

CITY OF BLOOMINGTON



PLAT COMMITTEE

March 9, 2026, 4:00 P.M.
Kelly Conference Room #155
Hybrid Zoom Link:

<https://bloomington.zoom.us/j/86714253039?pwd=SXJ2bmNwRFhLeVZSRW44TVl0T3hZUT09>

Meeting ID: 867 1425 3039

Passcode: 064896

CITY OF BLOOMINGTON
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 March 9, 2026 at 4:00 p.m.

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

HYBRID MEETING:

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Meeting ID: 867 1425 3039

Password: 064896

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

ROLL CALL

MINUTES TO BE APPROVED: January 12, 2026

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS WITHDRAWN:

DP-45-24-PLAT2024-11-0041

Winger Construction

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

1534 S. Piazza Drive

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

Case Manager: Eric Greulich

PETITIONS CONTINUED:

DP-12-25/ SUB2025-04-0044

Robert V. Shaw

3515, 3518, 3522, and 3526 N Hackberry Street

Parcel(s):53-05-20-200-013.042-005,53-05-20-200-

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

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

53-05-20-200-013.023-005

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

Scanlan

**Next Meeting Date: April 13, 2026

Updated: 3/5/2026

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

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

PETITIONS:**SUB2026-01-0001****Winger Construction Inc.**

1534 S. Piazza Drive

Parcel: 53-08-10-111-002.201-009

Request: Primary plat approval for a 5-lot subdivision of 0.23 acres in a Planned Unit Development (PUD) zoning district. The petitioner is requesting Secondary Plat approval be delegated to planning staff.

Case Manager: Eric Greulich**SUB2026-02-0002****Oakstead, LLC**

1829 S. Maxwell Street

Parcel: 53-08-10-207-020.000-009

Request: Secondary plat approval for 4-lot subdivision of 0.99 acres in the Residential Medium Lot (R2) zoning district. Case Manager: Jamie Kreindler

SUB2026-02-0003**Blackwell Construction, Inc.**616 W. 15th Street

Parcel: 53-05-32-103-006.000-005

Request: Primary plat approval of a two-lot subdivision of 0.19 acres in the Residential Small Lot (R3) zoning district. The petitioner is requesting Secondary Plat approval be delegated to planning staff.

Case Manager: David Brantez**Plat Committee Members**

<u>Member</u>	<u>Appointed By</u>	<u>Appointment Date</u>	<u>Term</u>
Bryan Blake	Utilities Department	1/13/2025	1/1/2026-12/31/2026
Jillian Kinzie	Plan Commission	1/13/2025	1/1/2026 - 12/31/2026
Kendall Knoke	City Engineer	1/13/2025	1/1/2026 - 12/31/2026

**Next Meeting Date: April 13, 2026

Updated: 3/5/2026

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Plat Committee Summary Minutes**January 12, 2026 4:00 pm*****Kelly Conference Room #155**

The City of Bloomington Plat Committee met on January 12, 2026 at 4:00 p.m., a hybrid meeting was held both in the Kelly Conference Room, located in Room 155, at 401 N. Morton Street, City Hall Bloomington, IN 47404 and remotely via Zoom. Members present in the Kelly Conference Room: Bryan Blake, Jillian Kinzie and Kendall Knoke.

ROLL CALL**APPROVAL OF MINUTES:** November 10, 2025 (Continued to February 9, 2026 meeting)

Upon approval of the minutes, Blake states that the minutes look pretty empty. That there is a large discussion from the meeting that is not reflected in the minutes. Greulich explains that upon talking with Legal, verbatim descriptions are not required in the minutes. And that all meetings are recorded and available to the public for viewing through CATS.

Blake states that petition DP-45-24 was continued, and there is no pertinent information on that motion.

Greulich states that the minutes can be revised with the additional information requested, and revisited at the next meeting. Greulich also states that they will talk with Legal again, but the guidance that has been given so far in the minutes is sufficient and consistent with other Boards and Commissions.

Knoke made motion to continue the November minutes to the February meeting, with the consideration to the comments made by the committee tonight. Blake seconded the motion. Motion passed by roll call, 3:0.

REPORTS, RESOLUTIONS AND COMMUNICATIONS

Eric Greulich that the appointment of officers can wait until the February meeting, after the Plan Commission appointments are done.

PETITIONS WITHDRAWN:**DP-45-24-PLAT2024-11-0041****Winger Construction**

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

1534 S. Piazza Drive

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

PETITIONS CONTINUED:**DP-12-25/ SUB2025-04-0044****Robert V. Shaw**

3515, 3518, 3522, and 3526 N Hackberry Street

Parcel(s): 53-05-20-200-013.042-005, 53-05-20-200-013.043-005, 53-05-20-200-013.025-005

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

53-05-20-200-013.023-005

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

PETITIONS:

SUB2025-12-0052

Oakstead LLC

Parcel: 53-08-10-207-020.000-009
 1829 S Maxwell ST

Request: Primary plat approval for 4 lot subdivision of
 0.99 acres in the Residential Medium Lot (R2)
 zoning district. Case Manager: Jamie Kreindler

Jamie Kreindler, Case Manager, presented as per the packet. With the following recommendation. The Planning and Transportation Department recommends that the Plat Committee approve the two requested waivers, waive the primary plat second hearing, and delegate secondary plat approval to staff with the following conditions:

1. There will be a Public Improvement Bond requirement for the street trees planted in the right-of-way.
2. Street tree information (species and location of each tree) needs to be provided prior to permitting and must comply with UDO Section 20.04.080.
3. For any work in the right-of-way, permitting is required from City of Bloomington Engineering.
4. Final acceptance and approval from City of Bloomington Utilities (CBU) is required prior to secondary plat approval.
5. All subdivisions shall be required to have a street lighting plan approved by the City Engineering Department and submitted to the City Board of Public Works as a component of the secondary plat proposal.
6. Street address numbers for all lots shall be assigned by the City Planning and Transportation Department and shall be identified on the secondary plat.

PETITIONER:

Sable Beyers, representing Oakstead LLC, states that Jamie Kreindler is doing a great job on the project, and has nothing more to add.

Tyler Martin, representing Oakstead LLC, states they had Hydrogeologist Jason Croth do a full inspection on the property and found that what appeared to be a karst feature, was part of the city's expansion and the original construction, and ultimately not a karst.

PUBLIC COMMENT:

Bruce Netzler, spoke
 Liz Carter, spoke
 Jeff Perotti, spoke

Knocke moved to approve SUB2025-12-0052 with the amendment of #6 to – (The minimum finished floor elevations will be shown on each lot for secondary plat approval, subject to the approval of the City of Bloomington Utilities Department). Blake seconded. Motion passed by roll call, 3:0.

SUB2025-12-0053

BRCJ/William Riggert

Parcel: 53-08-10-110-016.000-009

2102 E Wimbledon LN

Request: Primary plat approval for a two-lot subdivision of 0.48 acre on the Residential Medium Lot (R2) zoning District. Case Manager: Eric Gruelich

Eric Gruelich, Case Manager, presented SUB2025-12-0053, as per the packet. With the following recommendation. The Planning and Transportation Department recommends that the Plat Committee adopt the proposed findings and approve the primary plat with the following conditions of approval:

1. The rear setback line shown along the south side of Lot #1 must be relabeled as a side yard setback.
2. Secondary plat approval is delegated to staff level.

PETITIONER:

Bill Riggert, BRCJ, had nothing to add, with the exception of addressing the rear lot line setback being reduced.

Chris Bomba, owner, states that he has no problem adding the sidewalk and street trees along High Street. But, after speaking with 5-6 neighbors of the area, the concern is that the trees will block the sign of the large school crossing on High Street heading north. Also, there are concerns of the trees blocking bikes that are coming down the hill that are not on the bike path.

PUBLIC COMMENT: None

Blake made motion to approve SUB2025-12-0053 as recommended by staff, with adding the following condition. #3 Remove the proposed 15ft utility easement and provide a 20ft drainage centered on the center line of the drainage way, subject to CBU approval. Knoke seconded the motion. Motion passed by roll call, 3:0.

Meeting adjourned at 5:15 p.m.

Bloomington Plat Committee
Case #: SUB2026-02-0003
Location: 1534 S Piazza Drive
Date: March 9, 2026

Staff Report

Petitioner/Owner:

Winger Construction
4801 S. Abington Avenue
Bloomington, IN, 47402

Consultant:

Smith Design Group
1467 W. Arlington Road
Bloomington, IN 47402

Request

The petitioner is requesting primary plat approval for a 5-lot subdivision of 0.23 acres in a Planned Unit Development (PUD). The petitioner is requesting for secondary plat approval to be delegated to staff.

Background

- Area: 0.23 acres
- Current Zoning: Planned Unit Development
- Comprehensive Plan Designation: Neighborhood Residential
- Existing Land Use: Vacant
- Proposed Land Use: Live Work Unit
- Surrounding Uses:
 - North - Dwelling, Multifamily
 - South - Dwelling, Multifamily
 - East - Mixed Use
 - West - Dwelling, Multifamily

Report

The petition site is located in the Renwick Planned Unit Development that was established in 2004 under case #PUD-53-03. This site lies within Phase 3 of the PUD and the primary plat for Phase 3 was approved under PUD-22-05 and a final plat for this area of Phase 3 was approved as Phase 3, Section 2 under PUD-27-08. Final plan approval for Phase 3 of the PUD was given under PUD-38-07. This site is part of the larger 80 acre Renwick Planned Unit Development

located in the southeast part of town and this location is part of the area designated as the Village Center within Phase 3 of the PUD.

The petitioner proposes to subdivide Lot #201 and Lot #200 into 5 lots to accommodate live/work units. The petitioner received subdivision approval (DP-05-19) for a similar request, however that plat was not recorded and has expired.

The proposal includes the construction of two buildings, with a lot line going through the buildings to allow for the individual units to be placed on their own lots with zero lot lines. Lot #201 will have one building with 3 units within it and Lot #200 will have one building with 2 units within it. Each building will be developed as Live/Work units, which were an approved use within the PUD. The lower level of the structures will have approximately 350 square feet of life/work space, half bath to accommodate clients, and two parking spaces. The upper levels will be a 1,630 square foot, two bedroom living space. The proposed design is for garages to be located underneath the units and accessed from the rear through a private drive. No drivecuts are proposed or approved on Piazza Drive or Cathcart Street. Cathcart Street is a public street and Pizza Drive is a private street. Access to the parking areas within the buildings will be accessed from driveways along the west side of the buildings from an internal private drive.

There is an existing 5' sidewalk along Cathcart Street and a 5' tree plot, however there are no street trees along this street. This petition would be required to install street trees along Cathcart and three street trees are required and have been shown. Piazza Drive is a private street and will have a sidewalk installed along that frontage with this petition that is consistent with the approved final plan. The petition also shows the dedication of 30' of right-of-way for Cathcart in accordance with the Transportation Plan. The petitioner is also requesting to have secondary plat approval delegated to staff.

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

- I. Compliance with this UDO
- II. Compliance with Other Applicable Regulations
- III. Compliance with Utility, Service, and Improvement Standards
- IV. Compliance with Prior Approvals

Proposed Finding

There were no minimum lot size requirements within the PUD for the live/work units and these buildings were identified within the PUD for this use. The layout of lots within this phase is consistent with the approved final plan approved with the Planned Unit Development. A building permit has already been issued for the building on Lot #201. Approval from the City of Bloomington Utilities Department is required prior to the issuance of the building permit for Lot #200. The approval is consistent with the approved PUD final plan and the final plat approved for this phase.

20.06.040(d)(6)(D) Additional Criteria Applicable to Primary Plats and Zoning Map Amendments (Including PUDs)

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 adopted plans and policies.

II. Consistent with Intergovernmental Agreements

The proposed use and development shall be consistent with any adopted intergovernmental agreements and shall comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this UDO.

III. Minimization or Mitigation of Adverse Impacts

1. The proposed use and development shall be designed to minimize negative environmental impacts and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.
2. 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.
3. The proposed use and development shall not result in significant adverse fiscal impacts on the city.
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.

IV. Adequacy of Road Systems

1. Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed use and development shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.
2. The proposed use and development shall neither cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

V. 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.

VI. 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

The proposed plat and potential use of the properties is consistent with Comprehensive Plan designation of the property as Neighborhood Residential. There are no Interlocal Agreements that would pertain to this subdivision. There are no expected adverse impacts or historic or environmental features on this site that would be impacted as a result of this plat. The proposed plat allows the creation of individual live/work units that is consistent with the requirements of the UDO with access to an existing road system, public services, and public facilities. The petitioner shows to maintain the existing 5' wide sidewalk and minimum 5' wide tree plot with street trees. This petition will include new street trees along Cathcart. All adjacent facilities and infrastructure are adequate to support the proposed use. No phasing of the plat is expected or approved.

20.06.060(c)(3)(E) Primary Plat Review

The Plan Commission or Plat Committee shall review the primary plat subdivision petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6) (Approval Criteria) and the following standards:

- I. All subdivision proposals shall be consistent with the need to minimize flood damage.
- II. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- III. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards
- IV. Base flood elevation data shall be provided for subdivision proposals and other proposed development (including manufactured home parks and subdivisions), which is greater than the lesser of 50 lots or five acres.
- V. All subdivision proposals shall minimize development in the SFHA and/or limit intensity of development permitted in the SFHA
- VI. All subdivision proposals shall ensure safe access into/out of SFHA for pedestrians and vehicles (especially emergency responders).

