

ORDINANCE No. 10252-13

Alley Vacation

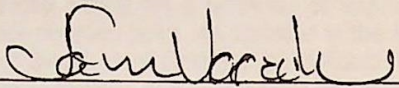
Date Vacated: September 9, 2013


Description: The first East/West Alley South of Cedar running West from Eddy Street for a distance of approximately 200 feet to its termination point. All situated in the Plat of "Hill's Subdivision of Black 11 of Cottrells' First Addition to the Town of Lowell, Now the City of South Bend" Recorded in Plat Book 10, Page 105, in the Office of the Recorder of St. Joseph County, Indiana

ORDINANCE No. 10252-13

Passed by the Common Council of the City of South Bend, Indiana _____

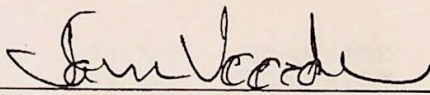
_____ September 9, 20 13

Attest:  City Clerk
JOHN VOORDE

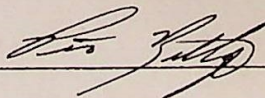
Attest:  President of Common Council

Presented by me to the Mayor of the City of South Bend, Indiana _____

_____ September 10, 20 13

 City Clerk
JOHN VOORDE

Approved and signed by me SEPTEMBER 11 20 13

 Mayor

ORDINANCE NO. 10252-13

AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY:

THE FIRST EAST/WEST ALLEY SOUTH OF CEDAR RUNNING WEST FROM EDDY STREET FOR A DISTANCE OF APPROXIMATELY 200 FEET TO ITS TERMINATION POINT

STATEMENT OF PURPOSE AND INTENT

Pursuant to Indiana Code Section 36-7-3-12, the Common Council is charged with the authority to hear all petitions to vacate public ways or public places within the City.

The following Ordinance vacates the above described public property.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, as follows:

SECTION I. The Common Council of the City of South Bend having held a Public Hearing on the petition to vacate the following property:

The first East/West Alley South of Cedar running West from Eddy Street for a distance of approximately 200 feet to its termination point. All situated in the Plat of "Hill's Subdivision of Black 11 of Cottrells' First Addition to the Town of Lowell, Now the city of South Bend" Recorded in Plat Book 10, Page 105, in the Office of the Recorder of St. Joseph County, Indiana.

hereby determines that it is desirable to vacate said property.

SECTION II. The City of South Bend hereby reserves the rights and easements of all utilities and the Municipal City of South Bend, Indiana, to construct and maintain any facilities, including, but not limited to, the following: electric, telephone, gas, water, sewer, surface water control structures and ditches, within the vacated right-of-way, unless such rights are released by the individual utilities.

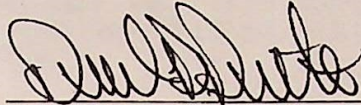
SECTION III. The following property may be injuriously or beneficially affected by such vacating:

Tax Key No. 018-5018-0613
Tax Key No. 018-5018-0609

Tax Key 018-5018-0612
Tax Key 018-5018-0606

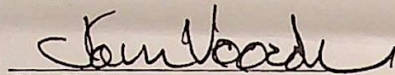
Section IV. The purpose of the vacation of the real property is to allow for site improvements including the closing of an existing driveway off Eddy Street and adding a new driveway entrance onto Cedar Street for the existing apartment complex.

SECTION V. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

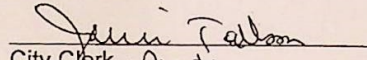


Member of the Common Council

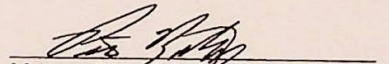
Attest:


City Clerk

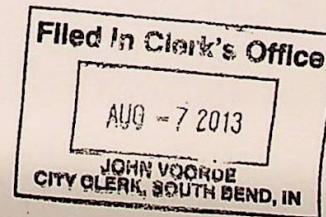
Presented by me to the Mayor of the City of South Bend, Indiana on the 10th day of September, 2013, at 1:30 o'clock p. m.


City Clerk, Deputy

Approved and signed by me on the 18 day of SEPT, 2013, at 5:00 o'clock P m.


Mayor, City of South Bend, Indiana

1st READING 8-12-13
PUBLIC HEARING 9-9-13
3rd READING 9-9-13
NOT APPROVED
REFERRED
PASSED 9-9-13



TO THE COMMON COUNCIL OF THE CITY OF SOUTH BEND:

Your Committee of the Whole, to whom was referred:

BILL NO.

37-13

A BILL TO VACATE THE FOLLOWING DESCRIBED PROPERTY: THE FIRST EAST/WEST ALLEY SOUTH OF CEDAR RUNNING WEST FROM EDDY STREET FOR A DISTANCE OF APPROXIMATELY 200 FEET TO IT'S TERMINATION POINT

This bill was heard by the Public Works & Property Vacation Committee.

Karen L. White
Chairperson, Committee of the Whole

PETITION TO VACATE PUBLIC ALLEYS AND STREET RIGHTS-OF-WAY

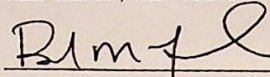
TO: THE COMMON COUNCIL
OF THE CITY OF SOUTH BEND, INDIANA

DATE: August 2, 2013

I (WE), THE UNDERSIGNED PROPERTY OWNER(S), PETITION YOU TO VACATE:

The first East/West Alley South of Cedar running West from Eddy Street for a distance of approximately 200 feet to its' termination point. All situated in the Plat of "Hull's Subdivision of Block 11 of Cottrell's First Addition to the Town of Lowell, Now the City of South Bend", Recorded in Plat Book 10, Page 105, in the office of the recorder of St. Joseph County, Indiana.

<u>NAME (signed & printed) & ADDRESS</u>	<u>Tax Key Number</u>	
424 Francis LLC c/o The Froman Group 2433 Oak Valley Drive Suite 500A Ann Arbor, MI 48103	018-5018-0613	018-5018-0612
	018-5018-0609	018-5018-0606

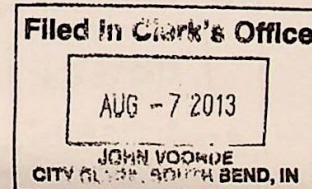


BRAD MCFARLANE

For 424 Francis LLC

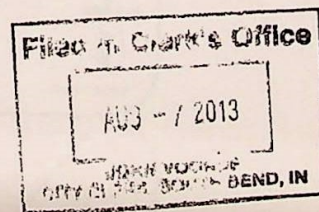
CONTACT PERSON: Michael J. Danch
NAME: Danch, Harner & Associates, Inc.
1643 Commerce Drive
South Bend, Indiana 46628
(574) 234-4003

RETURN TO:
OFFICE OF THE CITY CLERK
JOHN VOORDE, CITY CLERK
ROOM 455-COUNTY-CITY BUILDING
SOUTH BEND, INDIANA 46601 (574) 235-9221



Alley Legal:

1). The first East/West Alley South of Cedar running West from Eddy Street for a distance of approximately 200 feet to its' termination point. All situated in the Plat of "Hull's Subdivision of Block 11 of Cottrell's First Addition to the Town of Lowell, Now the City of South Bend", Recorded in Plat Book 10, Page 105, in the office of the recorder of St. Joseph County, Indiana.





