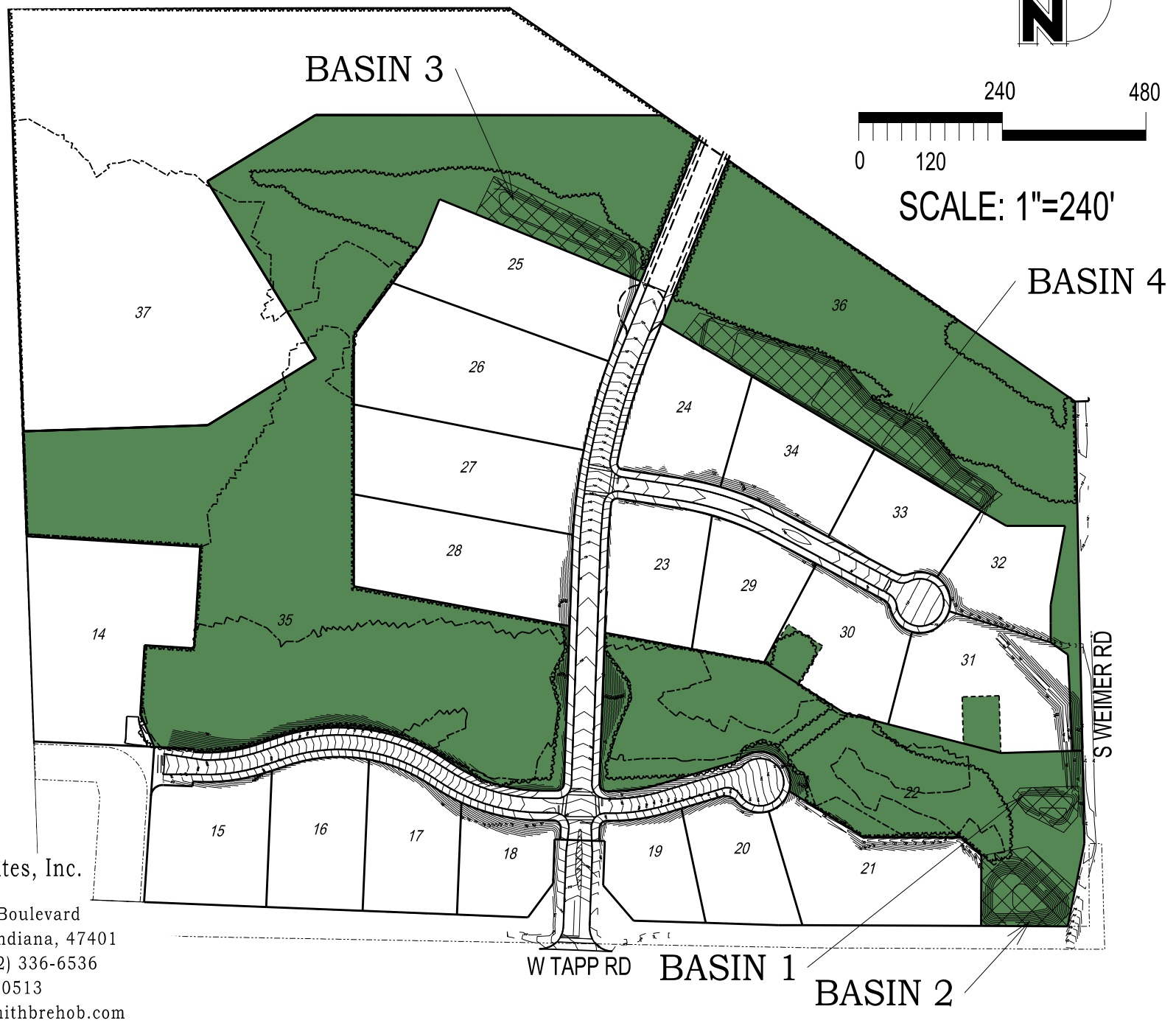


EXHIBIT B



SCALE: 1"=240'

