CITY OF BLOOMINGTON



October 6, 2025, 4:00 P.M. Kelly Conference Room #155 Hybrid Zoom Link:

https://bloomington.zoom.us/j/86714253039?pwd=SXJ2bmNwRFhLeVZSRW44TVI0T3hZUT09

Meeting ID: 867 1425 3039 Passcode: 064896

CITY OF BLOOMINGTON PLAT COMMITTEE October 6, 2025 at 4:00 p.m.

401 N. Morton Street, City Hall Kelly Conference Room #155

HYBRID MEETING:

https://bloomington.zoom.us/j/86714253039?pwd=SXJ2bmNwRFhLeVZSRW44TVI0T3hZUT09

Meeting ID: 867 1425 3039 Password: 064896

PETITION MAP: https://bton.in/G6BiA

ROLL CALL

MINUTES TO BE APPROVED: July 14, 2025

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS CONTINUED:

DP-12-25/ SUB2025-04-0044 Robert V. Shaw

3515, 3518, 3522, and 3526 N Hackberry Street Parcel(s):53-05-20-200-013.042-005,53-05-20-200-

013.043-005, 53-05-20-200-013.025-005,

53-05-20-200-013.026-005,53-05-20-200-013.024-005,

53-05-20-200-013.023-005

Request: Secondary plat amendment of the Ridgefield Subdivision Section V Phase I. Case Manager: Jackie

<u>Scanlan</u>

PETITIONS:

DP-45-24-PLAT2024-11-0041 Wininger Construction

Parcel: 53-08-10-111-002.200-009

1534 S. Piazza Drive

Request: Secondary plat approval for a three-lot subdivision of 0.12 acres of Lot #201 in Renwick Phase 3 in a Planned Unit Development (PUD) zoning district.

Case Manager: Eric Greulich

DP-29-25/SUB2025-08-0049 Beacon Builders, LLC

1030 W. Acuff Rd

Parcel: 53-05-17-300-016.000-005

**Next Meeting Date: November 10, 2025 Updated: 10/3/2025

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact the **Melissa Hirtzel** at **hirtzelm@bloomington.in.gov** and provide your name, contact information, and a link to or description of the document or web page you are having problems with

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call <u>812-349-3429</u> or e-mail <u>human.rights@bloomington.in.gov</u>.

Request: Secondary plat approval for a 31-lot ... subdivision of 15.80 acres for 28 residential lots and 3 common area lots in the Residential Medium Lot (R2) zoning district. <u>Case Manager: Eric Greulich</u>

Plat Committee Members

- Kendall Knoke (Appointed by City Engineer) Current term: 01/01/2025 01/01/2026
- Brian Blake (Appointed by Utilities Department) Current term: 01/01/2025-01/01/2026
- Chris Smith (Appointed by Plan Commission) Current term: 01/01/2025 01/01/2026

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^{**}Next Meeting Date: November 10, 2025 Updated: 10/3/2025

CASE #: DP-45-24 / PLAT2024-11-0041

BLOOMINGTON PLAT COMMITTEE

STAFF REPORT DATE: October 06, 2025

Location: 1534 S. Piazza Drive

PETITIONER: Wininger Construction, Inc.

4801 S. Abington Avenue, Bloomington, IN

CONSULTANTS: Smith Design Group, Inc.

1467 W. Arlington Road, Bloomington, IN

REQUEST: Secondary plat approval for a three-lot subdivision of 0.12 acres of Lot #201 in Renwick Phase 3 in a Planned Unit Development (PUD) zoning district.

BACKGROUND:

Area: 0.12 acre

Current Zoning: Planned Unit Development Comp Plan Designation: Neighborhood Residential

Existing Land Use: Undeveloped **Proposed Land Use:** Live/Work units

Surrounding Uses: North – Multi family residences

West – Multi family residences (Townhomes)

East – Mixed Use

South – Multi-family (Apartments and Townhomes)

REPORT: The petition site is located in the Renwick Planned Unit Development approved in 2004 (PUD-53-03). The preliminary plat for this area was approved under PUD-22-05 and a final plat for this area was approved as Phase 3, Section 2 under PUD-27-08. Final plan approval for Phase 3 of the PUD was given under PUD-38-07. The petition site is 0.12 acre. This site is part of the larger 80 acre Renwick Planned Unit Development located in the southeast part of town and this location is part of the area designated as the Village Center within Phase 3 of the PUD.

The petitioner proposes to subdivide Lot #201 into three lots to accommodate live/work units that were outlined in the Planned Unit Development final plan. The petitioner received a subdivision approval (DP-05-19) for a similar request, however that plat was not recorded and has expired. This current petition is similar to the previously approved petition, however this petition only incorporates one lot rather than the two lots previously approved. The proposed lots will be zero lot line developments for one building with (3) live/work units. Live/work units are approved uses within the original PUD. The lower level of the structures will have 350/400 square feet of life/work space, half bath to accommodate clients, and two parking spaces. The upper levels will be a 1,630 square foot, two bedroom living space. The proposed design is for garages to be located underneath the units and accessed from the rear through a private drive. No drivecuts are proposed or approved on Piazza Drive.

20.06.060(c)(3)(D) SECONDARY PLAT REVIEW: The Plan Commission or Plat Committee shall review the secondary subdivision petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6)(B) (General Compliance Criteria):

20.06.040(d)(6)(B) General Compliance Criteria

- i. Compliance with this UDO
- ii. Compliance with Other Applicable Regulations
- iii. Compliance with Utility, Service, and Improvement Standards
- iv. Compliance with Prior Approvals

PROPOSED FINDING: There were no minimum lot size requirements within the PUD for the live/work units and these buildings were identified within the PUD for this use. The layout of lots within this phase is consistent with the approved final plan approved with the Planned Unit Development. Approval from the City of Bloomington Utilities Department is required prior to the issuance of any building permits. The approval is consistent with the approved PUD final plan and the final plat approved for this phase.

PLAT REVIEW: The proposed subdivision is following the design standards of the approved final plan and preliminary plat for the Renwick Planned Unit Development. There were no standards outlined in the PUD for the creation of the individual live/work units and is similar to other zero lot line units that have been created within the PUD. Common open space was established within the PUD as a whole and is not required with this subdivision. The proposed lots are accessed from a private internal street that is already platted with an access easement.

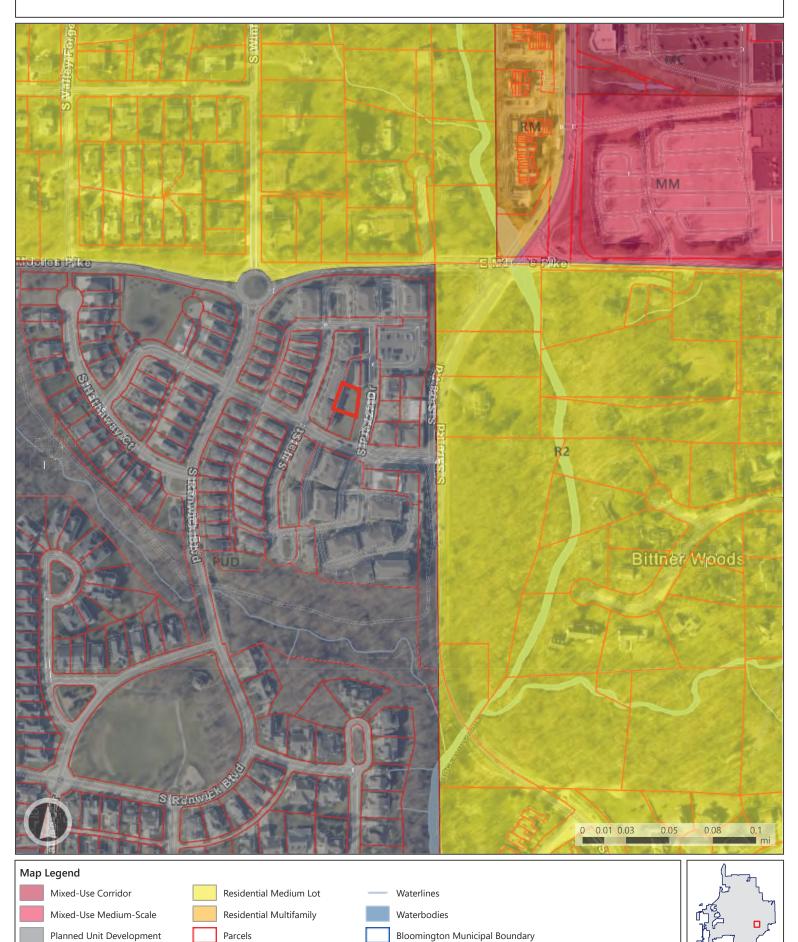
CONCLUSION: This development meets requirements established by the UDO and Renwick Planned Unit Development.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plat Committee adopt the proposed findings and approve the secondary plat with the following condition of approval:

1. Approved per terms and conditions of the Renwick final plan approval issued under PUD-38-07, preliminary plat approval issued under PUD-22-05, and final plat approved under PUD-27-08.



Planning and Transportation Department





Planning and Transportation Department



Parcels

Waterlines

Waterbodies

Bloomington Municipal Boundary



Todd M. Borgman, P.L.S. Katherine E. Stein, P.E. Don J. Kocarek, R.L.A. Stephen L. Smith, Founder

August 15, 2025

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

Re: Renwick Secondary Plat Phase VI

Dear Eric,

On behalf of our client, Wininger Construction, Inc, we respectfully request to be placed on the October 2025 Plat Committee agenda for consideration of Secondary Plat approval for Renwick Phase VI Lot 201.

The subject property is located at the NW corner of E Cathcart Street and S Piazza Drive within the Renwick neighborhood adjacent to the Village Center.

The purpose of this secondary plat is to further subdivide Lots 201 to create a total of 3 zero lot line live/work units. The new lots would consist of Lot 212-214. No substantial deviations have been made from the Phase III Final Plan and Preliminary plat approved in Fall of 2007.

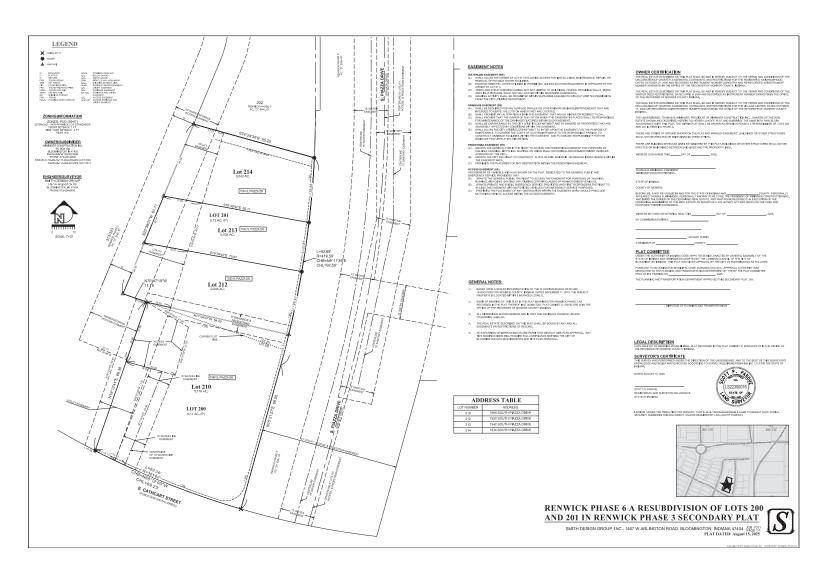
Included with the submission are documents necessary for review of this petition. Should you have any questions concerning our application, please contact me.

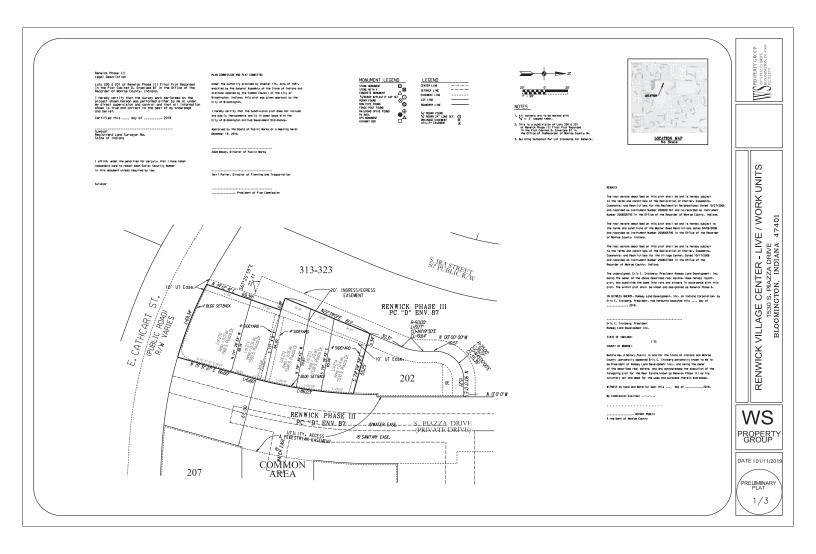
Sincerely,

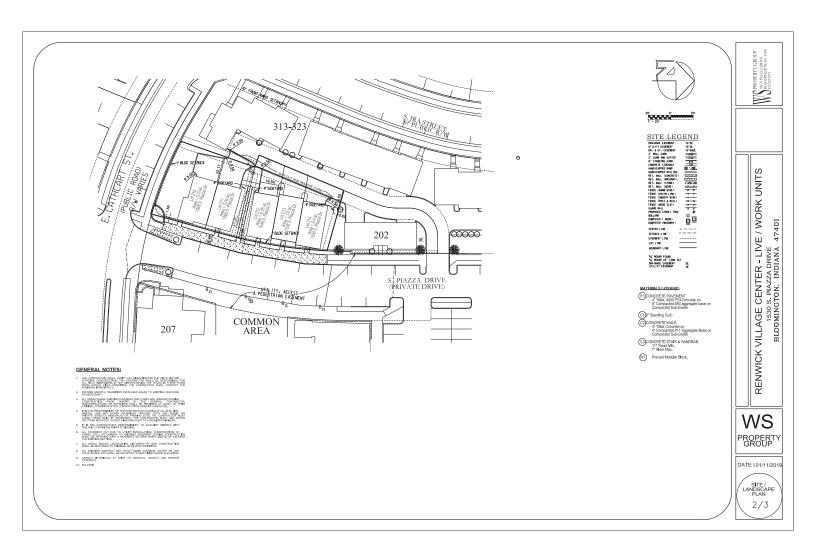
Katherine E. Stein, PE

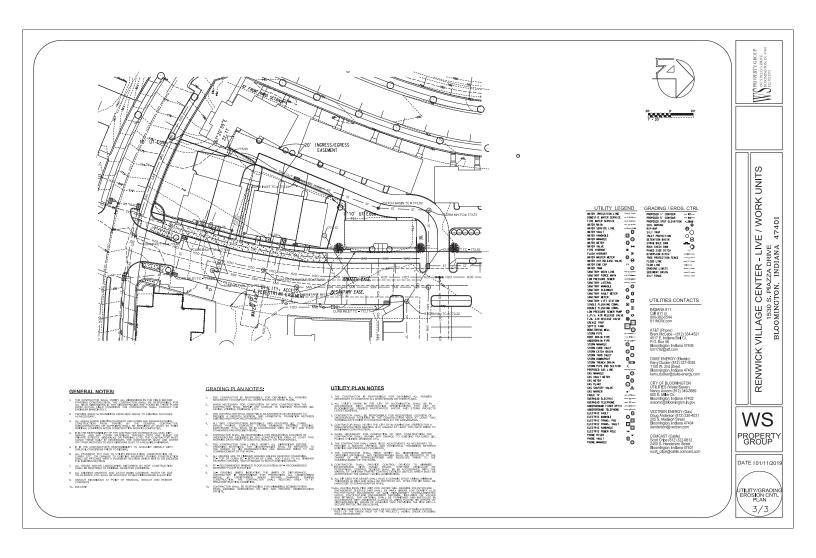
Vice President

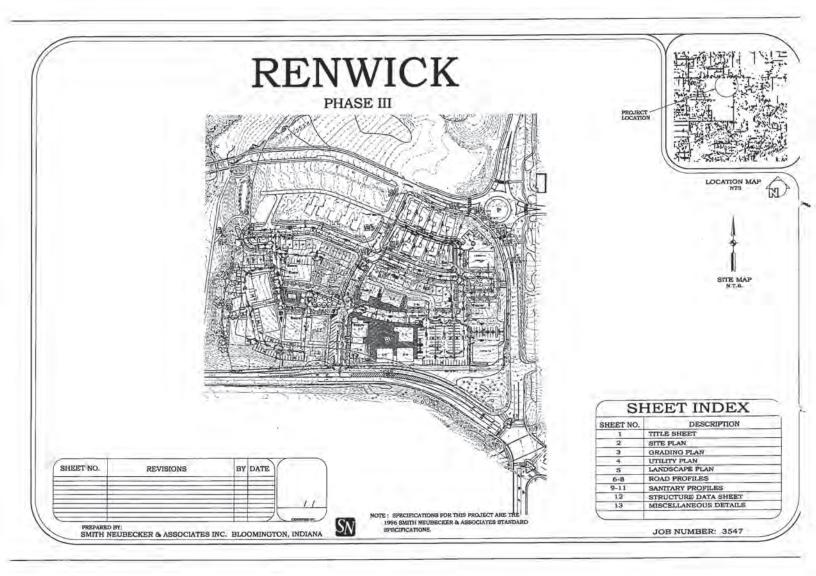
Smith Design Group, Inc. kstein@smithdginc.com

