



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Board of Zoning Appeals – Fishers

DATE: 5/28/2025 at 6:00 PM

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

Members of the public may [submit comments online](#) before 12pm on the day of the meeting.

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should [email Kelly Lewark](#), Office Manager, no later than 48 hours before the scheduled event or call at (317) 595-3487.

1. Call to order / Pledge of Allegiance

2. Roll Call

3. Approval of Previous Minutes

- a. BZA Minutes 4-23-25 - DRAFT

4. Public Hearings

a. **Rivian Land Use Variance**

Parcels: 15-14-11-00-00-017.201

Address: 9700 Masters Rd

Case: VA-25-7

Request: Consideration of a Land Use Variance from Section 5.1.5 of the City's Unified Development Ordinance (UDO) to allow an experience center and facility for the sale, service, maintenance, charging, repair and storage of new and pre-owned electric vehicles and related parts and accessories, for general office purposes and for any related uses.

Petitioner: Dillon Reynolds (dreynolds@spacecoinc.com)

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

b. **VA-25-8 13409 Haven Cove Lane Belyew Variances**

Parcels: 13-15-02-00-25-038.000

Address: 13409 Haven Cove Ln

Case: VA-25-8

Request: Consideration of Development Standard Variances from Sections 3.2.3 and 6.3.4.B.3.d of the City's Unified Development Ordinance (UDO) and the Marina PUD Ordinance #: 041210 to increase the maximum permitted impervious surface area from 35% to 59% and to increase the maximum permitted height from 35 feet to 42 feet for a new single family home.

Petitioner: John Cross (john@wootonhoyle.com)

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

5. Old Business

6. New Business

7. Staff Communication

8. Board Signatures – Findings of Fact

9. Adjournment

[MEET_FOOT]

**CITY OF FISHERS
BOARD OF ZONING APPEALS
MINUTES
FISHERS Municipal Center - Nickel Plate Conference Room
April 23, 2025**

The Board of Zoning Appeals convened at 6:00 p.m.

In attendance: Steve Ferrucci, Tom Grinslade, Howard Stevenson, Greg Lannan was present via Teams. Jeffrey Silvey was not present. Others in attendance: Rodney Retzner, Ross Hilleary, Gabrielle Herin, Rob McMurray, Sue Follmar, Kay Prange. Tom Hart, Brad Bowman, Jacob Rauh (sp?) from Homes by Design were also present.

Mr. Grinslade made a Motion to approve the Minutes from the 3-26-25 meeting, seconded by Mr. Stevenson. Motion was approved, 4-0.

Mr. Grinslade made a Motion to approve the Minutes from the 11-20-24 meeting, seconded by Mr. Stevenson. Motion was approved, 4-0.

Prior to the Public Hearings, Ross Hilleary presented the 2 UDO updates that were approved by City Council on 4-21-25 that are pertinent to the cases on this agenda.

- **6.17.9 Other Sign Types.** The additional Pole Banner Signs which will be permitted for Institutional Uses only and will have a maximum of 2 square feet. Staff is requesting to withdraw Va-25-3 on behalf of Fishers Baptist Church.
- **6.3.4. Residential Design.** Permitting the allowance of a flat roof which includes minimum eave and thickness requirements. With this we are requesting to modify the variance request and strike the request of 0/12 or a flat roof from VA-25-6 on behalf of the Petitioner.

Public Hearings:

VA-25-6 10618 Haven Cove Pt Rashid Residence Variances

Jacob from Homes by Design presented the Variances requested. The home would have a maximum height of 43' where 35' is allowed. Also, the request is for impervious surface of 55%, where 35% is allowed.

Gabrielle Herin presented the Staff Report. The home is in the Marina PUD. Site plan and elevations were included. Jason Armour from Fishers Stormwater has no drainage concerns. There have been no public comments.

Mr. Ferrucci opened the Public Hearing. Seeing no one from the Public to speak, he closed the Public Hearing.

Mr. Stevenson confirmed the drainage assessment and it was confirmed that the property would empty into Geist.

Mr. Ferrucci asked for a Motion. Mr. Stevenson made a Motion to approve with the recording of the approval letter with the County, seconded by Mr. Grinslade. The Motion was approved, 3-0. Mr. Lannan's vote was not recorded.

Staff Communication:

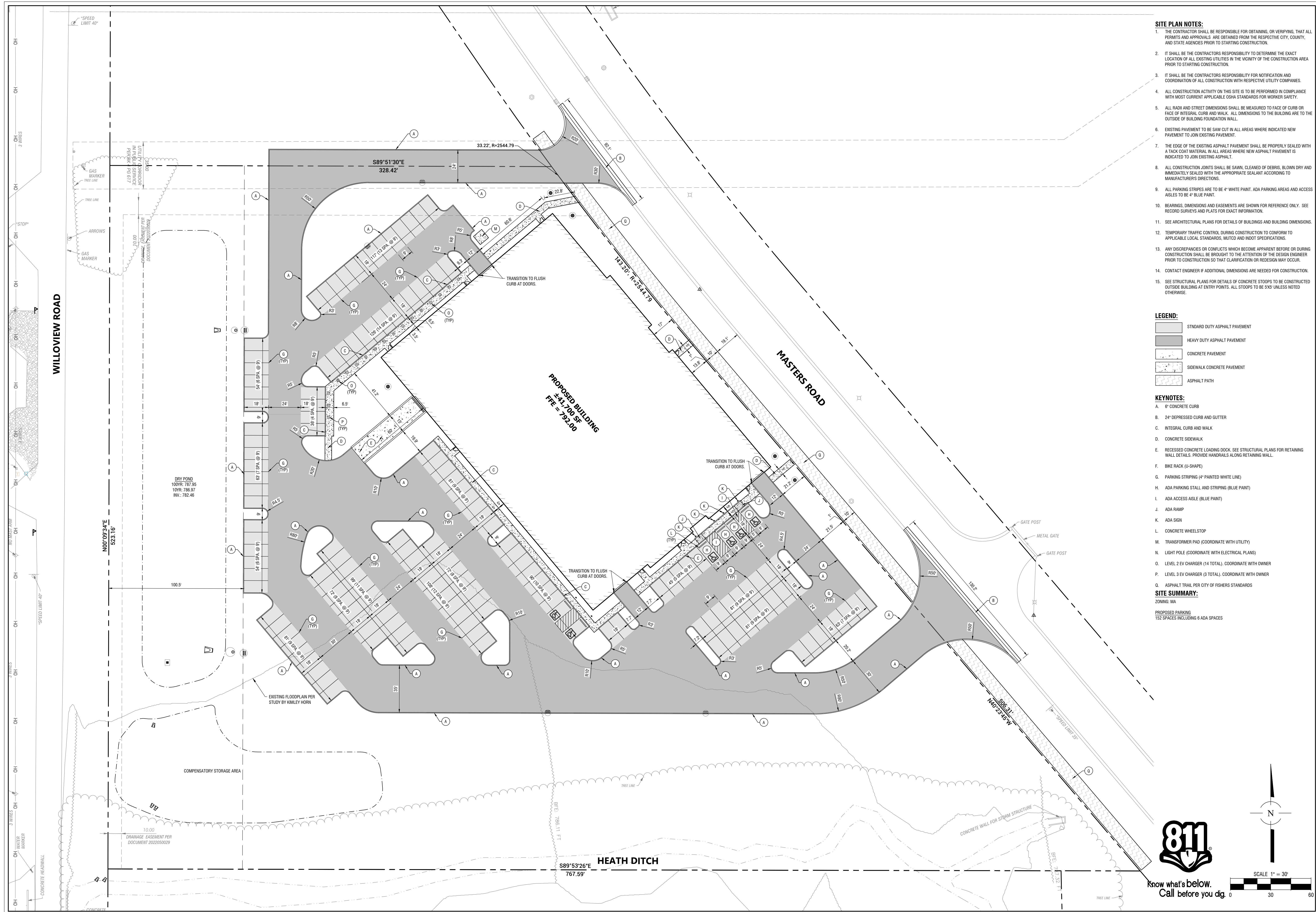
Ross Hilleary presented another UDO update relevant to the BZA.

- **All zoning districts adjacent to Geist are allowed a 50% maximum impervious surface, based on a decade of BZA cases. Staff will recommend denial if above 50%.**
- **Electronic Participation is allowed in limited cases– Staff requests to know at least 24 hours in advance so our IT can prepare. You will need a headset, wired microphone, Bluetooth headphones, or call in via phone line.**

Adjournment As there was no other business, the meeting was adjourned at 6:12 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary



- SITE PLAN NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING, THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
 2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
 3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH RESPECTIVE UTILITY COMPANIES.
 4. ALL CONSTRUCTION ACTIVITY ON THIS SITE IS TO BE PERFORMED IN COMPLIANCE WITH MOST CURRENT APPLICABLE OSHA STANDARDS FOR WORKER SAFETY.
 5. ALL RADII AND STREET DIMENSIONS SHALL BE MEASURED TO FACE OF CURB OR FACE OF INTEGRAL CURB AND WALK. ALL DIMENSIONS TO THE BUILDING ARE TO THE OUTSIDE OF BUILDING FOUNDATION WALL.
 6. EXISTING PAVEMENT TO BE SAW CUT IN ALL AREAS WHERE INDICATED NEW PAVEMENT TO JOIN EXISTING PAVEMENT.
 7. THE EDGE OF THE EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING ASPHALT.
 8. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED WITH THE APPROPRIATE SEALANT ACCORDING TO MANUFACTURER'S DIRECTIONS.
 9. ALL PARKING STRIPES ARE TO BE 4" WHITE PAINT. ADA PARKING AREAS AND ACCESS AISLES TO BE 4" BLUE PAINT.
 10. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
 11. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING DIMENSIONS.
 12. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS, MUTCD AND ROAD SPECIFICATIONS.
 13. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
 14. CONTACT ENGINEER IF ADDITIONAL DIMENSIONS ARE NEEDED FOR CONSTRUCTION.
 15. SEE STRUCTURAL PLANS FOR DETAILS OF CONCRETE STOOPS TO BE CONSTRUCTED OUTSIDE BUILDING AT ENTRY POINTS. ALL STOOPS TO BE 5X5' UNLESS NOTED OTHERWISE.

- LEGEND:**
- STANDARD DUTY ASPHALT PAVEMENT
 - HEAVY DUTY ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - SIDEWALK CONCRETE PAVEMENT
 - ASPHALT PATH

- KEYNOTES:**
- A. 6" CONCRETE CURB
 - B. 24" DEPRESSED CURB AND GUTTER
 - C. INTEGRAL CURB AND WALK
 - D. CONCRETE SIDEWALK
 - E. RECESSED CONCRETE LOADING DOCK. SEE STRUCTURAL PLANS FOR RETAINING WALL DETAILS. PROVIDE HANDRAILS ALONG RETAINING WALL.
 - F. BIKE RACK (U-SHAPE)
 - G. PARKING STRIPING (4" PAINTED WHITE LINE)
 - H. ADA PARKING STALL AND STRIPING (BLUE PAINT)
 - I. ADA ACCESS AISLE (BLUE PAINT)
 - J. ADA RAMP
 - K. ADA SIGN
 - L. CONCRETE WHEELSTOP
 - M. TRANSFORMER PAD (COORDINATE WITH UTILITY)
 - N. LIGHT POLE (COORDINATE WITH ELECTRICAL PLANS)
 - O. LEVEL 2 EV CHARGER (14 TOTAL). COORDINATE WITH OWNER
 - P. LEVEL 3 EV CHARGER (3 TOTAL). COORDINATE WITH OWNER
 - Q. ASPHALT TRAIL PER CITY OF FISHERS STANDARDS

SITE SUMMARY:
 ZONING: MA
 PROPOSED PARKING
 152 SPACES INCLUDING 6 ADA SPACES

NO.	DATE	REMARKS

CERTIFIED BY

SITE PLAN

PROJECT ADVENTURE

0 WILLOWVIEW ROAD

FISHERS, IN 46038

Spaceco
 Civil Engineering & Surveying
 Rosemont, IL - Morris, IL - Indianapolis, IN
 spacecoinc.com

