

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 1722 N Walnut St**

**CASE #: SP-13-21
DATE: April 12, 2021**

PETITIONER: Gene Goldstein – Brahmic Design Group
9516 E Venasco Circle
Tuscon, AZ 85715

REQUEST: The petitioner is requesting site plan review of a change in use from hotel to an 85-unit multifamily apartment building.

BACKGROUND:

Area: 2.11 acres
Current Zoning: Mixed-Use Corridor (MC)
Comp Plan Designation: Urban Corridor
Existing Land Use: Hotel
Proposed Land Use: Dwelling, Multifamily
Surrounding Uses: North – Dwelling, Multifamily
South – Restaurant
East – Dwelling, Multifamily
West – Park

REPORT: The property is located off of north Walnut Street near the intersection of Walnut and Old State Road 37. This property is currently zoned Mixed-Use Corridor (MC) and developed with a 3-story hotel. The property to the north is zoned as a PUD and is being developed with multifamily dwellings. The property to the east is zoned Residential High Density (RH) and developed with multifamily dwellings. The property to the west is zoned Mixed-Use Institutional (MI) and contains Miller Showers Park. The property to the south is also zoned Mixed-Use Corridor and is developed with a restaurant.

The petitioner is proposing to renovate the existing structure and convert the hotel to apartments. This project will convert the 85 room hotel and create 85 1-bedroom dwelling units. The UDO requires that developments that contain more than 30 dwelling units be reviewed by the Plan Commission. Since the petitioner is using a nonconforming site and structure, the limited compliance regulations of 20.06.090(f)(B) are applicable per 20.06.090(a)(2)(A)(i). The UDO requires that bicycle parking, pedestrian facilities, and landscaping including street trees be updated. Landscaping will be updated to meet current code and street trees will be installed. The petitioner will provide bicycle parking on site and connect the internal sidewalk to the adjacent public sidewalk.

MAJOR SITE PLAN REVIEW 20.06.050(a)(2)(C)(ii): Major site plan approval is required for developments that contain more than 30 dwelling units. This change in use will create 85 one-bedroom dwelling units.

SITE PLAN ISSUES:

Bicycle Parking/Alternative Transportation: Residential uses are required to provide bicycle parking spaces at 10% of the provided vehicle parking or 1 space per 5 bedrooms, whichever is

more. The site currently has 87 vehicle parking spaces so a minimum of 17 bicycle parking spaces are required. A condition of approval has been added.

Landscaping: With this petition, new landscaping is required to be installed to the maximum extent practicable on the site. A landscape plan that meets all UDO requirements must be submitted prior to approval of a grading permit. A condition of approval has been included for clarification.

A minimum of one canopy tree shall be planted per 40 feet of property that abuts a public right-of-way. The proposed site plan meets this requirement of 4 street trees. The City's Urban Forester will need to be consulted about the species of street trees which can be utilized with this development.

GENERAL COMPLIANCE CRITERIA: All petitions shall be subject to review pursuant to the following criteria and shall only be approved if they comply with these criteria 20.06.040(d)(6)(A).

Compliance with this UDO: *The proposed use and development shall comply with all applicable standards in this UDO, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.*

Proposed Finding: This development will meet all applicable standards in the UDO.

Compliance with Other Applicable Regulations: *The proposed use and development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant entities with jurisdiction over the property or the current or proposed use of the property. This includes, but is not limited to, floodplain, water quality, erosion control, and wastewater regulations.*

Proposed Finding: This development is in compliance with other city regulations.

Compliance with Utility, Service, and Improvement Standards:

1. *As applicable, the proposed use and development shall comply with federal, state, county, service district, city, and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.*
2. *Municipal sewer and water hookup are required for all developments except for instances where written approvals by the City Utilities Department and the County Health Department grant an exception to the hookup requirement. All sewer and water facilities shall meet the design specifications of the City Utilities Department.*
3. *When public improvements are required, the petitioner or authorized representative shall post performance and maintenance guarantees for such improvements. Such financial guarantees shall be submitted, reviewed, and approved per 20.06.060(c)(3)(E)iii (Financial Bond Required).*

Proposed Finding: This development is in compliance with other applicable regulations. No public improvements are required with this petition.

Compliance with Prior Approvals: *The proposed use and development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval for all or part of the property that is in effect and not proposed to be changed. This includes consistency with any approved phasing plan for development and installation of public improvements and amenities.*

Proposed Finding: No relevant prior approvals are found with this petition.