Danch, Harner & Associates, Inc.

MICHAEL J. DANCH, L.A.
RON HARNER, P.S.

Land Surveyors ■ Professional Engineers
Landscape Architects ■ Land Planners

August 1, 2013

Honorable Members of the City of
South Bend Common Council
4th Floor County-City Building
South Bend, Indiana 46601

RE: Vacation Petition for the first East/West Alley South of Cedar running West from Eddy Street for a distance of approximately 200 feet to its' termination point. All situated in the Plat of "Hull's Subdivision of Block 11 of Cottrell's First Addition to the Town of Lowell, Now the City of South Bend", Recorded in Plat Book 10, Page 105, in the office of the recorder of St. Joseph County, Indiana.

Dear Council Members:

Our clients, 424 Francis LLC, are requesting the approval of the Vacation for the above described Alley.

The reason for this request is to allow for the reconfiguration of parking within their property, to remove an existing driveway onto Eddy Street and add a new entrance to their apartment complex off of Cedar Street.

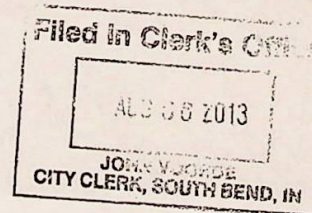
The Petitioners believe that vacating the above-mentioned Public right-of-way will not have a detrimental effect on the adjacent properties located along this portion of Eddy Street.

If you have any questions concerning this matter, please feel free to give me a call at 234-4003.

Sincerely,

Michael J. Danch
President
Danch, Harner & Associates, Inc.

File #130157



1316 COUNTY-CITY BUILDING
227 W. JEFFERSON BOULEVARD
SOUTH BEND, INDIANA 46601-1830



PHONE 574/ 235-9251
FAX 574/ 235-9171

CITY OF SOUTH BEND PETE BUTTIGIEG, MAYOR
BOARD OF PUBLIC WORKS

July 9, 2013

Mr. John Bogdarcian
424 Frances, LLC
2433 Oak valley Drive, Suite 500
Ann Arbor, Michigan 48103

RE: *Alley Vacation – East/West Alley between Cedar Street and Madison Street, West from Eddy Street to the North/South Alley (Preliminary Review)*

Dear Mr. Bogdarcian:

The Board of Public Works, at its July 9, 2013, meeting, reviewed comments by the Engineering Division, Area Plan Commission, Economic Development, Fire Department, Police Department, and the Solid Waste Division. The following comments and recommendations were submitted:

Area Plan stated that the vacation would not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous. The vacation would not make access to the lands of the aggrieved person by means of public way difficult or inconvenient. The vacation would not hinder the public's access to a church, school or other public building or place. The vacation would not hinder the use of a public right of way by the neighborhood in which it is located or to which it is contiguous.

Therefore, the Board of Public Works submitted a favorable recommendation for the vacation of this alley.

Please contact Tony Molnar at (574) 235-9254 prior to picking up your radius map. You will need a radius map showing properties within 150' of the proposed vacation for your petition to the Common Council. Once you pick up the radius map, proceed to the City Clerk's office for your alley vacation packet.

Sincerely,

Linda M. Martin, Clerk

c: Federico Rodriguez, Fire Department
Tony Molnar, Engineering
Janice Talboom, City Clerk's Office
Michael Mecham, Engineering



PURPOSE:

