CITY OF BLOOMINGTON

BOARD OF ZONING APPEALS

October 19, 2017 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

CITY OF BLOOMINGTON
BOARD OF ZONING APPEALS
October 19, 2017 at 5:30 p.m. ***Council Chambers - Room #115**

ROLL CALL

MINUTES TO BE APPROVED: June 22, 2017

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS CONTINUED TO: November 16, 2017

- V-19-17 **H.M. Mac Development, LLC**
  325, 335, 337 S. Walnut St.
  Request: Variance from minimum driveway separation requirements to allow an existing drive cut.
  Case Manager: Eric Greulich

PETITIONS:

- UV-18-17 **City of Bloomington Parks & Recreation**
  1611 S. Rogers St.
  Request: Use variance to allow a parking lot in the floodway.
  Case Manager: Eric Greulich

- CU/V-26-17 **City of Bloomington Parks & Recreation**
  1611 S. Rogers St. and 245 W. Grimes Ln.
  Request: Conditional use approval to allow parking in the floodway fringe. Also requested are variances from the maximum number of parking spaces, riparian buffer, entrance and drive, parking setback, and environmental standards to allow the development of Switchyard Park.
  Case Manager: Eric Greulich

- V-20-17 **City Optical**
  2552 E. 3rd St.
  Request: Variance from signage standards.
  Case Manager: Jackie Scanlan

- V-21-17 **Royal Toyota**
  3115 S. Walnut St. *(vacant land north of this site)*
  Request: Variances from front yard parking setback and landscaping standards for an automobile sales use.
  Case Manager: Jackie Scanlan

- V-22-17 **Old National Bank**
  2718 E. 3rd St.
  Request: Variances from building and parking setback standards. Also requested is a variance from maximum number of parking spaces to allow a new restaurant (Burger King).
  Case Manager: Eric Greulich

- UV/V-23-17 **Milestone Ventures**
  1105 and 1107 W. 3rd St.
  Request: Use variance to allow residential on the 1st floor. Also requested is a variance from parking standards.
  Case Manager: Jackie Scanlan

- CU-24-17 **Wheeler Mission**
  215 S. Westplex Ave.
  Request: Conditional use approval to allow capacity expansion of an existing homeless shelter.
  Case Manager: Amelia Lewis

BLOOMINGTON BOARD OF ZONING APPEALS **CASE#:UV-18-17**
STAFF REPORT **DATE: October 19, 2017**
LOCATION: 1611 S. Rogers St, 245 W. Grimes Ln

PETITIONER: City of Bloomington, Parks and Recreation
401 N. Morton Street

REQUEST: The petitioner is requesting a use variance to allow a parking lot in the floodway.

REPORT: The petition site is located at 245 W. Grimes Lane and is zoned Institutional (IN). The properties to the west are zoned Planned Unit Development (PUD), to the north and east are Industrial General (IG), and to the south are Planned Unit Development (PUD). This site is part of the McDoel Switchyard property and is being redeveloped by the City of Bloomington Parks and Recreation Department for a proposed regional park.

The overall site includes several properties and stretches from Grimes Lane to the north, Rogers Street to the west, Walnut Street to the east, and Country Club Drive to the south. The proposed Switchyard Park will have a wide range of features and amenities including a large pavilion/performance stage, dog park, skate park, community garden, spray plaza, bocce court, and basketball courts. Access and parking to the overall park will come from the Rogers St, Grimes Ln, and Walnut St. access points. The overall design of the park has placed the main features of the park within the interior and the parking areas have been placed on the periphery adjacent to the access points.

As part of the redevelopment of the Switchyard property for the proposed park, there are several elements of the proposed site design that need variances. One of those elements is a proposed parking lot on the north side of the site that will be partially located in the floodway of Clear Creek and requires a use variance. A separate petition (CU/V-26-17) has been filed for the remaining variances that are needed.

Due to the narrow width of this northern portion of the Switchyard property and the need to locate the proposed physical structures out of the floodway, a portion of a proposed parking lot will be located in the floodway. The parking area and drive aisles will be constructed completely of permeable pavers. All stormwater runoff from the parking areas will be directed to water quality ponds that will be planted with native rain garden vegetation. Landscaping will be installed along the perimeter of the parking lot as required.

20.09.140 CRITERIA AND FINDINGS FOR USE VARIANCE:

Findings of Fact: Pursuant to IC 36-7-4-918.4. the Board of Zoning Appeals or the Hearing Officer may grant a variance from use if, after a public hearing, it makes findings of fact in writing, that:

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

Proposed Finding: No injury is found with the use variance request for the proposed parking area. The parking area will be constructed completely of permeable pavers to minimize any impacts from increased runoff. In addition all of the stormwater from the parking area will be directed through water quality ponds before being discharged from the site.

(2) *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and*

Proposed Finding: No adverse impacts are found on the use and value of the adjacent area associated with the proposed use variance. The location of a portion of the parking area in the floodway will not affect the areas adjacent to the property. The parking area will be constructed at existing grade and no increase in stormwater elevations will result.

(3) *The need for the variance arises from some condition peculiar to the property involved; and*

Proposed Finding: Peculiar condition is found in that the site is very narrow along the northern portion of the site and locating a portion of the parking area in the floodway is preferred rather than placing any physical structures or buildings in the floodway. This portion of the site has already been used as parking previously and the construction of a purposefully engineered parking area that contains and directs stormwater runoff will be an improvement over the uncontrolled runoff that currently exists.

(4) *The strict application of the terms of the Unified Development Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought; and*

Proposed Finding: Hardship is found in requiring the parking area outside of the floodway would result in the parking area being located further into the site rather than immediately adjacent to the access point from Grimes Lane which would increase vehicle traffic through the site and prevent the center portions of the site from being best utilized for other improvements. Although a detailed floodplain study was completed for the property that accurately delineated the floodway and floodway fringe boundaries, there is still a good portion of the site that is encumbered by the floodway especially along this portion of the switchyard.

(5) *The approval does not interfere substantially with the Growth Policies Plan.*

Proposed Finding: The Growth Policies Plan (GPP) designates this property as Parks/Open Space. The GPP notes that ‘Parks/Open Space’ areas should provide opportunities for both active and passive recreation activities, as well as be accessible to people throughout the community. The overall site design has placed all of the parking areas immediately adjacent to the public road frontages. The City

has tried to minimize any impacts from the location of the parking area and has included several features to offset the impacts of the location in the floodway. The redevelopment of this site for a regional park is extremely beneficial to not only the citizens of Bloomington but also surrounding communities. The GPP highlighted the redevelopment of the McDoel Switchyard as highly desirable and a unique opportunity to provide an urban greenway. This petition furthers many goals highlighted in the GPP for the McDoel Switchyard.

The Plan Commission found that this request does not substantially interfere with the general and specific policies of the GPP for this area and dramatically furthers the goals of the GPP and the community.

RECOMMENDATION: The Department recommends that the Board of Zoning Appeals adopt the proposed findings and recommends approval with the following conditions:

1. A Construction in a Floodway permit from the Department of Natural Resources is required prior to issuance of a grading permit.
2. Native landscaping is required for all landscaping adjacent to the parking area and for the water quality ponds.

BLOOMINGTON BOARD OF ZONING APPEALS **CASE#: CU/V-26-17**
STAFF REPORT **DATE: October 19, 2017**
LOCATION: 1611 S. Rogers St

PETITIONER: City of Bloomington, Parks and Recreation
401 N. Morton Street

REQUEST: The petitioner is requesting conditional use approval to allow a parking lot in the floodway fringe. Also requested are variances from maximum number of parking spaces, riparian buffer, entrance and drive, parking setback, and environmental standards to allow the development of the Switchyard Park.

REPORT: The petition site is located at 245 W. Grimes Lane and is zoned Institutional (IN). The properties to the west are zoned Planned Unit Development (PUD), to the north and east are Industrial General (IG), and to the south are Planned Unit Development (PUD). This site is part of the McDoel Switchyard property and is being redeveloped by the City of Bloomington Parks and Recreation Department for a regional park.

The overall site includes several properties and stretches from Grimes Lane to the north, Rogers Street to the west, Walnut Street to the east, and Country Club Drive to the south. The proposed Switchyard Park will have a wide range of features and amenities including a large pavilion/performance stage, dog park, skate park, community garden, spray plaza, bocce court, and basketball courts. Access and parking to the overall park will come from the Rogers St, Grimes Ln, and Walnut St. access points. The overall design of the park has placed the main features within the interior and the parking areas on the periphery adjacent to the access points. The approximately 60 acre property comprises many environmental features and areas of remediation that must be accommodated. Several trails are planned throughout the park and there are several existing bridges throughout the property that will be rehabilitated for pedestrian and vehicular use. A section of the West Branch of Clear Creek that is currently contained within an underground culvert will be “daylighted” as part of this project as well.

As part of the redevelopment of the Switchyard property for the proposed park, there are several elements of the proposed site design that need variances. A use variance (UV-23-17) has been filed to allow for a parking lot in the floodway. This petition involves a conditional use approval to allow a parking lot constructed solely of permeable pavers as well as variances from maximum number of parking spaces, riparian buffer, entrance and drive, parking setback, and environmental standards to allow the development of the Switchyard Park. The requested variances are-

- **maximum number of parking spaces** – Based on the 58.5 acre size of the park, a maximum of 5 spaces per acre is allowed. The petitioner is requesting 386 parking spaces versus the maximum 292 parking spaces.
- **riparian buffer** – There is a 75’ buffer requirement along both sides of Clear Creek and the West Branch of Clear Creek within which

there is limited disturbance allowed. There are two encroachments that are being proposed within the riparian buffer areas - a portion of a proposed parking lot on the west side of the site and a wetland mitigation area. The entire parking area will be constructed solely of permeable pavers.

- **entrance and drive** – The UDO restricts entrances and drives on arterial streets to no more than 34' wide. The proposed entrance on Rogers Street is designed as a boulevard type entrance with a center median. The overall width of the entrance is shown as 60' wide, which includes a 20' wide center median.
- **parking setback** – There is a proposed parking area shown on the west side of the site adjacent to the Rogers Street entrance. There is only one building that will be preserved on this side of the site from which to base a parking setback from. A variance from the required 20' setback from behind the front of the building is requested to allow the parking to be slightly in front of the building.
- **environmental standards** –The UDO does not allow any land disturbing activity on slopes greater than 18% slope. There are 4 new bridges proposed, 3 bridges that will be rehabilitated, one bridge where the culvert will be extended, and 2 bridges that will be removed. A variance from the environmental standards is required in order to allow these bridges to be rehabilitated or removed. There will be a small portion of an existing wetland that will be filled in. The amount of wetland to be removed will be mitigated on-site with a new wetland area created adjacent to the WBR Clear Creek that will be daylighted.

CRITIERIA AND FINDINGS

20.05.023 Standards for Conditional Use Permits

No Conditional Use approval shall be granted unless the petitioner shall establish that the standards for the specific Conditional Use are met and that the following general standards are met.

1. *The proposed use and development must be consistent with the Growth Policies Plan and may not interfere with the achievement of the goals and objectives of the Growth Policies Plan;*

   Proposed Finding: The Growth Policies Plan (GPP) designates this property as Parks/Open Space. The GPP notes that 'Parks/Open Space' areas should provide opportunities for both active and passive recreation activities, as well as be accessible to people throughout the community. The overall site design has placed all of the parking areas immediately adjacent to the public road frontages. The petitioner has tried to minimize any impacts from the location of the parking area and has included several features to offset the impacts of the location in the floodway. The redevelopment of this site for a regional park is extremely beneficial to not only the citizens of Bloomington but also surrounding communities. The GPP highlighted the redevelopment of the McDoel Switchyard as highly desirable and a

unique opportunity to provide an urban greenway. This petition furthers many goals highlighted in the GPP for the McDoel Switchyard.

The Plan Commission found that a similar request for a parking lot in the floodway does not substantially interfere with the general and specific policies of the GPP for this area and dramatically furthers the goals of the GPP and the community.

2. *The proposed use and development will not create nuisance by reason of;*

Proposed Finding: The proposed use will not have any nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights. The parking area will be landscaped according to all UDO standards. The area proposed for parking is already being used as a parking area.

3. *The proposed use and development will not have an undue adverse impact upon the adjacent property, the character of the area, or the public health, safety and general welfare;*

Proposed Finding: No adverse impacts to the adjacent properties or character of the area is found as a result of this petition. The area being proposed for parking is already being used as a parking lot with no setback from the creek or landscaping. The granting of this conditional use request will allow a conforming parking lot to be constructed with required setbacks and landscaping.

4. *The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, stormwater management structures, and other services, or that the applicant will provide adequately for such services;*

Proposed Finding: The parking area is immediately adjacent to Grimes Lane and the site is adequately served by public utilities.

5. *The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;*

Proposed Finding: The use is surrounded by commercial businesses and the entrance has been located next to the adjacent road frontage to minimize vehicular traffic through the site.

6. *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;*

Proposed Finding: There will be no significant features lost with this petition.

7. *The hours of operation, outside lighting, and trash and waste collection must not pose a hazard, hardship, or nuisance to the neighborhood.*

Proposed Finding: No special lighting or waste collection needs are proposed. The City Park will operate under the normal park hours of operation which are 5:00 AM

to 11:00 PM.

8. *Signage shall be appropriate to both the property under consideration and to the surrounding area. Signage that is out of character, in the Board of Zoning Appeal's determination, shall not be approved.*

   Proposed Finding: Although no signage has been formally submitted, any signage on the site will comply with the UDO standards.

9. *The proposed use and development complies with any additional standards imposed upon the particular use by Chapter 20.05; CU: Conditional Use Standards.*

   Proposed Finding: There are no additional standards for the parking area other than it be constructed solely of permeable pavers which this parking area will be.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

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

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

   PROPOSED FINDING: The granting of the approval will not be injurious to the public health, safety, morals, or general welfare of the community. The granting of the variances will allow the construction of a regional park that will provide many benefits to the citizens and users of this area. The remediation associated with the construction of this park will greatly improve many existing problems of the old switchyard property.

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

   PROPOSED FINDING: The use and value of the area adjacent to the property will be greatly improved by the construction of the planned amenities and features of the park. The construction of the park will help spur redevelopment of other underutilized projects along this corridor. The creation of a large regional park at this location will bring additional visitors to the community which will also help local businesses and 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.*

   PROPOSED FINDING: The strict application of the UDO will result in practical

difficulty in that many of the standards of the UDO were not designed around development of a large regional park such as this. The property itself is unique in that it located within the center of a highly developed area with limited access points and has several streams that run throughout the property. The property is also unique in that there is a history of contamination and environmental remediation is needed in order to allow for the property to be reused. The petitioner has made every effort to incorporate best management practices in the design of the parking areas, location of structures outside of the floodplain, and making several improvements on the site that could only be accomplished by a project of this size. The granting of the required variances are unique to the project being proposed and will allow the redevelopment of the McDoel Switchyard as envisioned by the Growth Policies Plan.

CONCLUSION: The Growth Policies Plan (GPP) highlighted this property as a high need to be redeveloped for recreation activities, as well as be accessible to people throughout the community. The redevelopment of this site for a regional park is extremely beneficial to not only the citizens of Bloomington but also surrounding communities. The GPP and the Plan Commission have identified the redevelopment of the McDoel Switchyard as highly desirable and a unique opportunity to provide an urban greenway for the City. This petition furthers many goals highlighted in the GPP for the McDoel Switchyard and is a great opportunity for the City to provide a centrally located park for the citizens and surrounding community.

RECOMMENDATION: The Department recommends that the Board of Zoning Appeals adopts the proposed findings and recommends approval of CU/V-26-17 with the following conditions:

1. A Construction in a Floodway permit from the Indiana Department of Natural Resources is required prior to issuance of a grading permit.
2. The petitioner will continue to work with staff on implementing any additional pedestrian safety measures for the entrance on Rogers Street.
3. Native landscaping will be used exclusively throughout the site.

MEMORANDUM

Date: August 8, 2017

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: UV/DP-23-17: Switchyard Park, Use Variance and Rezone
1611 S. Rogers St.

The purpose of this memo is to convey the Environmental Commission's (EC) opinion regarding a Use Variance and Rezone on a piece of property owned by the City of Bloomington that is planned to become the Switchyard Park, and Residential High Density Multifamily housing.

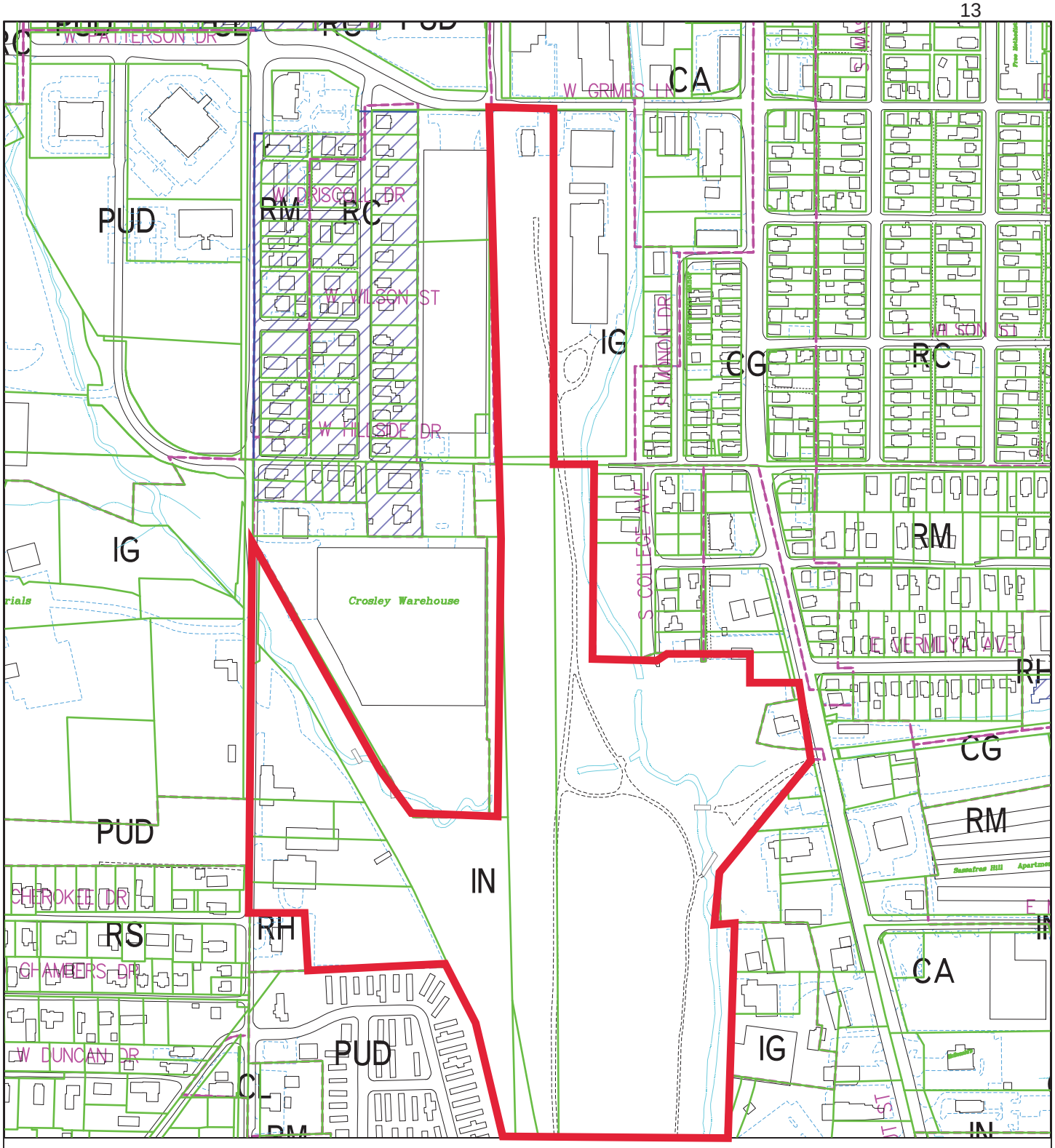
The Site Plan for the multifamily housing will come before the EC in the future, and we will weigh in on the environmental merits of the proposal then.

There are two main environmental issues associated with this variance request. One is constructing part of a permeable parking lot within the edge of a floodplain, and the other is relocating a wetland.

The EC believes that a variance for encroaching the corner of a permeable parking lot into the edge of the floodplain is acceptable in this case. The lot won't inhibit floodwater flow, the permeable pavers will be maintained by the Parks and Recreation Department, and the other environmental mitigation and enhancements on the Switchyard property will more than offset the encroachment.

Also, the EC believes that elimination of this existing wetland will be offset by creating a new one. The existing wetland has been altered in the past, thus changing the water regime, unbalancing the plant and animal dynamics, and creating a siltation problem. The proposed constructed wetland is sized for proper water detention, will be planted with native riparian plants, is contoured to prevent erosion, and will be maintained by the Parks and Recreation Department. The EC believes this will provide more benefit to the water regime and wildlife than keeping the eroding wetland that is there now.

Therefore, the EC has no opposition to these two environmental variances.



CU/V-26-17 and UV-18-17 City of Bloomington Parks

1611 S Rogers, 245 W Grimes Lane

Board of Zoning Appeals

Site Location, Zoning, Parcels

By: greulice

12 Oct 17

400 0 400 800 1200

N

City of Bloomington

Planning & Transportation

Scale: 1" = 400'

For reference only; map information NOT warranted.

CU/V-26-17 and UV-18-17 City of Bloomington Parks

1611 S Rogers St and 245 W Grimes Ln

Board of Zoning Appeals

2016 Aerial Photograph

By: greulice

12 Oct 17

400 0 400 800 1200

N

City of Bloomington
Planning & Transportation

Scale: 1" = 400'

For reference only; map information NOT warranted.

CITY OF BLOOMINGTON
parks and recreation

Date: September 26, 2017

To: Eric Greulich
Zoning Planner
Planning and Transportation Department

From: Dave Williams, Operations Director
Parks and Recreation Department

Re: **Petitioner's Statement**
Switchyard Park – Use Variances and Conditional Use Requests

With passage of the City's TIF Bond, funding for the complete build out of Switchyard Park project has been secured with plans to begin construction in spring of next year. This will be a transformational public project for Bloomington and the surrounding area. Over 50 acres of property will be redeveloped for public use and enjoyment in an underserved area of our community. The Switchyard Park project will also environmentally clean up an industrial site in operation for over 125 years and be a significant catalyst for economic reinvestment in the area.

We are requesting the following variances and approvals for the Switchyard Park project:

1. Conditional Use Variance – Construction in the Floodplain

We are requesting a Use Variance for construction of a parking lot with permeable pavement in the floodway at the park's north entrance on Grimes Lane. All vehicle spaces and the center access aisle would be constructed using pervious pavers. We are also requesting approval for construction of Multi-Use Trails in the Floodway. A section of the existing B-Line through the new park will be realigned as well as additional loop trails constructed. Our plans are to construct these trails with an asphalt surface. To date, the City Parks multi-use paved trail inventory includes the Clear Creek Trail (2.4 miles), Jackson Creek Trail (.6 mile), and B-Line Trail (3.1 miles) all of which were constructed in asphalt. The Public Works department's maintains many miles of paved sidepaths; also all constructed in asphalt.

2. Maximum Number of Parking Spaces

We are requesting a variance from the 5 parking space per acre requirement. The 58.5 acreage that comprises Switchyard Park includes:
B-Line Trail (Grimes to the southern park boundary): 10.43 acres
Former Indiana Railroad Corridor (West of B-Line from Countryclub to Rogers): 9.44 ac
Former CSX Railroad Building and parking area at Grimes Lane: 3.86 ac
Former CSX Railroad McDoel Switchyard parcels: 27.71 ac
Former Wee-Willies property (S. Walnut St.): .08 ac
Former Triple C property (S. Rogers St): 6.17 ac
58.5 acres x 5 spaces per acre = 292 spaces

We are requesting a total of 386 spaces, allocated as follows:
Rogers St. main entrance: 138
Rogers St. overflow: 91
Grimes Lane: 114
Walnut St.: 43

Switchyard Park will be a public park venue unlike any other in the City of Bloomington and surrounding region. It will feature active outdoor recreation facilities currently not offered in any Bloomington city park; such as Bocce Ball courts, Pickle Ball courts, Fitness Stations, an urban "street style" Skatepark, Splash Pad, large pavilion building (11,000 SF), Bloomington Police Department substation (2,600 SF), and a performance stage with expansive concert lawns to host large scale community performances events with an estimated lawn seating capacity of 3,000-5,000. The Pavilion will have a seated (table/chair) capacity of 350, with a standing only capacity of 500 guests. In addition the park will offer a very large playground, basketball court, and dog park along with other customary recreational facilities such as a community garden, walking trails, restrooms, walking trails, shelters, and picnic areas.

The total number of parking spaces for Switchyard Park has been reduced from the original design total by 16 spaces. We feel strongly that Switchyard Park will be a popular venue for public gatherings, events, and performances and the need for 386 parking spaces is justified. The closest comparison to an existing community park, albeit with fewer facilities, with a venue for outdoor performances would be 32 acre Bryan Park which has a total of 345 spaces that surround the park. When outdoor festivals and performances are held at Bryan Park we frequently lack the number of spaces required to prevent excess cars being parked on nearby neighborhood streets.

3. Rogers Street Main Park Entrance

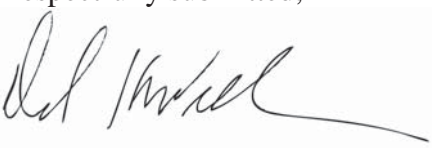
We are requesting a variance from the 34' maximum drive cut width. The main entrance to Switchyard Park will be on Rogers St. Our current design configuration calls for a 16' wide entrance lane, a 24' wide exit lane, and a 20' wide landscaped median between the entrance/exit for a total width of 60'. We could narrow the entrance lane by two to four feet but prefer to retain the 16' width to ensure a vehicle entering the park can safely navigate around a disabled vehicle in the entrance lane. The new park will need to accommodate frequent material and performance equipment deliveries from semis up to 55' long which was our rationale for the widened exit lane. Large vehicles, semis, etc. could access the park by using the exit lane only.

4. Environmental Standards

We are requesting a variance from the requirement of no disturbance to the riparian buffer within 75' of Clear Creek for the purpose of required wetland mitigation by constructing a daylighted stream section with native plantings, pedestrian bridge crossings, and bicycle and pedestrian trails. An existing .74 acre wetland will be disturbed by way of this park construction project. We will mitigate this damage by the construction of 1.04 acres of new wetland and "daylighting" approximately 300 LF of stream that is currently in a buried culvert running the width of the property and discharging into Clear Creek. The quality of the existing wetland declined substantially after culvert pipes were cleared of debris by the adjoining private property owner in 2009, effectively draining the wetland. Our consultant team has been working closely with state and national regulatory permitting agencies regarding the wetland mitigation plan and have submitted preliminary plans for their review.

We are also requesting a variance from this requirement for steep slope disturbances that will be required for the construction of four (4) new pedestrian bridges, rehabilitation of three (3) existing railroad bridge structures and /or abutments for reuse as pedestrian bridges, one (1) existing bridge where culverts would be extended, one (1) existing bridge where culverts would be removed, and the demolition and removal of two (2) existing railroad bridges. In addition, soil sampling of the former Wee-Willies property revealed the need to excavate and remove mercury contaminated soil from the site. A detailed inspection of five existing railroad bridges on the park site and the feasibility of those bridges being replaced with new or rehabilitated bridges in the same location has been closely evaluated. In some cases, existing abutments with some rehabilitation are suitable for reuse, and by doing so disturbance to steep slopes in the creek can be minimized. In other locations existing bridges hinder the free flow of Clear Creek, or were hap hazardously constructed, contributing to erosion issues in the creek. For all bridges, use of rip-rap aggregate will be held to a minimum.

Respectfully submitted,



Dave Williams
Operations Director
Bloomington Parks and Recreation

cc: Mick Renneisen, Deputy Mayor
Teri Porter, Director, Planning and Transportation
James Roach, Development Services Manager, Planning and Transportation
Linda Thompson, Senior Environmental Planner, Planning and Transportation
Paula McDevitt, Director, Parks and Recreation

Attachments: Switchyard Park Design Plan, South Platform Enlargement Plan, North Platform Enlargement Plan, Bridge Rehab./New Construction plan

1. Neighborhood Connection Trail
2. Dog Park
3. Seating Bosque
4. Daylighted Stream
5. Shelter
6. Performance/ Terraced Event Lawn
7. Pavilion/Performance Stage
8. Play Environment
9. Spray Plaza
10. Main Pavilion
11. Street-Style Skate Park
12. North Lawn
13. Parking
14. Community Garden
15. Restrooms/Maintenance
16. Bocce Ball Courts
17. Pickle Ball Courts
18. Adult Fitness Equipment
19. Basketball Court
20. Restrooms/Bike Rental/Police Substation
21. Rogers Street Entrance
22. Walnut Street Entrance
23. Grimes Lane Entrance
24. B-Link Trail
25. B-Line Trail

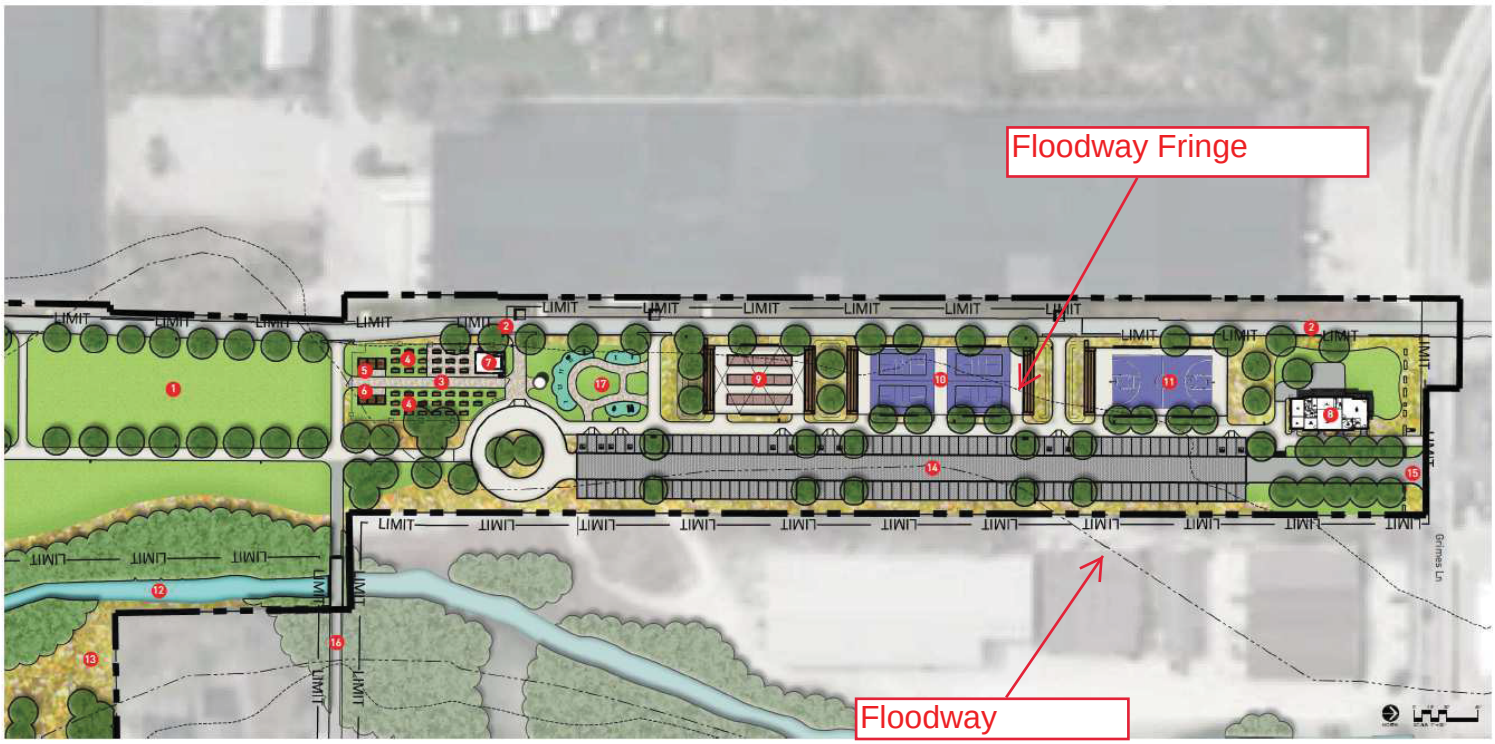
Switchyard Park Design Plan
August 2017

RUNDELL ERNSTBERGER ASSOCIATES AX|S

1. Great Lawn
2. B-Line Trail
3. Soft Surface Trail
4. Play Environment
5. In-Grade Planter
6. Bosque/Banquet Tables/Flexible Seating
7. Shelter
8. The Platform
9. Spray Plaza
10. Restrooms/Maintenance
11. Main Pavilion
12. Naturalized Wetland Area
13. Parking
14. Daylighted Stream
15. Performance Stage Access Drive
16. Street-Style Skate Park
17. Event Lawn
18. Main Pavilion Plaza

Switchyard Park Design Plan - South Platform Enlargement
August 2017

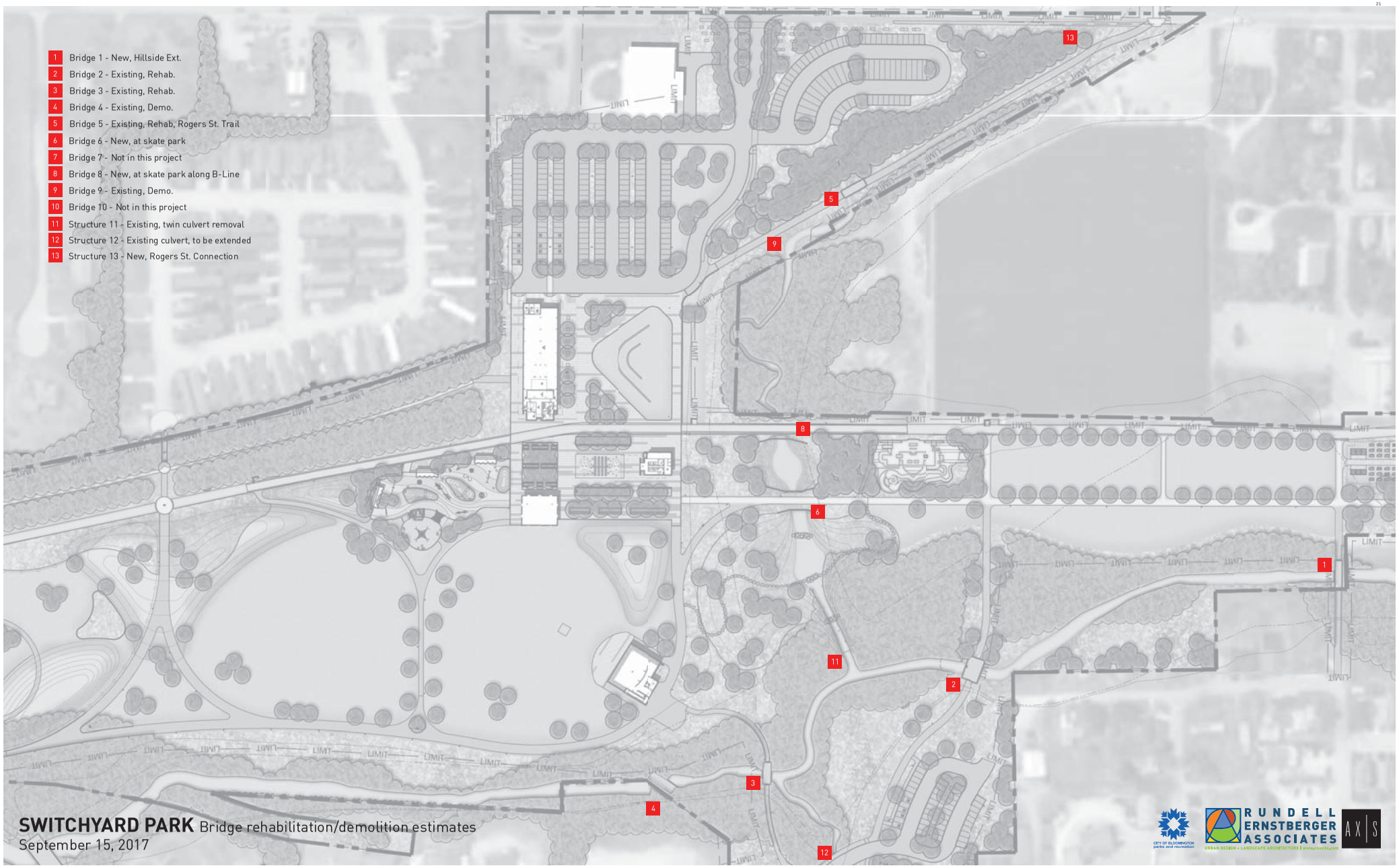
RUNDELL ERNSTBERGER ASSOCIATES AXIS



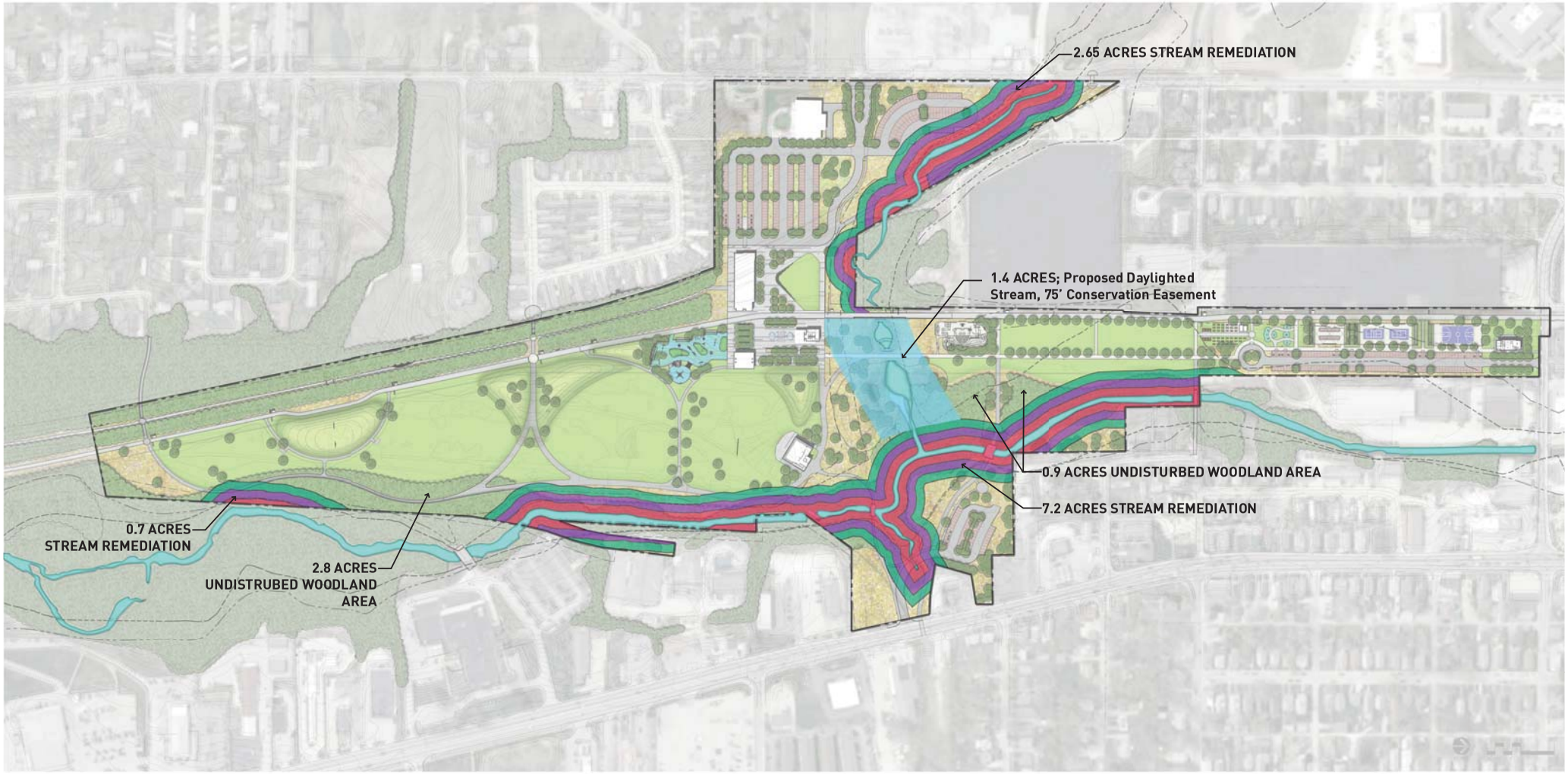
1. North Lawn
2. B-Line Trail
3. Community Garden
4. Raised Garden Planter
5. Community Garden Compost Bins
6. Community Garden Amendment Bins
7. Community Garden Equipment Barn
8. Restrooms/Bike Rental/Police Substation
9. Bocce Courts
10. Pickle ball Court
11. Basketball Court
12. Clear Creek
13. Naturalized/Wetland Area
14. Parking
15. Grimes Lane Entrance
16. Neighborhood Connection Trail
17. Adult Fitness Equipment

Switchyard Park Design Plan - North Platform Enlargement
August 2017

RUNDELL ERNSTBERGER ASSOCIATES



SWITCHYARD PARK Bridge rehabilitation/demolition estimates
September 15, 2017



25' Streamside Zone

25' Intermediate Zone

25' Fringe Zone

Total Invasive Management Zone (includes all stream buffer zones): 11.95 Acres

Total Undistrubed Woodland Area: 3.7 Acres

SWITCHYARD PARK Creek Riparian Buffer Zones | May 22, 2017

CITY OF BLOOMINGTON parks and recreation

RUNDELL ERNSTBERGER ASSOCIATES
URBAN DESIGN • LANDSCAPE ARCHITECTURE | www.reaslla.com

AXIS

BLOOMINGTON BOARD OF ZONING APPEALS **CASE #: V-20-17**
STAFF REPORT **DATE: October 19, 2017**
LOCATION: 2552 E. 3rd Street

PETITIONER: City Optical dba Dr. Tavel
2839 Lafayette Road, Indianapolis

CONSULTANTS: Sign Art
2525 N. Shadeland Avenue, Indianapolis

REQUEST: The petitioner is requesting a development standards variance from the maximum sign standard.

REPORT: The property is located at 2552 E. 3rd Street and is zoned Commercial Arterial (CA). The property is in the Eastland Plaza Shopping Center. Surrounding land uses include commercial on the east and west of the petition site, commercial to the north and multi-family to the south.

The width of the lease space is 20 feet in a multi-tenant nonresidential center. In the CA zoning district, the cumulative square footage of all wall signs for any individual tenant shall not exceed one and one-half (1 ½) square feet per lineal foot of the tenant's façade width. The maximum permitted square footage for a wall sign at this location is 30 square feet. The existing Dr. Tavel sign appears to have been installed in 2007. Conflicting department files indicate both that the sign was permitted in error with a total of roughly 66 square feet (each component taken separately), and that the permit was voided. The petitioner is requesting to replace the existing sign with a new 63.64 square foot wall sign. The proposed new sign is over twice the maximum allowable size under current UDO standards.

The petitioner asserts that the location of the building related to the out lots and 3rd Street require variance from the sign square footage standards. The petitioner is requesting to install a new 63.64 square foot wall sign.

CRITERIA AND FINDINGS – Sign Square Footage

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

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

   PROPOSED FINDING: The request is not injurious to the public health, safety, morals, or general welfare of the community. Approval of the variance would allow signage that is double the allowance allowed for the lease space.

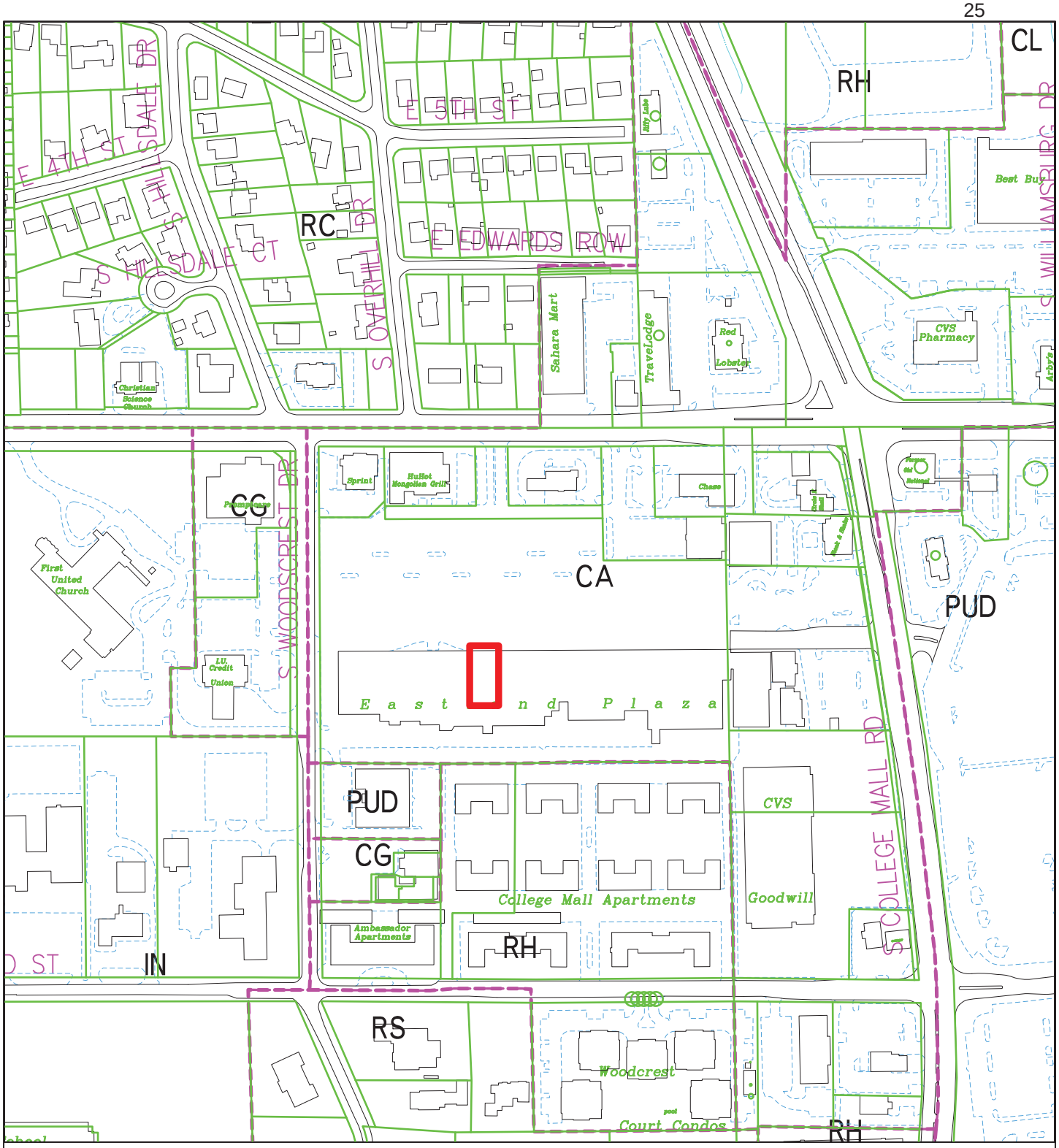
2) *The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.*

   PROPOSED FINDING: No adverse impacts to the use and value of the surrounding area associated with the proposed variance are found. However, adverse impact may be found in the fact that none of the other roughly 20 lease spaces in the same multitenant center are allowed extra sign allotment and all are the same distance from 3rd Street. The proposed sign is smaller than the existing sign at the location.

