

# CITY OF BLOOMINGTON



June 8, 2022 @ 2:00 p.m.  
Kelly Conference Room #155 and Zoom-

Virtual Link:

<https://bloomington.zoom.us/j/89399752849?pwd=OEo4VXdkUGViWkN4K0tpdmtBeWtxZz09>

Meeting ID: 893 9975 2849

Passcode: 996515

**CITY OF BLOOMINGTON**  
**HEARING OFFICER (Hybrid Meeting)**  
**June 8, 2022 at 2:00 p.m.**

**\*Kelly Conference Room #155**

❖ **Virtual Link:**

<https://bloomington.zoom.us/j/89399752849?pwd=OEo4VXdkUGViWkN4K0tpdmtBeWtxZz09>

Meeting ID: 893 9975 2849

Passcode: 996515

**PETITION MAP: (Insert Link)**

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**PETITIONS:**

CU-18-22     **Tim Street (City of Bloomington Parks Commissioners)**  
2000 E. Winslow Rd. (Goat Farm/Rogers Family Park)  
Request: Conditional Use approval to allow the reconstruction of a parking area of permeable pavers in the floodway fringe in the Parks Open Spaces (PO) zoning district.  
*Case Manager: Eric Greulich*

**\*\*Next Meeting: June 22, 2022**

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

**BLOOMINGTON HEARING OFFICER  
STAFF REPORT  
LOCATION: 2000 E. Winslow Road**

**CASE#: CU-18-22  
DATE: June 8, 2022**

**PETITIONER:** City of Bloomington Parks Commissioners  
401 N. Morton Street, Suite #250  
Bloomington, IN

**CONSULTANT:** Mader Design  
302 Main Street, Beech Grove, IN

**REQUEST:** The petitioner is requesting Conditional Use approval to allow a parking lot constructed of permeable pavers in the floodway fringe.

**REPORT:** The property is located at 2000 E. Winslow Road and is currently zoned Parks and Open Spaces (PO). All surrounding properties are zoned Residential Medium Lot (R2) and have been developed with single family residences. The property has been developed with a City Park and the Jackson Creek Trail. Jackson Creek runs along the east boundary of this site and portions of this property are located within the 100-year floodplain.

The petitioner is proposing to install new equipment and amenities within the park including sidewalks, shelter, seating areas, landscaping, and a parking area. Most of the improvements will be out of the floodplain, however due to surrounding topography and the location of the existing road, the only available location for the parking area is on a flat section of the property that is within the floodplain. The petitioner is proposing a parking area with 10 parking spaces, including 4 accessible spaces, that will be located along the existing road and within the floodway fringe. All of the parking area will be constructed of permeable pavers. The petitioner will also be adding approximately 12” of pavers along the road adjacent to the parking areas to create the required 20’ drive aisle.

The Unified Development Ordinance allows for parking within the floodway fringe, however parking lots constructed of permeable pavers are a conditional use within the floodway fringe and must first receive conditional use approval. The petitioner is therefore requesting conditional use approval to allow a parking area constructed of permeable pavers within the floodway fringe.

## **CRITERIA AND FINDINGS FOR CONDITIONAL USE PERMIT**

### **20.06.040(d)(6) Approval Criteria**

**(B) General Compliance Criteria:** All petitions shall be subject to review and pursuant to the following criteria and shall only be approved if they comply with these criteria.

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

**PROPOSED FINDING:** The UDO requires that parking areas within the floodway be

constructed of permeable pavers, which has been shown. The petitioner has submitted plans to the Department of Natural Resources (DNR) for any permitting requirements for the work within the floodway and any required approvals from DNR must be received prior to issuance of a grading permit. A grading permit has been applied for and is being reviewed by the City of Bloomington Utility Department, final approval from them is required prior to issuance of a grading permit. There are no other prior applicable approvals for this site.

**(C) Additional Criteria Applicable to Conditional Uses**

i. Consistency with Comprehensive Plan and Other Applicable Plans

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

**PROPOSED FINDING:** This proposal is in line with the goals of the Comprehensive Plan. The Comprehensive Plan identifies this area as “Parks/Open Space” and the installation of new public amenities with the park for the community furthers many of the goals of the Comprehensive Plan. The use of permeable pavers also accomplishes the goals of the Comprehensive Plan in regards to environmentally friendly design.

ii. Provides Adequate Public Services and Facilities

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

**PROPOSED FINDING:** This site is well served by utility service and no problems with providing utility service to this site are expected. Final approval from the City of Bloomington Utility Department is required prior to issuance of a grading permit.

iii. Minimizes or Mitigates Adverse Impacts

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

**PROPOSED FINDING:** The location of the parking spaces is on an already improved section of the property. No substantial grading is necessary for the installation of the parking area and no