REDEVELOP

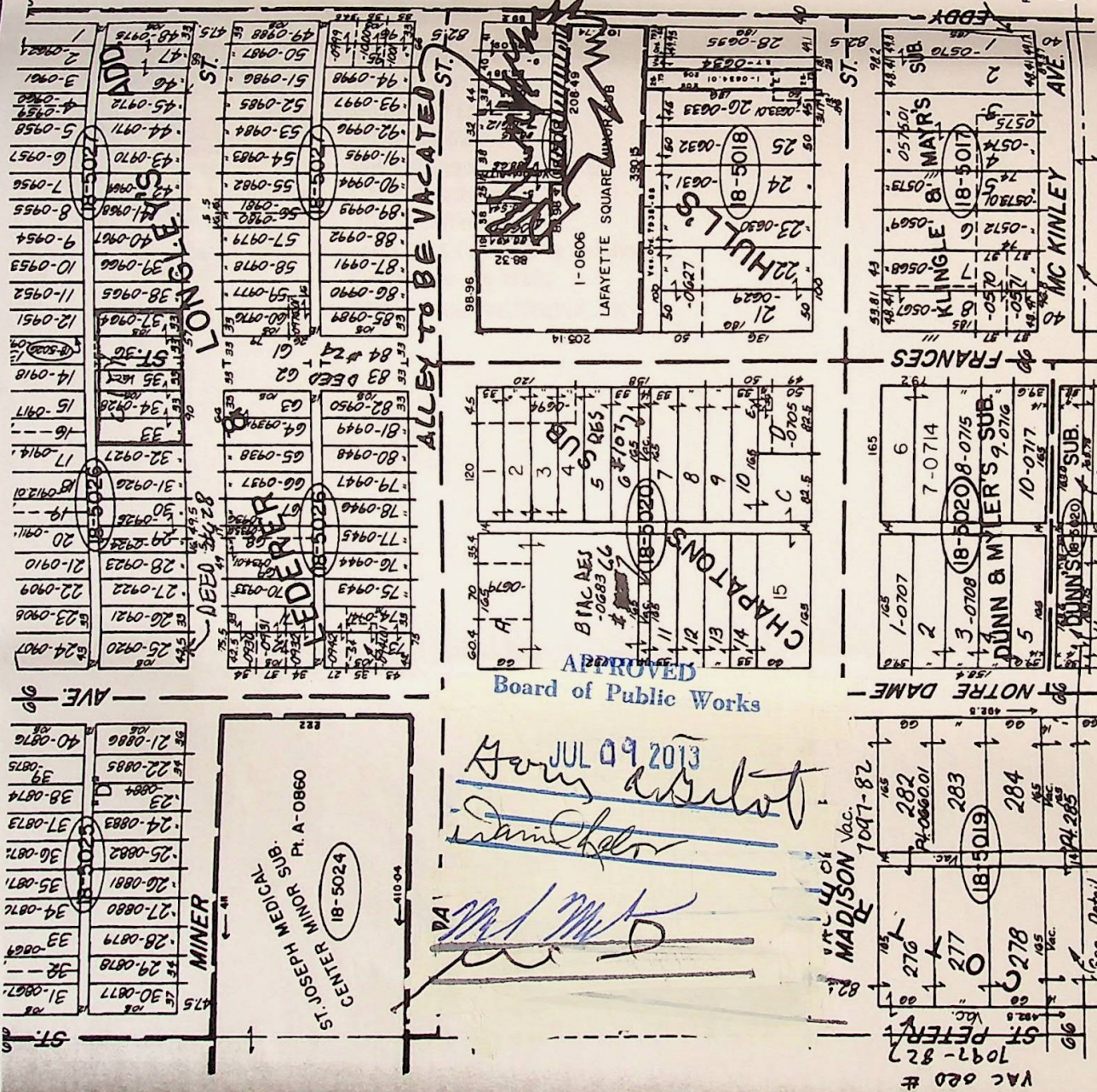
**SITE - CHANGE
ENTRANCE TO
CEDAR ST.**

**PORTAGE TWP. SEC. 1 T.37N. R.2E.
E. 1/2 SE. 1/4**

Revised Copyright 2004
Copyright 1987
THE SIDWELL COMPANY

SCALE: 1" = 100'

8-1H



Board of Public Works

Approved
JUL 9 2013
John Bogdanfarcan

PETITIONER:

**424 FRANCES LLC
2433 OAK VALLEY DR
ANN ARBOR, MI 48103**

SUITE 500

CONTACT:

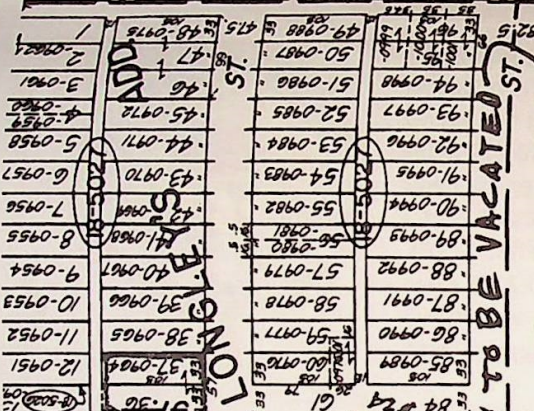
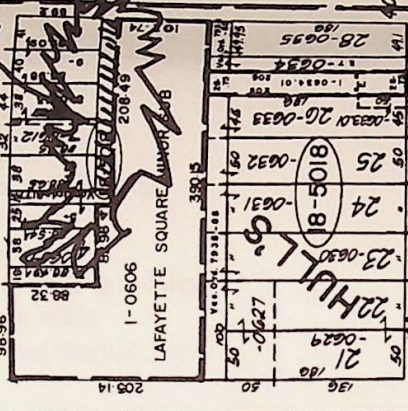
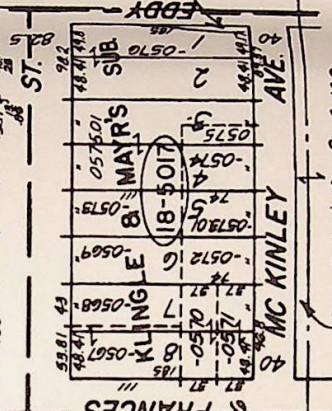
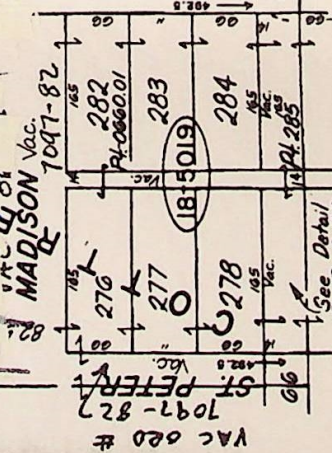
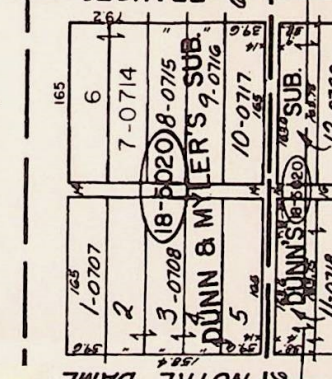
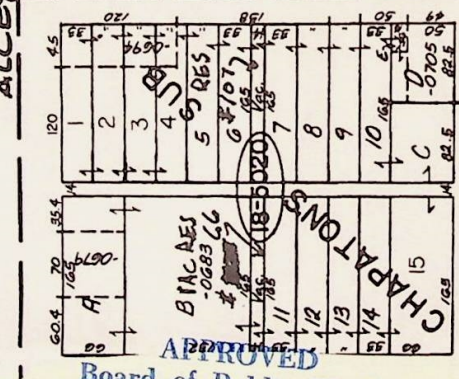
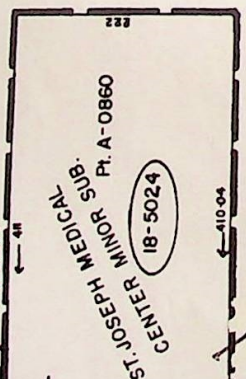
**JOHN BOGDANFARCAN
MANAGER
734-216-2983
john@promanas.com**

Sec Detail On Pg. 8-120

8-120

R/W #3186

47.5	31-0867	31
32	29-0878	32
33	28-0879	33
34	27-0880	34
35	26-0881	35
36	25-0882	36
37	24-0883	37
38	23-0884	38
39	22-0885	39
40	21-0886	40



Melinda Lercel

From: Melinda Lercel
Sent: Wednesday, May 01, 2013 2:07 PM
To: Andre Price; Jitin Kain; Michael Mecham; Federico Rodriguez; jbyorni@co.st-joseph.in.us; Eugene Eyster
Cc: Cheryl Greene; pmgriffin@nisource.com
Subject: Alley Vacation - John Bogdarcen - 424 Frances, LLC
Attachments: Alley Vacation - John Bogdarcen - 424 Frances, LLC.pdf

Please provide your recommendations.

