



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Nickel Plate Review Committee Meeting

DATE: 11/15/2023, at 5:00 PM

DIRECTIONS: Launch Fishers Theater, 12175 Visionary Way, Fishers, IN 46038

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. 8-23-23

4. Fishers Elementary School Renovation

- a. Parcel: 15-15-06-01-01-025.000
Address: 11442 LANTERN RD
Case: NPR-23-5
Request: To approve of site design and architecture for the expansion and renovation of Fishers Elementary including a change in the building footprint and parking.
Petitioner: Nat Aiken, (naiken@cripe.biz)
Planner: Bre King, Senior Planner (kingb@fishers.in.us)

5. Unfinished Business

6. Old Business

7. New Business

8. Staff Communication

- a. 2024 Meeting Schedule
Nickel Plate Review Committee
5:00 PM

- January 24, 2024
- February 28, 2024
- March 27, 2024
- April 24, 2024
- May 22, 2024
- June 26, 2024
- July 24, 2024
- August 28, 2024
- September 25, 2024
- October 23, 2024
- November 20, 2024
- December 18, 2024

9. Adjournment

**CITY OF FISHERS
NICKEL PLATE REVIEW COMMITTEE
MINUTES
August 23, 2023**

The Nickel Plate Review Committee was convened by Eugene Johnson at 5:00 p.m.

A roll call was taken and those members present were: Eugene Johnson, Rich Block, Jamie Nieves via Teams, Selina Stoller, and Emily Bowman.

Others in attendance: Megan Vukusich, Ross Hilleary, Kay Prange, Spencer Heffron, Mindy Westrick Brown, Andrea Davis, Mark Leach, Aaron Hurt, Dan Moriarity.
Minutes from the 6-28-23 meeting were approved, 3-0.

City Walk on Nickel Plate Trail

Case: NPR-23-4

Address: 12002 Lantern Road Area

Request: Faegre Drinker on behalf of Wanas Group, LLC request approval of the site plan and architecture for the City Walk project, which includes 41 townhomes, 87 apartments, and 106 condos. The subject site is located east Lantern Road and west of the Nickel Plate Trail.

Petitioner: Mark Leach (mark.leach@faegredrinker.com)

Planner: Ross Hilleary (hillearyr@fishers.in.us)

Ross Hilleary presented the Staff Report. City Walk will have 41 town homes facing Lantern Road that are 3 ½ stories. There will be 87 apartments facing Alhuda and Lantern. There will be 106 condos in twin buildings with a signature stair case on the NPT. A Waiver has been requested for buildings B and C for maximum height.

Mark Leach of Faegre Drinker, Dan Moriarity, Architect, and Aaron Hurt, Civil Engineer, presented the site. They noted that the entrance to the garage has been changed for more buffer.

Selina Stoller confirmed that there will be a 15-ft. streetscape on Lantern Road. Emily Bowman inquired about the Sunblest side of the street. At this point it will be left as is. This will be a TAC item with Engineering.

Ms. Stoller also noted that Sunblest residents have some concerns with traffic that were shared with the Mayor. Ms. Stoller also noted the pickleball courts and the noise they would create. This is a property management issue. Eugene Johnson asked about school bus pick up and drop off. The HSE transportation office is involved in TAC meetings. Staff recommends approval as presented. Rich Block stated that this is first class in all ways.

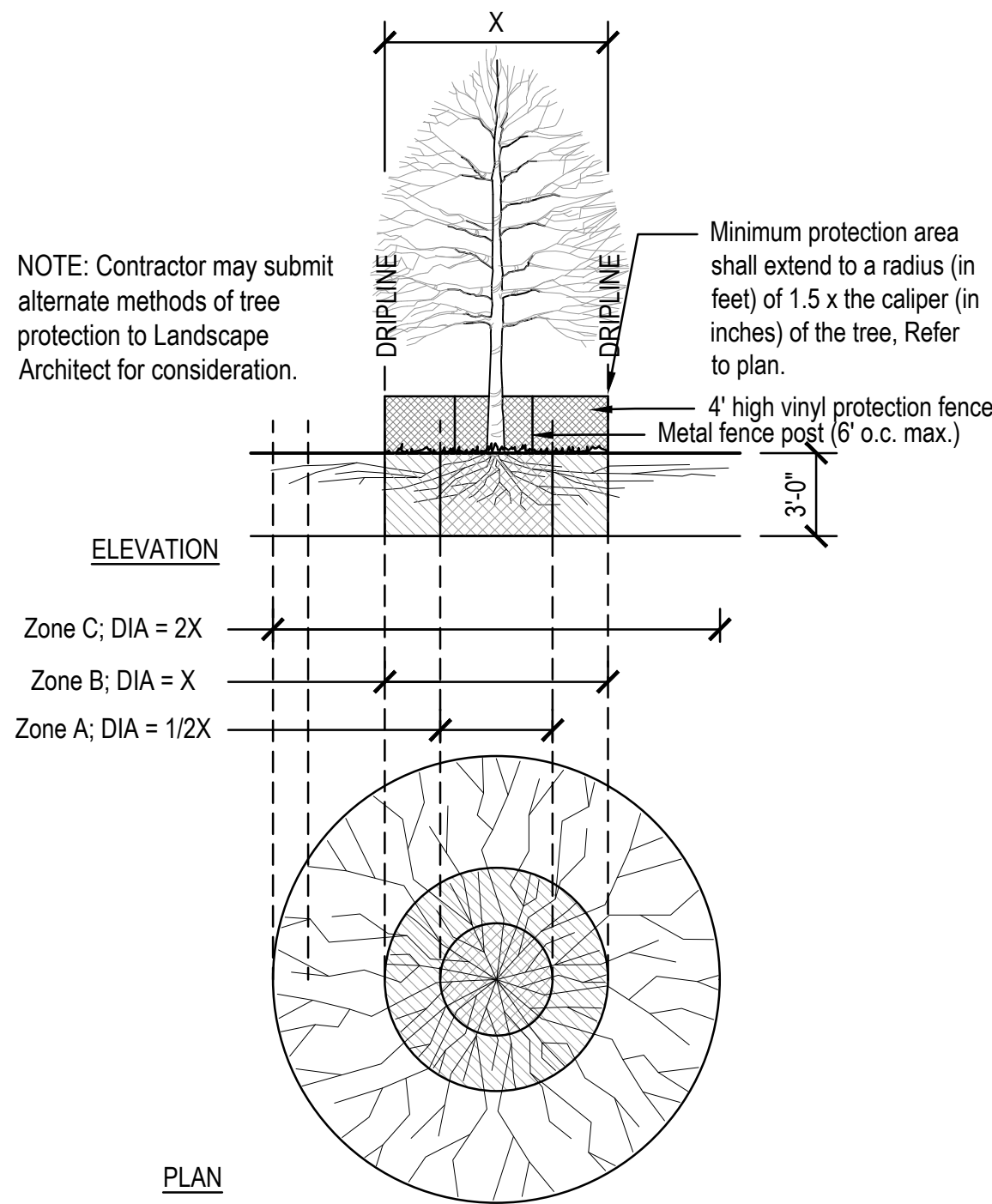
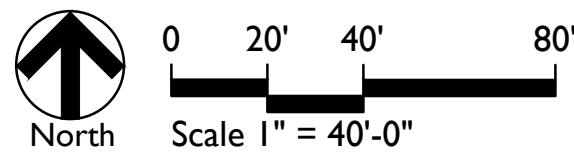
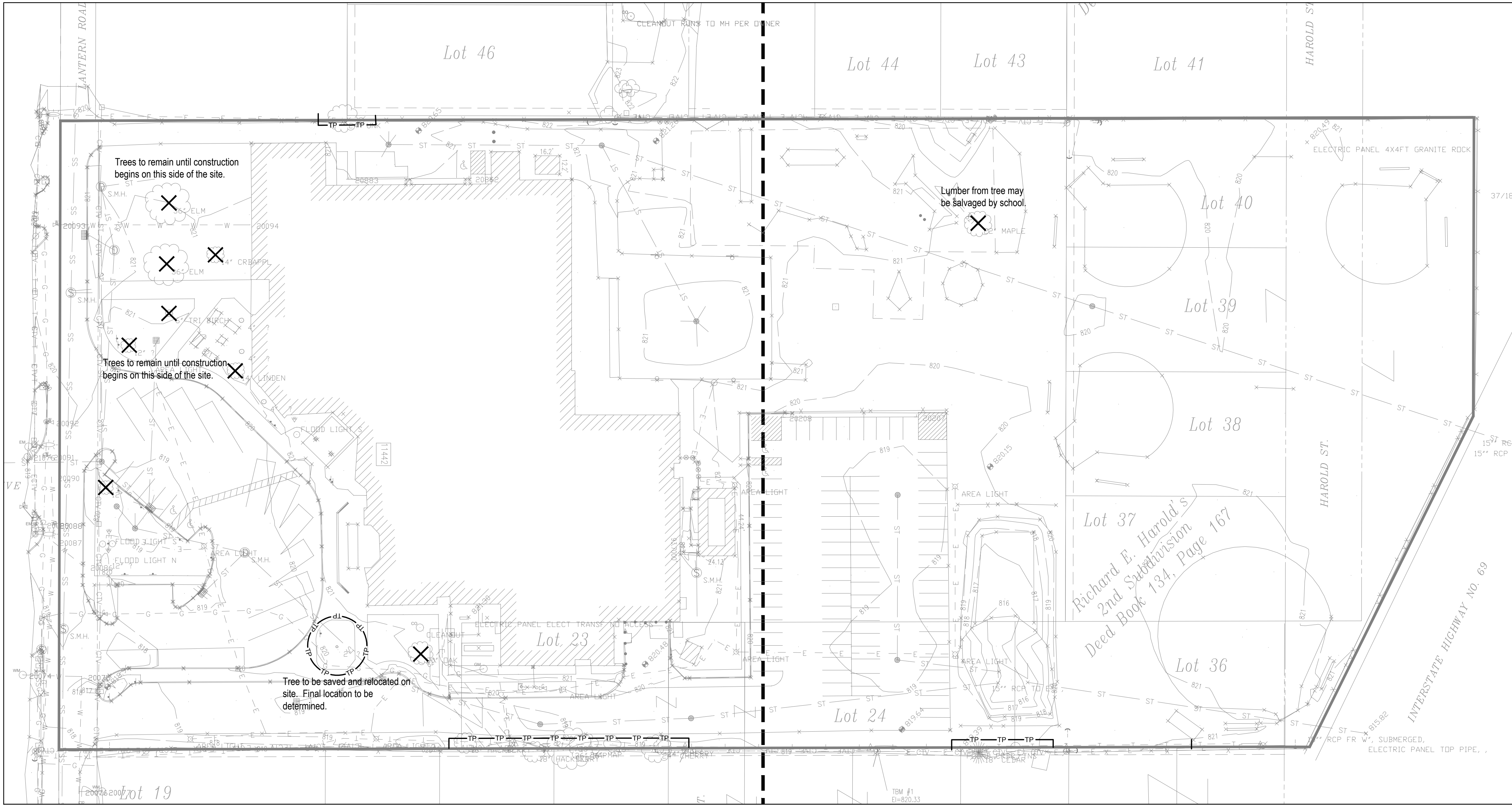
Mr. Block made a Motion to approve, including the waiver, and the Motion was seconded by Emily Bowman. The Motion was approved, 5-0.

The meeting was adjourned at 5:25.

Respectfully Submitted by:

Kay Prange, Recording Secretary

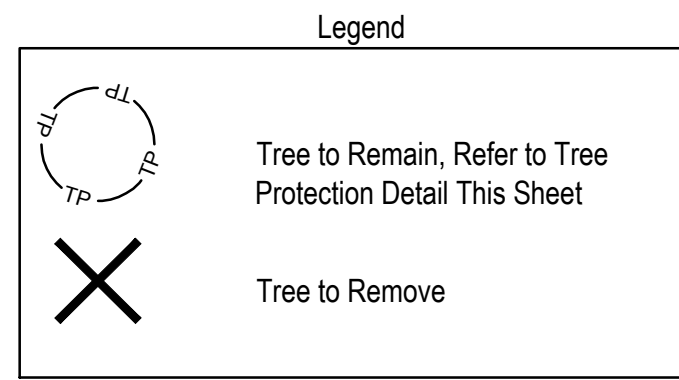




TREE PROTECTION
Not To Scale

GENERAL TREE PROTECTION NOTES

- Underground utilities, if shown, are based on above ground indications and construction drawings on file with the Owner. There is no guarantee that all underground utilities in service or abandoned are shown. Underground utilities are shown as accurately as possible but still may not be exact. No physical underground utility locations were made.
- Tree Protection Fencing locations are fixed. Install exactly where shown on these plans. Any adjustments to fencing locations must be approved by the Owner. Damages will be assessed if tree protection fence location is adjusted without Owner approval. Fence deviation from this plan or approved change will be corrected by the General Contractor prior to the start of construction.
- All tree pruning and limb restraint will be performed under the direct supervision of a Certified Arborist. Contractor shall not prune trees or restrain limbs.
- No staging, equipment, material storage, or vehicles are allowed on non-paved areas unless indicated otherwise on plan.
- Abandon all utilities to be removed when located within a Protected Root Zone.
- Backfill all depressed and void areas with top soil following removal of vegetation. Soil shall be free of debris. Compact soils to ensure settling and sedimentation do not occur.
- Coordinate locations of Tree Protection Fencing and Construction Fencing prior to the start of construction activities. In areas where Tree Protection and Construction Fences overlap, the Contractor may elect to install the more restrictive fence type of the two provided that the single fence accommodates the requirements of both fences.
- Contractor may submit alternate methods of tree protection to Landscape Architect for Consideration.
- Refer to Detail This Sheet and Specifications for Tree Protection Requirements.
- Coordinate Timing of Tree Removal with Owner's Representative.



TRENCHING/EXCAVATION

ZONE A (CRITICAL ROOT ZONE)

- NO DISTURBANCE ALLOWED without site-specific inspection and approval of methods to minimize root damage.
- Severance of roots larger than 2" diameter requires Landscape Architect's approval.
- Tunneling or boring required to install utilities 3'-0" below grade or deeper.

ZONE B (DRIPLINE)

- Operation of heavy equipment and/or stockpiling of materials subject to Landscape Architect's approval. Surface Protection* measures required.
- Trenching allowed as follows:
 - Excavation by hand or with hand-driver trencher may be required.
 - Limit trench width. Do not disturb Zone A, maintain 2/3 or more of Zone B in undisturbed condition.
- Tunneling or boring may be required for trenches deeper than 3'-0".

ZONE C (FEEDER ROOT ZONE)

- Operation of heavy equipment and/or stockpiling of materials subject to Landscape Architect's approval. Surface Protection* measures required.
- Trenching with heavy equipment allowed as follows:
 - Minimize trench width.
 - Maintain 2/3 or more of Zone C in undisturbed condition.

FENCING/ROOT PROTECTION

4' high vinyl protection fence at the greater of Zone B (Dripline) or to a radius (in feet) of 1.5x the caliper (in inches) of the tree, minimum, and at Zone C (Feeder Root Zone) if possible. Refer to Detail this Sheet.

Upon Landscape Architect's approval, a plywood box (8' minimum height) may be used where fencing cannot be achieved.

Landscape Architect's approval required for use/access within Zone B. Permission for use/access requires Surface Protection Measures for all unfenced, unpaved surfaces within Zone B.

