

CITY OF BLOOMINGTON



PLAN COMMISSION

**February 11, 2019 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL**

**CITY OF BLOOMINGTON
PLAN COMMISSION
February 11, 2019 at 5:30 p.m.**

❖City Council Chambers – Room #115

ROLL CALL

MINUTES TO BE APPROVED: December 2018

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

- Election of Officers:
 - Current President: Joe Hoffmann
 - Current Vice President: Brad Wisler
- Appointment of a Plan Commission Representative to the Board of Zoning Appeals:
 - Current Representative: None
 - Current Alternate: None
- Appointment of a Plat Committee:
 - Current Representatives:
 - Roy Aten: Planning and Transportation
 - Mike Carter: City Utilities
 - Vacant: Plan Commission
 - Alternate Representatives:
 - Dan Backler: Planning and Transportation
 - Brad Wisler: Plan Commission
 - Phil Peden: City Utilities
- Appointment of a Hearing Officer
 - Current: Beth Rosenbarger
 - Current Alternate: Scott Robinson
- Appointment of a City Plan Commission member as an ex-officio member of the Monroe County Plan Commission
 - Current Representative: Nick Kappas
 - Current Alternate: Jillian Kinzie

CONTINUED TO MARCH:

***Note: Per PC Rules, a vote is needed to continue the following case-**

- *SP-14-18 **Waterstone Bloomington Land LLC**
320 W. 11th St.
Site plan approval to allow a 52,720 sq. ft. mixed use building with 22 parking spaces.
Case Manager: Eric Greulich
- PUD-30-18 **Curry Urban Properties**
100 Block of N. Pete Ellis Dr.
Rezone real estate identified as Lot #8 located in Deckard E 3rd St. neighborhood subdivision, Monroe County, IN, consisting of 3.2 acres from CL to Planned Unit Development. Preliminary plan & district ordinance.
Case Manager: Eric Greulich
- PUD-38-18 **IU Credit Union**
420 E. Hagan St.
Final plan approval for 13,284 sq. ft. office building.
Case Manager: Eric Greulich

****Next Meeting March 18, 2019**

Last Updated: 2/7/2019

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

CONSENT AGENDA:

UV-39-18 **Donna Lafferty**
502 W. 2nd St.
Use variance to allow a health spa in a Medical (MD) zoning district
Case Manager: Eric Greulich

SP-03-19 **Centerstone, LLC**
1610 N. Kinser Pike
Site plan approval to allow the construction of a multifamily building with 5 apartments.
Case Manager: Eric Greulich

PETITIONS:

SP-01-19 **MCCSC (Chris Ciolli)**
1000 W 15th St.
Site plan review for new Tri-North Middle School.
Case Manager: Amelia Lewis

PUD-02-19 **Enright Architects (Belle Tire)**
2100 S. Liberty Dr.
Final plan approval for a new retail tire store and auto service center in a Planned Unit Development.
Case Manager: Amelia Lewis

****Next Meeting March 18, 2019**

Last Updated: 2/7/2019

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

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 502 W. 2nd Street**

**CASE #: UV-39-18
DATE: February 11, 2019**

**PETITIONER: Donna Laferty (Spaah)
502 W. 2nd Street, Bloomington**

REQUEST: The petitioner is requesting a use variance to allow a health spa in the Medical (MD) zoning district. This use variance request requires Plan Commission review for compliance with the Comprehensive Plan.

Overall Area: 0.47
Current Zoning: Medical
Comp Plan Designation: Mixed Urban Residential
Existing Land Use: Multi-tenant center
Proposed Land Use: Multi-tenant center
Surrounding Uses: North – Single family residences
West – Commercial/Medical
East – Commercial/Medical
South – Medical

REPORT: The property is zoned Medical (MD) and is located at the northwest corner of W. 2nd Street and S. Rogers Street. The property has been developed with a multi-tenant commercial building and a surface parking lot. Surrounding properties to the north are used for single family residences, properties to the west, south, and east are used for commercial and medical uses.

The petitioner is proposing to relocate their current health spa business into a tenant space within the building. As part of the proposed use, the petitioner would be providing a massage therapy service as well as offering other personal services such as manicures and pedicures. The UDO classifies this use as a “health spa” and this use is not a permitted use in the Medical zoning district, therefore the petitioner is requesting a use variance. There would be no changes to the building as part of this request. The property is in compliance with the UDO and no improvements are required. The property is not over the maximum parking number and has a bike rack along the front of the building.

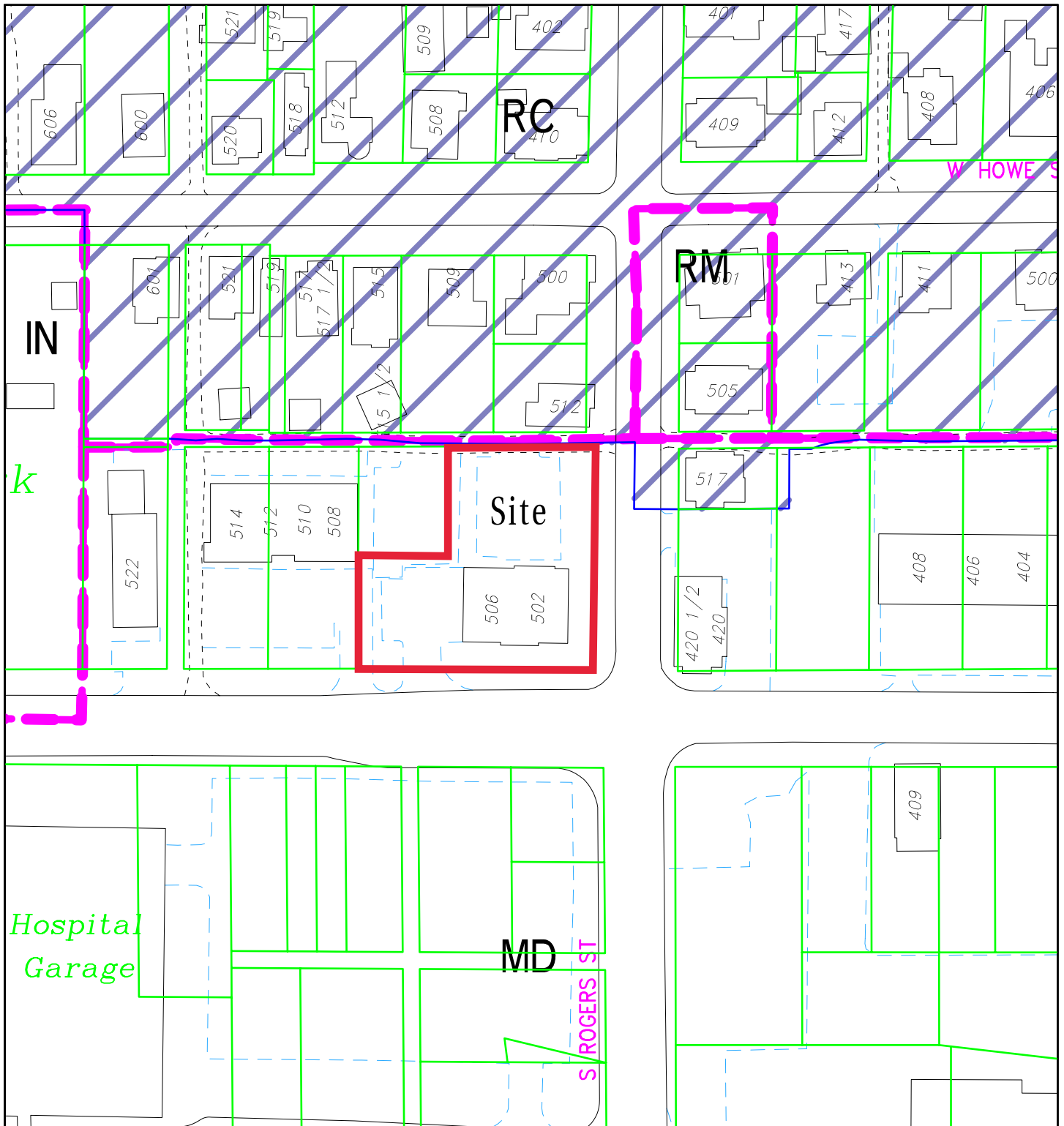
The petitioner presented this petition to the Prospect Hill Neighborhood Association at their neighborhood meeting and received support from the neighborhood. A letter to that effect has been included in the packet.

Comprehensive Plan: The Comprehensive Plan designates this property as Mixed Urban Residential. The Mixed Urban Residential district was intended to protect the existing built-out core neighborhoods while encouraging small scale redevelopment opportunities. This petition involves the reuse of an existing tenant space within a multi-tenant center. The inclusion of commercial space with this petition provides a

neighborhood serving commercial use immediately adjacent to core residential neighborhoods as desired with the Comprehensive Plan.

CONCLUSION: The Department finds that the proposed use does not substantially interfere with the intents of the Comprehensive Plan. The proposal allows for a neighborhood serving use within an existing building. The petition will allow for the reuse of an existing tenant space. The Prospect Hill Neighborhood Association also found that this use was appropriate and would not be detrimental to the neighborhood.

RECOMMENDATION: The Department recommends that the Plan Commission forward petition #UV-39-18 to the Board of Zoning Appeals with a positive recommendation.



UV-39-18 Donna Laferty (Spaah)

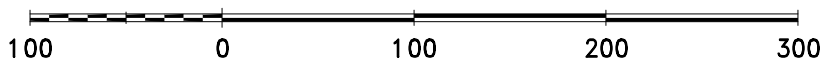
502 W 2nd Street

Plan Commission

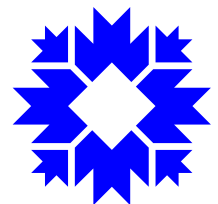
Site Location, Zoning, Parcels

By: greulice

7 Feb 19

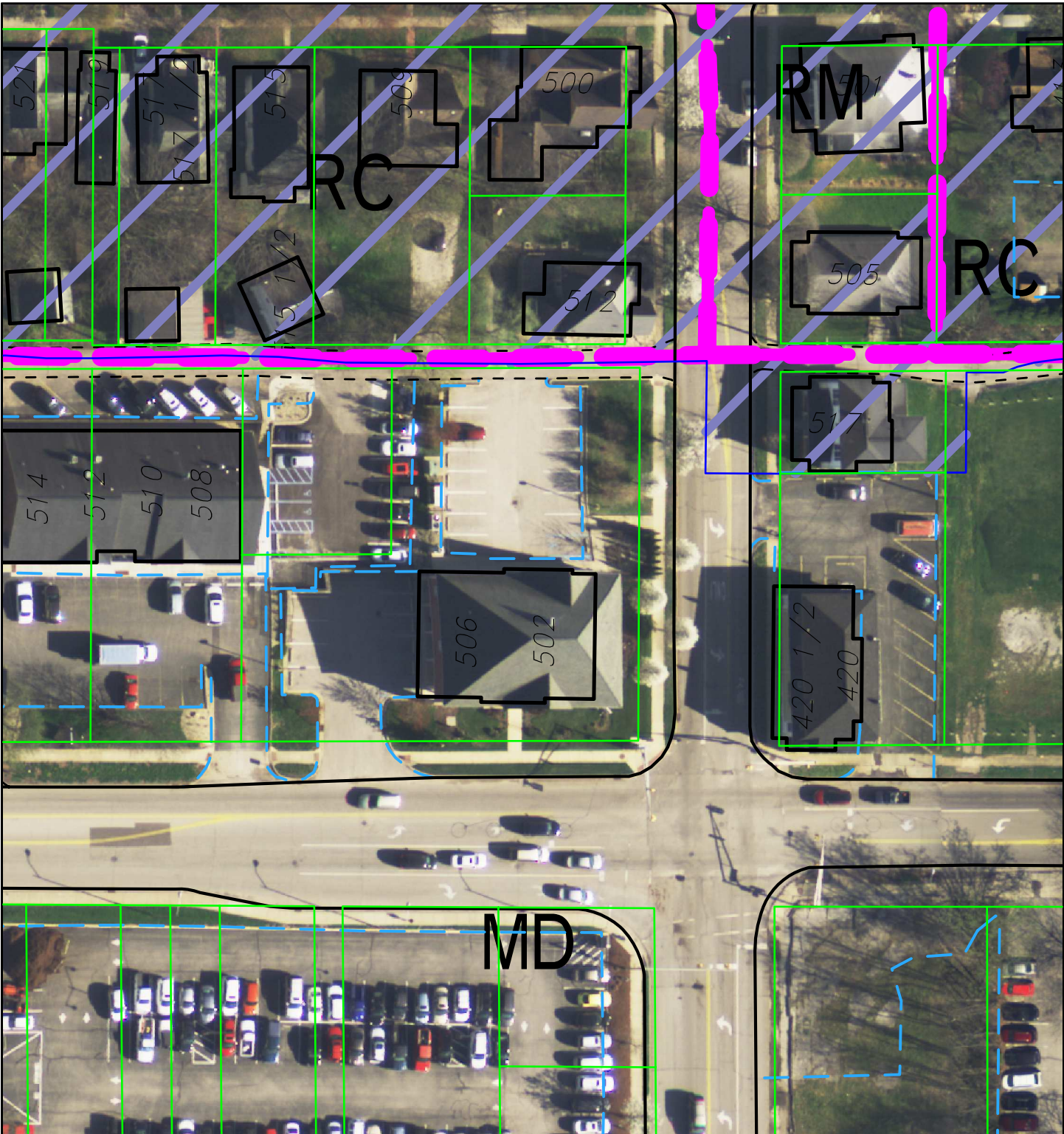


City of Bloomington
Planning & Transportation



Scale: 1" = 100'

For reference only; map information NOT warranted.



UV-39-18 Donna Laferty (Spaah)

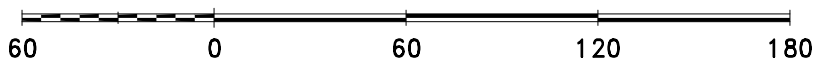
502 W 2nd Street

Plan Commission

Site Location, Zoning, Parcels

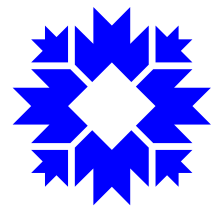
By: greulice

7 Feb 19



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 60'



565 North Walnut
Bloomington, IN 47404
812.339.8881
www.spaah.net
donna@spaah.net

City of Bloomington
Planning and Transportation Department
Board of Zoning Appeals
401 N. Morton Street
Bloomington, IN 47404

Wednesday, November 28, 2018

To Whom It May Concern:

Spaah, Incorporated (Tax ID#35-1954712) respectfully requests a Use Variance to allow the transfer of its operations to the second floor of the building currently located at the northwest corner of 2nd and Rogers (502 W. Second Street, Bloomington, Indiana, 47403).

Spaah, which first opened for business in September, 1995, is considered a Health Spa. Our primary area of business is therapeutic massage, as provided for under the Indiana Professional Licensing Agency's State Board of Massage Therapy. We also provide other services, including hydrotherapy tubs, a sauna, skincare, depilatory waxing, and manicures/pedicures. All of our estheticians, cosmetologists, and massage therapists maintain professional liability insurance and are licensed with the State of Indiana.

The building in question is zoned for Medical use. While we are not a medical facility, we feel that our proposed use of the space is in keeping with the City and the Prospect Hill neighborhood's long-term best interests, based on the following criteria:

- 1) Spaah has been in continuous operation for over 23 years. The nature of our work is not disruptive. We have received no complaints from nearby residents or businesses, and maintain good relationships with our neighbors. Spaah is a positive influence on the surrounding community, providing good, stable employment and valuable services to local residents.
- 2) The property in question has been vacant for several years. An addictions counseling service moved into the ground floor of the subject property in December, 2017, but the second floor remains unoccupied. Bloomington Hospital currently occupies space across 2nd Street from this location. However, the construction of the new hospital on the east side of Bloomington has already resulted in a significant change to the nature of the Prospect Hill neighborhood. Other similar properties (former doctor's offices, clinics, and more) are now vacant, and are likely to remain so, given the hospital's pending

Dear Mayor Hamilton,

Thank you for taking some time from your busy day.

My name is Dr. James Bradley Ray. My wife and I own the property at the corner of Second and Rogers Streets. I practiced surgery in Bloomington for eighteen years. Like you, I am a Bloomington native. My father was a family physician in Bloomington for thirty-five years. His office was also on Second Street. Most of the doctors had their office in that neighborhood in order to be close to the hospital. It was my hope to build a clinic building that would last a career and perhaps, be passed down to a new generation of doctors.

When Bloomington Hospital merged with IU Health, a new reality set in. They made two decisions that profoundly altered the future for my family and me. The first was the decision to consolidate the majority of the medical practices under the employment of IU Health. I attempted to stay independent, as my father had done. As a non-IU employed physician, I was eventually cut off from referrals. Ultimately, my practice became non-viable and I was forced to close my practice and relocate.

The second decision involved moving the hospital. Because IU Health now employs a critical mass of medical providers, they have effectively eliminated any competition. Therefore, the odds of an independent practice moving in began to approach zero. The area, as you know, is still zoned medical. We approached IU Health about using our office and leaving a medical footprint on the west side of town but they were not interested.

This scenario has led to a hardship for a number of medical offices in that area. To illustrate this, while Bloomington has an estimated need of 30,000 square feet of new office space per year and a 95% occupancy rate, our building has been vacant for almost three years. This despite the fact that our building is relatively new, attractive and efficient. I think we can all agree that vacant buildings are not good for anyone.

I have had several conversations over the years with Andy Ruff, Bryan Payne and Chris Sturbaum. They have been supportive. It is my understanding that while the zoning laws will eventually be changed to reflect the new nature of this neighborhood, they need to be done in a deliberate and thoughtful manner. In the meantime, it was explained to me, that in order to relieve the obvious hardship on these properties, that variances would be handled on a case-by-case basis.

We were recently approached by a local business who needed to move out of their current space. They needed more affordable space and better parking. They are family owned. They are looking for a long-term commitment. Furthermore, they live in Prospect Hill and have received a letter of endorsement by the neighborhood. I have been following the City's plans to redevelop this neighborhood. It is nothing short of thrilling to think what this could become. This would seem to fit perfectly into the vision as outlined on the City of Bloomington website. We hope the city will support this variance.

It seems as if there is a light at the end of a very long tunnel. Although we no longer have the privilege of living and working in Bloomington, it will always be a part of us. We are very excited to be part of its future. So many times, what seems like tragedy can become opportunity. Thank you again for taking the time to listen and for all you are doing to rebuild this vibrant part of town.

Sincerely,

James B. Ray MD


move. Having an active, successful business in that location will provide a much-needed boost to the Prospect Hill neighborhood.

- 3) As the space in question has its own private parking lot (22 spaces, which is more than sufficient for Spaah's requirements), neither our employees nor our clients will have a negative impact on available on-street parking in the neighborhood.
- 4) The Unified Development Ordinance Section 20.02.540 - Medical (MD) zoning currently allows for businesses (fitness center/gym, fitness/training studio) that offer similar services to those of Spaah. Therefore the proposed use does not differ significantly from already approved uses.
- 5) We have been in contact with the building's owner. He is supportive of our goals, and agrees that Spaah would be a suitable tenant for the space. If approved, Spaah will work with an architectural firm (Tabor Bruce) that is already involved in nearby projects. While this will not affect the exterior appearance of the building, we want to ensure that our interior renovations are well thought-out and appropriate to our needs.
- 6) The near term shut down of the IU Health Hospital has created a significant hardship on the property as a Medical Building. As a result this property has been on the market for several years and real estate professionals have determined it cannot sustain a medical only uses zoning. The City's plans for redeveloping the current hospital site will soon have a profound impact on the nature of this neighborhood. If approved, we intend to maintain Spaah at this proposed location for the long-term (at least ten years – we are hoping to retire without making any future moves).

We are both long-term residents of the Prospect Hill neighborhood. At the City Council meeting on October 24, 2018, we saw a plan for redeveloping the current hospital location into a diverse, attractive home to retail, residential, office, mixed-use spaces, as well as affordable housing. We would be delighted to have Spaah become one of the first businesses to help strengthen the new core identity of the neighborhood.

Please feel free to contact us if more information is required. We sincerely appreciate your consideration, and hope that our request is approved.

Sincerely,



Donna M. Lafferty
Owner



Frederick C. Luehring
Owner

Attachments:

- A - Letter of Support from the Prospect Hill Neighborhood Association
- B – Notarized Affidavit from building owner James B. Ray, MD
- C – Menu of Spaah services

To whom it may concern:

The Prospect Hill Neighborhood Association enthusiastically supports allowing the health spa known as Spaah to occupy the top level of the building at the northwest corner of 2nd and Rogers (502 W. 2nd Street, Bloomington, IN).

Although PHNA has not had a meeting, the executive committee supports the move.

We feel this is an appropriate use of the existing space. Spaah is an established local business, provides employment to over twenty Bloomington residents, and would be a great addition to our neighborhood.

Sincerely,
Prospect Hill Neighborhood Association Executive Committee

A handwritten signature in black ink, appearing to read "Jessika Griffin".

Jessika Griffin, President

Leslie Abshier, Vice-President

Glenda Murray, Treasurer

Patrick Murray, PHNA Secretary

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 1000 W 15th St.**

**CASE #: SP-01-19
DATE: February 11, 2019**

PETITIONER: Monroe County Community School Corporation
Tri-North Middle School, 1000 W 15th Street, Bloomington, IN

CONSULTANTS: Bledsoe, Riggert, Cooper, and James
1351 W Tapp Rd, Bloomington, IN

CSO Architects
8831 Keystone Crossing, Indianapolis IN

REQUEST: Site plan review for new Tri-North Middle School.

BACKGROUND:

Area: 19.31 acres
Current Zoning: IN – Institutional
GPP Designation: Institutional/Civic
Existing Land Use: Tri-North Middle School
Proposed Land Use: Tri-North Middle School
Surrounding Uses: North – Commercial
West – Industrial/Crestmont Park
East – Residential
South – Residential/Mills Pool

REPORT: This property is located at 1000 W. 15th Street and is zoned Institutional (IN). The site contains the existing Tri-North Middle School. The site maintains frontage on 15th Street to the south, 17th Street to the north, and Monroe Street to the west. Surrounding land uses include industrial uses and a City park to the west, commercial across 17th Street to the north, Mills Pool and residential to the south, and residential to the east.

The middle school on site is aging, and the Monroe County Community School Corporation has been working on a plan to replace the existing structure. The petitioners propose to construct a new, two story 150,000 square foot school building north of where the existing school is. The current building will need to remain in place and operational during construction. Following demolition of the existing school, a new football field and running track will sit to the south of the new building. There are currently 519 students that attend Tri-North Middle School. The design of the proposed building will accommodate 700 students. Currently the school has a staff of 80. The front entry for the proposed new building will face 17th Street.

BOARD OF ZONING APPEALS: The petitioner received variances (V-31-18) from the parking front yard setback standard, tree preservation requirements, and entrance and drive standards at the October 11, 2018 BZA hearing.

SITE PLAN:

Vehicular Access: There are a total of five vehicular entrances and exits proposed. This is to provide safe separation of bus and vehicle circulation. On the north side of the site there is an exit only onto 17th Street. On the west side of the site there are two entrances/exits along N. Monroe Street and to the south, one entrance only and one entrance and exit. Busses dropping students off will use the existing entrances and exits to the south of the site from 15th Street. The southern loop is for busses only. Parents dropping students off will use the access points along Monroe Street and exit onto 17th Street.

Pedestrian Access: There is an existing sidewalk along 17th Street and an eight (8) foot wide asphalt sidepath on N. Monroe Street. There is a proposed sidewalk connection at the south of the site to the sidewalk on N. Dyer Drive which leads into the residential area south of the school as well as to Mills Pool. The Department is working with the petitioner to improve the internal connections of sidewalks to the adjacent street frontage. It is a condition of approval that a sidewalk be installed along the drive that leads to 17th Street in order to prevent students or staff from having to walk along that road, as opposed to traveling west along 17th Street before being able to turn south down the sidewalk along N. Monroe Street.

Landscaping: The site is required to meet all landscaping standards. Minor correction are still needed and a compliant landscape plan must be submitted prior to issuance of a grading permit.

Tree and Forest Preservation: The site is roughly 21.03 acres. Roughly 2.09 acres, or 9.94% of the site, is considered the baseline Canopy Cover of the site. The UDO requires that 1.88 acres of canopy cover be retained during development. While the preservation of this area would leave a large majority still available for development, the site has slope and site layout constraints and these were factors in the BZA granting of a variance from the tree preservation requirements. The proposed site plan is consistent with the variance granted under V-33-18. The petitioners are proposing removal of a portion of the canopy in the area in the new school location, but retention of a portion, as outlined on the site plan. The areas on the eastern portion of the site, totaling .77 acres will be retained. As shown in the site plan, mitigation areas are planned adjacent to the existing canopy on the east side.

Impervious Surface Coverage: The proposed impervious surface coverage is 32.07 percent. This includes the proposed sidewalk from the school to 17th Street.

Parking: There are 126 parking spaces and 19 bus parking spaces that can be converted to 36 typical parking spaces proposed on the site. The petitioner has received a variance from the parking setback standard, to not require parking to be 20 feet behind the building's front wall. At 1 space per employee plus 1 space per 10 students at maximum capacity, the maximum parking for the site is 150.

Bicycle Parking/Alternative Transportation: There are two proposed locations with four bike racks each for a total of 16 bicycle parking areas. The UDO requires that developments shall provide one (1) space per fifteen (15) vehicular spaces (20.05.014(a)) for a total requirement of 10 bicycle spaces. This meets the requirement. As a development of more than 20,000 square feet of gross floor area, all bicycle racks shall be Class II covered bicycle parking spaces. This is a condition of approval.

Stormwater: The site has significant slope. There are proposed detention ponds to the north east of the proposed building.

Architecture/Materials: The proposed building materials include limestone, brick veneer, aluminum siding, and aluminum composite metal panels. The proposed design also has large glass windows. There is significant slope across the site, which is reflected in the elevations. The site is not located within 500 feet of a primary arterial road so it is not subject to the architectural standards of the UDO.

Signage: No signage has been approved at this time. Any signage will be required to meet UDO Standards and receive a sign permit.

CRITERIA AND FINDINGS FOR SITE PLANS

20.09.120 (e)(9) The staff or plan commission, whichever is reviewing the site plan, shall make written findings concerning each decision to approve or disapprove a site plan.

(A) Findings of Fact. A site plan shall be approved by the plan commission only upon making written findings that the site plan:

(i) Is consistent with the Comprehensive Plan;

Findings:

- The petitioners underwent extensive community and stakeholder participation efforts for careful site planning and appropriate architectural design is important to establish the tone, image, and identity of the community.
- Attention has been paid to how the site will interact with adjacent properties by separating the vehicular and bus traffic to two different points, as well as distancing the school from the adjacent residential properties.
- The petitioner's statement identifies the commitment to community with opening the track and field to the public during non-school hours, creating a designated community classroom and working to create pedestrian connections to Mills Pool.

(ii) Satisfies the requirements of Chapter 20.02, Zoning Districts;

The UDO includes an intent for the IN district and guidance for the Plan Commission in 20.02.490. The following items address those intent and guidance statements.

Findings:

- The use is located in an area that contains adequate public services.
- The educational use is accessible via all modes of transportation. However, the Department finds that additional sidewalks that lead into the site and through the site could be created to increase the pedestrian connectivity.
- The proposal has made some attempts at preserving and maintaining open space on the site with a reduced amount of tree preservation and the northern and eastern portions of the site remaining undeveloped.

(iii) Satisfies the requirements of Chapter 20.05, Development Standards;

Findings:

- Variances from the tree and forest preservation standards, entrance and drive standards, and arterial frontage standards have all been granted.
- With the exception of internal sidewalk layout and bicycle standards, which are addressed in the conditions of approval, the proposed site plan meets all other UDO standards.

(iv) Satisfies the requirements of Chapter 20.07, Design Standards; and

Findings:

- No subdivision is involved, so this is not applicable.

(v) Satisfies any other applicable provisions of the Unified Development Ordinance.

Findings:

- No additional provisions.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The full memo from Bloomington Environmental Commission (EC) is included in the packet. The EC has made three recommendations concerning this development.

- 1.) The Petitioner should work with staff to revise the Landscape Plan to at least meet the minimum standards of the Unified Development Ordinance.

Staff Response: A condition of approval has been included to this effect.

- 2.) The Petitioner should incorporate best practices for green building.

Staff Response: Although not required, the Department encourages the petitioner to incorporate additional best practices for green building features.

- 3.) The Petitioner should develop an outdoor learning area that includes at least a vegetable garden and food, shelter, water, and places to raise young for birds and pollinators.

Staff Response: Although not required, the Department highly encourages the petitioner to incorporate this request into the proposed site plan.

CONCLUSION: This petition is consistent with the guidance and goals of the Comprehensive Plan. The proposed site plan meets all conditions of the UDO, with exception of the items that were approved as variances and identified in the previous sections.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission adopt the proposed findings and approve the site plan with the following conditions of approval:

1. All building and grading permits shall be issued prior to any site work.
2. An approved landscaping plan shall be issued before or with the grading permit application.

3. The proposed bicycle parking shall meet the standards of a Class II bicycle space.
4. The sidewalk that connects 17th Street to the front of the school shall be installed.
5. The petitioner shall submit an additional site plan that meets the internal sidewalk standards of the UDO to be approved by the Department prior to a grading permit.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: February 11, 2019
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Subject: SP-01-19: MCCSC Tri North Middle School
1000 W. 15th Street

The purpose of this memo is to convey the environmental concerns and recommendations provided by the City of Bloomington Environmental Commission (EC) with the hope that action will be taken to enhance the project's environment-enriching attributes. The EC reviewed the petition and offers the following comments and requests for your consideration.

1.) LANDSCAPE PLAN

The Landscape Plan is still mostly illustrative. The Petitioner must have an approved plan in place prior to being granted a Grading Permit. The EC recommends the site be designed with plantings that benefit local pollinating insects and birds, reduce the heat island effect, and slow and cleanse rainwater. Using native plants provides food and habitat for birds, butterflies and other beneficial insects, promoting biodiversity in the city. Native plants do not require chemical fertilizers or pesticides and are water efficient once established.

2.) GREEN/ ENVIRONMENT-ENHANCING BUILDING PRACTICES

The EC applauds the Petitioner for using local Indiana Limestone on the building façade. However, no other green building best practices were described. Given that this is a learning institution, every environmentally-responsible practice possible should be used and exhibited to students. Although there are many applicable practices that could be used, some suggestions for this structure are offered below.

a. Reduce the Heat Island Effect The roof material should have a minimum initial Solar Reflective Index (SRI) of 0.65, and an aged index of 0.55. *SRI* is a value that incorporates both solar reflectance and emittance in a single value to represent a material's temperature in the sun. *SRI* quantifies how hot a surface would get relative to standard black and standard white surfaces. It is calculated using equations based on previously measured values of solar reflectance and emittance as laid out in the American Society for Testing and Materials Standard E 1980. It is expressed as a fraction (0.0 to 1.0) or percentage (0% to 100%). This can be achieved by choosing a membrane that is not only white, but also embedded with reflective material.

b. Solar energy generation Install solar photovoltaic cells to reduce the use of greenhouse-gas emitting

pollutants. This building is ideal for photovoltaic (PV) solar panels because it has a flat roof. Solar power is now competitive with coal, especially considering the full-cost accounting price.

c. Recycling Space should be designated to stage recyclable materials until pick up. A reputable recycling company should be hired to regularly pick up the materials.

