

# CITY OF BLOOMINGTON



October 23, 2025 @ 5:30 p.m.  
City Hall, 401 N. Morton Street  
Common Council Chambers, Room #115

<https://bloomington.zoom.us/j/82448983657?pwd=enJxcnArK1pLVDI nWGROTU43dEpXdz09>

Meeting ID: 824 4898 3657  
Passcode: 319455

**CITY OF BLOOMINGTON  
BOARD OF ZONING APPEALS (Hybrid Meeting)  
October 23, 2025 at 5:30 p.m.**

City Hall, 401 N. Morton Street  
Common Council Chambers, Room #115 and via Zoom

❖Virtual Meeting: <https://bton.in/Zoom>

Meeting ID: 824 4898 3657      Passcode: 319455

Petition Map: <https://bton.in/G6BiA>

**ROLL CALL**

**APPROVAL OF MINUTES:** August 21, 2025 and September 18, 2025

**PETITIONS WITHDRAWN:**

CU-37-25/ ZR2025-08-0088

**Built, LLC (Madeline Sanders)**

1320 S. Rogers Street

Parcel: 53-08-05-400-026.000-009

Request: Conditional use approval to allow a driveway, parking, and structures within the floodplain to allow the construction of 5 buildings for the use "Contractor's Yard" within Parcel C of the Thomson Planned Unit Development (PUD) zoning district. Case Manager: Eric Greulich

**PETITIONS CONTINUED TO:** November 20, 2025

AA-17-22

**Joe Kemp Construction, LLC & Blackwell Construction, Inc.**

Summit Woods (Sudbury Farm Parcel O) W. Ezekiel Dr.

Parcel(s): 53-08-07-400-008.002-009, 53-08-07-400-008.004-009

Request: Administrative Appeal of the Notice of Violation (NOV) issued March 25, 2022.

Case Manager: Jackie Scanlan

CU-33-24/ USE2024-11-0068

**Hat Rentals, LLC**

202 N. Walnut Street

Parcel: 53-05-33-310-028.000-005

*Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or E-mail [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).*

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 Melissa Hirtzel at [hirtzelm@bloomington.in.gov](mailto: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.

The City offers virtual options, including CATS public access television (live and tape delayed) found at <https://catstv.net/>. Comments and questions will be encouraged via [Zoom](#) or [bloomington.in.gov](https://bloomington.in.gov) rather than in person.



Request: Request for conditional use approval of "student housing or dormitory" to allow one four-bedroom unit in the Mixed-Use Downtown (MD) zoning district.

Case Manager: Jackie Scanlan

CU-33-25/ ZR2025-07-0087

**Weihe Engineers (Saint Remy HOA)**

3716 E. St Remy Drive

Parcel: 53-08-11-401-029.000-009

Request Variance from Environmental Standards to allow maintenance to a detention pond and wetlands within St. Remy in the Residential Small Lot (R3) zoning district. Also requested is Conditional Use approval to allow a driveway in the floodplain. Case Manager: Eric Greulich

V-42-25/ ZR2025-09-0097

**Greystar Development Central, LLC**

503 N. Rogers Street

Parcel: 53-05-32-100-006.000-005

Request: Variances from tree and forest preservation standards, minimum tree plot width standards, and landscaping standards to allow construction of a "Dwelling, multifamily" use in the Mixed-Use Downtown zoning district within the Showers Technology downtown character overlay (MD-ST). Case Manager: Gabriel Holbrow

V-44-25/ ZR2025-09-0099

**Foreign Auto Connect**

1459 W. Bloomfield Road

Parcel: 53-08-06-100-004.000-009

Request: Variances from front parking setback and landscaping standards to allow the use "Vehicle sales or rental" in the Mixed Use Corridor (MC) district. Case Manager: Jamie Kreindler

V-45-25/ ZR2025-10-0010

**Apostolic Church of Jesus Christ**

1100 E. Miller Drive

Parcel: 53-08-09-108-017.000-009

Request: Variance from required tree plot and sidewalk width standards for the use "Place of Worship" in the Residential Medium Lot (R2) zoning district. Case Manager: Eric Greulich

**PETITIONS:**

CU-V-32-25

ZR2025-07-0086 / ZR2025-09-0096

**Springpoint Architects (Barre Klapper)**

312 S. Arbutus Drive

Parcel: 53-08-03-202-053.000-009

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Request: Conditional use approval to allow for construction of a new "Dwelling, Fourplex" in the Residential Urban (R4) zoning district. Case Manager: David Brantez

V-39-25/ ZR2025-08-0094

**Brownsmith Studios, LLC (Lucas Brown)**

601 N. Morton Street

Parcel: 53-05-33-206-019.000-005

Request: Variance from Use Specific Standards requiring ground floor dwelling units within 20 feet of the front property line to be constructed a minimum of 3 feet above the adjacent sidewalk grade for the use "Dwelling, Multifamily" to allow the construction of a ground floor dwelling unit in the Mixed-Use Downtown within the Downtown Core Overlay (MD-DC) district. Case Manager: Eric Greulich

V-40-25/ ZR2025-08-0095

**HR Green, Inc. (Don Cowden Foundation, Inc.)**

2500 W. 3<sup>rd</sup> Street

Parcel(s): 53-05-31-301-019.000-005 & 53-05-31-301-008.000-005

Request: Variance from maximum impervious surface coverage and from minimum landscape area requirements to allow a "Restaurant" in the Mixed-Use Corridor (MC) zoning district. Case Manager: Eric Greulich

V-43-25/ ZR2025-09-0098

**Pitties and Pals**

719 W. 2<sup>nd</sup> Street

Parcel: 53-08-05-100-120.000-009

Request: Variance from maximum parking standards and landscaping standards for a change in use to allow the use "Veterinarian clinic" in the Mixed-Use Medium Scale (MM) zoning district. Case Manager: Eric Greulich

**Board of Zoning Appeals Members**

<u>Member</u>	<u>Appointed By</u>	<u>Term</u>
Tim Ballard	Mayor	1/1/2022-12/31/2025
Flavia Burrell	Plan Commission	1/1/2023-12/31/2026
John Fernandez	Mayor	1/1/2023-12/31/2026

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Leslie Kutsenkow	Mayor	1/1/2025-12/31/2028
Jo Throckmorton	Common Council	1/1/2022-12/31/2025

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**BLOOMINGTON BOARD OF ZONING APPEALS**  
**STAFF REPORT**  
**LOCATION: 312 S. Arbutus DR**

**CASE#: CU-V-32-25**  
**ZR2025-07-0086/ZR2025-09-0096**  
**DATE: October 23, 2025**

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**OWNER:** Jeff Shively  
4292 Hamilton Run, Zionsville, IN 47403

**PETITIONER:** Springpoint Architects- Barre Klapper  
522 W 2<sup>nd</sup> ST  
Bloomington, IN 47403

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**REQUEST:** The petitioner is requesting Conditional Use approval to allow a “Dwelling, fourplex” use in the Residential Urban (R4) zoning district. The petitioner is also requesting a variance from tree preservation standards to allow for construction of a new “Dwelling, Fourplex” in the Residential Urban (R4) zoning district.

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**REPORT:** The property is located on S Arbutus DR just south of E 3<sup>rd</sup> ST. This site and all adjacent properties are zoned Residential Urban (R4). The property currently contains a single family residence and is within the Eastside Neighborhood Association area. The petitioner reached out to the neighborhood association and shared the proposed plan as well as had an open online meeting for neighbors to attend. No formal comments from the neighborhood were received.

The petitioner is proposing demolish the existing residence, and construct a new “Dwelling, fourplex.” The residence has been designed to have two units facing east towards S Arbutus DR and two units facing west towards the rear alley. Each unit is proposed to have 3 bedrooms each, for a total of 12 bedrooms. Two parking spaces are being provided and will be accessed from the rear alley to the west. There are several trees within the interior of the site that are subject to the closed canopy requirements of the UDO, the Department has identified the desired trees to be preserved and the petitioner will be required to preserve those with this petition. To mitigate the removal of trees required to be preserved, the petitioner will be planting six new trees on the site and those have been shown on the site plan. The proposal would be required to install street trees along S Arbutus DR as well and those have been shown.

In conjunction with the Conditional Use, the petitioner is requesting to retain 0.04 acres of closed canopy at this property rather than the 0.07 acres which is required by BMC 20.04.030(h)(2). The petitioner proposes to remediate this impact by planting six large canopy trees on the property along with the construction of a “Dwelling, Fourplex.” These interior trees are meant to replace the 0.03 acres of closed canopy and will not serve as substitute for the required street trees along S Arbutus DR.

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**CRITERIA AND FINDINGS FOR CONDITIONAL USE PERMIT**

**20.06.040(d)(6)(B) General Compliance Criteria:** All petitions shall be subject to review and pursuant to the following criteria and shall only be approved if they comply with these 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 are use-specific standards that apply to the use “dwelling, fourplex” within the R4 zoning district and this petition meets those standards. The property owner does not have any notices of violation on file. Each unit has its own separate exterior entrance and there are not more than 2 entrances facing the street. The structure will contain no more than twelve bedrooms. The petitioner reached out to the neighborhood association and shared the proposed plan as well as had an open online meeting for neighbors to attend. No formal comments from the neighborhood were received.

#### **20.06.040(d)(6)(C) ADDITIONAL CRITERIA APPLICABLE TO CONDITIONAL USES**

**i. *Consistency with Comprehensive Plan and Other Applicable Plans***

*The proposed use and development shall be consistent with and shall not interfere with the achievement of the goals and objectives of the Comprehensive Plan and any other applicable adopted plans and policies.*

**PROPOSED FINDING:** This proposal is congruent with the goals of the Comprehensive Plan. The Comprehensive Plan identifies this area as the “Indiana University” land uses. The Comprehensive Plan states that within the City infill development with higher density development is appropriate close to the Indiana University campus. It also makes note of parking that should be accessed via the alley, which is proposed with this petition and shown in the site plan.

**ii. *Provides Adequate Public Services and Facilities***

*Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, streets, potable water, sewer, stormwater management structures, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.*

**PROPOSED FINDING:** The current property has existing utility connections within Arbutus and no issues have been identified with any proposed connections.

**iii. *Minimizes or Mitigates Adverse Impacts***

1. *The proposed use and development will not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.*
2. *The proposed development shall not cause significant adverse impacts on surrounding properties nor create a nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights.*
3. *The hours of operation, outside lighting, and trash and waste collection must not pose a hazard, hardship, or nuisance to the neighborhood.*
4. *The petitioner shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the pre-submittal*

*neighborhood meeting for the specific proposal, if such a meeting is required.*

**PROPOSED FINDING:** The property does contain sections of tree coverage that are subject to the closed canopy tree coverage requirements, for which a variance is being requested. There is no excessive destruction of natural or scenic features. The current house is identified as a Contributing structure and a demolition delay approval (DD 25-23) has been approved by the Historic Preservation Commission as of Sept 11. No significant adverse impacts are expected from the creation of the proposed fourplex. No hardships or nuisances are expected to impact the neighborhood. The proposal includes the required two car parking area off the rear alley. Residents can also utilize street parking in front of the lot. No concerns were expressed by adjacent property owners.

**iv. Rational Phasing Plan**

*If the petition involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date and shall not depend upon subsequent phases for those improvements.*

**PROPOSED FINDING:** No phasing is proposed with this plan.

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## **CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE**

**20.06.080(b)(3)(E)(i) Standards for Granting Variances from Development Standards:** A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community.*

**PROPOSED FINDING:** The approval of the requested tree and forest preservation variance is not expected to be injurious to the general welfare of the neighborhood and community. There will be no impact to the overall safety of the property as a result of the requested variance.

- 2) *The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.*

**PROPOSED FINDING:** The granting of the variance is not expected to impact the use and value of the area adjacent to the property in a substantially adverse manner. The petitioner proposes to plant six large canopy trees around the new structure which minimizes impact from removing trees before construction.

- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the*

*property in question; that the Development Standards Variance will relieve the practical difficulties.*

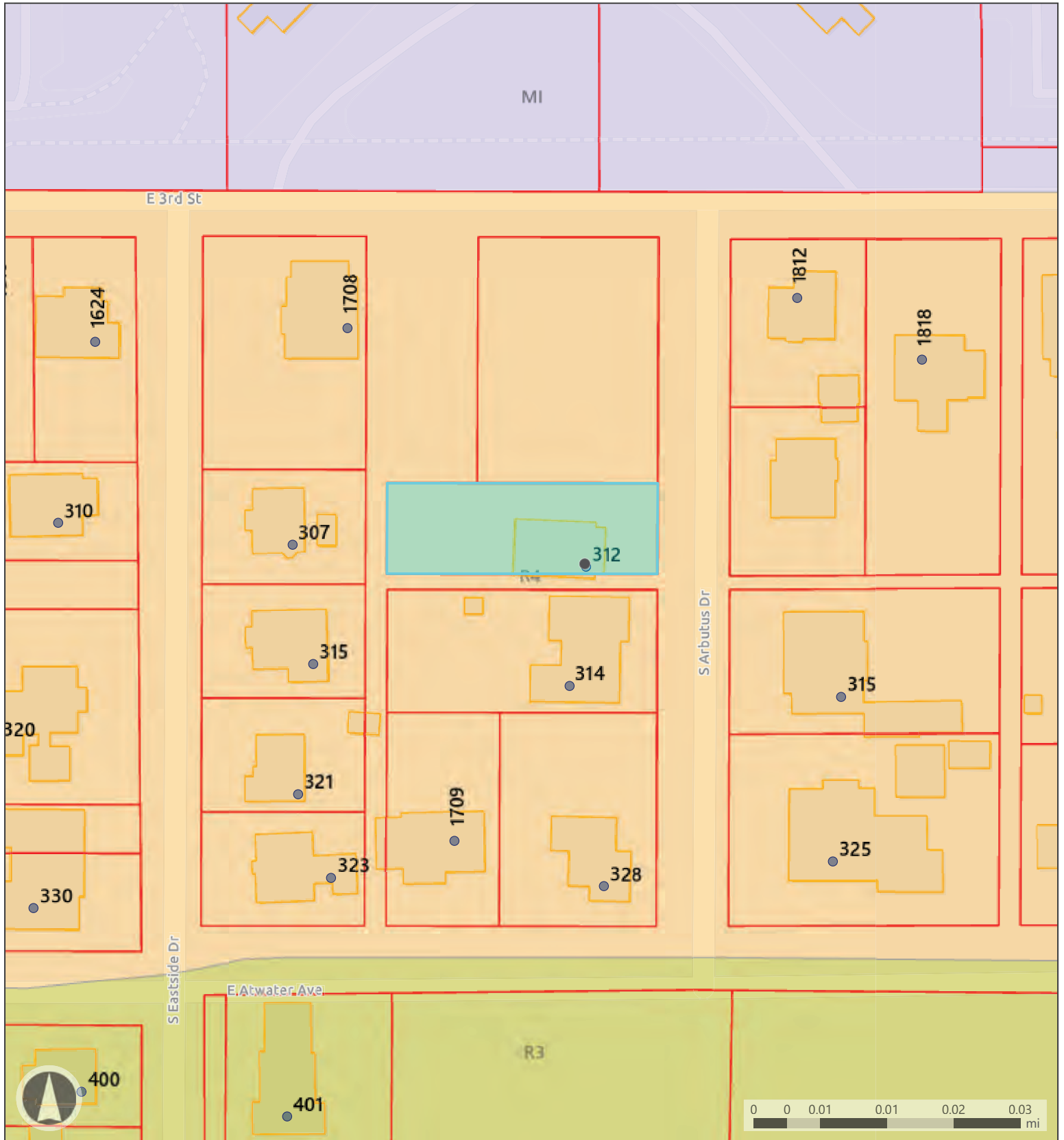
**PROPOSED FINDING:** The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in that the redevelopment of the property is restricted by the current location of trees that form closed canopy. The practical difficulties are peculiar to the property in that the small size of this lot, required setback standards, and location of trees creates a hardship in redeveloping this property and locating parking spaces from the alley as required, while meeting tree preservation requirements. This development is subject to Use-Specific Standards that guide the architecture and ensure its compatibility with the other structures on the block. In order to place the building a similar distance from the road, several trees would need be removed to the north and east of the current structure.

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**RECOMMENDATION:** The Department recommends that the Board of Zoning Appeals adopt the proposed findings and approve CU-V-32-25 with the following conditions:

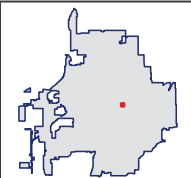
1. This conditional use approval is limited to the design shown and discussed in the packet.
2. This conditional use approval requires the petitioner to pass a rental inspection from HAND and procure a rental permit for all units that will be rented.
3. Two large street trees or equivalents are required along S Arbutus DR.
4. Six large canopy trees are required on the interior of the property as shown on the proposed remediation plan.



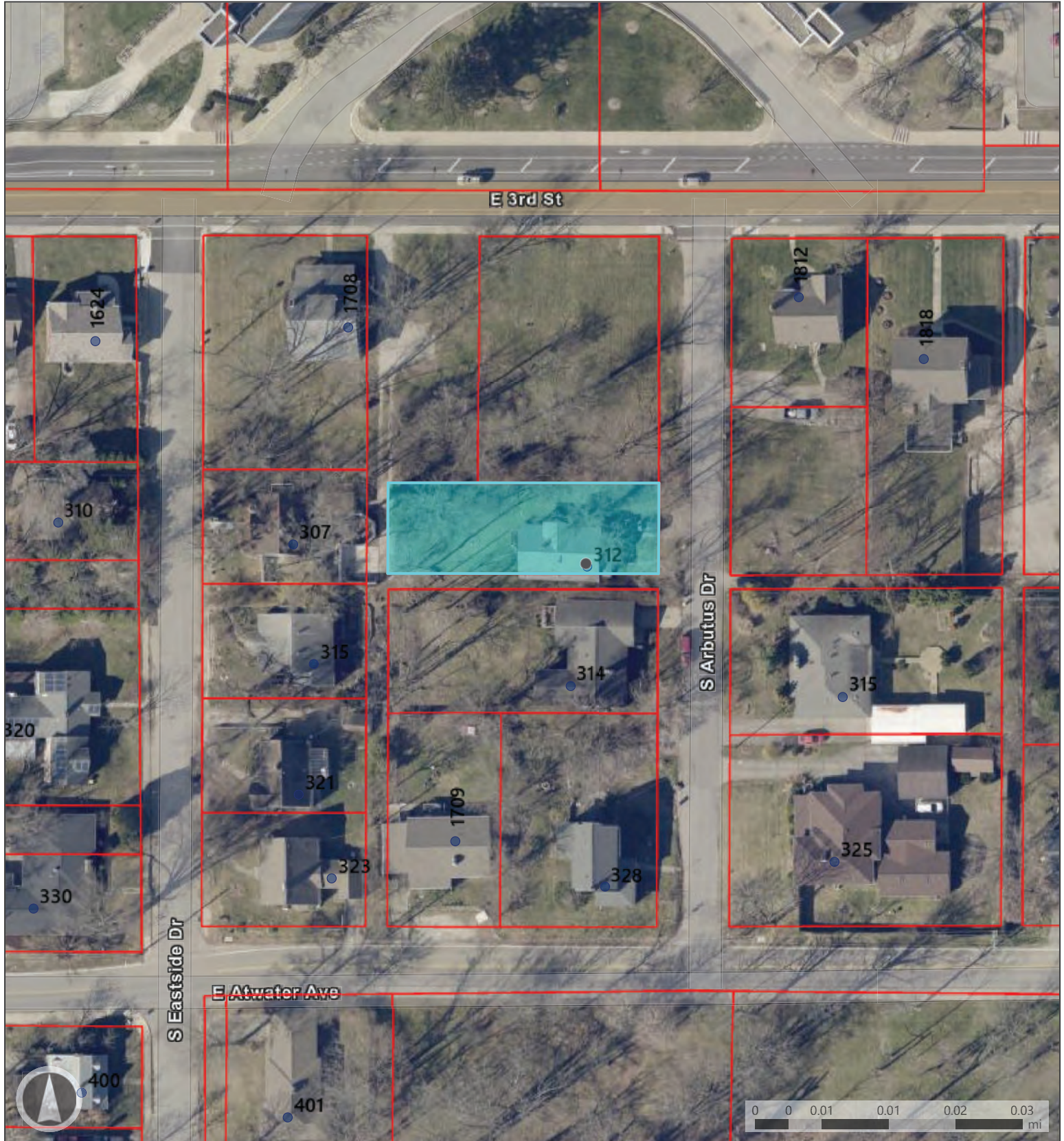


Map Legend

- Addresses
- ▭ Parcels
- ▭ Buildings
- ▭ Bloomington Municipal Boundary
- ▭ Mixed-Use Institutional
- ▭ Residential Small Lot
- ▭ Residential Urban

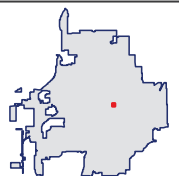






Map Legend

- Addresses
- Parcels
- Bloomington Municipal Boundary





9/04/2025

David Brantez  
City of Bloomington Zoning Planner  
401 N. Morton Street  
Bloomington, IN 47404

Re: 312 S Arbutus Drive – Conditional Use Approval & Tree Preservation Variance Request

Dear Mr. Brantez & Bloomington Board of Zoning Appeals Members,

Our client, Jeff Shively, has purchased 312 S. Arbutus Drive which contains a 1,580 square foot single-family house with the intent of redeveloping the property to contain a 4-plex with (4) 3-bedroom townhouse units. The property is located in an R4:Urban Residential zoning district, half a block south the Indiana University campus.

Based on the closed canopy analysis conducted by planning staff, there is 59% baseline canopy cover on the property. Per UDO 20.04.030 (h)(2), 70% of the baseline canopy must be retained, which is equal to .07 acres. A tree preservation variance is requested to retain .04 acres of canopy cover and plant six (6) new, large canopy trees.

The project will require a Demolition Delay Release from the the City of Bloomington Historic Preservation Commission for the 1920's house which is categorized as 'Contributing'.

#### **Condition Use Approval - Proposed Findings**

##### **UDO 20.06.040 (B) General Compliance Criteria**

The petition will comply with all applicable standards in the UDO and any other applicable regulations as well as utility, service and improvement standards. There are no prior approvals of which we are aware that would require further compliance.

##### **UDO 20.060.040 (C) Additional Criteria Applicable to Conditional Uses**

###### **i. Consistency with Comprehensive Plan and Other Applicable Plans**

The R4 district was introduced into the last wholesale revision of the Unified Development Ordinance in 2020 with the goal of accommodating residential uses on small urban scale lots that offer a diverse mix of housing opportunities consistent with the Comprehensive Plan and other adopted plans. This 4-plex would be one of the first projects in a R4 district toward realizing this goal.

###### **ii. Provides Adequate Public Services and Facilities**

The existing neighborhood public services and facilities are adequate to support the project. The proximity of the property to Indiana University, downtown and public transport minimizes the need for the use of car travel. Street parking in this area is by permit.





### iii. Minimizes or Mitigates Adverse Impacts

1. **The proposed use and development shall not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.** The redevelopment of the property will comply with all UDO regulations and will not result in the loss or damage of any natural, scenic or historic feature of significant importance. The proposed project, designed to appear as a single house, has a compact footprint of 2,475 square feet. The 4-plex building is 2-1/2 stories with a low eave line to relate to the surrounding 1-and 2- story houses.
2. **The proposed use and development shall not cause significant adverse impacts on surrounding properties nor create a nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights.** The proposed use and development of the 4-plex will not cause significant impacts on the surrounding properties. The lot is isolated on 3-sides: the east, west, and south right-of-ways. The two lots to the north owned by Indiana University are vacant.
3. **The hours of operation, outside lighting, trash and waste removal shall not pose a hazard, hardship or nuisance to the neighborhood.** There are no hazards, hardships or nuisances to the neighborhood resulting from this residential use. There will be a designated location for trash and recycling totes and tenant storage in a basement area.
4. **The petitioner shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the pre-submittal neighborhood meeting for the specific proposal, if such a meeting is required.** The neighborhood representative was contacted to arrange a meeting but the neighborhood association is not currently active. In lieu of a meeting, it was requested that the submittal documents be posted to the neighborhood list serve and feedback will be gathered by email.

### iv. Rational Phasing Plan. The petition does not involve phases.

### Tree Presevation Variance – Proposed Findings

#### UDO 20.06.080(b)(E)i.1 Development Standard Variance - General Approval Criteria

- a. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.** Due to location of the some of the existing trees in the middle of the developable area, it will not be possible to avoid the removal of these trees. Any detrimental impact from the removal of .03 acres of tree canopy from the site will be offset by the planting of six (6) new canopy trees.
- b. **The use and the value of the area adjacent to the property included in the development standards variance will not be affected in a substantially adverse manner.** The canopy cover that is impacted by the project is in the middle of the site and will not affect the neighboring properties.
- c. **The strict application of the terms of this UDO will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the development standards variance will relieve the practical difficulties.** Strict application of the tree preservation ordinance on this property would not allow the removal of the trees in the middle of the property and therefore would prevent the construction of a new structure on the property. The existing house sits



nearly 30 feet from the east property line and an average of 2.6 feet from the south property line and the trees in question sit immediately east and north of the existing house. Any new structure must be 15 feet from the front property line or align with the medium front setback of the adjacent structures, whichever is less. The location of the trees is peculiar to the property since it is related to the position of the existing house which had an unusually large front setback and is located close to the south property line. A variance is needed to relieve this partical difficulty.

Please do not hesitate to let us know if any further information is needed.

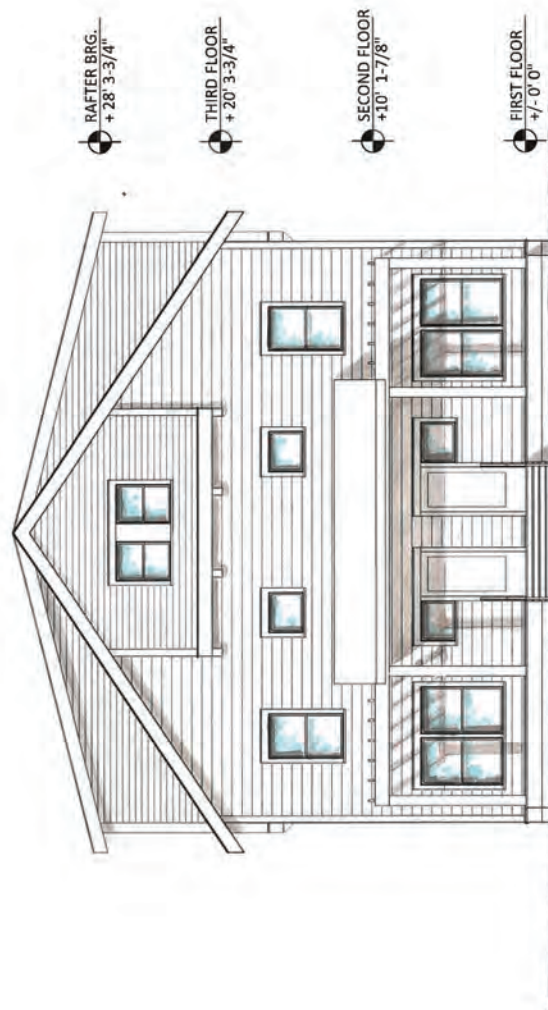
Thank you for your consideration,

A handwritten signature in black ink that reads "Barre Klapper".

