

# CITY OF BLOOMINGTON



## PLAN COMMISSION

January 8, 2024      5:30 p.m.  
Council Chambers, Room #115  
Hybrid Zoom Link:

<https://bloomington.zoom.us/j/82362340978?pwd=ZnExeVNaSUNGVGdZOTJHNiBBb3M0UT09>

Meeting ID: 823 6234 0978      Passcode: 622209

**CITY OF BLOOMINGTON****PLAN COMMISSION (Hybrid Meeting)**

❖City Council Chambers, 401 N Morton Street Bloomington – Room #115

January 8, 2024 at 5:30 p.m.

❖Virtual Link:

<https://bloomington.zoom.us/j/82362340978?pwd=ZnExeVNaSUNGVGdZQTJHNjBBb3M0UT09>

Meeting ID: 823 6234 0978      Passcode: 622209

Petition Map: <https://arcg.is/0DmizG>

**ROLL CALL**

**MINUTES TO BE APPROVED:** November 6, 2023

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

Election of Officers

Resolution for Interim Director Scanlan

**PETITIONS TABLED:****SP-24-22      Cutters Kirkwood 123 LLC**

115 E Kirkwood Ave

Parcel: 53-05-33-310-062.000-005

Request: Major site plan approval to construct a 4-story building with 3 floors of residential units over a ground floor parking garage and retail space in the MD-CS zoning district. The upper floors will consist of 15 dwelling units for a total of 38 beds. *Case Manager: Karina Pazos*

**ZO-34-23      City of Bloomington Planning and Transportation – Continued from October**

Text Amendment

Request: Text amendment related to Sign Standards and request for waiver of second hearing. *Case Manager: Jackie Scanlan*

**PETITIONS CONTINUED:****PUD-18-23      Sudbury Development Partners LLC**

S. Weimer Rd

*\*\*Next Meeting February 12, 2024*

**Last Updated: 1/5/2024**

***Auxiliary aids for people with disabilities are available upon request with adequate notice.***

***Please call [812-349-3429](tel:812-349-3429) or e-mail [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).***

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact the **Melissa Hirtzel** at [hirtzelm@bloomington.in.gov](mailto:hirtzelm@bloomington.in.gov) and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

Request: Request to rezone approximately 140 acres to Planned Unit Development and a request for approval of a District Ordinance and Preliminary Plan.

Case Manager: Jackie Scanlan

**PETITIONS:**

**ZO-45-23**

**Indiana Center for Recovery, LLC**

1003, 1005, 1007, 1008, 1010, 1018 West 1<sup>st</sup>, 649 & 651 S Walker

Parcel: 53-08-05-100-036.000-009; 53-08-05-100-033.000-009;

53-08-05-100-096.000-009

Request: Rezone 1.66 acres from Residential Small Lot (R3) to Mixed Use Healthcare (MH) Case Manager: Eric Greulich

**\*\*Next Meeting February 12, 2024**

**Last Updated: 1/5/2024**

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CITY OF BLOOMINGTON  
PLAN COMMISSION  
RS-01-24

WHEREAS, the Common Council of the City of Bloomington, Indiana, has established a Planning & Transportation Department under Bloomington Municipal Code § 2.14.000; and,

WHEREAS, on January 2, 2024, Mayor Kerry Thomson appointed Jacqueline Scanlan as Interim Director of the Planning & Transportation Department of the City of Bloomington, Indiana; and,

WHEREAS, Indiana Code § 36-4-9-2(a)(4) states that appointment of the head of the Planning & Transportation Department is subject to the approval of the City's Plan Commission; and,

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY OF BLOOMINGTON PLAN COMMISSION, MONROE COUNTY, INDIANA, THAT:

1. The City of Bloomington Plan Commission hereby confirms Mayor Kerry Thomson's appointment of Jacqueline Scanlan as Interim Director of the Planning & Transportation Department of the City of Bloomington, Indiana.
2. This Resolution shall be effective upon its adoption.

PASSED AND ADOPTED by the City of Bloomington Plan Commission, Monroe County, Indiana, upon this 8<sup>th</sup> day of January, 2024.

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Brad Wisler, President  
Bloomington Plan Commission

**BLOOMINGTON PLAN COMMISSION  
STAFF REPORT**

**CASE #: ZO-45-23  
DATE: January 8, 2024**

**LOCATION:** 1008-1018 W. 1<sup>st</sup> Street;  
1003-1009 W. 1<sup>st</sup> Street;  
649 -651 S. Walker Street

**PETITIONER:** Indiana Center for Recovery, LLC  
1004 W. 1<sup>st</sup> Street, Bloomington

**REQUEST:** The petitioner is requesting a map amendment (rezone) of approximately 1.66 acres from Residential Small Lot (R3) to Mixed-Use Healthcare (MH).

**BACKGROUND:**

**Area:** 1.66 acres  
**Current Zoning:** Residential Small Lot (R3)  
**Comp Plan Designation:** Mixed Urban Residential / W. 2<sup>nd</sup> Street – Former Bloomington Hospital Focus Area  
**Existing Land Use:** Vacant/Single Family Residence  
**Proposed Land Use:** Group Care Home, Large  
**Surrounding Uses:** North – Office  
South – Mobile Home Park  
East – Dwelling, Multifamily  
West – Office

**REPORT:** The petition site encompasses 9 properties that total 1.66 acres. The properties are located at 1008-1018 W. 1<sup>st</sup> Street, 1003-1009 W. 1<sup>st</sup> Street, and 649-651 S. Walker Street and are all zoned Residential Small Lot (R3). There were residential structures on several of the properties, however all but 2 of those have been removed and there is one house remaining at 649 S. Walker Street and one at 1008 W. 1<sup>st</sup> Street. The petitioner also owns the property to the east at 909 W. 1<sup>st</sup> Street, however that property is not party of this rezoning request. The properties are not located in any Historic or Conservation Districts.

The subject properties were all rezoned in 2021 during the City-wide zoning map update from the previous zoning of Mixed-Use Healthcare (MH) to the current zoning of Residential Small Lot (R3). The rezoning from Mixed-Use Healthcare to Residential Small Lot was a result of the departure of the Bloomington Hospital and subsequent medical uses and offices from this area to allow for the redevelopment of the properties in this area into residential uses. The Transform and Redevelopment Overlay (TRO) district was approved in 2022 for a large portion of the area formerly occupied by the Bloomington Hospital to further guide in the redevelopment of this area and provide a specific set of design standards and uses for this area. None of the properties within the petition site are located in the Transform and Redevelopment Overlay (TRO) district, however, that Overlay district is immediately to the north.

The petitioner requests to rezone the property in order to redevelop them with a use that is not currently allowed. The petitioner is proposing to redevelop the properties for the construction of a new group living building on the north side of 1<sup>st</sup> Street and a new group living building on the south side of 1<sup>st</sup> Street. Each building would serve as a potential ‘Group Care Home’ to provide housing for individuals going through the Indiana Center for Recovery’s programs. No opioid treatment is proposed to be provided in the buildings.

For reference, the UDO defines a “Group Care Home” as-

**Group Care Home, FHAA, Small and Large:** A residential dwelling or facility where persons are living, together with staff, as a single housekeeping unit providing care, supervision, and treatment for the exclusive use of citizens protected by the provisions of the federal Fair Housing Act Amendments of 1988, as defined in that Act and interpreted by the courts, or by any similar legislation of the State of Indiana, including but not limited to facilities providing housing for handicapped, mentally ill, or developmentally disabled persons. This use does not include “Opioid Rehabilitation Home, Small” or “Opioid Rehabilitation Home, Large.”

**Group Home, FHAA Small**

A facility designed for and occupied by eight or fewer residents living together.

**Group Care Home, FHAA Large**

A facility designed for and occupied by nine or more residents living together.

The UDO also has several Use-Specific Standards in Section 20.03.030(b)(11) that further regulates this use and are outlined below-

**Group Care Home, FHAA (Small and Large) & Opioid Rehabilitation Home, (Small and Large)**

- (A) Group homes for the exclusive use of citizens protected by the provisions of the federal Fair Housing Act Amendments of 1988 (FHAA), as defined in that Act and interpreted by the courts, or by any similar legislation of the State of Indiana, may be established in any Residential zoning district or portion of a Mixed-Use zoning district or PD district that permits residential dwellings, provided that they meet the definition of “small” and “large” facilities in Chapter 20.07: Definitions) and are located in zoning districts where facilities of that size are allowed pursuant to Table 3-1, and subject to the licensing requirements of the state and the City of Bloomington.
- (B) In the MN and R4 zoning districts, group homes shall not be designed for or occupied by more than 20 residents living together.
- (C) No Group Care Home shall be located within 300 feet of any other Group Care Home.
- (D) No Opioid Rehabilitation Home shall be located within 300 feet of any other Opioid Rehabilitation Home.
- (E) Where minimum spacing is required by subsections (C) and (D) above, the distance shall be measured from the nearest property line of the property from which spacing is required to the nearest property line on which the group home will be located, using a straight line, without regard to intervening structures or public rights-of-way.

While a rezone is not a request for a specific use, in this case, the petitioner has made clear a desire

for a particular use that would be allowed in the new district. However, the Use-Specific Standards require a separation for that use that doesn't appear to be possible on these properties.