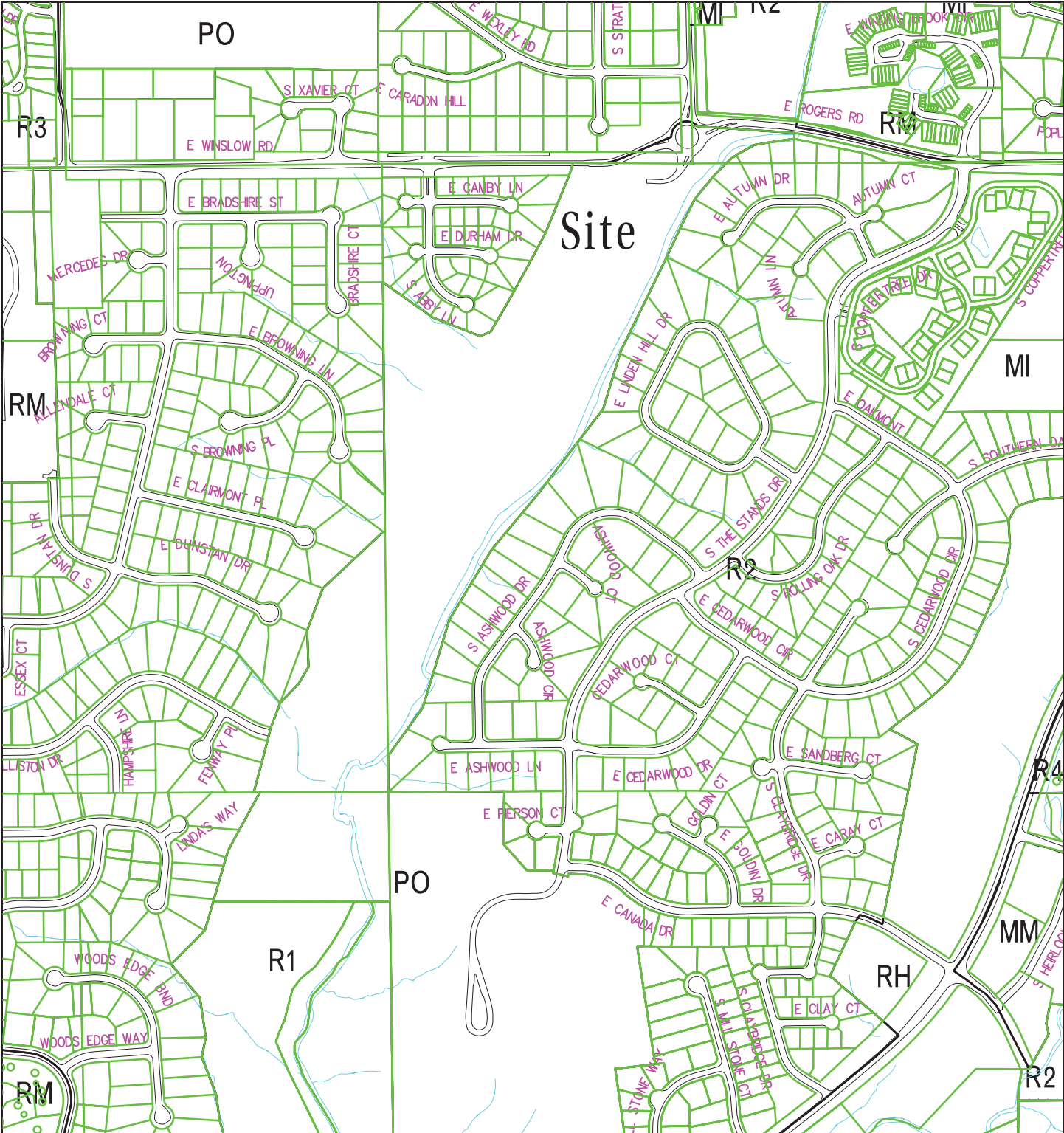


fill will be placed resulting in loss of floodplain storage capacity. The location of the parking spaces is away from the adjacent residential houses and is appropriately located to mitigate impacts of noise and lights associated with vehicles. The hours of operation of the park will not be changed with this proposal. No public comments have been received from adjacent neighbors as a result of the public notification requirements for this petition.

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**RECOMMENDATION:** The Department recommends that the Hearing Officer adopts the proposed findings and recommends approval of CU-18-22 with the following conditions:

1. This conditional use is limited to the parking spaces as shown. Any additional or new parking areas will have to meet all requirement of the Unified Development Ordinance or receive additional variance.
2. A grading permit is required before construction can begin.

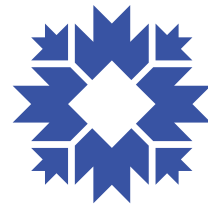


By: greulice  
3 Jun 22



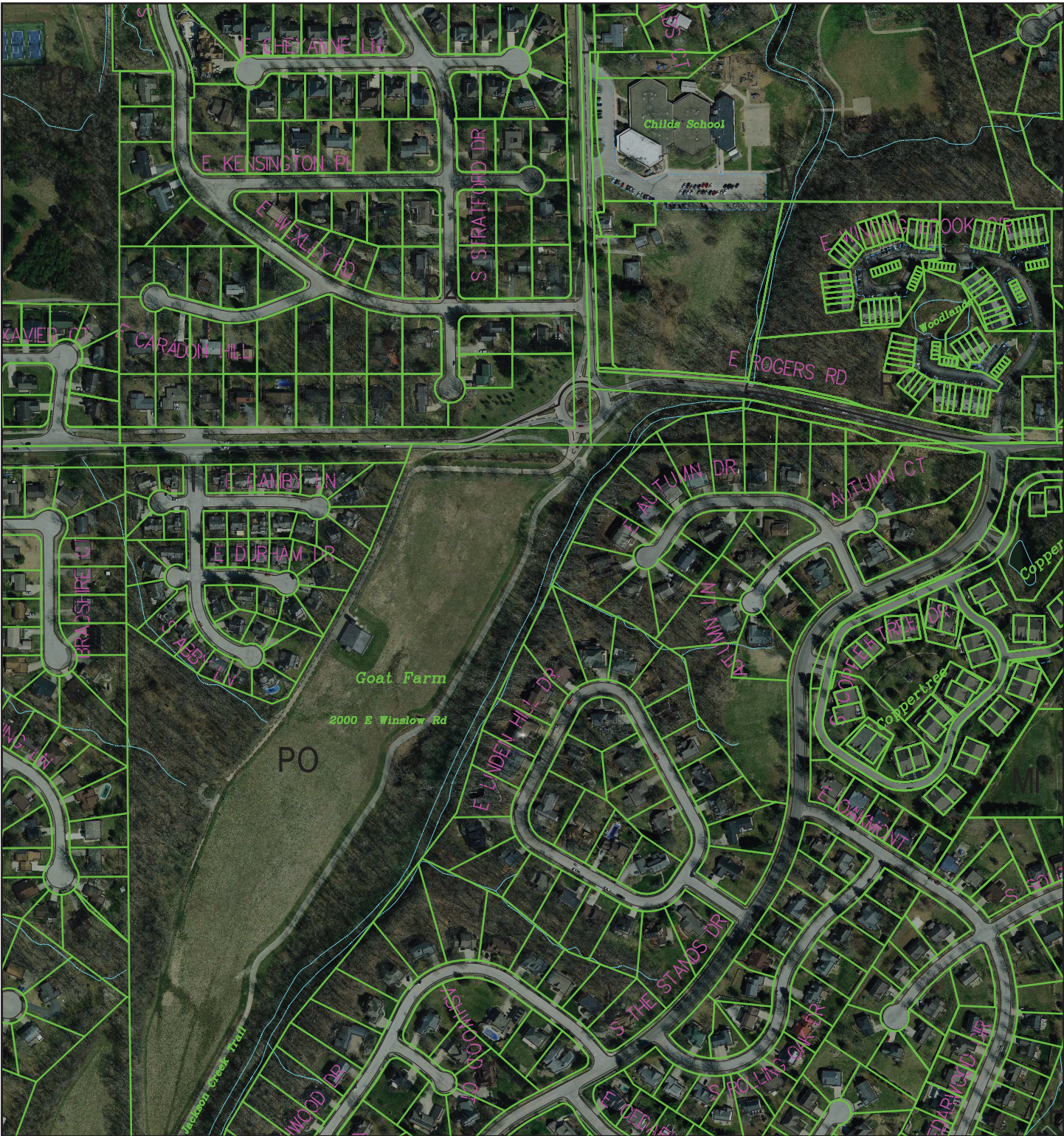
For reference only; map information NOT warranted.

