MONROE COUNTY PLAT COMMITTEE



Thursday, November 16, 2023 4:00 PM

Hybrid Meeting

In-person

Monroe County Government Center Planning Department 501 N. Morton Street, Suite 224 Bloomington, IN 47404

Virtual

Zoom Link: https://monroecounty-

in.zoom.us/j/82305485858?pwd=c2lrWFp0eGFNQUtqK0NQQlFLazRTQT09

If calling into the Zoom meeting, dial: 312-626-6799

Meeting ID #: 823 0548 5858 Password: 278851

A G E N D A MONROE COUNTY PLAT COMMITTEE of the Monroe County Plan Commission

Monroe County Planning Department HYBRID

When: November 16, 2023, at 4:00 PM Where: 501 N Morton St, Suite 224 Or via Zoom: https://monroecounty-

in.zoom.us/j/82305485858?pwd=c2lrWFp0eGFNQUtqK0NQQlFLazRTQT09

If calling into the Zoom meeting, dial: 312-626-6799. When prompted, enter the Meeting ID #: 823 0548 5858

Password: 278851

ADMINISTRATIVE: None.

OLD BUSINESS: None.

NEW BUSINESS:

1. SPP-23-3 North Park Area B-3 Subdivision Preliminary Plat Lot 3 Amd. 1 PAGE 3 Street Tree Waiver.

Plat Committee Recommendation.

One (1) parcel on 14.53 acres in Section 25 of Bloomington Township at 2900 N Stone Carver DR, parcel #53-04-25-101-005.013-011.

Owner: Indiana University Health Bloomington Inc.

Zoned North Park PUD. Contact: acrecelius@co.monroe.in.us

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Monroe County, should contact Monroe County Title VI Coordinator Angie Purdie, (812)-349-2553, apurdie@co.monroe.in.us, as soon as possible but no later than forty-eight (48) hours before the scheduled event.

Individuals requiring special language services should, if possible, contact the Monroe County Government Title VI Coordinator at least seventy-two (72) hours prior to the date on which the services will be needed.

The meeting will be open to the public.

| MONROE COUNTY PL | LAT COMMITTEE November 16, 202 |
|------------------|---|
| PLANNER | Anne Crecelius |
| CASE NUMBER | SPP-23-3 |
| PETITIONER | Indiana University Health Bloomington, Inc c/o Bynum Fanyo & Associates |
| ADDDRESS | 2900 N Stone Carver DR, parcel #53-04-25-101-005.013-011 |
| REQUEST | North Park Area B-3 Subdivision Preliminary Plat Lot 3 Amendment 1 |
| | Street Tree Waiver Request. |
| | Plat Committee Recommendation |
| ACRES | 14.53 +/- acres |
| ZONE | North Park PUD |
| TOWNSHIP | Richland Township |
| SECTION | 25 |
| PLATS | North Park Area B-3 Subdivision Final Plat |
| COMP PLAN | MCUA Employment |
| DESIGNATION | |

EXHIBITS

- 1. North Park Area B-3 Subdivision Preliminary Plat Lot 3 Amendment 1
- 2. North Park Area B-3 Subdivision Final Plat (2021)
- 3. Petitioner Street Tree Waiver Findings and Utility Easement
- 4. Stone Carver Drive Extension Infrastructure Plans Link
- 5. North Park Area B-3 Subdivision Preliminary Plat 2021 Results Letter

RECOMMENDATION

Staff recommends forwarding a **positive recommendation** for the North Park Area B-3 Subdivision Preliminary Plat Lot 3 Amendment 1 and the Street Tree Waiver request, with the following conditions:

- 1. Submit a Stormwater Management Plan for Use Area B before recording of the final plat. A stormwater management plan was required at the time of the first development plan under the North Park PUD Ordinance Section 3.1 C. Planning staff was unable to locate the document.
- 2. Add sidewalks along W Woodyard RD to the infrastructure plan.
- 3. Confirm, or provide consent from Duke Energy, that sidewalks are permitted within the overhead utility easement.
- 4. Address original plat condition of approve for 24 planted or preserved street trees (see Exhibit 5).
- 5. Increase Street Tree species to total of five species from the Street Tree list of Chapter 830.
- 6. Provide Planning Staff with a timeline of utility integration.
- Plan Commission *Administrative* Meeting December 5, 2023
- Plan Commission Regular Meeting December 11, 2023 (Preliminary Hearing)
 - Waiver of final hearing requested.
- Plan Commission Administrative Meeting January 2, 2024
- Plan Commission Regular Meeting January 16, 2024 (Final Hearing)

SUMMARY

The petition site is one parcel totaling 14.53 +/- acres located in Richland Township. The petitioner is proposing to amend the North Park Area B-3 Subdivision Preliminary Plat, originally platted in 2021. The petitioner is requesting a waiver from the Street Tree requirement of 856-43.

BACKGROUND

The proposed amendment would accomplish three actions: 1) dedicate right of way for a N Stone Carver DR road extension from N Lintel DR to W Woodyard RD, 2) propose construction plans for the road extension, and 3) split Lot 3 into two separate buildable lots, separated by the road extension. The road

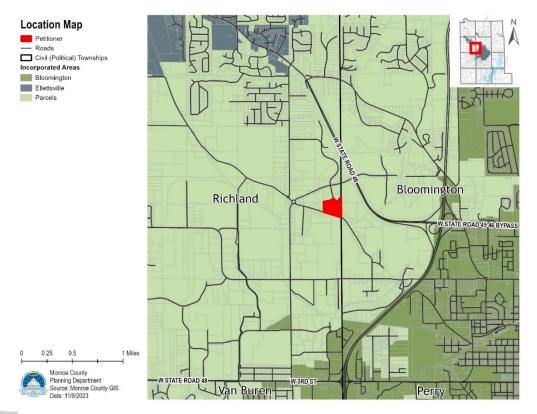
extension is required under the North Park PUD, Section 8.B.22 "A local road connection shall be made between the yet un-named frontage road connecting Curry Pike and Packinghouse Road to Woodyard Road. This connection shall be completed prior to any land use certificates or certificates of occupancy approval of 50% of the acreage in Use District B."

Lot 3 is proposed to be bifercated, with Lot 3A 6.22 acres (4.93 buildable) and Lot 3B totaling 7.42 acres (3.87 buildable). The petitioner is requesting a waiver from the Street Tree requirement of 856-43 for the property boundary along W Woodyard RD. Street trees will be planted on both sides of the proposed N Stone Carver DR extension (see Exhibit 4).

856-43. Preservation of Natural Features and Amenities

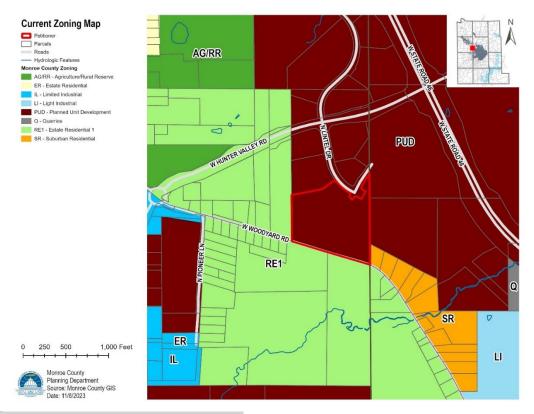
- (B) As a requirement of final approval, the applicant shall plant and/or preserve trees on the property or the subdivision in accordance with the following:
 - (1) Street trees shall be planted or preserved within five (5) feet of the right-of-way of the street or streets within and abutting the subdivision, or at the discretion of the Plan Commission and the County Engineer, within the right of-way of such streets. One tree shall be planted or preserved for every forty (40) feet of frontage along each street. Such trees shall be planted or preserved when any of the following are applicable:
 - a. the proposed subdivision will connect with an existing or proposed subdivision or business development that has street trees, or has adjoining road frontage to a street that has street trees,

The petitioner has provided waiver findings for request to waive street trees along W Woodyard RD (see Exhibit 3). The petitioner states that the 100' overhead utilities line easement along W Woodyard is located within the proposed dedicated right-of-way. The petitioner states that street trees "may cause damage to the electric facilities when fully grown". During the first preliminary plat a waiver from the Street Tree requirement was requested and approved with conditions (see Exhibit 5). The condition was "Twenty-four (24) trees be preserved or planted on Lot 3 in lieu of street trees. (Please submit tree locations and species list to complete the preliminary plat review)".



ZONING

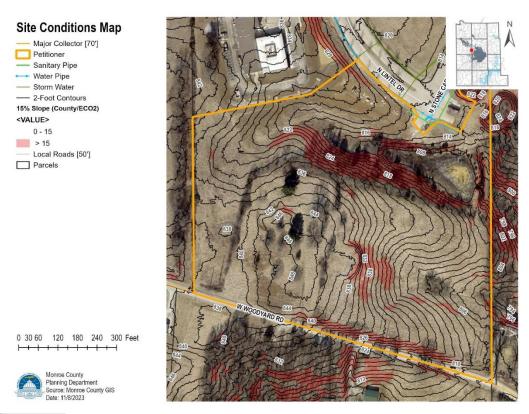
The zoning for the petition site is North Park Planned Unit Development. Adjacent zoning is North Park PUD, Estate Residential 1(RE1), and Suburban Residential (SR). The petition site is currently vacant and undeveloped. Adjacent uses included medical facilities to the north, vacant to the east, residential to the southeast and south, and vacant to the west.



SITE CONDITIONS & INFRASTRUCTURE

The site has frontage along N Lintel DR, N Stone Carver DR and W Woodyard. The 2016 Thoroughfare Plan identifies Lintel and Stone Carver drives as Local roads, and Woodyard as Major Collector. The petition site is currently vacant and undeveloped. The property is mainly slopes under 15% slopes. Lot 3 contains a 16' electric underground line easement (see Exhibit 2), and a 100' electric line easement along W Woodyard RD (see Exhibit 3). All of the lots have access to water (City of Bloomington), electricity (Duke Energy), and sewer (South Central Regional Sewer District).

The Monroe County Highway Engineer has provided comments to the engineer regarding the roadway design. The Monroe County Highway Dept. Project Manager has received two Right of Way Activity permits (RW-23-289 and RW-23-259) and is requested a surety before the release of the permits.



SITE PICTURES



Photo 1: 2022 Eagleview pictometry.



Photo 1. 2020 Eagleview pictometry. Corner of Curry and Lintel has since developed.



Photo 2. Facing west on W Woodyard RD. Note 100' powerline easement. Tree line on the right is the property line.

COMPREHENSIVE PLAN DISCUSSION

The petition site is located within the **Employment** designation of the Monroe County Urbanizing Area plan. Points that align with the proposed rezone are highlighted in green. Points that differ are highlighted in grey. The plan states the following for this designation:



5.1.4 Employment

Employment-oriented uses include light industrial, manufacturing and assembly, research and development facilities, flex/office space, construction trades, warehousing and other types of commercial uses that may not be easily integrated into a mixed-use environment.

