CITY OF FISHERS AGENDA

BOARD/COMMISSION: Planned Unit Development (PUD) Committee
DATE: 5/7/2025 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. **Priority Physicians**
   Address: 14000 E 136th St
   Parcel: 13-11-24-00-01-001.000
   Case: PUD-25-5
   Request: Request to approve architecture for Priority Physicians, which is an approximately 14,000 sq. ft. medical office building located in the MedTech Park PUD.
   Petitioner: Karmen Deaton (karmen.deaton@kimley-horn.com)
   Planner: Grace Wiley (wileyg@fishers.in.us)

   b. **Kiddie Academy**
   Address: Generally located at the southeast corner of Kincaid Drive and Sunlight Drive
   Parcel: 15-14-12-00-09-003.101
   Case: PUD-25-4
   Request: Request to approve the architecture and site plan for a 15487 sq. ft. day care facility and associate infrastructure.

Petitioner: Eric Gleissner (egleissner@civilsite.net)
Planner: Christy Cashin (cashinc@fishers.in.us

c. **Legacy Senior Living**
Address: Generally located at the southeast corner of the intersection of Cyntheanne Road and E. 136th St.
Parcel: 13-12-29-00-00-003.000
Case: PUD-25-6
Request: Request to approve the architecture and site plan for a senior living community consisting of a 78,000 sq. ft. assisted living facility and 8 six-unit buildings for independent living.
Petitioner: Karmen Deaton **(**karmen.deaton@kimley-horn.com)
Planner: Gabrielle Herin (hering@fishers.in.us)

2. Riverplace PUD Committee - none

3. Staff Communication

[MEET_FOOT]

Planned Unit Development (PUD)
Committee Staff Report

Meeting Date: May 7, 2025

DEPARTMENT CONTACT:	**CASE NUMBER:**
Grace Wiley (wileyg@fishers.in.us)	PUD-25-5
PETITIONER:	**PROPERTY ADDRESS/LOCATION:**
Bill Butz (bill.butz@kimley-horn.com)	14000 E 136th St

REQUEST: Request to approve architecture for Priority Physicians, which is an approximately 14,000 sq. ft. medical office building located in the MedTech PUD.

APPLICABLE REGULATIONS:	**EXISTING ZONING:**	**FISHERS 2040:**
MedTech PUD and UDO where applicable	MedTech PUD	Flex Employment Center/R+D

LOCATION MAP



STAFF RECOMMENDATION

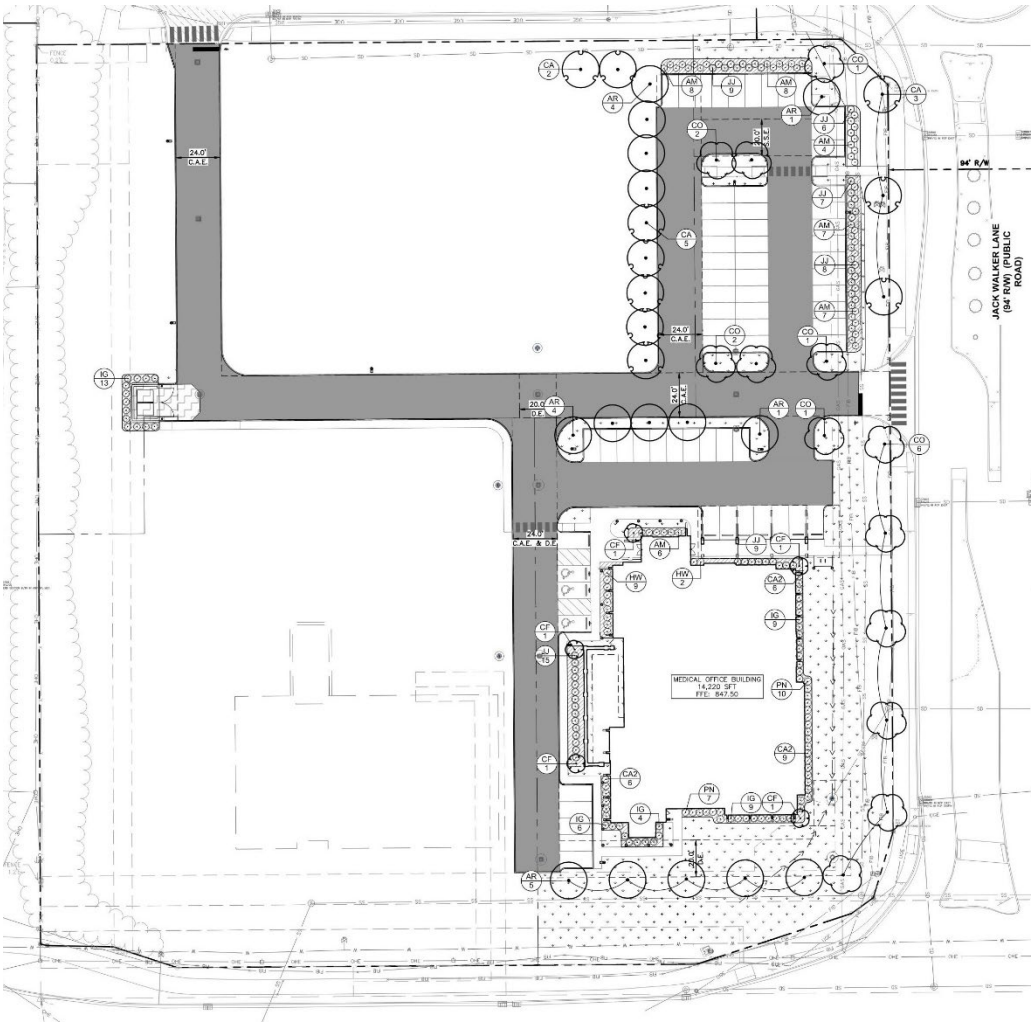
☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny

ZONING HISTORY:

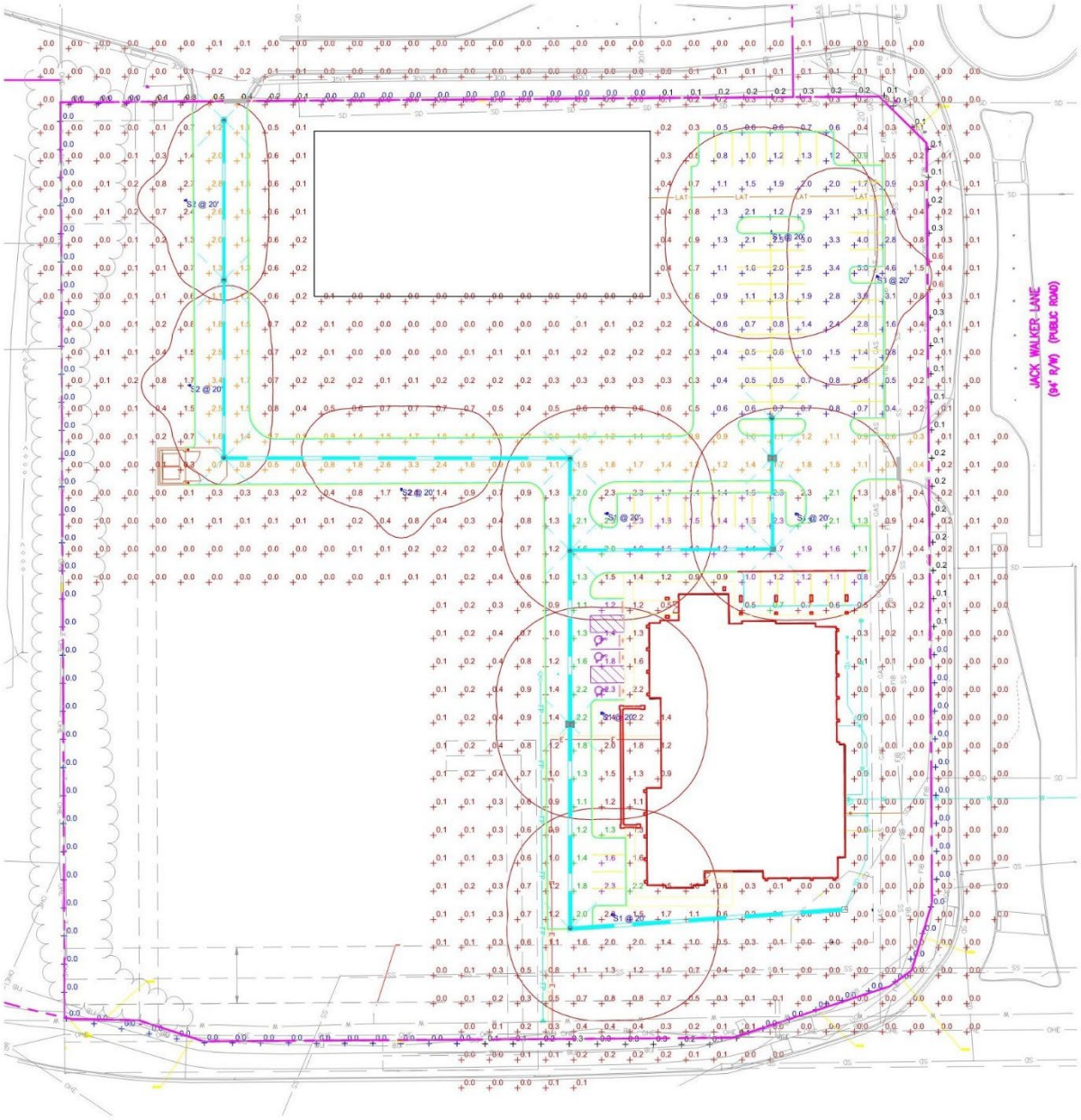
The property is currently zoned PUD-C and falls under the MedTech PUD. The MedTech PUD was originally adopted in September 2016 (Ordinance #071816) and updated in May 2018 (Ordinance #052118J).

PETITION OVERVIEW:

The petitioner requests approval of the architecture for a proposed medical office building. The proposed building will be approximately 14,200 square feet. The subject site is generally located north of 136th Street and west of Jack Walker Lane.



Site/Landscaping Plan



Photometric Plan

Proposed Elevations



North elevation



East elevation



South elevation



West elevation



Rendering from northwest



Rendering from southwest



Rendering from east

MATERIALS:

Materials are listed below and shown in greater detail in the Petitioner Packet.

- Metal cap
- Stained cedar timber beam
- E.I.F.S. typical
- Brick veneer
- Cut stone veneer
- Brick rowlock
- 2 course brick soldier
- Concrete pier

ARCHITECTURAL STANDARDS:

The MedTech PUD does contain architectural standards. Staff reviewed the elevations according to UDO Section 6.3.5. Standards that are met are identified with an "X".

Cohesive Design

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

Building Scale

X	Development should consider the scale of surrounding buildings, including relationships to existing residential areas, as well as an appropriate height, mass, and form scaled for the built environment.
N/A	For buildings with façades longer than 200', reduce massing of buildings by grouping or incorporating smaller tenant spaces along the commercial façade, or by incorporating at least two (2) modulations with depth at least 5% of the total façade length, and a width of at least 20% of the façade length.

X	Use Pedestrian Scale and landscape design elements such as specialty lighting, awnings, trees, or other site elements to visually relate and transition multi-story buildings (or equivalent) to the ground plane.
X	Consistently incorporate at least three (3) architectural features into the building design that are Pedestrian Scale, to include: fenestration patterns; architectural elements such as ledges, lighting, or canopies; material or pattern banding; or detailing.
N/A	For buildings facing local and collector roadways, off-street parking must be located to the side of or behind buildings with only one (1) row of off-street parking in front of the building façade.

Building Form

X	Incorporate at least one (1) type of the following modulations in the façade plane, including but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass. Examples include, but are not limited to: columns with trim or accent materials, change in finished material depths, building overhangs, and inset features and materials such as false windows or fenestration with architectural accents.
X	Qualifying modulation must be at least 12” in depth, be at least 14” in width or height (whichever is narrowest), and occur is total for 20% of overall façade elevations. For buildings with facades less than 150’, horizontal modulations must occur no less than every 30’. For buildings with facades greater than or equal to 150’, horizontal modulation must occur no less than every 150’.
X	Facades facing Public View shall incorporate visual and physical distinctions in the building design that enhance building forms, articulate facades, identify entries, integrate Pedestrian Scale, and visually anchor the building to the ground or street level.
X	For at least 30% of applicable facades, use any combination of concrete, masonry, stone, or unique variation of color, texture, or material, at least 10” in height, around the base of the building. May alternatively incorporate other architectural features such as ledges, façade reveals, ground level fenestration, raised planters, or landscaping elements within 3’ of finished grade.
X	Where building designs incorporate multiple stories, or multiple floor height equivalents, integrate at least one (1) field or accent color, material, or architectural feature used on lower stories, on the upper stories.
N/A	Building designs with multiple stories must provide proportionally taller ground-level façades adjacent to public roadways and public spaces. Provide a floor-to-ceiling height, or floor-to-floor height of 10’ to 16’.

X	Incorporate doors and windows for at least 40% of applicable 1st floor façade, or provide faux window and door treatments that incorporate at least two (2) of the following: material changes, reveals in conjunction with color or material change, qualifying modulation such as recessed areas, architectural trellis, awning and canopies over access areas, detached structures such as pergola, or similar architectural features and details. Big box and buildings in industrial districts may limit applicable façade area to 30' around public entries.

Roof Standards

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

Architectural Elements

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

Materials

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

N/A	In Industrial Districts, untextured concrete panels and prefabricated steel panels are prohibited as façade field materials facing arterial and collector roadways, or public spaces, except when used with a minimum of two (2) other qualifying field materials and meeting standard fenestration requirements. Concrete panels that do not exceed 3 sf without a patterned reveal or modulation break may be considered textured.
X	Reclaimed wood may be used as an accent material and shall be limited to architectural accent areas (i.e. building and window trim, architectural features and entrances, etc.). Reclaimed wood shall be of high quality materials, suitable for exterior use, and limited to 25% of the overall building coverage.
N/A	Roll-up and drive-through doors are prohibited from Public View, unless they are integrated into the building design. Consider material variation and transitions, modulation, and other architectural features and standards for the design.
X	Use of neon or extremely bright colors as a primary color or large portion of the wall area is prohibited.

SURROUNDING CHARACTER:

This is the first building to be constructed in this area. In the future, it will be surrounded by other properties in the MedTech PUD. These will be medical 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







Priority Physicians

WEDGEWOOD BUILDING COMPANY

Copyright 2025 Wedgewood Building Co. LLC

GREG CRADICK, AIA
SENIOR DESIGN ARCHITECT, PARTNER

Priority Physicians -Fishers

NORTH ELEVATION

1/8" = 1'-0"

4.22.2025





Priority PHYSICIANS

WEDGEWOOD
BUILDING COMPANY

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GREG CRADICK, AIA
SENIOR DESIGN ARCHITECT, PARTNER

Priority Physicians -Fishers

EAST ELEVATION

1/8" = 1'-0"

4.22.2025







SOUTH ELEVATION

1/8" = 1'-0"

Priority Physicians -Fishers

4.22.2025

WEDGEWOOD
BUILDING COMPANY

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GREG CRADICK, AIA
SENIOR DESIGN ARCHITECT, PARTNER





NOTE:
1. SOFFIT AT SLOPED CEILINGS TO BE STAINED WOOD LOOK METAL PANELS. CONTINUE MEAL CEILING TO INTERIOR SLOPED CLG.
2. SPRAY FOAM INSULATE SLOPED CEILINGS

Priority PHYSICIANS

WEDGEWOOD
BUILDING COMPANY

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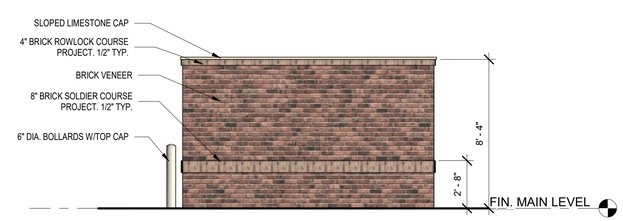
GREG CRADICK, AIA
SENIOR DESIGN ARCHITECT, PARTNER

Priority Physicians -Fishers

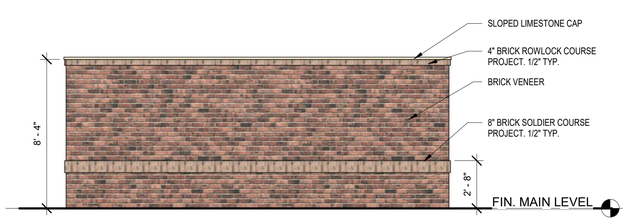
WEST ELEVATION

1/8" = 1'-0"

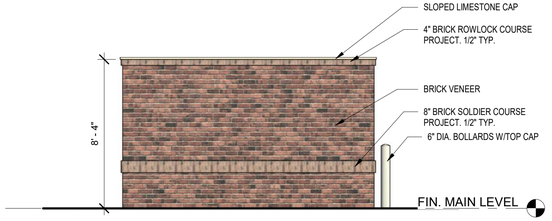
4.22.2025



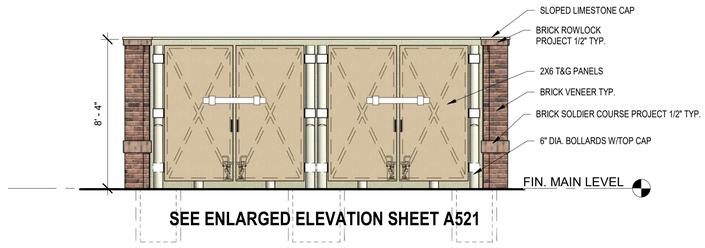
4 TRASH ENCLOSURE NORTH ELEVATION
1/4" = 1'-0"



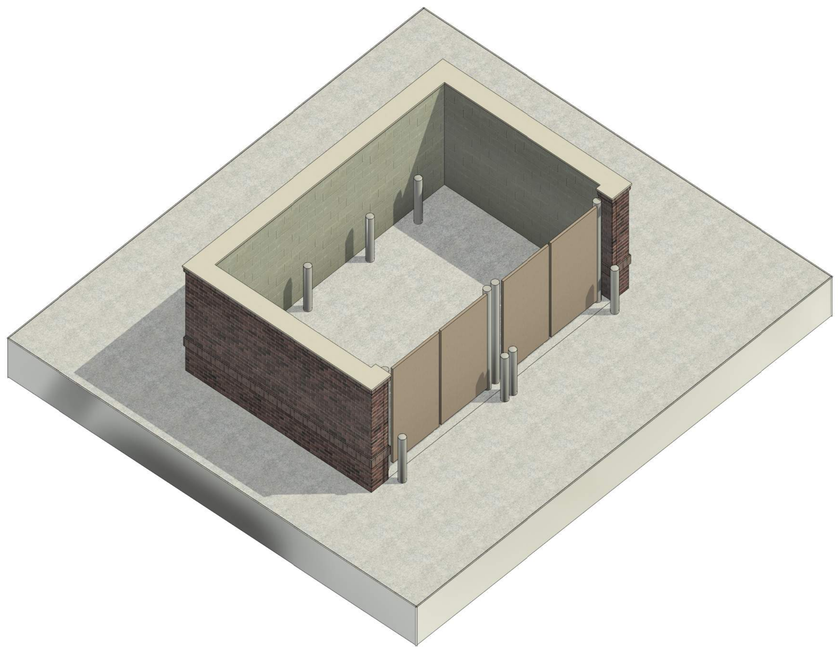
2 TRASH ENCLOSURE WEST ELEVATION
1/4" = 1'-0"



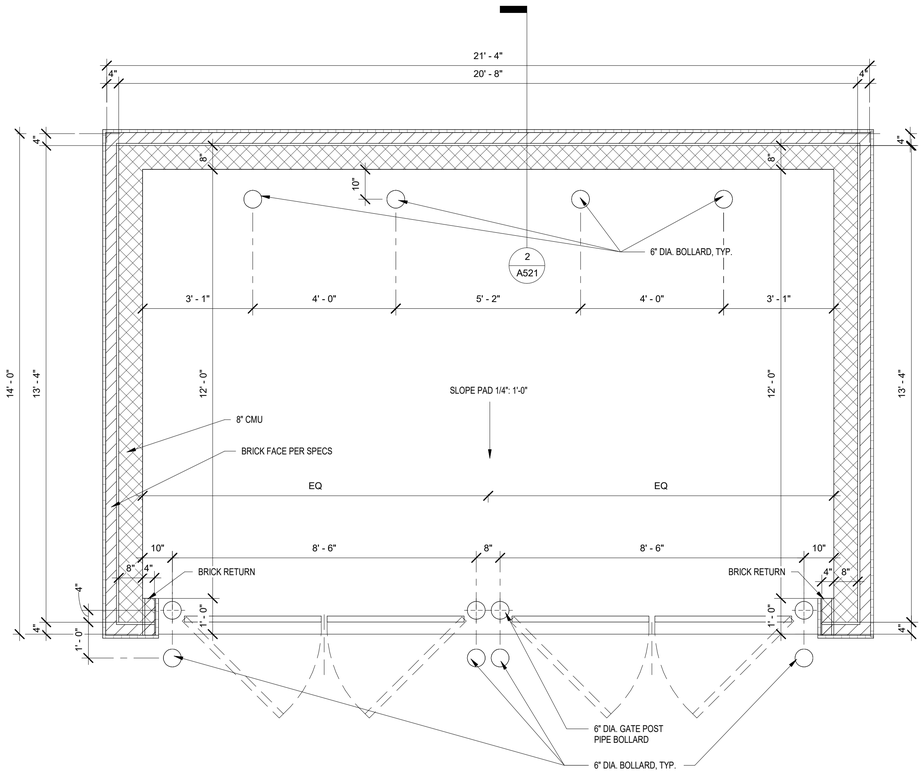
3 TRASH ENCLOSURE SOUTH ELEVATION
1/4" = 1'-0"



5 TRASH ENCLOSURE EAST ELEVATION
1/4" = 1'-0"



6 3D VIEW



1 TRASH ENCLOSURE FLOOR PLAN
1/2" = 1'-0"

Rev. No.	Date	Description

Wedgewood Building Co., LLC
32 First Street NE
Carmel, IN 46032
317.669.6300
www.wedgewoodbc.com

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CUSTOMER: **PRIORITY PHYSICIANS**
PROJECT NAME: Office Building for Priority Physicians Fishers
LOCATION: Medtech Park Lot 1
DRAWING TITLE: TRASH ENCLOSURE PLANS & ELEV.
DRAWN BY: GHC

A520
4/14/2025

Drawing name: K:\IND_LDEV\170073002_Priority_136th_Fishers_IN\2 Design\CADD\PlanSheets\C3.0-SITE PLAN.dwg C3.0 Feb 28, 2025 10:26am by: Bill.Bultz
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 15' 30' 60'

E. 138TH STREET
(90' R/W)
(PUBLIC ROAD)

JACK WALKER LANE
(94 R/W) (PUBLIC ROAD)

E. 136TH STREET
(VARIABLE R/W)
(PUBLIC ROAD)

MEDICAL OFFICE BUILDING
14,160 SFT
FFE: 847.50

PROPOSED LOT LINE PER PP-25-2 UNDER REVIEW

OVERHANG CAR PORT – SEE ARCHITECTURAL SHEETS FOR DETAILS

SIGN EASEMENT AREA REDUCED BY PLAT

BENCHMARKS

ORIGINATING BENCHMARK:
HCBR 469 – HAMILTON COUNTY GEODETIC CONTROL DISK ON THE SOUTHWEST CORNER OF THE BRIDGE ON OLIO ROAD OVER I-69. LOCATED ON THE SOUTH END OF THE HANDRAIL OF THE SOUTH BRIDGE APPROACH. ELEVATION=867.73 (NAVD 88 DATUM)

TEMPORARY BENCHMARKS
AS SHOWN ON SURVEY

PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT – SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT – SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK – SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT – SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

SITE SUMMARY

SITE ZONING	=	PUD
SITE ACREAGE	=	2.68 AC.±
BUILDING AREA	=	17,000 SF
BUILDING HEIGHT	=	38' FT
PARKING SPACES (STANDARD) REQUIRED	=	48 SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	=	3 SPACES
PARKING SPACES (STANDARD) PROVIDED	=	66 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	3 SPACES
TOTAL PARKING SPACES PROVIDED	=	69 SPACES

KEY NOTES

1. CONCRETE BARRIER CURB, TYP. (SEE CITY OF FISHERS DETAILS – PAGE 4)
2. FLUSH CONCRETE CURB (SEE DETAILS)
3. COMBINED CURB AND WALK (SEE SIDEWALK ADJACENT TO CURB CITY OF FISHERS DETAILS – PAGE 6) (5' FROM FACE OF CURB)
4. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
5. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
6. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
7. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
8. ACCESSIBLE RAMP (SEE DETAILS)
9. 2' WIDE TACTILE WARNING STRIP
10. 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
11. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
12. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
13. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
14. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
15. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
16. STAFF PATIO (SEE ARCHITECTURAL PLANS FOR DETAILS)
17. RAISED PAVEMENT MARKER – BLUE SNOW-PLOWABLE – SEE FISHERS STANDARDS CONSTRUCTION DETAIL SHEET #28
18. FENCE (SEE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS)
19. CONCRETE SIDEWALK

EXISTING LEGEND

BOLLARD	MISC LID	YARD LIGHT
CONTROL BENCHMARK	MONITOR WELL	SANITARY CLEANOUT
ROW MONUMENT	GAS MARKER	SANITARY MANHOLE
FLAG POLE	GAS METER	VENT PIPE
MAIL BOX	GAS VALVE	STORM CURB INLET
UTILITY POLE	AC UNIT	STORM INLET
POST	AREA LIGHT	STORM ROOF DRAIN
SOIL BORING	ELECTRICAL BOX	STORM DRAIN MANHOLE
HANDICAP SYMBOL	ELECTRICAL HAND HOLE	STORM YARD DRAIN
SIGN	ELECTRICAL METER	FIRE DEPT CONNECTION
CABLE MANHOLE	ELECTRICAL MANHOLE	FIRE HYDRANT
CABLE PEDESTAL	ELECTRICAL MARKER	IRRIGATION VALVE
TELEPHONE PEDESTAL	ELECTRICAL TRANSFORMER	POST INDICATOR VALVE
TELEPHONE HAND HOLE	GUY POLE/WIRE	WELL
TELEPHONE MARKER	POWER POLE	WATER METER
TELEPHONE MANHOLE	TRAFFIC SIGNAL POLE	WATER VALVE
FIBER OPTIC MARKER	TRAFFIC MANHOLE	TREE / STUMP
SWALE	TOE OF SLOPE	
FENCE LINE	TOP OF BANK	
SANITARY SEWER	UNDERGROUND FIBER OPTIC	
STORM DRAIN	OVERHEAD ELECTRICAL	
WATER LINE	UNDERGROUND GAS	
TREE LINE	UNDERGROUND TELEPHONE	

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
600 EAST 96TH STREET, SUITE 550,
INDIANAPOLIS, IN 46240
PHONE: 317-218-6000
WWW.KIMLEY-HORN.COM

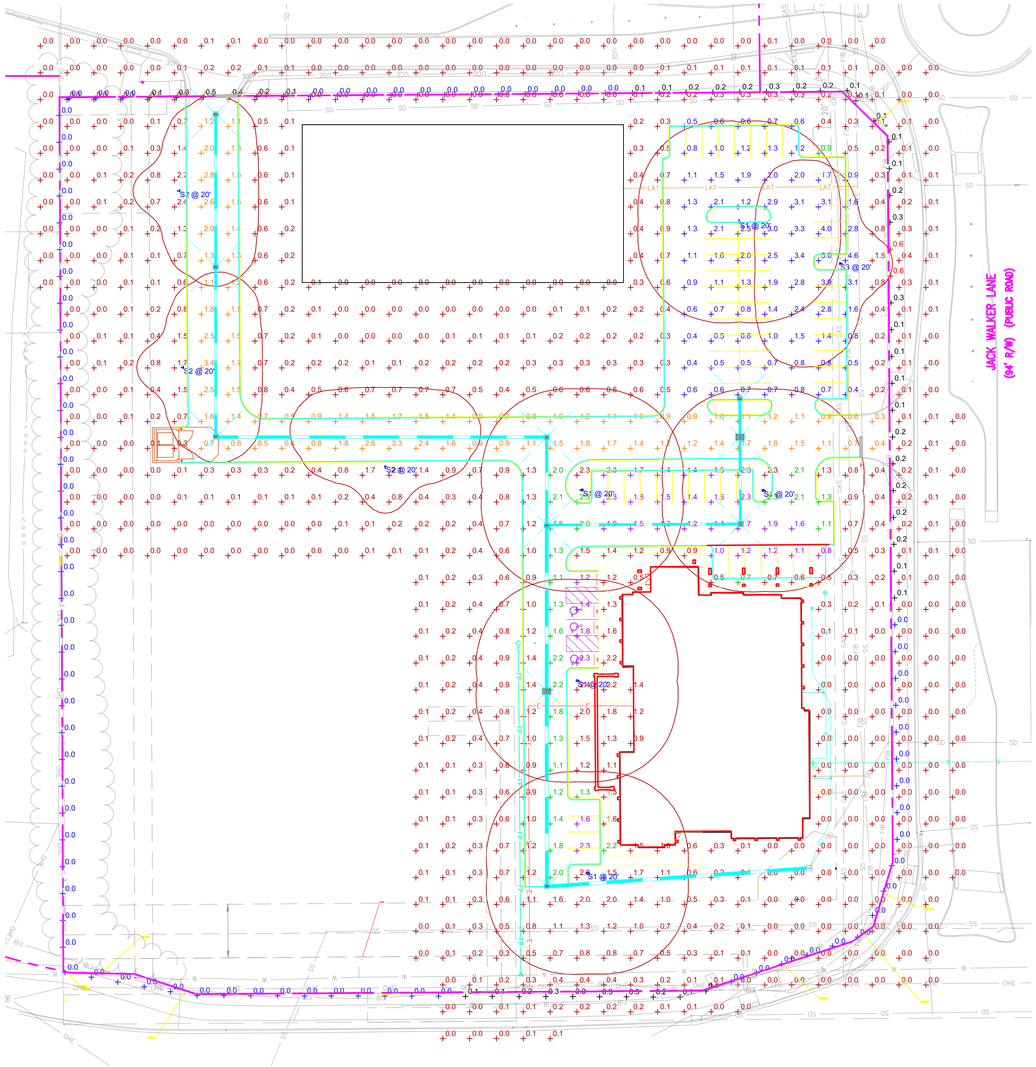
SCALE: AS NOTED | DESIGNED BY: VG | DRAWN BY: VG | CHECKED BY: AMM

WILLIAM A. BULTZ – REGISTERED – PE – 10900015 – STATE OF INDIANA – PROFESSIONAL ENGINEER
NOT APPROVED FOR CONSTRUCTION

Priority PHYSICIANS

PRIORITY PHYSICIANS
XXX AND JACK
WALKER LN FISHERS, IN 46037

ORIGINAL ISSUE: 03/03/2025
KHA PROJECT NO. 170073002
SHEET NUMBER C3.0



LIGHTING PHOTOMETRIC
SCALE : 1" = 40FT

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 Acuity Brands is incomplete or not current (i.e., newer versions exist), then the information contained in this lighting submittal is invalid. This lighting submittal is received 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.

GENERAL NOTES

GENERAL PLAN NOTES:

- MH: AS NOTED'
- POINTS CALCULATED AT: GRADE
- LIGHT LOSS FACTOR: AS NOTED
- CONTACT JANINE BURKHART FOR PRICING/QUOTATION INFORMATION







Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Access Drive_ Grade		1.3 fc	3.4 fc	0.3 fc	11.3:1	4.3:1
Building Parking_ Grade		1.6 fc	2.3 fc	0.8 fc	2.9:1	2.0:1
Paved Areas_ Grade		1.5 fc	4.0 fc	0.4 fc	10.0:1	3.8:1
Property Line_ Grade		0.1 fc	0.6 fc	0.0 fc	N/A	N/A
Site_ Grade		0.6 fc	5.0 fc	0.0 fc	N/A	N/A
Top Parking_ Grade		1.6 fc	5.0 fc	0.4 fc	12.5:1	4.0:1

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
	S1		5	Lithonia Lighting	RSX2 LED P2 40K R5 MVOLT SPA XXXXX/ MOUNTED AT 20'-0" ON 17'-6" POLE ON 2'-6" BASE	RSX Area Fixture Size 2 P2 Lumen Package 4000K CCT Type R5 Distribution	17660	0.95	114.07
	S3		1	Lithonia Lighting	RSX1 LED P3 40K R3 MVOLT SPA XXXXX/ MOUNTED AT 20'-0" ON 17'-6" POLE ON 2'-6" BASE	RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R3 Distribution	14022	0.95	109.44
	S2		3	Lithonia Lighting	RSX1 LED P2 40K R3 MVOLT SPA XXXXX/ MOUNTED AT 20'-0" ON 17'-6" POLE ON 2'-6" BASE	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R3 Distribution	9843	0.95	72.95

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

PRIORITY PHYSICIANS OF FISHERS

EXTERIOR LIGHTING PHOTOMETRIC

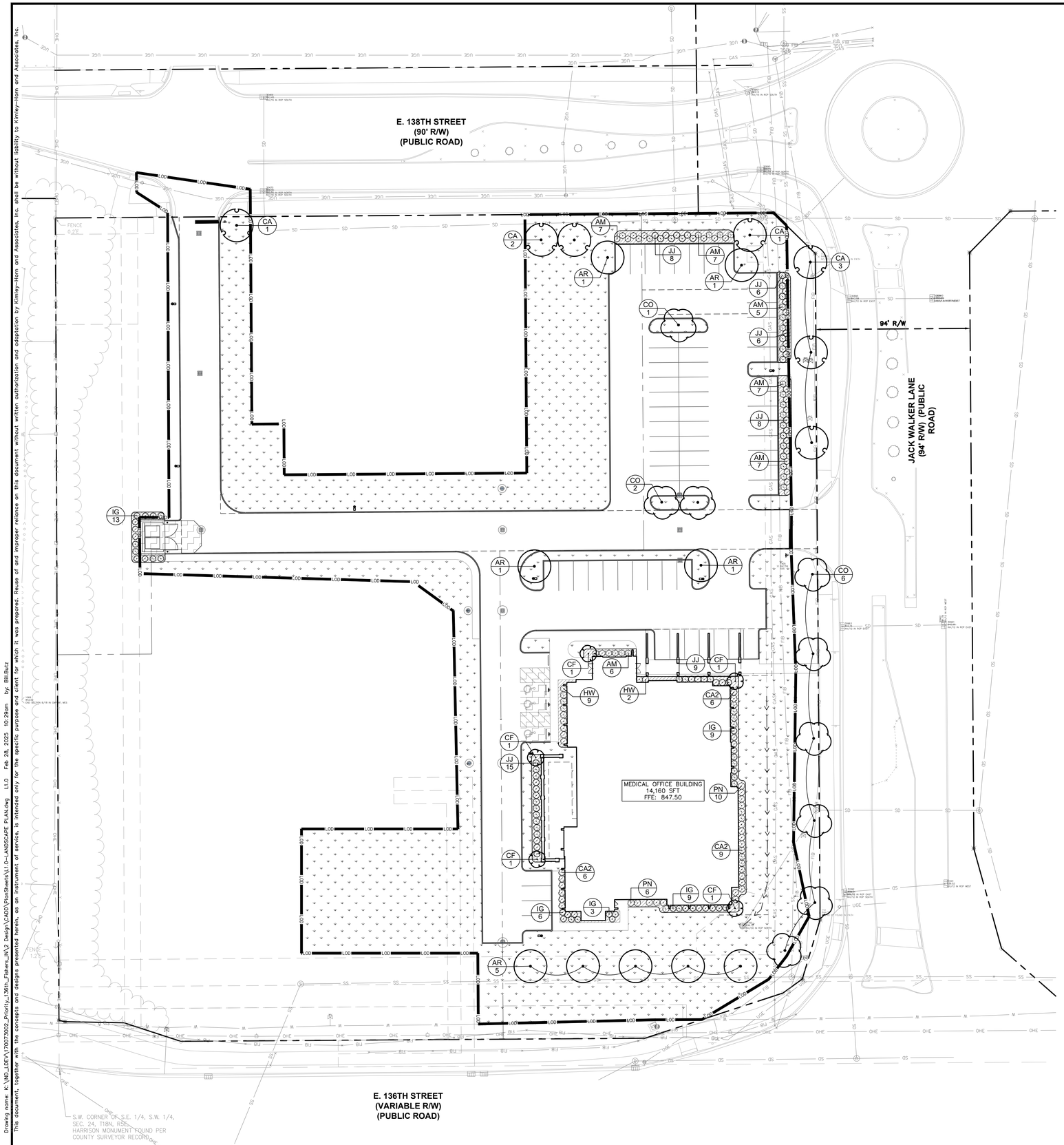
Drawn By: ARH

Scale: As Noted

Date: 2/11/2025

Drawing #: **LS-25-2130 SITE**

Sheet No.: **E101**



Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 15' 30' 60'

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
CANOPY TREES						
AR	9	ACER RUBRUM	RED MAPLE	---	1.5" CAL MIN	
CA	7	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	---	1.5" CAL MIN	
CO	9	CELTIS OCCIDENTALIS	COMMON HACKBERRY	---	1.5" CAL MIN	
ORNAMENTAL TREES						
CF	5	CORNUS FLORIDA	FLOWERING DOGWOOD	---	1.5" CAL MIN	

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
SHRUBS						
AM	39	ARONIA MELANOCARPA	BLACK CHOKEBERRY	---		24" HT MIN
CA2	21	CEANOTHUS AMERICANUS	NEW JERSEY TEA	---		24" HT MIN
HW	11	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	---		24" HT MIN
IG	40	ILEX GLABRA	INKBERRY HOLLY	---		24" HT MIN
JJ	52	JUNIPERUS COMMUNIS	COMMON JUNIPER	---		24" HT MIN
PN	16	PHYSOCARPUS OPULIFOLIUS	NINEBARK	---		24" HT MIN

SEEDING LEGEND

PERMANENT SEEDING
AMERITURF FRONTRUNNER BLEND TALL FESCUE; APPLY AT A RATE OF 350 LBS/ACRE (8LBS/1000 SQFT)

MULCHING LEGEND

MULCH
HARDWOOD SHREDDED MULCH, NATURAL BROWN COLOR

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
600 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
PHONE: 317-218-6030
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: VG | DRAWN BY: VG | CHECKED BY: AMM

ELIZABETH VAN SICKEL
REGISTERED
04/25/2025
INDIANA
LANDSCAPE ARCHITECT
NOT APPROVED FOR CONSTRUCTION

Elizabeth Van Sickel

Priority PHYSICIANS

LANDSCAPE PLAN

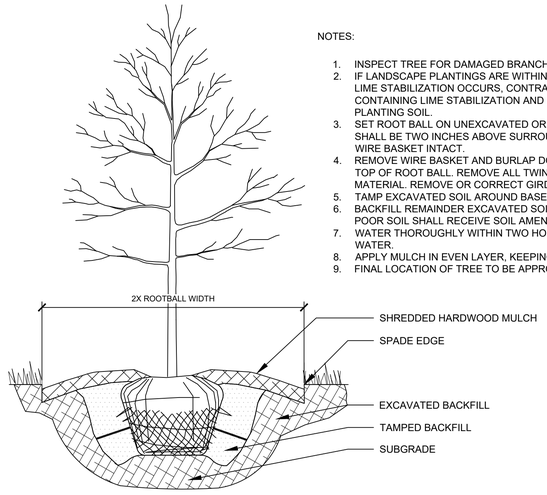
PRIORITY PHYSICIANS
XXX AND JACK
WALKER LN FISHERS, IN 46037

ORIGINAL ISSUE: 03/03/2025
KHA PROJECT NO. 170073002
SHEET NUMBER L1.0

Drawing name: K:\IND_LSD\V170073002_Priority_136th_Fishers_IN\2 Design\CAD\PlanSheets\L1.0-LANDSCAPE PLAN.dwg L1.0 Feb 28, 2025 10:29am by: Bill.Butz
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\IND_LSD\V\170073002_Priority_136th_Fishers_IN\2 Design\CADD\PlanSheets\L1.0-LANDSCAPE PLAN.dwg L1.1 Feb 28, 2025 10:29am by: BillBaltz
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ORDINANCE CHART		
ZONING: PUD / I-69 Overlay		
REQUIREMENT	REQUIRED	PROVIDED
LOT PLANTINGS		
• 3 + 1 per 15,000 ft² of lot area over 45,000 ft² trees minimum	• 116741 ft² - 45,000 ft² = 71,741 ft² • 71,741 ft² / 15,000 ft² = 4.78 • 3 + 5 = 8 trees	• 8 lot trees provided for following requirements
STREET TREES - PUD		
• 1 tree / 50'	E 138th St • 163' / 50' = 4 trees Jack Walker Lane • 409' / 50' = 9 trees E 136th St • 207' / 50' = 5 trees	• 18 trees
PARKING PERIMETER		
• 30 shrubs / 100'	E 138th St • 73' / 100 = 0.73 • 0.73 * 30 = 22 shrubs Jack Walker Lane • 128' / 100 = 1.28 • 1.28 * 30 = 39 shrubs	• 61 shrubs
PARKING INTERIOR		
• 1 landscaped island / 10 parking spaces • 1 shade tree / interior island • in no case shall there be less than 2 shade trees / 2,000 ft² of parking area	• 69 spaces / 10 spaces = 7 islands • 1 shade tree * 7 islands = 7 shade trees	• 7 shade trees
FOUNDATION		
• plantings shall be located within 20' of the foundation wall • 2 shrubs or ornamental trees planted / 10' of building circumfrence • all lots shall have a minimum of 6 shrubs along the foundation facing a street	• 546' / 10' = 54.6 • 2 * 54.6 = 110 shrubs or ornamental trees	• 105 shrubs • 5 ornamental trees
• trash receptacles and compactors shall be enclosed on all sides by a structure • shrub material shall be provided to supplement the screening of the enclosure	• screen the enclosure	• 13 shrubs

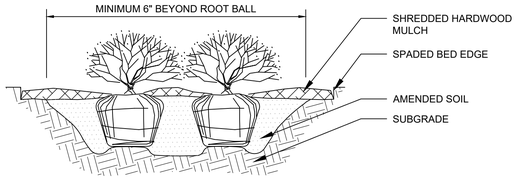


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES. APPLY CORRECTIVE PRUNING.
2. IF LANDSCAPE PLANTINGS ARE WITHIN OR ADJACENT TO AREAS WHERE LIME STABILIZATION OCCURS, CONTRACTOR SHALL FULLY REMOVE SOIL CONTAINING LIME STABILIZATION AND REPLACE WITH HIGH QUALITY PLANTING SOIL.
3. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
4. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
5. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
6. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
7. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
8. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
9. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NTS

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. PLANTING AREA SOIL SHALL BE TOPSOIL FOR ALL TREE, SHRUB, ORNAMENTAL GRASS, PERENNIAL, AND ANNUAL BEDS. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.
7. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL. TOPSOIL SHALL CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCKS, AND DIRT CLODS OVER 1 INCH IN DIAMETER, AS WELL AS CONTAIN 3%-5% OF ORGANIC MATTER.
8. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
9. CONTRACTOR SHALL STAKE INDIVIDUAL TREE AND SHRUB LOCATIONS AND OUTLINE HERBACEOUS PLANTING AREAS. SHALL ADJUST LOCATIONS WHEN REQUESTED, AND SHALL OBTAIN PROJECT LANDSCAPE ARCHITECT'S ACCEPTANCE PRIOR TO PLANTING.
10. ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.
11. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
12. WEED FABRIC SHALL BE REQUIRED UNDER MULCH.
13. MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER MATERIAL OR ASPHALT EMULSION.
14. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
15. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
16. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
17. WEEDING, LANDSCAPE MAINTENANCE, AND WATERING TO BE THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.
18. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING AFTER WARRANTY PERIOD EXPIRES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED.

Indiana Utilities Protection Service
Call 811
before you dig

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
600 EAST 96TH STREET, SUITE 100,
INDIANAPOLIS, IN 46240
PHONE: 317-218-6030
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: VG
DRAWN BY: VG
CHECKED BY: AMM

ELIZABETH VAN SICKLE
REGISTERED
LANDSCAPE ARCHITECT
STATE OF INDIANA
NOT APPROVED FOR CONSTRUCTION
2025

Priority PHYSICIANS

LANDSCAPE DETAILS

PRIORITY PHYSICIANS
XXX AND JACK WALKER LN FISHERS, IN 46037

ORIGINAL ISSUE: 03/03/2025
KHA PROJECT NO. 170073002
SHEET NUMBER
L1.1

Planned Unit Development (PUD) Committee
Staff Report

Meeting Date: May 7, 2025

DEPARTMENT CONTACT:	**CASE NUMBER:**
Christy Cashin (cashinc@fishers.in.us)	PUD-25-4
PETITIONER:	**PROPERTY ADDRESS/LOCATION:**
Eric Gleissner (egleissner@civilsite.net)	10193 Kincaid Dr, Fishers, IN

REQUEST: Request to approve the architecture and site plan for a 12487 sq. ft. day care facility and associate infrastructure.

APPLICABLE REGULATIONS:	**EXISTING ZONING:**	**FISHERS 2040:**
Delaware Park PUD & City of Fishers UDO	Delaware Park PUD	Employment Node

Lot Size: 1.3 acres

LOCATION MAP



STAFF RECOMMENDATION

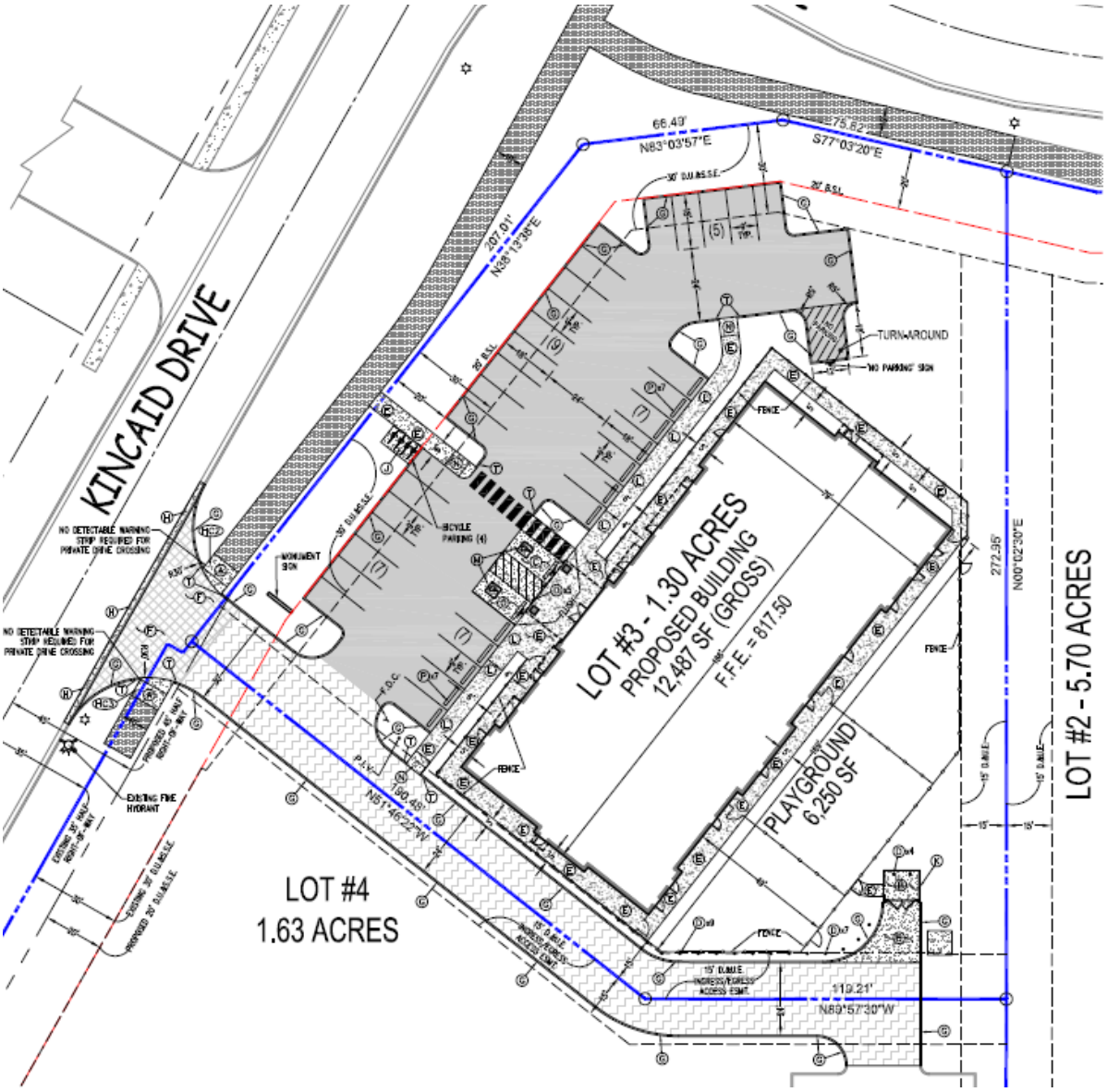
☒ Approve ☐ Approve with Conditions ☐ Continue ☐ Deny

ZONING HISTORY

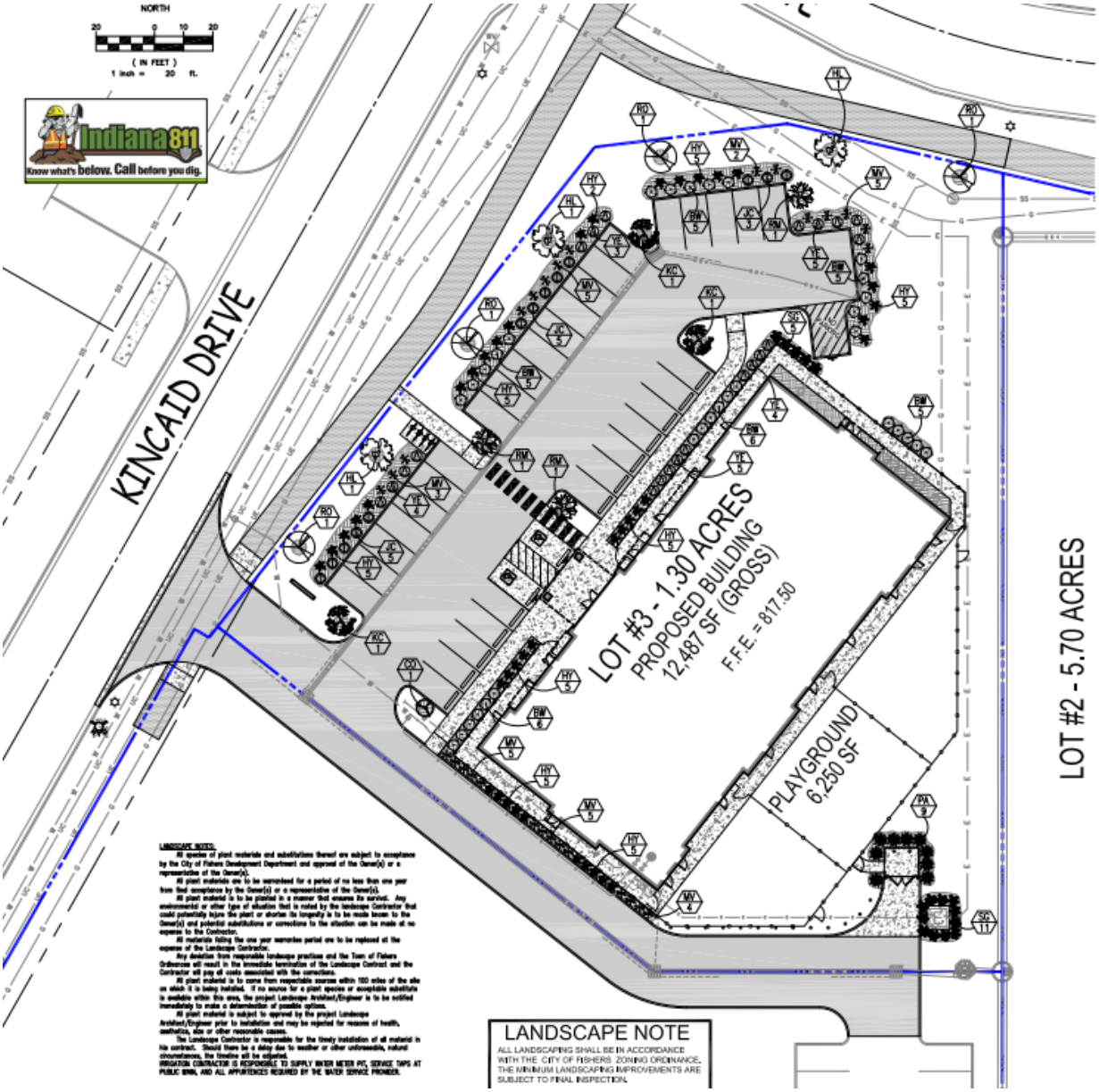
The Delaware Park PUD Ordinance was adopted on November 16, 2021. Prior to that, this property was a part of the Kincaid PUD that was adopted on February 7, 1996. The Kincaid PUD received a text amendment update in 2021 and is now titled Delaware Park PUD.