City of Bloomington  
Planning

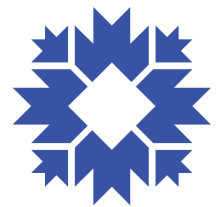


Scale: 1" = 600'





City of Bloomington  
Planning



Scale: 1" = 400'

By: greulice  
3 Jun 22



For reference only; map information NOT warranted.





Eric Greulich <greulice@bloomington.in.gov>

## Goat farm improvements

**Tim Street** <tim.street@bloomington.in.gov>  
To: Eric Greulich <greulice@bloomington.in.gov>

Mon, May 16, 2022 at 12:02 PM

Thank you Eric. See attached application form and petition statement below - let me know if you need anything further.

As part of the plans to develop Goat Farm Park into Rogers Family Park we are seeking approval of the placement of a 10-spot (4 accessible) permeable paver parking area within the flood fringe along the north side of the park property. Opportunities to keep parking out of the flood fringe entirely are limited and feedback from park neighbors helped determine the current planned location of the parking area. The improvements to the park overall include the creation of additional accessible paths through the prairie and completing the paved connection to create a loop trail around the entire perimeter. A new native garden area near the barn will have limited seating under a small shelter, under the eave of the barn, and along a trellis.



### Tim Street

Operations and Development Division Director  
Parks & Recreation  
City of Bloomington, IN  
[tim.street@bloomington.in.gov](mailto:tim.street@bloomington.in.gov)  
812.349.3706  
[bloomington.in.gov](http://bloomington.in.gov)

*(he/him/his)*

[Quoted text hidden]

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 **Application form\_Rogers Family Park 052222.pdf**  
277K











