



CITY OF FISHERS AGENDA

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

DATE: 1/10/2024, 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 and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should contact Kelly Lewark, Office Manager, no later than forty-eight (48) hours before the scheduled event at (317) 595-3487 or via email at lewarkk@fishers.in.us.

Members of the public can [submit comments to the board via form submittal](#) before 12pm on the day of the meeting.

Members of the public may [stream the live meeting](#) online.

1. Regular PUD Committee

- a. Howard Stevenson, Pete Peterson, Shawn Curran, Emily Bowman, Megan Baumgartner
- b. **Hamilton Trace Senior Living Expansion**
Parcel: 19-11-32-00-09-002.201
Address: 9974 Federalist Drive
Case: PUD-23-14
Request: Consideration of architecture for a building expansion to the Hamilton Trace Senior Living facility within the Exit 5 / Sunbeam PUD, generally located north of E 116th Street and east of Cumberland Road.
Petitioner: Aaron Hurt (ahurt@cecinc.com)
Planner: Christy Cashin (cashinc@fishers.in.us)
- c. **Chicken N Pickle**
Parcel: 15-15-06-00-00-015.000

Address: 9001 Maynard LaneCase: PUD-23-15

Request: Consideration of the site plan and architecture for a new building (Chicken N Pickle) within The Yard Phase IIPUD, generally located southeast of the roundabout at USA Parkway & USA Drive.

Petitioner: Luke McElwain (lmcElwain@yainc.com)

Planner: Christy Cashin (cashinc@fishers.in.us)

2. Riverplace PUD Committee

- a. Howard Stevenson, John Weingardt, Elliott Hultgren, Shawn Curran, Drew Bender
- b. None

3. Staff Communication



BUILDING ADDITION WEST ELEVATION

HAMILTON TRACE RESERVE ADDITION & RENOVATION

11/21/2023



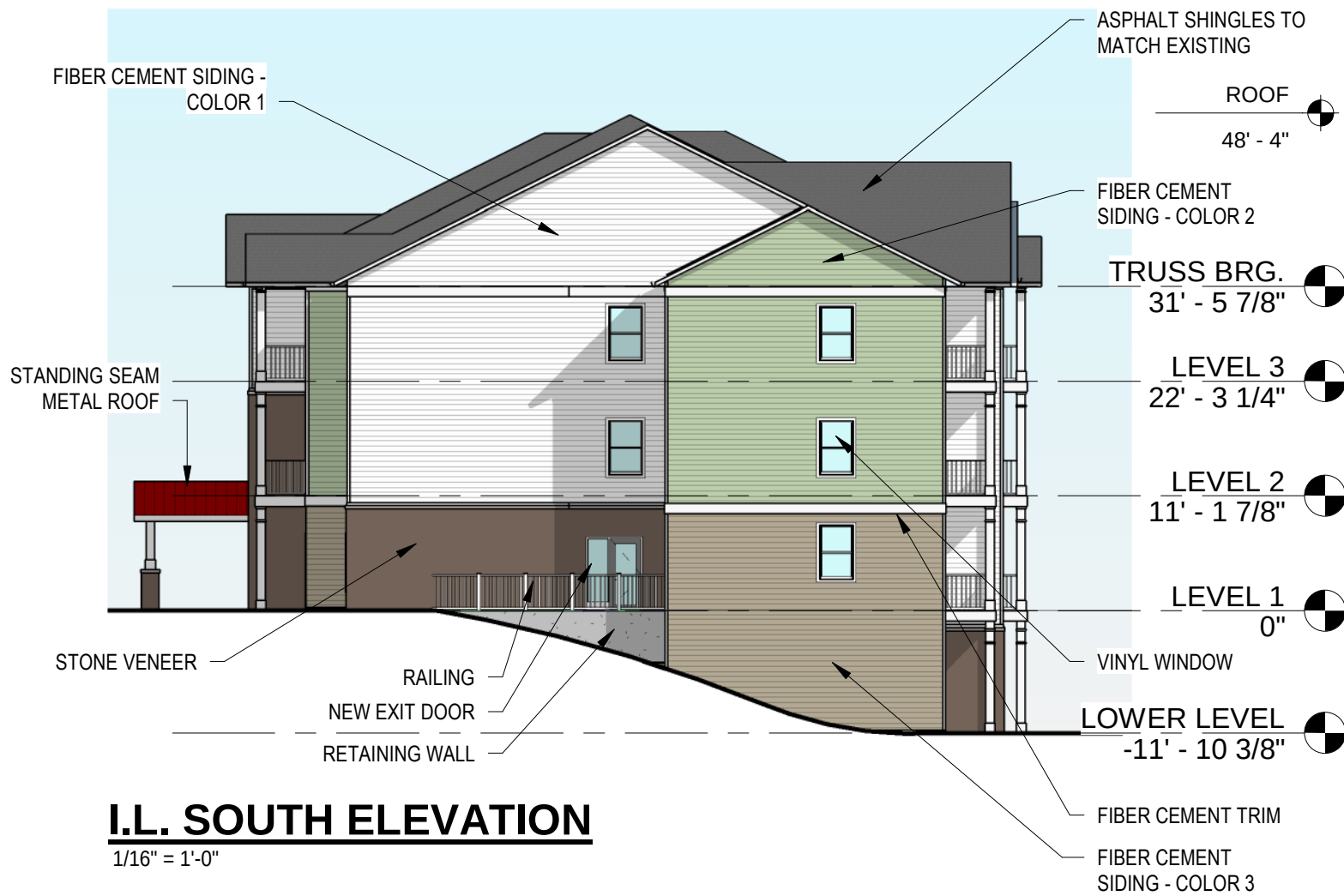
I.L. EAST ELEVATION

1/16" = 1'-0"