These uses may require large, isolated sites for large-format facilities, or multiple facilities may be organized into coordinated campus-style or industrial park settings. This land use category is intended to accommodate the expansion and changing operations of a wide variety of companies and to foster a well-rounded and diverse economy as part of the Greater Bloomington area.

Special attention should be paid to vehicular access management, buffering and landscape aesthetics, building and parking orientation, and basic architectural design standards. Business support services are encouraged to be integrated into larger employment areas.

A. Transportation

Streets

Employment areas require special considerations in roadway design. These areas are typically accessed through arterial connections from the freeway and require accommodations for heavy truck traffic. Arterial connections may include mixed-use corridors, and special attention must be paid to balance the needs of all travel modes while also facilitating industrial deliveries and commuter traffic flow. Arterial streets, such as Third Street, should not exceed five lanes in width (four travel lanes with center turn lane). local and collector streets will typically be two or three-lanes (two travel lanes with center turn lane). Street connections are encouraged to help distribute traffic, but should be balanced with access management plans to maximize safety. Center medians for select arterial roadways should be considered to improve access management and corridor aesthetics.

Freight

Appropriate routes for truck traffic to and from i-69 should be designated with thoroughfares designed accordingly. Major highway access points to employment areas west of i-69 will include Sr-46, Third Street/Sr-48, 2nd Street/Sr-45 and Tapp road. Fullerton Pike will provide access to potential employment

areas to the east of i-69. A new roadway connection between That road and South Walnut Street (old Sr-37) should be considered to open land between the highway and clear creek for employment uses. *Bike, Pedestrian, and Transit modes*

Commuting by automobile will likely remain the primary form of transportation to work in the larger employment centers within the Urbanizing Area. However, opportunities to expand transportation options should be provided wherever possible. Streets within employment areas should include sidewalks and/or shared-use sidepaths and encourage connections to karst farm Greenway and clear creek Trail. Opportunities to expand City of Bloomington and rural Transit service to employment areas should also be explored.

B. Utilities

Sewer and water

Employment-generating uses provide a fiscal benefit to the community that may warrant additional investments in and possible geographic expansion of sewer systems. Some areas designated for employment uses in the land Use Plan are located outside of current sewer service areas, most notably the area between Clear Creek and Sr 37. Additional studies should be undertaken to determine the potential for sewer expansion and necessary capital improvements to serve these areas. Additional studies and surveys may be required to determine the geographic restrictions within developable areas.

Power

Where possible, overhead utility lines should be buried to minimize disruption during major weather events. Care should be taken to locate underground utilities in a manner that does not interfere with site development or business expansion. Opportunities to create redundant power systems with new electrical substations should be explored.

Communications

State of the art communications systems should be prioritized in employment areas. Street infrastructure improvements should reserve space for burial of fiber-optic systems and/or other forms of high-speed internet and communications networks.

C. Open space

Park Types

Employment areas should provide open spaces primarily through the preservation of sensitive lands and creation of landscape buffers. Where opportunities exist, shared use path connections to the broader greenway network should be incorporated, providing a recreational amenity and alternative transportation option for employees, as well as linkages to the broader Bloomington/Monroe county system.

Urban Agriculture

Community gardens and urban agricultural systems should be encouraged in near employment areas as a recreational and wellness opportunity for employees. However, soil suitability in existing industrial areas should be verified.

D. Public Realm Enhancements

Wayfinding

Regularly-located route signage for truck traffic to and from I-69 should be provided. business and industrial parks may incorporate multi-business panel signs at gateway locations to improve wayfinding, and should use high- quality materials, be aesthetically coordinated with surrounding architecture, and include attractive landscape features.

Lighting

Roadways should be lighted for safety and will typically require taller poles (±30 feet).

Street/Site furnishings

Street furnishings will be limited in employment districts, but may include bus stops/shelters and benches.

E. Development guidelines

Open Space

Open space in employment areas should be provided on-site (with the exception of significant environmental preservation areas) and determined through maximum lot coverage requirements, with 15

to 20% of a site reserved for landscaping, buffering, stormwater management and outdoor amenities for employees.

Parking ratios

Parking needs will vary by business. In campus and business park settings, shared parking arrangements should be encouraged, although most businesses will require some amount of dedicated parking. Large industrial facilities, warehouses, and flex/r&d space will often have relatively low parking needs (e.g. 1 space per 2,000 square feet). Parking requirements should be based on the needs of individual businesses as opposed to mandatory minimum requirements.

Site Design

Buildings should be oriented toward the front of the lot to create a street presence, but will typically be set back from the front property line by 30 to 50 feet. Parking in front of the building should be avoided, and limited to small visitor-oriented parking lots with close access to the main entrance. Employee parking should be located to the rear or side of the building. Sufficient maneuvering aisles and loading spaces will be necessary for freight delivery. Loading docks and bays should be oriented away from public streets or screened with landscaping or architecturally integrated walls extending from the building. *Building form*

Industrial, flex and warehouse buildings should balance economic construction with basic aesthetics. Office components and main visitor entrances should be located on the front facade, be designed as distinct elements from the rest of the building, and incorporate high amounts of window transparency. Facilities may require light-controlled environments, but where possible, high windows above eye level should be incorporated, particularly along street-facing facades. Buildings will have simple forms and flat roofs. Parapets should be used to screen rooftop mechanical units.

Materials

Acceptable primary building materials include brick, stone (natural or cultured), pre-cast concrete panels, concrete masonry units, architectural metal panels, fiber-cement siding and eifS (exterior insulated finishing Systems). Smooth-faced and textured-faced metal panels are preferred, but corrugated or ribbed panels are also acceptable. Split-faced block may be acceptable if combined with other primary materials. Careful attention should be paid to how materials are installed, joined, and detailed, particularly at edges, corners and material transitions. Shadow lines, expression lines and variations in color and texture are encouraged to break up monolithic facades. Trees, shrubs and other vertical landscape elements should be incorporated along large, blank facades.

Private Signs

Sign designs should be coordinated with the character of the building, and may be building-mounted or ground-mounted monument signs. Pole signs should be prohibited. Monument signs should be located in landscape beds and may include exterior ground lighting. Digital and changeable copy signs are not appropriate. Sites will typically require directional signage for visitors, employees and freight delivery.

FINDINGS OF FACT - Subdivisions 850-3PURPOSE OF REGULATIONS

(A)To protect and provide for the public health, safety, and general welfare of the County.

Findings

- The petitioner has approved sewer service from the South Central Regional Sewer District. water service approval from City of Bloomington Utilities, and electric from Duke Energy;
- Sidewalks will be installed along both sides of the proposed extension of N Stone Carver DR;
- A side will be installed along the north side of W Woodyard RD;
- Street Trees will be planted along both side of the proposed extension of N Stone Carver DR;
- The petitioner is requested a waiver from street trees along W Woodyard Road;
- N Lintel Drive, a Local Road, serves as the main access to the subdivision;
- Under chapter 856-11 states: "Whenever the area to be subdivided is to use an existing street

frontage, the street shall be suitably improved as herein provided and may be required to provide a minimum of two (2) points of ingress and egress for any new development."

- Drainage from the site will managed via storm sewer system releasing into a proposed storm water quality detention feature;
- Karst formations were not found on the property;
- Lot 3 contains 1.49 acres of dedicated Open space, required for the North Park PUD;
- Floodplain is not present within the petition site boundary;

(B)To guide the future development and renewal of the County in accordance with the Comprehensive Plan and related policies, objectives and implementation programs.

Findings

- The Comprehensive Plan designates the property as MCUA Employment;
- The property is currently zoned PUD of the North Park PUD;
- The current approved uses for the petition parcel are Industrial Curry Pike District as written in the North Park Ordinance 2011-28;
- The surrounding area is comprised as PUD or residential to the south and southeast;
- See findings under Section A;
- (C) To provide for the safety, comfort, and soundness of the built environment and related open spaces.

Findings

- Each lot complies with the Height, Bulk and Area standards of the Outline Plan;
- There is open space dedicated on Lot 3 totaling 1.43 acres;
- After further subdividing Lot 3, the Open Space will be located on Lot 3B;
- See findings under Section A:

(**D**)To protect the compatibility, character, economic stability and orderliness of all development through reasonable design standards.

Findings

- Surrounding properties are zoned PUD, Suburban Residential (SR) and Estate Residential 1 (RE1):
- There is residential use to the south and southeast of this PUD;
- Approval of the preliminary plat amendment would create 1 additional commercial lot for development;
- All proposed lots meet the design standards for the zoning designation PUD;
- The proposed subdivision is within proximity of a nursing home, medical offices and an insurance firm and has access to roads, utilities and fire protection;
- The proposed development contains permitted uses within Use District B of the North Park PUD;
- The proposed development is required to have sidewalks along W Woodyard RD; the preliminary plat currently doesn't show the sidewalks;
- See findings under Sections A & C;
- (E)To guide public and private policy and action to ensure that adequate public and private facilities will be provided, in an efficient manner, in conjunction with new development, to promote an aesthetically pleasing and beneficial interrelationship between land uses, and to promote the conservation of natural resources (e.g., natural beauty, woodlands, open spaces, energy and areas subject to environmental constraints, both during and after development).

Findings

- There is open space dedicated on Lot 3 totaling 1.43 acres;
- After further subdividing Lot 3, the Open Space will be located on Lot 3B;
- There are no evident karst features visible on the petitioner site;
- Drainage easements have been incorporated into the preliminary plat amendment;
- Proposed lots will have a buildable area for commercial development;
- See findings under Sections A & C;

(**F**)To provide proper land boundary records, i.e.:

• to provide for the survey, documentation, and permanent monumentation of land boundaries and property;

Findings:

- The petitioner has submitted a preliminary plat drawn by a registered surveyor.
- to provide for the identification of property; and,

Findings:

• The petitioner submitted a survey with correct references, to township, section, and range to locate parcel. Further, the petitioner has provided staff with a copy the recorded deed of the petition site. County Surveyor has also reviewed the plat for survey accuracy.

Findings

- The land boundary records are found at the Monroe County Recorder's Office and, if approved, this petition will be recorded there as a plat. The plat must comply with Chapter 860 Document Specifications to be recorded.
- (b) The extent to which the proposal departs from zoning and subdivision regulations such as density, dimension, bulk, use, required improvements, and construction and design standards.