PETITION OVERVIEW

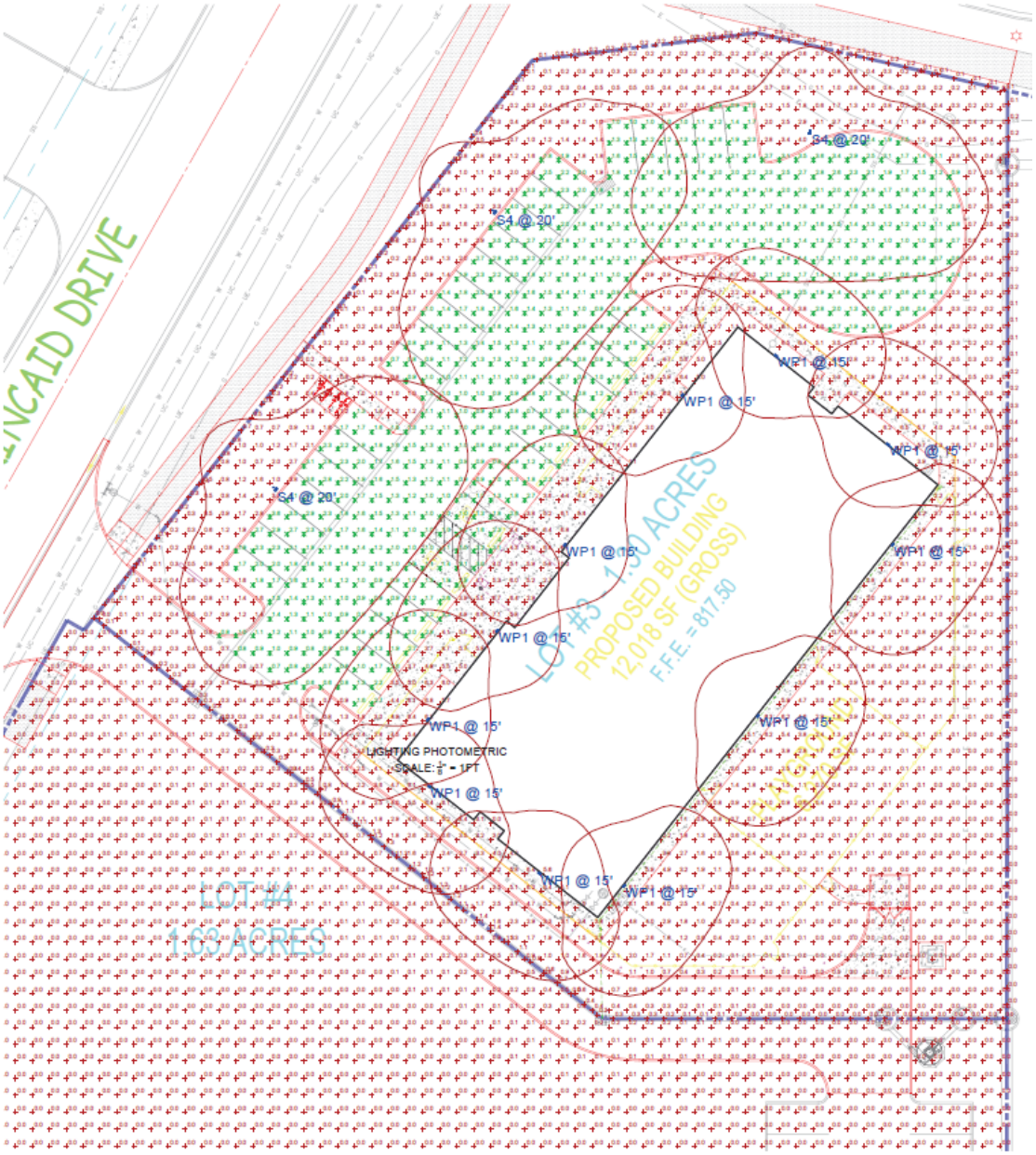
The petitioner requests approval of the architecture and site plan for a day care facility with associated infrastructure. The development will contain a 12487 sq. ft. day care facility with a 6250 sq. ft. playground, and parking infrastructure.



Site plan

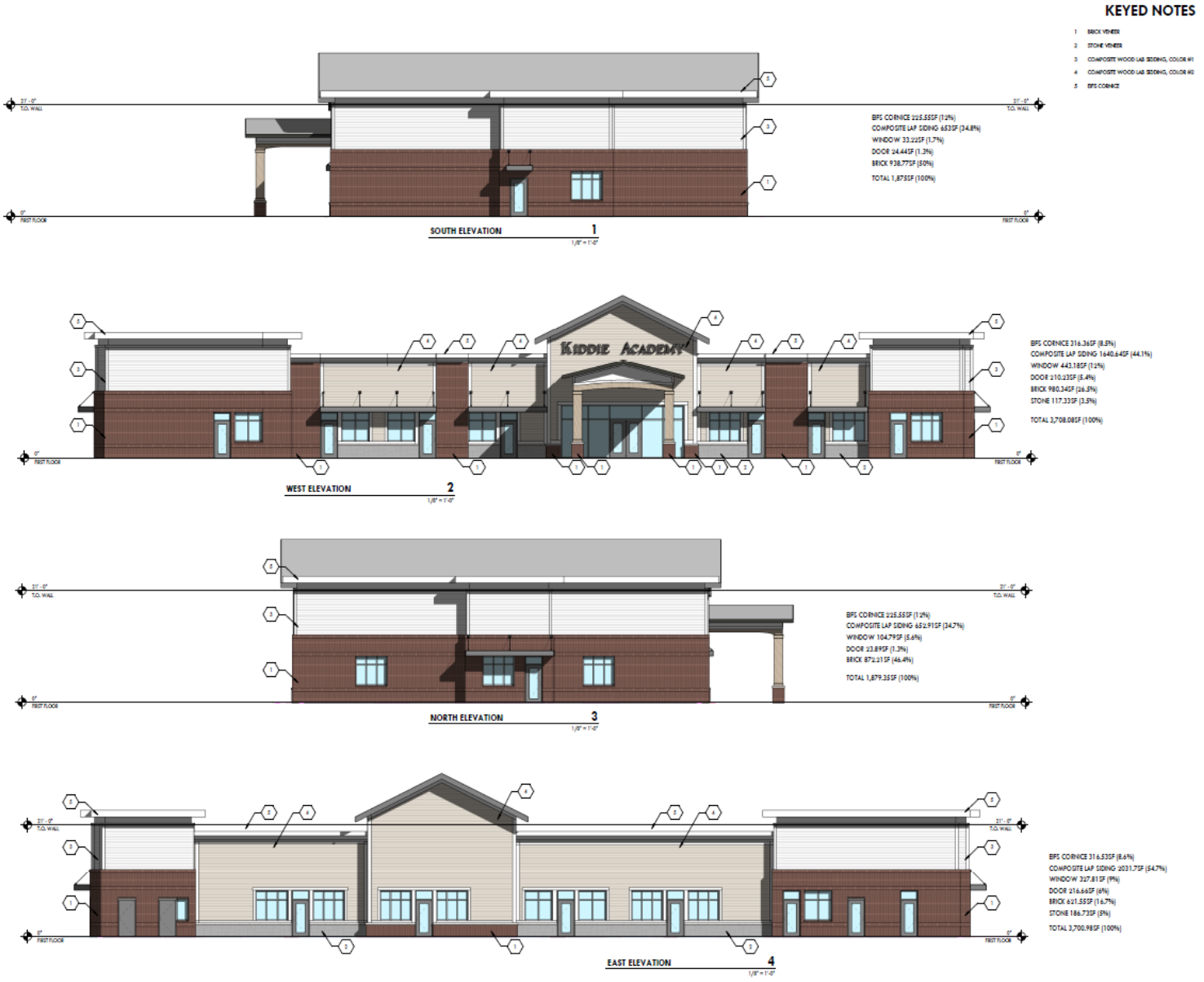


Landscape plan



Lighting plan

ELEVATIONS


KEYED NOTES
1 BRICK VENEER
2 STONE VENEER
3 COMPOSITE WOOD LAP SIDING, COLOR #1
4 COMPOSITE WOOD LAP SIDING, COLOR #2
5 EIFS CORNICE
BFS CORNICE 225.55SF (12%)
COMPOSITE LAP SIDING 653SF (34.8%)
WINDOW 33.22SF (1.7%)
DOOR 24.44SF (1.3%)
BRICK 938.77SF (50%)
TOTAL 1,875SF (100%)
SOUTH ELEVATION 1
KIDDIE ACADEMY
BFS CORNICE 316.36SF (8.5%)
COMPOSITE LAP SIDING 1640.64SF (44.1%)
WINDOW 443.18SF (11%)
DOOR 210.23SF (5.4%)
BRICK 980.34SF (26.5%)
STONE 117.33SF (3.5%)
TOTAL 3,708.08SF (100%)
WEST ELEVATION 2
BFS CORNICE 225.55SF (12%)
COMPOSITE LAP SIDING 652.91SF (34.7%)
WINDOW 104.79SF (5.6%)
DOOR 23.89SF (1.3%)
BRICK 872.21SF (46.4%)
TOTAL 1,879.35SF (100%)
NORTH ELEVATION 3
BFS CORNICE 316.53SF (8.6%)
COMPOSITE LAP SIDING 2031.75SF (54.7%)
WINDOW 337.81SF (9%)
DOOR 216.66SF (6%)
BRICK 621.55SF (16.7%)
STONE 186.73SF (5%)
TOTAL 3,700.98SF (100%)
EAST ELEVATION 4

ARCHITECTURAL STANDARDS

Per the Delaware Park PUD Ordinance No. 10112D, The location and architecture of buildings shall be reviewed and approved by the PUD Committee, pursuant to Article 10.A of this Ordinance, prior to the issuance of a building permit for each building, respectively.

Additionally,
a) The following materials shall be permitted: composite wood materials, steel, aluminum, metal, precast concrete, stone, and porcelain/ceramic tile, masonry, glass, EIFS.

b) All mechanicals shall be located and screened to minimize visibility from the Real Estate's property line and adjacent Rights-of-Way at the grade of the site.

ARCHITECTURAL DETAILS IN THIS PROJECT

Materials used on this project are as follows:

- Brick Veneer
- Stone Veneer
- Composite wood lap siding, Color 1
- Composite wood lap siding, Color 2
- EFIS Cornice
- Windows & doors w/ windows

Percentage of materials per elevation:

South elevation

EIFS CORNICE 225.55SF (12%)
COMPOSITE LAP SIDING 653SF (34.8%)
WINDOW 33.22SF (1.7%)
DOOR 24.44SF (1.3%)
BRICK 938.77SF (50%)

TOTAL 1,875SF (100%)

West Elevation

EIFS CORNICE 316.36SF (8.5%)
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WINDOW 443.18SF (12%)
DOOR 210.23SF (5.4%)
BRICK 980.34SF (26.5%)
STONE 117.33SF (3.5%)

TOTAL 3,708.08SF (100%)

North Elevation

EIFS CORNICE 225.55SF (12%)
COMPOSITE LAP SIDING 652.91SF (34.7%)
WINDOW 104.79SF (5.6%)
DOOR 23.89SF (1.3%)
BRICK 872.21SF (46.4%)

TOTAL 1,879.35SF (100%)

East Elevation

EIFS CORNICE 316.53SF (8.6%)
COMPOSITE LAP SIDING 2031.7SF (54.7%)
WINDOW 327.81SF (9%)
DOOR 216.66SF (6%)
BRICK 621.55SF (16.7%)
STONE 186.73SF (5%)

TOTAL 3,700.98SF (100%)

SURROUNDING CHARACTER







STAFF RECOMMENDATION

Staff recommends approval because applicant worked with Staff on the architecture and site plan.

Staff recommends the following conditions of approval.

1. All TAC comments are addressed.

STAFF RECOMMENDATION

☒ Approve ☐ Approve with Conditions ☐ Continue ☐ Deny

KEYED NOTES

1 BRICK VENEER
2 STONE VENEER
3 COMPOSITE WOOD LAB SIDDING, COLOR #1
4 COMPOSITE WOOD LAB SIDDING, COLOR #2
5 EIFS CORNICE



EIFS CORNICE 225.55SF (12%)
COMPOSITE LAP SIDING 653SF (34.8%)
WINDOW 33.22SF (1.7%)
DOOR 24.44SF (1.3%)
BRICK 938.77SF (50%)

TOTAL 1,875SF (100%)

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



EIFS CORNICE 316.36SF (8.5%)
COMPOSITE LAP SIDING 1640.64SF (44.1%)
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WEST ELEVATION **2**
1/8" = 1'-0"



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1/8" = 1'-0"



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COMPOSITE LAP SIDING 2031.75SF (54.7%)
WINDOW 327.81SF (9%)
DOOR 216.66SF (6%)
BRICK 621.55SF (16.7%)
STONE 186.73SF (5%)

TOTAL 3,700.98SF (100%)

EAST ELEVATION **4**
1/8" = 1'-0"

CURRAN
ARCHITECTURE

5745 LAWTON LOOP E. DR.,
SUITE 200
INDIANAPOLIS, IN 46216
O :: 317.288.0681

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

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PROJECT INFORMATION

Kiddie Academy

10193 KINCAID DRIVE
FISHERS, INDIANA
46037

ISSUE DATES

ISSUE	ISSUE DATE

PROJECT NUMBER: 240174

EXTERIOR ELEVATIONS

A201

SP-24-17 / ILP-25-10

FINAL CIVIL CONSTRUCTION PLANS FOR

KIDDIE ACADEMY

LOT 3 OF RE-PLAT BLOCK 'C-2' IN DELAWARE PARK

10193 KINCAID DRIVE

FISHERS, INDIANA 46037

SECTION 12, TOWNSHIP 17 NORTH, RANGE 4 EAST
DELAWARE TOWNSHIP, CITY OF FISHERS, HAMILTON COUNTY, INDIANA



PROJECT VICINITY

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
C3.0	MAINTENANCE OF TRAFFIC PLAN
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
C11.0	SPECIFICATIONS
L1.0	LANDSCAPE PLANS
CITY DETAILS	CITY OF FISHERS CONSTRUCTION DETAILS (8 SHEETS)
SLP	SITE LIGHTING / PHOTOMETRIC PLAN (BY OTHERS)
SURVEY	EXISTING CONDITIONS SURVEY by MILLER SURVEYING

CURVE DATA

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

REFERENCE DRAWINGS

CITY OF FISHERS STANDARD CONSTRUCTION DETAILS (11 SHEETS)
TOPOGRAPHIC SURVEY BY MILLER SURVEYING, INC. – DATE: 08/07/2023

UTILITY CONTACTS

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

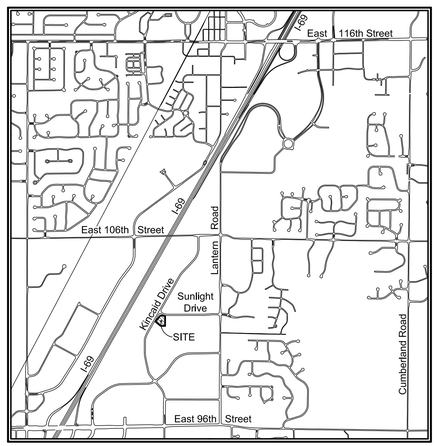
Natural Gas:
Centerpoint Energy
16000 Allisonville Road
Noblesville, IN 46061
Chad Miller - (317) 776-5532

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

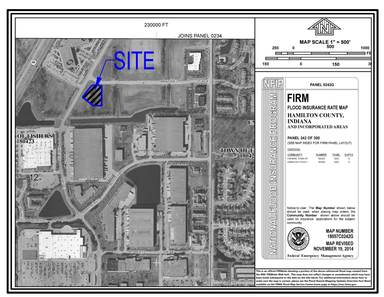
Water:
Citizens Energy Group
2150 Dr. Martin Luther King Jr. Str.
Indianapolis, IN 46202
Richard Newell - (317) 927-4377

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

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



VICINITY MAP
SCALE: 1" = 2000'
NORTH



FEMA MAP
SCALE: 1" = 1,000'
NORTH

PROJECT DEVELOPER/CONTRACTOR:

MATTINGLY CONSTRUCTION
10150 Lantern Road, Suite 250
Fishers, Indiana 46037
PH: (317) 577-8800
Attn: Steve Mattingly

ENGINEER:

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

ARCHITECT:

CURRAN ARCHITECTURE
5719 Lawton Loop East Drive, Suite 212
Lawrence, IN 46216
ATTN: Melissa Garrison
Ph: (317) 288-0681 x105

SURVEYOR:

MILLER SURVEYING, INC.
948 Conner Street
Noblesville, Indiana 46060
Ph: (317) 773-2644

LAND DESCRIPTION

LOT 3 OF THE RE-PLAT BLOCK "C-2" IN DELAWARE PARK AND RE-PLAT OF LOT 1, 2, AND 3 IN THE RE-PLAT OF BLOCK "C-3" IN DELAWARE PARK, DELAWARE TOWNSHIP, CITY OF FISHERS, HAMILTON COUNTY, INDIANA, RECORDED AS INSTRUMENT No. 2022032637 IN THE OFFICE OF THE RECORDER IN HAMILTON COUNTY, INDIANA.

	# OF ACRES	LOTS/ACRE	IMPERVIOUS SURFACE AREA	PERCENT IMPERVIOUS
LOT 2	5.70	0.16	198,379 SF	79.9%
LOT 3	1.30	0.77	35,054 SF	62.0%
LOT 4	1.63	0.61	3,684 SF	5.2%
		OVERALL PERCENT IMPERVIOUS =		63.1%

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.

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.

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.

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" (UNSHADED) AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, INDIANA, COMMUNITY NAME HAMILTON COUNTY, COMMUNITY NUMBER 180423/180800, MAP NUMBER 18057C0242 G, PANEL NUMBER 0242 G, DATED NOVEMBER 19, 2014.

REFERENCE NFIP FIRM MAP #: 18057C0242 G
EFFECTIVE DATE: NOVEMBER 19, 2014

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.

REVISION RECORD

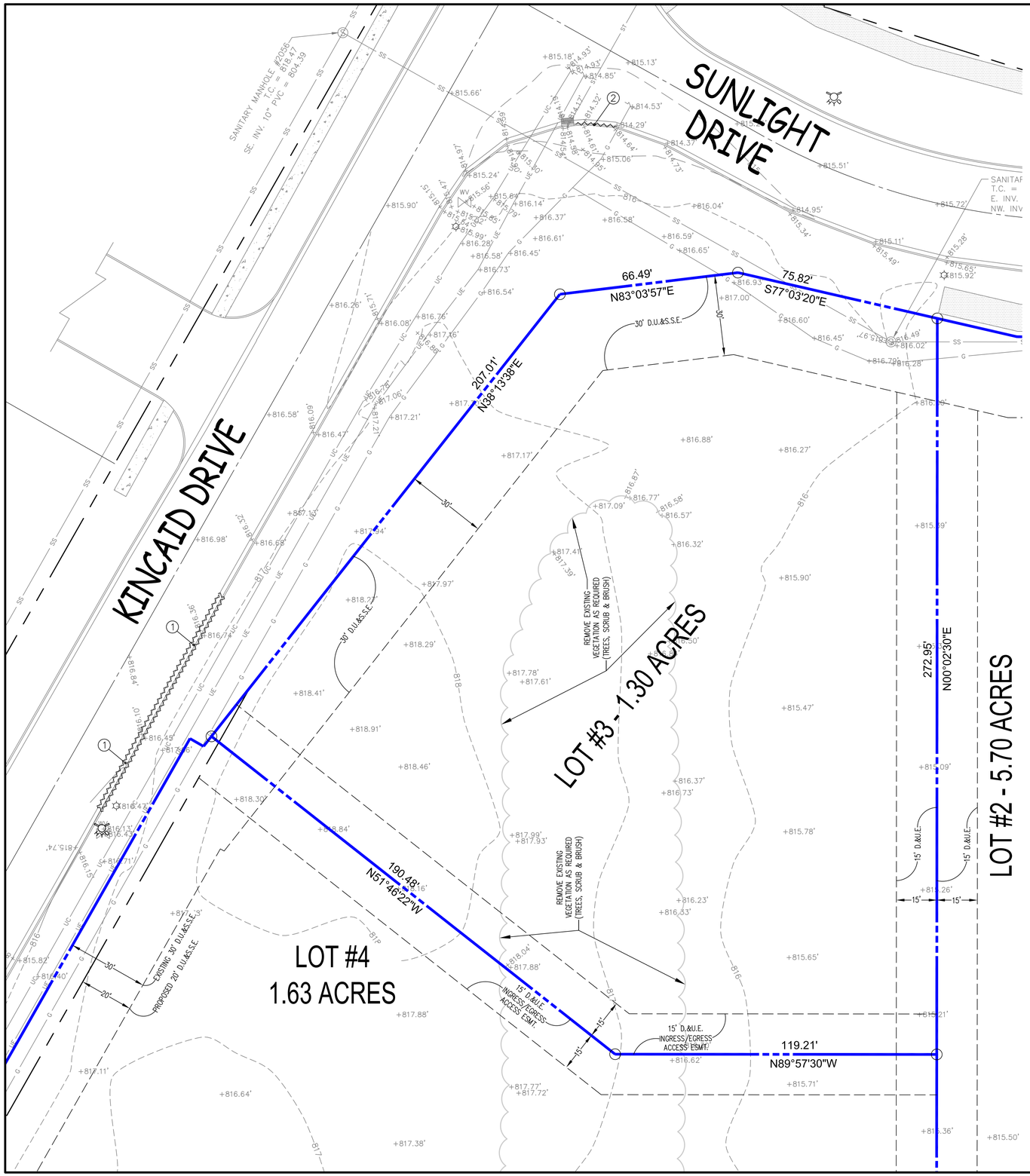
REV	DATE	DESCRIPTION	DES BY	APP BY
1	04/03/25	REVISIONS PER T.A.C. REVIEW COMMENTS	EAG	EAG

ERIC A. GLEISSNER
REGISTERED
Nº PE10403859
STATE OF INDIANA
PROFESSIONAL ENGINEER

DATE: 02/03/25

CSG PROJECT NUMBER
MCI.022

DRAWING NUMBER
C0.0
SHEET 1 OF 27



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.

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.

Indiana 811 Know what's below. Call before you dig.

NOTE

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

DEMOLITION NOTES:

1. DEMOLISH & REMOVE EXISTING CURB & GUTTER (SAWCUT AT THE NEAREST JOINT PAST DEMOLITION LIMITS)
2. DEMOLISH & REMOVE EXISTING CURB & GUTTER TO PROVIDE A CLEAN & ADA COMPLIANT HANDICAP RAMP (SAWCUT AT THE NEAREST JOINT PAST DEMOLITION LIMITS)

LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- EASEMENT
- DEMOLITION ITEM
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING LIGHT POLE
- D.U.&S.S.E. — DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
- D.E. — DRAINAGE EASEMENT
- D&U.E. — DRAINAGE & UTILITY EASEMENT
- SS — EX. SANITARY SEWER MAIN
- ST — EX. STORM SEWER LINE
- W — EX. UNDERGROUND WATER LINE
- CT — EXISTING CABLE TV PEDESTAL
- S — EXISTING SANITARY SEWER MANHOLE
- EXISTING CURB INLET
- EXISTING SIGN
- 816 — EXISTING CONTOUR

STORM SEWER SYSTEM NOTE

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

STORM SEWER INLET NOTE

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

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.

CONTRACTOR:

MATTINGLY CONSTRUCTION
10150 LANTERN ROAD, SUITE 250
FISHERS, IN 46037
ATTN: STEVE MATTINGLY
(317) 577-8800

CONTRACTOR NOTE

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

ENGINEER:

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

SURVEYOR:

MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, INDIANA 46060
(317) 773-2644

ARCHITECT:

CURRAN ARCHITECTURE
5719 LAWTON LOOP EAST DRIVE, SUITE 212
LAWRENCE, IN 46216
ATTN: MELISSA GARRISON
(317) 288-0681 x105

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 18057C0242 G, PANEL NUMBER 0242 G, DATED NOVEMBER 19, 2014.

REFERENCE NFIP FIRM MAP #: 18057C0242 G
EFFECTIVE DATE: NOVEMBER 19, 2014

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.

TOPOGRAPHIC & BOUNDARY NOTE

ALL EXISTING HORIZONTAL AND VERTICAL INFORMATION HAS BEEN SHOWN PER AN EXISTING CONDITIONS TOPOGRAPHIC/UTILITY SURVEY PREPARED BY MILLER SURVEYING, INC. DATED 09/11/2023 (JOB #: B41177) IN COMBINATION WITH A SECONDARY PLAT PREPARED BY MILLER SURVEYING, INC. RECORDED AS INSTRUMENT #2022032637; 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.

NOTE

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

BENCHMARK

TBM# 2702 MAG NAIL ELEV = 816.84	TBM# 2180 BRASS PLUG ELEV = 815.99 N 1707513.34 E 230303.04
TBM# 2100 MAG NAIL ELEV = 816.41 N 1707548.75 E 229979.37	TBM# 2181 BRASS PLUG ELEV = 815.07 N 1707531.25 E 230553.68

NOTE

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

DEMOLITION NOTES

1. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED.
2. ITEMS INDICATED TO BE REMOVED BUT OF SALVABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES.
3. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
4. 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.
5. REPAIR ALL INCIDENTAL DAMAGE TO ADJACENT FACILITIES CAUSED BY GENERAL DEMOLITION AT NO ADDITIONAL COST TO OWNER.
6. 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.
7. 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.
8. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITES, EXCEPT WHEN AUTHORIZED IN WRITING FROM UTILITY COMPANY.
9. 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.
10. PERFORM SELECTIVE DEMOLITION WORK IN A SYSTEMATIC MANNER. USE SUCH METHODS AS NECESSARY TO COMPLETE DEMOLITION SHOWN ON DRAWINGS.
11. 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.
12. 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 MATTER.
13. REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS FROM SITE.
14. IF HAZARDOUS MATERIALS ARE ENCOUNTERD DURING DEMOLITION OPERATIONS, COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
15. BURNING OF MATERIALS IS NOT PERMITTED ON PROJECT SITE.
16. UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT, AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTION BARRICADES AND LEAVE SITE FREE OF DEBRIS.
17. 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.
18. 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	04/03/25	REVISIONS PER T.A.C. REVIEW COMMENTS	EAG	EAG

MATTINGLY CONSTRUCTION
10150 LANTERN ROAD, SUITE 250
FISHERS, INDIANA 46037

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

ERIC A. GLEISSNER — REGISTERED — Nº PE10403858 STATE OF INDIANA — PROFESSIONAL ENGINEER

DATE: 02/03/25

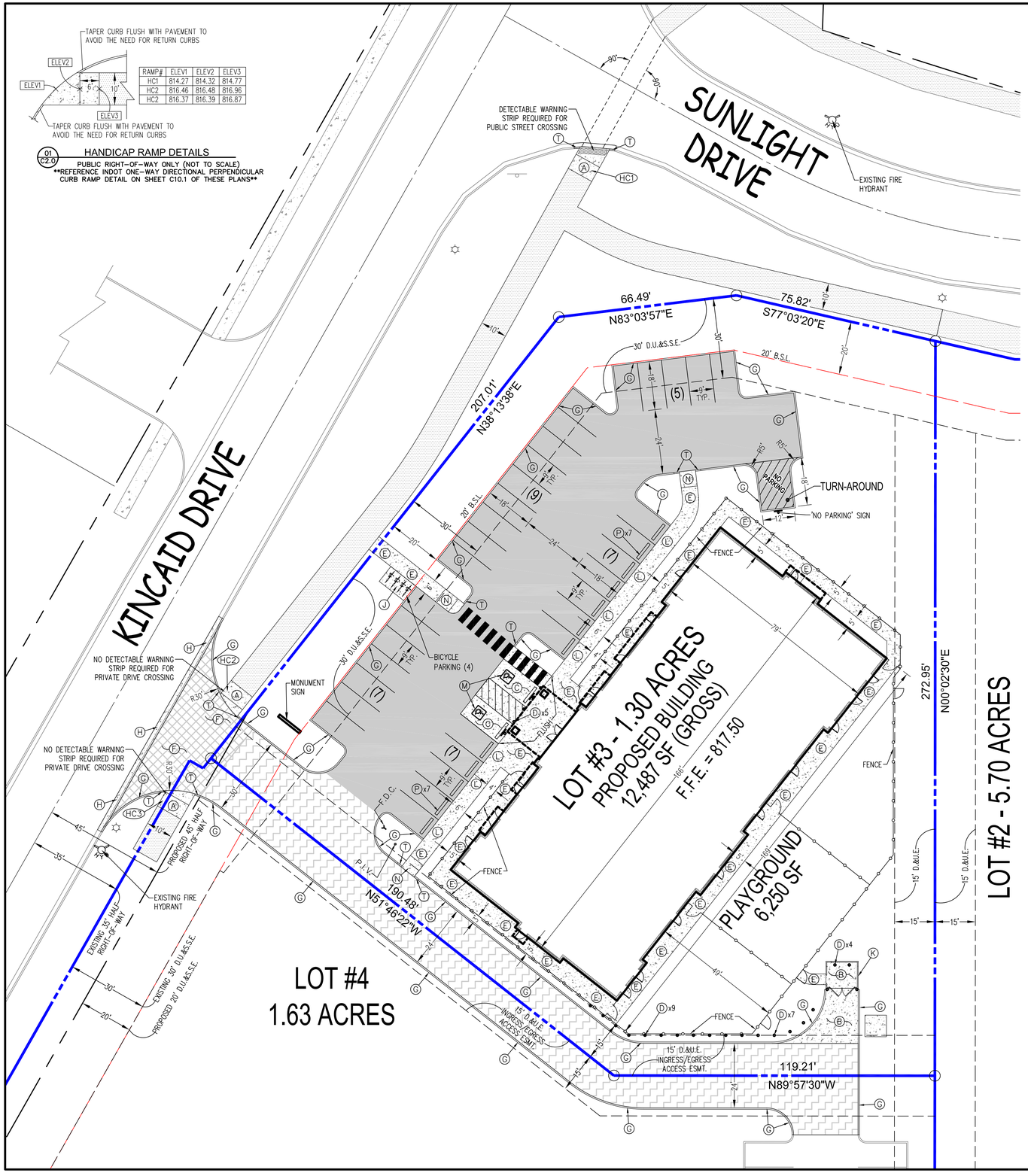
DWN BY:	EAG
CHKD. BY:	EAG
SCALE:	1" = 20'
DATE:	02/03/25

KIDDIE ACADEMY
10193 KINCAID DRIVE
FISHERS, INDIANA 46037

EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NUMBER
MCI.022

DRAWING NUMBER
C1.0
SHEET 2 OF 27



DEVELOPMENT SUMMARY

TOTAL SITE ACREAGE = 1.30 +/- ACRES
CURRENT ZONING = COMMERCIAL / INDUSTRIAL
(PUD-M / DELAWARE PARK PUD "C-3" UNDERLYING)
ADJACENT ZONING:
WEST = COMMERCIAL (PUD-M / DELAWARE PARK)
SOUTH = COMMERCIAL (PUD-M / DELAWARE PARK)
EAST = COMMERCIAL (PUD-M / DELAWARE PARK)
NORTH = COMMERCIAL (PUD-M / DELAWARE PARK)
PROPOSED BUILDING = 12,487± S.F. (GROSS)
PROVIDED PARKING = 35 SPACES
(14 CLASSROOMS + 479 SF OF ADMIN. OFFICE SPACE)
REQUIRED PARKING = 29 SPACES
2 PER CLASSROOM + 2 / 1000 SF OF ADMINISTRATIVE OFFICE SPACE
IMPERVIOUS SURFACE COVERAGE = 57.3%
90% ALLOWED PER DELAWARE PARK PUD

FLOOD NOTE

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REFERENCE NFIP FIRM MAP #: 18057C0242 G
EFFECTIVE DATE: NOVEMBER 19, 2014

CONTRACTOR:

MATTINGLY CONSTRUCTION
10150 LANTERN ROAD, SUITE 250
FISHERS, IN 46037
ATTN: STEVE MATTINGLY
(317) 577-8800

ENGINEER:

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

SURVEYOR:

MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, INDIANA 46060
(317) 773-2644

ARCHITECT:

CURRAN ARCHITECTURE
5719 LAWTON LOOP EAST DRIVE, SUITE 212
LAWRENCE, IN 46216
ATTN: MELISSA GARRISON
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TOPOGRAPHIC & BOUNDARY NOTE

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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.

NORTH

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

NOTE

REFER TO ARCHITECTURAL & FOUNDATION PLANS FOR ALL BUILDING DIMENSIONS.

LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EASEMENT
- FENCE
- PHASE LIMITS
- PROPOSED CONCRETE
- PROPOSED 10' ASPHALT PATH (SEE CITY OF FISHERS DETAILS)
- PROPOSED PAINTED DIAGONAL STRIPED ISLAND
- STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C10.0)
- COMMERCIAL DRIVEWAY PAVEMENT SECTION (SEE CITY OF FISHERS DETAILS)
- HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C10.0)
- EXISTING / PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING LIGHT POLE
- B.S.L. BUILDING SETBACK LINE
- D.U.&S.S.E. DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- D&U.E. DRAINAGE & UTILITY EASEMENT

PLAN NOTES:

(A) ADA COMPLIANT INDOT ONE-WAY DIRECTIONAL PERPENDICULAR CURB RAMP WITHOUT RETURN CURBS (SEE INDOT CURB RAMP DETAIL ON SHEET C10.1 & DETAIL '01' ON THIS SHEET)
(B) CONCRETE PAVEMENT (SEE DETAIL 10/C10.0)
(C) CONCRETE PAVEMENT (SEE DETAIL 02/C10.0)
(D) BOLLARD (SEE DETAIL C10.0)
(E) CONCRETE SIDEWALK (SEE DETAIL C10.1)
(F) COMMERCIAL DRIVEWAY PAVEMENT SECTION (SEE CITY OF FISHERS DETAILS)
(G) CONCRETE BARRIER CURB (SEE DETAIL ON SHEET 4 OF THE CITY OF FISHERS STD. CONSTRUCTION DETAILS)
(H) DEPRESSED CONCRETE GUTTER (SEE DETAIL ON SHEET 4 OF THE CITY OF FISHERS STD. CONSTRUCTION DETAILS)
(J) BICYCLE PARKING x4 (SEE DETAIL C10.0)
(K) TRASH ENCLOSURE (SEE DETAIL C10.1)
(L) COMBINED CONCRETE CURB & WALK (SEE DETAIL C10.0)
(M) TYPICAL HANDICAP PARKING SPACE MARKINGS & SIGNAGE (SEE DETAILS SHEET C10.0)
(N) ADA COMPLIANT CURB RAMP
(P) PARKING BUMPER (SEE DETAIL C10.0)
(HC#) ADA COMPLIANT CURB RAMP WITHOUT DETECTABLE WARNING STRIP (SEE CURB RAMP DETAILS ON SHEET 6 OF THE CITY OF FISHERS STD. CONSTRUCTION DETAILS)
(T) TAPER CURB FLUSH WITH PAVEMENT

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.

Indiana 811 Know what's below. Call before you dig.

NOTE

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

SITE LAYOUT NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE. UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB/SIDEWALK, RADII TO BACK OF CURB, WHERE APPLICABLE.
4. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE. CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL BUILDING DIMENSIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
6. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
7. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
9. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
10. ALL RADII INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.
11. ALL PARKING SPACE DIMENSIONS ARE TO 9' WIDE BY 18' DEEP UNLESS OTHERWISE SPECIFIED.

REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY
1	04/03/25	REVISIONS PER T.A.C. REVIEW COMMENTS	EAG	EAG

MATTINGLY CONSTRUCTION
10150 LANTERN ROAD, SUITE 250
FISHERS, INDIANA 46037

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

ERIC A. GLEISSNER REGISTERED N° PE10403858 STATE OF INDIANA PROFESSIONAL ENGINEER
DATE: 02/03/25

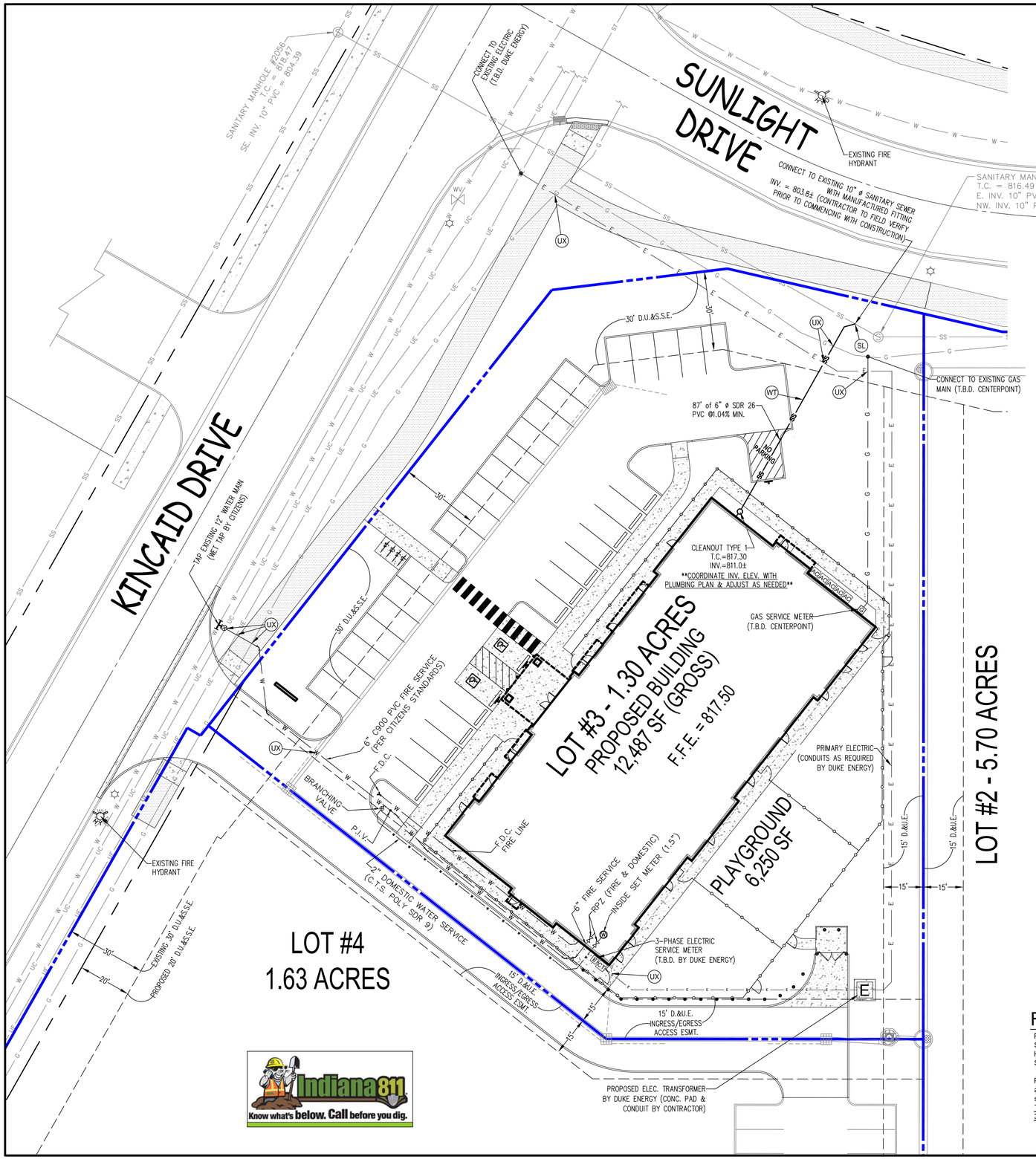
DWN BY: EAG
CHKD. BY: EAG
SCALE: 1" = 20'
DATE: 02/03/25

KIDDIE ACADEMY
10193 KINCAID DRIVE
FISHERS, INDIANA 46037

SITE PLAN

PROJECT NUMBER
MCI.022

DRAWING NUMBER
C2.0
SHEET 3 OF 27



UTILITY LOCATE NOTE

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NOTE

REFER TO ARCHITECTURAL & FOUNDATION PLANS FOR ALL BUILDING DIMENSIONS.

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.

SITE LIGHTING NOTE

SITE LIGHTING IS NOT SHOWN ON THESE PLANS. 2-1/4" CONDUITS (SITE LIGHTING & SECURITY) REQUIRED TO ALL SITE LIGHTING LOCATIONS. ALL CONDUIT RUNS SHALL BE TRENCHED INSTALLED WITH COMPACTED GRANULAR BACKFILL TO PAVEMENT SUBGRAD – PLOWED OR RAKED INSTALLATION OF CONDUITS ARE PROHIBITED

CONTRACTOR:

MATTINGLY CONSTRUCTION
10150 LANTERN ROAD, SUITE 250
FISHERS, IN 46037
ATTN: STEVE MATTINGLY
(317) 577-8800

ENGINEER:

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

SURVEYOR:

MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, INDIANA 46060
(317) 773-2644

ARCHITECT:

CURRAN ARCHITECTURE
5719 LAWTON LOOP EAST DRIVE, SUITE 212
LAWRENCE, IN 46216
ATTN: MELISSA GARRISON
(317) 288-0681 x105

NORTH

20 0 10 20

(IN FEET)
1 inch = 20 ft.

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.

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.

TOPOGRAPHIC & BOUNDARY NOTE

ALL EXISTING HORIZONTAL AND VERTICAL INFORMATION HAS BEEN SHOWN PER AN EXISTING CONDITIONS TOPOGRAPHIC/UTILITY SURVEY PREPARED BY MILLER SURVEYING, INC. DATED 09/11/2023 (JOB #: B41177) IN COMBINATION WITH A SECONDARY PLAT PREPARED BY MILLER SURVEYING, INC. RECORDED AS INSTRUMENT #2022032637; 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.

LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- EASEMENT
- FENCE
- PROPOSED CONCRETE
- PROPOSED 10' ASPHALT PATH (SEE CITY OF FISHERS DETAILS)
- PROPOSED PAINTED DIAGONAL STRIPED ISLAND
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING LIGHT POLE
- D.U.&S.S.E. — DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
- D.E. — DRAINAGE EASEMENT
- D&U.E. — DRAINAGE & UTILITY EASEMENT
- PROPOSED STORM SEWER
- SUBSURFACE DRAIN (SEE DETAIL SHEET C10.0)
- E — PROPOSED ELECTRIC SERVICE
- W — PROPOSED WATER SERVICE
- SS — PROPOSED SANITARY LATERAL
- E — PROPOSED PRIMARY 3ø DUKE ENERGY ELECTRIC TRANSFORMER
- SS — EX. SANITARY SEWER MAIN
- ST — EX. STORM SEWER LINE
- W — EX. UNDERGROUND WATER LINE
- ET — EXISTING CABLE TV PEDESTAL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CURB INLET
- EXISTING SIGN

PLAN NOTES:

(UX) UTILITY CROSSING

(SL) THE SANITARY SEWER LATERAL CONNECTION SHALL BE COMPLETED UTILIZING A FACTORY TEE OR WYE & SOLID SLEEVE CONNECTOR. FLEXIBLE FERNCO-STYLE CONNECTORS AND SADDLE FITTINGS ARE NOT PERMITTED.

(WT) DETECTABLE SEWER WARNING TAPE TWO (2) INCHES WIDE SHALL BE INSTALLED 12 INCHES ABOVE THE LATERAL FROM CLEANOUT TO SEWER MAIN.

UTILITY NOTES

1. 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.
2. STANDARD SPECIFICATIONS FOR THE LOCAL GOVERNING AGENCY SHALL APPLY FOR ALL SANITARY SEWERS, STORM SEWERS, AND WATER MAINS.
3. ANY PART OF THE SANITARY OR STORM SEWER TRENCHES RUNNING UNDER PAVED AREAS TO BE BACKFILLED WITH GRANULAR MATERIAL.
4. ALL WATER MAINS & WATER SERVICES TO HAVE **60" MINIMUM COVER** OVER TOP OF PIPE.
5. STERILIZATION OF WATER MAIN SHALL BE IN ACCORDANCE WITH STATE BOARD OF HEALTH REQUIREMENTS. (APPLIES TO COMMERCIAL ONLY)
6. CONTRACTOR RESPONSIBLE TO INSTALL ALL UNDERGROUND CONDUIT PER UTILITY COMPANY'S SPECIFICATIONS.
7. CONTRACTOR RESPONSIBLE FOR RESTORATION TO ALL AREAS AFFECTED DURING CONSTRUCTION. REFER TO THE TOWN OF FISHERS STANDARDS FOR RESTORATION REQ'S.
8. 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.

REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY
1	04/03/25	REVISIONS PER T.A.C. REVIEW COMMENTS	EAG	EAG

MATTINGLY CONSTRUCTION
10150 LANTERN ROAD, SUITE 250
FISHERS, INDIANA 46037

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

ERIC A. GLEISNER — REGISTERED — Nº PE10403858 STATE OF INDIANA — PROFESSIONAL ENGINEER

DATE: 02/03/25

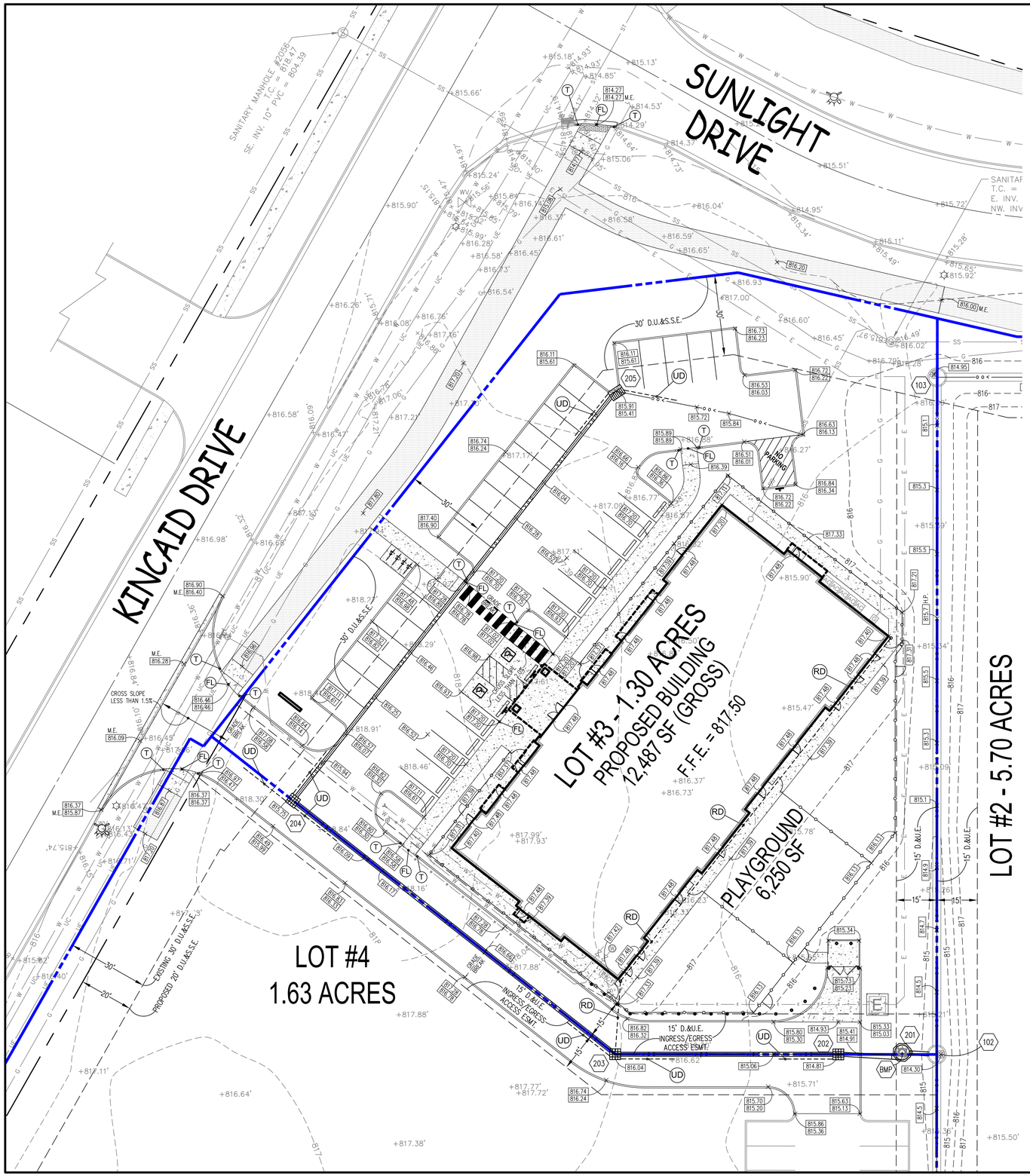
DWN BY:	EAG
CHKD. BY:	EAG
SCALE:	1" = 20'
DATE:	02/03/25

KIDDIE ACADEMY
10193 KINCAID DRIVE
FISHERS, INDIANA 46037

UTILITY PLAN

PROJECT NUMBER
MCI.022

DRAWING NUMBER
C2.1
SHEET 4 OF 27



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.