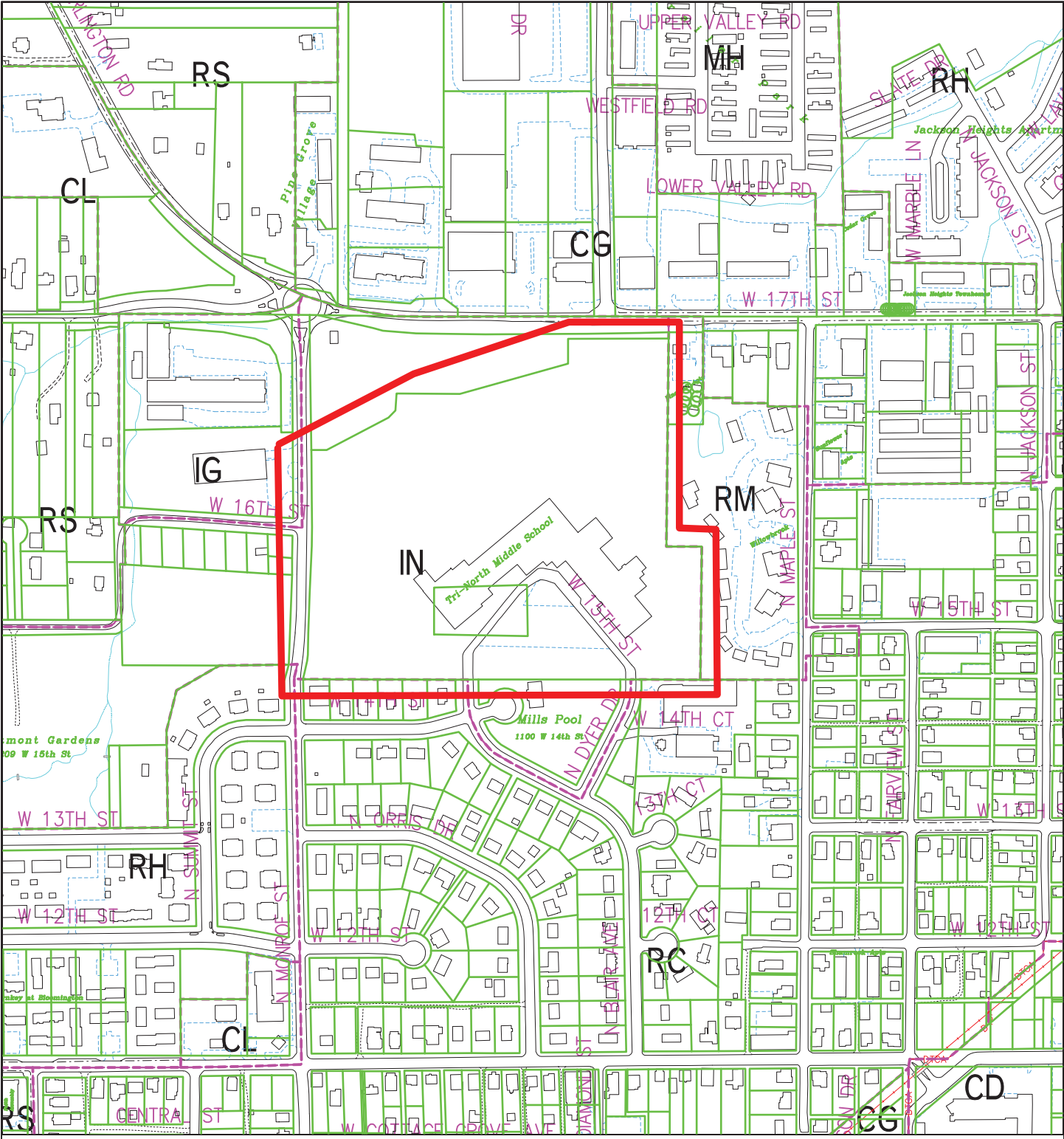
d. Electric Vehicle Charging Stations More and more people are purchasing electric vehicles (EV) to do their part to reduce carbon emissions. Because employees will be parked at the school for the duration of the day, charging stations should be installed for their use.

3.) OUTDOOR EDUCATION

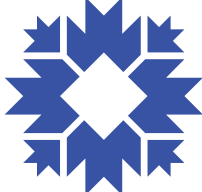
Because so many new trees, shrubs, and ground covers will be planted to replace the removed wooded area, the Petitioner should consider installing an area for an outdoor learning center. Some ideas for such an area could include installing signage for native and pollinating plants, bird and bee houses, a water feature, and a vegetable garden for student groups to tend.

EC RECOMMENDATIONS:

- 1.) The Petitioner should work with staff to revise the Landscape Plan to at least meet the minimum standards of the Unified Development Ordinance.
- 2.) The Petitioner should incorporate best practices for green building.
- 3.) The Petitioner should develop an outdoor learning area that includes at least a vegetable garden and food, shelter, water, and places to raise young for birds and pollinators.



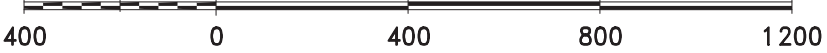
City of Bloomington
Planning & Transportation



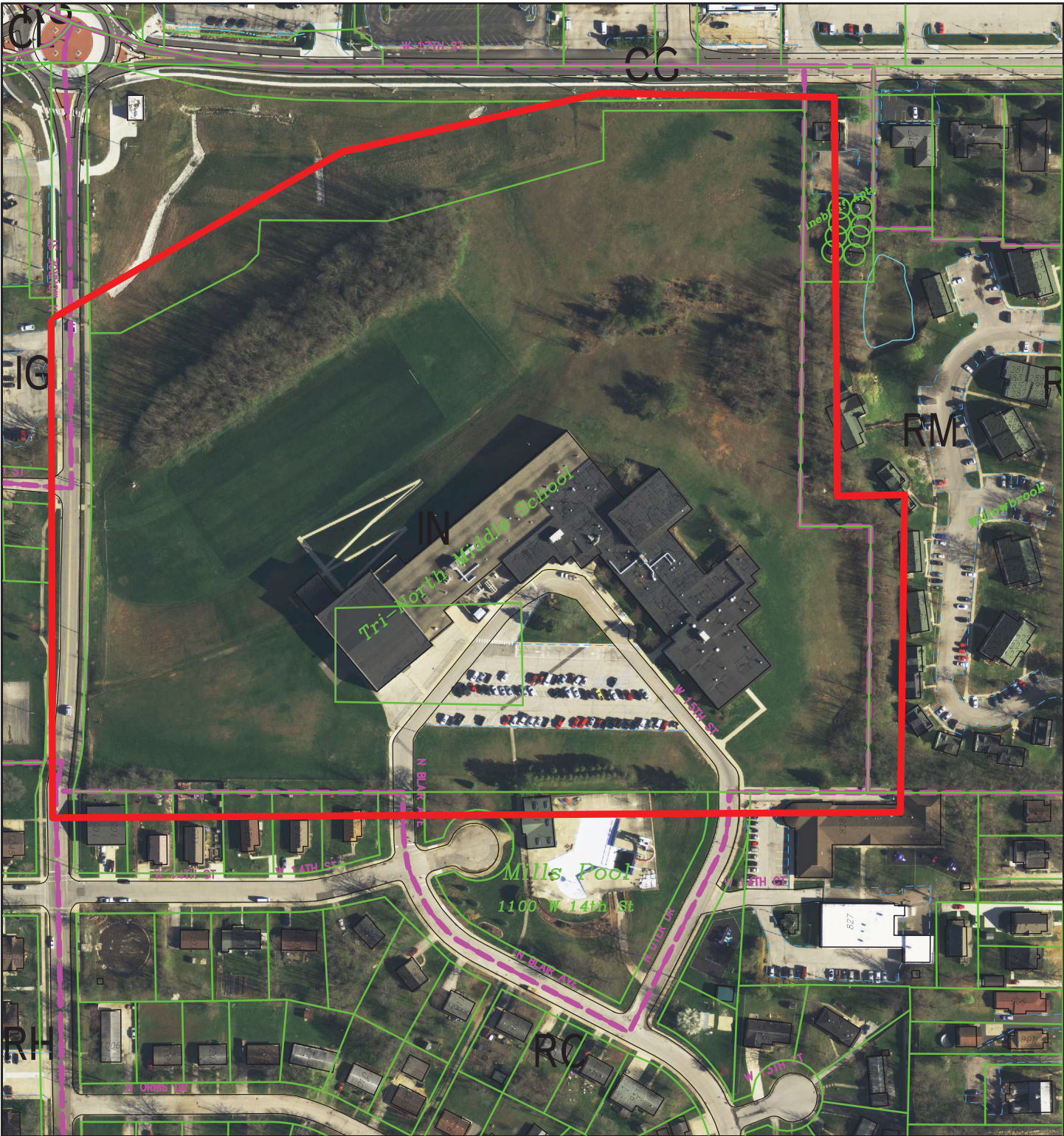
Scale: 1" = 400'



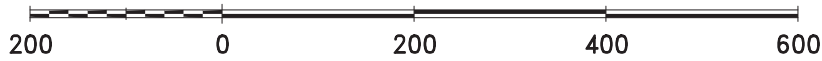
By: scanlanj
11 Oct 18



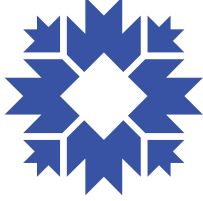
For reference only; map information NOT warranted.



By: scanlanj
11 Oct 18



City of Bloomington
Planning & Transportation



Scale: 1" = 200'

For reference only; map information NOT warranted.

January 25, 2019

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

RE: Monroe County Community School Corporation
Tri-North Middle School, 1000 W. 15th Street
Site Plan Approval

Members of the Plan Commission,

On behalf of the Monroe County Community School Corporation (MCCSC) administration, staff and students, we are pleased to offer our proposed plans for site plan approval of the new Tri-North Middle School.

In the spring of 2018 MCCSC began the process to design, build, and replace the aging Tri-North Middle School located at 1000 W. 15th Street in Bloomington. Through an extensive facility assessment and master planning process in 2015, MCCSC determined replacing the building was more cost effective than replacing systems, addressing accessibility and code issues, and updating environments for education adequacy. Building a replacement facility presents unique challenges for new construction as the existing building, parking lot, and drives must be kept operational during the school year and for most of the duration of construction. This severely limits the available building area for a new structure and supportive site facilities to be erected. Additional design challenges include over 100-feet of grade change over the length of the site, large areas of existing trees, and close proximity to residential neighborhoods.

Design Process

The design process will continue through the end of February. Design meetings have been extensive and included representatives of all major stakeholders, such as MCCSC school system administrators, Tri-North administrators, school board members, as well as construction management and design team consultants. A separate meeting effort has taken place with Tri-North teachers and staff members.

Community discourse has been a key element. Numerous general public meetings have taken place to offer opportunities for the general public to be involved with the design process in addition to approval processing meetings with the BZA and DRC. The BZA was supportive and granted the necessary development standards variances that were critical in allowing the construction of the proposed facility, addressing parking setback, entrance and driveway standards, and tree and forest preservation.

Coordination meetings have been frequent with City of Bloomington departments, including Planning and Transportation, the Fire Department, the City Forester and City of Bloomington Utilities. Coordination has also taken place with Vectren and Duke Energy.

MCCSC and the design team have left no stone unturned in an effort to allow all interested parties numerous opportunities to participate in the development of this newest school facility. We would characterize the project to date as having been very well received and non-controversial.

Proposed Facility Description

Site Amenities

The design team has studied the site extensively to develop a safe, secure, and functional circulation pattern that minimizes traffic congestion on city streets. The school corporation has implemented a district wide initiative to separate cars and busses on all school campuses to minimize congestion and chances of students crossing traffic. This same design concept has been implemented for the new middle school. To accomplish these goals additional public street connections were provided to separate and distribute traffic and access.

There are 519 students that currently attend Tri-North Middle School. The design of the new school will accommodate 700 students. Currently the school has a staff of 80; 37 busses that transport student to and from school; approximately 164 parents that drop off students in the morning; and approximately 64 parents that pick up students in the afternoon. All vehicles that currently come to campus drive through the neighborhood to arrive as well as depart.

Proposed site amenities provide for an independent one-way drive for bus drop-off and pick-up, parent drop-off and pick-up, separated staff and public parking, vehicular access points from two additional locations along Monroe Street, with three departure points, including 17th Street as well as a fitness track and football field facility.

Substantial effort and attention were given to preservation of the existing wooded areas with mitigation provided for any impacted areas.

Building Amenities

The new Tri-North Middle School building will be an all-new two-story 150,000 SF facility with spaces to accommodate education, athletics, and community events. The building will be a steel and block structure of type II-B construction with automatic sprinkler system allowing for unlimited area. The exterior of the building will consist of limestone, brick veneer, aluminum siding, glass, and aluminum composite metal panels. The building has been designed to sit into the sloping site and have a natural material pallet to complement its setting in the community. The new front entry will face 17th Street allowing for better visibility and a more welcoming presence.

The new building will house a media center, large gymnasium, performance space (auditorium), cafeteria, kitchen, classrooms, offices, teacher work space, and all required facility support areas.

Community Use

MCCSC strove to involve the community throughout the design process and hopes to offer many parts of the new facility for community use. Preliminary discussion has included the gym, weight room, kitchen/serving area, performance space, and cafeteria. There is also a designated community classroom isolated from the rest of the building. The site will also remain open for community members to access the fitness track and football field during non-school hours.

Access to Mills Pool has been provided from the new parking lot. There will be access to the multi-use path that exists along Monroe Street to the west and connections to the existing sidewalks to the south.

Construction Schedule

The construction schedule is a critical component, given that the existing building will need to be demolished before all site work can be completed.

The proposed schedule follows:

- Begin construction in May 2019
- The first phase of construction (new middle school building) complete by May 2021
- Demolition of existing facility complete by July 2021
- New building open for first day of school in August 2021
- Second phase of construction (site work) complete by September 2021

Our team has been charged with the challenging goals of developing a facility, on a very difficult site, that will meet the needs of current and future generations of students, provide an inspiring work environment for teaching and administrative staff, protect the investment of local taxpayers, create usable community space, protect the local environment, and reduce impacts to the surrounding areas, while allowing the existing school to continue operation until the new building is available to move into. To achieve these goals required substantial input from many in the community.

We look forward to completing the City of Bloomington approval process, finalizing the design documentation and bidding efforts, and getting construction underway this spring.

Thank you for your attention and support.

Sincerely,

A handwritten signature in blue ink, appearing to read "W. S. Riggert".

William S. Riggert, PE

TOPOGRAPHIC SURVEY
A PART OF THE NORTHEAST QUARTER OF
SECTION 32, T9N, R1W
MONROE COUNTY, INDIANA.



LEGEND:

- SPOT ELEVATION
- CONTOUR
- ROAD
- RAILROAD
- DITCH
- UTILITY LINE
- STRUCTURE
- OBSTACLE
- POST
- SPOT ELEVATION
- CONTOUR
- ROAD
- RAILROAD
- DITCH
- UTILITY LINE
- STRUCTURE
- OBSTACLE
- POST

CONTROL POINTS:

NO.	ELEVATION	EASTING	NORTHING	COORDINATES
1	1337.00	1025.13	101.32	20 W 37.00'
2	1337.00	1025.13	101.32	20 W 37.00'
3	1337.00	1025.13	101.32	20 W 37.00'
4	1337.00	1025.13	101.32	20 W 37.00'
5	1337.00	1025.13	101.32	20 W 37.00'
6	1337.00	1025.13	101.32	20 W 37.00'
7	1337.00	1025.13	101.32	20 W 37.00'
8	1337.00	1025.13	101.32	20 W 37.00'
9	1337.00	1025.13	101.32	20 W 37.00'
10	1337.00	1025.13	101.32	20 W 37.00'

NOTES:

1. THIS SURVEY WAS CONDUCTED UNDER THE SUPERVISION OF A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF INDIANA.
2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. ALL POINTS LOCATED BY THIS SURVEY ARE SHOWN BY A CROSS WITH THE LETTERS 'C' OR 'B' FOLLOWING THE POINT NUMBER.
4. THE POINTS LOCATED BY THIS SURVEY ARE SHOWN BY A CROSS WITH THE LETTERS 'C' OR 'B' FOLLOWING THE POINT NUMBER.
5. THE POINTS LOCATED BY THIS SURVEY ARE SHOWN BY A CROSS WITH THE LETTERS 'C' OR 'B' FOLLOWING THE POINT NUMBER.
6. THE POINTS LOCATED BY THIS SURVEY ARE SHOWN BY A CROSS WITH THE LETTERS 'C' OR 'B' FOLLOWING THE POINT NUMBER.
7. THE POINTS LOCATED BY THIS SURVEY ARE SHOWN BY A CROSS WITH THE LETTERS 'C' OR 'B' FOLLOWING THE POINT NUMBER.
8. THE POINTS LOCATED BY THIS SURVEY ARE SHOWN BY A CROSS WITH THE LETTERS 'C' OR 'B' FOLLOWING THE POINT NUMBER.
9. THE POINTS LOCATED BY THIS SURVEY ARE SHOWN BY A CROSS WITH THE LETTERS 'C' OR 'B' FOLLOWING THE POINT NUMBER.
10. THE POINTS LOCATED BY THIS SURVEY ARE SHOWN BY A CROSS WITH THE LETTERS 'C' OR 'B' FOLLOWING THE POINT NUMBER.

8

BRCU
Building Resource Consulting, Inc.
1155 KIRKWOOD DRIVE, SUITE 100
BLOOMINGTON, INDIANA 47404

PROJECT
MONROE COUNTY COMMUNITY
SCHOOL CORPORATION
REPLACEMENT FOR
TR-NORTH MIDDLE SCHOOL
1000 W 15TH ST, BLOOMINGTON, IN 47404

DATE PLOTTED: 10/26/2021 10:30:11 AM
DRAWN BY: J. W. LEE
CHECKED BY: M. J. LEE

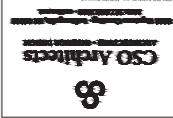
SCALE: 1" = 40'

DATE PLOTTED BY: CHECKED BY:

DRAWING TITLE
SITE EXISTING CONDITIONS PLAN

CHECKED BY:

PROJECT NUMBER
C101
18035



PROJECT
 MONROE COUNTY COMMUNITY SCHOOL CORPORATION
 REPLACEMENT FOR TRI-NORTH MIDDLE SCHOOL
 1000 W 13TH ST. BLOOMINGTON, IN 47404

DATE: 07/18/19
 DRAWN BY: DUN
 CHECKED BY: DUN

PROJECT TITLE
 SITE IMPROVEMENT PLAN

DATE: 07/18/19
 DRAWN BY: DUN
 CHECKED BY: DUN

PROJECT NUMBER
 C401
 18035

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
5. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.

PLAN NOTES

1. STANDARD DUTY ASPHALT PAVEMENT - REFER TO DETAIL SHEET C001
2. HEAVY DUTY ASPHALT PAVEMENT - REFER TO DETAIL SHEET C001
3. THICK ASPHALT TREATMENT - REFER TO DETAIL SHEET C001
4. CONCRETE TOPPING - REFER TO DETAIL SHEET C001
5. CONCRETE CURB AND GUTTER - REFER TO DETAIL SHEET C001
6. CONCRETE PAVEMENT, HEAVY DUTY - REFER TO DETAIL SHEET C001
7. INTERIOR CURB AND GUTTER - REFER TO DETAIL SHEET C001
8. EXISTING CONCRETE TO NEW CONCRETE - REFER TO DETAIL SHEET C001
9. STANDING CONCRETE CURB - REFER TO DETAIL SHEET C001
10. STANDING CONCRETE CURB - REFER TO DETAIL SHEET C001
11. STANDING CONCRETE CURB - REFER TO DETAIL SHEET C001
12. CURB HEIGHT - REFER TO SHEET C001
13. CURB TRANSITION FROM 4" TO 6" IN HEIGHT - REFER TO SHEET C001
14. FALL TRANSITION FROM 4" TO 6" IN HEIGHT - REFER TO SHEET C001
15. CONCRETE CURB TRANSITION - REFER TO DETAIL SHEET C001
16. CONCRETE CURB TRANSITION - REFER TO DETAIL SHEET C001
17. CONCRETE CURB TRANSITION - REFER TO DETAIL SHEET C001
18. PADDED CONCRETE CURB AND STAIRWAY - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS
19. CONCRETE RETAINING WALL - REFER TO ARCHITECTURAL PLANS
20. EXPANSION JOINTS AND CORNER JOINTS TYPICAL - REFER TO DETAIL SHEET C001
21. ADA COMPLIANT WALKING SURFACE - INCLUDES ADA COMPLIANT WALKING SURFACE WITH CURB CUT AND WALKWAY. SEE DETAIL SHEET C001 FOR WALKWAY AND CURB CUT DETAILS.
22. ADA COMPLIANT WALKING SURFACE - INCLUDES ADA COMPLIANT WALKING SURFACE WITH CURB CUT AND WALKWAY. SEE DETAIL SHEET C001 FOR WALKWAY AND CURB CUT DETAILS.
23. CONCRETE ANGLES 3/8" TYPICAL - REFER TO DETAIL SHEET C001
24. ROLLERS, 6" DIAMETER, TYPICAL - REFER TO DETAIL SHEET C001
25. STOP SIGN - REFER TO DETAIL SHEET C001
26. ONE WAY STOP SIGN - REFER TO DETAIL SHEET C001
27. ONE WAY STOP SIGN - REFER TO DETAIL SHEET C001
28. ONE WAY STOP SIGN - REFER TO DETAIL SHEET C001
29. ONE WAY STOP SIGN - REFER TO DETAIL SHEET C001
30. ONE WAY STOP SIGN - REFER TO DETAIL SHEET C001
31. ONE WAY STOP SIGN - REFER TO DETAIL SHEET C001
32. ONE WAY STOP SIGN - REFER TO DETAIL SHEET C001
33. ONE WAY STOP SIGN - REFER TO DETAIL SHEET C001
34. ONE WAY STOP SIGN - REFER TO DETAIL SHEET C001
35. ONE WAY STOP SIGN - REFER TO DETAIL SHEET C001
36. ONE WAY STOP SIGN - REFER TO DETAIL SHEET C001

LEGEND

- 1. LAYERS OF FINE GRANULAR CONCRETE TREATMENT
- 2. LAYERS OF FINE GRANULAR TREATMENT
- 3. LAYERS OF FINE GRANULAR TREATMENT
- 4. LAYERS OF FINE GRANULAR TREATMENT
- 5. EXISTING EXPOSED GRAVEL

GENERAL NOTES

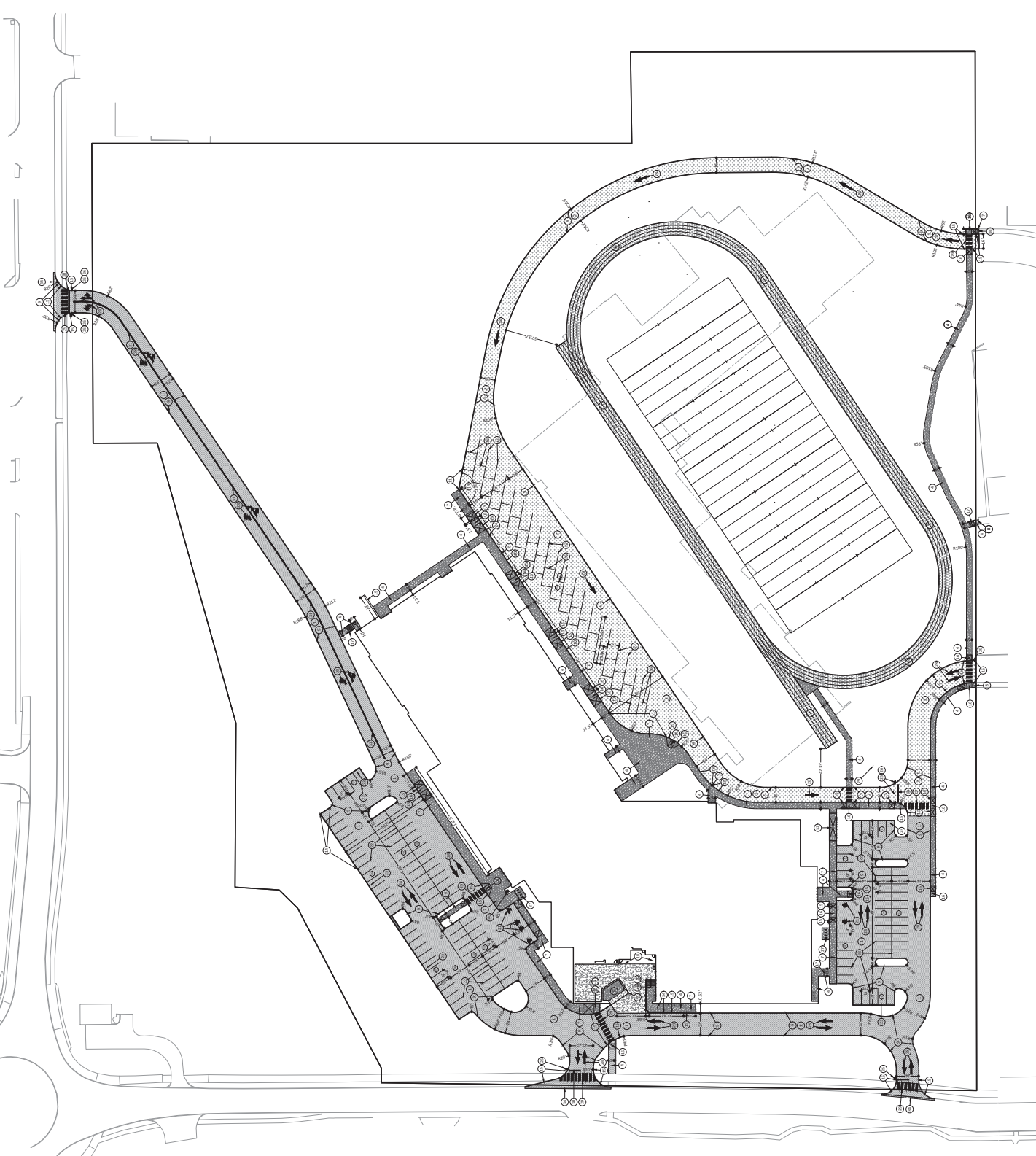
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
5. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.

PLAN NOTES

1. STANDARD DUTY ASPHALT PAVEMENT - REFER TO DETAIL SHEET C001
2. HEAVY DUTY ASPHALT PAVEMENT - REFER TO DETAIL SHEET C001
3. THICK ASPHALT TREATMENT - REFER TO DETAIL SHEET C001
4. CONCRETE TOPPING - REFER TO DETAIL SHEET C001
5. CONCRETE CURB AND GUTTER - REFER TO DETAIL SHEET C001
6. CONCRETE PAVEMENT, HEAVY DUTY - REFER TO DETAIL SHEET C001
7. INTERIOR CURB AND GUTTER - REFER TO DETAIL SHEET C001
8. EXISTING CONCRETE TO NEW CONCRETE - REFER TO DETAIL SHEET C001
9. STANDING CONCRETE CURB - REFER TO DETAIL SHEET C001
10. STANDING CONCRETE CURB - REFER TO DETAIL SHEET C001
11. STANDING CONCRETE CURB - REFER TO DETAIL SHEET C001
12. CURB HEIGHT - REFER TO SHEET C001
13. CURB TRANSITION FROM 4" TO 6" IN HEIGHT - REFER TO SHEET C001
14. FALL TRANSITION FROM 4" TO 6" IN HEIGHT - REFER TO SHEET C001
15. CONCRETE CURB TRANSITION - REFER TO DETAIL SHEET C001
16. CONCRETE CURB TRANSITION - REFER TO DETAIL SHEET C001
17. CONCRETE CURB TRANSITION - REFER TO DETAIL SHEET C001
18. PADDED CONCRETE CURB AND STAIRWAY - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS
19. CONCRETE RETAINING WALL - REFER TO ARCHITECTURAL PLANS
20. EXPANSION JOINTS AND CORNER JOINTS TYPICAL - REFER TO DETAIL SHEET C001
21. ADA COMPLIANT WALKING SURFACE - INCLUDES ADA COMPLIANT WALKING SURFACE WITH CURB CUT AND WALKWAY. SEE DETAIL SHEET C001 FOR WALKWAY AND CURB CUT DETAILS.
22. ADA COMPLIANT WALKING SURFACE - INCLUDES ADA COMPLIANT WALKING SURFACE WITH CURB CUT AND WALKWAY. SEE DETAIL SHEET C001 FOR WALKWAY AND CURB CUT DETAILS.
23. CONCRETE ANGLES 3/8" TYPICAL - REFER TO DETAIL SHEET C001
24. ROLLERS, 6" DIAMETER, TYPICAL - REFER TO DETAIL SHEET C001
25. STOP SIGN - REFER TO DETAIL SHEET C001
26. ONE WAY STOP SIGN - REFER TO DETAIL SHEET C001
27. ONE WAY STOP SIGN - REFER TO DETAIL SHEET C001
28. ONE WAY STOP SIGN - REFER TO DETAIL SHEET C001
29. ONE WAY STOP SIGN - REFER TO DETAIL SHEET C001
30. ONE WAY STOP SIGN - REFER TO DETAIL SHEET C001
31. ONE WAY STOP SIGN - REFER TO DETAIL SHEET C001
32. ONE WAY STOP SIGN - REFER TO DETAIL SHEET C001
33. ONE WAY STOP SIGN - REFER TO DETAIL SHEET C001
34. ONE WAY STOP SIGN - REFER TO DETAIL SHEET C001
35. ONE WAY STOP SIGN - REFER TO DETAIL SHEET C001
36. ONE WAY STOP SIGN - REFER TO DETAIL SHEET C001

LEGEND

- 1. LAYERS OF FINE GRANULAR CONCRETE TREATMENT
- 2. LAYERS OF FINE GRANULAR TREATMENT
- 3. LAYERS OF FINE GRANULAR TREATMENT
- 4. LAYERS OF FINE GRANULAR TREATMENT
- 5. EXISTING EXPOSED GRAVEL



GENERAL NOTES

1. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
2. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
3. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
4. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
5. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
6. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
7. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
8. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
9. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
10. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
11. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
12. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
13. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
14. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
15. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
16. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
17. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
18. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
19. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
20. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
21. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
22. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
23. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
24. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.
25. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES IN FIELD.

PLAN NOTES

1. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
2. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
3. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
4. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
5. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
6. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
7. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
8. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
9. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
10. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
11. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
12. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
13. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
14. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
15. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
16. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
17. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
18. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
19. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
20. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
21. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
22. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
23. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
24. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.
25. PROVIDE ALL NECESSARY CONNECTIONS TO EXISTING UTILITIES AND TO OTHER UTILITIES TO BE INSTALLED.

