

CITY OF BLOOMINGTON



PLAN COMMISSION

May 16, 2022

5:30 p.m.

Council Chambers, Room #115

Zoom Meeting:

<https://bloomington.zoom.us/j/85949323959?pwd=Ym1yNW1ZYk1KS0NyRV A2MzVFdE5PQT09>

Meeting ID: 856 4932 3959

Passcode: 144588

**CITY OF BLOOMINGTON
PLAN COMMISSION (Hybrid Meeting)
May 16, 2022 at 5:30 p.m.**

❖City Council Chambers – Room #115

❖Virtual Link:

<https://bloomington.zoom.us/j/85949323959?pwd=Ym1yNW1ZYk1KS0NyRVA2MzVFcE5PQT09>

Meeting ID: 856 4932 3959

Passcode: 144588

Petition Map: <https://arcg.is/0KCiKf>

ROLL CALL

MINUTES TO BE APPROVED: April 11, 2022

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

Fee Schedule Change

PETITIONS CONTINUED TO: June 13, 2022

PUD/DP-24-21 Robert V Shaw

N Prow Road: 3500 block of N Hackberry Street

Request: Petitioner requests Final Plan and Preliminary Plat amendment for Ridgefield PUD and Subdivision Section V.

Case Manager: Jackie Scanlan

SP-06-22 Strauser Construction Co., Inc.

3000 & 3070 S Walnut St.

Request: Major site plan approval to construct a 9 building self service Storage facility with 10 new vehicle parking spaces.

Case Manager: Karina Pazos

CONSENT AGENDA:

PUD-03-22 Trinitas Ventures

1550 N Arlington Park Drive

Re: Amendment to the district ordinance and preliminary plan for an approved PUD

PETITIONS:

SP-05-22 MHG Apartments

1210, 1220, 1320, 1404, 1414 W. Arlington Rd.

Request: Major site plan approval to allow the construction of a multifamily Residential building with 213 dwelling units in the Residential Multifamily (RM) zoning district.

Case Manager: Eric Greulich

***Next Meeting June 13, 2022*

Last Updated: 5/13/2022

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.

Fee Schedule Memo

To: Bloomington Plan Commission

From: Jackie Scanlan, AICP Development Services Manager

Date: March 11, 2022

Re: Fee Schedule Update

The Planning and Transportation Department proposes to update the Fee Schedule, which is located in Article III of the Rules and Procedures portion of the Administrative Manual. The Manual lays out fees for particular petitions and permits administered by the Department. The fees have not been wholly updated since 2013, with a previous update in 1997. The fee per square foot for certificates of zoning compliance related to building permits have been visited in the last few years.

Site plan fees were parsed for clarity, floodplain development permit was added because it is new with the 2019/2020 Unified Development Ordinance update, and other fees were altered based on staff time devoted to the types of petitions, as well as fees of other municipalities.

The proposed Fee Schedule is attached. New text is in red, text to be removed is highlighted yellow.

Planning and Transportation Fee Schedule

●Plan Commission / Plat Committee Filing Fees (Application Fees)	
REZONE	
Rezone to Single-Family Rezone (Zoning Map Amendment)	\$250 + \$25/Acre \$500 + \$25/Acre
Rezone to Non Single-Family	\$500 + \$50/Acre
Rezone to Planned Unit Development (PUD)	\$1000 + \$100/Acre
Planned Unit Development (PUD) Amendment (District Ordinance and Preliminary Plan)	\$500 + \$50/Acre
PLATS AND PLAT AMENDMENTS	
Preliminary Primary	\$300 + \$25/Lot \$500 + \$50/Lot
Final Secondary	\$300 + \$25/Lot \$300 + \$50/Lot
Preliminary & Final	\$300 + \$50/Lot \$1000 + \$100/Lot
Plat Vacation	\$250
Primary or Secondary Plat Amendment	\$250 + \$25/Lot Amended
SITE PLAN/FINAL PLAN SITE PLAN/FINAL PLAN AND SITE PLAN AMENDMENT/FINAL PLAN AMENDMENT	
Residential Remodels	200 \$250 + \$25/New Dwelling unit
Residential Addition	\$200 + \$25/Dwelling unit \$250 + \$25/New Dwelling unit
Residential New Construction	\$400 + \$25/Dwelling unit \$500 + \$25/Dwelling unit
Non-Residential/Mixed Use Remodels	\$300
Non-Residential/Mixed-Use Addition	\$200 + \$0.10/s.f. \$250 + \$.10/s.f. for new non-residential space + \$25/New Dwelling unit
Non-Residential/Mixed-Use New Construction	\$400 + \$0.10/s.f. \$500 + \$.10/s.f. for non-residential space + \$25/Dwelling unit
●BZA / Hearing Officer Filing Fees (Application Fees)	
VARIANCES	
Use Variance	\$500
Development Standards Variance - Single Family Uses	\$100 \$100 + \$50 for additional variance
Development Standards Variance - Non-Single Family Uses	\$500 \$500 + \$50 for additional variance
CONDITIONAL USE	
Home Occupation	\$100
Other	\$250
●Administrative Fees (ROW Vacation, Permit Fees, Service Fees)	
RIGHT-OF-WAY (ROW) VACATION	
ROW Vacation	\$500
PERMIT FEES	
Permanent Sign	\$125/per sign

Temporary Sign	\$75/up to (3) 30-day sign permits per year
Change of Use	\$250
Temporary Use	\$250
Outdoor Seating in ROW (Seating & Merchandise Encroachment)	\$100
Right-of-Way Excavation	\$100 minimum (\$50 minimum for boring)
Grading	\$115 per acre (prorated if less than 1 acre) \$100 + \$125/acre
Floodplain Development	\$100
SERVICE FEES	
Letter of Zoning Verification (Other Services)	\$100
Lot line Adjustment (Other Services)	\$100
Certificate of Occupancy Inspection (Inspection Fees) Temporary or Permanent	\$100

Memo regarding case #PUD-03-22

To: Bloomington Plan Commission
From: Eric Greulich, Senior Zoning Planner
Date: May 16, 2022
Re: PUD-03-22, Trinitas PUD amendment

At the March 14, 2022 Plan Commission meeting, the Plan Commission heard case #PUD-03-22 for Trinitas Ventures for an amendment to the District Ordinance and Preliminary Plan for the PUD at 17th and Arlington. The Plan Commission voted to forward the petition to the Common Council with a negative recommendation to amend the PUD to allow for the proposed lots for signage and with a positive recommendation to amend the list of uses.

However, during the time period before being heard at the Common Council, the petitioner elected to completely withdraw the petition. Therefore, at the May 4, 2022 Common Council meeting, the Council voted not to adopt the proposed amendment.

Since the Plan Commission recommendation included a positive recommendation and the Council voted against that positive recommendation, the Plan Commission must therefore ratify the action of the Council. This path was outlined as the most appropriate way to satisfy the petitioner's request to withdraw the petition.

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT**

**CASE #: SP-05-22
DATE: May 16, 2022**

Location: 1210, 1220, 1320, 1404, 1414 W. Arlington Rd

PETITIONER: MHG Apartments
1220 Brookville Way, Indianapolis, IN

CONSULTANTS: Smith Design Group
2755 E Canada Drive, Bloomington, IN

REQUEST: The petitioner is requesting major site plan approval to allow the construction of a multifamily residential building with 213 dwelling units in the Residential Multifamily (RM) zoning district. Also requested is approval of the use of the Sustainable Development incentives.

BACKGROUND:

Area: 6.9 acres
Zoning: Residential Multifamily (RM)
Comp Plan Designation: Neighborhood Residential
Existing Land Use: Single and Multifamily Residences
Proposed Land Use: Multifamily Residences
Surrounding Uses: North – Single family residence
West – Offices
East – Multifamily residences
South – Undeveloped

REPORT: The overall petition site encompasses six properties that are located at 1210, 1220, 1320, 1404, and 1414 W. Arlington Road and are zoned Residential Multifamily (RM). Surrounding zoning includes Residential Multifamily (RM) to the north, Mixed-Use Medium Scale (MM) to the east, and Mixed-Use Neighborhood Scale to the west and south. The surrounding properties have been developed with a mix of single and multi-family residences to the north and east, with offices and residences to the west and south. This site has been developed with a mix of single and multifamily residences and has several trees along the property border with no known regulated environmental features.

The petitioner is requesting major site plan approval to allow the construction of a four-story multifamily building with 213 dwelling units and 340 bedrooms. There will be 93 one-bedroom units, 113 two-bedroom units, and 7 three-bedroom units. A total of 284 parking spaces will be provided through a mix of 242 surface parking spaces and 42 spaces within the building. On-site parking also includes electric vehicle charging stations and bicycle parking. A 10' wide asphalt multi-use path with a minimum 5' wide tree plot is required along this frontage and is shown on the site plan. There will be two drivecuts on Arlington Road for vehicular access to the site and parking areas.

The petitioner is requesting to be able to utilize the Sustainable Development Incentives outlined in Section 20.04.110(d)(2)(B) by achieving a Silver Certification by the Home Innovation National Green Building Standard (NGBS) Green rating system. The approval of the Incentives would allow for an additional floor, not to exceed 12', for the building.

MAJOR SITE PLAN REVIEW 20.06.050(a)(2)(C)(ii): Major site plan approval is required for developments that contain more than 50 dwelling units. This proposed site plan will involve the construction of 213 dwelling units and therefore triggers major site plan review.

DEVELOPMENT STANDARDS & INCENTIVES 20.04: The following UDO standards are required to be reviewed for all activities that require New Development approval.

RM Dimensional Standards:

Building setbacks: The minimum front building setback is 15 feet from the proposed right-of-way which equals 52' from centerline, the side (north and south) building setback is 10', and the rear building setback (east) is 15'. A Type 1 landscape buffer yard is required along the north property line since the adjacent use is single family and adds an additional 10' setback onto the base setback of the district, so there is a 20' building setback along the north property line. The proposed building meets the setback requirements.

