



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Planned Unit Development (PUD) Committee

DATE: 2/5/2025 at 5:00 PM

**DIRECTIONS: Fishers Municipal Center Theater,
1 Municipal Drive, Fishers, IN 46038**

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. Bent Grass Marketplace

Parcel: 15-11-19-00-67-001.000

Case: PUD-24-23

Request: Request to approve site plan and architecture for an approximately 15,039 sq. ft. multi-tenant retail/restaurant building located at 13682 Bent Grass Ln.

Petitioner: Eric Gleissner (egleissner@civilsite.net)

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

b. Allisonville Place Lot 4

Parcel: 14-14-02-00-37-009.000

Case: PUD-24-24

Request: Request to approve site plan and architecture for an approximately 5700 sf veterinarian office located at 10978 Allisonville Rd.

Petitioner: Adam DeHart (adehart@keelerwebb.com)

Planner: Grace Wiley (wileyg@fishers.in.us)

- 2. Riverplace PUD Committee - none**
- 3. Staff Communication**



Planned Unit Development (PUD) Committee Staff Report

Meeting Date: February 5, 2025

TDEPARTMENT CONTACT: Christy Cashin (cashinc@fishers.in.us)		CASE NUMBER: PUD-24-23
PETITIONER: Eric Gleissner (egleissner@civilsite.net)		PROPERTY ADDRESS/LOCATION: 13682 Bent Grass Ln, Fishers, IN
REQUEST: Request to approve site plan and architecture for an approximately 15,039 sq. ft. multi-tenant retail/restaurant building located at 13682 Bent Grass Ln.		
APPLICABLE REGULATIONS: Fishers Marketplace PUD	EXISTING ZONING: PUDM (Fishers Marketplace PUD)	FISHERS 2040: Employment Node

Lot Size: 2.19 acres

LOCATION MAP



STAFF RECOMMENDATION

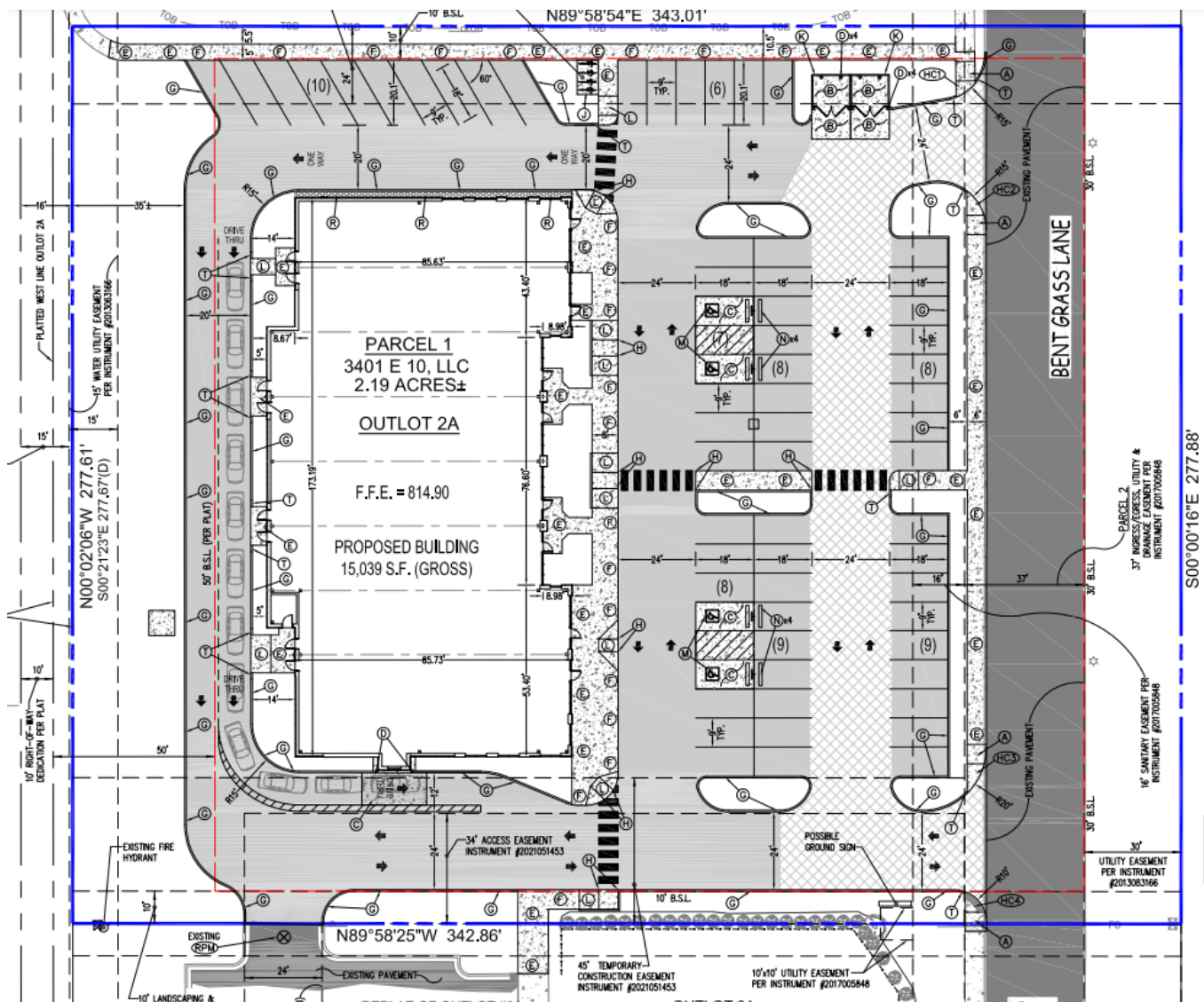
☒ Approve ☐ Approve with Conditions ☐ Continue ☐ Deny

ZONING HISTORY

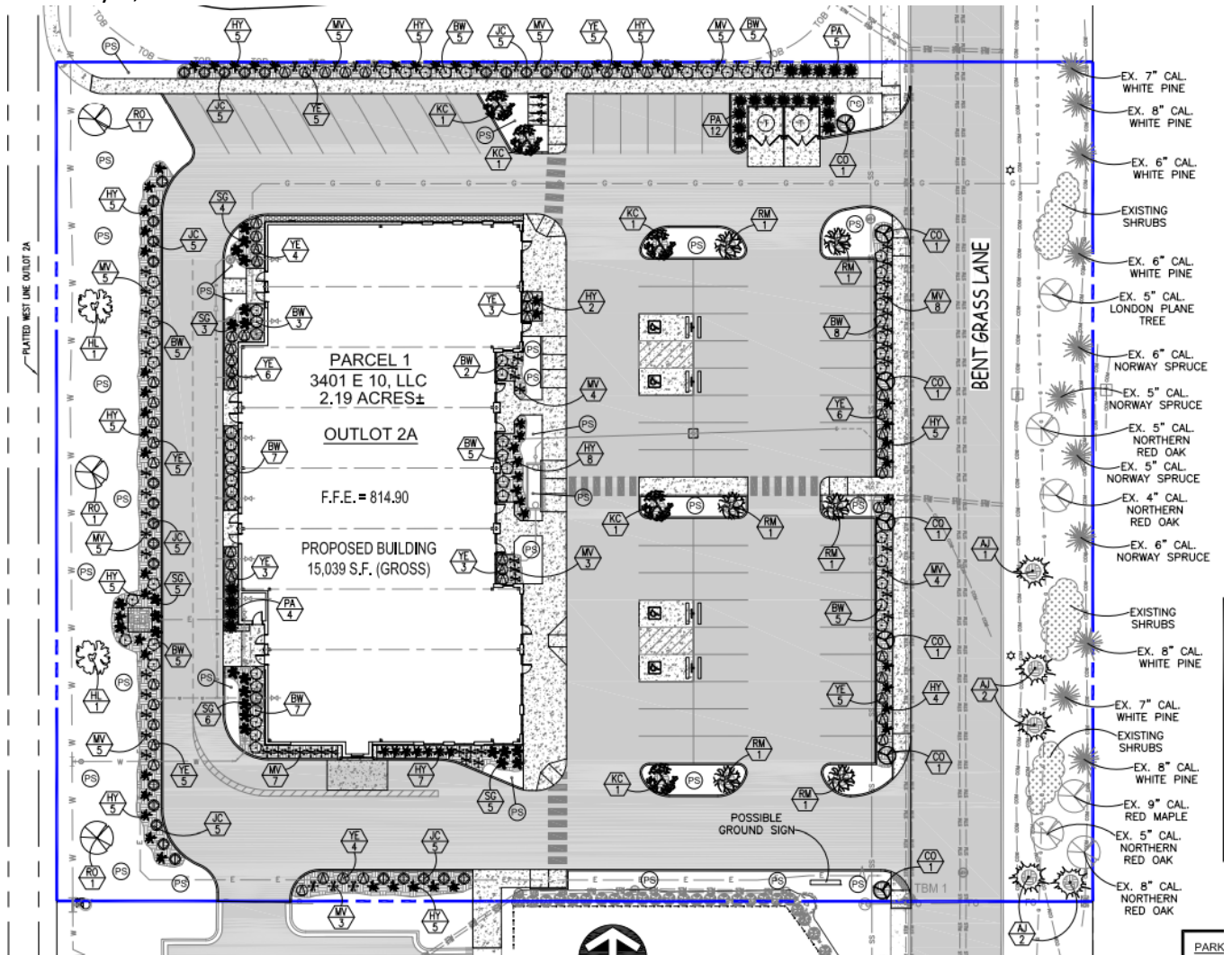
The property is currently zoned PUDM (Fishers Marketplace PUD). Ordinance No. 070506 applies to this property. Architectural and development standards are in Ord. No. 070506.

PETITION OVERVIEW

The petitioner is requesting to build a 15,039 SF multi-tenant retail and restaurant building, with a drive-thru. This project will also include the development of associated parking lot infrastructure on the 2.19 acre lot.



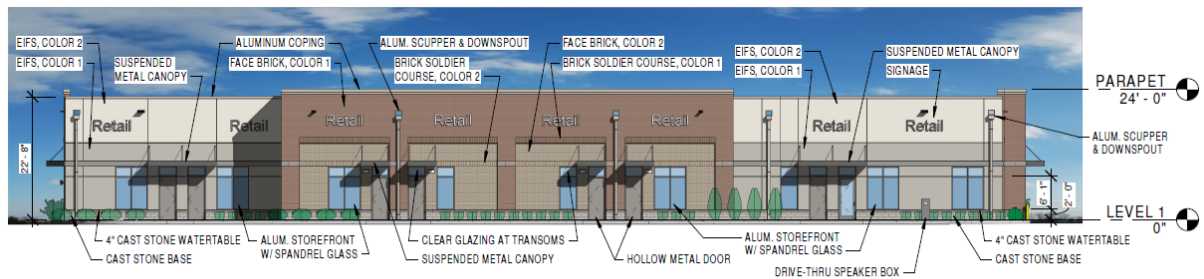
Site plan



Landscape Plan

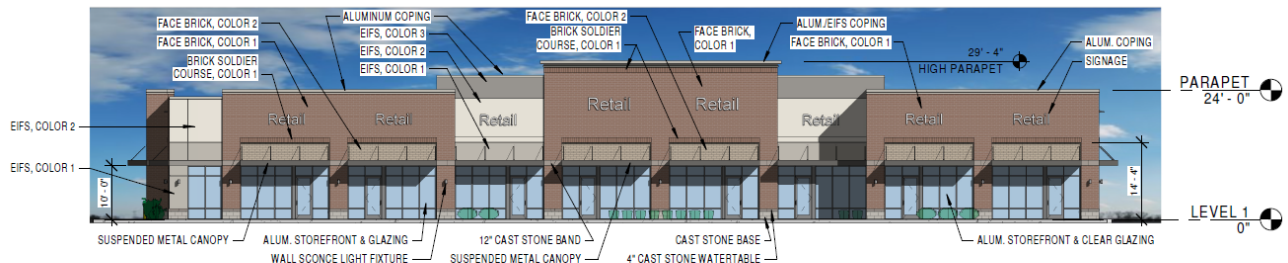


Proposed project location



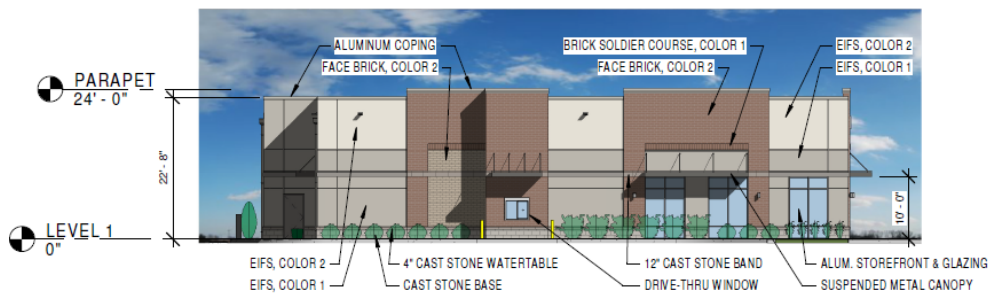
WEST ELEVATION

EAST ELEV.		
TOTAL SF (LESS GLAZING)	=	3,605 SF
BRICK/STONE	=	1,915 SF = 53%
EIFS	=	1,690 SF = 47%



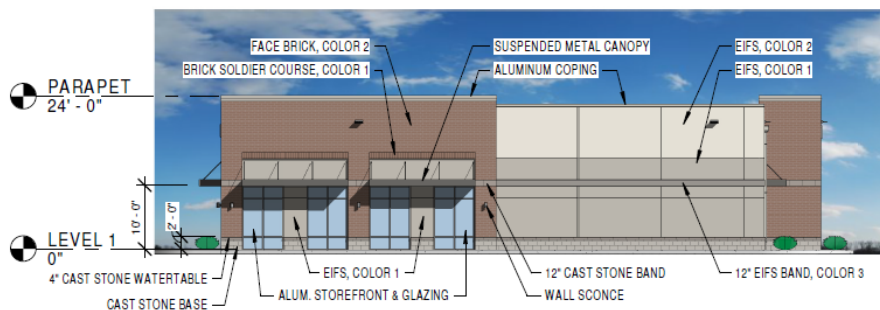
EAST ELEVATION

EAST ELEV.		
TOTAL SF (LESS GLAZING)	=	3,077 SF
BRICK/STONE	=	2,409 SF = 78%
EIFS	=	668 SF = 22%



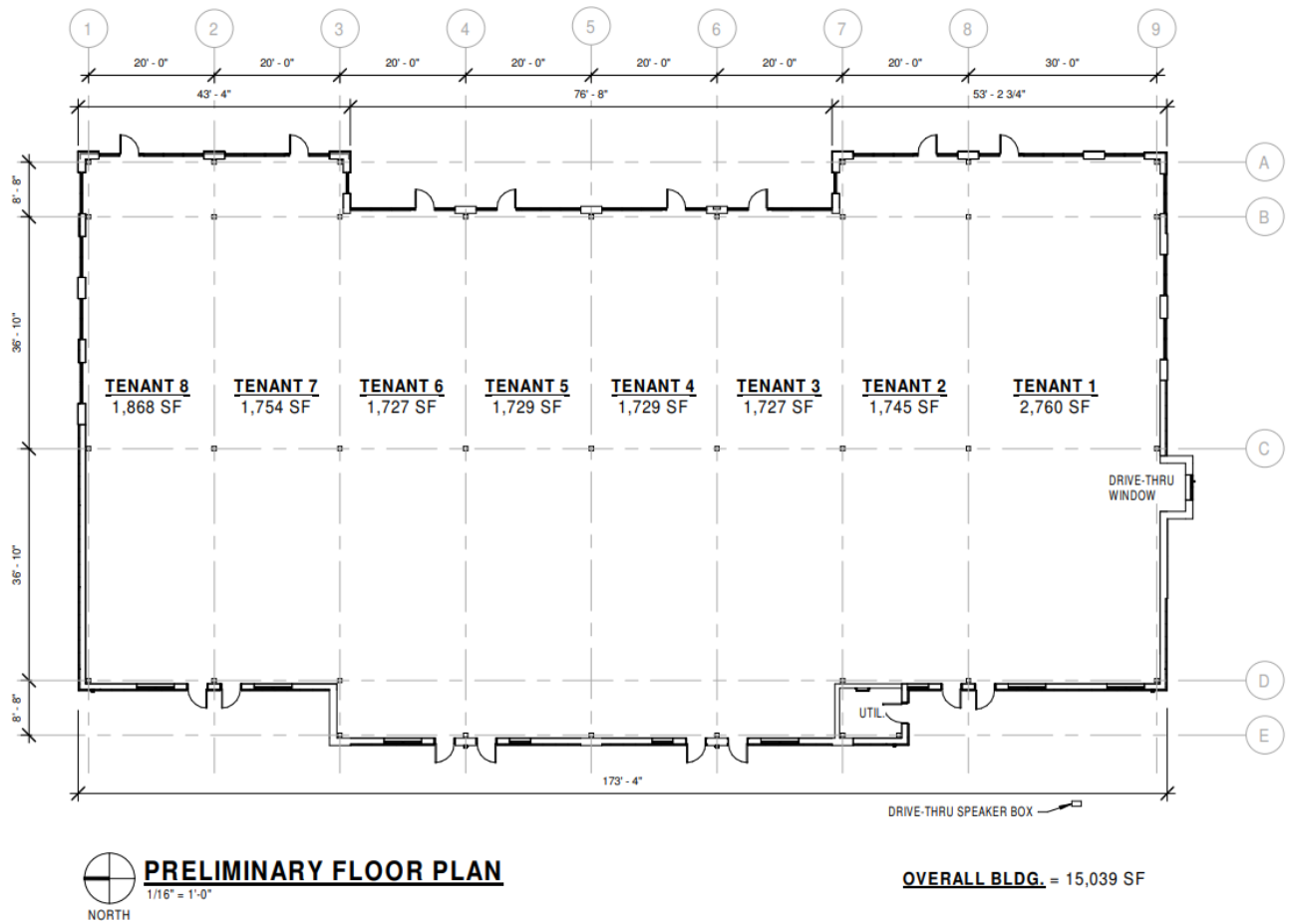
SOUTH ELEVATION

SOUTH ELEV.		
TOTAL SF (LESS GLAZING)	=	1,943 SF
BRICK/STONE	=	904 SF = 47%
EIFS	=	1,039 SF = 53%



NORTH ELEVATION

NORTH ELEV.		
TOTAL SF (LESS GLAZING)	=	1,903 SF
BRICK/STONE	=	841 SF = 44%
EIFS	=	1,062 SF = 56%



Floor Plan

DETAILS

Materials used on this building are brick in two colors, EIFS in three neutral colors, aluminum storefront and glazing, cast stone base, and metal canopy awnings.

Eastern façade, facing Bent Grass Lane, is comprised of:

- 52% Brick
- 15% EIFS
- 31% Glazing
- 2% Cast stone

Western façade, facing State Rd. 37, is comprised of:

- 43% Brick
- 37% EIFS
- 13% Glazing
- 7% Cast stone

Southern façade:

- 40% Brick
- 46% EIFS
- 8% Glazing
- 6% Cast stone

Northern façade:

- 37% Brick
- 47% EIFS
- 11% Glazing
- 5% Cast stone

ARCHITECTURAL STANDARDS

Architectural standards for this project can be found in the Fishers Marketplace PUD, Ordinance No. 070506 (Section 5). 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.	In compliance
070506	Finished facades that have greater than one 100 feet in length, measured horizontally, shall include a repeating pattern.	In compliance
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.)	N/A

SURROUNDING CHARACTER

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

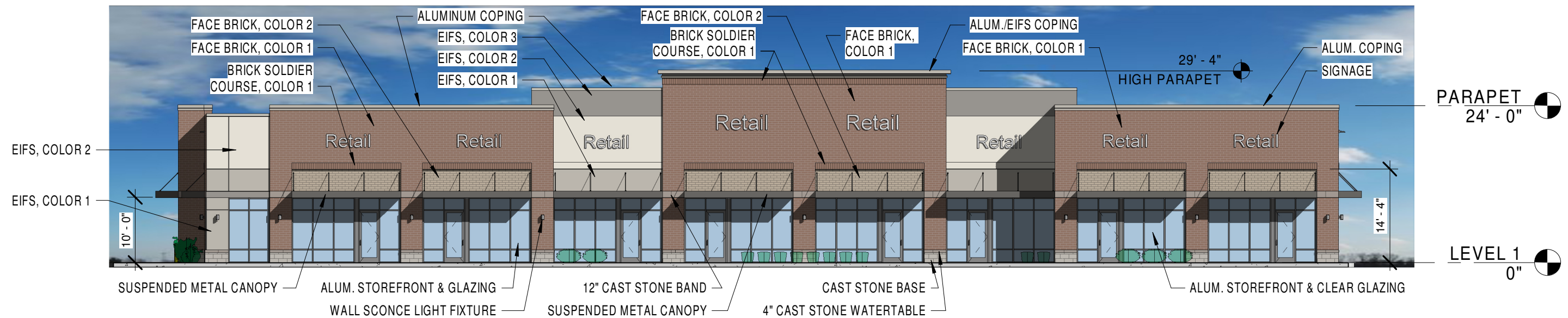


STAFF RECOMMENDATION

Staff recommends the PUD Committee approve the site plan and elevations as proposed.

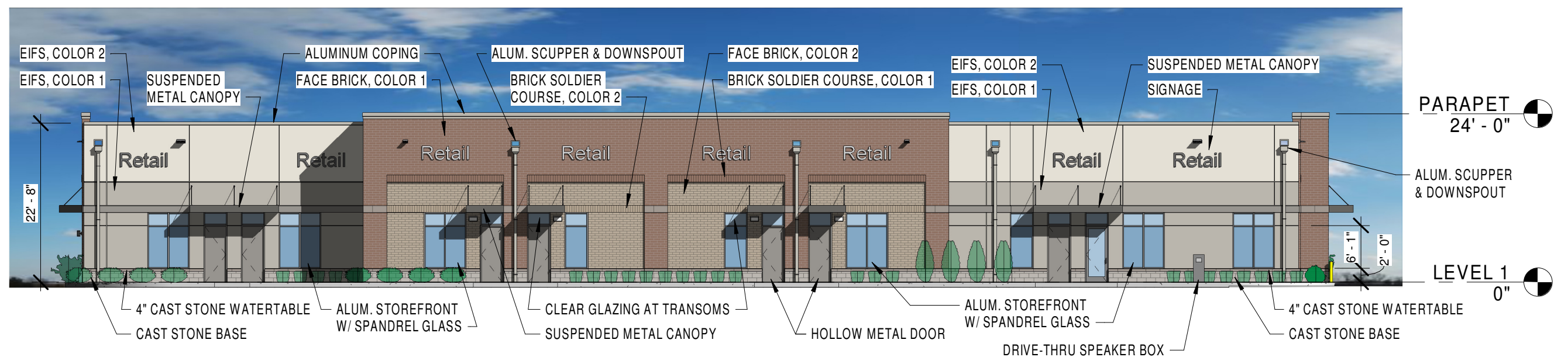
STAFF RECOMMENDATION

☒ Approve ☐ Approve with Conditions ☐ Continue ☐ Deny



EAST ELEVATION

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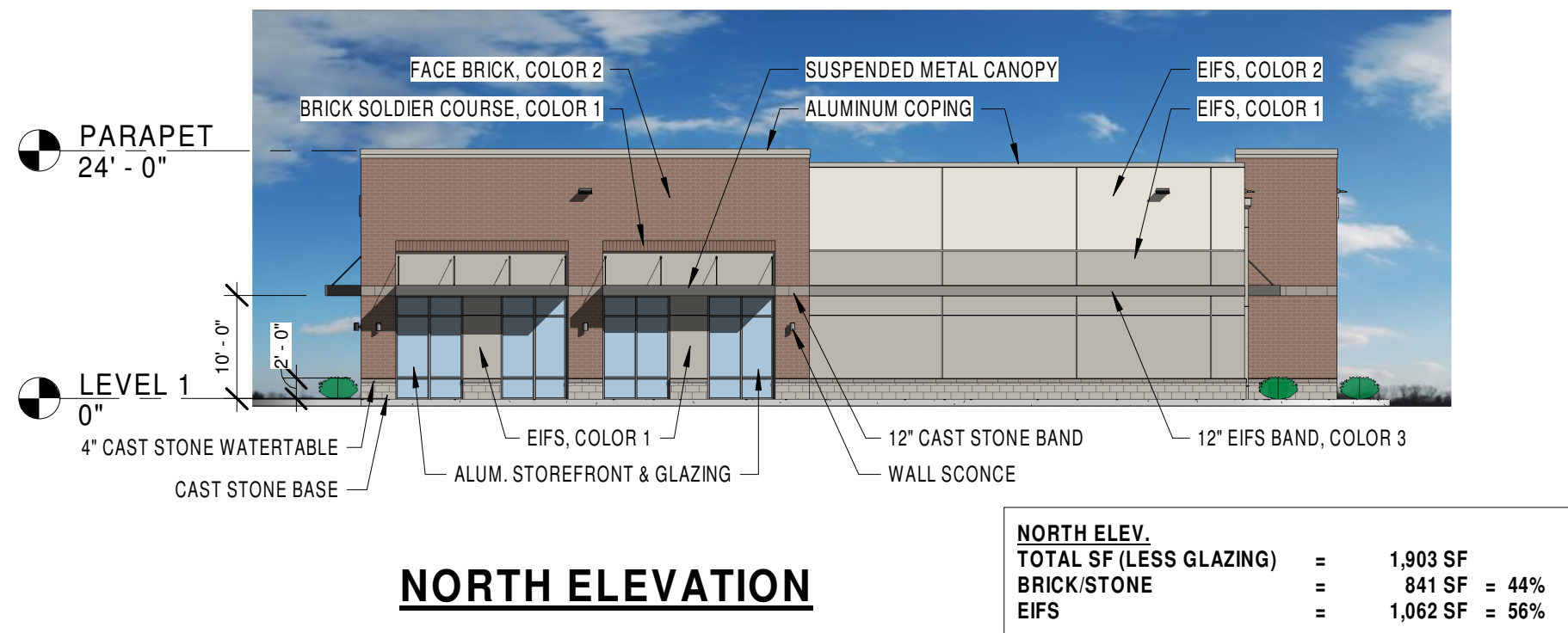
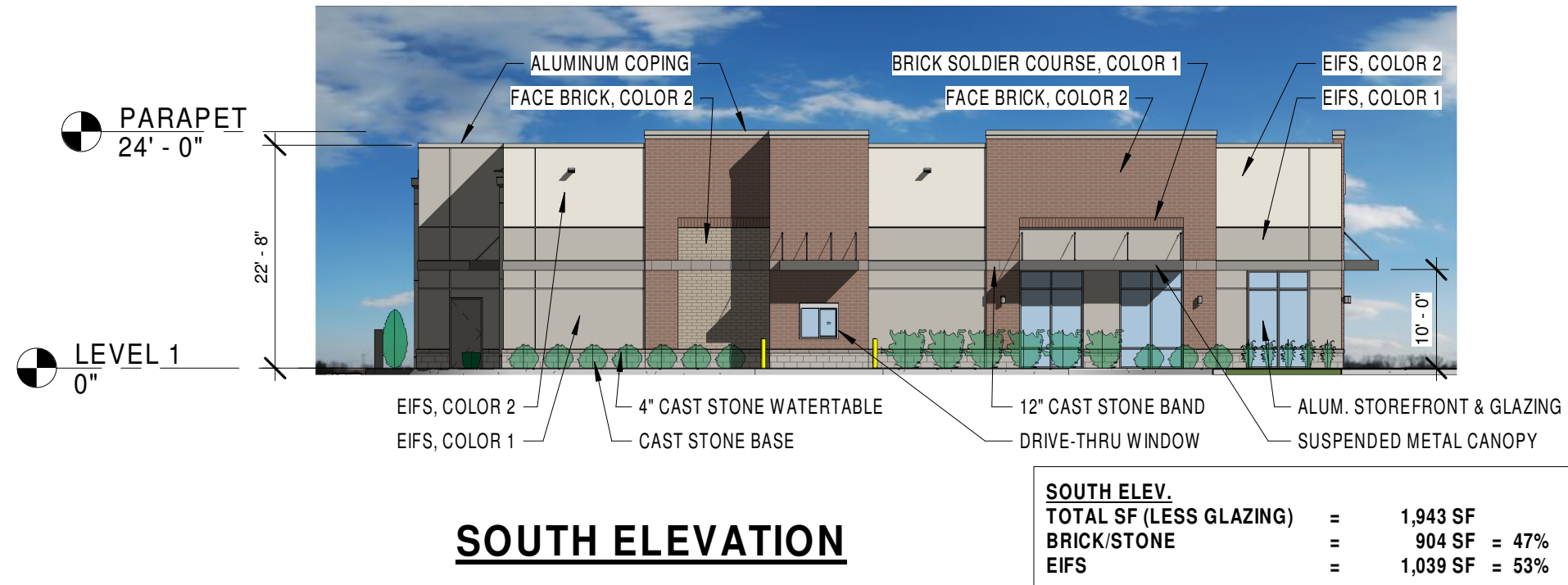
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BENT GRASS MARKETPLACE

BENT GRASS RETAIL

01-30-2025



BENT GRASS MARKETPLACE

BENT GRASS RETAIL

01-30-2025



SOUTHEAST VIEW



NORTHEAST VIEW

BENT GRASS MARKETPLACE

LOT 2A

01-15-2025



SOUTHWEST VIEW

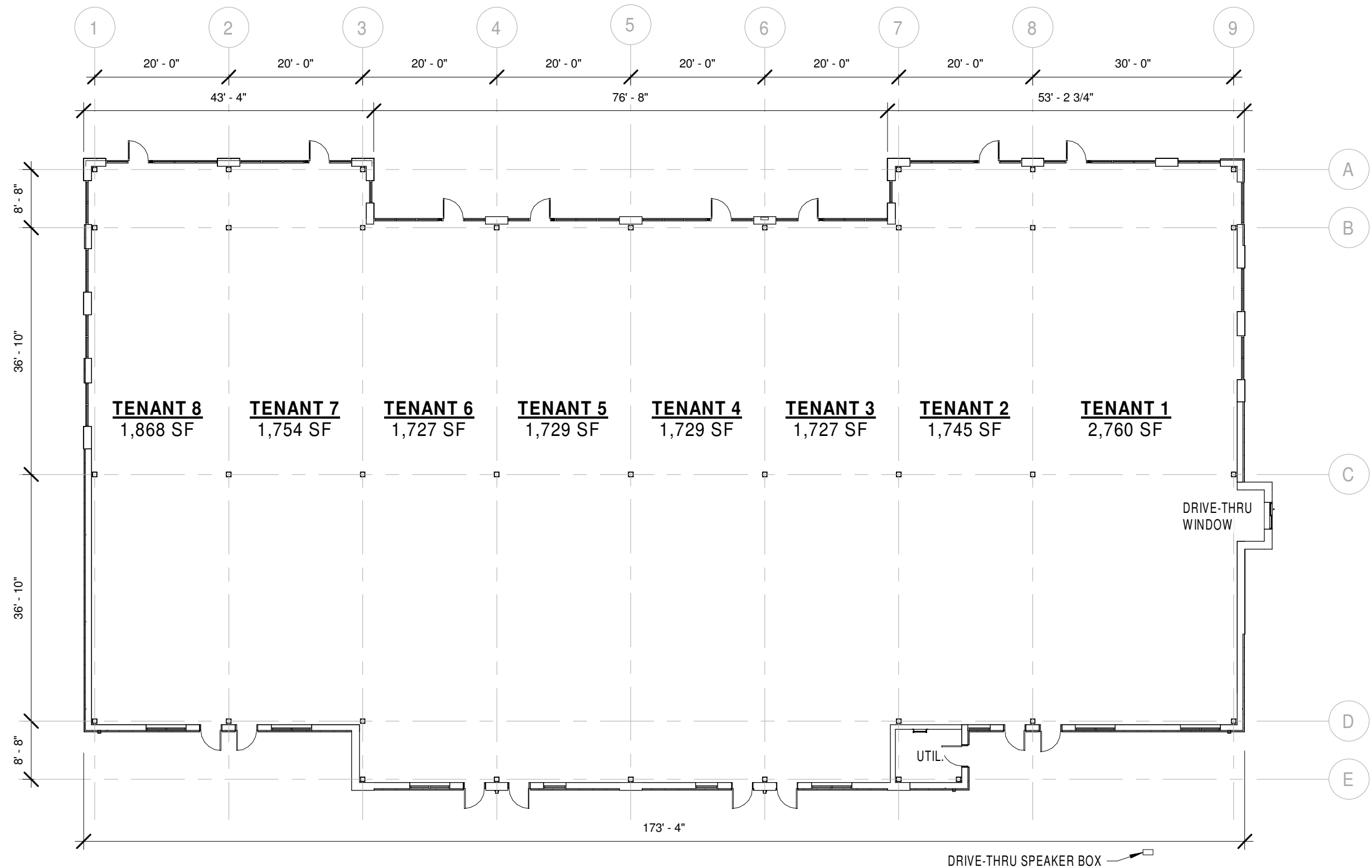


NORTHWEST VIEW

BENT GRASS MARKETPLACE

LOT 2A

01-15-2025



PRELIMINARY FLOOR PLAN

1/16" = 1'-0"

OVERALL BLDG. = 15,039 SF

BENT GRASS MARKETPLACE

LOT 2A

01-15-2025



10748 Sky Praise St.
Fishers, IN 46038
Phone: (317) 595.1000
Fax: (317) 572.1236

ILP-24-40

FINAL CIVIL CONSTRUCTION PLANS FOR BENT GRASS MARKETPLACE

LOT 2A - FISHERS MARKETPLACE 13682 BENT GRASS LANE FISHERS, INDIANA 46038

S.E. 1/4 OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 5 EAST
DELAWARE TOWNSHIP, CITY OF FISHERS, HAMILTON COUNTY, INDIANA

COMPLIANCE NOTE

THE DESIGN & CONSTRUCTION OF THIS DEVELOPMENT SHALL COMPLY WITH THE CURRENT CITY OF FISHERS CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THESE PLANS MEET ALL CITY OF FISHERS UNIFIED DEVELOPMENT ORDINANCE STANDARDS AND ADA REQUIREMENTS.

	# OF ACRES	LOTS/ACRE	IMPERVIOUS	PERCENT
			SURFACE AREA	IMPERVIOUS
LOT 2A	2.19	0.46	67,618 SF	71.0%
OVERALL PERCENT IMPERVIOUS =			71.0%	

LAND DESCRIPTIONS

PARCEL 1:
Part of Outlot 2A of the Second Re-Plat of Block A-1, Common Area 2 & Outlots 2 & 3 at Fishers Marketplace, per plat thereof, recorded as Instrument Number 2017041460 in the Office of the Recorder of Hamilton County, Indiana, more particularly described as follows:
BEGINNING at a 5/8-inch diameter rebar with a cap stamped "ASI FIRM #0094" set flush (hereafter referred to as "set rebar") at the northeast corner of said Outlot 2A, the following two (2) courses are along the east and south lines thereof: 1) thence South 00 degrees 00 minutes 16 seconds East 277.86 feet to a rebar with a set rebar (basis of bearings per said Re-Plat); 2) thence North 89 degrees 58 minutes 25 seconds West 342.86 feet to a set rebar at the southeast corner of Parcel 27C as described in Cause No. 29D01-1908-PL-007719 in the Hamilton Superior Court; thence North 00 degrees 02 minutes 06 seconds West 277.61 feet along the east line of said Parcel 27B to a set rebar on the north line of said Outlot 2A; thence North 89 degrees 58 minutes 54 seconds East 343.01 feet along said north line to the POINT OF BEGINNING. Containing 2.187 acres, more or less.

EXCEPTING THEREFROM:

That part of the above described property conveyed to City of Fishers, by Judgment in City of Fishers vs ONB Realty I, LLC et. al., Cause No. 29D01-1908-PL-007719, filed March 9, 2020, in the Hamilton Superior Court 1, Hamilton County, Indiana, described as follows:
A part of Outlot 2A in the Second Re-Plat of Block A-1, Common Area 2 & Outlots 2 & 3 at Fishers Marketplace, an Addition to Hamilton County Indiana, the plat of which is recorded in Plat Cabinet 5, Slide 717 in the Office of the Recorder of Hamilton County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked EXHIBIT "B", described as follows: Beginning at the northwest corner of said Outlot 2A, designated as point "617" on said plat; thence along the north line of said Outlot 2A North 89 degrees 40 minutes 17 seconds East 6.00 feet to point "618" designated on said plat; thence South 0 degrees 21 minutes 23 seconds East 277.67 feet to the south line of said Outlot 2A; thence along said south line South 89 degrees 43 minutes 11 seconds West 6.00 feet to the southwest corner of said Outlot 2A; thence along the west line of said Outlot 2A North 0 degrees 21 minutes 23 seconds West 277.67 feet (277.61 feet per said Second Re-Plat) to the point of beginning and containing 0.038 acres, more or less.

CITY OF FISHERS NOTES

- 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 Drawings are required to be submitted in the Fishers standard format prior to Engineering Department release of the completed site.
- Utility work within the existing public right-of-way or within 5' of existing public right-of-way pavement requires removable flowable fill.
- 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.

RECORD DRAWING NOTE

SITE RECORD DRAWINGS ARE REQUIRED TO BE SUBMITTED IN THE FISHERS STANDARD FORMAT PRIOR TO RELEASE OF THE COMPLETED SITE.

DRAINAGE TILE NOTE

ALL DRAINAGE TILES ENCOUNTERED ON PROJECT SITE WILL BE PROVIDED A POSITIVE OUTLET.

FLOOD NOTE

THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, INDIANA, COMMUNITY NAME HAMILTON COUNTY, COMMUNITY NUMBER 180080, MAP NUMBER 1805C0232 G, PANEL NUMBER 0232 G, DATED NOVEMBER 19, 2014.

REFERENCE NFIP FIRM MAP #: 1805C0232 G
EFFECTIVE DATE: NOVEMBER 19, 2014

RIGHT-OF-WAY ACTIVITY NOTE

A RIGHT-OF-WAY ACTIVITY PERMIT IS REQUIRED FOR ALL UTILITY WORK CROSSING EXISTING PUBLIC RIGHT-OF-WAY. OPEN CUTS ARE NOT ALLOWED.

These plans meet all City of Fishers Unified Development Ordinance standards, as well as and all ADA requirements.

The Owner/Developer expressly covenants and warrants on behalf of itself and all future owners of lots within this development that because the streets are private that all maintenance, repairs and replacement now and forever shall be undertaken at the expense of the lot owners in accordance with the terms and conditions set forth in the owners association bylaws and articles. No governmental entity has any duty or responsibility to maintain, repair or replace any private street.

The building setback lines illustrated are consistent with the ordinances of the City of Fishers and standards as of the date of the approval of this plan set. They are intended for illustration only and the building set back lines applicable to this project shall be consistent with the building set back lines applicable to the zone district designation as provided by the Ordinances of the City of Fishers then in effect as of the date a building permit is requested.

The final stormwater infrastructure inspection will not be performed by the City of Fishers Department of Engineering inspector until all utilities are completed and final site stabilization is completed.

PROJECT VICINITY



CURVE DATA

THERE ARE NO PUBLIC ROADS BEING CONSTRUCTED AS PART OF THESE PLAN DOCUMENTS.

UTILITY CONTACTS

Telephone:
AT&T
240 North Meridian St., Room 280
Indianapolis, IN 46204
Jason Hill - (317) 610-5472

Drainage & Streets:
Fishers Public Works & Engineering
One Municipal Drive
Fishers, IN 46038
(317) 595-3160

Electric:
Duke Energy
100 South Mill Creek Road
Noblesville, IN 46060
Reece Heilers - (317) 776-8385

Natural Gas:
Centerpoint Energy
16000 Allisonville Road
Noblesville, IN 46061
Chad Miller - (317) 776-5532

Water:
Citizens Energy Group
2150 Dr. Martin Luther King Jr. Str.
Indianapolis, IN 46202
Richard Newell - (317) 927-4377

Wastewater:
Fishers Public Works & Engineering
One Municipal Drive
Fishers, IN 46038
(317) 595-3160

CONSTRUCTION PLAN INDEX

C0.0	TITLE SHEET
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	UTILITY PLAN
C2.2	GRADING & DRAINAGE PLANS
C4.0-C4.2	STORMWATER POLLUTION PREVENTION PLANS (3 SHEETS)
C4.3	STORMWATER POLLUTION PREVENTION DETAILS
C4.4	STORMWATER POLLUTION PREVENTION NOTES
C6.0	STORM SEWER PLAN & PROFILES
C10.0-C10.1	GENERAL DETAILS (2 SHEETS)
C10.2	FIRE TRUCK TURNING TEMPLATES
CITY DETAILS	CITY OF FISHERS CONSTRUCTION DETAILS (10 SHEETS)
C11.0	SPECIFICATIONS
L1.0	LANDSCAPE PLAN
SLP	SITE LIGHTING / PHOTOMETRIC PLAN (BY OTHERS)
SURVEY	ALTA SURVEY by AXIS SURVEYING, LLC

REFERENCE DRAWINGS

CITY OF FISHERS STANDARD CONSTRUCTION DETAILS (11 SHEETS)
ALTA & TOPOGRAPHIC SURVEY BY AXIS SURVEYING, LLC (DATES: 04/26/24 & 10/06/24)

PROJECT DEVELOPER:

3401 E 10, LLC
5358 West 38th Street
Indianapolis, Indiana 45254
PH: (917) 403-1257
Attn: Lotf Almulaiki

ENGINEER:

CivilSite
GROUP, INC.

718 Adams Street, Suite E
Carmel, Indiana 46032
Ph: (317) 810-1677

ARCHITECT:

STUDIO 3 DESIGN, INC.
10748 Sky Prairie Street, Suite 212
Fishers, IN 46038
ATTN: Tim Cover, RA
Ph: (317) 572-1238

SURVEYOR:

AXIS SURVEYING, LLC
P.O. Box 30936
Indianapolis, Indiana 46250
Ph: (317) 841-1506

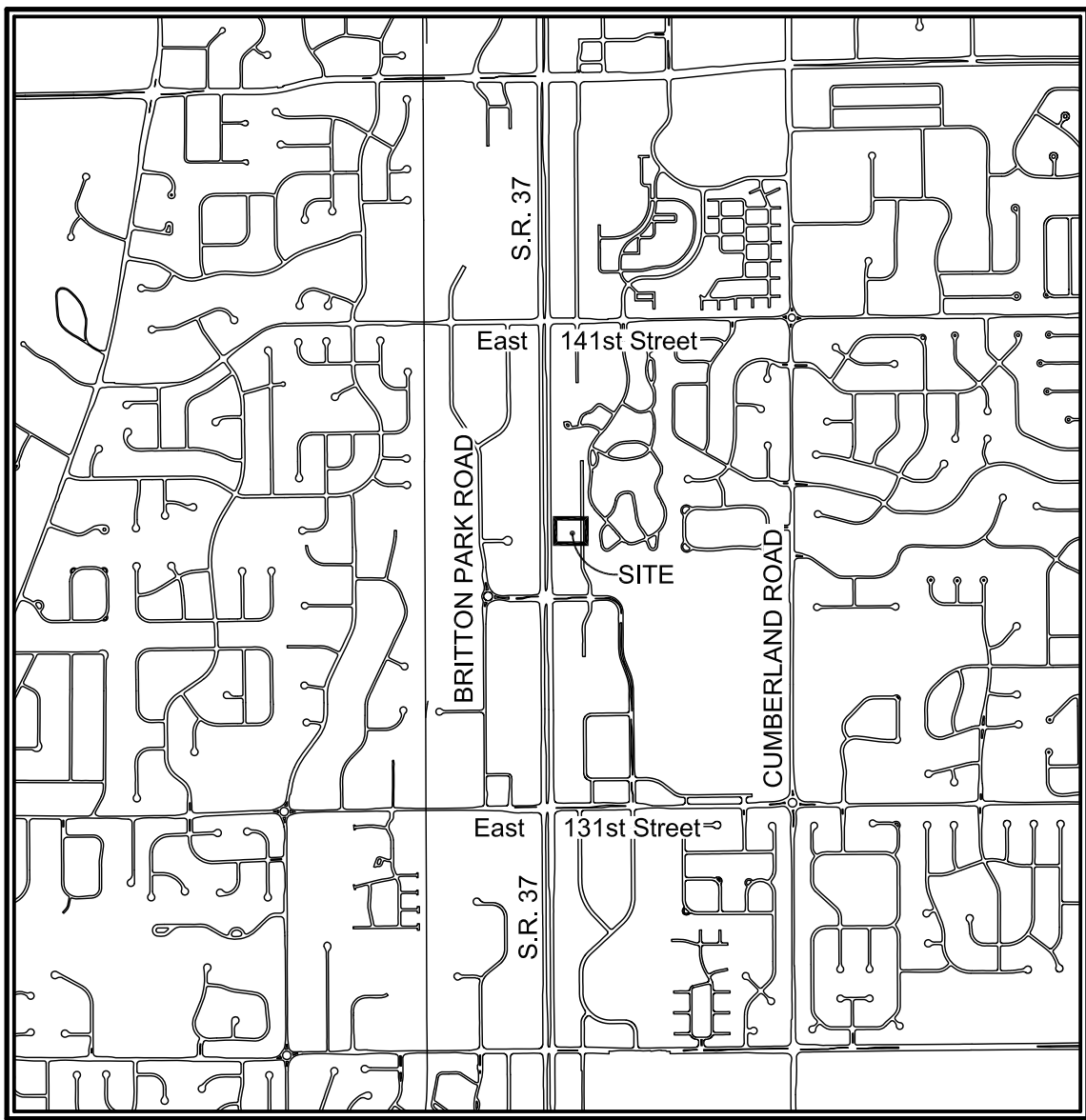
REVISION RECORD				
REV	DATE	DESCRIPTION	DES BY	APP BY
1	01/24/25	REVISED SITE LAYOUT / ROTATED BUILDING	EAG	EAG



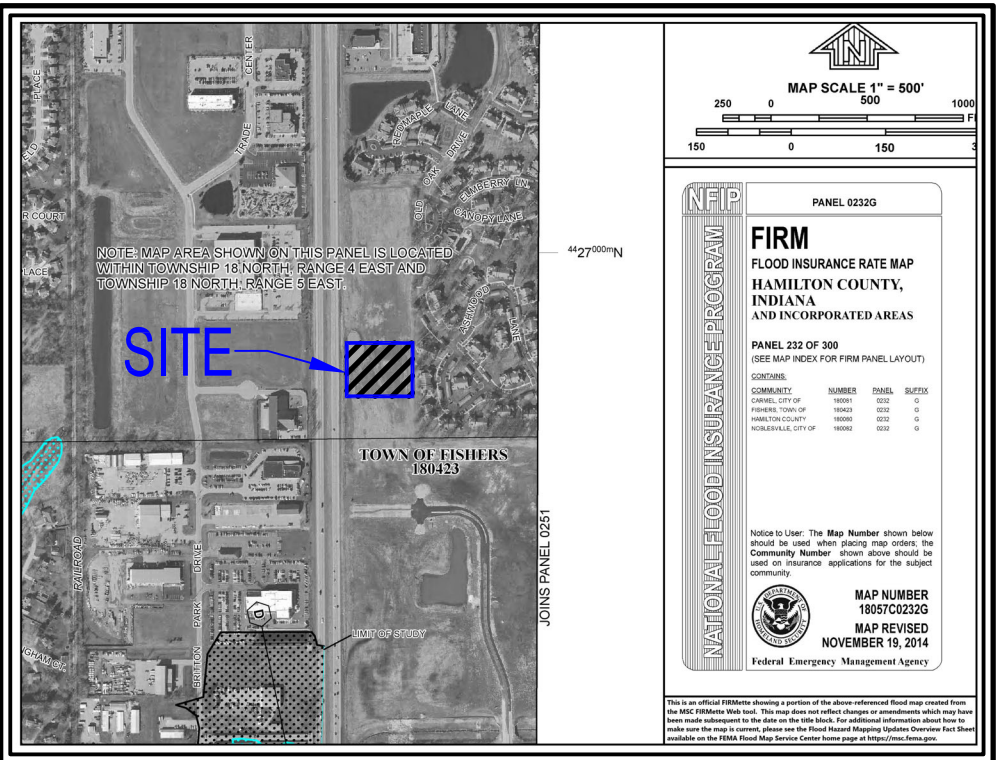
DATE: 12/02/24

CSG PROJECT NUMBER
LAL.001

DRAWING NUMBER
C0.0
SHEET 1 OF 28



VICINITY MAP
SCALE: 1" = 2000'



FEMA MAP

SCALE: 1" = 1,000'





STATE ROAD 37
(PUBLIC ROAD)
STATE OF INDIANA
DEED RECORD 147, PAGE 93

STATE ROAD 37
(PUBLIC ROAD)
STATE OF INDIANA
DEED RECORD 147, PAGE 93

FISHERS MARKETPLACE NORTH
ASSOCIATION, INC.
INSTRUMENT #2022004308
TAX PARCEL #15-11-19-00-67-004.000

SECOND REPLAT OF BLOCK A-1,
COMMON AREA 2 & OUTLOTS 2 & 3
AT FISHERS MARKETPLACE
INSTRUMENT #2017041460
PLAT CABINET 5, SLIDE 717

EXISTING DETENTION 'Pond North'
NORMAL POOL = 805.80 / 100-YEAR ELEV. = 808.81
DEVELOPED CONDITIONS CURVE NUMBER 'CN' = 92

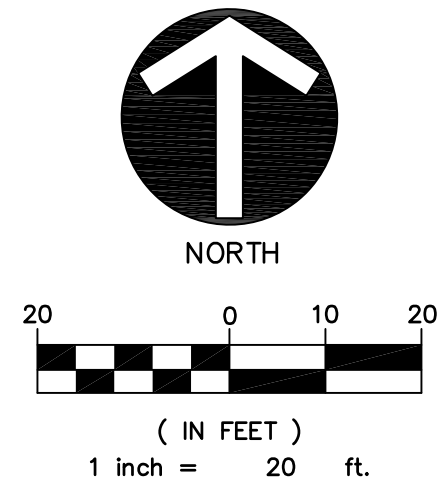
COMMON AREA 2A
POND NORTH

PARCEL 1
3401 E 10, LLC
2.19 ACRES±

OUTLOT 2A

REPLAT OF OUTLOT #3A
OF SECOND REPLAT OF BLOCK
A-1, COMMON AREA 2 & OUTLOTS
2 & 3 AT FISHERS MARKETPLACE
INSTRUMENT #2021048788
PLAT CABINET 6, SLIDE 122

OUTLOT 3A
1.30 ACRES± (56,818 SQUARE FEET±)
BRADFORD JACOBS FISHERS, LLC
INSTRUMENT #20210048537
TAX PARCEL #15-11-19-00-67-002.000



LEGEND:

	PROPERTY BOUNDARY
	RIGHT-OF-WAY LINE
	EASEMENT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING LIGHT POLE
	EXISTING CONTOUR
	DEMOLITION ITEM
	EX. SANITARY SEWER MAIN
	EX. STORM SEWER LINE
	EX. UNDERGROUND WATER LINE
	EXISTING CABLE TV PEDESTAL

BENCHMARK

TBM #1
CUT SQUARE SET IN TOP OF CURB ON
WEST SIDE OF BENT GRASS LANE
LYING 40' EAST OF NE CORNER OF
WHITE FENCE LOCATED AT 13650
BENT GRASS LANE NEAR THE SE
CORNER OF THE SURVEYED PARCEL
ELEVATION=813.62 (NAVD 88)

DEMOLITION NOTES:

- DEMOLISH & REMOVE EXISTING CONCRETE CURB (SAWCUT AT THE NEAREST JOINT PAST DEMOLITION LIMITS)
- DEMOLISH & REMOVE EXISTING CONCRETE SIDEWALK (SAWCUT AT THE NEAREST JOINT) FOR NEW CONCRETE SIDEWALK SLOPED TO BE A.D.A. COMPLIANT. RESTORE & REPLACE SIDEWALK, RIVER ROCK, LANDSCAPING & GRASS TO ORIGINAL CONDITION AS REQUIRED. CONTRACTOR TO COORDINATE WITH PROPERTY OWNER.
- DEMOLISH & REMOVE EXISTING CONCRETE SIDEWALK (SAWCUT AT THE NEAREST JOINT PAST DEMOLITION LIMITS)

TOPOGRAPHIC & BOUNDARY NOTE

ALL EXISTING HORIZONTAL AND VERTICAL INFORMATION HAS BEEN SHOWN PER AN EXISTING CONDITIONS ALTA/NSPS LAND TITLE SURVEY WITH TOPOGRAPHIC DATA PREPARED BY BY AXIS SURVEYING, LLC (JOB # 1-24903 / DATED 04/26/2024) IN COMBINATION WITH A SECONDARY PLAT RECORDED AS INSTRUMENT #2017041460; THEREFORE, CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF ACTUAL HORIZONTAL AND VERTICAL DATA IS DIFFERENT FROM THAT SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DATA PRIOR TO COMMENCING WITH CONSTRUCTION.

CONTRACTOR NOTE

NO EARTH DISTURBING ACTIVITY MAY COMMENCE WITHOUT AN APPROVED LAND ALTERATION PERMIT.

UTILITY VALVE NOTE

ALL UTILITY VALVES AFFECTED BY CONSTRUCTION SHALL BE ADJUSTED TO FINAL GRADE AS NEEDED TO BE FLUSH WITH FINISHED PAVEMENT, SIDEWALK OR LANDSCAPE AREA.

NOTE

ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, CURB, & SIGNAGE.

UTILITY LOCATE NOTE

INDIANA 811 FAILED TO LOCATE ALL EXISTING UTILITIES ON AND/OR SURROUNDING THE SUBJECT SITE; THEREFORE, CONTRACTOR IS RESPONSIBLE TO LOCATE AND FIELD VERIFY ANY EXISTING UTILITIES BEFORE COMMENCING WITH CONSTRUCTION. CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF THE PROPOSED IMPROVEMENTS INTERFERE WITH ANY EXISTING UTILITY INFORMATION NOT SHOWN ON THESE PLANS.

FLOOD NOTE

THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, INDIANA, COMMUNITY NAME HAMILTON COUNTY, COMMUNITY NUMBER 180080, MAP NUMBER 1805700232 G, PANEL NUMBER 0232 G, DATED NOVEMBER 19, 2014.

REFERENCE NFP FIRM MAP #: 1805700232 G
EFFECTIVE DATE: NOVEMBER 19, 2014

GENERAL NOTES

CONTRACTOR TO KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF-SITE.

DEPENDING ON THE CONSTRUCTION SEASON, MOISTURE CONTENT AND PROPERTIES OF THE SOILS ON SITE, CHEMICAL MODIFICATIONS AND/OR LIME STABILIZATION MAY BE REQUIRED. SEE SHEET C11.0 FOR SPECIFICATIONS.

CONTRACTOR SHALL SUBMIT PRECAST STORM SEWER STRUCTURE SHOP DRAWINGS TO ENGINEER FOR REVIEW/APPROVAL PRIOR TO MANUFACTURING.

EXISTING CONDITIONS NOTE

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, INCLUDING UTILITIES AND DRAINAGE INFRASTRUCTURE BEFORE COMMENCING WITH CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.

DEMOLITION NOTES

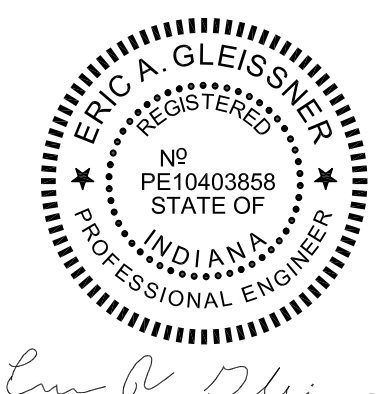
- OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED.
- ITEMS INDICATED TO BE REMOVED BUT OF SALVABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES.
- STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
- PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS NEEDED TO PROTECT OWNER'S PERSONNEL AND THE GENERAL PUBLIC FROM INJURY DUE TO THE DEMOLITION AREA.
- REPAIR ALL INCIDENTAL DAMAGE TO ADJACENT FACILITIES CAUSED BY GENERAL DEMOLITION AT NO ADDITIONAL COST TO OWNER.
- CONDUCT SELECTIVE DEMOLITION OPERATIONS AND DEBRIS REMOVAL IN A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
- DO NOT CLOSE, BLOCK OR OTHERWISE OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION AND/OR REQUIRED PERMITS FROM LOCAL JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING JURISDICTION.
- DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING FROM UTILITY COMPANY.
- USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST, DIRT, AND DEBRIS TO LOWEST PRACTICAL LEVELS. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- PERFORM SELECTIVE DEMOLITION WORK IN A SYSTEMATIC MANNER. USE SUCH METHODS AS NECESSARY TO COMPLETE DEMOLITION SHOWN ON DRAWINGS.
- DEMOLISH CONCRETE, ASPHALT, AND MASONRY IN SMALL SECTIONS. CUT CONCRETE AND MASONRY AT JUNCTURES WHERE DEMOLITION ENDS AND NEW CONSTRUCTION / IMPROVEMENTS BEGIN USING A MASONRY SAW. DO NOT USE POWER DRIVEN IMPACT TOOLS.
- COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION WORK. PROVIDE FILL CONSISTING OF APPROVED EARTH, GRAVEL OR SAND, FREE OF TRASH AND DEBRIS. STONES OVER 6" DIAMETER, ROOTS, TOPSOIL, AND OTHER ORGANIC MATERIAL.
- REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS FROM SITE.
- IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
- BURNING OF MATERIALS IS NOT PERMITTED ON PROJECT SITE.
- UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT, AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTION BARRICADES AND LEAVE SITE FREE OF DEBRIS.
- REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN FACILITIES AND SURFACES TO REMAIN TO THEIR EXISTING CONDITION PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED.
- INVESTIGATE BUILDING FOUNDATION FOR BASEMENT, CRAWL SPACE, AND OTHER BELOW GRADE AREAS. CONTRACTOR RESPONSIBLE TO FILL ALL BELOW GRADE AREAS WITH SUITABLE FILL MATERIAL TO 95% STANDARD PROCTOR DENSITY (ASTM D-1557).

REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY
1	01/24/25	REVISED SITE LAYOUT / ROTATED BUILDING	EAG	EAG

3401 E 10, LLC
5358 WEST 38th STREET
INDIANAPOLIS, IN 46254

CIVIL SITE GROUP, INC.
718 Adams Street, Suite E
Carmel, Indiana 46032
Ph: (317) 810-1677



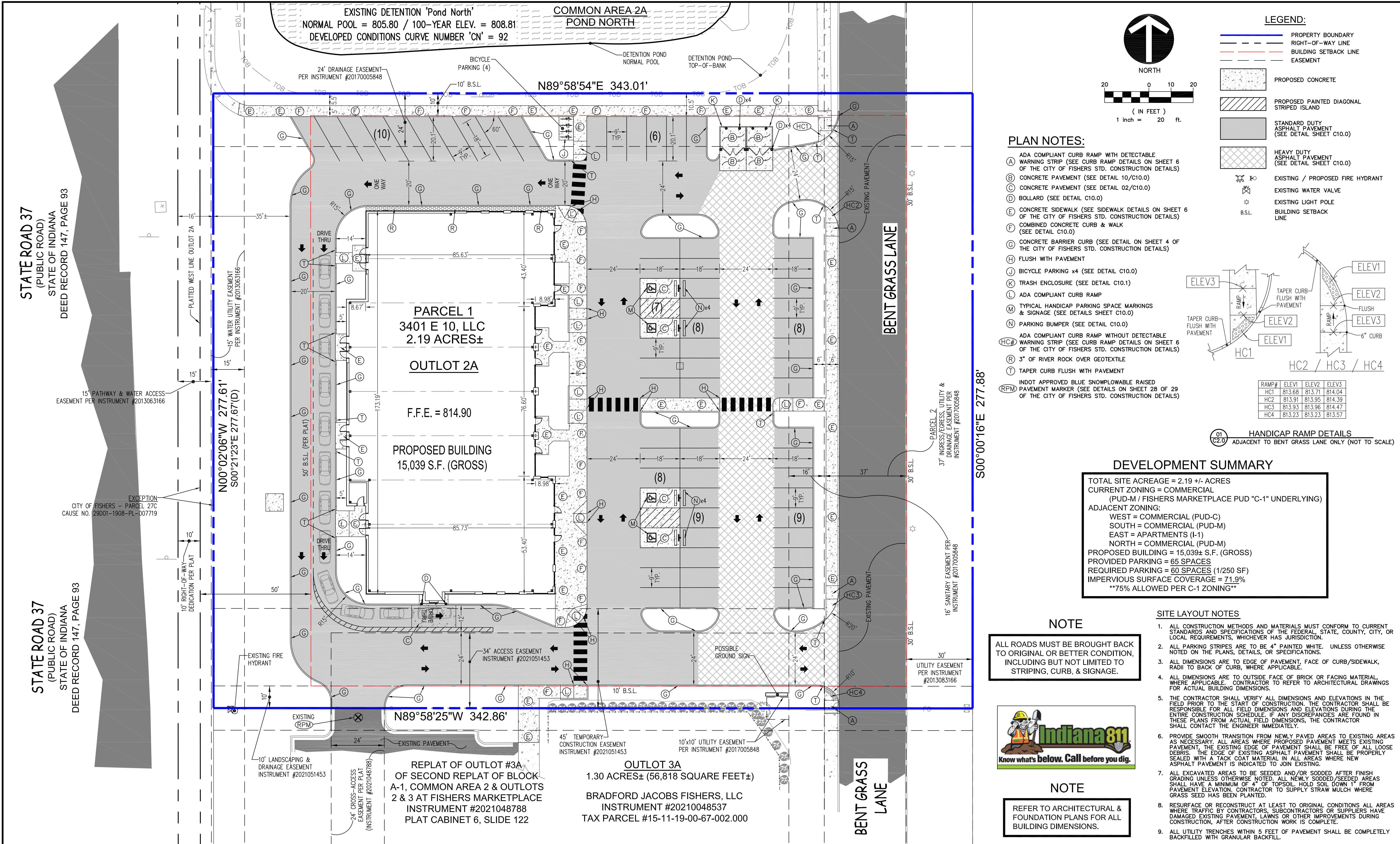
DWN BY: EAG
CHKD. BY: EAG
SCALE: 1" = 20'
DATE: 12/02/24

BENT GRASS MARKETPLACE - LOT 2A
13682 BENT GRASS LANE (FISHERS MARKETPLACE)
FISHERS, INDIANA 46038

EXISTING CONDITIONS &
DEMOLITION PLAN

PROJECT NUMBER
LAL.001

DRAWING NUMBER
C1.0
SHEET 2 OF 28



3401 E 10, LLC
5358 WEST 38th STREET
INDIANAPOLIS, IN 46254

CIVIL SITE GROUP, INC.
718 Adams Street, Suite E
Carmel, Indiana 46032
Ph: (317) 810-1677

ERIC A. GLEISNER
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
No. PE10403855
DATE: 12/02/24

DWN BY: EAG
CHKD. BY: EAG
SCALE: 1" = 20'
DATE: 12/02/24

BENT GRASS MARKETPLACE - LOT 2A
13682 BENT GRASS LANE (FISHERS MARKETPLACE)
FISHERS, INDIANA 46038

SITE PLAN

PROJECT NUMBER
LAL.001

DRAWING NUMBER
C2.0
SHEET 3 OF 28

STATE ROAD 37
(PUBLIC ROAD)
STATE OF INDIANA
DEED RECORD 147, PAGE 93

STATE ROAD 37
(PUBLIC ROAD)
STATE OF INDIANA
DEED RECORD 147, PAGE 93

TOPOGRAPHIC & BOUNDARY NOTE

ALL EXISTING HORIZONTAL AND VERTICAL INFORMATION HAS BEEN SHOWN PER AN EXISTING CONDITIONS ALTA/NSPS LAND TITLE SURVEY WITH TOPOGRAPHIC DATA PREPARED BY BY AXIS SURVEYING, LLC (JOB #: 1-24903 / DATED 04/26/2024) IN COMBINATION WITH A SECONDARY PLAT RECORDED AS INSTRUMENT #2017041460; THEREFORE, CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF ACTUAL HORIZONTAL AND VERTICAL DATA IS DIFFERENT FROM THAT SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH CONSTRUCTION.

FIRE PROTECTION NOTES

Prior to the Issuance of any Building Permits the stone base layers for all Streets, Drives and Parking Lots to be installed and all Water Mains and Hydrants for the Site Development must be installed per Approved Specifications and made Serviceable.

Prior to issuance of any building permits the stone sub-base shall be graded and compacted in compliance with fire department specifications. A proof roll shall be witnessed by the fire department or their designee.
The Fishers Fire Department shall be notified 24 hours prior to the inspection.
317-593-3200.