Thank you,



Melinda Lercel
Department of Public Works
Division of Engineering
(574) 235-9251
mlercel@southbendin.gov
City of South Bend
227 W. Jefferson Blvd.
Suite 1316 County City Building
South Bend, IN 46601
<http://www.southbendin.gov>

Melinda Lercel

From: Federico Rodriguez
Sent: Thursday, May 02, 2013 9:55 AM
To: Melinda Lercel
Subject: RE: Alley Vacation - John Bogdofarcen - 424 Frances, LLC

Approved S.B.F.D

Federico (Chico) Rodriguez

Fire Marshal
Fire Prevention Bureau
(574) 235-7564
frodriagu@southbendin.gov
South Bend Fire Department
1222 S. Michigan St. 46601



From: Melinda Lercel
Sent: Wednesday, May 01, 2013 2:07 PM
To: Andre Price; Jitin Kain; Michael Mecham; Federico Rodriguez; jbyorni@co.st-joseph.in.us; Eugene Eyster
Cc: Cheryl Greene; pmgriffin@nisource.com
Subject: Alley Vacation - John Bogdofarcen - 424 Frances, LLC

Please provide your recommendations.

Thank you,



Melinda Lercel
Department of Public Works
Division of Engineering
(574) 235-9251
mlercel@southbendin.gov
City of South Bend
227 W. Jefferson Blvd.
Suite 1316 County City Building
South Bend, IN 46601
<http://www.southbendin.gov>

Melinda Lercel

From: Eugene Eyster
Sent: Thursday, May 02, 2013 7:57 AM
To: Melinda Lercel; Andre Price; Jitin Kain; Michael Mecham; Federico Rodriguez; jbyorni@co.st-joseph.in.us
Cc: Cheryl Greene; pmgriffin@nisource.com
Subject: RE: Alley Vacation - John Bogdarcen - 424 Frances, LLC

Melinda,

After review the Police Department would have no objection to the approval of this request.

Lt. Eyster

From: Melinda Lercel
Sent: Wednesday, May 01, 2013 2:07 PM
To: Andre Price; Jitin Kain; Michael Mecham; Federico Rodriguez; jbyorni@co.st-joseph.in.us; Eugene Eyster
Cc: Cheryl Greene; pmgriffin@nisource.com
Subject: Alley Vacation - John Bogdarcen - 424 Frances, LLC

Please provide your recommendations.

Thank you,



Melinda Lercel
Department of Public Works
Division of Engineering
(574) 235-9251
mlercel@southbendin.gov
City of South Bend
227 W. Jefferson Blvd.
Suite 1316 County City Building
South Bend, IN 46601
<http://www.southbendin.gov>

Melinda Lercel

From: Elizabeth Maradik
Sent: Monday, May 06, 2013 9:56 AM
To: Melinda Lercel
Cc: Jitin Kain
Subject: 424 Frances LLC Alley Vacation Request Recommendation

The Department of Community Investment (DCI) recommends that a site plan be submitted for review of these issues prior to approval of the request. The site plan will provide clarity on the following:

- There is one parcel mid-block which is not owned by the applicant, so a portion of the vacated alley would become the property of this other owner. It appears the full width of the alley is used by the applicants tenants to access parking / the units. Because of this it is believed that the applicant will have to either purchase the property from the adjacent property owner or will have to remove existing parking in order to accommodate vehicular access.
- The request notes that a new entrance would be located on Cedar St. Engineering should review a site plan to ensure the new curb cut is adequate distance from the intersection of Eddy & Cedar (note that the traffic signal currently located at Eddy & Madison will be moved to this intersection).

Please let me know if you have any questions.

Thanks,
Liz



Elizabeth Maradik
Planner
Department of Community Investment
City of South Bend
227 W. Jefferson Blvd.
South Bend, IN 46601
(574) 235-5821
emaradik@southbendin.gov

Talk to Tony



INTER-OFFICE MEMORANDUM
BOARD OF PUBLIC WORKS

DATE SENT: 4/29/2013

TO: Andre Price, Solid Waste
Jitin Kain, Community Investment
Michael Mecham, Engineering Department
Federico Rodriguez, Fire Department
John Byorni, Area Plan Commission (ibyorini@co.st-joseph.in.us or 235-9813 fax)
Gene Eyster, Police Department
Cheryl Greene, City Attorney's Office
Phil Griffin, NIPSCO (pmgriffin@nisource.com) (FYI Only)
Linda M. Martin, Clerk *LM*

FROM:

SUBJECT:

REQUEST FOR RECOMMENDATION – ALLEY VACATION

APPLICANT:

John Bogdafarcen – 424 Frances, LLC.

LOCATION:

East/West Alley between Cedar and Madison West from Eddy to the first North/South Alley

DATE DUE:

ASAP

FAX OR E-MAIL TO:

235-9171 / lmartin@southbendin.gov

RECOMMENDATIONS AND COMMENTS:

No Comment

By

Michael Mecham

Date

05/07/13



PURPOSE:
REDEVELOP

SITE - CHANGE
ENTRANCE TO

CEGAR ST.

PORTAGE TWP
E 1/2 SE 1/4 SEC. 1 T37N. R.2E

Revised Copyright 2004

Copyright 1987
THE SIDWELL COMPANY

SCALE: 1" = 100'

8-1H



CONTACT:

JOHN BOGDARCAN
MANAGER
734-216-2983

PETITIONER:

SUITE 500
424 FRANCES LLC
2433 OAK VALLEY DR
ANN ARBOR, MI 48103

See Detail On Pg. 8-120

8-120

See Detail On Pg. 8-120

8-120



AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, IN

JOHN W. BYORNI
EXECUTIVE DIRECTOR

LARRY MAGLIOZZI
DEPUTY DIRECTOR

227 W. JEFFERSON BLVD., ROOM 1140 COUNTY-CITY BUILDING, SOUTH BEND, INDIANA 46601 (574) 235-9571

May 8, 2013

City of South Bend
Board of Public Works
13th Floor, County-City Building
South Bend, Indiana 46601

RE: Alley Vacations

Applicant: John Bogdarcian – 424 Frances, LLC

Location: East/West Alley between Cedar Madison West from Eddy to the first North/South Alley (Hull Street)

Dear Board Members:

The staff has reviewed this petition. It is the staff's opinion that:

- (1) The vacation *would not* hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.
This alley/street is currently being used as the driveway/parking area and has been for at least the past 10 years. A north/south alley was vacated in 1988 and 1991.
- (2) The vacation *would not* make access to the lands of the aggrieved person by means of public way difficult or inconvenient.
The petitioner owns all but one parcel abutting these alleys. The parcel not owned by the petitioner has access from Cedar Street.
- (3) The vacation *would not* hinder the public's access to a church, school, or other public building or place.
This alley/street does not access a church, school or other public building or place.
- (4) The vacation *would not* hinder the use of a public way by the neighborhood in which it is located or to which it is contiguous.
The properties can still gain access from Frances Street or Cedar Street.

