



## CITY OF FISHERS AGENDA

**BOARD/COMMISSION: Planned Unit Development (PUD) Committee**

**DATE: 1/7/2026 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](http://FishersIN.gov/PUD).

### 1. Regular PUD Committee

#### a. Alphabet Academy

**Address:** 15836 Southeastern Pkwy, Fortville, IN

**Parcel:** 13-12-32-00-00-024.000

**Case:** PUD-25-14

**Request:** Request to approve architecture and site plan for a 15,500 sq. ft. childcare facility with associated parking and infrastructure.

**Petitioner:** Dominic Balbo

**Planner:** Christy Cashin

### 2. Riverplace PUD Committee

a. None

### 3. Staff Communication



# Planned Unit Development (PUD)

## Committee

## Staff Report

Meeting Date: December 22, 2025

**DEPARTMENT CONTACT:**

Christy Cashin

**CASE NUMBER:**

PUD-25-14

**PETITIONER:**

Dominic Balbo

**PROPERTY ADDRESS/LOCATION:**

15836 Southeastern Pkwy, Fortville, IN

**REQUEST:** Request to approve architecture and site plan for a 15,500 sq. ft. childcare facility with associated parking and infrastructure.

**APPLICABLE REGULATIONS:**

Fall Creek Marketplace PUD & City of Fishers UDO

**EXISTING ZONING:**

Fall Creek Marketplace PUD

**FISHERS 2040:**

Neighborhood Service Center

**Lot Size:** 2.93 acres

**LOCATION MAP**



**STAFF RECOMMENDATION**

Approve

Approve with Conditions

Continue

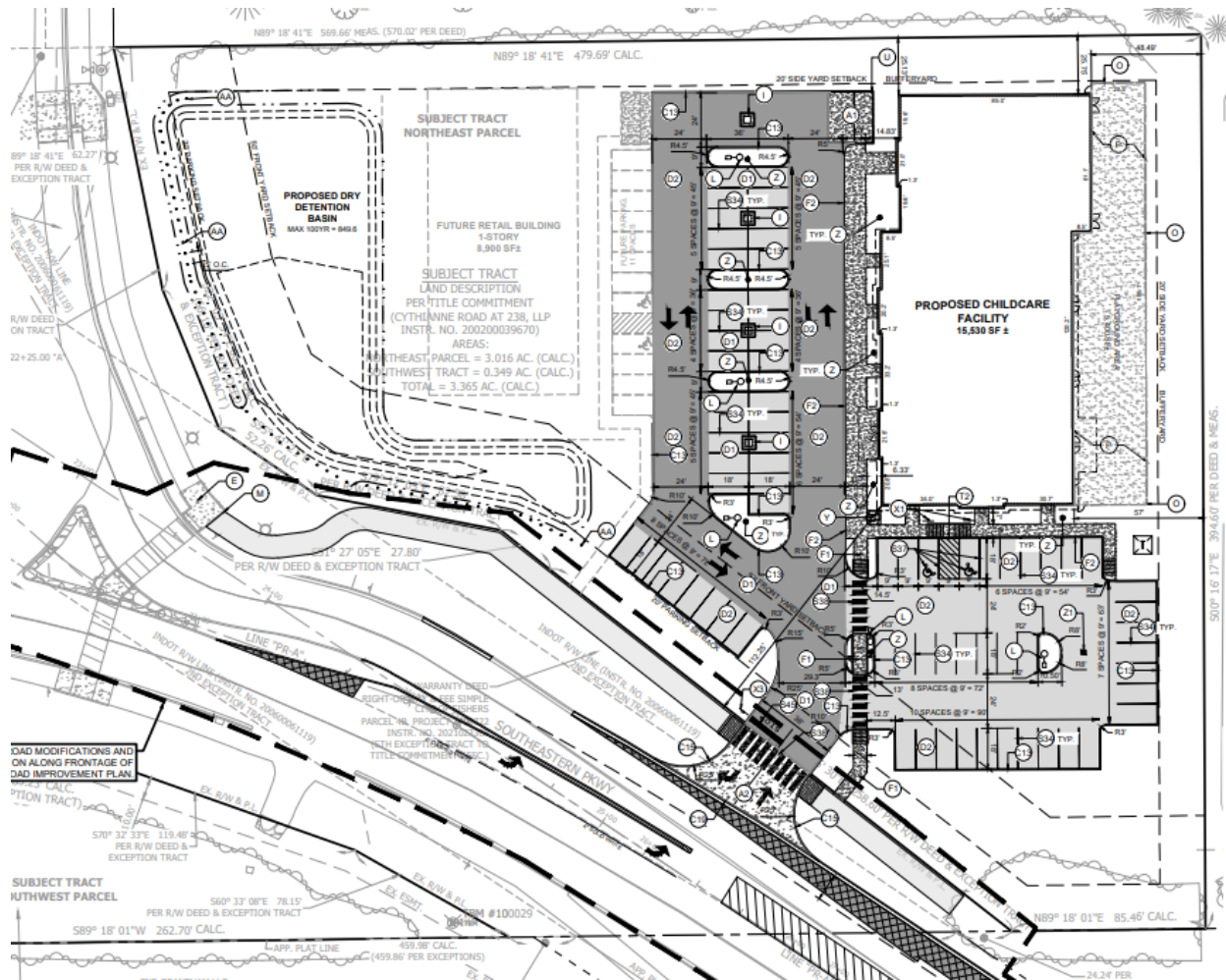
Deny

### ZONING HISTORY

This property is zoned Fall Creek Marketplace PUD, ordinance # 050106A.