LEGEND

- STR-001 STORM DRAIN PAVEMENT STRUCTURE
- STR-002 STORM DRAIN PAVEMENT STRUCTURE
- STR-003 STORM DRAIN PAVEMENT STRUCTURE
- STR-004 STORM DRAIN PAVEMENT STRUCTURE
- STR-005 STORM DRAIN PAVEMENT STRUCTURE
- STR-006 STORM DRAIN PAVEMENT STRUCTURE
- STR-007 STORM DRAIN PAVEMENT STRUCTURE
- STR-008 STORM DRAIN PAVEMENT STRUCTURE
- STR-009 STORM DRAIN PAVEMENT STRUCTURE
- STR-010 STORM DRAIN PAVEMENT STRUCTURE
- STR-011 STORM DRAIN PAVEMENT STRUCTURE
- STR-012 STORM DRAIN PAVEMENT STRUCTURE
- STR-013 STORM DRAIN PAVEMENT STRUCTURE
- STR-014 STORM DRAIN PAVEMENT STRUCTURE
- STR-015 STORM DRAIN PAVEMENT STRUCTURE
- STR-016 STORM DRAIN PAVEMENT STRUCTURE
- STR-017 STORM DRAIN PAVEMENT STRUCTURE
- STR-018 STORM DRAIN PAVEMENT STRUCTURE
- STR-019 STORM DRAIN PAVEMENT STRUCTURE
- STR-020 STORM DRAIN PAVEMENT STRUCTURE
- STR-021 STORM DRAIN PAVEMENT STRUCTURE
- STR-022 STORM DRAIN PAVEMENT STRUCTURE
- STR-023 STORM DRAIN PAVEMENT STRUCTURE
- STR-024 STORM DRAIN PAVEMENT STRUCTURE
- STR-025 STORM DRAIN PAVEMENT STRUCTURE
- STR-026 STORM DRAIN PAVEMENT STRUCTURE
- STR-027 STORM DRAIN PAVEMENT STRUCTURE
- STR-028 STORM DRAIN PAVEMENT STRUCTURE
- STR-029 STORM DRAIN PAVEMENT STRUCTURE
- STR-030 STORM DRAIN PAVEMENT STRUCTURE
- STR-031 STORM DRAIN PAVEMENT STRUCTURE
- STR-032 STORM DRAIN PAVEMENT STRUCTURE
- STR-033 STORM DRAIN PAVEMENT STRUCTURE
- STR-034 STORM DRAIN PAVEMENT STRUCTURE
- STR-035 STORM DRAIN PAVEMENT STRUCTURE
- STR-036 STORM DRAIN PAVEMENT STRUCTURE
- STR-037 STORM DRAIN PAVEMENT STRUCTURE
- STR-038 STORM DRAIN PAVEMENT STRUCTURE
- STR-039 STORM DRAIN PAVEMENT STRUCTURE
- STR-040 STORM DRAIN PAVEMENT STRUCTURE
- STR-041 STORM DRAIN PAVEMENT STRUCTURE
- STR-042 STORM DRAIN PAVEMENT STRUCTURE
- STR-043 STORM DRAIN PAVEMENT STRUCTURE
- STR-044 STORM DRAIN PAVEMENT STRUCTURE
- STR-045 STORM DRAIN PAVEMENT STRUCTURE
- STR-046 STORM DRAIN PAVEMENT STRUCTURE
- STR-047 STORM DRAIN PAVEMENT STRUCTURE
- STR-048 STORM DRAIN PAVEMENT STRUCTURE
- STR-049 STORM DRAIN PAVEMENT STRUCTURE
- STR-050 STORM DRAIN PAVEMENT STRUCTURE
- STR-051 STORM DRAIN PAVEMENT STRUCTURE
- STR-052 STORM DRAIN PAVEMENT STRUCTURE
- STR-053 STORM DRAIN PAVEMENT STRUCTURE
- STR-054 STORM DRAIN PAVEMENT STRUCTURE
- STR-055 STORM DRAIN PAVEMENT STRUCTURE
- STR-056 STORM DRAIN PAVEMENT STRUCTURE
- STR-057 STORM DRAIN PAVEMENT STRUCTURE
- STR-058 STORM DRAIN PAVEMENT STRUCTURE
- STR-059 STORM DRAIN PAVEMENT STRUCTURE
- STR-060 STORM DRAIN PAVEMENT STRUCTURE
- STR-061 STORM DRAIN PAVEMENT STRUCTURE
- STR-062 STORM DRAIN PAVEMENT STRUCTURE
- STR-063 STORM DRAIN PAVEMENT STRUCTURE
- STR-064 STORM DRAIN PAVEMENT STRUCTURE
- STR-065 STORM DRAIN PAVEMENT STRUCTURE
- STR-066 STORM DRAIN PAVEMENT STRUCTURE
- STR-067 STORM DRAIN PAVEMENT STRUCTURE
- STR-068 STORM DRAIN PAVEMENT STRUCTURE
- STR-069 STORM DRAIN PAVEMENT STRUCTURE
- STR-070 STORM DRAIN PAVEMENT STRUCTURE
- STR-071 STORM DRAIN PAVEMENT STRUCTURE
- STR-072 STORM DRAIN PAVEMENT STRUCTURE
- STR-073 STORM DRAIN PAVEMENT STRUCTURE
- STR-074 STORM DRAIN PAVEMENT STRUCTURE
- STR-075 STORM DRAIN PAVEMENT STRUCTURE
- STR-076 STORM DRAIN PAVEMENT STRUCTURE
- STR-077 STORM DRAIN PAVEMENT STRUCTURE
- STR-078 STORM DRAIN PAVEMENT STRUCTURE
- STR-079 STORM DRAIN PAVEMENT STRUCTURE
- STR-080 STORM DRAIN PAVEMENT STRUCTURE
- STR-081 STORM DRAIN PAVEMENT STRUCTURE
- STR-082 STORM DRAIN PAVEMENT STRUCTURE
- STR-083 STORM DRAIN PAVEMENT STRUCTURE
- STR-084 STORM DRAIN PAVEMENT STRUCTURE
- STR-085 STORM DRAIN PAVEMENT STRUCTURE
- STR-086 STORM DRAIN PAVEMENT STRUCTURE
- STR-087 STORM DRAIN PAVEMENT STRUCTURE
- STR-088 STORM DRAIN PAVEMENT STRUCTURE
- STR-089 STORM DRAIN PAVEMENT STRUCTURE
- STR-090 STORM DRAIN PAVEMENT STRUCTURE
- STR-091 STORM DRAIN PAVEMENT STRUCTURE
- STR-092 STORM DRAIN PAVEMENT STRUCTURE
- STR-093 STORM DRAIN PAVEMENT STRUCTURE
- STR-094 STORM DRAIN PAVEMENT STRUCTURE
- STR-095 STORM DRAIN PAVEMENT STRUCTURE
- STR-096 STORM DRAIN PAVEMENT STRUCTURE
- STR-097 STORM DRAIN PAVEMENT STRUCTURE
- STR-098 STORM DRAIN PAVEMENT STRUCTURE
- STR-099 STORM DRAIN PAVEMENT STRUCTURE
- STR-100 STORM DRAIN PAVEMENT STRUCTURE



CSO Architects
88
1000 W. 15TH ST. BLOOMINGTON, IN 47404
PHONE: 812.339.8200
WWW.CSOARCHITECTS.COM

BRCU
BRIAN R. CUMMINGS
1000 W. 15TH ST. BLOOMINGTON, IN 47404
PHONE: 812.339.8200
WWW.BRCU.COM

MONROE COUNTY COMMUNITY SCHOOL CORPORATION
REPLACEMENT FOR
TR-NORTH MIDDLE SCHOOL
1000 W 15TH ST. BLOOMINGTON, IN 47404

SCOPE: UTILITIES
DATE: 07/18/19
DRAWN: DUN

PROJECT
DATE: 07/18/19
DRAWN: DUN

DATE: 07/18/19
DRAWN: DUN

SITE UTILITIES PLAN

CONSTRUCTION DOCUMENTS
DATE: 07/18/19

C601
PROJECT NUMBER: 18035



CSO Architects
 ARCHITECTURE • INTERIOR DESIGN
 8831 KRYANNE CROSSING • FIDELITYVILLE, TN 38240
 666.172.8600 | 661.123.9977 | www.cso.com
 818.925.4000 | 818.925.4000 | 818.925.4000



PROJECT:
 MONROE COUNTY COMMUNITY
 SCHOOL CORPORATION
 REPLACEMENT FOR TRINORTH
 MIDDLE SCHOOL
 1000 W 15TH ST, BLOOMINGTON, IN 47404

SCOPE DRAWINGS:
 ARCHITECTURE, INTERIOR DESIGN, MECHANICAL, ELECTRICAL, PLUMBING, SANITARY, AND FIRE PROTECTION.
 ALL DRAWINGS TO BE PREPARED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODES AND THE 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODES.
 ALL DRAWINGS TO BE PREPARED IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE AND SAFETY CODES.
 ALL DRAWINGS TO BE PREPARED IN ACCORDANCE WITH THE 2018 INTERNATIONAL ENERGY CONSERVATION CODES.
 ALL DRAWINGS TO BE PREPARED IN ACCORDANCE WITH THE 2018 INTERNATIONAL SCHEDULING CODES.
 ALL DRAWINGS TO BE PREPARED IN ACCORDANCE WITH THE 2018 INTERNATIONAL SIGNAGE CODES.
 ALL DRAWINGS TO BE PREPARED IN ACCORDANCE WITH THE 2018 INTERNATIONAL VIDEO AND COMMUNICATIONS CODES.
 ALL DRAWINGS TO BE PREPARED IN ACCORDANCE WITH THE 2018 INTERNATIONAL TRANSPORTATION AND HIGHWAY CODES.
 ALL DRAWINGS TO BE PREPARED IN ACCORDANCE WITH THE 2018 INTERNATIONAL AVIATION CODES.
 ALL DRAWINGS TO BE PREPARED IN ACCORDANCE WITH THE 2018 INTERNATIONAL MARITIME CODES.
 ALL DRAWINGS TO BE PREPARED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RAILROAD CODES.
 ALL DRAWINGS TO BE PREPARED IN ACCORDANCE WITH THE 2018 INTERNATIONAL PIPELINE CODES.
 ALL DRAWINGS TO BE PREPARED IN ACCORDANCE WITH THE 2018 INTERNATIONAL WATERSHED PROTECTION CODES.
 ALL DRAWINGS TO BE PREPARED IN ACCORDANCE WITH THE 2018 INTERNATIONAL WIND ENERGY CODES.
 ALL DRAWINGS TO BE PREPARED IN ACCORDANCE WITH THE 2018 INTERNATIONAL WIND ENERGY CODES.

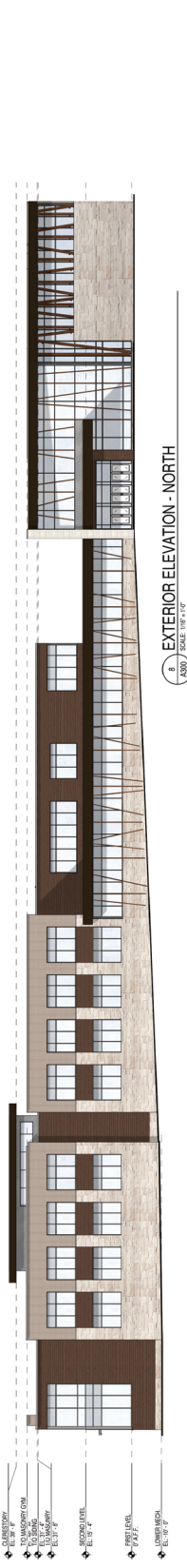
REVISIONS:

DATE: 10/11/2023
 DRAWING TITLE: OVERALL BUILDING ELEVATIONS
 PROJECT NUMBER: 180035

DRAWING TITLE:
 OVERALL BUILDING ELEVATIONS

CERTIFIED BY:
 50%
 COMPLETION
 DOCUMENTS

DRAWING NUMBER:
A300
 PROJECT NUMBER:
 180035



8 EXTERIOR ELEVATION - NORTH
 SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - WEST
 SCALE: 1/8" = 1'-0"



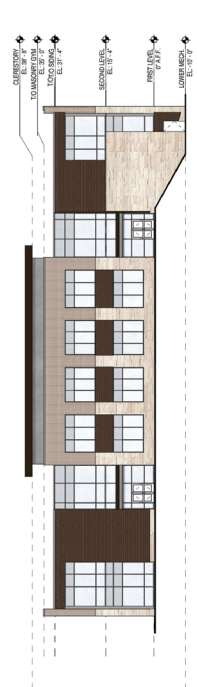
6 EXTERIOR ELEVATION - SOUTH
 SCALE: 1/8" = 1'-0"



5 EXTERIOR ELEVATION - EAST
 SCALE: 1/8" = 1'-0"







4 EXTERIOR ELEVATION - SOUTH
 SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - EAST
 SCALE: 1/8" = 1'-0"

MATERIAL KEY

-  LIMESTONE
(INDIANA LIMESTONE, RANDOM ASHLAR)
-  BRICK
(BELDEN 161)
-  ALUMINIUM SIDING
(LONGBOARD LIGHT NATIONAL WALNUT)
-  ACM METAL PANEL
(DARK BRONZE)
-  GLASS

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
LOCATION: S. Liberty Dr.**

**CASE #: DP-02-19
DATE: February 11, 2019**

PETITIONER: Belle Tire
1000 Enterprise Dr., Allen Park, MI

CONSULTANT: Enright Architects
628 East Parent Ave. Ste. 106, Royal Oak, MI 48067

Woolpert Inc.
333 North Alabama St. Ste. 200, Indianapolis, IN 46204

REQUEST: Final Plan approval for a new retail tire store and auto service center in a Planned Unit Development.

BACKGROUND:

Area: 1.11 acres
Current Zoning: PUD
Comprehensive Plan Designation: Regional Activity Center
Existing Land Use: Surface Parking Lot - Vacant
Proposed Land Use: Commercial
Surrounding Uses: North – Commercial
West – Commercial
East – Commercial
South – Residential/Commercial

REPORT: The property is located at the northwest corner of State Road 45 and Liberty Drive. The property is currently a surface parking lot and is within a Planned Unit Development (PUD) that was approved in the 1980s (PUD-108-85). The surrounding land uses are primarily commercial with some residential development on the south side of SR45. The overall PUD has been developed with a large multi-tenant building and several outlots along the east side of Liberty Drive.

The petitioner is requesting a final plan approval for a new retail tire store and auto service center on an existing 1.1 acre outlot within the existing 44.54 acre PUD. Proposed is a 9,800 square foot, single story commercial building with 27 proposed parking spaces. The proposed entrance to the building is at the northeast corner of the building and the building has 10 service bays along the northern elevation.

SITE PLAN: New building construction on a lot requires that the lot come into full compliance with the UDO (20.08.060(a)). Where regulations are not addressed in the PUD, the Department has used the Commercial Arterial (CA) zoning standards to review this site plan.

Architecture: Proposed materials include brick veneer and brick rowlock, EIFS cornice and frieze, and glass windows. Architectural standards in the original PUD do not specify materials, but do state that there should be no blank walls. The proposed materials above are all permitted materials in the Architectural Standards for commercial structures. The Department finds that all

facades except the west façade meet the standard for not having blank walls. The Department would like to see more windows placed on the west façade and has proposed a condition of approval requiring at least two (2) windows along the west façade, or an alternative design with approval from the Department.

Setbacks: The proposed structure meets building setbacks. While the individual vehicular parking spaces meet the 20 foot parking setback, the Department is concerned that the paved area to the west of the building will be used for parking large trucks and trailers and recommends that the proposed pavement be removed to meet the setback. This would also reduce the amount of impervious surface on the site.

Impervious Surface Coverage: The original PUD does not identify requirements for impervious surface coverage, which is common in older PUDs. However, the Department and the Plan Commission have used current standards to review all new site plans. In this case the lot is required to meet the maximum impervious surface coverage of the CA zoning district, which is 60% of the lot area. The proposed site plan is at 69% impervious. The Department recommends that the petitioner reduce the amount of impervious surface coverage to meet this standard especially since all of the existing asphalt will be removed for this project. A condition of approval has been included to that effect.

Vehicular Access: Access to the site is from an existing drive cut on S. Liberty Drive on the north side of SR45. No new access drives on SR 45 (Bloomfield Road) are proposed or approved.

Pedestrian Access: There is an existing sidewalk along the SR45 (Bloomfield Road) frontage and the petitioner has included a sidewalk connection from this sidewalk to the front entrance of the building. There are no other internal sidewalks to connect to.

Vehicular Parking: Twenty eight (28) vehicular spaces are proposed. The parking maximum for an “auto body shop” is 1 space per employee plus 2 per service bay. According to their submitted materials, they will have 8 employees on the largest shift plus 10 bays. The proposed number of spaces does not exceed the parking maximum.

Bicycle Parking: The site is required to have a minimum of 4 bicycle parking spaces. There are proposed racks at the northeast corner of the building. These should be relocated slightly to meet code requirements to have 3 feet on all sides of the rack.

Landscaping: Minor revisions are needed to the landscape plan to meet UDO requirements. A compliant landscape plan must be approved prior to issuance of a grading permit.

Signage: No deviations from the current sign code are proposed or approved. Any future signage will be required to meet UDO Standards and receive a permit from the Department.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The full report from the Environmental Commission (EC) is included in the packet. The EC had the following recommendations:

- 1.) Redesign the Site Plan such that the impervious surface coverage does not exceed the 60% as required in the UDO.

Staff Response: A condition of approval has been included to require the site to meet the

60% impervious surface coverage.

2.) The Petitioner should work with staff to revise the Landscape Plan to at least meet minimum standards of the UDO.

Staff Response: A condition of approval has been included to this effect.

3.) Apply green-building best practices to the design of this structure.

Staff Response: Although not required, the Department encourages the petitioner to incorporate green-building practices into the design of the structure.

4.) Provide a plan of action should a sinkhole be discovered during excavation or construction.

Staff Response: The Department finds that this is appropriate for the site and this should be submitted with review of the grading permit.

5.) Revise the Operations & Maintenance Manual to the satisfaction of the City of Bloomington Utilities Department.

Staff Response: A condition of approval has also been included for this and will be reviewed with the grading permit.

20.04.090 PUD FINAL PLAN: The UDO does not list specific findings criteria for PUD Final Plans, but does list what items shall be considered by the Plan Commission in a review:

(A) The written statement and supportive material submitted by the petitioner;

Recommended Finding: The petitioner has provided all required materials.

(B) The PUD District Ordinance;

Recommended Finding: The proposed petition meets the original PUD District Ordinance guidance and the Department has used the current Commercial Arterial development standards for any items that were not addressed in the district ordinance.

(C) The Preliminary Plan;

Recommended Finding: The approved preliminary plan showed this lot as having a portion of a multi-tenant building and parking on it. The proposed final plan improves on that plan by adhering to current development standards, with a building forward site design and meeting parking standards.

(D) The Final Plan;

Recommended Finding: The petition is the Final Plan for the site.

(E) Any commitments or conditions of approval attendant to prior approvals;

Recommended Finding: There were no previous commitments or conditions that were imposed on the final plan approval.

(F) Any applicable section of the Unified Development Ordinance;

Recommended Finding: The petition is subject to the current standards of the UDO for standards as well as any other current standards in the UDO that were lacking in the original PUD. The site does not currently meet impervious surface standards or parking setback standards and conditions of approval have been added to require compliance. A landscaping plan has not been approved at this time.

(G) Additional information as may be required by the Plan Commission to evaluate the application.

Recommended Finding: No additional information has so far been requested by the Plan Commission for this site.

COMPREHENSIVE PLAN: This area is designated as ‘Regional Activity Center’ in the 2018 Comprehensive Plan. The intent of the district is to provide high intensity retail activity. Regional Activity Centers contain higher intensity uses such as national retailers, offices, food services, lodging, and entertainment. The proposed use of this property is consistent with the Comprehensive Plan and the list of approved uses within the PUD.

CONCLUSION: The development is consistent with the existing surroundings and the 2018 Comprehensive Plan. The proposed site plan meets the standards of the UDO with the exception of impervious surface coverage and parking setback. The proposed site plan aligns with the existing PUD with the exception of architecture on the west façade.

RECOMMENDATION: Based on the findings of fact in the report, the Department recommends the Plan Commission adopt the findings and grant approval of this petition with the following conditions:

1. Grading and building permits shall be issued prior to any site work.
2. The proposed bicycle parking shall be relocated to meet access requirements in 20.05.011(b).
3. An approved landscaping plan shall be issued before or with the grading permit application.
4. Site plan shall be amended to meet 60% impervious.
5. The proposed pavement at the west part of the site shall be removed to meet the 20 foot parking setback.
6. At least two windows shall be added to the west façade, or an alternative design that is approved by the Department.
7. Revise the Operations & Maintenance Manual to the satisfaction of the City of Bloomington Utilities Department.
8. A plan of action regarding any sinkholes discovered on the property must be submitted with the review of the grading plan.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: February 11, 2019
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Subject: DP-02-19: Belle Tire
2100 S. Liberty Dr.

The purpose of this memo is to convey the environmental concerns and recommendations provided by the City of Bloomington Environmental Commission (EC) with the hope that action will be taken to enhance this project's environment-enriching attributes. The EC reviewed the petition and offers the following comments and requests for your consideration.

1.) IMPERVIOUS SURFACE COVERAGE

The site does not meet the impervious surface coverage requirements. The original Planned Unit Development (PUD) does not specify any amounts of impervious coverage; therefore, per 20.04.040 the site shall follow the standards of the zoning district most closely resembling that of the PUD. In this case, the standards employed are those used for the Commercial Arterial (CA) district. In the CA district, 60% is the maximum amount of impervious surface allowed, or 40% is the minimum amount of surface that enables water infiltration.

The EC finds no compelling reason to allow less pervious surface than the amount required in our publically-vetted development standards. This site has no physical features that would require a deviation from those standards to use the lot, the building design does not employ green building practices, and there are no public benefits that would be gained by deviating from the Unified Development Ordinance (UDO).

2.) LANDSCAPE PLAN

The Landscape Plan is not yet approvable and needs revisions. Please consult 20.05.052 for requirement details. The EC recommends the site be designed with plantings that benefit local pollinating insects and birds, reduce the heat island effect, and slow and cleanse rainwater. Using native plants provides food and habitat for birds, butterflies and other beneficial insects, promoting biodiversity in the city. Native plants do not require chemical fertilizers or pesticides and are water efficient once established.

3.) GREEN BUILDING/ ENVIRONMENT-ENHANCING BUILDING PRACTICES

Green building and environmental stewardship are of utmost importance to the people of Bloomington and sustainable features are consistent with the spirit of the UDO and the 2018 Comprehensive Plan.

The EC recommends that the developer design the building with as many best practices for energy savings and resource conservation as possible. Some specific recommendations to mitigate the effects of climate change and dwindling resources include the following.

a. Recycling The EC recommends that space be allocated for recyclable materials collection, which will reduce the facility's carbon footprint and promote healthy indoor and outdoor environments. Recycling has become an important norm that has many benefits in energy and resource conservation. Recycling is an elementary environmental practice, given that the City of Bloomington has been promoting it since the early seventies; thus, an important contributor to Bloomington's environmental quality and sustainability and is expected in a 21st-century structure.

b. Reduce the Heat Island Effect The roof material should have a minimum initial Solar Reflective Index (SRI) of 0.65, and an aged index of 0.55. *SRI* is a value that incorporates both solar reflectance and emittance in a single value to represent a material's temperature in the sun. SRI quantifies how hot a surface would get relative to standard black and standard white surfaces. It is calculated using equations based on previously measured values of solar reflectance and emittance as laid out in the American Society for Testing and Materials Standard E 1980. It is expressed as a fraction (0.0 to 1.0) or percentage (0% to 100%). If a roof membrane is used it should be white in color, and embedded with reflective material, or covered with a reflective coating.

c. Solar energy generation Install solar photovoltaic cells to reduce the use of greenhouse-gas emitting pollutants. This building is ideal for photovoltaic (PV) solar panels because it has a flat roof. Solar power is now competitive with coal, especially considering the full-cost accounting price.

d. Electric vehicle charging stations The parking areas should have some electric vehicle charging stations, especially given that this business will serve vehicles.

e. Building envelope The structure planned for this site appears to resemble a simple pole barn with a brick-like veneer. The EC recommends that the building envelope be constructed with higher insulation values than the minimums in the Building Code. The HVAC system also should exceed standards for this type of business.

4.) SINKHOLES

When this PUD was originally developed, many sinkholes were located. One such sinkhole that is still remembered by many Bloomingtonians is just north of this site, in the parking lot in front of a retail store that was called Furrows. The sinkhole was filled and covered many times, yet kept reappearing. The EC requests from the Petitioner a plan describing what will be done if a sinkhole is discovered during excavation or construction.

5.) OPERATIONS & MAINTENANCE MANUAL

This manual is not approved as it is, and will need revisions. Please consult City of Bloomington Utilities Department for additional details.

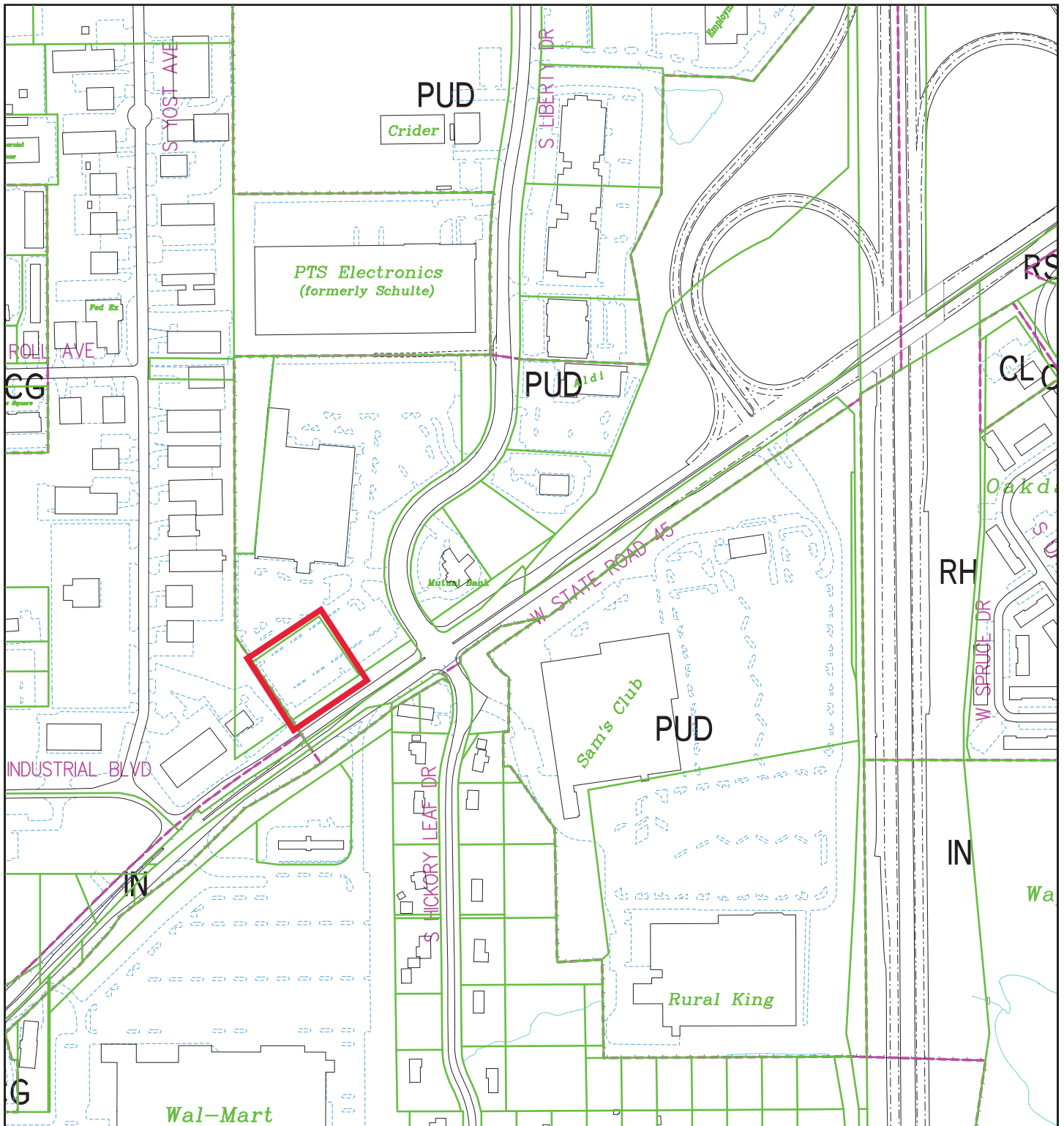
EC RECOMMENDATIONS:

1.) Redesign the Site Plan such that the impervious surface coverage does not exceed the 60% as required in the UDO.

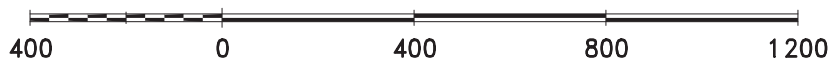


City of Bloomington
Bloomington Environmental Commission

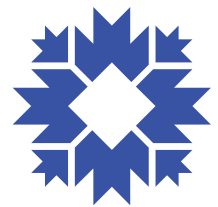
- 2.) The Petitioner should work with staff to revise the Landscape Plan to at least meet minimum standards of the UDO.
- 3.) Apply green-building best practices to the design of this structure.
- 4.) Provide a plan of action should a sinkhole be discovered during excavation or construction.
- 5.) Revise the Operations & Maintenance Manual to the satisfaction of the City of Bloomington Utilities Department.



By: lewisa
7 Feb 19

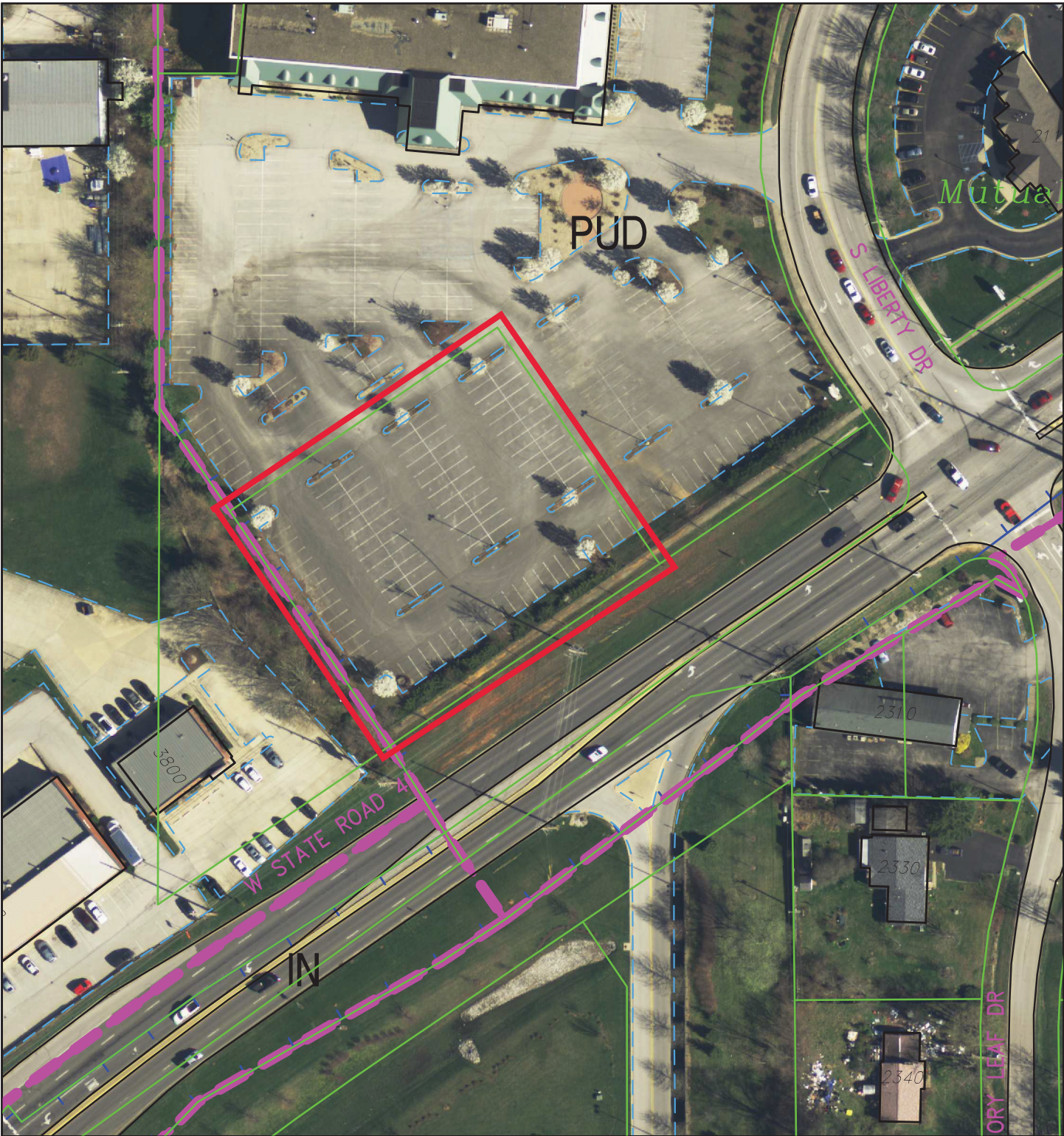


City of Bloomington
Planning & Transportation

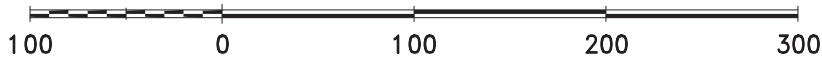


Scale: 1" = 400'

For reference only; map information NOT warranted.



By: lewisa
7 Feb 19



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation

N

Scale: 1" = 100'

CHRISTOPHER ENRIGHT ARCHITECTS

A PROFESSIONAL CORPORATION

Narrative

Belle Tire is a more than 90 year-old company privately owned by the Barnes family headquartered in Allen Park, Michigan. The company was started by Mr. Sam Waze in 1922 who named the business after his wife, Belle. The Waze family eventually partnered with the Barnes family, who purchased the interests in the early 60's and is now in the third generation of ownership. Currently, Belle employs more than 2,000 people and has just under 150 locations in Michigan, Ohio and Indiana.

Belle Tire is the contract purchaser of a portion of land located within a parcel located at 2100 South Liberty in Bloomington IN. The current use of the proposed site is a parking lot that is seldom used. Belle seeks to gain approval to construct a 10,000 square foot retail tire store and auto service center.

Currently the property is zoned Planned Unit Development (PUD). Our proposal will require the PUD agreement to be amended and updated. It appears that the specific details of the current PUD agreement are not available, and therefore we are to meet the standards of the "Commercial Arterial" (CA) zoning. Under the CA zoning, Automotive repair is allowed provided the following conditions are met:

- All major overhaul, body and fender work, upholstery and welding shall be conducted within a completely enclosed building
- All spray painting shall be conducted within an approved spray booth
- No outdoor storage of automobile parts, discarded tires, or similar materials shall be permitted.
- Outdoor storage of more than three wrecked or temporarily inoperable vehicles awaiting repairs shall be prohibited.

These standards either will not apply or will be met.