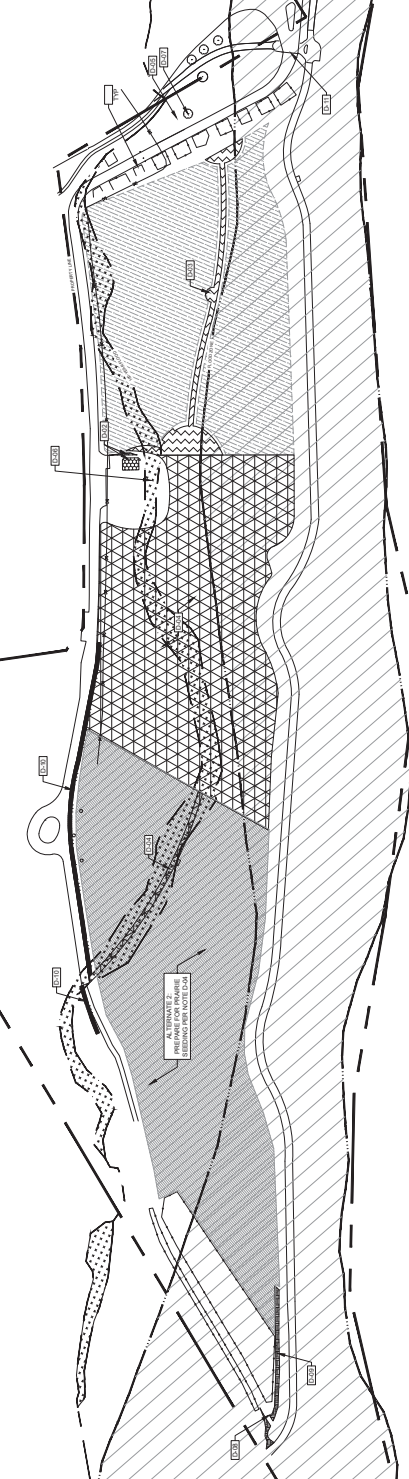


**GENERAL DEMOLITION NOTES**

- A. ALL TOPOGRAPHIC AND SURVEY INFORMATION HAS BEEN OBTAINED FROM BLOOMINGTON RECORDS DEPARTMENT. DATED 05/22/2022. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL INFORMATION PRIOR TO CONSTRUCTION.
- B. CONTRACTOR SHALL MAINTAIN UTILITY SERVICE AND PROVIDE A DETAILED UTILITY LOCATIONS PLAN TO THE CITY OF BLOOMINGTON PRIOR TO THE START OF CONSTRUCTION.
- C. CONTRACTOR SHALL PROTECT ALL PUBLIC AND PRIVATE UTILITIES FROM DAMAGE TO COMMUNICATIONS.
- D. ALL MATERIALS OR DEBRIS FROM DEMOLITION SHALL BE STORED WITHIN THE PROTECTED BUFFER ZONE OF TREES.
- E. DAMAGE TO TREES OR VEGETATION WITHIN THE PROTECTED BUFFER ZONE OF THE EXISTING TREES SHALL BE SUBMITTED TO THE CONTRACTOR TO BE REPAIRED BY THE CONTRACTOR.
- F. REMOVE EXISTING CONCRETE CORNER MANHOLE BINS. SEE EXISTING PLAN FOR LOCATION.
- G. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE BY CONSTRUCTION ACTIVITIES. ANY UTILITIES DAMAGED OR RELOCATED AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED OR RELOCATED AT HIS OWNERS RISK.
- H. CONTRACTOR SHALL USE THE BEST PRACTICES TO MINIMIZE THE NUMBER AND ALL SCOPE OF DEMOLITION ACTIVITIES WHILE MAINTAINING THE EXISTING VEGETATION. THE CONTRACTOR SHALL BE ALLOWED TO REMOVE EXISTING VEGETATION TO ACCOMMODATE NEW CONSTRUCTION ACTIVITIES.
- I. CONTRACTOR SHALL REMOVE ANY EXCESS SOIL FROM SITE AND/OR PROVIDE ANY ADDITIONAL SOIL AS REQUIRED TO MEET POST-CONSTRUCTION GRADING.
- J. CONTRACTOR SHALL REMOVE ALL EXISTING CONCRETE AND RELOCATE TO THE CITY OF BLOOMINGTON. CONTRACTOR SHALL REMOVE ALL EXCESS SOIL FROM SITE AND/OR PROVIDE ANY ADDITIONAL SOIL AS REQUIRED TO MEET POST-CONSTRUCTION GRADING.
- K. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ACE OR RETAIN TO OWNER SATISFACTION ANY EXISTING IMPROVEMENTS TO URBAN INFRASTRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED OR RELOCATED AT HIS OWNERS RISK.
- L. CONTRACTOR TO REMOVE INDIVIDUAL COMPONENTS OF ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED OR RELOCATED AT HIS OWNERS RISK.

**HATCH LEGEND**

- FLOODWAY: ALL THE CHANNEL OF A STREAM IS TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE 1% ANNUAL FLOOD ELEVATION. WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.
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DRAFT - NOT FOR CONSTRUCTION

**DEMOLITION SCHEDULE**

SYMBOL	DESCRIPTION	DETAILS
0201	3" TREE PROTECTION FENCE INSTALL AROUND TREES TO REMAIN	T-300
0202	REPLACE EXISTING 4" RECYCLED GRASS	
0203	REPLACE EXISTING 4" RECYCLED GRASS	
0204	REPLACE EXISTING 4" RECYCLED GRASS	
0205	REPLACE EXISTING 4" RECYCLED GRASS	
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0224	REPLACE EXISTING 4" RECYCLED GRASS	
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0228	REPLACE EXISTING 4" RECYCLED GRASS	
0229	REPLACE EXISTING 4" RECYCLED GRASS	
0230	REPLACE EXISTING 4" RECYCLED GRASS	
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0240	REPLACE EXISTING 4" RECYCLED GRASS	
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0249	REPLACE EXISTING 4" RECYCLED GRASS	
0250	REPLACE EXISTING 4" RECYCLED GRASS	



Know what's below.  
 Call before you dig.



Information for this plan is based on the information provided by the City of Bloomington. The contractor shall verify the accuracy of all information prior to construction. The contractor shall be responsible for all damage incurred or relocated at his own risk.