*SURFACE PROTECTION MEASURES

- Mulch Layer, 6"-8" Depth
- 3/4" Plywood
- Steel Plates

REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
10/02/2023	SS	LM

DRAWING TITLE:

TREE PROTECTION PLAN

CERTIFIED BY:

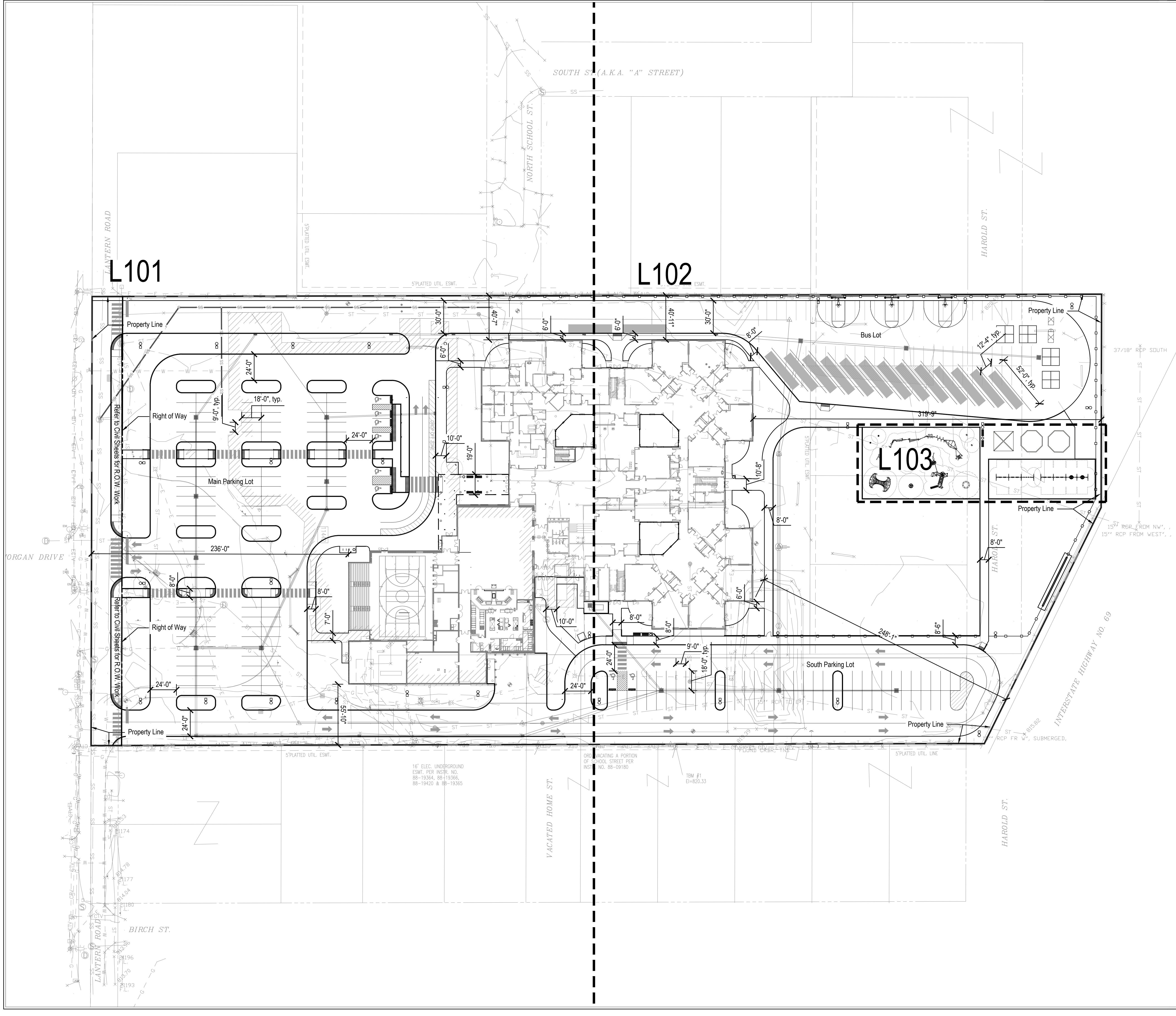
**NOT FOR
CONSTRUCTION**

DRAWING NUMBER

L010

PROJECT NUMBER

2021119



Parking Counts

Parking Requirements:
Parking minimum not established for institutional use for Village Center within the Nickel Plate District Code. Per Fishers Unified Development Ordinance, provide 3 spaces per elementary school classroom + 1 space per 4 seats in largest assembly area + 1 space per teacher and administration.

Required Per UDO:	
For 54 teachers and administration	= 54 spaces
For 38 classrooms x 3	= 114 spaces
+ For 320 assembly / 4	= 80 spaces
Total	= 248 spaces

- Accessible Parking Requirements:
Shall conform to ADA standards and requirements.
- 51-75 spaces, provide 3 accessible spaces
 - 76-100 spaces, provide 4 accessible spaces
 - 201-300 spaces, provide 7 accessible spaces

- Provided:
Main Lot
- 100 spaces
 - 6 ADA spaces

- South Lot
- 64 spaces
 - 2 ADA spaces

- Bus Lot
- 15 bus spaces
 - 64 overflow event spaces

SCOPE DRAWINGS:
These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems. The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract. On the basis of the general scope indication or description, the trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
10/02/2023	SS	LM

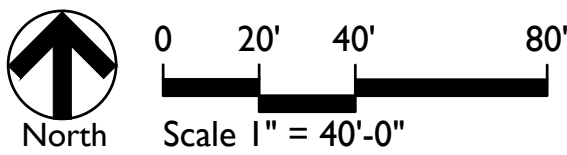
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SITE REFERENCE
PLAN

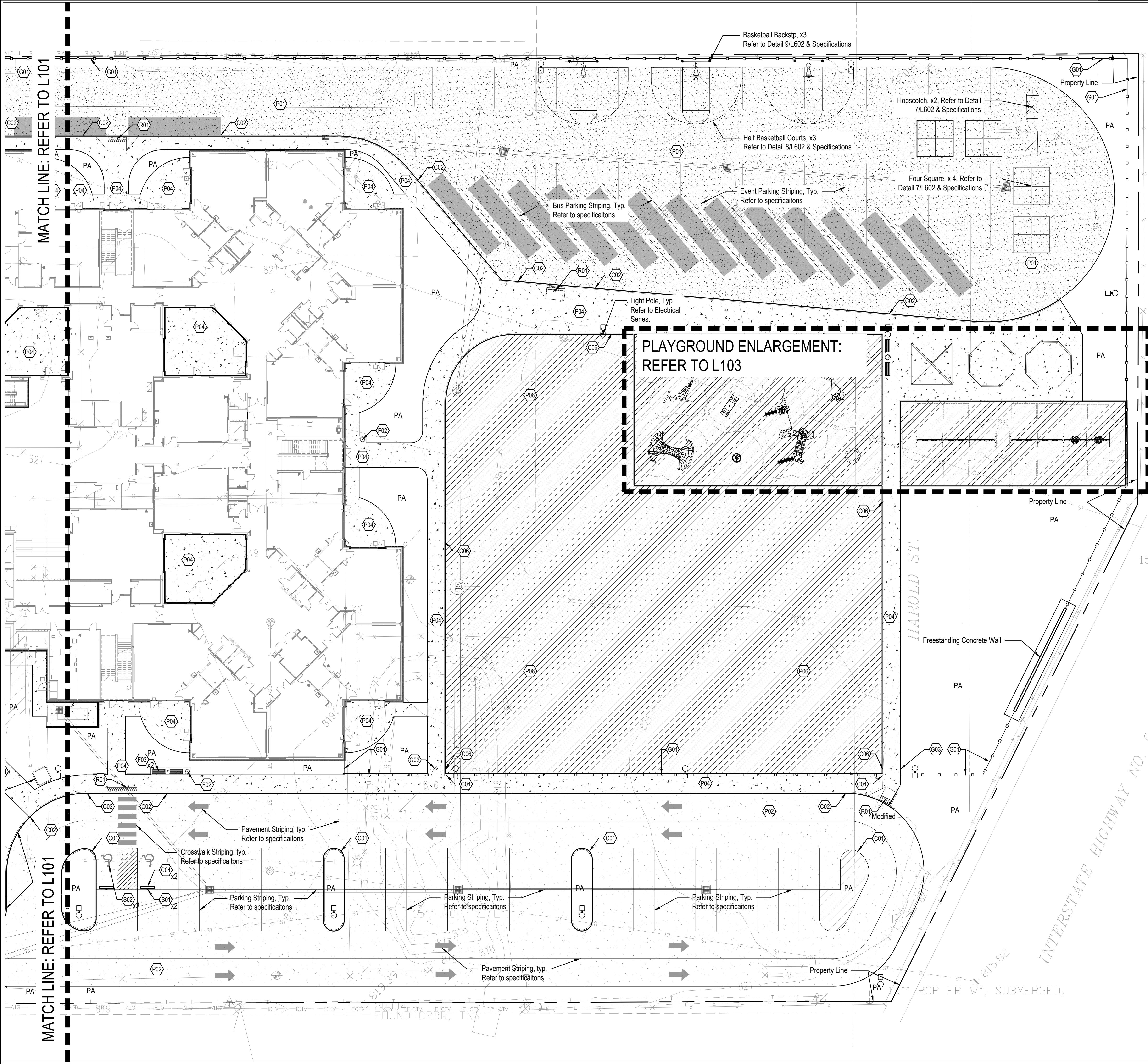
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CONSTRUCTION

DRAWING NUMBER
L100

PROJECT NUMBER
2021119







KEY	CURBS
DESCRIPTION / REFERENCE	
C01	CONCRETE POST CURB REFER TO SITE DETAIL 6/L600
C02	INTEGRAL CONCRETE CURB AND WALK REFER TO SITE DETAIL 7/L600
C03	WHEEL STOP REFER TO SITE DETAIL 8/L601
C04	PLAYGROUND PERIMETER NALER CURB WITH EMBEDDED FENCE REFER TO SITE DETAIL 6/L602
C05	PLAYGROUND PERIMETER NALER CURB REFER TO SITE DETAIL 5/L602
C06	INTEGRAL CONCRETE CURB AND WALK TURN DOWN PLAYGROUND EDGE REFER TO SITE DETAIL 4/L602

KEY	FURNISHINGS
DESCRIPTION / REFERENCE	
F01	BIKE RACK INSTALLATION REFER TO DETAIL 9/L600 AND SPECIFICATIONS
F02	TRASH RECEPTACLES REFER TO SPECIFICATIONS
F03	BENCHES REFER TO SPECIFICATIONS
F04	FLAGPOLE FOOTING REFER TO DETAIL 9/L600 & SPECIFICATIONS

KEY	GATES & FENCING
DESCRIPTION / REFERENCE	
G01	6'-0" HT. CHAIN-LINK FENCE, VINYL COATED, BLACK, REFER TO SPECIFICATIONS
G02	SINGLE SWING GATE, 4'-0" OPENING, MATCH HEIGHT OF ADJACENT FENCING REFER TO SPECIFICATIONS
G03	DOUBLE LEAD SWING GATE, 8'-0" OPENING, MATCH HEIGHT OF ADJACENT FENCING REFER TO SPECIFICATIONS
G04	VEHICULAR SWING GATE, REFER TO SPECIFICATIONS

KEY	PAVEMENT
DESCRIPTION / REFERENCE	
P01	ASPHALT, HEAVY DUTY REFER TO SITE DETAIL 5/L600
P02	ASPHALT, STANDARD DUTY REFER TO SITE DETAIL 4/L600
P03	HEAVY DUTY CONCRETE PAVEMENT REFER TO SITE DETAIL 2 & 3/L600
P04	CONCRETE PAVEMENT REFER TO SITE DETAIL 1 & 2/L600
P05	SYNTHETIC TURF WITH CUSHION LAYER, REFER TO DETAIL 1 & 3/L602
P06	SYNTHETIC TURF REFER TO DETAIL 3 & 5/L602

KEY	RAMPS
DESCRIPTION / REFERENCE	
R01	PERPENDICULAR CURB RAMP WITH FLARES REFER TO SITE DETAIL 2/L601
R02	PARALLEL CURB RAMP REFER TO SITE DETAIL 3/L601
R03	STRAIGHT RAMP REFER TO SITE DETAIL 1/L601

KEY	SIGNAGE
DESCRIPTION / REFERENCE	
S01	ADA ACCESSIBLE PARKING SIGN REFER TO SITE DETAIL 7/L601
S02	ACCESSIBLE PARKING STRIPING & SYMBOL REFER TO SITE DETAIL 5 & 6/L601
S03	STOP SIGN REFER TO SITE DETAIL 10/L602
S04	PEDESTRIAN CROSSING REFER TO SITE DETAIL 10/L602
S05	DO NOT ENTER REFER TO SITE DETAIL 10/L602
S06	BUS ONLY REFER TO SITE DETAIL 10/L602

KEY	PLANTING
DESCRIPTION / REFERENCE	
PA	PLANTED AREA

REVISIONS:		

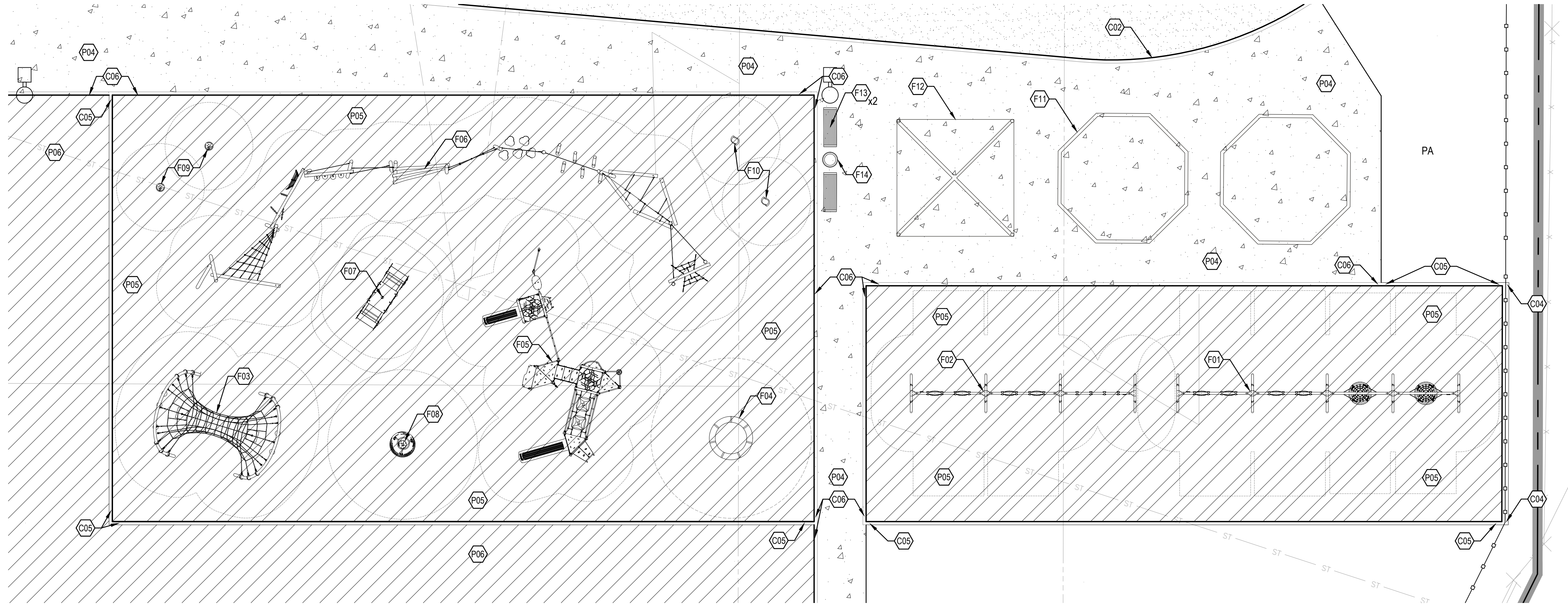
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10/02/2023	SS	LM

DRAWING TITLE:	
SITE MATERIALS PLAN	

CERTIFIED BY:	
NOT FOR CONSTRUCTION	

DRAWING NUMBER	
L102	

PROJECT NUMBER	
2021119	

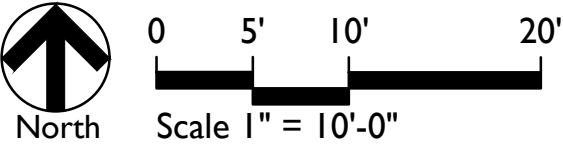


PLAYGROUND ENLARGEMENT

CURBS	
KEY	DESCRIPTION / REFERENCE
C01	CONCRETE POST CURB REFER TO SITE DETAIL 6L600
C02	INTEGRAL CONCRETE CURB AND WALK REFER TO SITE DETAIL 6L600
C03	SLOPED CURB REFER TO SITE DETAIL 7L600
C04	WHEEL STOP REFER TO SITE DETAIL 6L601
C05	PLAYGROUND PERIMETER NAILER CURB REFER TO SITE DETAIL 4L602
C06	INTEGRAL CONCRETE CURB AND WALK TURN DOWN PLAYGROUND EDGE REFER TO SITE DETAIL 4L602
C04	PLAYGROUND PERIMETER NAILER CURB WITH EMBEDDED FENCE REFER TO SITE DETAIL 4L602

PLAYGROUND FEATURES	
KEY	DESCRIPTION / REFERENCE
F01	SWING A, REFER TO SPECIFICATION 32 33 00
F02	SWING B, REFER TO SPECIFICATION 32 33 00
F03	ARC TUNNEL, REFER TO SPECIFICATION 32 33 00
F04	SUPER NOVA, REFER TO SPECIFICATION 32 33 00
F05	FOUR TOWERS WITH NET, MODEL PCM410231, REFER TO SPECIFICATION 32 33 00
F06	PARKOUR 5, IG, REFER TO SPECIFICATION 32 33 00
F07	GARDEN SEESAW, REFER TO SPECIFICATION 32 33 00
F08	TIPI CAROUSEL, REFER TO SPECIFICATION 32 33 00
F09	SPICA, REFER TO SPECIFICATION 32 33 00
F10	SPINNER BOWL, REFER TO SPECIFICATION 32 33 00
F11	GAGA PIT, REFER TO SPECIFICATION 32 33 00
F12	SHADE STRUCTURE, REFER TO SPECIFICATION 32 33 00
F13	BENCH, REFER TO SPECIFICATION 32 33 00
F14	TRASH RECEPTACLE, REFER TO SPECIFICATION 32 33 00

PAVEMENT	
KEY	DESCRIPTION / REFERENCE
P04	CONCRETE PAVEMENT REFER TO SITE DETAIL 1 & 2L600
P05	SYNTHETIC TURF WITH CUSHION REFER TO SITE DETAIL 1 & 3L602
P06	SYNTHETIC TURF REFER TO SITE DETAIL 3 & 5L602



