

PARCEL 3
STEPHEN E. HARDIN
371 W. COUNTRY CLUB DR.
BLOOMINGTON, IN. 47403
ZONE: RS

PROJECT NATURE & USE

THE PROPERTY WILL BE USED AS 'MULTI-FAMILY RESIDENTIAL' NOT CLASSIFIED AS AN INTENSITY USE. THIS WILL INCLUDE HOUSING, COMMON AREAS AND ACCESS PARKING LOTS. THE USE IS IN 'MULTI-FAMILY RESIDENTIAL' IS A PERMITTED USE. LOT SIZE = 12.67 ACRES

STATEMENT OF PERFORMANCE STANDARDS

ON BEHALF OF NEW RICHLAND 2 INC., BY NYM FANYO & ASSOCIATES, INC. PLANS ON COMPLYING WITH ALL STANDARDS SET FORTH IN THE MONROE COUNTY ZONING ORDINANCE THAT INCLUDES CHAPTER 802. WE PLAN ON WORKING CLOSELY WITH STAFF, PLAN COMMISSION MEMBERS, AND NEW RICHLAND 2 INC. TO CREATE A QUALITY SITE PLAN AND SUCCESSFUL PROJECT THAT WILL EMBODY MONROE COUNTY'S INTERESTS, ORDINANCE AND 'MULTI-FAMILY' USE FOR THIS SITE. THESE STANDARDS ARE AS FOLLOWS:

ALL PERMITTED USES ESTABLISHED OR PLACED INTO OPERATION AFTER THE EFFECTIVE DATE OF THE MONROE COUNTY ORDINANCE SHALL COMPLY WITH THE FOLLOWING PERFORMANCE STANDARDS IN THE INTEREST OF PROTECTING PUBLIC HEALTH, SAFETY AND WELFARE, AND LESSENING INJURY TO PROPERTY. NO USE IN EXISTENCE ON THE EFFECTIVE DATE OF THIS ORDINANCE SHALL BE SO ALTERED AS TO CONFLICT (OR INCREASE AN EXISTING CONFLICT) WITH THESE STANDARDS.

(A) FIRE PROTECTION.
FIRE FIGHTING EQUIPMENT AND PREVENTION MEASURES ACCEPTABLE TO THE LOCAL FIRE DEPARTMENT SHALL BE READILY AVAILABLE AND APPARENT WHEN ANY ACTIVITY INVOLVING THE HANDLING OR STORAGE OF FLAMMABLE OR EXPLOSIVE MATERIALS IS CONDUCTED.

(B) ELECTRICAL DISTURBANCE
NO USE SHALL CAUSE ELECTRICAL DISTURBANCE ADVERSELY AFFECTING RADIO, TELEVISION OR OTHER EQUIPMENT IN THE VICINITY OF THE USE.

(C) NOISE
NO USE SHALL PRODUCE NOISE IN SUCH A MANNER AS TO BE OBJECTIONABLE BECAUSE OF VOLUME, FREQUENCY, INTERMITTENCE, HEAT, SHRILLNESS, OR VIBRATION. SUCH NOISE SHALL BE MUFFLED OR OTHERWISE CONTROLLED SO AS NOT TO BECOME DETRIMENTAL, PROVIDED HOWEVER, THAT PUBLIC SAFETY SIGNS AND RELATED APPARATUS USED SOLELY FOR PUBLIC PURPOSES SHALL BE EXEMPT FROM THIS STANDARD.

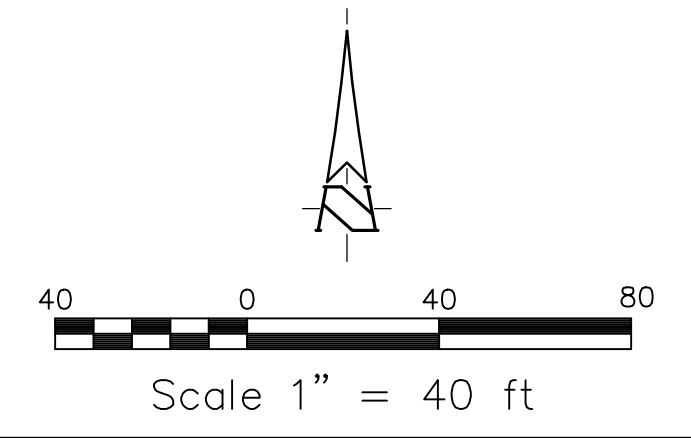
(D) VIBRATION
NO USE SHALL CAUSE VIBRATIONS OR CONCUSSIONS DETECTABLE BEYOND LOT LINES WITHOUT THE AID OF INSTRUMENTS.