Due to the above stated reasons, the staff recommends that the proposed alley/street vacation be approved.

Please contact our office if you have any questions or need any additional information.

Sincerely,

A handwritten signature in cursive script that reads 'Christa Nayder'.

Christa Nayder, Planner

WARRANTY DEED

Grantee's Mailing Address:
424 Francis, LLC
2433 Oak Valley Dr. Ste 500A
Ann Arbor, MI 48103

Property Address:
1028 Cedar Street
South Bend, IN 46617

Tax Parcel No.:
018-5018-0612/
71-08-01-482-003.000-026

This Indenture Witnesseth, That **650 West Golf, LLC, an Illinois Limited Liability Company**, conveys and warrants to **424 Francis, LLC, a Michigan Limited Liability Company**,

For the sum of **SIXTY THOUSAND AND NO/100 (\$60,000.00) DOLLARS**, the following described real estate in St. Joseph County, in the State of Indiana:

Lot Numbered Seven (7) as shown on the plat of Hull's Subdivision of Large Lot or Block Numbered 11 in Samuel L. Cottrell's First Addition to the Town of Lowell, now within and part of the City of South Bend, recorded in the Office of the Recorder of St. Joseph County, Indiana. **EXCEPTING THEREFROM** a lot or parcel of land 6 feet in width, east and west, taken off of and from the entire length of the east side thereof.

Subject to real estate taxes not yet due and payable.


The undersigned person executing this deed on behalf of said Grantor represents and certifies that he is a duly elected member of said Grantor and has been fully empowered, by proper resolution of the Members of said Grantor to execute and deliver this deed; that the Grantor has full capacity to convey the real estate described herein and that all necessary action for the making of such conveyance has been taken and done.

Subject to any and all easements, agreements, and restrictions of record, and to legal highways.

Signed this 21 day of May, 2013.

650 West Golf, LLC, an Illinois Limited Liability Company

⊗ BY:


STEPHEN R. NAPLETON, Member

Acknowledgement

State of Illinois, County of COOK

Before me, a Notary Public in and for the said County and State, personally appeared STEPHEN R. NAPLETON, Member of 650 West Golf, LLC, an Illinois Limited Liability Company, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 21 day of May, 2013.

My commission expires:

10/5/14

Signature: Victoria J Bikoma

Printed: Victoria J BIKOMA Notary Public

Residing in: COOK County, Illinois

This instrument prepared by:
HOWARD H. KAHNE, of
PASSARO, KAHNE & TAYLOR
LAW OFFICES, P.L.L.C.
685 West Main Street
Benton Harbor, MI 49022
Telephone: (269) 983 0325



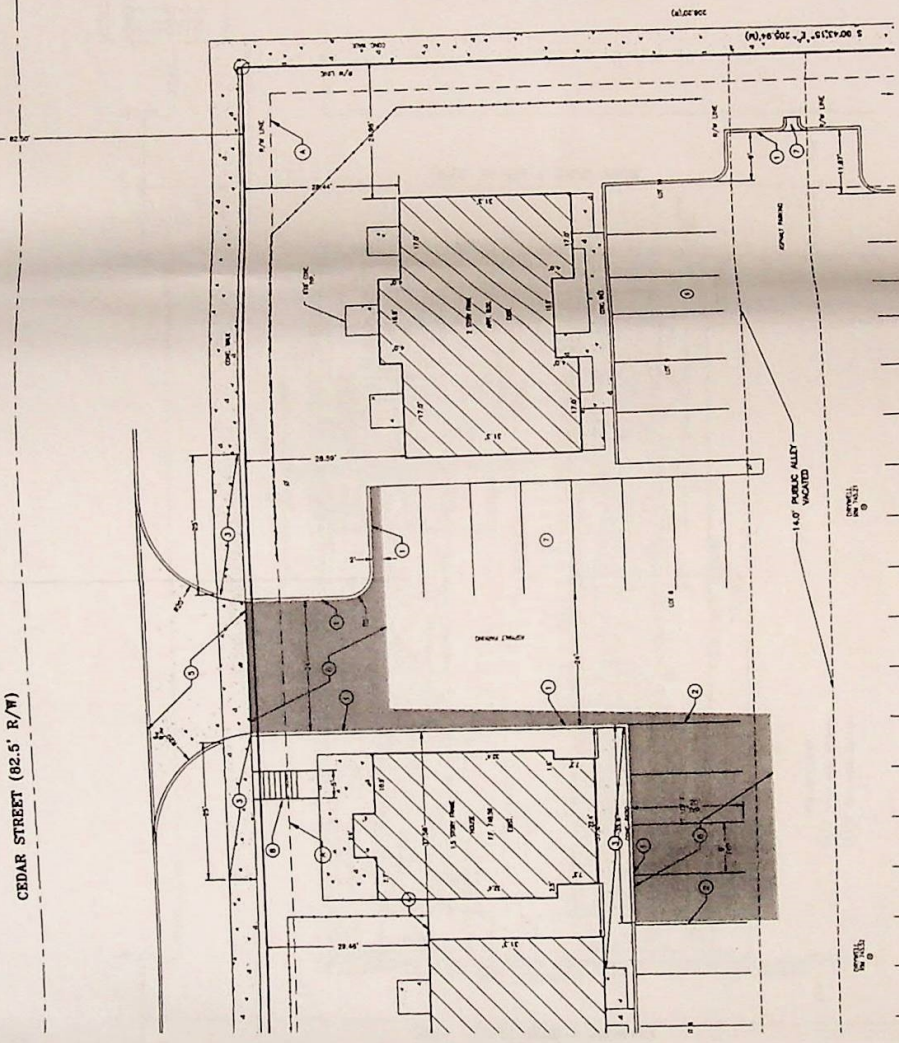
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Name: Pamela R. Rightley

FINAL SITE PLAN - LAFAYETTE SQUARE

PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST,
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.
(PROPERTY ADDRESS: 424 FRANCES ST., 1014 & 1030 CEDAR ST.)