COMPREHENSIVE PLAN: The Comprehensive Plan designates this property as Urban Corridor. For multifamily uses this designation states, “Integrating multifamily residential uses into existing retail and commercial areas within the district can apply a mixed-use approach within individual buildings sites or between adjacent properties.” Land use policies for this area state that:

- Development and redevelopment within the district is particularly suited to high-density residential and mixed residential/commercial uses.
- Consider opportunities for infill and development to increase residential densities.
- Districts are located along major roadways in order to provide convenient pedestrian, bicycle, transit, automobile, and truck access.

CONCLUSION: This petition meets all requirements of the UDO. Some aspects of the site will be brought closer to compliance with the UDO, including the inclusion of bicycle parking and improved landscaping. This petition is also in line with the goals of the Comprehensive Plan and in line with the intent of the Urban Corridor district by providing a higher intensity residential use.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plan Commission adopt the proposed findings and approve SP-13-21 with the following conditions:

1. The petitioner will provide the required number of bicycle parking spaces on the site plan prior to the issuance of a grading permit.
2. A landscape plan that meets all UDO requirements, including required street trees, must be submitted and approved prior to issuance of a grading permit.



City of Bloomington
Bloomington Environmental Commission

MEMORANDUM

Date: April 12, 2021
 To: Bloomington Plan Commission
 From: Bloomington Environmental Commission
 Subject: SP-13-21: VIVO Apt. LLC (Wyngate Inn)
 1722 N. Walnut Street

The purpose of this memo is to convey the environmental concerns and subsequent recommendations for conditions of approval for this development petition. The Environmental Commission's (EC) objective is that the results of our review and suggestions will lead to enhancement of the ecosystem services provided, and the climate-change mitigation attributes of the site. However, this proposal has very little that can be changed environmentally because only the building is being remodeled.

Comments

1.) **LANDSCAPE PLAN**

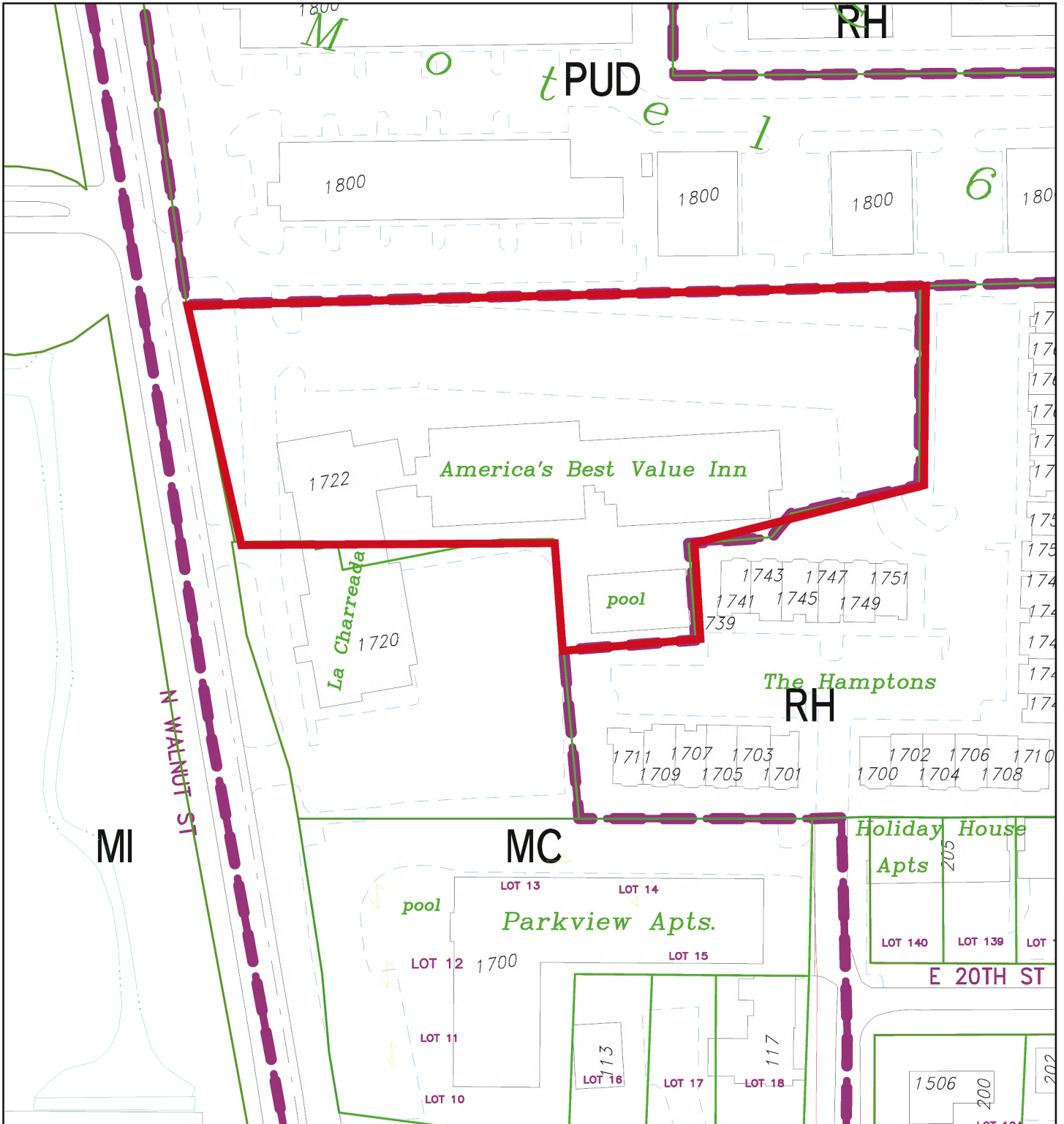
The Landscape Plan needs a bit of revision. The Petitioner has worked early and cooperatively to satisfy the requirements up to this point, thus the EC has no doubts that the plan will take very little to be in compliance.

