

CITY OF BLOOMINGTON



July 10, 2019 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON
HEARING OFFICER
July 10, 2019 at 2:00 p.m.

*Kelly Conference Room #155

PETITIONS:

- V-19-19 **Donald L. Cowden Trust**
2501 W. 3rd St.
Request: Variance from front yard parking setback standards.
Case Manager: Eric Greulich
- V-21-19 **Boys & Girls Club of Bloomington**
1111 W. 12 St.
Request: Variance from front yard setback standards to allow the construction of recreational equipment for a playground.
Case Manager: Ryan Robling

****Next Meeting: July 24, 2019**

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

BLOOMINGTON HEARING OFFICER
LOCATION: 2501 W. 3rd Street

CASE #: V-19-19
DATE: July 10, 2019

PETITIONER: Donald L. Cowden Trust
 2088 S. Liberty Drive, Bloomington

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

REQUEST: The petitioner is requesting a variance from front yard parking setback standards to allow a new parking area.

REPORT: This 1.92 acre property is located at 2501 W. 3rd Street and is zoned Commercial Arterial (CA). The property has been developed with several commercial buildings and surface parking areas. Surrounding properties have also been developed with commercial buildings and are zoned Commercial Arterial as well.

This site utilizes an access drive on 3rd Street that has a signalized intersection. The adjacent property to the west of this site is redeveloping and would also like to utilize the signalized intersection to facilitate better access for both properties. The existing parking area and access drives for both properties are being designed in order to use one access point. As a result of this new design, an existing building will be removed and the parking area on this site will be rearranged. The new parking design and removal of one of the existing buildings will place parking between the remaining buildings on this site and the 3rd Street frontage. However, the parking will be getting further from 3rd Street and the amount of impervious surface coverage on the site will be decreasing. New landscaping will be installed around the proposed parking area to meet UDO requirements. The existing access drive for the property to the west will be completely removed.

The Unified Development Ordinance (UDO) requires all parking areas to be located 20' behind a building's front façade. Although there is already existing parking between the buildings on the site and 3rd Street, the removal of the existing building and removal and replacement of parking between the remaining buildings on this site and 3rd Street must meet UDO requirements or request a variance from front yard parking setback standards.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

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

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

PROPOSED FINDING: No injury is found with this petition. The granting of this variance will allow the removal of a drivecut on 3rd Street which reduces the number of turning

points and access drives which provides a safer design for both vehicles and pedestrians. This variance will allow parking to be located further from 3rd Street. The site is currently not in compliance with parking setback requirements and the granting of this approval will allow the site to come closer into compliance.

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

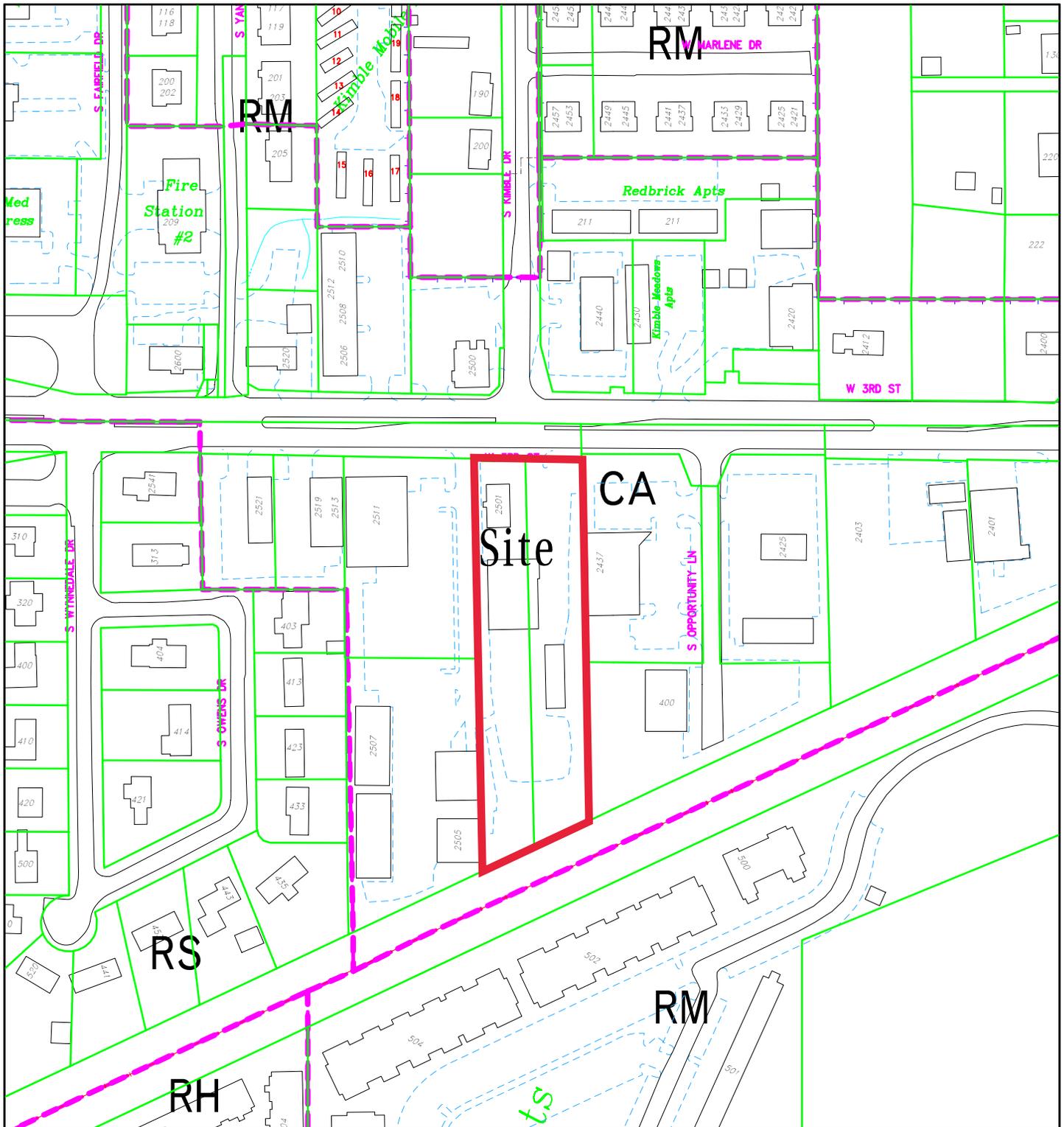
PROPOSED FINDING: No adverse impacts to the use and value of the surrounding properties is found as a result of the requested variance. The granting of the variance will allow both properties to utilize one access point, which will benefit both properties. This approval will result in the placement of parking further from 3rd Street. A sidewalk connections from 3rd Street along the new entrance drive will be provided to facilitate pedestrian access.

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

PROPOSED FINDING: The strict application of the terms of the Unified Development Ordinance would result in practical difficulties in the use of the property in that it would not allow both properties to utilize the same access point. Allowing both properties to utilize one access point at the signalized intersection provides a much safer design along a primary arterial road. The granting of the variance will allow a new parking area to be installed that would meet sideyard setback requirements and install required landscaping. The practical difficulties are peculiar to this property in that the City installed a signalized intersection at a location that is in-line with this property only and does not allow the adjacent property to utilize the same access point without encroaching onto this property.

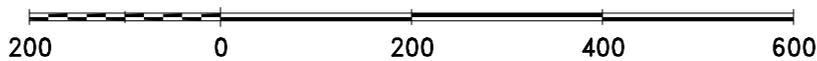
RECOMMENDATION: Based upon the written findings above, the Department recommends that the Hearing Officer adopt the proposed findings and recommends approval of V-19-19 with the following conditions:

1. The petitioners must obtain a building permit prior to construction.
2. This variance applies to design as submitted and approved only. Any future construction or development on this site must meet all UDO requirements.
3. A sidewalk connection from 3rd Street along the new entrance drive must be shown with the grading permit.