The approximate area of the site is 1.1 acres and is bounded by Walmart to the south (General Business zoning), Dentist office to the west (Light Industrial zoning) and the PUD parking areas. The site design will accommodate approximately 27 vehicles, including two barrier free spaces.

The store sells and installs vehicle tires, various automotive parts and offers minor automotive repairs such as brakes, alignments, batteries, shocks and struts and oil changes. No major engine, transmission repair or body work is conducted in the facility. All repair and installation work will take place inside the building and though rare, if vehicles are left overnight they are stored inside. All scrap tires are stored in a specifically designated area inside the facility and are picked up by Belle vehicles on a regular basis. All floor drains in the service area are connected to an oil / water separator to prevent any unapproved chemicals from reaching the sanitary system. No outdoor displays are used.

Hours of operation in all stores is Tuesday, Wednesday and Friday – 8:00 a.m. to 6:00 p.m., Monday and Thursday – 8:00 a.m. to 8:00 p.m., Saturday – 8:00 a.m. to 5:00 p.m. and closed on Sunday. Each location employs 10 to 15 full time employees.

Proposed Facilities

All new Belle stores, including the proposed location in Bloomington, have 10 service bays, a customer showroom that can accommodate 5 sales professionals, and ample, safe storage space for new and used tires. Nothing is stored or repaired out of doors. The building will be fully sprinklered and meet all standards of NFPA.

The exterior of the building will be all clay brick veneer, cast stone, clear insulated glass with aluminum frame, EIFS detailing and clear acrylic glazing panels that allow light to penetrate in and out but obscure views into the inventory area. One HVAC roof top unit is proposed and will be obscured by parapet walls and the proposed entry tower. All other roof elements such as plumbing vents, exhaust fans and the like will be obscured by the parapet walls at the rear portion of the building.

BELLE TIRE STORE #153

SOUTH LIBERTY DRIVE
BLOOMINGTON, INDIANA
JANUARY 29, 2019

CHRISTOPHER ENRIGHT ARCHITECTS

628 EAST PARENT AVENUE, SUITE 106, ROYAL OAK, MI 48067 TEL. 248.258.6485
CHRISTOPHER ENRIGHT, NCARB, cenright@enrightarchitects.com

333 North Alabama Street
Suite 200
Indianapolis, IN 46204
317.297.7500
FAX: 317.291.8905



LEGAL DESCRIPTION

LOT NUMBER BEING 153 IN PARCELS 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PROJECT SUMMARY

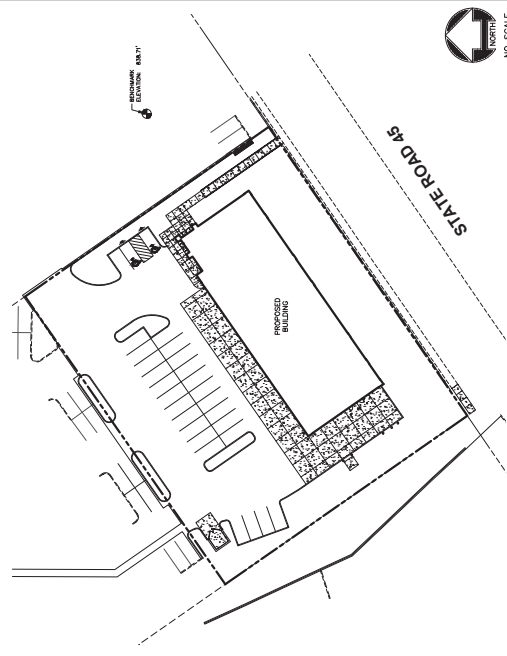
LOT AREA: 1.11 AC
GROSS AREA: 9,800 SQ FT
GROSS FLOOR AREA: 33,100 SQ FT
COVERAGE PERCENTAGE: 48%
PARKING SPACES REQUIRED: 20
2 SPACES PER UNIT
3 SPACES PER 100 SQ FT
PARKING SPACES PROVIDED: 29
TOTAL PARKING SPACES: 28

UTILITY CONTACTS

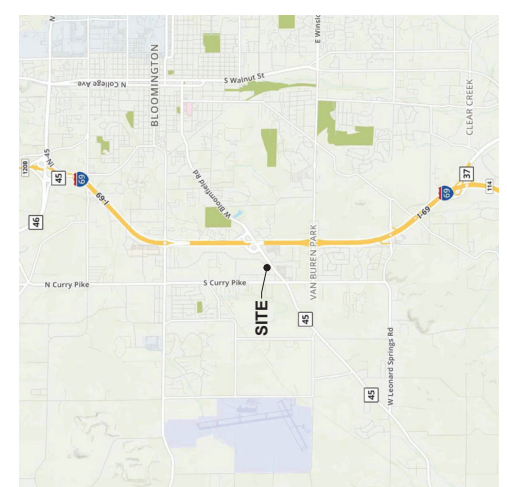
NATURAL GAS SERVICE: ...
WATER: ...
SEWER: ...
ELECTRIC SERVICE: ...
TELEPHONE SERVICE: ...
CABLE: ...
MATERIALS: ...

BENCHMARK:
...
ELEVATION: ...

SITE PLAN

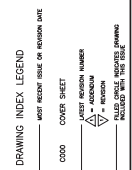


VICINITY MAP



SHEET INDEX

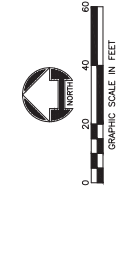
No.	DATE	REVISION
C000	01/29/19	COVER SHEET
C100	01/29/19	EXISTING CONDITIONS/DEMO PLAN
C200	01/29/19	SITE PLAN
C300	01/29/19	GRADING PLAN
C301	01/29/19	EROSION CONTROL PLAN
C302	01/29/19	EROSION CONTROL NOTES & DETAILS
C303	01/29/19	EROSION CONTROL DETAILS
C400	01/29/19	UTILITY PLAN
C500	01/29/19	LANDSCAPE PLAN
C600	01/29/19	DETAILS
C601	01/29/19	DETAILS
C602	01/29/19	DETAILS
C603	01/29/19	DETAILS
C700	01/29/19	LIGHTING PLAN



PROJECT No.: 78720
C000

PROJECT NO:	78720
DATE:	01/29/19
DESIGNER:	TBB
CLIENT:	AKS

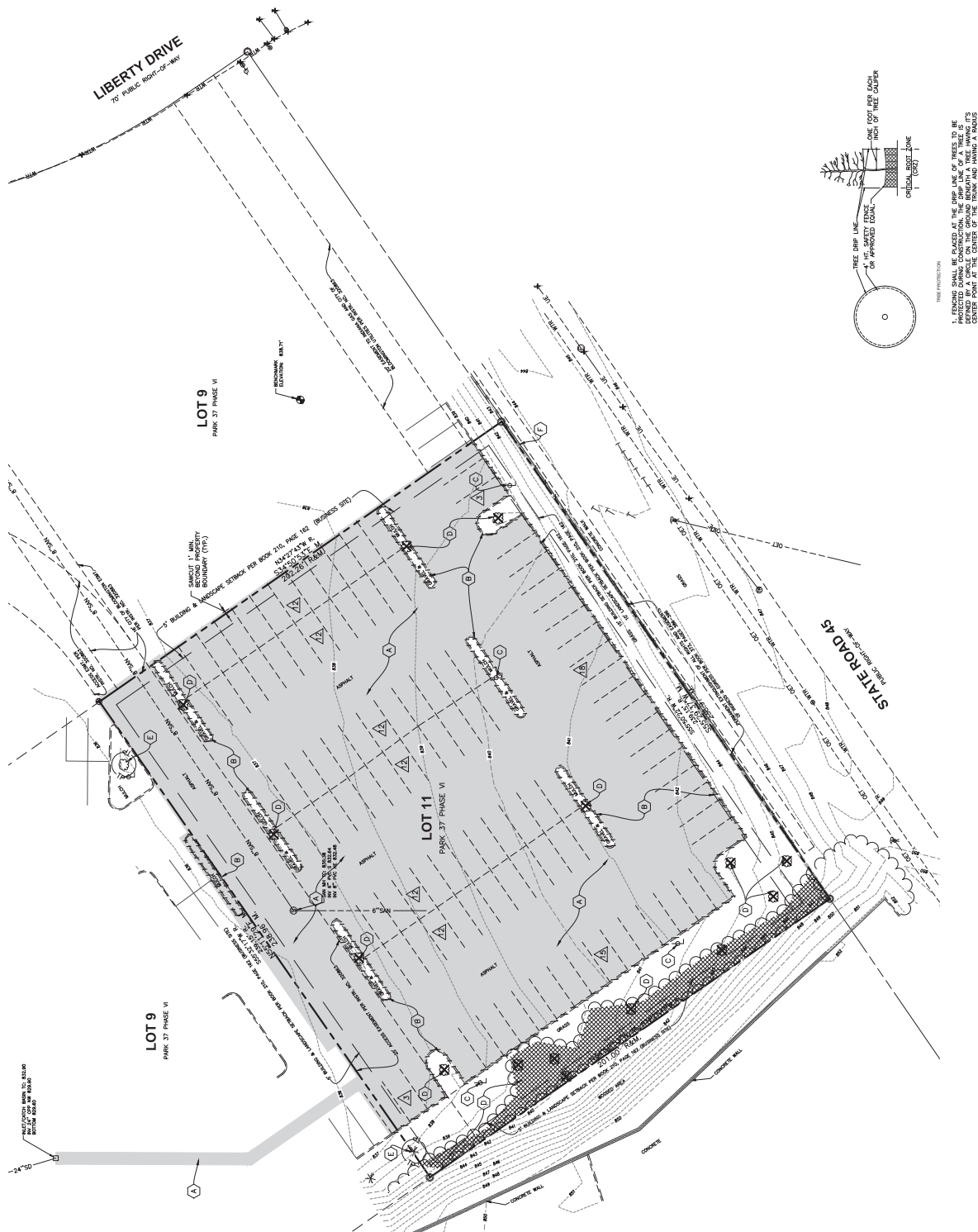
NO.	DATE	REVISION



SYMBOL	DESCRIPTION
(A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z)	SMOOTH AND REMOVE EXISTING PAVEMENT REMOVE EXISTING CONCRETE CURBS REMOVE EXISTING UTILITY POLES (COORDINATE WITH OWNER FOR SANITARY REMOVE EXISTING TREE/LANDSCAPING TREE PROTECTION (SEE DETAIL THIS SHEET) REMOVE EXISTING FENCE STORM INLET SANITARY MANHOLE FIRE HYDRANT WATER UTILITY MARKER WATER VALVE ELECTRIC MANHOLE ELECTRIC UTILITY MARKER TRAFFIC SIGNAL MANHOLE LIGHT POLE TELEPHONE/POWER POLE CITY WIRE DECIDUOUS TREE EVERGREEN TREE BENCHMARK FOUND IRON PIN SANITARY SEWER STORM SEWER WATER UNDERGROUND ELECTRIC/TELEPHONE FENCE TREE LINE

DEMOLITION NOTES

- EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND FOR THE LOCATION OF ALL UTILITIES.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF UTILITIES ON SITE OR OUTSIDE THE SITE TO SERVICE FACILITIES LOCATED NEARBY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND FOR THE LOCATION OF ALL UTILITIES.
- CONTRACTOR SHALL COMPLETELY REMOVE FROM SITE EXISTING UNDERGROUND UTILITIES AND COMPLETELY REMOVE FROM SITE EXISTING UNDERGROUND UTILITIES AND COMPLETELY REMOVE FROM SITE EXISTING UNDERGROUND UTILITIES.
- ALL COSTS INCURRED IN CONNECTION OF ALL NEW UTILITY SERVICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND FOR THE LOCATION OF ALL UTILITIES.
- EXISTING PAVEMENT AND CONCRETE PAVEMENTS ARE TO BE REMOVED AND REPAVED IN ACCORDANCE WITH THE SPECIFICATIONS.
- REMOVAL OF EXISTING CONCRETE AND ASPHALT PAVEMENT INDICATED ON THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL EXISTING PAVEMENT SHALL BE COMPLETELY REMOVED AND REPAVED IN ACCORDANCE WITH THE SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL WOOD, BRICK, AND OTHER MATERIALS FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND FOR THE LOCATION OF ALL UTILITIES.
- THE USE OF EXPLOSIVES IS PROHIBITED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND FOR THE LOCATION OF ALL UTILITIES.
- ROAD SHOULDER, ROAD PAVEMENT, PARKING PAVEMENT, CURBS, FENCES, LIGHTS, TREES, BUSHES, WALKWAYS, STREET AND PUBLIC STOPS, SIGNAGE, AND OTHER EXISTING UTILITIES SHALL BE REMOVED AND REPAVED IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL UNDERGROUND UTILITIES OR STRUCTURES IN PROPOSED PAVEMENT SHALL BE REMOVED AND REPAVED COMPLETELY WITH APPROVED UNDERGROUND UTILITIES.
- ALL WELLS SHALL BE CAPPED TO THE TOP OF THE WELL TO BE MAINTAINED PER LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL WELLS SHALL BE CAPPED TO THE TOP OF THE WELL TO BE MAINTAINED PER LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL WELLS SHALL BE CAPPED TO THE TOP OF THE WELL TO BE MAINTAINED PER LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL WELLS SHALL BE CAPPED TO THE TOP OF THE WELL TO BE MAINTAINED PER LOCAL, STATE, AND FEDERAL REGULATIONS.



TREE PROTECTION
NO SCALE

TREE PROTECTION DETAIL

1. ALL TREES TO BE PROTECTED SHALL BE IDENTIFIED ON THE DRAWINGS AND THE PROTECTION SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THE PROTECTION SHALL BE INSTALLED BY A CONTRACTOR WITH A LICENSE TO OPERATE IN THE STATE OF INDIANA AND SHALL BE INSTALLED TO THE STANDARD SPECIFICATIONS FOR TREE PROTECTION (SEE DETAIL THIS SHEET).

2. GROUPS OF TREES MAY BE FENCED AS ONE.





Know what's below.
Call before you dig.

0:\Clients\Enright Architects\7820 - Belle Tire - #153 Bloomington\4.0 Discipline\Civil\Code\7820SIT.dwg Pinned By:dujun 29, 2019, 3:44:47 PM

Logcat Tab Name: C200, Image: Xrefs: 78201BLK.dwg; 7820 - P.dwg; 7820 - X.dwg; 7820LT.dwg

SITE PLAN

BLOOMINGTON, INDIANA
SOUTH LIBERTY DRIVE
BELLE TIRE STORE #153

333 North Alabama Street
Suite 200
Indianapolis, IN 46204
317.299.7900
FAX: 317.291.5805



PROJECT NO.:	7820
DATE:	01/29/19
DESIGNER:	TJB
CKD:	AKS

NO.	DATE	REVISION

LEGEND

SYMBOL	DESCRIPTION
(A)	INTERIOR WALK & CURB
(B)	6" STRAIGHT CURB
(C)	CONCRETE WALK
(D)	CONCRETE STUOP (6"± UNLESS OTHERWISE)
(E)	CONCRETE PAVEMENT
(F)	7"± CONCRETE TRANSFORMER PAD
(G)	PAVEMENT STRIKE AT 45° ANGLE, 2" O.C.
(H)	4" PAINTED BLUE PAVEMENT STRIKE
(I)	4" PAINTED WHITE PAVEMENT STRIKE
(J)	4" PAINTED WHITE PAVEMENT STRIKE AT 45° ANGLE, 2" O.C.
(K)	GUARD POST
(L)	UNDESIGNED AREA
(M)	ADA PARKING SIGN
(N)	CONTROL JOINT
(O)	EXPANSION JOINT AT BUILDING
(P)	TRASH ENCLOSURE (SEE ARCH. PLANS)
(Q)	BELLE TIRE GROUND SIGN (SEE ARCH. PLANS)
(R)	FLAG POLE (SEE ARCH. PLANS)
(S)	REGULAR DUTY ASPHALT PAVEMENT
(T)	LIGHT POLE (SEE LIGHTING PLAN)
(U)	BIKE RACK
(V)	MARGINAL
(W)	ADA PAVEMENT SYMBOL
(X)	SIGN
(Y)	CURB TRANSITION
(Z)	NUMBER OF PARKING SPACES
(AA)	PROPOSED CONCRETE
(AB)	PROPOSED HEAVY DUTY ASPHALT PAVEMENT

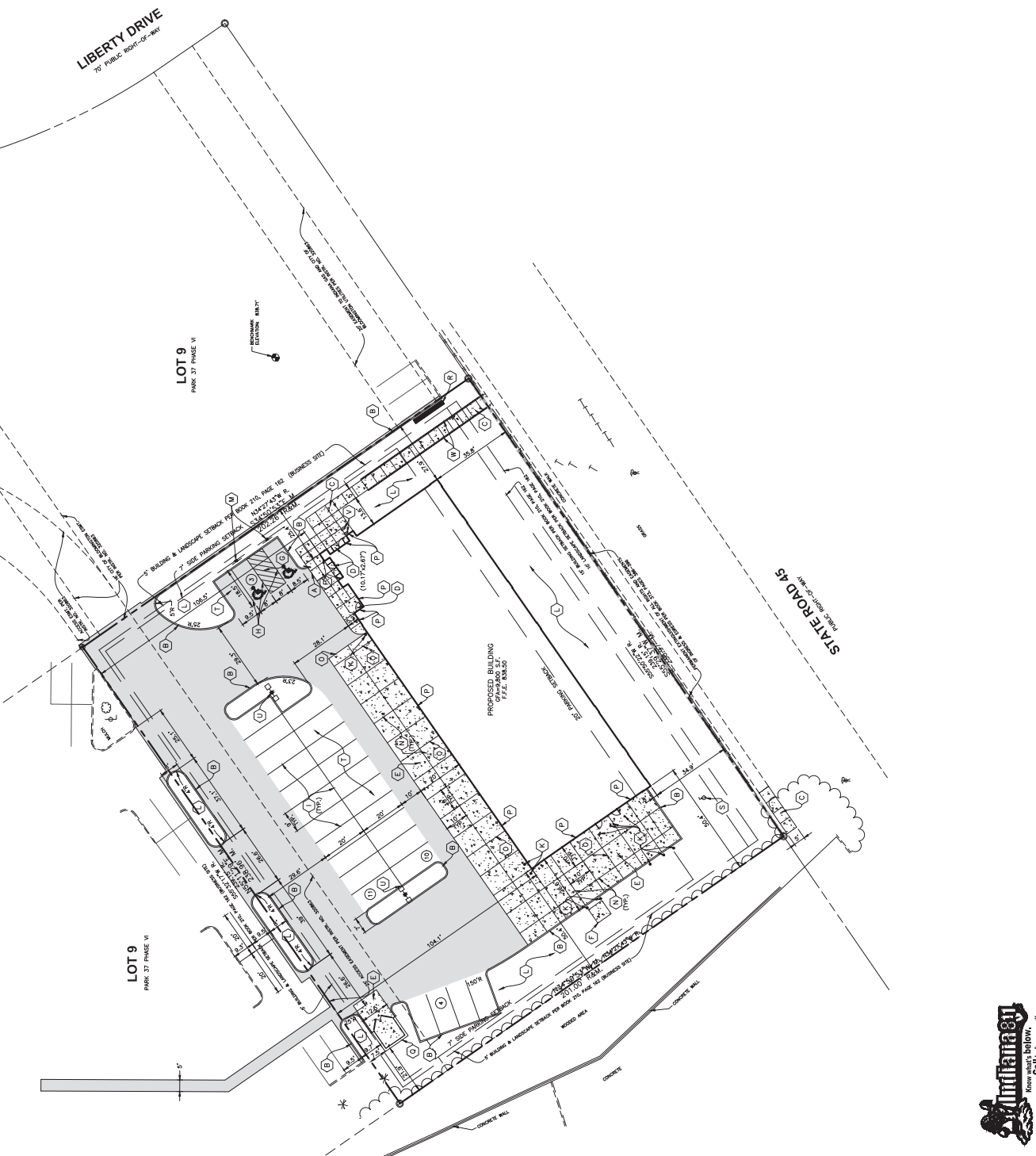
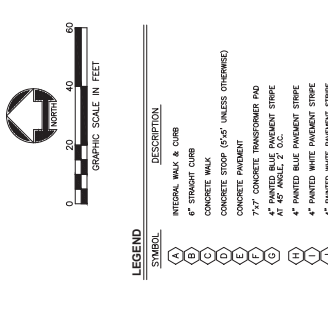
PARKING DATA

PARKING COVERAGE	0
1. PER 1,000 SF GROSS FLOOR AREA	0
2. PER 1,000 SF GROSS FLOOR AREA LARGEST SHIFT	0
PARKING SPACES PROVIDED	26
CONV. PARKING SPACES	26
TOTAL PARKING SPACES	26

SITE DATA

ASBESTOS	1.11 AC
GROSS FLOOR AREA (GFA)	9,800 SF

- ### SITE NOTES
- ALL DIMENSIONS IN CURBED AREAS SHALL BE BACK TO BACK OF CURB. ALL DIMENSIONS IN AREAS WITHOUT CURB SHALL BE TO EDGE OF PAVEMENT. ALL DIMENSIONS FROM BUILDING SHALL BE FROM FACE OF BUILDING.
 - ALL RADI IN PAVED AREAS & ON CURBS SHALL BE 3' UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD BEFORE STARTING DIMENSIONS. ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL CONDITIONS SHALL BE RECORDED ON RECORDS FOR THE PROJECT.
 - PROPOSE SMOOTH TRANSITION FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
 - ALL AREAS WHERE THE EXISTING PAVEMENT OR PAVEMENTS ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR RECONSTRUCTED TO ORIGINAL CONDITION OR BETTER. ALL REPAIRS SHALL BE RECORDED ON RECORDS FOR THE PROJECT.
 - ALL RADI INDICATED SHALL BE FORMED AS CIRCULAR ARCS.
 - ALL DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO BASE LINES. PROPERTY LINES OR BUILDING LINES UNLESS OTHERWISE NOTED.
 - ANY NEW IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF BLOOMINGTON AND LOCAL CODE WHICH MAY BE APPLICABLE. SEE SITE PLAN FOR LOCATION AND SITE DETAILS FOR SPECIFICATIONS.
 - ALL STRIPES ARE TO BE 4" PAINTED WHITE, UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD BEFORE STARTING DIMENSIONS. ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL CONDITIONS SHALL BE RECORDED ON RECORDS FOR THE PROJECT.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, DEBRIS AND OTHER MATERIALS FROM THE PROJECT SITE AND ADJACENT STREETS OR ALLEYS. THE CONTRACTOR MUST CLEAN THESE DAILY BY WASHING OR HYPING. THE CONTRACTOR SHALL PROVIDE WATER OR OTHER METHODS TO KEEP WORKERS CLEAN TO A RECORDED MANUAL.

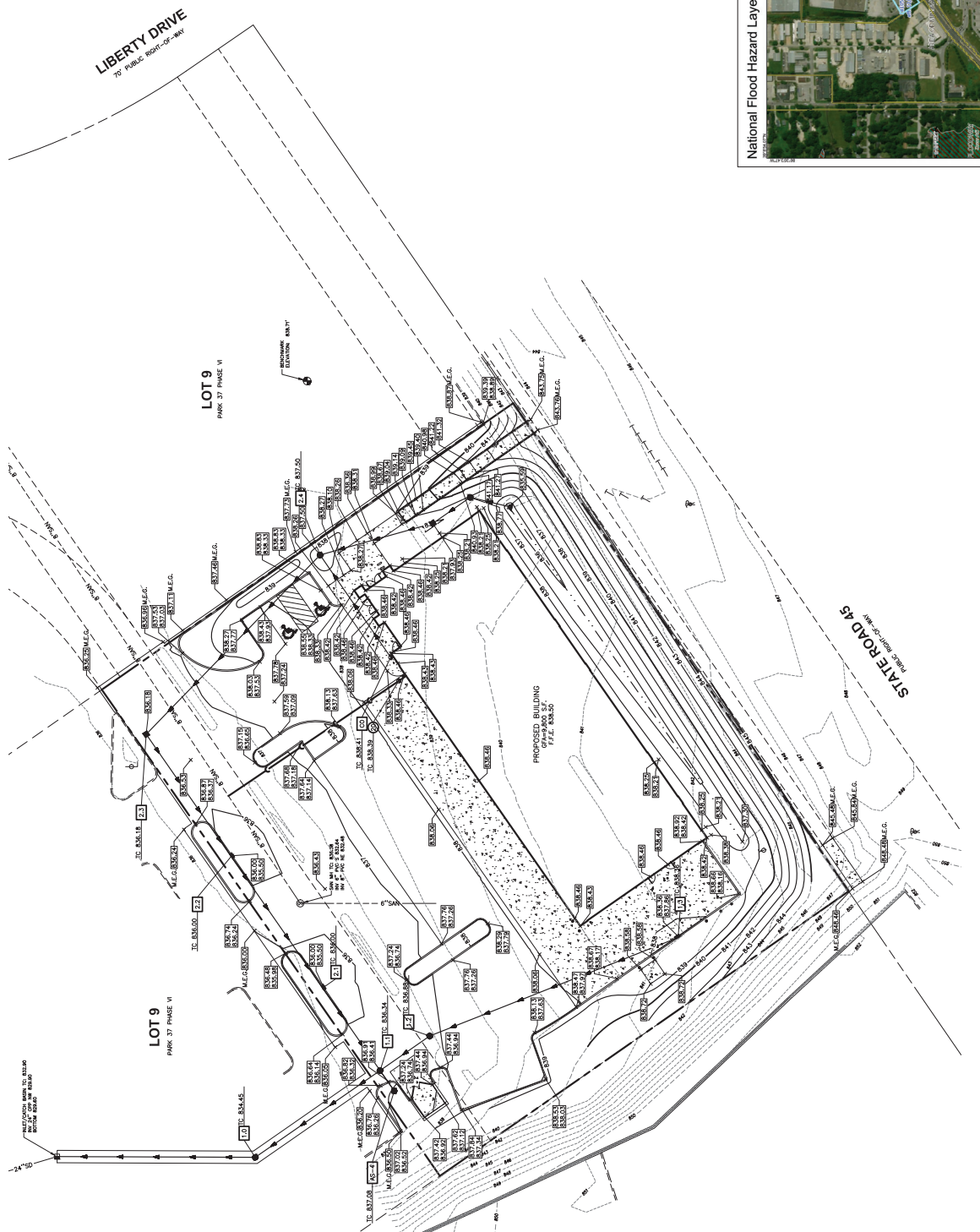


PROJECT NO.:	78720
DATE:	01/29/19
DR.:	SMB
CKD.:	AMS



LEGEND	
	EXISTING
	PROPOSED
	CENTER LINE
	SPOT ELEVATION
	MATCH EXISTING GRADE
	STORM CURB INLET
	STORM MANHOLE
	SANITARY MANHOLE
	CLEANOUT
	STORM STRUCTURE NUMBER
	SANITARY STRUCTURE NUMBER
	SANITARY SEWER
	LIGHT POLE
	POWER POLE
	CITY WIRE
	SIGN
	FENCE

- GRADING NOTES**
- PROVIDE PROTECTIVE DRAINAGE IN ALL AREAS. PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROTECTIVE DRAINAGE TO EXISTING FEATURES AS NECESSARY.
 - PROVIDE SMOOTH TRANSITION FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
 - ALL AREAS WHERE PROPOSED ASPHALT PAVEMENT MEETS THE EXISTING ASPHALT PAVEMENT SHALL BE GRADUALLY TRANSITIONED TO THE EXISTING ASPHALT PAVEMENT WITH A TACK COAT MATERIAL.
 - THE EXISTING CONTRACTING MUST TAKE CARE TO PROTECT EXISTING UTILITIES AND TO MINIMIZE OR ELIMINATE DAMAGE TO ROOT SYSTEMS.
 - EXISTING IN AND AROUND SCHEDULING UTILITIES SHALL BE IDENTIFIED, COMPANIES TO NOTIFY ALL UTILITIES CONTRACTORS AND/OR UTILITY COMPANIES TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES.
 - THE EXISTING CONTRACTOR OF LANDSCAPING CONTRACTOR SHALL PROVIDE PROTECTIVE DRAINAGE TO EXISTING FEATURES WHEN SHEET PAVING IS PROPOSED. ALL AREAS SHALL BE PROTECTED FROM DAMAGE TO EXISTING FEATURES AND TO MINIMIZE OR ELIMINATE DAMAGE TO ROOT SYSTEMS.
 - ALL AREAS WHERE THE EXISTING PAVEMENT OR PAVEMENTS ARE DAMAGED OR DESTROYED BY THE PROPOSED PAVING SHALL BE REPAIRED BY THE SUBCONTRACTOR OF PAVING. THE REPAIR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ORIGINAL CONDITION AFTER THE REPAIR SHALL BE MAINTAINED.
 - I.C. SHALL INDICATE THE ELEVATION THAT WATER WOULD ENTER A STRUCTURE. THE ELEVATION SHALL BE THE FINISH GRADE OF THE INDICATED TOP OF CURB WHICH STRUCTURE IS A CURB INLET.

