

CITY OF BLOOMINGTON



PLAT COMMITTEE

March 20, 2019 @ 4:00 p.m.
CITY HALL - KELLY
CONFERENCE ROOM #155

CITY OF BLOOMINGTON
PLAT COMMITTEE
March 18, 2019 at 4:00 p.m.

*Kelly Conference Room #155

ROLL CALL

MINUTES TO BE APPROVED: February 2019

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS:

DP-09-19 **Bloomington Municipal Facilities**
401 & 501 N. Morton St.
Final plat amendment to adjust the location of lot lines within the Showers Office
& Research Center plat.
Case manager: Eric Greulich

**Next Meeting Date: March 18, 2019

Updated: 3/15/2019

*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 PLAT COMMITTEE
STAFF REPORT
Location: Southeast Corner of Rogers and 11th Streets**

**CASE #: DP-37-18
DATE: December 10, 2018**

**PETITIONER: City of Bloomington
Redevelopment Commission
401 N. Morton Street**

**CONSULTANT: Bledsoe Riggert Cooper and James
1351 W. Tapp Road**

REQUEST: The petitioner is requesting final plat approval to amend the “Showers Office and Research Center” plat to allow a shift in internal lot lines.

REPORT: The petition site is located on the west side of N. Morton Street between West 10th and 8th Street. The property includes several properties that are owned by the City of Bloomington Redevelopment Commission, the Monroe County Board of Commissioners, and Bloomington Municipal Facilities Corp. The property is zoned Commercial Downtown (CD) and is within the Downtown Core Overlay (DCO).

The purpose of this amendment is to modify property lines to reflect the redistribution of parking areas and drive aisles through the site. No new lots are being created with this amendment. This amendment also allows the cleanup of the previous plat to assign unique lot numbers to the parcels.

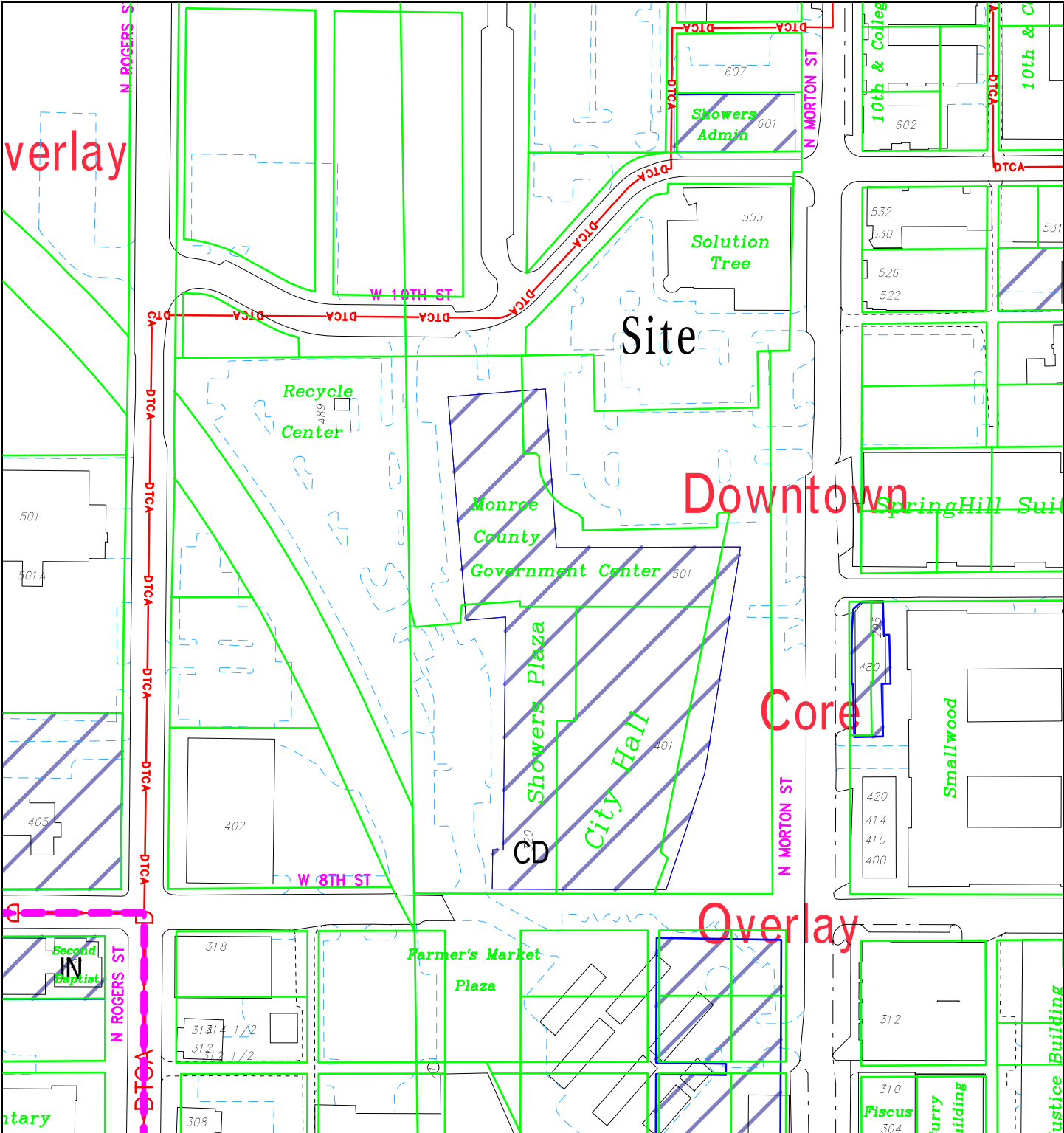
FINAL PLAT REVIEW: The Review Considerations for Final Plats BMC 20.09.190(g) require that the Plan Commission (or Plat Committee) review (1) The written statement and supportive material submitted by the petitioner; (2) The Preliminary Plat; (3) The Final Plat; (4) Any commitments or conditions of approval attendant to prior approvals; (5) The testimony of the petitioner; (6) The testimony of the public during the Preliminary Plat public hearing, when applicable; (7) Any applicable development standards in Chapter 20.05: Development Standards; (8) Any applicable subdivision standards in Chapter 20.06: Subdivision Regulations; (9) Any applicable design standards in Chapter 20.07: Design Standards; (10) Any other applicable provisions of the Unified Development Ordinance; (11) Any requirements of the members of the Development Review Committee; (12) The Planning and Transportation Department report; and (13) Such other additional information as may be required by the Plan Commission to evaluate the petition.