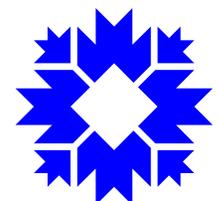
V-19-19 Donald L. Cowden Trust
 2501 W 3rd Street
 Hearing Officer
 Site Location, Zoning, Parcels

By: greulice
 5 Jul 19

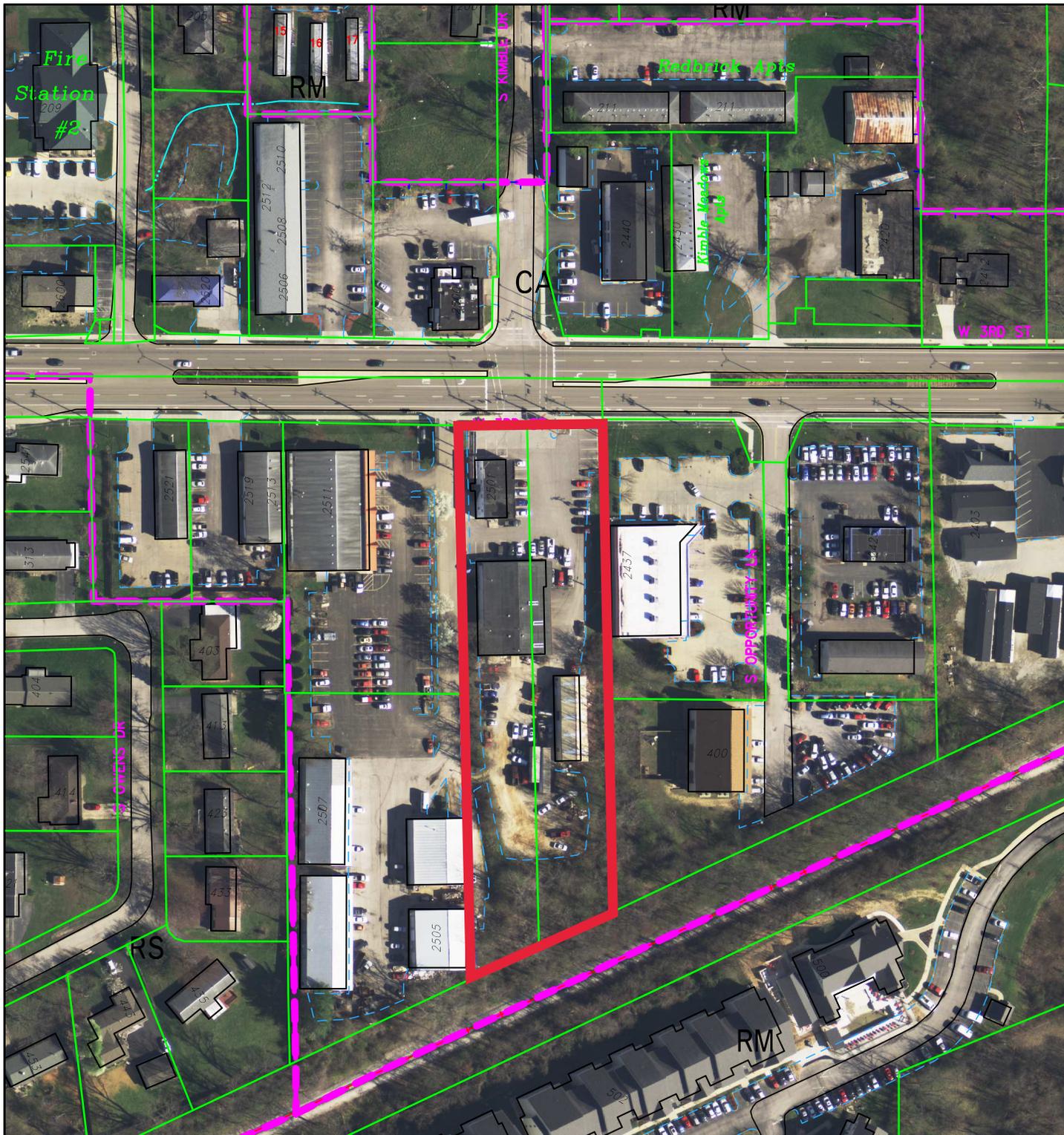


For reference only; map information NOT warranted.

City of Bloomington
 Planning & Transportation



Scale: 1" = 200'



V-19-19 Donald L. Cowden Trust

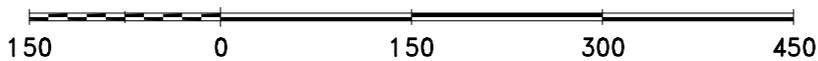
2501 W 3rd Street

Hearing Officer

2016 Aerial Photograph

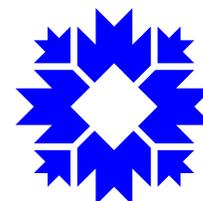
By: greulice

5 Jul 19



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 150'



BYNUM FANYO & ASSOCIATES, INC.

June 7, 2019

City of Bloomington
Transportation and Planning Department
401. N. Morton Street
Bloomington, Indiana 47403

Re: 2501 and 2511 W. Third Street, Parking Setback Variance.

City of Bloomington Planning and Transportation:

On behalf of Donald L. Cowden Revocable Trust, 2511 W. 3rd Street, Bloomington, IN 47404-5226 we respectfully request a variance from the Parking Setback Standards on the adjoining lot at 2501 W. 3rd Street to allow parking in front of the Tire and Wheel Center.

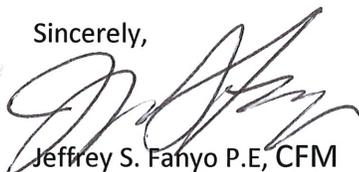
The cause of this request is to allow the entry at the referenced address to be closed and a common entry drive be constructed and aligned with Kimble Drive. For this to occur the existing block building at 2501 W. 3rd Street needs to be removed. This building partially established the front parking setback for the remaining Tire and Wheel Center. Without this building the parking setback would have to be 20 feet behind the face of the Tire and Wheel Center and the building can not be used as constructed. There is an access to the overhead door on the north side of the building along with ADA and customer parking. There will be fewer non-conforming parking spaces than currently existing as a result of these modifications.

The benefit of eliminating a drive to W. 3rd Street, combining and aligning drives at the signalized intersection and fewer parking spaces fronting on 3rd Street brings a pre-existing non-conforming condition closer to existing UDO standards.

Please feel free to contact us at any time with questions or clarifications needed to fully understand our request.

We thank you in advance for considering our request.