Barre Klapper, AIA  
Springpoint Architects, pc

Enclosures: Site Survey, Site Plan & Building Elevations

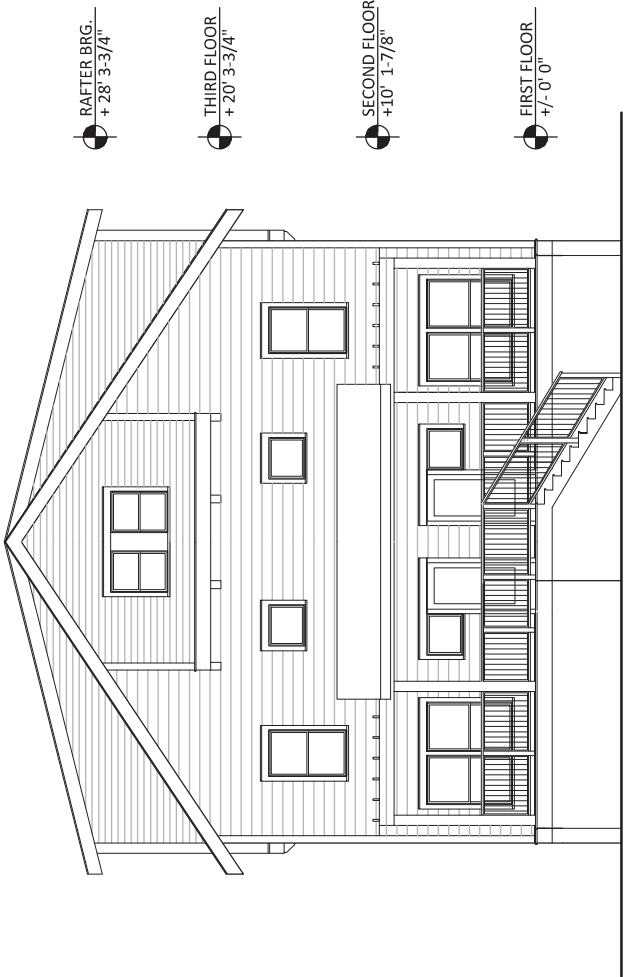
JULY 25, 2025



EAST ELEVATION

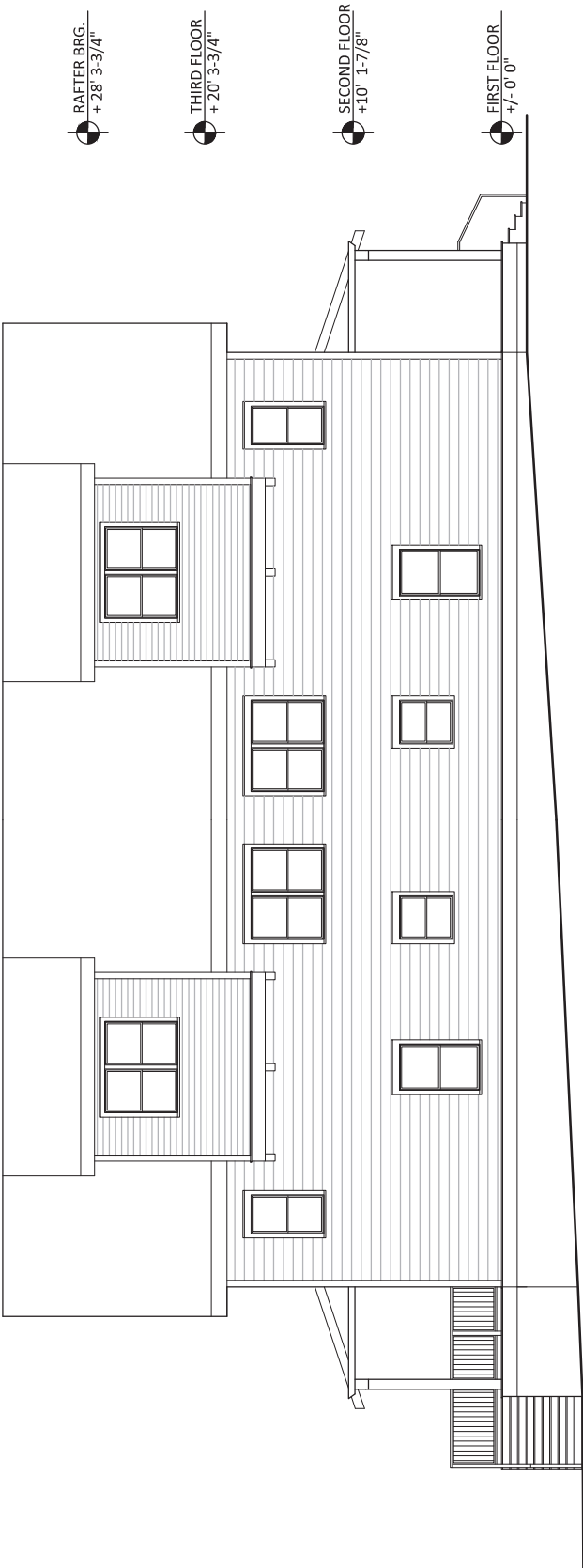
SCALE: 1/8" = 1'-0"

4-PLEX PROJECT  
312 S. ARBUTUS DRIVE



WEST ELEVATION

SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**4-PLEX PROJECT**  
312 S. ARBUTUS DRIVE

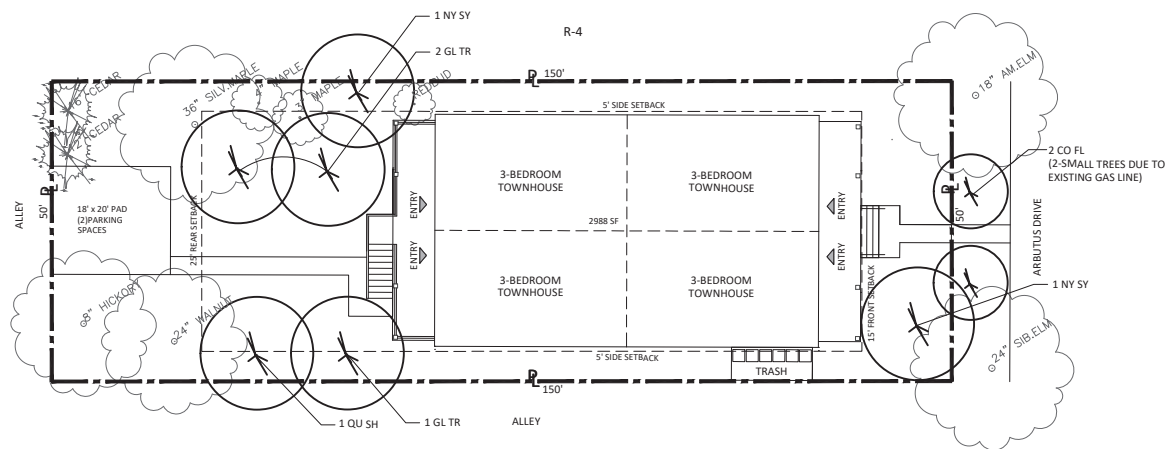
4-PLEX PROJECT  
312 S. ARBUTUS DRIVE



NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

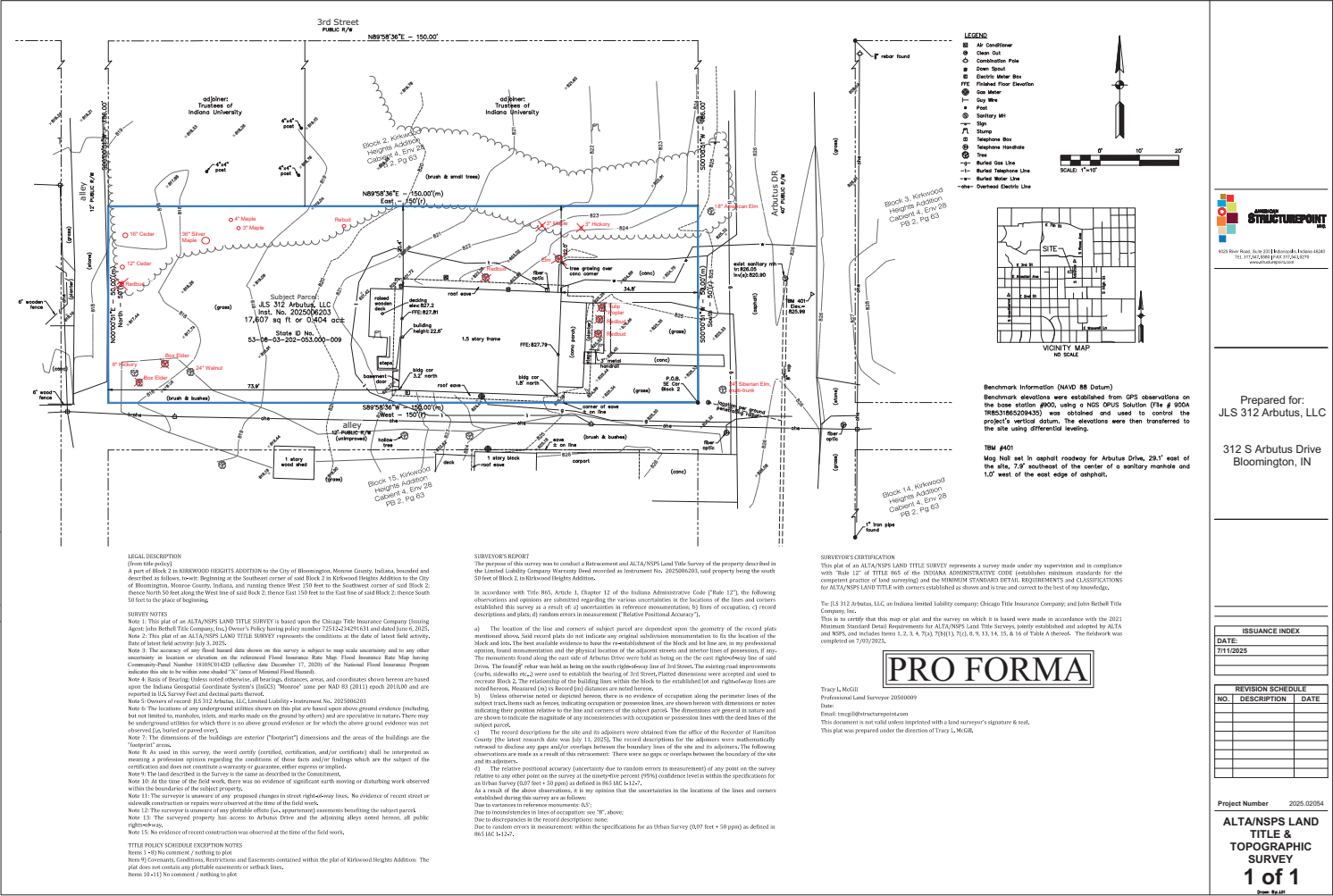


SEPTEMBER 4, 2025  
REV OCTOBER 9, 2025



**A SITE PLAN**  
SCALE: 1/16"=1'-0"  
0' 8' 16' 32'  
NORTH

KEY	BOTANICAL NAME	COMMON NAME	QNTY	SIZE	NOTES
LARGE DECIDUOUS TREES					
GL TR	Gleditsia triacanthos var. inermis 'SKYLINE'	Thornless Honeylocust	3	2" cal.	
QU SH	Quercus shumardii	Shumard Oak	1	2" cal	
NY SY	Nyssa sylvatica	Black Gum	2	2" cal.	
MED/SM DEC. TREES					
CO FL	Cornus florida	Dogwood	2	6'-8'h	





David Brantez <david.brantez@bloomington.in.gov>

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## Re: [Planning] 312 S Arbutus 4 plex

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**Melissa Hirtzel** <hirtzelm@bloomington.in.gov>

Fri, Aug 1, 2025 at 1:51 PM

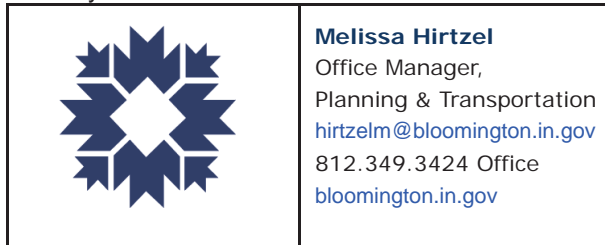
To: bloomingtonrentals@yahoo.com

Cc: planning@bloomington.in.gov, David Brantez <david.brantez@bloomington.in.gov>

Good Afternoon Gretchen,

We have received your email and will have it included in the Board of Zoning Appeals packet.

Thank you!



On Fri, Aug 1, 2025 at 1:45 PM 'Gretchen Nall' via Planning Department <[planning@bloomington.in.gov](mailto:planning@bloomington.in.gov)> wrote:

I am the owner of a house at [314 S Arbutus](#). I am in total favor of a 4 plex zoning at 312 S Arbutus. Its close proximity to IU and need for safe, walkable housing is important. I vote yes.

Gretchen Nall  
Managing Broker/Owner  
Bloomington Rentals and Realty  
NH Properties, LLC  
[www.bloomingtonrentalsinc.com](http://www.bloomingtonrentalsinc.com)

Sent from my iPhone

**BLOOMINGTON BOARD OF ZONING APPEALS**  
**STAFF REPORT**  
**Location: 601 N. Morton Street**

**CASE #: V-39-25**  
**VAR2025-08-0094**  
**DATE: October 23, 2025**

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**PETITIONER:** Eurtion Qualified Opportunity Fund  
 4848 S. Walnut Street Pike, Bloomington

**CONSULTANTS:** Brownsmith Studios, LLC  
 2055 West Industrial Park Dr, Bloomington

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**REQUEST:** Variance from use specific standards requiring ground floor dwelling units within 20 feet of the front property line to be constructed with the first floor elevated a minimum of 3 feet above the adjacent sidewalk grade to allow for the use “Dwelling, Multifamily” to allow the construction of a ground floor in the Mixed-Use Downtown within the Downtown Core Overlay (MD-DC) district.

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**REPORT:** This 0.76 acre property is located at the northwest corner of N Morton St. and W 10<sup>th</sup> St. and is zoned Commercial Downtown (CD), within the Downtown Core Overlay (DCO) district. Surrounding land uses include mixed-use buildings to the north and east, and office uses to the west and south. Properties to the north, east, and south are zoned Mixed-Use Downtown and are within the Downtown Core Overlay district and the property to the west is zoned Mixed-Use Downtown and is within the Showers Technology Park Overlay. This property has platted 12’ alleys that run along the west and north property lines with frontage on 10<sup>th</sup> Street to the south and Morton Street to the east. There are no known regulated environmental features on the site.

The property has been developed with a predominantly two-story building that is comprised completely of office space and a surface parking lot. The building, known as the Showers Administration building, is a locally designated historic building. The petitioner is proposing to add one ground floor dwelling unit to the west side of the building above a 17’x58’ section of the building that would include a vertical extension of the building above the one-story section of the building. The proposed unit would be a two-bedroom unit. The expansion would trigger compliance with the Limited Compliance section of the UDO and would be reviewed with a Staff level minor site plan approval. The Historic Preservation Commission reviewed the proposal and approved it under Certificate of Appropriateness #COA-25-29.

Section 20.03.030(b)(5)(D)(ii) of the UDO requires that ground floor dwelling units within 20 feet of the front property line to be constructed with the first floor elevated a minimum of 3 feet above the adjacent sidewalk grade.

The petitioner is requesting a variance to allow the proposed dwelling unit to be constructed within 20 feet of the front property line and to not be elevated with the first floor a minimum of 3 feet above the adjacent sidewalk grade. The proposal meets all other requirements of the Unified Development Ordinance.

---

**CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE**

## 20.06.080(b)(3)(E) Standards for Granting Variances from Development Standards:

A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community.*

**PROPOSED FINDING:** The granting of the variance is not expected to be injurious to the public health, safety, morals, or general welfare of the community. There will be no impact to the overall safety in the design of the building with the granting of this variance.

- 2) *The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.*

**PROPOSED FINDING:** The use and value of the area adjacent to the property is not expected to be affected in a substantially adverse manner in that the ground floor unit will have very little impact on adjacent properties. The design and location of this unit within the locally designated building has very little presence within the building and minimal windows to impact the streetscape.

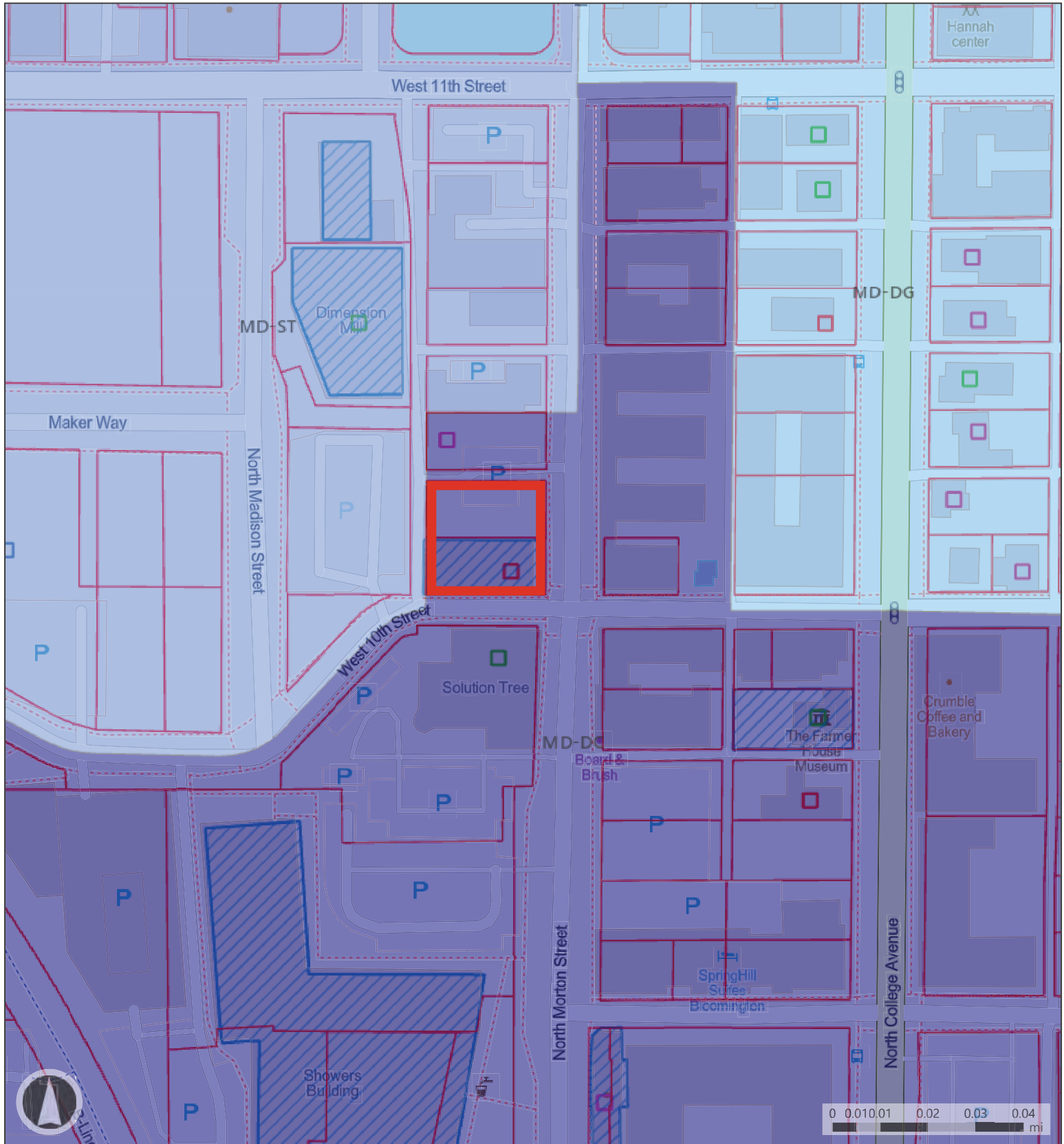
- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

**PROPOSED FINDING:** The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property as this portion of the building has very little access from the interior and creates a hardship in the use of this space. The small size and limited accessibility of this space makes the use as a commercial space very challenging. The local designation of the building also created difficulty in making changes to the building that would allow for a compliant dwelling unit to be constructed without significant changes to the historic building that would impact its historic design. The granting of the variance would relieve the practical difficulties by allowing the reuse of this space and preservation of the historic portions of the building while at the same time allowing a limited expansion that was determined to be historically appropriate in design.

---

**RECOMMENDATION:** The Department recommends that the Board of Zoning Appeals adopt the proposed findings and approve V-39-25 with the following condition:

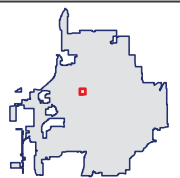
1. Approved per plans and elevations submitted.



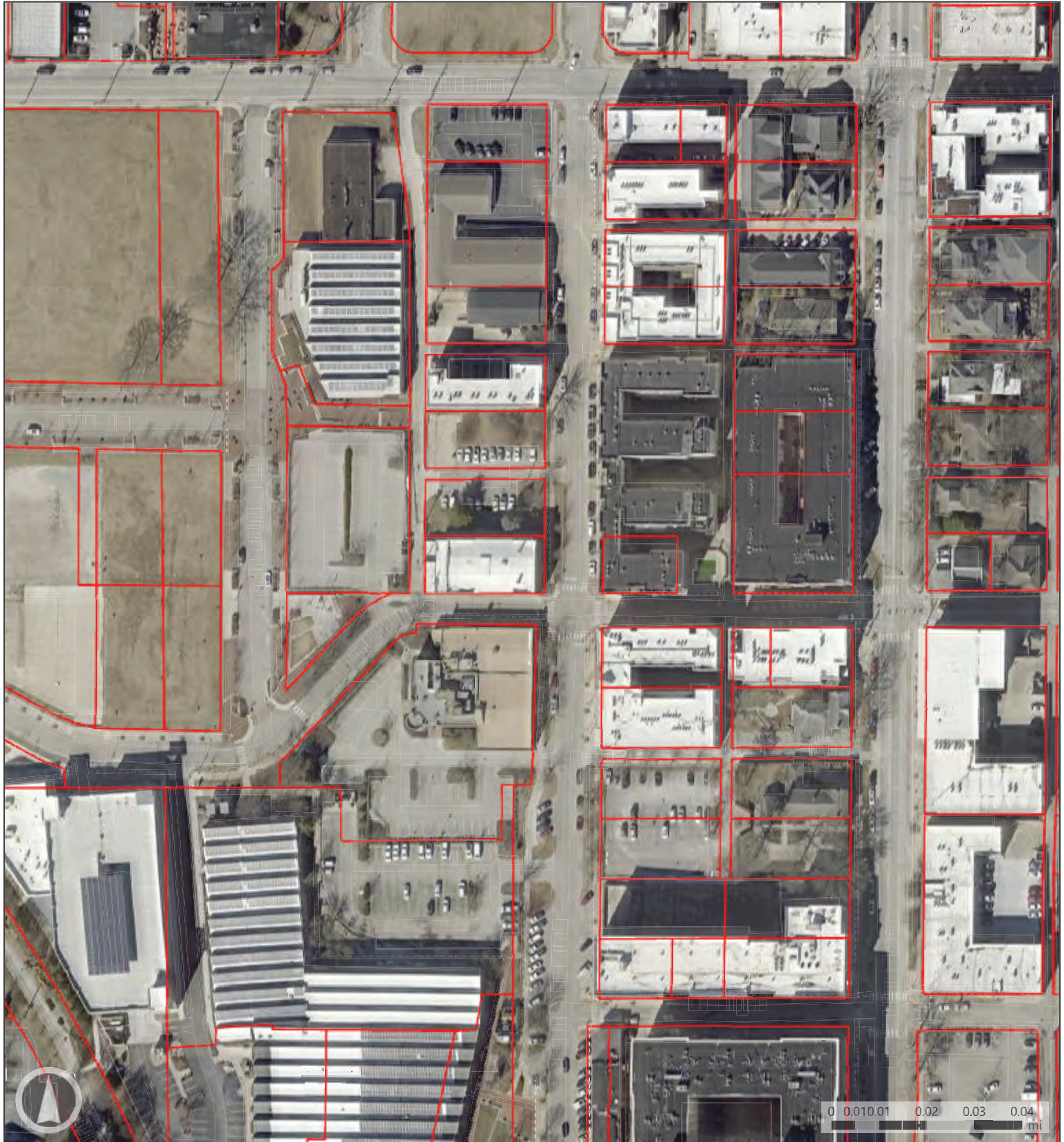
Map Legend

- |                                       |                         |
|---------------------------------------|-------------------------|
| Mixed-Use Downtown Downtown Core      | Parcels                 |
| Mixed-Use Downtown Downtown Gateway   | Local Historic District |
| Mixed-Use Downtown Showers Technology | Outstanding             |

- |                  |
|------------------|
| Notable          |
| Contributing     |
| Non-Contributing |

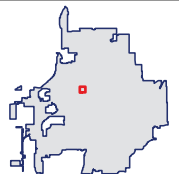






Map Legend

-  Parcels
-  Bloomington Municipal Boundary



## PETITIONER'S STATEMENT

This project proposes to renovate the western end of the Showers Administration Building and adding a two-story residential unit. The primary frontage will be along the rear alley with only 18' of frontage along 10th Street. This work will include the removal of the existing concrete masonry unit exterior walls and the existing roof framing. The addition will be framed on top of and around the existing brick masonry. The entrance door will be placed on the north side of the building with access to the parking lot to the north.

The proposed residential unit will be on the first and second floors for the reasons stated below. This variance request asks for a deviation from the July 2025 zoning requirements for residential units on the first floor per the following ordinance language:

*In the MD Zoning district, each dwelling unit located on the ground floor within 20 feet of the front property line shall be constructed with the first floor elevated a minimum of 3 feet above the adjacent sidewalk grade. Any dwelling unit located at least 20 feet from the front property line does not have to meet the 3 foot elevation requirement. (July 2025 Bloomington UDO)*

**The approval will not be injurious to the public health, safety, morals, and general welfare of the community**

The addition of a residential unit will have roughly 18' of frontage on 10th Street while the remaining commercial building frontage along 10th Street and Morton Street measures 174'. Only 10% of the overall building frontage at the street level will be residential.

The 18' of building frontage on 10th Street being converted from utility space to residential will not substantially change the character and construction of the ground level building façade. The existing brick masonry wall with a single window will remain the same in order to maintain its historic character.

