



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Planned Unit Development (PUD) Committee

DATE: 10/1/2025 at 5:00 PM

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

Members of the public are encouraged to [submit comments to the board via this form](#) before 12 p.m. on the day of the meeting. Members of the public may [stream the live meeting online](#).

See the list of board members at [FishersIN.gov/PUD](https://fishersin.gov/PUD).

1. Regular PUD Committee

a. Encompass Health

Address: 13675 Jack Walker Lane

Parcel: 13-11-24-00-01-002.000

Case: PUD-25-10

Request: Request to approve architecture and site plan for Encompass Health, a 56,000 sq. ft. medical office with associated parking.

Petitioner: Bill Butz (bill.butz@kimley-horn.com)

Planner: Ross Hilleary (hillearyr@fishersin.gov)

b. 9160 Ford Circle Drive

Address: 9160 Ford Circle

Parcel: 15-11-30-03-02-007.000

Case: PUD-25-11

Request: Request to approve architecture and site plan for 9160 Ford Circle, a 28,000 sq. ft. warehouse expansion with associated parking.

Petitioner: Karen Collins (kcollins@cecinc.com)

Planner: Christy Cashin (cashinc@fishersin.gov)

2. Riverplace PUD Committee - none

3. Staff Communication

**Planned Unit Development (PUD)
Committee Staff Report**
Meeting Date: October 1, 2025

DEPARTMENT CONTACT:
Ross Hilleary (hillearyr@fishersin.gov)

CASE NUMBER:
PUD-25-10

PETITIONER:
Bill Butz (bill.butz@kimley-horn.com)

PROPERTY ADDRESS/LOCATION:
13675 Jack Walker Ln

REQUEST: Request to approve architecture and site plan for Encompass Health, a 56,000 sq. ft. medical office with associated parking

APPLICABLE REGULATIONS:
MedTech PUD and UDO where applicable

EXISTING ZONING:
MedTech PUD

FISHERS 2040:
Flex Employment Center/R+D

LOCATION MAP



STAFF RECOMMENDATION

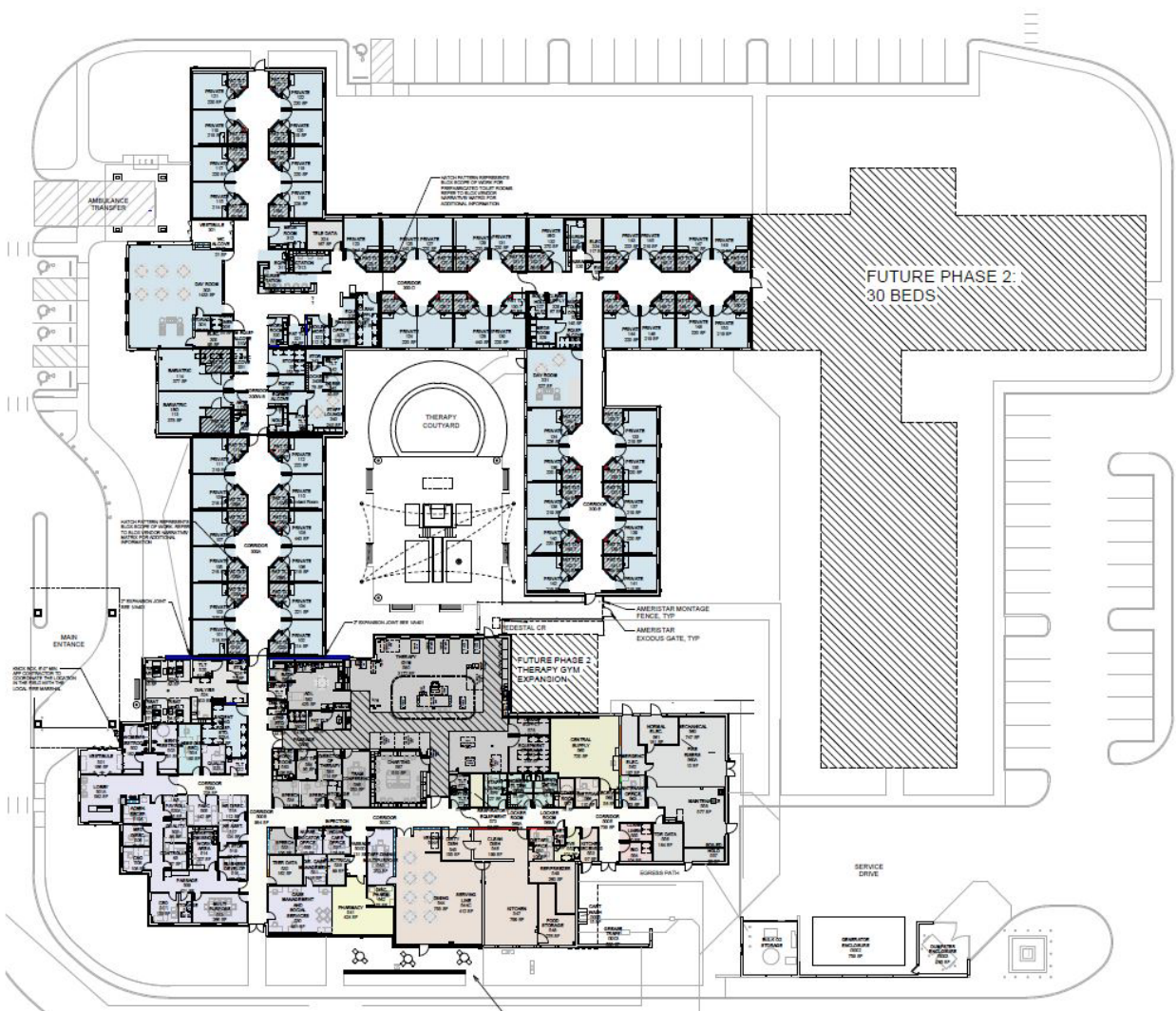
- Approve
 Approve with Conditions
 Continue
 Deny

ZONING HISTORY:

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

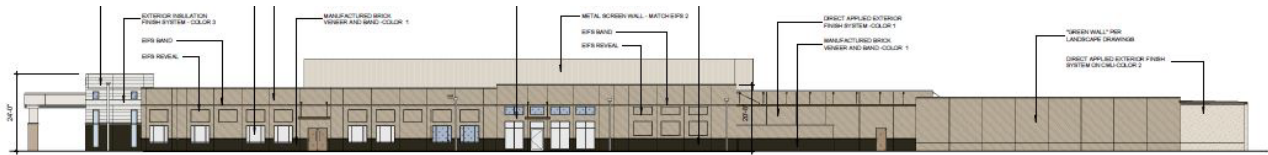
PETITION OVERVIEW:

The petitioner requests approval of the architecture for a proposed medical rehabilitation hospital owned and operated by Encompass Health. The proposed building will be approximately 56,000 square feet with possible future expansion labeled as Phase 2. The subject site is generally located north of 136th Street and east of Jack Walker Lane.

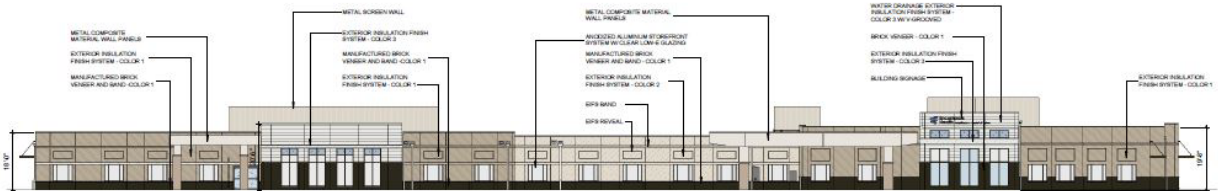


Site Plan

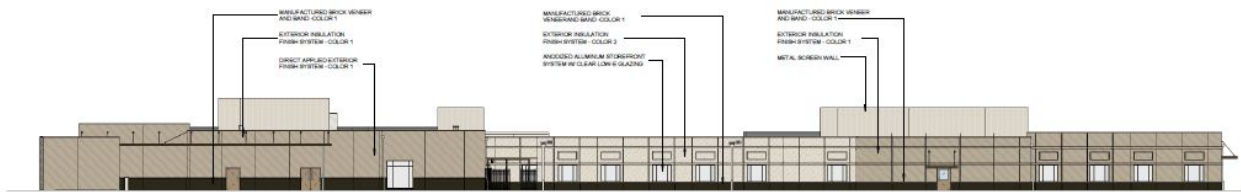
Proposed Elevations



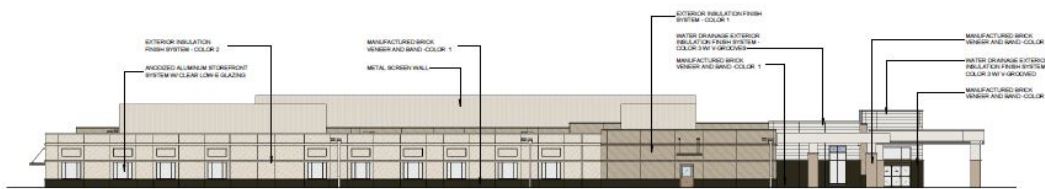
1 EXTERIOR ELEVATION - OVERALL SOUTH
1/16" = 1'-0"