Sincerely,



Jeffrey S. Fanyo P.E., CFM

Bynum Fanyo & Associates, Inc.
528 N Walnut Street
Bloomington, IN 47404

528 NORTH WALNUT STREET
812-332-8030

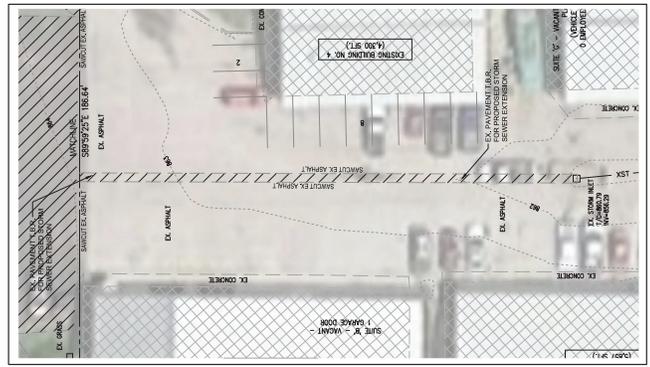
BLOOMINGTON, INDIANA 47404
FAX 812-339-2990

DEMOLITION LEGEND

- ① or ② or ③ or ④ or ⑤ or ⑥ or ⑦ or ⑧ or ⑨ or ⑩ or ⑪ or ⑫ or ⑬ or ⑭ or ⑮ or ⑯ or ⑰ or ⑱ or ⑲ or ⑳ or ㉑ or ㉒ or ㉓ or ㉔ or ㉕ or ㉖ or ㉗ or ㉘ or ㉙ or ㉚ or ㉛ or ㉜ or ㉝ or ㉞ or ㉟ or ㊱ or ㊲ or ㊳ or ㊴ or ㊵ or ㊶ or ㊷ or ㊸ or ㊹ or ㊺ or ㊻ or ㊼ or ㊽ or ㊾ or ㊿
- CL - CONSTRUCTION LIMITS TO BE MAINTAINED
- TRAIL - TO BE MAINTAINED

EXISTING LEGEND

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



revisions:



ARCHITECTURE
CIVIL ENGINEERING
PLANNING
Bloomington, Indiana
(617) 359-2990 (Fax)
BYNUM FAYND & ASSOCIATES, INC.
528 North Walnut Street
Bloomington, Indiana 47404
(617) 352-8030

PRELIMINARY
checked by:

PROF OF SITE
HARBOR FREIGHT TOOLS
2511 WEST THIRD STREET
BLOOMINGTON, INDIANA 47404

File: DEMOLITION PLAN
designed by: JBT
drawn by: JBT
checked by: JBT
sheet no: C201
Project no.: 401754

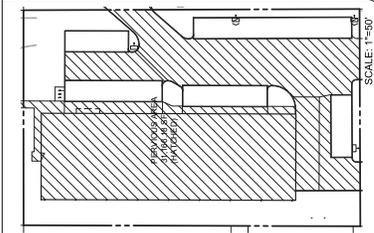
NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITIES AND SERVICES AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE FOR ANY UTILITIES NOT FOUND OR FOR ANY UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

SITE INFORMATION

ASSOCIATION: CITY OF BLOOMINGTON
 ZONING: COMMERCIAL ARTERIAL (CA)
 USE: TOOLS RETAIL, LOW-INTEGRITY
 PROPOSED NUMBER OF PARKING SPACES: 43
 LOT AREA: 1.22 AC (53,346.62 SF)
 EXISTING IMPERVIOUS AREA (ON PROP. LOT ONLY): 41,086.80 SF
 EXISTING IMPERVIOUS COVERAGE (ON PROP. LOT ONLY): 76.66%
 PROPOSED IMPERVIOUS AREA: 31,164.18 SF
 PROPOSED IMPERVIOUS COVERAGE: 58.4%

OPEN SPACE AREA



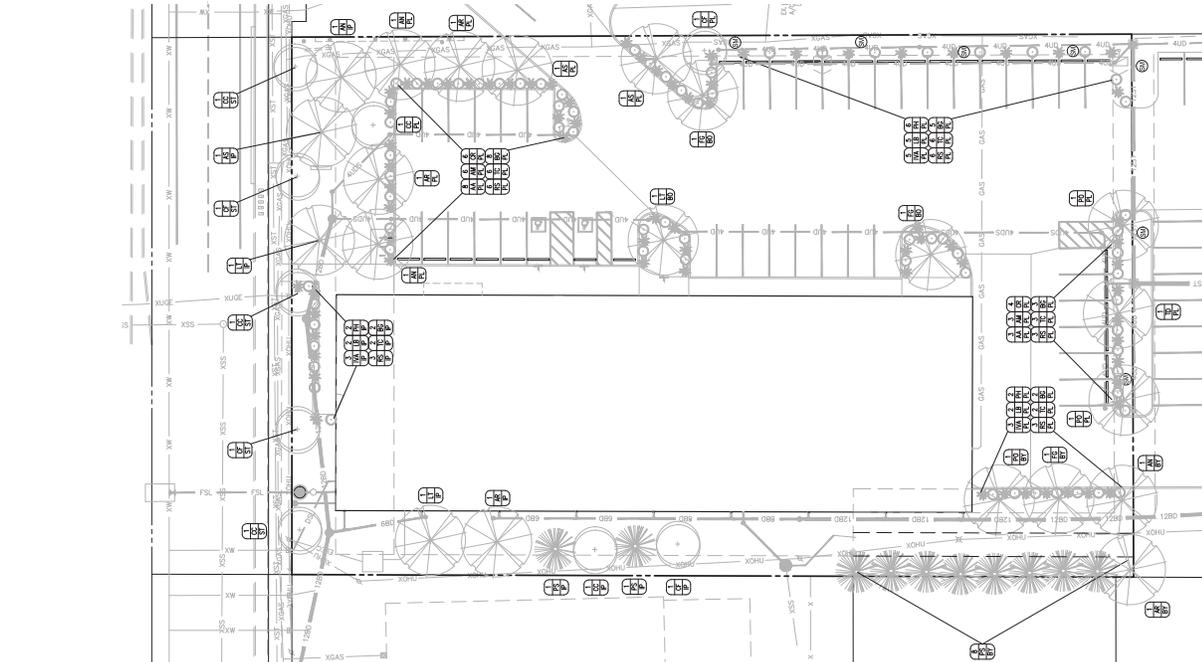
LANDSCAPE CALCULATIONS

LOT ZONED "CA"
 AFFECTED NO. PARKING SPACES = 15
 STREET TREES (REQUIRED): DUE TO THE PRESENCE OF COMMERCIAL ARTERIAL (CA) ZONING, STREET TREES ARE BEING SUBSTITUTED FOR LARGE CANOPY TREES. 1 ORNAMENTAL TREE AND 10 EVERGREEN SHRUBS ARE PROVIDED.
 BUFFER ZONE PLANTINGS (REQUIRED):
 LARGE CANOPY TREES = 1/2" (1) = 4
 EVERGREEN SHRUBS = 1/2" (1) = 4
 PERIMETER PLANTINGS (REQUIRED):
 TOTAL TREES = 4(1) = 4
 ORNAMENTAL TREES = 1(1) = 1
 TOTAL SHRUBS = 4(3) = 12
 EVERGREEN SHRUBS = 1(2) = 2
 DECIDUOUS SHRUBS = 1(2) = 2
 BUMPOUT LARGE CANOPY TREES = 1(1) = 1
 INTERIOR PLANTINGS (REQUIRED):
 SMALL DECIDUOUS TREES = 0.5(1) = 2
 EVERGREEN TREES = 0.5(1) = 2
 SMALL DECIDUOUS TREES = 0.5(1) = 2
 EVERGREEN TREES = 0.5(1) = 2
 DECIDUOUS SHRUBS = 0.5(1) = 7
 EVERGREEN SHRUBS = 0.5(1) = 7