All future development on the newly created lots will be required to meet UDO requirements, unless otherwise granted deviation by the Plan Commission or variance by the Board of Zoning Appeals. No Covenants and Restrictions have been submitted at this time. Planning and Transportation and CBU staff will review the Covenants for terminology consistency once they are complete, if necessary.

CONCLUSION: The amendment to Showers Office and Research Center Plat meets the minimum Final Plat requirements of the Unified Development Ordinance.

RECOMMENDATION: Based on the findings in the above report, the Department recommends approval of the final plat amendment for case# DP-09-19 with the following condition:

1. The petitioner shall file the Final Plat with the County Recorder's Office and within thirty (30) days provide the Planning and Transportation with a copy of the recorded mylar.



DP-09-19 Bloomington Municipal Facilities

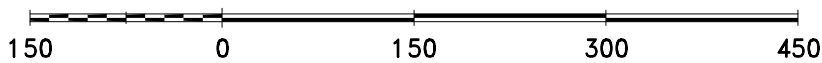
401 & 501 N Morton Street

Plat Committee

Site Location, Zoning, Parcels

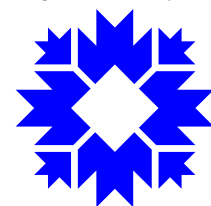
By: greulice

15 Mar 19

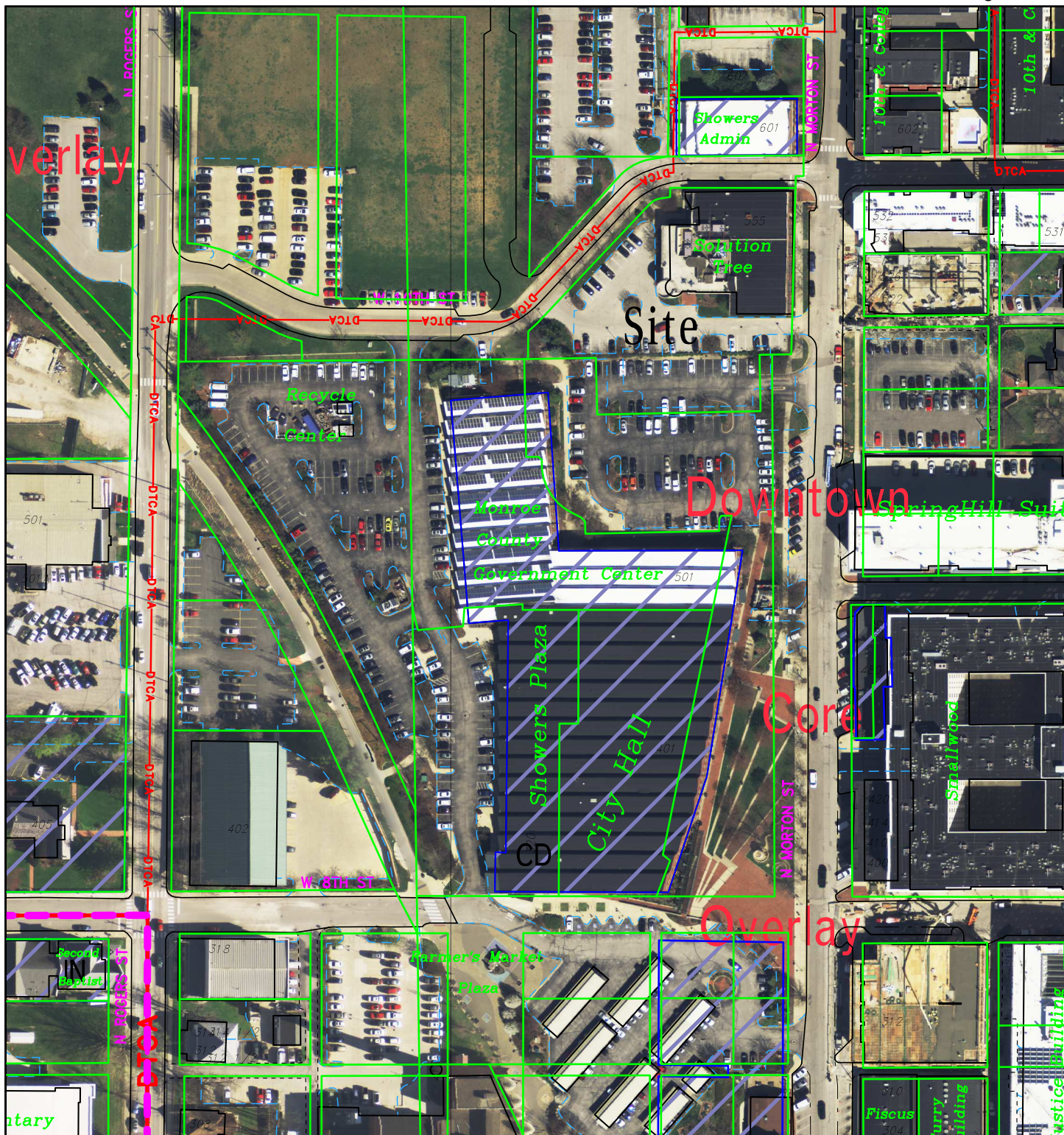


For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 150'



DP-09-19 Bloomington Municipal Facilities

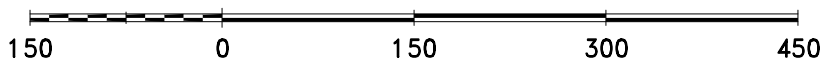
401 & 501 N Morton Street

Plat Committee

2016 Aerial Photograph

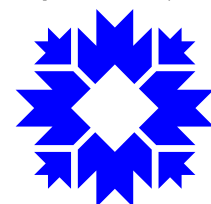
By: greulice

15 Mar 19



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 150'

Bledsoe Riggert Cooper James

LAND SURVEYING • CIVIL ENGINEERING • GIS

Page 1 of 1

March 15, 2019

City of Bloomington, Planning Department
401 N. Morton Street, Suite 160
Bloomington, Indiana 47402-0100

Re: Trades District Amendment 1 Final Plat | Plat Committee

Dear Mr. Greulich,

On behalf of the City of Bloomington Department of Redevelopment and the Monroe County Board of Commissioners, we are petitioning the City of Bloomington for a plat amendment to the Showers Office and Research Center subdivision plat recorded in Plat Cabinet C, Envelope 129, in the Office of the Recorder of Monroe County, Indiana.

