

# CITY OF BLOOMINGTON



September 20, 2017 @ 2:00 p.m.  
CITY HALL -  
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON  
HEARING OFFICER  
September 20, 2017 at 2:00 p.m.

\*Kelly Conference Room #155

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**PETITIONS:**

- V-25-17      **Jeff Brawley**  
403 E. 20<sup>th</sup> St.  
Request: Front yard setback variance in the Residential High-density (RH) zoning district to allow the construction of one multi-family building.  
*Case Manager: Jackie Scanlan*

HEARING OFFICER

July 26, 2017

**Next Meeting Date: August 9, 2017**

Filename: I:\common\developmentreview\hearingofficer\agendas\HO-agenda

\*\*\*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](mailto:human.rights@bloomington.in.gov).

**BLOOMINGTON HEARING OFFICER**  
**STAFF REPORT**  
**LOCATION: 403 E. 20<sup>th</sup> Street**

**CASE #: V-25-17**  
**DATE: September 20, 2017**

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**PETITIONER:** Jeff Brawley, BMI Properties LLC  
PO Box 5543, Bloomington

**CONSULTANT:** Matt Ellenwood, Matte Black Architecture Inc.  
2021 E. Wexley Road, Bloomington

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**REQUEST:** The petitioner is requesting a front yard building setback variance to allow the construction of one multi-family building.

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**REPORT:** The petitioner owns three lots on the north side of East 20<sup>th</sup> Street between North Dunn and Lincoln Streets. The site is zoned Residential High-Density Multifamily (RH). The petitioner is seeking to construct a five townhouse building 15 feet from the right-of-way line.

The existing home, which will be demolished, is approximately 22 feet from the right-of-way. The Unified Development Ordinance requires that new buildings in the RH zoning district be built “15 feet from the proposed right-of-way indicated on the Thoroughfare Plan; or the block face average setback of the existing primary structures on the same block face, whichever is more.” There are five (5) primary structures on the block face that are used to determine the block face average. Block face average setback is defined, not as the mean average, but as “the existing front setback of at least fifty percent (50%) of the primary structures along the same block face as the subject property...” This amounts to the median average, the middle number in the sequence. Four of the five primary buildings on the block have been developed in a previously desired development pattern, with the building set back from the road and parking located in front of the building. The current UDO does not allow parking between the building and the road.

From west to east, the buildings on the block were built in 1967, 1972, 1950, 1987, and 1997. The distances from the right-of-way for these sites are as follows: 49 feet, 48 feet, 21 feet, 24 feet, and 61 feet. Therefore, the setback required by Ordinance is 48 feet from the right-of-way line, a much higher setback than the UDO typically calls for in any residential zoning district. The petition property required setback is unique because it is set by antiquated development patterns no longer desired by the City, and would hinder desired development such as parking behind the building. If the block was vacant, the new building could be built at the requested 15 foot setback.

Approval of the variance would allow for the proposed five townhouse structure to be built 15 feet from the right-of-way line.

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**CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE**  
**Front Yard Setback**

**20.09.130 e) Standards for Granting Variances from Development Standards:** A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

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

**RECOMMENDED FINDING:** No injury is found. The proposed building will be fifteen (15) feet from the right-of-way line, seven (7) feet closer than the existing structure. The setback will allow for space for the proposed parking behind the building.

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

**RECOMMENDED FINDING:** No negative effects from this proposal on the areas adjacent to the property are found. The UDO finds that 15 feet from the right-of-way line is appropriate in some situations in the RH zoning district. The site will meet all other setback standards, appropriately separating the development from the neighboring properties.

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

**RECOMMENDED FINDING:** Practical difficulty is found in not allowing the proposed front yard setback. Contradictory requirements of the UDO, front yard setback and parking behind the structure, in combination with the size of this parcel, make development difficult. The age of the other properties on the block face requires a deep front yard setback that does not further the City goal of improving the pedestrian realm along this street frontage. Peculiar condition is found in the relationship of the 111 foot depth of this property and the age of adjacent developments that set the front yard setback for this parcel. The majority of those developments have the building located at the rear of the property, with the parking in front. Holding the new development to the excessive front yard setback standard does not meet the intended purpose of the UDO regulation.

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**RECOMMENDATION:** Based upon the written findings above, staff recommends approval of V-25-17 with the following conditions:

1. The petitioners must obtain a building permit prior to construction.
2. This variance applies only to the five townhouse building, as shown in the submitted site plan.



# Petitioner Statement

Date: September 5, 2017

To: City of Bloomington Planning & Transportation Department Hearing Officer

From: Matt Ellenwood, Architect on behalf of Jeff Brawley, Applicant

Re: Minimum Front Setback Variance for 403 E 20th Street

Attn: Hearing Officer

This letter is to request approval for a minimum front building setback variance to allow the construction of a 2 ½ story, 5 unit townhouse structure on the property at 403 E 20<sup>th</sup> Street in Bloomington, IN. The proposed structure is 32'-0" x 90'-4" and is to be located as shown on the provided site plans.

A variance is sought because the current UDO requires the minimum front building setback to be 15' from the proposed ROW OR the block face average setback of the existing primary structures on the same block face, whichever is more. At this particular location the adjacent structures are a combination of older single-family homes and 2-3 story apartments built under a former UDO guideline in which the buildings were allowed to be set to the rear of the property with parking in the front. This therefore creates a much deeper average setback and creates difficulty for new development to meet the intent of the current UDO (building forward/parking in the back design). The standard 15' minimum front setback is thereby proposed.

This proposal follows the guidelines of the current UDO by placing the building closer to the street, creating separate townhouse entries with stoops, lighting and signage, and hiding the parking at the rear. It also encourages alternative transportation by limiting the parking to 10 spaces for 14 total beds as well as placing bike parking on site along the front sidewalk. All other development requirements (including setbacks, max. impervious surface, etc.) will be met.

Thank you for your time and consideration of this application.

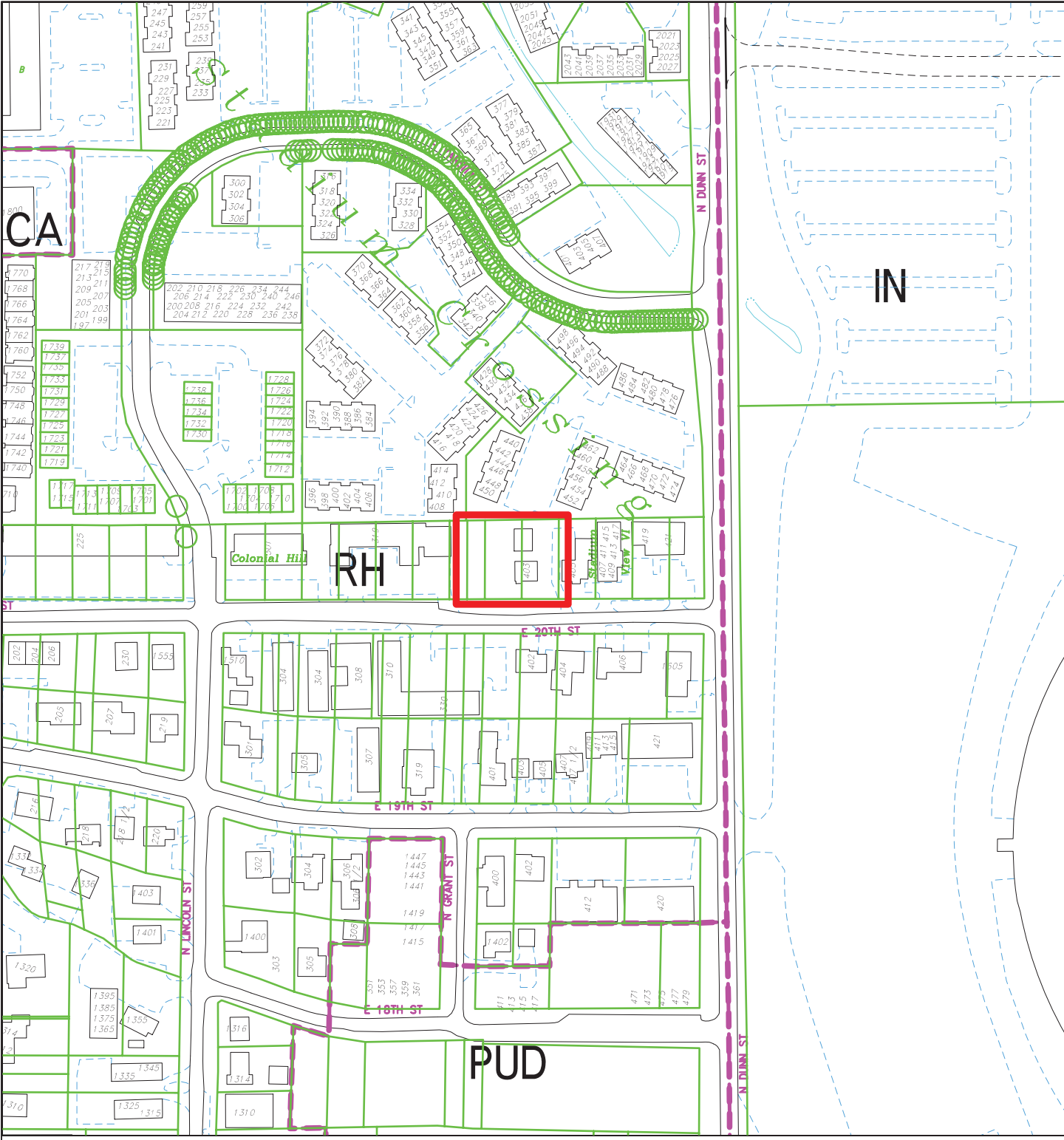
Sincerely,



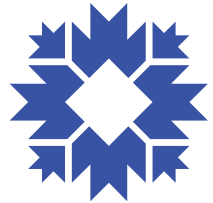
Matt Ellenwood, Architect  
Matte Black Architecture

On behalf of:

Jeff Brawley, Applicant



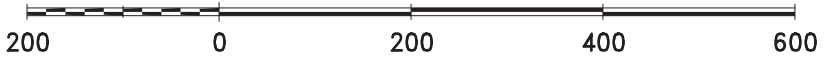
City of Bloomington  
 Planning & Transportation



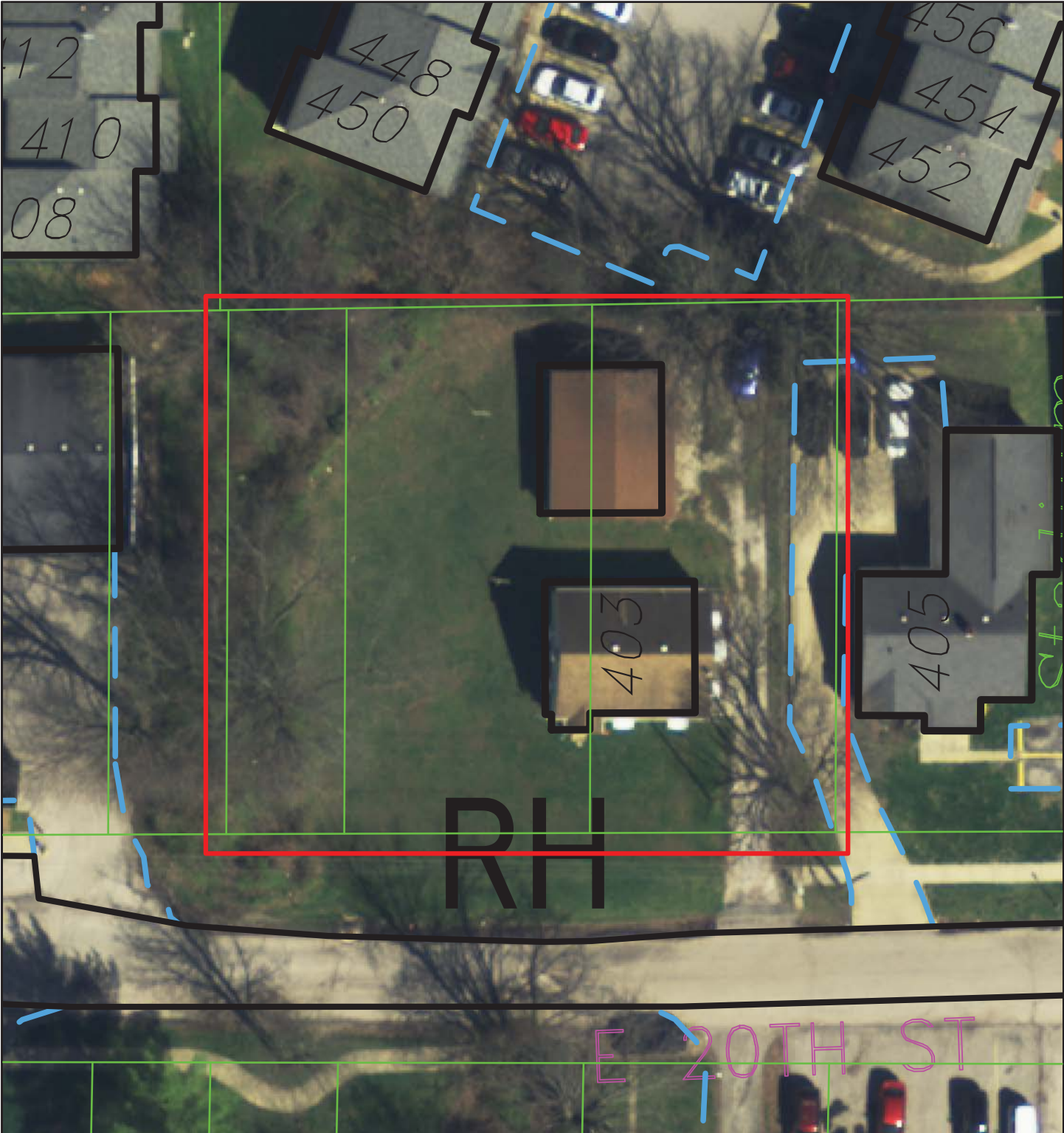
Scale: 1" = 200'



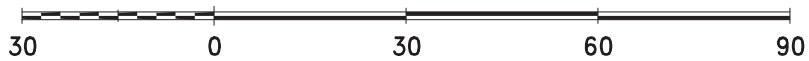
By: scanlanj  
 13 Sep 17



For reference only; map information NOT warranted.



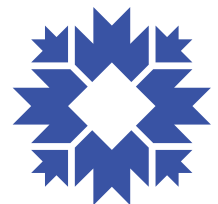
By: scanlanj  
13 Sep 17



For reference only; map information NOT warranted.



City of Bloomington  
Planning & Transportation



Scale: 1" = 30'

# V-25-17 Petitioner Site Plan

## 20TH STREET TOWNHOMES 403 E. 20TH STREET BLOOMINGTON, IN 47408

**LEGAL DESCRIPTION**  
 LOTS NUMBER ONE HUNDRED TWENTY-EIGHT (128), ONE HUNDRED TWENTY-NINE (129), AND ONE HUNDRED THIRTY (130) IN MILLER COURTS ADDITION TO THE CITY OF BLOOMINGTON, INDIANA, AS SHOWN ON PLAT CABINET B, ENVELOPE 51, IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA.

A STRIP TWENTY-FIVE (25) FEET OF EVEN WIDTH EAST OF THE ENTIRE EAST SIDE OF SAID LOT TWENTY-EIGHT (128), THENCE EAST TWENTY-FIVE (25) FEET TO A POINT; THENCE NORTH TWENTY-EIGHT (28) FEET TO A POINT TWENTY-FIVE (25) FEET EAST OF THE SOUTHEAST CORNER OF SAID LOT TWENTY-EIGHT (128); THENCE NORTH TWENTY-FIVE (25) FEET TO THE EAST LINE OF SAID LOT TWENTY-EIGHT (128); THENCE NORTH ALONG THE EAST LINE OF SAID LOT TWENTY-EIGHT (128) TO THE SOUTHWEST CORNER OF SAID LOT TWENTY-EIGHT (128); THENCE NORTH ALONG THE EAST LINE OF SAID LOT TWENTY-EIGHT (128) AND TO THE POINT OF BEGINNING.

BLOOMINGTON TOWNSHIP  
 SECTION 28  
 T9N R1W

**OWNER**

BMI PROPERTIES, LLC  
 P.O. BOX 5543  
 BLOOMINGTON, INDIANA 47407

**DEVELOPERS & APPLICANTS**

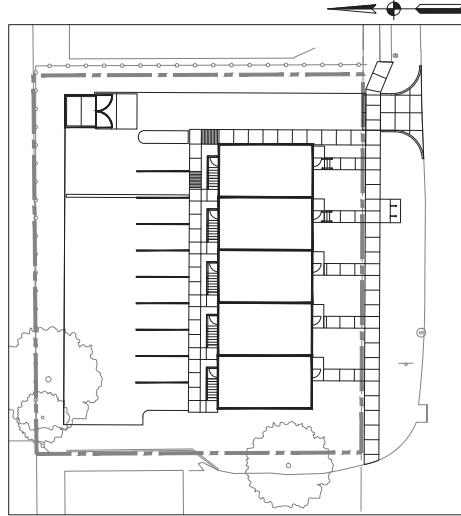
WEICHERT REALTORS - THE OWENS GROUP  
 1000 W. MAHAN AVE.  
 BLOOMINGTON, INDIANA 47401

**DESIGNERS & SURVEYORS**

SMITH BREHOB & ASSOCIATES, INC.  
 453 S. CLARKE BOULEVARD  
 BLOOMINGTON, IN. 47407  
 (812) 336-6536

**HEIGHT AND BULK**

ZONE = RH  
 SETBACKS  
 FRONT BUILDING SETBACK  
 FRONT = 15'  
 REAR = 15'  
 PARKING SETBACK  
 FRONT = 20' BEHIND BUILDING FRONT  
 REAR = 10'  
 MAX IMPERVIOUS SURFACE = 65%



SITE MAP  
 1" = 20'



LOCATION MAP  
 NTS

Sheet Number	Sheet Title
C100	TITLE SHEET
C101	EXISTING CONDITIONS
C102	DEMOLITION PLAN
C103	SITE PLAN
C104	GRADING PLAN
C105	UTILITY PLAN
C106	UTILITY PROFILES
C108	EROSION CONTROL PLAN
C109	EROSION CONTROL NOTES
C110	CIVIL DETAILS

SHEET NO.	REVISIONS	BY	DATE

CERTIFICATION DATE

PREPARED BY:  
 SMITH BREHOB & ASSOCIATES INC., BLOOMINGTON, INDIANA



NOTE : SPECIFICATIONS FOR THIS PROJECT ARE THE 2014 SMITH BREHOB & ASSOCIATES STANDARD SPECIFICATIONS.