The current zoning of the property as Residential Small Lot (R3) does not allow for the use 'Group Care Home, FHAA, Large'. The use is limited in the Unified Development Ordinance (UDO) to all districts except the Residential districts of Residential Large Lot (R1), Residential Medium Lot (R2), and Residential Small Lot (R3). The petitioner is requesting to rezone these parcels from Residential Small Lot (R3) to Mixed-Use Healthcare (MH).

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**COMPREHENSIVE PLAN:** The Comprehensive Plan designates this site as 'Mixed Urban Residential' and it is also part of the 'W. 2<sup>nd</sup> Street' Focus Area. The Comprehensive Plan states these areas typically refers to the older neighborhoods that were developed with traditional block and grid-like street patterns, which is reflected in lot sizes and street layout of the area surrounding this site. The majority of these centrally located neighborhoods have been built out, so major changes will occur through redevelopment and property turnover. The Comprehensive Plan encourages these redevelopment opportunities to respect the scale and mass of surrounding structures that are mostly one and two-story in nature. A few locations may support increases in density and multifamily residential uses when located along higher volume roads or near major destinations, or located along neighborhood edges that may support small-scaled neighborhood mixed-uses. These instances shall use the Enhance Theme for development approvals.

The Department recognizes that the particular desired use, as opposed to the zoning district requested, is one that can be beneficial to the community and city as a whole. However, the Department has concerns about whether or not the zoning district that is being requested is supported by the Comprehensive Plan at this location. Additionally, the request is being done to allow larger structures deeper within a neighborhood, as opposed to located on a higher volume road. The Department has concerns about whether or not that is appropriate and supported by the Comprehensive Plan.

One of the goals also stated within the Comprehensive Plan and discussed at length during the creation of the Transform and Redevelopment Overlay (TRO) District was the need to create owner occupied housing within this area, which would not be accomplished with this proposal. The creation of the TRO District was the culmination of many public outreach meetings and Plan Commission and City Council meetings that analyzed the desired land uses and development style within this overall area and a focus on smaller footprint buildings and more traditional site layout was desired and expressed several times during that process. While multi-family style buildings are allowed and appropriate in some locations within the former Hospital area, the location of these properties for a Medical zoning district that is not on a high volume street and buried within a neighborhood may not be an appropriate location for this higher intensity zoning district.

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**Zoning Map Amendment:** The Plan Commission shall review the zoning map amendment petition and shall forward its recommendation to the Common Council in accordance with Section 20.06.040(g) (Review and Decision), based on the approval criteria in Section 20.06.040(d)(6) Approval Criteria) and the following specific approval criteria:

**20.06.040(d)(6)(B) General Compliance Criteria**

- i. Compliance with this UDO
- ii. Compliance with Other Applicable Regulations
- iii. Compliance with Utility, Service, and Improvement Standards

- iv. Compliance with Prior Approvals

**20.06.040(d)(6)(D) Additional Criteria Applicable to Primary Plats and Zoning Map Amendments (Including PUDs)**

- i. Consistency with Comprehensive Plan and Other Applicable Plans
- ii. Consistent with Intergovernmental Agreements
- iii. Minimization or Mitigation of Adverse Impacts
- iv. Adequacy of Road Systems
- v. Provides Adequate Public Services and Facilities
- vi. Rational Phasing Plan

**20.06.070(b)(3)(E)(i)(1) Specific Approval Criteria:**

- [a] The recommendations of the Comprehensive Plan;
- [b] Current conditions and character of structures and uses in each zoning district;
- [c] The most desirable use for which the land in each zoning district is adapted;
- [d] The conservation of sensitive environmental features;
- [e] The conservation of property values throughout the jurisdiction; and
- [f] Responsible development and growth.

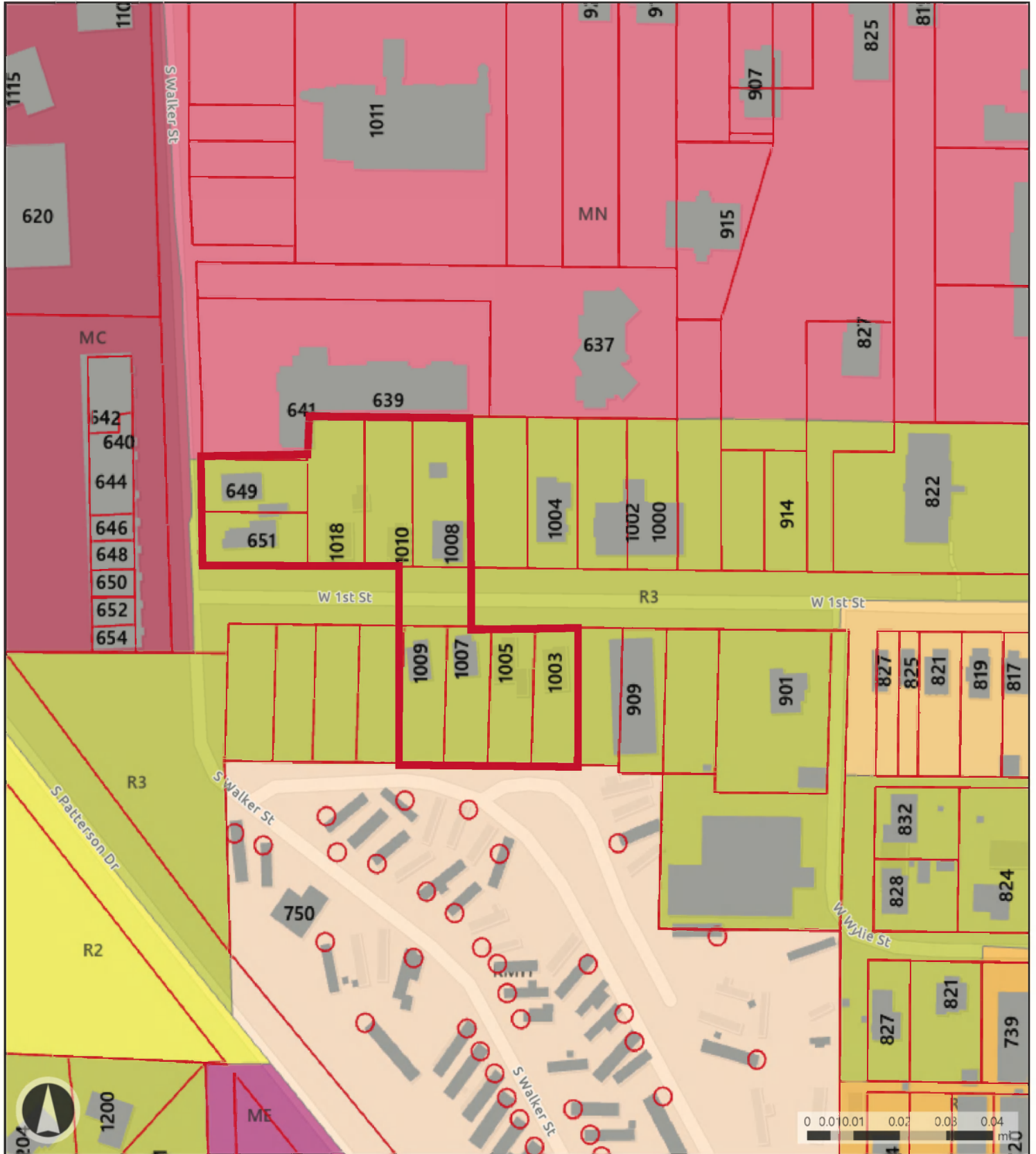
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**CONCLUSION:** The Department recognizes the benefit of additional locations for those who need group home assistance, but has concerns about the map amendment request and how the request aligns with the Comprehensive Plan, as well as the implications of the desired use at this location and its existing surroundings. This petition is required to be heard at two hearings by the Plan Commission, and no waiver of second hearing was requested by the petitioner.

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**RECOMMENDATION:** The Department recommends the Plan Commission continue ZO-45-23 to the required second hearing on February 12, 2024.