2 EXTERIOR ELEVATION - OVERALL WEST
1/16" = 1'-0"



3 EXTERIOR ELEVATION - OVERALL EAST
1/16" = 1'-0"



4 EXTERIOR ELEVATION - OVERALL NORTH
1/16" = 1'-0"

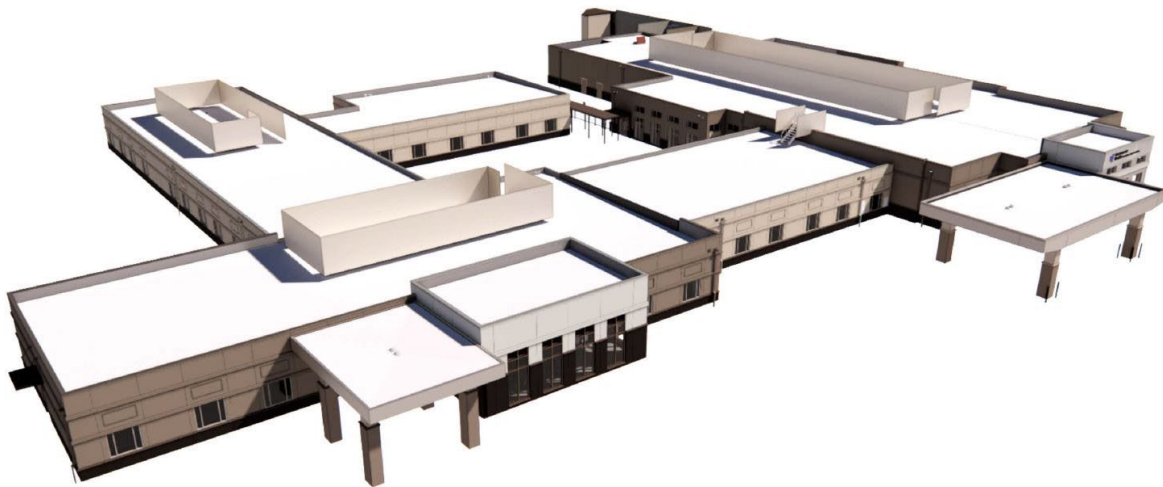
Proposed Elevations – Perspective Views



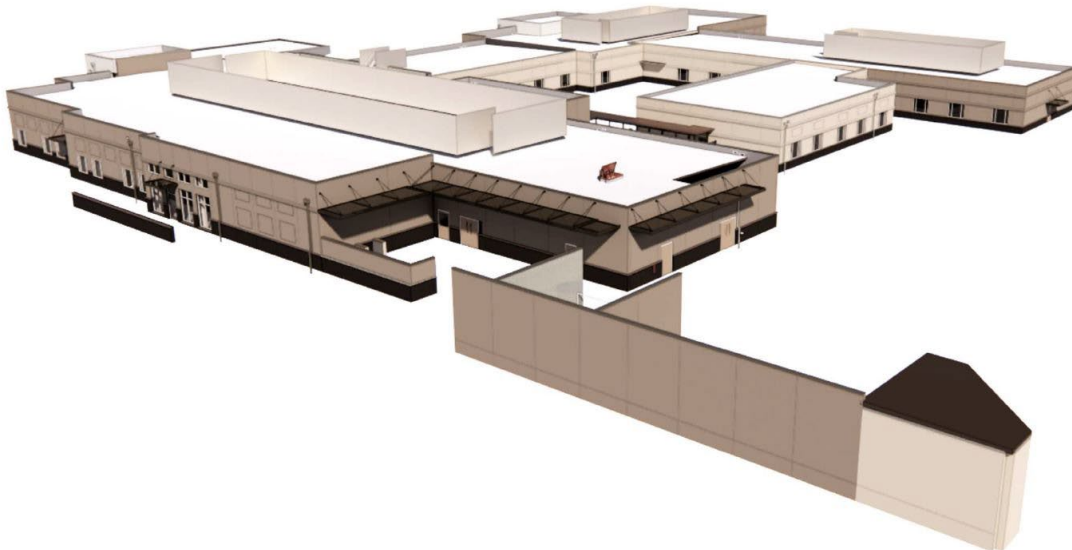
West Elevation (along Jack Walker Lane)



West Elevation from the southwest corner (along Jack Walker Lane)



West Elevation from the northwest corner (along Jack Walker Lane & E 138th Street)



South Elevation from the southeast corner (along E 136th Street)

MATERIALS:

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

- Limestone/Cast-Stone Masonry Veneer
 - Brick Masonry Veneer in two tones
 - Channel Edge Metal
 - Aluminum Panel
 - Aluminum Coping
-

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”.

The roofline standards are not met to the letter, but Staff believes that the spirit of the regulation are met.

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.
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

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 1 st 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.
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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 <i>Sec. 6.2.6. Mechanical & Utility Equipment.</i>

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 1 st 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:

The PUD Committee approve the Priority Physicians building (PUD-25-5) in May 2025 and the Goodman Cambell building (PUD-25-8) in June 2025. Both are medical use buildings.



Priority Physicians, PUD-25-5



CSO
Goodman Campbell, PUD-25-8

STAFF RECOMMENDATION:

The petitioner has met staff requests for HVAC screening, roof access, ladder screening.

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



Planned Unit Development (PUD)

Committee

Staff Report

Meeting Date: October 1, 2025

DEPARTMENT CONTACT:
Christy Cashin (cashinc@fishersin.gov)

CASE NUMBER:
PUD-25-11

PETITIONER:
Karen Collins (kcollins@cecinc.com)

PROPERTY ADDRESS/LOCATION:
9160 Ford Circle, Fishers, IN

REQUEST: Request to approve architecture and site plan for 9160 Ford Circle, a 28,000 sq. ft. warehouse expansion with associated parking.

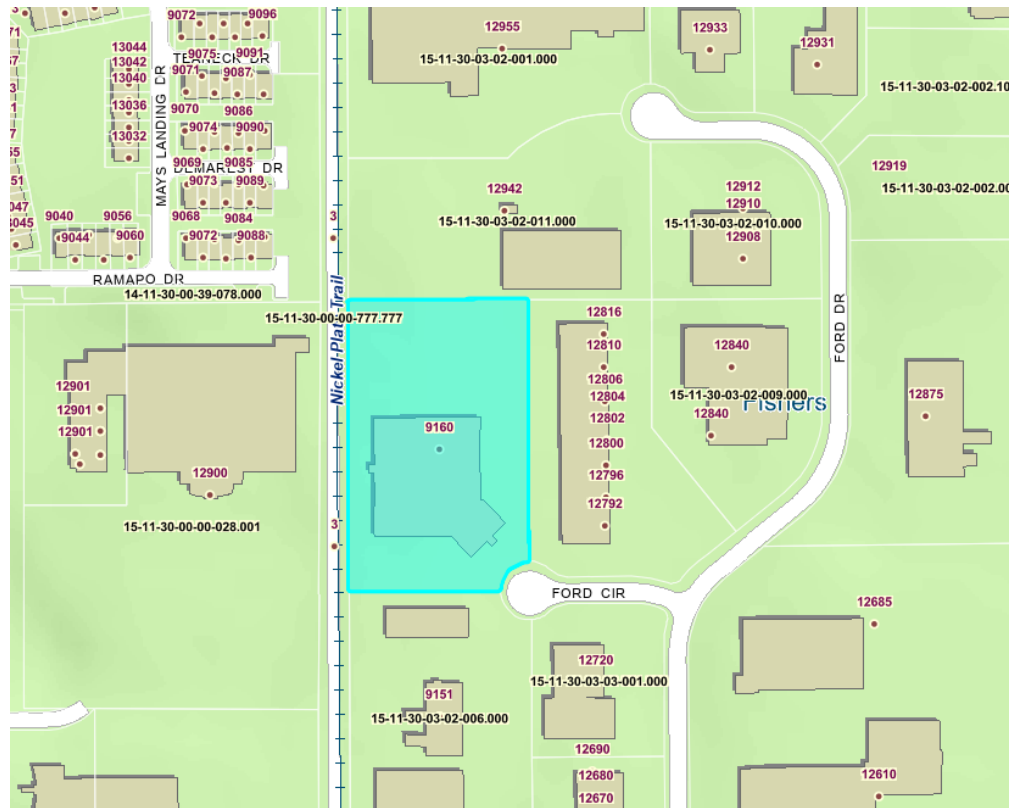
APPLICABLE REGULATIONS:
Fairlane Center and Kirkpatrick PUD & City of Fishers UDO

EXISTING ZONING:
Fairlane Center and Kirkpatrick PUD

FISHERS 2040:
Flex Employment Center/R+D

Lot Size: 0.70 acres

LOCATION MAP



STAFF RECOMMENDATION

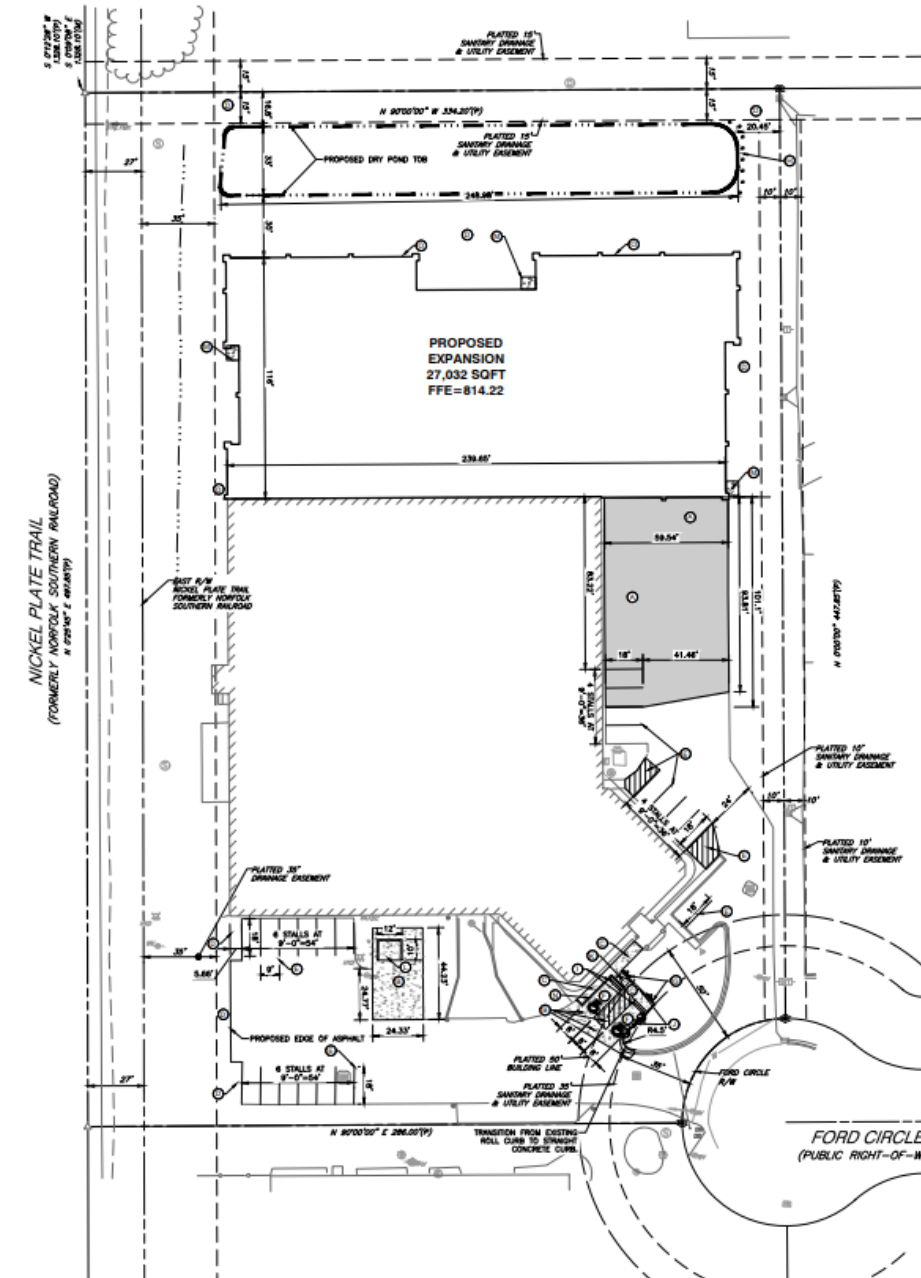
- Approve
 Approve with Conditions
 Continue
 Deny