JOB NUMBER: 5514



# TOPOGRAPHIC LEGEND

- ① 8" PIPE
- ② 12" PIPE
- ③ 18" PIPE
- ④ 24" PIPE
- ⑤ 30" PIPE
- ⑥ 36" PIPE
- ⑦ 42" PIPE
- ⑧ 48" PIPE
- ⑨ 54" PIPE
- ⑩ 60" PIPE
- ⑪ 66" PIPE
- ⑫ 72" PIPE
- ⑬ 78" PIPE
- ⑭ 84" PIPE
- ⑮ 90" PIPE
- ⑯ 96" PIPE
- ⑰ 102" PIPE
- ⑱ 108" PIPE
- ⑲ 114" PIPE
- ⑳ 120" PIPE
- ㉑ 126" PIPE
- ㉒ 132" PIPE
- ㉓ 138" PIPE
- ㉔ 144" PIPE
- ㉕ 150" PIPE
- ㉖ 156" PIPE
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- ㉛ 186" PIPE
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- ㊲ 222" PIPE
- ㊳ 228" PIPE
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- ㊸ 258" PIPE
- ㊹ 264" PIPE
- ㊺ 270" PIPE
- ㊻ 276" PIPE
- ㊼ 282" PIPE
- ㊽ 288" PIPE
- ㊾ 294" PIPE
- ㊿ 299.99

08/23/2017

403 E. 20TH STREET  
BLOOMINGTON, IN 47408

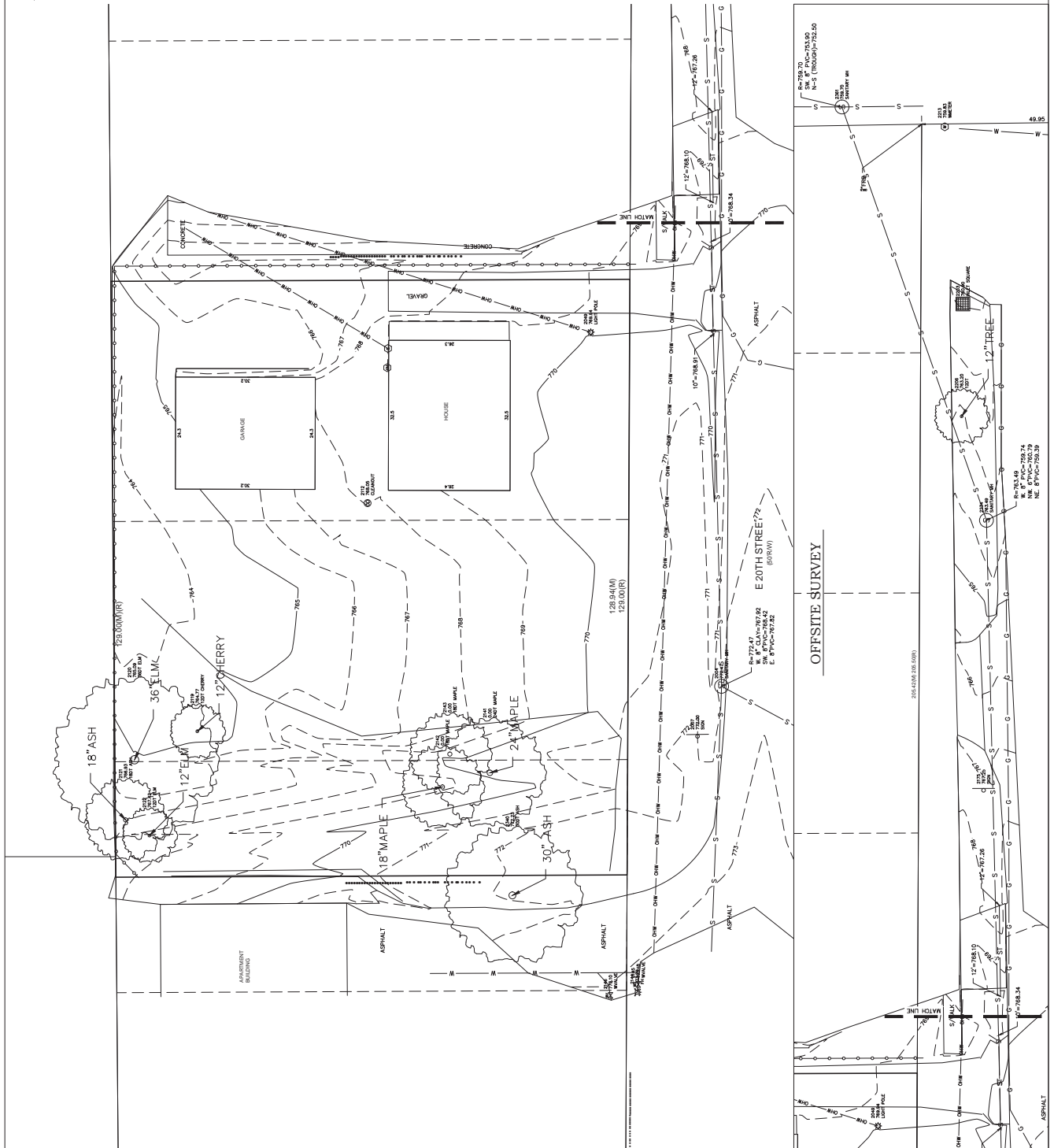
NO.	DATE	BY	DATE

DESIGNED: KCR  
CHECKED: KCR  
DATE: 08/23/2017

5514  
SHEET  
C101

08/23/2017  
EXISTING  
CONDITIONS

Copyright 2011, Smith Prebich Associates, Inc. 20110214-14-Reg-01-00001



# TOPOGRAPHIC LEGEND

- ① 8" PIPE
- ② 12" PIPE
- ③ 18" PIPE
- ④ 24" PIPE
- ⑤ 30" PIPE
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- ㊼ 282" PIPE
- ㊽ 288" PIPE
- ㊾ 294" PIPE
- ㊿ 299.99

BASE OF CEILING  
INDICATES FLOOR FINISH  
VERTICAL DATUM IN 10' 0"



NO.	DATE	BY	REVISIONS

DESIGNED	KCR
CHECKED	KCR
DRAWN	KCR
DATE	

**DEMOLITION LEGEND**

- REMOVE EXISTING TREE, STUMP, AND ROOTS
- REMOVE EXISTING BUILDING, INCLUDING FOOTINGS AND SLABS, BACKFILL AND COMPACT WITH APPROVED FILL.
- CLEAN AND GRUB EXISTING VEGETATION
- REMOVE EXISTING CONCRETE WALKWAYS, PAVEMENT, AND GRAVEL BASE
- REMOVE EXISTING GRAVEL
- REMOVE EXISTING ASPHALT PAVEMENT AND GRAVEL BASE
- REMOVE EXISTING UTILITY LINE, COORDINATE WITH APPROPRIATE UTILITY COMPANY

**DEMOLITION KEY NOTES**

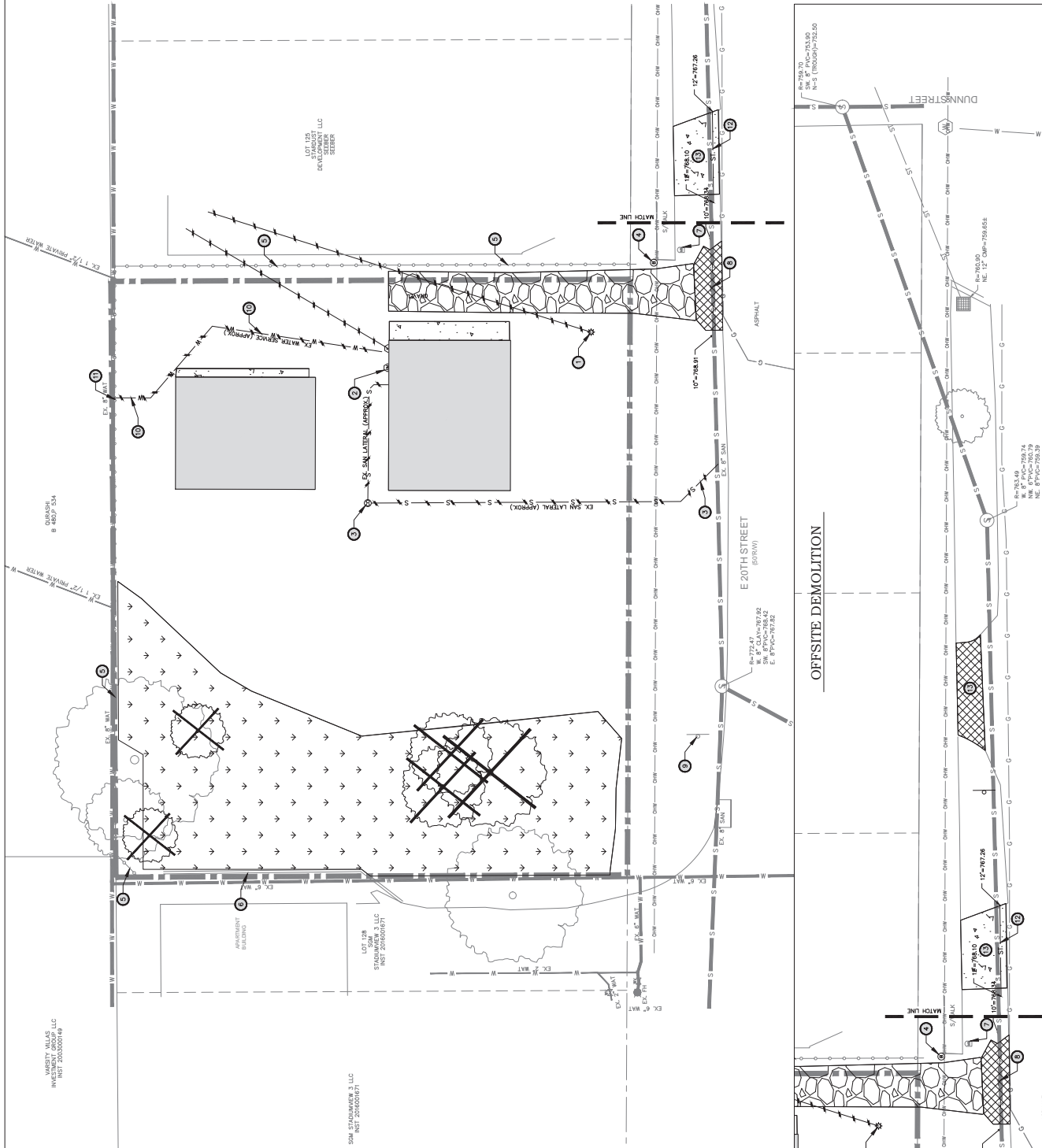
1. REMOVE EXISTING LIGHT POLE.
2. REMOVE EXISTING GAS METER AND GAS LINE ON SITE. PLUG AND ABANDON AT THE R/W LINE PER GAS UTILITY'S REQUIREMENTS.
3. REMOVE EXISTING SANITARY SEWER MATERIAL LATERALS A MINIMUM OF 6' AND MEETS CITY REQUIREMENTS. RELIEF PER UTILITY PLAN IF DURING TAPS AND INSTALL A NEW TAP WHERE DIRECTED BY CITY.
4. REMOVE EXISTING SOLID AND PROTECT EXISTING FENCE.
5. PROTECT EXISTING RETAINING WALL.
6. PROTECT EXISTING MANHOLE.
7. REMOVE EXISTING 12" STORM PINE.
8. REMOVE EXISTING 6" R/C BRICE, CAP AND ABANDON AT THE INDUSTRY LINE.
9. REMOVE EXISTING 12" STORM PINE.
10. REPLACE TO MATCH EXISTING PER SITE PLAN AFTER THE INSTALLATION OF UTILITIES IS COMPLETE. COORDINATE WORK WITH ADJACENT PROPERTY OWNERS AND CITY OF BLOOMINGTON PRIOR TO CONSTRUCTION.