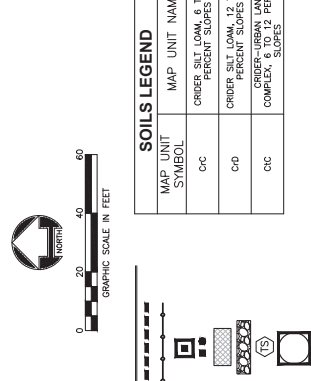


FIRM MAP
NO SCALE



PROJECT NO.:	78720
DATE:	01/29/19
DR.:	TJB
DES.:	TJB
CKD.:	AES

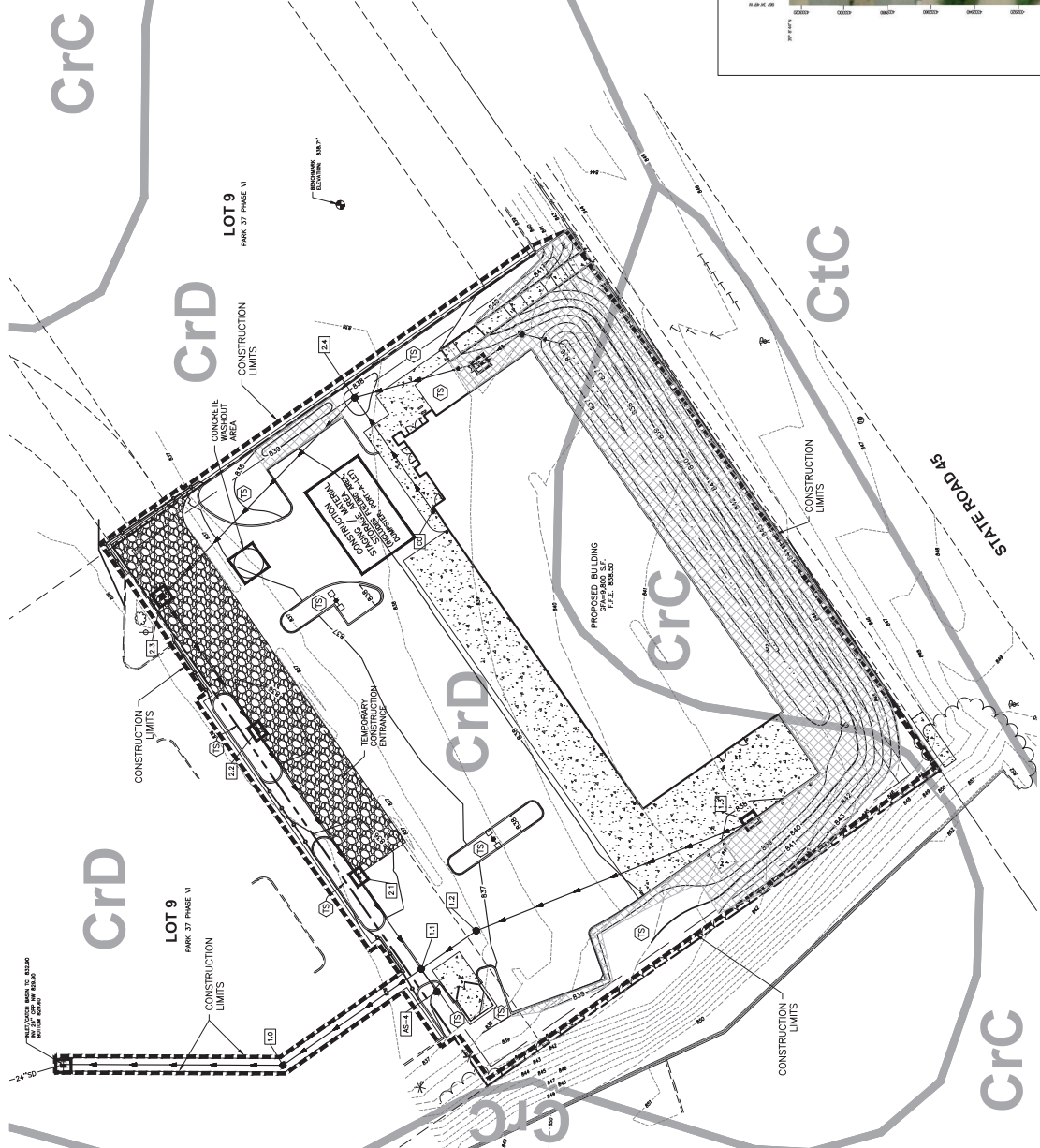
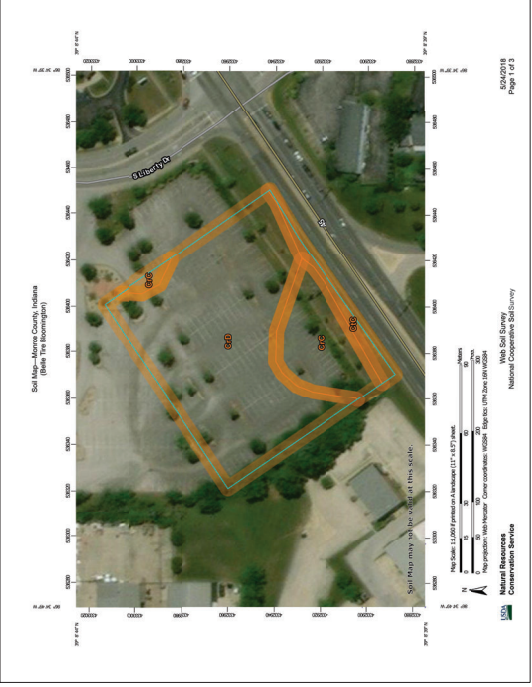
NO.	DATE	REVISION



MAP UNIT SYMBOL	MAP UNIT NAME
CrD	CRIDER SILT LOAM, 6 TO 12 PERCENT SLOPES
CoD	CRIDER SILT LOAM, 12 TO 18 PERCENT SLOPES
CcC	COMPLEX CLAY, 12 PERCENT SLOPES

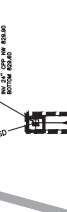
- SOILS LEGEND**
- GENERAL NOTES**
- THE CONTRACTOR SHALL CONTINUE TO TAKE RESPONSIBILITY FOR THE EROSION CONTROL PLAN THROUGHOUT THE CONSTRUCTION PERIOD. THE EROSION CONTROL PLAN SHALL BE MAINTAINED AND KEPT ON THE JOB AT ALL TIMES. THE EROSION CONTROL PLAN SHALL BE MAINTAINED AND KEPT ON THE JOB AT ALL TIMES.
 - TEST SOIL TO DETERMINE pH AND NITROGEN LEVELS. CONTACT YOUR COUNTY SWCD OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE. SOIL pH SHOULD BE 6.0 TO 7.0. NITROGEN SHOULD BE 20 TO 40 PPM. IF SOIL pH IS UNACCEPTABLE FOR THE SITES TO BE SEED, APPLY LIME AS RECOMMENDED TO TEST RECOMMENDATIONS.
 - FERTILIZER AS RECOMMENDED BY THE SOIL TEST. IF TESTING WAS NOT PERFORMED, APPLY FERTILIZER AS RECOMMENDED BY THE SOIL TEST WITH A 12-12-12 ANALYSIS OR EQUIVALENT FERTILIZER.
 - APPLY TOPSOIL BACK ON COMMON AREAS AND OTHER AREAS AS RECOMMENDED BY THE SOIL TEST. TOPSOIL SHOULD BE SEED, SPREAD, WORKING THE FERTILIZER AND LIME INTO THE SOIL WITH A RAKE. TEST WITH A RAKE ON THESE SPREAD AREAS. MAINTAINANCE SCHEDULE AND REQUIREMENTS:
 - CONTRACTOR SHALL NOTIFY THE EROSION CONTROL MANAGER DAILY INSPECTION/MAINTENANCE CHECKS OF ALL EROSION CONTROL MEASURES. THESE CHECKS SHALL BE CONDUCTED BY THE CONTRACTOR AND THE EROSION CONTROL MANAGER SHALL SIGN OFF ON EACH CHECK. ACTIVITY, AND AFTER EACH STORM EVENT.
 - AT THE COMPLETION OF CONSTRUCTION AND THE AREA SEEDING HAS BEEN COMPLETED, THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES AS REQUIRED, AS REQUIRED, WITH THE CONTRACT.

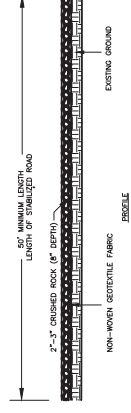
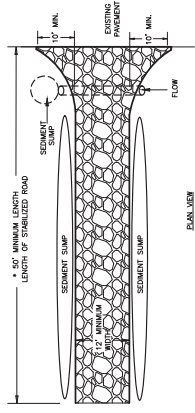
ALL AREAS THAT ARE LEFT UNDISTURBED FOR 7 DAYS SHALL RECEIVE SEED AND MULCH.



- CONSTRUCTION SEQUENCE**
- SUBMIT NOTICE OF INTENT (NOI) LETTER TO INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (IDEM) FOR A 48 HOUR PERIOD OF LAND DISTURBANCE PERMITS. THE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION. THE PERMITS SHALL BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
 - THE EROSION CONTROL PLAN SHALL BE THE EROSION CONTROL PLAN FOR THE PROJECT. THE EROSION CONTROL PLAN SHALL BE THE EROSION CONTROL PLAN FOR THE PROJECT.
 - 300'-1500' OR EQUIVALENT STABLE AND THE MARKED DISTURBED AREAS ARE TO MAINTAIN AND MAINTAIN CONSTRUCTION. PROVIDE A PROTECTIVE COVER WITH AN ENTRANCE. INCLUDE A SORT OF THE NO AND THE CONTACT WITH THE CONTRACTOR. THE SORT OF THE NO AND THE CONTACT WITH THE CONTRACTOR. THE SORT OF THE NO AND THE CONTACT WITH THE CONTRACTOR.
 - INSTALL UNDERGROUND UTILITIES.
 - STONE PARKING AREAS AND DRIVES.
 - ADD BINDER COURSE ON PARKING AREA AND DRIVES.
 - COMPLETE BUILDING CONSTRUCTION.
 - ADD SURFACE COURSE OF ASPHALT.
 - SHAKE BINDER COURSE, SUELL, AND CHISELLED ASPHALT.
 - ONCE THE CONSTRUCTION ACTIVITY IS COMPLETED, A COMPLETED SOILS REPORT OF LOCALIZATION (NATURAL TO BE MADE) SHALL BE SUBMITTED TO THE PLANNING AND CITY OF BLOOMINGTON FOR APPROVAL.

Know what's below. Call before you dig.





- NOTES:**
- CARE SHOULD BE TAKEN TO PREVENT MATERIAL MOVEMENT PRIOR TO THE ONSET OF CONSTRUCTION ACTIVITIES.
 - CARE SHOULD BE TAKEN TO PREVENT MATERIAL MOVEMENT INTO ADJACENT RETAINING/WATERBODIES.
 - INSTALLATION WITH SEDIMENT SUMP PLACED DOWNFLOW OF CULVERT.

DESCRIPTION

ALL ACCESS POINTS FROM THE CONSTRUCTION SITE ARE TO INCLUDE A STABILIZED CONSTRUCTION ENTRANCE. THE CONSTRUCTION ENTRANCE SHALL BE STABILIZED WITH A STABILIZED CONSTRUCTION MAT. THE STABILIZED CONSTRUCTION MAT SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE STABILIZED CONSTRUCTION MAT SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE STABILIZED CONSTRUCTION MAT SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

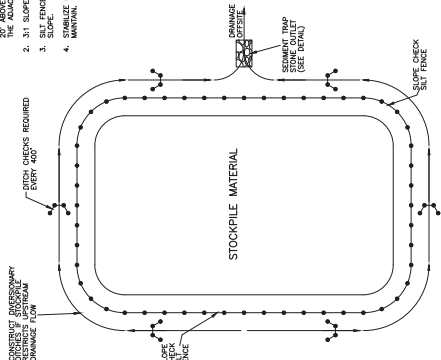
- INSTALLATION**
- THE CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED AT THE ONSET OF THE CONSTRUCTION ACTIVITIES AND MAINTAINED IN PLACE FOR THE DURATION OF THE CONSTRUCTION PERIOD.
 - INSTALLATION OF THIS PRACTICE SHOULD BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ACCESS LOCATION SHOULD BE CLEARED OF WOODY VEGETATION.
 - NON-WOOD GEOTEXTILE FABRIC SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO THE CONSTRUCTION ACTIVITIES.
 - ACCESS SIZE SHOULD BE A MINIMUM OF 50'.
 - ACCESS WIDTH SHOULD BE 12" MINIMUM, FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
 - CRUSHED AGGREGATE (MOT CA No. 2, 1"-2 1/2" #6s), SHALL BE PLACED AT LEAST 8" DEEP OVER THE LENGTH AND WIDTH OF THE INGRESS/EGRESS CORRIDOR.

- MAINTENANCE**
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.
 - STABILIZED ENTRANCES SHALL BE REPAIRED AND ROCK ADDED AS NECESSARY.
 - STABILIZED ENTRANCES SHALL BE REPAIRED IMMEDIATELY AFTER CONSTRUCTION ACTIVITIES AND RETURNED TO THE CONSTRUCTION SITE.
 - IF SOILS ARE SUCH THAT WASHING OF FIBERS IS REQUIRED, IT SHALL BE DONE IN A MANNER THAT DOES NOT CAUSE FIBERS TO BE WASHED INTO THE CONSTRUCTION ACCESS STABILIZED CORRIDOR.
 - AT THE PROJECT COMPLETION, ROCK ACCESS ROAD SHOULD BE REMOVED AND SOILS SHOULD BE RESTORED TO ORIGINAL CONDITION.
 - EXCESSIVE WASHED SEDIMENT MAY BE TRACKED ONTO PAVED AREAS REQUIRING ADDITIONAL ACTION.

TEMPORARY CONSTRUCTION ENTRANCE DETAIL

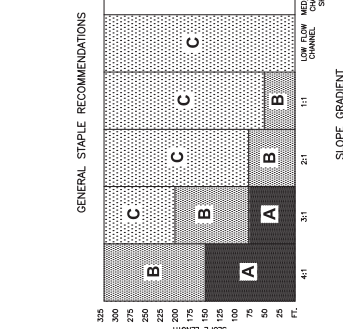
NO SCALE

- NOTES:**
- STOCKPILE TO BE NO MORE THAN 10 FEET HIGH.
 - 3:1 SLOPED MAX.
 - SLIT FENCE 5' OFF THE TOE OF SLOPE.
 - MAINTAIN.



STOCKPILE EROSION CONTROL

NO SCALE



- NOTE:**
- CHANNEL LINING UTILIZE STAPLE PATTERNS "A" WITH 12" SPACING.
 - STAPLE PATTERNS "B" AND "C" SHALL BE PLACED ON THE SLOPE OF PROTECTED WATER LINE.
 - AT SLOPE LENGTHS GREATER THAN 300 FEET, OR WHERE CHANNELS ARE DEEPER THAN 18 INCHES, STAPLE PATTERNS "B" SHOULD BE UTILIZED.

EROSION CONTROL MAT INSTALLATION GUIDE DETAIL

NO SCALE

EROSION CONTROL MEASURE	MATERIALS	INSTALLATION SCHEDULE
STONE DRAINAGE	STONE	INSTALL AFTER STORM EVENTS AND AFTER REPAIRS FOR AS NEEDED FOR MAINTENANCE AND REPAIR CONTROL. SEDIMENT TRACKED OR WASHED ONTO PUBLIC TRAILS IMMEDIATELY.
SILT FENCE	SILT FENCE	INSTALL AFTER STORM EVENTS, REMAIN IN PLACE THROUGHOUT CONSTRUCTION PERIOD. REMOVE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
EXISTING INLET PROTECTION	EXISTING INLET PROTECTION	INSTALL AFTER STORM EVENTS, AND AS NEEDED.
TREE PROTECTION	TREE PROTECTION	INSTALL AFTER STORM EVENTS, AND AS NEEDED.
TEMPORARY DIVERSIONS	TEMPORARY DIVERSIONS	INSTALL AFTER STORM EVENTS, AND AS NEEDED. REMOVE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
TEMPORARY SEDIMENT TRAP	TEMPORARY SEDIMENT TRAP	INSTALL AFTER STORM EVENTS, AND AS NEEDED. REMOVE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
TEMPORARY SEEDING	TEMPORARY SEEDING	INSTALL AFTER STORM EVENTS, AND AS NEEDED. REMOVE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
PERMANENT SEEDING	PERMANENT SEEDING	INSTALL AFTER STORM EVENTS, AND AS NEEDED. REMOVE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
EROSION CONTROL, BANNET	EROSION CONTROL, BANNET	INSTALL AFTER STORM EVENTS, AND AS NEEDED. REMOVE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
STRAW BALES	STRAW BALES	INSTALL AFTER STORM EVENTS, AND AS NEEDED. REMOVE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
INLET PROTECTION	INLET PROTECTION	INSTALL AFTER STORM EVENTS, AND AS NEEDED. REMOVE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
SEED, SOIL & LANDSCAPE	SEED, SOIL & LANDSCAPE	INSTALL AFTER STORM EVENTS, AND AS NEEDED. REMOVE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
EROSION CONTROL, BANNET	EROSION CONTROL, BANNET	INSTALL AFTER STORM EVENTS, AND AS NEEDED. REMOVE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
STRAW BALES	STRAW BALES	INSTALL AFTER STORM EVENTS, AND AS NEEDED. REMOVE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
INLET PROTECTION	INLET PROTECTION	INSTALL AFTER STORM EVENTS, AND AS NEEDED. REMOVE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
SEED, SOIL & LANDSCAPE	SEED, SOIL & LANDSCAPE	INSTALL AFTER STORM EVENTS, AND AS NEEDED. REMOVE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
EROSION CONTROL, BANNET	EROSION CONTROL, BANNET	INSTALL AFTER STORM EVENTS, AND AS NEEDED. REMOVE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
STRAW BALES	STRAW BALES	INSTALL AFTER STORM EVENTS, AND AS NEEDED. REMOVE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
INLET PROTECTION	INLET PROTECTION	INSTALL AFTER STORM EVENTS, AND AS NEEDED. REMOVE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
SEED, SOIL & LANDSCAPE	SEED, SOIL & LANDSCAPE	INSTALL AFTER STORM EVENTS, AND AS NEEDED. REMOVE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
EROSION CONTROL, BANNET	EROSION CONTROL, BANNET	INSTALL AFTER STORM EVENTS, AND AS NEEDED. REMOVE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
STRAW BALES	STRAW BALES	INSTALL AFTER STORM EVENTS, AND AS NEEDED. REMOVE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
INLET PROTECTION	INLET PROTECTION	INSTALL AFTER STORM EVENTS, AND AS NEEDED. REMOVE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
SEED, SOIL & LANDSCAPE	SEED, SOIL & LANDSCAPE	INSTALL AFTER STORM EVENTS, AND AS NEEDED. REMOVE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.

NO.	REVISION	DATE
1		01/29/19
2		01/29/19
3		01/29/19
4		01/29/19
5		01/29/19
6		01/29/19
7		01/29/19
8		01/29/19
9		01/29/19
10		01/29/19

PROJECT NO: 78220
 DATE: 01/29/19
 DES: TJB
 DR: PJD
 CKD: AFS

333 North Alabama Street
 Suite 200
 Indianapolis, IN 46204
 FAX: 317.291.5805

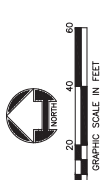
WOOLPERT

BELLE TIRE STORE #153
 SOUTH LIBERTY DRIVE
 BLOOMINGTON, INDIANA

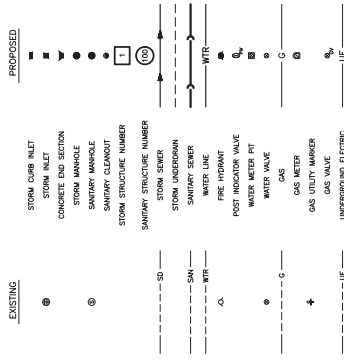
SHEET NO.
C303

PROJECT NO.:	78720
DATE:	01/29/19
DR.:	TJB
CKD.:	AFS

NO.	DATE	REVISION



LEGEND



UTILITY NOTES

1. ALL UTILITY LINES SHALL BE PRECAST CONCRETE OR MANHOLE, CONSTRUCTED OF CLASS "X" 4000 PSI CONCRETE, AND CONFORMING TO ASTM C-478.
2. SANITARY MANHOLES SHALL BE PRECAST CONCRETE OR MANHOLE, CONSTRUCTED OF CLASS "X" 4000 PSI CONCRETE, AND CONFORMING TO ASTM C-478.
3. C-478 BETWEEN PRECAST SANITARY MANHOLE SECTIONS SHALL CONFORM TO ASTM C-478.
4. SANITARY SEWER PIPE AND FITTINGS SHALL BE 300-36 GASSET PVC THAT CONFORMS TO ASTM D-2689. ALL SANITARY SEWER PIPE SHALL BE MADE WITH AN INSULATED FOR A 1" GIVE AND SLIP JOINT COUPLING.
5. CONSTRUCTION SHALL NOT COMMENCE UNTIL AN IMPROVEMENT LOCATION PERMIT HAS BEEN OBTAINED FROM THE CITY OF BLOOMINGTON.
6. MANHOLE COVERS AND ALL STORMS SHALL USE A MINIMUM VERTICAL CLEARANCE OF 16" BETWEEN THE TOP OF THE WATER MAIN PIPE AND THE SEWER PIPE. THE SPACING BETWEEN THE JOINTS SHALL BE EQUAL TO AND AS FAR AWAY FROM THE SEWER LINE AS POSSIBLE. ALL JOINTS SHALL BE CONSTRUCTED OF EITHER 60 LB. OR 200 LB. PVC (SIP-2) OR EQUIVALENT FOR THAT PARTICULAR SIZE.
7. ALL STORMS SHALL BE CONSTRUCTED TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING 48 HOURS IN ADVANCE: BLOOMINGTON PUBLIC UTILITIES DEPARTMENT (BPU) AT 317-326-5844; BLOOMINGTON WATER AND SEWER DEPARTMENT (BWS) AT 317-326-5844; BLOOMINGTON FIRE DEPARTMENT (BFD) AT 317-326-5844; BLOOMINGTON POLICE DEPARTMENT (BPD) AT 317-326-5844; BLOOMINGTON PUBLIC WORKS DEPARTMENT (BPD) AT 317-326-5844; BLOOMINGTON PUBLIC UTILITIES DEPARTMENT (BPU) AT 317-326-5844; BLOOMINGTON WATER AND SEWER DEPARTMENT (BWS) AT 317-326-5844; BLOOMINGTON FIRE DEPARTMENT (BFD) AT 317-326-5844; BLOOMINGTON POLICE DEPARTMENT (BPD) AT 317-326-5844; BLOOMINGTON PUBLIC WORKS DEPARTMENT (BPD) AT 317-326-5844.
8. FIELD TELE ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM.
9. FIELD TELE ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM.
10. CONTROLLED BLASTING.
11. ALL EXISTING AREAS DISTURBED DURING CONSTRUCTION SHALL HAVE TEMPORARY SEEDING AND EROSION CONTROL MEASURES INSTALLED PRIOR TO CONSTRUCTION.
12. ALL EXISTING AREAS DISTURBED DURING CONSTRUCTION SHALL HAVE TEMPORARY SEEDING AND EROSION CONTROL MEASURES INSTALLED PRIOR TO CONSTRUCTION.
13. GRANULAR BACKFILL REQUIRED FOR ALL PIPE UNDER PAVEMENT AND WITHIN 5 FEET OF PAVEMENT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AT HIS EXPENSE ALL AUTOMATIC AND REMOTE CONTROL DEVICES PROVIDED BY FEDERAL, STATE, COUNTY, AND LOCAL AGENCIES. THE AGENCY, LOCATION AND SIZE SHALL BE THE DIRECTION OF THE AGENCY.
15. ALL UTILITY LINES CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

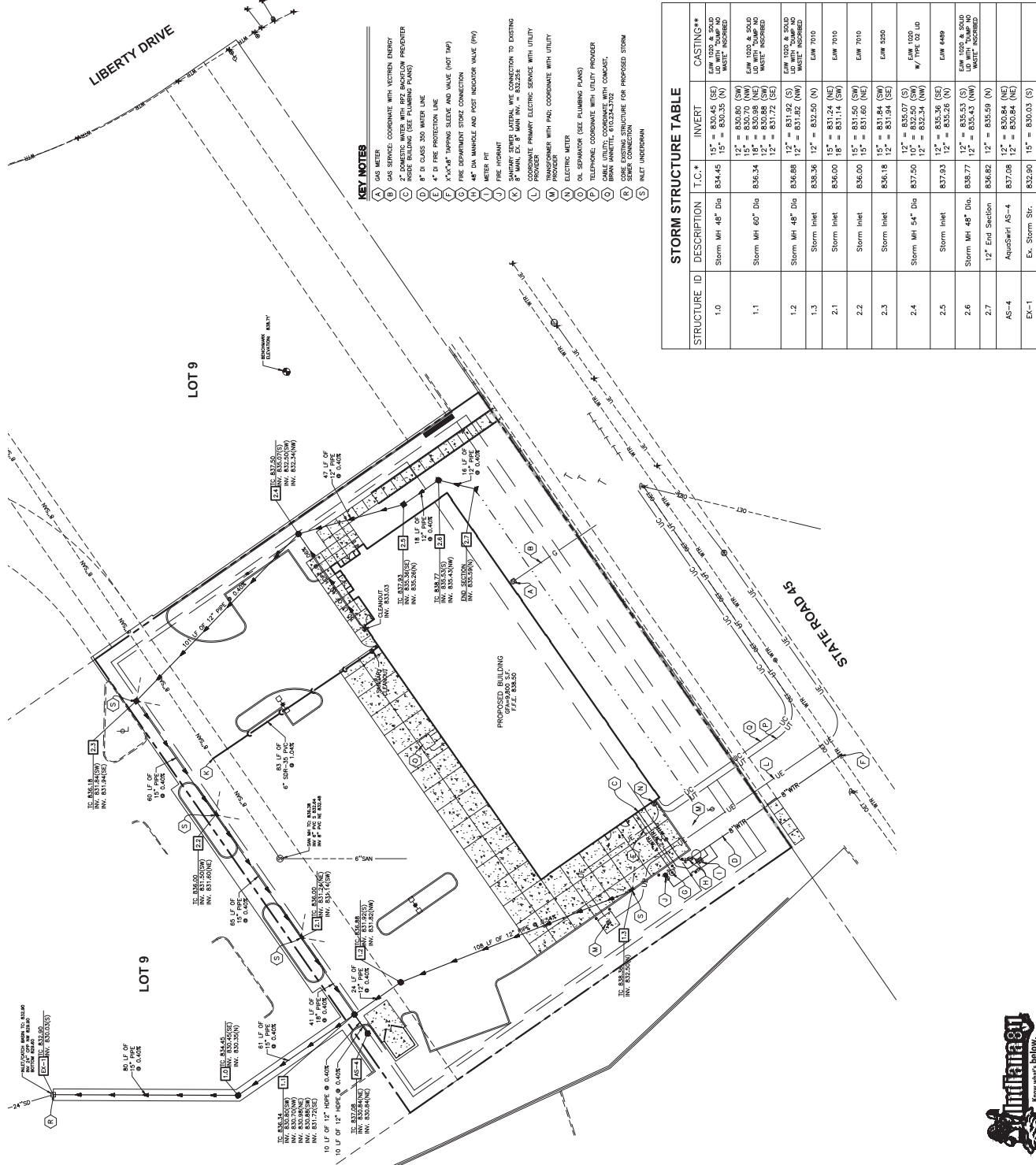
STORM STRUCTURE TABLE

STRUCTURE ID	DESCRIPTION	T.C.*	INVERT	CASTING**
1.0	Storm MH 48" Dia	834.45	15" = 830.45 (SE) 15" = 830.35 (N)	EW 1020 AS SOLID W/ 1/4" PVC 20' LID WASTI* INSIDED
1.1	Storm MH 60" Dia	835.34	12" = 830.80 (SW) 15" = 830.70 (NW) 12" = 830.88 (SW) 12" = 831.72 (SE)	EW 1020 AS SOLID W/ 1/4" PVC 20' LID WASTI* INSIDED
1.2	Storm MH 48" Dia	835.18	12" = 831.92 (S) 12" = 831.82 (NW)	EW 1020 AS SOLID W/ 1/4" PVC 20' LID WASTI* INSIDED
1.3	Storm Inlet	835.36	12" = 832.50 (N)	EW 7010
2.1	Storm Inlet	836.00	15" = 831.74 (NE) 15" = 831.14 (SW)	EW 7010
2.2	Storm Inlet	836.00	15" = 831.50 (SW) 15" = 831.60 (NE)	EW 7010
2.3	Storm Inlet	836.18	12" = 831.84 (SW) 12" = 831.94 (SE)	EW 5250
2.4	Storm MH 54" Dia	837.50	10" = 835.07 (S) 10" = 832.50 (SW) 12" = 832.34 (NW)	EW 1020 AS SOLID W/ 1/4" PVC 20' LID
2.5	Storm Inlet	837.93	12" = 835.36 (SE) 12" = 835.26 (N)	EW 6489
2.6	Storm MH 48" Dia	838.77	12" = 835.53 (S) 12" = 835.43 (NW)	EW 1020 AS SOLID W/ 1/4" PVC 20' LID WASTI* INSIDED
2.7	12" End Section	836.82	12" = 835.59 (N)	
AS-4	AutoSwirl AS-4	837.08	12" = 830.84 (NE) 12" = 830.84 (NE)	
EX-1	Ex. Storm Str.	832.90	15" = 830.03 (S)	

* T.C. SHALL INDICATE THE ELEVATION THAT WATER WILL BE AT THE TOP OF THE STRUCTURE. ** ALL CASTINGS TO BE EXC. GRAIN IRON UNLESS OTHERWISE APPROVED BY THE ENGINEER.

KEY NOTES

- A. GAS METERS TO BE LOCATED WITHIN 5 FEET OF THE MAIN LINE.
- B. GAS SERVICE COORDINATE WITH LOCAL ENERGY PROVIDER.
- C. GAS SERVICE COORDINATE WITH LOCAL ENERGY PROVIDER.
- D. 8" DI CLASS 350 WATER LINE.
- E. 4" DI FIRE PROTECTION LINE.
- F. 1/2" X 1/2" TAPPING SLEEVE AND VALVE (NOT TYP).
- G. FIRE DEPARTMENT STORE CONNECTION.
- H. 4" DIA MANHOLE AND POST INDICATOR VALVE (PIV).
- I. METER PIT.
- J. FIRE HYDRANT.
- K. SANITARY SEWER LATERAL W/VE CONNECTION TO EXISTING 8" MAIN. S.D. 5' MAIN INV. = 832.25.
- L. TRANSFORMER WITH PAC. COORDINATE WITH UTILITY PROVIDER.
- M. TRANSFORMER WITH PAC. COORDINATE WITH UTILITY PROVIDER.
- N. ELECTRIC METER.
- O. TEL SEPARATOR (SEE PLUMBING PLANS).
- P. TELEPHONE COORDINATE WITH UTILITY PROVIDER (BRAIN MOUNTED, 1/2" DIA, 1/2" DIA).
- Q. CORE EXISTING STRUCTURE FOR PROPOSED STORM SEWER CONNECTION.
- R. INLET UNDERGROUND.



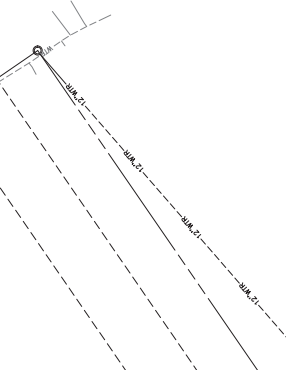
NO.	DATE	REVISION



- LANDSCAPE NOTES**
- LOOKING AND PROTECTING ALL UNDERGROUND UTILITIES. REFER TO EXISTING RECORD DRAWINGS FOR LOCATION AND DEPTH. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. VERIFY UTILITIES BEFORE CONSTRUCTION AND OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BLOOMINGTON, INDIANA.

LANDSCAPE CODE SUMMARY

CITY OF BLOOMINGTON ORDINANCE
 LANDSCAPING STANDARDS - 20.02.025
 STREET TREES (20.02.026)
 A MINIMUM OF ONE (1) CANOPY TREE SHALL BE PLANTED PER FORTY (40) SQUARE FEET OF PAVED AREA, EXCEPT AS SHOWN OTHERWISE.
 TREE SIZE SHALL BE 4.0 TO 5.0 FEET CALIPER.
 TREE SPECIES SHALL BE DETERMINED BY THE LANDSCAPE CONTRACTOR.
 TREES SHALL BE PLANTED WITH PROPER SPACING AND DEPTH.
 TREES SHALL BE PLANTED WITH PROPER SOIL AND MULCH.
 TREES SHALL BE PLANTED WITH PROPER WATERING AND CARE.
 TREES SHALL BE PLANTED WITH PROPER SUPPORT AND PROTECTION.
 TREES SHALL BE PLANTED WITH PROPER PRUNING AND MAINTENANCE.
 TREES SHALL BE PLANTED WITH PROPER REPLACEMENT AND REPLACEMENT.



PERMANENT SOIL BLEND

6 LBS PER 1000 SF
 100% BROWN PINE STRAW (12/180 97)
 100% RED BERRY WOOD (12/180 97)
 100% RED BERRY WOOD (12/180 97)
 100% RED BERRY WOOD (12/180 97)
 100% RED BERRY WOOD (12/180 97)
 100% RED BERRY WOOD (12/180 97)
 100% RED BERRY WOOD (12/180 97)
 100% RED BERRY WOOD (12/180 97)
 100% RED BERRY WOOD (12/180 97)
 100% RED BERRY WOOD (12/180 97)

ORNAIMENTAL / EVERGREEN TREE

SYM	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
CO	1	<i>Cedrus deodara</i>	Deodar Cedar	BBB	2.0' cal. 10" x 5' x 4'	Foli, well shaped
CO	4	<i>Gymnocladia dioica</i>	Spotted Locust	BBB	2.0' cal. 10" x 5' x 4'	Foli, well shaped
NS	3	<i>Nyssa sylvatica</i>	Black Gum	BBB	2.0' cal. 10" x 5' x 4'	Foli, well shaped
IA	2	<i>Ilex americana</i>	Holly	BBB	2.0' cal. 10" x 5' x 4'	Foli, well shaped
DY	1	<i>Dryas virginiana</i>	Virginia Creeper	BBB	2.0' cal. 8" x 4" x 4"	Foli, well shaped, single-stem
PV	2	<i>Pinus virginiana</i>	Virginia Pine	BBB	6" x 3" x 3"	Foli, well shaped, well shaped
EV	9	<i>Buxus x 'Succinea'</i>	Boxwood	#3 cont.	18" x 18" x 18"	Foli, vigorous
JC	27	<i>Juncus effusus</i>	Common Juniper	#3 cont.	18" x 18" x 18"	Foli, vigorous
SL	16	<i>Juniperus chinensis ssp. 'Spectra'</i>	Green Sargent Juniper	#3 cont.	18" x 18" x 18"	Foli, vigorous
SH	13	<i>Rhus aromatica</i>	Sweetgum	#3 cont.	18" x 18" x 18"	Foli, vigorous
SI	5	<i>Spiraea japonica</i>	Japanese Spirea	#3 cont.	18" x 18" x 18"	Foli, vigorous
IC	25	<i>Hebe x 'Succinea'</i>	Boxwood	#3 cont.	18" x 18" x 18"	Foli, vigorous
OR	5	<i>Bambusa nana</i>	Bamboo	#3 cont.	18" x 18" x 18"	Foli, vigorous
PA	9	<i>Persea caroliniana</i>	Carolina Sweetgum	#3 cont.	18" x 18" x 18"	Foli, vigorous

SHRUB PLANTING

NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 N.T.S.