-  = CONSERVATION & COMMON AREA
-  = BASIN

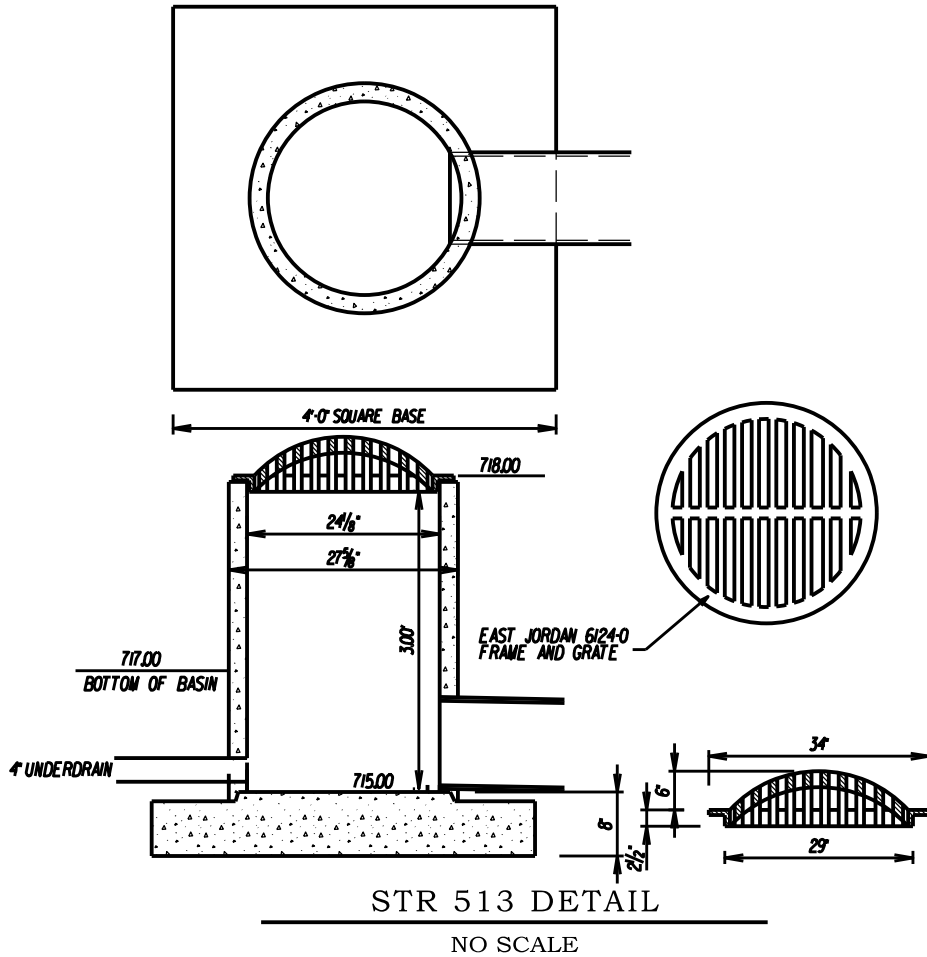


Smith Brehob & Associates, Inc.