(E) AIR POLLUTION.
NO USE SHALL DISCHARGE ACROSS LOT LINES FLY ASH, DUST, SMOKE, VAPORS, NOXIOUS, TOXIC OR CORROSIVE MATTER, OR OTHER AIR POLLUTANTS IN SUCH CONCENTRATION AS TO BE DETRIMENTAL TO HEALTH, ANIMALS, VEGETATION OR PROPERTY AND/OR IN CONFLICT WITH RELEVANT AIR QUALITY STANDARDS ESTABLISHED BY STATE AND/OR FEDERAL AGENCIES.

(F) HEAT AND GLARE.
NO USE SHALL PRODUCE HEAT OR GLARE IN SUCH MANNER AS TO CREATE A NUISANCE PERCEPTIBLE FROM ANY POINT BEYOND THE LOT LINES OF THE PROPERTY ON WHICH THE USE IS CONDUCTED. IN NONRESIDENTIAL AREAS, ANY LIGHTING USED TO ILLUMINATE AN OFF-STREET PARKING AREA, LOADING AREA, DRIVEWAY, OR SERVICE DRIVE SHALL BE SHIELDED WITH APPROPRIATE LIGHT FIXTURES DIRECTING THE LIGHT DOWN AND AWAY FROM ADJACENT PROPERTIES IN ORDER THAT THE ILLUMINATION AT ANY PROPERTY LINE SHALL NOT EXCEED ONE (1) FOOT CANDLE. ALL EXTERIOR LIGHTING SHALL BE HOODED AND SHIELDED SO THAT THE LIGHT SOURCE (I.E. BULB, FILAMENT, ETC.) IS NOT DIRECTLY VISIBLE FROM THE RESIDENTIAL PROPERTY LINES. IN RESIDENTIAL AREAS, EXTERIOR LIGHTING AT ANY PROPERTY LINE SHALL NOT EXCEED ONE (1) FOOT CANDLE.

(G) WATER POLLUTION
NO USE SHALL PRODUCE EROSION OR OTHER POLLUTANTS IN SUCH QUANTITY AS TO BE DETRIMENTAL TO ADJACENT PROPERTIES AND CONFLICT WITH RELEVANT WATER POLLUTION STANDARDS ESTABLISHED BY STATE AND/OR FEDERAL AGENCIES.

(H) WASTE MATTER.
NO USE SHALL ACCUMULATE WITHIN THE LOT, OR DISCHARGE BEYOND THE BOUNDARY LINES OF THE LOT ON WHICH THE USE IS LOCATED, ANY WASTE MATTER, WHETHER LIQUID OR SOLID, IN VIOLATION OF APPLICABLE PUBLIC HEALTH, SAFETY AND WELFARE STANDARDS AND REGULATIONS.



LAND USE AND DENSITIES PARCEL E

LAND AREA:	10.45 ACRES
NUMBER OF BUILDINGS:	17 BUILDINGS
NUMBER OF UNITS:	73 UNITS
UNIT TYPE:	35 SEVEN-PLEX, 10 DUPLEX, & 28 FOUR-PLEX (ALL 3 BED UNITS)
BEDROOM COUNT:	105 SEVEN-PLEX, 30 DUPLEX, & 84 FOUR-PLEX TOTAL=219 BEDROOMS
PARKING COUNT:	48 GARAGE STALLS, 44 PARKING LOT STALLS, & 51 STREET PARKING STALLS TOTAL=143 PARKING STALLS (PLUS DRIVEWAY PARKING FOR REMAINDER)

BUILDING SETBACK: 15' FROM R/W
GARAGE SETBACK: 18' FROM BACK OF SIDEWALK
PROPOSED R/W: 25' FROM CENTERLINE EXCEPT AT AREAS WITH PARALLEL PARKING ALONG ROAD