Proposed Finding

The Renwick PUD had an approved stormwater management system and there will not be any changes or additional stormwater management requirements with this petition. The property will continue to drain to existing infrastructure. All units within this project will connect to existing utility infrastructure. This project is not within the regulated 100-year floodplain.

Plat Review

The proposed subdivision is following the approved final plan for locations of buildings and expected lots within this PUD.

Transportation facilities:

E. Cathcart Street has a Neighborhood Residential typology according to the Transportation Plan. The petitioner is dedicating the required 30' of right of way from the road centerline.

On-street parking: There is on-street parking along Cathcart and there are no proposed changes to that arrangement.

Tree plot width: There is an existing 5' tree plot width which meets the minimum tree plot width outlined in the Transportation Plan.

Sidewalk: There is an existing 5' wide sidewalk along this frontage that is in good condition. There were specific cross sections approved with this PUD and the sidewalk and tree plot widths are consistent with those approved cross sections.

Lot Establishment Standards:

Lot area and lot width: There were no minimum lot area or width requirements within the PUD for the live/work units and it was anticipated that the lot lines would be placed through the buildings as a zero lot line arrangement.

Lot shape: There was not a minimum lot size or shape for the live/work units.

Lot access: The proposed units would be accessed from an internal private drive.

Setback lines: The UDO enables zero lot lines for common walls and this arrangement was anticipated within the PUD.

Stormwater Standards: No on-site stormwater detention has been required by CBU. Drainage for these lots will be directed to existing stormwater infrastructure.

Right-of-Way Standards:

ROW width: Cathcart Street requires 60' of right-of-way. The petitioner is dedicating the required 30' from the road centerline.

Environmental Considerations: There are no known regulated environmental features on this property.

Utilities: Utility service and facilities are located along Piazza Drive, utility service will be provided

Conclusion

This primary plat meets the requirements established by the UDO and the Planned Unit Development. No waivers are requested with this petition.

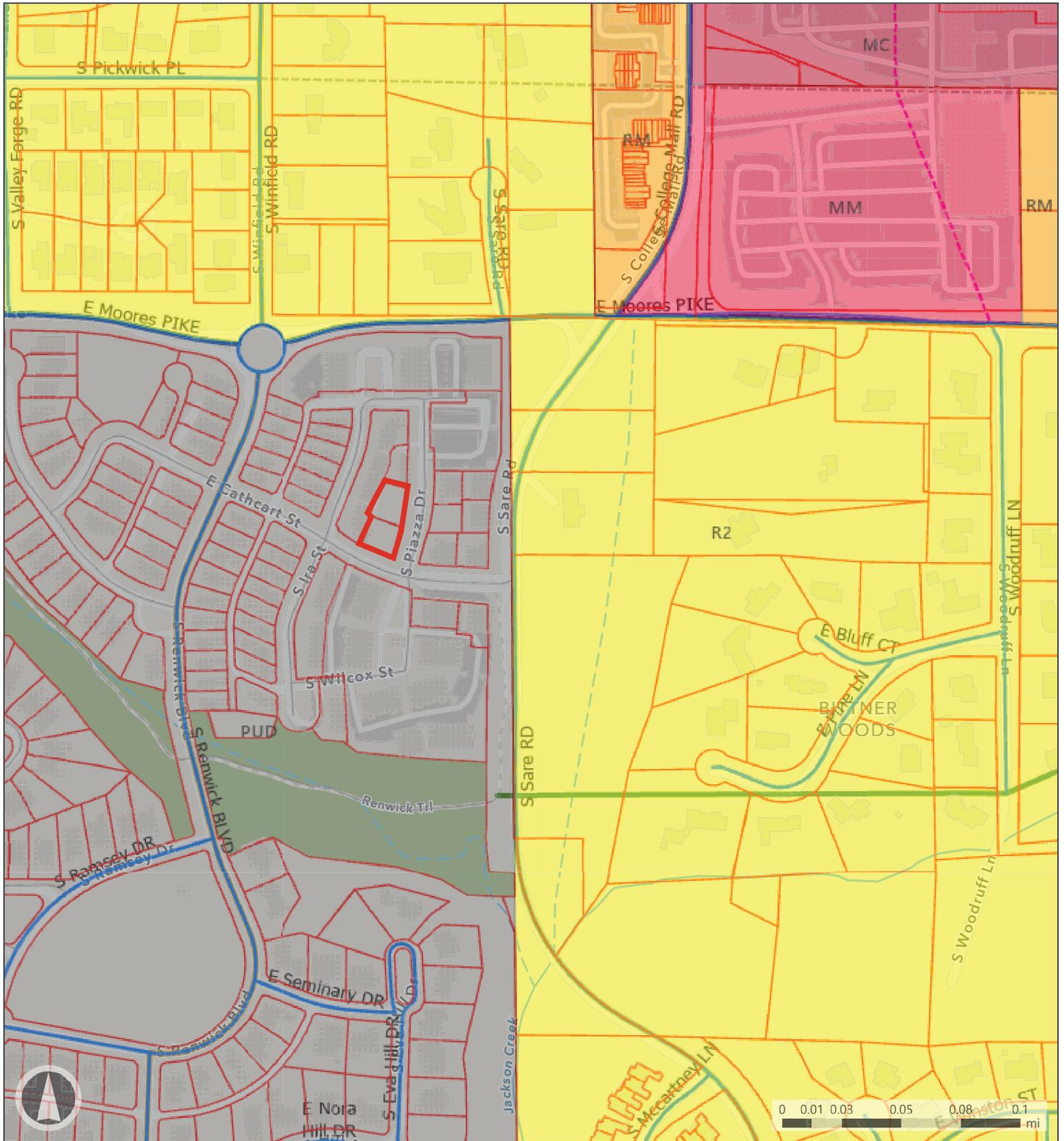
Recommendation

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

1. Approved per terms and conditions of the Renwick final plan approval issued under PUD-38-07, preliminary plat approval issued under PUD-22-05, and final plat approved under PUD-27-08.
2. Secondary plat approval is delegated to staff level.

Site location map showing parcel lines

This map shows the location of the petition site, parcel lines, and surrounding zoning.



Map Legend

- Mixed-Use Corridor
- Residential Medium Lot
- Residential Multifamily
- Planned Unit Development
- Parcels

- Street Typology**
- City Maintained Streets
 - Neighborhood Connector
 - Neighborhood Residential
 - General Urban





Map Legend

- Parcels
- City Maintained Streets

- Street Typology**
- General Urban
 - Neighborhood Connector

- Functional Classification**
- Neighborhood Residential
 - Primary Arterial

- Secondary Arterial
- Secondary Collector
- General Urban





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

December 18, 2025

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

Re: Renwick Primary Plat

Dear Eric,

On behalf of our client, Wininger Construction, Inc, we respectfully request to be placed on the December 30th, 2025 DRC agenda and the February 9th, 2026 Plat Committee agenda for consideration of Primary Plat approval for Renwick. We also request Secondary Plat approval be delegated to staff level.

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

The purpose of this Primary Plat is to further subdivide Lots 200 and 201 into 5 live/work units/lots. The new lots would consist of Lot 210-214. No substantial deviations have been made from the Phase III Final Plat and Preliminary Plat approved in Fall of 2007.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'TMB', is written over a light blue circular stamp.

Todd M. Borgman, PS
President
Smith Design Group, Inc.
tborgman@smithdginc.com

LUXURY TOWNHOMES FOR WININGER STOLBERG AT RENWICK VILLAGE (NORTH BUILDING)

SOUTH PIAZZA DRIVE AND CATHCART STREET
BLOOMINGTON, INDIANA 47401

DRAWING INDEX

- GENERAL
 - GC001 GENERAL PLAN INFORMATION
- STRUCTURAL
 - SB101 FOUNDATION PLAN - 3-UNIT
 - SB501 STRUCTURAL DETAILS
 - SF111 SECOND FLOOR FRAMING PLAN - 3-UNIT
 - SF112 THIRD FLOOR FRAMING PLAN - 3-UNIT
 - SF113 ROOF FRAMING PLAN - 3-UNIT
- ARCHITECTURAL
 - AE001 ARCHITECTURAL SYMBOLS & ABBREVIATIONS
 - AE101 LOWER LEVEL FLOOR PLAN - 3-UNIT
 - AE102 MAIN LEVEL FLOOR PLAN - 3-UNIT
 - AE103 UPPER LEVEL FLOOR PLAN - 3-UNIT
 - AE121 ROOF PLAN - 3-UNIT
 - AE201 NORTH ELEVATION - 3-UNIT
 - AE202 SOUTH ELEVATION - 3-UNIT
 - AE203 EAST AND WEST ELEVATIONS
 - AE301 BUILDING SECTION
 - AE302 BUILDING SECTIONS AND DETAILS
 - AE303 BUILDING DETAILS
 - AE401 ENLARGED FLOOR PLANS
 - AE402 ENLARGED FLOOR PLANS
 - AE501 BIFS DETAILS
 - AE502 BIFS DETAILS
 - AE503 ASPHALT SHINGLE DETAILS

CODE SUMMARY :

- BUILDING REQUIREMENTS
 - Building Use Type: Townhouse
 - Floor Construction including Beams @ Ceiling
 - Unit Separations (2) - 1/2" fire rated walls between each unit
 - Common Load (200) lbs./ft. per horizontal
 - Common Load (200) lbs./ft. per vertical
 - Earth Damping @ 200 Cycles
 - Unit A: 11 Units
 - Unit B: 11 Units
 - Unit C: 11 Units
 - 3-UNIT Building Total Area: 7,722 SF

THESE UNITS ARE CONSTRUCTED AS TOWNHOMES PER ILL. 42 OF THE RESIDUAL CODE 2001 OF THESE ARE 3 STORY TOWNHOMES CONSTRUCTED AS A CLASS 3 STRUCTURE UNDER THE RESIDUAL CODE.

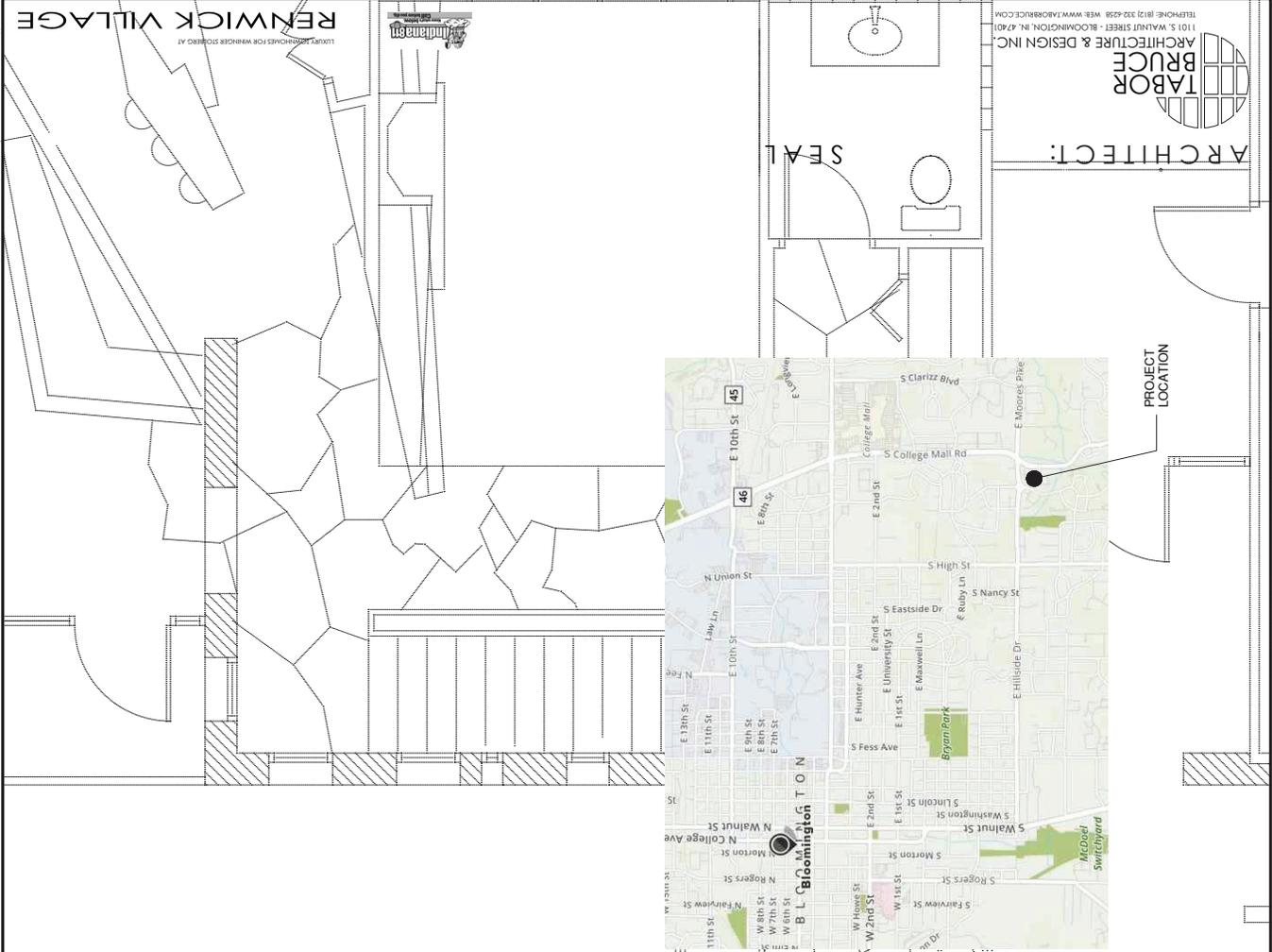
(Continued on Compliance Sheet 2001)