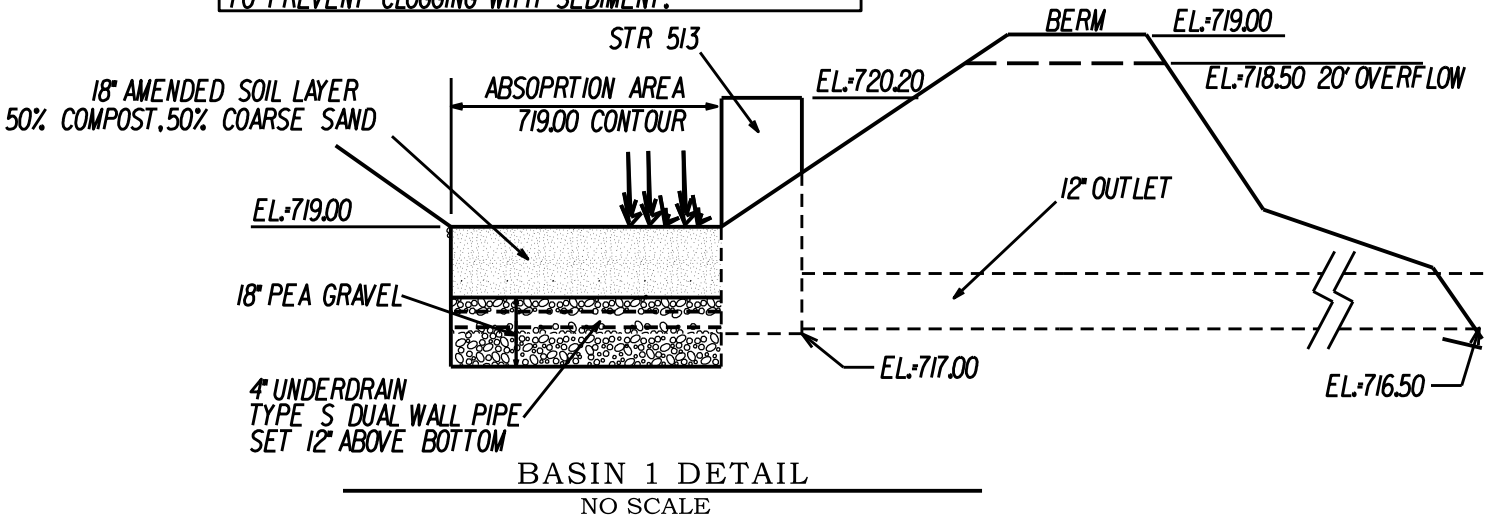


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Fax: (812) 336-0513
Web: <http://smithbrehob.com>