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.

Indiana 811 Know what's below. Call before you dig.

NOTE

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

NORTH

20 0 10 20

(IN FEET)
1 inch = 20 ft.

NOTE

REFER TO ARCHITECTURAL & FOUNDATION PLANS FOR ALL BUILDING DIMENSIONS.

STORM SEWER SYSTEM NOTE

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

STORM SEWER INLET NOTE

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

LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- EASEMENT
- FENCE
- PROPOSED CONCRETE
- PROPOSED 10' ASPHALT PATH (SEE CITY OF FISHERS DETAILS)
- PROPOSED PAINTED DIAGONAL STRIPED ISLAND
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING LIGHT POLE
- D.U.&S.S.E. DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- D&U.E. DRAINAGE & UTILITY EASEMENT
- PROPOSED STORM SEWER
- SUBSURFACE DRAIN (SEE DETAIL SHEET C10.0)
- E PROPOSED ELECTRIC SERVICE
- W PROPOSED WATER SERVICE
- SS PROPOSED SANITARY LATERAL
- E PROPOSED PRIMARY 3ø DUKE ENERGY ELECTRIC TRANSFORMER
- SS EX. SANITARY SEWER MAIN
- ST EX. STORM SEWER LINE
- W EX. UNDERGROUND WATER LINE
- CT EXISTING CABLE TV PEDESTAL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CURB INLET
- EXISTING SIGN
- DRAINAGE FLOW ARROW
- ### STORM STRUCTURE NUMBER
- 799.23 / 798.73 TOP OF CURB GRADE / PAVEMENT GRADE
- 798.25 PAVEMENT OR EARTH GRADE
- M.E. MATCH EXISTING GRADE
- EX. EXISTING GRADE
- 816 EXISTING CONTOUR
- 816 PROPOSED CONTOUR

CONTRACTOR:

MATTINGLY CONSTRUCTION
10150 LANTERN ROAD, SUITE 250
FISHERS, IN 46037
ATTN: STEVE MATTINGLY
(317) 577-8800

CONTRACTOR NOTE

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

ENGINEER:

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

SURVEYOR:

MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, INDIANA 46060
(317) 773-2644

ARCHITECT:

CURRAN ARCHITECTURE
5719 LAWTON LOOP EAST DRIVE, SUITE 212
LAWRENCE, IN 46216
ATTN: MELISSA GARRISON
(317) 288-0681 x105

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 18057C0242 G, PANEL NUMBER 0242 G, DATED NOVEMBER 19, 2014.

REFERENCE NFIP FIRM MAP #: 18057C0242 G
EFFECTIVE DATE: NOVEMBER 19, 2014

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.

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) 10" (SDR35 @1.00% MIN. SLOPE) ROOF DRAIN LEADER WITH RISERS, ADAPTERS FOR DOWNSPOUTS, BENDS, FITTINGS, & CLEANOUTS AT BENDS > 22.5°FOR CONNECTION TO ALL ROOF DOWNSPOUTS

TOPOGRAPHIC & BOUNDARY NOTE

ALL EXISTING HORIZONTAL AND VERTICAL INFORMATION HAS BEEN SHOWN PER AN EXISTING CONDITIONS TOPOGRAPHIC/UTILITY SURVEY PREPARED BY MILLER SURVEYING, INC. DATED 09/11/2023 (JOB #: B41177) IN COMBINATION WITH A SECONDARY PLAT PREPARED BY MILLER SURVEYING, INC. RECORDED AS INSTRUMENT #2022032637; 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.

GRADING NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. 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.
3. 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.
4. 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 SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
5. TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH ENGINEERED GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
6. AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED PARKING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
7. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING, IN ALL AREAS, AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, "BIRD BATH" CONDITIONS.
8. ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
9. SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
10. FLOW LINE ELEVATIONS GIVEN AT END OF CONCRETE END SECTIONS.
11. SIDEWALK AGAINST BUILDING SHALL SLOPE AWAY FROM BUILDING AT 1.04% SLOPE MIN.

BENCHMARK

TBM# 2702
MAG NAIL
ELEV = 816.84

TBM# 2180
BRASS PLUG
ELEV = 815.99
N 1707513.34
E 230303.04

TBM# 2100
MAG NAIL
ELEV = 816.41
N 1707548.75
E 229979.37

TBM# 2181
BRASS PLUG
ELEV = 815.07
N 1707531.25
E 230553.68

NOTE

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

REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY
1	04/03/25	REVISIONS PER T.A.C. REVIEW COMMENTS	EAG	EAG

MATTINGLY CONSTRUCTION
10150 LANTERN ROAD, SUITE 250
FISHERS, INDIANA 46037

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

ERIC A. GLEISSNER REGISTERED N° PE10403858 STATE OF INDIANA PROFESSIONAL ENGINEER

DATE: 02/03/25

DWN BY:	EAG
CHKD. BY:	EAG
SCALE:	1" = 20'
DATE:	02/03/25

KIDDIE ACADEMY
10193 KINCAID DRIVE
FISHERS, INDIANA 46037

GRADING & DRAINAGE PLAN

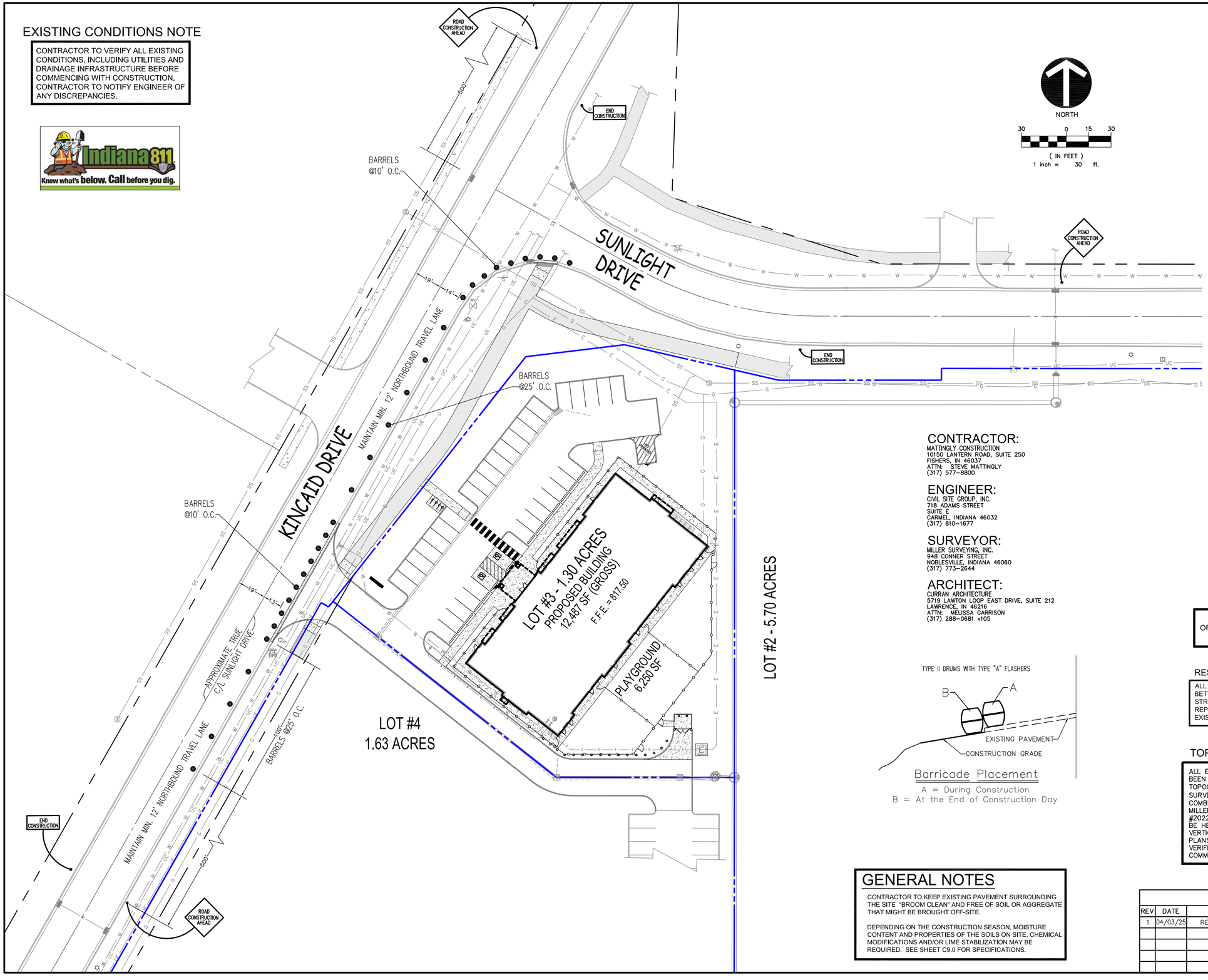
PROJECT NUMBER
MCI.022

DRAWING NUMBER
C2.2
SHEET 5 OF 27

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.

Indiana 811 Know what's below. Call before you dig.



LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- FENCE
- PROPOSED CONCRETE
- PROPOSED 10' ASPHALT PATH (SEE CITY OF FISHERS DETAILS)
- PROPOSED PAINTED DIAGONAL STRIPED ISLAND
- EXISTING 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 SANITARY LATERAL
- PROPOSED PRIMARY 3ø DUKE ENERGY ELECTRIC TRANSFORMER
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER LINE
- EX. UNDERGROUND WATER LINE
- EXISTING CABLE TV PEDESTAL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CURB INLET
- EXISTING SIGN

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.

CONTRACTOR:
MATTINGLY CONSTRUCTION
10150 LANTERN ROAD, SUITE 250
FISHERS, IN 46037
ATTN: STEVE MATTINGLY
(317) 577-8800

ENGINEER:
CIVIL SITE GROUP, INC.
718 ADAMS STREET
SUITE E
CARMEL, INDIANA 46032
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MILLER SURVEYING, INC.
948 CONNER STREET
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(317) 773-2644

ARCHITECT:
CURRAN ARCHITECTURE
5719 LAWTON LOOP EAST DRIVE, SUITE 212
LAWRENCE, IN 46216
ATTN: MELISSA GARRISON
(317) 288-0681 x105

Barricade Placement
A = During Construction
B = At the End of Construction Day

LANE RESTRICTION NOTE

ANY REQUIRED LANE RESTRICTIONS ARE TO BE COORDINATED WITH THE CITY OF INDIANAPOLIS A MINIMUM OF FIVE (5) BUSINESS PRIOR TO THE PLANNED RESTRICTION.

NOTE

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

RESTORATION NOTE

ALL EXISTING ROADS MUST BE RESTORED TO ORIGINAL OR BETTER CONDITION, INCLUDING, BUT MOT LIMITED TO STRIPING, STONE SHOULDERS & SIGNAGE. ALL REPAIRS/STRIPING MUST COINCIDE WITH THE ADJOINING EXISTING ROAD.

TOPOGRAPHIC & BOUNDARY NOTE

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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 C9.0 FOR SPECIFICATIONS.

REVISION RECORD

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FISHERS, INDIANA 46037

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ERIC A. GLEISSNER
REGISTERED
Nº PE10403858
STATE OF INDIANA
PROFESSIONAL ENGINEER
DATE: 02/03/25

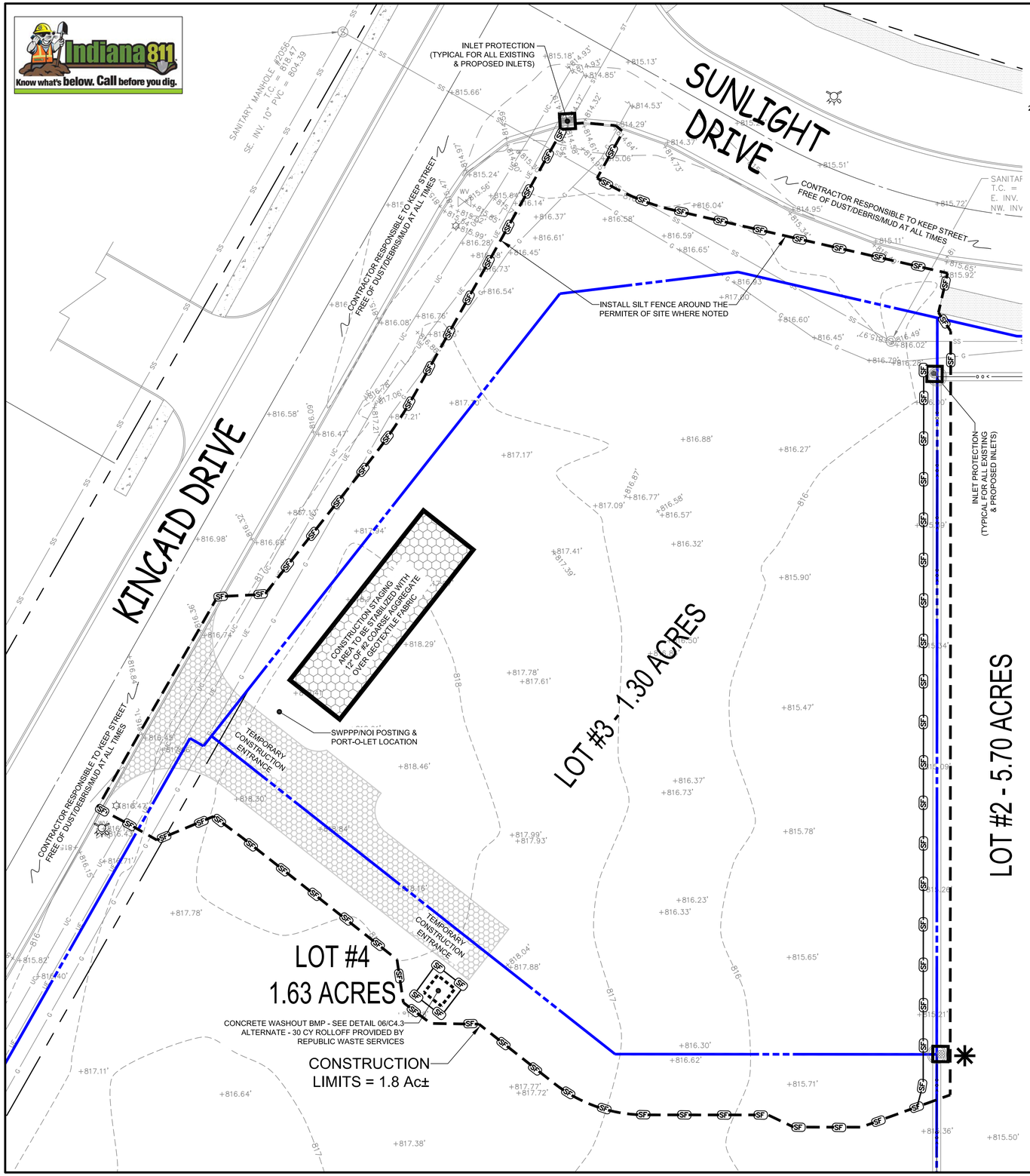
DWN BY:	EAG
CHKD. BY:	EAG
SCALE:	1" = 30'
DATE:	02/03/25

KIDDIE ACADEMY
10193 KINCAID DRIVE
FISHERS, INDIANA 46037

MAINTENANCE OF TRAFFIC PLAN

PROJECT NUMBER
MCI.022

DRAWING NUMBER
C3.0
SHEET 6 OF 27



NORTH

20 0 10 20

(IN FEET)
1 inch = 20 ft.

LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- CONSTRUCTION LIMITS
- PROPOSED SILT FENCE-Typical in all areas where sediment could leave the site. SEE DETAIL 05/C4.3
- DRAINAGE SWALE FLOWLINE
- 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 - Flexstorm typical for all paved area inlets AFTER pavement is installed; Silt Fence cage & Dandy Bags BEFORE pavement is installed.
- Check Dam/Sediment Filter - Spacing at 100' within swales (Rock Check Dam).
- TEMPORARY CONSTRUCTION ENTRANCE SEE DETAIL 04/C4.3
- STONE SUBBASE IN PARKING LOT TO SERVE AS TEMPORARY STABILIZATION MEASURE
- PROPOSED STORM SEWER
- SUBSURFACE DRAIN (SEE DETAIL SHEET C10.0)
- EXISTING CURB INLET
- 799.23 / 798.73 TOP OF CURB GRADE / PAVEMENT GRADE
- 798.25 PAVEMENT OR EARTH GRADE
- M.E. MATCH EXISTING GRADE
- EX. EXISTING GRADE
- 816 EXISTING CONTOUR
- 816 PROPOSED CONTOUR

NOTE: STABILIZATION OF INACTIVE, UNVEGETATED AREAS MUST BE INITIATED BY THE END OF THE 7th DAY OF INACTIVITY AND COMPLETED WITHIN 14 DAYS AFTER INITIATION.

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.

DEVELOPMENT SUMMARY

TOTAL SITE AREA = 1.3 ACRES +/-
TOTAL DISTURBED AREA = 1.8 ACRES +/-

PORTABLE TOILET NOTE

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

STORM SEWER INLET NOTE

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

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.

CONTRACTOR NOTE

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

GENERAL NOTES

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

EROSION CONTROL CONTACT

MATTINGLY CONSTRUCTION
ATTN: STEVE MATTINGLY
10150 LANTERN ROAD, SUITE 250
FISHERS, IN 46037
(317) 577-8800

SOILS DESCRIPTIONS & LIMITATIONS

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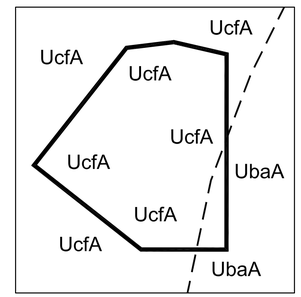
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NOTE

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

EROSION CONTROL NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING REGRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION.
3. 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.
4. 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.
5. 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.
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9. ALL EXISTING STRUCTURES, FENCING, TREES AND ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE. BURNING IS NOT ALLOWED ON-SITE.
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    b) 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.



SOILS MAP
SCALE: 1" = 100'

REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY
1	04/03/25	REVISIONS PER T.A.C. REVIEW COMMENTS	EAG	EAG

MATTINGLY CONSTRUCTION
10150 LANTERN ROAD, SUITE 250
FISHERS, INDIANA 46037

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

ERIC A. GLEISSNER REGISTERED Nº PE10403858 STATE OF INDIANA PROFESSIONAL ENGINEER

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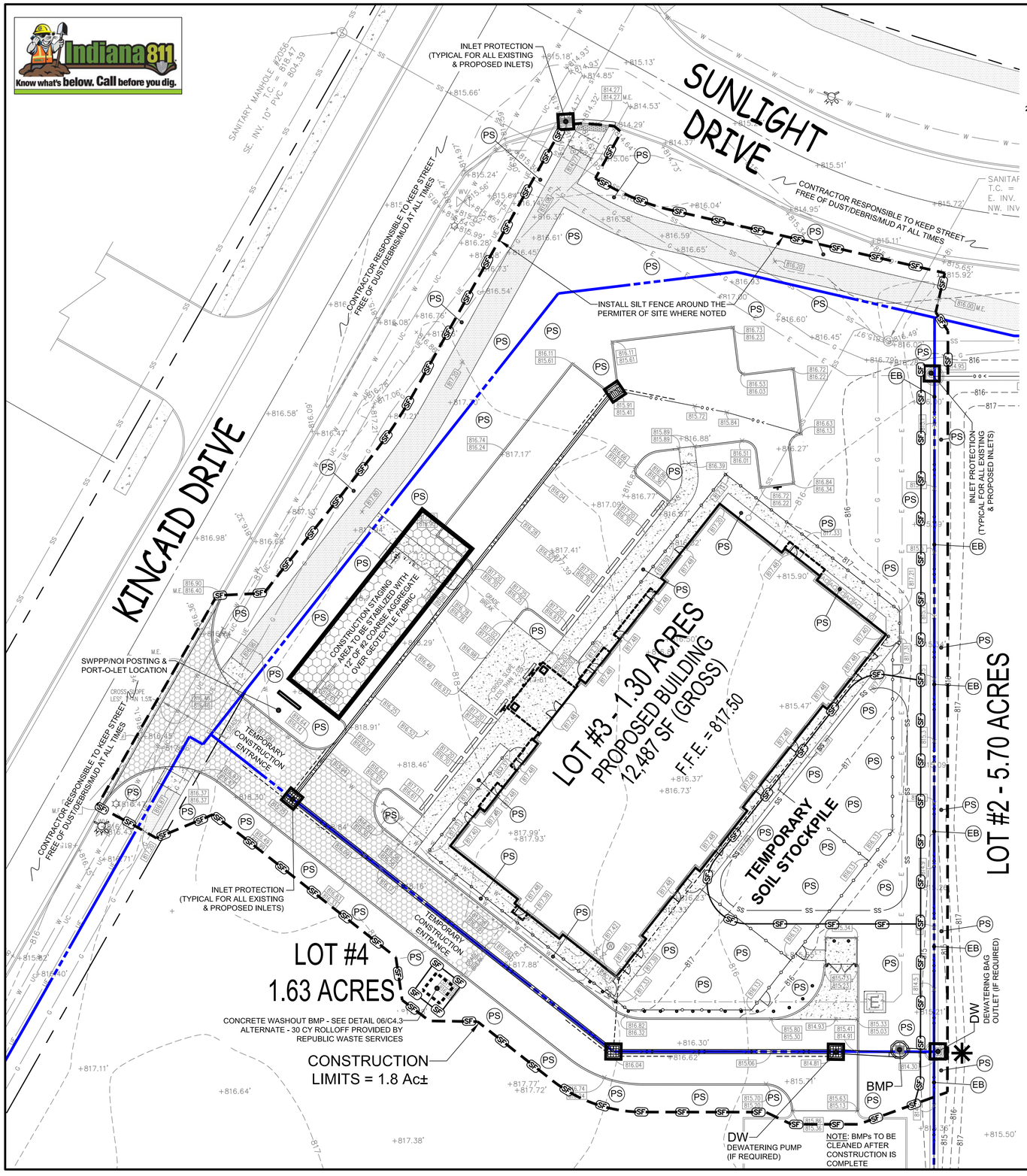
DWN BY:	EAG
CHKD. BY:	EAG
SCALE:	1" = 20'
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KIDDIE ACADEMY
10193 KINCAID DRIVE
FISHERS, INDIANA 46037

STORMWATER POLLUTION PREVENTION PLAN
INITIAL SWPPP MEASURES

PROJECT NUMBER
MCI.022

DRAWING NUMBER
C4.0
SHEET 7 OF 27



NORTH

20 0 10 20

(IN FEET)
1 inch = 20 ft.

LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- CONSTRUCTION LIMITS
- PROPOSED SILT FENCE-Typical in all areas where sediment could leave the site. SEE DETAIL 05/C4.3
- DRAINAGE SWALE FLOWLINE
- 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 - Flexstorm typical for all paved area inlets AFTER pavement is installed; Silt Fence cage & Dandy Bags BEFORE pavement is installed.
- Check Dam/Sediment Filter - Spacing at 100' within swales (Rock Check Dam).
- TEMPORARY CONSTRUCTION ENTRANCE SEE DETAIL 04/C4.3
- STONE SUBBASE IN PARKING LOT TO SERVE AS TEMPORARY STABILIZATION MEASURE
- PROPOSED STORM SEWER
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- EXISTING GRADE
- EXISTING CONTOUR
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NOTE: STABILIZATION OF INACTIVE, UNVEGETATED AREAS MUST BE INITIATED BY THE END OF THE 7th DAY OF INACTIVITY AND COMPLETED WITHIN 14 DAYS AFTER INITIATION.

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.

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TOTAL SITE AREA = 1.3 ACRES +/-
TOTAL DISTURBED AREA = 1.8 ACRES +/-

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STORM SEWER INLET NOTE

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EROSION CONTROL CONTACT

MATTINGLY CONSTRUCTION
ATTN: STEVE MATTINGLY
10150 LANTERN ROAD, SUITE 250
FISHERS, IN 46037
(317) 577-8800

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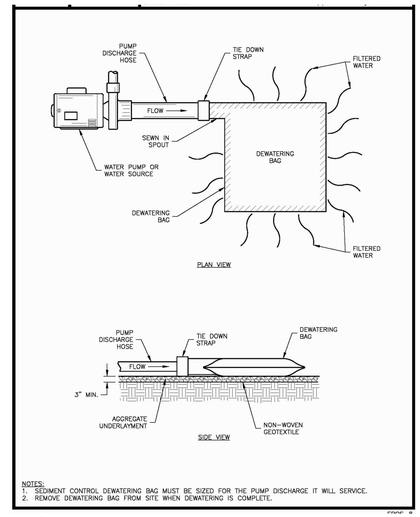
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NOTES:
1. SEDIMENT CONTROL DEWATERING BAG MUST BE SIZED FOR THE PUMP DISCHARGE IT WILL SERVICE.
2. REMOVE DEWATERING BAG FROM SITE WHEN DEWATERING IS COMPLETE.

01 C4.1 TEMPORARY SEDIMENT CONTROL DEWATERING BAG
NOT TO SCALE

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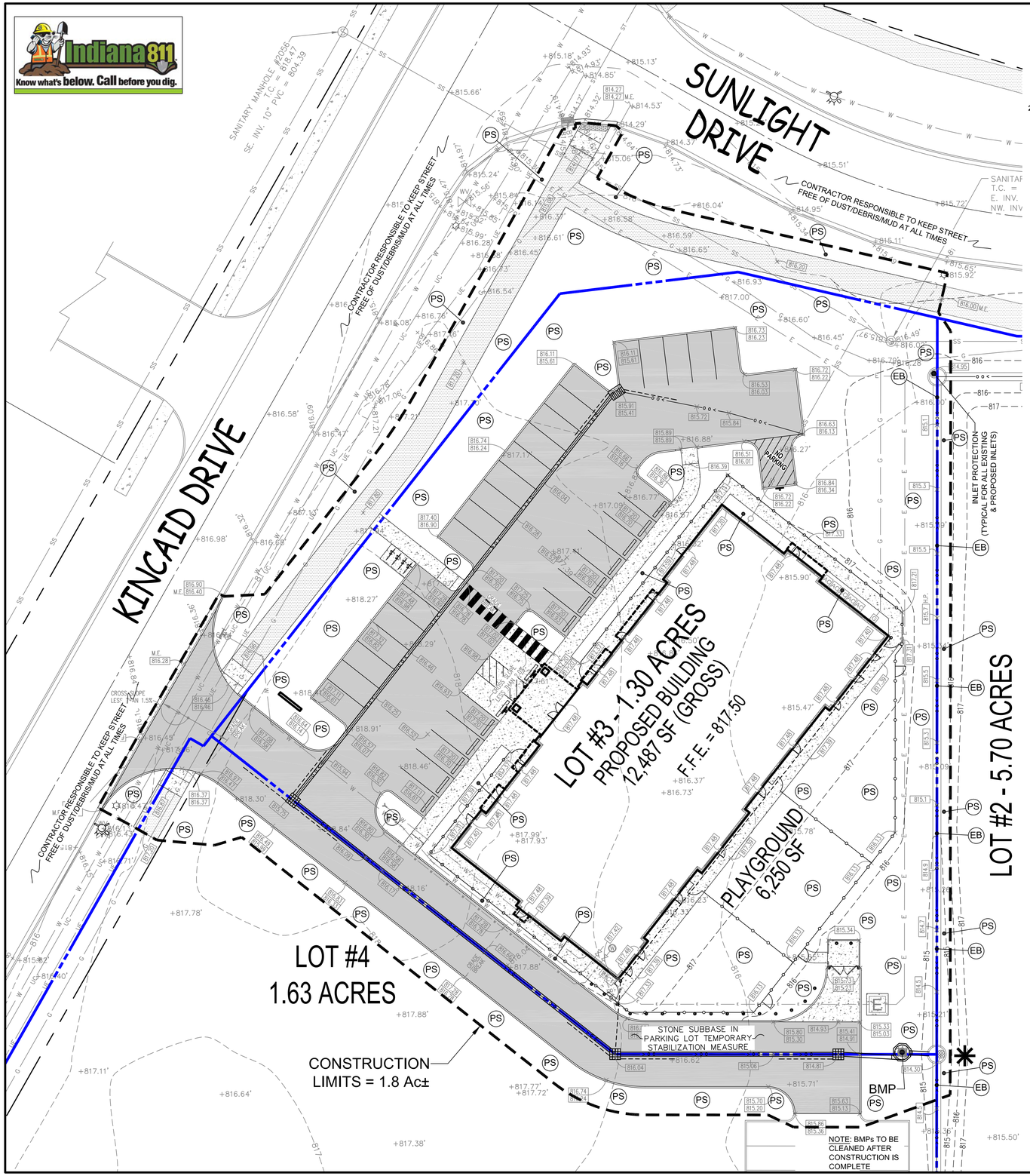
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STORMWATER POLLUTION PREVENTION PLAN
SWPPP MEASURES DURING CONSTRUCTION

PROJECT NUMBER
MCI.022

DRAWING NUMBER
C4.1
SHEET 8 OF 27



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(IN FEET)
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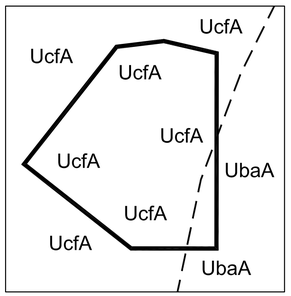
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KIDDIE ACADEMY
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FISHERS, INDIANA 46037

STORMWATER POLLUTION PREVENTION PLAN
FINAL SWPPP MEASURES

PROJECT NUMBER
MCI.022

DRAWING NUMBER
C4.2
SHEET 9 OF 27

SEEDBED PREPARATION

APPLY LIME TO RAISE THE pH TO THE LEVEL NEEDED FOR SPECIES BEING SEEDED. 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	WINTER HARDINESS	FLOODING TOLERANCE (DAYS)	MATURE HEIGHT (INCHES)	EMERGENCE TIME (DAYS)	SOIL TOLERANCE		
	WET	NORM	DRY									GEN.	SOIL	SPRAY
CREEPING RED FESCUE FESTUCA RUBRA	2	1	2	1	1	1	MED.	1	20–25	12–18	7–21			S
KENTUCKY BLUEGRASS POA PROTINSIS	2	1	2	1	1	1	MED.	1	20–35	12–18	10–20			MT
TALL FESCUE FESTUCA L. ARUNDINACEA	2	1	1	1	1	1	LOW	1	24–35	24–36	5–14		T	
PERENNIAL RYEGRASS LOLLUM PERENNE	2	1	2	–	1	2	MED. HIGH	2	15–20	12–18	5–10		MT	
CROWNVETCH CORONILLA VARLA	–	1	1	2	–	–	LOW	1	5–10	24	14–21	T		
RED CLOVER TRIFOLIUM PROTENSE	–	1	–	2	–	–	MED.	1	7–10	18	5–10	S	S	

RANKING:
1 GOOD
2 MEDIUM
– NOT TOLERANT

SALT TOLERANCE (TO BOTH SOIL SALTS & SPRAY)
T TOLERANCE
MT MEDIUM TOLERANCE
S SLIGHT TOLERANCE

SEED TOLERANCE

FERTILIZER NOTE

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

FERTILIZER NOTE

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

SPECIES	SEEDING RATE LBS/ACRE	SEEDING RATE LBS/1000 SQ. FT.	SUITABLE pH	SITE SUITABILITY* 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	
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 CROWNVETCH**	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

EROSION CONTROL SCHEDULE		
EROSION CONTROL MEASURE	MAINTENANCE	INSTALLATION SEQUENCE
STONE ENTRANCE	AS NEEDED	PRIOR TO CLEARING AND GRADING
SILT FENCE	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
EXISTING INLET PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
TREE PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
TEMPORARY DIVERSIONS	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	ALONG WITH ROUGH GRADING
TEMPORARY SEEDING	WATER AS NEEDED	AFTER ROUGH GRADING
PERMANENT SEEDING	WATER AS NEEDED	AFTER FINISH GRADING – AS SOON AS PRACTICAL UPON COMPLETION
EROSION CONTROL MATTING	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	AFTER FINISH GRADING – AS SOON AS PRACTICAL UPON COMPLETION
ROCK CHECK DAMS	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	AFTER FINISH GRADING – AS SOON AS PRACTICAL UPON COMPLETION
INLET PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	AFTER EACH INLET IS PLACED
REMOVAL OF TREE PROTECTION	N/A	AFTER PERMANENT SEEDING
REMOVAL OF ROCK CHECK DAMS	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED
REMOVAL OF INLET PROTECTION	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED
REMOVAL OF SILT FENCE	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED

EROSION CONTROL MEASURES MAINTENANCE REQUIREMENTS

ROCK CHECK DAM MAINTENANCE REQUIREMENTS:

1. 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.
2. INSPECT PERIODICALLY FOR DETERIORATION OR DAMAGE FROM CONSTRUCTION ACTIVITIES AND REPAIR IMMEDIATELY.
3. 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:

1. INSPECT THE SILT FENCE PERIODICALLY AND AFTER EACH STORM EVENT.
2. IF FENCE FABRIC TEARS, STARTS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY.
3. REMOVE DEPOSITED SEDIMENT WHEN IT REACHES HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT OR IS CAUSING THE FABRIC TO BULGE.
4. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEAN OUT.
5. 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:

1. INSPECT TEMPORARY SEDIMENT TRAPS AFTER EACH STORM EVENT IMMEDIATELY REPAIR ANY EROSION AND PIPING HOLES.
2. REMOVE SEDIMENT WHEN IT HAS ACCUMULATED TO ONE–HALF THE DESIGN DEPTH.
3. REPLACE SPILLWAY GRAVEL FACING IF CLOGGED.
4. INSPECT VEGETATION, AND RE–SEED IF NECESSARY.
5. 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.
6. PROMPTLY REPLACE ANY DISPLACED RIP RAP, BEING CAREFUL THAT NO STONES IN THE SPILLWAY ARE ABOVE DESIGN GRADE.
7. 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:

1. DURING VEGETATIVE ESTABLISHMENT, INSPECT AFTER STORM EVENTS FOR ANY EROSION BELOW THE BLANKET.
2. 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.
3. AFTER VEGETATIVE ESTABLISHMENT, CHECK THE TREATED AREA PERIODICALLY.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE MAINTENANCE REQUIREMENTS:

1. INSPECT ENTRANCE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER STORM EVENTS OR HEAVY USE.
2. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
3. TOP DRESS WITH CLEAN STONE AS NEEDED.
4. 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.
5. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.

NORTH AMERICAN GREEN

TYPE	LONGEVITY	MAX. SLOPE	APPLICATION
S75	10 MONTHS	3:1	LOW FLOW SWALES
DS75	60 DAYS	3:1	LOW FLOW SWALES
S150	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 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
NON–IRRIGATED*												
IRRIGATED												
DORMANT SEEDING **												

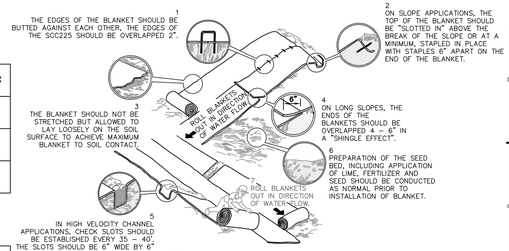
IRRIGATION NEEDED DURING THIS PERIOD. TO CONTROL EROSION AT TIMES OTHER THAN IN THE SHADED AREAS. USE MULCH.

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

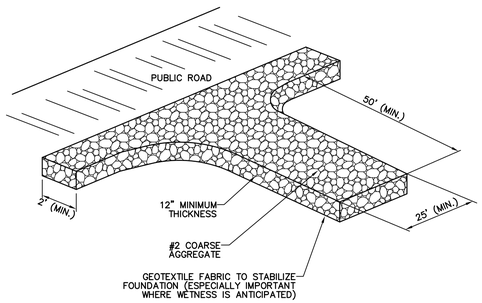
** INCREASE SEEDING APPLICATION BY 50%.

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

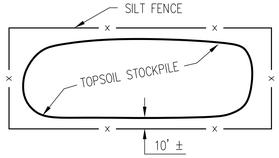
* NOT NECESSARY WHERE MULCH IS APPLIED.



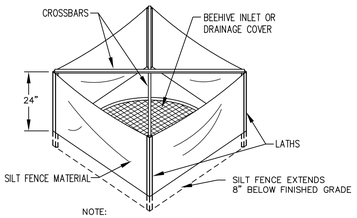
07 C4.1 EROSION BLANKET INSATLLATION
NOT TO SCALE



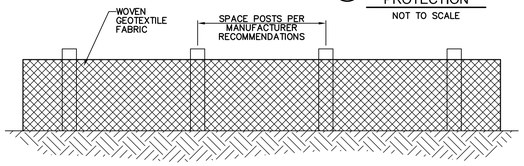
01 C4.1 TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE

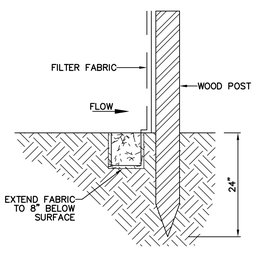


08 C4.3 TYPICAL TOPSOIL STOCKPILE
NOT TO SCALE



03 C4.1 SILT FENCE INLET PROTECTION
NOT TO SCALE



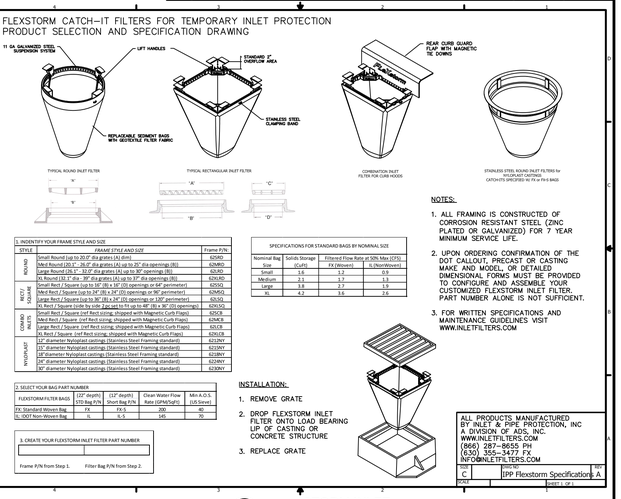


NOTE:
POSTS SHALL HAVE A MINIMUM LENGTH OF 36 INCHES PLUS BURIAL DEPTH. POST MATERIAL SHALL BE WOOD, STEEL OR SYNTHETIC, AND SHALL BE OF SUFFICIENT STRENGTH TO RESIST DAMAGE DURING INSTALLATION AND TO SUPPORT APPLIED LOADS.

FABRIC SHALL BE A WOVEN GEOTEXTILE FABRIC CONSISTING OF STRONG, ROT RESISTANT, MATERIALS RESISTANT TO DETERIORATION FROM ULTRAVIOLET AND HEAT EXPOSURE.

05 C4.1 SILT FENCE CONSTRUCTION
NOT TO SCALE

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



1. INDENTIFY YOUR FRAME STYLE AND SIZE

STYLE	FRAME STYLE AND SIZE	Frame P/N
ROUND	Small Round (up to 20.5" dia grates (AL) dim)	62SRD
	Med Round (20.5" – 26.0" dia grates (AL) up to 25" dia openings (BL))	62MRD
	Large Round (26.1" – 32.0" dia grates (AL) up to 30" openings (BL))	62LRD
RECT/ SQUARE	XL Round (32.1" dia. - 39" dia grates (AL) up to 37" dia openings (BL))	62XLRD
	Small Rect / Square (up to 16" (X) x 30" (Y) openings or 64" perimeter)	62SQ
	Med Rect / Square (up to 24" (X) x 24" (Y) openings or 96" perimeter)	62MSQ
	Large Rect / Square (up to 30" (X) x 24" (Y) openings or 108" perimeter)	62LSQ
CURB/ HOOD	XL Rect / Square (side by side 2pc set to fit up to 48" (X) x 30" (Y) openings)	62XLSQ
	Small Rect / Square (cnf Rect sizing, shipped with Magnetic Curb Flaps)	62SCB
	Med Rect / Square (cnf Rect sizing, shipped with Magnetic Curb Flaps)	62MCB
	Large Rect / Square (cnf Rect sizing, shipped with Magnetic Curb Flaps)	62LCB
	XL Rect / Square (cnf Rect sizing, shipped with Magnetic Curb Flaps)	62XLCB
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	62CDNY
	15" diameter Nyloplast castings (Stainless Steel Framing standard)	62DDNY
	18"diameter Nyloplast castings (Stainless Steel Framing standard)	62EDNY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	62HDNY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	62KDNY

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE			
Nominal Bag Size	Solids Storage (Cuft)	Filtered Flow Rate at 50% Max (CFS) FX (Woven)	FL (Nonwoven)
Small	1.6	1.2	0.9
Medium	2.1	1.7	1.3
Large	3.8	2.7	1.9
XL	4.2	3.6	2.6

2. SELECT YOUR BAG PART NUMBER

FLEXSTORM FILTER BAGS	12" Depth) STD Bag P/N	(12" depth) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Mini A.O.S. (US Sieve)
FX- Standard Woven Bag	FX	FX-S	300	#8
FL- OOT Non-Woven Bag	FL	FL-S	145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

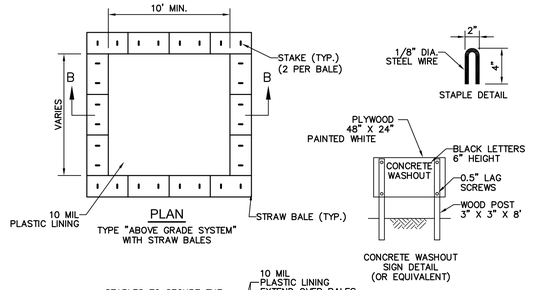
Frame P/N from Step 1.	Filter Bag P/N from Step 2.

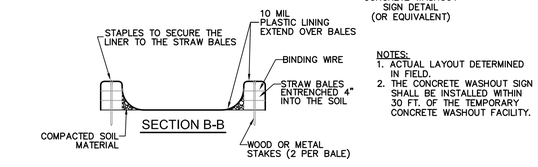
INSTALLATION:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287–8655 PH
(630) 355–3477 FX
INFO@INLETFILTERS.COM

TITLE	DWG NO	REV
	IPP Flexstorm Specifications	C A
SCALE	SHEET 1 OF 1	

02 C4.2 STORM INLET BELOW GRATE PROTECTION
NOT TO SCALE





NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

06 C4.1 CONCRETE WASHOUT BMP
NOT TO SCALE

REVISION RECORD				
REV	DATE	DESCRIPTION	DES BY	APP BY

MATTINGLY CONSTRUCTION
10150 LANTERN ROAD, SUITE 250
FISHERS, INDIANA 46037

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

CivilSite GROUP, INC.

ERICA A. GLEISNER REGISTERED Nº PE10403858 STATE OF INDIANA PROFESSIONAL ENGINEER
DATE: 02/03/25

DWN BY:	EAG
CHKD. BY:	EAG
SCALE:	1" = 20'
DATE:	02/03/25

KIDDIE ACADEMY
10193 KINCAID DRIVE
FISHERS, INDIANA 46037

STORMWATER POLLUTION PREVENTION DETAILS

PROJECT NUMBER
MCI.022

DRAWING NUMBER
C4.3
SHEET 10 OF 27

(A1) INDEX OF THE LOCATION OF REQUIRED PLAN ELEMENTS IN THE CONSTRUCTION PLAN:

This sheet C4.4 serves as the index of all of the information required by this section.

(A2) A VICINITY MAP DEPICTING THE PROJECT SITE LOCATION IN RELATIONSHIP TO MAJOR ROADS:

The vicinity map depicting the project site location can be found on sheet C0.0.

(A3) NARRATIVE OF THE NATURE & PURPOSE OF THE PROJECT:

This project is located on the southeast corner of the intersection of Sunlight Drive and Kincaid Drive in Fishers, Indiana. The subject site is to be platted as Lot #3 of Delaware Park and is currently a vacant outlot with a few scattered tree stands with the majority of the site being used for agricultural purposes. A single building totaling 12,000 square feet is being proposed along with the associated parking, drainage and utility infrastructure. The overall subject site is 1.30+/– acres in size; however, the proposed improvements will be disturbing approximately 1.8+/– acres. The vegetative cover over the existing property is mainly weeds/scrub/brush and agricultural crops.

(A4) LATITUDE & LONGITUDE:

Longitude W 86° 01' 08" / Latitude N 39° 56' 08"

(A5) LEGAL DESCRIPTION OF THE PROJECT SITE:

The legal description can be found on sheet C0.0.

(A6) 11x17-INCH PLAT SHOWING THE BUILDING LOT NUMBERS/BOUNDARIES & ROAD LAYOUT/NAMES:

These construction plans can be printed at 11x17 size and will be legible.

(A7) BOUNDARIES OF THE 100-HUNDRED (100) YEAR FLOODPLAINS, FLOODWAY FRINGES & FLOODWAYS:

The subject site does not lie within a specially designated flood hazard zone as defined by FEMA on FIRM Map 18057C0242 G. A FEMA FIRM Map can be found on sheet C0.0.

(A8) LAND USE OF ADJACENT PROPERTIES:

North: Commercial / South: Commercial & Industrial
East: Commercial / West: Commercial

(A9) IDENTIFICATION OF A U.S. EPA APPROVED OR ESTABLISHED TMDL:

The U.S. EPA does not currently have established TMDLs for either the Margaret O'Brien Regulated Drain or Cheeney Creek.

(A10) NAMES OF RECEIVING WATERS:

Stormwater runoff from the subject site will ultimately discharge into the Margaret O'Brien Regulated Drain after stormwater detention. It then flows to Cheeney Creek and ultimately to the White River.

(A11) IDENTIFICATION OF DISCHARGES TO A WATER ON THE CURRENT 303(d) LIST OF IMPAIRED WATERS:

Stormwater runoff from the subject site will ultimately discharge into into the Margaret O'Brien Regulated Drain after stormwater detention. It then flows to Cheeney Creek and ultimately to the White River. The Margaret O'Brien Regulated Drain and Cheeney Creek are not listed on IDEMs current 303(d) list of impaired waters.

(A12) SOILS MAP OF THE PREDOMINANT SOIL TYPES:

A soils map with soil properties, characteristics, limitations and hazards can be found on sheet C4.0.

(A13) LOCATION OF ALL KNOWN WETLANDS, LAKES & WATER COURSES ON OR ADJACENT TO THE PROJECT SITE:

There are no wetlands, lakes or water courses on or adjacent to the subject site. An existing wet detention pond is located along the southern boundary.

(A14) IDENTIFICATION OF ANY OTHER STATE OR FEDERAL WATER QUALITY PERMITS REQUIRED FOR CONSTRUCTION:

Outside of the standard Indiana Construction Stormwater General Permit (CSGP), there are not any additional state or federal water quality permits required for this project.

(A15) IDENTIFICATION & DELINEATION OF EXISTING COVER, INCLUDING NATURAL BUFFERS:

The subject site is currently a vacant outlot with a few scattered tree stands with the majority of the site being used for agricultural purposes.

(A16) EXISTING SITE TOPOGRAPHY AT AN INTERVAL APPROPRIATE TO INDICATE DRAINAGE PATTERNS:

Existing and proposed conditions topography can be found on sheets C1.0 & C2.2.

(A17) LOCATION(S) WHERE RUNOFF ENTERS THE PROJECT SITE:

There is no off-site runoff discharging onto the subject site in the existing conditions. Existing conditions can be found on the Existing Conditions Survey.

(A18) LOCATION(S) WHERE RUNOFF DISCHARGES FROM THE PROJECT SITE PRIOR TO LAND DISTURBANCE:

The existing site generally drains via overland flow to the east off-site into an existing open ditch that drains the curb inlets in Sunlight Drive along with the watershed to the north. The ditch outlets into the existing detention facility to the south where stormwater is released at a controlled rate to the west into the Margaret O'Brien Regulated Drain.

(A19) LOCATION OF ALL EXISTING STRUCTURES ON THE PROJECT SITE:

There are no existing structures on the subject site. Existing conditions can be found on sheet C1.0 and the Existing Conditions Survey.

(A20) EXISTING PERMANENT RETENTION OR DETENTION FACILITIES:

There is an existing permanent wet detention facility adjacent to the subject site on the south. Existing conditions can be found on sheet C1.0 and the Existing Conditions Survey.

(A21) LOCATIONS WHERE STORMWATER MAY BE DIRECTLY DISCHARGED INTO GROUNDWATER:

There will not be any direct discharge of stormwater into groundwater proposed for this project. There are no known existing abandoned wells, sinkholes or karst features.

(A22) SIZE OF THE PROJECT EXPRESSED IN ACRES:

The overall subject site is 1.30+/– acres in size; however, the proposed improvements will disturbing approximately 1.8+/– acres.

(A23) TOTAL EXPECTED LAND DISTURBANCE:

The overall subject site is 1.30+/– acres in size; however, the proposed improvements will be disturbing approximately 1.8+/– acres.

(A24) PROPOSED FINAL TOPOGRAPHY:

The location of all proposed site improvements, including final topography, roads, utilities, lot delineation, proposed structures, and common areas can be found on sheets C2.0, C2.1 and C2.2.

(A25) LOCATIONS & APPROXIMATE BOUNDARIES OF ALL DISTURBED AREAS:

The location and approximate boundaries of all disturbed areas can be found on sheets C4.0, C4.1 & C4.2.

(A26) LOCATIONS, SIZE & DIMENSIONS OF THE STORMWATER DRAINAGE SYSTEM:

The details of the proposed stormwater drainage system can be found on sheets C2.2, C4.1, C4.2 and C6.0.

(A27) LOCATIONS OF SPECIFIC POINTS WHERE STORMWATER DISCHARGES WILL LEAVE THE SITE:

The details of the proposed stormwater drainage system can be found on sheets C2.2, C4.1, C4.2 and C6.0.

(A28) LOCATION OF ALL PROPOSED SITE IMPROVEMENTS:

The location of all proposed site improvements, including final topography, roads, utilities, lot delineation, proposed structures, and common areas can be found on sheets C2.0, C2.1 and C2.2.