CEDAR STREET (82.5' R/W)



- KEY NOTES/LEGEND:**
- 1 PROPOSED 8" CONCRETE CURB (TYPICAL). SEE DETAIL ON SHEET C3.0.
 - 2 PROPOSED 4" STRIPING FOR PARKING DEFINITION. SEE GRADING, DRAINAGE & PAVING NOTES ON SHEET C3.0.
 - 3 PROPOSED 4" CONCRETE SIDEWALK. SEE DETAIL ON SHEET C3.0.
 - 4 6" TALL WOODEN FENCE. MATCH EXISTING FENCE IN STYLE AND FINISH.
 - 5 6" CONCRETE DRIVE APPROACH. SEE DETAIL ON SHEET C3.0.
 - 6 PROPOSED ASPHALT PARKING. SEE DETAIL ON SHEET C3.0.
 - 7 CONCRETE CURB TURNOUT TO BE PLACED AT LOW POINT ALONG PROPOSED CURB. SEE DETAIL ON SHEET C3.0.
 - 8 42" METAL HANDRAIL TYPE AND SIZE PER OWNER.

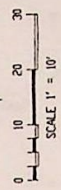
GENERAL SURVEY DISCLAIMER NOTES:
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EXISTING LEGEND

△	EXISTING METAL HANDRAIL
○	EXISTING CURB
○	EXISTING SIDEWALK
○	EXISTING DRIVE
○	EXISTING ASPHALT
○	EXISTING CONCRETE
○	EXISTING GRAVEL
○	EXISTING SAND
○	EXISTING GRASS
○	EXISTING TREES
○	EXISTING SHRUBS
○	EXISTING FENCES
○	EXISTING WALLS
○	EXISTING ROOFS
○	EXISTING FOUNDATIONS
○	EXISTING UTILITIES
○	EXISTING EROSION CONTROL
○	EXISTING DRAINAGE
○	EXISTING PAVING
○	EXISTING LANDSCAPE
○	EXISTING SIGNAGE
○	EXISTING LIGHTING
○	EXISTING SECURITY

PROPOSED LEGEND

○	PROPOSED CURB
○	PROPOSED SIDEWALK
○	PROPOSED DRIVE
○	PROPOSED ASPHALT
○	PROPOSED CONCRETE
○	PROPOSED GRAVEL
○	PROPOSED SAND
○	PROPOSED GRASS
○	PROPOSED TREES
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○	PROPOSED LANDSCAPE
○	PROPOSED SIGNAGE
○	PROPOSED LIGHTING
○	PROPOSED SECURITY



DHA
Dunck, Hartman & Associates, Inc.
Landscape Architects & Professional Engineers
1000 Exchange Blvd., Suite 100, South Bend, IN 46708
Phone: (574) 298-1111
Fax: (574) 298-1112

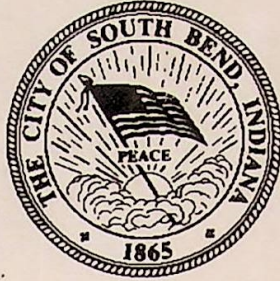
SITE LAYOUT

DATE	DRAWN BY	CHECKED BY	DATE	BY
6/11/13	CHW	CHW		

REVISIONS

- SETBACK LEGEND**
- 5' FRONT-YARD SETBACK
 - 25' REAR-YARD SETBACK

SHEET C1.1



INTER-OFFICE MEMORANDUM
BOARD OF PUBLIC WORKS

DATE SENT: 4/29/2013

TO: Andre Price, Solid Waste
* Jitin Kain, Community Investment * *See comments*
✓ Michael Mecham, Engineering Department
✓ Federico Rodriguez, Fire Department
✓ John Byorni, Area Plan Commission (jbyorni@co.st-joseph.in.us or 235-9813 fax)
✓ Gene Eyster, Police Department
Cheryl Greene, City Attorney's Office
Phil Griffin, NIPSCO (pmgriffin@nisource.com) (FYI Only)
Linda M. Martin, Clerk *LM*

FROM: Linda M. Martin, Clerk *LM*

SUBJECT: **REQUEST FOR RECOMMENDATION – ALLEY VACATION**

APPLICANT: **John Bogdafarcan – 424 Frances, LLC.**

LOCATION: East/West Alley between Cedar and Madison West from Eddy to the first North/South Alley

DATE DUE: **ASAP**

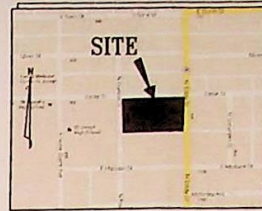
FAX OR E-MAIL TO: **235-9171 / lmartin@southbendin.gov**

RECOMMENDATIONS AND COMMENTS:

By _____ Date _____

KEY NOTES/LEGEND:

- ① PROPOSED 6" CONCRETE CURB (TYPICAL). SEE DETAIL ON SHEET C3.0.
- ② PROPOSED 4" STRIPING FOR PARKING DEFINITION. SEE GRADING, DRAINAGE & PAVING NOTES ON SHEET C3.0.
- ③ PROPOSED 4" CONCRETE SIDEWALK. SEE DETAIL ON SHEET C3.0.
- ④ 6' TALL WOODEN FENCE. MATCH EXISTING FENCE IN STYLE AND FINISH.
- ⑤ 6" CONCRETE DRIVE APPROACH. SEE DETAIL ON SHEET C3.0.
- ⑥ PROPOSED ASPHALT PARKING. SEE DETAIL ON SHEET C3.0.
- ⑦ CONCRETE CURB TURNOUT. TO BE PLACED AT LOW POINT ALONG PROPOSED CURB. SEE DETAIL ON SHEET C3.0.
- ⑧ 42" METAL HANDRAIL. TYPE AND SIZE PER OWNER.



SITE LOCATION MAP
N.T.S.

EXISTING LEGEND

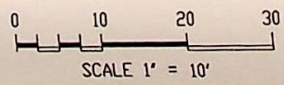
△ SET P.K. NAIL	● FND. IRON AT GROUND LEVEL	○ SET FLUSH, 5/8" CAPPED REBAR IN. REC. F-2044 M. REC. #22436
☆ PINE TREE	BC BOTTOM/CURB	TC TOP/CURB
⊙ BUSH	W WATER	□ WATER BOX
⊙ TREE	G GAS	□ CIV. BOX
⊙ FOUNTAIN/IRRIGATION	UT UNDER GROUND TELEPHONE	□ PEDESTAL
⊙ POST/POLE/BOLLARD	E ELECTRIC	□ PEDESTAL
⊙ LIGHT POLE	OHE OVERHEAD ELECTRIC	□ MANHOLE
⊙ UTILITY POLE	EX. ELEVATION	□ AIR COND.
⊙ CUY ANCHOR	--- DIST. CONTOUR	
▽ SIGN	--- DIST. FENCE	
○ WELL	--- ELECTRIC PHONE	
I VALVE	--- GAS LINE	
⊙ HYDRANT	--- CABLE TV	
□ CATCH BASIN	--- WATER MAIN	
⊙ DRY WELL	--- STORM PIPE	
○ MANHOLE		
○ CLEAN-OUT		