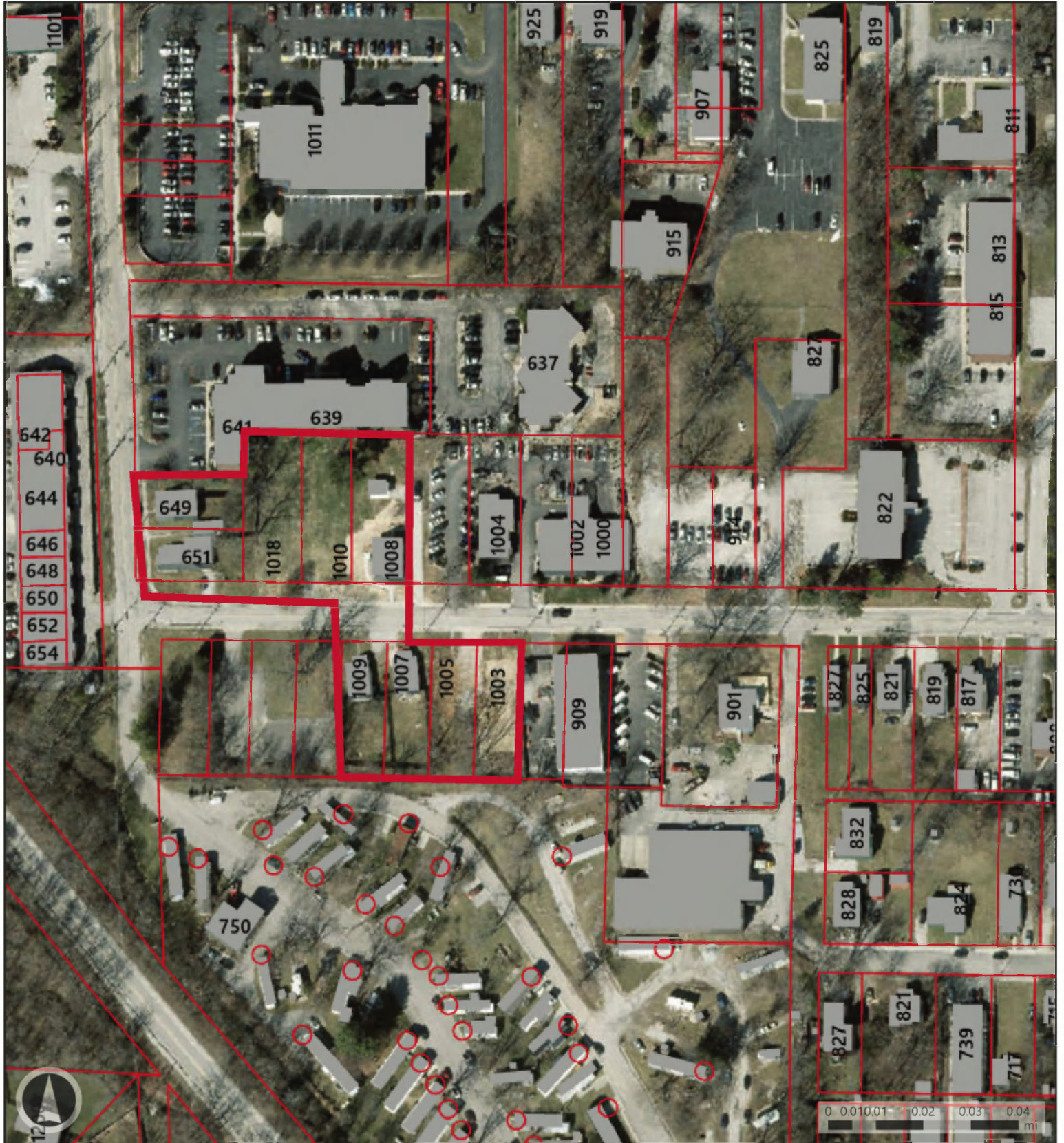




Map Legend

-  Parcels
-  Buildings
-  Mixed-Use Corridor
-  Mixed-Use Employment
-  Mixed-Use Neighborhood-Scale
-  Residential Medium Lot
-  Residential Small Lot
-  Residential Urban
-  Residential Multifamily

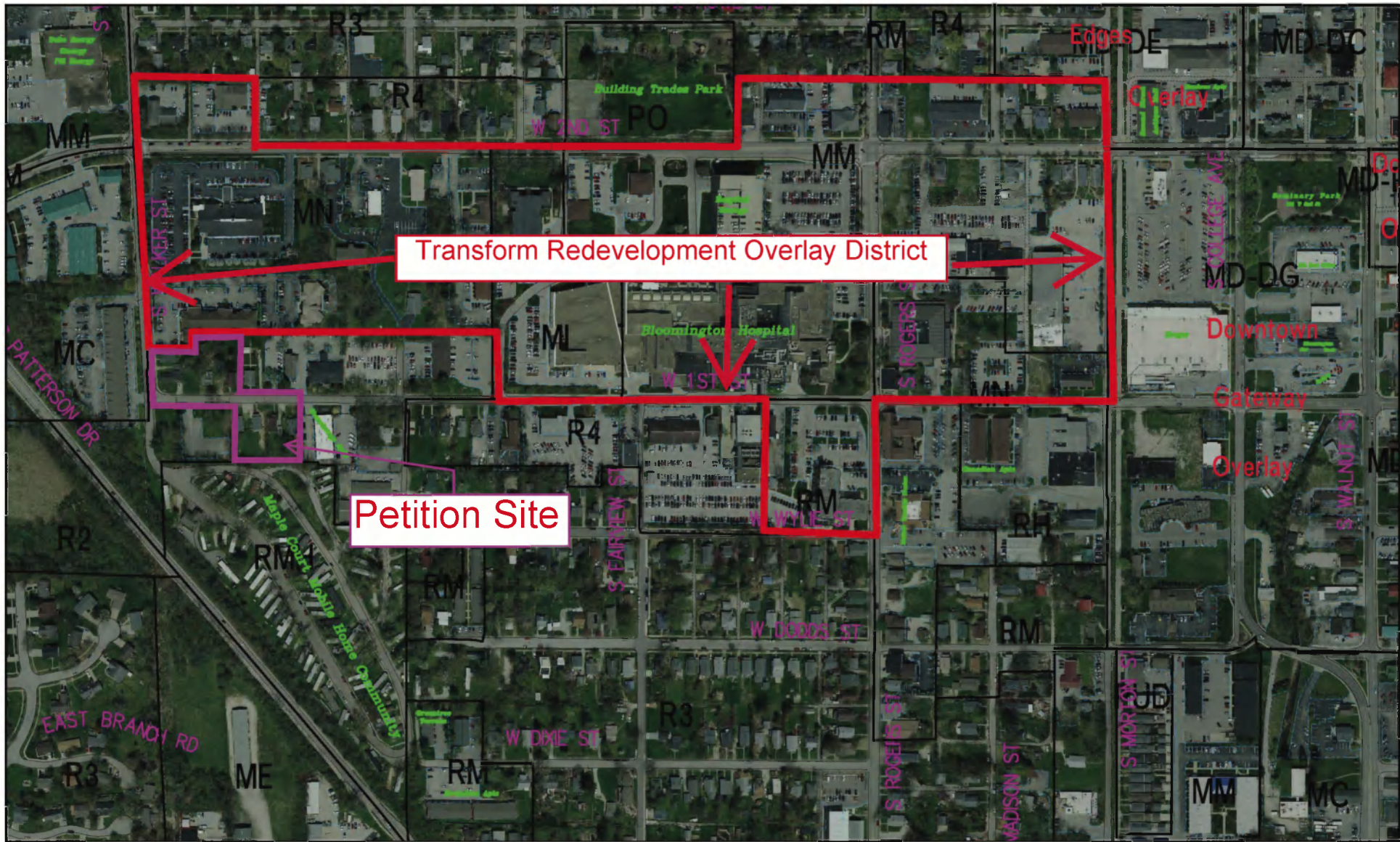




Map Legend

-  Parcels
-  Buildings





15 Sep 22



For reference only; map information NOT warranted.



City of Bloomington



Scale: 1" = 400'



December 4, 2023

City of Bloomington  
 Planning and Transportation  
 401 N. Morton St.  
 Suite 130  
 Bloomington, Indiana 47404

*Sent via E-Mail: [planning@bloomington.in.gov](mailto:planning@bloomington.in.gov)*

**RE: Petition for Rezone from R-2 to MH**

Dear Planning Department,

This letter is written on behalf of Indiana Center for Recovery (“ICFR”), as the operator, and West 1<sup>st</sup> Street Assemblage, LLC, as the owner, of the real property located along the north and south sides of West First Street having the addresses described below. For the reasons described herein, we request a rezone of the property back to MH (as defined below). This use, which is a protected use under the Americans with Disabilities Act and the Fair Housing Act, would be consistent with surrounding uses, and ultimately would prove to be of substantial benefit to the area and to the community of Bloomington.

**Summary**

This Petition for Rezone is to request a rezone of certain properties that were spot-zoned from their original intended use, as Mixed-use Healthcare (“MH”), to Residential Medium Lot (“R-2”). This petition for rezone is to request a rezone back to the initial zone of MH, which would support ICFR’s investment-backed expectation of the right to use the New Properties (as defined below) as Group Care Home, FHAA (Large) (“Group Care Home”).

**Factual Overview**

ICFR is a fully licensed and credentialed mental and behavioral healthcare organization located principally at 1004 West 1<sup>st</sup> Street, Bloomington, Indiana. ICFR offers a full continuum of care at its existing first street locations at 909 and 1000 West First Street. ICFR is licensed under 440 I.A.C. 7.5, and treats patients suffering from a broad array of mental and behavioral health conditions, including co-occurring disorders that overlap with substance use disorder. Since opening in 2017, ICFR has provided substance use disorder and mental health treatment services to more than 6,000 patients, and has consistently generated more than 150 positions of employment with above-average pay for the residents of Bloomington and the surrounding area.

Since opening in 2017, ICFR and its affiliates have since acquired the properties along the remainder of the north side of First Street, which range from 1008 West First Street to 651 and 649 South Walker. On the south side of First Street, ICFR and its affiliates have expanded their reach from the western edge of their property at 909 West First Street all the way to 1009 West 1<sup>st</sup> Street (collectively, “the New Properties”).

At the time the New Properties were acquired, in 2020, they fell into the MH zoning district, which permits a Group Care Home as a matter of right. ICFR shortly after acquiring each of the New Properties, applied for an obtained demolition permits through applications to the Historic Commission, which were approved based on the lack of historic value of the properties thereon. It was explained during those hearings that the uses were for the expansion, in one form or another, of ICFR’s operations. No objections were made by anyone at the City of Bloomington at that time.