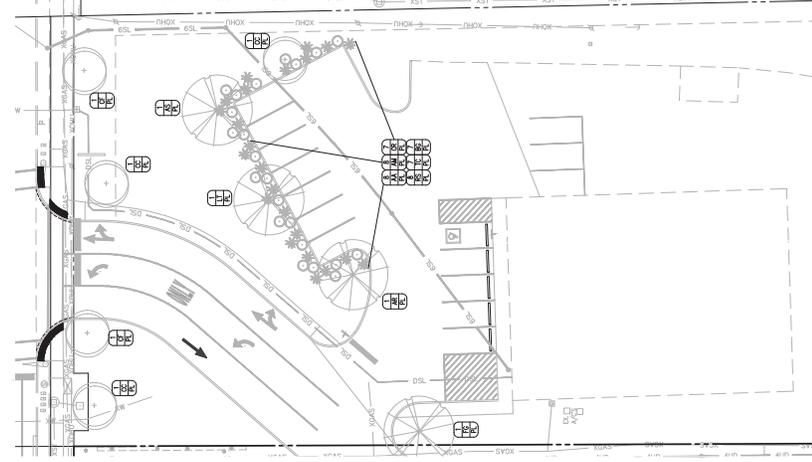
PLANT LIST

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
LARGE CANOPY DECIDUOUS TREES	AS	ASplenium	RED WAX	1	2" CAL. 8-8
	AW	Asplenium	ANDROMEDA	1	2" CAL. 8-8
	AV	Asplenium	ANDROMEDA	1	2" CAL. 8-8
	AV	Asplenium	ANDROMEDA	1	2" CAL. 8-8
SMALL ORNAMENTAL DECIDUOUS TREES	CC	Cornus	EASTERN DOGWOOD	4	2" CAL. 8-8
	CC	Cornus	EASTERN DOGWOOD	4	2" CAL. 8-8
	CC	Cornus	EASTERN DOGWOOD	4	2" CAL. 8-8
	CC	Cornus	EASTERN DOGWOOD	4	2" CAL. 8-8
EVERGREEN TREES	PS	Pinus	WHITE PINE	10	6' FOOT
	PS	Pinus	WHITE PINE	10	6' FOOT
DECIDUOUS SHRUBS	AS	Asplenium	RED WAX	1	2" CAL. 8-8
	AW	Asplenium	ANDROMEDA	1	2" CAL. 8-8
	AV	Asplenium	ANDROMEDA	1	2" CAL. 8-8
	AV	Asplenium	ANDROMEDA	1	2" CAL. 8-8
EVERGREEN SHRUBS	CC	Cornus	EASTERN DOGWOOD	4	2" CAL. 8-8
	CC	Cornus	EASTERN DOGWOOD	4	2" CAL. 8-8
	CC	Cornus	EASTERN DOGWOOD	4	2" CAL. 8-8
	CC	Cornus	EASTERN DOGWOOD	4	2" CAL. 8-8

HARBOR FREIGHT SITE



TIRE AND WHEEL SITE



LANDSCAPE CALCULATIONS

LOT ZONED "CA"
 AFFECTED NO. PARKING SPACES = 15
 STREET TREES (REQUIRED): DUE TO THE PRESENCE OF COMMERCIAL ARTERIAL (CA) ZONING, STREET TREES ARE BEING SUBSTITUTED FOR LARGE CANOPY TREES. 1 ORNAMENTAL TREE AND 10 EVERGREEN SHRUBS ARE PROVIDED.
 BUFFER ZONE PLANTINGS (REQUIRED):
 LARGE CANOPY TREES = 1/2" (1) = 4
 EVERGREEN SHRUBS = 1/2" (1) = 4
 PERIMETER PLANTINGS (REQUIRED):
 TOTAL TREES = 4(1) = 4
 ORNAMENTAL TREES = 1(1) = 1
 TOTAL SHRUBS = 4(3) = 12
 EVERGREEN SHRUBS = 1(2) = 2
 DECIDUOUS SHRUBS = 1(2) = 2
 BUMPOUT LARGE CANOPY TREES = 1(1) = 1
 INTERIOR PLANTINGS (REQUIRED):
 SMALL DECIDUOUS TREES = 0.5(1) = 2
 EVERGREEN TREES = 0.5(1) = 2
 SMALL DECIDUOUS TREES = 0.5(1) = 2
 EVERGREEN TREES = 0.5(1) = 2
 DECIDUOUS SHRUBS = 0.5(1) = 7
 EVERGREEN SHRUBS = 0.5(1) = 7

PLANT LIST

LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
LARGE CANOPY DECIDUOUS TREES	AS	Asplenium	RED WAX	1	2" CAL. 8-8
	AW	Asplenium	ANDROMEDA	1	2" CAL. 8-8
	AV	Asplenium	ANDROMEDA	1	2" CAL. 8-8
	AV	Asplenium	ANDROMEDA	1	2" CAL. 8-8
SMALL ORNAMENTAL DECIDUOUS TREES	CC	Cornus	EASTERN DOGWOOD	4	2" CAL. 8-8
	CC	Cornus	EASTERN DOGWOOD	4	2" CAL. 8-8
	CC	Cornus	EASTERN DOGWOOD	4	2" CAL. 8-8
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EVERGREEN TREES	PS	Pinus	WHITE PINE	10	6' FOOT
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DECIDUOUS SHRUBS	AS	Asplenium	RED WAX	1	2" CAL. 8-8
	AW	Asplenium	ANDROMEDA	1	2" CAL. 8-8
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	CC	Cornus	EASTERN DOGWOOD	4	2" CAL. 8-8
	CC	Cornus	EASTERN DOGWOOD	4	2" CAL. 8-8
	CC	Cornus	EASTERN DOGWOOD	4	2" CAL. 8-8

SCALE: 1"=20'

ARCHITECTURE
 CIVIL ENGINEERING
 PLANNING
 BLOOMINGTON, INDIANA
 (317) 339-2990 (Fax)
 BRYUM FAYO & ASSOCIATES, INC.
 528 North Walnut Street
 BLOOMINGTON, INDIANA 47404

certified by:

HARBOR FREIGHT TOOLS
 2511 WEST THIRD STREET
 BLOOMINGTON, INDIANA 47404

designed by: JG
 drawn by: JG
 sheet no.: 0205
 Project no.: 401754

BLOOMINGTON HEARING OFFICER
LOCATION: 1111 W 12th Street

CASE #: V-21-19
DATE: July 10, 2019

PETITIONER: Boys & Girls Clubs of Bloomington
 PO Box 1716 Bloomington, IN 47402

REQUEST: The petitioner is requesting a variance from front yard setback requirements for the construction of recreational equipment.

REPORT: The 26,310 square foot property is located at 1111 W 12th Street and is zoned Residential High-Density Multifamily (RH). The property's current use is as a Community Center and has been developed with the 8,384 square foot Crestmont Club gymnasium. The property received a variance in 2016 (V-17-16) in order for the development to allow 61% impervious surface. This proposal will not increase the amount of impervious surface coverage. The property also received a variance from minimum driveway separation requirements. The proposal will not decrease the driveway separation. Surrounding properties to the north, and west are also zoned RH and have been developed with multifamily residences. The properties to the east, and south are zoned Commercial Limited. The property to the east is home of the Boys and Girls Club 803 N Monroe location, and the property to the south has been developed with a gas station. The property is fronted by 12th Street to the north.

The petitioner proposes to construct recreational equipment to the north of the current structure. The proposed recreational equipment will be within a 2,068 square feet playground area. The proposed recreational equipment will be located 32'7" from the front property line, to the north.

The Unified Development Ordinance (UDO) requires a minimum front yard setback of 35 feet, and a minimum side and rear yard setback of 5 feet for recreational equipment. The petitioner is requesting a variance from the required front yard setback to allow the recreational equipment to be located 32'7" from the north property line rather than the required 35', which would be an 2'5" encroachment into the setback.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

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

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

PROPOSED FINDING: No injury is found with this petition. The proposed recreational equipment will encroach 2'5" into the front setback. The recreational equipment will be fully contained within an existing fenced in area preventing users from entering the right of way.