ZONING HISTORY

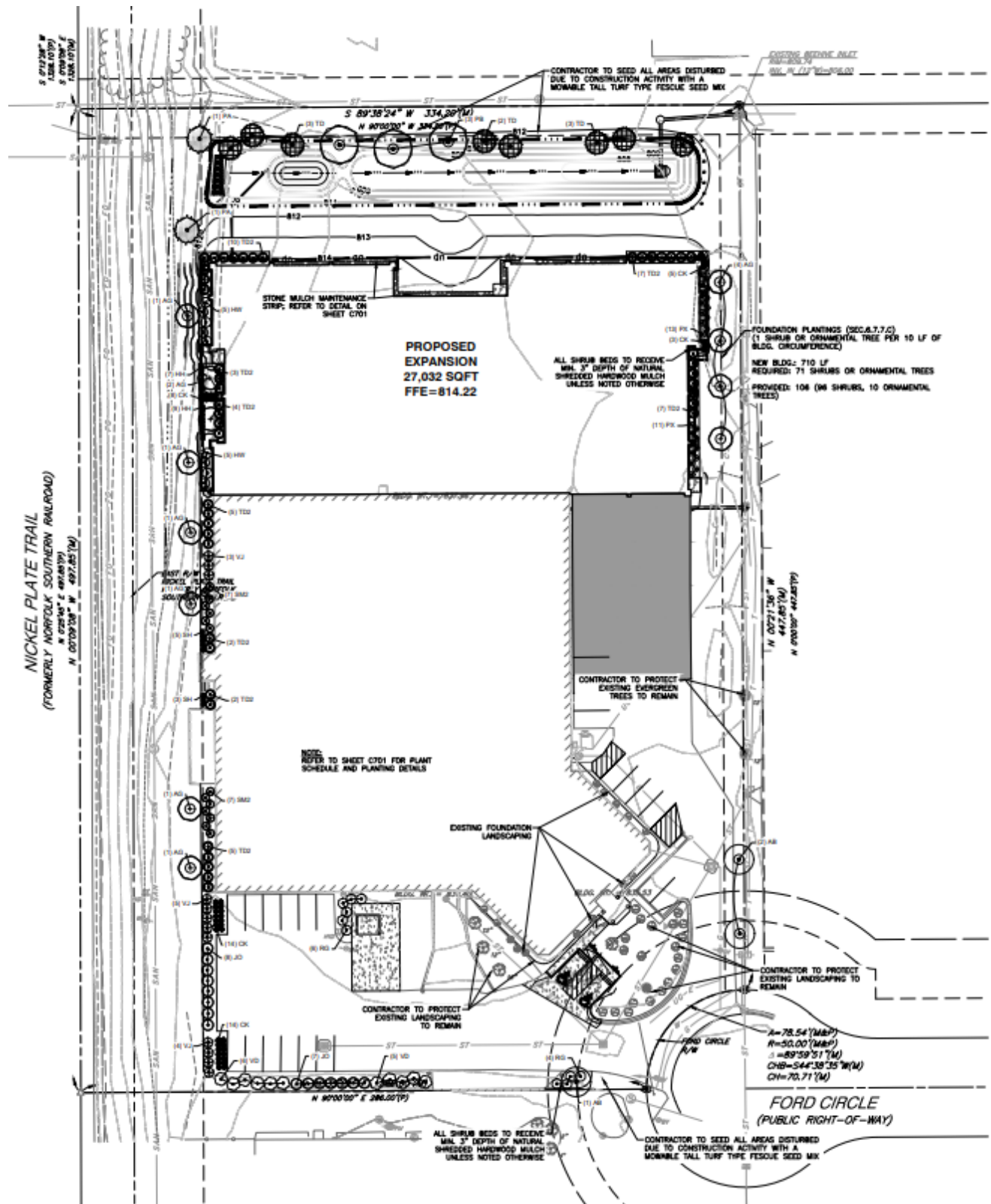
This property is zoned Fairlane Center and Kirkpatrick PUD, ordinance # 061588.

PETITION OVERVIEW

The petitioner requests approval of the architecture and site plan for warehouse expansion with associated infrastructure. The development will contain a 28,000 sq. ft. building expansion on the north side of the existing building, added landscaping, and parking infrastructure improvements.

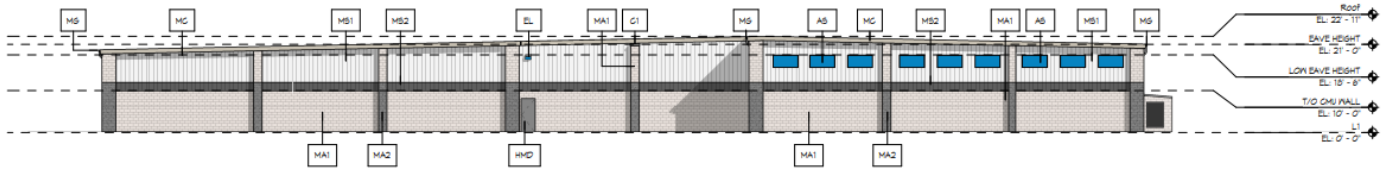


Site plan



Landscape plan

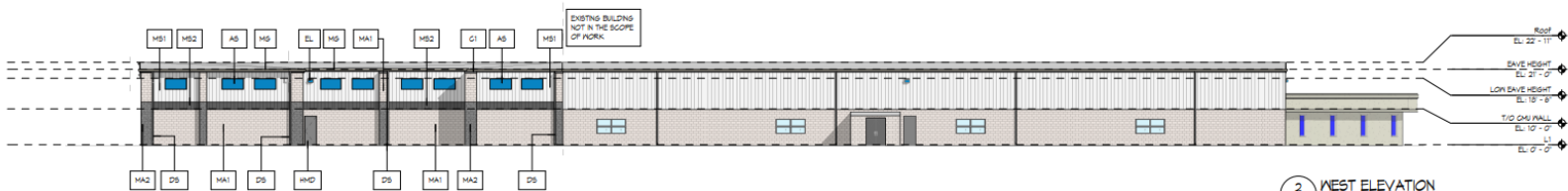
ELEVATIONS



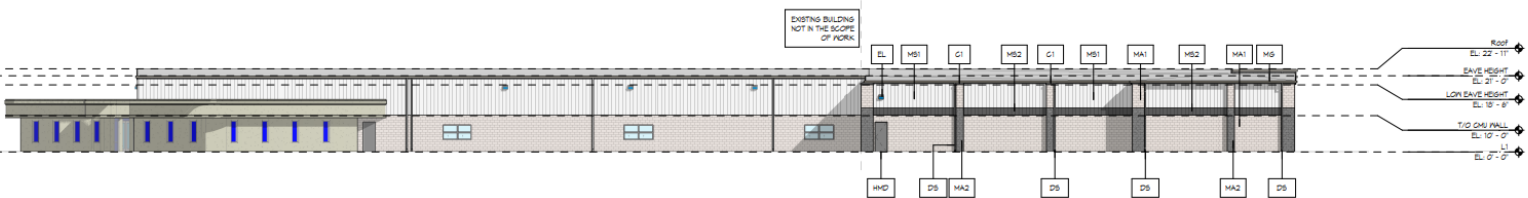
4 NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



2 WEST ELEVATION
 SCALE: 1/16" = 1'-0"



1 EAST ELEVATION
 SCALE: 1/16" = 1'-0"

RENDERINGS



Southwest elevation



Northwest elevation

ARCHITECTURAL STANDARDS

The Fairlane Center and Kirkpatrick PUD does not contain architectural standards. Staff reviewed the elevations according to UDO Section 6.3.5., for industrial buildings. Standards that are met are identified with an “X”.

The roofline standards are not met to the letter, but Staff believes the form of the roofline mirrors the existing warehouse roofline and adds some interest within the modulation areas.

Cohesive Design

X	Maintain consistent and contiguous pedestrian environments across developments. Limit circuitous connections and maintain clear visibility.
N/A	Incorporate architectural features on all sides of a building façade facing a Public View.
N/A	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 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.
N/A	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

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’.
N/A	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 1 st 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. They included upper windows on the warehouse expansion, instead of 1st floor windows as this area is warehouse storage.

Roof Standards

X	Building roof types, forms, and elements should provide variation and interest to building profiles and contribute to the architectural identity of the buildings.
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	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.
N/A	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.
N/A	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.
	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.
N/A	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

	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 <i>Sec. 6.2.6. Mechanical & Utility Equipment.</i>

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 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.
N/A	Building facades visible from Public View shall incorporate an accent material on the 1 st 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.
X	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.

LANDSCAPING STANDARDS

PUD landscape standards have been met, per the table below.