Since the acquisition of the New Properties, the City of Bloomington has selectively “carved out” the entire area comprising the New Properties, and has down-zoned them to R-2, in which Group Care Homes are not permitted. The City of Bloomington chose only the New Properties to down-zone, and left the remaining parcels as medical uses – specifically, those uses that were zoned for medical uses before were left as medical uses, leaving only ICFR’s properties as R-2. None of ICFR’s properties that were rezoned as R-2 were worthy of saving, and most had already been demolished as approved by the Historic Commission.

During the City Council meeting of May 13, 2021, ICFR objected to the modification of the zoning district in which the New Properties fell, arguing that it should remain the same as the surrounding properties: MH. However, members of the City Council explained that (1) if they did not approve the revised zoning map, they would be required to start the process again from scratch, and (2) that anyone dissatisfied with the zoning district in which they were placed could come back to the City Council and ask for a rezone. A link to the video of the May 13, 2021 City Council meeting can be found here (<https://www.youtube.com/watch?v=IaSGHv1lWvw>). The specific commentary by counsel for ICFR relating to the New Properties can be found at 1:34:35, which is followed shortly thereafter by commentary by Members of the City Council related directly to the New Properties at 1:48:00.

ICFR now takes the City of Bloomington up on its offer to return and request a rezone of the New Properties. In particular, ICFR asks that the City Council permit a rezone of the New Properties to MH to allow ICFR to operate a Group Care Home thereon.

#### **A. ICFR’s Intended Use**

If granted the requested rezone, to revert the New Properties back to their original zone, MH, ICFR will operate a Group Care Home on the north and south sides of West First Street. Consistent with its existing uses, ICFR will operate under a license from the Indiana Department of Mental Health and Addiction under 440 IAC 7.5, and will be accredited by the Joint Commission, the gold standard in healthcare accreditation.

### *ICFR's Patients*

ICFR's patients are within a protected class of individuals with disabilities, as defined under the Americans with Disabilities Act, as amended ("ADAA"), and the Fair Housing Act, as amended ("FHAA"). Specifically, they are individuals who suffer from substance use disorder, and a myriad of mental and behavioral health conditions. *See, e.g., MX Group, Inc. v. City of Covington*, 293 F.3d 326 (6<sup>th</sup> Cir. 2002). By its association with its patients, ICFR is also protected under the ADA and the FHAA. ICFR's patients are not individuals who are in current use of illicit substances.

### *ICFR's New Construction*

In 2020, ICFR began planning with a local architect and design firm to design and begin site studies to construct two (2) new, state-of-the-art facilities adjacent to its existing facilities along the north and south sides of West First Street. The additions to existing operations will effectively reduce the need for ICFR patients and personnel to cross the First Street, by ensuring services are available to its patients regardless of the side of the street on which they reside. This will reduce the risk to ICFR's patients and West First Street travelers.

On the north side of West First Street, ICFR will construct a three-story, inpatient residential building for treating patients suffering from substance use disorders and mental and behavioral health conditions. The north building ("the North Building") will be constructed to within all applicable development standards, and will contain three (3) stories. On the first floor, there will be 2 one-bedroom units, 7 two-bedroom units, along with 4 offices and 2 meeting/conference. On the second floor, occupants can expect to see 3 one-bedroom units and 8 two-bedroom units. On the third floor, occupants can expect 3 one-bedroom units, and 8 two-bedroom units. In total, there will be 31 units, 54 bedrooms, 4 offices, and 2 meeting/conference rooms.

On the south side of West First Street, ICFR will construct a two-story, inpatient residential building for treatment of patients suffering from substance use disorders and mental and behavioral health conditions. The south building ("the South Building"), on the other hand, will be only a two-story building. There, the first floor will contain 4 one-bedroom units, 2 two-bedroom units, 1 office, and 2 meeting/conference rooms. The second floor, however, will be purely residential, with 4 one-bedroom units and 3 two-bedroom units.

Upon completion of construction, the site will include all appropriate landscaping, and substantial beautification in a form similar to the existing site along West First Street. ICFR maintains all its properties to the highest aesthetic standards inside and out, and the North and South Buildings will be no different.

### **B. ICFR's Operations and Requests to the City are subject to the Dictates of the ADAA and the FHAA.**

ICFR falls within a protected class by virtue of its association with the patients it treats. As such, any municipality within which ICFR operates is prohibited from treating ICFR differently than others based on the patients ICFR serves.

In *MX Group, Inc. v. City of Covington*, the Court of Appeals addressed a situation where neighbors of a property owner who wished to open a methadone clinic had complained that they were concerned about the effects of a nearby methadone clinic. 293 F.3d 326 (6<sup>th</sup> Cir. 2002). The court found that the zoning code at issue in that case was facially discriminatory against victims of addiction because it included any “place whose primary function is to care for the chemically dependent.”

Accordingly, ICFR’s proposal cannot be denied on the basis that ICFR is treating patients suffering from substance use or mental health disorders. Importantly, when the City rezoned the New Properties, it left other surrounding healthcare properties in their existing zones – that is, they did not change the zones of a neighboring eye clinic, or a neighboring former IU Health parking lot, which has since been modified to a hub for the use of ambulances. Rather, when the City rezoned the New Properties, along with ICFR’s existing properties, it specifically targeted only the substance use disorder treatment facility along north and south First Street.

### **C. ICFR was Unlawfully Spot-Zoned**

“Spot-Zoning” is the “singling out of property for a different treatment from that accorded to similar surrounding land which is indistinguishable from it in character.” *L&W Outdoor Advertising Co. v. State*, 539 N.E.2d 497, 499 (Ind. Ct. App. 1989). Particularly, zoning a particular parcel of land in order to avoid the application of state or federal law is improper and an unlawful use of spot zoning. *Id.*

The courts have been unequivocal that where a municipality spot zones an area without a rational relation to the public health, safety, morals, convenience or general welfare, such actions are illegal. *See also Hundt v. Costello*, 480 N.E.2d 284 (Ind. Ct. App. 1985). In the case of ICFR’s existing properties and the New Properties, the City specifically targeted only ICFR’s properties and spot-zoned them to effectively prohibit ICFR from expanding within its then-existing MH zone.

Furthermore, ICFR appears to have been specifically targeted in violation of the ADA and the FHAA. Per the Department of Justice, the Fair Housing Act prohibits state and local land use and zoning laws, policies, and practices that discriminate based on a protected characteristic (such as Title II of the ADA). Here, the only west first street zoning change from MH to R-2 was ICFR’s properties, despite the fact that it was already in use for medical purposes.

This Petition, however, is a follow-up to the City Council’s invitation to apply for a rezone of the New Properties. Granting the Petition would (1) render the New Properties more consistent with existing uses along West First Street, and (2) correct the spot-zoning that occurred in 2021 when the City rezoned the New Properties from MH to R-2.

**D. The Rezoning of the Property Constitutes a Regulatory Taking and is Subject to a Claim of Inverse Condemnation.**

Inverse condemnation arises when a condemning municipality, such as the City of Bloomington, effectively acquires property without the owner's consent. Typically, this is done through the eminent domain process, but when a municipality takes a zoning action that substantially reduces the value of the property, a claim for inverse condemnation arises.

In Indiana, inverse condemnation claims are codified under Indiana Code §32-24-1-16. The myriad cases that interpret the statute hold that even if there is no physical taking of the subject land, it is enough for a claim of inverse condemnation where there is "substantial interference with private property which destroys or impairs one's free use and enjoyment of the property or one's interest in the property." *Center Township Corp. v. City of Mishawaka*, 882 N.E.2d 762, 770 (Ind. Ct. App. 2008).

In the case of ICFR and the New Properties, the City Council was placed on notice by counsel for ICFR that ICFR's investment backed expectation was to be able to use the New Properties for a healthcare use. As was explained to the City Council on May 13, 2021, ICFR's investment-backed expectation when it acquired the New Properties was that it would be able to function within an MH zoning district. As referenced above, if the MH zoning district remained along West First Street, this petition would not have been necessary, and ICFR could begin operations without further requests from the City. By permitting the rezone back to MH, the issue can be remedied, and ICFR can continue with its plan to construct Group Care Homes on the north and south sides of West First Street.