2000 INDIANA RESIDUAL CODE TABLE 42.1

3-UNIT BUILDING DATA	3 Story
Unit A' First Floor	800 SF
Unit A' Second Floor	800 SF
Unit A' Third Floor	2,100 SF
Total Unit A'	2,700 SF
Unit B' First Floor	800 SF
Unit B' Second Floor	800 SF
Unit B' Third Floor	2,100 SF
Total Unit B'	2,700 SF
Unit C' First Floor	800 SF
Unit C' Second Floor	800 SF
Unit C' Third Floor	2,100 SF
Total Unit C'	2,700 SF
Total Building (See above)	7,722 SF

APRIL 2019

CONSTRUCTION DOCUMENTS



ARCHITECT:
LABOR ARCHITECTURE & DESIGN INC.
1101 S. WAUJAIT STREET - BLOOMINGTON, IN 47401
TELEPHONE (812) 332-4528 FAX: WWW.LABORARC.COM

RENWICK VILLAGE
LUXURY TOWNHOMES FOR WININGER STOLBERG AT



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 1101 S. WASHINGTON STREET - BLOOMINGTON, IN 47401
 TEL: (317) 252-4235 FAX: (317) 252-4236 WWW.LABORARCH.COM

REVISIONS

WININGER STOLBERG
 at RENWICK VILLAGE
 (NORTH BUILDING)
 SOUTH PLAZA DR. AND CATHART ST.
 BLOOMINGTON, INDIANA 47404

LUXURY TOWNHOMES FOR:

PROJECT NO. 15-58
 DATE 006.14.2018
 DRAWN BY A. LAVIBERT
 CHECKED BY G. BRUCE
 SHEET NAME

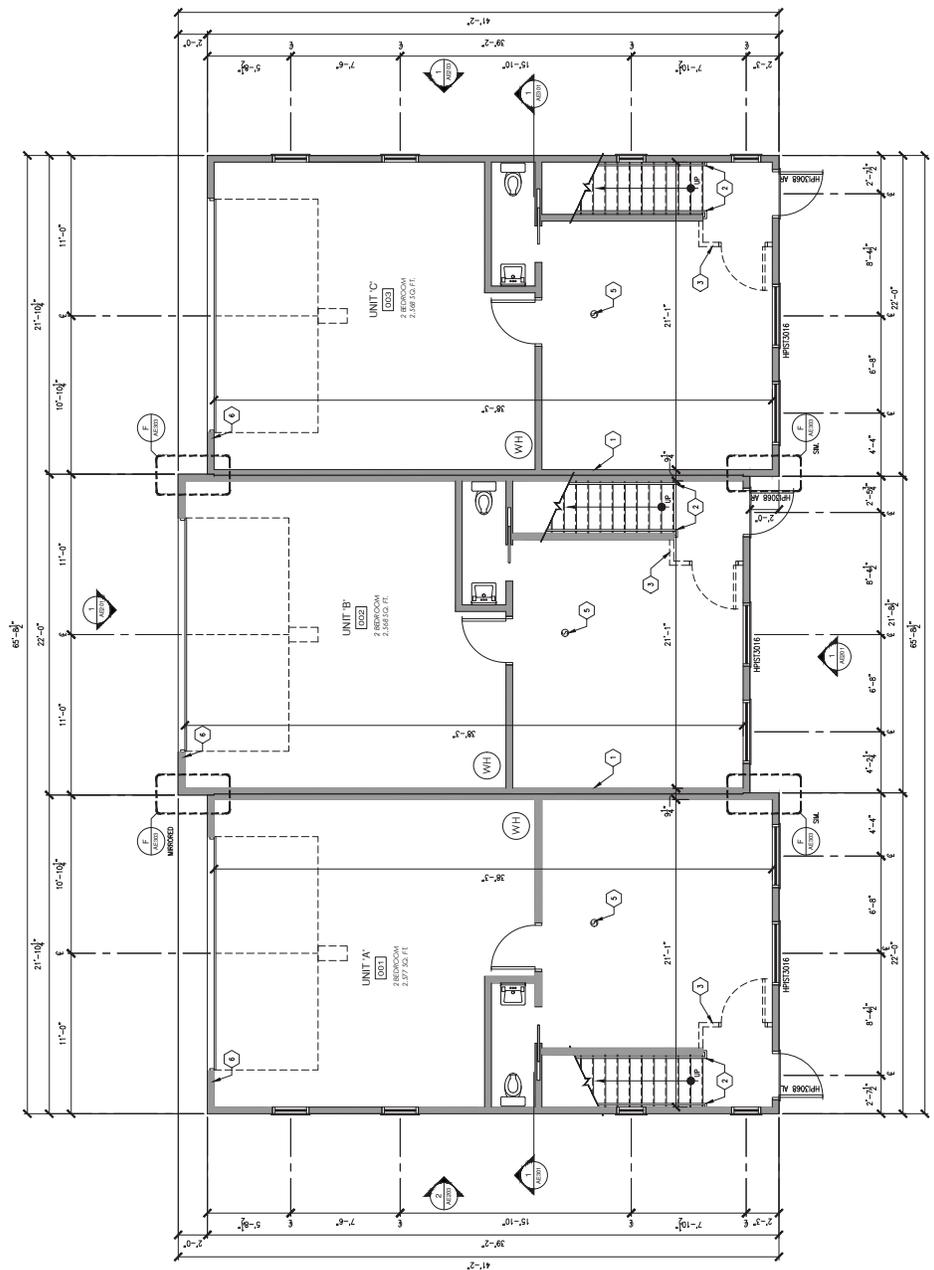
FIRST FLOOR PLAN
 SHEET NO. AE101

- FLOOR PLAN KEYNOTES:**
1. UNIT SEPARATION WALL TO BE 2" MIN. 1 HOUR RATED FIRE WALLS - STRUCTURALLY REINFORCED CONCRETE WITH 4" MIN. WOOD MEMBRANE TO ONE SIDE OF STUDS MINIMUM 3/4" THICK. FINISH WITH 1/2" GYPSUM BOARD (TYPICAL @ ALL SIDES)
 2. FINISH FLOORING SHALL BE 1/2" MIN. 1 HOUR RATED FIRE WALLS - STRUCTURALLY REINFORCED CONCRETE WITH 4" MIN. WOOD MEMBRANE TO ONE SIDE OF STUDS MINIMUM 3/4" THICK. FINISH WITH 1/2" GYPSUM BOARD (TYPICAL @ ALL SIDES)
 3. TO CLASH WITH ANY EXISTING OR PROPOSED MECHANICAL, ELECTRICAL, OR PLUMBING SYSTEMS, THE FINISH FLOORING SHALL BE INSTALLED OVER A 1/2" MIN. THICK FIBERGLASS REINFORCED POLYESTER CONCRETE SLAB ON GRADE. FINISH WITH 1/2" GYPSUM BOARD (TYPICAL @ ALL SIDES)
 4. FINISH FLOORING SHALL BE 1/2" MIN. 1 HOUR RATED FIRE WALLS - STRUCTURALLY REINFORCED CONCRETE WITH 4" MIN. WOOD MEMBRANE TO ONE SIDE OF STUDS MINIMUM 3/4" THICK. FINISH WITH 1/2" GYPSUM BOARD (TYPICAL @ ALL SIDES)
 5. PROVIDE AND INSTALL UNHARMED INTERCONNECTED SMOKE DETECTOR, ONE PER UNIT, AND ONE PER BELLWELL UNIT.
 6. PROVIDE AND INSTALL UNHARMED INTERCONNECTED SMOKE DETECTOR, ONE PER BELLWELL UNIT.
 7. PROVIDE AND INSTALL UNHARMED INTERCONNECTED SMOKE DETECTOR, ONE PER BELLWELL UNIT.
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 13. PROVIDE AND INSTALL UNHARMED INTERCONNECTED SMOKE DETECTOR, ONE PER BELLWELL UNIT.
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GENERAL FLOOR PLAN NOTES:

- 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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1 FIRST FLOOR PLAN
 1/4" = 1'-0"



REVISIONS

LUXURY TOWNHOMES FOR:
WININGER STOLBERG
AT RENWICK VILLAGE
 (NORTH BUILDING)
 SOUTH PLAZA DR. AND CATHCART ST.
 BLOOMINGTON, INDIANA 47404

PROJECT NO.	1518
DATE	06.14.2018
DRAWN BY	A. LAVIBERT
CHECKED BY	D. BRUCE
SHEET NAME	

SECOND FLOOR PLAN
 SHEET NO. AE102

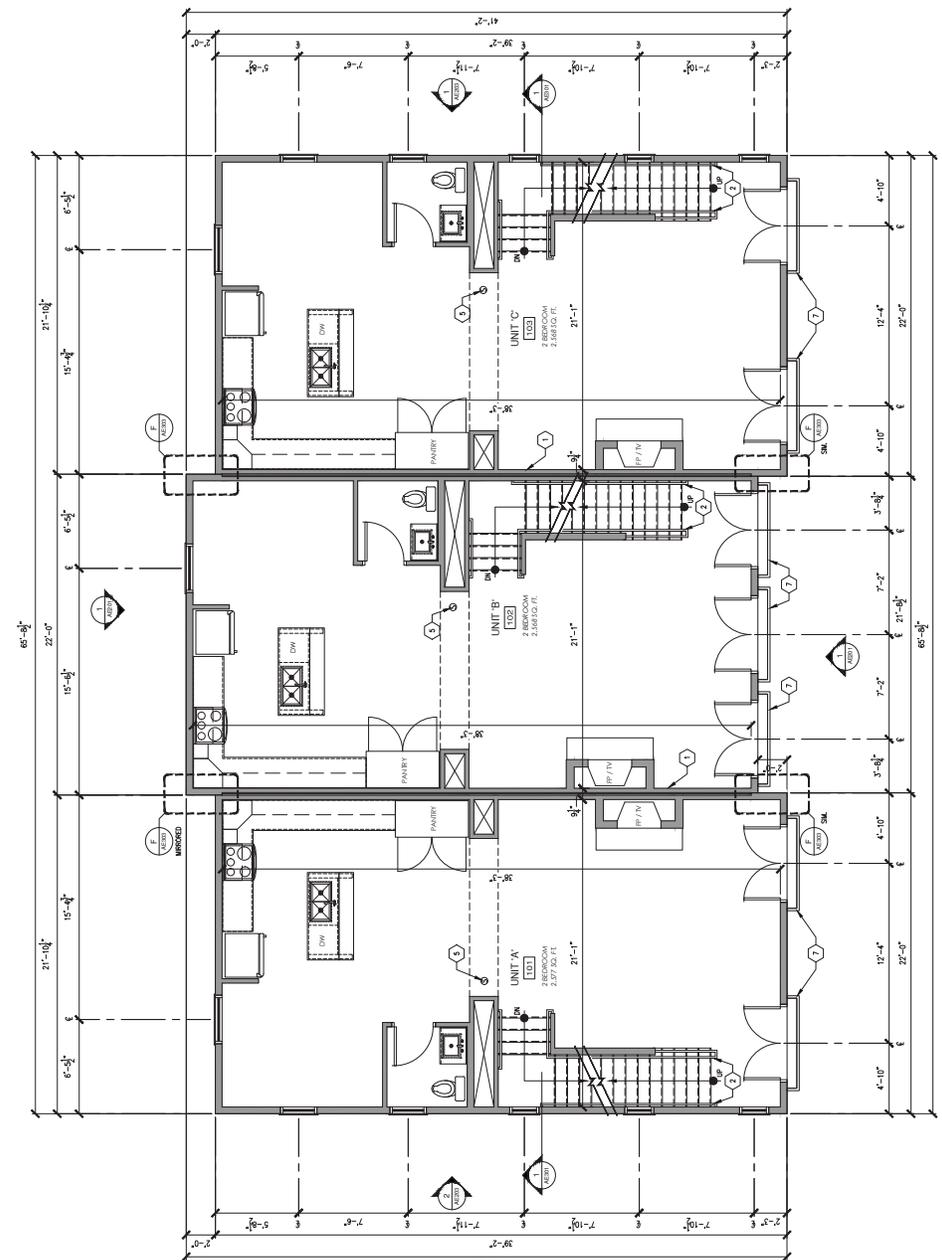
LABOR ARCHITECTURE & DESIGN INC.

- FLOOR PLAN KEYNOTES:**
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1 SECOND FLOOR PLAN
 1/4" = 1'-0"

AE201

SHEET NO.

EAST ELEVATION

SHEET NAME

DESIGNED BY

DATE

PROJECT NO.