IRRIGATION NOTE

SITE IRRIGATION IS NOT SHOWN ON THESE PLANS. IF SITE IRRIGATION IS REQUIRED, CONTRACTOR SHALL WORK WITH THE LOCAL WATER UTILITY TO DETERMINE THE REQUIREMENTS & LOCATION FOR THE IRRIGATION METER & SITE IRRIGATION SYSTEM.

UTILITY LOCATE NOTE

INDIANA 811 FAILED TO LOCATE ALL EXISTING UTILITIES ON AND/OR SURROUNDING THE SUBJECT SITE; THEREFORE, CONTRACTOR IS RESPONSIBLE TO LOCATE AND FIELD VERIFY ANY EXISTING UTILITIES BEFORE COMMENCING WITH CONSTRUCTION. CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF THE PROPOSED IMPROVEMENTS INTERFERE WITH ANY EXISTING UTILITY INFORMATION NOT SHOWN ON THESE PLANS.

NOTE

18" OF VERTICAL SERARATION MUST BE MAINTAINED FOR ALL UTILITY CROSSINGS.

NOTE

UTILITY WORK WITHIN THE EXISTING RIGHT-OF-WAY OR WITHIN 5' OF EXISTING R/W PAVEMENT REQUIRES FLOWABLE FILL.

UTILITY VALVE NOTE

ALL UTILITY VALVES AFFECTED BY CONSTRUCTION SHALL BE ADJUSTED TO FINAL GRADE AS NEEDED TO BE FLUSH WITH FINISHED PAVEMENT, SIDEWALK OR LANDSCAPE AREA.

NOTE

ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, CURB, & SIGNAGE.

NOTE

REFER TO ARCHITECTURAL & FOUNDATION PLANS FOR ALL BUILDING DIMENSIONS.

REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY
1	01/24/25	REVISED SITE LAYOUT / ROTATED BUILDING	EAG	EAG

LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- EASEMENT
- PROPOSED CONCRETE
- PROPOSED PAINTED DIAGONAL STRIPED ISLAND
- EXISTING / PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING LIGHT POLE
- PROPOSED STORM SEWER
- SUBSURFACE DRAIN (SEE DETAIL SHEET C10.0)
- PROPOSED ELECTRIC SERVICE
- PROPOSED WATER SERVICE
- PROPOSED GAS SERVICE
- PROPOSED SANITARY LATERAL
- PROPOSED PRIMARY 3" DUKE ENERGY ELECTRIC TRANSFORMER
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER LINE
- EX. UNDERGROUND WATER LINE
- EXISTING CABLE TV PEDESTAL

BENCHMARK

TBM #1
CUT SQUARE SET IN TOP OF CURB ON WEST SIDE OF BENT GRASS LANE LYING 40± EAST OF NE CORNER OF WHITE FENCE LOCATED AT 13650 BENT GRASS LANE NEAR THE SE CORNER OF THE SURVEYED PARCEL
ELEVATION=813.62 (NAVD 88)

PLAN NOTES:

- PROPOSED 1" WATER METER & PIT PER CITIZENS WATER STANDARDS. (CONTRACTOR TO FIELD VERIFY ADEQUATE PRESSURE & FLOWS)
- XX" Ø C.T.S. POLY (SDR 9) DOMESTIC WATER SERVICE (PER C.E.G. STANDARDS)
- BRANCHING VALVE FOR DOMESTIC WATER SERVICE (PER C.E.G. STANDARDS)
- C.T. CABINET & ELECTRIC METERS (3 Ø POWER) PER DUKE ENERGY STANDARDS
- GAS METER PER CENTERPOINT ENERGY STANDARDS
- UTILITY CROSSING
- RPZ BACKFLOW PREVENTER IN HOT BOX
- 6" SANITARY SEWER LATERAL (SDR 26 PVC) @1.04% MIN. SLOPE PER CITY OF FISHERS STANDARD DETAILS
- EXISTING STREET LIGHT TO REMAIN

LOCATION OF EXISTING SANITARY SEWER LATERAL BASED ON AS-BUILT DRAWINGS. ACTUAL LOCATION AND ELEVATION OF LATERAL HAS NOT BEEN FIELD VERIFIED. CONTRACTOR TO FIELD LOCATE EXISTING SANITARY SEWER LATERAL PRIOR TO COMMENCING WITH CONSTRUCTION.

CONTRACTOR NOTE

NO EARTH DISTURBING ACTIVITY MAY COMMENCE WITHOUT AN APPROVED LAND ALTERATION PERMIT.

EXISTING CONDITIONS NOTE

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, INCLUDING UTILITIES AND DRAINAGE INFRASTRUCTURE BEFORE COMMENCING WITH CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.

DEVELOPER:

3401 E 10, LLC
5358 WEST 38th STREET
INDIANAPOLIS, IN 45254
ATTN: LOTF ALMULAIKI

ENGINEER:

CIVIL SITE GROUP, INC.
718 ADAMS STREET
SUITE E
CARMEL, INDIANA 46032
(317) 810-1677

ARCHITECT:

STUDIO 3 DESIGN, INC.
10748 SKY PRAIRIE STREET
FISHERS, INDIANA 46038
ATTN: TIM COVER
(317) 572-1238

SURVEYOR:

AXIS SURVEYING, LLC
P.O. BOX 308366
INDIANAPOLIS, INDIANA 46250
(317) 841-1506

SITE LIGHTING NOTE

SITE LIGHTING IS NOT SHOWN ON THESE PLANS. 2-1/2" CONDUITS (SITE LIGHTING & SECURITY) REQUIRED TO ALL SITE LIGHTING LOCATIONS. ALL CONDUIT RUNS SHALL BE TRENCHED INSTALLED WITH COMPACTED GRANULAR BACKFILL TO PAVEMENT SUBGRADE - FLOWED OR RAKED. INSTALLATION OF CONDUITS ARE PROHIBITED.

UTILITY VALVE NOTE

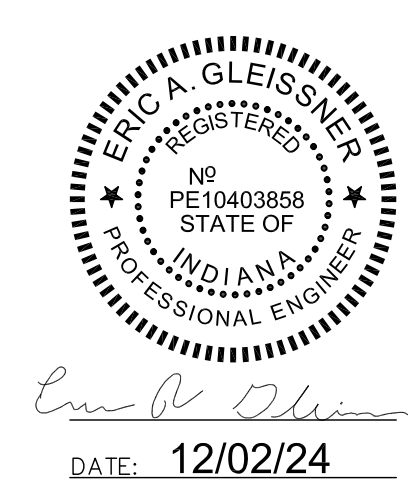
ALL UTILITY VALVES AFFECTED BY CONSTRUCTION SHALL BE ADJUSTED TO FINAL GRADE AS NEEDED TO BE FLUSH WITH FINISHED PAVEMENT, SIDEWALK OR LANDSCAPE AREA.

UTILITY NOTES

- IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO THEIR PHASE OF WORK. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATIONS FOR EACH UTILITY BEFORE WORK IS STARTED. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER OR THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
- STANDARD SPECIFICATIONS FOR THE LOCAL GOVERNING AGENCY SHALL APPLY FOR ALL SANITARY SEWERS, STORM SEWERS, AND WATER MAINS.
- ANY PART OF THE SANITARY OR STORM SEWER TRENCHES RUNNING UNDER PAVED AREAS TO BE BACKFILLED WITH GRANULAR MATERIAL.
- ALL WATER MAINS & WATER SERVICES TO HAVE 60" MINIMUM COVER OVER TOP OF PIPE.
- STERILIZATION OF WATER MAIN SHALL BE IN ACCORDANCE WITH STATE BOARD OF HEALTH REQUIREMENTS. (APPLIES TO COMMERCIAL ONLY)
- CONTRACTOR RESPONSIBLE TO INSTALL ALL UNDERGROUND CONDUIT PER UTILITY COMPANY'S SPECIFICATIONS.
- CONTRACTOR RESPONSIBLE FOR RESTORATION TO ALL AREAS AFFECTED DURING CONSTRUCTION. REFER TO THE TOWN OF FISHERS STANDARDS FOR RESTORATION REQ'S.
- CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AT ANY PROPOSED CROSSING AND PROVIDE EXISTING TOP OF PIPE ELEVATIONS WITHIN 10 DAYS OF NOTICE TO PROCEED. PROVIDE CONCRETE CRADLE AS REQUIRED FOR ANY VERTICAL SEPARATION LESS THAN 18 INCHES.

3401 E 10, LLC
5358 WEST 38th STREET
INDIANAPOLIS, IN 46254

CIVIL SITE GROUP, INC.
718 Adams Street, Suite E
Carmel, Indiana 46032
Ph: (317) 810-1677



DWN BY: EAG
CHKD. BY: EAG
SCALE: 1" = 20'
DATE: 12/02/24

BENT GRASS MARKETPLACE - LOT 2A
13682 BENT GRASS LANE (FISHERS MARKETPLACE)
FISHERS, INDIANA 46038

UTILITY PLAN

PROJECT NUMBER
LAL.001

DRAWING NUMBER
C2.1
SHEET 4 OF 28

STATE ROAD 37
(PUBLIC ROAD)
STATE OF INDIANA
DEED RECORD 147, PAGE 93

STATE ROAD 37
(PUBLIC ROAD)
STATE OF INDIANA
DEED RECORD 147, PAGE 93

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FLOOD NOTE

THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, INDIANA, COMMUNITY NAME HAMILTON COUNTY, COMMUNITY NUMBER 180080, MAP NUMBER 1805700232 G, PANEL NUMBER 0232 G, DATED NOVEMBER 19, 2014.

REFERENCE NEIP FIRM MAP #: 1805700232 G
EFFECTIVE DATE: NOVEMBER 19, 2014

UTILITY LOCATE NOTE

INDIANA 811 FAILED TO LOCATE ALL EXISTING UTILITIES ON AND/OR SURROUNDING THE SUBJECT SITE; THEREFORE, CONTRACTOR IS RESPONSIBLE TO LOCATE AND FIELD VERIFY ANY EXISTING UTILITIES BEFORE COMMENCING WITH CONSTRUCTION. CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF THE PROPOSED IMPROVEMENTS INTERFERE WITH ANY EXISTING UTILITY INFORMATION NOT SHOWN ON THESE PLANS.

NOTE

18" OF VERTICAL SEPARATION MUST BE MAINTAINED FOR ALL UTILITY CROSSINGS.

UTILITY VALVE NOTE

ALL UTILITY VALVES AFFECTED BY CONSTRUCTION SHALL BE ADJUSTED TO FINAL GRADE AS NEEDED TO BE FLUSH WITH FINISHED PAVEMENT, SIDEWALK OR LANDSCAPE AREA.

NOTE

ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, CURB, & SIGNAGE.



NOTE

REFER TO ARCHITECTURAL & FOUNDATION PLANS FOR ALL BUILDING DIMENSIONS.

EXISTING CONDITIONS NOTE

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, INCLUDING UTILITIES AND DRAINAGE INFRASTRUCTURE BEFORE COMMENCING WITH CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.

UTILITY VALVE NOTE

ALL UTILITY VALVES AFFECTED BY CONSTRUCTION SHALL BE ADJUSTED TO FINAL GRADE AS NEEDED TO BE FLUSH WITH FINISHED PAVEMENT, SIDEWALK OR LANDSCAPE AREA.

CONTRACTOR NOTE

NO EARTH DISTURBING ACTIVITY MAY COMMENCE WITHOUT AN APPROVED LAND ALTERATION PERMIT.

GRADING NOTES

- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START. TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE, ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY'S SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
- TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH ENGINEERED GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
- AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED PARKING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
- PROVIDE POSITIVE DRAINAGE WITHOUT PONDING, IN ALL AREAS, AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, "BIRD BATH" CONDITIONS.
- ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
- SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
- FLOW LINE ELEVATIONS GIVEN AT END OF CONCRETE END SECTIONS.
- SIDEWALK AGAINST BUILDING SHALL SLOPE AWAY FROM BUILDING AT 1.04% SLOPE MIN.

REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY
1	01/24/25	REVISED SITE LAYOUT / ROTATED BUILDING	EAG	EAG

PROJECT NUMBER
LAL.001

DRAWING NUMBER
C2.2
SHEET 5 OF 28

BENT GRASS MARKETPLACE - LOT 2A
13682 BENT GRASS LANE (FISHERS MARKETPLACE)
FISHERS, INDIANA 46038

GRADING & DRAINAGE PLAN

ERIC A. GLEISNER
REGISTERED
PE10403855
STATE OF
INDIANA
PROFESSIONAL ENGINEER
DATE: 12/02/24

DWN BY: EAG
CHKD. BY: EAG
SCALE: 1" = 20'
DATE: 12/02/24

3401 E 10, LLC
5358 WEST 38th STREET
INDIANAPOLIS, IN 46254

CIVIL SITE GROUP, INC.
718 Adams Street, Suite E
Carmel, Indiana 46032
Ph: (317) 810-1677

STATE ROAD 37
(PUBLIC ROAD)
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EXISTING DETENTION 'Pond North'
NORMAL POOL = 805.80 / 100-YEAR ELEV. = 808.81
DEVELOPED CONDITIONS CURVE NUMBER 'CN' = 92

CONCRETE WASHOUT BMP - SEE DETAIL 06/C4.3
ALTERNATE - 30 CY ROLLOFF PROVIDED BY
REPUBLIC WASTE SERVICES

INLET PROTECTION (TYPICAL FOR ALL
EXISTING & PROPOSED INLETS)

CONSTRUCTION
LIMITS = 1.8 Ac±

TEMPORARY
CONSTRUCTION
ENTRANCE

TEMPORARY
CONSTRUCTION
ENTRANCE

SWPPP/NOI POSTING &
PORT-O-LET LOCATION

CONTRACTOR RESPONSIBLE TO KEEP PAVEMENT
FREE OF DUST/DEBRIS/MUD AT ALL TIMES

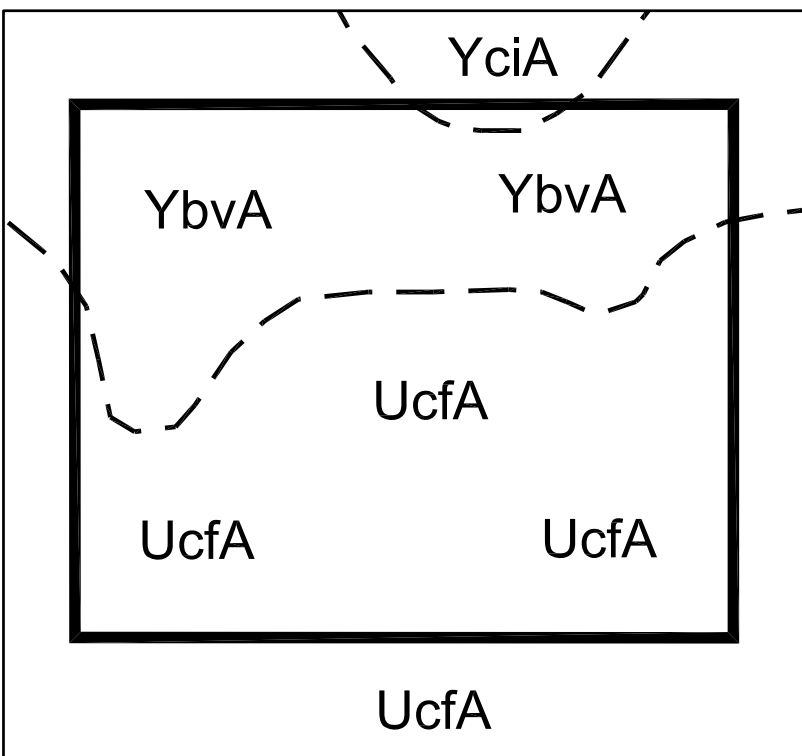
BENT GRASS LANE

CONSTRUCTION
STAGING AREA TO
BE STABILIZED WITH
12" OF #2 COARSE
AGGREGATE OVER
GEOTEXTILE FABRIC

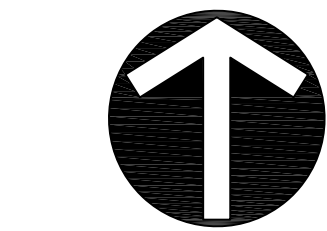
BENT GRASS
LANE

SOILS DESCRIPTIONS & LIMITATIONS

- Crosby Silt Loom (UcfA & YciA - 67% Site)** The Crosby series consists of very deep, somewhat poorly drained soils that are moderately deep to dense till on till plains. These soils formed in loamy till that can be capped with up to 22 inches of loess or silty material. Permeability is moderate or moderately slow in and above the argillic horizon and slow or very slow below the argillic horizon. Slope ranges from 0 to 6 percent. Subject soil does not present any foreseeable limitations to the proposed development. Given that this soil is found in the area of a proposed wet pond and permeability may be moderate, soils testing will need to be performed to determine if a clay or synthetic liner will be required.
- Brookston Silty Clay Loom (YbvA - 33% Site)** The Brookston series consists of very deep, poorly drained soils formed in up to 20 inches of silty material and the underlying loamy till in depressions on till plains and moraines. Permeability is moderate in the subsoil and moderately slow in the underlying material. Slope ranges from 0 to 3 percent. Subject soil does not present any foreseeable limitations to the proposed development. Given that this soil is found in the area of a proposed wet pond and permeability may be moderate, soils testing will need to be performed to determine if a clay or synthetic liner will be required.



SOILS MAP
SCALE: 1" = 100'



20 0 10 20
(IN FEET)
1 inch = 20 ft.

EROSION CONTROL CONTACT

3401 E 10, LLC
ATTN: LOTF ALMULAIKI
5358 WEST 38th STREET
INDIANAPOLIS, INDIANA 46254
(917) 403-1257

CONTRACTOR NOTE

NO EARTH DISTURBING ACTIVITY MAY COMMENCE
WITHOUT AN APPROVED LAND ALTERATION PERMIT.

STREET EROSION NOTE

THERE SHALL BE NO DIRT, DEBRIS,
OR STORAGE OF MATERIALS IN THE
SURROUNDING STREETS DURING
THE CONSTRUCTION PROCESS.

STORM SEWER INLET NOTE

ALL STORMWATER DRAINAGE
CASTINGS SHALL BE LABELED
WITH ENVIRONMENTAL
MESSAGING "DUMP NO WASTE"

MULCHING NOTE

WHERE REQUIRED, CRIMPED/ANCHORED MULCH OR
MULCH WITH A TACKING AGENT SHALL BE USED. THE
APPLICATION RATE SHOULD MEET GUIDELINES PER
PRACTICE 3.15 OF THE INDIANA HANDBOOK FOR
EROSION CONTROL IN DEVELOPING AREAS.

PORTABLE TOILET NOTE

ALL PORTABLE TOILETS
MUST BE ANCHORED TO
AVOID POSSIBLE ON-SITE
SPILLS.



DEVELOPMENT SUMMARY

TOTAL SITE AREA = 2.19 ACRES +/-
TOTAL DISTURBED AREA = 1.8 ACRES +/-

LEGEND:

PROPERTY BOUNDARY
PROPOSED SWALE FLOWLINE
CONSTRUCTION LIMITS
EXISTING CONTOUR
PROPOSED CONTOUR

PROPOSED SILT FENCE-Typical in all areas
where sediment could leave the site.
SEE DETAIL 05/C4.3

Permanent Seeding and/or Temporary Seeding with
straw mulch - Typical after final grading is completed
or if areas will be idle of construction activities for a
period of 15 days or more.

PROPOSED EROSION CONTROL BLANKET
SEE DETAIL 04 & 07/C4.3
**TYPICAL IN FLOWLINES OF SWALES &
SLOPES OF 3:1 OR GREATER**

Point where stormwater will leave the site.

Inlet Protection - Flexform typical for all paved area
inlets AFTER pavement is installed; Silt Fence cage &
Dandy Bags BEFORE pavement is installed.

TEMPORARY CONSTRUCTION ENTRANCE
SEE DETAIL 04/C4.3

STONE SUBBASE IN PARKING LOT TO SERVE
AS TEMPORARY STABILIZATION MEASURE

GENERAL NOTES

CONTRACTOR TO KEEP EXISTING
PAVEMENT SURROUNDING THE SITE
(I.E. SUNLIGHT DRIVE) "BROOM CLEAN"
AND FREE OF SOIL OR AGGREGATE
THAT MIGHT BE BROUGHT OFF-SITE.

GENERAL NOTES

- CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH
THE CITY OF FISHERS ENGINEERING & PUBLIC WORKS DEPT.
(317-595-3160) PRIOR TO COMMENCING WITH CONSTRUCTION.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO
CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
- ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN
COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER
SAFETY.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY
ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY
ALL EXISTING ELEVATIONS BEFORE CONSTRUCTION BEGINS.

EROSION CONTROL NOTES

- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT
STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR
LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING
REGRAVING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR
SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT
FROM LEAVING THE SITE. ADDITIONAL EROSION AND SEDIMENT CONTROL
MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- SEDIMENT LADEN WATER SHALL BE DETAINED BY EROSION CONTROL
PRACTICES AS NEEDED TO MINIMIZE SEDIMENTATION IN THE RECEIVING
STREAM. NO STORM WATER SHALL BE DISCHARGED FROM THE SITE IN A
MANNER THAT CAUSES EROSION AT THE POINT OF DISCHARGE.
- WASTES AND UNUSED BUILDING MATERIALS SHALL NOT BE ALLOWED TO BE
CARRIED FROM THE SITE BY STORMWATER RUNOFF. PROPER DISPOSAL OF
ALL WASTES AND UNUSED BUILDING MATERIALS IS REQUIRED.
- SEDIMENT BEING TRACED ONTO PUBLIC OR PRIVATE ROADWAYS SHALL BE
MINIMIZED. CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE
FLUSHING WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE
SITE FOR DISPOSAL.
- SOIL WHICH HAS ACCUMULATED NEXT TO EROSION CONTROL DEVICES SHALL
BE COLLECTED AND REDISTRIBUTED ON SITE AFTER EACH RAINFALL EVENT,
AND AT LEAST ONCE A WEEK.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY
WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER
FABRIC.
- ALL EXISTING STRUCTURES, FENCING, TREES AND ETC., WITHIN CONSTRUCTION
AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE. BURNING IS NOT
ALLOWED ON-SITE.
- SCHEDULE OF EARTHWORK ACTIVITIES:
 - THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE
KEPT TO A PRACTICAL MINIMUM. THE AREA SHALL BE STABILIZED
SOON AS POSSIBLE. TEMPORARY VEGETATION OR MULCHING SHALL
BE USED TO PROTECT EXPOSED AREAS IF PERMANENT VEGETATION
CANNOT BE SEEDD WITHIN 14 DAYS OR ACTIVITY CEASES FOR MORE
THAN 21 DAYS OR AS DIRECTED BY THE ENGINEER.
 - TOPSOIL REPLACEMENT SHALL TAKE PLACE FROM MARCH 1 TO
OCTOBER 31. STOCKPILE TOPSOIL AT ALL OTHER TIME OF THE YEAR.
PERMANENT AND FINAL VEGETATION AND STRUCTURAL EROSION
CONTROL DEVICES SHALL BE INSTALLED WITHIN SEVEN (7) DAYS AFTER
FINAL GRADING OR AS SOON AS POSSIBLE.

REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY
1	01/24/25	REVISED SITE LAYOUT / ROTATED BUILDING	EAG	EAG

3401 E 10, LLC
5358 WEST 38th STREET
INDIANAPOLIS, IN 46254

CIVIL SITE GROUP, INC.
718 Adams Street, Suite E
Carmel, Indiana 46032
Ph: (317) 810-1677

BENT GRASS MARKETPLACE - LOT 2A
13682 BENT GRASS LANE (FISHERS MARKETPLACE)
FISHERS, INDIANA 46038

STORMWATER POLLUTION PREVENTION PLAN
INITIAL SWPPP MEASURES

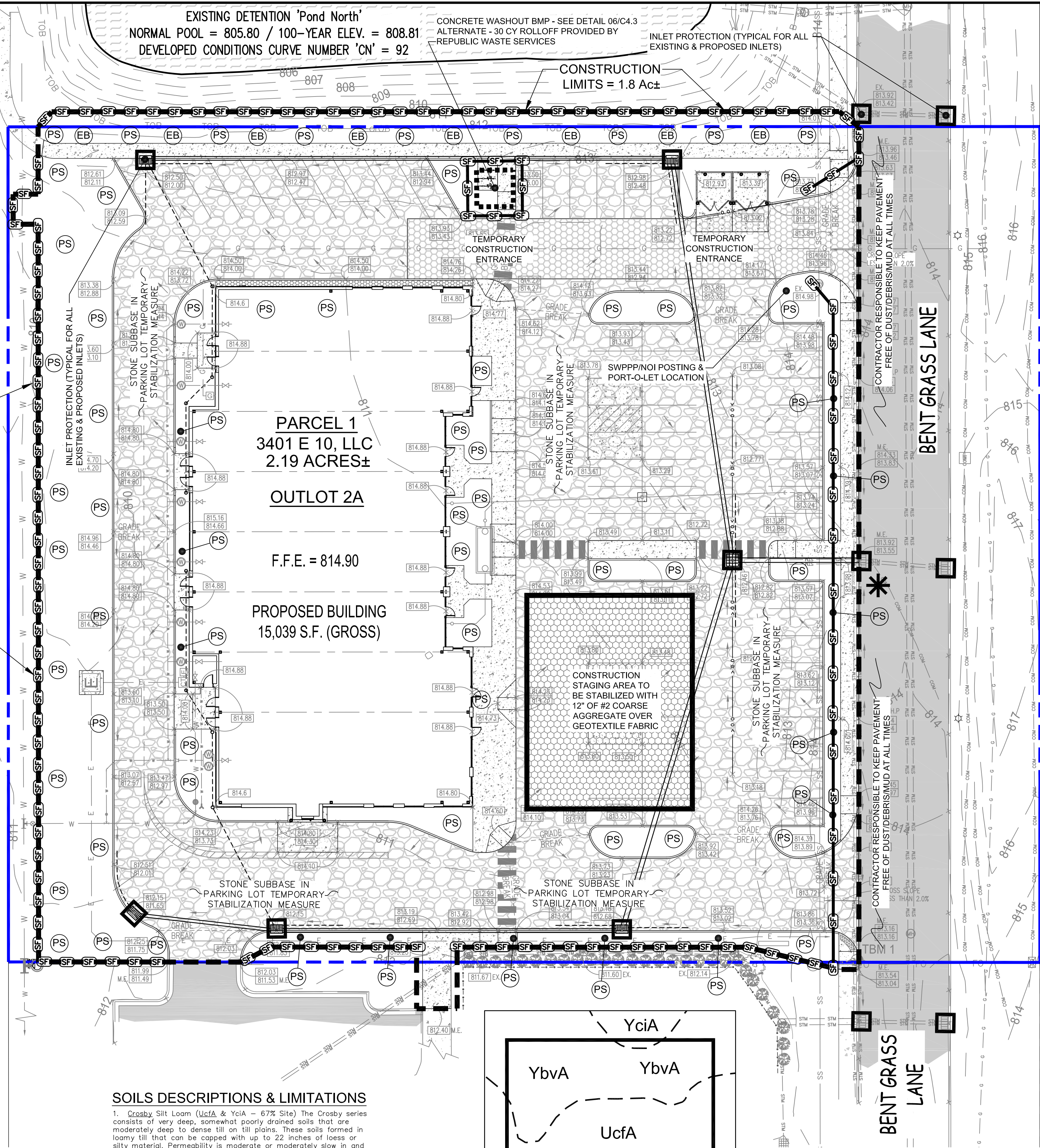
PROJECT NUMBER
LAL.001

DRAWING NUMBER
C4.0
SHEET 6 OF 28

STATE ROAD 37
(PUBLIC ROAD)
STATE OF INDIANA
DEED RECORD 147, PAGE 93

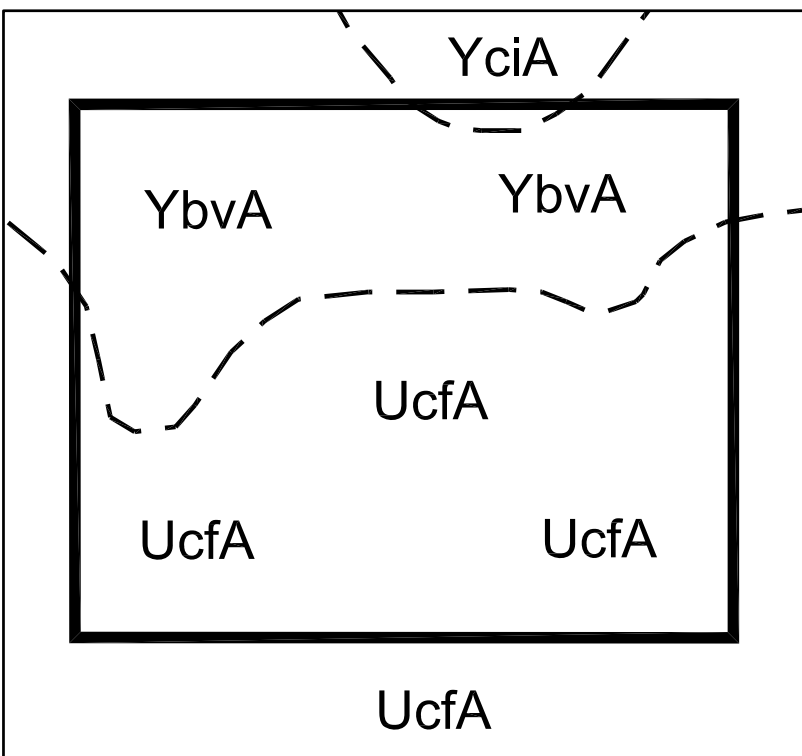
STATE ROAD 37
(PUBLIC ROAD)
STATE OF INDIANA
DEED RECORD 147, PAGE 93

INSTALL SILT FENCE AROUND THE
PERIMETER OF SITE WHERE NOTED



SOILS DESCRIPTIONS & LIMITATIONS

- Crosby Silt Loom (UcfA & YciA - 67% Site) The Crosby series consists of very deep, somewhat poorly drained soils that are moderately deep to dense till on till plains. These soils formed in loamy till that can be capped with up to 22 inches of loess or silty material. Permeability is moderate or moderately slow in and above the argillic horizon and slow or very slow below the argillic horizon. Slope ranges from 0 to 6 percent. Subject soil does not present any foreseeable limitations to the proposed development. Given that this soil is found in the area of a proposed wet pond and permeability may be moderate, soils testing will need to be performed to determine if a clay or synthetic liner will be required.
- Brookston Silty Clay Loom (YbvA - 33% Site) The Brookston series consists of very deep, poorly drained soils formed in up to 20 inches of silty material and the underlying loamy till in depressions on till plains and moraines. Permeability is moderate in the subsoil and moderately slow in the underlying material. Slope ranges from 0 to 3 percent. Subject soil does not present any foreseeable limitations to the proposed development. Given that this soil is found in the area of a proposed wet pond and permeability may be moderate, soils testing will need to be performed to determine if a clay or synthetic liner will be required.



SOILS MAP
SCALE: 1" = 100'

DEVELOPMENT SUMMARY

TOTAL SITE AREA = 2.19 ACRES +/-
TOTAL DISTURBED AREA = 1.8 ACRES +/-



PORTABLE TOILET NOTE

ALL PORTABLE TOILETS
MUST BE ANCHORED TO
AVOID POSSIBLE ON-SITE
SPILLS.

MULCHING NOTE

WHERE REQUIRED, CRIMPED/ANCHORED MULCH OR
MULCH WITH A TACKING AGENT SHALL BE USED. THE
APPLICATION RATE SHOULD MEET GUIDELINES PER
PRACTICE 3.15 OF THE INDIANA HANDBOOK FOR
EROSION CONTROL IN DEVELOPING AREAS.

STORM SEWER INLET NOTE

ALL STORMWATER DRAINAGE
CASTINGS SHALL BE LABELED
WITH ENVIRONMENTAL
MESSAGING "DUMP NO WASTE"

STREET EROSION NOTE

THERE SHALL BE NO DIRT, DEBRIS,
OR STORAGE OF MATERIALS IN THE
SURROUNDING STREETS DURING
THE CONSTRUCTION PROCESS.

CONTRACTOR NOTE

NO EARTH DISTURBING ACTIVITY MAY COMMENCE
WITHOUT AN APPROVED LAND ALTERATION PERMIT.

EROSION CONTROL CONTACT

3401 E 10, LLC
ATTN: LOTF ALMULAIKI
5358 WEST 38th STREET
INDIANAPOLIS, INDIANA 46254
(917) 403-1257

LEGEND:

- PROPERTY BOUNDARY
- PROPOSED SWALE FLOWLINE AREAS MUST BE INITIATED BY THE END OF THE 7th DAY OF INACTIVITY AND COMPLETED WITHIN 14 DAYS AFTER INITIATION.
- CONSTRUCTION LIMITS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SILT FENCE-Typical in all areas where sediment could leave the site. SEE DETAIL 05/C4.3
- Permanent Seeding and/or Temporary Seeding with straw mulch - Typical after final grading is completed or if areas will be idle of construction activities for a period of 15 days or more.
- PROPOSED EROSION CONTROL BLANKET SEE DETAIL 04 & 07/C4.3
- **TYPICAL IN FLOWLINES OF SWALES & SLOPES OF 3:1 OR GREATER**
- Point where stormwater will leave the site.
- Inlet Protection - Flexform typical for all paved area inlets AFTER pavement is installed; Silt Fence cage & Dandy Bags BEFORE pavement is installed.
- TEMPORARY CONSTRUCTION ENTRANCE SEE DETAIL 04/C4.3
- STONE SUBBASE IN PARKING LOT TO SERVE AS TEMPORARY STABILIZATION MEASURE

GENERAL NOTES

CONTRACTOR TO KEEP EXISTING
PAVEMENT SURROUNDING THE SITE
(I.E. SUNLIGHT DRIVE) "BROOM CLEAN"
AND FREE OF SOIL OR AGGREGATE
THAT MIGHT BE BROUGHT OFF-SITE.

GENERAL NOTES

- CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF FISHERS ENGINEERING & PUBLIC WORKS DEPT. (317-595-3160) PRIOR TO COMMENCING WITH CONSTRUCTION.
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REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY
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BENT GRASS MARKETPLACE - LOT 2A
13682 BENT GRASS LANE (FISHERS MARKETPLACE)
FISHERS, INDIANA 46038

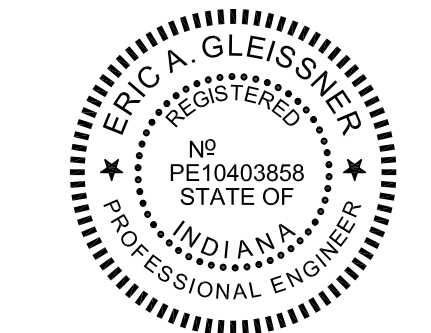
STORMWATER POLLUTION PREVENTION PLAN
SWPPP MEASURES DURING CONSTRUCTION

PROJECT NUMBER
LAL.001

DRAWING NUMBER
C4.1
SHEET 7 OF 28

3401 E 10, LLC
5358 WEST 38th STREET
INDIANAPOLIS, IN 46254

CIVIL SITE GROUP, INC.
718 Adams Street, Suite E
Carmel, Indiana 46032
Ph: (317) 810-1677



DATE: 12/02/24

DWN BY: EAG

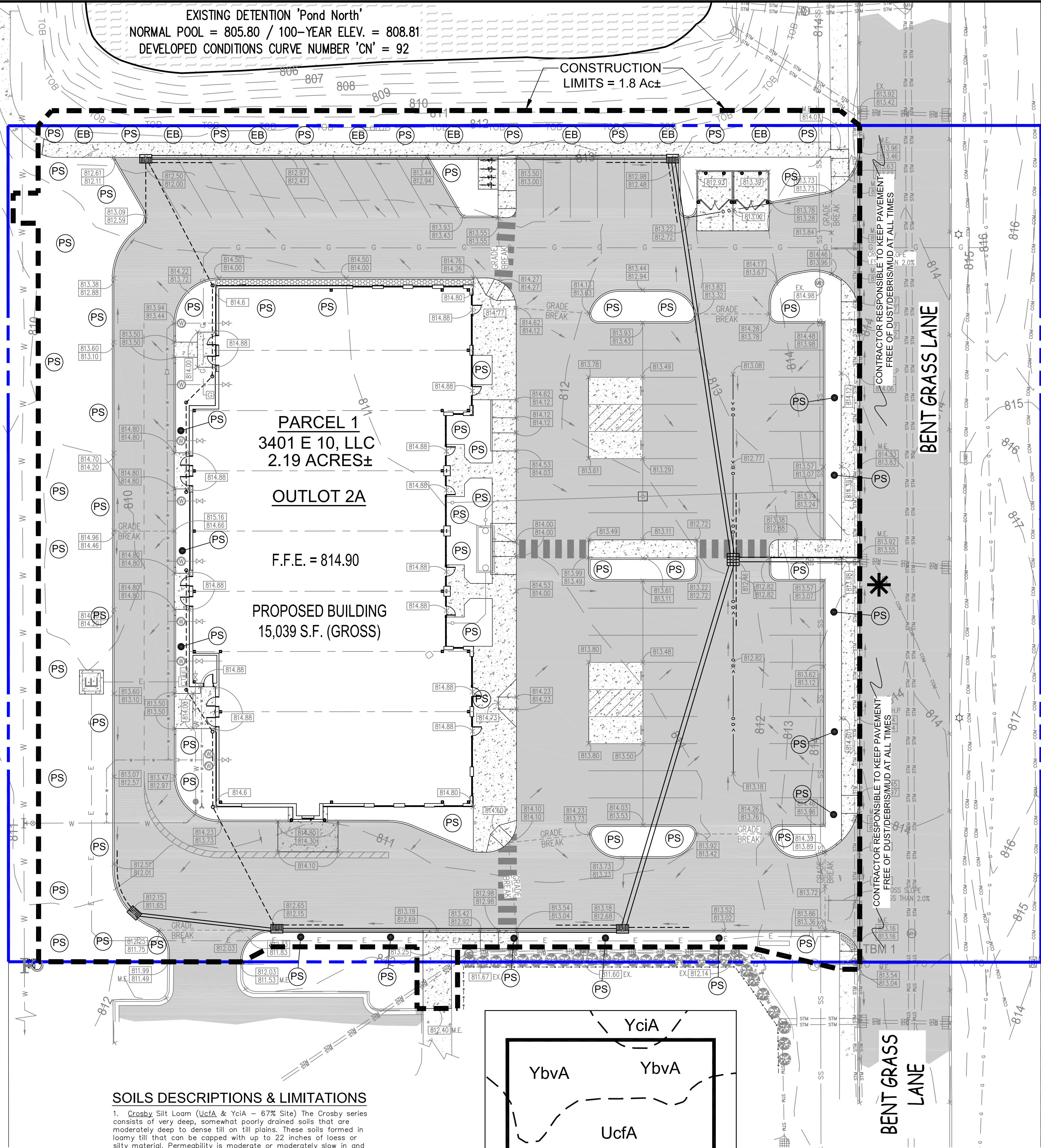
CHKD. BY: EAG

SCALE: 1" = 20'

DATE: 12/02/24

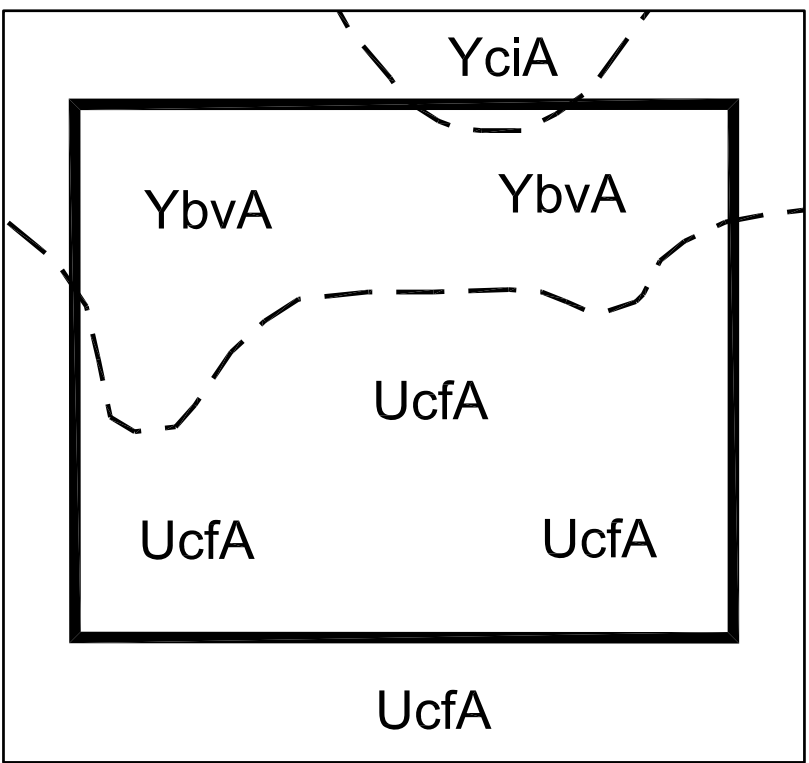
STATE ROAD 37
(PUBLIC ROAD)
STATE OF INDIANA
DEED RECORD 147, PAGE 93

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PORTABLE TOILET NOTE

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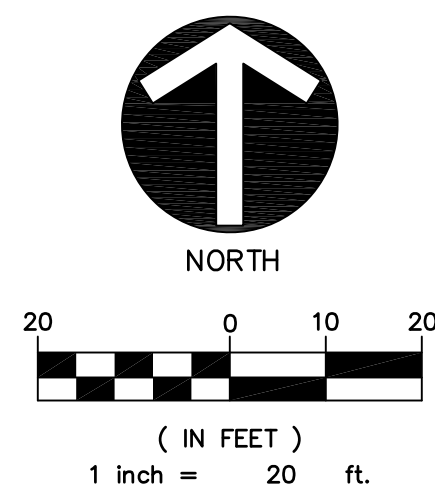
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EROSION CONTROL CONTACT
3401 E 10, LLC
ATTN: LOTF ALMULAIKI
5358 WEST 38th STREET
INDIANAPOLIS, INDIANA 46254
(917) 403-1257



LEGEND:

- PROPERTY BOUNDARY
- PROPOSED SWALE FLOWLINE
- CONSTRUCTION LIMITS
- EXISTING CONTOUR
- PROPOSED CONTOUR
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GENERAL NOTES

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REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY
1	01/24/25	REVISED SITE LAYOUT / ROTATED BUILDING	EAG	EAG

3401 E 10, LLC
5358 WEST 38th STREET
INDIANAPOLIS, IN 46254

CIVIL SITE GROUP, INC.
718 Adams Street, Suite E
Carmel, Indiana 46032
Ph: (317) 810-1677

GROUP, INC.

ERIC A. GLEISSNER
REGISTERED
PE10403855
STATE OF
INDIANA
PROFESSIONAL ENGINEER

DATE: 12/02/24

DWN BY: EAG
CHKD. BY: EAG
SCALE: 1" = 20'
DATE: 12/02/24

BENT GRASS MARKETPLACE - LOT 2A
13682 BENT GRASS LANE (FISHERS MARKETPLACE)
FISHERS, INDIANA 46038

STORMWATER POLLUTION PREVENTION PLAN
FINAL SWPPP MEASURES

PROJECT NUMBER
LAL.001

DRAWING NUMBER
C4.2
SHEET 8 OF 28

SEEDBED PREPARATION											
APPLY LIME TO RAISE THE pH TO THE LEVEL NEEDED FOR SPECIES BEING SEEDDED. APPLY 23 POUNDS OF 12-12-12 ANALYSIS FERTILIZER (OR EQUIVALENT) PER 1000 SQ. FT. (APPROXIMATELY 1000 POUNDS PER ACRE) OR FERTILIZE ACCORDING TO TEST. APPLICATION OF 150 LBS. OF AMMONIUM NITRATE ON AREAS LOW IN ORGANIC MATTER AND FERTILITY WILL GREATLY ENHANCE VEGETATIVE GROWTH.											
WORK THE FERTILIZER AND LIME INTO THE SOIL TO A DEPTH OF 2-3 INCHES WITH A HARROW, DISK OR RAKE OPERATED ACROSS THE SLOPE AS MUCH AS POSSIBLE.											
SEEDING											
SELECT A SEED MIXTURE BASED ON PROJECTED USE OF THE AREA (SEE PERMANENT SEED MIXTURE CHART). WHILE CONSIDERING BEST SEEDING DATES. IF PERMANENT SEEDING IS NOT PERMITTED USE TEMPORARY SEEDING UNTIL PERMANENT SEEDING CAN BE APPLIED. IF TOLERANCES ARE A PROBLEM, SUCH AS SALT TOLERANCE OF SEEDINGS ADJACENT TO STREETS AND HIGHWAYS, SEE SEED TOLERANCE CHART.											
		SOIL CONDITION		SHADE TOLERANCE		CLOSE MOWING TO 2-3 1/2 INCHES		TRAMPING TOLERANCE		FERTILITY NEEDS	
		WET	DRY	NORM	SHADE	NORM	SHADE	NORM	SHADE	NORM	SHADE
CREEPING RED FESCUE FESCUA RUBRA		2	1	2	1	1	1	MED.	1	20-25	12-18
KENTUCKY BLUEGRASS POA PROTENSIS		2	1	2	1	1	1	MED.	1	20-35	12-18
FESTUCA L. ARUNDINACEA		2	1	1	1	1	1	LOW	1	24-35	24-36
PERENNIAL RYEGRASS LOLLUM PERENNE		2	1	2	-	1	2	MED. HIGH	2	15-20	12-18
CROWNVEITCH CORONILLA VARLA		-	1	1	2	-	-	LOW	1	5-10	24
RED CLOVER TRIFOLIUM PROTENSE		-	1	-	2	-	-	MED.	1	7-10	18

RANKING:		SALT TOLERANCE (TO BOTH SOIL SALTS & SPRAY)	
1	GOOD	T	TOLERANCE
2	MEDIUM	MT	MEDIUM TOLERANCE
-	NOT TOLERANT	S	SLIGHT TOLERANCE

SEED TOLERANCE

SPECIES	SEEDING RATE		SUITABLE pH	SITE SUITABILITY *		
	LBS/ACRE	LBS/1000 SQ. FT.		DROUGHTY	WELL DRAINED	WET
LEVEL AND SLOPING, OPEN AREAS						
1. TALL FESCUE	35	.8	5.5-8.3	2	1	2
2. TALL FESCUE	25	.6	5.5-8.3		1	
3. RED CLOVER	5	.12				
3. KENTUCKY BLUEGRASS	15	.4	5.8-7.5	2	1	
CREEPING RED FESCUE	15	.4				
STEEP BANKS AND CUTS						
4. TALL FESCUE	15	.4	5.8-7.5	2	1	2
KENTUCKY BLUEGRASS	25	.6				
5. TALL FESCUE	35	.8	5.5-8.3	2	1	
EMERALD CROWNVEITCH**	10	.25				
LAWNS AND HIGH MAINTENANCE AREAS						
6. KENTUCKY BLUEGRASS	40	.9	5.8-7.5	2	1	
CREEPING RED FESCUE	40	.9				
7. PERENNIAL RYEGRASS (TURF TYPE)	170	4.0	5.0-7.5		1	
8. TALL FESCUE	170	4.0	5.5-8.3	2	1	2

* 1 - PREFERRED 2 - WILL TOLERATE ** INOCULATE WITH SPECIFIC INOCULANT.

SEED TOLERANCE CHART

SEEDING DETAIL

FERTILIZER NOTE

DO NOT USE PHOSPHOROUS CONTAINING FERTILIZERS UNLESS SOIL TESTS SHOW A PHOSPHOROUS DEFICIENCY.

TEMPORARY SEEDING DATES

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
WHEAT OR RYE												
OATS												
ANNUAL RYEGRASS												

PERMANENT SEEDING DATES

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
WHEAT OR RYE												
OATS												
ANNUAL RYEGRASS												

IRRIGATION NEEDED DURING THIS PERIOD. TO CONTROL EROSION AT TIMES OTHER THAN IN THE SHADED AREAS. USE MULCH.

LATE SUMMER SEEDING DATES MAY BE EXTENDED 5 DAYS IF MULCH IS APPLIED.

** INCREASE SEEDING APPLICATION BY 50%.

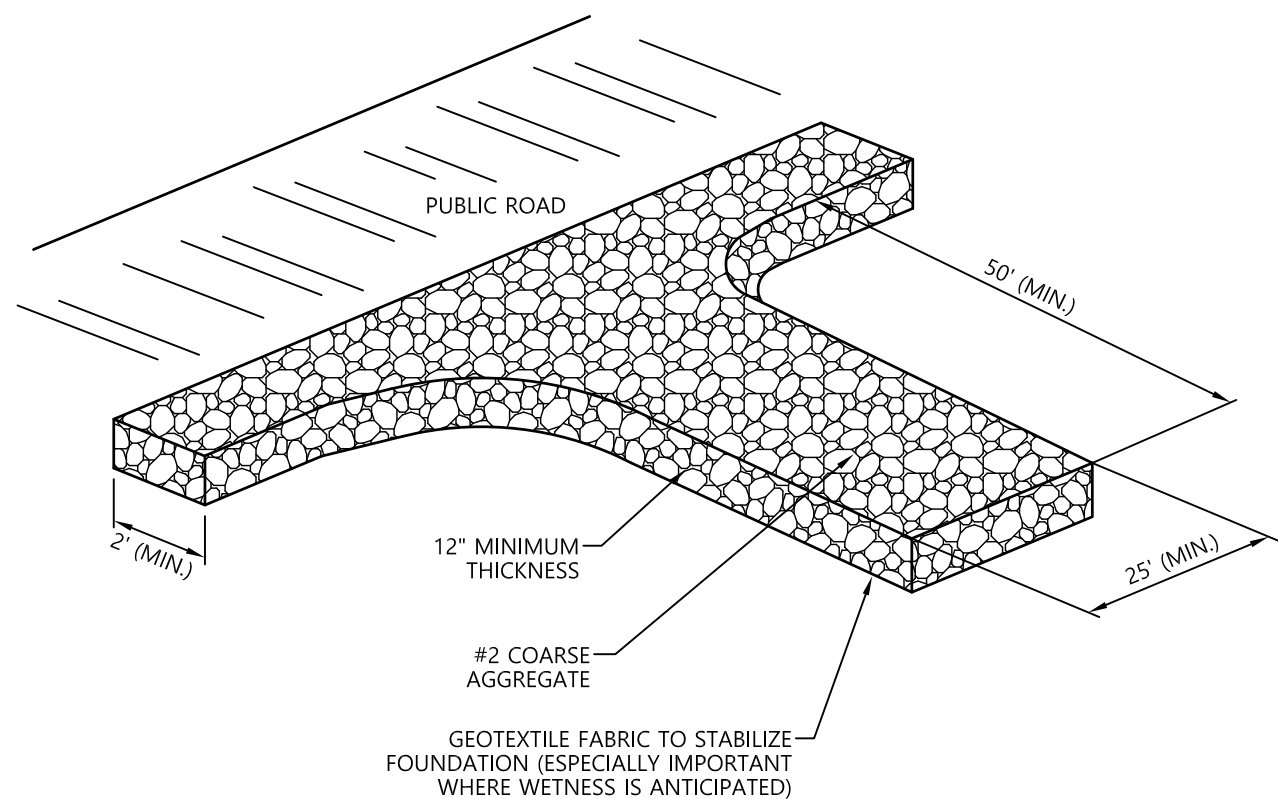
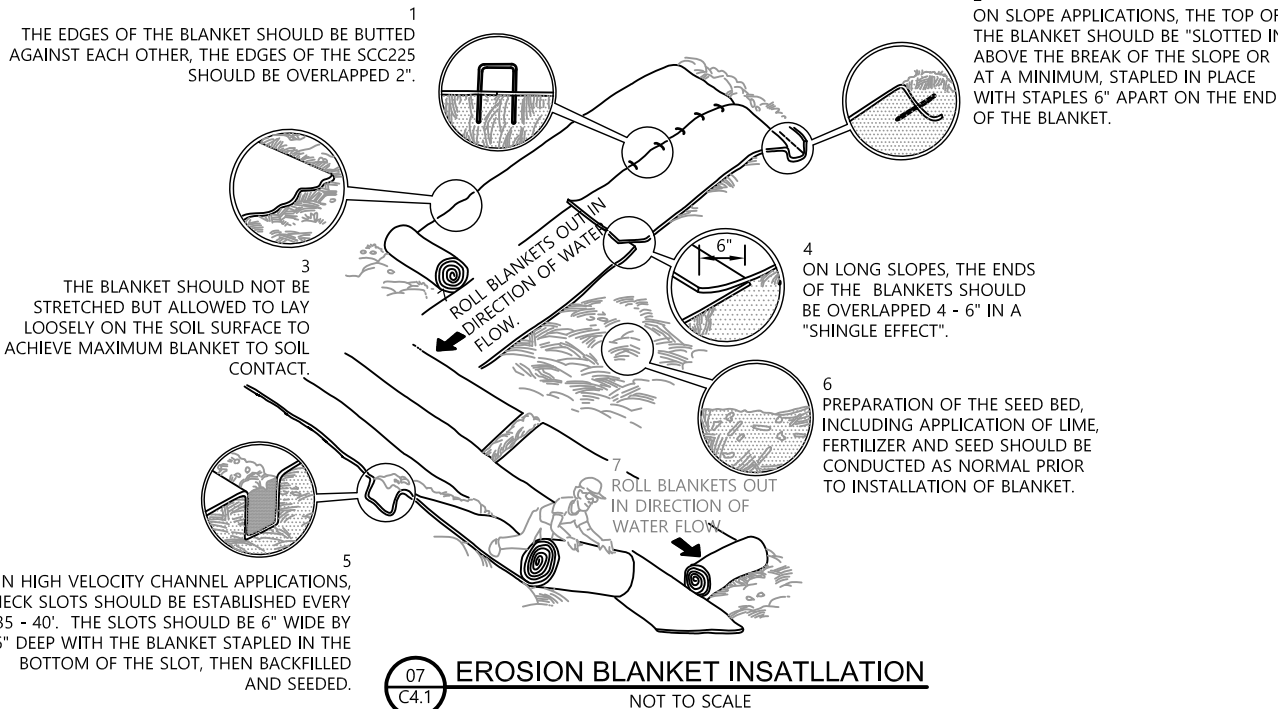
TEMPORARY SEEDINGS

TYPE OF SEED	1000 SQ. FT.	ACRE	REMARKS
WHEAT OR RYE	3.5 LBS.	2 BU.	COVER SEED 1" TO 1 1/2" DEEP
SPRING OATS	2.3 LBS.	3 BU.	COVER SEED 1" DEEP
ANNUAL RYEGRASS	1 LB.	40 LB.	COVER SEED 1/4" DEEP

* NOT NECESSARY WHERE MULCH IS APPLIED.

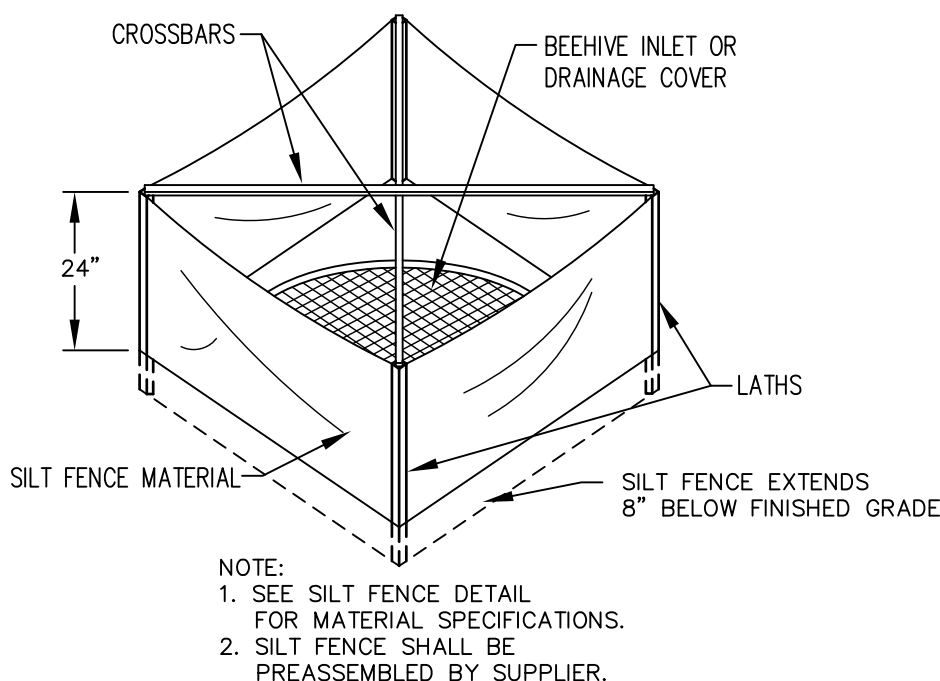
NORTH AMERICAN GREEN

TYPE	LONGEVITY	MAX. SLOPE	APPLICATION
S75	10 MONTHS	3:1	LOW FLOW SWALES
D575	60 DAYS	3:1	LOW FLOW SWALES
DS150	10 MONTHS	2:1	MODERATE DISCHARGE SWALES
DS150	60 DAYS	2:1	MODERATE DISCHARGE SWALES
SC150	2 YEARS	1:1	MEDIUM DISCHARGE SWALES
C125	3 YEARS	>1:1	HIGH DISCHARGE SWALES



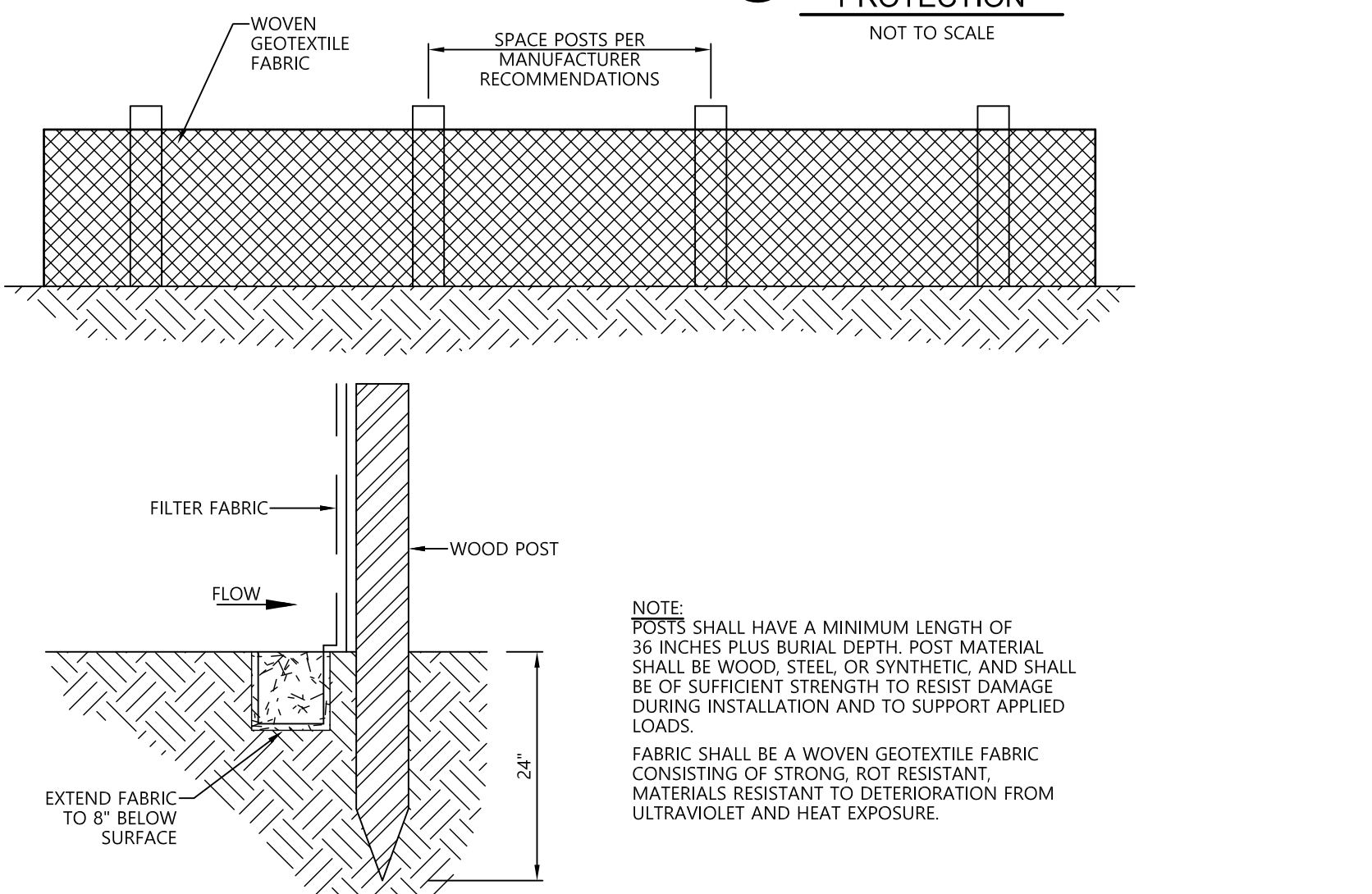
TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE



SILT FENCE INLET PROTECTION

NOT TO SCALE



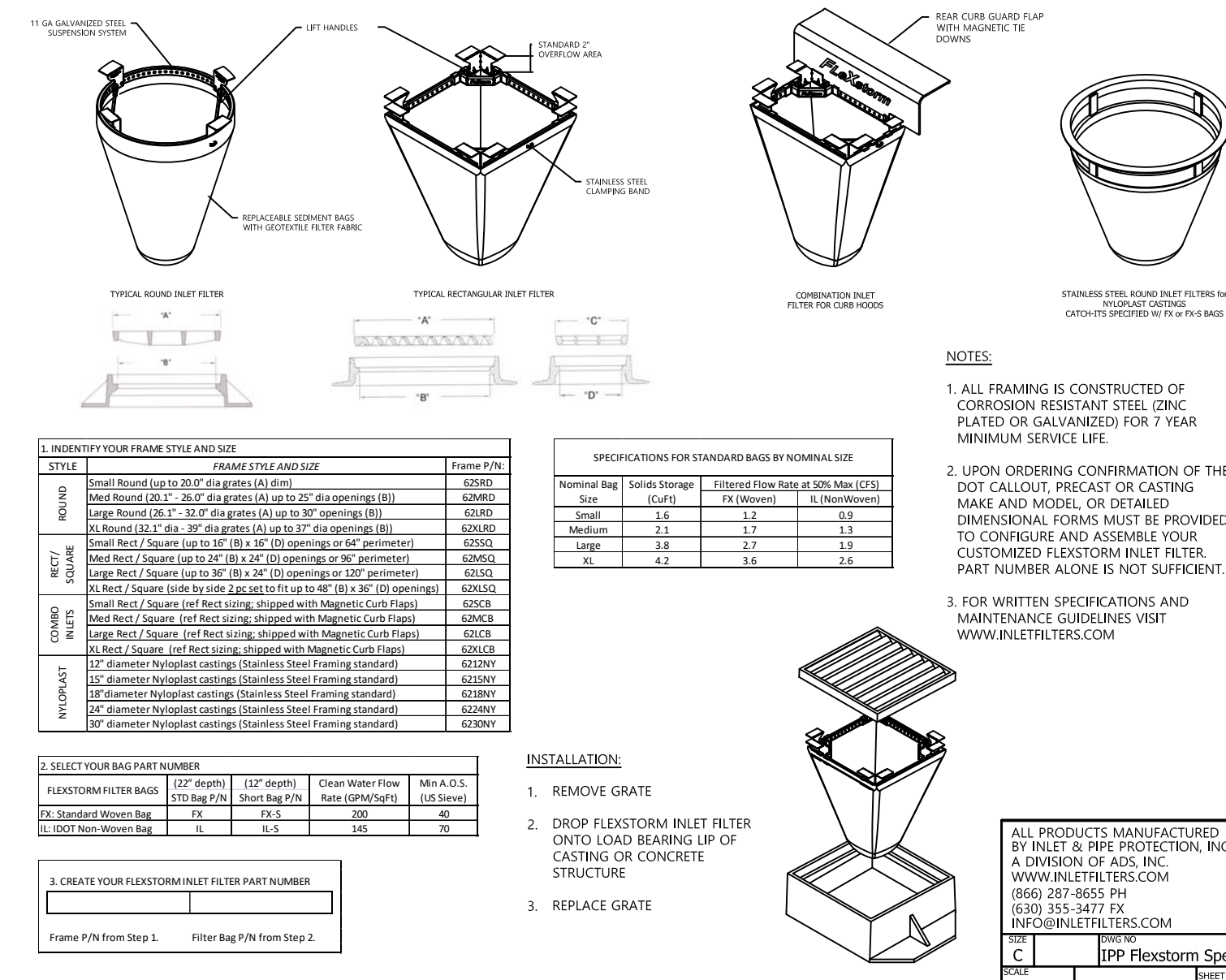
SILT FENCE CONSTRUCTION

NOT TO SCALE

REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION PRODUCT SELECTION AND SPECIFICATION DRAWING



STORM INLET BELOW GRATE PROTECTION

NOT TO SCALE

EROSION CONTROL MEASURES MAINTENANCE REQUIREMENTS

ROCK CHECK DAM MAINTENANCE REQUIREMENTS:

- INSPECT ROCK CHECK DAMS AFTER EACH STORM EVENT AND PROMPTLY REMOVE ANY SEDIMENT DEPOSITS TO ENSURE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN. TAKING CARE NOT TO UNDERMINE THE ENTRENCHED BALES.
- INSPECT PERIODICALLY FOR DETRIORATION OR DAMAGE FROM CONSTRUCTION ACTIVITIES AND REPAIR IMMEDIATELY.
- AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ALL ROCK CHECK DAMS AND SEDIMENT, BRING THE DISTURBED AREA TO GRADE, AND STABILIZE IT.