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

   PROPOSED FINDING: No practical difficulties in the use of the property are found. The property is part of a multitenant nonresidential center with roughly 21 tenants in attached lease spaces. All uses in this location, as well as those in multitenant nonresidential centers in the CA zoning districts throughout Bloomington, are held to the same UDO standard. No peculiar condition is found with the petition site that requires relief from the sign standards of the UDO. No physical characteristics are found in the site or its surroundings to warrant variance approval. While there is development in the out lots of the property, there has been development on those lots since at least 1993, and those lots are under the same ownership as the petition site. The purpose of the sign regulations is to allow appropriately-scaled signage for businesses in multitenant nonresidential centers based upon the use's lease space to avoid visual clutter and provide some uniformity of scale. Tenants are also allowed tenant panels on a multitenant center sign in addition to the sign on the lease space. No practical difficulty is found at that site that hinders the accomplishment of those goals through adherence to the UDO standards.

RECOMMENDATION: Based upon the written findings above, the Department recommends denial of V-20-17, a development standards variance request to allow for a new 63.64 square foot sign.



City of Bloomington
Planning & Transportation

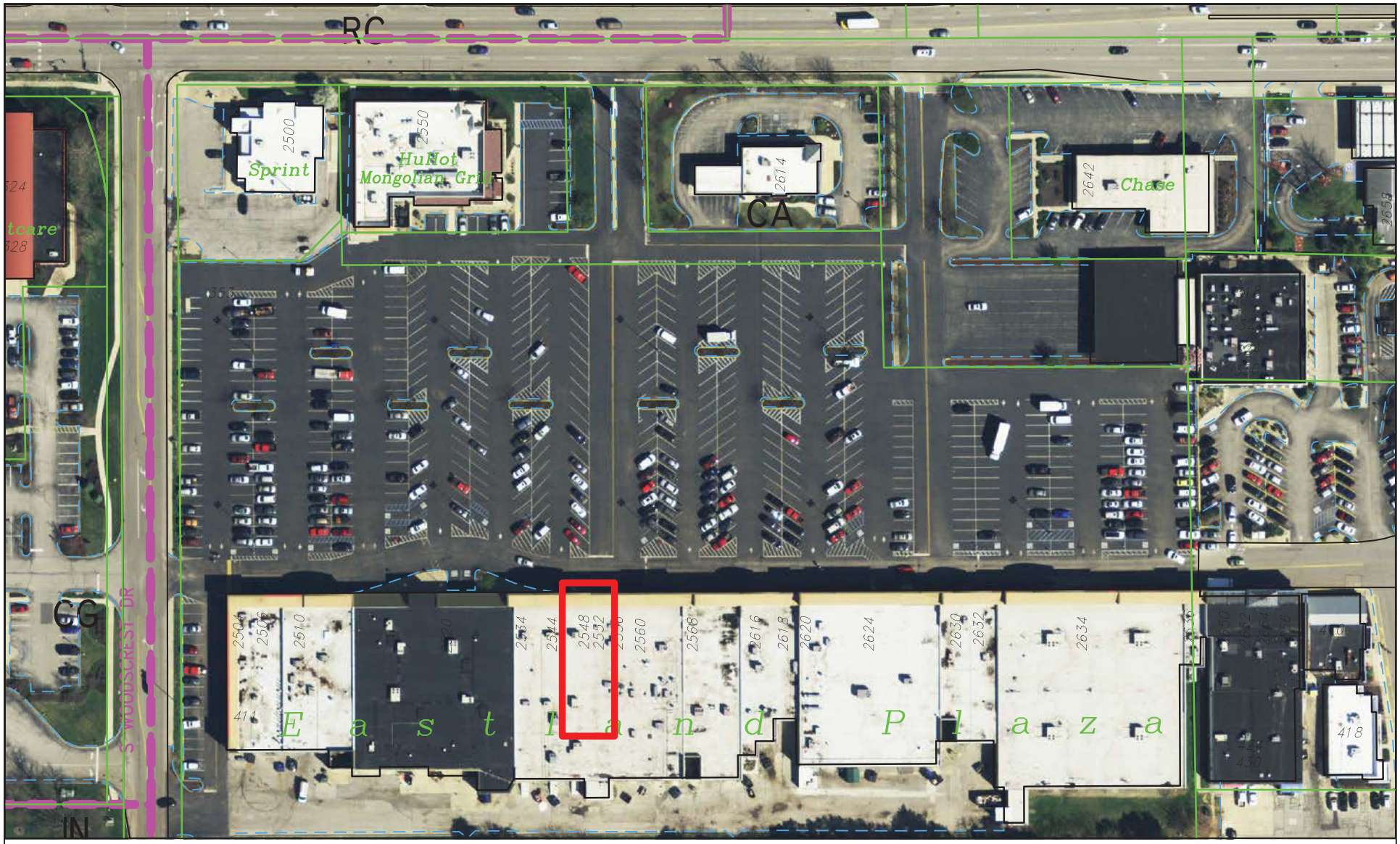
By: scanlanj
13 Oct 17

300 0 300 600 900

N

Scale: 1" = 300'

For reference only; map information NOT warranted.



By: scanlanj
13 Oct 17

120 0 120 240 360 480

For reference only; map information NOT warranted.

N

City of Bloomington
Planning & Transportation

Scale: 1" = 120'

V-20-17 Petitioner's Statement

SIGNART

2525 N. SHADELAND AVE. BUILDING 30 Ste 5A
INDIANAPOLIS,IN 46219

We are applying for a variance of development standards of the sign ordinance. We are proposing to remove existing Dr. Tavel which has a permit and is currently 102.93 square feet with a new sign with a total square footage of 63.64 reducing the size significantly but still bigger than what is permitted by ordinance. The new sign would be using green technology which was not available at the time the existing sign was installed. At that time illuminated channel letters were exclusively neon with high voltage transformers.

Dr. Tavel has been in that shopping center for over 40 years and the landscape has changed significantly. The building he is in only has visibility from 3rd St and is 435 feet away. With an unimpeded view a 36" letter is only visible 360' for maximum impact and requires 10 seconds at 35 mph to be read according to the United States Sign Council. Since Tavel originally moved in to the location almost the entire frontage along 3rd St has been developed with various building and strip center blocking the view of the traveling public. The only visibility is at the entrance to the center and the Tavel sign is only for only 4 seconds well underneath the required 10 seconds. The results is drivers struggling to find the location. There is a pylon sign with a limited number of panels typically reserved for the anchors which is based upon square footage leased. Its also an on going expense where a new building sign is a one time.

Because of the short viewing time, they do not pay as close attention to driving as they should, perform an unsafe traffic maneuver, possibly causing or having an accident. And remember the customers are looking for an eye doctor so there visual acuity is questionable to begin with.

Benefits of approval of variance:

1. ***Reduce the size of an existing non conforming sign***
2. ***Replace an old aged, power hungry sign with a new green energy efficient sign.***

3. Reduce traffic issues by having an sign of sufficient size.

Dr Tavel is adamant about not drastically reducing his sign square footage which is what would happen if he were comply with the square footage allowed by ordinance. He would just leave the sign as is and maintain it. Tavel has been a long time established business serving the City of Bloomington. They are going to be remodeling the store and rebranding and want the new look to carry from print ads , to televison, from the inside of the store to the exterior sign.

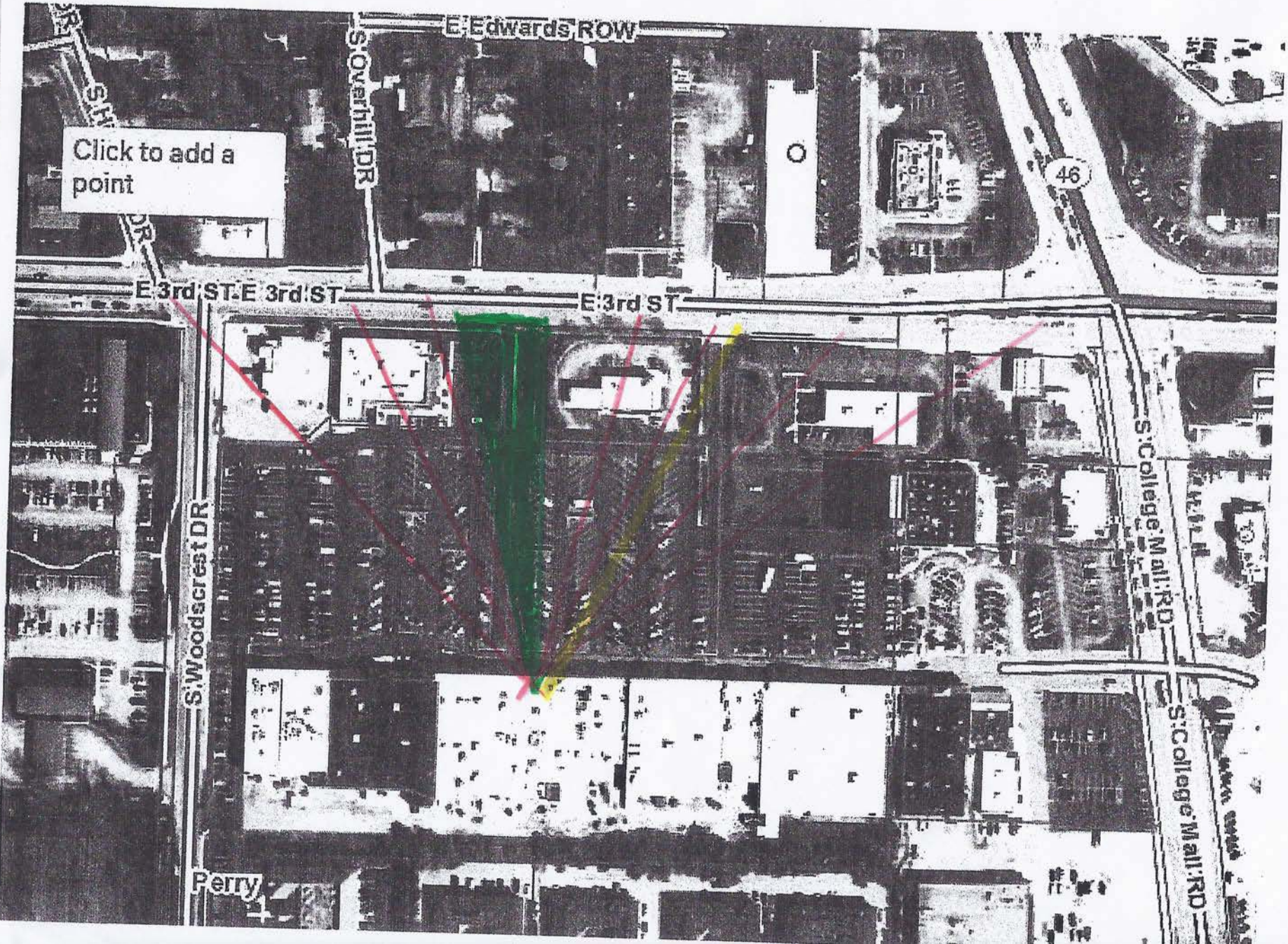
TAVEL VARIANCE

(1) The approval will not be injurious to the public health, safety and morals, and general welfare of the community . It is simply a sign which made and installed in a proper and professional manner would not pose a problem with the aforementioned. It is in a strip center which has numerous signs which also does not effect the same.
(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 because this is in an area surrounded by commercial uses and is actually reducing the square footage of an existing sign which is not affecting the property adversely.
(3)The strict application of the terms of the terms of the unified Ordinance will result in a practical difficulty 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. The practical difficulty is that the outlots were developed hindering the view of the existing sign which is a legally established sign . It is bigger than the ordinance allows currently and is still barely visible. A reduction in size to meet the ordinance would make the sign unreadable, thats why we are proposing that we replace the sign with a new one using green technology still be a reduction of over 61% of existing sign size. The variance would provide at the minimum a letter size that would be readable.

EAST BOUND VIEWING

NOT VISIBLE
VISIBLE
UNSAFE

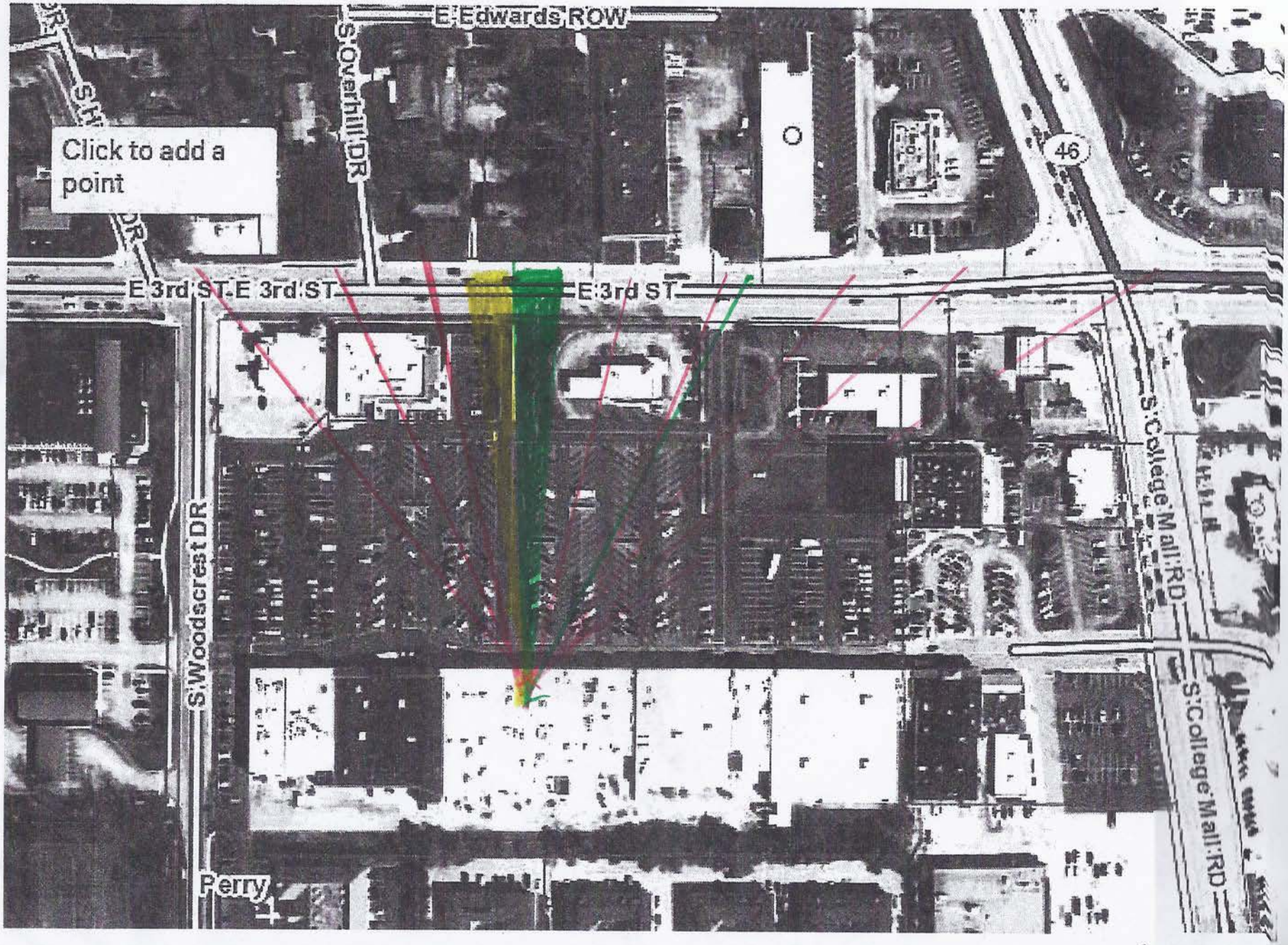
V-20-17 Petitioner's Exhibits

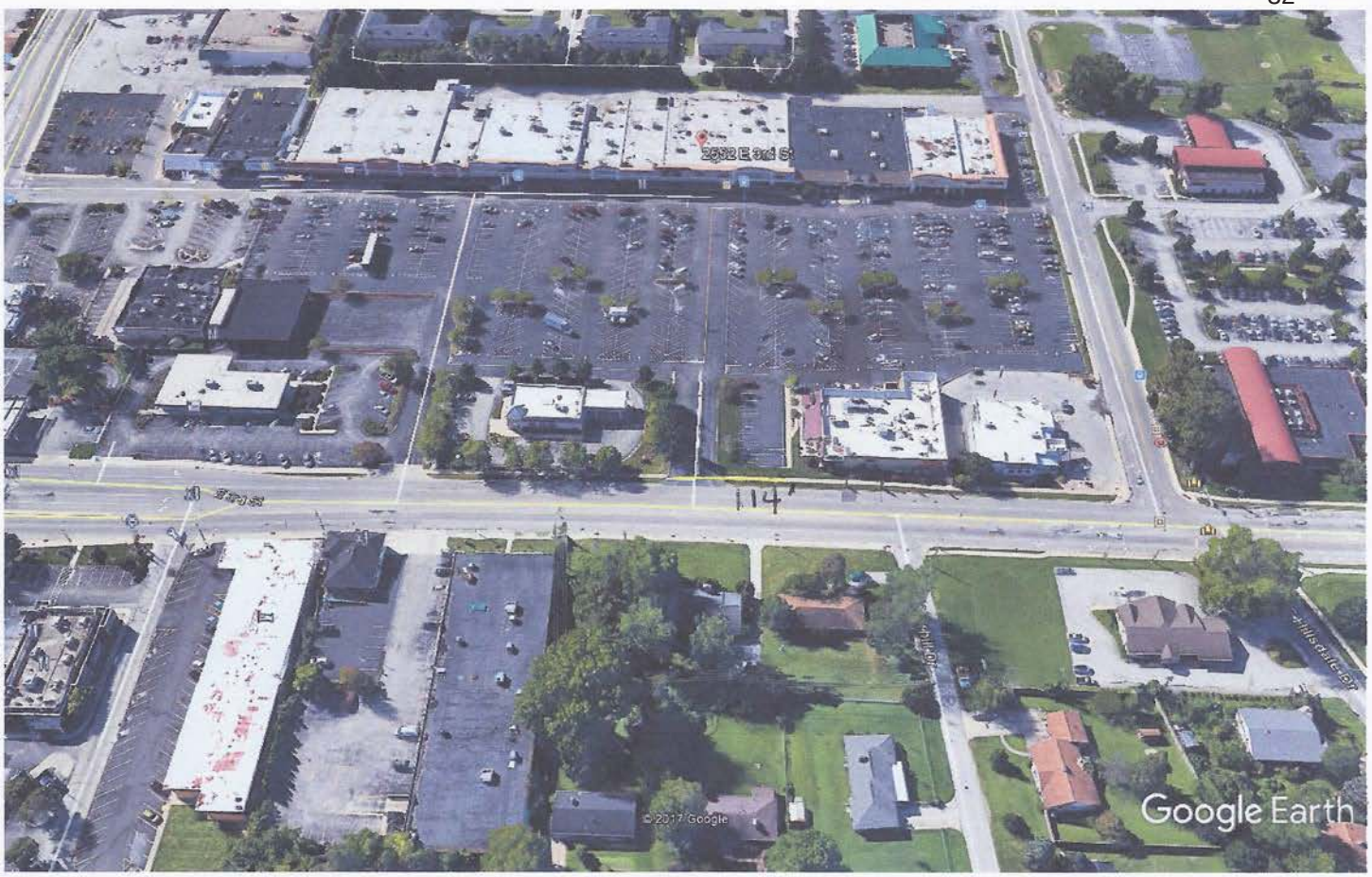


WEST BOUND VIEWING

NOT VISIBLE
VISIBLE
UNSAFE

V-20-17 Petitioner's Exhibits





Google Earth

feet 400
meters 100

V-20-17 Petitioner's Exhibits

Speed Distance Time Calculator

Please enter the speed and distance values to calculate the **travel time** in hours, minutes and seconds.

Speed

30 | Foot per second (ft/s)

Distance

114 | Feet

Calculate Clear

00:00:04

Time format HH:MM:SS

About Speed Distance Time Calculator

This online calculator tool can be a great help for **calculating time** basing on such physical concepts as speed and distance. Therefore, in order to calculate the time, both **distance and speed** parameters must be entered. For the **speed**, you need to enter its value and select speed unit by using the scroll down menu in the calculator. For **distance**, you should enter its value and also select the proper length measurement unit from the scroll down menu. You'll receive the result in standard time format (HH:MM:SS).

Time Speed Distance Formula

Distance is equal to speed × time. Time is equal Distance/Speed.

```
Distance = Speed × Time
Speed = Distance / Time
Time = Distance / Speed
```

Calculate Time from Distance and Speed Examples

```
Example 1:
---------------------------------
Speed: 50 mile per hour (km/h)
Distance: 70 miles

Time = Distance / Speed
Time = 70 km / (50 km/h)
Time = 1.4 h

1 hour = 60 minutes
0.4 h = 0.4 × 60
0.4 h = 24 minutes

Time = 1 hour 24 minutes
Time = 01:24:00 (HH:MM:SS)
```

BLOOMINGTON BOARD OF ZONING APPEALS **CASE #: V-21-17**
STAFF REPORT **DATE: October 19, 2017**
Location: 3115 S. Walnut Street (vacant lot north of this site)

PETITIONER: Royal Toyota
3115 S. Walnut Street, Bloomington, IN

CONSULTANT: Smith Brehob & Associates, Inc.
453 S. Clarizz Boulevard, Bloomington, IN

REQUEST: The petitioner is requesting variances from the development standards in the Commercial Arterial district: landscaping and front parking setback standards to allow a new vehicle display area.

BACKGROUND:

Area:	6.38 Acres	
Zoning:	CA	
GPP Designation:	Community Activity Center	
Existing Land Use:	Vacant	
Proposed Land Use:	Vehicle Sales	
Surrounding Uses:	North	- Storage
	South	- Vehicle Sales
	East	- Dwelling, Multifamily
	West	- Car Wash / Fraternal Organization

REPORT: The property is located on the vacant lot north of 3115 S. Walnut Street and is zoned Commercial Arterial (CA). This parcel is currently vacant and contains mature trees stands, as well as large stone outcrops and is generally overgrown. Surrounding land uses include storage buildings to the north, a multifamily development to the east, a dry cleaner and Eagles post on the west side of Walnut Street, and the parent auto dealership to the south.

The petitioner is proposing to expand the vehicle sales use from the adjoining parcel onto this parcel, with only vehicle display constructed at this time. The site plan has been split into two phases, with the front portion of the parcel being developed as Phase I. The petition site is an expansion of the auto dealer to the South, so the auto dealer would typically have to bring the full site up to current UDO standards. However, the existing auto dealership previously received variances that allow its current configuration. As a result, only the new development area is subject to current UDO standards.

This proposal includes 195 vehicle display spaces in Phase I, with an additional 76 vehicle display parking spaces proposed for Phase II. One 20 foot x 40 foot building is planned at a future time in Phase I as a place for salespeople and customers to wait if need be. A 7,200 square foot vehicle maintenance building is planned for Phase II.

The proposed vehicle display area will be internally connected to the existing auto dealership display areas. The proposed display area will consist of one row of vehicles

facing Walnut Street at the front of the parcel, with most of the remainder organized in a more traditional ‘parking lot’ style. Because of the existing rock formations and grade change on the parcel, the petitioner also plans for a portion of the display area to sit nine feet higher than the vehicles immediately adjacent to Walnut Street. There is an existing drive cut on Walnut Street that would be utilized for direct access to the petition site. The petitioner will install a new pedestrian facility, a sidepath, per the 2008 Bicycle and Pedestrian Transportation and Greenways System Plan and new street trees along the street frontage. New landscaping will also be installed throughout the site. A stormwater detention pond is proposed for Phase I in the southeast portion of the property and a bioretention area is proposed on the southern portion to meet stormwater quality and detention requirements.

Because this petition is an expansion of an existing dealership, there is no large new dealership building on the site. The future 20 foot x 40 foot building that is proposed in Phase I is roughly 240 feet from the right-of-way. The building on the existing lot is about 120 feet from the right-of-way. There are proposed display areas between both of these buildings and the street, so the petitioner is requesting a variance from the front yard parking setback requirement to allow the proposed display areas. The petitioner is also requesting a variance from landscaping standards in order to allow smaller parking lot perimeter shrubs than required and to allow the use of columnar trees in place of some required large canopy trees on the site. The petitioner also requests removal and replacement of the previously approved landscaping along the southern line of the petition site in order to install bioretention in that area. The required densities will be met, only type of plant and location variances are requested.

An area containing multiple sinkholes was previously identified in the southeastern portion of the parcel. The sinkholes will be protected with Karst Conservancy Easements and are located in the Tree Preservation Area.

SITE PLAN ISSUES:

Landscaping: Street trees are required with this petition and have been shown. The proposed street trees will be a tall, canopy species and are required to not be more than 40’ apart. Based on the 400’ of frontage, a total of 10 street trees are required and proposed.

The petitioner has requested a variance from landscaping standards in order to allow flexibility in the location and species of the required landscaping. Specifically they are requesting a shrub species located along Walnut and the parking lot edge that does not typically grow to the 4’ required by the UDO. The 4 foot minimum is included in the UDO, in part, to camouflage parking lots when viewed from adjoining uses and rights-of-way. In the case of an auto dealer, views of the merchandise are essential.

They are also requesting to use 63% large canopy trees for the Parking Lot Perimeter, as opposed to the 75% required by the UDO. The petitioner is proposing to utilize tall columnar trees for the balance of the required Parking Lot Perimeter trees, including in islands so that the vehicle display areas will be less shielded from view. When the UDO was written, the City expected that there would need to be flexibility in accommodating landscaping requirements for automobile dealerships in order to address the required

interior large, canopy trees that can be problematic for the display and maintenance of vehicles for sale.

The existing Royal Toyota site received variance approval under the previous code. The approval included a site plan with some landscaping located on the current petition site. The petitioner is requesting to relocate some of that landscaping, in order to install bioretention in that area and so that the two sites will feel more cohesive. The Department determined that if the plantings from that area are relocated in the same general area (southern part of the new site), the intention of the original approval will still be met. The petitioner has proposed to relocate those plantings, as discussed.

Parking: There are 270 display spaces proposed to be installed in two Phases with this petition. For the purposes of parking space maximums, display spaces do not count toward that total. However, for the purposes of parking space location, the UDO requirements do apply to display spaces. The UDO requires that parking spaces be located 20 feet behind the front façade of their related commercial buildings in the CA zoning district. With the adoption of the UDO, there was a specific goal desired of creating a “building forward” design within the City of Bloomington. However, the City recognized that a building forward site design may not be achievable for all businesses, especially those with a substantial amount of outdoor merchandise such as a vehicle sales establishment. In Phase I, the 20 foot x 40 foot to be built is 240 feet from the right-of-way line. Locating display spaces between the building and the right-of-way is common practice and necessary for this particular use.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE
Front Parking 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.*

   PROPOSED FINDING: Variance approval will not be injurious to the public health, safety, morals or general welfare of the community. There are no safety issues associated with expanding the existing display area to the north. Although having building forward designs for commercial properties is consistent with the community’s general development goals, this particular land use needs more flexibility in having a front yard vehicle display area in order to be viable.

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

   PROPOSED FINDING: No negative effects from this proposal on the use and value of the areas adjacent to the property as a result of the reduced front parking setback are found. There are several large parking areas in the area along Walnut Street with no known problems. This particular parcel contains

large stone areas to be retained and tree preservation in the rear of the parcel that will buffer the use from adjoining parcels.

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

   PROPOSED FINDING: The strict application of the UDO would result in practical difficulties in the use of the property because it would not allow for a reasonable display area to be created similar to other the lot immediately to the south and others in the area. The UDO does not distinguish between typical parking lots and vehicle sales display lots. Although a building forward design is required, it cannot be realistically achieved with this use, and is made more difficult in this case by the environmental constraints on this parcel. It is not feasible to construct a building large enough to adequately store the vehicles for sale. The practical difficulties are peculiar to the petition property because it is zoned for this type of land use and is an expansion of an existing permitted use. The property is also unique because it contains large limestone deposits that will be incorporated into the lot design. Granting of the variance will relieve the practical difficulties by allowing parking between the right-of-way and the future building to accommodate the expected needs of this use.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE
Shrub and Canopy Tree Replacement

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

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

   PROPOSED FINDING: Variance approval will not be injurious to the public health, safety, morals or general welfare of the community. The use of a shorter shrub and columnar trees within the site and adjacent to the parking areas will still provide shading and buffering as intended while allowing for more visibility of the vehicles and will not be injurious to the public health, safety, morals, or general welfare of the community.

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

   PROPOSED FINDING: No negative effects from this proposal on the use and value of the areas adjacent to the property as a result of the request to utilize different species for interior and parking lot perimeter landscaping are found. There will still be landscaping installed within the interior islands and around the perimeter to meet the goal of providing landscaping for parking areas to the

densities required by the UDO.

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

   PROPOSED FINDING: The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property in that it would require the petitioner to install landscaping that would have negative impacts on the merchandise being displayed. The practical difficulties are peculiar to the property in that the property is zoned to allow this land use and the City expected there would need to be flexibility in regards to landscaping requirements with the adoption of the UDO. Vehicle sales is a unique use of the 113 uses permitted in the CA zone, in that much of the merchandise must be displayed outdoors. The granting of the variance will relieve the practical difficulties by allowing smaller shrubs and columnar trees to be used in quantities that allow the vehicle use to be feasible at this site.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE
Perimeter Landscaping Relocation

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

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

   PROPOSED FINDING: Variance approval will not be injurious to the public health, safety, morals or general welfare of the community. The previously approved landscaping will be relocated and the approved density will be retained. A bioretention area that will improve water runoff quality will be installed.

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

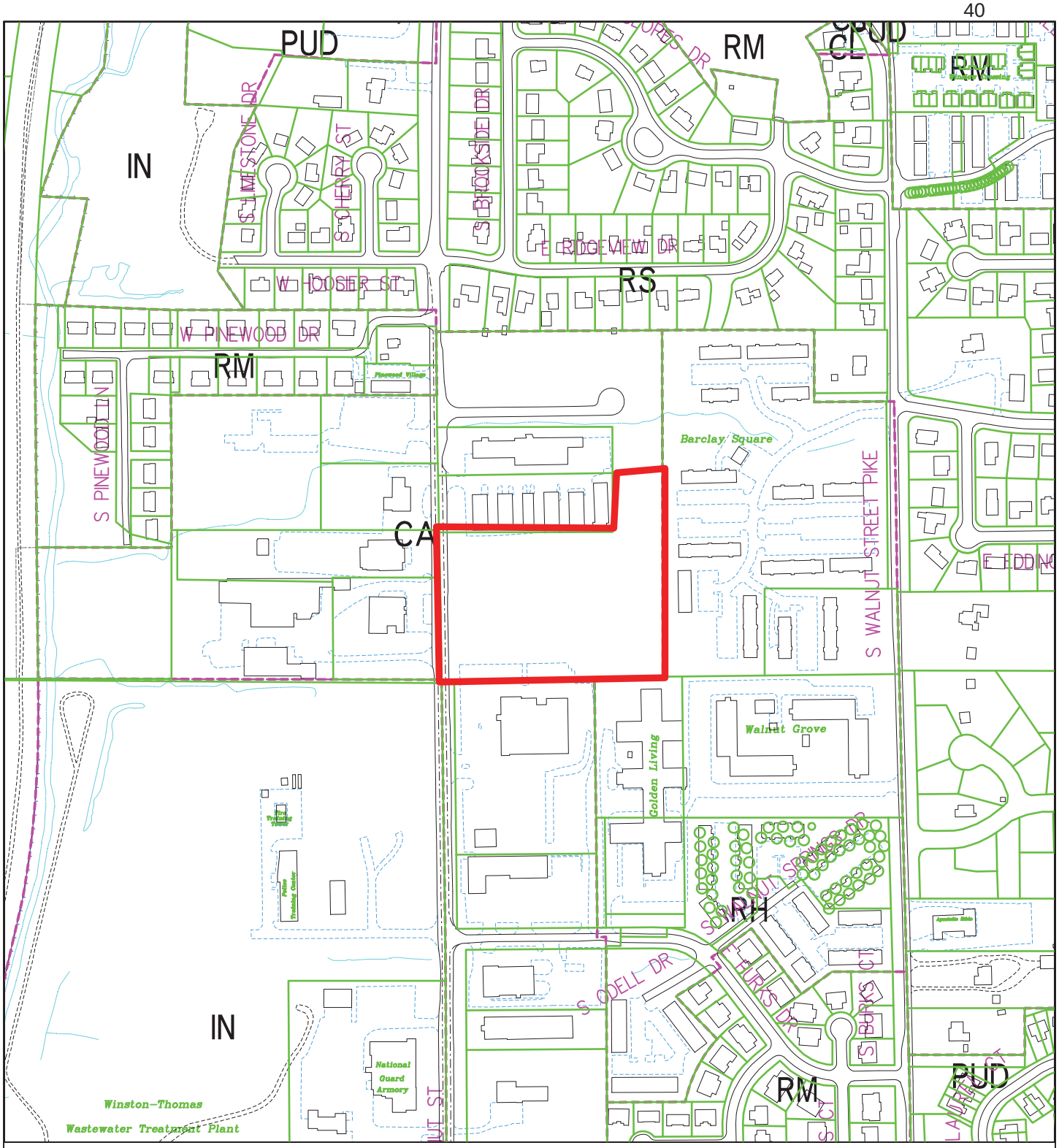
   PROPOSED FINDING: No negative effects from this proposal on the use and value of the areas adjacent to the property as a result of the request to relocate previously approved landscaping. The approved density will remain on the site and the majority of the plantings will be within the same area as originally approved. The area is between the existing and proposed developments and not immediately adjacent to other 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.*

PROPOSED FINDING: The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property in that it would require the petitioner to leave the previously approved perimeter landscaping in place, limiting options for the location of a bioretention area that will improve the quality of stormwater leaving the site. The peculiar condition of the site is a natural low spot in the southeast portion of the site that is the best location for detention and in close proximity to the requested bioretention area. Strict application of the UDO could hamper improved water quality measures at the site.

RECOMMENDATION: The Department recommends that the Board of Zoning Appeals adopts the proposed findings and approves V-21-17 with the following conditions:

1. Variance is approved related to the submitted site plan with a maximum of 270 total display spaces in two phases. No additional front yard parking setback variance is required when Phase II is built.
2. Landscaping variance applies to the specific requests listed and discussed in the staff report. All other landscaping requirements must be met.
3. Petitioner will amend site plan to add required side path before grading permit is issued.



City of Bloomington
Planning & Transportation

By: scanlanj
13 Oct 17

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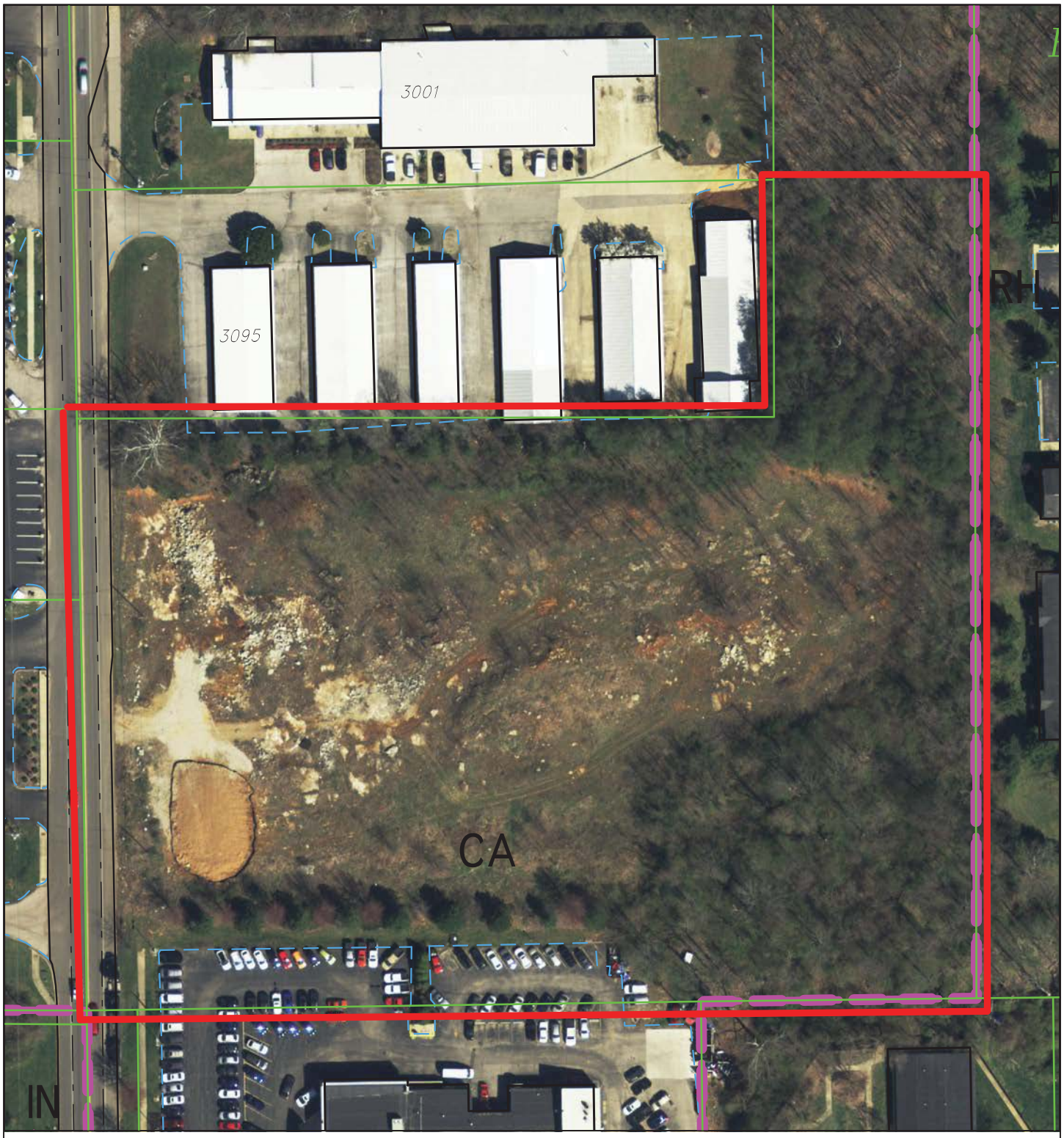
N

Scale: 1" = 400'

For reference only; map information NOT warranted.



By: scanlanj
13 Oct 17

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N

City of Bloomington
Planning & Transportation

Scale: 1" = 100'

For reference only; map information NOT warranted.

Smith Brehob & Associates, Inc.

V-21-17 Petitioner's Statement

Providing professional land planning, design, surveying and approval processing for a sustainable environment.

Stephen L. Smith P.E., L.S.
Steven A. Brehob B.S.Cn.T.
Todd M. Borgman, P.L.S.
Don J. Kocarek, P.L.A.
Katherine E. Stein, P.E.

October 5, 2017

Jackie Scanlan
City Planning and Transportation Department
401 N. Morton Street
Bloomington, IN. 47404

RE: Royal South Toyota
BZA Submittal

Dear Jackie,

Enclosed in the revised drawings for Royal South Toyota Submission for October 19, 2017 Board of Zoning Appeals for consideration of Variances. We are proposing a 195 vehicle display spaces, a future building area, and new stormwater retention basin and associated landscaping.

We are requesting the following landscape and parking variances:

1. Front yard setback variance, to allow vehicle display spaces along Walnut St. not located 20' behind existing buildings or future buildings. Vehicle display parking is 7' behind right of way along Walnut Street.
2. Parking lot perimeter landscape variance to allow a shorter variety of shrubs along the parking lot edge that does not grow to the required 4' height. The proposed juniper species grow to maximum of 18" in height and will not block view of the display vehicles. Of the 585 parking lot perimeter shrubs required, 143 would be the lower growing variety, 24%.
3. A variance to remove and replace the existing landscape north of the current vehicle display lot. Most of that landscape will be located along that same parking lot edge. The previous approval had 5 maples, 6 pine trees and 72 shrubs, Taxus and Burning Bush along that existing parking lot edge. We are proposing a bio-retention in that area that necessitated the removal of the existing landscape.
4. A parking lot perimeter variance to allow some columnar trees to be used instead of large canopy trees. Of the 49 parking lot perimeter trees required, 7 trees would be narrow columnar trees to allow views from the existing vehicle display areas to the new vehicle display area. 84% of the parking lot perimeter trees will be large canopy trees and 16% will be

453 S. Clarizz Blvd.
Bloomington, Indiana 47401
Telephone 812 336-6536
Fax 812 336-0513
www.smithbrehob.com

Smith Brehob & Associates, Inc.

columnar trees. In addition, we are requesting a variance from the 75% be large canopy trees required. We are proposing 63% be large canopy trees and 37% be columnar trees to allow better views of the vehicles displays.

Location

The project is located just north of the existing Royal Toyota Car Dealership at 3115 South Walnut Street. The site is currently vacant. To the north of the site is a storage facility and east is apartment complex.

Access

The new sales lot can be accessed from the existing sales lot drives at two locations, and one new entrance drive is proposed onto Walnut Street. There will also be additional sidewalk added along Walnut Street.

Environmental

The site is covered by 1.745 (27%) acres of tree canopy percent tree canopy. We are required to retain 80%, or 1.396 acres. We are proposing to retain 1.498 (86%) acres of the existing tree canopy area in this phase and the future phase. There are also 7 sink holes on the site. They are identified and have proposed conservancy easements around them.

Other proposed features are shown of the attached plans. Also included with the application are the application form and filing fee.

Sincerely,

Don Kocarek
Smith Brehob & Associates, Inc.