### PETITION OVERVIEW

The petitioner requests approval of the architecture and site plan 15,500 sq. ft. childcare facility. This project includes parking, detention, and an area highlighted for a possible future retail building.



Site plan



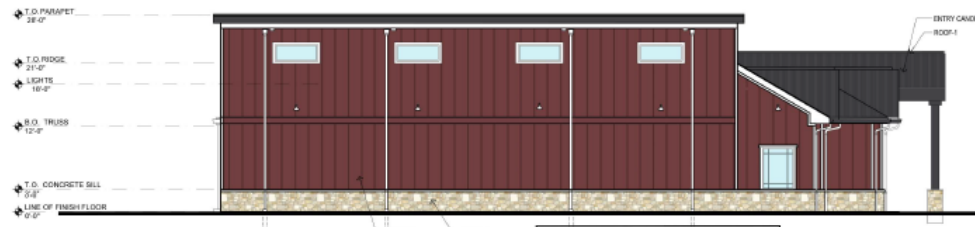
# ELEVATIONS



**1 PROPOSED ELEVATION (WEST)**  
SCALE: 1/8"=1'-0"

WALL	TRANSPARENCY	REQUIRED	PROVIDED
GROUND	2,442 SQ. FT.	576.8 SQ. FT.	40.0%
		576.8 SQ. FT.	40.0%

STONE	REQUIRED	PROVIDED
HARDIE FIBER CEMENT VERTICAL PANEL	989 SQ. FT.	48.02%
STONE-1	532.7 SQ. FT.	21.91%



**2 PROPOSED ELEVATION (NORTH)**  
SCALE: 1/8"=1'-0"

STONE	REQUIRED	PROVIDED
HARDIE FIBER CEMENT VERTICAL PANEL	253 SQ. FT.	11.5%
STONE-1	2,027 SQ. FT.	85.2%



**HARDIE-1**  
JAMES HARDIE  
HARDIE PANEL VERTICAL  
COUNTRYLANE RED



**STONE-1**  
EARTHWORKS  
FULL SIZE  
ECO QUARRY



**ROOF-1**  
PAC-CLAD  
METAL ROOF STANDING SEAM  
COLOR IRON ORE



**3 PROPOSED ELEVATION (EAST)**  
SCALE: 1/8"=1'-0"

STONE	REQUIRED	PROVIDED
HARDIE FIBER CEMENT VERTICAL PANEL	543 SQ. FT.	23.64%
STONE-1	1,907 SQ. FT.	80.79%



**4 PROPOSED ELEVATION (SOUTH)**  
SCALE: 1/8"=1'-0"

WALL	TRANSPARENCY	REQUIRED	PROVIDED
GROUND	1,671 SQ. FT.	428 SQ. FT.	40.0%
		428 SQ. FT.	40.0%

STONE	REQUIRED	PROVIDED
HARDIE FIBER CEMENT VERTICAL PANEL	401 SQ. FT.	33.03%
STONE-1	225 SQ. FT.	21.38%

LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT	KAWNEER	TREX48 4811 / 255	WHITE
DOOR		PER DOOR SCHEDULE	FACTORY FINISH
FIXED WINDOW		VINYL FIXED WINDOWS	WHITE
SILL-1	MODERN PRECAST	3 3/4" H x 3 1/2" W W/ 2" FLAT W/ 4" OSE EDGE	LIGHT BROWN
HARDIE-1	JAMES HARDIE	HARDIE PANEL VERTICAL SOLID & HARDIE TRIM BATTEN BOARDS	COUNTRYLANE RED
STONE-1	EARTHWORKS	FULL SIZE	ECO QUARRY
ROOF-1	PAC-CLAD	METAL ROOF STANDING SEAM	IRON ORE

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## RENDERINGS

*Renderings will be emailed to the committee on January 5, 2026.*

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## ARCHITECTURAL STANDARDS

Staff reviewed the elevations according to the Fall Creek Marketplace PUD and Section 6.3.5 of the Unified Development Ordinance (UDO). Standards that are met are identified with an "X". Staff worked closely with the developer to meet these requirements.

### Fall Creek Marketplace PUD – Architectural Standards

X	All structures within an individual PUD area shall be constructed with similar design, materials and compatible architecture.
X	All buildings shall screen all mechanical equipment including that which is mounted to the roof and/or ground.
N/A	The exterior of all buildings adjacent to residentially zoned areas or occupied shall consist of a brick, masonry or stone facade or stucco materials with masonry surface and appearance.
X	Facades that have greater than one hundred feet (100') in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least five percent (5%) of the length of the facade and extending at least twenty percent (20%) of the length of the facade. No uninterrupted length of any facade shall exceed one hundred horizontal feet (100').
N/A	Where large retail structures contain additional, separately owned or leased stores that occupy less than twenty five thousand (25,000) square feet of gross floor area and have separate, exterior customer entrances, the street level facade of such stores shall be transparent between the height of three feet and eight feet above the walkway grade for no less than sixty percent (60%) of the horizontal length of the building facade of such additional stores.
X	Building facades shall include a repeating pattern that includes no less than three (3) of the following elements: a) Color change; b) Texture change; c) Material module change; d) An expression of architectural or structural bays through a change in plane no less than twelve inches (12") in width, such as an offset, reveal or projecting rib.