FISHERS ELEMENTARY SCHOOL
ADDITIONS & RENOVATIONS
TAC SUBMITTAL
11442 LANTERN
RD, FISHERS, IN
46038

SCOPE DRAWINGS:
These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems. The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract.
On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

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10/02/2023	SS	LM

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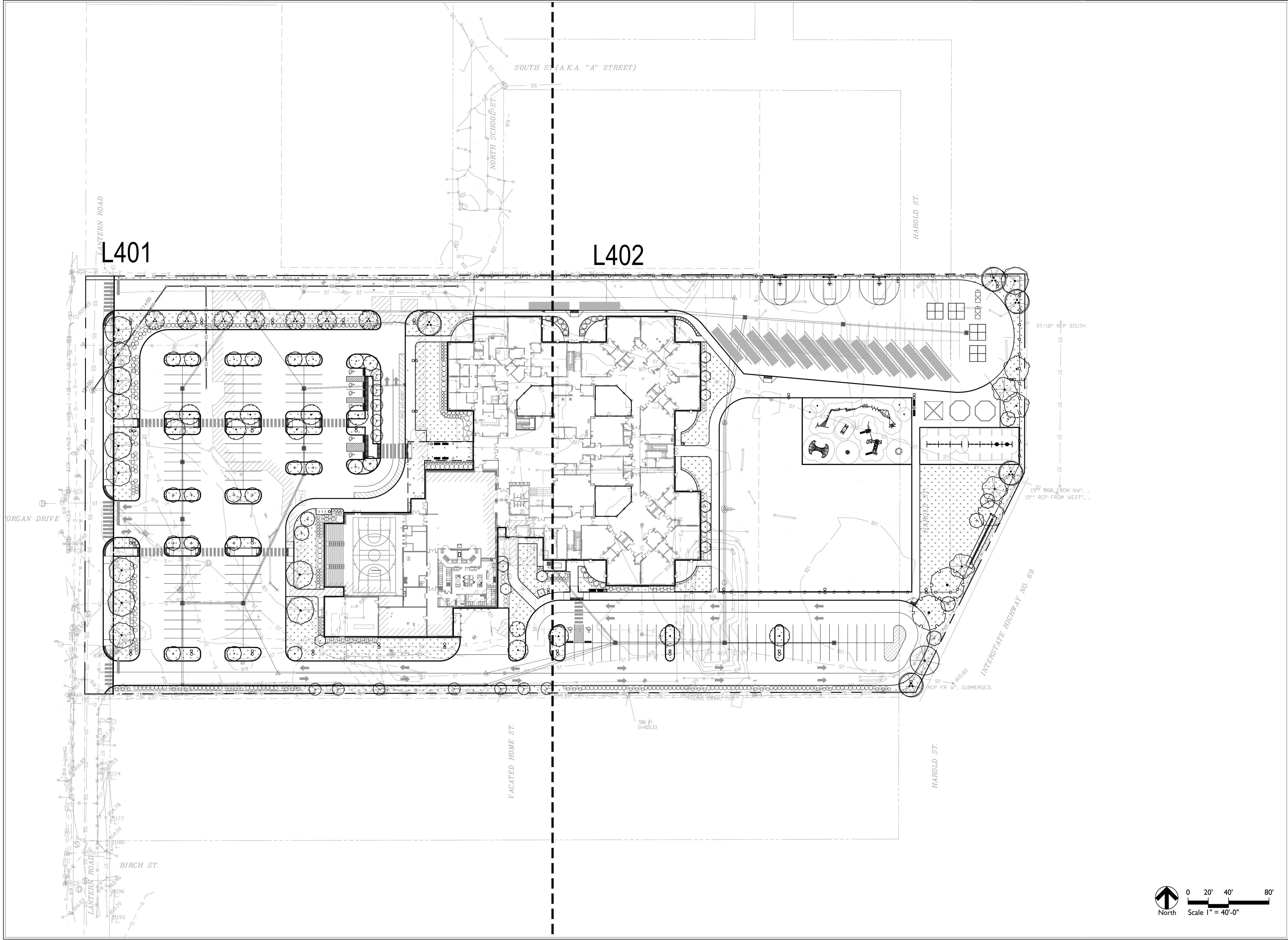
SITE MATERIALS
PLAN

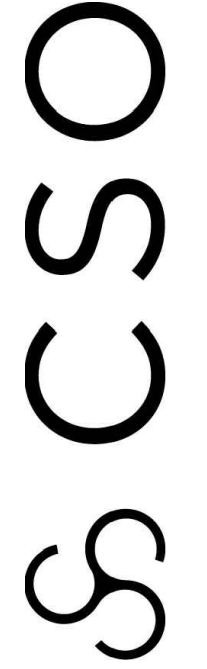
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NOT FOR
CONSTRUCTION

DRAWING NUMBER
L103

PROJECT NUMBER
2021119





8831 Keystone Crossing, Indianapolis, IN 46240
317.848.7800 | csolnc.net



5625 Lawton Loop E. Dr. | Indianapolis, IN 46216
317-485-4900 | www.context-design.com

FISHERS ELEMENTARY SCHOOL
ADDITIONS & RENOVATIONS

TAC SUBMITTAL
11442 LANTERN
RD, FISHERS, IN
46038

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REVISIONS:

PLANTING
REFERENCE PLAN

ISSUE DATE	DRAWN BY	CHECKED BY
10/02/2023	SS	LM

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CONSTRUCTION

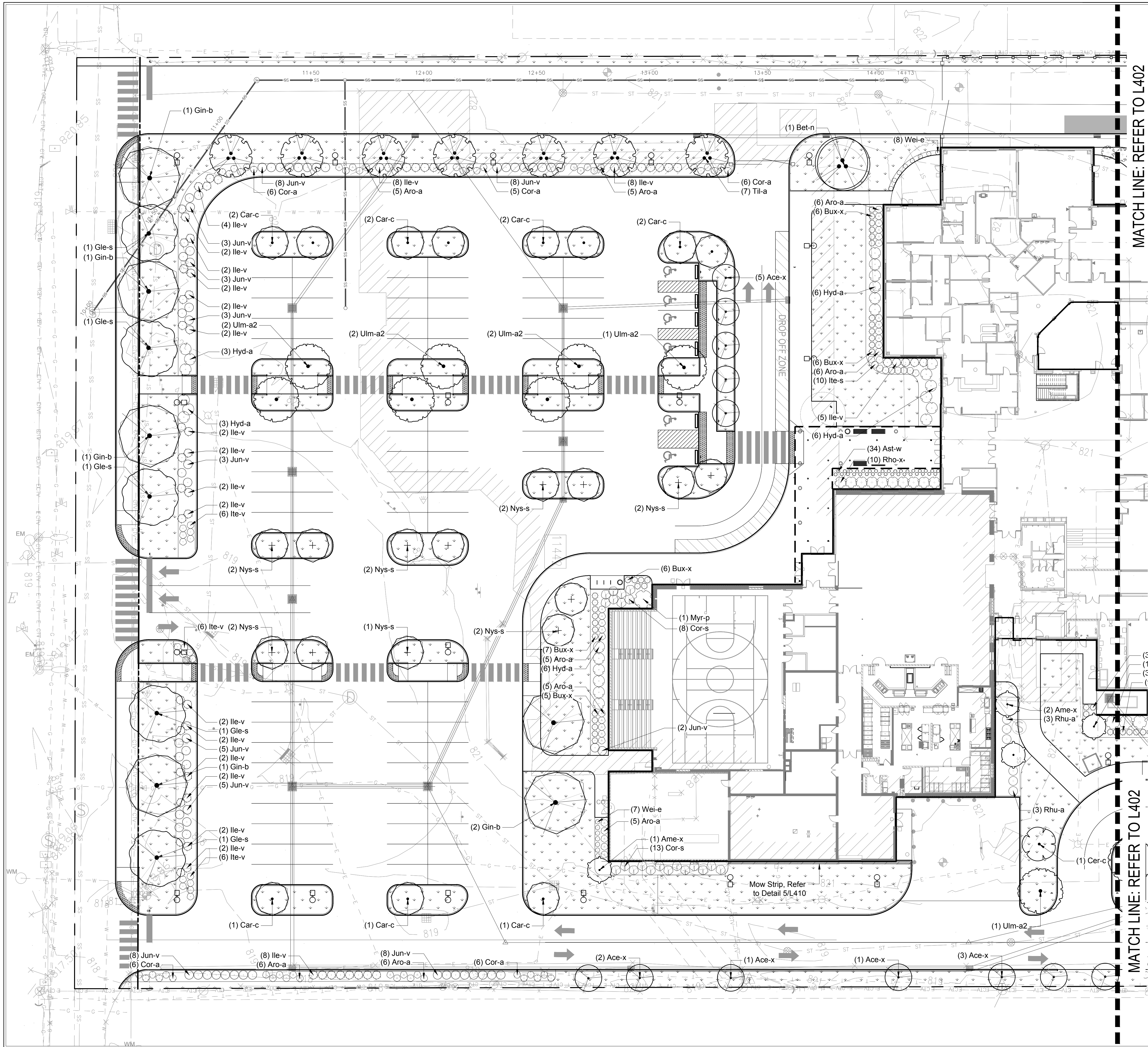
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PROJECT NUMBER

2021119

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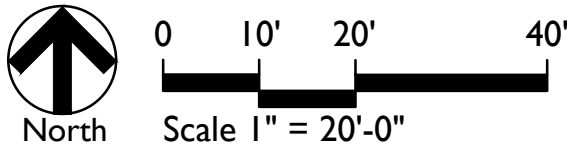


GENERAL LANDSCAPE AND PLANTING NOTES

- Refer to Project Manual for Planting Specifications and Topsoil requirements. Refer to Plant Schedule and Planting Details for additional information.
- All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. On-site adjustments may be required.
- Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT.
- Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
- Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule. Plant material quantities shown on plan are minimum quantities. Additional material may be needed to meet spacing requirements and field conditions.
- Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or sod treatment.
- The Contractor shall install and/or amend topsoil in all proposed bed areas to meet Specifications. Contractor shall coordinate quantity and placement of topsoil. Landscaper shall verify depth of topsoil prior to plant installation. (Refer to specifications for topsoil source and placement requirements)
- All tree locations shall be marked with 2x2" stakes prior to planting for review and approval by the Landscape Architect. Any plant material installed in an incorrect location, by the judgment of the Landscape Architect, shall be reinstalled at the Contractor's expense.
- All plant beds shall receive 3" minimum of shredded hardwood bark mulch (unless otherwise noted).
- Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to Owner's satisfaction at no additional cost.
- The Contractor shall maintain all plant material and lawns until the project is fully accepted by the Landscape Architect, unless otherwise noted.
- All workmanship and materials shall be guaranteed by the Contractor for a period of one calendar year after Final Acceptance.
- Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work.
- Contractor shall test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using tree pit drainage.
- Tree Protection Fencing is the responsibility of the Contractor. Minimum protected area shall include the full drip line of the canopy. NO construction activities, material storage, etc. may occur within that area. The Contractor shall ensure that no soil compaction or tree damage occurs in any Protected areas, at any time during the construction process.
- Trees shall be matched in groups unless otherwise noted.

ORDINANCE CHART

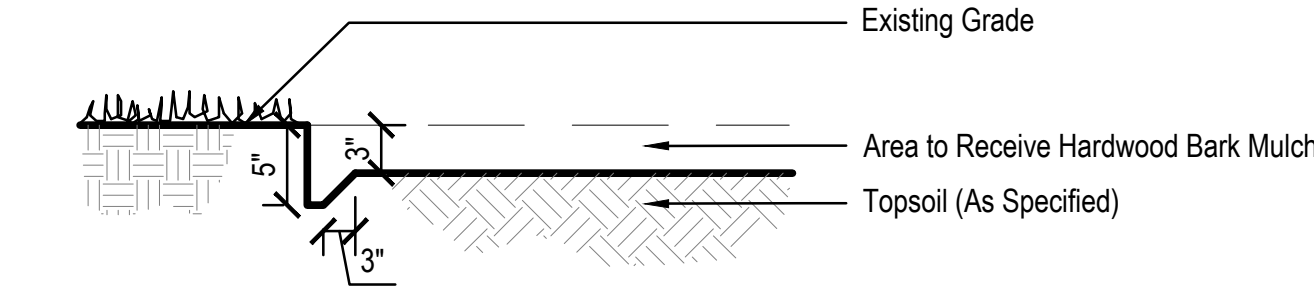
- NICKEL PLATE DISTRICT CODE**
- Street Trees**
Abutting Interstate or Highway
Requirement: Provide (1) canopy deciduous or evergreen tree per 60 l.f. of property contiguous to the roadway.
Required: 242 l.f. / 60 l.f. = (5) trees
Provided: (5) trees
- Secondary Arterial**
Requirement: Provide (1) canopy tree per 50 l.f. of street frontage. To be provided within a 5-foot wide planting strip between the curb and sidewalk, within the outer 10 feet of right-of-way, or on abutting property within 10 feet of the right-of-way.
Required: 413 l.f. / 50 l.f. = (9) trees
Provided: (9) trees
- Lot Planting**
Requirement: Lots over 45,000 s.f. shall be required to plant (3) trees plus (1) more per every 15,000 s.f. over 45,000 s.f.
Required: [370,929 s.f. - 45,000 s.f./15,000 s.f. = (22) trees] + (3) trees = (25) trees total
Provided: (25) trees
- Foundation Planting**
Requirement: Foundation shrubs shall be continuous along all street frontages, at a rate of (15) shrubs for every 20 l.f. of building frontage. Provide (2) shrubs or (1) ornamental tree for every 12 l.f. of foundation exclusive of building street frontage, doors, and loading dock openings. 60% shall be evergreen.
Building Street Frontage
Required: [318 l.f. / 20 l.f.] x (15) shrubs = (239) shrubs
Provided: (118) shrubs
Remaining Building Foundation
Required: 1,028 l.f. / 12 l.f. = (172) shrubs or (86) ornamental trees or combination thereof
Provided: (126) shrubs + (11) ornamental trees
- Parking Lot Landscaping**
Perimeter
Requirement: Provide (1) shrub per 4 l.f. of parking lot perimeter, 24"-36" in height. 60% shall be evergreen.
West Lot
Required: 572 l.f. / 4 l.f. = (86) evergreen shrubs + (57) deciduous shrubs
Provided: (112) evergreen shrubs + (75) deciduous shrubs
South Lot
Required: 360 l.f. / 4 l.f. = (54) evergreen shrubs + (36) deciduous shrubs
Provided: (54) evergreen shrubs + (36) deciduous shrubs
Bus Lot
Required: 428 l.f. / 4 l.f. = (64) evergreen shrubs + (43) deciduous shrubs
Provided: (0) evergreen shrubs + (0) deciduous shrubs
- Interior**
Requirement: Provide (1) landscape island per (20) parking spaces, equally distributed. Islands shall be 180 s.f. and 9 feet wide. Plant (1) canopy tree per 180 s.f. of islands.
Required: 9,388 s.f. / 180 s.f. = (53) trees
Provided: (46) trees