Front parking setback (minimum): The minimum front parking setback is 20 feet behind the primary structure's front building wall. All proposed parking areas meet the front parking setback.

Side/Rear parking setback (minimum): The rear yard parking setback is 8' along the east property line, the side parking setback is 18' from the north property line, and 8' from the south property line. The proposed parking areas all meet the minimum setback.

Minimum Landscape Area (minimum): The minimum landscape area required is 40% and they are proposing 40%, which meets this minimum standard.

Primary structure height: The maximum height allowed in the RM district is three (3) stories not to exceed 40 feet. The petitioner is proposing to utilize the Sustainable Development incentives in order to be allowed an additional story, not to exceed 12'. The proposed building is four stories and 52' tall, which if the Sustainable Development Incentives are approved, would not exceed the maximum height standard.

Environment: The property does not have any naturally occurring environmentally sensitive areas. While there are several scattered trees on the property border, there is not a mature closed canopy that is required to be preserved. There are no known sensitive environmental features.

Steep Slopes: No naturally occurring steep slopes are present.

Siltation and erosion prevention: An erosion control plan has been submitted as part of the proposal and will be approved with the grading permit. A grading permit will be required before development can begin on the property. There are no expected siltation or erosion control issues expected with this proposal.

Drainage: A grading and drainage plan has been submitted. A stormwater detention pond is shown on the south side of the site that will be planted with a native rain garden seed mix. In addition, there will be several biofiltration areas installed throughout the parking areas to collect stormwater and provide water quality improvements before discharging to the main detention pond. A copy has also been submitted to City of Bloomington Utilities for their review. There are no expected drainage issues expected with this proposal.

Riparian Buffer: There are no riparian buffers on the site.

Karst Geology: There are no known karst features on the site.

Wetlands: No wetlands were identified on the site.

Tree and forest preservation: There is no closed canopy on the site. Although it is not required, the petitioner will be preserving three existing trees at the northeast corner of the site within the proposed dog park.

Lake Watershed: There are no watershed issues on the site.

Floodplain: The property is not within a regulated 100-year floodplain.

Access and Connectivity:

Driveways and access: There will be two drivecuts into this site from Arlington Road. There are no other driveways within 100' of the proposed drivecuts and the drivecuts meet the 100' separation requirement from each other, so the locations of the drivecuts meet the separation standards.

Bicycle and Pedestrian Facilities: A 10' wide asphalt multi-use path is required with the Neighborhood Connector street typology and has been shown on the site plan with a 5' tree plot. The building will be accessible from the public right-of-way via connections to the multi-use path with a connection on the northwest corner of the building and another connection mid-way along the West elevation. Internal sidewalks have also been shown through the site and parking areas to provide internal pedestrian access.

Public Transit: There is a Bloomington Transit route that goes south on Arlington Road along this frontage. The UDO does require a bus stop and since the bus route goes south along this frontage, Bloomington Transit has indicated that a bus stop along the west side of Arlington Road adjacent to the nearby roundabout would be most appropriate. The petitioner has shown a bus stop within the right-of-way at that location and final approval regarding the design and location will be reviewed with the right-of-way permit. A condition of approval has been added.

Parking and Loading: The petitioner is proposing 284 parking spaces with 242 surface parking spaces and 42 spaces inside the building. Since there are more than 50 parking spaces, the UDO requires a minimum of 1 electric vehicle charging station for every 25 spaces, therefore a minimum of 11 electric vehicle charging stations are required and have been shown on the north side of the site.

Site and Building Design:

Material: The primary exterior finishing material is masonry veneer, fiber cement panels, horizontal lap fiber cement siding, and a wood soffit panel. These are all listed as permitted materials.

Exterior Facade: The petitioner has incorporated a series of recessed modules, raised parapets, and transparent glass throughout the four facades. The proposed façade elevations all meet the requirements of the UDO.

Patterns: A series of different elements has been incorporated within the modules to provide horizontal and vertical design elements and pattern. There are three different colors used on the facades.

Eaves & Roof: The buildings will utilize a flat roof with parapets.

360-Degree Architecture: All four sides of the building show similar architecture and design elements. The building therefore meets the 360 degree architecture requirements.

Pedestrian Entry: Pedestrian entrances have been shown on the northwest side of the building and a point mid-way along the façade facing Arlington Road.

Windows on Primary Facades: All proposed windows on the building are shown to be transparent and therefore are in compliance.

Anti-monotony Standards: There is only one building proposed for this lot so these standards do not apply.

Landscape, Buffering, and Fences: A type 1 buffer yard is required along the north property line

because the adjacent use is single family residential. This adds an additional 10' setback onto the base setbacks of the district and requires one deciduous tree every 30 linear feet within the buffer yard. These have been shown on the landscape plan. The UDO requires that all portions of a site not covered by structure, parking lot, access way, required buffer yard, or other pervious surface be landscaped. The UDO requires that parking lots with 12 or more parking spaces provide one landscape bumpout, island, or endcap per every 10 parking spaces. Landscape bumpouts, island, and endcaps are required to contain at least one large canopy tree. The proposed site plan meets these landscape requirements, including street trees, buffer yards, and interior landscaping. A 5' wide tree plot is required along the frontage with street trees not more than 40' from center. The petitioner has shown the street trees behind the multi-use path and need to be moved to the tree plot. A condition of approval has been included to that effect.

Outdoor Lighting: A lighting and photometric plan will have to be submitted which shows that the site meets UDO requirements for maximum light trespass and fixture types during the grading permit review process. No deviations from the lighting code are expected.

SITE PLAN REVIEW: The Plan Commission shall review the major site plan 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

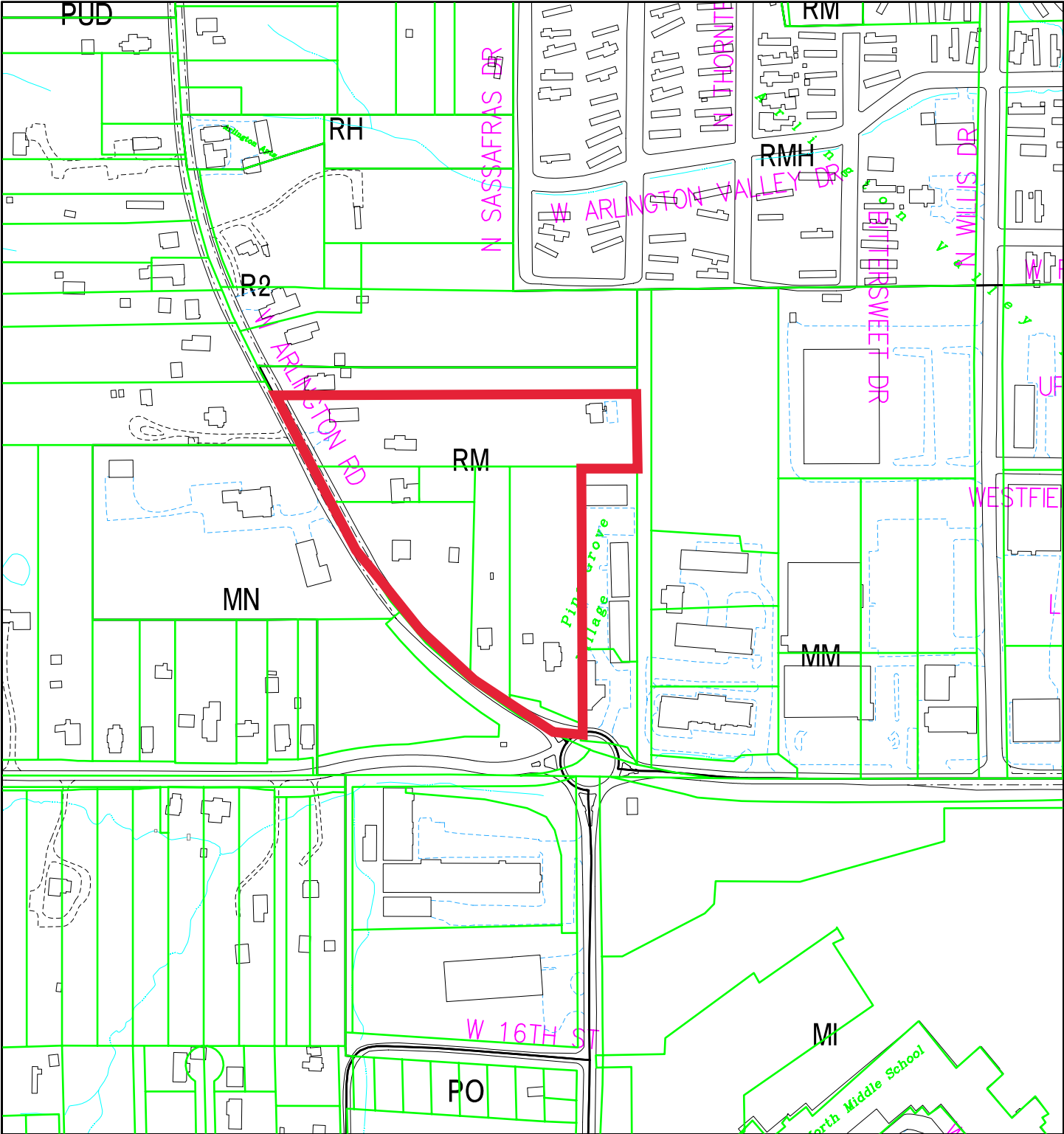
PROPOSED FINDING: The proposed site plan is compliant with all of the standards of the UDO. There are no prior approvals for this property. No problems have been identified with meeting all stormwater and utility connections.

CONCLUSION: The proposed site plan meets all of the requirements of the Unified Development Ordinance. The development of this property will allow a redevelopment opportunity according to current zoning and involve several public improvements including almost 1,000' of a new multi-use path on Arlington Road, a bus stop, and a sustainable building designed to a Silver level certification.