FILENAME:
13297.03_C4.0_SP

DATE:
04/01/2025

JOB NO.
13297.03

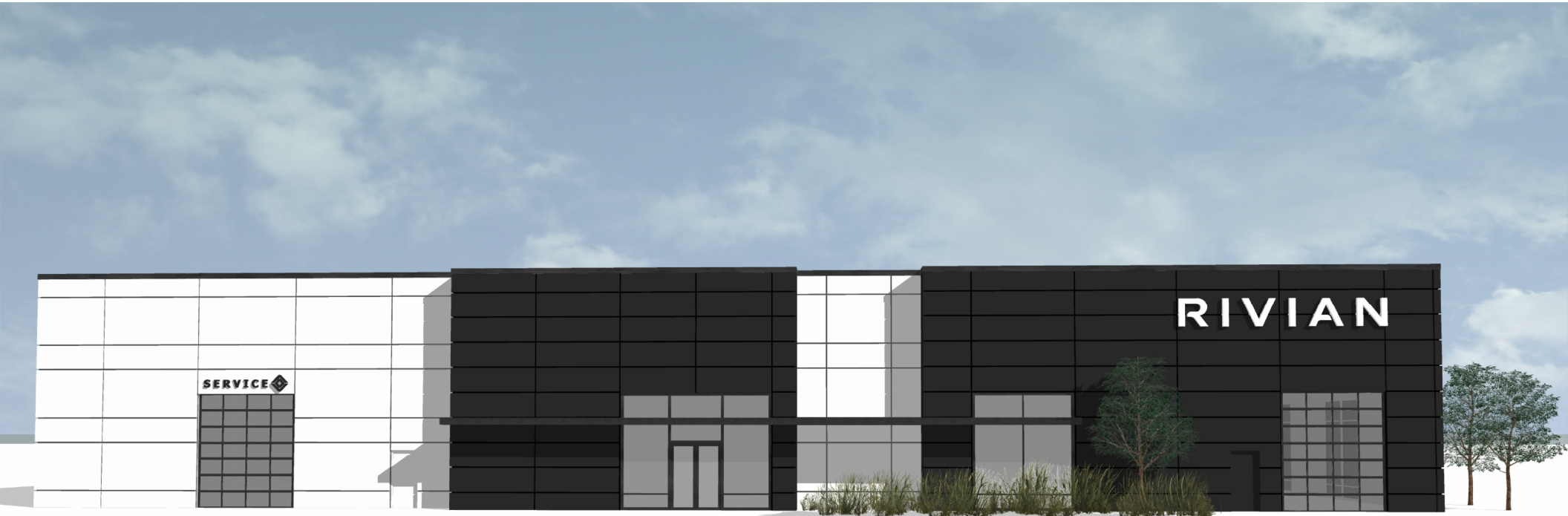
SHEET
C4.0

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

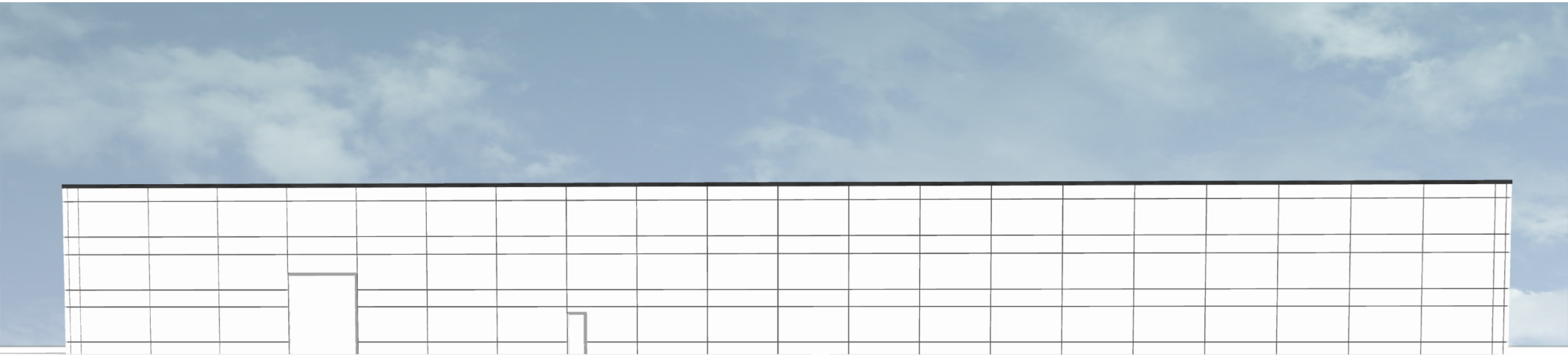
SCALE 1" = 30'

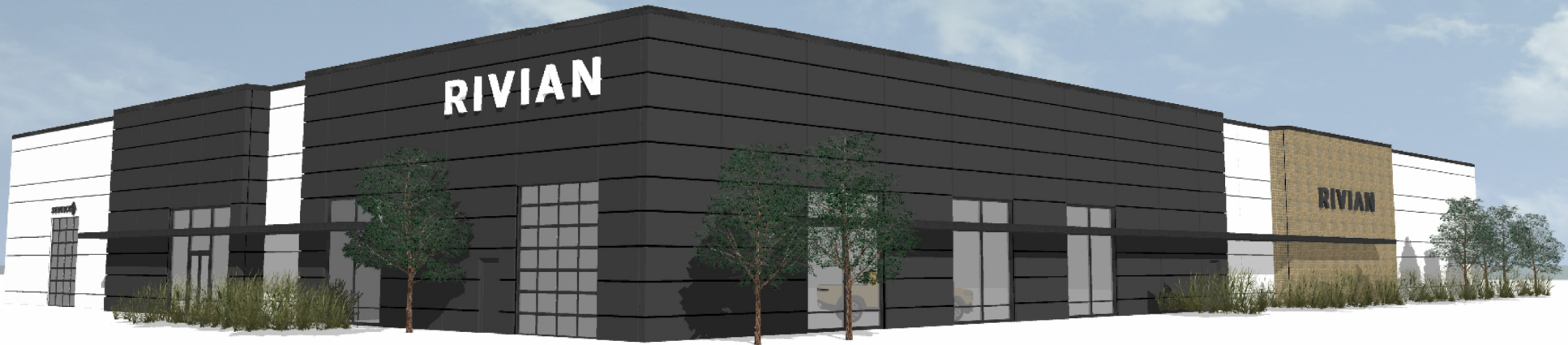
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Board of Zoning Appeals Staff Report

Meeting Date: May 28, 2025

DEPARTMENT CONTACT:
Grace Wiley (wileyg@fishers.in.us)

CASE NUMBER:
VA-25-7

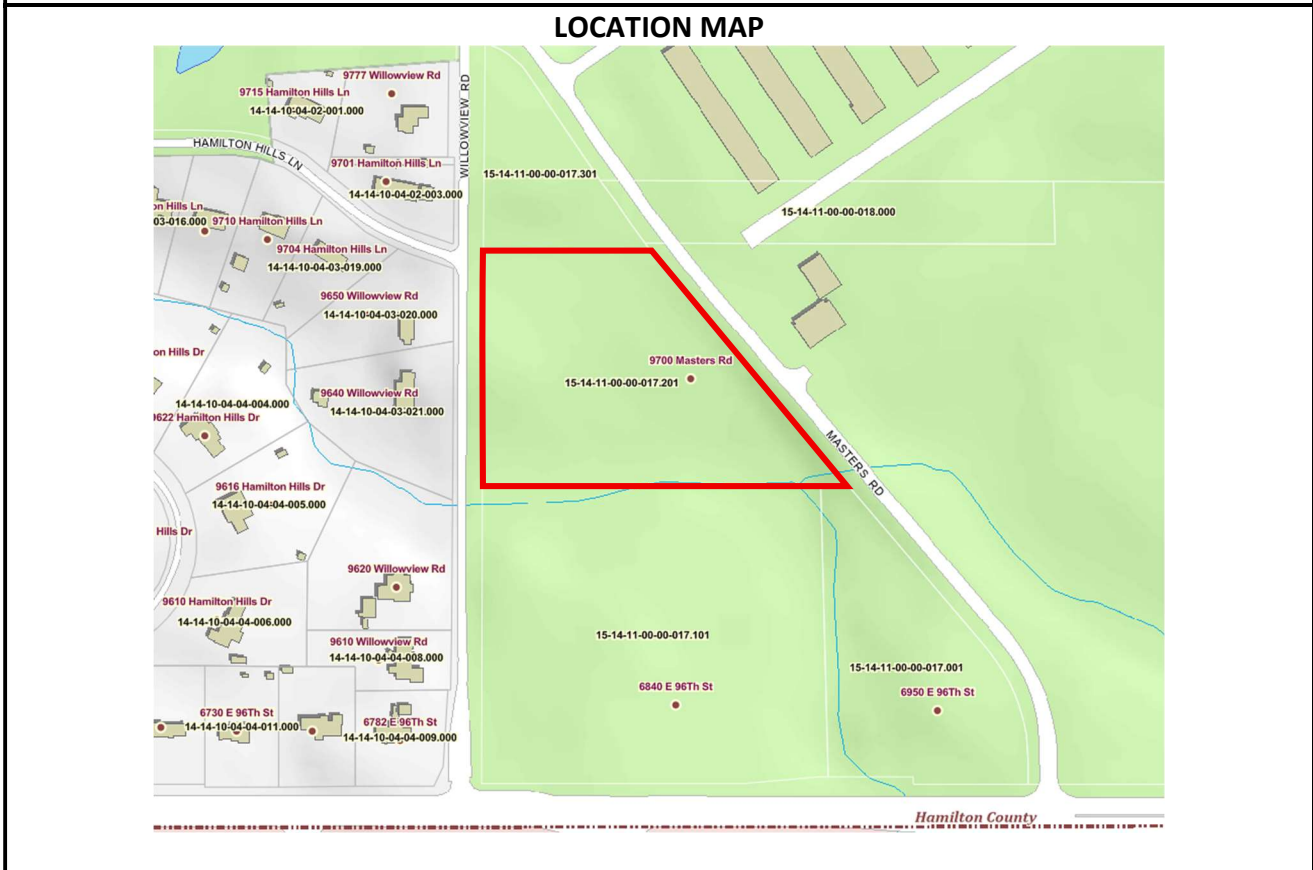
PETITIONER:
Dillon Reynolds (dreynolds@spacecoinc.com)

PROPERTY ADDRESS/LOCATION:
9700 Masters Road

REQUEST: Consideration of a Land Use Variance from Section 5.1.5 of the City's Unified Development Ordinance (UDO) to allow an experience center and facility for the sale, service, maintenance, charging, repair and storage of new and pre-owned electric vehicles and related parts and accessories, for general office purposes and for any related uses.

APPLICABLE REGULATIONS: Unified Development Ordinance (UDO)	EXISTING ZONING: MA–Municipal Airport	FISHERS 2040: Flex Employment Center/R+D
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LOT SIZE: 6.34 Acres



STAFF RECOMMENDATION

- Approve
 Continue
 Deny
 No Recommendation

Meeting Date: May 28, 2025

Case Number: VA-25-7

ZONING HISTORY:

The zoning is based on the Unified Development Ordinance (UDO), which was approved in 2018 (Ord. #07618F).

SURROUNDING LAND USE & ZONING:

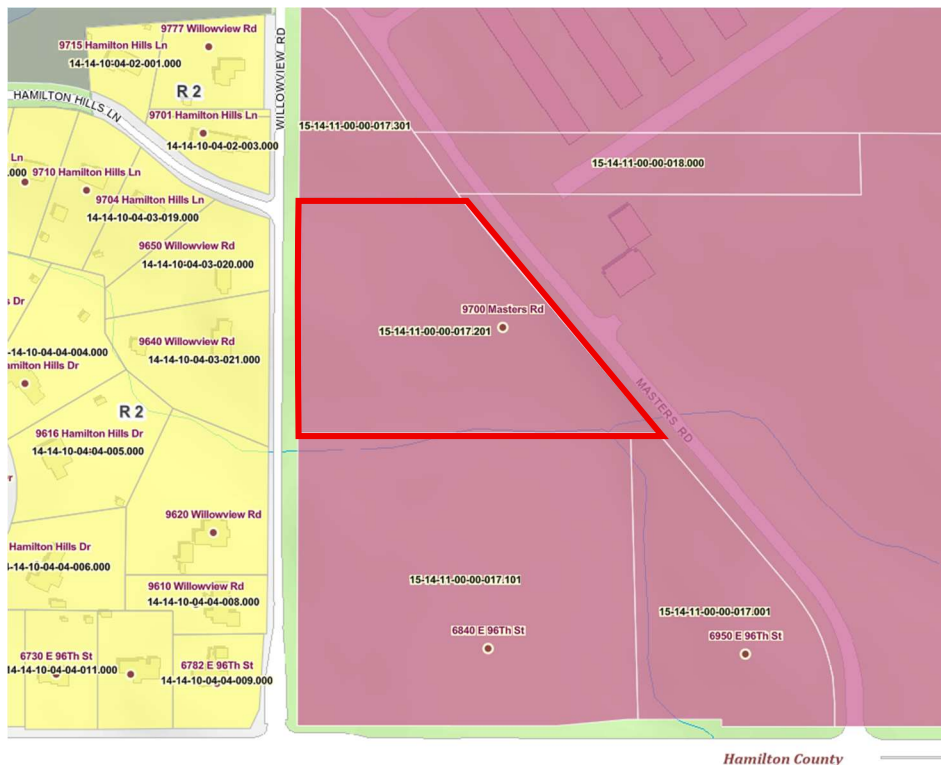
Zoning:

North: MA (Municipal Airport)

East: MA (Municipal Airport)

South: MA (Municipal Airport)

West: R2 (Single Family Residential)



Zoning Map

Future Land Use

North: Flex Employment Center/R+D; Institutional

East: Flex Employment Center/R+D

South: Flex Employment Center/R+D

West: Neighborhood Mixed Use

(317)595-3111

FishersIN.gov

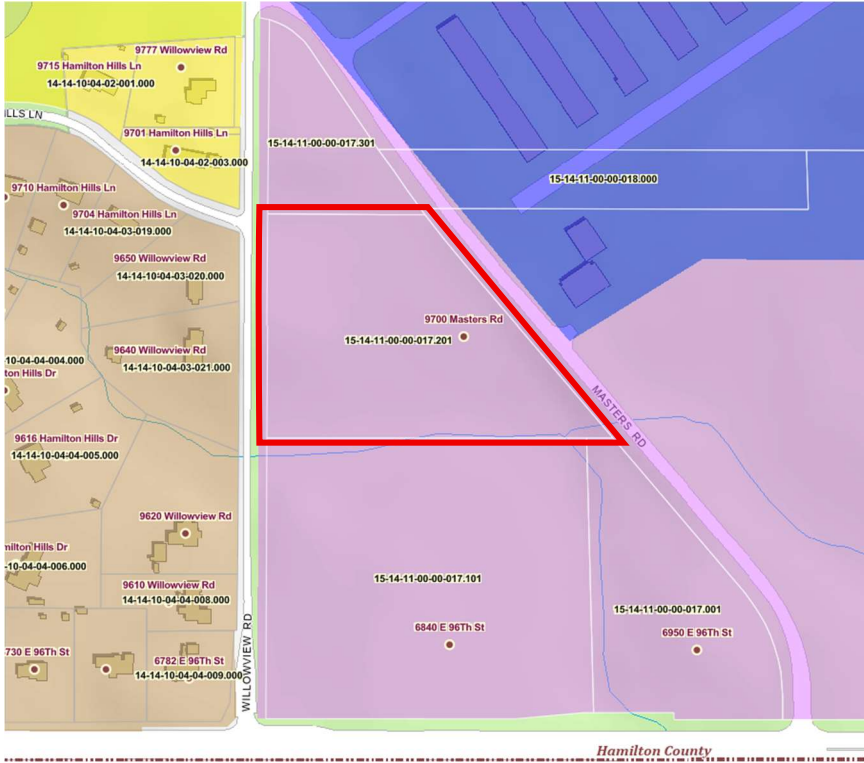
facebook.com/Fishers.Indiana

@FishersIN

1 Municipal Drive
Fishers, Indiana 46038

Meeting Date: May 28, 2025

Case Number: VA-25-7



Future Land Use Map

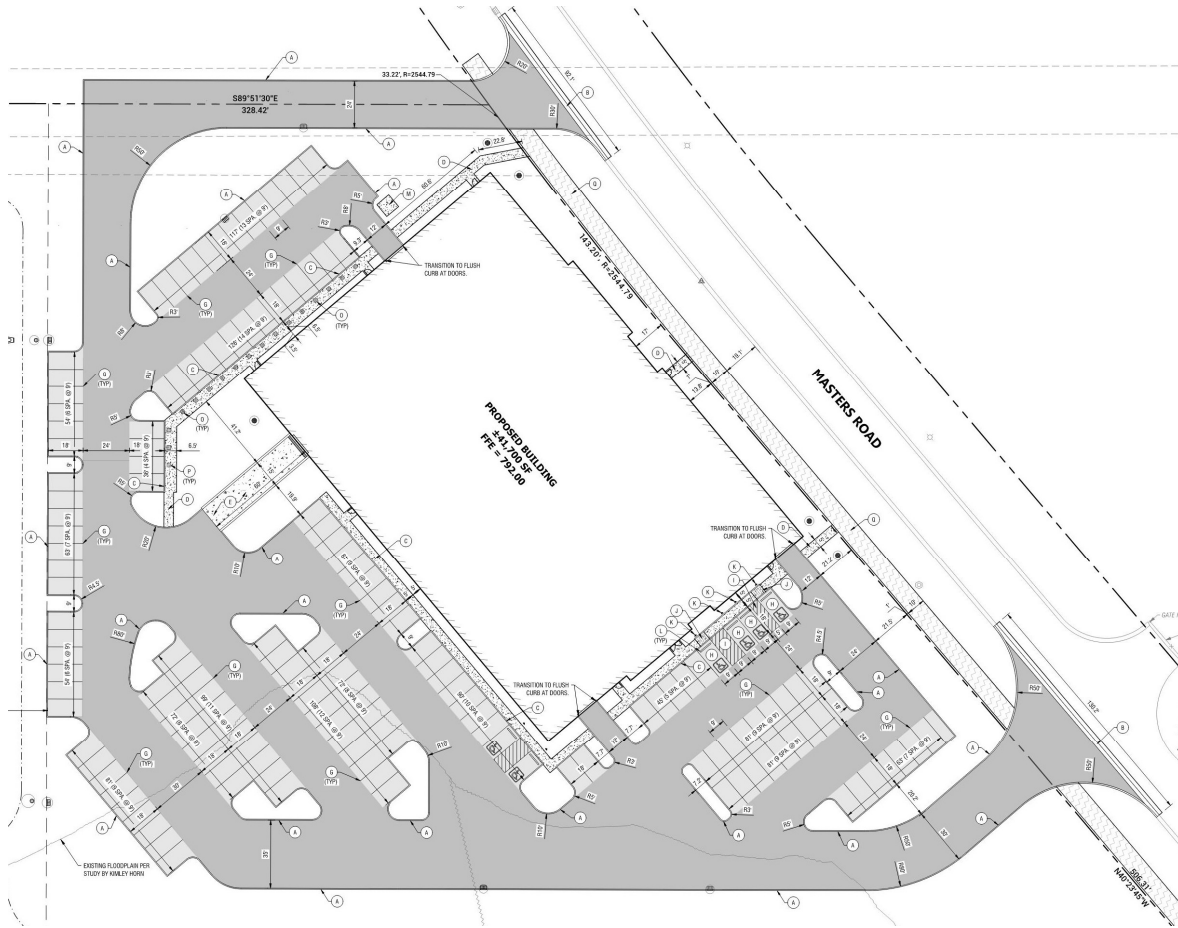
SUMMARY OF PUBLIC COMMENTS:

At the time of the writing of this staff report, no public comments have been received.

PETITION OVERVIEW:

The petitioner is requesting a Land Use Variance from Section 5.1.5 of the City’s Unified Development Ordinance (UDO) to allow an experience center and facility for the sale, service, maintenance, charging, repair and storage of new and pre-owned electric vehicles and related parts and accessories, for general office purposes and for any related uses.

The proposed building will be approximately 41,700 square feet. The area will be approximately divided up as follows: 2,600 sq. ft. of office space, 4,400 sq. ft. of showroom, and 8 maintenance stalls totaling 34,600 sq.ft. The proposed site layout will contain approximately 152 parking spaces. Access will be provided at two points off of Masters Road. The site plan is shown below.



STAFF RECOMMENDATION:

Staff recommends APPROVAL.

If the Board approves this Land Use Variance, Staff requests the following conditions, and any others sought by the Board:

1. The Approval Letter and relative documentation be recorded on the property with the Hamilton County Recorder’s Office.
2. The parking lot shall not be used for storage of pre-owned, non-Rivian vehicles.

STAFF RECOMMENDATION

Approve Continue Deny No Recommendation



Board of Zoning Appeals Staff Report

Meeting Date: May 28, 2025

DEPARTMENT CONTACT:
Gabrielle Herin (hering@fishers.in.us)

CASE NUMBER:
VA-25-8

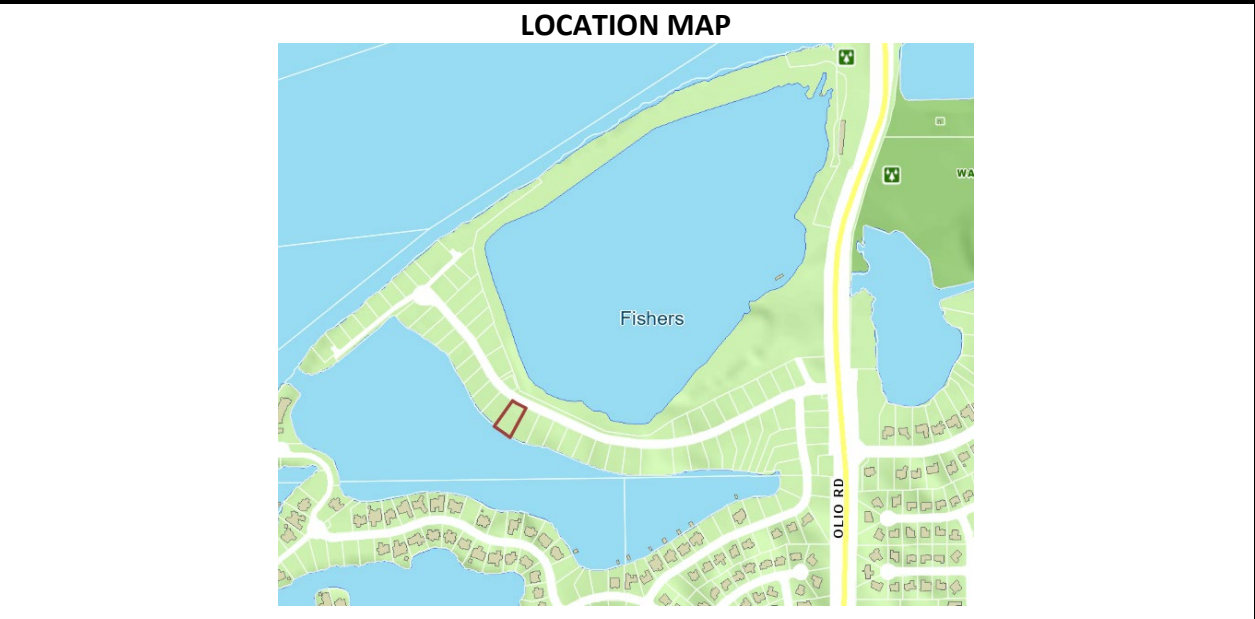
PETITIONER:
John Cross, (john@wootonhoyle.com)

PROPERTY ADDRESS/LOCATION:
13409 Haven Cove Ln

REQUEST: Consideration of Development Standard Variances from Sections 3.2.3 and 6.3.4.B.3.d of the City's Unified Development Ordinance (UDO) and the Marina PUD Ordinance #: 041210 to increase the maximum permitted impervious surface area from 35% to 59% and to increase the maximum permitted height from 35 feet to 42 feet for a new single family home.

APPLICABLE REGULATIONS: UDO Sections 3.2.3 and Marina PUD Ord No. 041210	EXISTING ZONING: Marina PUD (Ord. No. 041210)	FISHERS 2040: Suburban Residential
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LOT SIZE: Approx. 0.51 acres



STAFF RECOMMENDATION

- Approve
 Continue
 Deny
 No Recommendation

ZONING HISTORY:

The area known as the Marina PUD (Ordinance #: 041210) was rezoned to PUD-M in 2010. The PUD refers to the Unified Development Ordinance (UDO) R2 development standards for the maximum permitted impervious surface area and height.

SURROUNDING LAND USE & ZONING:

North: PUD-M, OS (Traditional Single Family, Geist Reservoir)

East: PUD-M (Traditional Single Family)

South: PUD-M, R2 (Geist Reservoir, Traditional Single Family)

West: PUD-M, OS (Traditional Single Family, Geist Reservoir)

Zoning Map



SUMMARY OF PUBLIC COMMENTS:

At the time of writing this staff report, no public comments were received.

PETITION OVERVIEW:

Summary of Request

John Cross, on behalf of the Belyews, is requesting two Development Standards Variances for a custom-built home:

- To increase the lot's maximum impervious surface coverage from 35% to 59%
- To increase the maximum permitted height of the home from 35 feet to 42 feet

The impervious surface area maximum is exceeded because of the footprint of the house and pool deck. Staff confirmed the impervious surface area would have to be increased to 57%. The maximum impervious surface area of 59% mentioned in the variance request and in the public notice includes the water surface area of the pool. That area is not part of the overall maximum impervious surface area of the lot.

The Stormwater department confirmed that, because of the proposed private underground detention system, there are no issues with an impervious surface area of up to 58%. See Exhibit A for a Drainage Report dated April 18 by Stoepelwerth & Associates, Inc. All homes along Geist Reservoir are now allowed a maximum impervious surface area of 50% as of right.



Figure 1. Layout of the house on the lot.



Figure 2. Front and rear elevations of the proposed custom-built home.

Fishers 2040

The Fishers 2040 Plan identifies this area as Suburban Residential. The variance request aligns with this vision.