SILT FENCE MAINTENANCE REQUIREMENTS:

- INSPECT THE SILT FENCE PERIODICALLY AND AFTER EACH STORM EVENT.
- IF FENCE FABRIC TEARS, STARTS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY.
- REMOVE DEPOSITED SEDIMENT WHEN IT REACHES HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT OR IS CAUSING THE FABRIC TO BULGE.
- TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEAN OUT.
- AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE THE FENCE AND SEDIMENT DEPOSITS, BRING THE DISTURBED AREA TO GRADE, AND STABILIZE.

TEMPORARY SEDIMENT TRAP MAINTENANCE REQUIREMENTS:

- INSPECT TEMPORARY SEDIMENT TRAPS AFTER EACH STORM EVENT IMMEDIATELY REPAIR ANY EROSION AND PIPING HOLES.
- REMOVE SEDIMENT WHEN IT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH.
- REPLACE SPILLWAY GRAVEL FACING IF CLOGGED.
- INSPECT VEGETATION, AND RE-SEED IF NECESSARY.
- CHECK THE SPILLWAY DEPTH PERIODICALLY TO ENSURE A MINIMUM OF 1.5 FT. DEPTH FROM THE LOWEST POINT OF THE SETTLED EMBANKMENT TO HIGHEST POINT OF THE SPILLWAY CREST, AND FILL ANY LOW AREAS TO MAINTAIN DESIGN ELEVATION.
- PROMPTLY REPLACE ANY DISPLACED RIP RAP, BEING CAREFUL THAT NO STONES IN THE SPILLWAY ARE ABOVE DESIGN GRADE.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, REMOVE THE STRUCTURE AND SEDIMENT, SMOOTH THE DISTURBED AREA TO BLEND WITH ADJOINING AREAS, AND STABILIZE.

EROSION CONTROL BLANKET (SURFACE APPLIED) MAINTENANCE REQUIREMENTS:

- DURING VEGETATIVE ESTABLISHMENT, INSPECT AFTER STORM EVENTS FOR ANY EROSION BELOW THE BLANKET.
- IF ANY AREA SHOWS EROSION, PULL BACK THAT PORTION OF THE BLANKET COVERING IT. ADD SOIL, RE-SEED THE AREA, AND RE-LAY AND STAPLE THE BLANKET.
- AFTER VEGETATIVE ESTABLISHMENT, CHECK THE TREATED AREA PERIODICALLY.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE MAINTENANCE REQUIREMENTS:

- INSPECT ENTRANCE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER STORM EVENTS OR HEAVY USE.
- RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
- TOP DRESS WITH CLEAN STONE AS NEEDED.
- IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED IF THE WATER IS CONVEYED INTO A SEDIMENT TRAP OR BASIN.
- REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.

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INDIANAPOLIS, IN 46254

CIVIL SITE GROUP, INC.
718 Adams Street Suite 2
Carmel, Indiana 46032
Ph: (317) 810-1677

ERIC A. GLEISNER
REGISTERED
PE10403855
STATE OF
INDIANA
PROFESSIONAL ENGINEER

DATE: 12/02/24

DWN BY: EAG
CHKD. BY: EAG
SCALE: N.T.S.
DATE: 12/02/24

BENT GRASS MARKETPLACE - LOT 2A
13682 BENT GRASS LANE (FISHERS MARKETPLACE)
FISHERS, INDIANA 46038

STORMWATER POLLUTION PREVENTION DETAILS

PROJECT NUMBER
LAL.001

DRAWING NUMBER
C4.3
SHEET 9 OF 28

STATE ROAD 37
(PUBLIC ROAD)
STATE OF INDIANA
DEED RECORD 147, PAGE 93

STATE ROAD 37
(PUBLIC ROAD)
STATE OF INDIANA
DEED RECORD 147, PAGE 93

NOTE

18" OF VERTICAL SEARATION
MUST BE MAINTAINED FOR ALL
UTILITY CROSSINGS.

FLOOD NOTE

THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" AS SCALED
FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON
COUNTY, INDIANA, COMMUNITY NAME HAMILTON COUNTY,
COMMUNITY NUMBER 180080, MAP NUMBER 18057C0232 G,
PANEL NUMBER 0232 G, DATED NOVEMBER 19, 2014.

REFERENCE NFIP FIRM MAP # 18057C0232 G
EFFECTIVE DATE: NOVEMBER 19, 2014

TOPOGRAPHIC & BOUNDARY NOTE

ALL EXISTING HORIZONTAL AND VERTICAL INFORMATION HAS BEEN
SHOWN PER AN EXISTING CONDITIONS ALTA/NSPS LAND TITLE
SURVEYING, LLC (JOB #: 1-24903 / DATED 04/26/2024) IN
COMBINATION WITH A SECONDARY PLAT RECORDED AS INSTRUMENT
#2017041460; THEREFORE, CIVIL SITE GROUP, INC. CANNOT BE HELD
RESPONSIBLE IF ACTUAL HORIZONTAL AND VERTICAL DATA IS
DIFFERENT FROM THAT SHOWN ON THESE PLANS. CONTRACTOR IS
RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS
PRIOR TO COMMENCING WITH CONSTRUCTION.

UTILITY VALVE NOTE

ALL UTILITY VALVES AFFECTED BY
CONSTRUCTION SHALL BE ADJUSTED TO FINAL
GRADE AS NEEDED TO BE FLUSH WITH FINISHED
PAVEMENT, SIDEWALK OR LANDSCAPE AREA.

UTILITY LOCATE NOTE

INDIANA 811 FAILED TO LOCATE ALL EXISTING
UTILITIES ON AND/OR SURROUNDING THE
SUBJECT SITE; THEREFORE, CONTRACTOR IS
RESPONSIBLE TO LOCATE AND FIELD VERIFY
ANY EXISTING UTILITIES BEFORE COMMENCING
WITH CONSTRUCTION. CIVIL SITE GROUP, INC.
CANNOT BE HELD RESPONSIBLE IF THE
PROPOSED IMPROVEMENTS INTERFERE WITH ANY
EXISTING UTILITY INFORMATION NOT SHOWN ON
THESE PLANS.



STORM SEWER PLAN

18" OF VERTICAL SEPARATION MUST
BE MAINTAINED FOR ALL UTILITY
CROSSINGS.

SCALE: 1"=20'

STORM SEWER PROFILES

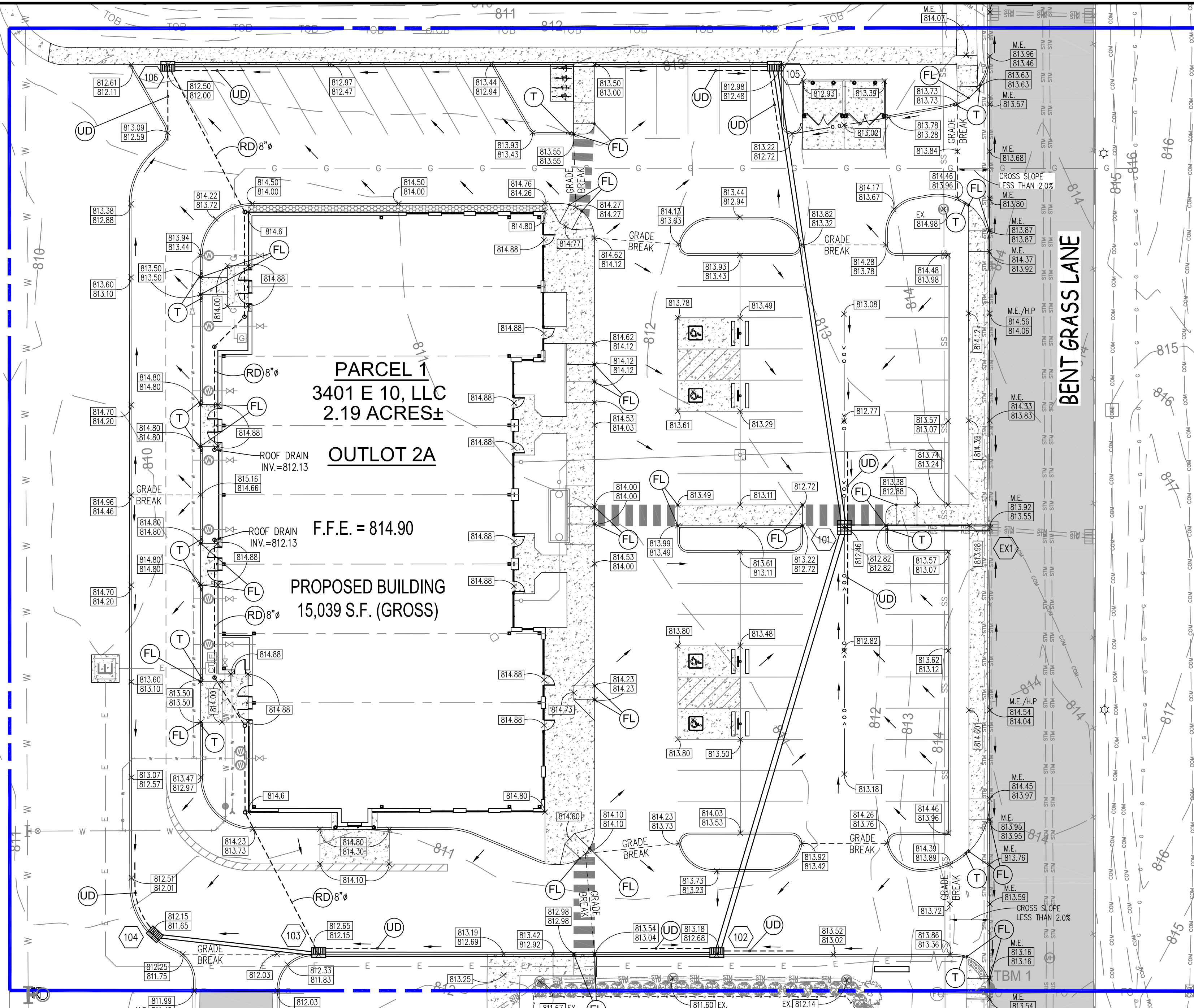
LEGEND

Existing Grade

New Grade

Granular Backfill

SCALE: HORZ.: 1"=50'
VERT.: 1"=5'



BENCHMARK

TBM #1
CUT SQUARE SET IN TOP OF CURB ON WEST SIDE
OF BENT GRASS LANE LYING 40' EAST OF NE
CORNER OF WHITE FENCE LOCATED AT 13650
BENT GRASS LANE NEAR THE SE CORNER OF THE
SURVEYED PARCEL
ELEVATION=813.62 (NAVD 88)

PLAN NOTES:

- UD 20 L.F. OF 4" DIAMETER PERFORATED HIGH DENSITY
POLYETHYLENE PIPE WITH "HIGHWAY SOCK FILTER"
- T TAPER CURB FLUSH WITH PAVEMENT
- FL SIDEWALK FLUSH WITH PAVEMENT
- RD 8" (SDR35 @ 1.50% MIN. SLOPE) ROOF DRAIN
LEADER WITH RISERS, ADAPTERS FOR DOWNSPOUTS,
BENDS, FITTINGS, & CLEANOUTS AT BENDS >
22.5' FOR CONNECTION TO ALL ROOF DOWNSPOUTS

STORM SEWER INLET NOTE

ALL STORMWATER DRAINAGE
CASTINGS SHALL BE LABELED
WITH ENVIRONMENTAL
MESSAGING "DUMP NO WASTE"

STORM SEWER SYSTEM NOTE

ALL ON-SITE STORM SEWER
INFRASTRUCTURE TO BE
CONSTRUCTED WITH THIS
PROJECT SHALL BE PRIVATELY
OWNED AND MAINTAINED.

EXISTING CONDITIONS NOTE

CONTRACTOR TO VERIFY ALL EXISTING
CONDITIONS, INCLUDING UTILITIES AND
DRAINAGE INFRASTRUCTURE BEFORE
COMMENCING WITH CONSTRUCTION.
CONTRACTOR TO NOTIFY ENGINEER OF
ANY DISCREPANCIES.

CONTRACTOR NOTE

NO EARTH DISTURBING ACTIVITY MAY COMMENCE
WITHOUT AN APPROVED LAND ALTERATION PERMIT.

REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY
1	01/24/25	REVISED SITE LAYOUT / ROTATED BUILDING	EAG	EAG

3401 E 10, LLC
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ERIC A. GLEISNER
REGISTERED
PE10403855
STATE OF
INDIANA
PROFESSIONAL ENGINEER

DATE: 12/02/24

DWN BY: EAG
CHKD. BY: EAG
SCALE: 1" = 20'
DATE: 12/02/24

BENT GRASS MARKETPLACE - LOT 2A
13682 BENT GRASS LANE (FISHERS MARKETPLACE)
FISHERS, INDIANA 46038

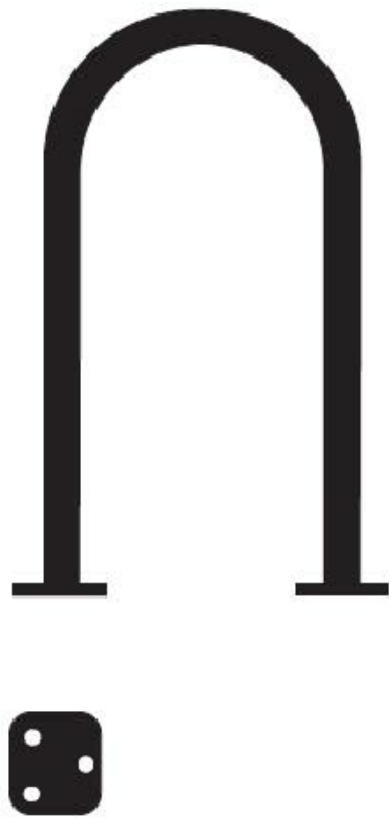
STORM SEWER PLAN & PROFILES

PROJECT NUMBER
LAL.001

DRAWING NUMBER
C6.0
SHEET 11 OF 28

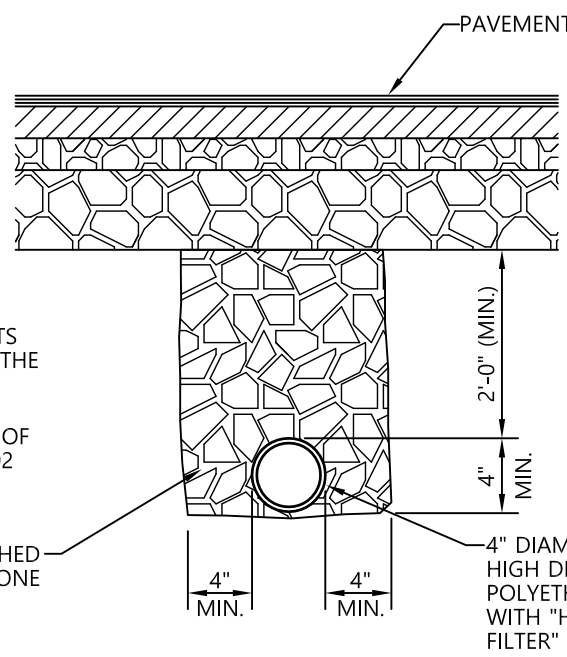


Welle Rack™
Square
W3H3002-SQ-3F



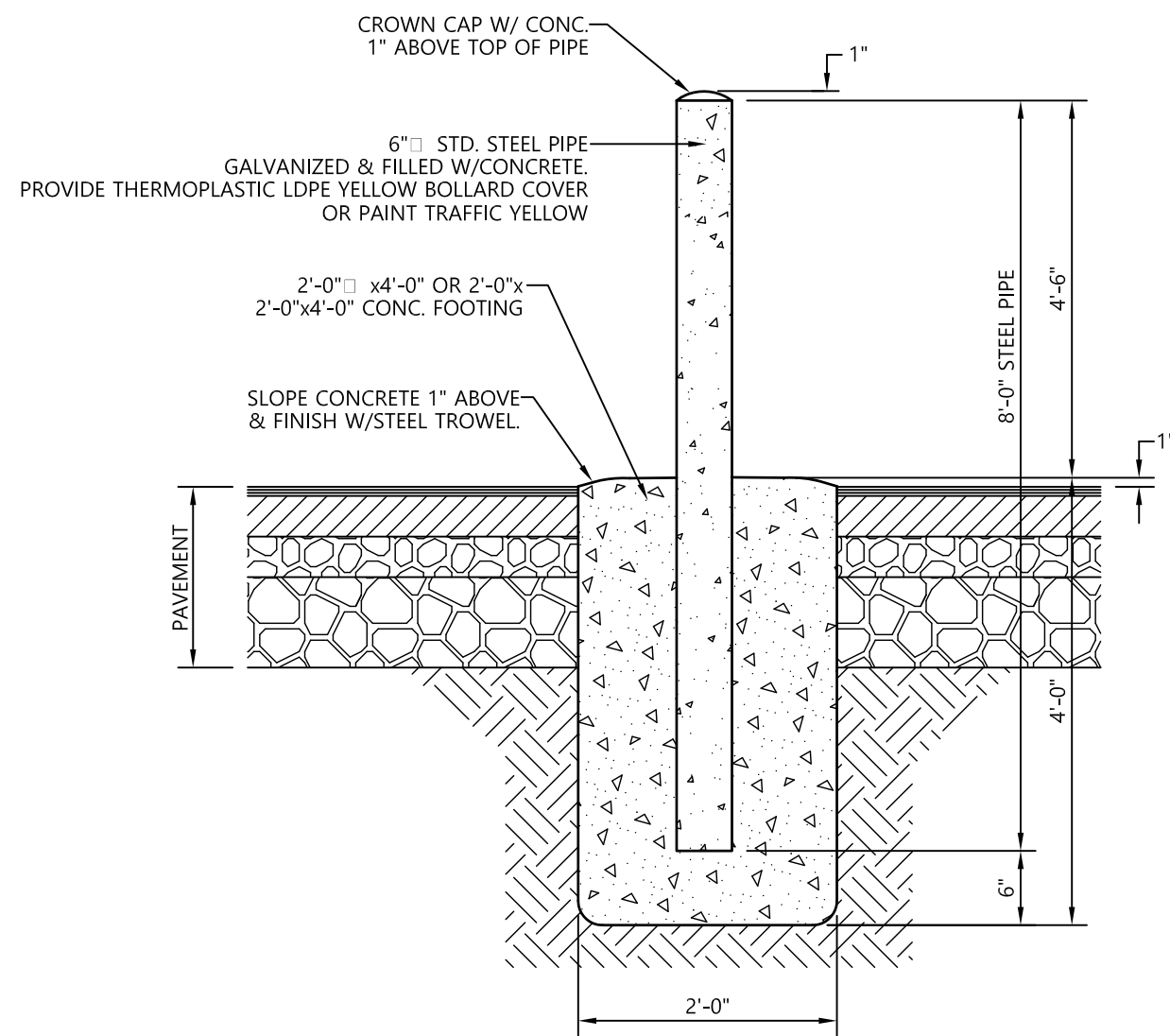
Height: 36"
Width: 19"
Flanges: 5" x 6" x 3/8" rounded corners
Mounting Holes: (6) 9/16" dia.
Square Tubes: 2" x 2" x 198" wall
MIG Welded
Finishes:
Hot Dipped Galvanized
Powder Coat Color
Stainless Steel 304 brushed

13 BICYCLE PARKING DETAIL (OR APPROVED EQUAL)
NOT TO SCALE

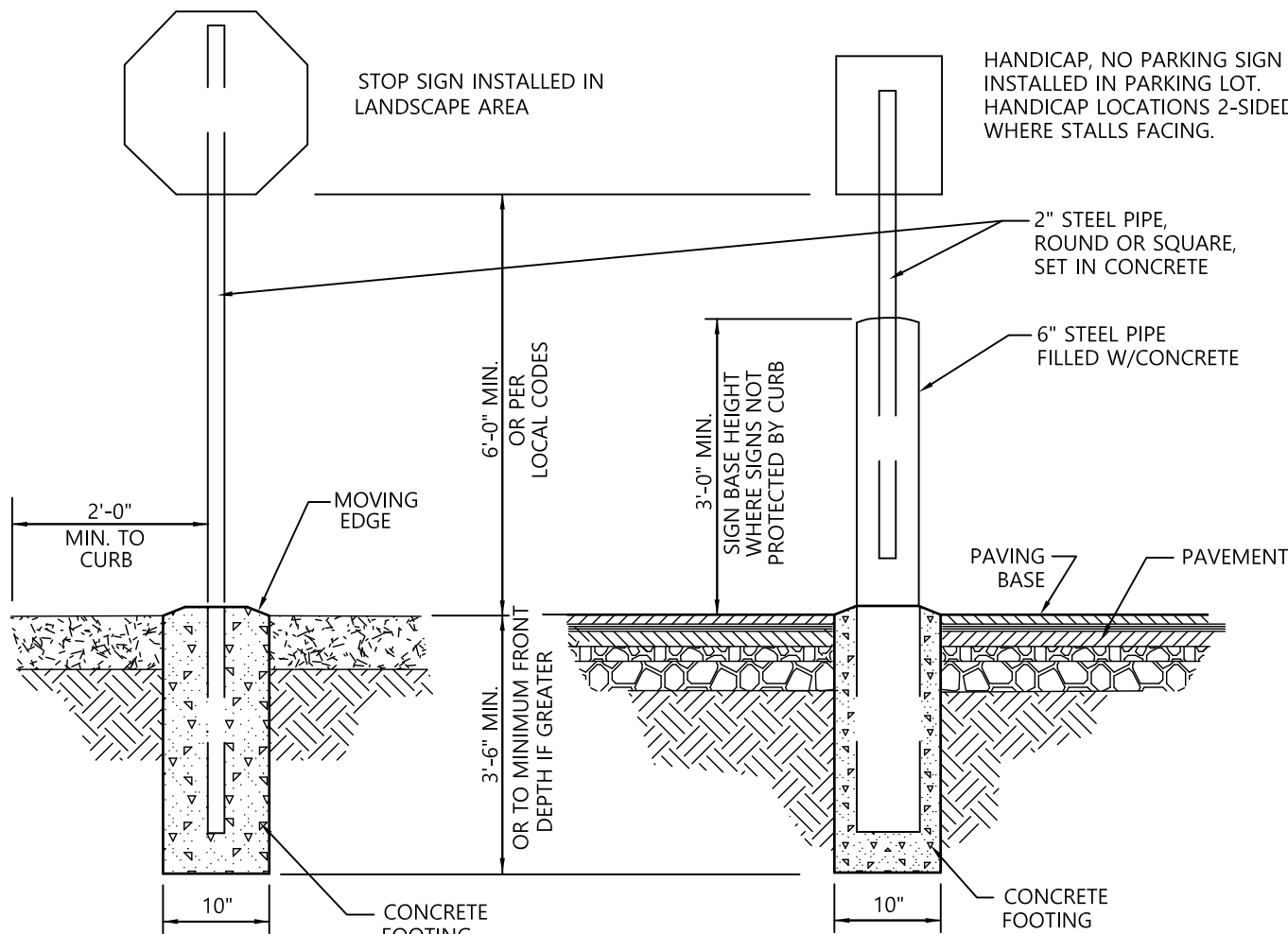


- INSTALLATION REQUIRED
1. EXTENDING 20" FROM STORM INLETS OR MANHOLE WHERE SHOWN ON THE UTILITY & GRADING PLAN.
 2. PIPE MATERIAL PER INDIANA DEPT. OF TRANSPORTATION SPECS. No. 718.02

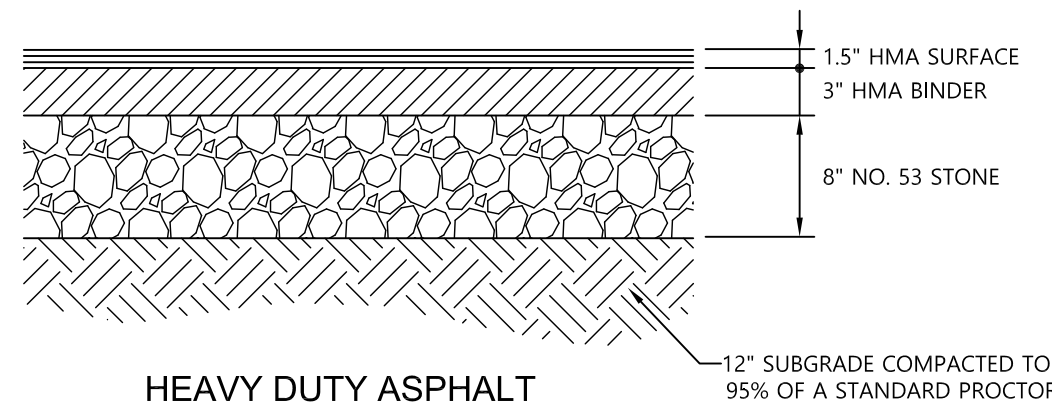
14 4" PIPE UNDERDRAIN UNDER PAVEMENT
NOT TO SCALE



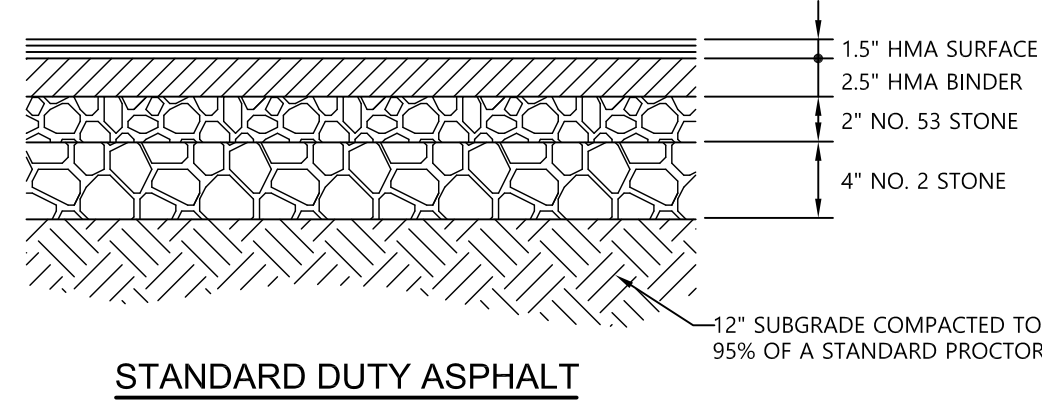
15 6" DIAMETER STANDARD STEEL PIPE BOLLARD
NOT TO SCALE



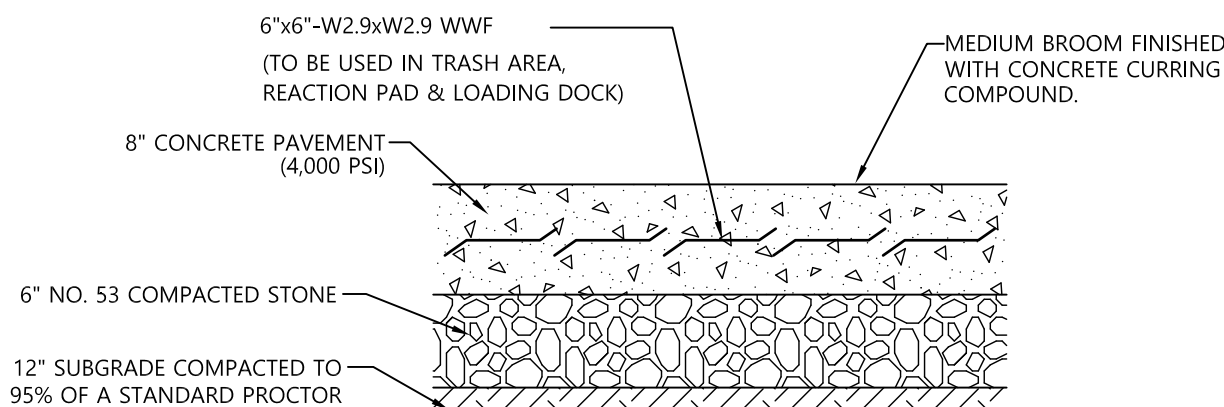
06 TRAFFIC SIGNAGE
NOT TO SCALE



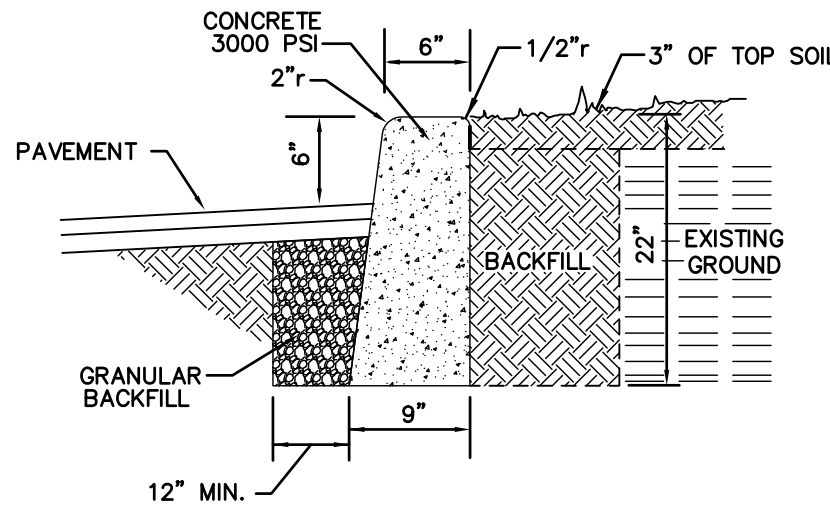
09 HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



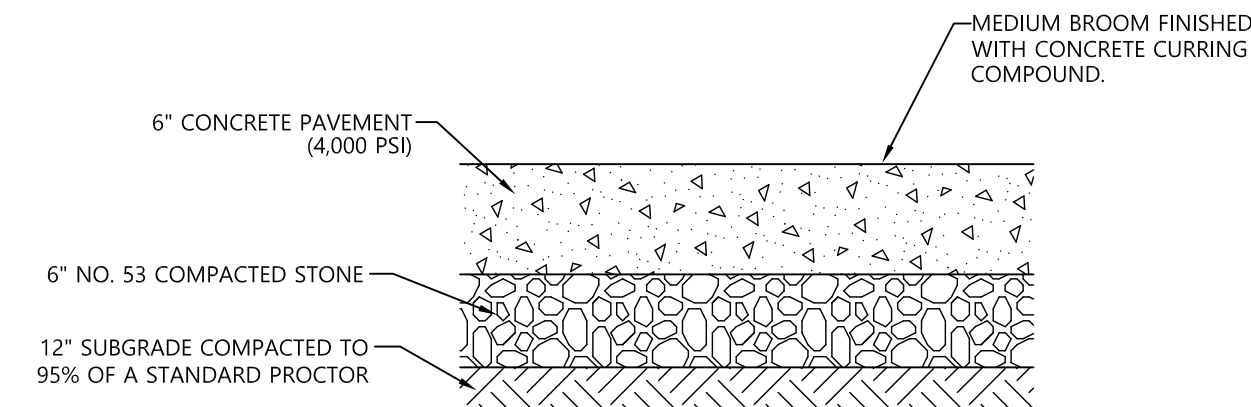
11 STANDARD DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



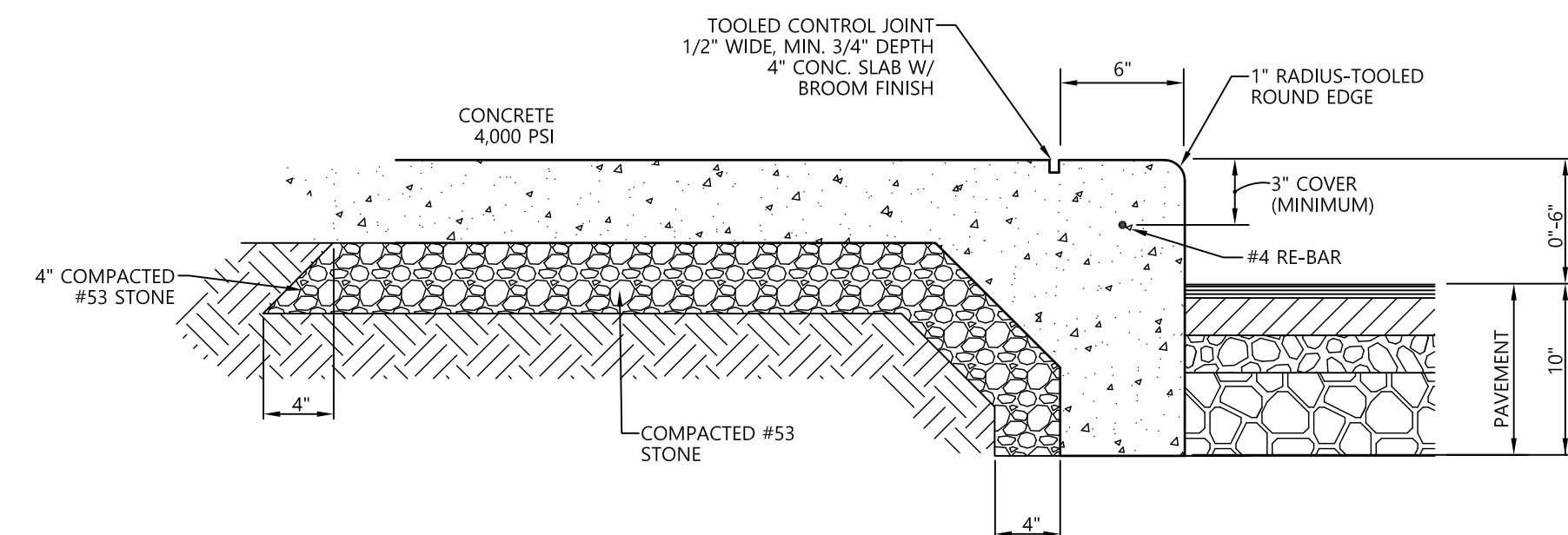
10 CONCRETE PAVEMENT SECTION FOR TRASH ENCLOSURE
NOT TO SCALE



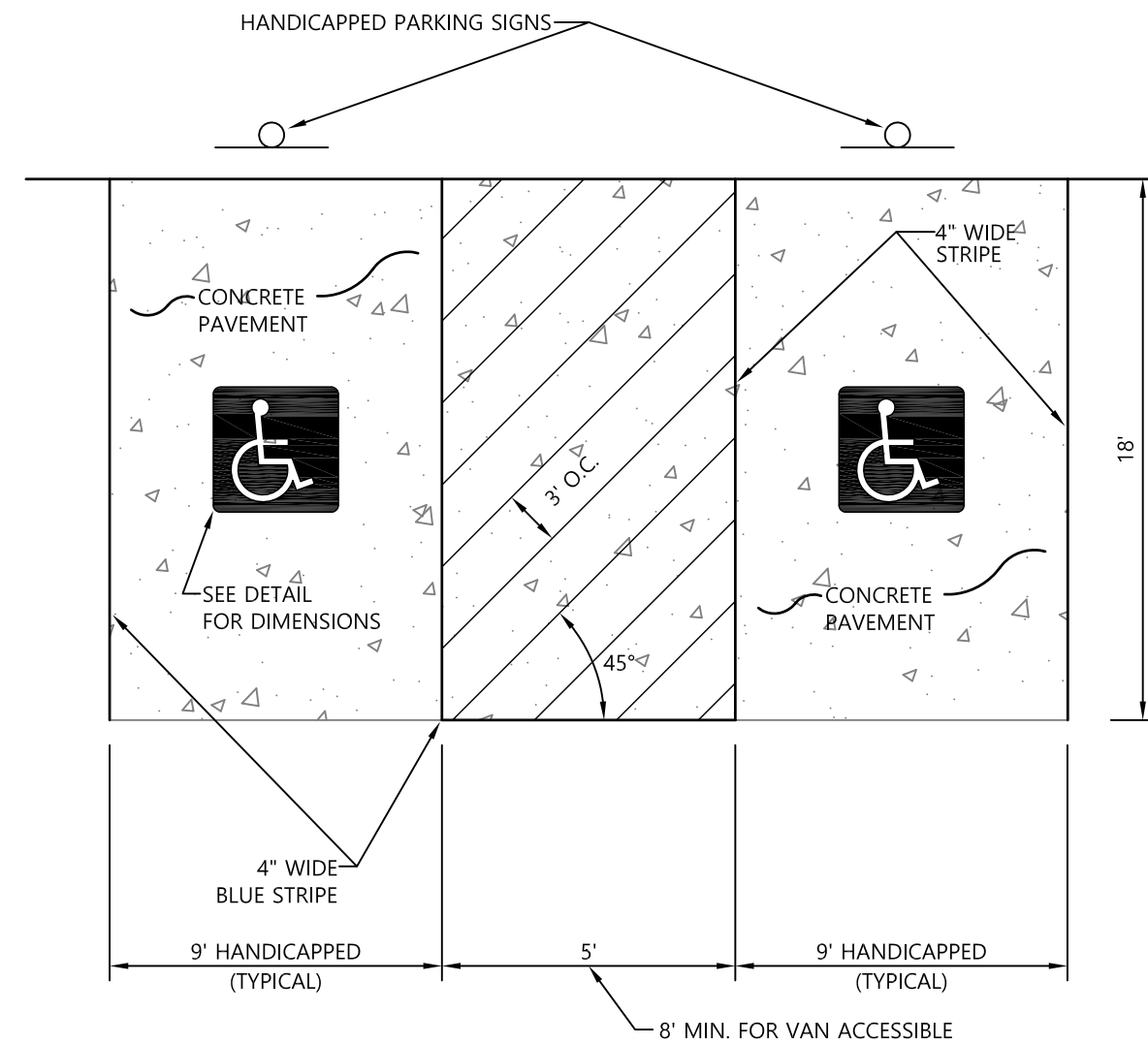
12 STRAIGHT CONCRETE CURB DETAIL
NOT TO SCALE



02 CONCRETE PAVEMENT SECTION FOR HANDICAP PARKING AREAS
NOT TO SCALE

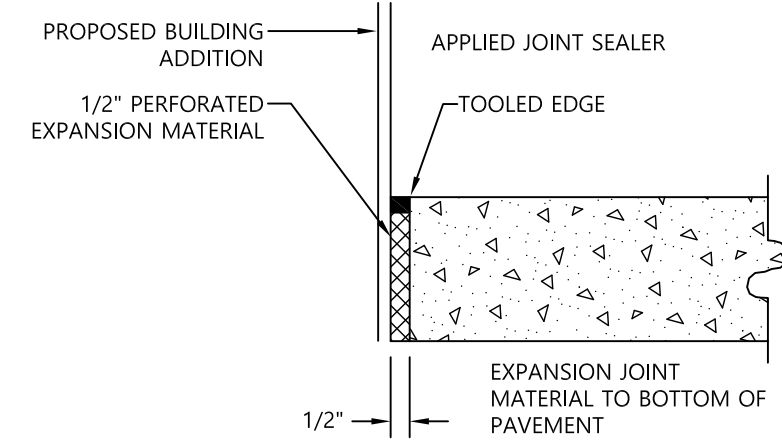


01 COMBINED CURB & WALK DETAIL
NOT TO SCALE

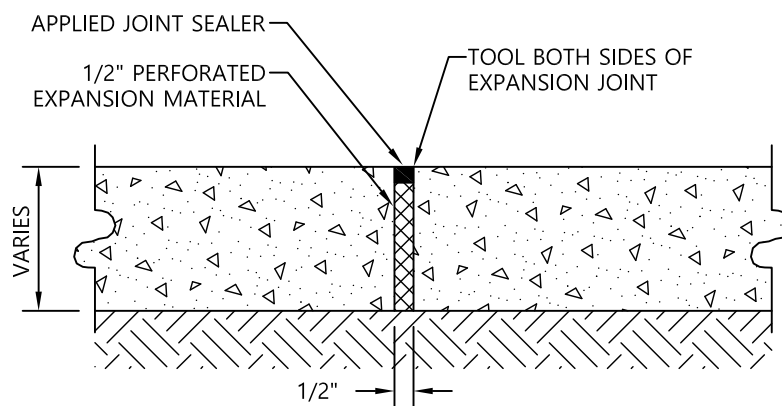


05 HANDICAP PARKING STALLS
NOT TO SCALE

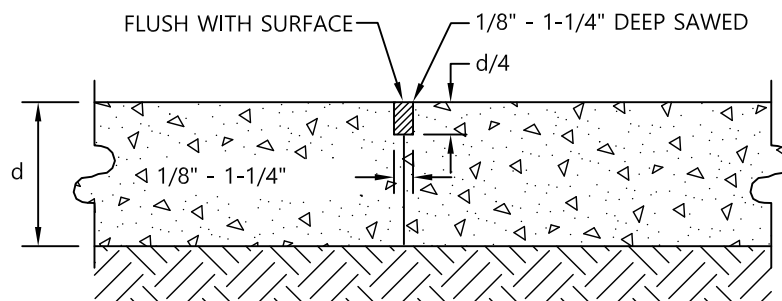
REVISION RECORD				
REV	DATE	DESCRIPTION	DES BY	APP BY



EXPANSION JOINT AT BUILDING DETAIL

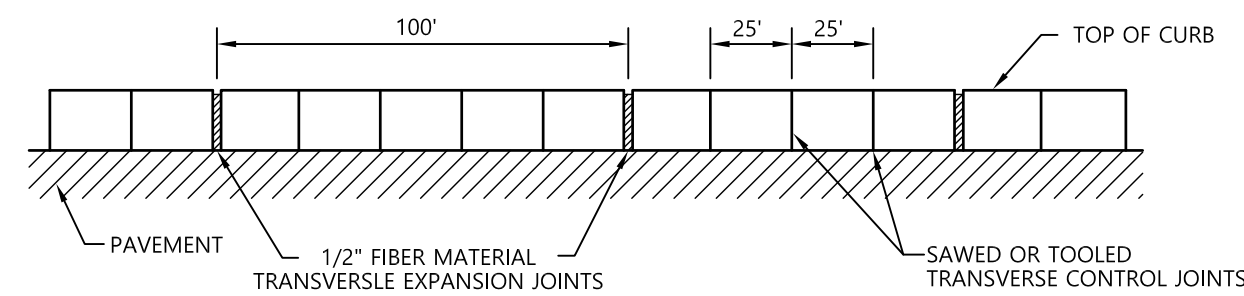


EXPANSION JOINT DETAIL

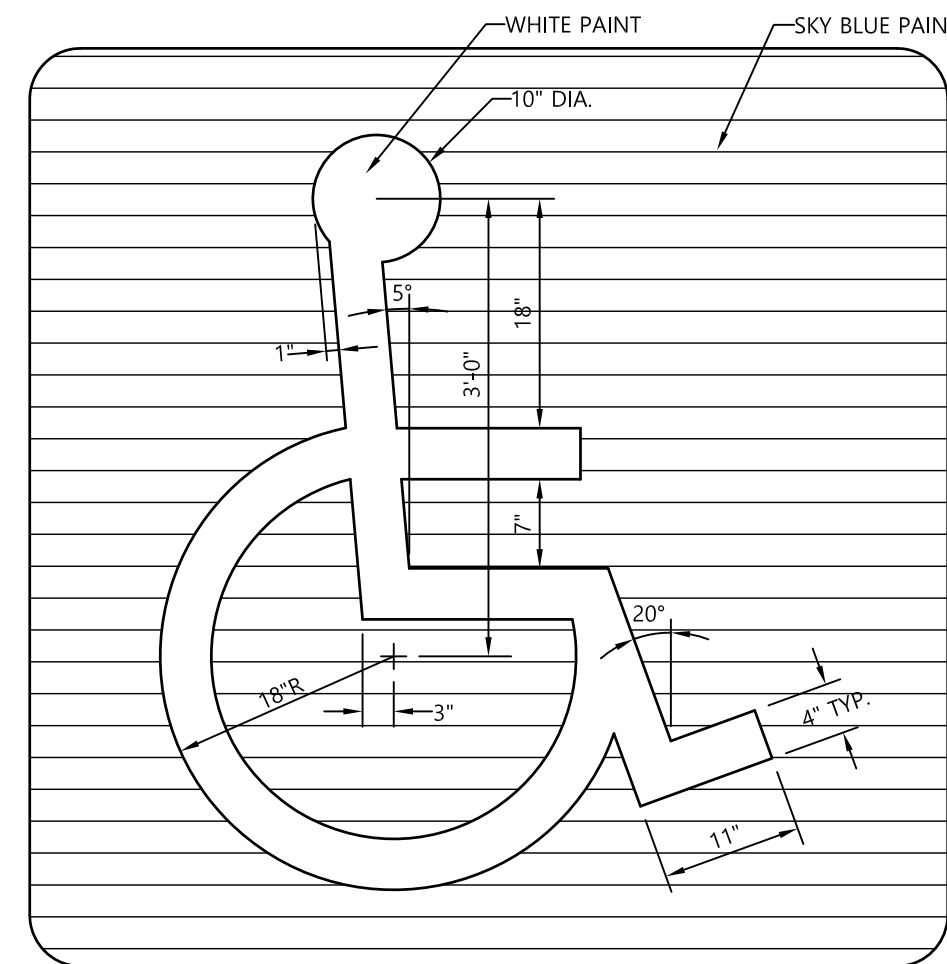


CONTROL JOINT

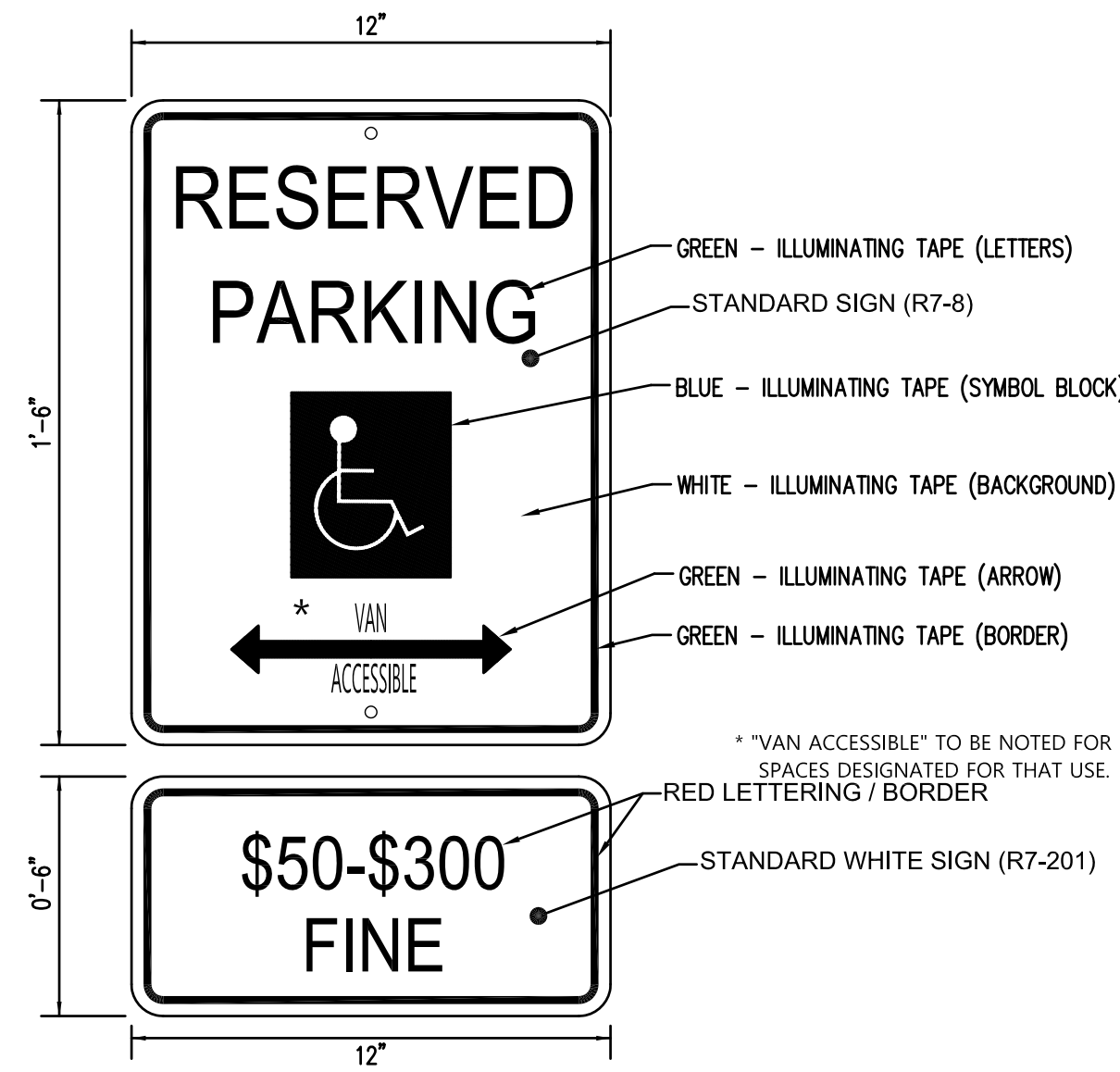
03 JOINT DETAILS
NOT TO SCALE



04 CURB JOINT DETAIL
NOT TO SCALE



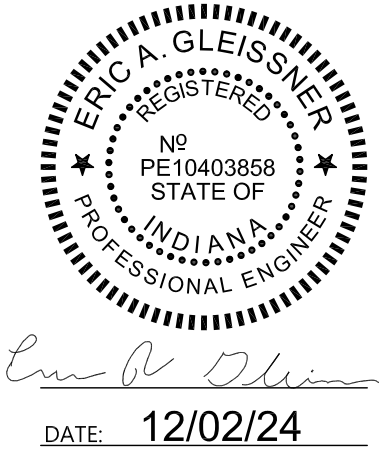
08 PAINTED HANDICAP SYMBOL DETAIL
NOT TO SCALE



07 HANDICAP PARKING SIGN DETAIL
NOT TO SCALE

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DWN BY: EAG
CHKD. BY: EAG
SCALE: 1" = 20'
DATE: 12/02/24

BENT GRASS MARKETPLACE - LOT 2A
13682 BENT GRASS LANE (FISHERS MARKETPLACE)
FISHERS, INDIANA 46038

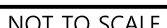
GENERAL DETAILS

PROJECT NUMBER
LAL.001

DRAWING NUMBER
C10.0
SHEET 12 OF 28



NOT TO SCALE



OD = OUTSIDE DIAMETER OF PIPE
ID = INSIDE DIAMETER OF PIPE

NOTES:

1. ALL INITIAL BACKFILL SHALL BE INSTALLED IN 6" TO 12" BALANCED LIFTS.
2. A MINIMUM 9" OF CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF THE INSTALLED PIPE.

NOT TO SCALE



NOT TO SCALE



TRFF STAKING DETAIL

SCALE: NOT TO SCALE



DECIDUOUS TREE DETAIL

SCALE: NOT TO SCALE



SCALE: NOT TO SCALE

REVISION RECORD

3401 E 10, LLC
5358 WEST 38th STREET
INDIANAPOLIS, IN 46254

CIVIL SITE GROUP, INC.
718 Adams Street, Suite E
Carmel, Indiana 46032
Ph: (317) 810-1677

Civil Site
GROUP, INC.



DATE: 12/02/24

DWN BY: FAG

CHKD. BY: EAG

SCALE: 1" = 20'

DATE: 12/02/24

BENT GRASS MARKETPLACE - LOT 2A
13682 BENT GRASS LANE (FISHERS MARKETPLACE)

FISHERS, INDIANA 46038

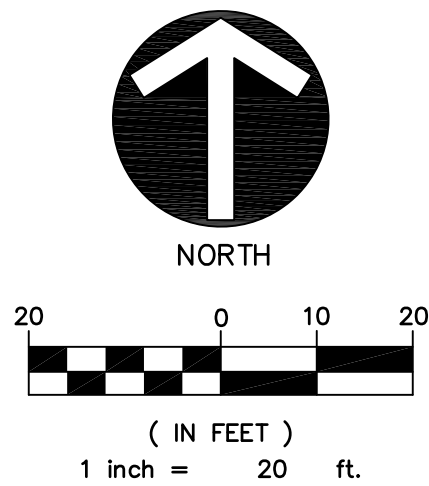
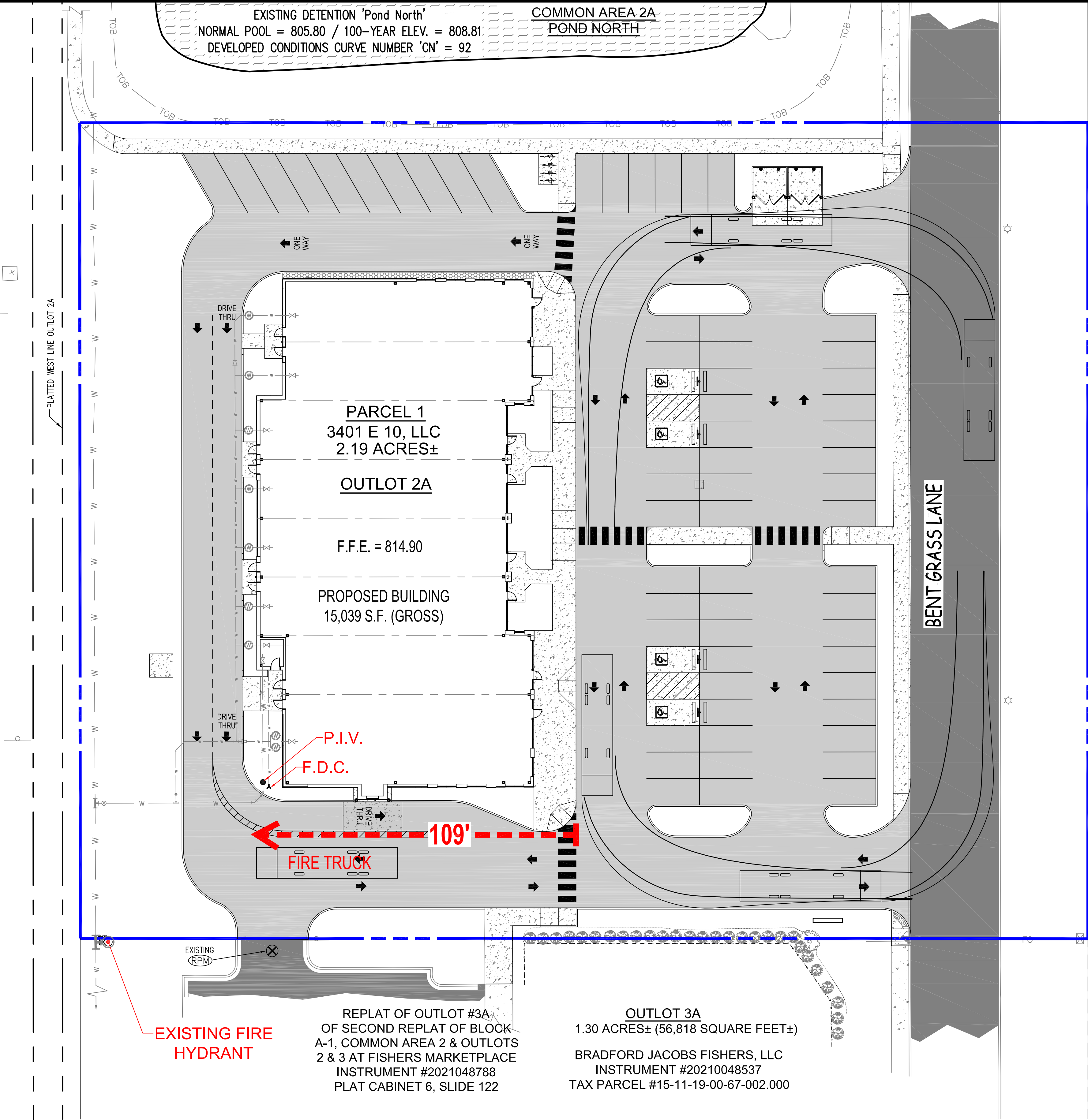
GENERAL DETAILS

PROJECT NUMBER
LAL.001

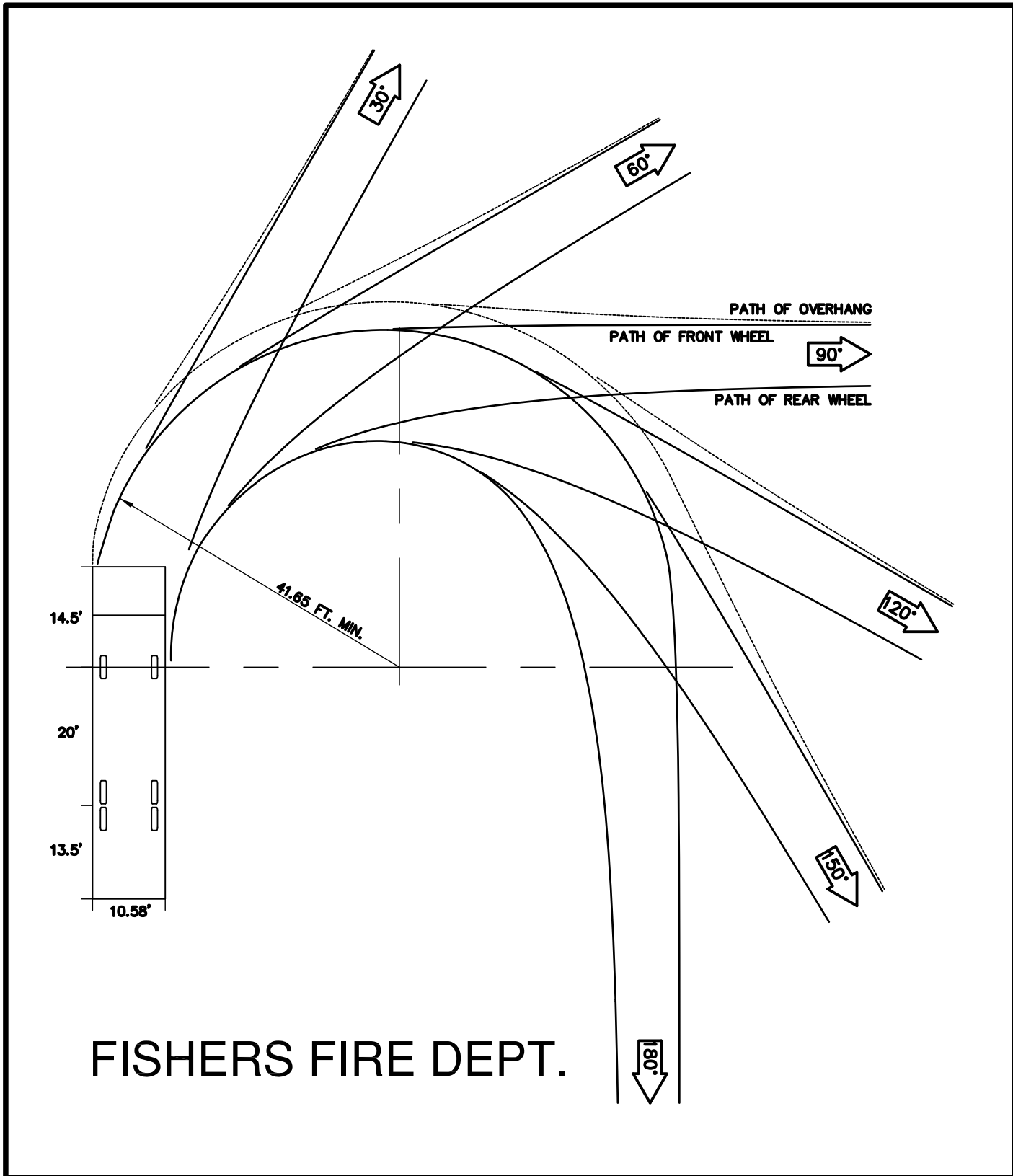
DRAWING NUMBER
C10.1
SHEET 13 OF 28

STATE ROAD 37
(PUBLIC ROAD)
STATE OF INDIANA
DEED RECORD 147, PAGE 93

STATE ROAD 37
(PUBLIC ROAD)
STATE OF INDIANA
DEED RECORD 147, PAGE 93



- LEGEND:**
- PROPERTY BOUNDARY
 - RIGHT-OF-WAY LINE
 - PROPOSED CONCRETE
 - STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C10.0)
 - HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C10.0)
 - EXISTING / PROPOSED FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING LIGHT POLE



FIRE PROTECTION NOTES

Prior to the Issuance of any Building Permits the stone base layers for all Streets, Drives and Parking Lots to be installed and all Water Mains and Hydrants for the Site Development must be installed per Approved Specifications and made Serviceable.

Prior to issuance of any building permits the stone sub-base shall be graded and compacted in compliance with fire department specifications. A proof roll shall be witnessed by the fire department or their designee.

The Fishers Fire Department shall be notified 24 hours prior to the inspection. 317-593-3200.

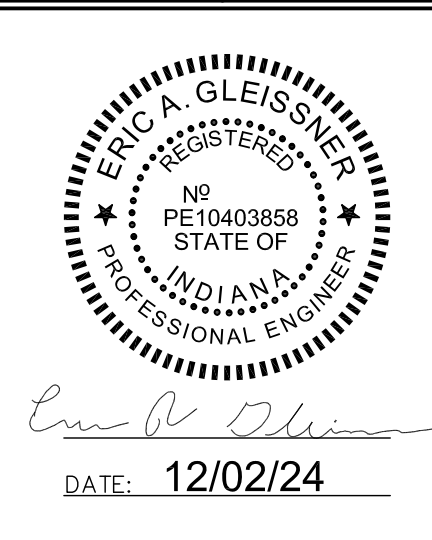
REVISION RECORD				
REV	DATE	DESCRIPTION	DES BY	APP BY
1	01/24/25	REVISED SITE LAYOUT / ROTATED BUILDING	EAG	EAG



3401 E 10, LLC
5358 WEST 38th STREET
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CivilSite
GROUP, INC.



DWN BY: EAG
CHKD. BY: EAG
SCALE: 1" = 20'
DATE: 12/02/24

BENT GRASS MARKETPLACE - LOT 2A
13682 BENT GRASS LANE (FISHERS MARKETPLACE)
FISHERS, INDIANA 46038

FIRE TRUCK TURNING TEMPLATES

PROJECT NUMBER
LAL.001

DRAWING NUMBER
C10.2
SHEET 14 OF 28

REVISION RECORD				
REV	DATE	DESCRIPTION	DES BY	APP BY

EARTHWORK

1. SCOPE OF WORK

A. Extent: The work required under this section consists of all excavating, filling, rough grading and related items necessary to complete the work indicated on the drawings and described in the specifications. The Contractor shall notify in writing the owners and the Engineer of any changes, errors or omissions found on the plans or in the field before work is started or resumed.

1. In general, the items of work to be performed under this section shall include clearing and grubbing, removal of trees and stumps (where required), protection of trees to remain, stripping and storage of topsoil, fill compaction and rough grading of entire site.

2. Excavated material that is suitable may be used for fills. All unsuitable material and all surplus excavated material not required shall be removed from the site. The location of dump and length of haul shall be the Contractor's responsibility.

3. Provide and place any additional fill material from off the site as may be necessary to produce the grades required. Fill obtained from off site shall be of kind and quality as specified for fills herein and the source approved by the Engineer.

4. The Contractor shall accept the site as he finds it and shall remove all trash, rubbish and debris from the site prior to starting excavation.

B. Work not included: The following items of related work are specified and included in other sections of these specifications:

1. Excavation, grading and backfilling for utility lines

2. Storm drainage systems

3. Sanitary sewer systems

4. Streets and paving

5. Water supply system

2. BENCH MARKS

Maintain carefully all bench marks, monuments and other reference points; if disturbed or destroyed, Contractor shall contact engineer. Replacement shall be at Contractor's expense.