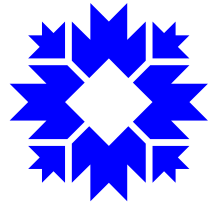
RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission approve the use of the Sustainable Development Incentives and adopt the proposed findings and approve SP-05-22 with the following conditions:

1. Silver level certification with the Home Innovation National Green Building Standard (NGBS) Green rating system is required prior to recommendation of issuance of final occupancy.
2. Street trees not more than 40' from center are required along the entire property frontage within the tree plot and must be shown before a grading permit will be issued.
3. A pedestrian easement is required for any portions of the multi-use path not located in the right-of-way, and must be recorded prior to recommendation of issuance of final

- occupancy.
4. The petitioner must have final approval and an agreement in place with Bloomington Transit regarding the transit stop location and installation timeline prior to recommendation for temporary occupancy.

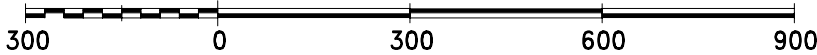


City of Bloomington
Planning

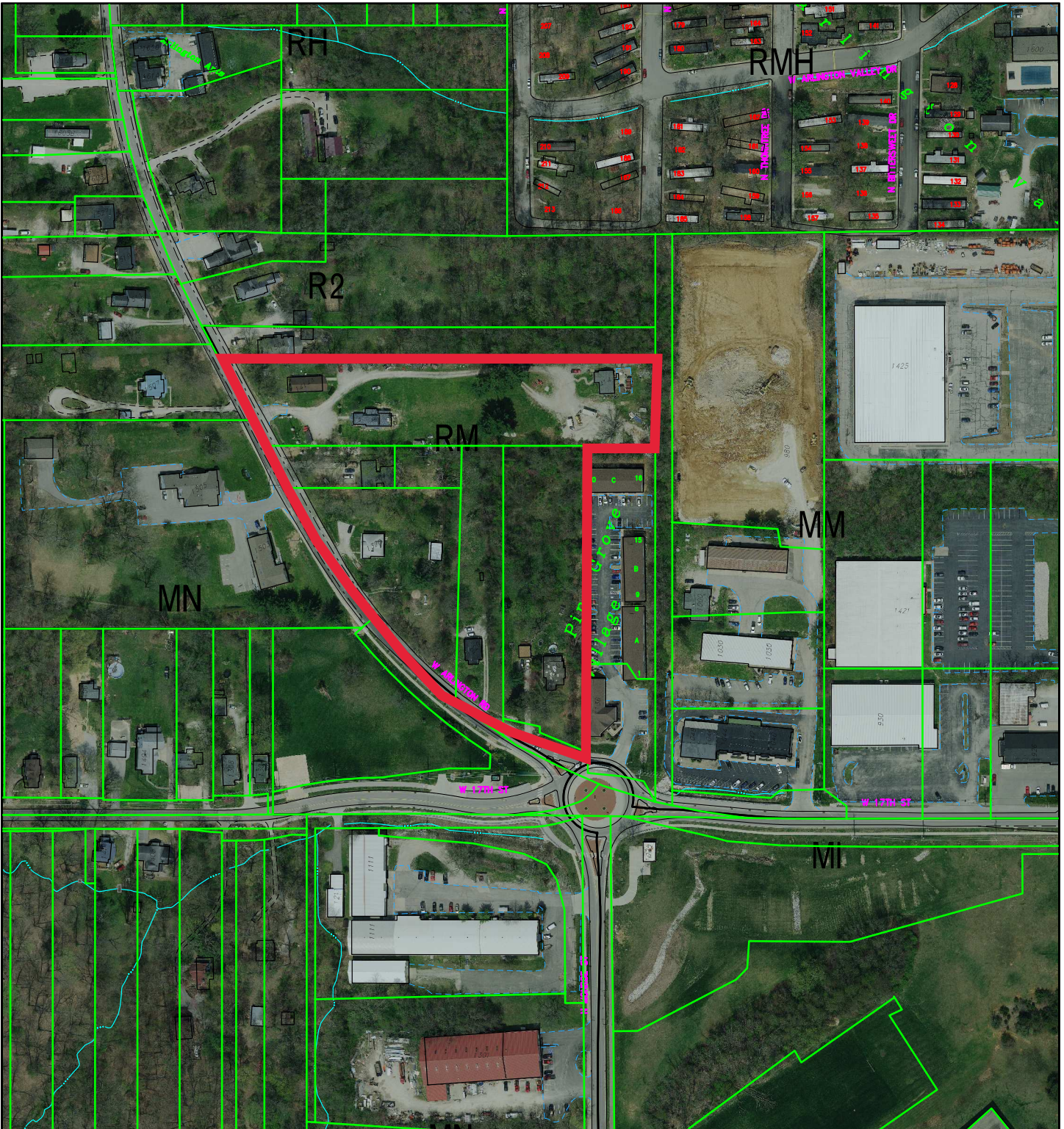


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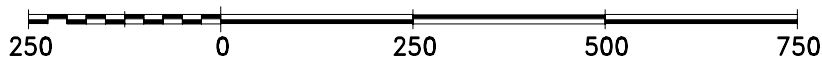
By: greulice
28 Jan 22



For reference only; map information NOT warranted.

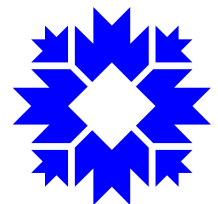


By: greulice
28 Jan 22



For reference only; map information NOT warranted.

City of Bloomington
Planning



Scale: 1" = 250'



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

March 28, 2022

City of Bloomington Plan Commission
City of Bloomington Planning & Transportation Department
c/o Mr. Eric Greulich
Showers Building Suite 130
401 N Morton St
Bloomington, Indiana 47404

Dear Members of the Plan Commission,

On behalf of our client, MHG Hotels, we respectfully request to be placed on the March 2022 Plan Commission agenda for consideration of a Major Site Plan approval for a 6.92 acre multifamily development located at 1210-1414 W Arlington Road. This development is intended to meet all requirements within the UDO and no waivers are being requested as a part of this petition.

Details of the project are contained in the attached Civil and Architectural Petitioner's Statements and within the plans and elevations.

Attached with this letter is the petitioner's statements, plans and the application form. Should you have any questions, please contact me.

Regards,

A handwritten signature in black ink that reads 'Katherine E Stein'. The signature is written in a cursive style with a large, sweeping 'S' at the beginning.

Katherine E Stein
Smith Design Group, Inc.



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

PETITIONER'S STATEMENT

Location

The project is located at the northeast corner of W 17th Street and W Arlington Road on several parcels consisting of 6.90 acres. The site is currently developed as single-family residential use.

Zone

The project is located in the Residential Multifamily (RM) zoning district. This zone allows for multifamily development.

Access

Two new drives off Arlington Road will provide vehicular access to the site.

Vehicle Parking

Surface parking lot will be provided on the project site to serve the proposed multifamily residential dwelling units in addition to garage parking. A total of 284 on-site, private parking spaces (0.84 spaces per bedroom) are proposed. 239 spaces are provided in the surface parking lot and 45 spaces in the garage. Electric vehicle charging stations will be required 1 space for every 25 on-site parking spaces per the UDO requirement. Accessible spaces have been provided within the electric vehicle spaces.

Bicycle Parking

Class II racks will be provided in close proximity to the main entrance of the building. The required covered Class II and secure Class I spaces will be provided within the building.

Public Transportation

Bloomington Transit does have a future route south bond on Arlington Road. This development will be required to provide a shelter along the future route as per the UDO. The location of the shelter will be coordinated with City of Bloomington Planning and Transportation as well as Bloomington Transit. Since the project location is on the opposite side of the road, access to the bus shelter shall provide a safe route for pedestrians to access the shelter.



Todd M. Borgman, P.L.S.

Katherine E. Stein, P.E.

Don J. Kocarek, R.L.A.

Stephen L. Smith, Founder

Pedestrian Improvements and Connectivity

The project will provide a 10 ft. asphalt multiuse path along the entire frontage of W Arlington Road.

Architecture

The proposed building will be four stories in height above the grade plane using the sustainable development incentive to achieve an additional floor. The façade will contain masonry veneer, fiber cement siding, vinyl windows, simulated wood soffits, metal railings, and areas of aluminum storefront. The building will contain 216 market-rate dwelling units with one, two, and three bedroom units. Amenities on site will be leasing office, clubhouse, indoor/outdoor lounge spaces, bicycle storage, fitness room, pool, spa, and courtyard.

Sustainable Development

This project will utilize the sustainable incentives by achieving the Silver Certification by the Home Innovation National Green Building Standard (NGBS) Green Certified rating system to allow an additional one story of building height.

Utilities

Water will be provided by the recently installed 8" water main along the west side of Arlington Road. A private sanitary sewer main is proposed to connect building laterals to the existing sanitary sewer located at the south side of the site. CBU is verify the capacity of the lift station to which this site will discharge. If upgrades are required, that will be coordinated with CBU.

Stormwater

Storm sewer infrastructure will be installed throughout the site and convey runoff to the proposed detention pond at the south side of the site. This detention pond will provide water quality and water quantity control of stormwater runoff before it leaves the site. The existing drainage ditch along the east side of Arlington will be conveyed on the north side of the site by a culvert and connect to proposed storm inlets along Arlington Road. This runoff will be discharged to the existing storm sewer infrastructure at the south side of the project. The curb islands within the parking lot will also serve as water quality areas with 6" flush curb on the upstream side.



Todd M. Borgman, P.L.S.

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Stephen L. Smith, Founder

Environmental Constraints

There are no known karst features, wetland areas, or floodways on site. Stormwater quality measures as required by the City of Bloomington Utilities Department will be installed and maintained as part of this project. Proper erosion and sediment control measures will be implemented during construction as required by the UDO, state, and federal regulations.