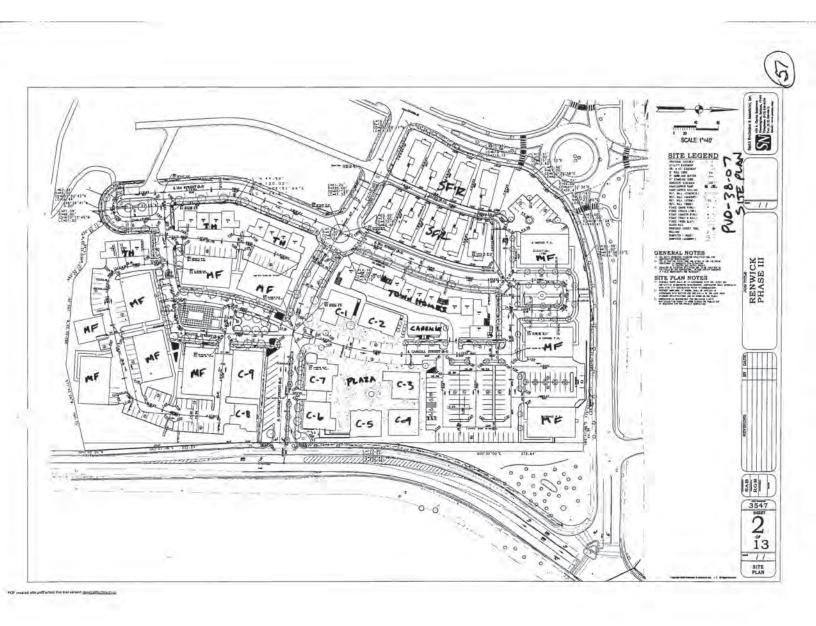


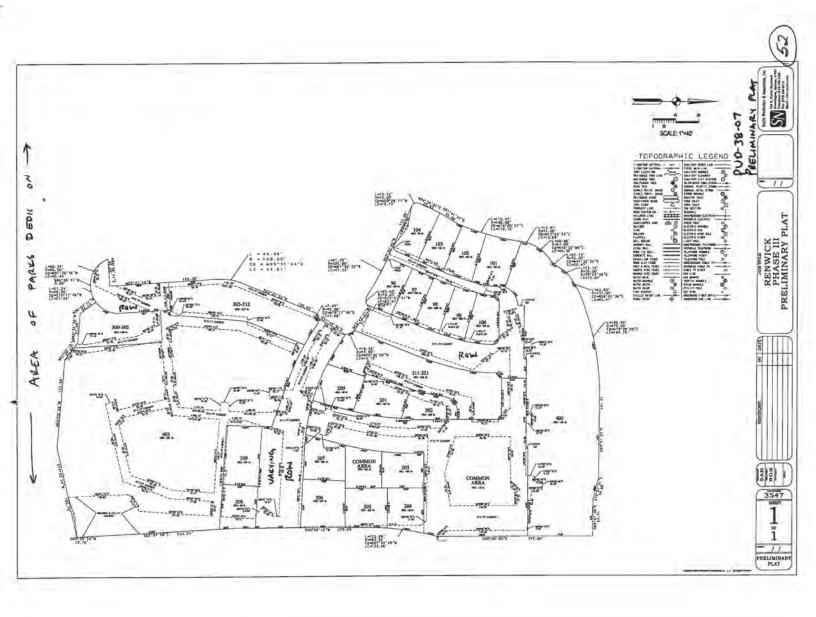


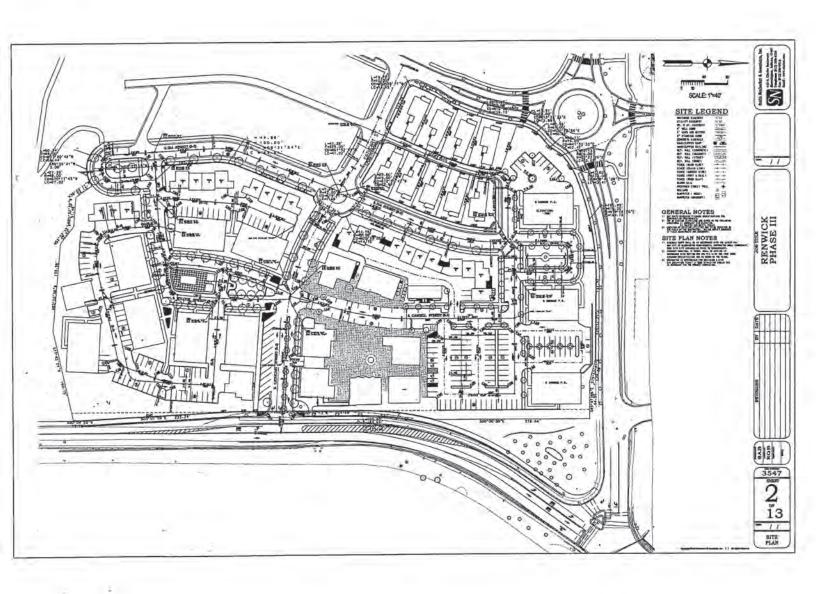


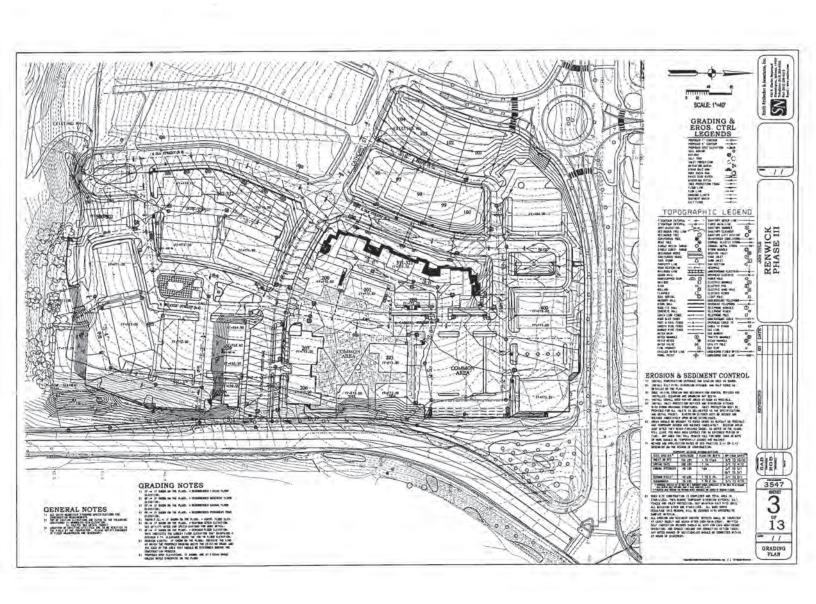


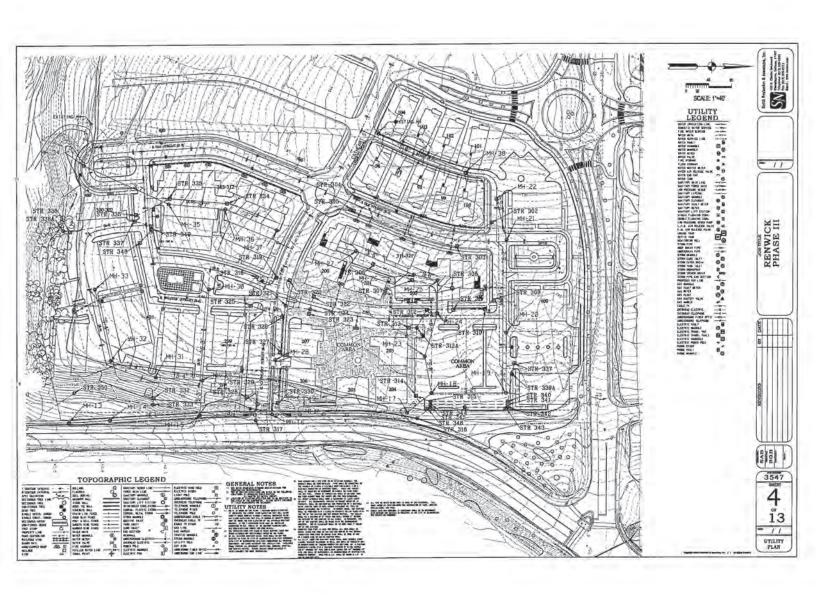












CASE #: DP-29-25 / SUB2025-08-0049

BLOOMINGTON PLAT COMMITTEE

STAFF REPORT DATE: October 6, 2025

Location: 1030 W. Acuff Road

PETITIONER: Beacon Builders, LLC

PO Box 78483, Indianapolis, IN

CONSULTANTS: Bynum Fanyo & Associates, Inc.

528 N. Walnut Street, Bloomington, IN

REQUEST: The petitioner is requesting secondary plat approval for a 31-lot subdivision of 15.80 acres for 3 common area lots and 28 residential lots in the Residential Medium Lot (R2) zoning district.

BACKGROUND:

Area: 15.8 acre

Current Zoning: Residential Medium Lot (R2) **Comp Plan Designation:** Neighborhood Residential

Existing Land Use: Under construction

Proposed Land Use: Dwelling, Single Family (detached) **Surrounding Uses:** North – Single family residence

West – Interstate 69/Monroe County Jurisdiction

East – Single family residences

South – Office/Single family residences

REPORT: The property is located on the north side of W. Acuff Road and is zoned Residential Medium Lot (R2). Surrounding land uses include agriculture/single family residence to the north, single family residences to the east and west, and office (CFC) and single family residences to the sout. The site contains scattered areas of closed tree canopy coverage, as well as several sinkholes in the southwest corner of the site. There is a Duke Transmission line that runs north/south through the western portion of the property.

The Plan Commission approved the primary plat for this development under case #DP-16-25/SUB2025-04-0046. A site development permit has also been issued to allow for the installation of necessary infrastructure. The property currently is being developed for the installation of infrastructure related to this petition.

The petitioner received primary plat approval to subdivide the property to create 122 single family detached residences and 9 common area lots. This petition requests secondary plat approval for Phase 1 of the development to plat 28 residential lots and 3 common area lots.

The overall proposed subdivision would be accessed with two public street connections to Acuff Road to the south and one public street connection to Kinser Pike to the east. This phase would plat the right-of-way for Prow Road through the site as required, as well as an internal road and alleys. This proposed secondary plat is consistent with the approved phasing plan. The Transportation Plan shows an extension of Prow Road through this site and has been shown on the proposed site plan. The extension of Prow Road has been shown with a connection to the existing intersection of Prow and Acuff on the southwest end of the site and extending through the center of the site with a stub shown to the north property line. There are a total of three proposed public

street stubs provided to the north, including the extension of Prow Road, for future connectivity. All internal streets within this subdivision would be public with approximately 59% of the lots proposed to be alley accessed. There are nine common area lots shown to meet open space, tree preservation, karst preservation, and storm water detention requirements. The Plan Commission approved a phasing plan for the project to develop this site in three phases and this plat is consistent with what was approved with phase 1 of that phasing plan.

20.06.060(c)(3)(D) SECONDARY PLAT REVIEW: The Plan Commission or Plat Committee shall review the secondary subdivision petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6)(B) (General Compliance Criteria):

20.06.040(d)(6)(B) General Compliance Criteria

- i. Compliance with this UDO
- ii. Compliance with Other Applicable Regulations
- iii. Compliance with Utility, Service, and Improvement Standards
- iv. Compliance with Prior Approvals

PROPOSED FINDING: All of the proposed lots meet the minimum lot area and lot width standards of the UDO. The layout of lots and roads within this phase is consistent with the phasing plan approved with the primary plat. Approval from the City of Bloomington Utilities Department is required prior to the issuance of any building permits and a Stormwater Management Permit has been issued from City of Bloomington Utilities. There are no other known prior approvals for this property.

PLAT REVIEW: The proposed subdivision is following the Traditional Subdivision (TD) design standards.

Subdivision Standards:

Parent tract size (minimum): 3 acre. The overall petition size is 48.83 acres and was approved per the Traditional Subdivision design.

Open space required: 5% (2.4 acres required; 12.68 acres provided) This phase would set aside 8.31 acres on 3 common area lots.

Block length: 800 feet maximum; 987 and 1,600 feet proposed. There are two sections of road that exceed the 800' maximum block length and a waiver was granted from the Plan Commission to allow those segments. All other proposed roads meet the 800 foot allowance.

Cul-de-sac length: Not permitted and none proposed.

Lots served by alleys: The UDO requires 67% of the lots in a Traditional Subdivision to be served by an alley and the Plan Commission approved a waiver to allow 59% (72 lots) to be served by an alley.

Transportation facilities:

Acuff Road: Secondary Collector road classification with a Neighborhood Connector typology, which requires a total of 61' of right-of-way. A 7' wide concrete sidewalk and minimum 8' wide tree plot are required and were shown on the approved site development permit. The required 7' wide sidewalk and tree plot have been shown, however there is an existing 12" public water line along the north

side of Acuff Road that creates a conflict with meeting the required separation requirement for street trees from utility infrastructure and placing street trees within the right-of-way. The petitioner has shown the required street trees on the north side of the sidewalk to avoid conflict with the adjacent utilities.

Prow Road: Secondary Collector road classification with a Neighborhood Connector typology, which requires a total of 61' of right-of-way. The extension of Prow Road through this site will require 7' wide sidewalks with a 7' wide tree plot with street trees. The required sidewalk and tree plot have been shown.

Internal Roads: The proposed internal roads will be designed with a Neighborhood Residential typology and 61' of right-of-way. The Neighborhood Residential typology requires a 6' sidewalk and 5' tree plot which have been shown.

On-street parking: There will be on-street parking along both sides of the internal roads and along one side of the Prow Road extension. The internal streets are shown with 28' from face-of-curb to face-of-curb which follows the Transportation Plan standards for this typology and expected traffic volume. The Prow Road extension is required to be 29.5' from face-of-curb to face-of-curb and allows for on-street parking on one side.

Lot Establishment Standards:

Lot area and lot width: The minimum lot width in the R2 district is 60' and the minimum lot area is 7,200 square feet (0.165 acres). All of the proposed lots meet these standards.

Lot shape: All lots meet the UDO requirement for regular lot size and a depth-to-width ratio not to exceed four to one.

Lot access: All proposed lots have direct frontage on a public street as required. No drive cuts on Acuff Road for the new lots are proposed or allowed. As mentioned previously, there will be several alleys within the development to provide access to a majority of the lots. The Plan Commission approved a waiver from the requirement that 67% of lots are accessed from an alley to only require 59% of the lots served by an alley.

Open Space:

Common Area:

Tree Preservation: The petitioner has shown approximately 10.2 acres of existing tree canopy coverage of the 48.83 acre property, which equals approximately 20% coverage. Based on the coverage shown, the UDO requires 80% of the 10.2 acres of existing tree canopy to be preserved, which equals 8.17 acres of required preservation. The proposed plat shows 8.26 acres of preservation and meets the UDO requirements.

Karst Features: There are several karst features that have been identified on the southwest portion of the property. Many of the features are located in a common area lot and have all been shown with the required karst conservancy easement. No disturbance is allowed within 25' of the last closed contour and all grading has been shown to not encroach into the required preservation areas.

Storm Water: A stormwater management plan has been submitted to the City of Bloomington Utilities Department for their review and was approved. Final acceptance and approval from CBU was given with a Stormwater Management permit.

Flood Damage Mitigation: There are no portions of this site that lie within the regulated 100-year

floodplain.

Streets and Right-of-Way Standards:

Private/Public Streets: There are no private streets shown and all streets within this development will be public.

ROW width: All of the new internal streets will be public streets with a Neighborhood Residential typology (except Prow Road which has a Neighborhood Connector typology) which requires 61' of dedicated right-of-way, which have been shown. Acuff road should have 61' of right of way (30.5' from centerline) and the petition meets this requirement with 37' of dedicated right-of-way shown from centerline. Kinser Pike should have 62' of right-of-way and has been shown.

Street Design: The internal streets will have on-street parking on both sides and based on the expected traffic volume, the Transportation Plans calls for a Neighborhood Residential with less than 500 ADT to have a width of 28' from face-of-curb to face-of-curb. This has been shown on the proposed cross section. The extension of Prow Road through the site is intended to have on-street parking on one side, and the Neighborhood Connector typology in the Transportation Plan calls for a 29.5' width from face-of-curb to face-of-curb. This cross section was shown and approved with the Primary Plat.

Alleys: There are several alleys that are shown within the development and these have been shown within the required 20' of right-of-way and will be built to UDO and Engineering Department standards.

Arterial Frontages: Although the overall property does have frontage on Kinser Pike, which is classified as a Secondary Arterial road, there are no lots along that frontage and therefore the Arterial Frontage standards do not apply.

Street Names: Street names and addresses have been shown on the proposed plat.

Street Lighting: A lighting plan was reviewed with the Site Development Permit.

Utilities: A utilities plan has been submitted to the City of Bloomington Utilities and was approved with the Stormwater Management permit.