Attachments: Plan Set

ROYAL SOUTH TOYOTA
SITE PLAN APPROVAL AND VARIANCE
BLOOMINGTON, INDIANA

LEGAL DESCRIPTION
SOUTHPLEX SUBDIVISION TRACT 2.
PLAT CABINET B, ENVELOPE 383

PERRY TWP.
SECTION 16
T8N R1W

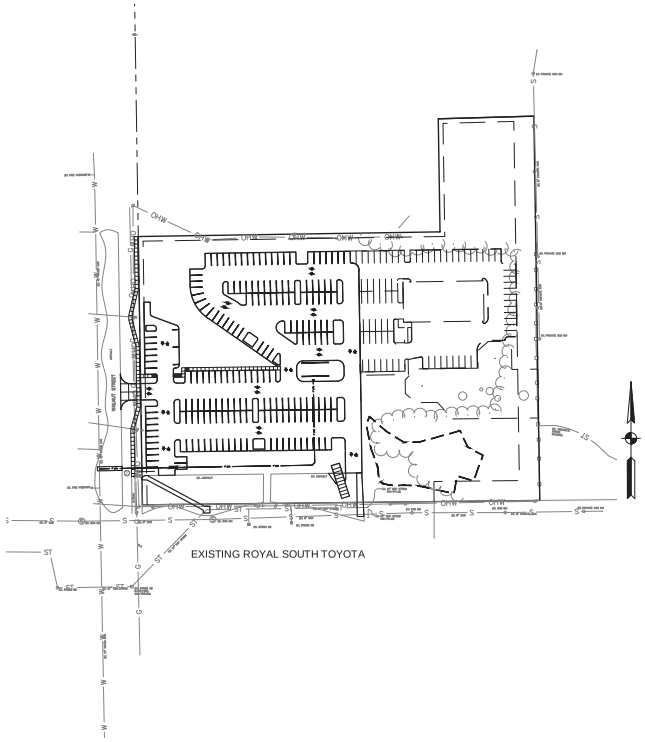
OWNER
CRMR 2 LLC REALTY
3115 SOUTH WALNUT STREET
BLOOMINGTON, INDIANA 47401

DEVELOPER(S) & APPLICANT(S)
ROYAL SOUTH TOYOTA,
3115 S. WALNUT STREET
BLOOMINGTON, INDIANA 47401

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

HEIGHT AND BULK
ZONE = CA
SETBACKS:
FRONT BUILDING SETBACK
FRONT = 15'
SIDE = 7'
REAR = 7'
15' TYPE 2 BUFFER REQUIRED ADJACENT TO RH ZONE.
MAX IMPERVIOUS SURFACE = 60%

PARKING SETBACK
FRONT = 20' BEHIND BUILDING FRONT
SIDE 7'
REAR 15' FROM RESIDENTIAL



SITE MAP
1" = 75'

LOCATION MAP
NTS

Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE SHEET
C101	EXISTING CONDITIONS
C102	DEMOLITION PLAN
C103	SITE PLAN
C104	GRADING PLAN
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C106	UTILITY PROFILES
C107	LANDSCAPE PLAN
C108	EROSION CONTROL PLAN
C109	EROSION CONTROL NOTES & DETAILS
C110	EROSION CONTROL NOTES
C111	CIVIL DETAILS

SHEET NO.	REVISIONS	BY	DATE

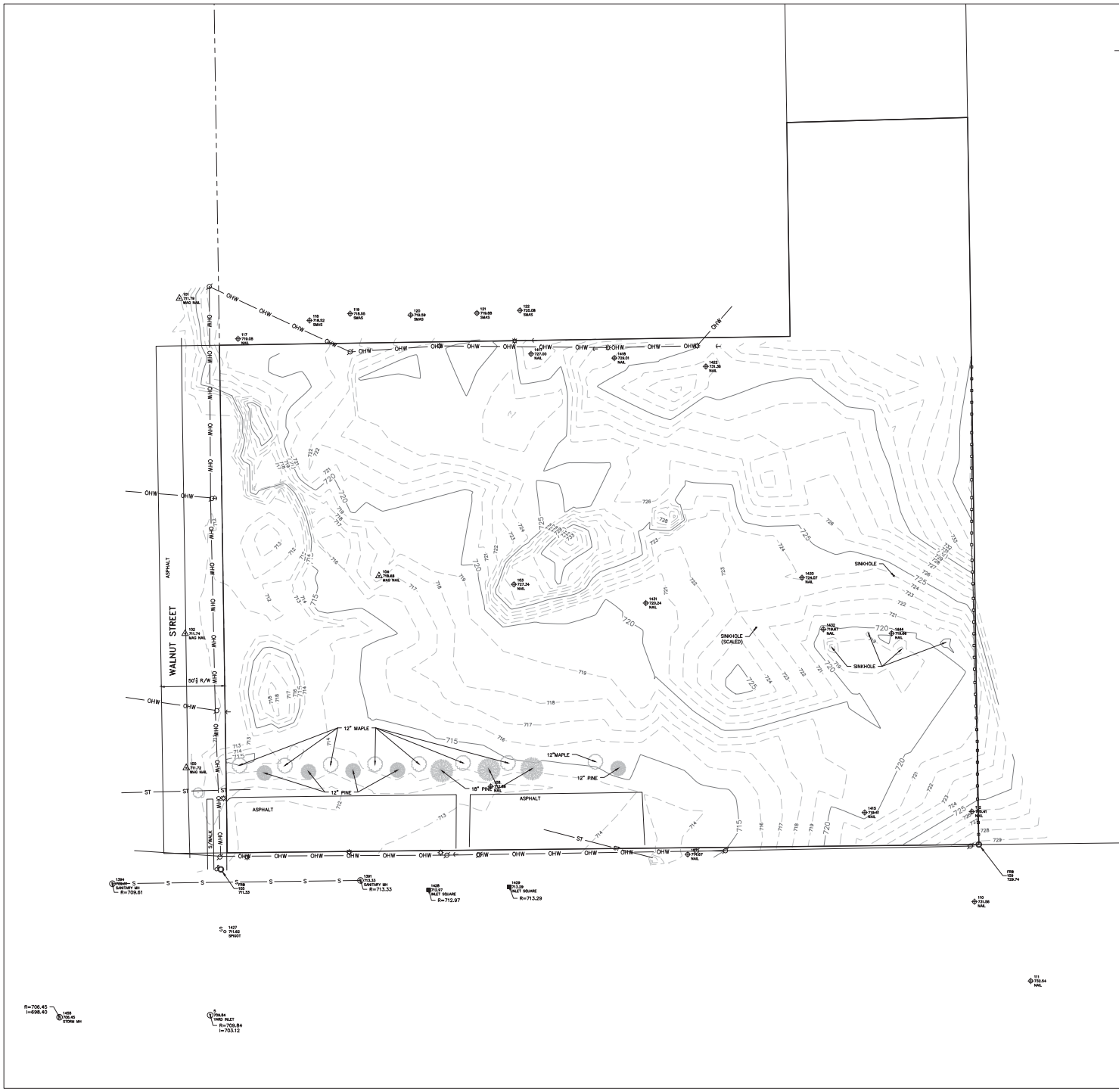
CERTIFICATION DATE

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

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

JOB NUMBER: 5542

V-21-17 Petitioner's Site Plan



TOPOGRAPHIC LEGEND

RR SPIKE	AIR CONDITIONER
STONE	GAS VALVE
REBAR	COMMUNICATION MANHOLE
IRON PIPE	COMMUNICATION VAULT
MAG NAIL	FIBER OPTIC MANHOLE
UTILITY POLE	FIBER OPTIC VAULT
LIGHT POLE	CONCRETE BOLLARD
ELECTRIC METER	SIGN
CLEAN OUT	T-POST
GAS METER	UNKNOWN MANHOLE
GUY WIRE	UNKNOWN LID
ELECTRIC MANHOLE	MONITORING WELL
ELECTRIC VAULT	STEAM MANHOLE
ELECTRIC HANDHOLE	STEAM METER
ELECTRIC TRANSFORMER	STEAM VAULT
SANITARY MANHOLE	

STORM MANHOLE	FIRE HYDRANT
CURB INLET	CONNIFEROUS TREE
INLET ROUND	DECIDOUS TREE
INLET SQUARE	
YARD INLET	
DOWN SPOUT DRAIN	
WATER VALVE	
WATER MANHOLE	
WATER METER	

OVERHEAD WIRES	OHW
CHAIN-LINK FENCE	
SANITARY SEWER	S
UNDERGROUND GAS LINE	G
UNDERGROUND ELECTRIC LINE	L
UNDERGROUND COMMUNICATION LINE	C
WATER LINE	W
STORM SEWER	ST

N

SCALE: 1"=30

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Web: http://smithbrehob.com

10/05/2017

V-21-17 Petitioner's Site Plan

ROYAL TOYOTA
SALES LOT EXPANSION
BLOOMINGTON, INDIANA

REVISIONS	BY	DATE

DESIGNED KCK
DRAFTED KCK
CHECKED
DATE

JOB NUMBER 5542
SHEET C101
DATE 10/05/2017
EXISTING CONDITIONS

45

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GENERAL NOTES

1. SEE SMITH BRESHOB & ASSOCIATES, INC STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS.
2. TOP OF CASTINGS ELEVATIONS ARE GIVEN IN THE FOLLOWING LOCATIONS:
   MANHOLES: RIM ELEVATION
   INLETS: GUTTER ELEVATION
3. LOCATION OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.

DEMOLITION KEY NOTES

1. REMOVE EXISTING STORM PIPE.
2. VERIFY EXACT LOCATIONS OF EXISTING STORM PIPE, WATER LINE, AND SANITARY SEWER PRIOR TO DIGGING.

DEMOLITION NOTES

1. PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITY, CONTRACTOR SHALL COORDINATE AND ON SITE MEETING WITH CITY PLANNING, ENGINEERING AND CBU TO REVIEW SCOPE OF WORK.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DISCONNECTION OF PRIVATE UTILITIES WITH RESPECTIVE UTILITY SERVICE PROVIDERS.
3. ANY SIGNS REQUIRING REMOVAL TO EXCUTE THE WORK SHALL BE REMOVED, STORED AND RE-SET UPON COMPLETION OF CONSTRUCTION.
4. USE OF THE PUBLIC R/W REQUIRES PRIOR APPROVAL FROM CITY BPW.
5. WORK WITHIN THE R/W REQUIRES A CITY R/W EXCAVATION PERMIT AND BOND.
6. SIDEWALK CLOSURE SIGNAGE IS REQUIRED AT THE NEAREST STREET CROSSING LOCATION IN ADVANCE OF THE SIDEWALK CLOSURE.
7. BUILDINGS, FOOTINGS, SLABS AND FOUNDATIONS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED GRANULAR MATERIAL IF LOCATED WITHIN AN AREA OF PROPOSED FILL PLACEMENT.
8. TREES AND STUMPS SHALL BE REMOVED COMPLETELY AND THE RESULTING EXCAVATION BACKFILLED WITH COMPACTED GRANULAR MATERIAL IF LOCATED WITHIN AN AREA OF PROPOSED FILL PLACEMENT.
9. BURYING OF DEMOLITION MATERIALS ON SITE IS NOT PERMITTED.
10. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING AND MONITORING ON SITE EROSION CONTROL DEVICES DURING CONSTRUCTION AS SHOWN ON THE EROSION CONTROL PLAN AND AS REQUIRED PER IDEM NPDES.
11. IF TRACKING OF MATERIAL ONTO ADJACENT PUBLIC ROADWAYS OCCURS, TRACKED MATERIAL SHALL BE CLEANED DAILY.
12. ADDITIONAL IMPROVEMENTS OR DEMOLITION ON OR ADJACENT TO THE SITE MAY HAVE BEEN COMPLETED SINCE TOPOGRAPHIC SURVEY WAS COMPLETED. CONTACT ENGINEER IF ADDITIONAL IMPROVEMENTS RESULTING IN A CHANGE OF PLAN ARE DISCOVERED.

DEMOLITION LEGEND

REMOVE EXISTING TREE, STUMP, AND ROOTS

CLEAR AND GRUB EXISTING VEGETATION

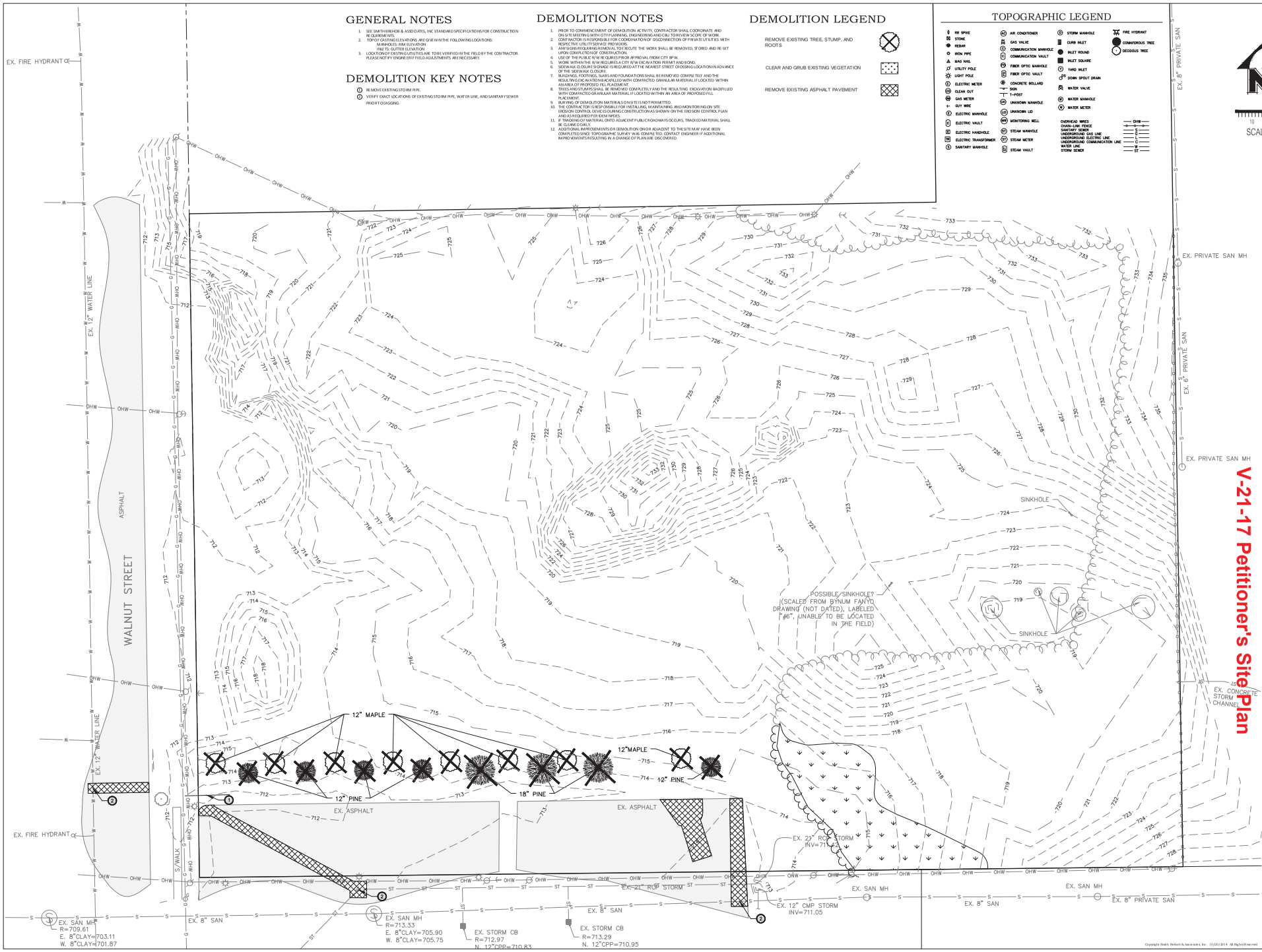
REMOVE EXISTING ASPHALT PAVEMENT

TOPOGRAPHIC LEGEND

RR SPIKE
STONE
REBAR
IRON PIPE
MAG NAIL
UTILITY POLE
LIGHT POLE
ELECTRIC METER
CLEAN OUT
GAS METER
GUY WIRE
ELECTRIC MANHOLE
ELECTRIC VAULT
ELECTRIC HANDHOLE
ELECTRIC TRANSFORMER
SANITARY MANHOLE
AIR CONDITIONER
GAS VALVE
COMMUNICATION MANHOLE
COMMUNICATION VAULT
FIBER OPTIC MANHOLE
FIBER OPTIC VAULT
CONCRETE BOLLARD
SIGN
T-POST
UNKNOWN MANHOLE
UNKNOWN LID
MONITORING WELL
STEAM MANHOLE
STEAM METER
STEAM VAULT
STORM MANHOLE
CURB INLET
INLET ROUND
INLET SQUARE
YARD INLET
DOWN SPOUT DRAIN
WATER VALVE
WATER MANHOLE
WATER METER
FIRE HYDRANT
CONIFEROUS TREE
DECIDOUS TREE

OVERHEAD WIRES — OHW
CHAIN-LINK FENCE
SANITARY SEWER — S
UNDERGROUND GAS LINE — G
UNDERGROUND ELECTRIC LINE — E
UNDERGROUND COMMUNICATION LINE — C
WATER LINE — W
STORM SEWER — ST

SCALE: 1"=20'



V-21-17 Petitioner's Site Plan

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Web: http://smithbrehob.com

10/05/2017

ROYAL TOYOTA
SALES LOT EXPANSION
BLOOMINGTON, INDIANA

REVISIONS	BY	DATE

DESIGNED: KCK
DRAWN: KCK
CHECKED: KCK
DATE:

JOB NUMBER 5542
SHEET C102
DATE 10/05/2017
DEMOLITION PLAN

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TOPOGRAPHIC LEGEND

- RR SPIKE
- STONE
- REBAR
- IRON PIPE
- MAG NAIL
- UTILITY POLE
- LIGHT POLE
- ELECTRIC METER
- CLEAN OUT
- GAS METER
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC VAULT
- ELECTRIC HANDHOLE
- ELECTRIC TRANSFORMER
- SANITARY MANHOLE
- AIR CONDITIONER
- GAS VALVE
- COMMUNICATION MANHOLE
- COMMUNICATION VAULT
- FIBER OPTIC MANHOLE
- FIBER OPTIC VAULT
- CONCRETE BOLLARD
- SIGN
- T-POST
- UNKNOWN MANHOLE
- UNKNOWN LID
- MONITORING WELL
- STEAM MANHOLE
- STEAM METER
- STEAM VAULT
- STORM MANHOLE
- CURB INLET
- INLET ROUND
- INLET SQUARE
- YARD INLET
- DOWN SPOUT DRAIN
- WATER VALVE
- WATER MANHOLE
- WATER METER
- FIRE HYDRANT
- CONIFEROUS TREE
- DECIDOUS TREE

OVERHEAD WIRES — OHW
CHAIN-LINK FENCE
SANITARY SEWER — S
UNDERGROUND GAS LINE — G
UNDERGROUND ELECTRIC LINE — E
UNDERGROUND COMMUNICATION LINE — T
WATER LINE — W
STORM SEWER — ST

GENERAL NOTES

1. SEE SMITH BRIEHOB & ASSOCIATES, INC STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS.
2. TOP OF CASTING/ELEVATIONS ARE GIVEN IN THE FOLLOWING LOCATIONS:
   MANHOLES: RIM ELEVATION
   INLETS: GUTTER ELEVATION
3. LOCATION OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.

SITE LEGEND

ASPHALT PAVEMENT (P)

CURB RAMP (R)

SITE KEY NOTES

1. REPLACE ANY ASPHALT REMOVED FOR INSTALLATION OF CONCRETE.
2. REPLACE TO MATCH EXISTING PAVEMENT AFTER UTILITY INSTALLATION IS COMPLETE.
3. DUMPSTER SCREENING FENCE PER DETAIL 14/C11.1.
4. 2' WIDE DRAINAGE CURB BREAK.
5. 2' WIDE DRAINAGE CHANNEL.
6. 2' WIDE CURB BREAKS EVERY 20' O.C. ALONG BIORETENTION BASIN.

SITE NOTES

1. SIDEWALK RAMPS SHALL BE IN ACCORDANCE WITH THE LATEST ADA AND CITY OF BLOOMINGTON REQUIREMENTS. CONTRACTOR SHALL COORDINATE WORK WITH CITY ENGINEERING PRIOR TO COMMENCEMENT.
2. PAVEMENT MARKINGS, IF SHOWN, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 808 & 912.14 OF THE 2014 INDOT STANDARD SPECIFICATIONS AND AS SHOWN ON THE PLANS.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CITY R/W EXCAVATION PERMIT IF WORK WITHIN THE PUBLIC R/W IS NECESSARY FOR THE PROJECT COMPLETION.
4. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS.
5. TWO CLASS II BICYCLE RACKS PER DETAIL 13/C11.1 ARE TO BE INSTALLED WITHIN 50' OF THE MAIN ENTRANCE TO THE EXISTING ROYAL SOUTH TOYOTA BUILDING WHERE DIRECTED BY OWNER.

SITE MATERIALS LEGEND

C1 CONCRETE WALK PER DETAIL 2/C11.1 - WIDTH VARIES
- 4" THICK CONCRETE, 3500 PSI
- 4" INDOT #53 COMPACTED AGGREGATE BASE

C2 CONCRETE APPROACH
- 6" THICK CONCRETE, 4000 PSI
- 8" INDOT #53 COMPACTED AGGREGATE BASE

C3 6" STANDING CONCRETE CURB PER DETAIL 7/C11.1

C4 CONCRETE DUMPSTER PAD
- 6" THICK CONCRETE, 4000 PSI
- 8" INDOT #53 COMPACTED AGGREGATE BASE
- 6W-6/4 WELDED WIRE FABRIC REINFORCEMENT

R1 PERPENDICULAR ACCESSIBLE CURB RAMP PER DETAIL 1/C11.1

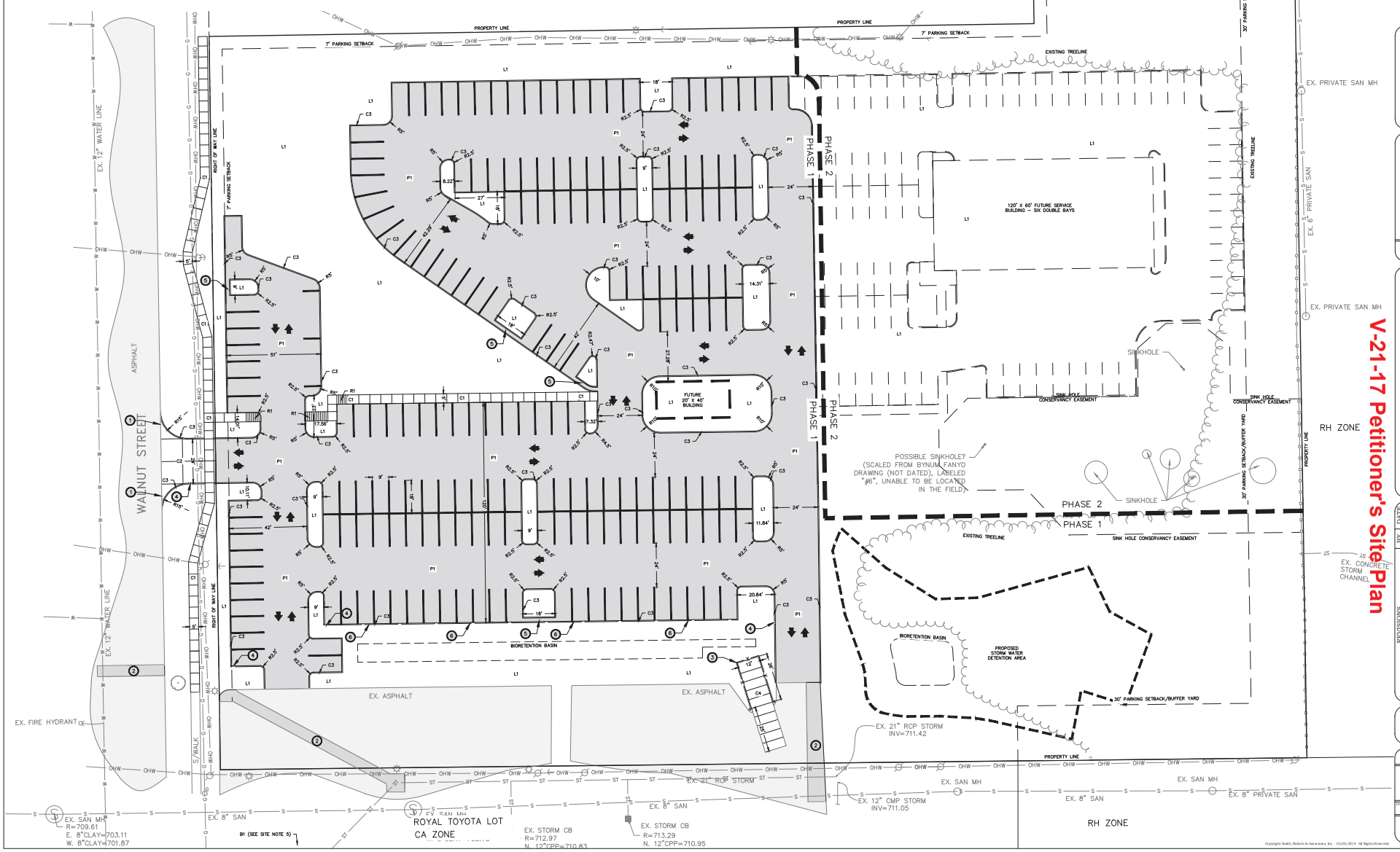
P1 ASPHALT PAVEMENT
- 1" HMA SURFACE COURSE ON
- 3" HMA BASE COURSE ON
- 7" INDOT #53 COMPACTED AGGREGATE BASE

B1 CLASS II BICYCLE RACKS PER DETAIL 13/C11.1

L1 LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR DETAILS)

DEVELOPMENT SUMMARY

TOTAL SITE AREA:	6.405 ACRES
ZONING:	COMMERCIAL ARTERIAL (CA)
BUILDING SETBACKS:	15' FROM RW, 7' FROM SIDES, 7' FROM REAR
PARKING SETBACKS:	20' FROM FRONT BUILDING, 7' FROM SIDES (NONRESIDENTIAL ADJOINING PROPERTIES) 15' FROM SIDES (RESIDENTIAL ADJOINING PROPERTIES), 7' FROM REAR (NONRESIDENTIAL ADJOINING PROPERTIES) 15' FROM REAR (RESIDENTIAL ADJOINING PROPERTIES)
BUFFER YARD:	15', REQUIRED ALONG EAST AND SOUTHEAST SIDE OF SITE
MINIMUM PARKING REQUIRED:	NO MINIMUM
MAXIMUM PARKING ALLOWED:	1.5P ACCPER 1,000 SF GFA (INDOOR DISPLAY AREA, DISPLAY VEHICLES NOT INCLUDED)
PARKING PROVIDED:	PHASE 1: 207 VEHICLE DISPLAY SPACES, 0 CUSTOMER/EMPLOYEE PARKING SPACES PHASE 2: 297 TOTAL SPACES (INC. PH. 1)
BIKE PARKING REQUIRED:	2 CLASS II SPACES
BIKE PARKING PROVIDED:	2 CLASS II SPACES
MAXIMUM IMPERVIOUS SURFACES	60% OF LOT AREA
IMPERVIOUS SURFACE AREA PERMITTED:	3.843 ACRES
IMPERVIOUS SURFACE AREA PROPOSED:	3.245 ACRES (BOTH PHASES)
EXISTING TREE CANOPY:	1.745 ACRES (27% OF LOT AREA)
TREE CANOPY REQUIRED TO BE RETAINED:	1.396 ACRES (80% OF EXISTING CANOPY AREA)
PROPOSED TREE CANOPY RETAINED:	1.498 (86% OF EXISTING CANOPY AREA, BOTH PHASES)



SCALE: 1"=20'

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Web: http://smithbrehob.com

10/05/2017

ROYAL TOYOTA SALES LOT EXPANSION BLOOMINGTON, INDIANA

V-21-17 Petitioner's Site Plan

DATE	BY	REVISIONS

DESIGNED: KCK
DRAWN: KCK
CHECKED: KCK
DATE:

JOB NUMBER 5542
SHEET C103
DATE 10/05/2017
SITE PLAN

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GRADING NOTES

1. 2' WIDE DRAINAGE CURB BREAK.
2. 2' WIDE DRAINAGE CHANNEL.
3. 2' WIDE CURB BREAKS EVERY 20' O.C. ALONG BIORETENTION BASIN. INSTALL PERMANENT RIP RAP DOWNSTREAM OF CURB BREAKS TO BIORETENTION.

GENERAL NOTES

1. CONTOURS AND BOUNDARY DATA OBTAINED FROM SMITH BREHOB & ASSOCIATES, INC. SURVEY DATED 8/25/17.
2. LOCATION OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.
3. OFF-STREET PARKING AREAS (INC. PARKING SPACES, DRIVEWAYS AND AISLES) SHALL BE PAVED WITH PLANT MIX ASPHALT OR CONCRETE WITHIN ONE (1) YEAR OF THE DATE ON WHICH THE IMPROVEMENT LOCATION PERMIT FOR THE PARKING AREA IS ISSUED.
4. POURED IN PLACE CONCRETE CURBS SHALL BE INSTALLED TO SEPARATE OFF-STREET PARKING AREAS FROM THE FRONT AND SIDES OF ANY ABUTTING BUILDING OR STRUCTURE, OTHERWISE BARRIER CURBS MAY BE INSTALLED AS NECESSARY TO SAFELY AND EFFICIENTLY DIRECT THE MOVEMENT AND PARKING OF MOTOR VEHICLES.

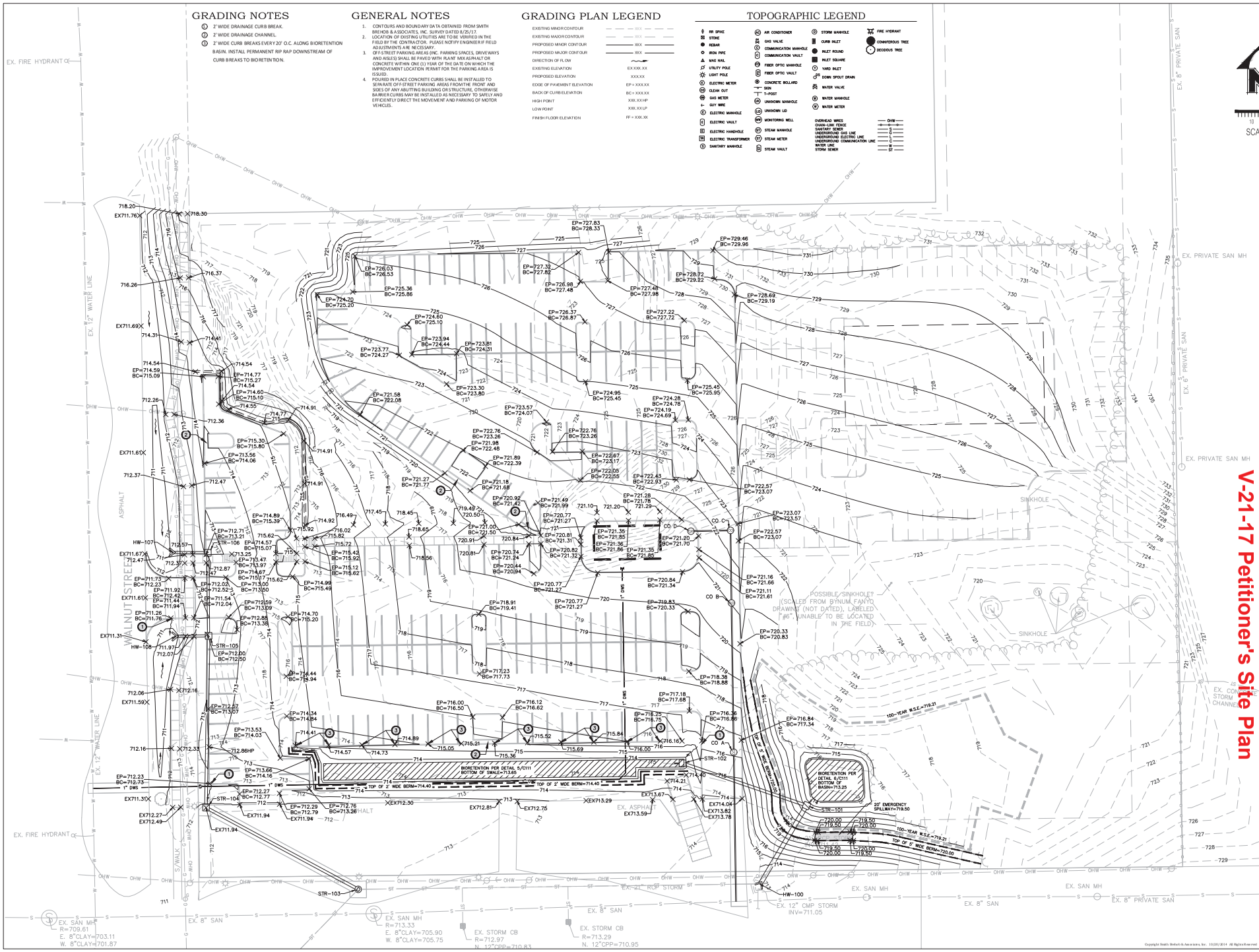
GRADING PLAN LEGEND

EXISTING MINOR CONTOUR	XXX
EXISTING MAJOR CONTOUR	XXX
PROPOSED MINOR CONTOUR	XXX
PROPOSED MAJOR CONTOUR	XXX
DIRECTION OF FLOW	
EXISTING ELEVATION	EX XXX.XX
PROPOSED ELEVATION	XXX.XX
EDGE OF PAVEMENT ELEVATION	EP = XXX.XX
BACK OF CURB ELEVATION	BC = XXX.XX
HIGH POINT	XXX.XX HP
LOW POINT	XXX.XX LP
FINISH FLOOR ELEVATION	FF = XXX.XX

TOPOGRAPHIC LEGEND

RR SPIKE
STONE
REBAR
IRON PIPE
MAG NAIL
UTILITY POLE
LIGHT POLE
ELECTRIC METER
CLEAN OUT
GAS METER
GUY WIRE
ELECTRIC MANHOLE
ELECTRIC VAULT
ELECTRIC HANDHOLE
ELECTRIC TRANSFORMER
SANITARY MANHOLE
AIR CONDITIONER
GAS VALVE
COMMUNICATION MANHOLE
COMMUNICATION VAULT
FIBER OPTIC MANHOLE
FIBER OPTIC VAULT
CONCRETE BOLLARD
SIGN
T-POST
UNKNOWN MANHOLE
UNKNOWN LID
MONITORING WELL
STEAM MANHOLE
STEAM METER
STEAM VAULT
STORM MANHOLE
CURB INLET
INLET ROUND
INLET SQUARE
YARD INLET
DOWN SPOUT DRAIN
WATER VALVE
WATER MANHOLE
WATER METER
FIRE HYDRANT
CONIFEROUS TREE
DECIDOUS TREE

OVERHEAD WIRES	OHW
CHAIN-LINK FENCE	
SANITARY SEWER	S
UNDERGROUND GAS LINE	G
UNDERGROUND ELECTRIC LINE	L
UNDERGROUND COMMUNICATION LINE	C
WATER LINE	W
STORM SEWER	ST



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10/05/2017

ROYAL TOYOTA
SALES LOT EXPANSION
BLOOMINGTON, INDIANA

V-21-17 Petitioner's Site Plan

REVISIONS	BY	DATE

DESIGNED: KCK
DRAWN: KCK
CHECKED: KCK
DATE:

JOB NUMBER 5542
SHEET C104
DATE 10/05/2017
GRADING PLAN

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GENERAL NOTES

1. SEE SMITH BREHOB & ASSOCIATES, INC STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS.
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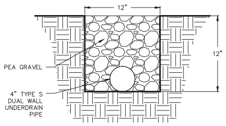


1 C105 DRAINAGE TRENCH DETAIL
NO SCALE

UTILITY KEY NOTES

(1) CONTRACTOR TO INSPECT THE PROPOSED SANITARY LATERAL ROUTING FOR EXISTING BEDROCK PRIOR TO CONSTRUCTION. IF ROCK EXCAVATION IS REQUIRED, CONTRACTOR TO CHECK IF ALTERNATIVE ROUTES EXIST THAT MINIMIZE ROCK EXCAVATION AND NOTIFY ENGINEER OF OPTIONS. SANITARY LATERAL MUST HAVE A MINIMUM OF 30" OF COVER AND 1.00% SLOPE PER CBU.
(2) FIELD VERIFY EXACT LOCATION OF EXISTING 8" SANITARY MAIN AND NOTIFY ENGINEER OF ANY CONFLICTS. CONNECT TO EX. 8" SANITARY MAIN PER CBU REQUIREMENTS (APPROX. INV=708.84).
(3) SANITARY CLEANOUT PER CBU STANDARD DETAIL 19 (SHEET C111).
(4) CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING 21" STORM LINE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
(5) APPROX. LOCATION OF EX. GAS LINE (VERIFY EXACT LOCATION IN THE FIELD AND NOTIFY ENGINEER OF ANY CONFLICTS).
(6) CONTRACTOR TO VERIFY LOCATION OF EXISTING 6" WATER MAIN. NOTIFY ENGINEER IF REVISIONS ARE NECESSARY. TAP EXISTING 6" WATER LINE USING A TAPPING VALVE AND SADDLE PER CBU REQUIREMENTS (CBU WILL PERFORM THE TAP).
(7) RESIDENTIAL WATER METER PER CBU REQUIREMENTS.
(8) INSTALL A WATER VALVE AND CAP WATER SERVICE HERE FOR FUTURE CONNECTION INTO BUILDING.
(9) CONTRACTOR TO INSPECT THE PROPOSED DOMESTIC WATER SERVICE ROUTING FOR EXISTING BEDROCK PRIOR TO CONSTRUCTION. IF ROCK EXCAVATION IS REQUIRED, CONTRACTOR TO CHECK IF ALTERNATIVE ROUTES EXIST THAT MINIMIZE ROCK EXCAVATION AND NOTIFY ENGINEER OF OPTIONS. DOMESTIC WATER SERVICE MUST HAVE A MINIMUM 48" OF COVER.
(10) PLUG SANITARY LATERAL HERE FOR FUTURE CONNECTION INTO BUILDING.
(11) DAYLIGHT 4" UNDERDRAIN AT INV=711.67.

UTILITY NOTES

1. ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT THE UTILITIES TECHNICIAN AT (812) 349-3676 TO SCHEDULE THE MEETING, WHICH WILL BE HELD AT THE CITY OF BLOOMINGTON UTILITIES OFFICE.
2. CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM OR SANITARY SEWER UTILITY WORK. A CBU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, AND A PROPER AS-BUILT MADE. WHEN A CONTRACTOR WORKS ON WEEKENDS, A CBU DESIGNATED HOLIDAY, OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR WILL PAY FOR THE INSPECTOR'S OVERTIME. FOR CBU WORK HOURS AND HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT AT (812)349-3660.
3. SEE SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SEWER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.
4. MS.=; IF SHOWN ON THE PLANS, = MINIMUM SEWER ELEVATION. IT INDICATES THE LOWEST FLOOR ELEVATION THAT WILL ALLOW GRAVITY SEWER SERVICE WITHOUT A SPECIAL BACKWATER VALVE. ANY FLOOR ELEVATION THAT WILL BE SERVED BY GRAVITY SEWER MUST BE ABOVE THE RIM ELEVATION OF THE UPSTREAM SANITARY MANHOLE. IF NOT A BACKWATER VALVE MUST BE INSTALLED ACCORDING TO SEC. 409(A) OF THE UNIFORM PLUMBING CODE. SEE SPECIFICATIONS PACKET FOR MORE DETAIL.
5. ON ALL EXISTING SANITARY MAINS, WYES SHALL BE CUT AND SLEEVED IN PLACE BY CITY OF BLOOMINGTON UTILITIES PERSONNEL WITH CITY OF BLOOMINGTON UTILITIES FURNISHING ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY FOR INSTALLATION. DEVELOPER SHALL PROVIDE ALL NECESSARY EXCAVATION, SHORING, BACKFILL, AND SURFACE REPAIR. PLEASE CONTACT NANCY AXSOM AT (812) 349-3689 FOR MORE INFORMATION.
6. WHEN CONNECTING A NEW PIPE TO AN EXISTING MANHOLE, THE MANHOLE SHALL BE CORE-DRILLED. PIPE SHALL BE CONNECTED TO THE MANHOLE BY EITHER A FLEXIBLE BOOT KOR-N-SEAL 1 OR 2 FLEXIBLE CONNECTOR OR APPROVED EQUAL. TABLE AND TROUGH SHALL BE MODIFIED AS NECESSARY TO DIRECT THE FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE INVERT OUT FOR THIS STRUCTURE.
7. IN ACCORDANCE WITH SECTION 4.5.2.1.5.1. OF THE CBU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE A CLEAN-OUT AT LEAST EVERY 90 FEET. ALL CLEAN-OUTS, WEATHER IN GRASSY AREAS OR IN PAVEMENT, SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST JORDAN CATALOGUE NO. 2975 OR NEENAH CATALOGUE NO. R-1974-A. IN GRASSY AREAS, THE CASTING SHALL BE PROVIDED WITH A CIRCULAR CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 6" THICK AND SHALL EXTEND AT LEAST 8" BEYOND THE OUTSIDE OF THE CASTING ON ALL SIDES. IN PAVEMENT, THE TOP OF THE CASTING SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT. TOP OF CLEAN-OUT SHALL BE NO MORE THAN 3" BELOW THE TOP OF THE CASTING. A #10 INSULATED SOLID COPPER LOCATOR WIRE SHALL BE WRAPPED AROUND ALL NON-METALLIC PIPES SO THAT ONE REVOLUTION IS MADE AT LEAST EVERY PIPE JOINT. SPLICES ARE TO BE MADE WITH AN APPROVED CONNECTOR, AND ARE TO BE SUITABLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE WITH A CLEAN-OUT IN A CASTING. ALSO SEE THE CBU CONSTRUCTION SPECIFICATIONS FOR THE "STANDARD SANITARY LATERAL CLEAN-OUT DETAIL #19".
8. WHEREVER C900 PIPE IS USED FOR SEWER, ALL WYES SHALL BE HARCO, SIZED FOR C900 ON THE RUN AND SDR-35 ON THE BRANCH. TRANSITION FROM C900 TO SDR-35 PIPE SHALL BE MADE BY USE OF A HARCO C900 TO SDR-35 ADAPTER WYES.
9. ALL D.I.P. USED FOR SANITARY SEWER SHALL HAVE CERAMIC EPOXY LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTO 401, AS MANUFACTURED BY INDURON PROTECTIVE COATINGS. WYES FOR D.I.P. SHALL BE HARCO D.I.P. TO SDR-35 ADAPTER WYES.
10. A PERMANENT INDICATING CONTROL VALVE SHALL BE INSTALLED ON THE FIRE LINE 12" ABOVE THE FLOOR AT THE TERMINATION POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST AND WILL REMAIN AS A PART OF THE SYSTEM. ONCE ALL TESTING IS COMPLETE, THE LINE WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM. PLEASE CONTACT NANCY AXSOM (812-349-3689) FOR ADDITIONAL INFORMATION.
11. ALL DUCTILE IRON PIPE (DIP) WILL REQUIRE POLYETHYLENE ENCASEMENT SLEEVES AND SHALL BE 8-MIL LINEAR LOW-DENSITY (LLD) POLYETHYLENE ENCASEMENT OR 4-MIL HIGH-DENSITY CROSS-LAMINATED (HDCL), POLYETHYLENE ENCASEMENT MATERIAL, INCLUSIVE OF VALVES AND FITTINGS. THE MATERIAL SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH ANSI/AWWA C-105/A21.5, USING PLASTIC TIE STRAPS OR CIRCUMFERENTIAL OR ADHESIVE TAPE PROVIDING THE PIPE WOTH A SECURE PROTECTIVE ENCLOSURE.
12. ALL SANITARY, STORM, AND WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST RECENT ISSUE OF THE CBU CONSTRUCTION SPECIFICATIONS.
13. ALL TAPS ON EXISTING SEWER AND WATER MAINS MUST BE MADE BY CBU PERSONNEL. PLEASE CALL NANCY AXSOM AT 812-349-3689 FOR INFORMATION ON TAPS, HOOK-ON APPLICATIONS, AND FEES.