STAFF RECOMMENDATION:

Staff has no recommendation for this request.

If the Board approves this Variance Staff requests the following conditions, and any others sought by the Board:

1. The Approval Letter and relative documentation be recorded on the property with the Hamilton County Recorder's Office.
2. City of Fishers is not responsible for any maintenance of the proposed underground detention system.

STAFF RECOMMENDATION

Approve Continue Deny No Recommendation

Exhibit A



Stoeppelwerth & Associates, Inc.

Brian M Brown, PE, CFM
7965 East 106th Street
Fishers, Indiana 46038

Contact Phone Number: (317) 570-4704

Contact Email Address: bbrown@stoeppelwerth.com

Date Prepared: April 18, 2025

DRAINAGE NARRATIVE

LOT 479, SPRINGS OF CAMBRIDGE

116568CAR

Carrington Homes is proposing a single family residence in Hamilton County to be located on Lot 479 in Section 12 of the Springs of Cambridge. This will include the residence, driveway, patio, pool and other amenities. The site as planned will exceed the 50% lot coverage. The purpose of this report is to provide calculations that support additional stormwater storage to offset the percent imperviousness above the 50%. The site address is 13409 Haven Cove Lane.

PRE-DEVELOPED SITE CONDITIONS

The existing site is vacant lot that drains to Geist Reservoir. The site is located in Zone A as per the FEMA FIRM panel 18057C0258G, with the effective date of 11/19/2014. A copy of the FIRMette is attached at the end of this report.

POST-DEVELOPED SITE CONDITIONS

The proposed improvements will include a single family residence, driveway, pool, patio and other amenities. The total imperviousness on the lot is 58%. The total lot area is 22,520 sq ft. To offset the percent imperviousness above the 50%, we need to provide storage for the 8% which is 1,802 sq ft. To be conservative, we will provide storage for the 100 year storm event which equates to 6.22" of rain in 24 hours. That volume (1802 sq ft x 6.22") is 934 cu ft.

To accommodate that volume an ADS StormTech underground storage system is being proposed that will take the runoff from the driveway and garages, detain it and release it slowly. It will have a sumped inlet to capture and large solids, an isolater row that will filter out any additional sediments before discharging to the chambers and ultimately Geist Reservoir. This system will provide 1,141 cu ft of storage.

A site layout and storage system details are provided after this narrative. That system should provide adequate storage to offset any additional imperviousness on the lot.

National Flood Hazard Layer FIRMette

85°55'52"W 39°56'49"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- Area of Minimal Flood Hazard *Zone X*
- Effective LOMR
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

CROSS SECTIONS WITH 1% ANNUAL CHANCE WATER SURFACE ELEVATION

- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **4/18/2025 at 11:31 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



85°55'14"W 39°56'22"N

1:6,000

2,000

1,500

1,000

500

Feet

Basemap Imagery Source: USGS National Map 2023

User Inputs

Chamber Model:	MC-3500
Outlet Control Structure:	Yes
Project Name:	House
Engineer:	Brian Brown
Project Location:	Indiana
Measurement Type:	Imperial
Required Storage Volume:	1000 cubic ft.
Stone Porosity:	40%
Stone Foundation Depth:	9 in.
Stone Above Chambers:	12 in.
Design Constraint Dimensions:	(20 ft. x 25 ft.)

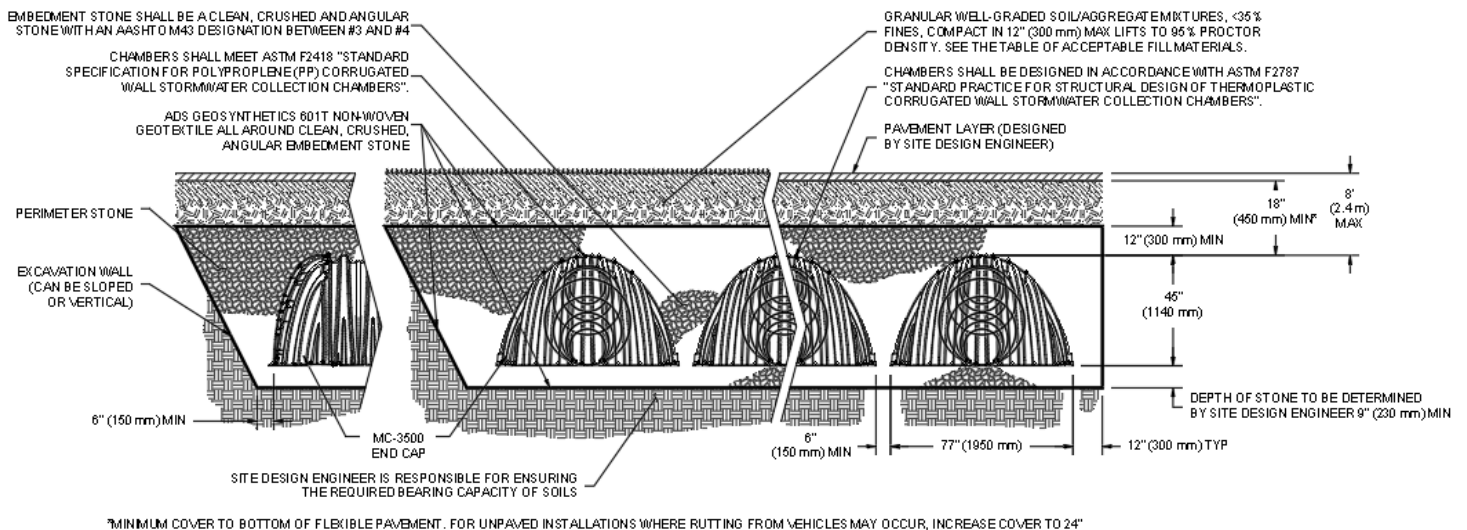
Results

System Volume and Bed Size

Installed Storage Volume:	1141.56 cubic ft.
Storage Volume Per Chamber:	109.90 cubic ft.
Number Of Chambers Required:	4
Number Of End Caps Required:	4
Chamber Rows:	2
Maximum Length:	24.01 ft.
Maximum Width:	15.93 ft.
Approx. Bed Size Required:	382.63 square ft.
Average Cover Over Chambers:	1.50 ft.

System Components

Amount Of Stone Required:	60 cubic yards
Volume Of Excavation (Not Including Fill):	78 cubic yards
Total Non-woven Geotextile Required:	161 square yards
Woven Geotextile Required (excluding Isolator Row):	30 square yards
Woven Geotextile Required (Isolator Row):	22 square yards
Total Woven Geotextile Required:	51 square yards
Impervious Liner Required:	0 square yards



PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	



HOUSE FISHERS, IN, USA

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

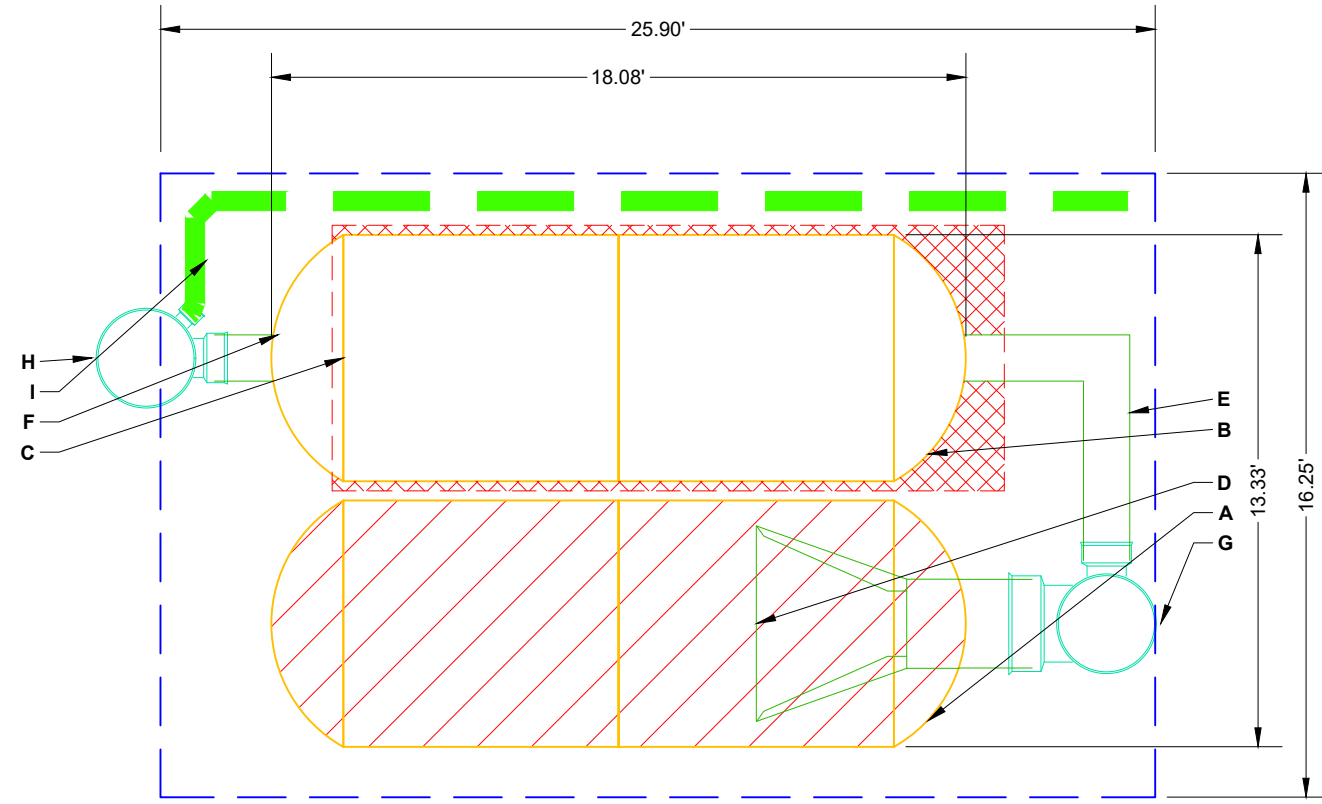
NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT		PROPOSED ELEVATIONS:		*INVERT ABOVE BASE OF CHAMBER				
				PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
4	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	802.50					
4	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	796.50					
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	796.00	PREFABRICATED END CAP	A	24" BOTTOM PRE-CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06"	
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	796.00	PREFABRICATED END CAP	B	12" TOP PRE-CORED END CAP, PART#: MC3500IEPP12T / TYP OF ALL 12" TOP CONNECTIONS	26.36"	
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	796.00	PREFABRICATED END CAP	C	12" BOTTOM PRE-CORED END CAP, PART#: MC3500IEPP12B / TYP OF ALL 12" BOTTOM CONNECTIONS	1.35"	
1226	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	795.50	FLAMP	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
		TOP OF MC-3500 CHAMBER:	794.50	MANIFOLD	E	12" x 12" TOP MANIFOLD, ADS N-12	26.36"	
		12" x 12" TOP MANIFOLD INVERT:	792.95	PIPE CONNECTION	F	12" BOTTOM CONNECTION	1.35"	
		24" ISOLATOR ROW PLUS INVERT:	790.92	NYLOPLAST (INLET W/ ISO PLUS ROW)	G	30" DIAMETER (24.00" SUMP MIN)		
421	SYSTEM AREA (SF)	12" BOTTOM CONNECTION INVERT:	790.86	NYLOPLAST (OUTLET)	H	30" DIAMETER (DESIGN BY ENGINEER)		
84.3	SYSTEM PERIMETER (ft)	BOTTOM OF MC-3500 CHAMBER:	790.75	UNDERDRAIN	I	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		2.0 CFS OUT
		UNDERDRAIN INVERT:	790.00					
		BOTTOM OF STONE:	790.00					



- ISOLATOR ROW PLUS (SEE DETAIL)
- PLACE MINIMUM 17.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS
- BED LIMITS

NOTES

- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

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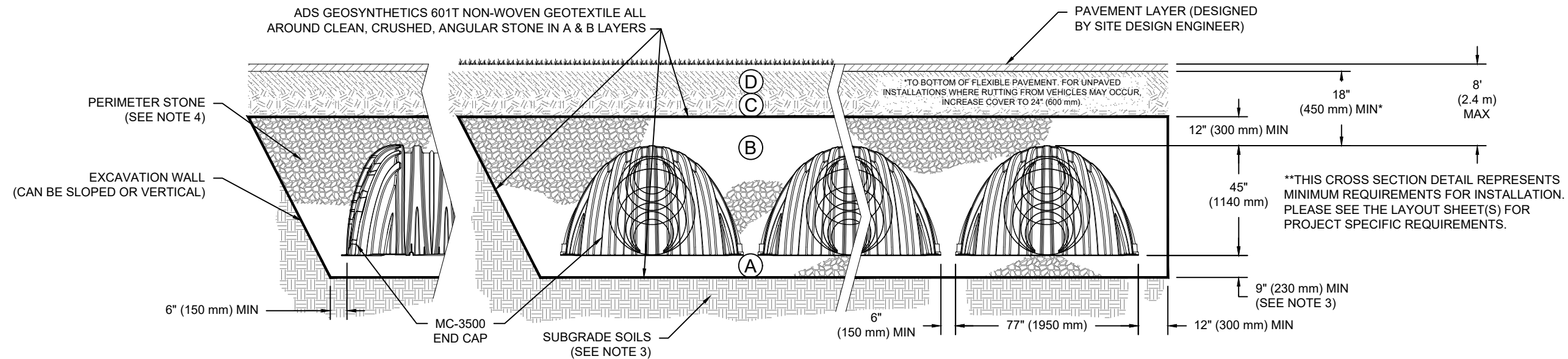
2 OF 6