Staff also asked the petitioner to bring the foundation plantings along the western building elevation up to code. Section 6.7.6.C. of the UDO states at least one (1) shrub and/or ornamental tree shall be planted for every 10 lineal feet of building circumference. Non-residential buildings may exclude the dock openings. *This building is 350 ft long, 35 shrubs/ornamental trees would be required. The petitioner has proposed 52 shrubs and 7 trees along the west elevation, facing the Nickel Plate Trail.*

Landscaping Standards from the PUD

N/A	Adjacent to Public Rights-of-Way: A strip of land at least ten (10) feet in depth located between the abutting right-of-way and the off-street parking or other vehicular use area shall be landscaped
N/A	Adjacent to Public Rights-of-Way: All property other than the required landscaped strip lying between the right-of-way and off-street parking area or other vehicular use area shall be landscaped with at least grass or other ground cover.
N/A	Adjacent to Public Rights-of-Way: Necessary accessways from the public right-of-way through all such landscaping shall be permitted to service the parking or other vehicular use areas and such accessways may be subtracted from the lineal dimension used to determine the number of trees required.
X	Perimeter Landscaping Relating to Abutting Properties: On the site of a building or structure or open lot use providing an off-street parking area or other vehicular use area, where such areas will not be entirely screened by an intervening building or structure from abutting property, that portion of such area not so screened shall be provided with a wall or hedge or other durable landscape barrier not greater than eight (8) feet in height nor less than three and one-half (3 1/2) feet in height, to form a continuous screen between the off-street parking area or other vehicular use area and such abutting property.
N/A	Perimeter Landscaping Relating to Abutting Properties: one tree shall be provided for each seventy-five (75) lineal feet of such landscape barrier or fractional part thereof. Such trees shall be located between the common lot line and the off-street parking area or other vehicular use area. Not enough area to plant trees along the south perimeter.
X	Parking Area: Off-street parking areas shall have at least ten (10) square feet of interior landscaping for each parking space, excluding those spaces abutting a perimeter for which landscaping is required by other sections hereof and excluding all parking spaces which are directly served by an aisle abutting and running parallel to such a perimeter.

ARCHITECTURAL DETAILS IN THIS PROJECT

Materials used:

- 31% Metal Siding – White
- 8% Metal Siding – Dark Gray
- 46% Masonry – CMU Blocks
- 7% Masonry – Textured CMU Blocks
- 3% Aluminum storefront
- 5% Doors

SURROUNDING CHARACTER



STAFF RECOMMENDATION

The petitioner has met staff requests for architecture and landscape improvements.

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

NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

25042

Project Status

ELEVATIONS

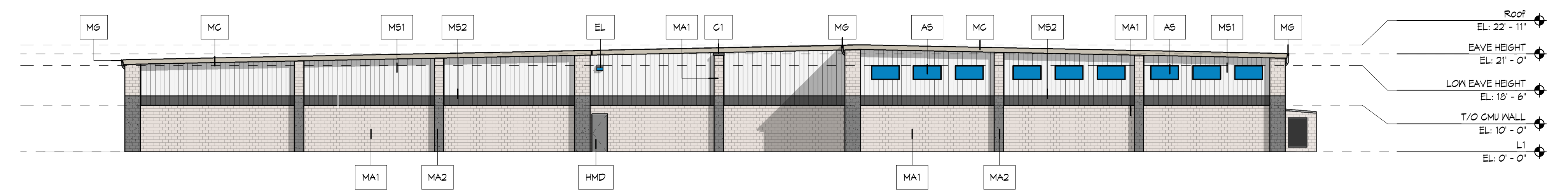
A201

ELEVATION NOTES

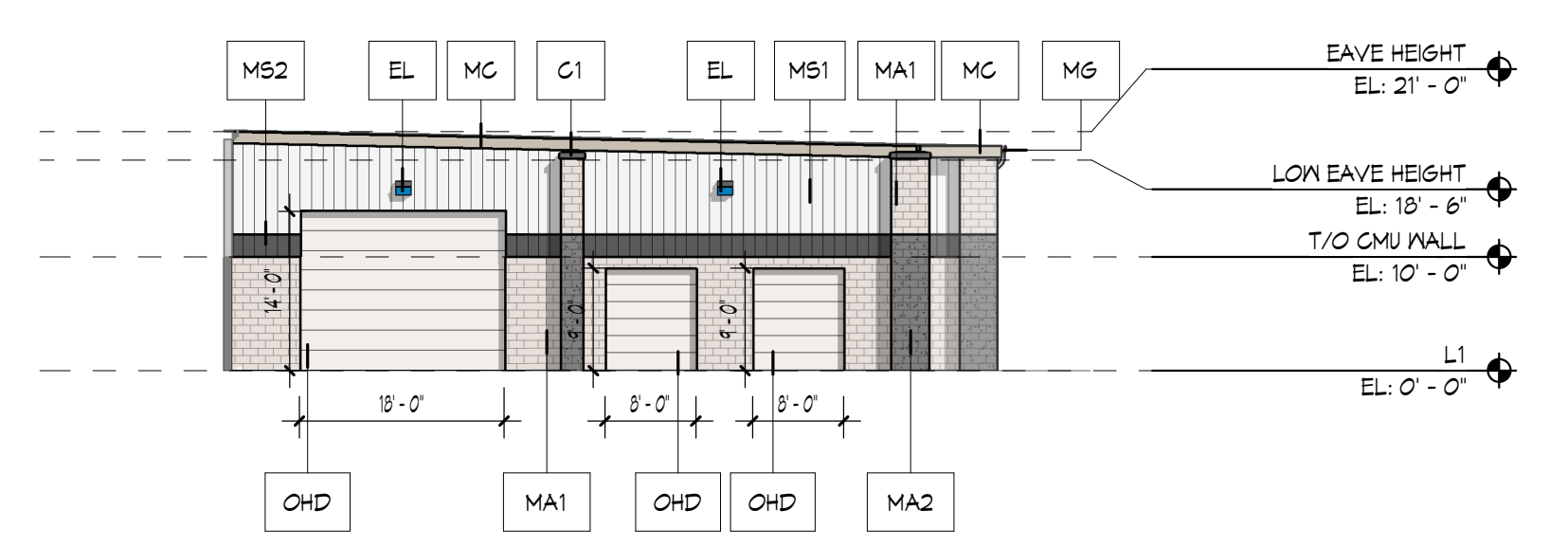
1. FINISH FLOOR ELEVATIONS SHOWN ON EXTERIOR ELEVATIONS AND SECTIONS ARE TO TOP OF SLAB ON GRADE.
2. ALL EXTERIOR FINISHES AND COLORS ARE TO WRAP OUTSIDE CORNERS AND RETURN TO INSIDE CORNERS UNLESS NOTED OTHERWISE - SEE PLANS FOR REFERENCE OF WALL RETURNS.

ELEVATION MATERIAL LEGEND

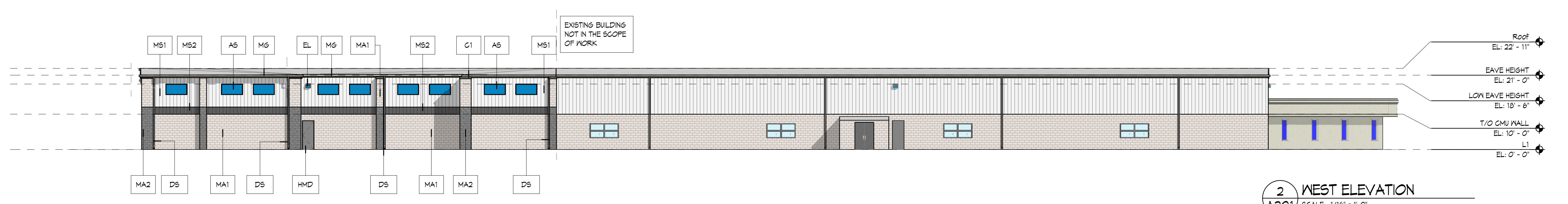
TYPE	NOTE
MS1	METAL SIDING- WHITE
MS2	METAL SIDING- DARK GRAY
MA1	MASONRY- CMU BLOCKS
MA2	MASONRY- TEXTURED CMU BLOCKS
EL	EXTERIOR LIGHTING
OHD	OVER HEAD DOOR
HMD	HOLLOW METAL DOOR
DS	DOWN SPOUT
MG	METAL COPING
MS	METAL GUTTER
C1	CAST STONE CAP
AS	ALUM. STOREFRONT



4 NORTH ELEVATION
A201 SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION
A201 SCALE: 1/16" = 1'-0"



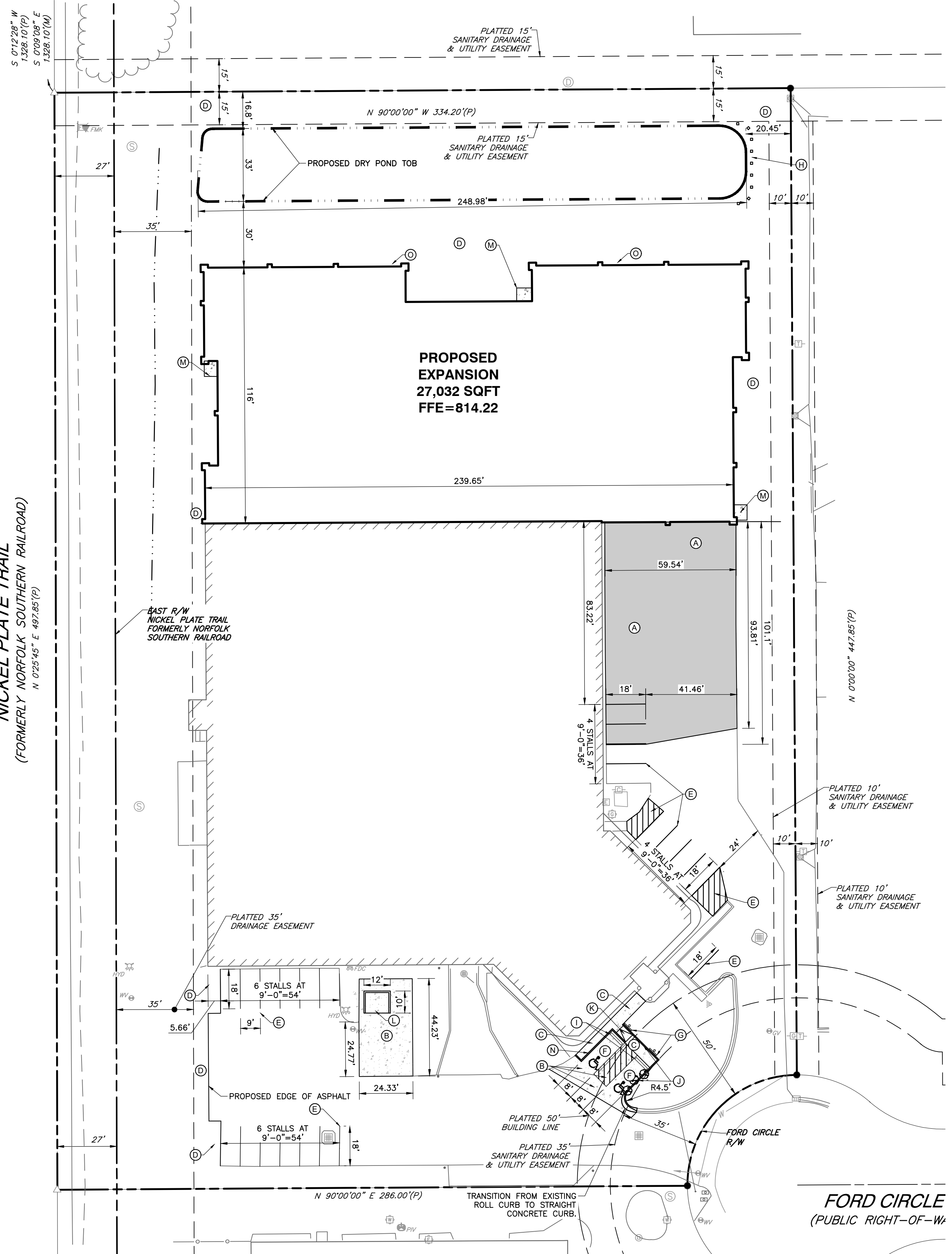
2 WEST ELEVATION
A201 SCALE: 1/16" = 1'-0"