**Conclusion**

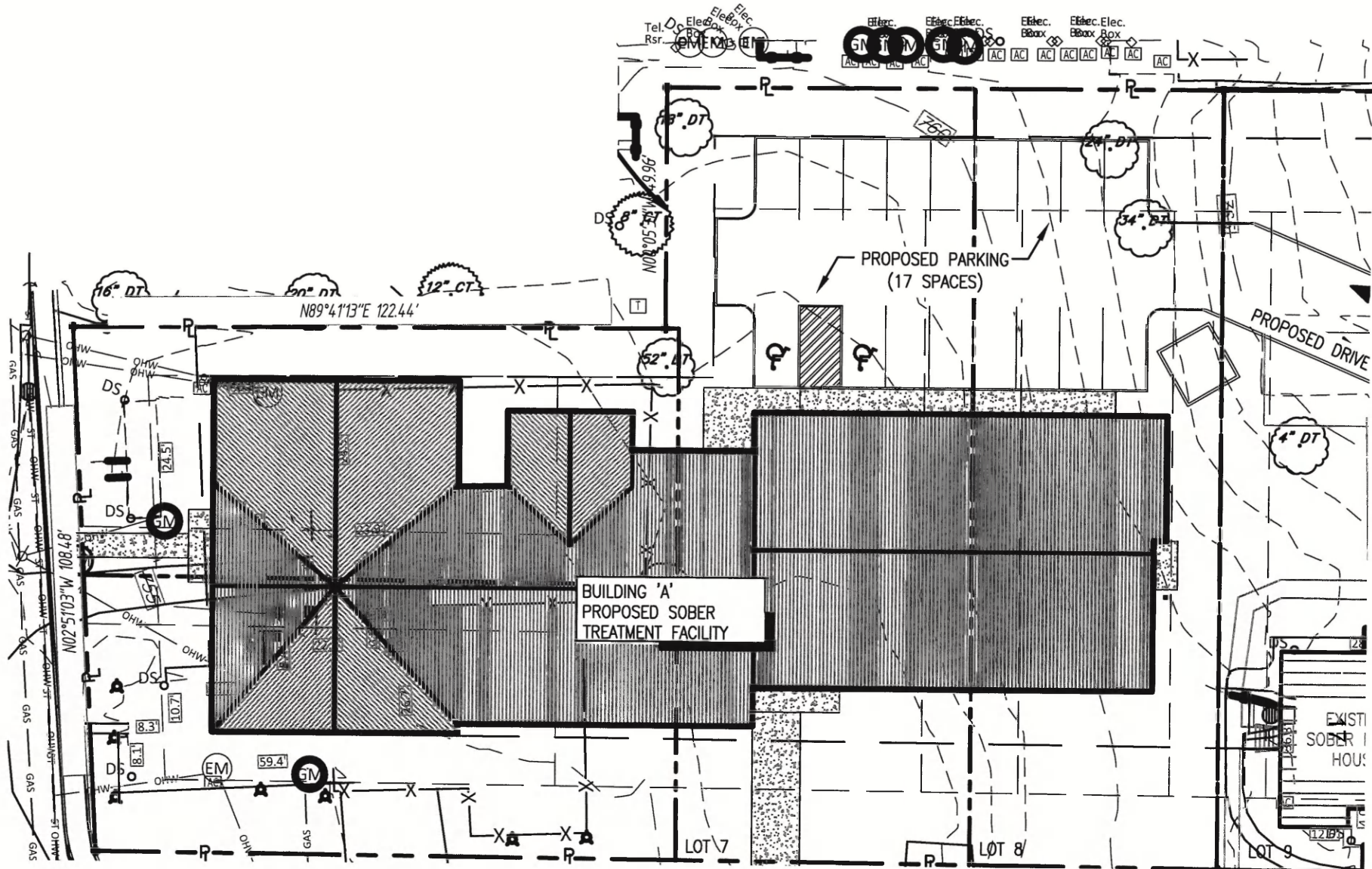
ICFR's long-standing operation on Bloomington's West First Street has become a fixture, and its expansion would add additional life to an already thriving cluster of healthcare properties in the area. The stretch of West First Street subject to this petition should not have been rezoned, but granting this Petition would operate as a correction to the improper spot-zoning that occurred back in 2021.

Respectfully submitted,

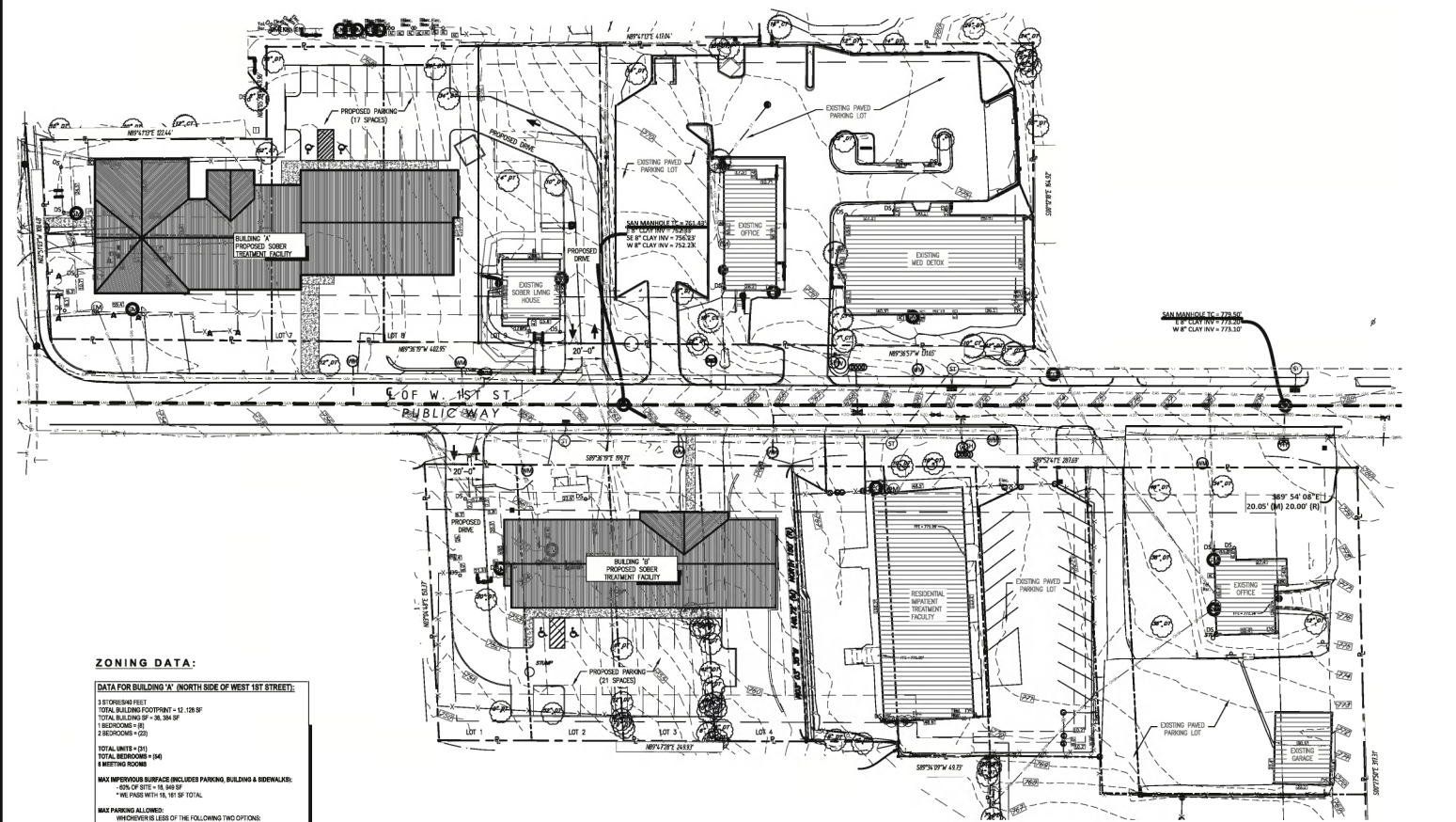


Cheyenne N. Riker  
Counsel for Indiana Center for Recovery, LLC  
and West 1<sup>st</sup> Street Assemblage, LLC





THESE PLANS ARE SUBMITTED AND ARE SUBJECT TO OBTAINING PROTECTION AS INDICATED UNDER SEC. 106 OF THE COPYRIGHT ACT. IT IS HEREBY ADVISED THAT THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE ORIGINAL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR HOME REPRESENTATIONS, OR LIKELY RESULT IN THE OBTAINING OF CONSTRUCTION OR BUILDING BEING BASED WHOLLY OR SUBSTANTIALLY UPON THESE PLANS CONSTITUTE A VIOLATION OF THE COPYRIGHT ACT.



**ZONING DATA:**

**DATA FOR BUILDING 'A' (NORTH SIDE OF WEST 1ST STREET):**

3 STORY BUILDING  
 TOTAL BUILDING FOOTPRINT = 12,128 SF  
 TOTAL BUILDING SF = 36,384 SF  
 1 BEDROOMS = (2)  
 2 BEDROOMS = (25)  
 TOTAL UNITS = (27)  
 TOTAL BEDROOMS = (24)  
 6 MEETING ROOMS

MAX IMPERVIOUS SURFACE (INCLUDES PARKING, BUILDING & SIDEWALKS):  
 50% OF SITE = 18,340 SF  
 \* WE PAVES WITH 15, 16' SF TOTAL

MAX PARKING ALLOWED:  
 WHICHEVER IS LESS OF THE FOLLOWING TWO OPTIONS:  
 OPTION 1: 1.25 SPACES PER BEDROOM X 27 BEDROOMS = 71 SPACES  
 OPTION 2: 1.0 SPACE PER # OF 1 BEDROOM UNITS + 1.1 X 1 + 3 SPACES PER # OF 2 BEDROOM UNITS + 1.8 X 2 = 40 SPACES  
 \* TOTAL OF 41 SPACES IS ALLOWED  
 \* WE SHOW 47 SPACES TOTAL