TOPOGRAPHIC LEGEND

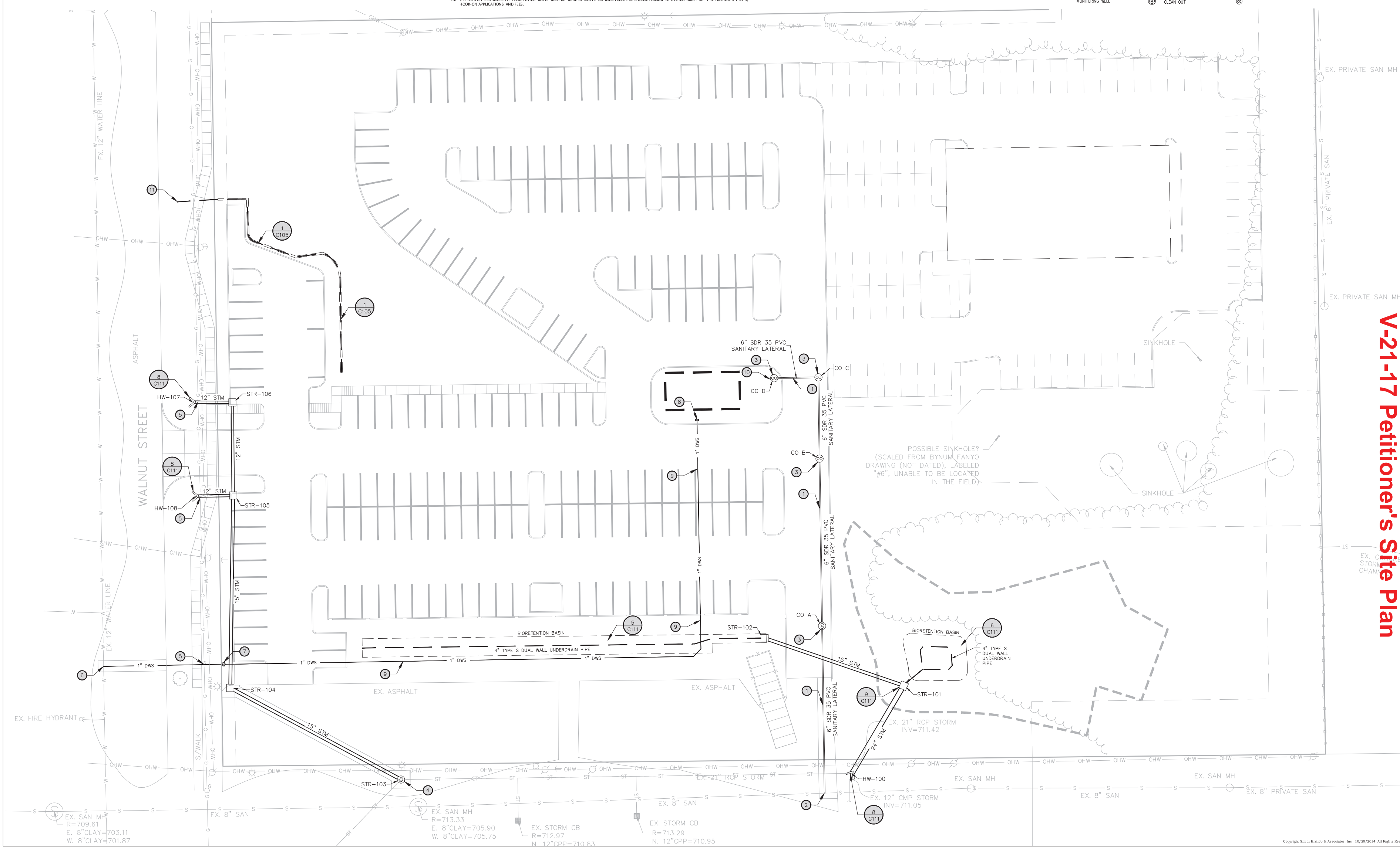
RR SPIKE, STONE, REBAR, IRON PIPE, MAG NAIL, UTILITY POLE, LIGHT POLE, ELECTRIC METER, CLEAN OUT, GAS METER, GUY WIRE, ELECTRIC MANHOLE, ELECTRIC VAULT, ELECTRIC HANDHOLE, ELECTRIC TRANSFORMER, SANITARY MANHOLE, AIR CONDITIONER, GAS VALVE, COMMUNICATION MANHOLE, COMMUNICATION VAULT, FIBER OPTIC MANHOLE, FIBER OPTIC VAULT, CONCRETE BOLLARD, SIGN, T-POST, UNKNOWN MANHOLE, UNKNOWN LID, MONITORING WELL, STEAM MANHOLE, STEAM METER, STEAM VAULT, STORM MANHOLE, CURB INLET, INLET ROUND, INLET SQUARE, YARD INLET, DOWN SPOUT DRAIN, WATER VALVE, WATER MANHOLE, WATER METER, FIRE HYDRANT, CONNIFEROUS TREE, DECIDOUS TREE

OVERHEAD WIRES	OHW
CHAIN-LINK FENCE	
SANITARY SEWER	S
UNDERGROUND GAS LINE	G
UNDERGROUND ELECTRIC LINE	L
UNDERGROUND COMMUNICATION LINE	C
WATER LINE	W
STORM SEWER	ST

UTILITY LEGEND

WATER IRRIGATION LINE	1"I	STORM PIPE	
DOMESTIC WATER SERVICE	1"DWS	ROOF DRAIN PIPE	RD
FIRE WATER SERVICE	4"FWS	UNDERDRAIN PIPE	4"UD
WATER MAIN	12"W	STORM MANHOLE	
WATER SERVICE LINE	W	STORM CURB INLET	
WATER VAULT		STORM CATCH BASIN	
WATER HANDHOLE		STORM YARD INLET	
WATER MANHOLE		STORM DOWNSPOUT	
WATER METER		STORM TRENCH DRAIN	
WATER VALVE		STORM PIPE END SECTION	
FIRE HYDRANT		PROPOSED GAS LINE	G
FLUSH HYDRANT		GAS MANHOLE	
WATER MASTER METER		GAS VAULT METER	
WATER AIR RELEASE VALVE		GAS METER	
WATER END CAP		GAS PLANT	
WATER TANK		GAS SHUTOFF VALVE	
SANITARY MAIN LINE	8"S	GAS MARKER	
SANITARY FORCE MAIN	6"FM	CABLE TV	UTV
LOW PRESSURE SEWER	LPS	OVERHEAD ELECTRIC	OE
SANITARY LATERAL	L	OVERHEAD TELEPHONE	OT
SANITARY MANHOLE		UNDERGROUND FIBER OPTIC	UFO
SANITARY CLEANOUT		UNDERGROUND TELEPHONE	UT
SANITARY VAULT METER		ELECTRIC VAULT	
SANITARY METER		ELECTRIC MANHOLE	
SANITARY LIFT STATION		ELECTRIC TRANS. PAD	
SINGLE FLUSHING CONN.		ELECTRIC TRANS. VAULT	
DOUBLE FLUSHING CONN.		ELECTRIC HANDHOLE	
LOW PRESSURE SEWER PUMP		ELECTRIC POWER POLE	
L.P.S. AIR RELEASE VALVE		PHONE RISER	
F.M. AIR RELEASE VALVE		PHONE VAULT	
GREASE TRAP	GT	PHONE MANHOLE	
SEPTIC TANK	SC	ELECTRIC METER	
MONITORING WELL		CLEAN OUT	

SCALE: 1"=20'



V-21-17 Petitioner's Site Plan

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10/05/2017

ROYAL TOYOTA
SALES LOT EXPANSION
BLOOMINGTON, INDIANA

REVISIONS	BY	DATE

DESIGNED KCK
DRAFTED KCK
CHECKED
DATE

JOB NUMBER 5542
SHEET C105
DATE 10/05/2017
UTILITY PLAN

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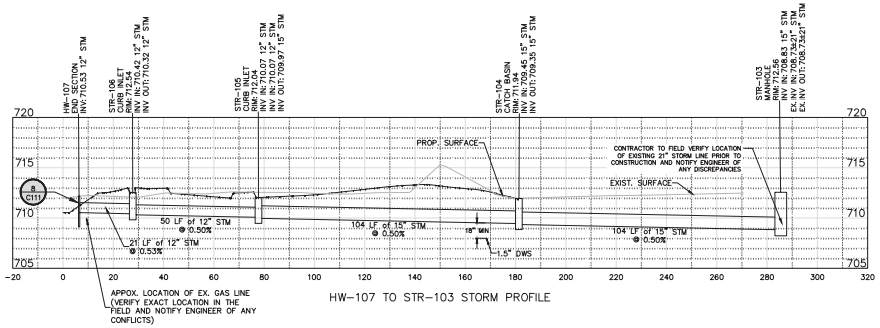
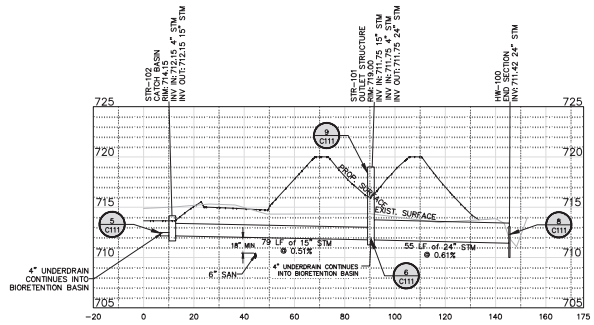


HW-107 TO STR-103 STORM PROFILE



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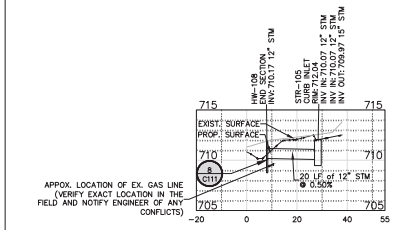
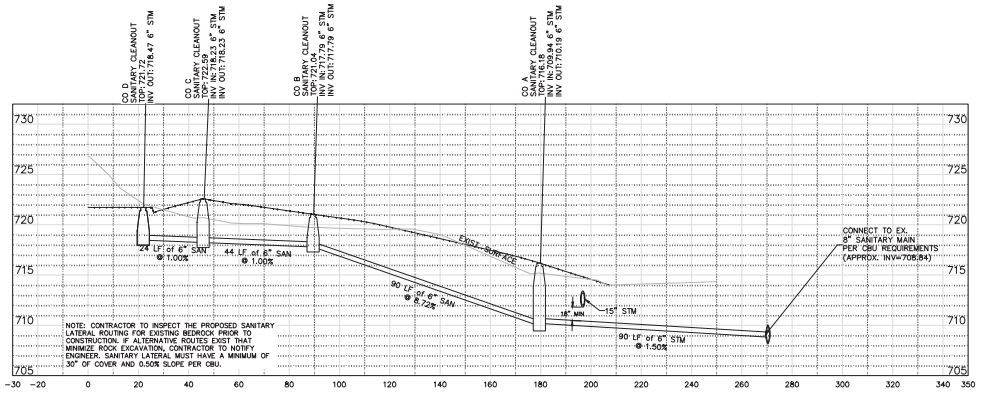


HW-108 TO STR-105 STORM PROFILE



SANITARY LATERAL PROFILE

HOR. 10 20 40
VERT. 2.5 5 10

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'

Structure Data Table

STRUCTURE PROPERTIES			PIPE PROPERTIES								
INLET NO.	CASTING	DESCRIPTION	LENGTH (ft)	SIZE (in)	TYPE	UP INV. (ft)	DN. INV. (ft)	T.C. ELEV (ft)	CLEAR (ft)	SLOPE (%)	CONNECTION
STR-106	EJ 7505	Curb Inlet	50	12	N-12	710.32	710.07	713.55	2.02	0.50%	STR-105
STR-105	EJ 7505	Curb Inlet	104	15	N-12	709.97	709.45	712.04	0.61	0.50%	STR-104
STR-104	EJ 1022-1 w/ Type M2 Grate	Manhole	79	15	N-12	709.35	708.83	711.94	1.13	0.66%	STR-103
STR-103	EJ 1022-1 w/ Type A Cover	Manhole	*Existing Pipe*								
STR-102	EJ 6610	Ditch Grate	79	15	N-12	712.15	711.75	714.15	0.54	0.51%	STR-101
STR-101	EJ 6610	Outlet Structure (see details sheet)	55	24	N-12	711.75	711.42	719.00	5.25	0.60%	EX HW-D

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10/05/2017

ROYAL TOYOTA
SALES LOT EXPANSION
BLOOMINGTON, INDIANA

V-21-17 Petitioner's Site Plan

REVISIONS	BY	DATE

DESIGNED: KCK
DRAFTED: KCK
CHECKED: KCK
DATE:

JOB NUMBER 5542
SHEET C106 of 50
DATE 10/05/2017

UTILITY PROFILES

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LANDSCAPE PLANT TABLE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
		TREES			
ARA	7	ACER rubrum 'Armstrong'	Armstrong Red maple	2" Caliper	
CF	2	CORNUS florida	Flowering Dogwood	2" Caliper	
Cp	2	CRATAEGUS phaenopyrum	Washington Hawthorn	2" Caliper	
GT	15	GLEDITSIA triacanthos inermis	Thornless_Honeylocust	2" Caliper	
LS	13	LIQUIDAMBAR styraciflura	Sweet Gum	2" Caliper	
GB	21	GYNGKO biloba	Gingko	2" Caliper	
PS	4	PINUS strobus	White Pine	6' Hgt.	
QB	10	QUERCUS macrocarpa	Bur Oak	2" Caliper	
QR	16	QUERCUS rubra	Red Oak	2" Caliper	
		SHRUBS			
BW	79	BUXUS "Green Mountain"	Green_Mountain_Boxwood	3_Gallon	
HQ	38	HYDRANGEA quercifolia	Oakleaf_Hydrangea	3_Gallon	
IG	41	ILEX glabra 'Densa'	Dense Inkberry	3_Gallon	
VA	87	VIBURNUM acerifolium	Mapleleaf viburnum	3_Gallon	
JH	251	JUNIPERUS horizontalis 'Hughes'	Hughes Juniper	3_Gallon	
IV	105	ITEA virginica	Virginia Sweetspire	3_Gallon	
TC	20	TAXUS canadensis	Canadian Yew	3_Gallon	

LANDSCAPE REPLACEMENT TABLE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
		TREES			
ARA	5	ACER rubrum 'Armstrong'	Armstrong Red maple	2" Caliper	
PV	6	PINUS virginiana	Virginia Pine	6' Hgt.	
		SHRUBS			
IG	30	ILEX glabra 'Densa'	Dense Inkberry	3_Gallon	
JH	33	JUNIPERUS horizontalis 'Hughes'	Hughes Juniper	3_Gallon	
IV	9	ITEA virginica	Virginia Sweetspire	3_Gallon	

Royal South Toyota Landscape Requirements

Street Trees Required

Walnut Street = 460' Drive = 174' 1 street tree required per 40 ft of right of way. = 10 trees required.

Buffer Yard East Property Line

CA **adjacent** to RH zone. Type 2 Buffer zone required, 15' in addition to setback. Total setback/buffer is 30'. East Property Line = 577'; South Line = 157.66'. Existing trees shall be preserved within 30'buffer and setback area.

Parking lot Requirements: (99) Total Parking and display Spaces.

One large canopy tree and required for every 8 spaces.

49 new large canopy trees required, 49 new large canopy trees provided.

1 Shrubs required for every parking space, 585 shrubs required, 585 shrubs provided. Some parking lot perimeter shrubs planted within parking lot islands. Trees along Walnut were moved to parking lot edge within the site. Some parking lot trees were shown in islands.

Landscape Bumpout and Islands

1 large canopy tree required per bumpout and island. 13 new bumpouts and islands provided, 13 new large canopy trees provided in islands

Interior plantings

Total Area for Phase 1=3.37 AC, Area not covered by parking lot in phase 1= 1.28 ac. Tree preservation area not included in interior planting requirements = 1.05acres

3 large canopy trees, 3 evergreen trees, 3 medium or small trees and, 27 shrubs required per every acre of site not covered by parking lot or structure.

13 large canopy trees required, 13 large canopy trees provided,

4 evergreen trees required, 4 new evergreen trees provided.

4 medium or small trees required, 4 medium or small trees provided

62 shrubs required, 62 shrubs provided.

Landscape Replacement

Existing landscape north of current parking being removed and replaced

1-Maples

1-pine trees, white pines and Virginia Pines

72 shrubs Taxus and Burning Bush

Proposed

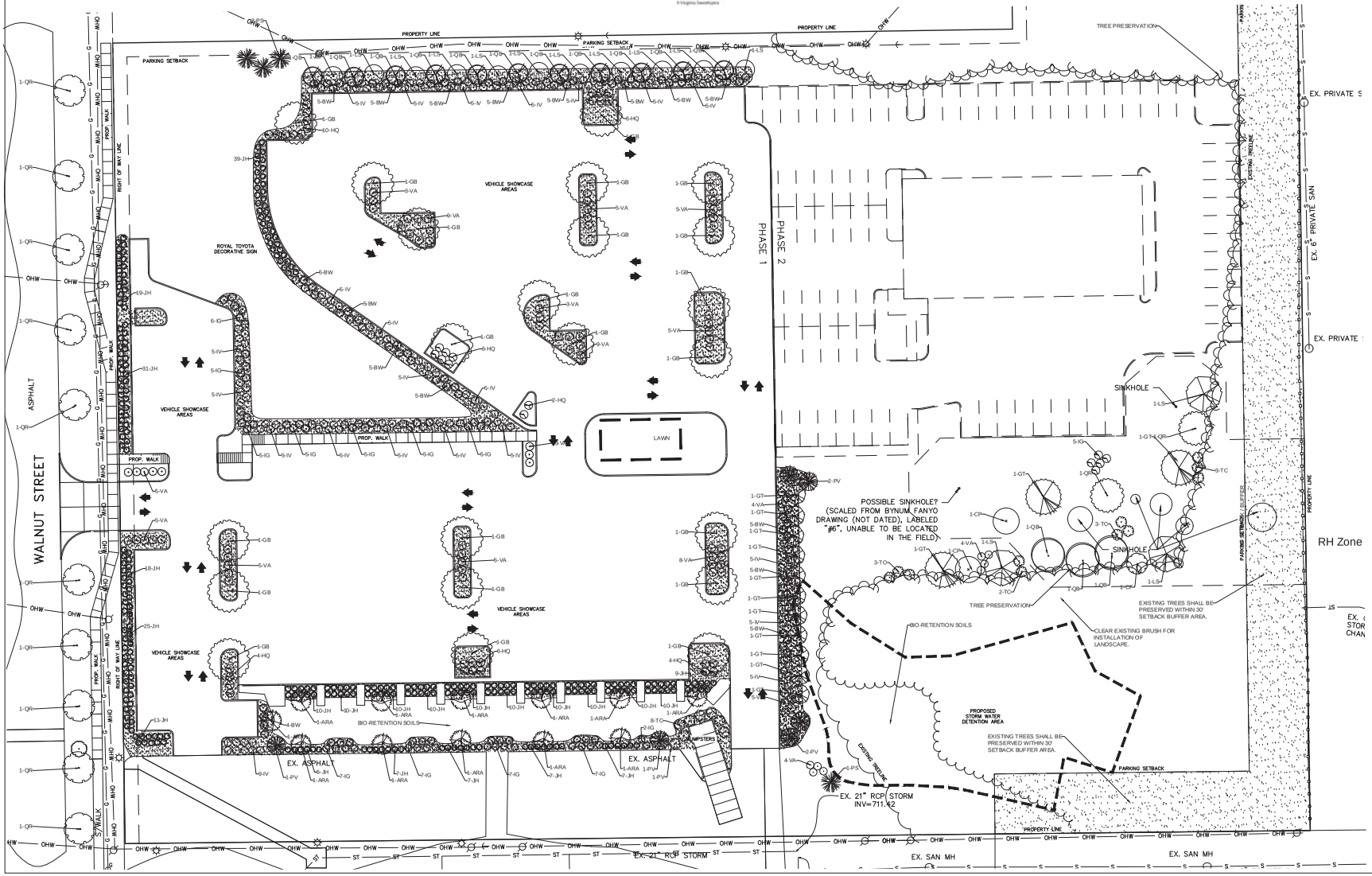
5-Armstrong Red Maples

5-Virginia Pines

30- Inkberry

33-Hughes Junipers

9-Virginia Sweetspire



SCALE: 1"=20'

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10/05/2017

ROYAL TOYOTA
SALES LOT EXPANSION
BLOOMINGTON, INDIANA

V-21-17 Petitioner's Site Plan

REVISIONS	BY	DATE

DESIGNED: KCK
DRAWN: KCK
CHECKED: KCK
DATE:

JOB NUMBER 5542
SHEET C107
DATE 10/05/2017

LANDSCAPE PLAN

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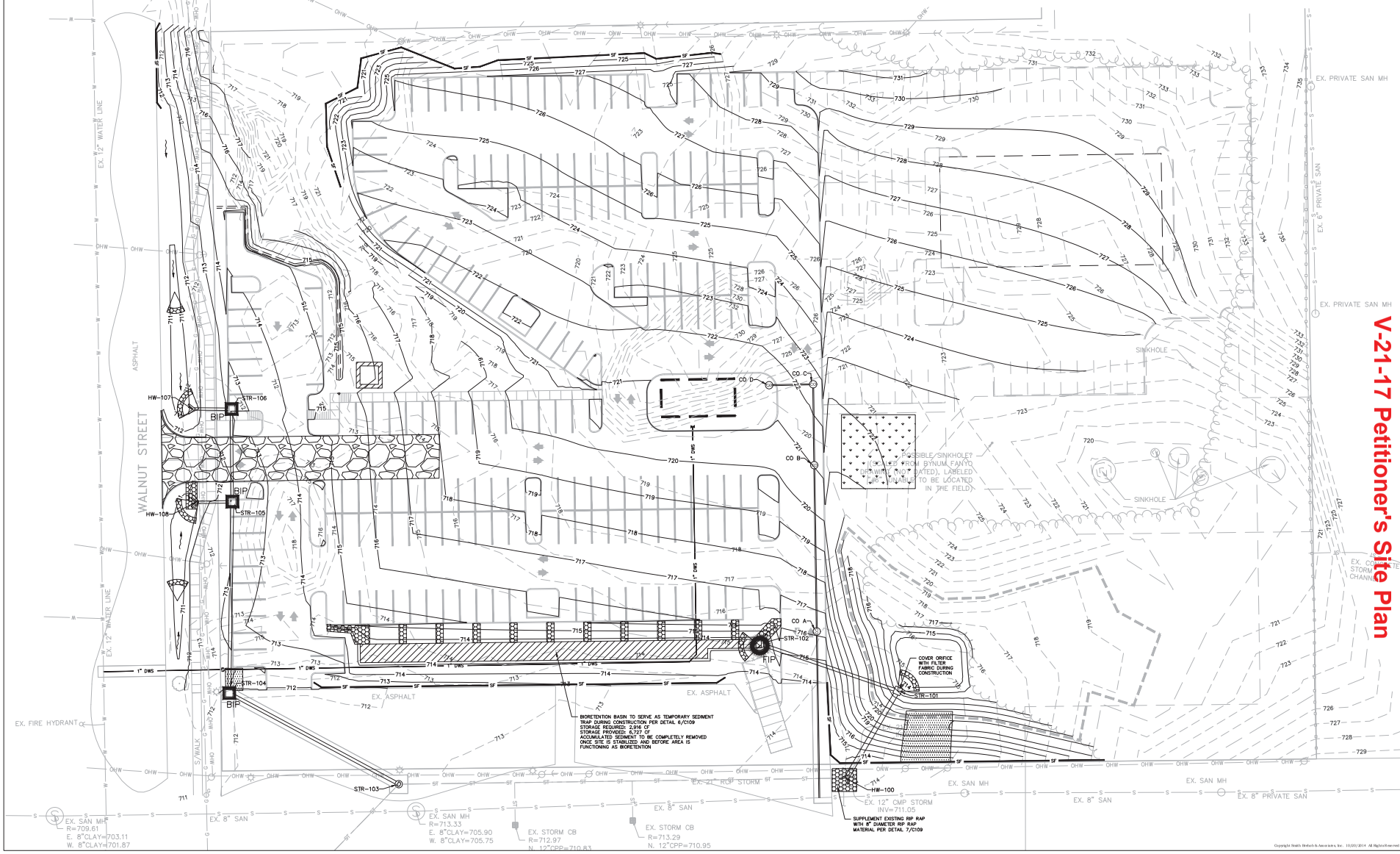
EROSION CONTROL LEGEND

SILT FENCE PER DETAIL 3/C109	SF
STONE BAG CURB INLET PROTECTION PER DETAIL 2/C109	BIP
GEOTEXTILE FABRIC DROP INLET PROTECTION PER DETAIL 4/C109	FIP
PERMANENT EROSION CONTROL BLANKET PER DETAIL 4/C111	
ROCK CHANNEL PROTECTION (8" DIAMETER)	
TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 5/C109	
CONCRETE WASHOUT PER DETAIL 1/C109	
TOPSOIL STOCKPILE LOCATION	
ROCK CHECK DAM PER DETAIL 3/C111	

N

SCALE: 1"=20'



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BLOOMINGTON, INDIANA

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DESIGNED KCK
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REVIEWED
DATE

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EROSION CONTROL PLAN

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V-21-17 Petitioner's Site Plan

NARRATIVE

SEC. A – CONSTRUCTION PLAN ELEMENTS

A1 – Plan Index
Shown on Title Page.

A2 – 11x17 Plat
Included with submission.

A3 – Narrative describing nature and purpose of project
The purpose of this project is to construct a vehicle display lot, customer convenience building, and service building. The project will be constructed in two phases and will include pavement, walk, site grading, utilities, buildings, detention facility, erosion control measures, and temporary and permanent surface stabilization.

A4 – Vicinity Map
Shown on this page.

A5 – Legal Description
The record legal description for the property is shown on the title.

A6 – Site Improvements
Shown on Site Plan.

A7 – Hydrologic Unit Code
The HUC code is 051202080801.

A8 – Notation of any State or Federal permits
None.

A9 – Specific points where storm water discharge leaves the site
There are three points where storm water discharge leaves the site: the north, through an existing 21" culvert on the southeast side of the site, and along the east side of S. Walnut Street in the southwest corner of the site. These are shown on the Pre-Developed Drainage Map (this sheet).

A10 – Location of Wetlands, lakes, and water courses
No known wetlands exist on site based on a review of the National Wetlands Inventory Map. No known lakes or water courses exist on site.

A11 – Identification of all receiving waters
Clear Creek is the receiving water.

A12 – Groundwater discharge
There are known sinkholes on site which are shown on the existing conditions sheet. The sinkholes will be placed in a conservation easement.

A13 – Floodplains, floodway fringes, floodways
None exist on site.

A14 – Peak Discharges
Pre-construction (100-year): 22.94 cfs
Post-construction (100-year) (detained): 21.35 cfs

A15 – Adjacent Properties
Land use of adjacent properties is commercial and residential. Structures within 100 feet of site property line include apartment buildings, storage units, senior living center, and vehicle sales building. Proposed land disturbing activities should have little to no affect on adjacent properties.

A16 – Disturbed Areas
Extents of disturbed areas are shown on the Grading Plan.

A17 – Vegetative Cover
27% Woods
8% Impervious Surfaces
65% Grass

A18 – Soils Map
See map and legend this sheet.

A19 – Storm Water Drainage Systems
See utility plan for existing and proposed storm water drainage systems.

A20 Off site construction activities
None.

A21 – Proposed stockpile and/or borrow/disposal area locations
No stockpile or borrow areas are necessary for this project.

A22 – Existing Topography
See grading plan.

A23 – Proposed Topography
See grading plan.

SECTION B STORMWATER POLLUTION PREVENTION PLAN – CONSTRUCTION COMPONENT

B1 – Description of potential pollutant sources assoc. w/constr.
Possible pollutants associated with construction include trucks used for delivery of fuel and maintenance of vehicles. Some pollutants associated with construction include grit and sediment due to grading and clearing, rust and brake dust from the construction vehicles and various fluids that may be used to lubricate or maintain construction equipment. Other pollutants may be possible, but are not foreseeable at this time. Specifications shown on the erosion control notes address recommendations used for spills and other groundwater contaminants due to construction.

B2 – Sequence describing storm water quality measures implementation relative to land disturbing activity Indicated in the General Erosion Control Sequence.

B3 – Stable construction entrance location and specifications
Locations are shown on the erosion control plan and specifications are shown on the erosion control notes sheet.

B4– Sediment control measures for sheet flow
Silt fence will be utilized. Locations are shown on the erosion control plan and detailed on the details sheet.
Specifications are shown on erosion control notes sheet.

B5 – Sediment control measures for concentrated flow areas
Grass swales, rip rap, and erosion control matting will be used as shown on the erosion control plan.
Specifications are shown on erosion control notes sheet.

B6 – Storm sewer inlet protection measure location & spec's.
Inlet protection locations are shown on the erosion control plan and specifications are shown on the erosion control notes sheet.

B7 – Runoff control measures
A detention basin is utilized in the southeast corner of the site for runoff protection.

B8 – Storm water outlet protection specifications
Rip rap will be utilized as shown on the erosion control plan. The specifications are shown on the erosion control notes sheet.

B9 – Grade stabilization structure locations and specifications
None will be utilized for this project.

B10 –Location, dimensions, specifications, & constr. details of each storm water quality measure.
Typical storm water quality measures including bioretention basins and grass swales are shown on the grading plan and detailed on the details sheet and the erosion control notes sheet. Specifications are shown on erosion control notes sheet.

B11 – Temporary surface stabilization methods appropriate for each season
Season specific temporary surface stabilization methods and specifications are outlined on the erosion control notes sheet.

B12 – Permanent surface stabilization specifications
Permanent surface stabilization methods are shown on the erosion control notes sheet. Specifications are contained in the project manual.

B13 – Material handling and spill prevention plan
Specifications for material handling and spill prevention are noted on erosion control notes sheet.

B14 – Monitoring and maintenance guidelines for each proposed storm water quality measure
Specifications for temporary erosion control devices is noted on erosion control notes sheet.

B15 – Erosion & sediment control specifications for individual building lots
Not applicable. There will be no subdivision of the property for individual building lots.

SEC. C. STORMWATER POLLUTION PREVENTION PLAN – POST CONSTRUCTION

C1 – Description of pollutants & their sources associated with the proposed land use
Pollutants associated with post construction use include lawn fertilizers, pesticides, household chemicals, oils, grease, petroleum products, solvents and vehicle fluids, dust and paint products. Other pollutants associated with vehicle repair and maintenance may be present.

C2 – Sequence describing storm water quality measures implementation
Site surface restoration will occur at the end of land disturbing activity. A general sequence of construction is shown on this sheet.

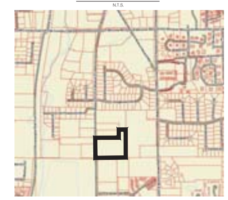
C3 – Description of proposed post-construction storm water quality measures
Post construction storm water quality will consist of re-establishment of vegetative cover. Runoff from the paved surface areas of the site will be directed to bioretention basins and to grass swales. The amended soils and infiltration properties thereof combined with an underdrain will provide for site water quality enhancement. Native plants will also be planted within the rain garden areas.

C4 – Location, dimensions, specifications, and construction details of each storm water quality measure
The location of said features described above are shown on the grading plan. Specifications are contained in the project manual.

C5 – Description of maintenance guidelines for post construction storm water quality measures
Maintenance of post construction storm water quality measures will consist of mowing and re-seeding as required to maintain vegetative cover. Royal Toyota will be responsible for future maintenance and removal of any accumulated sediment and trash on site or within any of the site storm water conveyance systems or bioretention areas.

VICINITY MAPS

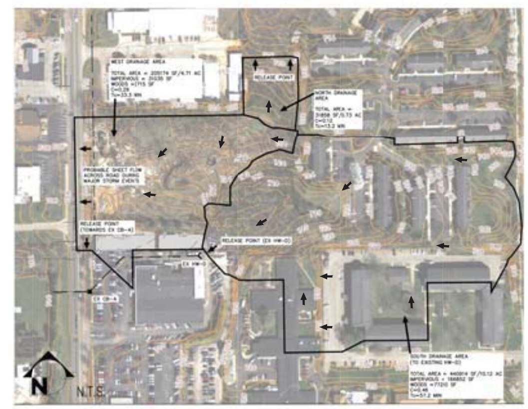
OVERALL LOCATION MAP
N.T.S.



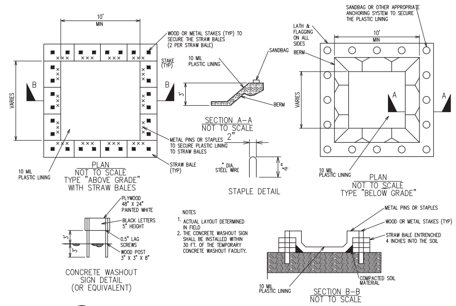
PROJECT SITE AREA MAP
N.T.S.

SOILS MAP

Monroe County, Indiana (IN105)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
[illegible]	[illegible] Urban land complex, 2 to 6 percent slopes	[illegible]	[illegible]
[illegible]	[illegible] Urban land complex, 6 to 12 percent slopes	[illegible]	[illegible]
[illegible]	Udorthents, loamy	[illegible]	[illegible]
Totals for Area of Interest		[illegible]	[illegible]



PRE-DEVELOPED DRAINAGE MAP
N.T.S.



1 / C109 CONCRETE WASHOUT DETAIL
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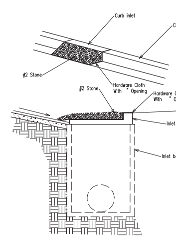
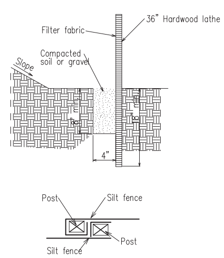
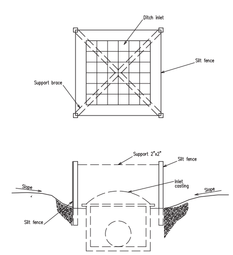


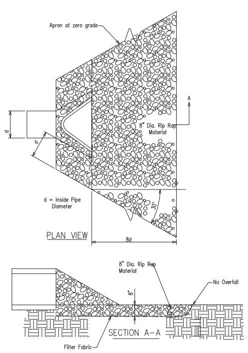
2 / C109 CURB INLET PROTECTION
NO SCALE



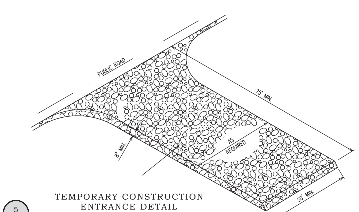
3 / C109 SILT FENCE DETAIL
NO SCALE



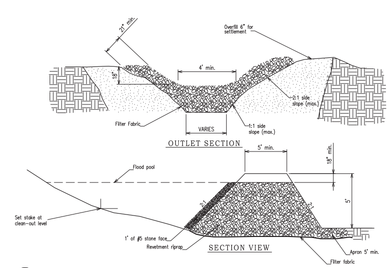
4 / C109 YARD INLET PROTECTION
NO SCALE



7 / C109 ROCK CHUTE DETAIL
NO SCALE



5 / C109 TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NO SCALE



6 / C109 TEMPORARY SEDIMENT TRAP DETAIL (LARGE)
NO SCALE

GENERAL CONSTRUCTION SEQUENCE

1. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL COORDINATE AN ON SITE MEETING
2. WITH CITY TRANSPORTATION AND PLANNING AND CBU TO REVIEW SCHEDULE AND SEQUENCE OF CONSTRUCTION.
3. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
4. POST THE NOI AND NOTICE OF SUFFICIENCY OF PLAN ON THE JOB SITE.
5. INSTALL TEMPORARY SILT FENCE.
6. CLEAR EXISTING TREES AND STOCKPILE TOPSOIL.
7. COMPLETE CUTS TO CREATE TEMPORARY SEDIMENT TRAPS (FUTURE BIO-RETENTION AREAS).
8. COMPLETE SITE EARTHWORK TO CREATE PADS AND PARKING LOT.
9. INSTALL UTILITY INFRASTRUCTURE.
10. INSTALL INLET PROTECTION AROUND INLETS.
11. INSTALL PERMANENT ROCK CHUTE AT PIPE OUTLETS.
12. INSTALL TEMPORARY CONCRETE WASHOUT.
13. INSTALL CONCRETE CURBS.
14. INSTALL AGGREGATE BASE ON PARKING AREA.
15. INSTALL ASPHALT PAVEMENT.
16. REPLACE TOPSOIL IN LAWN AREAS AROUND PARKING LOT AND BUILDING AND INSTALL LANDSCAPING.
17. INSTALL PERMANENT LAWNS.
18. REMOVE ANY ACCUMULATED SEDIMENT FROM BIORETENTION AREAS.
19. INSTALL PLANT MATERIAL IN BIO-RETENTION AREA.
20. ONCE LAWNS ARE ESTABLISHED, REMOVE SILT FENCE AND OTHER EROSION CONTROL MEASURES AND PATCH ANY BARE SPOTS.
21. ANY BARE EARTH AREAS TO REMAIN IDLE FOR MORE THAN 15 DAYS SHALL BE TEMPORARY MULCH SEEDED IN ACCORDANCE WITH TABLE AT RIGHT.
22. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL DEVICES.
23. CONTRACTOR SHALL INSPECT AND REPAIR, AS NECESSARY, ALL EROSION CONTROL DEVICES PRIOR TO AND IMMEDIATELY FOLLOWING ANY RAIN EVENT.
24. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A LOG BOOK OF ALL RAIN EVENTS, INSPECTIONS, REPAIR AND MAINTENANCE WORK ON SITE. LOG BOOK SHALL BE MADE AVAILABLE FOR REVIEW UPON REQUEST WITHIN 48 HOURS.

TEMPORARY SEEDING RECOMMENDATIONS

SEED SPECIES *	RATE/ACRE	PLANTING DEPTH	OPTIMUM DATES **
WHEAT OR RYE	150 LBS	1 TO 1?IN.	9/5 TO 10/30
SPRING OATS	100 LBS	1 IN.	3/1 TO 4/15
ANNUAL RYEGRASS	40 LBS	?IN	3/1 TO 5/1 8/1 TO 9/1
GERMAN MILLET	40 LBS	1 TO 2 IN.	5/1 TO 6/1
SUDANGRASS	35 LBS	1 TO 2 IN.	5/1 TO 7/30

* PERENNIAL SPECIES MAY BE USED AS A TEMPORARY COVER, ESPECIALLY IF THE AREA TO BE SEEDED WILL REMAIN IDLE FOR MORE THAN A YEAR (PRACTICE 3.12).
** SEEDING DONE OUTSIDE THE OPTIMUM DATES INCREASES THE CHANCES OF SEEDING FAILURE.

NOTES:
1. EROSION/SEDIMENT CONTROL MEASURES MUST BE FUNCTIONAL AND BE MAINTAINED THROUGHOUT CONSTRUCTION.
2. MAINTAIN POSITIVE DRAINAGE AWAY FROM THE STRUCTURES.
3. ADDITIONAL INFORMATION ON IDNR REQUIREMENTS FOR INDIVIDUAL LOT EROSION CONTROL MAY BE FOUND IN THE DIVISION OF SOIL CONSERVATION PUBLICATION, "EROSION CONTROL FOR THE HOMEBUILDER".

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10/05/2017

ROYAL TOYOTA
SALES LOT EXPANSION
BLOOMINGTON, INDIANA

REVISIONS	BY	DATE

DESIGNED KCK
DRAFTED KCK
CHECKED
DATE

JOB NUMBER 5542
SHEET C109
DATE 10/05/2017
EROSION CONTROL NOTES & DETAILS

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V-21-17 Petitioner's Site Plan

SECTION 02420
STORMWATER POLLUTION PREVENTION & EROSION CONTROL

PART 1 – GENERAL

1.01 RELATED WORK
A. Section 02310 – Rough Grading
B. Section 02320 – Finish Grading
C. Section 02930 – Sodding
D. Section 02910 – Protection for Existing Trees

1.02 REFERENCES
A. The latest issue of the following form a part of this section to the extent indicated hereinafter.
1. Indiana Storm Water Quality Manual published by the Indiana Department of Environmental Management October 2007 edition. (ISWQM)
2. Indiana Code 327 IAC 15–5–7 Section 7.
3. 2014 Indiana Department of Transportation Standard Specifications (INDOTSS)

1.03 LOCAL JURISDICTION
A. When the work is within the jurisdiction of a local municipality, MS4 district or Soil and Water Conservation District that will inspect, review, approve, reject or report on part or all of the work being completed, the specifications and requirements of that agency shall supercede this section of the standard specifications if said agency's specifications and requirements are more stringent.

PART 2 – PRODUCTS

2.01 MATERIALS
A. Aggregates for use in conjunction with erosion control measures shall be in accordance with the section of the INDOTSS indicated as follows:
1. Coarse aggregates size #2, #5, #8, and #53 shall be in accordance with Section 904.03 table (e).
2. Rip rap for outlet protection materials shall be in accordance with Section 904.04 table (f) of the INDOTSS and Chapter 7 of the ISWQM.
B. Pipe material for use in conjunction with erosion control measures shall be in accordance with the section of the INDOTSS indicated as follows:
1. Corrugated Polyethylene Drainage Tubing and Smooth Wall Polyethylene Pipe shall be in accordance with Section 907.17 and 907.21 of the INDOTSS.
C. Geotextile
1. Geotextiles for use under rip rap shall be in accordance with Section 918.02 of the INDOTSS.
D. Silt Fence shall conform to the minimum physical properties as shown on the table below.

Sediment Barriers and Filters: Silt Fence Table 2
Geotextile Fabric Specifications for Silt Fence (Minimum)

Physical Property	Woven fabric	Non-woven fabric
Filtering efficiency	85%	85%
Tensile strength at 20% elongation		
Standard strength	30 lbs./linear in.	50 lbs./linear in.
Extra strength	50 lbs./linear in.	70 lbs./linear in.
Slurry flow rate	0.3 gal./min./sq.ft.	4.5 gal./min./sq.ft.
Water flow rate	15 gal./min./sq.ft.	220 gal./min./sq.ft.
UV resistance	70%	85%
Post Spacing	7 feet	5 feet

E. Temporary Gravel Construction Entrances
1. Construction entrances shall be installed using materials specified in ISWQM Chapter 7.
F. Erosion Control Blankets
1. Erosion control blankets and turf reinforcement shall be the type indicated on the plans as manufactured by North American Green or equal approved by Owner's Representative.
G. Temporary Seeding
1. Grass species recommended for temporary seeding shall be as follows during these time periods:

Winter wheat or rye	9/15 to 10/30
Spring oats	3/1 to 4/15
Annual ryegrass	3/1 to 5/1, 8/1 to 9/1
German millet	5/1 to 6/1
Sudangrass	5/1 to 7/30
Buckwheat	4/15 to 6/1
Corn (broadcast)	5/11 to 8/10
Sorgham	5/1 to 7/15

H. Mulching Material
1. Mulching material may be straw or hay, Excelsior blankets, paper mat, straw mat or aspen wood cellulose fiber mulch.

PART 3 – EXECUTION

3.01 SCHEDULING/SEQUENCING
A. Existing Vegetation
1. If existing vegetation must be cleared, it shall be retained and protected until the area must be disturbed.
2. A buffer strip of existing vegetation must be maintained around the perimeter of the site to reduce off–site erosion and sedimentation.
B. Duration
1. The extent and duration that bare soil is exposed to erosion by wind and water should be minimized. Clearing and grading operation shall be scheduled to reduce the amount of disturbed area to the absolute minimum needed for immediate construction activity.
C. Stabilization
1. All disturbed ground left inactive for seven or more days shall be stabilized appropriately for the season. Steep slopes must be stabilized immediately.
2. Soil storage or excavated material piles remaining more than seven days shall be stabilized by temporary or permanent seeding, sodding, traps, or other means. Erosion from piles that will be in existence for less than seven days shall be controlled by placing straw bales or silt fence barriers.

3.02 INSTALLATION AND MAINTENANCE
A. All installation of erosion control devices and maintenance shall be in accordance with Section 205 on the INDOTSS and Section 7 of the ISWQM.
B. Temporary gravel construction entrance
1. Remove existing vegetation and topsoil from entrance area.
2. Install a culvert pipe under the drive if necessary to maintain proper public road drainage.
3. Compact subgrade soil prior to placing stone.
4. Place #2 stone to the dimensions indicated on the plan and in the Temporary Gravel Construction Entrance Detail.
5. Inspect entrance pad daily and after storm events or heavy use.
6. Reshape pad as needed for drainage and runoff control.
7. Top dress with clean stone as needed.
8. Immediately remove mud and sediment tracked or washed onto public roads by brushing or sweeping. Flushing should only be used if the water is conveyed into a sediment trap or basin.
9. Repair any broken road pavement immediately.
C. Temporary Diversion Ditch
1. Remove brush, trees, stumps, and debris from route of diversion.
2. Set alignment and grades to fit site needs, maintaining a stable and positive grade towards the outlet.
3. Construct diversion in accordance with the Temporary Diversion Ditch Detail and at the location indicated on the plans.
4. Construct the diversion ridge in six to eight inch lifts.
5. Compact each lift by driving wheels of construction equipment along the ridge.
6. Overfill and compact ridge to design height plus 10 percent.
7. Leave sufficient area along the diversion to permit clean–out and regrading.
8. Vegetate the ridge immediately after construction, unless the diversion will be in place less than 15 days.
9. Inspect weekly and within 24 hours following each storm event.
10. Remove sediment from the channel and reinforce the ridge as needed.
11. Check outlets and make necessary repairs immediately.
12. When the work area has been stabilized, remove the ridge, fill the channel to blend with the natural ground, remove temporary slope drains, and stabilize all disturbed areas.
D. Rock Check Dam
1. Excavate a cut–off trench into the channel bottom and ditch banks at the locations shown on the plan, extending 18 inches beyond the top of ditch bank.
2. Place uniform or revetment rip rap in the cut–off trench and channel in accordance with the Rock Check Dam Detail. The center of the dam must be at least nine inches lower than the uppermost points of contact between the rip rap dam and channel banks.
3. Extend rip rap at least 18 inches beyond the channel banks to prevent overflow water from undercutting the dam as it re–enters the channel.
4. Place filter medium on the up–slope side of the dam and over the entire face of the dam up to the base of the overflow weir notch.
5. Inspect check dams and the channel within 24 hours after each storm event, and repair any damage immediately.
6. If significant erosion occurs between dams, install a riprap liner in that portion of the channel.
7. Remove sediment accumulated behind each dam when it reaches the height of the dam to maintain channel capacity, to allow drainage through the dam, and to prevent large flows from displacing sediment.
8. Add rock to the dams as needed to maintain design height and cross section.
9. When the dams are no longer needed, remove the rock and stabilize channel, using an erosion–resistant lining if necessary.
E. Rock Lined Chute.
1. Divert surface water runoff around the structure during construction so site can be properly dewatered.
2. Excavate the apron area subgrade below the design elevation of finished grade to allow for thickness of rip rap at the locations shown on the plans.
3. Compact the subgrade.
4. Place the geotextile fabric on the compacted subgrade. If more than one piece is needed, the upstream piece should overlap the downstream piece by one–foot minimum.
5. Install rip rap in accordance with the Rock Chute Detail and the rip rap quantity given in the structure data table on the plans.
6. Top of the rip rap chute shall be level with or slightly below the receiving channel.
7. Blend the rip rap chute smoothly to the surrounding grade.
8. Construct a small plunge pool within the outlet apron.
9. Rip rap aprons must be level with or lower than the channel grade and should not restrict flow.
10. Construct a permanent diversion ridge on either side of the riprap lined chute to collect storm water runoff and direct its flow into the chute.
11. Inspect rock chutes 24 hours after storm events and at least every 7 days for stone displacement and for erosion at the sides and ends of the apron.
12. Make needed repairs immediately; use appropriate size stone, and do not place them above finished grade.
F. Inlet Protection
1. Stone
a. Excavate the basin around the inlet one to two feet deep below the top of casting elevation in accordance with the Inlet Protection Detail.
b. Stockpile or spread excavated material so that it will not block flow or wash back into the excavation.
c. Install weep holes in the inlet so that the pool area drains slowly.
d. Cover weep holes with filter fabric and one foot of #5 stone.
e. If necessary, excavated material may be placed on the downstream side of the excavation to prevent by–pass flow.
f. Inspect the inlet protection within 24 hours after each storm event; removing sediment and making needed repairs immediately.
g. When the contributing drainage area has been stabilized, remove and properly dispose of all construction material and sediment, then stabilize.
h. Remove sediment when pool area is approximately full of sediment.
i. Remove and replace stone if sediment hinders drainage.
j. Once permanent stabilization occurs, removed sediment basin, weep holes, fill basin with soil, compact and grade to finished elevation.
2. Silt Fence.
a. Dig an eight–inch deep, four–inch wide trench around the perimeter of the inlet.
b. If using pre–assembled silt fence and posts, drive the posts into the soil, tightly stretching the silt fence and posts by placing a piece of lathe over the fabric and fastening it to the post.
c. If assembling the silt fence and post on–site, drive the posts into the soil and then secure the silt fence to the posts by placing a piece of lathe over the fabric and fastening it to the post.
d. Use the wrap join method when joining posts.
e. Place the bottom 12 inches of silt fence into the eight–inch deep trench, laying the remaining four inches in the bottom of the trench and extending away from the inlet.
f. Backfill the trench with soil material and compact it in place.
g. Brace the posts by nailing braces into each corner posts or utilize rigid panels to support fabric.
h. If storm water may bypass the structure, set the top of the silt fence at least six inches lower than the ground elevation on the down–slope side of the storm inlet, build a temporary dike compacted six inches higher than the silt fence on the down–slope side of the of storm inlet and use in conjunction with excavated drop inlet protection.
i. Inspect daily and within 24 hours after each storm event and make needed repairs immediately.
j. Remove sediment from the pool area to provide storage for the next storm. Avoid damaging or undercutting the fabric during sediment removal.
k. When the contributing drainage area has been stabilized, remove and properly dispose of all construction material and sediment, grade the area to the elevation of the top of the inlet, then stabilize.
G. Curb Inlet Protection.
1. Fill UV stabilized geotextile fabric bags approximately full with washed gravel or aggregate.
2. For inlets located on a slope gradient:
a. At a position up slope of the inlet, lay bags tightly in a row curving up slope from the inlet and away from the curb.
b. Overlap bags onto the curb and extend a minimum of three feet into the street, keeping bags tightly abutted together.
c. For additional layers of bags, overlap the bags with the row beneath and leave a one–bag gap (at or below curb height) in the middle of the top row to serve as a spillway. If the spillway height is higher than the top of the curb, place additional bags along the curb to prevent bypass flow.
d. For additional storage capacity, construct a series of stone bag barriers along the curb so each one traps small amounts of sediment.
3. For inlets located in a sump position:
a. Place bags in an arc around the curb inlet.
b. Overlap bags onto the curb, keeping bags tightly abutted together.
c. For additional layers of bags, overlap the bags with the row beneath and leave a one–bag gap (at or below curb height) in the middle of the top row to serve as a spillway. If the spillway height is higher than the top of the curb, place additional bags along the curb to prevent bypass flow.
4. Place a traffic barricade at each installed measure for safety and to prevent measure integrity.
5. Inspect daily and removed accumulated sediment from paved area (do not flush with water) within 24 hours after each storm event.
6. Deposit sediment in area where it will not re–enter the paved area or storm drains.
7. Inspect for damage by vehicular traffic and repair if needed.
8. When the contributing drainage areas have been stabilized, remove inlet protection.
H. Temporary Sediment Trap.
1. Divert run–off from non–disturbed areas away from the trap.
2. Clear all existing vegetation and topsoil from the embankment area.
3. Using compactable material, construct the embankment at the location indicated on the plans and in accordance with the Temporary Sediment Trap Detail.
4. Construct the embankment six inches above design elevation to allow for settling.
5. Excavate a trapezoidal outlet section from the embankment.
6. Install geotextile fabric in the trapezoidal outlet section, extending the fabric up the sides of the outlet section to the top of the embankment.
7. Place INDOT revetment rip rap in accordance with the detail to create a dense mass. The spillway crest must be level with a minimum depth of 1 feet, measured from the highest stones in the spillway weir notch to the top of the dam.
8. Cover the upstream face of the riprap outlet section with a 12–inch thick layer of INDOT CA No.5 aggregate.
9. On the downstream side of the spillway, construct an outlet apron at the toe of the embankment. Construct the apron as indicated on the plans and in accordance with the Temporary Sediment Trap Detail.
10. Place geotextile fabric or aggregate bedding material on the compacted and smoothed foundation and install riprap as indicated on the plans and in accordance with the Temporary Sediment Trap Detail.
11. Construct a small plunge pool within the outlet apron. Riprap aprons must be level with or slightly lower than the receiving channel and should not produce an overfall or restrict flow of the water conveyance structure.
12. Stabilize the embankment and other disturbed areas with seed and mulch (anchored in place) or another suitable erosion resistant cover.
13. Inspect within 24 hours of a rain event and at least once every seven days.
14. Remove sediment when it has accumulated to one–half the design depth.
15. Check the embankment for erosion and piping holes and repair immediately.
16. Check pool area side slopes for erosion and repair immediately.
17. Replace spillway aggregate facing is the sediment pool does not dewater with 48–72 hours following a storm water runoff event.
18. Inspect vegetation and reseed if necessary.
19. Check the spillway depth periodically to ensure a minimum of 1 feet. depth from the lowest point of the settled embankment to highest point of the spillway crest, and fill any low areas to maintain design elevation.
20. Promptly replace any displaced riprap, being careful that no stones in the spillway are above design grade.
21. After all disturbed areas have been stabilized, remove the structure and sediment, smooth the site to blend with adjoining areas, and stabilize.
I. Silt Fence.
1. Plan for the fence to be at least ten feet from the toe of the slope to provide a sediment storage area.
2. Provide access to the area for maintenance.
3. Locate silt fence outlet at location shown on the plans.
4. Locate the outlet weir posts four feet apart and place a 2 X 4 horizontal brace between the posts.
5. Excavate the foundation for the outlet one foot deep, five feet wide and a minimum of five feet in length.
6. Install uniform rip rap in the outlet area.
7. Along the entire intended fence line, dig an eight inch deep by four–inch wide trench.
8. Install the silt fence with filter fabric located on the up–slope side of the excavated trench and the support posts on the down–slope side of the trench.
9. Install support posts at least 18 inches into the ground, tightly stretching the fabric between the posts as each is driven into the soil. A minimum of 12 inches of the filter fabric should extend into the trench.
10. Lay the lower four inches of filter fabric on the bottom of the trench and extend it toward the up–slope side of the trench.
11. Backfill the trench with compacted earth or gravel.
12. Inspect the silt fence at least every seven days and within 24 hours after each storm event.
13. If fence fabric tears, starts to decompose, or in any way becomes ineffective, replace the affected portion immediately.
14. Remove deposited sediment when it is causing the filter fabric to bulge or when it reaches half the height of the fence at its lowest point or is causing the fabric to bulge.
15. Take care to avoid undermining the fence during clean out.
16. After the contributing drainage area has been stabilized, remove the fence and sediment deposits, bring the disturbed area to grade, and stabilize.
J. Temporary Seeding
1. Determine the appropriate seed species based on the optimum dates for planting as shown in the table below.
2. Apply seed uniformly with a drill or culti–packer – seeder or by broadcasting and cover to the depth as shown in the table below.
3. Mulch seeded areas in accordance with Section 621.05 (c), (d), (e), (f), and (g) of the INDOTSS.
4. Inspect weekly after planting to see that vegetative stands are adequately established; re–seed if necessary.
5. Check for erosion damage within 24 hours after storm events and repair; reseed and mulch if necessary.
6. Topdress fall seeded wheat or rye seedings with 50 lbs/acre of nitrogen in February or March if nitrogen deficiency is apparent.