The proposed amendment will create two lots (Lot 5 and Lot 6) from the part of Lot 4 east of Lot 2 and Lot 3 (401 & 501 North Morton Street). No additional right-of-way is proposed to be dedicated.

If you have any questions about this petition, please do not hesitate to contact me.

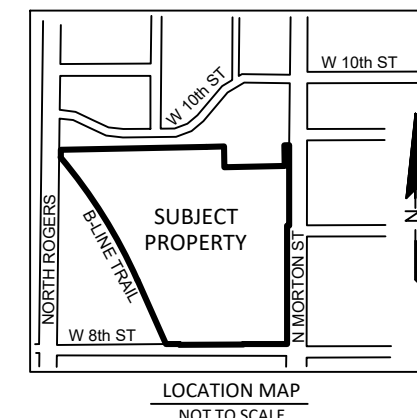
Sincerely,



Matthew M. Knoy | PLS
Bledsoe Riggert Cooper James, Inc.

SHOWERS OFFICE AND RESEARCH CENTER AMENDMENT ONE FINAL PLAT

A PART OF OUTLOTS NUMBER 38, 39 AND 40 AND A PART OF GRAHAMS RESERVE IN THE
CITY OF BLOOMINGTON IN A PART OF THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 9 NORTH, RANGE 1 WEST,
BLOOMINGTON, INDIANA



RECORDER'S STAMP

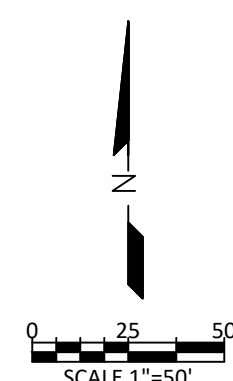
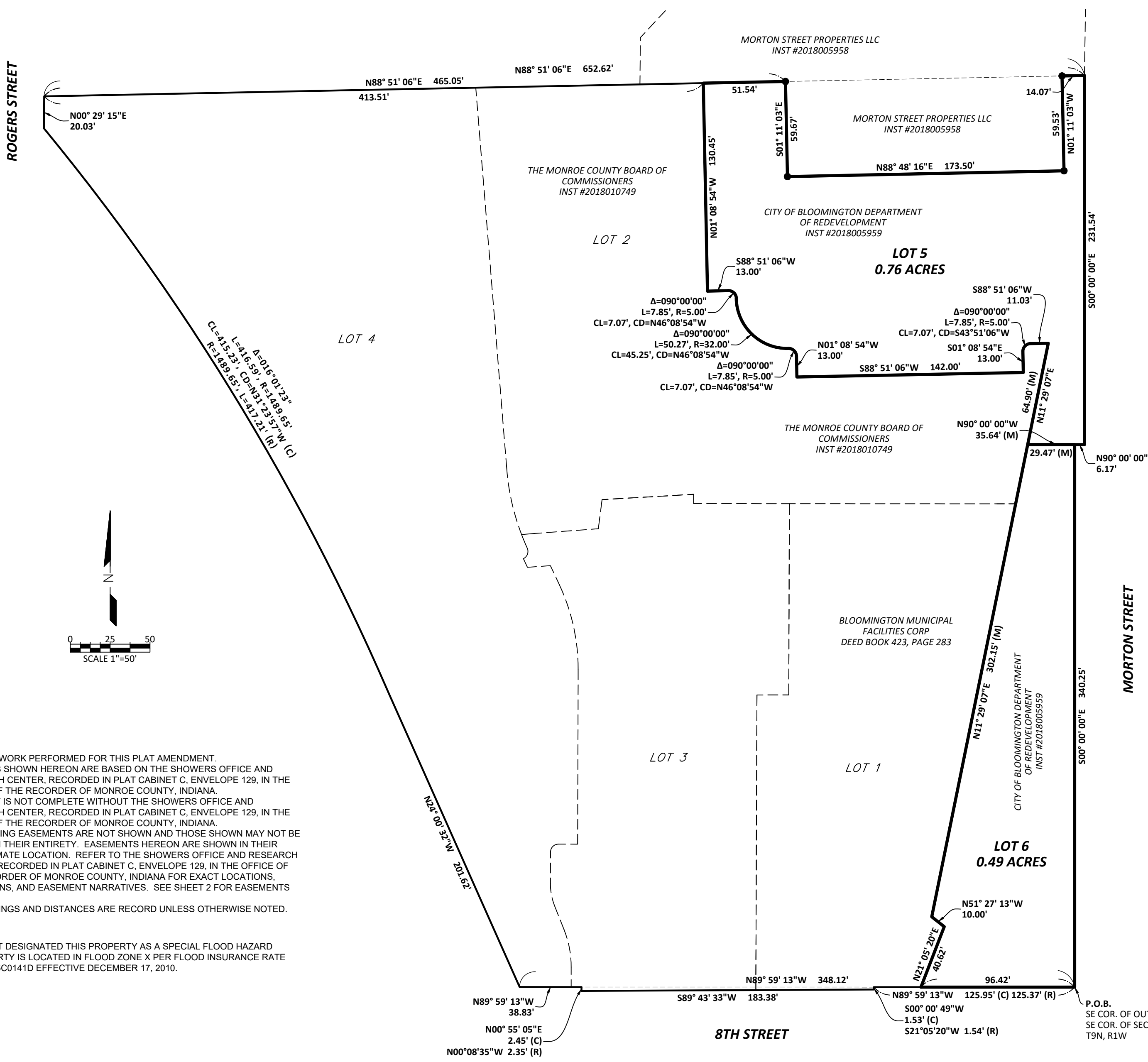
AUDITOR'S STAMP

OWNER/DEVELOPER:
City of Bloomington Department of Redevelopment
PO Box 100, Bloomington, IN 47402

RECORD INFORMATION:
City of Bloomington Department of Redevelopment
Instrument Number 2018005959
Parcels: 53-01-36-978-004.000-005