1 EAST ELEVATION
A201 SCALE: 1/16" = 1'-0"



NICKEL PLATE TRAIL
(FORMERLY NORFOLK SOUTHERN RAILROAD)



SITE LEGEND:

[Symbol]	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
[Symbol]	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED ADA PARKING SYMBOL, PARKING BUMPER, SIGN

- SITE KEY NOTES:**
- FSCD = FISHERS STANDARD CONSTRUCTION DETAILS
- (A) HEAVY DUTY ASPHALT PAVEMENT; SEE DETAIL ON 201 ON SHEET C800.
 - (B) CONCRETE PAVEMENT; SEE DETAIL 202 ON SHEET C800.
 - (C) CONCRETE SIDEWALK; SEE FSCD DETAIL ON SHEET 6 OF 29.
 - (D) LAWN / LANDSCAPE AREA. REFER TO PLANTING PLANS.
 - (E) 4" WIDE PAINTED STRIPE; COLOR-WHITE.
 - (F) ADA ACCESSIBLE PARKING SPACE; SEE DETAIL 211 ON SHEET C800.
 - (G) ADA PARKING SIGNAGE; SEE DETAILS 207 & 208 ON SHEET C800.
 - (H) (9) WOODEN BOLLARDS; SEE DETAIL 206 ON SHEET C800
 - (I) PARKING BUMPER; SEE DETAIL 209 ON SHEET C800
 - (J) CONCRETE BARRIER CURB; SEE FSCD DETAIL ON SHEET 4 OF 29.
 - (K) ADA SIDEWALK CURB RAMP; SEE FSCD DETAIL PARELLEL CURB RAMP EXAMPLE ON SHEET 6 OF 29
 - (L) MASONRY TRASH ENCLOSURE; SEE DETAIL 205 ON SHEET C800
 - (M) 4" THICK CONCRETE STOOP; COORDINATE LOCATION WITH ARCHITECTURAL DOOR LOCATIONS.
 - (N) SEE FSCD SIDEWALK ADJACENT TO CURB DETAIL ON SHEET 6 OF 29.
 - (O) STONE MULCH; REFER TO PLANTING PLANS ON SHEETS C700 & C701
- PARKING COUNT
REQUIRED PARKING: 1.5 PARKING STALLS PER 1000 SF OF ADMINISTRATIVE OFFICE AREA
ADMIN OFFICE AREA = 3,494 SF
REQUIRED PARKING: 6 PARKING STALLS
- PROPOSED PARKING TOTAL: 24
REGULAR PARKING: 22
ADA PARKING: 2

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES 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 THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. INDIANA 811 ONE-CALL PUBLIC UTILITY LOCATE SERVICE TICKET NUMBERS 25051501352 AND 25071002145 WERE ISSUED FOR THIS SITE.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

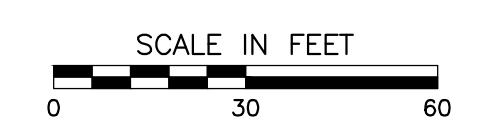
FLOOD NOTE:

THE PARCEL DESCRIBED AND SHOWN HEREIN LIES WITHIN ZONE "X" (UN-SHADED) AS SAID PARCEL PLOTS ON MAP NUMBER 18057022326 (DATED NOVEMBER 19, 2014) OF THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF FISHERS, HAMILTON COUNTY, INDIANA. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

- GENERAL SITE NOTES:**
- EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
 - THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
 - THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
 - THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
 - ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
 - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
 - BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
 - THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
 - PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
 - SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS A (4,000 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
 - ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
 - SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
 - REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
 - THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE LOCAL AUTHORITY. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.

- CITY OF FISHERS NOTES:**
- THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF FISHERS SPECIFICATIONS AND STANDARD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.
 - DESIGN AND CONSTRUCTION SHALL COMPLY WITH ADA REQUIREMENTS.
 - THE CONTRACTOR SHALL SCHEDULE A SITE PRE-CONSTRUCTION MEETING WITH THE CITY OF FISHERS DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY CONSTRUCTION ON THE SITE BEING STARTED.
 - THE FINAL SITE INSPECTION WILL NOT BE PERFORMED BY THE CITY OF FISHERS DEPARTMENT OF ENGINEERING'S INSPECTOR UNTIL ALL SITE AND RIGHT-OF-WAY WORK IS COMPLETED.
 - THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF FISHERS SPECIFICATIONS AND STANDARD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.
 - SITE RECORD DRAWINGS ARE REQUIRED TO BE SUBMITTED IN THE FISHERS STANDARD FORMAT PRIOR TO ENGINEERING DEPT. RELEASE OF THE COMPLETED SITE.
 - A CITY OF FISHERS RIGHT-OF-WAY ACTIVITY PERMIT IS REQUIRED FOR UTILITY WORK CROSSING EXISTING PUBLIC RIGHT-OF-WAY.
 - 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.
 - UTILITY CONFLICTS (INCLUDING UTILITY POLES/PEDESTALS) MUST BE COMPLETELY RESOLVED PRIOR TO THE CONSTRUCTION OF ALL ACCELERATION/DECELERATION, PASSING BLISTER LANES AND/OR LEFT TURN LANES. CONSTRUCTION OF THESE LANES INCLUDES BUT IS NOT LIMITED TO EXCAVATION, EMBANKMENT, PAVING, AND SUBGRADE PREPARATION, ETC.

- REFERENCES:**
- BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEY PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. SURVEY DATED 05/28/2025, PROJECT NO. 353-162. 1' CONTOUR INTERVAL.
 - FISHERS STANDARD CONSTRUCTION DETAILS AMENDED JANUARY 2024. <https://www.fishers.in.us/1300/DESIGN-STANDARDS-SPECS>
 - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THE SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.



REVISION RECORD

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
550 E. Ohio Street - Suite G - Indianapolis, IN 46204
317-655-7777 - 877-746-0749
www.cecinc.com

STUDIO M ARCHITECTURE & PLANNING
INDIANA IMPORTS BUILDING EXPANSION
9160 FORD CIRCLE
FISHERS, INDIANA 46038

SITE PLAN

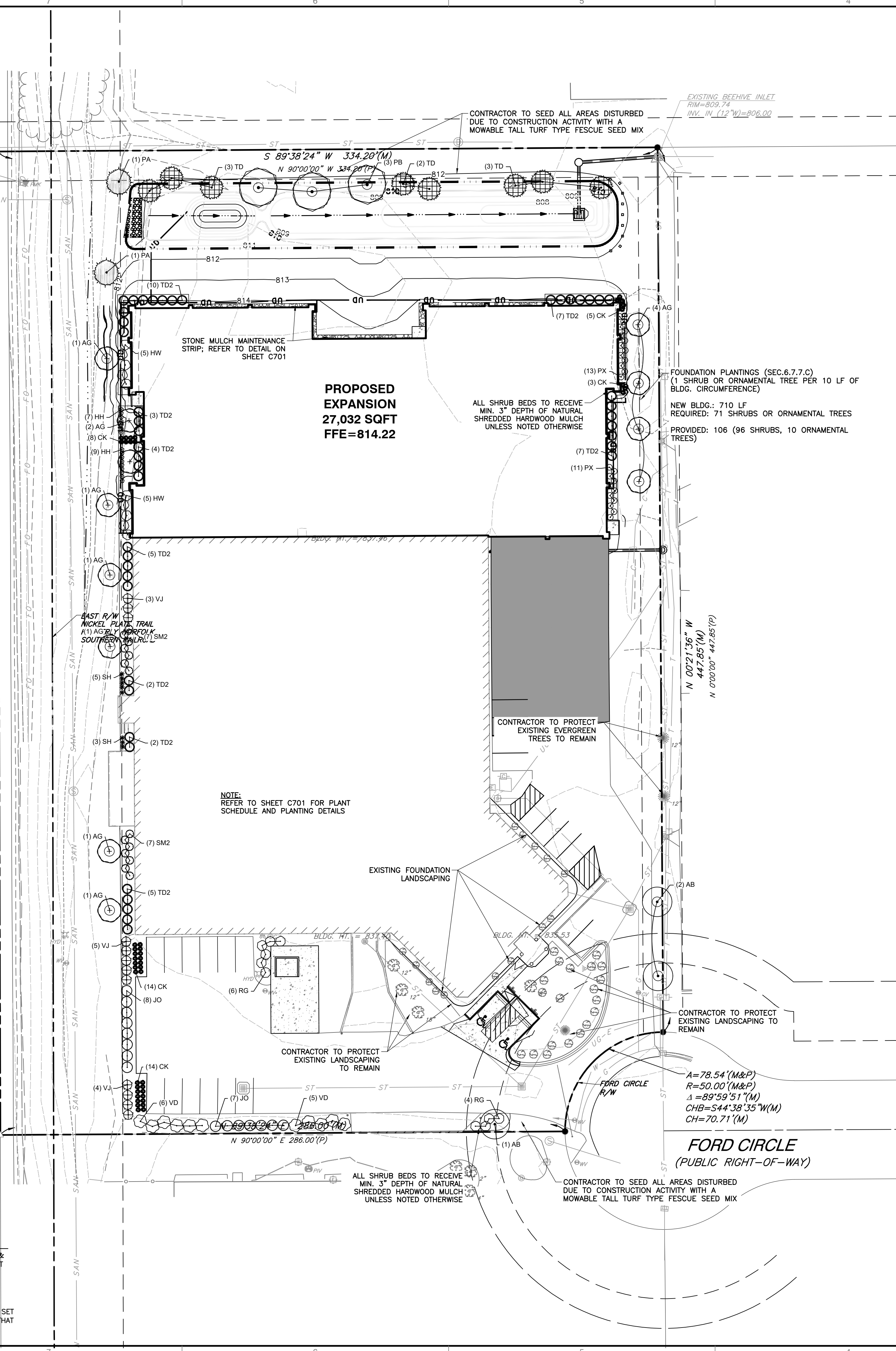
DATE:	AUGUST 1, 2025	DRAWN BY:	JCB
DWG SCALE:	1" = 30'	CHECKED BY:	KKC
PROJECT NO.:	353-162	APPROVED BY:	DRAFT
DRAWING NO.:	C200		