2.) **GREEN BUILDING**

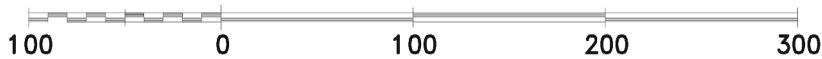
The EC recommends that the Petitioner use all possible green products that can improve the indoor air quality of the remodeled units. Additionally, recycled and local products should be included in the design.

Recommended Conditions of Approval

- 1.) Revise the Landscape Plan prior to the Grading Permit issuance.
- 2.) Use all the green building products possible for the remodel.



By: keegan.gulick
 10 Feb 21

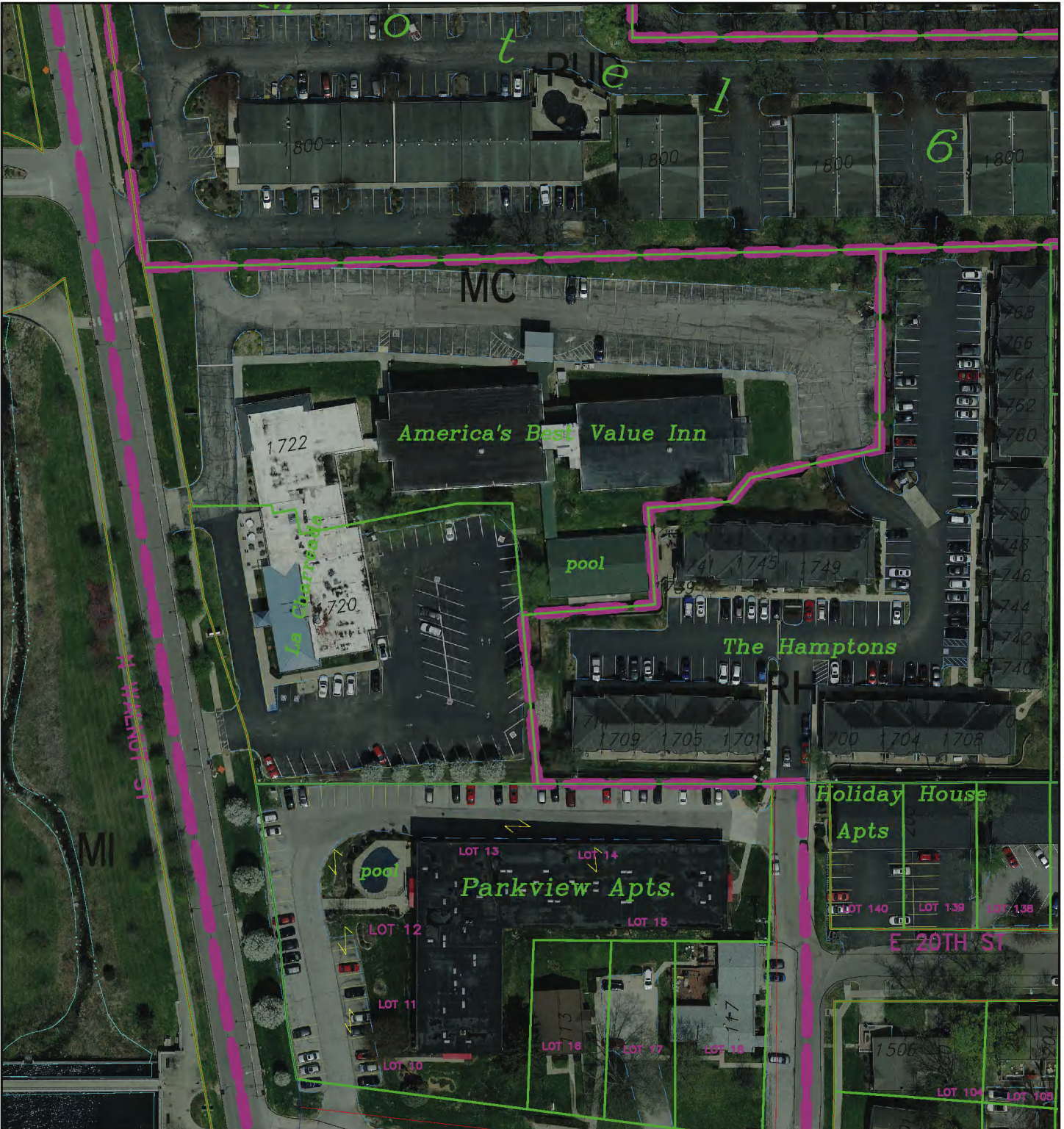


For reference only; map information NOT warranted.

City of Bloomington

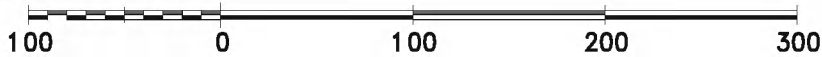


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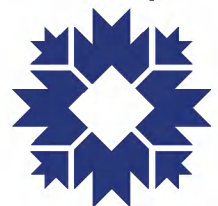
By: keegan.gulick

1 Mar 21



For reference only; map information NOT warranted.

City of Bloomington
Planning



Scale: 1" = 100'



Bramic Design Group PLLC
9516 E. Ventaso Circle
Tucson, AZ 85715
520.401.9183

February 8, 2021

Petitioner's Statement

Redevelopment of 1722 N. Walnut Street

Petitioner/Owner: VIVO Apt. Owner, LLC

Project Description

The Petitioner proposes converting the 85-room Wyngate Inn motel (Wyndham), on the 2.08-acre site at 1722 N. Walnut Street ("Property"), to multifamily residential apartments. The Project consists of maintaining the building footprint, floor area (22,495 square feet), and no changes to the number of units, room configuration, or exterior of the existing, 3-story concrete building. The Petitioner proposes a total of 85 dwelling units (i.e. studio apartments) and minor interior remodeling, 87 parking spaces plus 4 accessible parking spaces, and 14 bicycle parking spaces.

Under the updated Uniform Development Ordinance, the Property is zoned MC (Mixed-Use Corridor), which allows for multifamily residential uses by-right. The Mixed-Use Corridor zoning "is intended to accommodate medium-scale developments with a mix of storefront retail, professional office, and/or residential dwelling units along arterial and collector corridors at a scale larger than the neighborhood-scale uses accommodated by the MN zoning district." The proposed redevelopment is a permitted use under the Property's current zoning, and the Project is consistent with the City's general development goals.

Because the Project proposes more than 30 dwelling units, the Plan Commission is required to conduct a Site Plan Review. Although the Project is a change of the current use, it maintains the existing zoning designation and complies with all applicable development standards. And, as noted above, the redevelopment will not impact the exterior of the existing building or the site hydrology.

We appreciate staff's assistance and cooperation, and consideration of the application.

