

Agenda
GOSHEN BOARD OF ZONING APPEALS
Tuesday, February 28, 2023, 4:00 P.M.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

- I. Roll Call
- II. Approval of Minutes from 1/24/23
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV. Postponements/Withdrawals – any person having business to come before the Board may request postponement or withdrawal at this time.
- V. **Use Variance**– public hearing item
23-02UV – Goshen Community Schools and Commonwealth Engineers, Inc. request a use variance to permit one illuminated freestanding sign and four non-illuminated freestanding signs up to 19’ in height, 38 SF in area, and located in paved areas, in addition to an existing freestanding sign, where schools are a conditional use permitting one monument-style freestanding sign not exceeding 36 sf in area and 5’ in height and located in a landscaped area, for the construction of a new entryway plaza to the outdoor athletic facilities. The subject property is generally located at 501 Lincolnway East and is zoned Residential R-1, Industrial M-1, and Commercial B-1 District.
- VI. Audience Items
- VII. Staff/Board Items
- VIII. Adjournment

Minutes - Goshen Board of Zoning Appeals
Tuesday, January 24, 2023, 4:00 p.m.
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

I. The meeting was called to order with the following members present: Lee Rohn, Tom Holtzinger, Bethany Campbell, Hesston Lauver, and Michael Potuck. Also present were Assistant City Planner Rossa Deegan and Assistant City Attorney James Kolbus.

II. Election of 2023 Officers

- A motion was made and seconded, Lauver, Rohn to appoint Tom Holtzinger as Chair.
- A motion was made and seconded, Campbell/Holtzinger to appoint Michael Potuck as Vice-Chair.
- A motion was made and seconded, Holtzinger/Rohn to appoint Lee Rohn as Secretary.

The motions passed unanimously by a vote of 5-0.

III. Approval of Minutes from 12/20/22: Lauver/Potuck 5-0

IV. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record: Rohn/Lauver 5-0

V. Postponements/Withdrawals - None

VI. Use & Developmental Variance – public hearing items

23-01UV & 23-01DV – Goshen Community Schools, Goshen Interfaith Hospitality Network, and The City of Goshen request a use variance to amend variance 22-01UV to change the legal description of the property, reducing it in size from approximately 3.1 acres to approximately 1.6 acres, and developmental variances to allow a front parking/driving aisle setback along Wilkinson Street of 23’ where 25’ is required, a side (east) parking/driving aisle setback of 2’ where 5’ is required, and to allow 37 onsite parking spaces where 53 are required, and for the variance to valid for one year, for changes to the parking and driving area serving the existing group housing quarters and school. The subject property is generally located at 801 W Wilkinson Street and is zoned Residential R-2 District.

Staff Report

Mr. Deegan reminded Board members that the BZA approved a use variance in January 2022 for a temporary group housing quarters at this location. As part of the discussion the school corporation pledged to make a portion of the property available for a neighborhood park. A plan is now in place for the park and the school will soon be ready to transfer the east portion of the property to the City. He referred to a site plan in Board members packets, explaining what will be retained by the school and what portion of the property will be donated for the park. He noted that with this transfer, the parking shown on the site plan will be moved to the school’s portion of the property. Part of today’s request is to allow an amendment to the variance approved last year. This will allow a change to the legal description of the school’s property, allowing the park to be transferred. He noted the remainder of the document will not change, including that the commitment requiring review at the end of the original 3-year period will remain in effect.

He explained most of the work will involve cleaning up the parking area and locating it entirely on the school’s portion of the property. He once again referred to a site plan in Board members packets, noting there is a 23’ front setback from Wilkinson Street and a 2’ side setback from the edge of the new parking area to the newly established side property line between the two properties. He noted the existing gravel area will be removed which means the parking requirements cannot be met. He noted that Staff is comfortable with these requests, pointing out the parking area is underutilized.

Mr. Deegan stated the Planning Office was not contacted by members of the public regarding this request, but noted a public meeting was held in December and these details were shared at that time.

Petitioner Presentation:

Mark Brinson, City of Goshen, spoke on behalf of the petitioner. He stated there is a lot of interest in the neighborhood park. He explained that this year they would likely do cleanup, plant some trees, and do some basic maintenance. Long-term, they’ll look at park improvements. Based on what’s been discussed with the neighborhood, a dog park is one of the possibilities.

Mr. Holtzinger asked how long it will take before the park is reasonably finished.
Mr. Brinson referred that question to the Parks Department representative.

Tanya Heyde, Parks Superintendent, also spoke to this petition. She stated she expects any development to be phased in within the next couple years, pointing out something as simple as a dog park with a fenced in area doesn't require much in the way of planning, effort, or funds, and it could easily be implemented within the next year or so. If the neighborhood wants further improvements such as a playground with equipment, it might take another year or two.

Mr. Lauver asked if the park will have its own parking area.
Ms. Heyde stated the park and the school will share parking spaces. She went on to say that with this being a neighborhood park, they don't anticipate a lot of traffic driving to the park.

Mr. Deegan clarified that because there are no large amenities in the park, the Zoning Ordinance does not have parking requirements so no variance is required for parking.

Bob Evans, Goshen Community Schools, spoke on behalf of the petitioner. He stated they are happy to partner with the City and are anxious to see the new park.

Audience Comments:

There was no one to speak to the petition.

The public hearing was closed.

Staff Discussion:

There was no discussion amongst Board members.

Action:

A motion was made and seconded, Potuck/Lauver to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 23-01UV & 23-01DV with the 5 conditions and 5 commitments listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

23-02DV – Jenna R Martin requests a developmental variance to allow a side (west) setback of 4' where 6' is required for the installation of two basement egress windows. The subject property is generally located at 1310 West Avenue and is zoned Residential R-2 District.