3. REMOVAL OF TREES

A. Remove all trees and stumps from area to be occupied by road and surfaced areas. Removal of trees outside these areas shall only be done as noted on drawings or approved by the Owner.

B. All brush, stumps, wood and other refuse from the trees shall be removed to the disposal areas off of the site. Disposal by burning shall not be permitted unless proper permits are obtained (where applicable). ~~The location of disposal bury pits shall be approved by the owner and the Engineer if permitted.~~

4. PROTECTION OF TREES

A. General Protection: The Contractor shall be responsible for the protection of tops, trunks and roots of existing trees on the project site that are to remain. Existing trees subject to construction damage shall be boxed, fenced or otherwise protected before any work is started; do not stockpile within branch spread. Remove interfering branches without injury to trunks and cover scars with tree paint.

5. HANDLING OF TOPSOIL

A. Remove all organic material from the areas to be occupied by buildings, roads, walks and parking areas. Pile and store topsoil at a location where it will not interfere with construction operations. Topsoil shall be reasonably free from subsoil, debris, weeds, grass, stones, etc..

B. After completion of site grading and subsurface utility installation, top soil shall be replaced in areas designated on the erosion control plan for seeding and/or soil. Any remaining topsoil shall be used for finished grading around structures and landscaping areas.

6. DISPOSITION OF UTILITIES:

A. Rules and regulations governing the respective utilities shall be observed in executing all work under this section.

B. If active utilities are encountered but not shown shown on the drawings, the Engineer shall be advised before work is continued.

C. Inactive and abandoned utilities encountered in excavating and grading operations shall be reported to the Engineer. They shall be removed, plugged or capped as directed by the Utility Company or the Engineer.

D. It shall be the responsibility of each contractor to verify all existing utilities and conditions pertaining to his phase of the work. It shall also be the contractors responsibility to contact the owners of the various utilities before work is started.

7. SITE GRADING:

A. Grades: Contractor shall perform all cutting, filling, compacting of fills and rough grading required to bring entire project area to grade as shown on the drawings.

B. Rough Grading: The tolerance for paved areas shall not exceed 0.10 feet plus or minus above the established subgrade. All other areas shall not exceed 0.10 feet plus or minus the established grade. All banks and other breaks in grade shall be rounded at top and bottom.

C. Compaction Requirements:

1. All areas under building pads and paved areas shall be compacted to 100% standard proctor density.

2. All other fill areas shall be compacted to 90% standard proctor density.

3. All areas where cut is necessary to meet the design sub-grade are required to be scarified 12 inches below sub-grade and meet the above compaction requirements.

8. EARTH WORK BALANCE

A. The Contractor shall confirm all earthwork quantities prior to start of construction. If an excess or shortage of earth is encountered, the Contractor shall confirm with the Owner and Engineer the requirements for stockpiling, removal or importing of earth.

B. Minor adjustments to the grades may be required to earthwork balances when minor excess material or shortages are encountered. It is recognized by the parties hereto that the calculations of the the Engineer in determining earthwork quantities shall be accomplished in accordance with the American Society of Civil Engineers Standards for such calculations. Further, that these calculations are subject to the interpretations of soil borings as the physical limits of the various soil types, the allowable variation in finish grade and compaction permitted the contractor, and that all of these parameters may cause either an excess or shortage of actual earthwork materials to complete the project. If such an actual minor excess or shortage of materials occurs, the contractor shall contact the Engineer to determine if adjustment can be made to correct the imbalance of earth.

9. TESTING

A. Contractor shall hire at Contractors expense an independent soil testing service to assure soil compaction with scope of testing to be approved by Engineer. Copies of test results shall be submitted to the Engineer.

1. Reinforced concrete sewer pipe shall conform to ASTM C-76 latest revision, with joints conforming to ASTM C-443 latest revision when storm pipe is located within public right-of-way.

2. Aluminized type 2 corrugated steel pipe shall be manufactured in accordance with AASHTO M36 (Type I with 2 2/3" x 1/2" corrugations for 18" and 15" diameters; type IR with 3/4" x 3/4" x 7 1/2" corrugations for 18" diameter and larger). The pipe shall be formed from an aluminized steel type 2 coil that conforms to AASHTO M274. The minimum gage thickness of the pipe shall be as follows:

Diameter	Gage
12" - 36"	16
42" - 48"	14
54" - 84"	12

3. High density polyethylene pipe shall perform to AASHTO M252 and M294, type 2B specifications, latest revision, and shall have material strength of concrete of 28 days shall be 4000 psi. All exterior concrete shall have air entrainment of 5% to 8% by volume per ASTM C-260. Retempering delivered concrete will not be allowed. Concrete shall be composed of:

1. Portland cement - Conforming to ASTM C-150, Type IA or Type IIIA.

2. Aggregates: Conforming to ASTM C-33

3. Water - Shall be clear and free from injurious amounts of oils, acids, alkalis, organic materials or other deleterious substances.

B. Welded Steel Wire Fabric - Where required for concrete reinforcement shall conform to ASTM A185.

C. Premolded Joint Filler - Shall be of non -extruding type meeting ASTM D-544 except that premolded joint filler used in concrete work construction may be either non-extruding or resilient.

D. Bituminous Pavement Materials - All materials proposed for the construction of bituminous pavements shall comply with the Indiana Department of Transportation specifications, per latest revision.

E. Compacted Aggregate Subbase: Shall be crushed stone or gravel. Crushed gravel shall be a minimum of 35% crushed material. Chert shall be limited to a maximum of 8% of the total. Material shall be free from an excess of flat, elongated, thinly laminated, soft or disintegrated pieces, and shall be free from fragments coated with dirt. Compacted aggregate shall be graded as follows:

SIEVE SIZE	% PASSING
1-1/2"	100
3/4"	80-100
1/2"	70-90
3/8"	35-60
#4	25-50
#20	12-30
#200	5-10

3. APPLICATION

A. Permits and Codes - The intent of this section of the specifications is that the contractor's bid on the work covered herein shall be based upon the drawings and specifications but that the work shall comply with all applicable codes and regulations as amended by local laws. Contractor shall furnish all bonds necessary to get permits for cuts and connections to existing sewers.

B. Local Standards - The term "Local Standards" as used herein means the standards of design and construction of the respective municipal department or utility company.

C. Existing Improvements - Maintain in operating condition all active utilities, sewers and other drains encountered in the sewer installation. Repair to the satisfaction of the owner any damage to existing active improvements.

D. Workmanship - To conform to all local, state and national codes and to be approved by all local and state agencies having jurisdiction.

E. Trenching - Lay all pipe in open trenches, except when the local authority gives written permission for tunneling. Open the trench sufficient ahead of pipe laying to reveal any obstructions. The width of the trench shall be the inside pipe diameter plus 24 inches for 12 inches above the pipe. Sheet and brace trench as necessary to protect workmen and adjacent structures. All trenching to comply with Occupational Safety and Health Administration Standards. Keep trenches free from water while construction is in progress. Under no circumstances lay pipe or appurtenances in standing water. Conduct the discharge from trench dewatering to drains or natural drainage channels.

F. Special Supports - Whenever in the opinion of the Engineer the soil at or below the pipe grade is unsuitable for supporting sewers and appurtenances specified in this section, such special support, in addition to those shown or specified, shall be provided as the Engineer may direct, and the contract will be adjusted.

G. Backfilling - for a depth of at least 12 inches above the top of the pipe, backfill with earth or granular material free from large stones, rock fragments, roots or sod. Tamp this backfill thoroughly, taking care not to disturb the pipe. For the remaining trench depth, backfill with earth or granular material containing stones or rocks not larger than 4 inches. Backfill under and within 5' of paved areas shall be granular material only and shall conform to local standards and be thoroughly compacted by approved methods.

H. Manhole Inverts - Construct manhole flow channels of concrete sewer pipe or brick, smoothly finished and of semicircular section conforming to the inside diameter of the connecting sewers. Make changes in size or grade gradually and changes in direction by true curves. Provide such channels for all connecting sewers at each manhole.

I. Subdrains - All subdrains shall be of the size shown on the plans and shall be constructed to the grades shown. All drains constructed off-site as part of the outlet drain will be located as shown.

J. Utilities - It shall be the responsibility of each contractor to verify all existing utilities and conditions pertaining to his phase of the work. It shall also be the contractors responsibility to contact the owners of the various utilities before work is started. The contractor shall notify in writing the owners or the engineer of any changes, errors or omissions found on these plans or in the field before work is started or resumed.

CITY OF FISHERS SANITARY SEWER STANDARDS, LATEST EDITION, SHALL BE USED FOR ALL SANITARY SEWER MAIN AND SERVICE LATERAL CONSTRUCTION ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS

STORM SEWER SYSTEMS

1. SCOPE OF WORK

The work under this section includes all storm sewers, storm water inlets, and related items, including excavating and backfilling, necessary to complete the work shown on the drawings. All work and materials shall meet local specifications.

2. MATERIALS

A. Storm Sewers

1. Reinforced concrete sewer pipe shall conform to ASTM C-76 latest revision, with joints conforming to ASTM C-443 latest revision when storm pipe is located within public right-of-way.

2. Aluminized type 2 corrugated steel pipe shall be manufactured in accordance with AASHTO M36 (Type I with 2 2/3" x 1/2" corrugations for 18" and 15" diameters; type IR with 3/4" x 3/4" x 7 1/2" corrugations for 18" diameter and larger). The pipe shall be formed from an aluminized steel type 2 coil that conforms to AASHTO M274. The minimum gage thickness of the pipe shall be as follows:

Diameter	Gage
12" - 36"	16
42" - 48"	14
54" - 84"	12

3. High density polyethylene pipe shall perform to AASHTO M252 and M294, type 2B specifications, latest revision, and shall have material strength of concrete of 28 days shall be 4000 psi. All exterior concrete shall have air entrainment of 5% to 8% by volume per ASTM C-260. Retempering delivered concrete will not be allowed. Concrete shall be composed of:

1. Portland cement - Conforming to ASTM C-150, Type IA or Type IIIA.

2. Aggregates: Conforming to ASTM C-33

3. Water - Shall be clear and free from injurious amounts of oils, acids, alkalis, organic materials or other deleterious substances.

B. Welded Steel Wire Fabric - Where required for concrete reinforcement shall conform to ASTM A185.

C. Premolded Joint Filler - Shall be of non -extruding type meeting ASTM D-544 except that premolded joint filler used in concrete work construction may be either non-extruding or resilient.

D. Bituminous Pavement Materials - All materials proposed for the construction of bituminous pavements shall comply with the Indiana Department of Transportation specifications, per latest revision.

E. Compacted Aggregate Subbase: Shall be crushed stone or gravel. Crushed gravel shall be a minimum of 35% crushed material. Chert shall be limited to a maximum of 8% of the total. Material shall be free from an excess of flat, elongated, thinly laminated, soft or disintegrated pieces, and shall be free from fragments coated with dirt. Compacted aggregate shall be graded as follows:

SIEVE SIZE	% PASSING
1-1/2"	100
3/4"	80-100
1/2"	70-90
3/8"	35-60
#4	25-50
#20	12-30
#200	5-10

3. APPLICATION

A. Grading - Do any necessary grading in addition to that performed in accordance with Earthwork Section, to bring subgrades, after final compaction, to the required grades and sections for site improvement.

B. Preparation of Subgrade - Remove spongy and otherwise unsuitable material and replace with stable material. No traffic will be allowed on prepared subgrade prior to paving.

C. Compaction of Subgrade - The first 12 inches below the subgrade shall be compacted to at least 100% of the maximum dry density as determined by the provisions of AASHTO T-99. Water shall be prevented from standing on the compacted subgrade.

D. Compacted Aggregate Subbase - the thickness shown on the drawings is the minimum thickness of the fully compacted subbase. Compaction shall be accomplished by rolling with a smooth wheeled roller weighing 8 to 10 tons. Compact to 95% standard proctor density (ASTM D698).

E. Bituminous Pavement - Hot asphalt concrete pavement shall be as specified in Section 400-410 of the Indiana Department of Transportation Specifications latest revisions. Paving will not be permitted during unfavorable weather or when the temperature is not in compliance with section 401.05 of the INDOT Specifications.

F. Utility Structures - Check for correct elevation of all manhole covers, valve boxes and similar structures located within areas to be paved, and make, or have made, any necessary adjustments in such structures.

G. Placing Concrete

1. Subgrade - Place concrete only on a moist, compacted subgrade or base free from loose material. Place no concrete on a muddy or frozen subgrade.

2. Forms - All forms shall be free from warp, tight enough to prevent leakage and substantial enough to maintain their shape and position without springing or settling when concrete is placed. Forms shall be clean and smooth and coated with form release before placement of concrete.

3. Placing Concrete - Concrete shall be deposited so as to require as little rehandling as practicable. When concrete is to be placed at an atmospheric temperature of 35 degrees F. or less, paragraph 702.10 of the Indiana Department of Transportation Specifications latest revision shall be followed.

STREETS AND PAVING

1. SCOPE OF WORK

A. The work required under this section includes all concrete and bituminous paving and related items necessary to complete the work indicated on drawings and described in the specifications, including but not limited to:

All streets, parking areas in contract limits

Curbs and gutters.

Sidewalks and concrete slabs, exterior steps.

2. MATERIALS

A. Concrete - Concrete shall be ready-mixed concrete and shall be a mix of proportioned fine and coarse aggregates with Portland cement and water. Minimum cement content shall be 6 bags per cubic yard of concrete and maximum water content shall be 5.5 U.S. gallons per sack of cement, including moisture in the aggregate. Slump for normal weight concrete shall be a maximum of 4 inches and a minimum of 2 inches. The slump of machine place concrete shall be no less than 1-1/4 inches nor more than 3 inches. Standard test ASTM C-143 shall be used to measure slump. Compressive strength of concrete of 28 days shall be 4000 psi. All exterior concrete shall have air entrainment of 5% to 8% by volume per ASTM C-260. Retempering delivered concrete will not be allowed. Concrete shall be composed of:

1. Portland cement - Conforming to ASTM C-150, Type IA or Type IIIA.

2. Aggregates: Conforming to ASTM C-33

3. Water - Shall be clear and free from injurious amounts of oils, acids, alkalis, organic materials or other deleterious substances.

B. Welded Steel Wire Fabric - Where required for concrete reinforcement shall conform to ASTM A185.

C. Premolded Joint Filler - Shall be of non -extruding type meeting ASTM D-544 except that premolded joint filler used in concrete work construction may be either non-extruding or resilient.

D. Bituminous Pavement Materials - All materials proposed for the construction of bituminous pavements shall comply with the Indiana Department of Transportation specifications, per latest revision.

E. Compacted Aggregate Subbase: Shall be crushed stone or gravel. Crushed gravel shall be a minimum of 35% crushed material. Chert shall be limited to a maximum of 8% of the total. Material shall be free from an excess of flat, elongated, thinly laminated, soft or disintegrated pieces, and shall be free from fragments coated with dirt. Compacted aggregate shall be graded as follows:

SIEVE SIZE	% PASSING
1-1/2"	100
3/4"	80-100
1/2"	70-90
3/8"	35-60
#4	25-50
#20	12-30
#200	5-10

3. APPLICATION

A. Grading - Do any necessary grading in addition to that performed in accordance with Earthwork Section, to bring subgrades, after final compaction, to the required grades and sections for site improvement.

B. Preparation of Subgrade - Remove spongy and otherwise unsuitable material and replace with stable material. No traffic will be allowed on prepared subgrade prior to paving.

C. Compaction of Subgrade - The first 12 inches below the subgrade shall be compacted to at least 100% of the maximum dry density as determined by the provisions of AASHTO T-99. Water shall be prevented from standing on the compacted subgrade.

D. Compacted Aggregate Subbase - the thickness shown on the drawings is the minimum thickness of the fully compacted subbase. Compaction shall be accomplished by rolling with a smooth wheeled roller weighing 8 to 10 tons. Compact to 95% standard proctor density (ASTM D698).

E. Bituminous Pavement - Hot asphalt concrete pavement shall be as specified in Section 400-410 of the Indiana Department of Transportation Specifications latest revisions. Paving will not be permitted during unfavorable weather or when the temperature is not in compliance with section 401.05 of the INDOT Specifications.

F. Utility Structures - Check for correct elevation of all manhole covers, valve boxes and similar structures located within areas to be paved, and make, or have made, any necessary adjustments in such structures.

G. Placing Concrete

1. Subgrade - Place concrete only on a moist, compacted subgrade or base free from loose material. Place no concrete on a muddy or frozen subgrade.

2. Forms - All forms shall be free from warp, tight enough to prevent leakage and substantial enough to maintain their shape and position without springing or settling when concrete is placed. Forms shall be clean and smooth and coated with form release before placement of concrete.

3. Placing Concrete - Concrete shall be deposited so as to require as little rehandling as practicable. When concrete is to be placed at an atmospheric temperature of 35 degrees F. or less, paragraph 702.10 of the Indiana Department of Transportation Specifications latest revision shall be followed.

H. Concrete Curb

1. Expansion Joints - Shall be 1/2 inch thick premolded at ends of all returns and at a maximum spacing of 100 feet.

2. Contraction Joints - Unless otherwise provided, contraction joints shall be sawed joints spaced 20 feet on center.

3. Finish - Tamp and screed concrete as soon as placed, and fill any honey combed places. Finish square corners to 1/4" radius and other corners to radii shown.

I. Concrete Walks and Exterior Steps

1. Slopes - Provide 1/4 inch per foot cross slope. Make adjustments in slopes at walk intersections as necessary to provide proper drainage.

2. Dimensions - Walks and steps shall be one course construction and of widths and details shown on the drawings.

3. Finish - Screed concrete and trowel with a steel trowel to a hard dense surface after surface water has disappeared. Apply medium broom finish and scribe control joints at 5 foot spacing. Provide 1/2" expansion joints where sidewalks intersect, and at a maximum spacing of 48 feet between expansion joints.

J. Curing Concrete - Except as otherwise specified, cure all concrete by one of the methods described in Section 501.17 of the Indiana Department of Transportation Specifications, latest revision.

K. Finish Pavement Grade - The tolerance for paved areas shall not exceed 1/2-inch ± from finished grade as shown on the design plan. Under no circumstances will "bird baths" holding 1/4-inch of stormwater be accepted by the engineer/owner and contractor will be required to repair/replace/repave the area at no additional cost to owner.

UTILITIES

1. WATER

A. All water mains shall be installed and tested in accordance with local standards and requirements.

2. GAS

Gas mains shown in the plans are for information only. The local gas utility is responsible for final design and installation of new gas mains.

3. OTHER UTILITIES

Electric, Telephone, and CATV lines shown in the plans are for information only. The local utility companies are responsible for final design and installation of their respective utility lines.

4. IDENTIFICATION / LOCATION

Furnish and install "Identification Tape" and "Location Wire" over the centerline of buried utilities.

A. Identification Tape

1. Inert Polyethylene with minimum thickness of 4-mils and shall have a 1-mil thick metallic foil core. Tape width shall be a minimum of 3-inches and a maximum of 6-inches. Imprinted text shall be "Caution Caution - Utility Buried Below" and should repeat itself once every 2 feet, for the entire pipe length. Install approximately 2 feet below final grade over centerline of pipe.

2. "Terra Tape" as manufactured by Reef Industries, Inc., Houston, TX, or approved equal.

B. Location Wire

1. Location wire shall be a 12 gauge insulated, solid copper wire. The wire shall be contiguous with no fabricated, or field constructed connections interrupting the wires continuity from end to end of pipe.

2. Location wire shall be installed no greater than 6-inches in height above the top of the buried pipe.

PER INDOT SPECIFICATION SECTION 215--"CHEMICAL MODIFICATION OF SOILS":

215.01 - DESCRIPTION

THIS WORK SHALL CONSIST OF THE MODIFICATION OF SOILS BY UNIFORMLY MIXING DRY PORTLAND CEMENT, FLY ASH, LIME, OR A COMBINATION OF THE MATERIALS WITH SOIL TO AID IN ACHIEVING THE WORKABILITY OF SOILS HAVING AN EXCESSIVE MOISTURE CONTENT.

215.02 - MATERIALS

215.03 - TESTING AND MIX DESIGN

215.04 - STORAGE AND HANDLING

215.05 - WEATHER LIMITATIONS

215.06 - PREPARATION OF SOILS

215.07 - SPREADING OF CHEMICAL MODIFIERS

215.08 - MIXING

215.09 - COMPACTION

215.10 - MEASUREMENT

215.11 - BASIS OF PAYMENT

SECTION 913 -- "SOIL TREATMENT MATERIALS":

913.01 - WATER

913.02 - CALCIUM CHLORIDE

913.03 - SODIUM CHLORIDE

913.04 - LIME

EXTERIOR STEPS/HANDRAILS PER ADAAG 4.9

4.9.2 Treads and Risers. On any given flight of stairs, all steps shall have uniform riser heights and uniform tread widths. Stair treads shall be no less than 11 in (280 mm) wide, measured from riser to riser. Open risers are not permitted.

4.9.3 Nosings. The undersides of nosings shall not be abrupt. The radius of curvature at the leading edge of the tread shall be no greater than 1/2 in (13 mm). Risers shall be sloped or the underside of the nosing shall have an angle not less than 60 degrees from the horizontal. Nosings shall project no more than 1-1/2 in (38 mm).

4.9.4 Handrails. Stairways shall have handrails at both sides of all stairs. Handrails shall comply with 4.26 and shall have the following features:

(1) Handrails shall be continuous along both sides of stairs. The inside handrail on switchback or dogleg stairs shall always be continuous.

(2) If handrails are not continuous, they shall extend at least 12 in (305 mm) beyond the top riser and at least 12 in (305 mm) plus the width of one tread beyond the bottom riser. At the top, the extension shall be parallel with the floor or ground surface. At the bottom, the handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal. Handrail extensions shall comply with 4.4.

(3) The clear space between handrails and wall shall be 1-1/2 in (38 mm).

(4) Gripping surfaces shall be uninterrupted by newel posts, other construction elements, or obstructions.

(5) Top of handrail gripping surface shall be mounted between 34 in and 38 in (865 mm and 965 mm) above stair nosings.

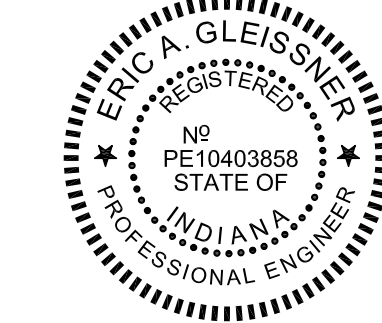
(6) Ends of handrails shall be either rounded or returned smoothly to floor, wall or post.

(7) Handrails shall not rotate within their fittings.

BENT GRASS MARKETPLACE - LOT 2A
13682 BENT GRASS LANE (FISHERS MARKETPLACE)
FISHERS, INDIANA 46038

PROJECT NUMBER
LAL.001

DRAWING NUMBER
C11.0
SHEET 15 OF 28



DATE: 12/02/24

DWN BY: EAG
CHKD. BY: EAG
SCALE: 1" = 20'
DATE: 12/02/24

3401 E 10, LLC
5358 WEST 38th STREET
INDIANAPOLIS, IN 46254

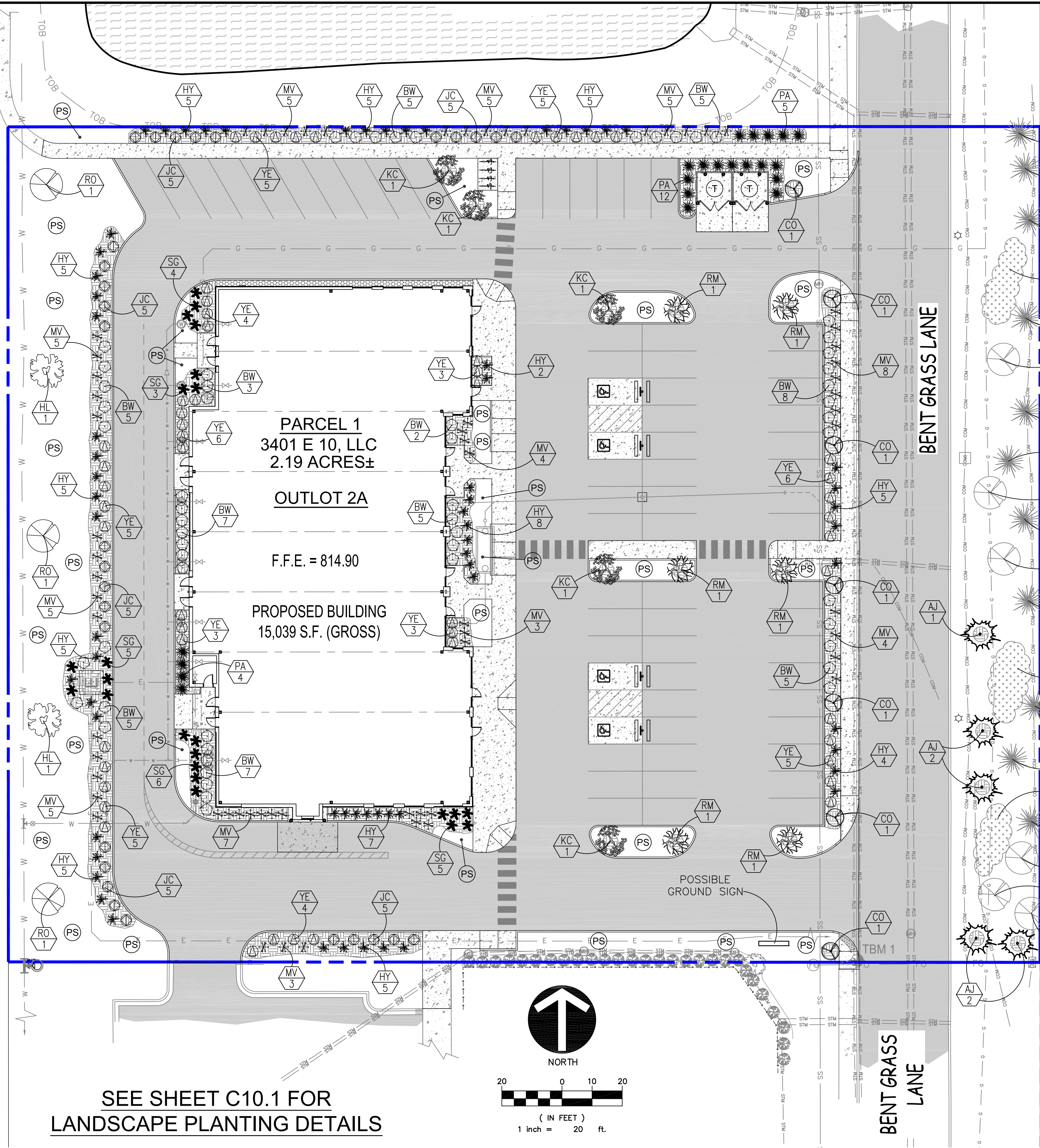
CIVIL SITE GROUP, INC.
718 Adams Street Suite E
Carmel, Indiana 46032
Ph: (317) 810-1677

CivilSite
GROUP, INC.

STATE ROAD 37

STATE ROAD 37

PLATED WEST LINE OUTLOT 2A



SEE SHEET C10.1 FOR
LANDSCAPE PLANTING DETAILS

LANDSCAPE NOTE

ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF FISHERS ZONING ORDINANCE. THE MINIMUM LANDSCAPING IMPROVEMENTS ARE SUBJECT TO FINAL INSPECTION.

SPECIES NOTE

THE SPECIES OF THE TREES AND SHRUBS SHOWN ON THIS LANDSCAPE PLAN ARE SUBJECT TO CHANGE BASED ON SEASONAL AVAILABILITY. ALL SUBSTITUTIONS WILL BE OF SPECIES APPROVED BY THE CITY OF FISHERS.

IRRIGATION NOTE

SITE IRRIGATION IS NOT SHOWN ON THESE PLANS. IF SITE IRRIGATION IS REQUIRED, CONTRACTOR SHALL WORK WITH THE LOCAL WATER UTILITY TO DETERMINE THE REQUIREMENTS & LOCATION FOR THE IRRIGATION METER & SITE IRRIGATION SYSTEM.

UTILITY LOCATE NOTE

INDIANA 811 FAILED TO LOCATE ALL EXISTING UTILITIES ON AND/OR SURROUNDING THE SUBJECT SITE; THEREFORE, CONTRACTOR IS RESPONSIBLE TO LOCATE AND FIELD VERIFY ANY EXISTING UTILITIES BEFORE COMMENCING WITH CONSTRUCTION. CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF THE PROPOSED IMPROVEMENTS INTERFERE WITH ANY EXISTING UTILITY INFORMATION NOT SHOWN ON THESE PLANS.



LANDSCAPE NOTES:
All species of plant materials and substitutions thereof are subject to acceptance by the City of Fishers Development Department and approval of the Owner(s) or a representative of the Owner(s).
All plant materials are to be warranted for a period of no less than one year from final acceptance by the Owner(s) or a representative of the Owner(s).
All plant material is to be planted in a manner that ensures its survival. Any environmental or other type of situation that is noted by the Landscape Contractor that could potentially injure the plant or shorten its longevity is to be made known to the Owner(s) and potential substitutions or corrections to the situation can be made at no expense to the Contractor.
All materials failing the one year warranty period are to be replaced at the expense of the Landscape Contractor.
Any deviation from responsible landscape practices and the Town of Fishers Ordinances will result in the immediate termination of the Landscape Contract and the Contractor will pay all costs associated with the corrections.
All plant material is to come from respectable sources within 100 miles of the site on which it is being installed. If no source for a plant species or acceptable substitute is available within this area, the project Landscape Architect/Engineer is to be notified immediately to make a determination of possible options.
All plant material is subject to approval by the project Landscape Architect/Engineer prior to installation and may be rejected for reasons of health, aesthetics, size or other reasonable causes.
The Landscape Contractor is responsible for the timely installation of all material in his contract. Should there be a delay due to weather or other unforeseeable, natural circumstances, the timeline will be adjusted.
IRRIGATION CONTRACTOR IS RESPONSIBLE TO SUPPLY WATER METER PIT, SERVICE TAPS AT PUBLIC MAIN, AND ALL APPURTENANCES REQUIRED BY THE WATER SERVICE PROVIDER.

EXISTING 30' BUFFERYARD (EAST OF BENT GRASS LANE)

BENT GRASS LANE: BENT GRASS LANE FRONTAGE = 278± L.F.

- Existing Evergreen Tree (White Pine or Norway Spruce) (Qty. 11) - (5" Cal. to 9" Cal.)
- Existing Deciduous Tree (Northern Red Oak, Red Maple or London Plane Tree) (Qty. 6) - (5" Cal. to 9" Cal.)

ADDITIONAL PROPOSED LANDSCAPING: EVERGREEN TREES PROVIDED = 5

- AJ - Juniperus chinensis 'Blue Point' - Blue Point Juniper (Qty. 5) - (Min. 6' Height)

FOUNDATION PLANTINGS

FOUNDATION PLANTINGS:
BUILDING PERIMETER = 560± L.F.
SHRUBS REQUIRED = 56
(1 SHRUB PER 10 L.F. OF BUILDING)
SHRUBS PROVIDED = 94 (168% OF REQUIRED)

- MV - Viburnum acerifolium - Mapleleaf Viburnum (Qty. 14) - (Min. 24" Height)
- HY - Hydrangea aborescens - Smooth Hydrangea (Qty. 17) - (Min. 24" Height)
- BW - Boxus x Koreana - Green Velvet Boxwood (Qty. 22) - (Min. 24" Height)
- YE - Taxus x media - Yew (Qty. 19) - (Min. 24" Height)
- SG - Panicum vigatum - Switch Grass (Qty. 18) - (Min. 24" Height)
- PA - Thuja occidentalis 'Pyramidalis' - Pyramid Arborvitae (Qty. 4) - Evergreen Shrub (Min. 6' height)

PERIMETER PARKING LOT LANDSCAPING

PARKING LOT PERIMETER PLANTINGS:
PARKING LOT PERIMETER = 640± L.F.
SHRUBS REQUIRED = 192
(30 SHRUBS PER 100 L.F. OF PARKING LOT)
SHRUBS PROVIDED = 195

- MV - Viburnum acerifolium - Mapleleaf Viburnum (Qty. 45) - (Min. 24" Height)
- HY - Hydrangea aborescens - Smooth Hydrangea (Qty. 49) - (Min. 24" Height)
- BW - Boxus x Koreana - Green Velvet Boxwood (Qty. 33) - (Min. 24" Height)
- YE - Taxus x media - Yew (Qty. 33) - (Min. 24" Height)
- JC - Juniperus communis - Common Juniper (Qty. 30) - (Min. 24" Height)
- PA - Thuja occidentalis 'Pyramidalis' - Pyramid Arborvitae (Qty. 5) - Evergreen Shrub (Min. 6' height)
- SG - Panicum vigatum - Switch Grass (Qty. 5) - (Min. 24" Height)

LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- PROPOSED CONCRETE
- PROPOSED PAINTED DIAGONAL STRIPED ISLAND
- EXISTING / PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING LIGHT POLE
- PROPOSED STORM SEWER
- SUBSURFACE DRAIN (SEE DETAIL SHEET C10.0)
- PROPOSED ELECTRIC SERVICE
- PROPOSED WATER SERVICE
- PROPOSED GAS SERVICE
- PROPOSED SANITARY LATERAL
- PROPOSED PRIMARY 36 DUKE ENERGY ELECTRIC TRANSFORMER
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER LINE
- EX. UNDERGROUND WATER LINE
- EXISTING CABLE TV PEDESTAL
- 3-INCH DEEP HARDWOOD MULCH BED. (COLOR SELECTED BY OWNER)

PLAN NOTES:

- T TRASH ENCLOSURE (SEE DETAIL SHEET C10.1)
- PS PERMANENT SEEDING W/STRAW MULCH ALTERNATE: NURSERY SOD

SRTREET TREES

STATE ROAD 37:
STATE ROAD 37 FRONTAGE = 278± L.F.
TREES REQUIRED = 5
(1 TREE PER 60 L.F. OF FRONTAGE)
TREES REQUIRED / PROVIDED = 5

BENT GRASS LANE:
BENT GRASS LANE FRONTAGE = 278± L.F.
TREES REQUIRED = 7
(1 TREE PER 40 L.F. OF FRONTAGE)
TREES REQUIRED / PROVIDED = 7

- RO - Quercus rubra - Northern Red Oak (Qty. 3) Shade Tree (Min. 1.5" Caliper 6" Above Ground)
- HL - Glendista triacanthos var. inermis - Thornless Honeylocust (Qty. 2) - Shade Tree (Min. 1.5" Caliper 6" Above Ground)
- CO - Quercus robur 'fastigiata' - Columnar Oak (Qty. 7) - (Min. 1.5" Caliper 6" Above Ground)

INTERIOR PARKING LOT LANDSCAPING

INTERIOR PARKING LOT PLANTINGS:
PARKING AREA = 11,016± S.F.
SHADE TREES REQUIRED = 11
(2 SHADE TREES PER 2,000 S.F. OF PARKING AREA)
SHADE TREES REQUIRED / PROVIDED = 11

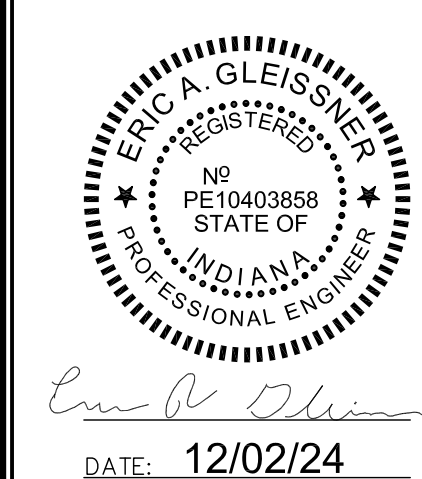
- KC - Gymnoclanus dioica - Kentucky Coffeetree (Qty. 5) - Shade Tree (Min. 1.5" Caliper 6" Above Ground)
- RM - Acer rubrum - Red Maple (Qty. 6) - Shade Tree (Min. 1.5" Caliper 6" Above Ground)
- PA - Thuja occidentalis 'Pyramidalis' - Pyramid Arborvitae (Qty. 12) - Evergreen Shrub (Min. 6' height)

REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY
1	01/24/25	REVISED SITE LAYOUT / ROTATED BUILDING	EAG	EAG

3401 E 10, LLC
5358 WEST 38th STREET
INDIANAPOLIS, IN 46254

CIVIL SITE GROUP, INC.
718 Adams Street, Suite E
Carmel, Indiana 46032
Ph: (317) 810-1677



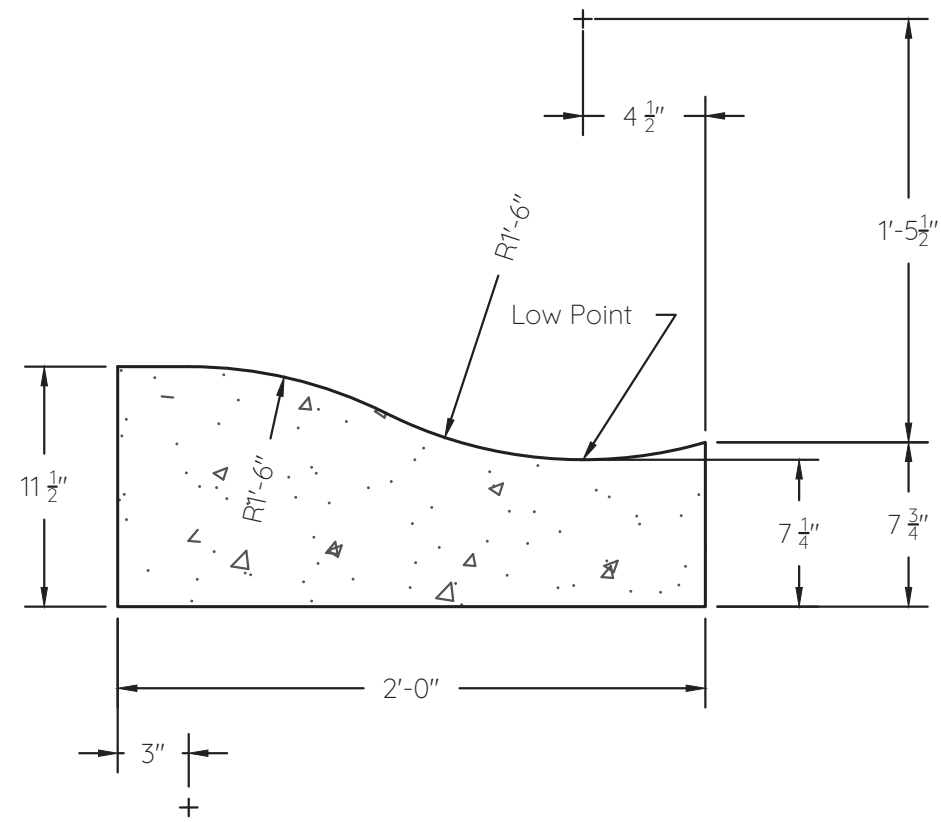
DWN BY: EAG
CHKD. BY: EAG
SCALE: 1" = 20'
DATE: 12/02/24

BENT GRASS MARKETPLACE - LOT 2A
13682 BENT GRASS LANE (FISHERS MARKETPLACE)
FISHERS, INDIANA 46038

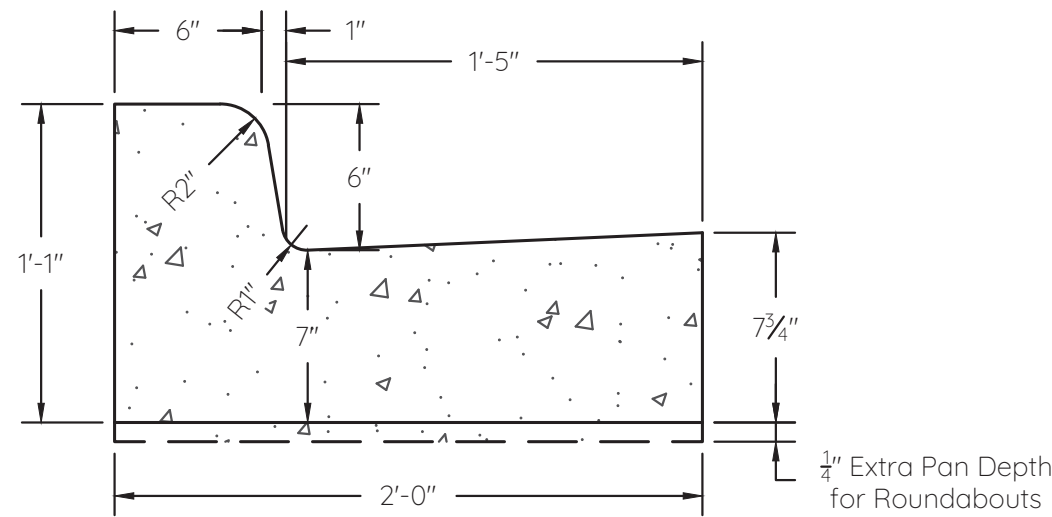
LANDSCAPE PLAN
(SEE SHEET C10.1 FOR LANDSCAPE PLANTING DETAILS)

PROJECT NUMBER
LAL.001

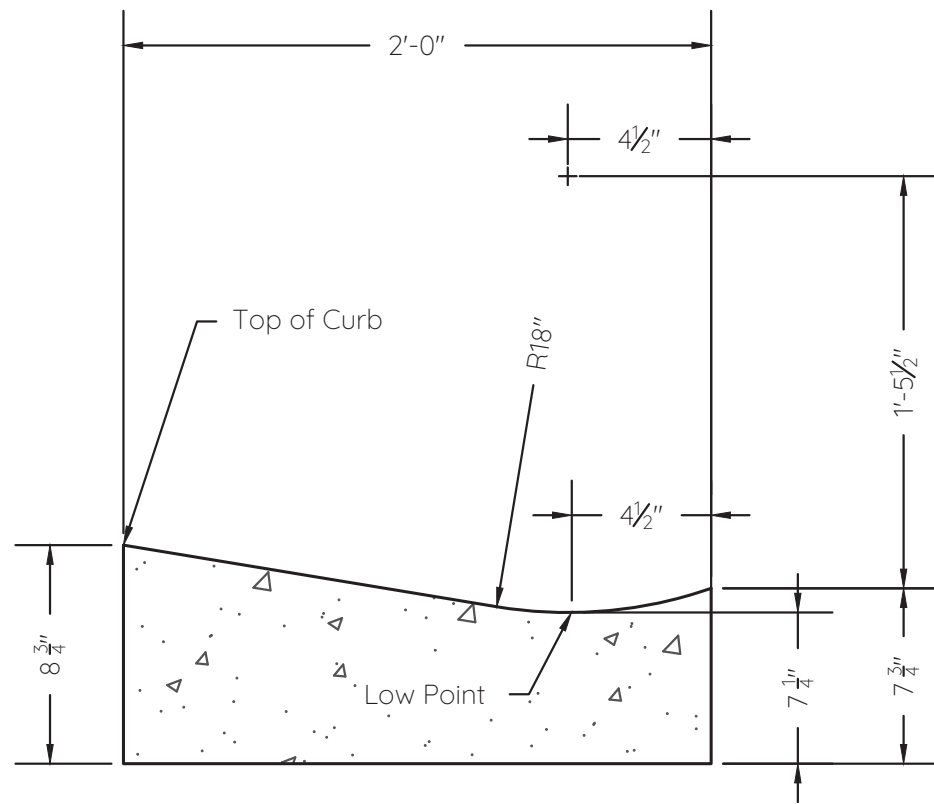
DRAWING NUMBER
L1.0
SHEET 16 OF 28



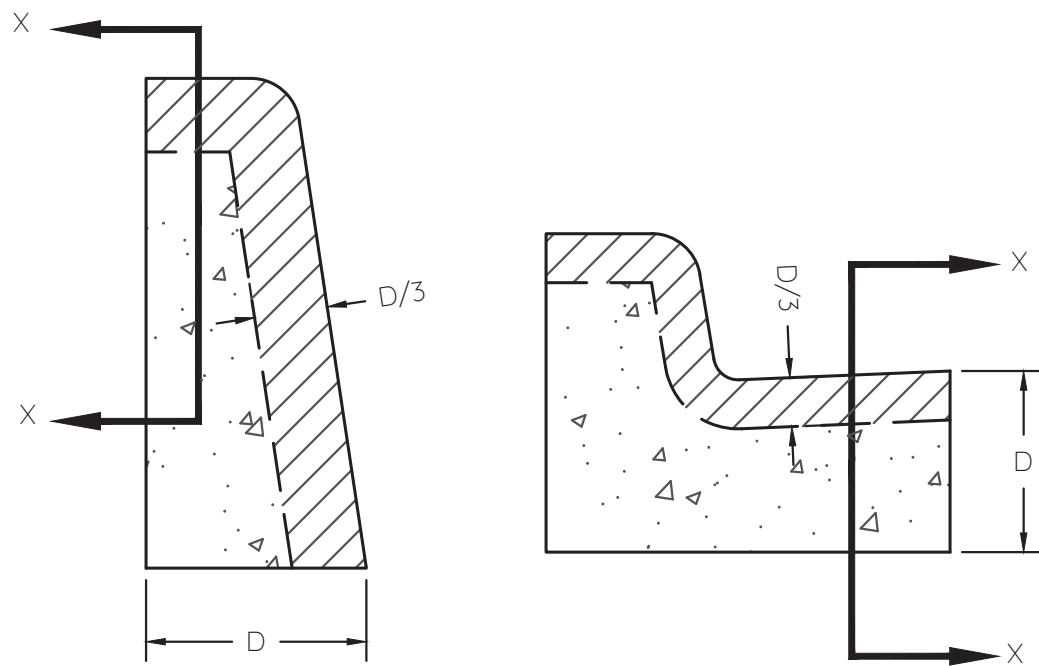
CONCRETE ROLL CURB
Not to Scale



CONCRETE COMBINED CURB & GUTTER
Not to Scale



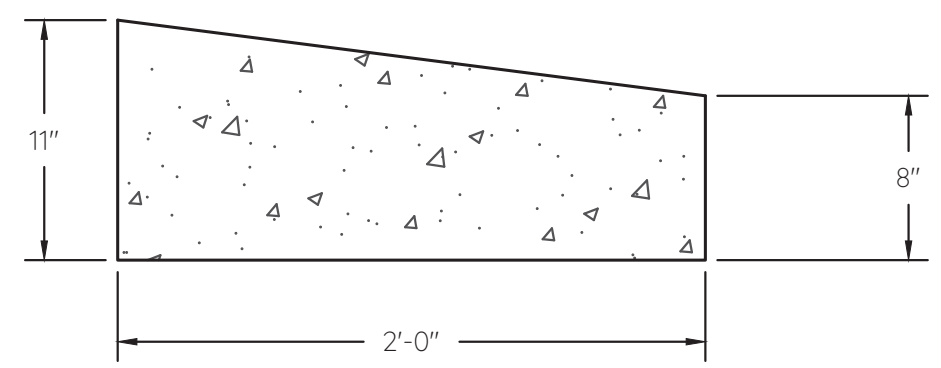
CONCRETE VALLEY GUTTER
Not to Scale



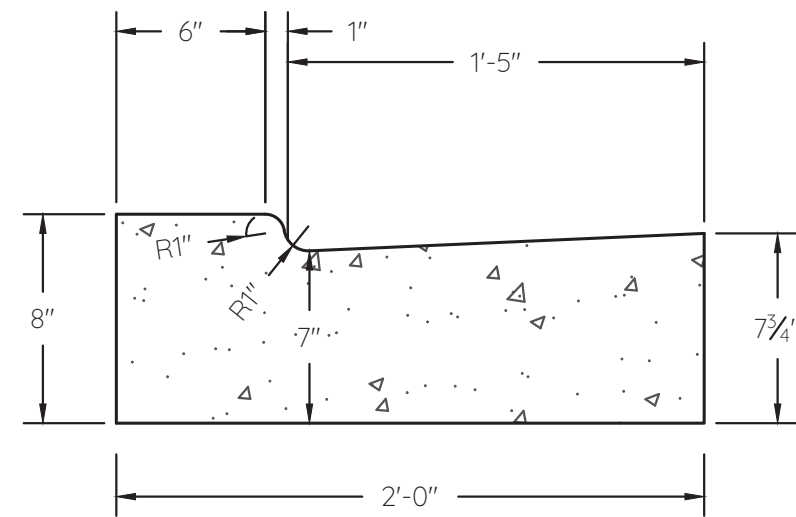
Barrier Curb
Combined Curb & Gutter
Section X-X
1/8" MIN, 1/4" MAX, 10'-0" O.C.

Note:
1) Contraction joints for concrete curbs shall be sawed at 10-ft spacing. Spacing shall be 5-ft on curves.

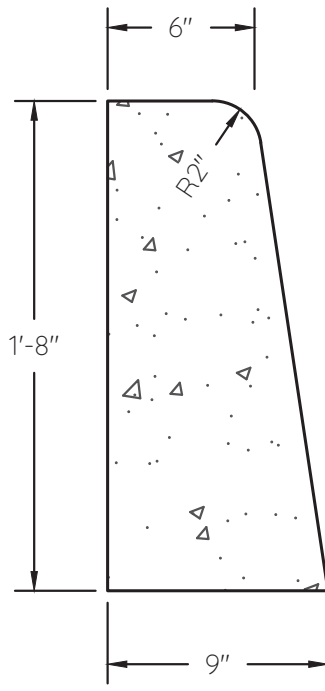
CONTRACTION JOINTS - CONCRETE CURB
Not to Scale



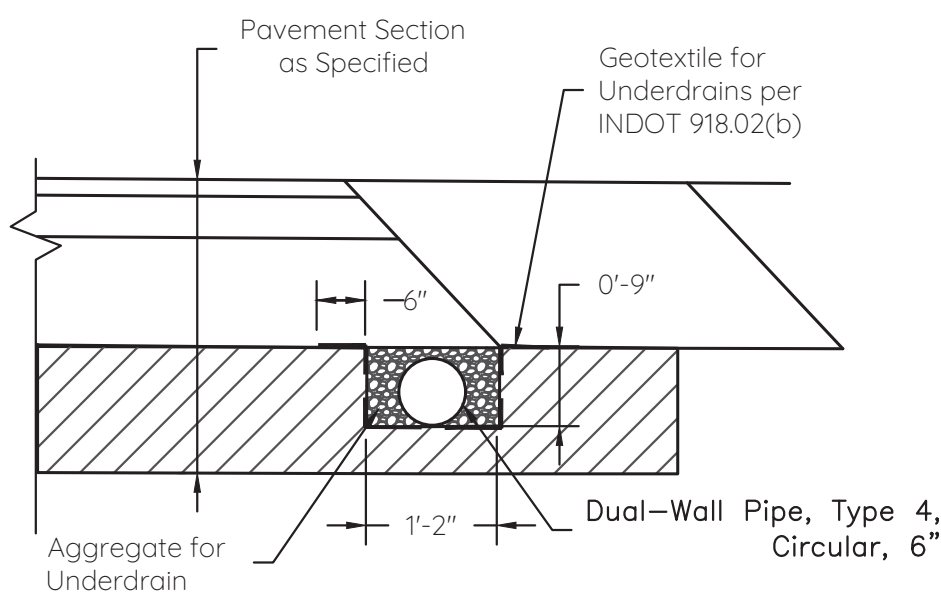
CONCRETE SLOPED CURB - FOR ROUNDABOUTS
Not to Scale



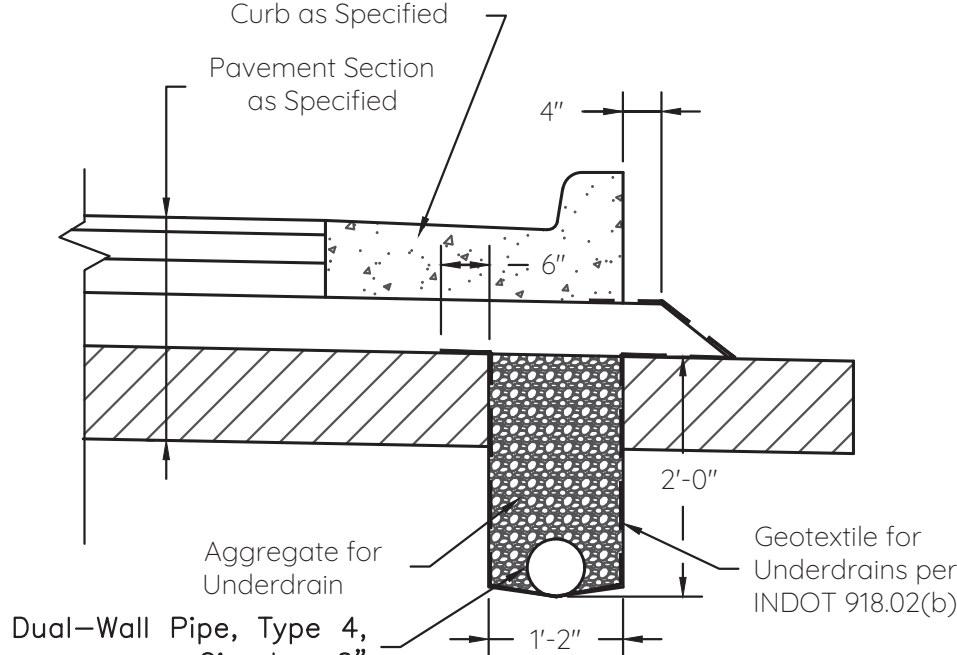
CONCRETE COMBINED CURB & GUTTER - DEPRESSED
Not to Scale



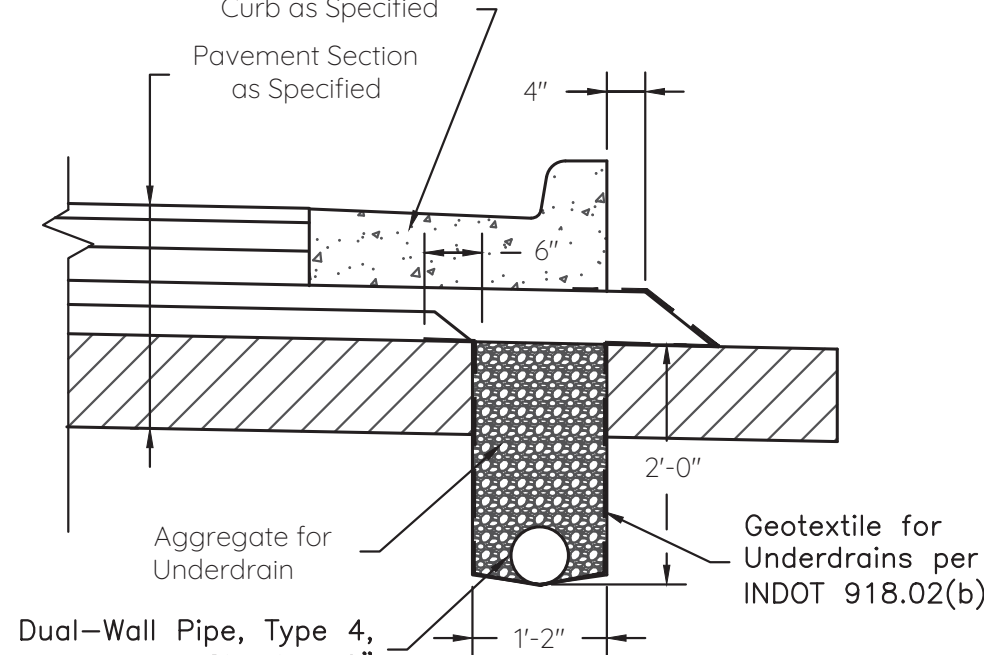
CONCRETE BARRIER CURB
Not to Scale



LOCAL STREET UNDERDRAIN
Not to Scale



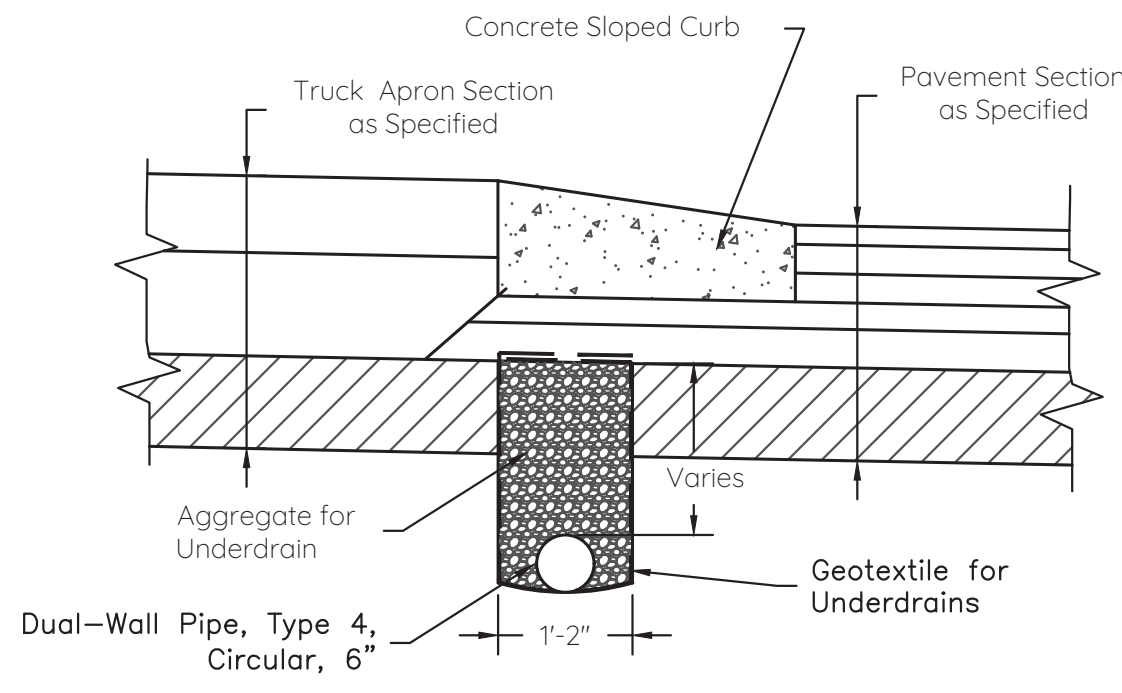
Underdrain without HMA Drainage Layer



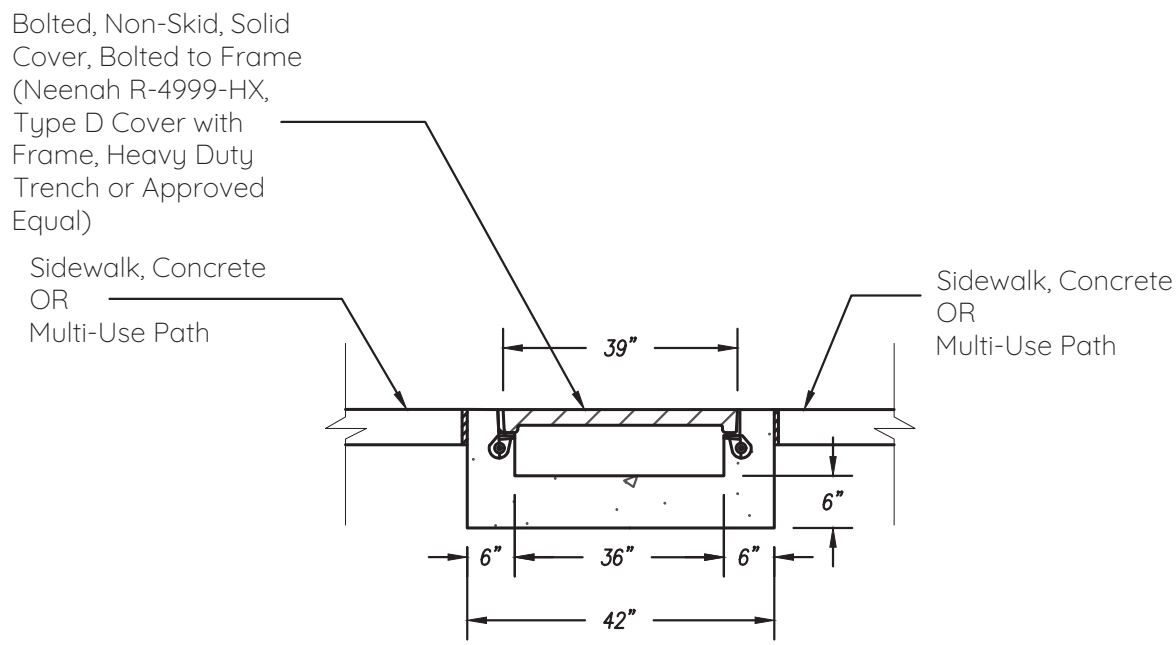
Underdrain with HMA Drainage Layer

Note:
1) No connections shall be made to curb underdrain (downspouts, sump pumps, yard drains, etc).