LUXURY TOWNHOMES FOR:
WINGER STOLBERG
AT RENWICK VILLAGE
(NORTH BUILDING)
SOUTH PLAZA DR. AND CATHCART ST.
BLOOMINGTON, INDIANA 47404

REVISIONS



1101 S. WALNUT STREET - BLOOMINGTON, IN, 47401
TELEPHONE: (812) 323-4236 WEB: WWW.LABORINC.COM



1 EAST BUILDING ELEVATION
1/8" = 1'-0"

THIS PLAN AND SPECIFICATIONS ARE SUBJECT TO CORRECTIVE ACTION IN THE EVENT OF CONSTRUCTION OR BUILDING DEPARTMENT REQUIREMENTS TO CORRECT DEFICIENCIES IN THIS PLAN. THE ARCHITECT ASSUMES NO LIABILITY FOR THE CONSTRUCTION OF THE BUILDING UNLESS THE ARCHITECT HAS BEEN ADVISED IN WRITING OF ANY SUCH DEFICIENCIES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

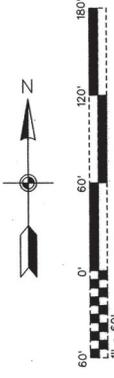
I affirm, under the penalties for perjury, that I have taken reasonable care to record each Social Security Number in this document unless required by law.

James D. Smole

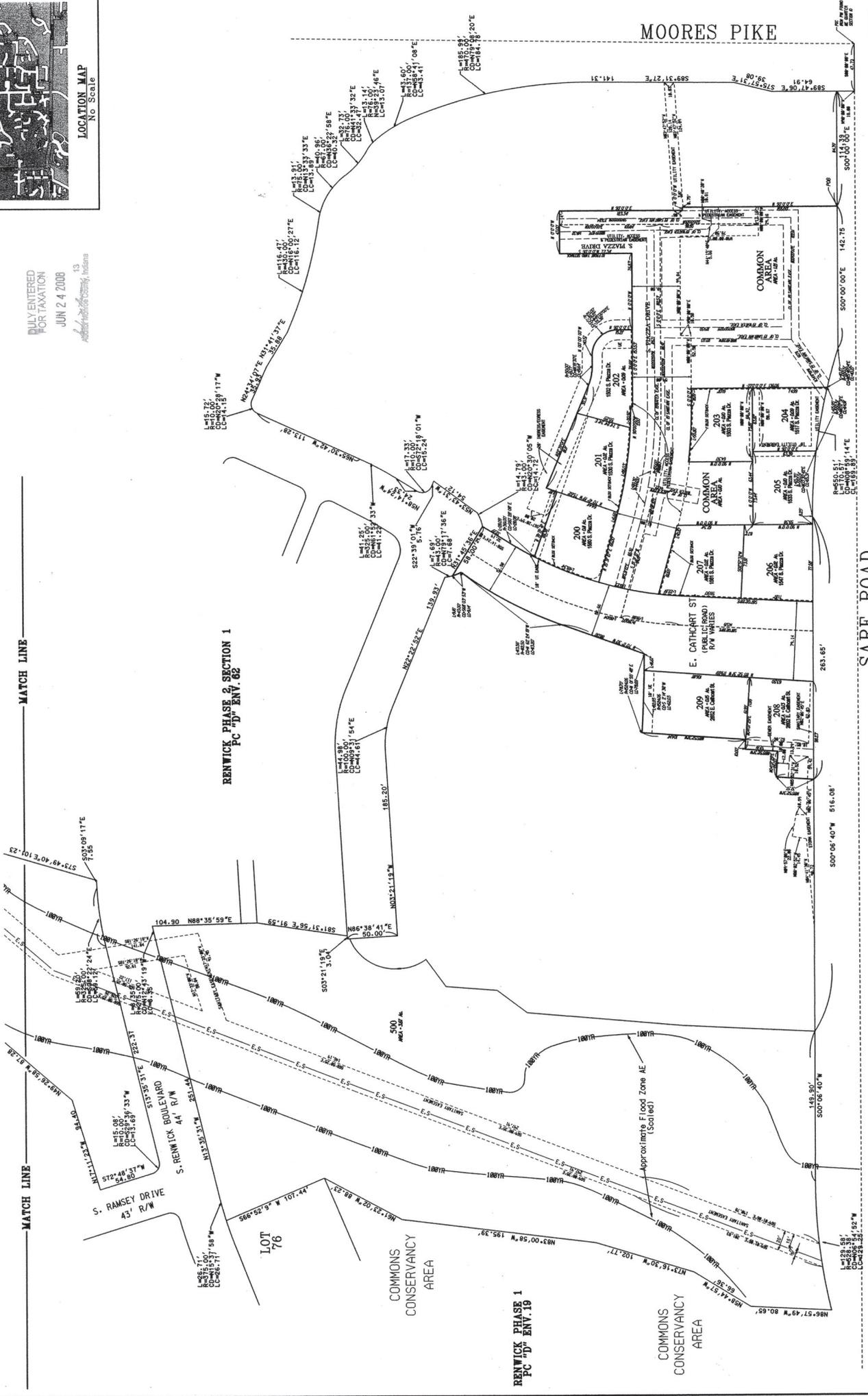
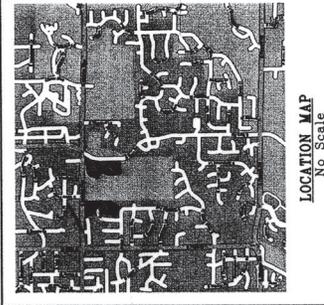
- NOTES:**
- All corners are to be marked with 1/4" x 2" capped rebar.
 - Original survey titled Land Title Survey for Ramsey by Smith Neubecker and Assoc., Inc., dated June 3rd, 2003.
 - Building Setbacks: Per Lot Standards for Renwick.

LEGEND

- CENTER LINE
- SETBACK LINE
- EASEMENT LINE
- LOT LINE
- BOUNDARY LINE
- 5/4 REBAR FOUND
- 5/4 REBAR 24" LONG SET
- DE
- UE



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 Administration County, Indiana



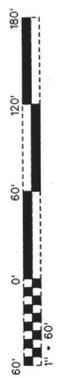
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I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security Number in this document unless required by law.

James D. Snaie

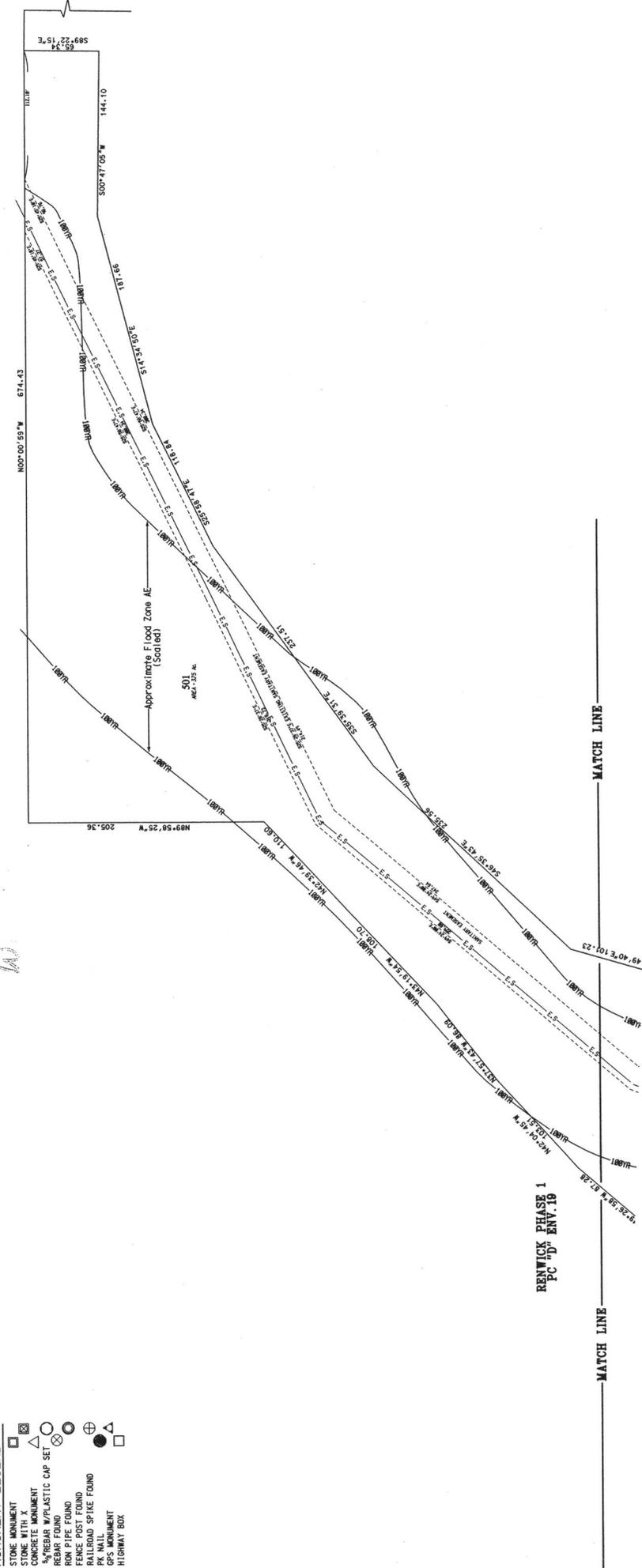
- NOTES:**
- All corners are to be marked with 1/4" x 2" capped rebar.
 - Original survey titled Land Title Survey for Renwick Phase III, Section 1, Township 36N, Range 4E, County of Harrison, Indiana, dated June 3rd, 2003.
 - Building Setbacks: Per Lot Standards for Renwick.



LEGEND

- CENTER LINE
- - - SETBACK LINE
- - - EASEMENT LINE
- - - LOT LINE
- BOUNDARY LINE

- MONUMENT LEGEND**
- REBAR FOUND
 - REBAR 24" LONG SET
 - DRAINAGE EASEMENT
 - UTILITY EASEMENT
 - STONE MONUMENT
 - STONE WITH X
 - CONCRETE MONUMENT
 - REBAR W/PLASTIC CAP SET
 - REBAR FOUND
 - PIN NAIL FOUND
 - RAILROAD SPIKE FOUND
 - PK NAIL
 - GPS MONUMENT
 - HIGHWAY BOX



RENWICK PHASE III
 PC 90° ENV. 19

Bloomington Plat Committee
Case #: SUB2026-02-0002
Location: 1829 S. Maxwell Street
Date: March 9, 2026

Staff Report

Petitioner/Owner:

Sable Beyers (Oakstead LLC)
417 W. 6th Street
Bloomington, IN, 47404

Consultant:

Smith Design Group
1467 W. Arlington Road
Bloomington, IN, 47404

Request

The petitioner is requesting secondary plat approval for a 4 lot subdivision of 0.99 acres in the Residential Medium Lot (R2) zoning district.

Background

- Area: 0.99 acres
- Current Zoning: Residential Medium Lot (R2)
- Comprehensive Plan Designation: Neighborhood Residential
- Existing Land Use: Dwelling, Single Family (detached)
- Proposed Land Use: Dwelling, Single Family (detached)
- Surrounding Uses:
 - North - Low-density residential
 - South - Residential and institutional
 - East - Undeveloped land
 - West - Single family residences

Report

The petitioner is requesting secondary plat approval for a 4 lot subdivision of 0.99 acres in the Residential Medium Lot (R2) zoning district. The property is located on the east side of S. Maxwell Street and zoned Residential Medium Lot (R2) district. Surrounding land uses include low-density residential to the north, undeveloped land to the east, residential and institutional uses to the south, and single family residences to the west. Properties to the north, east, and south are also zoned R2, and properties to the west of the subject location are zoned R2 as well

as Residential Multifamily (RM). The 0.99 acre site currently contains a detached single family home that is proposed to be demolished with this subdivision. The petitioner is proposing to subdivide the existing Lots #71 and #72 in the Huntington Park Subdivision into 4 single-family residential lots. The property has 180 linear feet of frontage along S. Maxwell Street and is served by existing public water, sanitary sewer, and street infrastructure. Each lot will be 0.25 acres with a small to mid-size single-family dwelling unit constructed to Silver-Level National Green Building Standards (NGBS). The plan includes the existing and required street trees and shows the dedicated right-of-way. The petitioner filed with City of Bloomington Utilities (CBU), and their plans were approved on January 30, 2026 per the attached email.

On January 12, 2026, the Plat Committee heard case #SUB2025-12-0052, which granted the petitioner approval of the primary plat for this subdivision. This case included the approval of two requested waivers from the lot depth-to-width ratio and to allow the existing sidewalk width to remain. The Plat Committee also waived the requirement to have a second primary plat hearing for the requested waivers. Case #SUB2025-12-0052 was approved with the following six conditions:

1. Street trees adjacent to Lot 1 and the northern most street tree of Lot 2 must be small canopy trees. All remaining trees along Lot 2, Lot 3, and Lot 4 must be placed on the east side of the sidewalk within the right-of-way and be large canopy trees. Street tree information (species and location of each tree) must be provided prior to permitting and must comply with UDO Section 20.04.080.
2. For any work in the right-of-way, permitting is required from City of Bloomington Engineering.
3. Final acceptance and approval from City of Bloomington Utilities (CBU) is required prior to secondary plat approval.
4. All subdivisions shall be required to have a street lighting plan approved by the City Engineering Department and submitted to the City Board of Public Works as a component of the secondary plat proposal.
5. Street address numbers for all lots shall be assigned by the City Planning and Transportation Department and shall be identified on the secondary plat.
6. The minimum finished floor elevations will be shown on each lot with the secondary plat approval, subject to the approval of the City of Bloomington Utilities (CBU) Department.