**DATA FOR BUILDING 'B' (SOUTH SIDE OF WEST 1ST STREET):**

2 STORY BUILDING  
 TOTAL BUILDING FOOTPRINT = 1,796 SF  
 TOTAL BUILDING SF = 16,360 SF  
 MAX IMPERVIOUS SURFACE (INCLUDES PARKING, BUILDING & SIDEWALKS):  
 50% OF SITE = 18,340 SF  
 \* WE PAVES WITH 17, 862 SF TOTAL

MAX PARKING ALLOWED:  
 3.5 SPACES PER PER 1,000 SFA OF BUILDING  
 15, 860 TOTAL SF BUILDING 1000 = 15.86  
 12.8 X 3.5 SPACES = 45 TOTAL SPACES ALLOWED  
 \* WE SHOW 21 SPACES TOTAL

8 - 1 BEDROOM UNITS  
 5 - 2 BEDROOM UNITS  
 15 UNITS - 8 BEDROOMS  
 6 MEETING ROOMS

**SITE PLAN KEYNOTES:**

1 XXXX

**SITE UTILITIES CONTACT INFORMATION:**

- CONTACT:  
 SCOTT CRPE Ph. 812-332-9612  
 Email: scott\_crpe@scottcrpe.com
- A&B:  
 BRENT MOORE Ph. 812-334-4321  
 Email: bmoore@scottcrpe.com
- CITY OF BLOOMINGTON WATER & SEWER:  
 MARY AKKIM Ph. 812-349-3669  
 Email: makkim@bloomington-il.gov
- DUKE ENERGY:  
 SETH FERGUSON Ph. 800-774-0248  
 Email: seth.ferguson@duke-energy.com
- VECTRA:  
 DALE ANDERSON Ph. 812-330-4031  
 Email: dander@vectra.com

**SITE LAYOUT NOTES:**

- ALL DIMENSIONS SHOWN ARE MIN.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF FRAMING (O.U.A.)
- DOWNPOUTS NEED TO CONNECT TO AN UNDERGROUND STORM WATER SYSTEM OR DRAIN TO DRAINAGE IF ALLOWED.

**GENERAL SITE NOTES:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING & VERIFYING THAT ALL PERMITS & APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, & STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY LOC. & INVERT ELEVATIONS OF EXIST. SEWERS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INCLUDE ALL TAP FEES & APPLICATION FEES IN THEIR BID PROPOSAL, AS NECESSARY TO COMPLETELY INSTALL THE WORK INDICATED.
- CONTRACTOR WILL COORDINATE EXACT UTILITY LOCATIONS W/ THE OWNER & LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK.
- THE CONTRACTOR IS TO MAINTAIN A COMPLETE & OPERABLE UTILITY SYSTEM. UTILIZE PERMANENT A/OR TEMPORARY ROUTINGS TO ACCOMPLISH & MAINTAIN A FUNCTIONAL SYSTEM AT ALL TIMES.
- CONTRACTOR SHALL COORDINATE ALL UTILIZATION WORK W/ OWNER REPRESENTATIVES & ADJUST HIS SCHEDULE TO OWNER REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE REMOVAL AND/OR RELOCATION OF IRRIGATION LINES & SPRINKLER HEADS W/ OWNER IF APPLICABLE.
- COORDINATE STORAGE & STAGING AREAS W/ OWNER.
- LOCAL REGULATIONS MUST BE REVIEWED TO INSURE THAT ALL PLAN REQUIREMENTS ARE MET.
- ALL APPLICABLE STATE (D.O.T.) & LOCAL (PUBLIC WORKS DEPT.) CONSTRUCTION STANDARDS & SPECIFICATIONS SHALL BE USED AS REQ'D. FOR SITE SPECIFIC ISSUES.
- ALL CURB RACK ARE 3' UNLESS OTHERWISE NOTED.



REVISIONS

A NEW SOBER LIVING FACILITY FOR:  
**ICFR**  
 WEST 1ST ST.  
 BLOOMINGTON, INDIANA 47403

PROJECT NO. 2621  
 DATE FEBRUARY 03, 2023  
 DRAWN BY S. MATTHEWS  
 CHECKED BY D. BRUCE

BRIEF NAME  
**ARCHITECTURAL SITE PLAN**

SHEET NO.

**AS101**

**1 OVERALL ARCHITECTURAL SITE PLAN**

1" = 30'



THESE PLANS ARE PREPARED AND ARE SUBJECT TO OBTAINING PROTECTION AS "INDEFINITE WORK UNDER SEAL NO. 108" OF THE COPYRIGHT ACT OF 1909. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE ORIGINAL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE WORK UNDER SUCH PROTECTION. UNAUTHORIZED USE OF THESE PLANS FOR HOME REPRESENTATION, OR LIKELY RESULT IN THE CELEBRATION OF CONSTRUCTION OR BUILDING WORK BEING ACCORDING WHOMEVER COOPERATION TO THEIR BUILD ARCHITECTURE & DESIGN INC.



REVISIONS

A NEW MEDICAL OFFICE AND OUT PATIENT FACILITY FOR:

**1005 W. 1st ST, LLC**

1005 WEST 1ST ST.  
BLOOMINGTON, INDIANA 47403

PROJECT NO. 3921

DATE FEBRUARY 03, 2023

DRAWN BY S. MATTHEWS

CHECKED BY D. BRUCE

SHEET NAME  
**ARCHITECTURAL SITE PLAN**

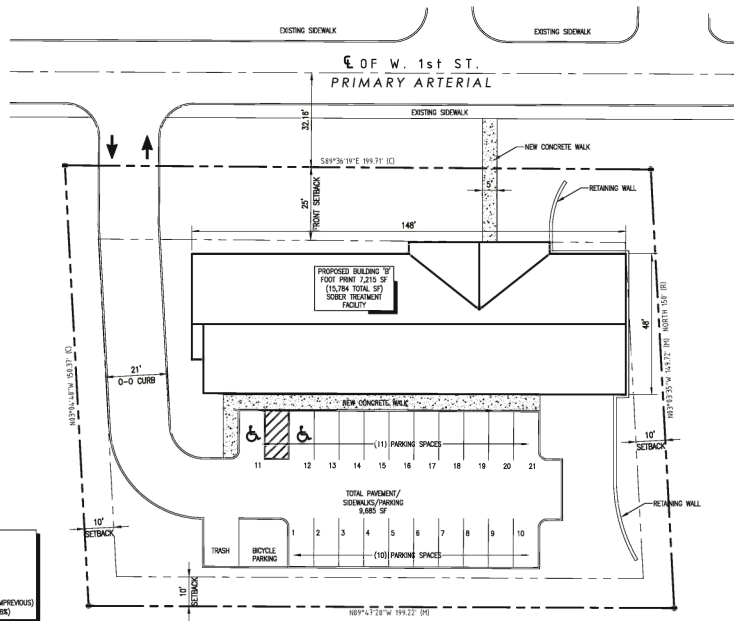
SHEET NO.

**AS101**

**UTILITY NOTES**

1. MS - IF SHOWN ON THE PLANS, MINIMUM SEWER ELEVATION, IT INDICATES THE LOWEST FLOOR ELEVATION THAT WILL ALLOW GRAVITY SEWER CONNECTION WITHOUT A SPECIAL BLACK WATER VALVE. ANY FLOOR ELEVATION THAT WILL BE SERVED BY GRAVITY SEWER MUST BE ABOVE THE RIM ELEVATION OF THE UPSTREAM SANITARY MANHOLE. IF NOT A BACKFLOW VALVE MUST BE INSTALLED ACCORDING TO THE UNIFORM PLUMBING CODE.
2. SEE DRAWINGS & SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SEWER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.
3. ALL EXISTING SANITARY MAINS, WYES SHALL BE CUT AND SLEEVED IN PLACE BY CITY OF BLOOMINGTON UTILITIES PERSONNEL WITH THE CITY OF BLOOMINGTON UTILITIES FURNISHING ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY FOR INSTALLATION. DEVELOPER SHALL PROVIDE ALL NECESSARY EXCAVATION, SHORING, BACKFILL, AND SURFACE REPAIR. PLEASE CONTACT NANCY AXSON AT (317) 349-3689 FOR MORE INFORMATION.
4. WHEN CONNECTING A NEW PIPE TO AN EXISTING MAIN HOLE, THE MAIN HOLE SHALL BE CORE-DRILLED. PIPE SHALL BE CONNECTED TO THE MAIN HOLE BY EITHER A FLEXIBLE BOOT JOINT OR A FLEXIBLE CONNECTOR OR APPROVED EQUAL. TIE-IN AND THROUGH SHALL BE MODIFIED AS NECESSARY TO DIRECT TO THE FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE INVERT OUT FOR THIS STRUCTURE.
5. IN ACCORDANCE WITH SECTION 4.5.2.1.5.1 OF THE CSU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE ALL CLEAN-OUTS. THEY SHALL BE IN GRASSY AREAS OR IN PAVEMENT & SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST JORDAN CANALINE NO. 8-1014-A. IN GRASSY AREAS, THE CASTING SHALL BE PROVIDED WITH A CIRCULAR CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 8" THICK AND SHALL EXTEND AT LEAST 8" BEYOND THE OUTSIDE OF THE CASTING ON ALL SIDES. IN PAVEMENT AREAS, THE CASTING SHALL BE FLUSH WITH THE SUBSURROUNDING PAVEMENT. THE TOP OF THE CLEAN-OUT SHALL BE NO MORE THAN 3" BELOW THE TOP OF THE CASTING. A #10 INSULATED SOLID COPPER LOCATOR WIRE SHALL BE WRAPPED AROUND ALL NON-METAL TIE-IN SO THAT ONE REVOLUTION IS MADE AT LEAST EVERY PIPE JOINT. SPICES ARE TO BE MADE WITH AN APPROVED CONNECTOR, AND ARE TO BE SUFFICIENTLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE WITH A CLEAN-OUT IN A CASTING. ALSO SEE THE CSU CONSTRUCTION SPECIFICATIONS FOR THE "STANDARD SANITARY LATERAL CLEAN-OUT DETAIL #14".
6. WHEREVER COLD PIPE IS USED FOR SEWERS, ALL WYES SHALL BE HARD, SEED FOR GOOD ON THE MAIN AND SOAR-35 ON THE BRANCH. TRANSITION FROM D900 TO SOAR-35 PIPE SHALL BE MADE BY USE OF A HARGO C-500 TO SOAR-35 ADAPTER WYES.
7. ALL D.I.P. USED FOR SANITARY SEWER SHALL HAVE CERAMIC ENJOY LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTED 401, AS MANUFACTURED BY INDIAN PROTECTIVE COATINGS. WYES FOR D.I.P. SHALL BE HARGO D.I.P. TO SOAR-35 ADAPTER WYES.
8. A PERMANENT INDICATING VALVE IS TO BE INSTALLED 12" ABOVE THE FLOOR ON THE FIRE LINE AT THE TERMINATING POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST MAINS, AND WILL REMAIN AS PART OF THE SYSTEM. THIS VALVE WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM.
9. ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT THE UTILITIES TECHNICIAN @ (317) 349-3633 TO SCHEDULE A MEETING.
10. CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPT. ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM, OR SANITARY SEWER UTILITY WORK. A CSU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, & PROPER AS-BUILT MADE. WHEN A CONTRACTOR WILL PERFORM WORK ON A WEDNESDAY, A CSU DESIGNATED HOLIDAY, OR BEFORE NORMAL CSU WORK HOURS, THE CONTRACTOR SHALL PAY THE INSPECTORS OVERTIME. FOR CSU WORK HOURS & HOLIDAY INFORMATION PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPT. @ (317) 349-3666.