NOT FOR
CONSTRUCTION

XX/XX/XX/XX

ARLINGTON ROAD
MULTIFAMILY
1210 ARLINGTON ROAD
BLOMINGTON INDIANA

NO.	DATE	BY	REVISIONS

6.44
SHEET
4 OF 14
05/02/2022
GRADING PLAN

GRADING LEGEND

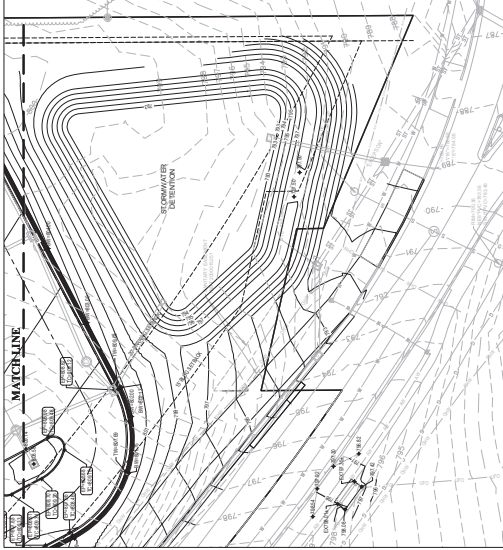
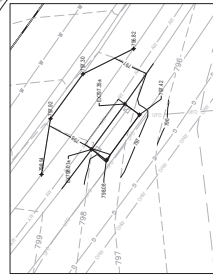
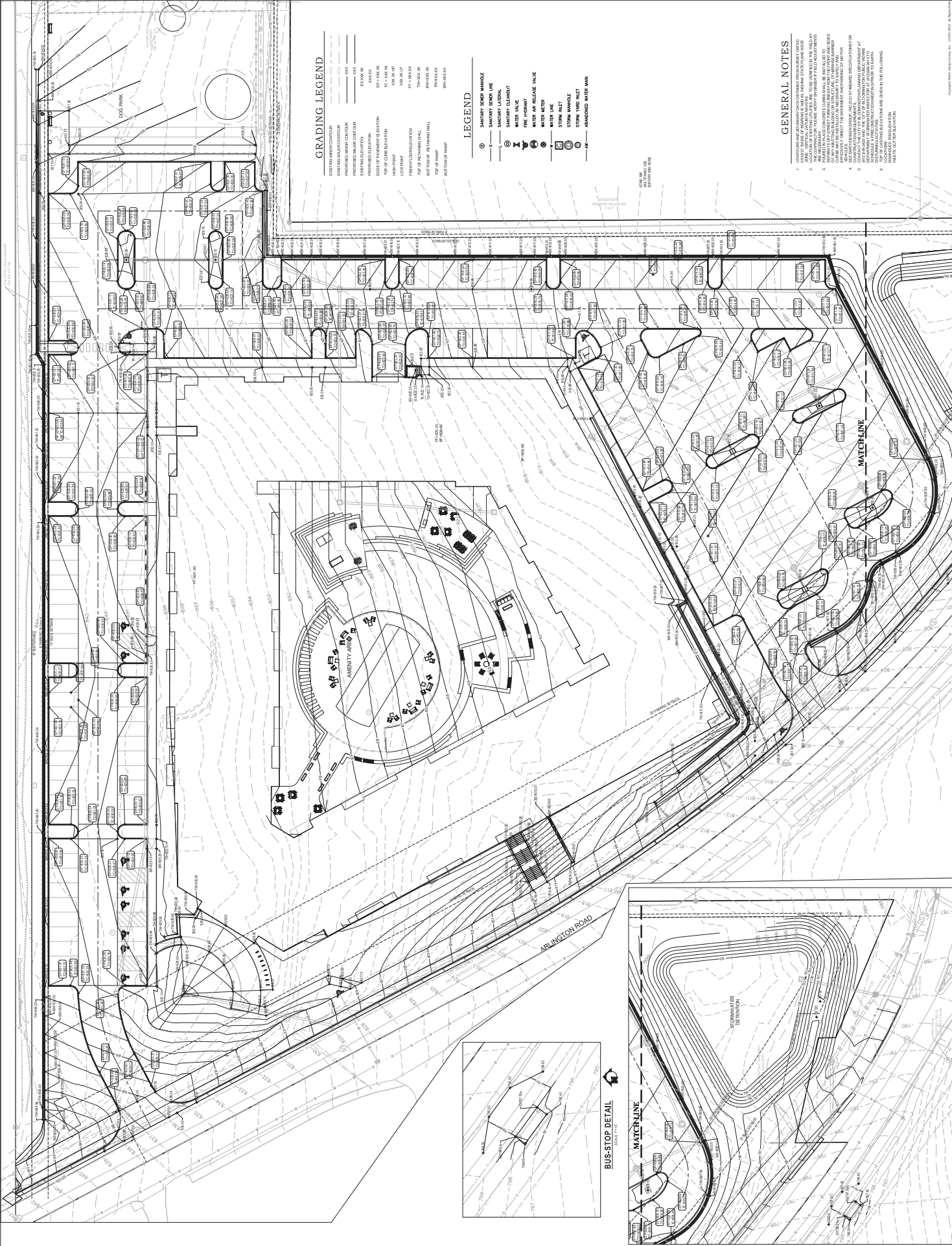
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TOP OF ROAD
PROPOSED
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LEGEND

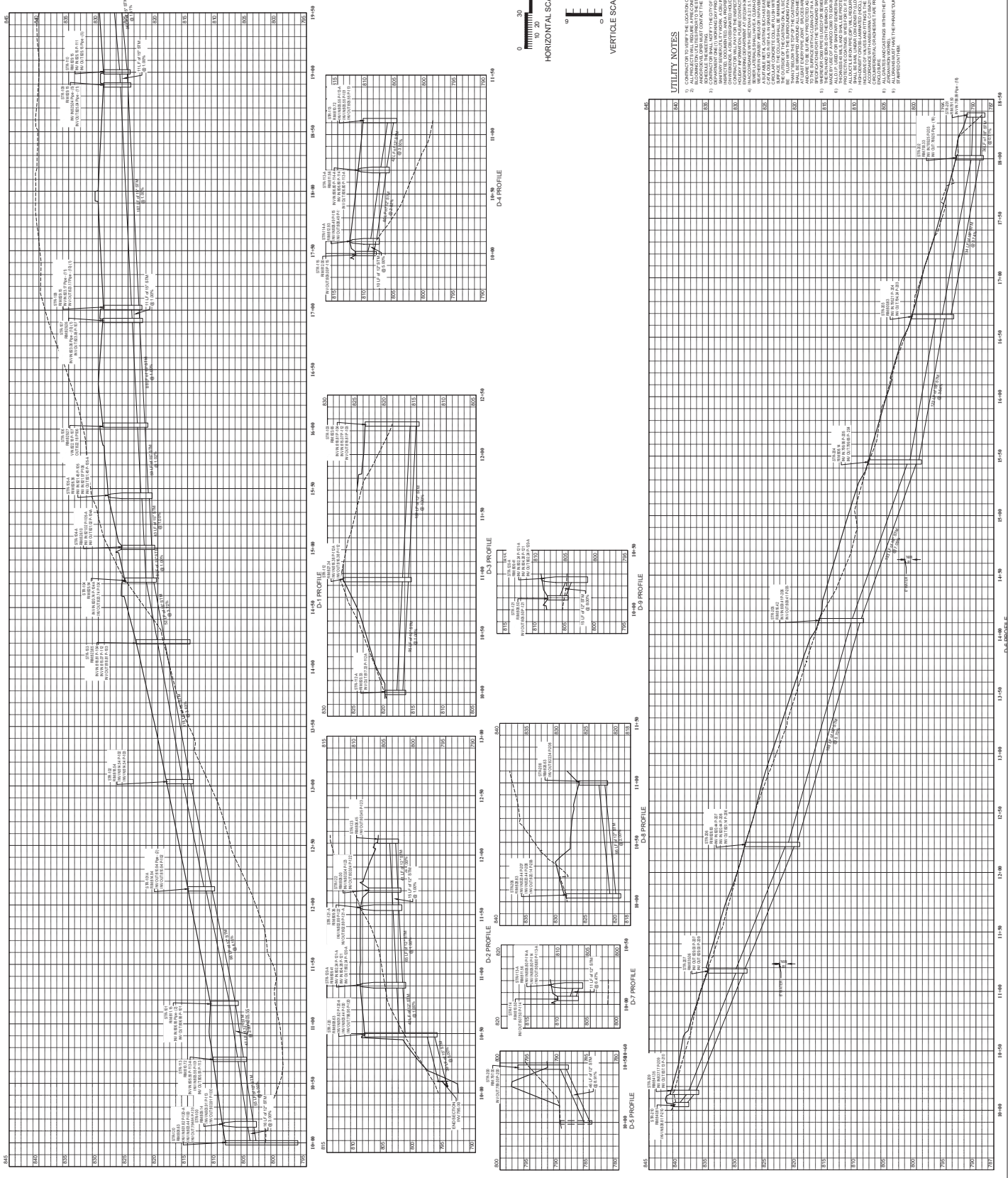
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WATER PIPING
WATER AIR RELEASE VALVE
WATER METER
WATER LINE
WATER MAIN
STORM MANHOLE
STORM AND W/LET
ABANDONED WATER MAIN

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DATA FROM THE SURVEY AND FIELD DATA.
- EXISTING AND PROPOSED FINISH ELEVATIONS SHALL BE AS SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED.
- PROPOSED FINISH ELEVATIONS SHALL BE AS SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED.
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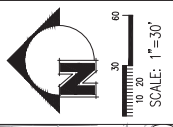


NO.	DATE	BY	DATE



UTILITY NOTES

1. ALL UTILITIES SHALL BE MAINTAINED AS SHOWN ON ALL EXISTING RECORDS.
2. ALL UTILITIES SHALL BE MAINTAINED AS SHOWN ON ALL EXISTING RECORDS UNLESS OTHERWISE NOTED.
3. ALL UTILITIES SHALL BE MAINTAINED AS SHOWN ON ALL EXISTING RECORDS UNLESS OTHERWISE NOTED.
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9. ALL UTILITIES SHALL BE MAINTAINED AS SHOWN ON ALL EXISTING RECORDS UNLESS OTHERWISE NOTED.



