

# CITY OF BLOOMINGTON



November 19, 2025 @ 2:00 p.m.  
Kelly Conference Room #155 and Zoom

Virtual Link:

<https://bloomington.zoom.us/j/88225451589?pwd=SkQxQmQvTnBXc202M0ZPano1eW9rdz09>

Meeting ID: 882 2545 1589  
Passcode: 897298

**CITY OF BLOOMINGTON**  
**HEARING OFFICER (Hybrid Meeting)**  
**November 19, 2025 at 2:00 p.m.**

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

❖Virtual Link:  
<https://bton.in/xRLRA>

**Meeting ID: 882 2545 1589**      **Passcode: 897298**

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

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**APPROVAL OF MINUTES:**

November 5, 2025

**PETITIONS:**

V-52-25 / ZR2025-10-0108

**Gramercy Park, LLC and Bales/Moore, LLC**

813-812 W. 2<sup>nd</sup> Street

Parcel(s): 53-08-05-100-153.000-009; 53-08-05-100-042.000-009

Request: Variance from maximum parking number to allow an adjustment in lot lines for the use "medical clinic" in the Mixed-Use Neighborhood Scale (MN) zoning district. Case Manager: Eric Greulich

**Hearing Officer Member:**

<b><u>Member</u></b>	<b><u>Appointed By</u></b>	<b><u>Term</u></b>
Ryan Robling	Plan Commission	10/11/2022-Current

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.

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**BLOOMINGTON HEARING OFFICER  
STAFF REPORT  
Location: 813/815 W. 2<sup>nd</sup> Street**

**CASE #: V-52-25  
ZR2025-11-0108  
DATE: July 31, 2024**

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**PETITIONER:** Ricardo Vaquez  
815 W. 2<sup>nd</sup> Street, Bloomington

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**REQUEST:** The petitioner is requesting a variance maximum parking number standards to allow an adjustment of lot lines for the use “medical clinic” in the Mixed-Use Neighborhood Scale (MN) zoning district.

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**REPORT:** The petition site is zoned Mixed-Use Neighborhood Scale (MN) and is also within the Transform Redevelopment Overlay (TRO) district. It is currently developed with a shared medical office that spans two properties. Surrounding land uses include offices to the west, single family residences to the north, offices to the east and south. Properties to the west are zoned Mixed-Use Neighborhood Scale (MN), to the east is zoned Mixed-Use Institutional (MI), to the north is zoned Residential Urban Lot (R4), and to the south is zoned Residential Small Lot (R3).

The property has been developed with a medical office and parking lot that are shared between the two different offices. There is a property line that splits the property and building, however the property line does not reflect the actual location of the common wall within the building. The petitioner is proposing to adjust the location of the lot line approximately 31.14’ to allow the lot line to be located along the existing interior common wall.

In order to approve the adjustment of the lot line a variance from the maximum number of parking spaces allowed is required since the adjustment of the lot line increases the number of parking spaces on one of the properties. 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.

Tract 1B contains the offices for “Vascular Center and Vein Clinic of Southern Indiana” and is proposed to have 24 parking spaces and Tract 2B contains the offices for “Neurology Specialists” and is proposed to have 42 parking spaces. The parking maximum for a medical clinic is 2.5 spaces per 1,000 square feet of gross floor area. For Tract 1B the gross floor area is 3,591 square feet and would be allowed 8 parking spaces and the petitioner is proposing 24. For Tract 2B the gross floor area is 4,022 square feet and would be allowed 10 parking spaces and the petitioner is proposing 42 spaces. The petitioner has submitted a parking study which shows a typical weekly need for the number of proposed number of spaces. In addition to the typical daily parking need, both uses have hourly ambulance needs that use parking spaces beyond the employees and clients.

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## CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

**20.09.130 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 to allow for additional parking spaces beyond the UDO maximum 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.

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:** 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. No changes to the site itself are occurring with this petition.