(A29) LOCATION OF ALL SOIL STOCKPILES & BORROW AREAS:

The location of the soils stockpile can be found on sheet C4.1.

(A30) CONSTRUCTION SUPPORT ACTIVITIES THAT ARE EXPECTED TO PART OF THE PROJECT:

The location of construction staging area can be found on sheets C4.0 & C4.1.

(A31) LOCATION OF ANY IN-STREAM ACTIVITIES THAT ARE PLANNED FOR THE PROJECT:

There are no in stream activities planned for this project.

(B1) DESCRIPTION OF THE POTENTIAL POLLUTANT GENERATING SOURCES & POOLUTANTS:

Potential pollutants sources relative to a construction site may include, but are not limited to material and fuel storage areas, fueling locations, exposed soils and leaking vehicle/equipment. Potential pollutants that may appear at the site due to construction activities include, but are not limited to diesel fuel, gasoline, concrete and concrete washout, solid waste, sediment, paint and solvents, equipment repair products, anti-freeze and fertilizer.

(B2) STABLE CONSTRUCTION ENTRANCE LOCATIONS & SPECIFICATIONS:

The location, details and specifications of the construction entrance can be found on sheets C4.0, C4.1 and C4.3.

(B3) SPECIFICATIONS FOR TEMPORARY & PERMANENT STABILIZATION:

The location, details and specifications of all temporary and permanent erosion control measures can be found on sheets C4.0, C4.1, C4.2 and C4.3.

(B4) SEDIMENT CONTROL MEASURES FOR CONCENTRATED FLOW AREAS:

Sediment control measures for concentrated flow areas include erosion control blankets and rock check dams. The location, details and specifications of all sediment control measures for concentrated flow areas can be found on sheets C4.0, C4.1 and C4.3.

(B5) SEDIMENT CONTROL MEASURES FOR SHEET FLOW AREAS:

Sediment control measures for sheet flow areas include temporary seeding and permanent seeding. The location, details and specifications of all sediment control measures for sheet flow areas can be found on sheets C4.0, C4.1 and C4.3.

(B6) RUN-OFF CONTROL MEASURES:

Runoff control measures include river rock over geotextile and silt fencing. The location, details and specifications of all runoff control measures can be found on sheets C4.0, C4.1, C4.2 and C4.3.

(B7) STORMWATER OUTLET PROTECTION LOCATION & SPECIFICATIONS:

Stormwater outlet protection measures include erosion control blankets within the swales. The existing wet detention facility includes rip-rap armorment upstream and downstream of the outlet control structure. The location, details and specifications of stormwater outlet protection measures can be found on sheets C4.0, C4.1, C4.2 and C4.3.

(B8) GRADE STABILIZATION STRUCTURE LOCATIONS & SPECIFCIATIONS:

We do not anticipate the need for any grade stabilization structures on this project. The location, details and specifications of other erosion control measures can be found on sheets C4.0, C4.1, C4.2 and C4.3.

(B9) DEWATERING APPLICATIONS & MANAGEMENT METHODS:

We do not anticipate the need for any dewatering on this project. The location, details and specifications of other erosion control measures can be found on sheets C4.0, C4.1, C4.2 and C4.3.

(B10) MEASURES UTILIZED FOR WORK WITHIN WATERBODIES:

We do not anticipate the need for any work within waterbodies on this project. The location, details and specifications of other erosion control measures can be found on sheets C4.0, C4.1, C4.2 and C4.3.

(B11) MAINTENANCE GUIDELINES FOR EACH PROPOSED STORMWATER QUALITY MEASURE:

ROCK CHECK DAM MAINTENANCE REQUIREMENTS:
1. 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.
2. INSPECT PERIODICALLY FOR DETERIORATION OR DAMAGE FROM CONSTRUCTION ACTIVITIES AND REPAIR IMMEDIATELY.
3. 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:
1. INSPECT THE SILT FENCE PERIODICALLY AND AFTER EACH STORM EVENT.
2. IF FENCE FABRIC TEARS, STARTS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY.
3. REMOVE DEPOSITED SEDIMENT WHEN IT REACHES HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT OR IS CAUSING THE FABRIC TO BULGE.
4. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEAN OUT.
5. 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:
1. INSPECT TEMPORARY SEDIMENT TRAPS AFTER EACH STORM EVENT AND IMMEDIATELY REPAIR ANY EROSION AND PIPING HOLES.
2. REMOVE SEDIMENT WHEN IT HAS ACCUMULATED TO ONE–HALF THE DESIGN DEPTH.
3. REPLACE SPILLWAY GRAVEL FACING IF CLOGGED.
4. INSPECT VEGETATION, AND RE–SEED IF NECESSARY.
5. 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.
6. PROMPTLY REPLACE ANY DISPLACED RIPRAP, BEING CAREFUL THAT NO STONES IN THE SPILLWAY ARE ABOVE DESIGN GRADE.
7. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, REMOVE THE STRUCTURE AND SEDIMENT, SMOOTH THE SITE TO BLEND WITH ADJOINING AREAS, AND STABILIZE.

STORM INLET BAG PROTECTION MAINTENANCE REQUIREMENTS:
1. INSPECT FREQUENTLY FOR DAMAGE BY VEHICULAR TRAFFIC, AND REPAIR IF NECESSARY.
2. INSPECT AFTER EACH STORM EVENT.
3. REMOVE SEDIMENT, WITHOUT FLUSHING, WHEN IT REACHES HALF THE HEIGHT OF THE BARRIER.
4. DEPOSIT REMOVED SEDIMENT WHERE IT WILL NOT ENTER STORM DRAINS.

EROSION CONTROL BLANKET (SURFACE APPLIED) MAINTENANCE REQUIREMENTS:
1. DURING VEGETATIVE ESTABLISHMENT, INSPECT AFTER STORM EVENTS FOR ANY EROSION BELOW THE BLANKET.
2. 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.
3. AFTER VEGETATIVE ESTABLISHMENT, CHECK THE TREATED AREA PERIODICALLY.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE MAINTENANCE REQUIREMENTS:
1. INSPECT ENTRANCE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER STORM EVENTS OR HEAVY USE.
2. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
3. TOPDRESS WITH CLEAN STONE AS NEEDED.
4. 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.

EROSION CONTROL SCHEDULE

EROSION CONTROL MEASURE	* MAINTENANCE	INSTALLATION SEQUENCE
STONE ENTRANCE	AS NEEDED	PRIOR TO CLEARING AND GRADING
SILT FENCE	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
TREE PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
TEMPORARY DIVERSIONS	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	ALONG WITH ROUGH GRADING
RIP-RAP HORSESHOE	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	IMMEDIATELY AFTER DETENTION BASIN CONSTRUCTION
PERMANENT SEEDING	WATER AS NEEDED	AFTER FINISH GRADING
EROSION CONTROL MATTING	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	AFTER FINISH GRADING
SEED, SOD & LANDSCAPE AROUND UNITS FINISHED	WATER AS NEEDED	AFTER FINISHED GRADING AROUND FINISHED UNITS
REMOVAL OF INLET PROTECTION	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED
REMOVAL OF SILT FENCE	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED
REMOVAL OF RIP RAP HORSESHOE	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED

* – SEE CHART FOR MAINTENANCE REQUIREMENTS

(B12) PLANNED CONSTRUCTION SEQUENCE:

STEP # 1: PRE–CONSTRUCTION MEETING WITH THE CITY OF FISHERS; POST AT THE ENTRANCE OF THE PROJECT SITE THE CONTACT INFORMATION OF THE PERSON RESPONSIBLE FOR CONSTRUCTION ACTIVITIES.

STEP # 2: CONTACT (IDEM) 48 HOURS PRIOR TO STARTING CONSTRUCTION.

STEP # 3: DESIGNATE A PERSON TO BE RESPONSIBLE FOR THE SITE INSPECTIONS AFTER EACH 1/2" RAIN AND A MINIMUM OF ONCE EACH WEEK.

STEP # 4: INSTALL CONSTRUCTION ENTRANCE, CONCRETE WASHOUT & CONSTRUCTION STAGING AREA.

STEP # 5: INSTALL SILT FENCE ALONG THE PERIMETER OF THE SITE WHERE NOTED.

STEP # 6: ROUGH GRADE SITE AND PREPARE BUILDING PAD; INSTALL SITE STORM SEWER INFRASTRUCTURE; SITE UTILITIES. INSTALL INLET PROTECTION ON NEW INLETS AS THEY ARE INSTALLED.

STEP # 7: INSTALL BUILDING & PAVEMENT & FINAL GRADE SITE.

STEP # 8: INSTALL LANDSCAPING AND FINAL SEEDING.

STEP # 9: REMOVE ALL TEMPORARY SEDIMENT CONTROL PRACTICES (SILT FENCE, INLET PROTECTION, CONSTRUCTION STAGING AREA & CONCRETE WASHOUT) ONCE THE SITE IS STABILIZED.

STEP # 10: CLEAN & REMOVE ALL SEDIMENT FROM NEW STORM SEWER STRUCTURES, PIPES, & POST CONSTRUCTION BMP.

NOTE: STABILIZATION OF INACTIVE, UNVEGETATED AREAS MUST BE INITIATED BY THE END OF THE 7th DAY OF INACTIVITY AND COMPLETED WITHIN 14 DAYS AFTER INITIATION.

(B13) PROVISIONS FOR EROSION CONTROL ON INDIVIDUAL RESIDENTIAL BUILDING LOTS:

This project is not a residential subdivision; therefore, there are no individual building lots.

(B14) MATERIAL HANDLING, SPILL PREVENTION & SPILL RESPONSE:

Expected materials that may appear at the site due to construction activities include, but are not limited to petroleum products, fertilizers, paint and solvents, and concrete. Materials shall be stored in the designated material storage area.

Spill prevention for vehicle and equipment fueling shall conform to the following practices: vehicle equipment fueling procedures and practices are designed to prevent fuel spills and leaks, and reduce or eliminate contamination of stormwater. This can be accomplished by using offsite facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors in proper fueling procedures. Limitations: Onsite vehicle and equipment fueling should only be used where it is impractical to send vehicles and equipment offsite for fueling. Sending vehicles and equipment offsite should be done in conjunction with a Stabilized Construction Entrance/Exit. Implementation: Use offsite fueling stations as much as possible. Discourage "topping–off" of fuel tanks. Absorbent spill cleanup materials and spill kits should be available in fueling areas and on fueling trucks, and should be disposed of properly after use. Drip pans or absorbent pads should be used during vehicle and equipment fueling, unless the fueling is performed over an impermeable surface in a dedicated fueling area. Use absorbent materials on small spills. Do not hose down or bury the spill. Remove the absorbent materials promptly and dispose of properly. Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. Train employees and subcontractors in proper fueling and cleanup procedures. Dedicated fueling areas should be protected from stormwater runoff, and should be located at least 50 ft away from downstream drainage facilities and watercourses. Fueling must be performed on level–grade area. Protect fueling areas with berms and dikes to prevent runoff, and to contain spills. Nozzles used in vehicle and equipment fueling should be equipped with an automatic shutoff to control drips. Fueling operations should not be left unattended. Federal, state, and local requirements should be observed for any stationary above ground storage tanks.

Vehicles and equipment should be inspected each day of use for leaks. Leaks should be repaired immediately or problem vehicles or equipment should be removed from the project site. Keep ample supplies of spill cleanup materials onsite. Immediately clean up spills and properly dispose of contaminated soils.

Spill prevention for solid waste shall conform to the following practices: Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors. Solid waste generated from trees and shrubs removed during land clearing, demolition of existing structures, and building construction. Packaging materials including wood, paper, and plastic. Scrap or surplus building materials including scrap metals, rubber, plastic, glass pieces and masonry products. Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers, and cigarettes. Construction wastes including brick, mortar, timber, steel and metal scraps, pipe and electrical cuttings, non–hazardous equipment parts, Styrofoam and other package construction materials. Select designated waste collection areas onsite. Inform trash–hauling contractors that you will accept only watertight dumpsters for onsite use. Inspect dumpsters for leaks and repair any dumpster that is not watertight. Provide an adequate number of containers with lids or covers that can be placed over the container to keep rain out or to prevent loss of wastes when it is windy. Plan for additional containers and more frequent pickup during the demolition phase of construction. Collect site trash daily, especially during rainy and windy conditions. Remove this solid waste promptly since erosion and sediment control devices tend to collect litter. Make sure that toxic liquid wastes (sued oils, solvents and paints) and chemicals (acids, pesticides, additives, curing compounds) are not disposed of in dumpsters designed for construction debris. Do not hose out dumpsters on the construction site. Leave dumpster cleaning to the trash hauling contractor. Arrange for regular waste collection before containers overflow. Clean up immediately if a container does spill. Make sure that construction waste is collected, removed, and disposed of only at authorized disposal areas. Solid waste storage areas should be located at least 50 ft from drainage facilities and watercourses and should not be located in areas prone to flooding or ponding. Inspect construction waste area regularly. Arrange for regular waste collection.

Spill prevention for concrete washout shall conform to the following practices: Store dry and wet materials under cover, away from drainage areas. Avoid mixing excess amounts of fresh concrete. Perform washout of concrete trucks offsite or in designated areas only. Do not wash out concrete trucks into storm drains, open ditches, streets, or streams. Do not allow excess concrete to be duped onsite, except in designated areas. Locate washout areas at least 50 ft from storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste. Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly. Avoid creating runoff by draining water to a bermed or level area when washing concrete to remove fine particles and expose the aggregate. Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose in the trash.

The cleanup parameters shall conform to the following practices: The developer / homeowners association shall be continually kept informed, maintain lists of qualified contractors and available Vac–trucks, tank pumpers and other equipment readily accessible for cleanup operations. In addition, a continually updated list of available absorbent materials and cleanup supplies should be kept on site. All maintenance personnel will be made aware of techniques for prevention of spills. They will be informed of the requirements and procedures outlined in this plan. They will be kept abreast of current developments or new information on the prevention of spills and / or necessary alteration to this plan. When spills occur which could endanger human life and this become primary concern, the discharge of the lifesaving protection function will be carried out by the local police and fire departments. Absorbent materials, which are used in cleaning up spilled materials, will be disposed of in a manner subject to the approval of the Indiana Department of Environmental Management. Flushing of spilled material with water will not be permitted unless so authorized by the Indiana Department of Environmental Management.

Spill prevention for vehicle and equipment maintenance shall conform to the following practices: Prevent or reduce the contamination of stormwater resulting from vehicle and equipment maintenance by running a "dry and clean site". The best option would be to perform maintenance activities at an offsite facility. If this option is not available then work should be performed in designated areas only, while providing cover for materials stored outside, checking for leaks and spills, and containing and cleaning up spills immediately. These procedures are suitable on all construction projects where an onsite yard area is necessary for storage and maintenance of heavy equipment and vehicles. Onsite vehicle and equipment maintenance should only be used where it is impractical to send vehicles and equipment offsite for maintenance and repair. Sending vehicles / equipment offsite should be done in conjunction with a stabilized construction entrance / exit. Outdoor vehicle or equipment maintenance is a potentially significant source of stormwater pollution. Activities that can contaminate stormwater include engine repair and service, changing or replacement of fluids, and outdoor equipment storage and parking (engine fluid leaks). If maintenance must occur onsite, use designated areas, located away from drainage courses. Dedicated maintenance areas should be protected from stormwater runon and runoff, and should be located at least 50 ft from downstream drainage facilities and water courses. Drip pans or absorbent pads should be used during vehicle and equipment maintenance work that involves fluids, unless the maintenance work is performed over and impermeable surface in a dedicated maintenance area. Place a stockpile of spill cleanup materials where it will be readily accessible. All fueling trucks and fueling areas are required to have spill kits and/or use other spill protection devices. Use absorbent materials on small spills. Remove the absorbent materials promptly and dispose of properly. Inspect onsite vehicles and equipment daily at startup for leaks, and repair immediately. Keep vehicles and equipment clean; do not allow excessive buildup of oil and grease. Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic and transmission fluids. Provide secondary containment and covers for these materials if stored onsite. Train employees and subcontractors in proper maintenance and spill cleanup procedures. Drip pans or plastic sheeting should be placed under all vehicles and equipment placed on docks, barges, other structures over water bodies when the vehicle or equipment is planned to be idle for more than 1 hour. Properly dispose of used oils, fluids, lubricants, and spill cleanup materials. Properly dispose of or recycle used batteries. Do not place used oil in a dumpster or pour into a storm drain or water course. Properly dispose of used oils, fluids, lubricants, and spill cleanup materials. Don not bury tires. Repair leaks of fluids and oil immediately.

Spill prevention for fertilizers shall conform to the following practices: Fertilizer's used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Spill prevention for paint and solvents shall conform to the following practices: All containers will be tightly sealed and stored when not required for use. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM but will be properly disposed of according to manufacturers' instructions or State or local regulations.

Spill prevention and cleanup shall conform to IDEM form 327 IAC 2–6 and the Local Fire Department shall be contacted in the case of a material spill occurring.

CONTACT INFORMATION:
INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT EMERGENCY REPONSE:
1–888–233–7745

(B15) MATERIAL HANDLING & STORAGE PROCEDURES ASSOCIATED WITH CONSTRUCTION ACTIVITY:

The material handling and storage procedures can be found under item B(14) on this sheet.

(C1) DESCRIPTION OF POLLUTANTS & THEIR SOURCES ASSOCIATED WITH THE PROPOSED LAND USE:

Potential pollutant sources that may appear at the site due to proposed land use activities include, but are not limited to vehicles, exposed soil and trash. Potential pollutants include, but are not limited to oil, grease, diesel fuel, gasoline, anti–freeze, auto soap and fertilizer.

(C2) DESCRIPTION OF PROPOSED POST-CONSTRUCTION STORMWATER MEASURES:

An existing wet detention pond along with a proposed pre–treatment hydrodynamic separator structural BMP (AquaShield XCelerator Model XC–5) are being proposed for the subject site. See sheets C2.0, C2.1, C2.3, C4.1, C4.2 and C10.2 for location, details and specifications of the existing pond and structural BMP. Stormwater runoff will be routed to the BMP for TSS removal, permanent seeding, the use of swales, the preservation of existing vegetation and trees, and the implementation of a landscaping plan will help in the reduction of pollutants in stormwater run–off.

(C3) PLAN DETAILS FOR EACH STORMWATER MEASURE:

An existing wet detention pond along with a proposed pre–treatment pre–treatment hydrodynamic separator structural BMP (AquaShield XCelerator Model XC–5) are being proposed water quality swale are being proposed for the subject site. See sheets C2.0, C2.1, C2.3, C4.1, C4.2 and C10.2 for location, details and specifications of the existing pond and structural BMP.

(C4) SEQUENCE DESCRIBING STORMWATER MEASURE IMPLEMENTATION:

The implementation sequence can be found under item B(12) on this sheet. Final (post construction) stormwater quality measures will be implemented as the installation of subsurface utilities, grading and pavement is finalized. A pre–treatment structural BMP and existing Wet Stormwater Detention Pond, providing 80% TSS removal as a stormwater quality BMP, will serve as the primary post construction stormwater quality measures.

(C5) MAINTENANCE GUIDELINES FOR PROPOSED POST-CONSTRUCTION STORMWATER MEASURES:

An Operations & Maintenance Manual has been provided for the proposed pre–treatement structural BMP and existing wet detention pond. Remove all trash or debris in the swales and storm sewer infrastructure. The pavement should be swept and kept free of sediment carried in by vehicles. A dry absorbent material such as "kitty litter" or "floor dry" should be used to soak up liquids left behind by vehicles. Keep all turf and trees well irrigated to promote vigorous growth. The maintenance for the proposed post–construction water quality measures will be provided for by the property owner.

(C6) ENTITY THAT WILL BE RESPONSIBLE FOR THE OPERATION & MAINTENANCE OF THE STORMWATER MEASURES:

The maintenance for the proposed post–construction water quality measures will be provided for by the property owner.

EROSION CONTROL CONTACT

MATTINGLY CONSTRUCTION
ATTN: STEVE MATTINGLY
10150 LANTERN ROAD, SUITE 250
FISHERS, IN 46037
(317) 577-8800

REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY

MATTINGLY CONSTRUCTION
10150 LANTERN ROAD, SUITE 250
FISHERS, INDIANA 46037

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

ERIC A. GLEISSNER
REGISTERED
Nº PE10403858
STATE OF INDIANA
PROFESSIONAL ENGINEER

DATE: 02/03/25

DWN BY:	EAG
CHKD. BY:	EAG
SCALE:	1" = 20'
DATE:	02/03/25

KIDDIE ACADEMY
10193 KINCAID DRIVE
FISHERS, INDIANA 46037

STORMWATER POLLUTION PREVENTION NOTES

PROJECT NUMBER
MCI.022

DRAWING NUMBER
C4.4
SHEET 11 OF 27

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.

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.

Indiana 811 — Know what's below. Call before you dig.

NOTE

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

NORTH

20 0 10 20

(IN FEET)
1 inch = 20 ft.

NOTE

REFER TO ARCHITECTURAL & FOUNDATION PLANS FOR ALL BUILDING DIMENSIONS.

STORM SEWER SYSTEM NOTE

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

STORM SEWER INLET NOTE

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

LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- EASEMENT
- FENCE
- PROPOSED CONCRETE
- PROPOSED 10' ASPHALT PATH (SEE CITY OF FISHERS DETAILS)
- PROPOSED PAINTED DIAGONAL STRIPED ISLAND
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING LIGHT POLE
- D.U.&S.S.E. — DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
- D.E. — DRAINAGE EASEMENT
- D&U.E. — DRAINAGE & UTILITY EASEMENT
- PROPOSED STORM SEWER
- SUBSURFACE DRAIN (SEE DETAIL SHEET C10.0)
- E — PROPOSED ELECTRIC SERVICE
- W — PROPOSED WATER SERVICE
- SS — PROPOSED SANITARY LATERAL
- E — PROPOSED PRIMARY 3ø DUKE ENERGY ELECTRIC TRANSFORMER
- SS — EX. SANITARY SEWER MAIN
- ST — EX. STORM SEWER LINE
- W — EX. UNDERGROUND WATER LINE
- CT — EXISTING CABLE TV PEDESTAL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CURB INLET
- EXISTING SIGN
- DRAINAGE FLOW ARROW
- ### — STORM STRUCTURE NUMBER
- 799.23 / 798.73 — TOP OF CURB GRADE PAVEMENT GRADE
- 798.25 — PAVEMENT OR EARTH GRADE
- M.E. — MATCH EXISTING GRADE
- EX. — EXISTING GRADE
- 816 — EXISTING CONTOUR
- 816 — PROPOSED CONTOUR

CONTRACTOR:

MATTINGLY CONSTRUCTION
10150 LANTERN ROAD, SUITE 250
FISHERS, IN 46037
ATTN: STEVE MATTINGLY
(317) 577-8800

CONTRACTOR NOTE

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

ENGINEER:

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

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 18057C0242 G, PANEL NUMBER 0242 G, DATED NOVEMBER 19, 2014.

REFERENCE NFIP FIRM MAP #: 18057C0242 G
EFFECTIVE DATE: NOVEMBER 19, 2014

SURVEYOR:

MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, INDIANA 46060
(317) 773-2644

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

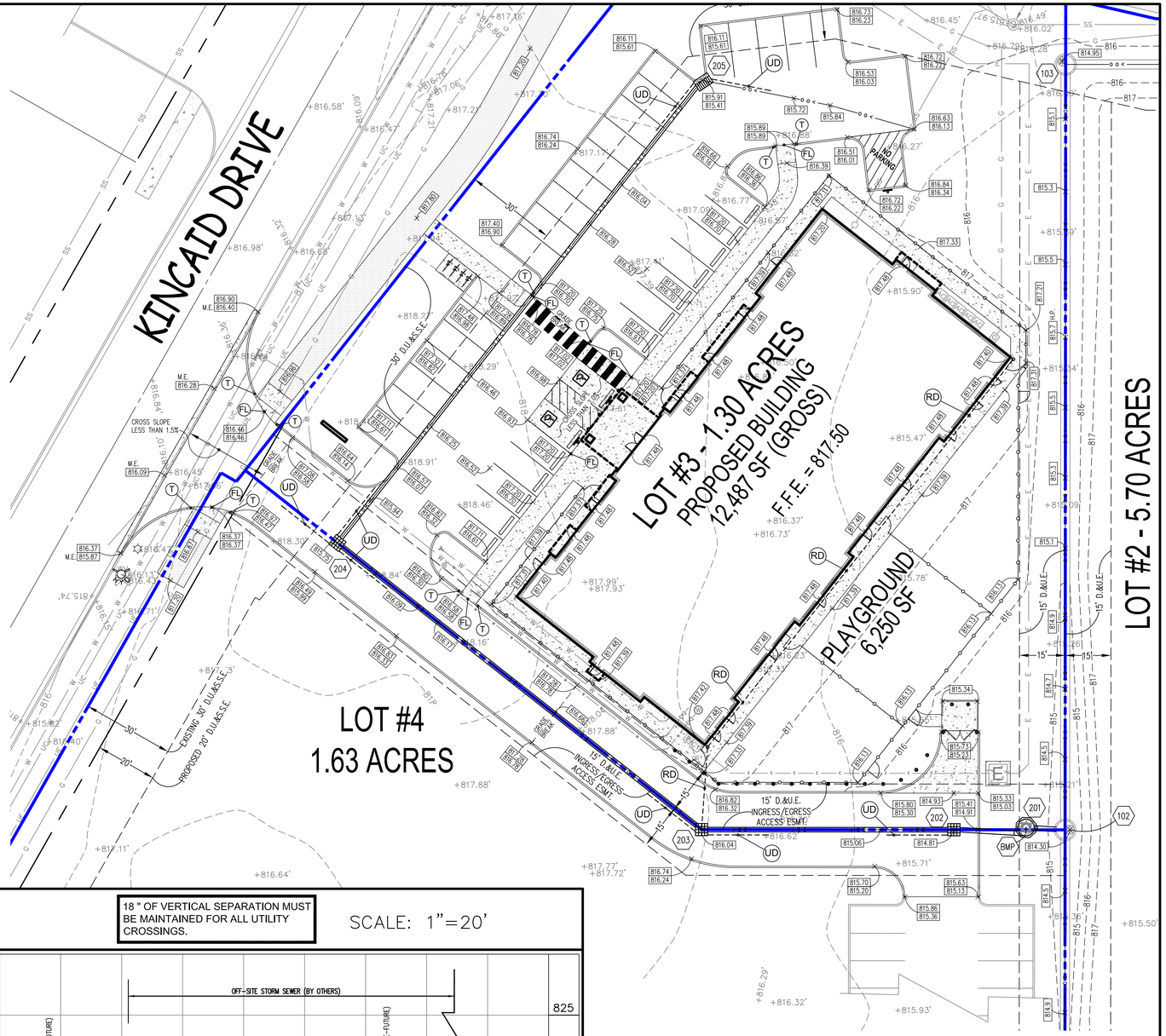
(RD) 10" (SDR35 @1.00% MIN. SLOPE) ROOF DRAIN LEADER WITH RISERS, ADAPTERS FOR DOWNSPOUTS, BENDS, FITTINGS, & CLEANOUTS AT BENDS > 22.5°FOR CONNECTION TO ALL ROOF DOWNSPOUTS

ARCHITECT:

CURRAN ARCHITECTURE
5719 LAWTON LOOP EAST DRIVE, SUITE 212
LAWRENCE, IN 46216
ATTN: MELISSA GARRISON
(317) 288-0681 x105

UTILITY VALVE NOTE

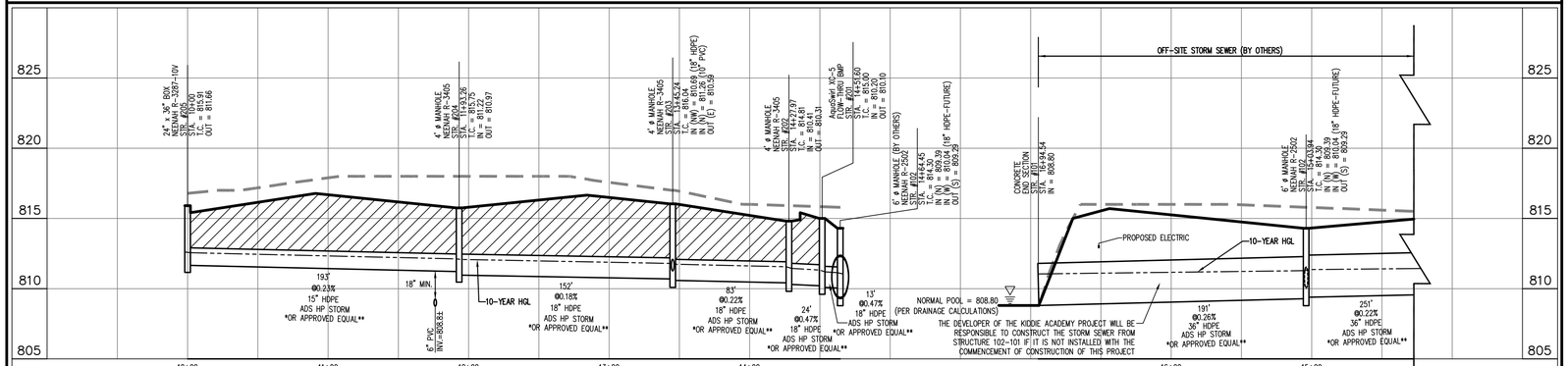
ALL UTILITY VALVES AFFECTED BY CONSTRUCTION SHALL BE ADJUSTED TO FINAL GRADE AS NEEDED TO BE FLUSH WITH FINISHED PAVEMENT, SIDEWALK OR LANDSCAPE AREA.



STORM SEWER PLAN

SCALE: 1"=20'

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



STORM SEWER PROFILE

LEGEND: Existing Grade | New Grade | Granular Backfill

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

TOPOGRAPHIC & BOUNDARY NOTE

ALL EXISTING HORIZONTAL AND VERTICAL INFORMATION HAS BEEN SHOWN PER AN EXISTING CONDITIONS TOPOGRAPHIC/UTILITY SURVEY PREPARED BY MILLER SURVEYING, INC. DATED 09/11/2023 (JOB #: B41177) IN COMBINATION WITH A SECONDARY PLAT PREPARED BY MILLER SURVEYING, INC. RECORDED AS INSTRUMENT #2022032637; 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.

BENCHMARK

TBM# 2702
MAG NAIL
ELEV = 816.84

TBM# 2180
BRASS PLUG
ELEV = 815.99
N 1707513.34
E 230303.04

TBM# 2100
MAG NAIL
ELEV = 816.41
N 1707548.75
E 229979.37

TBM# 2181
BRASS PLUG
ELEV = 815.07
N 1707531.25
E 230553.68

REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY
1	04/03/25	REVISIONS PER T.A.C. REVIEW COMMENTS	EAG	EAG

MATTINGLY CONSTRUCTION
10150 LANTERN ROAD, SUITE 250
FISHERS, INDIANA 46037

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

ERICA A. GLEISSNER — REGISTERED — Nº PE10403858 — STATE OF INDIANA — PROFESSIONAL ENGINEER

DATE: 02/03/25

DWN BY:	EAG
CHKD. BY:	EAG
SCALE:	1" = 20'
DATE:	02/03/25

KIDDIE ACADEMY
10193 KINCAID DRIVE
FISHERS, INDIANA 46037

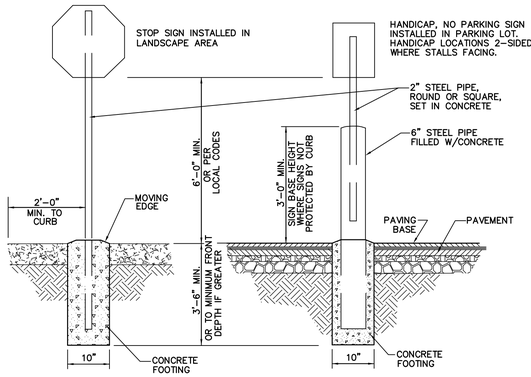
STORM SEWER PLAN & PROFILES

PROJECT NUMBER
MCI.022

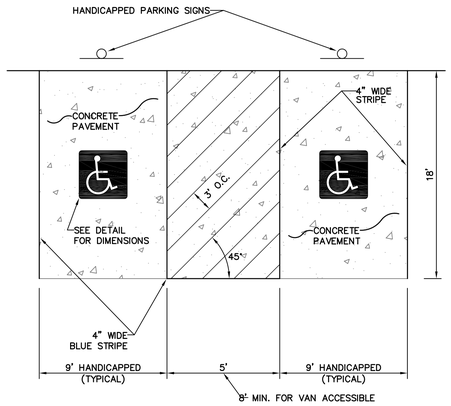
DRAWING NUMBER
C6.0
SHEET 12 OF 27



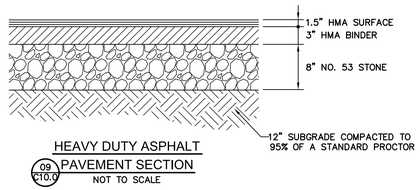
13 C10.0 BICYCLE PARKING DETAIL (OR APPROVED EQUAL)
NOT TO SCALE



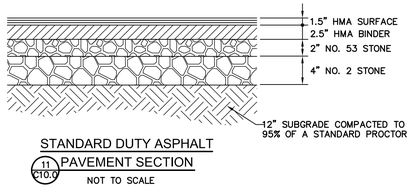
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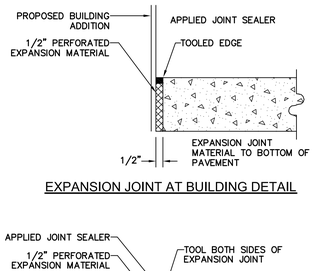
05 C10.0 HANDICAP PARKING STALLS
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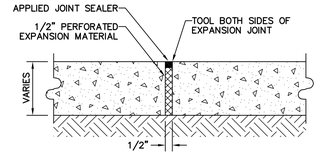
09 C10.0 HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



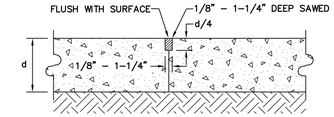
11 C10.0 STANDARD DUTY ASPHALT PAVEMENT SECTION
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EXPANSION JOINT AT BUILDING DETAIL

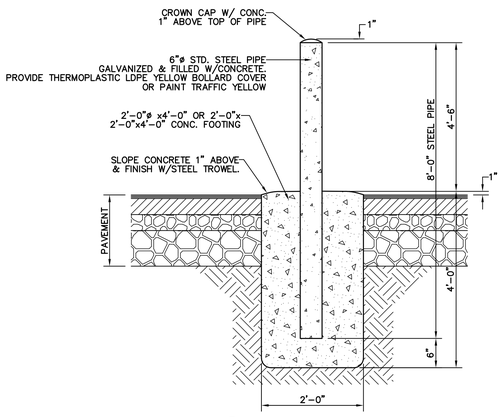


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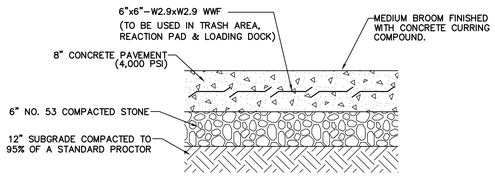


CONTROL JOINT

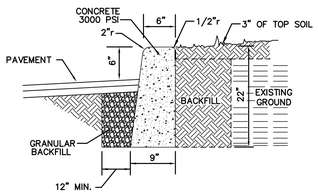
03 C10.0 JOINT DETAILS
NOT TO SCALE



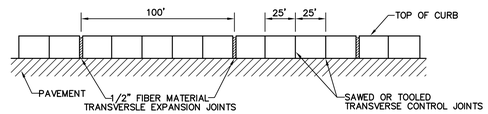
14 C10.0 4" PIPE UNDERDRAIN UNDER PAVEMENT
NOT TO SCALE



CONCRETE PAVEMENT SECTION FOR TRASH ENCLOSURE
10 C10.0
NOT TO SCALE

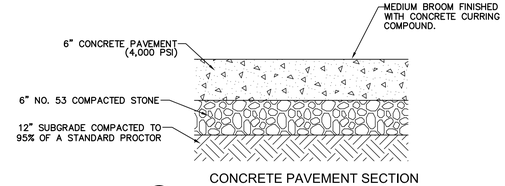


12 C10.0 STRAIGHT CONCRETE CURB DETAIL
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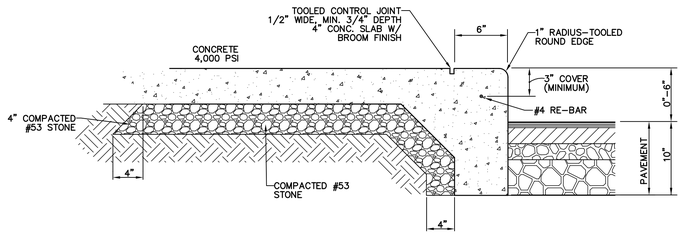


04 C10.0 CURB JOINT DETAIL
NOT TO SCALE

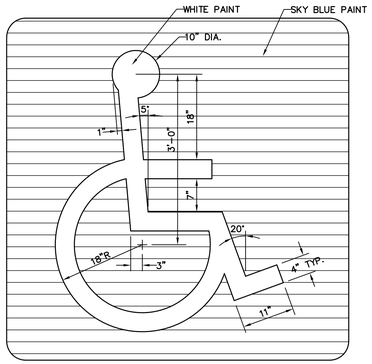
15 C10.0 6" DIAMETER STANDARD STEEL PIPE BOLLARD
NOT TO SCALE



CONCRETE PAVEMENT SECTION FOR HANDICAP PARKING AREAS
02 C10.0
NOT TO SCALE

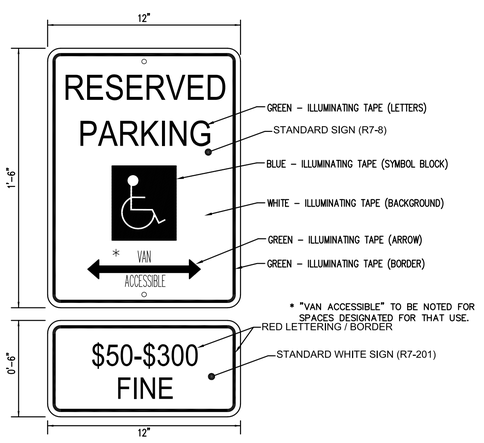


01 C10.0 COMBINED CURB & WALK DETAIL
NOT TO SCALE



NOTE: ALL STRIPES TO BE 4" PAINTED WHITE

08 C10.0 PAINTED HANDICAP SYMBOL DETAIL
NOT TO SCALE



07 C10.0 HANDICAP PARKING SIGN DETAIL
NOT TO SCALE

REVISION RECORD				
REV	DATE	DESCRIPTION	DES BY	APP BY

MATTINGLY CONSTRUCTION
10150 LANTERN ROAD, SUITE 250
FISHERS, INDIANA 46037

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

ERIC A. GLEISSNER
REGISTERED
Nº PE10403858
STATE OF INDIANA
PROFESSIONAL ENGINEER
DATE: 02/03/25

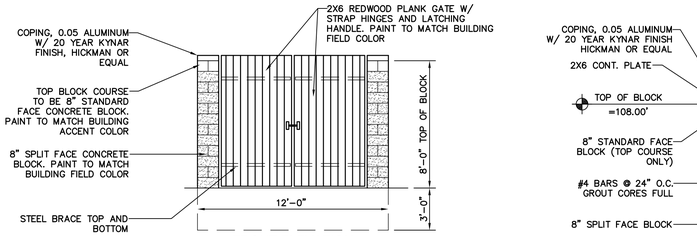
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DATE:	02/03/25

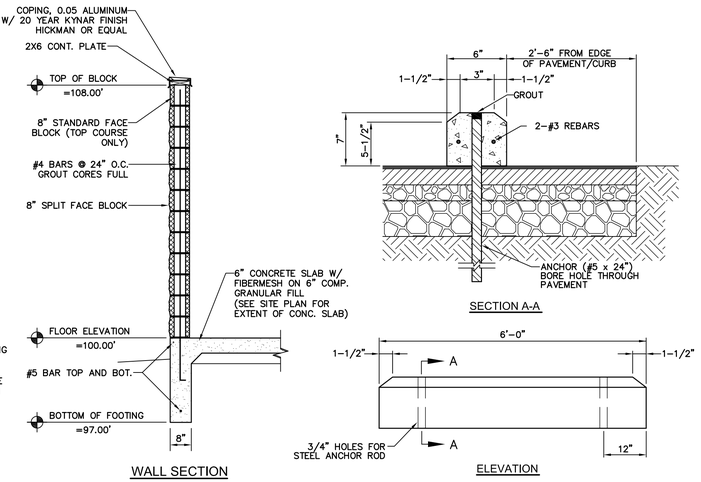
KIDDIE ACADEMY
10193 KINCAID DRIVE
FISHERS, INDIANA 46037

GENERAL DETAILS

PROJECT NUMBER
MCI.022

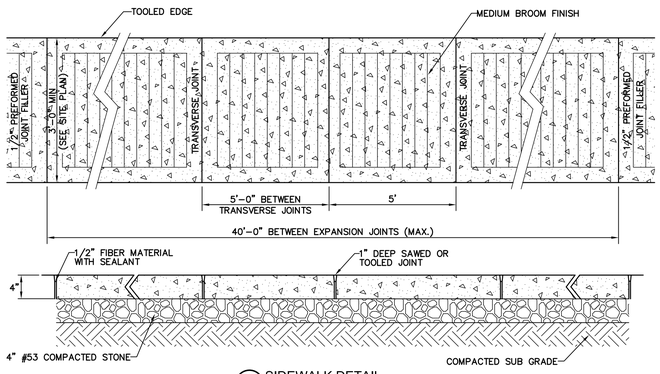
DRAWING NUMBER
C10.0
SHEET 13 OF 27



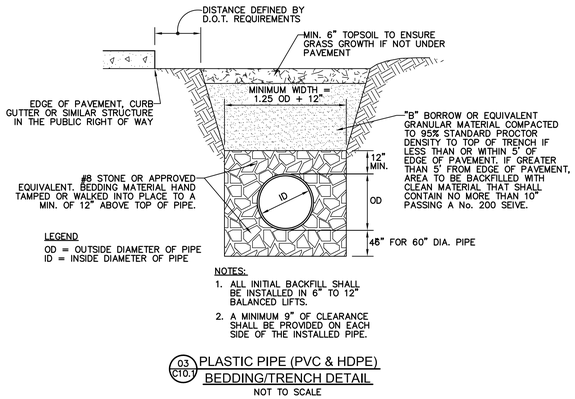


04 C10.1 TRASH ENCLOSURE DETAIL
NOT TO SCALE

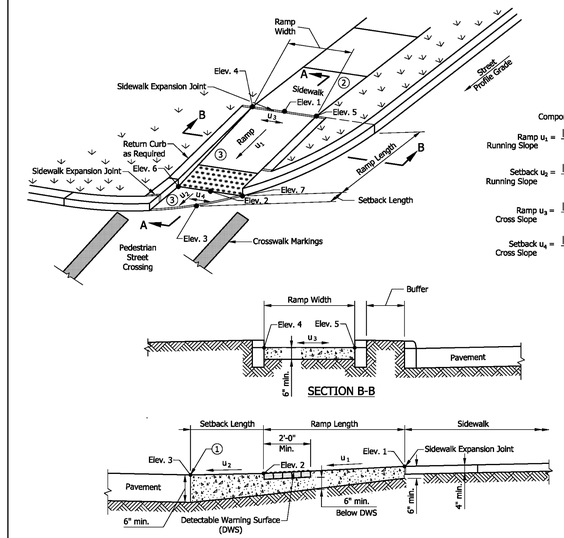
02 C10.0 PRECAST CONCRETE WHEELSTOP
NOT TO SCALE



01 C10.1 SIDEWALK DETAIL
NOT TO SCALE



03 C10.1 PLASTIC PIPE (PVC & HDPE) BEDDING/TRENCH DETAIL
NOT TO SCALE



Component Slope Equations:

Ramp u_1 Running Slope = $\frac{|\text{Elev. 1} - \text{Elev. 2}|}{\text{Ramp Length}} \leq 8.33\%$

Setback u_2 Running Slope = $\frac{|\text{Elev. 2} - \text{Elev. 3}|}{\text{Setback Length}} \leq$ Profile Grade of Adjacent Street

Ramp u_3 Cross Slope = $\frac{|\text{Elev. 4} - \text{Elev. 5}|}{\text{Ramp Width}} \leq 2.00\%$ (4)

Setback u_4 Cross Slope = $\frac{|\text{Elev. 6} - \text{Elev. 7}|}{\text{Ramp Width}} \leq 2.00\%$ (4)

NOTES:

1. The bottom edge of the ramp or setback and top of curb shall be flush with the edge of adjacent pavement and gutter line.
2. A turning space is not required at the top of the ramp for a one-way directional perpendicular curb ramp.
3. Curb ramp surface shall be coarse broomed transverse to the running slope.
4. See Standard Drawing E 604-SWCR-01 for cross slope exceptions.
5. See Standard Drawing E 604-SWCR-12, -13, and -14 for Detectable Warning Surface placement, configuration, and details.
6. See Standard Drawing E 604-CCSJ-01 for sidewalk expansion joint details.

LEGEND:

- Buffer or Other Non-Walkable Surface
- Ramp
- Detectable Warning Surface

INDIANA DEPARTMENT OF TRANSPORTATION

ONE-WAY DIRECTIONAL PERPENDICULAR CURB RAMP COMPONENT DETAILS

SEPTEMBER 2018

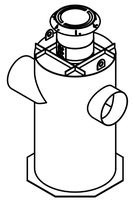
STANDARD DRAWING NO. E 604-SWCR-06

ELIZABETH W. PHILLIPS — REGISTERED — No. 10200124 — STATE OF INDIANA — PROFESSIONAL ENGINEER

/s/ Elizabeth W. Phillips 03/29/18
DESIGN STANDARDS ENGINEER DATE

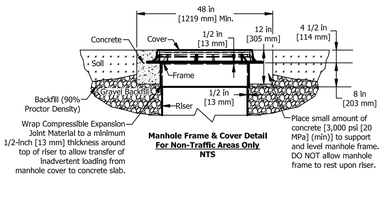
/s/ John Leckie 04/25/18
CHIEF ENGINEER DATE

Aqua-Swirl® Polymer Coated Steel (PCS) Stormwater Treatment System



Projected View
SCALE 1:70

Unless other traffic barriers are present, bollards shall be placed around access riser(s) in non-traffic areas to prevent inadvertent loading by maintenance vehicles.



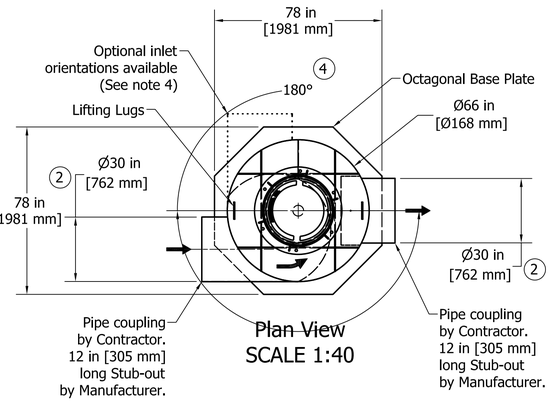
Manhole Frame & Cover Detail For Non-Traffic Areas Only NTS

If traffic loading (HS-25) is required or anticipated, a 4-foot [1.22 m] diameter, 14-inch [356 mm] thick reinforced concrete pad must be placed over the Stormwater Treatment System Riser to support and level the manhole frame, as shown. The top of riser pipe must be wrapped with compressible expansion joint material to a minimum 1/2-inch [13 mm] thickness to allow transfer of wheel loads from manhole cover to concrete slab. Manhole cover shall bear on concrete slab and not on riser pipe. The concrete slab shall have a minimum strength of 3,000 psi [20 MPa] and be reinforced with #4 [13 mm] reinforcing steel as shown. Minimum cover over reinforcing steel shall be 1-inch [25 mm]. Top of manhole cover and concrete slab shall be level with finish grade.

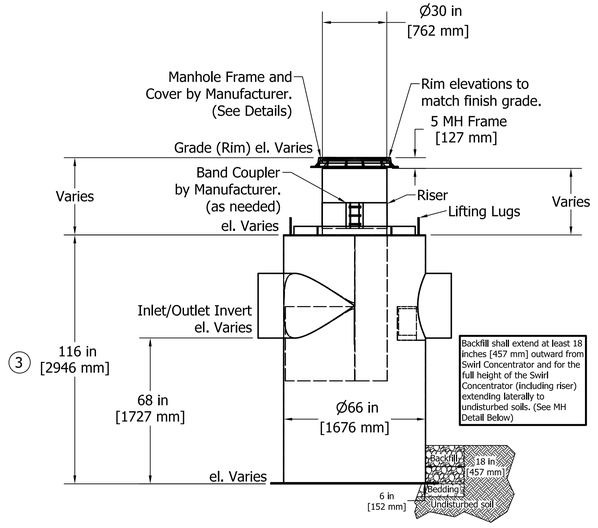
Manhole Frame & Cover Detail For Traffic Loading Areas NTS

Please see accompanied Aqua-Swirl® specification notes. See Site Plan for actual System orientation. Approximate dry (pick) weight: 2200 lbs [1000 kg].

1. As an alternative, 42 in [1067 mm] diameter, HS-20/25 rated precast concrete rings may be substituted. 14 in [356 mm] thickness must be maintained.
2. XC-5 inlet/outlet pipe size ranges up to 30 in [762 mm].
3. XC-5 chamber height may vary up to 116 in [2946 mm], depending on inlet/outlet pipe size.
4. Orientation may vary from a minimum of 90° to a maximum of 180°. Clockwise or counterclockwise orientation as needed.