EVERGREEN PLANTING DETAIL

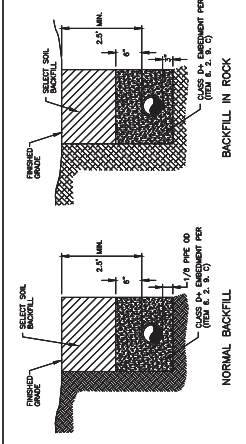
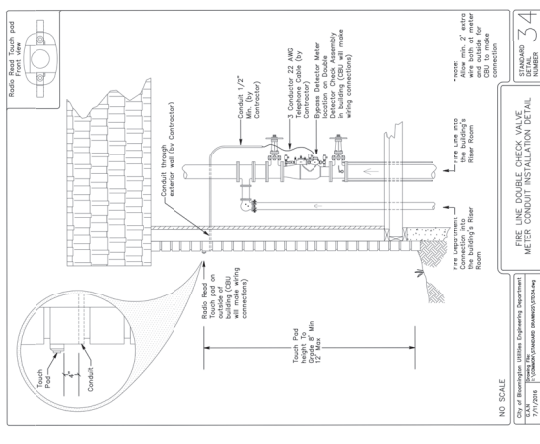
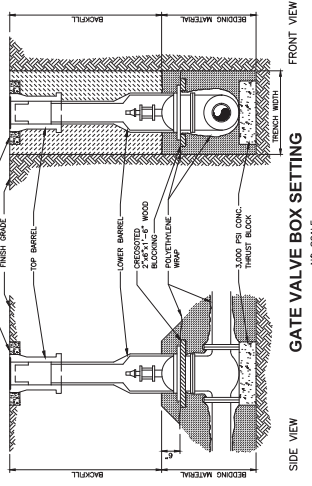
NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 N.T.S.

TREE PLANTING

NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 N.T.S.

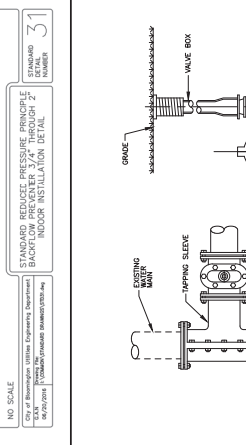
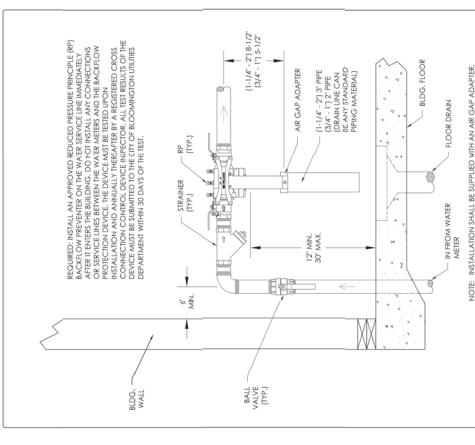
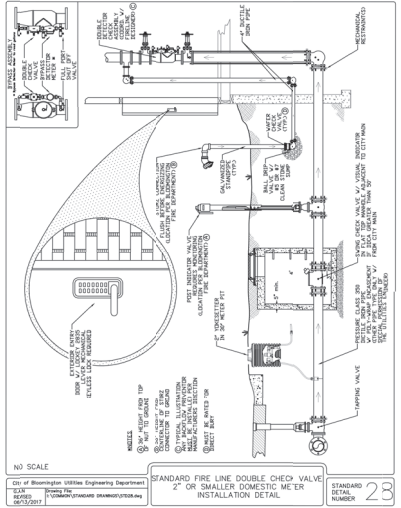
QUANTITIES ARE PROVIDED FOR CONFORMANCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES OF PLANTS ON LANDSCAPE PLAN.

NO.	DATE	REVISION

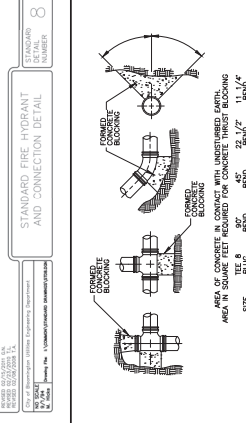
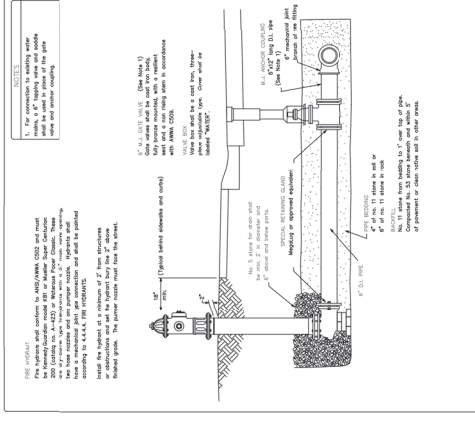
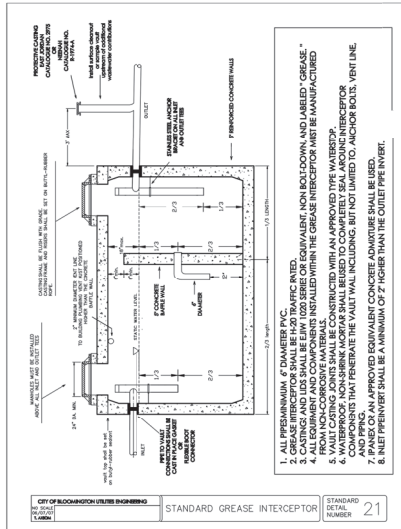


- GENERAL NOTES
1. ROCK IN SELECTED BACKFILL SHALL BE LIMITED TO 4' MINIMUM DIMENSION.
 2. NOT PERMITTED TO EXCEED 10% OF TOTAL VOLUME OF BACKFILL.
 3. FINISH GRADE IS TO BE PAVED AT STREET CROSSINGS. MINIMUM DELTAVALVE FOR ALL DELTAVALVES.
 4. SAND BEDDING SHALL HAVE NO MORE THAN 10% PASSING #20 SIEVE AND A PLASTICITY INDEX LESS THAN 5.

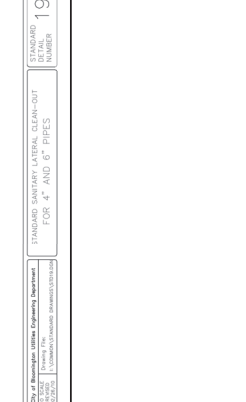
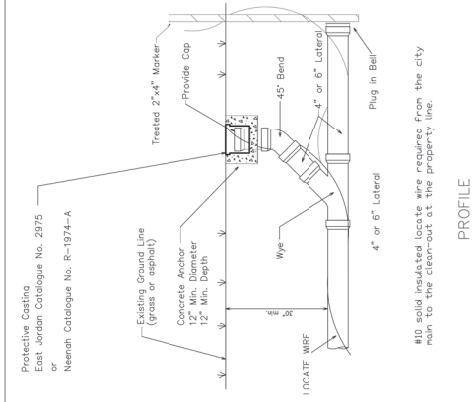
WATERLINE BEDDING AND BACKFILL
NO SCALE



WATER MAIN CONNECTION DETAIL
NO SCALE



TYPICAL THRUST BLOCKING DETAILS
NO SCALE



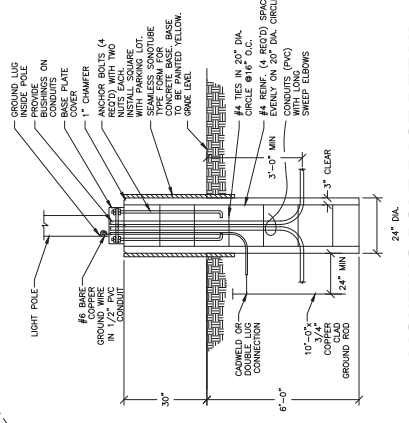
PROFILE
NO SCALE

PROJECT NO.:	78720
DATE:	01/29/19
DR.:	ATD
CKD.:	AMS

NO.	DATE	REVISION



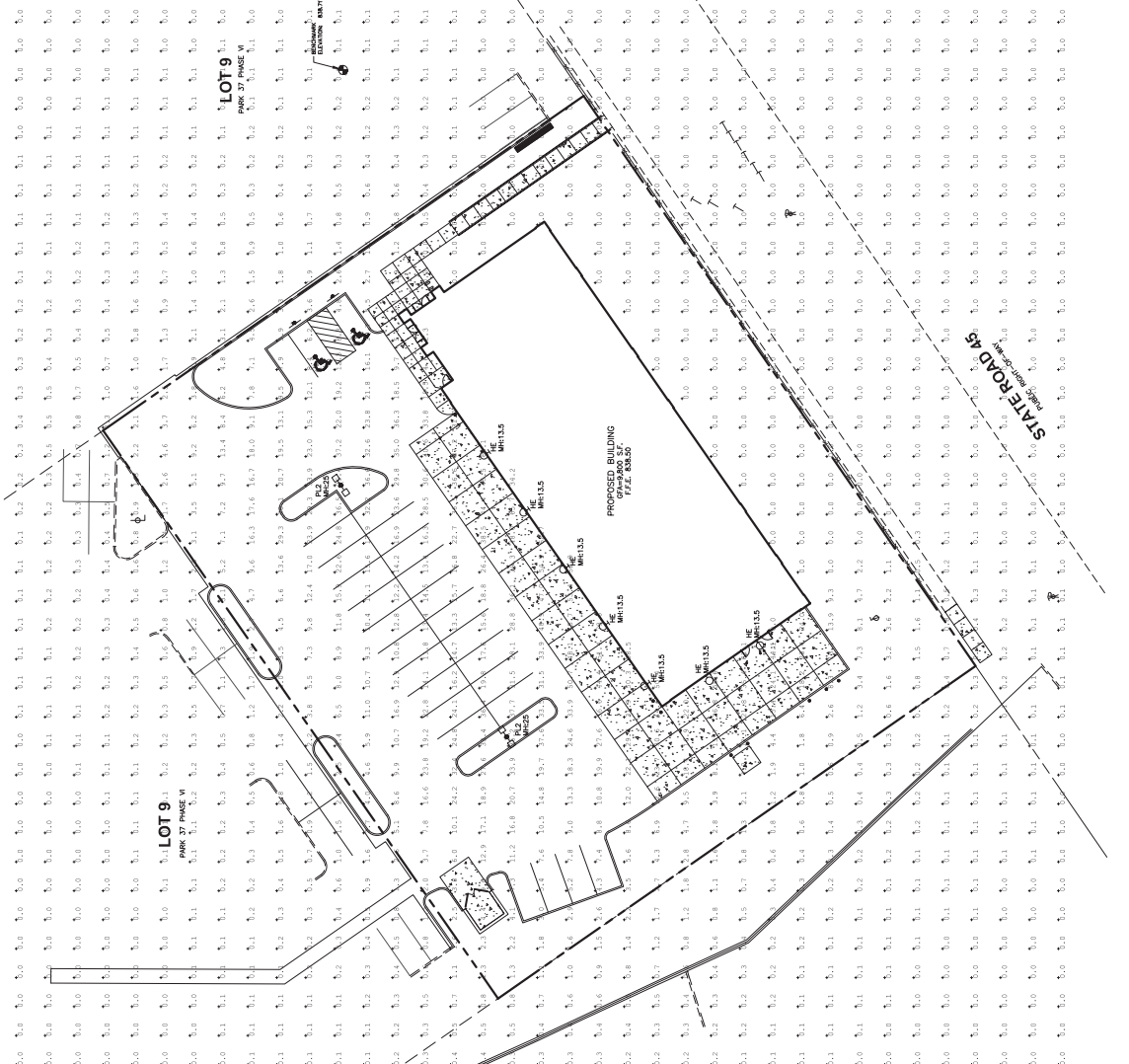
GENERAL NOTES
 A. TYPE PL1 AND PL2 FIXTURES ARE CALCULATED WITH A 22'-6" POLE ON 7'-6" CONCRETE BASE.
 B. ENSURE MINIMUM CLEARANCE OF 7'-0" FROM FOUNDATION TO FACE OF LIGHT POLE.



1 LIGHTING POLE BASE DETAIL
 SCALE: NTS

PLAN TYPE	MANUFACTURER	MOUNTING	LAMPS	VOLTAGE	DESCRIPTION/REMARKS
HC	LED RECESSED WALL SCIENCE LUMINAIRE #P0946-09F-50W-RATED FOR WET CONDITIONS.	WALL MOUNT	1 50 LED 5,647	120/277	DECORATIVE WALL SCIENCE
HE	WALL MOUNTED FLOOD, TYPE 3 DISTRIBUTION, 42W, 120/277V, CREEZEL	WALL MOUNT	1 42 LED 4,270	120/277	LED ARCHITECTURAL WALL PACK WITH CUTOFF TYPE III BRONZE. FINISHES TO BE BRONZE.
PL1	#PSPW-B-WM-SMC-4L-57W-UL-BZ MCM W/ DISTRIBUTION, TYPE IV	POLE MOUNT	1 86 LED 1,213	120/277	LED ARCHITECTURAL AREA LUMINAIRE WITH CUTOFF TYPE IV MEDIUM OPTICS. POLE AND FINISHES TO BE BRONZE.
PL2	(C) AT 180' POLE MOUNTED FLOOD, TYPE IV MEDIUM BRONZE, 42W, 120/277V, CREEZEL #P5000M-4E B 57W, UL BZ	POLE MOUNT	2 172 LED 1,213	120/277	LED ARCHITECTURAL AREA LUMINAIRE WITH CUTOFF TYPE IV MEDIUM OPTICS. POLE AND FINISHES TO BE BRONZE.

Calculation Summary		Units	Avg	Max	Min	Avg/Min	Max/Min
Overall	Illuminance	Lux	3.89	73.6	0.0	N.A.	N.A.
Property Line @ 5'	Illuminance	Lux	2.85	57.2	0.0	N.A.	N.A.
Light Pole @ 5'	Illuminance	Lux	18.79	150.7	1.33	3.07	174.9





CHRISTOPHER ENRIGHT ARCHITECTS
ARCHITECTS

638 Patten Avenue
Suite 100, Bloomington, MI 48307
TEL: 248.330.0305
central@enrightarchitects.com

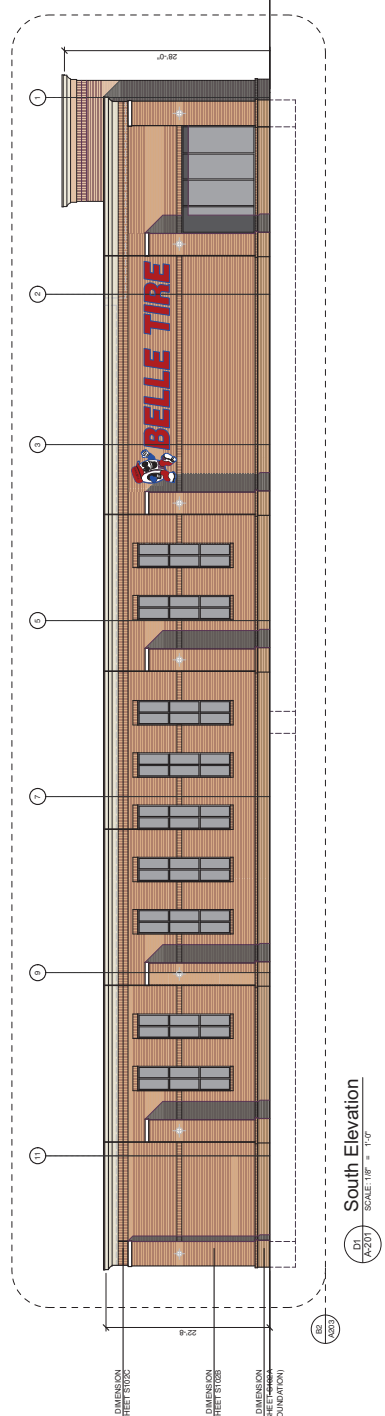
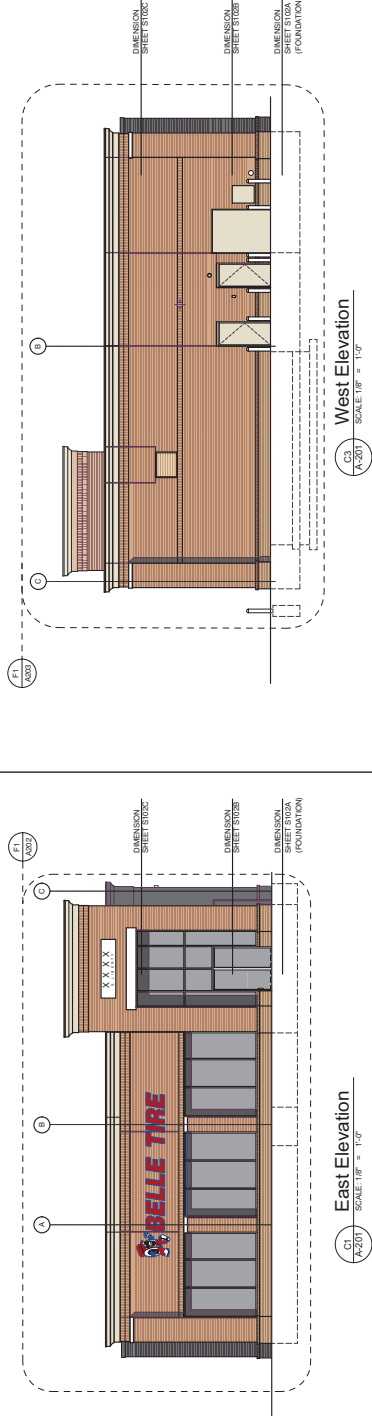
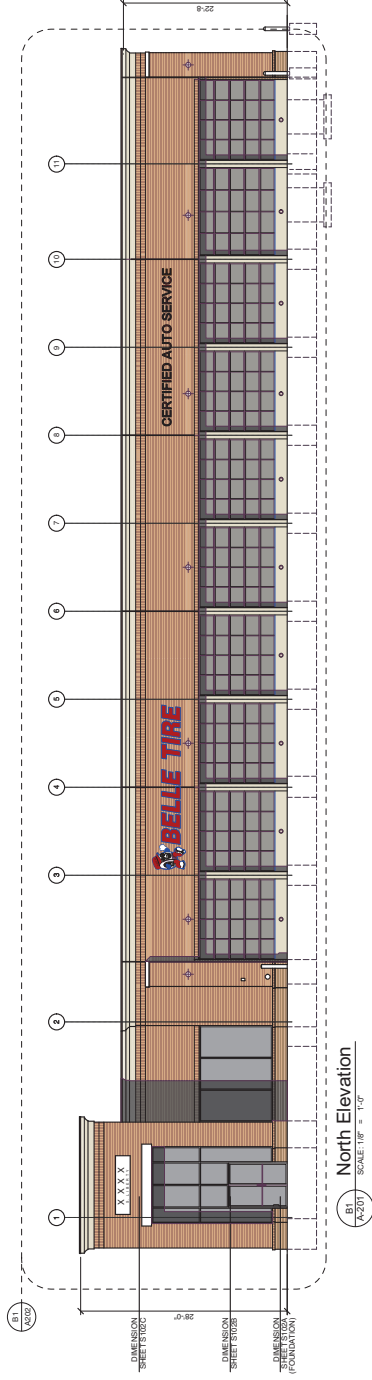
DATE: 01/15/19

Project
**Belle Tire
Bloomington, IN
Store # 153**
South Liberty Drive
Bloomington, IN

DATE: 01/15/19

Revision
PUD Approval, January 15, 2019

Sheet
18-290
DATE: 01/15/19





Christopher Enright Architects

638 Parson Avenue
 Suite 100, Bloomington, MI 48307
 TEL: 482.330.0305
 copyright@enrightarchitects.com

DATE: 1/15/17

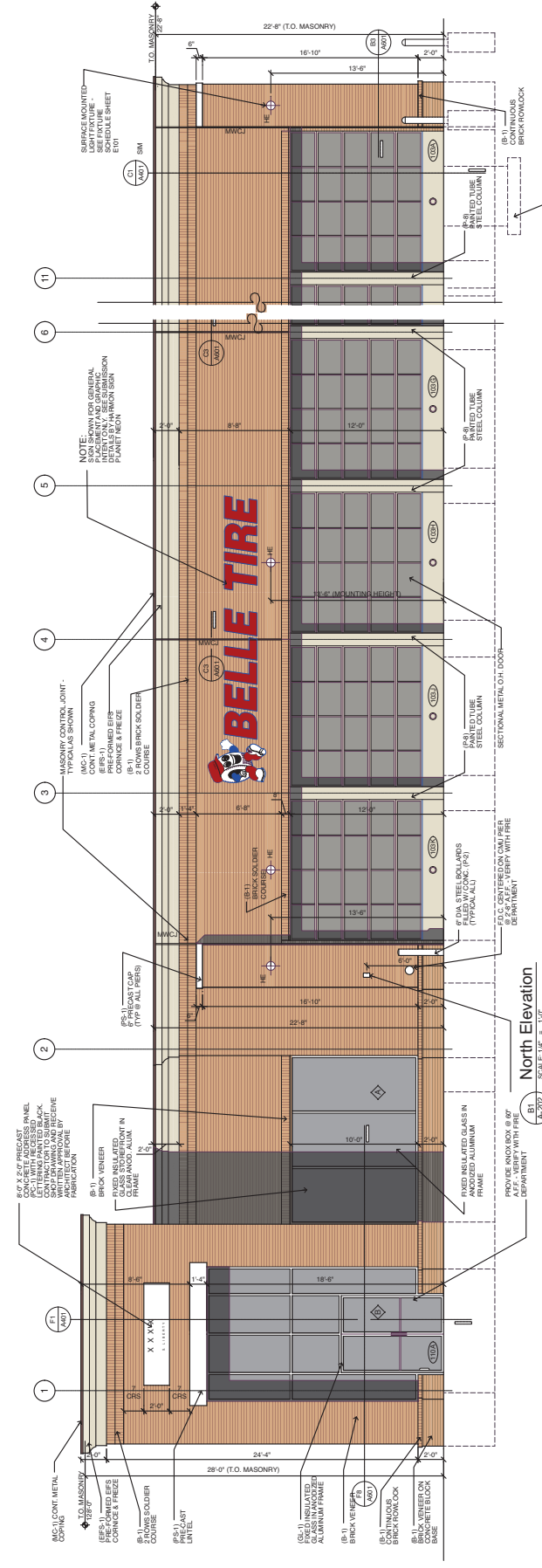
Belle Tire
 Bloomington, IN
 Store # 153

South Liberty Drive
 Bloomington, IN

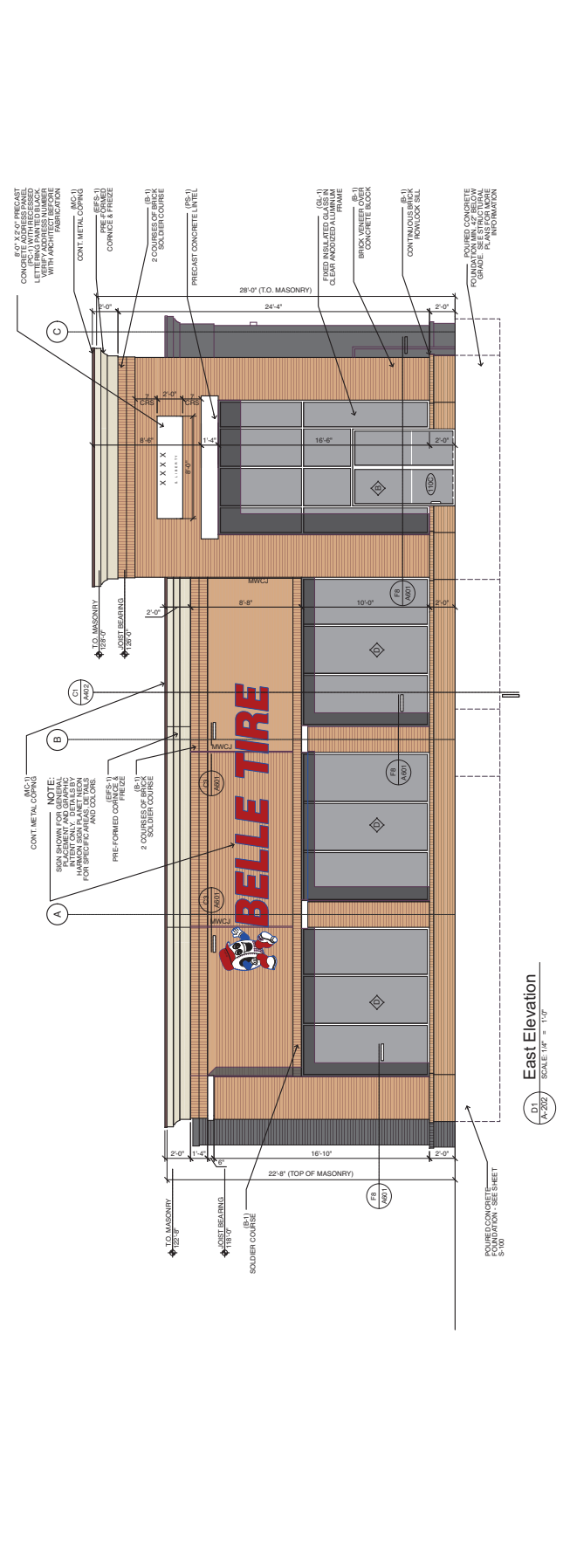
DATE: 1/15/17

PROJECT: Belle Tire - Bloomington, IN
 DATE: 1/15/17

PROJECT: Belle Tire - Bloomington, IN
 DATE: 1/15/17



North Elevation
 SCALE: 1/4" = 1'-0"



East Elevation
 SCALE: 1/4" = 1'-0"



Christopher Enright Architects
 ARCHITECTS

038 Parer Avenue
 Suite 100, M-148987
 TEL: 2-843.30.0305
 cee@enrightarchitects.com

DATE: 01/15/19

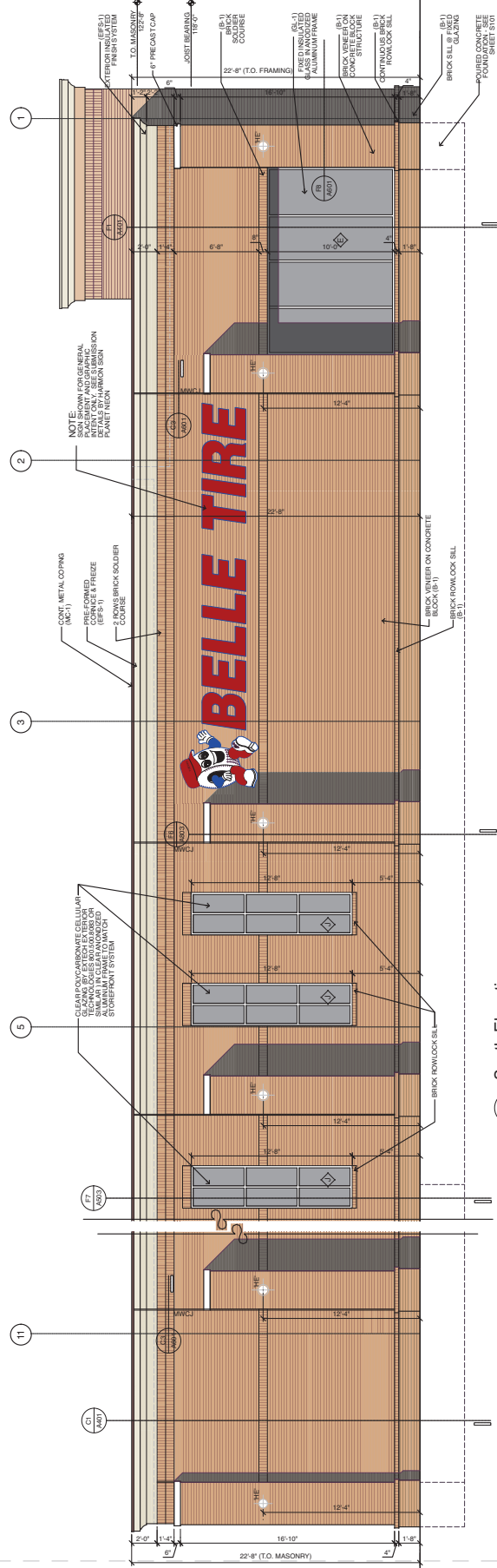
Belle Tire
 Bloomington, IN
 Store # 153

South Liberty Drive
 Bloomington, IN

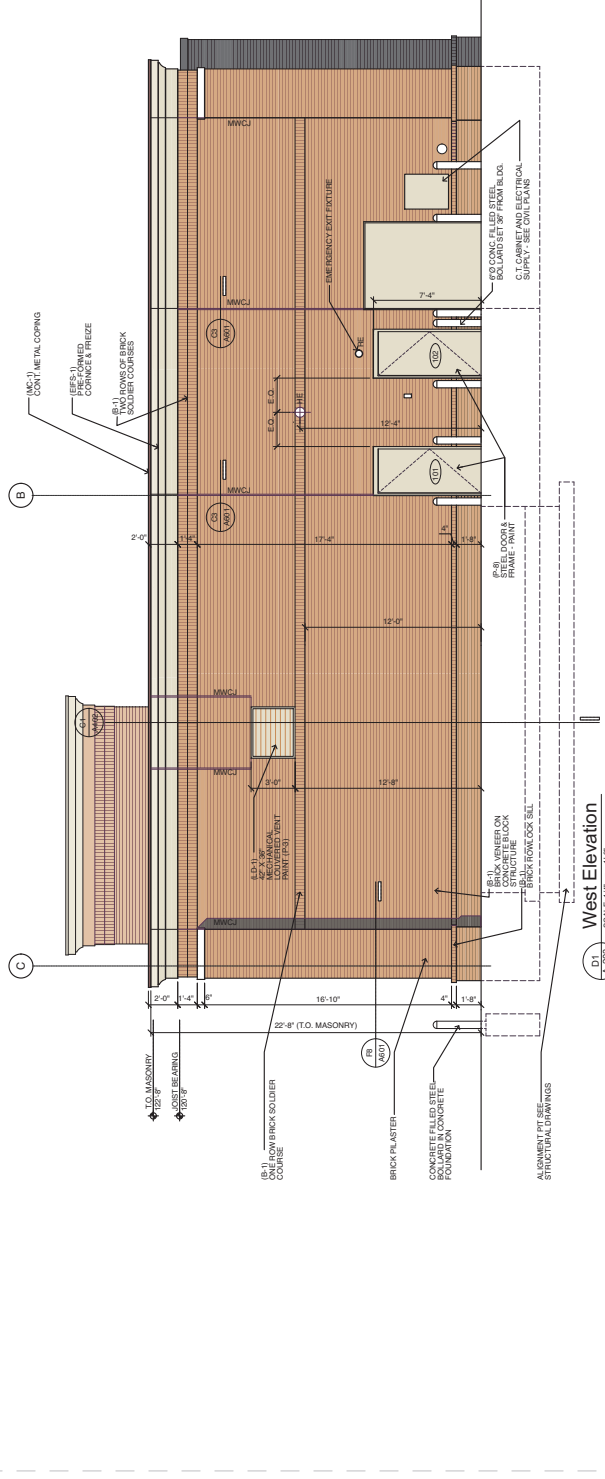
DATE: 01/15/19

Sheet
18-290

DATE: 01/15/19



South Elevation
 SCALE: 1/8" = 1'-0"



West Elevation
 SCALE: 1/8" = 1'-0"

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 1610 N. Kinser Pike**

**CASE #: SP-03-19
DATE: February 11, 2019**

PETITIONER: Centerstone, LLC
645 S. Rogers Street, Bloomington

CONSULTANTS: Bynum Fanyo
528 N. Walnut St, Bloomington

REQUEST: The petitioner is requesting site plan approval to allow for the construction of a multifamily building with 50 apartments.

BACKGROUND:

Area: 1.8 acres
Current Zoning: CG – Commercial General
GPP Designation: Urban Corridor
Existing Land Use: Undeveloped
Proposed Land Use: Multifamily residences
Surrounding Uses: North – Hotel
West – Mixed-use building
East – Office
South – Single Family Residences

REPORT: This 1.82 acre property is located at the southeast corner of N. Kinser Pike and W. Gourley Pike and is zoned Commercial General (CG). This property is currently undeveloped. The property is surrounded by a mix of residential and commercial uses. There are hotels to the north, a mixed use building to the west, single family to the south, and office building to the east. The petitioner proposes to construct a new, 3-story 51 unit multi-family building on the site.