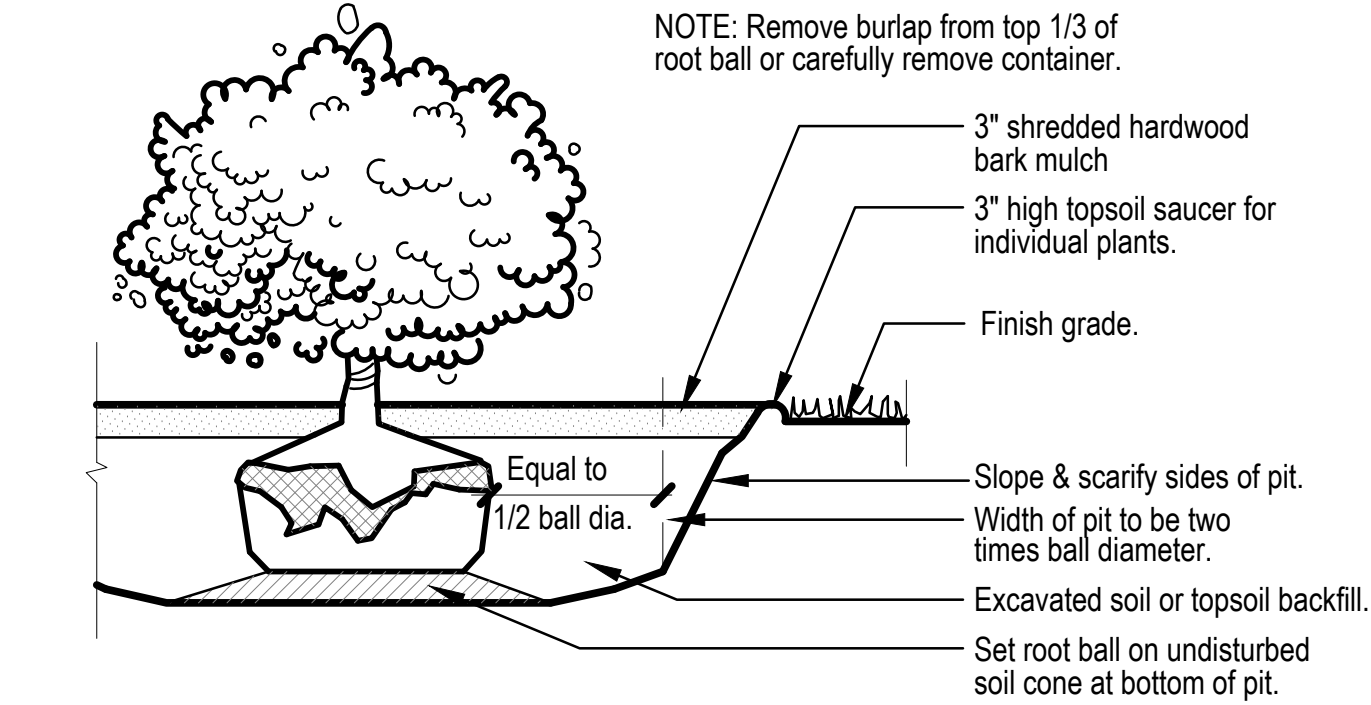
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-x	12	Acer rubrum 'Armstrong'	Armstrong Red Maple	B & B	2"Cal	full, strong central leader, matched
Ame-x	10	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B & B	8' ht.	multi-trunk; matched
Bet-n	5	Betula nigra	River Birch	B & B	2"Cal	full, strong central leader, matched
Car-c	11	Carpinus caroliniana	American Hornbeam	B & B	2"Cal	full, strong central leader, matched
Cer-c	1	Cercis canadensis	Eastern Redbud	B & B	8' ht.	multi-trunk, matched
Gin-b	7	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	B & B	2"Cal	full, strong central leader, matched
Gle-n	5	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Thornless Honeylocust	B & B	2"Cal	full, strong central leader, matched
Lir-t	3	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal	full, strong central leader, matched
Nys-s	18	Nyssa sylvatica	Sour Gum	B & B	2"Cal	full, strong central leader, matched
Pla-x	2	Platanus x acerifolia 'Columbia'	Columbia London Plane Tree	B & B	2"Cal	full, strong central leader, matched
Que-r	1	Quercus rubra	Red Oak	B & B	2"Cal	spring dug, full, strong central leader, matched
Til-a	7	Tilia americana 'Boulevard'	Boulevard Linden	B & B	2"Cal	full, strong central leader, matched
Til-c	3	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B & B	2"Cal	full, strong central leader, matched
Ulm-a2	11	Ulmus x americana 'Princeton Elm'	Princeton Elm	B & B	2"Cal	full, strong central leader, matched

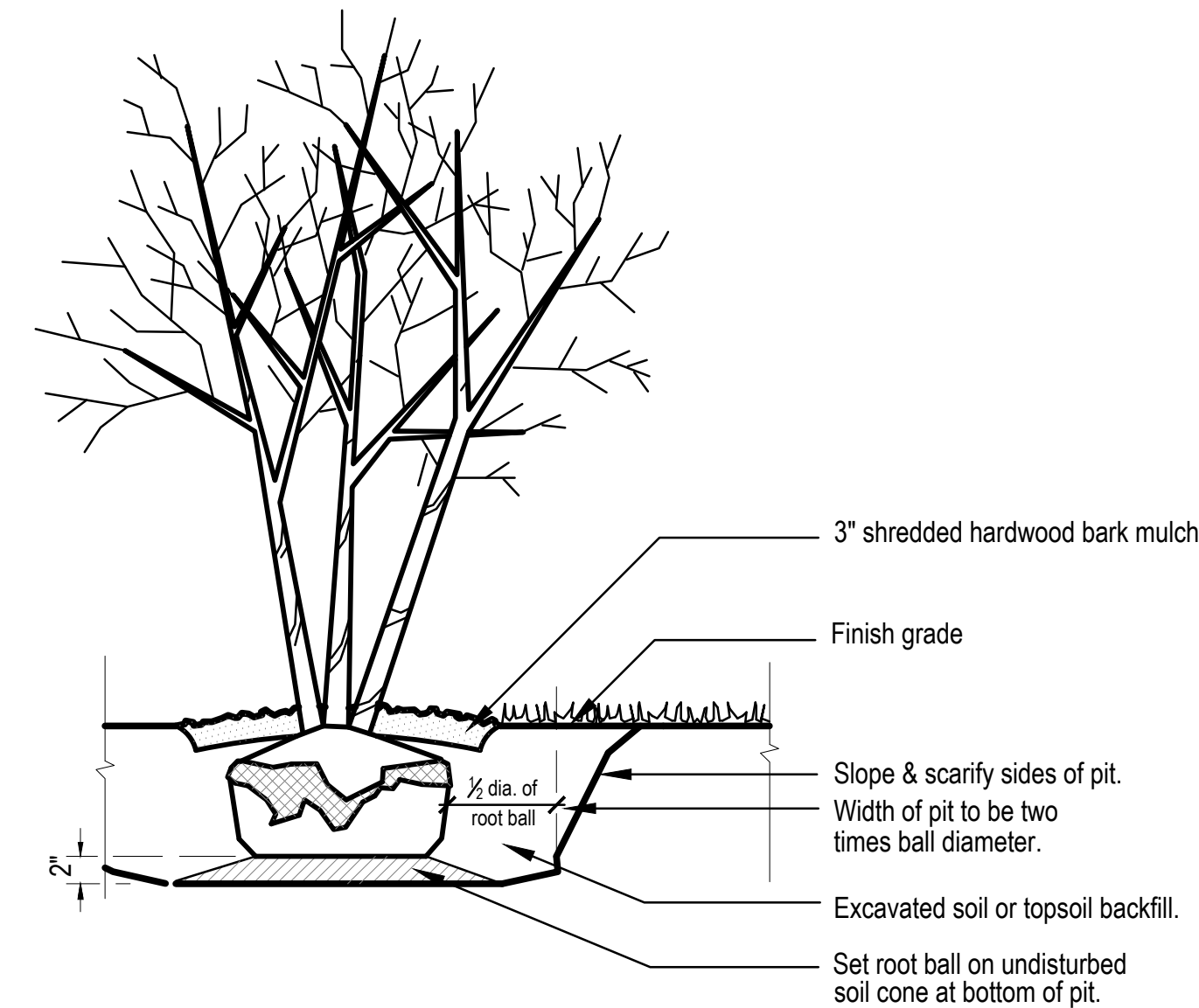
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Aro-a	79	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	container	24"	space @ 3'-0" o.c.
Ast-w	34	Astilbe x arendsii 'Weisse Gloria'	White Gloria Astilbe	container		space @ 18" o.c. allow to mass
Bux-x	53	Buxus x 'Green Velvet'	Green Velvet Boxwood	container	18"	space @ 3'-0" o.c., allow to mass
Cor-s	21	Cornus sericea 'Cardinal'	Cardinal Red-twig Dogwood	container	24"	space @ 4'-0" o.c.
Cor-a	47	Cornus stolonifera 'Farrow'	Arctic Fire Dogwood	container	24"	space @ 3'-0" o.c.
Hyd-a	32	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	container	24"	space @ 5'-0" o.c.
Ile-v	99	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	container	24"	space @ 4'-0" o.c., allow to mass; provide 1 Jim Dandy per 5 Red Sprites
Ite-v	18	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	container	24"	space @ 3'-0" o.c.
Ite-s	10	Itea virginica 'Sprich'	Little Henry Virginia Sweetspire	container	24"	space @ 3'-0" o.c.
Jun-h	15	Juniperus horizontalis	Creeping Juniper	container	15" spread	
Jun-v	88	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	container	18" spread	space @ 3'-0" o.c., allow to mass
Myr-p	1	Myrica pensylvanica	Northern Bayberry	container	24"	space @ 8'-0" o.c., allow to mass
Phy-m	3	Physocarpus opulifolius 'Monlo'	Diablo Purple Ninebark	container	36"	space @ 6'-0" o.c.
Rho-x	10	Rhododendron x 'P.J.M.'	PJM Rhododendron	container	24"	space @ 5'-0" o.c.
Rhu-a	6	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	container	18" spread	space @ 4'-0" o.c., allow to mass
Wei-e	39	Weigela florida 'Elvera'	Elvera Weigela	container	18" spread	space @ 2'-0" o.c.



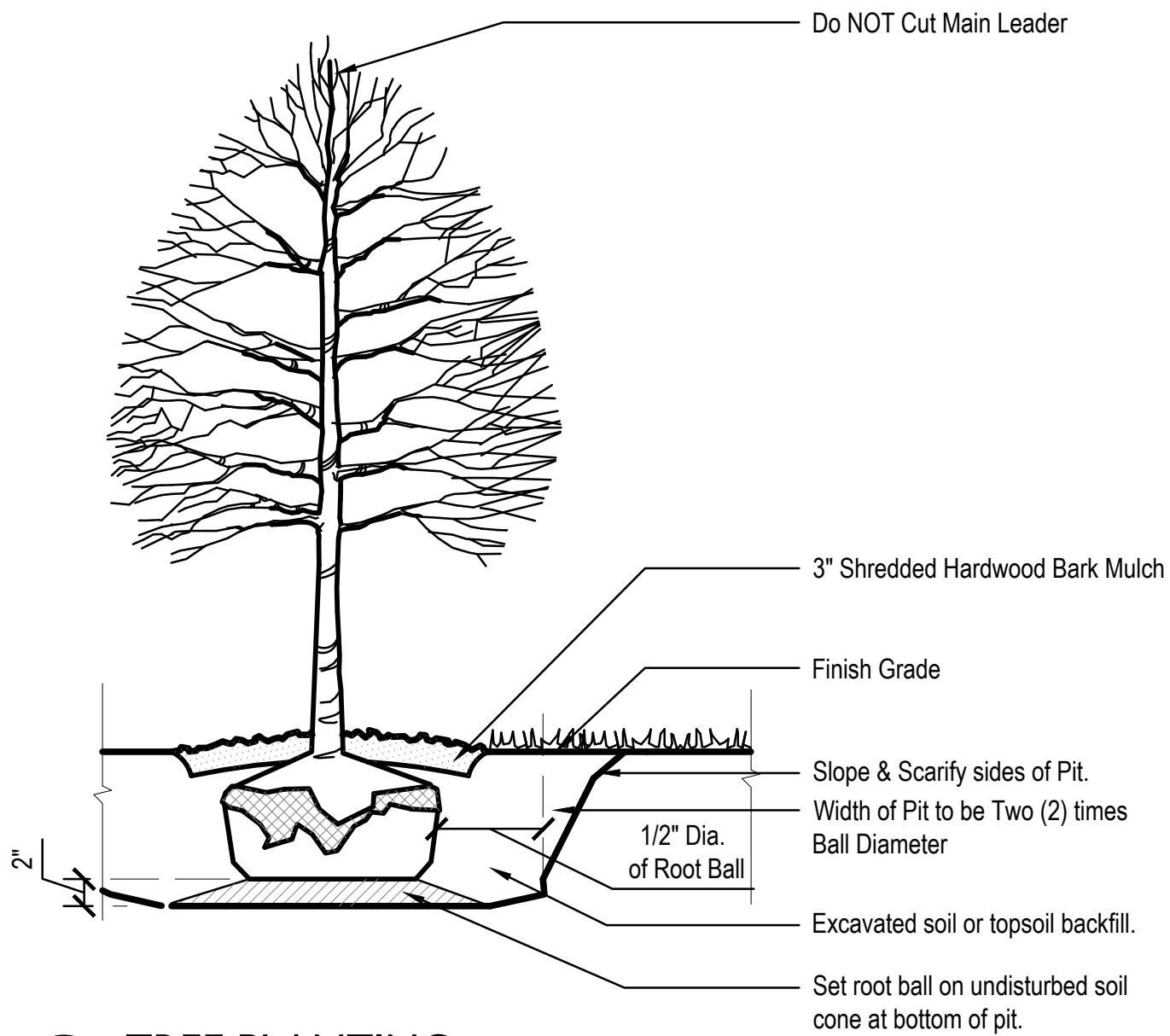
4 SPADE EDGE
Not to Scale



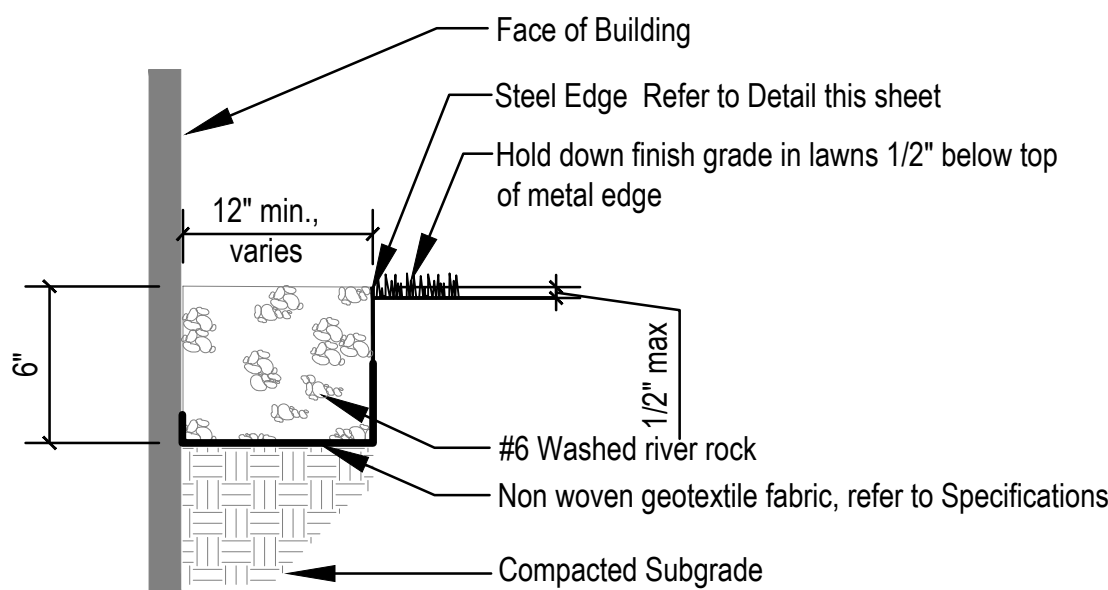
3 SHRUB PLANTING
Not to Scale



2 MULTI-STEM TREE PLANTING
Not to Scale



1 TREE PLANTING
Not to Scale



5 STONE MAINTENANCE EDGE (MOWSTRIP)
Not to Scale

CSO

8831 Keystone Crossing, Indianapolis, IN 46240
317.848.7800 | csolnc.net

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context
DESIGN

5825 Lawton Loop E. Dr. | Indianapolis, IN 46216
317-485-4900 | www.context-design.com

FISHERS ELEMENTARY SCHOOL
ADDITIONS & RENOVATIONS
TAC SUBMITTAL
11442 LANTERN
RD, FISHERS, IN
46038

SCOPE DRAWINGS:
These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems. The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract. On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
10/02/2023	SS	LM

DRAWING TITLE:

PLANTING
DETAILS

CERTIFIED BY:

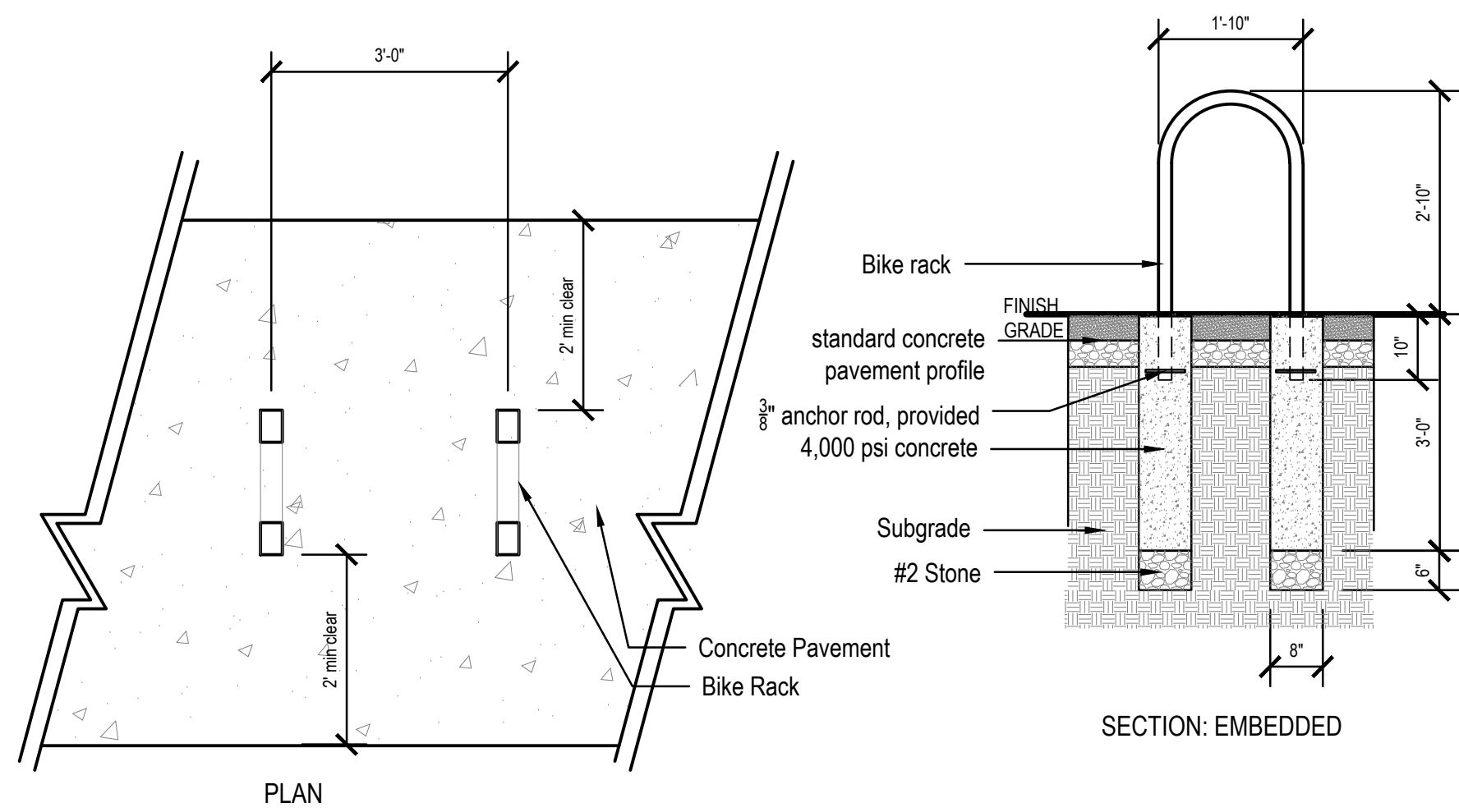
NOT FOR
CONSTRUCTION

DRAWING NUMBER

L410

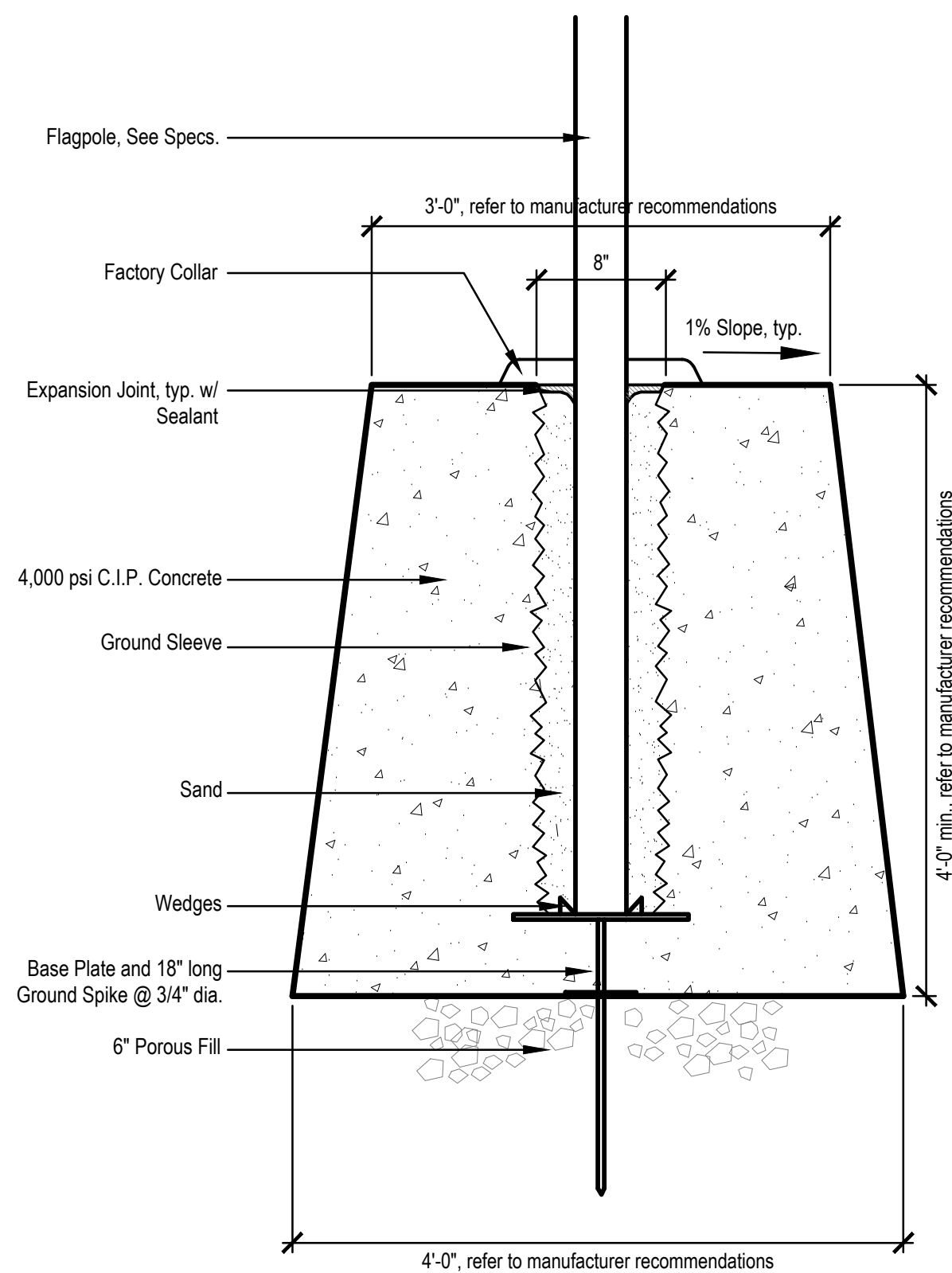
PROJECT NUMBER

2021119



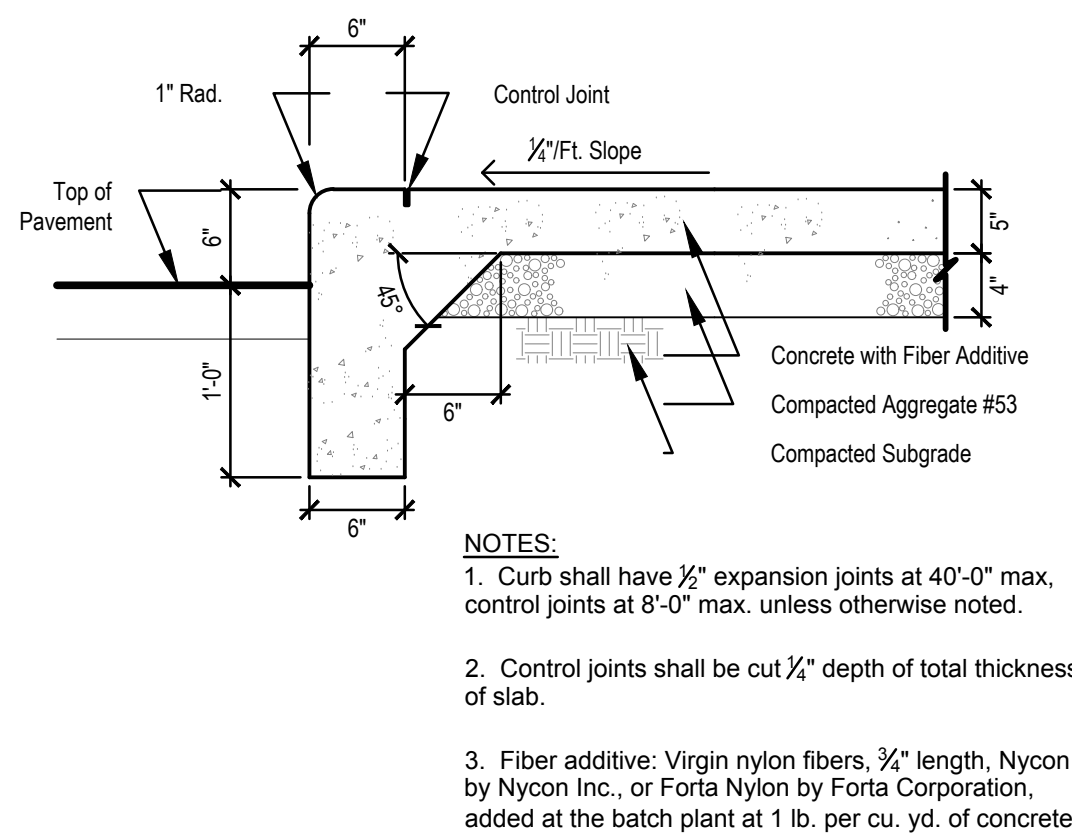
9 BIKE RACK

Scale: 1/2" = 1'-0"



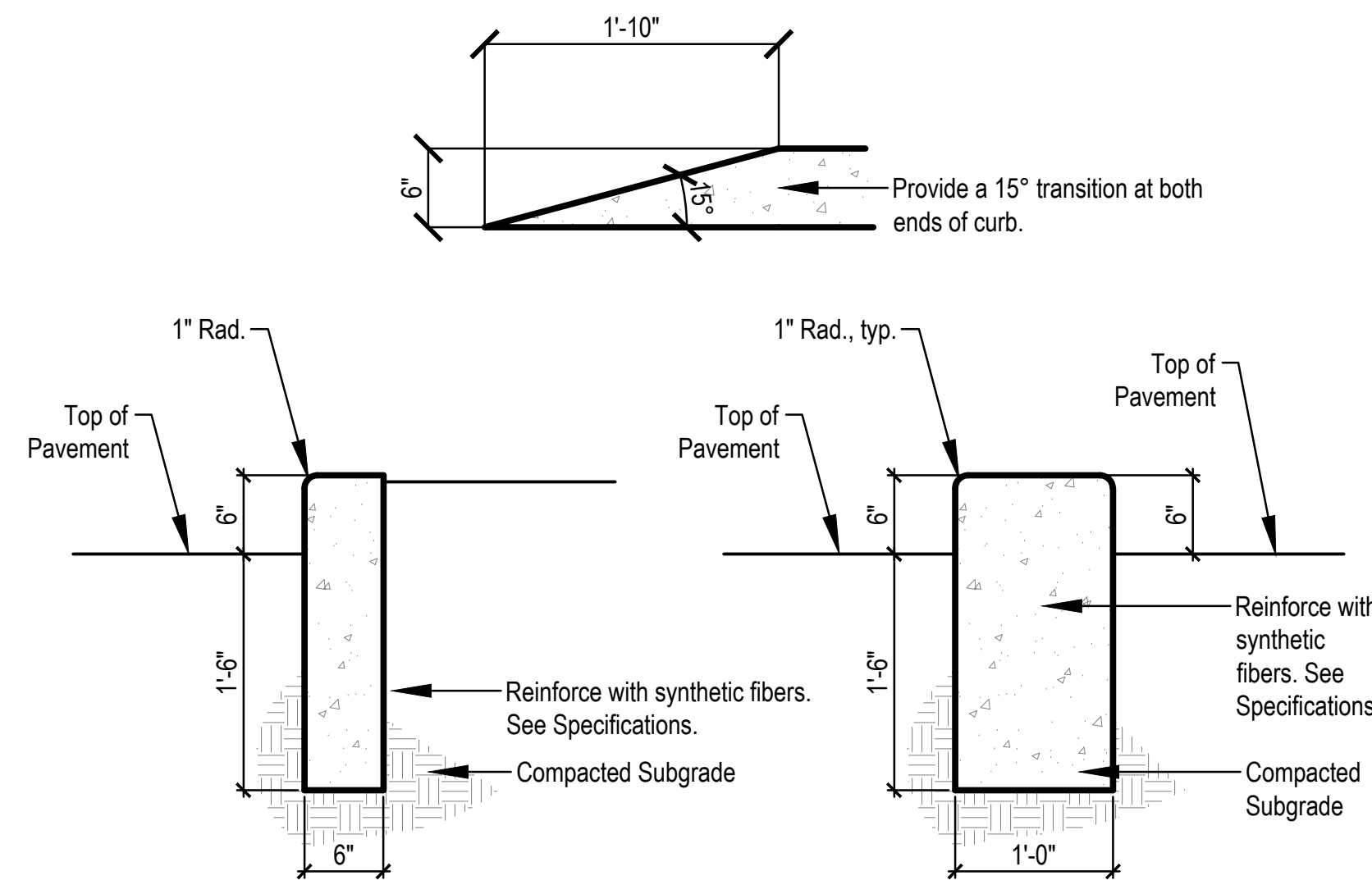
8 FLAGPOLE FOOTING

Scale: 1" = 1'-0"



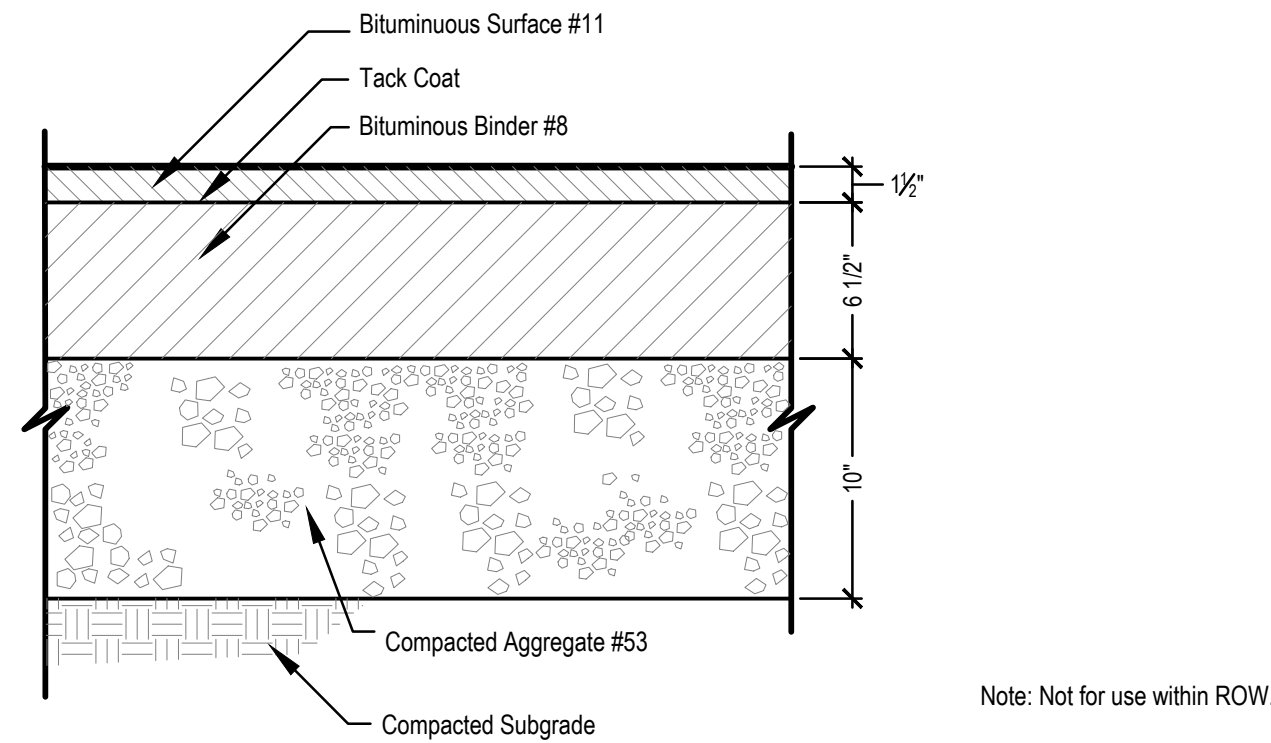
7 INTEGRAL CONCRETE CURB & WALK

Scale: 1"=1'-0"



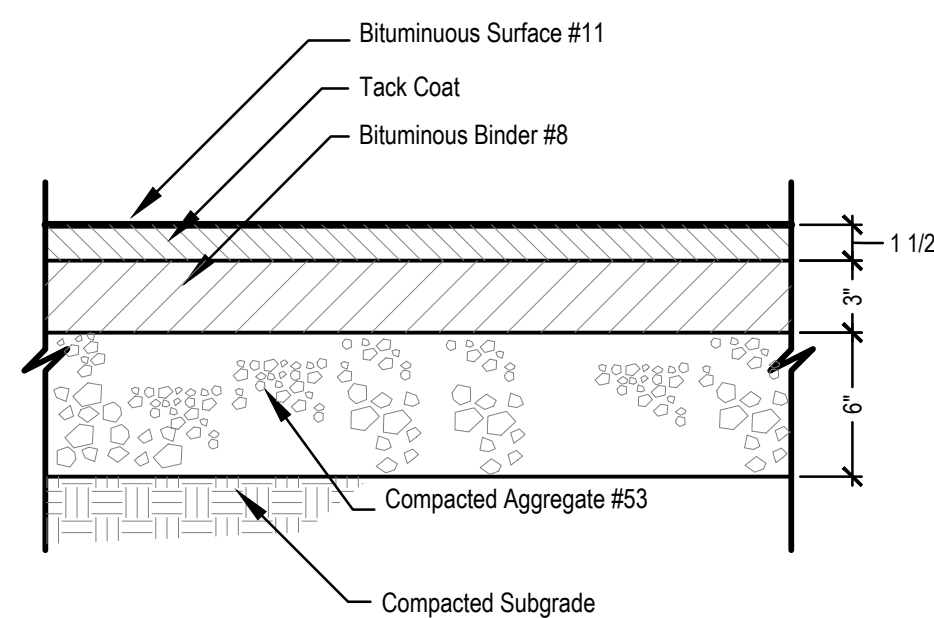
6 CONCRETE POST CURB

Scale: 1"=1'-0"