BUILDING ADDITION EAST ELEVATION

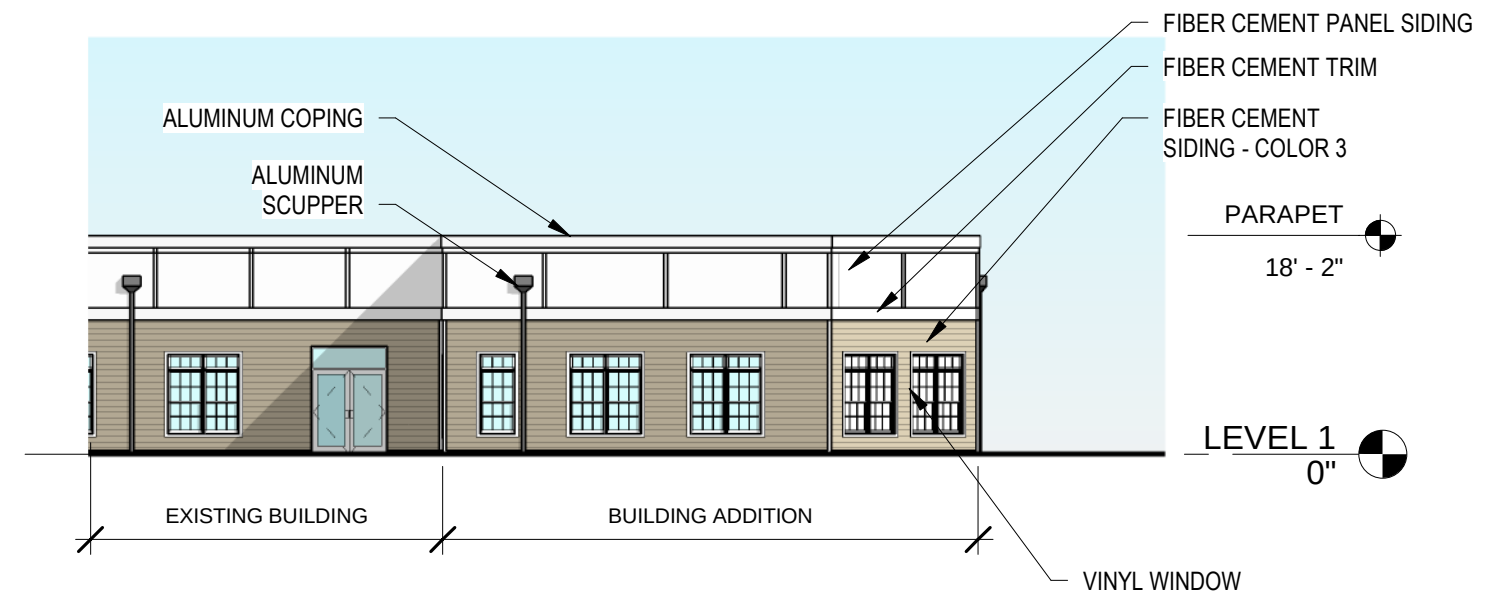
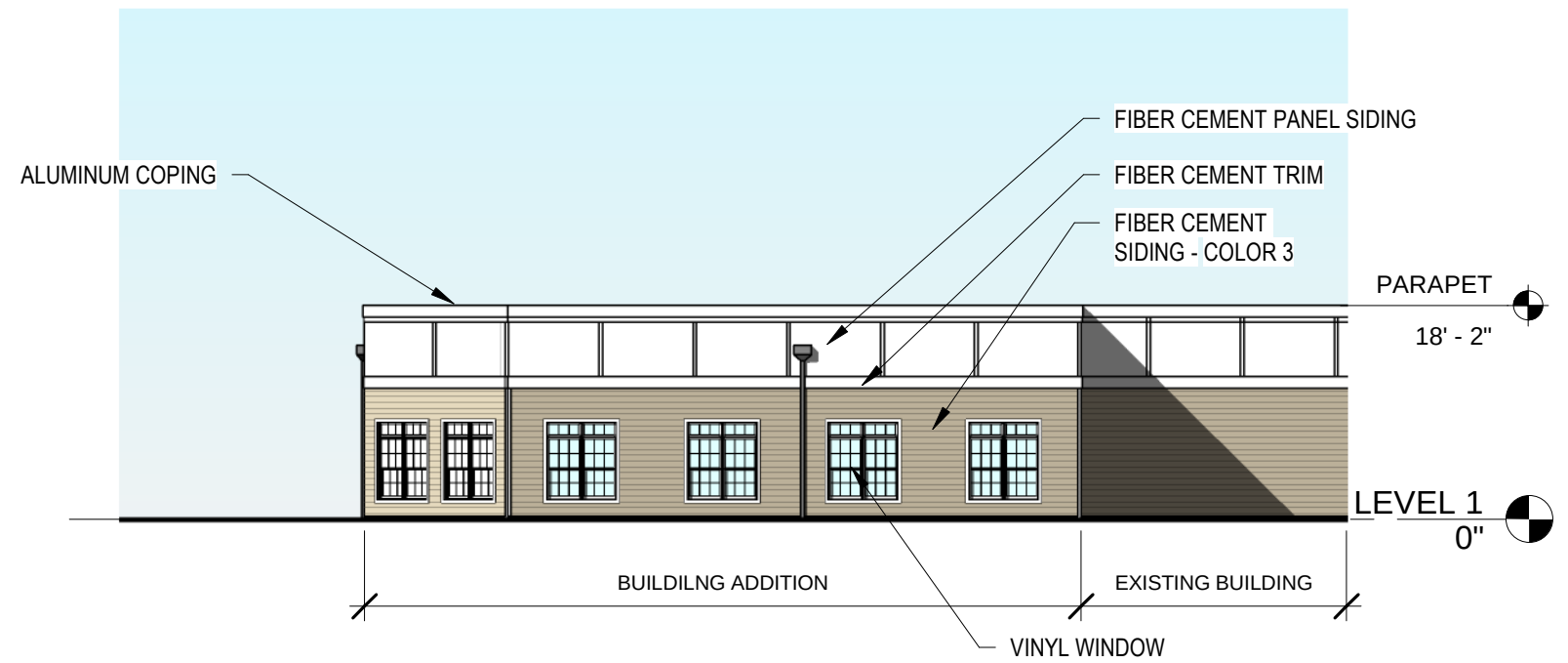
HAMILTON TRACE RESERVE ADDITION & RENOVATION