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

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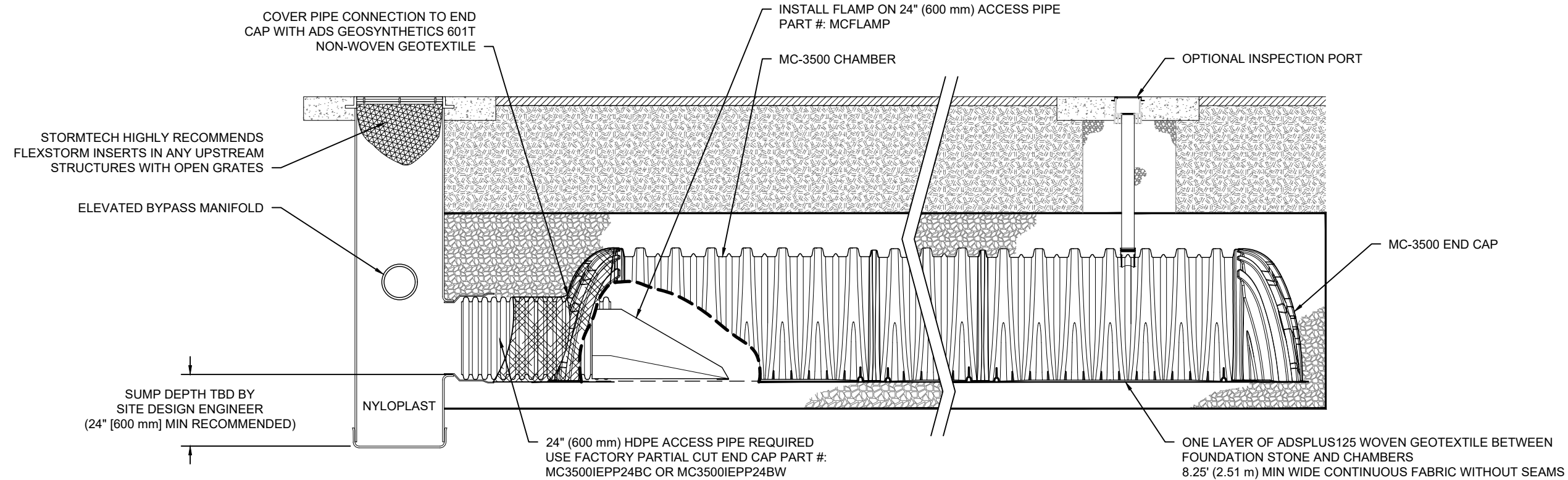
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MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
 - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - B. ALL ISOLATOR PLUS ROWS
 - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
 - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.


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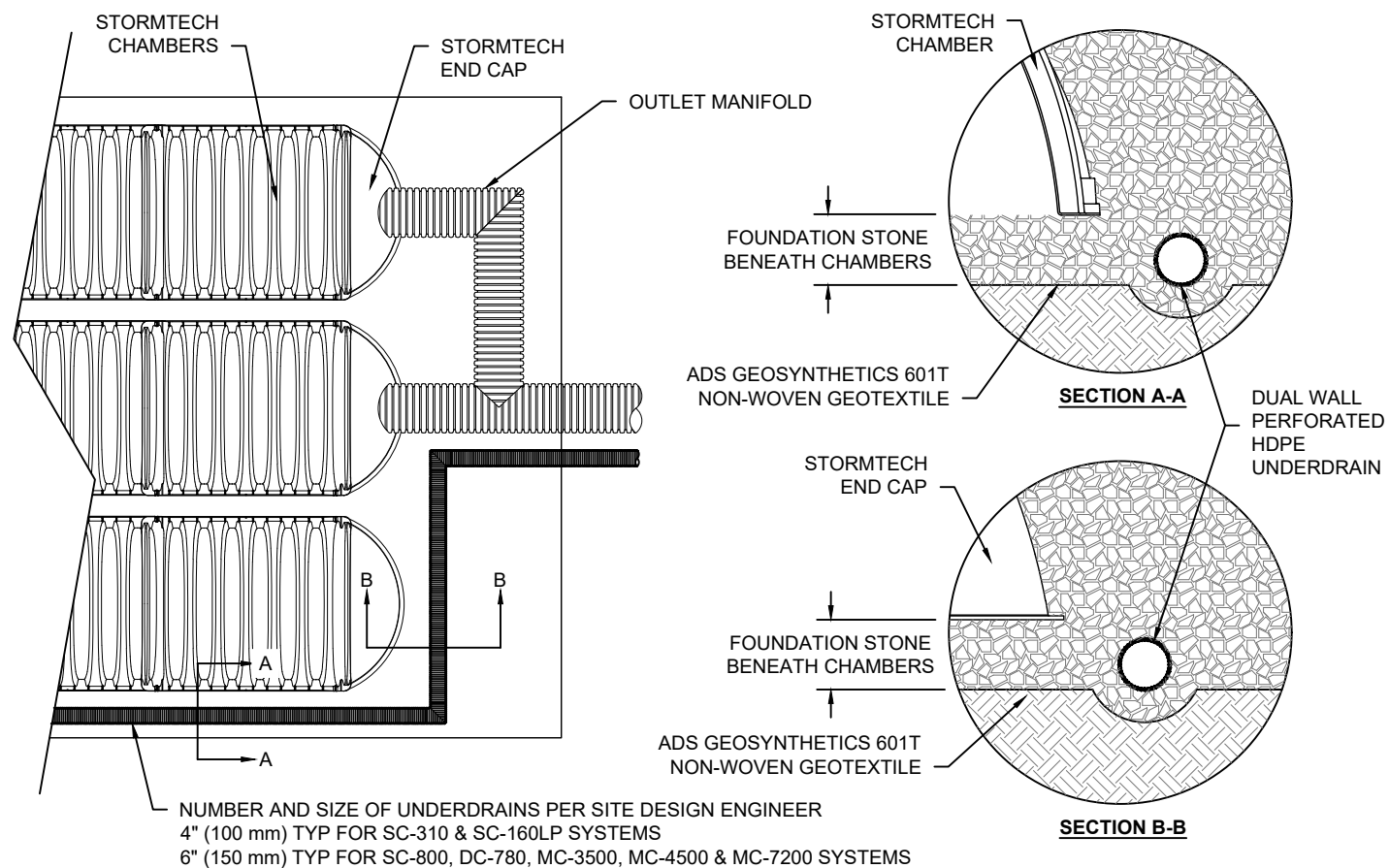
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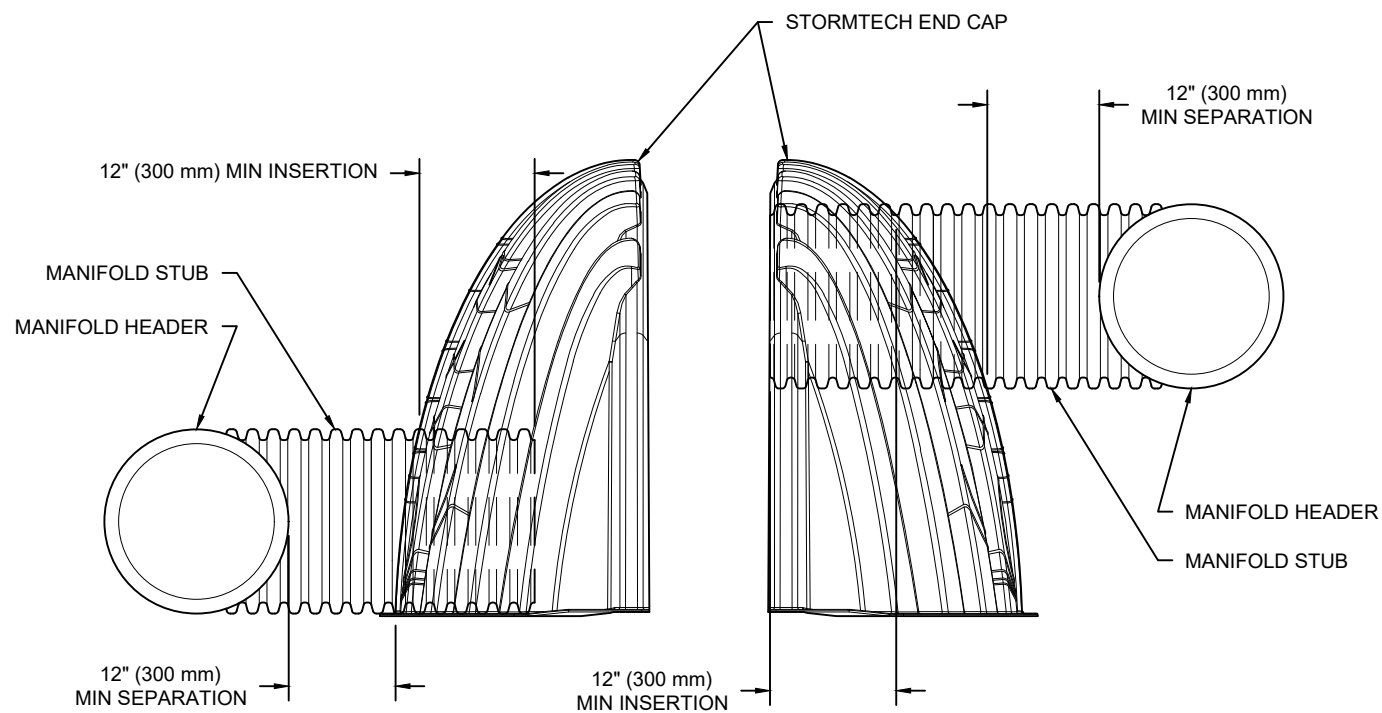
UNDERDRAIN DETAIL

NTS



MC-SERIES END CAP INSERTION DETAIL

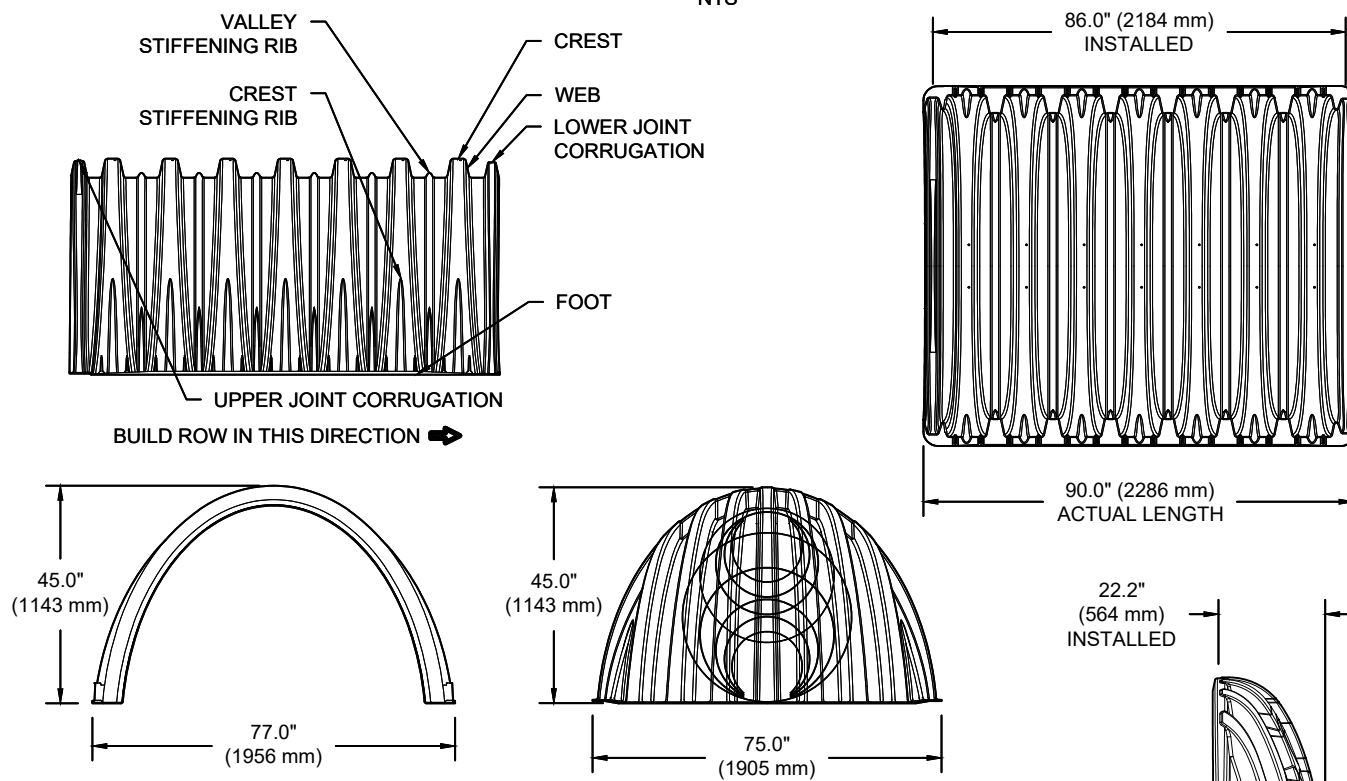
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NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