X	<p>Roof architecture a) Roofs shall have some combination of the following features: (1) All roof areas shall restrict rooftop equipment such as HVAC units from public view by extending the supporting wall or parapet. Such roof features shall contain three-dimensional cornice treatment, (2) Overhanging eaves, extending no less than three feet (32) past the supporting walls; (3) Three or more roof slope planes. b) Gasoline service station canopies shall have pitched roofs. c) Office uses, separate retail tenants, single story and buildings of less than fifty thousand (50,000) square feet must have pitched roofs to be more residential in character. d) No more than fifty percent (50%) of the roof shall be flat unless the roof has an architectural addition. Flat roofs shall have architectural significance, such as different sections of flat roofs so the roof can be given articulation with different heights. The look of the building shall therefore be softened by the feel of the facade.</p>
X	<p>Materials and colors. a) Predominant exterior building materials shall be high quality materials, including, but not limited to, brick, limestone, other native stone and tinted/textured concrete masonry units. b) Facade colors shall be low reflectance, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, black or fluorescent colors shall be prohibited. c) Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be an acceptable feature for building trim or accent areas. d) Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels or prefabricated steel panels.</p>
X	<p>Entryways. a) Each retail establishment greater than twenty thousand (20,000) square feet shall have clearly defined, highly visible customer entrances featuring no less than three of the following: (1) Canopies or porticos; (2) Overhangs; (3) Recesses/projections; (4) Arcades; (5) Raised corniced parapets over the door, (6) Peaked roof forms; (7) Arches; (8) Architectural details such as tile work and moldings which are integrated into the building structure and design; (9) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting. b) All building facades that are visible from adjoining properties and/or public streets shall comply with the requirements of items (1) through (9).</p>

X	<p>Pedestrian circulation a) Sidewalks shall be a minimum of five feet in width, however, where applicable, they shall be eight feet asphalt in conjunction with the Town Parks Plan and to integrate with neighborhoods. Sidewalks shall be provided along all sides of the lot that abut a public street. b) Continuous internal pedestrian walkways, no less than eight feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of each retail building on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds and ground cover. c) Sidewalks, no less than eight feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks shall be located at least six feet from the facade of the building to provide planting facade. d) Internal pedestrian walkways provided in conformance with part b) above shall provide weather protection features such as awnings or arcades within thirty feet (30') of all customer entrances. e) All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.</p>
X	<p>Trash removal, compaction, service vehicles, deliveries, parking lot sweepers, etc. shall not be permitted between the hours of 12:00 midnight and 6:00 a.m. with the exception of snow removal.</p>

**UDO Architectural Standards**

**Cohesive Design**

X	<p>Maintain consistent and contiguous pedestrian environments across developments. Limit circuitous connections and maintain clear visibility.</p>
X	<p>Incorporate architectural features on all sides of a building façade facing a Public View.</p>
N/A	<p>Buildings must orient, frame, and/or direct pedestrian views to adjacent cultural buildings, parks, and plazas.</p>
X	<p>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.</p>
X	<p>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.</p>

**Building Scale**

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

Building Form

X	Incorporate at least one (1) type of the following modulations in the façade plane, including but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass. Examples include, but are not limited to: columns with trim or accent materials, change in finished material depths, building overhangs, and inset features and materials such as false windows or fenestration with architectural accents.
X	Qualifying modulation must be at least 12" in depth, be at least 14" in width or height (whichever is narrowest), and occur is total for 20% of overall façade elevations. For buildings with facades less than 150', horizontal modulations must occur no less than every 30'. For buildings with facades greater than or equal to 150', horizontal modulation must occur no less than every 150'.
X	Facades facing Public View shall incorporate visual and physical distinctions in the building design that enhance building forms, articulate facades, identify entries, integrate Pedestrian Scale, and visually anchor the building to the ground or street level.
X	For at least 30% of applicable facades, use any combination of concrete, masonry, stone, or unique variation of color, texture, or material, at least 10" in height, around the base of the building. May alternatively incorporate other architectural features such as ledges, façade reveals, ground level fenestration, raised planters, or landscaping elements within 3' of finished grade.
N/A	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 <sup>st</sup> 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 identity of the buildings.
X	Buildings with rooflines 50' in length or greater must incorporate roofline and parapet variations. Variations may include step-downs, step-backs, other modulation, or architectural features such as cornices, ledges, or columns, and must occur in total combination for at least 20% of the façade length. May be averaged over entire façade, but may not exceed 75' without a break.
X	All developments 1,000 sf or 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.
X	For sloped roofs, incorporate at least two (2) of any one (1) roof element, including but not limited to: valleys, ridges, or gables. Qualifying elements in total must exist for at least 20% of applicable façade roof area and be visible from the same façade elevation. May also incorporate other roof styles, such as parapet walls over entryway features.
X	Provide variation in roof profile over façade 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 &amp; 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 <sup>st</sup> 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.