**The use and value of the area adjacent to the property included in the development standards variance will not be affected in a substantially adverse manner**

As outlined above, the addition of a residential unit at grade will not only be non-injurious within the Mixed Use Downtown Core district, it will add value by introducing an urban residential unit within close proximity to the available tech office spaces in the main building and the adjacent the Trades District.

The 18 linear feet of façade on 10th Street being converted to a residential use is an historic wall with a single window opening measuring roughly 4' x 4' with a sill height above the street level at 52". Being an historic building and under review by the Historic Preservation Commission, the existing masonry wall will be maintaining the window in its original location regardless of use. This makes it impossible to add an entrance or any meaningful transparency between the first floor and 10th Street.

**SHOWERS ADMINISTRATION BUILDING ADDITION**  
BZA ZONING VARIANCE REQUEST  
08-22-25

As such, the adjacent properties will be largely unaffected by the addition of a residential unit, as the character and composition of the exterior wall will remain the same.

Additionally, with a sill height of 52" above the sidewalk, if the residential unit were to be raised 3 feet above grade, that would place the interior window sill at 16" above finish floor. In a way, the existing 10th Street window height is in alignment with the intent of the zoning ordinance, which requires the residential units to be elevated. Regardless of the interior finish floor height, the nature of the 10th Street façade will remain the same.

**The strict application of the terms of this UDO will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the development standards variance will relieve the practical difficulties.**

The area available for conversion from a former mechanical space into a marketable use is limited by the alley to the west and the existing Administration Building to the east. Additionally, the height of the addition is limited by the two historic windows at the upper level of the main building, which the HPC requires to be unobstructed by the addition. Due to the development restrictions and the need to conform to the existing historic brick masonry walls, it is not feasible to raise the residential unit 3 feet above the sidewalk without substantially reducing ceiling heights.

This limited area also does not allow for a commercial use in the first 20 feet of the 10th Street portion of the ground floor while still allowing for a reasonable residential unit in the remaining part of the renovation/addition. The commercial space, if applying the strict application of the UDO, would be 20' deep and 18' wide along 10th Street, with a total area of about 360 sqft. Additionally, the main entrance for the commercial space would be accessed from the alley due to requirement to maintain the historic single window along 10th Street.

There is currently an abundance of available commercial space in the downtown area, including 18,000 sqft of available space within the main Administration Building. The addition of residential space offers an economically feasible option for improving the currently dilapidated western portion of the building. Whereas, converting it to commercial use is not a financially viable option.

Adding a residential unit will require the addition of a sprinkler system only for residential use. The main building will not require a sprinkler due to the existing masonry fire separation between the main building and the proposed residential unit. This building code requirement limits options for adding residential units to the building, as the cost for adding a fire sprinkler to the main building is cost prohibitive. As such, the only financially feasible option for adding residential use to the property is at the proposed location.

Granting this variance will allow the Owner to improve the dilapidated western portion of the Administration Building. This will further activate the alley, the public park to the west, and the Trades District in general. It will allow the residential unit to be at the same height of the sidewalk resulting in appropriate ceiling heights while having no significant impact on the exterior qualities of the 10th Street facade.



PROPOSED  
RESIDENTIAL  
UNIT LOCATION



*the historic showers administration building circa 1917*

**SHOWERS ADMINISTRATION BUILDING ADDITION**  
BZA ZONING VARIANCE REQUEST  
08-22-25





from 10th street looking north



from the alley looking south (the large gas meter has been replaced)



from the west parking lot looking southeast

**SHOWERS ADMINISTRATION BUILDING ADDITION**  
**BZA ZONING VARIANCE REQUEST**  
 08-22-25



from 10th street looking east



**SHOWERS ADMINISTRATION BUILDING ADDITION**  
 BZA ZONING VARIANCE REQUEST  
 08-22-25

**brownsmith**  
 architecture + design + build

2086 W INDUSTRIAL PK DR  
 BLOOMINGTON, IN 47404  
 lucas@brownsmithstudios.com  
 317-361-4987

**SHOWERS ADMIN BUILDING**

MORTON ST.  
 BLOOMINGTON, IN

CERTIFICATION

REVISIONS

**ELEVATIONS**

05-15-25

PRINT 24 X 36 FULL SIZE OR 12X18 HALF SIZE

SHEET NUMBER  
**A201**

**brownsmith**  
 architecture + design + build





1 SITE PLAN  
SCALE: 1" = 30'

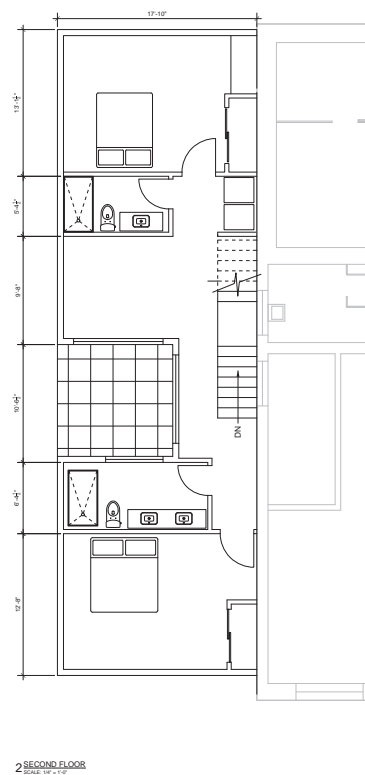
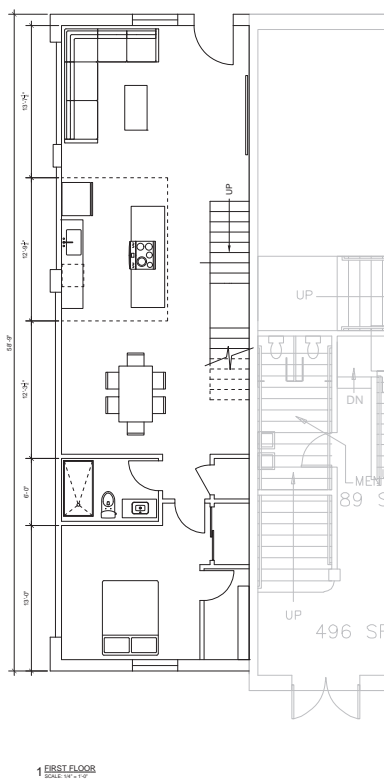


FOR REVIEW ONLY. NOT FOR CONSTRUCTION.


**SHOWERS ADMINISTRATION BUILDING ADDITION**  
BZA ZONING VARIANCE REQUEST  
08-22-25

 <p>2055 W INDUSTRIAL PK DR. BLOOMINGTON, IN 47404 lucas@brownsmithstudios.com 317-445-1179</p> <p>ALL INFORMATION CONTAINED IN THIS DOCUMENT IS CONSIDERED TO BE BOTH CONFIDENTIAL AND PROPRIETARY. NO REPRODUCTION, DISTRIBUTION OR DISSEMINATION OF THIS DOCUMENT OR ANY PART THEREOF IS PERMITTED WITHOUT THE WRITTEN CONSENT OF BROWN SMITH STUDIOS, LLC.</p>	
<p>SHOWERS ADMIN BUILDING BLOOMINGTON, IN</p>	
<p>SITE PLAN</p>	
<p>SHEET NUMBER</p>	
<p>AS101</p>	
<p>03-07-25</p>	





**SHOWERS ADMINISTRATION BUILDING ADDITION**  
BZA ZONING VARIANCE REQUEST  
08-22-25

 <b>brownsmith</b> <small>architects + design + build</small>	2055 W INDUSTRIAL PK DR. BLOOMINGTON, IN 47404 local: 317.899.9911 studio: 317.899.9911	
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FLOOR PLANS	SHOWERS ADMIN BUILDING	MORTON ST. BLOOMINGTON, IN
	CERTIFICATION	
	REVISIONS	
	04-08-25	SHEET NUMBER <b>A101</b>





southwest

**SHOWERS ADMINISTRATION BUILDING ADDITION**  
BZA ZONING VARIANCE REQUEST  
08-22-25



west

**SHOWERS ADMINISTRATION BUILDING ADDITION**  
BZA ZONING VARIANCE REQUEST  
08-22-25





north

**SHOWERS ADMINISTRATION BUILDING ADDITION**  
BZA ZONING VARIANCE REQUEST  
08-22-25





northwest

**SHOWERS ADMINISTRATION BUILDING ADDITION**  
BZA ZONING VARIANCE REQUEST  
08-22-25

**BLOOMINGTON BOARD OF ZONING APPEALS**  
**STAFF REPORT**  
**Location: 2500 & 2506 W. 3<sup>rd</sup> Street**

**CASE #: V-40-25**  
**VAR-2025-08-0095**  
**DATE: October 23, 2025**

---

**PETITIONER:** Don Cowden Foundation, Inc.  
 PO Box 2177, Bloomington, IN

**CONSULTANTS:** HR Green, Inc.  
 1391 Corporate Drive, McHenry, IL

---

**REQUEST:** Variance from minimum landscape area and maximum impervious surface coverage standards to allow for a new “Restaurant” use in the Mixed-Use Corridor (MC) zoning district.

---

**REPORT:** This 1.18 acre site comprises two properties located at 2500 and 2506 W. 3rd Street and is zoned Mixed-Use Corridor (MC). The overall proposal includes two properties located within the City and one parcel that is located in the Monroe County Planning jurisdiction. The property located within the County is not a component of this petition. Surrounding land uses include a commercial office to the west, an automobile detailing business to the east, a mobile home park to the north, and commercial businesses to the south. There are no known regulated environmental features on this property. Adjacent properties to the south, west, and east are zoned Mixed-Use Corridor (MC), and the property to the north that is within the City Planning jurisdiction is Residential Multifamily (RM). Since the property to the north of this site (within the City Planning jurisdiction) is zoned Residential Multifamily (RM), a Type 2 buffer yard is required along the north property line abutting that property and has been shown.

The site has been developed with a restaurant use and multi-tenant center along with associated surface parking areas for each use. The petitioner is proposing to remove both structures and parking areas to develop the site with a new “restaurant” use for a Chick Fil A restaurant. The Board of Zoning Appeals heard a previous petition for this site under case #V-12-25/VAR2025-03-0066 and approved a variance from the maximum number of parking spaces to allow 39 parking spaces.

The site plan with this petition has been modified from the previous request and now shows the proposed building at the southeast corner of the property, rather than at the southwest corner of the site as previously proposed. This petition would remove two existing drivecuts on 3<sup>rd</sup> Street and the site would be accessed by one drivecut on Kimble Drive. The drivecut would be located on the parcel that is in the Monroe County Planning jurisdiction. The orientation of the drive-thru lanes through the site has also been modified from the previous petition and there are no drive-thru lanes shown between the building and the street. Parking would be provided through 32 parking spaces on the portions of the site located in the City and is within the 35 parking spaces approved under the previous variance. An additional parking area for 33 spaces is proposed on the lot that is in the Monroe County Planning jurisdiction. A new 10’ wide concrete sidewalk and 8’ tree plot are required along 3<sup>rd</sup> Street and have been shown. A 6’ wide concrete sidewalk and 5’ tree plot are required along Kimble Drive and has been partially shown. Full compliance with all required pedestrian facilities and tree plot, as well as all other required improvements, will be reviewed with the site plan.

The petitioner is requesting the following variances as part of the proposed site plan-

**Minimum landscape area-** Within the Mixed-Use Corridor (MC) zoning district the UDO requires a minimum 40% landscape area. The proposed site plan shows 33% landscape area and therefore requires a variance.

**Maximum Impervious Surface coverage-** Within the Mixed-Use Corridor (MC) zoning district the UDO allows a maximum 60% landscape area. The proposed site plan shows 67% landscape area and therefore requires a variance. Although the site plan includes the use of permeable pavers for the parking areas that are over the amount allowed by-right (which was required with the previous parking variance), the use of permeable pavers is not excluded from the impervious surface calculations.

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**CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE**  
**20.06.080(b)(3)(E) Standards for Granting Variances from Development Standards:**

A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community.*

**PROPOSED FINDING:**

**Minimum Landscape area:** The granting of the approval to allow a reduced landscape area of 33% rather than the required 40% is not expected to be injurious to the public health, safety, morals, or general welfare of the community. The proposed site plan is able to meet all landscaping requirements. Grading and drainage plans have been submitted to City of Bloomington Utilities Department for stormwater detention and water quality review and no problems with meeting CBU requirements have been identified.

**Maximum Impervious Surface:** The granting of the approval to allow the site to exceed the allowable impervious surface coverage is not expected to be injurious to the public health, safety, morals, or general welfare of the community. The proposed site plan is able to meet all landscaping requirements. Grading and drainage plans have been submitted to City of Bloomington Utilities Department for stormwater detention and water quality review and no problems with meeting CBU requirements have been identified.

- 2) *The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.* **PROPOSED FINDING:**

**Minimum Landscape Area:** No adverse impacts to the use and value of the area adjacent to

the property are found from the granting of the variance to allow the proposed reduction in landscape area. The proposed site plan is a substantial improvement over the current noncompliant landscape area and the redevelopment of this property allows for the entire site to come into compliance and thereby improves the view of the property from adjacent properties. This petition includes a buffer yard requirement from the residentially zoned properties and uses to the north, which can have a positive impact on the adjacent properties and uses.

**Maximum Impervious Surface:** No adverse impacts to the use and value of the area adjacent to the property are found from the granting of the variance to allow the proposed increased impervious surface coverage as the proposed amount of pervious area is an improvement over the current excessive impervious surface coverage and the redevelopment of this property allows for the entire site to come closer in compliance and thereby improves the view of the property from adjacent properties.

- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

#### **PROPOSED FINDING:**

**Minimum Landscape Area:** The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property as the petitioner has demonstrated through the previous parking study and traffic patterns that there is a much higher need for parking and drive thru capacity on the site to avoid spillover traffic into the adjacent public streets, which results in a decrease in the amount of the property to be utilized for landscape area. The practical difficulties are peculiar to the property in that the corner lot location presents challenges in providing sufficient stacking area for this use for drive-thru lanes, while meeting setback and locational restrictions for drive-thru and parking areas.

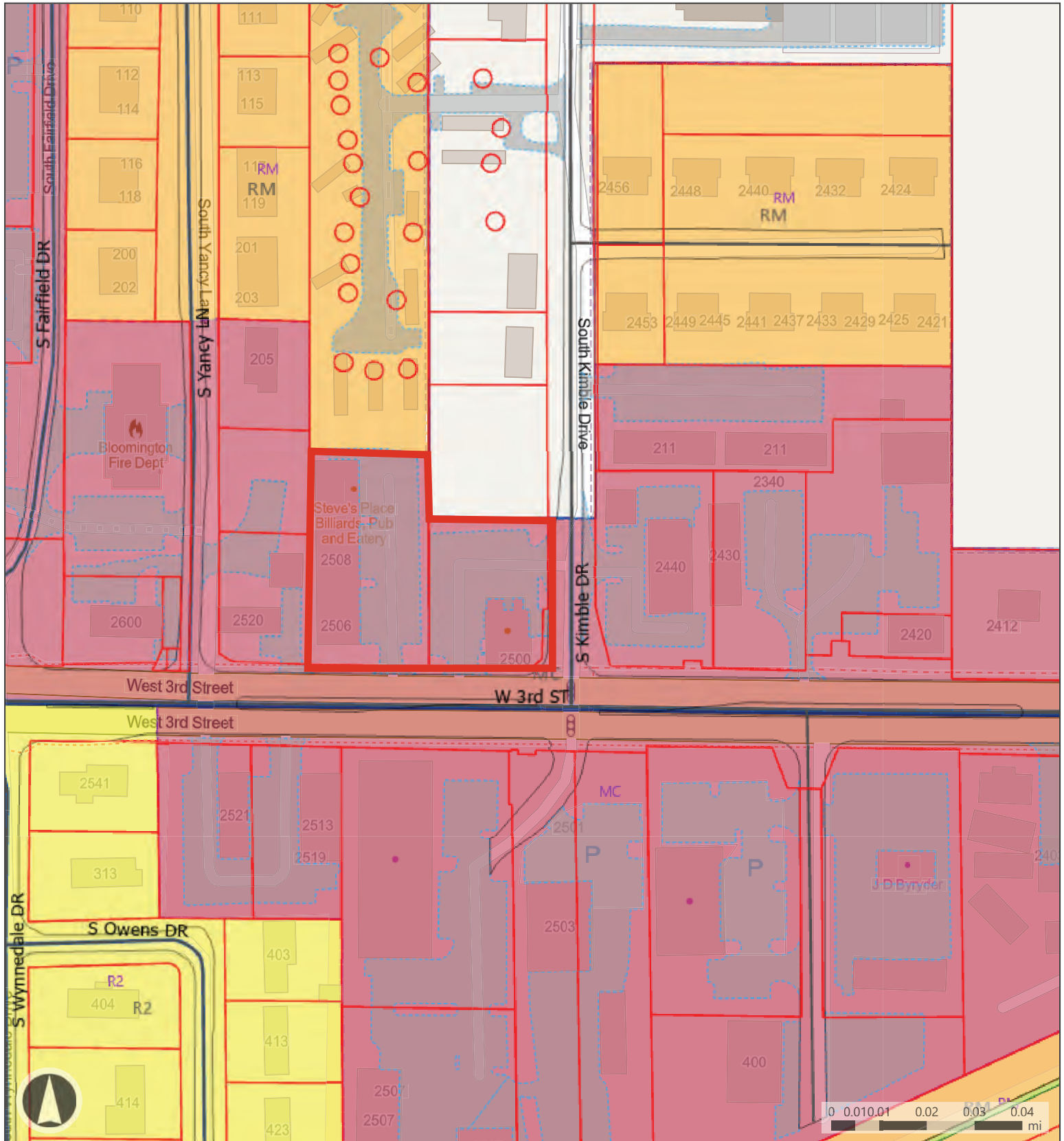
**Maximum Impervious Surface:** The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property as the petitioner has demonstrated through the previous parking study and traffic patterns that there is a much higher need for parking and drive thru capacity on the site to avoid spillover traffic into the adjacent public streets, which results in an increase in the amount of the property utilized for impervious surface coverage. The practical difficulties are peculiar to the property in that the corner lot location presents challenges in providing sufficient stacking area for drive-thru lanes while meeting setback and locational restrictions for drive-thru and parking areas

---

**RECOMMENDATION:** The Department recommends that the Board of Zoning Appeals adopt the proposed findings and approve the variances with the following conditions:

1. Approved per terms and conditions of Board of Zoning Appeals case #V-12-25/VAR2025-03-0066.
2. Site plan approval is required prior to issuance of any permits.

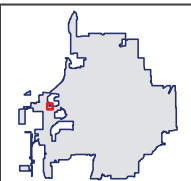




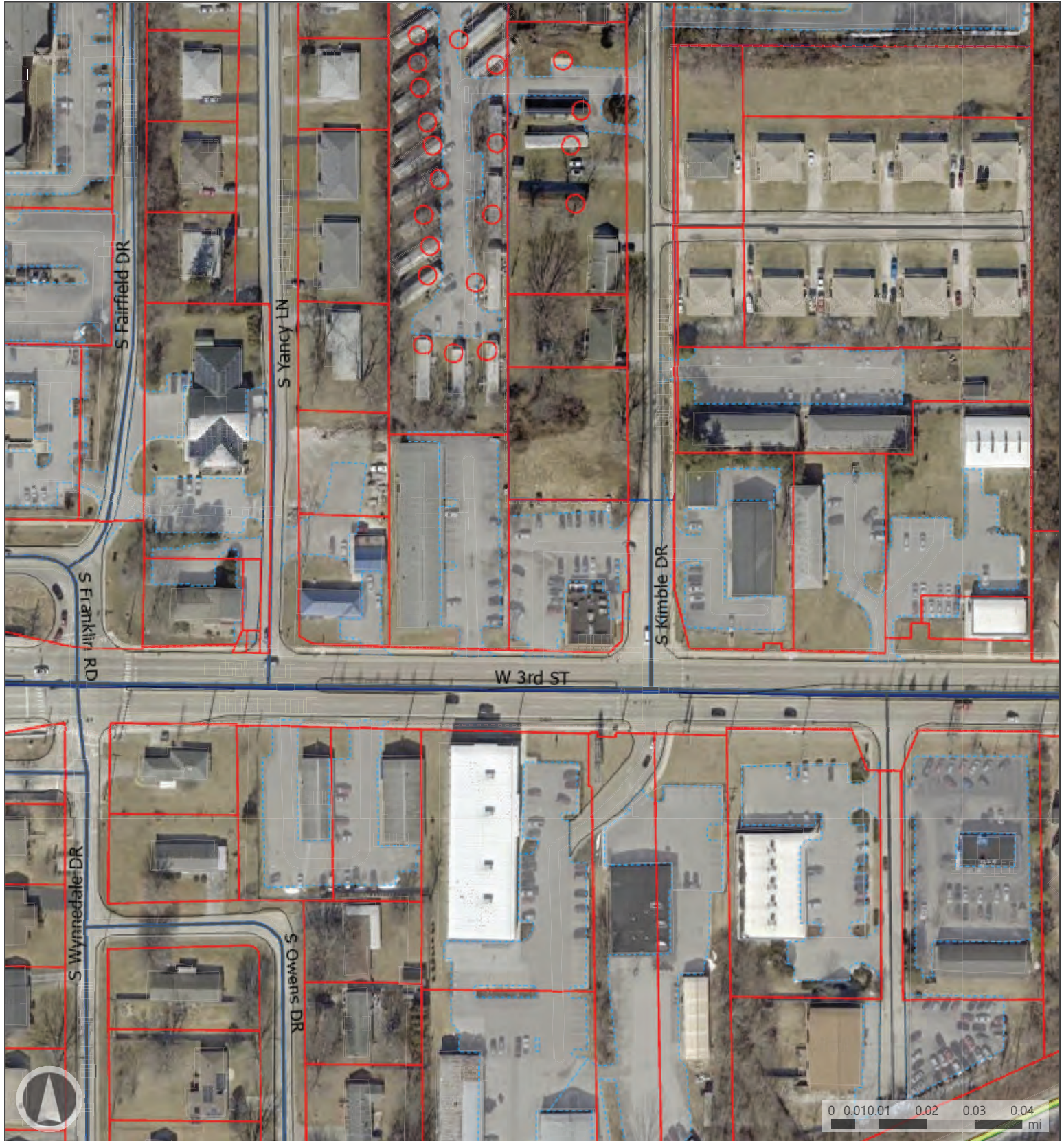
**Map Legend**

- |                   |                         |                          |
|-------------------|-------------------------|--------------------------|
| Parcels           | Railroad                | General Urban            |
| Pavement          | Current                 | Neighborhood Residential |
| Paved Parking Lot | City Maintained Streets | Primary Arterial         |

- |                       |
|-----------------------|
| Bloomington Municipal |
| Mixed-Use Corridor    |



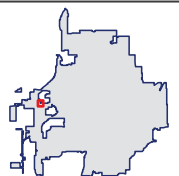




Map Legend

- |                   |                         |                          |
|-------------------|-------------------------|--------------------------|
| Parcels           | Railroad                | General Urban            |
| Pavement          | Current                 | Neighborhood Residential |
| Paved Parking Lot | City Maintained Streets | Primary Arterial         |

Bloomington Municipal







Chick-fil-A, Inc. | 5200 Buffington Road Atlanta, Georgia 30349-2998 | chick-fil-a.com | 404.765.8000

## **Project Narrative**

### Introduction & Existing Conditions

Chick-fil-A (CFA) is proposing to redevelop a 1.625-acre site located at 2500 West 3<sup>rd</sup> Street in the City of Bloomington. The site consists of two City parcels and one County parcel. The City portion of the site has a total area of 1.180 acres, and the County portion of the site has a total area of 0.445 acres. CFA is proposing to redevelop the site with a new single story 5,218 square foot free-standing restaurant, dual drive-thru facility with free-standing canopies, 68-stall parking lot, and associated utilities. The City property is currently zoned MC (Mixed Use Corridor) which permits restaurants with drive-thru facilities. The County parcel is zoned LB (Limited Business) which allows for parking lots to service offsite uses via Conditional Use Permit. Although operating hours have not yet been defined, many CFA restaurants are generally open Monday through Saturday, between 6:00 AM to 10:30 PM, closed on Sundays. We are anticipating that a total of 20 employees will be at the restaurant during the largest shift. Construction is anticipated to start Spring 2026 and open in Fall 2026.

The subject Chick-fil-A (CFA) lease parcel is located within Lot 8 and part of Lot 7 of the Maple Grove Baby Farms Subdivision in Monroe County and the City of Bloomington, respectively. The City parcels are currently developed with two buildings, 7,999 square feet and 2,858 square feet, and a parking lot for each. The County parcel is currently undeveloped. The adjacent roadways include West 3<sup>rd</sup> Street on the south side and Kimble Drive on the east side. There are businesses adjacent to the CFA site on the south, east and west sides. There are residential and residential multi-family uses on the north side.

### Project Summary

As stated previously, a restaurant use with drive-thru is permitted in the City's Mixed Use Corridor District. Per the City's Comprehensive Plan, the property's future land use category is Regional Activity Center. Chick-fil-A believes that the proposed redevelopment is consistent with the spirit and intent of the City's Comprehensive Plan.

The site has been configured in a way to create a separation between drive-thru and dine-in traffic for the CFA restaurant. Doing so promotes safe and efficient traffic flow throughout the site. The CFA drive-thru lane has been designed to accommodate a sufficient queue of cars which will help prevent backups onto adjacent access drives and roadways. The proposed CFA development will not cause any excess noise, odors, dust, air pollution, waste, or any other nuisance characteristics that would adversely affect neighboring properties and the surrounding area. CFA believes that the proposed development will be a great addition to the surrounding area and the community as a whole.



Chick-fil-A, Inc. | 5200 Buffington Road Atlanta, Georgia 30349-2998 | chick-fil-a.com | 404.765.8000

### Lot Layout/Configuration

The CFA building is proposed to be located on the southeast corner of the site, with the storefront facing Kimble Drive to the east. Providing ample vision will be key to the success of the CFA restaurant as it will attract potential new customers that are traveling along the major arterial roadway. Positioning the building in the given layout allows CFA to best utilize the site with the drive-thru lane starting on the west side of the site, then running counterclockwise around the site to the west side of the building and ending on the north side of the building.

Parking will be located north and west of the proposed building. Per Section 20.04.060 of City Code, the "restaurant with drive through" use will allow a maximum of 55 spaces. A total of 39 spaces had been previously approved for the CFA site. The total parking being provided on the City parcel is 32 spaces. The parking lot has been configured to maximize circulation and minimize backups given the drive-thru facility. Access to the parking lot will be provided via a two-way entrance from Kimble Drive at the northeast corner of the site.

A dual bin trash enclosure for CFA has been situated at the northwest corner of the site near the entrance of the drive-thru lane. An outdoor patio is proposed along the south side of the building that will feature 5 tables for a total of 20 outdoor seats.

A sufficiently long CFA dual-lane drive-thru is proposed to start on the west side of the site, running counterclockwise along the southside of the parking lot to the west side of building, and ending on the north side of the CFA building. The drive-thru lane has been positioned in a way to promote circulation on the exterior of the site in order to prevent backups within the parking lot. CFA is proposing to install two free-standing canopies over the drive-thru lane: An order point canopy to be located west of the CFA building; and an order meal delivery canopy to be located on the west side of the CFA building, over the pick-up window.

CFA's drive-thru operation consists of two lanes of customer ordering and two lanes of meal fulfillment. Additionally, Chick-fil-A has a philosophy of encouraging a team member forward drive-thru operation to provide a personal guest experience and increase overall efficiency. CFA has achieved this through incorporating the ability for team members to take meal orders & payment face-to-face prior to guests arriving at the meal fulfillment area and through team members executing outdoor meal delivery in the meal fulfillment area. Enhancements have also been made at the pick-up window through implementation of a drive thru door. The enhancement constitutes replacing the typical window with a multi-function door, that also can function as a window. The purpose of the drive thru door is to allow team members to stage more meals and beverages indoors while they are delivering meals outside, directly to vehicle windows. The door allows easier access to the meals without passing them through a small window. This change helps to create an efficient drive-thru operation and improve the overall guest experience. Innovative features such as these are what have earned Chick-fil-A best drive-thru in America for ten consecutive years as determined by a nationally recognized quick service authority. Out of all the quick service restaurants surveyed, Chick-fil-A scored the highest in order accuracy, friendliness of the order



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takers, and speed of service. It should be noted that this site will be unique in that all meals will need to be delivered to the driver side window by team members during all hours of operation. This is due to the positioning of the building at the hard corner of the property and not being able to route cars in a manner to have the driver side on the same side of the building.

Deliveries to the site will occur both after operating hours via key drops and during non-peak hours of operating days. The semi-truck deliveries will be made overnight and would occur 1-2 times a week with the smaller box truck type deliveries occur daily.

The Chick-fil-A site will be attractively landscaped to provide year-round interest and to meet the intent of the City Code.

### Signage

CFA's signage will be paramount and has been designed to notify potential customers that are approaching the site from multiple directions. In an effort to assist them in locating the restaurant, signage is proposed on all four elevations: north, south, east, & west. Additionally, CFA is proposing the installation of a monument sign at the southeast corner of the property. This sign will be crucial for notifying potential customers traveling on West 3<sup>rd</sup> Street. Appropriate signage will be key to the success of the restaurant.

### Building Elevations

The Chick-fil-A building has been designed with a mixture of brick veneer, prefinished metal, and glass. The mechanical units for heating/cooling will be located on the roof and will be screened via a parapet wall. Accent light via wall sconces are proposed around the building to provide nighttime interest. The trash enclosure will incorporate the same-colored brick veneer as the building to maintain consistency. The dumpsters inside of the enclosure will be screened from the front by durable double gates with prefinished plastic lumber (weathered wood).

### The Chick-fil-A Story

It's a story that began when a man named Truett Cathy was born in 1921 in the small town of Eatonton, Georgia, about 80 miles from Atlanta, where he grew up. Truett's mom ran a boarding house, which meant she had to cook a lot of meals – but Truett helped, and he paid close attention, and picked up cooking and serving tips that would come in quite handy later. Along the way, he also learned to be quite the entrepreneur. He sold magazines door to door, delivered newspapers all over the neighborhood, and sold Coca-Colas from a stand in his front yard and all the while he was learning the importance of good customer service.

After serving his country in World War II, in 1946 Truett used the business experience he gained growing up and opened his first restaurant with his brother, Ben, calling it the Dwarf Grill (later renamed the Dwarf House). Hamburgers were on the menu but, ironically, no chicken because he said it took too long to cook. Truett worked hard with that first venture, but considered Sunday to be a day of rest, for himself and his employees and as you know, that's a practice that Chick-fil-A honors to this day.



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The early 60s would be a pivotal time in Truett's life. That's when he first took a boneless breast of chicken and spent the next few years experimenting until he found the perfect mix of seasonings. He breaded and cooked the filet so that it stayed juicy, put it between two buttered buns and added two pickles for extra measure and in 1963 unveiled what we now know as the Chick-fil-A Chicken Sandwich. As far as the name, Truett says it just came to him. He had it registered that year in 1963 and created a logo that has been updated but is still very similar to the original designed 50 years ago.

The Chick-fil-A sandwich was a huge hit, and in 1967 Truett opened his first Chick-fil-A restaurant in an enclosed shopping mall where, up to that point, food normally wasn't sold. Frankly, the developer of the Greenbriar Shopping Center in Atlanta wasn't too keen on serving food inside his mall, but as we know that turned out to be a very smart decision on his part, and especially Truett's. Today, Truett is recognized as the pioneer in quick-service mall food. It wasn't until 1986 that Chick-fil-A opened its first "freestanding" restaurant on North Druid Hills Road in Atlanta. Today there are over 2,300 restaurants locations in 47 states and it's become so popular that people literally camp out in the parking lot the night before a grand opening of a new restaurant; they're hoping to be one of the first 100 people in line because they'll be rewarded with free Chick-fil-A for a year, which gives new meaning to the phrase "happy campers!"

Chick-fil-A is now the largest quick-service chicken restaurant and one of the largest that's privately-held. Three generations of Cathy family members are involved in the business, including Truett's sons Dan (the president and CEO) and Bubba (senior VP) and also, his grandchildren.

### *Our Food*

There are a lot of things people say they like about Chick-fil-A, but it all begins with the food, and especially the Original Chick-fil-A Chicken Sandwich. It was a significant product innovation, and it remains our best-selling item on the menu. Our innovations didn't stop with the chicken sandwich. In 1982, we were the first restaurant to sell chicken nuggets nationally, and three years later added our trademark Waffle Potato Fries to the menu, and we still use 100% fully refined peanut oil, which is cholesterol and trans fat free. In 2010, we introduced the Chick-fil-A Spicy Chicken Sandwich. With its special blend of peppers and other seasonings, it became such a "hot" selling item that we soon after introduced the Spicy Chicken Biscuit. More recently and within the last couple years we introduced to our menu a new grilled chicken sandwich and grilled chicken nuggets along with the most recent addition of mac & cheese. People also like the fact that we offer a variety of menu options for those wanting foods that are lower in calories, carbs or fats, such as the Chick-fil-A Chargrilled Chicken Sandwich, entrée salads and fruit cups and by the way, fruit cups are an option with our kid's meals these days. In fact, Men's Health magazine named us "America's Healthiest Chain Restaurant for Kids." The high quality of our food is the number one reason people keep coming back to Chick-fil-A but there are a few more reasons – and one has four legs and is a terrible speller.



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### *Serving our Customers*

Whenever you ask people what they like about Chick-fil-A, one of first things they say is “the service” and it’s an important part of our story, because it goes back to Truett’s experience as a young businessman and to the values he instilled in Chick-fil-A. We call it Second Mile Service, and it’s based on the belief that if someone asks you to carry something for them one mile, you do one better and carry it for them two. It’s doing those unexpected things that make people feel special. Our drive-thru has been voted “America’s #1 drive-thru” for six years in a row. We do our best to ensure a quick and pleasurable experience, and might even have a nugget for the family pet when you arrive at the window. But no matter if you’re being served in our restaurants, at our drive-thrus, or with an outside delivery, you can always count on our team members responding to your words of thanks with two special words of their own – “My pleasure.”

### *Chick-fil-A Philosophy & Operator/Employment Model*

The Company’s philosophy is that their restaurants become integral parts of the communities in which they are located. Chick-fil-A makes scholarships available to store employees and sponsors the Winshape Foundation which supports a family of programs designed to encourage outstanding young people nationwide. The Foundation has a college program and operates a series of camps, homes, and retreats. On the local level, individual restaurant operators typically engage in community support activities such as sponsoring youth sports teams, supporting educational activities, and leadership initiatives. Finally, and in accordance with company policy, the operators and employees in each Chick fil A Restaurant strive for a level of customer service unequaled in the quick-service food industry. It is quite common to go into a Chick-fil-A and have your tray carried to your table, have people clear your table, and ask if they can come and refresh your beverage.

Beyond the above, Chick-fil-A’s operators model is very unique in the fast food industry. In their situation, the operator is part owner with Chick-fil-A. It’s similar to a franchise except they usually have one location. Sometimes they have two but for the most part they have one location and what that provides is a situation where they have very competent partners with great character in the restaurants who are deeply involved in the community. What Chick-fil-A likes to say is that their operators are in business for themselves, but not by themselves. It is very unusual for an operator to shut down and the retention rate for operators is about 98%. A typical Chick-fil-A store will employ approximately 60 - 80 jobs with approximately 120 jobs created for temporary construction employment. A typical store will operate between the hours of 6:30am to 10:00pm; Monday thru Saturday and are always closed on Sundays.



### **Variance Standards – City of Bloomington**

**The following variances are being requested from the City's Unified Development Ordinance (Civil/Site):**

- Maximum impervious surface coverage of 60% (20.02.030 – Mixed-use zoning districts, Table 02-13 MC District Dimensional Standards) **Proposed 66.4%**
- Minimum Landscape Area of 40% (20.02.030 – Mixed-use zoning districts, Table 02-13 MC District Dimensional Standards) **Proposed 33.6%**

- **The variance approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Chick-fil-A believes the variance approvals would not endanger the public health, safety, morals, or general welfare of the community. The site has been configured in a way to create a separation between drive-thru and dine-in traffic for the CFA restaurant. Doing so promotes safe and efficient traffic flow throughout the site. The Chick-fil-A parking lot and drive-thru lane have been designed to accommodate a sufficient queue of cars which will help prevent backups onto the adjacent access drives and roadways. In order to provide adequate parking for dine-in guests and a sufficiently long drive-thru queue, the maximum impervious surface coverage will be exceeded, and the minimum landscape area cannot be met. The proposed impervious surface coverage and landscape area are 66% and 34%, respectively.

It should be noted that the proposed variance request could be reduced slightly by reducing parking stall lengths and drive aisle widths, but doing so would compromise the safety & circulation throughout the site. In order to maintain guest safety, the current variances will need to be requested.

- **The use and value of the area adjacent to the property included in the development standards variance will not be affected in a substantially adverse manner.**

Chick-fil-A believes that the use and value of the areas adjacent to the subject property will not be affected in an adverse manner by the proposed variance requests. The subject property lies within an existing commercial zoning district which allows restaurant uses. All adjacent properties that border the subject site on the east, west, and south have the same commercial zoning designation. Although the CFA development will be exceeding the allowable impervious surface area for the property, the site will be attractively landscaped to provide year-round interest. The proposed landscape has been designed to meet the intent of City Code and screening & buffers have been provided to the maximum extent practicable along the north side of the site where the property abuts residential uses. It is CFA's belief that the proposed restaurant with drive-thru facility and parking lot is compatible with the general land use of the neighboring properties and would not diminish or impair property values. The new CFA development will attract more business to the area, and the increase in impervious surface will only help ensure efficient and safe operations within the CFA site which will help eliminate any negative impacts to adjacent properties.





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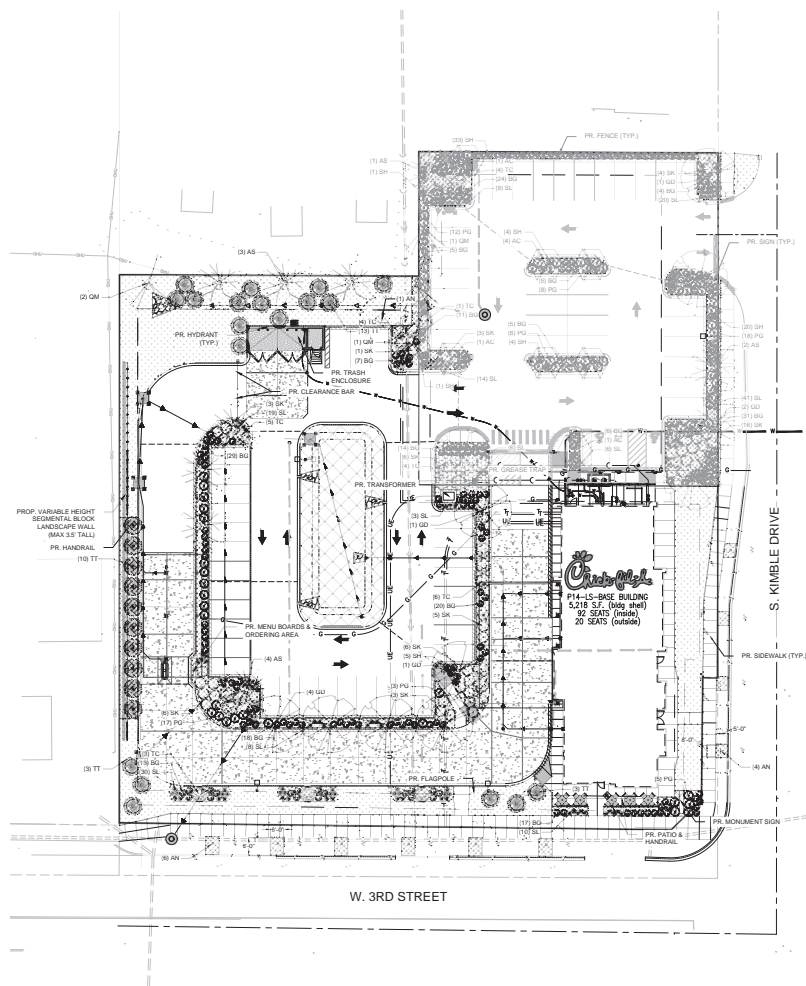
- **The strict application of the terms of this UDO will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the development standards variance will relieve the practical difficulties:**

Strict interpretation and application of the Ordinance would result in practical difficulties in the use of the property and the requested variances would relieve the practical difficulties. The proposed impervious area coverage variance requests would allow the Chick-fil-A development to maximize site circulation and parking which would help alleviate any negative impacts to adjacent properties & roadways as well as to provide the best possible experience for its' guests.

Due to the abnormal shape of the subject property and the need to meet other City ordinance requirements forcing the building to the southeast corner of the site, CFA believes that the proposed site layout is an efficient use of the given space. In order to provide adequate parking for dine-in guests and a sufficiently long drive-thru queue, the site has been configured with the CFA dual-lane drive-thru starting on the west side of the site, running counterclockwise along the southside of the parking lot to the west side of building, and ending on the north side of the CFA building. The drive-thru lane has been positioned in a way to promote circulation on the exterior of the site in order to prevent backups within the parking lot and onto adjacent roadways.

It should be noted and CFA understands that the parking lot west of the building has been designed with 18-foot deep parking stalls and 22-foot wide drive aisles which exceeds City Code minimums of 16-feet and 20-feet respectively. The parking stalls have been extended to meet CFA operational requirements which ensures vehicles will not overhang into adjacent drive aisles that would result in site circulation issues. The parking lot drive aisles have also been expanded to allow for circulation of larger customer vehicles as well as delivery and emergency response vehicles. Wider drive aisles are necessary to ensure emergency vehicles will be able to navigate the parking lot safely & efficiently without impacting adjacent parking stalls. Although these Code deviations contribute to the impervious area coverage, they are seen as necessary to bolster safety and circulation throughout the CFA site.

CFA believes that the requested variances would not be detrimental to the public welfare, nor would they be injurious to other land or improvements in the neighborhood. The proposed variances would help to create safe and efficient traffic flow throughout the site and the surrounding roadways. CFA believes that the requested variances would not alter the essential character of the neighborhood.



PLANT SCHEDULE				
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE
<b>DECIDUOUS TREES</b>				
AN	11	1	ACER NIKOENSE NIKKO MAPLE	2" CAL
AS	10	1	ACER SACCHARUM SUGAR MAPLE	2" CAL
GD	9	1	GYNOCLADUS DIOIDUS ESPRESSO KENTUCKY COFFEETREE	2" CAL
OM	4	1	QUERCUS MACROCARPA BURR OAK	2" CAL
<b>EVERGREEN TREES</b>				
TT	29	1	THUJA OCCIDENTALIS TECHNY TECHNY ARBORVITAE	6 HT.
<b>ORNAMENTAL TREES</b>				
AC	7	1	AMELANCHIER CANADENSIS CANADIAN SERVICEBERRY	2" CAL
<b>DECIDUOUS SHRUBS</b>				
PG	71	1	POTENTILLA FRUTICOSA GOLDFINGER GOLDPINGER BUSH CRANFORD	3 GAL
SK	53	1	SYRINGA PUBESCENS PATULA MISS MAM	3 GAL
<b>EVERGREEN SHRUBS</b>				
BG	214	1	BUXUS X GREEN MOUNTAIN GREEN MOUNTAIN BOXWOOD	3 GAL
TC	27	1	TAXUS CANADENSIS CANADA YEW	3 GAL
<b>GRASSES</b>				
BL	166	1	ISCHTAZYRUM SCOPARIUM LITTLE BLUESTEM	1 GAL
SH	68	1	SPOROKLUS HYETEROLEPS PRARIE DROPSEED	1 GAL

GROUND COVERS	
1,323 SF	1-1/2" DECORATIVE ROCK
3,037 SF	DETENTION SEEDING
7,866 SF	SHREDDED MULCH

## LANDSCAPE CALCULATIONS

### CITY REQUIREMENTS

PARKING SPACES	ORDINANCE	REQUIRED	PROVIDED
30 PARKING SPACES	1 TREE PER 4 PARKING SPACES	8 TREES / 30 SHRUBS	9 TREES / 30 SHRUBS
3 ISLANDS	1 TREE PER ISLAND/PAVING	3 TREES	3 TREES

PARKING ISLANDS	ORDINANCE	REQUIRED	PROVIDED
3 ISLANDS	1 TREE PER ISLAND/PAVING	3 TREES	3 TREES

NORTHERN PROPERTY LINE	ORDINANCE	REQUIRED	PROVIDED
150 LF	1 DECIDUOUS TREE	1 DECIDUOUS TREE	1 DECIDUOUS TREE
150 LF	2 EVERGREEN TREES	2 EVERGREEN TREES	2 EVERGREEN TREES

W. 3RD STREET	ORDINANCE	REQUIRED	PROVIDED
150 LF	1 TREE PER 20' OF ROW	8 TREES	8 TREES

S. KIMBLE DRIVE	ORDINANCE	REQUIRED	PROVIDED
150 LF	1 TREE PER 20' OF ROW	8 TREES	8 TREES

### COUNTY REQUIREMENTS

PARKING PERIMETER	ORDINANCE	REQUIRED	PROVIDED
241 LF	TREE TO SHRUBS AND 10 SHRUBS/GRASSES/PERENNIALS PER 30 LF	7 TREES, 69 SHRUBS AND 10 SHRUBS/GRASSES/PERENNIALS	7 TREES, 69 SHRUBS AND 10 SHRUBS/GRASSES/PERENNIALS

NORTHERN PROPERTY LINE	ORDINANCE	REQUIRED	PROVIDED
150 LF	20 TO 30 POINTS PER 100 LF	300 POINTS	300 POINTS

S. KIMBLE DRIVE	ORDINANCE	REQUIRED	PROVIDED
150 LF	TREE TO SHRUBS AND 10 SHRUBS/GRASSES/PERENNIALS PER 30 LF	4 TREES, 35 SHRUBS AND 10 SHRUBS/GRASSES/PERENNIALS	4 TREES, 35 SHRUBS AND 10 SHRUBS/GRASSES/PERENNIALS

PARKING INTERIOR	ORDINANCE	REQUIRED	PROVIDED
1940 SF	5% OF SITE AREA TO BE INTERIOR LANDSCAPING	9% (970 SF)	2% (420 SF)

NOTES:  
1. PARKING LOT PERIMETER LANDSCAPING SATISFIES PERIMETER PARKING LOT REQUIREMENT ON CITY JURISDICTION.  
2. NORTHERN BUFFER ON COUNTY JURISDICTION WAS NOT ABLE TO BE MET DUE TO LACK OF SPACE TO PROVIDE BUFFER.

BAR IS ONE INCH ON OFFICIAL DRAWING  
NOT ONE INCH  
ADJUST SCALE ACCORDINGLY

PRELIMINARY  
NOT FOR CONSTRUCTION



**CHICK-FIL-A**  
BLOOMINGTON (IN) FSU  
2500 W. 3RD ST  
BLOOMINGTON, IN 47404

**FSU# 05850**

REVISION SCHEDULE

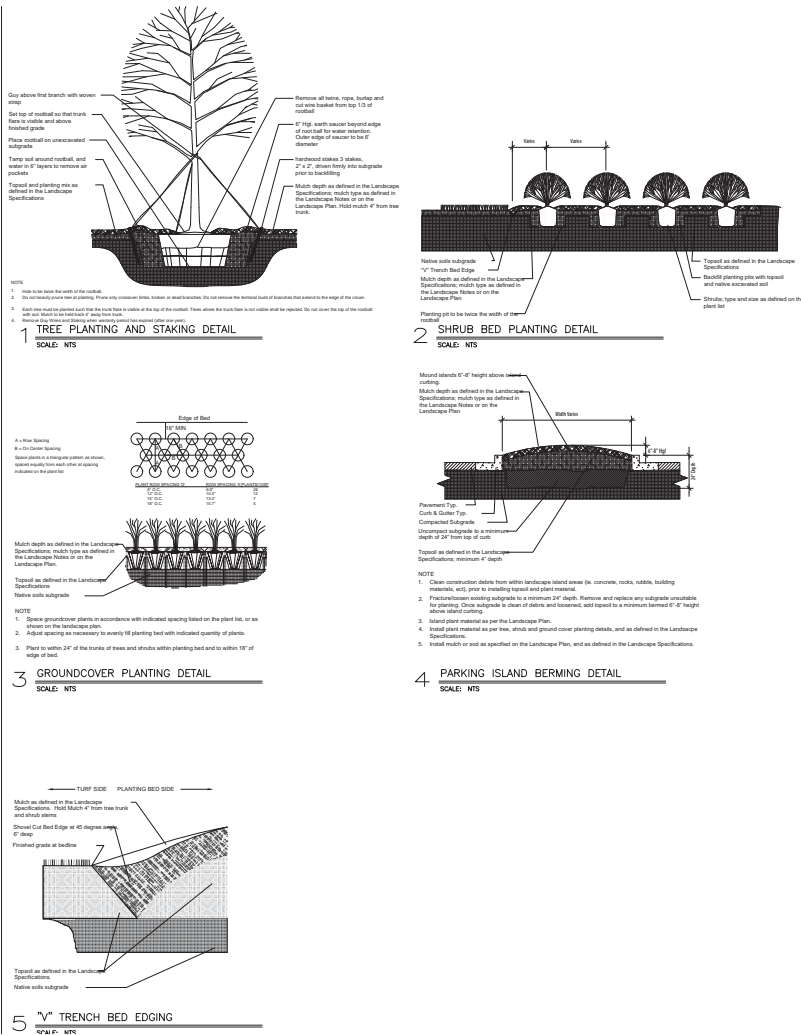
NO. DATE DESCRIPTION

PRELIMINARY

OWNER'S PROJECT # 290342  
DESIGNED BY: JAL  
CHECKED BY: JPM  
DATE: 07/28/2025

LANDSCAPE PLAN

SHEET NUMBER  
L-100



- GENERAL NOTES**
1. BASE MAP INFORMATION IS ACCURATE AS OF THE DATE PRINTED ON THIS PACKAGE.
  2. THE LANDSCAPE PLANS CONTAINED HEREIN ILLUSTRATE APPROXIMATE LOCATIONS OF ALL SITE CONDITIONS. REFER TO SURVEY, ARCHITECTURAL, CIVIL, ENGINEERING, STRUCTURAL, ELECTRICAL, IRRIGATION AND ALL OTHER DRAWINGS, IF AVAILABLE, FOR ADDITIONAL DETAILED INFORMATION.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF AND FIELD VERIFYING ALL RELATED EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES AND STRUCTURES, ETC. PRIOR TO BEGINNING AND CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING JULIE, THE COUNTY PUBLIC WORKS DEPARTMENT, THE MUNICIPALITY AND ANY OTHER PUBLIC OR PRIVATE AGENCIES NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY APPROPRIATE CONFLICTS WITH CONSTRUCTION AND UTILITIES SO THAT ADJUSTMENTS CAN BE PLANNED PRIOR TO INSTALLATION. IF FIELD ADJUSTMENTS ARE NECESSARY DUE TO EXISTING UTILITY LOCATIONS THEY MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COSTS OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/STRUCTURES ETC.
  4. THE CONTRACTOR SHALL COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUBCONTRACTORS AND OTHER CONTRACTORS OF RELATED TRADES, AS REQUIRED, TO ACCOMPLISH THE PLANTING AND RELATED OPERATIONS.
  6. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL PLANT MATERIAL WITH THE INSTALLATION OF OTHER IMPROVEMENTS SUCH AS HARDSCAPE ELEMENTS AND RELATED STRUCTURES. ANY DAMAGE TO EXISTING IMPROVEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
  7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED BY OPERATIONS OF OR RELATED TO THE CONTRACTOR'S WORK.
  8. ALL SURFACE DRAINAGE SHALL BE DIVERTED AWAY FROM STRUCTURES AND NOTED SITE FEATURES IN ALL AREAS AT A MINIMUM OF 2% SLOPE OR AS SHOWN ON THE CIVIL ENGINEERING PLANS. ALL AREAS SHALL POSITIVELY DRAIN AND ALL ISLANDS SHALL BE CROWNED 1" IN HEIGHT PER 1' IN ISLAND WIDTH.
  9. THE CONTRACTOR SHALL STAKE ALL TREE LOCATIONS AND THE PERIMETER OF SHRUB/PERENNIAL BEDS PRIOR TO INSTALLATION AND CONTACT THE OWNER'S REPRESENTATIVE FOR APPROVAL. FINAL LOCATION AND STAKING OF ALL PLANT MATERIALS SHALL BE ACCEPTED BY THE OWNER'S REPRESENTATIVE IN ADVANCE OF PLANTING.
  10. IF CONFLICTS ARISE BETWEEN THE SIZE OF AREAS AND PLANS, THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION PRIOR TO INSTALLATION.
  11. WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN THE PLANT LIST ARE FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS. IN CASE OF ANY DISCREPANCIES, PLANTS TAKE PRECEDENCE OVER CALL-OUTS AND/OR THE PLANT LIST(S).
  12. PLANTS ARE TO BE TYPICAL IN SHAPE AND SIZE FOR SPECIES. PLANTS PLANTED IN ROWS OR GROUPS SHALL BE MATCHED IN FORM. PLANTS SHALL NOT BE ROOT BOUND OR LOOKING IN THEIR CONTAINERS. HANDLE ALL PLANTS WITH CARE IN TRANSPORTING, PLANTING AND MAINTENANCE UNTIL INSPECTION AND FINAL ACCEPTANCE. FIELD COLLECTED MATERIAL SHALL NOT BE USED UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
  13. SHREDDED HARDWOOD MULCH, FERTILIZING, AS SPECIFIED, STAKING, WATERING AND ONE (1) YEAR PLANT WARRANTY FOR INSTALLED PLANT MATERIAL SHALL BE CONSIDERED INCIDENTAL TO THE PLANT ITEMS.
  14. MUSHROOM COMPOST SHALL BE FINELY SCREENED, HOMOGENEOUS, DECOMPOSED ORGANIC MATERIAL, SUITABLE FOR HORTICULTURAL USE. MIX THOROUGHLY IN PLANT BED BEFORE INSTALLING PLANTS.
- LANDSCAPE NOTES**
1. LANDSCAPE CONTRACTOR TO READ AND UNDERSTAND THE LANDSCAPE SPECIFICATIONS (SHEET L-10) PRIOR TO FINALIZING BIDS. THE LANDSCAPE SPECIFICATIONS SHALL BE ADHERED TO THROUGHOUT THE CONSTRUCTION PROCESS.
  2. CONTRACTOR RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
  3. CONTRACTOR RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION.
  4. EDGER SHALL BE PLACED IN BETWEEN ALL CHANGES IN GROUNDCOVER MATERIALS.
  5. ALL PLANTING AREAS SHALL BE CLEANED OF CONSTRUCTION DEBRIS (E.G. CONCRETE, ROCK, RUBBLE, BUILDING MATERIALS, ETC.) PRIOR TO ADDING AND SPREADING OF THE TOPSOIL.
  6. ALL SHRUBS BEDS (EXISTING AND NEW) TO BE MULCHED WITH A 3 INCH MINIMUM LAYER OF DOUBLE SHREDDED HARDWOOD MULCH.
  7. ALL ANNUAL AND PERENNIAL BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12 INCHES AND AMENDED WITH 4 INCHES OF ORGANIC MATERIAL. MULCH PLANTED ANNUAL AND PERENNIAL BEDS WITH 2 INCH DEPTH OF MIN NUGGETS.
  8. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH OF THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. BACK TO BE A MIX OF 4 PARTS TOPSOIL AND 1 PART ORGANIC SOIL CONDITIONER (E.G. NATURE'S HELPERS OR PRO-MIX). BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
  9. EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE KILLED AND REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
  10. ANY EXISTING GRASS DISTURBED DURING CONSTRUCTION TO BE FULLY REMOVED, REGRADED AND REPLACED. ALL TREE MARKS AND INDENTATIONS TO BE REPAIRED.
  11. SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS AND DISTRIBUTED PRIOR TO LAYING SOIL.
  12. SOIL TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED, AND WATERED THOROUGHLY IMMEDIATELY AFTER PLANTING. EDGE OF SOIL IS TO BE "Y" TRENCHED.
  13. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
  14. ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH AND MEET THE "AMERICAN STANDARD FOR NURSERY STOCK" AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
  15. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
  16. ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNDESIRABLE CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR.
  17. GENERAL CONTRACTOR IS RESPONSIBLE FOR ADDING A MIN OF 4" OF CLEAN FILLABLE TOPSOIL IN ALL PLANTING BEDS AND ALL GRASSED AREAS. GRADED AREAS TO BE HELD DOWN THE APPROPRIATE ELEVATION TO ACCOUNT FOR TOPSOIL. SEE SPECIFICATIONS FOR REQUIRED TOPSOIL CHARACTERISTICS.
  18. IN ALL PARKING LOT ISLANDS, THE GENERAL CONTRACTOR IS RESPONSIBLE TO REMOVE ALL DEBRIS, FRACTURE, LOOSEN SUBGRADE TO A MIN. 24" DEPTH. ADD TOPSOIL TO 4" IF BERM HIGHT ABOVE ISLAND CURBING. REFER TO LANDSCAPE SPECIFICATIONS AND LANDSCAPE ISLAND DETAIL.
  19. PRIOR TO BEGINNING WORK, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS, AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
  20. STAKE ALL EVERGREEN AND DECIDUOUS TREES AS SHOWN IN THE DETAILS THIS SHEET.
  21. REMOVE ALL STAKES AND GUYING FROM ALL TREES AFTER ONE YEAR FROM PLANTING.
  22. WATER THOROUGHLY TWICE IN FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.
  23. SITE TO BE 100% IRRIGATED IN ALL PLANTING BEDS AND GRASS AREA BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SEE IRRIGATION PLAN FOR DESIGN.
  24. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
  25. ALL PLANTING AREAS TO BE PROTECTED FROM SEDIMENTATION.
  26. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.
  27. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
  28. CONTRACTOR SHALL USE CAUTION WHEN DIGGING TREE PITS IN THE VICINITY OF UNDERGROUND UTILITY LINES AND MAY NEED TO HAND DIG THE PITS IN MANY OF THESE INSTANCES.

PRELIMINARY  
NOT FOR CONSTRUCTION



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BLOOMINGTON (IN) FSU  
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BLOOMINGTON, IN 47404

**FSU# 05850**

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION


1	07/28/2025	ISSUED BY: KAL CHECKED BY: JPH
2	07/28/2025	DESIGNED BY: KAL CHECKED BY: JPH

PRELIMINARY

LANDSCAPE NOTES & DETAILS  
SHEET NUMBER  
L-101



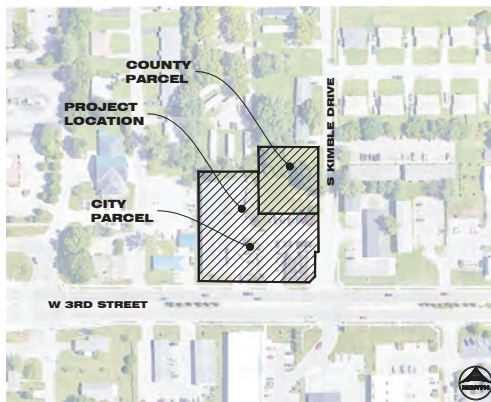


<b>APPLICANT INFORMATION:</b> <b>APPLICANT AND BUSINESS OWNER:</b>  5200 BUFFINGTON ROAD ATLANTA, GEORGIA 30349-2998 (770) 952-0729 MRS. SHAUN WALKER EMAIL: shawn.walker@cfacorp.com	<b>PROPERTY/LANDLORD OWNER:</b> DON COWDEN FOUNDATION, INC./ COWDEN ENTERPRISES 2088 S. LIBERTY DR., UNIT 114 BLOOMINGTON, INDIANA 47403 CONTACT: TOM OWAN EMAIL: TOM@COWDENENTERPRISES.COM
<b>TYPE OF USE:</b> COMMERCIAL QUICK SERVICE RESTAURANT WITH DRIVE-THRU	<b>ENGINEER:</b> HR GREEN, INC. 1391 CORPORATE DRIVE, SUITE 203 McHENRY, ILLINOIS 60050 PHONE: (815) 385-1778 JOE VAURINA, P.E. - SENIOR PROJECT MANAGER
<b>ARCHITECTS:</b> ELM ARCHITECTS P.C. 142 OLD HICKORY BLVD. SUITE 150-2 BIRMINGHAM, TN 37621 PHONE: (615) 377-3111 HEATHER SMITH - PROJECT MANAGER	<b>LANDSCAPING CONSULTANT:</b> HR GREEN, INC. 1391 CORPORATE DRIVE, SUITE 203 McHENRY, ILLINOIS 60050 PHONE: (815) 385-1778 JANE RANCO, P.L.A. - LEAD LANDSCAPE ARCHITECT
<b>SURVEYOR:</b> JDS 8445 ALLISON POINTE BLVD. SUITE 425 INDIANAPOLIS, INDIANA 46250 PHONE: (317) 661-1844 JOSEPH TRICAL, PLS	<b>LIGHTING CONSULTANT:</b> KURTZMEYER & ASSOCIATES, INC. 2705 LEBANON PIKE, SUITE ONE NASHVILLE, TN 37214 PHONE: (615) 295-9203 MARK KURTZMEYER, P.E. - PROJECT MANAGER

# **BLOOMINGTON WEST** **2500 W. 3RD STREET** **BLOOMINGTON, IN 47404**

## ZONED

MC - MIXED USE CORRIDOR (CITY PARCEL)  
 LB - LIMITED BUSINESS DISTRICT (COUNTY PARCEL)  
**LOCATION MAP**



**NOTES:**

- HR GREEN, INC. IS TO BE NOTIFIED 3 DAYS PRIOR TO CONSTRUCTION START.
- HR GREEN, INC. SHALL BE INCLUDED IN ALL PRE-CONSTRUCTION MEETINGS.
- ANY DISCREPANCIES ON THIS PLAN SET MUST BE NOTED AND HR GREEN, INC. NOTIFIED PRIOR TO ACTUAL CONSTRUCTION SO THAT ANY DISCREPANCIES CAN BE RESOLVED.



1391 CORPORATE DRIVE, SUITE 203 | McHENRY, IL 60050  
 Phone: 815.385.1778 | Toll Free: 800.728.7805 | Fax: 713.965.0044 | HRGreen.com

## SHEET INDEX

C-000	COVER SHEET
C-003	EXISTING CONDITIONS PLAN
C-100	SITE DEMOLITION PLAN
C-201	SITE PLAN - CITY
C-300	GRADING PLAN
PS-100	PLUMBING SITE PLAN
PS-101	UTILITY TAGS
L-100	LANDSCAPING
L-101	LANDSCAPE PLAN
L-101	LANDSCAPE NOTES & DETAILS
L-102	LANDSCAPE SPECIFICATIONS



**Chick-fil-A**  
 5200 Buffington Road  
 Atlanta, Georgia  
 30349-2998



**CHICK-FIL-A**  
**BLOOMINGTON (IN) FSU**  
 2500 W. 3RD ST  
 BLOOMINGTON, IN 47404

**FSU# 05850**

REVISION SCHEDULE  
 NO. DATE DESCRIPTION

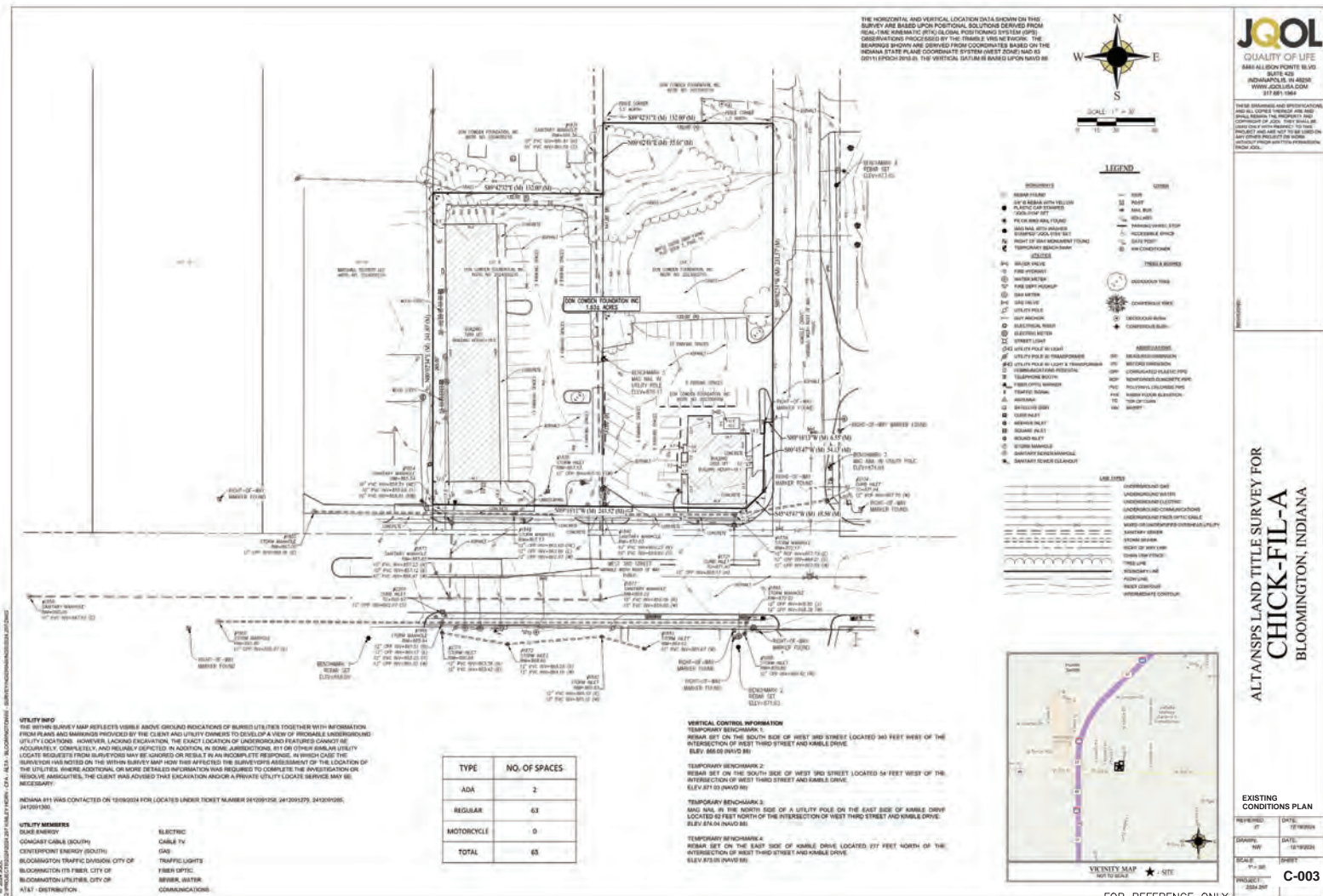
**INDIANA 811**  
 CALL INDIANA 811 (800-382-5544)  
 WITH THE FOLLOWING:  
 COUNTY: MONROE COUNTY  
 CITY/TOWNSHIP: BLOOMINGTON, BLOOMINGTON TOWNSHIP  
 SEC. & 1/4 SEC. NOL. SEC. 31 - T. 9N - R. 18E  
 48 hours before you dig  
 (Monday Oct. 3, 2025)

**Professional Engineer Seal**  
 I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Indiana.  
 JOSEPH F. VAURINA, P.E.  
 License Number: PE11802097  
 My license renewed date is July 31, 2026.  
 Project or sheets covered by this seal:  
 ALL CIVIL SHEETS AND ALL TWO SHEETS  
 DATE: 10/17/25

**Professional Engineer Seal**  
 I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Indiana.  
 DAVID LEE REITZ, L.A.  
 License Number: LAD00002121  
 My license renewed date is December 31, 2025.  
 Project or sheets covered by this seal:  
 L-100 THRU L-102  
 DATE: 10/17/25

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

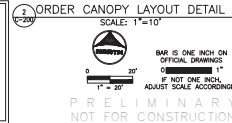
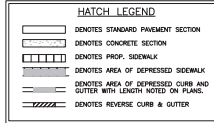
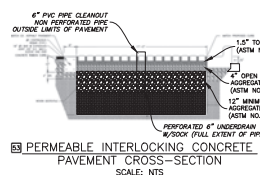
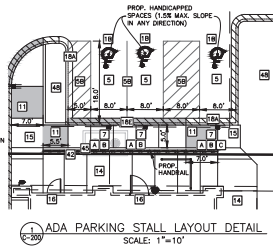
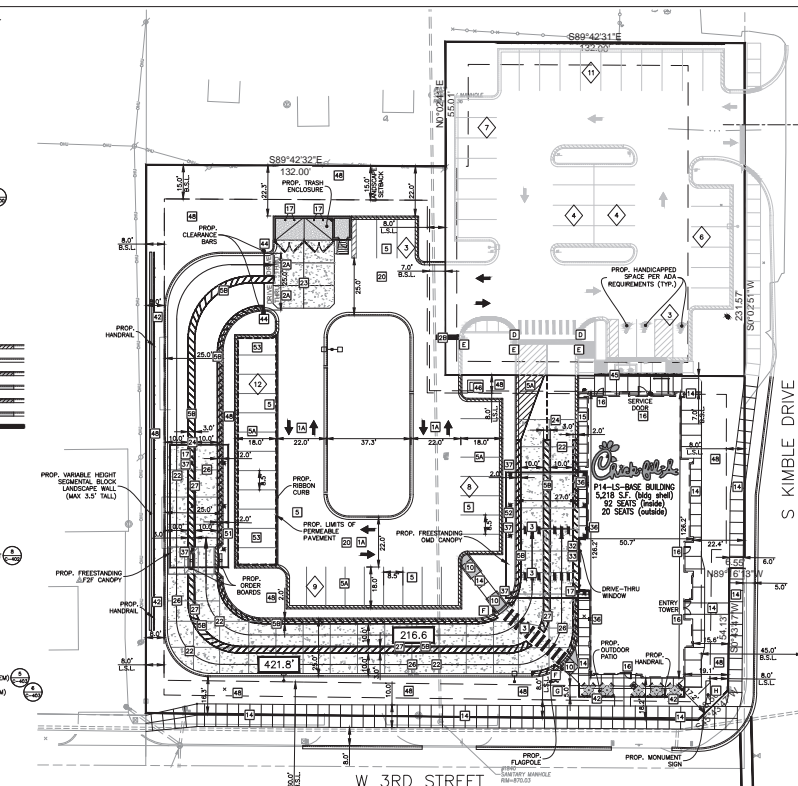
**PRELIMINARY**  
 COVER SHEET  
 SHEET NUMBER  
**C-000**





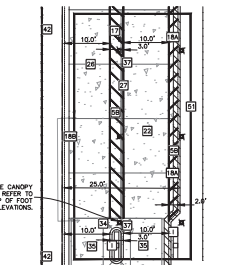
## SITE PLAN DESIGN NOTES &amp; KEY PLAN

- 14 DIRECTIONAL ARROW  
15 PAINTED HANDICAP PARKING SYMBOL  
16 DRIVE-THRU GRAPHIC  
17 STOP BAR GRAPHIC  
18 CROSSWALK MARKING  
19 MULTILINE DIRECTIONAL MARKING  
20 STANDARD OR HANDICAP PARKING STALL PER CODE  
21 4" SOLID WHITE STRIPING  
22 4" SOLID YELLOW STRIPING  
23 4" DASHED YELLOW STRIPING  
24 SIDE-PAVING-THRU-DRIVE  
25 BOLLARD MOUNTED SIGN  
26 CURB RAMP W/ FLARED SIDES (N SIDEWALK)  
27 RETURNED CURB HANDICAP RAMP  
28 SIDEWALK ACCESSIBLE RAMP  
29 SIDEWALK-THRU-DRIVE  
30 SIDEWALK-THRU-DRIVE  
31 CONCRETE SIDEWALK  
32 ENTRY DOOR FROST SLAB DETAIL  
33 CONCRETE BOLLARD  
34 CONCRETE CURB & GUTTER  
35 SPILLING CURB & GUTTER  
36 GUTTERING CURB & GUTTER  
37 DEPRESSION SPILLING CURB & GUTTER  
38 DEPRESSION CATCHING CURB & GUTTER  
39 SPILLING GUTTER SECTION AT ACCESSIBLE RAMP  
40 CATCHING GUTTER SECTION AT ACCESSIBLE RAMP  
41 MOUNTAIN CURB & GUTTER  
42 LANDSCAPE & IRRIGATION PROTECTION  
43 TYPICAL HMA PAVEMENT SECTION  
44 BUTT JOINT  
45 CONCRETE PAVEMENT DRIVE-THRU LANE  
46 CONCRETE APRON AT TRASH ENCLOSURE  
47 PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANE)  
48 CONCRETE PAVEMENT SECTION  
49 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT  
50 TRANSVERSE & LONGITUDINAL DOWNLOADED CONTRACTION JOINT  
51 CONTRACTION JOINT  
52 KEYED CONTRACTION JOINT  
53 LONGITUDINAL BUTT JOINT  
54 EXPANSION JOINT  
55 DRIVE-THRU PLAN - FLUSH WITH FFE  
56 DRIVE-THRU ISOMETRIC  
57 DRIVE-THRU ORDER POINT ISLAND  
58 MENU BOARD LOOP DETECTION SYSTEM  
59 BUILDING DOWNPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)  
60 CANOPY DOWNPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)  
61 SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS)  
62 CLEAN-OUT (OUTSIDE OF BUILDING)  
63 THICKENED PAVEMENT @ STRUCTURES  
64 STORM STRUCTURE WEEP HOLE DETAILS  
65 ALUMINUM HANDRAIL (REFER TO ARCH PLANS)  
66 OMITTED  
67 DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)  
68 CREEK TRAP  
69 PROPOSED TRANSFORMER  
70 BIKE RACK  
71 LANDSCAPED AREA  
72 TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)  
73 CONCRETE PAD FOR OPTIONAL CASH STATION  
74 FREE-STANDING ORDER POINT CANOPY  
75 PERIODIC PAVERS (SEE PREVIOUS PAVERS PAVEMENT SECTION ON THIS SHEET FOR DETAILS)



SITE DATA:	
• CITY PARCEL ZONING: MC - MIXED USE CORRIDOR	
• COUNTY PARCEL ZONING: LB - LIMITED BUSINESS	
• TOTAL CFA PARCEL SIZE: 70,806 SQ. FT. (1.63 AC.)	
• CITY PARCEL SIZE: 5,100 SQ. FT. (0.12 AC.)	
• COUNTY PARCEL SIZE: 15,404 SQ. FT. (0.44 AC.)	
• TOTAL SFR: 0.71 SFR: 0.68	
• COUNTY PARCEL SFR: 0.83	
BUILDING AREA:	
• BUILDING FOOTPRINT: 3,214 SQ. FT.	
• FLOOR AREA RATIO (F.A.R.): 0.57 (OVERALL)	
• CITY PARCEL F.A.R.: 0.57	
• COUNTY PARCEL F.A.R.: 0.50	
• TOTAL NUMBER OF SEATS: 112	
• BUILDING SEATS: 92	
• OUTDOOR SEATS: 20	
PARKING DATA:	
• CITY PARCEL:	
• TYPICAL PARKING WIDTH: 8.5' (8.5' MIN.)	
• TYPICAL PARKING LENGTH: 18.0' (18.0' MIN.)	
• TYPICAL ISLE WIDTH: 22' (TWO-WAY) (20.0' MIN.)	
COUNTY PARCEL:	
• TYPICAL PARKING WIDTH: 8.5' (8.5' MIN.)	
• TYPICAL PARKING LENGTH: 18.0' (18.0' MIN.)	
• TYPICAL ISLE WIDTH: 22' (TWO-WAY) (20.0' MIN.)	
COUNTY PARKING FORMULA:	
• MAX. PARKING ALLOWED: 10 SPACES PER 1,000 SQ.FT. OF INTERIOR SEATING AREA AND 5 SPACES PER 1,000 SQ.FT. OF OUTDOOR SEATING AREA.	
• MIN. PARKING REQUIRED: 3 SPACES PER 1,000 SQ.FT. OF CFA	
• (1000/1000) * 5 = 5 STALLS	
• (1000/1000) * 10 = 10 STALLS	
• (1000/1000) * 10 = 10 STALLS	
• MAX. PARKING ALLOWED PER CITY: 20 STALLS	
• PARKING SPACES PROVIDED ON CITY PARCEL: 32 STALLS	
COUNTY PARKING FORMULA:	
• MIN. PARKING REQUIRED: 3 SPACES PER 1,000 SQ.FT. OF CFA	
• (1000/1000) * 5 = 5 STALLS	
• (1000/1000) * 10 = 10 STALLS	
• (1000/1000) * 10 = 10 STALLS	
• MAX. PARKING ALLOWED PER COUNTY: 20 STALLS	
• PARKING SPACES PROVIDED ON COUNTY PARCEL: 32 STALLS	
OVERALL SITE:	
• MIN. PARKING REQUIRED: 3 SPACES PER 1,000 SQ.FT. OF CFA	
• (1000/1000) * 5 = 5 STALLS	
• (1000/1000) * 10 = 10 STALLS	
• (1000/1000) * 10 = 10 STALLS	
• MAX. PARKING ALLOWED PER CITY: 20 STALLS	
• PARKING SPACES PROVIDED ON CITY PARCEL: 32 STALLS	
• MAX. PARKING ALLOWED PER COUNTY: 20 STALLS	
• PARKING SPACES PROVIDED ON COUNTY PARCEL: 32 STALLS	

- SIGN LEGEND**
- 44 CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS
- 45 HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE)
- 46 8' X 12' 1" (TYP.)
- 47 HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE)
- 48 6' X 12' (TYP.)
- 49 "NO ACCESSIBLE" SIGN (SEE SIGNAGE PACKAGE)
- 50 "DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE)
- 51 12' X 24' (TYP.)
- 52 STOP SIGN (SEE SIGNAGE PACKAGE)
- 53 18" X 30" (TYP.)
- 54 CFA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)
- 55 FLAG POLE (SEE SIGNAGE PACKAGE)
- 56 CFA WARNING OR PAVEMENT SIGN
- 57 DIRECTIONAL DRIVE-THRU MENU BOARDS
- 58 "TRANSIT ONLY" SIGN (SEE SIGNAGE PACKAGE)
- 59 18" X 30" (TYP.)



PRELIMINARY  
NOT FOR CONSTRUCTION



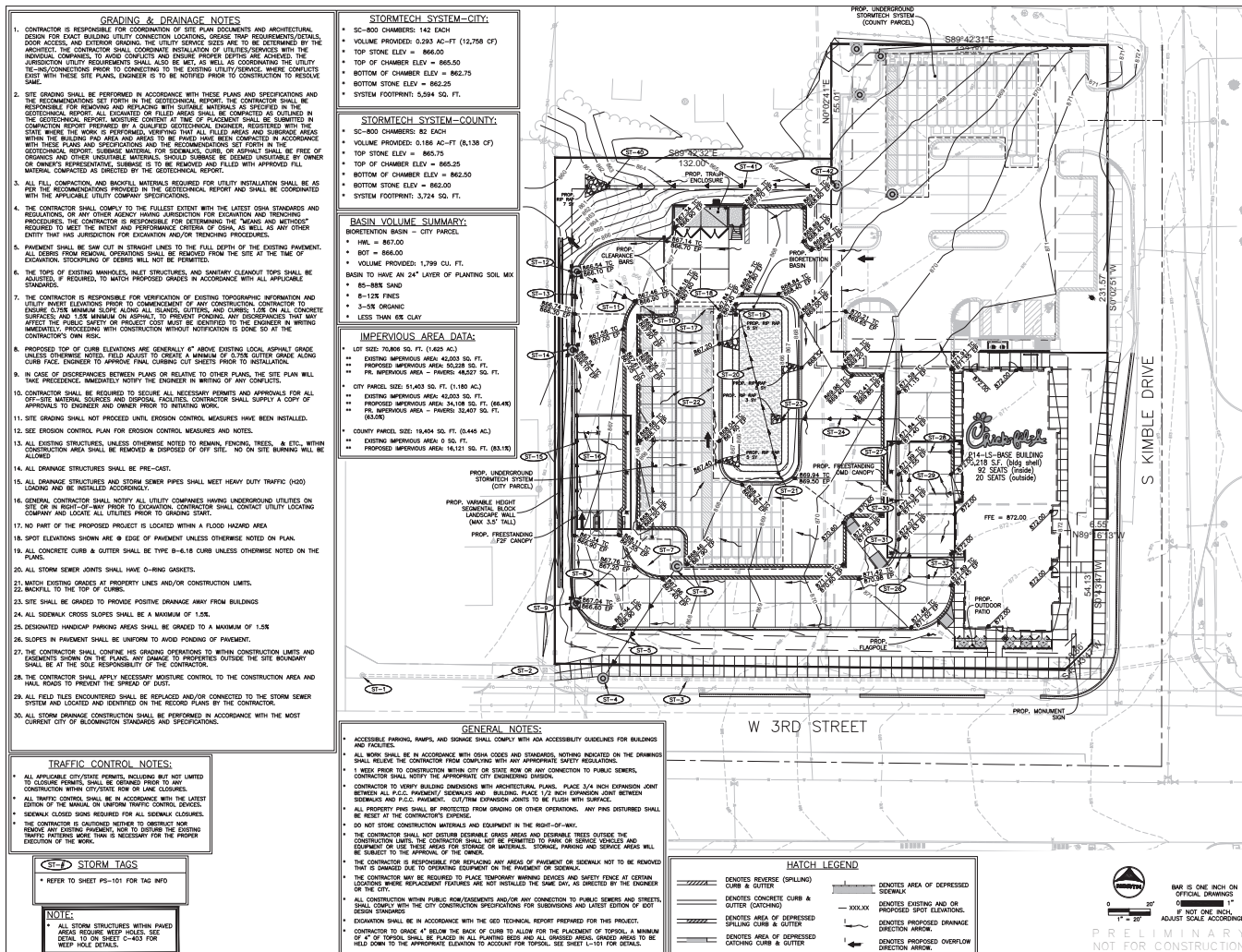
**CHICK-FIL-A**  
BLOOMINGTON (IN) FSU  
2500 W. 3RD ST  
BLOOMINGTON, IN 47404

FSU# 05850

REVISION SCHEDULE  
NO. DATE DESCRIPTION

PRELIMINARY  
SHEET NO. 1  
C-200





[illegible]

STORM TAGS			
ST-1	EXIST. STORM MH RM = 863.00 INV = 868.94 E 12" CPP (CONTRACTOR TO VERIFY INVERTS & PIPE SIZES PRIOR TO ORDERING STRUCTURES. NOTIFY ENGINEER OF ANY DISCREPANCIES.)	ST-15	84 LIN FT SS PVC CANOPY DRAIN, 6" SDR 26 Ø 1.00%
ST-2	EXIST. 151 LIN FT RCP, 12" Ø 2.66% (APPROX.)	ST-16	10 LIN FT SS PVC CANOPY DRAIN, 6" SDR 26 Ø 1.00%
ST-3	EXIST. STORM MH RM = 867.75 INV = 862.97 W 12" CPP INV = 863.60 NE 12" CPP INV = 865.06 E 12" CPP (CONTRACTOR TO VERIFY INVERTS & PIPE SIZES PRIOR TO ORDERING STRUCTURES. NOTIFY ENGINEER OF ANY DISCREPANCIES.)	ST-17	NYLOPLAST 30" DIA. DRAIN BASIN, H=20 SOLID GRATE RM = 867.60 INV = 862.75 S 24" ADS INV = 863.75 W 12" ADS INV = 865.00 E 15" ADS
ST-4	STM SWR MH 5' DIA., R=1713 CL RM = 866.55 INV = 861.88 W 12" CPP (MATCH EXIST.) INV = 863.00 E 12" CPP (MATCH EXIST.) INV = 861.90 NE 12" RCP (PROP.) (CONTRACTOR TO CONSTRUCT OVER EXISTING STORM SEWER. CONTRACTOR TO FIELD VERIFY EXIST. INVERTS & PIPE SIZES PRIOR TO ORDERING STRUCTURES. NOTIFY ENGINEER WITH ANY DISCREPANCIES.)	ST-18	10 LIN FT SS ADS N=12 WT, 15" Ø 2.00%
ST-5	60 LIN FT SS RCP, 12" Ø 0.58%	ST-19	NYLOPLAST 24" DIA. DRAIN BASIN, DOME GRATE RM = 867.00 INV = 863.20 W 15" ADS INV = 863.20 SE 6" UNDERDRAIN
ST-6	STM SWR MH 5' DIA., R=1713 CL (RESTRICTOR STRUCTURE - SEE DETAIL) RM = 868.50 INV = 862.25 SW 12" RCP INV = 862.75 W 12" ADS INV = 863.75 N 12" ADS INV = 862.25 E 4" UNDERDRAIN 4" ORIFICE INV = 862.25 2.5" ORIFICE INV = 864.30 WEIR WALL INV = 866.50 (CONTRACTOR TO ENSURE WEIR WALL INVERT IS INSTALLED AT CORRECT ELEVATION AND IS WATER TIGHT. REQUIRED SYSTEM VOLUME IS DEPENDENT ON THIS ELEVATION.)	ST-20	82 LIN FT SS PVC SDR=35 UNDERDRAIN, 6" PERFORATED PIPE W/ SOCK AND BENDS Ø 1.00%
ST-7	NYLOPLAST 30" DIA. DRAIN BASIN, H=20 SOLID GRATE RM = 867.80 INV = 862.75 N 24" ADS INV = 863.75 E 12" ADS INV = 863.30 SW 12" ADS	ST-21	CLEANOUT (SEE DETAIL) RM = 867.20 INV = 864.02 +/-
ST-8	36 LIN FT SS ADS N=12 WT, 12" Ø 0.83%	ST-22	95 LIN FT SS PVC PERFORATED UNDERDRAIN, 4" ADS Ø 0.00% (PIPE INV = 862.25)
ST-9	STM SWR CB 4' DIA., R=3281-A FAG T/C = 867.04 INV = 863.60 NE 12" ADS	ST-23	FES 8" PVC INV = 866.00
ST-10	NYLOPLAST 30" DIA. DRAIN BASIN, H=20 SOLID GRATE RM = 868.50 INV = 862.75 S 24" ADS INV = 863.75 E 12" ADS INV = 862.80 W 15" ADS	ST-24	134 LIN FT SS PVC, 8" SDR 26 Ø 1.00%
ST-11	35 LIN FT SS ADS N=12 WT, 15" Ø 0.43%	ST-25	OMITTED
ST-12	STM SWR CB 4' DIA., R=3281-A FAG T/C = 866.54 INV = 863.90 E 15" ADS INV = 862.95 S 12" RCP	ST-26	CLEANOUT (SEE DETAIL) RM = 871.50 INV = 867.50
ST-13	34 LIN FT SS RCP, 12" Ø 0.44%	ST-27	7 LIN FT SS PVC CANOPY DRAIN, 6" SDR 26 Ø 1.00%
ST-14	STM SWR CB 4' DIA., R=3281-A FAG T/C = 866.54 INV = 863.10 N 12" RCP INV = 863.10 S 6" PVC	ST-28	25 LIN FT SS PVC ROOF DRAIN, 8" SDR 26 Ø 1.00%
		ST-29	25 LIN FT SS PVC ROOF DRAIN, 8" SDR 26 Ø 1.00%
		ST-30	7 LIN FT SS PVC CANOPY DRAIN, 6" SDR 26 Ø 1.00%
		ST-31	7 LIN FT SS PVC CANOPY DRAIN, 6" SDR 26 Ø 1.00%
		ST-32	27 LIN FT SS PVC ROOF DRAIN, 8" SDR 26 Ø 1.00%
		ST-33	THRU ST-39 OMITTED
		ST-40	FES 15" RCP INV = 861.00
		ST-41	108 LIN FT SS RCP, 15" Ø 0.37%
		ST-42	STM SWR CB 5' DIA., R=1713 CL RM = 868.50 INV = 861.40 W 15" RCP INV = 861.40 N 12" ADS INV = 861.70 E 12" RCP
		ST-43	22 LIN FT SS RCP, 12" Ø 1.36%
		ST-44	STM SWR MH 5' DIA., R=1713 CL (RESTRICTOR STRUCTURE - SEE DETAIL) RM = 869.50 INV = 862.00 W 12" RCP INV = 862.00 W 4" UNDERDRAIN INV = 862.50 E 12" ADS 2.5" ORIFICE INV = 862.00 2.5" ORIFICE INV = 863.55 WEIR WALL INV = 863.75 (CONTRACTOR TO ENSURE WEIR WALL INVERT IS INSTALLED AT CORRECT ELEVATION AND IS WATER TIGHT. REQUIRED SYSTEM VOLUME IS DEPENDENT ON THIS ELEVATION.)
		ST-45	60 LIN FT SS PVC PERFORATED UNDERDRAIN, 4" ADS Ø 0.00% (PIPE INV = 862.00)
		ST-46	NYLOPLAST 30" DIA. DRAIN BASIN, H=20 SOLID GRATE RM = 867.00 INV = 862.50 S 24" ADS INV = 863.50 E 12" ADS INV = 863.50 W 15" ADS
		ST-47	3 LIN FT SS ADS N=12 WT, 15" Ø 3.33%
		ST-48	STM SWR CB 4' DIA., R=3281-A FAG w/ 4.25" SUMP AND STANDARD 1/8" SLOUT (SEE DETAIL) T/C = 867.14 INV = 863.60 E 15" ADS INV = 863.60 SW 12" RCP
		ST-49	17 LIN FT SS RCP, 12" Ø 1.18%
		ST-50	STM SWR CB 4' DIA., R=3281-A FAG w/ 4.25" SUMP (SEE DETAIL) T/C = 867.24 INV = 863.80 NE 12" RCP
		ST-51	63 LIN FT SS ADS N=12 WT, 12" Ø 1.11%
		ST-52	NYLOPLAST 24" DIA. DRAIN BASIN, DOME GRATE RM = 865.10 INV = 862.10 S 12" ADS

NOTE:  
\* ALL STORM STRUCTURES WHICH REMAIN  
AHEAD REQUIRE WEIR HOLES. SEE  
DETAILS ST 1 & 16 ON SHEET C-604  
FOR WEIR HOLE DETAILS.

SANITARY SEWER TAGS	
S-1	EXIST. SAN MH RM = 870.03 INV = 860.23 N 10" PVC INV = 859.92 S 10" PVC
S-2	EXIST. 273 LIN FT SAN SWR, 10" PVC Ø 0.49%
S-3	28 LIN FT SAN SERVICE, 6" PVC SDR 26 (3 LF SERVICE RISER Ø 1 1/2" SLOPE; 25 LF Ø 2.12%) INV Ø MAIN = 660.97 +/- (WYE CONNECTION) INV Ø TOP OF RISER = 662.57 +/- (CONTRACTOR TO FIELD VERIFY INVERT AT MAIN PRIOR TO ORDERING MATERIAL. NOTIFY ENGINEER W/ ANY DISCREPANCIES.)
S-4	SAN SWR 4" DIA. MH, R=1713 (SEE DETAIL) RM = 870.00 INV = 864.50 W 6" PVC INV = 865.00 NE 4" PVC INV = 865.00 E 6" PVC
S-5	48 LIN FT SAN SERVICE, 6" PVC SDR 26 Ø 3.44%
S-6	TWO-WAY CLEAN OUT (SEE DETAIL) RM = 871.50 INV = +/- = 866.55
S-7	GREASE TRAP (1,500 GALL.) SEE BUILDING PLUMBING PLAN FOR DETAILS RM(S) = 871.50 W, 871.50 E INV = 866.80 (INLET) INV = 866.65 (OUTLET)
S-8	13 LIN FT SAN SERVICE, 4" PVC SDR 26 Ø 3.85% INV Ø BLOC = 867.30 (VERIFY WITH ARCHITECT/PLANS)
S-9	TWO-WAY CLEAN OUT (SEE DETAIL) RM = 871.90 INV = +/- = 867.20
S-10	73 LIN FT SAN SERVICE, 4" PVC SDR 26 Ø 2.47%
S-11	CLEANOUT (SEE DETAIL) RM = 871.25 INV = +/- = 866.85
S-12	20 LIN FT SAN SERVICE, 4" PVC SDR 26 Ø 2.50% INV Ø S-9 = 866.80 INV Ø BLOC = 867.30 (VERIFY WITH ARCHITECT/PLANS)
S-13	TWO-WAY CLEAN OUT (SEE DETAIL) RM = 871.90 INV = +/- = 867.20

CONFLICT TAGS
* NOT INCLUDED WITH THIS SUBMITTAL



Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia  
30349-2998



CHICK-FIL-A  
BLOOMINGTON (IN) FSU  
2500 W. 3RD ST  
BLOOMINGTON, IN 47404

FSU# 05850

REVISION SCHEDULE  
DATE DATE DESCRIPTION

PRELIMINARY

WORKSHEET PROJECT # 250342  
PRINTED FOR PRELIMINARY  
DATE 07/28/2025

DESIGNED BY JET  
CHECKED BY JPV  
REVIEWED BY JPV  
DATE 07/28/2025

UTILITY TAGS

SHEET NUMBER  
PS-101

**BLOOMINGTON BOARD OF ZONING APPEALS  
STAFF REPORT**

**CASE #: V-43-25 / ZR2025-09-0098**

**DATE: October 23, 2025**

**Location: 719 West 2nd Street**

**PETITIONER:** Megan Somers Glen  
3695 South Sare Road  
Bloomington, IN

**OWNERS:** Somers, Kathryn Living Trust  
503 South Ballantine Road  
Bloomington, IN

Stone House Rental LLC  
503 South Ballantine Road  
Bloomington, IN

**CONSULTANT:** Bynum Fanyo & Associates, Inc.  
528 North Walnut Street  
Bloomington, IN

**REQUEST:** Variance from maximum number of parking spaces allowed and from landscaping standards for a change in use to allow the use “Veterinarian Clinic” in the Mixed-Use Medium Scale (MM) zoning district.

**BACKGROUND:**

**Area:** 15,840 square feet (0.36 acres)  
**Current Zoning:** Mixed-Use Medium Scale (MM)  
Transform Redevelopment Overlay (TRO)

**Comprehensive**

**Plan Designation:** Mixed Urban Residential

**Previous Land Use:** Medical clinic

**Proposed Land Use:** Veterinary clinic

**Surrounding Uses:** North – Park; Personal Services  
South – Vacant (former Hospital)  
East – Vacant (former Hospital)  
West – Medical clinic

**REPORT:** The property is located on the south side of 2nd Street between Rogers Street and Maple Street. The property as well as adjacent properties to the east and south are located in the Mixed-Use Medium Scale (MM) base zoning district and within the Transform Redevelopment Overlay (TRO). Adjacent properties to the east, in MM and TRO, were formerly part of the Bloomington Hospital and are now city-owned properties posed for redevelopment as Hopewell. Adjacent properties to the south, also in MM and TRO, are vacant and owned by the Monroe County Community School Corporation (MCCSC). The adjacent property to the west, also within the TRO but located in the Mixed-Use Institutional (MI) base zoning district, contains the former Hunter School and is owned by the MCCSC school district but is used for outpatient medical clinics. The adjacent property to the northeast across 2nd Street is located in the Parks and Open Space (PO) zoning district and contains Building Trades Park. Adjacent properties to the northwest across 2nd Street are located in the Residential Urban Lot (R4) zoning district and



in the Greater Prospect Hill Historic District and contain a hair studio (personal services) and a pharmacy (retail sales).

The petitioner proposes to reuse the existing building and site as a veterinary clinic called Pitties and Pals. The proposed veterinarian clinic would be an emergency room service with an estimated 5 staff members and 5 exam rooms. There is an existing parking area on the north side of the site with approximately 14 parking spaces. One of the spaces will be removed for a dumpster and one of the spaces will be utilized for a required bike rack. The proposed site plan shows 12 parking spaces, including one accessible space.

The previous use of the building was for the use “medical clinic”. Because “veterinary clinic” and “medical clinic” are under different subheadings in the UDO Allowed Use Table, reuse of the site as proposed meets the UDO definition of a change in use and is subject to limited compliance per UDO section 20.06.090(f)(2). This includes removal of all parking spaces over the maximum number allowed, new landscaping throughout the property to the extent practical, installation of one island within the parking areas, removal of any excess asphalt over the allowable minimum landscape area, and installation of a bike rack.

This site is located within the Transform Redevelopment Overlay (TRO) district and within this Overlay District the maximum number of parking spaces allowed is one-half the maximum number of spaces typically allowed because of the presence of the parking garage that was preserved from the former Hospital use. The parking garage was preserved to supplement on-site parking and thereby reduce the need for on-site parking, however, the parking garage is not currently useable and it is unknown when access and use of that garage will be allowed. Based on the 3,000 square foot size of the building the UDO allows a maximum of 9 parking spaces, however the TRO standards reduce the allowable maximum by 50% and therefore would allow only a maximum of 4 spaces

The petitioner is requesting a variance to allow the existing parking area to essentially remain as-is and to allow 12 parking spaces, which includes one accessible parking space. The UDO requires that parking areas with 12 or more parking spaces shall provide one landscape bumpout, island, or endcap per every 10 parking spaces and the width and length of each required landscape bumpout, island, or endcap shall be equal to the width and length of the adjacent parking space. The petitioner is requesting a variance from landscaping standards to not require an interior island that meets the minimum size requirement of an adjacent parking space.

---

#### **CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE**

##### **20.06.080(b)(3)(E) Standards for Granting Variances from Development Standards:**

A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community.*

#### **PROPOSED FINDING:**

**Maximum Parking Number:** The granting of the variance to allow for additional parking spaces is not expected to be injurious to the public health, safety, morals, or general welfare

of the community. The low number of parking spaces allowed by the UDO would not allow for adequate parking for this use based on the number of employees and number of waiting rooms, plus space for clients during transition times.

**Landscape Island:** The granting of the approval to allow one landscape island with a reduced size is not expected to be injurious to the public health, safety, morals, or general welfare of the community. The reduced size of the island itself will not result in any safety issues on the site.

- 2) *The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.*

**PROPOSED FINDING:**

**Maximum Parking Number:** No adverse impacts to the use and value of surrounding properties as a result of the requested variance to have more parking spaces are found. The granting of this variance would allow an appropriate number of parking spaces to serve this use and could therefore reduce potential impacts on adjacent properties by being able to serve the parking needs of this use on the property. The existing parking area and number of spaces adequately served a previous similar use with no known impacts on adjacent properties.

**Landscape Island:** No adverse impacts to the use and value of the area adjacent to the property are found from the granting of the variance to allow a reduced size for an interior island. Staff will continue to work with the petitioner on installing landscaping to the extent practical and this island is large enough to accommodate at least one small tree.

- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

**PROPOSED FINDING:**

**Maximum Parking Area:** The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property in that limiting the number of parking spaces would create a practical difficulty in the use of this property since the number of spaces allowed by the UDO would not adequately serve this use. The practical difficulties are peculiar to the property in question in that the standards within the TRO Overlay district were written envisioning the use of the parking garage, however that building is not useable and there is a tenant that is seeking to occupy the building now. The amount of parking allowed by the UDO (including the TRO overlay district) is substantially below the amount needed based on the number of employees and waiting rooms. The granting of the variance will relieve these difficulties by allowing an appropriate number of spaces for this specific use.

**Landscape Island:** The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property in that if the amount of parking that is being requested is deemed appropriate, then requiring the island to be

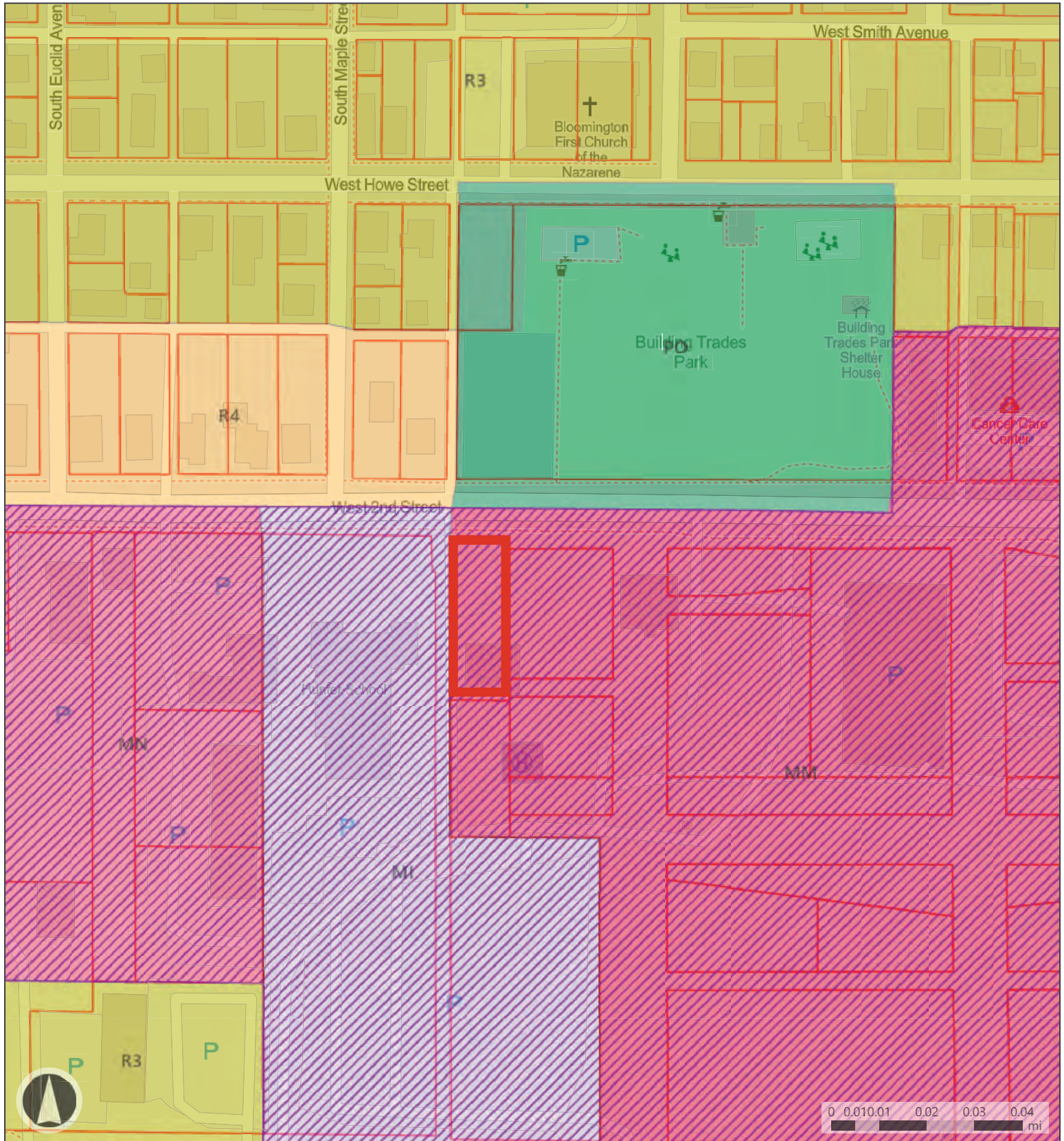
larger would reduce the parking capacity on the site and create a practical difficulty in the use of the property. The practical difficulties are peculiar to the property in that the standards of the UDO were written anticipating the use of the parking garage, which if operational would reduce the need for on-site parking and thereby allow an island of the required size to be installed. However, as mentioned the parking garage is not operational and therefore cannot be utilized to supplement parking needs. If the variance from maximum number of parking spaces is granted, then the variance from the minimum size of the island is also appropriate to allow for the full use of the site.

---

**APPROVAL:** The Planning and Transportation Department recommends that the Board of Zoning Appeals adopt the proposed findings and approve V-43-25/ZR2025-09-0098 with the following conditions:

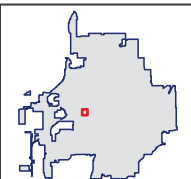
1. A site development permit is required prior to any land disturbance.
2. All site improvements must be installed prior to recommendation of issuance of final occupancy.
3. Petitioner will continue to work with Staff to install landscaping to the extent practical as required by the UDO.



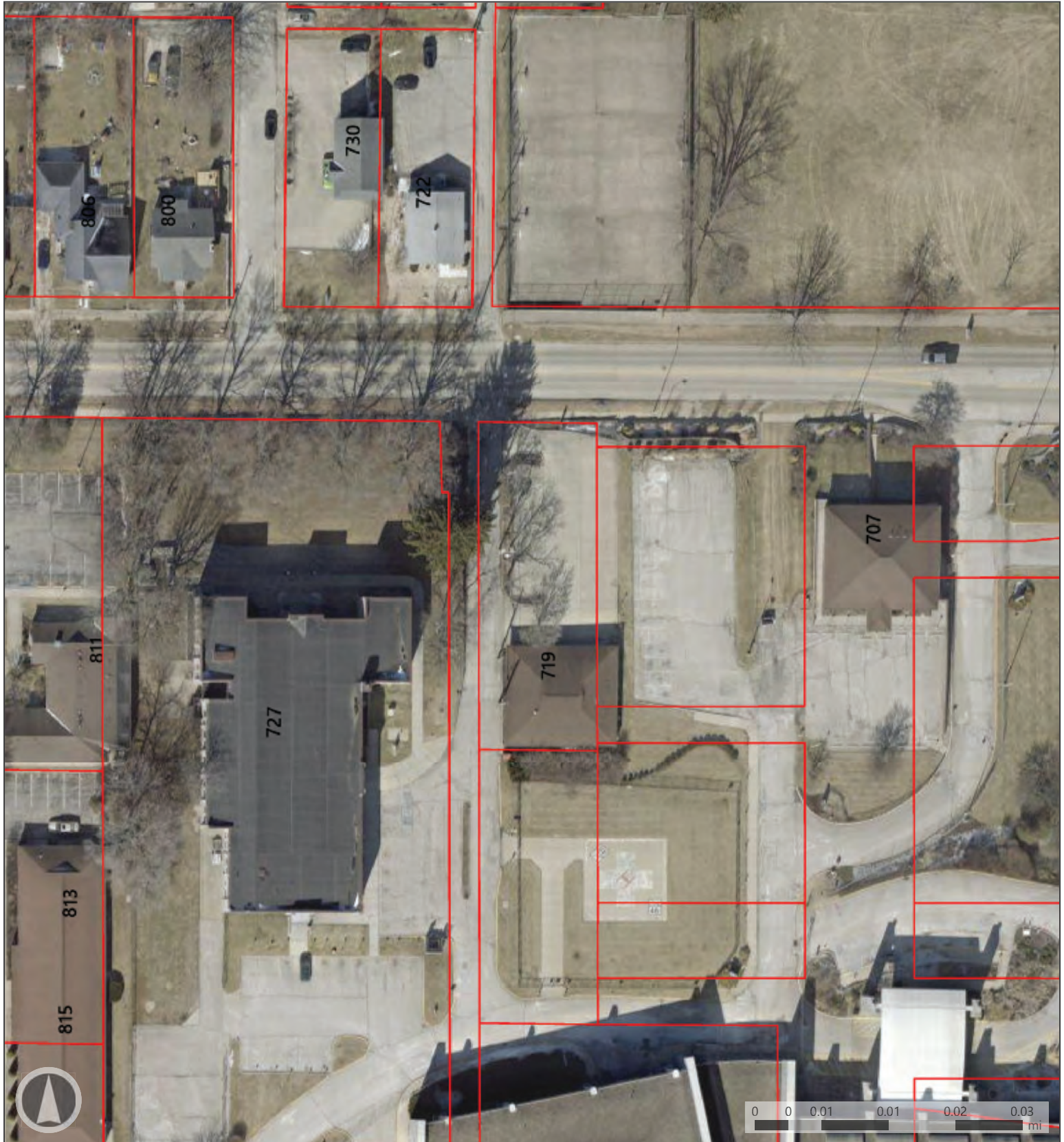


**Map Legend**

- |                                 |                              |                                |
|---------------------------------|------------------------------|--------------------------------|
| Transform Redevelopment Overlay | Mixed-Use Neighborhood-Scale | Residential Urban              |
| Mixed-Use Institutional         | Parks and Open Space         | Parcels                        |
| Mixed-Use Medium-Scale          | Residential Small Lot        | Bloomington Municipal Boundary |

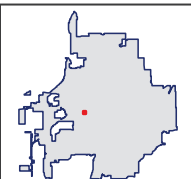






Map Legend

-  Parcels
-  Bloomington Municipal Boundary





**September 22, 2025**

**To the Board of Zoning Appeals,**

The owners of 719 W 2nd Street, Kathryn J. Somers and Stonehouse Rentals, respectfully request a variance for their property. Specifically, we are seeking relief from the requirement of a full reconstruction of the existing parking lot and a modification of the landscaping requirements to a level that is practical for the site's conditions.