Exhibit 3.11-B Temporary Seeding Recommendations

Seed Species*	Rate/acre	Planting Depth	Optimum dates**
Wheat or rye	150 lbs.	1 to 1½ in.	9/15 to 10/30
Spring oats	100 lbs.	1 in.	3/1 to 4/15
Annual ryegrass	40 lbs.	¼ in.	3/1 to 5/1 8/1 to 9/1
German millet	40 lbs.	1 to 2 in.	5/1 to 6/1
Sudangrass	35 lbs.	1 to 2 in.	5/1 to 7/30
Buckwheat	60 lbs.	1 to 2 in.	4/15 to 6/1
Corn (broadcast)	300 lbs.	1 to 2 in.	5/11 to 8/10
Sorghum	35 lbs.	1 to 2 in.	5/1 to 7/15

*Perennial species may be used as a temporary cover, especially if the area to be seeded will remain idle for more than a year (Practice 3.12).
**Seeding done outside the optimum dates increases the chances of seeding failure.

3.03 MAINTENANCE & INSPECTIONS
A. The general contractor is responsible for inspection and determining that erosion control measures are installed as shown on the plans. Inspection of all storm water pollution prevention practice measures shall be made by a trained individual on a weekly basis and after every inch rainfall event. Records of inspections made and corrective measures taken shall be recorded and kept in a location where they may be made available to the Indiana Department of Environmental Management inspectors within a 48 hr time frame should they be requested.
B. Additional erosion control measures may need to be installed based on the prosecution of the work.
C. Removal of accumulated sediment from any erosion control device is required throughout construction. Failure to remove accumulated sediment can result in failure of the device. Failure of any erosion control device will result in the required re–installation of said device.

3.04 CLEAN UP
A. When construction is completed and the area is stabilized, remove erosion control measures no longer necessary in a manner that minimizes site disturbance and seed immediately.
B. All silt, dust or debris shall be cleaned from adjoining public streets, if necessary, immediately following a storm event and at the completion of the project.

PART 4 – MATERIAL HANDLING, SPILL PREVENTION & SPILL CLEAN UP

4.01 MATERIAL HANDLING & SPILL PREVENTION
A. Throughout construction operators of equipment that carry potential pollutants shall take every available measure to prevent possible spills. Vehicle operators of all kinds shall not allow the seepage or dumping of potential contaminant fluids or other contaminant materials onto the ground. Vehicle washing and fluid changing shall take place offsite at areas set up to prevent the possibility of contaminants entering the ground water or at designated areas on site.
B. Used oils, fuels, antifreeze and other materials may be considered hazardous and must be disposed of at approved sites. For disposal site information contact the IDEM at 888–233–7745.
C. Place all drained lubricants, fuels, etc. in closed containers. Remove them from the site for disposal or recycling in accordance with all Federal, State and Local requirements.
D. Drain oil filters when hot and dispose of used filters, oil cans and grease tubes properly. Drained metal cans and filters can be recycled as scrap metal.
E. Maintain all equipment to avoid leaks.
F. Concrete Waste Management –
1. Concrete waste management procedures and practices are implemented on construction projects where:
a. Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
b. Slurries containing Portland cement concrete or asphalt concrete are generated, such as from saw cutting, coring, grinding, grooving, and hydro–concrete demolition.
c. Concrete trucks and other concrete–coated equipment are washed onsite.
d. Mortar–mixing stations exist.
2. Perform washout of concrete trucks offsite or in designated areas only. For onsite washout, a sign should be installed adjacent to the washout facility to inform concrete equipment operators to utilize the proper facilities. One of the following methods may be used: 1.) Use of a delayed set additive. Washout occurs offsite in an area where washout water is treated before coming into contact with environment. 2.) Recycle washout water back into the cement truck 3.) KIC system (www.kicsystems.com) – driver washes out into a barrel that is then removed from site 4.) Concrete Washout Inc. (www.concretewashout.com) trucks wash out into a dumpster like system and then dry concrete is removed. Use of other methods may be used if approved by the local MS4 or Soil and Water Conservation District.
3. Installation of Concrete Washout Facilities
a. Prefabricated or Design and Installed Systems are acceptable.
b. For prefabricated systems, install and locate according to manufacture's recommendations
c. For Designed and Installed systems, either excavate a pit or install the containment system.
d. Install the polyethylene lining. For excavated systems, the lining should extend over the entire excavation. The lining for bermed systems should be installed over the pooling area with enough material to extend the lining over the berm or containment system. The lining should be secured with pins, staples or other fasteners.
e. Place flags, safety fencing or equivalent to provide a barrier to construction equipment and other traffic.
f. Install signage that identifies concrete washout areas.
g. Post signs directing contractors and suppliers to designated locations.
4. Maintenance of concrete washout facilities
a. For prefabricated systems follow the manufacturer's recommendations for maintenance.
b. Inspect daily and after each concrete pour.
c. Inspect the integrity of the overall structure including, where applicable, the containment system.
d. Inspect the system for leaks, spills and tracking of soil by equipment.
e. Inspect the polyethylene lining for failure, including tears and punctures.
f. Once concrete wastes harden, remove and dispose of the material.
g. Excess concrete should be removed when the washout system reaches 50 percent of the design capacity. Use of the system should be discontinued until appropriate measures can be initiated to clean the structure.
h. Repair the structure as needed or construct a new system upon removal of the solids.
i. Dispose of all concrete in a legal manner. Reuse the material on site, recycle or haul the material to an approved construction/demolition landfill site.
j. The plastic liner should be replaced after every cleaning.
k. The concrete washout system should be repaired or enlarged as necessary.
l. When concrete washout systems are no longer required, the concrete washout systems shall be closed. Dispose of all hardened concrete and other materials used to construct the system.
5. Washout Procedures
a. Do not leave excessive mud in the chutes or hopper after the pour.
b. At washout location, scrape as much material from the chutes as possible before washing them.
c. Remove as much mud as possible when washing out
d. Do not back flush the equipment at the project site.
e. Do not use additives with wash water. Do not use solvents or acids that may be used at the target plant.

4.02 SPILL CLEAN UP
A. Expected construction materials on site may include vehicle lubricants, oils, vehicular fuels, concrete wash–outs, acids, curing compounds, paints, solvents, pesticides, herbicides, fertilizers.
B. Small spills and leaks of these materials onto paved areas shall be shoveled into containers and disposed of in accordance with all Federal, State and Local regulations. Provide receptacles, a spill kit and instructions for use in breakdown situations. At a minimum, the spill kit should include shovels, plastic sheeting for containment, plastic container to hold spill contaminated material, 2 bags of absorbent (dry sand, oil–dry, kitty litter, peat moss, ground corncobs, sawdust and new straw are suitable absorbing materials).
C. Spills may be temporarily handled by: 1.) placing contaminated materials on heavy plastics and covering to protect from rainfall; 2.) using absorbents to soak up spilled materials or easy removal; 3.) constructing a dike to prevent off site movement of material. If possible, vehicle maintenance shall be completed offsite at a facility designed to handle any spillage, this shall include fueling of vehicles when possible. The local fire department, Indiana Department of Environmental Management Emergency, Office of Emergency Response 1–888 233–7745 shall be notified immediately for larger spills or leaks. The National Response Center (800) 424–8802 shall be notified and provided with the following information: Time of Spill, Location of Spill, Material, Source of Spill, Approximate Volume and Length of Spillage, Weather Conditions at the Time of the Spill, Personnel Present at Time of the Spill and All Action Taken for Post Spill Clean–up.
D. Contractor shall contact a waste recovery agency immediately following the spill for removal of contaminates and coordination of monitoring the site during clean–up operations until all hazardous material has been removed. Contractor shall coordinate with the Indiana Department of Environmental Management during and after the spill to insure all required clean–up and filing of reports are properly submitted. Responsibility for reporting spills is outlined in IAC 327 2–6.1–7 (4).
E. The Contractor shall maintain a list of qualified contractors for spill remediation on site. All site personnel, including maintenance employees, shall be made aware of proper spill prevention and remediation techniques.

N

Smith Brehob & Associates, Inc.
453 S. Clarizz Boulevard
Bloomington, Indiana, 47401
Telephone: (812) 336-6536
Fax: (812) 336-0513
Web: http://smithbrehob.com

10/05/2017

ROYAL TOYOTA
SALES LOT EXPANSION
BLOOMINGTON, INDIANA

REVISIONS	BY	DATE

DESIGNED KCK
DRAFTED KCK
CHECKED
DATE

JOB NUMBER 5542
SHEET C110
DATE 10/05/2017
EROSION CONTROL NOTES

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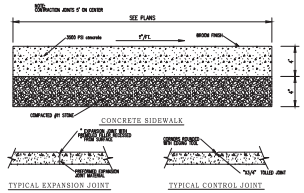
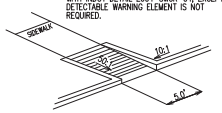
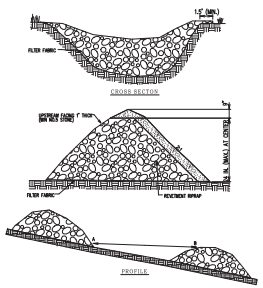


2 C111 SIDEWALK & JOINT DETAIL
NO SCALE

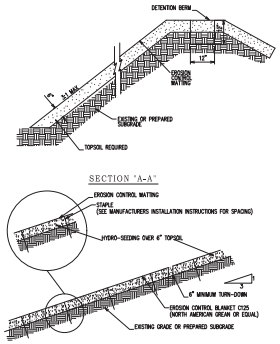
SIDEWALK RAMP SHALL BE IN ACCORDANCE WITH INDOT DETAIL E604-SWCR-04, EXCEPT DETECTABLE WARNING ELEMENT IS NOT REQUIRED.



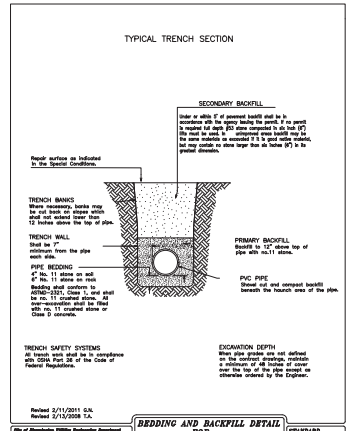
1 C111 PERPENDICULAR CURB RAMP DETAIL
NO SCALE

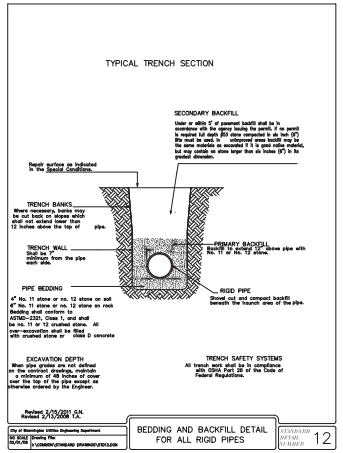


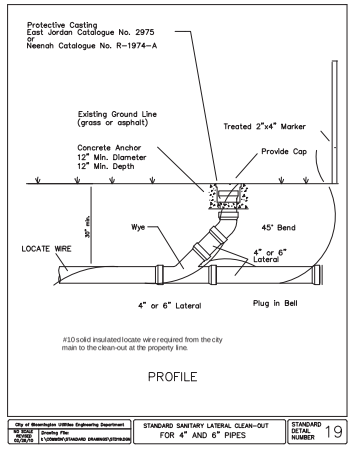
3 C111 ROCK CHECK DAM DETAIL
NO SCALE

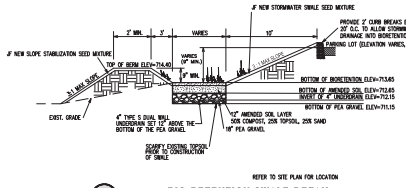


4 C111 EROSION CONTROL MATTING DETAIL
NO SCALE

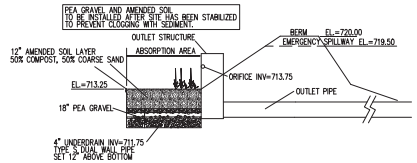




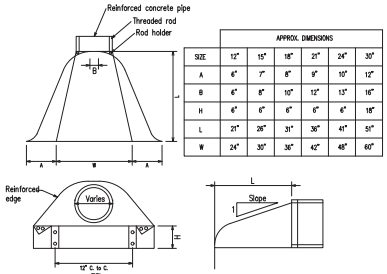




5 C111 BIO-RETENTION SWALE DETAIL
NO SCALE

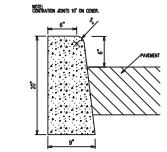


6 C111 DETENTION POND BIORETENTION DETAIL
NO SCALE

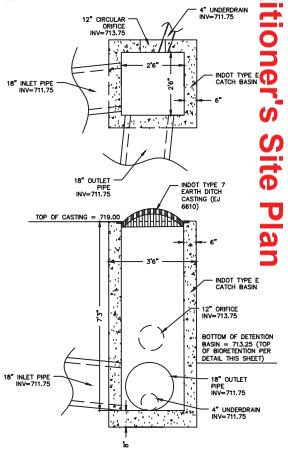


	APPROX. DIMENSIONS					
SIZE	12"	15"	18"	21"	24"	30"
A	6"	7"	8"	9"	10"	12"
B	6"	8"	10"	12"	13"	16"
H	6"	6"	6"	6"	6"	18"
L	21"	26"	31"	36"	41"	51"
W	24"	30"	36"	42"	48"	60"

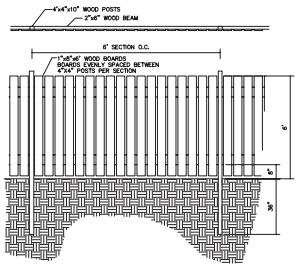
8 C111 END SECTION DETAIL
NO SCALE



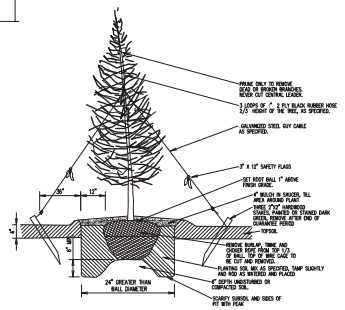
7 C111 STANDING CONCRETE CURB DETAIL
NO SCALE



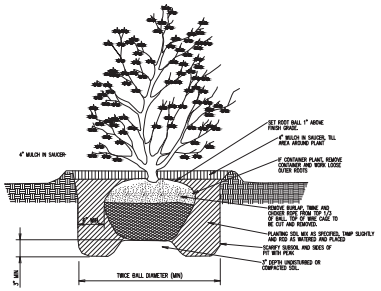
9 C111 OUTLET STRUCTURE DETAIL
NO SCALE



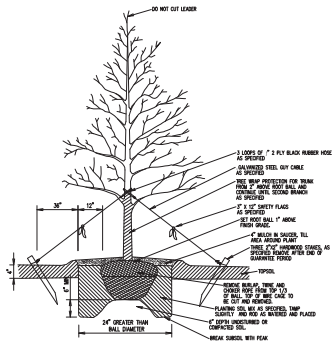
14 C111 SCREEN FENCE DETAIL
NO SCALE



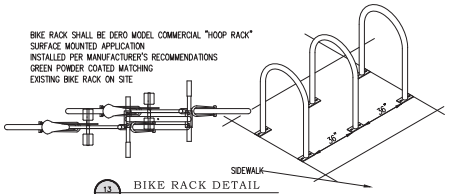
10 C111 EVERGREEN PLANTING & GUYING DETAIL
NO SCALE



11 C111 SHRUB PLANTING DETAIL
NO SCALE



12 C111 TREE PLANTING & GUYING DETAIL
NO SCALE



13 C111 BIKE RACK DETAIL
NO SCALE

Smith Brothers & Associates, Inc.
433 S. Clarin Boulevard
Bloomington, Indiana, 47401
Phone: (812) 339-4239
Fax: (812) 339-4513
Web: http://smithbrothers.com

V-21-17 Petitioner's Site Plan

10/05/2017

ROYAL TOYOTA
SALES LOT EXPANSION
BLOOMINGTON, INDIANA

REVISIONS	BY	DATE

DESIGNED: KCK
DRAWN: KCK
CHECKED: KCK
APPROVED:
DATE:

JOB NUMBER 5542
SHEET C111 of 15
DATE 10/05/2017

CIVIL DETAILS

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BLOOMINGTON BOARD OF ZONING APPEALS **CASE #: V-22-17**
STAFF REPORT **DATE: October 19, 2017**
Location: 2718 E. 3rd Street

PETITIONER: **Old National Bank**
One Main Street, Evansville

CONSULTANT: **Bynum Fanyo & Associates, Inc.**
528 N. Walnut St, Bloomington

REQUEST: The petitioner is requesting a variance from building and parking setback standards and from the maximum number of allowed parking spaces to allow the construction of a new fast food restaurant.

STAFF REPORT: This 0.92 acre property is located at the southeast corner of S. College Mall Road and E. 3rd Street and is zoned Commercial Arterial (CA) and Planned Unit Development (PUD). Surrounding land uses include the College Mall to the south and east and commercial businesses to the north and west. The building has been most recently used by Old National Bank and has been vacant for several years.

The petitioner is proposing to demolish the current building in order to construct a new Burger King fast food restaurant on this site. The new building is proposed to be 2,811 sq. ft. with 35 parking spaces proposed. A drive-thru has been shown on the east side of the building. There is an existing 5' wide sidewalk in place along College Mall Road and an 8' wide asphalt sidepath along the 3rd Street frontage.

The petitioner is requesting a variance from the 15' front yard building setback standards to allow an 8.95' setback at the northwest corner of the building. The rest of the building will meet the required setbacks. The petitioner is also requesting a variance from front yard parking setback standards to allow the proposed drive-thru lane on the north side of the site to be even with the front of the building, rather than the required 20' setback behind the front of the building. Also requested is a variance from the maximum number of parking spaces allowed. Based on the size of the building, 15 parking spaces would be permitted. The petitioner is requesting to have 35 parking spaces.

As part of the redevelopment of the site, the property must come into compliance with all sections of the UDO. Required site improvements include new street trees along both street frontages, planting new landscaping throughout the property, installation of bike racks, and a dumpster enclosure.

SITE PLAN ISSUES:

Building Architecture/Design: Since the building is located within 300' of a primary arterial road it is subject to the Architectural standards of the UDO. The building will be finished with a brick exterior and standing seam metal roof with large windows. The proposed building meets the architectural requirements.

Access: A sidewalk connection has been shown from the front door to the sidewalk along both College Mall Road and 3rd Street. Vehicular access to the property will be from 2 existing entrance drives, one on College Mall Road and one on 3rd Street. Although the drive location on College Mall Road does not meet the 150' setback requirement from the intersection, it is located as far from the intersection as possible and is permitted. No problems have been identified from either of the current entrance drive locations.

Landscaping: With the new use on the property, the property is required to meet all landscaping requirements. The petitioner has submitted a landscape plan that meets UDO requirements.

Parking: The UDO allows for a maximum of one parking space per 200 sq. ft. of gross floor area. Based on the size of the restaurant (2,811 sq. ft.) the property would be allowed a maximum of 15 parking spaces. There will be 12 employees at this location on the largest shift. The petitioner is requesting a variance from the maximum number of parking spaces to allow for 35 parking spaces.

In order to justify such a deviation from code, the petitioner has performed parking studies at two of their local Burger King restaurants to provide parking usage data (included in packet). These studies have been included in the packet. The studies show that there is a peak usage time between 11:00 AM and 1:00 PM during the weekdays. Each location shows a parking need during that peak time period that is closer to one space per 1,000 sq. ft. of floor area.

The Department believes that the petitioner's study, along with local observations, seems to indicate a need for 28 spaces for patrons and employees and is the more appropriate number of spaces. The Department believes this ratio is consistent with previous variances from parking maximums that are based on a demonstrated actual need.

Pedestrian Facilities: There is a sidewalk along the College Mall frontage and a sidepath along the 3rd Street frontage that is in good condition. No new sidewalk connections are required.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

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

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

   RECOMMENDED FINDING:

   Building Setback: The granting of the variance from the standards will not be injurious to the public health, safety, or morals. The location of the building closer to the northwest corner of the site actually allows the building to be more

consistent with other buildings along the road frontage.

Parking Setback: The granting of the variance from the standards will not be injurious to the public health, safety, or morals. The location of the drive-thru within the parking setback does not place a drive-thru lane between the building and the street and has a building forward design which is consistent with the intent of the UDO.

Parking Number: The granting of the variance from the standards will not be injurious to the public health, safety, or morals. The proposed number of parking spaces will appropriately serve the needs of the restaurant patrons and employees and limit impacts to adjacent properties.

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 FINDINGS:

Building Setback: No negative effects are found from this proposal on the use and value of the areas adjacent to the property. A positive impact on the use and value of the adjacent areas could be expected due to the redevelopment of this property.

Parking Setback: No negative effects from this proposal are found on the use and value of the areas adjacent to the property. The location of the drive-thru lane does not hinder pedestrian's ability to access the site nor place the drive-thru lane between the building and the street.

Parking Number: No negative effects from this proposal are found on the use and value of the areas adjacent to the property. The granting of this variance will allow an appropriate number of parking spaces on this site which will help minimize any negative impacts from spillover parking on adjacent 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:

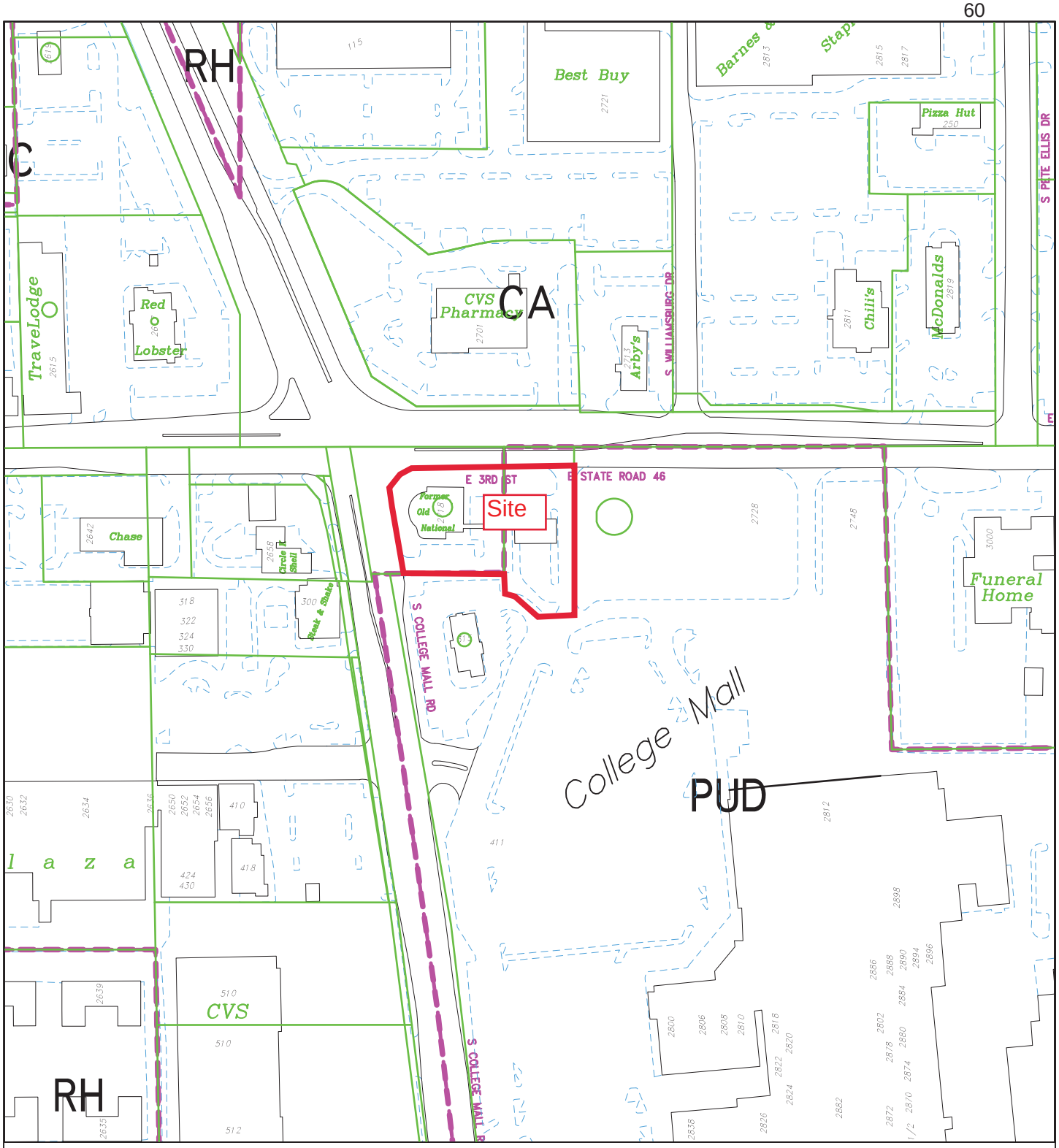
Building Setback: The strict application of the UDO will result in practical difficulty in that it would require the building to be located further back from the street frontages than what is desired. Peculiar condition is found in the irregular shaped property corner that has resulted from right-of-way acquisition from INDOT. This irregular lot shape creates a practical difficulty in aligning the building and creating a standard setback. Allowing the building to be located closer to the road frontages creates a more pedestrian friendly design.

Parking Setback: Staff finds that the strict application of the UDO will result in practical difficulty in the use of the property in that requiring the drive-thru lane to be 20' behind the building results in an inefficient site layout and allowing the drive-thru lane as shown allows a driveway aisle to function with the drive-thru lane. Peculiar condition is also found in that this is a corner lot with two street frontages which places additional hardship on designing an efficient site plan.

Parking Number: Staff finds that the strict application of the UDO will result in practical difficulty in that the number of spaces allowed by code does not match the demonstrated needs of this use. A parking study was conducted by the petitioner and staff which found that fast food restaurants do have a parking need greater than the 1 space per 200 sq. ft. that the UDO would allow. Peculiar condition is found in the demonstrated need of the proposed use. The reduction from 37 to 15 spaces would result in a site that would be difficult to use as allowed. Rather, the variance is being requested to fulfill a parking need that is under-represented by the UDO. When developing maximum parking requirements of the UDO it was understood that some uses would be justified in seeking variances. Staff finds this to be one of those cases.

RECOMMENDATION: Staff recommends approval of the variances with the following conditions:

1. A maximum of 28 parking spaces is approved.
2. Parking setbacks are approved only as shown.



V-27-17 Old National Bank

2718 E 3rd Street

Board of Zoning Appeals

Site Location, Zoning, Parcels, Land Use

By: greulice

14 Sep 17

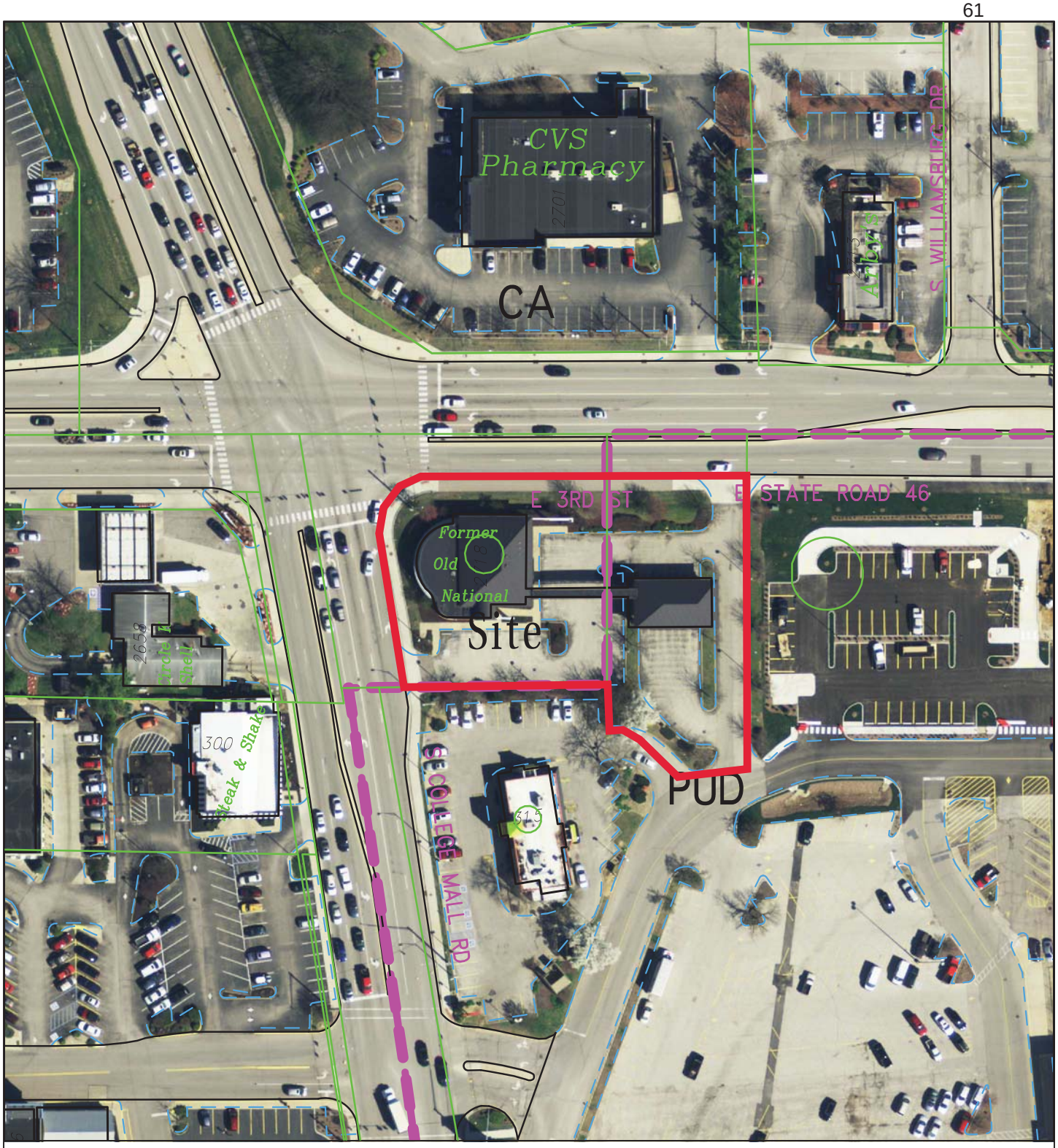
200 0 200 400 600

N

City of Bloomington
Planning & Transportation

Scale: 1" = 200'

For reference only; map information NOT warranted.



V-22-17 Old National Bank

2718 E 3rd Street

Board of Zoning Appeals

2016 Aerial Photograph

By: greulice

14 Sep 17

100 0 100 200 300

N

City of Bloomington
Planning & Transportation

Scale: 1" = 100'

For reference only; map information NOT warranted.

BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

August 22, 2017

Bloomington Board of Zoning Appeals
401 N. Morton Street
Bloomington, Indiana 47403

Re: Burger King Restaurant, 2718 E. Third Street, BFA #401734

Dear BZA Members:

Our client respectfully requests three variances from the development standards listed in the UDO. The variances include building setback, setback for a drive thru window and maximum number of parking spaces.

Building Setback:

Over the past thirty years this property has had right of way taken from the west and north property lines numerous times. As a result, the current right of way line at the north-west corner of the property cuts diagonally across the corner of the west and north property lines. This right of way was not required for the construction of this intersection but rather an easy way to write the legal description for the acquisition. Normally the right of way would follow the radius of the back of sidewalk. If this was done no variance would be required. However, the angle of the right of way taking removes an additional 16' of unnecessary and unusable property from this project along the entire west side of this site. The method the right of way taking described has negatively impacted the use of this property. Approval of the variance will not adversely impact the public use of the intersection and will improve the site design by allowing the building to be closer to the right of way with its proposed entrances.

Drive Thru Window Setback:

Recently Panera Bread and Chick-fil-A developed drive thru isles that are located at the face of the building. This was allowed since both properties are in the Simon PUD. The eastern portion of our property also falls within the Simon PUD and would allow for a similar drive thru arrangement.

528 NORTH WALNUT STREET
812-332-8030

BLOOMINGTON, INDIANA 47404
FAX 812-339-2990

Unfortunately, this is a corner lot and requires the 20' setback from College Mall Road as well as 3rd Street. We are not able to shift the building to accommodate the drive thru in the PUD and arrange our site design to accommodate the setbacks due to a 48" culvert dividing our property into two parts. For this reason, we are requesting a variance to allow the drive thru lane to be placed at the front building setback. This will allow a building forward design along 3rd and College Mall Road and still accommodate parking, landscaping and the existing culvert dividing our site.

Maximum Parking Spaces:

We are proposing 33 regular parking spaces and 2 ADA parking spaces for a total of 35 parking spaces. The UDO allows one space for every 200 gsf. This would equate to 15 parking spaces. This restaurant will have 12 employees during its peak shift leaving only two parking for patrons. We have completed a parking study at two of Bloomington's other Burger King restaurants, see attached, and have found that at peak times 36 to 38 parking spaces have been utilized. Based upon this study and company experience we would request a maximum parking variance to 35 spaces.

After reviewing our petition please feel free to contact us at any time for questions or clarification.

Sincerely,

Jeffrey S. Fanyo, P.E. CFM

Bynum Fanyo and Associates, Inc.

Attachments: Parking Study

CC# 842 Bloomington-3750 W Third St **Burger King Parking Counts** 3,500 sq. ft.

	Mon	Tues	Wed	Thu	Fri	Sat	Sun
Hours	**8/7**	**8/8**	**8/9**	**8/10**	**8/11**	**8/12**	**8/13**
6:00-7:00	8	8	9	7	10	6	3
8:00	5	7	8	6	9	4	3
9:00	14	14	21	23	24	29	20
10:00	12	13	12	14	26	25	4
11:00	23	24	21	14	27	24	13
12:00	33	29	34	31	36	17	15
1:00	17	28	26	31	25	10	14
2:00	18	15	14	19	16	9	8
3:00	16	13	8	11	14	11	8
4:00	9	7	7	8	9	8	6
5:00	15	11	15	14	12	11	9
6:00	10	16	13	21	18	10	10
7:00	14	10	12	6	3	13	6
8:00	11	10	14	9	7	9	12
9:00	5	4	8	7	15	10	8
10:00	3	3	7	5	7	7	2
11:00	4	3	5	4	6	6	2

This store has 37 parking places

CC# 827 Bloomington-2498 S Walnut **Burger King Parking Counts** 3,200 sq. ft

	Mon	Tues	Wed	Thu	Fri	Sat	Sun
Hours	**8/7**	**8/8**	**8/9**	**8/10**	**8/11**	**8/12**	**8/13**
6:00-7:00	7	10	7	6	9	5	3
8:00	5	6	7	8	11	6	4
9:00	11	11	18	20	18	22	12
10:00	8	17	8	14	21	23	3
11:00	21	25	21	13	23	23	11
12:00	29	28	31	32	38	30	27
1:00	15	26	17	28	26	9	22
2:00	14	11	18	16	17	6	8
3:00	11	10	7	11	13	8	5
4:00	6	6	8	6	7	6	5
5:00	10	8	20	13	9	9	6
6:00	9	14	15	20	13	9	7
7:00	11	7	10	7	3	8	5
8:00	8	7	12	8	6	5	8
9:00	5	4	5	5	16	5	5
10:00	4	4	5	4	9	7	2
11:00	3	3	4	4	5	3	2

This store has 40 parking places

PROPOSED

CARROLS BURGER KING AT COLLEGE MALL

2718 EAST THIRD STREET
BLOOMINGTON, INDIANA 47401

LOCATION/VICINITY MAP
1" = 1,000'

UTILITY CONTACT INFORMATION

GAS	SEWER AND WATER	ELECTRIC
VECTREN	CITY OF BLOOMINGTON UTILITIES	DUKE ENERGY
205 S. MADISON ST.	600 E. MILLER DR.	1619 W. DEPENBAUGH ROAD
BLOOMINGTON, IN 47401	BLOOMINGTON, IN 47402	KOKOMO, INDIANA 46902
DOUG ANDERSON (812)330-4009	NANCY AYSON (812)349-3689	JIM SHIELDS (317)375-2071
TELEPHONE	**CABLE TELEVISION**	**UNDERGROUND UTILITY LOCATION**
AT&T	COMCAST	INDIANA UNDERGROUND
P.O. BOX 56	2450 SOUTH HENDERSON STREET	PLANT PROTECTION
BLOOMINGTON, IN 47402	BLOOMINGTON, IN 47404	1-(800)382-5544
BRENT McCABE (812)334-4521	SCOTT TEMPLETON (812)355-7822	

DIAL '811' BEFORE YOU DIG
PER INDIANA STATE LAW IC8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

INDEX

SHEET NO.	SHEET NAME
C101	GENERAL NOTES & MISCELLANEOUS DETAILS
C102	MISCELLANEOUS DETAILS
C201	SITE DEMOLITION PLAN
C202	SITE PLAN
C203	SITE GRADING & UTILITY PLAN
C204	SITE LANDSCAPE PLAN

BYNUM FANYO & ASSOCIATES, INC.

architecture
civil engineering
planning

528 north walnut st. bloomington, indiana 47404 (812) 332-8030

OWNER/DEVELOPER
CARROLS RESTAURANT GROUP, INC.
968 JAMES STREET
SYRACUSE, NY 13203

THE CURRENT EDITION OF THE INDIANA DEPARTMENT OF TRANSPORTATION, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES & CITY OF BLOOMINGTON UTILITIES STANDARD SPECIFICATIONS IS TO BE USED WITH THESE PLANS

PRELIMINARY
NOT FOR
CONSTRUCTION

certified by:
PRELIMINARY
JEFFREY S. FANYO, P.E.
IND. REG. NO. 60018283

revisions

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED TO BYNUM FANYO & ASSOCIATES, INC. BY THE CLIENT.

2. DEVELOPER: CARROLS RESTAURANT GROUP, INC., 968 JAMES ST., SYRACUSE, NY 13203

3. PROJECT ADDRESS: 2718 EAST THIRD STREET, BLOOMINGTON, INDIANA 47401.

4. ALL WORK IS TO BE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.

5. ALL PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

6. HYDRANT LOCATION SHALL BE APPROVED BY THE LOCAL FIRE MARSHALL.

7. EXISTING UTILITIES ON SITE SHALL BE RELOCATED AS REQUIRED. CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH RELOCATION.

8. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

PARKING AND PAVEMENT NOTES

1. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC DEVICES, CURRENT EDITION AS AMENDED.

2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE.

3. CONTRACTOR SHALL FURNISH AND INSTALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.

4. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON THE SITE.

5. JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOLS.

6. CONTRACTOR SHALL SAW-CUT TIE-INS AT EXISTING CURBS AS NECESSARY TO INSURE SMOOTH TRANSITIONS. CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY INSPECTOR TO INSURE POSITIVE DRAINAGE. (TYPICAL AT ALL INTERSECTIONS).

7. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY A.G.C. OF AMERICA, INC. AND THE HEALTH AND SAFETY REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.

GRADING NOTES

1. NEW FINISHED CONTOURS SHOWN ARE TOP OF FUTURE PAVING IN AREAS TO RECEIVE PAVEMENT AND TOP OF TOPSOIL IN AREAS TO BE SEEDED OR PLANTED.

2. AREAS OUTSIDE OF THE PARKING LOT PERIMETERS SHOWN TO BE SEEDED OR PLANTED SHALL RECEIVE 6" OF TOPSOIL. THIS TOPSOIL IS TO BE PLACED AND LEVELED BY THE CONTRACTOR.

3. CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING, OR CONNECTING TO SAID FACILITIES. CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION WITH ALTERATION OF OR RELOCATION OF THE FACILITY.

4. ALL AREAS NOT COVERED BY BUILDING OR PAVING ARE TO BE VEGETATED (SEEDED OR PER LANDSCAPE PLAN).

5. UNUSABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY CONTRACTOR.

6. BEFORE ANY MACHINE WORK IS DONE, CONTRACTOR SHALL STAKE OUT AND MARK THE ITEMS ESTABLISHED BY THE SITE PLAN CONTROL POINTS SHALL BE PRESERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. THE LACK OF PROPER WORKING POINTS AND GRADE STAKES MAY REQUIRE CESSATION OF OPERATIONS UNTIL SUCH POINTS AND GRADES HAVE BEEN PLACED TO THE OWNER'S SATISFACTION.

7. THESE DOCUMENTS ARE SCHEMATIC IN NATURE AND CANNOT SHOW EVERY ITEM NEEDED FOR A COMPLETE OPERATIONAL STORM SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE OPERATING STORM SYSTEM.

8. ALL FILL SHALL BE FREE OF VEGETABLE MATTER, RUBBISH, LARGE ROCK, AND OTHER DELETERIOUS MATERIAL. THE FILL MATERIAL SHOULD BE PLACED IN LAYERS NOT TO EXCEED SIX (6) INCHES IN LOOSE THICKNESS AND SHOULD BE SPRINKLED WITH WATER AS REQUIRED TO SECURE SPECIFIED COMPACTION. EACH LAYER SHOULD BE UNIFORMLY COMPACTED BY MEANS OF SUITABLE EQUIPMENT AS DICTATED BY THE TYPE OF FILL MATERIAL. UNDER NO CIRCUMSTANCES SHOULD A BULLDOZER OR SIMILARLY TRACKED VEHICLE BE USED AS COMPACTING EQUIPMENT. MATERIAL CONTAINING AN EXCESS OF WATER SHOULD BE SPREAD AND DRIED TO A MOISTURE CONTENT THAT WILL PERMIT PROPER COMPACTION. ALL FILL SHOULD BE COMPACTED TO THE SPECIFIED PERCENTAGE OF THE MAXIMUM DENSITY OBTAINED IN ACCORDANCE WITH ASTM DENSITY TEST D-698 (98 PERCENT OF MAXIMUM DRY DENSITY). IF THE SPECIFIED COMPACTION LIMITS ARE NOT MET, SUCH AREAS SHOULD BE REWORKED AND RETESTED AS REQUIRED UNTIL THE SPECIFIED LIMITS ARE REACHED.

ON-SITE UTILITY NOTES

1. WATERLINES SHALL HAVE A MINIMUM COVER OF 4'-0" ABOVE TOP OF PIPE.

2. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS TEN FEET (10'). THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS EIGHTEEN INCHES (18").

3. 6" GRAVITY SANITARY SEWER LATERAL PIPE SHALL BE CONSTRUCTED OF SDR-35 PVC.

4. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.

5. SEE SITE SPECIFICATIONS FOR BACKFILLING AND COMPACTION REQUIREMENTS.

6. SITE CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.

7. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH SITE WORK SPECIFICATIONS.

8. ALL CATCH BASIN GRATE AND FRAMES ARE TO BE BY EAST JORDAN IRON WORKS.

9. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.

10. BUILDING CONTRACTOR SHALL PROVIDE & INSTALL A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER ON THE COMMERCIAL DOMESTIC WATER SERVICE LINE IMMEDIATELY AFTER IT ENTERS THE BUILDING. DO NOT INSTALL ANY CONNECTIONS OR SERVICE LINES BETWEEN THE WATER METERS AND THE BACKFLOW PROTECTION DEVICE. THE DEVICE MUST BE TESTED UPON INSTALLATION AND ANNUALLY THEREAFTER BY A REGISTERED CROSS CONNECTION CONTROL DEVICE INSPECTOR. ALL TEST RESULTS OF THE DEVICE MUST BE SUBMITTED TO THE CITY OF BLOOMINGTON UTILITIES DEPARTMENT WITHIN 30 DAYS OF THE TEST. CONTACT REBEKAH FIELDLER AT (812)349-3948.

11. ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT TOM AXSOM AT (812)349-3633 TO SCHEDULE THE MEETING.

12. CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM OR SANITARY SEWER UTILITY WORK. A CBU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, AND PROPER AS-BUILT MADE. WHEN A CONTRACTOR WORKS WEEKENDS, A CBU DESIGNATED HOLIDAY, OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR WILL PAY FOR THE INSPECTOR'S OVERTIME. FOR CBU WORK HOURS AND HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPARTMENT AT (812)349-3660.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL ARRIVE ONSITE IN A HEALTHY, VIGOROUS CONDITION AND BE FREE OF PESTS AND DISEASE.

2. ALL PLANTS SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.

3. ALL TREES SHALL BE STRAIGHT-TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.

4. ALL TREES SHALL BE GUYED OR STAKED PLUMB AS SHOWN IN THE DETAILS.

5. ALL PLANTING MASS BEDS SHALL BE SPADE CUT UNLESS SPECIFIED WITH A MOW STRIP OR OTHER INSTALL EDGING. TREES TO HAVE A 5' DIAMETER MULCH RING.