**DEMOLITION NOTES**

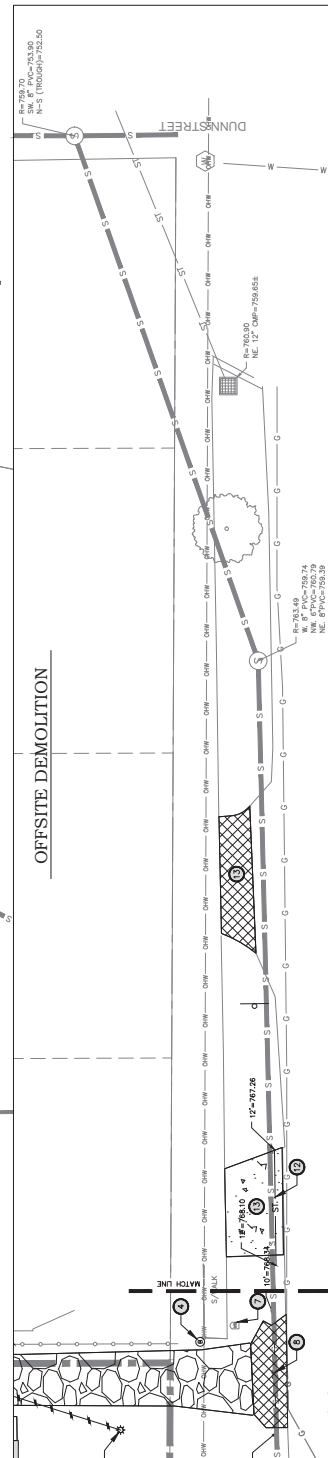
1. PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITY, CONTRACTOR SHALL COORDINATE AND OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON AND THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON AND THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. ALL SOILS REMOVED SHALL BE RELOCATED TO AN APPROVED LOCATION AND SHALL BE RELOCATED TO AN APPROVED LOCATION AND SHALL BE RELOCATED TO AN APPROVED LOCATION.
4. USE OF THE PUBLIC HIGHWAY FOR STORAGE OF MATERIALS SHALL BE PROHIBITED.
5. ALL MATERIALS TO BE REMOVED SHALL BE REMOVED COMPLETELY AND THE REMOVED MATERIALS SHALL BE RELOCATED TO AN APPROVED LOCATION AND SHALL BE RELOCATED TO AN APPROVED LOCATION.
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12. ALL MATERIALS TO BE REMOVED SHALL BE REMOVED COMPLETELY AND THE REMOVED MATERIALS SHALL BE RELOCATED TO AN APPROVED LOCATION AND SHALL BE RELOCATED TO AN APPROVED LOCATION.

**GENERAL NOTES**

1. SEE SMITH PERLOH & ASSOCIATES, INC. STANDARD SPECIFICATIONS FOR CONSTRUCTION.
2. TOP OF EXISTING DEMOLITION ARE GIVEN IN THE FOLLOWING LOCATIONS:
3. LOCATIONS OF UTILITIES SHALL BE AS SHOWN IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY THE CITY OF BLOOMINGTON IF FIELD ADJUSTMENTS ARE NECESSARY.



**OFFSITE DEMOLITION**





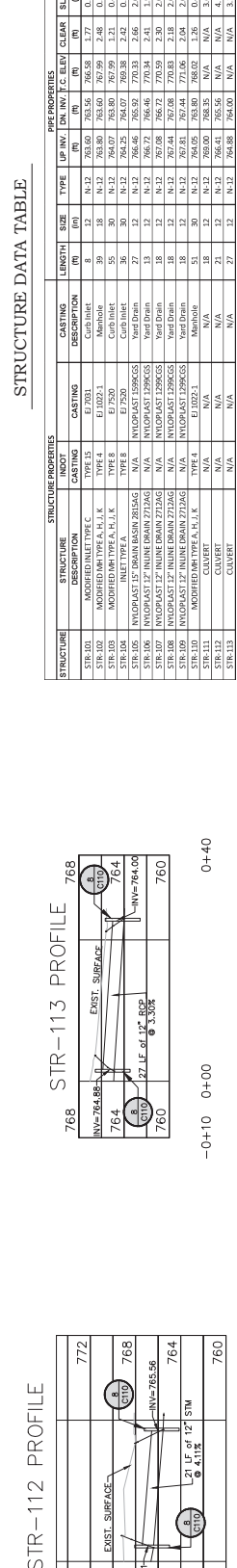
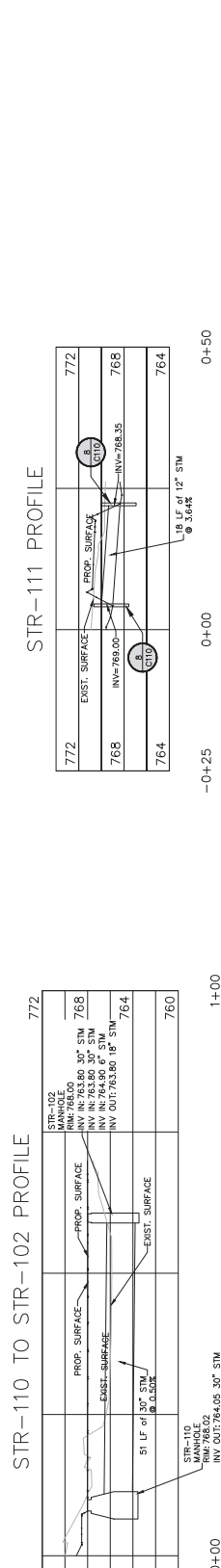
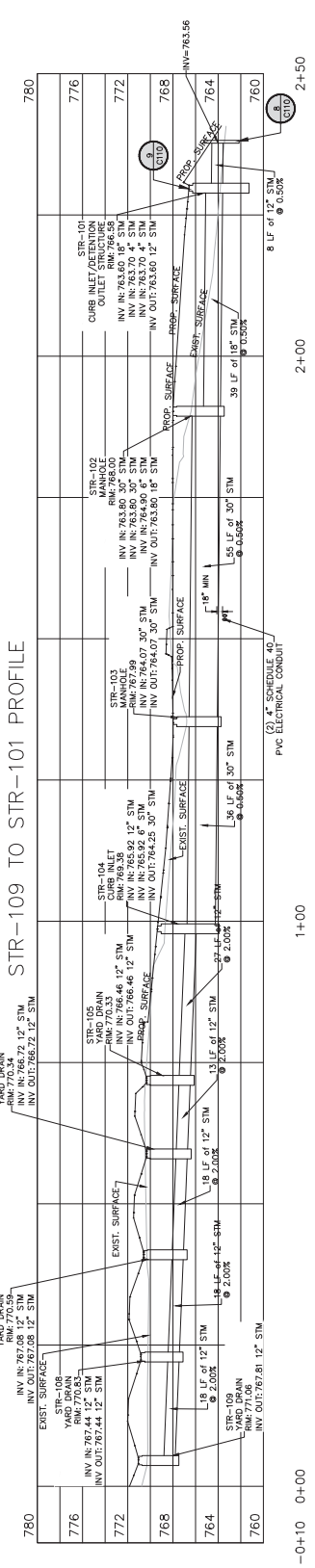






NO.	DATE	BY	REVISIONS

NO.	DATE	BY	REVISIONS



STRUCTURE DATA TABLE

STRUCTURE	STRUCTURE DESCRIPTION	CASTING	CASTING TYPE	LENGTH	SIZE	TYPE	UP INV	DN INV	INVERT	CE	BEV	CLR	SL	CONNECTION
STR-101	MODIFIED TYPE A, H.I.K	EJ 7031	EJ 7031	39	18	N-12	763.60	763.56	763.58	1.27	0.50%	N/A	N/A	N/A
STR-102	MODIFIED TYPE A, H.I.K	EJ 7250	EJ 7250	30	N-12	764.07	763.80	763.80	2.48	0.51%	STR-101	N/A	N/A	N/A
STR-103	MODIFIED TYPE A, H.I.K	EJ 7250	EJ 7250	55	30	N-12	764.07	763.80	763.80	1.21	0.69%	STR-102	N/A	N/A
STR-104	MODIFIED TYPE A, H.I.K	EJ 7250	EJ 7250	27	12	N-12	766.46	766.50	770.33	2.66	2.01%	STR-104	N/A	N/A
STR-105	MODIFIED TYPE A, H.I.K	EJ 7250	EJ 7250	13	12	N-12	766.72	766.46	770.34	2.41	1.98%	STR-105	N/A	N/A
STR-106	MODIFIED TYPE A, H.I.K	EJ 7250	EJ 7250	18	12	N-12	767.08	766.72	770.59	2.30	2.00%	STR-106	N/A	N/A
STR-107	MODIFIED TYPE A, H.I.K	EJ 7250	EJ 7250	18	12	N-12	767.08	766.72	770.59	2.30	2.00%	STR-107	N/A	N/A
STR-108	MODIFIED TYPE A, H.I.K	EJ 7250	EJ 7250	18	12	N-12	767.08	766.72	770.59	2.30	2.00%	STR-108	N/A	N/A
STR-109	MODIFIED TYPE A, H.I.K	EJ 7250	EJ 7250	51	30	N-12	764.05	763.80	768.02	1.26	0.69%	STR-102	N/A	N/A
STR-110	MODIFIED TYPE A, H.I.K	EJ 7250	EJ 7250	18	12	N-12	766.41	765.56	765.56	N/A	N/A	N/A	N/A	N/A
STR-111	MODIFIED TYPE A, H.I.K	EJ 7250	EJ 7250	21	12	N-12	766.41	765.56	765.56	N/A	N/A	N/A	N/A	N/A
STR-112	MODIFIED TYPE A, H.I.K	EJ 7250	EJ 7250	27	12	N-12	766.41	765.56	765.56	N/A	N/A	N/A	N/A	N/A
STR-113	MODIFIED TYPE A, H.I.K	EJ 7250	EJ 7250	18	12	N-12	766.41	765.56	765.56	N/A	N/A	N/A	N/A	N/A