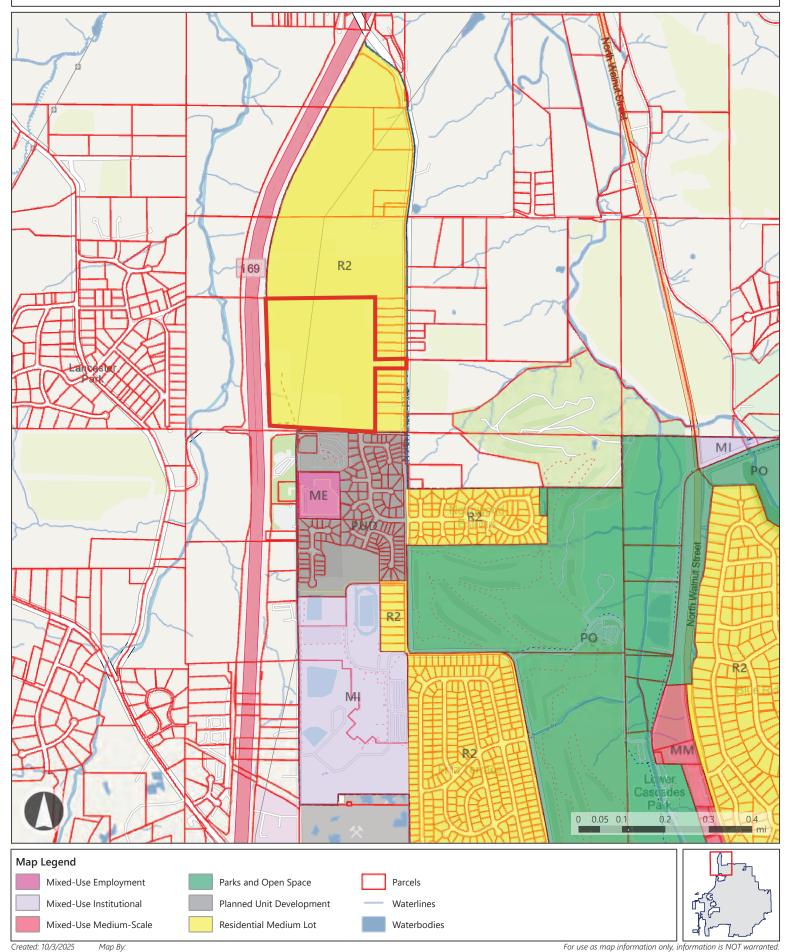
Universal Design: The UDO requires that subdivision that contain more than 25 lots designed to accommodate single family detached or single family attached dwellings, at least 20% of the dwelling units shall incorporate at least one entrance at grade level and not requiring any steps up or down or a ramp for entry. Many of the lots are shown with finished elevations with minimal slope to the adjacent sidewalk elevations and compliance with this requirement is expected to be able to be met with final building plans.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plat Committee adopt the proposed findings and approve the secondary plat with the following conditions of approval:

1. Approved per terms and conditions of Plan Commission case #DP-29-25/SUB2025-08-0049.

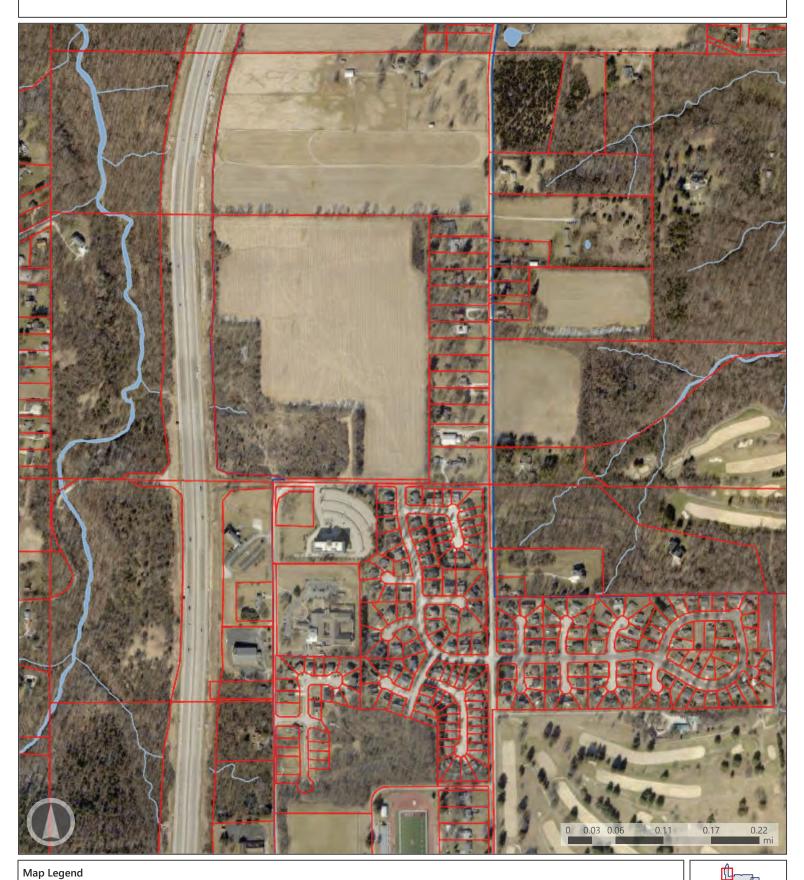


Planning and Transportation Department





Planning and Transportation Department



Parcels

Waterlines

Waterbodies

Bloomington Municipal Boundary



ARCHITECTURE
CIVIL ENGINEERING
PLANNING

August 11th, 2025

Eric Greulich City of Bloomington Planning Department 401 N. Morton Street Bloomington, Indiana 47404

RE: Kinser Ridge Subdivision Phase 1 Final Plat Approval Petitioner's Statement

Eric Greulich or To Whom It May Concern:

Our client, Beacon Builders LLC, respectfully requests final plat approval for the referenced project and to be placed on the next Plat Committee agenda for the plan to be approved by the Plat Committee members.

Project Narrative:

Phase one of the proposed development at 1030 West Acuff Road, Bloomington, IN 47404 consists of constructing an extension to the existing North Prow Road to the northern property boundary and a new connection to West Acuff road to support the construction of 28 residential lots. Associated utilities, landscaping, and three stormwater detention facilities will also be constructed as part of this phase.

The overall property acreage for the phase one area is 15.80 acres. Also, the amount of dedicated Right-of Way in phase one is 5.21 acres.

After you have had a chance to review our petition please feel free to contact us at any time with questions regarding our submission.

Sincerely, Bynum Fanyo & Associates, Inc.

Drew Schrand, Project Engineer

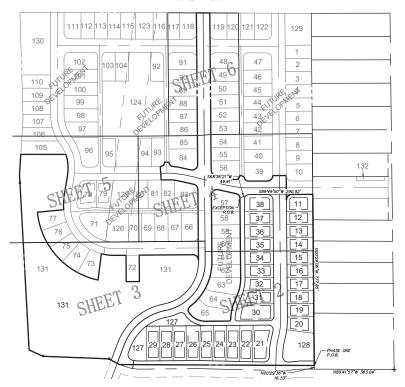
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KINSER RIDGE - PHASE ONE

SHEET INDEX SCALE: 1'=200

FINAL PLAT







OWNER/SUBDIVIDER/DEVELOPER BEACON BUILDER P.O. BOX 78483 ADDRESS:

LOCATION

INDIANAPOLIS, IN 46278 TELEPHONE: 317-258-0140

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

PHASE ONE DESCRIPTION:

part of the Southwest quarter of Section 17, Township 9 North, Range 1 West, Monroe County, Indiana, being a part of the 48.83 acre tract described in Instrument Number 2024000525 in the Office of the Recorder of said county and more particularly

Commencing at the Southeast corner of the said Southwest quarter; thence along the South line of said Southwest quarter North 89 degrees 41 minutes 57 seconds West 363.04 feet; thence leaving said South line North 00 degrees 29 minutes 06 seconds West

A part of the Southwest quarter of Section 17, Township 9 North, Range 1 West, Monroe County, Indiana, being a part of the 48.83 acre tract described in Instrument Number 2024000525 in the Office of the Recorder of said county and more particularly

Commencing at the Southeast corner of the said Southwest quarter; thence along the South line of said Southwest quarter. North 89 degrees 41 minutes 57 seconds West 363.04 feet; thence leaving said South line a along the East line of said 48.83 acre tract and the extension thereof North 00 degrees 29 minutes 06 seconds West 777.85 feet; thence leaving said East line and extension thereof South 89 degrees 49 minutes 50 seconds West 209.92 feet; thence South 68 degrees 36 minutes 21 seconds West 42.91 feet to the point of beginning; thence South 00 degrees 29 minutes 12 seconds West 42.91 feet along an arc concave to the Northwest having a radius of 190.00 feet and subtended by a long chord bearing South 11 degrees 28 minutes 51 seconds West a length of 78.71 feet; thence Southwesterly 82.17 feet along a curve concave to the Southeast having a radius of 210.00 feet and subtended by a long chord bearing South 12 degrees 12 minutes 51 seconds West a length of 13.95 feet; thence Southwesterly 86.35 feet along an arc concave to the Northwest having a radius of 10.00 feet and subtended by a long chord bearing South 45 degrees 20 minutes 08 seconds West a length of 13.50 feet; thence Northwesterly 88.35 feet along an arc concave to the Northwest having a radius of 20.00 feet and subtended by a long chord bearing South 85 degrees 20 minutes 08 seconds West a length of 13.50.1 feet; thence Northwesterly 86.35 feet along an arc concave to the East having a radius of 20.00 feet and subtended by a long chord bearing North 09 degrees 12 minutes 04 seconds South 80 degrees 12 minutes 04 seconds West 30.20 feet and subtended by a long chord bearing North 09 degrees 12 minutes 04 seconds South 80 degrees 29 minutes 05 seconds West 30.20 feet and subtended by a long chord bearing North 09 degrees 29 minutes 06 seconds West 30.20 feet and subtended by a long chord bearing North 51 degrees 29 minutes 06 seconds South 26 degrees 29 minutes 06 seconds South 26 seconds South 26 degrees 29 minutes 06 seconds South 26 seconds South 26

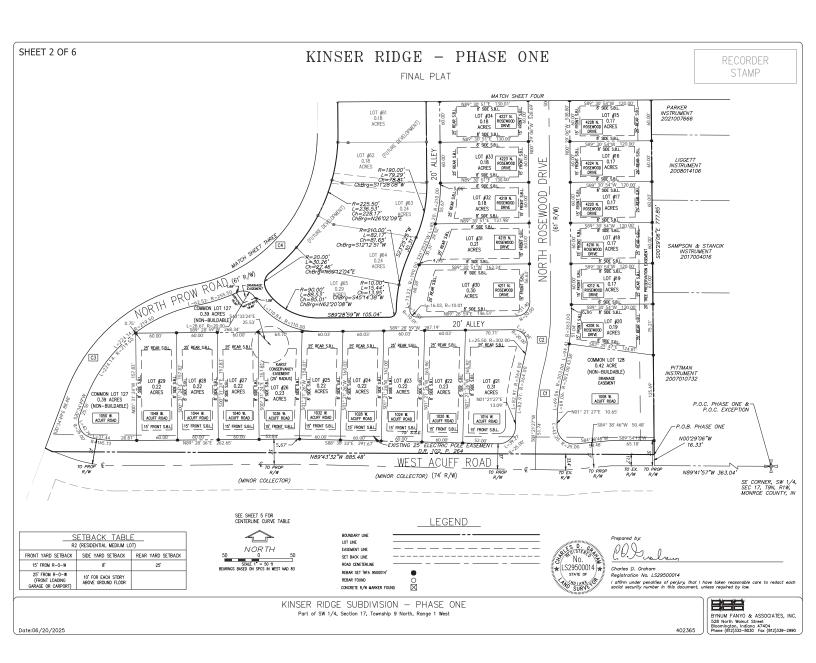
Containing in all, after said exception, 15.80 acres, more or less.

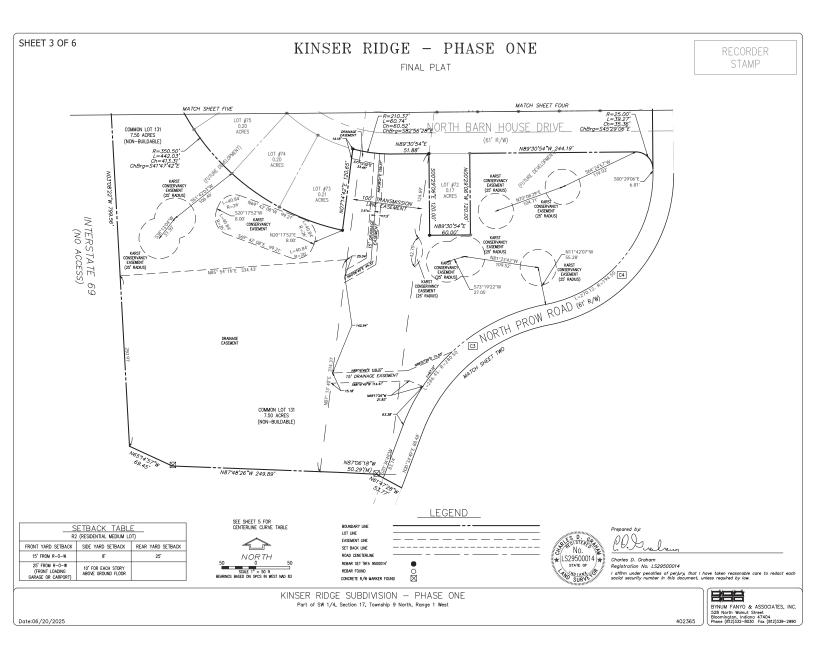
SETBACK_TABLE R2 (RESIDENTIAL MEDIUM LOT)			
FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK	
15' FROM R-O-W	8'	25'	
25' FROM R-O-W (FRONT LOADING GARAGE OR CARPORT)	10' FOR EACH STORY ABOVE GROUND FLOOR		

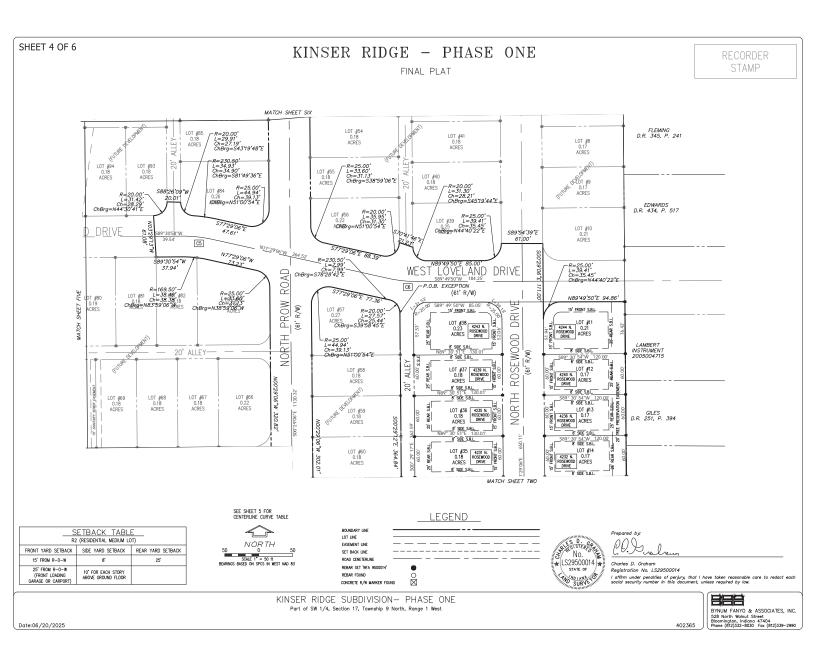


Charles D. Graham Reaistration No. LS29500014

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







SHEET 5 OF 6

KINSER RIDGE - PHASE ONE

FINAL PLAT

RECORDER STAMP







BOUNDARY LINE
LOT LINE
EAGRAPH LINE
SET BACK LINE
SERVE THAN EXCOLUT

GROWN ETERNA EXCOLUT

GOODGETE R/W MARRER FOUND

CONCRETE R



Charles D. Graham

Charles D. Graham

Registration No. L529500014

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

KINSER RIDGE SUBDIVISION— PHASE ONE Part of SW 1/4, Section 17, Township 9 North, Range 1 West

Date:06/20/2025

402365

BYNUM FANYO & ASSOCIATES, INC. 528 North Walnut Street Bloomington, Indiana 47404 Phone (612)332–8030 Fax (812)339–2990

STAMP

___, NOTARY PUBLIC

CHORD BEARING

N06°57'57"E

N49°50'03"E

N39°18'05"F

S83°59'06"E

S83°49'38"E

THE UNDERSIGNED, BEACON BUILDERS, LLC, BEING THE OWNER OF THE ABOVE DESCRIBED REAL ESTATE, DOES HEREBY LAYOFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS AND STREETS IN ACCORDANCE WITH THIS PLAT. THIS WITHIN PLAT SHALL BE KNOWN AND DESIGNATED AS KINSER RIDGE — PHASE ONE.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA AND MONROE COUNTY PRESONALLY APPEARED FOR THE DESCRIBED REAL STATE AND WHO ACKNOWLEDGED THE EXECUTION OF THE DESCRIBED REAL STATE REAL ESTATE KNOWN AS KINSER REDUCE SUBDIVISION, AS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREM EXPRESSED.

CERTIFICATE OF APPROVAL OF PLAN COMMISSION

UNDER THE AUTHORITY OF INDIANA CODE 36-7-4 700 SERIES, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTOM, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF BLOOMINGTOM AS FOLLOWS:

APPROVED BY THE CITY PLAN COMMISSION AT A MEETING HELD:

TANGENT

38.17

ALL ADDITIONAL ROAD RIGHT-OF-WAYS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. IN WITNESS WHEREOF, BEACON BUILDERS, LLC HAS HEREUNTO

EXECUTED THIS ______ DAY OF _____, 20___

COUNTY OF RESIDENCE:_____

DIRECTOR OF PLANNING AND TRANSPORTATION

ROAD CENTERLINE CURVE TARI F

DELTA

13°03'34

LOT #119 0.21 ACRES WEST G ROAD PROW (61' R/W) NORTH LOT #90 0.18 ACRES BEELDENEUT LOT #50 0.18 ACRES LOT #89 0.18 ACRES 1 689.13

MATCH SHEET FOUR

Prepared by:

C.O. Dualeur

Charles D. Craham
Registration No. LS29500014
I affirm under penalties of perjury, that I have taken reasonable care to redoct each social security number in this document, unless required by law.

SHEET 6 OF 6

KINSER RIDGE - PHASE ONE FINAL PLAT

DRAINAGE EASEMENT

1. Shall be required for any surface swales or other minor drainage improvements that are intended to serve the lots on which they

are located.

2. Shall prohibit any alteration within the easement that would hinder or redirect flow.

3. Shall prohibit any alteration within the easement that would hinder or redirect flow.

3. Shall prohibit that the owner of the lot on which the easement is placed shall be responsible for maintenance of the drainage features within such easement.

4. Shall be enforceable by the City Utilities Department and by owners of properties that are adversely affected by conditions within the easement.

4. Shall allow the City Utilities Department to enter upon the easement for the purpose of maintenance, to charge the costs of such maintenance to the responsible parties, to construct drainage facilities within the easement, and to assume responsibility for the drainage features at its discretion.