Plan View
SCALE 1:40



Elevation View
SCALE 1:40

REVISION RECORD				
REV	DATE	DESCRIPTION	DES BY	APP BY
1	04/03/25	REVISIONS PER T.A.C. REVIEW COMMENTS	EAG	EAG

AquaShield WATER TREATMENT SOLUTIONS
2733 Kanasita Drive, Suite 111, Chattanooga, TN 37343
Phone (888) 344-9044 Fax (423) 826-2112
www.aquashieldinc.com

Aqua-Swirl® XCelerator
XC-5 CCW

Standard Detail

Structure #:	XC-5 STD	Rvwed	Rvw. Date
Drawn By:	OFibres		
Scale:	As Shown		
Date:	2/25/2021		

U.S. Patent No. 6524473 and other Patent Pending

MATTINGLY CONSTRUCTION
10150 LANTERN ROAD, SUITE 250
FISHERS, INDIANA 46037

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

ERIC A. GLEISNER — REGISTERED — Nº PE10403858 — STATE OF INDIANA — PROFESSIONAL ENGINEER

DATE: 02/03/25

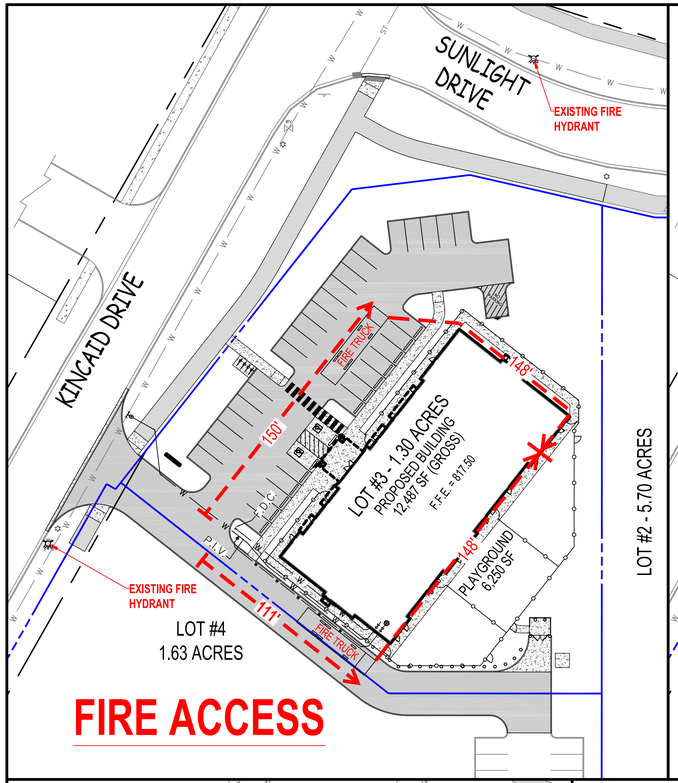
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CHKD. BY:	EAG
SCALE:	1" = 20'
DATE:	02/03/25

KIDDIE ACADEMY
10193 KINCAID DRIVE
FISHERS, INDIANA 46037

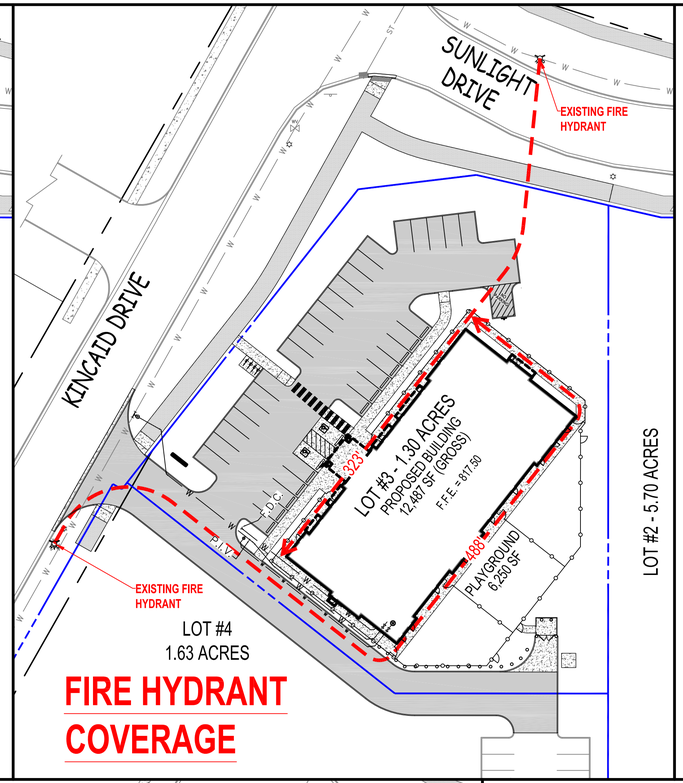
GENERAL DETAILS

PROJECT NUMBER
MCI.022

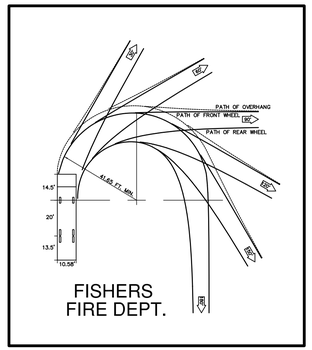
DRAWING NUMBER
C10.1
SHEET 14 OF 27



FIRE ACCESS



FIRE HYDRANT COVERAGE



FISHERS
FIRE DEPT.

NOTE

REFER TO ARCHITECTURAL & FOUNDATION PLANS FOR ALL BUILDING DIMENSIONS.

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.

NORTH

40 0 20 40

(IN FEET)
1 inch = 40 ft.

LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- FENCE
- PROPOSED CONCRETE
- PROPOSED 10' ASPHALT PATH (SEE CITY OF FISHERS DETAILS)
- PROPOSED PAINTED DIAGONAL STRIPED ISLAND
- STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C10.0)
- EXISTING / PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING LIGHT POLE

CONTRACTOR:
MATTINGLY CONSTRUCTION
10150 LANTERN ROAD, SUITE 250
FISHERS, IN 46037
ATTN: STEVE MATTINGLY
(317) 577-8800

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

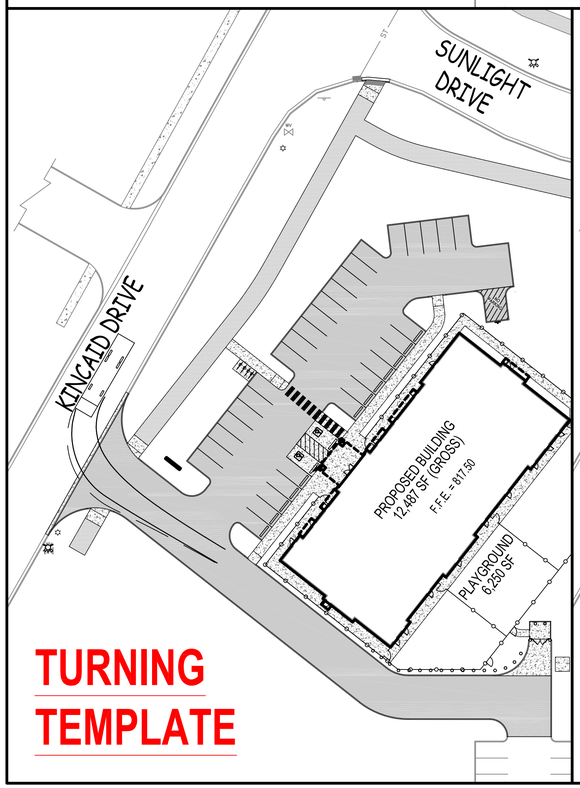
SURVEYOR:
MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, INDIANA 46060
(317) 773-2644

ARCHITECT:
CURRAN ARCHITECTURE
5719 LAWTON LOOP EAST DRIVE, SUITE 212
LAWRENCE, IN 46216
ATTN: MELISSA GARRISON
(317) 288-0681 x105

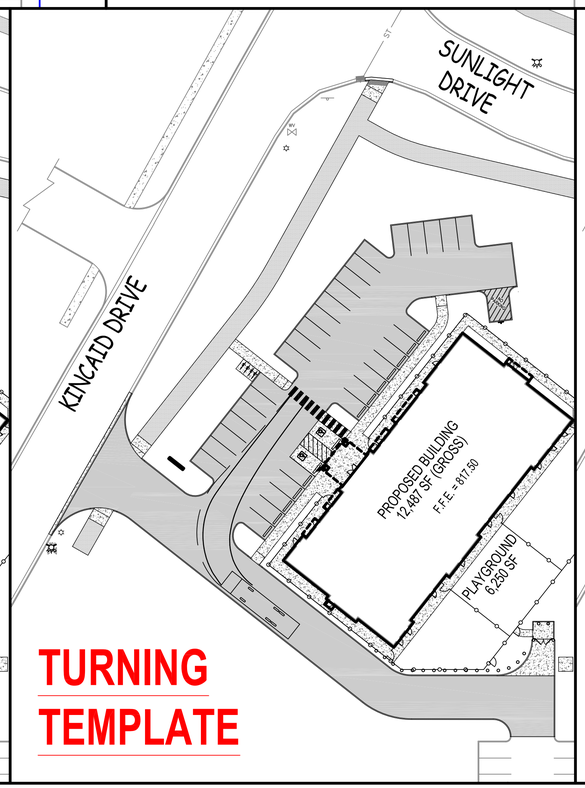
Indiana 811
Know what's below. Call before you dig.

REVISION RECORD

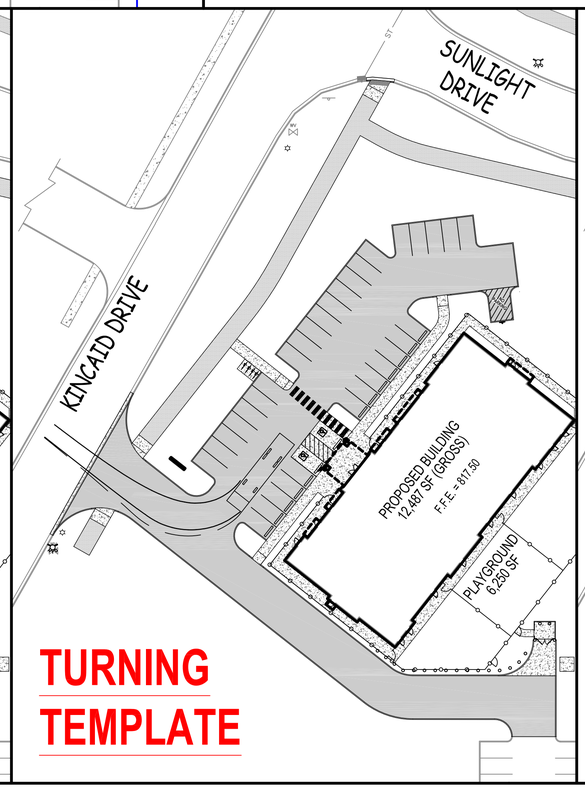
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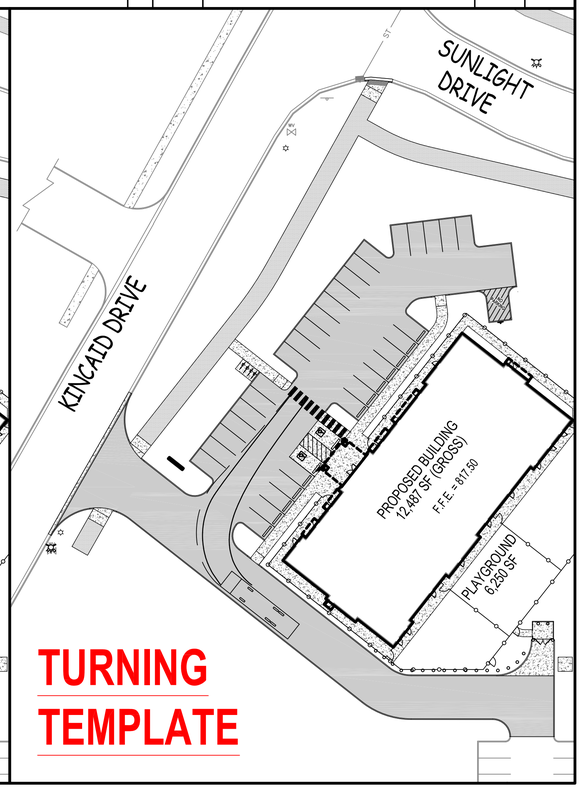
TURNING TEMPLATE



TURNING TEMPLATE



TURNING TEMPLATE



TURNING TEMPLATE

MATTINGLY CONSTRUCTION
10150 LANTERN ROAD, SUITE 250
FISHERS, INDIANA 46037

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

ERIC A. GLEISNER
REGISTERED
Nº PE10403858
STATE OF INDIANA
PROFESSIONAL ENGINEER
DATE: 02/03/25

DWN BY: EAG
CHKD. BY: EAG
SCALE: 1" = 40'
DATE: 02/03/25

KIDDIE ACADEMY
10193 KINCAID DRIVE
FISHERS, INDIANA 46037

FIRE TRUCK TURNING TEMPLATES

PROJECT NUMBER
MCI.022

DRAWING NUMBER
C10.2
SHEET 15 OF 27

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 Owner.

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 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 disposal areas off of the site. Disposal by burning shall not be permitted unless proper permits are obtained (where applicable). ~~The location of on-site 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 sod. 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 expence 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.

CITY OF FISHERS SPECIFICATIONS SHALL SUPERSEDE THESE SPECIFICATIONS IN THE EVENT A CONFLICT EXISTS

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 12" 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 S specifications, latest revision, and shall have material specifications conforming to ASTM D1248 or D3350, latest revision.

B. Manholes

1. Precast reinforced concrete manhole sections and steps shall conform to ASTM C-478 latest revision.

2. Casting shall be of uniform quality, free from blow holes, porosity, hard spots, shrinkage distortion or other defects. They shall be smooth and well cleaned by shot -blasting or by some other approved method. They shall be coated with asphalt paint which shall result in a smooth coating, tough and tenacious when cold, not tacky or brittle. They shall be gray iron meeting ASTM A-48 latest revision.

3. Joints – Manhole sections shall be jointed with rubber type gaskets. The rubber type gaskets shall meet ASTM C-443 latest revision. When manhole and storm pipe are continuously in water.

4. Shop Drawings – Contractor to submit storm sewer structure precast drawings to engineer for approval prior to installation.

C. SUBDRAINS

1. Perforated plastic pipe subdrains shall conform to ASTM F-405, AASHTO M-252 (4" to 10" pipe).

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 any waivers. Contractor shall furnish all bonds necessary to get permits for cuts and connections to existing sewers. Contractor shall notify the local governing jurisdiction a minimum of 72 hours prior to the commencement of storm sewer construction.

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 – 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.

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 at 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. Premoulded Joint Filler – Shall be of non -extruding type meeting ASTM D-544 except that premoulded joint filler used in concrete walk 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
1"	80–100
3/4"	70–90
1/2"	55–80
#4	35–60
#8	25–50
#30	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) Along curbs, headers and walls and at all placed not accessible to the roller, the aggregate material shall be tamped with mechanical tampers or with approved hand tampers.

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 premoulded 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.

REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY

MATTINGLY CONSTRUCTION
10150 LANTERN ROAD, SUITE 250
FISHERS, INDIANA 46037

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

ERICA A. GLEISSNER – REGISTERED – Nº PE10403858 – STATE OF INDIANA – PROFESSIONAL ENGINEER

DATE: 02/03/25

DWN BY:	EAG
CHKD. BY:	EAG
SCALE:	1" = 20'
DATE:	02/03/25

KIDDIE ACADEMY
10193 KINCAID DRIVE
FISHERS, INDIANA 46037

SPECIFICATIONS

PROJECT NUMBER
MCI.022

DRAWING NUMBER
C11.0
SHEET 16 OF 27

IRRIGATION NOTE

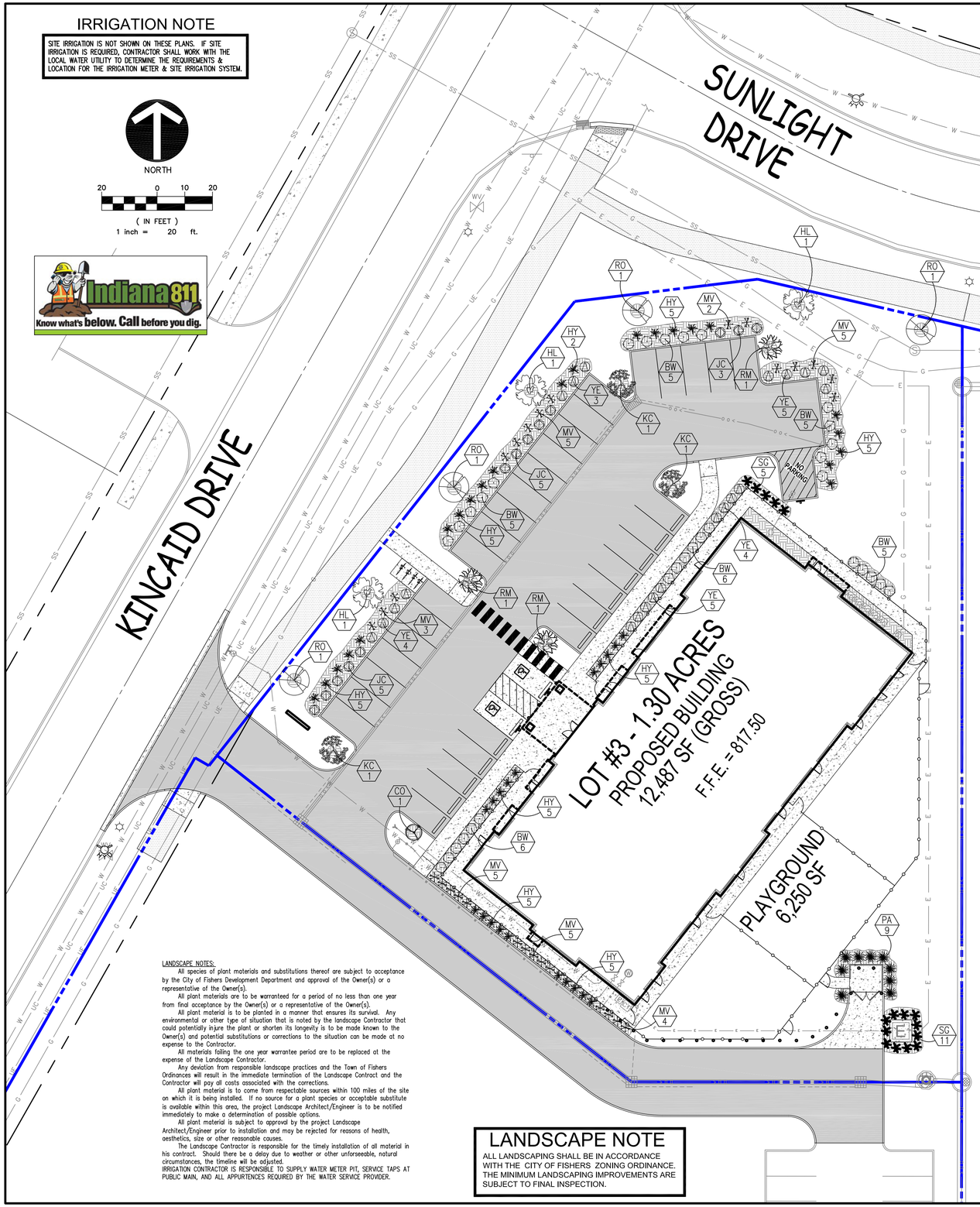
SITE IRRIGATION IS NOT SHOWN ON THESE PLANS. IF SITE IRRIGATION IS REQUIRED, CONTRACTOR SHALL WORK WITH THE LOCAL WATER UTILITY TO DETERMINE THE REQUIREMENTS & LOCATION FOR THE IRRIGATION METER & SITE IRRIGATION SYSTEM.

NORTH

20 0 10 20

(IN FEET)
1 inch = 20 ft.

Indiana 811
Know what's below. Call before you dig.



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 warranteed 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 warrantee 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.

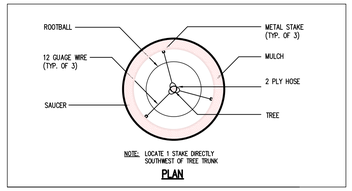
All plant material is subject to approval by the project Landscape Architect/Engineer prior to installation and may be rejected for reasons of health, aesthetics, size or other reasonable causes.

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 unforseeable, natural circumstances, the timeline will be adjusted.

IRRIGATION CONTRACTOR IS RESPONSIBLE TO SUPPLY WATER METER PIT, SERVICE TAPS AT PUBLIC MAIN, AND ALL APPURTENCES REQUIRED BY THE WATER SERVICE PROVIDER.

LANDSCAPE NOTE

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



TREE STAKING DETAIL

SCALE: NOT TO SCALE

LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- EASEMENT
- FENCE
- PROPOSED CONCRETE
- PROPOSED 10' ASPHALT PATH (SEE CITY OF FISHERS DETAILS)
- PROPOSED PAINTED DIAGONAL STRIPED ISLAND
- EXISTING 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 SANITARY LATERAL
- PROPOSED PRIMARY 3ø DUKE ENERGY ELECTRIC TRANSFORMER
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER LINE
- EX. UNDERGROUND WATER LINE
- EXISTING CABLE TV PEDESTAL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CURB INLET
- EXISTING SIGN
- 3-INCH DEEP MULCH BED. (COLOR SELECTED BY OWNER)

INTERIOR PARKING LOT LANDSCAPING

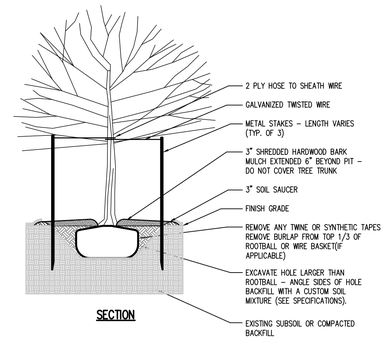
INTERIOR PARKING LOT PLANTINGS:
PARKING AREA = 5,346± S.F.
SHADE TREES REQUIRED = 6
(2 SHADE TREES PER 2,000 S.F. OF PARKING AREA)
SHADE TREES REQUIRED / PROVIDED = 7

- KC - Gymnoclanus dioica - Kentucky Coffeetree (Qty. 3) - Shade Tree (Min. 1.5" Caliper 6" Above Ground)
- RM - Acer rubrum - Red Maple (Qty. 3) - Shade Tree (Min. 1.5" Caliper 6" Above Ground)
- CO - Quercus robur 'fastigiata' - Columnar Oak (Qty. 1) - (Min. 1.5" Caliper 6" Above Ground)
- PA - Thuja occidentalis 'Pyramidalis' - Pyramid Arborvitae (Qty. 9 - Evergreen Shrub (Min. 6' height)
- SG - Panicum vigatum - Switch Grass (Qty. 11) - (Min. 24" Height)

PERIMETER PARKING LOT LANDSCAPING

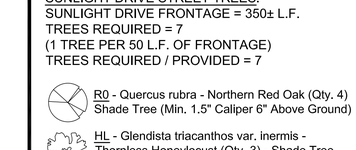
PARKING LOT PERIMETER PLANTINGS:
PARKING LOT PERIMETER = 248± L.F.
SHRUBS REQUIRED = 75
(30 SHRUBS PER 100 L.F. OF PARKING LOT)
SHRUBS PROVIDED = 78

- MV - Viburnum acerifolium - Mapleleaf Viburnum (Qty. 15) - (Min. 24" Height)
- HY - Hydrangea aborescens - Smooth Hydrangea (Qty. 23) - (Min. 24" Height)
- BW - Boxus x Koreana - Green Velvet Boxwood (Qty. 15) - (Min. 24" Height)
- YE - Taxus x media - Yew (Qty. 12) - (Min. 24" Height)
- JC - Juniperus communis - Common Juniper (Qty. 13) - (Min. 24" Height)



DECIDUOUS TREE DETAIL

SCALE: NOT TO SCALE



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.

SHRUB DETAIL

SCALE: NOT TO SCALE

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.

FOUNDATION PLANTINGS

FOUNDATION PLANTINGS:
BUILDING PERIMETER = 474± L.F.
SHRUBS REQUIRED = 48
(1 SHRUB PER 10 L.F. OF BUILDING)
SHRUBS PROVIDED = 65 (135% OF REQUIRED)

- MV - Viburnum acerifolium - Mapleleaf Viburnum (Qty. 14) - (Min. 24" Height)
- HY - Hydrangea aborescens - Smooth Hydrangea (Qty. 20) - (Min. 24" Height)
- BW - Boxus x Koreana - Green Velvet Boxwood (Qty. 17) - (Min. 24" Height)
- YE - Taxus x media - Yew (Qty. 9) - (Min. 24" Height)
- SG - Panicum vigatum - Switch Grass (Qty. 5) - (Min. 24" Height)

SRTEET TREES

SUNLIGHT DRIVE STREET TREES:
SUNLIGHT DRIVE FRONTAGE = 350± L.F.
TREES REQUIRED = 7
(1 TREE PER 50 L.F. OF FRONTAGE)
TREES REQUIRED / PROVIDED = 7

- R0 - Quercus rubra - Northern Red Oak (Qty. 4) Shade Tree (Min. 1.5" Caliper 6" Above Ground)
- HL - Glendista triacanthos var. inermis - Thornless Honeylocust (Qty. 3) - Shade Tree (Min. 1.5" Caliper 6" Above Ground)

REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY
1	04/03/25	REVISIONS PER T.A.C. REVIEW COMMENTS	EAG	EAG

MATTINGLY CONSTRUCTION
10150 LANTERN ROAD, SUITE 250
FISHERS, INDIANA 46037

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

ERIC A. GLEISSNER
REGISTERED
Nº PE10403858
STATE OF INDIANA
PROFESSIONAL ENGINEER

DATE: 02/03/25

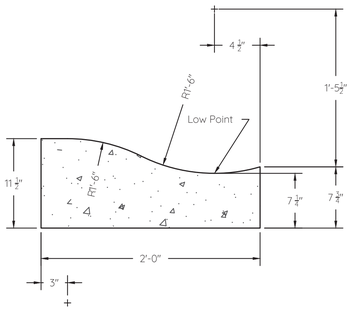
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CHKD. BY:	EAG
SCALE:	1" = 20'
DATE:	02/03/25

KIDDIE ACADEMY
10193 KINCAID DRIVE
FISHERS, INDIANA 46037

LANDSCAPE PLAN

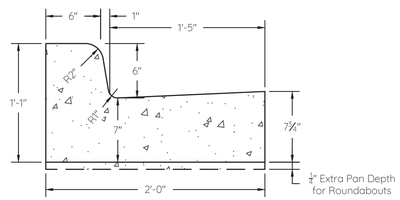
PROJECT NUMBER
MCI.022

DRAWING NUMBER
L1.0
SHEET 17 OF 27



CONCRETE ROLL CURB

Not to Scale

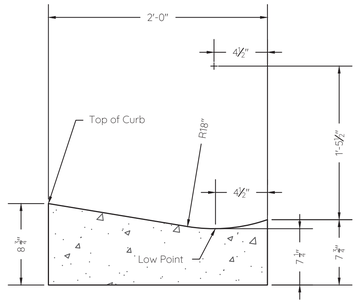


Note:

1) Provide reverse pitch curb & gutter on center islands when curb inlets are not provided for drainage and when natural flow is away from curb.

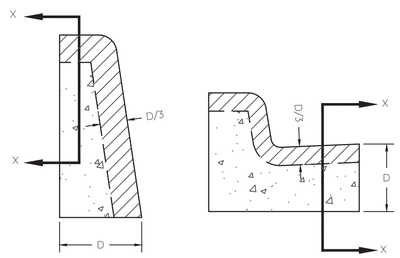
CONCRETE COMBINED CURB & GUTTER

Not to Scale



CONCRETE VALLEY GUTTER

Not to Scale

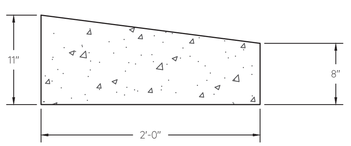


Note:

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

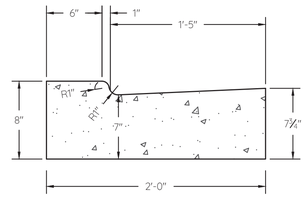
CONTRACTION JOINTS - CONCRETE CURB

Not to Scale



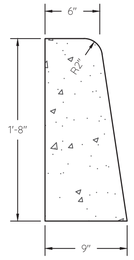
CONCRETE SLOPED CURB - FOR ROUNDABOUTS

Not to Scale



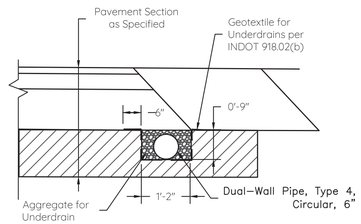
CONCRETE COMBINED CURB & GUTTER - DEPRESSED

Not to Scale



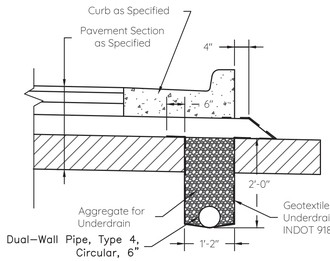
CONCRETE BARRIER CURB

Not to Scale

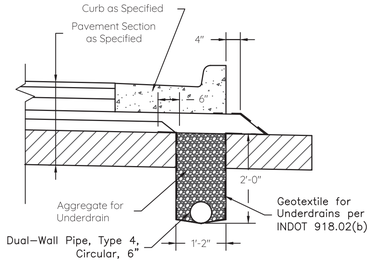


LOCAL STREET UNDERDRAIN

Not to Scale



Underdrain without HMA Drainage Layer



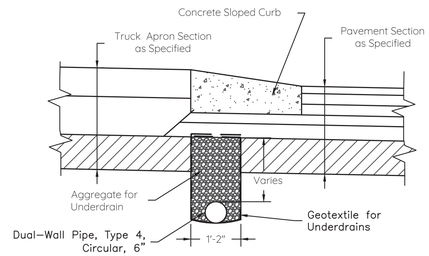
Underdrain with HMA Drainage Layer

Note:

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

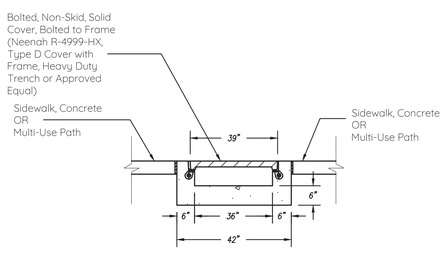
CURB UNDERDRAIN

Not to Scale

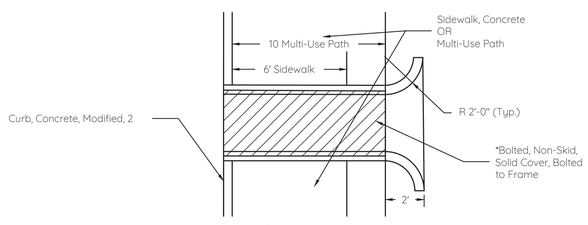


UNDERDRAIN AT ROUNDABOUTS (AS NEEDED)

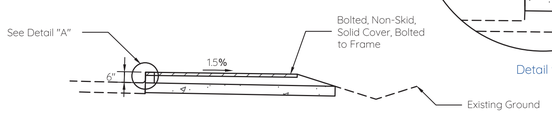
Not to Scale



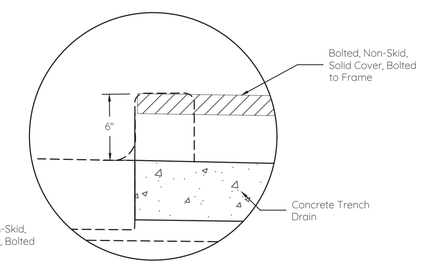
Frame and Trench Section



Plan View



Walk or Path Section



Detail "A"

TRENCH DRAIN DETAIL W/ SIDEWALK OR MULTI-USE PATH

Not to Scale

HATEM M. MEKKY
REGISTERED
No. 10910914
STATE OF INDIANA
PROFESSIONAL ENGINEER

5/28/2024

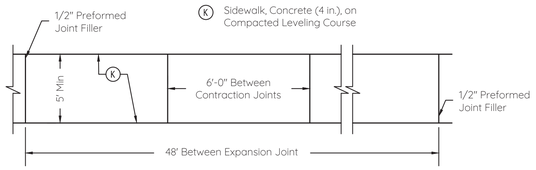
CITY OF FISHERS
STANDARD CONSTRUCTION DETAILS

CURB AND UNDERDRAIN DETAILS

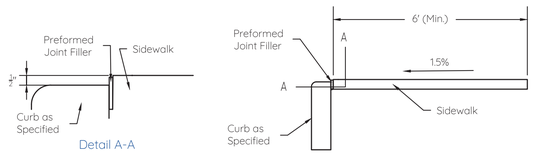
SHEET 4 of 29

NOTES

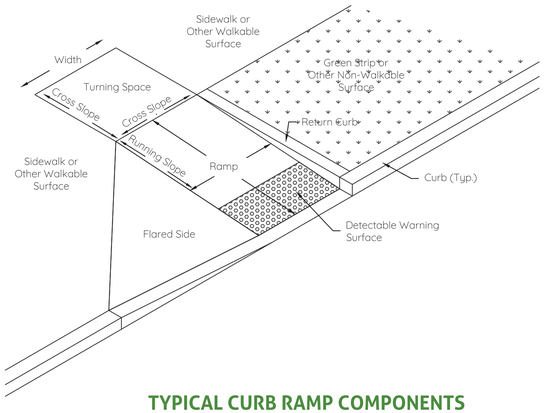
1) Curb ramps and sidewalks shall be constructed in accordance with INDOT Standard Specifications, Section 604.
2) All sidewalks and curb ramps within Fishers Right-of-Way shall be ADA compliant.
3) Detectable Warning Surfaces shall be cast iron type and shall be powder coated black.
4) Detectable Warning 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.



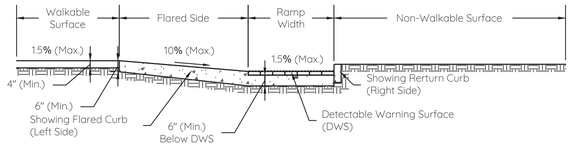
SIDEWALK DETAIL
Not to Scale



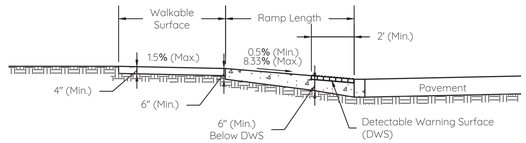
SIDEWALK ADJACENT TO CURB
Not to Scale



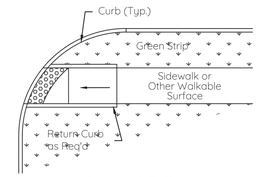
TYPICAL CURB RAMP COMPONENTS
Not to Scale



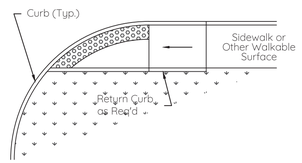
TYPICAL CURB RAMP CROSS SLOPE SECTION
Not to Scale



TYPICAL CURB RAMP RUNNING SLOPE SECTION
Not to Scale

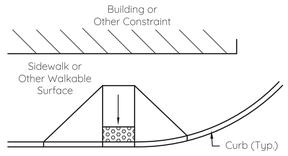


Ramp with Buffer

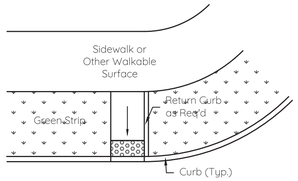


Ramp Adjacent to Curb

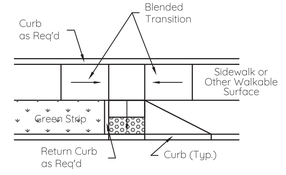
ONE-WAY DIRECTIONAL PERPENDICULAR CURB RAMP EXAMPLES
Not to Scale



Ramp Adjacent to Walkable Surface

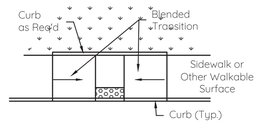


Ramp Adjacent to Non-Walkable Surface

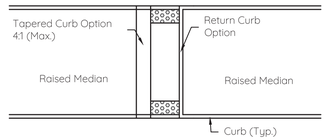


Ramp with Grade Tiering

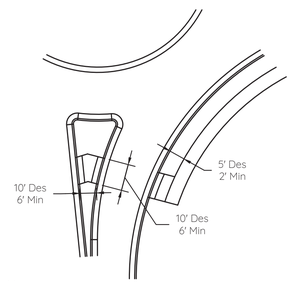
PERPENDICULAR CURB RAMP EXAMPLES
Not to Scale



PARALLEL CURB RAMP EXAMPLE
Not to Scale

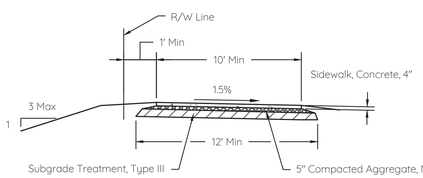


MEDIAN CURB RAMP EXAMPLE
Not to Scale

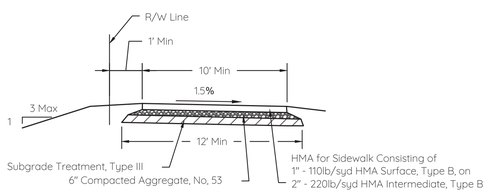


Note:
1) If 6' minimum cannot be achieved at the splitter island, crosswalk shall be of passthrough type without angular deflection.

ROUNDABOUT SIDEWALK AND CURB RAMP PLACEMENT
Not to Scale

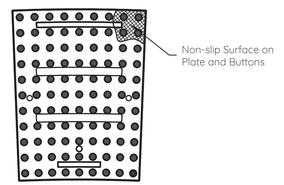


Concrete Section (Requires Engineering Approval)

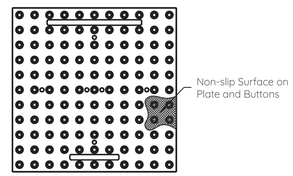


Asphalt Section

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

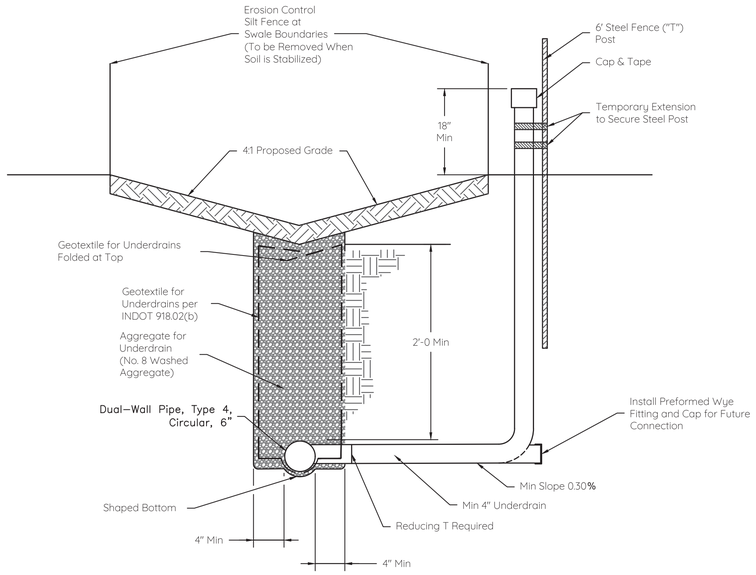
5/28/2024

HAKEM M. MEKKY REGISTERED No. 10910914 STATE OF INDIANA PROFESSIONAL ENGINEER

CITY OF FISHERS
STANDARD CONSTRUCTION DETAILS

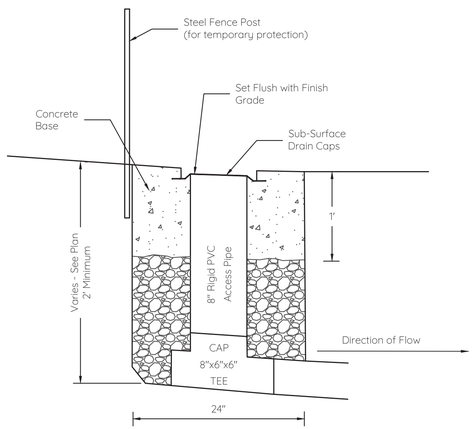
SIDEWALK, CURB RAMP, AND PERIMETER PATH DETAILS

SHEET
6 of 29

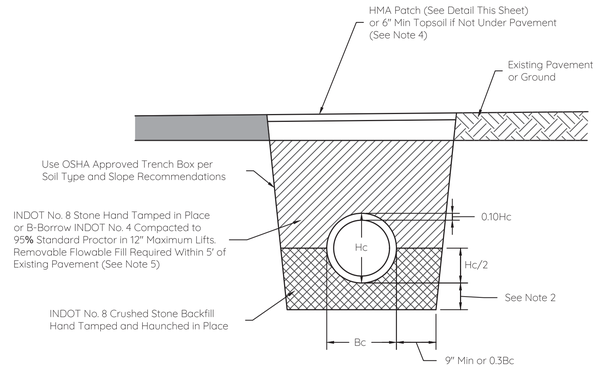


Notes:
1) Temporary extension above ground to be removed upon connection to house. If extension is not utilized, it shall be capped below ground level.
2) Location of structures shall be shown on as-built plans.
3) Must connect sump pumps to underdrain.
4) Required for all rear yard drainage swales unless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

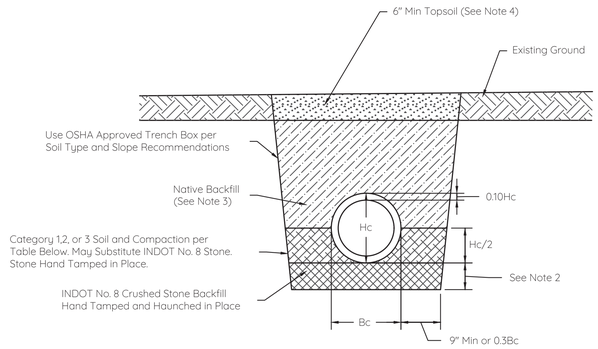
REAR YARD UNDERDRAIN
Not to Scale



SUBSURFACE DRAIN (SSD) RISER DETAIL
Not to Scale



Within 5' of Pavement or Under Pavement



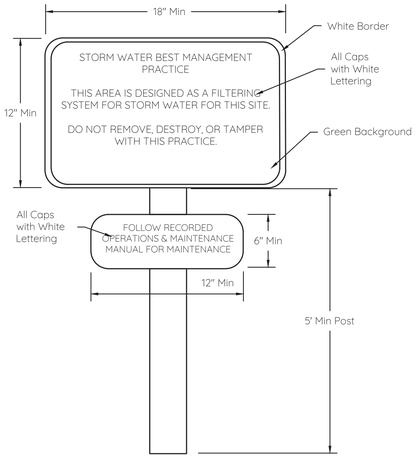
Outside of Pavement

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

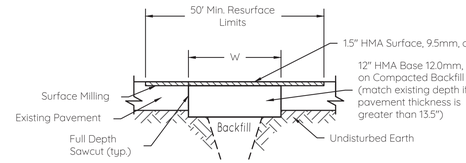


Notes:
1) BMP signs should be placed immediately adjacent or within the practice.
2) Signs should be aluminum and meet minimum IMUTCD standards.
3) Total number of signs required for each BMP is subject to plan review.

BMP SIGN
Not to Scale

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

04/18/2024

HATEM M. MEKKY
REGISTERED
No.
10910914
STATE OF
INDIANA
PROFESSIONAL ENGINEER

CITY OF FISHERS
STANDARD CONSTRUCTION DETAILS

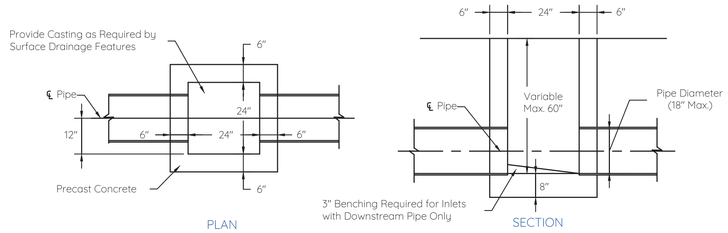
STORM SEWER BACKFILL, SWALE UNDERDRAIN, EXCAVATION DETAILS AND NOTES

SHEET
13
of
29

NOTES

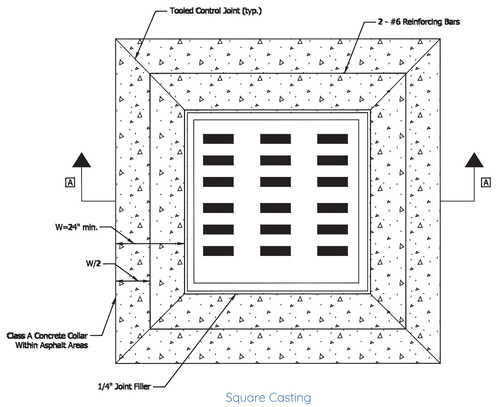
1) Inlet boxes shall not extend into the pavement section beyond the width of the wall thickness which shall be a maximum of 6 inches. Square or rectangular structures shall be utilized for all pipe connections along the curb line. The maximum inlet box size shall be limited to 24"x36". Mainline pipe 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

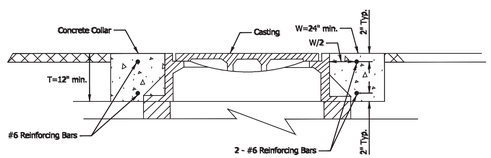


INLET, TYPE A

Not to Scale



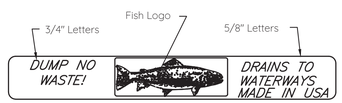
Square Casting



Section A-A

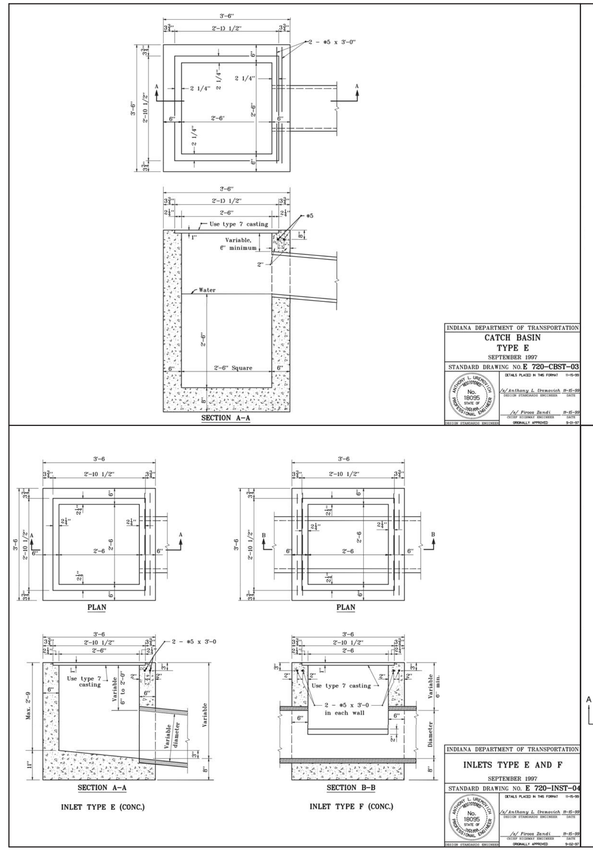
CONCRETE COLLAR FOR SQUARE CASTINGS DETAIL

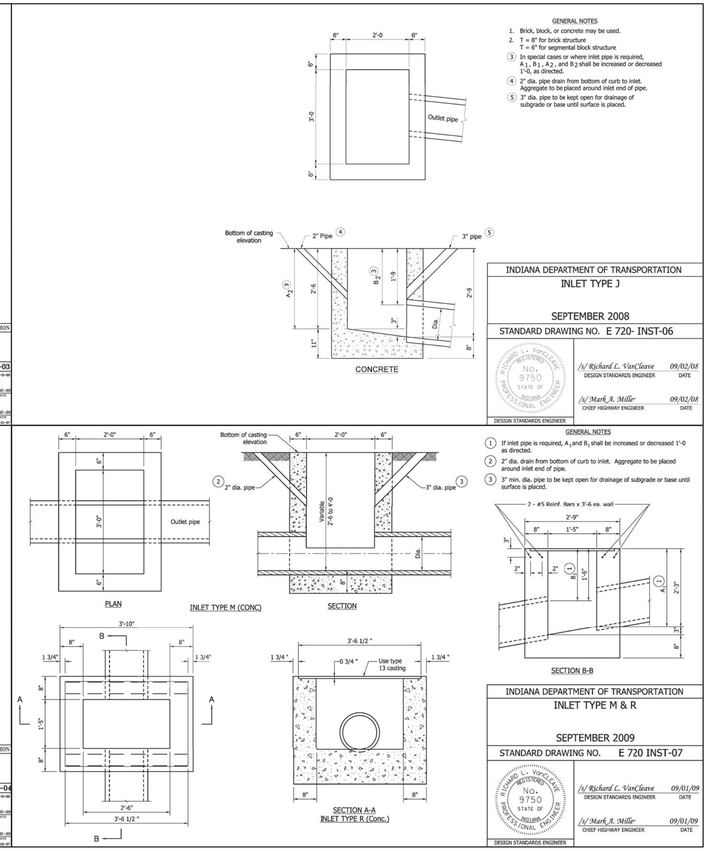
Not to Scale



INLET LID CASTING DETAIL

Not to Scale





5/28/2024

HATEM M. MEKKY REGISTERED No. 10910914 STATE OF INDIANA PROFESSIONAL ENGINEER

CITY OF FISHERS
STANDARD CONSTRUCTION DETAILS

STORM SEWER INLET STRUCTURE DETAILS AND NOTES

SHEET 14 of 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.

Round Casting — Section A-A

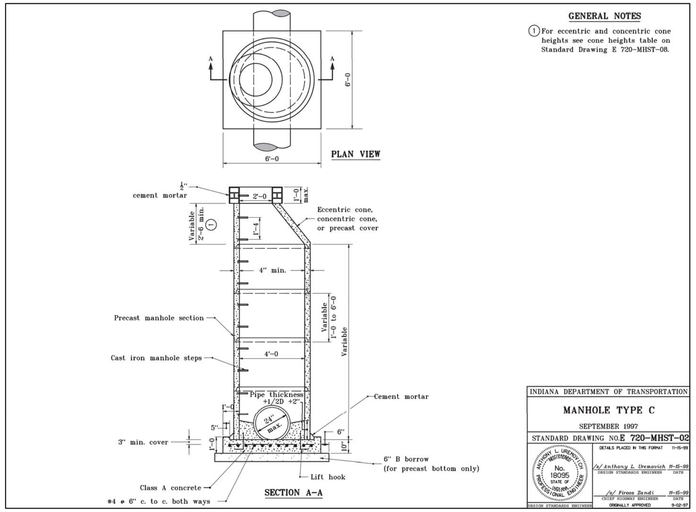
CONCRETE COLLAR FOR ROUND CASTINGS DETAIL

Not to Scale

MANHOLE LID CASTING DETAIL

Not to Scale

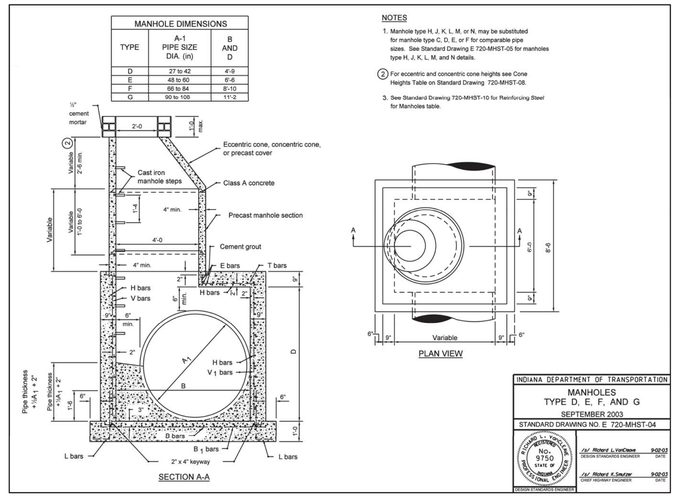
COMPATIBILITY OF MANHOLE STRUCTURES AND CASTINGS									
MANHOLE TYPE	INDOT CASTING TYPES			NEENAH CASTING TYPES			EAST JORDAN IRON WORKS CASTING TYPES		
	2	4	8	R-2502-D	R-4342	R-1772	1022 w/ Type A Lid	1022 w/ M1 or M3 Grate	6489
C	X	X	X	X	X	X	X	X	X
H	X	X	X	X	X	X	X	X	X
J	X	X	X	X	X	X	X	X	X
K	X	X	X	X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



GENERAL NOTES

(1) For eccentric and concentric cone heights see cone heights table on Standard Drawing E 720-MHST-08.