NOT FOR CONSTRUCTION
 XXX/XX/XX/XX/XX/XX

ARLINGTON ROAD
 1210 ARLINGTON ROAD
 BLOOMINGTON INDIANA

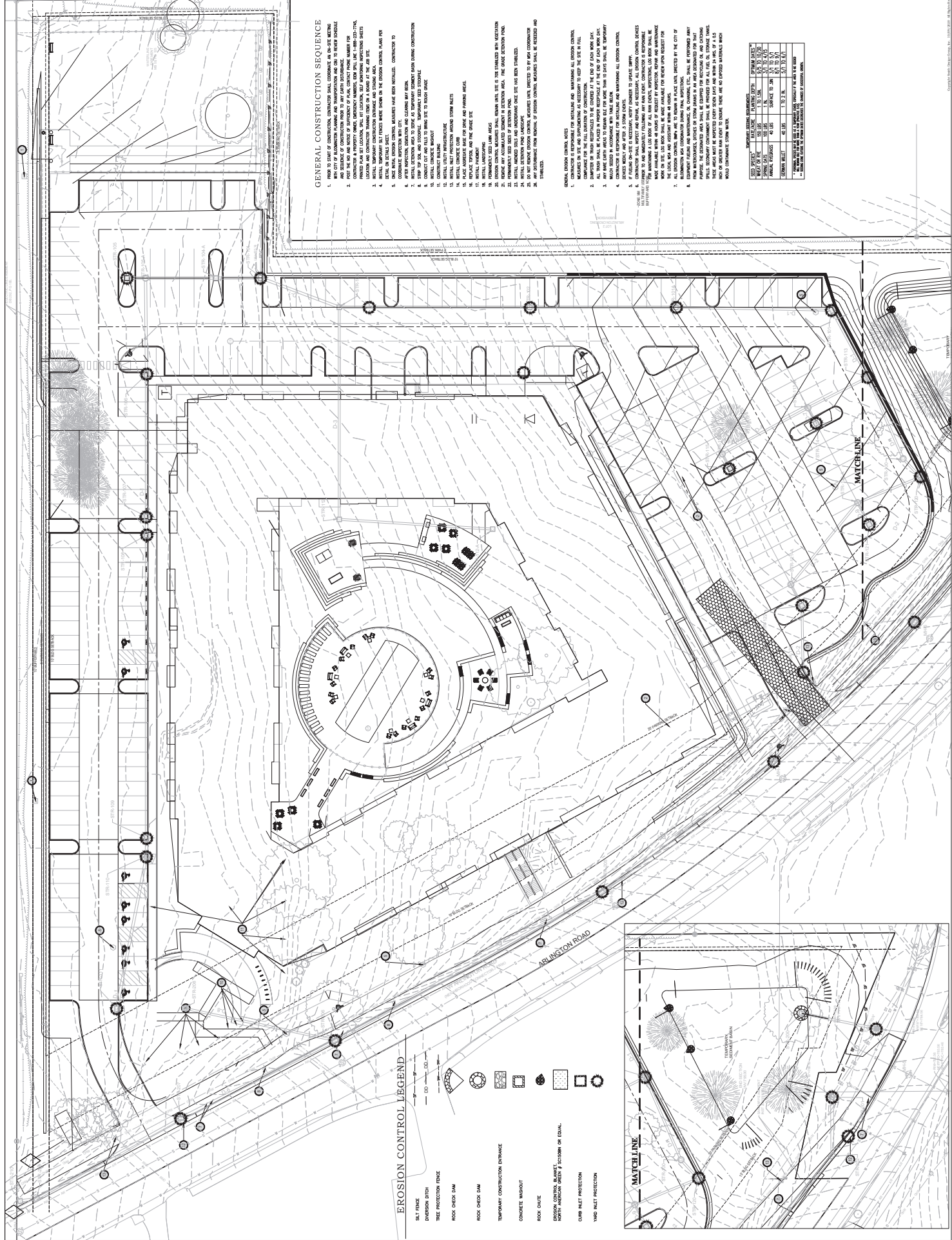
NO.	DATE	BY	REVISIONS

6" x 9" SHEET
 9 of 14
 05/02/2022
 SWPP PLAN

- GENERAL CONSTRUCTION SEQUENCE**
1. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL CONDUCE AN ON-SITE MEETING WITH THE CITY ENGINEER AND THE CITY ENGINEER'S REPRESENTATIVE TO REVIEW THE SWPP PLAN AND SIGNATURE OF CONSTRUCTION PLAN TO ANY LATER DATE.
 2. POST THE SWPP PLAN AND NOTICE OF ABSENCE OF FINAL EROSION CONTROL MEASURES FOR THE PROJECT AT THE PROJECT SITE LOCATION, SHALL BE LOCATED, BUT NOT NEARER THAN 10 FEET FROM THE PROJECT SITE LOCATION, AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 3. SWPP PLAN AND CONSTRUCTION MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 4. INITIAL TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IMMEDIATELY UPON THE START OF CONSTRUCTION.
 5. SWPP PLAN, EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 6. SWPP PLAN, EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 7. SWPP PLAN, EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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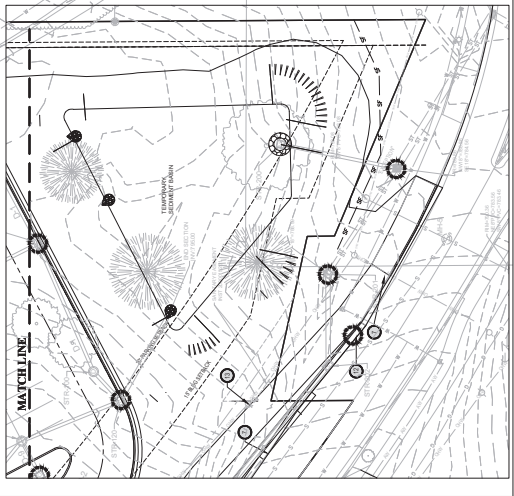
- GENERAL EROSION CONTROL MEASURES**
1. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
 2. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
 3. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
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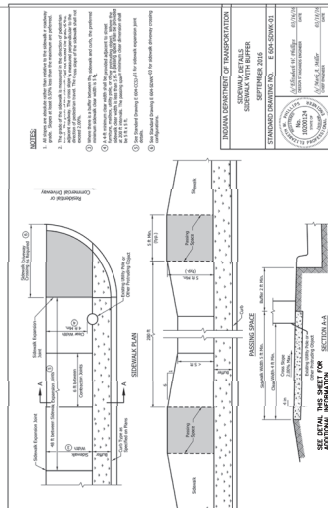
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	DATE
1				
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26				



EROSION CONTROL LEGEND

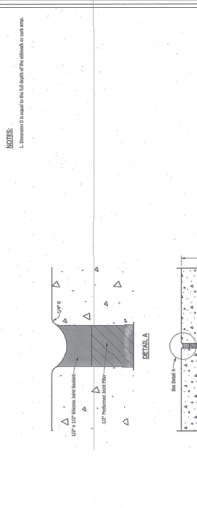
- 1. Silt Fence
- 2. Erosion Blanket
- 3. Tree Protection Fence
- 4. Rock Check Dam
- 5. Rock Check Dam
- 6. Temporary Construction Entrance
- 7. Concrete Walkway
- 8. Rock Check
- 9. Stormwater Management System or Equal
- 10. Catchment Protection
- 11. Yard Inlet Protection