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

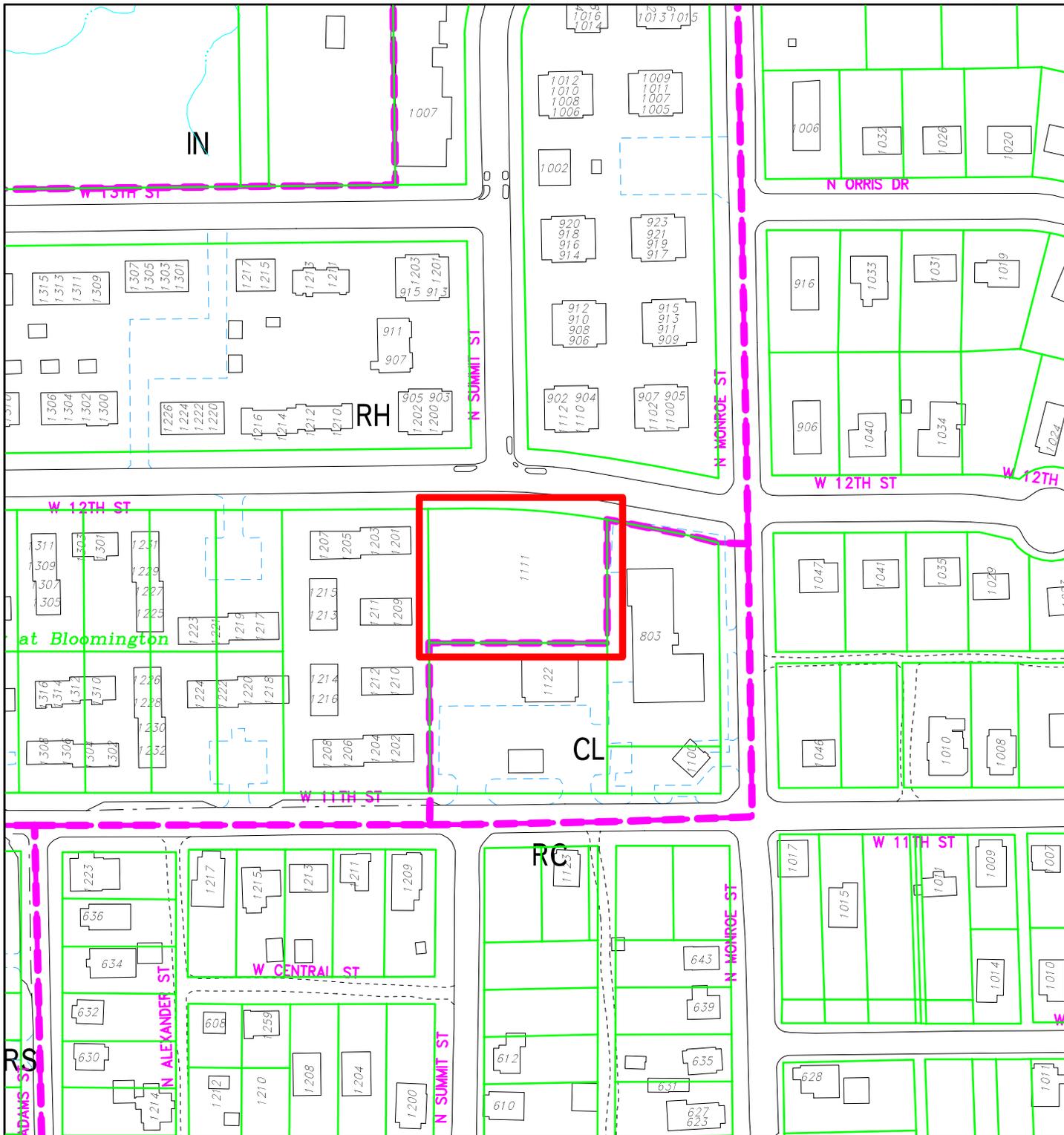
PROPOSED FINDING: No adverse impacts to the use and value of the surrounding properties is found as a result of the requested variance. The proposed recreational equipment will be contained entirely within a fenced in area. Recreational equipment will not be out of character with the current use of the site as a Community Center with gymnasium.

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

PROPOSED FINDING: Practical difficulties are found in the lack of eligible space in which compliant recreational equipment could be placed. Outdoor recreation equipment is customarily accessory to the use on this site. However, this site has constraints that make location such equipment difficult. The south building wall is only 17'6" from the rear property line, and contains a stormwater detention basin. The west side property line also the open area in that location contains a stormwater easement. Peculiar condition is found in the existence of a stormwater easement and detention basin which prevent the placement of recreational equipment in setback compliant locations.

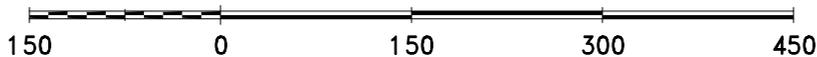
RECOMMENDATION: Based upon the written findings above, the Department recommends that the Hearing Officer adopt the proposed findings and recommends approval of V-21-19 with the following conditions:

1. The petitioners must obtain a building permit prior to construction.
2. The petitioners must be below the maximum impervious surface coverage of 61% of the lot area.
3. This variance applies to the equipment as proposed only. Any subsequent encroachment would require an additional variance.



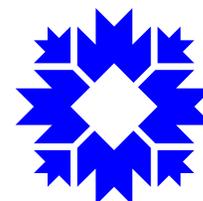
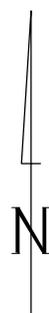
V-21-19 Boys and Girls Club
 1111 W 12th Street
 Hearing Officer
 Site Location, Zoning, Parcels

By: roblngr
 18 Jun 19

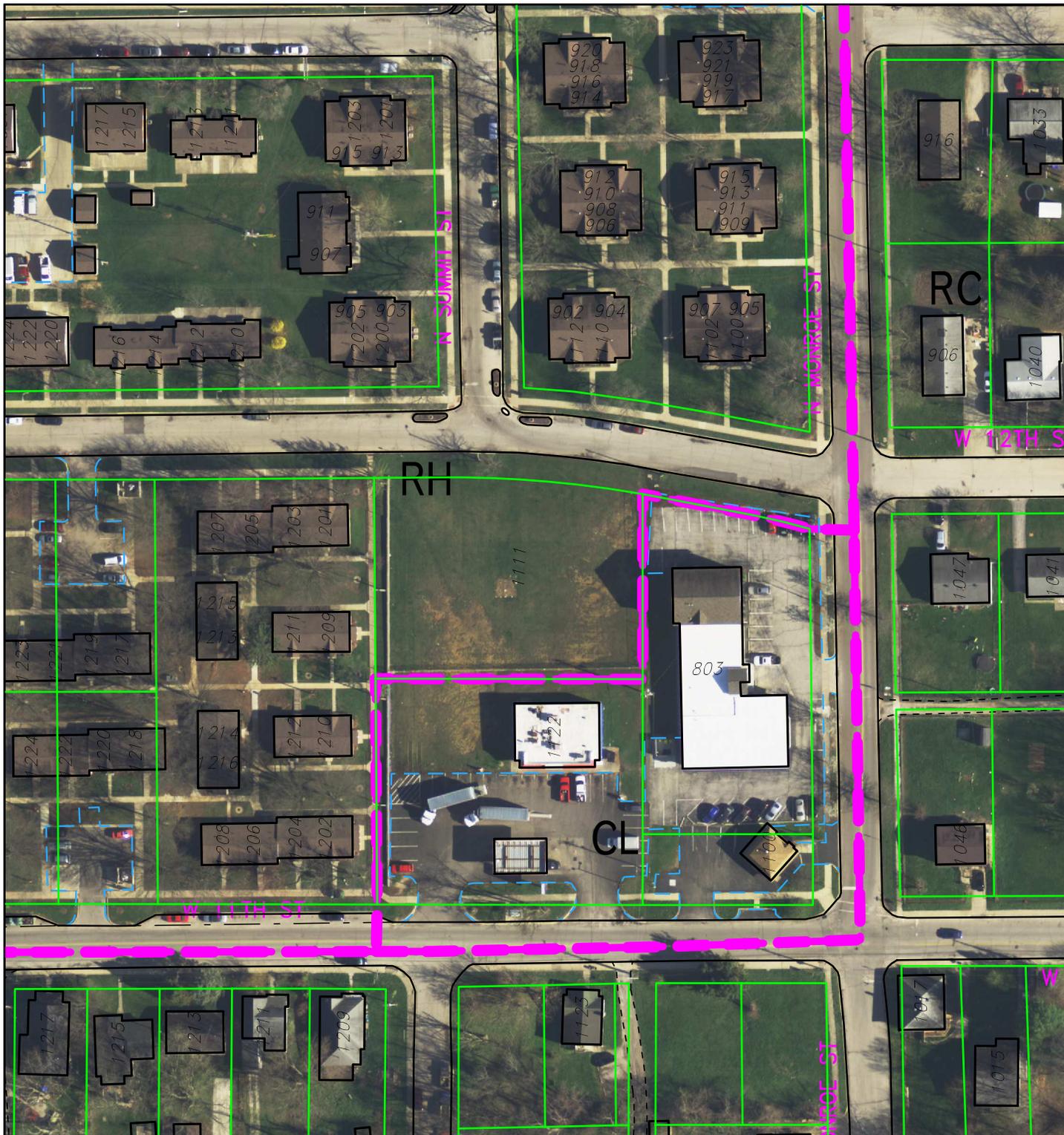


For reference only; map information NOT warranted.