The building would include 51 units consisting of 13, 2-bedroom units and 38, 1-bedroom units along with a parking lot with 16 parking spaces. All but one of the units will be used as permanent supportive housing. These units are targeted at low income applicants who will have a maximum income limit for eligibility. The rent is capped at 30% of the tenant's adjusted gross income. One of the units will be used for an on-site support staff. The building will offer a variety of common and support space including laundry facilities, support offices, meeting rooms, library/computer room, and children's room. Vehicular access to the site would be gained by a drive-cut off of W. Gourley Pike, to the east of the proposed building. The southern portion of the site contains steep slopes and a small creek and will not be developed and will be set aside in a conservancy easement.

This petition includes residential uses on the first floor and a use variance (UV-40-16) was granted by the Board of Zoning Appeals to allow for ground floor units on this property. The petitioner is requesting site plan approval from the Plan Commission.

SITE PLAN ISSUES:

Height: The maximum height allowed in the CG zoning district is 50 feet. At its tallest

point the proposed building is 45' tall.

Parking: There is no minimum number of parking spaces required with this petition and the UDO has a maximum number of parking spaces of 1 space per bedroom. A total of 16 parking spaces are proposed for the 61 bedrooms and the petition does not exceed the maximum number of spaces allowed.

Bicycle Parking: One bicycle rack is required per six bedrooms. Based on the 61 bedrooms a total of 11 bicycle parking spaces are required. In addition, since there are more than 32 bedrooms, a minimum of one-half of the spaces must be covered and one-quarter of the spaces must be long term storage. The petitioner is meeting this requirement by providing a dedicated bicycle storage room within the building as well as a bicycle rack on the north side of the building adjacent to the front entrance.

Architecture/Materials: The architectural standards of the UDO do not apply to this site since it is not within 300 feet of a primary arterial street. The building will be finished with limestone veneer, metal wall panels, and horizontal siding. Canopies have been shown over all of the pedestrian entrances.

Streetscape: There are no existing sidewalks or street trees in the public right-of-way along either of the adjacent street frontages. A new 5' wide concrete sidewalk and tree plot with street trees not more than 40' from center are required along both street frontages and has been shown on the site plan. Due to the presence of steep slopes along the southern portion of the site a 6' wide monolithic sidewalk has been shown. A pedestrian easement is required for any portions of the sidewalk not located within public right-of-way.

Landscaping: The petitioner has submitted a landscape plan with this petition. Minor revisions are needed to the landscape plan to meet UDO requirements and must be submitted prior to approval of a grading permit.

Stormwater: On site stormwater detention requirements will be met by a proposed stormwater detention pond on the south side of the building. A bio-retention island has also been incorporated into the parking area to provide additional stormwater quality improvements.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission (EC) has made two recommendations concerning this development.

- 1.) The Petitioner should work with staff to revise the Landscape Plan to at least meet the minimum standards of the UDO

Staff Response: A compliant landscape plan is required to be approved prior to issuance of a grading permit.

- 2.) The Petitioner should incorporate best practices for green building

Staff Response: The Department encourages the petitioner to pursue green

building options to add additional environmentally-sustainable features. It is not required per UDO standards at this time

CRITERIA AND FINDINGS FOR SITE PLANS

20.09.120 (e)(9) The staff or plan commission, whichever is reviewing the site plan, shall make written findings concerning each decision to approve or disapprove a site plan.

(A) **Findings of Fact.** A site plan shall be approved by the plan commission only upon making written findings that the site plan:

(i) Is consistent with the growth policies plan (now 2018 Comprehensive Plan);

Proposed Findings:

- The site is located in the 'Urban Corridor' area on the Land Use Map.
- Urban Corridor is designed to transform strip retail and commercial corridors along major roadways into a more urban mixed-use district that will serve as an appropriate transition area from higher, more intensive uses to other districts, Focus Areas, and regional activity centers. (CP, 90)
- Integrating multifamily residential uses into existing retail and commercial areas within the district can apply a mixed-use approach within individual buildings or between adjacent properties. (CP, 90)
- Emphasis must be placed on urban design and the creation of a distinctive design style in each area. (CP, 90)
- The proposed petition does support the goals of this Urban Center by providing unique architecture with convenient access for pedestrians.
- This petition also diversifies housing types by providing 50 units of affordable housing for the community.

(ii) Satisfies the requirements of Chapter 20.02, Zoning Districts;

Proposed Findings:

- The project meets all of the development standards of the CG zoning district.

(iii) Satisfies the requirements of Chapter 20.05, Development Standards;

Proposed Findings:

- The project meets all of the development standards of the UDO and the CG zoning district.

(iv) Satisfies the requirements of Chapter 20.07, Design Standards; and

Proposed Findings:

- No subdivision is involved, so this is not applicable.

(v) Satisfies any other applicable provisions of the Unified Development Ordinance.

- All other provisions of the UDO are met with this project.

CONCLUSION: This petition meets all CG zoning district Development Standards. The proposed affordable housing units will help diversify the housing mixture in the community as well as provide a unique architectural product. This petition will also redevelop a vacant property and help complete sidewalk connections in the area.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission approve the site plan based on the written findings and with the following conditions:

1. A conservancy easement is required for the southern portion of the site that is outside the approved area of disturbance.
2. The petitioner shall continue to work with Staff to revise the landscape plan.
3. A pedestrian easement is required for any portions of the sidewalk not located in public right-of-way.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: February 11, 2019
To: Bloomington Plan Commission
From: Bloomington Environmental Commission
Subject: SP-03-19: Kinser Flats
1610 N. Kinser Pike

The purpose of this memo is to convey the environmental concerns and recommendations provided by the City of Bloomington Environmental Commission (EC) with the hope that action will be taken to enhance the project's environment-enriching attributes. The EC reviewed the petition and offers the following comments and requests for your consideration.

1.) LANDSCAPE PLAN

The Landscape Plan needs a few small changes before it meets the unified Development Ordinance regulations, and can be approved. The Petitioner must have an approved plan in place prior to being granted a Grading Permit. The EC recommends the site be designed with plantings that benefit local pollinating insects and birds, reduce the heat island effect, and slow and cleanse rainwater. Using native plants provides food and habitat for birds, butterflies and other beneficial insects, promoting biodiversity in the city. Native plants do not require chemical fertilizers or pesticides and are water efficient once established.

2.) GREEN/ENVIRONMENT-ENHANCING BUILDING PRACTICES

The EC applauds the Petitioner for using local Indiana Limestone on the building façade. However, no other green building best practices were described. Although there are many applicable practices that could be used, some suggestions for this structure are offered below.

a. Reduce the Heat Island Effect The roof material should have a minimum initial Solar Reflective Index (SRI) of 0.65, and an aged index of 0.55. *SRI* is a value that incorporates both solar reflectance and emittance in a single value to represent a material's temperature in the sun. *SRI* quantifies how hot a surface would get relative to standard black and standard white surfaces. It is calculated using equations based on previously measured values of solar reflectance and emittance as laid out in the American Society for Testing and Materials Standard E 1980. It is expressed as a fraction (0.0 to 1.0) or percentage (0% to 100%). This can be achieved by choosing a membrane that is not only white, but also embedded with reflective material.

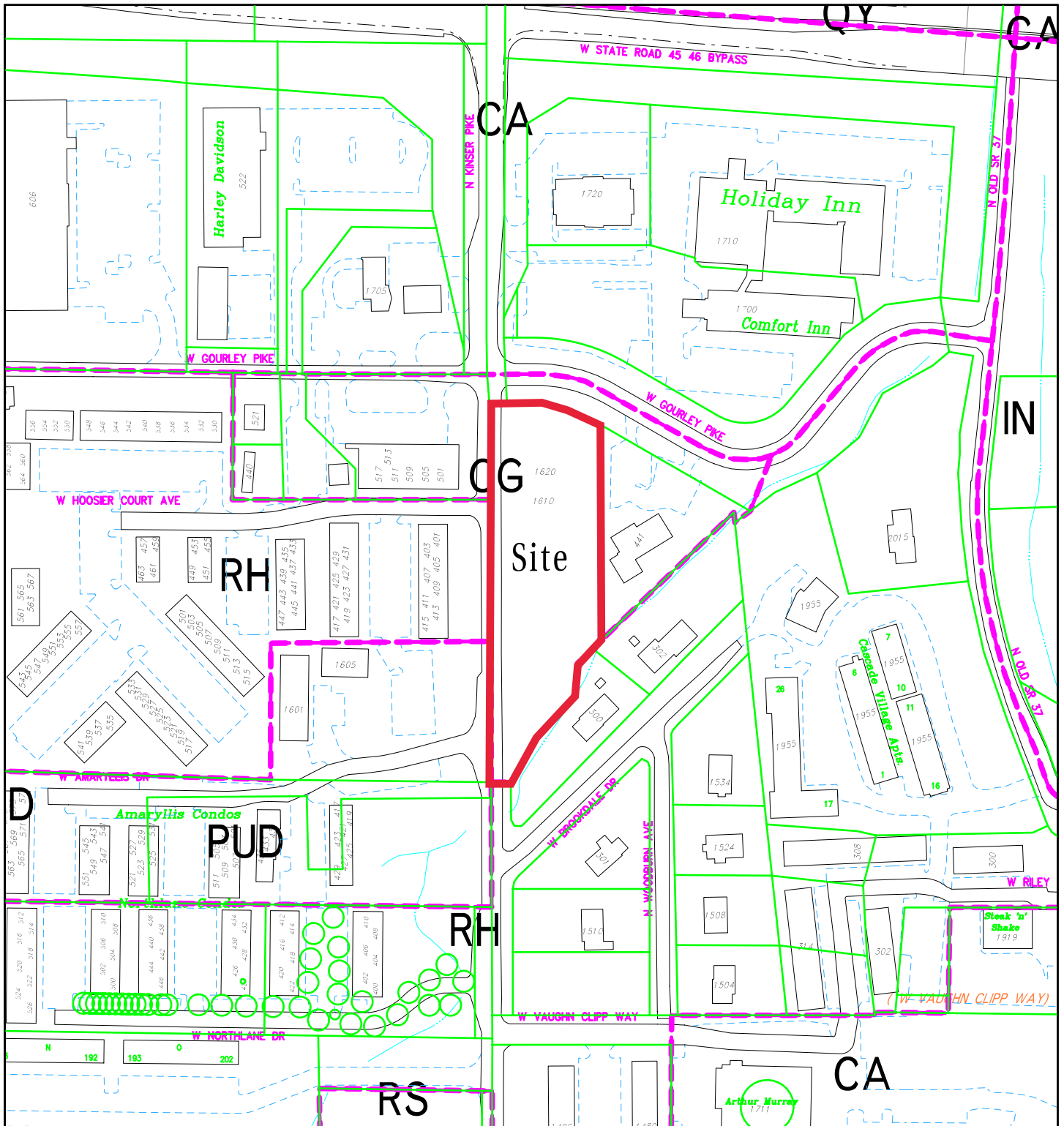
b. Solar energy generation Install solar photovoltaic cells to reduce the use of greenhouse-gas emitting

pollutants. This building is ideal for photovoltaic (PV) solar panels because it has a flat roof. Solar power is now competitive with coal, especially considering the full-cost accounting price.

c. Electric Vehicle Charging Stations More and more people are purchasing electric vehicles (EV) to do their part to reduce carbon emissions; therefore, charging stations should be provided.

EC RECOMMENDATIONS:

- 1.) The Petitioner should work with staff to revise the Landscape Plan to at least meet the minimum standards of the UDO.
- 2.) The Petitioner should incorporate best practices for green building.



SP-03-19 Centerstone, LLC

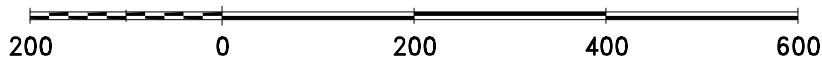
1610 N Kinser Pike

Plan Commission

Site Location, Zoning, Parcels

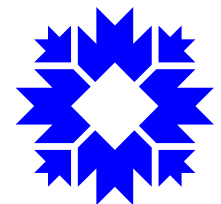
By: greulice

7 Feb 19

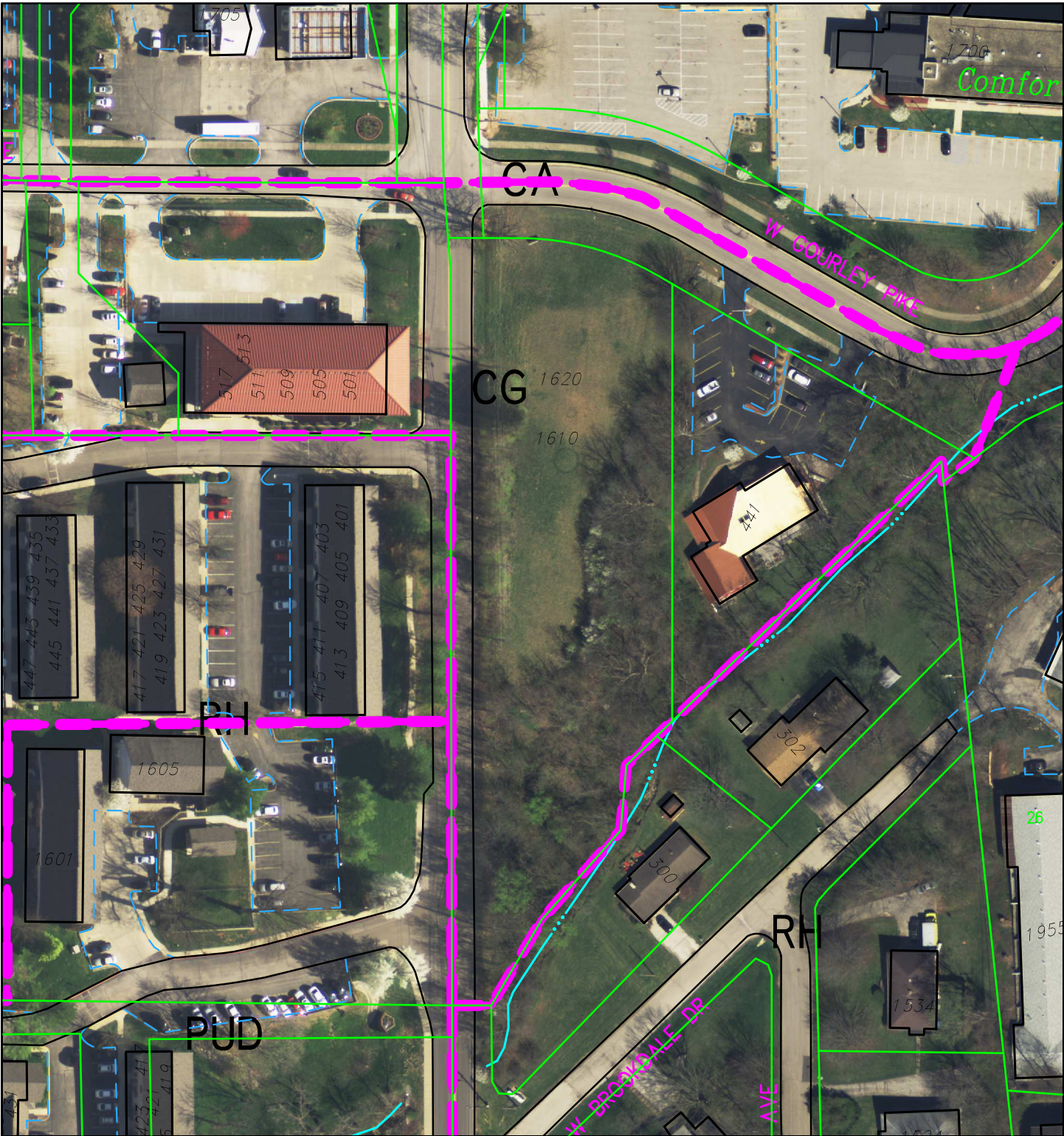


For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 200'



SP-03-19 Centerstone LLC

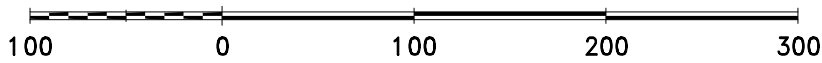
1610 N Kinser Pike

Plan Commission

2016 Aerial Photograph

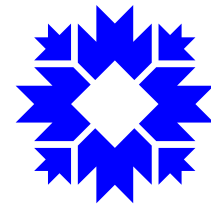
By: greulice

7 Feb 19



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



N

Scale: 1" = 100'



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

January 7, 2019

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

Re: Kinser Flats, LLC

SE corner of Kinser and Gourley Pike

Dear Plan Commission:

Our client, Centerstone Ventures, LLC respectfully request site plan approval for a 51-unit affordable housing building located at the above intersection. This site was previously approved for 39 units, most of which were market rate in April of 2017. The property consists of 1.82 acres. Surrounding land uses include hotels to the north, multi-family residential to the west, single family to the south and an office building to the east. The proposed building will be a 3-4 story building, the fourth story located at the south end of the building taking advantage of the topography of the site.

The allowable density at 15-units per acre comes to 27.3 units. The proposed unit mix includes 13-two bedroom units at less than 900 sf and 35-one bedroom units at less than 700 sf. This results in a DUE density of 18.08 units or approximately one third less density than allowed by the UDO.

The property is long and narrow with frontage along Kinser Pike which required a 40' future right of way with 15' building setback and Gourley Pike with a 25' right of way and 15' setback reducing the usable width. To the south is an intermittent stream with steep slopes and a wooded area.

The proposed site design includes an access drive to Gourley Pike, sidewalks along Kinser and Gourley Pike, a 16-space parking lot along the east side of the building, bike parking at the north entrance with access to the sidewalk on Gourley Pike as well as internal bike parking in the lower level with access to Kinser Pike. Stormwater retention and water quality will be provided at the south end of the building. A fabric covered patio with BBQ and seating will be

provided south of the parking lot and east of the building. Impervious surface area is 41.8%, well below the UDO allowable at 60%. Water and sanitary sewer will be provided from their respective mains in Kinser Pike. A landscape plan has been developed to meet the UDO requirements using native species as listed in the landscaping section of the UDO. Upon review by the planning staff any changes or revisions will be made before permits being issued.

The property currently has 50% tree coverage and we are proposing to retain 70.6% of the tree cover along the east and south property lines.

Architecture Summary by ArchTrio

CENTERSTONE OF INDIANA IS PROPOSING NEW APARTMENTS TO BE LOCATED SOUTHEAST OF THE INTERSECTION OF GOURLEY PIKE AND KINSER PIKE. THE NEW FACILITY, KINSER FLATS, WILL ENCOMPASS A BUILDING AREA OF JUST OVER 47,460 SQUARE FEET OVER FOUR FLOORS. INCLUDED ARE A MIX OF ONE- AND TWO-BEDROOM APARTMENTS UNITS TOTALING FIFTY (50) APARTMENTS AND ONE TWO-BEDROOM MANAGER'S UNIT.

THE BUILDING WILL ALSO OFFER A VARIETY OF COMMON AND SUPPORT SPACES INCLUDING COMMON LAUNDRY FACILITIES, SUPPORT OFFICES, MEETING ROOMS, LIBRARY/COMPUTER ROOM, CHILDREN'S ROOM, BICYCLE STORAGE AND OTHER STORAGE, AND MAINTENANCE ROOM. THE RESIDENTS WILL ALSO HAVE AVAILABLE FOR THEIR USE ONSITE AMENITIES INCLUDING A FENCED PLAY AREA, RAISED PLANTERS, PATIO/BARBEQUE AREA, AND BICYCLE PARKING. EACH EXTERIOR BUILDING ENTRY WILL BE SECURED AND VISUALLY MONITORED AND WILL BE COVERED TO PROVIDE PROTECTION FROM THE ELEMENTS.

THE BUILDING HAS BEEN DESIGNED TO REFLECT THE LOCAL ENVIRONMENT WITH LIMESTONE VENEER, HORIZONTAL SIDING AND FEATURE AREAS IN METAL PANELS. LARGER WINDOW OPENINGS ALLOW NATURAL VENTILATION AND LIGHTING FOR EACH UNIT. PUBLIC SPACES, PARTICULARLY AT THE NORTH AND NORTHWEST PORTION OF THE BUILDING HAVE EXPANSIVE STOREFRONT-LIKE WINDOWS TO OPEN THE BUILDING TO THE INTERSECTION. A CONCRETE PATIO ALONG THE NORTH BUILDING LINE ALLOWS PUBLIC/PRIVATE INTERACTION, EASY BUILDING ACCESS AND BICYCLE PARKING.

PARKING IS LOCATED EAST OF THE BUILDING AND OFFERS 15 PARKING SPACES AND ONE HANDICAP SPACE. A SCREENED TRASH AREA AND SMALL SMOKING PAD IS LOCATED AWAY FROM THE BUILDING BUT WITH EASY ACCESS FOR RESIDENTS FROM THE MAIN ENTRANCE. LANDSCAPING OF TREES AND SHRUBS ENHANCE THE FRONTAGE ALONG KINSER AND GOURLY PIKES AND REINFORCE THE NATURALIZED CHARACTER OF THE RIPARIAN BUFFER AND CONSERVANCY EASEMENT SOUTH OF THE BUILDING.

After you have reviewed our petition please feel free to contact us with any questions.

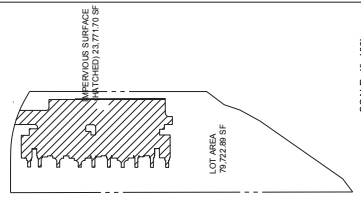
Sincerely,



Jeffrey S. Fanyo, PE, CFM

Bynum Fanyo and Associates, Inc.

OPEN SPACE AREA



SCALE: 1"=100'

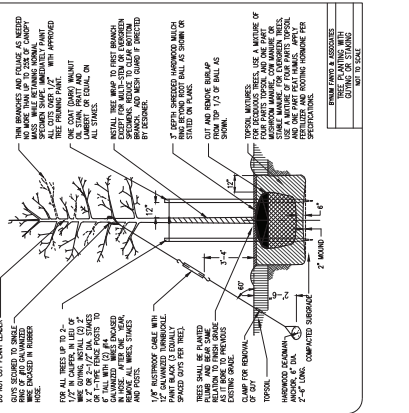
LANDSCAPE CALCULATIONS

LOT ZONED "COT" (GENERAL COMMERCIAL)
IMPERVIOUS SURFACE AREA = 23,771.70 SF @ 0.55 AC/1,208%
COVERED OPEN SPACE = 19,122.89 SF @ 0.55 AC/1,208%
IMPERVIOUS SURFACE AREAS = 39
STREET TREES (REQUIRED): 11
SCREENER PLANTINGS (REQUIRED):
SMALL MEDIUM TREES = 11 x 2 = 22 PLANT 2
LARGE OPEN SPACES = 11 x 2 = 22 PLANT 2
DECIDUOUS SHRUBS = (11 x 3) = 33 PLANT 3
BUMPOUT PLANTINGS (REQUIRED):
SMALL MEDIUM TREES = 11 x 2 = 22 PLANT 2
LARGE OPEN SPACES = 11 x 2 = 22 PLANT 2
DECIDUOUS SHRUBS = (11 x 3) = 33 PLANT 3
INTERIOR PLANTINGS (REQUIRED):
OPEN SPACE AREA = 11 x 2 = 22 PLANT 2
EXISTING TREES:
SMALL MEDIUM TREES = 11 x 2 = 22 PLANT 2
LARGE OPEN SPACES = 11 x 2 = 22 PLANT 2
DECIDUOUS SHRUBS = (11 x 3) = 33 PLANT 3
TOTAL CREDIT FOR 7
TOTAL CREDIT FOR 3
TOTAL CREDIT FOR 3
TOTAL CREDIT FOR 3

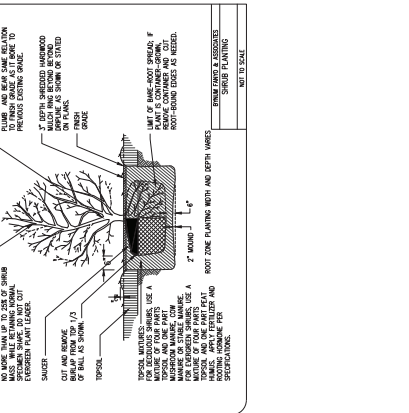
PLANT LIST

LEGEND	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
LARGE OPEN SPACES	[Symbol]	ACER NEGUNDA	RED BELLIED WOODPECKER	11	2" CAL. 8' 8"
		FRAXINUS CORONATA	RED BELLIED WOODPECKER	11	2" CAL. 8' 8"
		QUERCUS PRINCEPIS	RED BELLIED WOODPECKER	11	2" CAL. 8' 8"
		QUERCUS PRINCEPIS	RED BELLIED WOODPECKER	11	2" CAL. 8' 8"
SMALL ORNAMENTAL DECIDUOUS TREES	[Symbol]	QUERCUS PRINCEPIS	RED BELLIED WOODPECKER	2	2" CAL. 8' 8"
		QUERCUS PRINCEPIS	RED BELLIED WOODPECKER	2	2" CAL. 8' 8"
		QUERCUS PRINCEPIS	RED BELLIED WOODPECKER	2	2" CAL. 8' 8"
		QUERCUS PRINCEPIS	RED BELLIED WOODPECKER	2	2" CAL. 8' 8"
EVERGREEN TREES	[Symbol]	QUERCUS PRINCEPIS	RED BELLIED WOODPECKER	3	6" HIGH
		QUERCUS PRINCEPIS	RED BELLIED WOODPECKER	3	6" HIGH
		QUERCUS PRINCEPIS	RED BELLIED WOODPECKER	3	6" HIGH
		QUERCUS PRINCEPIS	RED BELLIED WOODPECKER	3	6" HIGH
DECIDUOUS SHRUBS	[Symbol]	QUERCUS PRINCEPIS	RED BELLIED WOODPECKER	10	1.5 CAL. CONTAINER OR 18" HT
		QUERCUS PRINCEPIS	RED BELLIED WOODPECKER	10	1.5 CAL. CONTAINER OR 18" HT
		QUERCUS PRINCEPIS	RED BELLIED WOODPECKER	10	1.5 CAL. CONTAINER OR 18" HT
		QUERCUS PRINCEPIS	RED BELLIED WOODPECKER	10	1.5 CAL. CONTAINER OR 18" HT
SMALL MEDIUM TREES	[Symbol]	QUERCUS PRINCEPIS	RED BELLIED WOODPECKER	10	1.5 CAL. CONTAINER OR 18" HT
		QUERCUS PRINCEPIS	RED BELLIED WOODPECKER	10	1.5 CAL. CONTAINER OR 18" HT
		QUERCUS PRINCEPIS	RED BELLIED WOODPECKER	10	1.5 CAL. CONTAINER OR 18" HT
		QUERCUS PRINCEPIS	RED BELLIED WOODPECKER	10	1.5 CAL. CONTAINER OR 18" HT
EXISTING TREES	[Symbol]	QUERCUS PRINCEPIS	RED BELLIED WOODPECKER	10	1.5 CAL. CONTAINER OR 18" HT
		QUERCUS PRINCEPIS	RED BELLIED WOODPECKER	10	1.5 CAL. CONTAINER OR 18" HT
		QUERCUS PRINCEPIS	RED BELLIED WOODPECKER	10	1.5 CAL. CONTAINER OR 18" HT
		QUERCUS PRINCEPIS	RED BELLIED WOODPECKER	10	1.5 CAL. CONTAINER OR 18" HT

PLANTING DETAILS



PLANTING DETAILS



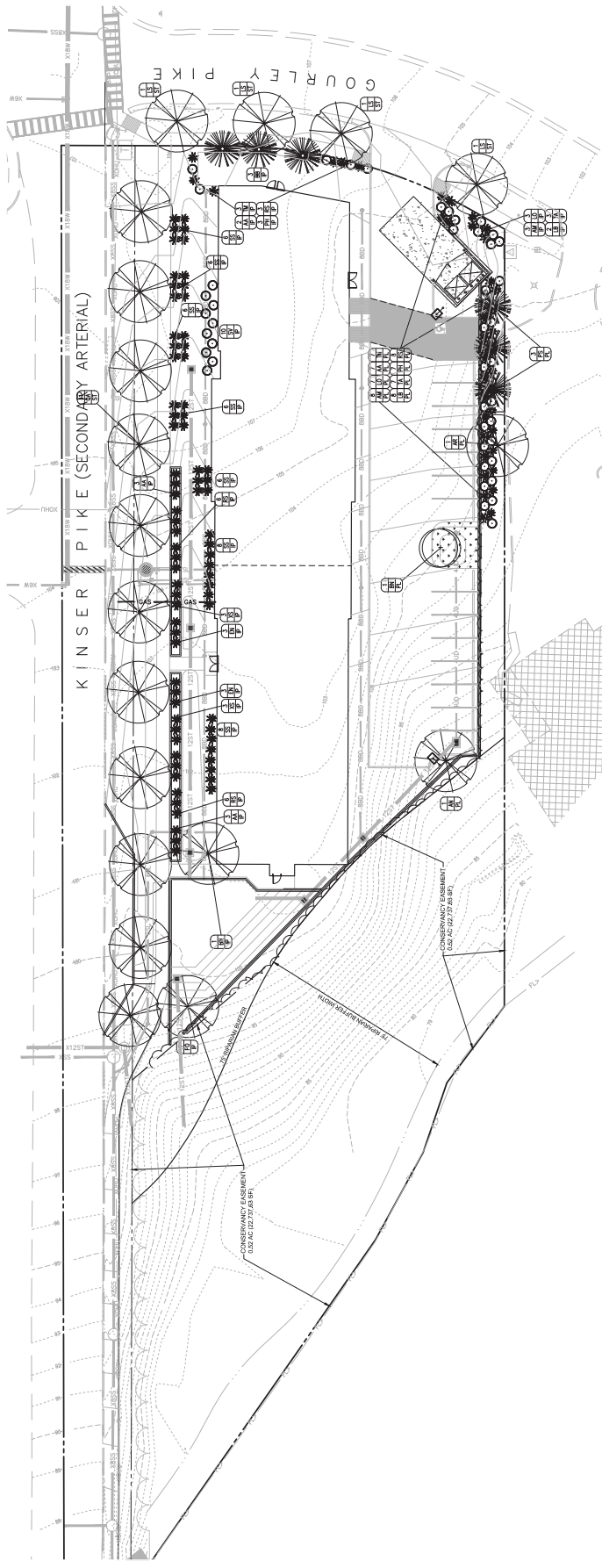
DESIGNED BY: JBT
DRAWN BY: JBT
CHECKED BY: JBT
DATE: 02/20/24
PROJECT NO.: 401827

ARCHITECTURE
CIVIL ENGINEERING
PLANNING
BYNUM FAYO & ASSOCIATES, INC.
528 North Walnut Street
Bloomington, Indiana 47404
(317) 339-2390 (Fax)

DESIGNED BY: JBT
DRAWN BY: JBT
CHECKED BY: JBT
DATE: 02/20/24
PROJECT NO.: 401827

PROPOSED
KINSER PLACE APARTMENTS
SE CORNER KINSER & GOURLEY PIKES
BLOOMINGTON, INDIANA 47404

TITLE: LANDSCAPE PLAN
designed by: JBT
drawn by: JBT
checked by: JBT
sheet no: C204
Project no.: 401827



EXISTING LEGEND

- PROPERTY LINE
- FENCE
- WATER LINE PIPE
- CONTOUR & ELEVATION
- SANITARY SEWER PIPE
- STORM SEWER PIPE
- OVERHEAD ELECTRIC LINES
- UNDERGROUND ELECTRIC LINES
- UNDERGROUND TELEPHONE LINES
- GAS LINE PIPE

revisions:

SCALE: 1"=20'

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

BBB
BYNUM FAYND & ASSOCIATES, INC.
528 North Walnut Street
Bloomington, Indiana
(812) 332-8030

certified by:

PROPOSED
KINSER PLACE APARTMENTS
SE CORNER KINSER & GOURLEY PIKES
BLOOMINGTON, INDIANA 47404

title: TREE PRESERVATION EXHIBIT
designed by: JBT
drawn by: JBT
checked by: JBT
sheet no.: 1 OF 1
Project no.: 401827

EXISTING TREE CANOPY
LOT AREA SHALL BE
MAINTAINED BY
CONSERVING THE
CONTOUR AND
COVERAGES ONLY

KINSER PIKE (SECONDARY ARTERIAL)

GOURLEY PIKE



EXISTING TREE CANOPY
TO BE REMOVED
(81,811 SF)

EXISTING DRIVEWAY

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

KINSER FLATS APARTMENTS

Project Address:
Bloomington, Indiana 47404

Owner:
Crestwood of Indiana
Bloomington, IN 47403

Architect:
ARCHITECTURE
300 East 17th Street
Denver, CO 80202
Telephone: 303-733-9822

Civil Engineer:
Bryan Bryson and Associates, Inc.
Bloomington, IN 47403
Telephone: 317-347-9609

Structural Engineer:
The Engineering Collaborative
606 E. Capitol Dr., Suite 150
Bloomington, IN 47404
Telephone: 317-347-9609

MEP Engineer:
The Engineering Collaborative
606 E. Capitol Dr., Suite 150
Bloomington, IN 47404
Telephone: 317-347-9609

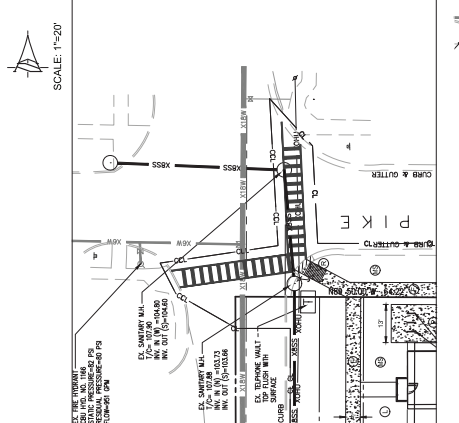
DESIGN
DEVELOPMENT

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ALL UTILITIES PRIOR TO ANY EXCAVATION. NO WORK SHALL BE MADE TO CONTRACTOR FOR UTILITY RESTRICTION OR UNDERGROUND CHANGES REQUIRED DUE TO CHANGING ELEVATIONS.