**Property Background**

The building was constructed in 1982 to serve as a neurologist's office, with all city requirements at the time met, including parking. Since then, it has been continuously leased to medical professionals until the hospital relocation to Bloomington's east side prompted the prior tenant's departure. The property was listed for lease and sale in September 2023 at \$699,900, but due to the simultaneous vacancy of multiple nearby properties, it remained unleased until December 2024. At that time, a tenant was secured under a lease with option to purchase at \$3,750/month.

**Proposed Tenant and Community Benefit**

The new tenant is an emergency veterinary clinic. Currently, Bloomington lacks a full-service emergency veterinary facility; the nearest options are in Fishers or at Purdue University. This clinic would fill a critical need, bringing locally owned, non-franchise medical care for pets to our community.

**Parking Needs**

The existing lot provides 16 spaces. Based on the clinic's initial staffing of five employees, five exam rooms, a waiting area, and client turnover for medicine and pet pick-up, approximately 13–14 spaces are sufficient to support operations. Even with anticipated growth, the current lot more than accommodates their needs.

**Challenges with City Requirements**

When the contractor applied for permits, the city classified the use as "veterinary/agricultural" rather than medical, triggering a change-of-use requirement. Following city guidance, the owners retained Bynum Fanyo to create a compliant site plan at a cost of \$7,500. The approved plan, however, requires an estimated \$150,000 in construction costs. For retired owners with limited resources, this level of investment is not feasible and it would take more than 42 months of rental income to recoup. Unlike large corporate chains, the owners cannot absorb such costs.

**Variance Request**

We are asking to:

- Maintain the parking lot in its current layout, with improvements including resurfacing as needed, restriping (including accessible spaces), addition of a bike rack, and an enclosed dumpster. This will reduce total spaces from 16 to 14.
- Modify landscaping requirements to reflect site conditions. The steep front bed requires specialized planting, the west bed is a narrow two-foot strip between road and building, and the side areas are heavily shaded. Landscaping will be installed appropriately for these spaces but cannot reasonably meet the full code standard.

**Conclusion**

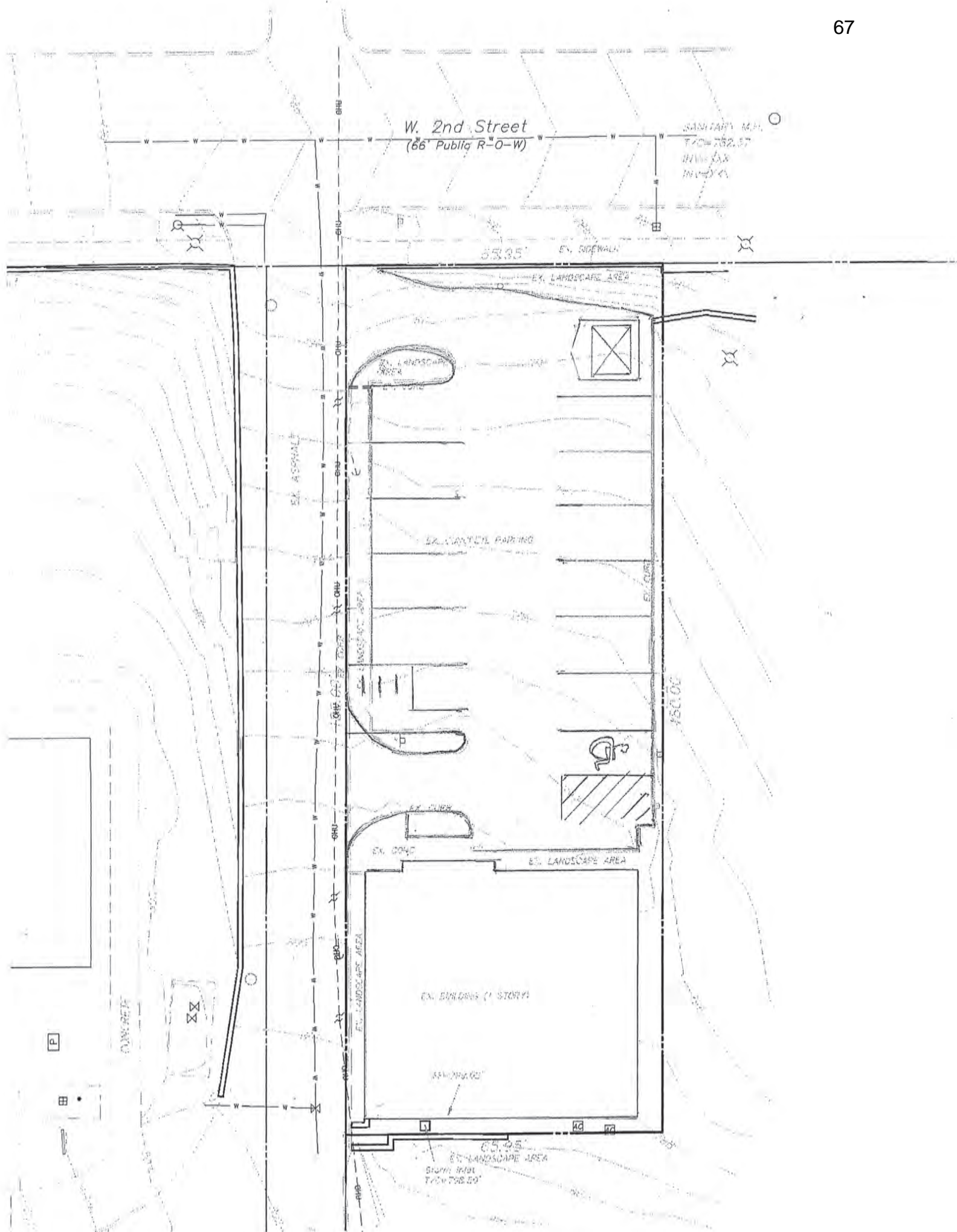
If this variance is not granted, the tenant's lease will be terminated, and the property will likely remain vacant. Encumbered by a \$150,000 improvement requirement, it would be unsellable except at a deep loss, leaving the building vulnerable to further deterioration and trespass.

By contrast, granting this variance will allow a much-needed local business to open, create jobs, provide an essential service to Bloomington residents, and revitalize an underutilized property. We respectfully request your approval.

Sincerely,

*Megan Zanders Glenn*







# PITTIES AND PALS 719 W. 2ND STREET BLOOMINGTON, IN 47403

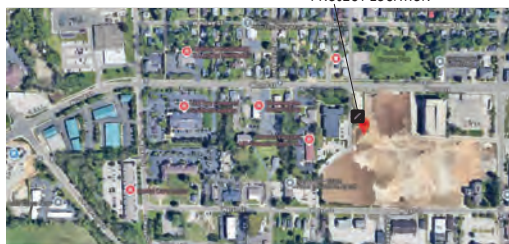
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**PROJECT #: 100494**  
**DATE: 03/14/25**



SITE MAP: ⊕

PROJECT LOCATION






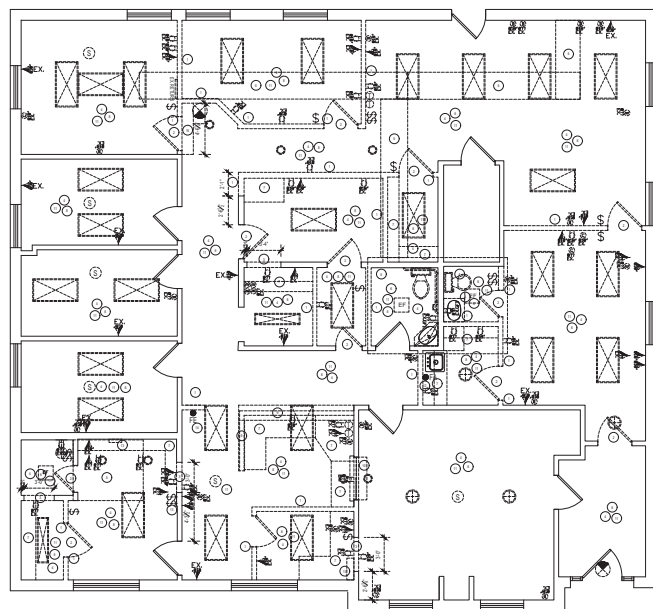
VICINITY PLAN: ⊕

PROJECT LOCATION

INDEX SHEET	
I1	INDEX SHEET, BUILDING CODE DATA ANALYSIS
D1	DEMOLITION FLOOR PLAN AND DEMOLITION KEY NOTES
A1	FLOOR PLAN AND WINDOW SCHEDULE AND CONSTRUCTION NOTES
A1A	LIFE SAFETY FLOOR PLAN
A2	REFLECTED CEILING PLAN WITH HVAC, SCHEDULE, AND HVAC/ LIGHTING NOTES
A3	RESTROOM DETAIL PLAN, TYPICAL MOUNTING HEIGHT ELEVATIONS, AND SCHEDULES
A4	DOOR SCHEDULE, WALL TYPES, AND DETAILS
A5	INTERIOR ELEVATIONS WITH NOTES
A5A	INTERIOR ELEVATIONS WITH NOTES (CONT.)
A6	INTERIOR FINISH PLAN AND SCHEDULE
E1	ELECTRICAL PLAN, LEGEND, RISER DIAGRAM, AND KEY NOTES
P1	PLUMBING ISOMETRICS

BUILDING CODE DATA ANALYSIS:	
PREVIOUS OCCUPANCY	B- BUSINESS
NEW OCCUPANCY CLASSIFICATION:	B- BUSINESS
	NO CHANGE OF OCCUPANCY- THIS IS A REMODEL RENOVATION.
EX. CONSTRUCTION TYPE:	III-B
BUILDING HEIGHT:	ONE- SINGLE STORY
FIRE SUPPRESSION SYSTEM:	NONE
TOTAL RENOVATED AREA SQ. FT.:	2, 768 USABLE SQ. FT.
TOTAL BUILDING SQ. FT.:	2,955 GROSS SQ. FT.
OCCUPANT LOAD TOTAL:	27 OCCUPANTS BASED ON 100 SQ. FT. PER OCCUPANT.

<b>Project Name and Address</b> <b>PITTIES AND PALS</b> <b>719 W. 2ND STREET</b> <b>BLOOMINGTON, IN 47403</b> ...																
<b>Draw Name and Address</b>  <b>LEHER DESIGN</b> 1750 Old Heritage Place Greenwood Indiana, 46143 317.888.7666 <a href="http://www.leherdesign.com">www.leherdesign.com</a>																
<table border="1"> <thead> <tr> <th>No.</th> <th>Revision/Issue</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Addendum</td> <td>...</td> </tr> <tr> <td>2</td> <td>Addendum</td> <td>...</td> </tr> <tr> <td>3</td> <td>Addendum</td> <td>...</td> </tr> <tr> <td>4</td> <td>Addendum</td> <td>...</td> </tr> </tbody> </table>		No.	Revision/Issue	Date	1	Addendum	...	2	Addendum	...	3	Addendum	...	4	Addendum	...
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2	Addendum	...														
3	Addendum	...														
4	Addendum	...														
 <b>Paul A. Dwyer</b>																
<b>INDEX SHEET, BUILDING CODE DATA ANALYSIS</b>																
Designed By GL	PLAN NORTH 															
Checked By GL, ND																
Drawn By ND																
Project #100494 Date 03/14/25 Scale NTS	Sheet <b>I1</b>															



OPTION A PLAN

**DEMOLITION PLAN KEY NOTES:**


1. DEMOLISH EXISTING INTERIOR WALLS, AND BULKHEADS AS SHOWN ON PLAN. SHORE UP ANY REMAINING WALLS AS REQUIRED. ANY EXISTING ELECTRICAL/TELE/ DATA CABLE, OR THERMOSTATS WITHIN WALLS BEING DEMOLISHED TO BE TERMINATED BACK TO SOURCE. ANY VENTING /HVAC IN DEMOLISHED WALLS TO BE DEMOLISHED TO ABOVE CEILINGS TO BE REPOSITIONED.
2. DEMOLISH DOORS, FRAMES, HEADERS, AND DOOR JAMBS AS SHOWN ON PLAN. STORE DOORS FOR POSSIBLE REUSE.
3. DEMOLISH OPENING IN WALL TO ACCEPT NEW DOOR ASSEMBLY. REFER TO DOOR SCHEDULE. ANY EXISTING ELECTRICAL/TELE/ DATA CABLE WITHIN WALLS BEING DEMOLISHED TO BE TERMINATED BACK TO SOURCE. ANY VENTING /HVAC IN DEMOLISHED WALLS TO BE DEMOLISHED TO ABOVE CEILINGS TO BE REPOSITIONED.
4. DEMOLISH EXISTING INTERIOR FINISHES ON WALLS, AND FLOORS INCLUDING BASE, VCT TILE, FINISHED TRIM, WINDOW TREATMENTS, AND SIGNAGE/ GRAPHICS. REMOVE ALL ADHESIVES FROM FLOORS. NOTES: EXISTING TERRA COTTA TILE IN RESTROOMS TO BE REUSE. NOTES: SAW CUT EXISTING CONCRETE SLAB AS NEEDED IN AREAS OF NEW RESTROOMS AND SINK LOCATIONS. SIZE AND LOCATIONS OF SAW CUTS IS APPROXIMATE TO BE DETERMINED IN THE FIELD.
5. SAW CUT EXISTING CONCRETE SLAB AS NEEDED IN AREAS OF NEW RESTROOMS AND SINK LOCATIONS. SIZE AND LOCATIONS OF SAW CUTS IS APPROXIMATE TO BE DETERMINED IN THE FIELD.
6. DEMOLISH PLUMBING FIXTURES, VANITY SINKS/ FAUCETS, CABINETRY, AND BATHROOM ACCESSORIES.
7. DEMOLISH EXISTING CABINETRY, AND COUNTERTOPS INCLUDING ANY PLUMBING SINKS AND FAUCETS. DEMOLISH ANY WALL ATTACHED SHELVING AND HARDWARE.
8. DEMOLISH ALL EXISTING SIGNAGE, EXIT LIGHTING, EMERGENCY LIGHTING. REFER TO NEW ELECTRICAL AND REFLECTED CEILING PLAN FOR NEW LOCATIONS AND DEVICES.
9. DEMOLISH LOW WALL CONSTRUCTION. ANY EXISTING ELECTRICAL/ TELE/ DATA CABLE WITHIN WALLS BEING DEMOLISHED TO BE TERMINATED BACK TO SOURCE.
10. DEMOLISH SLIDING GLASS WINDOW ASSEMBLY, AND COUNTERTOP.
11. DEMOLISH EXISTING SURFACE MOUNTED LIGHT FIXTURES, WALL SCONCES/ STRIPS, RECESSED CANS, CEILING EXHAUST FAN LIGHT KITS, AND SPEAKER SYSTEM.
12. EXISTING FIRE ALARM BELL TO BE REMOVED AND RELOCATED TO NEW LOCATION.
13. DEMOLISH SMALL DRYWALL BUMPOUTS. IF HINGED UTILITIES COORDINATE WITH MEP BARS ON RELOCATION.
14. REMOVE EXISTING FIRE EXTINGUISHER. STORE FOR RELOCATION.
15. DEMOLITION SMALL SECTION OF EXISTING LIGHT SOFFIT WHERE NEW WALL WALL CONSTRUCTION WILL BE LOCATED.

Project Name and Address  
**PITTIES AND PALS**  
**719 W. 2ND STREET**  
 ...  
**BLOOMINGTON, IN 47403**

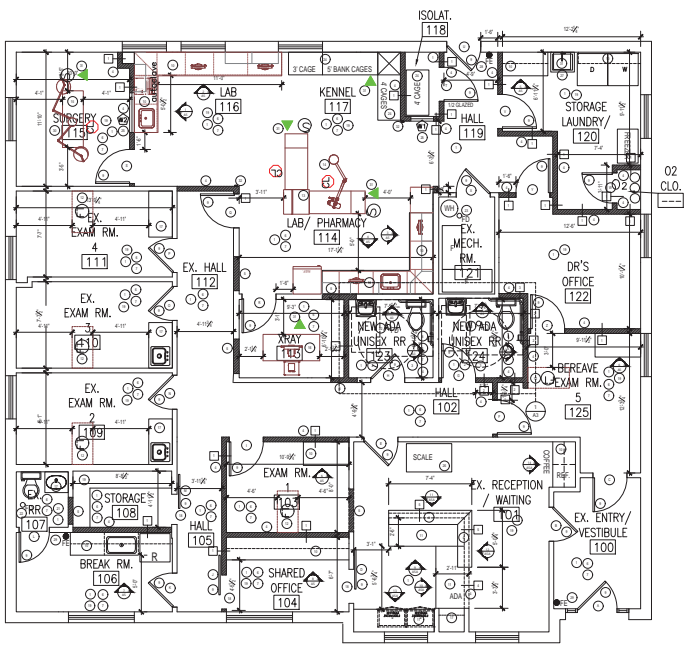
Firm Name and Address  
  
**LEHNER**  
 1799 Old Heritage Place  
 Greenwood Indiana, 46143  
 317.888.7919  
 www.lehnerdesigns.com

No.	Revision/Issue	Date
1	Addendum	03/14/25
2	Addendum	03/14/25
3	Addendum	03/14/25
4	Addendum	03/14/25


**DEMOLITION FLOOR  
 PLAN AND  
 DEMOLITION KEY NOTES**

Designed By <b>GL</b>	PLAN NORTH
Checked By <b>GL, ND</b>	
Approved By <b>ND</b>	

Project <b>#100494</b>	Sheet <b>D1</b>
Date <b>03/14/25</b>	
Scale <b>1/4"=1'-0"</b>	



### OPTION A PLAN

<b>WINDOW SCHEDULE</b>						
CODE	TYPE	SIZE	MATERIAL	FINISH	RATING	TYPE
W1	1	2'-0" W x 3'-4" H	TEMPERED GLASS	VINYL	--	INTERIOR PICTURE
W2	1	3'-6" W x 3'-4" H	TEMPERED GLASS	VINYL	--	INTERIOR PICTURE



**WINDOW SCHEDULE NOTES:**

1. SIZES ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS.
2. ALL INTERIOR WINDOW TRIM TO BE PAINTED IN SEMI GLOSS FINISH TO MATCH WALL COLOR.
3. GC TO PROVIDE CUT SHEET FOR APPROVAL ON ALL WINDOW SELECTIONS.
4. SILL HEIGHT TO BE AT 42" AFF.

**FLOOR PLAN GENERAL NOTES:**

NOT ALL NOTES APPLY TO EVERY PROJECT.

- A. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL FIELD CONDITIONS AND ALL DIMENSIONS. ANY DISCREPANCY FROM PLANS SHOULD BE REPORTED TO DESIGNERS ATTENTION.
- B. ALL DIMENSIONS ARE TO FACE OF FINISHES, BRICK, MASONRY, OR DRIVELL, UNLESS OTHERWISE NOTED ON PLANS.
- C. REFER TO DOOR AND WINDOW SCHEDULES FOR ALL MATERIALS, FINISHES, AND HARDWARE INFORMATION
- D. PROVIDE FIRE RATED GLASS AT ANY OPENINGS IN FIRE WALL ASSEMBLIES.
- E. PROVIDE FIRE RATED WOOD BLOODING IN WALLS FOR ANY WALL SUPPORTED ITEMS.
- F. ALL ITEM LOCATED IN THE CEILING PLANNAL SHALL BE RATED FOR SUCH INSTALLATION, OR PROTECTED TO PROVIDE COMPLIANCE. THIS INCLUDES BUT NOT LIMITED TO POWER, WIRING, DATA, TELECOMMUNICATIONS, PLOMBING AND DRAIN LINES, SMOKE EXHAUST, AND VENTILATION.
- G. CONTRACTOR SHALL SUBMIT SAMPLES IN TRIPLICATE OF ALL FINISH MATERIALS FOR DESIGNERS APPROVAL PRIOR TO ORDERING. THE CONTRACTOR IS SOLE RESPONSIBLE FOR ANY FINISHES ORDERED INCORRECTLY WHEN APPROVALS HAVE NOT BEEN RECEIVED.
- H. ALL PLUMBING FIXTURES SHALL BE ADA COMPLIANT.
- I. FIRE ALARM, SECURITY SYSTEM, AND RETELE SPEAK BY GENERAL CONTRACTOR AND CLIENT.

CONSTRUCTION KEY NOTES:

- [illegible]

**Project Name and Address**  
**PITTIES AND PALS**  
**719 W. 2ND STREET**  
**BLOOMINGTON, IN 47403**


**Firm Name and Address**

 1295 Old Heritage Place  
Greenwood Indiana, 46142  
817.888.7000  
leher.com

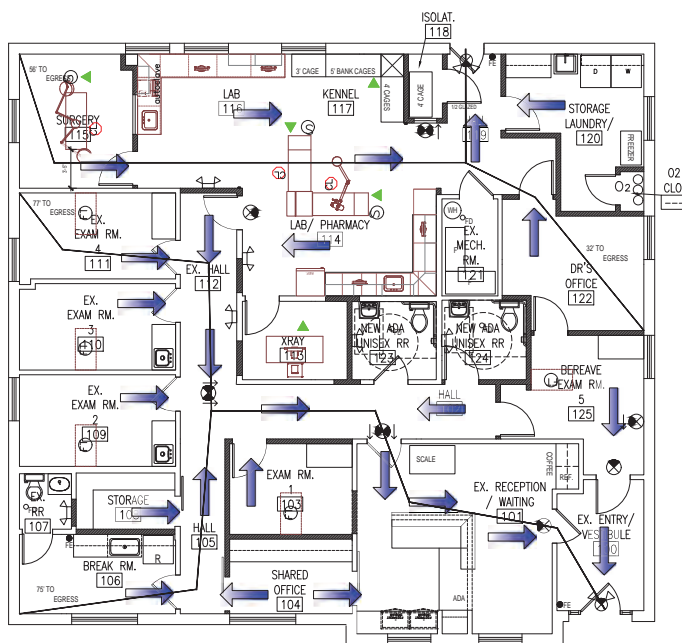
No.	Revision/Issue	Date
1	Addendum	-----
2	Addendum	-----
3	Addendum	-----
4	Addendum	-----






FLOOR PLAN AND  
WINDOW SCHEDULE AND  
CONSTRUCTION NOTES

Designed By <b>GL</b>	PLAN NORTH 
Checked By <b>GL, ND</b>	
Approved By <b>ND</b>	

Project <b>#100494</b>	Sheet  <b>A1</b>
Date <b>03/14/25</b>	
Scale <b>1/4"=1'-0"</b>	

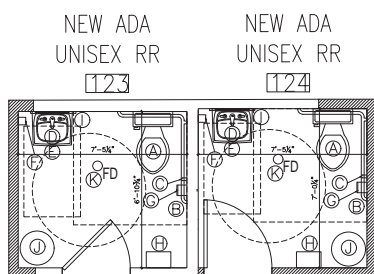


OPTION A PLAN

<b>Project Name and Address</b> <b>PITTIES AND PALS</b> <b>719 W. 2ND STREET</b> <b>BLOOMINGTON, IN 47403</b>		
<b>Firm Name and Address</b>  <b>LEHER</b> 1295 Old Mill Ridge Place Greenwood Indiana, 46143 317.855.7000 www.leherdesigns.com		
No.	Revision/Issue	Date
1	Addendum	03/14/25
2	Addendum	03/14/25
3	Addendum	03/14/25
4	Addendum	03/14/25
 <b>Paul A. Diagon</b>		
<b>LIFE SAFETY FLOOR PLAN</b>		
Designed By <b>GL</b>	PLAN NORTH 	
Checked By <b>GL, ND</b>		
Approved By <b>ND</b>		
Project #100494 Date 03/14/25 Scale 1/4"=1'-0"	<b>A1A</b>	

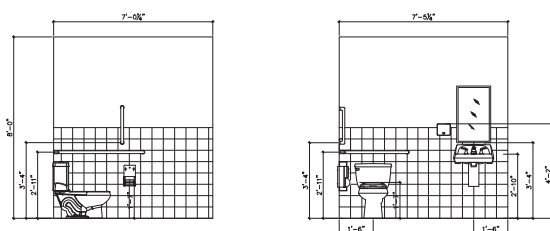


Project <b>#100494</b>	Sheet  <b>A2</b>
Date <b>03/14/25</b>	
Scale <b>1/4"=1'-0"</b>	



## RESTROOM DETAIL PLANS

Scale: 1/2" = 10'



### TYPICAL MOUNTING HEIGHTS

Scale: 1/2" = 10'

NOTE: IF WASHROOM ACCESSORIES ARE SUBSTITUTED FOR EQUAL PRODUCTS, VERIFY MOUNTING HEIGHTS MEET BARRIER-FREE GUIDELINES.

- [illegible]

## PLUMBING SCHEDULE

- [illegible]

NOTES:

1. GC AND SUBCONTRACTOR RESPONSIBLE FOR ALL ASSOCIATED PARTS AND VERIFYING MODEL NUMBERS.
2. ALL NEW SUPPLY AND SANITARY LINE DESIGN ARE BY GC AND SUBCONTRACTORS.