Findings:

• See Findings (a);

FINDINGS OF FACT – WAIVER OF STREET TREE REQUIREMENT

The petitioner is requesting a waiver from the *Improvement, Reservation and Design Standards* outlined in 856-43 (B) (1) (Preservation of Natural Features and Amenities), which reads:

- (B) As a requirement of final approval, the applicant shall plant and/or preserve trees on the property or the subdivision in accordance with the following:
 - (1) Street trees shall be planted or preserved within five (5) feet of the right-of-way of the street or streets within and abutting the subdivision, or at the discretion of the Plan Commission and the County Engineer, within the right-of-way of such streets. One tree shall be planted or preserved for **every forty (40) feet of frontage along each street**. Such trees shall be planted or preserved when any of the following are applicable:

- a. the proposed subdivision will connect with an existing or proposed subdivision or business development that has street trees, or has adjoining road frontage to a street that has street trees, or;
- c. the proposed subdivision is within the Urban Service boundary as shown in the comprehensive plan, or;

Section 850-12 of the Monroe County Subdivision Control Ordinance states: "The Commission may authorize and approve modifications from the requirements and standards of these regulations (including the waiver of standards or regulations) upon finding that:

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 - b. the proposed subdivision will connect with an existing or proposed subdivision or business development that has street trees, or has adjoining road frontage to a street that has street trees, or;
 - d. the proposed subdivision is within the Urban Service boundary as shown in the comprehensive plan, or;

Section 850-12 of the Monroe County Subdivision Control Ordinance states: "The Commission may authorize and approve modifications from the requirements and standards of these regulations (including the waiver of standards or regulations) upon finding that:

1. Practical difficulties have been demonstrated: Findings:

- The street tree improvements are required due to the petition site meeting the criteria described in 856-43 (B) (1);
- The site maintains frontage along three roads: N Lintel DR, W Woodyard RD, and N Stone Carver DR;
- Street trees are currently in place on N Lintel and N Stone Carver Drives;
- The waiver request is for the 24 trees required along W Woodyard Road;
- The requirement is that street trees be placed within five feet of the right-of-way along the frontage of W Woodyard Road unless the waiver is granted;
- The total length of frontage along W Woodyard Rd is approximately 950 linear ft;
- There is a 100' powerline easement along W Woodyard Rd;
- Right of way dedication is 45' from centerline which would put the placement of the trees very near the center of the powerline easement;
- The powerline lowest lines measure as low as 25' as measured through Eagleview aerials;
- The petitioner has provided Waiver Findings as shown in Exhibit 3;

2. The requested modifications would not, in any way, contravene the provisions of the Zoning Ordinance, the Comprehensive Plan or the Official Map of the County;

Findings:

- The street trees are required due to the petition site's location in relation to 856-43 (B) (1) in the Urban Service Area;
- Street trees can add value to the aesthetic character of a proposed development and is consistent with the Comprehensive Plan and the Zoning Ordinance;
- See findings under section (1);
- 3. Granting the modifications waiver would not be detrimental to the public safety, health, or welfare and would not adversely affect the delivery of governmental services (e.g. water, sewer, fire protection, etc.):

Findings:

- Properties along W Woodyard Road east of the petition site do not have sewer services or water services;
- The height of the trees may cause maintenance issues for the overhead powerlines;
- See finding under section (1), (2);
- 4. Granting the modifications would neither substantially alter the essential character of the neighborhood nor result in substantial injury to other nearby properties;

Findings:

- See findings under section (1), (2), and (3);
- Approval of the waiver would not substantially alter the essential character of the neighborhood;
- 5. The conditions of the parcel that give rise to the practical difficulties are unique to the parcel and are not applicable generally to other nearby properties;

Findings:

- See findings under section (1);
- 6. Granting the requested modifications would not contravene the policies and purposes of these regulations;

Findings:

- See findings under section (1), (2), and (3);
- 7. The requested modifications are necessary to ensure that substantial justice is done and represent the minimum modifications necessary to ensure that substantial justice is done;

Findings:

- The street trees are required due to the petition site's location in relation to the aforementioned 856-43 (B) (1);
- There are existing street trees on the other three frontage roads for the petition site;
- See findings under section (1), (2), and (3);
- 8. The practical difficulties were not created by the Developer, Owner, Subdivider or Applicant;

and,

Findings:

- See findings under section (1) and (7);
- The utility lines appear to have existed since 2006 as shown in aerial photos;
- No trees currently exist under the powerlines along W Woodyard Rd;

9. The practical difficulties cannot be overcome through reasonable design alternatives;

Findings:

• See findings under section (1);

In approving modifications, the Commission may impose such conditions as will in its judgment substantially secure the objectives of these regulations.

We, indiana University Health Bloomington, Inc., owner of the real estate shown and described herein, does hereby certify, layoff the and plat last numbered 3.4 § 3.6 to be known as LOT 3 NORTH PARK AREA 6-3 SUDDIVISION ARCHINETT CIRC. Righth-of-Way not herefoliare dedicated are hereby dedicated to Renore County, Indiana.

In accordance with this plat and certification, this plat shall be known as LOT 3 NORTH PARK AREA 8-3 SUDDIVISION AMENDMENT ONE.

LOT 3 NORTH PARK AREA 8-3 SUBDIVISION AMENDMENT ONE
is to be subject to the provisions of the Declaration of the Covenants,
Conditions, and Restrictions of NORTH PARK recorded as instrument number <u>2006/014/011</u>,
on July 12th, 2006, in the Office of the Recorder of Monroe County, Indiana.

LOT 3 NORTH PARK AREA 8-3 SUBDIVISION AMENDMENT ONE is to be subject to the provisions of the revised North Park PUD Ordinance dated September 9th, 2011.

LOT 3 NORTH PARK AREA B-3 SUBDIVISION AMENDARNT ONE
Is to be subject to the written commitments as prepared by Andrews, Harrell, Mann,
Carmin & Parker of Bloomington, Indiana, dated <u>B-23-2012 as Instrument number 2012014070</u>.

There are building setbacks on the Plat upon which no structures may 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 or where and sever months, poles, ducts, lines were drainage pipes or storm water facilities. Buildings or other structures shall not be eracted or maintained an these strips.

The aftips of ground that are shown on the plut and marked "padestrian easement" are owned by the owners of the lots that they respectively affect, subject to the rights of public for pedestrian traffic across sold ground, buildings or other structures shall not be erected or maintained on these strips.

The strips of ground that are shown on the plat and marked "landscape buffer easement" are owned by the owners of the lots that they respectively affect. These strips are reserved for landscaping purposes. Utilities may be placed in said easement but no buildings or other structures shall be erected or maintained on these strips.

Subject to the rights of adjacent lot owners to use the ingress and egress easements. Subject to the rights of the public to use the pedestrian easements.

| Signed and Sealed this | day of | | |
|------------------------|--------------|--------|--|
| BY: OWNER | - | OFFICE | |
| STATE OF INDIANA) | | | |

COUNTY OF MONROE 7 39:

Before me, the undersigned Notary Public, in and for the said County and State, personally appeared and acknowledged the execution of the forecoing for the purposes therein exercises.

Witness my hand and seal this ______ day of ______ 20_

County of Residence Commission Expires

Notary Public Signature Notary Public Printed

Under the authority of Chapter 174, Acts of 1947, as amended, General Assembly of the State of Indiana, and Monroe County Subdivision Control Ordinance, this plat was approved.

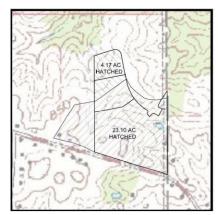
MONROE COUNTY PLAN COMMISSION
PRESIDENT

SECRETARY

LEGAL DESCRIPTION

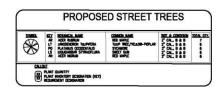
Owner: Indiana University Health Bloomington, Inc. Source: Instrument No. 2021010343

Lot 3 in North Park Area b-3 Subdivision as recorded as instrument number 2021010343 in the office of the Recorder of Morroe County, Indiana, being a part of the Northeast quarter of Section 25, Township 9 North, Range 2 West, Richland Township, Monroe County, Indiana.



DRAINAGE MAP

| Witness our hand this | _ day of | _ 20 |
|--|----------------------------|----------------------------------|
| BY: | BY:OWNER, printed | IU HEALTH BLOOMINGTON, II |
| BY: | | OMINE LOT S |
| STATE OF INDIANA)) 55: COUNTY OF MONROE) | | |
| | ton. Oublic to and for the | aid County and State, personally |
| Before me, the undersigned No. appeared at the foreaging for the purpos | es therein expressed. | and acknowledged the execution |
| | | |
| Before me, the undersigned No appeared of the foregoing for the purpos Witness my hand and seal this County of Residence | | |



AREA B-3 SUBDIVISION AMENDMENT ONE

PRELIMINARY PLAT RICHLAND TOWNSHIP

Appendix D - Table D-1 - Height, Bulk, Density

| Use Area | Minimum Lot Area | Minimum Lot | Setbacks ² | | | Build-to Line | Maximum Height | Maximum Floor to |
|-----------------------------------|-------------------------------|----------------|-----------------------|-------|-------|--------------------------------------|-------------------|---------------------|
| | | Width* | Front | Rear | Side | | | Area Ratio |
| Neighborhood Retail | NA | NA | NA | 0' | 0. | Within five (5) feet of ROW | 40* | 2.00 |
| Office Commerce Center | NA | 50" | 15" | 15" | 5" | | 40' | 3.00 |
| Town Center | NA | NA | NA | 0, | 0, | Within five (5) feet of ROW | 70 | 3.00 |
| Multi-family Commerce Center | 40,000 sq. ft. | 50° | 15' | 15' | 51 | | 50 | .75 |
| Public/Civic | NA | NA | 15" | 15" | 5" | 9 | 50 | .50 |
| Retail Commerce Center | NA | 50" | 15' | 15' | 5' | | 40 | .50 |
| Industrial Curry Pike District | NA | 100' | 15" | 35' | 15' | | 100'*** | 3.0*** |
| Convenience Store | NA | 50" | 15" | 15" | 5" | | 30 | .50 |
| Hotel | NA | 50" | 15" | 15' | 51 | | 70 | .50 |
| Office Highway District | NA | 50* | 15" | 15' | 5' | | 70 | 3.00 |
| Retail Highway District | NA | 50" | 15" | 15" | 51 | | 40 | .50 |
| Multi-family Highway District | 40,000 sq. ft. | 50° | 15" | 15" | 5" | | 50 | .75 |
| Low Density Residential | 20,000 sq. ft. | 50* | 25' | 35*** | 15*** | | 35 | .25 |
| Neighborhood Residential | 6,000 sq. ft. ¹ | 25" | 15' | 10' | 0, | | 35 | .50 |
| Multi-family Neighborhood | 20,000 sq. ft. | 60' | 15" | 15' | 5° | | 35 | 1.00 |
| Office SR46 District | NA | 100 | 15" | 15" | 51 | | 70 | 3.00 |
| Open Space | NA | NA | NA | NA | NA | | NA | NA |
| Apple Industrial/Office | NA | 100" | 15" | 35" | 15" | NA. | 100'*** | 3.0*** |

Other General Conditions Applicable to all Use Areas:

- All accessory structures shall adhere to the setback standards identified in the Exhibit and shall be included in the FAR calculation
- Chimneys, spires, flagpoles, etc. are exempt from the height limitations established in the Exhibit
- Architectural features, awnings, canopies, boy windows, chimneys, fire escapes, porches, steps, patios, decks, etc. are allowed to encroach into any required setback areas up to 6 feet
- Driveways, curbs, sidewalks, fences, retaining walls, hedges, flaggooles, landscaping features, planting boxes, recreation features and equipment, refuse disposal facilities, etc. can be located in tany yard subject to any applicable provisions regarding screening, landscaping, sight triangle, etc. as established in this PLD Ordinance
- On any corner lot, a wall, fence, sign, structure, display of merchandise, plant growth, etc. which obstructs sight lines at elevations between two and one-half (21/2) feet and fen (10) feet above the crown of the adjacent roadway shall not be placed or maintained within a triangle of the area of the lot twenty-five (25) feet from the street right of way at intersections
- Temporary outdoor displays of merchandise, that is merchandise on display for thirty (30) days or fewer may encroach into the required setback by no more than ten (10) feet
- Permanent outdoor displays of merchandise, that is merchandise on display for more than thirty (30) days shall conform to the required setbacks for the use area

LOT 3 NORTH PARK AREA B-3 SUBDIVISION AMENDMENT ONE PRELIMINARY PLAT DATED: AUGUST 6, 2023 SHEET 2 OF 3 JOB. NO. 402337 THE FOLLOWING IS FROM THE NORTH PARK PUD ORDINANCE

Industrial Curry Pike District (Within District &) (including Apple Industrial/Office)

Litelight, selbacks, minimum frontage, etc. shall be in occordance with Appendix D of this PUD Ordinance. Edudidada Unidings shall relate to adjacent buildings and those directly across the street in terms of scale and massing. S.All elevations of buildings facing public streets, placas, or open soace shall occorate all of the followin:

All elevations shall be brick, stone or cultured stone, wood, or masony/wood board stifing product, masony, or precast panels finally entitle state and the same article traff finish such as fluting, stamping, etc., excluding window, doors, and similar apportenants. Alletraids such as exterior insudited thinks systems City3, anotated method and glass may be used in combination with any of the previously mentioned materials as architectural accessis, constituting 50% or less of the arms of the identation.

II.All elevations fronting on a public street, parking area, plaza, or open space shall include an entrance. Enhances shall be defined by architectural elements appropriate for the design of the building and shall either be covered or recessed and shall incorporate street furniture into their design.

III.All facades fronting on a public street shall include a minimum 30% fenestration which shall be calculated by taking the building?'s length multiplied by a height of

vi. All focades fronting on a public street, parking area, plaza or open space that measure greater than eighty (80) feet in length, measured horizontally, shall incorporate well plane projections or recesses howing a depth of at heast the proceed (SA) of the length of the foods and extending at least twenty percent (SA) of the length of the foods who developed the continuous planes that the property of the length of the foods. No uninterrupted length of the foods who will be seen a supply (80) feet.

4.A minimum of two (2) materials or colors shall be used for all buildings.

S.All buildings shall be designed with a minimum of six (6) external corners, in order to eliminate "box" designs. G.All other elevations not finished with the materials identified in the previously mentioned morane shall have the corners srapped a minimum of lintry (30) feet with the same thinks as that on the elevations fronting on a public street, place, or open space. 7.Roofing equipment shall be slily screened on all sides from view of street level using parapets or other shallow method which is integrated into the overall building design. 8.duffers and downsports shall be appropriate to or visually integrated with the architectural style of the structure 9.The primary base color of a building shall feature natural

IG.Flat nosh are permitted, but must include a paraget wall a similar architectural element appropriate for the design of the building. Pitched roofs shall include articulated comices and other appropriate architectural elements and shall be sheathed in dimensional asphall sharples, cedar shingles, state or composite slats, or shandows asom metal materials.

11.Any accessory structures or permanent outdoor display (excluding silos, waler towers, etc.) shall be constructed of the same malerials and in the same manner as the principle building. Further, the height of the accessory structure shall not exceed that of the principle building and if provided, the roof shall be constructed in the same manner and of the same material as the principle building.

ile Pashing for all structures shall be in accordance with the following: LOn-street pashing that may be counted as part of the required pashing is permitted on local streets and grashing ables, but is prohibited on all other streets and allays. On-street pashing shall be in the form of parallel or angled head-in pashing, with all spaces measuring all least nine (9) feet in width and eighteen (8) feet in length and shall be placed within a pashing lane.

II.All on-street and off-street parking spaces required shall be used only for the parking of vehicles of occupants, patrons, visitors or employees and shall not be used for any kind of continuous starage of a vehicle for more than forty-eight (48) hours.

ill.All off-street parking areas shall be located behind or on the side of the buildings they serve except for the Hospital/Wellness use where off-street parking areas may be located in front of, behind, or on the side of the buildings they serve; provided that where adjining open space areas or any publicly-mainfailed road, the parking areas are located behind a landscaped massing wall meeting the requirements of Chapter 830, Figure 30-4 or a landscaped bern meeting the requirements of Chapter 830, Figure 30-2 or Tipurs 30-3.

ix.All off-street parking areas shall provide accessible spaces in sufficient numbers and to the specifications of the Americans with Disabilities Act and the Indiana Building Code.

w Parking space access for all off-street parking areas shall be provided in accordance with 806-4(C/K/2) and (A); 806-4(D), with eminimum number of parking spaces required shall be in accordance with the provisions of Chapter 80% of the Monroe County Zoning Ordinance. A parking plan detailing the calculations shall occumpany all site plans and development plans submitted for uses within this area. On-street parking areas provided within the use area may be counted toward the required parking.

NLL coding areas equivalent to the standards established in 806-8 shall be provided. Minor deliveries such as those made by the U.S. Postal Service, express carriers, etc. may villice any provided on-street packing areas.

VIII.A dedicated transit loading, unloading, and waiting area shall be provided within at least one parking area in each use district, within three hundred (300) feet of a public entranse, unless otherwise provided for in an egued form an adjacent public street. The area shall be large enough to accommodate a parked bus without blocking parking spaces or asise and shall include street firmiture to accommodate endings passengers. There shall doe be associated facilities for storing and securing bicycles. This area shall not be counted toward the required parking spaces, kell arching areas shall be connected into addernating passengered with all arching areas shall be connected into addernating passengered with and the counted toward the required parking spaces.

alternative transportation features.

x. Structured parking may be used for off-street parking
provided it is either located underground or utilizes
architectural finishes and elements equivalent to that used
in adjacent buildinas.

a.No off-street parking areas shall be adjacent to 5846 or Curry Pha/hunfer Idley Road unless located behind bublidays, behind analysaped masony wall meeting the requirements of Chapter 830, Pigure 30-4, or a landscaped bern meeting the requirements of Chapter 830, Pigure 30-2, or Figure 30-2.

13.Landscaping and buffer yards shall be provided in accordance with the following:

i.A landscape plan for each site plan and development plan shall be prepared in accordance with the provisions of 830-4 of the Monroe County Zoning Ordinance.

It.All landscaped areas shall be in accordance with the provisions of chapter 830-6 of the Macroer County Zaning except that landscaping Islands sering as part of the shorm water management facilities need not be separated by curbing so long as they are protected through the use of wheel staps.

Ill.buffer yards shall be in accordance with the provisions of 830-7 of the Amorie County Zoning Ordinance, except that where adjoining open space areas and Curry Pile or 8866 a Type D buffer yard meeting the provisions of Table 30-8 of the Morrore County Zoning Ordinance shall be provided and where adjoining 8866 on less than seventythe percent (75%) of the existing frees and vegetation shall be left undsturbed for an animum depth of thity 600 feel from the right of way line (See Augustu & A.) iv.All off-street parking areas shall utilize small parking fields separated by landscaped areas. In addition to the landscaping requirements of parking areas contained elsewhere in this PUD Ordinance, there shall be a landscaped swale measuring no less than sixteen (16) feet in width with a density of no less than 110 points per 100 lineal feet between every two parking aisles (every four rows of parking stalls). This swale may be counted as a required perimeter yard and may be divided equally among the two adjoining parking fields for the purposes of determining the percent of lot area located in an interior planting area as described in Table 30-3 of Chapter 830 of the Monroe County Zoning Ordinance. This area may also be designed to accept and manage storm water. v. Street trees shall be provided in accordance with 856-43(b) of the Monroe County Subdivision Control Ordinance. Ali such street trees shall be maintained in healthy condition by the adjoining lat owner or other assigned entity (association etc.)

14.5igns for uses within this use area shall be in accordance with the following:

i.Permitted signs are as follow and as illustrated in Appendix C of this PUD Ordinance:

- Directional

- Monument

Directional signs are permitted as determined by the Administrator to be necessary for the orderly flow of traffic

Dign shall not exceed four (4) square feet in area per side with a maximum of two sides per sign Dign shall not exceed three (3) feet in height as measured from the adjoining grade

One (1) monument sign is permitted for each platted lot or development tract Setbacks shall be consistent with those of the principle building

Sign shall not exceed fifty (50) square feet in area per side with a maximum of two sides per

Signs in excess of twenty-four (24) square feet shall not exceed six (6) feet in helpht all other signs shall not exceed eight (8) feet in helpht as measured from the adjoining grade. No more than one-half (1/2) the sign area may be

used for changeable capy - Wall-Mounted

Total permitted walt-mounted signs shall not exceed forly (40) square feet, except for the topspital/Wellows use, where the lotal permitted wall-mounted signs shall not exceed five hundred and tifty (950) square feet with the sign area per facade not to exceed two (2) square feet for each one (1) linear foot of building facade provided that no greater than three hundred and fifty (350) square feet of wall-mounted sign area per facade is allowed.

One (1) sign is permitted per building per facade

Sign shall not exceed firty (40) square feet The bottom of the sign must be a minimum of eight (8) feet boose the street or sidewalk level Signage on a mounted sign shall be counted in the calculation of total dismable sign area The sign shall not project from the focade more than theelve (13) inches to more than twenty-five percent (25%) of the sign area may be used for changeable capy - Marquei

A maximum of one (1) marquee sign Signage on a marquee sign shall not be counted in the calculation of the total dilonable sign area Sign shall not exceed forty (40) square feet in area per side, with a maximum of two sides per sign

The bottom of the sign shall be a minimum of eight (B) feet above the adjoining street or sidewalk level

The sign shall not project more than four (4) feet from the face of the facade.

- Other

strobe effects.

Political signs and signs offering the property on which they are situated for sale, lease, or rent provided they are in accordance with the provisions of 807-7(G) of the Manroe County Zoning Ordinance

Traffic control and public wayfinding signs are exempt from the provisions of this PUD Ordinance

signs are prohibited within this use area.

III.All signs shall be identified on the site plan and/or development plan and shall secure a permit in occordance with the provisions of 807-3 of the Marcroe County Zening Ordinance.