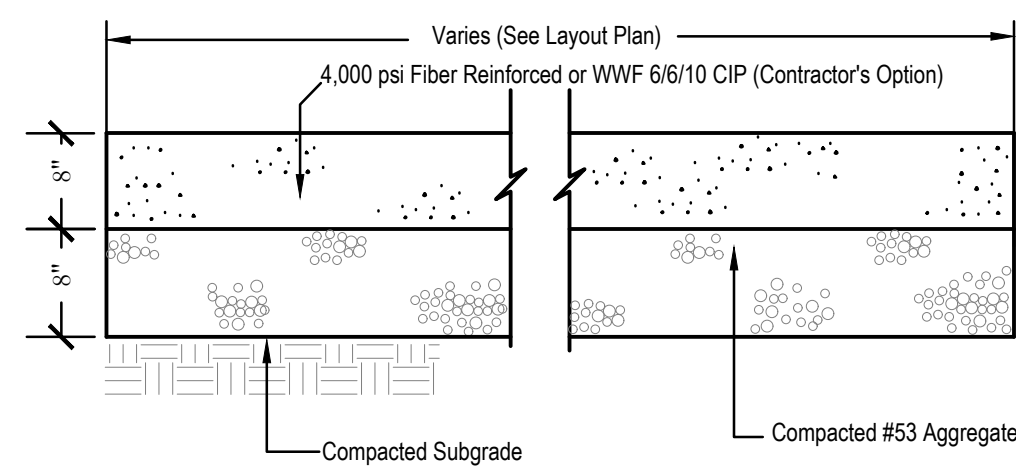
5 HEAVY-DUTY ASPHALT PAVEMENT (Bus Lot and Drives)

Not to Scale



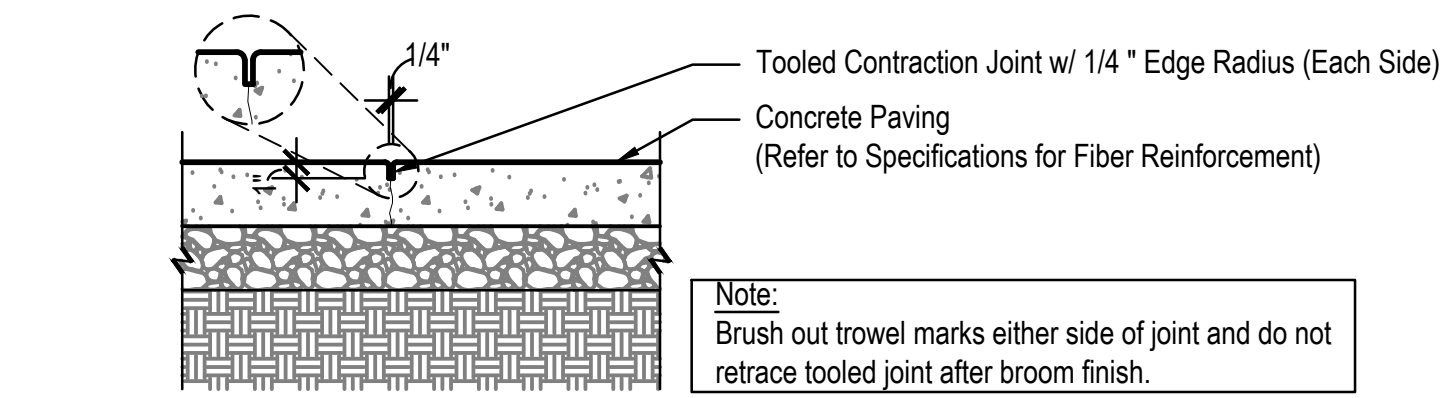
4 STANDARD ASPHALT PAVEMENT (Parking)

Not to Scale

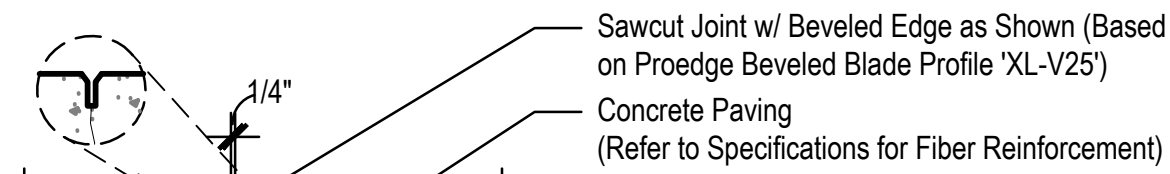


3 HEAVY DUTY CONCRETE

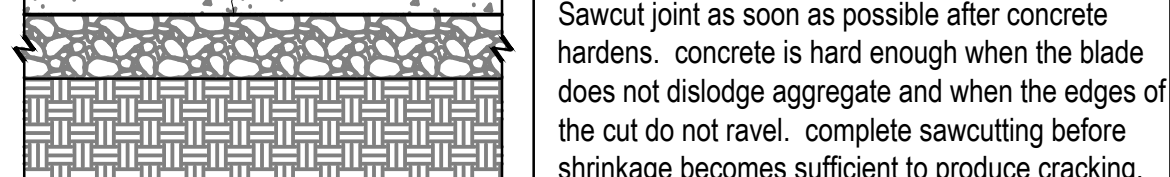
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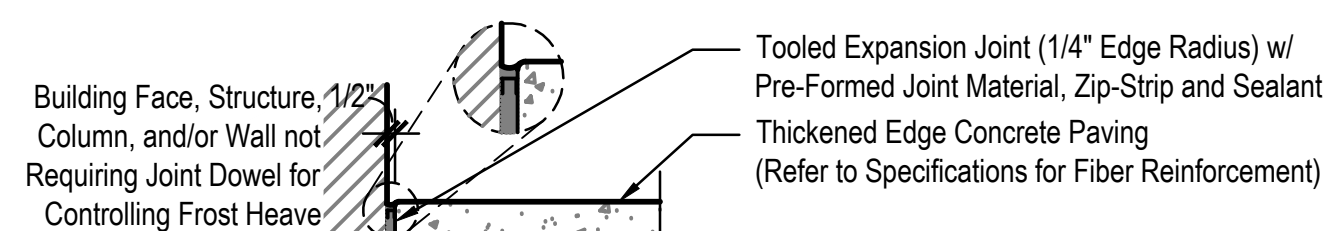
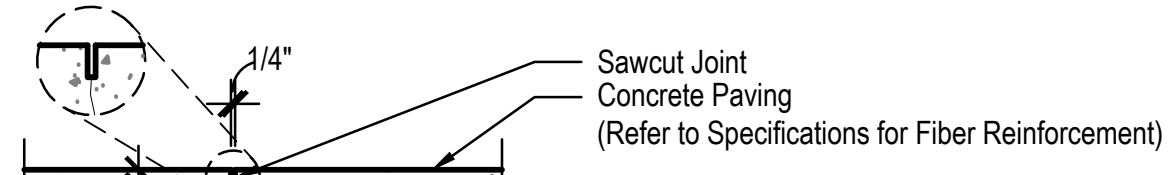
Contraction Joint - Tooled:



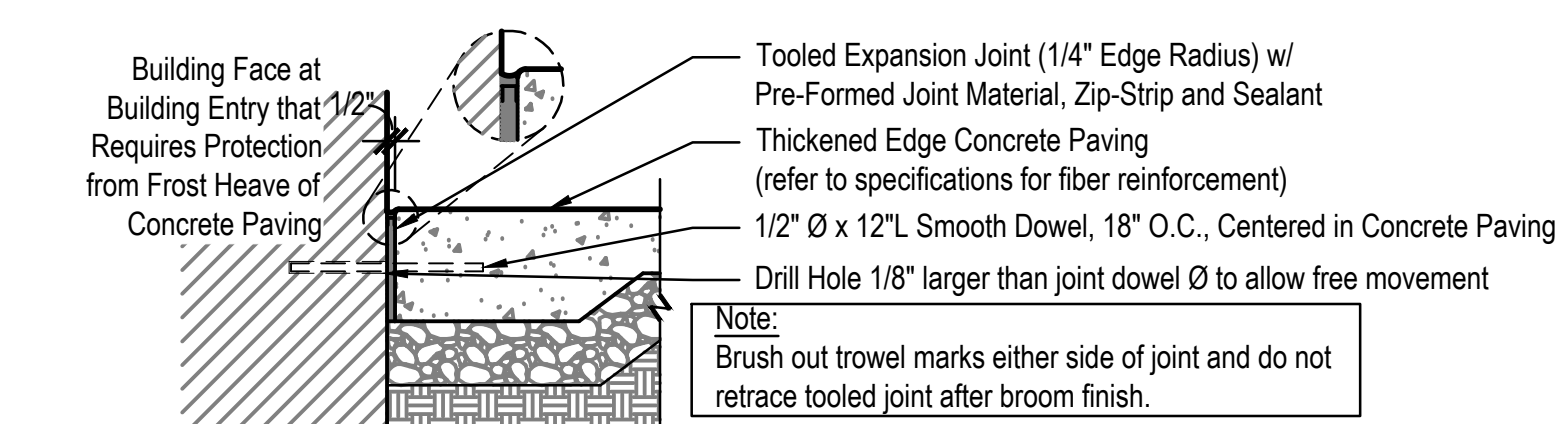
Contraction Joint - Double Sawcut:



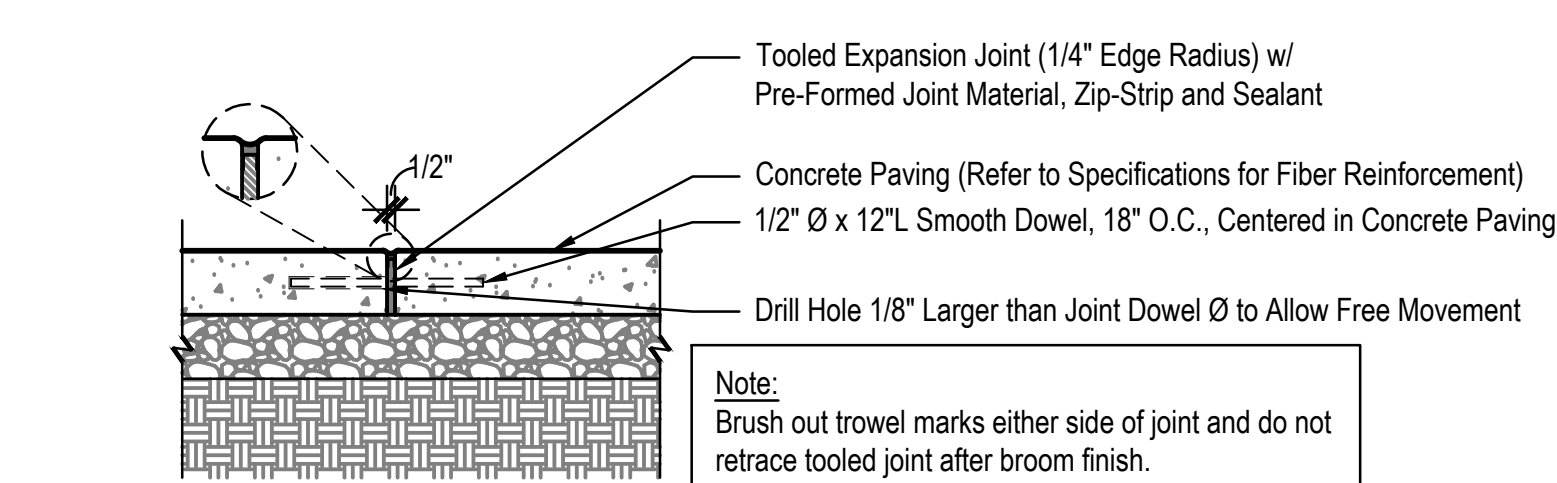
Contraction Joint - Sawcut:



Expansion Joint @ Vertical Construction (Not @ Building Entry):

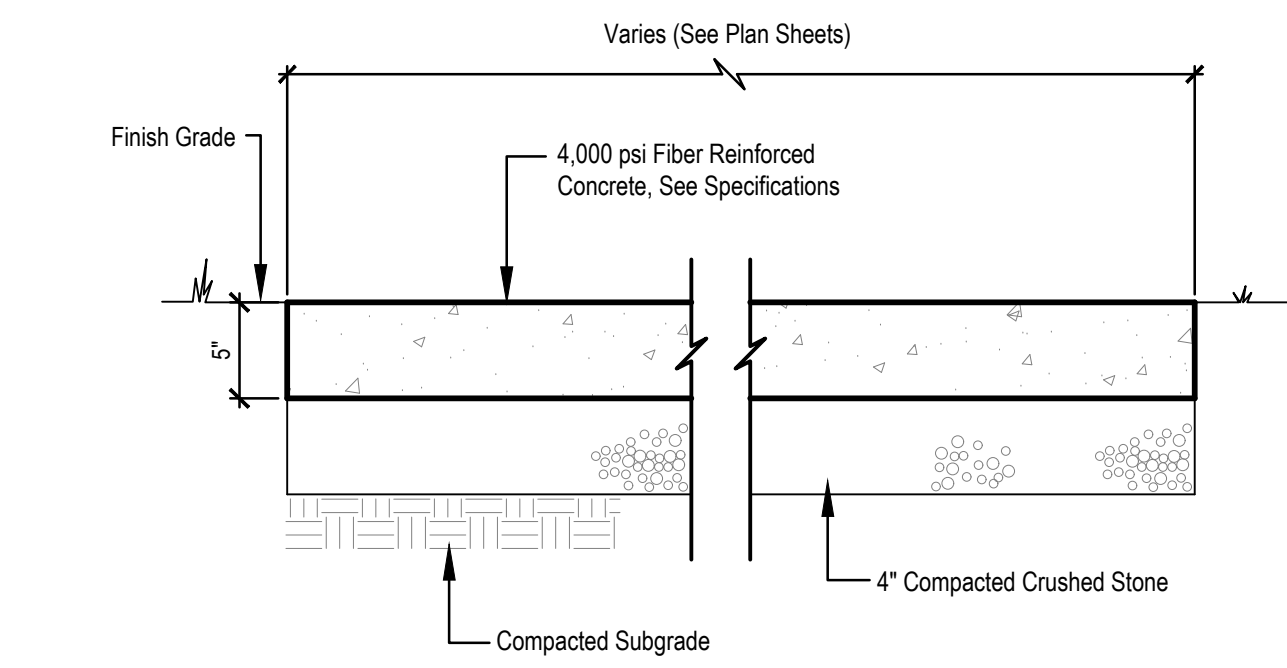


Expansion Joint @ Vertical Construction (For Building Entry):



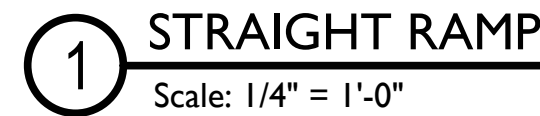
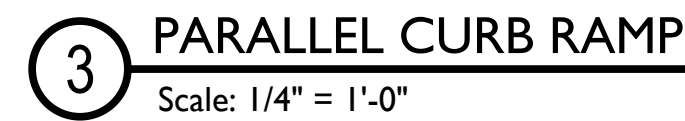
2 CONCRETE JOINTING

Scale: 1" = 1'-0"