City of Bloomington
 Planning & Transportation



Scale: 1" = 150'



V-21-19 Boys and Girls Club

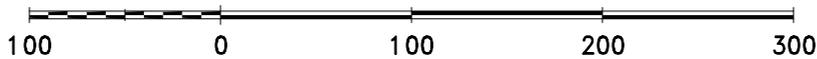
1111 W 12th Street

Hearing Officer

2016 Aerial

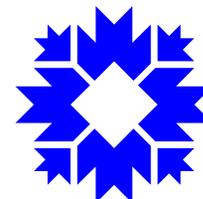
By: roblingr

18 Jun 19



For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 100'





**BOYS & GIRLS CLUBS
OF BLOOMINGTON**

Petitioner's Statement

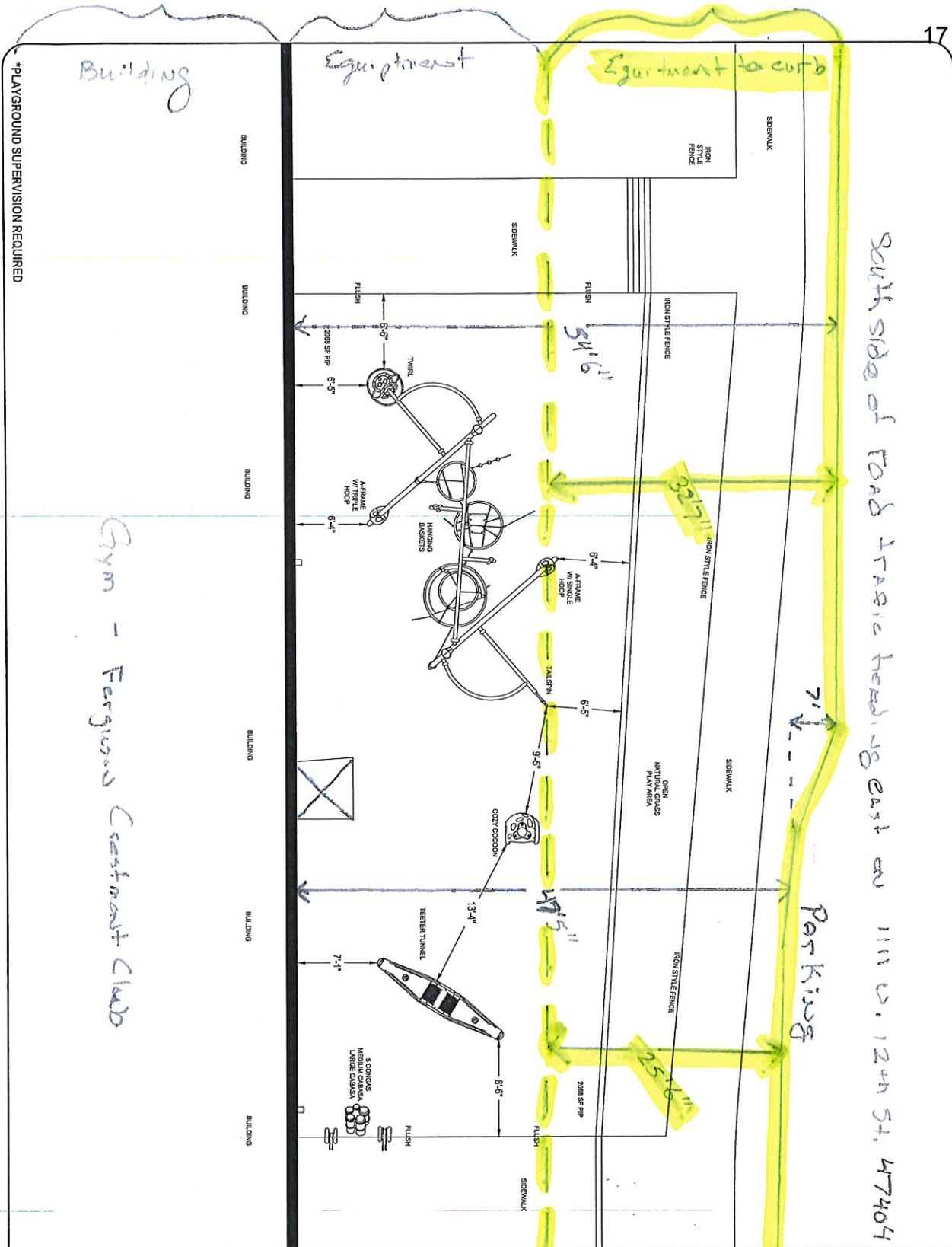
Appeal: Variance Setback Exemption for the Youth BGC Playground Project

Business: Steve & Connie Ferguson Crestmont Boys & Girls Club (CBGC)

Address: 1111 W. 12th St. Bloomington IN 47404

Contact: Jeff Baldwin, Executive Director - 812-327-6408 - jbaldwin@bgcbloomington.org

The 2012 United Way of Monroe County SCAN study explains that the economic and social challenges faced by many of Monroe County's youth limit their access to arts programs, education, and sports groups: "Access to appropriate health services and promoting healthy habits in youth and teens is critical to preventing chronic health conditions...almost half of children and teens age 6 to 17 are engaged in less than 5 days of vigorous activity in a week." We are addressing Strategy 4 and 5 of the 2015-19 City of Bloomington Consolidated Plan: The CBGC is a community resource working to create a better quality of life for all citizens of Bloomington. According to the 2015-19 City of Bloomington Consolidated Plan, CBGC is addressing all items of Strategy 5, as we serve low-income individuals/families, provide a safety net for community members in need, and provide valuable services to improve quality of life. Our program addresses "Anti Poverty Strategy #4" (91.215j) through "goals/policies that aim to reduce the number of poverty level families by providing a resource to overcome poverty and by meeting a priority non-housing community need through youth services". In 2018, the Ferguson Crestmont Club served 446 kids. We believe this playground, when finished, will every day, weather permitting, be used at a minimum by those roughly 450 members of the Ferguson Crestmont Boys & Girls Club and surrounding Bloomington Housing Authority Neighborhood. We also believe that the number will grow in 2019 to as many as 550 youths. The playground will also be open to ALL youth and community members when it is completed as it will not be secured with a locked gate, availability, and use by city residents will likely exceed these numbers. An on-site playground is a program necessity at the Ferguson Crestmont Club that provides necessary recreational activity, community building, and increases the safety and use of an unused area. The only other option for members to engage in similar healthy exercise requires additional staffing, safety planning, and financial resources to buss members to an offsite playground. The only location on the property that can reasonably accommodate the playground equipment installation is in front of the Club gymnasium on the south side of 12th Street. This location does not meet the 35-foot setback variance from the curb to the playground equipment by approximately 3-feet at the west end and 5-feet at the east end (see attached drawing plan). The proposed playground will not negatively affect the use of any surrounding area since it will be contained on the existing Club property within a partially fenced-in area and does not interfere with the pedestrian sidewalk traffic that is on the other side of the fence. Drainage of the playground will not change from the current use of the property. As seen in the attached rendering images, the playground is a beautiful asset to the Crestmont community and additionally is ADA compliant to ensure it can be enjoyed by all.