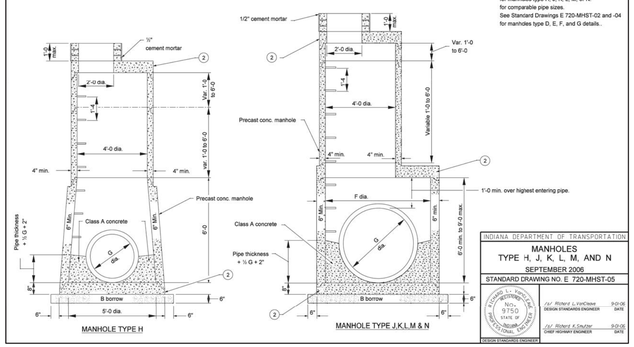
INDIANA DEPARTMENT OF TRANSPORTATION
MANHOLE TYPE C
SEPTEMBER 1997
STANDARD DRAWING NO. E 720-MHST-02
DETAILS PLACED IN THIS FORMAT 11-15-99
DESIGN STANDARDS ENGINEER — DATE
/s/ Anthony L. Devanich 11-15-99
/s/ Fiross Zendi 11-15-99
CHIEF HIGHWAY ENGINEER — DATE
ORIGINALLY APPROVED 9-02-97



INDIANA DEPARTMENT OF TRANSPORTATION
MANHOLES
TYPE D, E, F, AND G
SEPTEMBER 2003
STANDARD DRAWING NO. E 720-MHST-04
/s/ Richard L. VanCleave 9-03-03
DESIGN STANDARDS ENGINEER — DATE
/s/ Richard A. Shafer 9-03-03
CHIEF HIGHWAY ENGINEER — DATE

MANHOLE PIPE SIZES				
Type	G (in.)	F (ft. in.)	Maximum Pipe Size Rt. ∠ to Mainline (in.)	Maximum Pipe Size for Mainline (in.)
H	24 to 36	———	30	36
J	24 to 36	5'-0	30	36
K	36 to 48	6'-0	36	48
L	48 to 54	8'-0	48	54
M	54 to 72	8'-6	66	72
N	72 to 84	9'-0	72	84

NOTES
1. Drop pipe may be used with manholes Type H, J, K, L, M, or N. Such manhole shall be referred to as drop manholes type H, J, K, L, M, or N. For details of construction see Standard Drawing E 720-MHST-03.
(2) See Standard Drawing E 720 MHST 06 for Details A, B, and C.
(3) Manholes type C, D, E, or F may be substituted for manholes type H, J, K, L, M, or N. for comparable pipe sizes. See Standard Drawings E 720-MHST-02 and -04 for manholes type D, E, F, and G details..



INDIANA DEPARTMENT OF TRANSPORTATION
MANHOLES
TYPE H, J, K, L, M, AND N
SEPTEMBER 2006
STANDARD DRAWING NO. E 720-MHST-05
/s/ Richard L. VanCleave 9-01-06
DESIGN STANDARDS ENGINEER — DATE
/s/ Richard A. Shafer 9-01-06
CHIEF HIGHWAY ENGINEER — DATE

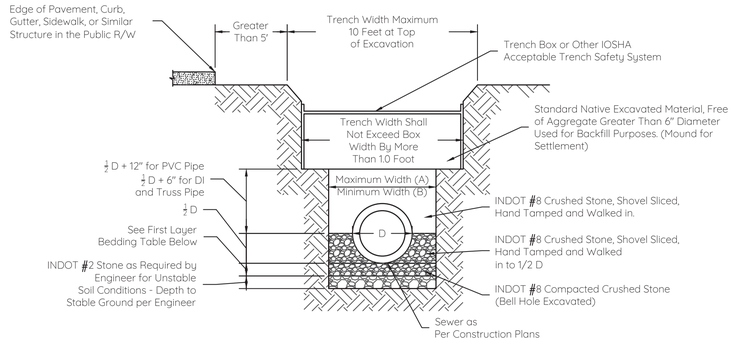
5/28/2024

HAITM M. MERKY REGISTERED No. 10910914 STATE OF INDIANA PROFESSIONAL ENGINEER

CITY OF FISHERS
STANDARD CONSTRUCTION DETAILS

STORM SEWER MANHOLE STRUCTURE DETAILS AND NOTES

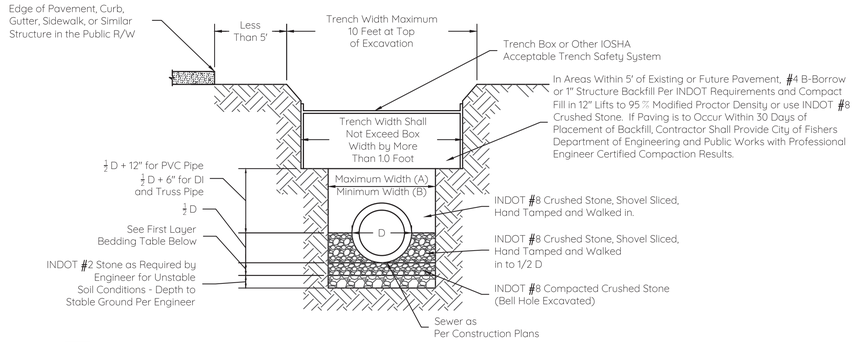
SHEET 15 of 29



FIRST LAYER BEDDING TABLE		
Pipe Size	6" TO 15"	18" & Over
Bedding Below the Pipe Barrel and Bell	Minimum = 6"	Minimum = 10"

PIPE SIZE	A	B
Up to 18"	3' - 0"	2' - 6"
18" and Greater	D + 24"	D + 18"

Greater Than 5' From Edge of Pavement



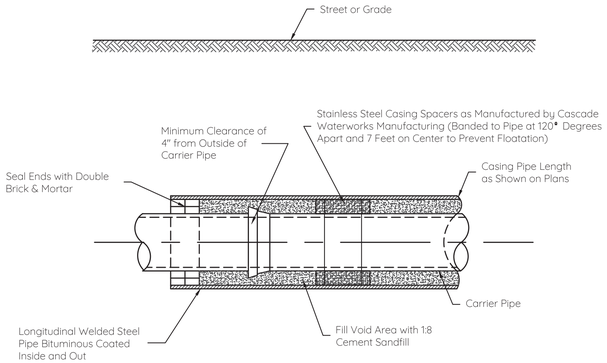
FIRST LAYER BEDDING TABLE		
Pipe Size	6" to 15"	18" & Over
Bedding Below the Pipe Barrel and Bell	Minimum = 6"	Minimum = 10"

PIPE SIZE	A	B
Up to 18"	3' - 0"	2' - 6"
18" and Greater	D + 24"	D + 18"

Within 5' of Existing or Future Pavement

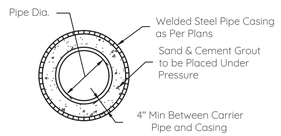
SANITARY SEWER TRENCHING, BEDDING AND BACKFILL

Not to Scale



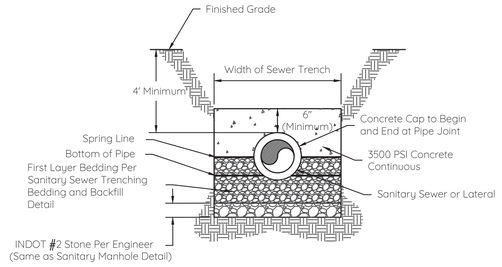
TYPICAL STREET BORING SIDE VIEW

Not to Scale



TYPICAL BORING END VIEW

Not to Scale

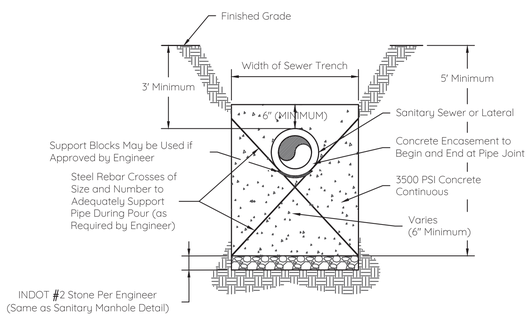


Notes:

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.

CONCRETE CAP

Not to Scale

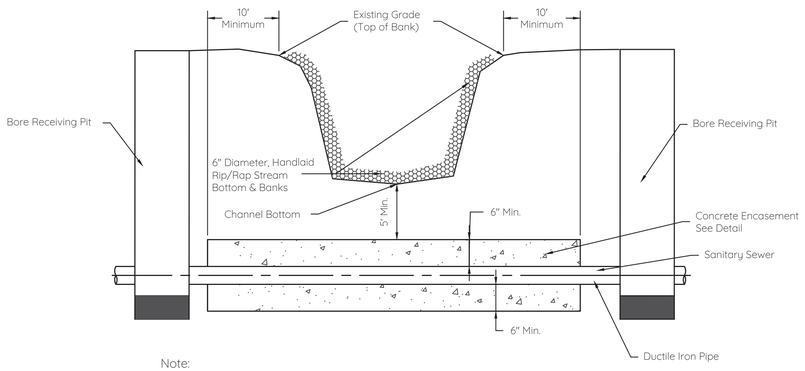


Notes:

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.

CONCRETE ENCASEMENT

Not to Scale

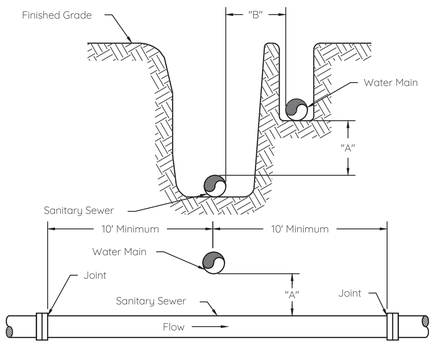


Note:

1) Stream crossing may need permit from Hamilton County Surveyor's Office. Should a county permit be necessary, refer to Hamilton County Surveyor's Office detail.

STREAM CROSSING -GRAVITY SEWER

Not to Scale



IF "A" IS	IF "B" IS	THEN SANITARY SEWER PIPE SEGMENT SHALL BE
18" or More	10' or More	No Special Pipe Material or Grade Requirments
Less Than 18"	Less Than 10'	PVC (Either ASTM D 2241 (SDR 21 Minimum) or ANSI/AWWA C900 (DR 18 Minimum) or ANSI/AWWA C905 (DR 21 Minimum)) or Ductile Iron (Class 51 Minimum)

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".

WATER SUPPLY & SEWER CROSSING

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.

5/28/2024

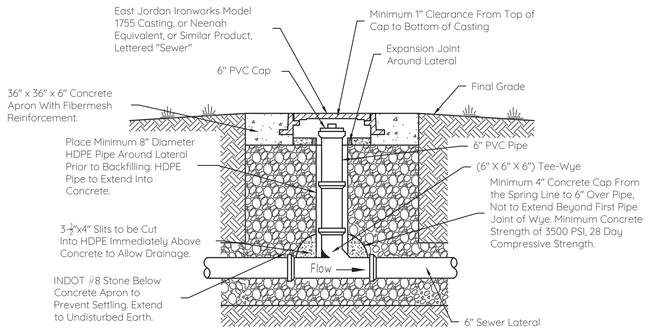
HATEM M. MEKKY REGISTERED No. 10910914 STATE OF INDIANA PROFESSIONAL ENGINEER

CITY OF FISHERS
STANDARD CONSTRUCTION DETAILS

SANITARY SEWER PIPE BEDDING & CROSSING DETAILS

SHEET
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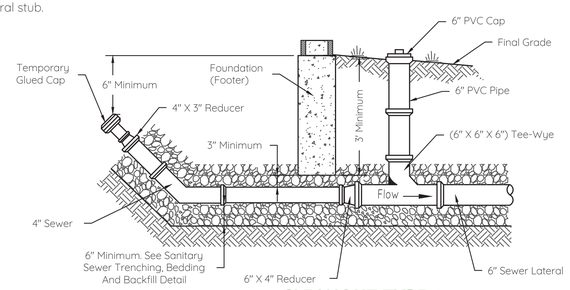
Note:
Concrete apron and casting shall be installed so that they do not contact the lateral or lateral cap.



CLEANOUT TYPE 2

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

Note:
All slab and crawl space connections must be a minimum of 3" below the footer and exit the building at the front of the structure to provide the shortest, most direct route from the building to the existing lateral stub.



CLEANOUT TYPE 1

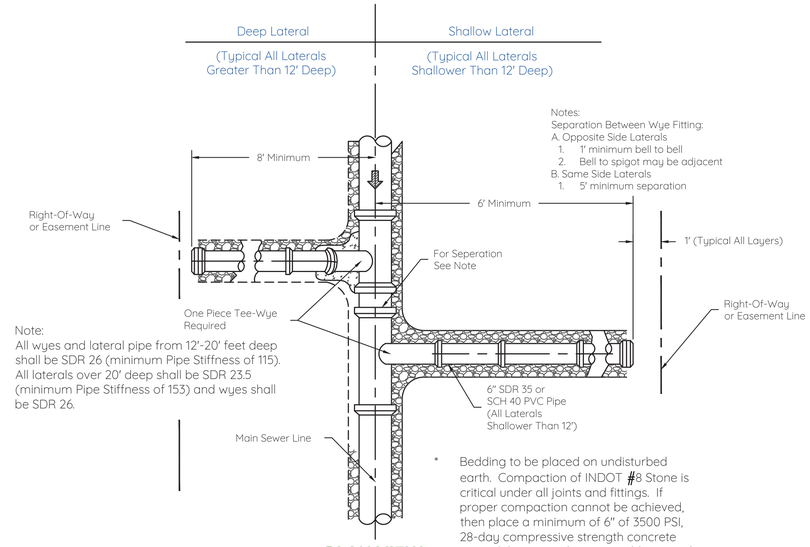
(Only Landscaped Surfaces Within Three Feet of Building)

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.

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

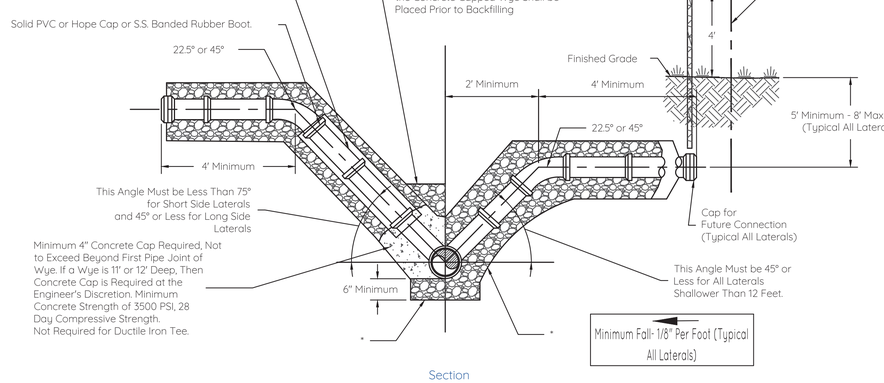
Not to Scale



Note:
All wyes and lateral pipe from 12'-20' feet deep shall be SDR 26 (minimum Pipe Stiffness of 115). All laterals over 20' deep shall be SDR 23.5 (minimum Pipe Stiffness of 153) and wyes shall be SDR 26.

* Bedding to be placed on undisturbed earth. Compaction of INDOT #8 Stone is critical under all joints and fittings. If proper compaction cannot be achieved, then place a minimum of 6" of 3500 PSI, 28-day compressive strength concrete around the pipe to bear on stable ground (per Engineer).

PLAN VIEW

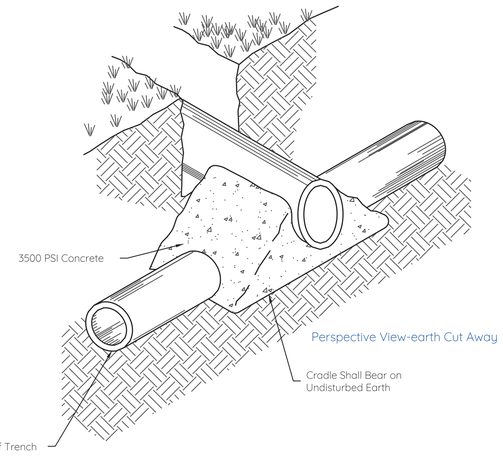


Section

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

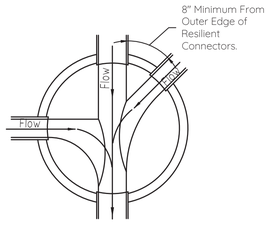
Not to Scale



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 radiused 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

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

5/28/2024

HATEM M. MEKKY REGISTERED No. 10910914 STATE OF INDIANA PROFESSIONAL ENGINEER

CITY OF FISHERS
STANDARD CONSTRUCTION DETAILS

SANITARY LATERAL CONNECTION, CLEAN OUT, & MISC. DETAILS

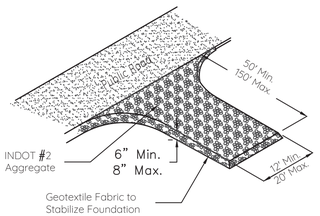
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GENERAL SWWP NOTES FOR INDIVIDUAL LOTS

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.



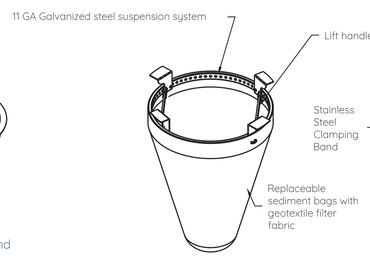
Notes:
1. Must keep top of stone at road elevation.
2. Width to be adjusted to match wider entrance, if required.

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

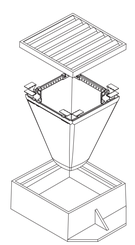
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
Not to Scale



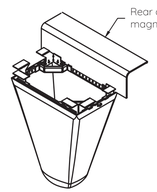
Stainless Steel Round Inlet Filters



Typical Round Inlet Filter



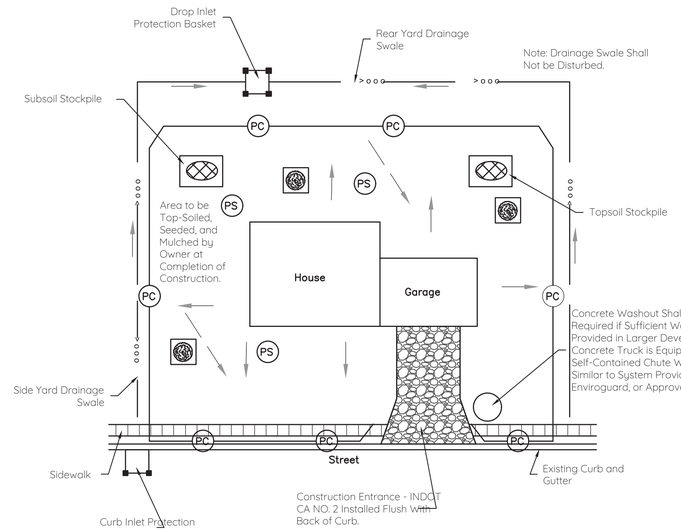
Typical Rectangular Inlet Filter



Combination Inlet Filter for Curb Hoods

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

BASKET INLET PROTECTION
Not to Scale

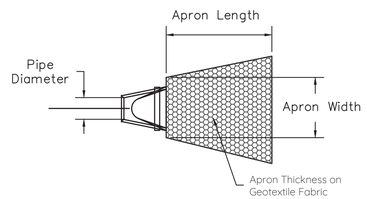


SAMPLE EROSION / SEDIMENT CONTROL PLAN
ONE OR TWO-FAMILY DWELLING UNDER CONSTRUCTION
Not to Scale

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.

INDIVIDUAL LOT EROSION CONTROL PLAN LEGEND

- Property Line/ Drainage Swale
- Existing Drainage
- Finished Drainage
- Tree Conservation With Fencing at Drip Line
- PC — Perimeter Control (SILT Fence, Etc.)
- Temporary Construction Ingress/Egress Pad
- Basket Inlet Protection (Combination Inlet Filter for Curb Hoods)
- Drop Fabric or Basket Inlet Protection
- Topsoil / Subsoil Stockpile
- PS — Permanent Seeding / Sod



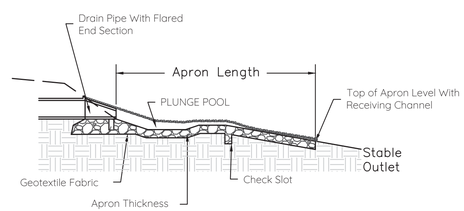
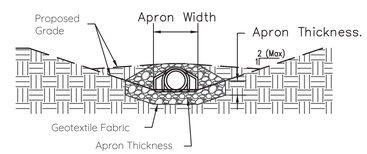


Table 1. Sizing for Flow Dissipaters at end Sections [1]

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 = 1.2 Times the Max Stone Diameter for a D50 Stone Size of 15 Inches or Larger
Apron Thickness = 1.5 Times the Max Stone Diameter for a D50 Stone Size of 15 Inches or Less

ENERGY DISSIPATER (OUTLET PROTECTION)
Not to Scale

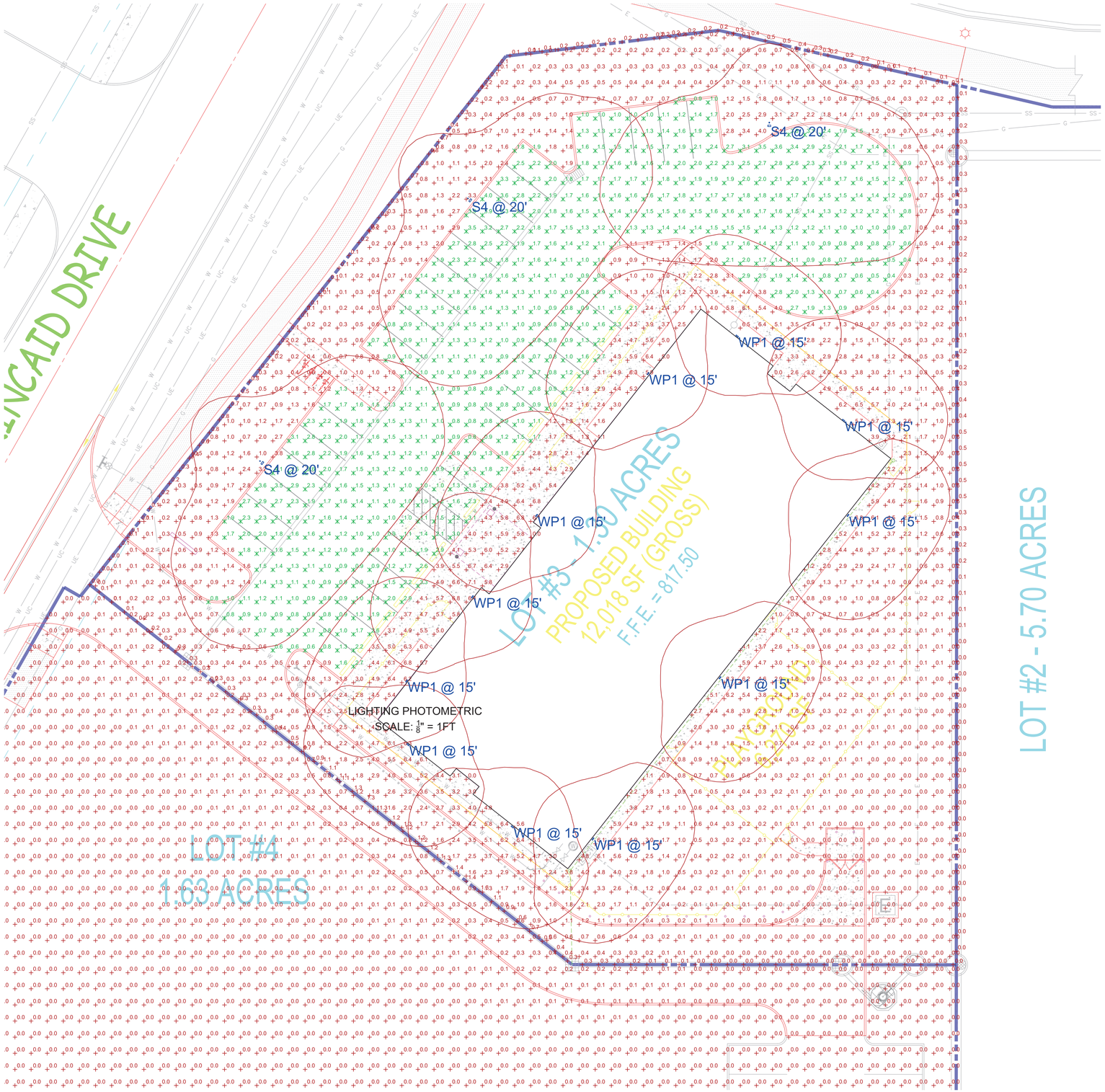
5/28/2024

HAKEM M. MERKY REGISTERED No. 10910914 STATE OF INDIANA PROFESSIONAL ENGINEER

CITY OF FISHERS
STANDARD CONSTRUCTION DETAILS

EROSION CONTROL DETAILS

SHEET
24 of 29



Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	WP1	11	Lithonia Lighting	WPX2 LED 40K MVOLT	WPX2 LED wallpack 6000lm 4000K color temperature 120-277 Volt	1	5896	0.9	47.77
	S4	3	Lithonia Lighting	RSX1 LED P2 40K R3/ SSS POLE	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R3 Distribution	1	9843	0.9	72.95

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	7.1 fc	0.0 fc	N/A	N/A
Paved Area_Grade	×	1.5 fc	4.1 fc	0.4 fc	10.3:1	3.8:1
Boundary_Grade	+	0.3 fc	1.4 fc	0.0 fc	N/A	N/A

GENERAL NOTES

GENERAL PLAN NOTES:

- MH: AS NOTED
- POINTS CALCULATED AT: GRADE
- LIGHT LOSS FACTOR: AS NOTED

No.	Revision/Issue	Date

Firm Name and Address

LIGHT|source
THE LIGHTING & CONTROLS EXPERTS

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

Project Name and Address

KIDDIE ACADEMY - FISHERS

EXTERIOR LIGHTING PHOTOMETRIC

Drawn By	MJC
Scale	As Noted
Date	1/13/25
Drawing #	LS-25-5012
Sheet No.	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 LIGHTsource is incomplete, inaccurate or if it changes (or does not exist), the accuracy of proposed design may be adversely affected. Once this lighting submittal is received 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.

TOPOGRAPHIC SURVEY

LOT #2 IN DELAWARE PARK
DELAWARE TOWNSHIP, HAMILTON COUNTY, INDIANA

VICINITY MAP
NOT TO SCALE



LEGEND

- G — UNDERGROUND GAS LINE
- SS — UNDERGROUND SANITARY SEWER LINE
- UC — UNDERGROUND CABLE TV
- UE — UNDERGROUND ELECTRIC
- OE — OVERHEAD UTILITY
- + — EXISTING FENCE
- CABLE TV PEDESTAL
- ELECTRIC PEDESTAL
- GAS METER
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- CLEANOUT
- CURB INLET
- SQUARE STORM INLET
- ROUND STORM INLET
- STORM MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- SIGN
- MAILBOX

SANITARY MANHOLE #2056
T.C. = 818.47
SE. INV. 10" PVC = 804.39

TBM# 2702
MAG NAIL SET
ELEV = 816.84

TBM# 2100
MAG NAIL W/
WASHER
ELEV = 816.41

SUNLIGHT DRIVE
70' R/W
ASPHALT (PUBLIC)

KINCAID DRIVE
ASPHALT (PUBLIC)

SANITARY MANHOLE #2814
T.C. = 816.49
E. INV. 10" PVC = 803.52
NW. INV. 10" PVC = 803.52

SANITARY MANHOLE #6072
T.C. = 817.32
E. INV. 10" PVC = 801.82
W. INV. 10" PVC = 801.92

100	N29°36'13"E	318.65'
101	S60°23'47"E	6.82'
102	N38°13'38"E	214.41'
103	N83°03'57"E	66.49'
104	S77°03'20"E	106.16'
105	N89°57'46"E	109.00'
106	N00°02'14"W	30.11'
107	S89°57'30"E	488.65'
108	S00°02'30"E	293.01'
109	S88°53'10"W	7.97'
110	S05°42'12"W	246.01'
111	S88°53'10"W	30.06'

30' D.U. & S.S.E.
30' D.U. & S.S.E.
30' D.U. & S.S.E.
30' DRAINAGE EASEMENT PER INSTRUMENT No. 2019004603
2' P.A.E.
30' INGRESS/EGRESS ACCESS ESMT.
30' D.&U.E.
15' D.E.
SILT FENCE

LOT 1
3.78 ACRES
164,706sqft

LOT 2
8.70 ACRES
378,922sqft

N00°02'14"W 422.40'
S04°50'07"E 421.79'
S88°53'10"W 670.37'
S88°53'10"W 841.20'

SOUTH LINE NE QUARTER SECTION 12, T17N, R4E

POINT # — REMARKS

POINT #	REMARKS
100 101 102 103 104 105 106 107 109 110 111	5/8" IRON ROD WITH YELLOW CAP STAMPED "MILLER S0083" SET
108	MAG NAIL SET

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF EXISTING UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BENCHMARK INFORMATION

HORIZONTAL AND VERTICAL CONTROL:

COORDINATE SYSTEM:
US STATE PLANE 1983 (AT GROUND)

PROJECT DATUM:
WORLD GEODETIC SYSTEM (WGS 1984)

VERTICAL DATUM
NAVD 88

ZONE:
INDIANA EAST 1301

GEOID MODEL:
GEOID12A (CONUS)

COORDINATE UNITS US SURVEY FEET
DISTANCE UNITS US SURVEY FEET
HEIGHT UNITS US SURVEY FEET

TBM# 2100
MAG NAIL W/
WASHER
ELEV = 816.41

TBM# 2702
MAG NAIL SET
ELEV = 816.84

THE WITHIN PLAT AND SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SCHEDULE "A" AND SCHEDULE "B" OF A TITLE POLICY.

THIS SURVEY PLAT HAS BEEN PREPARED FOR USE ON THIS PARTICULAR PROJECT AND FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY HEREON NAMED AND IS NOT CERTIFIED TO OR TO BE USED BY ANY OTHER PARTY. THE EVIDENCE, POSSESSION, OWNERSHIP, CONDITIONS ETC. COULD CHANGE CONSTANTLY AND THE USE OF THIS SURVEY IS LIMITED ONLY TO THE DATE INDICATED HEREIN.

THE LOCATION OF THE TITLE LINES AND CORNERS ARE SUBJECT TO THE EVIDENCE FOUND IN THE PERFORMANCE OF THIS SURVEY. ADDITIONAL EVIDENCE PRESENTED TO MILLER SURVEYING, INC. MAY ALTER THE LOCATION OF THE TITLE LINES AND CORNERS.

LAND DESCRIPTION

LOT #2 IN DELAWARE PARK, AS PER THE PLAT THEREOF, AS RECORDED IN INSTRUMENT #2018023152, IN PLAT CABINET 5, SLIDE 837, IN THE OFFICE OF THE RECORDER OF THE HAMILTON COUNTY, INDIANA.

FLOOD ZONE DEFINITION

ZONE	EXPLANATION
"X"	AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RATE MAP #18057C 0242G AREA IN ZONE "X" MAP DATED NOVEMBER 19, 2014.

GRAPHIC SCALE
0 20 40 80
SCALE : 1" = 40'

REVISIONS

REV. DATE	BY	DESCRIPTION

R.L.S. LS20400007 — DATE: 8/7/2023

MILLER SURVEYING INC.
948 CONNER STREET
NOBLESVILLE INDIANA 46060
PH. # (317) 773-2644 FAX 773-2694

LOCATION: LOT #2 DELAWARE PARK DELAWARE TWP., HAMILTON COUNTY, INDIANA	DRAWN BY: LRL	PREPARED BY: KNA
	SCALE: 1" = 40'	FIELD BOOK: D.C.
FIELD WORK COMPLETED: 7/26/2023	DATE: 8/7/2023	PAGE: D.C.
CLIENT: COLLIER INTERNATIONAL	JOB NUMBER	SURVEY 4 FILE:
DESCRIPTION: TOPOGRAPHIC SURVEY	B41177	

Planned Unit Development (PUD)
Committee Staff Report

Meeting Date: May 7, 2025

DEPARTMENT CONTACT:	**CASE NUMBER:**
Gabrielle Herin (hering@fishers.in.us)	PUD-25-6
PETITIONER:	**PROPERTY ADDRESS/LOCATION:**
Bill Butz, Kimley-Horn (bill.butz@kimley-horn.com)	13-12-29-00-00-003.000

REQUEST: Request to approve the architecture and site plan for a senior living community consisting of a 78,000 sq. ft. assisted living facility and 8 six-unit buildings for independent living.

APPLICABLE REGULATIONS:	**EXISTING ZONING:**	**FISHERS 2040:**
Britton Falls PUD Ordinance # 041513	C-2	Neighborhood Service Center

LOCATION MAP



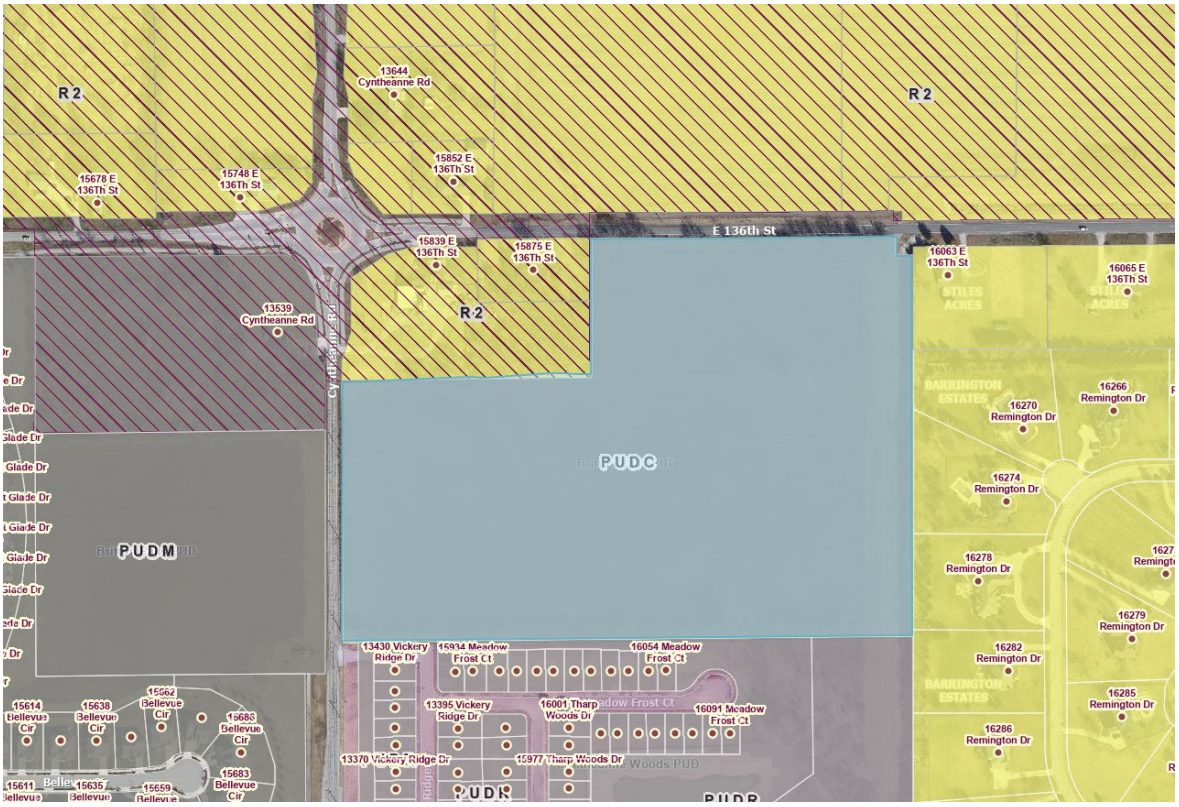
STAFF RECOMMENDATION

☒ Approve ☐ No Recommendation ☐ Continue ☐ Deny

ZONING HISTORY:

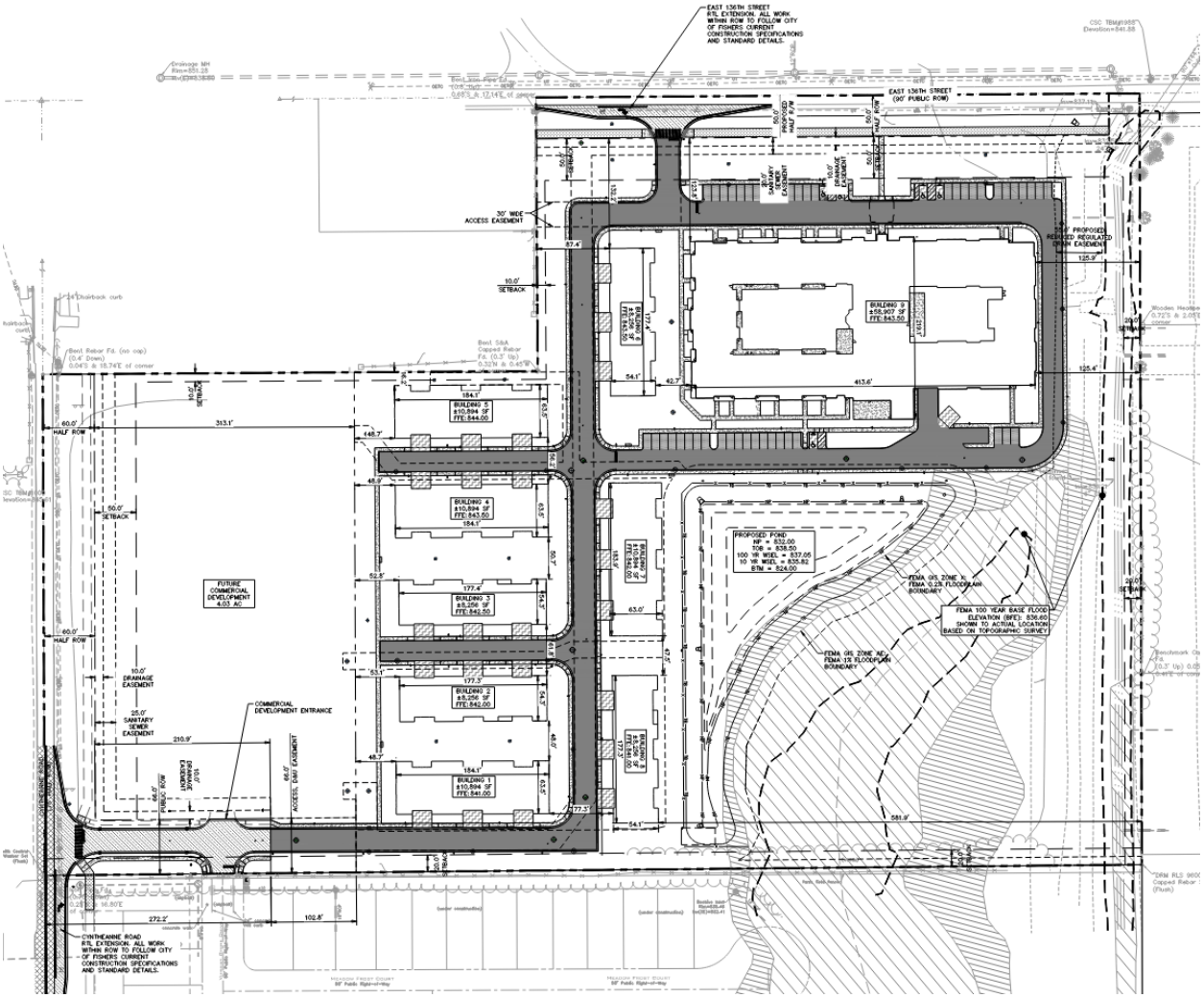
The property is currently zoned C-2 under the Britton Falls PUD Ordinance #041513. Where the PUD is silent the City's Unified Development Ordinance (UDO) applies.

North: R2 with the I-69 Overlay - (Single Family Residential, Agricultural Land)
East: R2 - (Single Family Residential)
South: PUDR - (Single Family Residential)
West: PUDM - (Single Family Residential, Vacant Land)



PETITION OVERVIEW:

The petitioner requests approval of the architecture and site plan for a proposed senior living community. The project consists of a 78,000 square feet assisted living center and eight six-plexes dedicated to independent living. It will be a mixture of masonry, fiber cement siding and asphalt shingles. There are approximately 50 parking spaces proposed for the main building and 2 for each one and two bedroom six plex. The subject site is generally located at the southeast intersection of E. 136th Street and Cyntheanne Road.


EAST 136TH STREET
R/L EXTENSION. ALL WORK WITHIN ROW TO FOLLOW CITY OF FISHERS CURRENT CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS.
EAST 136TH STREET (90' PUBLIC ROW)
30' WIDE ACCESS EASEMENT
10.0' SETBACK
BUILDING 5 ±10,894 SF FFE: 844.00
BUILDING 4 ±10,894 SF FFE: 843.50
BUILDING 3 ±5,256 SF FFE: 842.50
BUILDING 2 ±5,256 SF FFE: 842.00
BUILDING 1 ±10,894 SF FFE: 841.00
BUILDING 6 ±58,907 SF FFE: 843.50
BUILDING 7 FFE: 843.00
BUILDING 8 FFE: 843.00
FUTURE COMMERCIAL DEVELOPMENT 4.03 AC
PROPOSED POND NF = 832.00 TOB = 838.50 100 YR WSEL = 837.05 10 YR WSEL = 835.82 BTM = 824.00
FEMA OFL ZONE X FEMA 0.2% FLOODPLAIN BOUNDARY
FEMA 100 YEAR BASE FLOOD ELEVATION (BFE): 836.60 SHOWN TO ACTUAL LOCATION BASED ON TOPOGRAPHIC SURVEY
FEMA OFL ZONE AE FEMA 1% FLOODPLAIN BOUNDARY
COMMERCIAL DEVELOPMENT ENTRANCE
CYNTHEANNE ROAD R/L EXTENSION. ALL WORK WITHIN ROW TO FOLLOW CITY OF FISHERS CURRENT CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS.

Site Plan

One Bedroom Six Plex Elevations



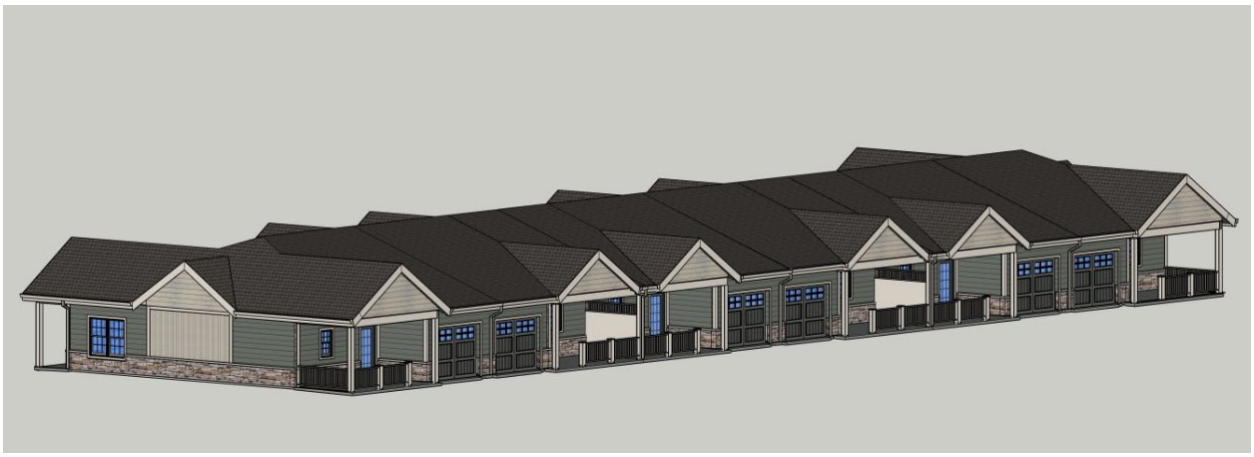
North – West Elevation



West – South Elevation



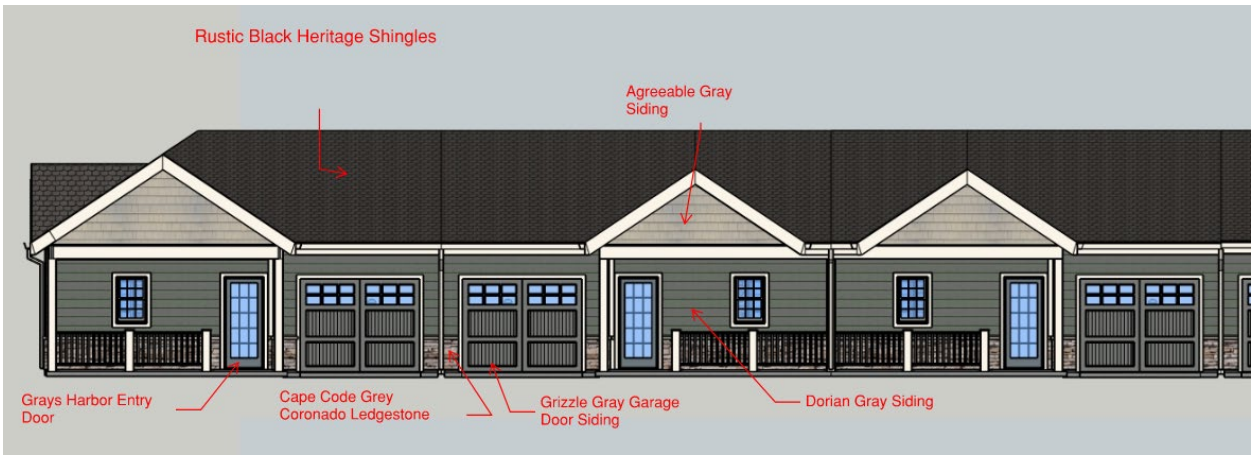
South - East Elevation



East - North Elevation



Zoomed out North elevation



Zoomed in North elevation with materials called out.



East elevation



South elevation



West elevation

PUD-25-6
May 7, 2025

Two Bedroom Six Plex Elevations



West - North Elevation



South - West Elevation



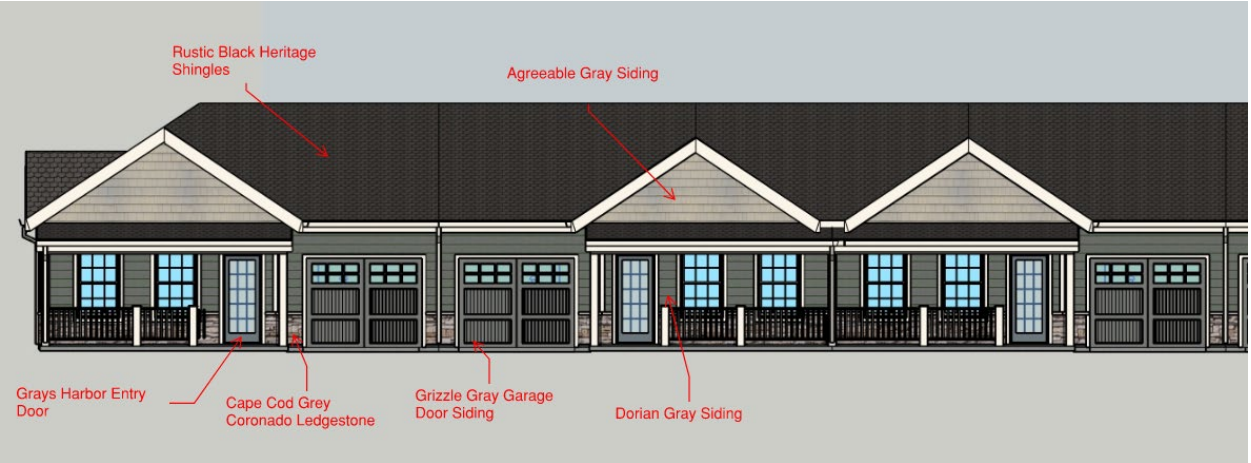
East - South Elevation



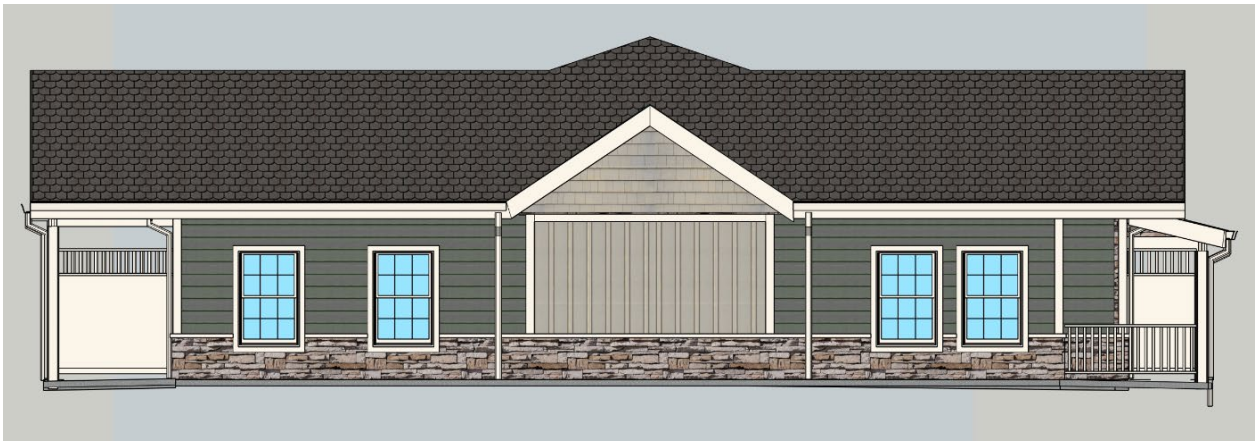
North - East Elevation



Zoomed out North elevation



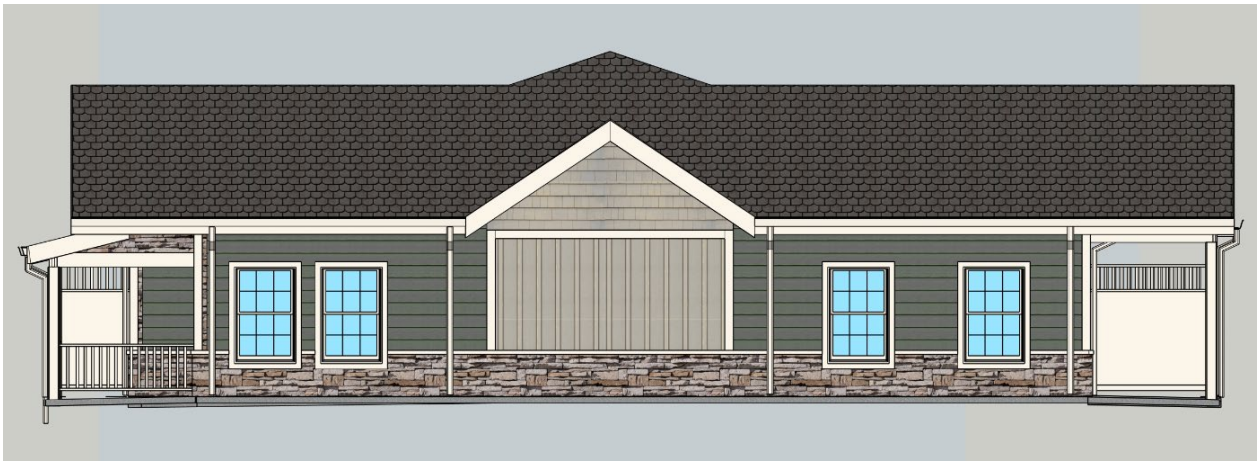
Zoomed in North elevation with materials called out.