A:\300-353-162-1621-CADD\Draw\2025\Construction\Sheet\353162-0701-C200.dwg(2/20) LS:0/18/2025 - mmmwml - LP: 8/18/2025 3:38 PM



S 01°12'28" W
1326.10'(P)
S 0°09'08" E
1326.10'(W)

NICKEL PLATE TRAIL
(FORMERLY NORFOLK SOUTHERN RAILROAD)
N 02°54'45" E 497.85'(P)
N 00°09'08" W 497.85'(M)



PROPOSED EXPANSION
27,032 SQFT
FFE=814.22

FORD CIRCLE
(PUBLIC RIGHT-OF-WAY)

A=78.54'(M&P)
R=50.00'(M&P)
Δ=89°59'51"(M)
CHB=S44°38'35"W(M)
CH=70.71'(M)

- REFERENCES:**
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- UTILITY NOTE:**
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- FLOOD NOTE:**
- THE PARCEL DESCRIBED AND SHOWN HEREIN LIES WITHIN ZONE "X" (UN-SHADED) AS SAID PARCEL PLOTS ON MAP NUMBER 18057002320 (DATED NOVEMBER 19, 2014) OF THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF FISHERS, HAMILTON COUNTY, INDIANA. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

- GENERAL LANDSCAPE NOTES:**
- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
 - CONTRACTOR SHALL REQUEST UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF WORK. VERIFY ALL EXISTING UTILITIES AND CONDITIONS PRIOR TO ANY EXCAVATION AT LEAST 72 HOURS PRIOR TO LANDSCAPE INSTALLATION.
 - 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.
 - CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
 - NO CHANGES TO THE SITE LANDSCAPE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
 - CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS. PLANT MATERIAL DELIVERED TO SITE SHALL BE STORED IN SECURE LOCATION NOT IN CONFLICT WITH OTHER CONSTRUCTION OPERATIONS AND MAINTAINED UNTIL TIME OF INSTALLATION.
 - ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK, ANSI Z60.1-2004", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
 - NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
 - ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL.
 - ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE OR SHRUB.
 - WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
 - CONTRACTOR TO REMOVE ALL LANDSCAPE DEBRIS FROM PLANTING OPERATIONS FROM THE PROJECT SITE. NO OPEN BURNING SHALL BE PERMITTED ON SITE.
 - THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED AND PLANTING BEDLINE OUTLINES DEFINED FOR APPROVAL BY OWNER(S).
 - THE LANDSCAPE CONTRACTOR SHALL REFER TO CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION OF PROJECT. AT THE END OF THIS PERIOD, ANY PLANT MATERIAL DEEMED UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL COST TO OWNER.
 - IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT SCHEDULE, THE PLANS SHALL TAKE PRECEDENCE.
 - CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
 - STAKES AND OR GUY WIRES SHALL BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION.
 - ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT, WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO OWNER.
 - IF PLANT SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.
 - LANDSCAPING SHALL BE SUBSTANTIALLY INSTALLED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMIT FOR THE PRINCIPAL STRUCTURE ON LOT, WEATHER PERMITTING, OR, IN THE EVENT OF ADVERSE WEATHER CONDITIONS, WITHIN NINETY (90) DAYS FOLLOWING THE COMMENCEMENT OF THE NEXT SUCCESSIVE PLANTING SEASON FOLLOWING ISSUANCE OF OCCUPANCY PERMIT.
 - ALL LANDSCAPE PLANTINGS TO BE MAINTAINED BY CONTRACTOR FOR 60 DAYS FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. MAINTENANCE TO INCLUDE WATERING, WEED REMOVAL, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS AND TURF AREAS.

- PLANTING SOIL PREPARATION NOTES:**
- BEFORE MIXING, CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
 - MIX SOIL AMENDMENTS AS SPECIFIED ON PLANTING DETAILS. MIX FERTILIZERS WITH TOPSOIL AT RATES INDICATED. DELAY MIXING FERTILIZER IF PLANTING DOES NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS.
 - FOR TREE PIT OR TRENCH BACKFILL, MIX PLANTING SOIL BEFORE BACKFILLING AND STOCKPILE AT SITE.
PROVIDE SPECIFIED FERTILIZER AT A RATE OF:
SHADE TREE: 2 POUNDS PER INCH OF CALIPER
SMALL TREE: 1 POUND PER INCH OF CALIPER
 - FOR PLANTING BEDS, MIX PLANTING SOIL EITHER PRIOR TO PLANTING OR APPLY ON SURFACE OF TOPSOIL AND MIX THOROUGHLY BEFORE PLANTING.
APPLY SPECIFIED COMMERCIAL FERTILIZER AT RATES AND THOROUGHLY MIX INTO UPPER 2" OF TOPSOIL. PROVIDE SPECIFIED FERTILIZER AT THE FOLLOWING RATES:
SHRUBS: 1/4 POUND PER FOOT HEIGHT OR SPREAD
EVERGREENS: 1/8 POUND PER FOOT HEIGHT OR SPREAD
HERBACEOUS PLANTS: 1/8 POUND PER PLANT.
 - FOR PARKING LOT ISLANDS EXCAVATE MIN. 24" DEPTH TO REMOVE ALL CONSTRUCTION DEBRIS. BACKFILL WITH BLENDED MIX OF 60% TOPSOIL, 30% COMPOST AND 10% SAND MIX. COMPACT BACKFILL IN 8" LIFTS TO PREVENT SETTLING AFTER PLANT INSTALLATION.
 - GROUND COVER AND PERENNIAL PLANT BED PREPARATION: TILL SOIL IN BEDS TO A MINIMUM DEPTH OF 8" AND MIX WITH SPECIFIED FERTILIZERS. USED FERTILIZER AT A RATE OF 2 POUNDS PER 100 SQ.FT.
 - FINAL GRADING AND PLACEMENT OF TOPSOIL FOR TURF & PLANTING AREAS:
A. LOOSEN SUBGRADE AND TURF AREAS TO A MINIMUM DEPTH OF 4" - 6". REMOVE STONES MEASURING OVER 1-1/2" IN ANY DIMENSION. REMOVE STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATTER. LIMIT PREPARATION TO AREAS WHICH WILL BE PLANTED PROMPTLY AFTER PREPARATION.
B. SPREAD TOPSOIL TO MINIMUM DEPTH REQUIRED TO MEET LINES, GRADES, AND ELEVATIONS SHOWN, AFTER LIGHT ROLLING AND NATURAL SETTLEMENT.
C. MINIMUM DEPTH OF TOPSOIL SHALL BE 4" UNLESS OTHERWISE INDICATED. IN TREE AND SHRUB PLANTING AREAS THERE SHALL BE 18"-24" TOPSOIL AROUND THE PLANT, AT LEAST IN AN AREA EQUAL TO THE PLANT'S MATURE CANOPY SIZE.
D. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF TOPSOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER AND THEN PLACE REMAINDER OF TOPSOIL.
E. ALL TURF AREAS ADJACENT TO WALKS, CONTRACTOR TO HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION.
F. AREAS ADJACENT TO STRUCTURES AND CURB ISLANDS, SHALL BE FREE OF GRAVEL AND DEBRIS. LOOSE COMPACTED HARDPAN - MIN. DEPTH OF 18" BEFORE PLACEMENT OF TOPSOIL.



REVISION RECORD	
NO.	DATE

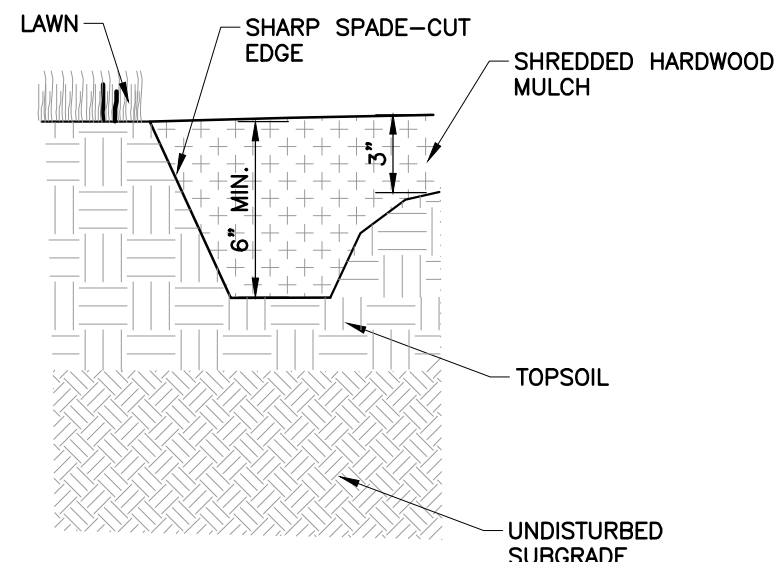
Civil & Environmental Consultants, Inc.
550 E. Ohio Street - Suite G - Indianapolis, IN 46204
317-655-7777 - 877-746-0749
www.cecinc.com

