

FINAL ENGINEERING PLANS MIRA MUNCIE HOTEL

4200 W BETHEL AVE
MUNCIE, IN 47304

UTILITY AND GOVERNING AGENCY CONTACTS

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER	MUNCIE SANITARY DISTRICT	300 N. HIGH ST. MUNCIE, IN 47305	(765) 747-4894	JOHN BARLOW
STORM SEWER	MUNCIE STORMWATER MANAGEMENT	300 N. HIGH ST. MUNCIE, IN 47305	(765) 747-4896	COURTNEY PRUITT
WATER	INDIANA AMERICAN WATER	1420 S. BURLINGTON DR. PO BOX 1152 MUNCIE, IN 47308	(765) 741-1273	DAN ALLEN
NATURAL GAS	VECTREN - CENTERPOINT ENERGY	2001 REV. JT MENIFEE ST. ANDERSON, IN 46016-3741	(317) 776-5526	JERRY BREECK
ELECTRICITY	INDIANA MICHIGAN POWER	110 E. WAYNE ST. FORT WAYNE, IN 46802	(765) 661-3622	PHIL RIGSBEE
TELEPHONE / COMMUNICATIONS	AT&T	329 E. JACKSON ST. MUNCIE, IN 47305	(765) 286-2269	JUDY MENKER
STREETS	CITY OF MUNCIE STREET DEPARTMENT	5790 W. KILGORE AVE. MUNCIE, IN 47304	(765) 747-4847	BRIAN STEPHENS-HOTOPP
PLANNING AND ZONING	DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION	100 W. MAIN ST. MUNCIE, IN 47305	(765) 747-7740	MARTA MOODY

PROJECT TEAM

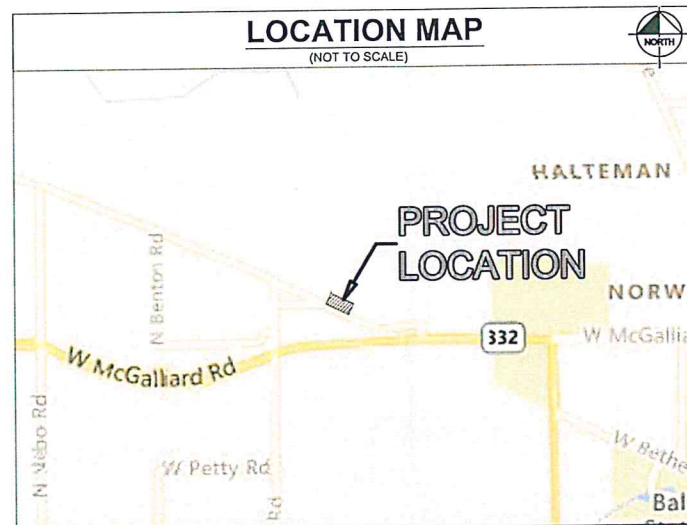
ROLE	COMPANY	ADDRESS	PHONE NUMBER	CONTACT
DEVELOPER/OWNER	MIRA DEVELOPMENT COMPANY	900 E MAIN STREET LOUISVILLE, KY 40206	(317) 910-2771	ALEX BEATTY
ARCHITECT	LUMINAUT	1100 SYCAMORE STREET, SUITE 200 CINCINNATI, OH 45202	(513) 984-1070	BRITTANY GRANNAN, AIA
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	(317) 218-9560	CHAD MAYES, P.E.
LANDSCAPE ARCHITECT	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	(317) 218-9560	MICHELE DYER, PLA
LAND SURVEYOR	FOREFRONT SURVEYING + ENGINEERING	17241 FOUNDATION PKWY WESTFIELD, IN 46074	(317) 785-0850	JOE TRTAN, PS

LEGAL DESCRIPTION

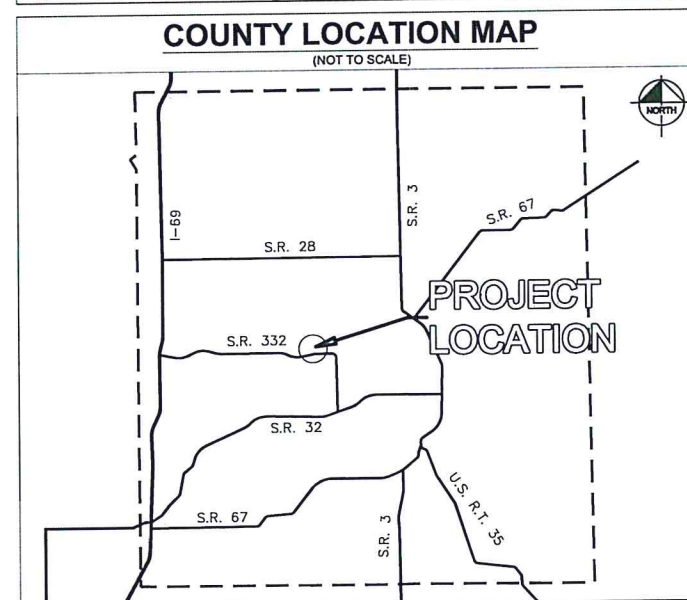
LEGAL DESCRIPTION
LOTS ONE (1), TWO (2), AND THREE (3) BEING A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 10 EAST IN CENTER TOWNSHIP, DELAWARE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT A TEN (10) INCH STEEL POST AT THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 10 EAST; THENCE NORTH 89 DEGREES 23 MINUTES 40 SECONDS WEST 60.00 FEET
SECTION 31, TOWNSHIP 21 NORTH, RANGE 10 EAST; THENCE NORTH 89 DEGREES 23 MINUTES 40 SECONDS WEST 60.00 FEET
(ASSUMED BEARING) ALONG THE NORTH LINE OF SAID HALF-QUARTER SECTION: THENCE SOUTH 00 DEGREES 21 MINUTES 27
SECONDS WEST 705.00 FEET ALONG THE WESTERLY LINE OF MARLEON DRIVE: THENCE NORTH 89 DEGREES 23 MINUTES 40
SECONDS WEST 554.70 FEET ALONG THE SOUTHERLY LINE OF WOODS EDGE LANE: THENCE SOUTH 26 DEGREES 05 MINUTES 08
SECONDS WEST 913.95 FEET ALONG THE EASTERLY SIDE OF A TRACT OF GROUND DESCRIBED IN DEED RECORD 2004, PAGE 5478.
RECORDS OF DELAWARE COUNTY, INDIANA, TO THE POINT OF BEGINNING: THENCE SOUTH 63 DEGREES 54 MINUTES 15 SECONDS
EAST 517.00 FEET: THENCE SOUTH 26 DEGREES 05 MINUTES 45 SECONDS WEST 271.20 FEET ALONG THE WESTERLY LINE OF
NORTHERLY LINE OF BETHEL PIKE AS SHOWN IN DEED RECORD 2001, PAGE 2386-2388, RECORDS OF DELAWARE COUNTY, INDIANA, TO THE
MARLEON DRIVE AS DESCRIBED IN DEED RECORD 2000, PAGE 1509: THENCE NORTH 63 DEGREES 55 MINUTES 25 SECONDS WEST 643.26 FEET
ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF MARLEON DRIVE AS DESCRIBED IN DEED RECORD 2001, PAGE 2386-8:
THENCE NORTH 26 DEGREES 05 MINUTES 45 SECONDS EAST 600.00 FEET ALONG SAID DRIVE TO THE POINT OF BEGINNING OF A
CURVE, SAID POINT BEING NORTH 63 DEGREES 54 MINUTES 15 SECONDS WEST 420.00 FEET FROM RADIUS POINT OFF SAID
CURVE: THENCE NORTHERLY 157.01 FEET ALONG SAID CURVE TO A POINT THAT IS NORTH 42 DEGREES 29 MINUTES 05 SECONDS
WEST 420.00 FEET FROM SAID RADIUS POINT: THENCE NORTH 47 DEGREES 30 MINUTES 55 SECONDS EAST 134.71 FEET ALONG
SAID DRIVE TO THE POINT OF BEGINNING OF A CURVE, SAID POINT BEING SOUTH 42 DEGREES 29 MINUTES 05 SECONDS EAST
480.00 FEET FROM THE RADIUS POINT OF SAID CURVE: THENCE NORTHERLY 386.00 FEET ALONG SAID CURVE TO THE POINT OF
BEGINNING, SAID POINT BEING SOUTH 68 DEGREES 38 MINUTES 13 SECONDS EAST 480.00 FEET FROM SAID RADIUS POINT AND
CONTAINING 9.19 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

LOTS FOUR (4), FIVE (5), SIX (6), AND SEVEN (7) BEING A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION
31, TOWNSHIP 21 NORTH, RANGE 10 EAST IN CENTER TOWNSHIP, DELAWARE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 21
NORTH, RANGE 10 EAST, SAID POINT BEING SOUTH 01 DEGREES 26 MINUTES 22 SECONDS WEST 920.03 FEET (ASSUMED BEARING)
FROM A TEN (10) INCH IRON POST AT THE NORTHERLY CORNER OF SAID HALF-QUARTER SECTION: THENCE SOUTH 01 DEGREES
26 MINUTES 22 SECONDS WEST 1379.92 FEET OF THE NORTHERLY LINE OF BETHEL PIKE AS DESCRIBED BY DEED RECORD 2000,
PAGE 1509, RECORDS OF DELAWARE COUNTY, INDIANA: THENCE NORTH 63 DEGREES 55 MINUTES 25 SECONDS WEST 643.26 FEET
ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF MARLEON DRIVE AS DESCRIBED IN DEED RECORD 2001, PAGE 2386-8:
THENCE NORTH 26 DEGREES 05 MINUTES 45 SECONDS EAST 600.00 FEET ALONG SAID DRIVE TO THE POINT OF BEGINNING OF A
CURVE, SAID POINT BEING NORTH 63 DEGREES 54 MINUTES 15 SECONDS WEST 420.00 FEET FROM RADIUS POINT OFF SAID
CURVE: THENCE NORTHERLY 157.01 FEET ALONG SAID CURVE TO A POINT THAT IS NORTH 42 DEGREES 29 MINUTES 05 SECONDS
WEST 420.00 FEET FROM SAID RADIUS POINT: THENCE NORTH 47 DEGREES 30 MINUTES 55 SECONDS EAST 134.71 FEET ALONG
SAID DRIVE TO THE POINT OF BEGINNING OF A CURVE, SAID POINT BEING SOUTH 42 DEGREES 29 MINUTES 05 SECONDS EAST
480.00 FEET FROM THE RADIUS POINT OF SAID CURVE: THENCE NORTHERLY 386.00 FEET ALONG SAID CURVE TO THE POINT OF
BEGINNING, SAID POINT BEING SOUTH 68 DEGREES 38 MINUTES 13 SECONDS EAST 480.00 FEET FROM SAID RADIUS POINT AND
CONTAINING 9.19 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

LOCATION MAP (NOT TO SCALE)



COUNTY LOCATION MAP (NOT TO SCALE)



DELAWARE COUNTY

CONSTRUCTION OF A ±18,190 SF HOME2
SUITES HOTEL FOR MIRA DEVELOPMENT CO
ON ±3.53 AC. PROJECT IS IN SECTION 31 OF
T21N, R10E IN THE CITY OF MUNCIE,
DELAWARE COUNTY, INDIANA

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C0.1	ALTA SURVEY
C1.0	GENERAL SPECIFICATIONS
C1.1	GENERAL NOTES
C2.0	EXISTING CONDITIONS AND DEMO PLAN
C3.0	SITE PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C4.2	SWPPP
C5.0	GRADING AND DRAINAGE PLAN
C6.0	UTILITY PLAN
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C7.4	CONSTRUCTION DETAILS
C7.5	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
LP1	PHOTOMETRIC PLAN

RECEIVED

APR 03 2024

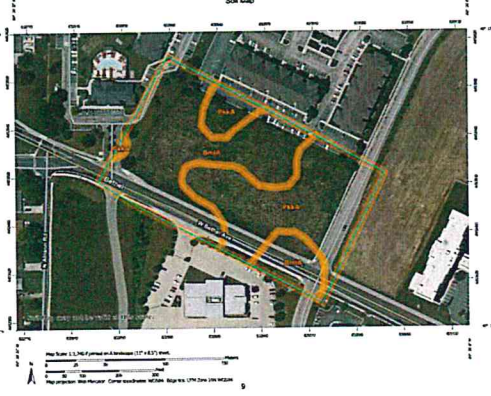
DELAWARE-MUNCIE
METROPOLITAN PLAN COMMISSION

BZA 16-24

National Flood Hazard Layer FIRMette



Custom Soil Resource Report



Kimley»Horn

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INDIANAPOLIS, IN 46240
PHONE: 317-718-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: CSN

DRAWN BY: CME

CHECKED BY: CSN

CHAD STEVEN
REGISTERED PROFESSIONAL ENGINEER
NOT APPROVED FOR
CONSTRUCTION
[Signature]

MIRA

DEVELOPMENT

HOME2 SUITES
MUNCIE HOTEL
NWC BETHEL AVE & N MARLEON DR
MUNCIE, IN 47304

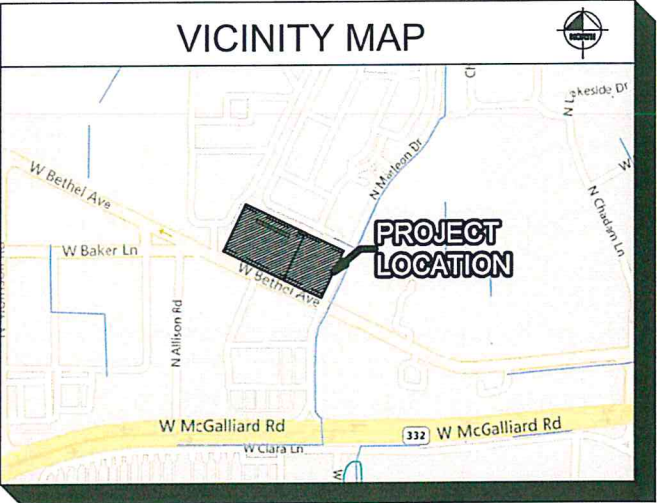
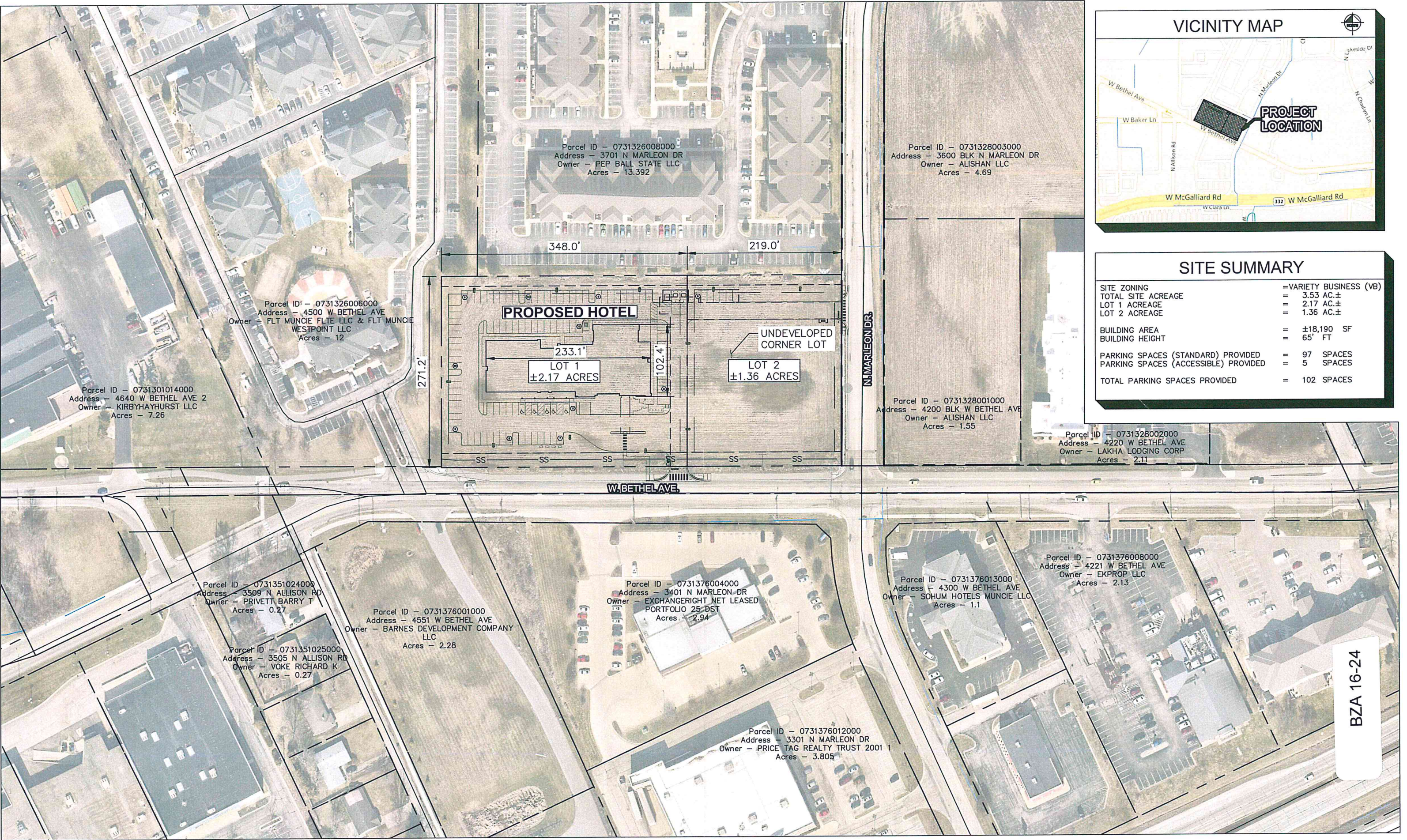
ORIGINAL ISSUE:
08/04/2023
KHA PROJECT NO.
170313001
SHEET NUMBER
C0.0

NO.

REVISIONS

DATE

BY



SITE SUMMARY

SITE ZONING	= VARIETY BUSINESS (VB)
TOTAL SITE ACREAGE	= 3.53 AC.±
LOT 1 ACREAGE	= 2.17 AC.±
LOT 2 ACREAGE	= 1.36 AC.±
BUILDING AREA	= ±18,190 SF
BUILDING HEIGHT	= 65' FT
PARKING SPACES (STANDARD) PROVIDED	= 97 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	= 5 SPACES
TOTAL PARKING SPACES PROVIDED	= 102 SPACES

BZA 16-24



LUMINAUT

1100 Sycamore Street, Suite 200
Cincinnati, Ohio 45202 - Ph: 513.584.1870

702 N. Capitol Avenue
Indianapolis, Indiana 46204
Ph: 317.636.2000

www.luminaut.com

KEYNOTES:

- 1 ALUMINUM STOREFRONT SYSTEM WITH THERMAL BROKEN FRAME AND CLEAR LOW-E INSULATED GLAZING
- BASE OF DESIGN: KAWNEER 4011
- PERMANENT ARCHITECTURAL FINISH DARK BRONZE ANODIZED
- 2 KYNAR FINISH ALUMINUM COPING GRATEL STOP SYSTEM - COLOR TO MATCH ADJACENT FINISH
- 3 INCREASED WALL THICKNESS - REFER TO WALL SECTIONS
- 4 DOOR AND FRAME - PAINT TO MATCH ADJACENT MATERIAL - REFER TO DOOR SCHEDULE
- 5 ALUMINUM LOUVER - PAINT TO MATCH ADJACENT MATERIAL - REFER TO DOOR SCHEDULE
- 6 BUILDING SIGNAGE - BY OTHERS - REFER TO HOME2 BY HILTON EXTERIOR SIGNAGE SPECIFICATIONS
- 7 LED STRIP LIGHT - FULL HEIGHT OF REVEAL AND FULL LENGTH OF PARAPET
- 8 PAINTED TUBE STEEL C/W/SPY WITH STAINED WOOD TRELLIS - REFER TO ENLARGED PLAN AND STRUCTURAL
- 9 ALUMINUM GUTTER AND DOWNSPOUT - PAINT TO MATCH ADJACENT MATERIAL

GENERAL NOTES:

- A REFER TO G001 FOR ADDITIONAL GENERAL NOTES
- B FIELD VERIFY WINDOW ROUGH OPENING PRIOR TO WINDOW MANUFACTURING
- C FACTORY FINISH ALL EXPOSED ALUMINUM EDGES FINISH TO MATCH
- D EIFS CLADDING SYSTEM - BASE OF DESIGN - ROLLERSHIELD DRAINAGE C/S STANGARD BY MASTER WALL, INC
- PROVIDE MINIMUM 1" EPS INSULATION FOR R-5ci

FINISH KEY:

- | | |
|------|---|
| EX 1 | ENVELOPE - BASE
• MFR: PRESTIGE STONE PRODUCTS LLC
• TEXTURE: FINE STACK
• COLOR: PORTLAND MIST |
| EX 2 | ENVELOPE - CORNER
• MFR: MASTER WALL ROLLERSHIELD DRAINAGE C/S
• COLOR: TO MATCH EM 1435 METRO GRAY |
| EX 3 | ENVELOPE - WRAP
• MFR: MASTER WALL ROLLERSHIELD DRAINAGE C/S
• COLOR: TO MATCH EM 2119-10 SPACE BLACK
• PROVIDE FINISH SAMPLE FOR ARCHITECTURAL REVIEW |
| EX 4 | ENVELOPE - ACCENT BAND
• MFR: MASTER WALL ROLLERSHIELD DRAINAGE C/S
• COLOR: TO MATCH EM HC-166 KENDALL CHARCOAL |
| EX 5 | BEACON
• MFR: MASTER WALL ROLLERSHIELD DRAINAGE C/S
• COLOR: TO MATCH PANTONE PMS 116C MAIZE |
| EX 6 | ENVELOPE - ACCENT METAL BAND
• COLOR: TO MATCH EM 2119-10 SPACE BLACK |
| EX 7 | ENVELOPE - ACCENT METAL BAND
• COLOR: TO MATCH EM HC-166 KENDALL CHARCOAL |
| EX 8 | PAINT - EXTERIOR DOORS AND DOOR FRAMES
• COLOR: BM OC-45 SWISS COFFEE
• FINISH: HIGH GLOSS |
| EX 9 | STONE WATERTABLE
• MFR: PRESTIGE STONE PRODUCTS
• MODEL: CAST-FIT WATERTABLE SILL
• COLOR: CARBON |

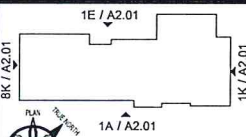
GLAZING SCHEDULE:

MANUFACTURER	WOLAN
PRODUCT	M35 FIXED
GLASS	1" TIGLZ HS-15
EXTERIOR LITE	1/4" AZULITE
AIR SPACE	1/2"
SHADING COEF	27
TRANSMITTANCE	35%
INTERIOR LITE	1/4" CLEAR

NOTES:

- ALL GLAZING SHALL BE EQUAL TO WOLAN INSULATING HS-15 THERMAL VALUE - THERE ARE NO SUBSTITUTIONS
- ALL SILCOSE SHALL BE COLOR GRAY

KEY PLAN:



Project File

HOME2 SUITES BY
HILTON, MUNCIE

NWC BETHEL AVE & N MARLEON DR.
MUNCIE IN 47304

PRELIMINARY
NOT FOR CONSTRUCTION

Issue Date:

05/31/2023

Issued for:

PERMIT & BIDDING

Revision

Sheet Title

EXTERIOR BUILDING
ELEVATIONS

Project No.

23006

Drawn By:

BLG

Reviewed By:

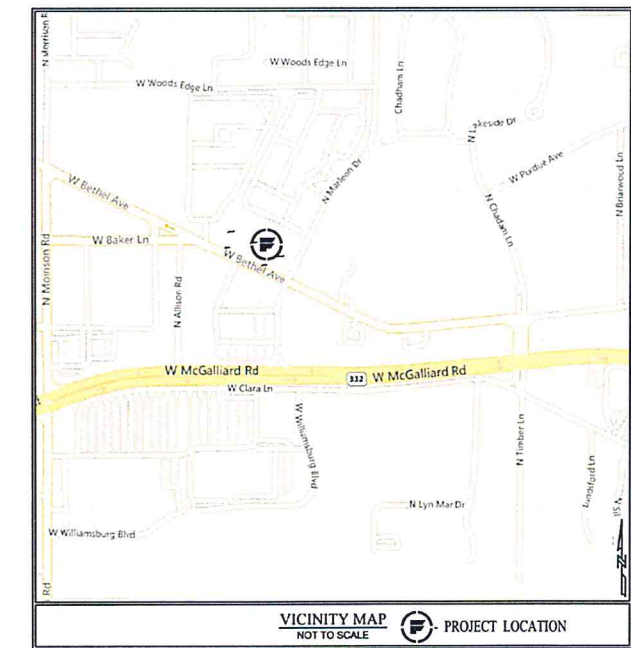
BLG

Scale:

As Indicated

A2.01

BZA 16-24



17241 FOUNDATION PARKWAY
WESTFIELD, IN 46074
317-785-0850
WWW.FOREFRONTSE.COM

MIRA MUNCIE HOTEL
ALTA/NSPS LAND TITLE SURVEY
4200 BLOCK OF WEST BETHEL AVENUE, MUNCIE, INDIANA

4200 BLOCK OF WEST BETHEL AVENUE, MUNCIE, INDIANA

IN FOREFRONT SURVEYING AND ENGINEERING

PROJECT DATA:

CLIENT INFORMATION:
KIMLEY-HORN
250 EAST 96TH STREET, SUITE 550
INDIANAPOLIS, IN

SECTION: 31	TOWNSHIP: 21N
RANGE: 10E	COUNTY: DELAWARE

DATE: 01/31/2023	FIELD BY: RW
DRAWN BY: JT	CHECKED BY: JT

PROJECT NO.
23SE-020

SHEET NO.

CO 1