**DETAILS FOR THIS PROJECT**

MATERIALS CALCULATION - WEST ELEVATION - FRONT		
STONE	969 SQ. FT.	48.02%
HARDIE FIBER CEMENT VERTICAL PANEL	532.7 SQ. FT.	21.31%

TRANSPARENCY CALCULATION - WEST ELEVATION - FRONT				
	WALL	TRANSPARENCY	REQUIRED	PROVIDED
GROUND	2,442 SQ. FT.	976.8 SQ. FT.	40.0%	40.0%

MATERIALS CALCULATION - NORTH ELEVATION - FRONT		
STONE	253 SQ. FT.	11.5%
HARDIE FIBER CEMENT VERTICAL PANEL	2,027 SQ. FT.	85.2%

MATERIALS CALCULATION - EAST ELEVATION - FRONT		
STONE	510 SQ. FT.	23.64%
HARDIE FIBER CEMENT VERTICAL PANEL	1,907 SQ. FT.	60.78%

MATERIALS CALCULATION - SOUTH ELEVATION - FRONT		
STONE	401 SQ. FT.	35.03%
HARDIE FIBER CEMENT VERTICAL PANEL	225 SQ. FT.	20.39%

TRANSPARENCY CALCULATION - SOUTH ELEVATION - FRONT				
	WALL	TRANSPARENCY	REQUIRED	PROVIDED
GROUND	1,071 SQ. FT.	428 SQ. FT.	40.0%	40.0%

EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT	KAWNEER	TRIFAB 451T / 350	WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED.
FIXED WINDOW		VINYL FIXED WINDOWS	WHITE
SILL-1	MODERN PRECAST	3 3/4" H 3 1/2" W W/2" FLAT W/1/4" DRIP EDGE	LIGHT BROWN
HARDIE-1	JAMES HARDIE	HARDIE PANEL VERTICAL SIDING & HARDIE TRIM BATTEN BOARDS	COUNTRYLANE RED
STONE-1	EARTHWORKS	FULL SIZE	ECO QUARRY
ROOF-1	PAC-CLAD	METAL ROOF STANDING SEAM	IRON ORE

**SURROUNDING CHARACTER**



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**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.

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**STAFF RECOMMENDATION**

Approve       Approve with Conditions       Continue       Deny

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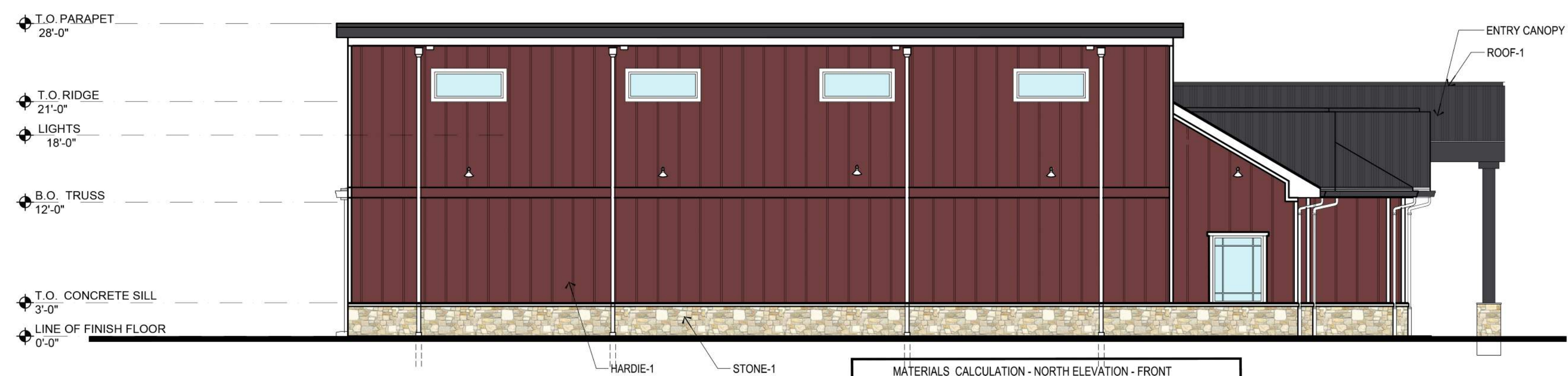
H:\DRAWINGS\ALPHABET ACADEMY\A25-188 - ALPHABET ACADEMY FISHERS SR 23B AND CYNTHIANNE RD\SPACE PLANS\A25-188-SA-2 ELEVATIONS.DWG EVAN GUINGUIS PLOTTED: 12/23/2025 10:50 AM



TRANSPARENCY CALCULATION - WEST ELEVATION - FRONT				
GROUND	WALL	TRANSPARENCY	REQUIRED	PROVIDED
	2,442 SQ. FT.	976.8 SQ. FT.	40.0%	40.0%

MATERIALS CALCULATION - WEST ELEVATION - FRONT		
	SQ. FT.	PERCENT
STONE	969 SQ. FT.	48.02%
HARDIE FIBER CEMENT VERTICAL PANEL	532.7 SQ. FT.	21.31%