In.All illuminated signs shall be either illuminated channel letters or shall be illuminated by a light source directed toward the signs foce. Internally illuminated box signs are prohibited as are any signs that use floating, intermittent, or

II.Off-premise advertising signs or billboards and portable

13. Lighting shall be provided in accordance with the following:

1.3 treat lights may be provided where buildings
front on any streats or drives. These lights shall be placed
at a maximum of saldy (60) foot intervals and shall have a
maximum height of feestly-five (75) feet. The lights shall
have an apaque lap or a full cut-off and visor that result in
all light being cast downward.

ultights that utilize till cut-offs and visors that result in all light being cast downward may be used in parking areas and shall have a maximum height of twenty- five (25) feet. The light inhearty shall not exceed one (1) fool candle as measured at the edge of the associated parking area. Which light sufficiently field cut-offs and visors that result in dilight being cast downward may be piaced on buildings to illuminate loading bettin, stativetis, etc.

Note lighting hall be schoed on one foach that adjoins

an open space area or a residential area (outside of this

16. The design of this use area shall result in a "compus" type environment where buildings, roads, etc conform to the existing topography and landscape as much as practical. Extensive use of open space and preservation of existing features is especified. Connections to adjoining park space and civic space shall occur and a high degree of architectural design shall be incorporated throughout this area.

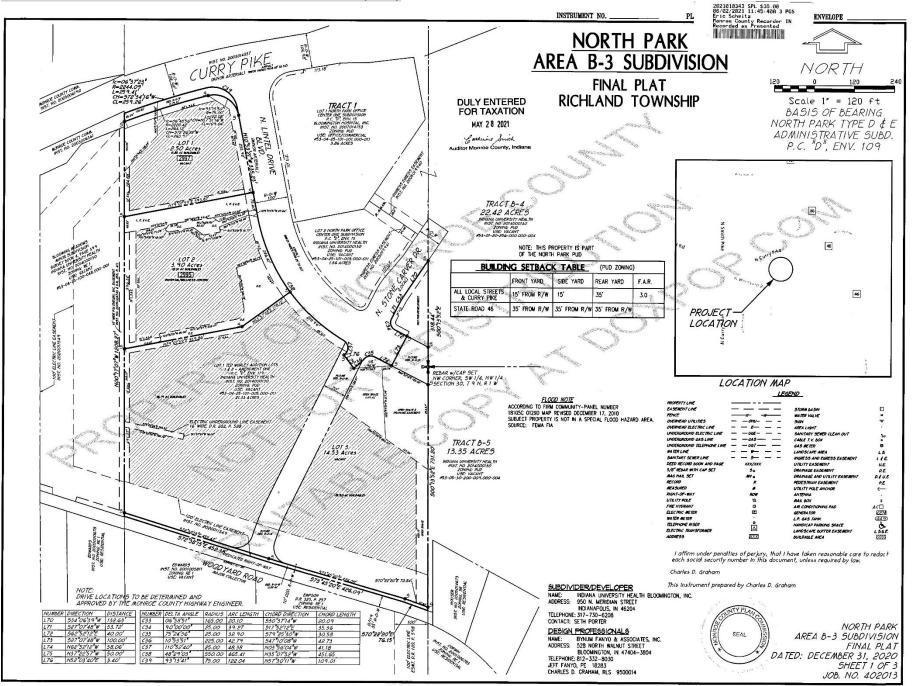
LOT 3 NORTH PARK AREA B-3 SUBDIVISION AMENDMENT ONE

PLAT CABINET

PRELIMINARY PLAT RICHLAND TOWNSHIP

LOT 3 NORTH PARK AREA B-3 SUBDIVISION AMENDMENT ONE PRELIMINARY PLAT DATED: AUGUST G, 2023 SHEET 3 OF 3 JOB. NO. 402337

EXHIBIT 2: North Park Area B-3 Subdivision Final Plat (2021)



We, <u>Indiana University Health Bloominaton. Ins.</u>
owner of the real estate shown and described herein, does hereby certify, layoff
and plat lats unmereral 1, 2 and 3, to be known as INGPIT PARK AREA 6-3 \$UDDIVISION
Rights-of-Way not heretofore dealkated are hereby dedicated to Monroe County, Indiana.

In accordance with this plat and certification, this plat shall be known as NORTH PARK AREA 6-3-5UDDIVISION.

NORTH PARK AREA B-3 SUBDIVISION Is to be subject to the provisions of the Declaration of the Covenants, Conditions, and Restrictions of NARTH PARK recorded as instrument number <u>2006/014/01</u>, on July 12th, 2006, in the Office of the Recorder of Monroe County, Indiana.

NORTH PARK AREA 8-3 SUBDIVISION is to be subject to the provisions of the revised North Park PUD Ordinance dated September 9th, 2011.

NORTH PARK (AREA 8-3 SUBDIVISION) Is to be subject to the written commitments as prepared by Andrews, Horrell, Mann, Carmin & Parker of Bloomington, Indiana, dated <u>8-23-2012 as instrument number 2012014070</u>.

There are building setbacks on the Plat upon which no structures may be erected or

The strips of ground that are shown on the plot 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 mantenance on whater and sever monts, poles, ducts, lines wires, dranage pipes or storm water facilities. Buildings or other structures shall not be exceled or mainlated an these stypes.

The strips of ground that are shown on the plat and marked "pedestrian easement" are owned by the owners of the lats that they respectively affect, subject to the rights of public for pedestrian traffic across said ground buildings or other structures shall not be erected or maintained on these strips.

The strips of ground that are shown on the plat and marked "landscape buffer easement" are owned by the owners of the lots that they respectively affect. These strips are reserved for landscaping purposes. Utilities may be placed in said easement but no buildings or other structures shall be erected or maintained on these strips.

Subject to the rights of adjacent lot owners to use the Ingress and egress easements. Subject to the rights of the public to use the pedestrian easements

STATE OF INDIANA COUNTY OF MONROE)

before me, the undersigned Natary Public, in and for the said County and State, personally appeared Brian SHOCKNEY and acknowledged the execution of the foreign for the purposes therein expressing

Witness my hand and seal this MONROE Mary T. Block

AUGUST 13,2022 Mary T. Block

day of MAY 2021

Under the authority of Chapter 174, Acts of 1947, as amended, General Assembly of the State of Indiana, and Mariore County Subdivision Control Ordinance, this plat was approved.

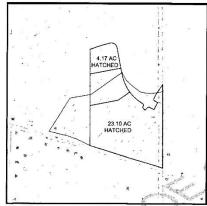
The Y 14 2021



LEGAL DESCRIPTION

Owner: Indiana University Health Bloomington, In-Source: Instrument No. 2014/00/0130

Lot 1 In Ted Worley Addition Lots 1 & 2 - Amendment One as recorded in Plat Cabinet D in Envelope 119 in the office of the Recorder of Monroe County, Indiana, being a part of the Northeast quarter of Section 25, Township 9 North, Range 2 West, Richland Township, Monroe County, Indiana.



DRAINAGE MAP

Lot I in Ted Worley Addition Lot

IU HEALTH BLOOMINGTON, INC

DY: PRESIDENT

STATE OF INDIANA COUNTY OF MONROE

before me, the undersigned Notary Public, in and for the said County and State, personally appeared BRIAN SHOKENEY and acknowledged the execution of the foregoing for the purposes therein expressed.

doyof MAY 2021 Witness my hand and seal this

AUGUST 13, 2022 MARY T. Black



PROPOSED STREET TREES

2021010343 SPL \$35.00 06/02/2021 11:45:40A 3 PGS Eric Schmitz Monroe County Recorder IN Recorded as Presented

NORTH PARK AREA B-3 SUBDIVISION

FINAL PLAT RICHLAND TOWNSHIP

Appendix D - Table D-1 - Height, Bulk, Density

| Use Area | Minimum Minimum Lot Area Lot | | n Setbacks ² | | | Build-to Line | Maximum Height | Maximum Floor to |
|-----------------------------------|-------------------------------|--------|-------------------------|-------|-------|--------------------------------------|-------------------------|---------------------|
| | | Width* | Front | Rear | Side | | | Area Ratio |
| Neighborhood Retail | NA | NA | NA | 0. | 0. | Within five (5) feer of ROW | 40' | 2.00 |
| Office Commerce Center | | 50" | 15" | 15" | 5" | adibas. | 40; | 3.00 |
| Town Center | NA NA | NA | NA | 0. | 0. | Within five (3) feet of ROW | 70. 7 _{0.0} | 3.00 |
| Multi-family Commerce Center | 40,000 sq. fr. | 50 | 15 | 15 | 5 | | 50 | .75 |
| Public/Civic | NA | NA | 2515 | 15*** | 100 | | 50 | .50 |
| Retail Conumerce Center | NA | 50 | 13 | Não | 5. | | 40 | .50 |
| Industrial Curry Pike District | NA g | 100 | %L5. | 35" | 15" | | 100.*** | 3.0*** |
| Convenience Store | THE THE | 50% | 15 | 15" | ۲٠ ا | | 30 | .50 |
| Hotel 46 | NA. | 50" | 15" | 15 | 5" | | 70 | .50 |
| Office Highway District | SA | 50" | 15" | 15" | 5" | | 70 | 3.00 |
| Retail Highway District | NA' | 50" | 15" | 15" | 5 | | 40 | .50 |
| Multi-family Highway District | 40,000 sq. ft. | 50. | 15 | 15 | 5 | | 50 | .75 |
| Low Density Residential | 20.000 sq. | 50' | 25 | 32.44 | 12,44 | | 35 | .25 |
| Neighborhood Residential | 6.000 sq. ft. ¹ | 25 | 15" | 10, | 0. | | 35 | .50 |
| Multi-family Neighborhood | 20.000 sq. ft. | 60 | 15" | 15" | 5 | | 35 | 1.00 |
| Office SR46 District | NA | 100 | 15 | 15' | 5. | | 70 | 3.00 |
| Open Space | NA | NA | NA | NA | NA | | NA | NA. |
| Apple Industrial Office | NA | 100 | 15' | 35" | 15" | .V.4 | 100 *** | 3.0*** |

Other General Conditions Applicable to all Use Areas:

- All accessory structures shall adhere to the setback standards identified in the Exhibit and shall be included
- Chimneys, spires, flagpoles, etc. are exempt from the height limitations established in the Exhibit
- Architectural features, awnings, canopies, bay windows, chimneys, fire escapes, parches, steps, patios, decks, etc. are allowed to encroach into any required setback areas up to 6 feet
- Driveways, curbs, sidewalks, fences, retaining walls, hedges, flagpoles, landscaping features, planting boxes, recreation features and equipment, refuse disposal facilities, etc. can be located in ?any yard subject to any applicable provisions regarding screening, landscaping, sight triangle, etc. as established
- On any corner lot, a wall, fence, sign, structure, display of merchandise, plant growth, etc. which obstructs sight lines at elevations between two and one-half (21/2) feet and ten (10) feet above the crown of the adjacent roadway shall not be placed or maintained within a triangle of the area of the lot twenty-five (25) feet from the street right of way at intersections
- Temporary outdoor displays of merchandise, that is merchandise on display for thirty (30) days or fewer may encroach into the required setback by no more than ten (10) feet
- Permanent outdoor displays of merchandise, that is merchandise on display for more than thirty (30) days shall conform to the required setbacks for the use area