ZONING:
Subject: CD
Adjoiners: CD

PRO FORMA SURVEY
- DRAFT -



- NOTES:**
1. NO FIELD WORK PERFORMED FOR THIS PLAT AMENDMENT.
 2. BEARINGS SHOWN HEREON ARE BASED ON THE SHOWERS OFFICE AND RESEARCH CENTER, RECORDED IN PLAT CABINET C, ENVELOPE 129, IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA.
 3. THIS PLAT IS NOT COMPLETE WITHOUT THE SHOWERS OFFICE AND RESEARCH CENTER, RECORDED IN PLAT CABINET C, ENVELOPE 129, IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA.
 4. ALL EXISTING EASEMENTS ARE NOT SHOWN AND THOSE SHOWN MAY NOT BE SHOWN IN THEIR ENTIRETY. EASEMENTS HEREON ARE SHOWN IN THEIR APPROXIMATE LOCATION. REFER TO THE SHOWERS OFFICE AND RESEARCH CENTER, RECORDED IN PLAT CABINET C, ENVELOPE 129, IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA FOR EXACT LOCATIONS, DIMENSIONS, AND EASEMENT NARRATIVES. SEE SHEET 2 FOR EASEMENTS SHOWN.
 5. ALL BEARINGS AND DISTANCES ARE RECORD UNLESS OTHERWISE NOTED.

FEMA:
FEMA HAS NOT DESIGNATED THIS PROPERTY AS A SPECIAL FLOOD HAZARD AREA, PROPERTY IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP NO. 18105C0141D EFFECTIVE DECEMBER 17, 2010.

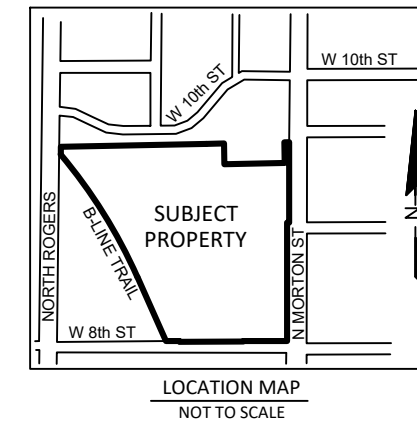
LEGEND

- x—x— FENCE
- LINE NOT TO SCALE
- 5/8" REBAR WITH YELLOW CAP SCRIBED "BRCJ INC 6892 IN"
- IRON PIPE FOUND AS NOTED
- REBAR FOUND AS NOTED
- △ STONE FOUND
- POST FOUND
- R/W RIGHT-OF-WAY
- C/L CENTERLINE
- A.G. ABOVE GROUND
- B.G. BELOW GROUND
- FD FOUND
- XXXX ADDRESS
- (M) MEASURED
- (R) RECORD
- (C) CALCULATED FROM AUTOCAD FILE

Bledsoe Riggert Cooper James
BRCJ
LAND SURVEYING • CIVIL ENGINEERING • GIS
1351 West Tapp Road Bloomington, Indiana 47403
Phone: 812-336-8277 Email: mknoy@brcjcivil.com

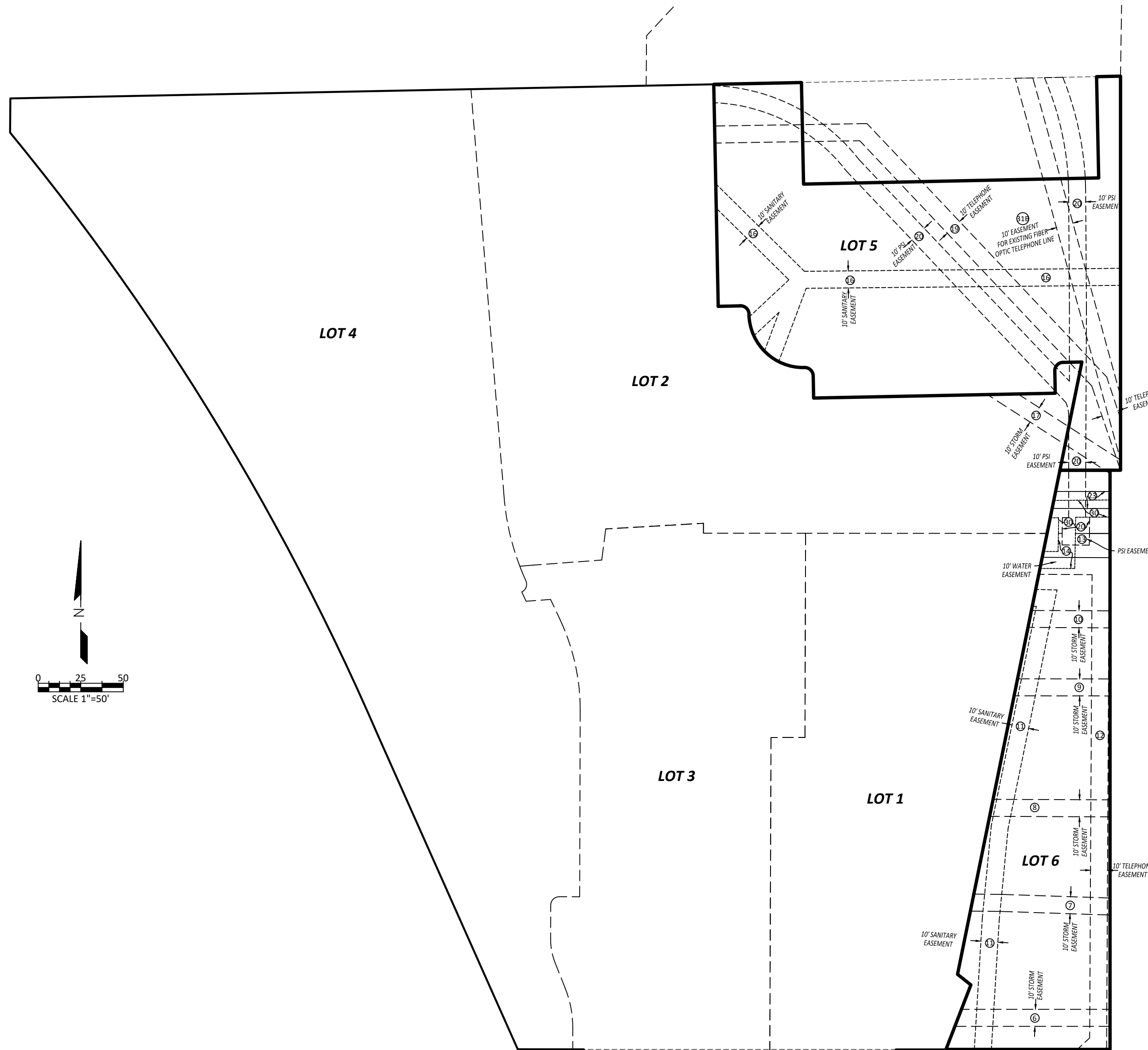
SHOWERS OFFICE AND RESEARCH CENTER AMENDMENT ONE FINAL PLAT

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CITY OF BLOOMINGTON IN A PART OF THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 9 NORTH, RANGE 1 WEST,
BLOOMINGTON, INDIANA