**ZONING APRIL 2021**  
 M2 ZONE  
 60% MAX IMPROVEMENT COVERING  
 2 STORY / 40' MAX HEIGHT  
**NOTES:**  
 28,000 TOTAL SQUARE FEET OF SITE  
 17,040 SQUARE FEET ALLOWED (60% MAX IMPROVEMENT)  
 1,076 SQUARE FEET IMPROVEMENT ACTUAL (40%)



**1 ARCHITECTURAL SITE PLAN**  
 1" = 20' 0"



THIS SITE PLAN HAS BEEN DERIVED FROM THE MONROE COUNTY G.I.S. SYSTEM. DISCREPANCIES DO EXIST BETWEEN SOME EXISTING MEASUREMENTS AND G.I.S. SUPPLIED DATA. INFORMATION BASED UPON THE USE OF THESE DRAWINGS SHALL BE VERIFIED WITH A G.I.S. ENGINEER OR SURVEYOR. THE ARCHITECT MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED OF THE DATA CONTAINED ON THIS DRAWING.

**SITE UTILITIES CONTACT INFORMATION:**

- **CONTACT:**  
SCOTT CRPE Ph. 812-332-9612  
Email: scott\_crpe@cityofbloom.com
- **ATA:**  
BRENT MCCABE Ph. 812-334-4321  
Email: bmc@cityofbloom.com
- **CITY OF BLOOMINGTON WATER & SEWER:**  
NANCY AXSON Ph. 812-349-3689  
Email: naxson@bloomington.gov
- **DUKE ENERGY:**  
SETH FERGUSON Ph. 800-774-0246  
Email: sseth.ferguson@duke-energy.com
- **VECTRA:**  
DOUG ANDERSON Ph. 812-330-4031  
Email: douganderson@vectra.com

**SITE LAYOUT NOTES:**

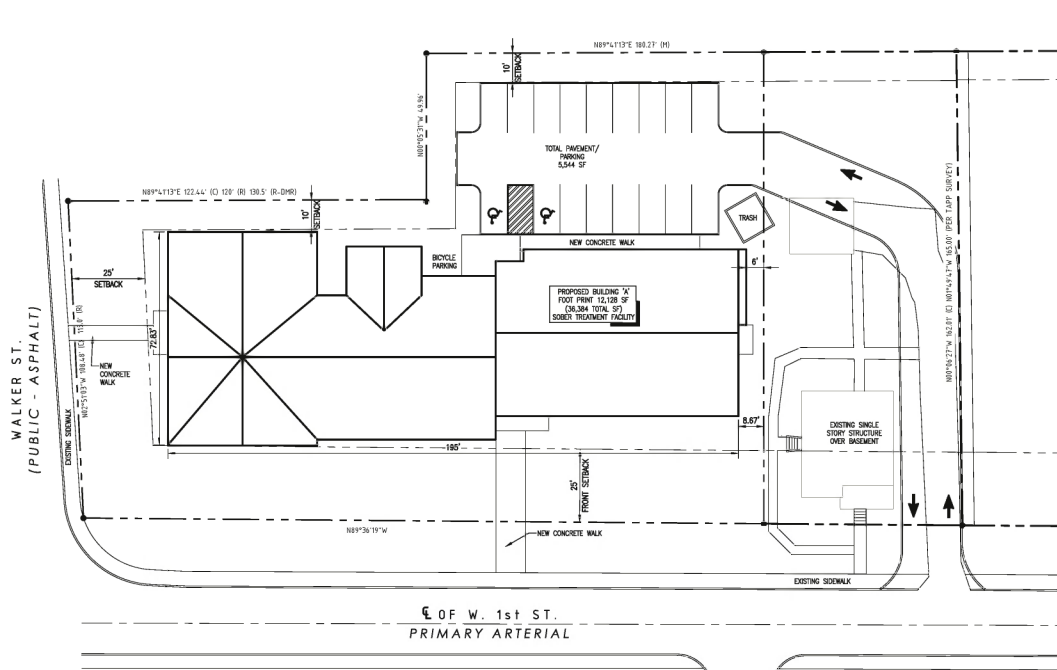
- ALL DIMENSIONS SHOWN ARE MIN.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF FRAMING (O.U.F.)
- DOWNSPOUTS NEED TO CONNECT TO AN UNDERGROUND STORM WATER SYSTEM OR DRAIN TO DAYLIGHT IF ALLOWED.

**GENERAL SITE NOTES:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING & VERIFYING THAT ALL PERMITS & APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, & STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY LOC. & INVERT ELEVATIONS OF EXIST. SEWERS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INCLUDE IN THEIR BID PROPOSAL COSTS FOR CUTTING & PATCHING AS REQ'D TO COMPLETELY INSTALL THE NEW WORK INDICATED.
- CONTRACTOR SHALL COORDINATE EXACT UTILITY LOCATIONS W/ THE OWNER & LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK.
- THE CONTRACTOR IS TO MAINTAIN A COMPLETE & OPERABLE UTILITY SYSTEM. UTILIZE PERMANENT A/O TEMPORARY ROUTINGS TO ACCOMPLISH & MAINTAIN A FUNCTIONAL SYSTEM AT ALL TIMES.
- CONTRACTOR SHALL COORDINATE ALL EXCAVATION WORK W/ OWNER REPRESENTATIVES & ADJUST HIS SCHEDULE TO OWNER REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE REMOVAL AND/OR RELOCATION OF IRRIGATION LINES & SPRINKLER HEADS W/ OWNER IF APPLICABLE.
- COORDINATE STORAGE & STAGING AREAS W/ OWNER.
- LOCAL REGULATIONS MUST BE REVIEWED TO INSURE THAT ALL PLAN REQUIREMENTS ARE MET.
- ALL APPLICABLE STATE (D.O.T.) & LOCAL (PUBLIC WORKS DEPT.) CONSTRUCTION STANDARDS & SPECIFICATIONS SHALL BE USED AS REQ'D, FOR SITE SPECIFIC ISSUES.
- ALL CURB RADI ARE 3' UNLESS OTHERWISE NOTED.

J:\CURRENT\2023\Comm\1005 W 1st Design\Construction\AS101\_Site\_Plan.dwg, 17/02/2023 9:11:34 AM, DWG TO PDF.plt

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS "ARCHITECTURAL WORKS" UNDER SECTION 102 OF THE COPYRIGHT ACT OF 1976, AS AMENDED (SECTION 108) AND UNDER AN ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1988. THE PROTECTOR HEREBY GRANTS TO THE GENERAL PUBLIC AS WELL AS THE ARCHITECT AND HIS ASSOCIATES THE RIGHT TO REPRODUCE THESE PLANS FOR INFORMATIONAL PURPOSES ONLY. ANY REPRODUCTION OF THESE PLANS FOR ANY OTHER PURPOSE, INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION OF BUILDINGS OR OTHER STRUCTURES, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED. ANY REPRODUCTION OF THESE PLANS FOR ANY OTHER PURPOSE, INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION OF BUILDINGS OR OTHER STRUCTURES, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED.