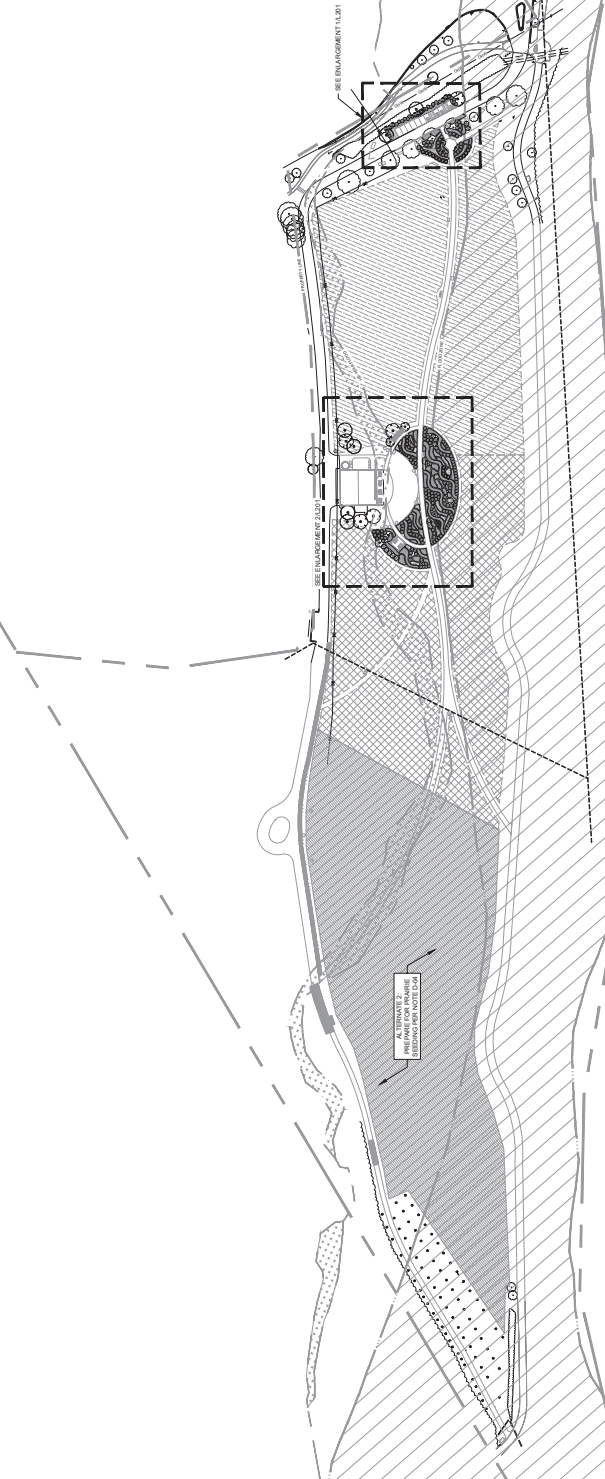






**GENERAL PLANTING NOTES**

- A. PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED BY A QUALIFIED AND EXPERIENCED LANDSCAPE CONTRACTOR.
- B. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ALL CITY AND STATE REGULATIONS AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
- C. STAKE AND CONFIRM ALL DIMENSIONS, GRADES, AND PLANT LOCATIONS TO THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
- D. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
- E. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
- F. CONTRACTOR SHALL PROVIDE PLANT MATERIAL IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
- G. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
- H. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
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- J. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
- K. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
- L. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
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- N. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
- O. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.



**HATCH LEGEND**

- 1. BIRCH ENHANCEMENT
- 2. PRAIRIE SEED MIX
- 3. BIRCH ENHANCEMENT
- 4. PRAIRIE SEED MIX
- 5. BIRCH ENHANCEMENT
- 6. PRAIRIE SEED MIX
- 7. BIRCH ENHANCEMENT
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- 11. BIRCH ENHANCEMENT
- 12. PRAIRIE SEED MIX
- 13. BIRCH ENHANCEMENT
- 14. PRAIRIE SEED MIX
- 15. BIRCH ENHANCEMENT
- 16. PRAIRIE SEED MIX
- 17. BIRCH ENHANCEMENT
- 18. PRAIRIE SEED MIX
- 19. BIRCH ENHANCEMENT
- 20. PRAIRIE SEED MIX

**PRAIRIE SEED MIX**

Species	Quantity
Asclepias incarnata	1
Asclepias syriaca	2
Aster multiflorus	2
Ceanothus americanus	2
Celastrus scandens	2
Coreopsis tripteris	1
Echinacea purpurea	0.5
Eupatorium altissimum	1
Eupatorium maculatum	1
Eupatorium perfoliatum	1
Helianthus annuus	1
Helianthus scaberrimus	2
Liatris spicata	2
Monarda fistulosa	2
Penstemon digitalis	2
Penstemon sp.	2
Rudbeckia hirta	0.5
Rudbeckia speciosa	1
Rudbeckia subtomentosa	1
Silphium laciniatum	1
Solidago canadensis	1
Veronicastrum virginicum	0.5
Zizia aurea	1
Carex gracilis	1
Carex geniculata	1
Carex lasiocarpa	1
Carex pedunculata	3
Carex vulpinoidea	3
Fox Sedge	3
Fowl Meadow Grass	2
Lance-fruited Owl Sedge	2
Parakeet Grass	2
Carex Michx.	1
Butterfly Milkweed	1
Black-eyed Susan	1
Canada Wild Ryegrass	0.75
Virginia Wild Ryegrass	0.75

**ALTERNATE 2: PREPARE FOR PRAIRIE SEEDING PER**

- 1. BIRCH ENHANCEMENT
- 2. PRAIRIE SEED MIX
- 3. BIRCH ENHANCEMENT
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- 5. BIRCH ENHANCEMENT
- 6. PRAIRIE SEED MIX
- 7. BIRCH ENHANCEMENT
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**ALTERNATE 3: PREPARE FOR PRAIRIE SEEDING PER**

- 1. BIRCH ENHANCEMENT
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- 16. PRAIRIE SEED MIX
- 17. BIRCH ENHANCEMENT
- 18. PRAIRIE SEED MIX
- 19. BIRCH ENHANCEMENT
- 20. PRAIRIE SEED MIX

**ALTERNATE 4: PREPARE FOR PRAIRIE SEEDING PER**

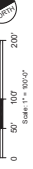
- 1. BIRCH ENHANCEMENT
- 2. PRAIRIE SEED MIX
- 3. BIRCH ENHANCEMENT
- 4. PRAIRIE SEED MIX
- 5. BIRCH ENHANCEMENT
- 6. PRAIRIE SEED MIX
- 7. BIRCH ENHANCEMENT
- 8. PRAIRIE SEED MIX
- 9. BIRCH ENHANCEMENT
- 10. PRAIRIE SEED MIX
- 11. BIRCH ENHANCEMENT
- 12. PRAIRIE SEED MIX
- 13. BIRCH ENHANCEMENT
- 14. PRAIRIE SEED MIX
- 15. BIRCH ENHANCEMENT
- 16. PRAIRIE SEED MIX
- 17. BIRCH ENHANCEMENT
- 18. PRAIRIE SEED MIX
- 19. BIRCH ENHANCEMENT
- 20. PRAIRIE SEED MIX