RECORDER'S STAMP

AUDITOR'S STAMP



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- DRAFT -

LEGEND	
	FENCE
	LINE NOT TO SCALE
	5/8" REBAR WITH YELLOW CAP SCRIBED "BRCJ INC 6892 IN"
	IRON PIPE FOUND AS NOTED
	REBAR FOUND AS NOTED
	STONE FOUND
	POST FOUND
R/W	RIGHT-OF-WAY
C/L	CENTERLINE
A.G.	ABOVE GROUND
B.G.	BELOW GROUND
FD	FOUND
XXXX	ADDRESS
(M)	MEASURED
(R)	RECORD
(C)	CALCULATED FROM AUTOCAD FILE

Bledsoe Riggert Cooper James

BRCJ
 LAND SURVEYING • CIVIL ENGINEERING • GIS
 1351 West Tapp Road Bloomington, Indiana 47403
 Phone: 812-336-8277 Email: mknoy@brcjcivil.com

SHOWERS OFFICE AND RESEARCH CENTER AMENDMENT ONE FINAL PLAT

A PART OF OUTLOTS NUMBER 38, 39 AND 40 AND A PART OF GRAHAMS RESERVE IN THE CITY OF BLOOMINGTON IN A PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 1 WEST, BLOOMINGTON, INDIANA

RECORDER'S STAMP

AUDITOR'S STAMP

RECORD SHOWERS OFFICE AND RESEARCH CENTER DESCRIPTION

A part of Outlots Number 38, 39 and 40 and a part of Grahams Reserve in the City of Bloomington, located in a part of the Southeast Quarter of Section 32, Township 9 North, Range 1 West, Monroe County, Indiana (Deed Record A, Page 59), more particularly described as follows:

BEGINNING at the southeast corner of said Outlot 38, thence NORTH 89 degrees 59 minutes 13 seconds West along the north right-of-way of Eighth Street 348.12 feet to the northeast right-of-way of the CSX Railroad; thence NORTH 24 degrees 00 minutes 32 seconds West along said right-of-way 201.62 feet to a tangent curve to the left having a radius of 1489.65 feet; thence through a central angle of 16 degrees 02 minutes 49 seconds along said curve 417.21 feet along said railroad right-of-way to a point on the east right-of-way of Rogers Street; thence NORTH 00 degrees 29 minutes 15 seconds East along said east right-of-way 20.03 feet; thence leaving said right-of-way NORTH 88 degrees 51 minutes 06 seconds East 652.62 feet to a point on the west right-of-way of Morton Street; thence SOUTH 00 degrees 00 minutes 00 seconds East 231.54 feet along said right-of-way; thence NORTH 90 degrees 00 minutes 00 seconds West 6.17 feet along said right-of-way; thence SOUTH 00 degrees 00 minutes 00 seconds EAST 340.25 feet along said right-of-way to the POINT OF BEGINNING, containing 6.34 acres, more or less.

AND ALSO

Being a part of Eighth Street as recorded in Deed Record A, Page 59, in the office of the Recorder of Monroe County, Indiana.

COMMENCING at the southeast corner of said Outlot 38 to said City; thence NORTH 89 degrees 59 minutes 13 seconds West 125.37 feet along the north right-of-way of Eighth Street to the POINT OF BEGINNING; thence leaving said right-of-way SOUTH 21 degrees 05 minutes 20 seconds West 1.54 feet; thence SOUTH 89 degrees 43 minutes 33 seconds West 183.38 feet; thence NORTH 00 degrees 08 minutes 35 seconds West 2.35 feet; thence NORTH 89 degrees 59 minutes 13 seconds West 183.93 feet to the Point of Beginning, containing 0.008 acres, more or less.

EXCEPTING

A part of Lot 4 of the Showers Office and Research Center, as shown on the plat recorded in Plat Cabinet C, Envelope 129, in the Office of the Recorder of Monroe County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Showers Office and Research Center; thence SOUTH 88 degrees 49 minutes 52 seconds WEST, along the north line of said Showers Office and Research Center, 14.07 feet to a 5/8-inch diameter rebar with a yellow cap marked "BRCJ INC 6892 IN", hereafter referred to as a "marked 5/8-inch rebar" and the POINT OF BEGINNING; thence leaving said north line of said Showers Office and Research Center, SOUTH 01 degrees 12 minutes 17 seconds EAST, 59.53 feet to a marked 5/8-inch rebar; thence SOUTH 88 degrees 47 minutes 01 seconds WEST, 173.50 feet to a marked 5/8-inch rebar; thence NORTH 01 degrees 12 minutes 17 seconds WEST, 59.67 feet to said north line of said Showers Office and Research Center and a marked 5/8-inch rebar; thence NORTH 88 degrees 49 minutes 52 seconds EAST, along said north line of said Showers Office and Research Center, 173.50 feet to the point of beginning, containing 0.24 acres more or less.