NORTH PARK AREA B-3 SUBDIVISION FINAL PLAT DATED: DECEMBER 31, 2020 SHEET 2 OF 3 JOB. NO. 402013 THE FOLLOWING IS FROM THE NORTH PARK PUD ORDINANCE

industrial Curry Pike District (Within District B) (Including Apple Industrial/Office) 1.Height, setbacks, minimum frontage, etc. shall be in accordance

with Appendix D of this PUD Ordinance. 2.Individual buildings shall relate to adjacent buildings and those directly across the street in terms of scale and massion. 3.All elevations of buildings facing public streets, plazas, or oper space shall incorporate all of the following. i. All elevations shall be brick, stone or cultured stone, wood,

r masonry/wood based siding product, masonry, or precast panels finished with some architectural finish such as fluting, stamping, etc.., excluding window, doors, and similar appurtenants. Materials such as exterior insulated finish systems (EIF5), anadized metal and glass may be used in combination with any of the previously mentioned materials as architectural accents, constituting 50% or less of the area of the elevation

II.All elevations fronting on a public street, parking area, plaza, or open space shall include an entrance. Entrances shall be defined by architectural elements appropriate for the design of the building and shall either be covered or ecessed and shall incorporate street furniture into their

III. All facades fronting on a public street shall include a minimum 30% fenestration which shall be calculated by taking the building?s length multiplied by a height of

vi.All facades fronting on a public street, parking area, plaza or open space that measure greater than eighty (80) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least five percent (5%) of the length of the facade and extending at least twenty percent (20%) of the length of the facade. No uninterrupted length of any such facade shall exceed eighty (80) feet

4.A minimum of two (2) materials or colors shall be used for all buildings

5.4ll buildings shall be designed with a minimum of six (6) external corners, in order to eliminate "box" designs. 6.All other elevations not finished with the materials identified in the previously mentioned manner shall have the corners wrapped a minimum of thirty (30) feet with the same finish as that on the elevations fronting on a public street, plaza, or open space. 7.Rooftop equipment shall be fully screened on all sides from view at street level using paramets or other similar method which is integrated into the overall building design. 8. Gutters and downspouts shall be appropriate to or visually integrated with the architectural style of the structure 9. The primary base color of a building shall feature natural

architectural element appropriate for the design of the building. Pitched roofs shall include articulated cornices and other appropriate architectural elements and shall be sheathed in dimensional asphalt shingles, cedar shingles, slate or composite slate, or standing seam metal materials. 11. Any accessory structures or permanent outdoor display (excluding

10.Flat roofs are permitted, but must include a parapet wall or similar

silos, water towers, etc.) shall be constructed of the same materials and in the same manner as the principle building. Further, the height of the accessory structure shall not exceed that of the principle building and if provided, the roof shall be constructed in the same manner and of the same material as the principle

12.Parking for all structures shall be in accordance with the following: i.On-street parking that may be counted as part of the required parking is permitted on local streets and parking aisles, but is prohibited on all other streets and alleys. Onstreet parking shall be in the form of parallel or angled nead-in parking, with all spaces measuring at least nine (9) feet in width and eighteen (18) feet in length and shall be placed within a parking lone.

II.All on-street and off-street parking spaces required shall be used only for the parking of vehicles of occupants, patrons. visitors or employees and shall not be used for any kind of continuous storage of a vehicle for more than forty-eight

III. All off-street parking areas shall be located behind or on the side of the buildings they serve except for the Hospital/Wellness use where off-street parking areas may be located in front of, behind, or on the side of the buildings they serve; provided that where adjoining open space areas or any publicly-maintained road, the parking greas are located behind a landscaped masonry wall meeting the requirements of Chapter 830, Flaure 30-4 or a landscaped berm meeting the requirements of Chapter 830, Figure 30-2 or Figure 30-3.

iv.All off-street parking areas shall provide accessible spaces in sufficient numbers and to the specifications of the Americans with Disabilities Act and the Indiana Building v. Parking space access for all off-street parking greas shall be

provided in accordance with 806-4(C)(1)(3) and (4); 806-4(D). vi The minimum number of parking spaces required shall be in accordance with the provisions of Chapter 806 of the Monroe County Zoning Ordinance. A parking plan detailing the calculations shall accompany all site plans and development plans submitted for uses within this area. Onstreet parking areas provided within the use area may be counted toward the required parking. vii.Loading areas equivalent to the standards established in 806-8 shall be provided. Minor deliveries such as those made by the U.S. Postal Service, express carriers, etc. may utilize any provided on-street parking areas. viii.A dedicated transit loading, unloading, and waiting area shall be provided within at least one parking area in each use district, within three hundred (300) feet of a public entrance, unless otherwise provided for in an equal form on an adjacent public street. The area shall be large enough to accommodate a parked bus without blocking parking spaces or aisles and shall include street furniture to accommodate waiting passengers. There shall also be associated facilities for storing and securing bicycles. This area shall not be counted toward the required parking spaces. ix.All parking areas shall be connected into adjacent alternative transportation features.

x. Structured parking may be used for off-street parking provided it is either located underground or utilizes architectural finishes and elements equivalent to that used xi.No off-street parking areas shall be adjacent to 5R46 or Curry Pike/Hunter Valley Road unless located behind buildings, behind a landscaped masonry wall meeting the requirements of Chapter 830, Figure 30-4, or a landscaped berm meeting the requirements of Chapter 850. Figure 50-2

or Figure 30-3.

13.Landscaping and buffer yards shall be provided in accordance with the following:

I.A landscape plan for each site plan and development plan shall be prepared in accordance with the provisions of 830-4 of the Monroe County Zoning Ordinance. ii. All landscaped areas shall be in accordance with the

provisions of Chapter 830-6 of the Manroe County Zoning except that landscaping islands serving as part of the storm water management facilities need not be separated by curbing so long as they are protected through the use of

iii. Buffer yards shall be in accordance with the provisions of 830-7 of the Manrae County Zoning Ordinance, except that where adjoining open space areas and Curry Pike or 5R46 a Type D buffer yard meeting the provisions of Table 30-2 of the Monroe County Zoning Ordinance shall be provided and where adjoining 5R46 no less than seventyfive percent (75%) of the existing trees and vegetation shall be left undisturbed for a minimum depth of fifty (50) feet from the right of way line (See Appendix A).

iv.All off-street parking areas shall utilize small parking fields separated by landscaped areas. In addition to the landscaping requirements of parking areas contained elsewhere in this PUD Ordinance, there shall be a landscaped swale measuring no less than sixteen (16) feet in width with a density of no less than 110 points per 100 lineal feet between every two parking aisles (every four rows of parking stalls). This swale may be counted as a required perimeter yard and may be divided equally among the two adjoining parking fields for the purposes of determining the percent of lot area located in an interior planting area as described in Table 30-3 of Chapter 830 of the Monroe County Zoning Ordinance. This area may also be designed to accept and manage storm water. v. Street trees shall be provided in accordance with 856-43(b) of the Monroe County Subdivision Control Ordinance, All such street trees shall be maintained in healthy condition by the adjoining lot owner or other assigned entity (association, etc.).

14. Signs for uses within this use area shall be in accordance with the following

i.Permitted signs are as follow and as illustrated in Appendix C of this PUD Ordinance:

Directional signs are permitted as determined by the Administrator to be necessary for the orderly

Sign shall not exceed four (4) square feet in area per side with a maximum of two sides per sign Sign shall not exceed three (3) feet in height as measured from the adjoining grade

One (1) manument sign is permitted for each plotted lot or development tract Setbacks shall be consistent with those of the principle building

Sign shall not exceed fifty (50) square feet in area per side with a maximum of two sides per

Signs in excess of twenty-four (24) square feet shall not exceed six (6) feet in height all other signs shall not exceed eight (8) feet in height as measured from the adjoining grade No more than one-half (1/2) the sign area may be

used for changeable copy

Total permitted wall-mounted signs shall not exceed forty (40) square feet, except for the Hospital/Wellness use where the total permitted wall-mounted signs shall not exceed five hundred and fifty (550) square feet with the sign area per facade not to exceed two (2) square feet for each one (i) linear foot of building facade provided that no greater than three hundred and fifty (350) square feet of wall-mounted sign area per focade

One (I) sian is permitted per building per facade per tenant

Sign shall not exceed forty (40) square feet The bottom of the sign must be a minimum of eight (B) feet above the street or sidewalk level Signage on a mounted sign shall be counted in the calculation of total allowable sign area The sign shall not project from the facade more

No more than twenty-five percent (25%) of the sign area may be used for changeable copy

A maximum of one (1) maravee sinn Signage on a marquee sign shall not be counted in the calculation of the total allowable sign area Sign shall not exceed forty (40) square feet in area per side, with a maximum of two sides per

The bottom of the sign shall be a minimum of eight (8) feet above the adjoining street or sidewalk level

The sign shall not project more than four (4) feet from the face of the focade

- Marquee

Political signs and signs affering the property on which they are situated for sale, lease, or tent provided they are in accordance with the provisions of 807-716) of the Monroe County Zoning Ordinance Traffic control and public way finding signs are

exempt from the provisions of this PUD Ordinance

ii.Off-premise advertising signs or billboards and portable signs are prohibited within this use area. III. All signs shall be identified an the site plan and/or development plan and shall secure a permit in accordance with the provisions of 807-3 of the Monroe County Zoning Ordinance. iv. All illuminated signs shall be either illuminated channel letters or shall be illuminated by a light source directed toward the sian face, Internally illuminated box sians are

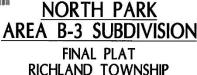
prohibited as are any signs that use flashing, intermittent, or strobe effects. 15.Lighting shall be provided in accordance with the foli I.Street lights may be provided where buildings front on any streets or drives. These lights shall be placed at a minimum of sixty (60) foot intervals and shall have a

maximum height of twenty-five (25) feet. The lights shall have an opaque top or a full cut-off and visor that result in all light being cast downward. ILLights that utilize full cut-offs and visors that result in all

light being cast downward may be used in parking area. and shall have a maximum height of twenty-five (25) feet. The light intensity shall not exceed one (1) foot candle as measured at the edge of the associated parking area. iii. Only lights utilizing full cut-offs and visors that result in all light being cast downward may be placed on buildings to illuminate loading berths, stairwells, etc. iv. No lighting shall be placed on any facade that adjains an open space area or a residential area (outside of this

use area)

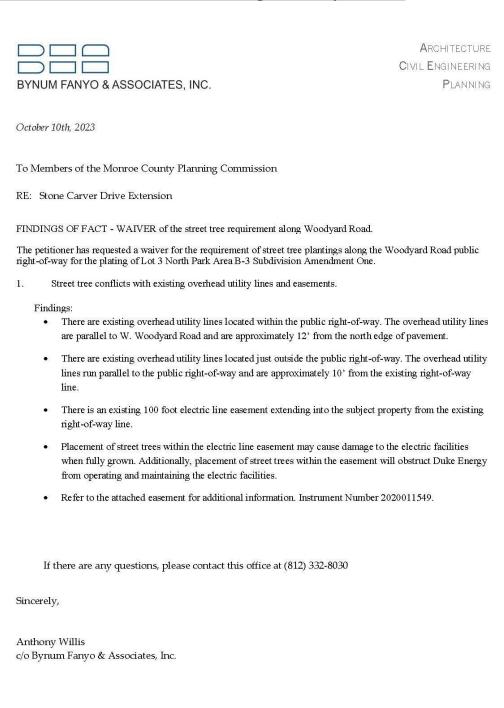
16. The design of this use area shall result in a "campus" type environment where buildings, roads, etc conform to the existing fapography and landscape as much as practical. Extensive use of open space and preservation of existing features is expected. Connections to adjoining park space and civic space shall occur and a high degree of architectural design shall be incorporated throughout this area.