11/21/2023



BUILDING ADDITION ELEVATIONS

HAMILTON TRACE RESERVE ADDITION & RENOVATION





AERIAL VIEW

HAMILTON TRACE RESERVE ADDITION & RENOVATION

11/21/2023



10748 Sky Praise St.
Fishers, IN 46038
Phone: (317) 595.1000
Fax: (317) 572.1236



IL ADDITION

HAMILTON TRACE RESERVE ADDITION & RENOVATION

11/21/2023



10748 Sky Praire St.
Fishers, IN 46038
Phone: (317) 595.1000
Fax: (317) 572.1236



DINING ROOM ADDITION

HAMILTON TRACE RESERVE ADDITION & RENOVATION

11/21/2023

A:\300-0001\300-6361-CADD\DWG\DWG Construction Documents\300636-CAD1-C100.dwg(11/17/2023 - 11/17/2023 3:41 PM)



100' WIDE PIPELINE
EASEMENT AS AMENDED
WITH PARTIAL RELEASE
PER INSTR. 2007068406

T.C. ITEM 24 (TRACT 2)
INGRESS-EGRESS ESMIT.
INSTR. #2014021549

ADJOINER
HAMILTON TRACE PROPERTY, LLC
INST. #2011010875

T.C. ITEM 18
100' WIDE PIPELINE
EASEMENT AS AMENDED
WITH PARTIAL RELEASE
PER INSTR. 2007068406

T.C. ITEM 19
50' WIDE (1/2) PIPELINE
EASEMENT AS AMENDED
WITH PARTIAL RELEASE PER
INSTR. #2007068406

NORTH LINE OF LOT 2
EXIT 5 RUN
(PC 3 SLIDE 437)

ADJOINER
HOOSIER PROPERTIES, LLC
INSTR. #2014-29388

ADJOINER
ENVOIE APARTMENT COMPANY, LTD.
INSTR. #2007060531

- LEGEND:**
- 820 EXISTING INDEX CONTOUR
 - 819 EXISTING INTERMEDIATE CONTOUR
 - EXISTING CHAIN LINK FENCE
 - EXISTING WOOD FENCE
 - W EXISTING WATER LINE
 - T EXISTING UNDERGROUND TELEPHONE
 - F O EXISTING FIBER OPTIC LINE
 - C EXISTING CABLE LINE
 - G EXISTING GAS LINE
 - UG-E EXISTING UNDERGROUND ELECTRIC
 - OH-W EXISTING OVERHEAD LINES
 - SAN EXISTING SANITARY SEWER LINE
 - CS EXISTING COMBINATION SEWER LINE
 - ST EXISTING STORM SEWER LINE

- SEC. COR., R/W MARKER, MAG NAIL FD., IRON ROD FD., MON. SET*, TBM, *REBAR/CAP OR NAIL/WASHER STAMPED "CEC INC FIRM #0122"
- ELEC. LIGHT POLE, GROUND LIGHT, PULL BOX, POWER POLE, UTILITY POLE, GUY WIRE, ELEC. TRANSFORMER
- GAS VALVE, GAS METER, GAS LINE MARKER
- IRRIGATION CONTROL BOX, WATER VALVE, WATER METER, FIRE HYDRANT, PIV VALVE, FIRE DEPT. CONNECTION, FIRE DEPT. CONNECTION ON BUILDING
- ELECTRIC MANHOLE, TELEPHONE PEDESTAL, TELEPHONE MANHOLE, CABLE PULL BOX, FIBER OPTIC PULL BOX, VAULT
- BEEHIVE INLET, CURB INLET, RECESSED CURB INLET, DOWNSPOUT, SQUARE STORM INLET, CIRCULAR STORM INLET, DRAINAGE MANHOLE
- UNKNOWN MANHOLE, CLEANOUT, SANITARY MANHOLE
- FLAG POLE, MAIL BOX, SIGN, AIR COND., ADA SYMBOL, BOLLARD
- PARKING METER, TRAFFIC POLE, TRAFFIC MANHOLE, PARKING SPACE COUNT
- DECIDUOUS TREE, CONIFEROUS TREE, BUSH
- EXISTING SPOT ELEVATION

CHARTES DR.

INSPIRATION DR.
(PRIVATE)

FEDERALIST DR.
(PRIVATE)

1-STORY FRAME GARAGE
1.78± ACRES
EXISTING
3-STORY BUILDING
HT. 63.8'±
42,485± SQ. FT.
(FOOTPRINT)

1-STORY FRAME MULTI-UNIT
RESIDENTIAL BUILDING

3-STORY FRAME MULTI-UNIT
RESIDENTIAL BUILDING

LOT 3
HAMILTON TRACE
SENIOR LIVING CAMPUS
P.C. 5, SLIDE 616
1.78± ACRES

BLDG. IS 1.2' NE
OF LOT 3 LINE

3-STORY
FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

LOT 2
HAMILTON TRACE
SENIOR LIVING CAMPUS
P.C. 5, SLIDE 616
1.12± ACRES

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

1-STORY FRAME
MULTI-UNIT
RESIDENTIAL
BUILDING

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, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
- 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 WITH THIS CONSTRUCTION SET TO 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 OR DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.

FLOOD NOTE:

THE PARCEL DESCRIBED AND SHOWN HEREIN LIES WITHIN ZONE "X" AS SAID PARCEL PLOTS ON MAP NUMBER 18057002530 (DATED NOVEMBER 19, 2014) OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY 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.

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.

AMERICAN LOCATING SERVICES, A PRIVATE SUBSURFACE UTILITY LOCATING SERVICE, WAS CONTRACTED TO PERFORM THE PRIVATE UTILITY LOCATIONS FOR THE SUBJECT SITE. THE PRIVATE UTILITIES LOCATED AND DEPICTED HEREON WERE OBSERVED USING TYPICAL LOCATION METHODS AND MARKED ACCORDINGLY. PRIOR UTILITY PLANS AND AS BUILT SURVEY PERFORMED BY CEC WERE USED TO CONFIRM ANY AREAS OF QUESTION OBSERVED DURING SAID LOCATION, SAID PLANS AND AS BUILT WERE USED TO SHOW ANY PLANNED UTILITIES WHERE THERE IS NO PHYSICAL EVIDENCE OBSERVED IN THE FIELD.

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.