EXHIBIT C



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

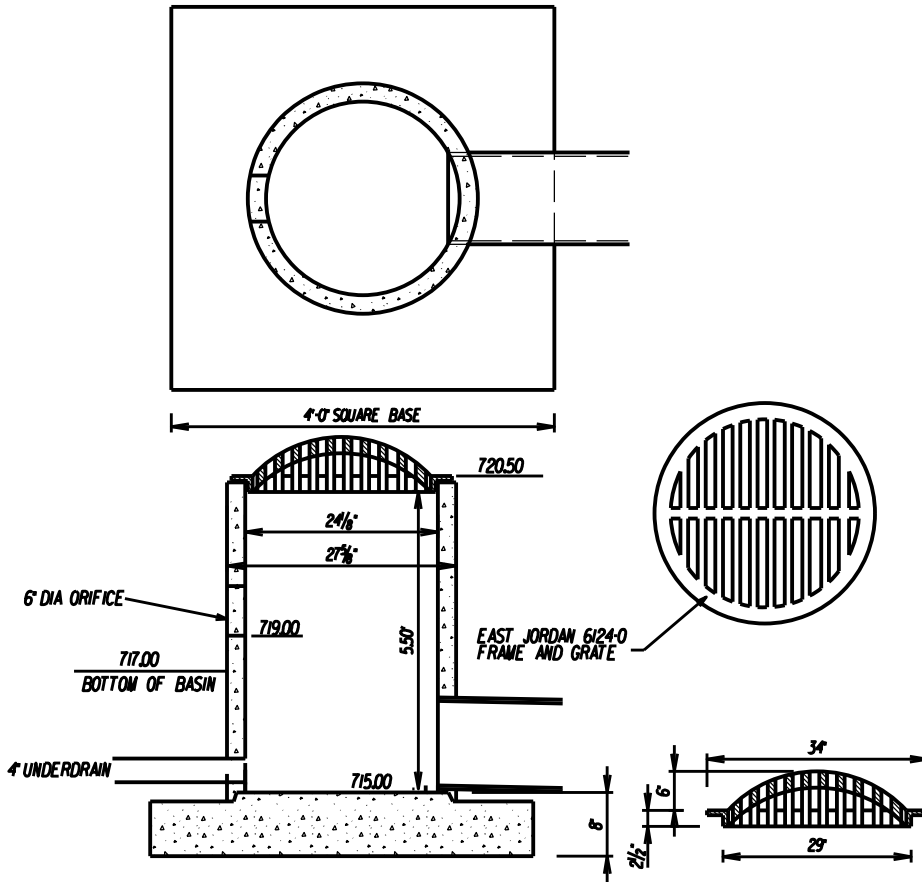


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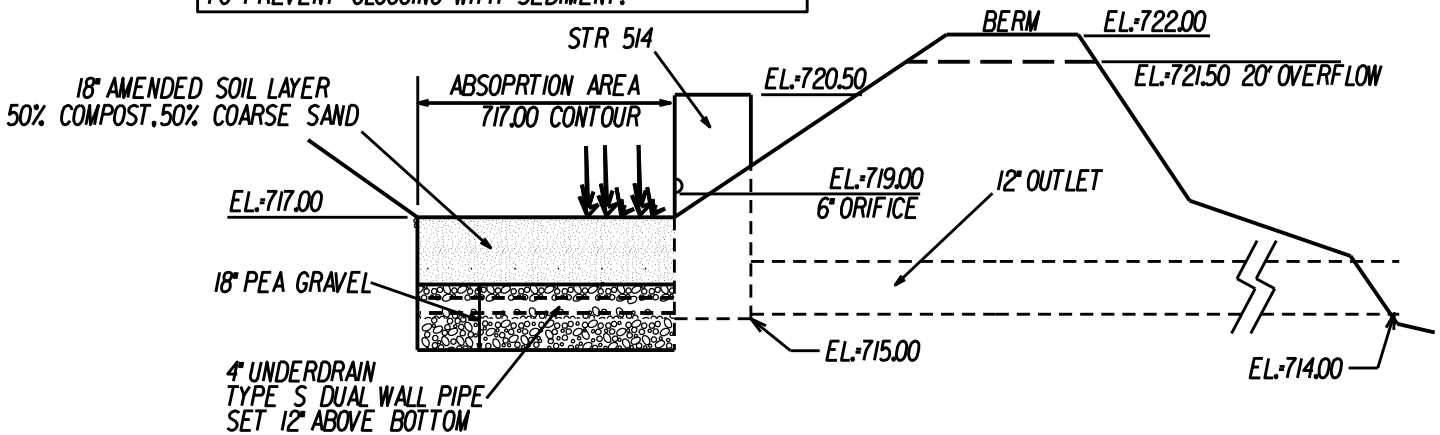
EXHIBIT D