UTILITY EASEMENT

Shall allow both private and public utility providers access associated with the installation, maintenance, repair, or removal of utility facilities.
 Prohibits the placement of any unauthorized obstruction within the easement area unless authorized by the City Utilities Department and the easement holder(s).

KARST CONSERVANCY EASEMENT

1. Prohibits any land-disturbing activities, including the placement of a fence, within the easement area. Mowing is allowed within the

1. Prohibits any land-alsturbing activities, including the placement of a tence, within one easement area, morning is another which is a consequent and a conse

TREE PRESERVATION EASEMENT

1. Prohibits the removal of any tree over six inches dbh within the easement area.

2. Allows the removal of dead or diseased trees that pose a safety risk as well as allowing the removal of exotic or invasive species, only after first obtaining withen approval from the Planning and Transportation Department.

3. All tree preservation easements shall be identified with public signs located along the boundary of the easement. Public signs shall be placed of intervals of no more than 200 feet, and each public signs that be a maximum of one— and one—half square feet in area. A minimum of one public sign is required, regardless of easement size. The property owner shall be responsible for installing and A. Allows, in cases where removal of exotic or invasive species is proposed, the restoration of disturbed areas with native plant material. Written approval from the Planning and Transportation Department is required prior to any proposed restoration.

Lenservanier Lasement.

1. Prohibits any land-disturbing activities including the placement of a fence, or alteration of any vegetative cover, including mowing, within the easement area.

2. Allows the removal of dead or diseased trees that pose a safety risk or impede drainage as well as allowing the removal of exotic or invasive species, only after first obtaining written approval from the Planning and Transportation Department.

3. All conservancy assements shall be identified with public signs located along the boundary of the easement. Public signs shall be placed at intervals of no more than 200 feet, and each public sign is required, regardless of easement size. The property owner shall be responsible for installing and monitoring required signage.

4. Allows, in cases where removal of exotic or invasive species is proposed, the restoration of disturbed areas with native plant material. Witten approval from the Planning and Transportation Department is required prior to any proposed restoration.

ELECTRIC POLE LINE EASEMENT

Shall allow both private and public electric pole line providers access associated with the installation, maintenance, repair, or removal of electric pole and electric line facilities.
 Prohibits the placement of any unauthorized obstruction within the easement area unless authorized by the easement holder(s).

TRANSMISSION LINE EASEMENT

1. The transmission line easement shown within this plat is subject to the Duke Energy $^{\!\!\!\!M}$ Electric Transmission Right of Way Guidelines/Restrictions Valid for Indiana.

SETBACK TABLE R2 (RESIDENTIAL MEDIUM LOT)		
FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK
15' FROM R-0-W	8'	25'
25' FROM R-O-W (FRONT LOADING GARAGE OR CARPORT)	10' FOR EACH STORY ABOVE GROUND FLOOR	

332.50 86.48' 14°54'07" 43.49' 86.24 140.03' 225,00 312.48 79°34'24' 187.37 287.97 200.00' 45.38' 13°00'00" 22.79' 45.28' 44.19

OWNER CERTIFICATION:

BY:_____ NAME & TITLE

NOTARY CERTIFICATION:

FOR SURVEYOR'S REPORT PLEASE
REFER TO RETRACEMENT SURVEY
RECORDED AT INSTRUMENT
2024007657 IN THE OFFICE OF THE
RECORDER OF MONROE COUNTY,
INDIANA

CONCRETE R/W WARKER FOUND

LENGTH

76.02'

CURVE

RADIUS

333.50

FLOOD NOTE: According to FEMA Flood Insurance Rate Map (FRM) this real estate is part of Community—Panel Number: 18105C 01330, Effective Date: December 17, 2010. This property is located in Zone X, an area of minimal flood hazard.

CHORD 75.85'

TOTAL RIGHT OF WAY TO BE DEDICATED: 5.214 ACRES

	<u>LEGEND</u>
BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
SET BACK LINE	
ROAD CENETERLINE	
REBAR SET 'BFA 9500014"	•

KINSER RIDGE SUBDIVISION - PHASE ONE

Part of SW 1/4, Section 17, Township 9 North, Range 1 West

Date:06/20/2025

No.
LS29500014

NO SURVEYOR

BYNUM FANYO & ASSOCIATES, INC. 528 North Wolnut Street Bloomington, Indiana 47404 Phone (812)332–8030 Fax (812)339–2990

PLAT COVENANTS, RESTRICTIONS AND EASEMENTS FOR KINSER RIDGE SUBDIVISION

The undersigned, Beacon Builders LLC, (the "Developer") owner of the real estate shown and described
herein hereby certifying that it has laid off, platted, and subdivided, and does hereby lay off, plat, and
subdivide said real estate in accordance with this plat and certificate. This subdivision shall be known as
"Kinser Ridge" containing 124 lots in three (3) sections and is an addition to the City of Bloomington in
Monroe County, Indiana. In addition to the covenants and restrictions hereinafter set forth and contained
in this plat, the real estate described in this plat is also subject to an existing Power line in favor of Duke
Energy, Instrument No Indiana Recorder's office as set forth in the Declaration Any
conflicting covenant or restriction contained in this plat shall govern and control to the extent only of an
irreconcilable conflict with any of the covenants and restrictions contained in the Declaration, it being the
intent hereof that all such covenants and restrictions shall be applicable to said real estate to the greatest
extent possible. All the terms, provisions, covenants, conditions, and restrictions contained in the
Declaration are hereby incorporated herein by reference. To provide adequate protection to all present and
future owners of lots in this subdivision, the following covenants, restrictions, and limitations are hereby
imposed upon and shall run with the land included in this subdivision and shall be binding upon the
Developer and anyone at any time owning any part or portion of such land.

- 1. ZONING. All lots in this subdivision shall be subject to City of Bloomington zoning.
- 2. MINIMUM LIVING SPACE REQUIREMENTS. The minimum square footage of living space of Dwelling Units shall be, exclusive of porches, patios, basements, and garages are as follows: not less than 1,400 square feet of ground floor living area for a one-story single-family dwelling. A home with two or more stories, the ground floor shall be a minimum of 650 square feet and not less than 1,400 square feet of total living area.
- 3. EXTERIOR HOME ARCHITECTURAL REQUIREMENT. A minimum of 50% of the front first floor of each home excluding openings shall be constructed of hard scape materials. The maximum height of materials shall be four (4') feet above brick ledge.
- 4. DRIVEWAYS. All proposed driveways to be constructed within the Kinser Ridge shall be made of concrete.
- 5. DEDICATION. The streets and sidewalks, if not heretofore dedicated, are hereby dedicated to public use.
- 6. RESIDENTIAL SET-BACKS. Building set-back lines are hereby established as shown on this plat, between which lines and the property lines of the streets no building or structure (except walls and fences to the extent permitted hereby or by the Declaration), shall be erected or maintained. No buildings, structures or other improvements shall be erected closer to any side lot line of any lot than 8 feet. The front facing garages of the homes shall be constructed 15' behind the front right-of-way line at a minimum. Homes with garages at the rear of the home shall be a minimum of 15' the front setback line. The rear of the home shall be located 25' from the rear line of the individual lot or current zoning requirements. The rear setback line is shown on said plat of Kinser Ridge.

- 7. Mailboxes. The Owner shall have installed upon occupancy of a new home, and maintain in good condition thereafter, a mailbox which shall be in accordance with the design, type, color and location required by Developer or the Association from time-to-time to maintain uniformity of appearance throughout the Community.
- 8. Antennas. No exterior antennas, aerials, satellite dishes, or other apparatus larger than one meter in diameter and intended for the reception of television, radio or satellite or other signals of any kind shall be placed, allowed, or maintained upon any portion of any Lot. Any such antennas, aerials, satellite dishes or other such apparatus that do not exceed one meter in diameter shall be permitted on a Lot only if such will be aesthetically concealed by landscaping or otherwise and shall be installed so as not to constitute a nuisance or offensive effect on other Lot Owners. No radio or television signals, nor electromagnetic radiation, shall be permitted to originate from any Lot which may unreasonably interfere with the reception of television or radio signals within the Community, provided however that the developer and/or the Association shall have the right, without obligation, to erect an aerial, satellite dish, or other apparatus or master antenna or cable system for the benefit of all or a portion of the Property, should any such master system or systems be utilized by the Association and require any such exterior apparatus.
- 9. Signs. No permanent signs of any kind shall be erected within the Community, except standard real estate "for sale" signs, entry and directional signs installed by the Developer and such signs as may be required by legal proceedings. No business signs, flags, banners, or similar Items advertising or providing directional Information shall be erected by any Owner. If permission is granted to any Person to erect a sign, including name and address signs within the Community, the HAO reserves the right to determine the size and composition of such a sign as it, in its sole discretion, deems appropriate.
- 10. Parking and Prohibited Vehicles.
- (a) Parking. On-street parking per City of Bloomington regulations
- (b) No Owners or other occupants of any portion of the Community shall repair or restore any vehicles of any kind upon or within any portion of the Common Areas
- (c) Prohibited Vehicles. Tractors, mobile homes, recreational vehicles, trucks weighing in excess of three-quarters of a ton, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, and boat trailers shall be parked only in enclosed garages or areas, if any, designated by the Board. Stored vehicles and vehicles which are obviously inoperable or do not have current operating licenses shall not be permitted on the Property except within enclosed garages. Notwithstanding the foregoing, service and delivery vehicles may be parked in the Property during daylight hours for such period as is reasonably necessary to provide service or to make a delivery to a Lot or the Common Areas, and boats, boat trailers, campers and motor homes may be parked for a maximum of 24 hours at one time for the purpose of preparation or loading. Any vehicles parked in violation of this Section or parking rules promulgated by the HOA may be towed.
- 11. Sidewalks, all lots shall have sidewalk(s) of concrete along the entire side(s) of the lot facing any street. The sidewalk shall be built to City of Bloomington specifications. Additionally, the sidewalk must be completed prior to occupancy of the residence, and the builder is responsible for construction of the sidewalk.
- 12. Kinser Ridge contains a dedicated greens space "Common Areas" consisting of a drainage basins and naturally wooded area ("Preserved Woods"). That area is intended to remain a natural

vegetative area for the use and enjoyment of the owners of lots within Kinser Ridge. Kinser Ridge Homeowners Association may remove dead and dying trees, remove invasive plants, and deaden and remove vines. However, owners may not clear other trees within the Preserved Woods.

- 13. No septic systems will be allowed. Dwellings must be connected to the City of Bloomington' sanitary sewer system prior to occupancy.
- 14. No commercial signage may be placed on any lot at any time except for a reasonably sized sign advertising the lot or dwelling for sale. The developer, Beacon Builders and its assignees, are exempt from this requirement while any lots owned by it are left unsold. In addition, Beacon Builders may, at its sole discretion, while any lots owned by it are left unsold, allow others to place larger signs that are approved by Beacon Builders and as allowed by City of Bloomington zoning UDO code.
- 15. Garage sale, rummage sale, yard sale or other similar advertising signs may not be placed on a lot for more than seven (7) days in any calendar year.
- 16. Fences are to be limited to the side or back yards (that is, they cannot extend past the adjacent rear of the house). Only vinyl fences, decorative metal fences and chain link fences are allowed. If the fence is a chain link fence, it must be either black or brown in color and not over forty-eight (48) inches tall. Any other fencing must not exceed seventy-two (72) inches. Vinyl fences must white. Decorative metal fences may be black. Homeowners desiring to install a fence must complete the Kinser Ridge Design Review Application Form for Fences and the fence must be approved by the Design Review Committee before installation begins. The Design Review Committee will relay its decision regarding the approval by way of a signed Design Review Approval Form within thirty (30) days of receiving the Design Review Application. The City of Bloomington has ordinances that apply to fences, and it is the homeowner's responsibility to be sure that these regulations are met.
- 17. The city of Bloomington Utilities shall be the residential water supply.
- 18. All utilities must be placed underground.
- 19. Animals and Pets. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any portion of the Property, except that dogs, cats or other usual and common household pets may be permitted on a Lot subject to rules and regulations adopted by the Association through its Board. Poultry may be permitted at the discretion of Board with a planned area on a lot after being reviewed. However, those pets which are permitted by any Owner or occupant to roam free, or, in the sole discretion of the Association, endanger the health, make objectionable noise, or constitute a nuisance or inconvenience to the Owners of other Lots or the Owner or any portion of the Community, shall be removed from the Community upon request of the Board. If the Owner fails to honor such request, the Board, in its discretion, may have the pet removed. No pets shall be kept, bred, or maintained for commercial purposes. Dogs shall always whenever they are outside be confined on a leash held by a responsible person. No pet shall be permitted to leave its excrement on any portion of the Common Areas, and the Owner of such pet shall immediately remove the same.
- 20. Storage Tanks. No outside fuel storage tanks about or below the ground shall be placed in this subdivision.

- 21. Lot Maintenance, Outbuildings and Basketball Goals. All lots on which construction has begun must be mowed and maintained by lot owner. After construction, the structure, grounds, and recreational equipment shall be maintained in a neat and attractive manner. Firewood shall be kept behind the residence and stacked in a neat manner. Brightly colored plastic tarps cannot be used to cover items outdoors. Outbuildings or outside storage units or accessory buildings must be similar to primary residence. Basketball goals are permitted
- 22. Nuisances. No noxious or offensive trade shall be permitted upon any lot in this subdivision, nor shall anything be done thereon which may be a nuisance or annoyance to the neighborhood. No refuse will be maintained on the lot. Garbage and trash shall be kept in containers which are not visible from the street, except on collection day.
- 23. Lakes and Water Bodies. All lakes, ponds and streams within the Property, if any, shall be aesthetic amenities only and no other use thereof including without limitation, fishing (except from the bank as allowed by the Homeowners Association), swimming, boating, playing or use of personal flotation devices, shall NOT be permitted. The Homeowners Association shall not be responsible for any loss, damage, or injury to any person or property arising out of the authorized or unauthorized use of lakes, ponds, or streams within the Property. No docks, piers or other structures shall be constructed on or over any body of water within the Property.
- 24. EASEMENTS. See recorded plat and City of Bloomington specifications

"Access Easement". The strips of ground or areas indicated as "Access Easement" (A.E.) are reserved for the use of the Kinser Ridge Homeowners Association and the City of Bloomington for limited access to the Pond Maintenance Easements, and said access being limited to that necessary to utilize said Lake Maintenance Easements (defined below):; no permanent or other structures are to be erected or maintained upon said strips or areas of land; owners of lots in this subdivision shall take title to their lots subject to said easement rights.

- 25. STORM DRAINAGE MAINTENANCE. The maintenance of the storm drainage system for this subdivision by the Homeowners Association shall include but shall not be limited to the maintenance of all detention areas, inlet structures, open ditches, pipes, swales, and paved swales. The costs and expenses of such maintenance of the storm drainage system shall be assessed as part of the general assessment against the owners of all lots in this subdivision as provided in the Declaration and shall be secured by a lien against all lots in this subdivision. Sump pumps, gravity drains and other drains serving individual residences on lots shall outfall only into drainage swales or storm structures included in the storm drainage system for the subdivision.
- 26. DRAINAGE SWALES. Drainage swales (ditches or drainage detention areas) on dedicated easements or side yards are not to be altered, dug out, filled in, tile, or otherwise changed. Property owners must maintain these swales as sodded grass across or other non-eroding surfaces. Water from roofs or parking areas must be contained on the property long enough so that tis drainage swales or ditches will not be damaged by such water. Any property owners altering, changing, or damaging these drainage swales or ditches will be held responsible for such action and will be given 10 days noticed by certified mail to repair said damage after which time, if no action is taken, the Homeowners Association will cause said repairs to be accomplished and the statement for costs of the said repairs will be sent to the affected property owner for immediate payment and such costs will constitute a lien on the property owner's lot until paid.

- OBSTRUCTIONS. No wall, hedge or shrub plantings which obstructs sight lines at elevations between 2½ and 10 feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points 35 feet from the intersection of said street lines, or in the case of a rounded property corner from the intersection of the street lines extended. The same sight line limitations shall apply to any lot within 10 feet from the intersection of a street line with the edge of driveway pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines. No driveway shall be located within 40 feet of the intersection of two street lines.
- 28. SALES OFFICE. To the extent deemed necessary or desirable by Developer, Developer shall be permitted to place sales offices and construction, development, marketing, and maintenance of the subdivision on any unsold lot or on any Common Area in the subdivision until 180 days following the sale, closing and deed transfer to a lot owner other than Developer of the last lot in the subdivision.
- 29. COVENANTS APPURTENANT TO LAND. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, at which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless at any time after fifteen (15) years a majority of the then owners of the lots in this subdivision agree to change (or terminate) said covenants in whole or in part and on the condition that an instrument to that effect signed by the lot owners voting in favor of change has been recorded; provided, however, that no change or termination of said covenant shall affect any easement hereby created or granted unless all persons entitled to the beneficial use of such easement shall consent thereto. Notwithstanding the foregoing, Covenant #4 above and any covenant established for the benefit of the City of Bloomington may not be discontinued by a vote of the owners of the lots in this subdivision.
- 30. Homeowners Association. The Owners of any lot subject to these Restrictions, by acceptance of a deed conveying title thereto, or the execution of a contract for the purchase thereof, whether from the Developer or a subsequent Owner of such lot, shall accept such deed and execute such contracts subject to each Restriction and agreement herein contained. By acceptance of such deed or execution of such contract, the Owner acknowledges the rights and powers of the Developer and of Kinser Ridge Community Homeowners Association ("Homeowners Association or Association") and the Umbrella Association (including automatic membership therein by all lot owners) with respect to these Restrictions, and also, for themselves, their heirs, personal representatives, successors and assigns, such Owners covenant and agree and consent to and with the Developer, the Associations and to and with the Owners and subsequent owners of each of the lots affected by these Restrictions to keep, observe, comply with and perform such Restrictions and agreements.