East elevation



South elevation



West elevation

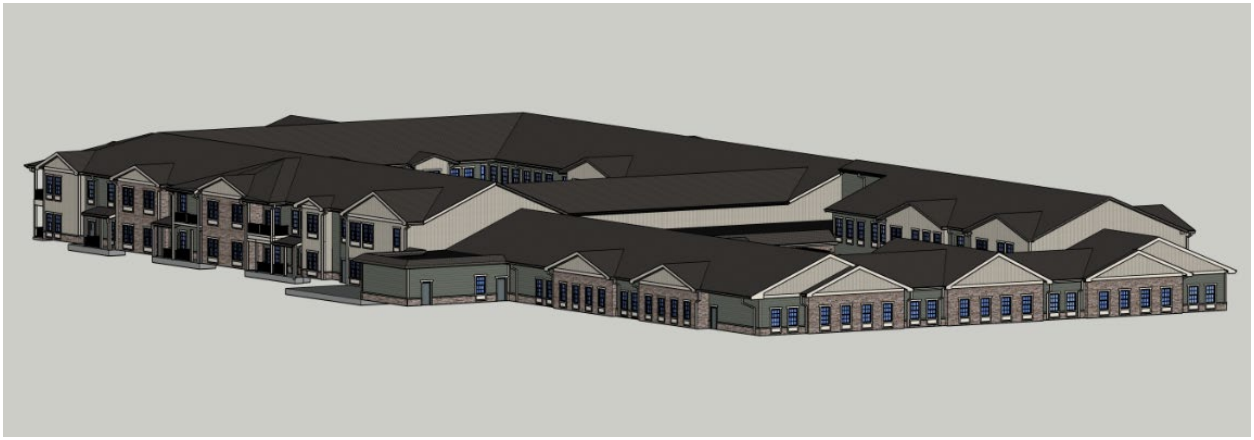
Main Building Elevations



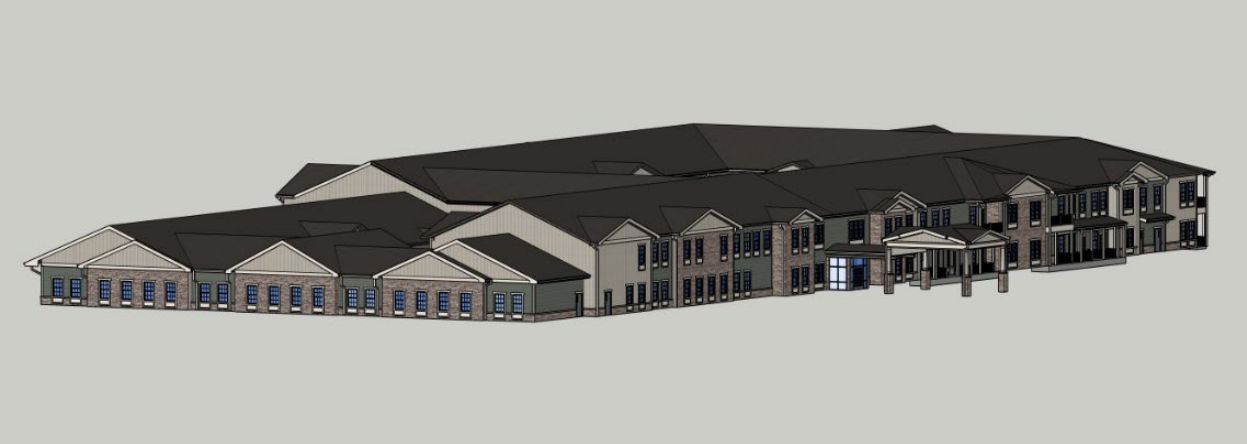
North – East Elevation



East - South Elevation



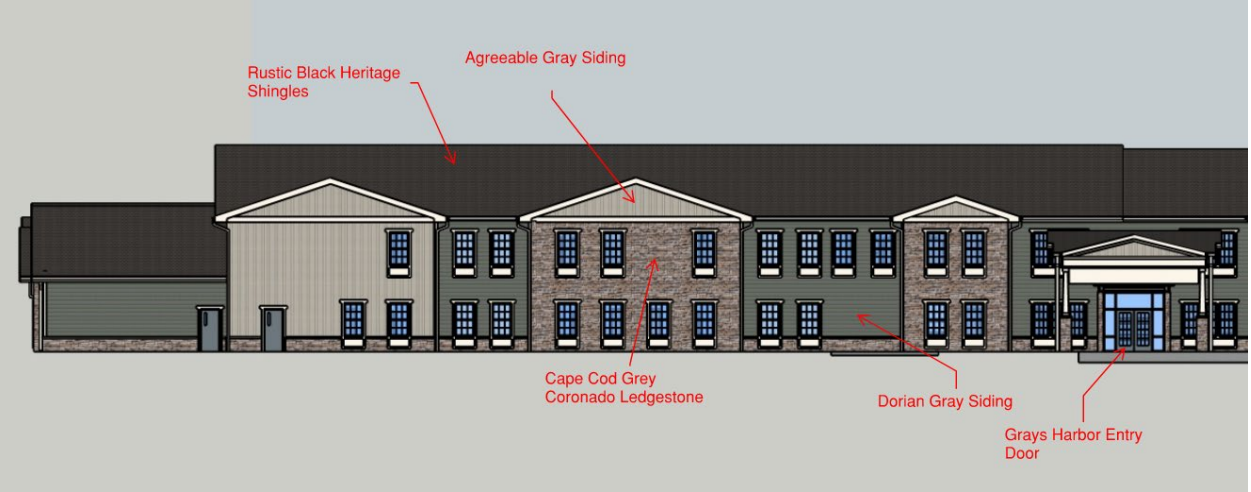
South – West Elevation



West - North Elevation



North Elevation



Zoomed in north elevation with materials called out



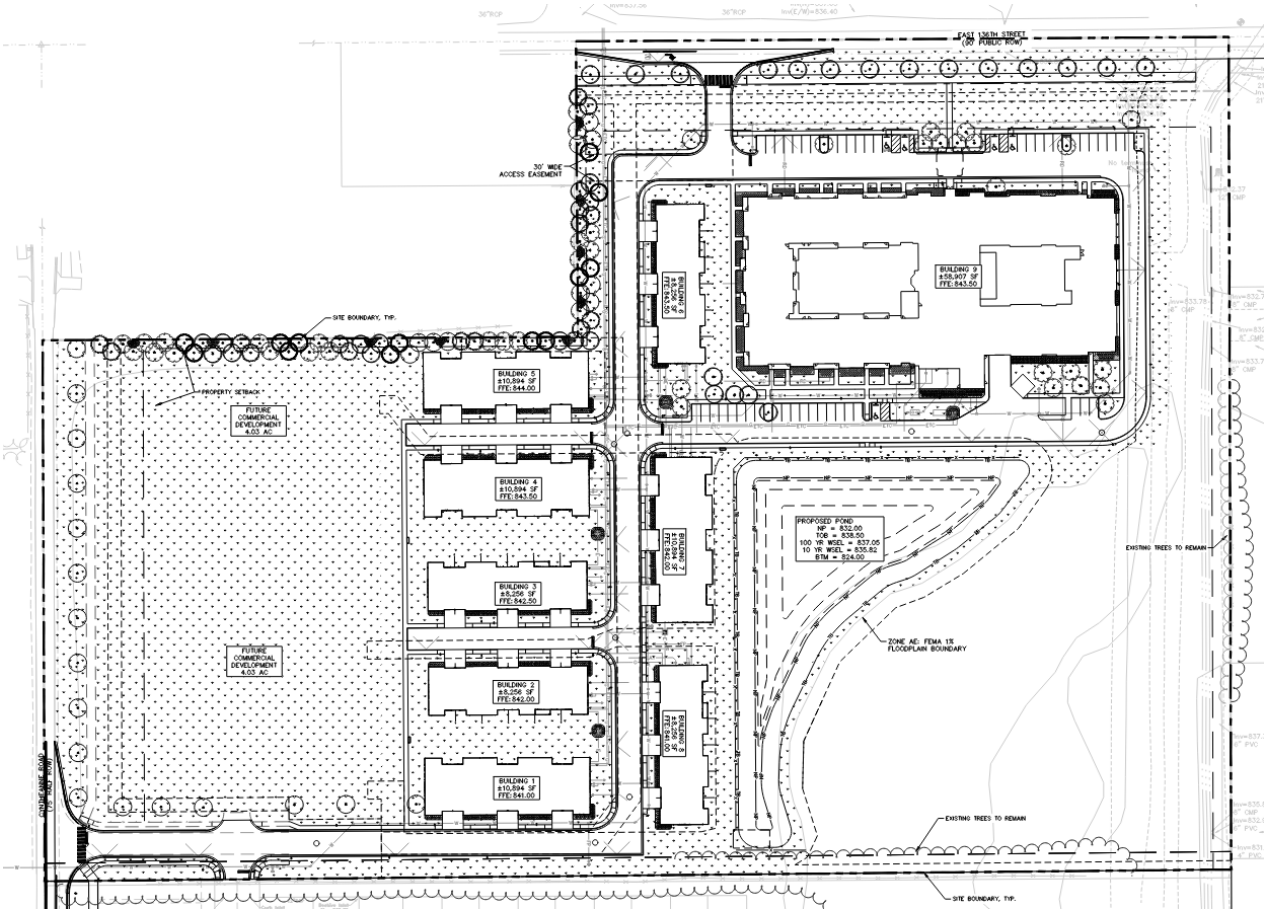
East Elevation



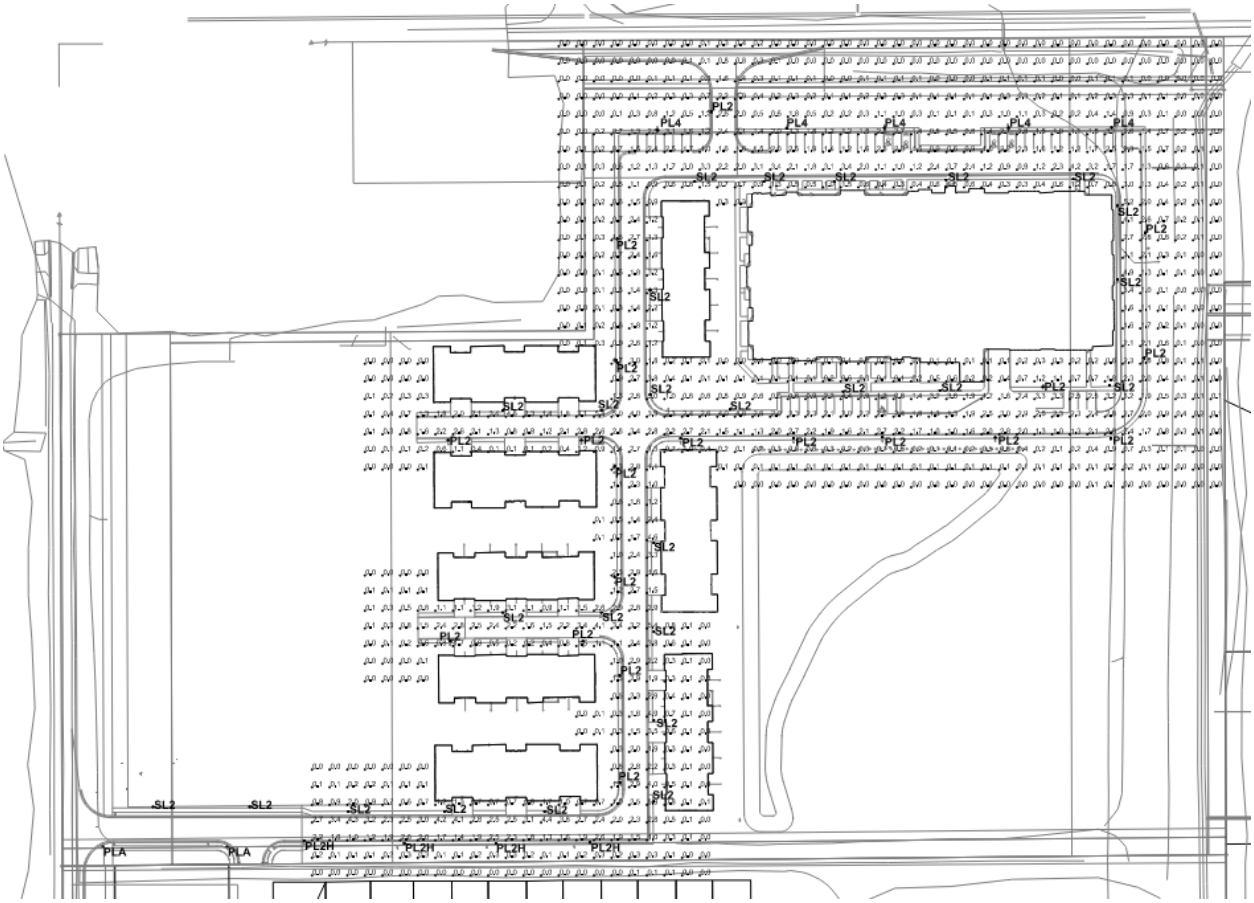
South Elevation



West Elevation



Landscape Plan

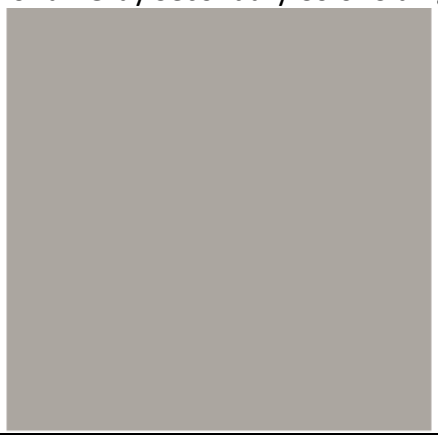
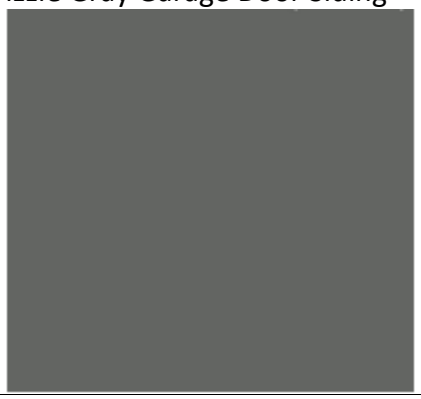


Lighting Plan

PUD-25-6
May 7, 2025

DETAILS:

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

Rustic Black Heritage Shingles 	Agreeable Gray Fascia, Soffits, Trim, Gutters, Downspout, Porch Ceilings
Cape Cod Grey Coronado Ledgestone 	Dorian Gray Secondary Color Siding 
Grays Harbor Entry Door 	Grizzle Gray Garage Door Siding 

ARCHITECTURAL STANDARDS:

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

Cohesive Design

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

Building Scale

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

Building Form – Façade

X	Incorporate at least one (1) type of the following modulations in the façade plane, including but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass. Examples include but are not limited to: columns with trim or accent materials, change in finished material depths, building overhangs, and inset features and materials such as false windows or fenestration with architectural accents.

X	Qualifying modulation must be at least 12” in depth, be at least 14” in width or height (whichever is narrowest), and occur in total for 20% of overall façade elevation. For buildings with façades less than 150’., horizontal modulation must occur no less than every 30’ For buildings with façades greater than or equal to 150’, horizontal modulation must occur no less than every 50’.
X	Facades facing Public View shall Incorporate visual and physical distinctions in the building design that enhance building forms, articulate façades, identify entries, integrate Pedestrian Scale, and visually anchor the building to the ground or street level
X	For at least 30% of applicable façades, use any combination of concrete, masonry, stone, or unique variation of color, texture, or material, at least 10” in height, around the base of the building. May alternatively incorporate other architectural features such as ledges, façade reveals, ground level fenestration, raised planters, or landscaping elements within 3’ of finished grade.
X	Where building designs incorporate multiple stories, or multiple floor height equivalents, integrate at least one (1) field or accent color, material, or architectural feature used on lower stories, on the upper stories.
X	Building designs with multiple stories must provide proportionally taller ground-level façades adjacent to public roadways and public spaces. Provide a floor-to-ceiling height, or floor-to-floor height of 10’ to 16’.
X	Incorporate doors and windows for at least 40% of applicable 1st floor façade, or provide faux window and door treatments that incorporate at least two (2) of the following: material changes, reveals in conjunction with color or material change, qualifying modulation such as recessed areas, architectural trellis, awnings and canopies over access areas, detached structures such as pergola, or similar architectural features and details. Big box and buildings in industrial districts may limit applicable façade area to 30’. around public entries

Building Form – Roof

X	Building roof types, forms, and elements should provide variation and interest to building profiles and contribute to the architectural identity of the buildings.
X	Buildings with rooflines 50’ in length or greater must incorporate roofline and parapet variations. Variations may include step-downs, step-backs, other modulation, or architectural features such as cornices, ledges, or columns, and must occur in total combination for at least 20% of the façade length. May be averaged over entire façade, but may not exceed 75’ without a break.
X	All developments 1,000 sf or larger: along arterial roadways and pedestrian areas, the design must provide a minimum 20’ building elevation to include average parapet height, ridge of a pitched roof, or tower/turret type elements at least 20% in total of overall façade width.
X	For flat roof: incorporate primary and secondary roof elements including but not limited to: multiple material types along parapets, multiple parapet elevations with at least a 3’ change in elevation, or modulation of at least 3’ in the parapet height, such as along entryway overhangs. Qualifying elements must exist for at least 20% the length of applicable façades in Public View. May also incorporate secondary roof types, such as hip roofs along overhangs.

X	For sloped roofs, incorporate at least two (2) of any one (1) roof element, including but not limited to: valleys, ridges, or gables. Qualifying elements in total must exist for at least 20% of applicable façade roof area and be visible from the same façade elevation. May also incorporate other roof styles, such as parapet walls over entryway features.
X	Provide variation in roof profile over façade modulation and/or articulation over façade material/color transitions. Options include, but are not limited to: varying parapet heights; two (2) or more roof planes; continuation of façade modulation through roof lines; dormers; lookouts; overhang eaves; sloped roofs; or cornice work.

Architectural Elements

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

Materials

X	Buildings with façades that face Public View shall use consistent material combinations, material quality, and architectural detailing.
X	For all façade elevations visible from Public View and facing residential zoning districts, shall use at least two (2) distinct field materials, colors, or material-color combinations on the building façade. *Applies when industrial buildings face arterial or collector roads, or facing public spaces.

X	Building façades visible from Public View shall incorporate an accent material on the 1st story of a multi-tenant building.
X	Where materials transition or terminate, provide detailing to express the natural appearance of the material. For example, wrap stone or stone-like products around visible corners to convey the appearance of mass, and not a thin veneer.
X	Textured concrete panels and prefabricated steel panels are prohibited as a finish material for building façades, except when used with a minimum of two (2) other qualifying field materials and meeting all other standard fenestration and material requirements.
NA	Reclaimed wood may be used as an accent material and shall be limited to architectural accent areas (i.e. building and window trim, architectural features and entrances, etc.). Reclaimed wood shall be of high quality materials, suitable for exterior use, and limited to 25% of the overall building coverage.
NA	Roll-up and drive-through doors are prohibited from Public View, unless they are integrated into the building design. Consider material variation and transitions, modulation, and other architectural features and standards for the design.
X	Use of neon or extremely bright colors as a primary color or large portion of wall area is prohibited.

Staff Requests as of May 1, 2025:

Following are additional comments from Staff to provide context:

Independent Living Townhomes:

- Create a masonry (brick/stone) wainscoting on all four sides
- Masonry should wrap the edge and should not be a single façade
- Provide at maximum two colors of material (horizontal, board & batten, or shake) along with the masonry
- Colors should be either warm tones (tan, brown, red) or cool tones (gray, green, blue), but not a mixture of both

Assisted Living – Main Building:

- Masonry should wrap the edge and should not be a single façade
- Masonry added to the covered entrance pillars
- Use Masonry on 2nd story only on larger planes
- Pitched roof over dock area
- Provide at maximum two colors of material (horizontal, board & batten, or shake) along with the masonry
- Colors should be either warm tones (tan, brown, red) or cool tones (gray, green, blue), but not a mixture of both

Staff would like the following:

- Please bring in samples of the proposed materials

SURROUNDING CHARACTER:

Below are examples of the existing buildings in this area. To the east, south and west are single family residences. To the north are single family residences and an agricultural field.

View to the East



Google, 2025

View to the North



Google, 2025

View to the South



Google, 2025

View to the West



Google, 2025

PUBLIC COMMENTS:

Staff has not received any public comments at the time of writing this staff report.

STAFF RECOMMENDATION:

Staff recommends approval because applicant worked with Staff on the architecture and site plan.

Staff recommends the following conditions of approval.

- All TAC comments are addressed.

STAFF RECOMMENDATION

☒ Approve ☐ No Recommendation ☐ Continue ☐ Deny

Drawing name: K:\IND_LDEV\170600000_Legacy_136th Street_Fishers_IN\2 Design\CAD\PlanSheets\C3.0-OVERALL SITE PLAN.dwg C3.0 Apr 24, 2025 2:38pm by anthonymoghilly
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 30' 60' 120'

EAST 136TH STREET
RTL EXTENSION. ALL WORK WITHIN ROW TO FOLLOW CITY OF FISHERS CURRENT CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS.

EAST 136TH STREET (90' PUBLIC ROW)

50.0' PROPOSED HALF R/W
50.0' HALF ROW
50.0' SETBACK
20.0' SANITARY SEWER EASEMENT
10.0' DRAINAGE EASEMENT
132.2'
121.8'
30' WIDE ACCESS EASEMENT
87.4'
10.0' SETBACK
55.0' PROPOSED REDUCED REGULATED DRAIN EASEMENT
125.9'
20.0' SETBACK
125.4'
413.6'
42.7'
54.1'
BUILDING 9 ±58,907 SF FFE: 843.50
219.1'
BUILDING 6 ±10,894 SF FFE: 843.50
177.4'
BUILDING 5 ±10,894 SF FFE: 844.00
184.1'
63.5'
16.2'
10.0' SETBACK
313.1'
60.0' HALF ROW
348.7'
72.5'
48.9'
BUILDING 4 ±10,894 SF FFE: 843.50
184.1'
63.5'
50.7'
52.8'
177.4'
BUILDING 3 ±8,256 SF FFE: 842.50
154.3'
61.8'
53.1'
177.3'
BUILDING 2 ±8,256 SF FFE: 842.00
154.3'
48.7'
184.1'
BUILDING 1 ±10,894 SF FFE: 841.00
63.5'
77.3'
54.1'
BUILDING 7 ±10,894 SF FFE: 842.00
183.9'
63.0'
47.5'
BUILDING 8 ±8,256 SF FFE: 841.00
177.3'
48.0'
50.0' SETBACK
60.0' HALF ROW
10.0' DRAINAGE EASEMENT
25.0' SANITARY SEWER EASEMENT
210.9'
66.0' PUBLIC ROW
10.0' DRAINAGE EASEMENT
66.0' ACCESS, D&U EASEMENT
COMMERCIAL DEVELOPMENT ENTRANCE
CYNTHEANNE ROAD (75' HALF ROW)
FUTURE COMMERCIAL DEVELOPMENT 4.03 AC
PROPOSED POND
NP = 832.00
TOB = 838.50
100 YR WSEL = 837.05
10 YR WSEL = 835.82
BTM = 824.00
FEMA GIS ZONE X: FEMA 0.2% FLOODPLAIN BOUNDARY
FEMA 100 YEAR BASE FLOOD ELEVATION (BFE): 836.60 SHOWN TO ACTUAL LOCATION BASED ON TOPOGRAPHIC SURVEY
FEMA GIS ZONE AE: FEMA 1% FLOODPLAIN BOUNDARY
581.9'
20.0' SETBACK
20.0' SETBACK
272.2'
102.8'
CYNTHEANNE ROAD RTL EXTENSION. ALL WORK WITHIN ROW TO FOLLOW CITY OF FISHERS CURRENT CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS.
VICKERY RIDGE DRIVE 50' Public Right-of-Way
MEADOW FROST COURT 50' Public Right-of-Way
MEADOW FROST COURT 50' Public Right-of-Way
(under construction)
(under construction)
(asphalt)
(asphalt)
24" concrete curb
concrete walk
8'MUP
12'MUP
Drainage MH Rim=851.28 Inv(E)=838.50
Bent Iron Pipe Fd. (0.8' Up) 0.68'S & 17.14'E of corner
CSC TBM#1988 Elevation=841.88
Inv=830.67
Inv=837.11
Inv=830.67
24" Chairback curb
Bent Rebar Fd. (no cap) (0.4' Down) 0.04'S & 18.74'E of corner
Bent S&A Capped Rebar Fd. (0.3' Up) 0.32'N & 0.45'W
Wooden Headpost 0.72'S & 2.08'E of corner
CSC TBM#1987 Elevation=841.61
Benchmark Capped Rebar Fd. (0.3' Up) 0.05'N & 0.41'E of corner
"DRM RLS 9600013" Capped Rebar Set (Flush)
Signal with Central Globes Washer Set (Flush)
Beehive Inlet Rim=835.46 Inv(SE)=832.41
farm field fence
Tower
Tower
Tower



HERITAGE SHINGLES
RUSTIC BLACK (NOTE 5)



CORONADO LEDGESTONE
CAPE COD GREY (NOTE 9)

Sherwin Williams
Agreeable gray
(SW 7029)

FASCIA, SOFFITS. TRIM, GUTTERS, DOWNSPOUT, PORCH CEILINGS

Sherwin Williams
Dorian gray
(SW 7017)

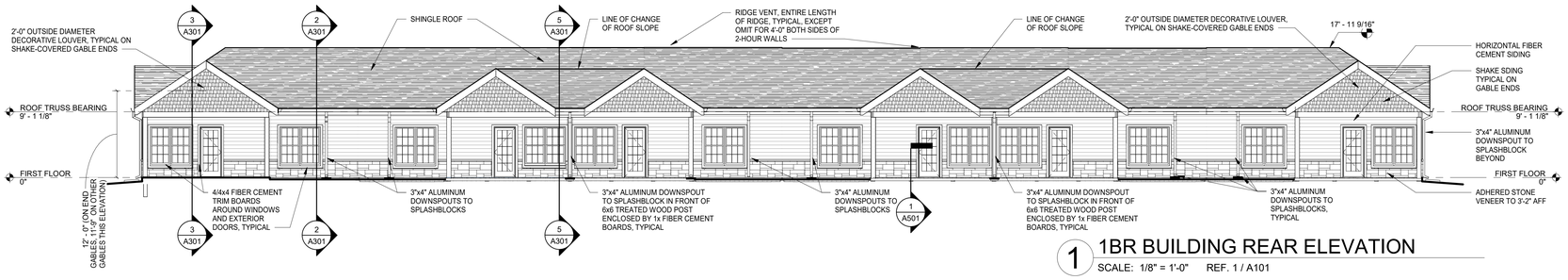
SECONDARY COLOR SIDING (NOTE 10)

Sherwin Williams
Grays harbor
(SW 6236)

ENTRY DOOR

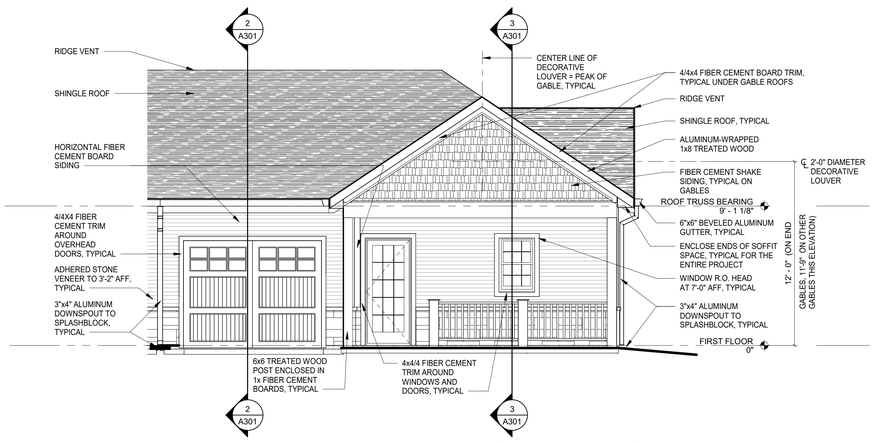
Sherwin Williams
Grizzle gray
(SW 7068)

SIDING (NOTE 1), GARAGE DOOR



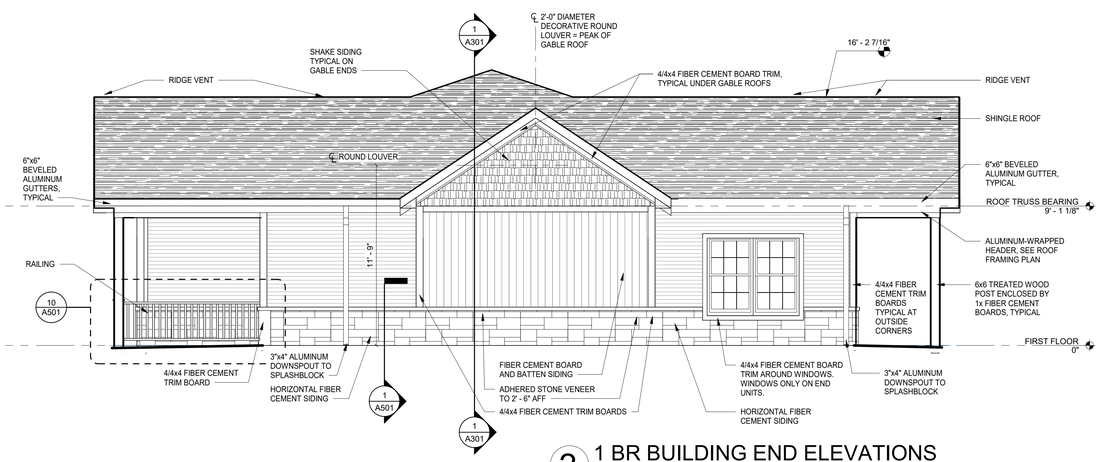
1 1BR BUILDING REAR ELEVATION

SCALE: 1/8" = 1'-0" REF. 1 / A101



4 1BR UNIT FRONT ELEVATION

SCALE: 1/4" = 1'-0" REF. 3 / A201



2 1 BR BUILDING END ELEVATIONS

SCALE: 1/4" = 1'-0" REF. 1 / A101

3 1BR BUILDING FRONT ELEVATION

SCALE: 1/8" = 1'-0" REF. 1 / A101

LANCER ASSOCIATES ARCHITECTURE
427 S. COLLEGE AVE, STE 103
INDIANAPOLIS, IN 46202

LEGACY LIVING, LLC
INDEPENDENT LIVING SIXPLEXES - FISHER
TBD

NOT FOR CONSTRUCTION

REVISIONS:			
#	Date	Desc.	

100% DESIGN DEVELOPMENT

PROJECT:	#24213
DATE:	04/15/2025
DRAWN BY:	Author

1BR BUILDING EXTERIOR ELEVATIONS

A201

N
TRUE NORTH

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HERITAGE SHINGLES
RUSTIC BLACK (NOTE 5)



CORONADO LEDGESTONE
CAPE COD GREY (NOTE 9)

Sherwin Williams
Agreeable gray
(SW 7029)

FASCIA, SOFFITS. TRIM, GUTTERS, DOWNSPOUT, PORCH CEILINGS

Sherwin Williams
Dorian gray
(SW 7017)

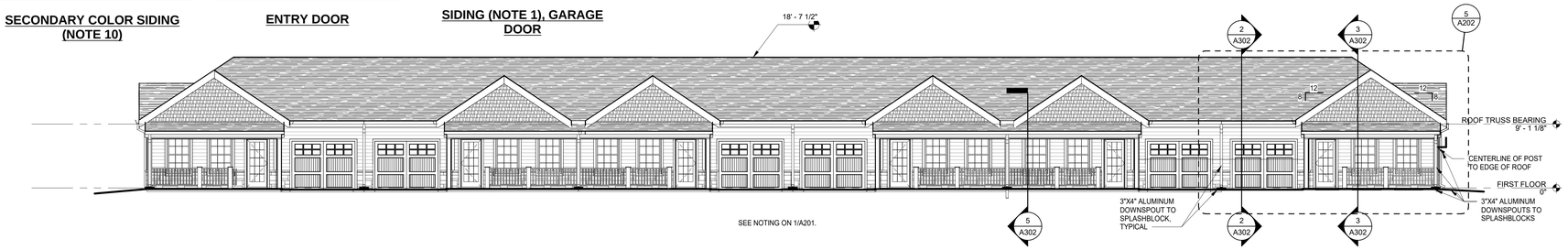
SECONDARY COLOR SIDING (NOTE 10)

Sherwin Williams
Grays harbor
(SW 6236)

ENTRY DOOR

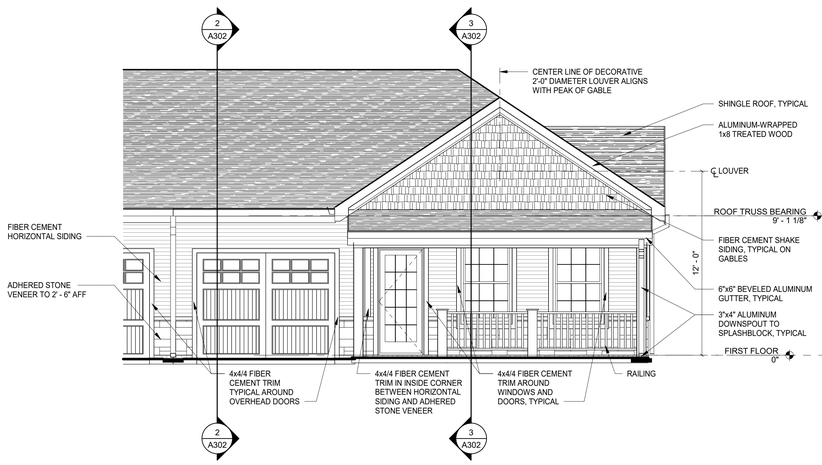
Sherwin Williams
Grizzle gray
(SW 7068)

SIDING (NOTE 1), GARAGE DOOR



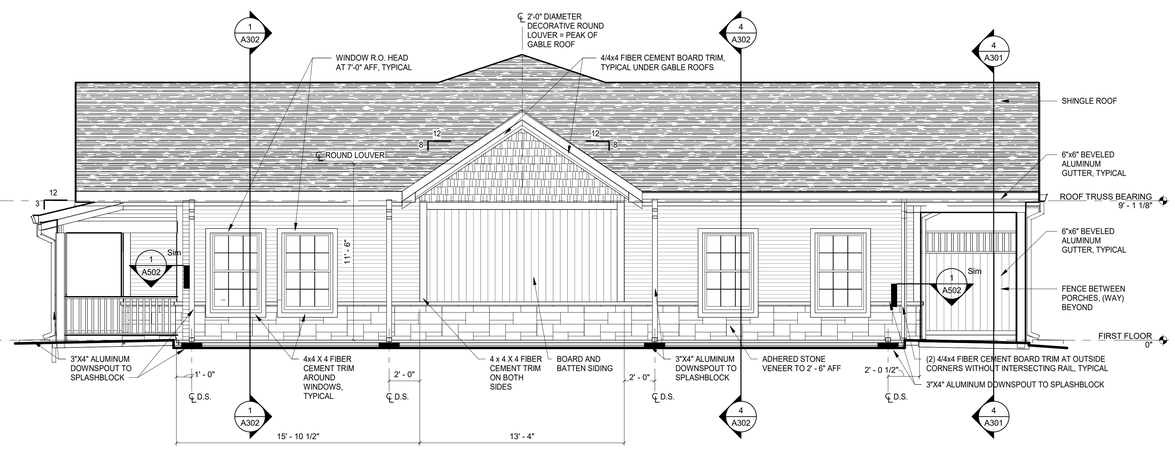
3 2BR BUILDING FRONT ELEVATION

SCALE: 1/8" = 1'-0" REF. 2 / A101



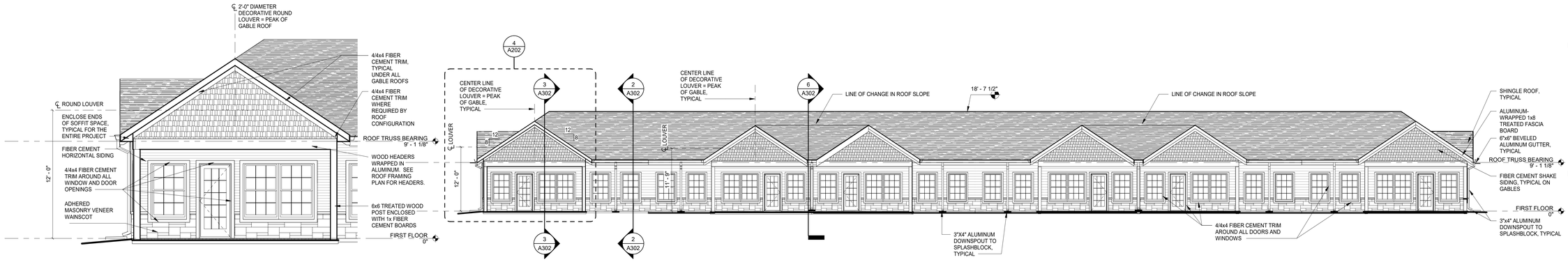
5 2BR UNIT FRONT ELEVATION

SCALE: 1/4" = 1'-0" REF. 1 / A112



2 2BR BUILDING END ELEVATIONS

SCALE: 1/4" = 1'-0" REF. 2 / A101



4 2BR BUILDING REAR PORCH ELEVATION

SCALE: 1/4" = 1'-0" REF. 1 / A202

1 2BR BUILDING REAR ELEVATION

SCALE: 1/8" = 1'-0" REF. 2 / A101

LANCER ASSOCIATES ARCHITECTURE
427 S. COLLEGE AVE, STE 103
INDIANAPOLIS, IN 46202

LEGACY LIVING, LLC
INDEPENDENT LIVING SIXPLEXES - FISHER
TBD

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REVISIONS:

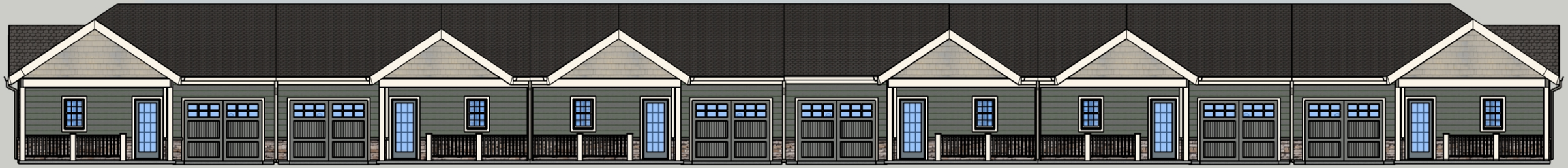
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PROJECT:	#24213
DATE:	04/15/2025
DRAWN BY:	Author

2BR BUILDING EXTERIOR ELEVATIONS

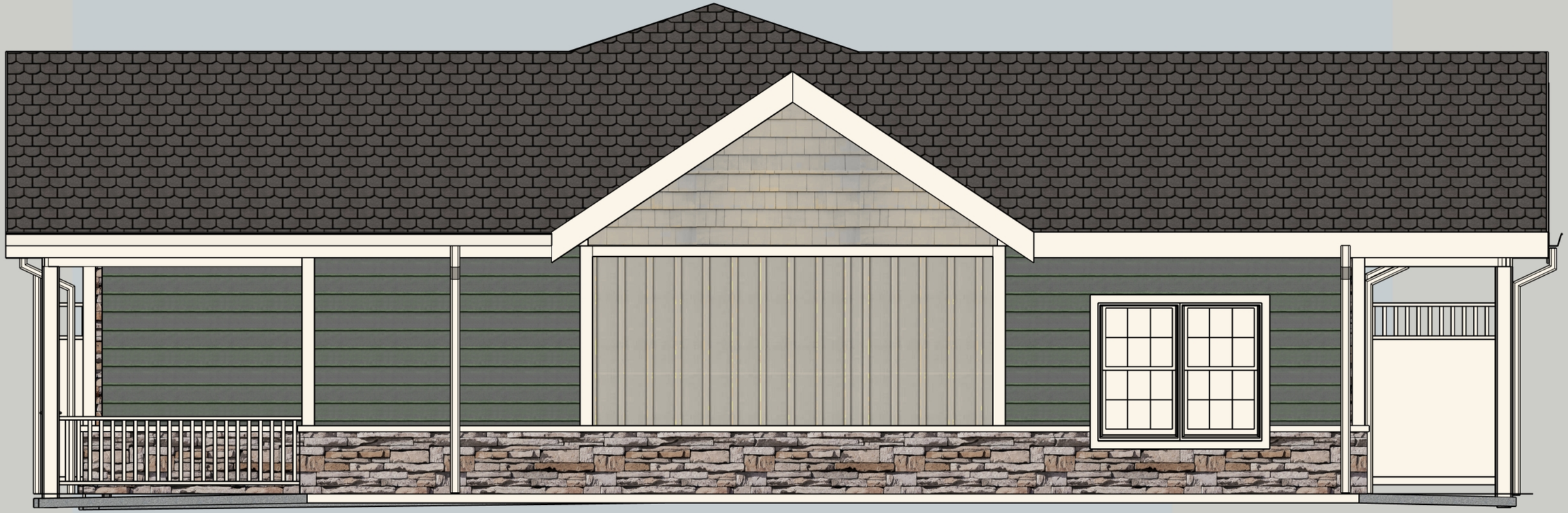
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NORTH ELEVATION