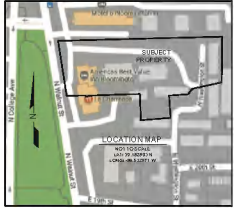
Regards,

Gene Goldstein
Bramic Design Group PLLC

Cc: File, Vivo Living

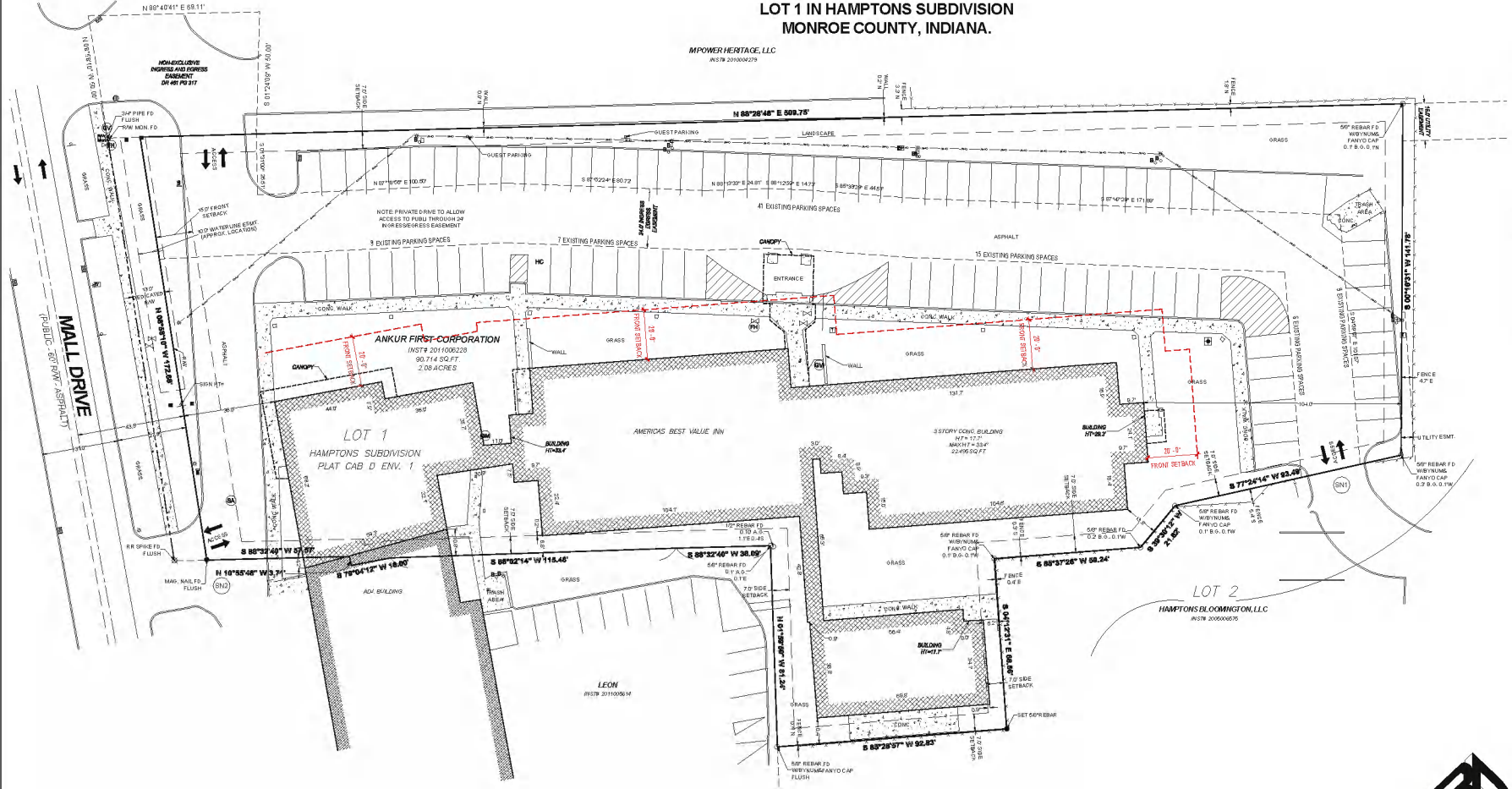
LOT 1 IN HAMPTONS SUBDIVISION MONROE COUNTY, INDIANA.

MPOWER HERITAGE, LLC
#1578 201000279



LEGEND:

1	YARD LIGHT	11	FENCE	21	7.5' SIDE WALK
2	SMALL POLE	12	OVERHEAD WIRE	22	7.5' SIDE WALK
3	UTILITY POLE	13	UNDER ELEC	23	7.5' SIDE WALK
4	5' WIDE	14	UNDER TEE PHONE	24	7.5' SIDE WALK
5	6' WIDE	15	UNDER TEE PHONE	25	7.5' SIDE WALK
6	7' WIDE	16	UNDER TEE PHONE	26	7.5' SIDE WALK
7	8' WIDE	17	UNDER TEE PHONE	27	7.5' SIDE WALK
8	9' WIDE	18	UNDER TEE PHONE	28	7.5' SIDE WALK
9	10' WIDE	19	UNDER TEE PHONE	29	7.5' SIDE WALK
10	11' WIDE	20	UNDER TEE PHONE	30	7.5' SIDE WALK
11	12' WIDE	31	UNDER TEE PHONE	31	7.5' SIDE WALK
12	13' WIDE	32	UNDER TEE PHONE	32	7.5' SIDE WALK
13	14' WIDE	33	UNDER TEE PHONE	33	7.5' SIDE WALK
14	15' WIDE	34	UNDER TEE PHONE	34	7.5' SIDE WALK
15	16' WIDE	35	UNDER TEE PHONE	35	7.5' SIDE WALK
16	17' WIDE	36	UNDER TEE PHONE	36	7.5' SIDE WALK
17	18' WIDE	37	UNDER TEE PHONE	37	7.5' SIDE WALK
18	19' WIDE	38	UNDER TEE PHONE	38	7.5' SIDE WALK
19	20' WIDE	39	UNDER TEE PHONE	39	7.5' SIDE WALK
20	21' WIDE	40	UNDER TEE PHONE	40	7.5' SIDE WALK