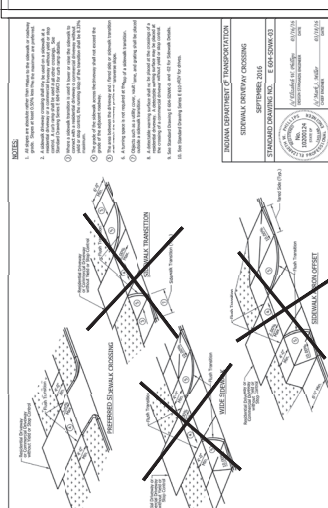


NOTE: DETAIL APPLIES TO WORK WITHIN PUBLIC RIGHT OF WAY AND ON THE PROJECT SITE

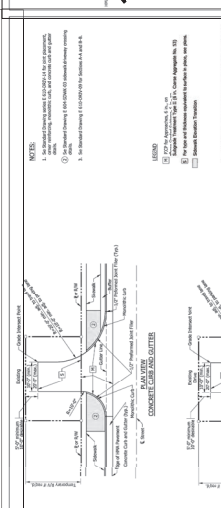
SEE PLAN, THE TOP OF CURB SHALL BE AT FINISH GRADE



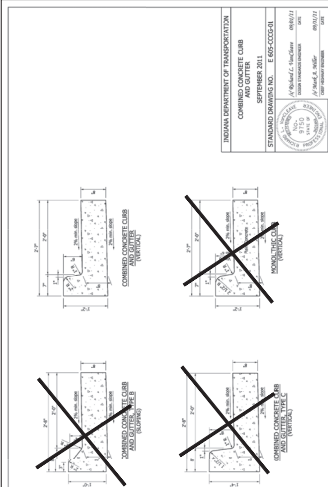
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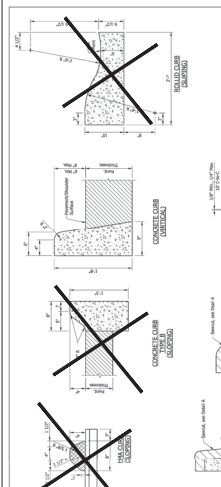
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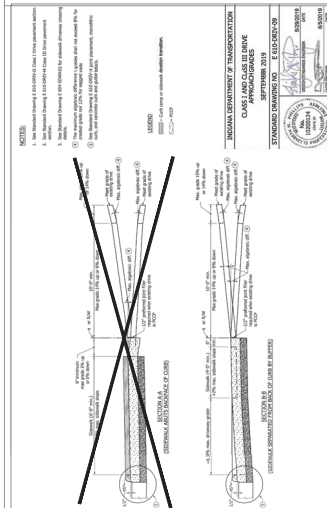
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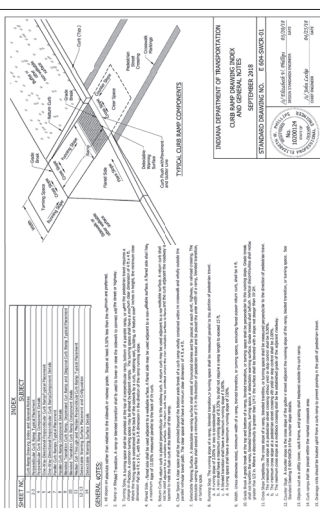
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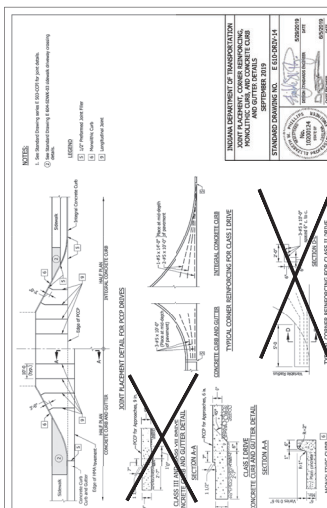
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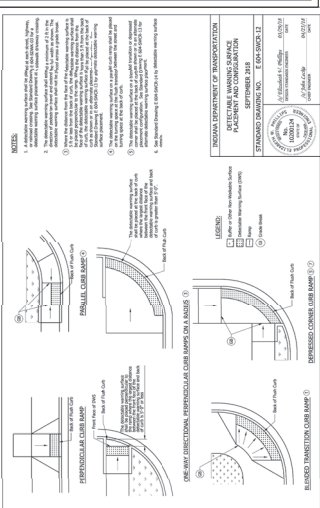
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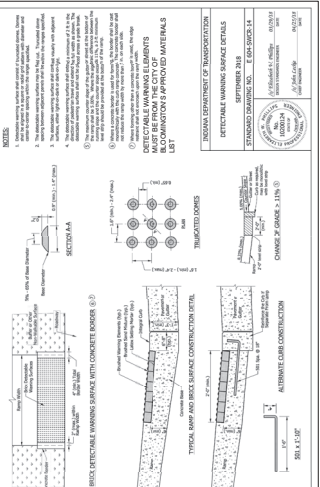
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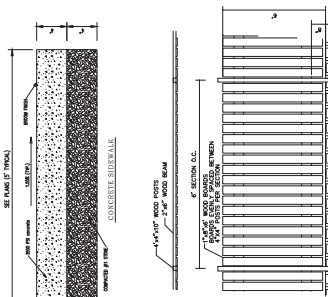
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NO.	DATE	BY	REVISIONS

ASPHALT SURFACE STREET OUT REPAIR

NOTES:
 1. A DRAINAGE FRENCH SHALL BE EXTENDED TO THE EXISTING ASPHALT SURFACE TO REMOVE WATER FROM THE ASPHALT SURFACE.
 2. A DRAINAGE FRENCH SHALL BE EXTENDED TO THE EXISTING ASPHALT SURFACE TO REMOVE WATER FROM THE ASPHALT SURFACE.
 3. A DRAINAGE FRENCH SHALL BE EXTENDED TO THE EXISTING ASPHALT SURFACE TO REMOVE WATER FROM THE ASPHALT SURFACE.
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CITY OF BLOOMINGTON
 STANDARD SPECIFICATIONS
 STREET OUT REPAIR DETAILS
 STANDARD DRAWING NO. 1022-1

TEMPORARY STREET OUT REPAIR (Water Repair)

NOTES:
 1. NOT NECESSARY IF SCHEDULED TO BE REPAIRED WITHIN 30 DAYS.
 2. AS SHOWN IN THIS DETAIL, THE EXISTING ASPHALT SURFACE SHALL BE EXTENDED TO THE EXISTING ASPHALT SURFACE TO REMOVE WATER FROM THE ASPHALT SURFACE.
 3. A DRAINAGE FRENCH SHALL BE EXTENDED TO THE EXISTING ASPHALT SURFACE TO REMOVE WATER FROM THE ASPHALT SURFACE.
 4. A DRAINAGE FRENCH SHALL BE EXTENDED TO THE EXISTING ASPHALT SURFACE TO REMOVE WATER FROM THE ASPHALT SURFACE.
 5. A DRAINAGE FRENCH SHALL BE EXTENDED TO THE EXISTING ASPHALT SURFACE TO REMOVE WATER FROM THE ASPHALT SURFACE.

CITY OF BLOOMINGTON
 STANDARD SPECIFICATIONS
 STREET OUT REPAIR DETAILS
 STANDARD DRAWING NO. 1022-1

BLIND TRANSDUCER MAP

NOTES:
 1. THE TRANSDUCER SHALL BE INSTALLED IN THE CENTER OF THE CIRCULAR AREA.
 2. THE TRANSDUCER SHALL BE INSTALLED IN THE CENTER OF THE CIRCULAR AREA.
 3. THE TRANSDUCER SHALL BE INSTALLED IN THE CENTER OF THE CIRCULAR AREA.
 4. THE TRANSDUCER SHALL BE INSTALLED IN THE CENTER OF THE CIRCULAR AREA.

CITY OF BLOOMINGTON
 STANDARD SPECIFICATIONS
 STREET OUT REPAIR DETAILS
 STANDARD DRAWING NO. 1022-1

STORM MANHOLE DETAIL

NOTES:
 1. THE MANHOLE SHALL BE CONSTRUCTED TO THE DEPTH SHOWN.
 2. THE MANHOLE SHALL BE CONSTRUCTED TO THE DEPTH SHOWN.
 3. THE MANHOLE SHALL BE CONSTRUCTED TO THE DEPTH SHOWN.

CITY OF BLOOMINGTON
 STANDARD SPECIFICATIONS
 STREET OUT REPAIR DETAILS
 STANDARD DRAWING NO. 1022-1

CONDUIT AND CONCRETE SPECIFICATIONS

CONDUIT SPECIFICATIONS:
 1. CONDUIT SHALL BE INSTALLED TO THE DEPTH SHOWN.
 2. CONDUIT SHALL BE INSTALLED TO THE DEPTH SHOWN.
 3. CONDUIT SHALL BE INSTALLED TO THE DEPTH SHOWN.

CONCRETE SPECIFICATIONS:
 1. CONCRETE SHALL BE INSTALLED TO THE DEPTH SHOWN.
 2. CONCRETE SHALL BE INSTALLED TO THE DEPTH SHOWN.
 3. CONCRETE SHALL BE INSTALLED TO THE DEPTH SHOWN.

CITY OF BLOOMINGTON
 STANDARD SPECIFICATIONS
 STREET OUT REPAIR DETAILS
 STANDARD DRAWING NO. 1022-1

INTRODUCTION, REQUIREMENTS AND DIMENSIONS

INTRODUCTION:
 THE INTRODUCTION SHALL BE INSTALLED TO THE DEPTH SHOWN.
 REQUIREMENTS:
 THE REQUIREMENTS SHALL BE INSTALLED TO THE DEPTH SHOWN.
 DIMENSIONS:
 THE DIMENSIONS SHALL BE INSTALLED TO THE DEPTH SHOWN.

CITY OF BLOOMINGTON
 STANDARD SPECIFICATIONS
 STREET OUT REPAIR DETAILS
 STANDARD DRAWING NO. 1022-1

NO.	DATE	BY	REVISIONS

CONCRETE STAIR DETAIL

NOTES:
 1. CONCRETE SHALL BE INSTALLED TO THE DEPTH SHOWN.
 2. CONCRETE SHALL BE INSTALLED TO THE DEPTH SHOWN.
 3. CONCRETE SHALL BE INSTALLED TO THE DEPTH SHOWN.

CITY OF BLOOMINGTON
 STANDARD SPECIFICATIONS
 STREET OUT REPAIR DETAILS
 STANDARD DRAWING NO. 1022-1

ACCESSIBLE PARKING STALL FOR VANS

NOTES:
 1. THE STALL SHALL BE INSTALLED TO THE DEPTH SHOWN.
 2. THE STALL SHALL BE INSTALLED TO THE DEPTH SHOWN.
 3. THE STALL SHALL BE INSTALLED TO THE DEPTH SHOWN.