MC-3500 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
 STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
 END CAPS WITH A WELDED CROWN PLATE END WITH "C"
 END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			---
MC3500IEPP18BC			1.77" (45 mm)
MC3500IEPP18BW			---
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			---
MC3500IEPP24BC			2.06" (52 mm)
MC3500IEPP24BW			---
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

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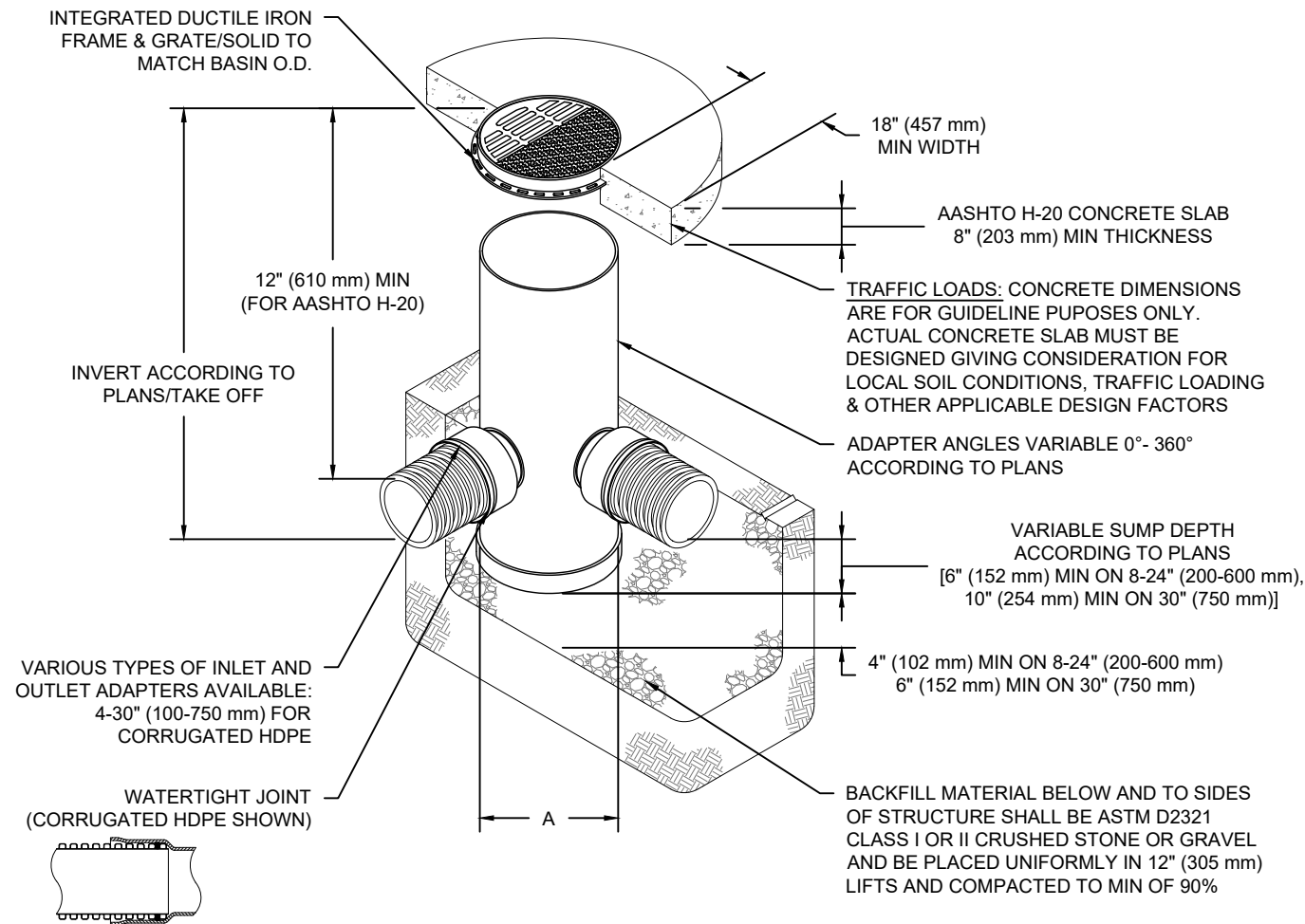
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NYLOPLAST DRAIN BASIN

NTS



NOTES

- 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
- TO ORDER CALL: 800-821-6710

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

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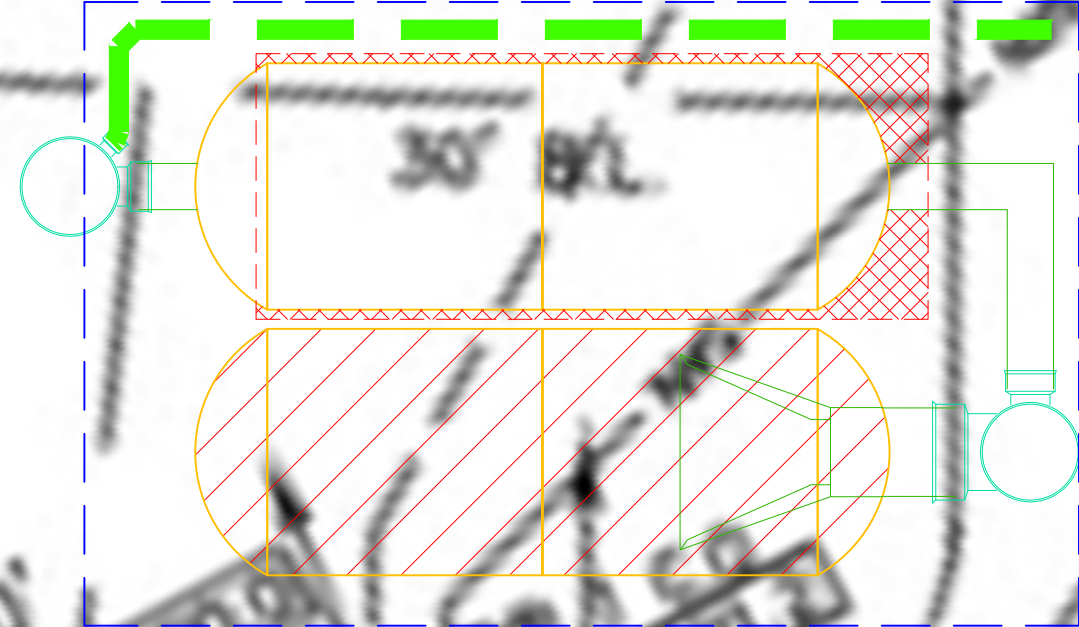
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8.35' 10.67'



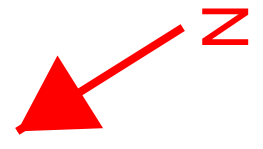
30' RL

10.0'

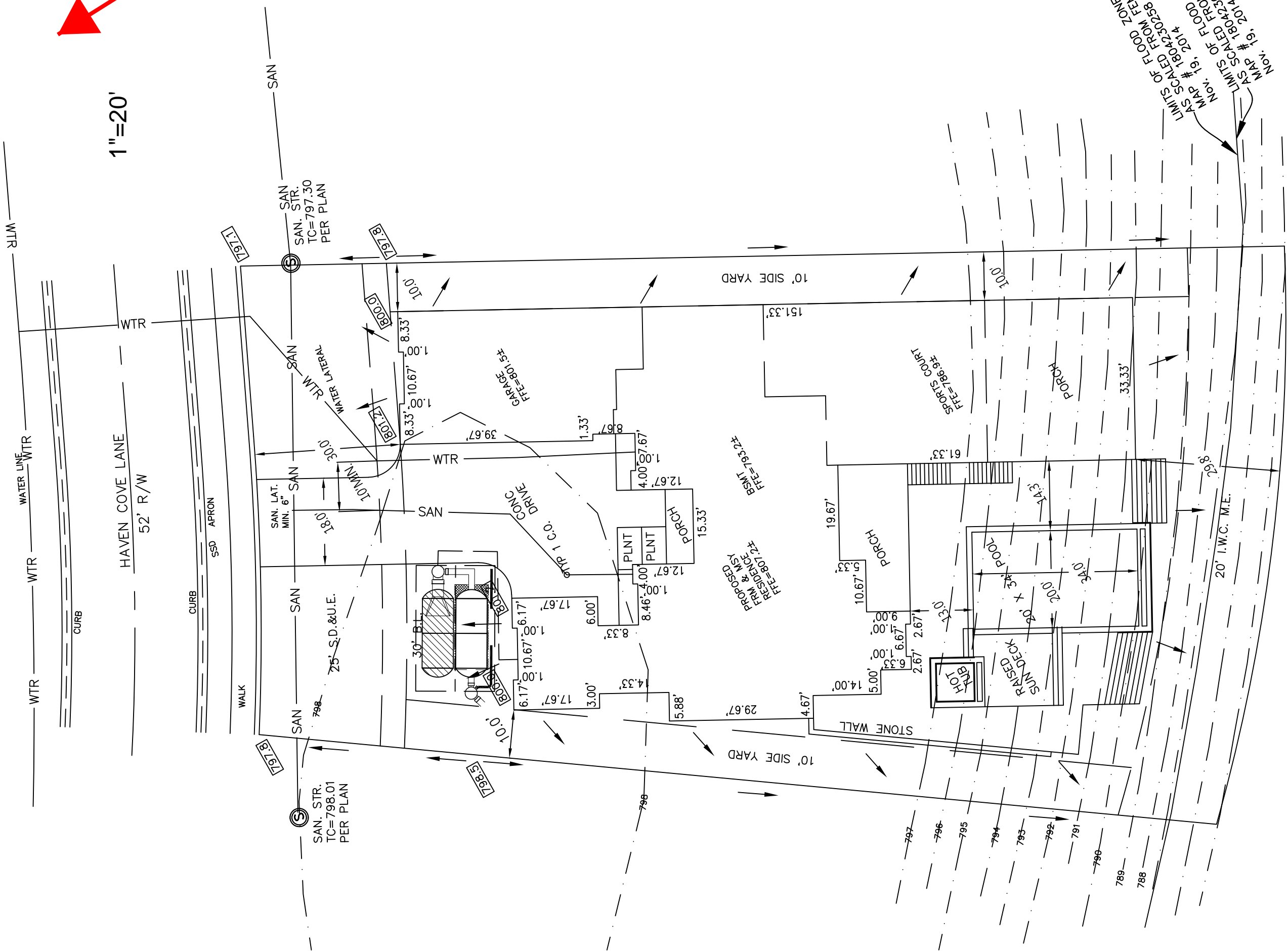
17.67' 1.8 10.67' 1.8 17.67'

CONC DRIVE

GARAGE
17.67'



1"=20'



LIMITS OF FLOOD ZONE "A"
MAP # 1804230258, G. Dated
Nov. 19, 2014
MAP SCALED FROM FEMA

LIMITS OF FLOOD WAY
MAP # 1804230258, G. Dated
Nov. 19, 2014
MAP SCALED FROM FEMA

GEIST RESERVOIR 1988
100 YR=781.96 NGVD 1988
10 YR=784.56 NGVD 1988

CITY OF FISHERS
PLANNING AND ZONING DEPARTMENT
ADVISORY PLAN COMMISSION
CITY COUNCIL

CONSENT FORM

The undersigned, Joel and Sarah Belyew, being the owner of the property commonly known as 13409 Haven Cove Lane, Fishers, Indiana 46055, hereby authorizes counsel, Wooton Hoy, LLC, to file land development petitions necessary for the aforementioned address.

This Consent shall remain in effect until these land development petitions are resolved.

Joel Belyew



Signature

Sarah Belyew



Signature

STATE OF INDIANA)
) SS:
COUNTY OF Madison)

Before me, a Notary Public, in and for said County and State, personally appeared Joel and Sarah Belyew, who acknowledged the execution of the foregoing Consent Form as their free and voluntary act and deed, this day of April 1, 2025.