UTILITY CONTACTS

**CITY OF BLOOMINGTON**  
 AT&T (Power) (812) 334-4611  
 4517 E. Indiana Ball Ct.  
 P.O. Box 59  
 Bloomington, IN 47408  
 ben1782@att.com

**INDIANA ELECTRIC**  
 600 E. Miller Dr.  
 Bloomington, IN 47402  
 enumb@indianaelectric.com

**INDIANA GAS**  
 205 S. Madison  
 Indianapolis, IN 46202  
 indgas@indianagas.com

**INDIANA WATER**  
 205 S. Madison  
 Indianapolis, IN 46202  
 indwater@indianawater.com

**INDIANA TELEPHONE**  
 205 S. Madison  
 Indianapolis, IN 46202  
 indtel@indianatelephone.com

UTILITY GENERAL NOTES

- USE DATA ASSUMED TO BE CORRECT UNLESS OTHERWISE NOTED.
  - TOP OF CASTING ELEVATIONS ARE GIVEN IN THE FOLLOWING LOCATIONS:
  - MANHOLE TOP ELEVATION
  - INVERT ELEVATION
  - TOP OF CURB ELEVATION
  - TOP OF CURB ELEVATION
- VERIFY LOCATION OF FIELD ADJUSTMENTS ARE NECESSARY.



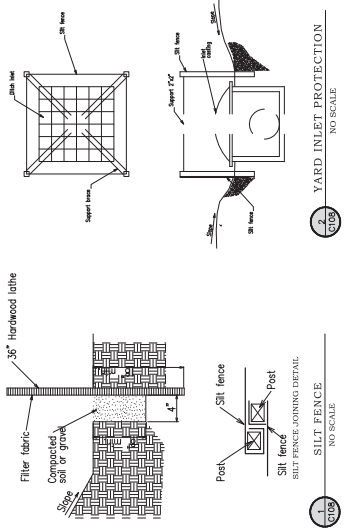
HOR: 1" = 10'  
 VER: 1" = 5'  
 0 5 10 20  
 0 5 10 20  
 HORIZONTAL SCALE: 1" = 10'  
 VERTICAL SCALE: 1" = 5'

NO.	DATE	BY	REVISIONS

DESIGNED	KCR
CHECKED	KCR
DRAWN	KCR
DATE	

**EROSION CONTROL PLAN LEGEND**

- SILT FENCE PER DETAIL 1/C108
- GEOTEXTILE FABRIC CROP INLET PROTECTION PER DETAIL 2/C108
- STONE BAG CURB INLET PROTECTION PER DETAIL 3/C108
- FIP
- BIP



1. SILTY FENCE  
 NO SCALE

2. SILTY FENCE  
 NO SCALE

3. SILTY FENCE  
 NO SCALE

4. CROP INLET PROTECTION  
 NO SCALE

5. CURB INLET PROTECTION  
 NO SCALE

6. CONCRETE WASHOUT DETAIL  
 NO SCALE

7. TEMPORARY CONSTRUCTION ENTRANCE DETAIL  
 NO SCALE



SCALE: 1"=10'



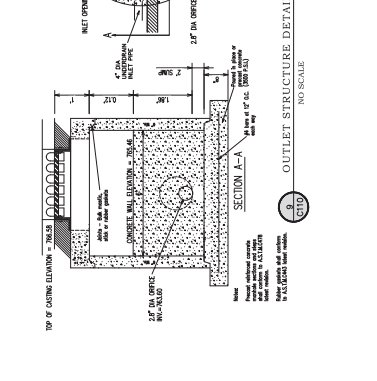
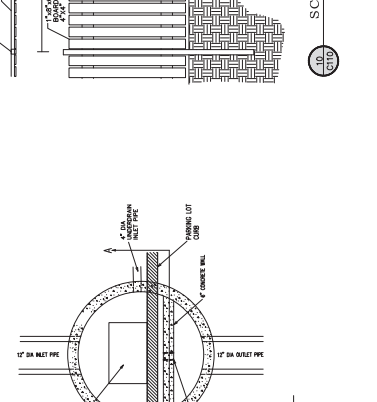
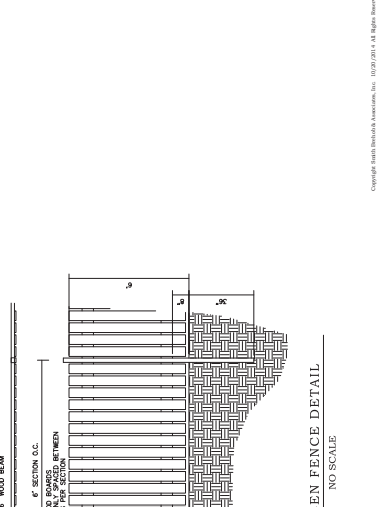
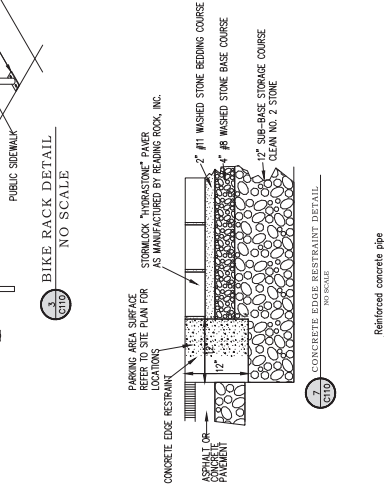
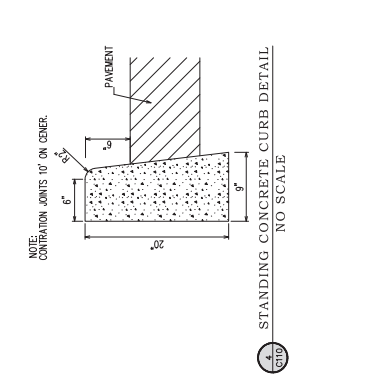
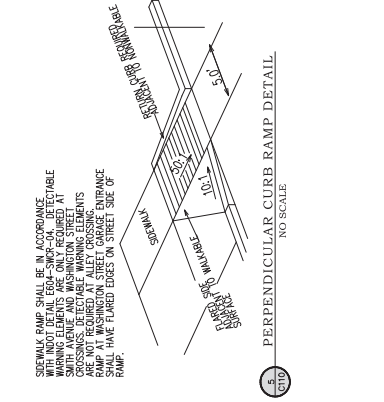
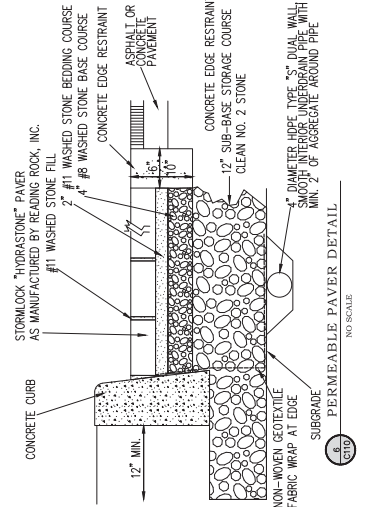
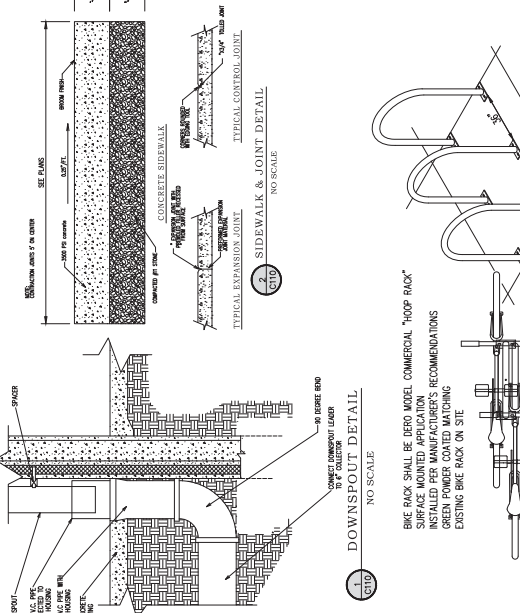
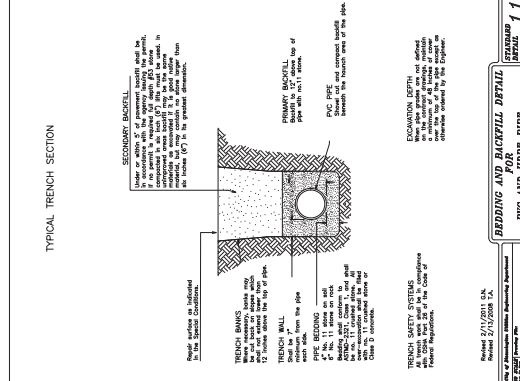
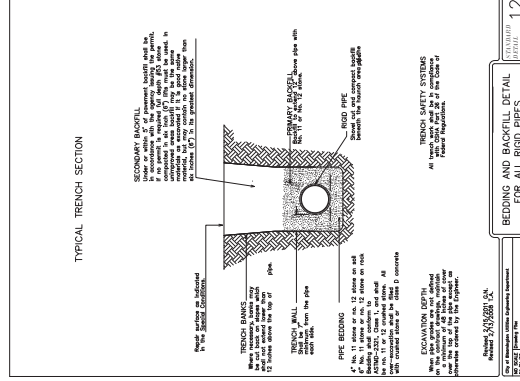
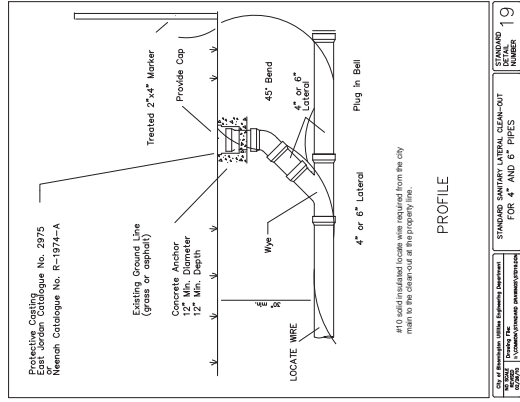


08/23/2017

Smith Perloh & Associates, Inc.  
453 S. Claitor Boulevard  
Bloomington, IN 47408  
Phone: 317.338.0313  
Web: http://smithperloh.com

5514  
SHEET  
C110  
08/23/2017  
CIVIL DETAILS

NO.	DESCRIPTION	BY	DATE



SIZE	12"	15"	18"	21"	24"	30"
A	6"	7"	8"	9"	10"	12"
B	6"	8"	10"	12"	13"	18"
H	6"	6"	6"	6"	6"	18"
L	21"	25"	31"	36"	41"	51"
W	24"	30"	36"	42"	48"	60"

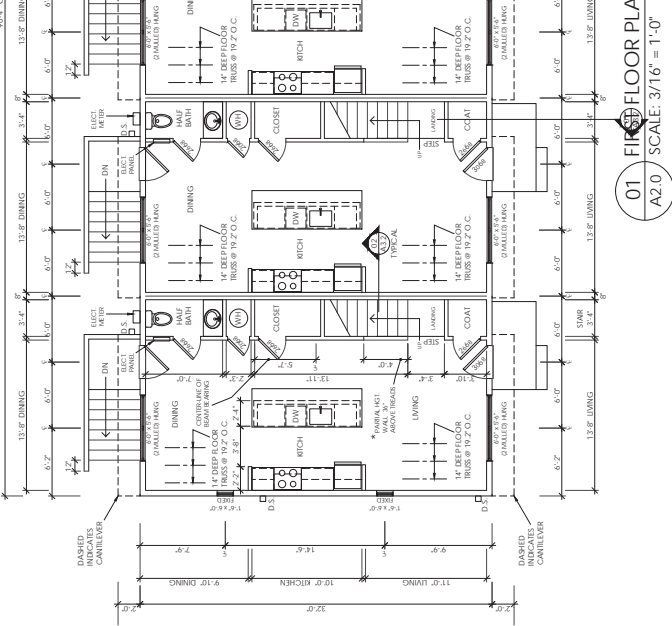
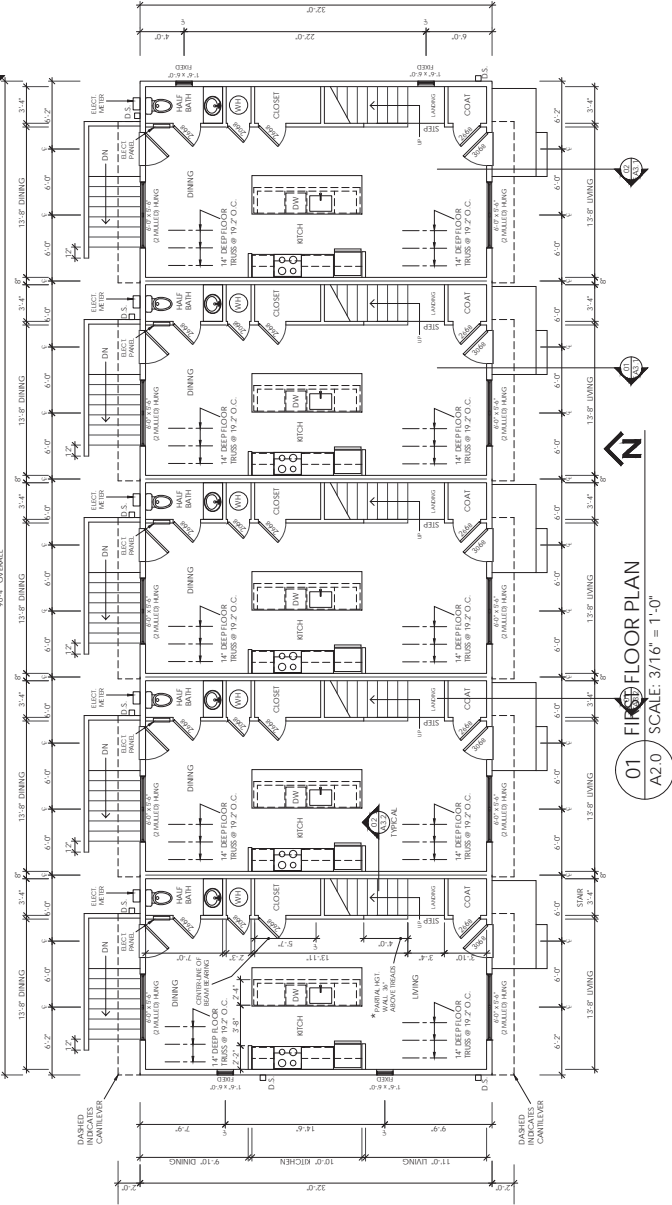
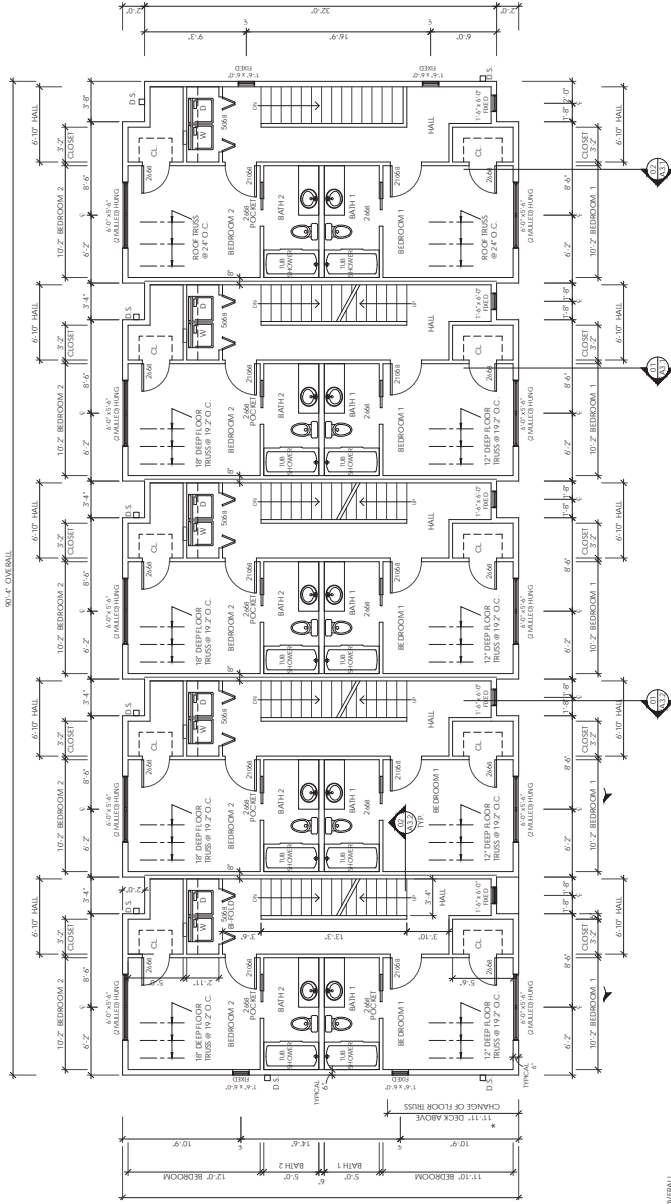
APPROX. DIMENSIONS

Reinforced concrete pipe  
Threaded rod  
Rod holder

Reinforced edge

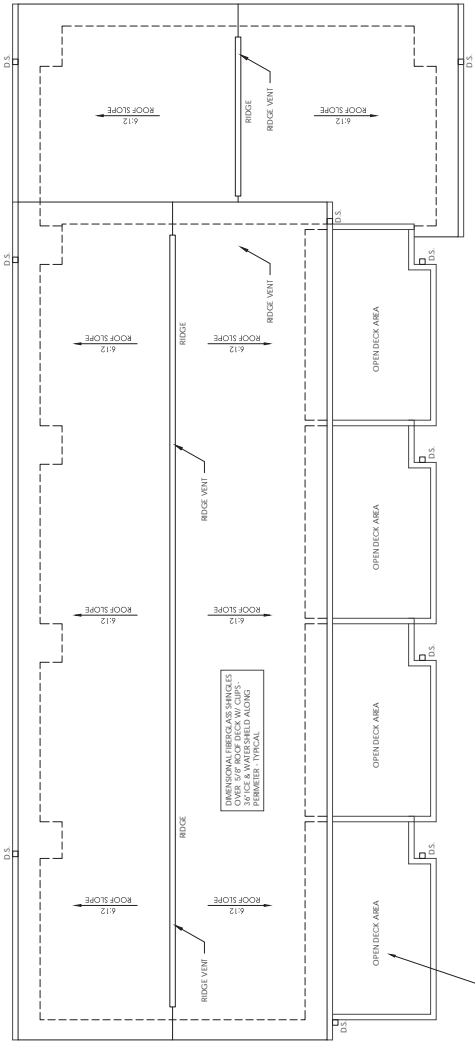
1"