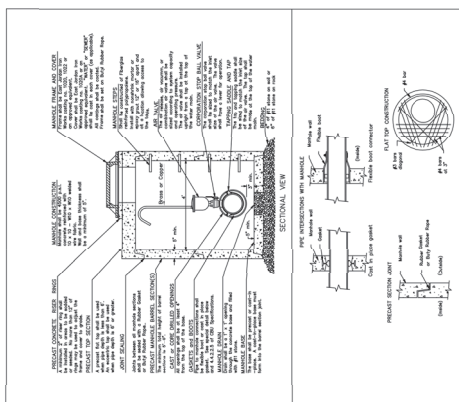
CITY OF BLOOMINGTON
 STANDARD SPECIFICATIONS
 STREET OUT REPAIR DETAILS
 STANDARD DRAWING NO. 1022-1

COMBINED CURB AND GUTTER INLET DETAIL

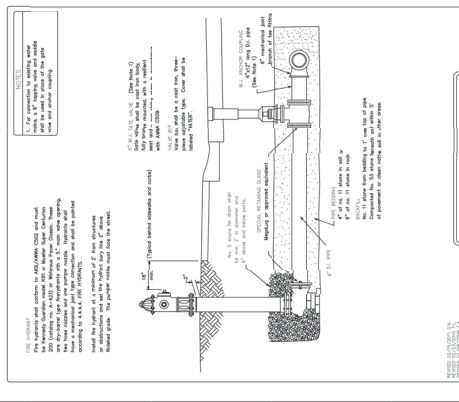
NOTES:
 1. THE CURB SHALL BE INSTALLED TO THE DEPTH SHOWN.
 2. THE GUTTER SHALL BE INSTALLED TO THE DEPTH SHOWN.
 3. THE INLET SHALL BE INSTALLED TO THE DEPTH SHOWN.

CITY OF BLOOMINGTON
 STANDARD SPECIFICATIONS
 STREET OUT REPAIR DETAILS
 STANDARD DRAWING NO. 1022-1

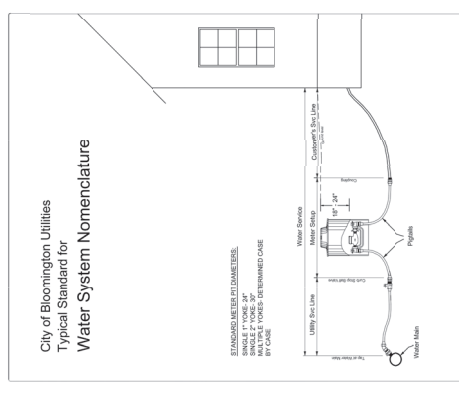
NO.	DATE	BY	REVISIONS



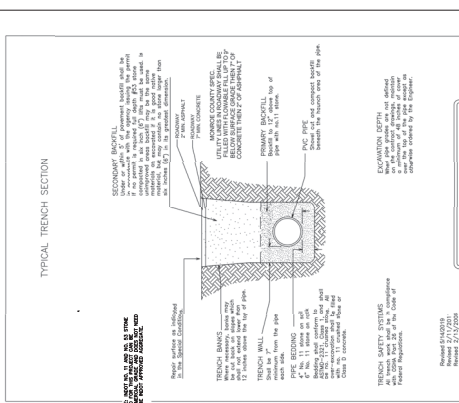
STANDARD FIRE HYDRANT AND CONNECTION DETAIL
 STANDARD NUMBER: 8
 CITY OF BLOOMINGTON, INDIANA
 ENGINEERING DEPARTMENT
 3705 CHERRY BLVD., BLOOMINGTON, IN 47403
 PHONE: (317) 845-3333 FAX: (317) 845-3334
 WWW: WWW.BLOOMINGTONIN.EDU



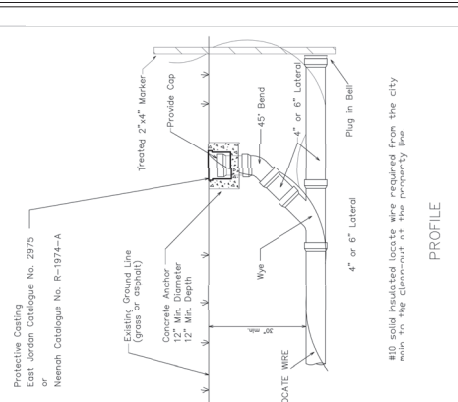
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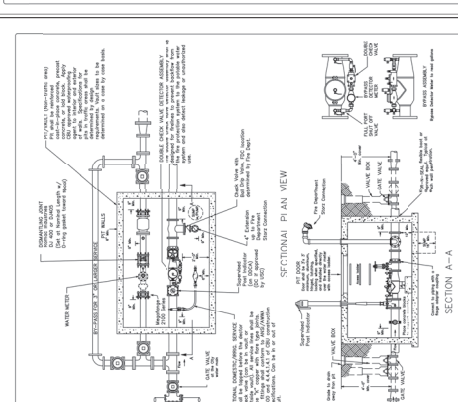
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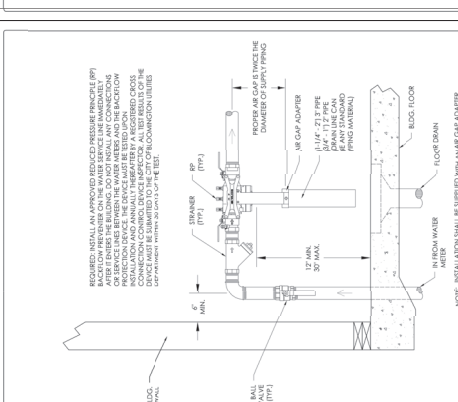
BEDDING AND BACKFILL DETAIL FOR RIGID, PVC AND HDPE PIPE
 STANDARD NUMBER: 11
 CITY OF BLOOMINGTON, INDIANA
 ENGINEERING DEPARTMENT
 3705 CHERRY BLVD., BLOOMINGTON, IN 47403
 PHONE: (317) 845-3333 FAX: (317) 845-3334
 WWW: WWW.BLOOMINGTONIN.EDU



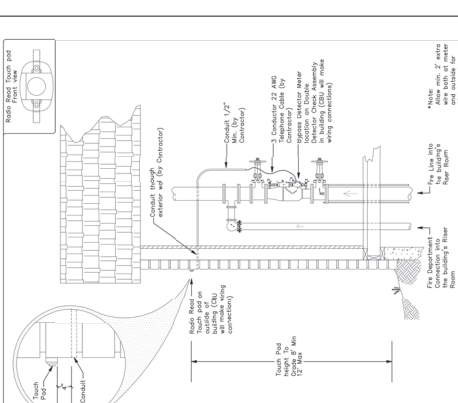
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MHG						
Arlington Road Multifamily // Bloomington, IN						
Project Unit Type and Count						Last Updated 5/2/2022
Unit Name	Unit Type	Unit Count	Net Area	Unit % of Project	Total Unit Count	Total Area
1 Bedroom	1 br/1 ba	86	697	40.36%	49	51,062
		4	247	1.2%	2	2,009
		3	64	1.5%	1	1,000
		83	693	36.17%	228	62,091
		6	1,160	9.16%	9,290	4,290
		9	1,410	1.41%		
2 Bedroom	2 br/2 ba	6	1,226	9.16%	9,908	9,908
		9	1,164	1.41%	9,442	9,442
		4	1,110	1.85%	4,440	4,440
		4	1,062	1.85%	4,248	4,248
		1	1,204	0.47%	1,204	1,204
3 Bedroom	3 br/2 ba	3	1,405	1.41%	4,215	4,215
		9	1,469	1.41%	18	4,464
Totals		213		81%	394	191,951

Project Data	
Gross Building Area	255,530
Net Rentable Sfr (Apts)	191,951
Residential Building Efficiency	52.6%
Parking Garage (OSF)	20,788
Garage Parking Spaces (Basement)	42
Surface Parking Spaces	

Building Breakdown:			
Apartment Units	191,951	Clubhouse/Leasing/Amenity	5,197
Maintenance/Utility/Bikes	9,242	Shop Space	0
Service, Circulation, Trash	94,742	Parking Garage	20,788

Unit Mix:			
Unit Type	Units	% Units	% Bldg
1 br	49	12%	20%
2 br	114	29%	54%
3 br	18	5%	9%
Total	213	100%	100%

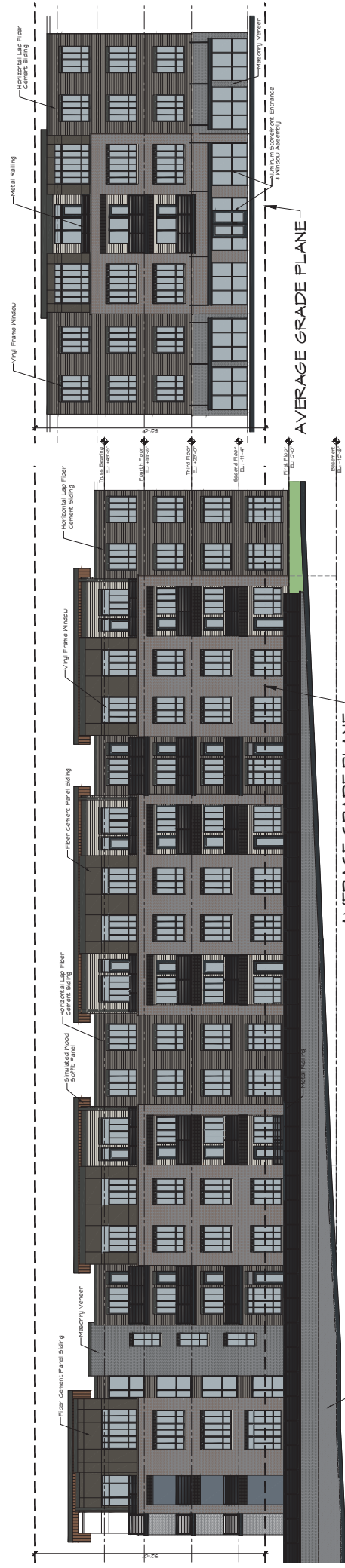
SEE 01/AS20



AVERAGE GRADE PLANE

West Elevation
Arlington Road
SCALE: 1" = 1'-0"