**1 PROPOSED ELEVATION (WEST)**  
SCALE: 1/8"=1'-0"



MATERIALS CALCULATION - NORTH ELEVATION - FRONT		
	SQ. FT.	PERCENT
STONE	253 SQ. FT.	11.5%
HARDIE FIBER CEMENT VERTICAL PANEL	2,027 SQ. FT.	85.2%

**2 PROPOSED ELEVATION (NORTH)**  
SCALE: 1/8"=1'-0"

**HARDIE-1**  
JAMES HARDIE  
HARDIE PANEL VERTICAL  
COUNTRYLANE RED

**STONE-1**  
EARTHWORKS  
FULL SIZE  
ECO QUARRY

**ROOF-1**  
PAC-CLAD  
METAL ROOF STANDING SEAM  
COLOR IRON ORE



MATERIALS CALCULATION - EAST ELEVATION - FRONT			
	SQ. FT.	PERCENT	
STONE	510 SQ. FT.	23.64%	
HARDIE FIBER CEMENT VERTICAL PANEL	1,907 SQ. FT.	60.78%	

**3 PROPOSED ELEVATION (EAST)**  
SCALE: 1/8"=1'-0"



TRANSPARENCY CALCULATION - SOUTH ELEVATION - FRONT				
GROUND	WALL	TRANSPARENCY	REQUIRED	PROVIDED
	1,071 SQ. FT.	428 SQ. FT.	40.0%	40.0%

MATERIALS CALCULATION - SOUTH ELEVATION - FRONT		
	SQ. FT.	PERCENT
STONE	401 SQ. FT.	35.03%
HARDIE FIBER CEMENT VERTICAL PANEL	225 SQ. FT.	20.39%

**4 PROPOSED ELEVATION (SOUTH)**  
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT	KAWNEER	TRIFAB 451T / 350	WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED.
FIXED WINDOW	-	VINYL FIXED WINDOWS	WHITE
SILL-1	MODERN PRECAST	3 3/4" H 3 1/2" W W/2" FLAT W/1/4" DRIP EDGE	LIGHT BROWN
HARDIE-1	JAMES HARDIE	HARDIE PANEL VERTICAL SIDING & HARDIE TRIM BATTEN BOARDS	COUNTRYLANE RED
STONE-1	EARTHWORKS	FULL SIZE	ECO QUARRY
ROOF-1	PAC-CLAD	METAL ROOF STANDING SEAM	IRON ORE



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FAX: 973-994-4069  
www.jarmelkizel.com  
Architecture  
Engineering  
Interior Design  
Implementation Services

**ISSUE**

NO.	DATE	DESCRIPTION	INT.

PROGRESS DRAWINGS  
NOT FOR CONSTRUCTION

**REVISION**

NO.	DATE	DESCRIPTION	INT.

**PRINCIPALS**  
MATTHEW B. JARMEL, AIA, MBA  
RICHARD A. JARMEL, PE  
IRWIN H. KIZEL, AIA, PP  
**ARCHITECTS & ENGINEERS**  
BEATRIZ BARRERES, RA  
JEREMY D. BOYER, AIA  
ANDRZEJ B. BRZOZOWSKI, PE  
RUBIN CHEN, PE  
SHANNON CROWNOVER, PE  
THOMAS D'ARONCA, PE  
ANDRÉ E. DIBI, PE  
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KAROLINA PODKANOWICZ, AIA  
RENATA MALDONADO E REZENDE, AIA, LEED AP  
CHERYL SCHWEIKER, AIA  
STEVEN J. VAZ, PE