Staff Report

Mr. Deegan explained the petitioner would like to remodel the basement of this one-story home by adding living space and bedrooms. Egress windows for the bedrooms would be installed on the west basement wall and the window wells will encroach 2' into the required 6' side setback. Staff supports this request noting that the basement remodel is a reasonable use and egress windows allow occupants to safely use the building.

Mr. Deegan noted for the record that one telephone call was received from David Perkins, 1312 West Avenue, who lives immediately adjacent to the subject property. He stated he supports this request and has no concerns.

Petitioner Presentation:

Jenna Martin, 1310 West Avenue spoke on behalf of the petitioner. She stated she purchased this one bedroom house and wants to remodel the basement to include bedrooms for her two children. She also explained this is the only place where the egress windows could be installed and asked that the Board approve this request.

Audience Comments:

There was no one to speak to the petition.

The public hearing was closed.

Staff Discussion:

There was no discussion amongst Board members.

Action:

A motion was made and seconded, Potuck/Rohn to adopt the Staff recommendations as the findings of the Board and based on these findings, approve 23-02DV with the 4 conditions listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

23-03DV – D & C Miller Holdings, LLC, Ice Express, LLC, and Abonmarche Consultants, Inc. request developmental variances to allow a sign area of 100-percent on three walls where sign area cannot exceed 40-percent of the signable wall area of each façade, three roof-mounted signs where roof-mounted signs are prohibited, and no sewer connection where connection to City sewer is required, for the installation of an ice and water vending structure. The subject property is generally located at 1501 Elkhart Road and is zoned Commercial B-3 District.

Staff Report

Mr. Deegan provided background information on this property, explaining it is approximately 2 acres in size and contains 5 buildings. The location, which was previously Kauffman John Deere, currently houses an appliance store. He explained that most of the remaining property is concrete and gravel, parking and driving areas. The petitioners wish to install a structure that is an automated water and ice vendor and there would be no staff. He referred to the site plan in the BZA packets and pointed out the proposed location of the approximate 100 sf structure. He noted this will be located outside the front yard setback, and sufficient parking is available for all uses on the property, including a food truck.

Developmental variances are required because the zoning ordinance requires all structures in the B-3 zoning district to connect to City utilities, and while this structure is proposed to connect to City water, it will not be connected to City sewer. The petitioner has stated the minimal discharge from the machine will run into a French drain and based on the level of discharge, Staff supports this request, but recommends a condition that written approval from the health and building departments be required before a zoning clearance is issued for the structure. He went on to say Staff has received verbal approval from the building department and is awaiting written approval. He stated he has not heard from the health department confirming they approve of the French drain.

Mr. Deegan stated developmental variances are also needed for the signage on this structure, pointing out that the zoning ordinance prohibits roof mounted signs and this machine will have three roof mounted signs. He noted the zoning ordinance also limits wall sign coverage to 40 percent of signable wall area and this proposal is for 100 percent coverage. He noted that Staff doesn't generally give favorable recommendations when exceeding sign allowances, but in the case of this small pre-manufactured machine, it doesn't appear this will be detrimental to the overall character of the commercial corridor.

Mr. Deegan acknowledged that one comment was received by Mike Landis, an adjacent property owner, who gave support for this request, but voiced concerns that the signage request could set a precedent for future requests.

Petitioner Presentation:

Crystal Welsh, Abonmarche Consultants, 303 River Race Drive, spoke on behalf of the petitioner. She stated this structure is basically a 100 sf vending machine. She explained it will be hooked up to City water through the existing facilities on the property. The machine will make ice and dispense water, and there will be very little discharge. She told Board members that the petitioner has one of these facilities in a nearby town and the water discharge is very minimal. She went on to say they looked at connecting to sewer, but it would have to be directionally bored under the state highway to be connected which was found to be prohibitive. She stated they met with City staff and City Engineer, Dustin Sailor stated he felt he could support the French drain concept. She explained she had also spoken with Myron Grise in the building department who felt this made sense, but he wanted them to check because this would be similar to a retention pond. She stated they have discussed with the county health department and preliminary emails back and forth they feel it's ok too, but wouldn't make any definite decision until they could see the final site plan. If approval is granted today, the next step is technical review with City staff and County staff. It's understood that all of these approvals must be in place before any permits can be issued for the installation.

Mr. Holtzinger asked for a definition of a French drain.

Ms. Welsh stated a French drain is very low tech and is basically a ditch with gravel in it. She went on to say it allows for some filtration as opposed to a regular retention pond.

The public hearing was closed.

Staff Discussion:

Mr. Rohn noted there is concern with the signage and asked if it should be noted this signage is allowed because the structure is 100 SF. He also voiced concerns that the Board would be setting a precedence for future cases.

Mr. Deegan pointed out that Attorney Kolbus has mentioned several times that the Board’s decision on a particular property doesn’t set a legal precedence for future decisions.

Attorney Kolbus agreed that it doesn’t create a legal precedence and while a petitioner might bring it up in a future case, the Board is not legally bound by what was done in the past. If granting approval, he recommended using the wording contained in the Staff Report.

Mr. Deegan explained that the three criteria in the Staff Report contain the findings of fact and feels that covers what is being discussed here today. He pointed out that this 100 SF structure is not a traditional building.

Mr. Holtzinger asked if this will be permanently mounted.

Mr. Deegan stated it’s his understanding that it can be moved from one site to another.

Action:

A motion was made and seconded, Rohn/Lauver, to adopt the Staff recommendations and the findings of the Board and based on these findings, approve 22-03DV with the 6 conditions listed in the Staff Report. The motion passed unanimously by a vote of 5-0.

VII. Audience Items
None

VIII. Staff Board Items
None

IX. Adjournment: 4:28 pm Rohn/Potuck

Respectfully Submitted:

Lori Lipscomb, Recording Secretary

Approved By:

Tom Holtzinger, Chair

Lee Rohn, Secretary

LOCATION: 501 Lincolnway East
CASE NUMBER: 23-02UV

DATE: February 28, 2023
PREPARED BY: Rossa Deegan

GENERAL INFORMATION

APPLICANT: Goshen Community Schools (owner); Commonwealth Engineers, Inc. (agent)

REQUEST: The applicants request a use variance to permit one illuminated freestanding sign and four non-illuminated freestanding signs up to 19' in height, 38 SF in area, and located in paved areas, in addition to an existing freestanding sign, where schools are a conditional use permitting one monument-style freestanding sign not exceeding 36 sf in area and 5' in height and located in a landscaped area, for the construction of a new entryway plaza to the outdoor athletic facilities

LOT SIZE: ±30.5 acres; ±4,834' of frontage (± 2,254' on Lincolnway East, ±1,680' on Reynolds Street, & ±900' on 10th Street)

APPLICABLE ZONING: Residential R-1, Commercial B-1, Industrial M-1

NOTICES SENT: 123

SPECIAL INFORMATION

PUBLIC UTILITIES: Connected to City water & sewer

AREA DEVELOPMENT: Residential, industrial, commercial

NEIGHBORHOOD: Eastern core

THOROUGHFARES: Lincolnway East, Reynolds Street, 10th Street, Purl Street, Madison Street

TOPOGRAPHY: Level

VARIANCE OF USE STANDARDS

- ◇ Goshen Zoning Ordinance, *Section 5200*, Conditional Uses
Schools (Elementary, Middle, and High).

D. Schools meeting the Conditional Use requirements are permitted the following signs:

1. One monument style freestanding sign meeting the following requirements:
 - a. Maximum permitted area of 36 square feet.
 - b. Maximum permitted height of five feet (5')
 - e. Located in a landscaped area

ADJACENT PROPERTY OWNERS' SUPPORT, OPPOSITION, AND INQUIRIES

The Planning office has not been contacted by any adjacent property owners regarding this variance. However, the Planning office may still be contacted with questions and statements of support or opposition to the variance between the time of this report's delivery and the public hearing.

ANALYSIS

The subject property is the approximately 30-acre campus of Goshen High School. The property has frontage on Lincolnway East, Reynolds Street, and 10th Street. The majority of the property is zoned R-1, but small pockets of B-1 and M-1 zoning are also located in the south corners of the property. The surrounding area includes a mix of residential, institutional, commercial, and industrial uses. The school corporation's administrative offices and bus terminal are located nearby and not included in this review of the High School campus.

Schools are a conditional use in all zoning districts and have specific limitations on the size, number, and illumination of signs. They are permitted one internally illuminated monument style freestanding sign and one non-illuminated wall sign. Both signs cannot exceed 36 SF in area each.

The High School property has had many variances approved in previous decades, and three of them dealt specifically with additional sign allowances:

- In February 2000, the BZA approved the request (00-2DV) to install a freestanding sign 16' in height and 68 SF in area along Lincolnway East
- In March 2019, the BZA approved a 167 SF illuminated wall sign on the front façade of the building facing Lincolnway East
- In August 2022, the BZA approved a 60 SF illuminated wall sign to be added to the west side of the gymnasium

Other wall signs on the property without record of approval include a large channel letter wall sign on the north end of the gymnasium facing Lincolnway East and a sign above the entrance doors from the parking lot on the west side of the building.

The petitioners are proposing to make changes on the north side of the high school athletic fields in an existing parking and driving area and around an existing concession and locker room building. The project is called Alumni Plaza. The changes include adding ticket buildings to the east and west entrances; replacing existing paving with more attractive pavers and stamped concrete; adding landscaping, benches, and lighting; and installing a total of five new entryway arches. The plaza will remain open for daytime parking.

The five entryway arches each include a channel letter sign varying in area from 8SF to 38SF, and in height from 15'4" to 18'5". Each of the signs will likely be located in a paved area. The western-most of the archways is at the main entrance and will include an illuminated sign, while the remaining four signs will be non-illuminated. Because the signs exceed the number and size of permitted signs for a school, and because they will not be located in landscaped areas, a use variance is required.

Staff recommends approval of the request based on the following:

- At over 30 acres in size and with almost 5,000' of frontage along five streets, the Goshen High School campus is large enough to include numerous large freestanding signs without adjacent properties being adversely impacted.
- The signs are entryways to the school's outdoor athletic facilities, including the football and soccer stadiums and track and field facilities. The outdoor athletic complex and adjacent parking area is approximately 12 acres in size. By comparison, the nearby elementary schools Chandler and Parkside are each approximately three to four acres in size but subject to the same sign standards.
- The proposed freestanding signs are aesthetically pleasing entryway arches. They include column supports made of brick and limestone that will uplift the character of the area and benefit the use and value of adjacent properties.
- Four of the proposed five signs are internal to the site and will be difficult to see from offsite. The east entryway sign will be located approximately 90' from the property line along Lincolnway East, which is a busy commercial corridor.
- The proposed changes will tie the outdoor athletic facilities to the parking area and main building in a visually pleasing and inviting manner. The plaza is in line with entrances at comparable high schools.
- The majority of the proposed signs are non-illuminated

FINDINGS OF FACT

Staff recommends **approval** of a use variance to permit one illuminated freestanding sign and four non-illuminated freestanding signs up to 19' in height, 38 SF in area, and located in paved areas, in addition to an existing freestanding sign, where schools are a conditional use permitting one monument-style freestanding sign not exceeding 36 sf in area and 5' in height and located in a landscaped area, for the construction of a new entryway plaza to the outdoor athletic facilities, based on the following:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. The proposed signs are arched entryways and exits with clearances of 13' to 15'. They will permit rather than impede ingress and egress to the outdoor athletic facilities. *The standard is confirmed.*

2. The use and value of the area adjacent to the subject property will not be affected in a substantially adverse manner. The proposed freestanding signs are aesthetically pleasing entryway arches. They include column supports made of brick and limestone that will uplift the character of the area and benefit the use and value of adjacent properties. *The standard is confirmed.*

3. The need for the variance arises from a condition peculiar to the subject property. The conditional use requirements for schools were established to regulate all schools, even small elementary schools. Limiting a campus as large as the high school to one freestanding sign and one wall sign is excessively restrictive given the campus in general and the outdoor athletic facilities specifically can accommodate more signage without harming adjacent properties. *The standard is confirmed.*

4. Strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the subject property. Limiting a campus as large as the high school to one freestanding sign and one wall sign is excessively restrictive given the campus can accommodate more signage without harming adjacent properties. The updates are in line with entrances to athletic facilities at comparable high schools. *The standard is confirmed.*

5. The approval does not interfere substantially with the Comprehensive Plan. A reasonable amount of signage that supports the goals of the school corporation and public facilities are worthy of support by the BZA. The Comprehensive Plan seeks to “provide and maintain excellent public facilities” by incorporating “civic plazas, gathering places, courtyards sidewalk extensions, and other amenities” in development projects (Community Services & Facilities 1:1). *The standard is confirmed.*

With approval, the following conditions shall apply:

1. The variance shall become null and void unless a zoning clearance has been issued and substantial progress has been made within six (6) months of the date of the BZA approval.
2. Deviation from the requirements and conditions of the variance may result in the cancellation and termination of the approval or permit.
3. Review by the Engineering and Fire Departments through Tech Review is required.
4. An approved zoning clearance form is required.
5. Approval by the Building and Fire Departments is required.



From intersection of 10th Street and Purl Street looking east



Looking west at location of proposed main entrance



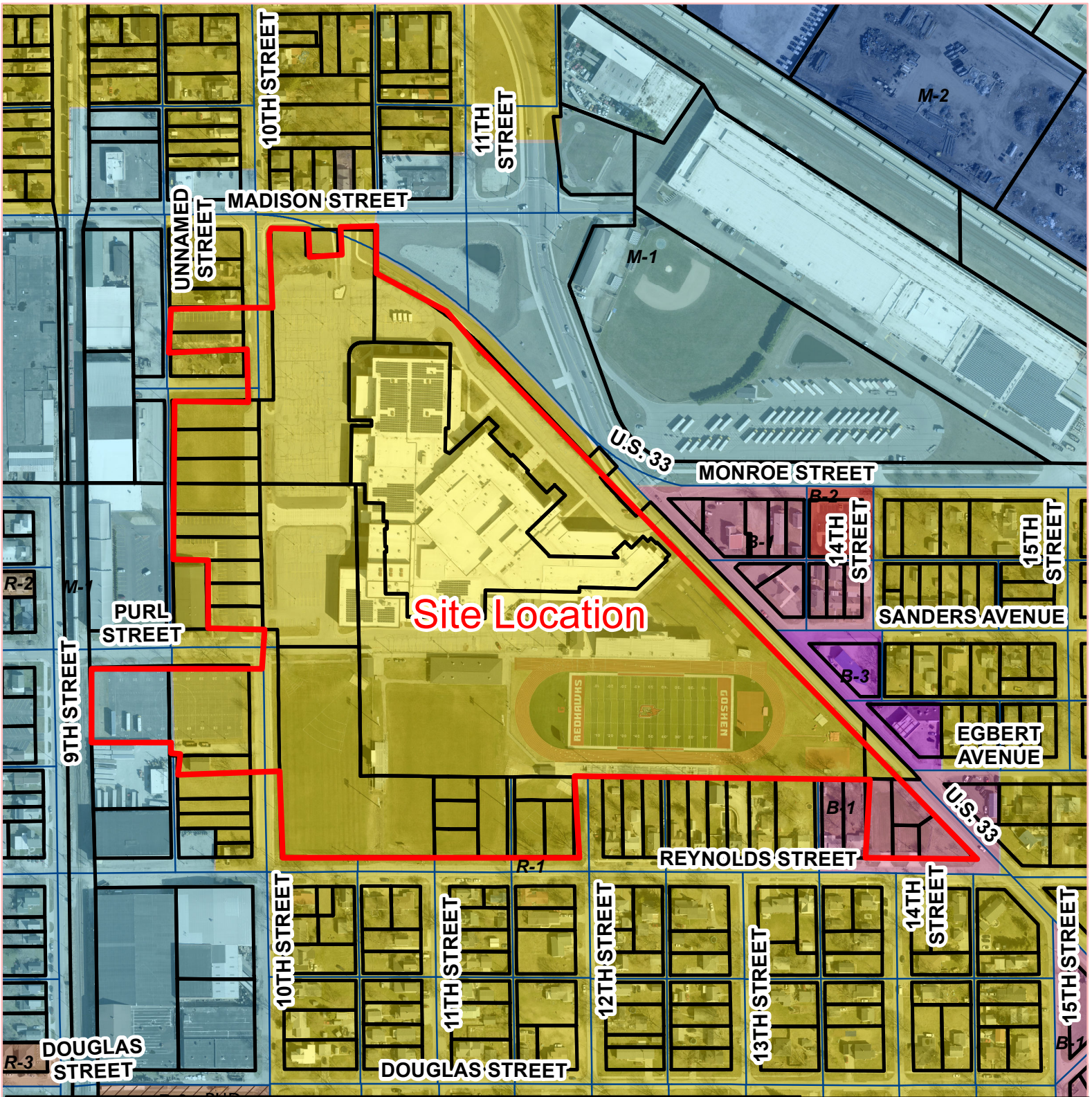
Looking northeast at the location of the eastern-most entrance



Looking southwest



Looking east

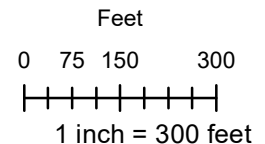


Site Location

501 Lindolnway East

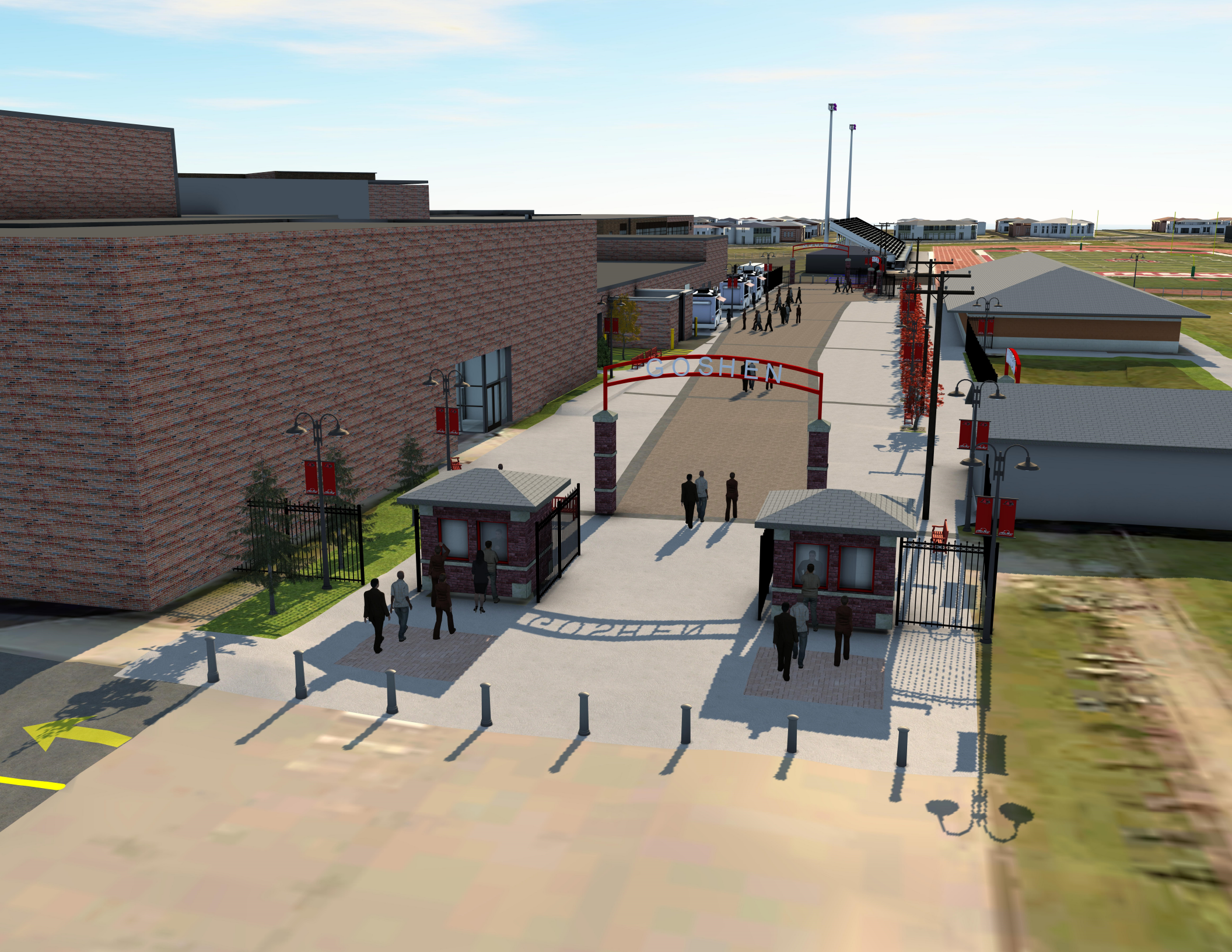
2021 Aerial
Printed February 10, 2023

The City of Goshen's Digital Data is the property of the City of Goshen and Elkhart County, Indiana. All graphic data supplied by the city and county has been derived from public records that are constantly undergoing change and is not warranted for content or accuracy. The city and county do not guarantee the positional or thematic accuracy of the data. The cartographic digital files are not a legal representation of any of the features depicted, and the city and county disclaim any assumption of the legal status they represent. Any implied warranties, including warranties of merchantability or fitness for a particular purpose, shall be expressly excluded. The data represents an actual reproduction of data contained in the city's or county's computer files. This data may be incomplete or inaccurate, and is subject to modifications and changes. City of Goshen and Elkhart County cannot be held liable for errors or omissions in the data. The recipient's use and reliance upon such data is at the recipient's risk. By using this data, the recipient agrees to protect, hold harmless and indemnify the City of Goshen and Elkhart County and its employees and officers. This indemnity covers reasonable attorney fees and all court costs associated with the defense of the city and county arising out of this disclaimer.



The City of Goshen
Department of

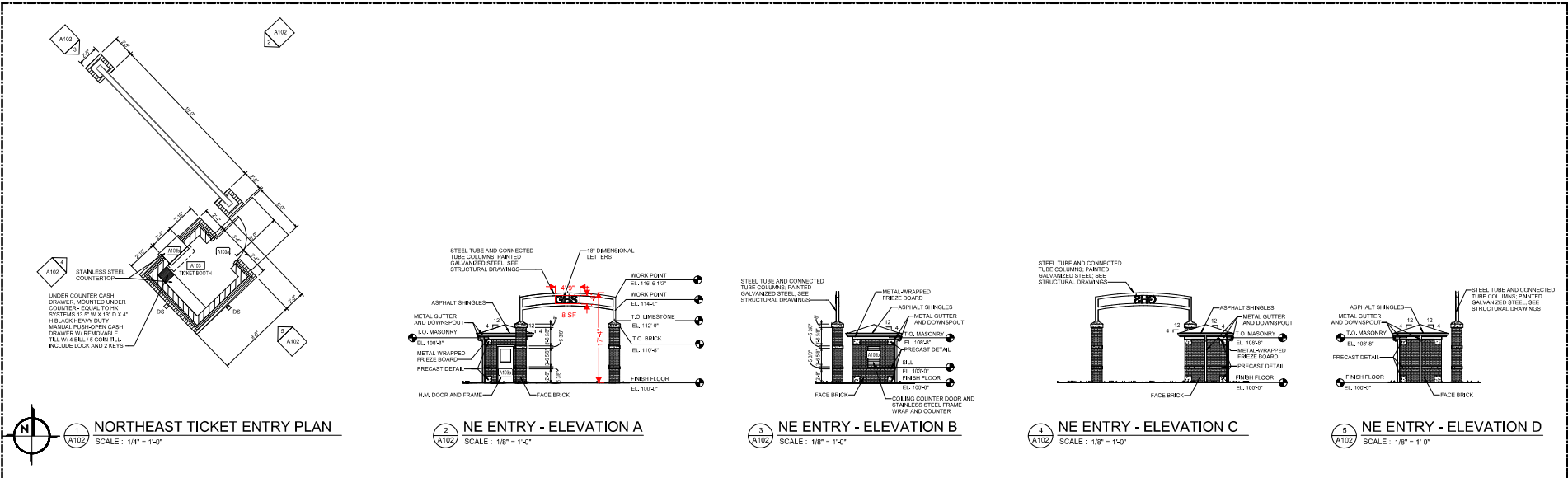
Planning & Zoning
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626





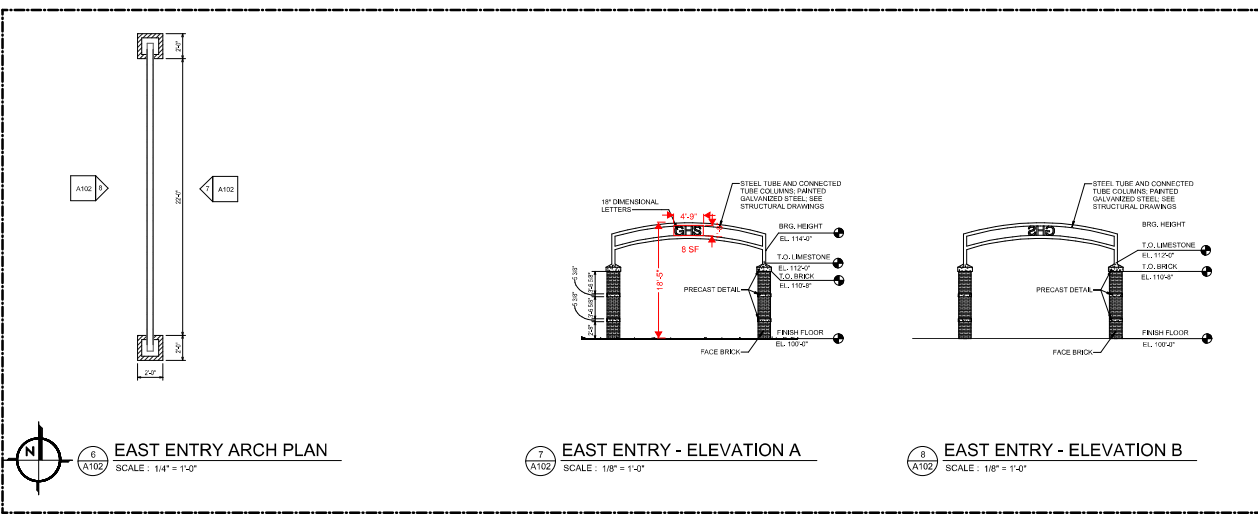
STATE OF INDIANA
REGISTERED PROFESSIONAL ENGINEER
NO. 12543
EXPIRES 12/31/2022

ALTERNATE #A-2



ALTERNATE #A-2

ALTERNATE #A-1



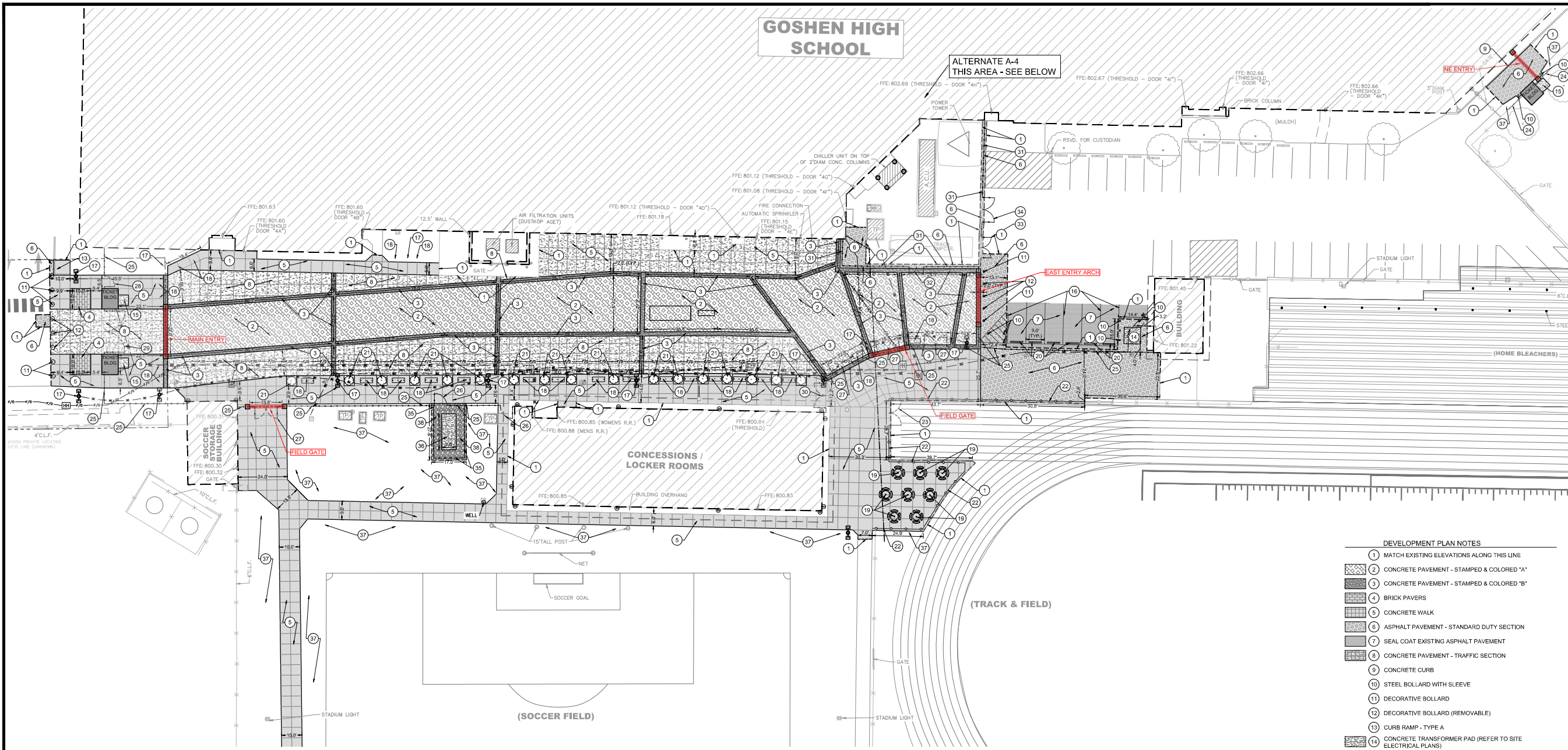
ALTERNATE #A-1

GENERAL FLOOR PLAN NOTES

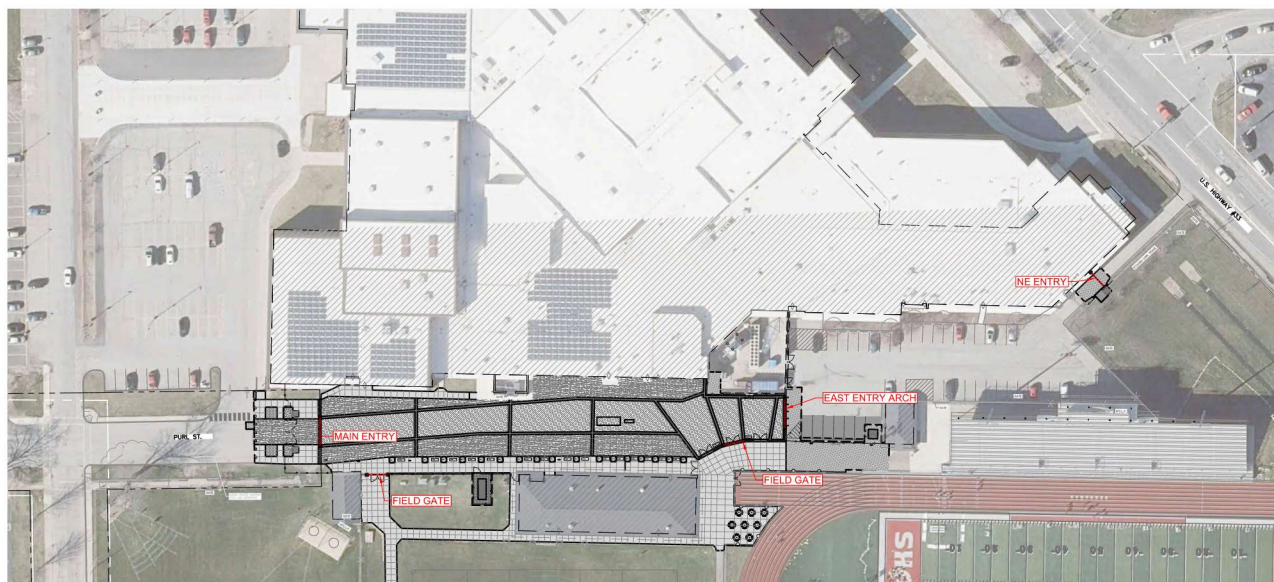
- STRUCTURAL STEEL CONTRACTOR TO PROVIDE AND MASONRY CONTRACTOR TO INSTALL LINTELS AND OPENINGS FOR ALL DOOR FRAME WORK 12" AND LARGER. COORDINATE W/ MECHANICAL CONTRACTOR PRIOR TO WALL CONSTRUCTION. REFER TO MECHANICAL SHEETS.
- REFER TO MECHANICAL SHEETS FOR LOCATIONS OF ADDITIONAL FINISH PATCHING.
- SEE CABINET AND EQUIPMENT PLAN SHEETS FOR LOCATION AND SEE OF CABINETS, TACK AND CHALKBOARDS, ACUSTIC PANELS, MIRRORS, ETC.
- ALL CONCRETE STOODS TO HAVE TURNED DOWN SLABS.
- TRANSITION OF DIFFERENT FLOOR FINISH MATERIALS SHALL BE AT CENTERLINE OF DOORS, UNLESS NOTED OTHERWISE.
- ALL CHAM CORNERS TO BE 1/4" INSTEAD OF ABOVE OPENING UNLESS NOTED OTHERWISE. AT LOCATIONS INDICATED AND AT ALL FLUSH TRANSITIONS FROM ONE TO OTHER WALL, PROVIDE SQUARE BLOCK.
- AT ALL PLUMBING CHASES PROVIDE (1) 24" X 32" STEEL FLUSH ACCESS PANEL. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
- PANEL ALL EXPOSED SURFACES OF ALL STEEL INCLUDING BUT NOT LIMITED TO STEEL COLUMNS, HANGERS, LINTEL GUARDS, ETC.
- ALL NEW METAL STUD WALLS ARE CONSIDERED SOUND WALLS AND SHALL EXTEND TO DECK WITH FULL ACUSTIC BATT INSULATION. EXTEND GYP. BD. EACH SIDE TO DECK AND CUT TO PROFILE OF DECK AND SEAL. ALL PENETRATIONS TO BE SEALED.
- ALL NEW CONCRETE MASONRY UNIT WALLS SHALL BE CARRIED UP COMPLETELY FROM TOP OF FLOOR TO UNDERSIDE OF FLOOR OR ROOF DECKING ABOVE, UNLESS INDICATED OTHERWISE.