**ALTERNATE 5: PREPARE FOR PRAIRIE SEEDING PER**

- 1. BIRCH ENHANCEMENT
- 2. PRAIRIE SEED MIX
- 3. BIRCH ENHANCEMENT
- 4. PRAIRIE SEED MIX
- 5. BIRCH ENHANCEMENT
- 6. PRAIRIE SEED MIX
- 7. BIRCH ENHANCEMENT
- 8. PRAIRIE SEED MIX
- 9. BIRCH ENHANCEMENT
- 10. PRAIRIE SEED MIX
- 11. BIRCH ENHANCEMENT
- 12. PRAIRIE SEED MIX
- 13. BIRCH ENHANCEMENT
- 14. PRAIRIE SEED MIX
- 15. BIRCH ENHANCEMENT
- 16. PRAIRIE SEED MIX
- 17. BIRCH ENHANCEMENT
- 18. PRAIRIE SEED MIX
- 19. BIRCH ENHANCEMENT
- 20. PRAIRIE SEED MIX

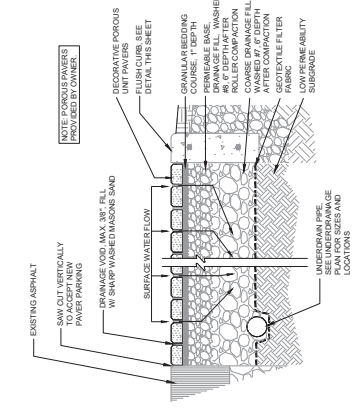
**ALTERNATE 6: PREPARE FOR PRAIRIE SEEDING PER**

- 1. BIRCH ENHANCEMENT
- 2. PRAIRIE SEED MIX
- 3. BIRCH ENHANCEMENT
- 4. PRAIRIE SEED MIX
- 5. BIRCH ENHANCEMENT
- 6. PRAIRIE SEED MIX
- 7. BIRCH ENHANCEMENT
- 8. PRAIRIE SEED MIX
- 9. BIRCH ENHANCEMENT
- 10. PRAIRIE SEED MIX
- 11. BIRCH ENHANCEMENT
- 12. PRAIRIE SEED MIX
- 13. BIRCH ENHANCEMENT
- 14. PRAIRIE SEED MIX
- 15. BIRCH ENHANCEMENT
- 16. PRAIRIE SEED MIX
- 17. BIRCH ENHANCEMENT
- 18. PRAIRIE SEED MIX
- 19. BIRCH ENHANCEMENT
- 20. PRAIRIE SEED MIX



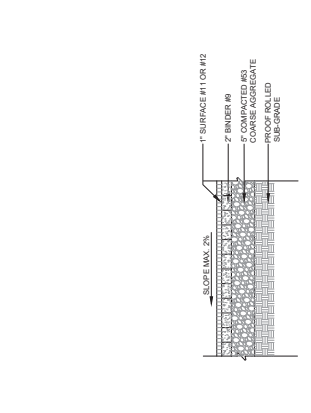


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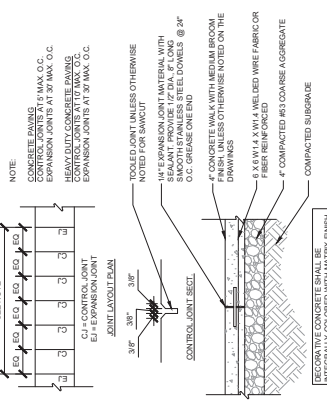


**1** STANDARD CONCRETE PAVEMENT & JOINT  
1" = 1'-0"

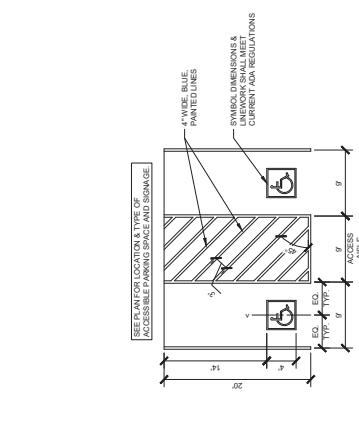
**2** ASPHALT TRAIL PAVEMENT  
1" = 1'-0"



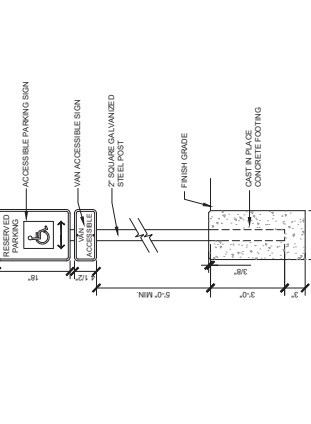
**3** PERMEABLE UNIT PAVERS  
1" = 1'-0"



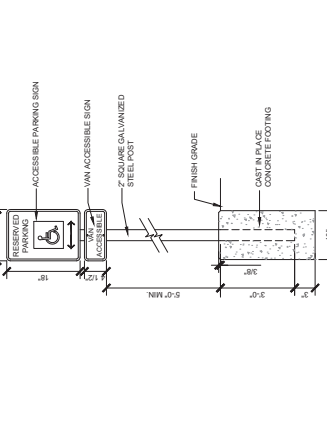
**4** ACCESSIBLE PARKING SPACE  
1" = 1'-0"



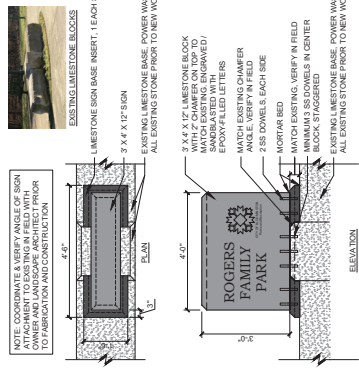
**5** ACCESSIBLE PARKING SIGN DETAIL  
1" = 1'-0"



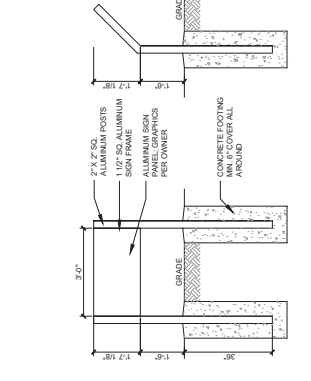
**6** MONUMENT SIGN DETAIL  
1/2" = 1'-0"