BENCHMARKS:

UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREON ARE BASED UPON AN OPUS SOLUTION AND ARE ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAV88, GEOID 12A). IT IS MY OPINION THAT THE UNCERTAINTY IN THE ELEVATION OF THE PROJECT BENCHMARK DOES NOT EXCEED 0.10 FOOT.

TBM#90: MAG NAIL ON THE WEST SIDE OF AN AREA LIGHT BASE WITHIN A CURB ISLAND LOCATED ±60 FEET SOUTH AND ±40 FEET EAST OF THE SOUTHWEST CORNER OF THE 3-STORY RESERVE BUILDING.

ELEV. = 822.56

TBM#91: MAG NAIL ON THE EAST SIDE OF AN AREA LIGHT BASE WITHIN A CURB ISLAND LOCATED ±35 FEET SOUTH AND ±50 FEET WEST OF THE SOUTHEAST CORNER OF THE 3-STORY RESERVE BUILDING.

ELEV. = 821.97

SCALE IN FEET
0 50 100



SUBMITTAL & REVISION RECORD

NO.	DATE	DESCRIPTION
1	11/17/2023	TAC LP RESUBMITTAL #1

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

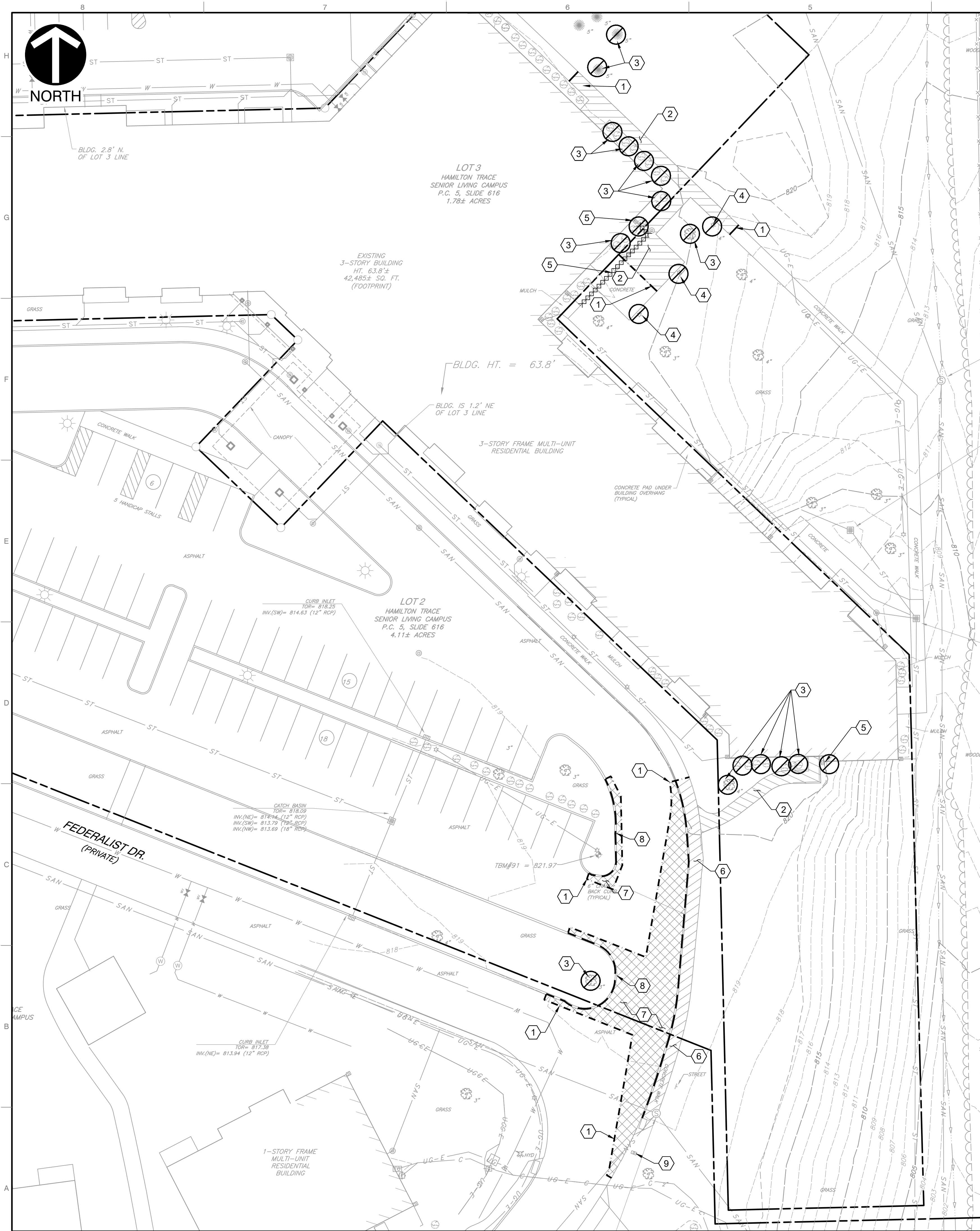
CARDON & ASSOCIATES, INC.
HAMILTON TRACE
116TH ST & CUMBERLAND ROAD
FISHERS, INDIANA 46037

EXISTING CONDITIONS

DATE: SEPTEMBER 01, 2023	DRAWN BY: JAR
DWG SCALE: 1" = 50'	BRF
PROJECT NO: 330-636	DRAFT
APPROVED BY:	

DRAWING NO.: **C100**

A:\300-0001\300-6361-CADD\DWG\DWG Construction Documents\300636-C01-C100.dwg[1/11] LS(11/17/2023) - Preliminary - LA 11/21/2023 3:41 PM



LEGEND:

- 820 EXISTING INDEX CONTOUR
- 819 EXISTING INTERMEDIATE CONTOUR
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- W EXISTING WATER LINE
- T EXISTING UNDERGROUND TELEPHONE
- FO EXISTING FIBER OPTIC LINE
- C EXISTING CABLE LINE
- G EXISTING GAS LINE
- UG-E EXISTING UNDERGROUND ELECTRIC
- OH-W EXISTING OVERHEAD LINES
- SAN EXISTING SANITARY SEWER LINE
- CS EXISTING COMBINATION SEWER LINE
- ST EXISTING STORM SEWER LINE
- SEC. COR., R/W MARKER, MAG NAIL FD., IRON ROD FD., MON. SET*, TBM, *REBAR/CAP OR NAIL/WASHER STAMPED "CEC INC FIRM #0122"
- ELEC. LIGHT POLE, GROUND LIGHT, PULL BOX, POWER POLE, UTILITY POLE, GUY WIRE, ELEC. TRANSFORMER
- GAS VALVE, GAS METER, GAS LINE MARKER
- IRRIGATION CONTROL BOX, WATER VALVE, WATER METER, FIRE HYDRANT, PIV VALVE, FIRE DEPT. CONNECTION, FIRE DEPT. CONNECTION ON BUILDING
- ELECTRIC MANHOLE, TELEPHONE PEDESTAL, TELEPHONE MANHOLE, CABLE PULL BOX, FIBER OPTIC PULL BOX, VAULT
- BEEHIVE INLET, CURB INLET, RECESSED CURB INLET, DOWNSPOUT, SQUARE STORM INLET, CIRCULAR STORM INLET, DRAINAGE MANHOLE
- UNKNOWN MANHOLE, CLEANOUT, SANITARY MANHOLE
- FLAG POLE, MAIL BOX, SIGN, AIR COND., ADA SYMBOL, BOLLARD
- PARKING METER, TRAFFIC POLE, TRAFFIC MANHOLE, PARKING SPACE COUNT
- DECIDUOUS TREE, CONIFEROUS TREE, BUSH
- EXISTING SPOT ELEVATION

DEMOLITION NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OFF-SITE OF ALL ITEMS SHOWN ON THE DEMOLITION PLAN INCLUDING ITEMS ENCOUNTERED DURING EXCAVATION OF BUILDING FOUNDATIONS AND UTILITY PLACEMENT.
- PRIOR TO STARTING DEMOLITION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY LOCAL GOVERNMENTAL AGENCIES.
- THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANIES FOR THE DISCONNECTION AND REMOVAL OF SERVICES TO EXISTING STRUCTURES.
- ITEMS SHOWN ON THE DEMOLITION PLAN TO BE SALVAGED SHALL BE TRANSPORTED TO LOCATION SPECIFIED BY THE OWNER OR HIS/HER REPRESENTATIVE.
- ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MAY BE REMOVED WITH THE OWNER OR HIS/HER REPRESENTATIVE'S PERMISSION. THE CONTRACTOR SHALL NOT STORE THESE ITEMS ON SITE.
- THE CONTRACTOR MAY NOT USE EXPLOSIVES OR BURN DEBRIS.
- CONDUCT DEMOLITION OPERATIONS TO ENSURE MINIMAL INTERFERENCE WITH ROADS, SIDEWALKS AND ANY OTHER ADJACENT OCCUPIED FACILITIES.
- DO NOT CLOSE OR OBSTRUCT ROADS, SIDEWALKS OR ANY OTHER OCCUPIED FACILITIES WITHOUT PERMISSION FROM THE LOCAL AUTHORITY HAVING JURISDICTION AND/ OR PROPERTY OWNERS.
- THE CONTRACTOR SHALL ENSURE SAFE PASSAGE OF PERSON TRAVERSING THROUGH OR AROUND THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL PROTECT FROM DAMAGE, SURROUNDING STRUCTURES, UTILITIES AND OTHER FACILITIES DURING DEMOLITION AND REMOVAL OPERATIONS.
- BUILDING STRUCTURES INCLUDING FOUNDATIONS OR BASEMENTS SHALL BE REMOVED AND BACKFILLED WITH APPROVED BACKFILL MATERIAL. BACKFILL MATERIAL SHALL BE PLACED IN MAXIMUM EIGHT INCH LIFTS AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT OR A MINIMUM OF 95% OF A STANDARD PROCTOR.
- ITEMS SHALL BE REMOVED AND BACKFILLED WITH APPROVED BACKFILL MATERIAL. BACKFILL MATERIAL SHALL BE PLACED IN MAXIMUM EIGHT INCH LIFTS AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT OR A MINIMUM OF 95% OF A STANDARD PROCTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE CONSTRUCTION SITE AND SURROUNDING AREAS ARE FREE OF ACCUMULATED DEBRIS.

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.

AMERICAN LOCATING SERVICES, A PRIVATE SUBSURFACE UTILITY LOCATING SERVICE, WAS CONTRACTED TO PERFORM THE PRIVATE UTILITY LOCATIONS FOR THE SUBJECT SITE. THE PRIVATE UTILITIES LOCATED AND DEPICTED HEREON WERE OBSERVED USING TYPICAL LOCATION METHODS AND MARKED ACCORDINGLY. PRIOR UTILITY PLANS AND AS BUILT SURVEY PERFORMED BY CEC WERE USED TO CONFIRM ANY AREAS OF QUESTION OBSERVED DURING SAID LOCATION, SAID PLANS AND AS BUILT WERE NOT USED TO SHOW ANY PLANNED UTILITIES WHERE THERE IS NO PHYSICAL EVIDENCE OBSERVED IN THE FIELD.

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.

DEMOLITION LEGEND:

- ASPHALT TO BE REMOVED
- CONCRETE TO BE REMOVED
- SAWCUT EXISTING PAVEMENT
- CONCRETE CURB TO BE REMOVED
- EXISTING UTILITY TO BE REMOVED
- MISC. ITEM TO BE REMOVED

DEMOLITION ITEMS:

- FULL DEPTH SAWCUT.
- EXISTING CONCRETE TO BE REMOVED COMPLETE; DISPOSE OF OFF SITE.
- REMOVE EXISTING TREE COMPLETE; DISPOSE OF OFF SITE.
- REMOVE EXISTING LIGHT POLE & CONCRETE BASE COMPLETE; REUSE/RELOCATE IF POSSIBLE; COORDINATE WITH OWNER.
- REMOVE EXISTING ROOF DRAIN COMPLETE; DISPOSE OF OFF SITE
- REMOVE CONCRETE CURB AND SIDEWALK COMPLETE; DISPOSE OF OFF SITE
- REMOVE EXISTING ASPHALT COMPLETE; DISPOSE OF OFF SITE
- REMOVE CONCRETE CURB COMPLETE; DISPOSE OF OFF SITE
- RELOCATE MAILBOX; COORDINATE WITH OWNER.