PROPOSED LEGEND

■ PROPOSED CATCH INLET
● PROPOSED CLEAN OUT
⊙ PROPOSED HYDRANT
☆ PROPOSED LIGHT
⊙ PROPOSED MANHOLE
⊙ PROPOSED VALVE
⊙ PROPOSED POLE
⊙ PROPOSED CATCH BASIN
⊙ PROPOSED SANITARY MANHOLE
(ELEV.) PROPOSED ELEVATION
TW TOP OF WALK
TS BOTTOM OF CURB
TP TOP OF PARAPET
TC TOP OF CURB
BC BOTTOM OF CURB
--- PROPOSED WATER
--- PROPOSED ELECTRIC
--- PROPOSED GAS LINE
--- PROPOSED TELEPHONE
--- PROPOSED CONTOUR

S 00°43'15" E 205.94' (M)

205.20 (R)



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ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION MAY BEGIN.

SITE LAYOUT

BY:		REVISIONS	
NO.	DATE	BY	

Danach, Hammer & Associates, Inc.
 Land Surveyors • Professional Engineers
 Landscape Architects • LEED Planners

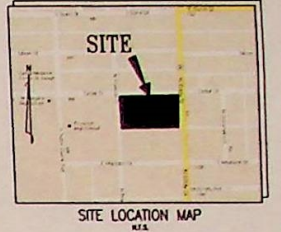
Office: (813) 234-0037 / (800) 934-4040 • Fax: (813) 234-1111
 1443 Commerce Drive • New York, NY 10022

SHEET
C1.1

DWG: SLS 7/27/14
6/27/2014 8:51 AM

FINAL SITE PLAN - LAFAYETTE SQUARE

PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST,
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.
(PROPERTY ADDRESS: 424 FRANCES ST., 1014 & 1030 CEDAR ST.)



PROPERTY LEGAL DESCRIPTION:
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, PORTAGE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA WHICH IS DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF FRANCES STREET WITH THE SOUTH RIGHT-OF-WAY LINE OF CEDAR STREET; THENCE N. 89°-15'-24" E. ALONG SAID SOUTH LINE OF CEDAR STREET A DISTANCE OF 391.08 FEET TO THE WEST RIGHT-OF-WAY LINE OF EDDY STREET; THENCE; THENCE ALONG SAID WEST LINE, S. 00°-43'-15" E. A DISTANCE OF 205.94 FEET TO THE SOUTHEAST CORNER OF LOT # 1 OF THE PLAT OF "LAFAYETTE SQUARE MINOR SUBDIVISION" AS RECORDED BY DOCUMENT NO. 8903241 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE; THENCE S. 89°-22'-58" W. ALONG THE SOUTH LINE OF SAID LOT A DISTANCE OF 390.68 FEET TO THE EAST RIGHT-OF-WAY LINE OF FRANCES STREET; THENCE N. 00°-49'-58" W. ALONG SAID EAST LINE A DISTANCE OF 205.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.84 ACRES MORE OR LESS.
SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

SHEET INDEX

C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C1.1	SITE LAYOUT PLAN
C2.0	GRADING PLAN
C3.0	LANDSCAPE PLAN
C4.0	CONSTRUCTION DETAILS & SPECIFICATIONS

DEVELOPED SITE DATA

1. ACREAGE OF SITE	1.84 AC.	
2. PROPOSED LAND USE:		
A. MULTI-FAMILY RESIDENTIAL DWELLINGS		
3. PARKING REQUIRED BY ORDINANCE:		
A. MULTI-FAMILY RESIDENTIAL: 2 SPACES PER DWELLING UNIT:		
1. NUMBER OF SPACES REQUIRED FOR 30 DWELLING UNITS	60 SPACES	
2. NUMBER OF SPACES PROVIDED FOR 30 DWELLING UNITS	72 SPACES	
B. MAINTENANCE/RENTAL OFFICE: 3.5 SPACES PER 1,000 SFT OF OFFICE SPACE:		
1. NUMBER OF SPACES REQUIRED FOR 1,325 SFT OFFICE SPACE	5 SPACES	
2. NUMBER OF SPACES PROVIDED	5 SPACES	
4. PROPOSED LAND COVERAGE:		
A. BUILDING (S)	18,977	23.82
B. PARKING DRIVES	30,813	38.38
C. OPEN SPACES	30,539	38.02
TOTAL	80,329	100.00

- SURFACE RUN-OFF AND DRAINAGE TO BE HANDLED THROUGH THE USE OF EXISTING ON-SITE DRAINAGE SYSTEM.
- EXISTING BUILDINGS ARE 2 STORES UNLESS OTHERWISE NOTED.
- BUILDINGS ARE CONNECTED TO CITY WATER LINES AND SANITARY SEWER LINES LOCATED ADJACENT TO THE SITE.
- ALL PARKING SPACES ARE TO BE 9' x 20', EXCEPT HANDICAP, WHICH MEET THE LATEST A.D.A. STANDARDS. BUILDING ENTRANCES HAVE A RAMPED SIDEWALK FROM PARKING AREA FOR HANDICAP ACCESSIBILITY.
- EXISTING DRIVEWAY OPENINGS MEET THE LATEST CITY OF SOUTH BEND STREET STANDARDS.

- DRAINAGE NOTES:**
- THE SHOWN BUILDINGS AND PARKING AREA ARE PRESENTLY EXISTING.
 - PROPOSED SITE CHANGES INCLUDE REMOVAL OF A PORTION OF CONCRETE PATIO, REMOVAL OF EXISTING ACCESS DRIVEWAY TO EDDY STREET, AND THE ADDITION OF A DRIVEWAY OUT TO CEDAR STREET AND FOUR (4) PARKING SPACES AS SHOWN. DRAINAGE ON-SITE WILL BE DIRECTED TO EXISTING DRYWELLS.
 - THE PROPOSED CHANGES INCLUDE REMOVING 2,018 SFT OF HARD SURFACE AND REPLACING IT WITH 1,360 SFT OF NEW HARD SURFACE. THE RESULT IS A REMOVAL OF 658 SFT OF HARD SURFACE FROM THE SITE.