NORTH PARK AREA B-3 SUBDIVISION FINAL PLAT DATED: DECEMBER 31, 2020 SHEET 3 OF 3 JOB. NO. 402013

EXHIBIT 3: Petitioner Street Tree Waiver Findings and Utility Easement



528 NORTH WALNUT STREET 812-332-8030 BLOOMINGTON, INDIANA 47404 FAX 812-339-2990

2020011549 EASE \$25.00 07/27/2020 10:04:09AM 6 PGS Eric Schmitz Monroe County Recorder IN Recorded as Presented

GRANT OF EASEMENT

Pt. Parcel #53-04-25-101-005.000-011 #53-04-25-100-048.000-011

In consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, INDIANA UNIVERSITY HEALTH BLOOMINGTON, INC., an Indiana not-for-profit corporation formerly known as Bloomington Hospital, Inc. (hereinafter referred to as "Grantor"), hereby grant(s) unto DUKE ENERGY INDIANA, LLC, an Indiana limited liability company with a mailing address of 1000 E. Main Street, Plainfield, IN 46168 and its successors and assigns (hereinafter referred to as "Grantee"), a perpetual, non-exclusive easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify and remove electric and/or telecommunication overhead line or lines, including but not limited to, all necessary and convenient supporting structures (such as poles), wires, cables, guy wires with anchors, grounding systems, counterpoises, and all other appurtenances, fixtures and equipment (hereinafter referred to as the "Facilities") for the transmission and distribution of electrical energy, and for technological purposes (including but not limited to telecommunications), in, upon, over, along, under, through and across the following described real estate more particularly described on Exhibit "A", (hereinafter referred to as the "Easement Area") the same being a part of that certain property situated in Section 25, Township 9N, Range 2W, Richland Township, Monroe County, State of Indiana; being a part of a tract as recorded in <u>Instrument Number 2014000130</u> in the Office of the Recorder of Monroe County, Indiana (hereinafter referred to as "Grantor's Property").

This easement grant shall include, but not be limited to, the following respective rights and duties of Grantor and Grantee:

- 1. Grantee shall have the right of ingress and egress over the Easement Area and to and from the Easement Area over the adjoining land of Grantor's Property if access to the Easement Area is not available from public road right of way.
- 2. Grantee shall have the right to cut down, clear, trim, remove, and otherwise control any trees, shrubs, overhanging branches, and/or other vegetation upon or over the Easement Area. Upon not less than ten (10) business days' notice to Grantor, except in a case of an emergency in which case Grantee shall provide Grantor with notice when the emergency subsides, Grantee shall also have the right to cut down, clear, trim, remove, and otherwise control any trees, shrubs, overhanging branches, and/or other vegetation which are adjacent to the Easement Area but only to the extent such vegetation may endanger, as reasonably determined by Grantee, the safe or reliable operation of the Facilities.

For Grantee's Internal Use:

Line Name/No: BLOOMINGTON BUSINESS PARK RELOCATION

Tract No: IU Health Job Control #T1355TL1 LU# 1706504

Prep/Chk: LGF/JBS_ Exec/Rec:

Dwg/Fac Ref.: EXHIBIT "A" Prepared Date: 9-4-18 6-22-2020

t

23513584.1

- 3. [Intentionally deleted.]
- 4. [Intentionally deleted.]
- 5. Grantor shall not place, or permit the placement of, any obstructions within the Easement Area that may unreasonably interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such obstruction.
- 6. Subject to the prior, recorded non-exclusive rights of third parties to the Easement Area, Grantee shall have the right to pile dirt and other material and to operate equipment upon the surface of the Easement Area and the adjoining land of Grantor's Property, but only during those times when Grantee is actively constructing, reconstructing, maintaining, repairing, replacing, relocating, adding to, modifying, or removing the Facilities and such time period with respect to the adjoining land of Grantor's Property shall not exceed a period of forty-five (45) days.
- 7. Excluding the removal of vegetation and obstructions as provided herein, any physical damage to the surface area of the Easement Area and the adjoining land of Grantor's Property resulting from the exercise of the rights granted herein to Grantee, shall be promptly paid by Grantee, or repaired or restored by Grantee to a condition which is reasonably close to the condition it was in prior to the damage, all to the extent such damage is caused by Grantee or its contractors or employees. In the event that Grantee does not, in the opinion of Grantor, satisfactorily repair any damage, Grantor must, within ninety (90) days after such damage occurs, file a claim for such damage with Grantee at (a) 1000 E. Main St., Plainfield, IN 46168, Attn: Right of Way Services, or (b) by contacting an authorized Right of Way Services representative of Grantee.
- 8. Grantor shall have the right to use the Easement Area and the adjoining land of Grantor's Property in any manner which is consistent with the rights granted herein to Grantee, and shall comply with all applicable codes when making use of the land near the Facilities.
- 9. Notwithstanding anything to the contrary contained herein and subject to the prior, recorded nonexclusive rights of third parties to the Easement Area, Grantor shall not without the prior written consent of Grantee:
- (a) construct or install, or permit the construction or installation of any building, house, or other above-ground structure, or portion thereof, upon the Easement Area; or (b) excavate or place, or permit the excavation or placement of any dirt or other material upon or below the Easement Area; or (c) cause, by excavation or placement of material, either on or off the Easement Area, a pond, lake, or similar containment vehicle that would result in the retention of water in any manner within the Easement Area.
- 10. Grantor and Grantee warrant that they have the necessary authority to enter into this Grant of Easement. The parties shall defend and hold each other harmless from the claim of any third party that the other does not have such authority.
- 11. The respective rights and duties herein of Grantor and Grantee shall inure to the benefit of, and shall be binding upon the respective successors, assigns, heirs, personal representatives, lessees, licensees, and/or tenants of Grantor and Grantee. Easement, Grantor and Grantee, as used herein, shall be deemed to be plural, when required to be so. The exercise of any or all of the rights and privileges of Grantee set forth herein, shall be at the sole discretion of Grantee.
- 12. This Grant of Easement may be executed in one or more counterparts and together the fully-executed counterparts shall be deemed to be one original document.
- 13. Grantee shall defend, indemnify and hold harmless Grantor from and against any claim or action by a third party against Grantor, for personal injury or property damage arising from the exercise by Grantee or an agent of Grantee of the easement and right herein, although caused in part by the negligence of Grantor or an agent of Grantor but excluding the sole negligence or willful misconduct of Grantor or an agent of Grantor; provided, Grantor provides Grantee with timely notice of said claim or action.

IN WITNESS WHEREOF, Grantor has caused this <u>Grant of Easement</u> to be signed by its duly authorized representative(s), effective the 17th day of July, 2020.

| INDIANA UNIVERSITY HEALTH BLOOMINGTON, IN | IC., |
|--|---|
| By: Brodeney B | y: |
| Printed Name: Brian Shockney | rinted Name: |
| Printed Title: President, IU Health South Central Region Pr | inted Title: |
| STATE OF <u>Indiana</u> | |
| Personally appeared before me this day, July 17, 2020 (a) signing of this Grant of Easement by Brian Shockney to be a duly sworn/affirmed, state(s) that any representations contain WITNESS my hand and notarial seal, this 17th day of | Brok Station Control (18 18 19 Control (18 18 19 Control (18 18 19 19 19 19 19 19 19 19 19 19 19 19 19 |
| | 1 |
| My Commission Expires: January 31, 2025 Signed N | amo: Kathle Atadisa |
| My County of Residence: Monroe Printed N | ame: Kathleen Madison |
| My Commission Number: 696145 | |
| WITNESS TO THE ABOVE SIGNATURE | |
| disley of my him | |
| Withess' Signature | |
| Lesley Snyder Witness' Printed Name | ÷ |
| witness Frinted Name | |
| STATE OF Indiana) ss: | |
| COUNTY OF Monroe) | |
| WITNESS to the foregoing instrument, who, being duly sworn individual described herein and who executed the foregoing inst | State, on the 17th day of July, 2020, personally appeared the above named by me, did depose and say that he/she knows Brian Shockney to be the rument; that said witness was present and saw the said President, IU ITNESS at the same time subscribed his/her name as a witness thereto. |
| | Ka. An OW |
| SEAL: Signé | |
| | d or Týped Name: Kathleen Madison ommission expires: January 31, 2025 |
| Kathleen Madison | ounty of residence: Monroe |
| | ommission number: 696145 |
| Monroe County, STATE OF INDIANA | |

3

| IN WITNESS WHEREOF, Grantee has caused this Grant of Easement to be signed by its duly authorized representative(s), effective the 27 day of Joly, 2020. |
|--|
| DUKE ENERGY INDIANA, LLC |
| By: Z. M. |
| Printed Name: Kevin M. Jennings Printed Title: Manager, Land Services All Region |
| Personally appeared before me this day |
| WITNESS my hand and notarial seal, this 24 day of July, 2020. My Commission Expires: 5/16/24 Signed Name: July Ann Marie Dans My County of Residence: Hann (for Printed Name: July Ann Marie Dans) My Commission Number: 5019 RE 780599 |
| WITNESS TO THE ABOVE SIGNATURE Witness' Signature Enac D. Cook |
| Witness' Printed Name |
| STATE OF 8410) COUNTY OF 117 MUTDY) |
| Before me, a Notary Public in and for said County and State, on the 4 day of, 2020 personally appeared the above named WITNESS to the foregoing instrument, who, being duly sworn by me, and depost and say that he/she knows to be the individual described herein and who executed the foregoing instrument; that said witness was present and saw the said execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto. |
| SEAL: Signed: July Ann Marie Downs Printed of Typed Rame: July Ann Marie Downs My Commission expires: 5/16/24 My county of residence: HAMILTON My Commission number: 2019 RF 7816599 |
| This Instrument Propagative Common St., Plainfield, IN 46168. I affirm, under the propagative chart I have taken reasonable care to redact each Social Security number in this document, unless required by the same of the common state. |