6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED WHERE SPECIFIED.

7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION. PLANTING LOCATIONS MAY REQUIRE ADJUSTMENTS IN FIELD TO AVOID OVERHEAD AND UNDERGROUND UTILITIES.

8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND SPECIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.

9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING AND LAWN AREAS INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, PRUNING, FERTILIZING, ETC., UNTIL WORK IS ACCEPTED IN FULL BY THE OWNER.

10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.

11. THE OWNER SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.

12. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST OR DRIP IRRIGATION SYSTEM PRIOR TO INSTALLATION. WATER ALL SPECIMENS WITHIN 24 HOURS OF PLANTING.

13. ANY NEW OR TRANSPLANTED PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE TO MEET ALL PLANT LIST SPECIFICATIONS.

14. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

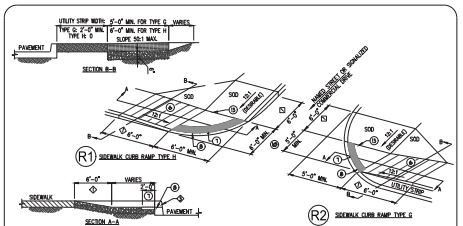
15. ALL SHRUB, GROUNDCOVER, ANNUAL AND HERBACEOUS PERENNIAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH HARDWOOD MULCH TO A MINIMUM DEPTH OF FOUR INCHES.

16. DURING THE GROWING SEASON ALL ANNUALS AND HERBACEOUS PERENNIALS SHALL REMAIN IN A HEALTHY CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.

17. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN ON PLANS.

19. ALL DISTURBED AREAS NOT INCLUDED IN LANDSCAPE MULCH BEDS ARE TO BE DEBRIS-RAKED AND FINED-GRADED AS NEEDED, THEN MULCH SEEDED (OR SODDED, PER PLAN) AND WATERED UNTIL A HEALTHY STAND OF TURF IS ESTABLISHED.

20. ANY PLANT OR OTHER LANDSCAPE MATERIAL SUBSTITUTIONS INSTALLED WITHOUT DESIGNER AND/OR OWNER APPROVAL SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, DURING AND AFTER INSTALLATION.



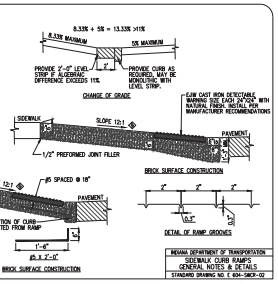
NOTES:

A. SEE STANDARD DRAWING E 604-SWCR-02 FOR GROOVE DETAILS.
1. SEE STANDARD DRAWING E 604-SWCR-02 FOR DETAILS OF THE DETECTABLE WARNING SURFACE
B. SEE STANDARD DRAWING E 604-SWCR-02 FOR ALTERNATE CURB CONSTRUCTION.
W. SIDEWALK ACROSS APPROACH SHALL BE SLOPED AT 50:1 MAXIMUM TRANSVERSELY.
R. SEE STANDARD DRAWING E 604-SWCR-02 FOR TYPICAL RAMP CONSTRUCTION DETAIL.
2. SEE STANDARD DRAWING E 604-SWCR-01 AND -02 FOR LOCATION PLAN AND GENERAL NOTES RESPECTIVELY.
D. VERTICAL FACE CURB OPTIONAL.

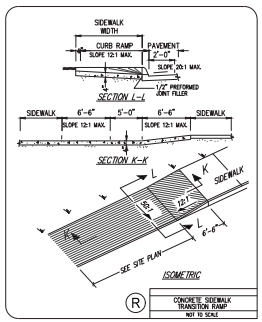
INDIANA DEPARTMENT OF TRANSPORTATION
SIDEWALK CURB RAMPS TYPE G AND TYPE H
STANDARD DRAWING NO. E 604-SWCR-09

GENERAL NOTES:

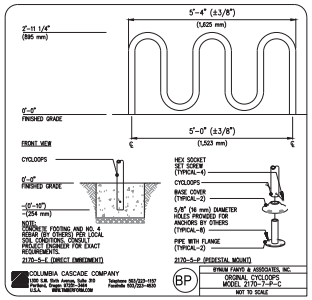
1. THESE DIMENSIONS ARE BASED ON A 6 IN. CURB HEIGHT. THEY SHALL BE PROPORTIONALLY ADJUSTED FOR OTHER CURB HEIGHTS.
2. WHERE SITE INFEASIBILITY PRECLUDES CONSTRUCTION TO THE WIDTH SHOWN, SLOPE WIDTH MAY BE DECREASED TO A MINIMUM OF 3'-0".
3. THE BOTTOM EDGE OF THE CURB RAMP SHALL BE FLUSH WITH THE EDGE OF ADJACENT PAVEMENT AND GUTTER LINE.
4. LANDING AREAS AT THE TOP OF THE CURB RAMPS SHALL HAVE MAXIMUM CROSS SLOPE OF 50:1 IN ANY DIRECTION WHEN SITE INFEASIBILITY PRECLUDES A MAXIMUM SLOPE OF 50:1 IN ANY DIRECTION, THE SLOPE PERPENDICULAR TO THE CURB FACE SHALL NOT EXCEED 50:1.
5. IF THE SITE FEASIBILITY PRECLUDES CONSTRUCTION TO THE WIDTH SHOWN, THE LANDING WIDTH MAY BE DECREASED TO 3'-0" MINIMUM. THE RUNNING SLOPE OF THE CURB RAMP MAY BE STEPPED TO A MAXIMUM OF 10:1 FOR A MAXIMUM 6 IN. RISE.
6. DRAINAGE INLETS SHOULD BE LOCATED UPHILL FROM CURB RAMPS TO PREVENT PUDDLES AT THE PATH OF TRAVEL.
7. SEE STANDARD DRAWING D604-SWCR-12 FOR IMPROVED ACCESS ON NARROW SIDEWALKS.
8. ALGEBRAIC DIFFERENCE IN GRADE BETWEEN THE BASE OF CURB RAMP AND THE GUTTER SHALL BE LIMITED TO LESS THAN 1/8". IF IT IS NOT PRACTICAL, A 3'-0" WIDE LEVEL STRIP SHALL BE PROVIDED. SEE DETAIL.
9. MINIMUM RECOMMENDED WIDTH OF CURB RAMP IS 4'-0".
10. DETECTABLE WARNING SURFACE SHALL EXTEND ENTIRELY ACROSS THE PROPOSED RAMP.

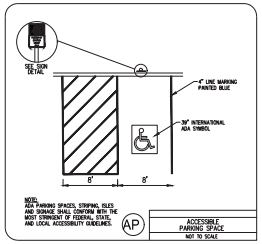


INDIANA DEPARTMENT OF TRANSPORTATION
SIDEWALK CURB RAMPS GENERAL NOTES & DETAILS
STANDARD DRAWING NO. E 604-SWCR-02

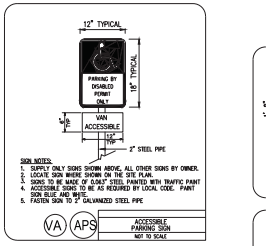


R CONCRETE SIDEWALK TRANSITION RAMP
NOT TO SCALE

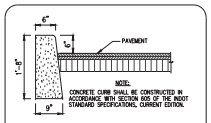




AP ACCESSIBLE PARKING SPACE
NOT TO SCALE



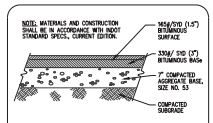
VA APS ACCESSIBLE PARKING SIGN
NOT TO SCALE



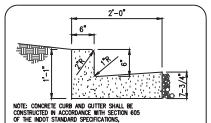
NOTE:
CONCRETE CURB SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 605 OF THE INDOT STANDARD SPECIFICATIONS, CURRENT EDITION.

13 CONCRETE CURB
NOT TO SCALE

C 9" CONCRETE PAVEMENT
NOT TO SCALE

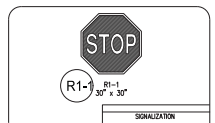


A BITUMINOUS ASPHALT PAVING
NOT TO SCALE

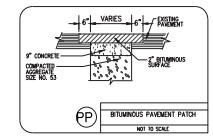


NOTE: CONCRETE CURB AND GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 605 OF THE INDOT STANDARD SPECIFICATIONS, CURRENT EDITION.

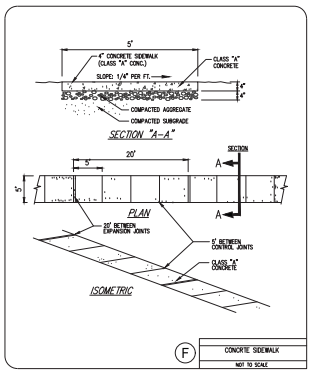
15 CONCRETE CURB & GUTTER
NOT TO SCALE



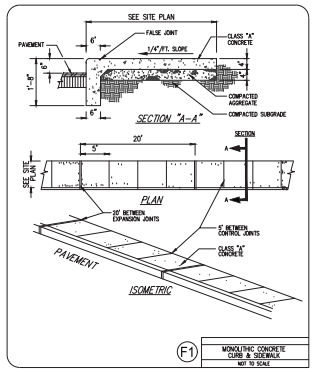
SIGNALIZATION
NOT TO SCALE



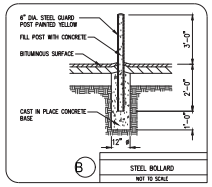
PP BITUMINOUS PAVEMENT PATCH
NOT TO SCALE



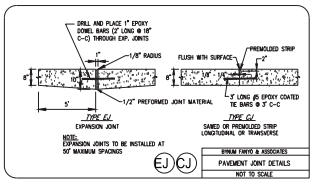
F CONCRETE SIDEWALK
NOT TO SCALE



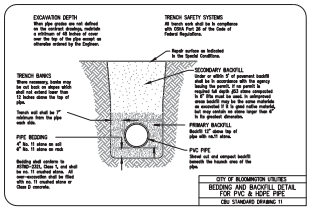
F1 MONOLITHIC CONCRETE CURB & SIDEWALK
NOT TO SCALE

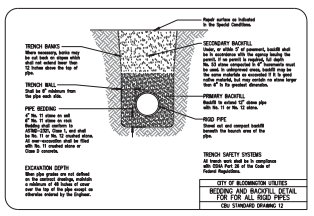


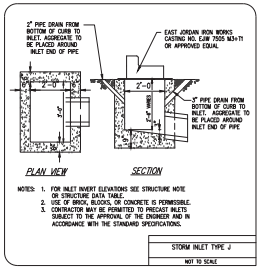
B STEEL BOLLARD
NOT TO SCALE



EJ CJ BYNUM FANYO & ASSOCIATES
PAVEMENT JOINT DETAILS
NOT TO SCALE

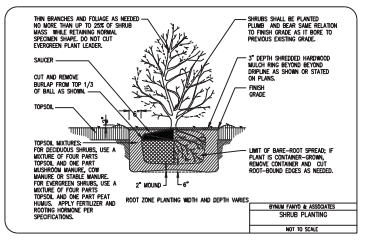




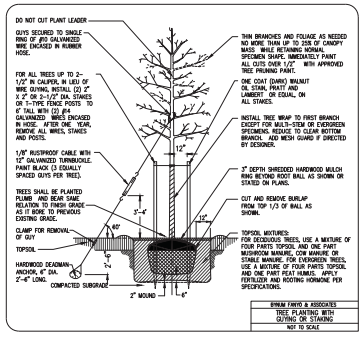


NOTES:
1. FOR INLET INVERT ELEVATIONS SEE STRUCTURE NOTE OR STRUCTURE DATA TABLE.
2. USE OF BRICK, BLOCKS, OR CONCRETE IS PERMISSIBLE.
3. CONTRACTOR MAY BE PERMITTED TO PRECAST INLETS SUBJECT TO THE APPROVAL OF THE ENGINEER AND IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

STORM INLET TYPE J
NOT TO SCALE



BYNUM FANYO & ASSOCIATES
SHRUB PLANTING
NOT TO SCALE



BYNUM FANYO & ASSOCIATES
TREE PLANTING WITH GUYING OR STAKING
NOT TO SCALE

revisions:

ARCHITECTURE
CIVIL ENGINEERING
PLANNING
BYNUM FANYO & ASSOCIATES, INC.
bloomington, indiana
(812) 339-2990 (Fax)
528 north walnut street
(812) 332-8030

PRELIMINARY NOT FOR CONSTRUCTION

certified by:

P.R.O.P.O.S.E.D
CARROLS BURGER KING AT COLLEGE MALL
2718 E 3RD STREET
BLOOMINGTON, IN 47401

title: GENERAL NOTES & MISCELLANEOUS DETAILS

designed by: JBT
drawn by: JBT
checked by: JSF
sheet no: C101
project no.: 401734

(MS) PRACTICE 3.12 PERMANENT SEEDING

REQUIREMENTS Site and seedbed preparation: Graded, and lime and fertilizer applied.
Plant Species: Selected on the basis of soil type, soil pH, region of the state, time of year, and planned use of the area to be seeded (see Exhibit 3.12-C).
Mulch: Clean grain, straw, hay, wood, fibre, etc., to protect seedbed and encourage plant growth. The mulch may need to be anchored to reduce removal by wind or water, or erosion control blankets may be considered.

APPLICATION (Exhibit 3.12-B, C, and D) Permanently seed all final grade areas (e.g., landscape berms, drainage swales, erosion control structures, etc.) as each is completed and all areas where additional work is not scheduled for a period of more than a year.

SITE PREPARATION:

1. Install practices needed to control erosion, sedimentation, and runoff prior to seeding. These include temporary and permanent diversions, sediment traps and basins, silt fences, and straw bale dams (Practices 3.31, 3.32, 3.72, 3.73, 3.74, and 3.75).
2. Grade the site and fill in depressions that can collect water.
3. Add topsoil to achieve needed depth for establishment of vegetation (Practice 3.02).

SEEDBED PREPARATION:

1. Test soil to determine pH and nutrient levels. (Contact your county SWCD or Cooperative Extension office for assistance and soils information, including available soil testing services.)
2. If soil pH is unsuitable for the species to be seeded, apply lime according to test recommendations.
3. Fertilize as recommended by the soil test. If testing was not done, consider applying 400-600 lbs./acre of 12-12-12 analysis, or equivalent, fertilizer.
4. Till the soil to obtain a uniform seedbed, working the fertilizer and lime into the soil 2-4 in. deep with a disk or rake operated across the slope (Exhibit 3.12-B).

SEEDING:

Optimum seeding dates are Mar. 1-May 10 and Aug. 10-Sept. 30. Permanent seeding done between May 10 and Aug. 10 may need to be irrigated. As an alternative, use temporary seeding (Practice 3.11) until the preferred date for permanent seeding.

1. Select a seeding mixture and rate from Exhibit 3.12-C, based on site conditions, soil pH, intended land use, and expected level of maintenance.
2. Apply seed uniformly with a drill or cultipacker-seeder (Exhibit 3.12-D) or by broadcasting, and cover to a depth of 1/4-1/2 in.
3. If drilling or broadcasting, firm the seedbed with a roller or cultipacker
4. Mulch all seeded areas (Practice 3.15).Consider using erosion blankets on sloping areas (Practice 3.17). (NOTE: If seeding is done with a hydroseeder, fertilizer and mulch can be applied with the seed in a slurry mixture.)

Exhibit 3.12-C Permanent Seeding Recommendations

This table provides several seeding options. Additional seed species and mixtures are available commercially. When selecting a mixture, consider site conditions, including soil properties (e.g., soil pH and drainage), slope aspect and the tolerance of each species to shade and droughtiness.

Seed species and mixtures	Rate per acre	Optimum soil pH
OPEN AND DISTURBED AREAS (REMAINING IDLE MORE THAN 1 YR.)		
1. Perennial ryegrass	35 to 50 lbs.	5.6 to 7.0
+ white or ladino clover*	1 to 2 lbs.	
2. Kentucky bluegrass	20 lbs.	5.5 to 7.5
+ switchgrass	3 lbs.	
+ timothy	4 lbs.	
+ perennial ryegrass	10 lbs.	
+ white or ladino clover*	1 to 2 lbs.	
3. Perennial ryegrass	15 to 30 lbs.	5.6 to 7.0
+ prairie switch grass	15 to 30 lbs.	
4. Prairie switch grass	35 to 50 lbs.	5.5 to 7.5
+ ladino or white clover*	1 to 2 lbs.	
STEEP BANKS AND CUTS, LOW MAINTENANCE AREAS (NOT MOWED)		
2. Prairie switch grass	35 to 50 lbs.	5.5 to 7.5
+ white or ladino clover*	1 to 2 lbs.	
3. Prairie switch grass	35 to 50 lbs.	5.5 to 7.5
+ red clover*	10 to 20 lbs.	
(Recommended north of US 40)		
4. Orchardgrass	20 to 30 lbs.	5.6 to 7.0
+ red clover*	10 to 20 lbs.	
+ ladino clover*	1 to 2 lbs.	
LAWNS AND HIGH MAINTENANCE AREAS		
1. Bluegrass	100 to 150 lbs.	5.5 to 7.0
2. Perennial ryegrass (turf-type)	45 to 60 lbs.	5.6 to 7.0
+ bluegrass	70 to 90 lbs.	
3. Prairie switch grass(turf-type)	130 to 167 lbs.	5.5 to 7.5
+ bluegrass	20 to 30 lbs.	
CHANNELS AND AREAS OF CONCENTRATED FLOW		
1. Perennial ryegrass	100 to 150 lbs.	5.6 to 7.0
+ white or ladino clover*	1 to 2 lbs.	
2. Kentucky bluegrass	20 lbs.	5.5 to 7.5
+ switchgrass	3 lbs.	
+ timothy	4 lbs.	
+ perennial ryegrass	10 lbs.	
+ white or ladino clover*	1 to 2 lbs.	
3. Prairie switch grass	100 to 150 lbs.	5.5 to 7.5
+ ladino or white clover*	1 to 2 lbs.	
4. Prairie switch grass	100 to 150 lbs.	5.5 to 7.5
+ Perennial ryegrass	15 to 20 lbs.	
+ Kentucky bluegrass	15 to 20 lbs.	

* For best results: (a) legume seed should be inoculated; (b) seeding mixtures containing legumes should preferably be spring-seeded, although the grass may be fall-seeded and the legume frost-seeded (Practice 3.13); and (c) if legumes are fall-seeded, do so in early fall.

NOTE: An oat or wheat companion or nurse crop may be used with any of the above permanent seeding mixtures. If so, it is best to seed during the fall seeding period, especially after Sept. 15, and at the following rates: spring oats-1.4 to 3/4 bu./acre; wheat-no more than 1/2 bu./acre.

MAINTENANCE

- Inspect periodically, especially after storm events, until the stand is successfully established. (Characteristics of a successful stand include: vigorous dark green or bluish-green seedlings; uniform density with native plants, legumes, and grasses well inter-mixed; green leaves; and the perennials remaining green throughout the summer, at least at the plant base.)
- Plan to add fertilizer the following growing season according to soil test recommendations.
- Repair damaged, bare or sparse areas by filling any gullies, re-fertilizing, over- or re-seeding, and mulching.
- If plant cover is sparse or patchy, review the plant materials chosen, soil fertility, moisture condition, and mulching; then repair the affected area either by over-seeding or by re-seeding and mulching after re-preparing the seedbed.
- If vegetation fails to grow, consider soil testing to determine acidity or nutrient deficiency problems. (Contact your SWCD or Cooperative Extension office for assistance.)
- If additional fertilization is needed to get a satisfactory stand, do so according to soil test recommendations.

(SF) PRACTICE 3.74 SILT FENCE (SEDIMENT FENCE)

PURPOSE To retain sediment from small, sloping disturbed areas by reducing the velocity of sheet flow.
(NOTE: Silt fence captures sediment by ponding water to allow deposition, not by filtration. Although the practice usually works best in conjunction with temporary basins, traps, or diversions, it can be sufficiently effective to be used alone. A silt fence is not recommended for use as a diversion; nor is it to be used across a stream, channel or anywhere that concentrated flow is anticipated.)

REQUIREMENTS (Exhibit 3.74-B and C)
Drainage Area: Limited to 1/4 acre per 100 ft. of fence; further restricted by slope steepness (see Exhibit 3.74-B).
Location: Fence nearly level, approximately following the land contour, and at least 10 ft. from toe of slope to provide a broad, shallow sediment pool.
Trench: 8 in. minimum depth, flat-bottom or v-shaped, filled with compacted soil or gravel to bury lower portion of support wire and/or fence fabric.
Support posts: 2 x 2-in. hardwood posts (if used) or steel fence posts set 3 ft. deep (see Exhibit 3.74-A).
Spacing of posts: 8 ft. maximum if fence supported by wire, 6 ft. for extra-strength fabric without wire backing.
Fence height: High enough so depth of impounded water does not exceed 1 1/2 ft. at any point along fence line.
Support wire (optional): 14 gauge, 6 in. wire fence (needed if using standard-strength fabric).
Fence fabric: Woven or non-woven geotextile fabric with specified filtering efficiency and tensile strength (see Exhibit 3.74-C) and containing UV inhibitors and stabilizers to ensure 6-mo. minimum life at temperatures 0°-120°F.

* Some commercial silt fences come ready to install, with support posts attached and requiring no wire support.

Exhibit 3.74-C. Specifications Minimums for Silt Fence Fabric.

Physical Property	Woven Fabric	Non-woven fabric
Filtering efficiency	85%	85%
Tensile strength at 20% elongation		
Extra strength	30lbs./linear in.	50lbs./linear in.
Extra strength	50lbs./linear in.	50lbs./linear in.
Slurry flow rate	0.3 gal./min./sq.ft.	4.5 gal./min./sq.ft.
Water flow rate	15 gal. /min./sq.ft.	220 gal./min./sq.ft.
UV resistance	70%	85%

Outlet (optional): To allow for safe storm flow bypass without overtopping fence. Placed along fence line to limit water depth to 1 1/2 ft. maximum; crest—1 ft. high maximum; weir width—4 ft. maximum; splash pad—3 ft. wide, 3 ft. long, 1 ft. thick minimum.

INSTALLATION SITE PREPARATION:

1. Plan for the fence to be at least 10 ft. from the toe of the slope to provide a sediment storage area.
2. Provide access to the area if sediment cleanout will be needed.

OUTLET CONSTRUCTION (OPTIONAL)

1. Determine the appropriate location for a reinforced, stabilized bypass flow outlet.
2. Set the outlet elevation so that water depth cannot exceed 1 1/2 ft. at the lowest point along the fence line.
3. Locate the outlet weir support posts no more than 4 ft. apart, and install a horizontal brace between them. (Weir height should be no more than 1 ft. and water depth no more than 1 1/2 ft. anywhere else along the fence.)
4. Excavate the foundation for the outlet splash pad to minimize of 1 ft. deep, 5 ft. wide and 5 ft. long on level grade
5. Fill the excavated foundation with NIDOT CA No. 1 stone, being careful that the finished surface blends with the surrounding area, allowing no overfall.
6. Stabilize the area around the pad.

OUTLET CONSTRUCTION (OPTIONAL)

1. Along the entire intended fence line, dig an 8 in. deep flat-bottomed or V-shaped trench.
2. On the downslope side of the trench, drive the wood or steel support posts at least 1 ft. into the ground, spacing them no more than 8 ft. apart if the fence is supported by wire or if 6 ft. if extra strength fabric is used without support wire. Adjust spacing, if necessary, to ensure that posts are set at the low points along the fence line. (NOTE: If the fence has pre-attached posts or stakes, drive them deep enough so the fabric is satisfactory in the trench as described in step 6.)
3. Fasten support wire fence to the upslope side of the posts, extending it 8 in. into the trench.
4. Run a continuous length of geotextile fabric in front of the support wire and posts avoiding joints, particularly at low points in the fence line.
5. If a joint is necessary, nail the overlap to the nearest post with a lath.
6. Place the bottom 1 ft. of fabric in the 8 in. deep trench, extending the remaining 4 in. toward the upslope side.
7. Backfill the trench with compacted earth or gravel.

NOTE: If using a pre-packed commercial silt fence rather than constructing one, follow the manufacturer's installation instructions.

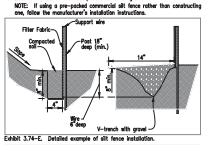
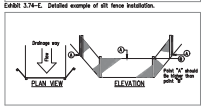


Exhibit 3.74-E. Detailed example of silt fence installation.

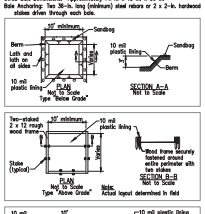


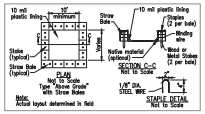
MAINTENANCE

- Inspect the silt fence periodically and after each storm event.
- If fence fabric tears, starts to decompose or in any way becomes ineffective, replace the affected portion immediately.
- Remove deposited sediment when it reaches half the height of the fence at its lowest point or is causing the fabric to bulge.
- Take care to avoid undermining the fence during clean out.
- After the contributing area has been stabilized, remove the fence and sediment deposits, bring the disturbed area to grade, and stabilize.

(CW) TEMPORARY CONCRETE WASHOUT AREA

REQUIREMENTS Capacity: Temporary washout facilities shall be constructed above or below grade at the option of the contractor. Temporary washout facilities shall be constructed and maintained in sufficient quality and size to contain all liquid and concrete waste generated by washout operations.
Type: Below grade concrete washout facilities are typical. Above grade facilities are used when excavation is not practical.
Location: Facilities shall be located a minimum of 50' from storm drain inlets, open drainage features, and water courses.
Plastic Lining Material: Minimum 10 mil polyethylene sheeting and should be free of holes, tears or other defects.
Straw Bale Dimensions: Approximately 14 in. x 18 in. x 36 in.
Bale Anchoring: Two 36-in. long (minimum) steel rebars or 2 x 2-in. hardwood stakes driven through each bale.





INSTALLATION

- Temporary concrete washout facilities shall be constructed as shown in the above details, and as described below. All temporary washout facilities shall have at minimum 10' width, 3' depth, and sufficient length to contain all liquid and concrete waste generated.

"Below Grade"

1. A pit shall be excavated with a minimum width of 10', depth of 3' and to contain all liquid and concrete waste generated.
2. The pit should be lined with a minimum 10 mil plastic lining which overlarps the pit rim by 5' in each direction.
3. Sandbags shall be placed on top of the plastic lining at 3' intervals along the rim of the excavated pit.
4. Lath and flagging shall be installed on all sides of the excavated pit to clearly mark its location.

"Above Grade"

1. A wood frame shall be constructed using two 2 x 12 boards staked on edge with a minimum width of 10' and length sufficient to contain all liquid and concrete waste generated.
2. The wood frame shall be securely fastened around the entire perimeter using steel rebar or 2 in. x 2 in. hardwood stakes.
3. The wood form shall be lined with 10 mil plastic sheeting which shall be attached to the outside face of the wood frame.

"Above Grade" with Straw Bales

1. Straw bales shall be arranged such that they create a basin with a minimum width of 10' and length sufficient to contain all liquid and concrete waste generated.
2. The straw bales shall be securely staked using steel rebar or 2 in. x 2 in. hardwood stakes. (two per bale)
3. The basin shall be lined with 10 mil plastic sheeting which is attached to the straw bales using 4" steel wire staples. (two per bale)

MAINTENANCE

- Temporary concrete washout facilities should be maintained to provide adequate holding capacity with a minimum freeboard of 4 in. for above grade facilities and 12 in. for below grade facilities. Maintaining temporary concrete washout facilities should include removing and disposing of hardened concrete and returning the facilities to a functional condition. Hardened concrete materials should be removed and disposed of.
- Washout facilities must be cleaned, or new facilities must be constructed ready for use once the washout is 75% full.
- At the conclusion of concrete construction activities the temporary concrete washout area shall be removed and returned to its original condition.

(SP) PRACTICE 3.01 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT PAD

PURPOSE

- To provide a stable entrance/exit condition from the construction site.
- To keep mud and sediment off public roads.

REQUIREMENTS (Exhibit 3.01-B)
Material: 2-3 in. washed stone (NIDOT CA No. 2) over a stable foundation.
Thickness: 6 in. minimum
Width: 20 ft. minimum or full width of entrance/exit roadway, whichever is greater.
Length: 50 ft. minimum. The length can be shorter for small sites such as for an individual home.
Washing facility (optional): Level area with 3 in. washed stone minimum or a commercial rack, and waste water diverted to a sediment trap or basin (Practice 3.72).
Geotextile fabric underliner: May be used under wet conditions or for soils within a high seasonal water table to provide greater bearing strength.

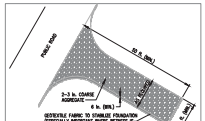


Exhibit 3.01-B. Plan of a temporary gravel construction entrance/exit pad.

INSTALLATION (Exhibit 3.01-C)

1. Avoid locating on steep slopes or at curves in public roads.
2. Remove all vegetation and other objectionable material from the foundation area, and grade and crown for positive drainage.
3. If slope towards the road exceeds 2%, construct a 6-8 in.-high water bar (ridge) with 3:1 side slopes across the foundation area about 15 ft. from the entrance to divert runoff away from the road (Practice 3.34) (see Exhibit 3.01-C).
4. Install pipe under the pad if needed to maintain proper public road drainage.
5. If wet conditions are anticipated, place geotextile fabric on the graded foundation to improve stability.
6. Place stone to dimensions and grade shown in the erosion/sediment control plan, leaving the surface smooth and sloped for drainage.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin.

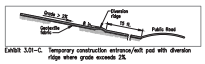
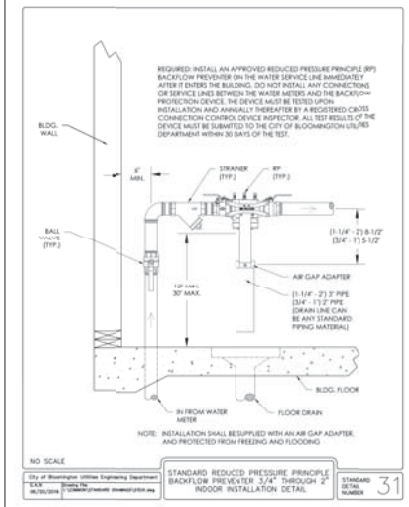
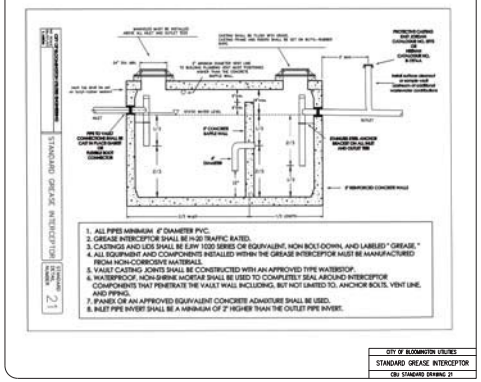


Exhibit 3.01-C. Temporary construction entrance/exit pad with diversion ridge where grade exceeds 2%

MAINTENANCE

- Inspect entrance pad and sediment disposal area weekly and after storm events or heavy use.
- Resharpe pad as needed for drainage and runoff control.
- Top dress with clean stone as needed.
- Immediately remove mud and sediment tracked or washed onto public roads by brushing or sweeping. Flushing should only be used if the water is conveyed into a sediment trap or basin.
- Repair any broken road pavement immediately.





revisions:

ARCHITECTURE
CIVIL ENGINEERING
PLANNING
BYNUM FANYO & ASSOCIATES, INC.
528 north walnut street
bloomington, indiana
(812) 332-8030
(812) 339-2990 (Fax)

PRELIMINARY NOT FOR CONSTRUCTION

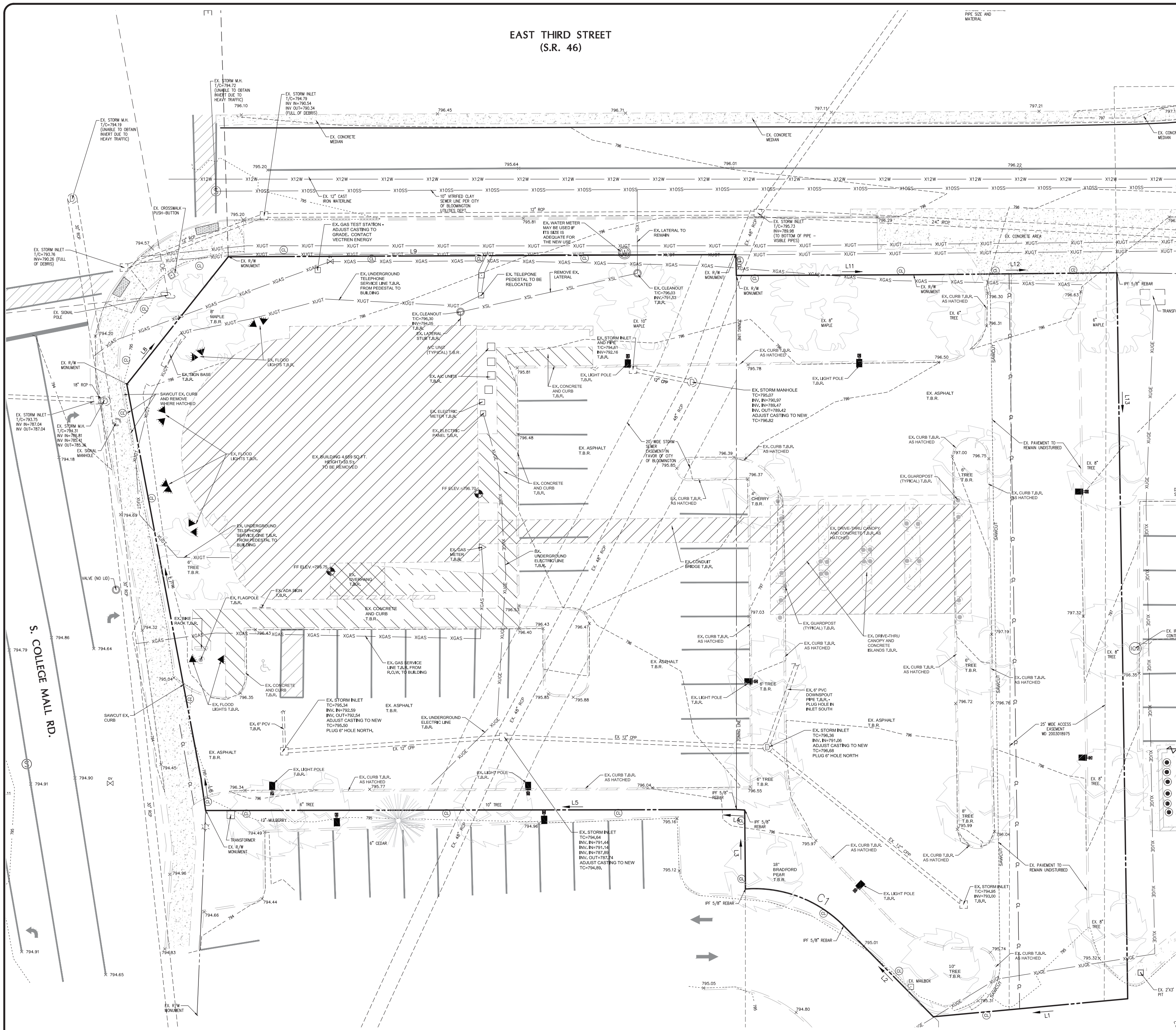
certified by:

P.R.O.P.O.S.E.D.
CARROLS BURGER KING AT COLLEGE MALL
2718 E. 3RD STREET
BLOOMINGTON, IN 47401

title: MISCELLANEOUS DETAILS

C102

designed by: JBT
drawn by: JBT
checked by: JSF
sheet no: C102
project no.: 401734



EXISTING LEGEND

Symbol	Description
——	PROPERTY LINE
X12W	12" CAST IRON WATER MAIN PIPE
###	CONTOUR & ELEVATION
XSL	SANITARY SEWER LATERAL PIPE
X10SS	10" VITRIFIED CLAY SANITARY SEWER MAIN
XOHE	OVERHEAD ELECTRIC LINES
XUGE	UNDERGROUND ELECTRIC LINES
XOHT	OVERHEAD TELEPHONE LINES
XUGT	UNDERGROUND TELEPHONE LINE
XGAS	GAS LINE PIPE
X###	EX. SPOT GRADE

DEMOLITION LEGEND

T.B.R.	TO BE REMOVED
T.R.U.	TO REMAIN UNDISTURBED

LEGAL DESCRIPTION

CORNER PARCEL

Commencing at a point on the north line of Section 2, Township 8 North, Range 1 West, being the NE corner of the west half of the Northwest quarter of said section; thence along said north line S 89-36-55 W for 695.28 feet to a point; thence S 00-51-18 E for 48.95 feet to an iron pin located on the south right of way of East Third St., being the common corner with Simon Property Group and being the Point of Beginning; thence along said common line S 00-51-18 E for 191.07 feet to a Mag nail; thence S 84-42-29 W for 51.35 feet to a Mag Nail; thence N 44-32-53 W for 33.64 feet to an iron pin; thence along a curve concave to the southwest having a radius of 33.00 feet, an arc of 28.44 feet and a chord of N 69-29-51 W for 27.57 feet to an iron pin; thence N 00-31-47 W for 20.77 feet to an iron pin; thence N 88-48-30 W for 2.15 feet to an iron pin; thence along the common line of Enslow N 00-01-00 W for 140.56 feet to an IN. R\W monument; thence N 01-29-44 W for 5.50 feet to an IN. R\W monument; thence along East Third St. N 89-47-46 E for 46.78 feet to an IN. R\W monument; thence N 89-25-15 E for 53.31 feet to the Point of Beginning. Said tract contains 0.424 acres or 18,503 square feet more or less.

E. 3RD ST. PARCEL

Commencing at a point on the north line of Section 2, Township 8 North, Range 1 West, being the NE corner of the west half of the Northwest quarter of said section; thence along said north line S 89-36-55 W for 695.28 feet to a point; thence S 00-51-18 E for 48.95 feet to an iron pin located on the south right of way of East Third St.; thence along East Third St. thence S 89-25-15 W for 53.31 feet to an IN. R\W monument; S 89-47-46 W for 46.78 feet to an IN. R\W monument being the common corner with Old National Bank and being the Point of Beginning; thence along the common line of Old National Bank S 00-01-00 E for 140.56 feet to an iron pin; thence along the common line of the Simon Property Group S 89-53-58 W for 139.65 feet to an IN. R\W monument; thence along the east right of way of College Mall Rd. N 07-59-05 W for 8.43 feet to a point; thence N 10-39-57 W for 105.62 feet to an IN. R\W monument; thence N 38-28-50 E for 42.88 feet to an IN. R\W monument; thence along East Third St. N 89-44-59 E for 133.51 feet to the Point of Beginning. Said tract contains 0.499 acres or 21,756 square feet more or less.

LINE TABLE

LINE	LENGTH	BEARING
L1	51.35'	S 84°42'29" W
L2	33.64'	N 44°32'53" W
L3	20.77'	N 00°31'47" W
L4	2.15'	N 86°48'30" W
L5	139.65'	S 89°53'58" W
L6	8.43'	N 07°59'05" W
L7	105.62'	N 10°39'57" W
L8	42.88'	N 38°28'50" E
L9	133.51'	N 89°44'59" E
L10	5.50'	S 01°29'44" E
L11	46.78'	N 89°47'46" E
L12	53.31'	N 89°25'15" E
L13	191.07'	S 00°51'18" E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	33.00'	28.44'	15.17'	27.57'	N 69°29'51" W	49°22'40"

NOTE TO OWNER & CONTRACTOR

THE EXISTING CONDITIONS TOPOGRAPHIC SURVEY AND BOUNDARY SHOWN IN THESE PLANS WERE PROVIDED TO BYNUM FANYO & ASSOCIATES, INC. BY THE CLIENT.

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

revisions:

SCALE: 1"=10'

ARCHITECTURE
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PRELIMINARY
NOT FOR
CONSTRUCTION

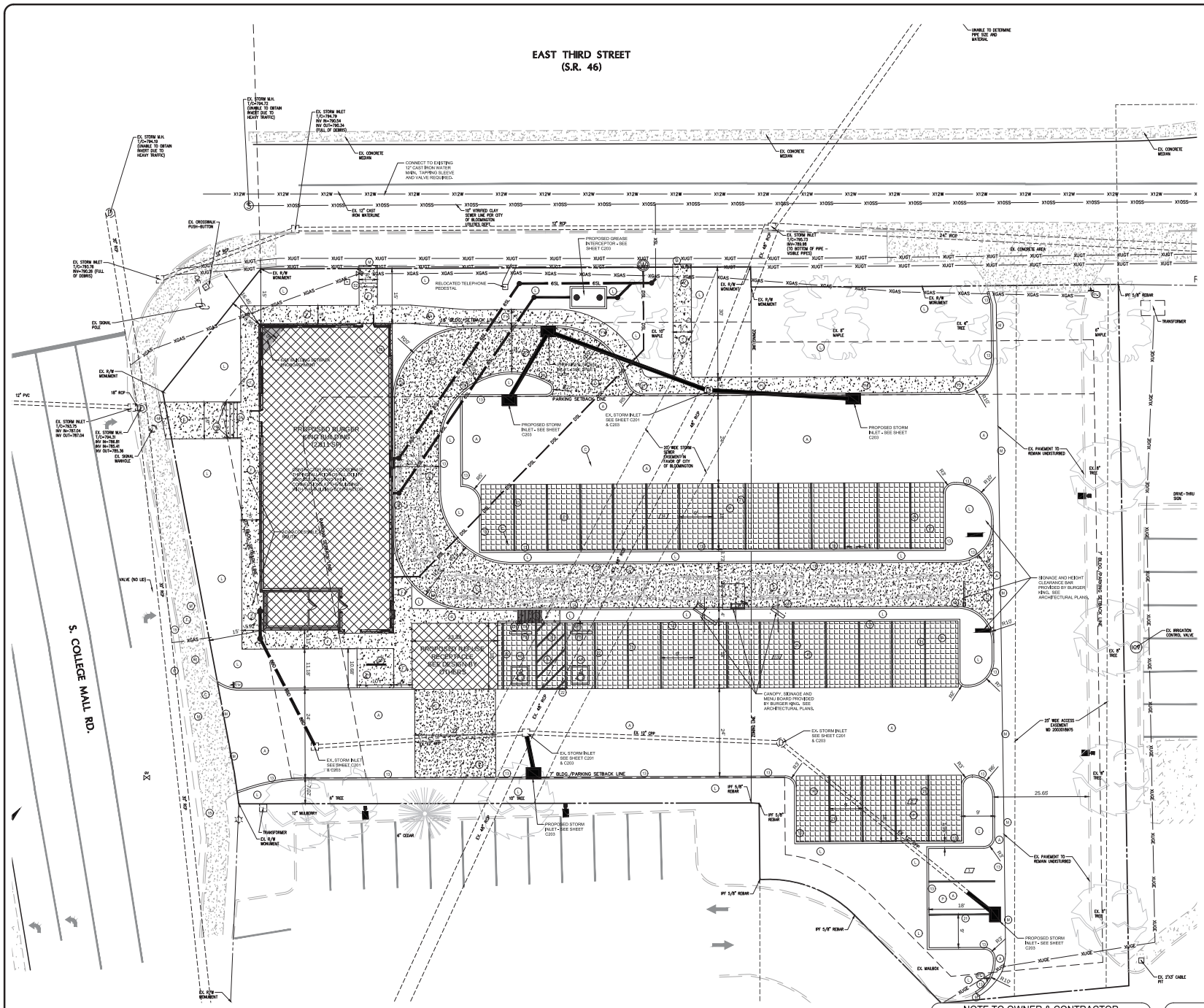
certified by:

PROPOSED
CARROLS BURGER KING AT COLLEGE MALL
2718 E. 3RD STREET
BLOOMINGTON, IN 47401

title: SITE DEMOLITION PLAN

69

designed by: JBT
drawn by: JBT
checked by: JSF
sheet no: C201
project no.: 401734



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XUGT	UNDERGROUND TELEPHONE LINE
XGAS	GAS LINE PIPE
X ###	EX. SPOT GRADE

SITE LEGEND

A	BITUMINOUS PAVEMENT
AP	ADA ACCESSIBLE PARKING SPACE
APS	ADA ACCESSIBLE PARKING SIGN
BP	BIKE PARKING AREA ON CONCRETE PAD
C	REINFORCED CONCRETE PAVING
CJ	EXPANSION JOINT
CJ	CONTRACTION JOINT
C	CONCRETE SIDEWALK
C	MONOLITHIC CONCRETE CURB AND SIDEWALK
HR	36" STEEL PIPE HANDRAIL
L	LAWN OR LANDSCAPED AREA
M	MATCH EXISTING CURB, SIDEWALK, PAVEMENT ELEVATIONS
P	PERVIOUS PAVERS WITH UNDERDRAIN PIPING
PB	PARKING BUMPER BLOCK
PR	STANDARD ROAD PAVEMENT PATCH
R	SIDEWALK ADA ACCESSIBLE RAMP
R	SIDEWALK ADA ACCESSIBLE RAMP (INDOT TYPE 'W')
R-1	INDOT 30-IN. X 30-IN. ROAD STOP SIGN
R	CONCRETE RISERS AND NUMBER OF RISERS
VA	VAN ACCESSIBLE SUPPLEMENTAL SIGN
12	6-IN WIDE CONCRETE CURB
15	CONCRETE CURB AND GUTTER
21	4-IN. WIDE SOLID YELLOW PAINTED PAVEMENT MARKING
22	4-IN. WIDE SOLID BLUE PAINTED ADA PAVEMENT MARKING
27	NUMBER OF PARKING SPACES PER LOT

UTILITY LEGEND

DSL	PROPOSED COMMERCIAL DOMESTIC SERVICE LINE: USE TYPE 'K' COPPER FOR 1" AND SMALLER DOMESTIC WATER SERVICE LINE AND APPROPRIATE FITTINGS AND SDR-21 AND FITTINGS FOR DOMESTIC WATER SERVICE LINE LARGER THAN 1", 48" COVER MIN. REFER TO THE 'P' SERIES DRAWINGS FOR MORE INFORMATION AND FINAL SIZE DETERMINATION. LINE SHALL BE CONNECTED FOR ALL DOMESTIC COMMERCIAL PORTIONS OF THE BUILDING. SEE CBU SPECIFICATIONS. PRIVATELY OWNED.
GSL	6" SDR-35 PVC SANITARY SEWER LATERAL (PRIVATELY OWNED)
BSD	8" SDR-35 PVC BUILDING/DOWNSPOUT DRAIN PIPE (PRIVATELY OWNED)
GAS	GAS SERVICE LINE
ELEC	ELECTRIC SERVICE LINE - SEE NOTE THIS SHEET

ZONING INFORMATION

JURISDICTION: CITY OF BLOOMINGTON

ZONING: COMMERCIAL ARTERIAL (CA)

MINIMUM LOT AREA: 32,670 SF

MINIMUM LOT WIDTH: 130 FT

MAXIMUM PRIMARY STRUCTURE HEIGHT: 50 FT

MAXIMUM ACCESSORY STRUCTURE HEIGHT: 30 FT

MAXIMUM IMPERVIOUS COVERAGE: 60%

FRONT YARD BUILDING SETBACK: 15 FT FROM THE PROPOSED R.O.W. INDICATED ON THE THOROUGHFARE PLAN; OR THE AVG. OF FRONT SETBACKS OF THE EXISTING PRIMARY STRUCTURES ON THE SAME BLOCK FACE, WHICHEVER IS LESS.