SITE LEGEND

- (A) PROPOSED BITUMINOUS PAVING
 - (A1) PROPOSED HEAVY DUTY BITUMINOUS PAVING
 - (14) PROPOSED 24" CONCRETE ROLL CURB
 - (15) PROPOSED 24" CONCRETE CURB & GUTTER
 - (R) PROPOSED SIDEWALK ACCESSIBLE RAMP, 1:12 SLOPE MAX., 5/8" DEEP GROOVES SPACED 2" O.C. - TRANSITION CURB FROM 0" TO 6" CURB HEIGHT OVER 6' LENGTH
 - (R1) PROPOSED CONCRETE HANDICAPPED RAMP
 - (F) PROPOSED CONCRETE SIDEWALK
 - (F1) PROPOSED MONOLITHIC CONCRETE CURB AND SIDEWALK
 - (S) PROPOSED CONCRETE STAIRS, CHEEK WALLS AND HANDRAILS - REFER TO DETAIL
 - (S1) PROPOSED CONCRETE STAIRS - NO HANDRAIL REQUIRED - 4' LONG STEPS, 6" TALL AS INDICATED ON GRADING PLAN WITH 2% SLOPE ON EACH STAIR
 - (RW2) PROPOSED MILL BLOCK RETAINING WALL
 - (R1-) PROPOSED STOP SIGN
 - (36) PROPOSED STOP BAR
 - (BP1) PROPOSED BIKE PARKING ORIGINAL RIBBON RACK MODEL RB-05-1 WITH 63"x72"x4" CONCRETE PAD
 - (TC) PROPOSED TREE CONSERVATION SIGN
 - (XX) PROPOSED NUMBER OF PARKING SPACES PER LOT
- SEE TYPICAL DETAILS (SHEET ___) FOR CLARIFICATION.

PROPERTY LEGAL DESCRIPTION

OWNER: NEW RICHLAND 2, INC. OWNS THE FOLLOWING DESCRIBED REAL ESTATE IN MONROE COUNTY, INDIANA:
A PART OF LOT 2 IN WICKENS SUBDIVISION RECORDED AS INSTRUMENT NUMBER 825607 IN PLAT CABINET C, ENVELOPE 257 IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 441 IN THE HIGHLANDS SUBDIVISION PHASE SIX, SECTION THREE, LOTS 377, 379, 407, 408, 410 THROUGH 412, LOTS 425 THROUGH 446, 448 & 449 RECORDED AS INSTRUMENT NUMBER 2008017816 IN PLAT CABINET D, ENVELOPE 87 IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA AND ON THE EAST SIDE OF LOT 2 IN WICKENS SUBDIVISION;
THENCE ALONG THE SAID EAST LINE NORTH 01 DEGREE 13 MINUTES 42 SECONDS WEST 740.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;
THENCE ALONG THE NORTH LINE OF SAID LOT 2 NORTH 88 DEGREES 03 MINUTES 54 SECONDS WEST 718.36 FEET TO THE CENTERLINE OF S WICKENS STREET; THENCE LEAVING SAID NORTH LINE AND ALONG SAID CENTERLINE SOUTH 25 DEGREES 30 MINUTES 35 SECONDS EAST 101.33 FEET TO A CURVE CONCAVE SOUTHWEST WITH RADIUS OF 1300.00 FEET; THENCE ALONG SAID CURVE 615.62 FEET TO THE SOUTH LINE OF SAID REMAINDER LOT 2; THENCE LEAVING SAID CENTERLINE AND ALONG SAID SOUTH LINE OF REMAINDER LOT 2 SOUTH 82 DEGREES 23 MINUTES 27 SECONDS EAST 571.63 FEET TO THE POINT OF BEGINNING.
CONTAINING IN ALL 9.889 ACRES, MORE OR LESS.

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

revisions:

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

BY NYM FANYO & ASSOCIATES, INC.
528 north walnut street
(812) 332-8030

certified by:

Proposed:
HIGHLANDS SUBDIVISION PARCEL "E"
3201 S. Wickens Street
Bloomington Indiana

title: SITE IMPROVEMENT PLAN

designed by: AW
drawn by: JR
checked by: JSF
sheet no: C201
project no.: 400593