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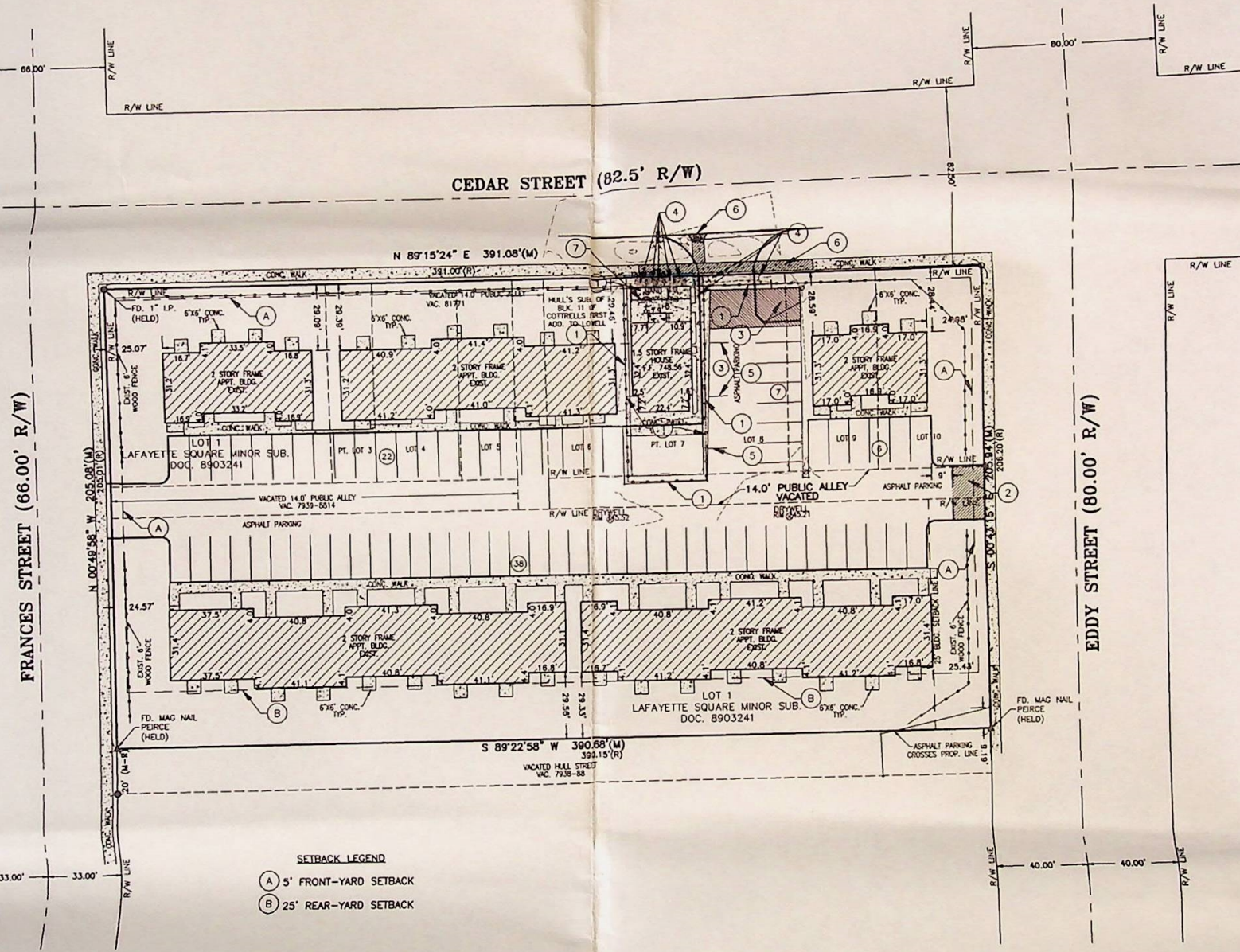
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ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION MAY BEGAN.



EXISTING LEGEND

△ SET P.X. NAIL	● FND. BOX AT GROUND LEVEL	○ SET FLUSH 5/8" CAPPED REBAR (M. REC. 7-5044 M. REC. #23456)
☆ PINE TREE	○ BOTTOM/CURB	□ TOP/CURB
○ BUSH	○ W. WATER	□ WATER BOX
○ TREE	○ G. GAS	□ CIV. BOX
○ FOUNTAIN/IRRIGATION	○ UT. UNDER GROUND TELEPHONE	□ PEDESTAL
○ POST/POLE/BOLLARD	○ E. ELECTRIC	□ PEDESTAL
○ LIGHT POLE	○ OHE OVERHEAD ELECTRIC	□ MAILBOX
○ UTILITY POLE	○ EX. ELEVATION	□ AIR COND.
○ CITY ANCHOR	○ EXIST. CONTOUR	
○ SIGN	○ EXIST. FENCE	
○ WELL	○ HYDRANT	
○ VALVE	○ CATCH BASIN	
○ HYDRANT	○ DRY WELL	
○ CATCH BASIN	○ MANHOLE	
○ DRY WELL	○ CLEAN-OUT	

- SETBACK LEGEND**
- (A) 5' FRONT-YARD SETBACK
 - (B) 25' REAR-YARD SETBACK

- DEMOLITION LEGEND**
- REMOVE EXISTING BUILDING, FOUNDATION, CONCRETE PATIO, AND FENCES.
 - SAW CUT AND REMOVE EXISTING PAVEMENT AND CURB ALONG EDDY STREET.
 - REMOVE EXISTING PAVEMENT IN PARKING LOT.
 - REMOVE EXISTING TREES & STUMPS, AND TIMBER WALL.
 - REMOVE EXISTING PAVEMENT MARKINGS.
 - REMOVE EXISTING SIDEWALK, CURB.
 - SAW CUT EXISTING PATIO.

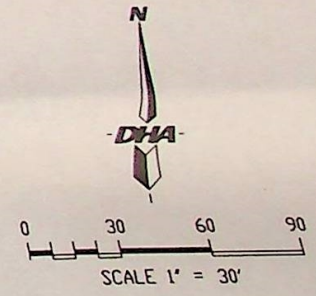
SURVEYORS & ENGINEERS:
DANCH, HARMER & ASSOCIATES, INC.
1643 COMMERCE DRIVE
SOUTH BEND, IN. 46628
(574) 234-4003
ATTN: MICHAEL DANCH

EXISTING CONDITIONS & DEMOLITION PLAN

DATE	6/14/13	DRAWN BY:	CWV
SCALE	1" = 30'	CHECKED BY:	MJD
FILE #	130157	PROJ. MGR:	CWV

REVISIONS

DATE	BY	DESCRIPTION



Danch, Harmer & Associates, Inc.
Land Surveyors • Professional Engineers
Landscape Architects • Land Planners
Office: (574) 234-4003 / (800) 234-4003 • Fax: (574) 234-4111
1643 Commerce Drive • South Bend, IN 46628

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