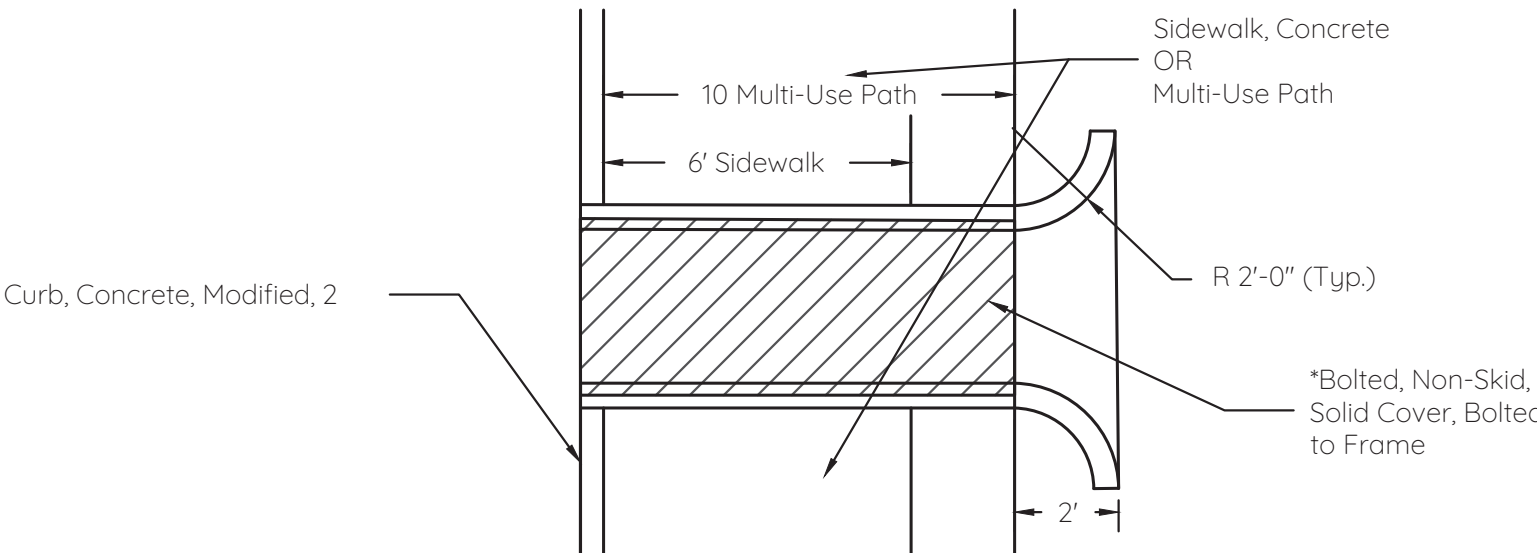
CURB UNDERDRAIN
Not to Scale



UNDERDRAIN AT ROUNDABOUTS (AS NEEDED)
Not to Scale

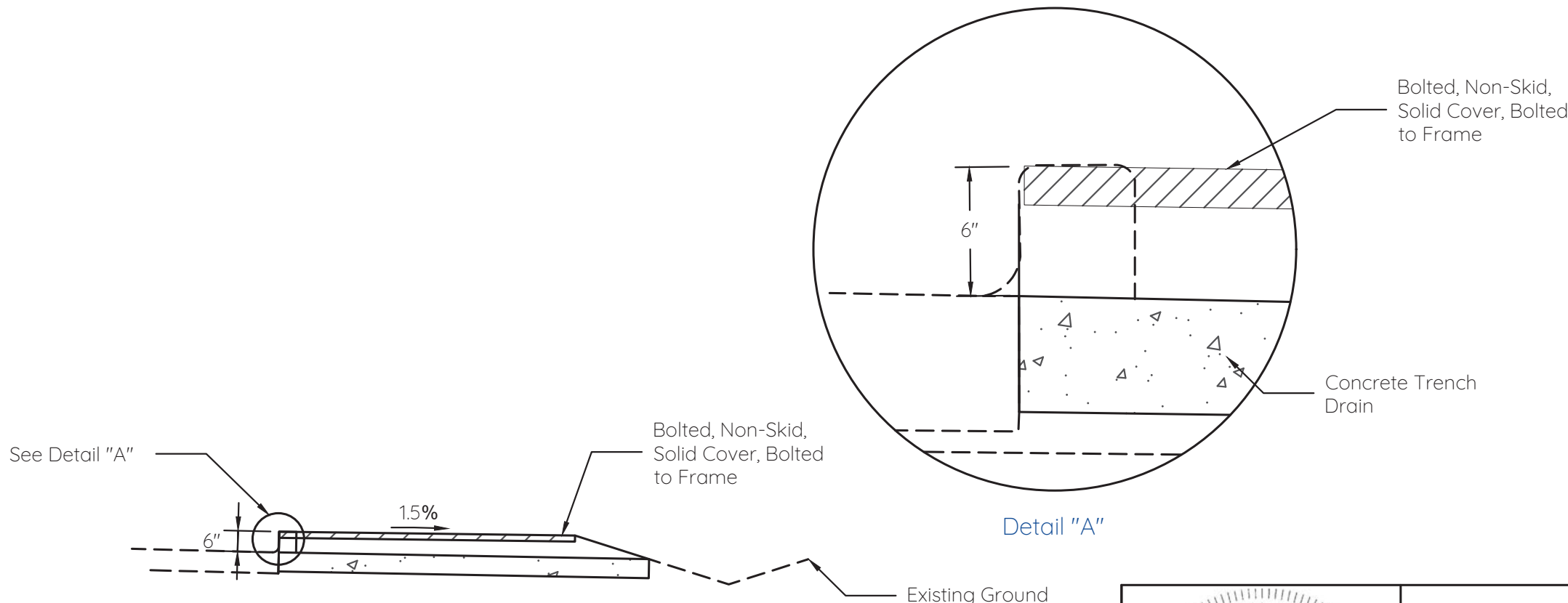


Frame and Trench Section

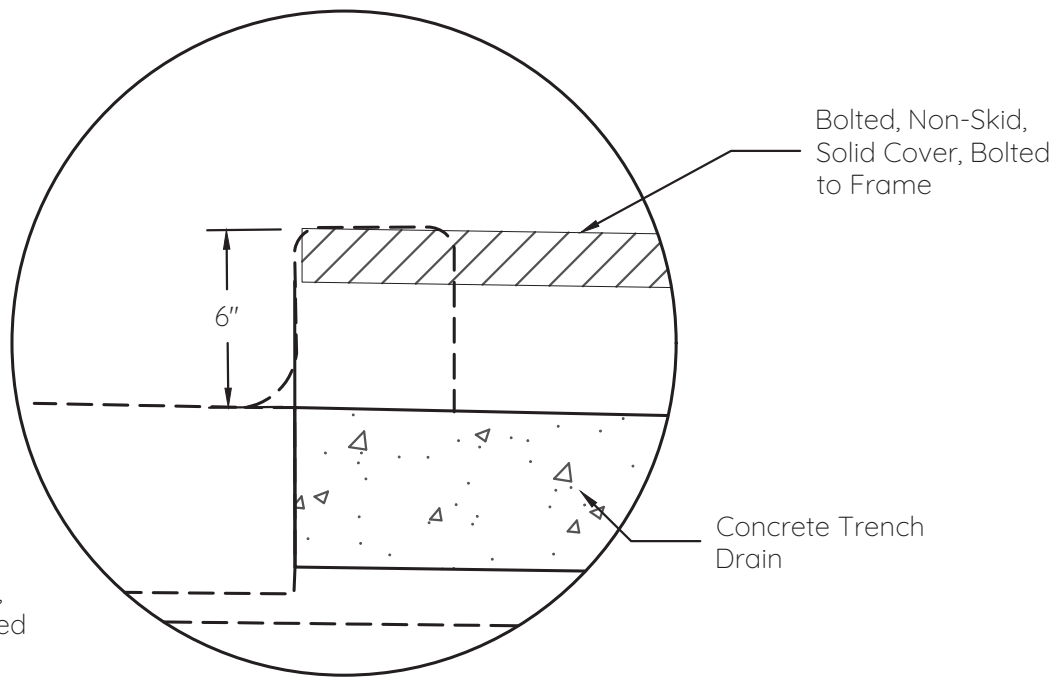


Plan View

TRENCH DRAIN DETAIL W/ SIDEWALK OR MULTI-USE PATH
Not to Scale



Walk or Path Section



Detail "A"

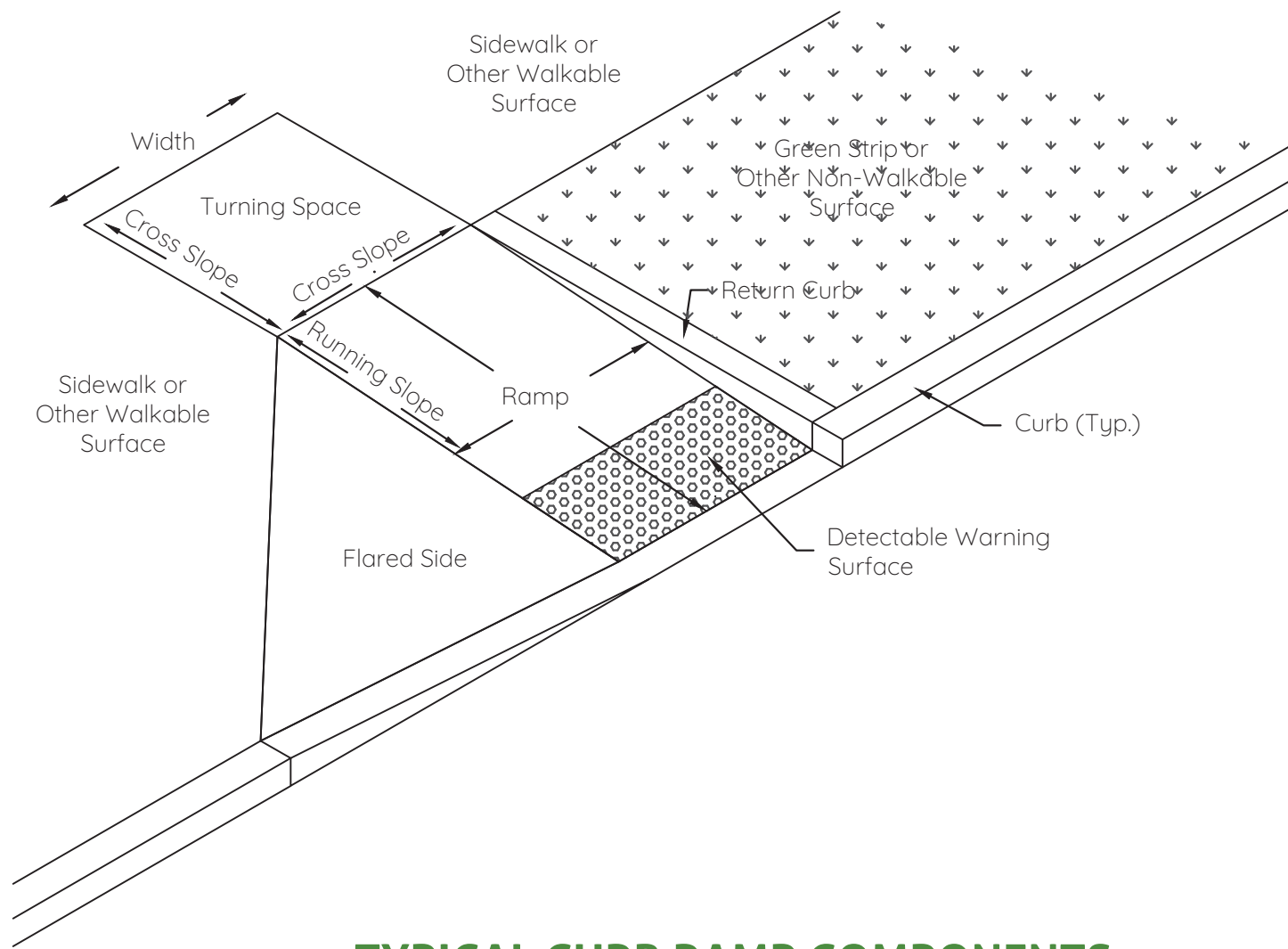
5/28/2024



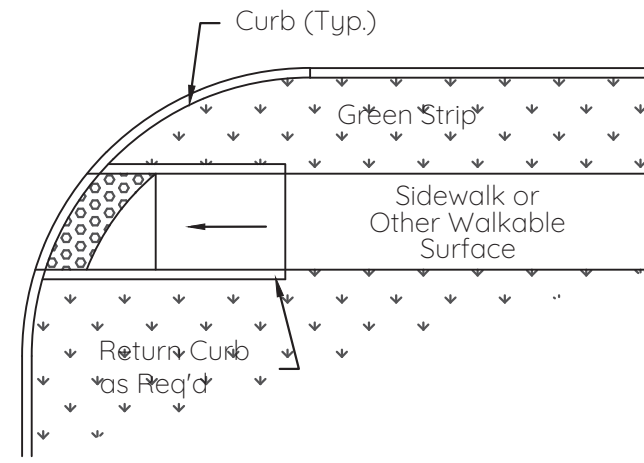
CITY OF FISHERS	
STANDARD CONSTRUCTION DETAILS	
CURB AND UNDERDRAIN DETAILS	

NOTES

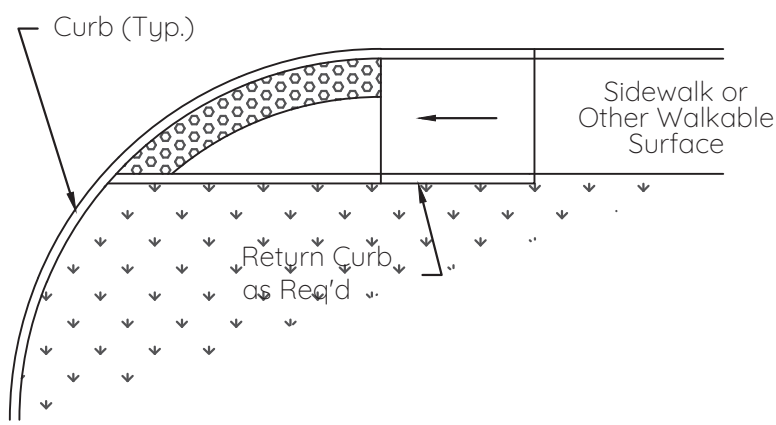
- 1) Curb ramps and sidewalks shall be constructed in accordance with INDOT Standard Specifications, Section 604.
- 2) All sidewalks and curb ramps within Fishers Right-of-Way shall be ADA compliant.
- 3) Detectable Warning Surfaces shall be cast iron type and shall be powder coated black.
- 4) Detectable Warning Surfaces shall not be installed at commercial or private driveways unless traffic warrants or approved by City Engineer.
- 5) Transverse joints shall be cut with a jointer having a radius of 1/2-inch of spacing.
- 6) Decorative sidewalks are not permitted unless prior approval has been given by the Director of Engineering.
- 7) When sidewalk is built in conjunction with concrete pavement, expansion and contraction joints should be placed at the same location as the pavement slab. The curb and gutter shall be tied to the pavement by 1/2-in round preformed epoxy coated bars at approximate 3-foot intervals. If concrete pavement is not being built at the same time the curb is constructed, expansion joints should be placed at the ends of all returns and at intervals not to exceed 100 feet. Contraction joints should be installed at 20-foot intervals.
- 8) Curb inlets shall not be allowed within 2 feet of curb ramps or at the apex of corner radii.



TYPICAL CURB RAMP COMPONENTS
Not to Scale



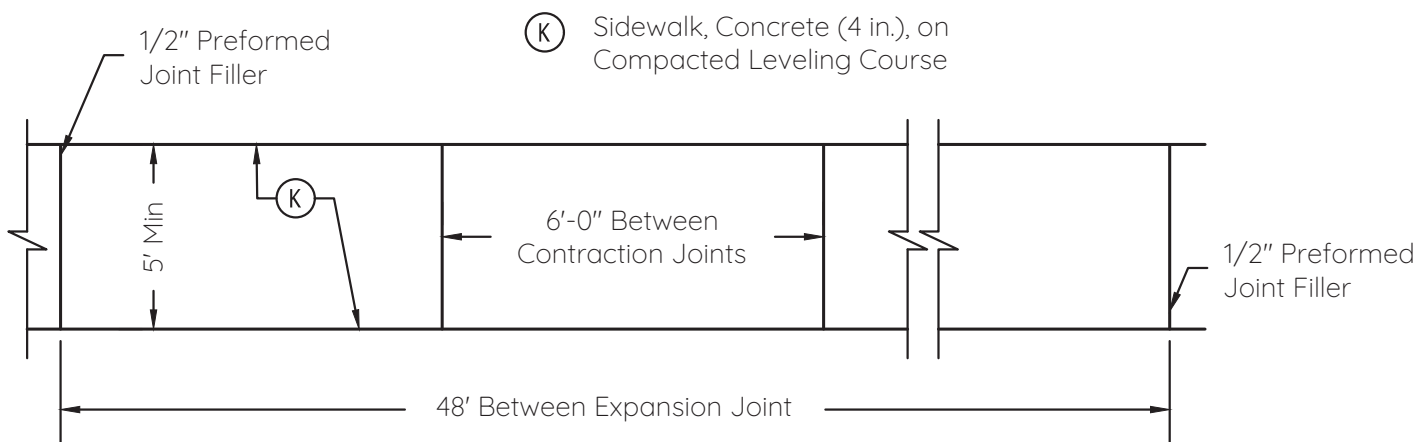
Ramp with Buffer



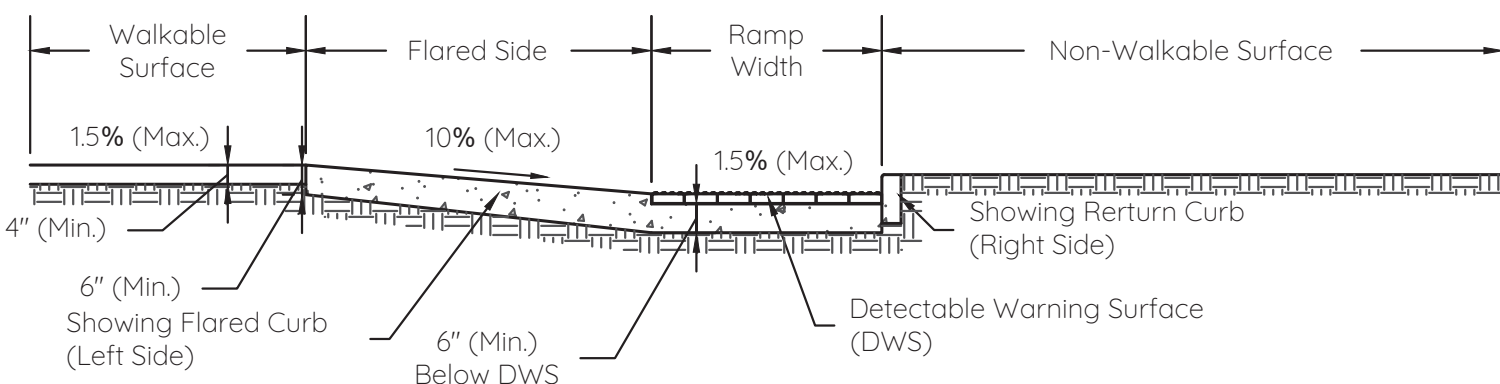
Ramp Adjacent to Curb

ONE-WAY DIRECTIONAL PERPENDICULAR CURB RAMP EXAMPLES

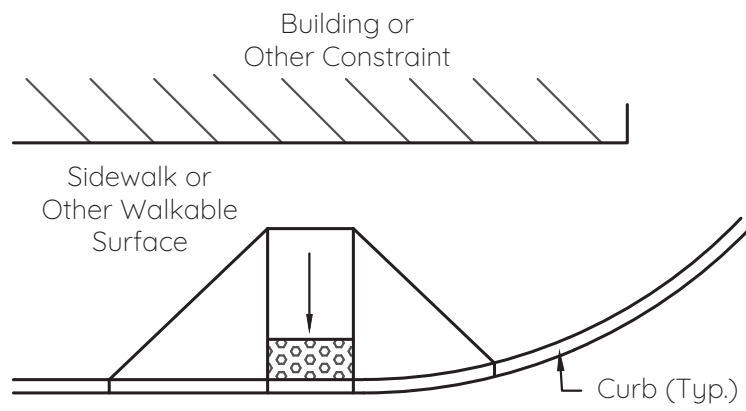
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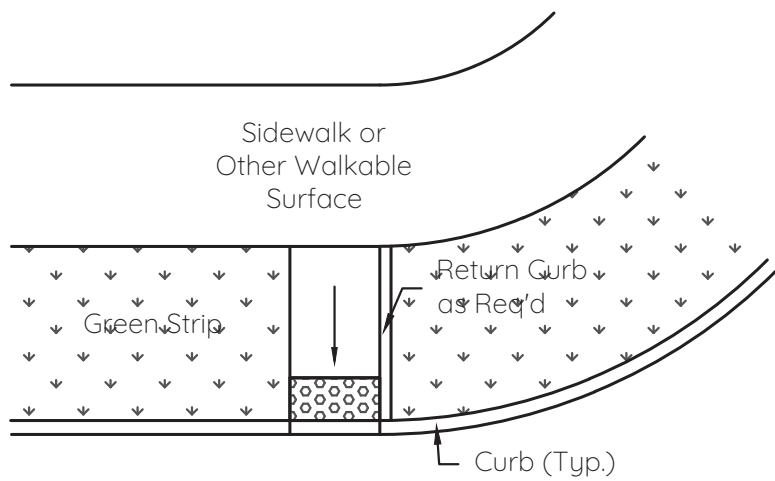
SIDEWALK DETAIL
Not to Scale



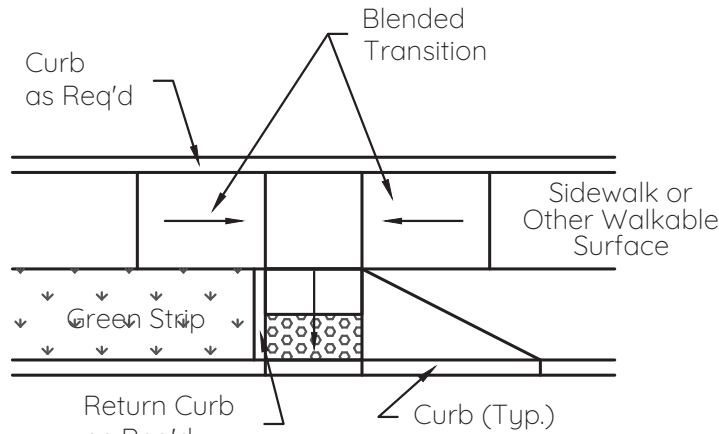
TYPICAL CURB RAMP CROSS SLOPE SECTION
Not to Scale



Ramp Adjacent to Walkable Surface



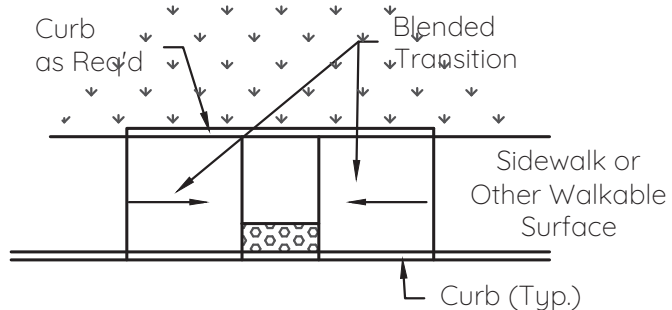
Ramp Adjacent to Non-Walkable Surface



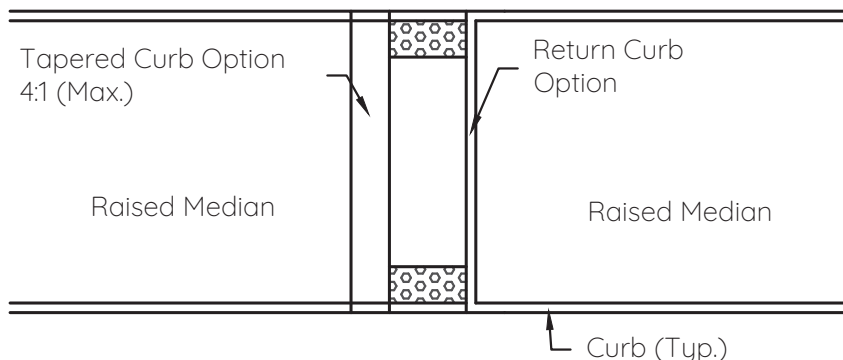
Ramp with Grade Tiering

PERPENDICULAR CURB RAMP EXAMPLES

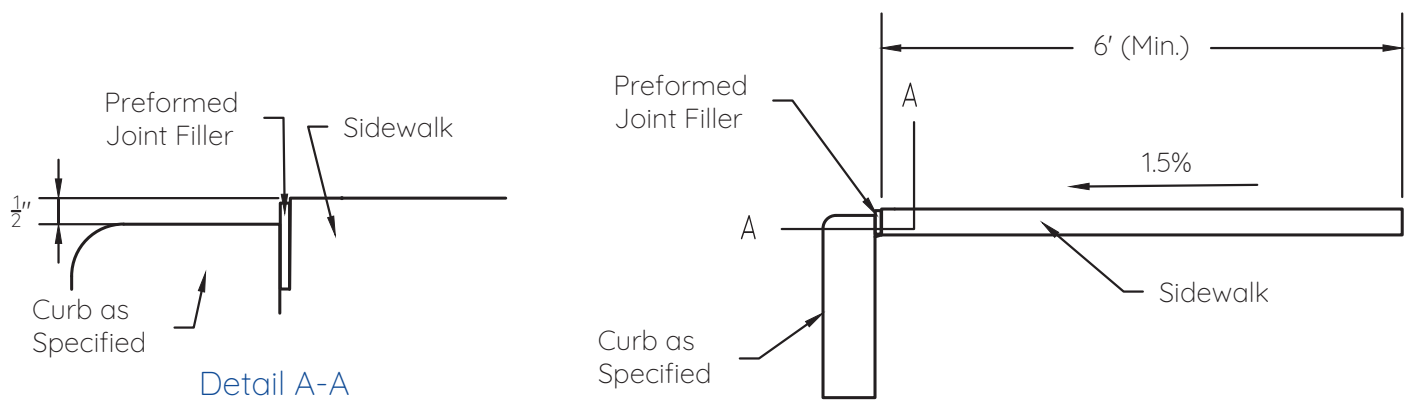
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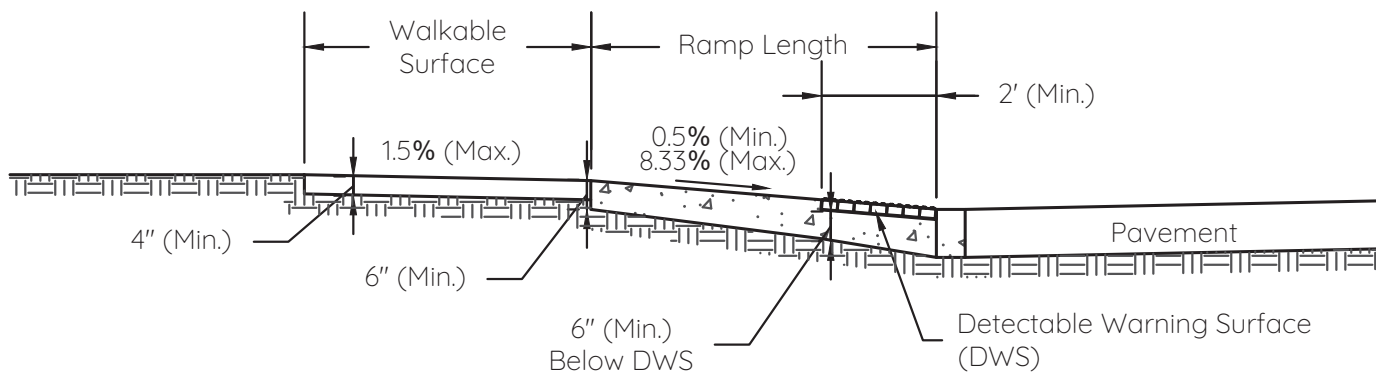
PARALLEL CURB RAMP EXAMPLE
Not to Scale



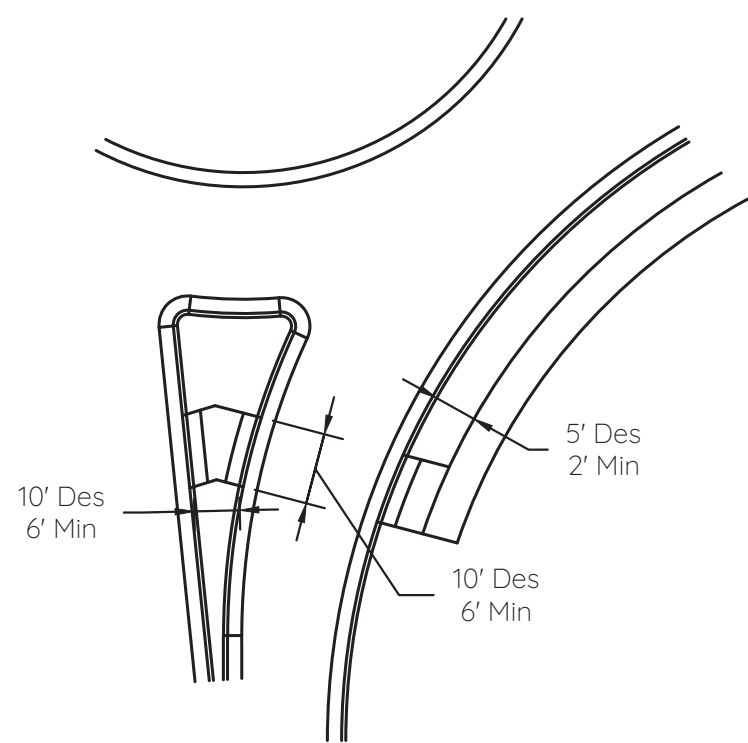
MEDIAN CURB RAMP EXAMPLE
Not to Scale



SIDEWALK ADJACENT TO CURB
Not to Scale



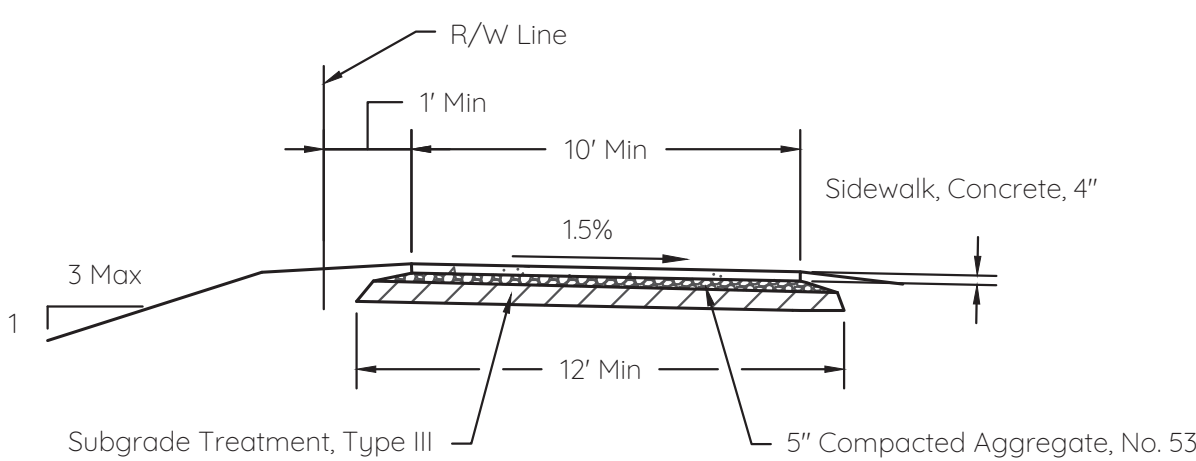
TYPICAL CURB RAMP RUNNING SLOPE SECTION
Not to Scale



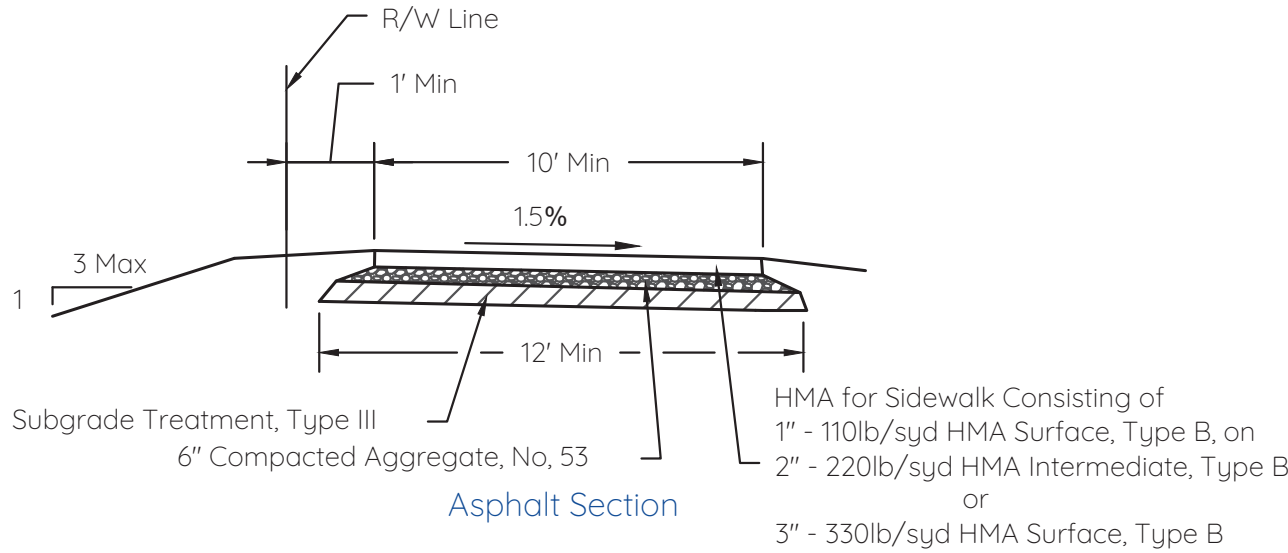
Note:
1) If 6' minimum cannot be achieved at the splitter island, crosswalk shall be of passthrough type without angular deflection.

ROUNDBOUT SIDEWALK AND CURB RAMP PLACEMENT

Not to Scale

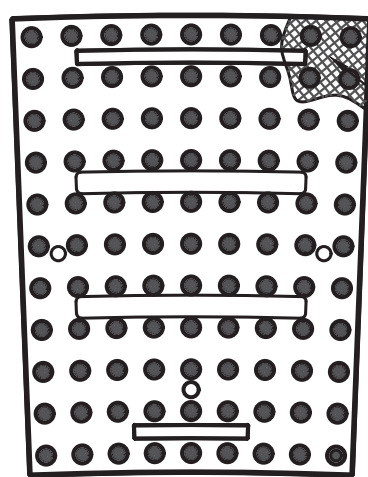


Concrete Section (Requires Engineering Approval)

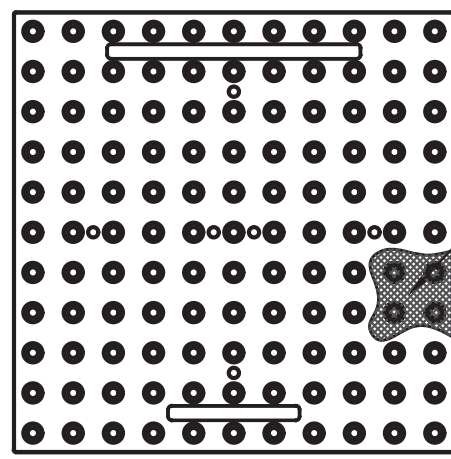


Asphalt Section

PERIMETER PATH
Not to Scale



Curved Panel



Square Panel

- Note:
- 1) Detectable warning surfaces by East Jordan Iron Works, Neenah, or approved equal shall be cast iron, have a heavy duty load rating, and be powder coated black.
 - 2) Detectable warning surfaces shall be ADA compliant.

DETECTABLE WARNING SURFACE
Not to Scale

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5/28/2024

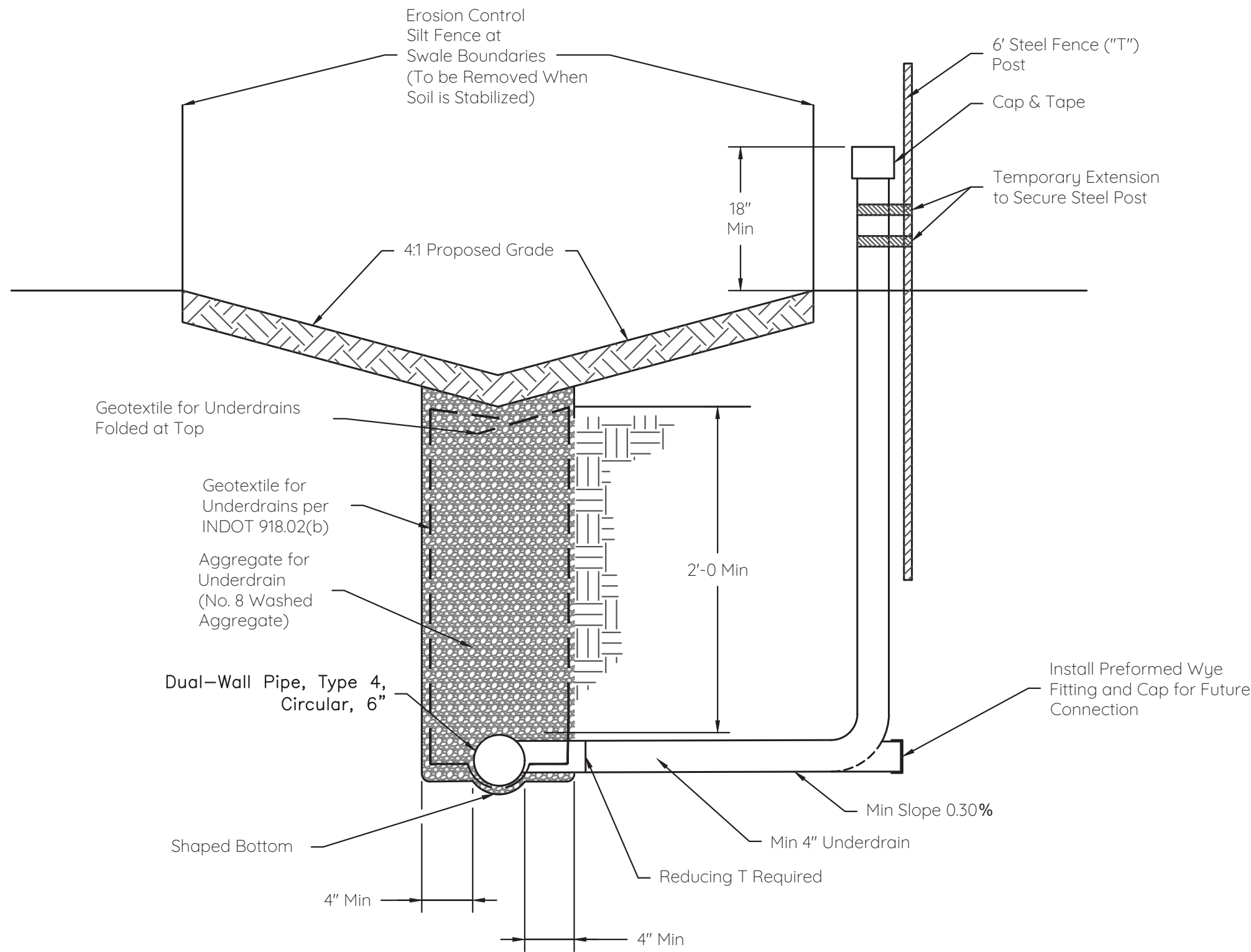


CITY OF FISHERS
STANDARD CONSTRUCTION DETAILS

SIDEWALK, CURB RAMP, AND
PERIMETER PATH DETAILS

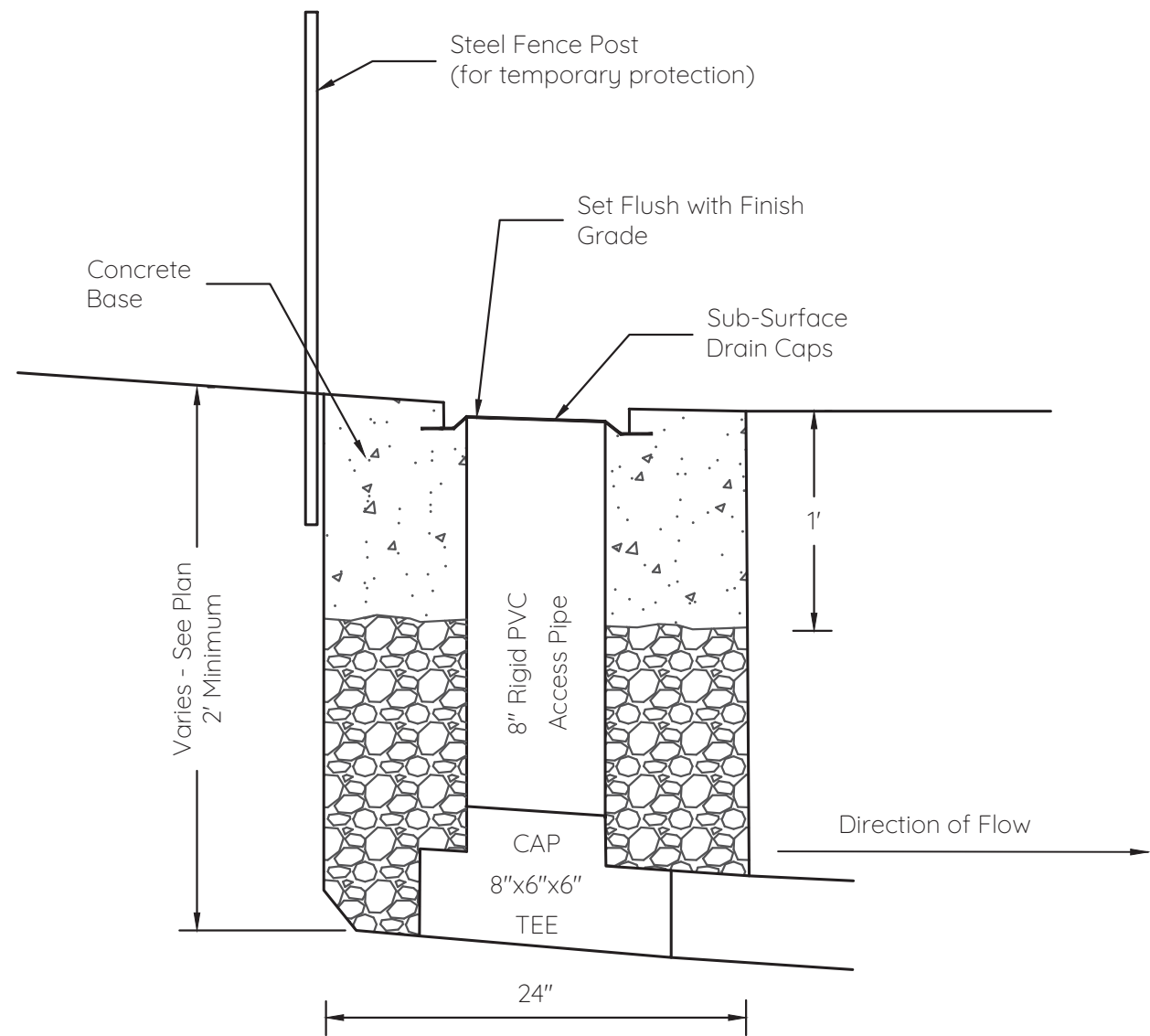
SHEET

6
of
29

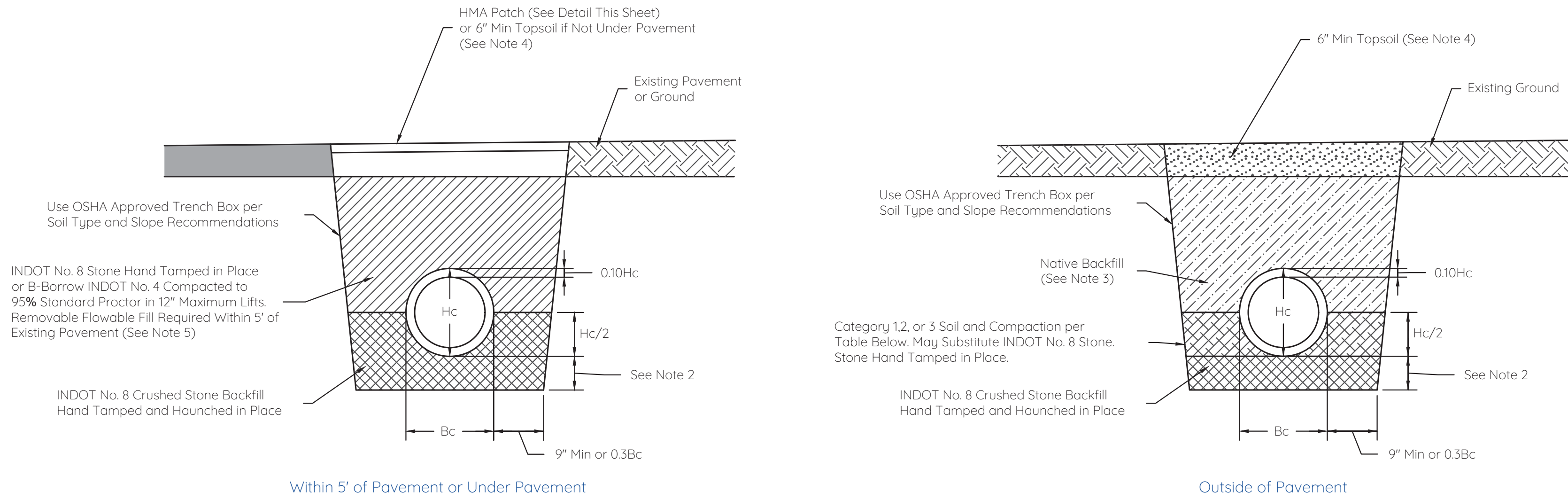


- Notes:
- 1) Temporary extension above ground to be removed upon connection to house. If extension is not utilized, it shall be capped below ground level.
 - 2) Location of structures shall be shown on as-built plans.
 - 3) Must connect sump pumps to underdrain.
 - 4) Required for all rear yard drainage swales unless waived in writing by the Director of Engineering.

REAR YARD UNDERDRAIN
Not to Scale



SUBSURFACE DRAIN (SSD) RISER DETAIL
Not to Scale



SOIL CATEGORY	SOIL NAME	USCS SOIL TYPE	AASHTO SOIL TYPE	STANDARD PROCTOR	MODIFIED PROCTOR
CATEGORY 1	CLEAN GRAVEL OR SAND	SW, SP, GW, GP	A1, A3	85	80
CATEGORY 2	SILTY GRAVEL OR SAND	GM, SM, ML & GC/SC W/LESS THAN 20% PASSING #200 SIEVE	A2, A4	90	85
CATEGORY 3	SILTY CLAY	CL, MH, GC, SC	A5, A6	95	85

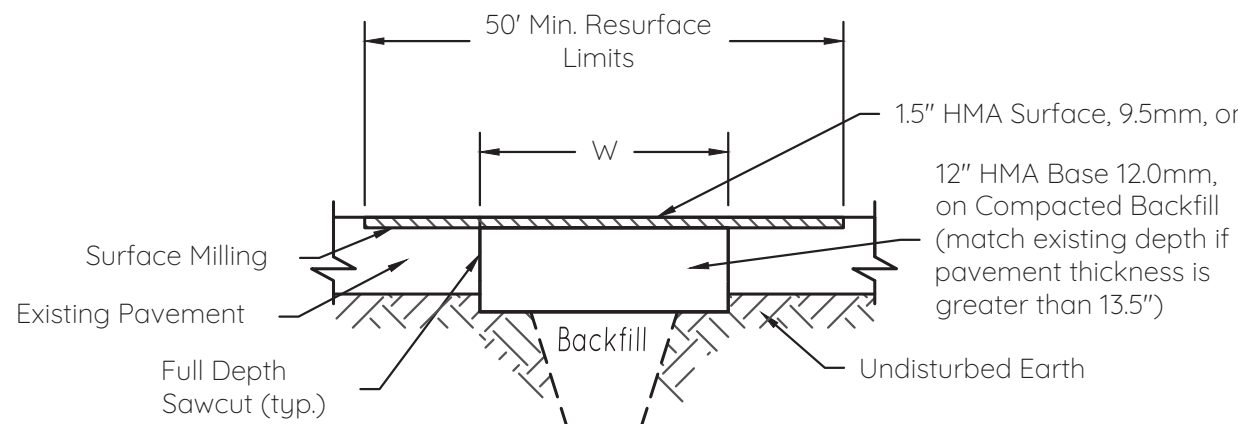
Reference: American Concrete Pipe Association Standard Installation Manual

- Notes:
- 1) For backfill purposes, paved shoulders and curbs are considered pavement. If paving is to occur within 30 days of placement of INDOT No.#4 B-Borrow, contractor shall provide City of Fishers with Professional Engineer certified compaction results.
 - 2) Depth of bedding material below pipe shall be minimum of 3" or hc/24, whichever is greater.
 - 3) Native backfill material must be free of aggregate greater than 6" diameter.
 - 4) Topsoil material shall be mounded to accommodate settlement.
 - 5) Removable flowable backfill shall be required for all open cuts across existing pavement and will also be allowed as a substitute for other backfill requirements.
 - 6) Pipe and fittings used in storm sewer construction shall be RCP (AASHTO M170) and meet the fill height and load requirements according to the latest fill height tables of INDOT. Refer to Chapter 4.J of the City of Fishers Stormwater Technical Standards Manual for other approved pipe materials that may be used in commercial parking lots or private, non-paved areas. Any alternative pipe materials shall be in accordance with the requirements of Chapter 4.J, and shall be installed in accordance with manufacturer's specifications.
 - 7) A minimum of Class III RCP (D-load 1350 lb/ft/ft) is required for all pipe within the City of Fishers Right-of-Way, or areas subject to loading. An alternate pipe class (Class IV or V) may be required by the design engineer or Director of Engineering for special pavement loading circumstances.
 - 8) For pavement bores, alternative materials will be considered.
 - 9) For elliptical or arch pipe installations, see installation specifications from the American Concrete Pipe Association.
 - 10) For all excavation work, OSHA approved safety standards shall be followed.

TRENCH BACKFILL DETAILS
Not to Scale

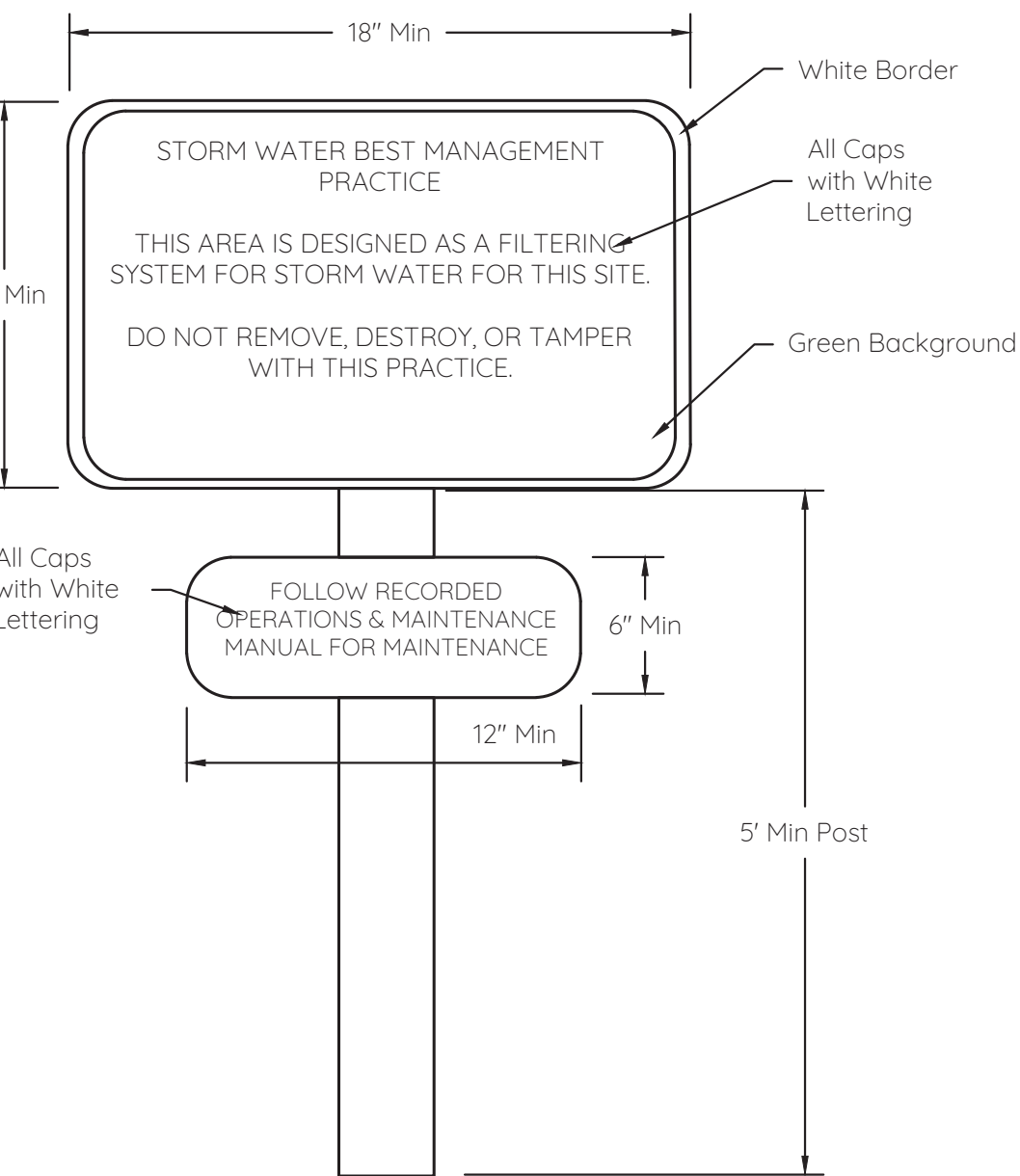
PAVEMENT RESTORATION TABLE	
UTILITY DEPTH RANGE (FEET)	MAXIMUM TRENCH WIDTH AT FINISHED GRADE, W (FEET)
0 to 5	I. D. +5
5 to 8	I. D. +8
8 to 10	I. D. +10
10 to 12	I. D. +12
12 to 14	I. D. +14
14 to 16	I. D. +16
16 to 18	I. D. +18
18 to 20	I. D. +20

I.D. = Pipe or Conduit Inside Diameter



- Notes:
- 1) Sawcuts shall provide a vertical, neat, and uniform edge.
 - 2) All materials shall comply with specifications as required by the City of Fishers.
 - 3) Contractor shall surface mill (1.5") existing pavement 25 ft. in each direction from trench centerline from face-of-curb to face-of-curb or edge-of-roadway, replace with 1.5" HMA Surface, 9.5mm, and appropriate pavement markings.
 - 4) The existing milled surface and HMA Base layer is to be tack coated prior to the placement of new asphalt. The new surface pavement grade shall match the existing surface pavement grade.
 - 5) A two (2) inch wide band of crack sealant is to be applied along the joint between the existing and new asphalt surface. Sealant is to be applied in accordance with INDOT Standard Specifications, Section 305.
 - 6) Refer to Pavement Restoration Table for W.

HMA PATCH DETAIL
Not to Scale



- Notes:
- 1) BMP signs should be placed immediately adjacent or within the practice.
 - 2) Signs should be aluminum and meet minimum IMUTCD standards.
 - 3) Total number of signs required for each BMP is subject to plan review.

BMP SIGN
Not to Scale

Handwritten signature

04/18/2024

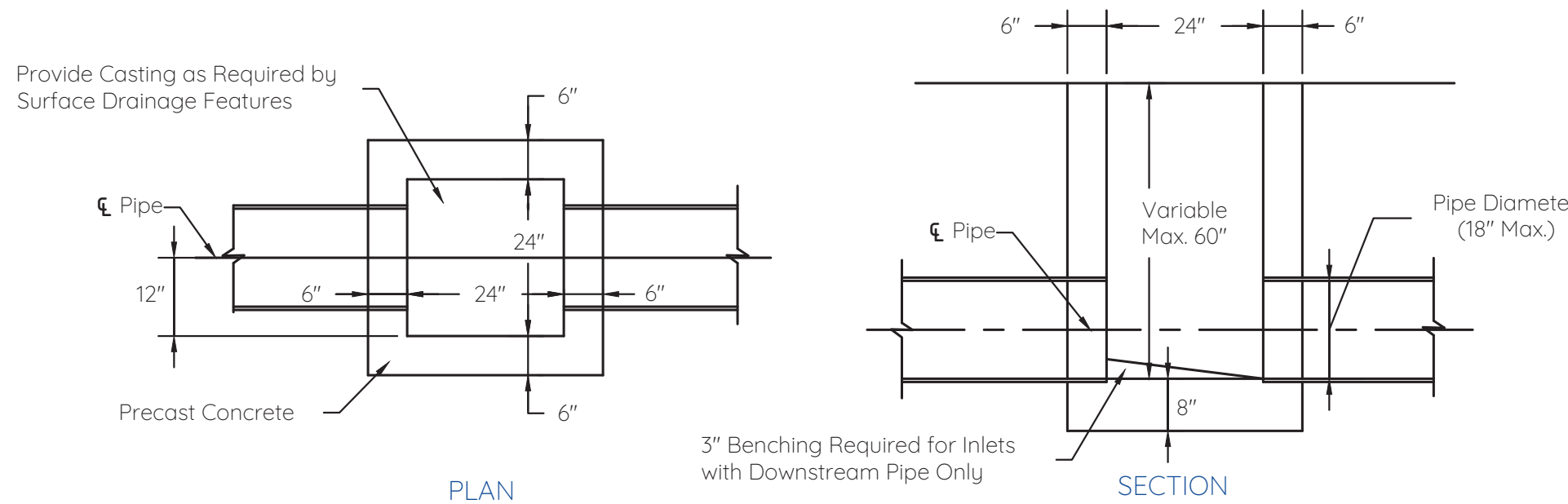


CITY OF FISHERS
STANDARD CONSTRUCTION DETAILS
STORM SEWER BACKFILL, SWALE UNDERDRAIN, EXCAVATION DETAILS AND NOTES

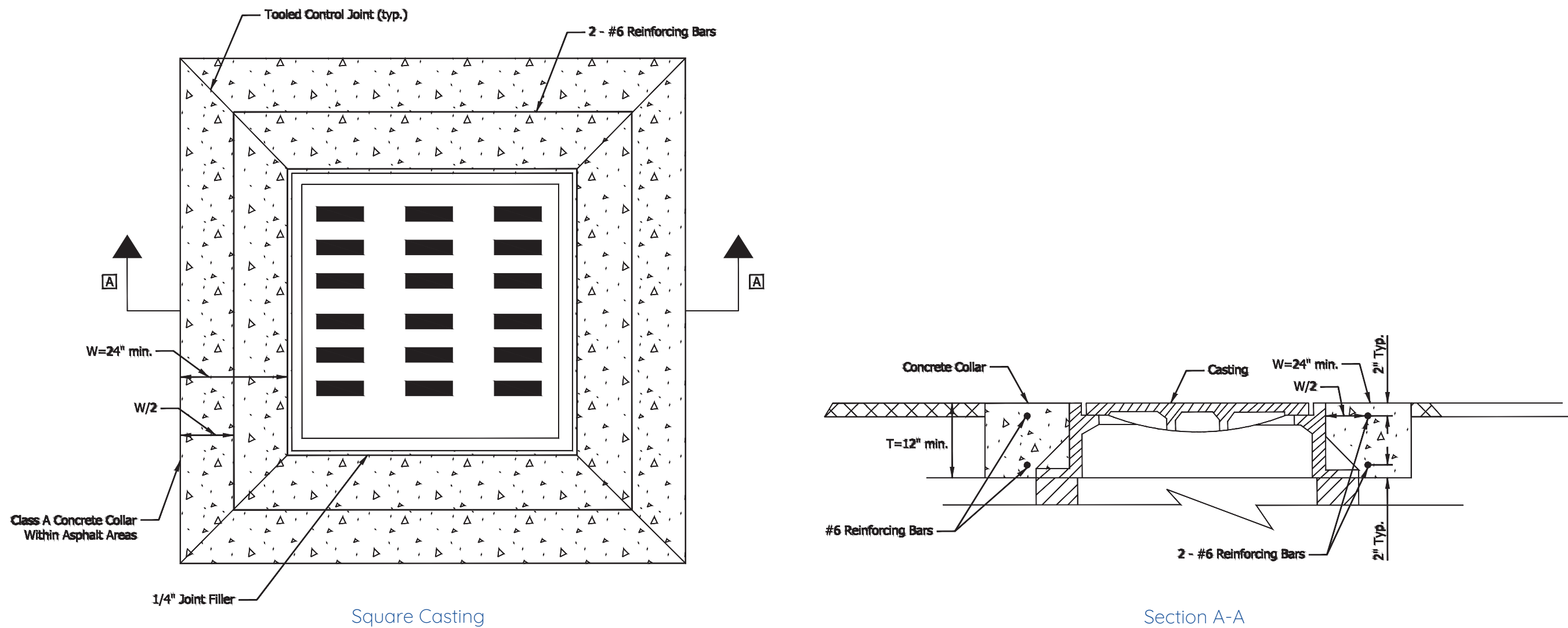
SHEET
13 of 29

- 1) Inlet boxes shall not extend into the pavement section beyond the width of the wall thickness which shall be a maximum of 6 inches. Square or rectangular structures shall be utilized for all pipe connections along the curb line. The maximum inlet box size shall be limited to 24"x36". Mainline pipe shall be defined as all pipe greater than 15" in diameter. No mainline pipe shall be allowed in direct connection to the inlet box. Details and manufacturer shop drawings shall be provided for all pipe connections less than 90 degrees to the box edge. Field changes to structures shall be cut or cored. Round structures shall only be allowed for areas outside of the curb line and outside of road section pavement.
- 2) 24"x24" inlet boxes shall be limited to depths of 5 feet. Inlet boxes greater than 5 feet in depth shall be 24"x36" (inside dimensions), or greater, and include steps.
- 3) The downstream most structure that collects runoff from within the Right-of-Way shall be sumped (2 feet) prior to the detention basin and is required to be placed within 15 feet of the curb, where practical, and equipped with a snout to catch floatables.
- 4) The contractor shall use precast inlets or catch basins, unless otherwise approved by the Director of Engineering, that are in accordance with INDOT Standard Specifications.
- 5) A 6" cushion of INDOT No. 8 crushed stone shall be required when the precast bottom section is used.
- 6) If a precast inlet, catch basin, or manhole is used and the adjoining pipes are field connected directly to the precast unit, the connection shall be made using a Class "A" concrete collar of 6" minimum longitudinal and radial thickness. Brick should be used as a filler for concrete patching for inlets that are not precast.
- 7) Waterproofing material shall conform to AASHTO M115 and INDOT Standard Specifications.
- 8) All curb inlets and catch basins shall be equipped for underdrains.
- 9) All structures receiving sub-surface drain (SSD) shall have both ports core drilled. T or Y blind connections are not allowed.
- 10) Expansion joints are required around castings for all structures located within PCCP, PCC sidewalk, PCC multi-use paths, or concrete curb and/or gutter.
- 11) All castings shall be checked to meet inlet design and ensure compatibility with curb specified, swales, ponds, etc. All castings shall be in accordance with the Compatibility of Inlet Structures and Castings Table, this sheet, unless otherwise approved by the Director of Engineering.
- 12) All inlet castings shall contain a "NO DUMPING, DRAINS TO WATERWAY" or equivalent clean water message to educate and warn against illegal dumping. Casting openings should be grated or otherwise designed to limit floatables and debris from entering the inlet box.
- 13) No inlet castings shall be installed within wheel paths, unless otherwise approved by the Director of Engineering.

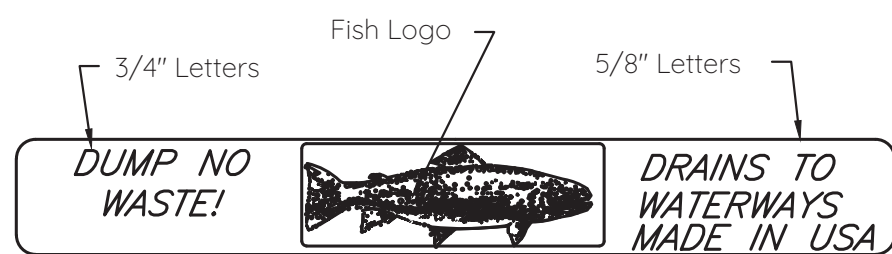
COMPATIBILITY OF INLET STRUCTURES AND CASTINGS																
INLET TYPE	INDOT CASTING TYPES					NEENAH CASTING TYPES					EAST JORDAN IRON WORKS CASTING TYPES					
	2	3	7	8	10	R-3287-10V	R-3405-A	R-3501-TR	R-3501-TL	R-4215-C	5250	6610	7030 w/ M2 Grate @ T1 Back	7495M1	7495M2	7495M4
A	X	X		X			X				X					
E			X							X		X				
F			X							X		X				
J					X	X		X	X				X	X	X	X
M					X	X		X	X				X	X	X	X



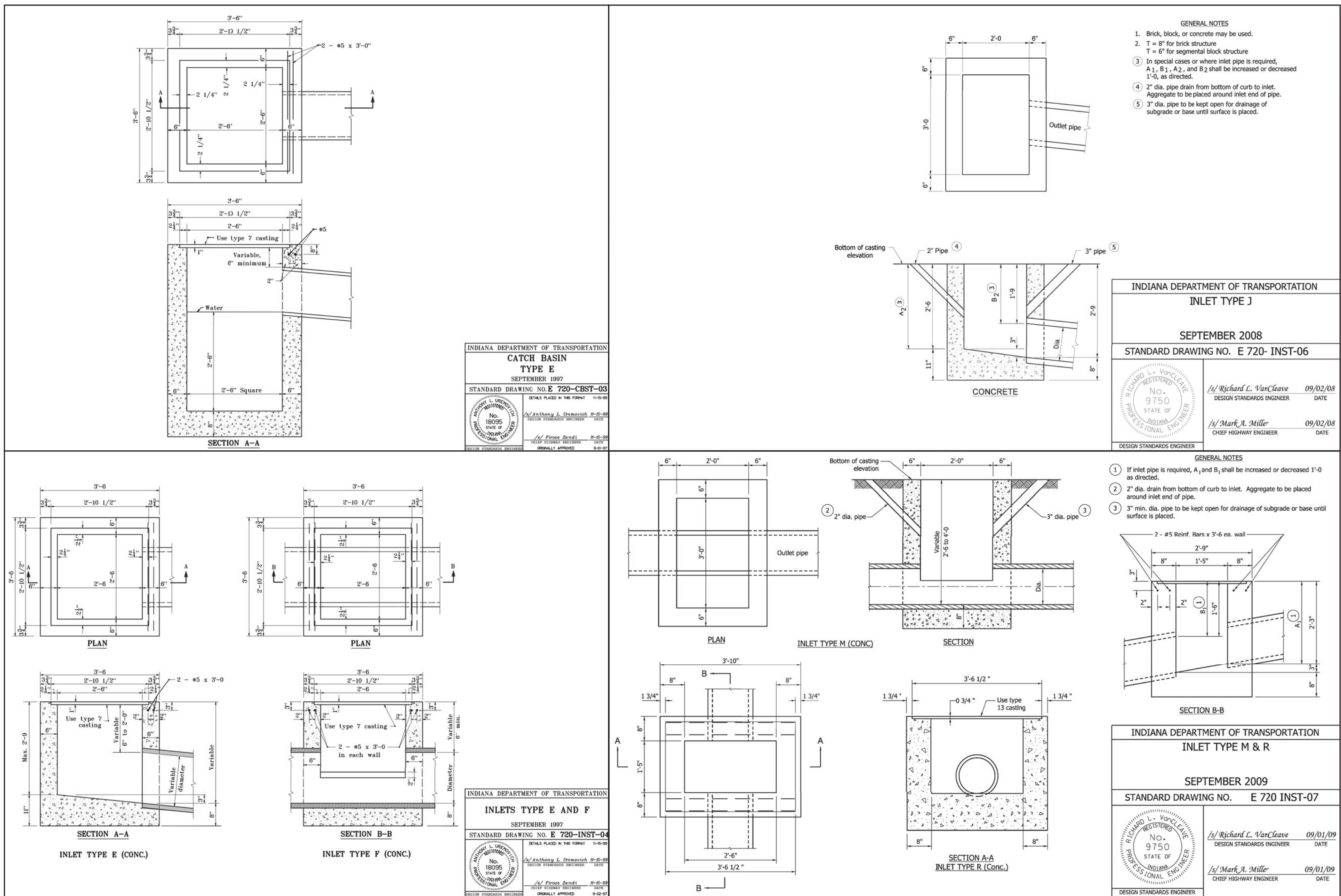
INLET, TYPE A
Not to Scale



CONCRETE COLLAR FOR SQUARE CASTINGS DETAIL



INLET LID CASTING DETAIL



Helen M. M. M.