LANDSCAPE PLAN

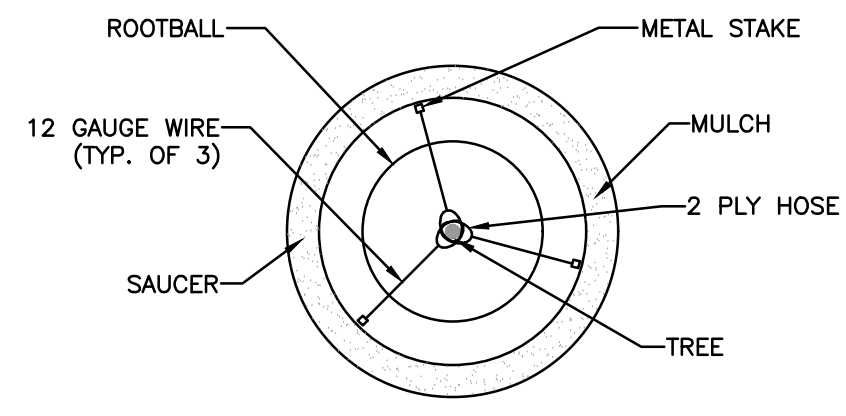
INDIANA IMPORTS BUILDING EXPANSION
9160 FORD CIRCLE
FISHERS, INDIANA 46038

DATE: AUGUST 1, 2025 | DRAWN BY: KKC
DWG SCALE: 1" = 30' | CHECKED BY: DRAFT
PROJECT NO.: 353-162
APPROVED BY: DRAFT

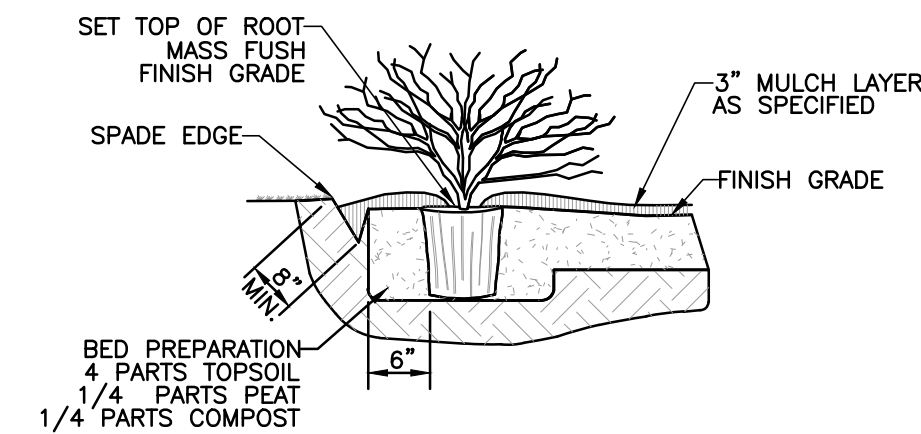
DRAWING NO. **C700**



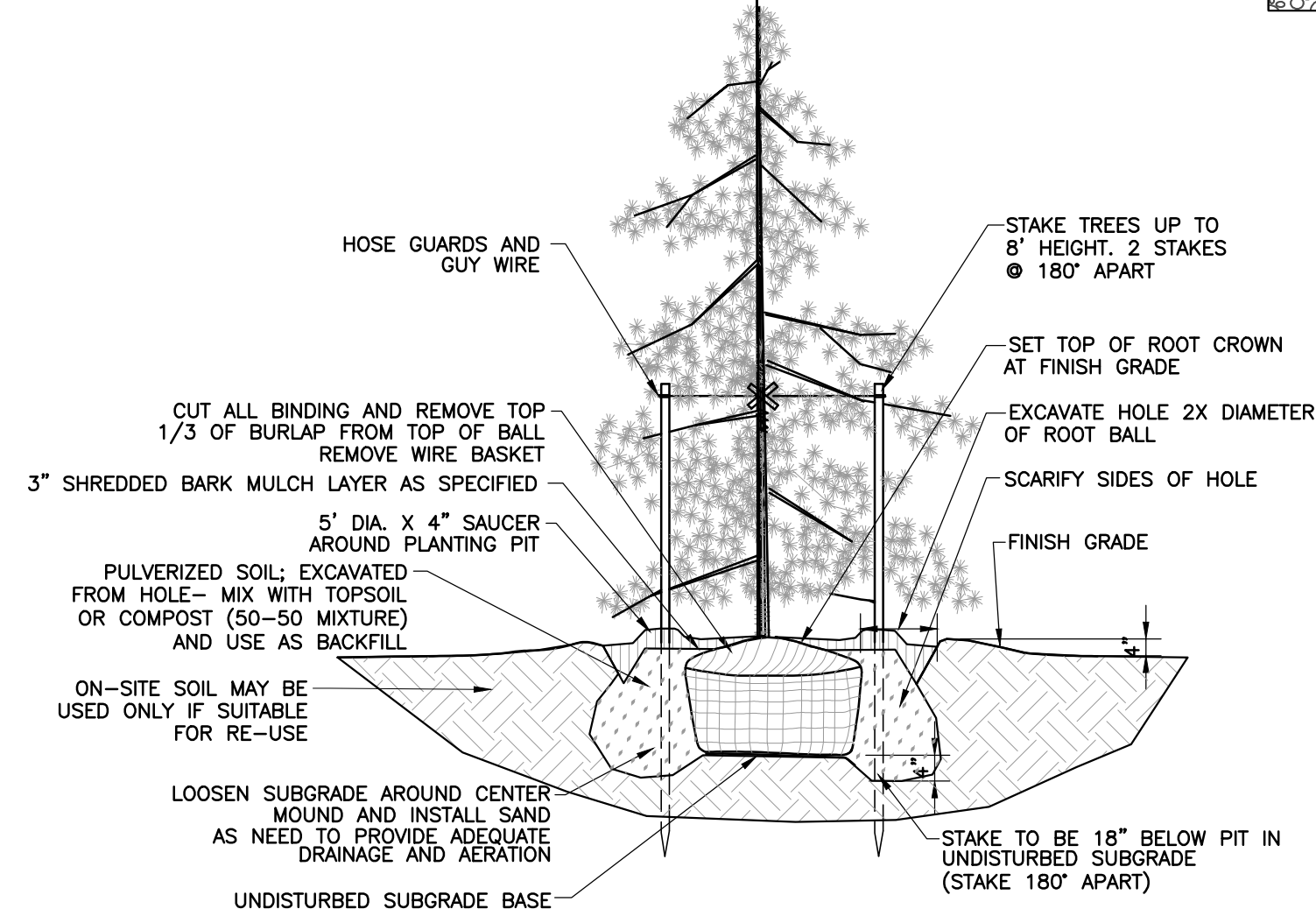
DETAIL 704 - SPADE EDGING DETAIL
NOT TO SCALE



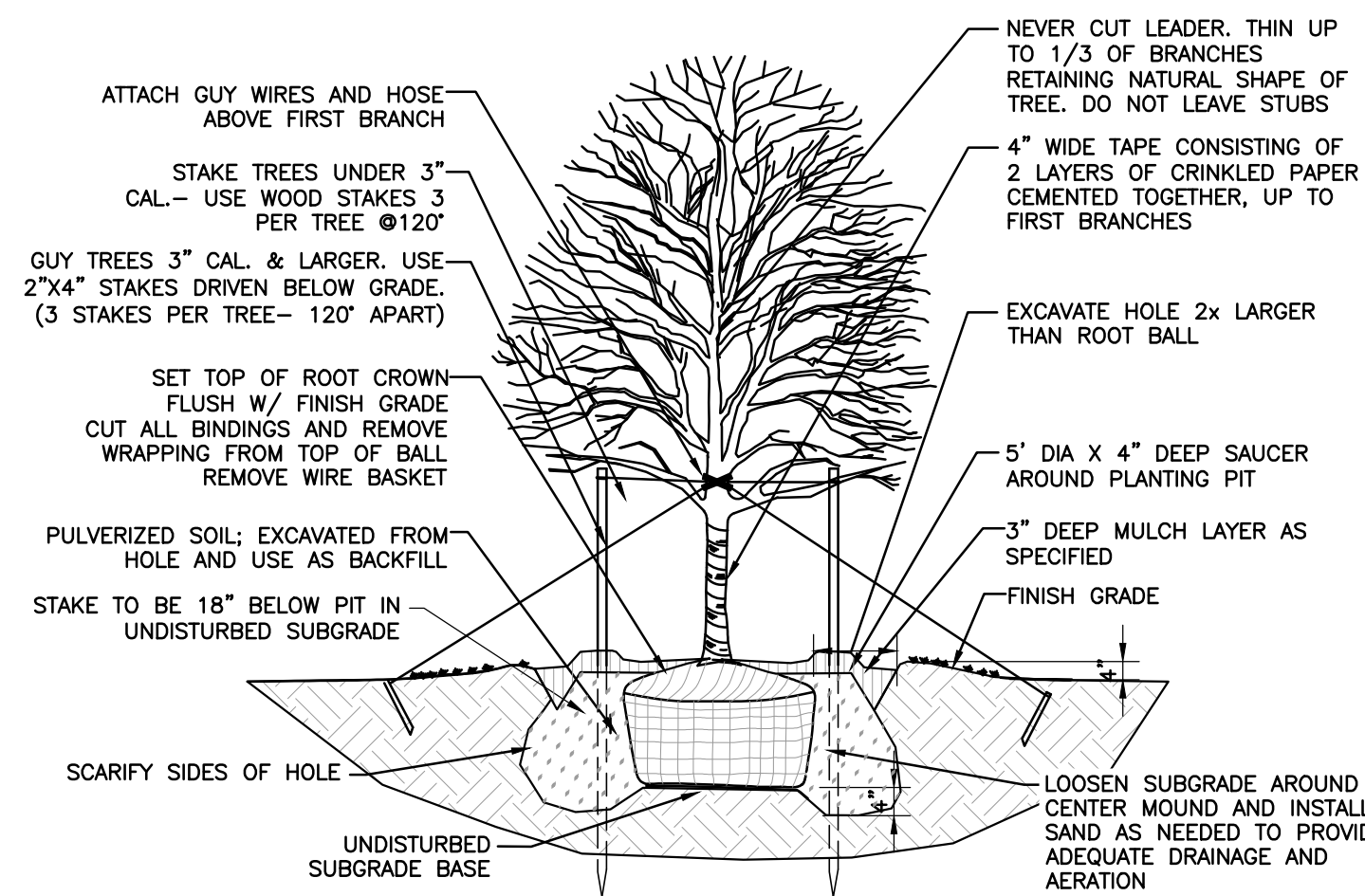
DETAIL 703 - TREE STAKING DETAIL
NOT TO SCALE



DETAIL 702 - SHRUB PLANTING DETAIL
NOT TO SCALE



DETAIL 701 - EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



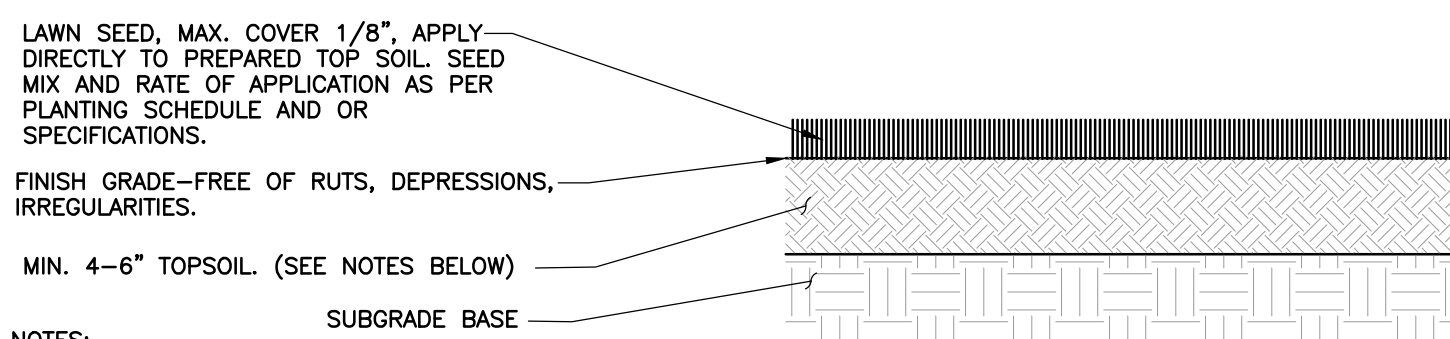
DETAIL 700 - SHADE TREE PLANTING DETAIL
NOT TO SCALE

GENERAL SEEDING NOTES:

1. STORE SEED IN A DRY SECURE LOCATION UNTIL SEEDBED PREPARATION IS COMPLETE.
2. SEED MIX AREAS: SEED WITHIN 72 HOURS OF TOPSOIL PLACEMENT BY APPROVED METHODS. IF INSTALLATION IS DELAYED TEMPORARY EROSION MEASURES SUCH AS ANCHOR MULCH OR EROSION CONTROL BLANKETS SHALL BE INSTALLED AND MAINTAINED UNTIL SEEDBED PREPARATION AND SEEDING CAN COMMENCE.
3. CONTRACTOR TO COVER AREA IMMEDIATELY FOLLOWING SEEDING WITH CERTIFIED WEED-FREE CLEAN DRY MULCH AT A RATE OF 2 TONS/ PER ACRE. MULCH CAN BE APPLIED BY HAND OR WITH MULCH BLOWER OR CRIMPER.

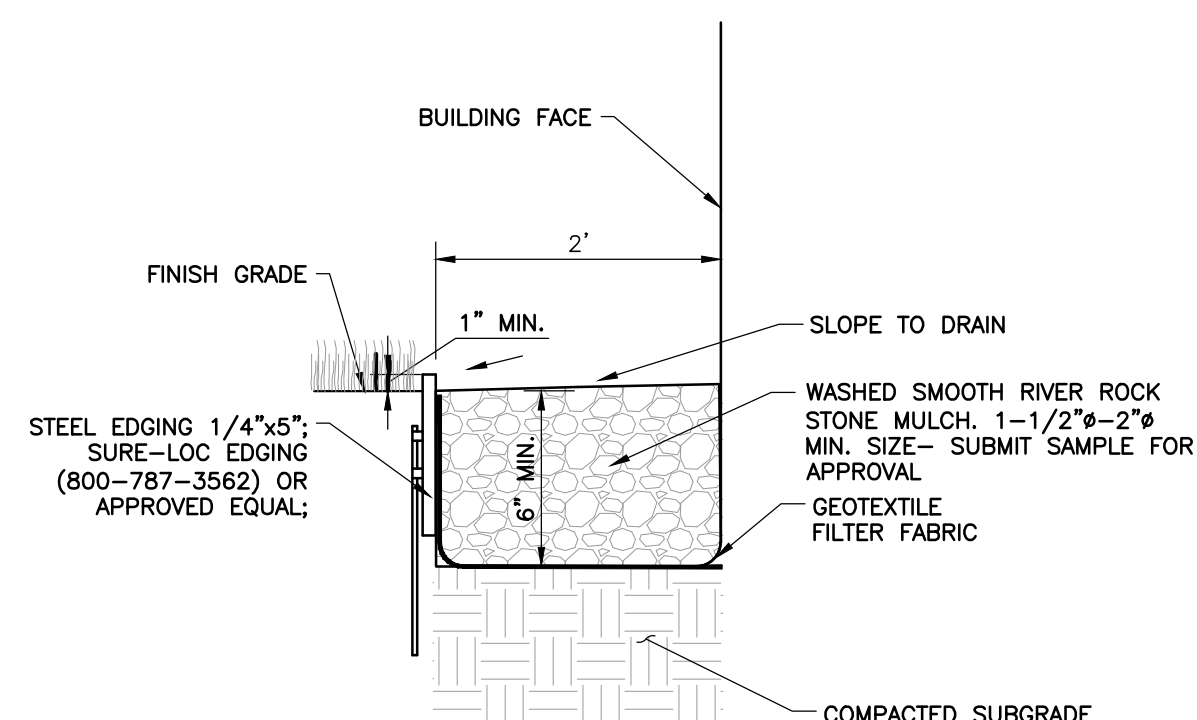
LOW MAINTENANCE TURF TYPE SEED MIX:

- TALL FESCUE MIX: (TURF TYPE FESCUE)
SEEDING RATE: 200 POUNDS/ PER ACRE
MIX COMPOSITION: (OR APPROVED EQUAL)
- 40 LB/AC 20.0% FESTUCA BREVIPILO (HARD FESCUE-- NANOOK OR EQUAL)
 - 30 LB/AC 15.0% FESTUCA OVINA (SHEEP FESCUE)
 - 70 LB/AC 35.0% FESTUCA RUBRA COMMUTATA (CHEWINGS FESCUE, LS3000 OR EQUAL)
 - 60 LB/AC 30.0% FESTUCA RUBRA ARENARIA (GREeping RED FESCUE)
 - 200 LB/AC 100%



- NOTES:**
1. MINIMUM TOPSOIL DEPTH IS 4-6 INCHES.
 2. TOPSOIL SHOULD HAVE A GOOD HUMUS CONTENT. THIS CAN BE 20 TONS OF COMPOSTED MANURE PER ACRE OR 170 BALES OF PEAT PER ACRE.
 3. TOPSOIL WITH A PH OF 6 OR LESS WILL NEED A LIME AMENDMENT. EVENLY APPLY HYDRATED LIME OR GROUND LIMESTONE TO TOP SOIL UNTIL PH IS ADJUSTED TO BETWEEN 6-7. PH BELOW 5.5 OR ABOVE 7.5 IS UNACCEPTABLE FOR LAWNS.