Since the Plat Committee meeting on January 12, 2026, the petitioner has revised their primary plat to address Conditions #1 and #6 described above. For Condition #3, CBU approved the proposed secondary plat - see the attached email dated January 30, 2026. For Condition #4, the Engineering Department is recommending a waiver of the street lighting plan requirement to the Board of Public Works. For Condition #5, street addresses have been assigned and added to both the primary and secondary plats.

20.06.060(c)(3)(D) Secondary Plat Review

The Plan Commission or Plat Committee shall review the secondary subdivision petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g)

(Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6)(B) (General Compliance Criteria):

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

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

Proposed Finding

The proposed use and development complies with all applicable standards in the UDO with the exception of the depth-to-width ratio and sidewalk width regulations in which the petitioner has received waivers from these subdivision standards in case #SUB2025-12-0052. The proposed use and development complies with all other city, state, and federal regulations. The property is served by existing public water, sanitary sewer, and street infrastructure, and all the proposed lots front a public street as required. There are no known prior approvals that apply to this development, except for the primary plat approval in case #SUB2025-12-0052.

Secondary Plat Review

The proposed subdivision is following the Infill Subdivision (IS) design standards in the Unified Development Ordinance (UDO). The base zoning district is Residential Medium Lot (R2). The petitioner is also utilizing the Sustainable Development Incentive (Option 2) for this project.

IS Subdivision Development Standards / UDO Section 20.05.030(a)

- Parent Tract Size: There is no minimum regulation for the parent tract size. The maximum allowed parent tract size is 3 acres. For this proposed subdivision, the parent tract size is 0.99 acres, which is compliant with the UDO.
- Applicable Base Zoning District: All base zoning districts are permitted.
- Open Space Required: No minimum open space is required.
- Lots Served By Alleys: No lots are required to be served by alleys.
- Block Length: There is not a maximum limitation for the block length.
- Cul-De-Sac Length: Cul-de-sacs are not permitted, and none are proposed with this plan.
- Transportation Facilities (S. Maxwell Street): The street typology for S. Maxwell Street is Neighborhood Residential with a proposed right-of-way width of 60'. Neighborhood Residential streets require a minimum 6' sidewalk and 5' tree plot. The petitioner requested a waiver from the current Transportation Plan sidewalk width standard to allow retention of the existing 5' wide sidewalk along S. Maxwell Street; the waiver request was approved by the Plat Committee on January 12, 2026 in review of the primary plat submission in case #SUB2025-12-0052. The 5' tree plot is met on the proposed plat.

- On-Street Parking: On-street parking is not required.

R2 District Dimensional Standards / UDO Section 20.02.010(i)

- Lot Area: The R2 minimum lot area is 7,200 square feet. With the use of the Sustainable Development Incentives, the minimum lot area for a subdivision may be reduced up to 50%. However, that reduction is not proposed with this petition, and all of the proposed lots meet the minimum lot area requirement.
- Lot Width: The R2 minimum lot width is 60'. With the Sustainable Development Incentives, the minimum lot width for a subdivision may be reduced up to 40%. The proposed lots are 45' wide versus the required 60' lot width of the R2 district, which represents a 25% reduction, and this is compliant with the 40% reduction allowed by the Sustainable Development Incentive.
- Setbacks:
 - Front: The R2 minimum front setback is 15' or the median front setback of abutting residential structures, whichever is less. All 4 proposed lots are shown with a 15' front setback, which is compliant with the UDO.
 - Side: The R2 minimum side setback is 8' for the first floor and 10' for each story above the ground floor. With the use of the Sustainable Development Incentives, the side building setbacks may be reduced to 5' regardless of the number of stories. The side setbacks shown on the plat are compliant with the reduction allowed by the Sustainable Development Incentives.
 - Rear: The R2 minimum rear setback is 25'. With the use of the Sustainable Development Incentives, the rear building setback may be reduced to 15'. The rear setbacks for the proposed lots are compliant with the UDO.
- Impervious Surface Coverage: The maximum impervious surface coverage allowed for R2 zoned lots is 40%, and the plan is in compliance with this regulation.
- Lot Access: All proposed lots have direct frontage on a public street as required.

Subdivision Design Standards / UDO Chapter 20.05.050

- Lots: The petitioner requested a waiver from the four to one depth-to-width ratio regulation, which was approved by the Plat Committee on January 12, 2026 in review of the primary plat submission in case #SUB2025-12-0052.
- Monuments and Markers: All monument and marker improvements shall be installed per 865 IAC 1-12-18.
- Open Space: No minimum open space is required for this subdivision type. On their primary plat, easements for tree preservation, utility, and drainage are shown. There are no known karst features on the site.
 - Tree Preservation: The petitioner has shown approximately 23,190 square feet of existing tree canopy coverage of the 0.99 acre property, which equals approximately 53.8% coverage. Based on the coverage shown, the UDO requires 70% of the tree canopy to be preserved, which equals 16,233 square feet of the required preservation. The petitioner is proposing to preserve 16,387 square feet of tree coverage, which is compliant with the UDO.

- Storm Water: Final acceptance and approval from CBU was received on January 30, 2026.
- Flood Damage Mitigation: There are no portions of this site that lie within the regulated 100-year floodplain.
- Streets and Rights-of-Way: No new streets are proposed with this subdivision. S. Maxwell Street should have a total of 60' of right-way (30' from centerline). There is 40' of current dedicated right-of-way, and an additional 10' of dedicated right-of-way from the centerline of S. Maxwell Street is shown on the primary plat. The street typology for the existing S. Maxwell Street is Neighborhood Residential. With the primary plat approval, a waiver was approved to allow the existing 5' sidewalk to remain. The minimum required 5' wide tree plot is shown on the proposed site plan and varies in width along the frontage. For the Infill Subdivision (IS) type, no lots are required to be served by alleys, and none are shown on the plan. The Arterial Frontage standards do not apply to this subdivision since S. Maxwell Street is classified as a local street. All subdivisions shall be required to have a street lighting plan approved by the City Engineering Department and submitted to the City Board of Public Works as a component of the secondary plat proposal; the requirement for a photometric plan has been waived in this case, and a formal recommendation will be made to the Board of Public Works in March 2026.
- Utilities: Final acceptance and approval from CBU was received on January 30, 2026.
- Universal Design: Less than 25 residential lots are proposed, so universal design regulations are not required.

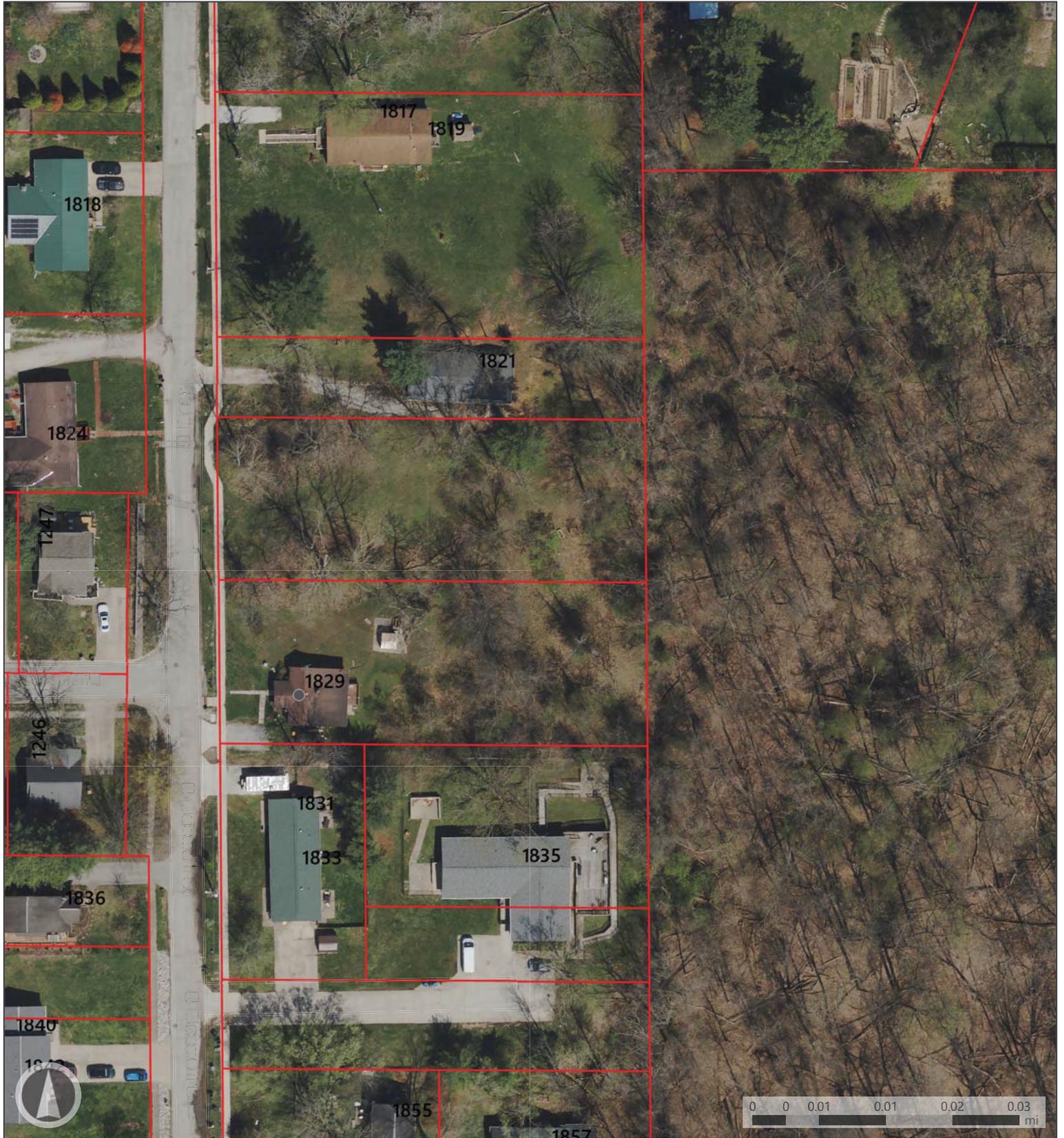
Conclusion

This development meets the requirements established by the UDO and would provide four lots with single family homes that fulfill goals of the Comprehensive Plan that identifies the need for the creation of new dwelling units and lots.

Recommendation

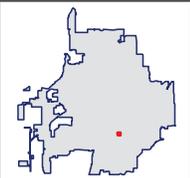
The Planning and Transportation Department recommends that the Plat Committee adopt the proposed findings and approve the secondary plat with the following conditions of approval:

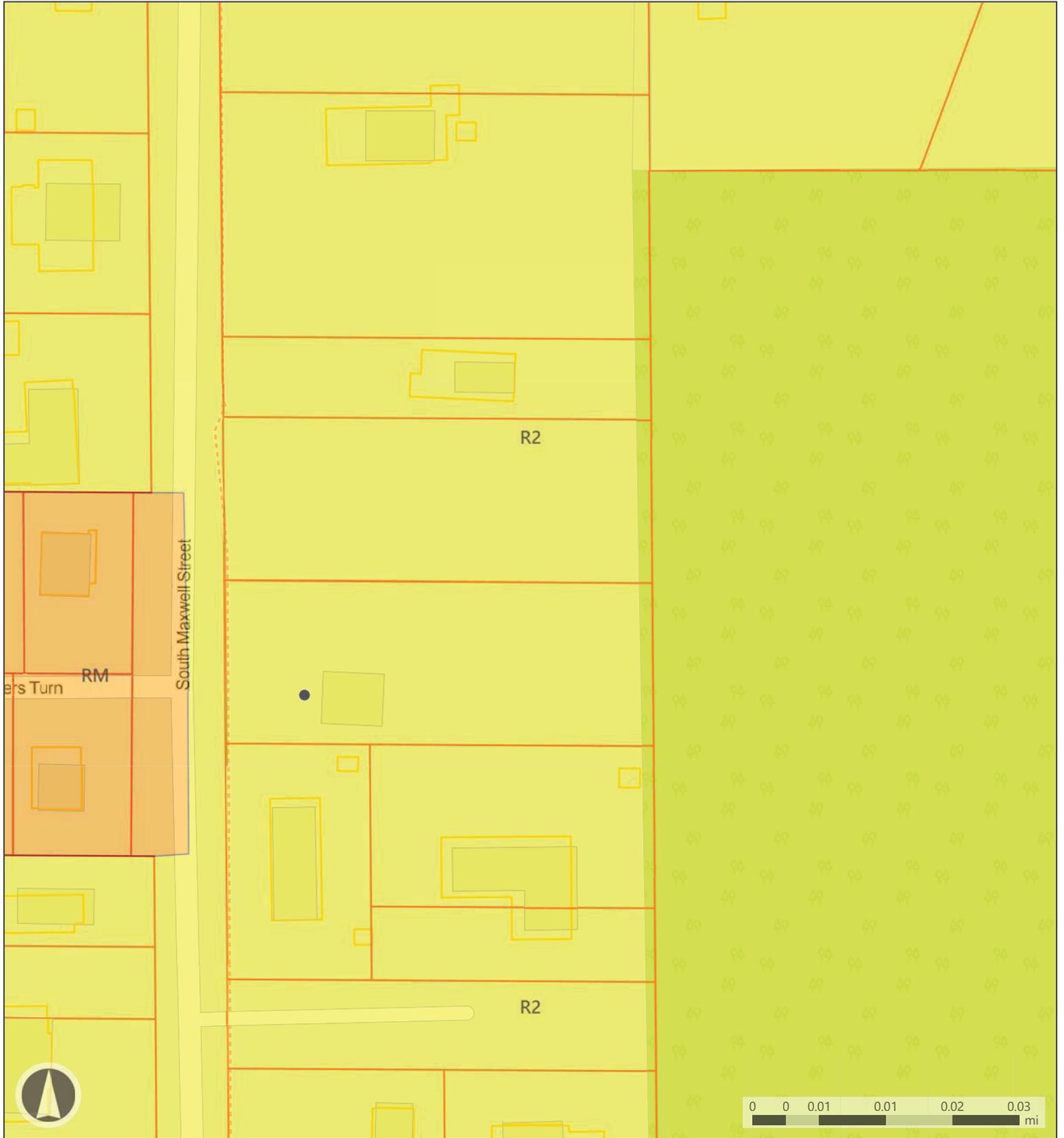
1. Approved per terms and conditions of Plat Committee case #SUB2025-12-0052.
2. Formal approval by the Board of Public Works to waive the photometric plan requirement.
3. For public improvements, a financial bond will be required per UDO Section 20.06.060(c)(3)(E)(iii) prior to signing and releasing the secondary plat.
4. Prior to the issuance of permits for the individual single-family homes, the new plat will need to be recorded with Monroe County.
5. Compliance with the Sustainable Development Incentives shall be verified with the submission of the building permits.