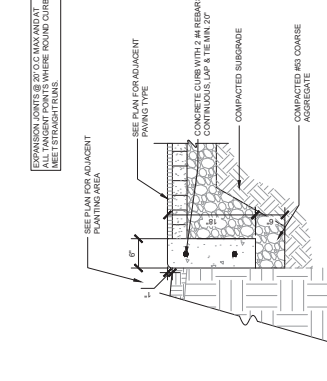
**7** FLUSH CURB  
1" = 1'-0"



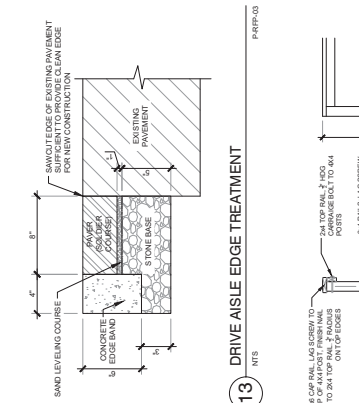
**8** INTERPRETIVE SIGN DETAIL  
1/2" = 1'-0"



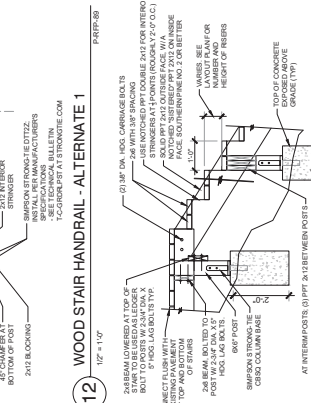
**9** WOOD STAIR HANDRAIL - ALTERNATE 1  
1/2" = 1'-0"



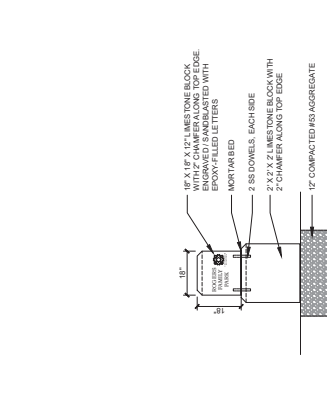
**10** SOUTH ENTRY SIGN DETAIL  
1/2" = 1'-0"



**11** WOOD STAIR HANDRAIL - ALTERNATE 2  
1/2" = 1'-0"



**12** DRIVE AISLE EDGE TREATMENT  
1" = 1'-0"



**13** DRIVE AISLE EDGE TREATMENT  
1" = 1'-0"

NOTE: COORDINATE & VERIFY ANGLE OF SIGN OWNER AND LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION

EXISTING LIMESTONE BLOCKS  
LIMESTONE SIGN BASE INSERT - EACH SIDE  
3 1/4" X 1 1/2" SIGN  
EXISTING LIMESTONE BASE POWER WASH ALL EXISTING STONE PRIOR TO NEW WORK

3 1/4" X 1 1/2" LIMESTONE BLOCK WITH 2" CHAMFER ON TOP TO MATCH EXISTING CHAMFER  
MORTAR BED  
MINIMUM 3 #5 DOWELS IN CENTER BLOCK STAGGERED BASE POWER WASH ALL EXISTING STONE PRIOR TO NEW WORK

4" WIDE BLUE PAINTED LINES  
SYMBOL DIMENSIONS & LINEWORK SHALL MEET CURRENT ADA REGULATIONS

ACCESSIBLE PARKING SIGN  
2" SQUARE GALVANIZED STEEL POST  
FINISH GRADE  
CAST IN PLACE CONCRETE FOOTING

2 1/2" X 2 1/2" SQ. ALUMINUM POSTS  
ALUMINUM SIGN PANEL GRAPHICS PER OWNER  
CONCRETE FOOTING OVER ALL AROUND

EXPANSION JOINTS @ 20' O.C. MAX AND AT CORNERS WHERE ROUND CURBS MEET STRAIGHT LINES

SEE PLAN FOR ADJACENT PAVING TYPE  
CONCRETE CURB WITH 2 #4 REBARS CONTINUOUS LAP & 1/2" MIN. 2" COMPACTED SUBGRADE  
COMPACTED #5 COARSE AGGREGATE

1 1/2" DIA. CONC. PIER W/ 1/4" X 1/4" TIE AT 12" O.C. GRADE (15')

2x4 BEAM LOWERED AT TOP OF POST TO 2x4 TOP FLANGE  
BOLT TO POSTS W/ 2 1/2" DIA. X 6" SPOKE LAG BOLTS TYP  
CONCRETE PAVEMENT EXISTING PAVEMENT AT TOP OF SIGN

2x4 BEAM BOLTED TO POSTS W/ 1 1/2" DIA. X 6" SPOKE LAG BOLTS  
6" DIA. POST  
1 1/2" DIA. X 6" SPOKE LAG BOLTS  
1 1/2" DIA. X 6" SPOKE LAG BOLTS  
1 1/2" DIA. X 6" SPOKE LAG BOLTS

1 1/2" X 1 1/2" LIMESTONE BLOCK WITH 2" CHAMFERALONG TOP EDGE POWDER FILL LETTERS  
MORTAR BED  
2 1/2" DIA. DOWELS EACH SIDE  
2 1/2" DIA. DOWELS EACH SIDE WITH 2" CHAMFER ALONG TOP EDGE  
1" COMPACTED #5 AGGREGATE

EXISTING ASPHALT  
SAND CUT VERTICALLY TO ACCEPT NEW PAVEMENT  
DRAINAGE VOID MAX. 3/8" RILL SURFACE WATER FLOW  
SURFACE WATER FLOW  
NOTIFY PAVING CONTRACTOR TO ACCEPT NEW PAVEMENT  
DECATIVE POROUS CONCRETE PAVEMENT  
FLUSH CURB SEE DETAIL THIS SHEET  
GRANULAR BEDDING COURSE 1" DEPTH  
#6 #7 DEPTH AFTER DRAINAGE VOID  
COARSE DRAINAGE FILL WASHED #7 #7 DEPTH  
GEOTEXTILE FILTER FABRIC  
SUBGRADE