 4. 650 LBS OF SLOW RELEASE WELL BALANCED FERTILIZER 10-10-10 PER ACRE SHOULD BE HARROWED INTO THE TOPSOIL PRIOR TO SEEDING.
 5. SEEDING IS BEST IN THE LATE SUMMER-EARLY AUTUMN. A HARROW MAY BE USED TO OBTAIN AN EVEN SURFACE THAT IS FIRM. THE SEED MAY BE MECHANICALLY SPREAD INTO THE SURFACE AS PER THE PLANTING SCHEDULE AND OR SPECIFICATIONS.

DETAIL 706- LAWN PLANTING DETAIL
NOT TO SCALE



DETAIL 705 - STONE MULCH MAINTENANCE STRIP DETAIL
NOT TO SCALE

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	SIZE
TREES						
●	AB	3	ACER RUBRUM 'BOWHALL' BOWHALL RED MAPLE	B&B	2.5" CAL.	
+	AG	12	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	B&B	CLUMP FORM	6' - 8' HT
●	PA	2	PICEA ABIES NORWAY SPRUCE	B&B		6' HT. MIN.
●	PB	3	PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANE TREE	B&B	2.5" CAL.	
●	TD	8	TAXODIUM DISTICHUM BALD CYPRESS	B&B		6' HT.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	HEIGHT
SHRUBS						
●	CK	44	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	NO. 2 CONT.	30" O.C.	12" MIN.
●	PX	24	DIERVILLA X 'G2X885411' TM KODIAK RED DIERVILLA	NO. 5 CONT.	18" MIN.	
●	HH	16	HEMEROCALLIS X 'HAPPY RETURNS' HAPPY RETURNS DAYLILY	1 GAL.		12" O.C.
●	HW	10	HYDRANGEA QUERCIFOLIA 'PEE WEE' PEE WEE OAKLEAF HYDRANGEA	5 GAL.	36" MIN.	
●	JO	15	JUNIPERUS VIRGINIANA 'GREY OWL' GREY OWL EASTERN REDCEDAR	NO. 5 CONT.	6' O.C.	18" MIN
●	RG	10	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	NO. 5 CONT.	5' O.C.	12"-18" HT.
●	SH	8	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED	2 GAL.		1.5' O.C.
●	SM2	14	SYRINGA MEYERI 'PALIBIN' DWARF KOREAN LILAC	NO. 5 CONT.	4' O.C.	24" HT MIN.
●	TD2	45	TAXUS X MEDIA 'DENSIFORMIS' DENSE ANGLO-JAPANESE YEW	NO. 5 CONT.	18"-24" HT.	
●	VD	11	VIBURNUM DENTATUM 'ARROWWOOD' ARROWWOOD VIBURNUM	NO. 5 CONT.	6' O.C.	24-30" HT.
●	VJ	12	VIBURNUM X JUDDII JUDD VIBURNUM	NO. 5 CONT.	5' O.C.	24-30" HT.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SPACING
GROUND COVERS						
●	SM	381 SF	STONE MULCH SMOOTH RIVER ROCK	MULCH		

REVISION RECORD
NO. DATE DESCRIPTION

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LANDSCAPE DETAILS
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