Map Legend

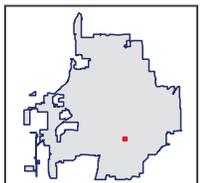
- Parcels
- RGB
 - Red: Band_1
 - Green: Band_2





Map Legend

- Residential Medium Lot
- Residential Multifamily
- Parcels
- Buildings



Petitioner's Statement**Oakstead Subdivision – 1829 S Maxwell Street**

Petitioner: Sable Beyers, Oakstead LLC

Zoning District: R2 (Residential Medium Lot)

Project Type: Infill Subdivision – **Secondary Plat Approval**

Date: January 2026

I. Project Description (Already Approved in January's Plat Committee Meeting)

1. The applicant proposes to subdivide the existing 0.99-acre parcel at 1829 S Maxwell Street (Lots 71 & 72 in Huntington Park Subdivision) into four (4) single-family residential lots. The property provides 180 linear feet of frontage along S Maxwell Street and is served by existing public water, sanitary sewer, and street infrastructure. Each lot will be 0.25 acres (45 × 293 feet) and will accommodate a small- to mid-size single-family dwelling constructed to Silver-Level National Green Building Standards (NGBS) certification. Use of the Sustainable Development Incentive (UDO §20.04.110) allows reduced side setbacks while maintaining compliance with R2 development standards.
2. **This submission is solely for secondary plat approval, as the primary plat was approved at the January Plat Committee meeting.**

Changes in Primary Plat

1. Street trees were updated per recommendation #1 from January's staff report: street trees adjacent to Lot 1 and the northernmost street tree of Lot 2 are small canopy trees. Remaining trees along Lots 2, 3, and 4 are placed on the east side of the sidewalk within the right-of-way and are large canopy trees.
2. Finished floor elevations are shown on each lot.
3. Street addresses were added.

Additional Documents Provided

1. Updated primary plat
2. Secondary plat
3. Approval statement from CBU
4. Street addresses from the City Planning and Transportation Department
5. Lighting plan requirement waiver from Kendall Knoke



Sable Beyers <sablebeyers2@gmail.com>

Oakstead Subdivision- Final Revisions

Jay Ramey <rameja@bloomington.in.gov>

Fri, Jan 30, 2026 at 9:24 AM

To: Tonia Ikediashi <tonia.ikediashi@bloomington.in.gov>, Sable Beyers <sablebeyers2@gmail.com>, Tyler Martin <tyler.fieldstone@gmail.com>, Jamie Kreindler <jamie.kreindler@bloomington.in.gov>, Eric Greulich <greulice@bloomington.in.gov>, Utilities Planreview <utilitiesplanreview@bloomington.in.gov>

Good Morning all, I am writing to confirm that CBU is Ok to approve the Secondary Plat as presented after revisions.

Please let me know if any of you have questions.

Thank you

On Fri, Jan 30, 2026 at 9:13 AM Tonia Ikediashi <tonia.ikediashi@bloomington.in.gov> wrote:

Tonia Ikediashi
Plan Central Project Coordinator
City of Bloomington Utilities
600 E Miller Dr., IN 47401
Office: 812-349-3676
EMAIL: tonia.ikediashi@bloomington.in.gov

[Quoted text hidden]

--
Jay Ramey
Senior Project Coordinator
City of Bloomington Utilities
P 812.349.3625
C 812.325.7060

 **7212 SECONDARY PLAT (01-19-26).pdf**
659K



**City of Bloomington
Engineering Department**

January 16, 2026

RE: New Address Assignment

This letter is your notice and record of a new address assignment. The City of Bloomington Engineering Department has assigned the following new address to the following location for:

Single new address:

Multiple new addresses: 1823 South Maxwell Street, Bloomington, IN 47401
1825 South Maxwell Street, Bloomington, IN 47401
1827 South Maxwell Street, Bloomington, IN 47401
1829 South Maxwell Street, Bloomington, IN 47401

Township/Section/Quarter: Perry/10/NW
State Parcel ID: 53-08-10-207-020.000-009

The Engineering Department will notify Monroe County, City of Bloomington Utilities (Water, Sewer), the US Post Office, and Emergency Services (Fire Department, Ambulance, and Police) of this new address. It is your responsibility, as property owner or resident, to notify any other interested parties of the new address (Title Company, banks, private utility providers, security companies, etc.).

Questions or comments can be directed to the City of Bloomington Engineering Department. Thank you for your cooperation in this matter.

Sincerely,

Mike Stewart
Transportation Engineering Analyst/Address Coordinator
City of Bloomington
Engineering Department

Sable Beyers <sablebeyers2@gmail.com>



1829 S Maxwell St - Lighting Plan

Thu, Feb 5, 2026 at 5:09 PM

Kendall Knoke <kendall.knoke@bloomington.in.gov>

To: Sable Beyers <sablebeyers2@gmail.com>, Maria McCormick <maria.mccormick@bloomington.in.gov>

Cc: Tyler Martin <tyler.fieldstone@gmail.com>

Sable, sorry your first email got buried.

Since this is a lighting plan for City leased street lighting, and we are a huge customer, he should have no problem doing the photometric plan for you. In the future, you can CC me on correspondence so he knows this is a request coming from the city. However, I've looked at the existing street lighting more closely, and I am comfortable waiving the requirement for a photometric plan on this subdivision. We still need to take this to the Board of Public Works for their ultimate approval, but our recommendation will be no change to the existing street lighting. I've included @Maria McCormick who will facilitate bringing this to the board for their approval. At this point, there's nothing more I need from you for this requirement to be satisfied.

Thanks,
Kendall

On Thu, Feb 5, 2026 at 2:58 PM Sable Beyers <sablebeyers2@gmail.com> wrote:

Hi Kendall,

Following up on the email I sent on January 26th. I may be making progress with Duke but I'm still unsure. Worst case scenario, is there an alternative to what we provide you?

Thank you,
Sable

On Mon, Jan 26, 2026 at 10:48 AM Sable Beyers <sablebeyers2@gmail.com> wrote:

Hi Kendall,

You and Tyler spoke about how to create a lighting plan for the infill subdivision at 1829 South Maxwell Street last week. You directed us to obtain a photometric plan from Tony Dickson at Duke Energy, correct?

I just received a message from Tony stating that he can not provide a photometric plan because it's only provided to lighting customers who are purchasing lighting systems.

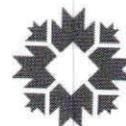
Did I misunderstand you or is there an alternative solution to providing this requirement? We appreciate your help on this!

Thanks,
Sable

--



City of Bloomington
Planning Department



- PLAN COMMISSION
- PLAT COMMITTEE
- BOARD OF ZONING APPEALS
- HEARING OFFICER
- COMMON COUNCIL
- STAFF LEVEL

CASE# _____
 FILING DATE _____
 FILING FEE \$ _____
 HEARING DATE(s) ____/____/____
 HT ACCT# _____
 PLANNER: _____

ADDRESS OF PROPERTY 1829 S. Maxwell St

Applicant's Name Sable Beyers Phone 812-327-8734
 Address 417 W. Vern St. Bloomington 47404 Email Sablebeyers2@gmail.com
 Owner's Name Dakstead LLC Phone 812-327-8734
 Address 417 W. Vern St. Bloomington 47404 Email Sablebeyers2@gmail.com
 Counsel or Consultant _____ Phone _____
 Address _____ Email _____
 Contact for payment for legal ad: Sable, 812-327-8734
 Parcel Number(s): 63-08-10-207-020.000-009

STAFF USE ONLY – TO BE COMPLETED BY STAFF

Plan Commission/Plat Committee

BZA/Hearing Officer

- Change of Zone
- Site Plan Review
- Planned Unit Development (Preliminary Plan)
- Planned Unit Development (Final Plan)
- Primary Plat Review
- Secondary Plat Review

- Appeal from Administrative Decision
- Conditional Use
- Variance

Common Council

- Right-of-Way Vacation

Description of Request: _____

This application must be accompanied by all required submittals and plan elements, as indicated for the requested approval. Submittal of plans for review by City of Bloomington Utilities is required at or prior to time of application. Present CBU verification of receipt of plans at time of filing. Applicants are required to meet with a planner to review their request prior to filing an application. No applications will be accepted without prior Staff consultation. Staff reserves the right to schedule hearing dates for petitions subject to complete submittals and previously filed cases. Notices to adjacent property owners should not be mailed until hearing dates have been confirmed.

I (we) agree that the applicant will notify all adjacent property owners at the applicant's expense.
 I (we) further agree that the Planning Department will cause a legal notice of this application to be published in a paper having general circulation in Bloomington at the applicant's expense.
 I (we) certify that all foregoing information is correct and that I (we) are the owners (legal agents for owners) of property subject to this application and authorize Staff to inspect the site as needed.
 If applicant is other than recorded owner, an affidavit designating authority to act on owner's behalf, must accompany this application.

Applicant Signature: [Signature] Date: 01-30-20 Staff Initial: _____

401 N. Morton Street · Bloomington, IN 47404 City Hall Phone: (812) 349-3423 · Fax: (812) 349-3520

www.bloomington.in.gov
E-mail: planning@bloomington.in.gov



8.14.25

Beyers Realty
Attn: Sable Beyers/Tyler Martin

Re: NGBS Silver Certification
3 or 4 New Construction Single Family homes – Bloomington Indiana

Thank you for the opportunity to present this NGBS Certification proposal for the aforementioned project. Simply Sustainable LLC will provide to Beyers Realty the following services:

Roles and Responsibilities for service provided:

1. Project Registration

- o Establish professional connection with project team
- o Verifier will be responsible for registering the project with Home Innovation Labs for NGBS. The main contact listed will be responsible for paying any program certification fees direct to Home Innovation Labs as instructed.

2. Preliminary Rating

- o Verifier must attend the Preliminary Rating meeting and should;
 - a) Communicate the intent and requirement of each credit and prerequisite within the NGBS Rating System and how they will be verified
 - b) Facilitate for a design charrette upon request with Catalyst assistance, and offer guidelines, planning and feedback.
 - c) Review plans, notes, checklists and product submittals as needed and provide notes to ensure adherence to the green goals and requirements set for the project, specifically NGBS
 - d) Develop and implement plan, with Catalyst assistance, for the verification activities in alignment with the relevant energy code, NGBS requirements,
 - e) Offer contractor and subcontractor training, as needed for all key project workers, i.e. insulator, HVAC installer/designer, landscaper, property manager, General Contractor, Superintendent, Project Manager or others.
 - f) Communicate requirements and expectations for verification and performance testing clearly
 - g) Participate in team meetings upon request to track project development
 - h) Provide ongoing project support, with problem resolution and analysis of issues (if any) as they arise

3. On-Site Verification

- o Provide on-site verification services for the project pursuing NGBS certification, including:

Authentign ID: FF73FC8F-8EE4-FD11-6195-000D3A1E5303

- a) Visually verify installed components of project as they relate to the rating system requirements
- b) Verify required calculations were completed by project team and meet the requirements of the rating system
- c) Collect and verify results of performance testing if required
- d) Verify all documents, such as equipment and product specifications
- e) Follow Verification and Submittal Guidelines for each credit and prerequisite
- f) Record results of field verification and communicate results with project team
- g) Fulfill documentation requirements for submittals

4. Final Verification

- o Perform all services identified in item 3 above.
- o Research, accumulate and manage documentation materials required for verification and certification as part of the program, with Catalyst assistance, including all test and verification results
- o Review for completion, the home owner manual and tenant walkthrough and training as required by NGBS, including product information, warranty, and maintenance, systems, plans, checklists, as well as additional information on Energy Star, green power, recycling options, green cleaning, and landscaping.
- o Review for completeness information provided by project team, including:
 - a) Photos
 - b) Manuals
 - c) Required docs
 - d) Signatures
- o Submit complete documentation with signatures to Home Innovation Labs
- o If and/or when failures occur during verification, ensure that the project team and, when applicable, Home Innovation Labs, is notified
- o Participate in conference calls as needed with Home Innovation Labs as part of the certification process.