5/28/2024

A circular professional engineer seal for Hatem M. Mekky. The seal features the text "HATEM M. MEKKY" at the top, "REGISTERED No. 10910914" in the center, and "STATE OF INDIANA" below the number. The words "PROFESSIONAL ENGINEER" are written along the bottom arc. Two small stars are positioned on the left and right sides of the seal.

CITY OF FISHERS STANDARD CONSTRUCTION DETAILS

STORM SEWER INLET STRUCTURE DETAILS AND NOTES

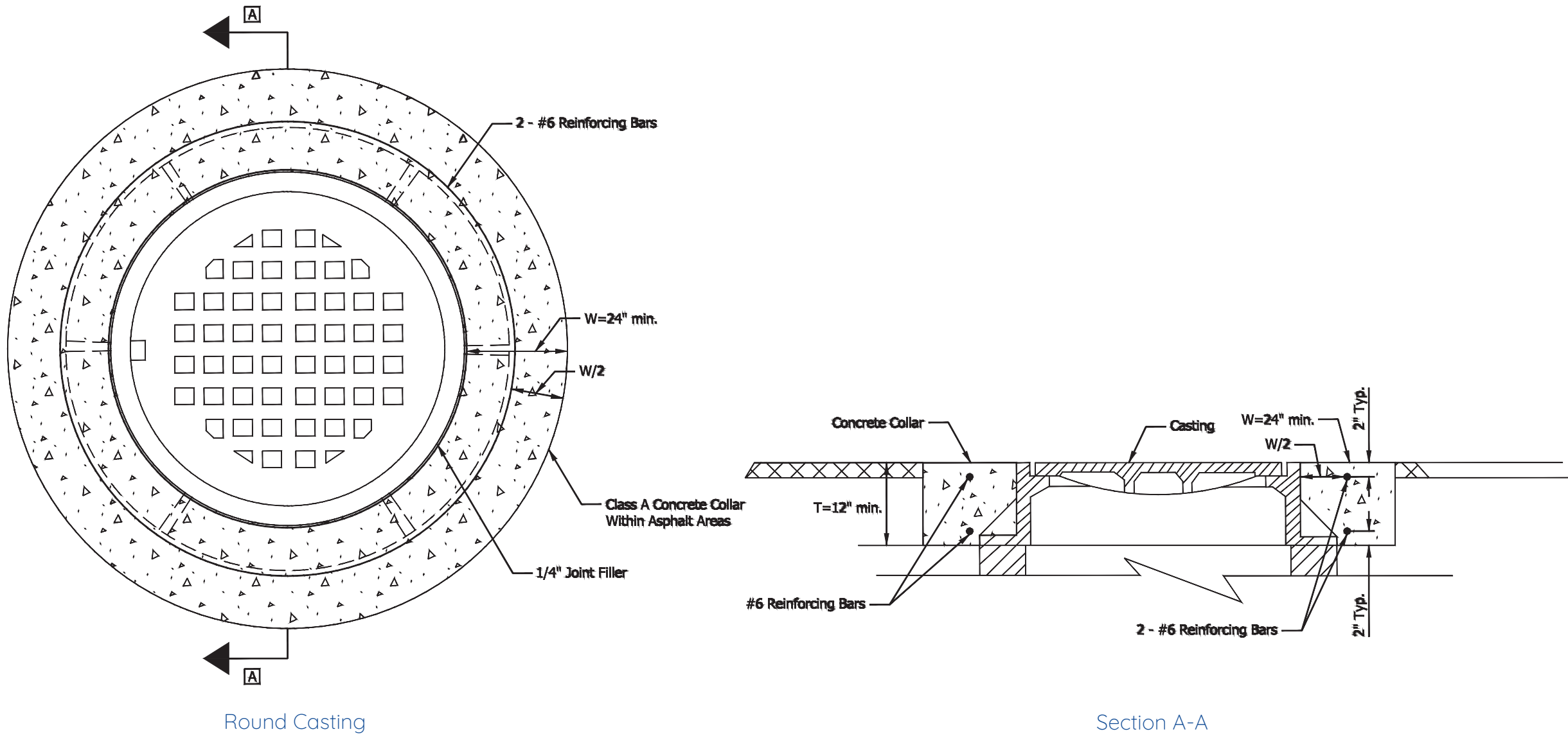
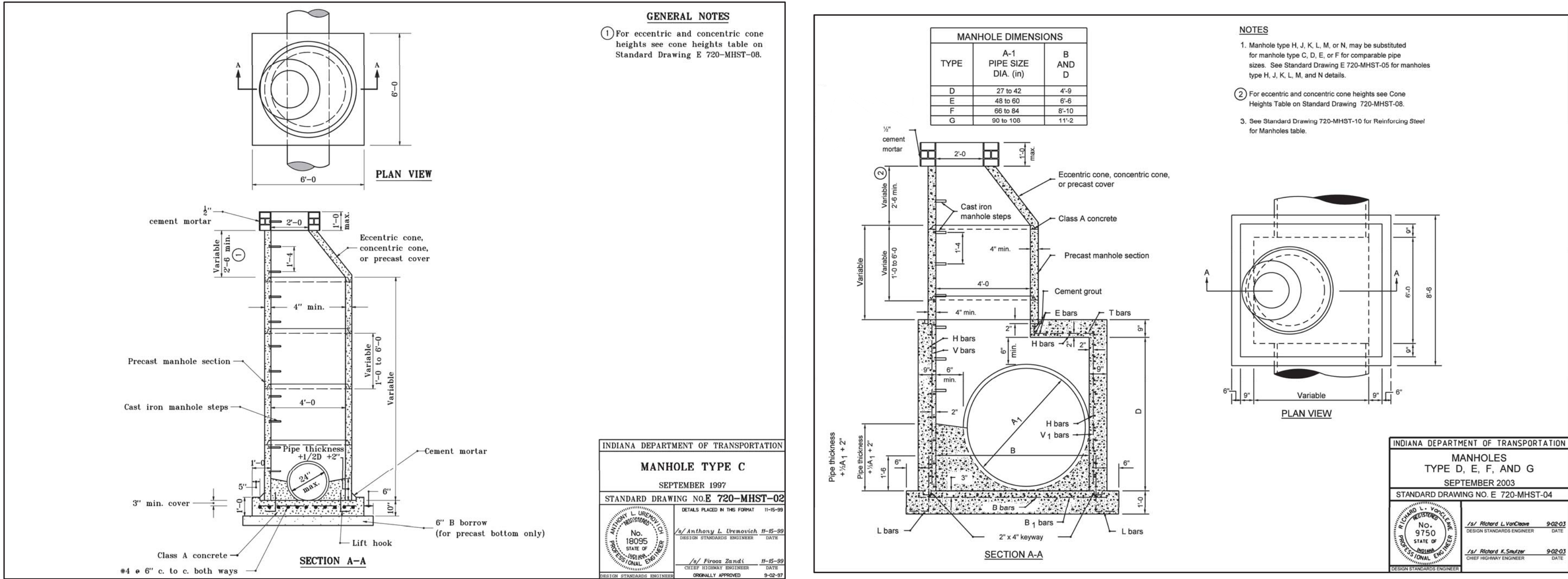
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29

NOTES

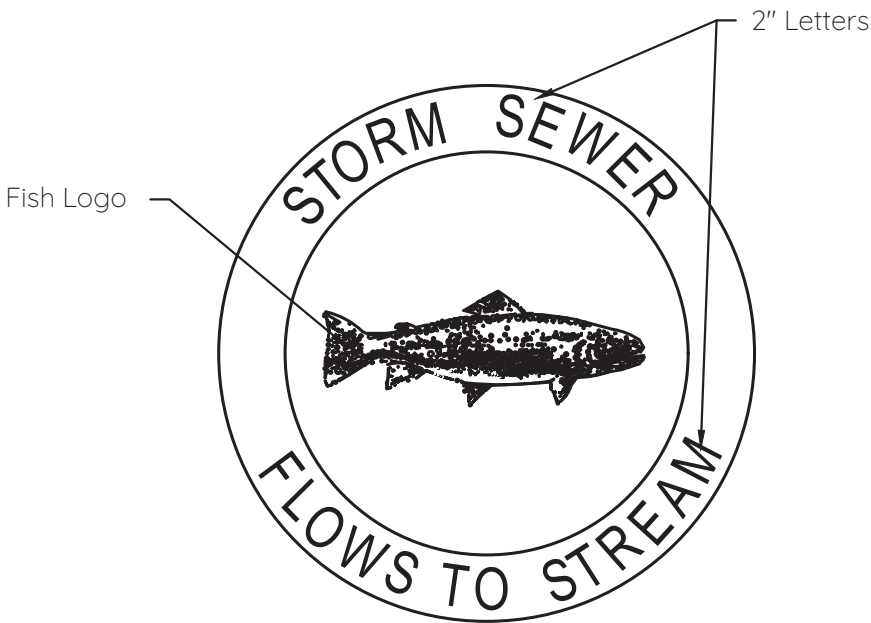
- 1) All precast manhole materials shall conform to ASTM C-478 and INDOT Standard Specifications (min. sq. in. of reinforcing steel per lineal foot of barrel shall be 0.12).
- 2) A 6" cushion of INDOT No. 8 crushed stone shall be required when the precast bottom section is used.
- 3) Joints between sections of precast manholes shall be in accordance with ASTM C-443.
- 4) If the contractor uses a precast manhole and the adjoining pipes are field connected directly to the precast unit, the connection shall be made using a Class "A" concrete collar of 6" minimum longitudinal and radial thickness. Brick should be used as a filler for concrete patching for manholes that are not precast.
- 5) Drop pipe may be used with Manhole, Type D, E, F, or G and referred to as Drop Manhole, Type D, E, F, or G as approved by the Director of Engineering.
- 6) Bottom shall be constructed of precast bottom section or Class "A" concrete formed in place.
- 7) Benchwalls shall be Class "A" concrete.
- 8) Waterproofing material shall conform to AASHTO M115 and INDOT Standard Specifications.
- 9) Flat precast covers shall be used where headroom is limited.
- 10) The downstream most structure that collects runoff from within the Right-of-Way shall be sumped (2 feet) prior to the detention basin and is required to be placed within 15 feet of the curb, where practical, and equipped with a snout to catch floatables.
- 11) All structures receiving sub-surface drain (SSD) shall have both ports core drilled. T or Y blind connections are not allowed.
- 12) Expansion joints around castings are required at all structures located within PCCP, PCC sidewalk, PCC multi-use paths, or concrete curb and/or gutter.
- 13) All manhole castings shall be checked to meet inlet grate design and ensure compatibility with curb specified, swales, ponds, etc. In accordance with the Compatibility of Manhole Structures and Castings Table, this sheet, unless otherwise approved by the Director of Engineering.
- 14) All manhole castings shall contain a "NO DUMPING, DRAINS TO WATERWAY" or equivalent clean water message to educate and warn against illegal dumping. Casting openings should be grated or otherwise designed to limit floatables and debris from entering the manhole.
- 15) All manhole steps shall conform to INDOT Standard Drawing 720-MHST-09.
- 16) No manhole castings shall be installed within wheel paths, unless otherwise approved by the Director of Engineering.

COMPATIBILITY OF MANHOLE STRUCTURES AND CASTINGS									
MANHOLE TYPE	INDOT CASTING TYPES			NEENAH CASTING TYPES			EAST JORDAN IRON WORKS CASTING TYPES		
	2	4	8	R-2502-D	R-4342	R-1772	1022 w/ Type A Lid	1022 w/ M1 or M3 Grate	6489
C	X	X	X	X	X	X	X	X	X
H	X	X	X	X	X	X	X	X	X
J	X	X	X	X	X	X	X	X	X
K	X	X	X	X	X	X	X	X	X
L	X	X	X	X	X	X	X	X	X
M	X	X	X	X	X	X	X	X	X
N	X	X	X	X	X	X	X	X	X



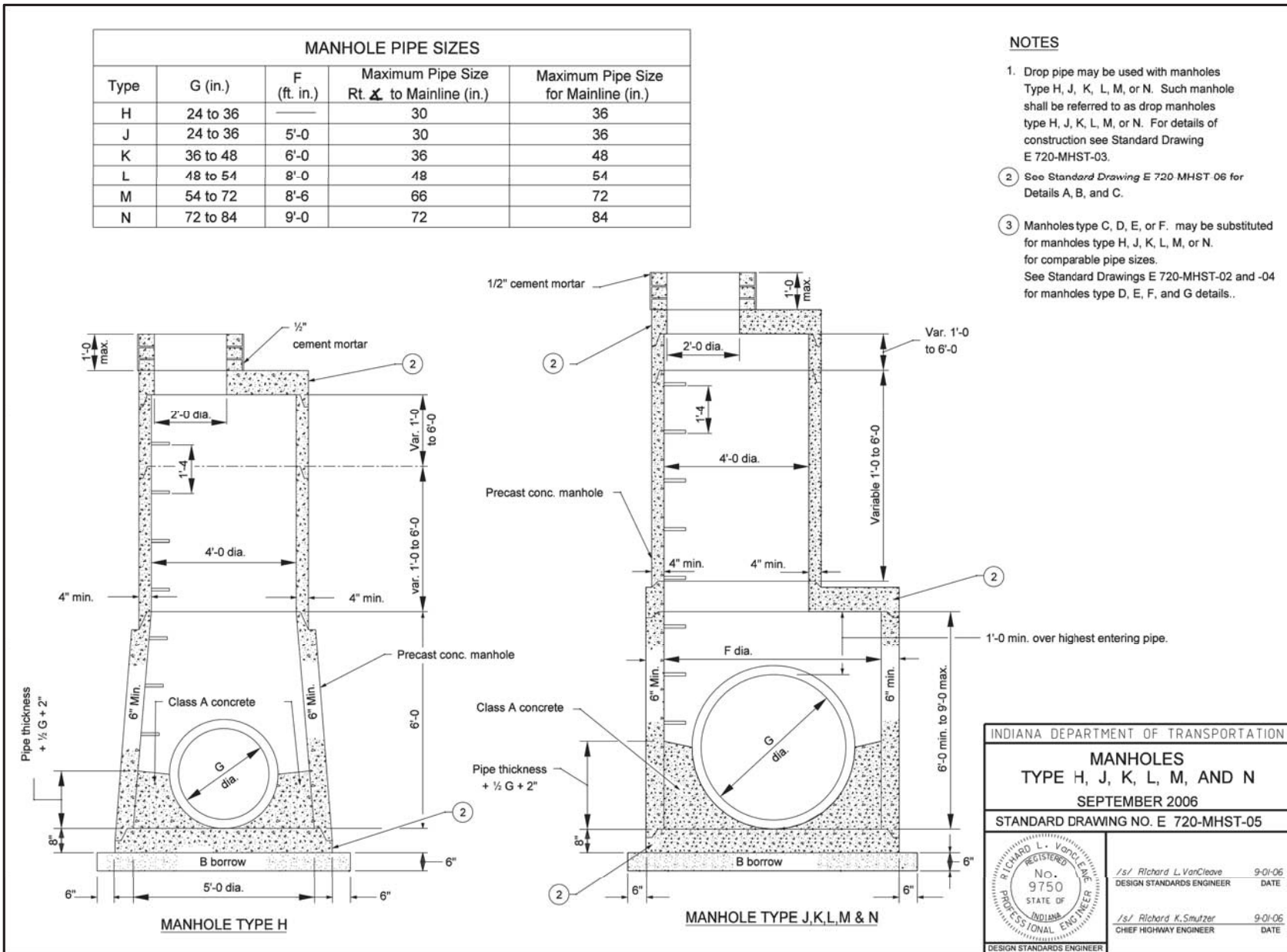
CONCRETE COLLAR FOR ROUND CASTINGS DETAIL

Not to Scale



MANHOLE LID CASTING DETAIL

Not to Scale



5/28/2024



CITY OF FISHERS

STANDARD CONSTRUCTION DETAILS

STORM SEWER MANHOLE

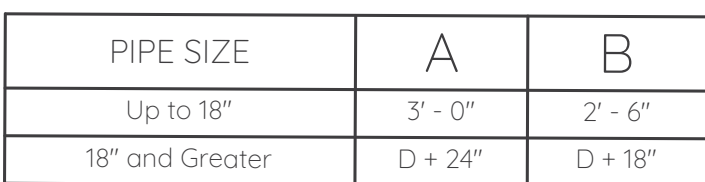
STRUCTURE DETAILS AND NOTES

SHEET

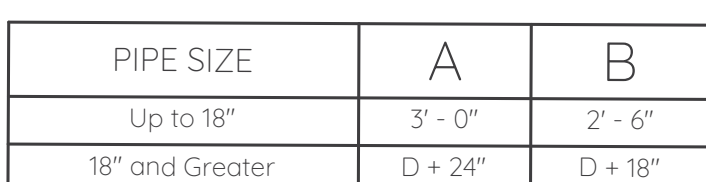
15

of

29



Not to Scale



Notes:

- 1) Concrete shall be high-early yield and shall not be backfilled until Engineer deems the concrete adequately cured.
- 2) To be used when cover over top of pipe is 3-4 feet, per Engineer's direction, or where noted on the construction plans.

Not to Scale



Not to Scale

Notes:

- 1) Water mains shall not be located in the same trench as sanitary sewers.
- 2) Separation distances from water supplies and pipe classifications shall conform to Indiana State Board of Health's "On-Site Water Supply and Wastewater Disposal for Public and Commercial Establishments - Bulletin S.E. 13".

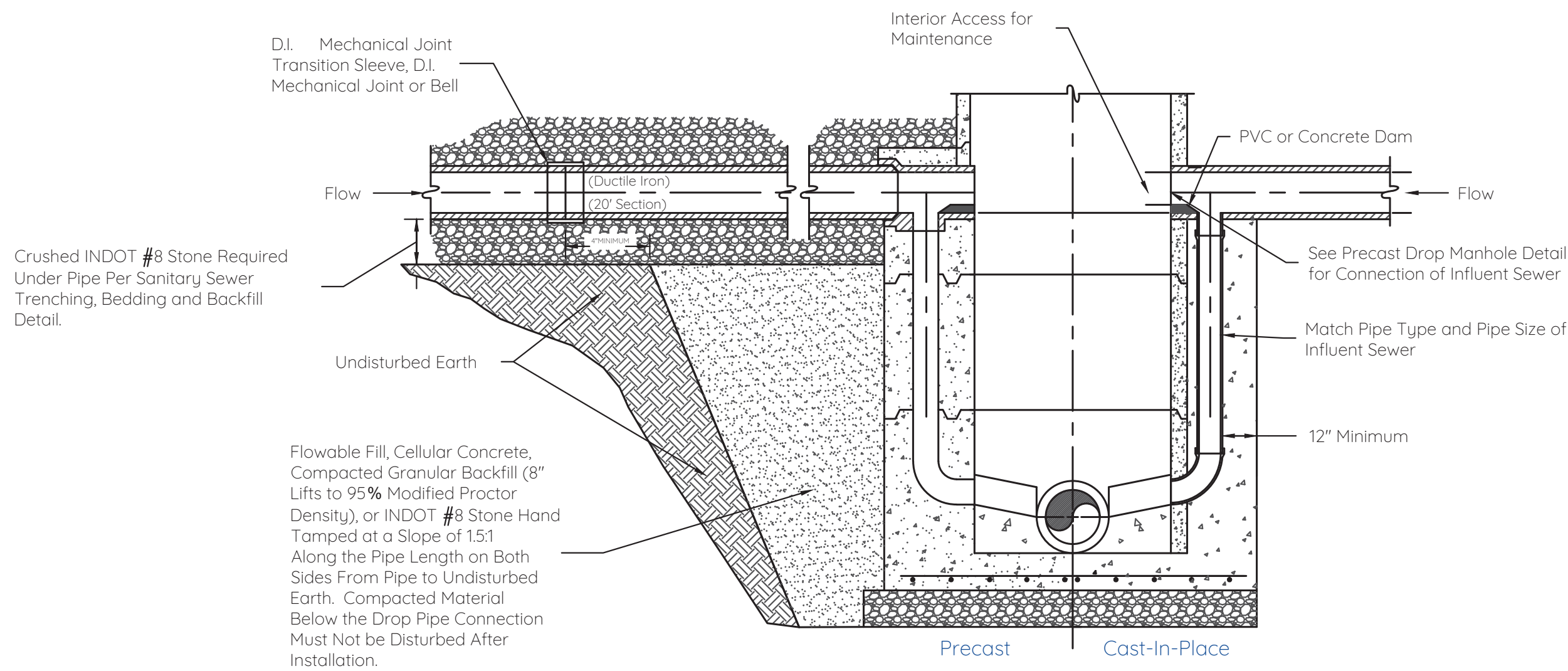
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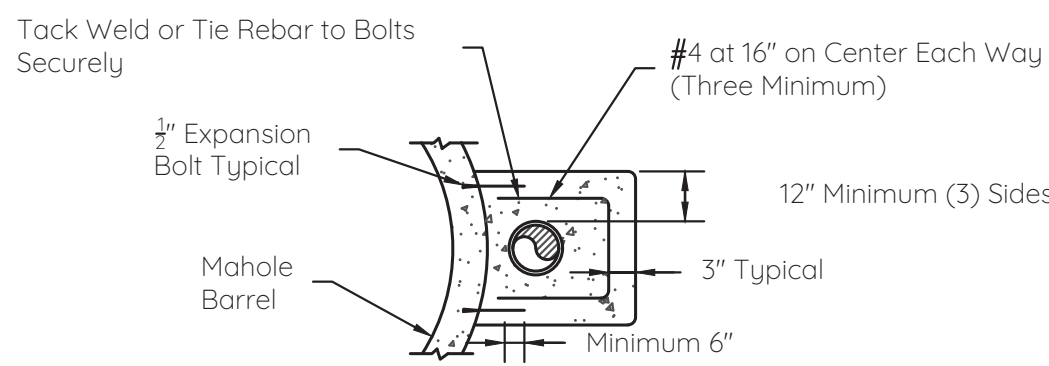
5/28/2024

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of
29

THESE SANITARY SEWER DETAILS AND FISHERS SANITARY SEWER SPECIFICATIONS ARE COMPLEMENTARY IN NATURE AND SHOULD NOT BE INTERPRETED INDIVIDUALLY WITHOUT REFERENCE TO THE OTHER.



Typical Exterior Drop Manhole
Not to Scale

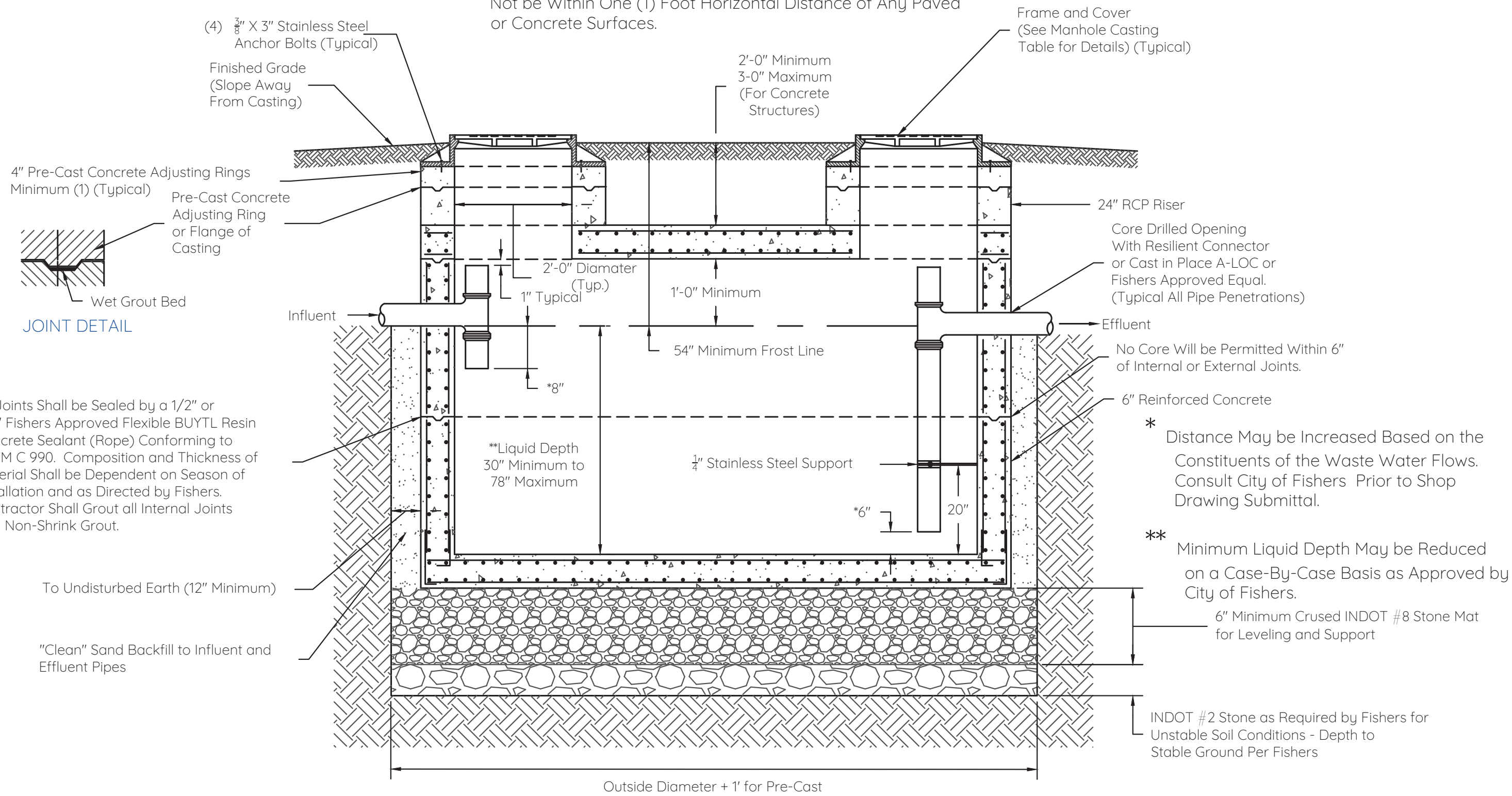


Drop Section
Not to Scale

MANHOLE CASTING TABLE		
LOCATION	MODEL	COVER
18" Inches or More Above 100 Year Flood Elevation of All Waterway	East Jordan 1060-Z1 or Neenah R-1712-B OR Equivalent	Heavy Duty Solid
Less Than 18" Above 100 Year Flood Elevation of All Waterways	East Jordan 1050-Z1WT OR Neenah R-1916-E OR Equivalent	Heavy Duty Solid
LID		
OWNERSHIP	LETTERING	
Private or Fishers	"Sanitary Sewer"	

All Castings to be Supplied With Four (4) Anchor Bolt Holes

Note:
Top of Casting Shall Extend 0.20 Feet Minimum Above Finished Grade. Unless Approved by Fishers, Castings Must Not be Within One (1) Foot Horizontal Distance of Any Paved or Concrete Surfaces.



- Notes:
- Exterior grease traps must be sized according to the Indiana State Department of Health, Environmental Public Health Division Rule 410 IAC 6-10.1, "Commercial On-Site Sewage Systems" and per local requirements and codes. The sizing method for all structures must be approved by City of Fishers.
 - Top of casting shall extend 0.20 feet minimum above finished grade. Unless approved by City of Fishers, castings must not be within one (1) foot horizontal distance of any paved or concrete surfaces.
 - Shop drawings must be submitted to City of Fishers for review and approval.
 - Alternate equivalent must be approved by Director of Public Works.

Exterior Grease Interceptor
Not to Scale

- Notes:
- Grease Trap Shall Conform to ASTM C 478 Utilizing 4,000 PSI Concrete. Contractor May Supply Grease Trap as Manufactured by ZURN Series Z-1170 or Jay R. Smith Manufacturing Company Series 8000.
 - Exterior Installation Must be Concrete or Cast Iron. Steel Grease Traps Shall Only be Installed Inside a Building.

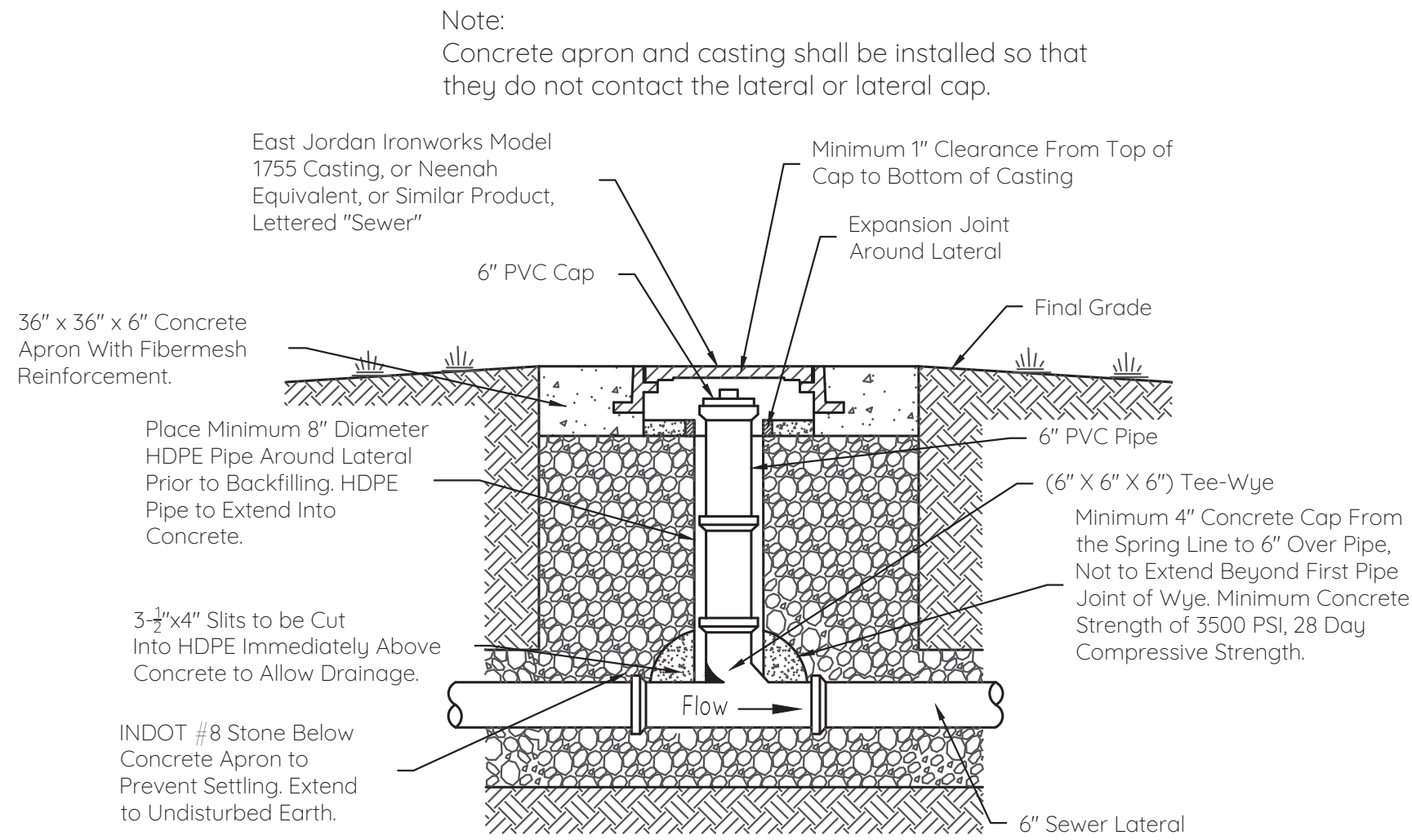
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5/28/2024



CITY OF FISHERS STANDARD CONSTRUCTION DETAILS	
SANITARY SEWER STRUCTURE DETAILS	

SHEET
20 of 29



CLEANOUT TYPE 2

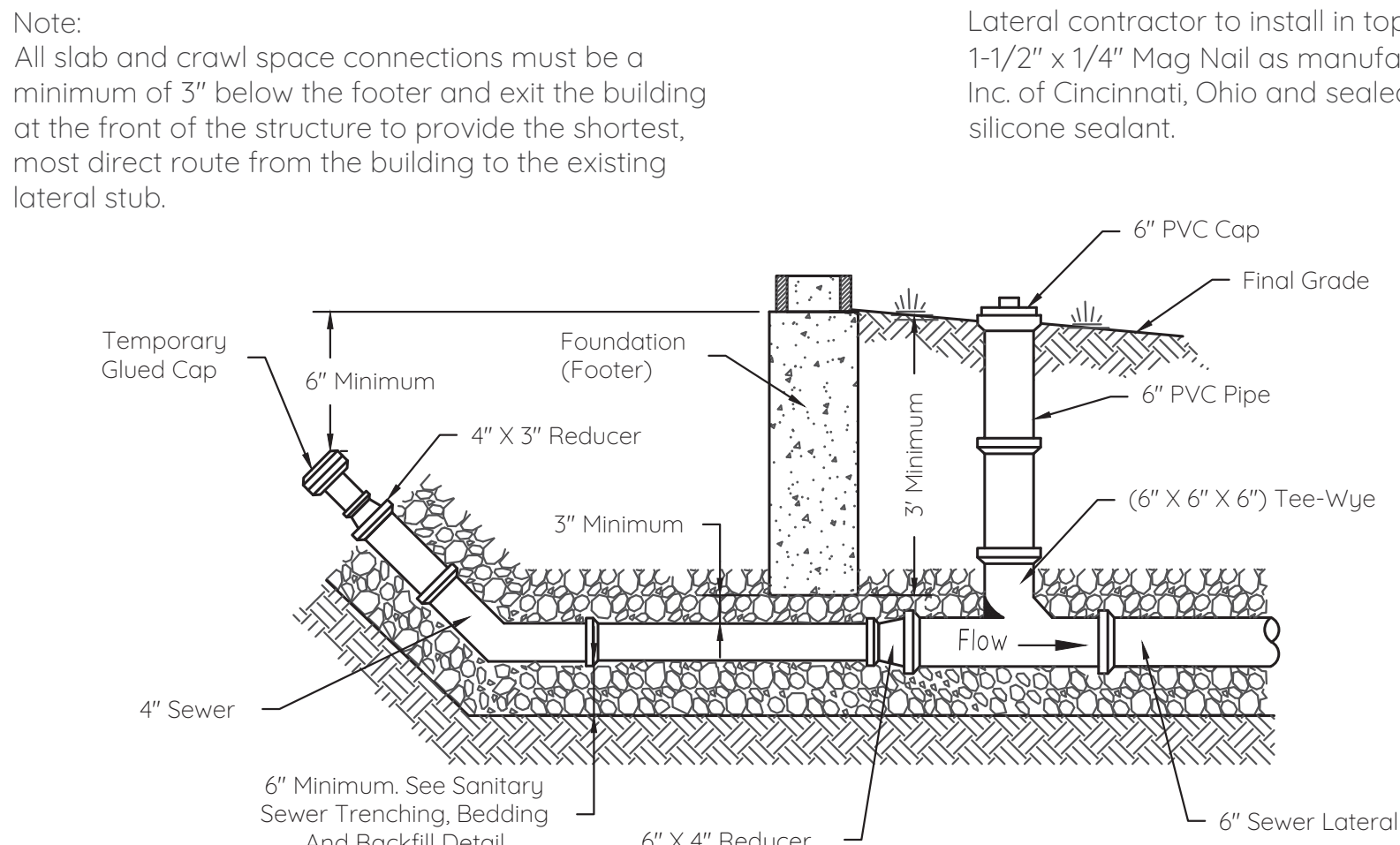
(Hardscape Surfaces and All Other Installations Beyond Three Feet of Building)

Notes:

- 1) Top of casting or cleanout cap shall extend 0.20 feet minimum above finished grade unless constructed within pedestrian or vehicular traffic way. Unless approved by Engineer, sanitary sewer castings or cleanouts must not be within one (1) foot horizontal distance of any paved or concrete surfaces.
- 2) All cleanout pipes and fittings to be PVC Schedule 40 or SDR 35 when shallower than twelve (12) feet. At depths greater than twelve (12) feet, material of construction will be determined by Engineer.

TYPICAL CLEANOUTS

Not to Scale

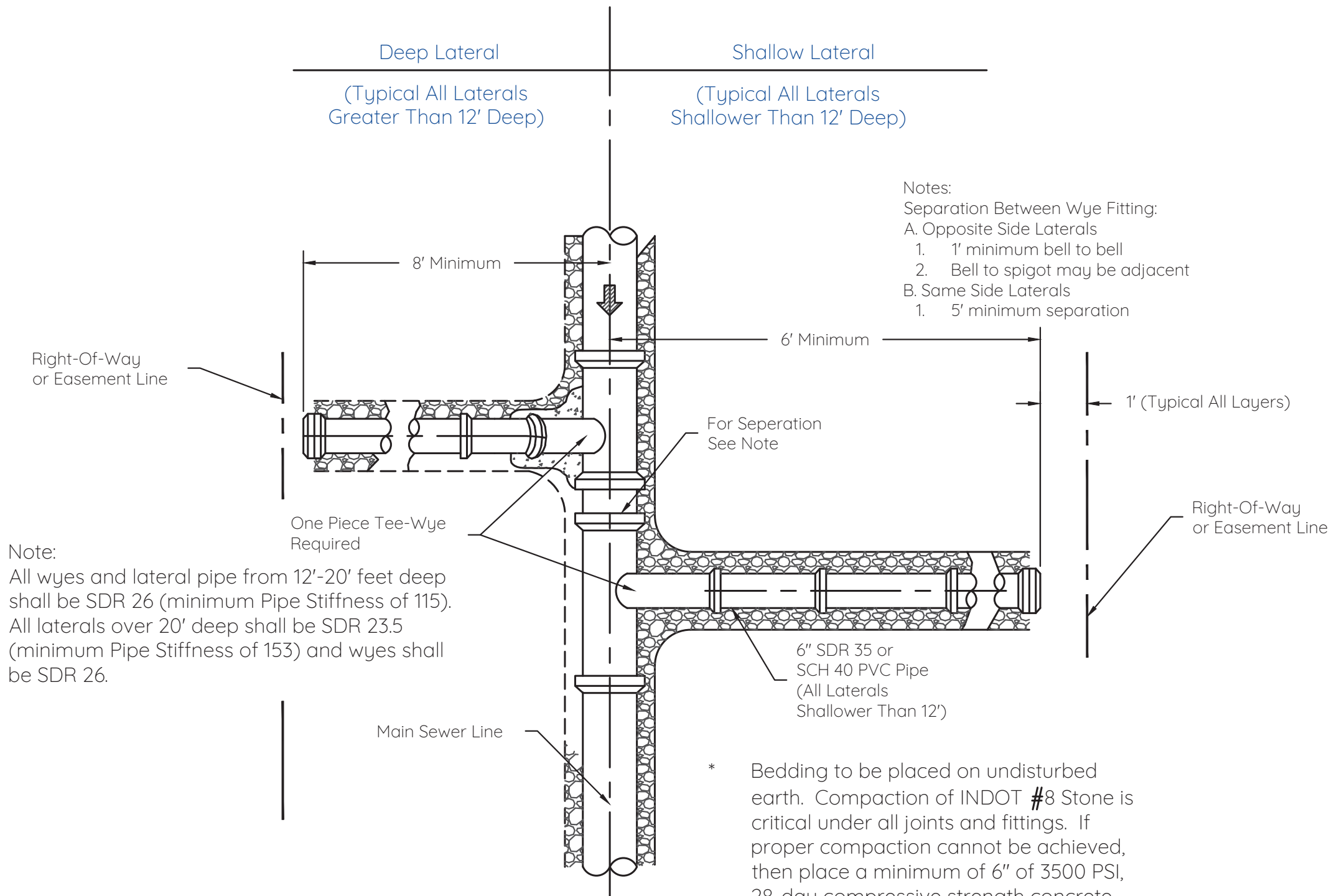


CLEANOUT TYPE 1

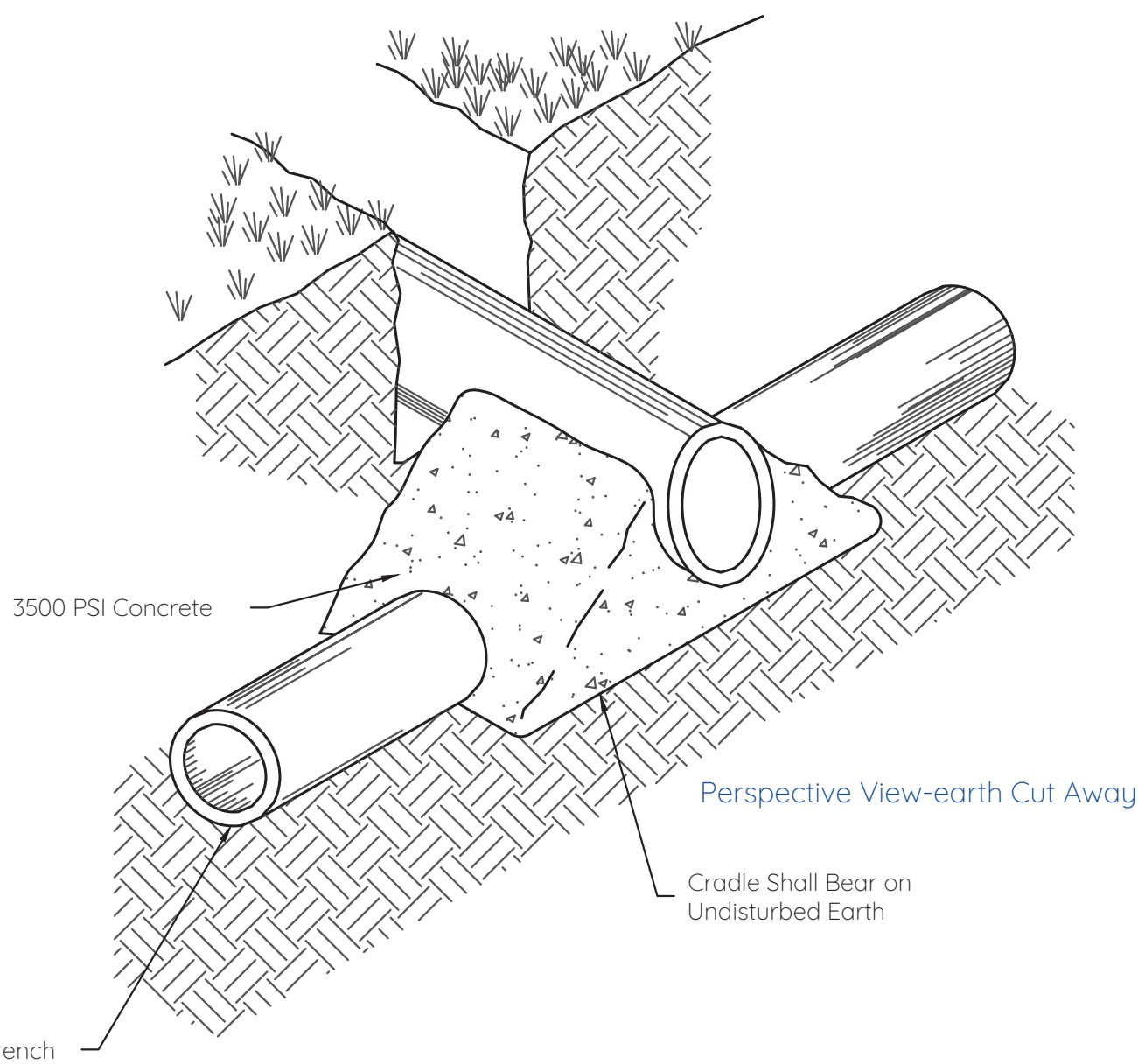
(Only Landscaped Surfaces Within Three Feet of Building)

Note:

Lateral contractor to install in top of cleanout cap a 1-1/2" x 1/4" Mag Nail as manufactured by CHRISNIK, Inc. of Cincinnati, Ohio and sealed with exterior clear silicone sealant.



PLAN VIEW

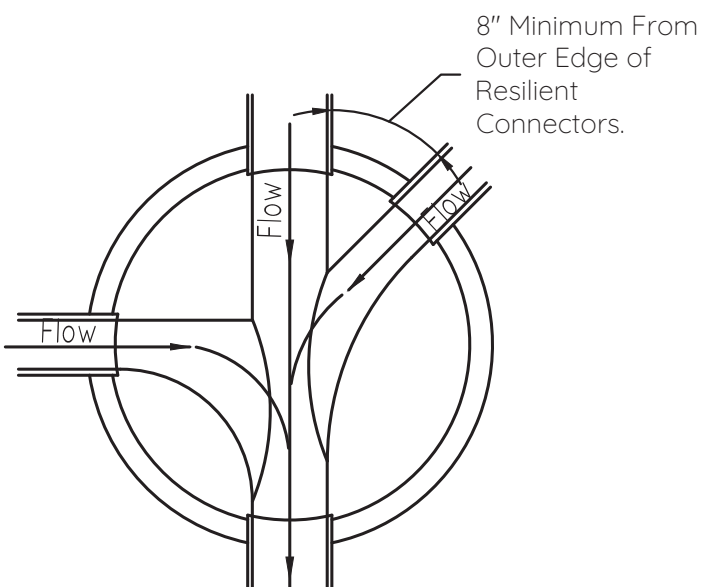


Note:

- 1) To be used when clear distance (from exterior pipe diameter to exterior pipe diameter) between sanitary sewer piping (mains, laterals, force mains, etc.) and all other pipes is 18" or less, per Engineer's direction, or where noted on the construction plans. A minimum clear distance of 3" must be provided to maintain structural integrity of the concrete. Concrete must not come into contact with force main. At least 3" of sand must be placed as a cushion around the force main. If the conflict is between a water main and any sanitary sewer piping, 18" clearance must be maintained, or note above applies and only granular fill may be used.

CONCRETE CRADLE

Not to Scale

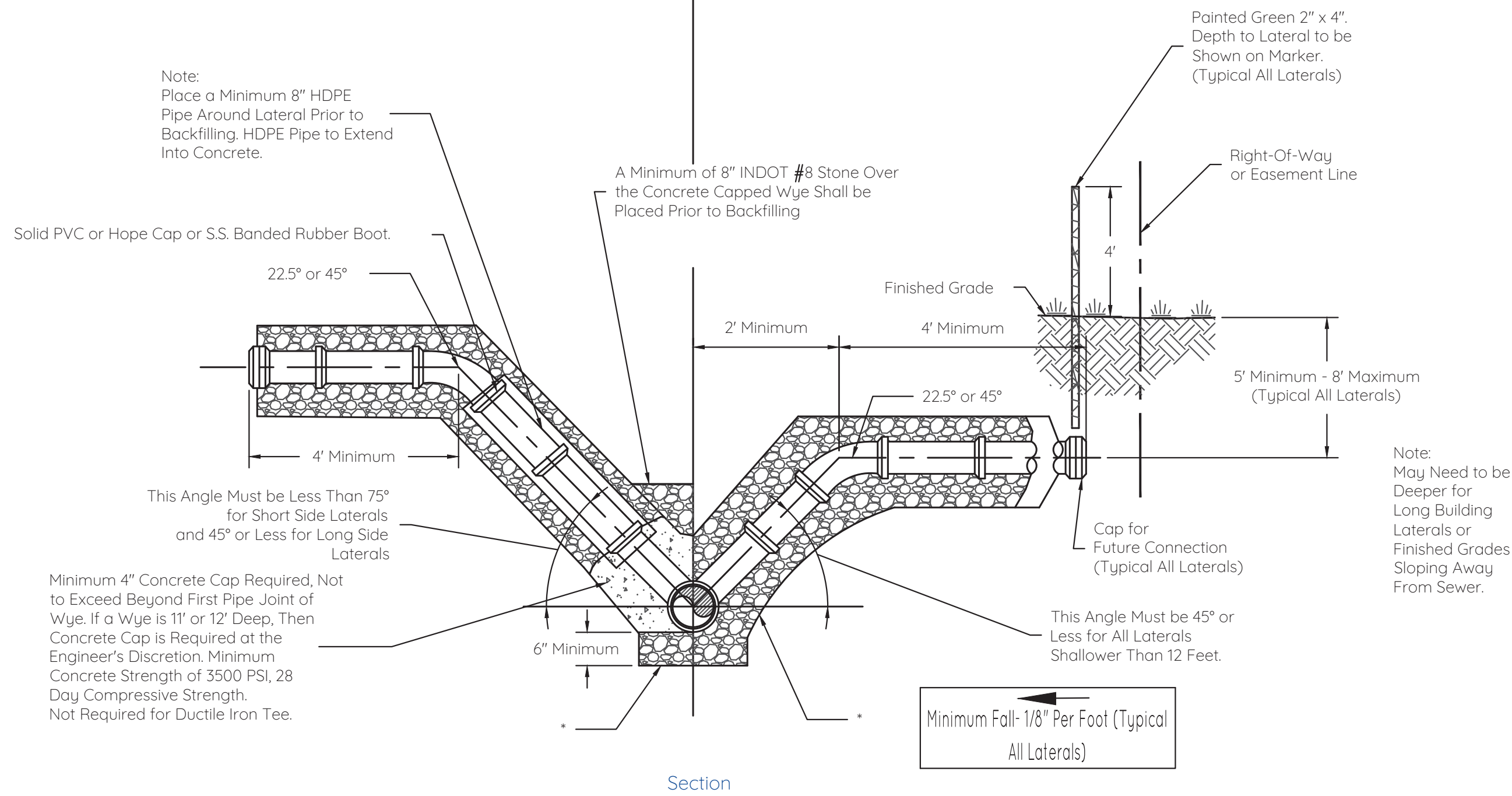


Note:

- 1) If manhole has only one (1) influent pipe which is approximately 90 degrees to effluent pipe, then contractor shall maintain a radius channel of same width as influent pipe.
- 2) If separation is between 8" and 18", then additional reinforcement (rebar or mesh area) shall be increased as deemed necessary by Engineer.

FLOW CHANNEL

Not to Scale



Notes:

- 1) Depth of service lateral shall be measured from finished grade to the top of main sewer line.
- 2) All piping from wye to 45°/22.5° fitting at 5'-8' below grade shall be SDR 26 to 20' deep or SDR 23.5 greater than 20' deep.
- 3) All lateral bedding shall be against undisturbed trench.

SERVICE LATERAL

Not to Scale

THESE SANITARY SEWER DETAILS AND FISHERS SANITARY SEWER SPECIFICATIONS ARE COMPLEMENTARY IN NATURE AND SHOULD NOT BE INTERPRETED INDIVIDUALLY WITHOUT REFERENCE TO THE OTHER.

Handwritten Signature

5/28/2024



CITY OF FISHERS STANDARD CONSTRUCTION DETAILS

SANITARY LATERAL CONNECTION,
CLEAN OUT, & MISC. DETAILS

SHEET

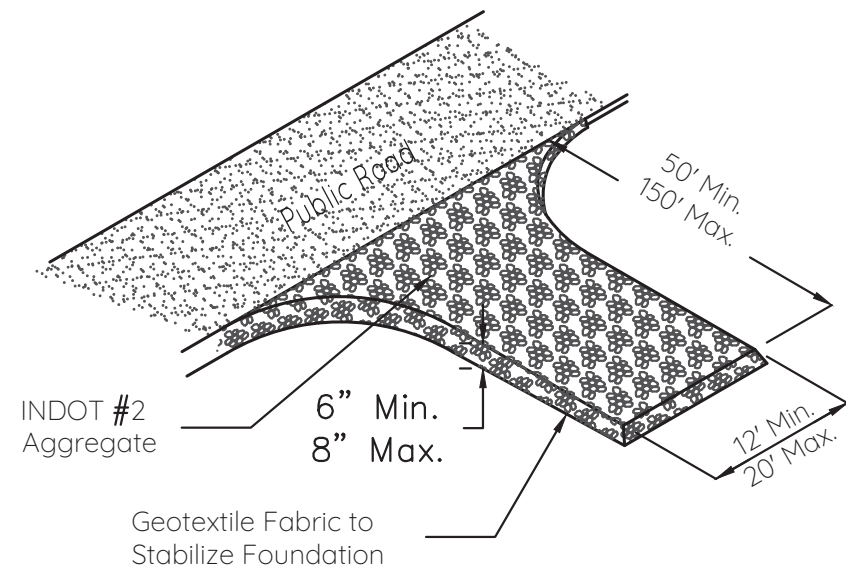
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of
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GENERAL SWWP NOTES FOR INDIVIDUAL LOTS

- 1) All storm water quality measures, including erosion and sediment control, necessary to comply with the requirements for 327 IAC 15-5, Rule 5, City of Fishers, and/or general construction practices must be implemented in accordance with the plan and sufficient to satisfy Chapter 7 of the City of Fishers STSM.
- 2) Provisions for erosion and sediment control on individual building lots regulated under the original permit of a project site owner must include the following requirements:
- 2)1) The individual lot operator, whether owning the property or acting as the agent of the property owner, shall be responsible for erosion and sediment control requirements associated with activities on individual lots.
- 2)2) Installation and maintenance of a stable construction site access.
- 2)3) Installation and maintenance of appropriate perimeter erosion and sediment control measures prior to land disturbance.
- 2)4) Sediment discharge and tracking from each lot must be minimized throughout the land disturbing activities on the lot until permanent stabilization has been achieved.
- 2)5) Clean-up of sediment must be redistributed or disposed of in a manner that is in compliance with all applicable statutes and rules.
- 2)6) Adjacent lots disturbed by an individual lot operator must be repaired and stabilized with temporary or permanent surface stabilization.
- 3) In accordance with Chapter 7 of the City of Fishers STSM, final stabilization of an individual lot project site is achieved when:
- 3)1) All land disturbing activities have been completed
- 3)2) The establishment, at a uniform density of seventy percent (70%) across one-hundred percent (100%) of the disturbed area, of vegetative cover or permanent non-erosive material that will ensure the resistance of the soil to erosion, sliding, or other movement.

CONSTRUCTION SEQUENCE FOR INDIVIDUAL LOTS

- 1) Clearly delineate areas of trees, shrubs, and vegetation that are to be undisturbed. To prevent root damage, the areas delineated for tree protection should be at least the same diameter as the crown.
- 2) Install perimeter silt fence at construction limits. Position the fence to intercept runoff prior to entering drainage swales.
- 3) Avoid disturbing drainage swales if vegetation is established. If drainage swales are bare, install erosion control blankets or sod to immediately stabilize.
- 4) Install appropriate inlet protection for all inlets on the property.
- 5) Install curb inlet protection, on both sides of the road, for all inlets along the property frontage and along the frontage of adjacent lots, or install temporary catch basin inserts in each inlet and frequently clean.
- 6) Install gravel construction entrance flush with the back of existing curb, extending from the street to the building pad.
- 7) Perform primary grading operations.
- 8) Contain erosion from any soil stockpiles created on-site with silt fence around the base.
- 9) Establish temporary seeding and straw mulch on disturbed areas.
- 10) Construct the home and install utilities.
- 11) Install downspout extenders once the roof and gutters have been constructed. Extenders should outlet to a stabilized area.
- 12) Re-seed any areas disturbed by construction and utilities installation with temporary seed mix that will be left inactive for seven (7) days.
- 13) Grade the site to final elevations. Add topsoil as needed to minimize erosion of underlying soil and to quickly establish grass.
- 14) Install permanent seeding or sod.

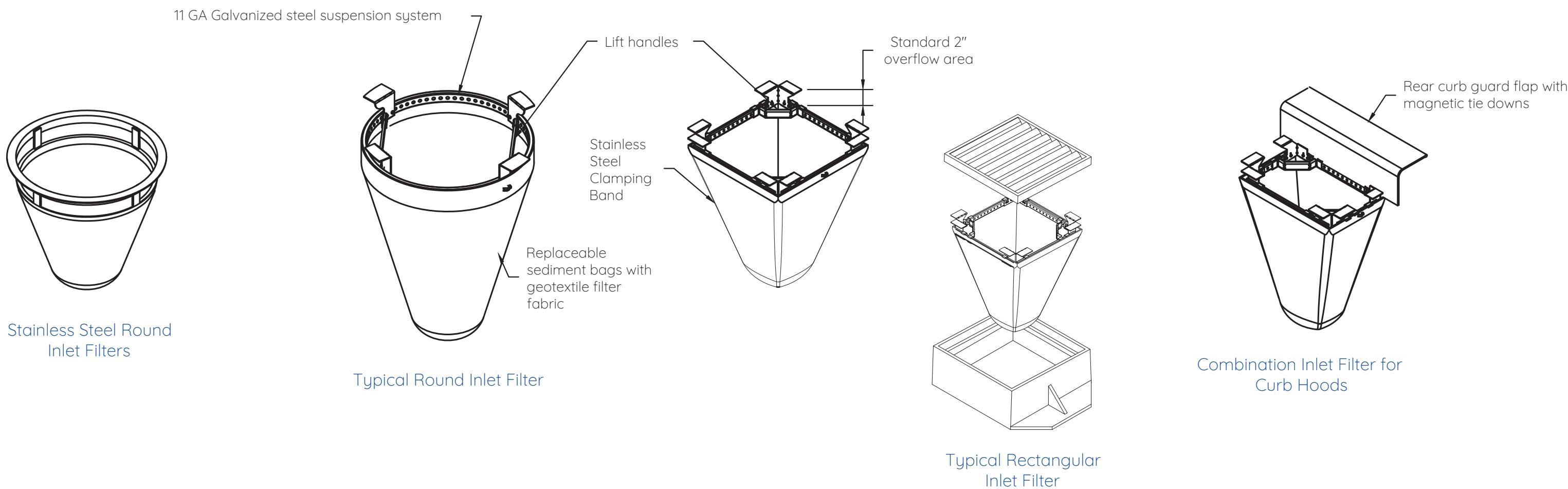


- Notes:
1. Must keep top of stone at road elevation.
2. Width to be adjusted to match wider entrance, if required.

Site Size	Entrance Width	Entrance Length	Stone Depth
Less than 2 acres	12' min	50' min	6" min
2 acres or more	20' min	150' min	8" min

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

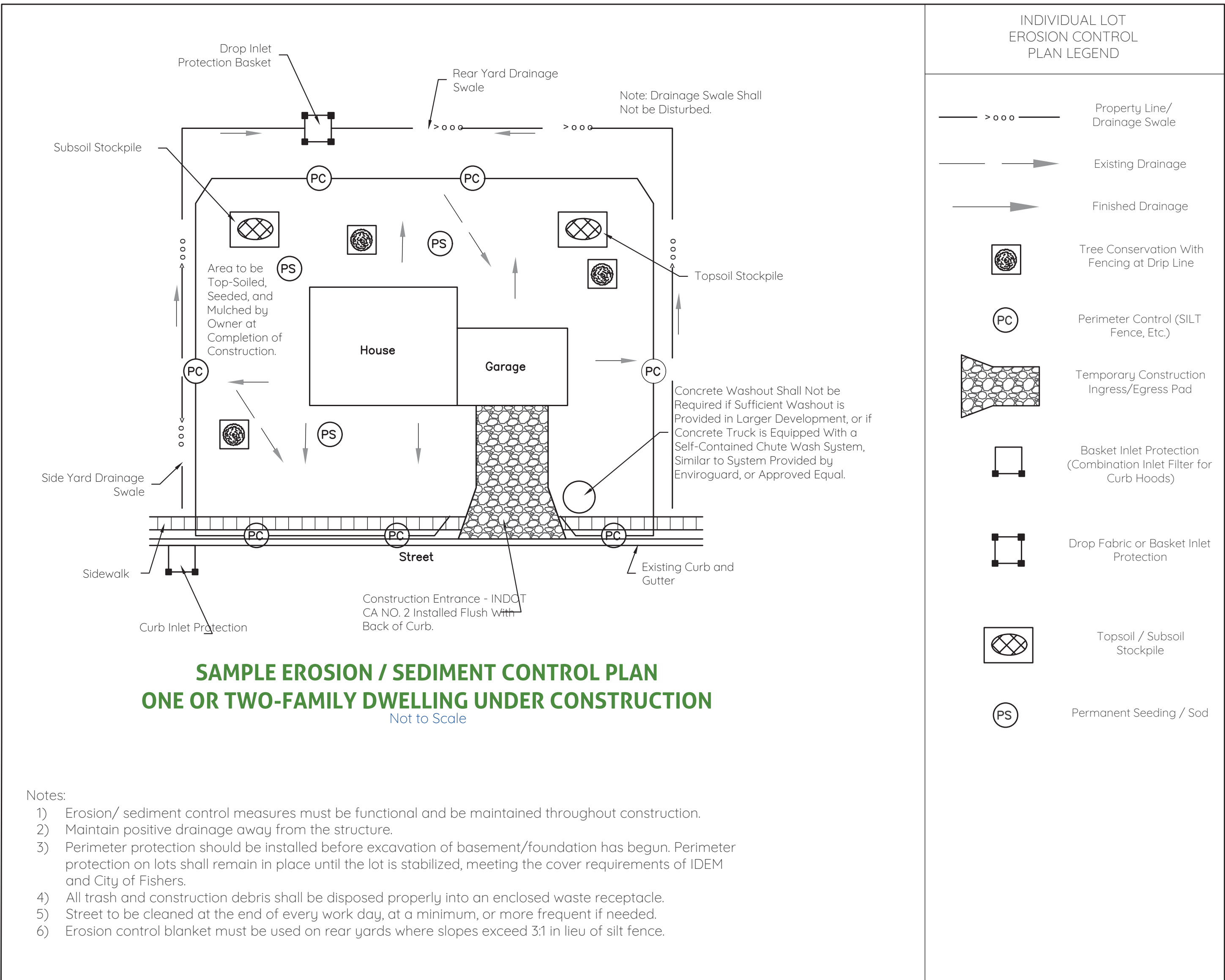
Not to Scale



- Note:
- 1) Measures to be used in accordance with manufacturer's stated installation and maintenance specifications, and limitations

BASKET INLET PROTECTION

Not to Scale



- Notes:
- 1) Erosion/ sediment control measures must be functional and be maintained throughout construction.
- 2) Maintain positive drainage away from the structure.
- 3) Perimeter protection should be installed before excavation of basement/foundation has begun. Perimeter protection on lots shall remain in place until the lot is stabilized, meeting the cover requirements of IDEM and City of Fishers.
- 4) All trash and construction debris shall be disposed properly into an enclosed waste receptacle.
- 5) Street to be cleaned at the end of every work day, at a minimum, or more frequent if needed.
- 6) Erosion control blanket must be used on rear yards where slopes exceed 3:1 in lieu of silt fence.