**1 ARCHITECTURAL SITE PLAN**  
1" = 20' 0"

**UTILITY NOTES**

1. MS - IF SHOWN ON THE PLANS, MINIMUM SINKER ELEVATION INDICATES THE LOWEST FLOOR ELEVATION THAT WILL ALLOW GRAVITY SINKER CONNECTION WITHOUT A SPECIAL BLACK WATER VALVE. ANY FLOOR ELEVATION THAT WILL BE SERVED BY GRAVITY SINKER MUST BE ABOVE THE FIN ELEVATION OF THE SINKER SIGHTY MANHOLE. IF NOT A MANHOLE VALVE MUST BE INSTALLED ACCORDING TO THE UNIFORM PLUMBING CODE.
2. SEE DRAWINGS & SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SINKER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.
3. ALL EXISTING SANITARY MAINS, WYES SHALL BE CUT AND SLEAVED IN PLACE BY CITY OF BLOOMINGTON UTILITIES PERSONNEL WITH THE CITY OF BLOOMINGTON UTILITIES FURNISHING ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY FOR INSTALLATION. DEVELOPER SHALL PROVIDE ALL NECESSARY EXCAVATION, SHORING, BACKFILL, AND SURFACE REPAIR. PLEASE CONTACT MANLY ASSON AT (812) 348-3889 FOR MORE INFORMATION.
4. WHEN CONNECTING A NEW PIPE TO AN EXISTING MAIN HOLE, THE MAIN HOLE SHALL BE CORE-DILLED. PIPE SHALL BE CONNECTED TO THE MAIN HOLE BY EITHER A FLEXIBLE BOOT HOSE-IN-SHALE, 1" OR 1.5" FLEXIBLE CONNECTOR OR APPROVED EQUAL. VALVE AND TROUGH SHALL BE ADOPTED AS NECESSARY TO DIRECT TO THE FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE INVERT OUT FOR THIS STRUCTURE.
5. IN ACCORDANCE WITH SECTION 4.5.2.1.5.1 OF THE CSU CONSTRUCTION SPECIFICATIONS ALL SINKER LATERALS SHALL HAVE ALL CLEAN-OUTS, THEY SHALL BE IN GRASSY AREAS OR IN PAVEMENT & SHALL BE SUB-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST JORDAN CHANNEL NO. R-1974-A. IN ROCKY AREAS, THE CASTING SHALL BE THROWN WITH A CIRCULAR COLLAR COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 4" THICK AND SHALL EXTEND AT LEAST 6" BEYOND THE OUTSIDE OF THE CASTING ON ALL SIDES. IN PARALLEL TO THE TOP OF THE CASTING, A #10 INSULATED SOLID COPPER LOCATOR WIRE SHALL BE WRAPPED AROUND ALL NON-METALLIC PIPES SO THAT ONE IDENTIFICATION IS MADE AT LEAST EVERY PIPE JOINT. SPICES ARE TO BE MADE WITH AN APPROVED CONNECTOR, AND ARE TO BE SUITABLY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE WITH A CLEAN-OUT IN A CASTING. ALSO SEE THE CSU CONSTRUCTION SPECIFICATIONS FOR THE "STANDARD SANITARY LATERAL CLEAN-OUT" SECTION #107.
6. WHEREVER CSUO PIPE IS USED FOR SINKER, ALL WYES SHALL BE HARDO, SEED FOR GOOD ON THE RUN AND 50R-35 ON THE BRANCH. TRANSITION FROM CSUO TO 50R-35 PIPE SHALL BE MADE BY USE OF A HARCO C-900 TO 50R-35 ADAPTER WYES.
7. ALL D.I.P. USED FOR SANITARY SINKER SHALL HAVE CERAMIC EPOXY LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTED 401, AS MANUFACTURED BY HUDSON PROTECTIVE COATINGS. WYES FOR D.I.P. SHALL BE HARCO D.I.P. TO 50R-35 ADAPTER WYES.
8. A PERMANENT INDICATING VALVE IS TO BE INSTALLED 12" ABOVE THE FLOOR ON THE LINE AT THE TERMINATING POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST, AND WILL REMAIN AS PART OF THE SYSTEM ONCE ALL IS COMPLETE. THE LINE WILL NOT BE DEMAND FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM.
9. ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT THE UTILITIES TECHNICIAN @ (812) 348-3813 TO SCHEDULE A MEETING.
10. CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPT. ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM, OR SANITARY SINKER UTILITY WORK. A CSU INSPECTOR MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, & PROPER AS-BUILT MADE. WHEN A CONTRACTOR WILL PERFORM WORK ON A WEDNESDAY, A CSU DESIGNATED HOLIDAY, OR BEYOND NORMAL CSU WORK HOURS, THE CONTRACTOR SHALL PAY THE INSPECTORS OVERTIME. FOR CSU WORK HOURS & HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPT. @ (812) 348-3886.

**NOTES:**  
8 - ONE BEDROOM UNITS  
24 - TWO BEDROOM UNITS  
30 UNITS / 54 BEDROOMS  
17 PHONOIC SPACES

**ZONING APRIL 2021**  
M1 ZONE  
60R MAX IMPROVEMENT COVERING  
3 STORY / 40' MAX HEIGHT

**NOTES:**  
31,650 TOTAL SQUARE FEET OF SITE  
18,900 SQUARE FEET ALLOWED (60% MAX IMPROVEMENT)  
18,425 SQUARE FEET IMPROVEMENT ACTUAL (68%)

THIS SITE PLAN HAS BEEN CREATED FROM THE MONROE COUNTY G.I.S. SYSTEM. DISCREPANCIES DO EXIST BETWEEN SOME EXISTING MEASUREMENTS AND G.I.S. SUPPLIED DATA. INFORMATION BASED UPON THE USE OF THESE DRAWINGS SHALL BE VERIFIED WITH A CIVIL ENGINEER OR SURVEYOR. THE ARCHITECT MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED OF THE DATA CONTAINED ON THIS DRAWING.

**SITE PLAN KEYNOTES:**  
① XXXX

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**SITE UTILITIES CONTACT INFORMATION:**

- **CONTACT:**  
SCOTT CRPE, PH. 812-332-8812  
Email: scott\_crpe@cityofbloomington.com
- **ASB:**  
BRYAN WICKS, PH. 812-334-4321  
Email: bryan\_wicks@cityofbloomington.com
- **CITY OF BLOOMINGTON WATER & SEWER:**  
MANLY ASSON, PH. 812-348-3889  
Email: manly@bloomingtonin.gov
- **DUKE ENERGY:**  
SETH FERGUSON, PH. 800-774-0246  
Email: sseth.ferguson@duke-energy.com
- **VECTON:**  
DOUG ANDERSON, PH. 812-330-4031  
Email: doug@vecton.com

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**SITE LAYOUT NOTES:**

- ALL DIMENSIONS SHOWN ARE:
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF FRAMING (E.A.O.D.)
- DOWNPOUTS NEED TO CONNECT TO AN UNDERGROUND STORM WATER SYSTEM OR DRAIN TO DRAINAGE IF ALLOWED.

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**GENERAL SITE NOTES:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING & VERIFYING THAT ALL PERMITS & APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, & STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY LOC. & INVERT ELEVATIONS OF EXIST. SINKERS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INCLUDE IN THEIR BID PROPOSAL COSTS FOR CUTTING & PATCHING AS NOTED. TO COMPLETELY INSTALL THE NEW WORK INDICATED.
- CONTRACTOR SHALL INCLUDE ALL TAP FEES & APPLICATION FEES IN THEIR BID PROPOSAL AS NECESSARY TO COMPLETELY INSTALL THE WORK INDICATED.
- CONTRACTOR WILL COORDINATE EXACT UTILITY LOCATIONS W/ THE OWNER & LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK.
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- CONTRACTOR SHALL COORDINATE ALL REMEDIATION WORK W/ OWNER REPRESENTATIVES & ADJUST HIS SCHEDULE TO OWNER REQUIREMENTS.
- COORDINATE RESTORATION & STAGING AREAS W/ OWNER.
- LOCAL REGULATIONS MUST BE REVIEWED TO INSURE THAT ALL PLAN REQUIREMENTS ARE MET.
- ALL APPLICABLE STATE (D.O.T.) & LOCAL (PUBLIC WORKS DEPT.) CONSTRUCTION STANDARDS & SPECIFICATIONS SHALL BE USED AS REQ'D. FOR SITE SPECIFIC ISSUES.
- ALL CURB RADA ARE 3" UNLESS OTHERWISE NOTED.

**TABOR BRUCE ARCHITECTURE & DESIGN INC.**  
1008 WEST 1ST ST. BLOOMINGTON, INDIANA 47403  
PH. 812-332-8812  
WWW.TABORBRUCE.COM

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REVISIONS

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**A NEW SOBER LIVING FACILITY FOR:**  
**1008 W. 1st St, LLC**  
1008 WEST 1ST ST.  
BLOOMINGTON, INDIANA 47403

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**DOUGLAS BRUCE ARCHITECT**  
STATE OF INDIANA  
No. AR19900009  
H. D. Bruce

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PROJECT NO.: 4021  
DATE: FEBRUARY 07, 2020  
DRAWN BY: S. MATTHEWS  
CHECKED BY: D. BRUCE  
SHEET NAME: ARCHITECTURAL SITE PLAN  
SHEET NO.: AS101