PROJECT INFORMATION:

- BUILDING SQFT: 22,495 SQFT (NO CHANGE IN BUILDING SF FOR THIS NEW PROJECT).
- EXISTING OCCUPANCY: HOTEL/MOTEL USE
- PROPOSED OCCUPANCY: MULTIFAMILY RESIDENTIAL (THIS IS A CHANGE OF USE)
- ZONE: THE PROPERTY IS ZONED MC (MIXED-USE CORRIDOR), WHICH ALLOWS FOR MULTIFAMILY RESIDENTIAL USES BY RIGHT (C20 B3 B50, TABLE 3-3). THE EXISTING HOTEL/MOTEL USE IS A CONFORMING USE.
- HIGHWAY: IN THE MC ZONE, THE MINIMUM HIGHWAY IS 4 STOREYS, NOT TO EXCEED 50 FEET. THE EXISTING BUILDINGS ARE 3 STORIES.
- DIMENSIONAL STANDARDS: THE SITE MEETS THE MINIMUM LOT AREA REQUIREMENT OF 5,000 SF AND MINIMUM LOT WIDTH OF 50 FEET. IT ALSO FULFILLS THE 5-FOOT FRONT YARD SETBACK REQUIREMENT, AND THE SIDE AND REAR SETBACKS OF 7 FEET.
- FLOORPLAN: NO EXISTING DRIVING WILL BE AFFECTED OR ON SITE HYDROLOGY INFLACE.
- BUILDING ELEVATION: NO CHANGE FROM EXISTING

85 TOTAL UNITS - ALL STUDIOS

PARKING REQUIREMENTS

- 1.5 SPACES PER BUILDING
- CALCULATION: 85 STUDIOS x 1.5 = 127.5
- PARKING SPACES REQUIRED: 128
- ACC. PARKING REQUIRED: 2

ORDINANCE REQUIRES 20' MINIMUM FRONT PARKING SETBACK, CALCULATED FROM BEHIND THE PRIMARY STRUCTURE'S FRONT BUILDING WALL.

EXISTING PARKING SPACES: 87
TOTAL ACC. PARKING REQUIRED: 4

PER I.C. 15-2-2 SPACES RESERVED IN PARKING FACILITIES:

TOTAL NUMBER OF PARKING SPACES	MINIMUM NUMBER OF RESERVED SPACES
20-30	3
31-75	4
76-100	5

- BICYCLE PARKING REQUIREMENTS**
- CLASS I - LONG TERM PARKING, CLASS II - SHORT TERM PARKING**
- CLASS I:** MULTIFAMILY DEVELOPMENTS SHALL PROVIDE ONE CLASS I BICYCLE PARKING SPACE PER SIX BEDROOMS, OR A MINIMUM OF FOUR BICYCLE PARKING SPACES, WHICHEVER IS GREATER.
 - CLASS II:** CALCULATION: 85 UNITS x 1/14 CLASS II = 6.07, ROUND UP TO 7 CLASS II
 - TOTAL BICYCLE PARKING SPACES REQUIRED: 14 CLASS II**
 - LOCATION:** PROMINENT, A DESIGNATED BICYCLE PARKING AREA EQUIPPED WITH BICYCLE RACKS SHALL BE WITHIN 50 FEET OF THE MAINTENANCE OF EACH PRIMARY RESIDENTIAL BUILDING ON SITE.
 - DISTRIBUTION:** BUILDINGS WITH TWELVE BEDROOMS OR MORE SHALL PROVIDE A MINIMUM OF TWO CLASS II BICYCLE PARKING SPACES PER RESIDENTIAL BUILDING. THESE SPACES SHALL COUNT TOWARD FULFILLING THE TOTAL SITE REQUIREMENT.
 - COVERED SPACES:** LEVEL OF DECK WITH MORE THAN TWO BEDROOMS TOTAL SHALL PROVIDE A MINIMUM OF ONE-FOURTH OF THE TOTAL NUMBER OF REQUIRED BICYCLE PARKING SPACES AS COVERED, SHORT TERM CLASS II BICYCLE PARKING FACILITIES AND A MINIMUM OF ONE-FOURTH AS LONG TERM CLASS I FACILITIES.
 - CLASS I:** CALCULATION: (14 TOTAL BICYCLE SPACES) x 1/2 CLASS I = 7 CLASS I
 - CLASS II:** CALCULATION: (14 TOTAL BICYCLE SPACES) x 1/4 CLASS II = 3.5 CLASS II