LANCER ASSOCIATES ARCHITECTURE



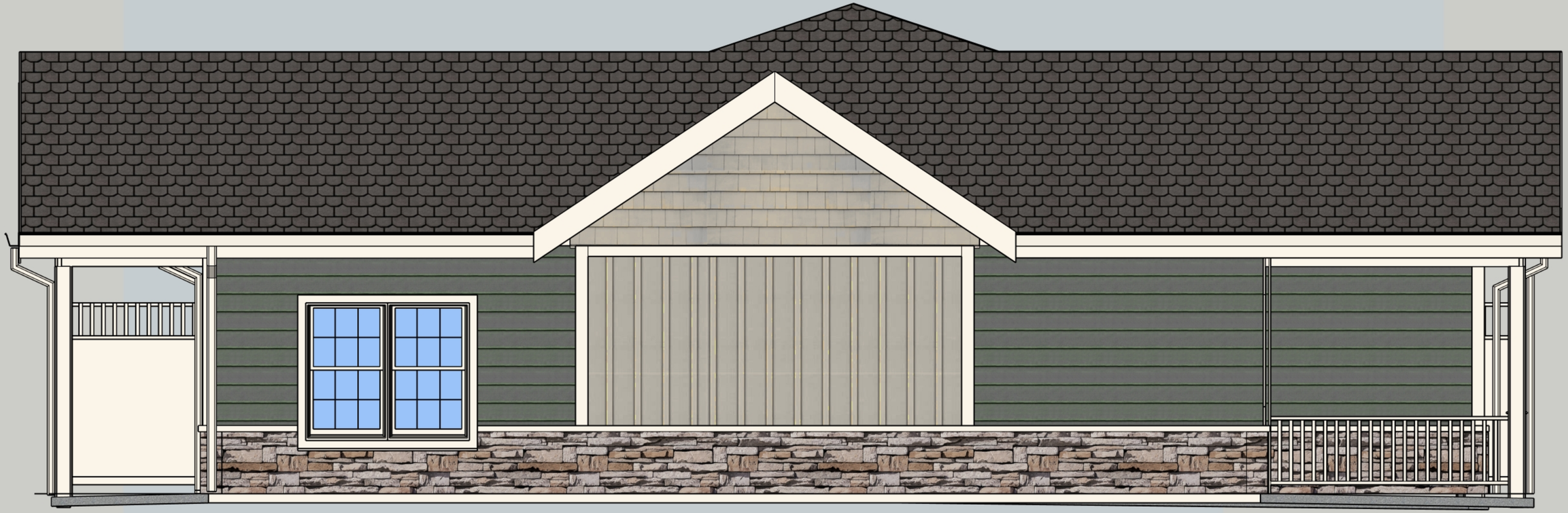
WEST ELEVATION

LANCER ASSOCIATES ARCHITECTURE



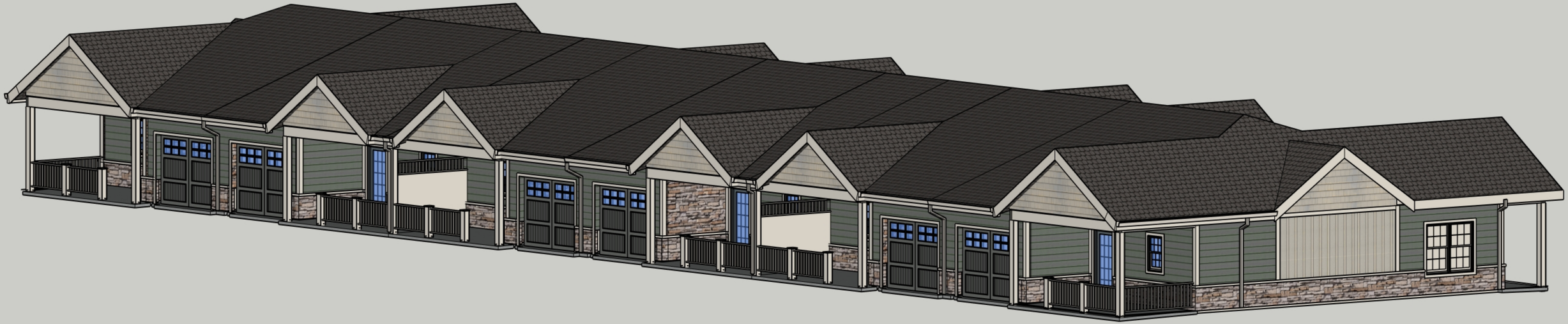
SOUTH ELEVATION

LANCER ASSOCIATES ARCHITECTURE



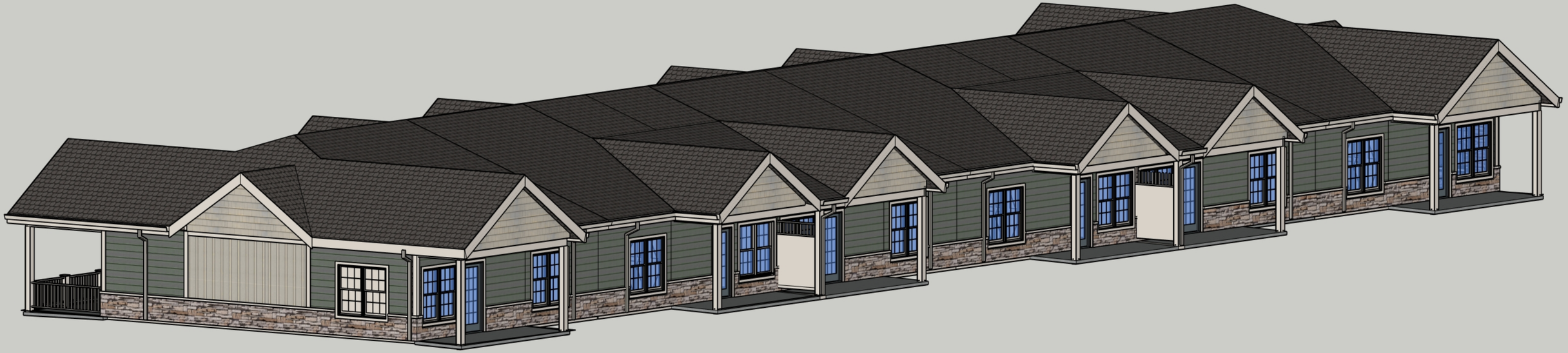
EAST ELEVATION

LANCER ASSOCIATES ARCHITECTURE



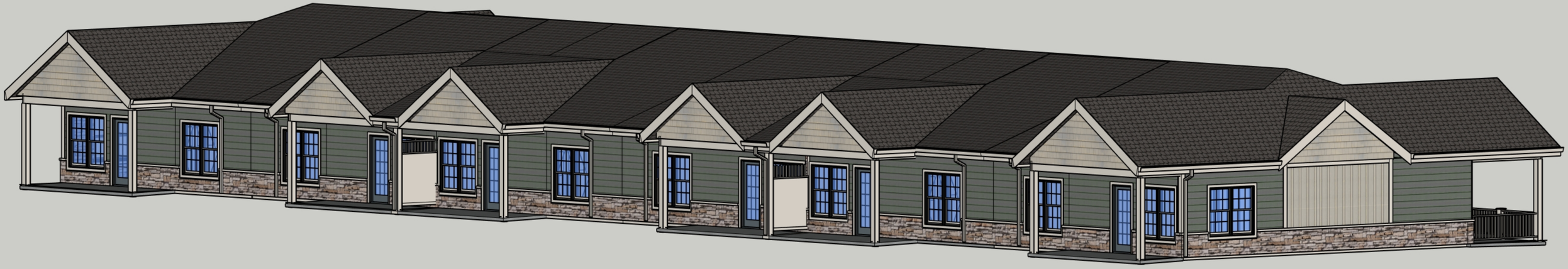
NORTH-WEST ELEVATION

LANCER ASSOCIATES ARCHITECTURE



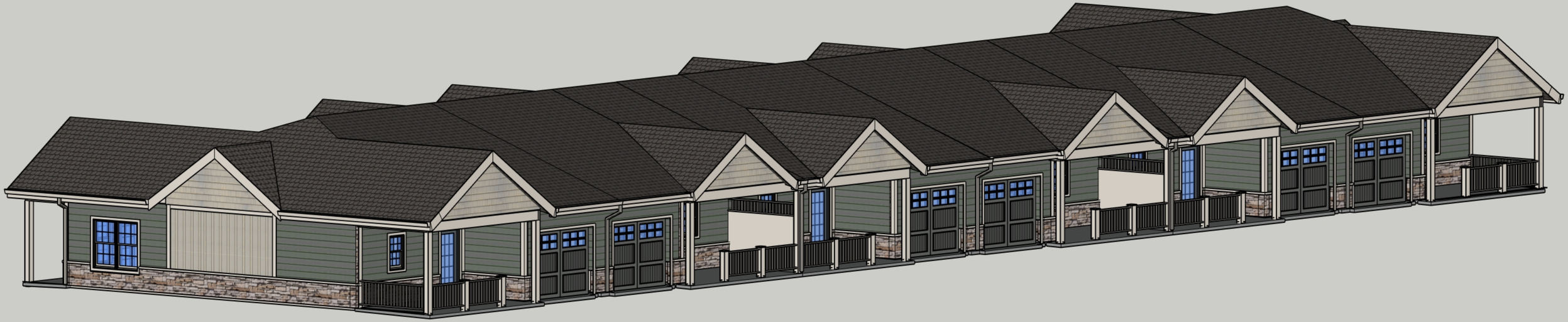
WEST-SOUTH ELEVATION

LANCER ASSOCIATES ARCHITECTURE



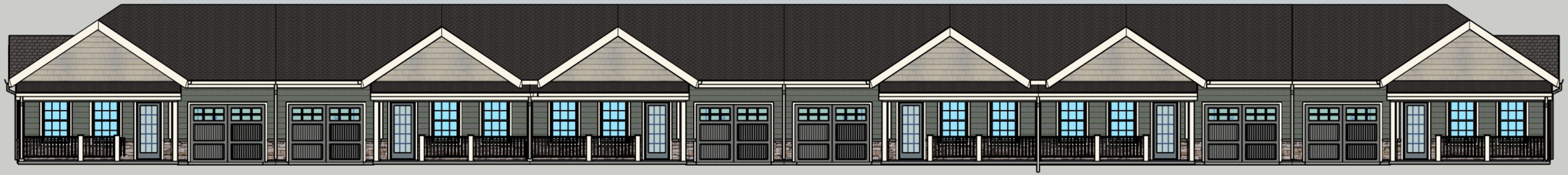
SOUTH-EAST ELEVATION

LANCER ASSOCIATES ARCHITECTURE



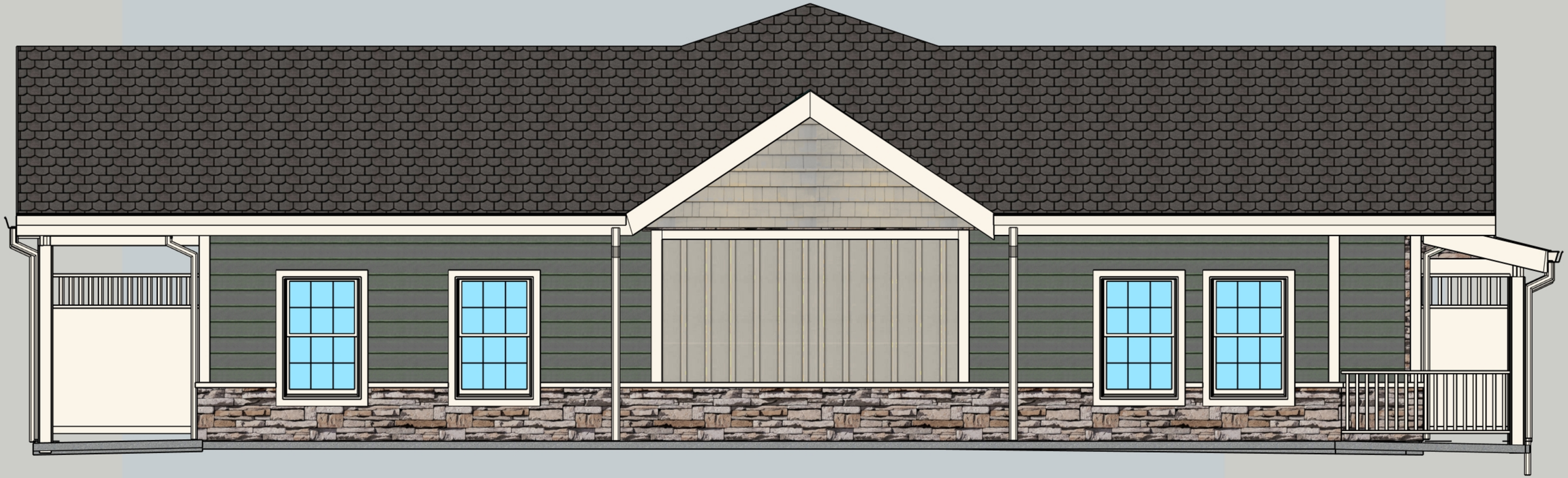
EAST-NORTH ELEVATION

LANCER ASSOCIATES ARCHITECTURE



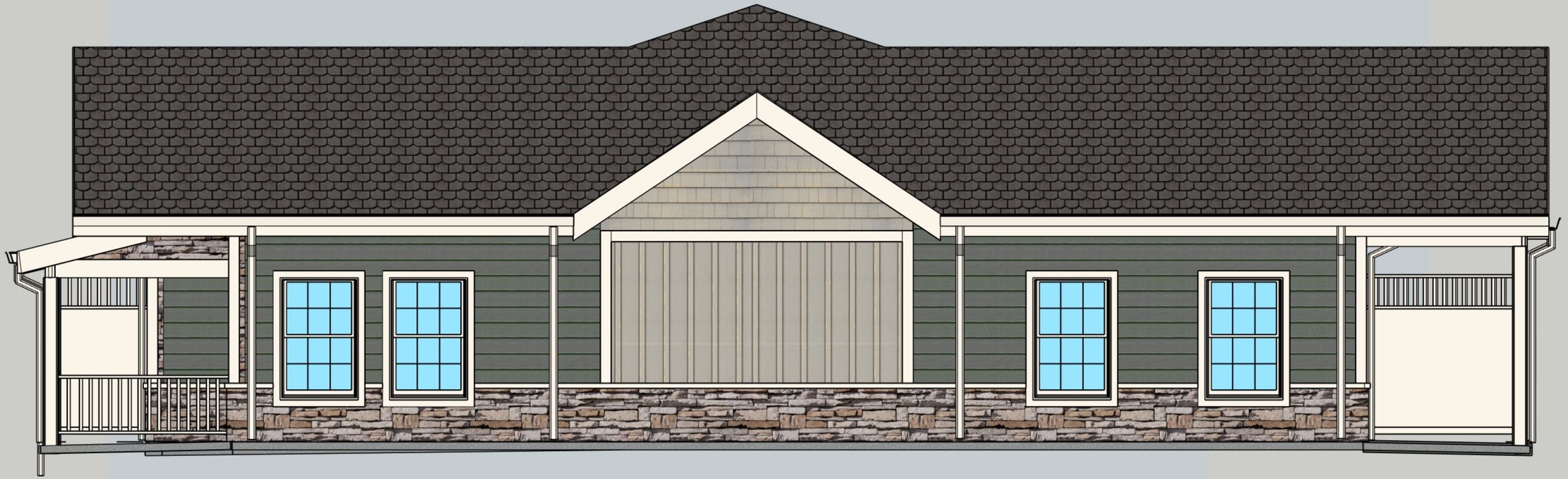
NORTH ELEVATION

LANCER ASSOCIATES ARCHITECTURE



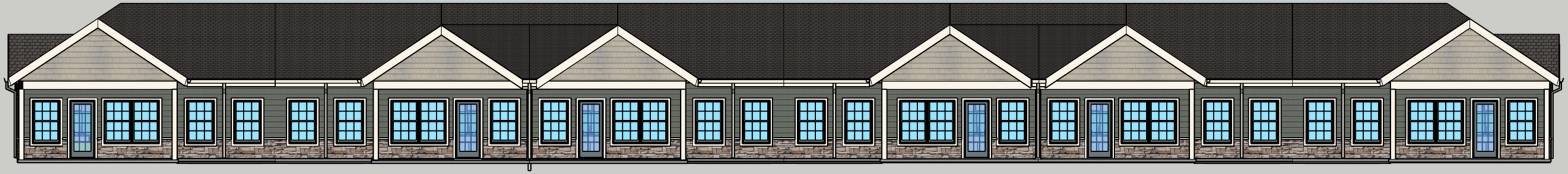
EAST ELEVATION

LANCER ASSOCIATES ARCHITECTURE



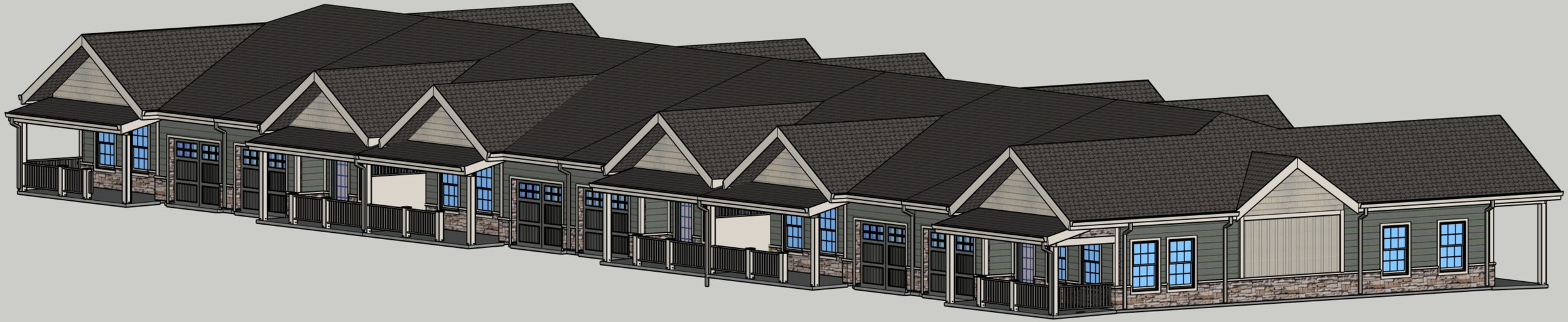
WEST ELEVATION

LANCER ASSOCIATES ARCHITECTURE



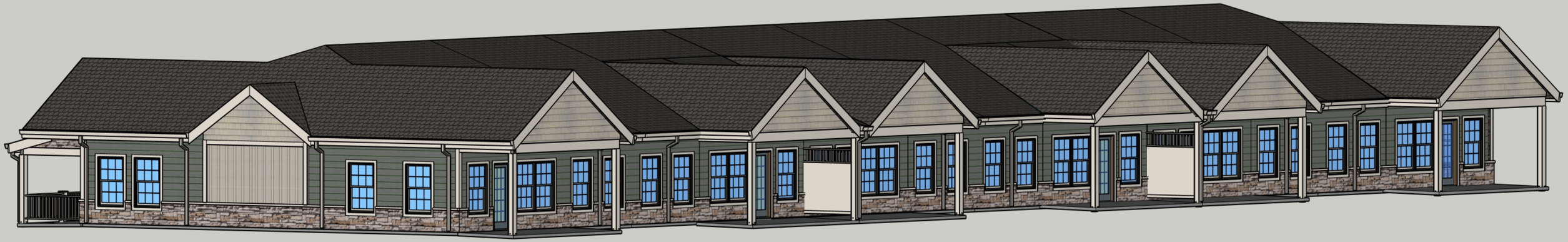
SOUTH ELEVATION

LANCER ASSOCIATES ARCHITECTURE



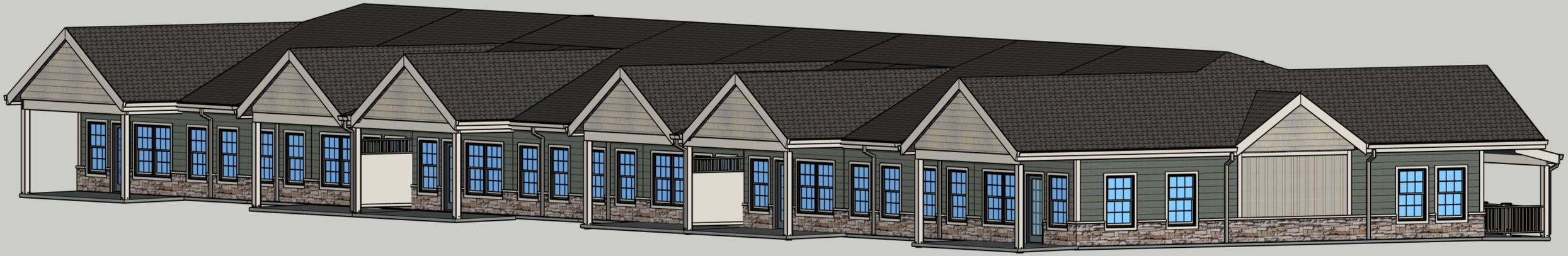
NORTH-EAST ELEVATION

LANCER ASSOCIATES ARCHITECTURE



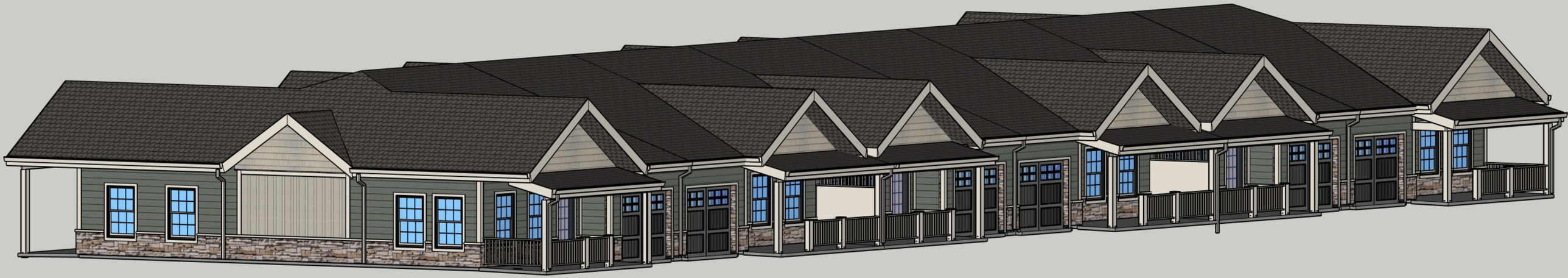
EAST-SOUTH ELEVATION

LANCER ASSOCIATES ARCHITECTURE



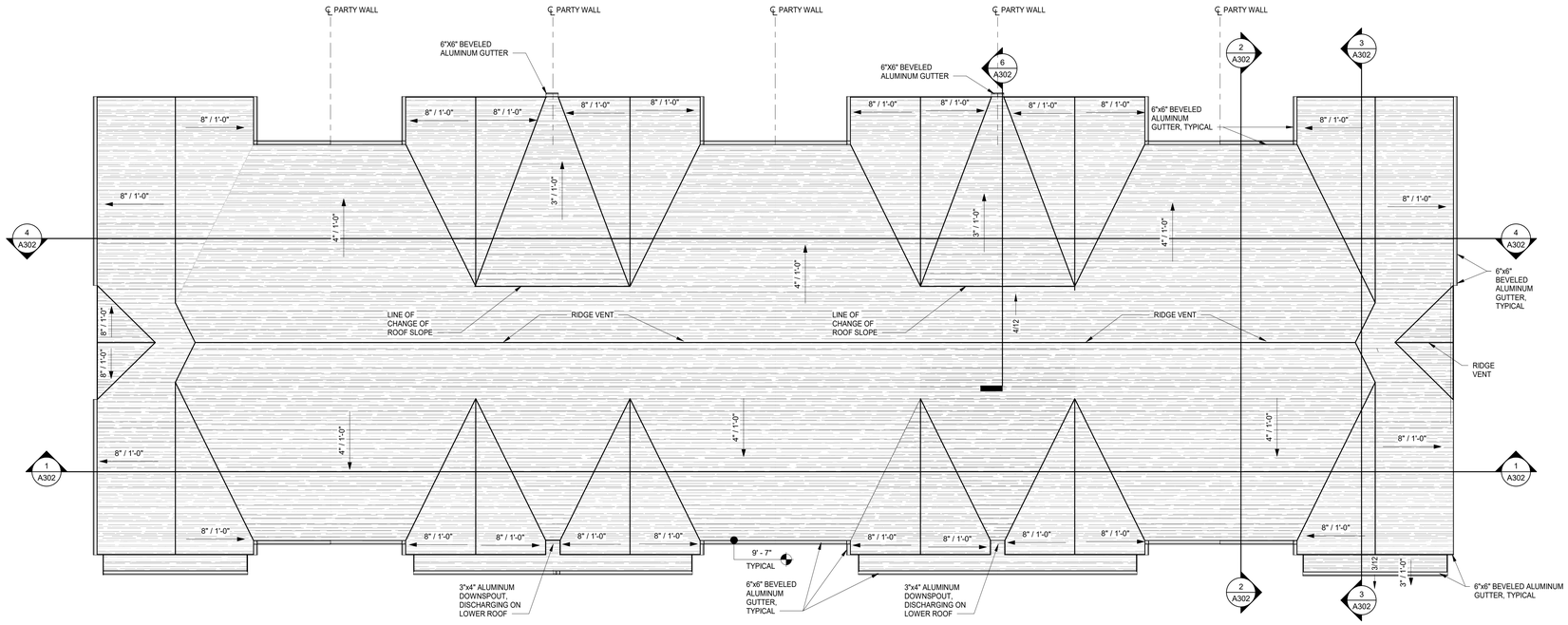
SOUTH-WEST ELEVATION

LANCER ASSOCIATES ARCHITECTURE



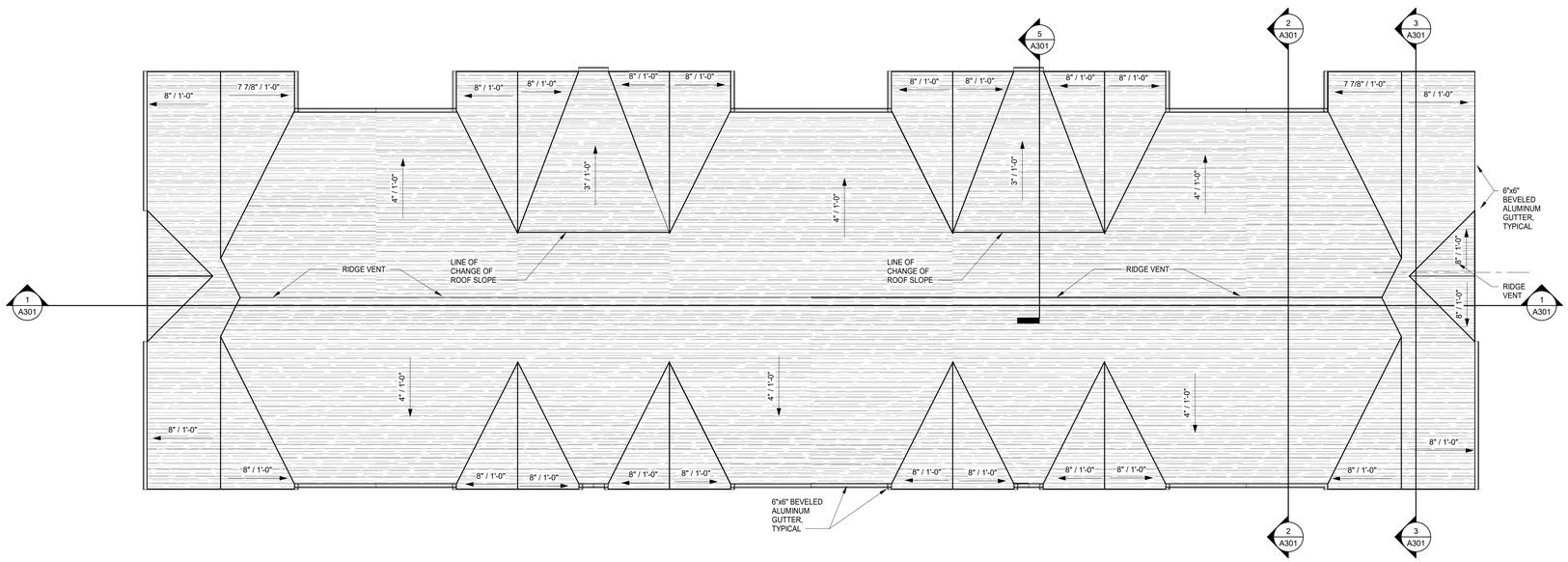
WEST-NORTH ELEVATION

LANCER ASSOCIATES ARCHITECTURE



2 2BR UNIT BUILDING ROOF PLAN

SCALE: 1/8" = 1'-0" REF. 1 / A201



1 1BR UNIT BUILDING ROOF PLAN

SCALE: 1/8" = 1'-0" REF. 1 / A201

LANCER ASSOCIATES ARCHITECTURE
427 S. COLLEGE AVE, STE 103
INDIANAPOLIS, IN 46202

LEGACY LIVING, LLC
INDEPENDENT LIVING SI
TBD

NOT FOR CONSTRUCTION

REVISIONS:

#	Date	Desc.

100% DESIGN DEVELOPMENT

PROJECT: #24213
DATE: 04/15/2025
DRAWN BY: Author

ROOF PLANS

N
TRUE NORTH

A141

PLOT DATE/TIME:4/15/2025 1:56:43 PM



HERITAGE SHINGLES
RUSTIC BLACK (NOTE 5)



CORONADO LEDGESTONE
CAPE COD GREY (NOTE 9)

Sherwin Williams
Agreeable gray
(SW 7029)

FASCIA, SOFFITS. TRIM, GUTTERS, DOWNSPOUT, PORCH CEILINGS

Sherwin Williams
Dorian gray
(SW 7017)

SECONDARY COLOR SIDING (NOTE 10)

Sherwin Williams
Grays harbor
(SW 6236)

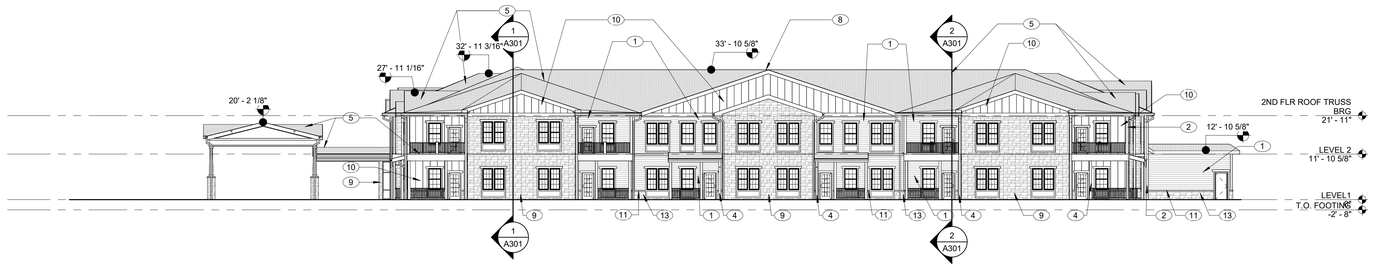
ENTRY DOOR

Sherwin Williams
Grizzle gray
(SW 7068)

SIDING (NOTE 1), GARAGE DOOR

ELEVATION NOTES - EXTERIOR

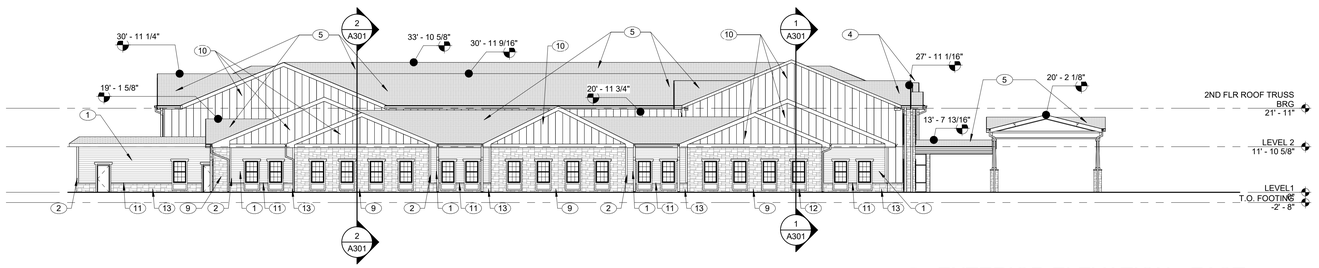
1	FIBER CEMENT LAP SIDING WITH 6" EXPOSURE
2	FIBER CEMENT TRIM
4	WOOD COLUMN WRAPPED WITH FIBER CEMENT BOARD AND TRIM
5	ARCHITECTURAL FIBERGLASS SHINGLES
8	CONTINUOUS SHINGLED RIDGE VENT
9	ADHERED STONE VENEER
10	FIBER CEMENT BOARD AND BATTEN
11	3 5/8" CAST STONE CAP WITH DRIP EDGE
12	WINDOW TRIM
13	ADHERED STONE VENEER WAINSCOT
14	NOT USED



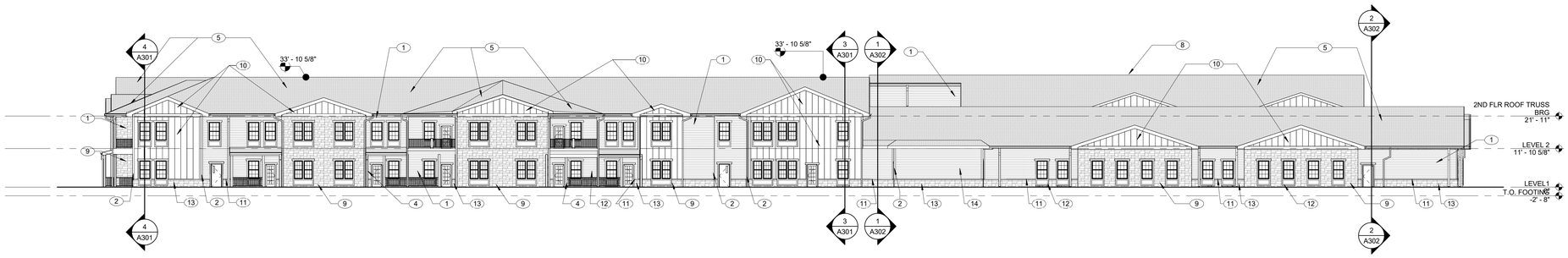
4 EXTERIOR ELEVATION - WEST
SCALE: 1/16" = 1'-0" REF. 1 / A101



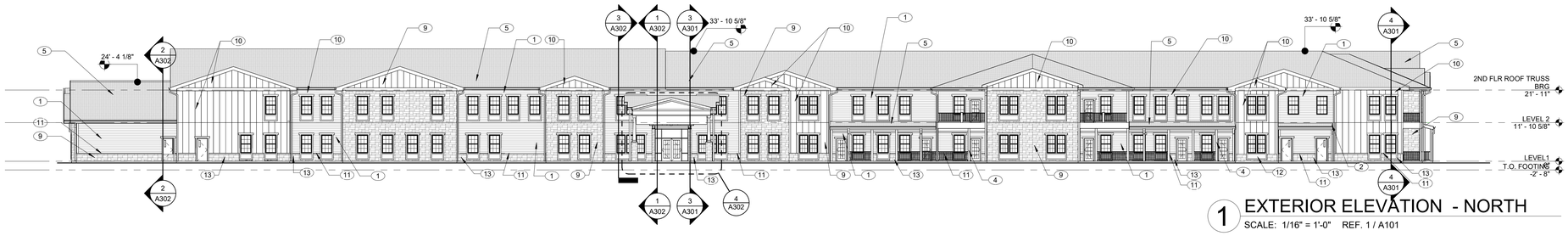
5 EXTERIOR ELEVATION - NORTH - BEHIND PORTE COCHERE
SCALE: 3/16" = 1'-0" REF. 1 / A101



3 EXTERIOR ELEVATION - EAST
SCALE: 1/16" = 1'-0" REF. 1 / A101



2 EXTERIOR ELEVATION - SOUTH
SCALE: 1/16" = 1'-0" REF. 1 / A101



1 EXTERIOR ELEVATION - NORTH
SCALE: 1/16" = 1'-0" REF. 1 / A101

LANCER ASSOCIATES ARCHITECTURE
145 NORTH EAST STREET
INDIANAPOLIS, IN 46204

LEGACY LIVING, LLC
LEGACY LIVING FISHERS
TBD

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REVISIONS:

#	Date	Desc.

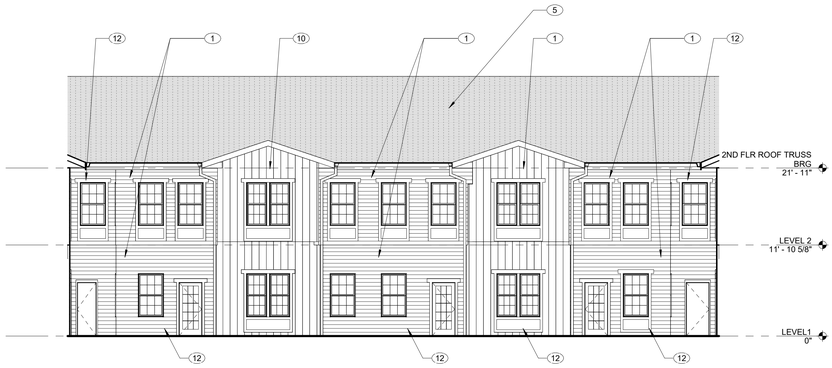
100% DESIGN DEVELOPMENT

PROJECT: #24213
DATE: 04/15/2025
DRAWN BY: Author

EXTERIOR ELEVATIONS

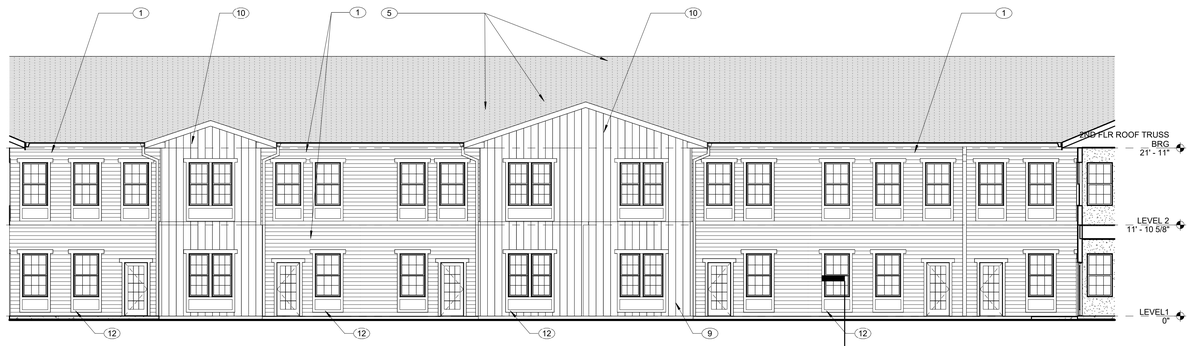
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PLOT DATE/TIME:4/17/2025 5:35:08 PM



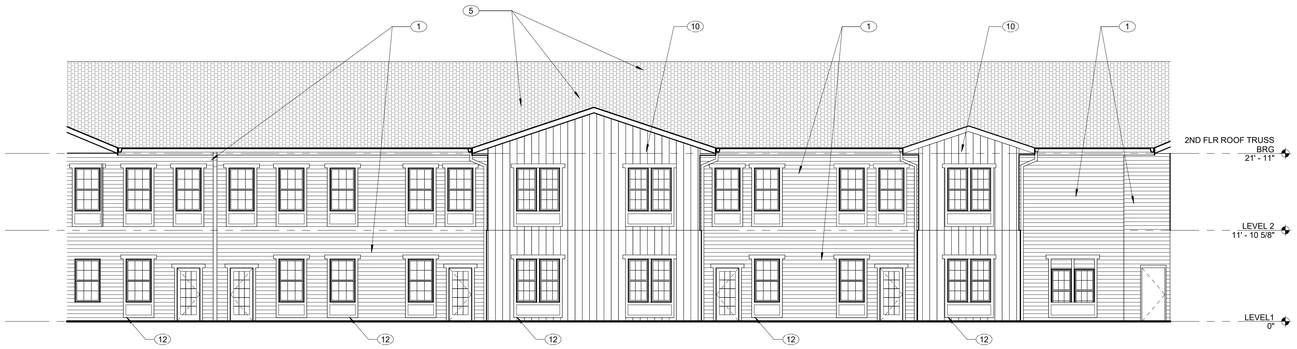
8 EXTERIOR ELEVATION - AL WEST

SCALE: 1/8" = 1'-0" REF. 1 / A101



7 EXTERIOR ELEVATION - AL COURTYARD SOUTH

SCALE: 1/8" = 1'-0" REF. 1 / A101



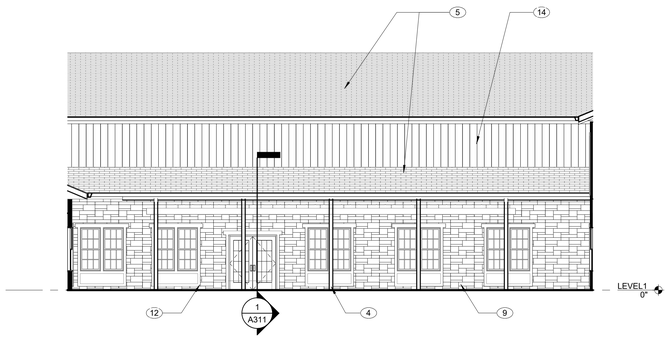
6 EXTERIOR ELEVATION - AL COUERTYARD NORTH

SCALE: 1/8" = 1'-0" REF. 1 / A101



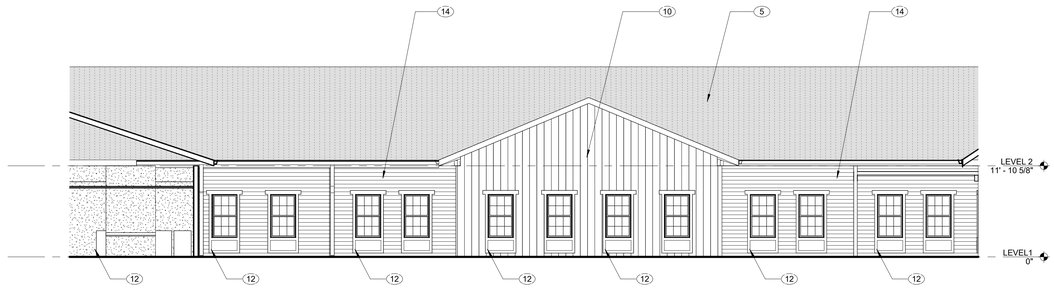
5 EXTERIOR ELEVATION - AL COURTYARD EAST

SCALE: 1/8" = 1'-0" REF. 1 / A101



4 EXTERIOR ELEVATION - MC WEST

SCALE: 1/8" = 1'-0" REF. 1 / A101

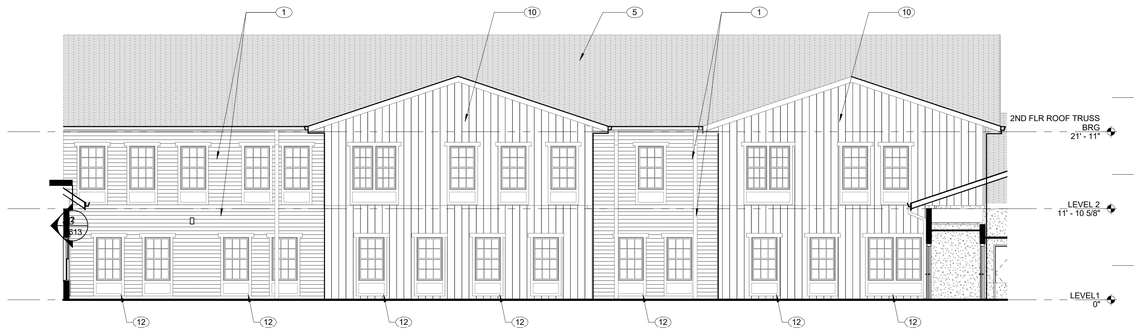


3 EXTERIOR ELEVATION - MC SOUTH

SCALE: 1/8" = 1'-0" REF. 1 / A101

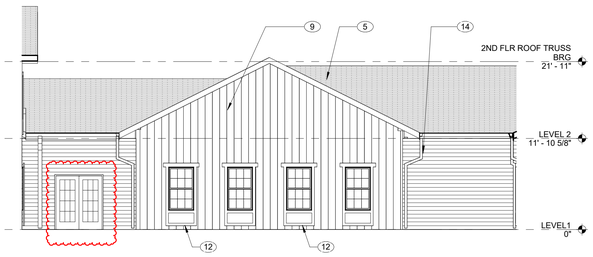
ELEVATION NOTES - EXTERIOR

1	FIBER CEMENT LAP SIDING WITH 6" EXPOSURE
2	FIBER CEMENT TRIM
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8	CONTINUOUS SHINGLED RIDGE VENT
9	ADHERED STONE VENEER
10	FIBER CEMENT BOARD AND BATTEN
11	3 5/8" CAST STONE CAP WITH DRIP EDGE
12	WINDOW TRIM
13	ADHERED STONE VENEER WAINSCOT
14	NOT USED



2 EXTERIOR ELEVATION - MC NORTH

SCALE: 1/8" = 1'-0" REF. 1 / A101



1 EXTERIOR ELEVATION - MC EAST

SCALE: 1/8" = 1'-0" REF. 1 / A101

LANCER ASSOCIATES ARCHITECTURE
145 NORTH EAST STREET
INDIANAPOLIS, IN 46204

LEGACY LIVING, LLC
LEGACY LIVING FISHER
TBD

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REVISIONS:

#	Date	Desc:
1	Date 1	Revision 1

100% DESIGN DEVELOPMENT

PROJECT:	#24213
DATE:	04/15/2025
DRAWN BY:	Author

EXTERIOR ELEVATIONS

A202

PLOT DATE/TIME:4/17/2025 5:05:40 PM



NORTH ELEVATION

LANCER ASSOCIATES ARCHITECTURE



EAST ELEVATION

LANCER ASSOCIATES ARCHITECTURE



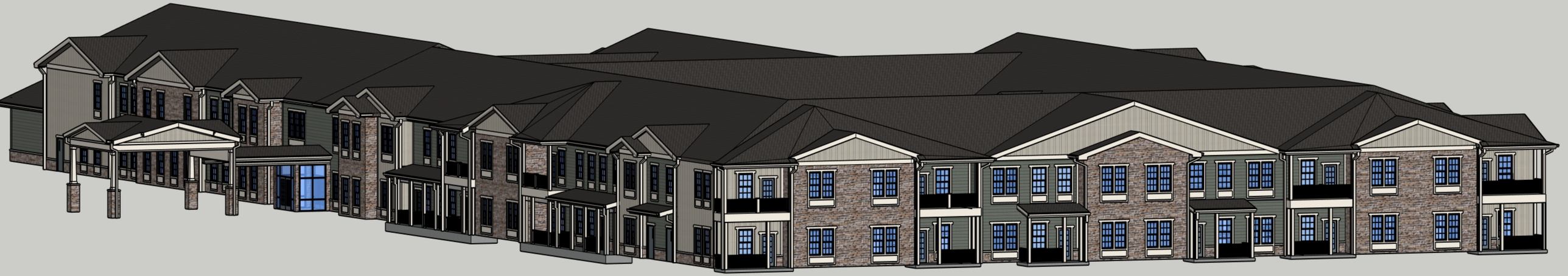
SOUTH ELEVATION

LANCER ASSOCIATES ARCHITECTURE



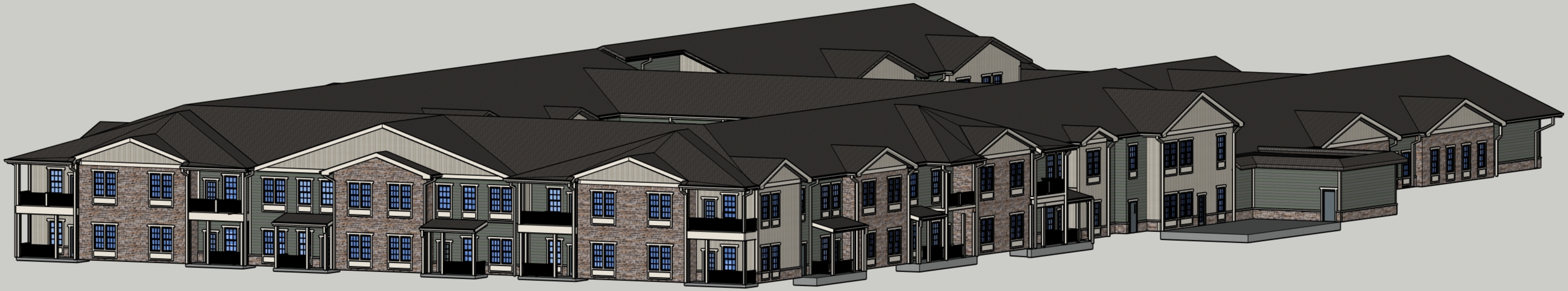
WEST ELEVATION

LANCER ASSOCIATES ARCHITECTURE



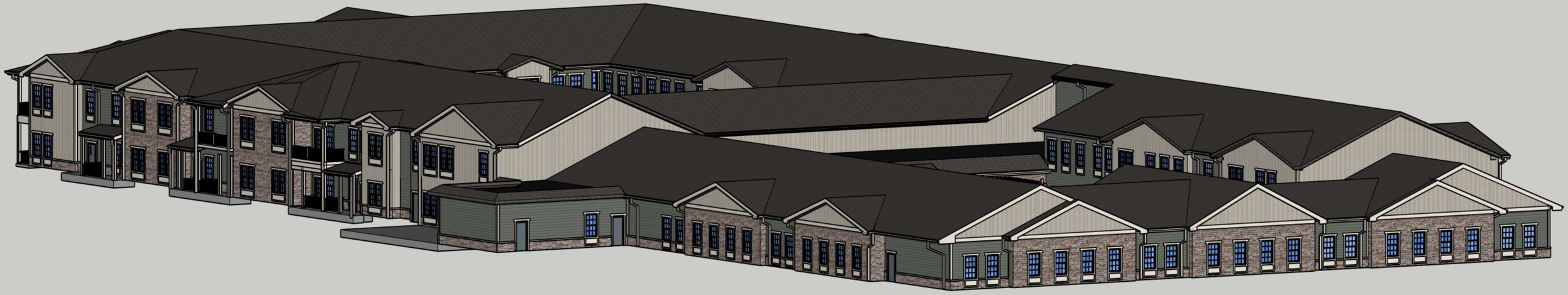
NORTH-EAST ELEVATION

LANCER ASSOCIATES ARCHITECTURE



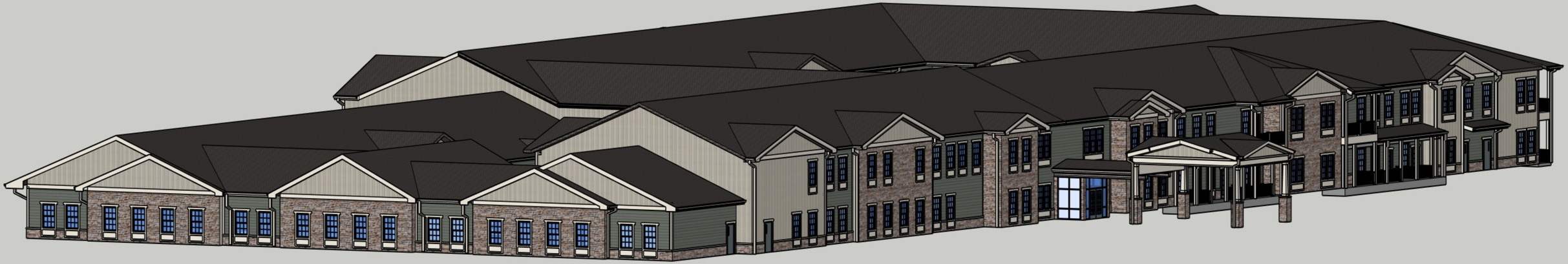
EAST-SOUTH ELEVATION

LANCER ASSOCIATES ARCHITECTURE



SOUTH-WEST ELEVATION

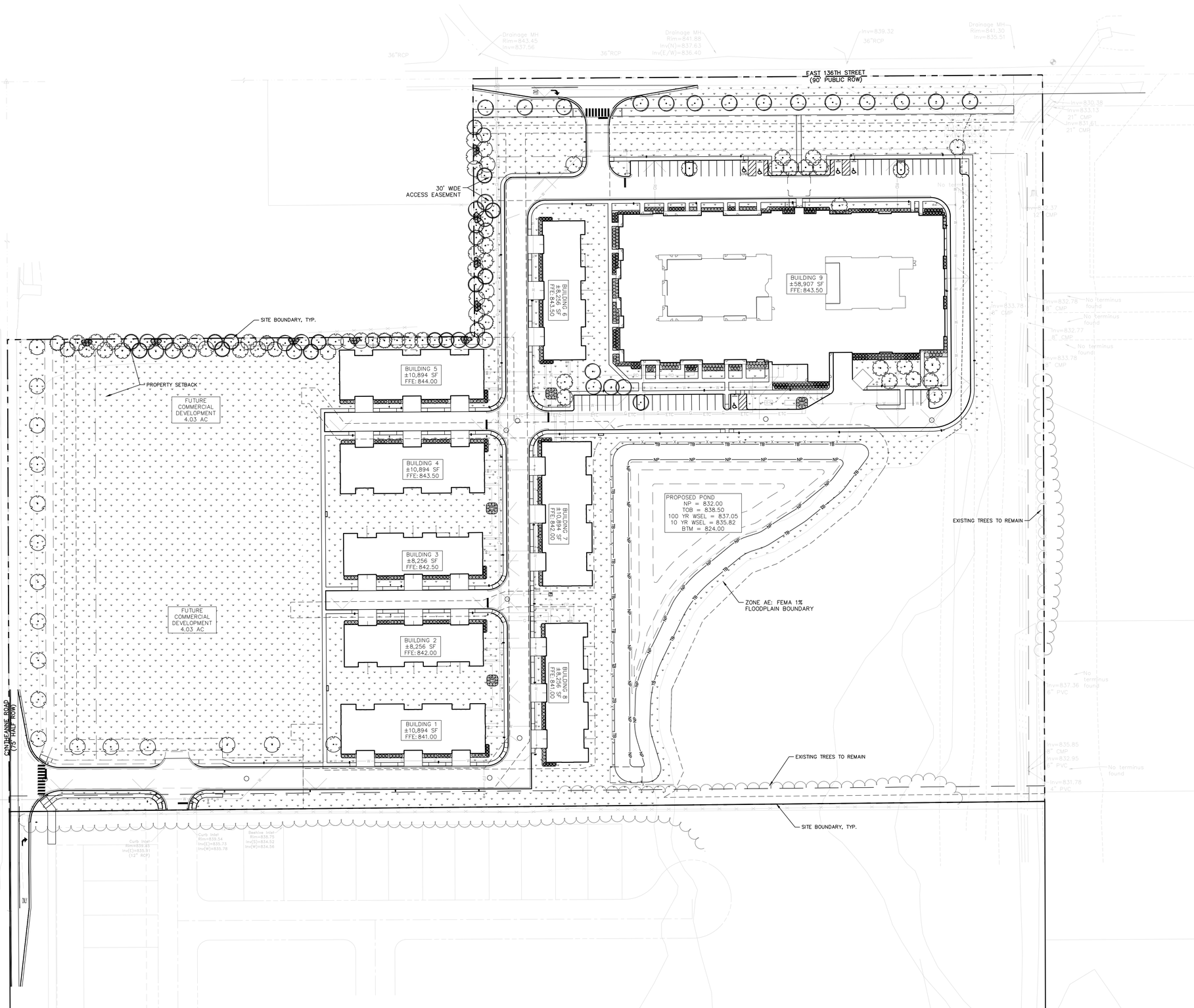
LANCER ASSOCIATES ARCHITECTURE



WEST-NORTH ELEVATION

LANCER ASSOCIATES ARCHITECTURE

Drawing name: K:\IND_DEV\170600000_Legacy_136th Street_Fishers_IN\2 Design\CADD\PlanSheets\L1.0-OVERALL LANDSCAPE PLAN.dwg L1.0 Apr 24, 2025 2:23pm by: anthonysmajstrla
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		TAC COMMENTS	04/25/25 AMM
No.	REVISIONS	DATE	BY

Kimley»Horn

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500 EAST 96TH STREET, SUITE 450,
INDIANAPOLIS, IN 46240
PHONE: 317-218-5250
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: MAW
DRAWN BY: AMM
CHECKED BY: WAB

ELIZABETH VAN SICKLE
REGISTERED
4/25/2025
STATE OF INDIANA
LANDSCAPE ARCHITECT
NOT APPROVED FOR CONSTRUCTION

Elizabeth Van Sickle

LEGACY LIVING

LEGACY LIVING, LLC
8463 CASTLEWOOD DRIVE
INDIANAPOLIS, IN 46250

OVERALL LANDSCAPE PLAN

LEGACY SENIOR LIVING

ORIGINAL ISSUE:
3/3/2025

KHA PROJECT NO.
170600000

SHEET NUMBER

L1.0



SCALE: 1" = 50'-0"

0 25 50 100 150

CONSULTANTS

LEGACY

SENIOR LIVING

OWNER

LEGACY LIVING, LLC

MARK	DATE	DESCRIPTION

PROJECT NO:	2025-05021
CAD DWG FILE:	2025-05021 PHOTOMETRICS FINAL.DWG
DRAWN BY:	NES
CHK'D BY:	NES
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SHEET TITLE

SITE PHOTOMETRIC PLAN

E001

SHEET 1 OF 1