South side of road traffic heading east on 1111 W. 12th St. 47404

Building

Equipment

Equipment to curb

*PLAYGROUND SUPERVISION REQUIRED

Gym - Ferguson's Restaurant Club

PLAYWORLD
 MIDSTATES RECREATION
 INDIANA | MICHIGAN | OHIO
 www.midstatesrecreation.com
 1.800.367.4440

EQUIPMENT SIZE:
 see plan
 USE ZONE:
 see plan

AREA:
 2068 SF
 PERIMETER:

FALL HEIGHT:
 7'-2"

USER CAPACITY:
 67
 AGE GROUP:
 5-12

ADA SCHEDULE			
Total Elevated Play Activities:		Total Ground-Level Play Activities:	
Required	2	1	1
Provided	2	7	3

- ✓ ASTM F1487-17
- ✓ CPSC #325



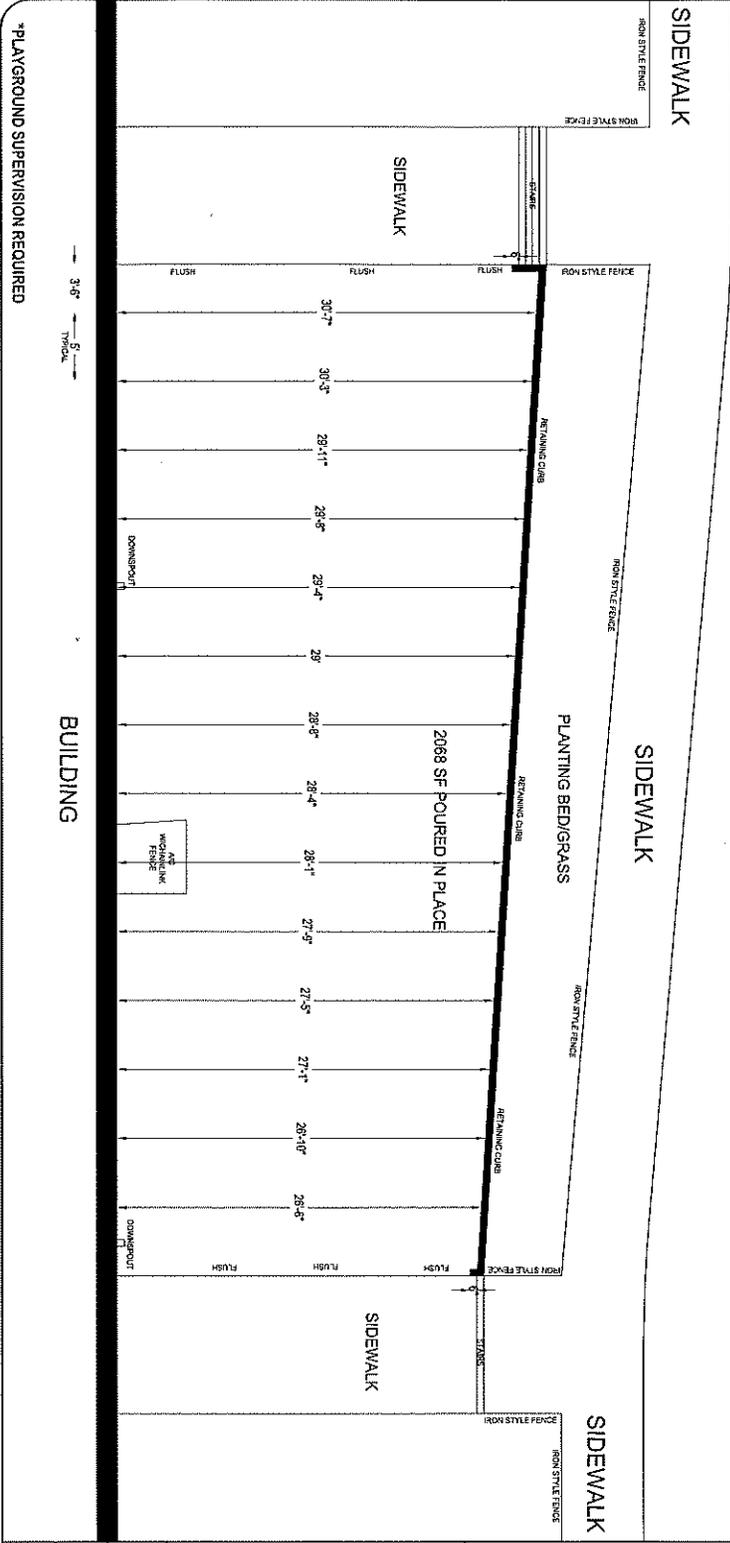
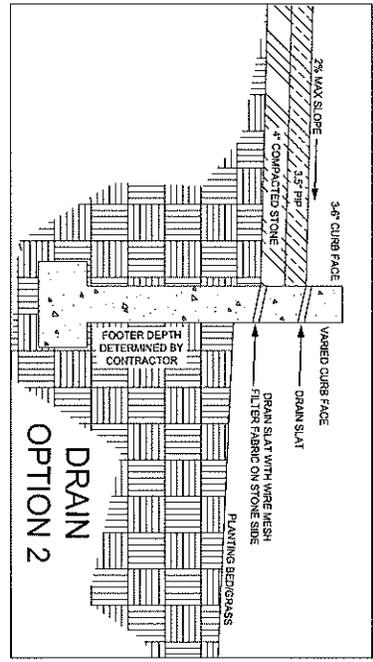
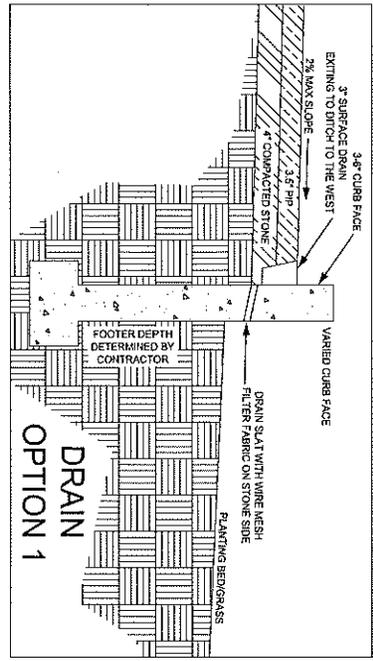
PROJECT NO:
 19-0817
 DRAWN BY:
 AB
 DATE:
 3-8-19

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

Paper Size
B

Boys and Girls Club of Bloomington (Option 4)

Bloomington, IN



PLAYWORLD

QUANTITIES: X' X' Y' X' Z'

UNIT PRICE: X X Y'

AREA: 0.00 sqft. PERIMETER: 0.0 Ft.

UNIT CODE: 0 Ft.