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.*

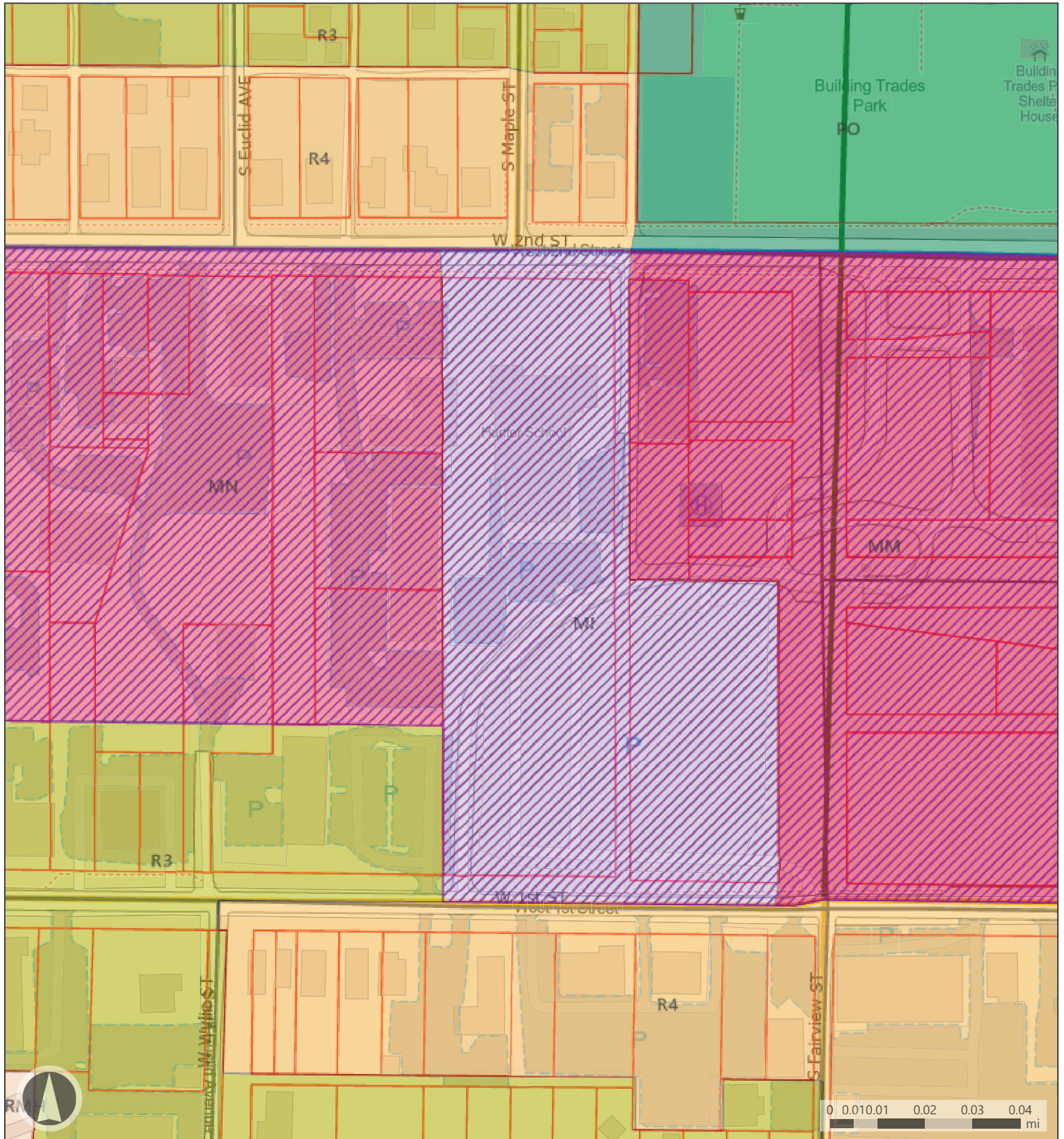
**PROPOSED FINDING:** The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property in that limiting the number of parking spaces would create a practical difficulty in the use of this property since the number of spaces allowed 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 the current use of this property and building has a demonstrated need for the amount of current parking. 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.

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**RECOMMENDATION:** The Department recommends that the Hearing Officer adopt the proposed findings and approve the petition with the following conditions:

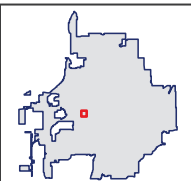
1. This approval is for this use only. Any change in use or new use must meet all standards of the UDO.



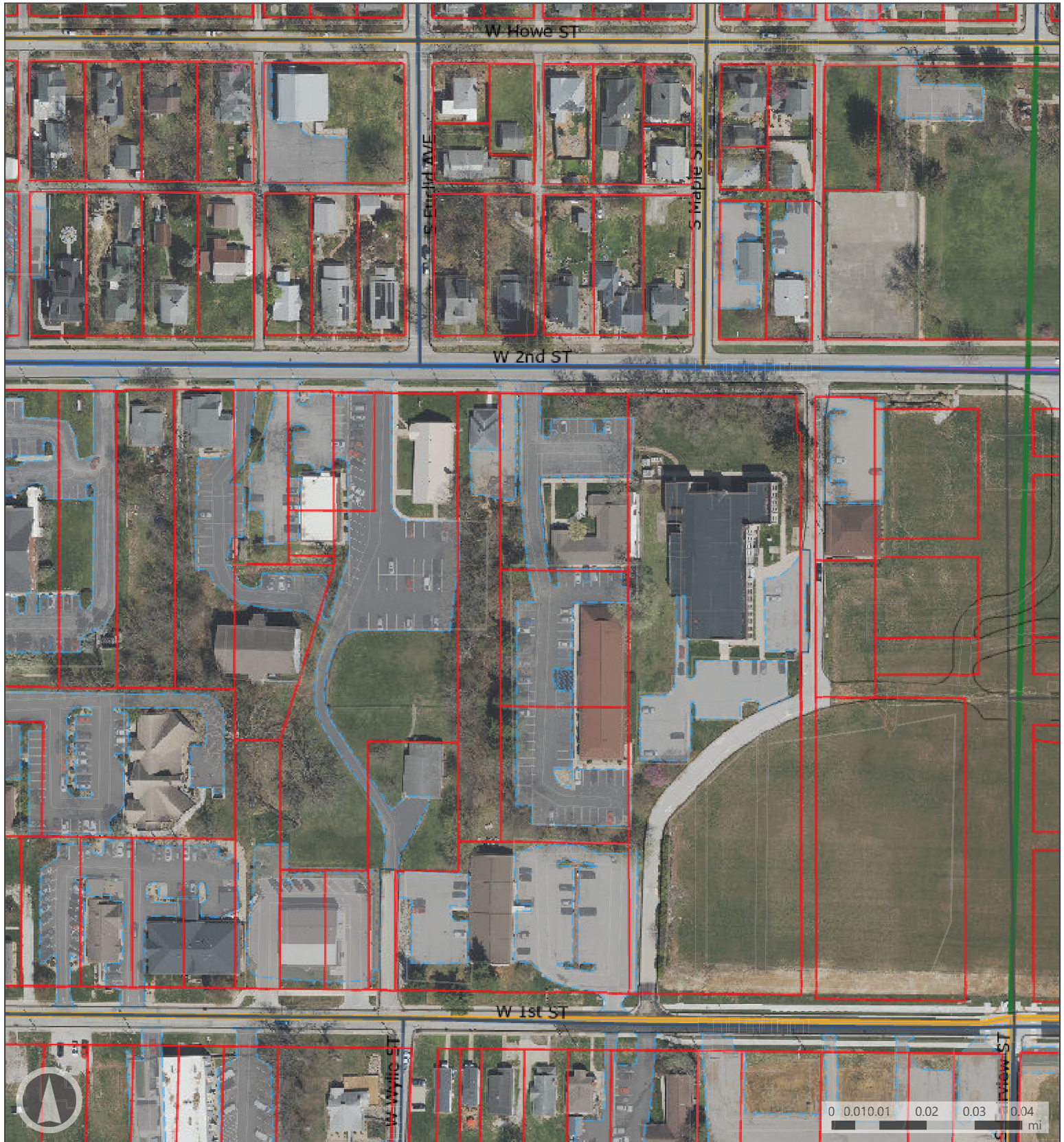


**Map Legend**

- |                                 |                              |                               |
|---------------------------------|------------------------------|-------------------------------|
| Transform Redevelopment Overlay | Mixed-Use Neighborhood-Scale | Residential Urban             |
| Mixed-Use Institutional         | Parks and Open Space         | Manufactured/Mobile Home Park |
| Mixed-Use Medium-Scale          | Residential Small Lot        | Parcels                       |







Map Legend

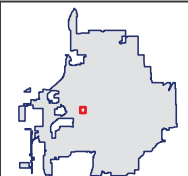
- Parcels
- Pavement
- Alley

- Lane
- Runway; Pavement Helistop; Racetrack; Silo
- OtherPavement

Parking Lot Type

- Paved Parking Lot
- Current

Street





## **Petition for Variance**

To: Board of Zoning Appeals

From: Gramercy Park, LLC and Bales/Moore, LLC

Date: October 29, 2025

Property Address: 813-815 W 2ND ST, Bloomington, IN 47403

## **Project Description**

We are requesting a variance for the property located at 813-815 W 2ND ST, which houses Neurology Specialists and the Vascular Center and Vein Clinic of Southern Indiana. The property currently provides essential medical care to patients with complex neurological and peripheral vascular conditions. Many patients require ambulance or transport van services due to limited mobility.

The petition seeks two variances to accommodate a proposed lot line movement:

1. A reduction in the minimum landscape area required from the impervious surface coverage.
2. An adjustment to the maximum allowed parking capacity.

## **Justification for Approval**

### **1. Size & Location**

The combined property size of 813 and 815 W 2ND ST is 7,384 sq ft. This medical office is located in a mixed-use area.

### **2. Surrounding Land Uses and Existing Buildings**

The property is currently used for medical practices treating an average of 220 vehicles per week. The surrounding properties consist of the old Bloomington Hospital lot and the HealthNet Medical Clinic. The variance will allow the lot line adjustment necessary to ensure the continued provision of critical medical services while supporting enhanced accessibility and parking functionality for a unique patient population.

### **3. Proposed Use and Buildings**

The property will continue as a medical office building. The proposed variance will allow the necessary lot line movement to facilitate better vehicular access, including transport vans and ambulances. This is crucial for the safe and efficient transportation of elderly patients with limited mobility. The requested reduction in landscape area and increase in parking capacity will directly benefit patient safety and convenience.

### **4. Vehicular Access**

The property currently accommodates multiple handicap-accessible parking spots and an ambulance transport loading zone. The proposed lot line movement necessitates a slight reconfiguration of the parking area to maintain safe and efficient access for medical transport vehicles. The variance on the maximum parking limit will ensure

adequate space for patient and staff vehicles, along with specialized transport needs without causing disruption to surrounding traffic patterns.

#### **5. Minimum Landscape Area and Maximum Parking Numbers**

We are requesting a variance to reduce the minimum landscape area required to accommodate the lot line adjustment. This reduction will still maintain a visually appealing landscape while prioritizing patient access needs. Additionally, we seek a variance on the maximum numbers to increase the number of parking spaces on the 815, south side parking area beyond the current zoning limit. This adjustment is necessary to support the daily influx of an average of 220 vehicles weekly, many of whom require transport services and nearby handicap-accessible parking. The proposed parking lot configuration will ensure both patient safety and compliance with transport vehicle needs.

#### **Conclusion**

Granting these variances will allow the property at 813-815 W 2ND ST to continue providing vital healthcare services while improving accessibility for elderly and mobility-impaired patients. The requested lot line movement, along with the variances for landscape area and parking, will enhance the overall functionality and safety of the site. We believe these modifications align with the broader goals of the city's zoning plan and respectfully request approval of this petition.


Thank you for your consideration.

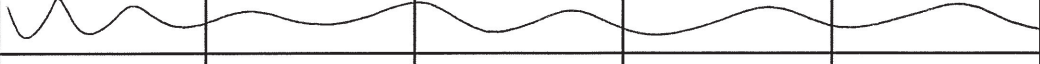
Sincerely,



Ricardo Vasquez, MD

# Vascular Center and Vein Clinic of Southern Indiana

	Monday	Tuesday	Wednesday	Thursday	Friday
8 - 9 am	10	13	13	13	8
9 - 10 am	14	10	15	14	10
10 - 11am	13	12	13	14	12
11 - 12 pm	14	11	13	12	10
12 - 1pm					
1 - 2 pm	14	13	17	13	10
2 - 3 pm	14	12	14	13	13
3 - 4 pm	11	10	15	13	13
4 - 5 pm	10	8	10	8	6

	Monday	Tuesday	Wednesday	Thursday	Friday
8 - 9 am	8	10	11	9	10
9 - 10 am	12	8	12	11	14
10 - 11am	11	9	15	14	12
11 - 12 pm	10	9	15	14	13
12 - 1pm					
1 - 2 pm	11	14	15	13	15
2 - 3 pm	14	12	14	13	14
3 - 4 pm	14	12	11	10	12
4 - 5 pm	8	9	8	8	7

# Neurology Specialists Auto Log

	Monday	Tuesday	Wednesday	Thursday	Friday
8-9 am	30	35	35	35	35
9-10 am	30	35	35	35	35
10-11 am	30	35	35	35	35
11-12 pm	30	35	35	35	35
12-1 pm	15	15	15	15	15
1-2 pm	30	35	35	35	35
2-3 pm	30	35	35	35	35
3-4 pm	30	30	30	30	30
4-5 pm	15	15	15	15	15

	Monday	Tuesday	Wednesday	Thursday	Friday
8-9 am	30	35	35	35	35
9-10 am	30	35	35	35	35
10-11 am	30	35	35	35	35
11-12 pm	30	35	35	35	35
12-1 pm	15	15	15	15	15
1-2 pm	30	35	35	35	35
2-3 pm	30	35	35	35	35
3-4 pm	30	30	30	30	30
4-5 pm	15	15	15	15	15



**PLAT OF SURVEY - ORIGINAL BOUNDARY**  
A PART OF SEMINARY LOT 51,  
PART OF THE NORTHEAST QUARTER OF  
SECTION 5, T8N, R1W, MONROE CO., INDIANA  
JOB No. 6530

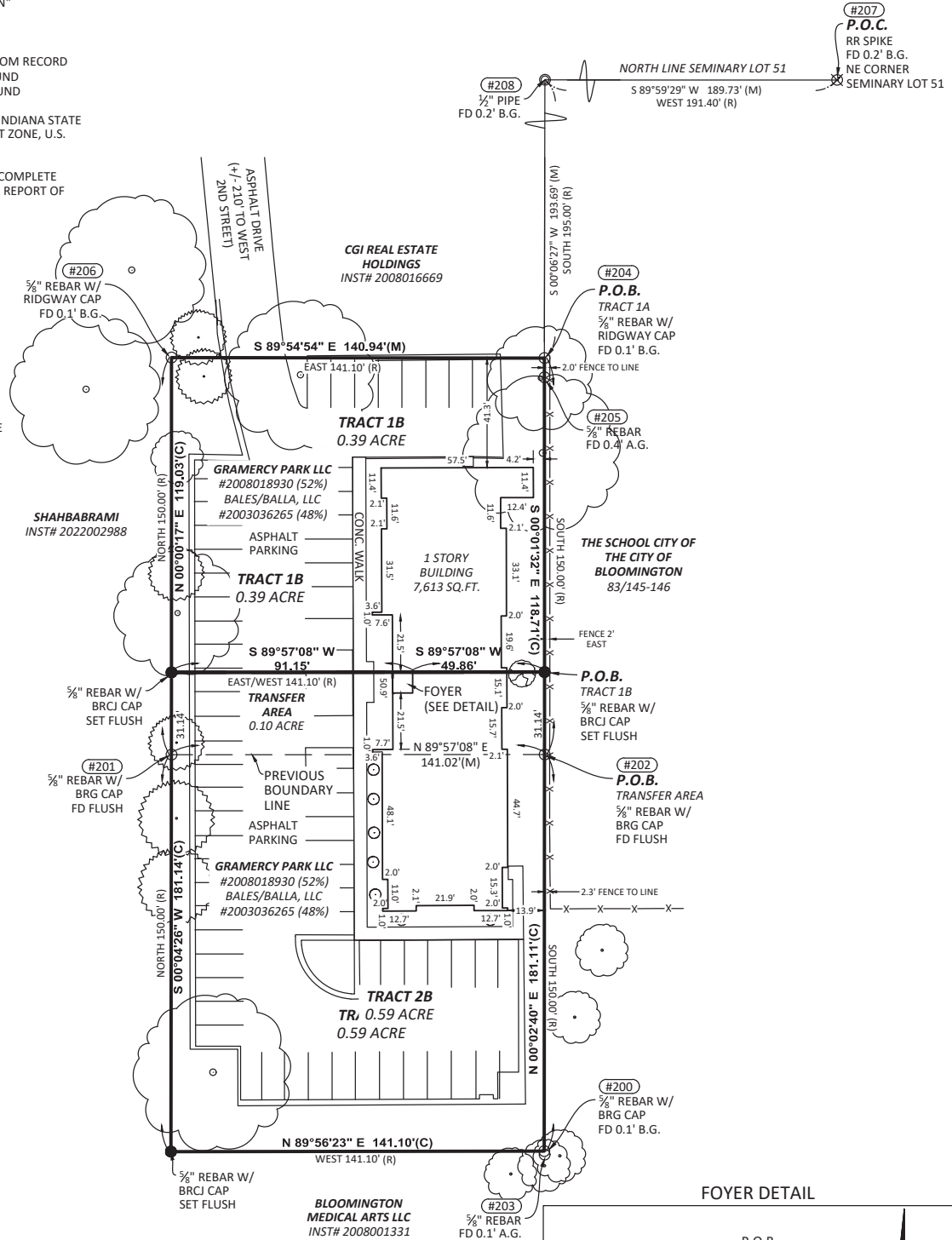
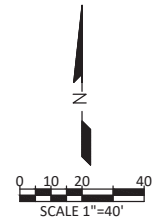
Client Name: Drs. Vasquez, Bales & Moore  
Owners Name: Gramercy Park, LLC  
Inst# 2008018930  
BALES/BALLA, LLC  
Inst# 2003036265

**NOTES:**

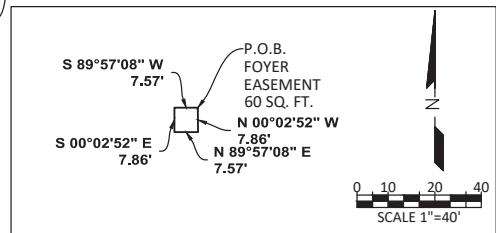
1. FIELD WORK PERFORMED MARCH 7 THROUGH JUNE 30, 2025.
2. ALL 5/8" REBAR SET HAVE YELLOW CAP STAMPED "BRCJ INC 6892 IN"
3. (R) = RECORDED  
(M) = MEASURED  
(C) = CALCULATED FROM RECORD  
(A.G.) = ABOVE GROUND  
(B.G.) = BELOW GROUND
4. BASIS OF BEARINGS: INDIANA STATE PLANE COORDINATES, WEST ZONE, U.S. SURVEY FEET.
5. THIS SURVEY IS NOT COMPLETE WITHOUT THE ASSOCIATED REPORT OF SURVEY.

**LEGEND:**

- FD REBAR
- SET REBAR
- ⊗ FD PIPE
- ⊗ FD RR SPIKE
- CONIF. TREE
- DECID. TREE
- SHRUB
- X-X- FENCE
- ~ NOT TO SCALE



**FOYER DETAIL**



SHEET 1 OF 2



## REPORT OF SURVEY - ORIGINAL BOUNDARY JOB No. 6530

### REPORT OF SURVEY

In accordance with Title 865, 1-12-1 through 1-12-30 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- (a) Reference monuments of record
- (b) Title documents of record
- (c) Evidence of active lines of occupation
- (d) Relative Positional Accuracy "RPA"

The Relative Positional Accuracy "RPA" (due to random errors in measurement) of this survey is within that allowable for an Urban survey (0.07 feet (21 millimeters) plus 50 parts per million) as defined in IAC, Title 865 ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.).

In regard to "ACTIVE LINES OF OCCUPATION", point (c) above: ACTIVE refers to lines which are marked by visible, obvious, well defined and maintained, man-made or placed objects, such as, but not limited to, fences, hedges and retaining walls. The uncertainty cited for a line of occupation is general in nature and is NOT intended to be specific for every point along the line. Therefore, portions of the occupation line may vary from the surveyed line by a distance greater or less than uncertainty cited in this report.

This survey is an Retracement and an Original Survey performed at the request of Cynthia Vasquez in order to move the line dividing Tract 1 and Tract 2 as described in Instrument Number 2008018930, being Parcel I, Tract (a) and Parcel II, Tract (b) in Instrument Number 2003036265.

The property is currently in the name of Gramercy Park, LLC (Instrument Number 2008018930 - 52% interest) and Bales/Balla, LLC (Instrument Number 2003036265 - 48% interest).

The field work was completed on July 30, 2025.

### SURVEYS & PLATS OF RECORD:

1. Survey by Bernard Guerrettaz, dated January 16, recorded as Instrument Number 2008018930.

### MONUMENTS FOUND:

200. 5/8-inch rebar with cap engraved BRG found flush with grade and accepted as the Southeast Corner of Tract 2 of Instrument Number 2008018930. This monument was set during survey 1.
201. 5/8-inch rebar with cap engraved BRG found flush with grade and accepted as the Northwest Corner of Tract 2 of Instrument Number 2008018930. This monument was set during survey 1.
202. 5/8-inch rebar with cap engraved BRG found flush with grade and accepted as the Northeast Corner of Tract 2 of Instrument Number 2008018930. This monument was set during survey 1.
203. 5/8-inch rebar was found 0.1 feet above grade SOUTH 07 degrees 48 minutes 44 seconds EAST, 1.33 feet of monument 200. The history of this monument is unknown.
204. 5/8-inch rebar with cap engraved Ridgway was found 0.1 feet below grade and accepted as the Northeast Corner of Tract 1 of Instrument Number 2008018930. The history of this monument is unknown.
206. 5/8-inch rebar with cap engraved Ridgway was found 0.1 feet below grade and accepted as the Northwest Corner of Tract 1 of Instrument Number 2008018930
207. Railroad spike found 0.2 feet below grade accepted at the Northeast Corner of Seminary Lot 51. The history of this monument is unknown.
208. One-half inch diameter iron pipe found 0.2 feet below grade and accepted as being on the North line of Seminary Lot 51. The history of this monument is unknown.

### DEED ANALYSIS:

No conflicts were found between the subject deeds and the surrounding deeds.

### ESTABLISHMENT OF LINES AND CORNERS:

The Northwest corner of the Transfer Parcel was set 31.14 feet north on the line from monument 201 to 206. The Northeast Corner of the Transfer Parcel was set 31.14 feet north of monument 202 on the line from monument 202 to monument 204. The north line of the Transfer Parcel is intended to be the inside face of the north wall of the foyer.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to *Availability and condition of reference monuments*: 1.67 feet East/West and 1.33 feet North/South

Due to *Occupation or possession lines*: A chain link fence is on the east side of the property 2 feet plus east of line.

Due to *Clarity or ambiguity of the record description used and of adjoiners' descriptions and the relationship of the lines of the subject tract with adjoiners' lines*: N/A

This survey was executed according to survey requirements contained in Section 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

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

Certified this XX day of XX, 2025

Christopher L. Porter  
Professional Land Surveyor No. LS21200022  
State of Indiana

### LEGAL DESCRIPTIONS

#### **Transfer Area**

A part of Seminary Lot 51 to the City of Bloomington, Monroe County, Indiana, as shown on an Original Survey prepared by Christopher L. Porter, LS21200022, Bledsoe Riggert Cooper & James, Inc., Job Number 6530, certified July XX, 2025, described as follows:

Commencing at a railroad spike at the Northeast Corner of Seminary Lot 51; thence along the north line of said Seminary Lot 51 SOUTH 89 degrees 59 minutes 29 seconds WEST a distance of 189.73 feet to a 1/2-inch diameter iron pipe; thence leaving said north line SOUTH 00 degrees 06 minutes 27 seconds WEST a distance of 193.69 feet to a 5/8-inch diameter rebar with a Ridgway cap at the northeast corner of Tract 1 as described in Instrument Number 2008018930, said Tract also being Parcel I, Tract (a) as described in Instrument Number 2003036265, in the Monroe County Recorder's Office; thence along the east line of said Tract SOUTH 00 degrees 01 minutes 32 seconds EAST a distance of 118.71 feet to a 5/8-inch rebar with cap engraved BRCJ INC 6892 IN, hereinafter referred to as a BRCJ rebar, and the **Point of Beginning**; thence leaving said east line and along an extended interior wall line SOUTH 89 degrees 57 minutes 08 seconds WEST a distance of 49.86 feet to the as-built inside corner of an office building foyer; thence continuing SOUTH 89 degrees 57 minutes 08 seconds WEST along said wall line and said line extended a distance of 91.15 feet to a BRCJ rebar on the west line of said Tract; thence leaving said extended wall line and along the west line of said Tract 1 SOUTH 00 degrees 04 minutes 26 seconds WEST a distance of 31.14 feet to a 5/8-inch diameter rebar with BRG cap at the southwest corner of said Tract; thence along the south line of said Tract, being the north line of Tract 2 as described in said Instrument Number 2008018930, said Tract also being Parcel II, Tract (a) as described in Instrument Number 2003036265, in said Recorder's Office, NORTH 89 degrees 57 minutes 08 seconds EAST a distance of 141.02 feet to a 5/8-inch diameter rebar with BRG cap at the southeast corner of said Tract I, being the northeast corner of said Tract 2; thence along the east line of said Tract 1 NORTH 00 degrees 02 minutes 40 seconds EAST a distance of 31.14 feet to the Point of Beginning, containing 0.10 acre, more or less.

#### **Tract 1B**

A part of Seminary Lot 51 to the City of Bloomington, Monroe County, Indiana, as shown on an Original Survey prepared by Christopher L. Porter, LS21200022, Bledsoe Riggert Cooper & James, Inc., Job Number 6530, certified July XX, 2025, described as follows:

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#### **Tract 2B**

A part of Seminary Lot 51 to the City of Bloomington, Monroe County, Indiana, as shown on an Original Survey prepared by Christopher L. Porter, LS21200022, Bledsoe Riggert Cooper & James, Inc., Job Number 6530, certified July XX, 2025, described as follows:

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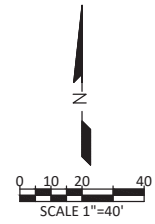
#### **Foyer Easement**

A part of Seminary Lot 51 to the City of Bloomington, Monroe County, Indiana, as shown on an Original Survey prepared by Christopher L. Porter, LS21200022, Bledsoe Riggert Cooper & James, Inc., Job Number 6530, certified July XX, 2025, described as follows:

Commencing at a railroad spike at the Northeast Corner of Seminary Lot 51; thence along the north line of said Seminary Lot 51 SOUTH 89 degrees 59 minutes 29 seconds WEST a distance of 189.73 feet to a 1/2-inch diameter iron pipe; thence leaving said north line SOUTH 00 degrees 06 minutes 27 seconds WEST a distance of 193.69 feet to a 5/8-inch diameter rebar with a Ridgway cap at the northeast corner of Tract 1 as described in Instrument Number 2008018930, said Tract also being Parcel I, Tract (a) as described in Instrument Number 2003036265, in the Monroe County Recorder's Office; thence along the east line of said Tract SOUTH 00 degrees 01 minutes 32 seconds EAST a distance of 118.71 feet to a 5/8-inch rebar with cap engraved BRCJ INC 6892 IN, hereinafter referred to as a BRCJ rebar; thence leaving said east line and along an extended interior wall line SOUTH 89 degrees 57 minutes 08 seconds WEST a distance of 49.86 feet to the as-built inside corner of an office building foyer and the **Point of Beginning**; thence continuing along said wall line and said wall line extended SOUTH 89 degrees 57 minutes 08 seconds WEST a distance of 7.57 feet to the outside wall of said building; thence along said outside wall thence SOUTH 00 degrees 02 minutes 52 seconds EAST a distance of 7.86 feet to the intersection of said wall and the intersection of the extended interior wall of said foyer; thence along the extended line of said interior wall NORTH 89 degrees 57 minutes 08 seconds EAST a distance of 7.57 feet to the southeast interior corner of said foyer; thence along the east interior wall of said foyer NORTH 00 degrees 02 minutes 52 seconds WEST a distance of 7.86 feet to the Point of Beginning, containing 60 square feet, more or less.