GOSHEN HIGH SCHOOL

ALTERNATE A-4
THIS AREA - SEE BELOW



SITE DEVELOPMENT PLAN



LOCATION REFERENCE PLAN

DEVELOPMENT PLAN NOTES

- 1 MATCH EXISTING ELEVATIONS ALONG THIS LINE
- 2 CONCRETE PAVEMENT - STAMPED & COLORED "A"
- 3 CONCRETE PAVEMENT - STAMPED & COLORED "B"
- 4 BRICK PAVERS
- 5 CONCRETE WALK
- 6 ASPHALT PAVEMENT - STANDARD DUTY SECTION
- 7 SEAL COAT EXISTING ASPHALT PAVEMENT
- 8 CONCRETE PAVEMENT - TRAFFIC SECTION
- 9 CONCRETE CURB
- 10 STEEL BOLLARD WITH SLEEVE
- 11 DECORATIVE BOLLARD
- 12 DECORATIVE BOLLARD (REMOVABLE)
- 13 CURB RAMP - TYPE A
- 14 CONCRETE TRANSFORMER PAD (REFER TO SITE ELECTRICAL PLANS)
- 15 CONCRETE STOOP (REFER TO ARCHITECTURAL PLANS)
- 16 PAVEMENT MARKING - 4" WIDE YELLOW (PAINT)
- 17 SITE LIGHT POLE (REFER TO SITE ELECTRICAL PLANS)
- 18 BENCH (REFER TO SPECIFICATIONS FOR MODEL #)
- 19 PICNIC TABLE (REFER TO SPECIFICATIONS FOR MODEL #)
- 20 REINSTALL SALVAGED WHEELSTOP
- 21 TREE GRATE AND TREE
- 22 4' HIGH CHAIN LINK FENCE - GALVANIZED
- 23 GATE - 4' HIGH x 12' WIDE - DOUBLE SWING - GALVANIZED
- 24 6' HIGH CHAIN LINK FENCE - GALVANIZED
- 25 6' HIGH ORNAMENTAL FENCE
- 26 GATE - 6' HIGH x 6' WIDE - SINGLE SWING - ORNAMENTAL
- 27 GATE - 6' HIGH x 11' WIDE - DOUBLE SWING - ORNAMENTAL - WITH LOCKING DROP BAR
- 28 GATE - 6' HIGH x 5' WIDE - SINGLE SWING - ORNAMENTAL
- 29 GATE - 6' HIGH x 20' WIDE - DOUBLE SWING - ORNAMENTAL
- 30 GATE - 6' HIGH x 12' WIDE - DOUBLE SWING - ORNAMENTAL
- 31 ALTERNATE BID: 8' HIGH BLACK COATED CHAIN LINK FENCE WITH PRIVACY SLATS
- 32 ALTERNATE BID: 8' HIGH x 7' WIDE DOUBLE SWING BLACK COATED CHAIN LINK GATE WITH PRIVACY SLATS
- 33 ALTERNATE BID: 8' HIGH x 10' WIDE DOUBLE SWING BLACK COATED CHAIN LINK GATE WITH PRIVACY SLATS
- 34 ALTERNATE BID: 8' HIGH x 12' WIDE DOUBLE SWING BLACK COATED CHAIN LINK GATE WITH PRIVACY SLATS
- 35 6' HIGH BLACK COATED CHAIN LINK FENCE
- 36 GAS METER PAD INSTALLED BY SITE CONTRACTOR (COORDINATE INSTALLATION WITH UTILITY)
- 37 LAWN RESTORATION
- 38 AGGREGATE PAVEMENT

REFER TO PROJECT DETAILS WITHIN THESE PLANS FOR ALL DEVELOPMENT PLAN NOTE ITEMS. ALL DEVELOPMENT PLAN NOTE IMPROVEMENTS SHALL INCLUDE COMPLETE INSTALLATION OF NEW SYSTEMS PROVIDED BY THE CONTRACTOR PER PROJECT DETAILS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.



BCV
BARTON COE VILAMAA
ARCHITECTS & ENGINEERS

NEW ALUMINI PLAZA
GOSHEN HIGH SCHOOL
GOSHEN COMMUNITY SCHOOLS
GOSHEN, INDIANA

DATE FOR BIDDING/PERMIT
DESIGNED BY
NJS, AJS, BC

DATE
DECEMBER 20, 2022

PROJECT NAME
SITE DEVELOPMENT PLAN

OWNER
BZA

NO. 2251 - BID A

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