REVISED SHOWERS OFFICE AND RESEARCH CENTER DESCRIPTION

A part of Outlots Number 38, 39 and 40 and a part of Grahams Reserve in the City of Bloomington, being the Showers Office and Research Center, as shown on the plat recorded in Plat Cabinet C, Envelope 129, in the Office of the Recorder of Monroe County, Indiana all located in a part of the Southeast Quarter of Section 32, Township 9 North, Range 1 West, Monroe County, Indiana, being more particularly described as being the Showers Office and Research Center Amendment One Final Plat certified by Matthew M. Knoy, LS20800146, March 15, 2019 as Bledsoe Riggert Cooper & James, Inc. job number 10024 as follows:

BEGINNING at the southeast corner of said Outlot 38, thence NORTH 89 degrees 59 minutes 13 seconds West, along the north right-of-way of Eighth Street, 125.95 feet; thence leaving said north right-of-way; SOUTH 00 degrees 00 minutes 49 seconds West 1.53 feet; thence SOUTH 89 degrees 43 minutes 33 seconds West 183.38 feet; thence NORTH 00 degrees 55 minutes 05 seconds EAST, 2.45 feet to said north right-of-way; thence NORTH 89 degrees 59 minutes 13 seconds West, along said north right-of-way, 38.83 feet to the northeast right-of-way of the CSX Railroad; thence along said CSX Railroad the following Two (2) courses:

1. NORTH 24 degrees 00 minutes 32 seconds West, 201.62 feet to a non-tangent curve to the left, having a radius of 1489.65 feet, having a chord bearing of NORTH 31 degrees 23 minutes 57 seconds WEST, a chord length of 415.23 feet; thence
2. along said curve and arc length of 416.59 feet to a point on the east right-of-way of Rogers Street; thence NORTH 00 degrees 29 minutes 15 seconds East, along said east right-of-way 20.03 feet to the north line of said Showers Office and Research Center; thence leaving said east right-of-way, NORTH 88 degrees 51 minutes 06 seconds EAST along said north line of the Showers Office and Research Center, 465.04 feet to a 5/8-inch diameter rebar with a yellow cap marked "BRCJ INC 6892 IN", hereafter referred to as a "marked 5/8-inch rebar"; thence leaving said north line of the Showers Office and Research Center, SOUTH 01 degrees 11 minutes 03 seconds EAST, 59.67 feet to a marked 5/8-inch rebar; thence NORTH 88 degrees 48 minutes 16 seconds EAST, 173.50 feet to a marked 5/8-inch rebar; thence NORTH 01 degrees 11 minutes 03 seconds WEST, 59.53 to a marked 5/8-inch rebar on said north line of the Showers Office and Research Center; thence NORTH 88 degrees 51 minutes 06 seconds EAST, along said north line of the Showers Office and Research Center, 14.07 feet to a point on the west right-of-way of Morton Street; thence along said west right-of-way the following Three (3) courses;
1. SOUTH 00 degrees 00 minutes 00 seconds East 231.54 feet, thence
2. NORTH 90 degrees 00 minutes 00 seconds West, 6.17 feet
3. SOUTH 00 degrees 00 minutes 00 seconds EAST 340.25 feet to the POINT OF BEGINNING, containing 6.13 acres, more or less and subject to all legal rights of way and easements.

REPORT OF SURVEY

In accordance with Title 865, 1-12-1 through 1-12-30 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- (a) Reference monuments of record
- (b) Title documents of record
- (c) Evidence of active lines of occupation
- (d) Relative Positional Accuracy "RPA"

The **Relative Positional Accuracy "RPA"** (due to random errors in measurement) of this survey is within that allowable for a urban survey (0.07 feet plus 50 ppm) as defined IAC, Title 865 ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.)

In regard to **"ACTIVE LINES OF OCCUPATION"**, point (c) above: ACTIVE refers to lines which are marked by visible, obvious, well defined and maintained, constructed or placed objects, such as, but not limited to, fences, hedges and retaining walls. The uncertainty cited for a line of occupation is general in nature and is NOT intended to be specific for every point along the line. Therefore portions of the occupation line may vary from the surveyed line by a distance greater or less than uncertainty cited in this report.

This survey is a retracement and original survey. This survey was performed at the request of the Monroe County Legal Department to create Lot 5 and Lot 6 from the part of Lot 4 east of Lot 2 and Lot 3 as shown on the Showers Office and Research Center, recorded in Plat Cabinet C, Envelope 129, in the Office of the Recorder of Monroe County, Indiana. This survey is not complete without the Showers Office Research Center subdivision plat (survey #1).

The property is currently in the name of the City of Bloomington Department of Redevelopment (Instrument Number 2018005959).

MONUMENTS FOUND:

See survey #1, #2, #3, #4, and #5 for monuments.

SURVEYS CONSULTED:

1. Showers Office and Research Center by Stephen L. Smith of Smith Neubecker & Associates, Inc.; dated March 18, 1995; recorded in the Office of the Recorder of Monroe County, Indiana in Plat Cabinet C, Envelope 129.
2. Plat of Survey by Matthew M. Knoy of Bledsoe Riggert Cooper James, Inc.; dated March 09, 2018; recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2018002819.
3. Trades District Final Plat by Matthew M. Knoy of Bledsoe Riggert Cooper James, Inc.; dated March 28, 2018; recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2018005027.
4. Trades District Amendment 1 Final Plat by Matthew M. Knoy of Bledsoe Riggert Cooper James, Inc.; dated February 14, 2019; recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2019002507.
5. Showers Office and Research Center AutoCAD file provided by Smith Brehob & Associates, Inc.

DEED ANALYSIS:

The perimeter of the Showers Office and Research Center plat did not close by as much as 4.63 feet. The intent of this plat amendment was to split the part of Lot 4 east of Lot 2 and Lot 3 into two lots based on record plat dimensions. The office that originally platted the Showers Office and Research Center (Smith Brehob & Associates, Inc.) provided an AutoCAD file to show the original intent of the subdivision and help correct any scrivener errors in the perimeter and lot line dimensions. This amendment is based on the AutoCAD file provided and the exception owned by Morton Street Properties LLC. A new description was prepared with the corrected dimensions. The calculated bearings and distances shown are from the provided AutoCAD file.

No new field work was performed for this plat amendment.

ESTABLISHMENT OF LINES AND CORNERS:

Lot 5 and Lot 6 were created at the direction of the owner.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows: As noted in surveys #1, #2, #3, #4, and #5.

Due to *Availability and condition of reference monuments*; As noted in surveys #1, #2, #3, #4, and #5.

Due to *Occupation or possession lines*; Some occupation is shown on surveys #1 & #2. No new field work was performed, no occupation lines are shown on this plat.

Due to *Clarity or ambiguity of the record description used and of adjoiners' descriptions and the relationship of the lines of the subject tract with adjoiners' lines*; No adjoiner lines were reviewed.