**Project Name and Address**  
**PITTIES ANSD PALS**  
**719 W. 2ND STREET**  
**BLOOMINGTON, IN 47403**


**Firm Name and Address**

 1290 Old Heritage Place  
Greenwood Indiana, 46143  
317.886.7086  
**LEHNER** [www.lehnerdesigns.com](http://www.lehnerdesigns.com)  
(continued)

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No.	Revision/Issue	Date
1	Addendum	11-1-2011
2	Addendum	11-1-2011
3	Addendum	11-1-2011
4	Addendum	11-1-2011

### RESTROOM DETAIL PLAN TYPICAL MOUNTING HEIGHT ELEVATIONS, AND SCHEDULES

Designed By <b>GL</b>	
Checked By <b>GL, ND</b>	
Approved By <b>ND</b>	

Project <b>#100494</b>	Sheet  <b>A3</b>
Date <b>03/14/25</b>	
Scale <b>1/2" = 1'-0"</b>	

DOOR SCHEDULE												
DOOR						FRAME						
CODE	TYPE	SIZE	MATERIAL	FINISH	RATING	MATERIAL	FINISH	TYPE	RATING	HEAD	JAMB	HOWRE
108A	1	EX. 3'-6" X 6'-8"	ALUM.	STD. FINISH	--	ALUM.	STD. FINISH	1	--	--	--	EX.
108B	2	EX. 3'-0" X 6'-8"	WOOD	STAINED	--	WOOD	STAINED	2	--	--	--	1
108C	2	EX. 3'-0" X 6'-8"	WOOD	STAINED	--	WOOD	STAINED	2	--	--	--	1
101D	3	3'-6" X 7'-0"	WOOD	STAINED	--	CASED OPENING	PAINTED	--	--	--	--	2
101E	2	EX. 3'-0" X 6'-8"	WOOD	STAINED	--	WOOD	STAINED	2	--	--	--	1
102F	2	3'-0" X 6'-8"	WOOD	STAINED	--	WOOD	STAINED	2	--	--	--	3
124G	2	3'-0" X 6'-8"	WOOD	STAINED	--	WOOD	STAINED	2	--	--	--	4
123H	2	EX. 3'-0" X 6'-8"	WOOD	STAINED	--	WOOD	STAINED	2	--	--	--	1
103I	2	3'-0" X 6'-8"	WOOD	STAINED	--	WOOD	STAINED	2	--	--	--	3
104J	3	3'-6" X 7'-0"	WOOD	STAINED	--	CASED OPENING	PAINTED	--	--	--	--	2
106K	2	EX. 3'-0" X 6'-8"	WOOD	STAINED	--	WOOD	STAINED	2	--	--	--	1
107L	2	EX. 2'-8" X 6'-8"	WOOD	STAINED	--	WOOD	STAINED	2	--	--	--	5
108M	3	3'-6" X 7'-0"	WOOD	STAINED	--	CASED OPENING	PAINTED	--	--	--	--	2
109N	2	EX. 3'-0" X 6'-8"	WOOD	STAINED	--	WOOD	STAINED	2	--	--	--	1
110O	2	EX. 3'-0" X 6'-8"	WOOD	STAINED	--	WOOD	STAINED	2	--	--	--	1
111P	2	EX. 3'-0" X 6'-8"	WOOD	STAINED	--	WOOD	STAINED	2	--	--	--	1
114Q	2	3'-0" X 6'-8"	WOOD	STAINED	--	WOOD	STAINED	2	--	--	--	3
113R	2	3'-0" X 6'-8"	WOOD	STAINED	--	WOOD	STAINED	2	--	--	--	3
115S	2	3'-0" X 6'-8"	WOOD	STAINED	--	WOOD	STAINED	2	--	--	--	3
116T	4	3'-0" X 6'-8"	WOOD/GLASS	STAINED	--	WOOD	STAINED	2	--	--	--	3
119U	2	EX. 3'-0" X 6'-8"	STEEL	PAINTED	--	STEEL	PAINTED	2	--	--	--	1
120V	2	3'-0" X 6'-8"	WOOD	STAINED	--	WOOD	STAINED	2	--	--	--	3
120W	2	2'-8" X 6'-8"	WOOD	STAINED	--	WOOD	STAINED	2	--	--	--	3
121X	2	EX. 3'-0" X 6'-8"	WOOD	PAINTED	--	WOOD	STAINED	2	--	--	--	1
122Y	2	3'-0" X 6'-8"	WOOD	STAINED	--	WOOD	STAINED	2	--	--	--	3
123Z	2	3'-0" X 6'-8"	WOOD	STAINED	--	WOOD	STAINED	2	--	--	--	3

- HARDWARE SET #1**

1 ADA LEVER SET

**HARDWARE SET #2**

1 BARNDOORHARDWARE.COM  
STYLISH BUCK FLAT BLACK  
STY RUSTICA OR SIMILAR  
1 HANDLE PULL-STYLE: LUNA  
SINGLE  
1 FLUSH PULL-STYLE: KISS  
2 STAY ROLLER FLOOR GUIDES

**HARDWARE SET #3**

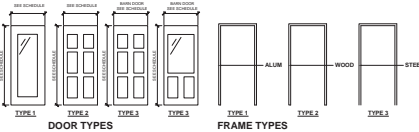
3 HINGES  
3 SILENCERS  
1 WALL BUMPER  
1 ADA LEVER SET
- HARDWARE SET #4**

3 HINGES  
3 SILENCERS  
1 WALL BUMPER  
1 PRIVACY ADA LEVER SET

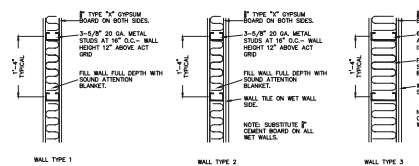
**HARDWARE SET #5**

1 PRIVACY ADA LEVER SET

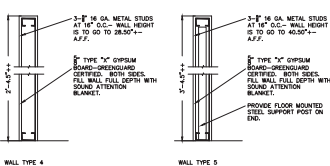
- DOOR SCHEDULE NOTES**
1. PROVIDE STANDARD FINISH OPTIONS FOR DOOR FINISHES FOR DESIGNER SELECTION, IF NEW MATCH EXISTING STAIN.
  2. SOLID WOOD DOORS, BIRCH SPECIES OR SIMILAR. REFER TO FINISH NOTES FOR STAIN COLOR.
  3. FOR ALL NEW DOORS- EVALUATE ATTIC STOCK FROM DEMOLITION FOR POTENTIAL REUSE OF DOORS/ FRAMES/ HARDWARE.
- HARDWARE NOTES**
1. ALL NEW DOORS TO RECEIVE STANDARD ADA LEVER HANDLES TO MATCH EXISTING.
  2. ALL NEW AND EXISTING DOORS TO HAVE WALL OR FLOOR MOUNTED BUMPER. PROVIDE REQUIRED TYPE FOR EACH SITUATION.
  3. ALL EXPOSED HARDWARE TO MATCH EXISTING.
  4. HARDWARE QUANTITIES ARE PER DOOR.



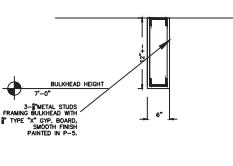
1 DOOR SCHEDULE



2 WALL TYPES



Scale: 1/4"=1'-0"



3 HEADER DETAIL

Scale: 1/4"=1'-0"

Project Name and Address

PITTIES AND PALS  
719 W. 2ND STREET  
---  
BLOOMINGTON, IN 47403

Firm Name and Address

LEHNER  
1750 Old Mill Ridge Place  
Greenwood Indiana, 46143  
317.888.7000  
www.lehnerdesigns.com

No.	Revision/Issue	Date
1	Addendum	03-14-25
2	Addendum	03-14-25
3	Addendum	03-14-25
4	Addendum	03-14-25

Professional Seal

Professional Engineer  
No. 1080167  
Exp. 12/31/25  
Indiana  
Paul A. Dwyer

DOOR AND WINDOW SCHEDULES, WALL TYPES, AND DETAILS

Designed By  
GL

Drawn By  
GL, ND

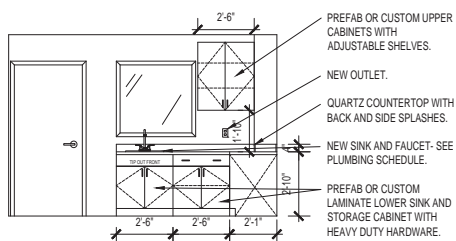
Reviewed By  
ND

Project  
#100494

Date  
03/14/25

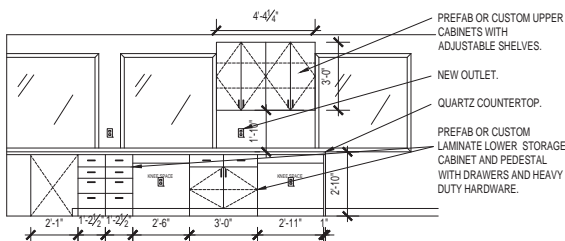
Scale  
VARIES

Sheet  
A4



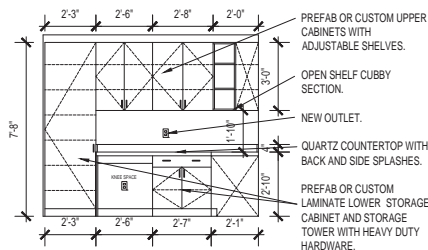
1 INTERIOR ELEVATION

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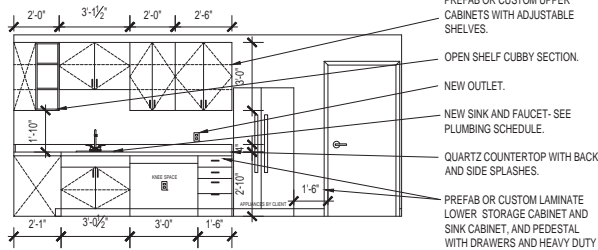
2 INTERIOR ELEVATION

Scale: 1/2"=1'-0"



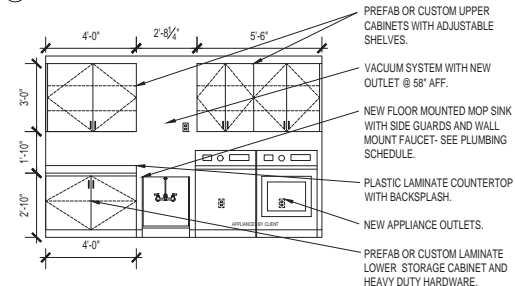
3 INTERIOR ELEVATION

Scale: 1/2"=1'-0"



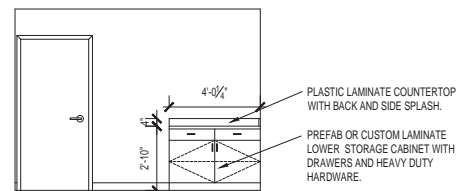
4 INTERIOR ELEVATION

Scale: 1/2"=1'-0"



5 INTERIOR ELEVATION

Scale: 1/2"=1'-0"



6 INTERIOR ELEVATION

Scale: 1/2"=1'-0"

Project Name and Address  
**PITTIES AND PALS**  
 719 W. 2ND STREET  
 ...  
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No.	Revision/Issue	Date
1	Addendum	add-on
2	Addendum	add-on
3	Addendum	add-on
4	Addendum	add-on

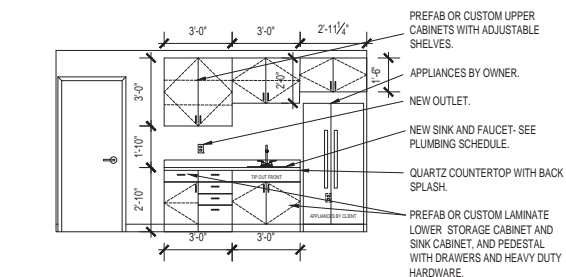


# INTERIOR ELEVATIONS WITH NOTES

Designed By GL	PLAN NORTH
Created By GL, ND	
Reviewed By ND	

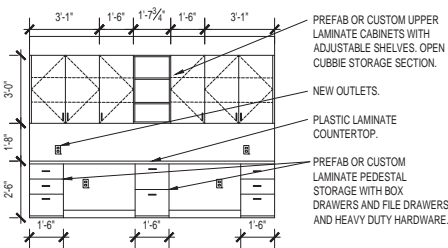
Project #100494	Sheet A5
Date 03/14/25	
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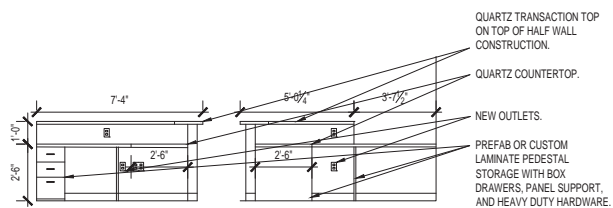
7 INTERIOR ELEVATION

Scale: 1/2" = 1'-0"



8 INTERIOR ELEVATION

Scale: 1/2" = 1'-0"

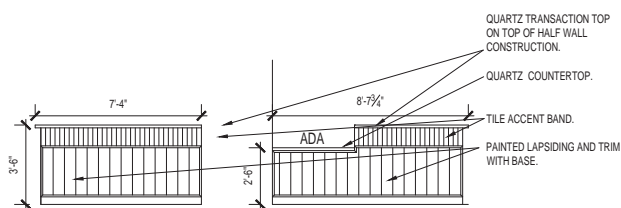


9 INTERIOR ELEVATION

Scale: 1/2" = 1'-0"

10 INTERIOR ELEVATION

Scale: 1/2" = 1'-0"

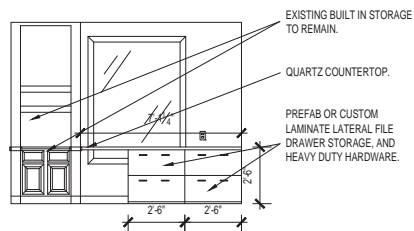


11 INTERIOR ELEVATION

Scale: 1/2" = 1'-0"

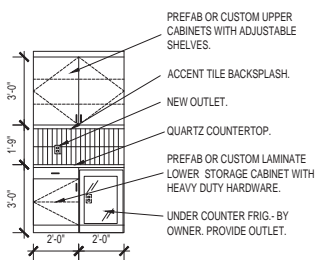
12 INTERIOR ELEVATION

Scale: 1/2" = 1'-0"



13 INTERIOR ELEVATION

Scale: 1/2" = 1'-0"



14 INTERIOR ELEVATION

Scale: 1/2" = 1'-0"


Project Name and Address  
**PITTIES AND PALS**  
 719 W. 2ND STREET  
 ...  
 BLOOMINGTON, IN 47403

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 1799 Old Main Place  
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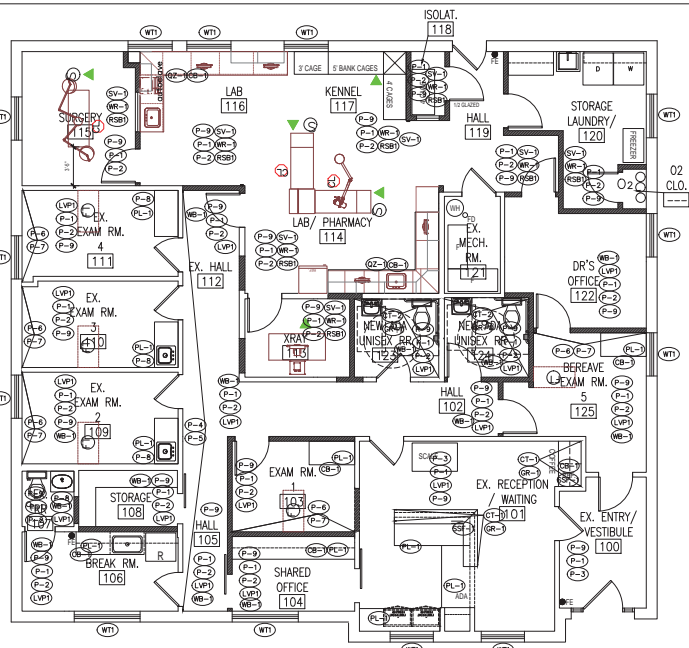
No.	Revision/Issue	Date
1	Addendum	03-14-25
2	Addendum	03-14-25
3	Addendum	03-14-25
4	Addendum	03-14-25



INTERIOR ELEVATIONS  
 WITH NOTES (CONT.)

Designed By GL	PLAN NORTH
Created By GL, ND	
Reviewed By ND	

Project #100494	Sheet
Date 03/14/25	<b>A5A</b>
Scale 1/2" = 1'-0"	



CODE	DESCRIPTION	MANUFACTURER	STYLE/PATTERN	COLOR	SIZE	NOTES
CT-1	CERAMIC WALL TILE	WVW	POTTERS CERAMIC	FOREST	8" X 16"	CONTACT JOSE FERRER 317-373-8042
CT-2	CERAMIC WALL TILE	FLOORSIDE	STONING	FEATHERED DARK GREEN	8" X 16"	CONTACT JOSE FERRER 317-373-8042
LVP-1	LUXURY VINYL PLANK	INTERFAC	TEXTURED WOODGRAIN	AUSTIC CHAMPION, AUSTIN	9'6" X 19'	CONTACT JAC. PARR 317-459-8946
P-1	PAINT	SHERWIN WILLIAMS	---	SW700 USFAL GRAY	---	SW700 USFAL GRAY FOR WALL COLOR
P-2	PAINT	SHERWIN WILLIAMS	---	SW700 USFAL GRAY	---	SW700 USFAL GRAY FOR TRIM COLOR
P-3	PAINT	SHERWIN WILLIAMS	---	SW700 USFAL GRAY	---	SW700 USFAL GRAY FOR TRIM COLOR
P-4	PAINT	SHERWIN WILLIAMS	---	SW700 USFAL GRAY	---	SW700 USFAL GRAY FOR TRIM COLOR
P-5	PAINT	SHERWIN WILLIAMS	---	SW700 USFAL GRAY	---	SW700 USFAL GRAY FOR TRIM COLOR
P-6	PAINT	SHERWIN WILLIAMS	---	SW700 USFAL GRAY	---	SW700 USFAL GRAY FOR TRIM COLOR
P-7	PAINT	SHERWIN WILLIAMS	---	SW700 USFAL GRAY	---	SW700 USFAL GRAY FOR TRIM COLOR
P-8	PAINT	SHERWIN WILLIAMS	---	SW700 USFAL GRAY	---	SW700 USFAL GRAY FOR TRIM COLOR
P-9	PAINT	SHERWIN WILLIAMS	---	SW700 USFAL GRAY	---	SW700 USFAL GRAY FOR TRIM COLOR
SP-1	SHIRT VINYL	TANNETT	---	WHITE BESE GREY W/2 DASH	8' X 20' H	CONTACT JOSE FERRER 317-373-8042
SP-2	SHIRT VINYL	TANNETT	---	WHITE BESE GREY W/2 DASH	8' X 20' H	CONTACT JOSE FERRER 317-373-8042
SP-3	SHIRT VINYL	TANNETT	---	WHITE BESE GREY W/2 DASH	8' X 20' H	CONTACT JOSE FERRER 317-373-8042
SP-4	SHIRT VINYL	TANNETT	---	WHITE BESE GREY W/2 DASH	8' X 20' H	CONTACT JOSE FERRER 317-373-8042
SP-5	SHIRT VINYL	TANNETT	---	WHITE BESE GREY W/2 DASH	8' X 20' H	CONTACT JOSE FERRER 317-373-8042
SP-6	SHIRT VINYL	TANNETT	---	WHITE BESE GREY W/2 DASH	8' X 20' H	CONTACT JOSE FERRER 317-373-8042
SP-7	SHIRT VINYL	TANNETT	---	WHITE BESE GREY W/2 DASH	8' X 20' H	CONTACT JOSE FERRER 317-373-8042
SP-8	SHIRT VINYL	TANNETT	---	WHITE BESE GREY W/2 DASH	8' X 20' H	CONTACT JOSE FERRER 317-373-8042
SP-9	SHIRT VINYL	TANNETT	---	WHITE BESE GREY W/2 DASH	8' X 20' H	CONTACT JOSE FERRER 317-373-8042
SP-10	SHIRT VINYL	TANNETT	---	WHITE BESE GREY W/2 DASH	8' X 20' H	CONTACT JOSE FERRER 317-373-8042
SP-11	SHIRT VINYL	TANNETT	---	WHITE BESE GREY W/2 DASH	8' X 20' H	CONTACT JOSE FERRER 317-373-8042
SP-12	SHIRT VINYL	TANNETT	---	WHITE BESE GREY W/2 DASH	8' X 20' H	CONTACT JOSE FERRER 317-373-8042
SP-13	SHIRT VINYL	TANNETT	---	WHITE BESE GREY W/2 DASH	8' X 20' H	CONTACT JOSE FERRER 317-373-8042
SP-14	SHIRT VINYL	TANNETT	---	WHITE BESE GREY W/2 DASH	8' X 20' H	CONTACT JOSE FERRER 317-373-8042
SP-15	SHIRT VINYL	TANNETT	---	WHITE BESE GREY W/2 DASH	8' X 20' H	CONTACT JOSE FERRER 317-373-8042
SP-16	SHIRT VINYL	TANNETT	---	WHITE BESE GREY W/2 DASH	8' X 20' H	CONTACT JOSE FERRER 317-373-8042
SP-17	SHIRT VINYL	TANNETT	---	WHITE BESE GREY W/2 DASH	8' X 20' H	CONTACT JOSE FERRER 317-373-8042
SP-18	SHIRT VINYL	TANNETT	---	WHITE BESE GREY W/2 DASH	8' X 20' H	CONTACT JOSE FERRER 317-373-8042
SP-19	SHIRT VINYL	TANNETT	---	WHITE BESE GREY W/2 DASH	8' X 20' H	CONTACT JOSE FERRER 317-373-8042
SP-20	SHIRT VINYL	TANNETT	---	WHITE BESE GREY W/2 DASH	8' X 20' H	CONTACT JOSE FERRER 317-373-8042

### FINISH PLAN GENERAL NOTES:

- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND REPAIR ALL EXISTING WALLS AND CEILINGS TO CONDITION SUITABLE TO ACCEPT NEW FINISHES. MINIMUM LEVEL 4 FINISH ON ALL WALLS, EXISTING AND NEW.
- ALL FLOORING TRANSITIONS TO OCCUR UNDER DOOR UNLESS INDICATED DIFFERENTLY ON PLANS.
- CONTRACTOR TO SUBMIT FINISH SAMPLES IN TRIPPLICATE TO LEHNER DESIGNS FOR APPROVAL PRIOR TO ORDERING. CONTRACTOR SHALL BE THE SOLE RESPONSIBLE PARTY IF ANY FINISHES ARE ORDERED INCORRECTLY IF PRODUCT WAS NOT APPROVED BY DESIGNER.
- CONTRACTOR TO PROVIDE PROTECTION AS NEEDED FOR ANY TO PRESERVE NEW FINISHES WHILE COMPLETING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND JOB CONDITIONS. ANY DEVIATION FROM WHAT IS SHOWN ON PLANS SHOULD BE BROUGHT TO DESIGNER'S ATTENTION.
- ALL DIMENSIONS SHOWN ARE TO FACE OF FINISH MATERIAL, UNLESS INDICATED OTHERWISE ON PLANS.

### FINISH PLAN KEY NOTES:

- ALL EXISTING DOORS AND FRAMES TO REMAIN STAINED, ANY NEW TO MATCH EXISTING.
- ALL FLOORING TRANSITIONS TO OCCUR UNDER CENTER OF DOORWAYS. USE SATIN ALUMINUM FINISH SCHLUTER METAL TRANSITIONS.
- RESTROOMS TO HAVE TILE UP THE ALL WALLS TO APPROXIMATELY 48" AFF.

Project Name and Address:  
**PITTIES AND PALS**  
**719 W. 2ND STREET**  
**BLOOMINGTON, IN 47403**

File Name and Address:  
**LEHNER**  
 1758 Old Mill Lane  
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No.	Revision/Issue	Date
1	Addendum	03/14/25
2	Addendum	03/14/25
3	Addendum	03/14/25
4	Addendum	03/14/25



### INTERIOR FINISH PLAN AND SCHEDULE

Designed by GL	PLAN NORTH
Created by GL, ND	
Reviewed by ND	
Project #100494	Sheet
Date 03/14/25	<b>A6</b>
Scale 1/4"=1'-0"	



TELEVISION - LEGEND	
	WALL DUPLEX - SOLID
	DEVICES DEDICATED,  DENOTES MOUNT HEIGHT
	DENOTES MOUNT HEIGHT, USB
	DENOTES COMBO USB
	TELE/DATA  DENOTES MOUNT HEIGHT
	EX. EX. DESIGNATES EXISTING
	DEDICATED 115V WALL
	DUPLEX FOR AUTOMATIC  DENOTES MOUNT HEIGHT
	115V DED  120V DED
	XRAY DISCONNECT
	 120V DED
	220V DED
	220V, 30 AMP OUTLET FOR DRYER, DEDICATED
	JUNCTION BOX FOR 100-240 VAC HARDWARE
	 DENOTES MOUNT HEIGHT
	 WALL QUAD DUPLEX  DENOTES MOUNTING HEIGHT.

ELECTRICAL PLAN NOTES:

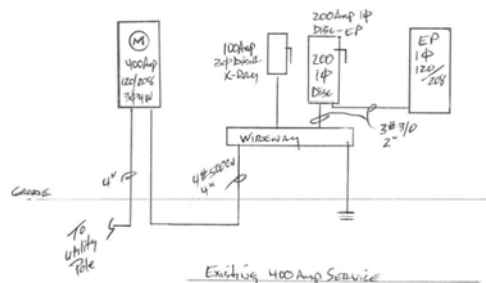
GENERAL NOTES:

- A. CONTRACTOR TO PROVIDE NEW ELECTRICAL DEVICES AS INDICATED ON PLAN IF AN EXISTING DEVICE IS NOT WITHIN 36" OF DEVICE INDICATED. DO NOT REMOVE DEVICES THAT ARE EXISTING IN REMAINING WALLS, UNLESS NOTED. VERIFY EXISTING DEVICES ARE IN GOOD WORKING CONDITION. EXTEND ALL CIRCUITS TO NEW ELECTRICAL PANEL.

- B. CONTRACTOR TO VERIFY AND PROVIDE NECESSARY ELECTRICAL TO ALL APPLIANCES, EQUIPMENT, AND MECHANICAL.

**KEY NOTES:**

1. RAISE EXISTING OUTLET TO 44" AFF TO CENTER.
2. MODIFY EXISTING OUTLET TO BE 120V, 20 AMP, AND DEDICATED FOR FREEZER.
3. MODIFY EXISTING OUTLET TO BE DEDICATED.



## 1 ELECTRICAL RISER DIAGRAM