9516 E. VENTASO CIRCLE
TUCSON, AZ 85715
PHONE: (520) 401-9183

PROJECT: 20-656
DATE: 12.09.2020
DRAWN: DG
CHECKED: GG

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DO NOT SCALE DRAWING

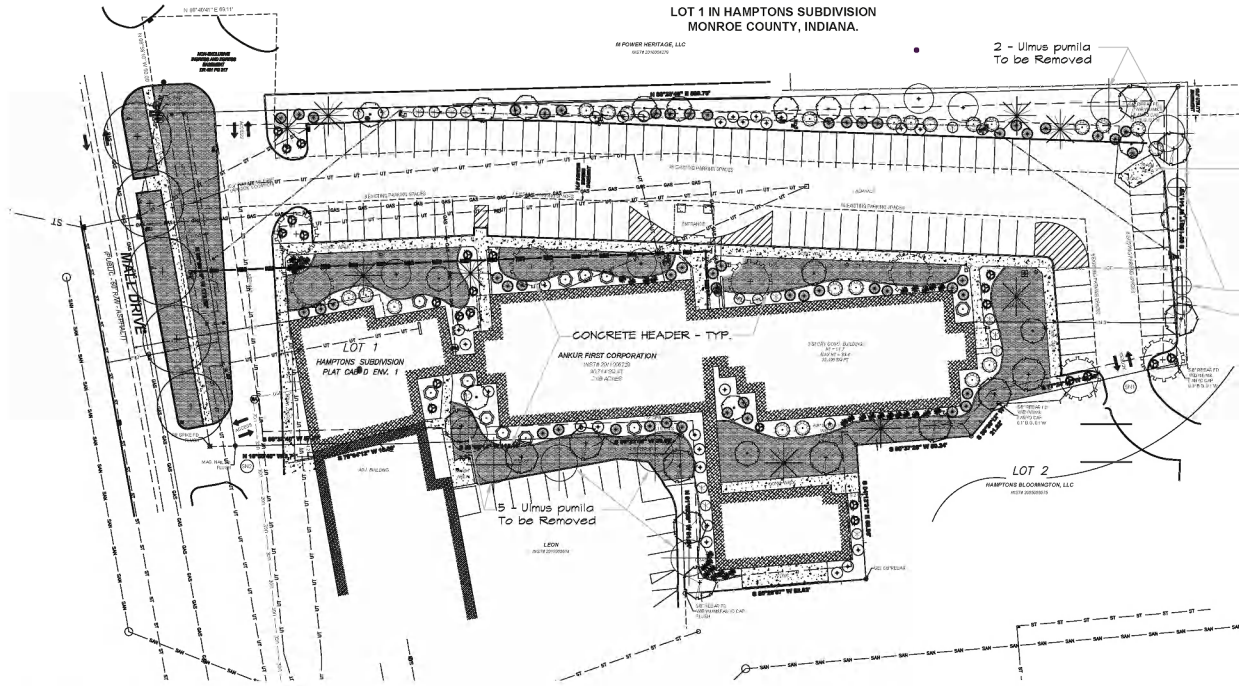
Scale: 1" = 20'-0"

SHEET NAME:
PRELIMINARY SITE DEVELOPMENT - SITE PLAN

PROJECT ADDRESS:
**VIVO BLOOMINGTON
1722 N. WALNUT ST.
BLOOMINGTON, IN**

A100

SHEET NUMBER:



PLANT LEGEND

BOTANICAL NAME	COMMON NAME:	SIZE:	QTY:
TREES:			
	<i>Acer rubrum</i> Red Maple	2' Gal. Min.	5
	<i>Betula nigra</i> Black Birch	2' Gal. Min.	4
	<i>Cornus caroliniana</i> American Hornbeam	2' Gal. Min.	15
	<i>Cercis canadensis</i> Eastern Redbud	2' Gal. Min.	5
	<i>Pinus strobus</i> White Pine	2' Gal. Min. 6' HT. Min.	4
	<i>Cornus alternifolia</i> Pagoda Dogwood	2' Gal. Min.	15
	Existing Tree		

SHRUBS:	SIZE:	QTY:
	<i>Ilex glabra</i> Inkberry	3 Gal. 11
	<i>Juniperus chinensis</i> "Sea Green" Sea Green Juniper	3 Gal. 22
	<i>Viburnum acerifolium</i> Mapleleaf Viburnum	3 Gal. 10
	<i>Aronia melanocarpa</i> Black Chokeberry	3 Gal. 27
	<i>Sambucus canadensis</i> Common Elderberry	3 Gal. 52