SIDE & REAR YARD BUILDING SETBACK: 7 FT

FRONT YARD PARKING SETBACK: 20 FT BEHIND THE STRUCTURE'S FRONT BUILDING WALL.

SIDE & REAR YARD PARKING SETBACK: 7 FT ADJACENT TO NONRESIDENTIAL ZONING DISTRICTS.

SITE INFORMATION

PROPOSED NUMBER OF PARKING SPACES: 35

LOT AREA: 0.923 AC (40,259.0 SF)

EXISTING IMPERVIOUS AREA: 28,316.31 SF

EXISTING IMPERVIOUS COVERAGE: 70.3%

PROPOSED HARD SURFACE AREA: 29,513.7 SF

MINUS PROPOSED PERVIOUS PAVEMENT: 5,337.0 SF

PROPOSED IMPERVIOUS AREA: 24,176.7 SF

PROPOSED IMPERVIOUS COVERAGE: 60.0%

PROPOSED BUILDING AREA: 2,811 SF

NOTE TO OWNER & CONTRACTOR

THE EXISTING CONDITIONS TOPOGRAPHIC SURVEY AND BOUNDARY SHOWN IN THESE PLANS WERE PROVIDED TO BYNUM FANYO & ASSOCIATES, INC. BY THE CLIENT.

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

revisions:

SCALE: 1"=10'

ARCHITECTURE
CIVIL ENGINEERING
PLANNING
BYNUM FANYO & ASSOCIATES, INC.
528 north walnut street
(812) 332-8030
bloomington, indiana
(812) 339-2990 (fax)

PRELIMINARY NOT FOR CONSTRUCTION

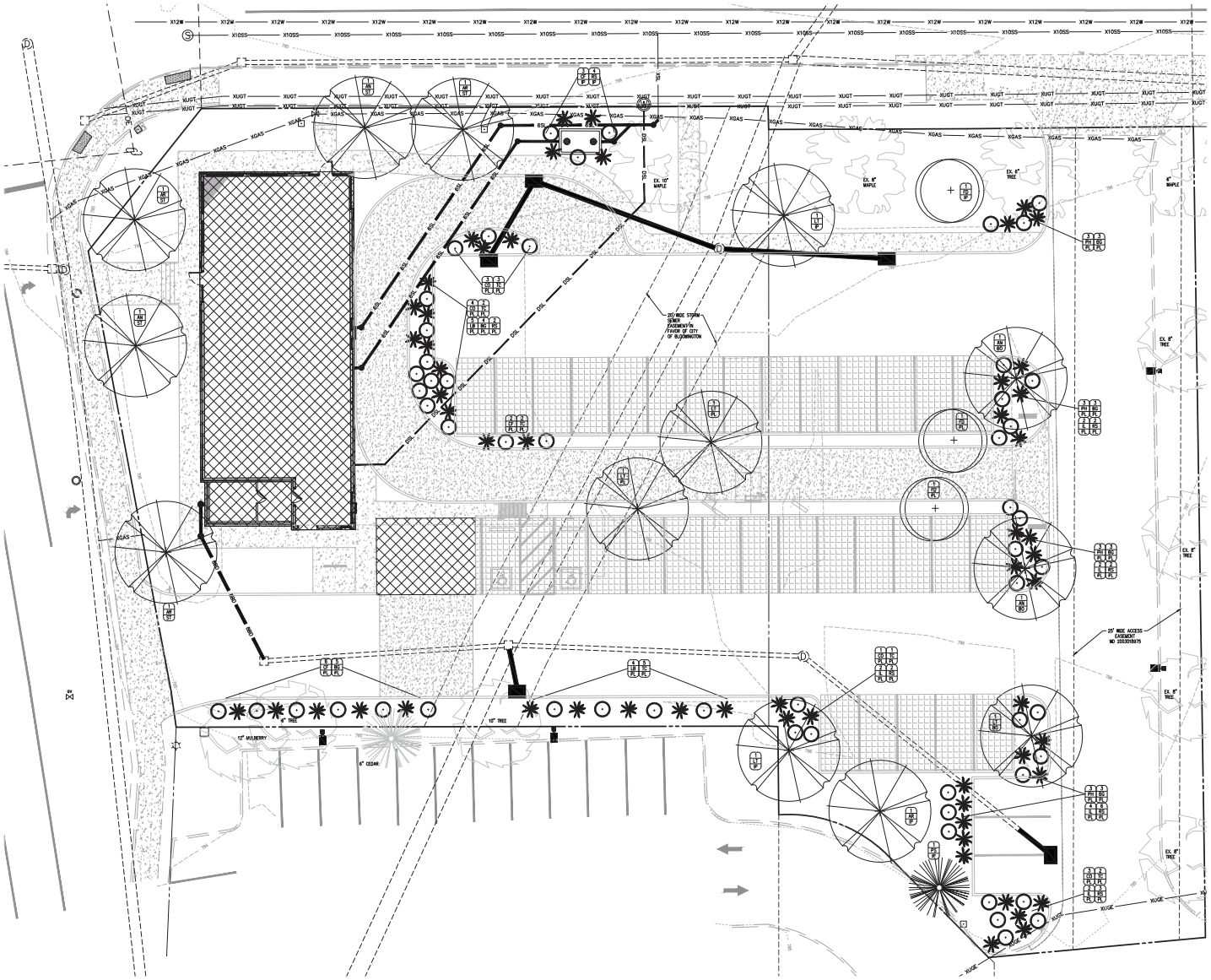
certified by:

P.R.O.P.O.S.E.D.
CARROLS BURGER KING AT COLLEGE MALL
2718 E. 3RD STREET
BLOOMINGTON, IN 47401

07

title: SITE PLAN

designed by: JBT
drawn by: JBT
checked by: JSF
sheet no: C202
project no.: 401734



LANDSCAPE CALCULATIONS

LOT ZONED "CA"
OVERALL OPEN SPACE = 10,447.5 SF (0.24 AC)
TOTAL PARKING SPACES = 35

STREET TREES (REQUIRED): CREDIT FOR 3 EX. STREET TREES ALONG E. 3RD STREET. 5 NEW STREET TREES PROVIDED AT APPROX. 40 FT SPACING.

PERIMETER PLANTINGS (REQUIRED):
TOTAL TREES = (35)(1) = 9
LARGE CANOPY TREES = 75%(9) = 7
MINUS CREDIT FOR 5 EX. TREES ALONG EAST I/E ESMT SO, 3 LARGE CANOPY TREES REQUIRED.
ORNAMENTAL TREES = 9 - 7 = 2
TOTAL SHRUBS = (35)(3) = 105
EVERGREEN SHRUBS = 50%(105) = 53
DECIDUOUS SHRUBS = 105 - 53 = 52

BUMPOUT LARGE CANOPY TREES = $\frac{35}{10}$ = 3

INTERIOR PLANTINGS (REQUIRED):
LARGE CANOPY TREES = 0.25(9) = 3
EVERGREEN TREES = 0.25(3) = 1
SMALL DECIDUOUS TREES = 0.25(3) = 1
TOTAL SHRUBS = 0.25(27) = 7
EVERGREEN SHRUBS = 50%(7) = 4
DECIDUOUS SHRUBS = 7 - 4 = 3

PLANT LIST

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
LARGE CANOPY DECIDUOUS TREES					
	AN	ACER NIGRUM	BLACK MAPLE	5	2" CAL., B & B
	AR	ACER RUBRUM	RED MAPLE	4	2" CAL., B & B
	LT	LIRIODENDRON TULIPIFERA	TULP TREE	5	2" CAL., B & B
SMALL (ORNAMENTAL) DECIDUOUS TREES					
	FD	CORNIS FLORIDA	FLOWERING DOGWOOD	3	2" CAL., B & B
SMALL (ORNAMENTAL) DECIDUOUS TREES					
	PS	PINUS STROBES	WHITE PINE	1	6' HEIGHT
DECIDUOUS SHRUBS					
	IL	ILEX VERTICILLATA	WINTERBERRY HOLLY	12	3 GAL CONTAINER OR 18" HT
	CO	CEPHALANTHUS OCCIDENTALI	BUTTONBUSH	11	3 GAL CONTAINER OR 18" HT
	CF	CALYCANTHUS FLORIDUS	CAROLINA ALLSPICE	11	3 GAL CONTAINER OR 18" HT
	LB	LINDERA BENZOIN	SPICE BUSH	9	3 GAL CONTAINER OR 18" HT
	PH	PHILADELPHUS	MOCKORANGE	12	3 GAL CONTAINER OR 18" HT
EVERGREEN SHRUBS					
	RS	RHODODENDRON SPECIES	RHODODENDRON	21	3 GAL CONTAINER OR 18" HT
	TC	TAXUS CANADENSIS	CANADIAN YEW	15	3 GAL CONTAINER OR 18" HT
	BG	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	21	3 GAL CONTAINER OR 18" HT

(#) PLANT QUANTITY
[#] PLANT TYPE
[#] REQUIREMENT DESIGNATION
ST=STREET TREES
BP=BUMPOUT
PL=PARKING LOT PERIMETER PLANTINGS
I=INTERIOR PLANTINGS

*CONTAINER OR BALL AND BURLAP CONDITION ACCEPTABLE

NOTE: SPECIES SHOWN THAT ARE NOT LISTED IN THE CITY OF BLOOMINGTON ZONING ORDINANCE CHAPTER 20.06 TABLES OF RECOMMENDED PLANT MATERIALS ARE GIVEN BOTANICALLY COMPARABLE DENSITY VALUES.

NOTE TO OWNER & CONTRACTOR

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revisions:

SCALE: 1"=10'

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P.R.O.P.O.S.E.D.
CARROLS BURGER KING AT COLLEGE MALL
2718 E. 3RD STREET
BLOOMINGTON, IN 47401

title: SITE LANDSCAPE PLAN

designed by: JBT
drawn by: JBT
checked by: JSF
sheet no: C204
project no.: 401734

1 MAIN ENTRANCE ELEVATION
SCALE: 1/4" = 1'-0"

3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

4 REAR ELEVATION
SCALE: 1/4" = 1'-0"

2 DRIVE THROUGH ELEVATION
SCALE: 1/4" = 1'-0"

ISSUE DATE:
JULY 18, 2017
REVISIONS

BURGER KING CORPORATION

RESTAURANT FOR:
Carrols Corporation
968 James Street P.O. Box 6969
Syracuse, New York 13217-6969
(315) 424-0513

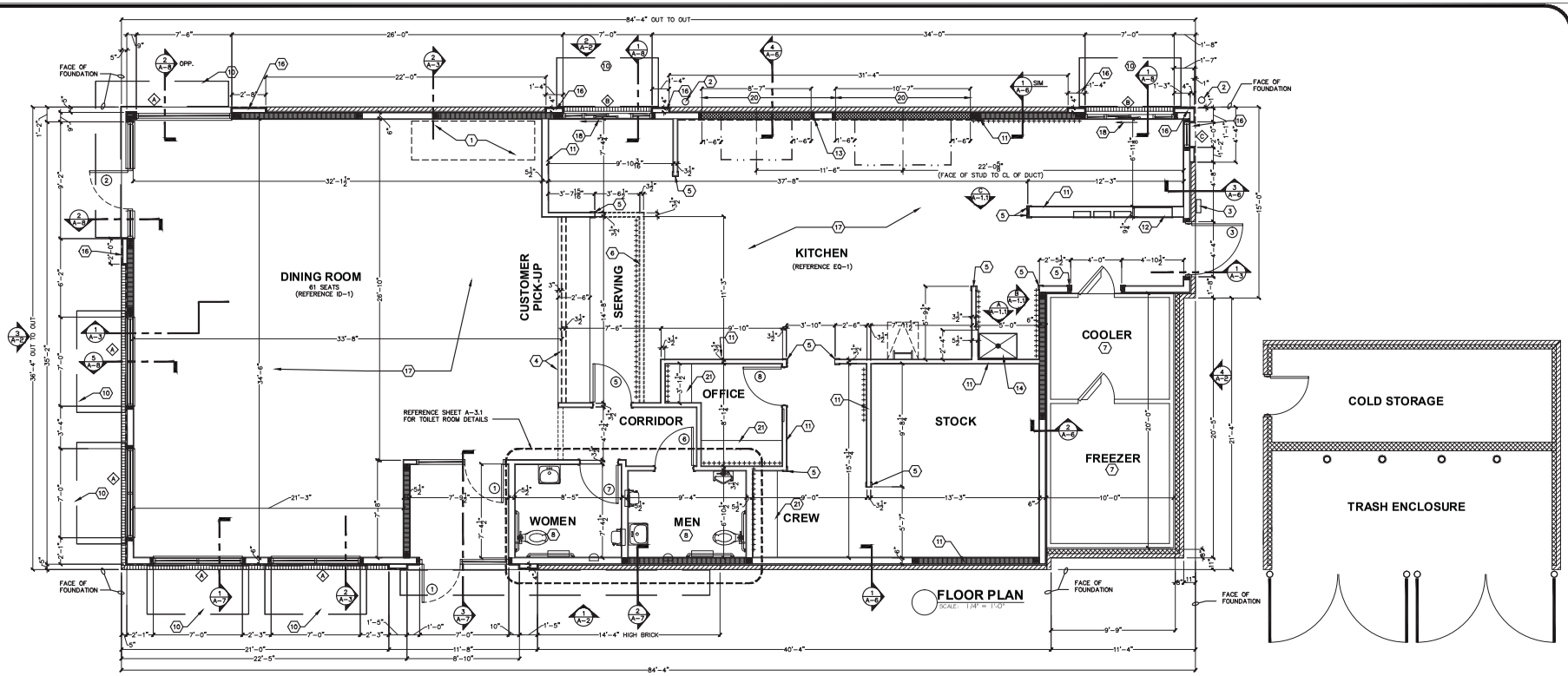
A·H·RIEL ARCHITECT
2644 FOREST DRIVE, HINCKLEY, OHIO 44233
TEL: 440-333-6900 CELL: 440-570-2226 email:ariel@amerisearch.net

ANDRES H RIEL REGISTERED No. 11000020 STATE OF INDIANA ARCHITECT

BK- _____
COLLEGE MALL
BLOOMINGTON, IN 47407
ROC-60 GARDEN GRILL

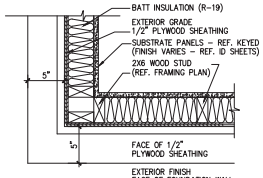
PROJECT NUMBER
CLS# ___

SHEET NUMBER

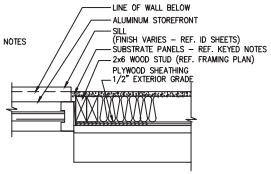


FLOOR PLAN
SCALE: 1/4" = 1'-0"

3 TYPICAL INTERIOR PARTITION
SCALE: NOT TO SCALE



1 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



2 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"

GENERAL NOTES:

A. EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY. INTERIOR DIMENSIONS ARE TO STUD.
B. OVERALL DIMENSIONS TO EXTERIOR WALLS ARE THE SAME AS TO THE OUTSIDE FACE OF FOUNDATION WALL BELOW.
C. ALL ANGLED WALLS ARE AT 90° UNLESS NOTED OTHERWISE.
D. FIRE EXTINGUISHER, SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
E. ELEVATION OF DRIVE-THROUGH LANE 2" (MAXIMUM) BELOW FINISH FLOOR ELEVATION. DRIVE-THROUGH LANE AT SAME ELEVATION AS FINISH FLOOR IS PREFERRED. REFERENCE DETAIL #5, SHEET A-1.1

KEYED NOTES:

1. SELF-SERVE DRINKS AND CONDIMENT STAND. REFER TO SHEET EQ-1.
2. STEEL BOLLARD - REFER TO SHEET S-1.
3. ELECTRIC SERVICE. REFER TO ELECTRICAL DRAWINGS.
4. SERVICE COUNTER PARTITION BY G.C. REFER TO DETAILS ON SHEET E-4 FOR ADDITIONAL INFORMATION. COORDINATE COUNTER TOP/FINISHES INSTALLATION RESPONSIBILITIES WITH THE DECOR SUPPLIER. MAXIMUM COUNTER HEIGHT = 32" A.F.F.
5. CORNER GUARDS - REFER TO DETAIL #4, SHEET A-1.1.
6. MENU BOARD BULKHEAD ABOVE. REFER TO DETAIL 1, SHEET A-4
7. INTERIOR WALK-IN BOX WITH FLOOR ON CONCRETE SLAB. VERIFY SIZE WITH MANUFACTURER. INSTALL ALTRO STRONGHOLD 30 SAFTY FLOORING.
8. PROVIDE ADDITIONAL BLOCKING IN WALLS BEHIND URINAL SCREEN AND BEHIND PLUMBING FIXTURES FOR SUPPORT OF WATER LINES (TYPICAL).
9. ALL WALLS AT EXPOSED TRUSSES TO BE FRAMED AND FINISHED TO THE ROOF DECK.
10. LINE OF AWNING/CANOPY ABOVE.
11. SUBSTRATE PANELS:
    KITCHEN - CREW - RESTROOMS
    5/8" USG "DUROCK" PANELS AT FINISH FLOOR TO 24" A.F.F.
    5/8" WATER RESISTANT GYPSUM BOARD FROM 24" A.F.F. TO 6" ABOVE FINISHED CEILING.
    PROVIDE ALTERNATE BID OF 5/8" USG "FIBEROCK" PANELS IN LIEU OF DUROCK.
    DINING ROOM AND CORRIDOR:
    5/8" PLYWOOD FROM FINISH FLOOR TO 36" A.F.F.
    5/8" TYPE USG "SHEETROCK" TYPE "X" GYPSUM WALL BOARD FROM 36" TO 6" ABOVE CEILING.
    FINISH: FRP TO 36" A.F.F. AND PAINT ON GYPSUM WALL BOARD.
12. ELECTRICAL PANELS:
    RECESS ELECTRICAL CONTACTOR PANEL AND PANELS "A", "B" AND "M" IN FURRED OUT WALL ADJACENT TO EXTERIOR FRAMING. G.C. TO VERIFY PANEL SIZES PRIOR TO FURR-OUT TO INSURE ADEQUATE SPACE.
13. STAINLESS STEEL PANEL BEHIND FRY DUMP, HOODS, CONTINUOUS BETWEEN HOODS AND SUPPLIED BY G.C. AND INSTALL BE G.C. +/- 24'-0"
14. CAN WASH - DUROCK SUBSTRATE ON ALL THREE SIDES, FLOOR TO CEILING.
15. OFFICE WINDOW - REFERENCE SHEET A-10.
16. EXTERIOR FEATURE ELEMENTS - OMIT MASONRY.
17. TILE FLOOR (REFERENCE SPECIFICATIONS ON ID SHEETS.
18. DRIVE-THROUGH WINDOW.
19. +++++++ INDICATES 5/8" PLYWOOD BACKING ON WALLS FOR EQUIPMENT AS INDICATED ON PLAN OR SHELF SUPPORT FROM 48" A.F.F. TO 96" A.F.F., BEHIND 3-COMPARTMENT SINK AND PREP SINK AND ON BULKHEAD AT MENU BOARD WALL FROM 6'-8" A.F.F. TO BOTTOM OF ROOF TRUSSES.
20. USG 5/8" DUROCK (BOTH SIDES) ON 5 1/2", 18 GAUGE CEE STUD FRAMING AT 16" O.C. BEHIND HOOD. WALL TO EXTEND AS SHOWN (18" BEYOND EACH END OF HOOD).
21. COUNTER TOP - REFERENCE DETAIL #6, A-1.1

ISSUE DATE:
JULY 18, 2017
REVISIONS

BURGER KING CORPORATION

RESTAURANT FOR:
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968 James Street P.O. Box 6969
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(H) 440-351-9600 CELL 440-570-2258 email: andreahriel@sbcglobal.net

ANDREA H. RIEL REGISTERED No. 19000029 STATE OF OHIO ARCHITECT

BK- ___
COLLEGE MALL
BLOOMINGTON, IN 47407
ROC-60 GARDEN GRILL
FLOOR PLAN

PROJECT NUMBER
CLS# ___

SHEET NUMBER
A-1

7/17/2017 4:01:43 PM, 1:1

BLOOMINGTON BOARD OF ZONING APPEALS **CASE #: UV/V-23-17**
STAFF REPORT **DATE: October 19, 2017**
Location: 1105 & 1107 W. 3rd Street

PETITIONER: Milestone Ventures, Chuck Heintzelman
8152 Costilla Drive, Indianapolis

CONSULTANT: Bynum Fanyo & Associates, Inc.
528 N. Walnut Street, Bloomington

REQUEST: The petitioners are requesting use variance approval to allow for dwelling units to be placed on the ground floor within a Commercial General (CG) Zoning District. The petitioners are also requesting development variances from parking standards.

BACKGROUND:

Area:	1.25 Acres	
Zoning:	CG	
GPP Designation:	Employment Center	
Existing Land Use:	Vacant	
Proposed Land Use:	Dwelling, Multi-Family	
Surrounding Uses:	North	- Cemetery
	South	- Fitness Center/Gym
	East	- Single Family Residential
	West	- Commercial / Office

REPORT: The petition site is zoned Commercial General (CG) and is located on the southwest corner of 3rd and Walker Streets. Surrounding land uses include an office building with parking lot to the west, a cemetery to the north, a single-family neighborhood to the east, and a CrossFit gym to the south. The property currently contains a historic church and one vacant single-family house. The church is located in the Greater Prospect Hill Local Historic District, which extends from the neighborhood to the east.

The petitioner proposes to develop this property by demolishing the existing house, rehabilitating the existing church building, and building a new three-story apartment building. The new building is proposed to run north/south on the west side of the property. Both the new building and the rehabilitated building would contain first-floor residential units. This proposal complies with the Indiana State Building Code requirement related to provision of accessible units. To provide accessible units, the petitioners have the option of adding an elevator or including units on the ground floor. The Unified Development Ordinance does not allow residential units on the ground floor in multi-family buildings in the CG district. This provision was written before the State Code requirement for an accessible unit. The petitioners are requesting a use variance to allow for ground floor residential units.

Ground floor units are prohibited on the first floor in the CG district by the UDO to ensure that significant amounts of commercial property along major roadways are not consumed by solely residential uses. The location of this site is on a 'neighborhood street' portion of W. 3rd Street, immediately across from a large cemetery and immediately adjacent to a single-family residential neighborhood. There is more CG zoning to the west and south, so this corner can be viewed as a transition from the single family residential to the east and the potentially more intense uses to the west.

The petitioners are also requesting development variances related to the proposed parking lot. The UDO requires one parking space per bedroom to be installed on the site. The proposal contains a total of 40 units and 49 bedrooms. The petitioners propose 41 parking spaces on the site. Location of parking on the site is limited by the location of the existing church and the fact that the parcel has two frontages, 3rd Street and Walker Street. The petitioner is proposing to improve right-of-way parking on both 3rd and Walker Streets by creating 9 parking spaces in the right-of-way. The required 324 square foot parking lot islands have not been included. Adding them to the site will reduce the parking by 3 spaces, for a final total of 38 on-site spaces and 9 right-of-way spaces.

The two parking spaces on the southeast portion of the site do not meet parking lot setback requirements, as they are set 20 feet behind the northeast corner of the church, but not 20 feet behind the southeast corner of the church.

PLAN COMMISSION RECOMMENDATION: The Plan Commission reviewed the use variance request at its October 2, 2017 meeting. The Plan Commission vote 7-0 to forward the use variance request to the Board of Zoning Appeals with a positive recommendation.

SITE PLAN ISSUES:

Parking and Landscaping: 49 parking spaces are required for the proposed 49 bedrooms in the development. The petitioner proposes 41 parking spaces on the site, but will have 38 spaces once appropriately sized islands are included on the site. The site will serve members of the community making at or below 60% of the area median income. 8 of the units will be reserved for persons with disabilities and 8 units reserved for permanent supportive housing for persons experiencing homelessness. The petitioner has developed other multifamily projects and contends that a reduced number of parking spaces is appropriate for this particular rental population, as vehicle ownership is reduced. 9 parking spaces will be improved in the public right-of-way.

In the CG district, the UDO requires parking to be 20 feet behind the front building wall. Because of the location of the existing church, two of the proposed spaces do not meet this standard. The petitioners are seeking a variance to the front minimum parking setback standard.

The UDO requires one landscaped island or bumpout of at least 324 square feet per 16 parking spaces. The current proposal requires 2 islands and only one undersized island

is present. The Department proposes a condition of approval that the required islands be added, which will result in the loss of three parking spaces, in the current configuration. The petitioner believes that the 38 parking spaces will work for the project.

Impervious Surface Coverage: The CG district allows for a maximum impervious area of 60% of the lot. The proposed final site plan meets this requirement through greenspace and the use of permeable pavers. The result will be 59.8% lot coverage. The interim site plan, before the new culvert is installed, will not meet impervious surface requirements, as the parking spaces will be paved.

Architecture: The CG zoning district has no architectural standards along a neighborhood street. The petitioner has consulted with staff, Schmidt and Associates, the Bloomington Historic Preservation Commission, and the immediately adjacent neighborhood association on the design.

20.09.140 CRITERIA AND FINDINGS FOR USE VARIANCE:
First Floor Residential Use

Pursuant to IC 36-7-4-918.4., the Board of Zoning Appeals or the Hearing Officer may grant a variance from use if, after a public hearing, it makes findings of fact in writing, that:

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

PROPOSED FINDING: No injury to the public health, safety, morals, and general welfare of the community is found in the approval of the proposed first floor residential use in a multifamily building. The site is zoned CG, but is immediately adjacent to a less intense single-family neighborhood. A multi-family use with ground floor residential provides a buffer between the existing neighborhood and the potential intense uses to the west.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

PROPOSED FINDING: No substantial adverse impacts to the use and value of the adjacent area are found. Conversely, it is found that the redevelopment of an underutilized site will have a positive impact on the adjacent area. Ground floor residential uses on a neighborhood street across from a cemetery will not negatively impact the surrounding areas. This property is on the edge of a commercially zoned area and immediately adjacent to a single-family neighborhood.

(3) The need for the variance arises from some condition peculiar to the property involved; and

PROPOSED FINDING: Peculiar condition results from a combination of the location

of the lot related to its zoning district, the historic structure on the lot, and the characteristics of the adjacent street. This property has been previously underutilized and redevelopment of this site is made more difficult by its location on the edge of this portion of the CG district and the inclusion of the locally designated church structure. This portion of 3rd Street is just west of a one-way design with chicanes. This portion of 3rd Street is inconvenient to vehicular travel, as evidenced by its 'neighborhood street' designation, making commercial at this location less viable than most 3rd Street locations.

(4) The strict application of the terms of the Unified Development Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought; and

PROPOSED FINDING: Strict application of the UDO constitutes an unnecessary hardship because the combination of the site constraints limits commercial possibilities at this site. Although a mixed-use building with residential units about the ground floor could be constructed, single use residential is compatible with residential to the east.

(5) The approval does not interfere substantially with the Growth Policies Plan.

PROPOSED FINDING: The Growth Policies Plan (GPP) designates this property as Employment Center. The property is at the northeast corner of a large area zoned CG. Because this property is on the edge of the Employment Center area, contains a locally historically designated building and is immediately adjacent to a single family residential neighborhood, the characteristics of this site are appropriate for a multi-family use to aid in transition between the single family neighborhood to the east and the future employment to the west. Although residential units are allowed only on the second floor and above, this property has unique constraints that limit the size and use of a new building and make ground floor residential reasonable. The Plan Commission found that the proposed use did not substantially interfere with the GPP.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

20.09.130 e) Standards for Granting Variances from Development Standards (Front Parking Setback):

A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

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

PROPOSED FINDING: No injury is found with this petition. The proposed parking location will have no negative effects on the general welfare of the community.

The parking is behind the front wall of the historic church, but the church is not parallel with Walker Street so only a portion of the church is more than 20 feet in front of the parking. Landscaping is included to shield the parking from the street.

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

   PROPOSED FINDING: No adverse impacts to the use and value of surrounding properties as a result of the requested variance are found. There is parking adjacent to or in front of the buildings on the lots in the surrounding area. Landscaping is included to shield the parking from the street.

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

   PROPOSED FINDING: Peculiar condition results from the orientation of the historic church and the conflict between parking requirements of the UDO. The parking is set back 20 feet behind the northeast corner of the church, but is only 15 feet behind the southeast corner because the church is not parallel with the Walker Street right-of-way. Additionally, the UDO requires one parking space per bedroom, while also requiring the parking setback. Because the church is an existing feature on the lot, only so many configurations are possible to attempt to meet both the parking total and parking setback requirement.

20.09.130 e) Standards for Granting Variances from Development Standards (Parking Space Total):

A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

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

   PROPOSED FINDING: No injury to the general welfare of the community is found with this petition. The proposal will serve an underserved segment of the community, and will provide adequate parking for its unique needs. Approval will allow a project that has less parking spaces that required by the UDO.

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

   PROPOSED FINDING: No adverse impacts to the use and value of surrounding

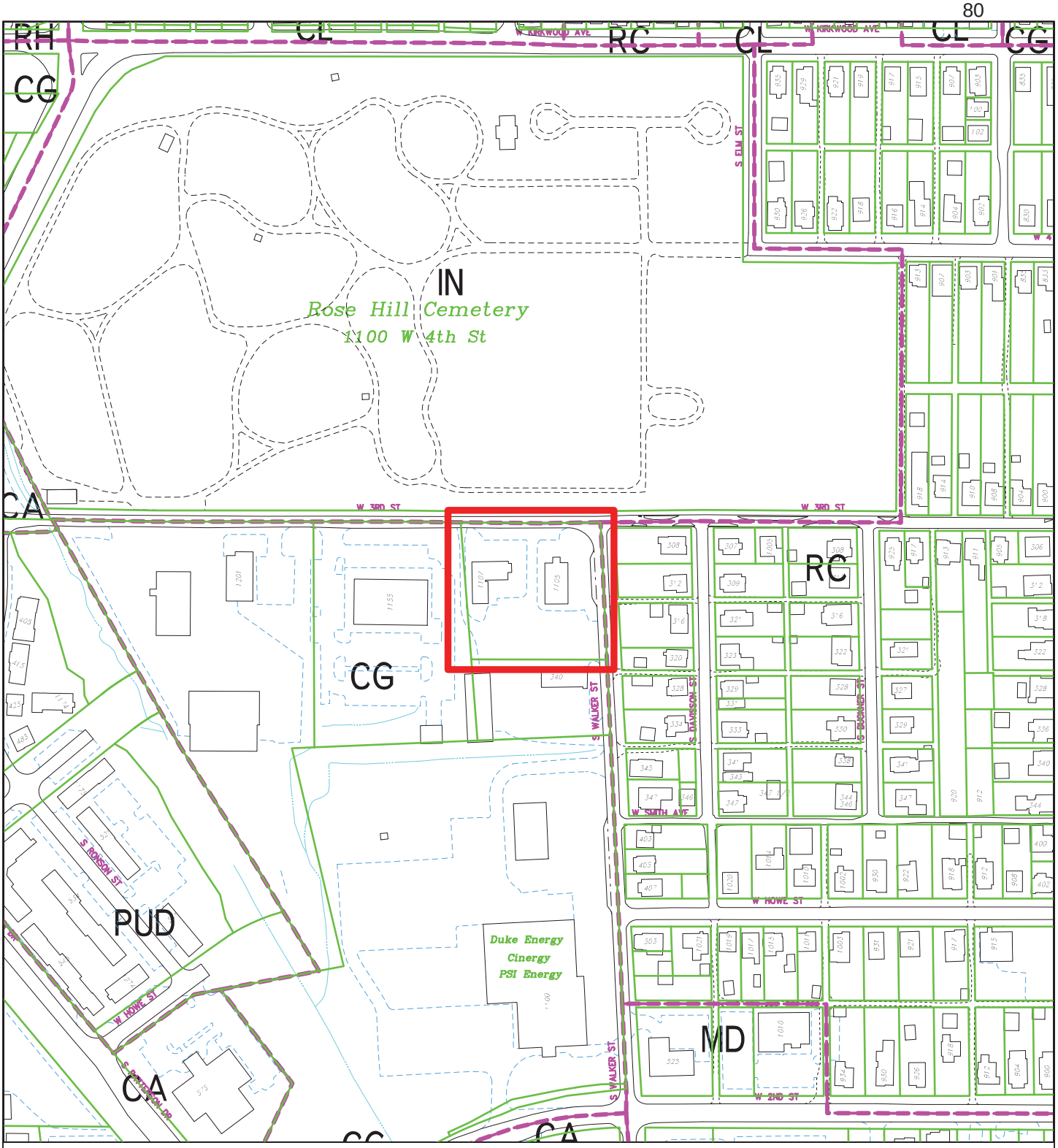
properties is found as a result of the requested variance. The proposed project contains multi-family residential for a specific segment of the community. In addition to the on-site parking spaces, 9 spaces will be improved in the right-of-way. The proposal redevelops an underutilized lot, which can only enhance rather than detract from the value of adjacent 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.*

PROPOSED FINDING: Peculiar condition is found in the combination of the location of the existing historic church on the lot and the desire for on-site stormwater treatment and parking setbacks. The church is setback from both rights-of-way, which limits the amount of room that can be used for parking while meeting the parking setback requirement. Additionally, on-site water treatment limits the amount of space on this property that is available for parking. This property is underutilized and redevelopment is difficult as the historic church is locally designated and dictates what portions of the parcel can be developed with parking.

RECOMMENDATION: The Department recommends that the Board of Zoning Appeals adopts the proposed findings and approves UV/V-23-17 with the following conditions:

1. Approval of the variance allows for reduced parking spaces to a minimum of 38 parking spaces.
2. Parking lot islands must be added to the site plan before a grading permit will be issued.
3. Approval of the parking setback variance is for a maximum encroachment, as shown in the submitted site plan.
4. Approval of first floor residential is for this project proposal only. Any future projects needs subsequent variance approval.



City of Bloomington
Planning & Transportation

By: scanlanj
17 Aug 17

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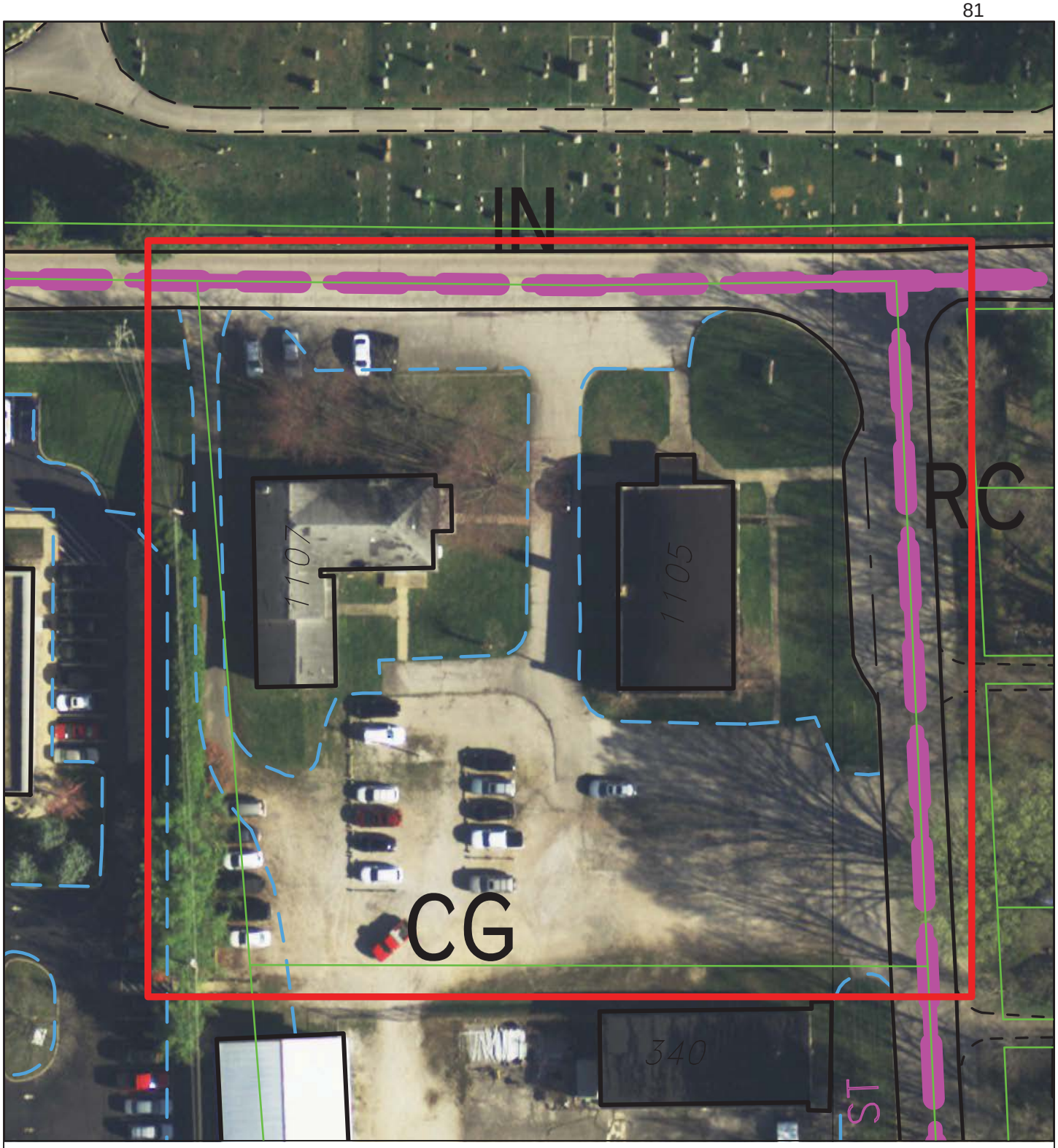
N

Scale: 1" = 250'

For reference only; map information NOT warranted.



By: scanlanj
17 Aug 17

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N

City of Bloomington
Planning & Transportation

Scale: 1" = 50'

For reference only; map information NOT warranted.

BYNUM FANYO & ASSOCIATES, INC.

September 18, 2017

City of Bloomington Plan Commission
401 N. Morton Street
Bloomington, Indiana 47403

Re: Milestone Ventures, Inc BFA Project #401741

Dear Plan Commission and BZA Members:

Our client, Milestone Ventures, Inc. working with Life Designs Bloomington, respectfully request site plan approval and variance request for first floor residential uses and minimum parking spaces. The property consists of 1.25 acres at the southwest corner of W. 3rd Street and S. Walker Street. The site is zoned CG and requires no residential uses on the first floor and we are proposing no commercial uses. Since this property is located next to a core neighborhood it is required to have one parking space per bed. We will have a total of 40 units and 49 beds. We are proposing 41 onsite parking spaces and 9 on street parking spaces for a total of 50 parking spaces. The parking variance is due to some of this counted parking is on street and not within the site. However, we have 40 units and 41 on site parking spaces. The unit mix consist of 8 studio units under 550 sf, 24 one-bedroom units under 700 sf, 7 two-bedroom units under 950 sf and 1 three-bedroom unit. The DUE density comes to 13.22 units, well under the 18.77 units allowed.

The proposed use for the site is affordable housing for residents at or below 60% of area median income. The project will also provide 8 units for persons with disabilities and 8 units of permanent supportive housing for the homeless. The program is similar to the Life Design project located on S. Henderson Street. Their experience at this location is that the tenants typically use public or alternative means of transportation and need very little parking. It is for this reason we believe one space per bed is not necessary for this project but one per unit is.

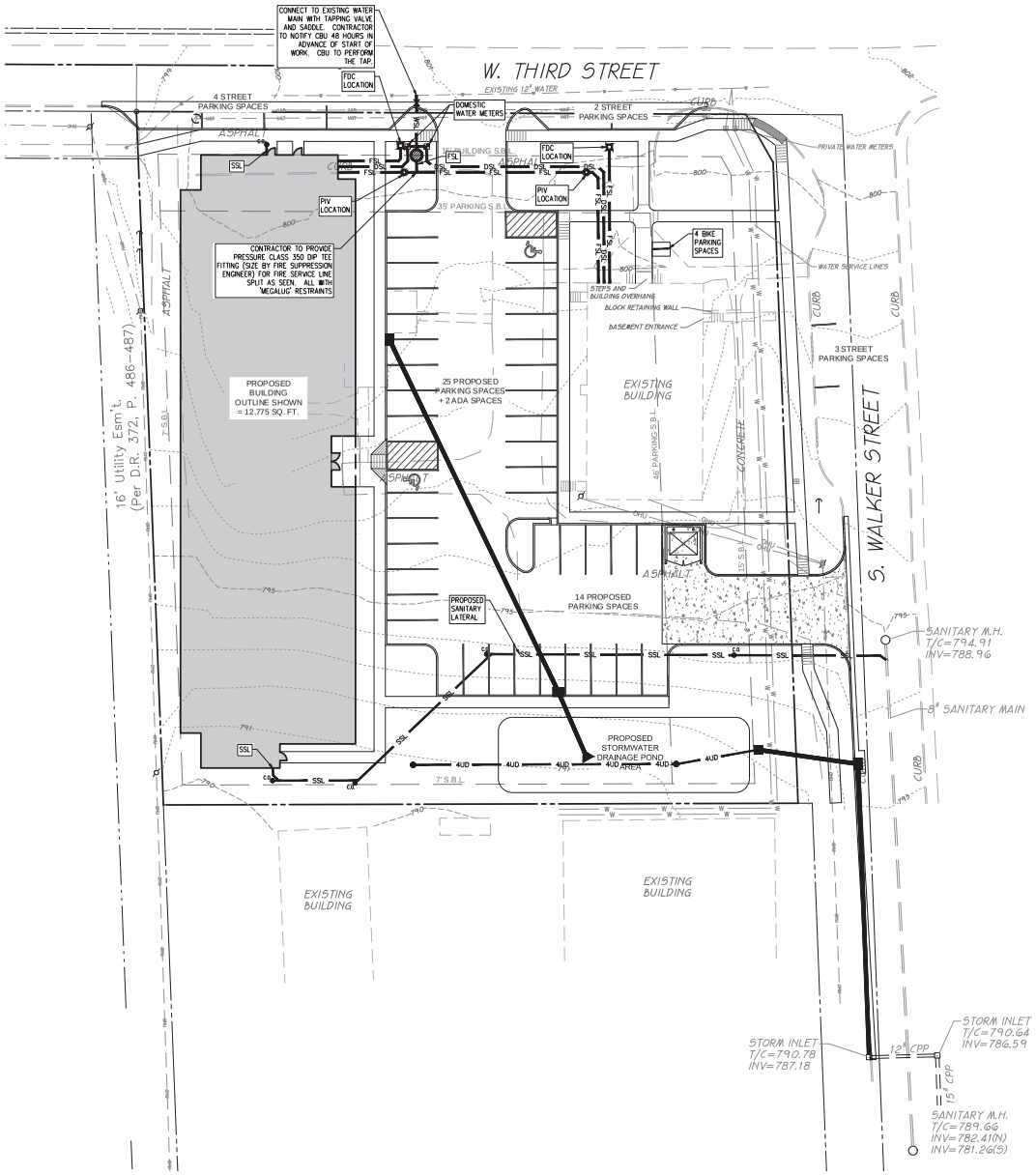
The site design consists of renovating the existing church to accommodate two micro apartments, a community room, fitness room and leasing office. A new three-story building will be constructed on the west side of the property and a parking lot between the two structures. Water service will be brought in from W. 3rd Street and sanitary sewer will be connected to a main in S. Walker Street. Storm water will sheet flow from north to south where a water quality and detention pond will filter the storm water and reduce the runoff to predevelopment rates.

After you have had a chance to review our petition please feel free to contact us with any questions or clarifications you have.