12" C x C



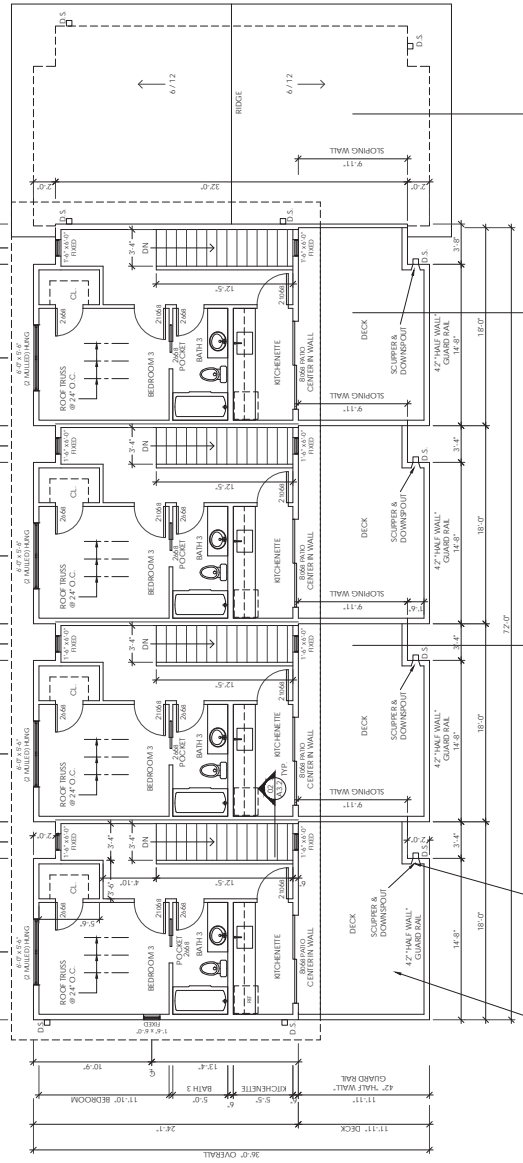


MATTEBLACK ARCHITECTURE  
200 N. W. 10TH AVE.  
MIAMI, FL 33136  
TEL: 305.555.1111  
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**02 ROOF PLAN**  
A2.1 SCALE: 3/16" = 1'-0"

FAIRED IN: TO SCUPPER  
UNDERMINNANT SCOPPING  
SCUPPER UNIT FOR AIR FLOWING IN/OUT



**01 THIRD FLOOR PLAN**  
A2.1 SCALE: 3/16" = 1'-0"

FAIRED IN: TO SCUPPER  
UNDERMINNANT SCOPPING  
SCUPPER UNIT FOR AIR FLOWING IN/OUT - TYPICAL.





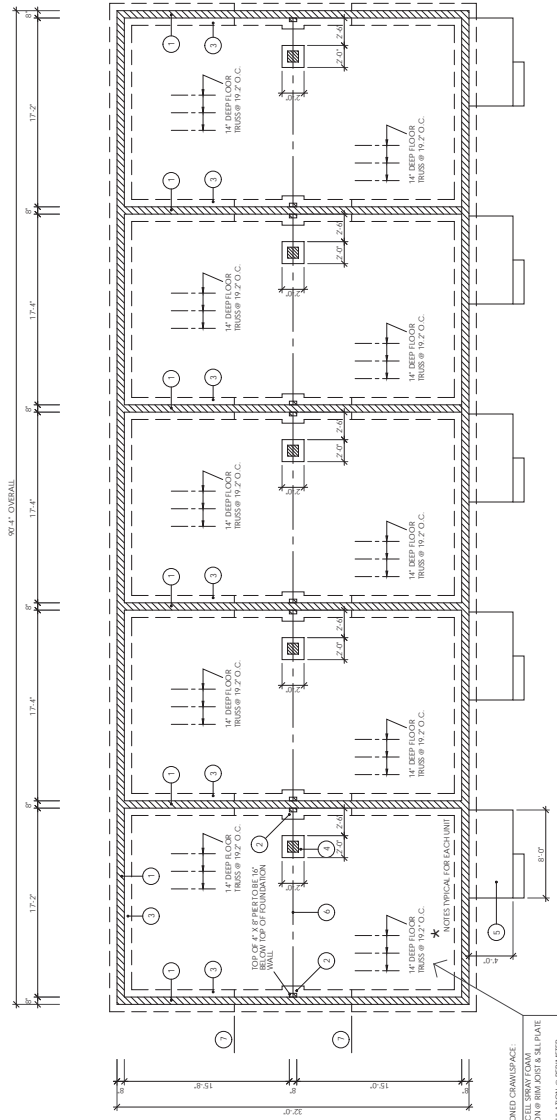


**FOUNDATION PLAN GENERAL NOTES**

- FOOTING SIZE & DEPTH ARE BASED UPON VIRGIN SOIL OR ENGINEERED FILL. ALL EXCAVATIONS ARE TO BE FILL WITH ENGINEERED FILL. ALL EXCAVATIONS ARE SUCH AS TIME OF EXCAVATION OR AFTER ENGINEERED FILL.
- ALL CMUS TO BE 2' CELED UNITS, 8" X 16" OR 12" X 16" FACES LAID IN RUNNING BOND. UNITS ABOVE GRADE TO BE "SPILT-FACE". TOP COURSE & COURSES BELOW GRADE TO BE STANDARD FLAT-FACE.
- FOOTING CONCRETE TO BE 3000 PSI DESIGN STRENGTH. SLAB CONCRETE TO BE 4000 PSI. REBAR SHEETS AS NOTED.
- PROVIDE 4" MIN. RIGID INSULATION @ 6" MIN. H. OVER ALL EXTERIOR VERTICAL COMPACTED BASE. ALL SOILS TO BE TERMITE TREATED PRIOR TO LAYING OF CONCRETE.
- PROVIDE 3" MIN. COVER AT BOTTOM OF POURED CONC. FOOTINGS.
- PROVIDE 2" H. X 2'-0" H. RIGID INSULATION AT FOUNDATION PERIMETER.

**FOUNDATION PLAN KEY**

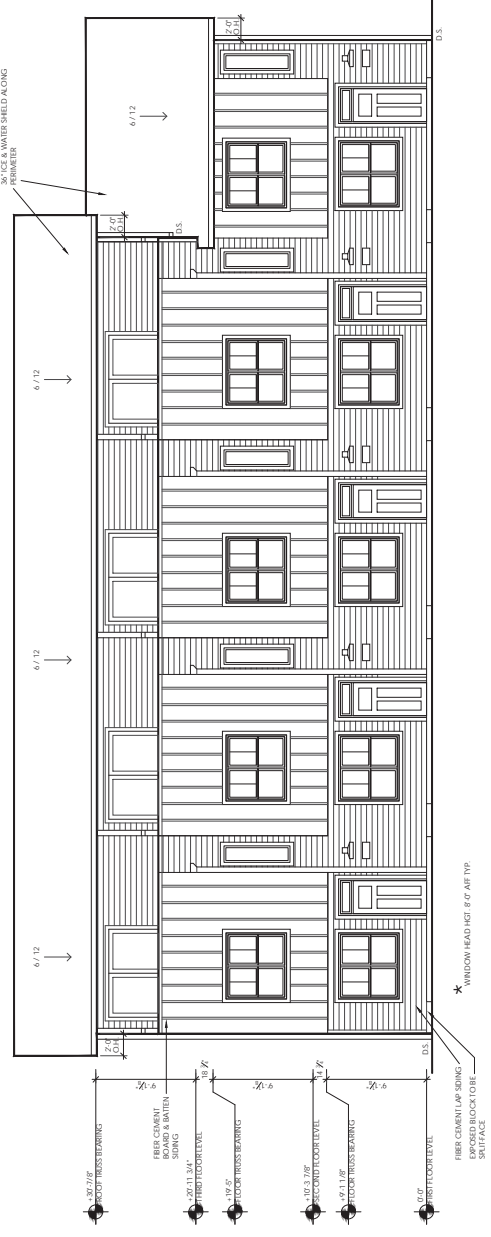
- 8" CMU FOUNDATION WALL
- 4" X 8" SOLID CMU PER @ FOUNDATION WALL W/DIRT FOOTING @ THIS LOCATION
- TOP OF FILL TO BE 16" BELOW TOP OF FOUNDATION WALL
- 12" X 24" CONC. FOOTING W/ (3) #5'S CONT.
- 12" X 12" CONC. BLOCK PER W/ 24" X 24" X 12" REINFORCED CONCRETE FOOTING W/ (3) #5'S EACH WAY
- ENTRY SLAB, 4" CONC. SLAB W/6X6 W/ 1 X WT. #3 WAF OVER 4" COMPACTED BASE (P&S STONE AGGREGATE)
- BEAMLINE ABOVE (SEE FRAMING PLANS)
- STEP FOOTING W/ GRADE - CONFIRM SITE CONDITIONS



**01 FOUNDATION PLAN**  
SCALE: 3/16" = 1'-0"

COMPONENTS CHANGE PLACE  
EXCESSIVE EXERCISE ONLY  
INSULATION @ PERIMETER  
- ALL JOINTS TAPED  
CONTINUOUS POWERED  
RIGID INSULATION @ PERIMETER  
- ALL JOINTS TAPED

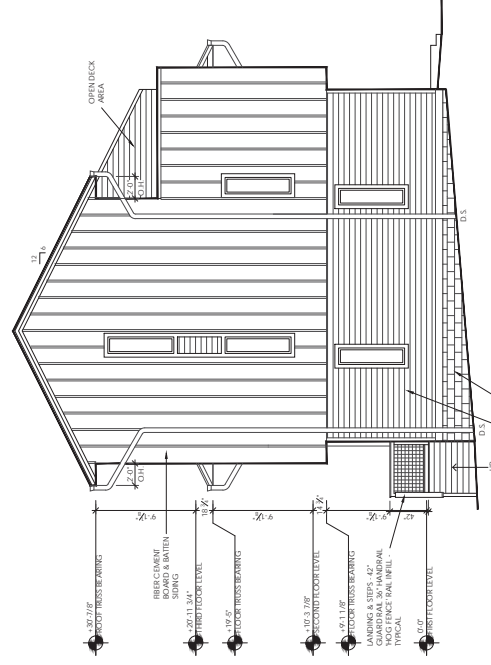




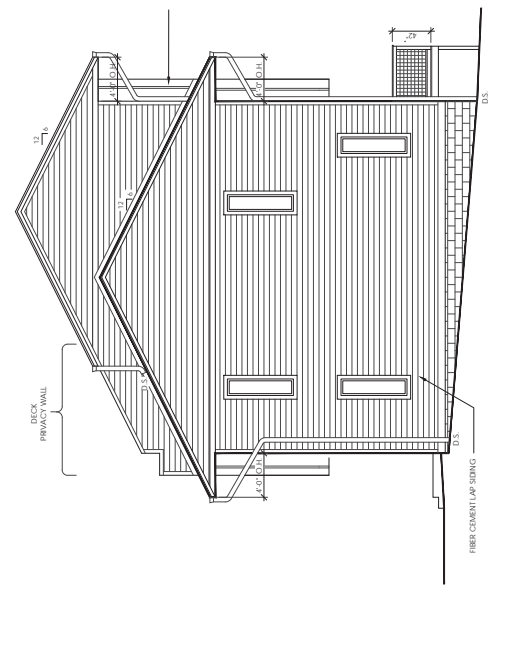
**01 SOUTH ELEVATION**  
 A3.0 SCALE: 3/16" = 1'-0"