The Homeowners Association may be managed by the Developer or its designated agent until such time as eighty (80) percent (%) of the lots are transferred from the Developer to an original owner. After such time as the Developer no longer owns a minimum of eighty (80) percent (%) of the lots, the Homeowners Association shall hire a professional property management firm to assist with the management, administration, operation, and maintenance of the subdivision. The beginning HOA fees are \$200 annually and collected at the time of closing with the builder/developer. No proration of the fee shall be made. The opening HOA fees shall be consistent with all homeowners.

31. ENFORCEMENT WAIVER. Enforcement shall be by proceedings at law or in equity against the person or persons violating or attempting to violate any covenant either to restrain violation or to

recover damages. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect. Failure to enforce any specific requirement of the covenant shall not be considered as a waiver to enforce any covenant herein, thereafter. Notwithstanding the foregoing, any violation of these covenants or the Declaration may be waived by a majority (80%) of the then owners of the lots in this subdivision.

- 32. AMENDMENTS AND SUPPLEMENTS. Developer hereby reserves the right, from time to time and at any time, to modify, supplement or amend these easements, covenants and restrictions, without the consent of any owner of party in interest, if Developer records the modification in the Office of the Recorder of Johnson County, Indiana, and the modification is for any one or more of the following purposes: (1) to extend the provisions of these easements, covenants and restrictions to bind and benefit the Annexed Real Estate and the owner(s) of a lot within the Annexed Real Estate; (ii) to clarify, further define or limit any easement, or otherwise exercise any rights reserved herein; or (iii) to change the substances of one or more covenants, conditions, terms or provisions hereof provided that such change (A) does not materially increase the obligation(s) of any owner under any covenant, condition, term or provision without such owner's consent or (B) is necessary to comply with a bona fide governmental requirement, including applicable laws, ordinances, regulations or orders of any municipality or court having jurisdiction.
- 33. Additional City of Bloomington Covenants and Restrictions. Pursuant to the Zoning Code of the City of Bloomington and the July 8th, 2024 Unified Development Ordinance, shall be adhered to and are required to be shown on the accompanying plat. *There are situations and instances where the Declarations of Covenants, Conditions and Restrictions and the covenants hereto before may be in conflict.* The most restrictive shall apply.

IN WITNESS WHEREOF, the undersigned caused its name to be subscribed this		
BEACON BUILDERS LLC.		
By:		
Iason Smith Owner		





UTILITY LEGEND PROFESSION OF LICENSES OF LICENSES FOR 3-HOLD OF LISS STORE LIKE THE WEST FOR 3-HOLD OF LISS STORE LIKE THE WEST FOR YELLOW THE YELL PROPOSED CHEEK WATER USE MAN WERE LOCATE MED. ARMA CROO DESA.

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GRADING LEGEND		
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FINISH FLOOR ELEVATION	FF=100LI01	
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FINISH BASIDMENT LEVEL ELEVATION	FB-100CXX	
PROFOSED STORM PPE AND RELET/EMPIRES, RETER TO PLAN AND PROFILE SHEETS FOR BALE DESIGN, RETER TO COST FOR BROWNEL SPECIFICATIONS AND RELET/EMPIRES SPECIFICATIONS PER COS STANDARDS		

MOTE: CONTRACTOR MUST SCHEDULE A
WALK—THROUGH INSPECTION WITH CBU
PRIOR TO LEAVING THE SITE. CONTRACT TO
CBU INSPECTOR TO BEGIN THIS PROCESS
CONTRACTOR RESPONSIBLE FOR PROVIDIN
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CBU FOR ALL ERIVATE SANTRAYY SEWER
AND STORM SEWE LINES PRIOR THE
AND STORM SEWE LINES PRIOR MOSPECTION.
UtilitiesPlanReview@bloomington.in.gov.

LANDSCAPE NOTES

- 1. ALL PLANT MATERIAL SHALL ARRIVE CONSTE N A HEALTHY, VIGOROUS CONDITION AND BE FREE OF PESTS AND DISEASE. 2. ALL PLANTS SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.

- HOLDWINE SPECIES.

 AND THE STATE OF THE STA
- SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- 9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING AND LAWN AREAS INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, PRUMING, FERTILIZING, ETC., UNTIL WORK IS ACCEPTED IN FULL BY THE OWNER.
- FRIBMEN, EXPERIENCE SHALL COMPLETELY COMMANIES ALL FANT MATERIAL FOR A FESTIO OF ONE (1) YEAR SECONDRO ON THE DATE OF TOTAL ACCEPTANCE THE CONTINUATION SHALL PREMIET WAS ALL REPLACEMENTS BECOME OF AT THE DOI OF THE COMMANIES PRISON.

 11. THE COMPANIES PRISON.

 11. THE COMPANIES PRISON THE STANDING LOCATION OF ALL PLANT MATERIAL PRISON TO INSTALLATION.
- □ 12. AFER DENIED DUC AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACQUIANTED FOR TWO (2) WEEKS UNDER A WIST OR DRP INSIGATION SYSTEM PROR TO INSTALLATION. WATER ALL SPECIMENS WITHIN 24 HOURS OF PLANTING. TO INSTALLATION, WHITE ALL STELLMENTS WITH A STATE AND LOCK, TURNS BROWN OR
 SECOLARIS FROM TO TOTAL ACCEPTANCE OF THE MOOK SHALL BE PROMPTLY
 REMOVED FROM THE STEE AND REPLACED WITH MERBAL OF THE SAME SPECIES,
 QUANTITY AND SIZE TO MEET ALL PLANT LIST SPECIFICATIONS.
- 14. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ☐ 15. ALL SHRUB, GROUNDCOVER, ANNUAL AND HERBACEOUS PERENNAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH HARDWOOD MULCH TO A MINIMUM DEPTH OF FOUR INCHES.
- 16. DURING THE GROWING SEASON ALL ANNUALS AND HERBACEOUS PERENNIALS SHALL REMAIN IN A HEALTHY CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- □ 17. ALL PLANT WATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN ON PLANS. 19. ALL DISTURBED AREAS NOT INCLUDED IN LANDSCAPE WILCH BEDS ARE TO BE DEBRIS-RAYED AND FINED-GRADED AS NEEDED, THEN WILCH SEEDED (OR SCODED, PER PLAN) AND WATERED UNITL A HEALTHY STAND OF TURE IS ESTABLISHED.
- FER FLMI) AND MAINED URILL A TEXALITY SHAPE OF THE STRUCTURE MUST GE APPROVED BY CITY OF BLOCKHOTCH PLANNING AND TRANSPORTATION CEPARTMENT, ALL FLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, DURING AND AFTER WASTALLATION.

GRADING NOTES

- I. NEW FINSHED CONTOURS SHOWN ARE TOP OF FUTURE PAVING IN AREAS TO RECEIVE PAVEMENT AND TOP OF TOPSOL IN AREAS TO BE SEEDED OR PLANTED. 2. AREAS CUTSDE OF THE PARKING LOT FORMETERS SHOWN TO BE SEEDED OR FLANTED SHALL RECEIVE 6" OF TOPSOL. THIS TOPSOL IS TO BE PLACED AND LEVELED BY THE CONTRICTION.
- BY THE COMMONDMENT AND COOPERATE WITH ALL UTILITY COMPANES OR FRANS HUMBER FACILITIES ON ON ADMINISTRY THE SITE BEFORE DISTURBING, ALTERNA, BEDAVING, RIGIOTANING, AUSTRIC, OR COMPETTING TO SAM PLAUTIES OF SOME PROPERTY OF THE SITE BEFORE DISTURBING, AUTRICA, OR COMPETTING TO SAM PLAUTIES, OF THE FACILITY.
- 4. ALL AREAS NOT COVERED BY BUILDING OR PAVING ARE TO BE VEGETATED (SEEDED
 OR PUR LANDISCAPE PLAN). S. UNUSABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF STIE BY CONTRACTOR.
- (6. ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLIDE ALL MATERIALS ENCOUNTERED [2] B. ALL CHRAVINIOS MACHINE BOOK SONCE, CONTROLL ROLLEGE, ALL MALIPHAS, SECONDISCUS, T. REFORE MAY MACHINE BOOK SONCE, COMPRICATE SHALL STARE OF LAND MACHINE THE ITEMS ESTABLISHED BY THE SITE FLAM. COMPRIG. POINTS SHALL BE PRESENTED AT ALL THATS DURSING THE CORRECT CONSTRUCTION THE LICKS, OF PROPER BIODRAM FORMS AND GRADE STARES MAY REQUIRE CESSATION OF PORTATIONS CHIEF. SUCH POINTS AND GRADES SHAWE BERN FLACED TO THE GROWN'S SATISFACTION.
- 8. CONTRACTOR SHALL COMPACT AND MAINTAIN A 30,000 SQ. FT. STONEBASE CONSTRUCTION LAYDOWN AREA W/ STONE ACCESS FROM THE CONSTRUCTION ENTRANCE AND STONE ACCESS TO THE BUILDING PAG.
- 9. THESE DOCUMENTS ARE SCHEMATIC IN NATURE AND CANNOT SHOW EVERY ITEM RESERVE FOR A COMPLETE OPERATIONAL STORM SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE OPERATION STORM SYSTEM.
- REPORTED FOR PROVIDE A COMPANY DEPORTS CHIEF CHIEF.

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NOTE: ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES (CBU) PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT THE UTILITIES TECHNICIAN AT 812-349-3676

ON-SITE UTILITY NOTES

- 1. ALL WATER PIPE 6" AND LARGER SHALL BE PRESSURE CLASS 350 DIP WATER
 PIPE CONFORMING TO ALL STATE AND LOCAL STANDARDS. 2. WATER MAIN FITTINGS 6" AND LARGER SHALL BE DUCTLE IRON CONFIGURINA/ANSI STANDARD SPECIFICATIONS C153/A21.53, LATEST REVISION.
- 3. 8" WATER MAINS SHALL BE AMMA C900 DR14 PVC (PR200)
- 4. ALL WATER SERVICE LINES CONNECTING TO 8" PVC MAINS SHALL BE 1" TYPE "X" COPPER. ALL SERVICE LINES FROM MAIN TO METER SHALL BE TYPE "X" COPPER WITH FLARED ENDS.
- 5. MECHANICAL RESTRAINTS SHALL BE PROVIDED AT ALL WATER LINE BENDS, OFFSETS, TIES, PLUOS, ETC...
- OFFICE, TELS, PLUSS, FLUS.

 8. ALL INSTITE OF TWILES OFFICE THAN ARE RELEASE VALVES AND THPPING VALVES SHALL BE COST FROM BOOK, FILLY REPORT WANNING, WITH PESSERET SCAT AND INTO-PROSE STEEL AND SHALL BE AMBRITCHED BY IN A WILKE COMPANY, DELANG VALVE AND MARFICHERS COMPANY, KINNEDY VALVE COMPANY, OR WILLIES COMPANY, OR WILLIN
- 8. AIR RELEASE WALVES SHALL BE PROVIDED AT ALL HIGH POINTS OF MATER MAINS AND SHALL BE WAL-MATIC BRAND AND SHALL INCORPORATE THE OPTIONAL WALTER-AUTOR CETATION.
- 8. ALL FIRE HYDRANTS SHALL BE MANUFACTURED BY KENNEDY GUARDIAN OR MUELLER CENTURION.
- 10. ALL WATER MANS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED BEFORE ACCEPTANCE. SEE SITE WORK SPECIFICATIONS. 11. WATER AND SANTARY SEWER MAINS SHALL HAVE A MINMUM COVER OF 4'-0"
 ABOVE TOP OF PIPE.
- ABURE TOP OF PIEC.

 1 2. ALL SPRINKLER, DOMESTIC, AND SANITARY LEADS TO THE BUILDING SHALL END AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE DID (FOR OTHERS TO REMOVE AND EXTEND AS NECESSARY).
- DIO (FIX OFFICE) TO RESIDE AND EXTEND AS NECESSARY).

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 THE NAME AND SERRE LIME IS TON FEET (10). THE MANNEN VERTICAL
 SEPHAZION REFINED FOR COSSEST THE POINTS OF THE WATER AND SERRE LIME IS
 DIFFIEN NOVES (18").

 14. CRAINTY SWITTARY SERRE PIPE 6" TO 15" SHALL BE CONSTRUCTED OF SER-35
 PIC.
- 15. THE UPSTREAM ENDS OF ALL SANTARY SENER LATERALS SHALL BE CLEARLY MARKED WITH A 4x4 TREATED POST EXTENDING 3' BELOW GRADE AND 1' ABOVE GRADE.
- 16. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH
 FEDERAL OSHA REQULATIONS.
- . GLERON, LOWIN PERILATIONS.

 17. SEE SITE SPECIFICATIONS FOR BACKFILLING AND COMPACTION REQUIREMENTS.

 18. SITE CONTRACTOR SHALL HAVE APPROVAL OF ALL COMPANIOR AGENCIES HAVING AUSTROCK OF CONTRACTOR OF THE CON
- JURISDICTION OVER THIS SYSTEM PRICE TO INSTALLATION.

 19. ALL MORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH SITE MORK SPECIFICATIONS.

 20. ALL CATCH BASHN GRATE AND FRAMES ARE TO BE BY EAST JORDAN IRON MORKS.
- WORKS.

 2.1. LOCATIONS OF DISTING BURED UTUITY UNIS SHOWN ON THE PLANS ARE BASED UPON BEST AWARDER. BEFORMATION AND ANE TO BE CONSIDERED TO THE LOCATION OF UTUITY USES AUGMENTED TO THE LOCATION OF UTUITY USES AUGMENTED TO THE STREAM LOCATION OF ALL UTUITY LINES DURING THE CONSTRUCTION PROD.
- VALUE OF THE PROPERTY OF THE PROPERTY OF THE PERMANENT MICHARISM WAS ET ABOVE THE FORM FOR THE THE ATT THE TREMANDER FORM. THE SHALL BY ABOVE THE FORM THE FORM THE FORM THE FORM THE FORM THE STATE OF THE STATE OF
- ≥ 23. ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMMOTION UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE COMPACTOR AND/OR DEVOLOPER MUST CONTACT UTILITIES TECHNICIAN AT (812)-349-3676 TO SCHOLULE THE WEETING.
- SOCIENCE DE MEZING.

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GENERAL NOTES

- 1. BOUNDARY AND TOPO BY BYNUM FANYO AND ASSOCIATES, 528 NORTH WALKU STREET, BLOOMINGTON, INDIANA 47404. PHONE (812) 332-8030
- 2. DEVELOPER: CONTACT: BILL EVANS (BEACON BUILDERS LLC)
 PHONE: 317-871-1204 EMAIL: bildbescon-builders.com
- PHANE: 317-871-1204 DAML: SIRBEDSON: NUMBERSON N. 47404

 2 1 PROJECT ACCRESS: 1000 W ACUFF RC, RICOMMISTON, N. 47404

 2 4. AL WARK IS TO BE IN ACCORDANCE WITH ALL STATE AND LOCAL REQUILATIONS.

 3 6. ALL FERMING ABE TO BE CREAMED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRICTION. S. HYDRANT LOCATION SHALL BE APPROVED BY THE LOCAL FIRE WARSHALL.
- 7. EXISTING UTILITIES ON SITE SHALL BE RELOCATED AS REQUIRED. CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH RELOCATION.
- 8. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

NOTE TO CONTRACTOR

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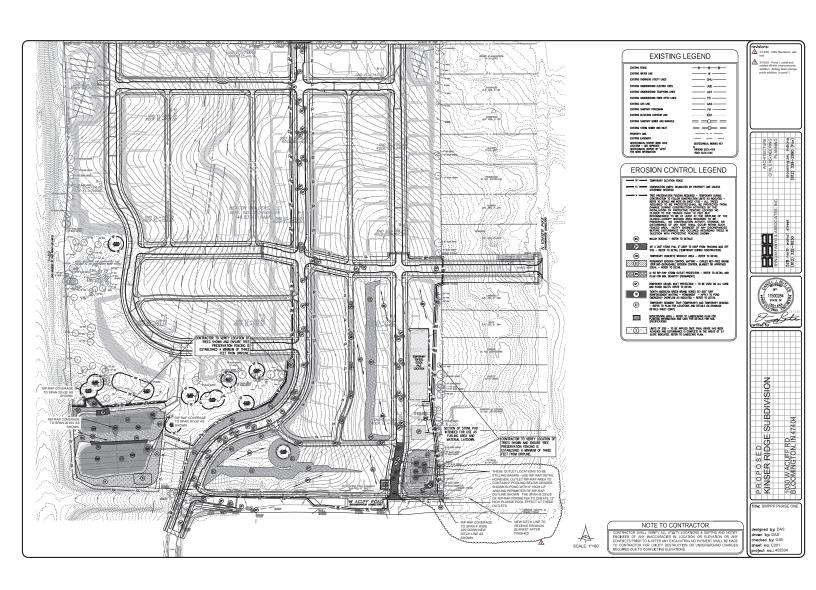