SCALE IN FEET
0 20 40



SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	11/21/2023	TAC LP RESUBMITTAL #1

CEC

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

DEMOLITION PLAN

DATE: SEPTEMBER 01, 2023
DWG SCALE: 1" = 20'
PROJECT NO: 330-636
APPROVED BY:

JAR
BRF
330-636
DRAFT

DEMOLITION PLAN

DATE: SEPTEMBER 01, 2023
DWG SCALE: 1" = 20'
PROJECT NO: 330-636
APPROVED BY:

JAR
BRF
330-636
DRAFT

CARDON & ASSOCIATES, INC.

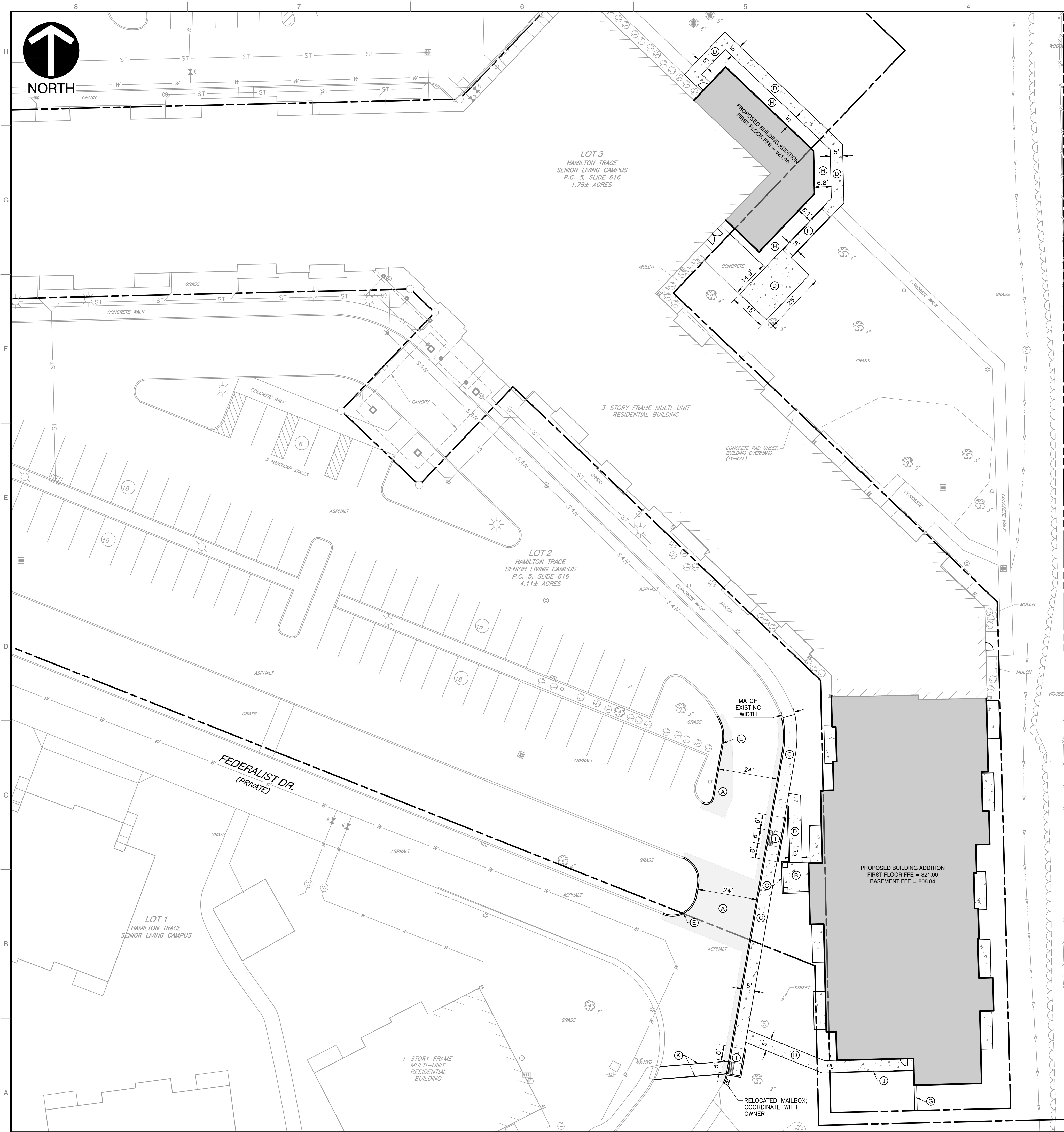
HAMILTON TRACE
116TH ST & CUMBERLAND ROAD
FISHERS, INDIANA 46037

DRAWING NO.:

C101

Page 11 of 75

A:\300-0001\300-6361-CADD\DWG\DWG Construction Documents\130636-C017-C200.dwg[C200] LS(11/17/2023 - Preliminary) - LS 11/21/2023 3:57 PM



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.

AMERICAN LOCATING SERVICES, A PRIVATE SUBSURFACE UTILITY LOCATING SERVICE, WAS CONTRACTED TO PERFORM THE PRIVATE UTILITY LOCATIONS FOR THE SUBJECT SITE. THE PRIVATE UTILITIES LOCATED AND DEPICTED HEREON WERE OBSERVED USING TYPICAL LOCATION METHODS AND MARKED ACCORDINGLY. PRIOR UTILITY PLANS AND AS BUILT SURVEY PERFORMED BY CEO WERE USED TO CONFIRM ANY AREAS OF QUESTION OBSERVED DURING SAID LOCATION. SAID PLANS AND AS BUILT WERE NOT USED TO SHOW ANY PLANNED UTILITIES WHERE THERE IS NO PHYSICAL EVIDENCE OBSERVED IN THE FIELD.

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.

ADJOURNER
ENRIQUE APARTMENT COMPANY, LTD.
INSTR. #2001060531

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, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
- 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.