PROFESSIONAL SEAL



PROJECT TITLE
SHEET NUMBER
401827
C202
DATE
01.15.2019



BICYCLE PARKING

PER SECTION 02.02.01-04 OF THE CITY OF BLOOMINGTON UNIFIED ZONING CODE, BICYCLE PARKING SPACES SHALL BE PROVIDED FOR ALL SPACES MUST BE WITHIN 50 FT OF THE MAIN ENTRANCE. 50% OF THE 11 SPACES, OR 6 SPACES MUST BE COVERED, SHORT-TERM CLASS 1 SPACES. AN AMOUNT EQUAL TO 25% OF THE 11 SPACES, OR 3 SPACES MUST BE COVERED, SHORT-TERM CLASS 2 SPACES. 11 SPACES, 2 (1-1) SHORT-TERM CLASS 1 SPACES SHALL BE AN AMOUNT EQUAL TO 25% OF THE 11 SPACES, OR 3 SPACES MUST BE COVERED, SHORT-TERM CLASS 2 SPACES.

SUMMARY:

- ALL BICYCLE PARKING SPACES TO BE WITHIN 50 FT OF THE MAIN ENTRANCE TO THE BUILDING.
- 2 SHORT-TERM CLASS 1 SPACES OUTSIDE OF THE BUILDING.
- 5 LONG-TERM CLASS 2 SPACES OUTSIDE OF THE BUILDING.
- 11 TOTAL BICYCLE PARKING SPACES ARE REQUIRED.

ZONING INFORMATION

JURISDICTION: CITY OF BLOOMINGTON
ZONING: COMMERCIAL GENERAL (CG)
MINIMUM LOT WIDTH: 85 FT
MAXIMUM STRUCTURE HEIGHT: 36 FT
MAXIMUM ACCESSORY STRUCTURE HEIGHT: 20 FT
MAXIMUM SETBACK: 15 FT
MAXIMUM INTERFERENCE COVERAGE: 60%
FRONT YARD BUILDING SETBACK: 15 FT FROM THE PROPOSED ROW
FRONT YARD BUILDING SETBACK: 15 FT FROM THE AVENUE OF FRONT PORCH FACE, WHICHEVER IS LESS. TOP OF LOT RECORD WITH NO STREET PROPERTY LINE INKED ACCESS IS REQUIRED FROM THE BUILDING WALL.
FRONT YARD PARKING SETBACK: 20 FT BEHIND THE STRUCTURE'S FRONT BUILDING WALL.

SITE INFORMATION

LOT AREA: 147 AC (64,078.8 SF)
TOTAL INTERFERENCE AREA: 26,786.2 SF
PROPOSED INTERFERENCE COVERAGE: 18.2%

SITE LEGEND

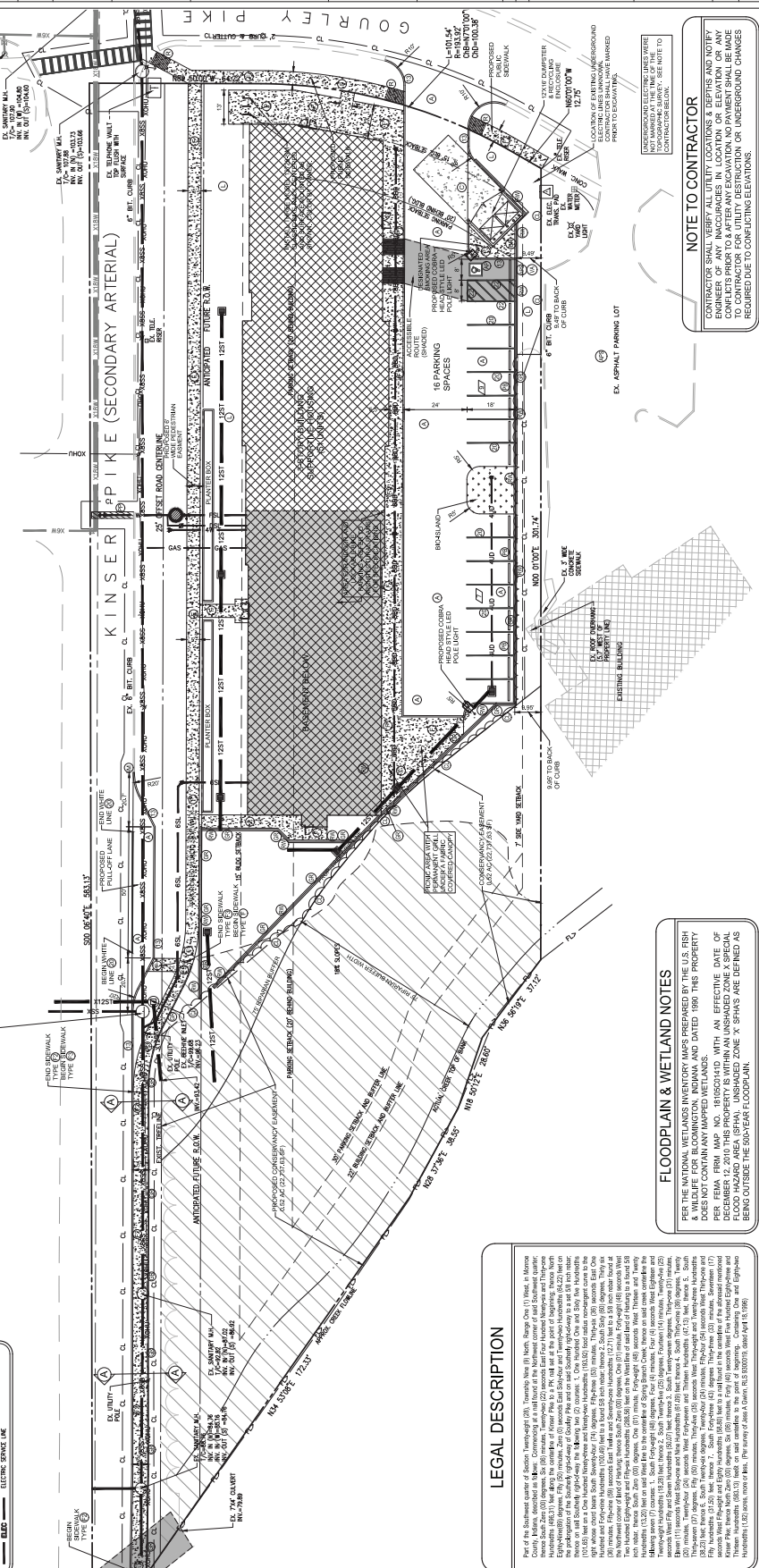
OR CONSTRUCTION LIMITS
BUILDING FOOTPRINT
ADA ACCESSIBLE PARKING SPACE
ADA ACCESSIBLE PARKING SIGN
CONCRETE CONCRETE PAVING
CONCRETE SIDEWALK
WALKING SURFACE CURB AND SIDEWALK
SECTION 3.1.1 ON STREET CURB
CONCRETE RETAINING WALL
4" TALL GUARDRAIL
WATER EXISTING CURB, SIDEWALK, PARALLEL ELEVATIONS
CONCRETE PARKING BARRIER BLOCK
STANDARD ROAD PAVEMENT PATCH
SIDEWALK ADA ACCESSIBLE RAMP
REINFORCED CONCRETE RETAINING WALL
30" DIA. 1.5' HIGH ROAD STOP SIGN
WVA ACCESSIBLE SUPPLEMENTAL SIGN
6" DIA. CONCRETE CURB
4" DIA. W/1" SOLID WHITE PAINTED PARKING MARKING
NUMBER OF PARKING SPACES PER LOT

EXISTING LEGEND

PROPERTY LINE
FENCE
WATER LINE PIPE
CONDUIT & ELEVATION
STANDARD SEWER PIPE
STANDARD WATER PIPE
OVERHEAD ELECTRIC LINES
UNDERGROUND ELECTRIC LINES
OVERHEAD TELEPHONE LINES
UNDERGROUND TELEPHONE LINES
GAS LINE PIPE

UTILITY LEGEND

6" DIA. 15' PVC SANITARY SEWER LATERAL (PROV. BY OWNER)
6" DIA. 15' PVC SANITARY SEWER MAIN (PROV. BY OWNER)
6" DIA. 15' PVC SANITARY SEWER MAIN (PROV. BY OWNER)
6" DIA. 15' PVC SANITARY SEWER MAIN (PROV. BY OWNER)
6" DIA. 15' PVC SANITARY SEWER MAIN (PROV. BY OWNER)
6" DIA. 15' PVC SANITARY SEWER MAIN (PROV. BY OWNER)
6" DIA. 15' PVC SANITARY SEWER MAIN (PROV. BY OWNER)
6" DIA. 15' PVC SANITARY SEWER MAIN (PROV. BY OWNER)
6" DIA. 15' PVC SANITARY SEWER MAIN (PROV. BY OWNER)
6" DIA. 15' PVC SANITARY SEWER MAIN (PROV. BY OWNER)



LEGAL DESCRIPTION

Part of the Southwest Quarter of Section Twenty-eight (28), Township Nine (9) North, Range One (1) West, in Monroe County, Indiana, known as the Kinsler Flats Apartment Project, containing approximately 147 acres, more or less, and being more particularly described as follows: ...

FLOODPLAIN & WETLAND NOTES

PER THE NATIONAL WETLANDS INVENTORY MAPS PREPARED BY THE U.S. FISH & WILDLIFE SERVICE FOR BLOOMINGTON, INDIANA AND DATED 1989 THIS PROPERTY IS LOCATED WITHIN AN UNDESIGNED ZONE X SPECIAL FLOOD HAZARD AREA (SFHA). UNDESIGNED ZONE X SFHAs ARE DEFINED AS BEING OUTSIDE THE 100-YEAR FLOODPLAIN.

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ALL UTILITIES PRIOR TO ANY EXCAVATION. NO WORK SHALL BE MADE TO CONTRACTOR FOR UTILITY RESTRICTION OR UNDERGROUND CHANGES REQUIRED DUE TO CHANGING ELEVATIONS.

UNDERGROUND UTILITIES (IF ANY) NOT SHOWN AT THE TIME OF THE PREPARATION OF THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE.

KINSER FLATS APARTMENTS

Project Address:
Bloomington, Indiana 47404

Owner:
Crestone of Indiana
Bloomington, IN 47403

Architect:
ARC Chicago Inc.
Bloomington, IN 47404
Telephone 317-817-9042

Consulting Architect:
CITIA Architecture
Denver, CO 80202
303 East 17th Street
Telephone 800-797-9022

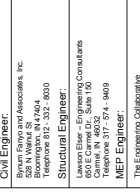
Civil Engineer:
Ryan Barry and Associates, Inc.
Bloomington, IN 47404
303 East 17th Street
Telephone 800-797-9022

Structural Engineer:
Crestone of Indiana
601 E. Capitol Dr., Suite 100
Bloomington, IN 47404
Telephone 317-817-9009

MEP Engineer:
The Engineering Collaborative
Indianapolis, IN 46241
Telephone 317-535-3041

DESIGN
DEVELOPMENT

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ALL AGENCIES PRIOR TO ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO COMPLETING ELEVATIONS.



DRIVEN BY
REVISED

DATE
01.15.2019

SHEET TITLE
**GRADING &
UTILITY PLAN**

SHEET NUMBER
C203

EXISTING LEGEND

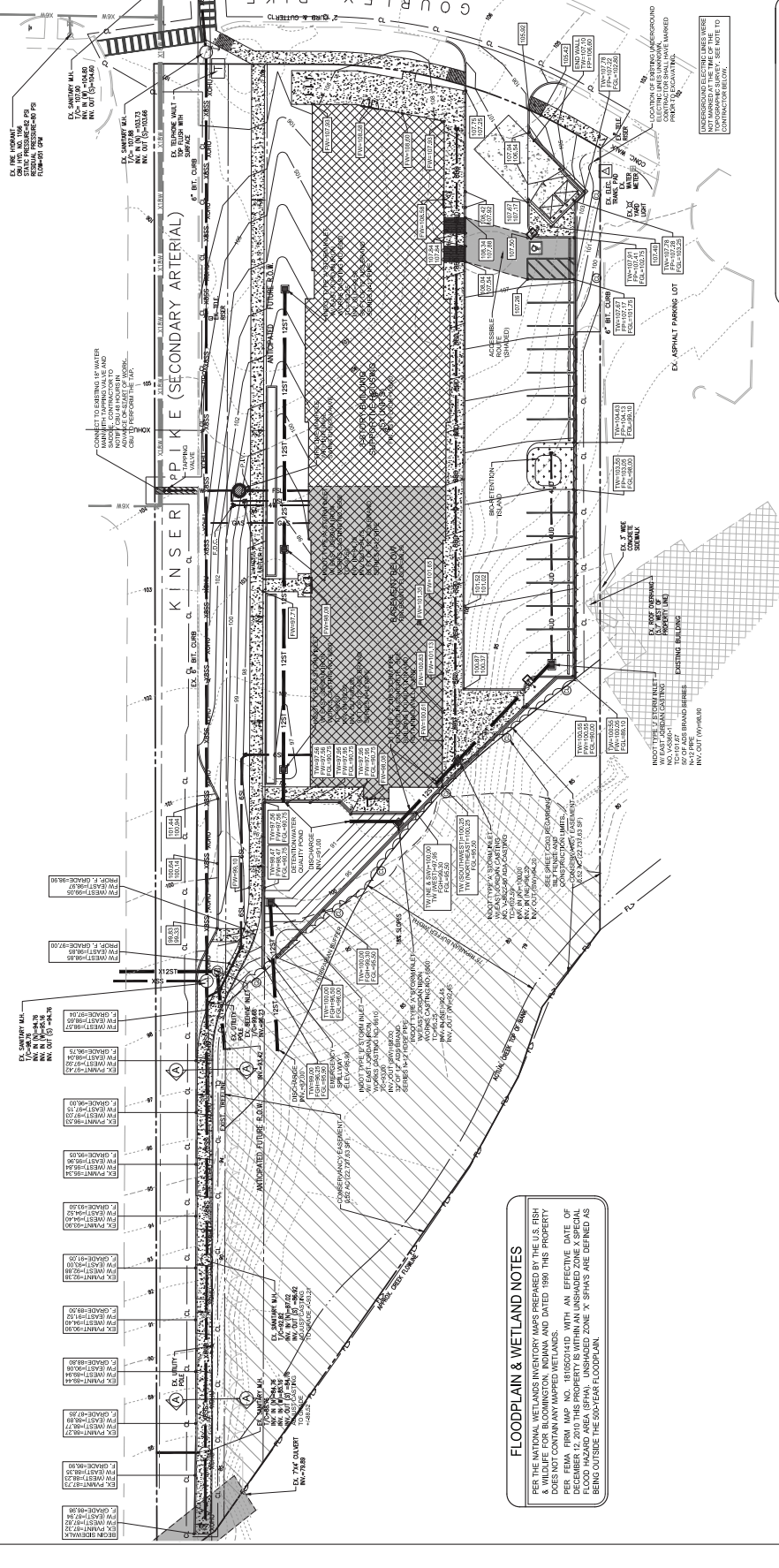
---	PROPERTY LINE
---	FENCE
---	WATER LINE PIPE
---	CONTOUR & ELEVATION
---	SANITARY SEWER PIPE
---	STORM SEWER PIPE
---	NONE
---	OVERHEAD ELECTRIC LINES
---	UNDERGROUND ELECTRIC LINES
---	TELEPHONE LINES
---	UNDERGROUND TELEPHONE LINES
---	GAS LINE PIPE

UTILITY LEGEND

---	8" OF FIRE SERVICE LINE (OWNED BY OWN)
---	4" OF FIRE SERVICE LINE (PRIVATELY OWNED)
---	8" OF FIRE SERVICE LINE (PRIVATELY OWNED)
---	8" OF 75 PIP CONCRETE WATER SERVICE LINE, SAME SIZE AS EXISTING (PRIVATELY OWNED)
---	THE EXISTING "3"00" CONNECTION
---	POST INDICATING VALVE
---	6" DIA. OF PVC BELONGING/COMPUTED DRAIN PIPE (PRIVATELY OWNED)
---	6" DIA. OF PVC BELONGING/COMPUTED DRAIN PIPE (PRIVATELY OWNED)
---	4" DIAMETER 200-20 UNDERDRAIN PIPE
---	4" DIAMETER 200-20 UNDERDRAIN PIPE
---	GAS SERVICE LINE
---	ELECTRIC SERVICE LINE

GRADING LEGEND

---	CONSTRUCTION LIMITS
---	ELEVATION CONTOUR
---	FLOWLINE
---	SPOT GRADE ELEVATION
---	PARALLEL ELEVATION
---	FINISH FLOOR GRADE ELEVATION
---	FINISH EXTERIOR GRADE ELEVATION
---	FINISH PAVED ELEVATION
---	FINISH RAMP ELEVATION
---	FINISH WALK ELEVATION
---	FINISH TOP OF CASTING



FLOODPLAIN & WETLAND NOTES

PER THE NATIONAL WETLANDS INVENTORY MAPS PREPARED BY THE U.S. FISH AND WILDLIFE SERVICE AND DATED 1980 THIS PROPERTY DOES NOT CONTAIN ANY WETLANDS.

PER FEMA FIRM MAP NO. 18050141D WITH AN EFFECTIVE DATE OF DECEMBER 12, 2010 THIS PROPERTY IS WITHIN AN UNSHADDED ZONE X SPECIAL FLOOD HAZARD AREA. ZONE X SPANS ARE DEFINED AS BEING OUTSIDE THE 500-YEAR FLOODPLAIN.

KINSER FLATS APARTMENTS

Project Address:
1000 N. 10th Street
Bozeman, Montana 59717

Owner:
City of Bozeman
Bozeman, Montana 59717

Architect:
ARCHITECTURE
BOZEMAN, MONTANA 59717
Telephone 317-517-9042

Consulting Architect:
CITY OF BOZEMAN
302 EAST 17th STREET
DENVER, CO 80202
Telephone 800-757-1922

Civil Engineer:
S.P.A. Engineering Associates, Inc.
Bozeman, MT 59717
Telephone 317-517-9042

Structural Engineer:
The Structural Engineers
805 E. College Drive, Suite 100
Bozeman, MT 59717
Telephone 317-524-8409

MEP Engineer:
The Engineering Collaborative
1000 N. 10th Street, Suite 100
Bozeman, MT 59717
Telephone 317-526-1304

Professional Seal

CONTRACTOR: THE ARCHITECTURAL
DRAWING COMPANY
1000 N. 10th Street, Suite 100
Bozeman, MT 59717
Telephone 317-526-1304

DESIGN
DEVELOPMENT

trio
Architecture
www.trioarch.com
1000 N. 10th Street, Suite 100
Bozeman, MT 59717
Telephone 317-526-1304

CITY OF BOZEMAN
1000 N. 10th Street, Suite 100
Bozeman, MT 59717
Telephone 317-526-1304

PROJECT TITLE
OVERALL
BUILDING
ELEVATIONS

SHEET NUMBER
A2.0

GENERAL NOTES

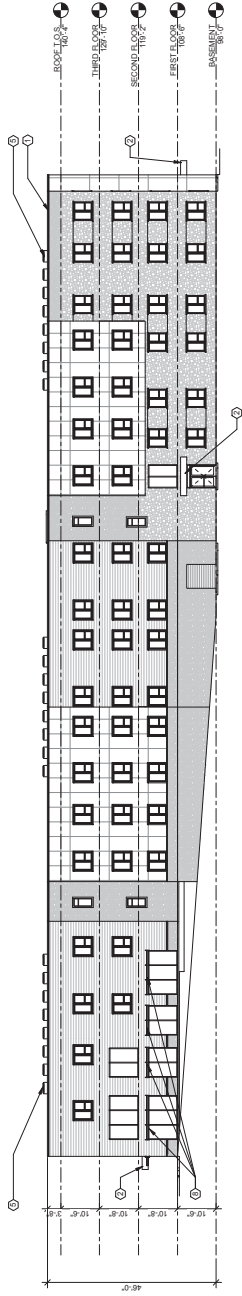
1. BASE ELEVATIONS IF AS SHOWN ON THIS SHEET REFERRAL TO 88.10' AS SHOWN ON CIVIL SITE PLAN.
2. FINISH GRADE AND CONSTRUCTION IN PROGRESS.

ELEVATION KEYNOTES

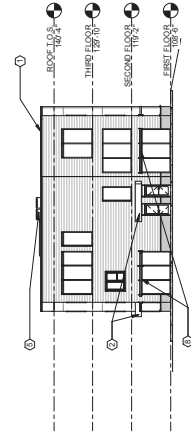
1. REFINISHED METAL PARAPET CAP - TYP.
2. REFINISHED METAL PARAPET - TYP.
3. RECEPTION REAR AND DOWNSCOT - TYP.
4. RECEPTION REAR AND DOWNSCOT - TYP.
5. EXTERIOR LIGHT FIXTURES.
6. WINDOW WELLS WITH GUARDRAILS.
7. WINDOW WELLS WITH GUARDRAILS.
8. SHINGLED DECK.

MATERIALS LEGEND

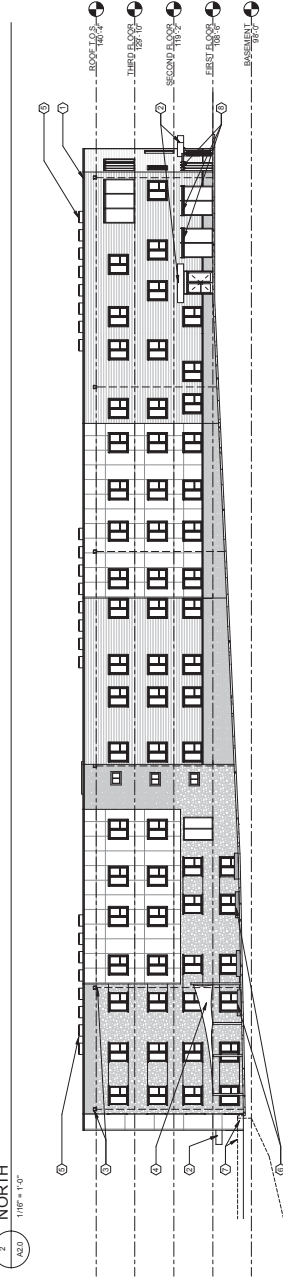
	FIELD MANUFACTURED STONE VENEER
	RECTANGULAR METAL WALL PANEL
	HORIZONTAL MANUFACTURED SIDING (BORAL OR EO)
	ACCENT MANUFACTURED STONE VENEER



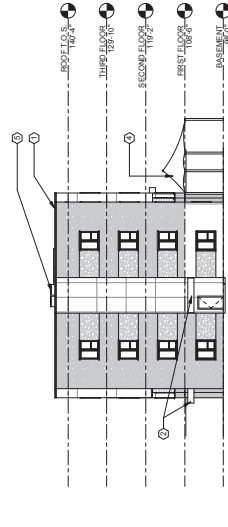
1 WEST
1/16" = 1'-0"
A2.0



2 NORTH
1/16" = 1'-0"
A2.0



3 EAST
1/16" = 1'-0"
A2.0



4 SOUTH
1/16" = 1'-0"
A2.0

KINSER FLATS APARTMENTS

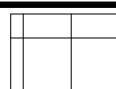
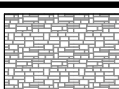
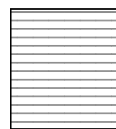
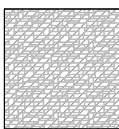
GENERAL NOTES

- A. BASE ELEVATION 98'-0" AS SHOWN ON THIS SHEET IS EQUAL TO 98.10' AS SHOWN ON CIVIL SITE PLAN.
- B. WINDOW OPERATION AND CONFIGURATION IN PROGRESS.

ELEVATION KEYNOTES

1. PREFINISHED METAL PARAPET CAP - TYP.
2. BUILDING ENTRY AWNING WITH PREFINISHED METAL FASCIA.
3. RECEPTOR HEAD AND DOWNSPOUT, TYP.
4. SITE CANOPY SAIL STRUCTURE.
5. TENTATIVE ROOFTOP EQUIPMENT.
6. WINDOW WELL WITH GUARDS.
7. SITE RETAINING WALL SHOWN DASHED - REFER TO CIVIL.
8. SHADING DEVICE.

MATERIALS LEGEND

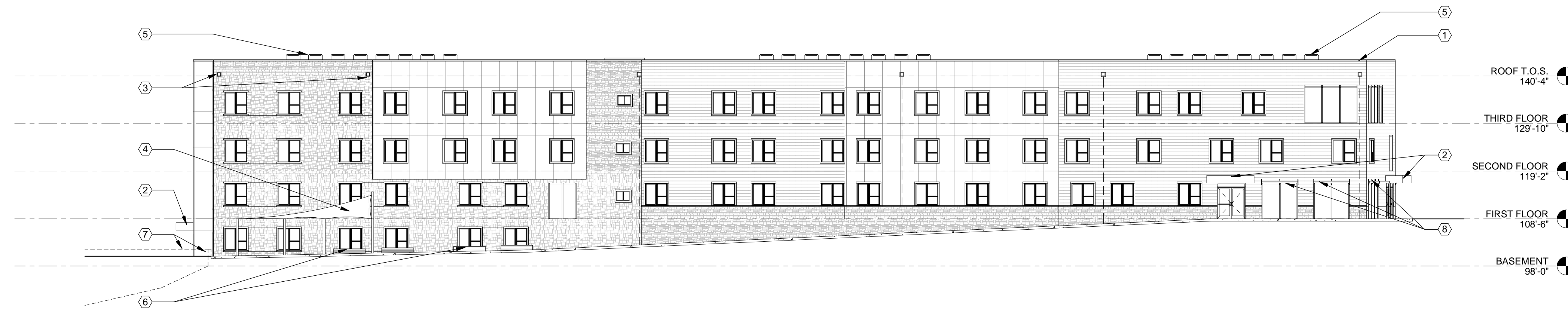
	RECTANGULAR METAL WALL PANEL		FIELD: MANUFACTURED STONE VENEER
	HORIZONTAL MANUFACTURED SIDING (BORAL OR EQ.)		ACCENT: MANUFACTURED STONE VENEER



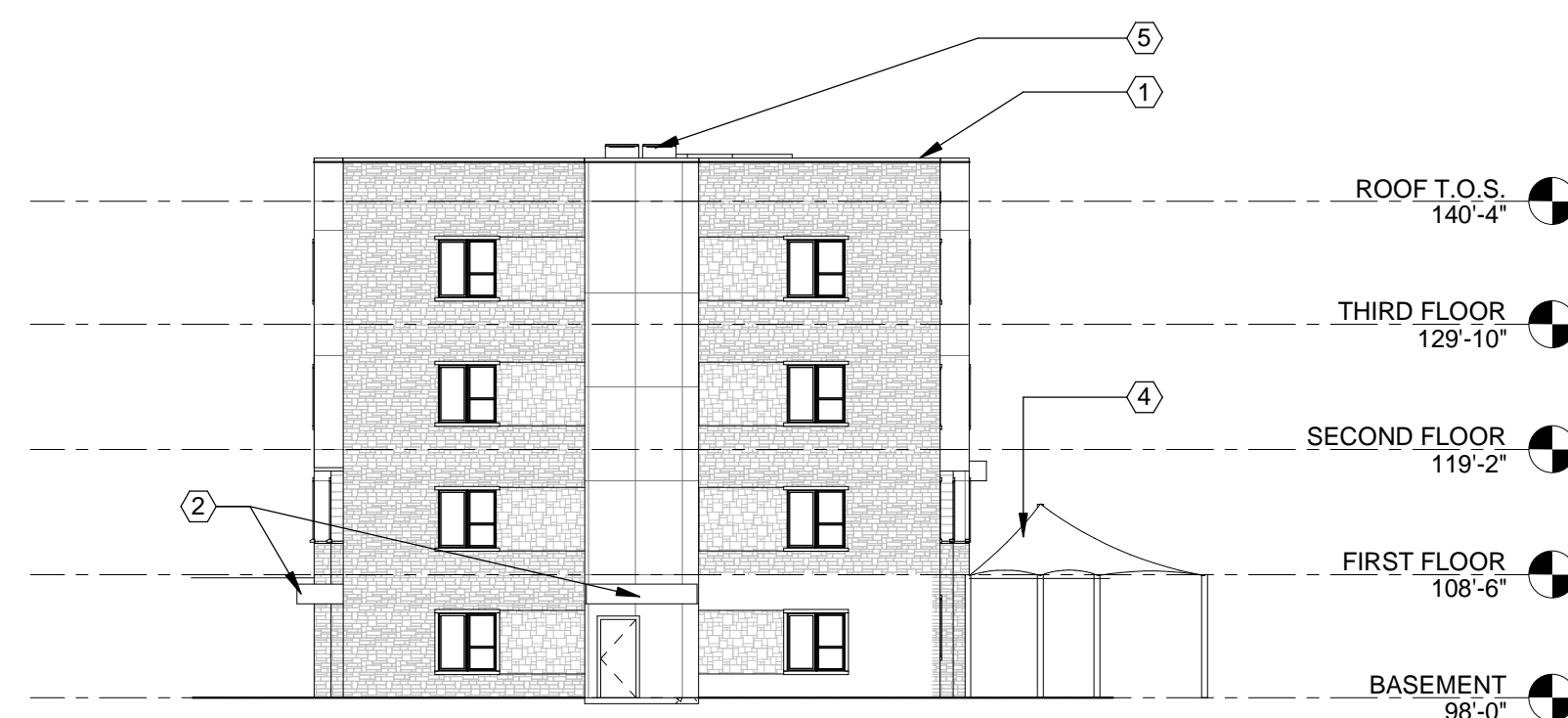
1 WEST
A2.0 1/16" = 1'-0"



2 NORTH
A2.0 1/16" = 1'-0"



3 EAST
A2.0 1/16" = 1'-0"



4 SOUTH
A2.0 1/16" = 1'-0"

Project Address:

1610 North Kinser Pike
Bloomington, Indiana 47404

Owner:

Centerstone of Indiana
645 South Rogers Street
Bloomington, IN, 47403

Architect:

ARCHitecture trio
PO Box 4836
Bozeman, MT 59772
Telephone 317 - 917 - 9042

Consulting Architect:

CTA Architects Engineers
303 East 17th Street
Denver, CO 80203
www.ctagroup.com
Telephone 800 - 757 - 9522

Civil Engineer:

Bynum Fanyo and Associates, Inc.
528 N Walnut St
Bloomington, IN 47404
Telephone 812 - 332 - 8030

Structural Engineer:

Lawson Elser - Engineering Consultants
650 E Carmel Dr., Suite 150
Carmel, IN 46032
Telephone 317 - 574 - 9409

MEP Engineer:

The Engineering Collaborative
2410 Executive Dr #100, Indianapolis, IN 46241
Telephone 317 - 636 - 3941

DESIGN DEVELOPMENT

COPYRIGHT NOTICE: THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH ARCHitecture trio, Inc. NO OTHER USE, DISSEMINATION OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF ARCHitecture trio, Inc. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.

PROFESSIONAL SEAL



DRAWN BY Author

REVISION

- △
- △
- △
- △
- △

OVERALL BUILDING ELEVATIONS

PROJECT NO.
18010

DATE
01.15.2019

SHEET NUMBER

A2.0