Clarifications and Prohibitions

- o If and/or when failures occur during verification, the Verifier/Energy Rater may not physically correct the failures
- o All verification services on the project must be overseen by the Verifier
- o Verifiers cannot be responsible for any design (e.g. architectural design, HVAC design, plumbing design, landscape or irrigation system design, electrical or solar design) or construction related services on the same project that he/she rates on, but may consult if part of scope of work.
- o Services and fees stated herein are similar regardless of level of certification achieved.
- o Verifier does not have the authority to "certify" the project, certifying body is Home Innovation Labs

AuthentSign ID: FF73FCBF-EEE4-FD11-8195-00003A1E5303

Fee:

NGBS Verifier Fee - \$6,000 flat fee for 3 homes OR \$7,000 for 4 homes

Christin Kappel, NGBS Master Verifier

President of Simply Sustainable LLC.
4421 Maldenhair Drive
Indianapolis IN 46239
765.412.2099
christin@simplysustainablellc.net

Reimbursables (Estimated NGBS Required Fees) :

1. Energy Rater (NGBS Testing): estimated until full bid received - \$650-800 per home

Total contract amount estimate: \$8,400 (3 homes)-\$10,200 (4 homes) for NGBS Certification (price does not reflect certification fee due through Home Innovation Labs (\$200 per home paid directly to Home Innovation Labs)

If this proposal is accepted, please sign (either digital or hard copy) and email or mail a copy to me for our files.

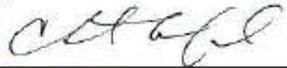
Thank you for the opportunity to serve you. I look forward to working with you on this project. If you have any questions concerning this proposal please call me.

Simply Sustainable LLC.

Christin Kappel, Principal

Proposal and attached Terms and Conditions are presented and accepted by the following parties for the referenced Project: NGBS Certification Bloomington IN

Simply Sustainable LLC.

By: 
Christin Kappel
Managing Member

By: 
Printed Name: Sable Beyers
Title: Member

Terms and Conditions

Simply Sustainable (SS), shall perform the services outlined in this agreement for the stated fee. Unless otherwise specified, the laws of the principal place of business of SS shall govern this agreement.

Access to Site / Ownership of documents:

Unless otherwise stated, SS will have access to the site for activities necessary for the performance of the services. SS will take precautions to minimize damage due to these activities, but has not included in the fees the cost of restoration of any resulting damage. All documents produced by SS under this agreement shall remain the property of SS and may not be used by the client for any other endeavor without the written consent and compensation of SS.

Billing / Payment / Reimbursement / Termination of Services:

SS will invoice on the 25th of the month with payment due and payable by the 15th of the following month. Invoices will be submitted monthly for services and reimbursable expenses and are due when rendered. Invoices shall be considered PAST DUE if not paid within 30 days after the invoice date. A service charge will be charged at 2.0% (or the legal rate) per month on the unpaid balance. In the event any portion of an account remains unpaid 90 days from the invoice date, the client shall pay the cost of collection, including reasonable attorney's fee and expenses. This agreement may be terminated upon a ten day written notice by either party should the other fail to perform his obligations hereunder. SS may without waiving any claim or right against client, and without liability whatsoever to the client, terminate the performance of the service. SS will bill all reimbursable expenses at "Cost plus 10%", as defined in A.I.A. Document B141. All "additional services" will be invoiced at the "hourly rate", shown below. No "additional services" will be started until a "scope of work" is defined, and written "authorization to proceed" is provided by the Owner. Hourly Rate: LEED AP/Green Rater: \$110.00.

Indemnifications:

The client shall indemnify and hold harmless SS and all of its personnel from and against any and all claims, damages, losses, and expenses (including reasonable attorney's fees and expenses) arising out of or resulting from the performances of the services, provided that any such claims, damages, loss, or expenses is caused in whole or in part by the negligent act or omission and/or liability of the client, anyone directly or indirectly employed by the client (except SS) or anyone for whose acts any of them may be liable. In the event of termination, the client shall pay SS for all services rendered to the date of termination, all reimbursable expenses, and reasonable termination expenses. SS commitments as set forth in this agreement are based on the expectations that all of the services described in this agreement will be provided. In the event the client later elects to reduce SS's scope of services, the client hereby agrees to release and hold harmless, defend and indemnify SS from any and all claims, damages, losses, or cost associated or arising out of such reduction in services.

Risk Allocation:

In recognition of the relative risks, rewards, and benefits of the project to both the client and SS, the risk have been allocated so that the client agrees that, to the fullest extent permitted by law, SS total liability to the client, for any and all injuries, claims, losses, expenses, damages, or claim expenses arising out of this agreement, from any cause or causes, shall not exceed the total amount of \$50,000.00. Such causes include, but are not limited to the SS's negligence, errors, omissions, strict liability, breach, of contract, or breach of warranty.

Standard of Care / Compliance with Laws:

The consultant/Green Rater shall perform its services consistent with the professional skill and care ordinarily provided by consultant/Green Raters practicing in the same or similar locality under the same or similar circumstances. The consultant/Green Rater shall perform its services as expeditiously as is consistent with such

Page | 4 of 5

Proposal: Bloomington Homes

NGBS Services

8.14.25

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professional skill and care and the orderly progress of the Project. Consistent with its standard of care the consultant/Green Rater's work product shall seek to comply with applicable programs, laws and Codes as determined by USGBC/NAHB and the project architect and their official interpretation thereof. The consultant/Green Rater shall not be responsible for any changes in the programs, laws, Codes, or official interpretations thereof, and shall be entitled to additional compensation for any services related to such changes. The consultant/Green Rater may rely on the opinions and advice of architects, building officials, or other knowledgeable persons for purposes of satisfying this obligation. The consultant/Green Rater shall not be responsible for the acts or omissions of the Owner, Contractor or subcontractors, and their respective agents or employee, or any other persons or entities performing work on the Project who is not under the direct control or authority of the consultant/Green Rater.

Safety:

SS is not responsible for job site safety. If conditions are observed at a job site, SS representatives will immediately report the condition to the job site superintendent. The Owner recognizes that the Contractor and subcontractors will be in control of the Project site and exclusively responsible for construction means and methods and jobsite safety. Accordingly, the Owner shall require all contractors and subcontractors to defend, indemnify, and hold harmless the Owner and SS from any and all claims, losses, suits, damages, and liabilities, including attorney's fees and costs, arising in any way from such contractor's or subcontractor's services or work product, except to the extent caused by SS's sole negligence. In support of this obligation, the Owner shall require all contractors and subcontractors to include the Owner and SS as additional insured under the insurance policies applicable to the Project. SS shall not be responsible for damages, losses, costs, or claims caused by the contractors or subcontractors, except only to the extent caused by SS's sole negligence.

Warranty:

Leadership in Energy and Environmental Design (LEED) Certification/ NAHB National Green Building Standard is determined by the US Green Building Council/NAHB, and cannot be fully controlled by the Client or Simply Sustainable LLC. The client acknowledges that the requirements for LEED/NGBS certification can be subject to various and possibly contradictory interpretations. SS therefore will use reasonable professional efforts to interpret applicable LEED/NGBS requirements as they apply to the project. SS however cannot and does not warrant or guarantee that the client's project will comply with interpretations of the USGBC/NAHB or particular LEED/NGBS requirements as they apply to the project.

Limitation on Analysis:

SS opinions and analysis on the energy savings or cost savings by implementing "green" / sustainable systems, innovative, or environmentally friendly alternative systems, including those utilizing LEED or NGBS certification purposes, are made on the basis of SS's experience and qualifications and represent SS's best judgment as a professional generally familiar with such systems. Typically, such opinions and analysis is based upon prior projects or information obtained from third parties, which cannot always be verified. SS has no control over services furnished by others, over contractor's means and methods, operations and maintenance, commissioning, utility pricing, or other market conditions – all of which can have an impact on actual energy and cost saving. Accordingly, SS cannot and does not guarantee that actual energy and cost saving will not vary from opinions and analysis of probable savings.

Limitation on Performance:

In order to meet the Owner's program requirements in applying for LEED/NGBS certification (or other sustainable / green design objectives), SS has specified certain products based on unverified information provided by manufacturers', suppliers, or other third-parties. Accordingly, SS cannot and does not warrant that the performance, suitability, or other information supplied by such manufacturers, suppliers, or other third-parties is reliable, accurate, or complete. Since SS is not in a position to independently verify the accuracy and/or completeness of this information, SS shall not be responsible for any damages, claims, or losses that may arise as a result of erroneous information provided by manufacturers, suppliers, or other third-parties.

End

Bloomington Plat Committee

Case #: SUB2026-02-0003

Location: 616 W 15th ST

Date: March 9, 2026

Staff Report

Petitioner/Owner:

Blackwell Contractors, Inc & Joe Kemp Construction
PO Box 3400
Bloomington, IN, 47402

Consultant:

Caylan Evans (Bloom Design +Build)
PO Box 67
Bloomington, IN 47402

Request

The petitioner is requesting primary plat approval of a two-lot subdivision of 0.22 acres in the Residential Small Lot (R3) zoning district. The petitioner is requesting Secondary Plat approval to be delegated to staff.

Background

- Area: 0.22 acres
- Current Zoning: Residential Small Lot (R3)
- Comprehensive Plan Designation: Mixed Urban Residential
- Existing Land Use: Vacant
- Proposed Land Use: Dwelling, Single Family
- Surrounding Uses:
 - North - Self storage
 - South - Dwelling, Multifamily
 - East - Dwelling, Single-family Detached
 - West - Dwelling, Single-family Detached

Report

The petitioner is requesting primary plat approval for a 2 lot subdivision of 0.22 acres in the Residential Small Lot (R3) zoning district. The property is located on the North side of W 15th ST. Surrounding land uses include low-density residential to the East and West. Multifamily apartments are located across the street to the South and there is a large parcel to the North

used for self storage. All surrounding properties are zoned Residential Small Lot (R3). The 0.22 acre site is currently vacant.

The property has 71.86 linear feet of frontage along W 15th ST and is served by existing public water, sanitary sewer, and street infrastructure. Each lot will be 0.097 acres. The petitioner filed with City of Bloomington Utilities (CBU), and their plans were approved on February 2, 2026.

W 15th Street requires 60' of right-of-way. The petitioner is dedicating the required 30' from the road centerline. A 6' wide sidewalk and minimum 5' wide tree plot with street trees are required along W 15th Street and have been shown. The petitioner proposes to utilize Sustainable Development Incentives to decrease minimum lot width by 28% to 35.93ft, which falls within the 40% reduction allowed through the use of the Incentives. This subdivision will use Silver-Level National Green Building Standards (NGBS) Option 2 as found in BMC 20.04.110(d).

20.06.060(c)(3)(E) Primary Plat Review

The Plan Commission or Plat Committee shall review the primary plat subdivision petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6) (Approval Criteria) and the following standards:

- I. All subdivision proposals shall be consistent with the need to minimize flood damage.
- II. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- III. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards
- IV. Base flood elevation data shall be provided for subdivision proposals and other proposed development (including manufactured home parks and subdivisions), which is greater than the lesser of 50 lots or five acres.
- V. All subdivision proposals shall minimize development in the SFHA and/or limit intensity of development permitted in the SFHA
- VI. All subdivision proposals shall ensure safe access into/out of SFHA for pedestrians and vehicles (especially emergency responders).

Proposed Finding

The site currently drains to the north and no on-site storm water detention has been required by City of Bloomington Utilities (CBU). Individual drainage plans for each lot will be finalized at the time of a building permit. Water and sanitary sewer connections for each lot will be connected to existing infrastructure on W 15th ST. There are no portions of this site that lie within the 100-year regulatory special flood hazard area.

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

- I. Compliance with this UDO
- II. Compliance with Other Applicable Regulations
- III. Compliance with Utility, Service, and Improvement Standards
- IV. Compliance with Prior Approvals

Proposed Finding

Both of the proposed lots meet the minimum lot area and lot width standards of the UDO through the use of the Sustainable Development Incentives. Minimum lot width is reduced from 50ft to 35.93ft using sustainability incentives. There are no other known applicable regulations that would apply to this property or subdivision. Approval from the City of Bloomington Utilities Department is required for the utility connections to the new house. Preliminary plans for sewer and water connections have been submitted to and reviewed by CBU with no major obstacles identified. There are no other known prior approvals for this property.

20.06.040(d)(6)(D) Additional Criteria Applicable to Primary Plats and Zoning Map Amendments (Including PUDs)

- 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 adopted plans and policies.
- II. Consistent with Intergovernmental Agreements
The proposed use and development shall be consistent with any adopted intergovernmental agreements and shall comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this UDO.
- III. Minimization or Mitigation of Adverse Impacts
 1. The proposed use and development shall be designed to minimize negative environmental impacts and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.
 2. 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.
 3. The proposed use and development shall not result in significant adverse fiscal impacts on the city.
 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.
- IV. Adequacy of Road Systems

1. Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed use and development shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.
2. The proposed use and development shall neither cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

V. 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.

VI. 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

The proposed plat and potential use of the properties is consistent with Comprehensive Plan designation of the property as Mixed Urban Residential, which "includes both single-family residences and larger 2-4 story apartment buildings. They are built at higher densities than the Neighborhood Residential." There are no Interlocal Agreements that would pertain to this subdivision. There are no expected adverse impacts as a result of this plat. The proposed plat allows the creation of one additional single family lot that is consistent with the requirements of the UDO with access to an existing road system, public services, and public facilities. The petitioner shows the required 6' wide sidewalk and minimum 5' wide tree plot with street trees along W 15th ST. All adjacent facilities and infrastructure are adequate to support the proposed use. No phasing of the plat is expected or approved.