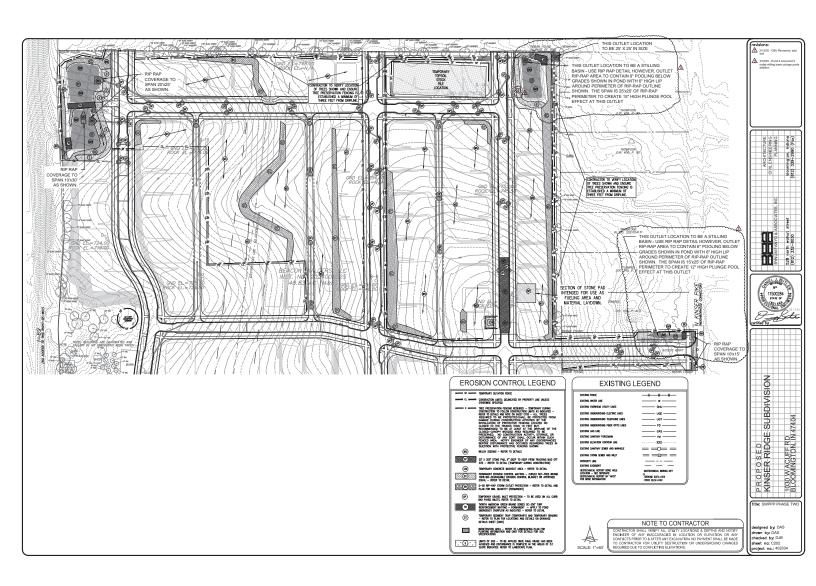
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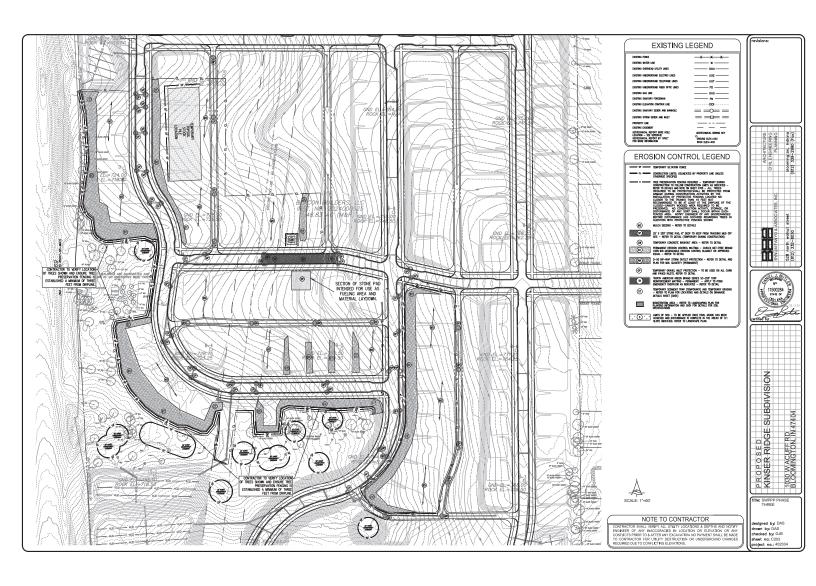
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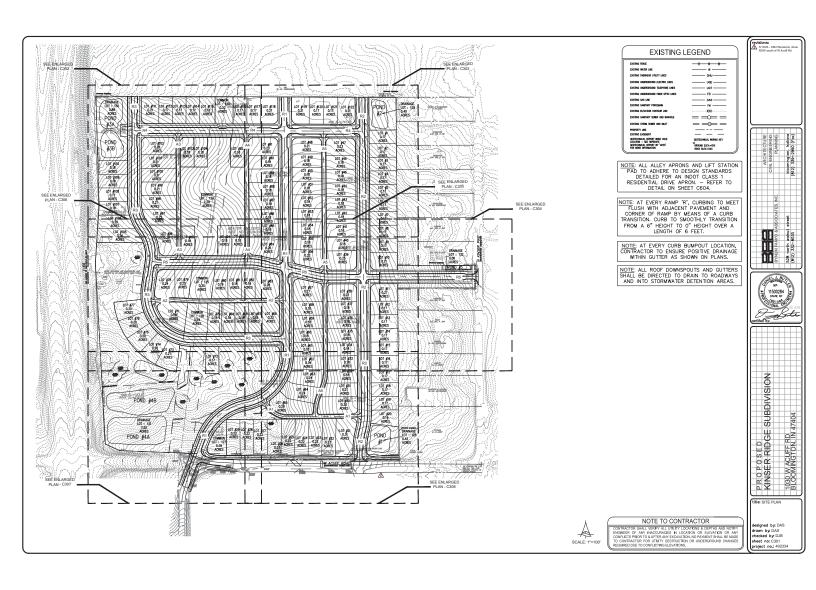
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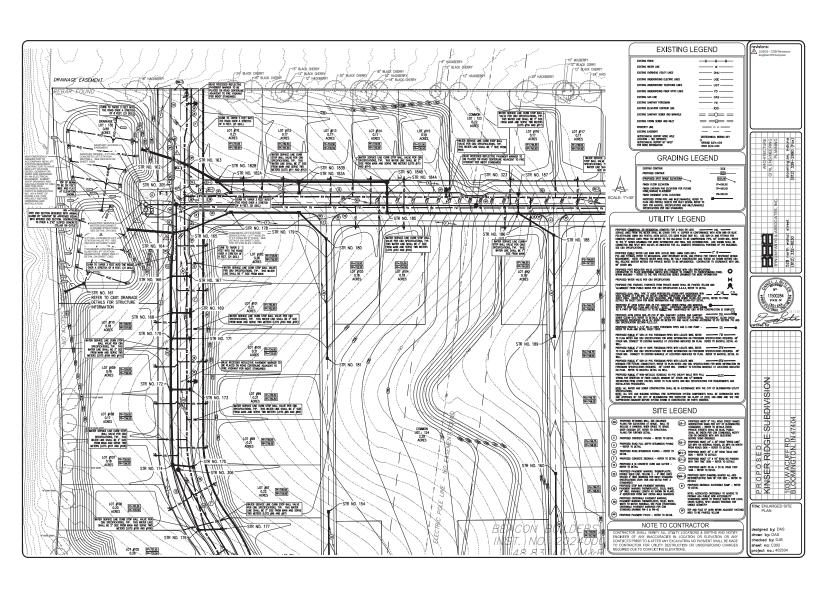
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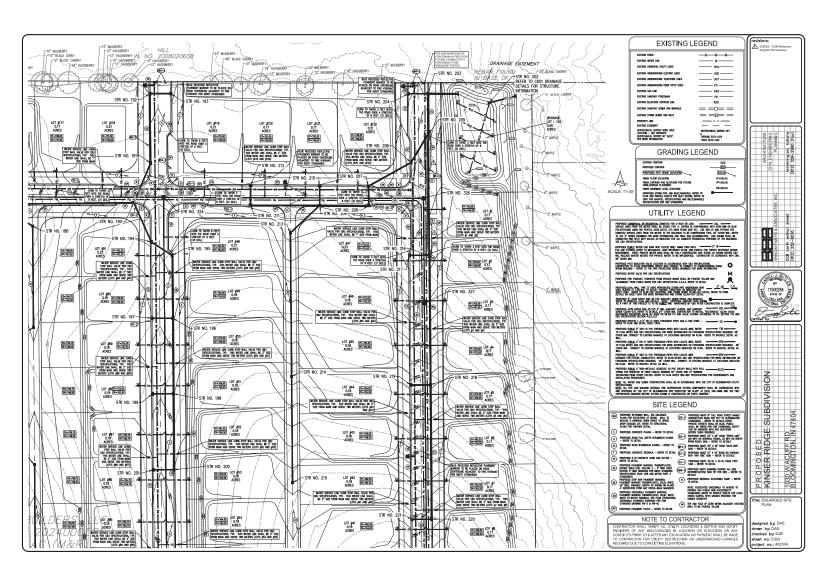