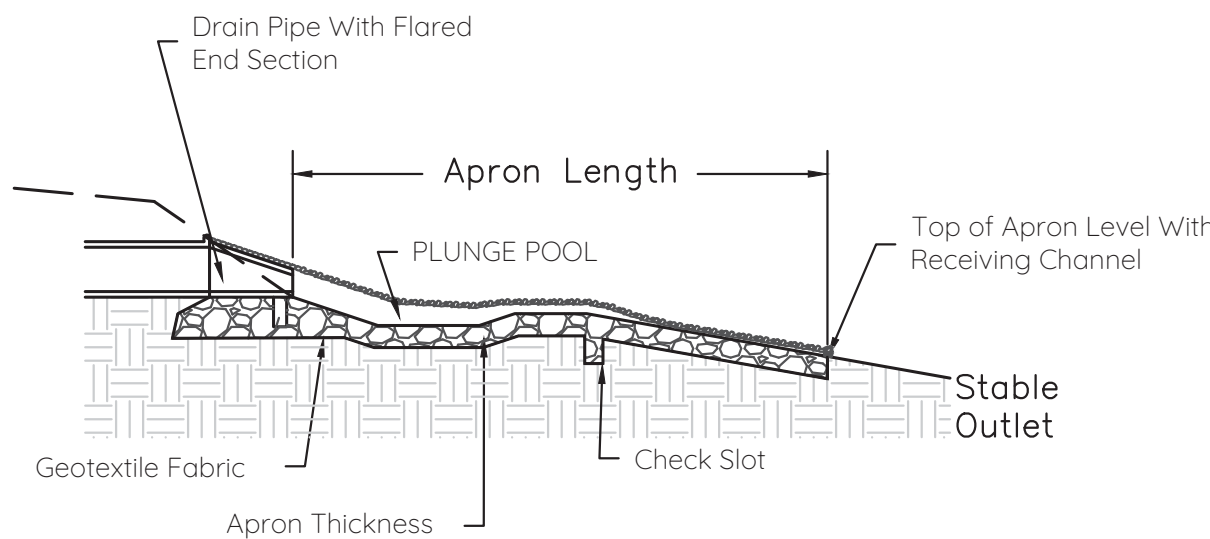
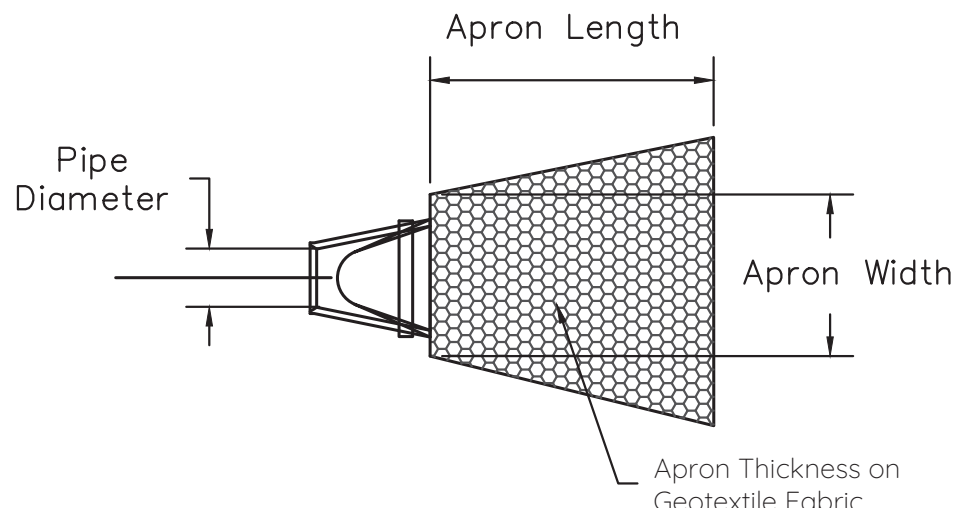
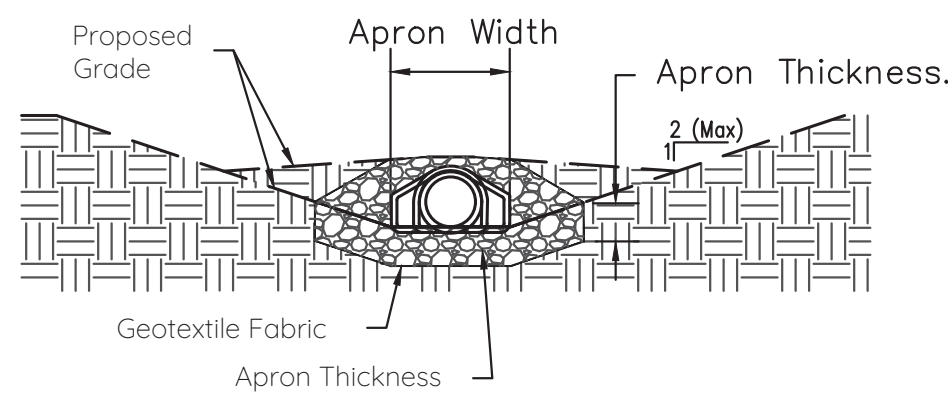


Table 1. Sizing for Flow Dissipaters at end Sections¹

PIPE SIZE	AVG. RIPRAP DIAMETER	APRON ² WIDTH	APRON ³ LENGTH
8 in.	3 in.	2 to 3 ft.	5 to 7 ft.
12 in.	5 in.	3 to 4 ft.	6 to 12 ft.
18 in.	8 in.	4 to 6 ft.	8 to 18 ft.
24 in.	10 in.	6 to 8 ft.	12 to 22 ft.
30 in.	12 in.	8 to 10 ft.	14 to 28 ft.
36 in.	14 in.	10 to 12 ft.	16 to 32 ft.

- 1-For Larger or Higher Flows Consult a Registered Engineer
- 2-Apron Width at the Narrow End of Apron (Pipe or Channel Outlet)
- 3-Select Length Taking Into Consideration the Low Flow (Nor Pressure Head) or High Flow (Pressure Head) Conditions of the Culvert Pipe.



Apron Thickness = 12 Times the Max Stone Diameter for a D50 Stone Size of 15 Inches or Larger
Apron Thickness = 15 Times the Max Stone Diameter for a D50 Stone Size of 15 Inches or Less

ENERGY DISSIPATER (OUTLET PROTECTION)

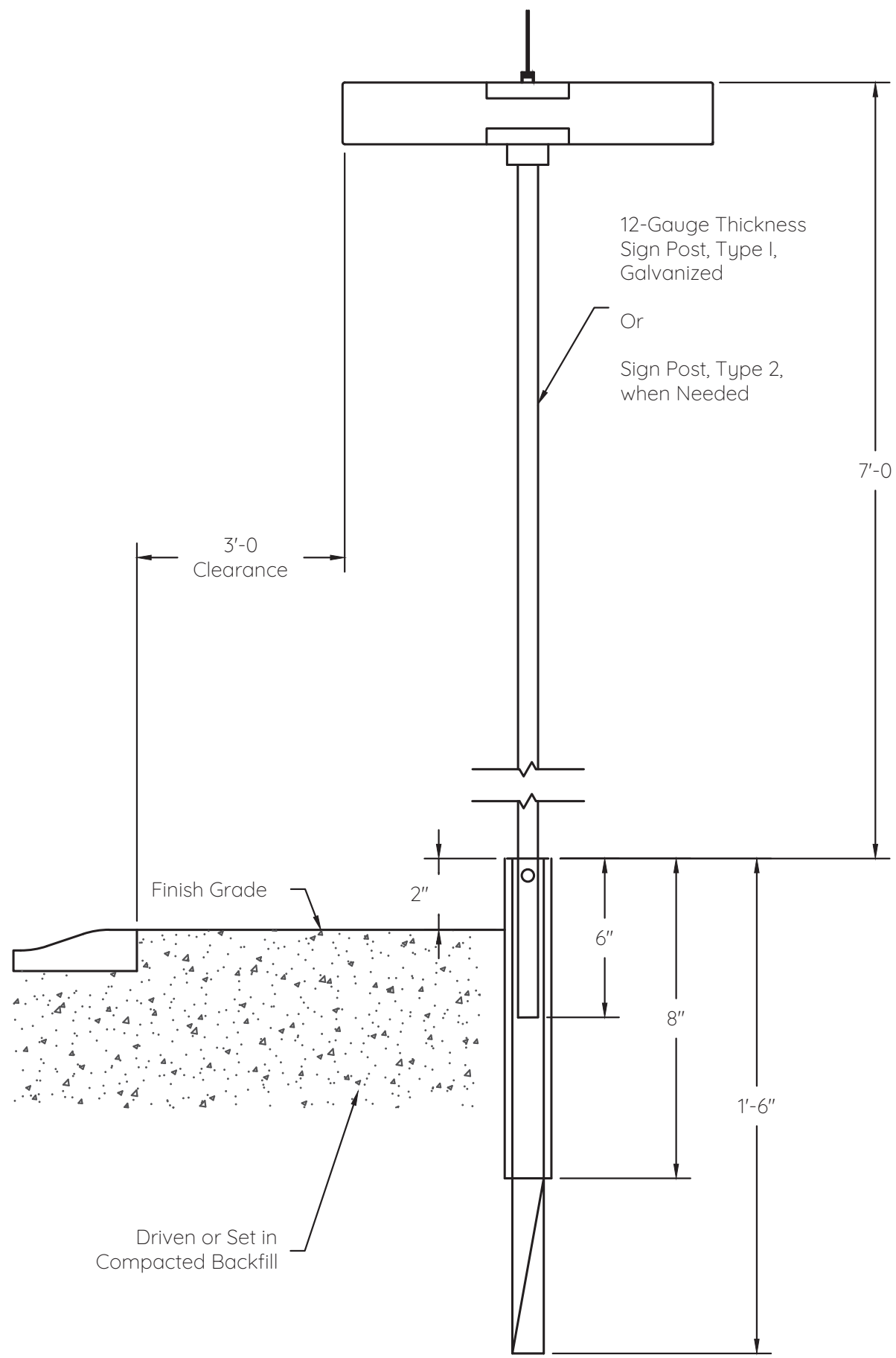
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5/28/2024



CITY OF FISHERS STANDARD CONSTRUCTION DETAILS		SHEET
EROSION CONTROL DETAILS		24 of 29



- Notes:
- Streets shall be signed per latest approved edition of IMUTCD.
 - Street name signs shall be 8" tall 0.1 gauge extruded aluminum sign blanks. The sign face material shall be Diamond grade retroreflective green background with white letters and shall be mix-cased in accordance with the IMUTCD.
 - All public regulatory street signs shall be diamond grade retroreflective background, including letters and border where appropriate.
 - Font and letter height shall be in accordance with IMUTCD and FHWA Standard Highway Signs.
 - Street signs shall have rounded corners and be tall enough to accommodate the above noted minimum letter heights.
 - Supr-lok cap shall be model #91UX-NU180 or equal. Supr-lok cross shall be model #990X or equal.
 - Street name signs shall be mounted on Type 1 or 2 12-gauge steel galvanized post. Whichever is required according to INDOT Standard Drawings.
 - Street name signs on roundabouts shall be on decorative 2 3/8" round post with finial, with Fishers Green finish, and with Z238 aluminum interlocking bracket set by Hall Signs or approved equal.
 - Private streets must include a vertical "PVT" symbol in 3" white lettering to the left of the street name.
 - Public street signs must include City of Fishers logo (does not have to be multi-colored) to the left of the street name.
 - Optional white privately owned/maintained signs on public roads:
 - White retroreflective background with black font may be used for street name signs, however, a maintenance agreement must be signed and submitted as these are considered privately owned and maintained signs. These signs will not be maintained by the City.
 - The City of Fishers logo is still required to the left of the street name.
 - No other logo or picture is permitted
 - Optional black/green or decorative post/poles on public roads:
 - Any painted or coated street name or regulatory sign post/pole is permitted; however, a maintenance agreement must be signed and submitted as these are considered privately owned and maintained posts/poles. These posts/poles will not be maintained by the City.

STREET NAME AND PUBLIC STREET SIGNS

Not to Scale

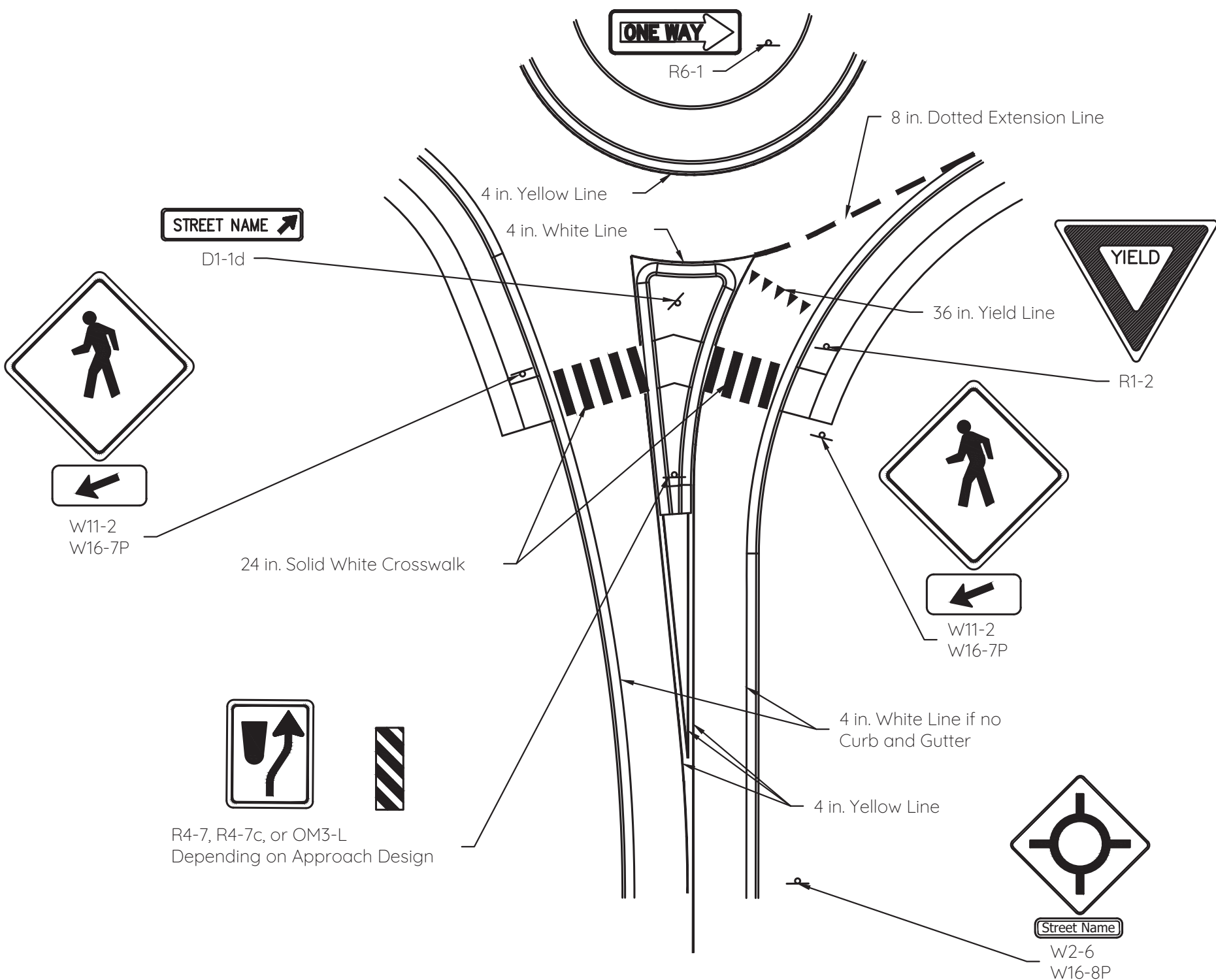


Public street signs must include City of Fishers logo (white lettering and green background) to the left of the street name. The logo size should be based on the following table:

Sign Lettering Height	Max Logo Dimension
12"	10"X10"
9"	7"X7"
8"	6"X6"
6"	4"X4"
4"	3"X3"

CITY LOGO FOR STREET SIGNS

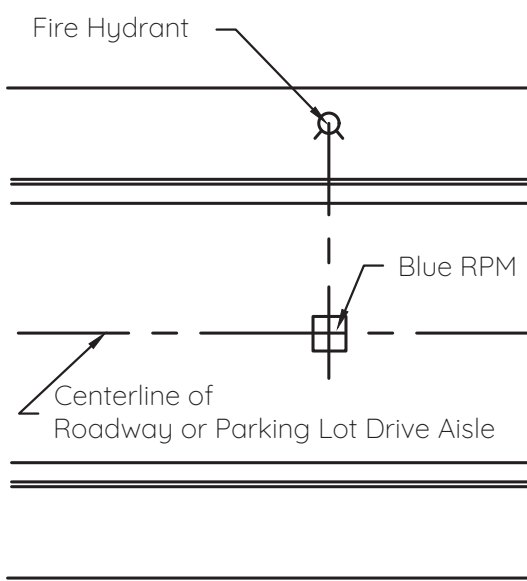
Not to Scale



- Notes:
- Signs and striping shown for only one leg of single-lane roundabout.
 - Striping and signs indicated may be optional per the latest IMUTCD, but shall be required for all roundabouts designed in the City of Fishers unless prior approval has been given by the Dept. of Engineering.
 - All striping shall be thermoplastic on asphalt pavement and multi-component on concrete pavement.
 - All white striping on concrete pavement shall have black contrast border.
 - Sign post heights and lateral offsets shall be in accordance with latest IMUTCD guidance. R6-4a signs shall not exceed 4 feet from bottom of sign to edge of circulatory roadway traveled way.
 - Lighting adjacent to roundabouts shall be per the "LAMP POSTS AND LUMINAIRES ADJACENT TO ROUNDABOUTS" detail on next sheet.

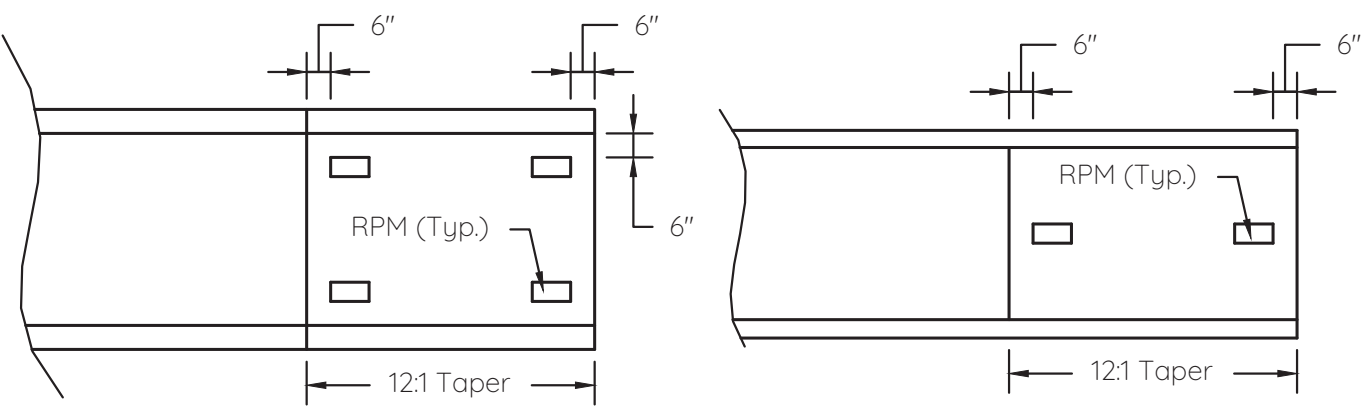
SINGLE-LANE ROUNDABOUT STRIPING EXAMPLE

Not to Scale



RAISED PAVEMENT MARKERS FOR HYDRANTS

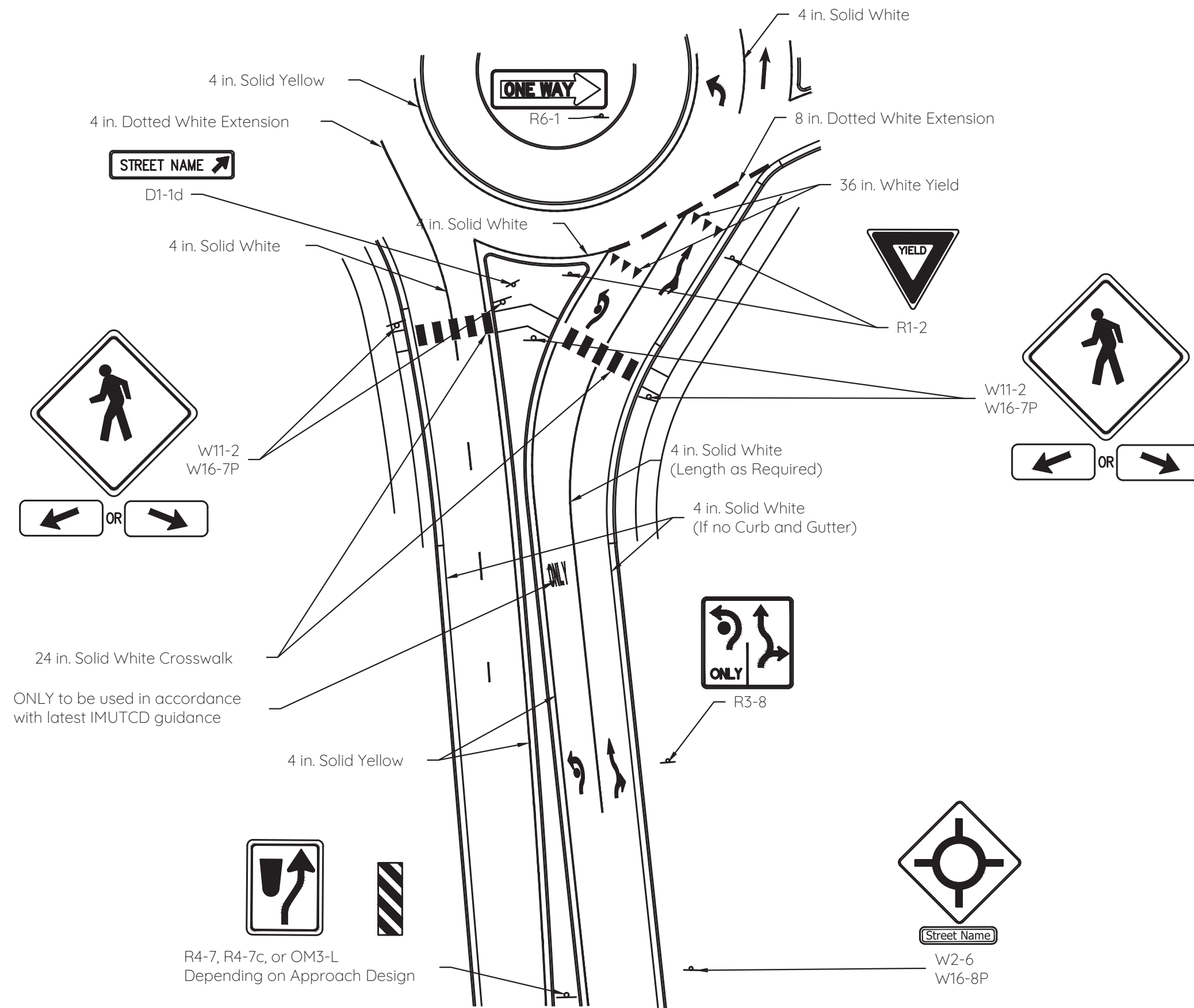
Not to Scale



- Notes:
- Width greater than 3 feet requires 4 RPMs per Detail 1. Width less than 3 feet requires 2 RPMs per Detail 2 centered on width of median.
 - RPMs shall be yellow and Ennis Flint model 101LP or approved equal.
 - RPMs on top of concrete shall be epoxied and RPMs in pavement shall be grooved and epoxied according to manufacturer specifications.

RAISED PAVEMENT MARKERS

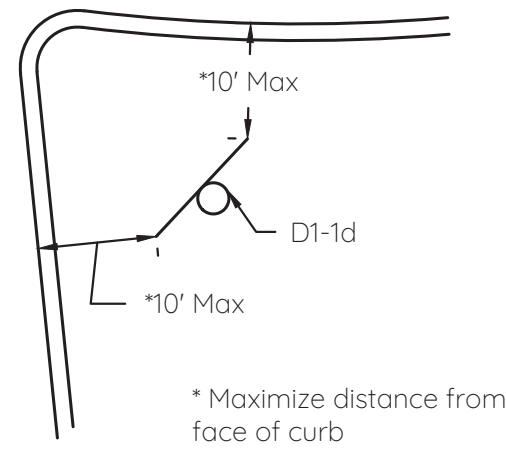
Not to Scale



- Notes:
- Signs and striping shown for only one leg of multi-lane roundabouts.
 - Striping and signs indicated may be optional per the latest IMUTCD, but shall be required for all roundabouts designed in the City of Fishers unless prior approval has been given by the Dept. of Engineering.
 - Lane Indication Arrows and circulatory roadway striping are for example. Actual lane configurations may vary.
 - All striping shall be thermoplastic on asphalt pavement and multi-component on concrete pavement.
 - All white striping on concrete pavement shall have black contrast border.
 - Sign post heights and lateral offsets shall be in accordance with latest IMUTCD guidance. R6-4a signs shall not exceed 4 feet from bottom of sign to edge of circulatory roadway traveled way.
 - Lighting adjacent to roundabouts shall be per the "LAMP POSTS AND LUMINAIRES ADJACENT TO ROUNDABOUTS" detail on next sheet.

TWO-LANE ROUNDABOUT STRIPING EXAMPLE

Not to Scale



ROUNDABOUT D1-1d SPLITTER ISLAND PLACEMENT

Not to Scale

- Notes:
- IMUTCD compliant Type 3 Object Marker (OM3-L, OM3-C, OM3-R) mounted on a flexible mounted release base.
 - Angle or dual angle determined by which side vehicles pass.
 - Medians greater than four feet in width may contain approved landscaping or grass.

MEDIAN END TREATMENT

Not to Scale

Handwritten signature of William M. Meek

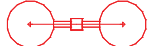


CITY OF FISHERS STANDARD CONSTRUCTION DETAILS	
SIGN, PAVEMENT MARKING AND RPM DETAILS	

SHEET
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5/28/2024

TYPE L: 20'0" MOUNTING HEIGHT
TYPE WP: 12'0" MOUNTING HEIGHT

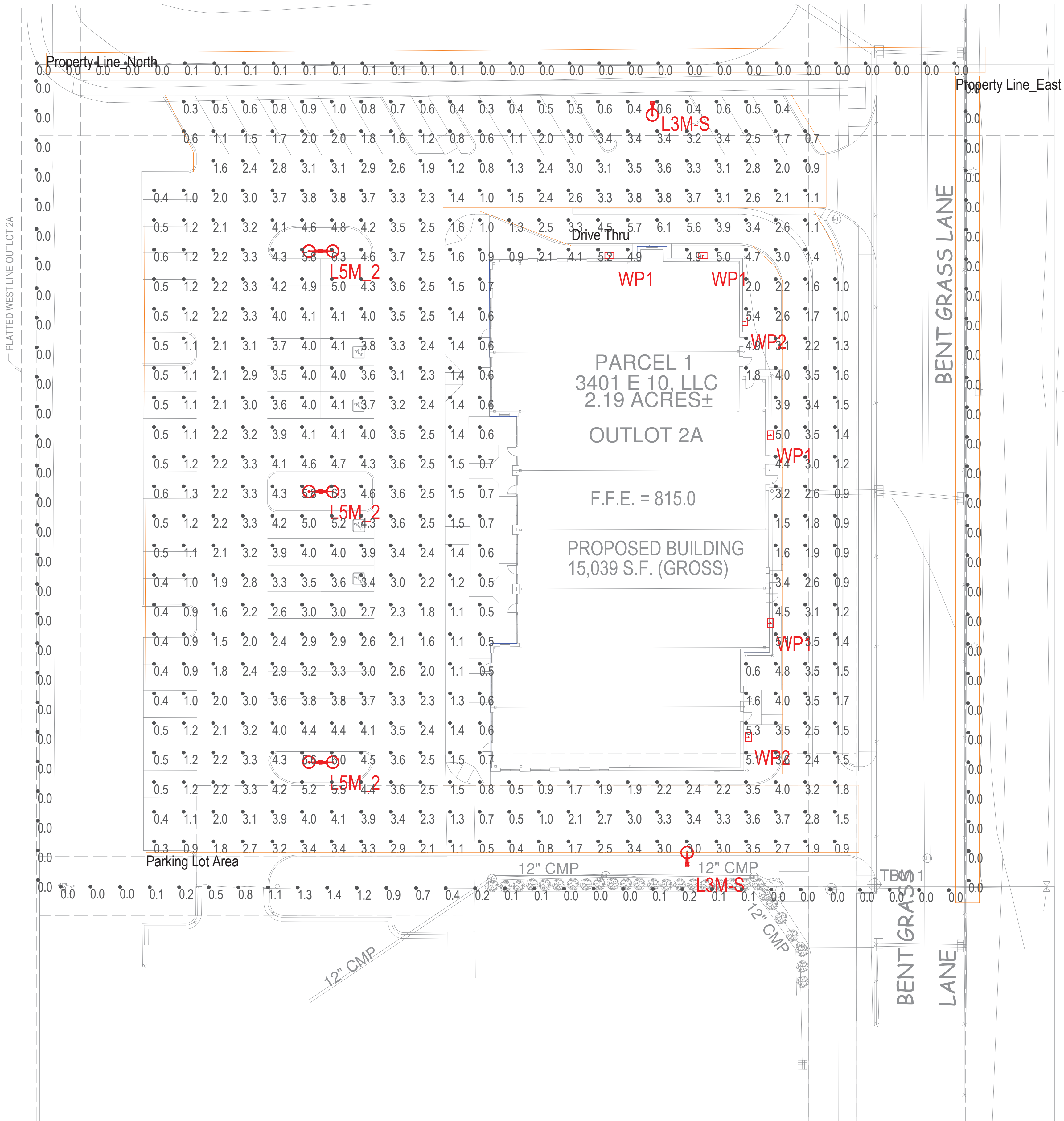
Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Manufacturer	Description	Luminaire Lumens	Luminaire Watts	LLF
	2	L3M-S	Single	U.S. ARCHITECTURAL LIGHTING	DS8A-PLED-III-M-48LED-700mA-40K-HS	10470	108	0.920
	3	L5M_2	Back-Back	U.S. ARCHITECTURAL LIGHTING	DS8A-PLED-VSQ-M-48LED-700mA-40K	14647	108	0.920
	4	WP1	Single	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-PLED-III-M-20LED-700mA-40K	5953	43.4	0.920
	2	WP2	Single	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-PLED-IV-FT-20LED-700mA-40K	5382	43.4	0.920

CONTACT MATTHEW BIBB AT TECHLITE FOR PRICING 317-578-2626

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Drive Thru	Illuminance	Fc	2.4	6.1	0.9	2.7	6.8
Parking Lot Area	Illuminance	Fc	2.6	6.3	0.3	8.5	21.0
Property Line_East	Illuminance	Fc	0.0	0.0	0.0	N.A.	N.A.
Property Line_North	Illuminance	Fc	0.0	0.1	0.0	N.A.	N.A.

STATE ROAD 37
(PUBLIC ROAD)
STATE OF INDIANA
DEED RECORD 147, PAGE 93

STATE ROAD 37
(PUBLIC ROAD)
STATE OF INDIANA
DEED RECORD 147, PAGE 93



NOTES:
See schedule for luminaire specifications.
Luminaire Symbols are not to scale.
Varying the position, mounting height,
or orientation from what is specified in this
drawing will invalidate the calculation performed.

DRAWN BY: L.C.P.
AGENCY: Techlite Corp.
Date: 1/26/2024
SCALE: 1" = 200"

Point-By-Point Illuminance Calculation
(At Grade)

Bent Grass Retail

LAND DESCRIPTIONS

PARCEL 1:

Part of Outlot 2A of the Second Re-Plat of Block A-1, Common Area 2 & Outlots 2 & 3 at Fishers Marketplace, per plat thereof, recorded as Instrument Number 2017041460 in the Office of the Recorder of Hamilton County, Indiana, more particularly described as follows: BEGINNING at a 5/8-inch diameter rebar with a cap stamped "ASI FIRM #0094" set flush (hereafter referred to as "set rebar") at the northeast corner of said Outlot 2A, the following two (2) courses are along the east and south lines thereof; 1) thence South 00 degrees 00 minutes 16 seconds East 277.88 feet to a set rebar (basis of bearings per said Re-Plat); 2) thence North 89 degrees 58 minutes 25 seconds West 342.86 feet to a set rebar at the southeast corner of Parcel 27C as described in Cause No. 29D01-1908-PL-007719 in the Hamilton Superior Court, thence North 00 degrees 02 minutes 06 seconds West 277.61 feet along the east line of said Parcel 27B to a set rebar on the north line of said Outlot 2A, thence North 88 degrees 58 minutes 54 seconds East 343.01 feet along said north line to the POINT OF BEGINNING. Containing 2.187 acres, more or less.

EXCEPTING THEREFROM:

That part of the above described property conveyed to City of Fishers, by Judgment in City of Fishers vs ONB Realty I, LLC et. al., Cause No. 29D01-1908-PL-007719, filed March 9, 2020, in the Hamilton Superior Court 1, Hamilton County, Indiana, described as follows: A part of Outlot 2A in the Second Re-Plat of Block A-1, Common Area 2 & Outlots 2 & 3 at Fishers Marketplace, an Addition to Hamilton County Indiana, the plat of which is recorded in Plat Cabinet 5, Slide 717 in the Office of the Recorder of Hamilton County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked EXHIBIT "B", described as follows: Beginning at the northwest corner of said Outlot 2A, designated as point "617" on said plat; thence along the north line of said Outlot 2A North 89 degrees 40 minutes 17 seconds East 6.00 feet to point "618" designated on said plat; thence South 0 degrees 21 minutes 23 seconds East 277.67 feet to the south line of said Outlot 2A; thence along said south line South 89 degrees 43 minutes 11 seconds West 6.00 feet to the southwest corner of said Outlot 2A; thence along the west line of Outlot 2A North 0 degrees 21 minutes 23 seconds West 277.67 feet (277.61 feet per said Second Re-Plat) to the point of beginning and containing 0.038 acres, more or less.

PARCEL 2:

Non-Exclusive Easement for Ingress and Egress, Utility and Drainage for the benefit of Parcels 1, 2 and 3 as set out on the recorded plat of the Secondary Re-Plat of Block A-1, Common Area 2 & Outlots 2, 3 & 4, at Fishers Marketplace, recorded February 08, 2017, as Instrument No. 2017005848, in Plat Cabinet 5, Slide 641, in the Office of the Recorder of Hamilton County, Indiana.

NOTE: The above land descriptions describe one and the same tract of land noted in Exhibit A of First American Title Insurance Company Commitment Number 1007081 dated March 14, 2024, however, said descriptions contained in the commitment are not one and the same as noted in the record deeds and contain typographical errors. It is unknown where the descriptions noted thereon originated. The above Parcel 1 and 2 were granted to Thomas A. Grant, Inc. per Special Warranty Deed recorded as Instrument #2020076954. The Exception tract was granted to the City of Fishers per Judgment in City of Fishers vs ONB Realty I, LLC et. al., Cause No. 29D01-1908-PL-007719, filed March 9, 2020, in the Hamilton Superior Court 1, Hamilton County, Indiana.

SURVEYOR'S REPORT

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established this survey as a result of uncertainties in reference monumentation; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement ("Relative Positional Accuracy"). There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines.

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be found survey markers near, but not precisely at, some boundary corners. In cases where the magnitude of these differences are less than the Relative Positional Accuracy stated below and less than the uncertainty identified for the reference monumentation (discussed below), the differences may be considered insignificant and are shown only for purposes of mathematical closure. Such differences that are greater than the Relative Positional Accuracy and the uncertainty in reference monumentation should be considered worthy of notice and are therefore further discussed below.

This survey and report are based in part upon opinions formed in accordance with an Indiana Land Surveyor's responsibility to conduct a survey in accordance with "law or a precedent" (865 IAC 1-12-11(5), Rules of the Indiana State Board of Registration for Land Surveyors). Since Indiana has no statutes addressing how to resolve boundary lines, a solution based on principles derived from common law precedent must be relied upon as the basis for a boundary resolution.

Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject tract.

Monuments were set or found flush with the surface, unless otherwise noted during the course of this survey. There may be 5/8" rebar with red plastic caps stamped "X" found on or near the subject real estate. These are working points and not to be confused as monuments marking the boundaries of the subject property. Monuments found at or near the deed corners, or along the deed lines of the subject real estate are indicated on the drawing. Monuments were not set in those cases where a found monument was not in exact agreement with this survey, but within the tolerances required for the survey, because the difference is either deemed insignificant or for reasons discussed herein. The difference may be shown on the survey to accentuate the uncertainty of that corner. In those cases where the difference is greater than the relative positional accuracy or uncertainty in controlling monuments, caution should be exercised before making any improvements along the lines affected. Those uncertainties considered to be significant are discussed below.

The monuments at the corners of the subject real estate established this survey are within the acceptable relative positional accuracies for an Urban Survey, 0.07 feet (21 millimeters) plus 50 parts per million as defined in 865 IAC 1-12-7.

The purpose of this project was to perform and prepare a Retracement Survey on the real estate that has been described hereon under direction and instructions from the client.

The surveyed parcel of land is a part of Outlot 2A of the Second Re-Plat of Block A-1, Common Area 2 & Outlots 2 & 3 at Fishers Marketplace, per plat thereof, recorded as Instrument Number 2017041460 in the Office of the Recorder of Hamilton County, Indiana. Since the land was platted additional right-of-way was granted to the City of Fishers per Judgment in City of Fishers vs ONB Realty I, LLC et. al., Cause No. 29D01-1908-PL-007719, filed March 9, 2020, in the Hamilton Superior Court 1, Hamilton County, Indiana, and is shown hereon as an "EXCEPTION".

Within this report reference may be made to a "lot" or "lots" and it should be noted that this reference may be used interchangeably with the term "Outlot". Per the record plat, monuments were set marking the corners of the platted lots. Several of these monuments were found in the field as noted and considered "original" monuments. The plat geometry was aligned to them. There is, in my opinion, a negligible amount of uncertainty associated with those monuments found and held as they are original monuments marking the location of the surveyed lot and other lots within the subdivision.

Lots within platted subdivisions are created simultaneously, therefore, typically there are usually no senior/junior rights, therefore there are no deed gaps or overlaps with adjoining along the perimeter lines of the subject tract based on controlling calls contained in record land descriptions.

Basis of bearings shown is per the record plat for Fishers Marketplace and is not based upon Indiana State Plane Coordinates - East Zone.

Access to the site is obtained Bent Grass Lane. Said roadway is not public and lies within an access easement as shown.

Occupation means some observable improvement either man made or a natural barrier manipulated by man to delineate the boundary line. It should be noted that not all fences are erected to define boundary lines and caution is warranted before accepting this type of barrier as such. One should also be aware that when these types of occupation are not in agreement with deed lines certain unwritten rights may exist over the land between them. Those parties relying on the survey should assume that the uncertainty of ownership of these areas where occupation lines and deed lines are not in coincidence is, at least, equal to the magnitude of the difference. Unless otherwise noted or shown on the survey, there is no visible evidence of occupation (possession) along the deed lines of the subject real estate.

A concrete walk from the north adjoining lot crosses the north line onto the surveyed parcel and lies as much as 12.4 feet south of said line. The top of bank around the pond on said lot lies along the north line. A fire hydrant and water valve lie 0.8 feet south of the south line. End of curb and asphalt lie on said line. End of a concrete walk lies on the line. A plastic fence lies 1.3 feet south of the line and a row of bushes lies north of the fence in a landscaped area. Storm manholes lie north of the landscaped area. Bent Grass Lane crosses through the property within the access easement. Underground utilities lie on both sides of the roadway as shown and east of the east line.

There is a negligible amount of uncertainty associated with the location of these lines of occupation. Those improvements which cross onto the surveyed parcel lie within dedicated easements.

The horizontal and vertical location data shown on this survey are based upon a positional solution derived from Global Positioning System (GPS) observations processed by National Geodetic Survey (NGS) utilizing their Online Positioning User Service (OPUS) software. The coordinate values shown are in the Indiana State Plane Coordinate System - West Zone reference to the 1983 North American Datum utilizing the Continuously Operating Reference Stations (CORS) adjustment as determined by NGS (NAD_83(2011)EPOCH:2010.0000).

Ownership information indicated hereon is as identified in County or Township records or on title work provided by others.

Per the Hamilton County GIS and City of Fishers GIS, the site does not lie within 75 feet of a regulated legal drain. The Krause & Klepfer drain lies approximately 1600 feet south of the site.

FLOOD INFORMATION

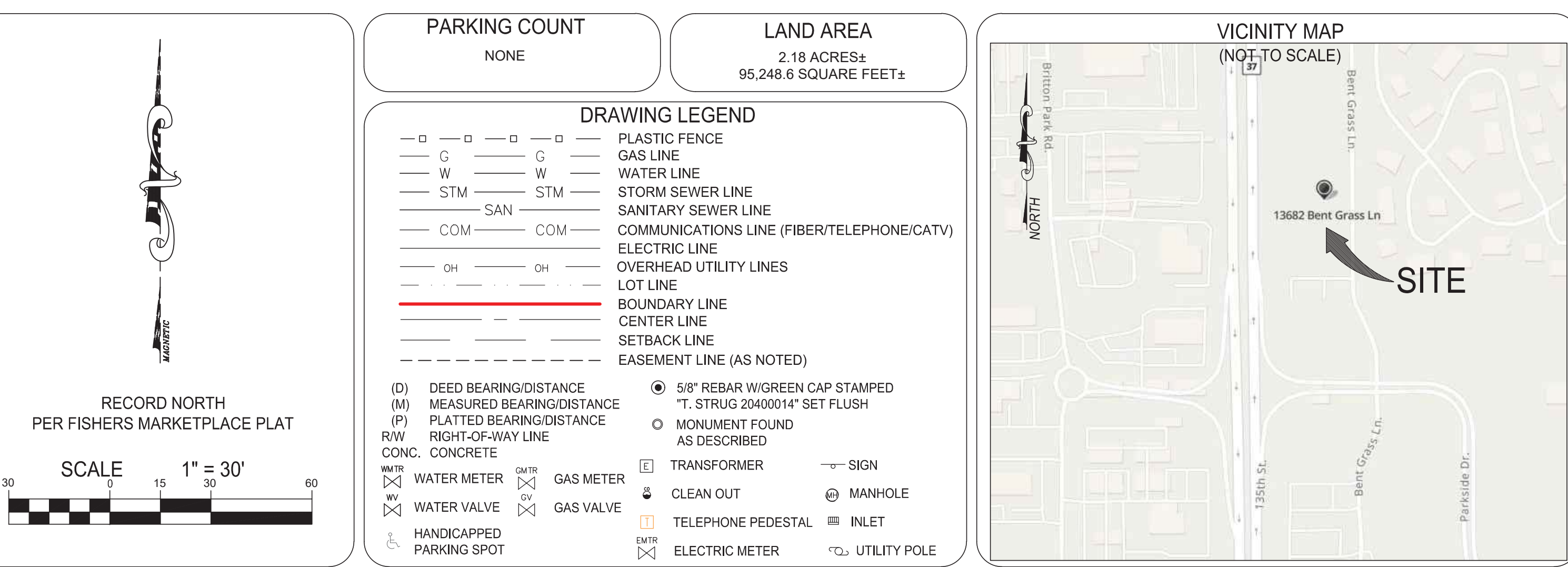
The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. The within described tract of land lies within Flood Hazard Zone X unshaded, an area of minimal flood hazard, as said tract plots by case on Community Panel Number 180423 0232 G, the Flood Insurance Rate Maps for the Town of Fishers, Hamilton County, Indiana (maps dated November 19, 2014).

UTILITY INFORMATION

The locations of utilities shown hereon are based on above ground structures and/or locations as marked by others. No excavations were made during the progress of this survey to locate buried utilities/structures. AXIS Surveying encourages the use of the Indiana Underground Plant Protection Services, IUPPS, a.k.a. "Holey Moley." Their services are available by telephone at 1-800-382-5544 or through the Internet at www.iupps.org. Indiana 811 was contacted on 4/10/2024, Ticket No. 2404103401

The following utility members were notified:

STORM, SEWER, WATER - City of Fishers
SEWER - City of Noblesville
GAS - Centerpoint Energy (North)
WATER - Citizens Water
ELECTRIC - Duke Energy
COMMUNICATIONS - Windstream; AT&T Distribution; Everstream, LLC (South)
FIBER OPTIC - Metronet FiberNet, LLC; Level 3 now Lumen, Everstream, LLC (South)
CABLE TV - Comcast Cable (Indianapolis)



TITLE COMMITMENT NOTES

Evidence of source of title for the subject tract was provided in the form of First American Title Insurance Company Commitment Number 1007081, dated March 14, 2024. Some of the items disclosed in Schedule BIII thereof may have been depicted on the survey and are identified by their recording data. Should any additional items need to be depicted on the survey please advise and provide the appropriate documents.

NOTE: The land description contained in Schedule A is not the same as shown hereon.

- Restrictive Covenant - Instrument #2014056219 - Blanket in nature. Note - Exhibit A notes "Block A-1" per the plat recorded as Instrument #2013009488 as being part of the "Excluded Parcel". Said block did not exist until the Replat of Blocks A & D recorded as Instrument #2013063166.
- Declaration of Covenants and Easements - Instrument #2013068073 - Easement areas depicted within the exhibits appear to be one and the same as shown on the current plat. The easement areas are not defined within this document and include the access easement which is Bent Grass Lane, the drainage and utility easement which lies within the area of said access easement, a drainage easement which encompasses most of Common Area 2A and utility easements on each side of the access easement.
- Easements with Covenants and Restrictions Affecting Land - Instrument #2013034520 - The surveyed parcel lies within the "excluded parcel" noted within this document.
- Declaration of Sanitary Sewer Restrictions - Instrument #2016060690 - Blanket in nature.
- Declaration of Sanitary Sewer Restrictions - Instrument #2007047777 - Blanket in nature. Restricts location of sanitary sewer lines and improvements near them.
- Declaration of Sanitary Sewer Restrictions - Instrument #2006075312 - Describes the entire 103 acre development which is subject to this document. Blanket in nature.
- Amendment to Declaration of Easements, Covenants and Restrictions for Fishers Marketplace - Instrument #2013022897 - Deletes Lots 1, 2, 3, 4, 5 and 6 from the Declaration. Does not apply to the surveyed parcel.
- Second Amendment to Declaration of Easements, Covenants and Restrictions for Fishers Marketplace - Instrument #2015064856 - Deletes Outlot 8A from the Declaration. Does not apply to the surveyed parcel.
- Termination of Declaration of Easements, Covenants and Restrictions for Fishers Marketplace - Instrument #2016017321 - This document may or may not terminate the entire Declaration of Easements, Covenants and Restrictions for Fishers Marketplace. In my opinion, it is terminating said Declaration in regards to Blocks B and C, the "Resorts" real estate and making it subject to the FN North Parcel Declaration, Instrument #2013068073.
- Designation of Developer's Rights - Instrument #2013022896 - Blanket in nature. Surveyed parcel is a part of the overall development described.
- Release of Rights - Instrument #2013024704 - Releases Lot 4F. Does not apply to the surveyed parcel.
- Release of Rights - Instrument #2013062070 - Releases Lot 2. Does not apply to the surveyed parcel.
- Release of Rights - Instrument #2014027915 - Releases Lot 4A. Does not apply to the surveyed parcel.
- Commitments Concerning the use or Development of Real Estate made in Connection with a Development Plan Approval, Zone Map Change or Planned Unit Development Required by the Town of Fishers Zoning Ordinance - Instrument #200050021251 - Blanket in nature.
- Modification - Instrument #2006073522 - Blanket in nature.
- Modification - Instrument #2011034623 - Blanket in nature.
- Surveyed parcel is a part of the overall development described.
- Non-Enforcement Consent for Utility in Drainage Easement - Instrument #2011034623 - Location of the regulated drain does not lie near the surveyed parcel.
- Contract for Extension of Sewer Mains and Facilities - Instrument #2013022408 - Surveyed parcel lies within the area described in Exhibit A. The sanitary sewer described does not lie on or adjoin the surveyed parcel. Blanket in nature.
- Stormwater Operation and Maintenance Manual - Instrument #2013050244 - The surveyed parcel does not appear to lie near the area depicted. Said area is not specifically defined.
- Stormwater Operation and Maintenance Manual - Instrument #2013050245 - The pond lying north of the surveyed parcel is depicted within this document which may apply to that portion of the drainage easement which lies adjacent to Common Area 2A.
- Easement Agreement - Instrument #2021051453 - Shown on survey.
- Ordinance No. 033094C entitled An Ordinance Annexing Certain Territory to the Town of Fishers, Hamilton County, Indiana - Instrument #9506267 - Surveyed parcel does not lie within the area described. Per reference in this document, surveyed property was likely annexed via Ordinance #120193F.
- Warranty Deed - Instrument #2008009323 - Area granted does not lie within or adjacent to the surveyed parcel.
- Secondary Re-Plat of Block A-1, Common Area 2 and Outlots 2, 3 and 4 at Fishers Marketplace - Instrument #2017005848, Plat Cabinet 5, Slide 641 - Easements and setbacks per this plat are shown hereon.
- 75' right of entry - 54B-M048-Krause & Klepfer legal drain - Said drain lies approximately 1600 feet south of the surveyed parcel.

NOT INCLUDED

Cause No. 29D01-1908-PL-007719 - Defines limits of limited access right-of-way along west line.

NOTE

Recording information for the easements shown refer to the following prior plats of the site:
Secondary Re-Plat of Block A-a, Common Area 2 & Outlots 2, 3 & 4 at Fishers Marketplace - Plat Cabinet 5, Slide 641, Instrument #2017005848
Secondary Re-Plat of Blocks A & D at Fishers Marketplace - Plat Cabinet 5, Slide 133 - Instrument #2013063166
Secondary Plat for Fishers Marketplace - Plat Cabinet 5, Slide 46 - Instrument #2013009488

"PER PLAT" noted hereon refers to the current record plat for the surveyed parcel - Instrument #2017041460

CERTIFICATE OF SURVEY

ALTANSPS LAND TITLE SURVEY

To: Thomas A. Grant, Inc., an Indiana corporation
3401 E 10, LLC
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7(b)(1), 7(c), 8, 9 and 13 of Table A thereof. The fieldwork was completed on April 18, 2024.

To the best of my knowledge and belief the within plat also represents a survey made under my supervision in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code.



Tania M. Strug
Professional Surveyor #20400014
April 26, 2024
tania@axisindy.com

REDACTION STATEMENT

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Tania M. Strug

This document was prepared by Tania M. Strug.

FISHERS MARKETPLACE

13682 BENT GRASS LANE
FISHERS, IN 46038

ALTA/NSPS LAND TITLE SURVEY

PROJECT LOCATED IN:

OUTLOT 2A
FISHERS MARKETPLACE
SE 1/4 SECTION 19
TOWNSHIP 18 NORTH
RANGE 5 EAST

PREPARED FOR:

LOT# ALMULAIKI

Complete Surveying Services for Commercial - Residential
(317) 841-1506 - www.AXISindy.com P.O. BOX 30936 - Indianapolis, IN 46250

AXIS
SURVEYING, LLC

DRAWN BY: TMS
CHECKED BY: T. STRUG
ISSUE DATE: 4/26/2024

REVISIONS		DATE	COMMENT
REV #			

PROJECT NUMBER
1-24903

SHEET

1 OF 1



Planned Unit Development (PUD)

Committee Staff Report

Meeting Date: February 5, 2025

DEPARTMENT CONTACT:

Grace Wiley (wileyg@fishers.in.us)

CASE NUMBER:

PUD-24-24

PETITIONER:

Adam DeHart (adehart@keelerwebb.com)

PROPERTY ADDRESS/LOCATION:

10978 Allisonville Rd

REQUEST: Request to approve site plan and architecture for an approximately 5700 sf veterinarian office located at 10978 Allisonville Rd.

APPLICABLE REGULATIONS:

Allisonville Place PUD and UDO where applicable

EXISTING ZONING:

Allisonville Place PUD

FISHERS 2040:

Flex Employment Center/R+D

LOCATION MAP

STAFF RECOMMENDATION

☐ Approve

☒ Approve with Conditions

☐ Continue

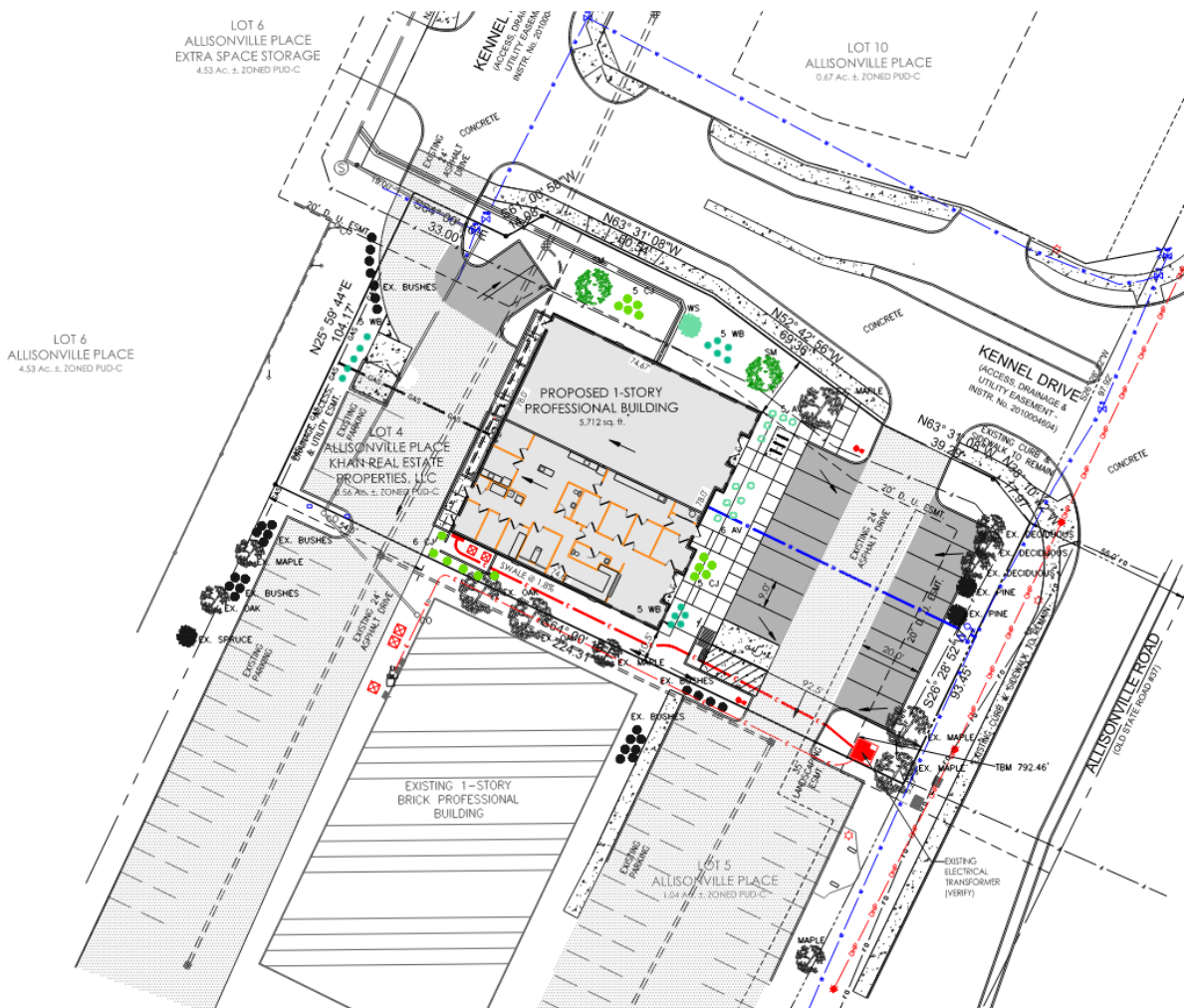
☐ Deny

ZONING HISTORY:

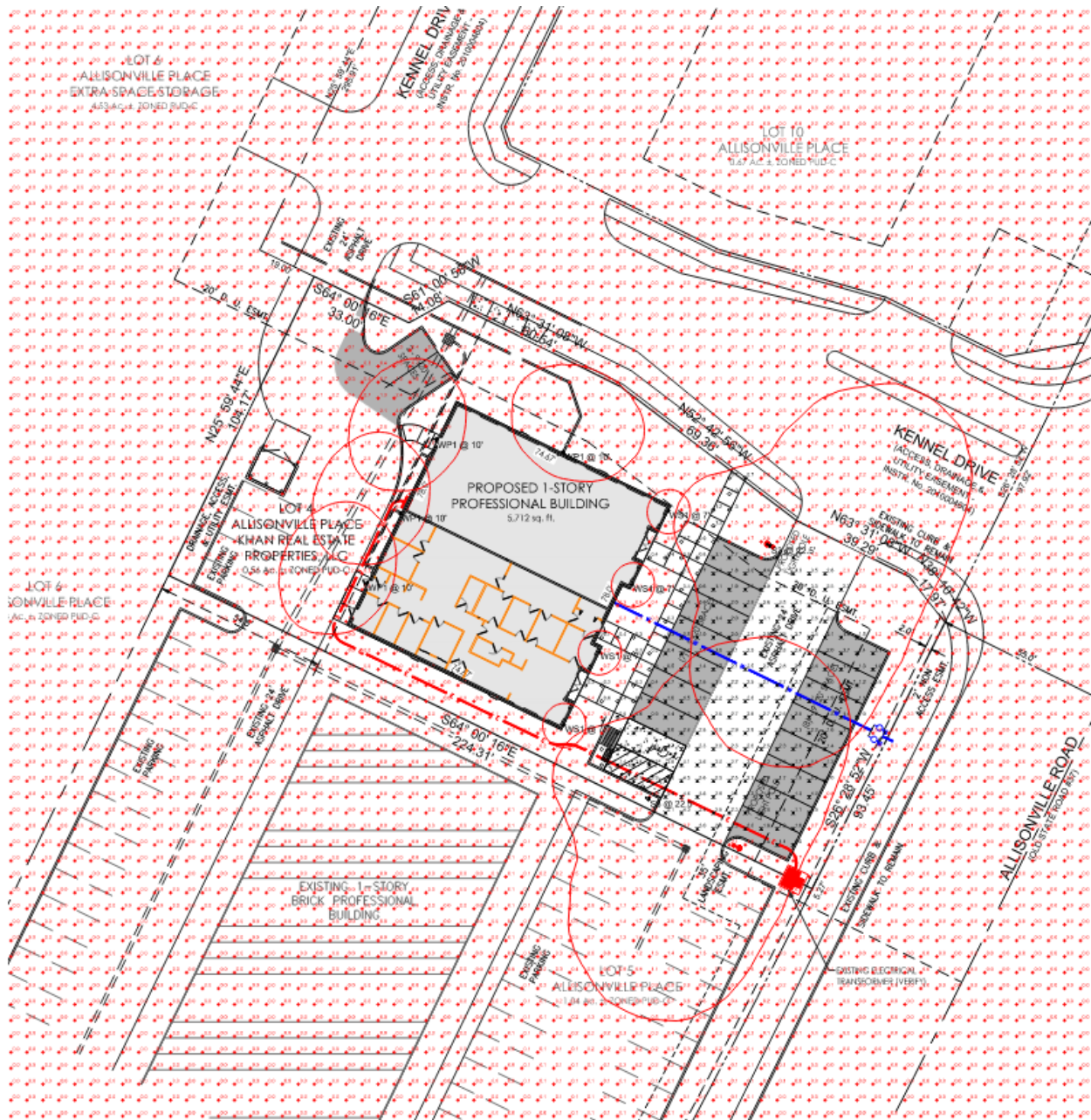
The property is currently zoned PUD-C and falls under the Allisonville Place PUD. The PUD was initially adopted as “Olympia PUD” on October 15, 2001, (Ordinance #080601A) and was renamed “Allisonville Place PUD” on May 9, 2007 (Ordinance #120406B).

PETITION OVERVIEW:

The petitioner requests approval of the architecture for a proposed veterinarian office. The proposed building will be approximately 5,700 square feet. The subject site is generally located west of Allisonville Road and south of Kennel Drive.

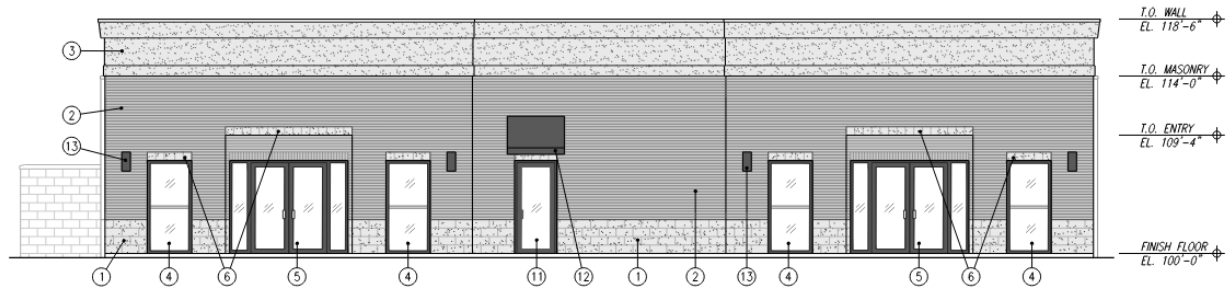


Site/Landscaping Plan

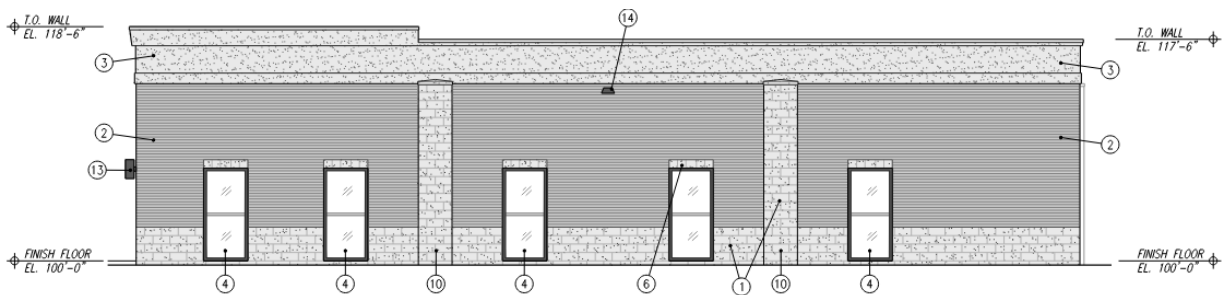


Photometric Plan

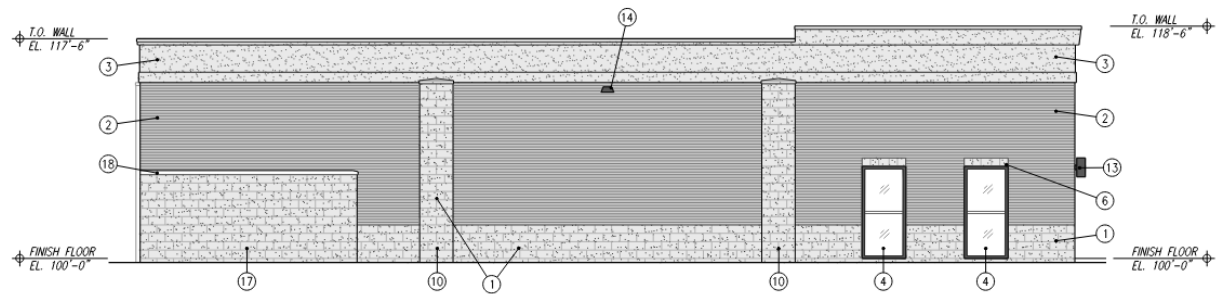
Proposed Elevations



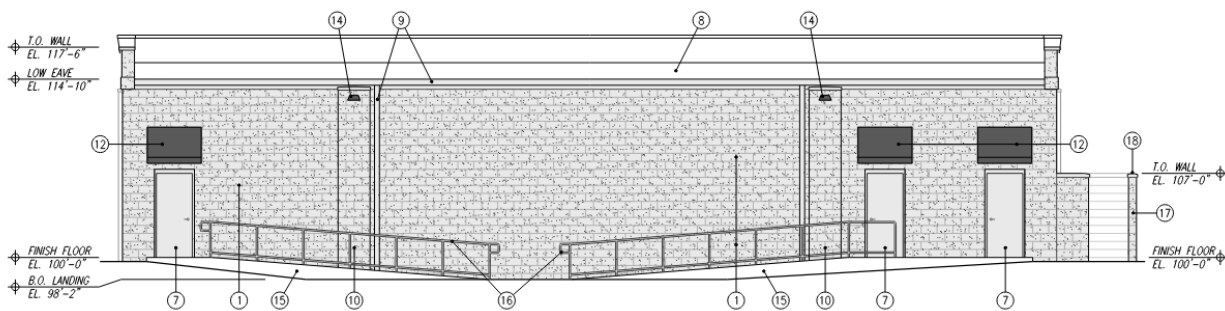
East elevation



North elevation



South elevation



West elevation



Rendering from northwest



Rendering from southwest

MATERIALS:

Materials are listed below, with numbers corresponding to where each material is shown on the elevations.

1. Split-face masonry veneer
2. Brick veneer
3. EIFS coping/trim
4. 3'6" x 7'4" window
5. 9'4" x 7'4" storefront entry
6. Split-face masonry header
7. 3' x 7' mandoor
8. TPO rubber roof system
9. Metal gutter and downspout
10. 4" wall transition, 2'8" wide
11. 3' x 7' storefront door
12. 4'6" wide canopy
13. Wall sconce light
14. Wall pack light
15. 22' concrete handicap ramp
16. 42" aluminum handrails
17. 8" split-face CMU screen wall
18. 4" cast-stone coping

ARCHITECTURAL STANDARDS:

Architectural standards for this property are laid out in the Allisonville Place PUD, Ordinance #120406B, Section 6. These standards are shown below, and standards that are being met are identified with an "X".