SURVEYOR'S CERTIFICATION

This survey was executed according to survey requirements contained in Section 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field. All existing easements may not be shown and those shown may not be shown in their entirety on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."

Certified March 15, 2019

Matthew M. Knoy
Professional Surveyor No. LS20800146
State of Indiana

PRO FORMA SURVEY
- DRAFT -

OWNER CERTIFICATION

The undersigned, City of Bloomington Department of Redevelopment, being the owner of the described real estate herein, do hereby layoff and plat the same into two lots in accordance with the plat and certificate.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

This plat shall be known and designated as Showers Office and Research Center Amendment One Plat.

In Witness Whereof, the City of Bloomington Department Redevelopment, has executed this instrument and caused their names to be subscribed thereto, this ____ day of _____, 2019.

City of Bloomington Department of Redevelopment

STATE OF INDIANA, COUNTY OF MONROE

Before me, a Notary Public for said County and State, _____, personally appeared and acknowledged the execution of this instrument this ____ day of _____, 2019.

Notary

Notary Signature

My commission expires: _____

County of Residence: _____

PLAN COMMISSION AND BOARD OF PUBLIC WORKS

Under the authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington as follows:

APPROVED BY THE PLAT COMMITTEE AT A MEETING HELD: _____, 2019

APPROVED BY THE CITY BOARD OF PUBLIC WORKS AT A MEETING HELD: _____, 2019

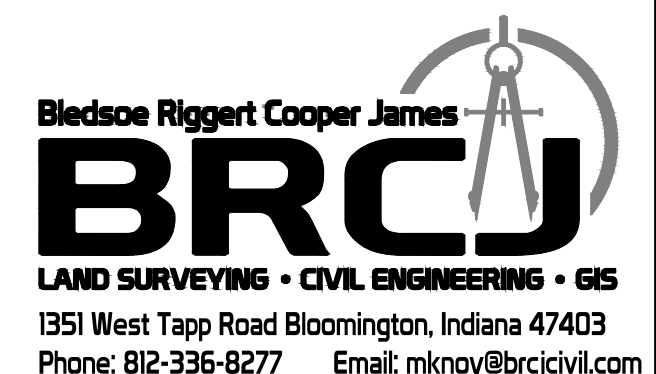
Director of Planning & Transportation Department

Chair of Plat Committee

President of Board of Public Works

Member of Board of Public Works

Member of Board of Public Works





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8790 Purdue Road
Indianapolis, Indiana 46268
www.cmtengr.com

PREPARED FOR
City of Bloomington

401 North Morton St.
Bloomington, IN 47404

PROJECT
**RED PARKING LOT
ADJUSTMENTS**

CERTIFIED TECH PARK
Bloomington, Indiana

CONSULTANTS
LANDSCAPE ARCHITECT:
Anderson + Bohlander, LLC
1 North Meridian Street, Suite 902
Indianapolis, Indiana 46201
www.andersonbohlander.com

BRANDING:
Pivot Marketing
1052 Virginia Avenue
Indianapolis, Indiana 46203
317-536-0047