STR 514 DETAIL

NO SCALE

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



BASIN 2 DETAIL

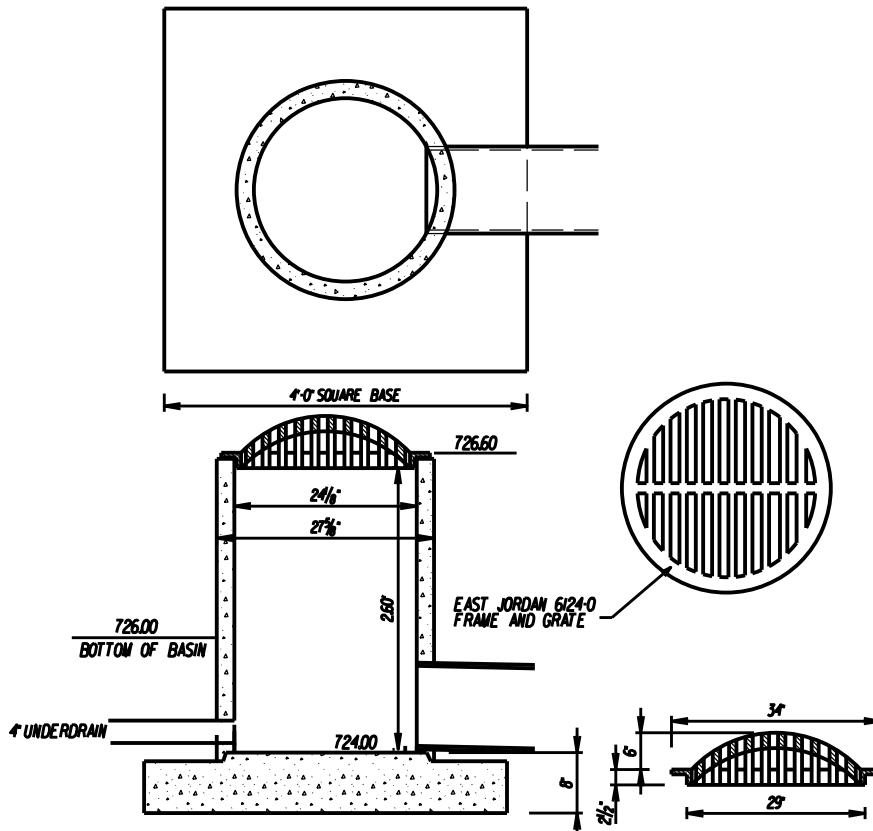
NO SCALE

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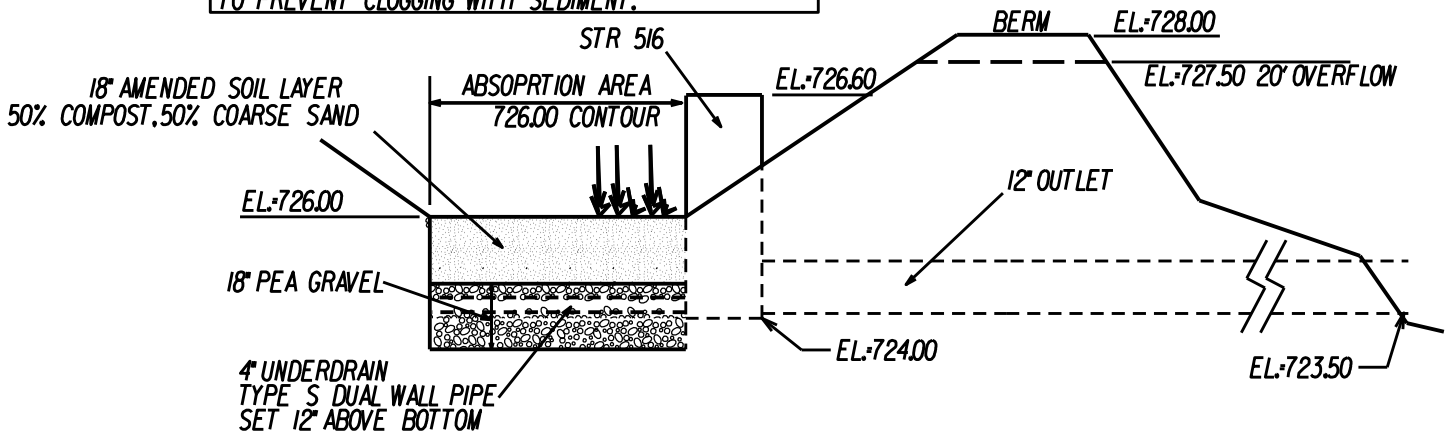
EXHIBIT E



STR 516 DETAIL

NO SCALE

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TO BE INSTALLED AFTER SITE HAS BEEN STABILIZED
TO PREVENT CLOGGING WITH SEDIMENT.



BASIN 3 DETAIL

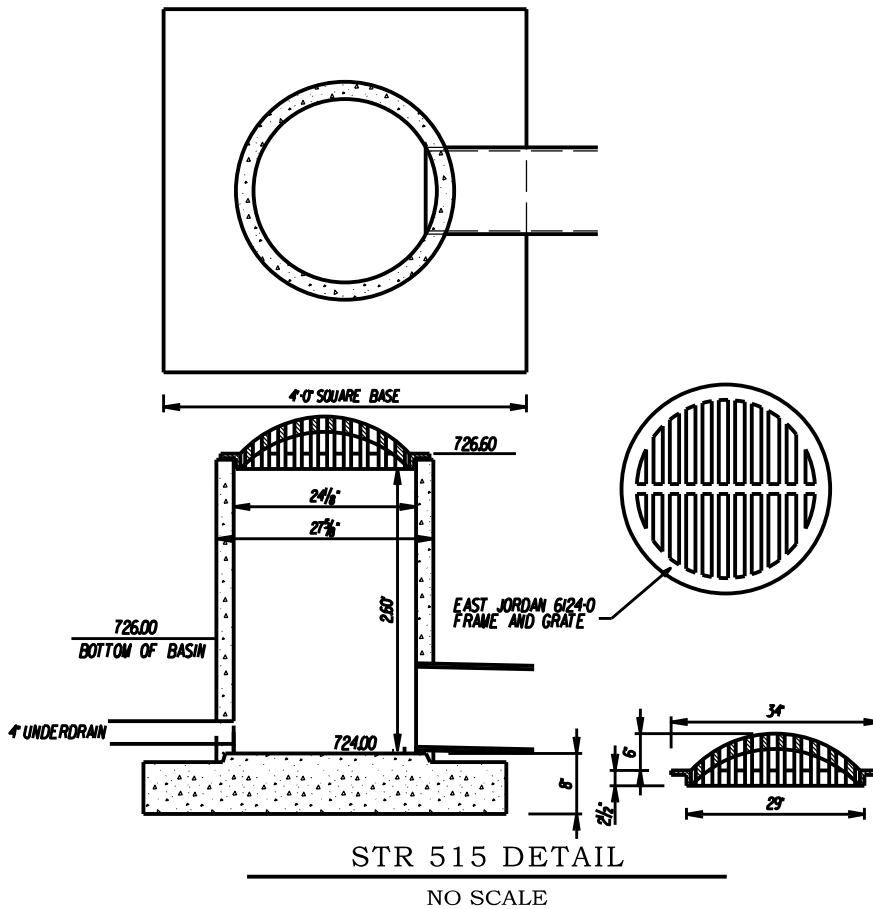
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Smith Brehob & Associates, Inc.

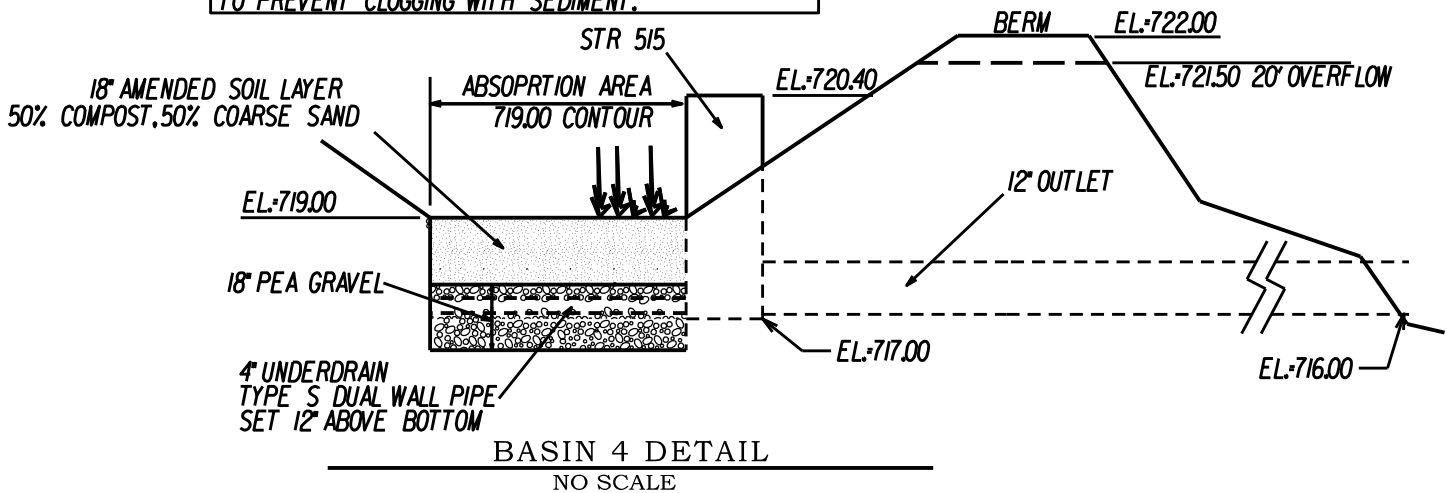


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EXHIBIT F



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



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