GRASSES:	SIZE:	QTY:
	<i>Sporobolus heterolepis</i> Fruite Dropseed	3 Gal. 36

GROUNDCOVERS:	SIZE:	QTY:
	<i>Juniperus horizontalis</i> "Blue Chip" Blue Chip Juniper	3 Gal. 24

Existing Grass to Remain

Hardwood Shredded Mulch shall be in all non- grass areas

LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPING, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLANS AND FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREE SHALL BE FREE OF SCARS, TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
- ALL NURSERY STOCK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE YEAR FROM DATE OF FINAL INSPECTION.
- AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN ALL TURF AREAS AND A 12" DEPTH IN ALL PLANTING AREAS.
- PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% FULVERIZED SOIL. FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS, AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
- CONTRACTOR SHALL SEED ALL AREAS WHICH ARE DISTURBED BY GRADING AND INSTALLATION ACTIVITIES.
- SOD SHALL BE INSTALLED WITH TIGHT, SAND ROLLED JOINTS. FINISHED SOD SHALL BE FREE OF WEEDS.
- CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUBS AND PERENNIAL AND GROUNDCOVER AREAS. TREES PLACED IN TURF AREAS SHALL RECEIVE A 4" WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A CONCRETE CURB EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SHEPDED AREAS.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- PLANT QUANTITIES ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS SHOWN ON THE PLAN.
- THE OWNERS REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
- THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER. ALL PLANT MATERIALS REQUIRED FOR MAINTENANCE SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, DEBRIS AND WEEDS AT ALL TIMES.

ZONING REQUIREMENTS - PROPERTY IS ZONED MC (MIXED USE)

REQUIREMENT:	REQUIRED:	PROVIDED:
STREET TREES • 1 TREE PER 40 L.F. OF PROPERTY LINE	STREET FRONTAGE= 175 L.F. • 4 TREES REQUIRED	• 5 TREES PROVIDED
PARKING LOT LANDSCAPING • 1 TREE PER 4 PARKING SPACES • PARKING LOT PERIMETER • 3 SHRUBS PER PARKING SPACE • 1 TREE PER BUMPOUT, ISLAND OR ENDCAP	• 41 PARKING SPACES = 22 TREES REQUIRED • 4 BUMPOUTS = 4 TREES REQUIRED • 50 PARKING SPACES NORTH AND EAST SIDE SHRUBS REQ = 150	• 22 TREES PROVIDED • 4 TREES PROVIDED • 60 SHRUBS PROVIDED
INTERIOR PLANTING • MINIMUM OF 14 LARGE CANOPY TREES, 5 EVERGREEN TREES AND 5 MEDIUM OR SMALL CANOPY TREES PER ACRE • 36 SHRUBS PER ACRE 50% OF SHRUBS MUST BE EVERGREEN	• .82 AC * 14 = 11 CANOPY TREES • .82 AC * 5 = 4 EVERGREEN TREES • .82 AC * 5 = 4 MEDIUM/SMALL TREES • .82 AC * 36 = 30 SHRUBS	• 11 CANOPY PROVIDED • 4 EVERGREEN • 4 MEDIUM/SMALL TREES • 30 SHRUBS



NO.	DATE	REVISION DESCRIPTION	BY	ARCHITECT/DEVELOPER
				BRAMIC DESIGN GROUP, PLLC 9516 E. VANTASO CIRCLE TUCSON, ARIZONA 85715
				SITE ADDRESS 1722 NORTH WALNUT DRIVE BLOOMINGTON, INDIANA
				VIVO BLOOMINGTON PRELIMINARY LANDSCAPE PLAN
				1 of 1

MEMORANDUM

DATE: March 29, 2021
TO: City of Bloomington, Indiana

FROM: John Hucko, Landscape Architect
520-400-8529
Jhucko789@comcast.net

SUBJECT: **Vivo Bloomington**
1722 N. Walnut
Bloomington, IN

Comment Response Memorandum

Keegan Gulick – Landscape – comments dated 3/25/21.

1. Utilities added to plan.
2. Plant quantities added to plan.
3. Existing trees on site identified.
4. Tree quantity updated – 5 Trees.
5. 5 - red maples relocated between curb and sidewalk.
6. Grass – is existing on site and shall remain.
7. Prunus Americana removed – replaced by Carpinus caroliniana – American Hornbeam.
8. Note added to plan on trash /recycle area requirements.