Issued for Bid
October 10, 2017

DESIGNED:
SMS
CHECKED:
CMR

DRAWN:
SMS
CHECKED:
CMR

REVISIONS		
No.	Date	Issue
1	10.26.2017	Addendum 01

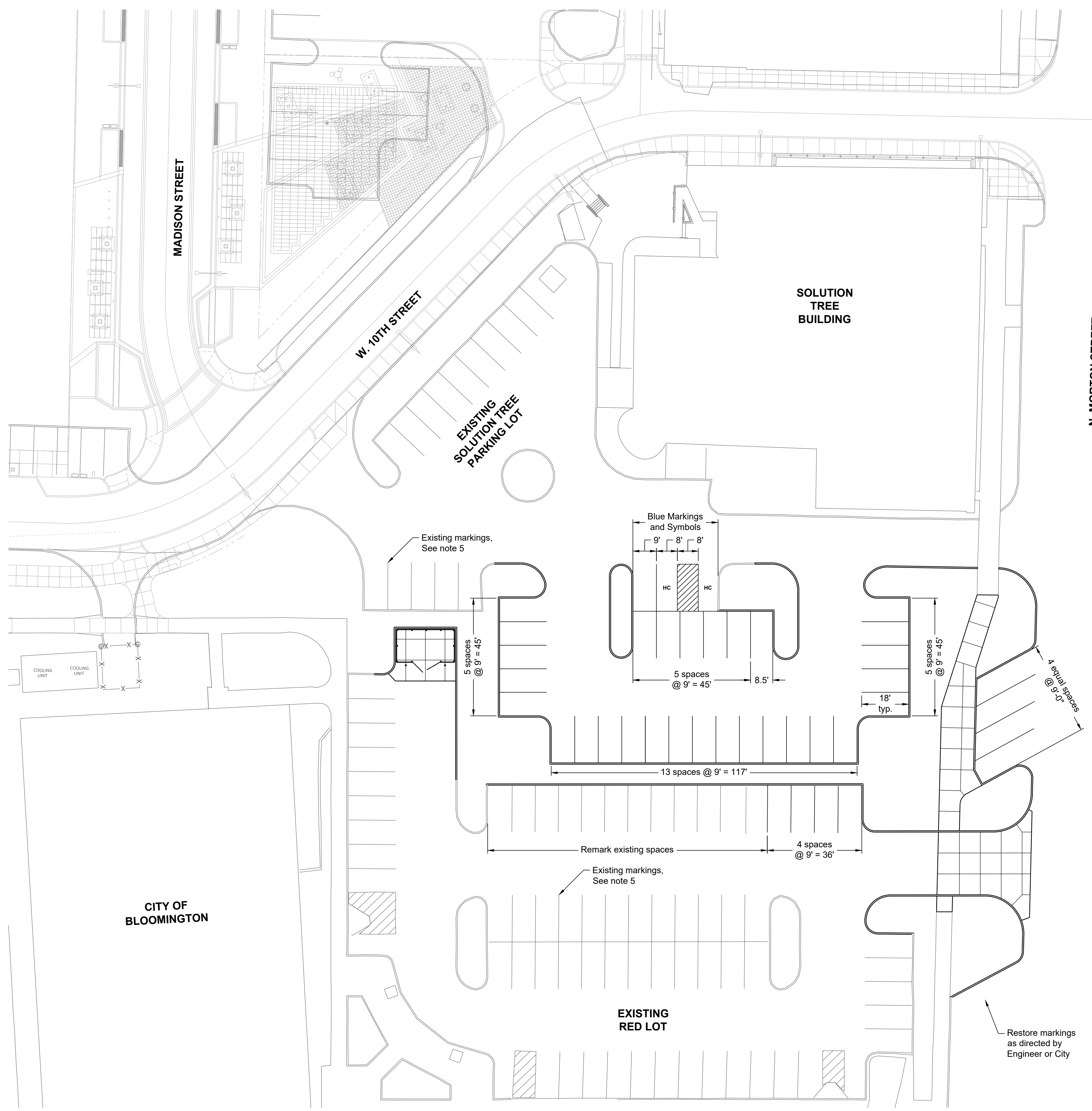


Cassin M. Reiter

SHEET TITLE
PAVEMENT MARKING PLAN

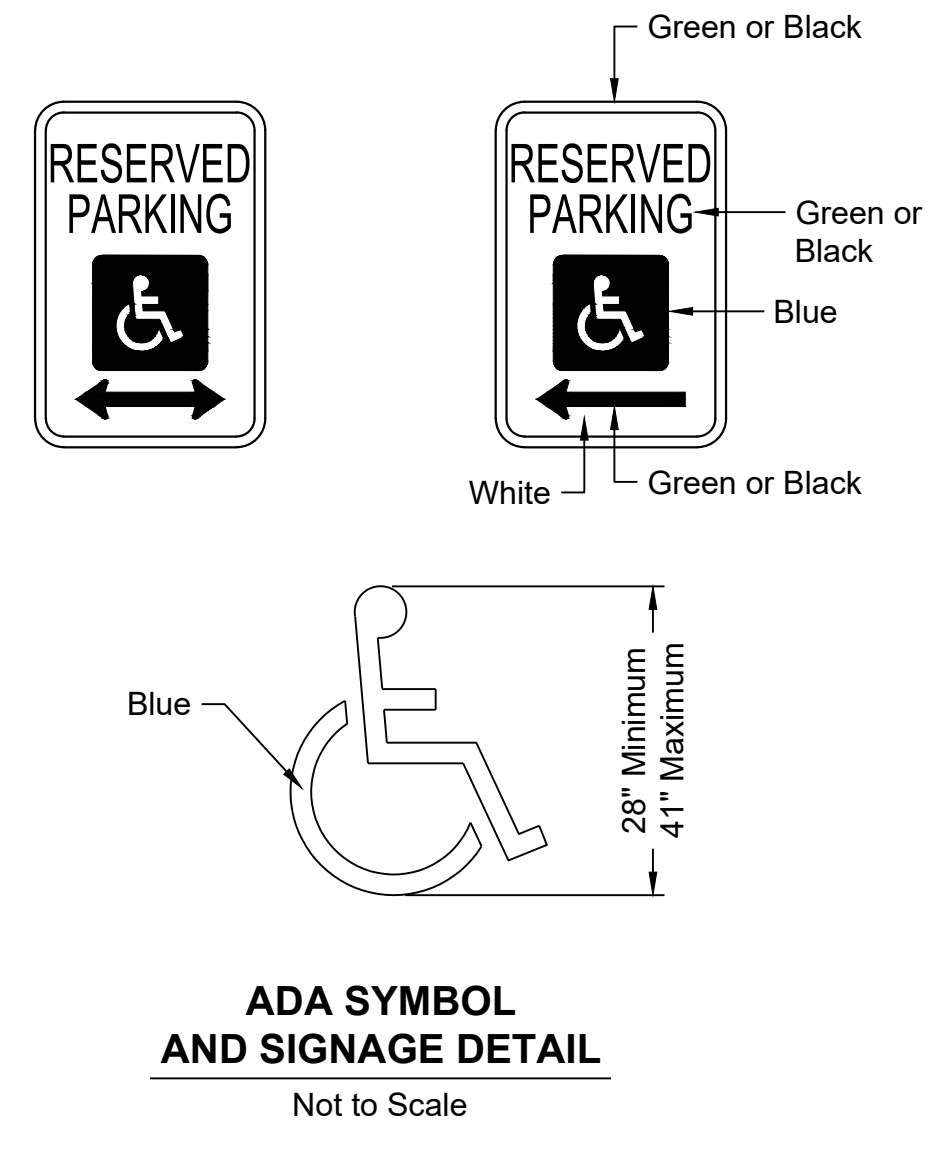
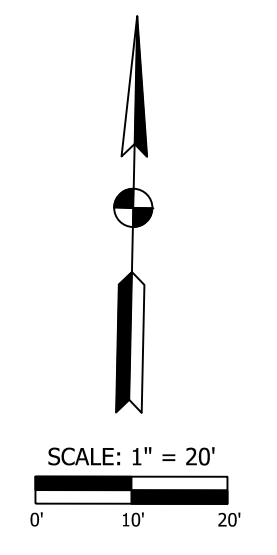
SCALE :
1" = 20'

SHEET NUMBER
PM-01



Pavement Marking Notes:

1. The minimum width of a parking stall shall be 8'-0".
2. ADA stalls shall be marked in accordance with the latest MUTCD standard. Both a painted symbol and elevated signage shall be required. Existing signs may be relocated on new posts and foundations with the approval of the Engineer.
3. All pavement markings on asphalt pavement shall be thermoplastic. Pavement markings on concrete pavement shall be multi-component. All markings shall be in accordance with INDOT Standard Specifications Section 808.
4. Stall markings shall be white. Match width of existing stall marking. ADA stall markings shall be blue.
5. Any markings (parking lot or roadway) disturbed by construction operations shall be remarked at no additional cost to the Owner. Any and all markings in conflict with the parking lot revisions shall be removed using methods approved by the Engineer prior to placing new markings.
6. The pavement shall be clean and dry prior to placing new markings.
7. See Landscaping Plan for new and relocated sign locations.
8. See sheet GN-01 for General Notes and Legend.
9. 10th Street and Madison Street improvements by others.



L:\Anderson_Bohlander\14701-06-01_Trades\Dist\Draw\Sheets\Parking Lot\11 PM-01 PAVEMENT MARKING.dwg