PARKING DATA:

REQUIRED PARKING SPACES:
(150 BEDS X .25) + 23 EMPLOYEES (LARGEST SHIFT) = 61 SPACES
EXISTING PARKING SPACES: 106 SPACES

SITE LEGEND:

- PROPOSED BUILDING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT

SITE KEY NOTES:

- ASPHALT PAVEMENT: SEE DETAIL ON SHEET C800.
- CONCRETE PAVEMENT: SEE DETAIL ON SHEET C800.
- COMBINED CONCRETE CURB AND SIDEWALK: SEE DETAIL ON SHEET C800.
- CONCRETE SIDEWALK: SEE DETAIL ON SHEET C800.
- CONCRETE CURB: SEE DETAIL ON SHEET C800.
- ADA RAMP WITH HANDRAILS: SEE DETAIL ON SHEET C800.
- WALL: SEE DETAIL ON SHEET C800.
- LAWN/LANDSCAPE AREA. REFER TO LANDSCAPE PLANS.
- PARALLEL CURB RAMP: SEE DETAIL ON SHEET C800.
- HANDRAIL: SEE DETAIL ON SHEET C800.
- 4" WIDE WHITE PAVEMENT STRIPING

SCALE IN FEET
0 20 40



SITE PLAN

DRAWING NO.:

C200

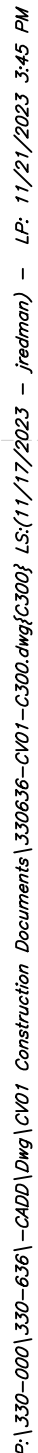
DATE: SEPTEMBER 01, 2023
DWG SCALE: 1" = 20'
PROJECT NO: 330-636
APPROVED BY: JAR
DRAWN BY: BRP
CHECKED BY: BRF
DRAFT

CARDON & ASSOCIATES, INC.
HAMILTON TRACE
116TH ST & CUMBERLAND ROAD
FISHERS, INDIANA 46037

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

SUBMITTAL & REVISION RECORD

NO.	DATE	DESCRIPTION
1	11/21/2023	TAC LP RESUBMITTAL #1



· NORTH ·

1. THE UTILITIES INDICATED ON THESE PLANS AND ON THE SURVEY MAY NOT BE A COMPLETE INVENTORY OF ALL THE EXISTING UTILITIES PRESENT ON AND AROUND THE SITE. THE LOCATION AND SIZE OF THESE UTILITIES MAY BE DIFFERENT. THE CONTRACTOR SHALL NOT BE HELD LIABLE FOR ANY INACCURATE UTILITY INFORMATION INDICATED, IMPLIED, OR NOT INDICATED ON THESE PLANS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING, WHICH CAN BE DAMAGED DURING CONSTRUCTION SHALL NOT BE REMOVED. ANY PIPING OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR, AT HIS EXPENSE WITH THE PERMISSION OF THE OWNER.
3. BEFORE WORKING WITH OR AROUND EXISTING UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE CONTACTED BY THE CONTRACTOR.
4. WHEN CONNECTIONS ARE TO BE MADE TO EXISTING PIPING AND STRUCTURES OR WHERE CONSTRUCTION IS IN THE VICINITY OF EXISTING PIPING THE LOCATION AND ELEVATION OF THE EXISTING PIPING SHALL BE FIELD VERIFIED AND NOTIFICATION GIVEN TO THE OWNER IF THE EXISTING PIPING IS FOUND TO BE DIFFERENT THAN THAT SHOWN ON THE DRAWINGS.
5. FOR CLARITY OF THESE DRAWINGS, PIPES MAY NOT BE DRAWN TO SCALE OR EXACTLY LOCATED.
6. ALL NEW WATER LINES SHALL HAVE A MINIMUM OF 54 INCHES OF COVER.
7. MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN NEW WATER AND SANITARY SEWER LINES. IF 18 INCHES OF CLEARANCE IS NOT PROVIDED THEN THE SEWER MUST BE CONSTRUCTED OF WATER WORKS GRADE DUCTILE IRON PIPE WITH MECHANICAL JOINTS WITHIN TEN FEET OF THE WATER LINE.
8. NEW 6" AND 8" SANITARY LATERALS SHALL BE SDR-35, SCHEDULE 80 OR SCHEDULE 40 PIPE, FORMING ASTM D2241, AND SHALL MEET THE DEFLECTION STANDARDS OF ASTM D-3303.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR CONTRACTORS TO OBTAIN A FEDERAL STATE, COUNTY, CITY OR LOCAL PERMITS FOR ANY, AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED. THE CONTRACTOR OR CONTRACTORS ARE RESPONSIBLE TO PAY FOR ALL REQUIRED PERMITS BY ANY OR ALL AGENCIES MENTIONED ABOVE UNLESS OTHERWISE NOTED IN THE CONTRACT OR AGREEMENT. ALL ASSOCIATED BONDING REQUIREMENTS AND COSTS ARE INCIDENTAL TO THE CONTRACT.
10. 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 THE CONTRACT OR AGREEMENT AS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
11. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
12. CONTRACTOR IS RESPONSIBLE FOR ELECTRIC, TELEPHONE, AND CABLE CONDUITS AND TRENCHING. COORDINATE WITH THE LOCAL UTILITY PROVIDERS AND MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR SIZES AND QUANTITIES.
13. WATER AND FIRE SERVICE SIZES AND CONNECTION LOCATIONS SHALL BE COORDINATED WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
14. CONTRACTOR TO PROVIDE OSHA COMPLIANT TRENCH IN ROADWAY FOR CITIZENS WATER. CITIZENS WILL PROVIDE AND INSTALL TAPPING SLEEVE AND VALVE. CONTRACTOR IS RESPONSIBLE TO CONNECT WATER SERVICE TO VALVE AND INSTALL SERVICE TO BUILDING.
15. SANITARY LATERALS MUST MAINTAIN 10-FOET OF SEPARATION AND WYE CONNECTIONS LOCATED ON THE SAME SIDE OF THE MAIN. THE MAIN MUST MAINTAIN A 10-FOOT SEPARATION FROM WYE CONNECTIONS ON OPPOSITE SIDES OF THE MAIN MUST MAINTAIN 4-FOET OF SEPARATION. SANITARY LATERALS AND GAS SERVICE LINES MUST MAINTAIN AT MINIMUM 3-FOET OF SEPARATION. ALL OTHER UTILITIES MUST MAINTAIN 10-FOET OF SEPARATION WITH SANITARY LATERALS.
16. SANITARY LATERALS MUST MAINTAIN 18 INCHES OF VERTICAL SEPARATION FROM STORM AND WATER LINES. IF THIS SEPARATION CANNOT BE ACHIEVED A CONCRETE CRADLE SHALL BE ADDED PER CITY OF FISHERS STANDARD CONSTRUCTION DETAILS ON SHEET 21.
17. SANITARY SEWER AND LATERAL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE FISHERS STANDARD CONSTRUCTION DETAILS AND CONSTRUCTION SPECIFICATIONS. THE LATERAL CONNECTION TO THE SEWER SHALL BE MADE USING A 4" DIA. 15' MIN. DEPTH TEE-WYE AND A SLOD SLEEVE CONNECTOR. FLEXIBLE FERNOCO-STYLE CONNECTORS AND SADDLE