03



AVERAGE GRADE PLANE

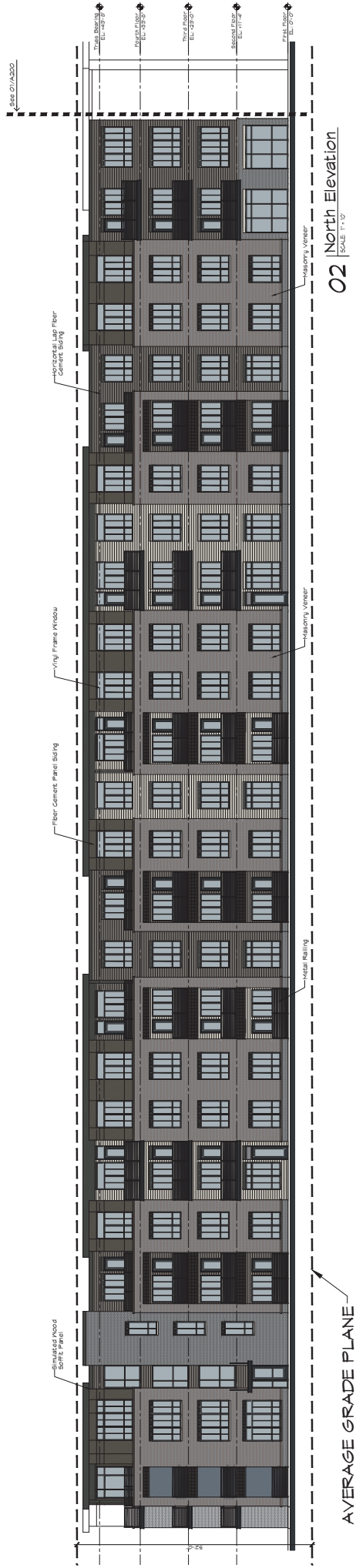
South Elevation
SCALE: 1" = 1'-0"

02

Entry Elevation
SCALE: 1" = 1'-0"

01

Arlington Road Multifamily
1210 Arlington Road
March 28, 2022

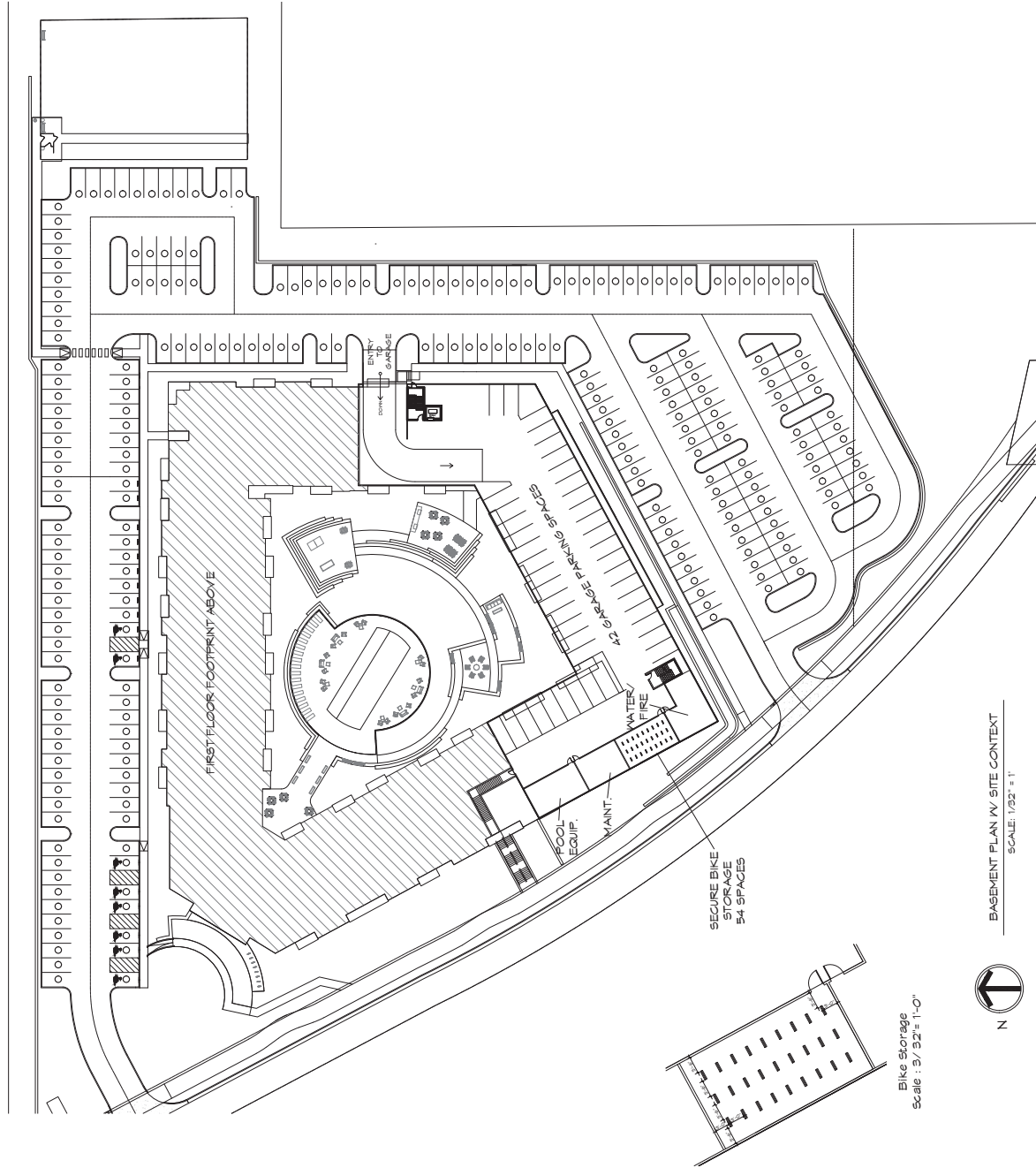


02 | North Elevation
SCALE 1" = 10'

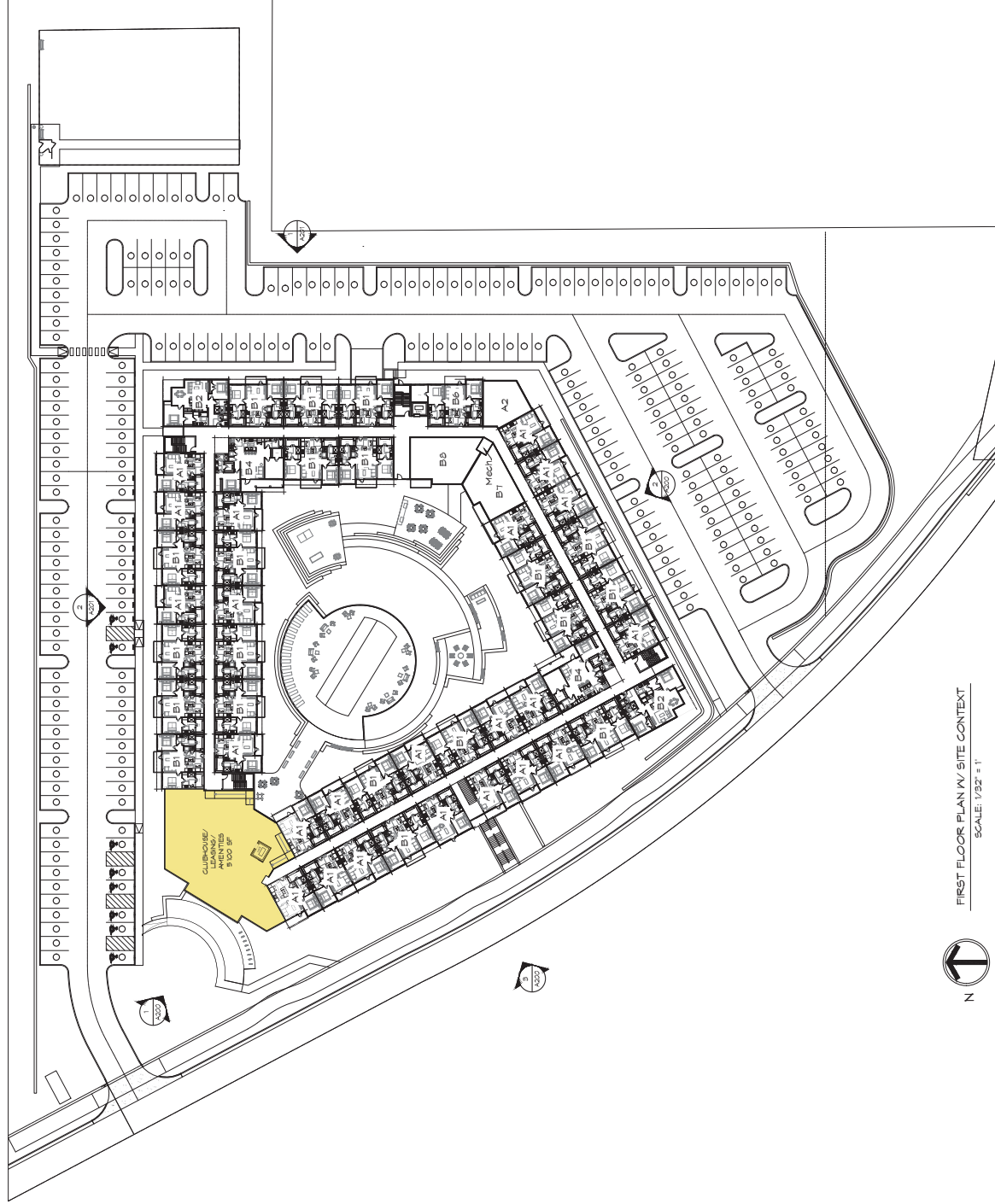


01 | East Elevation
SCALE 1" = 10'

Arlington Road Multifamily
1210 Arlington Road
May 02, 2022



Arlington Road Multifamily
 1210 Arlington Road
 May 02, 2022



Arlington Road Multifamily

1210 Arlington Road

May 02, 2022



TYPICAL UPPER FLOOR PLAN
SCALE: 1/32" = 1'

Arlington Road Multifamily
1210 Arlington Road
May 02, 2022

A102