X	Building Signage	All wall signage shall be internally illuminated lit individual letters except that the office buildings may use reverse channel neon letters or individual backlit ("halo") letters. All other wall signage requirements shall be in conformance with the Sign Ordinance of the Town of Fishers.
X	Exterior Building Materials	Exterior building materials shall be high quality materials, including, but not limited to: brick; wood; limestone; other native materials; tinted/textured concrete masonry units of varying

		scales; and EIFS. The use of contemporary materials such as aluminum, other metals, fiber glass and plastics for exterior surfaces on architecturally significant structures shall be prohibited unless the use of such materials (i) is approved by the PUD Committee and (ii) would contribute to preservation or enhancement of existing traditional materials and the overall integrity and longevity of the structure.
X	Building Façade and Trim	Façade colors shall be low reflectance, subtle, neutral or earth tone colors. Façades that are greater than 60 feet in length, measured horizontally, shall incorporate columns, wall plane projections or recesses or other architectural relief elements. No uninterrupted length of any façade shall exceed 60 horizontal feet. Building trim and accent areas may feature brighter colors, including primary colors.
X	Mechanical Equipment	All buildings shall screen all mechanical equipment, including that which is mounted to the roof and/or ground in accordance with the provisions of the UDO.
	Building Design	The primary buildings on Parcels A, B and C shall be of a commercial design with residential features consistent with the conceptual design set forth in Exhibit "E." All single tenant buildings on Parcels A, B and C shall incorporate the elements of the brick, masonry and EIFS materials shown on the conceptual drawings in Exhibit "E." Primary buildings on Parcel D shall have residential style pitched roofs (6/12 pitch) with asphalt shingles. All buildings shall incorporate brick, masonry and/or EIFS materials on the front and side facades. The rear facade of all buildings shall incorporate brick and/or masonry materials. All building design shall be consistent with the conceptual design (including the Fast Food Restaurant, if applicable) and subject to the approval of the PUD Committee.

SURROUNDING CHARACTER:

The proposed building will be surrounded by other properties in the Allisonville Place PUD. These are office buildings of similar character as the proposed project.

STAFF RECOMMENDATION:

Staff recommends approval on the condition that all TAC comments are addressed before final approval is given.

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny

KEELER-WEBB ASSOCIATES



Consulting Engineers · Planners · Surveyors

TELEPHONE (317) 574-0140 www.keelerwebb.com

486 Gradle Drive
Carmel, Indiana 46032

LETTER OF TRANSMITTAL

TO **Fishers Planning & Zoning**

3 Municipal Dr

Fishers, IN

DATE 1/27/2025	JOB NO. 2408-036
ATTENTION Grace Wiley	
RE: Proposed New Building and Parking	
10978 Allisonville Rd	
Fishers, Indiana	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via **courier** the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ ____

COPIES	DATE	NO.	DESCRIPTION
1	01/13/2025	Set	Site Development Plans
1	01/13/2025	Set	Drainage Report

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit ____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit ____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return ____ corrected prints
☒ For review and comment ☐ ____
☐ FOR BIDS DUE ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

PLANNED UNIT DEVELOPMENT (PUD)

- Existing Tree:** Please retain existing tree on northeast corner of the property.
SIDEWALK UPDATED TO KEEP THE TREE, SEE SHT C2.1
- Bicycle Rack:** Please include a minimum of 1 bicycle rack.
THERE IS A 3 BIKE BICYCLE RACK, SEE SHT C2.1
- Photometric Plan:** Please provide a photometric plan detailing timing and light emissions.
PHOTOMETRIC PLAN ATTACHED PREVIOUSLY, SEE ATTACHED AGAIN BY LIGHT SOURCE
- Utility Screening:** Please confirm compliance with utility screening standards per UDO Sec. 6.2.6.
SITE DESIGNED TO BE IN COMPLIANCE, SEE SHT C2.1 & L1
- Dumpster Enclosure:** Please include a detail of the dumpster enclosure meeting requirements of UDO Sec. 6.2.8..
DUMPSTER PAD DETAIL ON DETAIL SHT C5, DESIGNED TO BE IN COMPLIANCE

6. Architecture:

o Please extend the roof parapet to wrap around all four sides.

SEE EMAILS PROVIDED BY ANDREW FUCHS AND ELEVATIONS SENT UNDER A SEPARATE COVER

o Please provide awnings or other coverage for entrances on west elevation

SEE EMAILS PROVIDED BY ANDREW FUCHS AND ELEVATIONS SENT UNDER A SEPARATE COVER

FROM EMAIL SENT 01/27/2025

The single awning on the non-primary door detracts from the overall appearance of the building. Please replace with a higher quality overhang, such as brick, stone, or stucco matching the materials used on the rest of the building.

SEE EMAILS PROVIDED BY ANDREW FUCHS AND ELEVATIONS SENT UNDER A SEPARATE COVER

COPY TO _____

SIGNED: **Adam DeHart, PS**

If enclosures are not as noted, kindly notify us at once.

Technical Advisory Board Contact List

The Technical Advisory Committee (TAC) is a committee formed to coordinate and facilitate communication between the various governmental regulatory agencies and the public and private utility companies responsible for reviewing subdivision plans and improvement location permit applications to promote the health, safety, and general welfare of the City of Fishers through orderly development.

City of Fishers

When submitting through [OpenGov](#), the following Departments & Consultant will be notified:

Planning & Zoning Grace Wiley, Planner wileyg@fishers.in.us Gabrielle Herin, Senior Planner hering@fishers.in.us Christy Coshin, Senior Planner coshinc@fishers.in.us Kevin Martin, Assistant Director martinke@fishers.in.us Ross Hilleary, Director hillearyr@fishers.in.us	Engineering Laura McClure, Assistant Engineer mclurel@fishers.in.us Jeremy Schmitt, Sanitary Engineer schmittj@fishers.in.us Public Works Jason Armour, Stormwater Engineer armourjt@fishers.in.us Corey Senich, Stormwater Technician senichc@fishers.in.us	Fire Kurtz Aynes, Deputy Fire Marshall aynesk@fishers.in.us John Newsom, Fire Inspector newsomj@fishers.in.us A&F Engineering - Traffic Consultant 8365 Keystone Crossing, Suite #201 Indianapolis, Indiana 46240 Steve Fehribach, President stehribach@af-eng.com (317) 202-0864
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Hamilton County & Utility Companies

It is the responsibility of the applicant to contact and provide documents to the following:

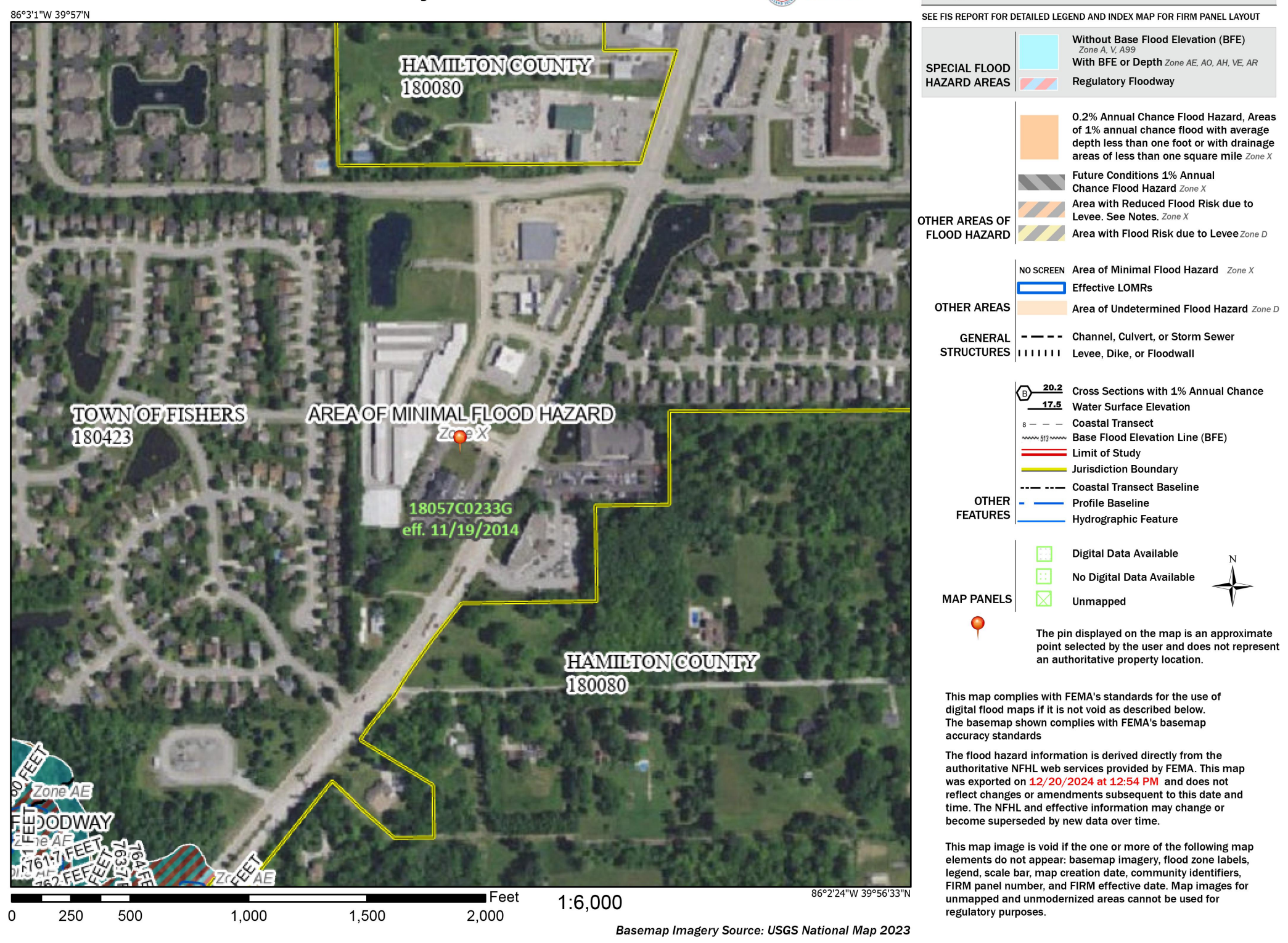
Hamilton County Surveyor 1 North 8th Street, Suite #188 Noblesville, Indiana 46060 Steve Cash steve.cash@hamiltoncounty.in.gov Emily Balke emily.balke@hamiltoncounty.in.gov Hamilton County Highway Dept. 1700 South 10th Street Noblesville, Indiana 46060 David Lucas (Submit Drainage Calcs) david.lucas@hamiltoncounty.in.gov (317) 773-7770 CenterPoint Energy (Gas) 16000 Allisonville Road Noblesville, Indiana 46061 Chad Miller chad.r.miller@centerpointenergy.com (317) 776-5590 Duke Energy (Electric) 100 South Mill Creek Road Noblesville, Indiana 46060 Reece Heliars reece.heliars@duke-energy.com W: (317) 776-8385 M: (765) 570-3366 Ryan Dougherty, Transmission ryan.dougherty@duke-energy.com	AT&T (Phone/Internet) 250 Dr. Martin Luther King Jr. Street Indianapolis, Indiana 46202 Jason Hill jh1387@att.com (317) 610-5472 Comcast (Phone/Internet) 5330 East 65th Street Indianapolis, Indiana 46220 Earl Small earl_small@cable.comcast.com (317) 982-1161 NineStar Connect (Utility Provider) 2243 E Main Street Greenfield, Indiana 46140 Eric Meyer emeyer@ninstarnetconnect.com (317) 323-2074 Metronet (Phone/Internet) 10722 E County Road 300 N Carmel, Indiana 46032 Marc Hill, Market Manager marc.hill@metronet.com (317) 670-7995 Chris Thorn, Comm. Dev. Manger chris.thorn@metronet.com	Citizens Energy Group (Water) 250 Dr. Martin Luther King Jr. Street Indianapolis, Indiana 46202 Richard Newell, Private/Fire rnewell@citizensenergygroup.com (317) 927-4377 Scott Ritter, Public sritter@citizensenergygroup.com (317) 927-4434 John Havard, Environmental jhavard@citizensenergygroup.com (317) 693-6716 Indiana American Water Company 15227 Herriman Blvd Noblesville, Indiana 46060 Josh Cox josh.cox@iawater.com (317) 773-2497, ext. 4402 Marathon Pipeline, LLC 10722 E County Road 300 N Indianapolis, Indiana 46034 Thaddeus S. Dawkins II thdawkins@marathonpetroleum.com (618) 335-1598
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Department of Planning & Zoning
Fishers Municipal Center
1 Municipal Drive Fishers, IN 46038

12.2024

TECHNICAL ADVISORY CONTACTS

National Flood Hazard Layer FIRMette



FEMA MAP

PROPOSED NEW BUILDING & PARKING

FOR:

KHAN REAL ESTATE PROPERTIES, LLC 10978 Allisonville Rd Fishers, Indiana

RECORD LEGAL DESCRIPTION

PARCEL I:

LOT NUMBERED FOUR (4) IN THE REPLAT OF BLOCKS B, D, E & LOT 4, ALLISONVILLE PLACE SUBDIVISION RECORDED JANUARY 18, 2016, AS INSTRUMENT NO. 2016003705 AND FILED IN PLAT CABINET 5, SLIDE 451 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA

PARCEL II:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS AND EGRESS AS SET OUT IN SECTION 6 OF THE EASEMENTS, COVENANTS AND RESTRICTIONS AGREEMENT FOR ALLISONVILLE PLACE DATED JANUARY 22, 2010, AND RECORDED JANUARY 29, 2010, AS INSTRUMENT NO. 2010004604

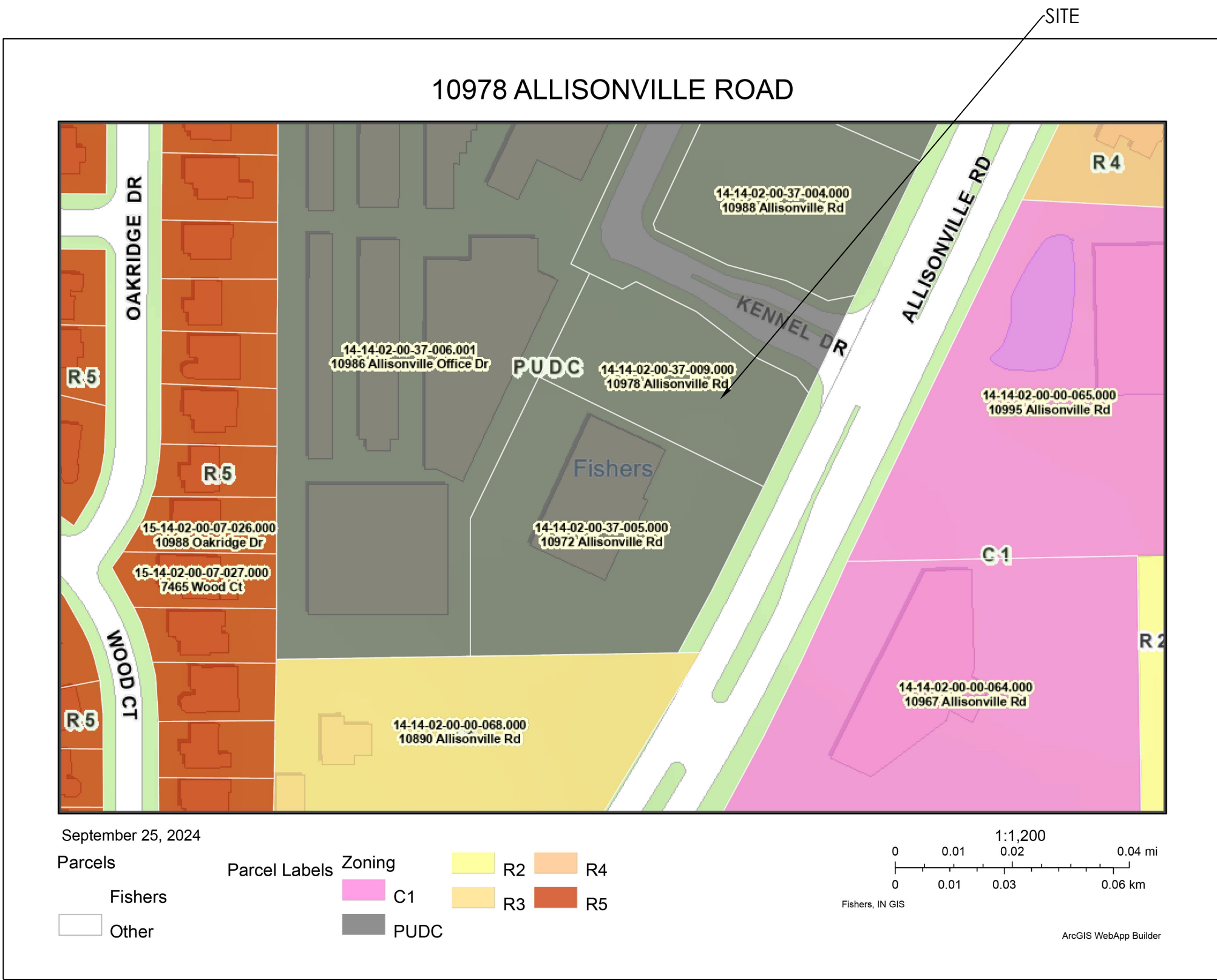
SHEET INDEX

- C1
- C2.1
- C2.2
- C3
- C4
- C5
- C6.1
- C6.2
- L1
- E101
- A101

- EXISTING TOPOGRAPHY
- PROPOSED SITE PLAN
- PROPOSED UTILITY PLAN
- PROPOSED GRADING PLAN
- EROSION CONTROL PLAN
- SITE DETAILS
- FISHERS DETAILS
- FISHERS & INDOT DETAILS
- LANDSCAPING PLAN
- EXTERIOR LIGHTING PLAN
- BUILDING ELEVATIONS

PERSON RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES

JIM KENT
DESIGN AND CONSTRUCTION, LLC
P.O. BOX 930
WESTFIELD, IN 46074
317-867-1139



ZONING MAP



AERIAL MAP



DESIGN AND CONSTRUCTION, LLC.

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FAX: (317) 867-3399

KEELER-WEBB ASSOCIATES

Consulting Engineers
Planners - Surveyors

486 GRADLE DRIVE - CARMEL, INDIANA 46032

317-574-0140

www.keelerwebb.com

PROJ. No. 2408-036



PROPOSED NEW DEVELOPMENT
KHAN REAL ESTATE PROPERTIES, LLC

FISHERS, INDIANA 46038

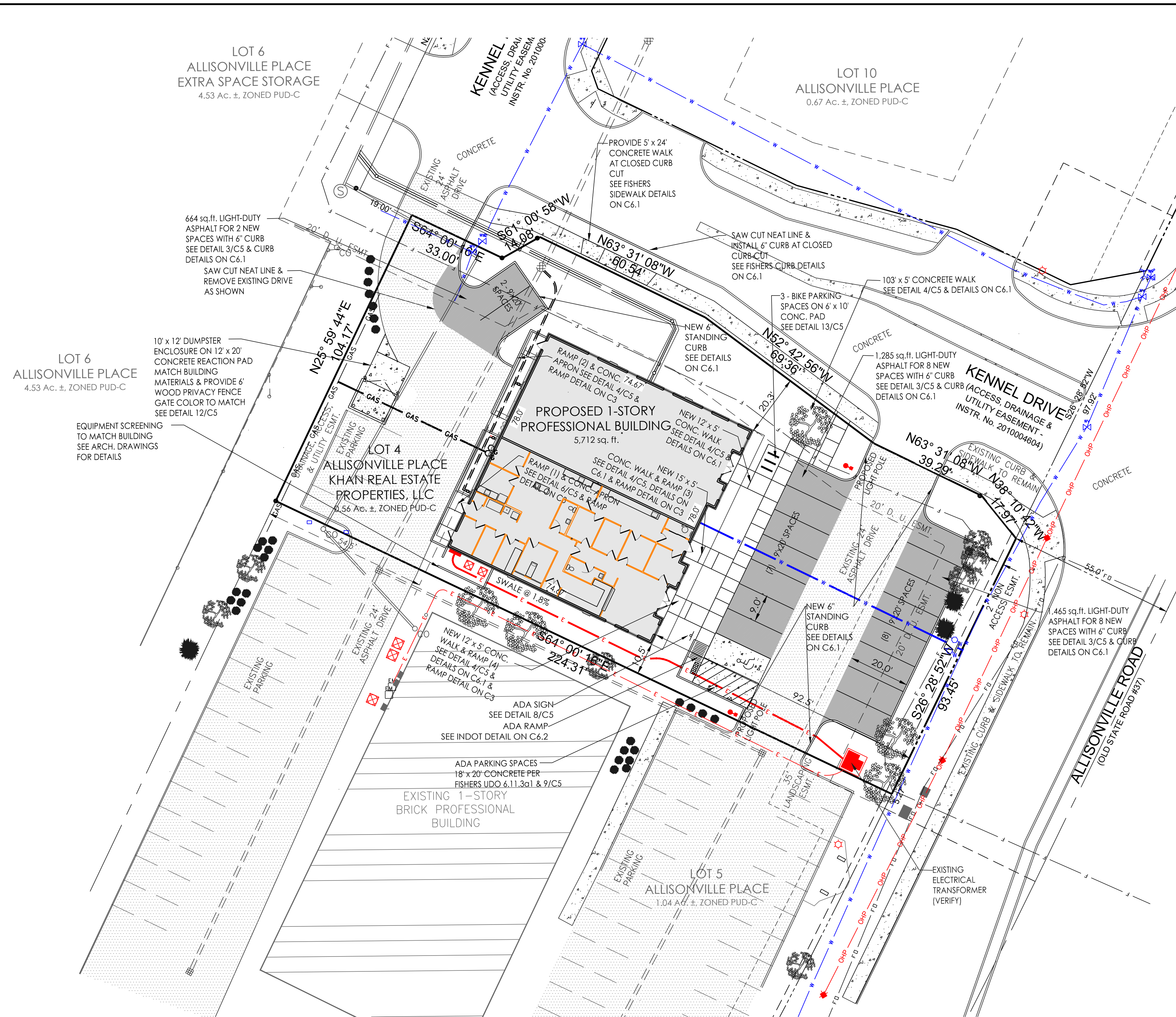
LOT 4 ALLISONVILLE PLACE PUD
10978 ALLISONVILLE ROAD

DATE	ISSUE
9-30-2024	CLIENT REVIEW
12-13-2024	REVISED FOR SITE LIGHTING
12-30-2024	FISHERS SUBMITTAL
01/13/2025	ILP SUBMITTAL

SHEET:

COVER

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ASPHALT PAVEMENT SPECIFICATIONS

THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

- THE AREA TO BE PAVED SHALL BE CLEARED OF ALL ROCK, DEBRIS, ROOTS AND VEGETATION. AN APPROVED SOIL STERILANT SHALL BE UTILIZED TO PREVENT THE GROWTH OF WEEDS.
- ALL SOFT, YIELDING OR OTHER UNSUITABLE MATERIALS ENCOUNTERED DURING ANY PHASE OF SUBGRADE CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL. THE REPLACEMENT MATERIAL SHALL FILL THE UNSTABLE AREA FOR THE ENTIRE DEPTH OF THE COMPACTED SUBGRADE AND MEET THE SUBGRADE COMPACTION REQUIREMENTS. THE SUBGRADE SHALL BE SHAPED TO THE TRUE LINES AND GRADE AS SHOWN ON THE PLANS.
- THE SUBGRADE SHALL BE COMPACTED TO 95% LABORATORY DENSITY AS DETERMINED BY ASSHTO METHOD T-99.
- THE SUBGRADE AND FINISH PAVING SHALL BE TESTED BY AN APPROVED TESTING COMPANY FOR UNIFORM SMOOTHNESS, DENSITY AND GRADE.
- SLOPE PAVEMENT 1.0% (MIN.) TO INSURE PROPER SURFACE DRAINAGE.
- THE HOT MIX ASPHALT BASED MAY BE PLACED DIRECTLY ON THE PREPARED SUBGRADE IN ONE LIFT FOR THE BASE COURSE TO THE REQUIRED COMPACTED THICKNESS AS SPECIFIED IN LOCAL STREET STANDARDS.
- THE HOT MIX ASPHALT BASE AND SURFACE SHALL BE PLACED IN ONE LIFT TO THE TRUE LINE AND GRADES AS SHOWN ON THE PLANS. THE PAVING MIXTURE SHALL BE PLACED AND COMPACTED AT A TEMPERATURE BETWEEN 250 F. (121 C) AND 300 F. (149 C).
- THE PAVING MIXTURE SHALL BE TRANSPORTED TO THE JOB SITE IN CLEAN WELL-COVERED TRUCKS WITH SMOOTH DUMP BEDS. THE BASE AND SURFACE MIXTURES ARE TO BE PLACED WITH SELF CONTAINED, POWER PROPELLED PAVERS CAPABLE OF PLACING THE MIX TO THE REQUIRED DIMENSIONS AS SHOWN ON THE PLANS.
- ASPHALT GRADE SHALL BE DETERMINED BY ITS ABILITY TO SATISFACTORY COAT THE AGGREGATE, RESIST RUTTING AND REMAIN STIFF DURING HIGH TEMPERATURES AND SUSTAIN FREEZE/THAW CYCLES IN ADDITION TO THE CONSIDERATIONS OF ANTICIPATED WEATHER, MIXING PROCESS AND CURING RATE.
- SEE DETAIL ON SHEET C5 FOR PAVEMENT CROSS-SECTIONS.
- ALL PROPOSED ASPHALT PAVEMENT AS SHOWN SHALL BE CONSTRUCTED IN COMPLIANCE WITH INDOT STANDARD SPECIFICATIONS, LATEST EDITION.
- ALL PARKING STRIPING AND ADA AREAS SHALL BE MARKED WITH A DURABLE NONSHRINK, WHITE POINT TO BE APPROVED BY THE ENGINEER.

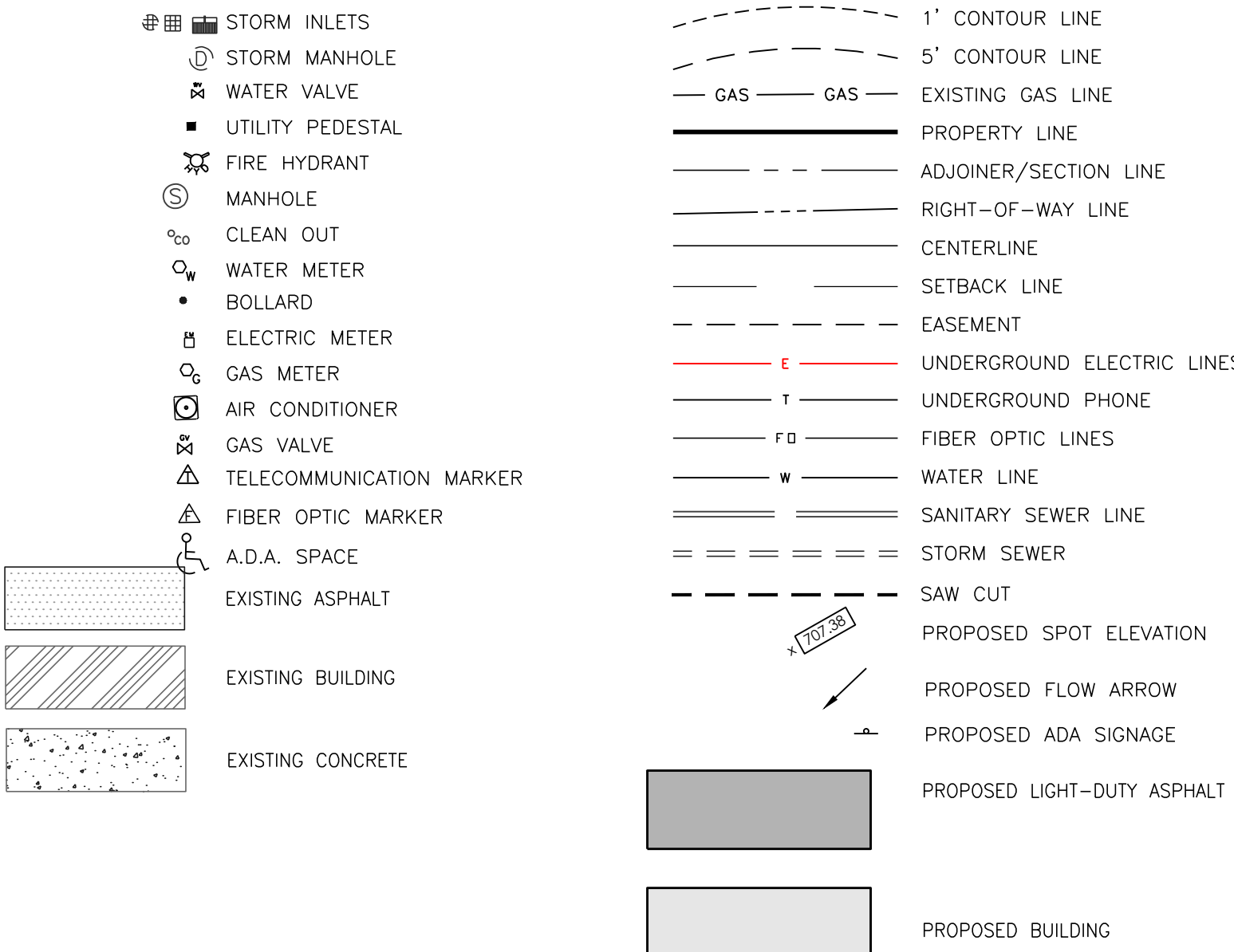
SITE DATA

SITE ZONED	PUD-C
LOT AREA	0.56 ± Ac.
PROPOSED BUILDING AREA	5,712 sq. ft.
DISTURBED AREA	7,974 ± sq. ft.
PROPOSED ADA PARKING	1
PROPOSED PARKING	17
TOTAL PARKING	18
BICYCLE PARKING	3
EXISTING MINIMUM FRONT YARD SETBACK	50' (ALLISONVILLE RD)
MINIMUM FRONT YARD SETBACK	20' (ALL OTHER ROADS)
MINIMUM SIDE YARD SETBACK	10'

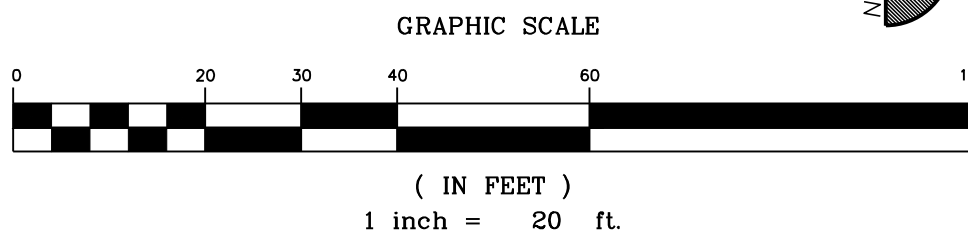
SITE NOTES

- SITE INFORMATION WAS TAKEN FROM KEELER-WEBB ASS., DATED 12/03/2024. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND /OR STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- DO NOT SCALE THE DRAWINGS. USE ALL DIMENSIONS, COORDINATES, ETC. PROVIDED FOR EXACT LOCATION OF PROPOSED IMPROVEMENT. ONLY USE PLAN CONTROL POINTS PROVIDED AS A BASIS FOR ANY CONSTRUCTION ENGINEERING OR SURVEYING PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL HIRE A LICENSED LAND SURVEYOR IN THE STATE OF PRACTICE TO PROVIDE HORIZONTAL AND VERTICAL CONTROL MATCHING THE PLAN CONTROL POINTS PROVIDED FOR CONSTRUCTION.
- ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. CONTACT THE DESIGNER FOR ANY DISCREPANCIES OR QUESTIONS PRIOR TO INSTALLING ANY PROPOSED IMPROVEMENTS.
- ALL SITE DEVELOPMENT DIMENSIONS SHALL BE TO FACE OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. ALL DIMENSIONS FOR A BUILDING OR STRUCTURE SHALL BE FROM THE FACE OF BUILDING, UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE PARALLEL / PERPENDICULAR TO PROPOSED LINES, PROPERTY LINES, OR BUILDING LINES, UNLESS OTHERWISE NOTED.
- ALL EDGE OF PAVEMENT RADII ARE 5 FEET UNLESS OTHERWISE NOTED. ALL CURVES AND ARCS IN CURBS SHALL INTERSECT OTHER CURVES AND LINES AT POINTS OF TANGENCY TO APPEAR AS A SMOOTH TRANSITION UNLESS CLEARLY SHOWN AS A POINT OF INTERSECTION.
- THE PLUMBING CONTRACTOR SHALL CONSULT WITH THE LOCAL WATER COMPANY, PROVIDE ALL MATERIALS AND LABOR, AND PAY ALL COSTS NOT BORNE BY THE LOCAL WATER COMPANY TO PROVIDE ANY NEW WATER SERVICE.
- THE PLUMBING CONTRACTOR SHALL CONSULT WITH THE LOCAL GAS COMPANY, PROVIDE ALL MATERIALS AND LABOR, AND PAY ALL COSTS NOT BORNE BY THE LOCAL GAS COMPANY TO PROVIDE ANY NEW GAS SERVICE.
- THE ELECTRICAL CONTRACTOR SHALL CONSULT WITH THE LOCAL POWER COMPANY, PROVIDE ALL MATERIALS AND LABOR, AND PAY ALL COSTS AND FEES NOT BORNE BY THE LOCAL POWER COMPANY TO PROVIDE ANY NEW UNDERGROUND ELECTRICAL SERVICE.
- THE ELECTRICAL CONTRACTOR SHALL CONSULT WITH THE LOCAL TELEPHONE COMPANY, AND SHALL PROVIDE ALL LABOR AND MATERIALS REQUIRED WHICH ARE NOT BORNE BY THE TELEPHONE COMPANY TO PROVIDE ANY NEW TELEPHONE SERVICE.
- ANY NEW UNDERGROUND WATER MAIN EXTENSION SERVICE SHALL BE AWWA C900 PVC OR DUCTILE IRON. DOMESTIC WATER LATERAL SERVICE SHALL BE CTS PR 11 (OR APPROVED EQUAL PER LOCAL WATER COMPANY).
- ANY NEW DOMESTIC INCOMING WATER SERVICE SHALL BE INSTALLED WITH A MINIMUM OF 54" OF COVER.
- ALL UTILITY SERVICE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL THE LATEST APPLICABLE CODES AND TO EACH UTILITY'S AND/OR CITY'S STANDARDS.
- USE COMPACTED GRANULAR FILL WHEN UTILITY LINES ARE PLACED UNDER WALKS AND DRIVEWAYS.
- SOIL BORINGS HAVE NOT BEEN PERFORMED AT THIS TIME. PAVEMENT DESIGN IS BASED ON AN ASSUMED SOIL BEARING PRESSURE OF 1500 P.S.I.
- PROVIDE SLEEVES FOR MECHANICAL WORK AS REQUIRED.
- NOTIFY ENGINEER AT LEAST 1 DAY (24 HOURS) PRIOR TO PLACING ANY CONCRETE.
- AREAS BETWEEN CURBING, SIDEWALKS, PAVING AND BUILDING SHALL BE FILLED WITH 4" OF TOPSOIL SUITABLE FOR LANDSCAPING.
- SEE SHEET C2.2 FOR EXTERIOR CONCRETE SPECIFICATIONS.
- SEE SHEET C2.2 FOR SANITARY SEWER LATERAL SPECIFICATIONS AND REQUIREMENTS.
- THIS STRUCTURE SHALL COMPLY WITH A.D.A. 2016. (SEE INDOT DETAILS)
- IF ACTIVE UTILITIES ARE ENCOUNTERED BUT NOT SHOWN ON THE DRAWINGS, THE ENGINEER SHALL BE ADVISED BEFORE WORK IS CONTINUED.
- INACTIVE AND ABANDONED UTILITIES ENCOUNTERED IN EXCAVATING AND GRADING OPERATIONS SHALL BE REPORTED TO THE ENGINEER. THEY SHALL BE REMOVED, PLUGGED OR CAPPED AS DIRECTED BY THE UTILITY COMPANY AND THE ENGINEER.
- CONTRACTOR TO INSTALL KNOX-BOX AT A LOCATION ADJACENT TO MECH/SPRINKLER ROOM. COORDINATE LOCATION, TYPE AND STYLE WITH FISHERS FIRE DEPARTMENT.

LEGEND



PROPOSED SITE PLAN



HOLEY MOLEY SAYS

"DIG SAFELY"



"IT'S THE LAW"
CALL BEFORE YOU DIG
811

KNOW WHAT'S BELOW
PER INDIANA STATE LAW 108-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING DAYS
BEFORE COMMENCING WORK.
CALL 1-800-382-5544 to schedule
a locate request!

DAC
DESIGN AND CONSTRUCTION, LLC.
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WESTFIELD, INDIANA 46074
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FISHERS, INDIANA 46038

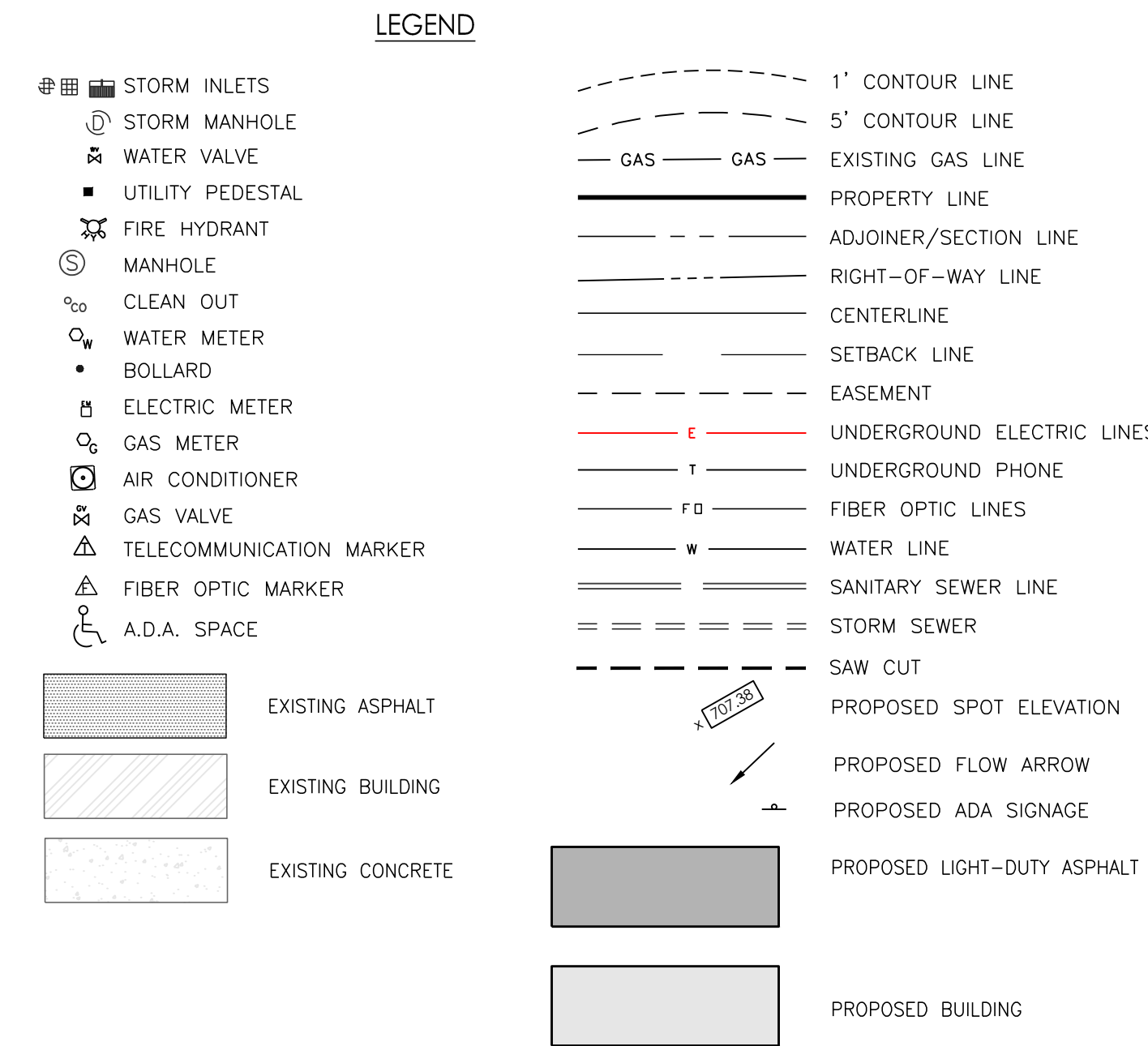
LOT 4 ALLISONVILLE PLACE PUD
10978 ALLISONVILLE ROAD

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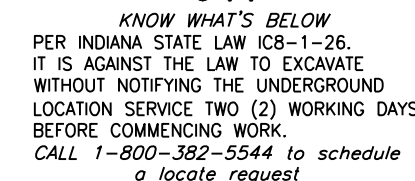
SHEET:

C2.1

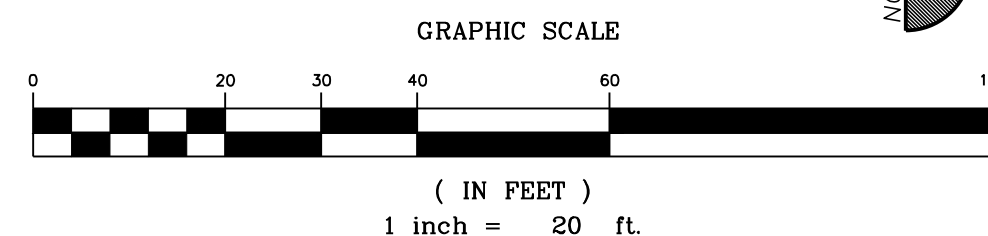
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"DIG SAFELY"



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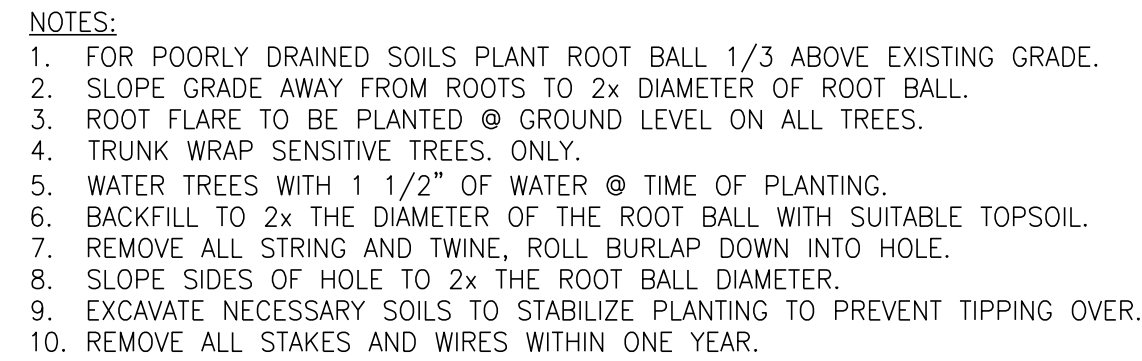
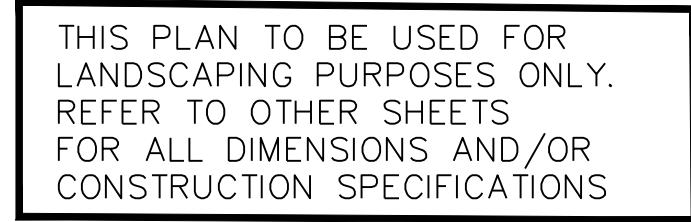
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SHEET:

C2.2

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NOT TO SCALE

LOT REQ: 3 TREES
FOUNDATION REQ: 1 SHRUB/10' OF FOUNDATION
31 SHRUBS REQ.

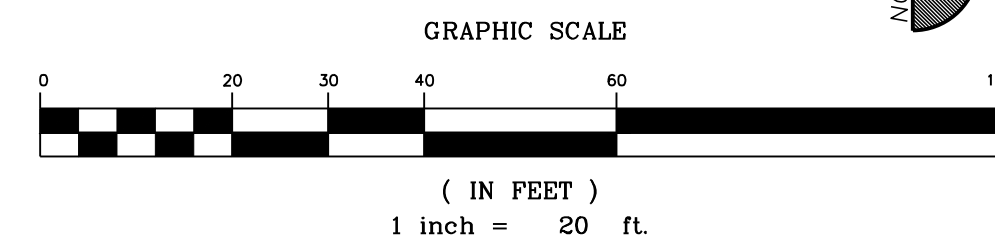
ANY IMPACTED TREES TO
BE REMOVED AND
REPLACED AS NEEDED

1. ALL GREEN AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. MULCH SEEDING SHALL BE INSTALLED IN SUCH A WAY AS TO NOT ERODE AWAY.
2. PLANTING AREAS AND TREE LOCATIONS SHALL HAVE MULCH 3" DEEP (MINIMUM).
3. ALL MULCH SEEDING AREAS SHALL BE LOOSENEED TO A MINIMUM DEPTH OF 3" BEFORE FERTILIZER AND SEED ARE INSTALLED.
4. ALL TREES SHALL BE STAKED.
5. ANY EXTERIOR MECHANICAL EQUIPMENT SHALL BE SCREENED WITH LANDSCAPING.
6. ALL LANDSCAPING IN THE R/W SHALL BE INSTALLED WITH APPROVAL OF DPW AND OBTAIN A FLORA PERMIT.

"DIG SAFELY"



KNOW WHAT'S BELOW
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KWA

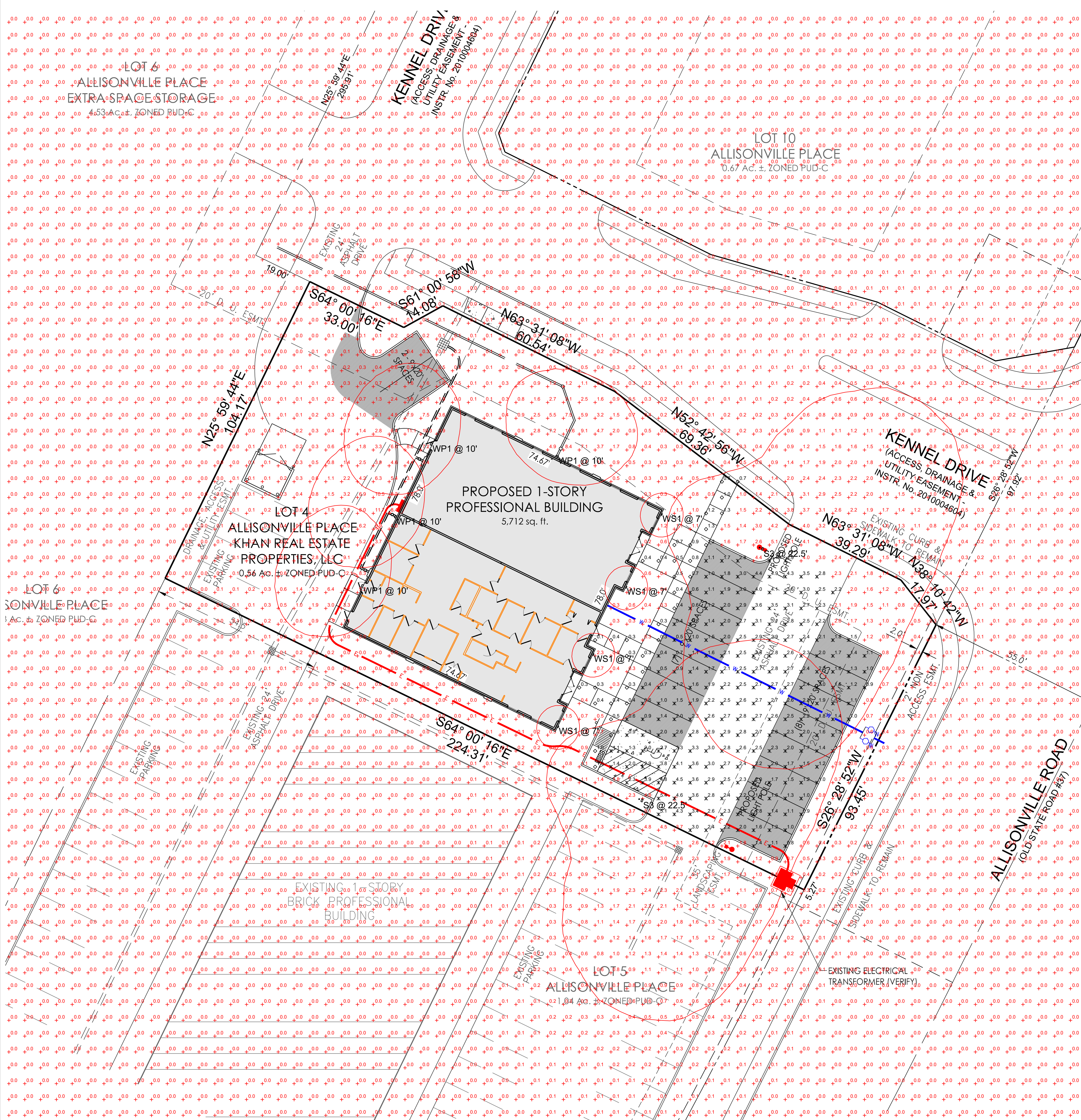
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SHEET:

L1

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LIGHTING PHOTOMETRIC
SCALE: 1/16" = 1FT

Schedule								
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF
	S3	2	Lithonia Lighting	RSX1 LED P4 40K R3 XXX SPA FINISH/ 20' SSS POLE	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R3 Distribution	1	16359	0.9
	WS1	4	WAC Lighting	WS-W1116-WT	Wall Sconces	1	332	0.9
	WP1	4	Lithonia Lighting	ARC2 LED P4 40K	ARC2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K	1	4124	0.9
								Input Power
								133.14
								29.4252

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Pedestrian Walkway_Grade		0.6 fc	1.3 fc	0.1 fc	13.0:1	6.0:1
Site_Grade		0.3 fc	12.1 fc	0.0 fc	N/A	N/A
Parking Area_Grade		2.2 fc	5.4 fc	0.4 fc	13.5:1	5.5:1

GENERAL NOTES

GENERAL PLAN NOTES:

- MH: POLE MOUNT: 22'-6" A.F.G.
- POLE: 20'-0"
- BASE ESTIMATE: 2'-6"
- WALL MOUNT: AS NOTED
- POINTS CALCULATED AT: GRADE
- LIGHT LOSS FACTOR: AS NOTED

No.	Revision/Issue	Date

Firm Name and Address

LIGHTsource

THE LIGHTING & CONTROLS EXPERTS

8719 CASTLE PARK DRIVE
INDIANAPOLIS, IN 46256
WWW.LIGHTSOURCEINDIANA.COM
p.317-598-6900

Project Name and Address

ALLISONVILLE VET CLINIC

EXTERIOR LIGHTING PHOTOMETRIC

Drawn By

MJC

Scale

As Noted

Date

12/19/24

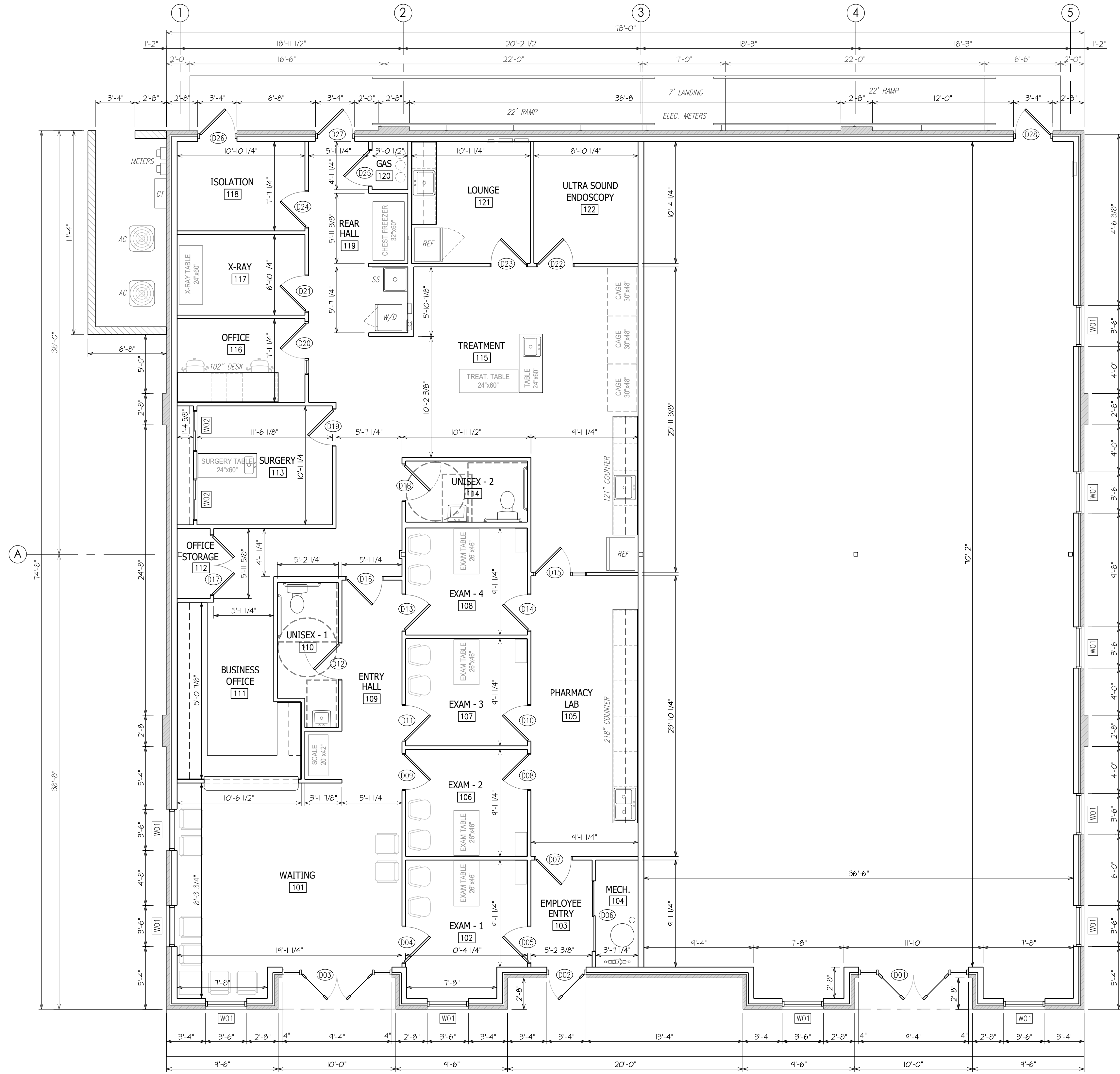
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LS-23-5381

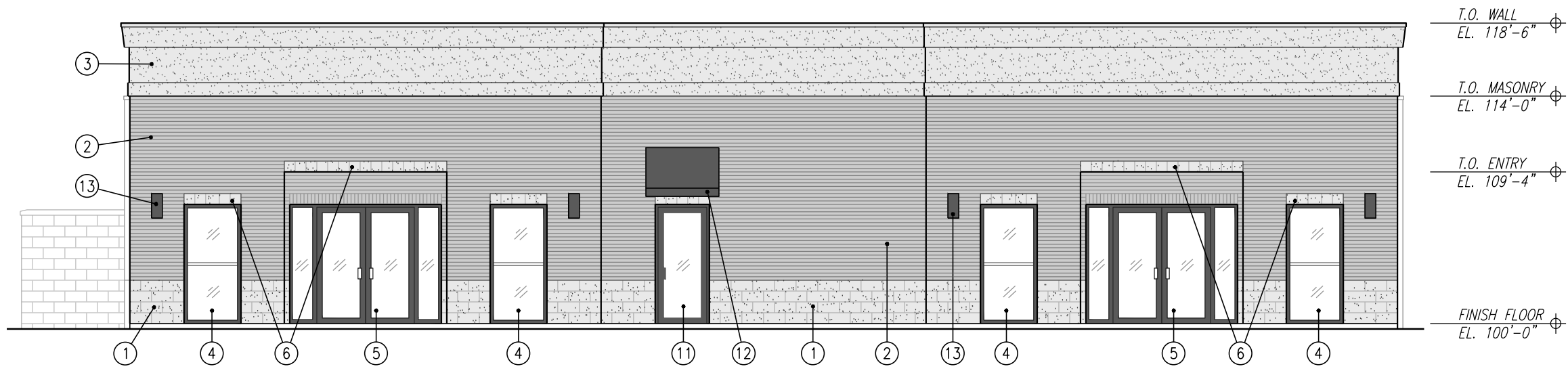
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E101

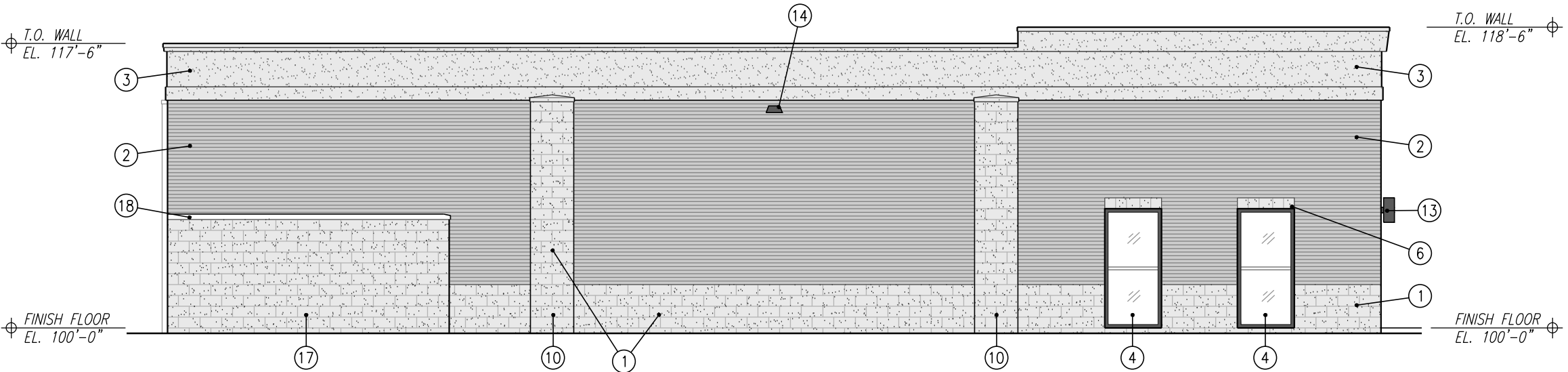
Disclaimer:
This lighting submittal is strictly based on the information provided to LIGHTsource, and is provided without warranty as to accuracy, completeness, reliability or otherwise. If the information (including but not limited to floor plans, reflected ceiling plans, electrical plans and specifications) provided to Audity Brands is incomplete or not current (i.e., newer versions exist), the accuracy of proposed design may be adversely affected. Once this lighting submittal is reviewed by the customer or end-user (as applicable) it is the obligation of the customer or end-user (as applicable) to consult with a professional engineering advisor to determine whether the proposed design meets the applicable project requirements for lighting system performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will LIGHTsource be responsible for any loss resulting from any use of any information contained in this lighting submittal.



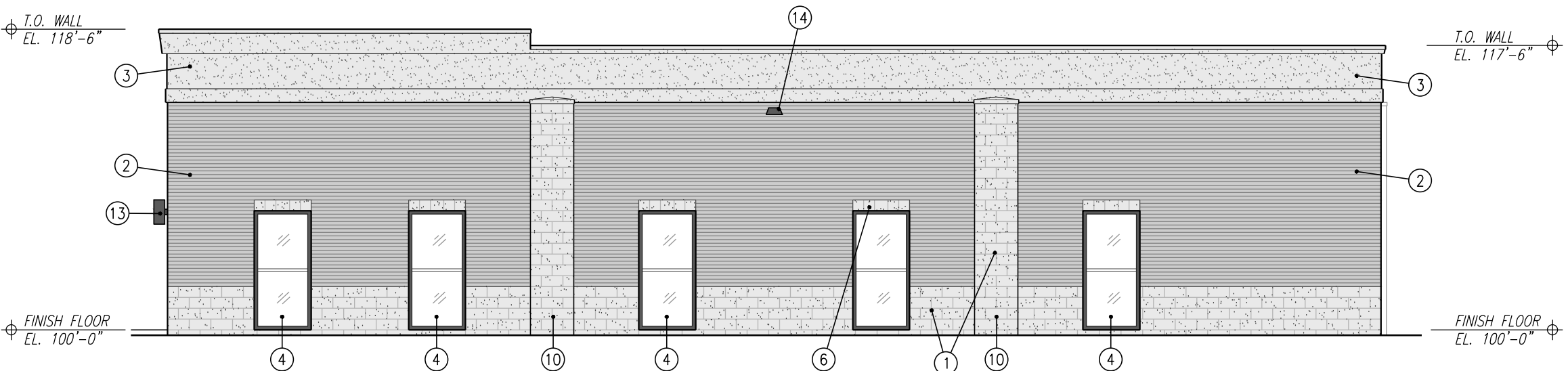
PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"



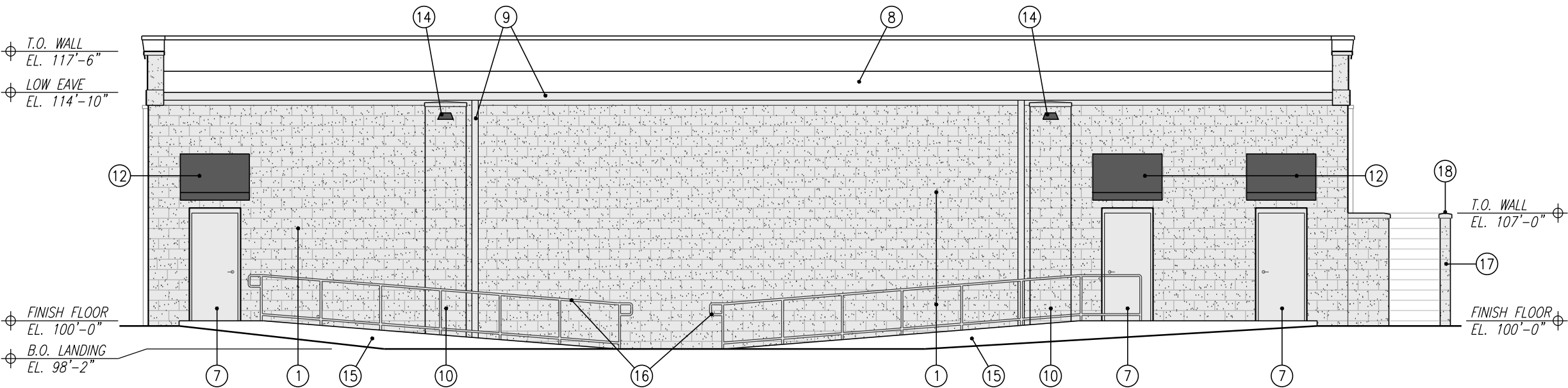
EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

KEYED NOTES

- | | |
|----------------------------------|-----------------------------------|
| 1 SPLIT-FACE MASONRY VENEER | 10 4" WALL TRANSITION, 2'-8" WIDE |
| 2 BRICK VENEER | 11 3' x 7' STOREFRONT DOOR |
| 3 E.I.F.S. COPING / TRIM | 12 4'-6" WIDE CANOPY |
| 4 3'-6" x 7'-4" WINDOW | 13 WALL SCONCE LIGHT |
| 5 9'-4" x 7'-4" STOREFRONT ENTRY | 14 WALL PACK LIGHT |
| 6 SPLIT-FACE MASONRY HEADER | 15 22' CONCRETE HANDICAP RAMP |
| 7 3' x 7' MANDOOK | 16 42" ALUMINUM HANDRAILS |
| 8 TPO RUBBER ROOF SYSTEM | 17 8" SPLIT-FACE CMU SCREEN WALL |
| 9 METAL GUTTER & DOWNSPOUT | 18 4" CAST-STONE COPING |



DESIGN AND CONSTRUCTION, LLC.

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ASSOCIATES

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486 GRADLE DRIVE : CARMEL, INDIANA 46032

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FX 317.574.1269
www.keelerwebb.com
PROJ. No. 2408-034

PRELIMINARY
REVIEW & COMMENT

PROPOSED NEW BUILDING
FOR
AMERICAN PET URGENT CARE, PC
109XX Allisonville Road
Fishers, Indiana 46038

DATE	ISSUE
9-26-24	PRELIMINARY REVIEW
10-11-24	REVIEW & PRICING
10-24-24	REVIEW & PRICING
12-11-24	PRELIM CITY REVIEW
12-16-24	CITY APPROVAL
01-23-25	REVIEW
01-28-25	REVISED

SHEET:

A101

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