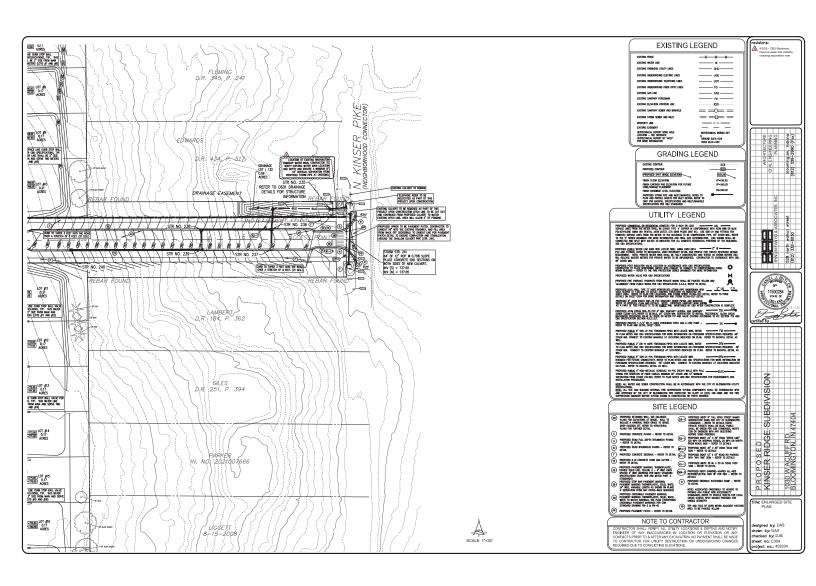


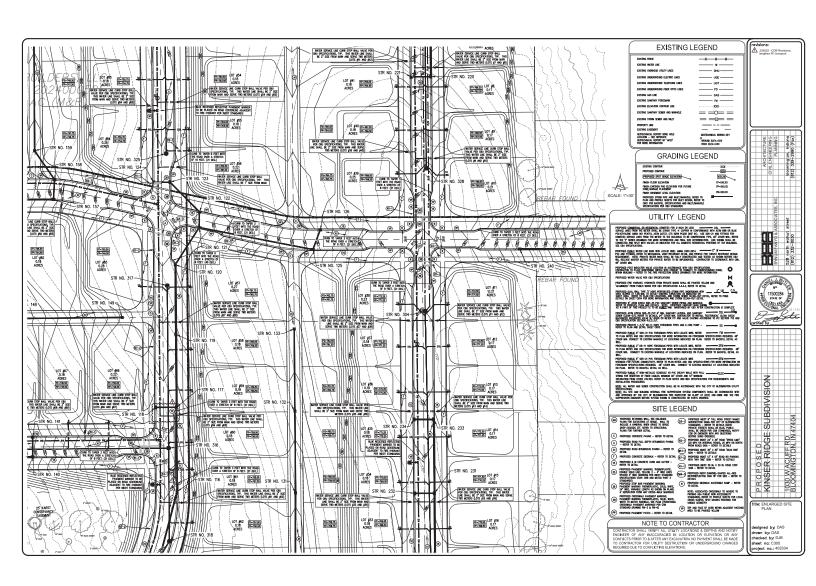


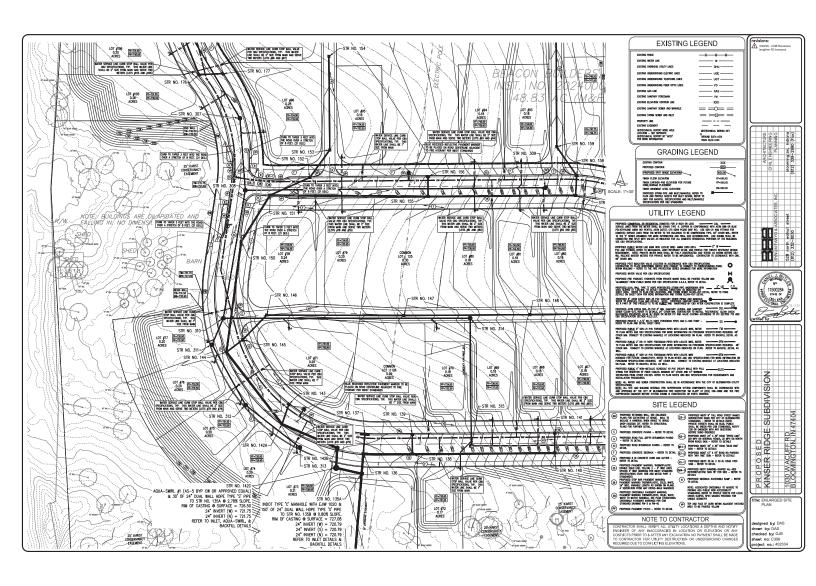


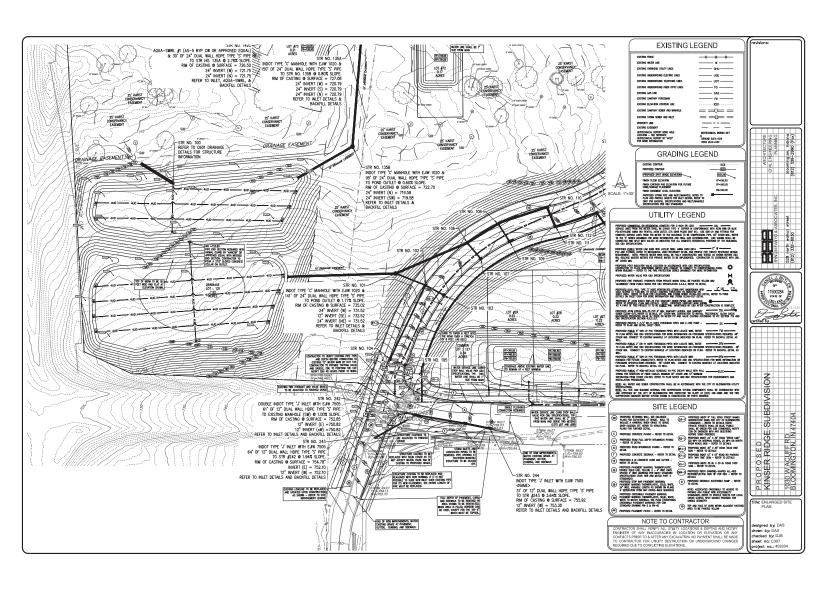


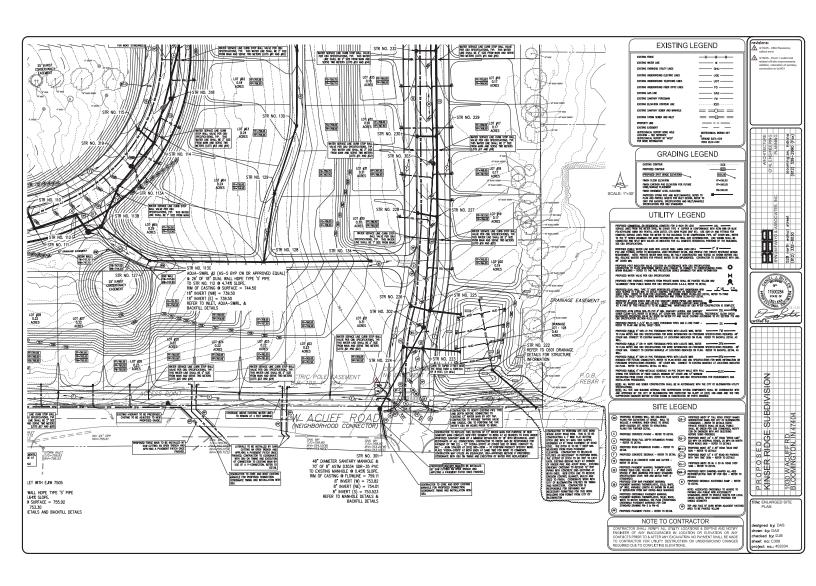


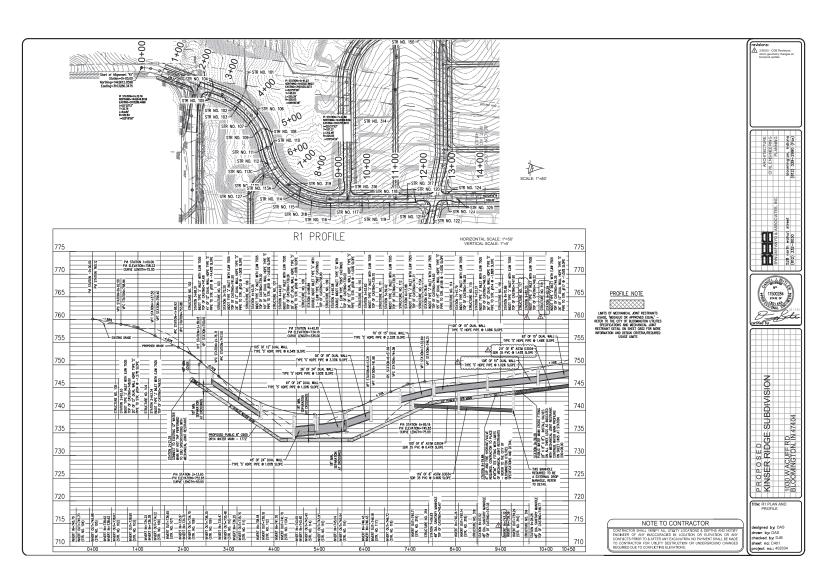


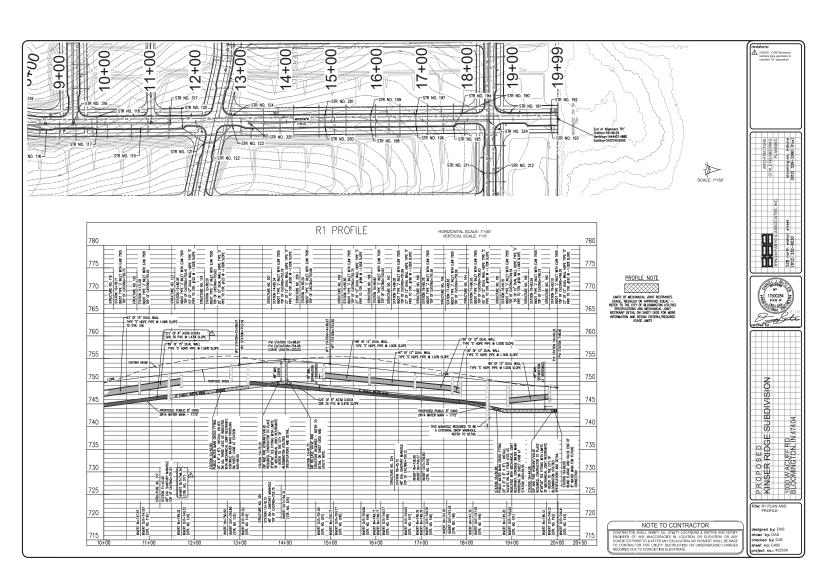


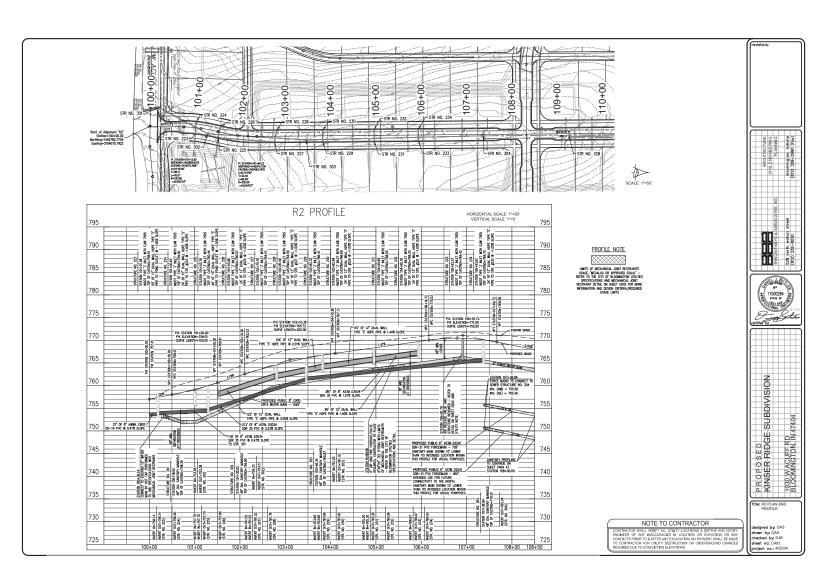


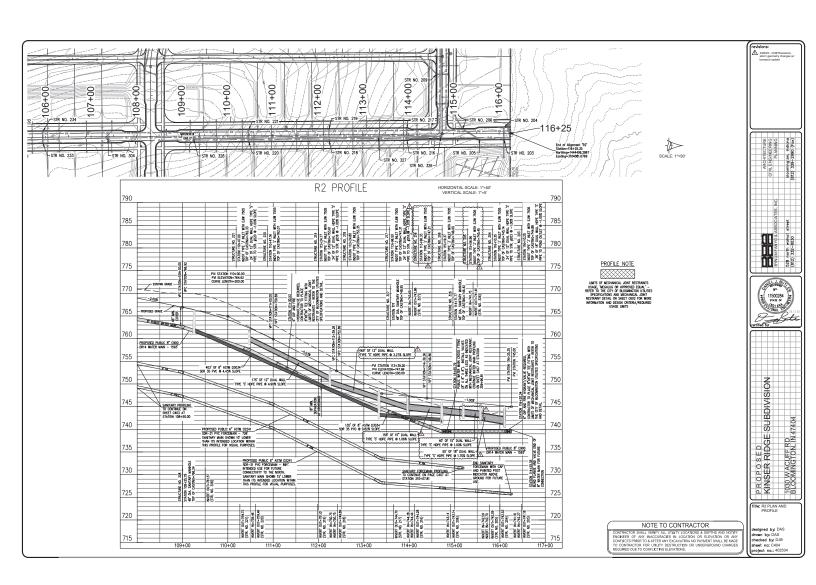


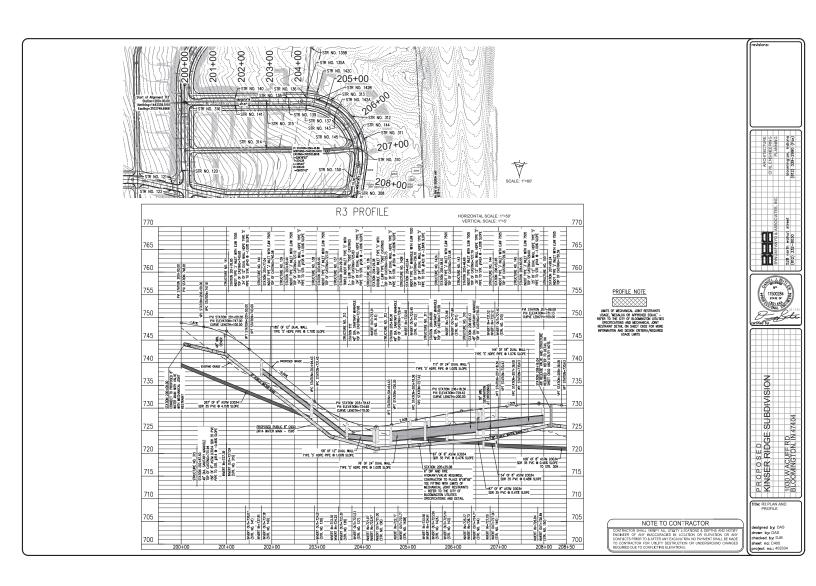


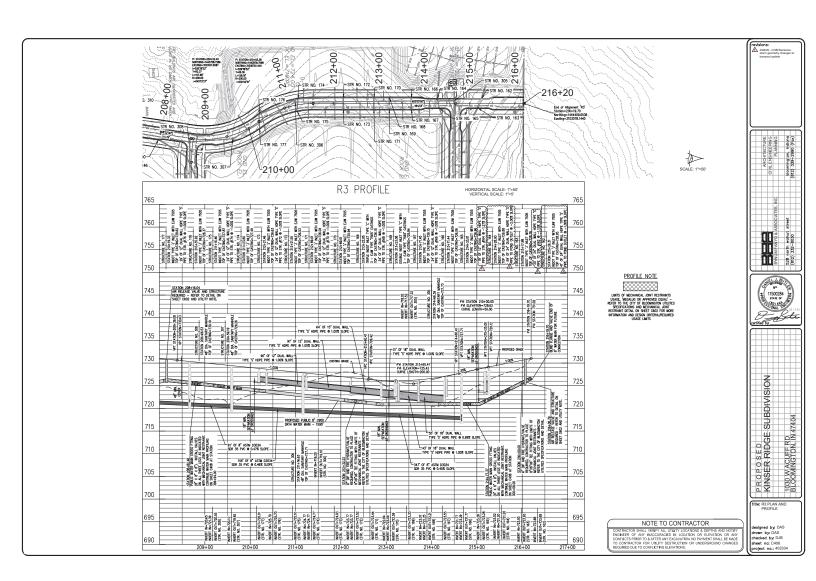


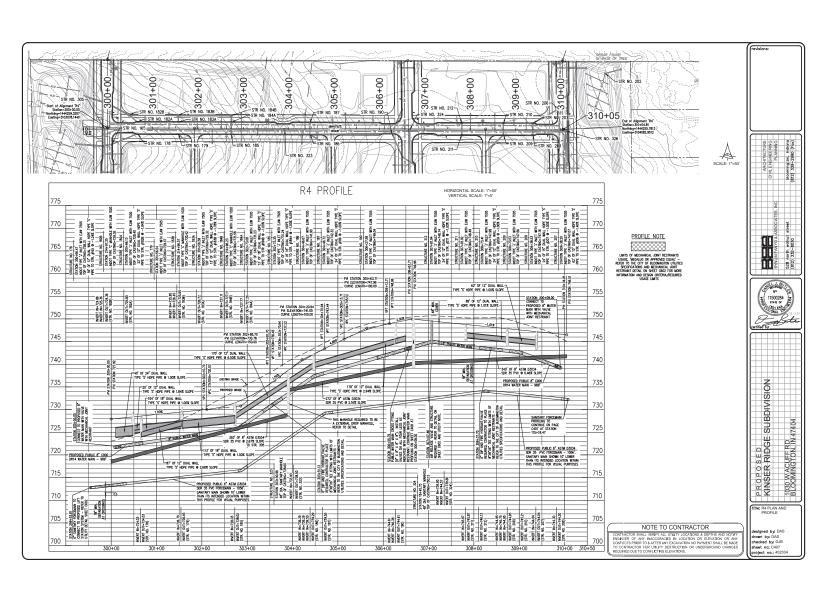


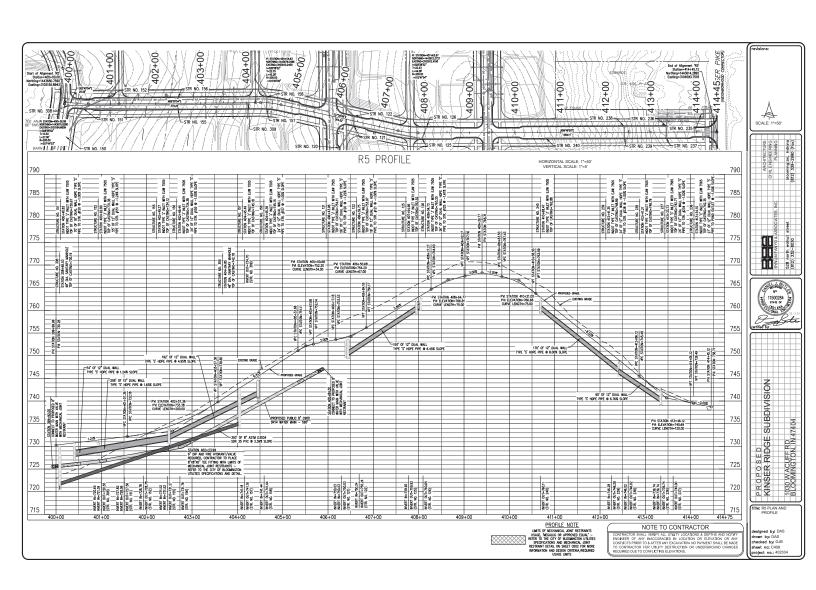


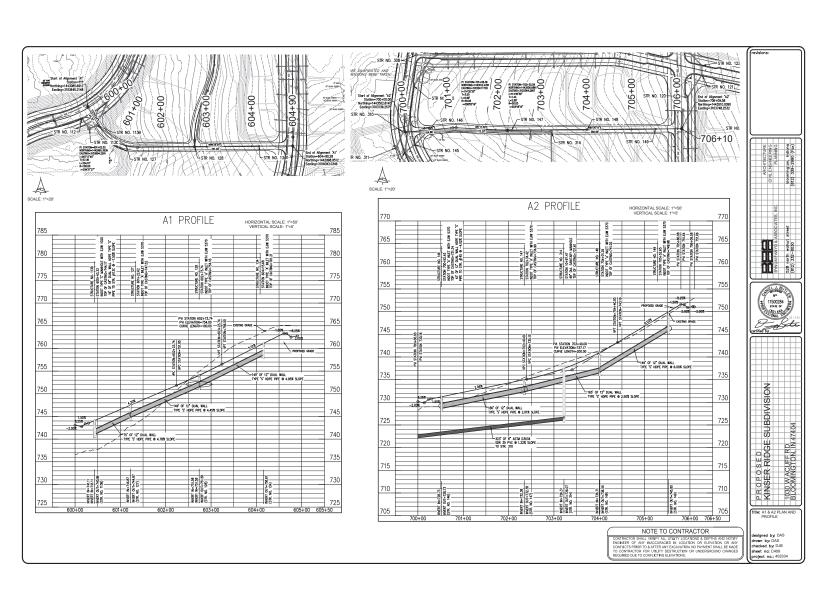


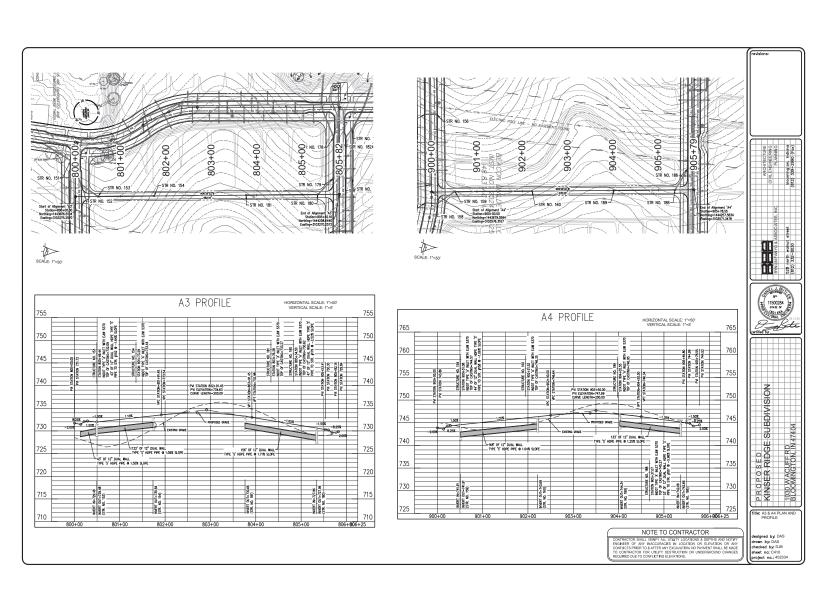


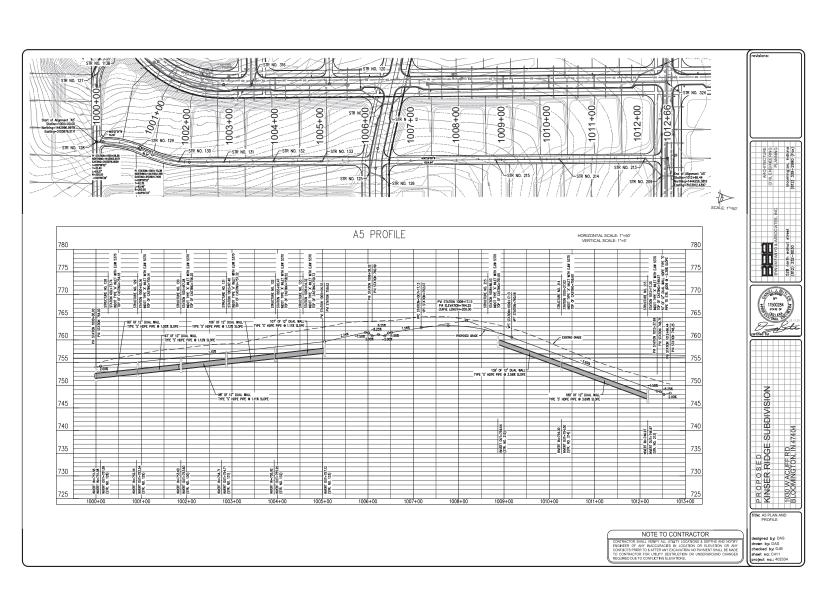


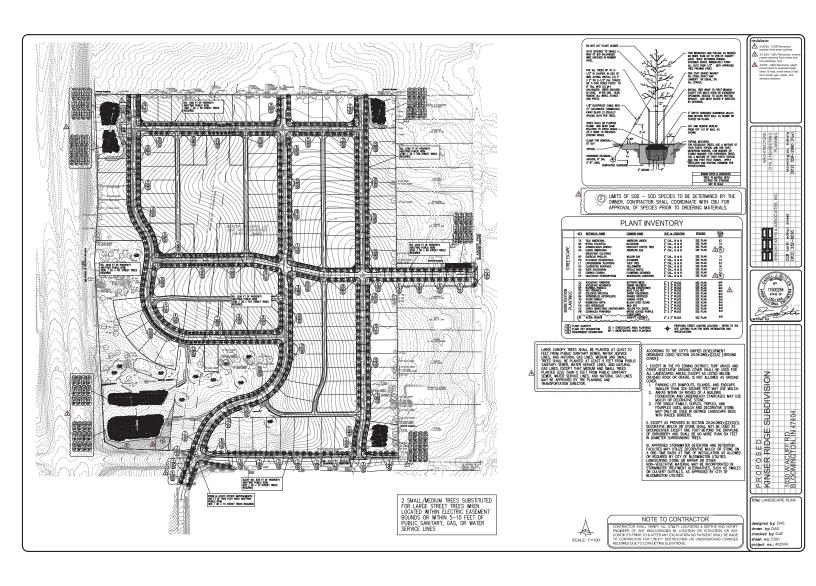


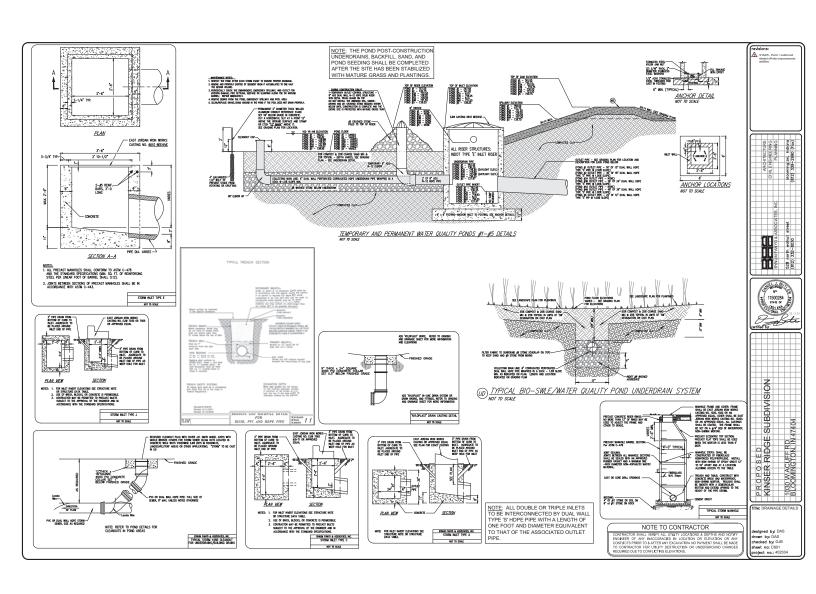


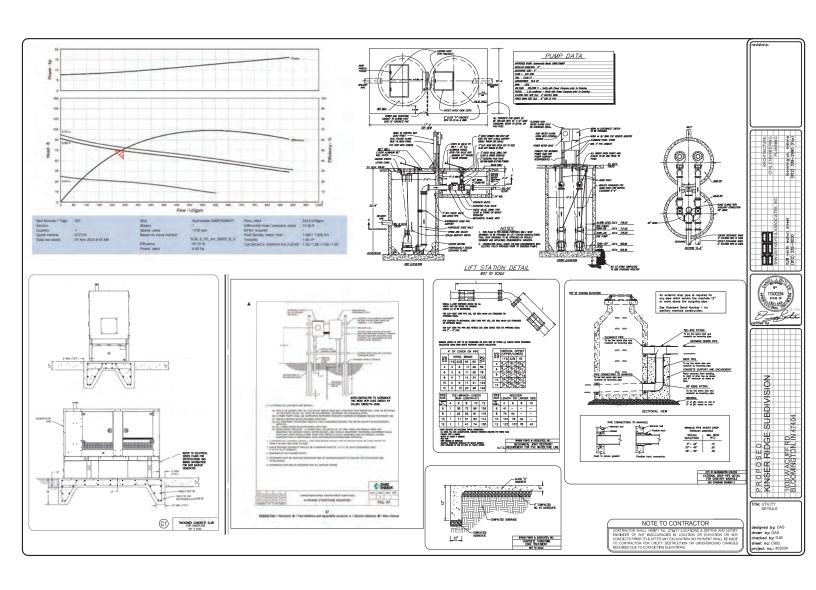


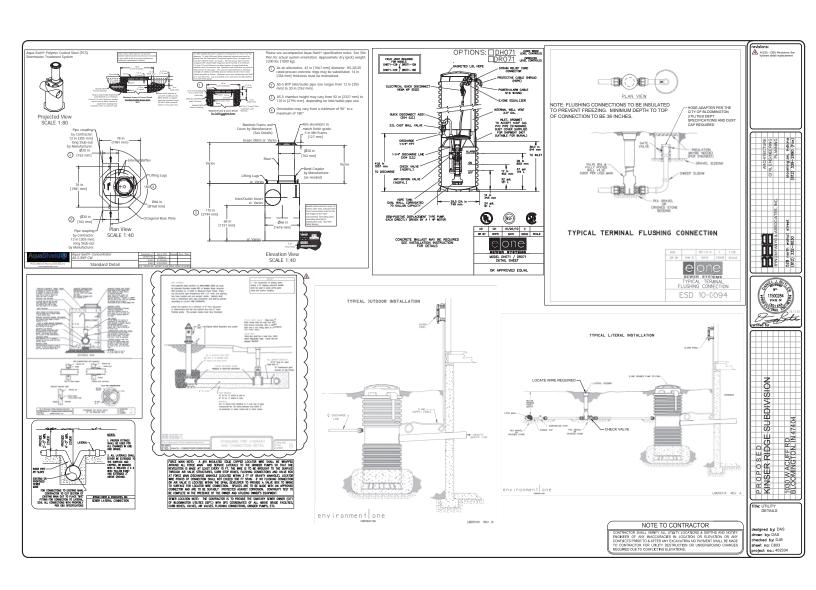


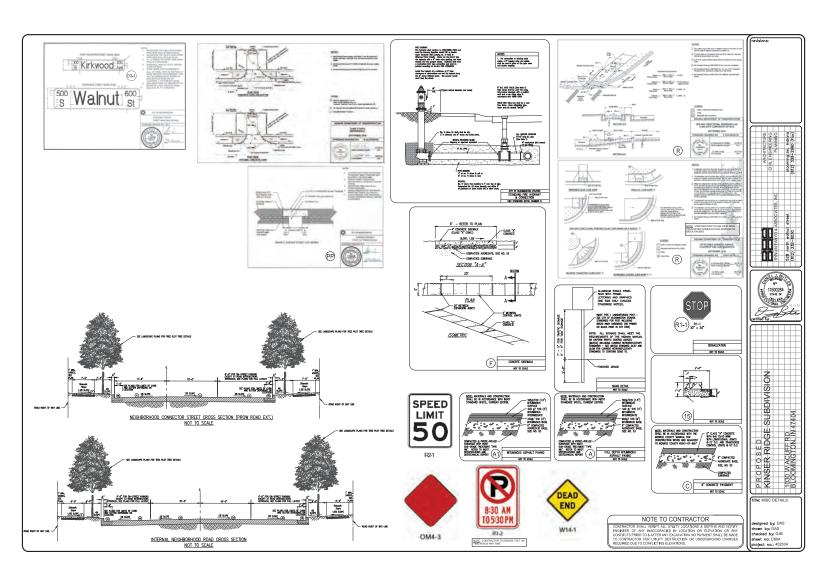












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AZY. LOCATIONS OF SECOND POINTS WERE STORMARDE AND MIN-STORMARDE AND MIN-STORMARD AND MIN-S

INDE LICENSES OF ALL CHARTE AND OTF-STE SOL SCIOUTIES NO ESPECIAL SCIENCE OF MATERIALS TO PROVIDE POT SIDOREL COLONDO OF ALL CHARTE AND OTF-STE SOL SCIOUTIES NO ESPECIAL SCIENCE AND OTF-STE SCIOUTIES AND PROVIDED OF ALL CHARTES AND ALL CH

A30: CONSTRUCTION SUPPORT ACTIVITIES THAT ARE EXPECTED TO BE PART OF THE PROJECT: NO ADDITIONAL SUPPORT ACTIVITIES ARE PROPOSED. ALL IMPROVEMENTS ARE SHOWN ON THIS PLAN SET. A31: LOCATION OF ANY IN-STREAM ACTIVITIES THAT ARE PLANNED FOR THE PROJECT INCLUDING, BUT NOT LIMITED TO, STREAM ACROSINGS AND PUMP AROUNDS: NO IN STREAM ACRIVITY PERMITTED WITH THIS WORK. DOES NOT APPLY.

SECTION B - CONSTRUCTION COMPONENT

B1. DESCRIPTION OF THE POTENTIAL POLLUTIANT GENERATING

SOURCES AND POLLUTIANTS, INCLUDING ALL POTENTIAL

FOR MOST ARRINGANT POLLUTIANT CAUSED BY CONSTRUCTION

WOULD BE COS. SISPEMBED IN STORM MATER RAINTON

B. FILLS, GILS, CONCRETE SURREY AND OTHER FLUES

ASSOCIATED WITH THE CONSTRUCTION COUNTERN COULD BE

ASSOCIATED WITH THE CONSTRUCTION COUNTERN COULD BE

BR. DEWATERING APPLICATIONS AND MANAGEMENT METHODS: REPORTED CONTAMINANTS TO BE COLLECTED AND TRANSPORTED TO NEAREST CONTAMINANT FILL SITE IF ANY ARE DETECTED.

APPLY.

BIT MANTENANCE, QUERENES FOR EACH PROPOSED STORMANTER
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B13. PROVISIONS FOR EXOSION AND SEDIMENT CONTROL ON INDIVIDUAL, RESIDENTIAL BUILDING LOTS REGULATED UNDER THE PROPOSED PROJECT: REFER TO DETAIL ON SHEET C703.

C2. DESCRIPTION OF PROPOSED POST CONSTRUCTION STORMMATER MEASURES: THE PROPOSED POST CONSTRUCTION STORMMATER MEASURES ARE THE PROPOSED WATER QUALITY POND AND STORM SEWER NETWORK.

A28: LOCATION OF ALL PROPOSED SITE IMPROVABENTS, INCLIEND ROADS, UTILITIES, LOT DELIBERATION AND DERINFORTION, PROPOSED SINCRESS, AND COMMON APECS HAS ALL PROPOSEDTS ARE MULTIPLY AND ADMINISTRATION APPROVED THE PROPOSED SINCRESS, AND COMMON APECS HAS ALL PROPOSEDTS ARE MULTIPLY AND ADMINISTRATION AND EXPLORATE ON THIS SHEET.

EROSION CONTROL SEQUENCE - PHASE 1 CONTACT THE CITY OF BLOOMINGTON MS4 COORDINATOR AT: (812) 339-1444 FOR A PRE-CONSTRUCTION MEETING PRIOR TO JAYY EARTH MOVING ACTUATY ON-SITE AS PART OF PHASE 1. MEETING REQUESTS SHALL BE MADE AT LEAST 48 HOURS IN ADVIANCE.

2. ENCINCI CONTRO. STRUCTURES, NALLOWS: TREVOLVEY SERRINT BASING (AT PANCE 1, 44, 8, 48)
AND THE CONTROLLOW DEPRINGE. WHEN TO BE INVALLED TO THE CONTROLL TOTAL PROSECULAR
SERVICE ASSESSMENT ASSESSME

3. PRIOR TO ANY EARTH MONNIC OR DEMOUTION, PLACE SUITATION FENCE ALONG THE DOWNSTREAM SIDE OF ALL GRADING ACTIVITY AS SHOWN ON THIS SHEET. ONCE EROSION CONTRICLS ARE INSTALLED, CONTRICT CITY OF BLOOMATON HIS COORDINATION TO SCHEDULE AN INSPECTION, MEETING REQUESTS SHALL BE MADE AT LEAST 44 HOURS IN ADVANCE.

4. REMOVE VECETATION IN AREAS TO BE DISTURBED ONLY, ESTABLISH TIRE PROTECTION FENCING AS SHOWN ON PLANS, FENCING TO BE ERECTED TO THE SPECIFICATIONS DESCRIBED IN THE LEGEND ON THIS PLET. 5. STRIP TOP SOIL FROM ALL AREAS TO BE DISTURBED BY CONSTRUCTION AND STOCK PILE AT LOCATION ABOVE SLIT FENCE SHOWN ON PLAN. SEED WITH TEMPORARY SEED MIXTURE IMMEDIATELY — REFER TO PRACTICE ± 1.11 ON SHEET CROEFOR MIXTURE.

I. MAINTAIN SLT FENCE DURING CONSTRUCTION AND KEEP CLEAR OF DEBRIS

8. ALL EROSION CONTROL STRUCTURES SMALL BE KEPT IN MORKING ORDER AND INSPECIED EVERY 7 CALENDAR DAYS BY A TRAINED INDIVIDUAL AND UPON THE COMPLETION OF EVERY RAIN EVENT RESULTING IN § OR MORE OF RAIN IN 24 HOURS. AND ADDITIONAL MEASURES WHEN NECESSARY. 9. UPON COMPLETION OF CONSTRUCTION OF ALL IMPROVEMENTS INTENDED WITHIN PHASE 1 AND PRIOR TO INDIVIDUAL HOME CONSTRUCTION, REDISTRIBUTE TOP SOIL TO ALL PROPOSED LANDSCAPE AREAS. 10. INSTALL SQD IMMEDIATELY UPON COMPLETION OF ALL EARTHMOVING AND UNDERGROUND UTILITY WORK FOR EACH INDIMOUNL HOUSING LOT.

LUTH COMPLETON OF ALL PROPOSED ROYAULA HOUSING LITS FOR PHASE IS SERVICE BY LUTH TO COMPLETON OF ALL PROPOSED ROYAULA HOUSING LITS FOR PHASE IS SERVICED FOR SERV 14. PHASE 2 OF THIS PROJECT TO BEGIN PRIOR TO THE FINALIZATION OF THE INDIVIDUAL HOUSING LOTS CONTAINED WITHIN PHASE 1. REFER TO COD2 FOR PHASE 2 SMPPP.