Sincerely,

Jeffrey S. Fanyo, P.E., CFM

Bynum Fanyo and Associates, Inc.
528 North Walnut Street
Bloomington, Indiana 47404
Office 812 332 8030



SCALE: 1"=20'

W. 3RD ST. & S. WALKER ST. PROPERTY - 1.25 ACRES	PARKING COUNT	IMPERVIOUS SURFACE AREA	STUDIO UNITS LESS THAN 550 SQ. FT.	1 BED UNITS LESS THAN 700 SQ. FT.	2 BED UNITS LESS THAN 950 SQ. FT.	3 BED UNITS	UNIT DENSITY
CITY OF BLOOMINGTON 'UDO' ALLOWABLE	1.5 SPACE PER BEDROOM = 49	60% LOT COVERAGE = 0.75 ACRES	# UNIT x 0.20	# UNIT x 0.25	# UNIT x 0.66	# UNIT x 1.00	15 UNITS/ACRE X 1.25 ACRES = 18.77 UNITS
PROPOSED	41 ON-SITE + 9 ON-STREET= 50 = 102%	0.75 ACRES = 60.0%	8	24	7	1	13.22 UNITS AFTER WEIGHTED VALUES

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

UV/V-23-17 Petitioner's Site Plan

revisions:

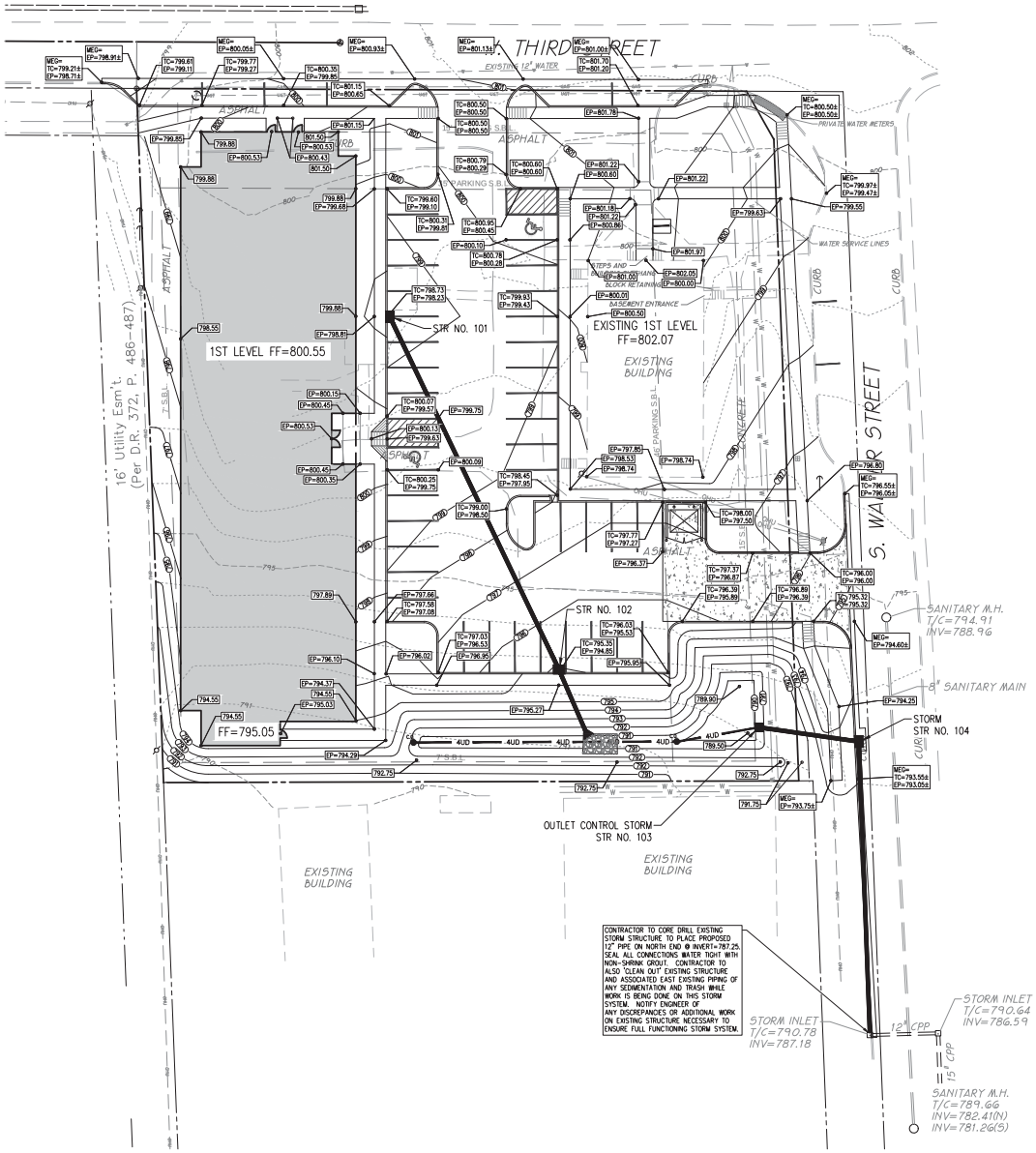
ARCHITECTURE
CIVIL ENGINEERING
PLANNING
BYNUM FANYO & ASSOCIATES, INC.
528 north walnut street
(812) 332-8030
bloomington, indiana
(812) 339-2990 (fax)

certified by:

PROPOSED
W. 3RD STREET &
S. WALKER STREET
W. 3RD STREET
BLOOMINGTON, INDIANA 47404

title: SITE IMPROVEMENT & UTILITY PLAN

designed by: DJB
drawn by: DJB
checked by: JSF
sheet no: C301
project no.: 401741



SCALE: 1"=20'

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UVV-23-17 Petitioner's Site Plan

revisions:

BYNUM FANYO & ASSOCIATES, INC.
ARCHITECTURE
CIVIL ENGINEERING
PLANNING
528 north walnut street
(812) 332-8030
bloomington, indiana
(812) 339-2490 (fax)

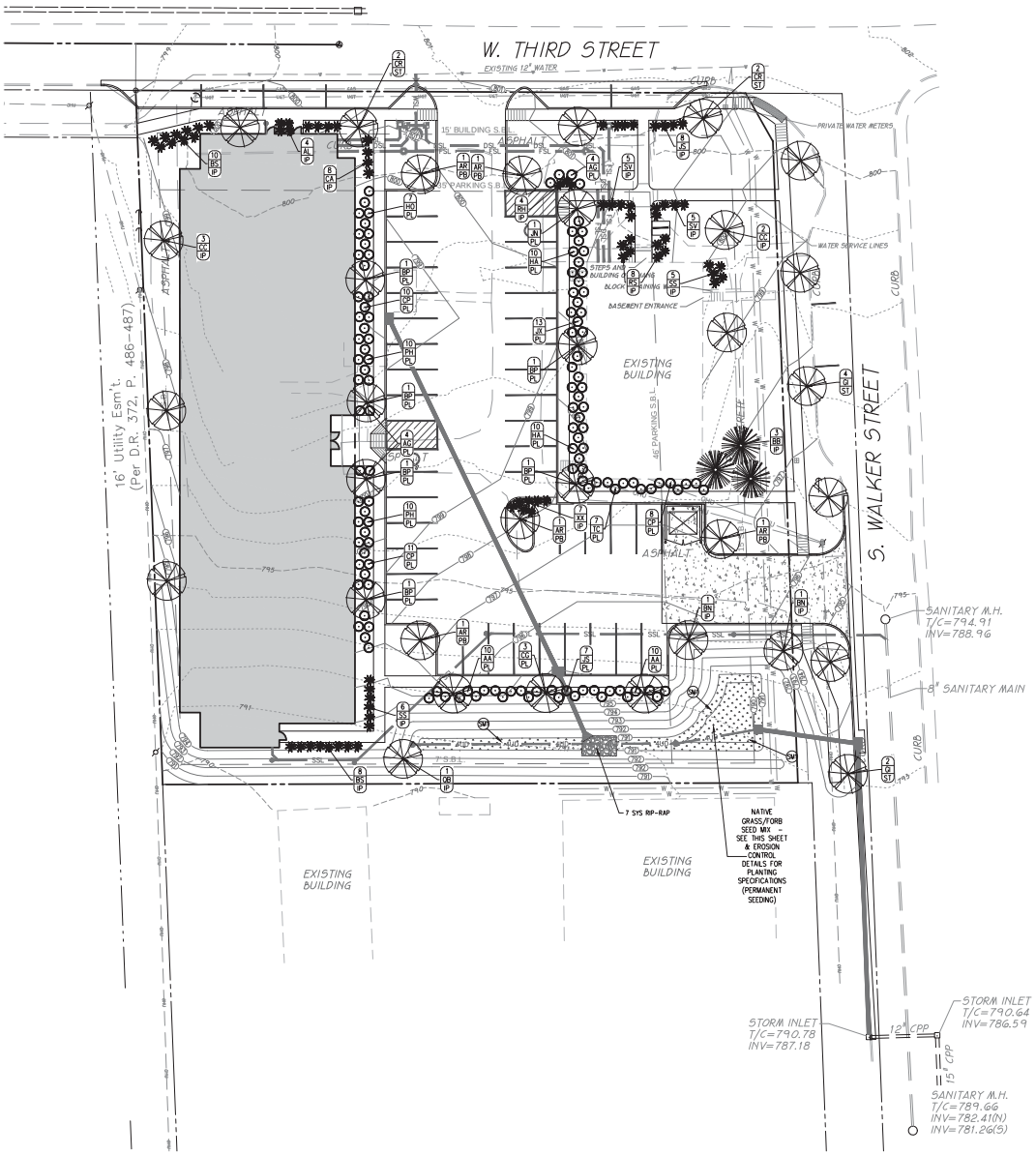
certified by:

PROPOSED
W. 3RD STREET &
S. WALKER STREET

W. 3RD STREET
BLOOMINGTON, INDIANA 47404

title: SITE GRADING & DRAINAGE PLAN

designed by: DJB
drawn by: DJB
checked by: JSF
sheet no: C401
project no.: 401741



PLANT LIST & LEGEND

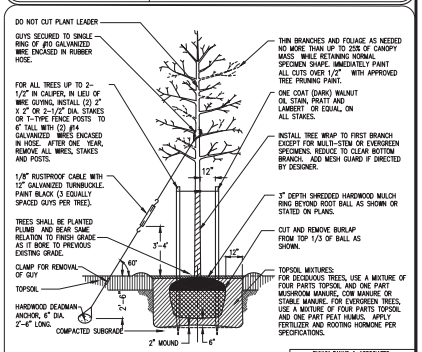
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
LARGE CANOPY DECIDUOUS TREES					
	JN	QUERCUS MACROCARPA	BUR OAK	1	2" CAL., B & B
	AR	ACER RUBRUM	RED SUNSET MAPLE	5	2" CAL., B & B
	CG	CARYA GLABRA	PIGNUT HICKORY	3	2" CAL., B & B
	BP	BETULA PLATYPHYLLA	COLUMNAR PINNACLE BIRCH	6	2" CAL., B & B
	GI	TAXODIUM DISTICHUM 'MICKELSON'	BALD CYPRESS - SHAWNEE BRAVE	6	2" CAL., B & B
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	1	2" CAL., B & B
	CR	CORNUS RACEMOSA	FLOWERING DOGWOOD	4	2" CAL., B & B
SMALL / MEDIUM DECIDUOUS TREES					
	BN	BETULA NIGRA	RIVER BIRCH	2	2" CAL., B & B
	CC	CORNUS KOUSA CHINENSIS	KOUSA DOGWOOD	5	2" CAL., B & B
	CR	CORNUS RACEMOSA	FLOWERING DOGWOOD	4	2" CAL., B & B
EVERGREEN TREES					
	BB	PICEA PUNGENS 'BABY BLUE EYES'	DWARF BLUE SPRUCE	3	6' HEIGHT
DECIDUOUS SHRUBS - PARKING LOT PERIMETER					
	PH	PHILADELPHUS	MOCK ORANGE	20	18" HEIGHT*
	AG	ANDROPOGON GERARDII	BIG BLUESTEM	8	18" HEIGHT*
	HO	HOSTA	HOSTA SPECIES	7	18" HEIGHT*
	HA	HYDRANGIA ARBORESCENS	WILD HYDRANGIA	20	18" HEIGHT*
	AA	ARONIA ARBUTIFOLIA	BLACK CHOKEBERRY	20	18" HEIGHT*
EVERGREEN SHRUBS - PARKING LOT PERIMETER					
	TC	CHAMAECYPARIS	FALSE CYPRESS	7	18" HEIGHT*
	JK	ARBORVITAE THUJA	BERMAN'S GOLD ARBORVITAE	13	3 GALLON CONTAINER
	CP	DRYOPTERIS MARGINALIS	EVERGREEN SHIELD FERN	29	3 GALLON CONTAINER
	JS	JUNIPER SPECIES	COMMON JUNIPER	7	3 GALLON CONTAINER
DECIDUOUS SHRUBS - INTERIOR PLANTINGS					
	SV	SYRINGA VULGARIS	LILAC	10	3 GALLON CONTAINER
	SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	11	3 GALLON CONTAINER
	RH	RUDBECKIA HIRTA	BLACK-EYED SUSAN	4	1 GALLON CONTAINER
	AL	ASTER LAEVIS	SMOOTH ASTER	4	3 GALLON CONTAINER
	CA	CEANOTHUS AMERICANUS	NEW JERSEY TEA	8	3 GALLON CONTAINER
	XX	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED	7	1 GALLON CONTAINER
EVERGREEN SHRUBS - INTERIOR PLANTINGS					
	RS	RHODODENDRON SPECIES	RHODODENDRON	8	18" HEIGHT*
	JS	JUNIPER SPECIES	COMMON JUNIPER	8	3 GALLON CONTAINER
	BS	BUXUS SPECIES	BOXWOOD	18	18" HEIGHT*

XX PLANT QUANTITY (SPACED EVENLY)
XX PLANT KEY (TYPE)
XX REQUIREMENT DESIGNATION (AS SEEN BELOW)

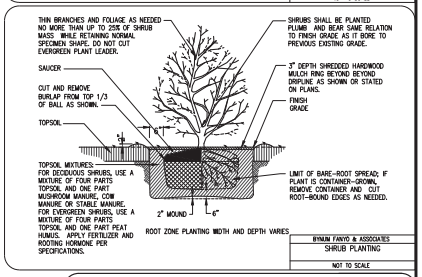
PL=PARKING LOT PERIMETER PLANTINGS
IP=INTERIOR PLANTINGS
ST=STREET TREES
PB=PARKING LOT BUMPOUTS
(NO REQUIRED BUFFERYARD PLANTINGS)

*CONTAINER OR BALL AND BURLAP CONDITION ACCEPTABLE

NOTE: SPECIES SHOWN THAT ARE NOT LISTED IN THE CITY OF BLOOMINGTON ZONING ORDINANCE CHAPTER 20.05 TABLES OF RECOMMENDED PLANT MATERIALS ARE GIVEN BOTANICALLY COMPARABLE DENSITY VALUES.



BYNUM FANYO & ASSOCIATES
TREE PLANTING WITH GUYING OR STAKING
NOT TO SCALE



BYNUM FANYO & ASSOCIATES
SHRUB PLANTING
NOT TO SCALE

SM1	NATIVE GRASS/FORB SEED MIX		
	CAREX FRANKII	FRANK'S SEDGE	4 OUNCES/ACRE
	ELYMUS RIPARIUS	RIVERBAND WILD RYE	16 OUNCES/ACRE
	ELYMUS VIRGINICUS	VIRGINIA WILD RYE	32 OUNCES/ACRE
	PANICUM VIRGATUM	SWITCHGRASS	4 OUNCES/ACRE
	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	32 OUNCES/ACRE
	SORGHASTRUM NUTANS	INDIAN GRASS	8 OUNCES/ACRE
	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 OUNCE/ACRE

*FOLLOW SITE AND SEED BED PREPARATION, SEEDING AND MAINTENANCE NOTES AS SHOWN IN THE 'MS' DETAIL FOR PERMANENT SEEDING. SUBSTITUTE SEED WITH 'SM1' SEED MIXTURE SEEN ABOVE.

SCALE: 1"=20'

NOTE TO CONTRACTOR

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UV/V-23-17 Petitioner's Site Plan

revisions:

certified by:

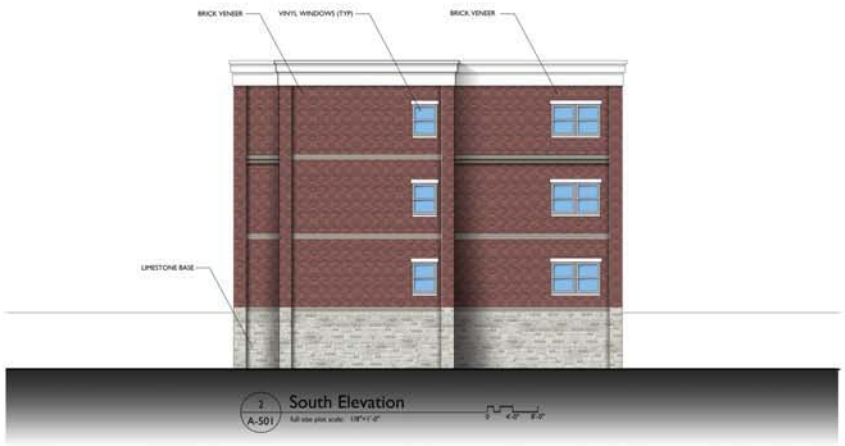
ARCHITECTURE
CIVIL ENGINEERING
PLANNING
BYNUM FANYO & ASSOCIATES, INC.
528 north walnut street
(812) 332-8030
bloomington, indiana
(812) 339-2990 (fax)

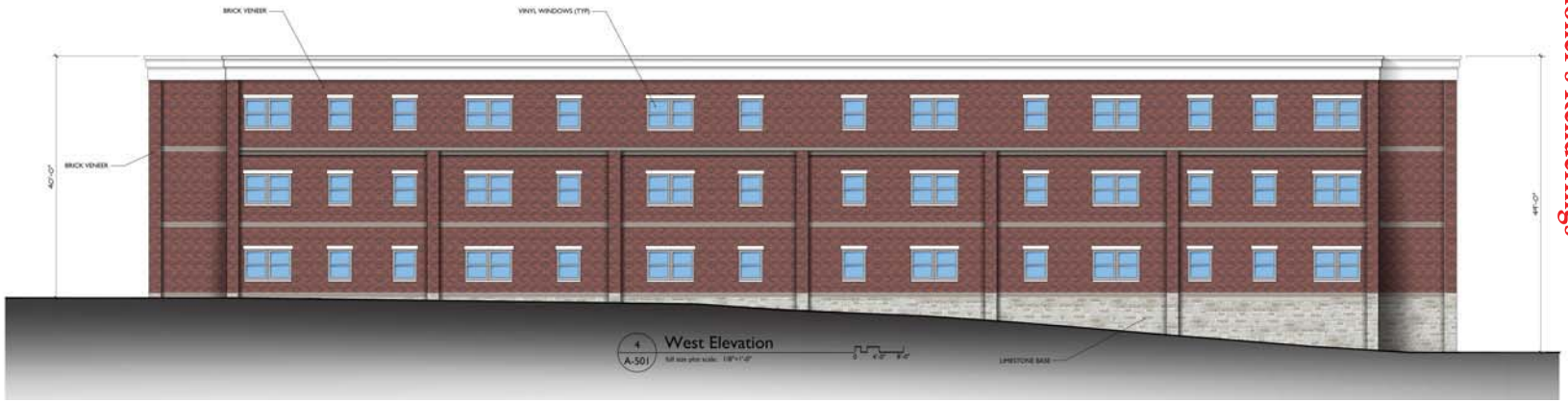
PROPOSED
W. 3RD STREET &
S. WALKER STREET

W. 3RD STREET
BLOOMINGTON, INDIANA 47404

title: SITE LANDSCAPING PLAN

designed by: DJB
drawn by: DJB
checked by: JSF
sheet no: C601
project no.: 401741





Notice

The Architect/Engineer does not define the scope of individual trades, subcontractors, material suppliers, or vendors. Any sheet numbering system used which identifies disciplines is solely for the Architect/Engineer's convenience, and is not intended to define a subcontractor's scope of work. Information regarding individual trades, subcontractors, material suppliers, and vendors may be detailed, described and indicated at different locations throughout these documents. No consideration will be given to requests for change orders for failure to obtain and review the complete set of drawings and specifications when preparing bids, prices, and quotations.

UV/V-23-17 Petitioner's Renderings

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Review Print
Not for Construction

MILESTONE VENTURES

LifeDesigns Apartments
W. 3rd St. & S. Walker Streets
Bloomington, Indiana 47401

Sheet
A-501

UV/V-23-17 Petitioner's Floor Plans

LifeDesigns Apartments
W. 3rd St. & S. Walker Streets
Bloomington, Indiana 47401

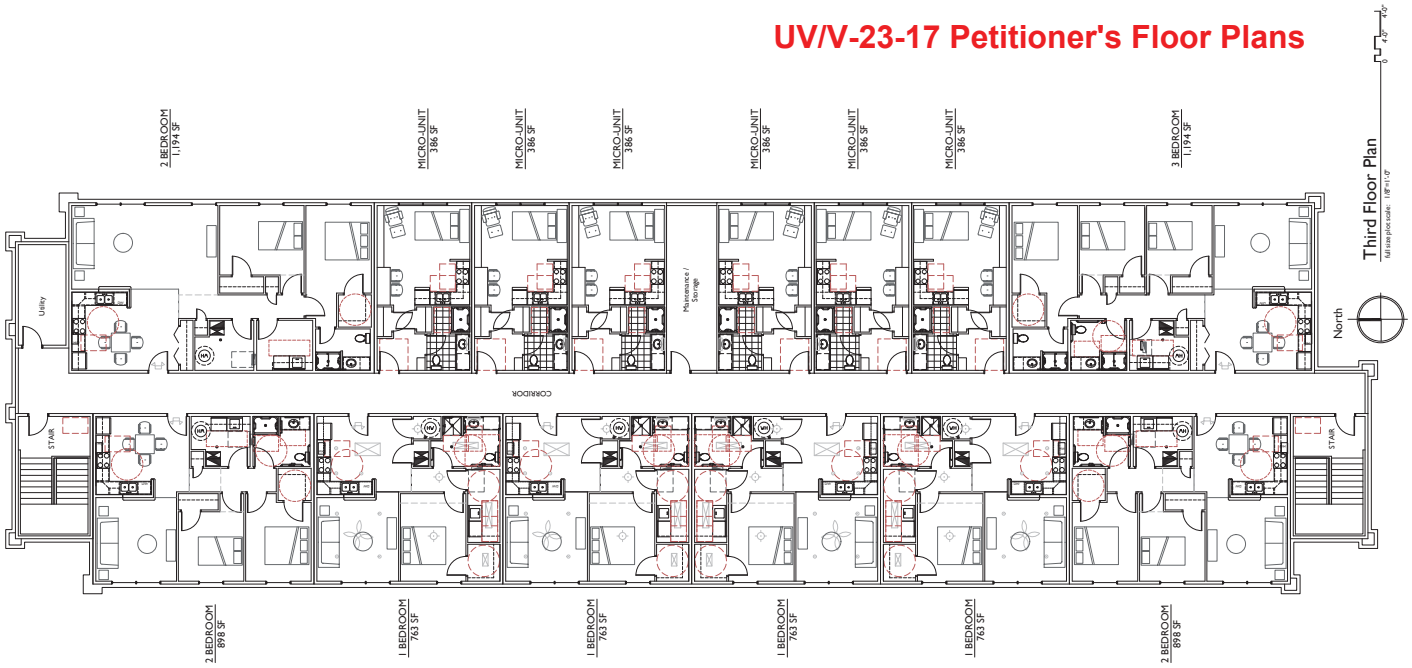
A-101

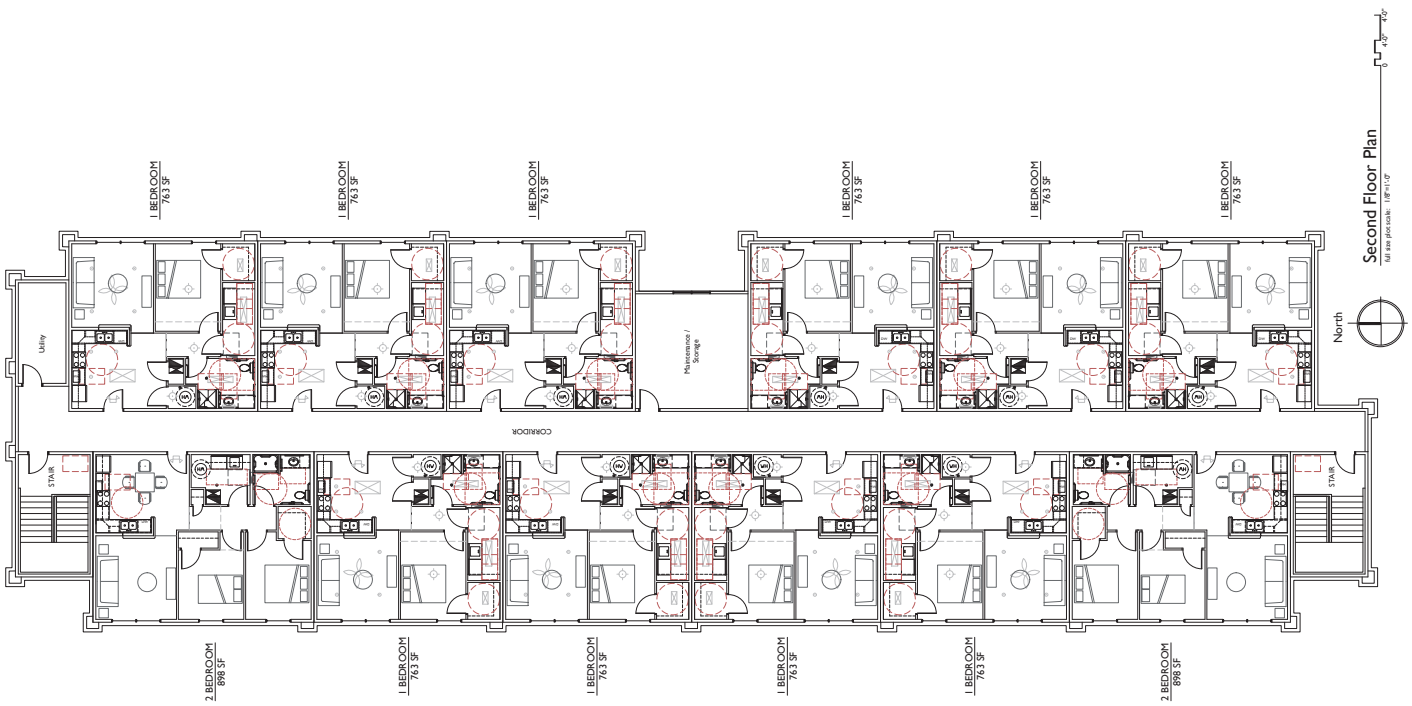
MILESTONE VENTURES
8152 Castilla Drive
Indianapolis, IN 46236

Review Print
Not for Construction

Kovert Hawkins architects

UV/V-23-17 Petitioner's Floor Plans





LifeDesigns Apartments
W. 3rd St. & S. Walker Streets
Bloomington, Indiana 47401

A-102

Sheet

Revision 1
Drawn
Checked By
Project No. 171503
Date 09-18-17
Certified By

Review Print
Not for Construction

Kovert Hawkins architects

BLOOMINGTON BOARD OF ZONING APPEALS **CASE #: CU-24-17**
STAFF REPORT **DATE: October 19, 2017**
Location: 215 S. Westplex Ave.

PETITIONER: Wheeler Missions Ministries
215 S. Westplex Ave.

REQUEST: The petitioner is requesting conditional use approval to allow capacity expansion of an existing homeless shelter.

REPORT: The petitioner currently operates a homeless shelter at 215 S. Westplex. The property is located within the Westplex PUD (Planned Unit Development). The site currently has a two-story building that provides overnight shelter to 50 individuals.
The petitioner plans to install fire sprinklers in the building to increase capacity for the existing homeless shelter.

The shelter has a long operating history on the site and first received a Conditional Use in 2000 for a maximum overnight capacity of 20 individuals which was then increased to 50 with a new conditional use in 2003.

By adding a sprinkled fire suppression system, Wheeler Mission can increase the capacity from 50 occupants to 130. This 130 includes both visitors and staff. This change would allow year-round sheltering at a single site. The Interfaith Emergency Winter Shelter (IEWS) will operate at Wheeler Mission between November and March, thus eliminating the need to rotate sheltering between downtown churches.

CRITIERIA AND FINDINGS

20.05.023 Standards for Conditional Use Permits

No Conditional Use approval shall be granted unless the petitioner shall establish that the standards for the specific Conditional Use are met and that the following general standards are met.

1. *The proposed use and development must be consistent with the Growth Policies Plan and may not interfere with the achievement of the goals and objectives of the Growth Policies Plan;*

   Recommended Finding: The Growth Policies Plan identifies this area as "Community Activity Center." The GPP does not call for homeless shelters directly, but states that residential uses may be permitted and the CAC should incorporate a balance of land uses to take advantage of the proximity to goods and services. The use of the property as a shelter will not interfere with the achievement of the goals and objectives of the Growth Policies Plan.

2. *The proposed use and development will not create nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights;*

   Recommended Finding: The proposed use has the potential to have nuisance by

reason of noise, smoke, odors, vibrations, or objectionable lights however the shelter is staffed 24/7. The use has been existing on site without known nuisances since 2000.

3. *The proposed use and development will not have an undue adverse impact upon the adjacent property, the character of the area, or the public health, safety and general welfare;*

   Recommended Finding: Minimal potential adverse impacts are found to the adjacent properties or character of the area as a result of this petition. The site has been operating with a shelter since 2000. In addition, the use is surrounded by additional commercial businesses.

4. *The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, stormwater management structures, and other services, or that the applicant will provide adequately for such services;*

   Recommended Finding: The use requires no additional infrastructure services. There is no new development associated with this petition. There is adequate utility service in this area and no improvements are needed.

5. *The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;*

   Recommended Finding: The use is located off of West 3rd Street on a dead end street. There are sidewalks located along both sides of W 3rd as well as on the west side of S. Westplex Avenue. The site is served by bus and is located along the 3w Rural Transit Route.

   There are 15 parking spaces existing on site. The petitioner states the shelter guests do not typically have cars. The current number of spaces is sufficient for staff and volunteers

6. *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;*

   Recommended Finding: There will be no significant natural features lost with this petition.

7. *The hours of operation, outside lighting, and trash and waste collection must not pose a hazard, hardship, or nuisance to the neighborhood.*

   Recommended Finding: Access to the facility is open 24/7. The site is lighted throughout the evening and early morning hours. Trash and waste collection will continue as it has, no issues regarding trash and waste collection have been raised at this time.

8. *Signage shall be appropriate to both the property under consideration and to the surrounding area. Signage that is out of character, in the Board of Zoning Appeal's*

determination, shall not be approved.

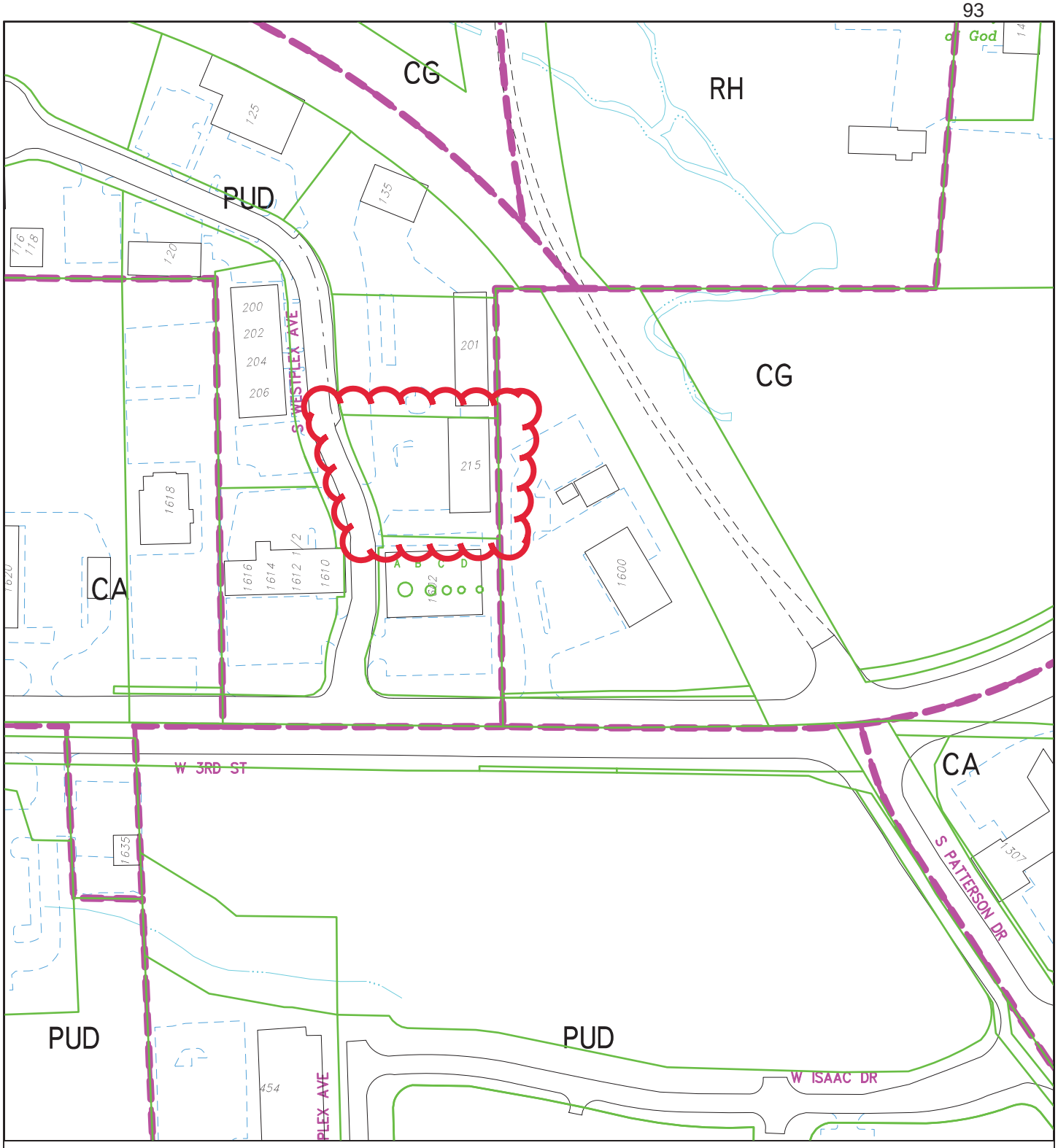
Recommended Finding: No changes to existing signage or new signage have been proposed at this time. Any future signage should be reviewed by staff according to the UDO standards.

9. The proposed use and development complies with any additional standards imposed upon the particular use by Chapter 20.05; CU: Conditional Use Standards.

Recommended Finding: There are no additional standards in Chapter 20.05 for the proposed use.

RECOMMENDATION: The Department recommends the BZA adopt the recommended findings and approve CU-24-17 with the following conditions:

1. The shelter facility shall be limited to a maximum of 130.
2. The petitioner must receive approval from the Monroe County Building Department as well as the Bloomington City Fire Department prior to allowing additional occupants.



City of Bloomington
Planning & Transportation

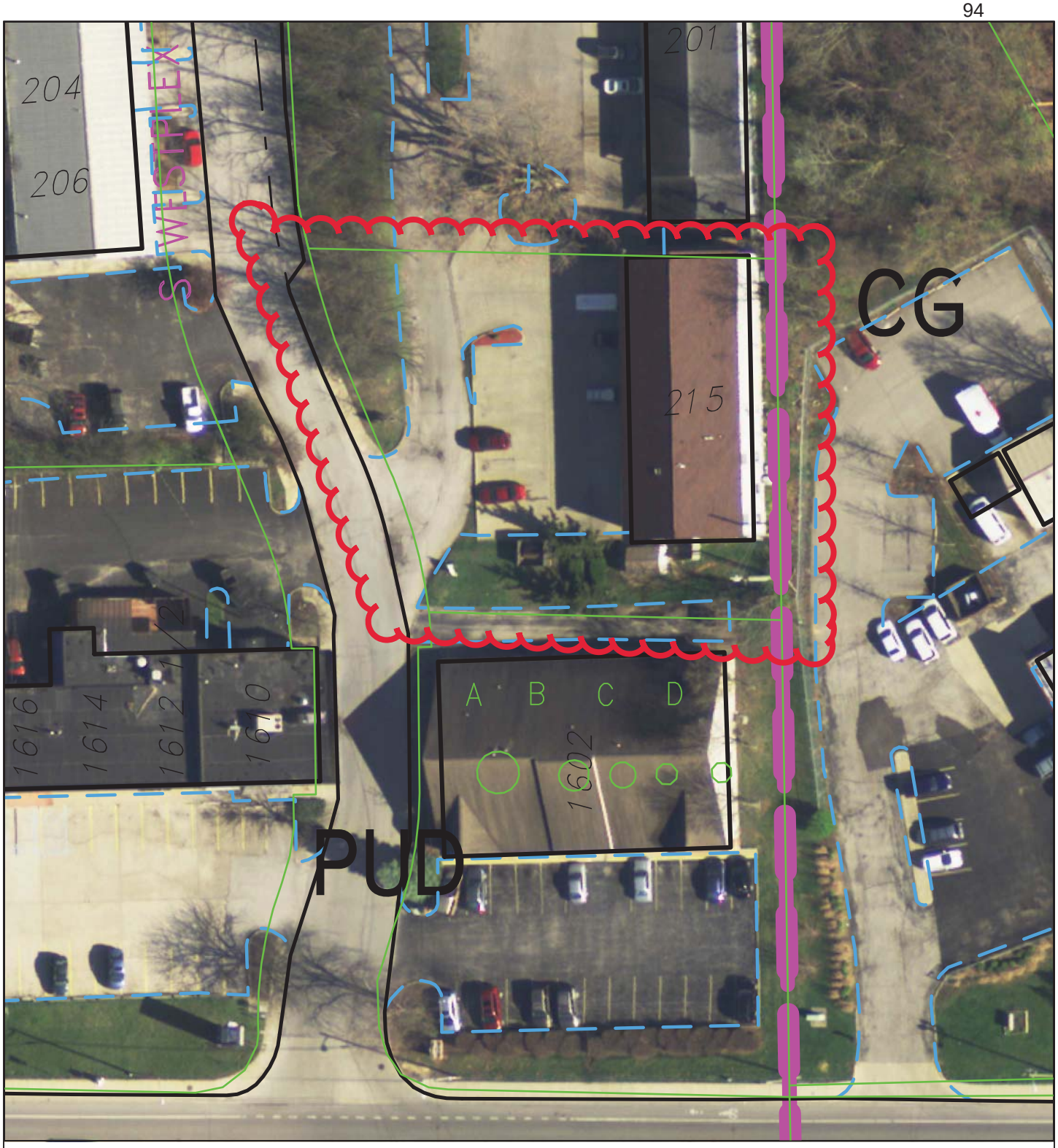
By: lewisa
10 Oct 17

150 0 150 300 450

N

Scale: 1" = 150'

For reference only; map information NOT warranted.



By: lewisa
10 Oct 17

50 0 50 100 150

N

City of Bloomington
Planning & Transportation

Scale: 1" = 50'

For reference only; map information NOT warranted.

Wheeler Mission Ministries (WMM) and the Interfaith Emergency Winter Shelter (IEWS)
Petitioners Statement 10/5/2017

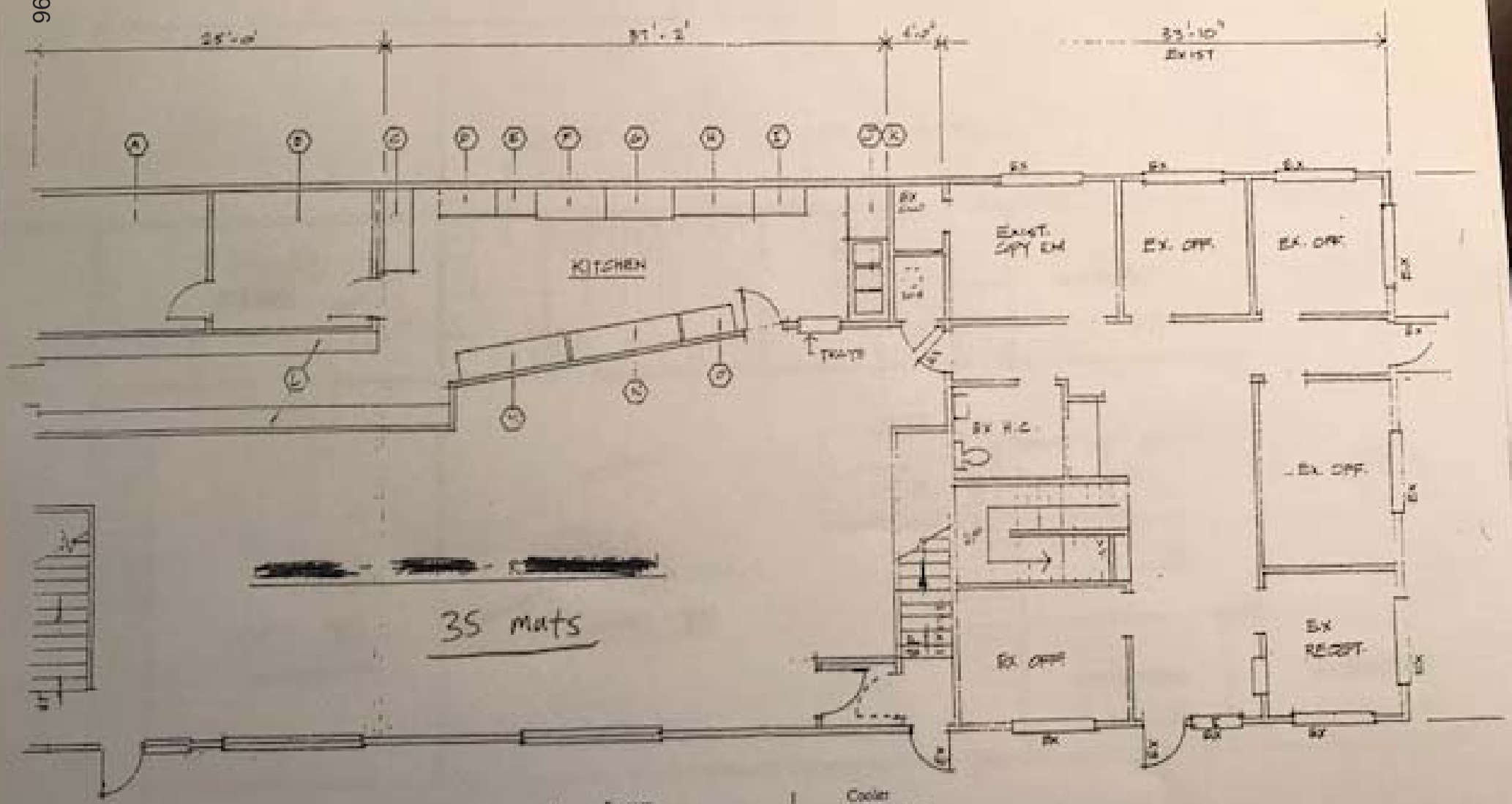
In 2016/17, WMM and IEWS collaborated regarding the growing need for low barrier, non-discriminatory, winter shelter services in Bloomington, Indiana. The primary goal of the service is to provide winter shelter for the homeless, addicted, and those in need. WMM and IEWS share a vision that services offered would allow for the faith community, across many denominations, to work together to meet the needs in our community. WMM and several Bloomington churches acted as "Shelter Sites" in 2016/17. While many of the congregations involved still desire to support the effort, there is a consensus that the rotation of physical sites is not ideal and was not intended to become a primary long-term solution. Some IEWS sites have indicated that current or projected new uses for their space impacts their ability to serve as a site in the same way as in the past, and have asked for help in addressing these issues.

WMM merged with Backstreet Missions in October 2015. WMM made concerted efforts to lower shelter barriers and participate as part of the Bloomington Continuum of Care. Shelter services are offered throughout the year to anyone regardless of religious preference, gender identification, race, background, etc. While Christian programs at WMM are always available, no one receiving emergency shelter services is required to participate. WMM implemented the "best practice" of engaging referral services between WMM and other social agencies to accommodate each individual guest based on their need. WMM will not act as permanent housing for the homeless, but will attempt to serve the homeless by connecting them to a diverse variety of programs and services. In addition to serving the homeless and those in need, WMM also recognizes its role in the community and seeks to contribute to the needs of the City of Bloomington, residents, business owners, and students.

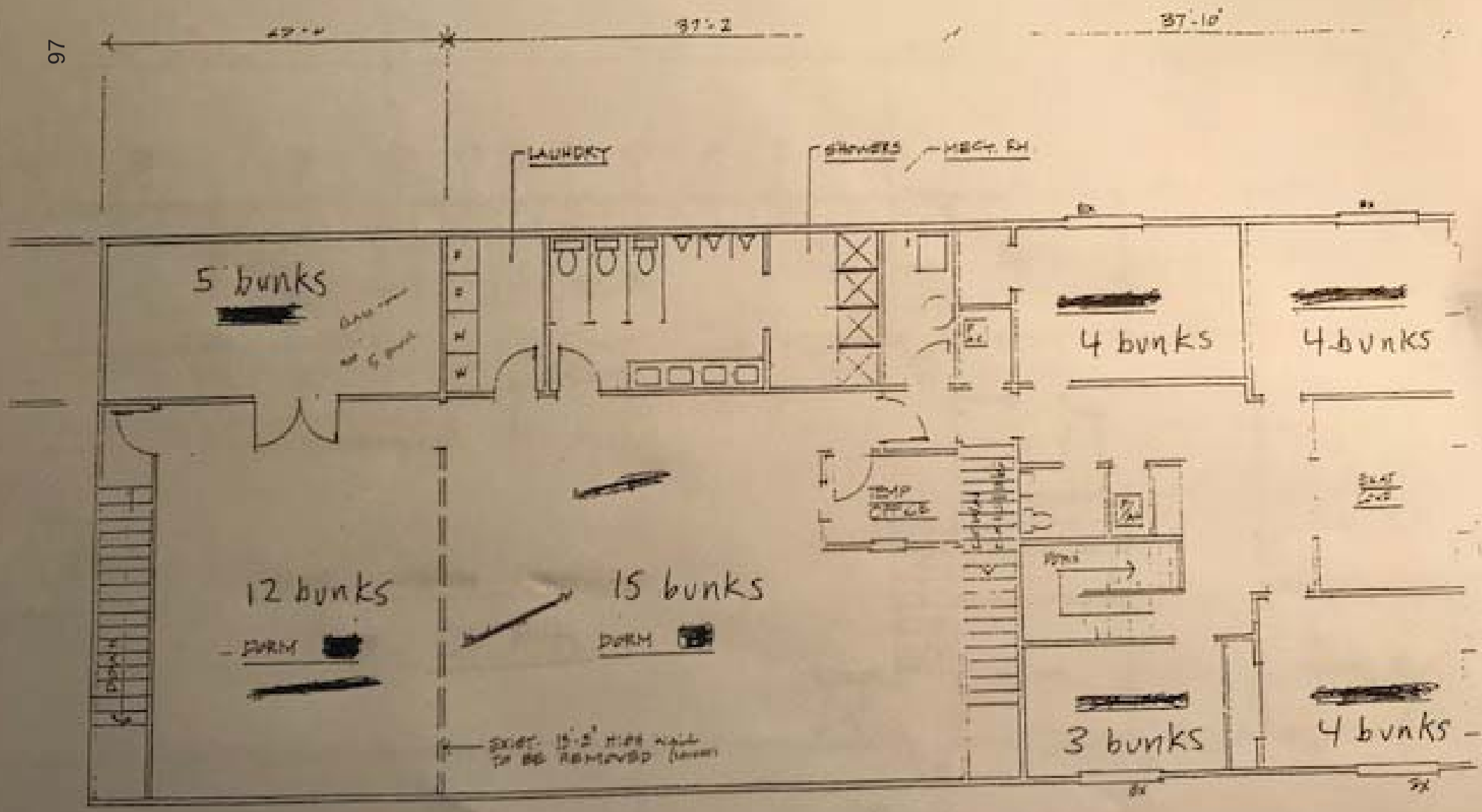
We would like to bring all Emergency Shelter Services and other case managed programming under one roof. The current facility located at 215 S. Westplex Avenue do have the capabilities to house the entire Winter Shelter operation but it will require a "change of use" and according to the Fire Marshall, will need to be outfitted with a fire suppression/sprinkler system. This will also enable to increase the capacity of people we can serve up from 50.

WMM is moving forward with the installation and change of use in its building. It has filed the appropriate notices, and met with the Sprinkler and General Contractors on the project. It is WMM's intent and goal to start work immediately when the permits are approved. Contractors are aware that this is a priority and are pushing for completion before November 1st.

Without the requested change, the IEWS would need to find additional sites for the homeless population during the winter months. It should be noted that the same issues exist at church sites; capacity restraints and lack of sprinkler systems. If we cannot make the changes, the City of Bloomington might be required to find alternative solutions to shelter the homeless.



LOWER LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN