



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Planned Unit Development (PUD) Committee

DATE: 12/4/2024 at 5:00 PM

**DIRECTIONS: Fishers Municipal Center, FMC Nickel Plate Conference Room, 3rd floor,
1 Municipal Drive, Fishers, IN 46038,**

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In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should contact Kelly Lewark, Office Manager, no later than forty-eight (48) hours before the scheduled event at (317) 595-3487 or via email at lewarkk@fishers.in.us.

Members of the public can [submit comments to the board via form submittal](#) before 12pm on the day of the meeting.

1. Regular PUD Committee

a. **Atwell Suites Saxony**

Parcel: 19-11-26-00-00-011.703

Case: PUD-24-3

Request: Request to approve the architecture for a new hotel within the Saxony PUD, generally located west of Minden Drive and south of Erlen Drive.

Petitioner: Jason Miller (jmiller@rmasurveying.com)

Planner: Gabrielle Herin (hering@fishers.in.us)

b. **Walmart Fuel Station**

Parcel: 15-11-30-00-41-006.000

Case: PUD-24-20

Request: Request to approve architecture and site plan for a new fuel station at 9380 Ambleside Drive, in the Fishers Marketplace PUD.

Petitioner: Tom Barnes (tombarnes@carlsonconsulting.net)

Planner: Christy Cashin (cashinc@fishers.in.us)

c. **Everwise Credit Union**

Address: 12330 Olio Road

Case: PUD-24-18

Request: Request to approve the architecture and site plan for a new 3,400 square feet credit union branch.

Petitioner: Miranda Seals (mseals@theredmondco.com)

Planner: Gabrielle Herin (hering@fishers.in.us)

2. **Riverplace PUD Committee**

3. **Staff Communication**

a. **Planned Unit Development 2025 Meeting Schedule
5:00 PM**

- January 8, 2025
- February 5, 2025
- March 5, 2025
- April 2, 2025
- May 7, 2025
- June 4, 2025
- July 2, 2025
- August 6, 2025
- September 3, 2025
- October 1, 2025
- November 5, 2025
- December 3, 2025



Planned Unit Development (PUD)

Committee Staff Report

Meeting Date: December 4, 2024

DEPARTMENT CONTACT:

Gabrielle Herin (hering@fishers.in.us)

CASE NUMBER:

PUD-24-3

PETITIONER:

Mindy Westrick Brown

(mindy.westrick@faegredrinker.com)

PROPERTY ADDRESS/LOCATION:

19-11-26-00-00-011.703

REQUEST: Request to approve the architecture for a new hotel within the Saxony PUD, generally located west of Minden Drive and south of Erlen Drive.

APPLICABLE REGULATIONS:

Saxony PUD and UDO where applicable

EXISTING ZONING:

Saxony PUD

FISHERS 2040:

Regional Mixed Use

LOCATION MAP**STAFF RECOMMENDATION**

☐ Approve

☒ No Recommendation

☐ Continue

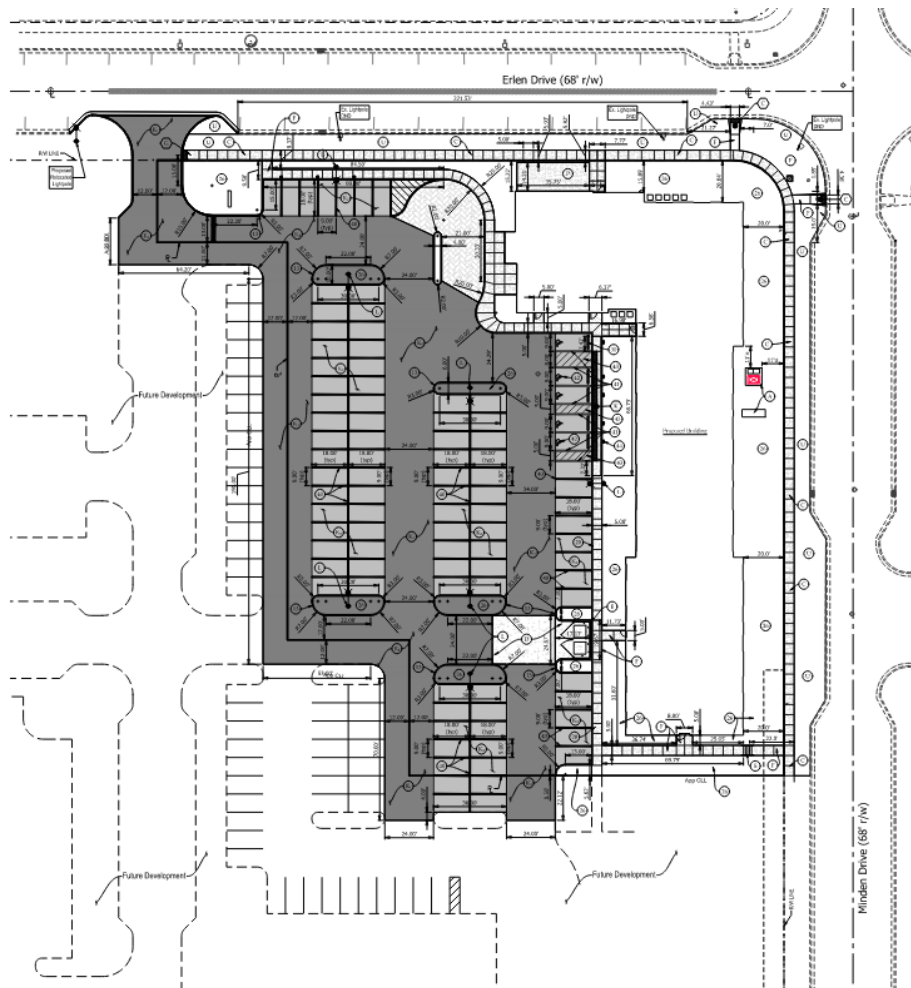
☐ Deny

ZONING HISTORY:

The property is currently zoned PUD-M under the Saxony PUD. The original PUD ordinance (#021803A) was adopted in June 2003 by the Town Council, but there have been updates since. The most recent ordinance (#101617B) was adopted by the City Council in November 2017. Where the PUD is silent the City's Unified Development Ordinance (UDO) applies.

PETITION OVERVIEW:

The petitioner requests approval of the architecture for a proposed IHG hotel called Atwell Suites. The 4-story building will be approximately 70,000 square feet. There are approximately 90 parking spaces proposed. Also included in the site plan is parking that may be shared with the rest of the development. The subject site is generally located at the southwest corner of Erlen Drive and Minden Drive.



Site Plan

Elevations Submitted as of May 1 PUD Committee Meeting



ISO VIEW: NORTHWEST CORNER LOOKING SOUTHEAST

Northwest corner elevation looking southeast



ISO VIEW: NORTHEAST CORNER LOOKING SOUTHWEST

Northeast corner elevation looking southwest



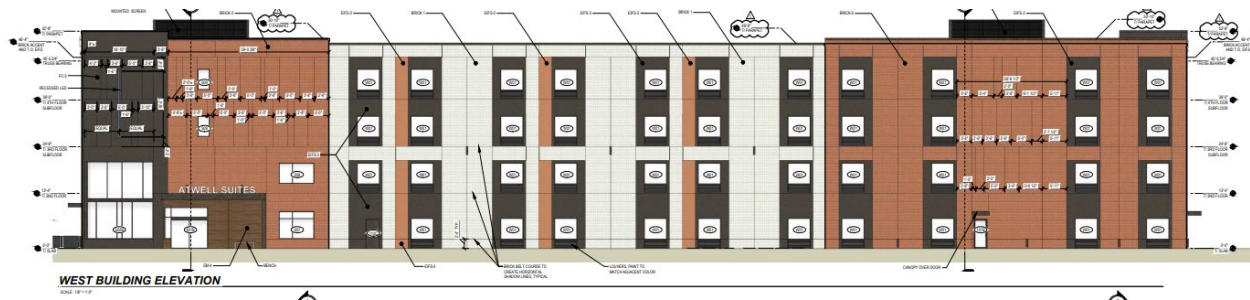
ISO VIEW: SOUTHWEST CORNER LOOKING NORTHEAST

Southwest corner elevation looking northeast

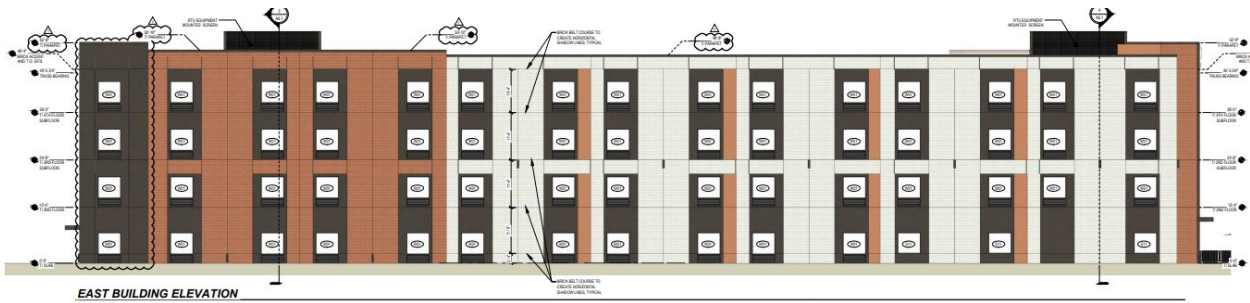


ISO VIEW: SOUTHEAST CORNER LOOKING NORTHWEST

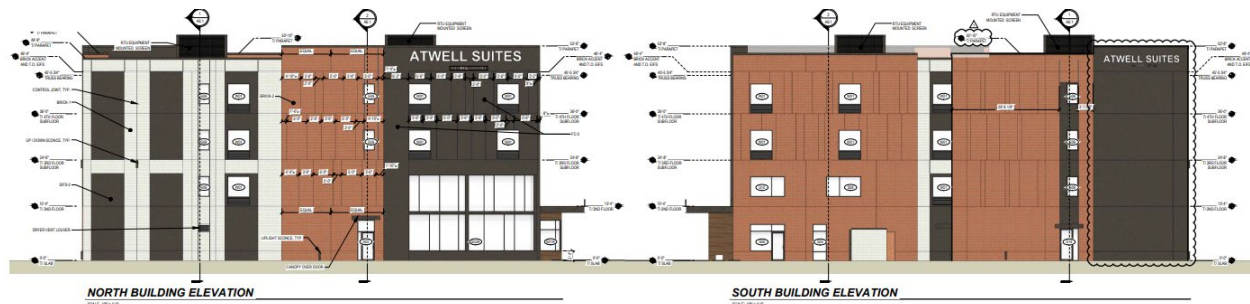
Southeast corner elevation looking northwest



West elevation



East elevation



North (left image) and South elevation (right image)

EXTERIOR FINISH LEGEND				
TAG #	MATERIAL	COLOR		TOTAL SF = 34,043 SF
BRICK-1	UTILITY BRICK		COLOR TO MATCH DRYVIT "DOVER SKY" (SHERWIN WILLIAMS CHEVIOT SW9503)	9,598 SF (28.2%)
BRICK-2	UTILITY BRICK		COLOR TO MATCH DRYVIT "IRISH COFFEE" (SHERWIN WILLIAMS SPICED CIDER SW7702)	13,660 SF (40.1%)
EIFS-3	EIFS		COLOR TO MATCH SHERWIN WILLIAMS IRON ORE SW7069	7,670 SF (22.5%)
EIFS-2	EIFS		COLOR TO MATCH DRYVIT "IRISH COFFEE" (SHERWIN WILLIAMS SPICED CIDER SW7702)	948 SF (2.8%)
FC-3	FIBER CEMENT		COLOR TO MATCH SHERWIN WILLIAMS IRON ORE SW7069	1,865 SF (5.5%)
EM-4	PORCELAIN TILE		CMC MOTIVATE WALNUT MATTE FINISH	301 SF (0.9%)

Legend showing types and colors of materials used

Elevations Submitted as of August 7 PUD Committee Meeting



ISO VIEW: NORTHWEST CORNER LOOKING SOUTHEAST

Northwest corner elevation looking southeast



ISO VIEW: NORTHEAST CORNER LOOKING SOUTHWEST

Northeast corner elevation looking southwest



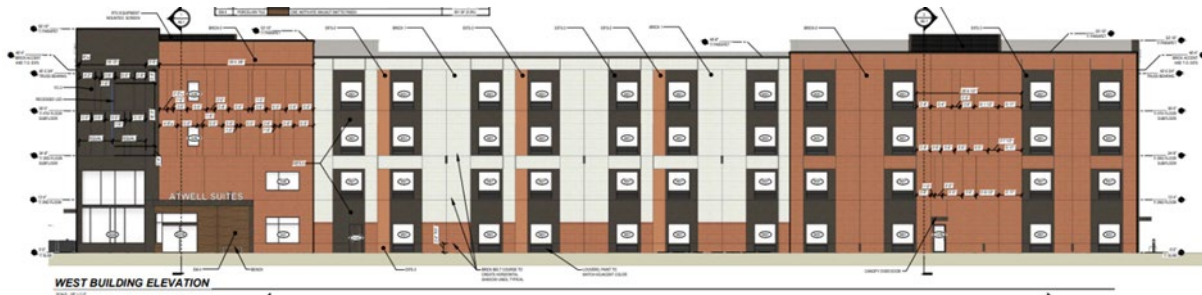
ISO VIEW: SOUTHWEST CORNER LOOKING NORTHEAST

Southwest corner elevation looking northeast

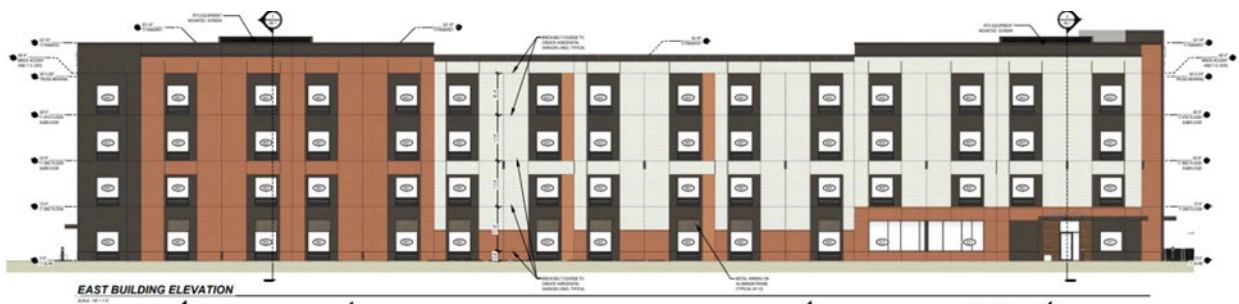


ISO VIEW: SOUTHEAST CORNER LOOKING NORTHWEST

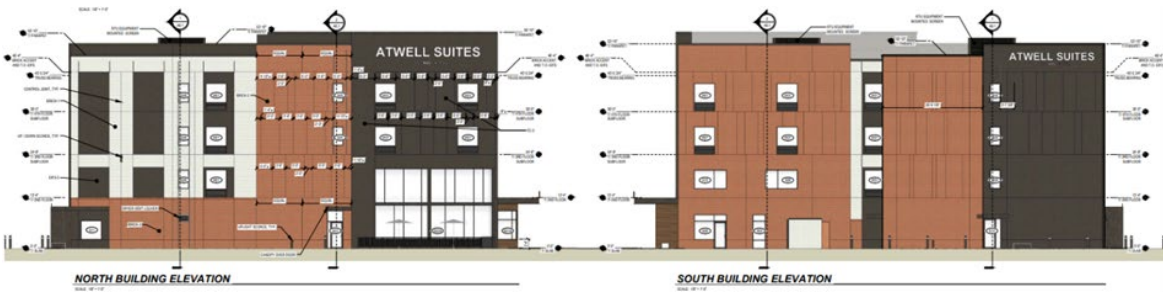
Southeast corner elevation looking northwest



West elevation



East elevation



North (left image) and South elevation (right image)

EXTERIOR FINISH LEGEND				
TAG #	MATERIAL	COLOR		TOTAL SF = 34,043 SF
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EM-4	PORCELAIN TILE		CMC MOTIVATE WALNUT MATTE FINISH	301 SF (0.9%)

Elevations Submitted as of November 6 PUD Committee Meeting



Northwest corner elevation looking southeast



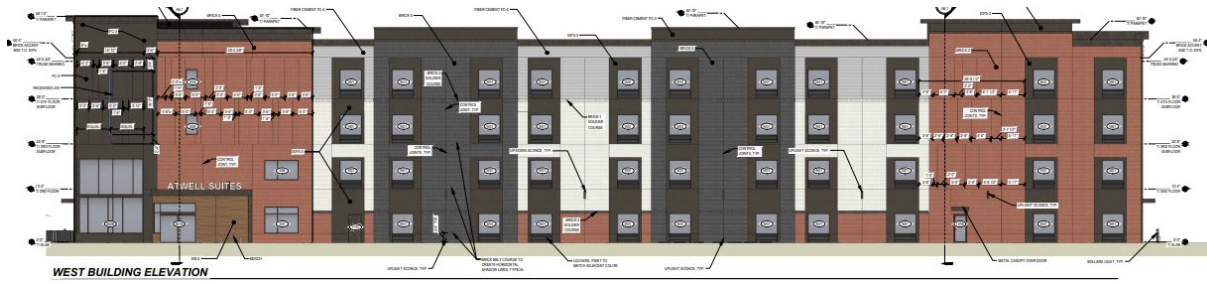
Northeast corner elevation looking southwest



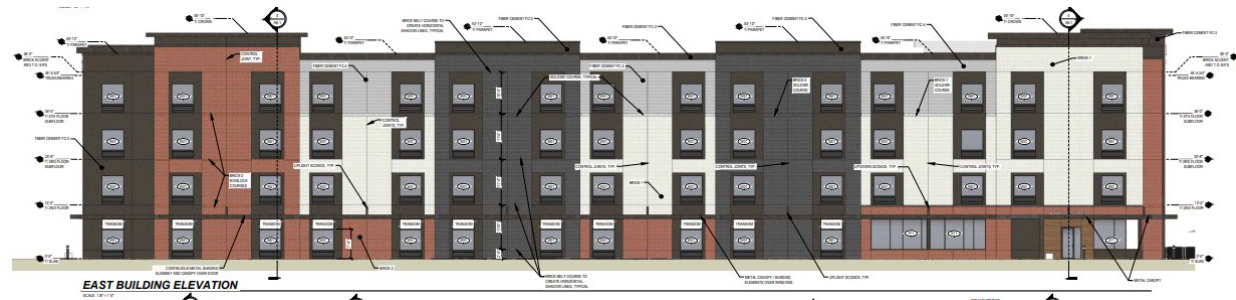
Southwest corner elevation looking northeast



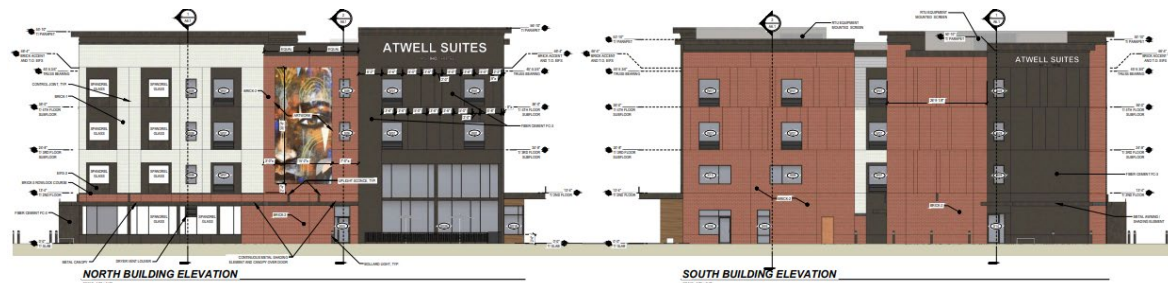
Southeast corner elevation looking northwest



West elevation



East elevation



North (left image) and South elevation (right image)

EXTERIOR FINISH LEGEND			
TAG #	MATERIAL	COLOR	NOTES
BRICK-1	UTILITY BRICK		BASIS OF DESIGN: GLEN-GERY CREAM WHITE
BRICK-2	UTILITY BRICK		BASIS OF DESIGN: GLEN-GERY APRICOT ROSE
BRICK-3	UTILITY BRICK		BASIS OF DESIGN: GLEN-GERY IRONSPOT
EIFS-3	EIFS		COLOR TO MATCH SHERWIN WILLIAMS IRON ORE SW7059
FC-4	FIBER CEMENT		COLOR TO MATCH SHERWIN WILLIAMS LAZY GRAY SW6254
FC-3	FIBER CEMENT		COLOR TO MATCH SHERWIN WILLIAMS IRON ORE SW7059
EM-4	PORCELAIN TILE		CMC MOTIVATE WALNUT MATTE FINISH

Eye Level Elevations Submitted as of May 1 PUD Committee Meeting



3D VIEW: EYE LEVEL LOOKING AT NORTHWEST CORNER

Eye level elevation of northwest corner with landscaping



3D VIEW: EYE LEVEL LOOKING AT NORTHEAST CORNER

Eye level elevation of northeast corner with landscaping



3D VIEW: EYE LEVEL LOOKING AT SOUTHWEST CORNER

Eye level elevation of southwest corner with landscaping



3D VIEW: EYE LEVEL LOOKING AT SOUTHEAST CORNER

Eye level elevation of southeast corner with landscaping

Eye Level Elevations Submitted as of August 7 PUD Committee Meeting



Eye level elevation of northwest corner with landscaping



Eye level elevation of northeast corner with landscaping



Eye level elevation of southwest corner with landscaping



Eye level elevation of southeast corner with landscaping



Aerial view of inside corner with landscaping



Eye level looking at inside corner with landscaping

Eye Level Elevations Submitted as of November 6 PUD Committee Meeting



Eye level elevation of northwest corner with landscaping



Eye level elevation of northeast corner with landscaping



Eye level elevation of southwest corner with landscaping



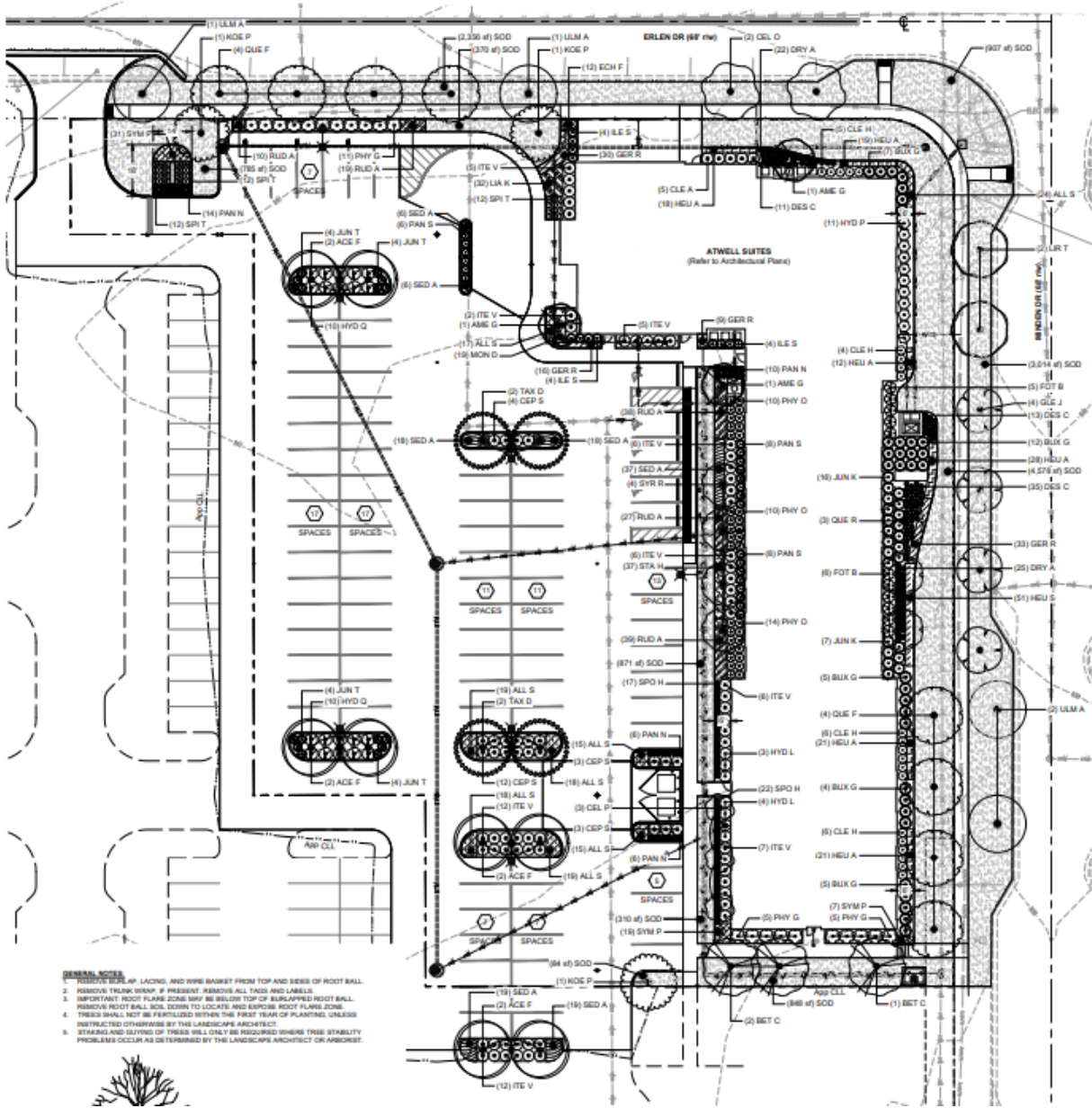
Eye level elevation of southeast corner with landscaping



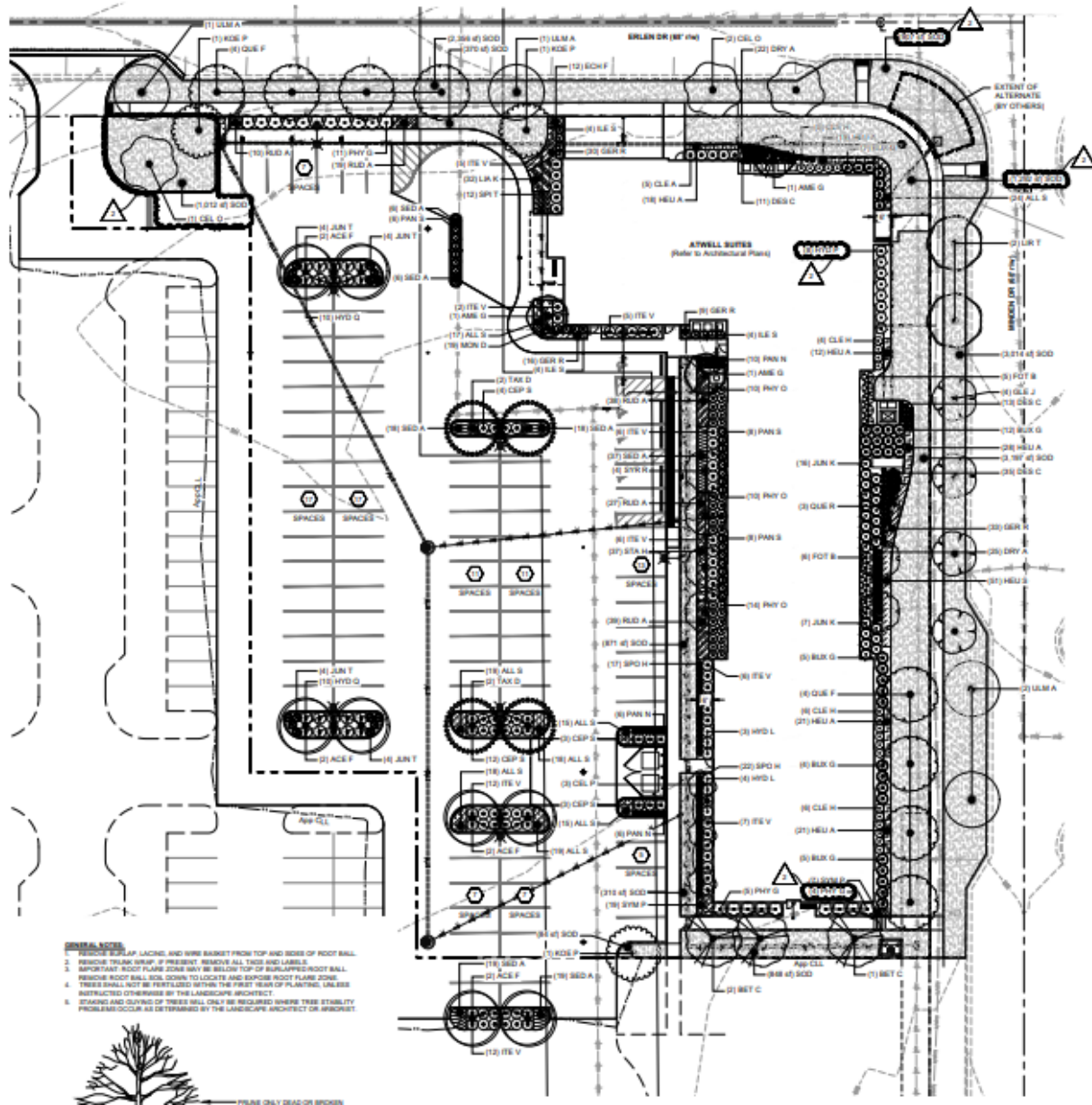
Aerial view of inside corner with landscaping



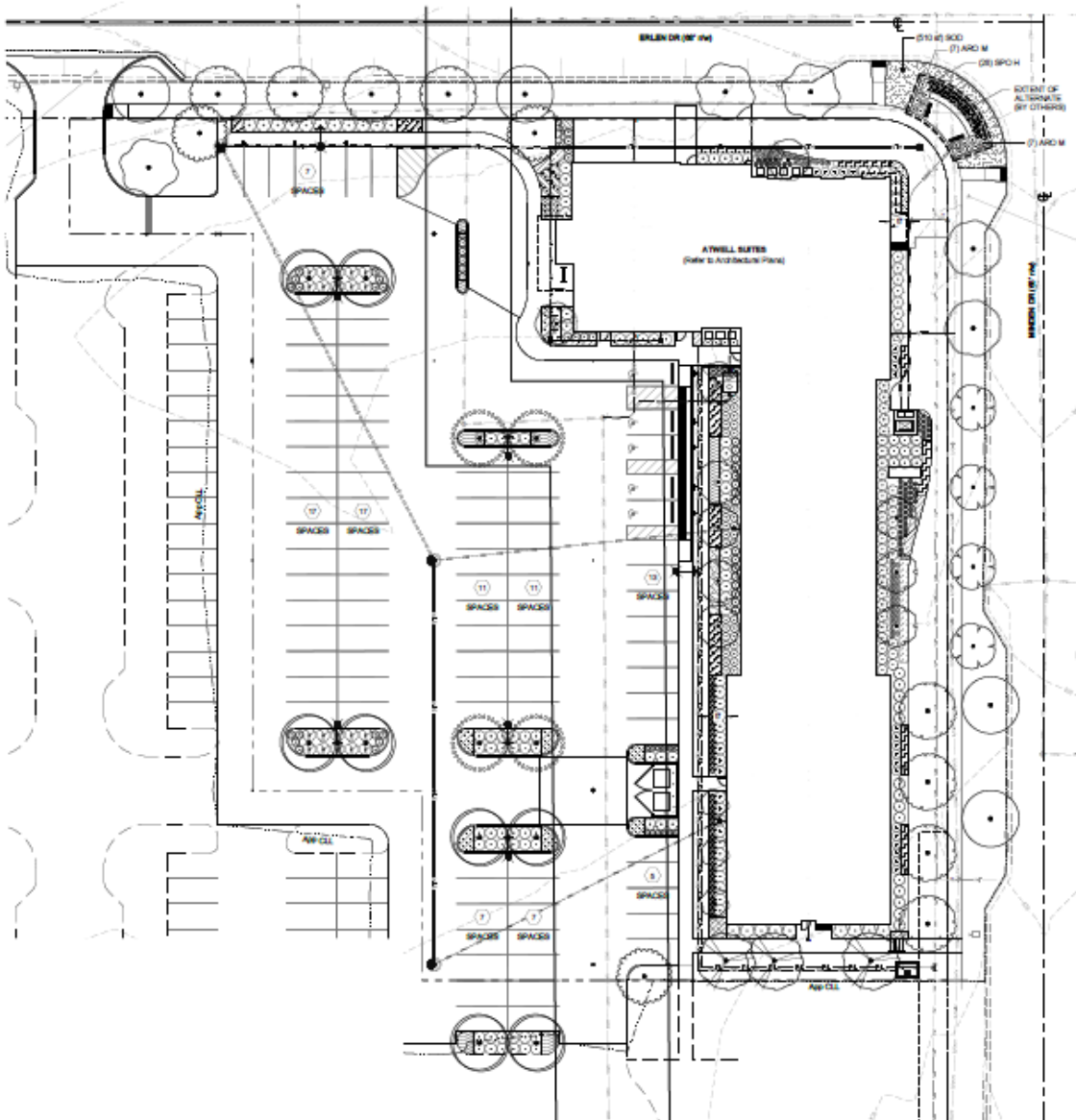
Eye level looking at inside corner with landscaping



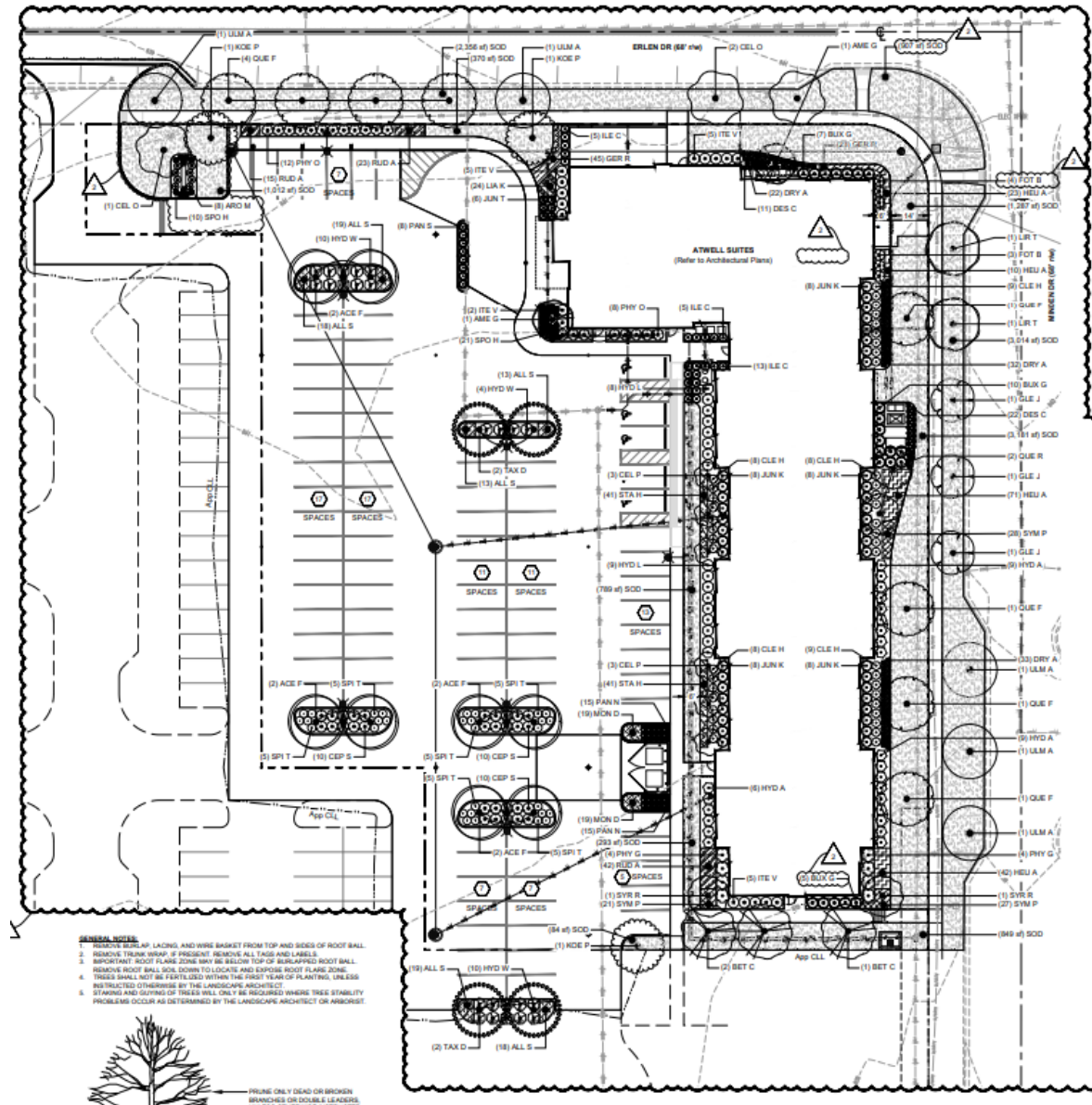
Landscape Plan submitted prior to May 1 PUD Committee meeting.



Landscape Plan submitted prior to August 7 PUD Committee meeting without proposed feature (sign at northeast corner of Minden and Erlen) and associated landscaping



Landscape Plan submitted prior to August 7 PUD Committee meeting with proposed feature (sign at northeast corner of Minden and Erlen) and associated landscaping



Landscape Plan submitted prior to November 6 PUD Committee meeting. Proposed feature at the northeast corner of the site was removed.

Renderings Submitted as of May 1 PUD Committee Meeting



Photo realistic image of eye level elevation of NW corner. This image was submitted May 1 and prior to May 1 PUD Committee



Photo realistic image of eye level elevation of NW corner. This image was submitted May 1 and prior to May 1 PUD Committee

Renderings Submitted as of August 7 PUD Committee Meeting



Photo realistic image of eye level elevation of NW corner with additional street tree. This image was submitted July 24 and prior to August 7 PUD Committee



Photo realistic image of eye level elevation of NW corner without additional street tree. This image was submitted July 24 and prior to August 7 PUD Committee



Photo realistic image showing eye level elevation of NE corner with proposed street trees and feature. This image was submitted July 24 and reflects amended elevations submitted prior to August 7 PUD Committee meeting



Photo realistic image showing eye level elevation of NE corner with street trees but without proposed feature. This image was submitted July 24 and reflects amended elevations submitted prior to August 7 PUD Committee meeting

Renderings Submitted as of November 6 PUD Committee Meeting



Photo realistic image of eye level elevation of NW corner with additional street tree. This image was submitted October 23 and prior to November 6 PUD Committee



Photo realistic image of eye level elevation of NW corner without additional street tree. This image was submitted October 23 and prior to November 6 PUD Committee



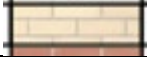
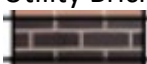
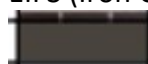
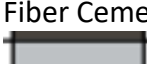
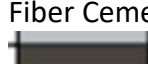
Photo realistic image showing eye level elevation of NE corner without proposed street trees. Proposed feature at the corner was removed. This image was submitted October 23 and reflects amended elevations submitted prior to November 6 PUD Committee meeting



Photo realistic image showing eye level elevation of NE corner with street trees. Proposed feature at the corner was removed. This image was submitted October 23 and reflects amended elevations submitted prior to November 6 PUD Committee meeting

DETAILS:

Materials used on this project are as follows. The location of these materials is called out on the elevations.

Utility Brick (Glen-Gery Cream White) 	Utility Brick (Glen-Gery Apricot Rose) 
Utility Brick (Glen-Gery Ironspot) 	EIFS (Iron Ore) 
Fiber Cement (Lazy Gray) 	Fiber Cement (Iron Ore) 
Porcelain Tile (Walnut) 	

ARCHITECTURAL STANDARDS:

Staff reviewed the elevations according to the UDO Section 6.3.5. Standards that are being met are identified with an "X".

Cohesive Design

X	Maintain consistent and contiguous pedestrian environments across <u>developments</u> . Limit circuitous connections and maintain clear visibility.
X	Incorporate architectural features on all sides of a building façade facing a Public View.
X	Buildings must orient, frame, and/or direct pedestrian views to adjacent cultural buildings, <u>parks</u> , and plazas.
X	Integrate at least one (1) material change, color variation, or horizontal reveal for every 12-vertical ft. of building façade; vertical spacing may be averaged over façade.
X	Integrate at least one (1) material change, color variation, or vertical reveal every 50-horizontal ft. of building façade; horizontal spacing may be averaged over façade elevation.

Building Scale

X	Development should consider the scale of surrounding buildings, including relationships to existing residential areas, as well as an appropriate height, mass, and form scaled for the built environment.
X	For buildings with façades longer than 200', reduce massing of buildings by grouping or incorporating smaller tenant spaces along the commercial façade, or by incorporating at two (2) modulations with depth at least 5% of the total façade length., and a width of at least 20% of the façade length.
X	Use Pedestrian Scale and landscape design elements such as specialty lighting, awnings, trees or other site elements to visually relate and transition multi-story buildings (or equivalent) to the ground plane.
X	Consistently incorporate at least three (3) architectural features into the building design that are Pedestrian Scale, to include: fenestration patterns; architectural elements such as ledges, lighting, or canopies; material or pattern banding; or detailing.
X	For buildings facing local and collector roadways, off-street parking must be located to the side of or behind buildings with only one (1) row of off-street parking in front of the building façade.

Building Form – Façade

X	Incorporate at least one (1) type of the following modulations in the façade plane, including but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass. Examples include but are not limited to: columns with trim or accent materials, change in finished material depths, building overhangs, and inset features and materials such as false windows or fenestration with architectural accents.
X	Qualifying modulation must be at least 12" in depth, be at least 14" in width or height (whichever is narrowest), and occur in total for 20% of overall façade elevation. For buildings with façades less than 150', horizontal modulation must occur no less than every 30' For buildings with façades greater than or equal to 150', horizontal modulation must occur no less than every 50'.
X	Facades facing Public View shall Incorporate visual and physical distinctions in the building design that enhance building forms, articulate façades, identify entries, integrate Pedestrian Scale, and visually anchor the building to the ground or street level
X	For at least 30% of applicable façades, use any combination of concrete, masonry, stone, or unique variation of color, texture, or material, at least 10" in height, around the base of the building. May alternatively incorporate other architectural features such as ledges, façade reveals, ground level fenestration, raised planters, or landscaping elements within 3' of finished grade.
X	Where building designs incorporate multiple stories, or multiple floor height equivalents, integrate at least one (1) field or accent color, material, or architectural feature used on lower stories, on the upper stories.

X	Building designs with multiple stories must provide proportionally taller ground-level façades adjacent to public roadways and public spaces. Provide a floor-to-ceiling height, or floor-to-floor height of 10' to 16'.
X	Incorporate doors and windows for at least 40% of applicable 1st floor façade, or provide faux window and door treatments that incorporate at least two (2) of the following: material changes, reveals in conjunction with color or material change, qualifying modulation such as recessed areas, architectural trellis, awnings and canopies over access areas, detached structures such as pergola, or similar architectural features and details. Big box and buildings in industrial districts may limit applicable façade area to 30' around public entries

Building Form – Roof

X	Building roof types, forms, and elements should provide variation and interest to building profiles and contribute to the architectural identity of the buildings.
X	Buildings with rooflines 50' in length or greater must incorporate roofline and parapet variations. Variations may include step-downs, step-backs, other modulation, or architectural features such as cornices, ledges, or columns, and must occur in total combination for at least 20% of the façade length. May be averaged over entire façade, but may not exceed 75' without a break.
X	All developments 1,000 sf or larger: along arterial roadways and pedestrian areas, the design must provide a minimum 20' building elevation to include average parapet height, ridge of a pitched roof, or tower/turret type elements at least 20% in total of overall façade width.
X	For flat roof: incorporate primary and secondary roof elements including but not limited to: multiple material types along parapets, multiple parapet elevations with at least a 3' change in elevation, or modulation of at least 3' in the parapet height, such as along entryway overhangs. Qualifying elements must exist for at least 20% the length of applicable façades in Public View. May also incorporate secondary roof types, such as hip roofs along overhangs.
NA	For sloped roofs, incorporate at least two (2) of any one (1) roof element, including but not limited to: valleys, ridges, or gables. Qualifying elements in total must exist for at least 20% of applicable façade roof area and be visible from the same façade elevation. May also incorporate other roof styles, such as parapet walls over entryway features.
X	Provide variation in roof profile over façade modulation and/or articulation over façade material/color transitions. Options include, but are not limited to: varying parapet heights; two (2) or more roof planes; continuation of façade modulation through roof lines; dormers; lookouts; overhang eaves; sloped roofs; or cornice work.

Architectural Elements

X	Provide at least three (3) detailing elements that transition façade material changes or integrate Pedestrian Scale elements, such as doorways, windows, or material banding, at the base of the building. Examples include but are not limited to: cornice work around primary entries, decorative caps on brick or stone banding, architectural canopies over entries, or decorative lintels above the first-floor windows.
X	Provide building overhangs or other projections such as canopies which articulate the building façade and provide temporary relief from inclement weather. At a minimum, an overhang or projection is required within 20' of all public entryways, must be at least 3' in depth from the point of entry, and be at least 6' in length. Entryways with vestibules or other permanent enclosed transition space are exempt.
X	Provide details that emphasize focal elements such as public entries, building corners, or public spaces. Examples include but are not limited to: columns, quoin or rustication, canopies over entries, lintels, transom windows, or modulation of the roof plane. At least one (1) focal element is required and must be accented with a unique combination of color, texture, materials, or modulation in the wall or roof plane.
X	To avoid blank wall segments when visible from a roadway or public space, use any combination of standards from Building Form, Architectural Elements, or Material sections to provide pattern, color, or material variation on all wall segments. Must not exceed 30-ft. horizontally or vertically without building variation.
X	Roof access shall be located within the interior space of the building to eliminate exterior ladders for roof access.
X	Mechanical and utility equipment shall be screened in accordance with Sec. 6.2.6. Mechanical & Utility Equipment.

Materials

X	Buildings with façades that face Public View shall use consistent material combinations, material quality, and architectural detailing.
X	For all façade elevations visible from Public View and facing residential zoning districts, shall use at least two (2) distinct field materials, colors, or material-color combinations on the building façade. *Applies when industrial buildings face arterial or collector roads, or facing public spaces.
X	Building façades visible from Public View shall incorporate an accent material on the 1st story of a multi-tenant building.
X	Where materials transition or terminate, provide detailing to express the natural appearance of the material. For example, wrap stone or stone-like products around visible corners to convey the appearance of mass, and not a thin veneer.
X	Textured concrete panels and prefabricated steel panels are prohibited as a finish material for building façades, except when used with a minimum of two (2) other qualifying field materials and meeting all other standard fenestration and material requirements.

NA	Reclaimed wood may be used as an accent material and shall be limited to architectural accent areas (i.e. building and window trim, architectural features and entrances, etc.). Reclaimed wood shall be of high quality materials, suitable for exterior use, and limited to 25% of the overall building coverage.
NA	Roll-up and drive-through doors are prohibited from Public View, unless they are integrated into the building design. Consider material variation and transitions, modulation, and other architectural features and standards for the design.
X	Use of neon or extremely bright colors as a primary color or large portion of wall area is prohibited.

Staff Requests as of May 1, 2024:

Following are additional comments from Staff to provide context:

- Where there are large sections of red brick, please replace some of the red with white brick. It will provide additional color variation in those areas.
- Please include additional changes to the parapet plane with a black parapet on the northeast corner of the building.
- Please add a metal awning/ledge around entire first story facing the right of way. As an alternative, there could be a metal awning/ledge above each window on the first story. The awnings will help transition the building to the ground plane.
- As a suggestion, additional recessed LED lights could be added for visual interest, especially at night.

Staff would like the following documents:

- JPGs of each of the colored renderings
- Document without the clouded outline (showing where updates have been made to the architecture)
- Elevations of ground level up-lighting and 2nd story up-down lighting
- Elevations showing the night view of the lighting

Since the PUD Committee meeting, Staff has met with the petitioner three times regarding architecture and provided final revised comments.

- May 8
- June 6
- June 28

Staff recommendation including modifications to the floorplate at the corner of Erlen and Minden Drive to provide an opportunity for a more prominent and pedestrian oriented corner.

PUD-24-3
December 4, 2024

These included flipping back of house, the addition of more windows. Staff also recommended a single masonry material along the 1st story façade and pedestrian scale awnings along Minden Drive and enhancements to the southern entrance.

If all above comments are met, then Staff will be able to add “X’s” to all the blanks in the Architectural Standards table.

November 6 Update:

Since August 7, Staff has met with the petitioner four times regarding architecture and provided additional comments.

- August 14
- September 5
- September 18
- September 19
- October 1

Staff recommendations included:

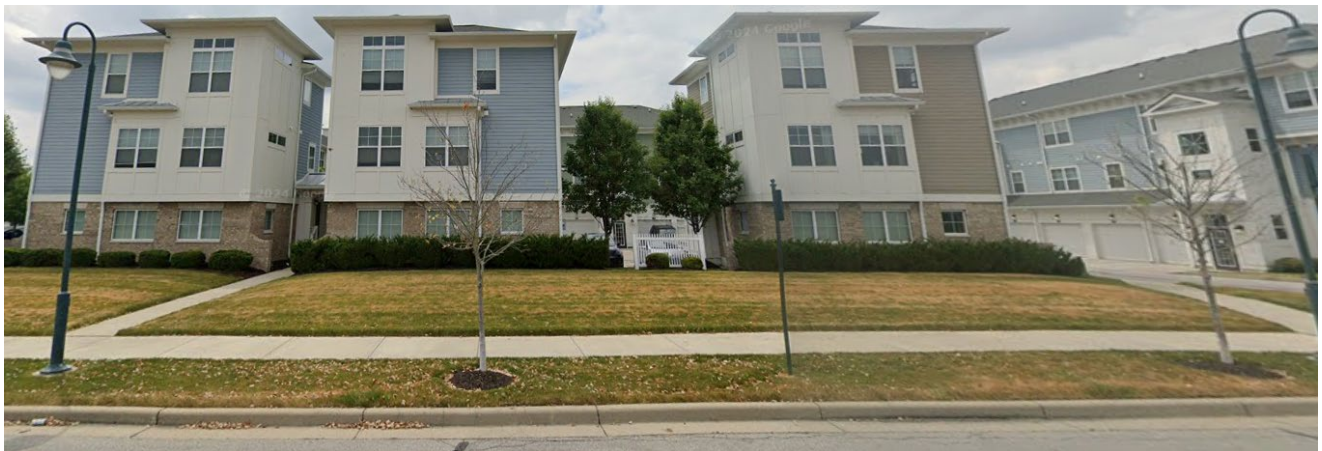
- Bump-Ins (areas of the building that are recessed): All should have masonry up to the third story and cement board on the 4th story.
- Bump-Outs (areas of the building that extend outwards): All should have masonry up to the fourth story
- Continuous modern metal awning along entire first story
- Additional glass features along northern side of building
- Add corner caps at all/near all corners of building
- Public art included on high profile blank areas on building
- Add full glass feature along north building elevation (i.e. in front of fitness center)
- Add full wrap of storefront windows
- Raise height of first floor hotel room windows to height of the fitness center windows
- Show exhibit that identifies where fake vs real windows are located
- Ensure louvers under hotel room windows blend in with surrounding materials (i.e. color of louvers match color of surrounding materials)
- Soldier course brick may be added in places where canopy cannot be added

November 6 Update:

No updates. Elevations have not changed since the continued November 6 meeting.

SURROUNDING CHARACTER:

Below are examples of the existing buildings in this area. There are multi-family developments to the east, south and west.



PUBLIC COMMENTS:

Staff has provided all public comments provided for the project as an Exhibit.

PUD-24-3
December 4, 2024

STAFF RECOMMENDATION:

Staff requests feedback from the PUD Committee and has no recommendation.

STAFF RECOMMENDATION

☐ Approve ☒ No Recommendation ☐ Continue ☐ Deny

Atwell Suites

Saxony Planned Unit Development



STRIVING LEGACY
FISHERS, LLC



PRESENTED BY
MINDY WESTRICK BROWN



PUD Committee | November 6, 2024

TABLE OF CONTENTS

ATWELL SUITES, SAXONY PUD



TABLE OF CONTENTS

Tab 1

Executive Summary

Tab 2

Aerial Location Map

Tab 3

Site Plan

Tab 4

Architectural Renderings

Tab 5

Elevations, Isometric Views, and 3D Views

Tab 6

Floor and Roof Plans

Tab 7

Landscape and Lighting Plans

Striving Legacy Fishers, LLC:

Mitesh Patel, Owner

Hitesh Patel, Owner

Randall Miller & Associates, Inc.:

Jason M. Miller, PLS, PE, CFM,

CPESC, President / Director of

Engineering

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Steven M. Roberts, AIA, NCARB,

Owner

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Cincinnati, OH 45237

Constandi Studio:

Mark S. Costandi, AIA, NCARB,

LEED AP, Principal

The Hagerman Group Inc.:

Ray Van Amburg, Vice President of

Business Development

10315 Allisonville Rd.,

Fishers, IN 46038

Faegre Drinker Biddle & Reath LLP:

Mindy Westrick Brown, Counsel

Mark R. Leach, Land Use Planner

600 East 96th St., Suite 600,

Indianapolis, IN 46240

Telephone: (317) 569-9600

TAB 1

EXECUTIVE SUMMARY

ATWELL SUITES, SAXONY PUD



Striving Legacy Fishers, LLC (the “Developer”) is pleased to propose the Atwell Suites hotel in the Saxony neighborhood located on the 1.67 +/- acres at the southwest corner of Erlen Drive and Minden Drive (the “Real Estate”) (please see the Aerial Location Maps at Tab 2).

About IHG Hotels & Resorts

InterContinental Hotels Group (“IHG”) is a multinational hospitality company that offers a collection of 19 hotel brands with over 6,000+ hotel and resort destinations around the world. They are one of the world’s leading hotel companies, whose purpose is to provide “True Hospitality for Good”. Their diverse portfolio of differentiated brands is well known and loved by millions of consumers around the world.

About Atwell Suites

Atwell Suites is an all-suites hotel brand by IHG. They offer flexible and enriching spaces, including spacious suites, coworking spaces and lounge areas in the lobby, and a small outdoor patio space. They also offer food and drink options to start and end the day, including complimentary breakfast and beverage station, an inviting paid bar, and shareable small plates.

About the Development

The original Saxony PUD was approved in October 2001. Various amendments to the Saxony PUD have occurred over the years with the latest being approved in November of 2017. The approved Saxony PUD District Map has shown the Real Estate within the middle of the Mixed-Use area since September of 2011:



EXHIBIT B: DISTRICT MAP



05.02.2011

Exhibit B | Job Number: 6349100011

In consultation with Saxony’s master developer (Republic Development), this location was best situated for the Atwell Suites hotel.

EXECUTIVE SUMMARY

ATWELL SUITES, SAXONY PUD



Updates from May 1st PUD Committee Meeting

In response to PUD Committee and Planning Staff comments, the Developer has made several revisions and concessions to the project architecture. These updates are shown on the dated plans and exhibits on the following pages. The updates include the following:

- A building entry/exit is provided on the east side of the hotel facing Minden Drive to activate the northeast corner.
- Large windows are installed on the east side walls of the fitness center to activate the northeast corner.
- Consistent brick masonry color is added across the entire ground floor of the building, on all four sides.
- Overhead canopy and awnings are provided over the new east side entry/exit and the over the east side room windows to enhance the pedestrian scale.
- A pedestrian path with bollard lights is installed leading to the new east side entry/exit, and bollard lights are installed on the pedestrian path to the south side entry/exit.
- The notch in the parapet plan proposed on the east and west facades is removed.
- Modulation in the overall facade elevation is added.

Updates from August 7th PUD Committee Meeting

In response to additional Planning Staff comments, the Developer has made several further revisions and concessions to the project architecture. These updates are shown on the dated plans and exhibits on the following pages. The updates include the following:

- The floor plans have been revised and guestrooms rearranged in pairs to create a more residential undulation in the building form. This has been done on both east and west sides of the building on all 4 levels.
 - Outward protrusions match with 4-stories of a new “Ironspot” brick color and “inward” forms match with 3-stories of brick with a new fiber cement material limited to the 4th floor level.
- Awnings have been revised to more modern metal canopies. A new canopy has been added over the Fitness Center, and the northeast entrance canopy have been expanded to wrap around the north facade. Additional and expanded awnings / shading elements to create a “continuous” datum line at the 2nd floor level.
- Faux / spandrel glass windows and storefront have been added to the north facade.
- Raised windows / added transoms along the east façade.
- Outward protruding parapets have been raised an additional 3-feet, and a “crown” / detail feature has been added to the most northern and most southern protrusions. Added / revised parapet profiles.
- Brick rowlock and soldier course details have been added at the 2nd and 4th floor levels in strategic locations.
- The proposed corner development sign has been removed.
- Added art mural to north façade.

Additionally, on October 22nd the Saxony Design Review Board issued full Saxony Design Code approval of the project’s construction documents, including architecture and elevation plans.

Total project costs will represent an investment of approximately \$12-\$15M in the Fishers community. If approved, the Developer expects site development activities to begin in fall of 2024 with building construction starting in early in 2025. The hotel is anticipated to open in spring of 2026.

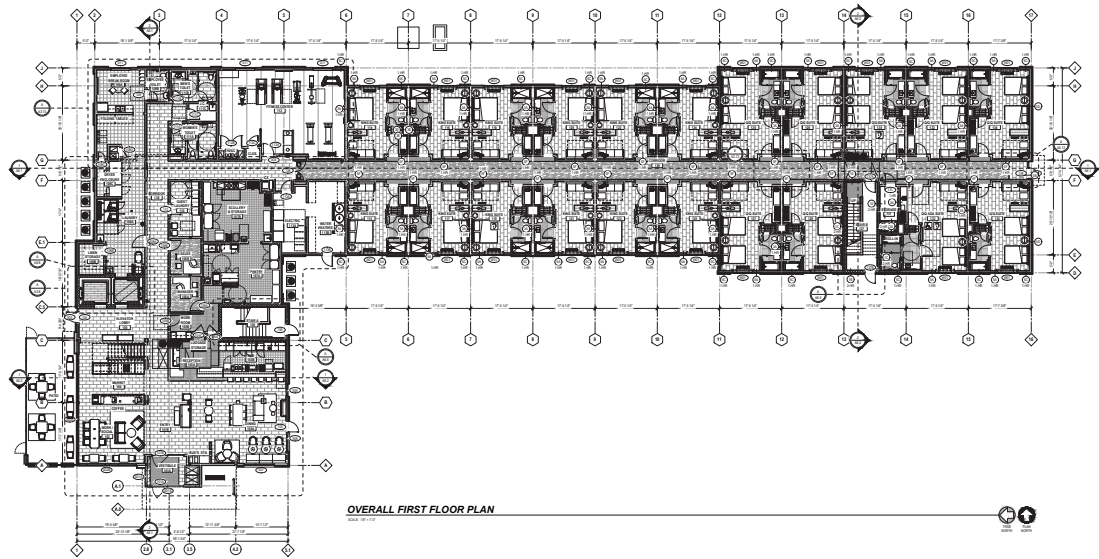
Thank you for your consideration.

EXECUTIVE SUMMARY

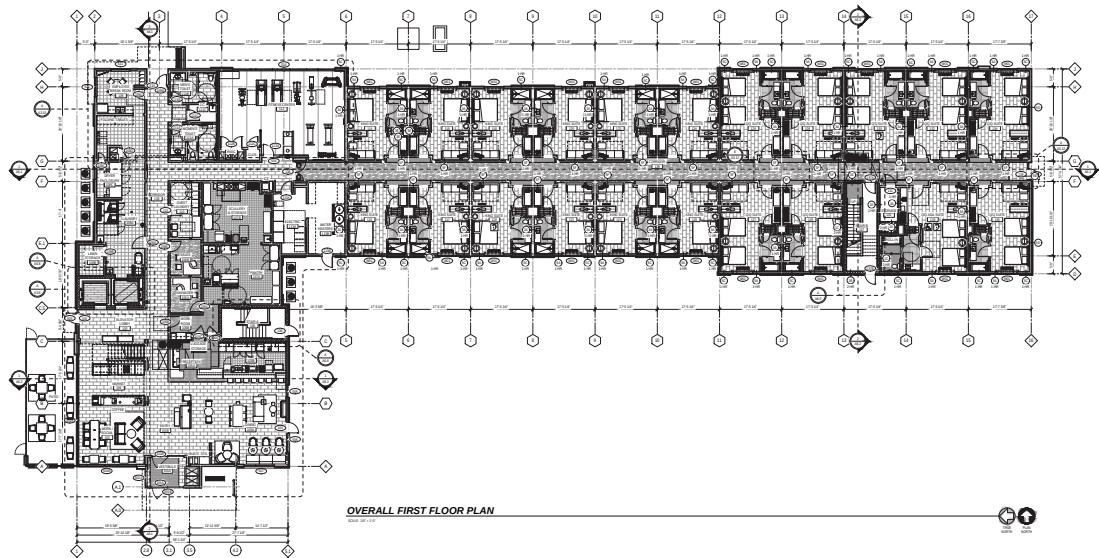
ATWELL SUITES, SAXONY PUD



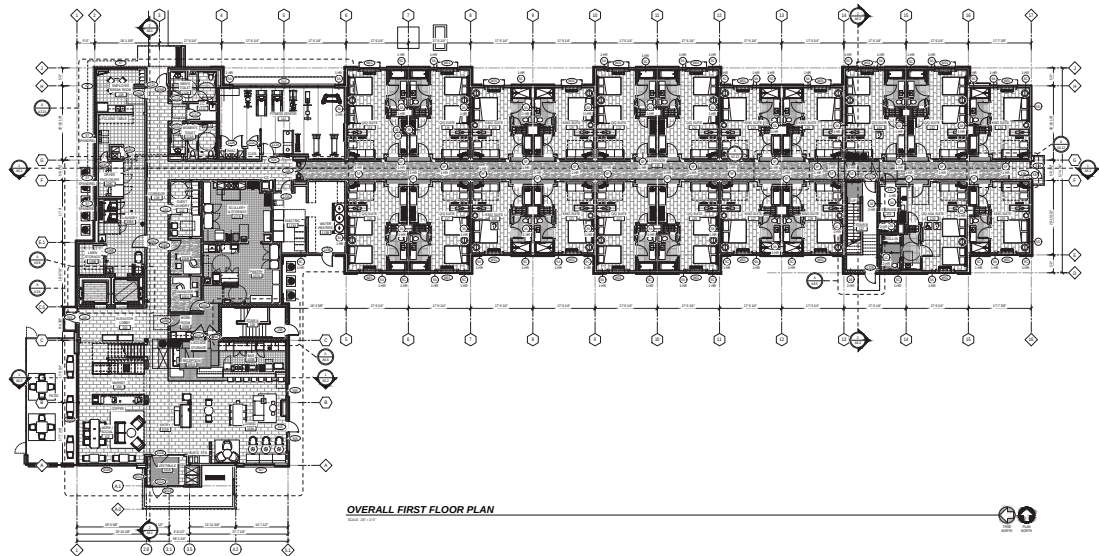
May 1



Aug 7



Nov 6

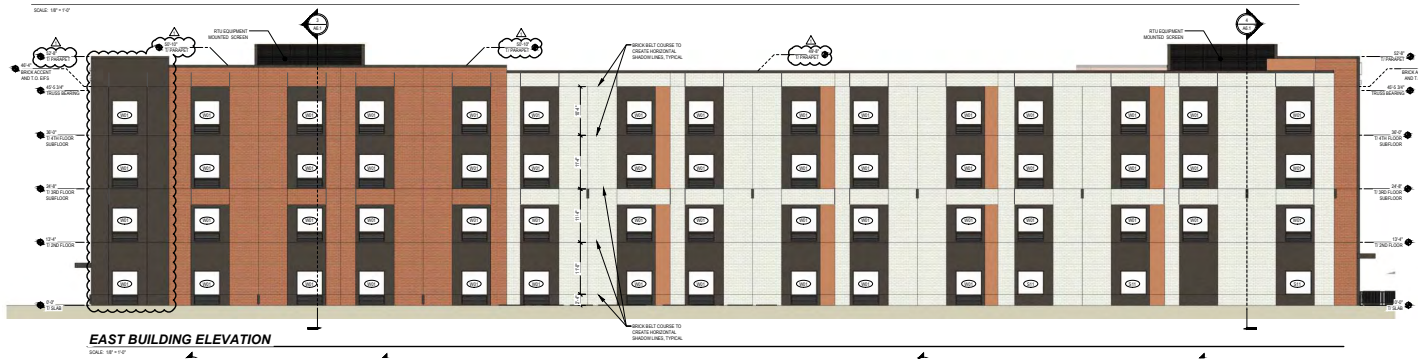


EXECUTIVE SUMMARY

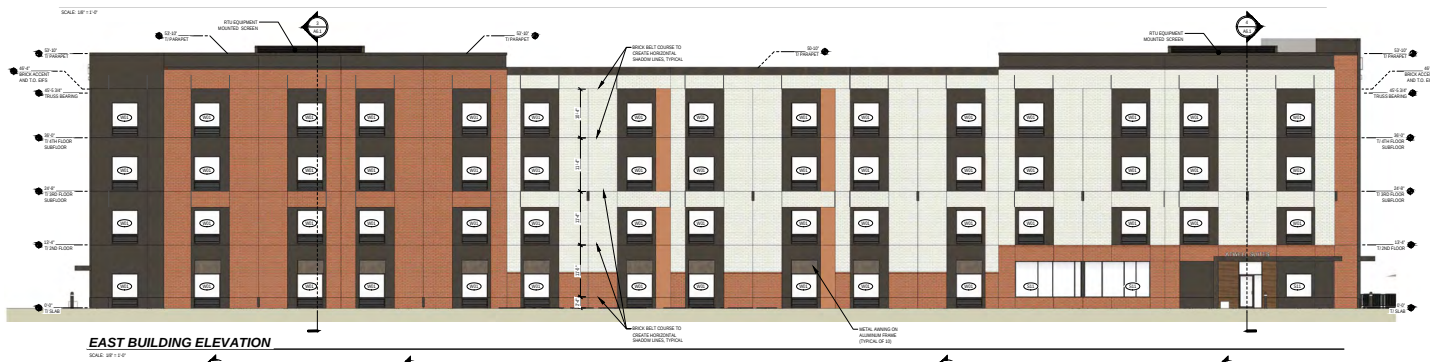
ATWELL SUITES, SAXONY PUD



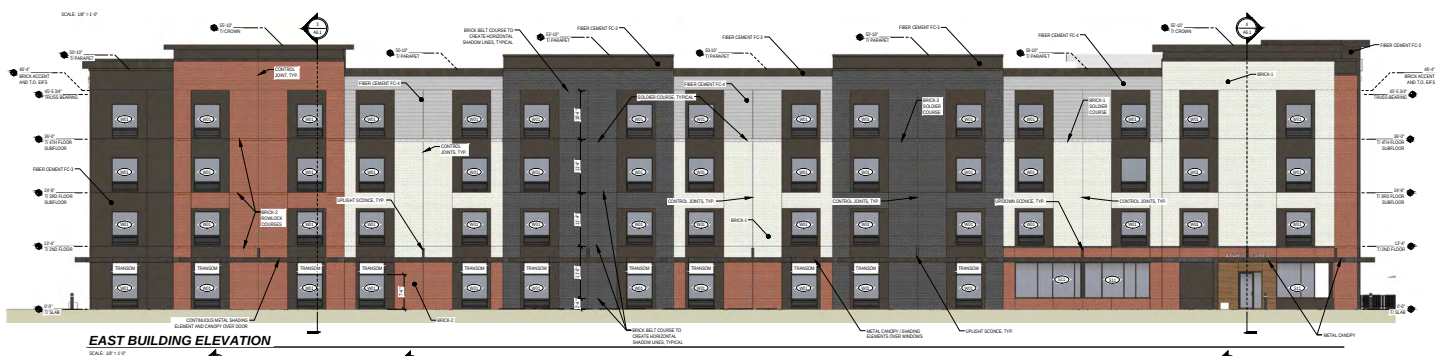
May 1



Aug 7



Nov 6

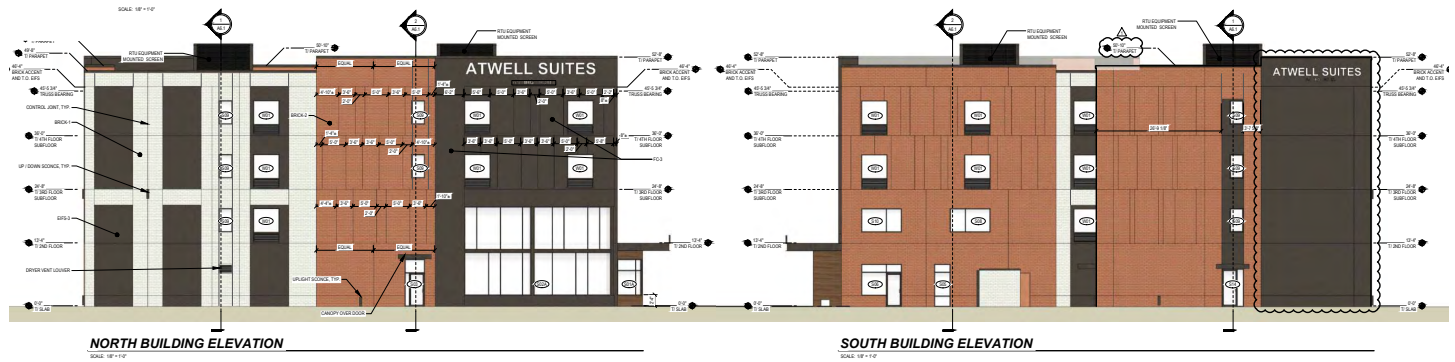


EXECUTIVE SUMMARY

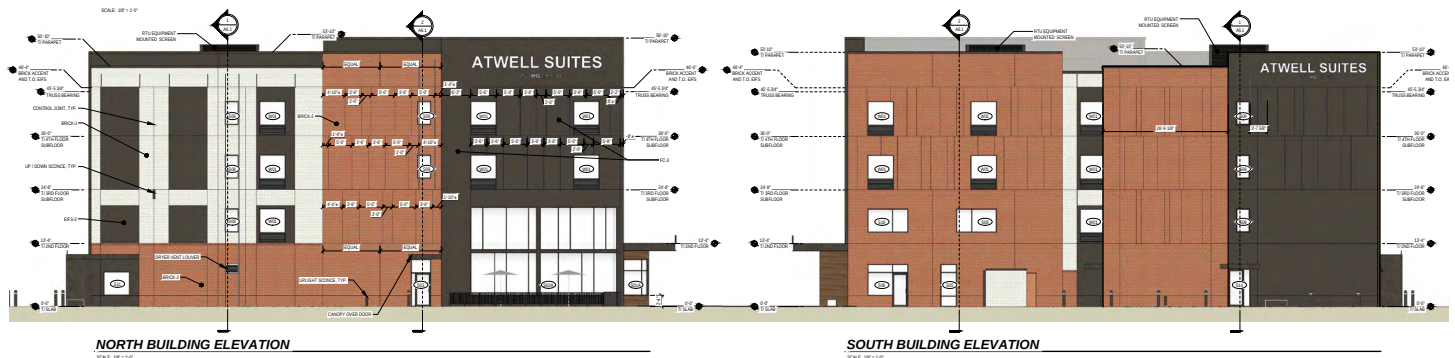
ATWELL SUITES, SAXONY PUD



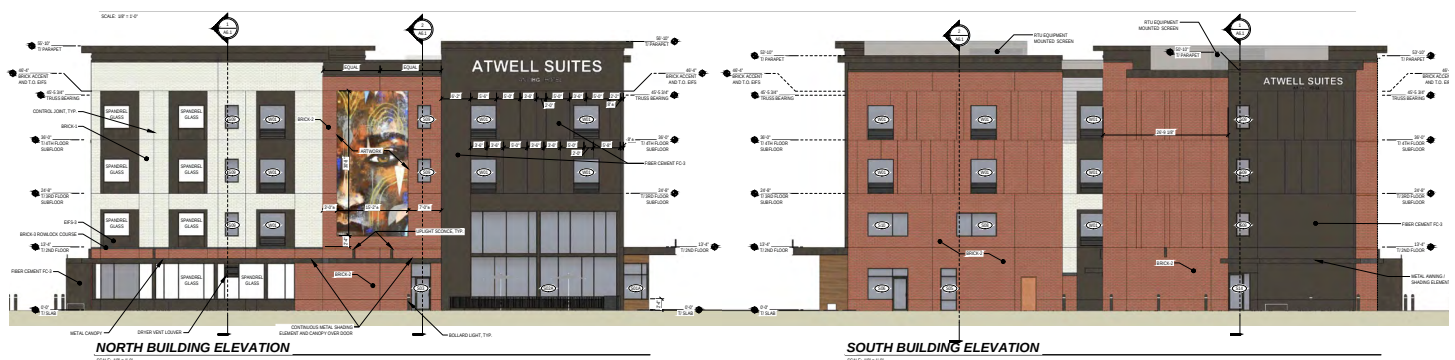
May 1



Aug 7



Nov 6

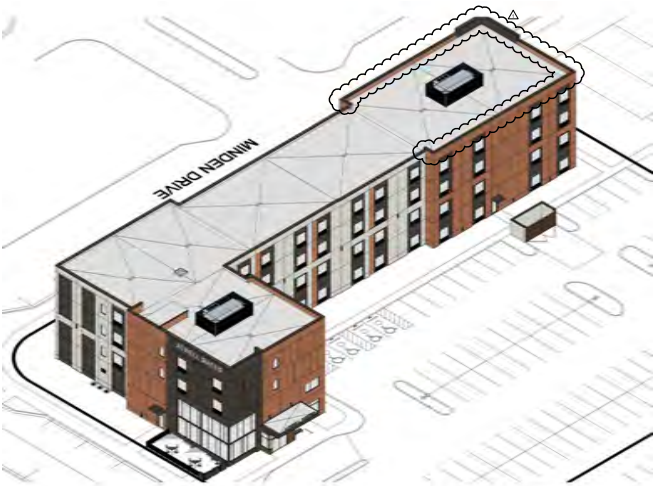


EXECUTIVE SUMMARY

ATWELL SUITES, SAXONY PUD



May 1



ISO VIEW: NORTHWEST CORNER LOOKING SOUTHEAST



ISO VIEW: NORTHEAST CORNER LOOKING SOUTHWEST



ISO VIEW: SOUTHWEST CORNER LOOKING NORTHEAST



ISO VIEW: SOUTHEAST CORNER LOOKING NORTHWEST

Aug 7



ISO VIEW: NORTHWEST CORNER LOOKING SOUTHEAST



ISO VIEW: NORTHEAST CORNER LOOKING SOUTHWEST



ISO VIEW: SOUTHWEST CORNER LOOKING NORTHEAST



ISO VIEW: SOUTHEAST CORNER LOOKING NORTHWEST

Nov 6



ISO VIEW: NORTHWEST CORNER LOOKING SOUTHEAST



ISO VIEW: NORTHEAST CORNER LOOKING SOUTHWEST



ISO VIEW: SOUTHWEST CORNER LOOKING NORTHEAST



ISO VIEW: SOUTHEAST CORNER LOOKING NORTHWEST

EXECUTIVE SUMMARY

ATWELL SUITES, SAXONY PUD



May 1



3D VIEW: EYE LEVEL LOOKING AT NORTHWEST CORNER

Aug 7



3D VIEW: EYE LEVEL LOOKING AT NORTHWEST CORNER

Nov 6



3D VIEW: EYE LEVEL LOOKING AT NORTHWEST CORNER

EXECUTIVE SUMMARY

ATWELL SUITES, SAXONY PUD



May 1



3D VIEW: EYE LEVEL LOOKING AT NORTHEAST CORNER

Aug 7



3D VIEW: EYE LEVEL LOOKING AT NORTHEAST CORNER

Nov 6



3D VIEW: EYE LEVEL LOOKING AT NORTHEAST CORNER

EXECUTIVE SUMMARY

ATWELL SUITES, SAXONY PUD



May 1



3D VIEW: EYE LEVEL LOOKING AT SOUTHWEST CORNER

Aug 7



3D VIEW: EYE LEVEL LOOKING AT SOUTHWEST CORNER

Nov 6



3D VIEW: EYE LEVEL LOOKING AT SOUTHWEST CORNER

EXECUTIVE SUMMARY

ATWELL SUITES, SAXONY PUD



May 1



3D VIEW: EYE LEVEL LOOKING AT SOUTHEAST CORNER

Aug 7



3D VIEW: EYE LEVEL LOOKING AT SOUTHEAST CORNER

Nov 6



3D VIEW: EYE LEVEL LOOKING AT SOUTHEAST CORNER

EXECUTIVE SUMMARY

ATWELL SUITES, SAXONY PUD



May 1



3D VIEW: AERIAL VIEW OF INSIDE CORNER

Aug 7



3D VIEW: AERIAL VIEW OF INSIDE CORNER

Nov 6



3D VIEW: AERIAL VIEW OF INSIDE CORNER

EXECUTIVE SUMMARY

ATWELL SUITES, SAXONY PUD



May 1



3D VIEW: EYE LEVEL LOOKING AT INSIDE CORNER

Aug 7



3D VIEW: EYE LEVEL LOOKING AT INSIDE CORNER

Nov 6



3D VIEW: EYE LEVEL LOOKING AT INSIDE CORNER

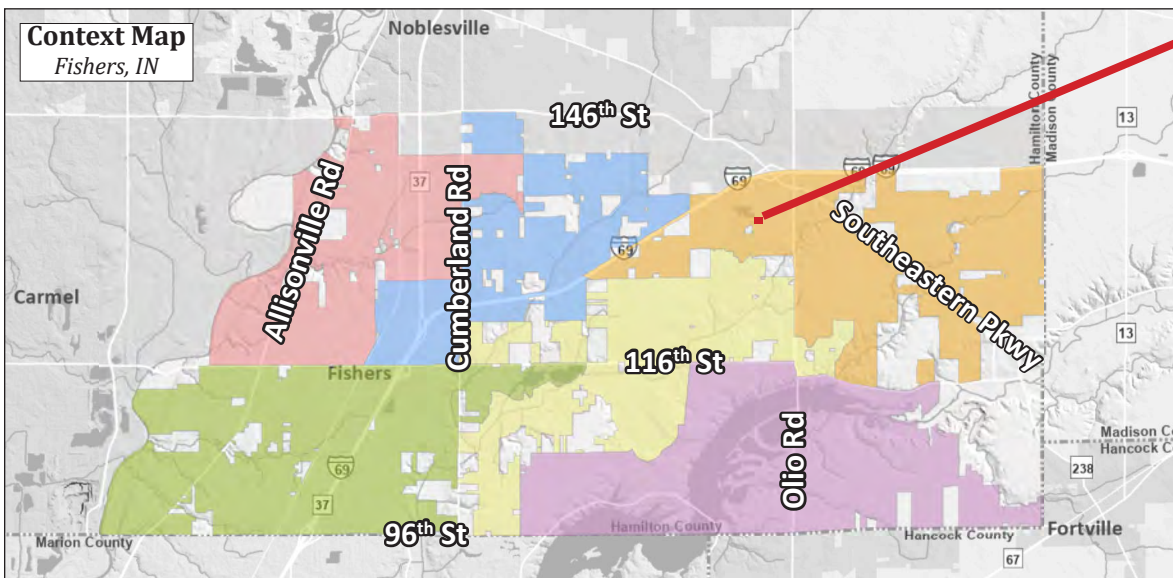
TAB 2

AERIAL LOCATION MAP

ATWELL SUITES, SAXONY PUD

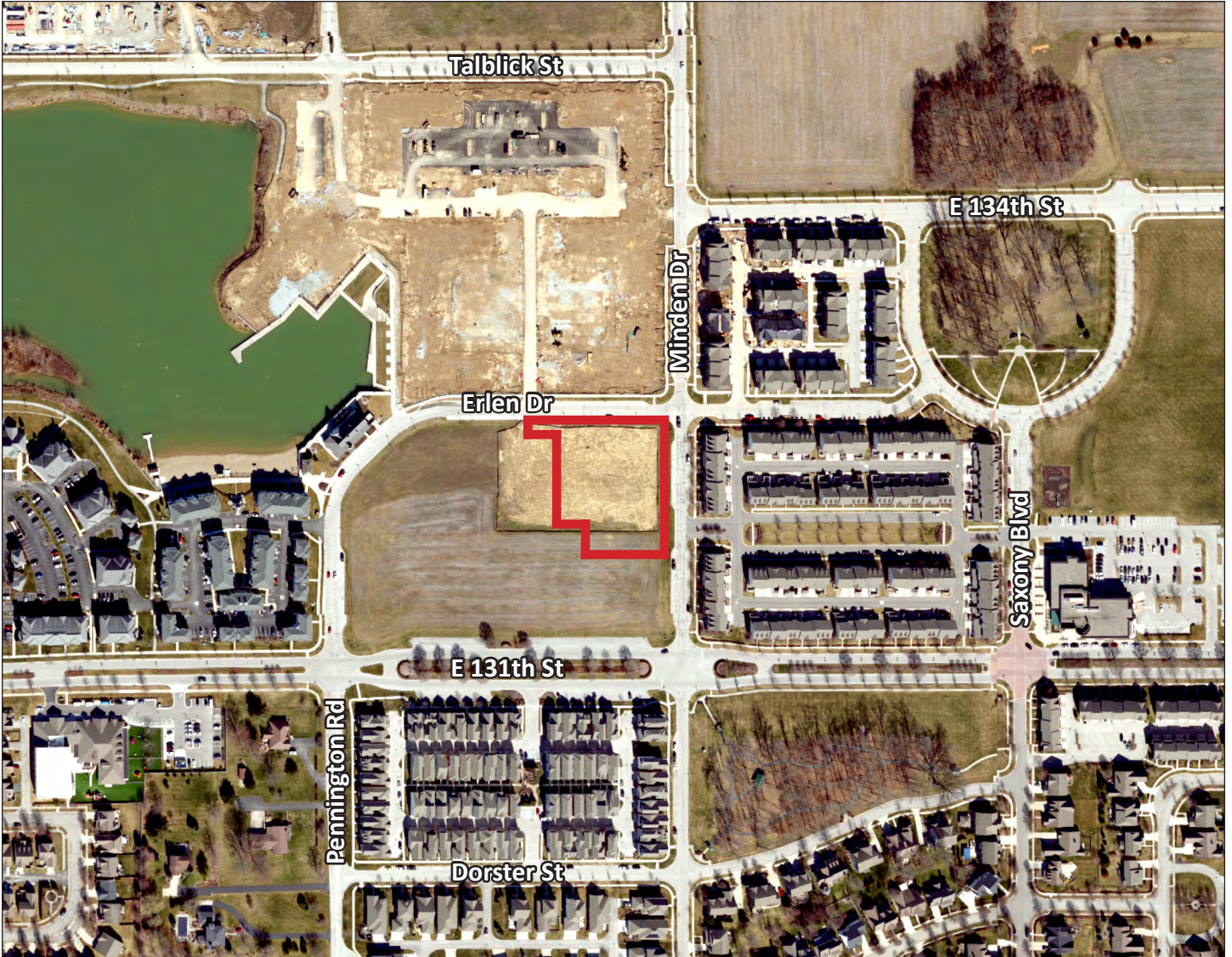


REAL ESTATE



AERIAL LOCATION MAP

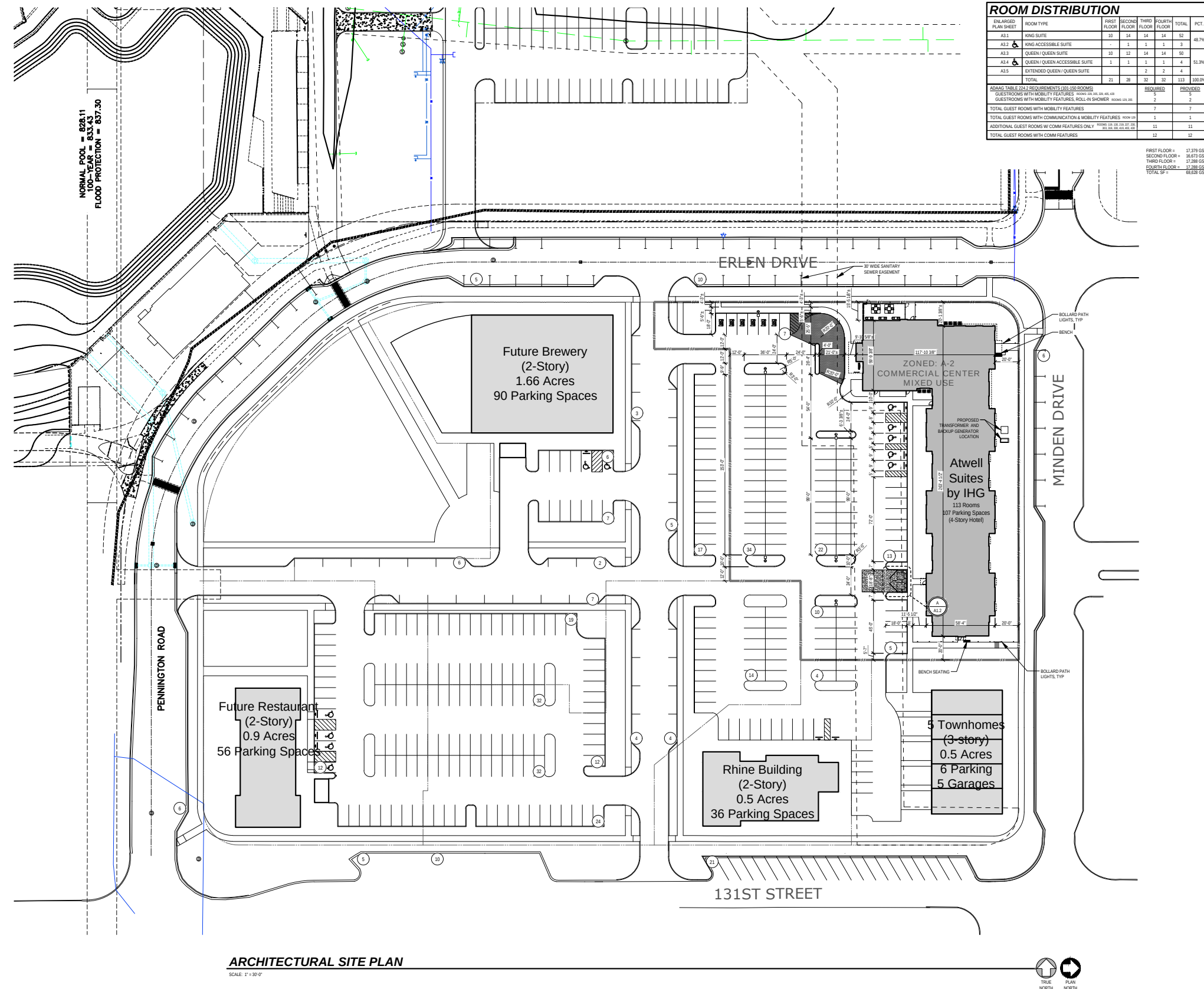
ATWELL SUITES, SAXONY PUD



REAL ESTATE

TAB 3

ATWELL SUITES, SAXONY PUD



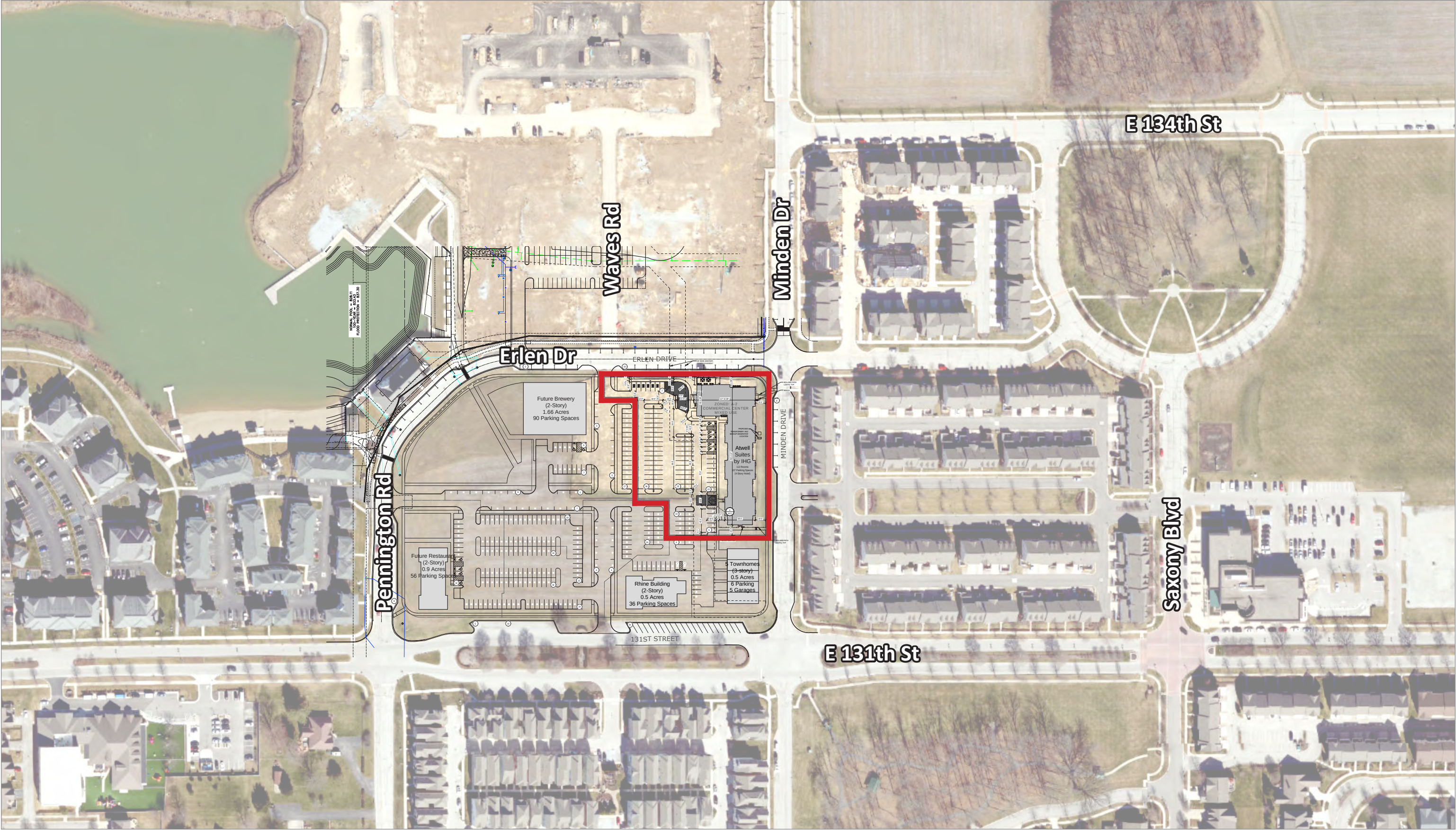
ROOM DISTRIBUTION						
SCHEDULED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	PCT.
A3.1	KING SUITE	25	14	14	14	48.7%
A3.1	KING ACCESSIBLE SUITE	1	1	1	1	
A3.3	QUEEN/QUEEN SUITE	10	12	14	14	58
A3.3	QUEEN/QUEEN ACCESSIBLE SUITE	1	1	1	1	5.9%
A3.3	EXTENDED/QUEEN SUITE	1	1	1	1	
	TOTAL	41	28	30	33	100
A3.4.2 PLAN 224.2 REQUIRES 100 (20 ROOMS)						
	QUEEN SUITES WITH MOBILITY FEATURES			REQUIRED	PROVIDED	
	100 - 100 = 0			0	0	
	QUEEN SUITES WITH MOBILITY FEATURES: ROLL-IN SHOWER			REQUIRED	PROVIDED	
	100 - 100 = 0			0	0	
	TOTAL GUEST ROOMS WITH MOBILITY FEATURES			7	7	
	TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES: 100m-130			1	1	
	ADDITIONAL GUEST ROOMS W/ COMM FEATURES ONLY			11	11	
	TOTAL GUEST ROOMS WITH COMM FEATURES			12	12	

FIRST FLOOR =	17,379 GS
SECOND FLOOR =	16,673 GS
THIRD FLOOR =	17,288 GS
FOURTH FLOOR =	17,288 GS
TOTAL SF =	68,628 GS



SITE PLAN

ATWELL SUITES, SAXONY PUD



TAB 4

ARCHITECTURAL RENDERINGS

ATWELL SUITES, SAXONY PUD



ARCHITECTURAL RENDERINGS

ATWELL SUITES, SAXONY PUD



TAB 5

ELEVATIONS, ISOMETRIC VIEWS, AND 3D VIEWS

ATWELL SUITES, SAXONY PUD



STEVEN MICHAEL ROBERTS, ARCHITECT
10000 N. SHILOH ROAD, SUITE 100
INDIANAPOLIS, IN 46240
Phone: 317.555.1111
Fax: 317.555.1112
Email: info@atwell-suites.com

costandi architectural

ATWELL SUITES
AN IHG HOTEL
ERLEDR. & MINDE DR. FISHERS, INDIANA 46037 HAMILTON COUNTY

BUILDING ELEVATIONS

ISSUE / REVISION DATE:

- 09/04/2022 OWNER REVIEW
- 09/04/2022 OWNER REVIEW
- 09/04/2022 PRELIMINARY REVIEW
- 09/04/2022 FRANCHISE REVIEW
- 09/04/2022 FRANCHISE REVIEW
- 09/04/2022 FRANCHISE REVIEW
- 09/04/2022 SAXONY DESIGN REVIEW 1
- 09/04/2022 SAXONY DESIGN REVIEW 2
- 09/04/2022 FOR CONSTRUCTION
- 09/04/2022 CLOUDED REVISION 1
- 09/04/2022 CLOUDED REVISION 2
- 09/08/2024 edited text by STEVE

SMR Project No. AWSFIN

A5.1



ISO VIEW: NORTHWEST CORNER LOOKING SOUTHEAST



ISO VIEW: NORTHEAST CORNER LOOKING SOUTHWEST



ISO VIEW: SOUTHWEST CORNER LOOKING NORTHEAST



ISO VIEW: SOUTHEAST CORNER LOOKING NORTHWEST





ELEVATIONS, ISOMETRIC VIEWS, AND 3D VIEWS

ATWELL SUITES, SAXONY PUD



3D VIEW: EYE LEVEL LOOKING AT SOUTHWEST CORNER



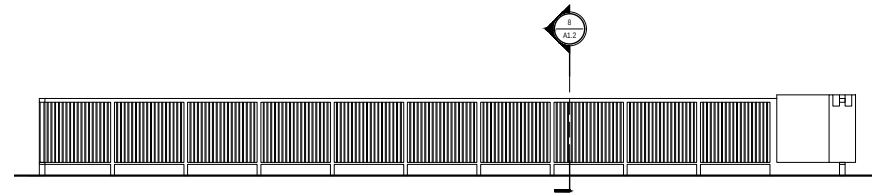
3D VIEW: EYE LEVEL LOOKING AT SOUTHEAST CORNER



ATWELL SUITES, SAXONY PUD



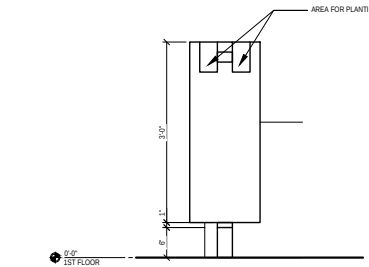
ATWELL SUITES, SAXONY PUD



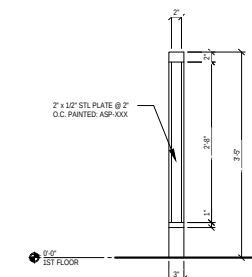
6
A1.2

OPTIONAL PATIO - ELEVATION

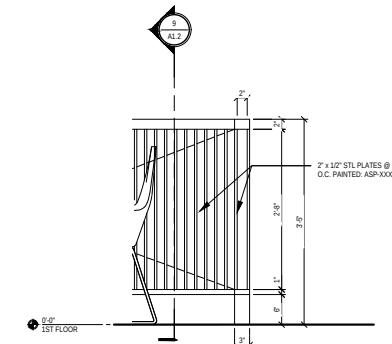
SCALE: 3/8" = 1'-0"



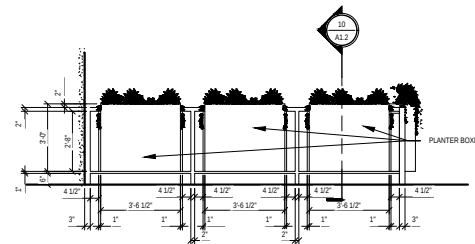
OPTIONAL PATIO - RAILING
WITH PLANTER SECTION



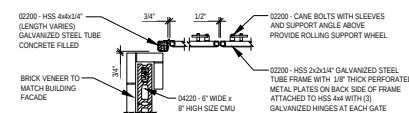
OPTIONAL PATIO - RAILING
WITH GATE SECTION



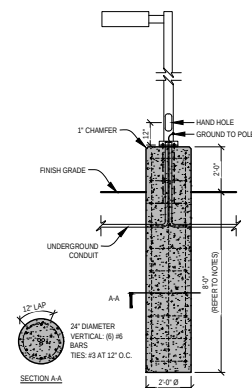
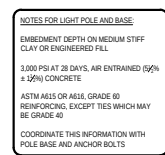
OPTIONAL PATIO - RAILING
TYP. SECTION
SCALE: 1" = 1'-0"



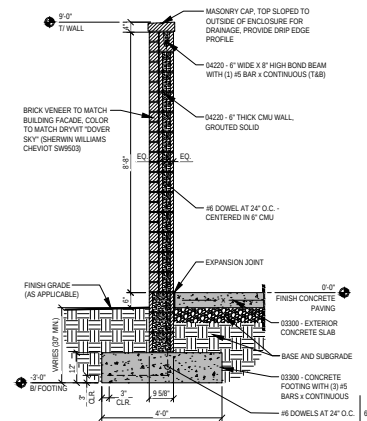
7
A1.2 **OPTIONAL PATIO - ELEVATION**
SCALE: 3/8" = 1'-0"



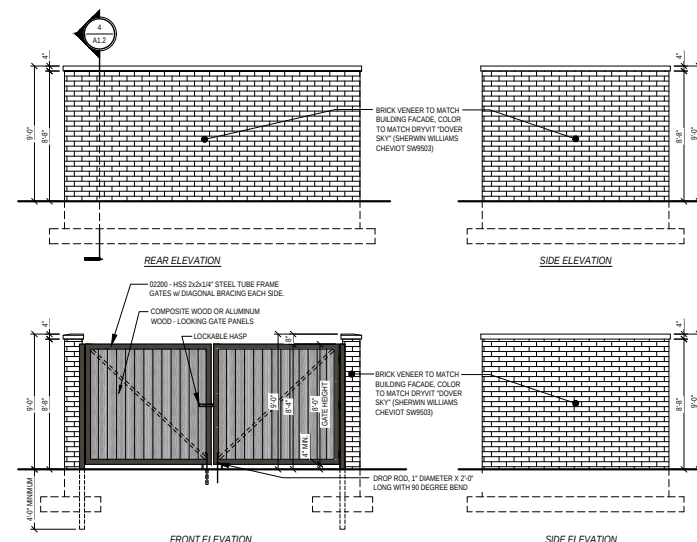
DUMPSTER WALL / GATE DETAIL



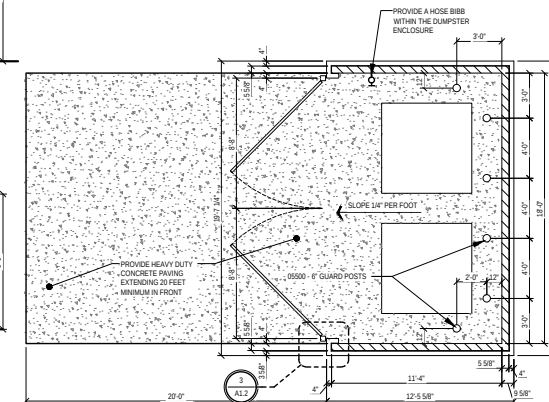
5
A1.2
TYPICAL POLE LIGHT BASE
SCALE: 3/8" = 1'-0"



4
TYPICAL SECTION
SCALE: 1/2" = 1'-0"



2 DUMPSTER ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"



DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



ATWELL SUITES
AN **IHG** HOTEL

SITE DETAILS

ISSUE / REVISION DATE:	
05/04/2022	OWNER REVIEW
06/23/2022	OWNER REVIEW
08/04/2022	PRELIMINARY REVIEW
● 01/13/2023	FRANCHISE REVIEW
● 04/21/2023	FRANCHISE REVIEW
● 05/17/2023	SAXONY DESIGN REVIEW 1
● 09/19/2023	IHG FINAL REVIEW
● 11/17/2023	SAXONY DESIGN REVIEW 2
● 01/26/2024	FOR CONSTRUCTION

SMR Project No.	AWSFIN
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A1.2

TAB 6

FLOOR AND ROOF PLANS

ATWELL SUITES, SAXONY PUD



ROOM DISTRIBUTION						
ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL
A2.1	KING SUITE	10	14	14	14	52
A3.2	KING ACCESSIBLE SUITE	1	1	1	1	4
A3.3	QUEEN / QUEEN SUITE	10	12	14	14	50
A3.4	QUEEN / QUEEN ACCESSIBLE SUITE	1	1	1	1	4
A3.5	EXTENDED QUEEN / QUEEN SUITE			2	2	4
	TOTAL	22	28	32	32	114
ADDITIONAL TABLE 224.2 REQUIREMENTS (150 ROOMS)						
GUESTROOMS WITH MOBILITY FEATURES		REQUIRED		PROVIDED		
GUESTROOMS WITH MOBILITY FEATURES, ROLL-IN SHOWER		2		2		
TOTAL GUEST ROOMS WITH MOBILITY FEATURES		7		7		
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES		1		1		
ADDITIONAL GUEST ROOMS W/ COMM FEATURES ONLY		11		11		
TOTAL GUEST ROOMS WITH COMM FEATURES		12		12		

FIRST FLOOR = 17,379 GSF
SECOND FLOOR = 16,873 GSF
THIRD FLOOR = 17,288 GSF
FOURTH FLOOR = 17,288 GSF
TOTAL SF = 68,828 GSF



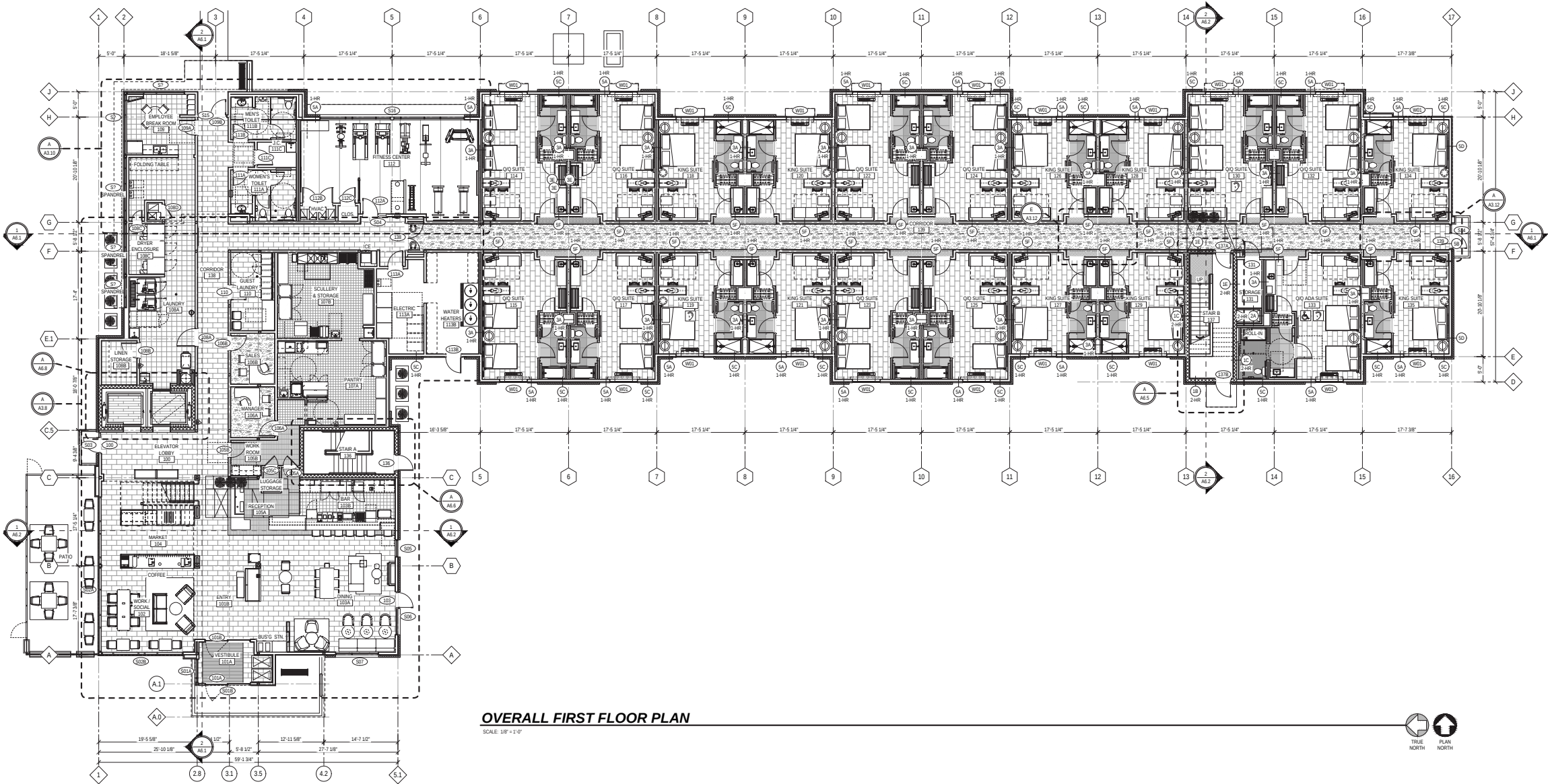
ATWELL SUITES
AN IHG HOTEL
ERLENDRE & MINDEL DR. FISHERS, INDIANA 46037
HAMILTON COUNTY

OVERALL FIRST FLOOR PLAN

- ISSUE / REVISION DATE:
- 06/04/2022 OWNER REVIEW
 - 06/02/2022 OWNER REVIEW
 - 08/04/2022 PRELIMINARY REVIEW
 - 01/15/2023 FRANCHISE REVIEW
 - 04/21/2023 FRANCHISE REVIEW
 - 06/27/2023 SAKONY DESIGN REVIEW 1
 - 09/19/2023 IFC FINAL REVIEW
 - 11/17/2023 SAKONY DESIGN REVIEW 2
 - 03/06/2024 FOR CONSTRUCTION
 - 04/30/2024 CLOUD REVISION 1
 - 07/01/2024 CLOUD REVISION 2
 - 10/08/2024 CLOUD REVISION 3

SMR Project No. AWSFIN

A2.1



OVERALL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



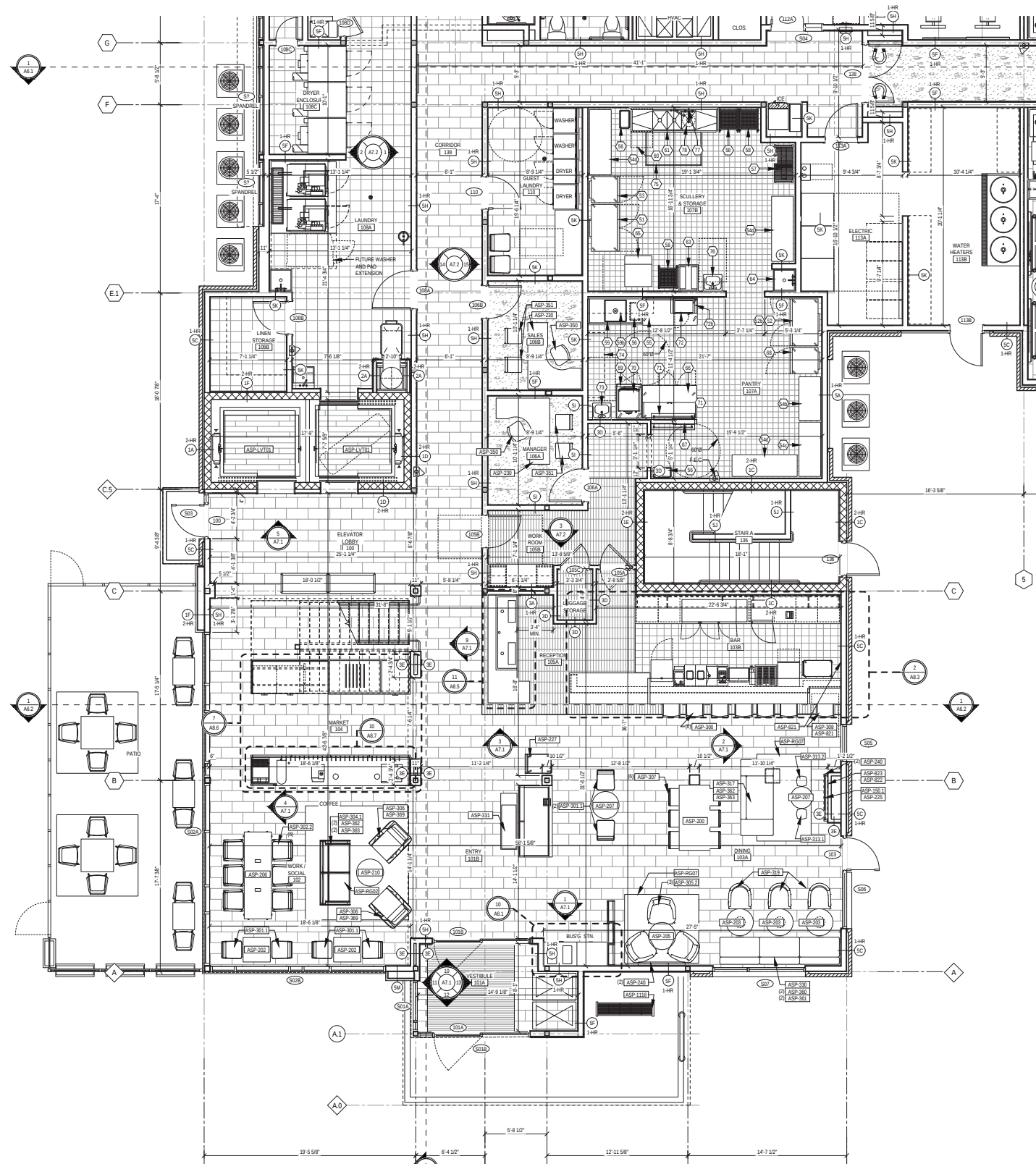
FLOOR AND ROOF PLANS

ATWELL SUITES, SAXONY PUD



FOOD SERVICE EQUIPMENT SCHEDULE - PANTRY					
ITEM NO.	QTY.	DESCRIPTION	ELECTRICAL CONN.	PLUMB. CONN.	REMARKS
51	1	FREEZER, REACH-IN	115V/60/1, NEMA 5-15P, 6.3A	NO	
52	1	REFRIGERATOR, REACH-IN	115V/60/1, NEMA 5-15P, 2.8A	NO	
52b	12	PAN SLIDES (THAWING RACKS)	NO	NO	
53	1	1-DOOR REFRIGERATOR, REACH-IN	115V/60/1, NEMA 5-15P, 2.5A	NO	
54b	6	WIRE MESH SHELVING 24"x48"	-	NO	
54c	2	WIRE MESH SHELVING 24"x54"	-	NO	
54d	1	WIRE MESH SHELVING 24"x60"	-	NO	
55	1	WORKTOP SOLID DOOR FREEZER	115V/60/1, NEMA 5-15P, 4.9A	NO	
56	3	TRASH CAN	-	NO	
57	1	VENTED DRYING RACK	-	NO	
58	3	GLASS RACK DOLLY WITH 36" HANDLE	-	NO	
59	1	FOOD PREP SINK W/ DRAINBOARDS	NO	YES	
59b	1	WALL SHELF	-	NO	MOUNT SHELF 84" A.F.F.
60	1	WAREWASHER, UNDERCOUNTER, HIGH TEMP	240V/60/1, 36A	YES	VENTLESS, WITH STEAM RECAPTURE
61	1	THREE COMPARTMENT SS SINK WITH DRAINBOARDS	-	YES	
63	1	END LOAD RACK	-	NO	
64	1	MOP SINK	-	YES	
65	1	ICE MAKER W/ BIN	115V/60/1, 11.9A	YES	
66	1	PIZZA PREP TABLE	115V/60/1, 4.5A	NO	
67	1	INFRARED STRIP HEATER (24")	240V/60/1, 500W	NO	
68	1	1-DOOR FREEZER, REACH-IN	115V/60/1, NEMA 5-15P, 4.4A	NO	
69	1	RETHERM OVEN	240V/60/1, NEMA 6-50P, 30A	NO	
70	1	HIGH SPEED OVEN	240V/60/1, NEMA 6-30P, 30A	NO	
71	1	PASS-THRU SHELF WITH OVERSHELF	-	NO	
72	1	MICROWAVE OVEN	120V/60/1, NEMA 5-15P, 15A	NO	
72b	1	WALL SHELF	-	NO	MOUNT SHELF 48" A.F.F.
73	1	HAND SINK W/KEY WASH ATTACHMENT	-	YES	
74	1	WALL SHELF	-	NO	MOUNT SHELF 96" A.F.F.
75	1	DRAINAGE MAT, 3' X 5'	-	NO	
76	1	HAND SINK	-	YES	
77	1	PRE-RINSE UNIT: 8" WALL MOUNT MIXING FAUCET	-	YES	
78	1	DISPOSAL	-	YES	

NOTE: EQUIPMENT SPECIFICATIONS ARE AVAILABLE AT www.IHOSDesignConnect.com.



ENLARGED ARCHITECTURAL PLAN - FIRST FLOOR LOBBY AND BACK-OF-HOUSE
SCALE: 1/4" = 1'-0"



ATWELL SUITES
AN **ihg** HOTEL
ERLEN DR. & MINDEN DR. FISHERS, INDIANA 46037 HAMILTON COUNTY
**ENLARGED ARCHITECTURAL PLAN:
LOBBY AND BACK-OFF-HOUSE**

ISSUE / REVISION DATE:

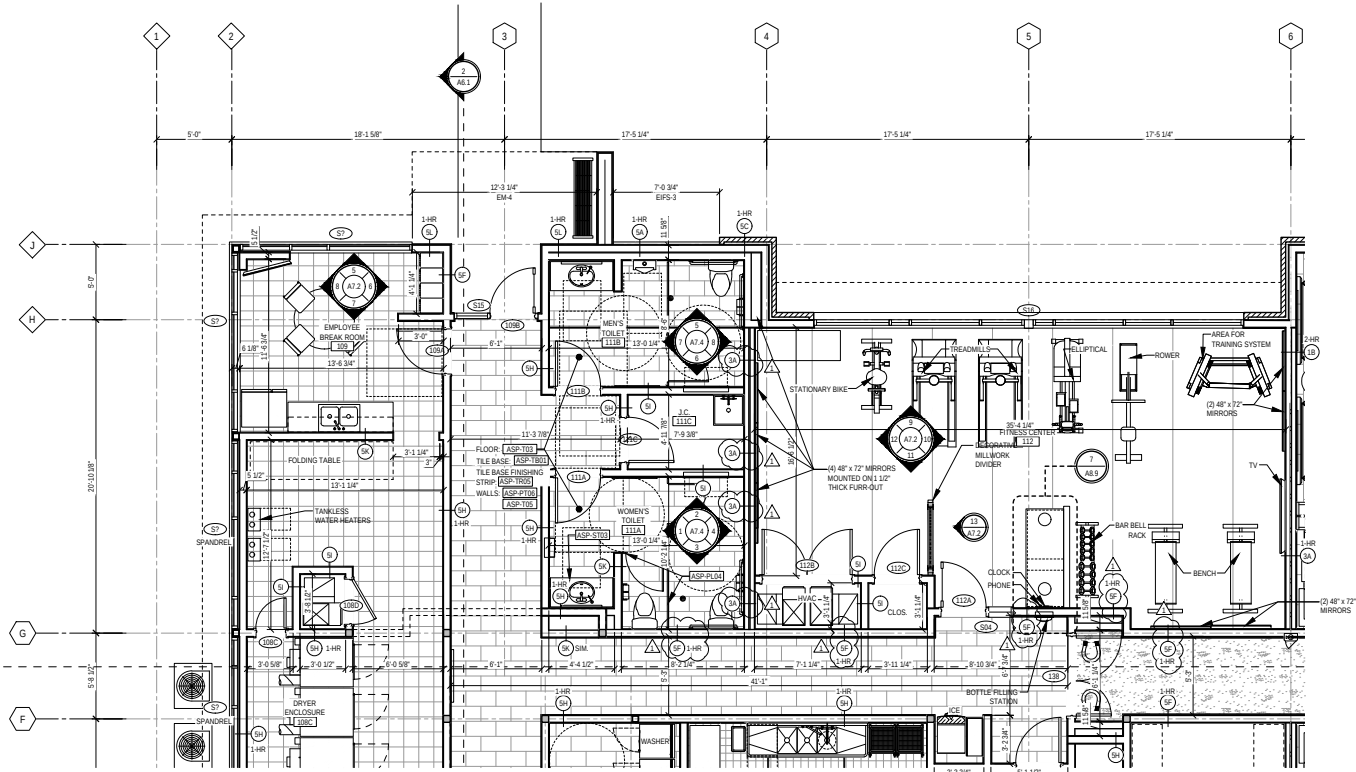
05/04/2022	OWNER REVIEW
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● 01/13/2023	FRANCHISE REVIEW
● 04/21/2023	FRANCHISE REVIEW
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● 01/26/2024	FOR CONSTRUCTION
04/19/2024	CLOUDED REVISION 1
07/10/2024	CLOUDED REVISION 2
● 10/08/2024	edited last by STEVE

SMR Project No.	AWSFIN
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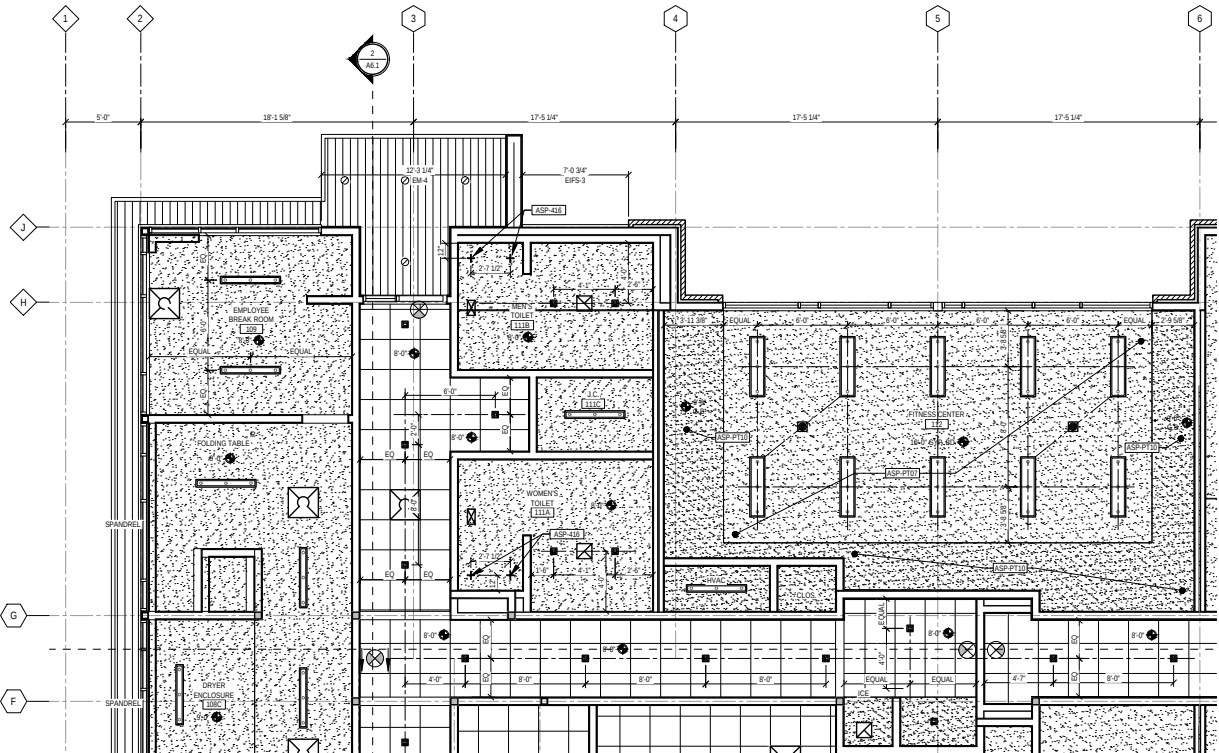
A3.8

FLOOR AND ROOF PLANS

ATWELL SUITES, SAXONY PUD



ENLARGED FIRST FLOOR PLAN - FITNESS CENTER AREA



ENLARGED FIRST FLOOR REFLECTED CEILING PLAN - FITNESS CENTER AREA



costandi

ATWELL SUITES

AN **ihg** HOTEL

ERLENDRE & MINDEN DR., FISHERS, INDIANA 46037 HAMILTON COUNTY

ENLARGED FITNESS CENTER AREA FLOOR PLAN & REFLECTED CEILING

ISSUE / REVISION DATE	
06/04/2022	OWNER REVIEW
06/02/2022	OWNER REVIEW
08/04/2022	PRELIMINARY REVIEW
10/13/2022	FRANCHISE REVIEW
04/21/2023	FRANCHISE REVIEW
06/17/2023	SAXONY DESIGN REVIEW 1
09/15/2023	IHG FINAL REVIEW
11/27/2023	SAXONY DESIGN REVIEW 2
02/08/2024	FOR CONSTRUCTION
04/20/2024	CLOUDED REVISION 1
07/03/2024	CLOUDED REVISION 2
10/08/2024	edited last by STEVE

SMR Project No. AWSFIN

A3.10

FLOOR AND ROOF PLANS

ATWELL SUITES, SAXONY PUD



ROOM DISTRIBUTION

ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL	PCT
A2.1	KING SUITE	10	14	14	14	52	48.7%
A3.2	KING ACCESSIBLE SUITE	1	1	1	1	4	
A3.3	QUEEN / QUEEN SUITE	10	12	14	14	50	
A3.4	QUEEN / QUEEN ACCESSIBLE SUITE	1	1	1	1	4	51.2%
A3.5	EXTENDED QUEEN / QUEEN SUITE			2	2	4	
	TOTAL	21	28	32	32	113	100.0%
ADAAG TABLE 224.2 REQUIREMENTS (LBS 150 ROOMS)				REQUIRED	PROVIDED		
GUESTROOMS WITH MOBILITY FEATURES				2	2		
GUESTROOMS WITH MOBILITY FEATURES, ROLL-IN SHOWER				2	2		
TOTAL GUEST ROOMS WITH MOBILITY FEATURES				7	7		
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES				1	1		
ADDITIONAL GUEST ROOMS W/ COMM FEATURES ONLY				11	11		
TOTAL GUEST ROOMS WITH COMM FEATURES				12	12		

FIRST FLOOR = 17,379 GSF
SECOND FLOOR = 16,873 GSF
THIRD FLOOR = 17,288 GSF
FOURTH FLOOR = 17,288 GSF
TOTAL SF = 68,828 GSF



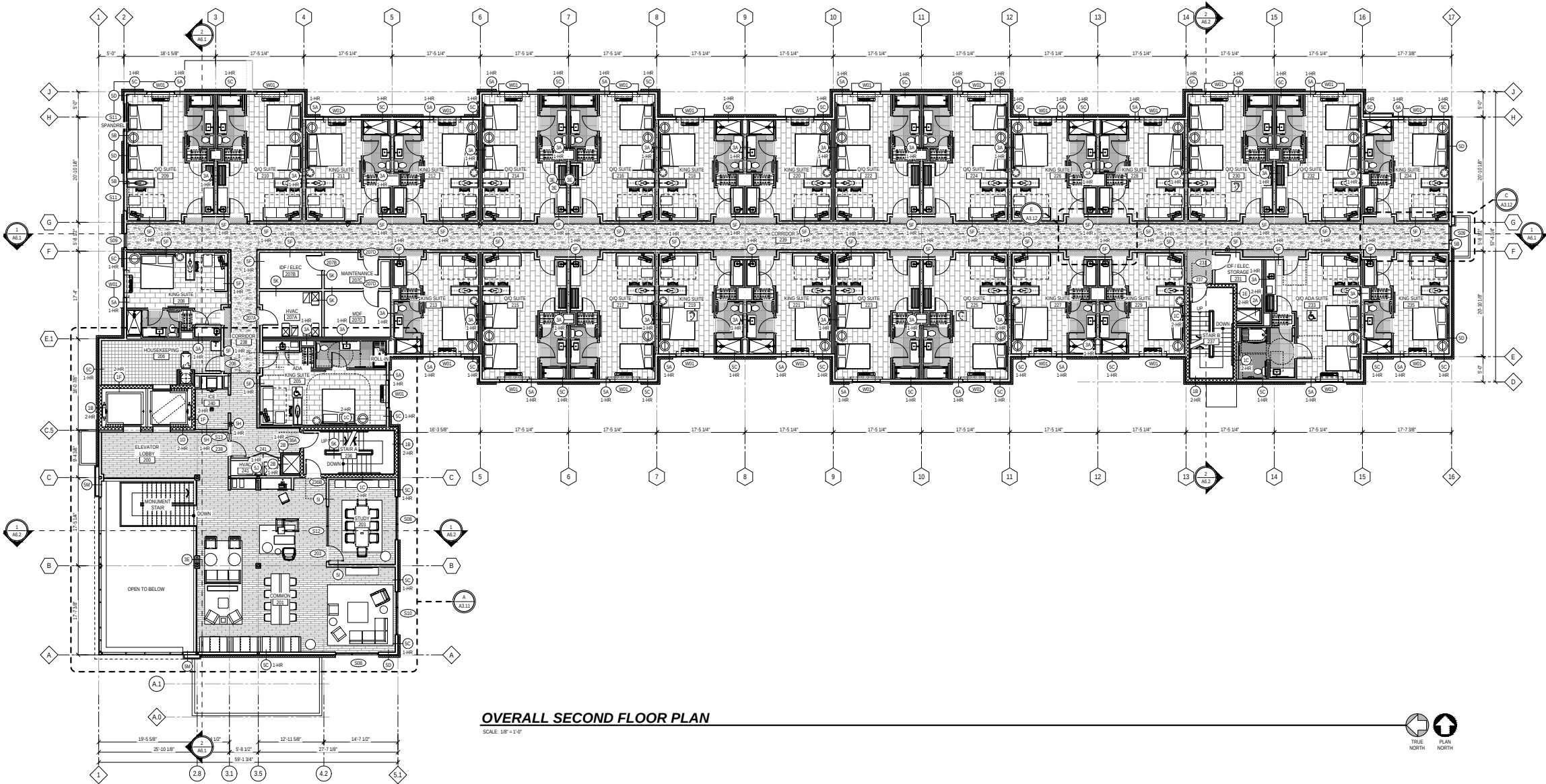
ATWELL SUITES
AN IHG HOTEL
ERLENDOR & MINDELR DR. FISHERS, INDIANA 46037 HAMILTON COUNTY

OVERALL SECOND FLOOR PLAN

- ISSUE / REVISION DATE:
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 - 08/04/2022 PRELIMINARY REVIEW
 - 01/15/2023 FRANCHISE REVIEW
 - 04/21/2023 FRANCHISE REVIEW
 - 06/27/2023 SAKONY DESIGN REVIEW 1
 - 09/26/2023 IBC FINAL REVIEW
 - 11/17/2023 SAKONY DESIGN REVIEW 2
 - 03/06/2024 FOR CONSTRUCTION
 - 04/30/2024 CLOUDED REVISION 1
 - 07/03/2024 CLOUDED REVISION 2
 - 09/09/2024 edited text by STEVE

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A2.2



OVERALL SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



FLOOR AND ROOF PLANS

ATWELL SUITES, SAXONY PUD



ROOM DISTRIBUTION						
ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL
A2.1	KING SUITE	10	14	14	14	52
A3.2	KING ACCESSIBLE SUITE	1	1	1	1	4
A3.3	QUEEN / QUEEN SUITE	10	12	14	14	50
A3.4	QUEEN / QUEEN ACCESSIBLE SUITE	1	1	1	1	4
A3.5	EXTENDED QUEEN / QUEEN SUITE			2	2	4
	TOTAL	21	28	32	32	113
ADDITIONAL TABLE 224.2 REQUIREMENTS (SEE 100 ROOMS)						
GUESTROOMS WITH MOBILITY FEATURES (MINIMUM 1% OF TOTAL ROOMS)				REQUIRED	PROVIDED	
GUESTROOMS WITH MOBILITY FEATURES, ROLL-IN SHOWER (MINIMUM 1% OF TOTAL ROOMS)				2	2	
TOTAL GUEST ROOMS WITH MOBILITY FEATURES				7	7	
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES (MINIMUM 1% OF TOTAL ROOMS)				1	1	
ADDITIONAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES ONLY (MINIMUM 1% OF TOTAL ROOMS)				11	11	
TOTAL GUEST ROOMS WITH COMM FEATURES				12	12	

FIRST FLOOR = 17,379 GSF
SECOND FLOOR = 18,873 GSF
THIRD FLOOR = 17,288 GSF
FOURTH FLOOR = 17,288 GSF
TOTAL SF = 68,828 GSF

STEFAN MICHAEL ARCHITECT
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A2.3

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A2.3

OVERALL THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

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FISHERS, INDIANA 46037
HAMILTON COUNTY

OVERALL THIRD FLOOR PLAN

ISSUE / REVISION DATE:

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Page 76 of 151

FLOOR AND ROOF PLANS

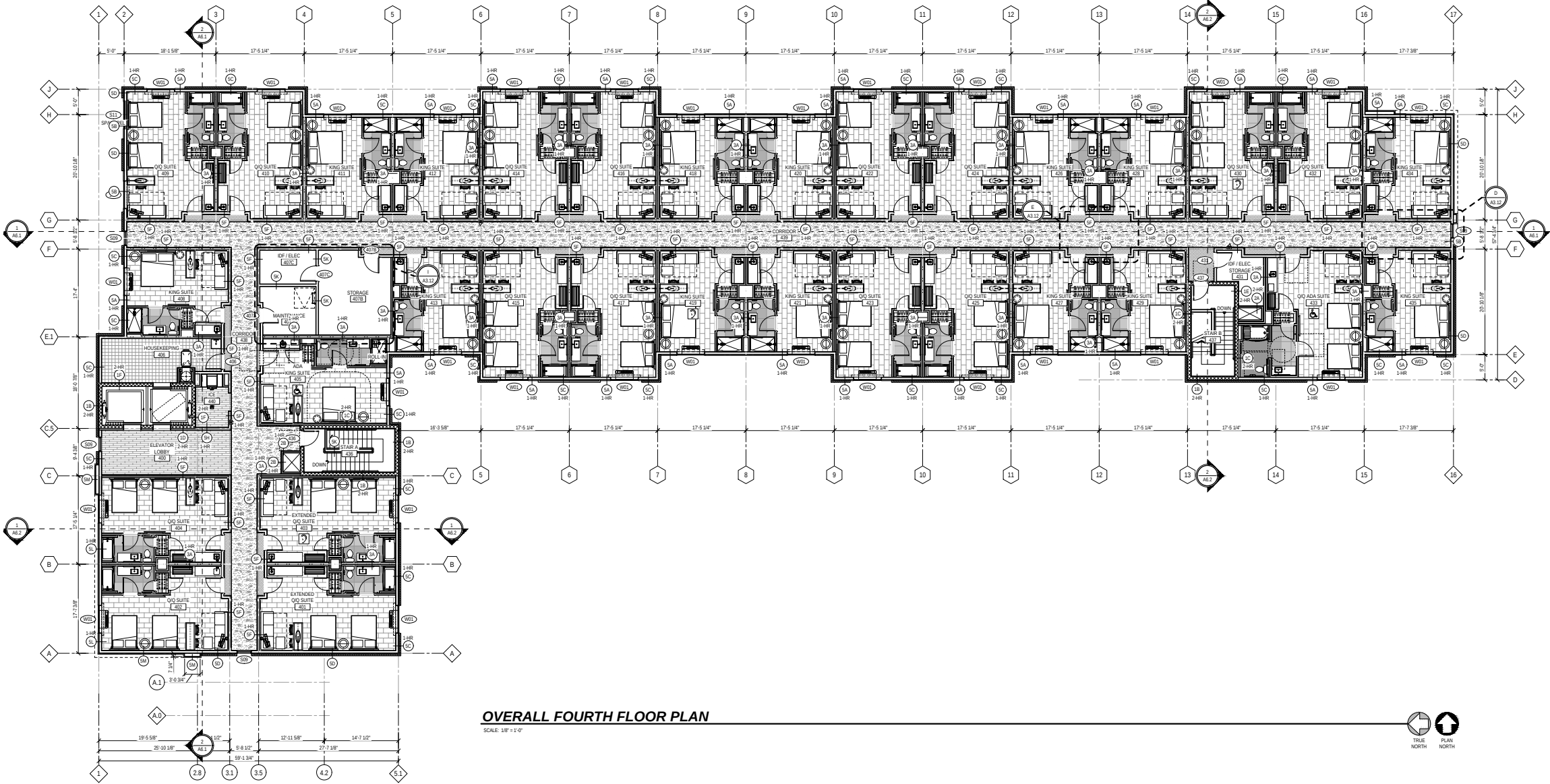
ATWELL SUITES, SAXONY PUD



ROOM DISTRIBUTION

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A3.4	QUEEN / QUEEN ACCESSIBLE SUITE	1	1	1	1	4	51.2%
A3.5	EXTENDED QUEEN / QUEEN SUITE			2	0	4	
	TOTAL	21	28	32	32	113	100.0%
ADAAG TABLE 224.2 REQUIREMENTS (GSL 150 ROOMS)				REQUIRED	PROVIDED		
GUESTROOMS WITH MOBILITY FEATURES				2	2		
GUESTROOMS WITH MOBILITY FEATURES, ROLL-IN SHOWER							
TOTAL GUEST ROOMS WITH MOBILITY FEATURES				7	7		
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES				1	1		
ADDITIONAL GUEST ROOMS W/ COMM FEATURES ONLY				11	11		
TOTAL GUEST ROOMS WITH COMM FEATURES				12	12		

FIRST FLOOR = 17,379 GSF
SECOND FLOOR = 18,873 GSF
THIRD FLOOR = 17,288 GSF
FOURTH FLOOR = 17,288 GSF
TOTAL SF = 68,828 GSF



OVERALL FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

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OVERALL FOURTH FLOOR PLAN

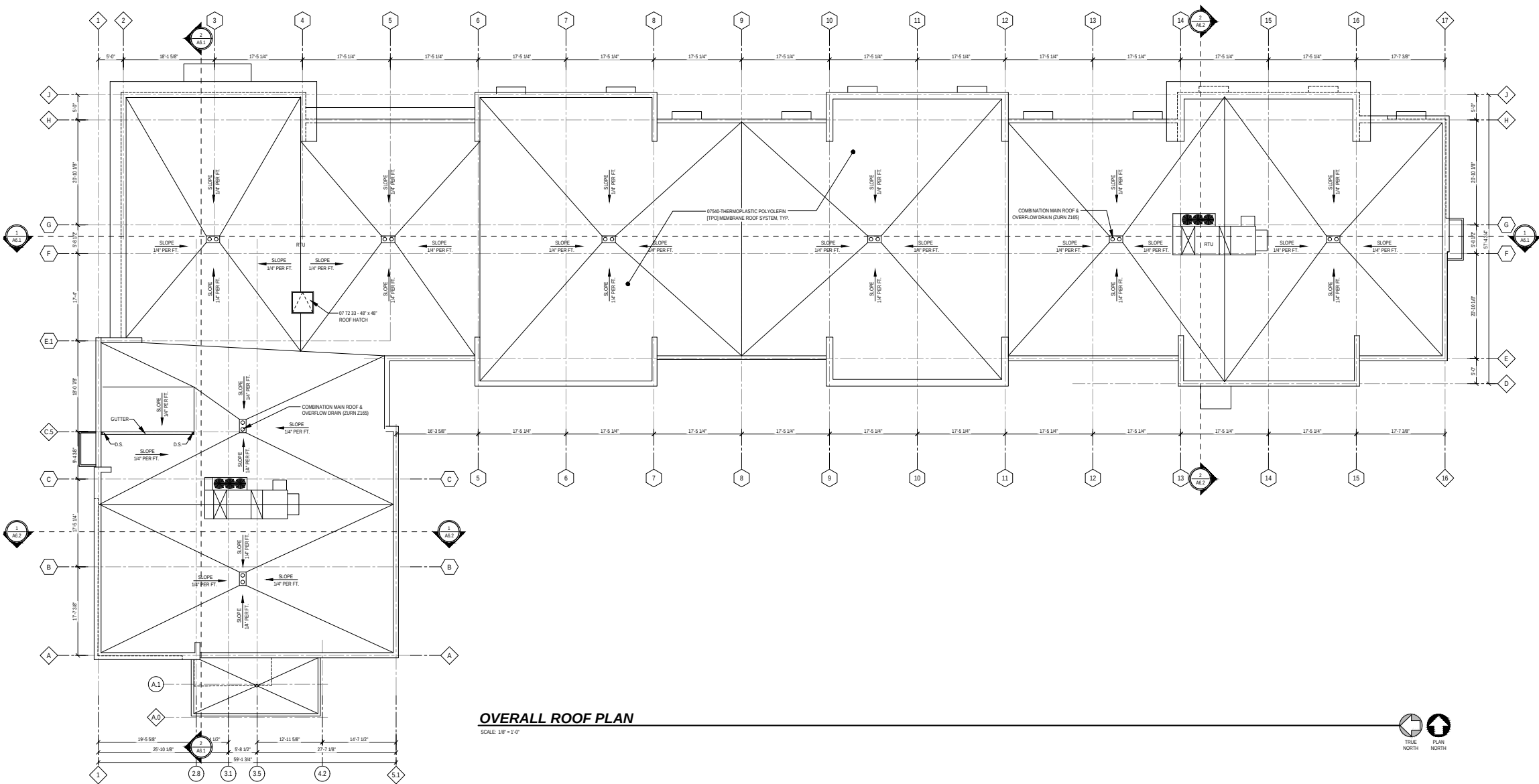
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- 05/04/2022 OWNER REVIEW
 - 06/02/2022 OWNER REVIEW
 - 08/04/2022 PRELIMINARY REVIEW
 - 01/12/2023 FRANCHISE REVIEW
 - 04/21/2023 FRANCHISE REVIEW
 - 06/27/2023 SAKONY DESIGN REVIEW 1
 - 09/26/2023 IHC FINAL REVIEW
 - 11/17/2023 SAKONY DESIGN REVIEW 2
 - 03/06/2024 FOR CONSTRUCTION
 - 04/30/2024 CLOUDED REVISION 1
 - 07/01/2024 CLOUDED REVISION 2
 - 09/05/2024 edited text by STEVE

SMR Project No. AWSFIN

A2.4

FLOOR AND ROOF PLANS

ATWELL SUITES, SAXONY PUD



OVERALL ROOF PLAN

SCALE: 1/8\"/>



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HAMILTON COUNTY

OVERALL ROOF PLAN

ISSUE / REVISION DATE:

05642022 OWNER REVIEW

08252022 OWNER REVIEW

08642022 PRELIMINARY REVIEW

01152023 FRANCHISE REVIEW

04212023 FRANCHISE REVIEW

06212023 SAXONY DESIGN REVIEW 1

09152023 IHG FINAL REVIEW

11172023 SAXONY DESIGN REVIEW 2

01052024 FOR CONSTRUCTION

04102024 CLOUDED REVISION 1

07102024 CLOUDED REVISION 2

09102024 edited text by STEVE

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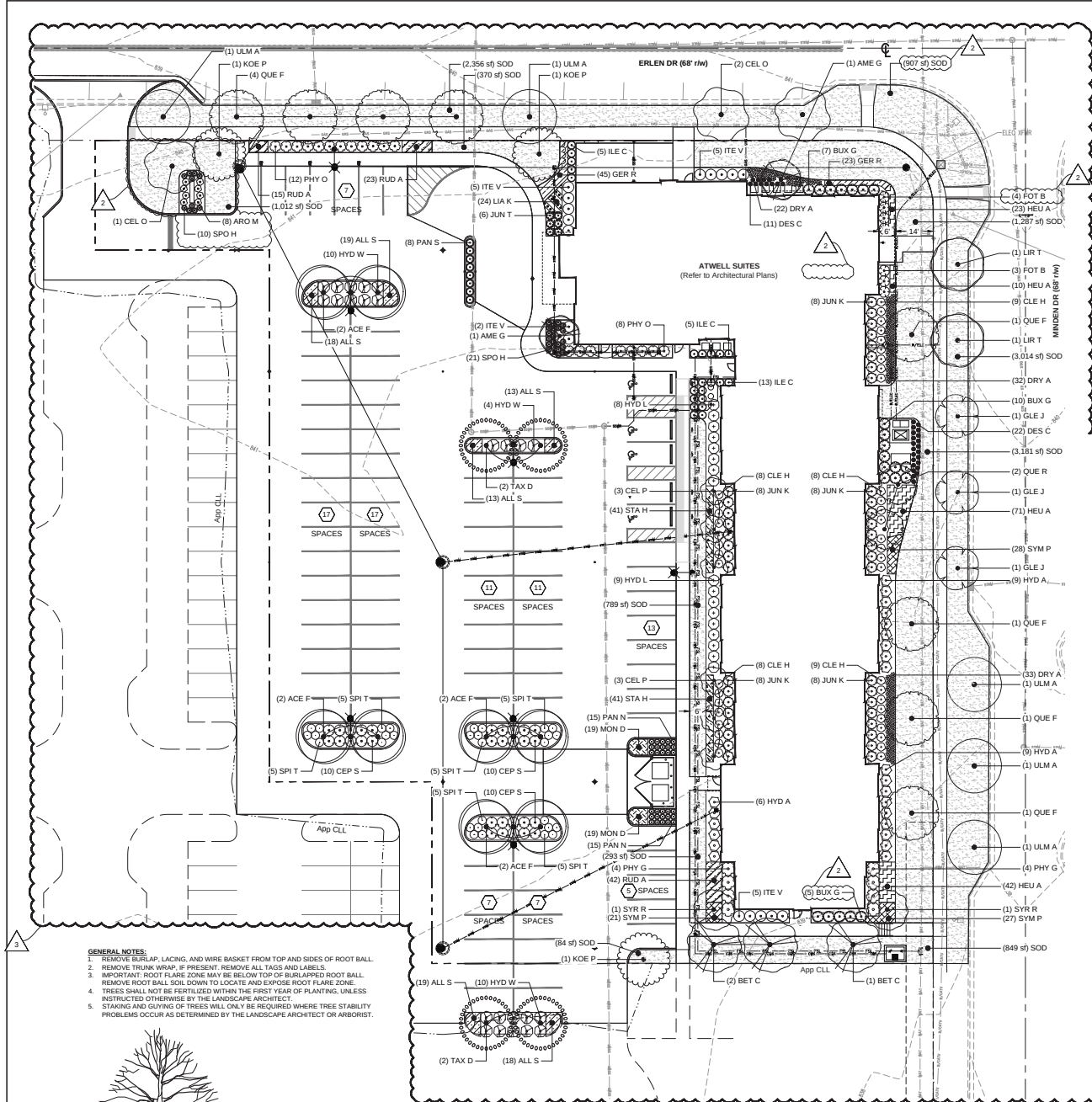
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Page 78 of 151

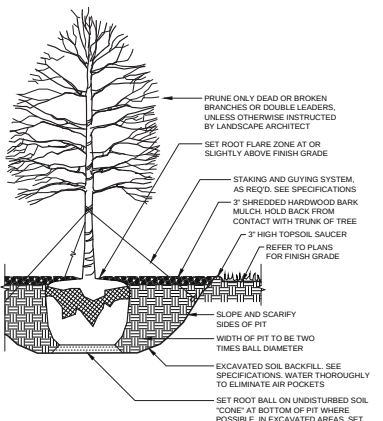
TAB 7

LANDSCAPE AND LIGHTING PLANS

ATWELL SUITES, SAXONY PUD

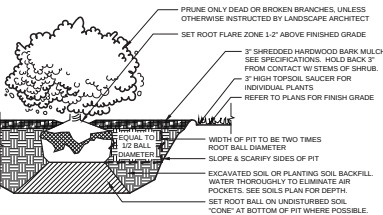


GENERAL NOTES:
1. REMOVE BURLAP, LACING, AND WIRE BASKET FROM TOP AND SIDES OF ROOT BALL OR CAREFULLY REMOVE CONTAINER.
2. REMOVE TRUNK WRAP, IF PRESENT. REMOVE ALL TAGS AND LABELS.
3. IMPORTANT: ROOT FLARE ZONE MAY BE BELOW TOP OF BURLAPPED ROOT BALL. REMOVE ROOT BALL SOIL DOWN TO LOCATE AND EXPOSE ROOT FLARE ZONE.
4. TREES SHALL NOT BE FERTILIZED WITHIN THE FIRST YEAR OF PLANTING, UNLESS INSTRUCTED OTHERWISE BY THE LANDSCAPE ARCHITECT.
5. STAKING AND GUYING OF TREES WILL ONLY BE REQUIRED WHERE TREE STABILITY PROBLEMS OCCUR AS DETERMINED BY THE LANDSCAPE ARCHITECT OR ARBORIST.



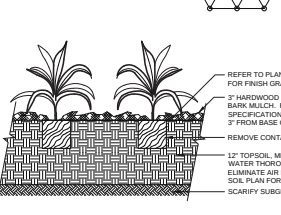
1 TREE PLANTING
NOT TO SCALE

GENERAL NOTES:
1. REMOVE BURLAP, LACING, AND WIRE BASKET FROM TOP AND SIDES OF ROOT BALL OR CAREFULLY REMOVE CONTAINER.
2. REMOVE ALL TAGS AND LABELS.
3. IMPORTANT: ROOT FLARE ZONE MAY BE BELOW TOP OF BURLAPPED ROOT BALL. REMOVE ROOT BALL SOIL DOWN TO LOCATE AND EXPOSE ROOT FLARE ZONE.
4. SEE SOILS PLANS FOR DEPTH OF SOIL ASSEMBLY.



2 SHRUB PLANTING
NOT TO SCALE

GENERAL NOTES:
1. ALL PERENNIAL BEDS SHALL BE PLANTED USING THE PLANTING SCHEDULE.
2. REFER TO PLANTING SCHEDULE FOR ON-CENTER PLANTING DIMENSION.



3 PERENNIAL/GROUNDCOVER/GRASSES PLANTING
NOT TO SCALE

LANDSCAPE NOTES

- NOTIFY OWNER/ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE SPECIFICATIONS AND DRAWINGS, PRIOR TO BID DATE, AND/OR PRIOR TO CONSTRUCTION.
- LANDSCAPE ARCHITECT AND OWNER TO INSPECT ALL PLANT LOCATIONS AND PLANT BED EDGES PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON-SITE. ON-SITE ADJUSTMENTS WILL BE REQUIRED.
- PLANT COUNTS INDICATED ON DRAWINGS ARE FOR LANDSCAPE ARCHITECT/OWNER'S USE ONLY. CONTRACTOR SHALL MAKE OWN PLANT QUANTITY TAKE-OFFS USING DRAWINGS, SPECIFICATIONS, AND PLANT SCHEDULE REQUIREMENTS (I.E. SPACING), UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. CONTRACTOR TO VERIFY BED MEASUREMENTS AND INSTALL APPROPRIATE QUANTITIES AS GOVERNED BY PLANT SPACING PER THE SCHEDULE. CONTRACTOR SHALL ACCOUNT FOR ALL LOSSES IN MATERIAL QUANTITY CALCULATIONS.
- IN CASE OF DISCREPANCIES BETWEEN THE PLANS AND PLANT LIST, THE PLAN SHALL DICATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- DO NOT MAKE SUBSTITUTIONS IF SPECIFIED LANDSCAPE MATERIAL IS NOT AVAILABLE. SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT TOGETHER WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL. LANDSCAPE ARCHITECT AND THE CITY OF FISHERS PLAN REVIEWER RESERVES THE RIGHT TO DETERMINE MATERIAL EQUIVALENCES.
- CONTRACTOR SHALL INSTALL AMENDED PLANTING SOIL IN ALL PROPOSED PLANT BED AREAS. CONTRACTOR SHALL INSTALL TOPSOIL IN LAWNS AND ALL DISTURBED AREAS, UNLESS NOTED OTHERWISE.
- THE EARTHWORK CONTRACTOR SHALL COORDINATE THE PLACEMENT AND GRADING OF SUBSOIL TO ACCOMMODATE PLANTING SOIL. REFER TO SOIL DETAILS AND SPECIFICATIONS.
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS. RECONDITION AND SOD ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES THAT ARE NOT TO RECEIVE OTHER SURFACE TREATMENT (PRESERVED, RENOVATED AREAS, MULCH, GROUNDCOVER, ETC.).
- PLANT AND ALL OTHER MATERIALS TO BE STORED ON-SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY THE OWNER.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE/SEE FEELS MAY NOT SURVIVE TRANSPLANTING OPERATIONS OR IN LOCATIONS NOTED.
- PLANT BEDS TO RECEIVE MIN. 3" LAYER OF SHREDDED HARDWOOD MULCH (UNLESS OTHERWISE NOTED) - SEE SPECIFICATIONS.
- PROVIDE SHOVEL-CUT SPADE EDGE ADJACENT TO ALL PLANTING BED AREAS NOT BORDERED BY CONCRETE OR OTHER EDGING. SEE SPADE EDGE DETAIL.
- ALL TREE PITS TO BE DUG IN ADVANCE OF PLANTING AND EACH TREE PIT TO BE TESTED FOR ADEQUATE DRAINAGE. SEE SPECIFICATIONS FOR INSTRUCTIONS ON HOW TO ADMINISTER THE TEST FOR RATE OF PERCOLATION. PROVIDE DRY WELL IF DETERMINED NECESSARY BY LANDSCAPE ARCHITECT. SEE SPECIFICATIONS AND DETAIL.
- USE SOIL EXCAVATED FROM TREE PLANTING HOLE AS BACKFILL FOR TREE PLANTINGS WHEN POSSIBLE.
- AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUNDCOVER BEDS AT RATES SPECIFIED BY THE MANUFACTURER FOR EACH VARIETY OF PLANT.
- SEE PLANTING SCHEDULE AND LANDSCAPE DETAILS FOR FURTHER REQUIREMENTS.
- REFER TO DEMOLITION PLANS, DETAILS, AND SPECIFICATIONS FOR EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING - AND ADDITIONAL REQUIREMENTS.
- REFER TO CIVIL AND DRAINAGE PLANS FOR ALL UNDERGROUND PIPE LOCATIONS.

IRRIGATION NOTES

- AN IRRIGATION PLAN INDICATING FULL HEAD-TO-HEAD COVERAGE OF AREAS REQUIRING IRRIGATION (TURF LAWNS, PLANT BEDS) WILL BE PROVIDED BY A QUALIFIED LICENSED IRRIGATION PROFESSIONAL BY DELEGATED DESIGN AND WILL MEET THE MINIMUM CODE REQUIREMENTS AND COVERAGE AREAS.
- SUBMITTALS:
 - PROVIDE AN IRRIGATION PLAN AND ASSOCIATED DETAILS FOR THE IRRIGATION SYSTEM, INCLUDING ANALYSIS DATA, SIGNED AND SEALED BY THE QUALIFIED LICENSED PROFESSIONAL RESPONSIBLE FOR THE PREPARATION. INCLUDE A MATERIALS LIST WHICH IDENTIFIES ALL PRODUCTS THAT COMPRISE THE SYSTEM. COORDINATE THE SYSTEM'S POINT OF CONNECTION AND CONTROLLER LOCATION WITH OWNER PRIOR TO PLAN PRODUCTION.
 - PROVIDE ZONING CHART SHOWING EACH IRRIGATION ZONE AND ITS CONTROL VALVE.
- IN ADDITION TO THE MANUFACTURER'S WARRANTIES, ALL WORK SHALL BE WARRANTED FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP BY THE CONTRACTOR. WARRANTY SHALL ALSO COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECT IN MATERIALS, EQUIPMENT, AND WORKMANSHIP TO THE SATISFACTION OF THE OWNER. THE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR FAILURES DUE TO NEGLIGENCE BY THE OWNER, VANDALISM, ETC. DURING THE WARRANTY PERIOD.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
DECIDUOUS TREES							
ACE F	5	Acer x freemanii 'Marmo'	Marmo Freeman Maple	B & B	2.0" Cal		
BET C	3	Betula nigra 'Cully'	Heritage® River Birch	B & B	2.0" Cal		
CEL O	3	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	B & B	2.0" Cal		
CEL P	3	Celtis occidentalis 'JFS-S&SU'	Prairie Sentinel® Hackberry	B & B	2.0" Cal		
GLE J	3	Gleditsia triacanthos inermis 'JFS GMorgerson1'	Northern Sentinel™ Honeylocust	B & B	2.0" Cal		
KOE P	3	Koeleria paniculata	Golden Rain Tree	B & B	2.0" Cal		
LIR T	2	Liriodendron tulipifera 'JFS-O'	Eternal City® Tulip Poplar	B & B	2.0" Cal		
QUE F	8	Quercus frainetto 'Schmidt'	Forest Green Oak	B & B	2.0" Cal		
QUE R	2	Quercus robur x bicolor 'Long'	Regal Prince® Oak	B & B	2.0" Cal		
SYR K	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B & B	2.0" Cal		
TAX D	4	Taxodium distichum 'JFS-S&SU'	Green Whisper® Bald Cypress	B & B	2.0" Cal		
ULM A	5	Ulmus americana 'Lewis & Clark'	Prairie Expedition® American Elm	B & B	2.0" Cal		Lower branches 7' above F.G.
ORNAMENTAL TREES							
AME G	2	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	B & B	2.0" Cal		Tree-form
DECIDUOUS SHRUBS							
ARO M	3	Aronia melanocarpa 'UCONNAMI66'	LowScape® Hedge Chokeberry	#3		Min. 12" H	36" o.c.
CEP S	30	Cephalanthus occidentalis 'SMCOSS'	Sugar Shack® Buttonbush	5 gal		Min. 18" H	48" o.c.
CLE H	42	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	#3		Min. 18" H	36" o.c.
FOT B	3	Fothergilla x intermedia 'Blue Shadow'	Blue Shadow Fothergilla	#3		Min. 18" H	48" o.c.
HYD A	24	Hydrangea arborescens 'NCH48'	Invincibelle Limelight® Hydrangea	5 gal		Min. 18" H	48" o.c.
HYD W	24	Hydrangea paniculata 'HYPMAD1'	White Diamond® Panicle Hydrangea	#3		Min. 18" H	60" o.c.
HYD L	17	Hydrangea paniculata 'SARWHPH'	Hydrangea Primel® Panicle Hydrangea	#3		Min. 18" H	48" o.c.
ITE V	17	Itsea virginica 'Morton'	Scarlet Beauty™ Sweetgum	#3		Min. 18" H	48" o.c.
PHY D	20	Physocarpus opulifolius 'Donna May'	Little Devil™ Dwarf Ninebark	#3		Min. 18" H	48" o.c.
PHY G	20	Physocarpus opulifolius 'SMPOBLR'	Ginger Wine® Ninebark	#3		Min. 18" H	60" o.c.
SPI T	30	Spiraea betulifolia 'Tor Gold'	Glow Girl® Brimble Spirea	#3		Min. 18" H	36" o.c.
EVERGREEN SHRUBS							
BUX G	22	Buxus x 'Glencoe'	Chicagoland Green® Boxwood	#3		Min. 18" H	48" o.c.
ILE C	23	Ilex glabra 'Compacta'	Compact Ilexberry	#3		Min. 18" H	36" o.c.
JUN K	40	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	#3		Min. 18" H	48" o.c.
JUN T	6	Juniperus communis 'SMNJCB'	Tortugas® Common Juniper	#3		Min. 18" H	36" o.c.
FERNS							
DRY A	87	Dryopteris erythrosora 'Brilliance'	Brilliance Autumn Fern	#1			24" o.c.
ORNAMENTAL GRASSES							
DES C	33	Deschampsia cespitosa 'Goldstar'	Gold Dew Tufted Hair Grass	#1			24" o.c.
PAN N	30	Panicum virgatum 'Northwind'	Northwind Switch Grass	#1			24" o.c.
PAN S	30	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	#1			36" o.c.
SPO H	31	Sporobolus heterolepis	Prairie Droopseed	#1			24" o.c.
PERENNIALS							
ALL S	100	Allium x 'Summer Beauty'	Summer Beauty Ornamental Onion	#1		18" o.c.	Full, healthy, well-rooted
GER R	68	Geranium x 'Gervat'	Razarian® Geranium	#1		18" o.c.	Full, healthy, well-rooted
HEU A	146	Heuchera villosa 'Autumn Bride'	Autumn Bride® Heavy Alumroot	#1		18" o.c.	Full, healthy, well-rooted
LIA K	24	Liatris spicata 'Kobold'	Kobold® Blazing Star	#1		18" o.c.	Full, healthy, well-rooted
MON D	38	Monarda didyma 'Pardon My Purple'	Pardon My Purple® Bee Balm	#1		18" o.c.	Full, healthy, well-rooted
RUD A	80	Rudbeckia x 'American Gold Rush'	American Gold Rush® Coneflower	#1		18" o.c.	Full, healthy, well-rooted
STA H	82	Stachys officinalis 'Hummel'	Hummelo® Betony	#1		18" o.c.	Full, healthy, well-rooted
SYM P	16	Symphoricarpos novae-angliae 'Purple Dome'	Purple Dome New England Aster	#1		18" o.c.	Full, healthy, well-rooted
TURF							
SOD	13,984 sq ft	Turf Sod	Drought Tolerant Fescue Blend	sod			Refer to specifications

CITY OF FISHERS, INDIANA UNIFIED DEVELOPMENT ORDINANCE
Article 6.7 Landscaping & Article 6.11 Parking Lot Standards

Section 6.7.4 Buffer Yards								
Adjacent Land Use	Buffer Yard Type	Frontage	Min. Canopy Trees Required	Canopy Trees Provided	Min. Evergreen Trees Required	Evergreen Trees Provided	Min. Shrubs Required	Shrubs Provided
North: Park	Not Req'd	284'-0"	0	0	0	0	0	12
East: High-Density Residential	Medium, 40' Width	278'-6"	12	4	14	0	28	0
South: Medium-Density Residential	Medium, 40' Width	284'-0"	12	4	15	0	29	0
West: Low-Density Commercial	Not Req'd	278'-6"	0	0	0	0	0	8
Section 6.7.5 Lot & Foundation Plantings								
Lot Size	Building Frontage	Min. Trees Required	Total Trees Provided	Canopy Trees Req'd (1/3 of total trees)	Canopy Trees Provided	Min. Orn. Tree or Shrubs Required	Ornamental Tree Shrubs Provided	
72,738 sq ft (1.67 ac)	812.30 Linear Feet	5	12	2	10	82	216	
Section 6.7.6 Street Trees								
Adjacent Street Type	Lot Frontage	Min. Canopy Trees Required	Canopy Trees Provided	Maximum Tree Spacing	Min. Distance from Sidewalk			
Local Street - Common (Minden Dr.)	278'-6"	7	8	60'-0"	10'-0"			
Local Street - Common (Erlen Dr.)	284'-0"	7	8	60'-0"	10'-0"			
Section 6.11.4 Parking Area Landscaping								
Number of Spaces	95	6.11.4 (c) (2) N. Perimeter	Perimeter Island Shrubs Req'd	Perimeter Island Shrubs Provided	6.11.4 (f) (2) Trees Req'd	Trees Provided	6.11.4 (d) (1) Interior Island Req'd	Interior Island Provided
Parking Lot Area (sq ft)	35680	63'-0"	30	10	19	15	10	6

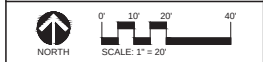


CONSULTANT:
PROJECT:
SUBMITTALS:
1. PROVIDE AN IRRIGATION PLAN AND ASSOCIATED DETAILS FOR THE IRRIGATION SYSTEM, INCLUDING ANALYSIS DATA, SIGNED AND SEALED BY THE QUALIFIED LICENSED PROFESSIONAL RESPONSIBLE FOR THE PREPARATION. INCLUDE A MATERIALS LIST WHICH IDENTIFIES ALL PRODUCTS THAT COMPRISE THE SYSTEM. COORDINATE THE SYSTEM'S POINT OF CONNECTION AND CONTROLLER LOCATION WITH OWNER PRIOR TO PLAN PRODUCTION.
2. PROVIDE ZONING CHART SHOWING EACH IRRIGATION ZONE AND ITS CONTROL VALVE.

IN ADDITION TO THE MANUFACTURER'S WARRANTIES, ALL WORK SHALL BE WARRANTED FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP BY THE CONTRACTOR. WARRANTY SHALL ALSO COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECT IN MATERIALS, EQUIPMENT, AND WORKMANSHIP TO THE SATISFACTION OF THE OWNER. THE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR FAILURES DUE TO NEGLIGENCE BY THE OWNER, VANDALISM, ETC. DURING THE WARRANTY PERIOD.

ATWELL SUITES
(AN IHG HOTEL)
ERLEN DRIVE & MINDEN DRIVE
FISHERS, IN

100% CONSTRUCTION DOCUMENTS



REVISIONS:			
NO.	BY	DESCRIPTION	DATE
1	MD	REVISION #1	09/23/2024
2	MD	REVISION #2	09/23/2024

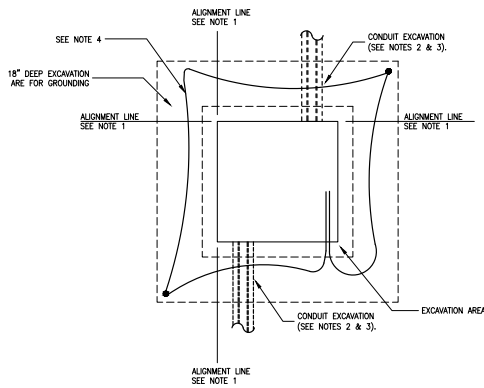
THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS, INCLUDING, BUT NOT LIMITED TO, THE SCHEDULE, ARE HEREBY PROVIDED TO THE CLIENT FOR THE PROJECT DESCRIBED HEREIN. THE CLIENT AGREES TO HOLD THE LANDSCAPE ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE LANDSCAPE ARCHITECT BY ANY THIRD PARTY, INCLUDING THE CLIENT, ARISING OUT OF OR IN CONNECTION WITH THE PROJECT, WHETHER IN CONTRACT, TORT, OR OTHERWISE, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE LANDSCAPE ARCHITECT BY ANY THIRD PARTY, INCLUDING THE CLIENT, ARISING OUT OF OR IN CONNECTION WITH THE PROJECT, WHETHER IN CONTRACT, TORT, OR OTHERWISE, INCLUDING REASONABLE ATTORNEY'S FEES.



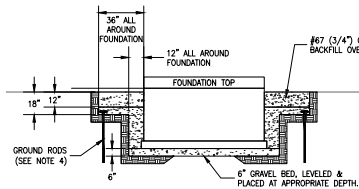
FILE: P:\1272 Atwell Suites At Saxony\Atwell\1272 Planting

LANDSCAPE AND LIGHTING PLANS

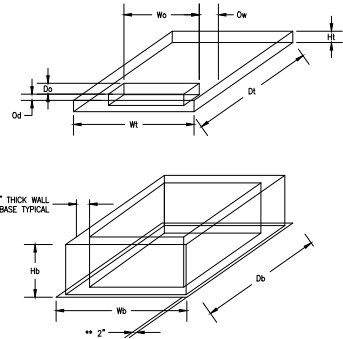
ATWELL SUITES, SAXONY PUD



TRANSFORMER VAULT - PLAN VIEW
NO SCALE



TRANSFORMER VAULT - SECTION VIEW
NO SCALE



TRANSFORMER VAULT - DIMENSION DETAILS
NO SCALE

TRANSFORMER SIZE	TRANSFORMER SIZE				TRANSFORMER SIZE				TRANSFORMER SIZE			
	Wb	Dw	Hb	WEIGHT	Wt	Dt	Ht	WEIGHT	Wb	Dw	Hb	WEIGHT
150 KVA & BELOW	72"	54"	42"	4275lb	72"	54"	6"	1725lb	42"	14"	15"	6"
225 - 1000 KVA	82"	70"	42"	8000lb	78"	66"	6"	2400lb	48"	14"	15"	6"
1500 - 2500 KVA	104"	104"	42"	12000lb	96"	96"	9"	8400lb	60"	15"	18"	9"
1500 - 2500 KVA	104"	104"	42"	14000lb	96"	96"	9"	8400lb	60"	15"	18"	9"

PRE-CAST CONCRETE FOUNDATION TABLE GENERAL NOTES:

- CUSTOMER RETAINS OWNERSHIP OF FOUNDATION.
- BASE IS CUSTOMIZED FOR LOCATION: CONDUIT TERMINATORS W/ KNOCKOUTS; OPENINGS FOR CONDUIT PUSH THROUGH; CUSTOMER SECONDARY CABLE CONDUIT OPENINGS.
- DEEPER BASE FOR THE 1500-2500 KVA TRANSFORMER IS USED WHEN THE SECONDARY CONDUIT CONFIGURATION REQUIRES A DEEPER WELL TO MAINTAIN NEC MINIMUM SOIL COVER OVER THE CONDUIT.

ELECTRICAL SERVICE TRANSFORMER DETAILS
NO SCALE

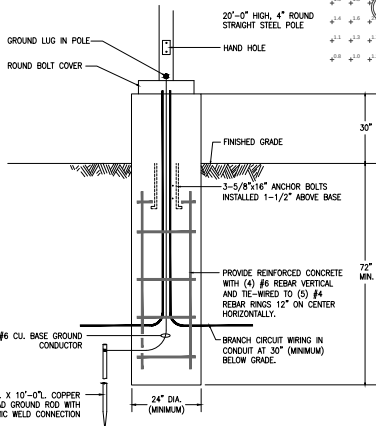
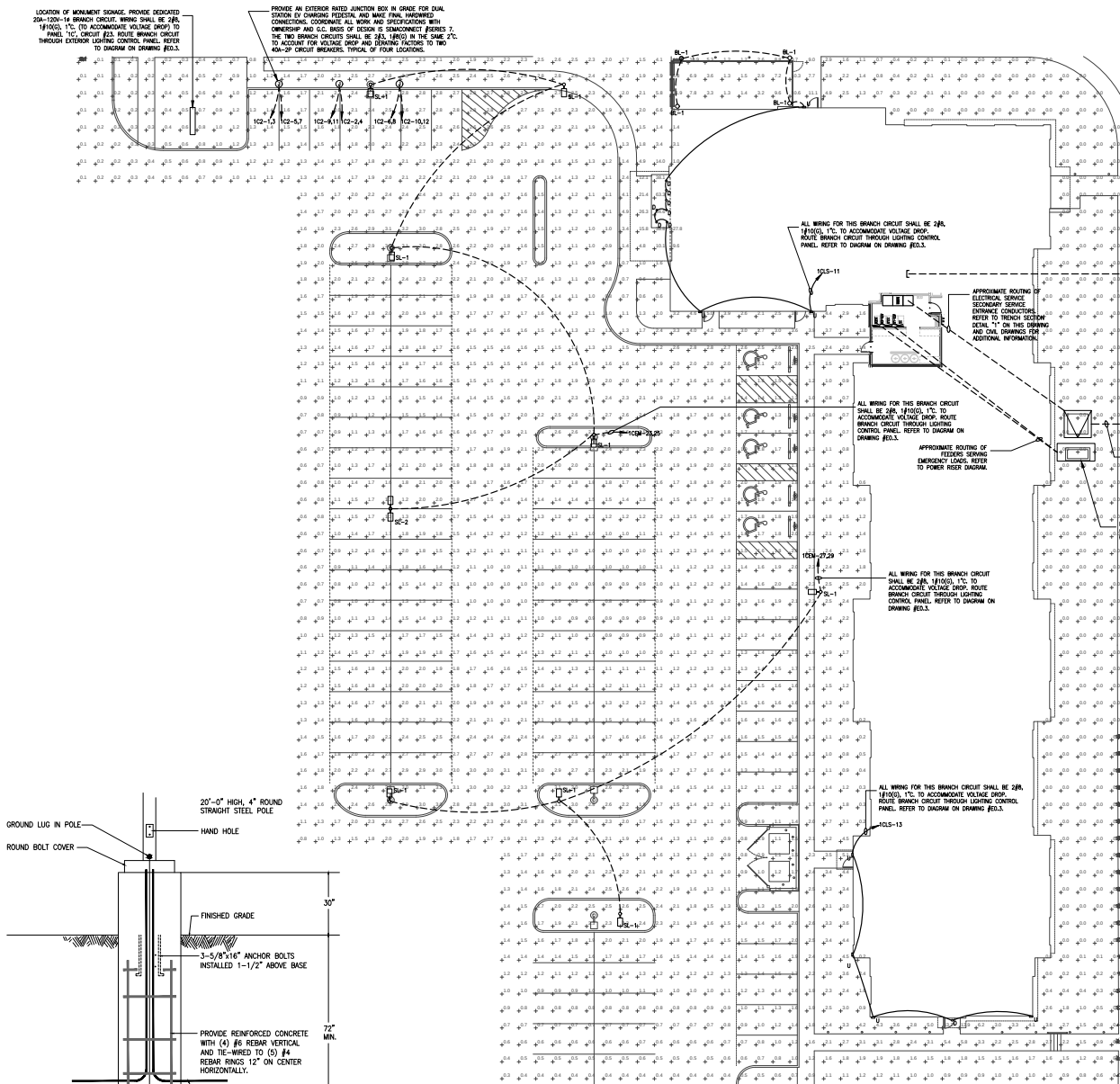
TRANSFORMER DETAILS CONSTRUCTION NOTES:

- FOR DELIVERY OF PRE-CAST FOUNDATION, THE CUSTOMER MUST COMPLETE THE FOLLOWING: EXCAVATION TO THE DESIGNATED DEPTH; 6" GRAVEL BED INSTALLED (TAMPED & LEVELLED AT APPROPRIATE DEPTH); PAVEMENT (EITHER CONCRETE, ASPHALT OR GRASSCOTE) TO WITHIN 10' OF INSTALLATION FOR DELIVERY TRUCK; PAINTED LINES OR STAKES & STRINGS FOR ALIGNMENT IN PLACE THREE 4" X 4" LUMBER OFF TO SIDE FOR UNLOADING FOUNDATION TOP AT DELIVERY TIME.
- CUSTOMER TO PROVIDE, INSTALL, AND SEAL A MIN 5' SECTION OF PVC CONDUIT THRU THE WALL OF THE FOUNDATION BASE (SLOPING DOWN AWAY FROM THE FOUNDATION) FOR FE Operating Co. (FEC) PRIMARY CABLE AT FEC DESIGNATED LOCATION. CONDUIT POSITIONS VARY. REFER TO FEC CONSTRUCTION PLANS FOR ACTUAL LOCATIONS.
- EXCAVATION FOR CONDUITS CAN BE DONE AT SAME TIME AS FOR FOUNDATION.
- THE CUSTOMER SHALL INSTALL A CONTINUOUS LOOP OF #2 BARE, SEVEN STRAND SOFT DRAWN COPPER WIRE CONNECTED TO TWO 5/8-INCH DIAMETER X 8-FOOT GROUND RODS INSTALLED IN OPPOSITE CORNERS OF THE VAULT IN UNDISTURBED EARTH. BOTH ENDS OF THE GROUND WIRE SHALL ENTER THE FOUNDATION THROUGH A ONE INCH DIAMETER HOLE TO BE DRILLED OR CHISELED IN THE UPPER RIGHT HAND CORNER OF THE KNOCKOUT PANEL. EACH GROUND WIRE TAIL SHALL EXTEND 15 FEET INSIDE VAULT BEYOND KNOCKOUT POINT.

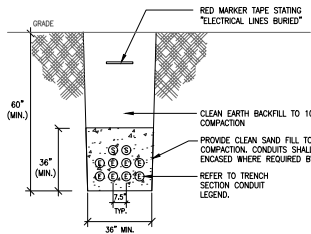
SITE LUMINAIRE SCHEDULE					
TYPE	LAMP	WATTAGE	VOLTAGE	DESCRIPTION	CATALOG NUMBER
SL-1	LED 4000K 11142 LM	120	208	LED POLE MOUNTED FIXTURE MOUNTED ON 20'-0" POLE WITH FORWARD THROW LIGHT OPTICS.	LUMICA LIGHTING #CPL02XX-54LED07-120W-40K-13FL-54-120
SL-2	LED 4000K 9910 LM	120	208	LED POLE MOUNTED FIXTURE MOUNTED ON 20'-0" POLE WITH TYPE V LIGHT DISTRIBUTION.	LUMICA LIGHTING #CPL02XX-54LED07-120W-40K-15S-54-120
BL-1	LED 4000K 1500 LM	20	120	LED BOLLARD FIXTURE 42" IN HEIGHT.	LITHONIA LIGHTING #HMB-16C-350-40K-SYM-MVOLT-XXXXX
D	LED 3000K 3500L	35	120	LED 6" DOWNLIGHT FOR USE IN EXTERIOR CANOPIES.	LITHONIA LIGHTING #LDNG-30/30-106-AR-LD-LRW-MVOLT-G210
U	LED 3000K 3000L	25	120	LED WALL MOUNTED SCODNE WITH FORWARD THROW OPTICS.	LITHONIA LIGHTING #WPX1-LED-P2-40K-MVOLT

LUMINAIRE SCHEDULE GENERAL NOTES:

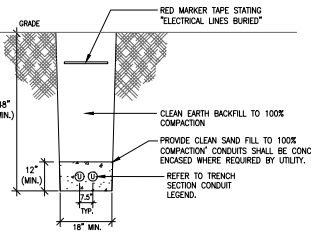
- VERIFY ALL LUMINAIRE COLORS, TRIMS, LENGTHS, ETC. WITH THE ARCHITECT PRIOR TO PLACING FINAL PURCHASE ORDERS. SUBMISSION OF SHOP DRAWINGS WILL BE INTERPRETTED AS HAVING BEEN COORDINATED WITH THE ARCHITECTURAL DRAWINGS.
- PROVIDE ALL LENGTHS, FEEDS, ACCESSORIES, CONNECTORS, WIRING, POWER SUPPLIES, DRIVERS, ETC. FOR A COMPLETE INSTALLATION. THE E.C. SHALL VERIFY THE COMPLETE BILL OF MATERIAL WITH MANUFACTURER'S REPRESENTATIVE AND INSURE ALL EQUIPMENT IS INCLUDED IN BID PRICE. COORDINATE INSTALLATION WITH ARCHITECTURAL DETAILS.
- VERIFY EXACT MOUNTING HEIGHT AND LOCATIONS OF ALL WALL MOUNTED AND PENDANT MOUNTED LUMINAIRES WITH ARCHITECTURAL PLANS AND ELEVATIONS PRIOR TO ROUGH-IN.
- ANY PROPOSED ALTERNATE LUMINAIRES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO FINAL BID PRICING.
- SHOULD THE CONTRACTOR PROPOSE TO FURNISH MATERIALS, EQUIPMENT, AND DEVICES, OTHER THAN THOSE SPECIFIED AND LISTED, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR SUBSTITUTIONS, TO THE ENGINEER AT LEAST TEN (10) BUSINESS DAYS PRIOR TO BID OPENING. THE REQUEST SHALL BE AN ALTERNATE TO THE ORIGINAL BID AND SHALL INCLUDE A COMPLETE SPECIFICATIONS OUT SHEET SUBMITAL AS OUTLINED IN THE SPECIFICATIONS, COMPLETE WITH DESCRIPTIVE (MANUFACTURER, BRAND NAME, CATALOG NUMBER, ETC.) AND TECHNICAL DATA FOR ALL ITEMS. INDICATE ANY ADDITIONS OR DEDUCTIONS TO THE CONTRACT PRICE WITH THE SUBSTITUTION SUBMITAL AND ON THE BID FORM.



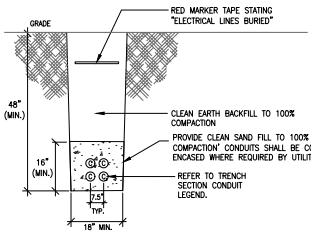
TYPICAL SITE LIGHT - POLE BASE DETAIL
NO SCALE



TYPICAL TRENCH SECTION DETAIL #1
NO SCALE



TYPICAL TRENCH SECTION DETAIL #2
NO SCALE



TYPICAL TRENCH SECTION DETAIL #3
NO SCALE

ELECTRICAL SITE/PHOTOMETRIC PLAN
ES.1
SCALE: 1/8" = 1'-0"

- TRENCH SECTION CONDUIT LEGEND:
- "E" SECONDARY ELECTRICAL SERVICE ENTRANCE FEEDERS, IN 4" C. REFER TO POWER RISER DIAGRAM.
 - "C" EMPTY 4" CONDUIT WITH PULLWIRE FOR COMMUNICATION WIRING BY OTHERS.
 - "S" SPARE 4" CONDUIT W/ PULLWIRE.
 - "U" EMPTY 5" CONDUIT WITH PULLWIRE FOR UTILITY PRIMARY CONDUCTORS, CONDUCTORS BY UTILITY.

1-26-24

SEAL

STEVEN M. ROBERTS ARCHITECT CT
380 WESTIN COURT
SANDUSKY, OH 44870
PH: 419.227.4188

REGISTERED PROFESSIONAL ARCHITECT

PE 109131112

STATE OF OHIO

costandi

REGISTERED PROFESSIONAL ENGINEER

who

engineering

2012 West 25th Street, Suite 200
Cleveland, OH 44113
Phone: 216.227.8505

ATWELL SUITES

AN IHG HOTEL

ERLEN DR. & MIDDELDR. FISHERS, INDIANA 46037 HAMILTON COUNTY

ELECTRICAL SITE/PHOTOMETRIC PLAN

ISSUE / REVISION DATE:

05/04/2022 OWNER REVIEW

06/22/2022 OWNER REVIEW

08/04/2022 PRELIMINARY REVIEW

01/13/2023 FRANCHISE REVIEW

04/22/2023 FRANCHISE REVIEW

06/17/2023 SAXONY DESIGN REVIEW 1

09/19/2023 HIG FINAL REVIEW

11/17/2023 SAXONY DESIGN REVIEW 2

01/26/2024 FOR CONSTRUCTION

SMR Project No.

AWSEFIN

ES.1

Atwell Suites Saxony Public Comments:

Below are the public comments received by residents in neighboring communities. The first comment is from an individual resident who sent an email and petition on behalf of several neighborhoods.

- Nicole Jones – Speaking on behalf of the Saxony Community Association (A master association representing all neighborhoods around the proposed location of Atwell Suites).
 - Design and use of the project is not harmonious with the neighborhoods of Saxony
 - Architecture does not fit within the character and does not reinforce the character and quality of the neighborhoods of Saxony
 - Public safety issues because business is open 24/7
 - Increased traffic at all hours of the day
 - Increased noise and trash accumulation in the immediate and surrounding area
 - Too much parking allocated for a “boutique” hotel
 - Hotel guests may be forced to park in neighborhoods
 - Hotel is not a “walk-up” business like what Saxony welcomes
 - Safety issue with hotel guests
 - Major conflict of interest with the one person who makes up Saxony Design Committee working for the developer Republic Development and moving out of the Saxony neighborhood. One person’s opinion does not reflect the opinion of the neighborhood.
- Patti Tornquist – Speaking on behalf of the residents of Saxony, Brooks Chase, Avalon and Tanglewood neighborhoods.
 - Created a petition that over 430 residents signed (from Saxony, Brooks Chase and Avalon neighborhoods). 13 residents were in support; over 430 were against and of those 238 were from Saxony
 - Project is located close to a daycare, park and many Saxony private homes
 - Project is located on two interior streets that begin and end with Saxony neighborhood and not a main road
 - Hotel will increase traffic, congestion, noise, and trash
 - Safety risks to the residential area
 - Studies say high transient vehicle traffic in a neighborhood can degrade air quality and overall safety (Source: American Association of State Highway and Transport Officials)
 - “At Saxony, the concept of New Urbanism is a driving force in all aspects of the community: Respect for the environment, smart use of the land, open spaces, diverse housing mixed with proportionately scaled business districts, and entertaining retail areas.” (Source: Saxony-Indiana website, [www. Saxony-indiana.com](http://www.Saxony-indiana.com))
 - Shows no respect for environment
 - Not smart use of land
 - Not a proportionally scaled business
 - Just because it can be built in Saxony does not mean it should be
 - Would like hotel moved closer to interstate and away from private homes
- Patti and Scott Tornquist – 12991 Pennington Rd
 - Feedback process for homeowners

- Asked if project had been approved/Dashboard updated accordingly
 - Asked why there was no public notice
 - Confused why PUD refers to non-residential zoning
 - Confused PUD Committee is the only mechanism to ensure architecture fits with the surrounding neighborhood
 - Asked about the current zoning and how long zoning has been in place.
 - Asked if variance is necessary
- Carrie Smidt, President of Hannover on the Green - No address listed (cc'd others I believe are property owners within Hannover on the Green)
 - Explained residents are not in favor and would like to understand their rights
 - Asked about the approval process including planned notifications and meetings
 - They are organizing a petition with residents attending the meeting on Aug 7
 - Understands that Aug 7 is not a public hearing
 - Asked about public comment process
- Melissa Millis – No address but said she is one and a half blocks down from Atwell Suites on the same street
 - Concerned short term rentals will be encouraged when the covenants prohibit them
 - Concerned about the effect short-term rentals will have on home values across the street
 - Concerned about increased movement of people and traffic. Already increased traffic with the hospital expansion and the traffic pattern/roundabout on Olio
- The Albertsons (Morgan, Traci and Jay) – Live in Saxony residential area
 - Hotel too close to homes, apartments, daycares and preschools
 - Traffic concerns
 - Would like to know reasoning for the proximity of hotel to residential
 - Would like to know hotel benefits to community
 - Believe more suitable locations close to I-69
- Susan Parks – 13391 Lubeck Drive
 - Requested staff report, zoning map, revised elevations
 - Asked for clarification on difference between PUD-M and A2
 - Use does not fit into unique character of neighborhood or Saxony PUD; Hotel's distinctive look is jarring; good planning cannot change it
 - Would like charming two- or three-story hotel
 - Located in Saxony because it's a medical intensive area and has high revenue potential for hotel company and City
 - Nearby commercial areas more sensible because those properties are easily accessible by car
 - Would like hotel to be relocated
 - Number of proposed parking spots out of character for area
 - Other uses proposed (restaurant, brewery and what may be an office building) are all two-story and reflect character of area
 - Would like more than 5 townhomes since housing more in character with neighborhood (ex: could balance development out by adding the same 5 townhomes at the southwest corner of Erlen and Minden instead of the hotel with commercial between two sets of townhomes)
 - Approves of a similar development to that at the nearby commercial corner on 131st street (includes a restaurant, gym, salon, Jack's Donuts and an office-type building).

- Cluster invites walkability. Others would like this type of development as well.
- Many planning issues exist because of deliveries, trash, customers, parking lots, building setback from street, outdoor areas, lighting, hours of use, ingress/egress into property as well as from Olio, Pennington and 131st. These issues are exacerbated for a hotel surrounded by residential. Other types of businesses are not 24 hours and close at night to the public.
- Would like PUD Committee to visit site and look at where it sits in relation to the immediate neighborhood and Saxony as a whole.
- Rob Cseresznyes – No address given
 - Asked where project was in approval process
 - Requested PUD Committee meeting minutes from May 1
 - Concerned project has already been approved
 - Asked if there is anything neighbors can do
- Rich Correll – Owns property in Hannover on the Green
 - Asked how solidified use is
 - Asked if public comment will be considered in decision

Code public comment that was submitted on behalf of hundreds of homeowners

Coding of Public Comments as of July 17 11 AM (if comment only mentioned once, then there will not be a number by it)

- Feedback process for homeowners/rights of property owners 3
- Where project is at in approval process 1
- Saxony PUD zoning questions 1
- Increased traffic 1
- Was Development Dashboard updated accordingly
- Reason for no public notice
- Is the PUD Committee only mechanism to approve architecture
- How long has current zoning been in place
- Is variance necessary
- Concerned short term rentals will be encouraged when they are prohibited by covenants
- Concerned about effect of short term rentals on home values
- Concerned about increased movement of people
- Hotel too close to homes, apartments, daycares and preschools
- What are the benefits of the hotel to the community
- Already increased traffic with the hospital expansion and the traffic pattern/roundabout on Olio
- Believe more suitable locations close to I-69
- How solidified is the use
- Will public comment be considered in decision
- Concerned project is already approved



Timestamp	I am against the constr	Section of Saxony	Name	7/11/2024
15:00:01 Yes (against)	The Villas	Justin Ferestad	7/11/2024 16:34:48	Yes
(against)	The Residences & Cott Taylar Fanning	7/11/2024 16:35:02	Yes	
(against)	Hannover on the Green	Scott Crilly	7/11/2024 16:35:08	Yes (against)
	The Residences & Cott Thomas Tisch	7/11/2024 16:36:56	Yes	
(against)	The Residences & Cott Alyssa Wolber	7/11/2024 16:38:55	Yes	
(against)	The Residences & Cott karen gardner	7/11/2024 16:38:59	Yes	
(against)	Parkside Towns at Sax	Matthew Chittick		
7/11/2024 16:39:21	Yes (against)	The Residences & Cott Sarah Cadwallader		
7/11/2024 16:39:29	Yes (against)	The Residences & Cott Traci Nelson-Albertson		
7/11/2024 16:39:39	Yes (against)	Hannover on the Green	Tina Girvin	
7/11/2024 16:39:44	Yes (against)	The Residences & Cott Jeff Bishop		
7/11/2024 16:39:45	Yes (against)	The Residences & Cott Molly	7/11/2024	
16:40:00	Yes (against)	Saxony Townhomes	Jaclyn Jones	
7/11/2024 16:40:17	Yes (against)	The Residences & Cott Scott Tornquist		
7/11/2024 16:41:04	Yes (against)	The Residences & Cott Dawn May		
7/11/2024 16:41:10	Yes (against)	The Residences & Cott Steve Clark		
7/11/2024 16:42:03	Yes (against)	The Residences & Cott Brooke Hash		
7/11/2024 16:43:10	Yes (against)	Hannover on the Green	Tammy Tilley	
7/11/2024 16:44:26	No (not against)	Hannover on the Green	Pat McGhee	
7/11/2024 16:44:31	Yes (against)	Parkside Towns at Sax	Anuradha Rani	
7/11/2024 16:44:39	Yes (against)	Hannover on the Green	Ethan Romba	

7/11/2024 16:44:54 Yes (against)
 7/11/2024 16:46:53 Yes (against)
 16:47:53 No (not against)
 7/11/2024 16:48:48 Yes (against)
 16:49:57 Yes (against)
 16:52:00 Yes (against)
 7/11/2024 16:52:07 Yes (against)
 7/11/2024 16:52:11 Yes (against)
 7/11/2024 16:52:57 Yes (against)
 16:54:15 Yes (against)
 16:54:34 Yes (against)
 7/11/2024 16:54:50 Yes (against)
 16:55:05 Yes (against)
 7/11/2024 16:55:43 Yes (against)
 16:57:21 Yes (against)
 17:00:47 Yes (against)
 17:06:28 Yes (against)
 7/11/2024 17:07:01 Yes (against)
 17:07:40 Yes (against)
 17:09:36 Yes (against)
 7/11/2024 17:10:09 Yes (against)
 17:11:20 Yes (against)

The Residences & Cott Matthew Bourne
 131 Place Sara Papas 7/11/2024
 Hannover on the GreenMichelle Sharma
 The Residences & Cott Frank Berg 7/11/2024
 Carriage Manor Karen Byers 7/11/2024
 Carriage Manor Robyn Charles
 131 Place Becky Sheldon
 Hannover on the GreenKevin and Debra Hert
 The Residences & Cott Daniel McGrew 7/11/2024
 Saxony Townhomes Kristy Geesy 7/11/2024
 Hannover on the GreenJami Miller
 The Residences & Cott Jimmy Pike 7/11/2024
 Saxony Townhomes Bhupinder Kumar
 The Residences & Cott Todd Brakke 7/11/2024
 The Residences & Cott Jada Berg 7/11/2024
 Hannover on the GreenScott Tilley 7/11/2024
 The Residences & Cott Leslie Galbreath
 The Residences & Cott Ron Walker 7/11/2024
 The Residences & Cott Alissa Napier 7/11/2024
 The Residences & Cott Jeff and Lori Dupree
 The Residences & Cott Lynn Carter 7/11/2024
 131 Place Andrew Bolinger

7/11/2024 17:11:55 Yes (against)	The Residences & Cott Kara Rice
7/11/2024 17:11:55 Yes (against)	Hannover on the GreenAna M Faget Betancou
7/11/2024 17:12:21 Yes (against)	The Residences & Cott Jodie Stults
7/11/2024 17:14:10 Yes (against)	Hannover on the GreenAna Gabriela Cuevas-F
7/11/2024 17:17:25 Yes (against)	Saxony Townhomes Elizabeth Boaz 7/11/2024
17:17:36 Yes (against)	The Villas Kim Opsahl
7/11/2024 17:22:40 Yes (against)	The Residences & Cott Allison Johnson
7/11/2024 17:27:55 Yes (against)	The Residences & Cott Robbie Stevens
7/11/2024 17:28:35 Yes (against)	The Residences & Cott Chris Johnson
7/11/2024 17:34:57 Yes (against)	The Residences & Cott Janet Berg 7/11/2024
17:35:29 Yes (against)	The Residences & Cott Naomi Murtagh
7/11/2024 17:37:01 Yes (against)	The Residences & Cott Alan Bledsoe
7/11/2024 17:38:32 Yes (against)	The Residences & Cott Kyla Berg 7/11/2024
17:41:03 Yes (against)	The Residences & Cott Lyndea ward
7/11/2024 17:41:41 Yes (against)	The Residences & Cott Terry Wozniak
7/11/2024 17:43:42 Yes (against)	Saxony Townhomes Alan Muse
7/11/2024 17:44:19 Yes (against)	The Residences & Cott Londa Habecker
7/11/2024 17:44:50 Yes (against)	The Residences & Cott Laura Wozniak
7/11/2024 17:49:53 Yes (against)	Carriage Manor Kelly salter
7/11/2024 17:51:42 Yes (against)	The Residences & Cott Mindy Walker
7/11/2024 17:51:45 Yes (against)	The Residences & Cott John Johns
7/11/2024 17:52:44 Yes (against)	Parkside Towns at Sax Brooke boys
7/11/2024 17:53:26 Yes (against)	131 Place Stephen Sheldon
7/11/2024 17:55:38 Yes (against)	The Residences & Cott Noelle Stone
7/11/2024 17:55:40 Yes (against)	Hannover on the GreenLisa Dimitroff
7/11/2024 17:56:15 Yes (against)	The Residences & Cott Meghan Pike
7/11/2024 17:59:19 Yes (against)	The Villas Cindy Marin
7/11/2024 18:00:17 Yes (against)	Carriage Manor Melissa Halinski
7/11/2024 18:01:02 Yes (against)	The Residences & Cott Kara McMurtrey
7/11/2024 18:03:24 Yes (against)	The Residences & Cott Mary Ellen North
7/11/2024 18:03:26 Yes (against)	Hannover on the GreenAmy Compton
7/11/2024 18:05:28 Yes (against)	The Residences & Cott Paul McMurtrey
7/11/2024 18:06:09 Yes (against)	The Residences & Cott Andrea Bledsoe
7/11/2024 18:08:09 Yes (against)	The Residences & Cott Angie Konold 7/11/2024
18:08:47 Yes (against)	The Residences & Cott Angie Trussel 7/11/2024 18:08:51 Yes
(against) The Villas	Andi
7/11/2024 18:09:37 No (not against)	The Residences & Cott Teresa Hollingsworth
7/11/2024 18:09:42 No (not against)	The Residences & Cott Bill Trussel 7/11/2024
18:13:10 Yes (against)	Saxony Townhomes Sarah Whipp
7/11/2024 18:14:15 Yes (against)	The Residences & Cott Jennifer Silver
7/11/2024 18:16:01 Yes (against)	The Residences & Cott Danielle Wagers
7/11/2024 18:17:01 Yes (against)	The Residences & Cott Jennifer Broering
7/11/2024 18:18:12 Yes (against)	The Residences & Cott Christine Robbins
7/11/2024 18:22:35 Yes (against)	The Residences & Cott Michele Osborne

7/11/2024 18:26:16 Yes (against)	The Residences & Cott Jason Johnson
7/11/2024 18:27:07 Yes (against)	The Residences & Cott Phil kopka 7/11/2024
18:28:41 Yes (against)	The Villas Michele Snyder
7/11/2024 18:29:16 Yes (against)	The Residences & Cott Audry Messersmith
7/11/2024 18:33:48 Yes (against)	The Residences & Cott Rebecca Wiedman
7/11/2024 18:33:57 Yes (against)	The Residences & Cott Carol Potter 7/11/2024
18:34:34 Yes (against)	The Residences & Cott Robert Potter
7/11/2024 18:37:30 Yes (against)	The Residences & Cott Julie Craft 7/11/2024
18:43:26 Yes (against)	The Residences & Cott Steven Arnold
7/11/2024 18:43:53 Yes (against)	The Residences & Cott Cindy Sales 7/11/2024
18:53:00 Yes (against)	The Residences & Cott Tamar montalvo
7/11/2024 18:54:14 Yes (against)	Saxony Townhomes Paul Podlejski
7/11/2024 18:58:37 Yes (against)	The Residences & Cott Amy Chamberlain
7/11/2024 19:03:16 Yes (against)	The Residences & Cott Eileen Murphy
7/11/2024 19:04:55 Yes (against)	The Residences & Cott Fermon L Owens
7/11/2024 19:07:47 Yes (against)	The Residences & Cott Carla Matas 7/11/2024
19:11:32 Yes (against)	The Residences & Cott Randy Geiger
7/11/2024 19:20:59 Yes (against)	The Residences & Cott Laura Graham
7/11/2024 19:22:23 Yes (against)	The Residences & Cott Aadya Mittal 7/11/2024
19:24:00 Yes (against)	The Villas Aimee Day
7/11/2024 19:38:38 Yes (against)	The Villas Allen Duros
7/11/2024 19:38:48 Yes (against)	The Residences & Cott Christina McIntosh
7/11/2024 19:40:25 Yes (against)	The Villas Erin Duros
7/11/2024 19:42:28 Yes (against)	The Residences & Cott Teresa Rondot
7/11/2024 19:44:43 Yes (against)	The Residences & Cott Madeline McIntosh
7/11/2024 19:46:18 Yes (against)	The Residences & Cott Lauren McIntosh
7/11/2024 19:49:26 Yes (against)	Carriage Manor Kimberly Baker
7/11/2024 19:59:51 Yes (against)	Carriage Manor Josh Goyke 7/11/2024
20:02:28 Yes (against)	Carriage Manor Ann McGrew 7/11/2024 20:06:33 Yes
(against)	The Residences & Cott Brandi Schuster 7/11/2024 20:12:09 Yes (against)
The Residences & Cott Bill Wetzel 7/11/2024 20:14:07 Yes (against)	The Residences &
Cott Al Wetzel	
7/11/2024 20:18:26 Yes (against)	The Residences & Cott Jill and Joseph Byrne
7/11/2024 20:24:45 Yes (against)	The Residences & Cott Cheryl Nichols
7/11/2024 20:28:31 Yes (against)	The Residences & Cott Robert Seidler
7/11/2024 20:33:23 Yes (against)	The Residences & Cott Maria Gagliardi
7/11/2024 20:36:46 Yes (against)	Hannover on the GreenJennifer Gorsuch
7/11/2024 20:45:42 Yes (against)	The Residences & Cott Aaron Whipp
7/11/2024 20:47:59 Yes (against)	The Residences & Cott Susan Alt 7/11/2024
20:49:32 Yes (against)	The Residences & Cott David Alt 7/11/2024
20:51:57 Yes (against)	Carriage Manor Katie Wangler
7/11/2024 20:53:58 Yes (against)	The Residences & Cott Mark Broering
7/11/2024 20:57:49 Yes (against)	Carriage Manor Erik Olson
7/11/2024 21:00:01 Yes (against)	The Villas Pam Blessinger

7/11/2024 21:01:00 Yes (against)
 7/11/2024 21:01:04 Yes (against)
 7/11/2024 21:04:28 Yes (against)
 7/11/2024 21:04:58 Yes (against)
 21:05:48 Yes (against)
 21:08:14 Yes (against)
 7/11/2024 21:10:01 Yes (against)
 21:10:42 Yes (against)
 21:12:06 Yes (against)
 21:12:55 Yes (against)
 21:15:37 Yes (against)
 21:18:18 Yes (against)
 7/11/2024 21:19:38 Yes (against)
 7/11/2024 21:23:31 Yes (against)
 7/11/2024 21:35:08 Yes (against)
 21:55:06 Yes (against)
 21:56:11 Yes (against)
 7/11/2024 21:56:21 Yes (against)
 7/11/2024 22:08:12 Yes (against)
 7/11/2024 22:24:59 Yes (against)
 22:28:04 Yes (against)
 7/11/2024 22:41:51 Yes (against)
 7/11/2024 22:45:28 Yes (against)
 7/11/2024 23:39:28 Yes (against)
 7/11/2024 23:49:11 Yes (against)
 7/12/2024 0:07:02 Yes (against)
 7/12/2024 0:10:32 Yes (against)
 7/12/2024 1:22:25 Yes (against)
 7/12/2024 1:29:22 Yes (against)
 7/12/2024 5:22:07 Yes (against)
 6:35:37 Yes (against)
 7/12/2024 6:52:28 Yes (against)
 7/12/2024 7:13:15 Yes (against)
 7:22:01 Yes (against)
 7/12/2024 7:31:53 Yes (against)
 7:32:16 Yes (against)
 7:41:20 Yes (against)
 7/12/2024 7:45:41 Yes (against)
 7/12/2024 8:04:14 Yes (against)
 7/12/2024 8:12:21 Yes (against)
 7/12/2024 8:19:53 Yes (against)
 8:21:16 Yes (against)
 8:36:10 Yes (against)
 7/12/2024 9:10:33 Yes (against)

The Residences & Cott Caryn Wilkinson
 The Residences & Cott Stephen Fountain
 Carriage Manor Travis Brinneman
 The Residences & Cott Sarah Whipp 7/11/2024
 The Residences & Cott Ashley Ieffel 7/11/2024
 The Residences & Cott Steve Cadwallader
 Parkside Towns at Sax Freda Anthony 7/11/2024
 The Residences & Cott Chris Harris 7/11/2024
 The Residences & Cott Gary Gagliardi 7/11/2024
 The Residences & Cott Paul Habecker 7/11/2024
 The Residences & Cott Dianne Colquitt 7/11/2024
 The Villas Amanda Steenbergen
 The Residences & Cott Jessica
 The Residences & Cott Noelle Bourne
 The Residences & Cott Jill Downey 7/11/2024
 The Residences & Cott Amy Mullins 7/11/2024
 Parkside Towns at Sax Angelina Glumac
 The Residences & Cott Norman Almodovar
 The Residences & Cott Toni and Mike Wolley
 Hannover on the Green Kevin M Hert 7/11/2024
 The Residences & Cott Michael Osborne
 The Villas Leah Hintz
 Hannover on the Green
 The Residences & Cott Bonnie Lavery
 The Residences & Cott Ann Marie Fischer
 The Villas Jeffrey Hintz
 The Villas Brenda Lubbers
 The Villas Gloria Naser
 The Villas Mark Naser
 The Residences & Cott Mark Litwiler 7/12/2024
 The Villas Justin Davis
 The Villas Amy Lowry
 The Residences & Cott Jay Albertson 7/12/2024
 The Villas Maureen Lee
 The Residences & Cott Mike Lawson 7/12/2024
 The Residences & Cott Doug Wolber 7/12/2024
 The Villas Rachael Hiday
 Carriage Manor Alexa Brinneman
 The Residences & Cott Aditya Neelakantan
 The Residences & Cott Michelle Merrell
 The Residences & Cott John Senese 7/12/2024
 The Residences & Cott Sara Senese 7/12/2024
 Carriage Manor Donna Franklin
 The Residences & Cott Mary Jean Ellis

7/12/2024 9:22:46 Yes (against)
 7/12/2024 9:26:17 Yes (against)
 9:47:41 Yes (against)
 9:47:06 Yes (against)
 7/12/2024 9:56:26 Yes (against)
 9:59:00 Yes (against)
 7/12/2024 11:12:40 Yes (against)
 7/12/2024 11:49:08 Yes (against)
 7/12/2024 12:29:55 Yes (against)
 7/12/2024 12:56:03 Yes (against)
 7/12/2024 12:56:03 Yes (against)
 7/12/2024 12:59:07 Yes (against)
 7/12/2024 13:13:18 Yes (against)
 7/12/2024 13:27:56 Yes (against)
 7/12/2024 13:30:33 Yes (against)
 7/12/2024 13:32:19 Yes (against)
 7/12/2024 13:35:11 Yes (against)
 7/12/2024 14:40:19 Yes (against)
 7/12/2024 14:42:08 Yes (against)
 7/12/2024 15:36:38 Yes (against)
 7/12/2024 15:56:56 Yes (against)
 7/12/2024 16:07:08 Yes (against)
 7/12/2024 16:08:28 Yes (against)
 7/12/2024 16:10:56 Yes (against)
 7/12/2024 16:11:20 Yes (against)
 7/12/2024 16:41:23 Yes (against)
 7/12/2024 17:11:22 Yes (against)
 7/12/2024 17:13:24 Yes (against)
 7/12/2024 17:56:26 Yes (against)
 7/12/2024 18:14:00 Yes (against)
 7/12/2024 18:22:38 Yes (against)
 7/12/2024 18:42:40 Yes (against)
 19:08:29 Yes (against)
 19:21:25 Yes (against)
 19:35:07 Yes (against)
 7/12/2024 22:46:22 Yes (against)
 22:48:55 Yes (against)
 7/13/2024 0:49:36 Yes (against)
 0:58:37 Yes (against)
 7/13/2024 7:25:42 Yes (against)
 7/13/2024 7:29:36 Yes (against)
 7/13/2024 8:00:36 Yes (against)
 7/13/2024 8:40:28 Yes (against)
 7/13/2024 8:53:17 Yes (against)

The Villas Cynthia S Kiser
 The Residences & Cott Megan Loney 7/12/2024
 The Residences & Cott Brad Lewis 7/12/2024
 The Villas Jenna Duros
 Hannover on the GreenKathy Dent 7/12/2024
 The Residences & Cott Maria DeAnda Lewis
 The Residences & Cott Adam Fairfield
 Hannover on the Greendonna p rose
 The Residences & Cott Tom Shrader
 Parkside Towns at Sax Sasa Glumac
 The Residences & Cott Bayla Graham
 The Residences & Cott Stacey Viars
 The Residences & Cott Aron Schuster
 The Residences & Cott Chris Calvin
 Hannover on the GreenHarold smoot
 Hannover on the GreenDustin Hendricks
 Hannover on the GreenAmy Hendricks
 The Residences & Cott Susan C. Parks
 Parkside Towns at Sax Haley Jonson
 Carriage Manor Randy J Hitt
 Carriage Manor Lindy Ngono
 The Villas Jason Stellema
 Carriage Manor Marcos Galan
 The Residences & Cott Karen Hughes Kleinma
 Carriage Manor Susan Galan
 Saxony Townhomes Paul Fisher
 The Residences & Cott Kelly Thompson
 The Residences & Cott Clayton Thompson
 The Residences & Cott Amanda Sedberry
 Hannover on the GreenNoreen Kelly
 The Villas Hayley Ferestad
 Hannover on the GreenPaige Crilly 7/12/2024
 The Residences & Cott Erika Clark 7/12/2024
 The Residences & Cott Julie King 7/12/2024
 The Villas Melissa Peters
 The Residences & Cott David Boyd 7/12/2024
 Hannover on the GreenTania Harrington
 The Residences & Cott Kersti Hash 7/13/2024
 Other Karen Cook
 Saxony Townhomes Zachary Barley
 Saxony Townhomes Jessica Anderson
 Other Brad Mullins
 The Villas Heather Jenkins
 The Villas Zach Gentry

7/13/2024 8:53:23 Yes (against)	The Villas	Anisa Jallal
7/13/2024 9:04:57 Yes (against)	The Villas	Katie Chamberlain
7/13/2024 9:09:30 Yes (against)	The Villas	TRAVIS CHAMBERLAI
7/13/2024 9:37:24 Yes (against)	The Villas	Kristine Seals 7/13/2024
9:46:09 Yes (against)	The Villas	Jared Marr
7/13/2024 12:33:00 Yes (against)	The Villas	Tim Flesch
7/13/2024 12:52:37 Yes (against)	The Villas	Chaoch Seidensticker
7/13/2024 13:50:59 Yes (against)	The Residences & Cott	Peggy Bell
7/13/2024 14:14:11 Yes (against)	The Villas	David Richardson
7/13/2024 17:37:04 Yes (against)	The Villas	Danny Mackey
7/13/2024 18:10:34 Yes (against)	The Villas	Jeffrey Delozier
7/13/2024 19:33:55 Yes (against)	The Residences & Cott	Angel Diehl 7/13/2024
19:46:13 Yes (against)	The Residences & Cott	Chase Arnett 7/14/2024
7:03:11 Yes (against)	Saxony Townhomes	Maddison Barley
7/14/2024 8:36:04 Yes (against)	Saxony Townhomes	Robert Moorman
7/14/2024 10:22:01 Yes (against)	The Villas	David Sauve
7/14/2024 10:43:09 Yes (against)	The Villas	Leonela Sauve
7/14/2024 22:41:06 Yes (against)	The Villas	Kirk Keaffaber
7/14/2024 23:40:41 No (not against)	Parkside Towns at Sax	Camille Caggiano
7/15/2024 9:00:32 Yes (against)	Parkside Towns at Sax	Karen Jonkman 7/15/2024
9:07:40 Yes (against)	The Residences & Cott	Jason McIntosh
7/15/2024 10:13:34 Yes (against)	The Residences & Cott	JENNIFER HARRIS
7/15/2024 10:16:03 Yes (against)	Hannover on the Green	Carrie Smidt 7/15/2024
10:19:15 Yes (against)	Hannover on the Green	Sue Hoffman 7/15/2024
11:10:36 Yes (against)	The Villas	Rob Cseresznyes
7/15/2024 12:06:22 Yes (against)	Saxony Townhomes	Don't put a hotel in my
7/15/2024 18:05:24 Yes (against)	Other	Genevieve Knight
7/15/2024 18:06:23 Yes (against)	Other	Steven Parks
7/15/2024 18:07:12 Yes (against)	Other	Tim cheesman
7/15/2024 18:07:49 Yes (against)	Other	Amy Ewing
7/15/2024 18:10:07 Yes (against)	Other	Cindy Cheesman
7/15/2024 18:13:02 Yes (against)	Hannover on the Green	Katie Robbins
7/15/2024 18:19:57 Yes (against)	Other	Meghan Vogt
7/15/2024 18:23:56 Yes (against)	Other	Sylvia Howard
7/15/2024 18:34:27 Yes (against)	Other	Mark Walters
7/15/2024 18:36:17 Yes (against)	Other	Vanessa Wagner
7/15/2024 18:36:59 Yes (against)	Other	Skii Ficklin
7/15/2024 18:49:41 Yes (against)	Other	Hanisha Chahal
7/15/2024 18:50:16 Yes (against)	Other	Cody Ottinger
7/15/2024 19:03:42 Yes (against)	Other	Veronica
7/15/2024 19:05:02 Yes (against)	Other	Katelyn Mooney
7/15/2024 19:19:31 Yes (against)	Other	Jason Hartsell
7/15/2024 19:23:01 Yes (against)	Other	Shawn Canaday
7/15/2024 19:26:02 Yes (against)	Other	Charles Thomas

7/15/2024 19:29:57 Yes (against)	Other	Priyanka
7/15/2024 19:40:37 Yes (against)	Other	Trisha Drane
7/15/2024 19:42:39 Yes (against)	Hannover on the Green	Elaine Talarico
7/15/2024 19:43:52 Yes (against)	Other	Jennifer McDaniel
7/15/2024 19:58:42 Yes (against)	Other	Amanda Krug
7/15/2024 20:00:37 Yes (against)	Other	Kristen Long
7/15/2024 20:04:33 Yes (against)	Other	Jessica Griffis
7/15/2024 20:10:06 Yes (against)	Other	Kayla Kaps
7/15/2024 20:23:24 Yes (against)	Other	Julie Chambers
7/15/2024 20:31:31 Yes (against)	Other	Kelli Dewell
7/15/2024 20:46:59 Yes (against)	Other	Kailyn
7/15/2024 20:52:50 Yes (against)	Other	Shealynn Krieg
7/15/2024 20:59:25 Yes (against)	Other	Brooks Chase
7/15/2024 21:01:59 Yes (against)	Other	Megan
7/15/2024 21:03:45 Yes (against)	Other	Tajinder shermar
7/15/2024 21:03:47 Yes (against)	Other	Joshua Frazier
7/15/2024 21:04:32 Yes (against)	Other	Stephen pidgeon
7/15/2024 21:07:38 Yes (against)	Other	Sally Bunce
7/15/2024 21:07:53 Yes (against)	Other	Amber Pidgeon
7/15/2024 21:13:00 Yes (against)	Other	April Morales
7/15/2024 21:23:48 Yes (against)	Other	Jaclyn Stump
7/15/2024 21:26:01 Yes (against)	Other	Stanley Frazier
7/15/2024 21:27:24 Yes (against)	Other	Amy Borzymowski
7/15/2024 21:38:50 Yes (against)	Other	Cindy
7/15/2024 21:45:14 Yes (against)	Other	Heidi Adams
7/15/2024 21:48:35 Yes (against)	Other	Kathy Fearnow
7/15/2024 21:58:16 Yes (against)	Other	Heather Lane
7/15/2024 22:09:34 Yes (against)	Other	Kristen Wickard
7/15/2024 22:14:18 Yes (against)	Other	Frieda Weigle
7/15/2024 22:18:17 Yes (against)	131 Place	Wardia
7/15/2024 22:26:35 Yes (against)	Other	Jonathon Shaw
7/15/2024 22:55:46 Yes (against)	Other	Jerahya Wright
7/15/2024 23:03:20 Yes (against)	Other	Katie Wondergem
7/16/2024 0:20:54 Yes (against)	Other	Jason Maier
7/16/2024 2:32:28 No (not against)	Other	Robert
7/16/2024 2:33:31 Yes (against)	Other	Megan Muse
7/16/2024 4:24:00 Yes (against)	Saxony Townhomes	Teresa whippo
7/16/2024 6:47:47 Yes (against)	Other	Joseph Stoldt
7/16/2024 8:09:08 Yes (against)	Other	Mark Crum
7/16/2024 10:01:36 Yes (against)	Other	Brandon Robbins
7/16/2024 10:56:44 Yes (against)	Other	Crystal
7/16/2024 11:22:22 Yes (against)	Other	Megan Read
7/16/2024 12:47:43 Yes (against)	Other	Ronald Arguello
7/16/2024 14:11:05 Yes (against)	Other	Amy Brownson

7/16/2024 14:22:49 Yes (against)	Other	Paige Grant
7/16/2024 15:00:17 No (not against)	Saxony Townhomes	Cierra
7/16/2024 15:39:15 Yes (against)	Carriage Manor	Catherine Wellington
7/16/2024 17:16:23 Yes (against)	The Villas	noni dhindsa
7/16/2024 18:10:41 Yes (against)	Other	Ron
7/16/2024 18:23:01 Yes (against)	Saxony Townhomes	Dolph Reissig
7/16/2024 20:31:38 Yes (against)	The Villas	Grant Duros
7/16/2024 20:35:27 Yes (against)	The Villas	Paul Simonetti
7/16/2024 21:25:11 Yes (against)	The Residences & Cott	Jack Selby
7/16/2024 21:52:26 Yes (against)	The Villas	Tina Richardson
7/16/2024 21:54:39 Yes (against)	The Residences & Cott	Diana Weber
7/16/2024 21:58:46 Yes (against)	Other	Casie Hall
7/16/2024 22:00:38 Yes (against)	Other	Cathy Alexander
7/16/2024 22:03:03 Yes (against)	Other	Shannon Fissel
7/16/2024 22:06:12 Yes (against)	The Residences & Cott	Michael Wolley
7/16/2024 22:20:49 Yes (against)	Other	Ashley Bittner
7/16/2024 22:22:27 Yes (against)	The Residences & Cott	Annis Weiler
7/16/2024 22:30:48 Yes (against)	The Residences & Cott	Kim Calvin 7/16/2024
22:38:06 Yes (against)	Other	Abigail Mulligan
7/16/2024 22:52:09 Yes (against)	The Residences & Cott	Cliff Robbins
7/16/2024 23:03:10 Yes (against)	The Residences & Cott	Deb Darlington
7/16/2024 23:15:35 Yes (against)	The Residences & Cott	Trish Hoffman
7/16/2024 23:18:24 Yes (against)	The Residences & Cott	Whittney Hoffman
7/16/2024 23:22:46 Yes (against)	The Residences & Cott	Abby Wilkinson
7/16/2024 23:36:43 Yes (against)	Other	Danielle Rath
7/17/2024 0:10:45 Yes (against)	Saxony Townhomes	Lindsey Rominger
7/17/2024 1:07:48 Yes (against)	Hannover on the Green	Jodi Bonewitz
7/17/2024 1:25:39 Yes (against)	The Villas	emily kelly
7/17/2024 1:41:10 Yes (against)	Other	Alicia
7/17/2024 5:13:52 Yes (against)	Other	Katherine Beisel
7/17/2024 5:19:26 Yes (against)	Other	Karin McDermott
7/17/2024 6:05:36 Yes (against)	Parkside Towns at Sax	Alexa Jonson
7/17/2024 6:29:52 Yes (against)	131 Place	Carmyn Forbes
7/17/2024 7:06:05 Yes (against)	Other	Larissa Satterfield
7/17/2024 7:15:12 Yes (against)	Carriage Manor	ERICA WILLARD
7/17/2024 7:18:41 Yes (against)	The Residences & Cott	Kari Patterson
7/17/2024 7:23:03 Yes (against)	Carriage Manor	Nicholas Fanning
7/17/2024 7:35:18 Yes (against)	The Villas	Beth Reissig
7/17/2024 7:46:04 Yes (against)	The Residences & Cott	Beth Springer
7/17/2024 7:58:02 Yes (against)	Other	Kerri
7/17/2024 8:03:40 Yes (against)	Other	Stephanie Sleziak
7/17/2024 8:15:32 Yes (against)	Hannover on the Green	Rebecca Seal
7/17/2024 8:24:10 No (not against)	Parkside Towns at Sax	Bennett 7/17/2024
8:27:13 Yes (against)	The Villas	Sarah Davis

7/17/2024 8:32:27 Yes (against)	Other	Kathy Tingwald
7/17/2024 8:45:45 Yes (against)	The Residences & Cott	Cheryl Fairfield
7/17/2024 9:19:51 Yes (against)	The Residences & Cott	Jade Sharpe
7/17/2024 9:57:02 Yes (against)	The Villas	Ben clark
7/17/2024 10:05:26 Yes (against)	Other	Allie clason
7/17/2024 10:20:04 Yes (against)	Other	Jon Rolfsen
7/17/2024 11:23:03 Yes (against)	The Villas	Deb Grillo
7/17/2024 11:40:39 Yes (against)	The Residences & Cott	Mark Hoffman
7/17/2024 13:15:43 Yes (against)	The Villas	Thomas Laslie
7/17/2024 14:14:55 Yes (against)	Other	Lily Smitha
7/17/2024 14:28:30 Yes (against)	Other	LHO 7/17/2024
17:26:52 Yes (against)	The Villas	Sarah Hess
7/17/2024 17:27:04 Yes (against)	Other	Scott Medalen
7/17/2024 17:44:50 Yes (against)	Other	Tammy Follis
7/17/2024 17:46:22 Yes (against)	Other	Jamie Follis
7/17/2024 17:56:26 Yes (against)	Other	Craig Hintz
7/17/2024 17:57:05 Yes (against)	Other	Carolynn Bierer
7/17/2024 17:59:55 Yes (against)	Other	Michael Bavender
7/17/2024 18:07:04 Yes (against)	Other	Heather
7/17/2024 18:18:03 Yes (against)	The Villas	Sarah Burke
7/17/2024 18:37:24 Yes (against)	Other	Mark Jones
7/17/2024 18:46:01 Yes (against)	Other	Esmeralda Norris
7/17/2024 18:48:25 Yes (against)	Other	David Long
7/17/2024 18:52:57 Yes (against)	The Villas	Ben Wilkinson
7/17/2024 18:56:58 Yes (against)	Other	Joanna Isley
7/17/2024 19:06:28 Yes (against)	Other	Rob Hampton
7/17/2024 19:39:03 Yes (against)	Other	Amy Schlemma
7/17/2024 19:46:18 Yes (against)	Other	Courtney Harreld
7/17/2024 19:51:09 Yes (against)	Other	Susan Hintz
7/17/2024 19:52:57 Yes (against)	Other	Chad Mann
7/17/2024 19:54:52 Yes (against)	Other	Joyce Blum
7/17/2024 20:07:55 Yes (against)	Other	Chris Ficklin
7/17/2024 20:24:36 Yes (against)	The Villas	Lisa Mitchell
7/17/2024 20:33:58 Yes (against)	The Residences & Cott	Donna Tisch
7/17/2024 20:48:56 Yes (against)	Other	Robin Wildman
7/17/2024 20:50:39 Yes (against)	Other	Paige Hyde
7/17/2024 21:05:15 Yes (against)	The Residences & Cott	Fay Montalvo
7/17/2024 21:16:38 Yes (against)	The Residences & Cott	Deborah Miller
7/17/2024 22:02:12 Yes (against)	The Residences & Cott	Aimee Pratt
7/17/2024 22:10:28 Yes (against)	The Residences & Cott	Jenny Neff
7/18/2024 0:49:25 Yes (against)	Saxony Townhomes	Tony Dal Santo
7/18/2024 8:17:03 Yes (against)	Other	Randal Miller
7/18/2024 9:13:27 No (not against)	The Residences & Cott	Darius Norwood
7/18/2024 9:34:43 Yes (against)	Hannover on the Green	Kevin Hert

7/18/2024 10:13:19 Yes (against)	Other	Jenella Hui
7/18/2024 11:49:18 Yes (against)	Other	Cindy Cannon
7/18/2024 12:48:27 Yes (against)	Hannover on the Green	John Compton
7/18/2024 12:52:07 Yes (against)	Hannover on the Green	Amy Sizemore
7/18/2024 14:19:14 Yes (against)	Other	Adam Ballard
7/18/2024 18:22:03 Yes (against)	Other	Susan Fields
7/18/2024 19:37:24 No (not against)	Other	Rebecca Jessiman
7/18/2024 20:37:36 Yes (against)	The Residences & Cott	Rocco
7/18/2024 20:38:04 Yes (against)	The Residences & Cott	Tyler 7/18/2024
22:53:55 Yes (against)	Hannover on the Green	Jennifer Lusby
7/18/2024 22:57:39 Yes (against)	Other	Phillip Bierer
7/19/2024 0:17:18 Yes (against)	The Residences & Cott	Katie Blake
7/19/2024 6:24:17 Yes (against)	Hannover on the Green	Rachel walker
7/19/2024 7:36:16 Yes (against)	Other	Sheila Brewer
7/19/2024 9:01:06 Yes (against)	Hannover on the Green	Kacie Linehan
7/19/2024 10:00:06 Yes (against)	Other	Cynthia Unzueta
7/19/2024 11:35:39 Yes (against)	The Residences & Cott	Larry Brokaw 7/19/2024
11:57:51 Yes (against)	Other	Patti A Kerns 7/19/2024
12:16:03 Yes (against)	The Villas	Stephanie Collier Magg
7/19/2024 14:12:03 Yes (against)	Other	Alla Ilina
7/19/2024 14:48:22 Yes (against)	Other	Scott Saalman
7/19/2024 15:48:12 Yes (against)	The Villas	Rossy Arias
7/19/2024 15:56:12 Yes (against)	Other	Serhii Ilin
7/19/2024 16:12:52 No (not against)	Other	None of your business
7/19/2024 18:29:00 No (not against)	Other	Brian Jones
7/19/2024 18:38:05 Yes (against)	Other	Cindy Lamey
7/19/2024 19:59:03 Yes (against)	Saxony Townhomes	Alexandra Neff
7/19/2024 19:59:59 Yes (against)	Saxony Townhomes	Derek Neff
7/19/2024 20:08:45 Yes (against)	131 Place	Rob foreman
7/19/2024 20:29:02 Yes (against)	Carriage Manor	Adam Holder
7/19/2024 21:31:43 Yes (against)	The Residences & Cott	Hema Wetzel
7/19/2024 21:31:53 Yes (against)	The Residences & Cott	Neel Wetzel
7/19/2024 21:32:49 Yes (against)	Parkside Towns at Sax	Katlyn swanson
7/19/2024 22:07:27 Yes (against)	The Residences & Cott	Matthew George
7/20/2024 1:57:47 Yes (against)	Other	Stacey Bledsoe
7/20/2024 2:02:14 Yes (against)	Other	Aljermik Bledsoe
7/20/2024 13:10:07 Yes (against)	Parkside Towns at Sax	Wendy Decker
7/20/2024 14:11:02 Yes (against)	The Villas	Isaac G. Hess
7/20/2024 14:36:24 Yes (against)	The Residences & Cott	Laura
7/20/2024 17:45:21 Yes (against)	Parkside Towns at Sax	Robert Gasiorek
7/20/2024 18:24:26 Yes (against)	The Residences & Cott	Mary Jean Ellis
7/20/2024 19:02:45 Yes (against)	The Residences & Cott	Chad Ezzell
7/20/2024 20:53:39 Yes (against)	131 Place	Hope Durham
7/20/2024 23:43:41 Yes (against)	Other	Andrea Stanley

7/21/2024 13:58:18 Yes (against)	Parkside Towns at Sax Boreum Kim
7/21/2024 14:10:12 Yes (against)	The Residences & Cott Andrew Murtagh
7/21/2024 16:37:49 Yes (against)	The Residences & Cott Ryan Jones
7/21/2024 18:27:35 Yes (against)	Parkside Towns at Sax James and Kim Landru
7/21/2024 21:18:19 Yes (against)	Other Fabiana
7/22/2024 8:04:27 Yes (against)	The Residences & Cott Sidney and Katie Blake

Street Address 13288
Lieder Way 13044 W
Elster Way 13527
Erlen Drive
12873 Cosel Way
13003 Minden Dr Fishers, IN 46037
12882 Minden Drive
13306 Saxony Blvd W Fishers, IN 46037 13332
Alston Dr, fishers
12966 Dresdin Court
13267 Minden Drive
13690 Alston Drive
13004 Saxony Blvd
13604 Whitten Dr N, Fishers IN 46038 12991
Pennington Road
13062 Whitten Dr N 13667
Whitten Drive S
12992 Minden Drive Fishers IN 46037 13492
E. 131st. St.
13526 Molique Blvd 13314
Saxony Blvd W 13540 E
131st Street 12988 Minden
Drive
13628 Whitten Dr N Fishers, IN 46037 13521
Erlen Dr Fishers IN 46037
13499 Lubeck Drive 13163
N Elster Way 13075 East
131st Street 13632 Whitten
Dr N
13486 E131st Street Fishers, In
13498 Templin Ave
13079 Saxony Blvd 13171
Minden Dr, Fishers 13625
Alston Dr
13575 E131st. Fishers IN 46037
12842 Walbeck Dr.
13499, Lubeck Dr
13492 E 131st St
13398 Templin Avenue
13013 Dresdin Ct
12870 Minden Drive
12979 Pennington Road
13456 Alston Drive
13603 E 131st St

13391 Walbeck East Drive 13244
Saxony Boulevard
13676 Alston Dr
13244 Saxony Boulevard
13600 Whitten Dr. N 13396
Dorster Street
13485 Dorster Street
13326 Alston drive.
13485 Dorster St
13499 Lubeck Drive, Fishers, IN, USA 13416
Lubeck Dr
12993 MINDEN DR
13499 Lubeck Dr.
13365 Dorster St
13554 Templin Ave
13608 Whitten Drive North 12096
Dresdin Court
13554 Templin Ave
13175 N Elster Way
13013 Dresden Ct
13371 Dorster St
13471 E 134th St
13632 Whitten Dr N
13435 Alston Dr
13546 E. 131st St Fishers, IN 46037 13625
Alston drive
13396 Dorster St
13015 E Elster Way
13653 Alston Dr
12972 Walbeck Dr
13493 Molique Blvd
13653 Alston Drive
12993 Minden Drive
13359 Dorster Street
13638 Alston Drive, Fishers, IN 46037
13048 Minden drive
13702 Cosel Way
13638 Alston Dr Fishers IN 46037
12868 Elbe Street
13002 Minden Drive
12847 Pennington Rd
12994 Saxony Blvd
13484 Templin Avenue, Fishers IN 46037 13385
Walbeck East Drive, Fishers IN 46037

13555 Dorster St.
13644 cosel way
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13407 Dorster Street
13006 Minden Drive
13006 Minden Drive
12976 Walbeck Dr.
13353 Dorster street
13496 Alston Drive, Fishers IN 46037 12889
Elbe street fishers
13459 134th Street
13479 Lubeck Dr.
12965 Saxony Blvd
12995 SAXONY BLVD
13392 Templin Ave 13639
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Ave
13629 cosel way fishers
13307 Susser Way
13044 Minden Drive, Fishers, IN 13469
Lubeck Dr
13044 Minden Drive, Fishers 12995
Pennington Rd
13469, Lubeck Drive
13469 Lubeck Drive
13113 S Elster Way, Fishers, IN 46037 13160 S
Elster Way
13498 Templin Ave
13454 Lubeck Drive
13455 Lubeck Dr
13455 Lubeck Dr
13624 Alston Dr
13478 Lubeck Dr
12988 Walbeck Drive
13344 Alston Drive, Fishers IN 46037
13491 Erlen Drive
12868 Elbe Street Fishers, IN 13374
Templin Ave
13374 Templin Ave
13151 N Elster Way
12994 Saxony Blvd.
13101 S. Elster Way
13036 Minden Drive

13536 Alston Dr., Fishers IN 46037
13654 Alston Drive 46037
13055 E Elster Way 12868
Elbe Street
12862 Minden Dr
13332 Alston Dr 13322
saxony Blvd W 13476
Alston Drive
13344 Alston Dr, Fishers IN 46037
12996 Dresdin Court
13003 Pennington Rd
13217 E 131st Street
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12988 Minden Dr
13397 Alston Drive
13380 Templin Ave
13531 E 134th st
13062 Written Dr N
13389 Dorster St
13486 E 131st St
13385 Walbeck EastDr
13245 East 131st St. 13502
Molique Blvd
13540 Templin Ave
13015 saxony Blvd
13245 E. 131st St.
13024 Minden Dr
13449 Alston Dr., Fishers, IN 13449
Alston Drive, Fishers, IN Saxony
Blvd
13376 Dorster Street
13296 E Lieder Way
12966 Dresdin Ct.
13040 Minden Drive
13433 Lubeck Drive, Fishers, IN 46037 13003
Minden Drive Fishers, IN
13331 Susser Way
13055 E Elster Way Fishers, IN 46037 13629
Cosel Way
12842 Walbeck Drive
12861 Elbe Street
12861 Elbe St 13124 S
Elster Way 12987
Dresdin Court

13091 Pennington Road Fishers IN 46037
13327 Alston Dr.
13051 Whitten Dr N
13044 Minden Drive
13526 Molique Blvd 13051
Whitten Drive N 12971
Pennington Road
13534 e 131 st
13414 Alston Dr
13531 134th St.
13470 Templin ave
13471 Dorster Street
13454 Lubeck drive
13468 Lubeck Dr. Fishers, IN 46037
13946 Molique Blvd
13219 Minden Dr
13219 Minden Dr
13391 Lubeck Dr, Fishers, IN 46037
13336 Reyes Street
7491 SAINT GEORGE CT
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13280 E Lieder Way Fishers IN 46037 13076 s
Elster way
12854 Walbeck Drive
13076 S Elster Way 13587
E 131st Street 13499
Dorster Street
13499 Dorster St
13527 Dorster St
13544 Molique Blvd, Fishers, IN
13288 E Lieder Way
13527 Erlen Drive
13667 Whitten Drive South
13008 Overview Drive Dorster
St
12976 Dresdin Ct
13183 Minden Dr
12992 Minden Dr, Fishers IN 46037
13551 Erlen Dr
13583 E 13583 131st St
13591 E 131st St
13380 Templin Ave
13303 Susser Way
13328 E Lieder Way

13225 E 131st Street 13052
Minden Drive
13052 Minden Dr
13205 E 131st Street
13295 Susser Way
13327 Susser Way
13303 Susser way
13695 Whitten Dr S
13388 Dorster Street
13308 E Lieder Way
13319 Susser Way Fishers 46037 12977
Walbeck E Dr
13675 Alston Drive 13583
East 131st Street 13596
Whitten Dr N 1320& E
131st St
13209 E 131st St, Fishers, IN 46037 13233 E
131st Street
13301 Minden Dr 13330
Saxony Blvd W. 13469
Lubeck Drive
13476 Alston Drive
13135 Minden Dr
13529 Molique Boulevard
13028 Minden Drive
13578 E 131 Street
13487 Allegiance Drive
13123 Dekoven Dr
12623 Majestic Way
13123 Dekoven Dr
12623 Majestic Way
13136 Saxony Blvd
13176 Carnaby pl
12842 Desplaines Dr Fishers IN 46037
12924 Cullerton Way
13010 Blalock Dr
13221 Dekoven Dr
12719 Loyalty Drive
12719 Loyalty Drive
12985 chesney drive
12896 E 131st St, Fishers IN 46037
13207 Dekoven Dr Fishers IN 12693 E.
131ST ST
12705 E. 131St St.

13148 Ambergate dr
12547 Courage Xing
13503 Erlen Drive
13218 Ambergate Drive
12992 Ambergate Dr S, Fishers, IN 46037 13224
Glenside Dr
12601 Loyalty Drive
12656 Federal Pl
12984 Bartlett Dr, Fishers 46037
12941 Bartlett Drive Fishers, IN 46037
13176 Ambergate Drive
13050 Ambergate Drive
12673 Justice Xing Fishers IN 46037
13048 Dekoven Drive
12979 Dewitt dr fishers in 46037 12843
Old Glory Drive
13176 Ambergate Drive
12900 Courage Crossing
13176 Ambergate Drive
Courage crossing
12952 Ambergate Dr. fishers IN 46037
12843 Old Glory Dr, Fishers, IN 46037
13011 Blalock Dr
Endurance dr
13031 Greendale Ln. Fishers, IN 46037
12682 Justice Crossing
13049 Dewitt Drive 12720
Federal Pl Fishers
13177 Carnaby Place, Fishers, IN 46037 13005
E 131st, Fishers, IN
12574 E 131st St, Fishers, IN 46037 12664
Justice Xing
13176 Glenside Drive, Fishers
13295 Patriotic Way, Fishers, IN 46037 12997
Bartlett dr fishers IN
12935 star drive
12683 majestic way
13134 Carnaby Place
12813 Courage Xing
12939 Dekoven Dr
13361 all American rd
12825 E 131st St
13414 Allegiance Dr
13109 Dekoven Dr

Westhampton Pl Fishers, IN 46037
13156 Dekoven Dr
13035 E Elster Way
13275 susser way
13006 Ambergate Dr
13107 Pennington rd. Fishers IN 46037
13044 Minden
13398 Lubeck dr
13055 Saxony Blvd.
13388 Dorster Street, Fishers, IN 46037
13526 Templin Ave.
13005 Saxony Blvd
13379 Lubeck Dr
13138 star circle
13389 Dorster Street
12832 Girvan Way Fishers IN 13401
Lubeck Drive
13468 Lubeck Dr
12947 Star Dr fishers, IN 46037
13484 Templin Ave
13013 Whitten Drive
12967 Pennington Road
13415 Alston Dr.
13536 Alston Dr.
13158 Star Circle 13599
E 131st Street 13528 E
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13404 dorster st
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13336 Reyes St
12466 East 131st Street
13390 Allegiance Dr 13014
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Walbeck Dr
13044 W Elster Way Fishers Indiana 13107
Pennington Rd
13400 Alston Dr
Saxony blvd
13019 Augustus Circle
13147 Minden Dr
13460 Erlen Drive
13376 Dorster St, Fishers

11837 Ledgestone Circle
12971 Pennington Rd
13704 Alston Dr
13048 minden dr
12761 Republic dr
13047 Bartlett Dr Fishers IN 13028
Minden Dr
12967 Pennington Rd, Fishers, in 46037
13316 E. Lieder Way
12264 Adirondack Ct
Olio Road
13032 Minden Dr.
12955 Bartlett Drive
12940 Dekoven Dr. , Fishers 12940
Dekoven Dr Fishers 46037
12984 Walbeck Drive, Fishers, IN 46037 (Saxony) 12728
Cermack Way
12991 Greendale Lane
12922 Dekoven Dr
13071 Pennington rd fishers in 46037
13165 Dekoven Dr
13012 Bartlett Dr
13224 Glenside Drive
13217 E. 131st Street
13018 Greendale Ln Fishers 13096
Glenside Drive
12802 Balbo Place
12942 Bartlett Dr
12984 Walbeck Dr., Fishers, IN 46037
13137 Dekoven Drive
12983 Bartlett Drive
13221 Dekoven Dr Fishers, IN 46037 13332 E
Lieder Way
12873 Cosel Way
11828 Holbrook Close
12803 old glory drive
12889 Elbe St
12997 Dresdin Court
12895 Cosel Way
12851 Walbeck Dr
12889 Clairmont Dr
12751 Cullerton Way Fishers Indiana 46037
13032 Overview Dr 13486
E 131st Street

12871 Drspl dr. 46037 13021
Dewitt Drive, Fishers 13493
Molique Blvd
13505 Molique Blvd
12767 Federal Pl
12848 E 131st St.
12955 Old Glory Dr
12986
13513 dorster street
13220 Saxony Blvd
12728 Cermack Way, Fishers, IN 46037
13338 Alston Dr.
13135 minden dr. 46037
13407 Allegiance Drive
13490 Molique Blvd.
13033 BARTLETT DR FISHERS IN 46037
12996 Overview Drive, Fishers, IN 46037
12874 Bardolino Drive
13311 Susser Way, Fishers, IN. 46037 13170
All American Rd
13290 All American Road
13276 E Lieder Way, Fishers, IN 46037 13170
All American Road
123 Also Non of your business Dr
12939 Blalock Drive
13240 Glenside Drive
13103 BADEN DR FISHERS IN 46037
13103 BADEN DR FISHERS IN 46037
13571 E 131st, fishers In 46037
13151 N Elster Way
13455 Lubeck Dr
13455 Lubeck Dr
13341 minden DR
13591 Cosel Way
12964 Dewitt Drivr Fishers IN 46037
12964 Dewitt Drive Fishers 46037
13317 Minden Drive
13032 Minden Dr
13014 Minden Drive
13483 134th Street
12987 Dresdin Ct
13555 Dorster St.
12813 e 131 st
14668 whispering breeze drive

13484 Erlen Drive
13416 Lubeck Dr
12987 Pennington Road
13421 Carlsbad Pl
13012 Dekoven Drive
13338 Alston Drive

EADS MURRAY & PUGH, P.C.

**Attorneys at Law
9515 E. 59th Street, Suite B
Indianapolis, IN 46216
Telephone: (317) 536-2565**

November 4, 2024

www.IndianaHOALaw.com

PUD Committee

Re: Saxony Community Association | Atwell Suites

Dear Committee Members:

We represent Saxony Community Association (“Association”), which is a master Association with numerous Associations that represent the neighborhoods around where the proposed Atwell Suites is being built. The Association’s community members submitted their responses prior to the August 5, 2024 hearing. After careful review and discussion, the Association is providing you with this letter for your consideration as you review the Atwell Suites for the next meeting in November.

The Association’s largest concern with the proposed project is that the design and use of Atwell Suites is not harmonious with the neighborhoods of Saxony. The Association understands that it’s not a zoning issue, but more of an architectural issue. The Unified Development Ordinance specifically states one of the objectives of the ordinance is to reinforce the character and quality of neighborhoods. The architecture of the hotel does not fit within the character of Saxony at all, nor does it reinforce the character and quality of the neighborhoods of Saxony. The size and appearance of the proposed hotel is not cohesive within the Saxony area, nor is its operation.

The Association’s concerns with the operations of the proposed hotel involve, among others, that if the Atwell Suites is constructed on the currently proposed Lot that there would be public safety issues associated with running a business that is open 24/7. The Saxony development plan advertised there would be “walk-up” businesses in that area. The hotel is *not* a walk-up business. A business that’s ran 24/7 poses public safety risks to the neighborhood. Additionally, as the hotel will be open 24/7 it will increase traffic in the area at all hours of the day, and with the increased traffic, the noise level and the trash will surely increase as well in the immediate and surrounding area.

Further, parking for the planned project is not in accordance with the residences or the surrounding area. The proposed plan had upwards of ninety (90) parking spaces allocated to the hotel. That is a large number of parking spaces for a supposedly “boutique” hotel. As the proposed hotel will have one hundred and fifteen (115) rooms, it’s possible that the parking lot will fill up and the hotel guests would have to resort to parking around/in the neighborhoods, which would pose numerous problems within the neighborhood, not the least of which would be safety concerns for the surrounding residents.

Again, the proposed structure/architecture of the hotel does not conform to the standards of Saxony. Saxony does welcome walk-up businesses as a selling point for the homes in the area provided that those businesses are actually “walk-up” businesses, unlike the proposed hotel, and within walkable distance of restaurants and activities. Saxony has banned “short term rentals” in their neighborhoods to keep the property values high and to ensure the safety and security of the homeowners. A hotel in the community will undoubtedly increase the amount of people who will roam the neighborhoods, creating a massive safety issue. The attorney for Mr. Patel, Ms. Brown, stated the neighborhoods that would surround the Atwell Suites include multi-family units, which again is not in conformance with the character of the Saxony community, as all of the homes in Saxony are single-family homes.

The last issue that the Association would like to point out is that Atwell Suites kept referencing their close work with the Saxony Design Committee. There is only one person who governs the Saxony Design Committee. This gentleman was/is employed by Republic Development and is in the process of moving out of Saxony. The Association believes this to be a major conflict of interest, and it is important to note that the opinion of one person, who by all appearances will no longer be a part of the affected community for much longer, does not reflect the opinion of the neighborhood.

The residents of Saxony appreciate you taking the time to read this letter and the comments they have sent. If you have any questions, please call me or email me. Thank you.

Sincerely,
EADS MURRAY & PUGH, P.C.



Nicole E. Jones
nicole.jones@IndianaHOALaw.com



Planned Unit Development (PUD)

Committee

Staff Report

Meeting Date: December 4, 2024

TDEPARTMENT CONTACT:

Christy Cashin (cashinc@fishers.in.us)

CASE NUMBER:

PUD-24-20

PETITIONER:

Tom Barnes (tombarnes@carlsonconsulting.net)

PROPERTY ADDRESS/LOCATION:

9354 Ambleside Drive

REQUEST: Request to approve architecture and site plan for a new fuel station at 9380 Ambleside Drive, in the Fishers Marketplace PUD.

APPLICABLE REGULATIONS:

Fishers Marketplace PUD

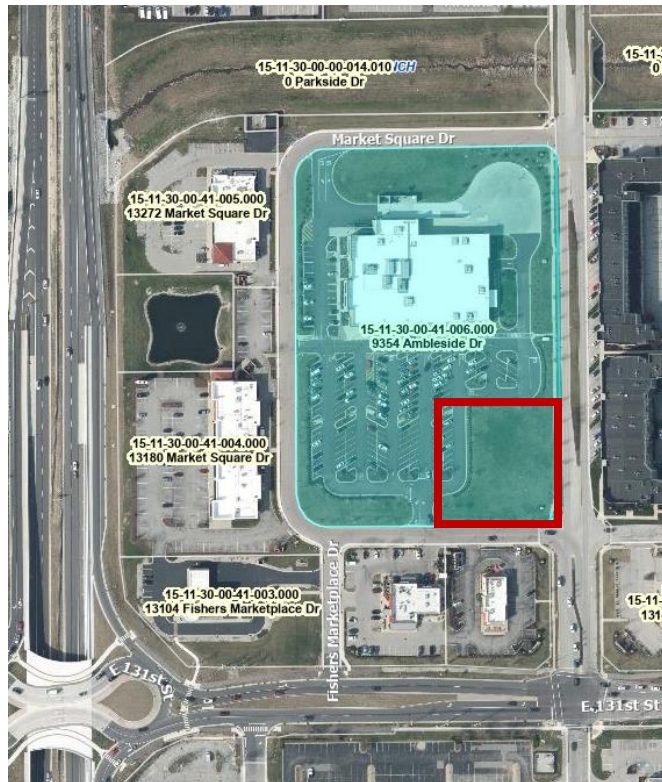
EXISTING ZONING:

PUDM (Fishers
Marketplace PUD)

FISHERS 2040:

Employment Node

Lot Size: 41179 S.F.

LOCATION MAP**STAFF RECOMMENDATION**

☐ Approve

☒ Approve with Conditions

☐ Continue

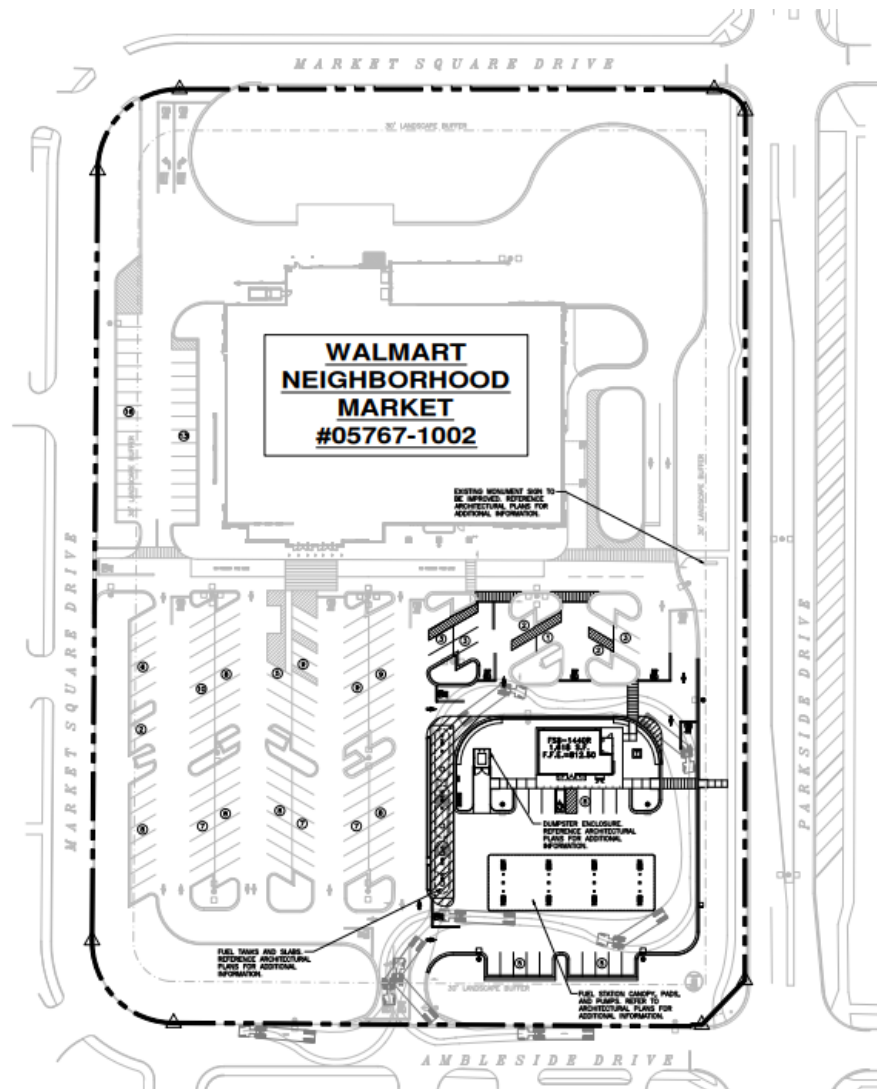
☐ Deny

ZONING HISTORY

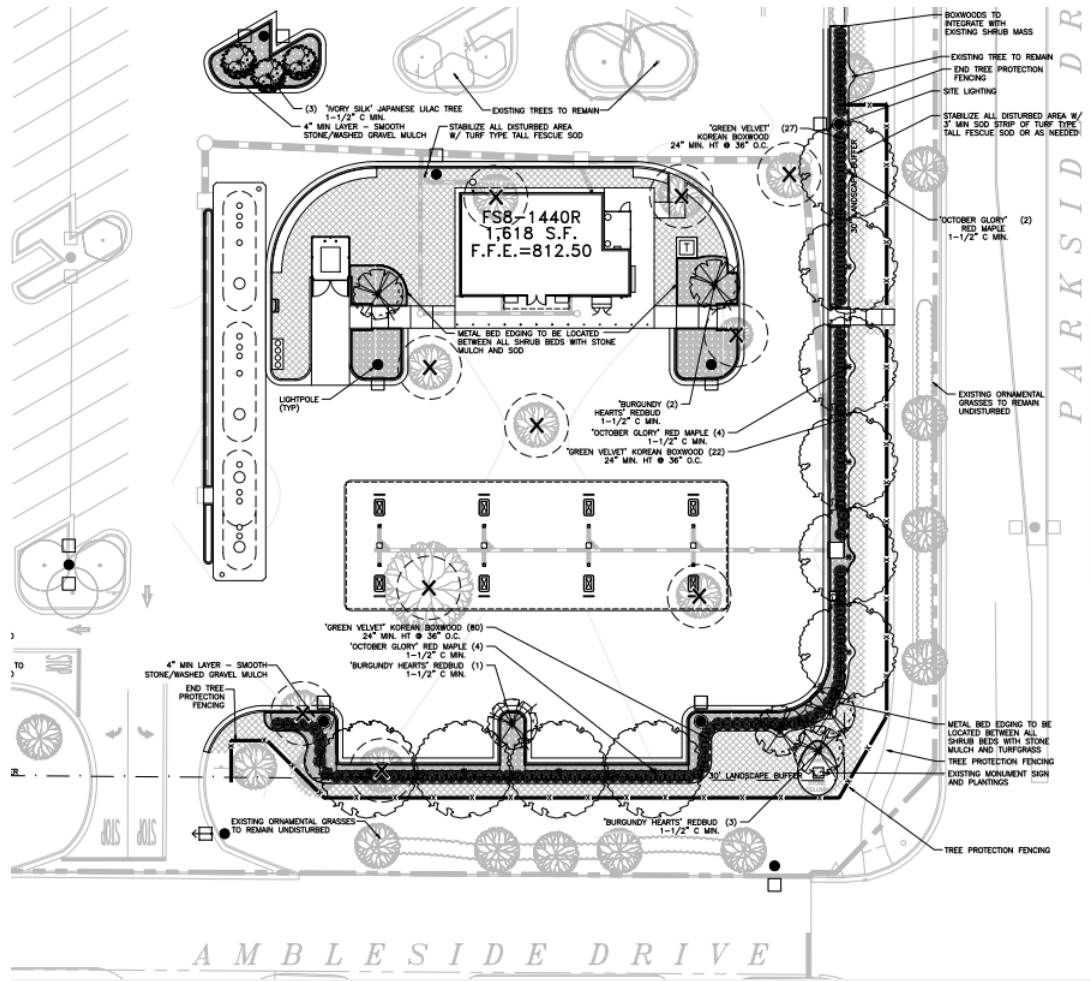
The property is currently zoned PUDM (Fishers Marketplace PUD). Ordinance No. 070506 applies to this property. Architectural and development standards are in Ord. No. 070506.

PETITION OVERVIEW

Petitioner is requesting to build a 1618 SF fuel station convenience store, a canopy with eight pumps (16 fuel fill up locations), and associated parking lot infrastructure on a 41179 SF lot.



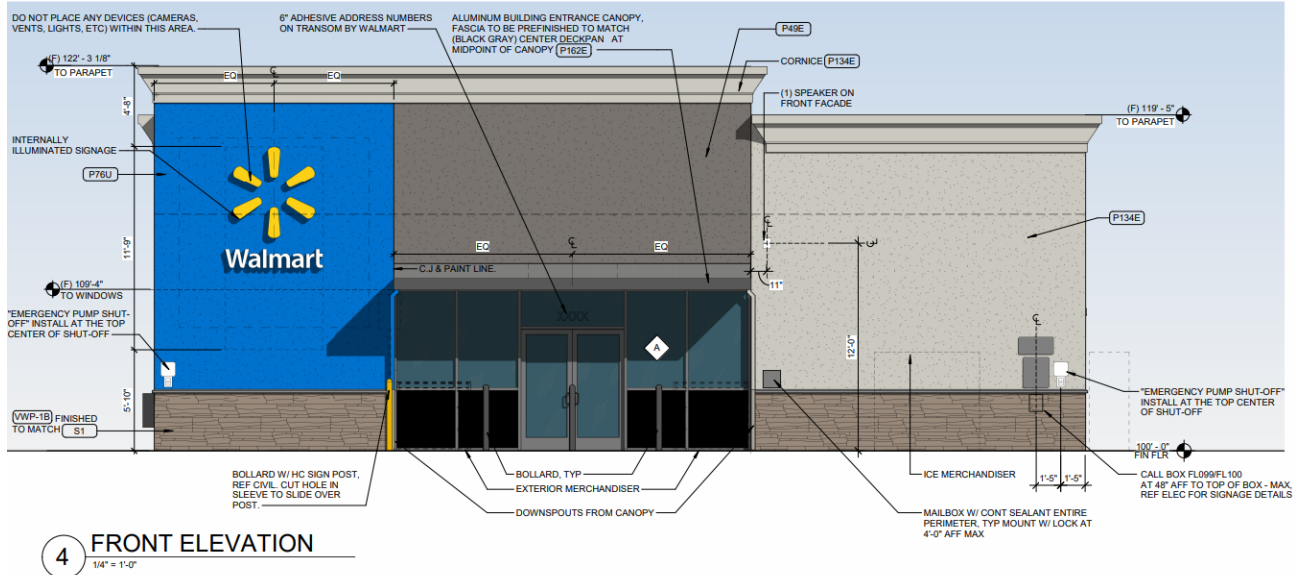
Overall site plan



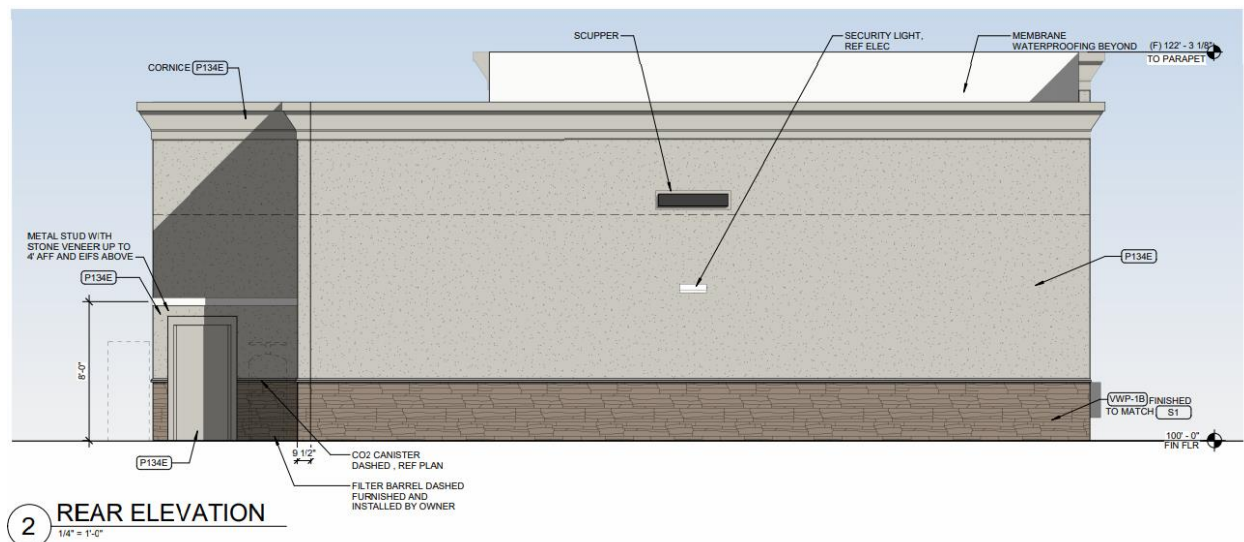
Site Plan



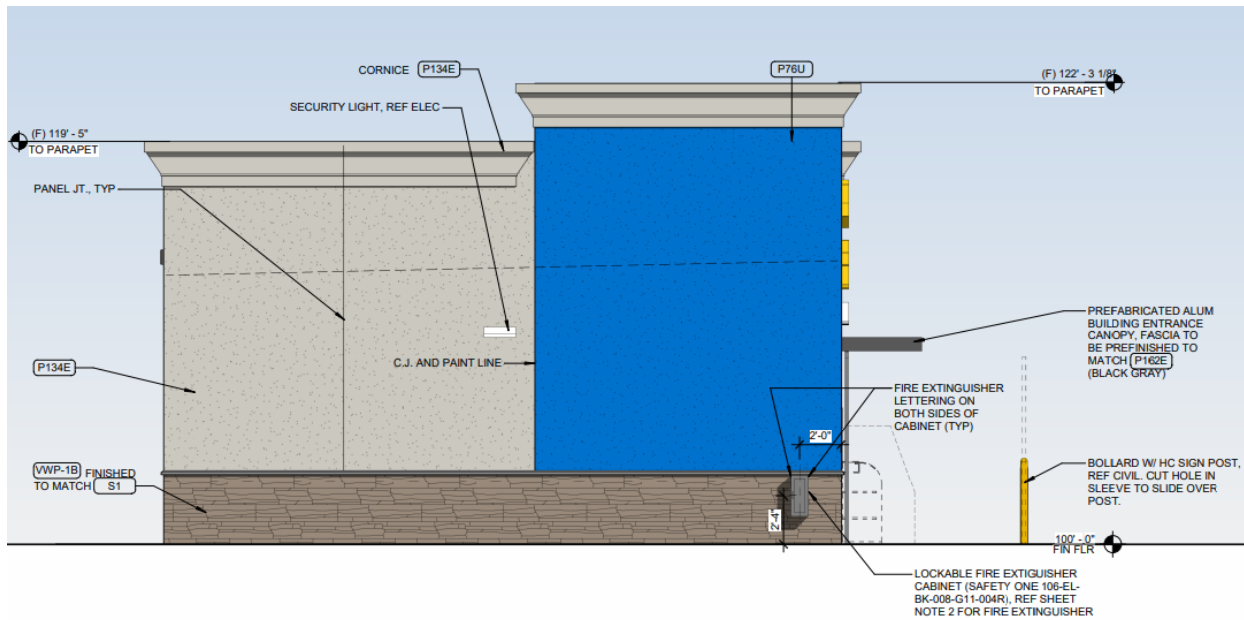
Proposed fuel station location



Store - South elevation

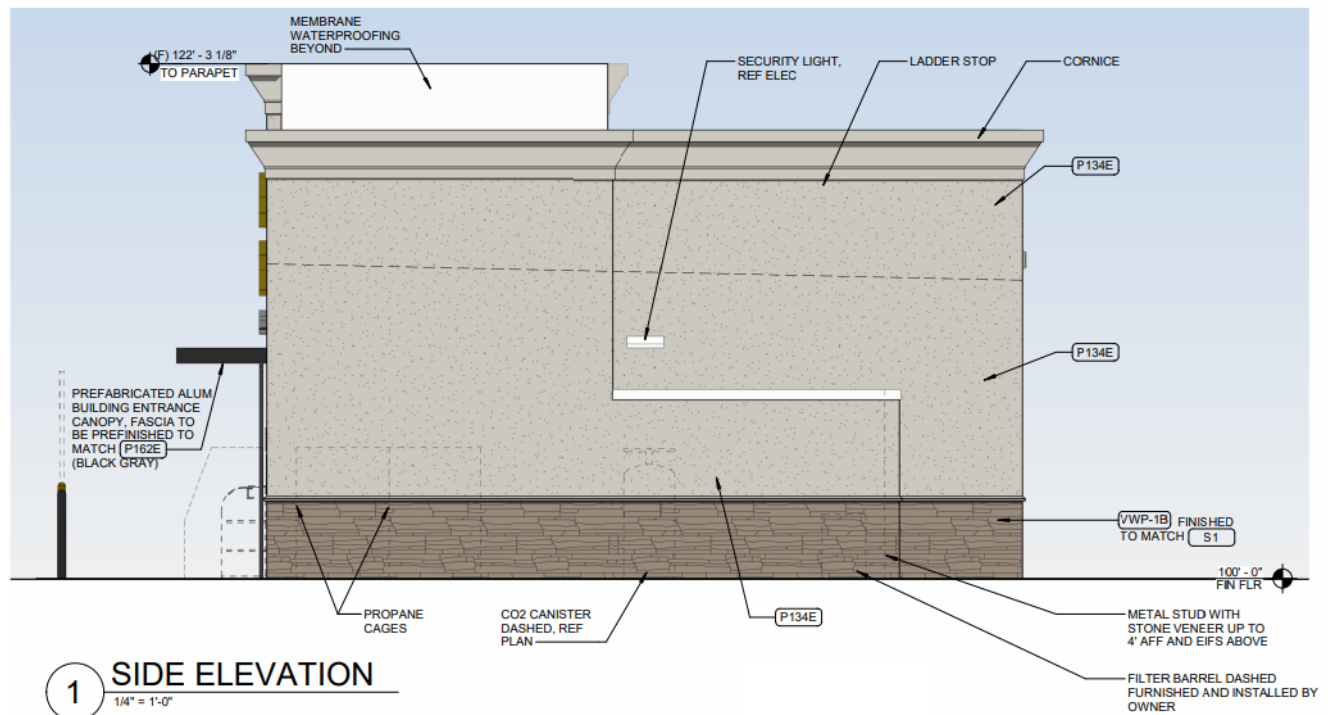


Store - North elevation



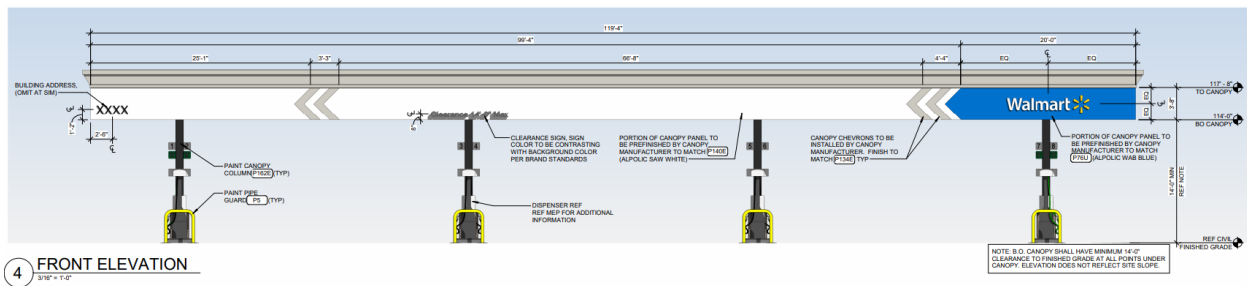
3 SIDE ELEVATION 1/4" = 1'-0"

Store - West elevation

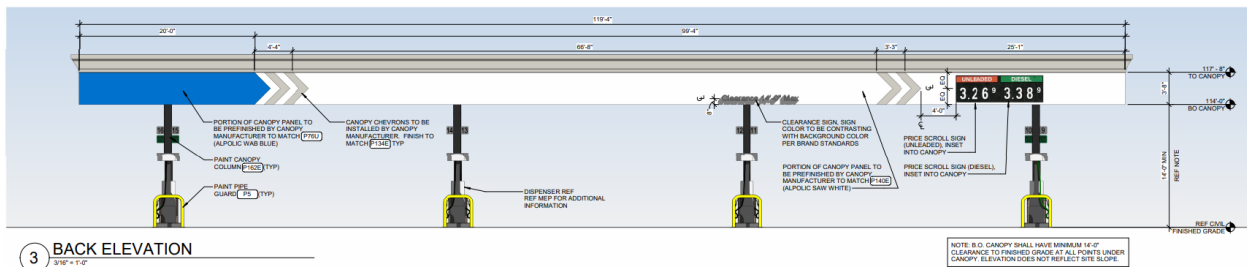


1 SIDE ELEVATION 1/4" = 1'-0"

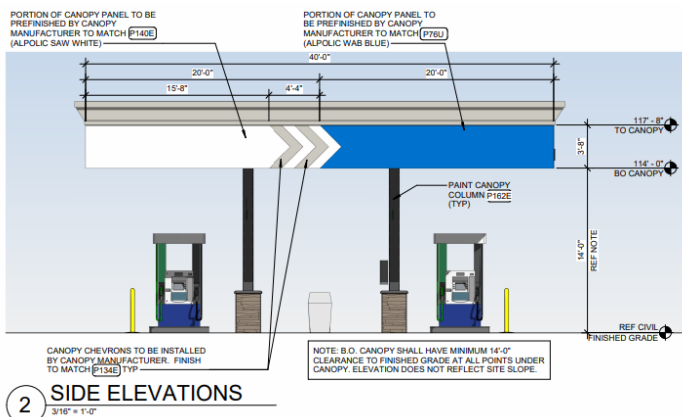
Store - East elevation



Fuel Canopy – South Elevation



Fuel Canopy – North Elevation



Fuel Canopy – East/West Elevation

DETAILS

Materials used on the convenience store are gray tone EFIS panels with one section Walmart Blue, as well as a natural brick at the base of the building. The building has a cornice around the roofline that is substantially similar to that of the Walmart Neighborhood Market. The front façade is comprised of 10% brick, 70% EFIS, 20% window.

The fuel canopy has natural brick at the base, black/gray painted pillars, and a white, blue and gray canopy roof with a cornice to match the building.

Below are the finishes for the exterior cladding of the buildings.



S1
PRO-FIT LEDGESTONE
"SUMMIT PEAK"



PAINT P76U
WALMART BLUE



PAINT P162E
BLACK GRAY



PAINT P134E
LIGHT GRAY



PAINT P135E
MEDIUM GRAY



PAINT P49E
DARK GRAY

ARCHITECTURAL STANDARDS

Architectural standards for this project can be found in the Fishers Marketplace PUD, Ordinance No. 070506 (Section 5) and 081511A. Below is a list of all architectural standards with notes related to the project.

Ordinance No.	Architectural Standard	Project Notes
070506	All structures within the same Area shall be constructed with similar or compatible design, materials and architecture.	In compliance
070506	All buildings located in sub-Area 1-A, sub-Area 1-B, sub-Area 1-C, Area 2 or Area 3 shall include a finished facade on each elevation.	In compliance
070506	The finished facade exterior of all buildings (excluding window, door, roofing and soffit materials) shall be constructed of either brick, stone (limestone, granite, fieldstone, etc.), architectural pre-cast (if the surface looks like brick or stone), masonry, stucco/EIFS or concrete composite / fiber cement siding.	In compliance
070506	Finished facades that have greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses with a minimum projection or recess of 5% of the overall length and extending along at least 20% of the length of the facade.	N/A - This building is only 54 ft in length
070506	Finished facades that have greater than one 100 feet in length, measured horizontally, shall include a repeating pattern.	N/A - This building is only 54 ft in length
070506	Each ground floor, retail tenant space designed to contain greater than 10,000 SF in area shall have clearly defined, highly visible customer entrances featuring	N/A
070506	The primary color shall be of low reflectance, subtle, neutral hues or colors. Building trim or accent areas may feature brighter colors, including primary colors or neon tubing.	In compliance
070506	Roofs shall have some combination of the following features: parapets, cornice, eaves, pitched roofs.	In compliance
070506	All mechanical equipment shall be screened by buildings, ornamental fences / walls, architectural screens, parapet walls or landscaping to provide screening in the elevation view from all sides of the building served.	In compliance
070506	All dumpster locations and trash compactors shall be enclosed by a masonry enclosure that complements the architecture of the building and an opaque gate.	In compliance
070506	All accessory structures, including trash enclosures, shall not be permitted in a required front, side or rear yard.	In compliance
070506	The architectural design of the structure and canopy of any gas station shall comply with the standards of this PUD Ordinance and substantially comply with the architectural features as shown in the Illustrative Gas Station Exhibit, attached hereto as Exhibit "G". (Exhibit G is a photo of Speedway at E 116 th & Lantern.)	In compliance

SURROUNDING CHARACTER

The proposed buildings will be adjacent to restaurants, multi-family housing, a bank, and retail centers.







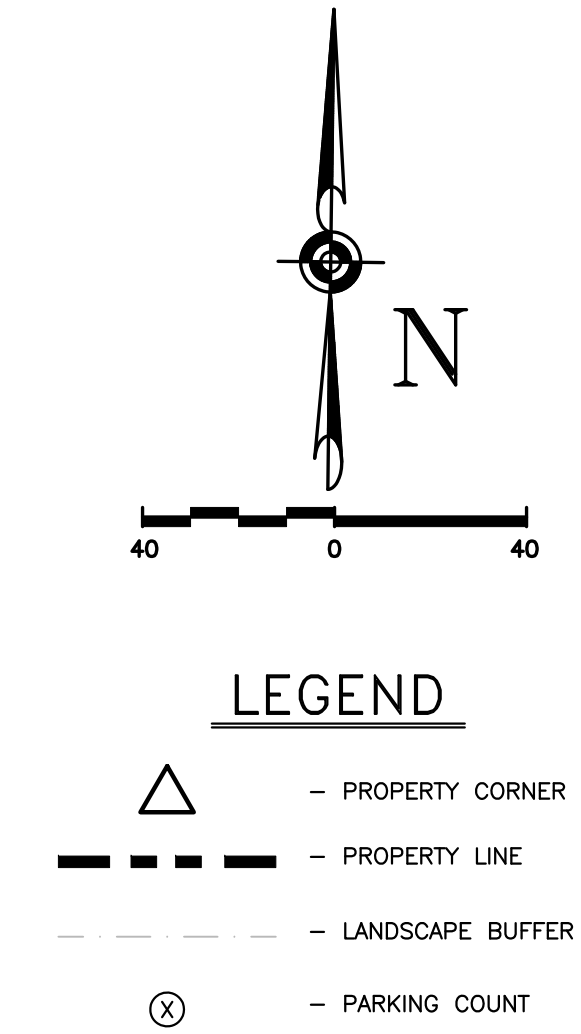
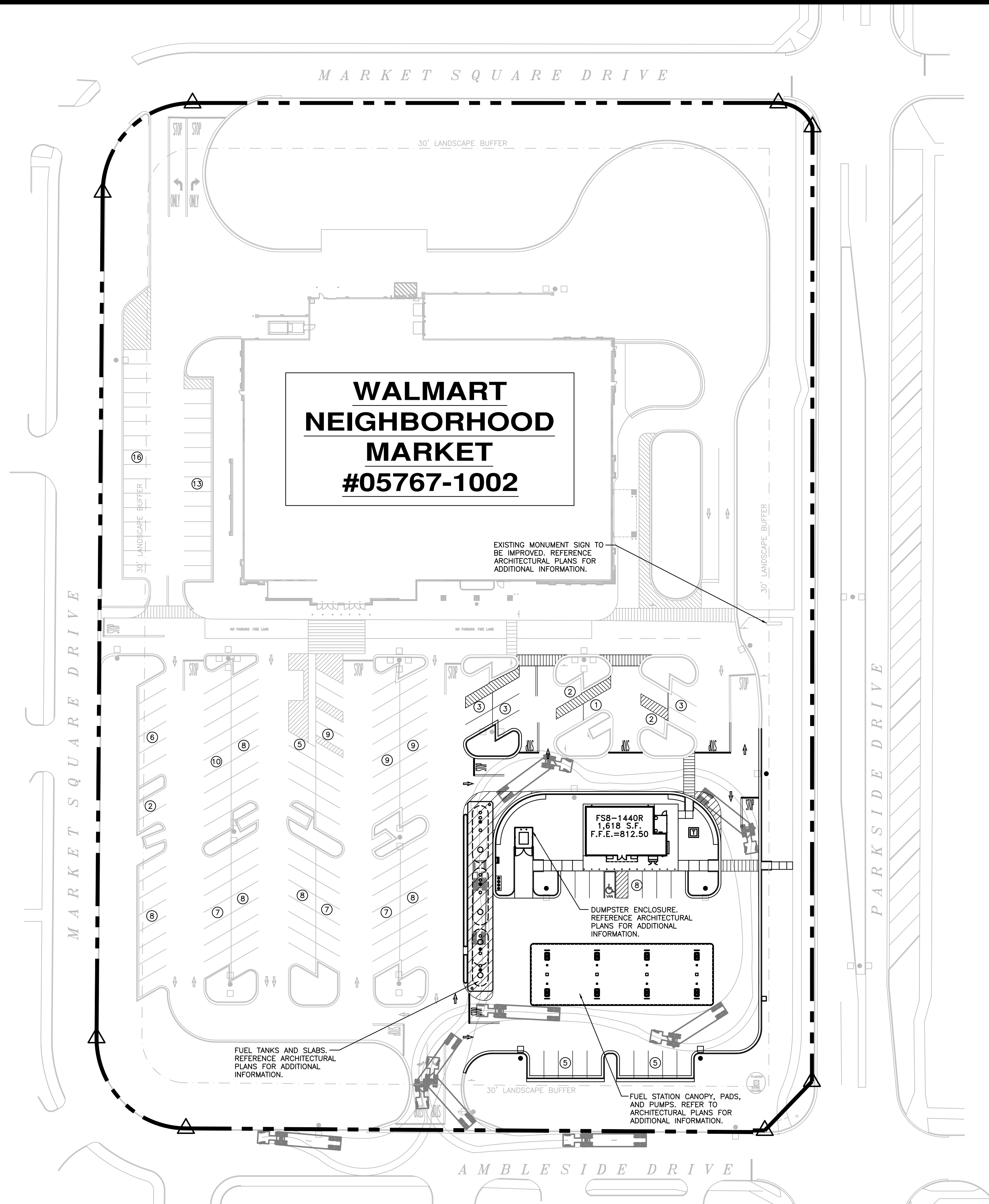
STAFF RECOMMENDATION

Staff recommends the PUD Committee approve the site plan and elevations as proposed. With the following conditions:

- 1) All TAC comments are addressed during the ILP process, including but not limited to landscaping and pedestrian connectivity.
- 2) Signage package will be approved through a Sign Permit.

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny



OVERALL SITE PLAN

ISSUED FOR PERMITTING

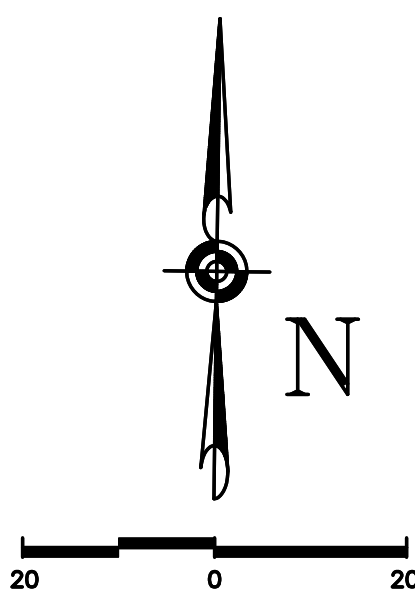
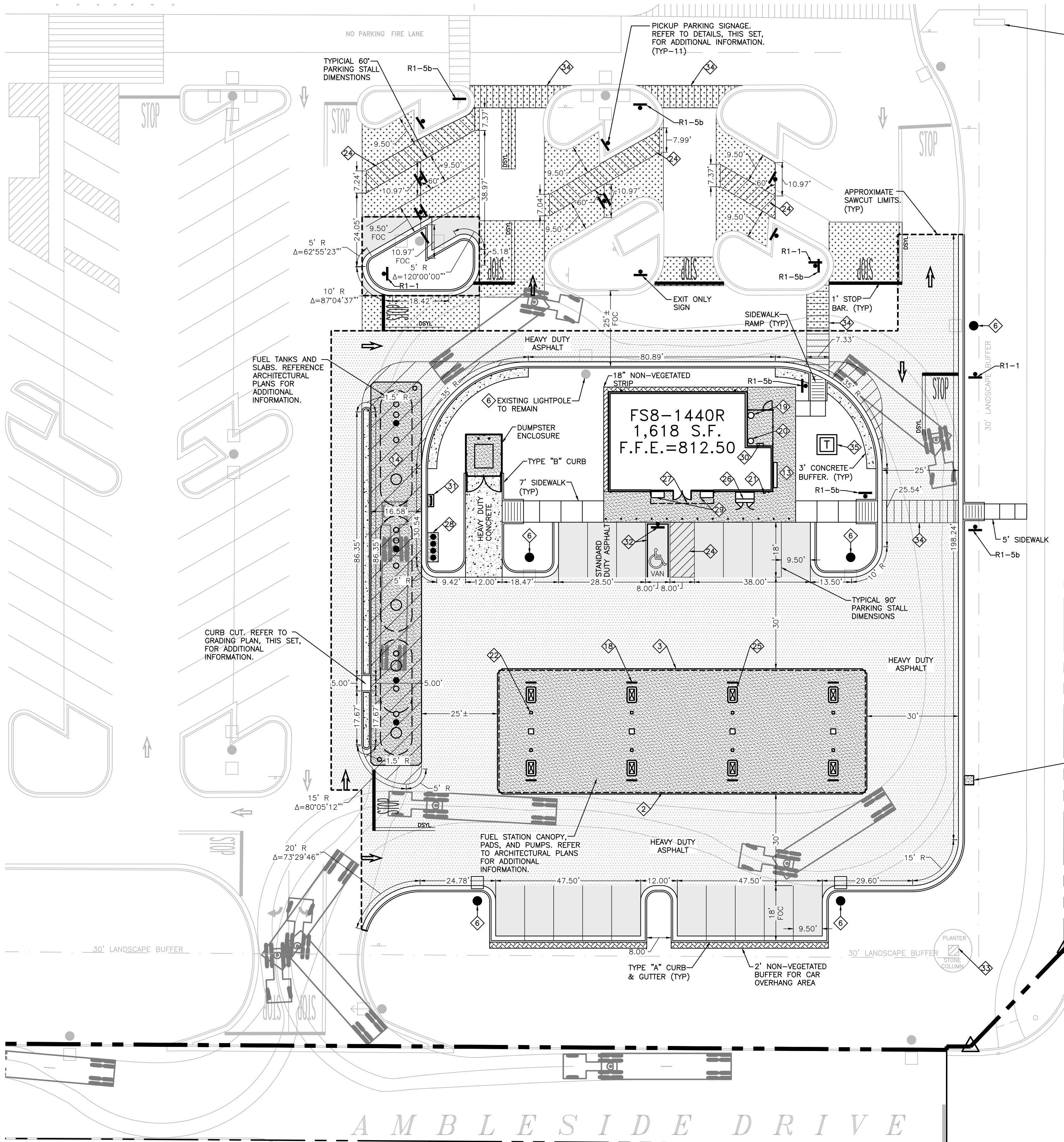
NO	REVISIONS

WALMART FUEL STATION #05767-1002
FISHERS, INDIANA
WALMART, INC.
702 SW 8TH STREET
BENTONVILLE, AR 72716

CARLSON CONSULTING ENGINEERS, INC.
7089 Leasingway, Commerce
Bentley, TN 38133
Phone (601) 384-0404
Fax (601) 384-0710
INDIANA QUALIFIED CORPORATION



DRAWN	MBN
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- LEGEND**
- PROPERTY LINE
 - STANDARD DUTY ASPHALT
 - HEAVY DUTY ASPHALT
 - HEAVY DUTY CONCRETE
 - ARCHITECTURAL CONCRETE
 - NON-VEGETATED STRIP
 - HANDICAP PARKING SYMBOL
 - 6" RAISED CONCRETE CURB
 - CURBED TRAFFIC ISLAND
 - SIGN
 - LIGHT POLE
 - SAWCUT LINE
 - TRAFFIC FLOW ARROW
 - DOUBLE SOLID YELLOW LINE

NOTICE TO CONTRACTOR

STOP SIGNS MUST BE LOCATED A MINIMUM OF 4' OFF THE DRIVE AISLE AND 4' OFF THE BUILDING FRONTAGE ROAD. PEDESTRIAN CROSSING SIGNS MUST BE A MINIMUM OF 9' OFF THE DRIVE AISLE AND 4' OFF THE BUILDING FRONTAGE ROAD. THIS SHALL BE MEASURED FROM THE FACE OF CURB OR THE EDGE OF THE STRIPED ISLAND. REFER TO DETAILS FOR ADDITIONAL INFORMATION. SIGNS NOT INSTALLED IN THE PROPER LOCATIONS WILL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

SITE ANALYSIS TABLE		
	EXISTING	PROPOSED
TOTAL BUILDING AREA	41,179 S.F.	42,797 S.F.
REQUIRED PARKING (PER CITY OF FISHERS)	124 SPACES	129 SPACES
REQUIRED PARKING RATIO (PER CITY OF FISHERS)	3.00/1,000 S.F.	3.00/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING	160 SPACES	153 SPACES
ACCESSIBLE PARKING	7 SPACES	8 SPACES
EV PARKING	0 SPACES	0 SPACES
PICKUP PARKING	12 SPACES	11 SPACES
CART CORRALES (NOT INCLUDED IN PARKING COUNTS BELOW)	6 CORRALES / 0 SPACES	5 CORRALES / 0 SPACES
TOTAL PARKING EXCLUDING PICKUP STALLS	167 SPACES	161 SPACES
PARKING RATIO EXCLUDING PICKUP STALLS	4.06/1,000 S.F.	3.76/1,000 S.F.
TOTAL PARKING INCLUDING PICKUP STALLS	179 SPACES	172 SPACES
PARKING RATIO INCLUDING PICKUP STALLS	4.35/1,000 S.F.	4.02/1,000 S.F.

1. THE EXISTING AND PROPOSED BUILDING SQUARE FOOTAGE WAS PROVIDED BY THE PROJECT AOR.
2. EXISTING PARKING COUNTS ARE BASED ON A FIELD VERIFIED COUNT CONDUCTED ON SEPTEMBER 19TH, 2024.
3. PROTOTYPICAL CART CORRALES ARE NOT PROVIDED AT THIS SITE. CARTS ARE STORED WITHIN CURBED AREAS SPECIFICALLY SIZED FOR CARS AND NOT ADEQUATE TO BE USED AS A PARKING SPACE.

NOTES:

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF THE EXISTING CONDITIONS OF THE SITE, AND OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT HIMSELF WITH THIS KNOWLEDGE DOES NOT RELIEVE HIM OF AND RESPONSIBILITY FOR PERFORMING HIS WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO THE FAILURE OF THE GENERAL CONTRACTOR TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.
2. OVERHEAD CANOPY. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
3. EDGE OF CANOPY SLAB. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THIS PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AND IN COMPLIANCE WITH CODES INDICATED HEREIN. THE QUALITY OF WORKMANSHIP AND INSTALLATION OF MATERIALS SPECIFIED BY CARLSON CONSULTING ENGINEERS, INC. AND THE ARCHITECT ARE THE RESPONSIBILITY OF THE CONTRACTOR. CARLSON CONSULTING ENGINEERS, INC. AND THE ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSTANDARD OR INSUFFICIENT WORKMANSHIP, MATERIALS, OR SERVICES PROVIDED IN THE EXECUTION OF ANY PHASE OF CONSTRUCTION OF THIS PROJECT.
5. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED.
6. SEE UTILITY PLAN, THIS SET, FOR ADDITIONAL INFORMATION ON PARKING LOT LIGHTING.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES, INCLUDING (BUT NOT LIMITED TO) SUBCONTRACTORS, STORE PERSONNEL, VENDORS, DESIGN STAFF, PROFESSIONALS, AND INSPECTION PERSONNEL.
8. THE GENERAL CONTRACTOR SHALL COORDINATE PROJECT PHASING AND STORAGE OF MATERIALS WITH THE FUELING STATION CONSTRUCTION MANAGER.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, STORING, AND PROTECTING OF MATERIALS AND EQUIPMENT SUPPLIED BY THE OWNER UNTIL IT HAS BEEN INSTALLED AND ACCEPTED BY THE OWNER.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE AREA CLEAN AND FREE OF DEBRIS AT ALL TIMES DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL POWER WASH THE ENTIRE FUELING STATION CONSTRUCTION AREA PRIOR TO TURNOVER TO THE OWNER.
11. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE COVERING CODES AND BE CONSTRUCTED TO SAME.
12. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF SLAB, CENTER OF STRIPE, OR GUTTER UNLESS NOTED OTHERWISE.
13. ARCHITECTURAL CONCRETE. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
14. UNDERGROUND STORAGE TANKS. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
15. ALL RADI ARE 3' U.N.O.
16. ALL DELTA ANGLES ARE 90° U.N.O.
17. REFER TO THE PLANTING PLAN, THIS SET, FOR LANDSCAPING REQUIRED WITHIN THE FUELING STATION AREA.
18. PIPE GUARD (TYPICAL OF 8). REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
19. FILTER BARREL. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
20. CO2 CANISTER. REFER TO ARCHITECTURAL PLAN FOR ADDITIONAL INFORMATION.
21. EMERGENCY CALL BOX. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
22. CANOPY COLUMN (TYP OF 8). REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
23. REFER TO DETAIL SHEETS, THIS SET, FOR ADDITIONAL INFORMATION REGARDING PAYING SECTIONS.
24. AREA STRIPED AT SSSL/4' AT 45° @ 2'-0" O.C.
25. FUEL DISPENSER (TYP OF 8). REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
26. ICE MERCHANTISER. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
27. BUILDING CANOPY. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
28. COMBINED FUEL FILL PORTS. REFERENCE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
29. EXTERIOR MERCHANTISING. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
30. TRANSFER SWITCH. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
31. REMOTE VENT AND E-STOP. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
32. ADA PAVEMENT MARKINGS AND SIGNAGE. REFERENCE DETAILS FOR ADDITIONAL INFORMATION.
33. EXISTING DECORATIVE STONE COLUMN TO REMAIN. REFER TO PLANTING PLAN, THIS SET, FOR LANDSCAPING REQUIREMENTS.
34. 7'-4" WIDE PEDESTRIAN CROSSWALK. REFERENCE DETAILS FOR ADDITIONAL INFORMATION.
35. TRANSFORMER PAD. REFERENCE UTILITY PLAN FOR ADDITIONAL INFORMATION.



SITE PLAN

ISSUED FOR PERMITTING

NO	REVISIONS

WALMART FUEL STATION #05767-1002

FISHERS, INDIANA

WALMART, INC.

702 SW 8TH STREET

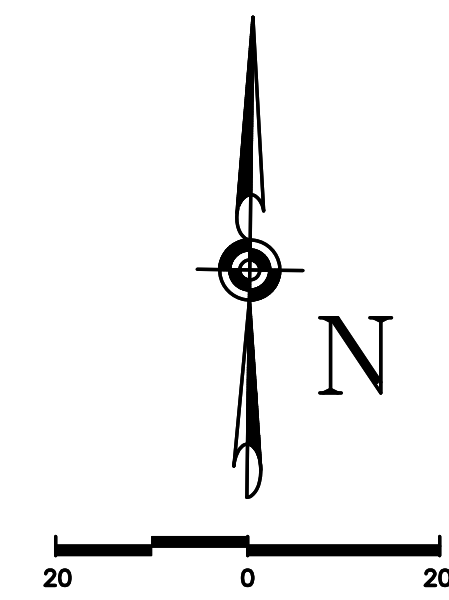
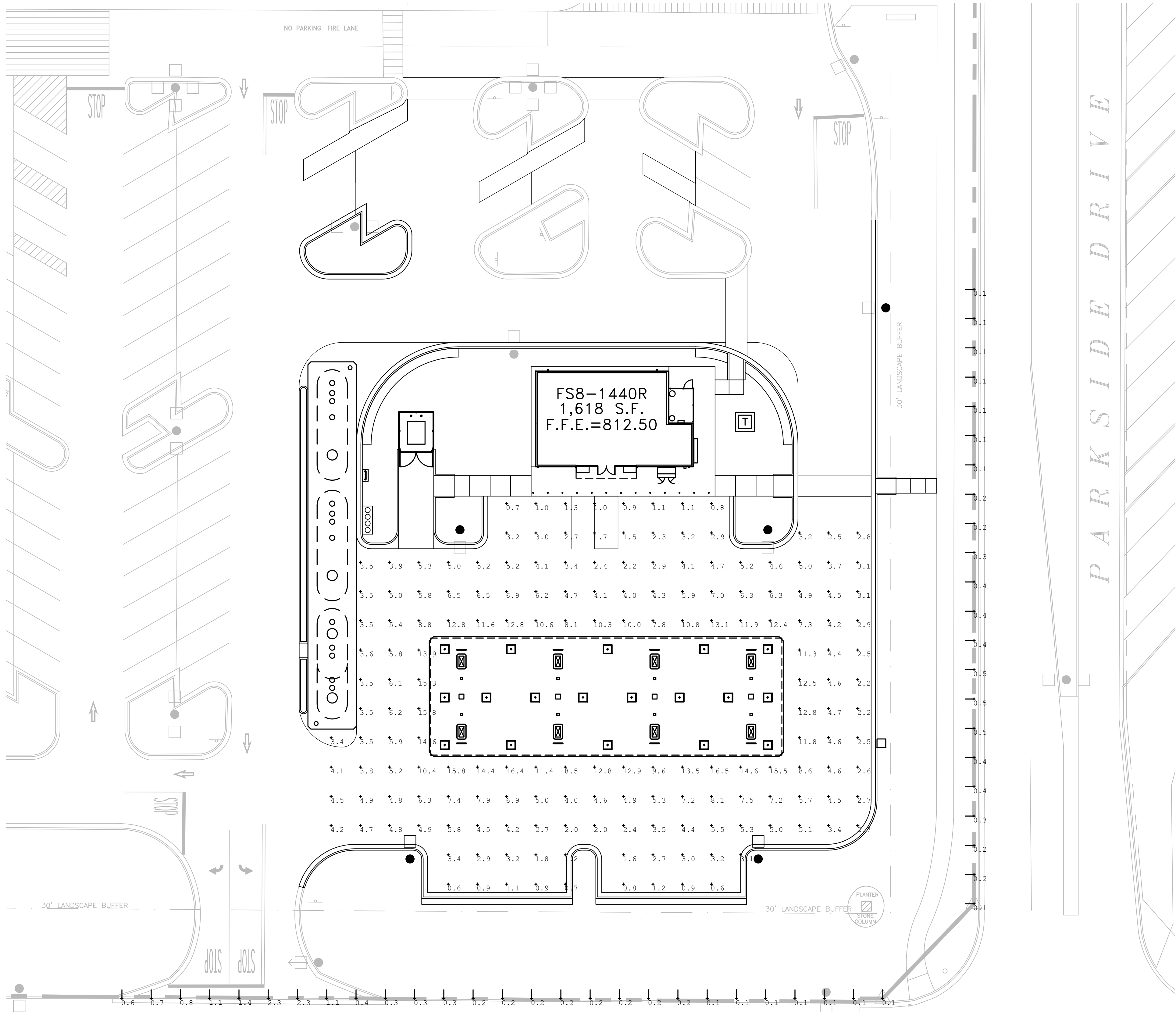
BENTONVILLE, AR 72716

CARLSON CONSULTING ENGINEERS, INC.

7068 Leaning Rock Community
Bartlett, TN 38133
Phone (601) 384-0404
Fax (601) 384-0710
INDIANA QUALIFIED CORPORATION



DRAWN	MBN
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SHEET	12 OF 26 SHEETS



- LEGEND**
- PROPERTY LINE
 - NEW FUEL CANOPY LIGHT FIXTURE
 - NEW POLE, BASE, AND LIGHT FIXTURE
 - NEW BASE WITH SALVAGED POLE AND LIGHT FIXTURE
 - EXISTING POLE, BASE, AND LIGHT FIXTURE TO REMAIN
 - EXISTING POLE, BASE, AND LIGHT FIXTURE TO REMAIN

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Lamp Lumens	Arr. Watts	Arr. Lum. Lumens	BUG Rating
2	2	D1-5M-12-25-1877	BACK-BACK	1.000	1-ARE-EDG-5M-DA-12-E-UH-BK-525-57K 22ft pole on 3ft base	N.A.	398	3684	B4-U0-G3
1	1	S-4MB-08-25-1867	SINGLE	0.810	1-ARE-EDG-4MB-DA-08-E-UH-BK-525-57K 22ft pole on 3ft base	N.A.	133	9257	B1-U0-G2
6	6	S-4MB-12-25-1875	SINGLE	1.000	1-ARE-EDG-4MB-DA-12-E-UH-BK-525-57K 22ft pole on 3ft base	N.A.	199	13852	B2-U0-G2
18	18	CRUS-SC-VLW-50	SINGLE	1.000	CRUS-SC-VLW-50	N.A.	60	9364	B3-U0-G1

NOTES
*SEE LEGEND, THIS SHEET, FOR ADDITIONAL INFORMATION.

Calculation Summary Illuminance Foot-candles							
Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts	
East Property Line	0.26	0.5	0.1	2.60	5.00	22	
Fuel	5.57	16.5	0.8	9.28	27.50	174	
South Property Line	0.51	2.3	0.1	5.10	23.00	27	

PHOTOMETRICS PLAN

ISSUED FOR PERMITTING

NO	REVISIONS

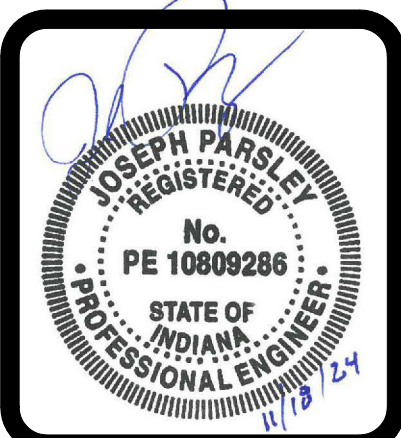
WALMART FUEL STATION #05767-1002

FISHERS, INDIANA

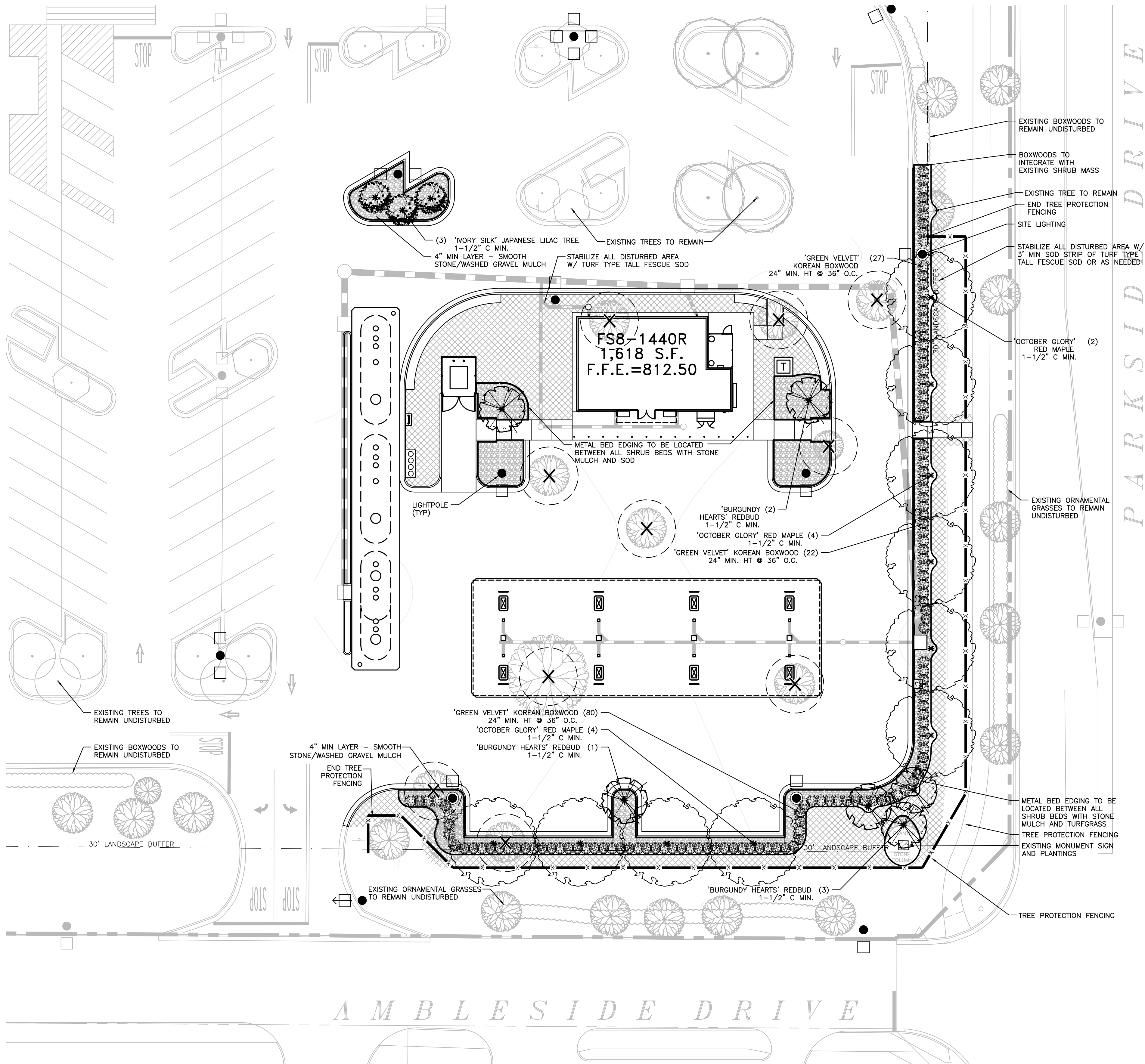
WALMART, INC.

702 SW 8TH STREET

BENTONVILLE, AR 72716



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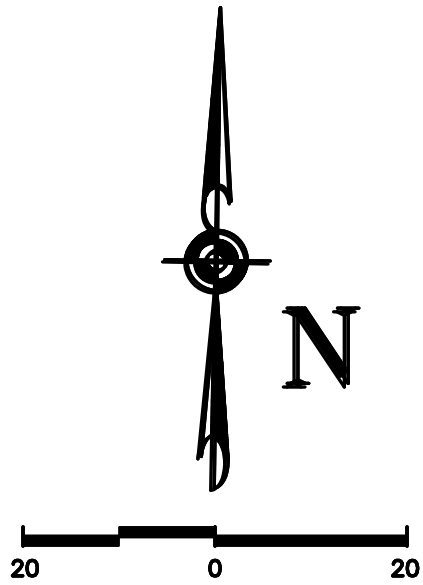
SUMMARY OF LANDSCAPE MODIFICATIONS:

AMOUNT OF LANDSCAPE AREA REMOVED AS PART OF FUEL EXPANSION:
32,689 S.F.

AMOUNT OF LANDSCAPE AREA REPLACED AS PART OF FUEL EXPANSION:
9,933 S.F. (22,756 S.F. LESS THAN REMOVED)

NUMBER OF PARKING LOT INTERIOR LANDSCAPE TREES AND SHRUBS
REMOVED AS PART OF FUEL EXPANSION:
(9) EXISTING TREES REMOVED

NUMBER OF PARKING LOT INTERIOR LANDSCAPE TREES AND SHRUBS
REPLACED AS PART OF FUEL EXPANSION:
(19) TOTAL NUMBER OF TREES REPLACED
(10) 'OCTOBER GLORY' RED MAPLE TREES REPLACED
(6) REDBUD TREES REPLACED
(3) JAPANESE LILAC TREES REPLACED
(129) BOXWOOD SHRUBS REPLACED



UNLESS SHOWN OTHERWISE, ALL LARGE CANOPY TREES SHALL MAINTAIN 25' HORIZONTAL CLEARANCE FROM ALL OVERHEAD UTILITY LINES AND 10' HORIZONTAL CLEARANCE FROM ALL UNDERGROUND UTILITY LINES.

ALL LANDSCAPE AREAS SHALL BE FULLY IRRIGATED AS SHOWN ON THE IRRIGATION PLAN, SEE IRRIGATION PLAN, THIS SET, FOR ADDITIONAL INFORMATION.

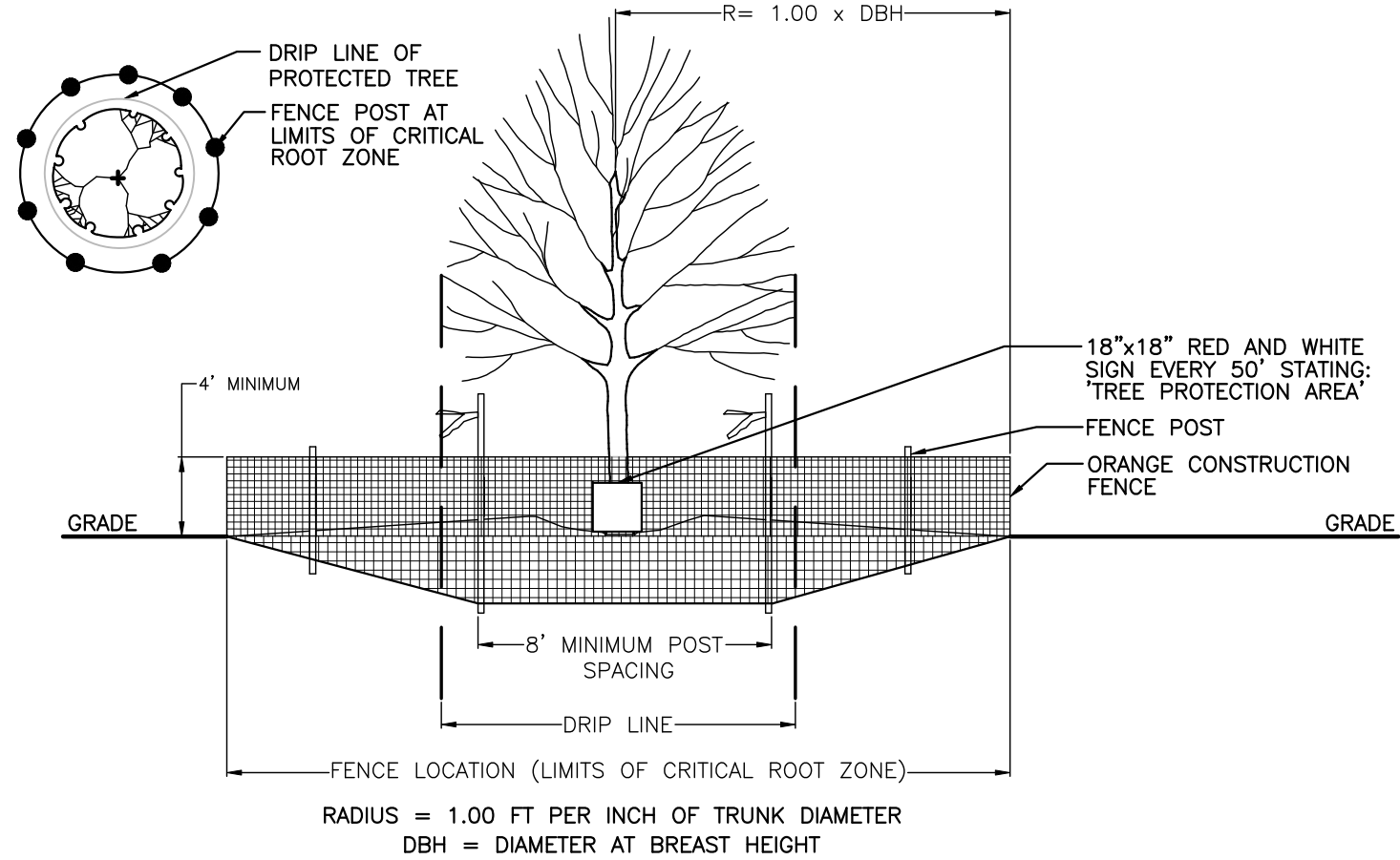
TREE PROTECTION FENCING TO BE REMOVED JUST PRIOR TO THE INSTALLATION OF ALL LANDSCAPE PLANTING.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MAINTENANCE AND A WARRANTY ON ALL PLANT MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.

ALL UNSURFACED AREAS SHALL RECEIVE A 4" LAYER OF SUITABLE TOPSOIL AND SOD. WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED

SOD SHALL BE PEGGED ON ALL 3:1 SLOPES OR STEEPER IN ORDER TO HOLD SOD IN PLACE. SEE SITEWORK SPECIFICATIONS FOR OTHER REQUIREMENTS.

PLAN VIEW:



- ALL TREES AND NATURAL AREAS SHOWN ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
- PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO PLANS AND SPECIFICATIONS FOR TREE PROTECTION.
- PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
- PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE LIMITS OF THE CRITICAL ROOT ZONE, FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT.
 - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6") OR TRENCHING NOT REVIEWED BY CITY ARBORIST.
 - WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT.
 - OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, STORAGE, CEMENT TRUCK CLEANING, & FIRES.
- EXCEPTIONS TO INSTALLING FENCES AT THE LIMITS OF THE CRITICAL ROOT ZONE MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT.
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN THE PROTECTED AREA, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE).
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS ERECT THE FENCE TO 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING.
 - WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE OR OTHER SPECIAL REQUIREMENTS.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED ON PLANKING TO A HEIGHT OF 8 FEET (OR LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
- TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS AS POSSIBLE. ALL TRENCHING WITHIN THE DRIP LINE SHALL BE DONE BY HAND.
- NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITH IN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
- ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE UPON REQUEST FROM THE CITY ARBORIST.)
- DEVIATIONS FROM THE ABOVE NOTES WILL BE CONSIDERED SPECIFICATION VIOLATIONS. IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL REPLACEMENTS OR CORRECTIVE ACTIONS AT HIS OWN EXPENSE.

TREE PROTECTION FENCING

PLANT SCHEDULE

NOTE: ALL SIZES AND CONDITION OF NURSERY STOCK SHALL MEET THE STANDARDS ESTABLISHED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN, OR A MIN. OF FLORIDA NO.1 GRADE, WHICHEVER IS APPLICABLE.

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE (BOTH MIN'S TO BE MET)	SPACING	CONDITION	REMARKS
TREES: (ALL TREES TO BE GRADED 'FLORIDA FANCY')							
10		ACER RUBRUM 'OCTOBER GLORY'	'OCTOBER GLORY' RED MAPLE	1-1/2" C MIN./10' - 12' HT	AS SHOWN	B&B	STRAIGHT CENTRAL LEADER
6		CERCIS CANADENSIS 'BURGUNDY HEARTS'	'BURGUNDY HEARTS' REDBUD	1-1/2" C MIN./8' - 9' HT	AS SHOWN	B&B	FULL HEAD w/UNIFORM SHAPE
3		SYRINGA RETICULATE 'IVORY SILK'	'IVORY SILK' JAPANESE LILAC TREE	1-1/2" C MIN./8' - 9' HT	AS SHOWN	B&B	FULL HEAD w/UNIFORM SHAPE
SHRUBS:							
129		BUXUS VAR. KOEANA 'GREEN VELVET'	'GREEN VELVET' KOREAN BOXWOOD	24" MIN. HT		36" O.C.	CONT FULL TO GROUND
GROUNDCOVERS:							
FILL AREA		FESTUCA ARUNDINACEA	TALL FESCUE SOD	SOLID SOD		SOLID	SLAB/ROLL WEED FREE & ACTIVELY GROWING
FILL AREA		SMOOTH STONE/CLEAN WASHED GRAVEL	3/4" - 1-1/2" D. SMOOTH CLEAN STONE	4" MIN. DEPTH		SOLID	BULK BROWN COLOR - DEPTH TO BE MEASURED AFTER SETTING

NOTE: SYMBOLS SHOWN IN TABLE ABOVE ARE FOR SPECIES IDENTIFICATION ONLY. PLANT SIZE SHOWN IN THE TABLE IS NOT INTENDED TO BE REPRESENTATIVE OF THE PLANT AT EITHER INSTALLATION OR MATURITY. SIZE OF SYMBOL SHOWN IN TABLE ABOVE MAY VARY FROM THOSE SHOWN ON PLANS.

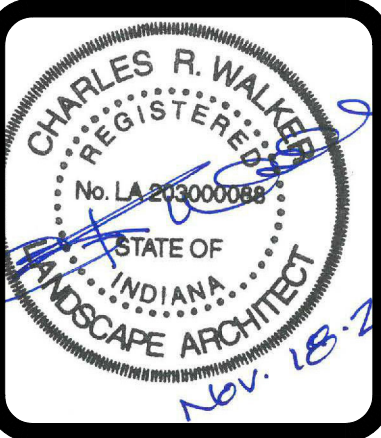
NOTE: SPECIES SUBSTITUTIONS OR UNDERSIZING ANY PLANT MATERIAL IS A BREACH OF CONTRACT OR BID. NO SUBSTITUTIONS OF PLANT MATERIALS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.

NO	REVISIONS



WALMART FUEL STATION #05767-1002
FISHERS, INDIANA
WALMART, INC.
702 SW 8TH STREET
BENTONVILLE, AR 72716

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7088 Leasingway Commons
Bartlett, TN 38133
Phone (601) 384-0404
Fax (601) 384-0710
INDIANA QUALIFIED CORPORATION



Know what's below.
Call before you dig.

PLANTING PLAN

ISSUED FOR PERMITTING

DRAWN	MBN
CHECKED	TLB
DATE	11/18/2024
SCALE	1"=20'
JOB No.	5767-1002
SHEET	16 OF 26 SHEETS

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPEARANCES, ETC WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION TO OWNER'S SATISFACTION, AT NO ADDITIONAL COST. NO WORK SHALL BE DONE IN CONTACT WITH UTILITIES IMMEDIATELY.
2. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES ON THE PROJECT AREA AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS PRIOR TO PROCEEDING. IF UNFORESEEN CIRCUMSTANCES ARE ENCOUNTERED, THE CONTRACTOR IS TO STOP WORK AND IMMEDIATELY ADVISE THE LANDSCAPE ARCHITECT.
4. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
5. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
6. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
7. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANS.
8. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
9. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
10. ALL LANDSCAPED AREAS SHALL BE SPRAYED WITH HERBICIDE 4 WEEKS PRIOR TO INSTALLATION OF PLANTING AND THE EXISTING MATERIAL SHALL BE REMOVED BEFORE ANY INSTALLATION OF PLANT MATERIAL OR SEED.
11. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION. IF PLANT MATERIAL IS INSTALLED PRIOR TO LOCATION APPROVAL, THE CONTRACTOR MAY BE REQUIRED TO RELOCATE MATERIAL AT HIS OWN EXPENSE.
12. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
13. ALL NEW TREES SHALL HAVE "MYCOR TREE SAVER" OR EQUAL MYCORIZAL FUNGAL TREATMENT INSTALLED AT RATE RECOMMENDED BY MANUFACTURER AT THE TIME OF INSTALLATION.
14. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
15. ALL SHRUB BED AREAS SHALL RECEIVE A MIN OF 8" OF PLANTING BED MIX AS DESCRIBED IN PLANTING PREP DETAILS.
16. ALL BED AREAS SHALL BE SHELLED A MINIMUM OF 8" TO PROMOTE GOOD BED DRAINAGE (AFTER GENTLE TOPSOIL TAMPING). BEDS WILL BE MOUNDED FROM SIDES TO CENTER, PROMOTING GOOD DRAINAGE.
17. ALL CONSTRUCTION AREAS TO RECEIVE TURFGRASS SHALL RECEIVE A 4" MIN DEPTH OF TOPSOIL. TURFGRASS SPECIFICATIONS RESULT OF SITE ANALYSIS ARE TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR THE APPROVAL PRIOR TO ANY TURFGRASS OPERATIONS TAKING PLACE.
18. PRIOR TO PLANTING OR SEEDING, MULTIPLE REPRESENTATIVE SAMPLES OF THE TOPSOIL SHALL BE TAKEN AND SENT TO THE STATE EXTENSION AGENCY FOR ANALYSIS. FERTILIZE SUITABLE TO PERFORM NURSERY OPERATIONS. PER EXTENSION AGENCY'S RECOMMENDATIONS FOR TURFGRASS SPECIES SPECIFIED ON PLANS. THE PLANTING BED MIX TO BE USED IN SHRUB PLANTING BEDS IS TO BE FERTILIZED AS PER EXTENSION SERVICE'S RECOMMENDATIONS FOR ORNAMENTAL PLANTINGS.
19. ALL PLANTING BEDS SHALL HAVE "SURFLAN" OR EQUAL PRE-EMERGENT HERBICIDE BROADCAST AT RATE RECOMMENDED BY MANUFACTURER.
20. PLANTING OPERATIONS SHOULD ONLY TAKE PLACE DURING SUITABLE WEATHER CONDITIONS. PLANTS ARE NOT TO BE INSTALLED WHEN THE SOIL IS EITHER HIGHLY SATURATED OR FROZEN.
21. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE) SHALL BE PROMPTLY REMOVED FROM SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
22. DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN A HEALTHY, VIABLE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
23. ALL PLANTING AREAS, SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS SHALL BE COVERED COMPLETELY WITH SHREDDED HARDWOOD MICH AND SHALL MAINTAIN A MINIMUM LAYER OF (4") FOUR INCHES IN DEPTH AFTER SETTLING.
24. THERE IS NO SEPARATE PAY ITEM FOR DRESSING OUT SHRUB BEDS OR TREE SAUCERS WITH SHREDDED HARDWOOD MULCH, IT SHALL BE INCLUDED WITH THE COST OF ALL PLANT MATERIALS.
25. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
26. ALL DISTURBED AREAS ARE TO RECEIVE A 4" LAYER OF SUITABLE TOPSOIL AND HYDROSEED AND/OR SOD (WHERE SHOWN). WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. THIS IS EXCLUDING ALL LANDSCAPED ISLANDS AND ENTRANCE AREAS.
27. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR 12 MONTHS BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. PLANTS NOT IN A HEALTHY GROWING CONDITION SHALL BE REMOVED FROM SITE IMMEDIATELY AND REPLACEMENTS WITH PLANTS ALSO GUARANTEED FOR THE REMAINDER OF THE 12 MONTH WARRANTY.
28. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL GUY WIRES AT THE END OF THE 1 YEAR WARRANTY PERIOD.
29. REFER TO PROJECT SITEWORK SPECIFICATIONS FOR ALL INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.

TYPE 1 (LARGE SHADE TREES)		TYPE 2 (MEDIUM/SLOW SHADE TREES)	
ACER RUBRUM	PLATANUS <i>SPP</i>	AESCULUS <i>SPP</i>	MAGNOLIA GRANDIFLORA
ACER SACHARUM	QUERCUS <i>SPP</i>	CELTIS <i>SPP</i>	NYSSA <i>SPP</i>
BETULA <i>SPP</i>	TAXODIUM <i>SPP</i>	CLADRASTIS LUTEA	OLEA EUROPA
GINKGO <i>SPP</i>	SALIX <i>SPP</i>	FAGUS SYLVATICA	QUERCUS ALBA
GLEDITSIA <i>SPP</i>	ZELKOVA <i>SPP</i>	KOELREUTERIA <i>SPP</i>	SORBUS <i>SPP</i>
		LABURNUM <i>SPP</i>	ULI. CORDATA
		LIQUIDAMBAR <i>SPP</i>	ULMUS PARVIFOLIA

TYPE 3 (SMALL UPRIGHT TREES)		TYPE 4 (SMALL SPREADING TREES)	
ACER CAMPESTRE	MAGNOLIA VIRGINIANA	ACER PALMATUM	
AMELANCHIER <i>SPP</i>	PRUNUS <i>SPP</i>	ACER GRiseum	
CARPINUS <i>SPP</i>	PYRUS <i>SPP</i>	CORNUS <i>SPP</i>	
CERCIS <i>SPP</i>	STYRAX <i>SPP</i>	LACINOSTROMA <i>SPP</i>	
CRATAEGUS <i>SPP</i>	SYRINGA RETICULATA	MAGNOLIA SOULANGIANA	
OXYDENDRUM <i>SPP</i>		MAGNOLIA STELLATA	
		VITEEX <i>SPP</i>	

PLANTING BED PREPARATION:

1. LAYOUT BED LINE USING SMOOTH FLOWING CURVES.
2. CUT INTO EXISTING SOIL AT APPROXIMATELY A 60° ANGLE, TURNING SOIL BACK INTO BED AREA.
3. ADD AMENDMENTS AND TILL BED UNTIL BLENDED.
4. MAINTAIN CUT EDGE AT 3" DEPTH TO HOLD MULCH IN PLACE.

Labels in diagram: 4" MULCH (MIN)* SEE NOTES FOR TYPE, PREPARED PLANTING BED MIX, TAMPED SETTING BED, UNDISTURBED SOIL, DEWITT WEED BARRIER, BED LINE, FINISHED GRADE, NTS.

PLANTING BED MIX:

1. 20% EXISTING APPROVED ONSITE SOIL
2. 15% ORGANIC MATTER
3. 40% SAND
4. 25% SUITABLE TOPSOIL
5. FERTILIZE AS RECOMMENDED BY EXTENSION SERVICE FOR ORNAMENTAL PLANTS.

***MULCH SHALL BE KEPT AWAY FROM THE TRUNK OF ALL PLANT MATERIAL**

WRAPPING MATERIAL (SHALL BE REMOVED WITHIN 1 YR GUARANTEE PERIOD BY LANDSCAPE CONTRACTOR)

SEE PLAN FOR TREE VARIETY

PERFORM TREE FROG ROOTBALL STAKING ON ALL TREES. STAKING MATERIAL TO BE COMPLETELY COVERED WITH MULCH OR PLANTING BED MIX (4" MIN)

MIN 5% SLOPE

8"

24"

BASE MATERIAL: SEE ENGINEERING PLANS FOR SPECIFICATIONS

COMPACTED SUB-GRADE

NTS

WIDTH OF ISLAND	BERM HEIGHT
3' - 4'	6"
4' - 6'	8"
6' - 8'	12"
> 8'	1'-1/2" / 1'-0" WIDTH

SHALL BE KEPT AWAY FROM TRUNK OF ALL PLANT MATERIAL

1. SOAK TREE DIAPER IN TUB OF WATER OVERNIGHT (5-HRS. MIN.)
2. PLACE OVER ROOTBALL OF NEWLY PLANTED TREES (NOTE: LARGER TREE DIAPER SYSTEMS COME IN MULTIPLE SECTIONS.)
3. COVER TREE DIAPER AND TREES PLANTING PIT WITH A 4" MIN LAYER OF MULCH

SOD:

- ALL SODDED AREAS SHALL BE "TIFTON 419" HYBRID BERMUUDA.
- ALL CURBED ISLANDS SHALL BE SODDED UNLESS NOTED OTHERWISE.
- SLOPES 3:1 OR GREATER SHALL BE PEGGED TO HOLD SOD IN PLACE.

ALL AREAS TO BE SODDED SHALL RECEIVE A MINIMUM 4" LAYER OF SUITABLE TOPSOIL THAT MEETS THE CONDITIONS LISTED BELOW AND THAT HAS BEEN TILLED, FINE GRAINED, AND HAS HAD ALL STONES, ROOTS, DEBRIS, ETC. REMOVED.

SUITABLE TOPSOIL SHALL MEET THE FOLLOWING REQUIREMENTS:

- IT SHALL HAVE A RICH EASILY FRABLE BROWN OR BLACK LOAMY TO SANDY LOAM SOIL
- SOIL PH OF 5.5 - 7.0
- 5% ORGANIC MATERIAL WITH A PH RANGE OF 5.5 - 8.0
- FREE OF WEEDS, LITTER, STIFF CLAY, OR STONES GREATER THAN 1" IN DIAMETER
- HEAVY CLAYS AND FINE SILTY SOILS ARE NOT ACCEPTABLE

SOD SHALL BE LAID AS SOON AS IT IS DELIVERED TO PLANTING AREAS. ONLY HEALTHY MOIST GREEN SOD IS TO BE LAID. ANY SOD WHICH IS BROWN AND UNDER STRESS IS UNACCEPTABLE. ANY SOD WHICH IS NOT LAID WITHIN 24 HOURS OF DELIVERY SHALL BE UNACCEPTABLE.

SOD SHALL BE A MINIMUM OF 3/4" THICK, FREE OF WEEDS AND PESTS AND CUT NO MORE THAN 24 HOURS PRIOR TO PLANTING.

- SOD PANELS SHALL BE LAID TIGHTLY TOGETHER AND END JOINTS STAGGERED SO AS TO MAKE A SOLID SODDED AREA.

ANY JOINTS OR SEAMS THAT MAY EXIST AFTER LAYING SOD SHALL BE FILLED WITH SAND SO AS TO CREATE A SMOOTH AND UNIFORM GROWING SURFACE.

- SOD SHALL BE ROED AND WATERED AT THE TIME OF INSTALLATION TO ENSURE GOOD SOD-SOIL CONTACT AND TO PROVIDE A SMOOTH, UNIFORM WALKING SURFACE.

SOD SHALL BE PEGGED ON ALL SLOPES IN ORDER TO HOLD SOD IN PLACE, SEE LAWN AND GRASSES SPECIFICATIONS FOR OTHER REQUIREMENTS.

ALL UNSAFED AREAS SHALL RECEIVE 4" TOPSOIL AND SOD (WHERE SHOWN) WITH WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

SPACING VARIES WITH PLANT SPECIES.
SEE PLAN FOR SPACING.

CENTER OF PLANT

EQ SP

EDGE OF BED

MODIFY EXTERIOR ROWS
TO CONFORM WITH EDGE
OF BED

NTS

MULCH TO BE KEPT AWAY FROM THE
TRUNK OF PLANT MATERIAL

REMOVAL OF THE COMPACTED STONE
 AND FILL DIRT OUT OF THE CENTER OF
 THE ISLANDS DOWN TO A DEPTH OF 28"
 BELOW THE TOP OF THE CONCRETE CURB.
 MAINTAIN REQUIRED ANGLES OF REPOSE
 OF ADJACENT MATERIALS. DO NOT
 EXCAVATE SUB-GRADES OF ADJACENT
 PAVING, STRUCTURES, HARDSCAPES, OR
 OTHER NEW OR EXISTING IMPROVEMENTS.
 EXCAVATION SLOPE SIDES OF EXCAVATION FIT
 MEASURED OR SMOOTHED DURING
 EXCAVATION.
 NOTIFY OWNER'S CEC IF SUBSOL
 CONDITIONS SHOW SIGNS OF UNEXPECTED
 WATER SEEPAGE OR RETENTION WITHIN
 EXCAVATION AREA.
 EXCAVATE BOTTOM OF PIT W/ NON-WOVEN
 GEOTEXTILE FABRIC AND ADD A 4"
 LAYER (SLOPED BOTTOM) OF WASHED
 GRAVEL IN THE BOTTOM OF THE ISLAND
 TO PROVIDE ADEQUATE DRAINAGE.
 COVER ENTIRE GRAVEL LAYER WITH
 NON-WOVEN GEOTEXTILE FABRIC.
 ADD .16" LAYER OF SUITABLE TOPSOIL
 IN 8" LIFTS. TAMP EACH LIFT.
 ADD 8" OF SUITABLE PLANTING BED MIX
 IN TOP OF THE SUITABLE TOPSOIL.
 LIGHTLY TAMP THE PLANTING BED MIX
 AROUND THE BASE OF ALL TREES.
 GRADE AREAS TO FINISH GRADES, FILLING
 IS NEEDED TO ALLOW POSITIVE DRAINAGE.
 FLOAT AREAS TO A SMOOTH, UNIFORM
 GRADE AS INDICATED ON THE DRAININGS.
 ADD ANOTHER LAYER OF PLANTING BED
 MIX IN ADDITION TO THE 8" LAYER TO
 ACHIEVE THE REQUIRED BERMING EFFECT.
 MAKE SURE TO ADD THE NECESSARY
 AMOUNT OF PLANTING BED MIX TO ACHIEVE
 THE CORRECT BERMING HEIGHT.
 INSTALL DEWITT WEED BARRIER ON TOP OF
 THE PLANTING BED MIX AND PLACE 4" OF
 SHREDDED HARDWOOD MULCH ACROSS THE
 ENTIRE ISLAND.

SECTION
NTS

NOTE: INSTALL ALL GUYS OF STAKING SYSTEM FOR TREE INSTALLATION PRIOR TO PLACING TREE DIAPER AROUND TRUNK.

2" MIN

12" MIN

4" LAYER OF MULCH

TREE DIAPER:

- TD 1036 RVA: 36" ROUND FOR ALL ISOLATED TREES BETWEEN 1-1/2" CAL. AND 3" CAL.
- TD 1036 RVA: 48" ROUND FOR ALL ISOLATED TREES BETWEEN 3-1/2" CAL. AND 5" CAL.

*MULCH SHALL BE KEPT AWAY FROM THE TRUNK OF ALL PLANT MATERIAL

NOTES:

1. SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.
3. BRANCHING HEIGHT TO AAN STANDARDS.
4. SEE PLANS & SPECS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
5. CARE SHALL BE TAKEN NOT TO CUT, CRIMP, OR PINCH ANY DRIP IRRIGATION TUBING WHILE INSTALLING TREE FROG TREE STAKING.
6. IN HIGH WIND SITUATIONS, T-POST(S) SHALL BE ADDED IN ADDITION TO THE STAKING SHOWN ON THIS DETAIL AND THE TREE GUYPED PERPENDICULAR TO THE TRUNK AT CHEST HEIGHT. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT OR WALMART CONSTRUCTION MANAGER PRIOR TO INSTALLING ANY ABOVE-GROUND STAKING. CONTRACTOR SHALL REMOVE ABOVE-GROUND STAKING AT THE END OF THE WARRANTY PERIOD.

NOTE:

- INSTALL A SINGLE LAYER OF LARGE STONE THROUGHOUT ENTIRE STONE MULCH BED AREA.
- INFILL GAPS / VOIDS IN LARGE STONE COBBLE W/CLEAN GRAVEL TO A CONTINUOUS MIN DEPTH OF 3".

6" METAL EDGING WITH ANCHOR STAKES ON THE INSIDE OF THE BED AREA

3" MIN LAYER SMOOTH CLEAN STONE MULCH

- LARGE STONE COBBLE 2"-4" DIA. SMOOTH RIVER COBBLE
- SMALL GRAVEL 3/8"-3/4" CLEAN GRAVEL

DEWITT WEED BARRIER

FINISHED GRADE

BED LINE

MAY VARY

TYPICAL BED LAYOUT:

1. LAYOUT PERIMETER PLANTING SPACED AS PER PLAN.
2. FILL IN PLANTING BED WITH TRIANGULAR SPACING.
3. ADJUST AS PER LANDSCAPE ARCHITECT'S INSTRUCTIONS.

VARIES ~ SEE PLANS
EQUAL SPACING

SCARIFY ROOTBALL

4" MULCH

METAL EDGE

8" BED PREP

6" MIN

12" MIN

DEWITT WEED BARRIER

FINISH GRADE

PLANTING BED MIXTURE

FINISH GRADE

EXISTING SOIL

TAMP PLANTING BED MIX TO PREVENT SETTLING.

NTS

*** NOTE:**
MULCH SHALL BE A 4" LAYER OF SHREDDED HARDWOOD MULCH AFTER SETTLING - UNLESS OTHERWISE NOTED

***MULCH TO BE KEPT AWAY FROM THE TRUNK OF ALL PLANT MATERIAL.**

SECTION
NTS

WRAPPING MATERIAL (SHALL BE REMOVED WITHIN 1 YR GUARANTEE PERIOD BY LANDSCAPE CONTRACTOR)

PULL BACK TOP 1/3 OF BURLAP BALL & REMOVE ROPES.

TREE FROG -- BELOW GROUND SYSTEM ANCHORS ARE TO BE DRIVEN TO DEEPEST POSSIBLE DEPTH ACCORDING TO SOIL TYPE

4" MULCH (MIN)*

PERFORM TREE FROG ROOTBALL STAKING ON ALL TREES. STAKING MATERIAL TO BE COMPLETELY COVERED WITH MULCH OR PLANTING BED MIX (4" MIN)

CREATE A 6" HIGH SAUCER WITH SUITABLE TOPSOIL MIXTURE

BACKFILL WITH SUITABLE TOPSOIL MIXTURE

FINISHED GRADE

EXISTING SOIL

SUITABLE TOPSOIL MIXTURE TAMPED FIRM UNDER ROOTBALL TO PREVENT SETTLEMENT (6" MIN)

*MULCH SHALL BE KEPT AWAY FROM THE TRUNK OF ALL PLANT MATERIAL

2x DIA OF

MIN

NOTES:

1. SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.
3. BRANCHING HEIGHT TO AAN STANDARDS.
4. SEE PLANS & SPECS FOR REQUIRED MATERIALS AND INSTALLATION REQUIREMENTS.
5. CARE SHALL BE TAKEN NOT TO CUT, CRIMP, OR PINCH ANY DRIP IRRIGATION TUBING WHILE INSTALLING TREE FROG TREE STAKING.
6. IN HIGH WIND SITUATIONS, T-POST(S) SHALL BE ADDED IN ADDITION TO THE STAKING SHOWN ON THIS DETAIL AND THE TREE GUYPED PERPENDICULAR TO THE TRUNK AT CHEST HEIGHT. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT OR WALMART CONSTRUCTION MANAGER PRIOR TO INSTALLING ANY ABOVE-GROUND STAKING. CONTRACTOR SHALL REMOVE ABOVE-GROUND STAKING AT THE END OF THE WARRANTY PERIOD.

PLANTING BED MIX:

1. 20% EXISTING APPROVED ONSITE SOIL
2. 15% ORGANIC MATTER
3. 40% SAND
4. 25% SUITABLE TOPSOIL
5. FERTILIZE AS RECOMMENDED BY EXTENSION SERVICE FOR ORNAMENTAL PLANTINGS.

USE ONLY IN ABSENCE OF LOCALLY AVAILABLE LANDSCAPE PLANTING MIX

USE THE BERMING CHART ABOVE TO CALCULATE BERM HEIGHTS FOR EACH ISLAND.

TREE FROG - BELOW GROUND SYSTEM ANCHORS ARE TO BE DRIVEN TO DEEPEST POSSIBLE DEPTH ACCORDING TO SOIL TYPE

4" LAYER OF MULCH*
DEWITT WEED BARRIER
CURB & GUTTER
ASPHALT
FINISHED GRADE
8" LAYER PREPARED PLANTING BED MIX

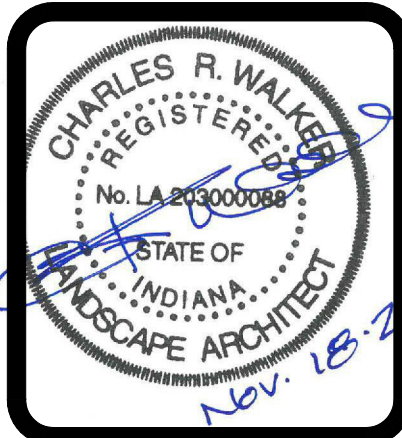
REFER TO PLANTING ISLAND DRAIN DETAIL

16" LAYER OF TAMPED SUITABLE TOPSOIL SHALL BE PLACED IN 8" LIFTS

***MULCH THICKNESS**

ISSUED FOR
PERMITTING

 CARLSON CONSULTING ENGINEERS, INC. 7088 Ledgestone Commons Bentonville, AR 72716 Phone (901) 384-0404 Fax (901) 384-0710 INDIANA QUALIFIED CORPORATION	WALMART FUEL STATION FISHERS, INDIANA WALMART, INC. 702 SW 8TH STREET BENTONVILLE, AR 72716	#05767-1002	
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DRAWN
MBN
CHECKED
TLB
DATE
11/18/2024
SCALE
NTS
JOB No.
5767-1002
SHEET
17 OF 26 SHEETS

STORE:	05767
SEQUENCE:	1002
SCOPE OF WORK:	ADDED FUEL STATION ON EXISTING PROPERTY
BUILDING SF (TOTAL STORE GLA):	1440 SF
DEAL DATE:	10/28/24
FUEL STATION KIOSK SIZE:	1440 (WALK IN)
FUEL STATION DISPENSERS:	#8
FUEL STATION RESTROOM:	1
ELEVATIONS:	NON - PROTO
STRUCTURAL FOUNDATIONS:	TBD



FISHERS, IN

	DEAL COMMITTE PACKAGE - NEW FUEL WALK IN	11/18/24
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	11/18/24		# 05767-1002 FISHERS, IN	COVER SHEET	1
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ENTITLEMENTS AND DISCLOSURES:

BUILDING DESIGN REQUIREMENTS:
PROTO BUILDING HEIGHT AND COLORS ALLOWABLE PER CODE

ARTICULATION: N/A

BUILDING MATERIALS: TO MATCH COLORS AND MATERIALS OF CENTER

MAXIMUM BUILDING HEIGHT: 35'

VARIANCE PROCESS: MUST PRESENT AT A PUBLIC HEARING AND THE BOARD WILL DETERMINE IN WRITING THAT THE APPROVAL WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS AND GENERAL WELFARE OF THE COMMUNITY; 2)THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER AND 3)THE STRICT APPLICATION OF TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY.

ROOFTOP EQUIPMENT SCREENING: ALL MECHANICAL EQUIPMENT, INCLUDING: HVAC SYSTEMS; PEDESTALS FOR TELEPHONE, ELECTRIC OR CABLE SERVICE; TELEVISION ANTENNA; OR, SATELLITE DISH ANTENNA, WHETHER GROUND OR ROOF MOUNTED, SHALL BE SCREENED BY BUILDINGS, ORNAMENTAL FENCES / WALLS, ARCHITECTURAL SCREENS, PARAPET WALLS OR LANDSCAPING TO PROVIDE SCREENING IN THE ELEVATION VIEW FROM ALL SIDES OF THE BUILDING SERVED.

SITE SCREENING: ALL DUMPSTER LOCATIONS SHALL BE ENCLOSED BY A MASONRY ENCLOSURE THAT COMPLEMENTS THE ARCHITECTURE OF THE BUILDING AND AN OPAQUE GATE. ALSO, TRASH ENCLOSURES ARE NOT PERMITTED IN A REQUIRED FRONT, SIDE OR REAR YARD.

FOUNDATION LANDSCAPING: NOT NEEDED

LANDSCAPING AND SCREENING REQUIREMENTS: ALL AREAS OF THE 131ST STREET MARKETPLACE PUD-M SHALL COMPLY WITH THE LOT PLANTING, FOUNDATION PLANTING, PARKING LOT PLANTINGS, PARKING LOT SCREENING, SMALL SIZED BUFFERYARD AND MEDIUM SIZED BUFFERYARD LANDSCAPE REQUIREMENTS OF THE TOWN OF FISHERS ZONING ORDINANCE, AS AMENDED

VARIANCE PROCESS: VARIANCE MEETINGS ARE ON THE FIRST WEDNESDAY OF THE MONTH AT THE CITY COUNCIL OFFICE. THERE ARE FILING DEADLINES, A 10 DAY LEGAL AD AND MAILING PERIOD, FOLLOWED BY THE MEETING. WE WILL NEED A IMPROVEMENT LOCATION PERMIT (ILP), PUD COMMITTEE REVIEW, AND A COMMERCIAL BUILDING PERMIT.

SIGNAGE DESIGN REQUIREMENTS:

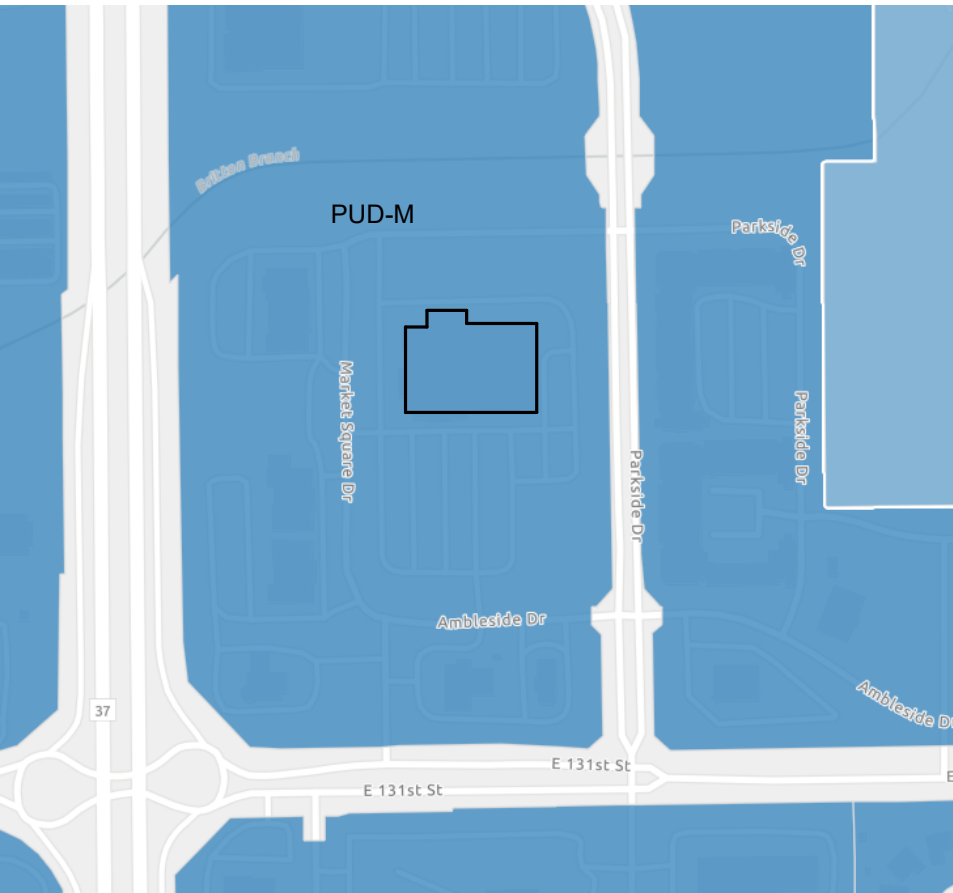
THE ORDINANCE STATES ALLOWED: OTHER THAN WALL SIGNS, SIGNAGE SHALL BE LIMITED TO ONE POLE OR GROUND SIGN PER COMMERCIAL DEVELOPMENT. IF THE DEVELOPMENT HAS MULTIPLE BUSINESS THAN ONLY ONE POLE SIGN WILL BE PERMITTED ALLOWING FOR IDENTIFICATION OF ALL BUSINESSES. BUILDING SIGNAGE IS LIMITED TO A TOTAL NUMER OF 3 SIGNS* ANY ADDITIONAL SIGNS WILL HAVE TO GO THROUGH VARIANCE PROCESS

MAX ALLOWABLE SITE SIGNAGE AREA: MAXIMUM OF 2 MONUMENT SIGNS. 240 SF AT SR 37, 140 SF AT 131ST STREET (WEST), 32 SF AT 131ST STREET (EAST), 24 SF FOR SIGNATURE FEATURE

CURRENT SITE SIGNAGE AREA: 67.13 SF

MAX HEIGHT ALLOWED: SR37 - 28' TO THE TOP OF THE HIGHEST SIGN PANEL ABOVE PAVEMENT ELEVATION OF SR37, 131ST STREET (AREA 1) - 20' TO THE TOP OF THE HIGHEST SIGN PANEL ABOVE PAVEMENT ELEVATION OF 131ST STREET, 131 STREET (AREA 2) MONUMENT SIGN - 8' IN HIGHT ABOVE GRADE, SIGNATURE FEATURE - WITHIN THE SURFACE AREA OF AN APPROVED SIGNATURE FEATURE, MONUMENT SIGN - 6' IN HEIGHT ABOVE GRADE.

VARIANCE PROCESS: VARIANCE MEETINGS ARE ON THE FIRST WEDNESDAY OF THE MONTH AT THE CITY COUNCIL OFFICE. THERE ARE FILING DEADLINES, A 10 DAY LEGAL AD AND MAILING PERIOD, FOLLOWED BY THE MEETING. WE WILL NEED A IMPROVEMENT LOCATION PERMIT (ILP), PUD COMMITTEE REVIEW, AND A COMMERCIAL BUILDING PERMIT. NEED TO HAVE PROPERTY OWNER CONSENT, SITE PLAN, ELEVATIONS/PICTURES/CUT SHEET, AND ADDITIONAL SUPPORTING DOCUMENTS AS NEEDED OR REQUESTED.



ZONING PLAN



AERIAL PLAN

LOCATION: CITY OF FISHERS

JURISIDCTION: CITY OF FISHERS

ZONING: SITE IS LOCATED IN A PLANNED UNIT DEVELOPMENT (PUD-M) DISTRICT

PROJECT DESCRIPTION: ADDING A FUEL STATION ONTO THE EXISTING SITE.

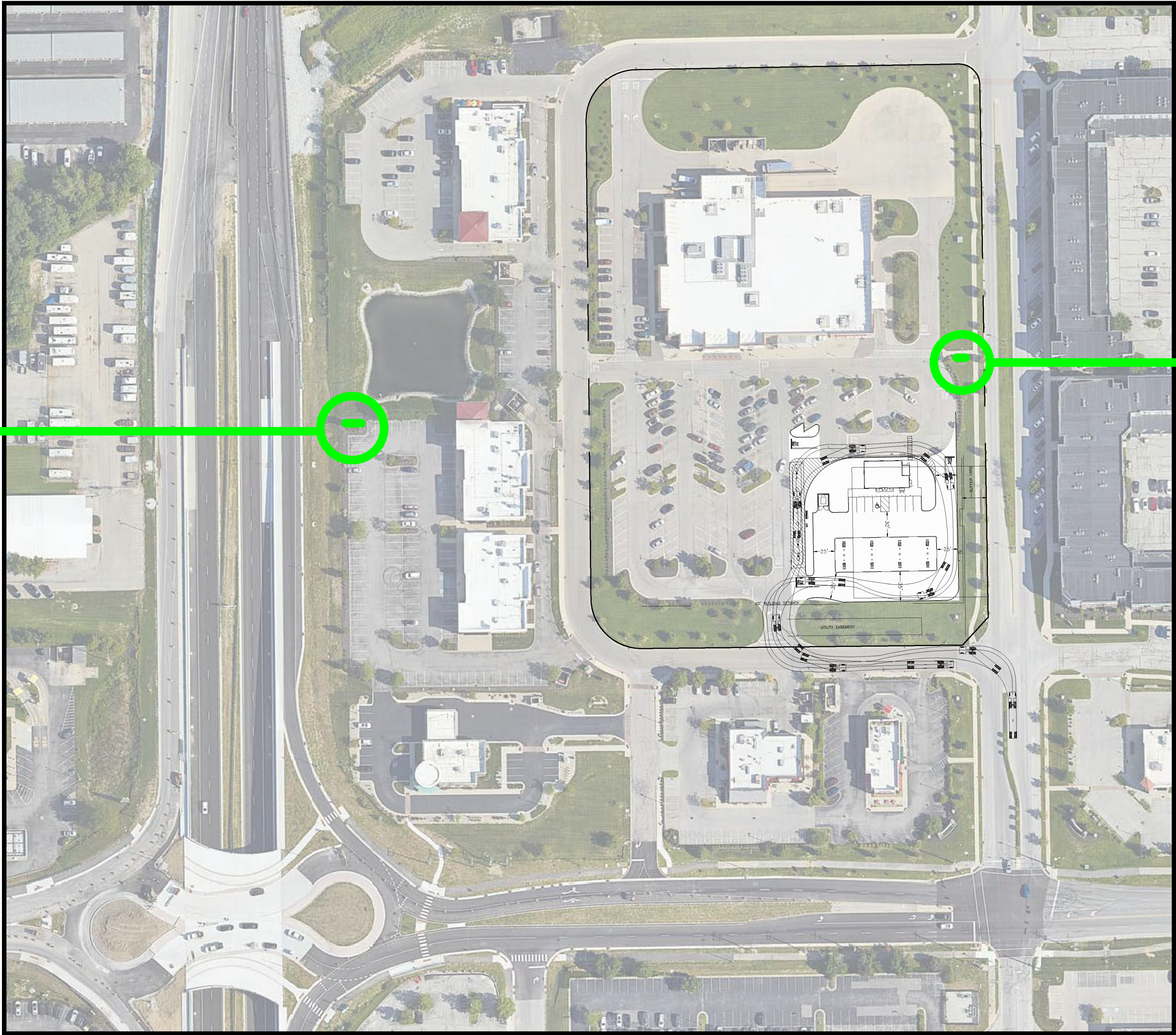
MONUMENT SIGN

EXISTING MULTI-TENANT SIGN



11'-7" 44.40 SF

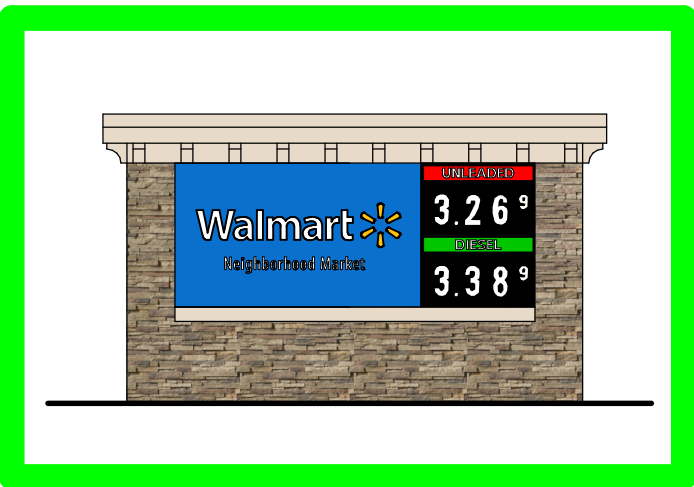
PROPOSED MULTI-TENANT SIGN



OVERALL SITE PLAN



7'-6" 22.73 SF



NOTE: REFER TO CIVIL SITE PLAN FOR SITE SIGNAGE LCOATIONS.

SITE SIGNAGE GUIDLINES
THE ORDINANCE STATES OTHER THAN WALL SIGNS, SIGNAGE SHALL BE LIMITED TO ONE POLE OR GROUND SIGN PER COMMERCIAL DEVELOPMENT. IF THE DEVELOPMENT HAS MULTIPLE BUSINESS THAN ONLY ONE POLE SIGN WILL BE PERMITTED ALLOWING FOR IDENTIFICATION OF ALL BUSINESSES.

ALLOWABLE SITE SIGNAGE AREA: 240 SF AT SR 37, 140 SF AT 131ST STREET (WEST), 32 SF AT 131ST STREET (EAST), 24 SF FOR SIGNATURE FEATURE
CURRENT SITE SIGNAGE AREA: 67.13 SF
MAX HEIGHT ALLOWED: SR37 - 28', 131 STREET - 20', 131 STREET FRONTAGE MONUMENT SIGN - 8', WITHIN APPROVED SIGNATURE FEATURE, MONUMENT SIGN - 6'. REF ENTITLEMENTS AND DISCLOSURES

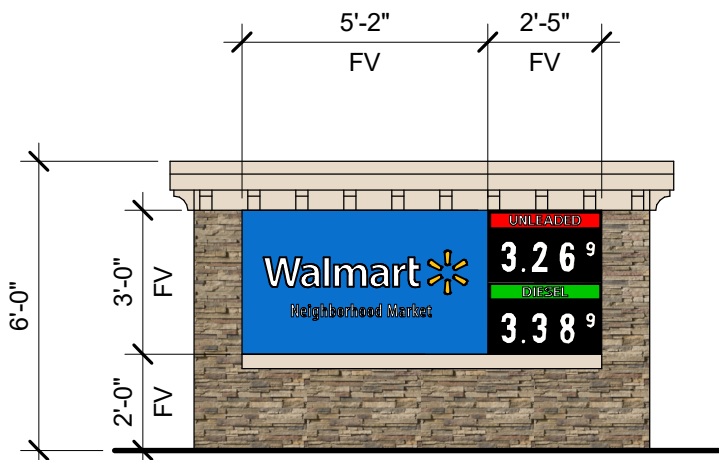
SITE SIGNAGE SCHEDULE						
SIGNAGE	QTY	ILLUMINATED	COLOR	SIZE	AREA (SF)	TOTAL AREA (SF)
WALMART MULTI-TENANT MONUMENT WITH READER	1	YES	WHITE YELLOW	11'-7"	44.40	44.40
WALMART MONUMENT WITH READER	1	YES	WHITE YELLOW	7'-6"	22.73	22.73
TOTAL FRONT SIGNAGE						67.13 SF

SITE SIGNAGE	DEFICIENT	MEETS	ADDITIONAL
PROTO SITE SIGNAGE		X	MAXIMUM ALLOWABLE SITE SIGNAGE IS 240 SF AT SR 37, 140 SF AT 131 ST STREET (WEST), 32 SF AT 131 ST STREET (EAST), 24 SF FOR SIGNATURE FEATURE SF
OFF SITE SIGNAGE: N/A			

SIGN SURVEY IS REQUIRED TO CONFIRM IF READERS CAN BE ADDED TO EXISTING SIGN

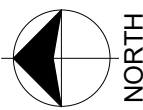


2 MULTITENANT MONUMENT SIGN WITH READER
1/4" = 1'-0"

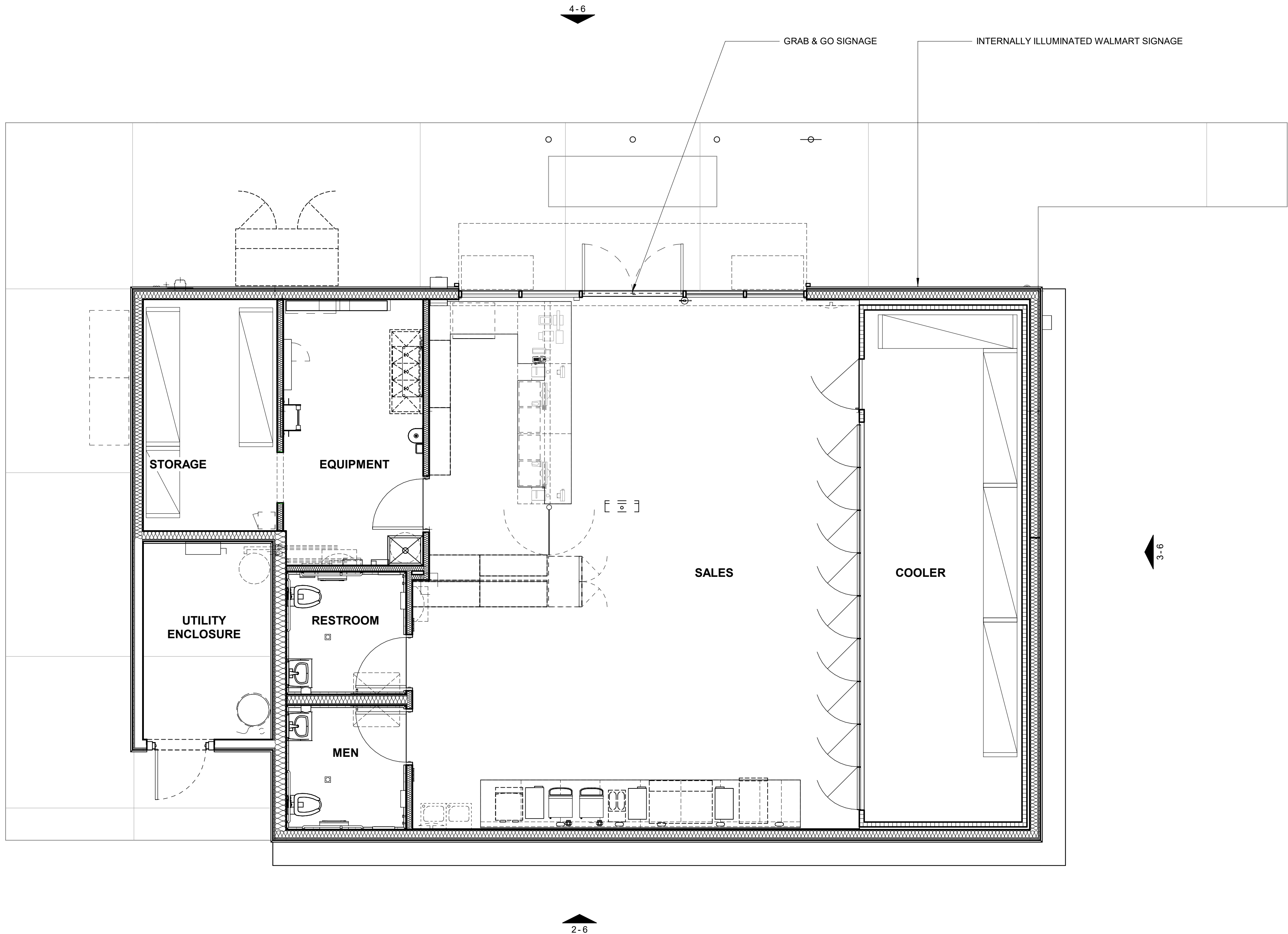


SIGN SURVEY IS REQUIRED TO CONFIRM IF READERS CAN BE ADDED TO EXISTING SIGN

3 MONUMENT SIGN WITH READER
1/4" = 1'-0"

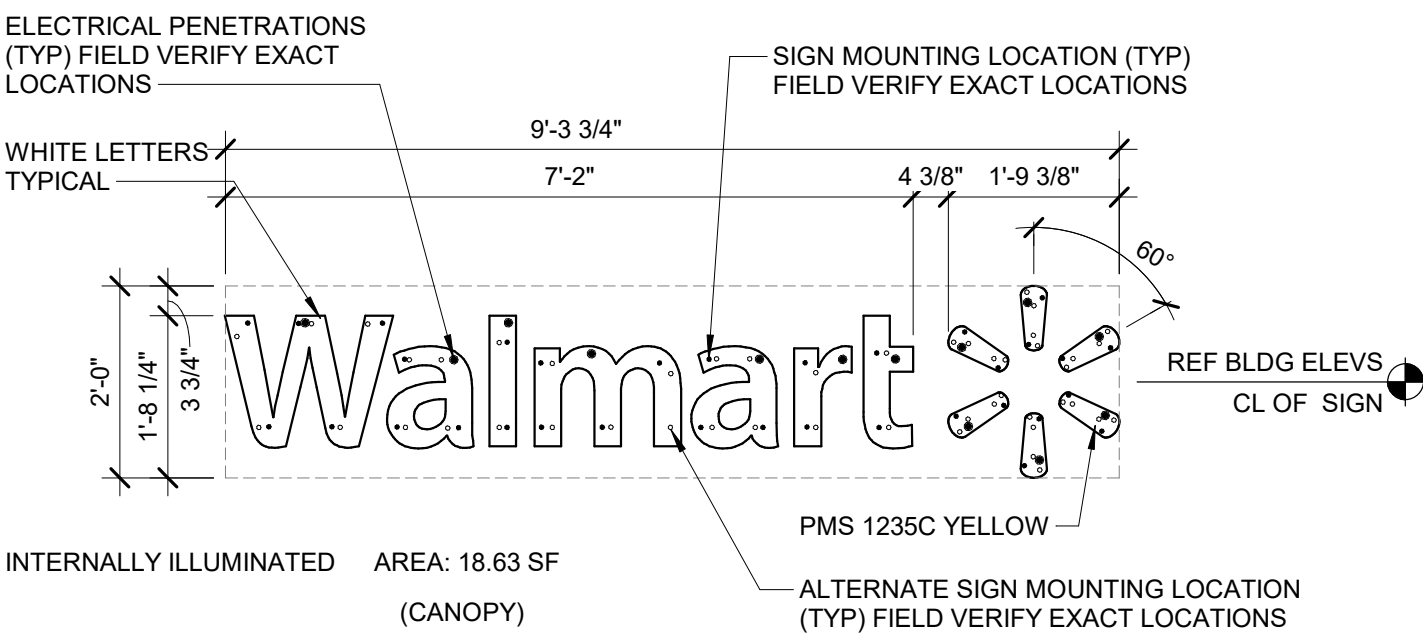
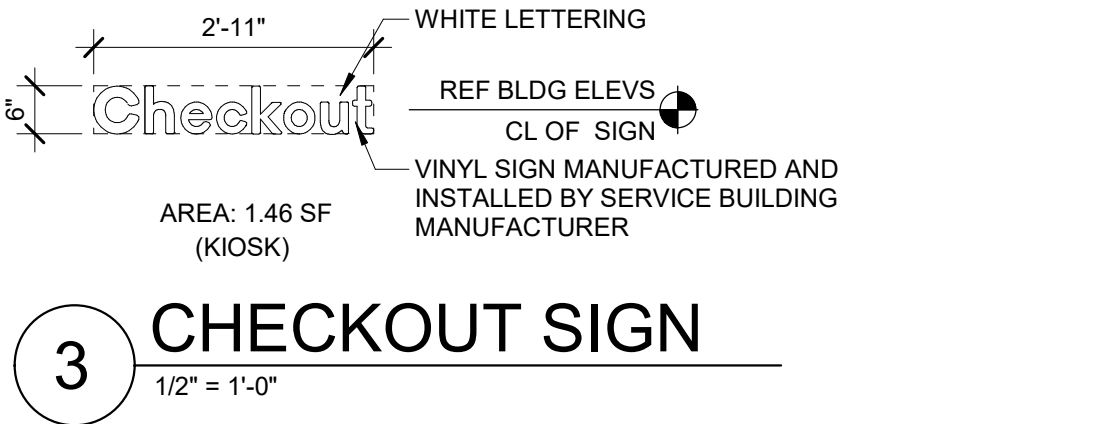


2 FUEL STATION PLAN
1/4" = 1'-0" 1 6

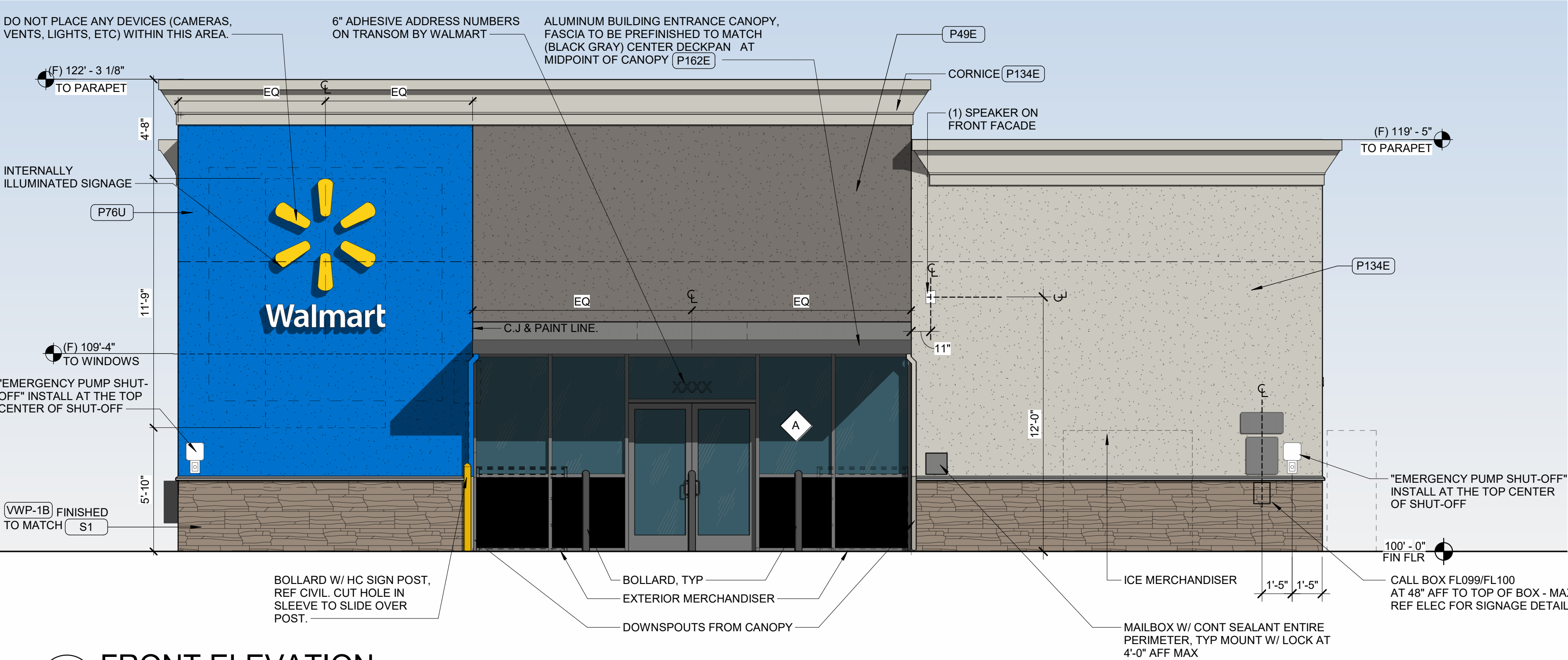


SIGNAGE SCHEDULE						
SIGNAGE	QTY	ILLUMINATED	COLOR	SIZE	AREA (SF)	TOTAL AREA (SF)
FRONT SIGNAGE						
Spark Walmart	1	N/A	WHITE/YELLOW	5'-3 1/2"	24.88	24.88
TOTAL FRONT SIGNAGE						24.88 SF
CANOPY SIGNAGE						
Walmart Spark	1	ILLUMINATED	WHITE	2'-0"	18.63	18.63
Digital Price Sign	1	ILLUMINATED	BLACK	3'-6"	35	35
TOTAL CANOPY SIGNAGE						53.63 SF
TOTAL SIGNAGE						78.51 SF

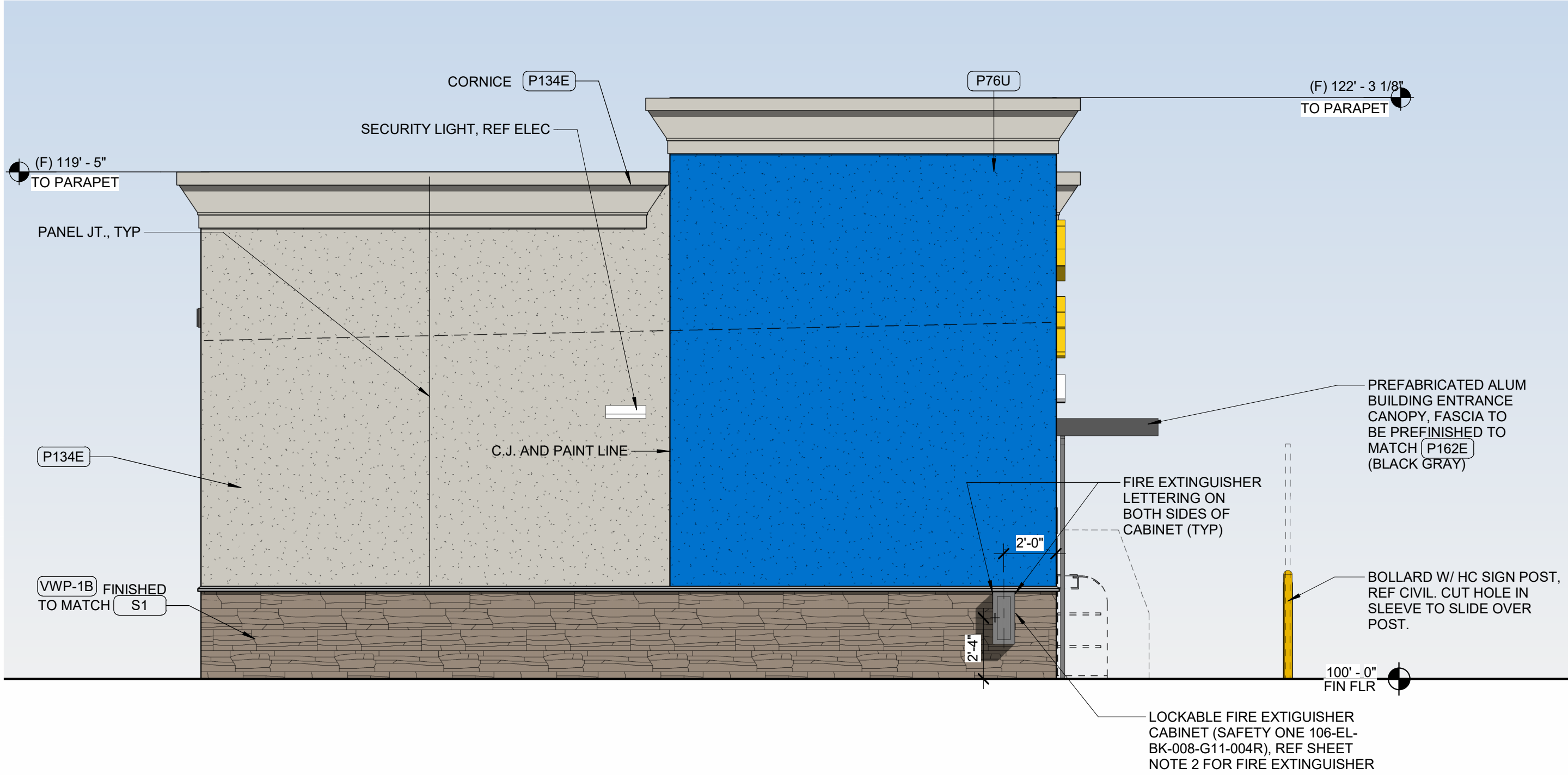
BUILDING SIGNAGE	DEFICIENT	MEETS	ADDITIONAL
PROTO BUILDING SIGNAGE		X	MAXIMUM ALLOWABLE SITE SIGNAGE IS 240 SF AT SR 37, 140 SF AT 131 ST STREET (WEST), 32 SF AT 131 ST STREET (EAST), 24 SF FOR SIGNATURE FEATURE SF



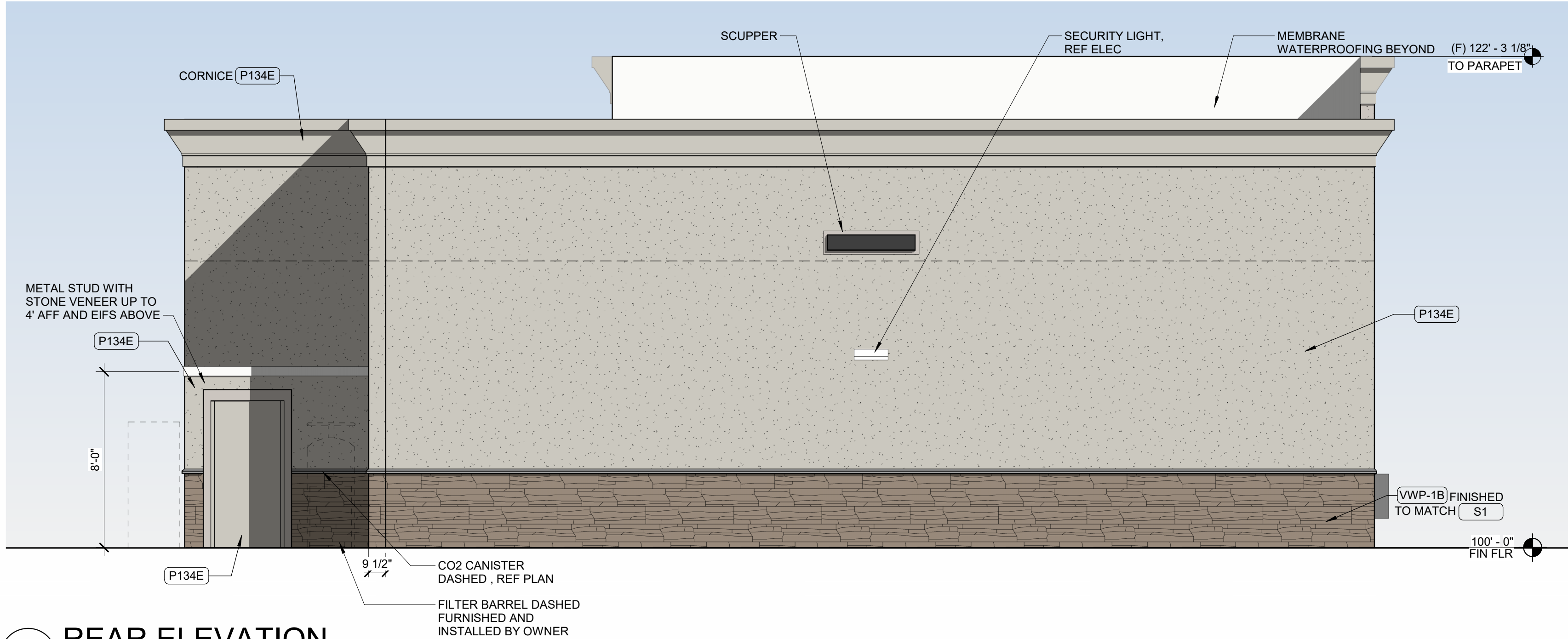
1 WALMART SIGN
1/2" = 1'-0"



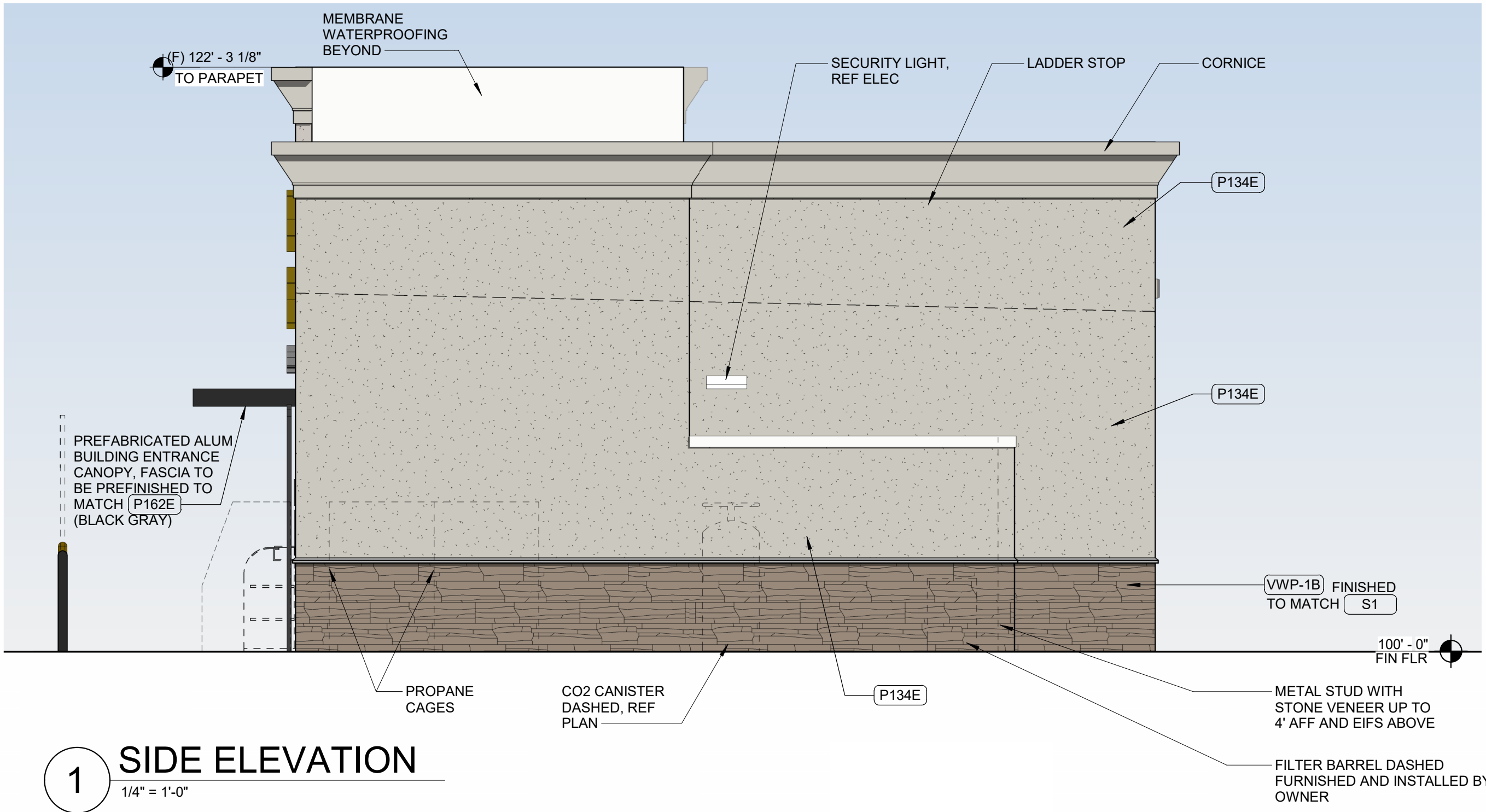
4 FRONT ELEVATION
1/4" = 1'-0"



3 SIDE ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



1 SIDE ELEVATION
1/4" = 1'-0"

PROTO ELEVATION ORDINANCE COMPARISON			
OVERLAY DICT. / AHJ NAME	DEFICIENT	MEETS	ADDITIONAL
GLAZING		X	
FACADE MASSING		X	
ARTICULATION OPTIONS		X	
COLORS	X		UPDATE PAINT COLOR
CORNICE TREATMENTS	X		MATCH EXISTING WALMART STORE
ROOFTOP EQUIPMENT SCREENING	X		INCREASE EIFS PARAPET SIZE
OUTDOOR STORAGE/TRASH ENCLOSURE		X	

MATERIAL SQUARE FOOTAGE BREAKDOWN	
PROPOSED MATERIAL BEYOND PROTO	PROPOSED QUANTITY
SMOOTH FACE CMU W/STONE VENEER - ADD FACADE MASSINGS	513.81 SF
*SQUARE FOOTAGES DEPENDENT UPON FINAL ELEVATION DESIGN AS AGREED UPON WITH AHJ THROUGHOUT ENTITLEMENT PROCESS	

S1
PRO-FIT LEDGESTONE
"SUMMIT PEAK"

PAINT P76U
WALMART BLUE

PAINT P162E
BLACK GRAY

PAINT P134E
LIGHT GRAY

PAINT P135E
MEDIUM GRAY

PAINT P49E
DARK GRAY

brr

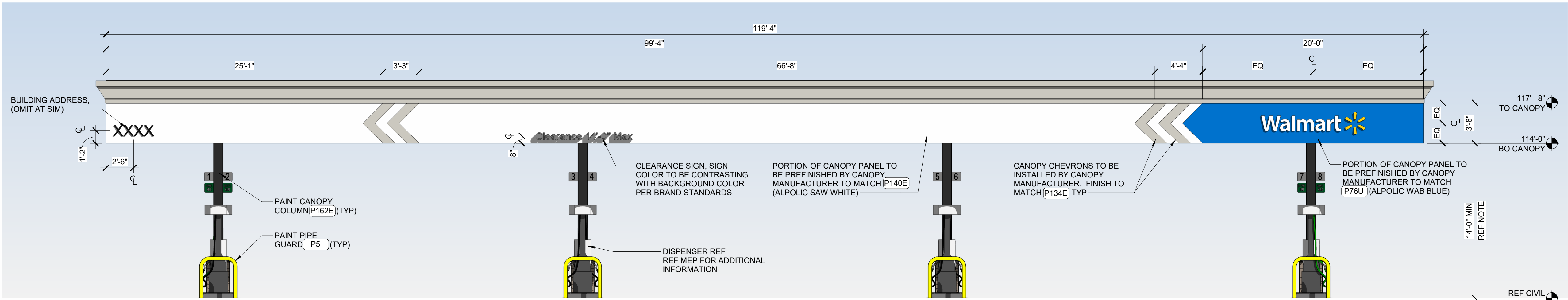
11/18/24



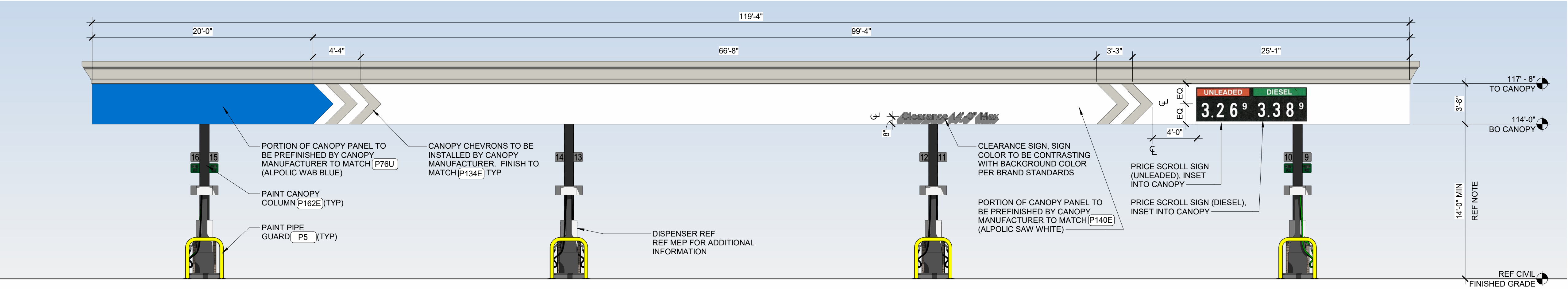
05767-1002 FISHERS, IN

WALK UP FUEL STATION
ELEVATIONS

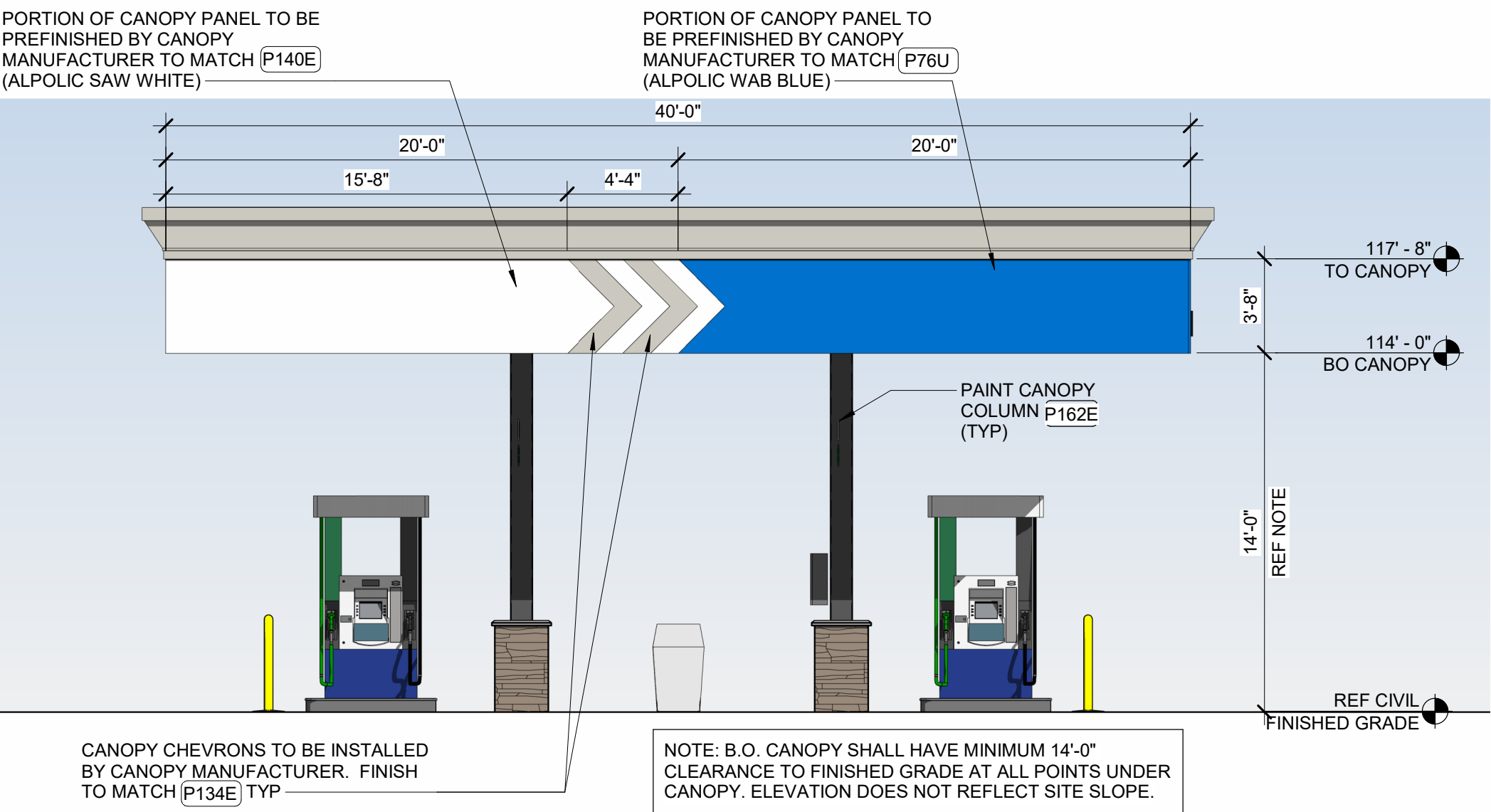
6



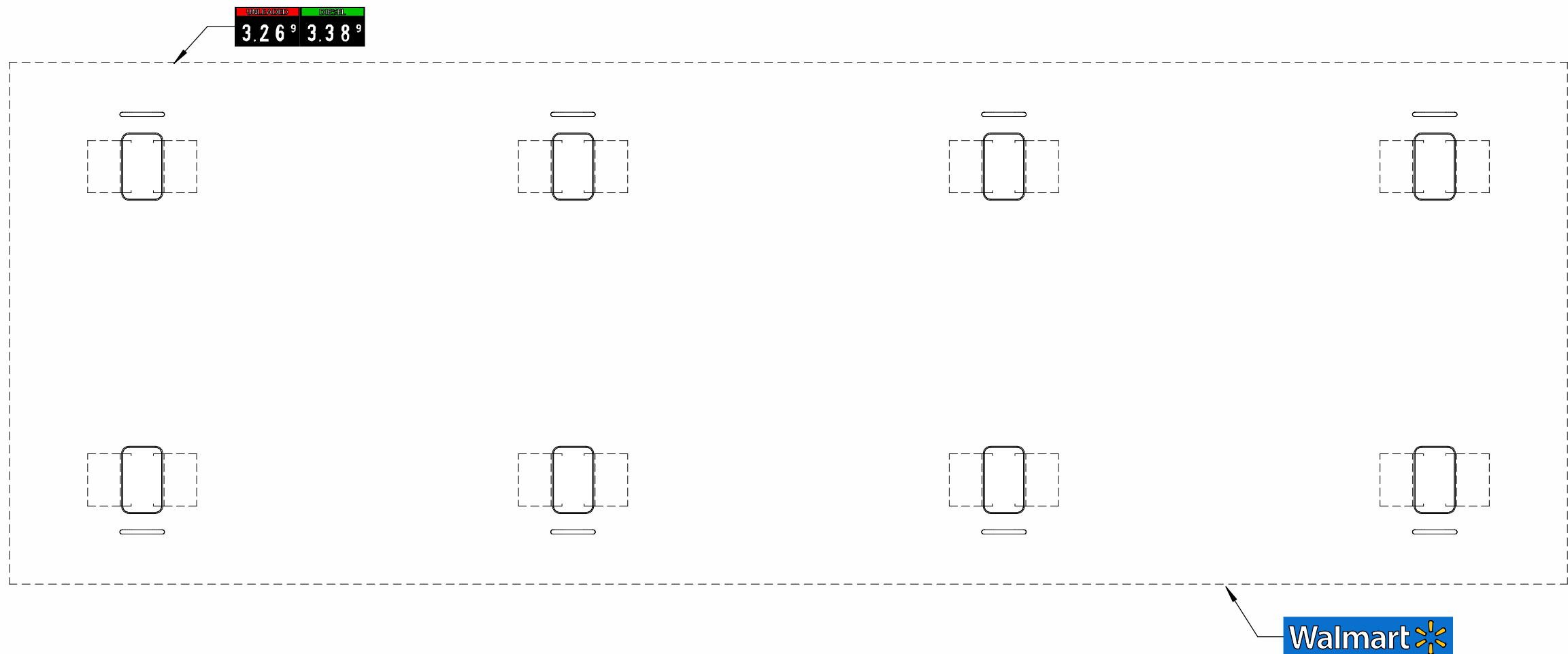
4 FRONT ELEVATION
3/16" = 1'-0"



3 BACK ELEVATION
3/16" = 1'-0"



2 SIDE ELEVATIONS
3/16" = 1'-0"



1 CANOPY KEY PLAN
1" = 10'-0"



Planned Unit Development (PUD)

Committee Staff Report

Meeting Date: December 4, 2024

DEPARTMENT CONTACT:

Gabrielle Herin (hering@fishers.in.us)

CASE NUMBER:

PUD-24-18

PETITIONER:

Miranda Seals (mseals@theredmondco.com)

PROPERTY ADDRESS/LOCATION:

12330 Olio Road

REQUEST: Request to approve the architecture and site plan for a new 3,400 square feet credit union branch.

APPLICABLE REGULATIONS:

The Village at Gray Eagle
PUD Amendment Ordinance
030606C

EXISTING ZONING:

PUD-M

FISHERS 2040:

Neighborhood Service Center

LOCATION MAP

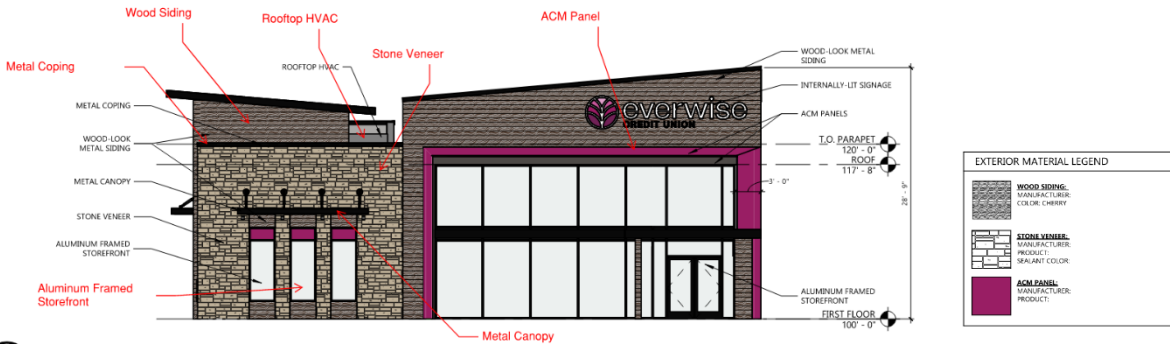
STAFF RECOMMENDATION

☒ Approve

☐ No Recommendation

☐ Continue

☐ Deny



South Elevation



East Elevation



North Elevation



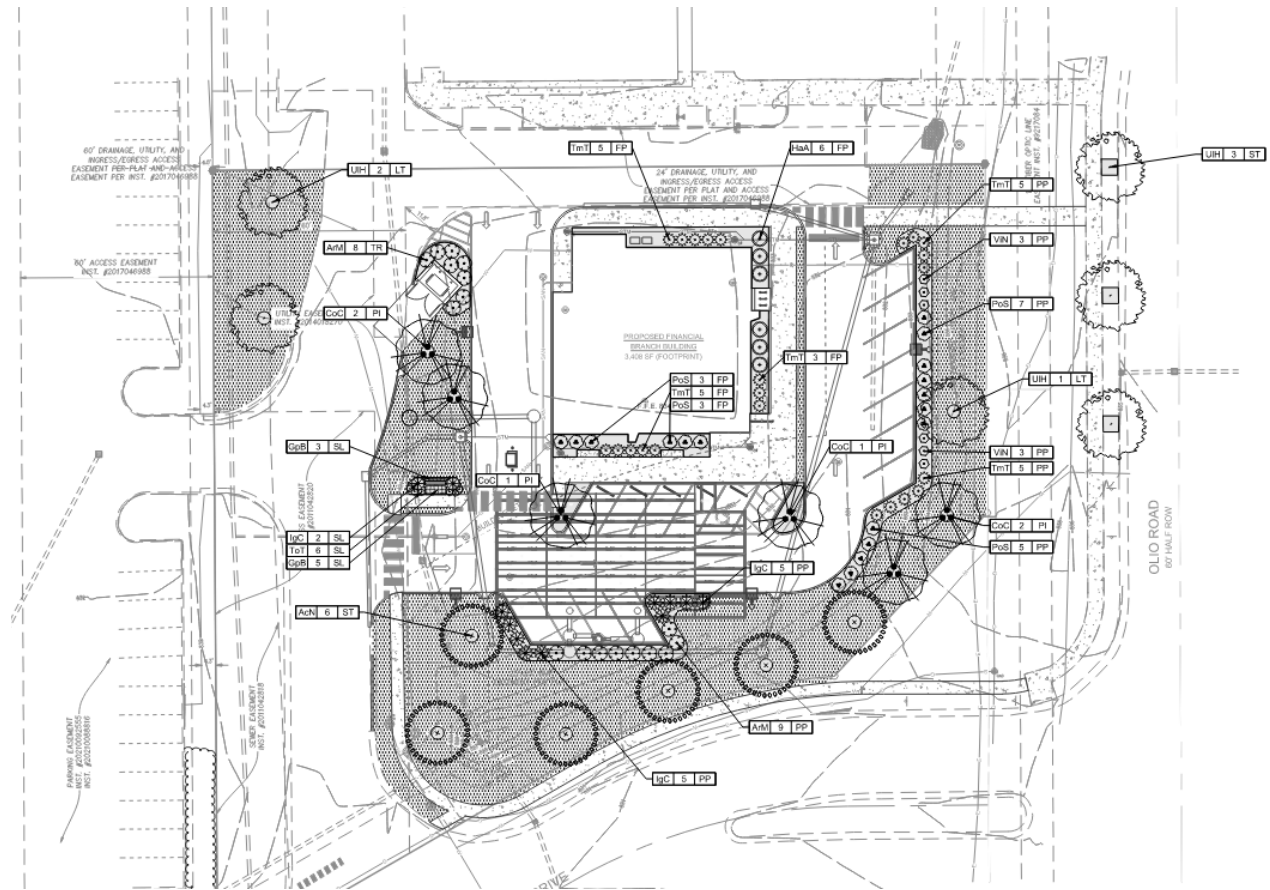
West Elevation



3-D view of the building from the northwest



3-D view of the building from the northeast



Landscape Plan

DETAILS:

Materials used on this project are as follows. The location of these materials is called out on the elevations.

Wood Siding	Metal Coping
Stone Veneer	Metal Canopy
ACM Panel	Aluminum Framed Storefront

ARCHITECTURAL STANDARDS:

Staff reviewed the elevations according to The Village at Gray Eagle PUD Ordinance #030606C.

Cohesive Design

X	3c. Facades that have greater than one hundred (100) feet in length, measured horizontally shall incorporate wall plane projections or recesses having a depth of at least five (5) percent of the length of the façade and extending at least twenty (20) percent of the length of the façade. No uninterrupted length of any façade shall exceed one hundred (100) horizontal feet. Building facades shall include a repeating pattern that includes no less than three (3) of the following elements: • Color change; • Texture change; • Material module change; • An expression of architectural or structural bays through a change in plane no less than twelve (12) inches in width, such as an offset, reveal or projecting rib.
	3d. Mechanical Equipment: All buildings shall screen all mechanical equipment including that which is mounted to the roof and/or ground.
	3e. Roof shall have some combination of the following features: • All roof areas shall restrict rooftop equipment such as HVAC units from public view. The average height of such roof area shall not exceed 15% of the height of the supporting wall and such parapets shall not at any point exceed 1/3 of the height of the supporting wall. Such roof features shall contain three-dimensional cornice treatment; • Overhanging eaves, extending no less than three (3) feet past the supporting walls; • Three or more roof slope planes. Office uses, single story and buildings of less than 50,000 square feet must have pitched roofs to be more residential in character. No more than 50% of the roof shall be flat unless the roof has an architectural addition. Flat roofs shall have architectural significance, such as different section of flat roofs so the roof can be given articulation with different heights. The look of the building shall therefore be softened by the feel of the façade.

X	3f. Materials and Colors: Predominant exterior building materials shall be high quality materials, including, but not limited to, brick, limestone, other native stone and tinted/textured concrete masonry units. Façade colors shall be low reflectance, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, black or fluorescent colors shall be prohibited. Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be an acceptable feature for building trim or accent areas. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels or prefabricated steel panels.
X	3g. All building facades which are visible from adjoining properties to the north or south of Area C and/or from public streets shall comply with the requirements of items C(3)(a)-(f), above. This provision shall not apply to the rear façade of a commercial building where a mound and landscape buffer separates the commercial building and a multi-family use.

Staff Requests:

Following are additional comments from Staff:

- Please conceal all HVAC units on the roof by extending the parapet wall along the south and east elevations.

If all above comments are met, then Staff will be able to add “X’s” to all the blanks in the Architectural Standards table.

SURROUNDING CHARACTER:

Below are examples of the existing buildings in this area. There is an ice cream, dentist office and martial arts school to the north. A place of worship is to the west. Besides the place of worship, the other buildings shown had to comply with the same architectural standards referenced above.



PUBLIC COMMENTS:

No public comments at the time of writing this staff report.

STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

- All TAC comments are addressed.
- Rooftop HVAC is screened through extensions of the parapet wall.

STAFF RECOMMENDATION

☒ Approve ☐ No Recommendation ☐ Continue ☐ Deny



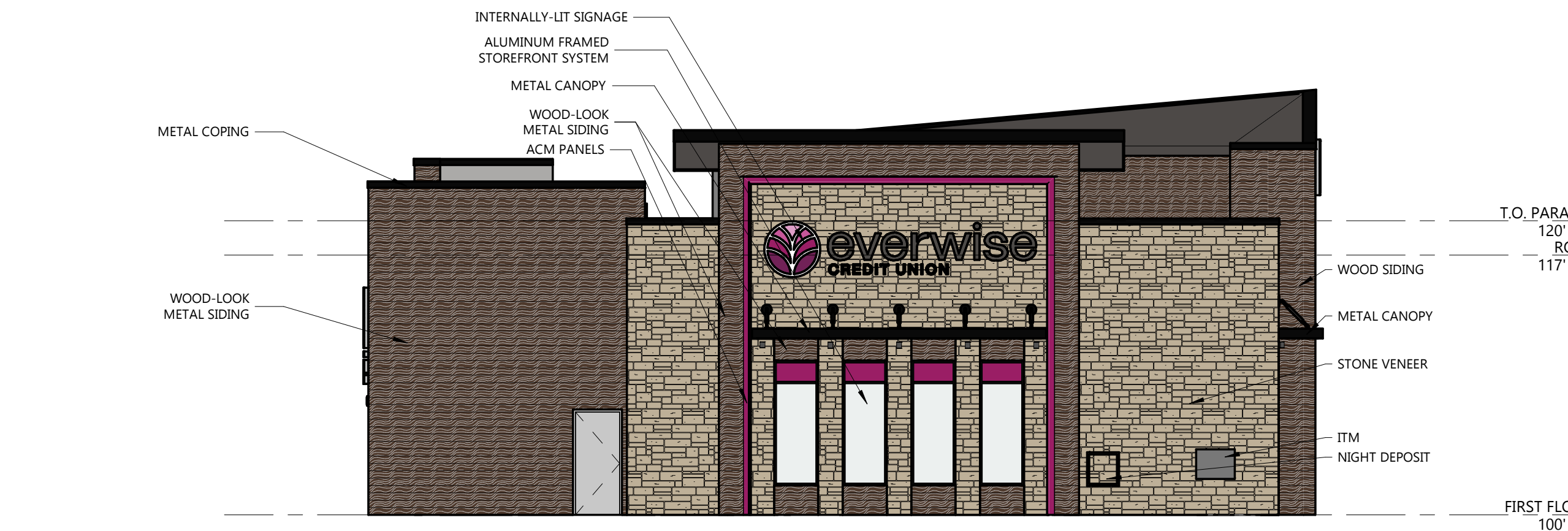
1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

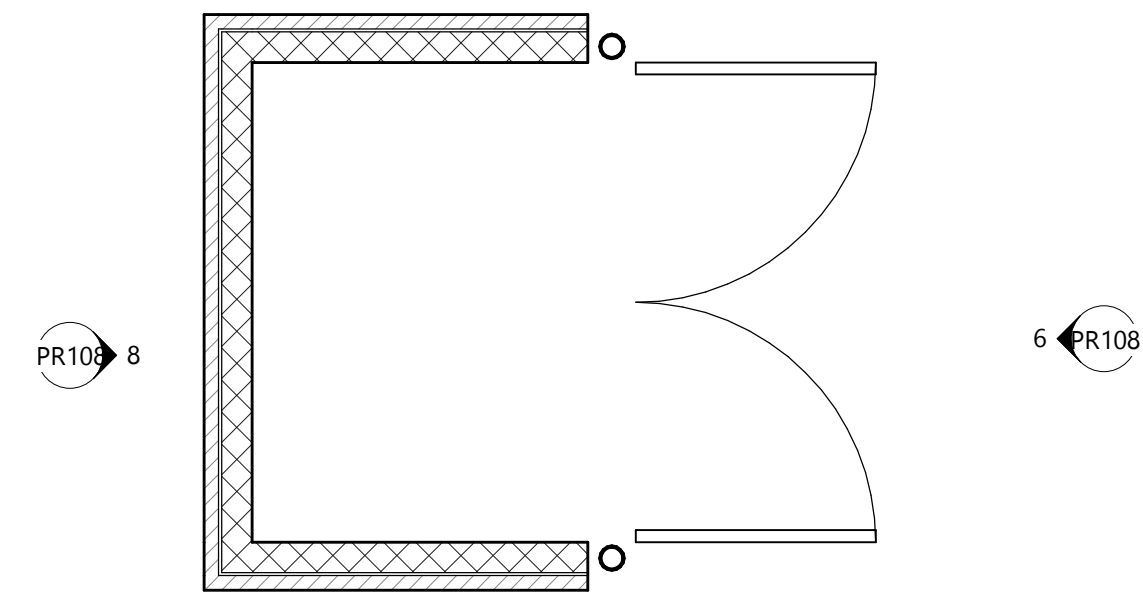


3 NORTH ELEVATION
1/8" = 1'-0"

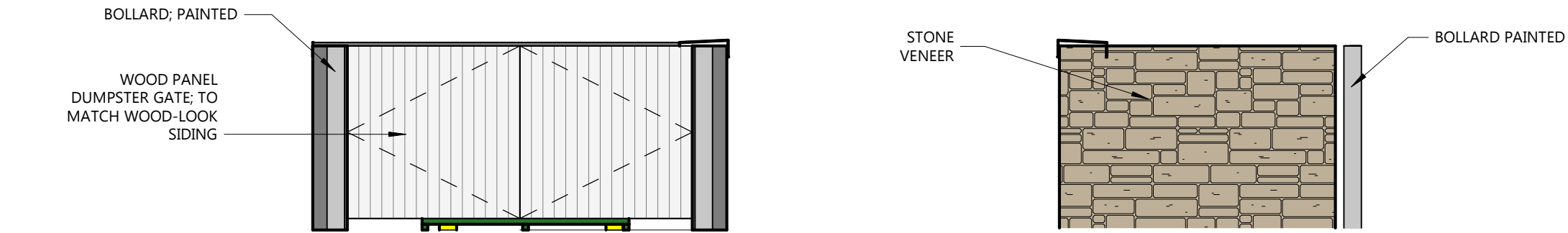


4 WEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND	
	WOOD SIDING: MANUFACTURER: COLOR: CHERRY
	STONE VENEER: MANUFACTURER: PRODUCT: SEALANT COLOR:
	ACM PANEL: MANUFACTURER: PRODUCT:

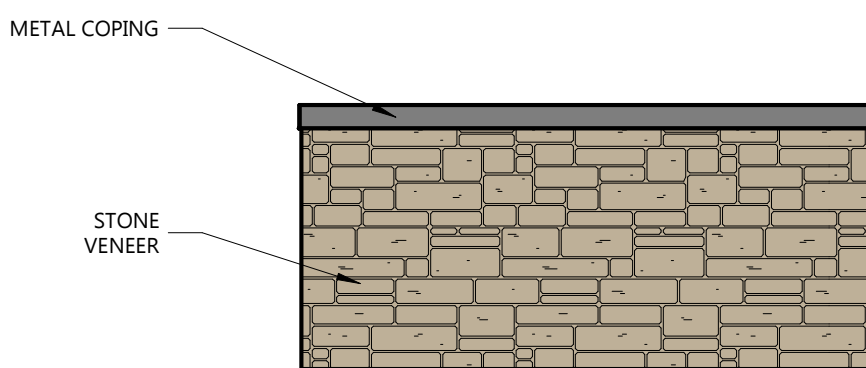


5 ENLARGED DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



6 DUMPSTER ENCLOSURE - FRONT ELEV.
1/4" = 1'-0"

7 DUMPSTER ENCLOSURE - SIDE ELEV.
1/4" = 1'-0"



8 DUMPSTER ENCLOSURE - REAR ELEV.
1/4" = 1'-0"



1 3D BUILDING - FROM NORTHWEST



2 3D BUILDING - FROM NORTHEAST

Everwise Credit Union - Fishers

3D ORTHAGONAL VIEWS

CONSTRUCTION PLANS FOR Everwise Credit Union

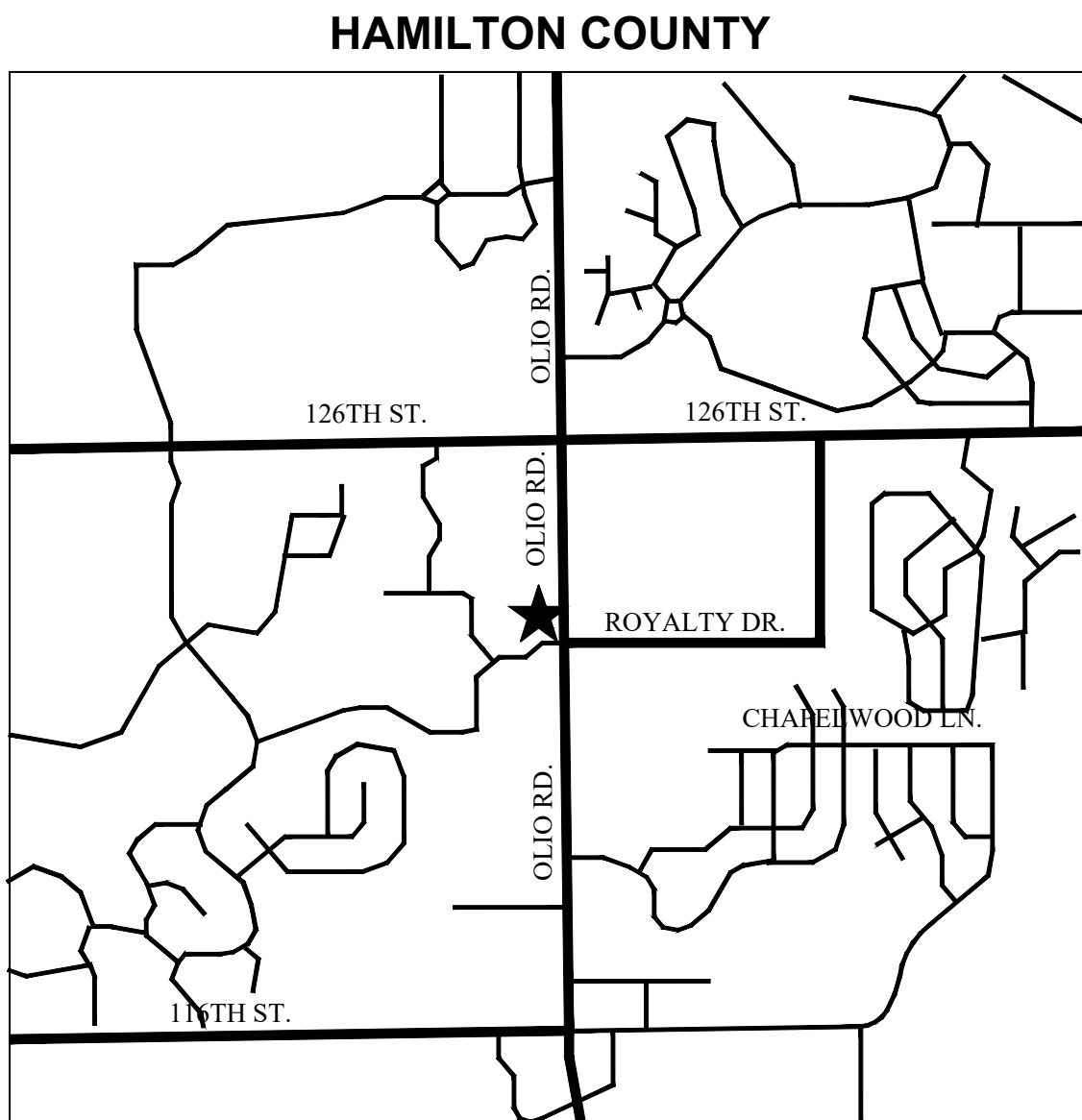
12330 Olio Road
Fishers, IN 46307

PLANS PREPARED FOR

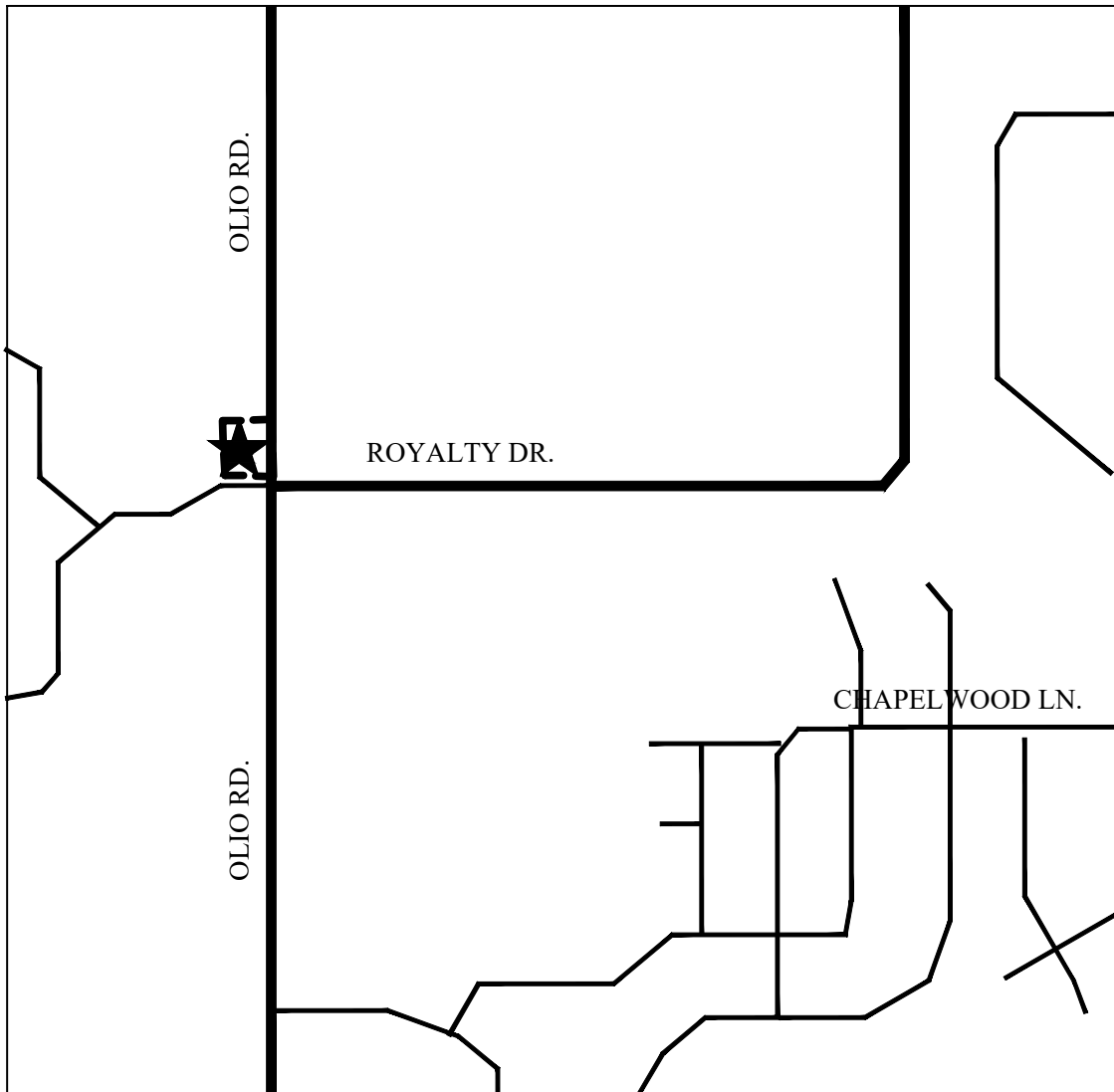
W228 N745 Westmound Drive
Waukesha, WI 53186
TELEPHONE: (262) 896-8728
CONTACT PERSON: Miranda Seals
EMAIL: mseals@theredmondco.com

PLANS PREPARED BY

WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
CONTACT PERSON: Dave Dobkowski
EMAIL: dobkowskid@weihe.net



AREA MAP



LOCATION MAP

GENERAL NOTES

- THESE PLANS ARE BASED ON A SURVEY PREPARED BY WEIHE ENGINEERS DATED 07/02/2024. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT THE IMPROVEMENTS EXIST AS SHOWN ON THE SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER/DEVELOPER'S CONSTRUCTION MANAGER AND THE ENGINEER OF ANY DEVIATIONS OR OMISSIONS THAT MAY EFFECT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
- 6) IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS AND POSITIVE DRAINAGE PRESERVED.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER THAT ALL LANDSCAPE REQUIREMENTS ARE MET AND CONFORM TO APPLICABLE LOCAL STANDARDS.
- THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #18057C0258 G, DATED NOVEMBER 19, 2014.
- BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT INFORMATION.
- THIS SITE DOES NOT CONTAIN ANY WETLANDS AT SHOWN ON THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE; INDIANA, NATIONAL WETLANDS INVENTORY MAP.

LAND DESCRIPTION

LOT 1A IN THE RE-PLAT OF RE-PLAT OF LOT 1 IN MARKETPLACE AT GRAY EAGLE COMMONS, AS PER PLAT THEREOF, RECORDED IN PLAT CABINET 5, SLIDE 943 AS INSTRUMENT NO. 2019005391, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

THE FIELDWORK FOR THIS SURVEY WAS PERFORMED ON JULY 2, 2024 USING STANDARD SURVEYING TECHNIQUES. THE TOPOGRAPHIC DATA WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION, GLOBAL POSITIONING SYSTEM, AND DATA COLLECTOR. ELEVATIONS ON HARD SURFACES OR STRUCTURES ARE ACCURATE TO WITHIN 0.05 FEET; ELEVATIONS ON NATURAL SURFACES ARE ACCURATE TO WITHIN 0.1 FEET. CONTOURS ARE PLOTTED BASED UPON INTERPOLATION OF SPOT ELEVATIONS SHOWN HEREON AND ARE ACCURATE TO GENERALLY WITHIN ONE HALF CONTOUR INTERVAL.

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE SHOWN AS A RESULT OF INDIANA811 LOCATE REQUEST TICKETS. SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

THE BASIS OF BEARINGS FOR THIS PLAT OF SURVEY IS THE USE OF A STATE PLANE GRID SYSTEM DERIVED FROM THE EAST ZONE OF THE INDIANA STATE PLANE COORDINATE SYSTEM (1301 IN EAST), 2011 ADJUSTMENT AS DETERMINED BY RTK GPS MEASUREMENTS TRIMBLE'S VRS NOW RTK NETWORK.

ALL DISTANCES SHOWN ON THIS PLAT OF SURVEY ARE GRID DISTANCES IN U.S. SURVEY FEET.