My Commission Expires: Jan 22, 2033

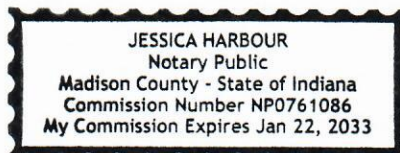


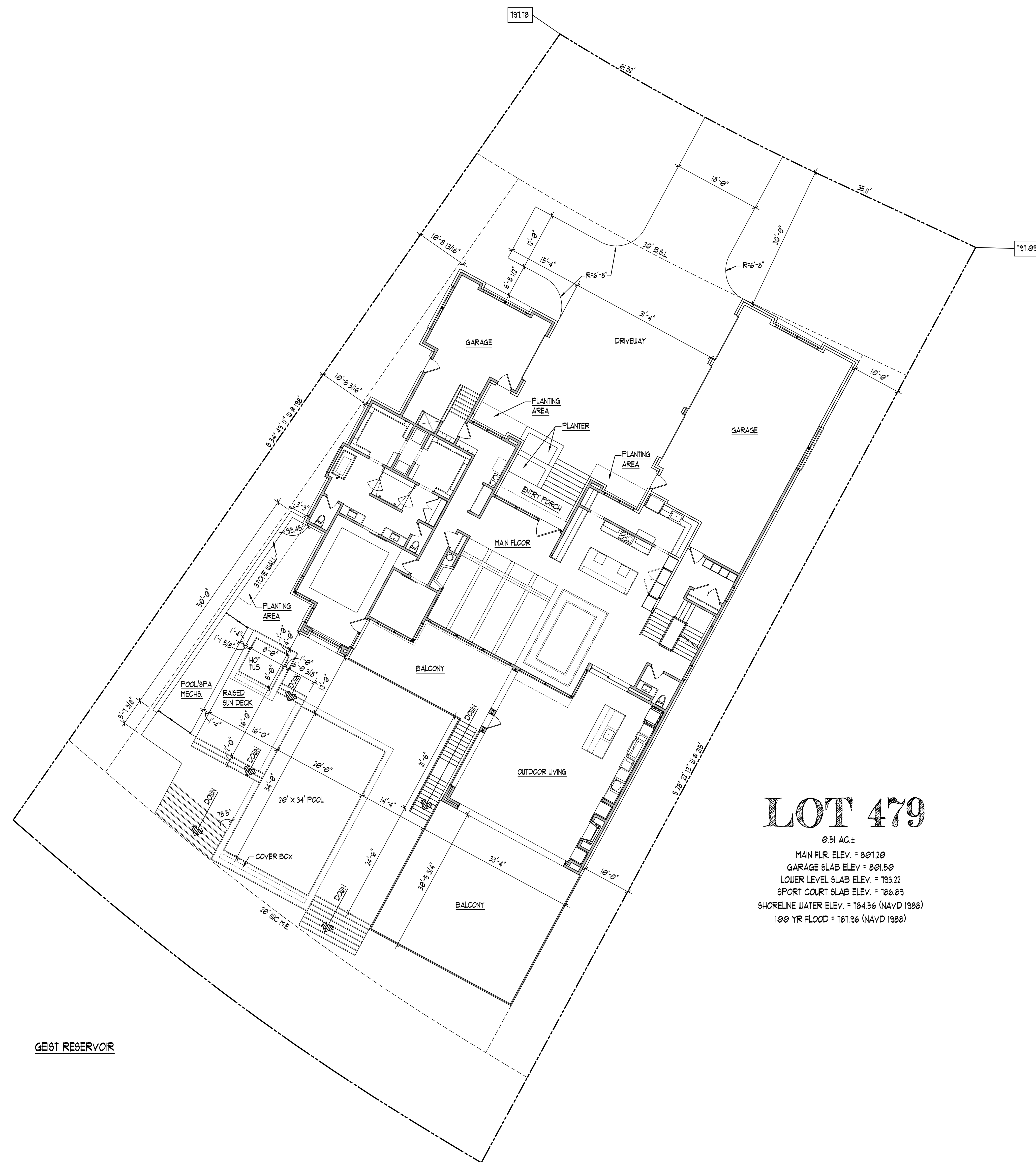
Notary Public

My County of Residence: Madison

Jessica Harbour

Printed Name of Notary Public





LOT 479

0.51 AC ±
 MAIN FLR ELEV. = 801.10
 GARAGE SLAB ELEV. = 801.50
 LOWER LEVEL SLAB ELEV. = 793.22
 SPORT COURT SLAB ELEV. = 786.89
 SHORELINE WATER ELEV. = 784.56 (NAVD 1988)
 100 YR FLOOD = 781.96 (NAVD 1988)

GEIST RESERVOIR

INDEX OF DRAWINGS	
R1	- SITE PLAN & INDEX
F1	- FRONT & REAR ELEVATIONS
A1	- SIDE ELEVATIONS
A2	- COURT/YARD ELEVATIONS
A3	- FOUNDATION PLAN
A4	- LOWER LEVEL FLOOR PLAN
A5	- MAIN FLOOR PLAN
A6	- SECOND FLOOR PLAN
A7	- ROOF PLAN & TYPICAL DETAILS
A8	- OVERHANG DETAILS
A9	- BUILDING SECTIONS
A10	- BUILDING SECTIONS
A11	- BUILDING SECTIONS
A12	- BUILDING SECTIONS
A13	- BUILDING SECTIONS
F1	- LOWER LEVEL FRAMING PLAN & MAIN FLOOR FRAMING PLAN
F2	- SECOND FLOOR FRAMING PLAN
E1	- LOWER LEVEL ELECTRICAL PLAN
E2	- MAIN FLOOR ELECTRICAL PLAN
E3	- SECOND FLOOR ELECTRICAL PLAN

ABBREVIATIONS			
1 SH	ONE SHELF	I.R.C.	INT'L RESIDENTIAL CODE
1 R	ONE ROD	K.W.	KNEE WALL
ABV	ABOVE	LED	LIGHT EMITTING DIODE
A.F.F.	ABOVE FINISH FLOOR	LV	LIVING
BEV	BEVERAGE	L.S.L.	LAMINATED STRUCT LUMBER
BD	BOARD	L.V.L.	LAMINATED VENEER LUMBER
BRM	BEDROOM	O.H.C.	OVERHEAD CABINET
BTM	BOTTOM	O.O.D.	OVERHEAD DOOR
BKG	BEARING	O.S.J.	OPEN WEB JOIST
BSMT	BASMENT	MECH	MECHANICAL
BTM	BOTTOM	MSTR	MASTER
CAB	CABINET	PKT	POCKET
CALC'S	CALCULATIONS	PK	PIER
CL	CLOSET	PLDR	FOLDER
CLG	CEILING	R	RISER
C.O.	CASED OPENING	REF	REFRIGERATOR
CONC.	CONCRETE	REQ'D	REQUIRED
CONS	CONSERVATION	RFTK	RAFTER
COV.	COVERED	RM	ROOM
D	CLOTHES DRYER	SD	SMOKE DETECTOR
DBL	DOUBLE	SECT	SECTION
DEC	DECORATIVE	S.G.D.	SLIDING GLASS DOOR
DMS	DIMENSIONS	SHLV	SHELVES
DN	DOWN	SG	SQUARE
DP	DEEP OR DEPTH	STOR	STORAGE
DW	DISHWASHER	STRUCT	STRUCTURAL
EA	EACH	T	TREAD
ELEC	ELECTRICAL	TOT	TOTAL
FRZR	FREEZER	TYP	TYPICAL
FLR	FLOOR	UN	UNLESS OTHERWISE NOTED
FURN	FURNACE	UNEX	UNEXCAVATED
GD	GARbage DISPOSAL	V.	VANTY
H	HIGH	W	CLOTHES WASHER
HB	HOLE BOLT	W.C.	WALK IN CLOSET
H.S.S.	HOLLOW STEEL SECTION	WH	WATER HEATER
I.E.C.	INT'L ENERGY CONG. CODE	W.P.	WATER PROOF
INSUL	INSULATION	WS	WATER SOFTENER
INT'L	INTERNATIONAL		

BELYEW RESIDENCE

LOT 479 SPRINGS OF CAMBRIDGE



317.582.1430
 40 1st STREET N.W.
 CARMEL, IN 46032
 FAX 317.582.1487
 steve@goldbergdsgroup.com
 www.goldbergdsgroup.com
 AWARD WINNING HOME DESIGNS

DATE: 05-07-24
 07-30-24
 09-30-24
 03-17-25

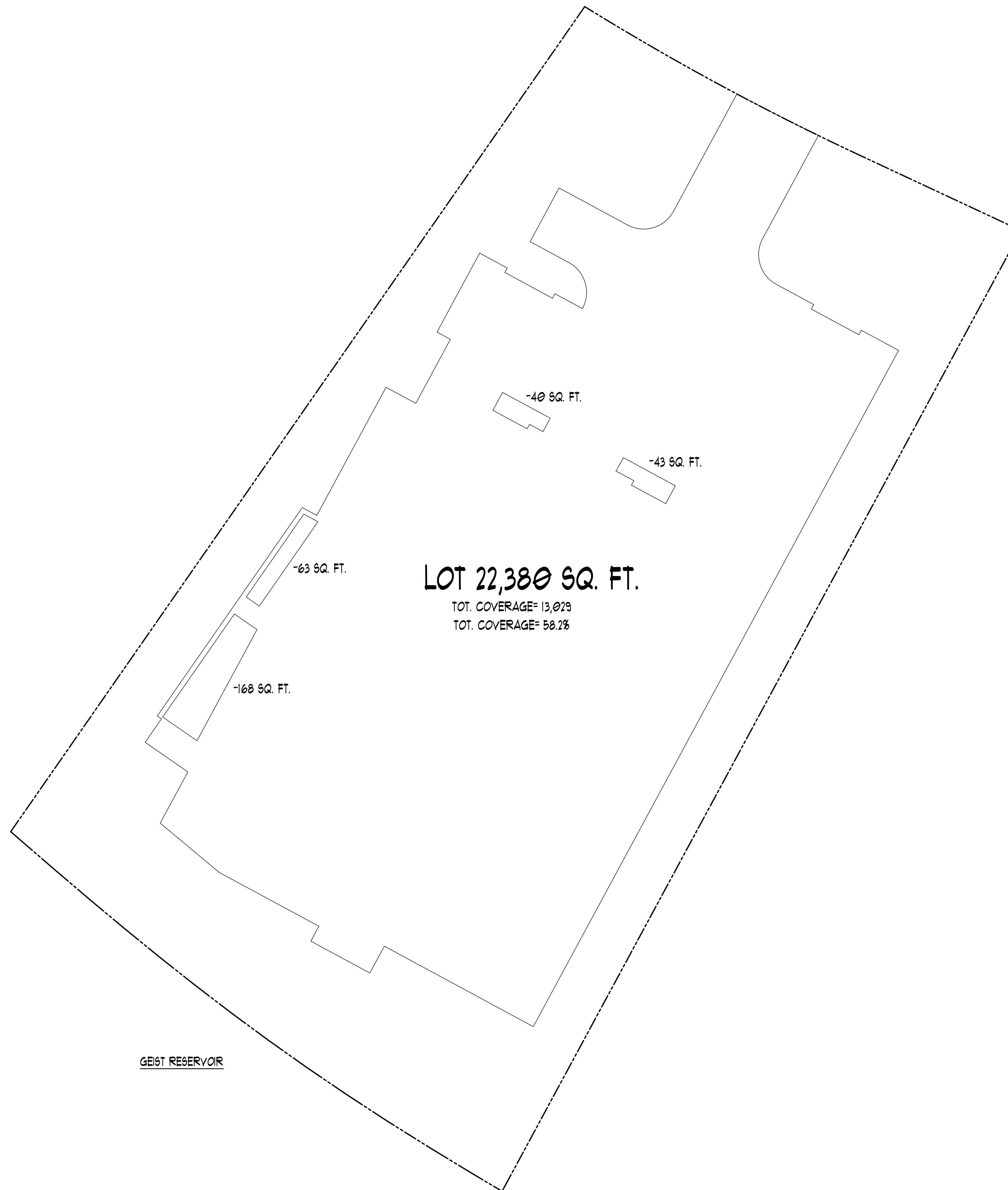
SAVE NAME: BELYEW 479 CAM 2

SHEET NUMBER

51

SITE PLAN/INDEX
 1" = 10'





INDEX OF DRAWINGS

R1	- SITE PLAN INDEX
A1	- FRONT & REAR ELEVATIONS
A2	- SIDE ELEVATIONS
A21	- COURTYARD ELEVATIONS
A3	- FOUNDATION PLAN
A4	- LOWER LEVEL FLOOR PLAN
A5	- MAIN FLOOR PLAN
A6	- SECOND FLOOR PLAN
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ABBREVIATIONS