**EXISTING SITE CONDITIONS**  
 A PART OF SEMINARY LOT 51,  
 PART OF THE NORTHEAST QUARTER OF  
 SECTION 5, T8N, R1W, MONROE CO., INDIANA  
 JOB No. 6530  
 Client Name: Drs. Vasquez, Bales & Moore  
 Owners Name: Gramercy Park, LLC  
 Inst# 2008018930  
 BALES/BALLA, LLC  
 Inst# 2003036265

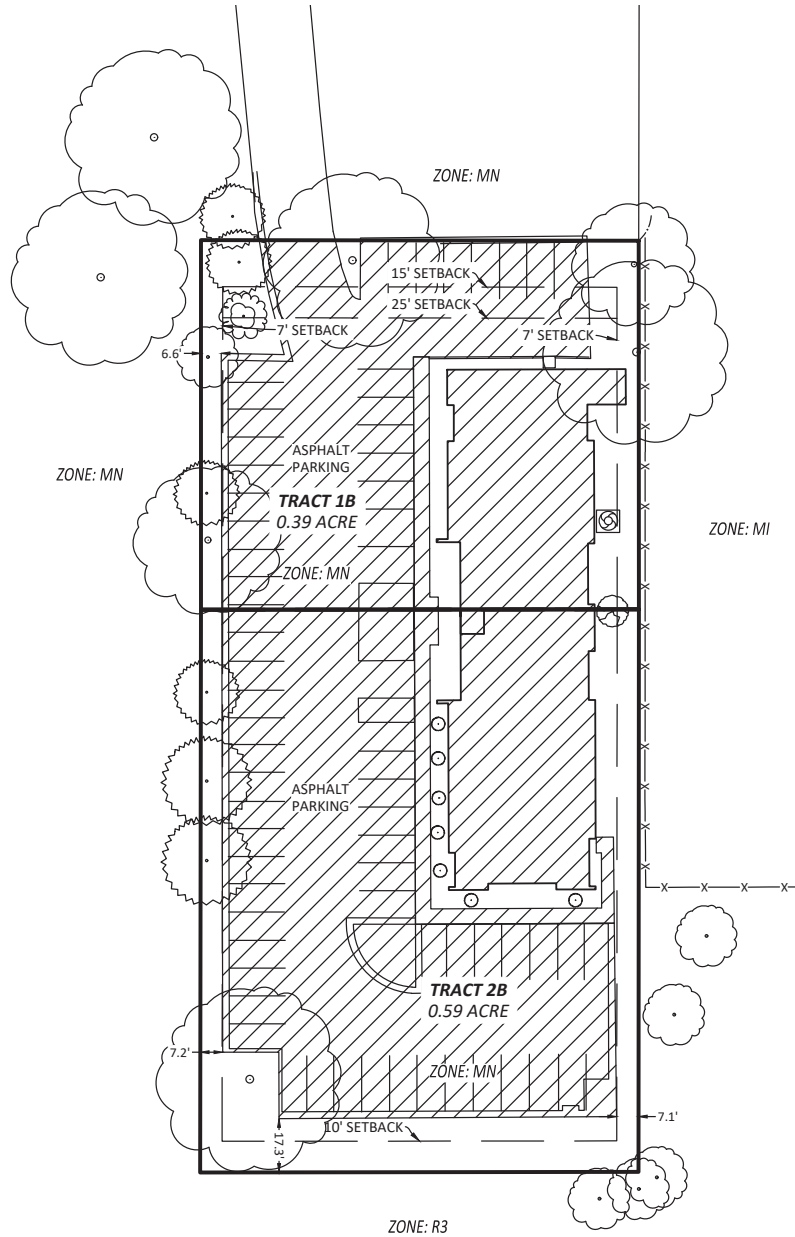


**NOTES:**

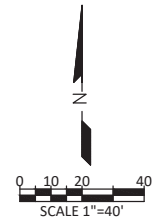
1. FIELD WORK PERFORMED MARCH 7 THROUGH JUNE 30, 2025.
2. PARCELS ZONED MN: MIXED-USE NEIGHBORHOOD-SCALE
3. TRACT 1B GROSS FLOOR AREA: 3591 SQUARE FEET.  
TRACT 2B GROSS FLOOR AREA: 4022 SQUARE FEET.  
THERE ARE CURRENTLY 24 MARKED PARKING SPACES ON TRACT 1B.  
THERE ARE CURRENTLY 42 MARKED PARKING SPACES ON TRACT 2B.
4. TRACT 1B = 0.29 ACRE IMPERVIOUS AREA: 74%  
TRACT 2B = 0.43 ACRE IMPERVIOUS AREA: 73%
5. PREVIOUS IMPERVIOUS AREAS:  
TRACT 1A = 0.357 ACRES = 73.4%  
TRACT 2A = 0.351 ACRES = 72.2%
6. THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

**LEGEND:**

- CONIF. TREE
- DECID. TREE
- SHRUB
- FENCE
- IMPERVIOUS AREA
- PROPOSED SHRUB
- PROPOSED TREE



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