OPERATING AUTHORITIES

CITY OF FISHERS - PLANNING SERVICES
ONE MUNICIPAL DRIVE
FISHERS, INDIANA 46038
TEL: 317/595-3120

CITY OF FISHERS - ENGINEERING
ONE MUNICIPAL DRIVE
FISHERS, INDIANA 46038
TEL: 317/595-3160

CITY OF FISHERS - FIRE DEPT.
TWO MUNICIPAL DRIVE
FISHERS, INDIANA 46038
TEL: 317/595-3200

HAMILTON COUNTY SURVEYOR
ONE HAMILTON COUNTY SQUARE
SUITE 188
NOBLESVILLE, INDIANA 46060
TEL: 317/776-8495

HAMILTON COUNTY HIGHWAY DEPT
1700 SOUTH 10TH STREET
NOBLESVILLE, INDIANA 46060
TEL: 317/773-7770

HAMILTON COUNTY SOIL & WATER
1717 PLEASANT STREET
NOBLESVILLE, INDIANA 46060
TEL: 317/773-2181

HAMILTON COUNTY HEALTH DEPARTMENT
18030 FOUNDATION DR. SUITE A
NOBLESVILLE, INDIANA 46060
JASON LEMASTER
TEL: 317/776-8500

HAMILTON SOUTHEASTERN UTILITIES
11801 LAKESIDE DRIVE
FISHERS, INDIANA 46038
TEL: 317/577-2300

DUKE ENERGY
100 SOUTH MILL CREEK RD.
NOBLESVILLE, INDIANA 46060
TEL: 317/776-5352

CITIZENS WATER INDIANAPOLIS
1220 WATERWAY BLVD.
INDIANAPOLIS, INDIANA 46206
TEL: 317/263-7703

COMCAST
9750 E. 150th STREET
SUITE 1600
NOBLESVILLE, INDIANA 46060
TEL: 317/776-4485

VECTREN GAS
P.O. BOX 1700
NOBLESVILLE, INDIANA 46060
TEL: 317/752-5168

AT&T
5858 NORTH COLLEGE
INDIANAPOLIS, INDIANA 46220
TEL: 317/752-5168

BENCHMARK INFORMATION

SITE TBM #1

CUT "X" SET ON THE NORTHEAST BONNET BOLT OF A FIRE HYDRANT ON THE SOUTHEAST CORNER OF SILVERSTONE DRIVE AND THE ENTRANCE TO THE PRIMROSE SCHOOL AT GRAY EAGLE.
ELEV.832.06 (NAVD 88)

SITE TBM #2

CUT SQUARE SET ON THE TOP OF CURB ON THE EAST SIDE OF THE SOUTH SIDEWALK RAMP TO BRUSTER'S REAL ICE CREAM.
ELEV.834.43 (NAVD 88)

Sheet List Table	
Sheet Number	Sheet Title
C001	TITLE SHEET
C002	GENERAL NOTES
C100	STORMWATER POLLUTION PREVENTION PLAN PHASE I
C101	STORMWATER POLLUTION PREVENTION PLAN PHASE II
C102	STORMWATER POLLUTION PREVENTION PLAN PHASE III
C103	STORMWATER POLLUTION PREVENTION PLAN SPECS.
C104	STORMWATER POLLUTION PREVENTION PLAN DETAILS
C105	STORMWATER POLLUTION PREVENTION PLAN DETAILS
C200	SITE PLAN
C201	DIMENSIONED SITE PLAN
C202	AUTOTURN PLAN
C203	SITE DETAILS
C300	GRADING PLAN
C301	GRADING DETAILS
C302	GRADING DETAILS
C400	MAINTENANCE OF TRAFFIC
C500	SANITARY SEWER PLAN & PROFILE
C600	DRAINAGE PLAN
C601	STORM SEWER PLAN & PROFILE
C602	STORM SEWER PLAN & PROFILE
C603	STORM SEWER PLAN & PROFILE
C604	DRAINAGE DETAILS
C605	DRAINAGE DETAILS
C701	WATER DETAILS
C800	UTILITY PLAN
C801	UTILITY DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS
--	PHOTOMETRIC PLAN
1 of 29	CITY OF FISHERS STANDARD CONSTRUCTION DETAILS

CITY OF FISHERS STANDARD NOTES

- THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT FISHERS STANDARD CONSTRUCTION DETAILS AND CONSTRUCTION SPECIFICATIONS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.
- THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.
- THE CONTRACTOR SHALL SCHEDULE A SITE PRE-CONSTRUCTION MEETING WITH THE CITY OF FISHERS PRIOR TO ANY CONSTRUCTION ON THE SITE BEING STARTED.
- THE FINAL SITE INSPECTION WILL NOT BE PERFORMED BY THE FISHERS DEPARTMENT OF ENGINEERING INSPECTOR UNTIL ALL SITE AND RIGHT-OF-WAY WORK IS COMPLETED.
- SITE RECORD DRAWING ARE REQUIRED TO BE SUBMITTED IN THE FISHERS STANDARD FORMAT PRIOR TO ENGINEERING DEPT. RELEASE OF THE COMPLETED SITE.
- ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO PAVEMENT MARKINGS, CURB/STONE SHOULDERS, SIGNAGE, ETC. REPAIRS SHALL COINCIDE WITH THE ADJOINING ROAD.
- A CITY OF FISHERS RIGHT-OF-WAY ACTIVITY PERMIT IS REQUIRED FOR UTILITY WORK CROSSING EXISTING PUBLIC RIGHT-OF-WAY.
- UTILITY WORK WITHIN EXISTING PUBLIC RIGHT-OF-WAY OR WITHIN 5' OF EXISTING PUBLIC RIGHT-OF-WAY PAVEMENT REQUIRES REMOVABLE FLOWABLE FILL.

DESIGN DATA

IMPERVIOUS SURFACE AREA
0.69 AC

STORMWATER CONVEYANCE

12" RCP	149.0 L.F.
15" RCP	297.4 L.F.
TOTAL	446.4 L.F.

STORMWATER DETENTION

PROVIDED OFFSITE BY OTHERS



Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.

PER INDIANA STATE LAW K 8-1-26,
IT IS AGAINST THE LAW TO DISCARD
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE, TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PREPARED FOR:
Everwise Credit Union
12330 Olio Road, Fishers, IN 46307

SHEET NO.

C001

PROJECT NO.

W24.0427

TITLE SHEET

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

PROJECT NO.:

W24.0427

DWG NAME:

W240427S01.dwg

DESIGNED BY:

DO

DRAWN BY:

GB

CHECKED BY:

SSR

DATE:

11/15/2024

REVISIONS AND ISSUES

ISSUED FOR PERMIT REVIEW

11/15/2024

ISSUED FOR CITY OF FISHERS REVIEW COMMENTS

11/15/2024

11/15/2024

REGISTERED PROFESSIONAL ENGINEER

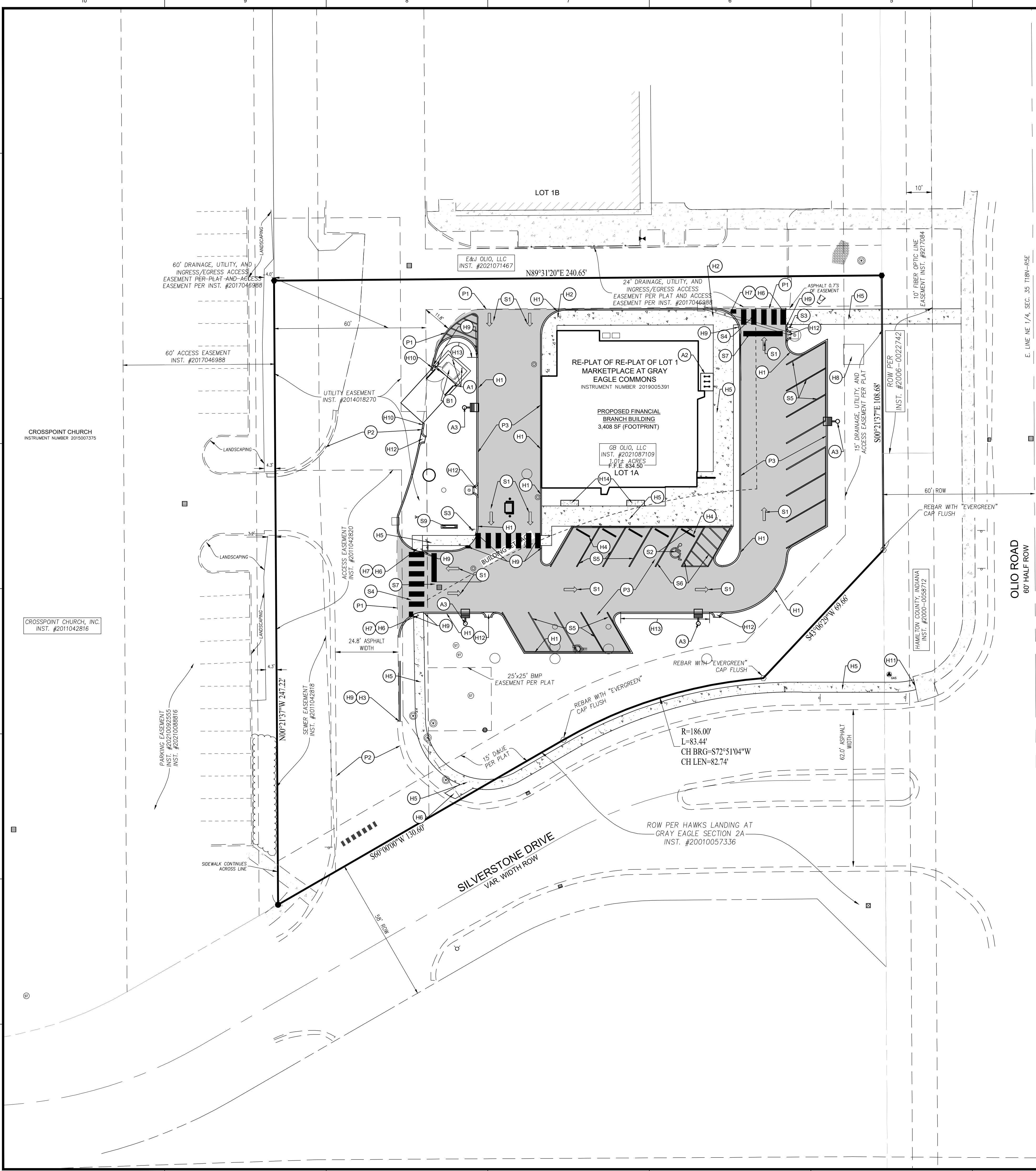
PE 1306279

STATE OF INDIANA

PROFESSIONAL ENGINEER

STEVEN SCOTT RUCKER P.E. 11300279

Part of Section 35, Township 18 North, Range 6 East, Fish Creek Township, Hamilton County, Indiana



SITE DATA
SITE AREA = 1.01 AC
BUILDING AREA = 3,500 SF
PERCENT IMPERVIOUS = 57.4%
ZONING = PUD-C1
FRONT YARD BSL REQUIRED = 50 FT
REAR YARD BSL REQUIRED = 20 FT
SIDE YARD BSL REQUIRED = 10 FT
PARKING REQUIRED:
PARKING REQUIREMENT: 2 STALLS/1000 SF
PARKING REQUIRED = 7 SPACES
PARKING DIMENSIONS = 9' x 18'
BIKE PARKING REQUIRED = 3 SPACES
PARKING PROVIDED:
18 - STANDARD SPACES
1 - ADA SPACES
19 - TOTAL SPACES

SITE PLAN LEGEND

- UTILITIES**
- CISTERN
 - DRINKING FOUNTAIN
 - FIRE DEPT HOOKUP
 - FIRE HYDRANT
 - POST INDICATOR VALVE
 - CHILLED WATER MANHOLE
 - WATER MANHOLE
 - SPRINKLER CONTROL BOX
 - SPRINKLER CONTROL VALVE
 - SPRINKLER
 - SPIGOT
 - WELL HEAD
 - WATER METER
 - WATER VALVE
 - GAS METER
 - GAS VALVE
 - ELECTRIC MANHOLE
 - ELECTRIC OUTLET
 - ELECTRIC METER
 - ELECTRICAL RISER
 - TRANSFORMER
 - GUY ANCHOR
 - ELECTRIC JUNCTION BOX
 - GENERATOR
 - UTILITY POLE
 - UTILITY POLE W/ TRANSFORMER
 - MONITORING WELL
 - LIQUID PROPANE GAS TANK

- ORNAMENTAL LIGHT
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- PARKING LOT LIGHT (3 HEAD)
- PARKING LOT LIGHT (4 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- LIFT STATION
- SANITARY SEWER MANHOLE
- SANITARY STUB MARKER
- SEPTIC TANK
- DISTRIBUTION BOX

OTHER

- FLAG POLE
- SIGN
- POST
- GATE POST
- BOLLARD
- PARKING METER
- PARKING WHEEL STOP
- ACCESSIBLE SPACE
- PARKING COUNT

SITE PLAN NOTES

- PAVEMENT**
- P1 MATCH EXISTING PAVEMENT
 - P2 RIGHT OF WAY PAVEMENT (LOCAL STREET - HMA PAVEMENT)
 - P3 STANDARD DUTY ASPHALT PAVING
- HARDSCAPE**
- H1 6" CONCRETE BARRIER CURB (SEE FISHERS STANDARD DETAILS)
 - H2 INTEGRAL WALK AND CURB
 - H3 MATCH EXISTING CURB
 - H4 CONCRETE PARKING BARRIER
 - H5 CONCRETE SIDEWALK
 - H6 ACCESSIBLE RAMP (NO DETECTABLE WARNING PLATES)
 - H7 PAVEMENT FLUSH WITH SIDEWALK
 - H8 TRANSFORMER PAD LOCATION
 - H9 TAPER CURB WITHIN 3 FEET
 - H10 2" TAPER CURBS FLUSH TO PAVEMENT
 - H11 MATCH EXISTING SIDEWALK
 - H12 CONCRETE CURB TURN-OUT
 - H13 ROLLED CURB (TRANSITION ENDS TO STRAIGHT)
 - H14 7' BY 2.25', 4" THICK CONCRETE PARK BENCH PAD
- BUILDING ACCESSORIES**
- B1 DUMPSTER ENCLOSURE WITH CONCRETE APRON
- ACCESSORIES**
- A1 BOLLARD
 - A2 BIKE RACK
 - A3 LIGHT POLE AND BASE
- SIGNAGE & MARKINGS**
- S1 PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS
 - S2 ACCESSIBLE PARKING SPACE AND SIGN
 - S3 STOP SIGN
 - S4 PEDESTRIAN CROSSWALK
 - S5 4" PAINTED WHITE SOLID LINES (TYP)
 - S6 4" PAINTED BLUE ADA SOLID LINES
 - S7 24" PAINTED WHITE STOP BAR
 - S8 EXISTING MONUMENT. ADJUST LOCATION AS NEEDED.
 - S9 GROUND MOUNTED SIGN (REFER TO ARCHITECTURAL PLANS)

PAVEMENT

- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE PAVEMENT
- RIGHT OF WAY PAVEMENT
- STONE

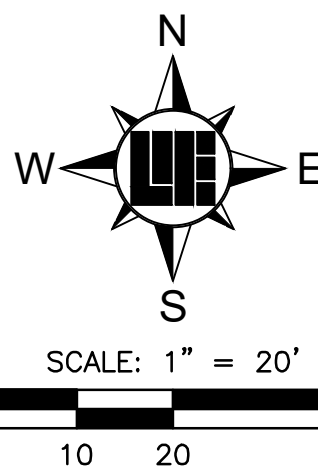
LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BUILDING SETBACK LINE
- BOUNDARY LINE
- SECTION LINE

ABBREVIATIONS

- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- ESMT EASEMENT
- D.&U.E. DRAINAGE AND UTILITY EASEMENT
- FFE FINISH FLOOR ELEVATION

REFER TO THE CITY OF FISHERS STANDARD CONSTRUCTION DETAILS FOR ALL RELATED DETAILS AND SPECIFICATIONS THAT RELATE TO THIS SITE. THE CITY STANDARDS TAKE PRECEDENCE OVER THE INFORMATION CONTAINED WITHIN THESE CONSTRUCTION DRAWINGS.



Within Indiana Call
811 or 800-382-5544
24 hours a day, 7 days a week.

PER INDIANA STATE LAW K 8-1-26,
IT IS AGAINST THE LAW TO DIGGING
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE, INC. (U.S.) WORKING
DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue
Indianapolis, Indiana 46280
w@eie.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
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PROJECT NO.:	W24.0427
DWG NAME:	W24.0427_SIT_C200.dwg
DESIGNED BY:	DO
DRAWN BY:	GB
CHECKED BY:	AS
DATE:	11/15/2024
REVISIONS AND ISSUES	
ISSUED FOR PERMIT REVIEW	DATE: 10/01/2024 BY: DO
ISSUED FOR CITY OF FISHERS REVIEW COMMENTS	DATE: 11/15/2024 BY: DO

11/15/2024
STEVEN SCOTT RUCKER
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
PE 13306279
STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:
EVERWISE CREDIT UNION
12330 Olio Road, Fishers, IN 46307

SHEET NO.

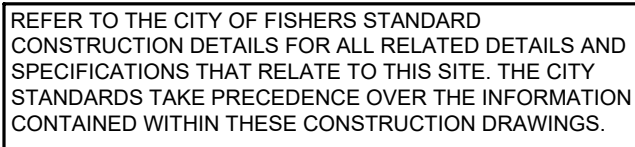
C200

PROJECT NO.

W24.0427

SITE PLAN

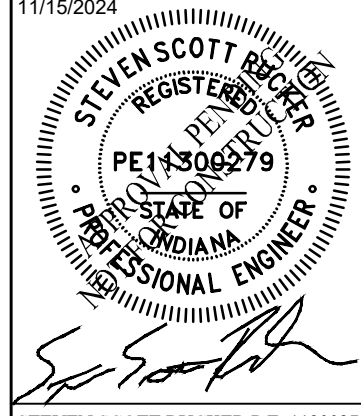
Part of Section 35, Township 18 North, Range 6 East, Fall Creek Township, Hamilton County, Indiana



PREPARED FOR:
EVERWISE CREDIT UNION

12330 Ohio Road, Fishers, IN 46307

DIMENSIONED SITE PLAN
Part of Section 35, Township 18 North, Range 5 East, Fall Creek Township, Hamilton County, Indiana



REVIEWS AND ISSUES	DATE	BY	PROJECT NO.
ISSUED FOR PERMIT REVIEW	10-01-2024	DO	W24-0427
ISSUED FOR CITY OF FISHERS REVIEW COMMENTS	11-15-2024	DO	DVGS NAME
			M24278171-C201 site plan
		DESIGNED BY:	
		DO	
		DRAWN BY:	
		GB	
		CHECKED BY:	
		AB	
		DATE:	11/15/2024

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Land Surveying | Civil Engineering
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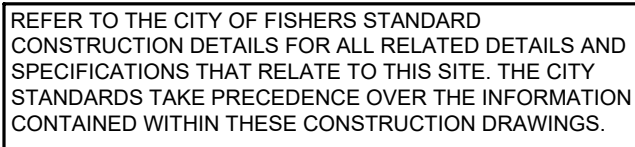
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Indianapolis, Indiana 46280
weih.e.net

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800 | 452 - 6408
317 | 843 - 0546 *fax*

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

ROW	RIGHT OF WAY
BSL	BUILDING SETBACK LINE
ESMT	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION



11/15/2024

STEVEN SCOTT RUCKER
REGISTERED
PE 11306279
STATE OF
INDIANA
PROFESSIONAL ENGINEER

[Signature]

STEVEN SCOTT RUCKER P.E. 11306279

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.:
ISSUED FOR PERMIT REVIEW	10-01-2024		W34.0427
ISSUED FOR CITY OF FISHERS REVIEW COMMENTS	11-18-2024	DD	DWG NAME
			W340427S1M-C200.audubon
			DESIGNED BY:
			DD
			DD
			DRAWN BY:
			GB
			CHECKED BY:
			AB
			DATE:

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 *fax*

MILAN H. WEIHE, P.E., F.I.S. - FOUNDER

WEIHE
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8 of 15

LOCATION: C:\2024\W240427_Silverstone\Working\Consent\W240427SL-100_Landscape.dwg
DATE/TIME: November 15, 2024 - 10:45am
PLOTED BY: wep

60" DRAINAGE, UTILITY, AND
INGRESS/EGRESS ACCESS
EASEMENT PER PLAT AND ACCESS
EASEMENT PER INST. #2017046958

60" ACCESS EASEMENT
INST. #2017046958

60" ACCESS EASEMENT
INST. #2017046958

PARKING EASEMENT
INST. #20210092555
INST. #20210086516

SEWER EASEMENT
INST. #2011042818

UIH 2 LT

AM 8 TR

CoC 2 PI

GpB 3 SL

IgC 2 SL
ToT 6 SL
GpB 5 SL

AcN 6 ST

TmT 5 FP

HaA 6 FP

TmT 5 PP

UIH 3 ST

VIN 3 PP

PoS 7 PP

TmT 3 FP

UIH 1 LT

VIN 3 PP

TmT 5 PP

CoC 1 PI

VIN 3 PP

PoS 5 PP

AM 9 PP

IgC 5 PP

SILVERSTONE DRIVE
VAR. WIDTH ROW

OLIO ROAD
60' HALF ROW

LANDSCAPE ORDINANCE REQUIREMENTS

	REQUIREMENT:	REQUIRED:	PROVIDED:
LT	ARTICLE 6.7.5 LOT PLANTINGS: - 3 TREES (MINIMUM) - 1 MUST BE A CANOPY TREE	- 3 TREES	- 3 TREES
FP	ARTICLE 6.7.5 FOUNDATION PLANTINGS: - MUST BE PLANTED WITHIN 20' OF FOUNDATION WALL - 1 SHRUB AND/OR ORNAMENTAL TREE PER 10 LINEAR FEET (DOCK OPENINGS EXCLUDED) - 4 SHRUBS (MINIMUM) MUST BE PLANTED ALONG THE FOUNDATION FACING EACH STREET.	244' BUILDING PERIMETER - 25 SHRUBS OR ORNAMENTAL TREES	244' BUILDING PERIMETER - 25 SHRUBS
ST	ARTICLE 6.7.6 STREET TREES: - ALONG ARTERIAL (OLIO RD) = 1 CANOPY TREE PER 50' - PLANTED BETWEEN CURB AND SIDEWALK - ALONG LOCAL (SILVERSTONE DR) = 1 CANOPY TREE PER 40' - PLANTED IN FRONT YARD - TREES MUST BE AT LEAST 10' FROM A SIDEWALK - PER PUD (ORDINANCE #030606C SECTION 5.B) STREET TREES SHALL BE PLACED ON AVERAGE BETWEEN 40-60 FEET ON CENTER.	OLIO RD (109') - 3 CANOPY TREES SILVERSTONE DR (214') - 6 CANOPY TREES	OLIO RD (109') - 3 CANOPY TREES SILVERSTONE DR (214') - 6 CANOPY TREES
PP	ARTICLE 6.11.4 PARKING PERIMETER: - 5' WIDE - 30 SHRUBS PER 100 LINEAR FEET (MIN 3' TALL AT MATURITY)	PERIMETER (156') - 47 SHRUBS	PERIMETER (156') - 47 SHRUBS
PI	ARTICLE 6.11.4 PARKING AREA INTERIOR: - 1 LANDSCAPE ISLAND PER 10 PARKING SPACES. MINIMUM 8' IN WIDTH AND 300 SF IN AREA. - EACH ISLAND MUST INCLUDE 1 SHADE TREE - MUST HAVE A MINIMUM OF 2 SHADE TREES PER 2,000 SF OF PARKING AREA.	19 PARKING SPACES (10,295 SF PARKING AREA) - 2 LANDSCAPE ISLANDS - 6 SHADE TREES	19 PARKING SPACES (10,295 SF PARKING AREA) - 2 LANDSCAPE ISLANDS - 6 SHADE TREES
TR	ARTICLE 6.2.8 TRASH RECEPTACLES - SHRUB MATERIAL SHALL BE PROVIDED TO SUPPLEMENT THE SCREENING OF THE ENCLOSURE.	- SHRUBS AROUND TRASH ENCLOSURE	- SHRUBS AROUND TRASH ENCLOSURE
SL	ARTICLE 6.17.6 FREE-STANDING SIGNS - LANDSCAPING EQUAL TO THE SQUARE FOOTAGE OF ONE SIGN FACE - MUST BE 50% EVERGREEN SHRUBS	(29 SF SIGN) - 29 SF LANDSCAPING - 50% EVERGREEN SHRUBS	- 70 SF LANDSCAPING - 50% EVERGREEN SHRUBS

LANDSCAPE PLAN NOTES

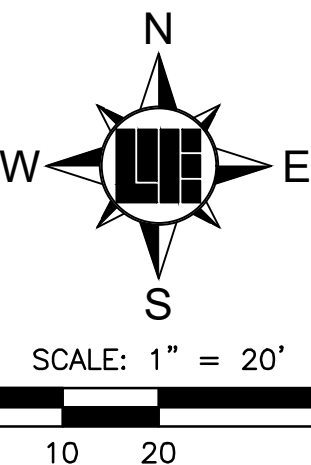
PLANT NAME QUANTITY KEY

LANDSCAPE LEGEND

MULCHED LANDSCAPE BEDS
SEED / SOD

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	B&B	CONT.	MATURE SIZE	SPECIAL INSTRUCTIONS
CANOPY DECIDUOUS TREES								
AcN	ACER NIGRUM	BLACK MAPLE	2" cal.	6	X		60'T x 45'W	
CoC	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND COMMON HACKBERRY	2" cal.	6	X		55'T x 50'W	
UIH	ULMUS x 'HOMESTEAD'	HOMESTEAD HYBRID ELM	2" cal.	6	X		55'T x 40'W	SEEDLESS
DECIDUOUS SHRUBS								
AM	ARONIA MELANOCARPA	BLACK CHOKEBERRY	#3	17		X	6'T x 6'W	
HaA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	#3	6		X	5'T x 6'W	
PoS	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	#3	18		X	6'T x 6'W	
VIN	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN ARROWWOOD VIBURNUM	#3	6		X	5'T x 4'W	
EVERGREEN SHRUBS								
IgC	ILEX GLABRA 'COMPACTA'	COMPACT INKBERY HOLLY	#3	12		X	4'T x 6'W	
TmT	TAXUS X MEDIA 'TAUNTON'	TAUNTON YEW	#3	23		X	4'T x 5'W	
ToT	THUJA OCCIDENTALIS 'TATER TOT'	TATER TOT ARBORVITAE	#3	6		X	2.5'T x 3'W	
PERENNIALS								
GpB	GERANIUM PRATENSE 'BOOM CHOCOLATTA'	BOOM CHOCOLATTA HARDY GERANIUM	#1	8		X	2'T x 2.5'W	24" O.C.



PREPARED FOR:
EVERWISE CREDIT UNION

12330 Ollo Road, Fishers, IN 46307

LANDSCAPE PLAN

SHEET NO.

L100

PROJECT NO.

W24.0427

REVISIONS AND ISSUES
DATE BY DD
10/01/2024 DD
11/15/2024 DD

PROJECT NO. W24.0427
DWG NAME W240427SL-100 Landscape
DESIGNED BY GHB
DRAWN BY GHB
CHECKED BY WGS
DATE 11/15/2024

ISSUED FOR CITY OF FISHERS REVIEW COMMENTS



WILLIAM G. SCHMIDT, P.L.A. No. 20000099

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

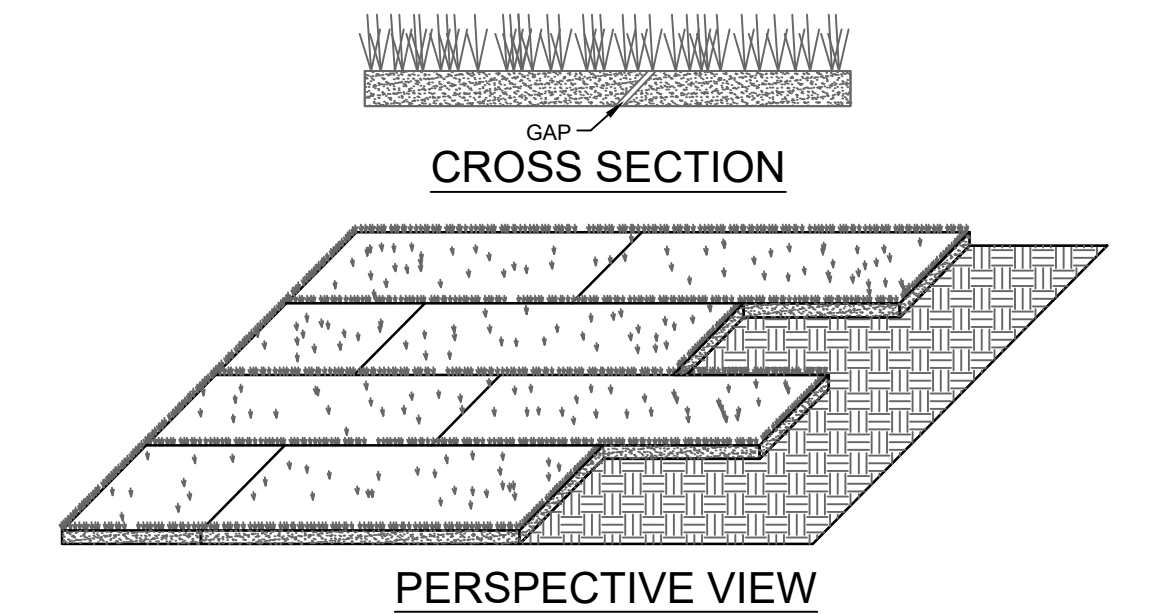
GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
2. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY FOR ALL PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION.
3. SUBMIT A LIST OF NURSERY SOURCES FOR ALL SPECIFIED PLANT MATERIAL INDICATING THE SIZE, GENUS, SPECIES AND VARIETY, INCLUDE THE QUANTITY OF PLANT MATERIAL TO BE PROCURED FROM EACH NURSERY.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
6. ANY EXISTING TREE(S) AND/OR PLANTINGS THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE PROTECTED AND BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT TO DETERMINE IF TREE(S) AND/OR PLANTINGS SHOULD BE 1) REMOVED, 2) SAVED AND INTEGRATED INTO THE LANDSCAPE DESIGN, OR 3) RELOCATED.
7. CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.
8. PLANTING BEDS AND PLANT MATERIAL SHALL BE LOCATED AS INDICATED ON LANDSCAPE PLAN. IN THE EVENT FIELD CHANGES OR CONDITIONS REQUIRE MODIFICATION TO THE LANDSCAPE DESIGN, THE CONTRACTOR SHALL CONSULT LANDSCAPE ARCHITECT AS TO PROPOSED MODIFICATIONS PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE IF NECESSARY.
9. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
10. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
11. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
12. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
13. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED WITHOUT APPROVAL OF THE JURISDICTION HAVING AUTHORITY AND THE LANDSCAPE ARCHITECT. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. THE CONTRACTOR SHALL COMPENSATE THE LANDSCAPE ARCHITECT FOR THE TIME REQUIRED FOR REVIEW AND INSPECTION OF PROPOSED PLANT SUBSTITUTIONS BID AWARD.
14. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY. SUBMIT COLOR PHOTOGRAPHS OF PROPOSED PLANT MATERIAL TAKEN IN THE NURSERY WHERE THEY ARE GROWING. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT PLANT MATERIALS AT NURSERY OR CONTRACTOR YARD PRIOR TO DELIVERY TO THE SITE. THE LANDSCAPE ARCHITECT MAY ALSO INSPECT AND APPROVED OR REJECTED PLANT MATERIAL ON THE JOB SITE. IN THE EVENT PLANT MATERIAL IS NOT THE SPECIFIED SIZE OR QUALITY, PLANTS WILL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
15. PLANTS AND OTHER LANDSCAPE MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL BE PROTECTED AND NOT CONFLICT WITH CONSTRUCTION OPERATIONS.
16. COMPOST SHALL BE A WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE. IT SHALL BE DERIVED FROM: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS; BIOSOLIDS (TREATED SEWAGE SLUDGE); YARD TRIMMINGS; SOURCE-SEPARATED OR MIXED SOLID WASTE. THE PRODUCT SHALL CONTAIN NO SUBSTANCES TOXIC TO PLANTS AND SHALL BE REASONABLY FREE (< 1% BY DRY WEIGHT) OF MAN-MADE FOREIGN MATTER. THE COMPOST WILL POSSESS NO OBJECTIONABLE ODORS AND SHALL NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT WAS DERIVED.
17. SHRUB AND PERENNIAL BEDS SHALL BE PREPARED BY PLACING 3" OF APPROVED COMPOST OVER PULVERIZED TOPSOIL AND ROTOTILLING TO A DEPTH OF 6".
18. PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS PRIOR TO MULCHING AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT. PRE-EMERGENT HERBICIDE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
19. ALL TREE AND SHRUB PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE FREE OF STICKS, LEAVES, SOIL AND FOREIGN MATERIAL. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
20. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS AND PLANT MATERIAL UNTIL ALL PUNCH LIST WORK HAS BEEN COMPLETED AND WRITTEN FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS INSTALLED AND SHALL INCLUDE BUT NOT LIMITED TO, WATERING, WEEDING, PRUNING, DISEASE AND INSECT CONTROL, MOWING, RESETTING OF PLANTS TO PROPER GRADES OR UPRIGHT POSITION, AND ANY OTHER PROCEDURE CONSISTENT WITH GOOD HORTICULTURAL PRACTICES.
21. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL ACCEPTANCE AS DETERMINED BY LANDSCAPE ARCHITECT OR OWNER. AT THE END OF THIS PERIOD, PLANT MATERIAL DETERMINED TO BE DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT OR OWNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR.

SUN & SHADE SEED MIXTURE	
APPLICATION RATE: 3-4 lb./1,000 sq. ft.	
TURF-TYPE PERENNIAL RYEGRASS	34%
FINE FESCUE	33%
SHAMROCK KBG	33%
Sun & Shade Park Mix forms a durable turf for general use areas. Sun & Shade Park Mix will do well under a wide range of maintenance levels and can be established in full sun to partially shaded conditions. Sun & Shade Park Mix will provide turf with a fine texture, good mowing quality, and withstand moderate traffic. Sun & Shade Park Mix will establish quickly for maximum competition against annual weeds.	

PERMANENT SEEDING NOTES

- GRADING**
1. GRADE THE SITE TO ACHIEVE PROPOSED GRADES AND POSITIVE DRAINAGE.
 2. ADD TOPSOIL TO ACHIEVE NEEDED DEPTH FOR ESTABLISHMENT OF VEGETATION.
- SEEDBED PREPARATION**
1. TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
 2. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE SOIL TEST AND WORK INTO THE UPPER TWO TO FOUR INCHES OF SOIL. IF TESTING IS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
 3. TILL THE SOIL TO OBTAIN A UNIFORM SEEDBED. USE A DISK OR RAKE, OPERATED ACROSS THE SLOPE, TO WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF THE SOIL.
- SEEDING**
- OPTIMUM SEEDING DATES: **MARCH 1 TO MAY 10 OR AUGUST 10 TO SEPTEMBER 30**
- PERMANENT SEEDING DONE BETWEEN **MAY 10 TO AUGUST 10** - SHALL BE IRRIGATED. SEEDING OUTSIDE OR BEYOND OPTIMUM SEEDING DATES IS STILL POSSIBLE WITH THE UNDERSTANDING THAT RESEEDING OR OVERSEEDING SHALL BE REQUIRED IF ADEQUATE SURFACE COVER IS NOT ACHIEVED. RESEEDING OR OVERSEEDING CAN BE EASILY ACCOMPLISHED IF THE SOIL SURFACE REMAINS WELL PROTECTED WITH MULCH.
1. APPLY SEED UNIFORMLY WITH A DRILL OR CULTPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER THE SEED TO A DEPTH OF ONE-FOURTH TO ONE-HALF INCH. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRING THE SEEDBED WITH A ROLLER OR CULTPACKER AFTER COMPLETING SEEDING OPERATIONS. (IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.)
 2. MULCH ALL SEEDED AREAS AND USE APPROPRIATE METHODS TO ANCHOR THE MULCH IN PLACE. USE EROSION CONTROL BLANKETS ON SLOPING AREAS AND CONVEYANCE CHANNELS.
- MAINTENANCE**
1. INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS UNTIL THE VEGETATION IS SUCCESSFULLY ESTABLISHED.
 2. CHARACTERISTICS OF A SUCCESSFUL STAND INCLUDE VIGOROUS DARK GREEN OR BLuishGREEN SEEDLINGS WITH A UNIFORM VEGETATIVE COVER DENSITY OF 90 PERCENT OR MORE.
 3. CHECK FOR EROSION OR MOVEMENT OF MULCH.
 4. REPAIR DAMAGED, BARE, GULLIED, OR SPARSELY VEGETATED AREAS AND THEN FERTILIZE, RESEED, AND APPLY AND ANCHOR MULCH.
 5. IF PLANT COVER IS SPARSE OR PATCHY, EVALUATE THE PLANT MATERIALS CHOSEN, SOIL FERTILITY, MOISTURE CONDITION, AND MULCH APPLICATION; REPAIR AFFECTED AREAS EITHER BY OVERSEEDING OR PREPARING A NEW SEEDBED AND RESEEDING. APPLY AND ANCHOR MULCH ON THE NEWLY SEEDBED AREAS.
 6. IF VEGETATION FAILS TO GROW, TEST SOIL TO DETERMINE SOIL PH OR NUTRIENT DEFICIENCY PROBLEMS. (CONTACT YOUR SOIL AND WATER CONSERVATION DISTRICT OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE.)
 7. IF ADDITIONAL FERTILIZATION OR SOIL AMENDMENTS ARE NEEDED TO GET A SATISFACTORY STAND, DO SO ACCORDING TO SOIL TEST RECOMMENDATIONS.
 8. ADD FERTILIZER THE FOLLOWING GROWING SEASON. FERTILIZE ACCORDING TO SOIL TEST RECOMMENDATIONS.
 9. FERTILIZE TURF AREAS ANNUALLY. APPLY FERTILIZER IN A SPLIT APPLICATION. FOR COOL-SEASON GRASSES, APPLY ONE-HALF OF THE FERTILIZER IN LATE SPRING AND ONE-HALF IN EARLY FALL. FOR WARM-SEASON GRASSES, APPLY ONE-THIRD IN EARLY SPRING, ONE-THIRD IN LATE SPRING, AND THE REMAINING ONE-THIRD IN MIDDLE SUMMER.



1 SOD APPLICATION DETAIL

Scale: N.T.S.

SOD NOTES

- INSTALLATION**
- SOD SHOULD NOT BE INSTALLED DURING HOT WEATHER, ON DRY SOIL, FROZEN SOIL, COMPACTED CLAY, LOOSE SAND OR GRAVELLY SUBSTRATE SOILS, AGGREGATE, OR PESTICIDE TREATED SOIL. THE IDEAL TIME TO LAY SOD IS MAY 1 TO JUNE 1 OR SEPTEMBER 1 TO SEPTEMBER 30, ALTHOUGH IT CAN BE INSTALLED AS EARLY AS MARCH 15 IF AVAILABLE OR JUNE 1 TO SEPTEMBER 1 IF IRRIGATED.
- SITE PREPARATION**
1. APPLY TOPSOIL IF EXISTING SOIL CONDITIONS ARE UNSUITABLE FOR ESTABLISHING VEGETATION.
 2. GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE AND CREATE A SMOOTH, FIRM SOIL SURFACE.
 3. WHERE APPLICABLE, USE A CHISEL PLOW, DISK, HARROW, OR RAKE TO BREAK UP COMPACTED SOILS AND CREATE A FAVORABLE ROOTING DEPTH OF SIX TO EIGHT INCHES.
- SOD BED PREPARATION**
1. TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
 2. IF SOIL PH IS TOO ACIDIC FOR THE GRASS SOD TO BE INSTALLED, APPLY LIME ACCORDING TO SOIL TEST RESULTS OR AT THE RATE RECOMMENDED BY THE SOD SUPPLIER.
 3. APPLY FERTILIZER AS RECOMMENDED BY THE SOIL TEST. IF TESTING WAS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
 4. WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF SOIL WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE.
 5. RAKE OR HARROW THE AREA TO ACHIEVE A SMOOTH FINAL GRADE AND THEN ROLL OR CULTPACK THE SOIL SURFACE TO CREATE A FIRM SURFACE ON WHICH TO LAY THE SOD.
- LAYING THE SOD**
1. INSTALL SOD WITHIN THIRTY-SIX HOURS OF ITS CUTTING.
 2. STORE THE SOD IN A SHADED LOCATION DURING INSTALLATION.
 3. IMMEDIATELY BEFORE LAYING THE SOD, RAKE THE SOIL SURFACE TO BREAK ANY CRUST. (IF THE WEATHER IS HOT, LIGHTLY IRRIGATE THE SOIL SURFACE PRIOR TO LAYING THE SOD.)
 4. LAY SOD STRIPS IN A BRICK-LIKE PATTERN.
 5. BUTT ALL JOINTS TIGHTLY AGAINST EACH OTHER (DO NOT STRETCH OR OVERLAP THEM), USING A KNIFE OR MASONS TROWEL TO TRIM AND FIT SOD INTO IRREGULARLY SHAPED AREAS.
 6. ROLL THE SOD LIGHTLY AFTER INSTALLATION TO ENSURE FIRM CONTACT BETWEEN THE SOD AND SOIL.
 7. IRRIGATE NEWLY SODDED AREAS UNTIL THE UNDERLYING SOIL IS WET TO A DEPTH OF FOUR INCHES, AND THEN KEEP MOIST UNTIL THE GRASS TAKES ROOT.

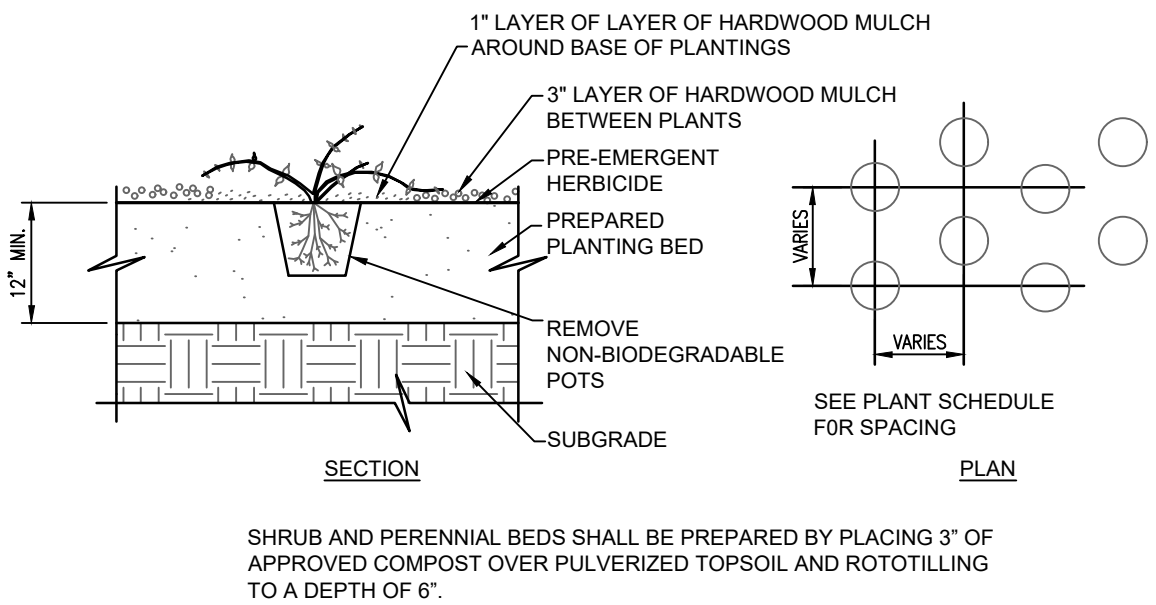
- SLOPE APPLICATION**
1. INSTALL THE SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO THE SLOPE.
 2. WHERE SLOPES EXCEED A RATIO OF 3:1, STAPLE OR STAKE EACH STRIP AT THE CORNERS AND IN THE MIDDLE.

- CHANNEL APPLICATION**
- (SODDING PROVIDES QUICKER PROTECTION THAN SEEDING AND MAY REDUCE THE RISK OF EARLY WASHOUT.)
1. EXCAVATE THE CHANNEL, ALLOWING FOR THE FULL THICKNESS OF THE SOD.
 2. LAY THE SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO CHANNEL FLOW.
 3. STAPLE OR STAKE EACH STRIP OF SOD AT THE CORNERS AND IN THE MIDDLE.
 4. STAPLE JUTE OR BIODEGRADABLE POLYPROPYLENE NETTING OVER THE SODDED AREA TO MINIMIZE THE POTENTIAL FOR WASHOUT DURING ESTABLISHMENT.

- MAINTENANCE**
1. INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS UNTIL SOD IS WELL ROOTED.
 2. KEEP SOD MOIST UNTIL FULLY ROOTED.
 3. AFTER SOD IS WELL-ROOTED (TWO TO THREE WEEKS), MAINTAIN A PLANT HEIGHT OF TWO TO THREE INCHES.
 4. TIME MOWING TO AVOID RUTS IN TURF.
 5. FERTILIZE TURF AREAS ANNUALLY. APPLY FERTILIZER IN A SPLIT APPLICATION. FOR COOL SEASON GRASSES, APPLY ONE-HALF OF THE FERTILIZER IN LATE SPRING AND ONE-HALF IN EARLY FALL. FOR WARM-SEASON GRASSES, APPLY ONE-THIRD IN EARLY SPRING, ONE-THIRD IN LATE SPRING AND ONE-THIRD IN MID-SUMMER.

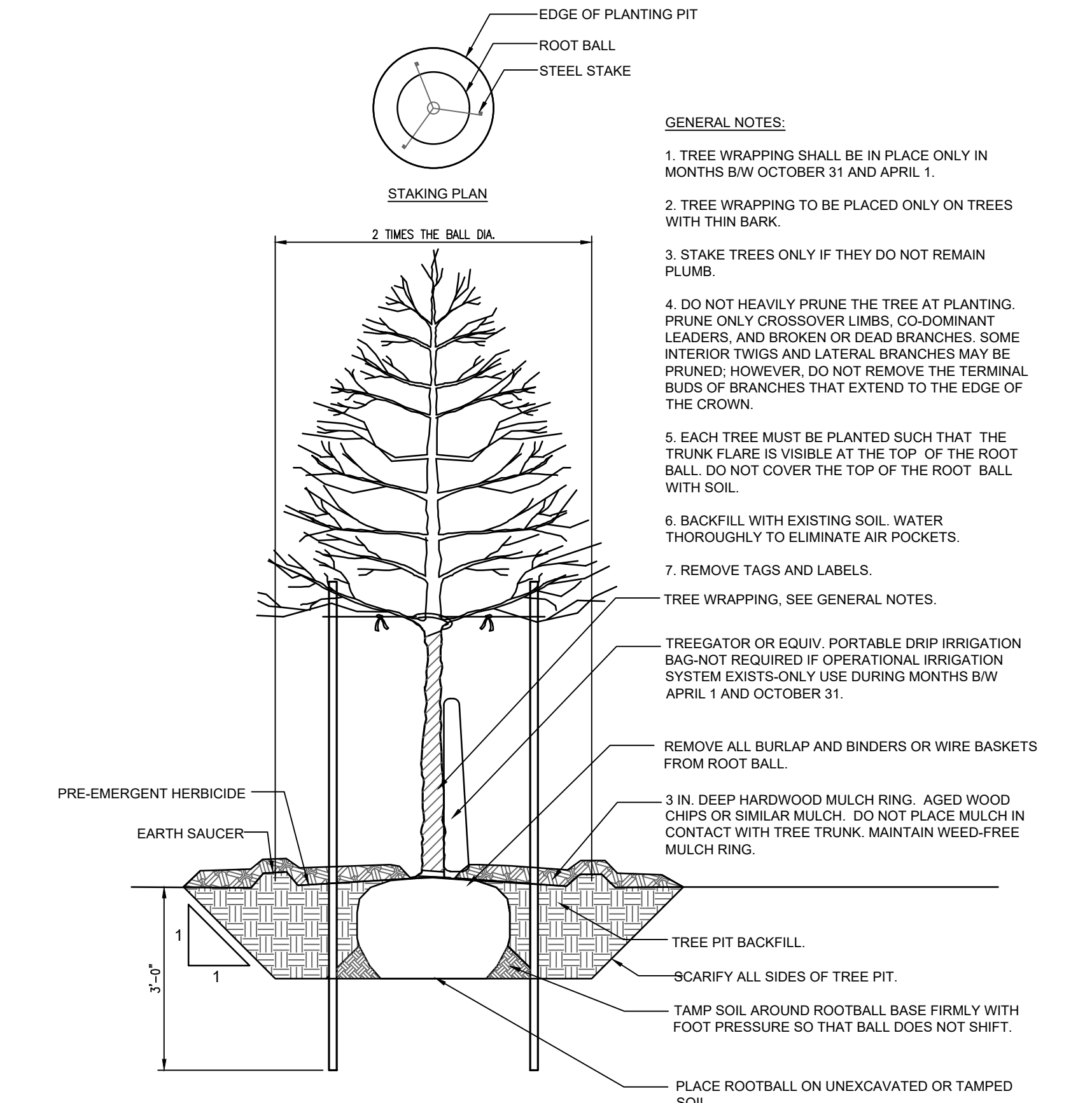
2 V-CUT LANDSCAPE BED EDGE DETAIL

Scale: N.T.S.



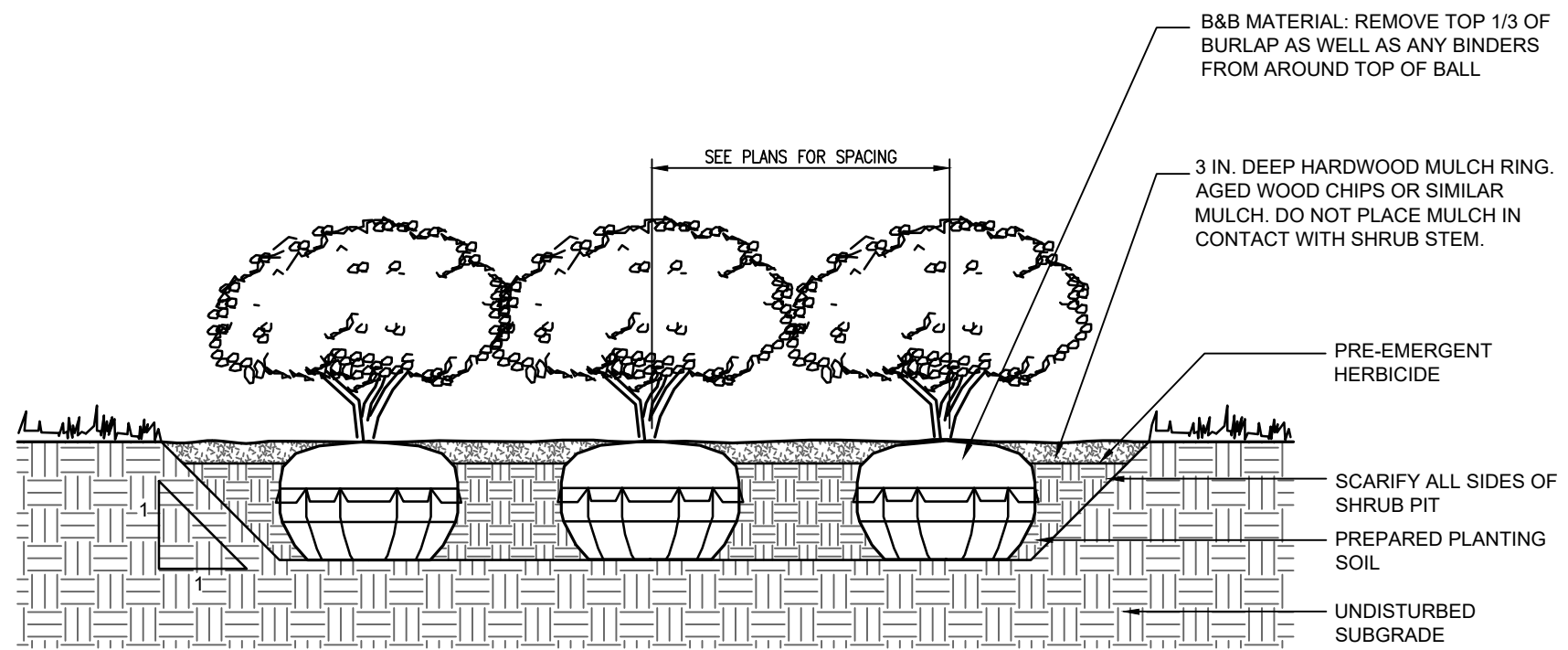
3 GROUNDCOVER PLANTING

Scale: N.T.S.



4 TREE PLANTING DETAIL

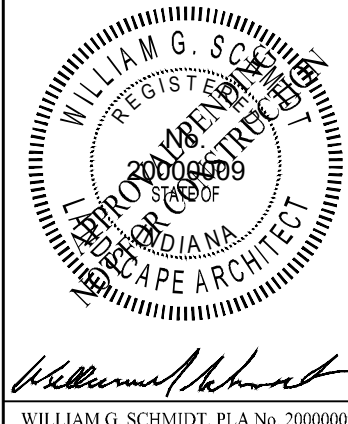
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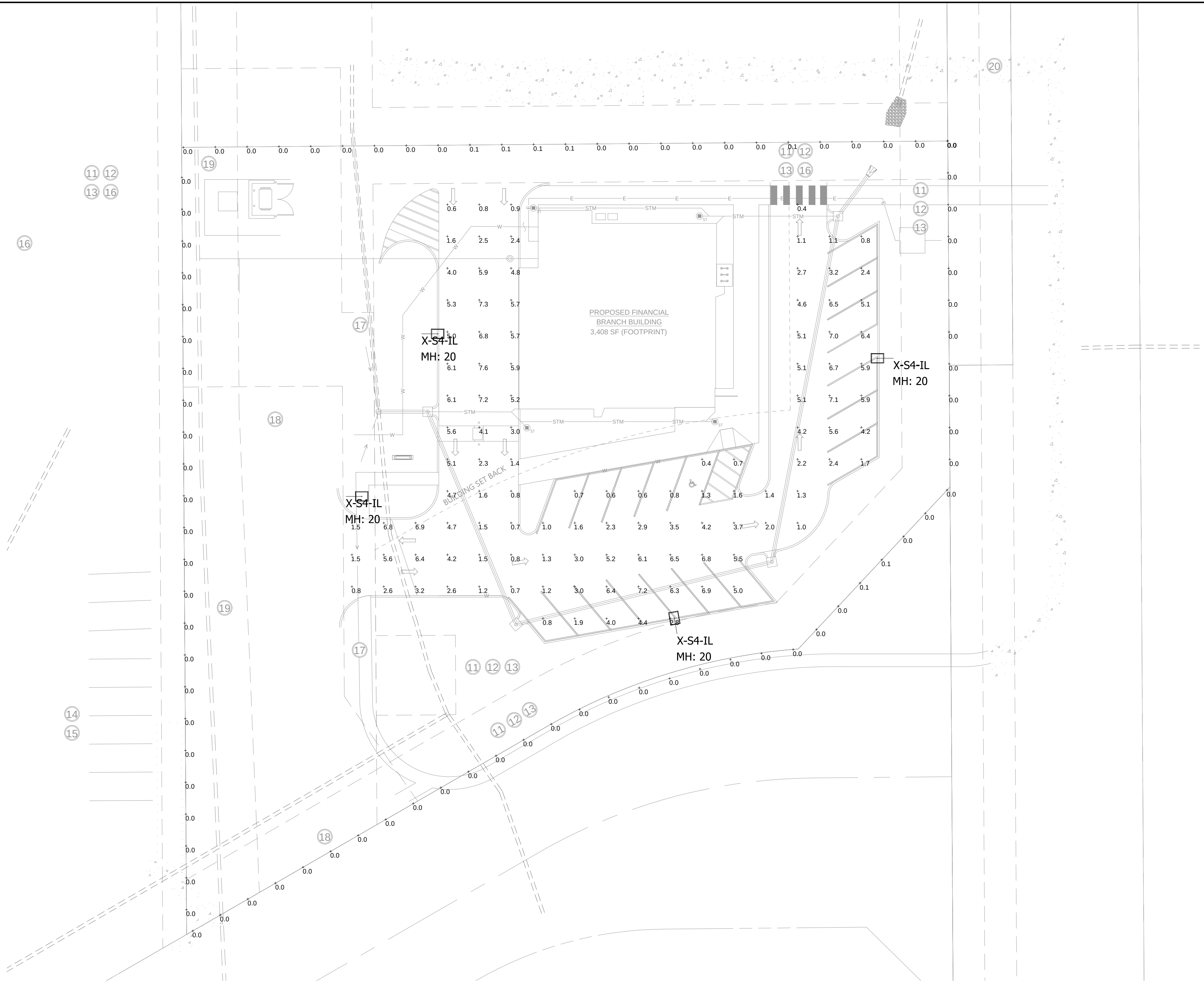
5 SHRUB PLANTING DETAIL

Scale: N.T.S.

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.	W24.0427
ISSUED FOR PERMIT REVIEW	10/01/2024	DD	DWG NAME	W24.0427
ISSUED FOR CITY OF FISHERS REVIEW COMMENTS	11/15/2024	DD	W24.0427 S11-100 Landscape	
DESIGNED BY			DESIGNED BY	GBB
DRAWN BY			DRAWN BY	GBB
CHECKED BY			CHECKED BY	WBS
DATE			DATE	11/15/2024



WILLIAM G. SCHMIDT, P.E. No. 20090009



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
	4	X-S4-IL	Single	14615	0.900	196	DL167083

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
_Property Line	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
Paved Parking Lot & Drives	Illuminance	Fc	3.58	7.6	0.4	8.95	19.00

- LIGHTING NOTES:**
- Mounting Height = 20'
 - Light Loss Factor = 0.90
 - Footcandle Values Calculated @ Grade
 - Reflectance Values - 80/50/20 (office spaces)
50/30/20 (warehouse areas)

National Lighting Vendor:
For pricing and technical assistance contact:
Russ Miller of CBMC INC, tel# 317-697-7510,
rmiller@cbmcinc.com

All electrical work shall comply with National, State, and Local codes including and not limited to the National Electric Code, NFPA 101 Life Safety Code, ASHREA and /or IECC Energy Codes.

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CBMC

LIGHTING SOLUTIONS

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317-780-8350| WWW.CBMCINC.COM

SEE MORE

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with IESNA approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and LED lumen package, location adjustments, and other variable field conditions.

Contractor to check and verify all dimensions on site before commencing any work shown.

Everwise Credit Union Site

SITE LAYOUT			
Scale:	1" = 20'	Drawing No:	LP1
Date:	10/30/24	Project No:	CB26337-SITE-2
Drawn By:	SJM		
			-