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COV.	COVERED	RM	ROOM
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DEC.	DECORATIVE	S.G.D.	SLIDING GLASS DOOR
DMS	DIMENSIONS	SHLV	SHELVES
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FRZR	FREEZER	TYP	TYPICAL
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SAVE NAME: BELYEW 479 CAM 2

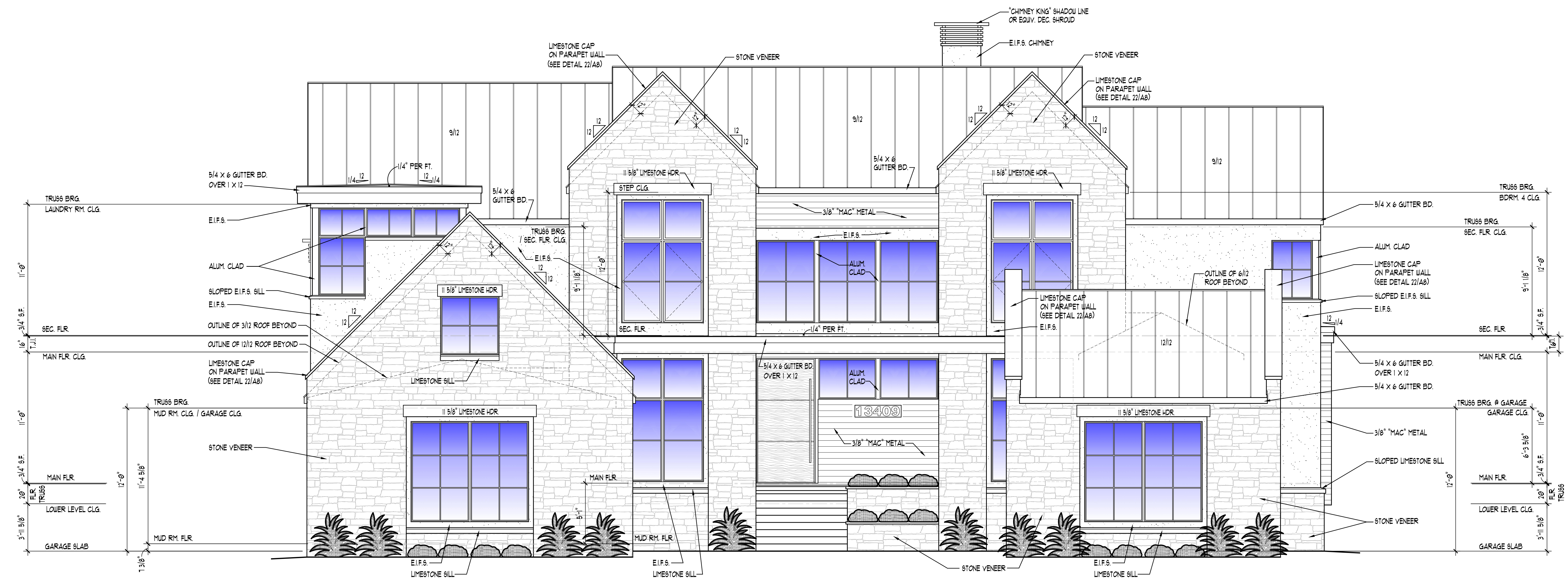
SHEET NUMBER

S1.2

LOT COVERAGE
 1" = 10'



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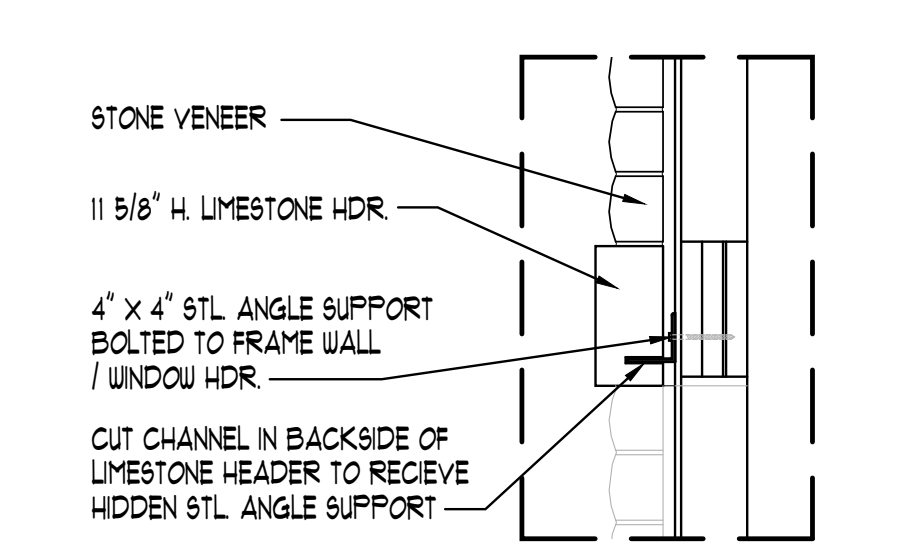
FRONT ELEVATION

1/4" = 1'-0"
NOTE: ALLOW A MIN OF 2" CLEARANCE BETWEEN THE EIFS TERMINATION AND THE ROOF ASSEMBLY



REAR ELEVATION

1/4" = 1'-0"
NOTE: ALLOW A MIN OF 2" CLEARANCE BETWEEN THE EIFS TERMINATION AND THE ROOF ASSEMBLY



TYP. LIMESTONE HDR. BRG.
3/4" = 1'-0"

BELYEW RESIDENCE
LOT 479 SPRINGS OF CAMBRIDGE



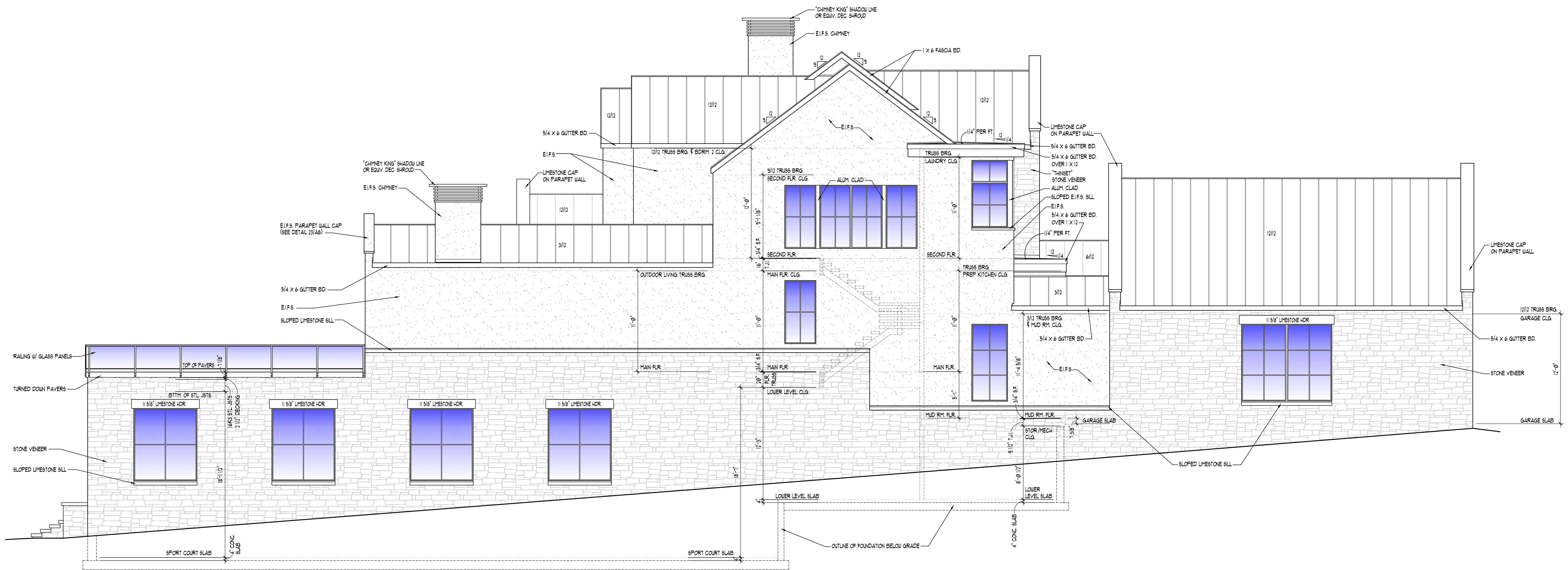
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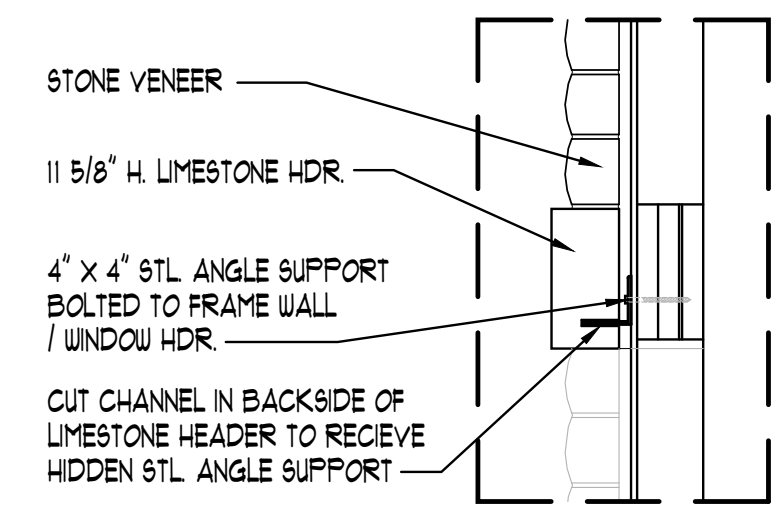




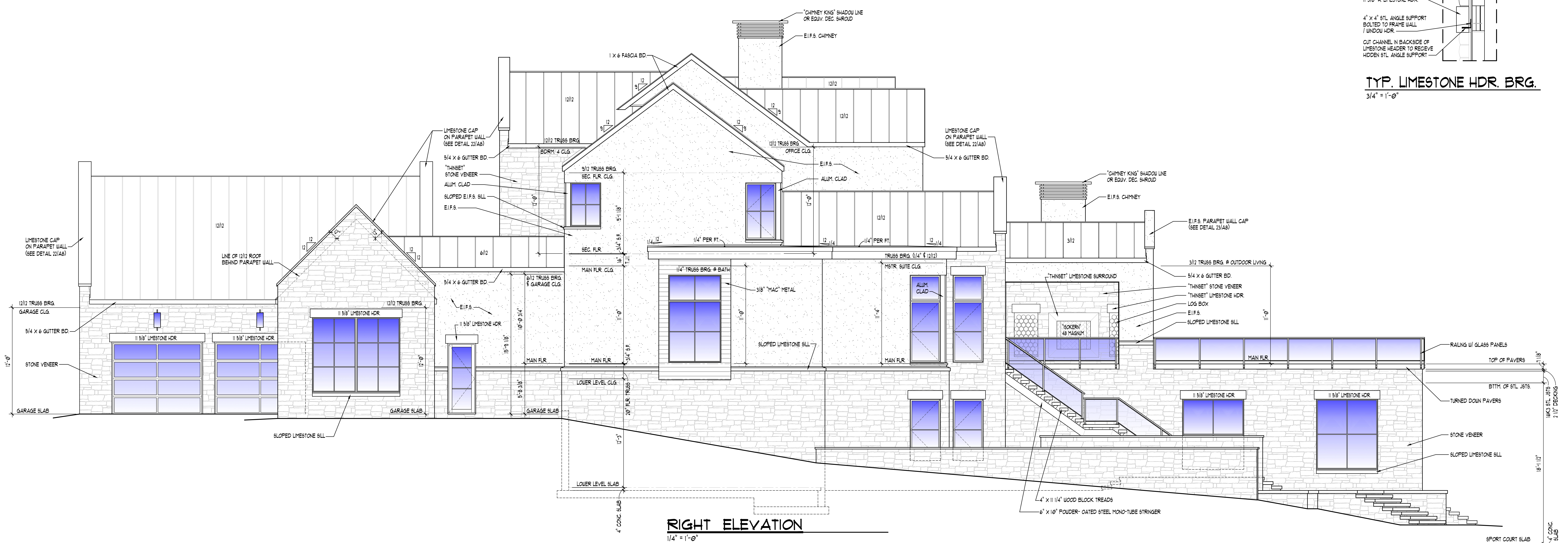
LEFT ELEVATION

1/4" = 1'-0"

NOTE: ALLOW A MIN. OF 2" CLEARANCE BETWEEN THE EIFS TERMINATION AND THE ROOF ASSEMBLY.



TYP. LIMESTONE HDR. BRG.
3/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

NOTE: ALLOW A MIN. OF 2" CLEARANCE BETWEEN THE EIFS TERMINATION AND THE ROOF ASSEMBLY.

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SAVE NAME: BELYEW 479 CAM 2

SHEET NUMBER

A2