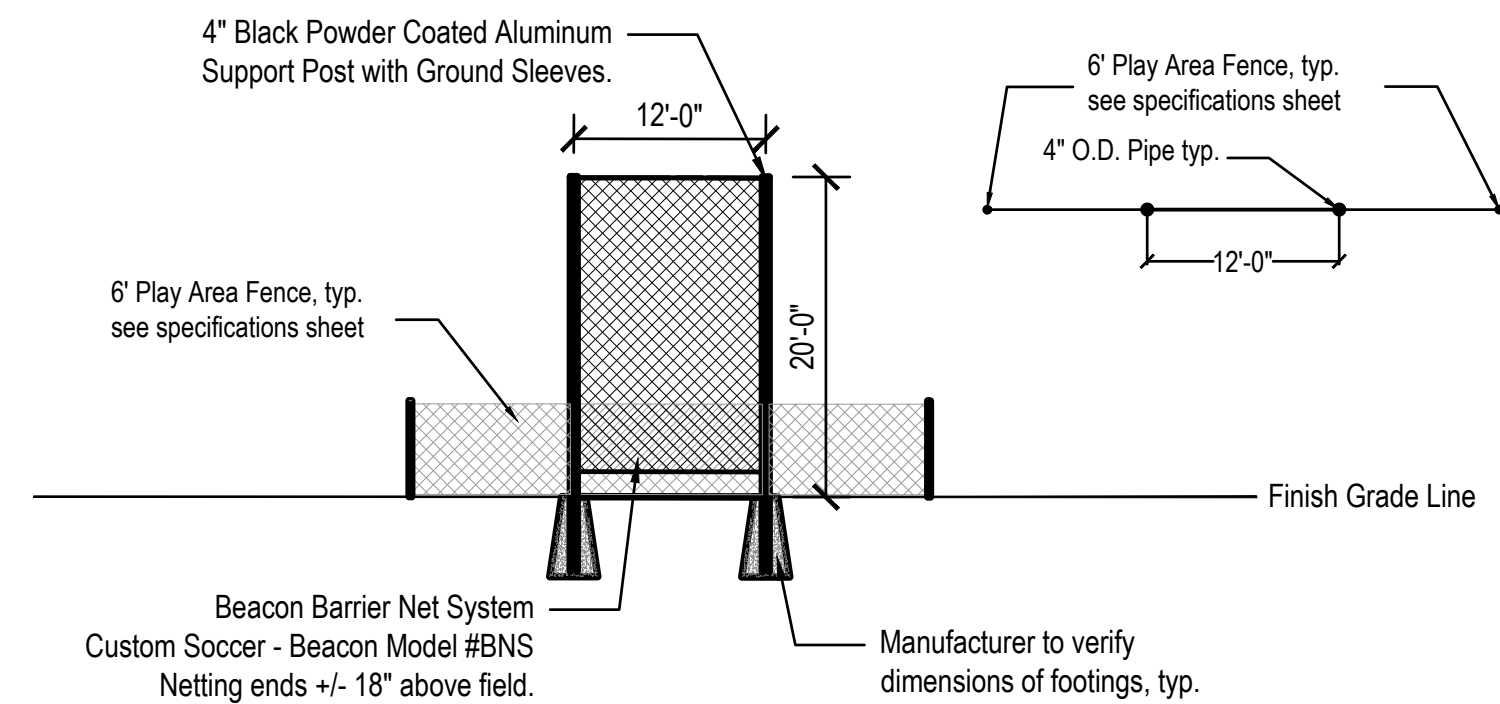
1 CONCRETE PAVEMENT

Not to scale



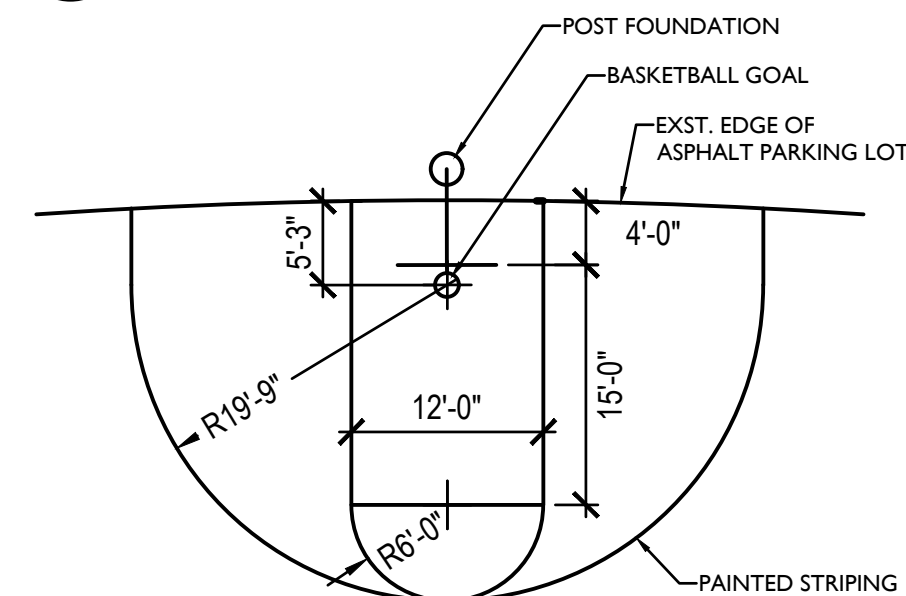
10 CONCRETE ART WALL

Scale: 3/4"=1'-0"



9 BASKETBALL BACKSTOP

NOT TO SCALE

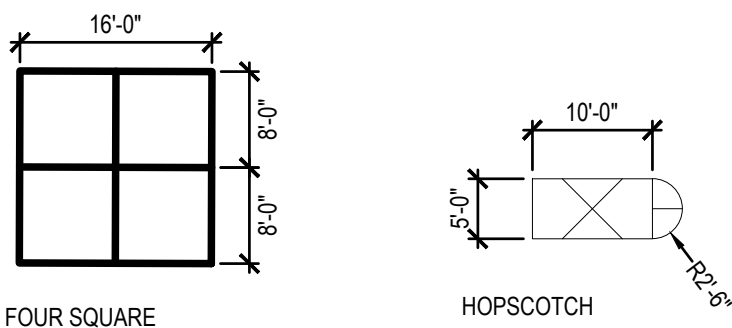


8 HALF COURT BASKETBALL

Not to scale

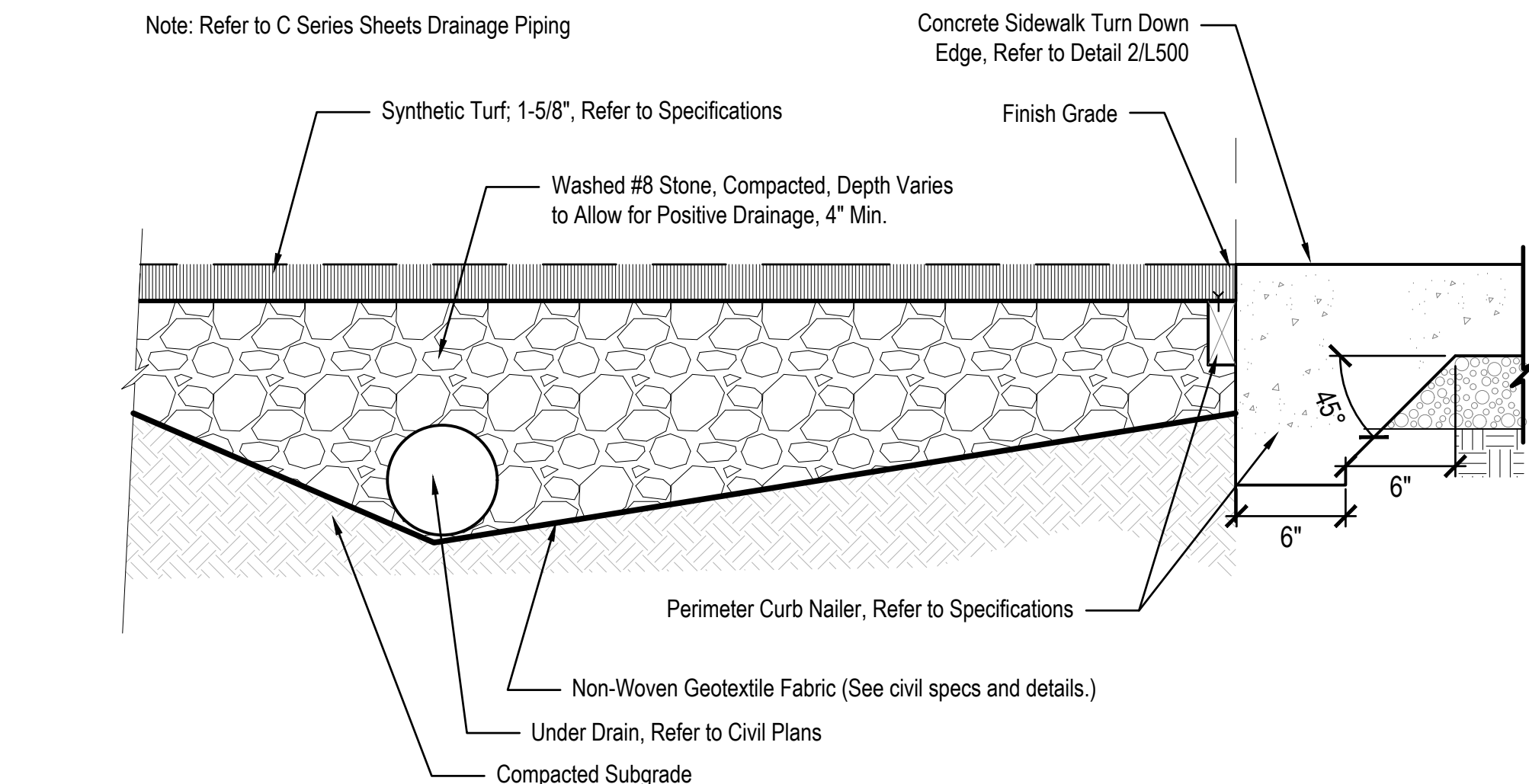
7 PLAY COURT DIMENSIONS

Scale: 1/16" = 1'-0"



6 PERIMETER CURB NAILER WITH FENCING AT SYNTHETIC TURF

Scale: 3/4"=1'-0"

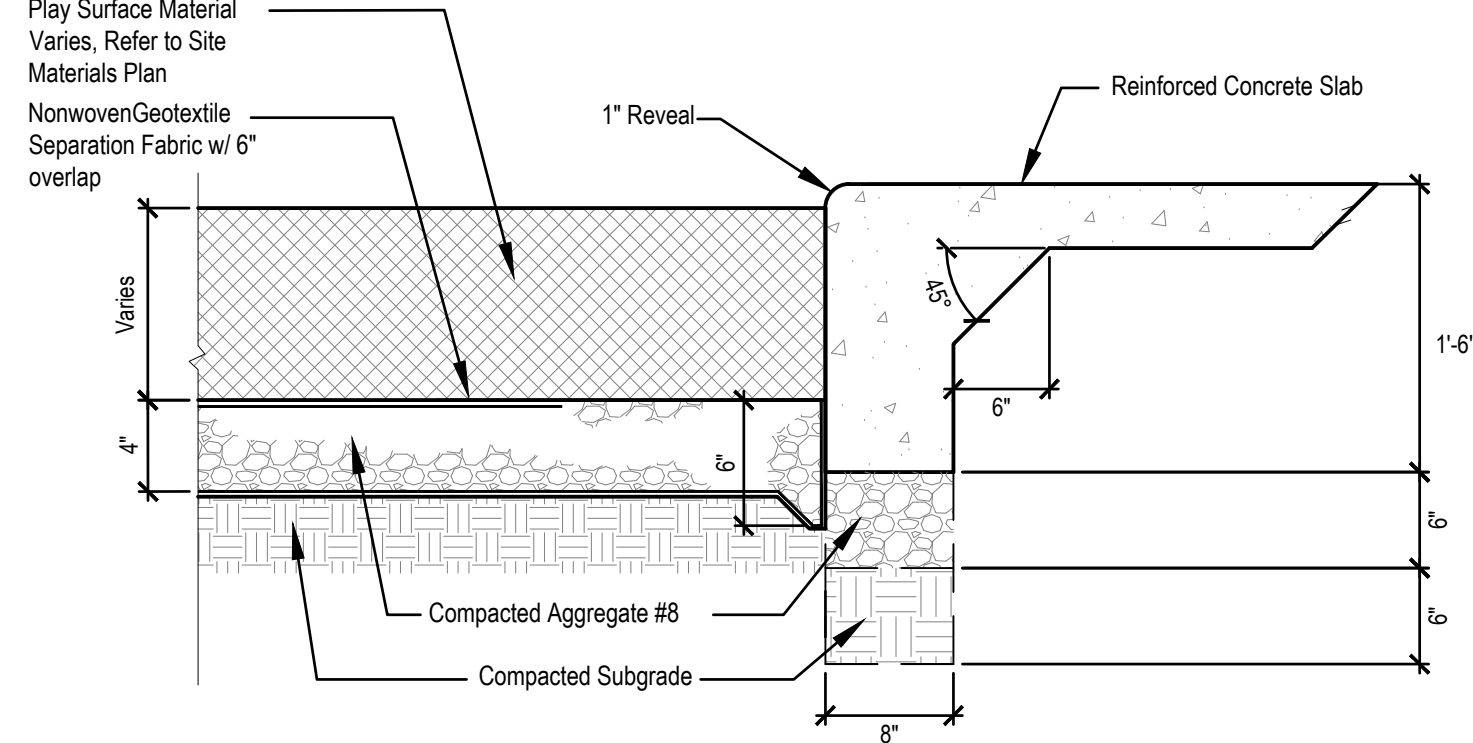


5 SYNTHETIC PLAYGROUND TURF - NO CUSHION

Scale: 1-1/2" = 1'-0"

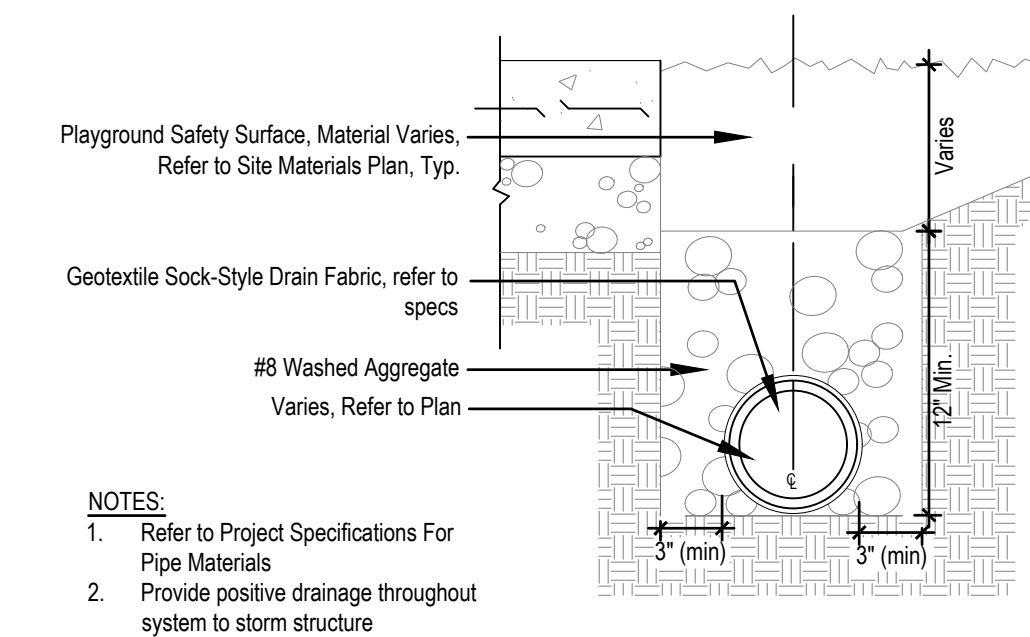
4 PLAYGROUND TURN DOWN EDGE

Not to Scale



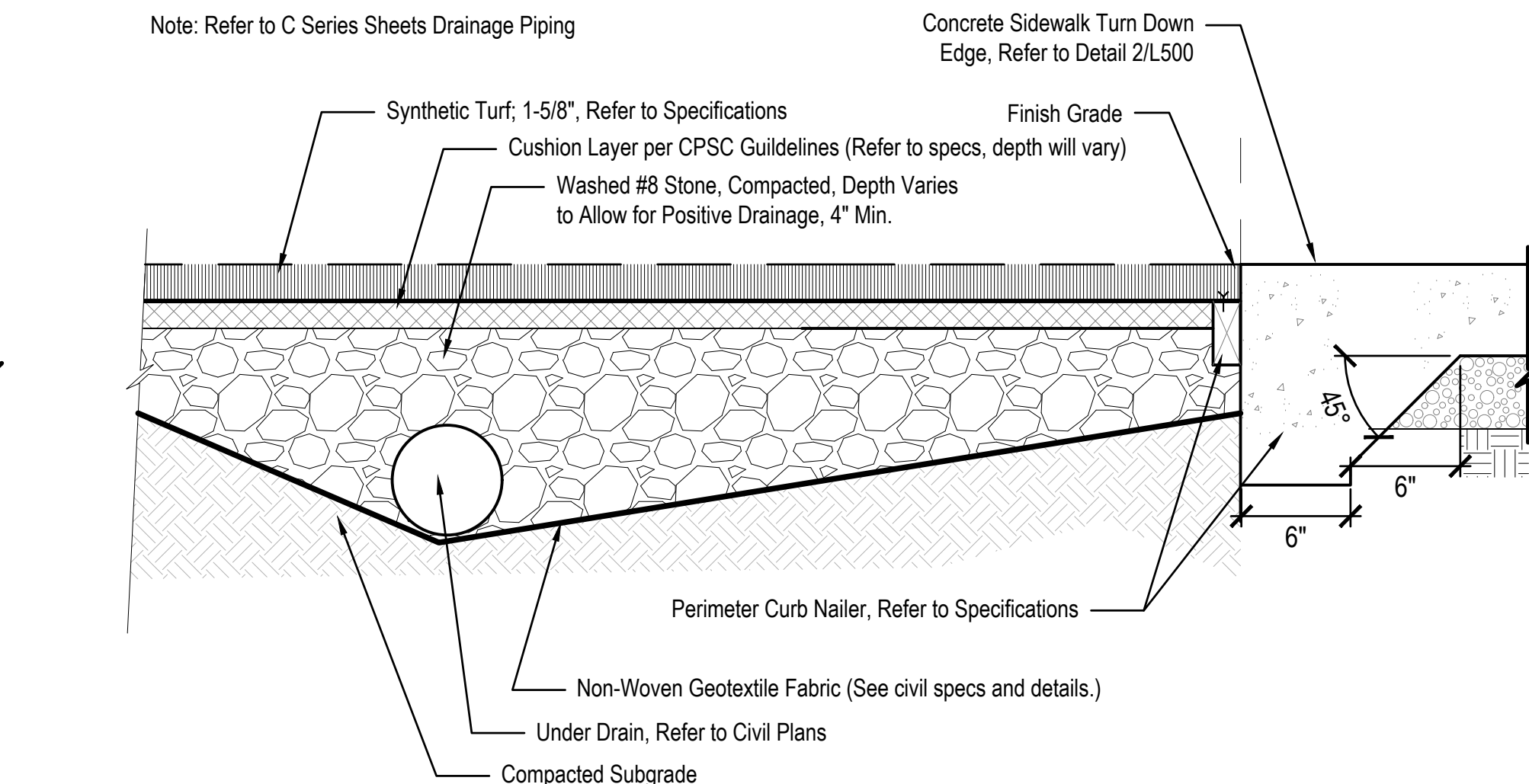
3 PLAYGROUND PERIMETER NAILER CURB

1"=1'-0"