LIST COMMENT: # 5-12

ADA SCHEDULE		Full Accessible	
Wheelchair	Transfer	Wheelchair	Transfer
X	X	X	X

ASH FIBER
 OSC 425

MANUFACTURER: XX-XXXX DIR
 ORDER #: ALB
 DATE: 03/28/2019
 SOLE: XX
 Paper Size: **B**

Boys and Girls Club - Crestmont - Option 4B
 BLOOMINGTON, INDIANA

*PLAYGROUND SUPERVISION REQUIRED



SITE PLAN NOTES

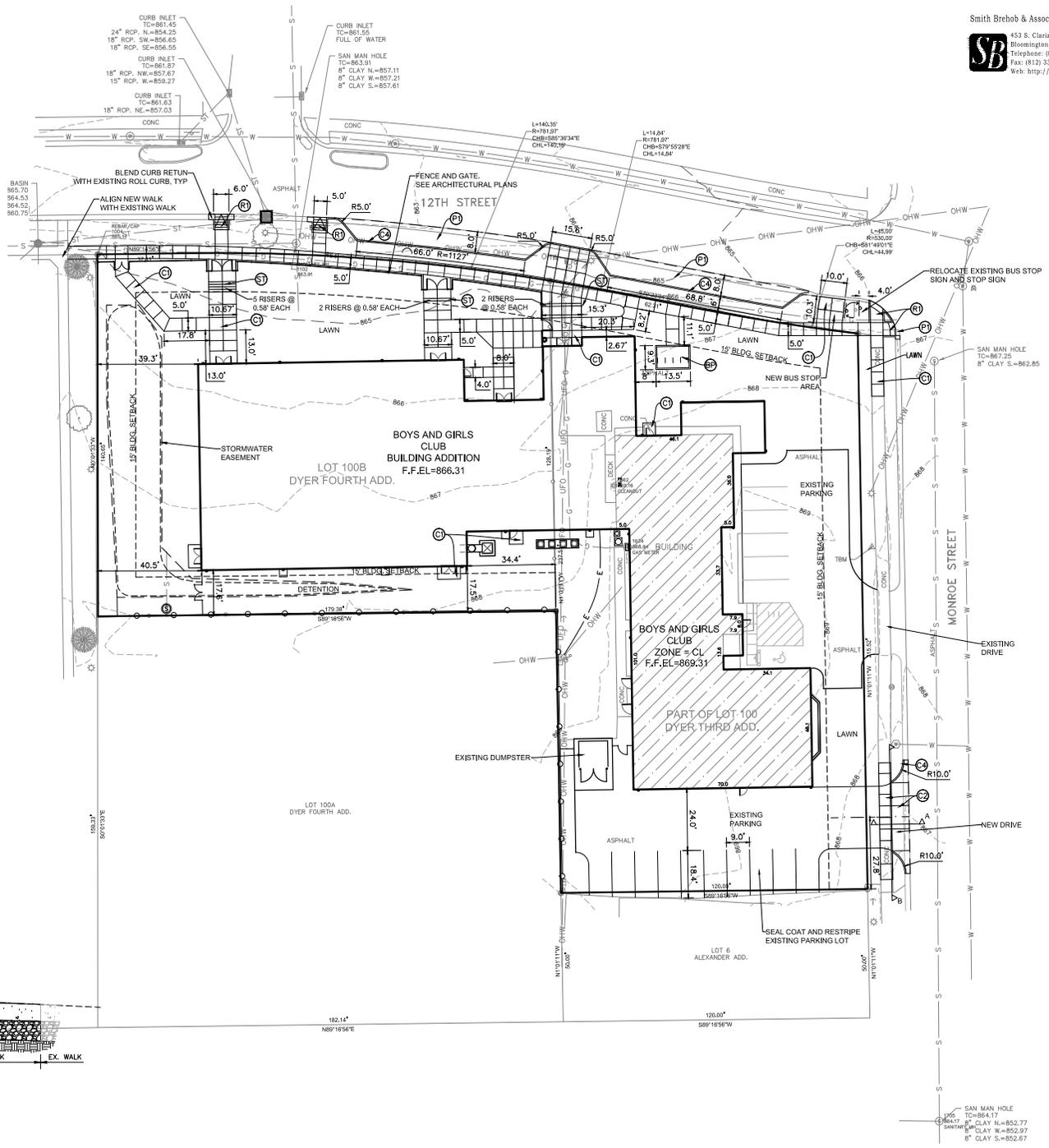
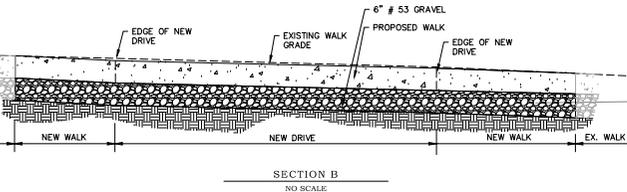
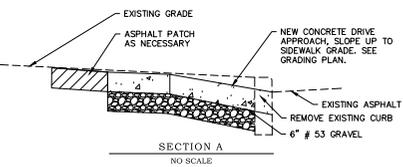
- 1) SEE SMITH BREHOB STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS.
- 2) SIDEWALK RAMPS SHALL BE IN ACCORDANCE WITH THE LATEST ADA AND CITY OF BLOOMINGTON REQUIREMENTS. CONTRACTOR SHALL COORDINATE WORK WITH CITY ENGINEERING PRIOR TO COMMENCEMENT.
- 3) PAVEMENT MARKINGS, IF SHOWN, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 808 & 912.14 OF THE 2014 INDOT STANDARD SPECIFICATIONS AND AS SHOWN ON THE PLANS.

LEGEND

- PROPOSED 1" CONTOUR
 PROPOSED 5" CONTOUR
 PROPOSED SPOT ELEVATION
 SILL FENCE
 GRADING LIMITS
 YARD INLET
 FLOW ARROW
 DOMESTIC COLD WATER
 FIRE PROTECTION SERVICE
 SETBACK LINE
 SANITARY LATERAL
 ROOF CHECK DAM
 STORM CONNECTION
 BENCH MARK
 MAG NAIL
 UTILITY POLE
 EX. WATER LINE
 EX. COMMUNICATIONS LINE
 EX. UNDERGROUND ELEC.
 EX. UNDERGROUND GAS
 EX. OVERHEAD WIRES
 EX. SANITARY MAIN
 EX. WATER VALVE
 EX. FIRE HYDRANT
 EX. ELEC. TRANSFORMER
 EX. SANITARY MANHOLE

MATERIALS LEGEND

- ① CONCRETE SIDEWALK
- ② 4" THICK 3,500 PSI CONCRETE
- ③ 4" COMPACTED AGGREGATE BASE NO 53
- ④ 6" THICK 3,500 PSI CONCRETE
- ⑤ 6" COMPACTED AGGREGATE BASE NO 53
- ⑥ 6" STANDING CURB
- ⑦ LINE PAINT, SOLID, WHITE, 4"
- ⑧ 1.0" HMA SURFACE
- ⑨ 3.0" HMA BASE
- ⑩ 7" COMPACTED AGGREGATE BASE NO 53 TYPE "D"
- ⑪ CONCRETE STAIRS WITH HANDRAIL
- ⑫ PERPENDICULAR CURB RAMP WITH CURB RETURNS PER INDOT DETAIL E604-SWCR-04, SEE SHEET C.502
- ⑬ COVERED BIKE PARKING-DERO BIKE HAVEN SHELTER WITH 5 FLUSH MOUNTED BIKE HOOPS ON CONCRETE PAD.



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



CONTRACTOR: P.C. CONSTRUCTION, INC.
 1414 S. CLARITZ BLVD.
 BLOOMINGTON, IN 47401
 (812) 336-6536
 (812) 336-0513
 WWW.PCCONSTRUCTION.COM

ARCHITECTURE + PLANNING
 KIRKWOOD
 design studio
 1316 4th Street
 Bloomington, IN 47408
 Phone: 812.331.8200
 Fax: 812.331.8205
 WWW.KIRKWOODDESIGNSTUDIO.COM



CERTIFIED
 STEPHEN L. JONES
 NO. 15156
 STATE OF INDIANA
 PROFESSIONAL ENGINEER
 08.18.14

REVISIONS

DESIGN DEVELOPMENT
 PHASE 2 ADDITION & RENOVATION
CRESTMONT BOYS AND GIRLS CLUB
 BLOOMINGTON INDIANA

PROJECT NO.: 2015-09
 DATE: 08.18.14
 DRAWN BY: DK
 CHECKED BY: SAB

SITE PLAN
C.201