EROSION CONTROL SEQUENCE - PHASE 3 CONTACT THE CITY OF BLOOWINGTON MS4 COORDINATOR AT: (812) 339-1444 FOR A
PRE-CONSTRUCTION MEETING PROFIT ID ANY EARTH MONNS ACTIVITY ON-SITE AS PART OF PHASE 3.
MEETING REQUESTS SHALL BE MADE AT LEAST 48 HOURS IN ADVANCE.

EROSION CONTROL STRUCTURES, INCLUDING THE CONSTRUCTION ENTRANCE, NEED TO BE INSTALLED TO THE GREATEST EXTENT POSSINLE BEFORE ANY DEMOLITION, VEGETATION REMOVAL, AND ANY EARTH MOVIMENT.

4. REMOVE VECETATION IN AREAS TO BE DISTURBED ONLY. ESTABLISH TREE PROTECTION FENCING AS SHOWN ON PLANS. FENCING TO BE ERECTED TO THE SPECIFICATIONS DESCRIBED IN THE LEGEND ON THIS

5. STRIP TOP SOIL FROM ALL AREAS TO BE DISTURBED BY CONSTRUCTION AND STOCK PILE AT LOCATION ABOVE SLT FENCE SHOWN ON PLAN. SEED WITH TEMPORARY SEED MIXTURE IMMEDIATELY — REFER TO PRACTICE 3.11 ON SHEET COTE ON MIXTURE.

6. MAINTAIN SILT FENCE DURING CONSTRUCTION AND KEEP CLEAR OF DEBRIS.

8. ALL EROSON CONTROL STRUCTURES SHALL BE KEPT IN WORKING ORDER AND INSPECTED EVERY 7 CALEDDAR DAYS BY A TRAINED INCOMEDIAL AND UPON THE COMPLETION OF EVERY RAIN EVENT RESULTING IN § "OR MORE OF PAIN IN 24 HOURS. ADD ACCITIONAL MEASURES WHEN NECESSARY."

9. UPON COMPLETION OF CONSTRUCTION OF ALL IMPROVEMENTS INTENDED WITHIN PHASE 3 AND PRIOR TO INDIVIDUAL HOME CONSTRUCTION, REDISTRIBUTE TOP SOL TO ALL PROPOSED LANDSCAPE AREAS. 10. INSTALL SOD IMMEDIATELY UPON COMPLETION OF ALL EARTHMOVING AND UNDEROR FOR EACH INDIVIDUAL HOUSING LOT. 11. MANTAN SOCIOED AREAS UNTIL MATURE TURF IS ESTABLISHED.

12. REMOVE ALL TEMPORARY EROSON CONTROL MEASURES UPON THE ESTABLISHMENT OF ALL TURFED AREAS.

OVERFORMS, LEAVING ROOM FOR EPPANSON.

PERMANENT STATEMENT OF AN ACCIDENTAL SPILL DELEGATE STATEMENT STATE

EROSION CONTROL SEQUENCE - PHASE 2 CONTACT THE CITY OF ELCOMINGTON MS4 COORDINATOR AT: (SIZ) 339-1444 FOR A PRE-CONSTRUCTION METING PRICE TO MY EARTH MOVING ACTIVITY ON-SITE AS PART OF PHASE 2. MEETING REQUESTS SHALL BE MADE AT LEAST 48 HOURS IN JOURNICE.

3. PROR TO ANY EARTH MOVING OR DEMOLITION, PLACE SILTATION FENCE ALONG THE DOINNSTREAM SDE OF ALL GRADING ACTIVITY AS SHOWN ON THIS SHEET, ONCE EROSION CONTROLS ARE INSTALLED, CONTROL OTY OF BLOOMISCION MAS CONCENNATION TO SCHEDULE AN INSPECTION, MEETING REQUESTS SHALL BE MADE AT LEAST 48 HOURS IN ADVANCE.

4. REMOVE VEGETATION IN AREAS TO BE DISTURBED ONLY, ESTABLISH TIREE PROTECTION FENONG AS SHORM ON PLANS, FENCING TO BE ERECTED TO THE SPECIFICATIONS DESCRIBED IN THE LEGEND ON THIS BLOOP. 5. STIRP TOP SOIL FROM ALL AREAS TO BE DISTURBED BY CONSTRUCTION AND STOCK PILE AT LOCATION ABOVE SLIT FROM: SHOWN ON PLAN. SEED WITH TEMPORARY SEED MIXTURE IMMEDIATELY — REFER TO DEALTH SLIT ON SHEET TOPS OF MIXTURE.

6. MAINTAIN SILT FENCE DURING CONSTRUCTION AND KEEP CLEAR OF DEBRI

8. ALL EROSON CONTROL STRUCTURES SHALL BE KEPT IN WORKING ORDER AND INSPECTED EVERY 7
CALDIDARA DAYS BY A TRABED INDIVIDUAL AND UPON THE COMPLETION OF EVERY PAIN EVENT RESILTING
IN § OR MORE OF RAIN IN 24 HOURS. ACO ADDITIONAL MEASURES WHEN NECESSARY. 9. UPON COMPLETION OF CONSTRUCTION OF ALL IMPROVEMENTS INTENDED WITHIN PHASE 2 AND PRIOR TO INDIVIDUAL HOME CONSTRUCTION, REDISTRIBUTE TOP SOIL TO ALL PROPOSED LANDSCAPE AREAS. 10. INSTALL SOO IMMEDIATELY UPON COMPLETION OF ALL EARTHMOVING AND UNDERGROUND UTILITY WORK FOR EACH INDIVIDUAL HOUSING LOT.

THE CONTROL OF THE PROPERTY AND ADDRESS. A STORE LESS FOR FIRE 2. BLOCK THE PROPERTY AND ADDRESS FOR THE 2. BLOCK THE COUNTY FOR COMPONENT SHOULD GO SET FOR THE SOLUTION FIRE COUNTY FOR COMPONENT SHOULD GO SET FOR THE SOLUTION SHOULD GO SET FOR THE PROPERTY AND ADDRESS FOR THE PROPERTY ADDRESS FOR THE PROPERTY ADDRESS FOR THE PROPERTY AND ADDRESS FOR THE PROPERTY ADDRESS FOR THE PRO

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PROJECT LOCATION



SOILS MAP

Map Unit Setting Indicated map unit symbol: 2mph: Elevation: 449 to 1905 feet likers ormal presipitation: 37 to 58 inches likers ormal of temperature: 43 to 68 degrees F Front-tree period: 150 to 202 days Farmined desafficiation: Not price formand

Collection or other name of the collection of th

Map Unit Composition
Order and similar solice 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions,
and foresects of the mapurit.

Typical profile

Ap = 0 to 7 inches: allt loam

8td = 7 to 36 inches: allty day loam

28t2 = 36 to 80 inches: day

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Map that Setting Modification and symbols 2-pulp Bladford map unit symbols 2-pulp Elevation, 250 to U.20 feet. Mean sensal of temperature, 41 to 68 degrees F. Frost-free period; 145 to 212 days Farriand destillations; All areas are prime fermional.

Map Unit Composition Order and similar sole: 75 percent Minor composents: 25 percent Estimates are based on observations, descriptions, and transacts of the map

Typical profile

Ap = 0 to 7 inches: allt loam

Bit = 7 to 32 inches: allty clay loam

2812 = 32 to 80 inches; clay

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 Assess the memor of rotainsp.
 Proceed with recovery of apilied fluid and clean-up.
 Arrange appropriate disposal of recovered fluid and debris at a landfill site.
 Mentian a record of the apili and cleanup.

NOTE TO CONTRACTOR

street M FANYO 8 p



PROPOSED KINSER RIDGE