PLAT REVIEW

The proposed subdivision is following the Infill Subdivision (IS) design standards.

Subdivision Standards:

Parent tract size (minimum): None

Parent tract size (maximum): 3 acre

Open space required: Not required

Lots served by alleys: Not required
Block length: Not required
Cul-de-sac length: Not permitted.

Transportation facilities:

W 15th ST has a Neighborhood Residential typology according to the Transportation Plan. The petitioner is dedicating the required 30' of right of way from the road centerline.

On-street parking: On-street parking is not restricted along W 15th ST.

Tree plot width: The required 6' wide sidewalk and minimum 5' wide tree plot along W 15th ST are shown on the plan. Three large canopy street trees are proposed to be planted in the tree plot.

Lot Establishment Standards:

Lot area and lot width: The minimum lot width in the R3 district is 50' and the minimum lot area is 5,000 square feet. Both of the proposed lots meet the UDO standards for lot size. Both lots use sustainability incentives to reduce the minimum lot width by 28% to 35.93ft., which falls within the 40% allowed through the use of the incentives.

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

Lot access: All of the proposed lots have frontage on a public street with direct frontage on W 15th ST.

Setback lines: Sustainability incentives have been used to reduce the rear setback from 25ft to 15ft and reduced the side setbacks to 5ft regardless of the number of floors.

Stormwater Standards: No on-site stormwater detention has been required by CBU. Individual drainage plans for the new lot will be reviewed by CBU with the building permit.

Right-of-Way Standards:

ROW width: W 15th Street requires 60' of right-of-way. The petitioner is dedicating the required 30' from the road centerline. A 6' wide sidewalk and minimum 5' wide tree plot with street trees are required along W 15th Street.

Environmental Considerations: There are interior trees on the property however, the amount of preservation is less than the 8,712 square feet, so no easements are required. There may be

some canopy required to be retained at the building permit stage. There are no other regulated environmental features on this property.

Utilities: Utility service and facilities are located along W 15th ST, the proposed new lot will connect to utilities in place along W 15th. City of Bloomington Utilities has reviewed the proposed plat. The water meter will need to be relocated.

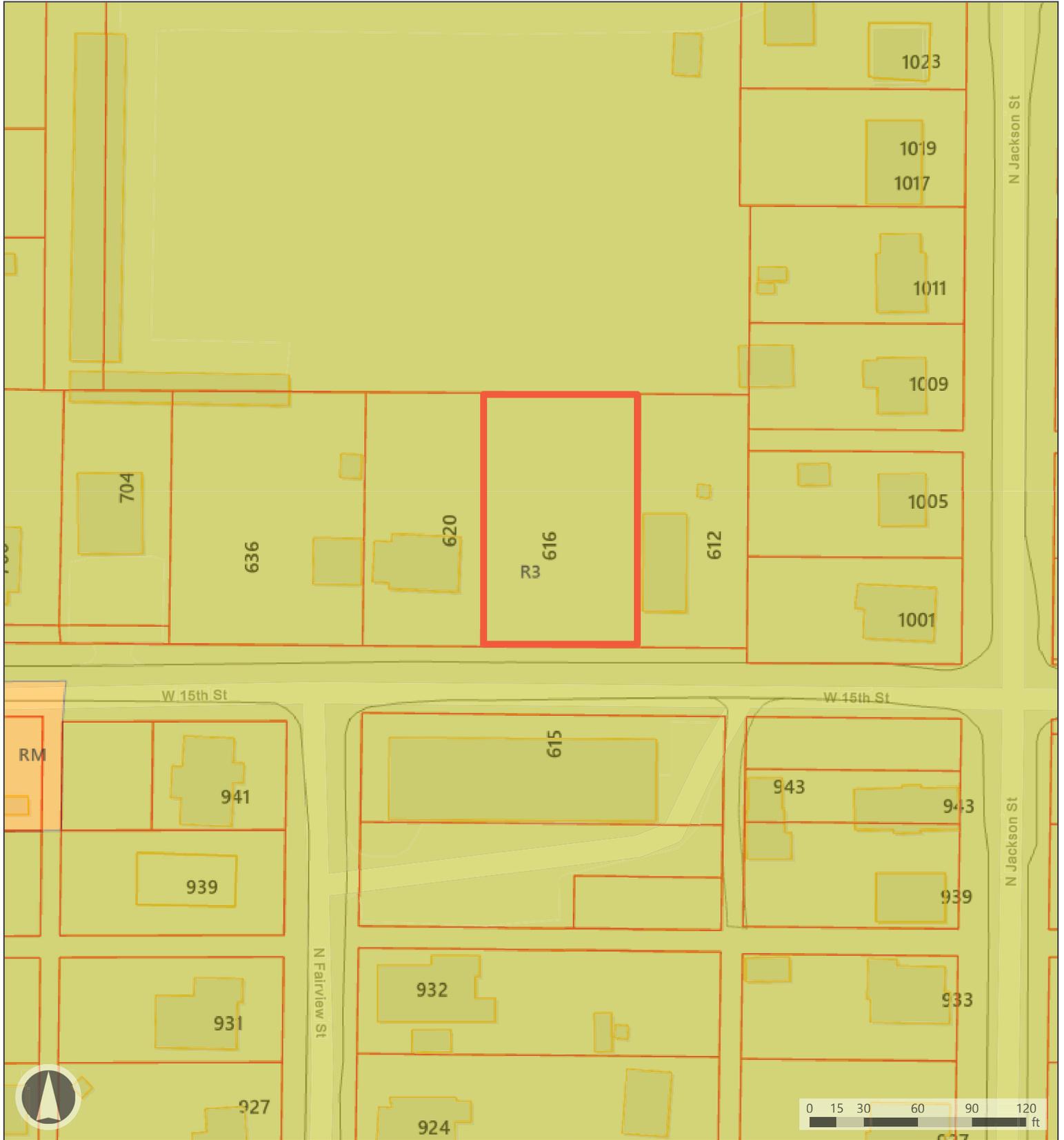
Conclusion

This primary plat meets the requirements established by the UDO and creates an additional infill lot that could be developed with a single family home by right. This is congruent with the goals of the Comprehensive Plan that identifies the need for the creation of new dwelling units while also ensuring future structures built here are sustainable.

Recommendation

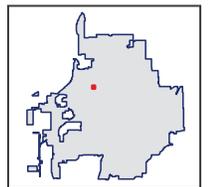
The Planning and Transportation Department recommends that the Plat Committee adopt the proposed findings and approve the primary plat with the following conditions of approval:

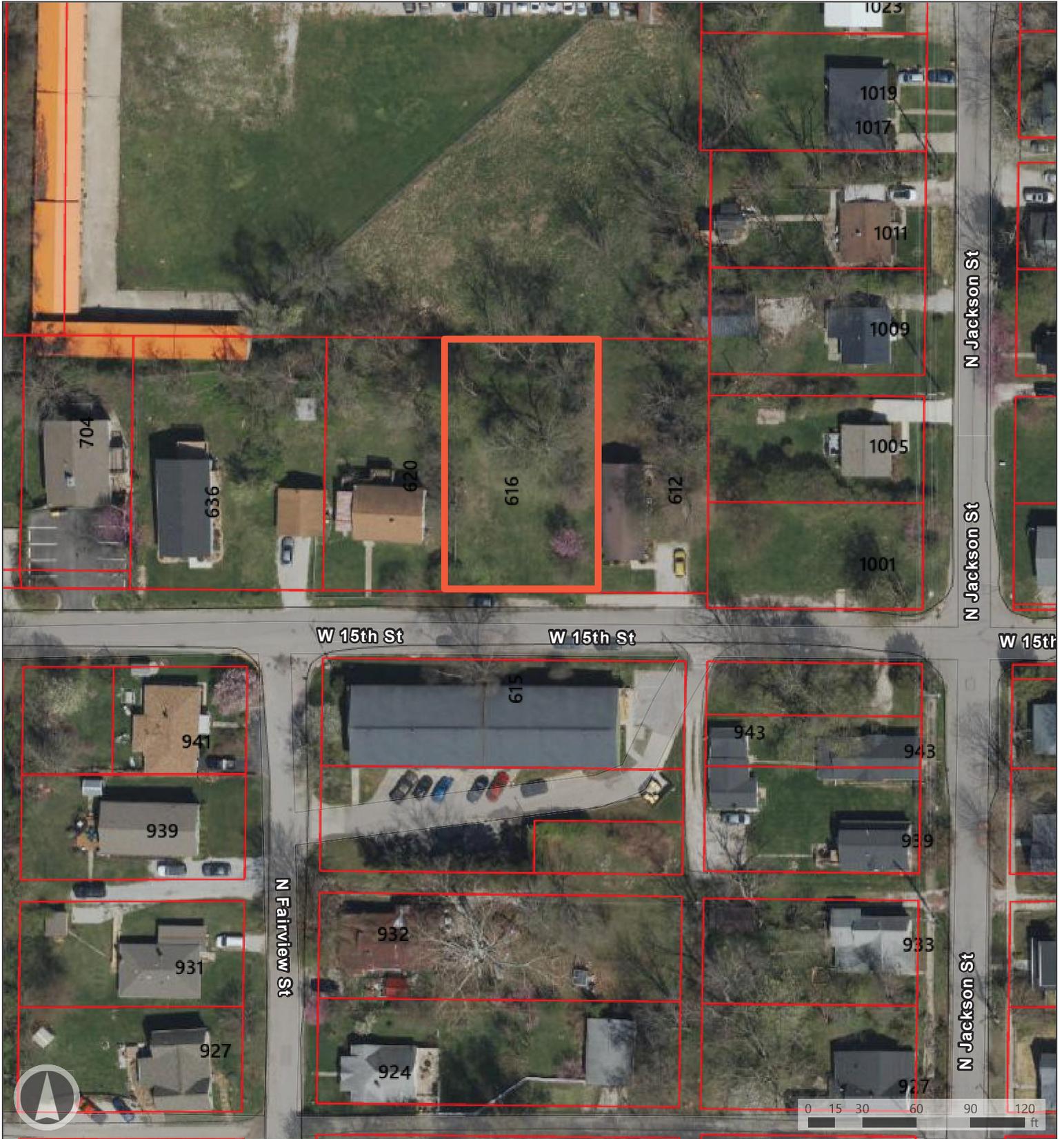
1. The petitioner shall submit proof that the project is compliant with Silver Level National Green Building Standards in the form of a NGBS Verifier Signed Engagement Letter.
2. Prior to the issuance of permits for the individual single-family homes, the new plat will need to be recorded with the Monroe County Recorder's Office.
3. Street trees are required not more than 30' from center along the entire property frontage.



Map Legend

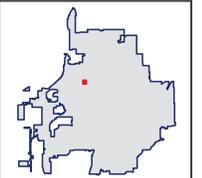
- Residential Small Lot
- Residential Multifamily
- Parcels
- Buildings
- Bloomington Municipal Boundary
- Pavement
- Alley





Map Legend

- Parcels
- Pavement
- Alley
- Bloomington Municipal Boundary



Bloom Design + Build, LLC

PO Box 67, Bloomington, Indiana

Petitioner's Statement/Description

15th Street Sustainable Subdivision, Primary Plat Review: Plat Committee Review

Petitioner: Blackwell Contractors, Inc. & Joe Kemp Construction, LLC, Bloomington, Indiana

Property Description

616 W 15th Street is a vacant, residential lot near the intersection of West 15th Street and North Jackson St. The property is zoned R3 (Residential Small Lot). The property is bound by commercial uses to the North, multifamily apartments to the South, and single-family residences to the East and West. Adjacent Zoning is R3 Residential.

Infill Subdivision Request

Blackwell Contractors, Inc. & Joe Kemp Construction, LLC, the Owners of the property, are filing a request for a newly created infill subdivision. Bloom Design + Build, LLC, is submitting the application as Design Consultant on behalf of the Owners. Smith Design Group is the Engineer preparing the site plan/plat. The proposal meets the development standards in the UDO. The existing lot at 616 W 15th Street would be subdivided into two lots per the preliminary plat submitted with this application. However, the proposed plat does not meet the dimensional standards for R3 zoning. The minimum lot width for newly created lots in the R3 Zoning is fifty feet. The proposed lot width for the newly created lots is approximately thirty-six feet. However, the Affordable Housing and Sustainable Development Standards & Incentives (UDO Chapter 20.04.110) allow for reduced dimensional standards in single family construction in the R3 Zoning. Specifically, Lot Width minimums can be reduced by up to 40%. At thirty-six feet wide, the newly created lots would represent a 28% reduction of the minimum lot width of fifty feet. As such, the petitioner will follow the affordable housing or sustainable development incentive standards for future development of each lot, specifically the NGBS Silver Rating for Single Family New Construction.

The petitioner is requesting Primary Plat Approval review by the Plat Committee at the 3/9/2026 Plat Committee Hearing, and the Secondary Plat Approval be completed by Planning Staff.