Historic Fort Harrison 8901 Otis Avenue Indianapolis, IN 46216 317-826-7100 317-826-7200 FAX Engineering Surveying Landscape Architecture GIS*LIS Geology



EXHIBIT "A"

Permanent Easement Bloomington North Park Pt NE 1/4 Section 25-T9N-R2W Richland Township Monroe County, Indiana

Owner:

Tax ID: 53-04-25-100-048.000-011 53-04-25-101-005.000-011 Indiana University Health Blooming

Indiana University Health Bloomington, Inc.,
f/k/a Bloomington Hospital, Inc.,
an Indiana not-for-profit corporation

Warranty Deed January 3, 2014 Instrument #2014000130

2792.8 lineal feet permanent easement along centerline 238,183 square feet permanent easement 5.468 acres \pm

Permanent Easement

A part of Lot 1 in Ted Worley Addition - Lots 1 & 2 - Amendment One, as per plat thereof recorded as Instrument #2012017204, Plat Cabinet D, Envelope 119, in the Office of the Recorder of Monroe County, Indiana, and a part of the Northeast Quarter of Section 25, Township 9 North, Range 2 West, in Monroe County, Indiana, being described as follows:

Commencing at the northeast corner of said Northeast Quarter Section; thence South 00 degrees 24 minutes 21 seconds East (basis of bearings per Indiana State Plane Coordinates - West Zone) along the east line of said Quarter Section a distance of 1,919.74 feet to the Point of Beginning; thence continuing South 00 degrees 24 minutes 21 seconds East along said east line a distance of 106.44 feet to the southeast corner of said Lot 1 in Ted Worley Addition, also being the north right-of-way line of Woodyard Road dedicated per said plat, the following 3 courses being along said right-of-way line; (1) thence North 70 degrees 22 minutes 09 seconds West a distance of 82.10 feet; (2) thence North 73 degrees 45 minutes 09 seconds West a distance of 426.09 feet; (3) thence North 72 degrees 38 minutes 04 seconds West a distance of 452.38 feet to the southwest corner of said Lot 1, being on the east line of a tract of land described as "TRACT 2" in Warranty Deed recorded as Instrument #2014000130 in the Office of the Recorder of Monroe County, Indiana; thence South 00 degrees 16 minutes 56 seconds East along said east line a distance of 2.32 feet to the north right-of-way line of Woodyard Road as described in said deed; thence North 72 degrees 42 minutes 12 seconds West along said right-of-way line a distance of 265.39 feet to the southwest corner of said tract of land; thence North 00 degrees 19 minutes 33 seconds West along the west line threef a distance of 825.58 feet; thence North 40 degrees 05 minutes 56 seconds East a distance of 347.23 feet to the south right-of-way line of Curry Pike as described in Instrument #2030306361 in said Recorder's Office; thence North 67 degrees 51 minutes 10 seconds East along said right-of-way line a distance of 21.10 feet to the west line of said Lot 1; thence North 67 degrees 36 minutes 56 seconds West a distance of said Lot 1 and the south right-of-way line of Curry Pike, said point being on a non-tangent curve to the right having a radius of 2,244.09 feet and being subtended by a c

Tania M. Cree Professional Surveyor #LS20400014 August 7, 2018



This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

Schneider Corporation

Schneider Corporation Job No. 9970.004 August 07, 2018 TMC

Document No. T:\9k\9970\004\CAD\IU Health - Relocation\9970004 IU Relocation desc.doc



Historic Fort Harrison 8901 Otis Avenue Indianapolis, IN 46216 317-826-7100 317-826-7110 FAX Engineering Surveying Architecture GIS LIS Geology



Easement Relocation Bloomington North Park Pt NE 1/4 Section 25-T9N-R2W **Exhibit "A"**

LEGEND

- Easement Release Area

Denotes Deed Line or Ownership Change

1919.74

S00'24'21"E

LINE, NE 1/4 SECTION 25-T9N-R2W

EAST

Grid North Scale 1"=200'

100

POINT OF BEGINNING

S73'45'09"E

200

S70"22'09"E

48.59

S00'24'21"E 2643.28

106.44

500"24"21

Sheet 2 of 2

SE COR LOT 1

NOTE: **Richland Township** All bearings, distances and coordinates are referenced to the Indiana State Plane – West Zone (NAD83) Coordinate System. Monroe County, Indiana The horizontal data shown on this survey are based upon a positional solution derived from Global Positioning POINT OF COMMENCMENT System (GPS) observations processed by National Geodetic Survey (NGS) utilizing their Online Positioning User NE CORNER, NE 1/4 Service (OPUS) software. The coordinate values shown are in the Indiana State Plane Coordinate System West SECTION 25-T9N-R2W Zone (1302 IN W) on the 1983 North American Datum utilizing the Continuously Operating Reference Stations (CORS) adjustment as determined by NGS (NAD 83, 2011, EPOCH 2010.000, US Survey feet). CURRY PIKE -L=105.84' R=2244.09' CHORD=N70'36'50"E 105,83' N0016'56"W 40.58' N67°51'10"E 21.10 S00'16'56"E 100.38' CORNERSTONE PRIMITE SOUTH & SOUTH & SOUTH & SAN THE COURSE SEL Marie St. Tr. S42'05'56"W 148.36 25-T9N-R2W BLVD 5.468 ACRES± (238,183 SQ FT±) WEST LINE, E 1/2, NE 1/4 SECTION 53-04-25-100-056.000-011 SHIRLEY E. ARTHUR AFFIDAVIT OF SURWVORSHIP NOVEMBER 16, 2007 INSTRUMENT #2007020968 HEALTH BLOOMINGTON 53-04-25-101-005.000-011 SOCI9'33"E 713 53-04-25-100-048.000-011 INDIANA UNIVERSITY HEALTH WARRANTY DEED JANUARY 3, 2014 INSTRUMENT #2014000130 (TI INDIANA UNIVERSITY HEALTH BLOOMINGTON INC. WARRANTY DEED **JANUARY 3, 2014** INSTRUMENT #2014000130 LOT 1
TED WORLEY ADDITION
LOTS 1&2 AMENDMENT ONE
OCTOBER 11, 2012 INSTRUMENT #2012017204
PLAT CABINET D, ENVELOPE 119

N73'45'09"W 426.09" MIA M. CAC GISTER N70°22'09"W 82.10' No. Tania M. Cree Professional Surveyor #LS20400014 LS20400014 STATE OF August 7, 2018 SE CORNER, NE 1/4 This drawing is not intended to be represented as a SURVE SECTION 25-T9N-R2W

WOODYARD ROAD

MANAGARA

-N0016'56"W 2.36'

retracement or original boundary survey, a route survey, or a Surveyor Location Report Job No. 9970.004 File No. T:\9k\9970\004\CAD\IU Health - Relocation\9970004 IU Relocation.dwg Date 08/07/18

S72'42'12'E

265.39

S0016'56"E 2.32"

EXHIBIT 5: Petitioner Street Tree Waiver Findings and Utility Easement

MONROE COUNTY PLAN COMMISSION

and office of the

MONROE COUNTY BOARD OF ZONING APPEALS

501 N. Morton Street, Suite 224 Bloomington, IN 47404

Telephone: (812) 349-2560 / Fax: (812) 349-2967

http://www.co.monroe.in.us/tsd/Government/Infrastructure/PlanningDepartment.aspx



March 31, 2021

Indiana University Health Bloomington Inc c/o Daniel Butler of Bynum Fanyo 950 N Meridian-s 1200 Indianapolis, IN 46204

Re: Approval of North Park Area B3 Major Subdivision Preliminary Plat and Development Plans for Lot 2 and Lot 3 with conditions by the Plan Commission;

Dear Mr. Butler,

This letter is to inform you of the decisions at the March 23, 2021 Plan Commission meeting with 8 positive votes and 1 abstention.

- Approval of the Preliminary Plat based on the findings of fact and subject to the Highway and Drainage Engineer reports;
 - Approval of the Plat Vacation of Lot 1 from 'Ted Worley Addition Lots 1 & 2 Amendment One Final Plat'
 - Approval of the Street Tree Waiver request with one condition
 - o Approval of the Sidewalk Waiver request
- Approval for Development Plan Lot 2 with conditions associated with Exhibit 6 of the staff report
- Approval for Development Plan Lot 3 with conditions associated with Exhibit 6 of the staff report

All are subject to the Highway and Drainage Engineer reports and the following conditions:

- 1. Twenty-four (24) trees be preserved or planted on Lot 3 in lieu of street trees. (Please submit tree locations and species list to complete the preliminary plat review.)
- 2. Address all staff concerns in Exhibit 6 associated with Development Plans.
 - 1) If changing the construction schedule, submit for Plan Commission approval.
 - 2) Reminder, prior to any Improvement Location Permit release, other than for mass grading, the instrument number for the recorded final plat needs to be submitted to staff.
 - Please include a design specification for a dumpster enclosure with gate. This was on the first draft but is now missing.
 - 4) Street furniture location and specification. Provide staff with more information on where to find this information.
 - 5) Provide crosswalk striping on east side of the building to connect the sidewalk to the building.
 - 6) The C201 portion of the site plan shown as 'alternate parking and drive isle' should include 'Phase 2' clearly somewhere.
 - 7) Bus stop on N Lintel Drive is under review of the Highway Department
 - 8) 7.4(f)(12iii) Parking along N Lintel Drive must be screened by berm or masonry wall including landscape –this is not evident to staff. Provide more information.
 - 9) It appears there are some light designs that are not shielded and downward facing. Specifically Page E101 Light G1. Confirm all lights are downward facing or change the design. Additionally, the lighting plan must follow the North Park PUD standards.

To proceed forward, file the final plat at any time with the fee of \$280. Please use the new OpenGov portal to upload files but the check should be dropped off at the office. The plat can undergo review but the earliest it can be released for recording is April 22, 2021 and any conditions or requirements associated with the plat should be completed or bonded for items such street trees along N Curry PIKE

and the 24 conditioned trees.

Staff will allow a grading permit for any site prep work to be released prior to the final plat recording but this work can not include any structural or foundational infrastructure work and utility installation would be limited. Please submit construction plans and grading permit application on the OpenGov permit site.

Should you have any questions or need additional information, please feel free to contact Tammy Behrman at the number above or by email at tbehrman@co.monroe.in.us.

Sincerely,

Tammy Behrman, AICP Senior Planner, Monroe County Planning

Cc: Petition File