**02 NORTH ELEVATION**  
 A3.0 SCALE: 3/16" = 1'-0"



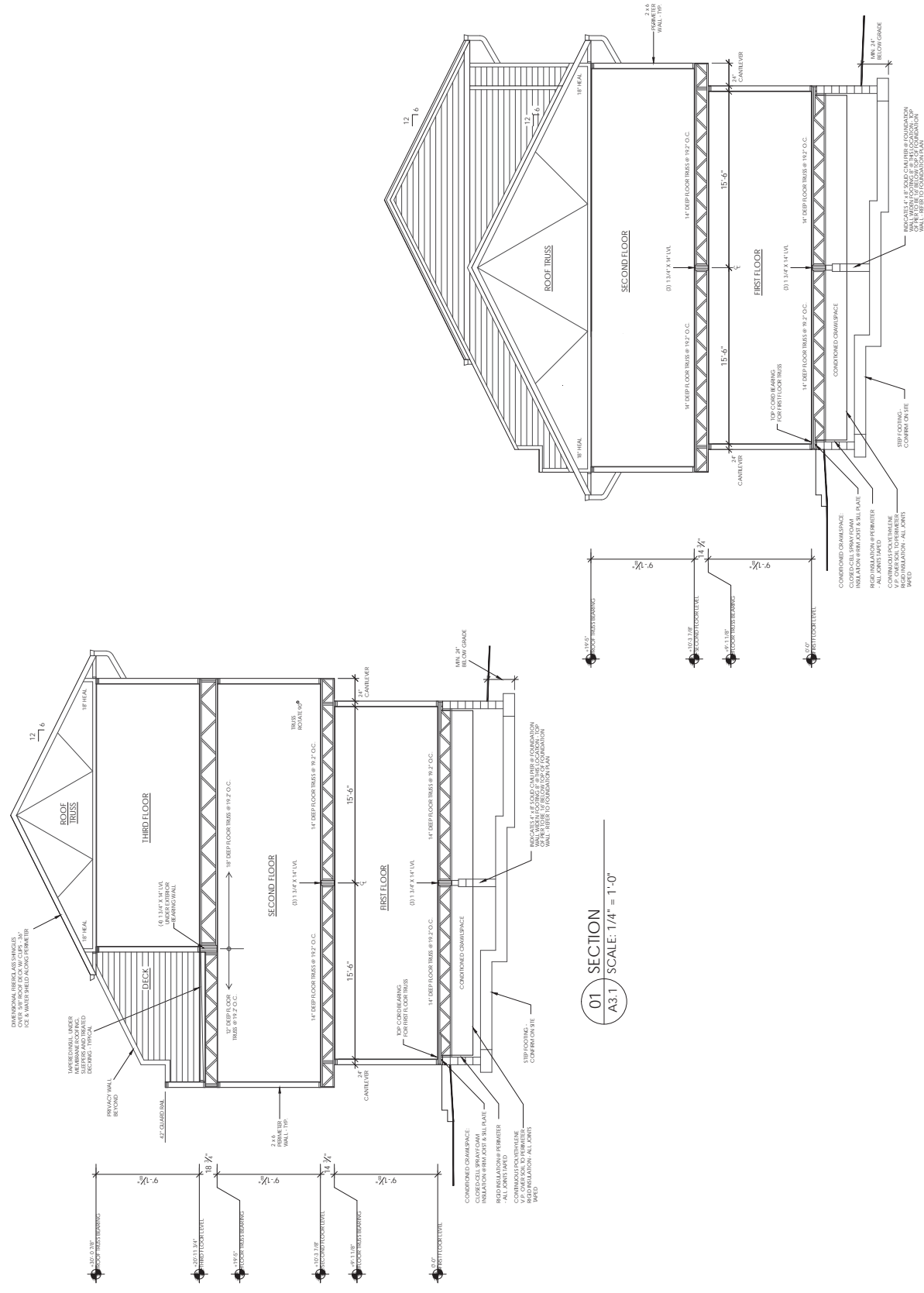
**03 WEST ELEVATION**  
 A3.0 SCALE: 3/16" = 1'-0"



**04 EAST ELEVATION**  
 A3.0 SCALE: 3/16" = 1'-0"



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**01 SECTION**  
A3.1 SCALE: 1/4" = 1'-0"

**02 SECTION**  
A3.1 SCALE: 1/4" = 1'-0"

20TH STREET TOWNHOUSES

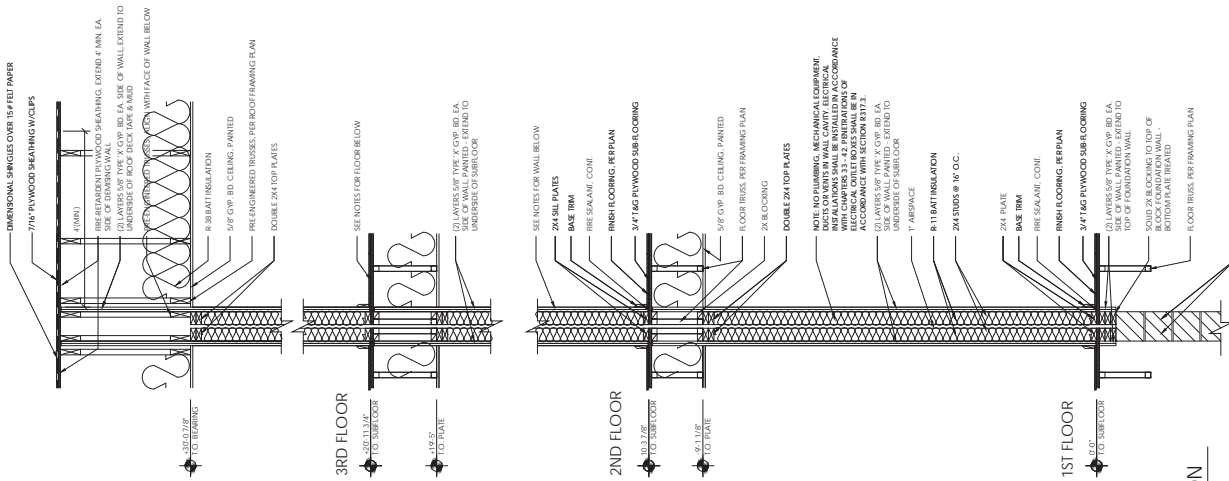
403 E 20TH STREET, BLOOMINGTON, IN 47404



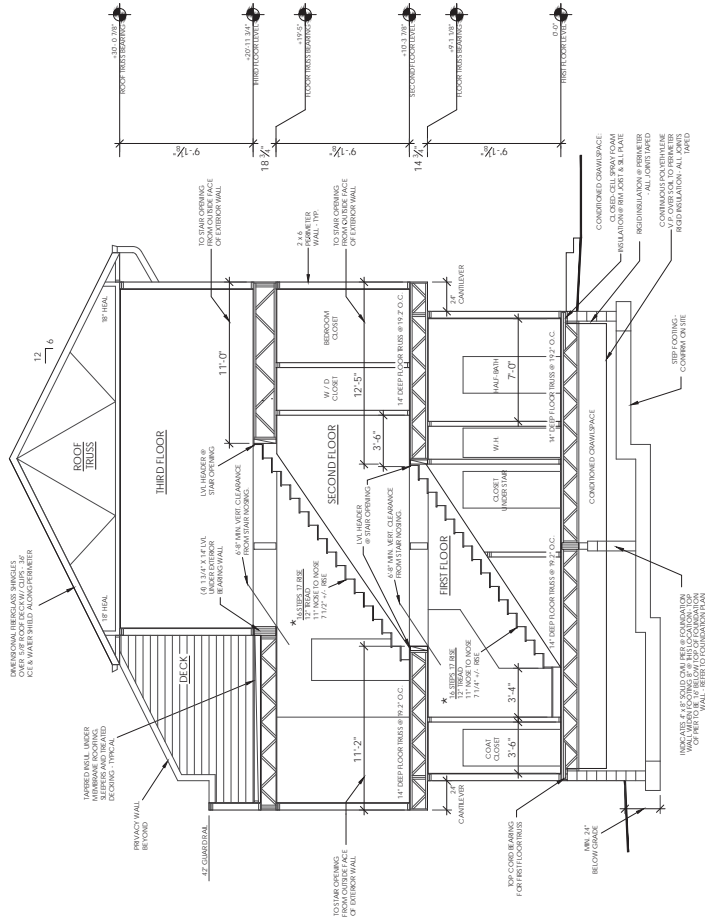
DATE 07.10.17  
ISSUE SD SET  
JOB NO. 17-XX  
DRAWN BY MDE

A3.2 SECTION  
WALL SECTION

MATTE BLACK ARCHITECTURE  
1212 MARKET STREET, SUITE 100  
BLOOMINGTON, IN 47403  
PHONE: (317) 842-1000  
WWW.MATTEBLACKARCHITECTURE.COM



02 DEIVING WALL SECTION  
SCALE: 3/4" = 1'-0"



01 STAIR SECTION  
SCALE: 1/4" = 1'-0"



Google StreetView Image: 9/13/17 [www.google.com/maps](http://www.google.com/maps)