2 PLAYGROUND UNDERDRAIN

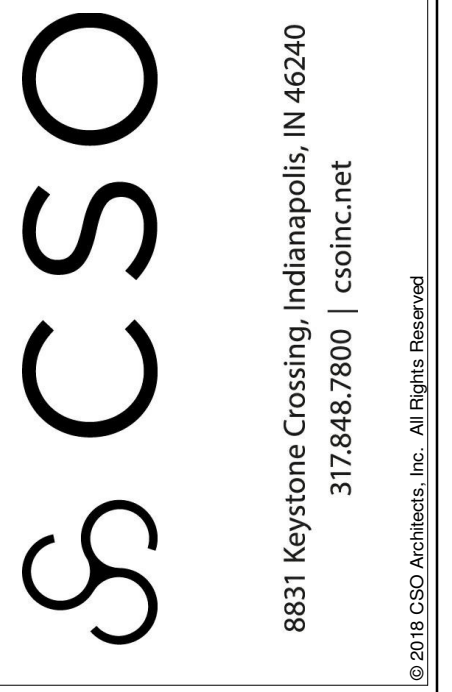
Not To Scale



1 SYNTHETIC PLAYGROUND TURF

Scale: 1-1/2" = 1'-0"





**HAMILTON SOUTHEASTERN SCHOOLS
ADDITIONS & RENOVATIONS TO
FISHERS ELEMENTARY
SCHOOL**

11442 LANTERN RD. FISHERS, IN 46038

SCOPE DRAWINGS:
These drawings indicate the general scope of the project
terms of architectural design concept, the dimensions of
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On the basis of the general scope indicated or described,
trade contractors shall furnish all items required for the

VISIONS:

SUE DATE	DRAWN BY	CHECKED BY
0/23/2023	JNC	ECN

DRAWING TITLE:

OVERALL
BUILDING
ELEVATIONS

TIFIED BY:

FOR TAC
REVIEW

DRAWING NUMBER

A301

PROJECT NUMBER
2021119





Nickel Plate Review Committee Staff Report

Meeting Date: November 15, 2023

DEPARTMENT CONTACT: Bre King (KingB@Fishers.in.us)	CASE NUMBER: NPR-23-5
--	---------------------------------

PETITIONER: Nat Aiken (naiken@cripe.biz)	PROPERTY ADDRESS/LOCATION: 11442 Lantern Road
---	---

REQUEST: Request approval of the site plan and architecture for the expansion of Fishers Elementary School, which includes an addition and renovation of the existing structure. The subject site is located at the intersection of Lantern Rd. and Morgan Dr.

APPLICABLE REGULATIONS: Nickel Plate District Code	EXISTING ZONING: VC – Village Center/ HC – Highway Center	FISHERS 2040: Neighborhood Mixed Use
--	---	--

LOT SIZE: 8.52Acres

LOCATION MAP



STAFF RECOMMENDATION

☐ Approve, with Condition
 ☐ Continue
 ☐ Deny
 ☐ No Recommendation

ZONING HISTORY:

Case Number: NPR-23-5

This property was rezoned to VC – Village Center/ HC – Highway Center in February 2014 with Ord. No. 111813A, the original Nickel Plate District Code. The Nickel Plate District Code was developed to create the downtown envisioned by the Downtown 2030 Master Plan. The Code is form-based, which means that the design of the structure and the relations of the structure to the street and the pedestrian environment is as important as the use contained within the structure.

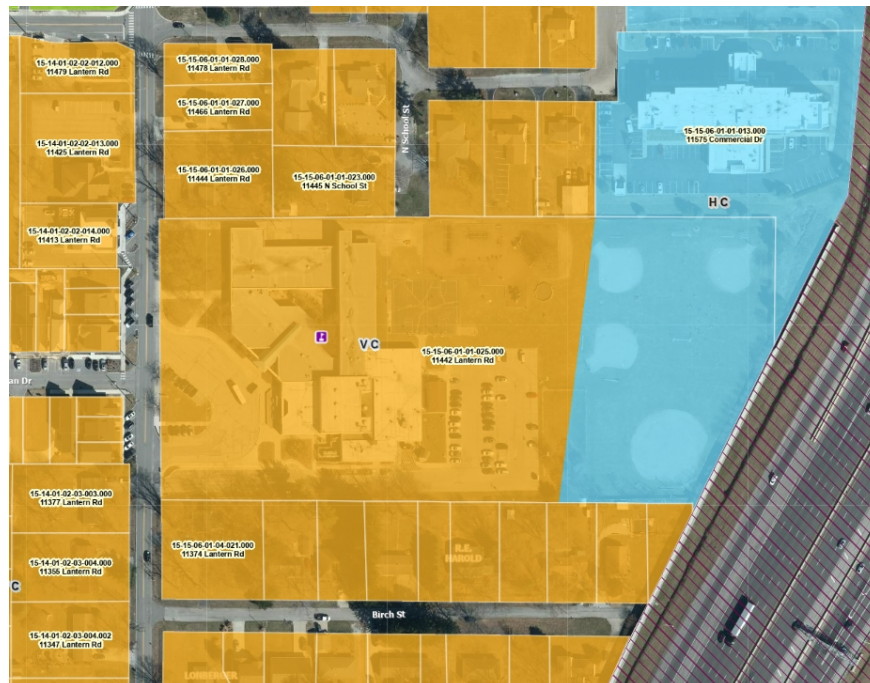
SURROUNDING ZONING & LAND USE:

North: VC – Village Center (Residential)/ HC – Highway Center (Hotel)

East: VC – Village Center (Residential and Commercial)

South: VC – Village Center (Residential)

West: 169



PETITION OVERVIEW:

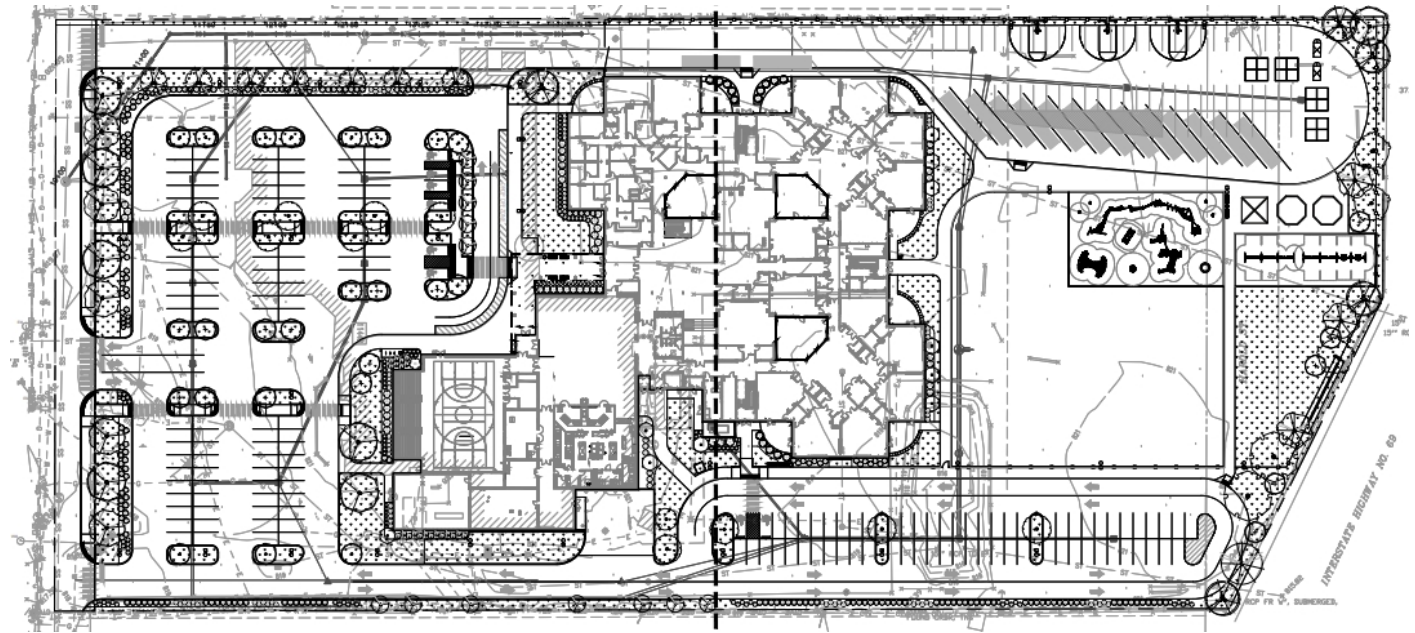
Fishers Elementary School is proposing to demolish a portion of the school leaving the gymnasium / cafeteria to remain. A new addition will then be built as well as creating parking in front of the school and a bus lot, relocating the playground and other various site improvements.

Meeting Date: November 11, 2023

Case Number: NPR-23-5

The property is currently annexed into the City of Fishers.

A Primary and Secondary Plat will be required as well as vacating a portion of the R.E. Harold Subdivision. The applications have not yet been submitted. Right-of-Way and Streetscape requirements will be reviewed through the Technical Advisory Committee process.



Proposed Site Plan

Meeting Date: November 11, 2023

Case Number: NPR-23-5



Rendering of the proposed front elevation of the elementary school.

Proposed North and East architectural elevations of the elementary school

Meeting Date: November 11, 2023

Case Number: NPR-23-5



Proposed South and West architectural elevations of the elementary school

NICKEL PLATE REVIEW COMMITTEE:

Summary of Request

The Nickel Plate Review Committee shall base its review on the following criteria (Section 8.2.9.5):

- i. Conformance with the intent of the Nickel Plate District Code;
- ii. Logic of design;
- iii. Exterior space utilization;
- iv. Architectural character;
- v. Material and color selection;
- vi. Harmony and compatibility with surrounding development;
- vii. Circulation both internally and through the site for both pedestrian and vehicular traffic, including service and delivery in accordance with the Nickel Plate District Code and the Transportation Plan, as amended.

For reference in this report:

Meeting Date: November 11, 2023

Case Number: NPR-23-5

✓ Denotes petition's compliance with this requirement

○ Denotes a standard that staff would like to discuss with the NPRC

Conformance with the intent of the Nickel Plate District Code;

✓ Conforms to the Downtown 2030 Master Plan.

Logic of design;

✓ Site access: Fishers Elementary School currently has four access points. The proposed design has three access points. One along the Southern property line. A central access across from Morgan Drive, and a Northern Bus access drive.

Pedestrian access is provided along Lantern Rd. Staff is requesting that the location of the sidewalk be pushed back from the street to provide a buffer to protect pedestrians from traffic.

Exterior space utilization;

✓ Parking and vehicle circulation: Parking will be located between Lantern Rd and the front façade of the school as well as along the Southern Property Line. A new bus lot will be created on the Northeastern portion of the property.

✓ Landscape: Landscaping will be reviewed through the TAC process.

Architectural Character;

✓ Entryways must be clearly defined on all sides of the building.

✓ Façade Articulation: Façade articulation and multiple material are provided along the south, east, north and east of the buildings.

✓ Four-sided architecture: four-sided architecture is provided with two plus building material, a mixture of masonry, metal, and glass.

✓ Mechanical & Utility Equipment Screening: HVAC will be located behind a roof parapet walls. Staff will review during the TAC process if parapet wall needs to be extended.

✓ Defined Entrance: Development has defined entrance points for pedestrians along Lantern Road and vehicular entrances along Lantern Road as well. There is a clear pedestrian path from the public sidewalk to the main entrance via pedestrian crosswalks.

✓ Roof: Flat Roofs

✓ The building includes a defined base, middle, and top: building has a defined base with a change of material and defined entry canopy and windows. The material change provides a defined top and entrance.

✓ Wall Planes: Structure does not project into sidewalk/public right-of-way

Material and color selection;

✓Exterior Materials:

- Brick veneers are proposed across the site:
- Gray Metal paneling

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Case Number: NPR-23-5

- Black Doors, Black Windows and glass round out the remaining materials.
- ✓ Color: red, gray
- ✓ Exterior building materials must be high quality.

Harmony and compatibility with surrounding development:

- ✓ Site Furniture: Nickel Plate District required bike racks, trash receptacles, and benches will be reviewed through the TAC process.
- ✓ Downtown 2030 Master Plan: The location of this project, the uses within it and its layout, are in keeping with the Master Plan.

Circulation both internally and through the site for both pedestrian and vehicular traffic, including service and delivery in accordance with the Nickel Plate District Code and the Transportation Plan, as amended.

- ✓ Pedestrian circulation will be improved.
- ✓ Vehicular circulation: Reviewed through TAC Process.
- ✓ Bike parking: Reviewed through TAC Process.
- ✓ This project will integrate with the City's planned projects.

PUBLIC ART:

Nickel Plate Review Committee approval is needed to approve the use and location of the art. The following location shall be reviewed and approved by the NPRC:

1. None requested.

WAIVERS REQUESTED:

Due to the specific design of this project, the petitioner is requesting waivers from some of the Nickel Plate District Standards which are identified below. Waivers are to be approved according to Section 8.2.11.1.

The following criteria are to be considered when waivers are requested:

1. Will not conflict with the Conceptual Master Plan.
2. Will result in an improved project which will be an attractive contribution to the Nickel Plate District.
3. Will not compromise the quality of the public realm or discourage pedestrian use.

The following **Major Waivers** are requested:

1. Surface Parking – The Nickel Plate Code does not allow surface parking in the Village

Meeting Date: November 11, 2023

Case Number: NPR-23-5

Center. The school is requesting surface parking in the front yard to meet its needs as well as waiving the requirement to provide a vehicular connection from the surface parking lot.

2. Maximum Side Setback – The Nickle Plate Code requires a maximum side setback of 15; in the Village Center. The proposed setback is requested to be approximately 40’.
3. Landscaping – The School is proposing less foundation landscaping than required for safety reasons. The petitioner is also requesting no parking lot landscaping in the bus parking lot to allow ample room for maneuvering.

Foundation Planting

Requirement: Foundation shrubs shall be continuous along all street frontages, at a rate of (15) shrubs for every 20 l.f. of building frontage. Provide (2) shrubs or (1) ornamental tree for every 12 l.f. of foundation exclusive of building street frontage, doors, and loading dock openings. 60% shall be evergreen.

Building Street Frontage -

Required: $[318 \text{ l.f.} / 20 \text{ l.f.}] \times (15) \text{ shrubs} = (239) \text{ shrubs}$

Provided: (118) shrubs

Remaining Building Foundation

Required: $1,028 \text{ l.f.} / 12 \text{ l.f.} = (172) \text{ shrubs or } (86) \text{ ornamental trees or combination thereof}$

Provided: (126) shrubs + (11) ornamental trees

Parking Lot Landscaping

Perimeter

Requirement: Provide (1) shrub per 4 l.f. of parking lot perimeter, 24”-36” in height. 60% shall be evergreen.

West Lot

Required: $572 \text{ l.f.} / 4 \text{ l.f.} = (86) \text{ evergreen shrubs} + (57) \text{ deciduous shrubs}$

Provided: (112) evergreen shrubs + (75) deciduous shrubs

South Lot

Required: $360 \text{ l.f.} / 4 \text{ l.f.} = (54) \text{ evergreen shrubs} + (36) \text{ deciduous shrubs}$

Provided: (54) evergreen shrubs + (36) deciduous shrubs

Bus Lot

Required: $428 \text{ l.f.} / 4 \text{ l.f.} = (64) \text{ evergreen shrubs} + (43) \text{ deciduous shrubs}$

Provided: (0) evergreen shrubs + (0) deciduous shrubs

Interior

Requirement: Provide (1) landscape island per (20) parking spaces, equally distributed.

Islands shall be 180 s.f. and 9 feet wide. Plant (1) canopy tree per 180 s.f. of islands.

Required: $9,388 \text{ s.f.} / 180 \text{ s.f.} = (53) \text{ trees}$

Provided: (46) trees

4. Building Materials: The School is proposing to utilize metal paneling, and differing from the Nickle Plate Code in respect to transparency and window design. A waiver is requested to allow the school to be constructed as shown on the elevations in this staff report for safety as well as budget limitations.

The following **Minor Waivers** are requested:

1. None

Meeting Date: November 11, 2023

Case Number: NPR-23-5

STAFF RECOMMENDATION:

Staff is supportive of the proposed waivers as the school is designed for safety, and functionality.

Staff recommends approval as presented with the condition to continue to work staff. This recommendation is subject to the following condition:

1. All TAC Comments (PP, SP, and ILP) have been addressed.

STAFF RECOMMENDATION

☒ Approve, with Condition

☐ Continue

☐ Deny

☐ No Recommendation