TOOLED JOINT UNLESS OTHERWISE NOTED FOR SAWCUT  
1 1/2" EXPANSION JOINT MATERIAL WITH 1/4" SMOOTH STAINLESS STEEL DOWELS @ 24" O.C. GRADE ONE END  
2" CONCRETE WALK WITH MEDIUM BROOK FIBER REINFORCED  
4" COMPACTED #5 COARSE AGGREGATE  
COMPACTED SUBGRADE

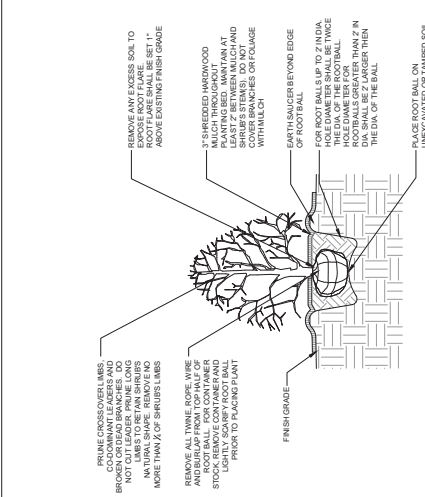
SEE NOTE  
EXPANSION JOINTS @ 20' O.C. MAX AND AT CORNERS WHERE ROUND CURBS MEET STRAIGHT LINES

SEE PLAN FOR ADJACENT PAVING TYPE  
CONCRETE CURB WITH 2 #4 REBARS CONTINUOUS LAP & 1/2" MIN. 2" COMPACTED SUBGRADE  
COMPACTED #5 COARSE AGGREGATE

SEE PLAN FOR ADJACENT PAVING TYPE  
CONCRETE CURB WITH 2 #4 REBARS CONTINUOUS LAP & 1/2" MIN. 2" COMPACTED SUBGRADE  
COMPACTED #5 COARSE AGGREGATE







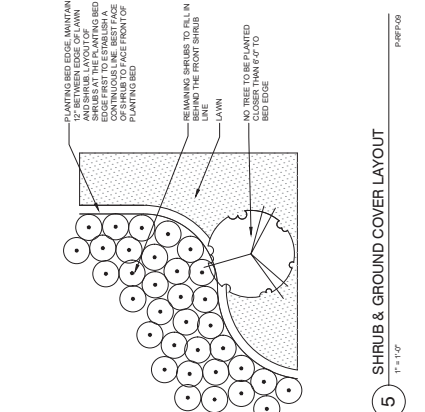
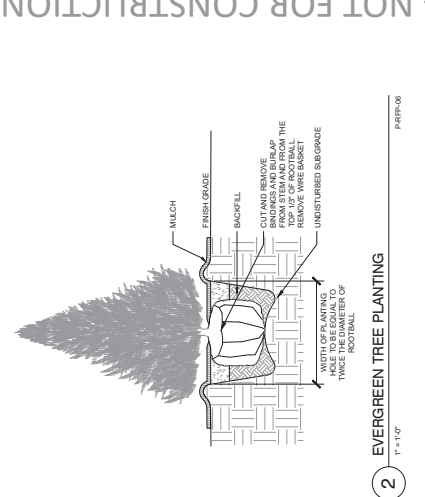
**3 SHRUB PLANTING**  
 T = 1:10'



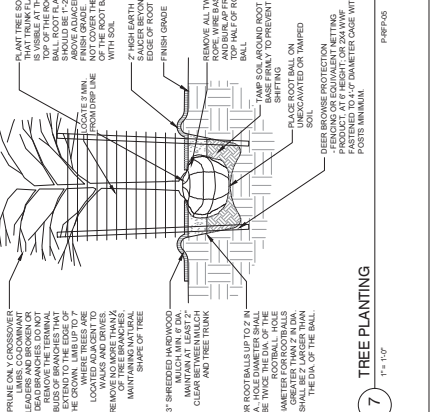
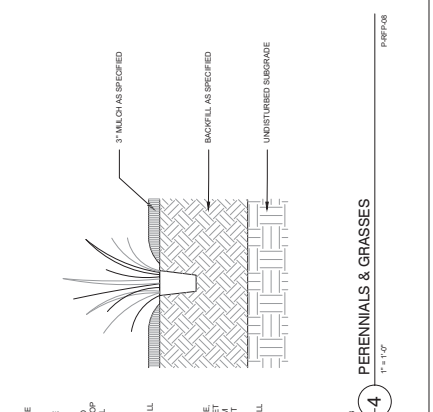
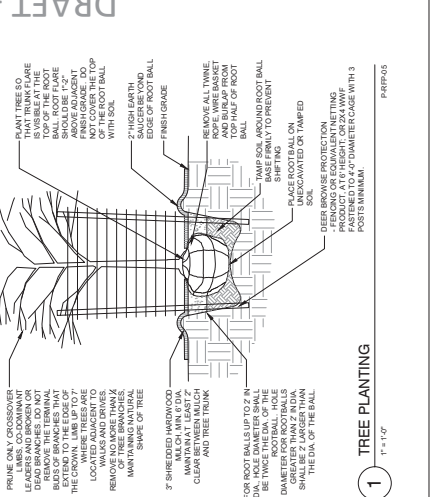
**6 SPADE EDGE**  
 T = 1:10'



**5 SHRUB & GROUND COVER LAYOUT**  
 T = 1:10'



**8 TREE PLANTING**  
 T = 1:10'



**8 TREE PLANTING**  
 T = 1:10'

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PLANTING DETAILS

L302