Project:  
**ALPHABET ACADEMY**  
15836 SOUTHEASTERN PKWY.  
FISHERS, INDIANA

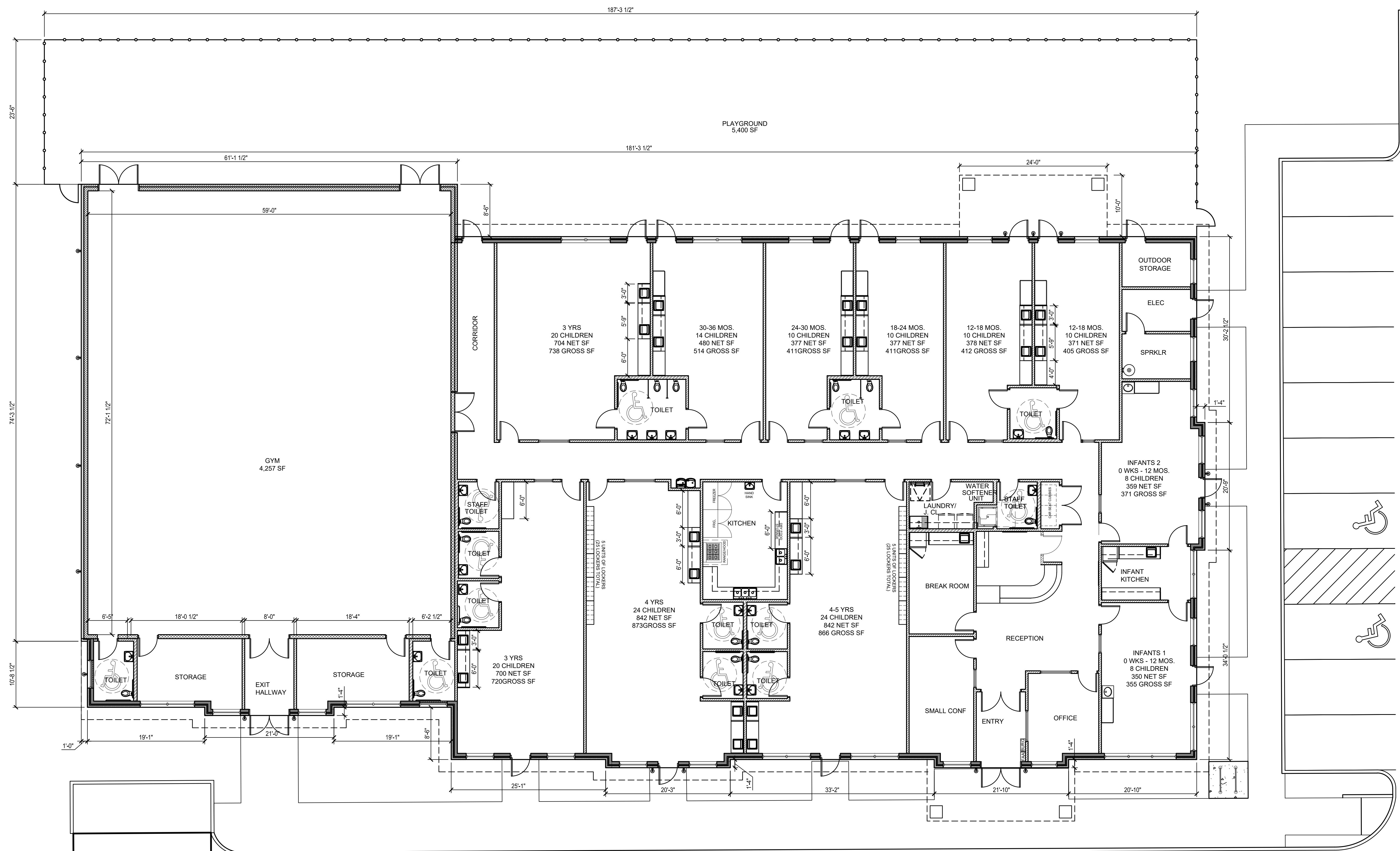
Project Number: AA25-188  
Scale: AS NOTED  
Drawn By: CS/VM  
Approved By: MBJ

Drawing Name:  
**PROPOSED ELEVATIONS**

Drawing Number:  
**SA-2.1**

Initial Date: 10/14/2025

H:\DRAWINGS\ALPHABET ACADEMY\AA25-188 - ALPHABET ACADEMY FISHERS SR 238 AND CYNTHIANE RD\SPACE PLANS\AA25-188-SA-2 PLAN.DWG EMAN GUIRGUIS PLOTTED: 12/23/2025 10:57 AM



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



**Jarmel Kizel**  
ARCHITECTS AND ENGINEERS INC.  
42 OKNER PARKWAY  
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www.jarmelkizel.com  
Architecture  
Engineering  
Interior Design  
Implementation Services

ISSUE			
NO.	DATE	DESCRIPTION	INT.

REVISION			
NO.	DATE	DESCRIPTION	INT.

**PRINCIPALS**  
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IRWIN H. KIZEL, AIA, PP  
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JEREMY D. BOYER, AIA  
ANDRZEJ B. BRZOZOWSKI, PE  
KIGUN CHEN, PE  
SHANNON CROWNOVER, PE  
THOMAS D'AMBROSCA, PE  
ANDRÉ E. OBI, PE  
ANTHONY FACCHINO, PE, PLS, PP  
GERARD P. GESARD, PE  
JONATHAN KRYBKA, AIA  
KAROLINA PODKONOWICZ, AIA  
RENATA MALDONADO E REZENDE, AIA, LEED AP  
CHERYL SCHNEIDER, AIA  
STEVEN J. VAZ, PE

Project:  
**ALPHABET ACADEMY**  
15836 SOUTHEASTERN PKWY.  
FISHERS, INDIANA

Project Number: AA25-188	Scale: AS NOTED
Drawn By: CS	Approved By: MBJ

Drawing Name:  
**FLOOR PLAN**

Drawing Number:  
**SA-2.1**

Initial Date: 10/14/2025

ARCHITECT OF RECORD  
**MATTHEW B. JARMEL, AIA, MBA**  
RI LIC ARI1800219

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

**"IT'S THE LAW"  
811**

Know what's below.  
Call before you dig.  
2 WORKING DAYS BEFORE YOU DIG.

PROJECT:

**ALPHABET  
ACADEMY  
CHILDCARE**

PROJECT LOCATION:  
15836 SOUTHEASTERN PKWY.  
FISHERS, INDIANA 46040  
HAMILTON COUNTY  
SECTION, TOWNSHIP, RANGE:  
NW 1/4, S32, T18N, R3E

CLIENT:

**ROCKY PROPERTIES, LLC**

11000 E. 116TH STREET  
FISHERS, IN 46038

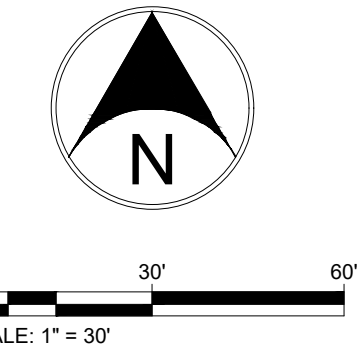
PLAN DATE:  
11/24/2025

DESIGN: NMS / AF CHECK: NMS / AF DRAWN: KG / NMS / AF

PROJECT NO:  
2507003

SHEET NAME:  
**SITE PLAN**

SHEET NO.  
**C201**

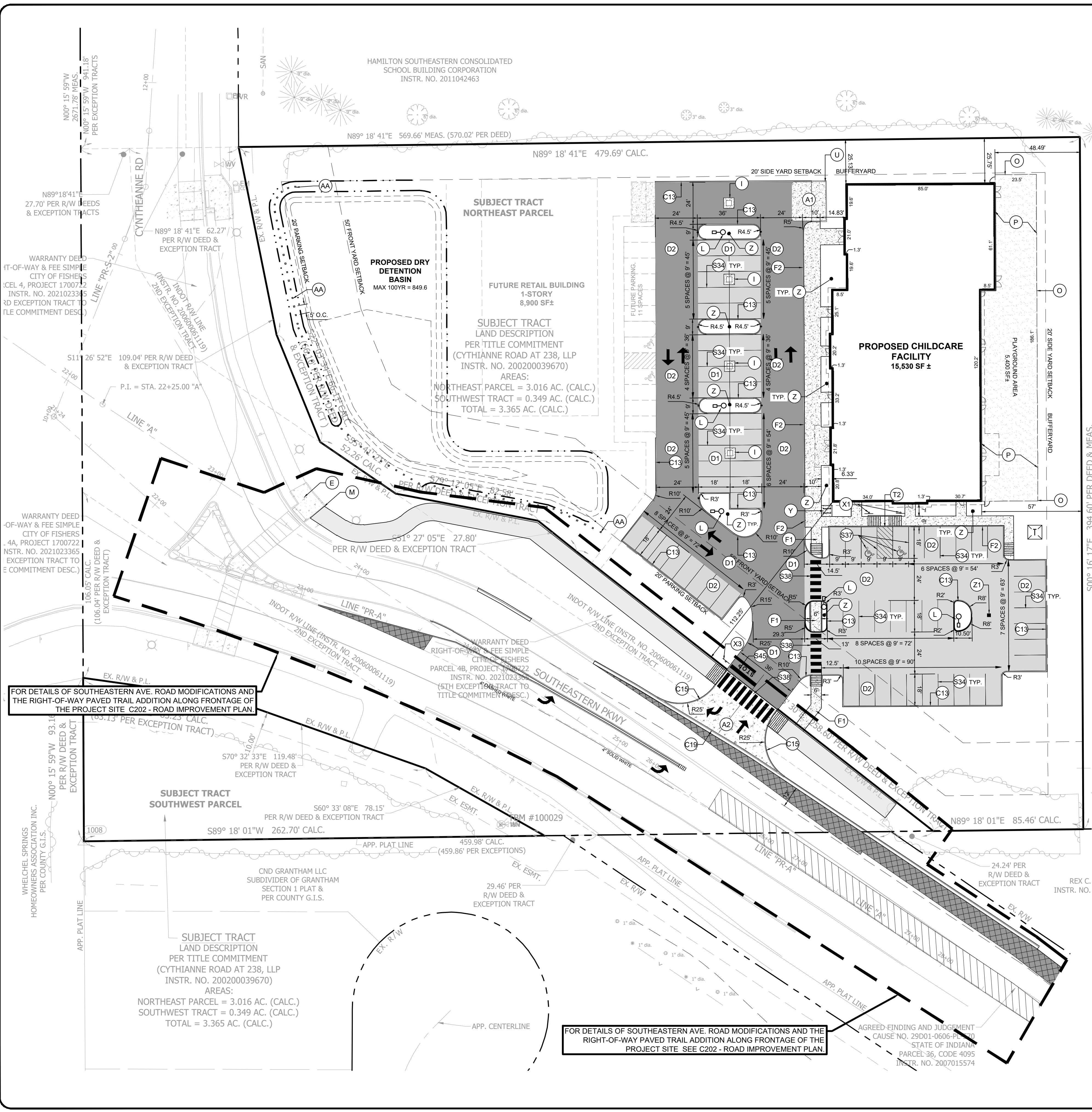


**KEY NOTES:** XX

- A1 CONCRETE PAVEMENT
- A2 PUBLIC RIGHT-OF-WAY GOVERNING MUNICIPALITY CONCRETE PAVEMENT
- A3 PUBLIC RIGHT-OF-WAY GOVERNING MUNICIPALITY ASPHALT PAVEMENT, TRAIL SECTION
- B BOLLARDS (CONCRETE / WOOD)
- C13 CONCRETE 6 INCH "STRAIGHT" CURB
- C15 CONCRETE CHAIRBACK CURB AND GUTTER
- C19 DEPRESSED CURB AND GUTTER
- D1 LIGHT DUTY ASPHALT PAVEMENT
- D2 HEAVY DUTY ASPHALT PAVEMENT
- D3 PUBLIC RIGHT-OF-WAY GOVERNING MUNICIPALITY ASPHALT PAVEMENT
- E EXISTING CURB / PAVEMENT / SIDEWALK TO REMAIN
- F1 CONCRETE SIDEWALK
- F2 CONCRETE INTEGRAL / MONOLITHIC CURB AND WALK
- I INLET / CASTING CONCRETE COLLAR APRON
- K ROADWAY PAVEMENT REPAIR CUTS (FULL DEPTH AS REQUIRED) FOR UTILITY TRENCH CONSTRUCTION. PAVEMENT TYPE, LIMITS, AND SUB-GRADE SHALL MATCH THE GOVERNING MUNICIPALITY REPAIR CUT RIGHT-OF-WAY DETAILS. THE BACKFILL REQUIREMENTS FOR THE TRENCH SHALL MEET THE CORRESPONDING UTILITY REQUIREMENTS FOR THAT TYPE OF PIPE INSTALLATION. THE PAVEMENT SHALL MATCH EXISTING GRADES.
- L EXTERIOR LIGHTS. VERIFY FINAL LOCATION WITH PHOTOMETRIC PLAN.
- M MATCH INTO EXISTING
- O FENCE LOCATION (COORDINATE WITH OWNER ON FINAL LOCATION AND TYPE).
- P PLAYGROUND SURFACE. CONSULT W/ OWNER FOR COLOR AND TYPE.
- S33 4 INCH DASHED WHITE PAVEMENT STRIPING (TYP.)
- S34 4 INCH SOLID WHITE PAVEMENT STRIPING (TYP.)
- S35 4 INCH SOLID YELLOW PAVEMENT STRIPING (TYP.)
- S36 PAVEMENT MARKING AS SHOWN
- S37 ADA BLUE PAVEMENT STRIPING AND MARKINGS
- S38 WHITE PAVEMENT CROSSWALK TRANSVERSE MARKING
- S45 24 INCH STOP LINE PAVEMENT MARKING
- T1 CURB TAPER
- T2 FLUSH CURB FOR RAMP TRANSITION
- U DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
- X1 HANDICAP PARKING SIGN
- X3 STOP SIGN
- Y BICYCLE PARKING
- Z LANDSCAPE AREA
- Z1 INDOT APPROVED, SNOWPLOWABLE, RAISED PAVEMENT MARKER W/ BLUE LENSE. REFER TO FISHERS STANDARD CONSTRUCTION DETAIL SHEET NO. 28.
- AA WOOD GUARD POSTS ALONG DETENTION BASIN, 5 FT. ON CENTER. SEE DETAIL ON C404 - DETENTION & DRAINAGE DETAILS.

**SITE DEVELOPMENT SUMMARY TABLE**

ZONING CLASSIFICATION, CITY OF FISHERS		CYNTHIANNE & SR 238 PUD		
PARCEL SIZE	3.01 AC.	REQUIRED	PROVIDED CHILDCARE BLDG	PROVIDED FUTURE BLDG
MAX. BLDG HEIGHT	2 STORIES, 35 FT.	2 STORIES, 35 FT.	1 STORY, 28 FT.	1 STORY, 26 FT.
MIN. BLDG SIZE	N/A	N/A	15,530 SF	8,900 SF
MAX. LOT COVERAGE	75% MAX.	75% MAX.	41%	10% ADD = 51% TOTAL
BUILDING SETBACKS				
FRONT	50 FT.	SOUTHEASTERN PKWY- 112 FT.	SOUTHEASTERN PKWY- 52 FT.	
SIDE	20 FT.	N/A	N/A	
REAR	20 FT.	NORTH - 25 FT. EAST - 48 FT.	NORTH - 20 FT.	
PERIMETER PARKING GREENSPACE WIDTH				
FRONT	20 FT.	20 FT.	20 FT.	
SIDE	N/A	N/A	N/A	
REAR	20 FT.	20 FT.	20 FT.	
LANDSCAPE SETBACKS				
FRONT	20 FT.	20 FT.	20 FT.	
SIDE	20 FT.	20 FT.	20 FT.	
REAR	20 FT.	20 FT.	20 FT.	
PARKING	CHILDCARE - 2 PER CLASSROOM PLUS 1 PER 1,000 SF ADMIN OFFICE SPACE	12 CLASSROOMS PLUS 500 SF ADMIN OFFICE = 25 REQUIRED SPACES	8,900 SF = 23 REQUIRED SPACES	22 STANDARD SPACES + 9 FUTURE STANDARD + 2 FUTURE ADA SPACES = 33 TOTAL SPACES
BICYCLE PARKING	1 PER 30 VEHICLE SPACES	2	2	



FOR DETAILS OF SOUTHEASTERN AVE. ROAD MODIFICATIONS AND THE RIGHT-OF-WAY PAVED TRAIL ADDITION ALONG FRONTAGE OF THE PROJECT SITE SEE C202 - ROAD IMPROVEMENT PLAN.

FOR DETAILS OF SOUTHEASTERN AVE. ROAD MODIFICATIONS AND THE RIGHT-OF-WAY PAVED TRAIL ADDITION ALONG FRONTAGE OF THE PROJECT SITE SEE C202 - ROAD IMPROVEMENT PLAN.

AGREED FINDING AND JUDGMENT  
CAUSE NO. 29D01-0606-PL-00  
STATE OF INDIANA  
PARCEL 36, CODE 4095  
INSTR. NO. 2007015574