1. SANITARY SEWER AND LATERAL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE FISHERS STANDARD CONSTRUCTION DETAILS AND CONSTRUCTION SPECIFICATIONS. THE LATERAL CONNECTION TO THE SANITARY SEWER SHALL BE COMPLETED UTILIZING A TEE-WYE AND A SOLID SLEEVE CONNECTOR. FLEXIBLE FERRO-CO-STYLE CONNECTORS AND SADDLE FITTINGS ARE NOT ALLOWED.
2. ALL LATERALS SHALL HAVE 2-INCH WIDE DETECTION TAPE INSTALLED ONE FOOT ABOVE THE PIPE. THIS SHALL RUN FROM THE CONNECTION AT THE SEWER MAIN TO THE CLEANOUT.
3. ADJUST NEW LATERAL CONNECTION TO AVOID ANY EXISTING PIPE JOINTS.

	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED DRAINAGE SWALE
	PROPOSED GRADE BREAK
	PROPOSED STORM SEWER LINE
	PROPOSED ROOF DRAIN
	PROPOSED SANITARY LINE
	PROPOSED CLEANOUT
	PROPOSED SPOT ELEVATION
	PROPOSED CURB SPOT ELEVATION; TOP OF CURB ON TOP, GUTTER ELEVATION ON BOTTOM

ABBREVIATIONS:
TW = TOP OF WALL
BW = BOTTOM OF WALL
TR = TOP OF RAMP
BR = BOTTOM OF RAMP
ME = MATCH EXISTING

1. CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION CONTROL MEASURES PREPARED FOR THIS PROJECT.
2. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTATION.
3. CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
4. PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TO A DEPTH INDICATED ON THE PROPOSED PLANS (6" MINIMUM). PAVEMENT SLOPES ACROSS ACCESSIBLE PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 2%.
5. ALL SLOPES SHALL BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
6. ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION CONTROL PLAN, UNLESS NOTED OTHERWISE.
7. ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
8. DRAINAGE SYSTEMS SHALL BE INSPECTED DURING CONSTRUCTION BY A REGISTERED PROFESSIONAL ENGINEER OR LAND SURVEYOR. WITHIN 30 DAYS AFTER COMPLETION OF ON AND OFF-SITE DRAINAGE FACILITIES, THE REGISTERED PROFESSIONAL SHALL CERTIFY IN WRITING THE COMPLIANCE OF THE DRAINAGE FACILITIES PER LOCAL REQUIREMENTS.
9. CONTRACTOR SHALL PERPETUATE ALL DRAINS AND TILES ENCOUNTERED DURING CONSTRUCTION. COORDINATE WITH ENGINEER OF RECORD REGARDING THE CONNECTION TO THE PROPOSED STORM SEWER SYSTEM.
10. STORM STRUCTURES RECEIVING SUB-SURFACE DRAINS (SSD) SHALL HAVE BOTH CONNECTIONS CORE DRILLED. T OR Y BUND CONNECTIONS ARE NOT ALLOWED.
11. ALL STORM SEWERS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE CITY OF FISHERS AND WILL REMAIN PUBLIC.
12. ALL STORM SEWERS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY SHALL BE PRIVATE.

1. DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL NEW STORMWATER MANAGEMENT FACILITIES CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING THE INSTALLATION, INSPECTION AND APPROVAL OF THE STORM DRAINAGE SYSTEM CONSTRUCTION.
3. ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING COLLECTION AND CONVEYANCE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
4. ANY WORK PERFORMED IN THE LOCAL OR STATE RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL OR STATE REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.
5. ALL PROPOSED STORM SEWER AND DRAINAGE APPURTENANCES SHALL BE IN CONFORMANCE WITH THE CITY OF FISHERS STORMWATER TECHNICAL STANDARDS MANUAL. LATEST EDITION, DISCREPANCIES BETWEEN THE PLANS AND THE MANUAL SHALL BE RESOLVED IN FAVOR OF THE MANUAL. CONFORMANCE TO THE REQUIREMENTS AS SET FORTH IN THE MANUAL.

THE PARCEL DESCRIBED AND SHOWN HEREIN LIES WITHIN ZONE "X" AS SAID PARCEL PLOTS ON MAP NUMBER 1805700253G (DATED NOVEMBER 19, 2014) OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY 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.

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 ACCURATELY LOCATED OR 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.

AMERICAN LOCATING SERVICES, A PRIVATE SUBSURFACE UTILITY LOCATING SERVICE, WAS CONTRACTED TO PERFORM THE PRIVATE UTILITY LOCATIONS FOR THE SUBJECT SITE. THE PRIVATE UTILITIES LOCATED AND DEPICTED HEREON WERE OBSERVED USING TYPICAL LOCATION METHODS AND MARKED ACCORDINGLY. PRIOR TO UTILITY PLANS AND AS BUILT SURVEY PERFORMED BY CEC WERE USED TO DETERMINE UTILITY AREAS. NO QUESTIONED SURFACE LOCATION, SAID PLANS AND AS BUILT WERE NOT USED TO SHOW ANY PLANNED UTILITIES WHERE THERE IS NO PHYSICAL EVIDENCE OBSERVED IN THE FIELD.

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.

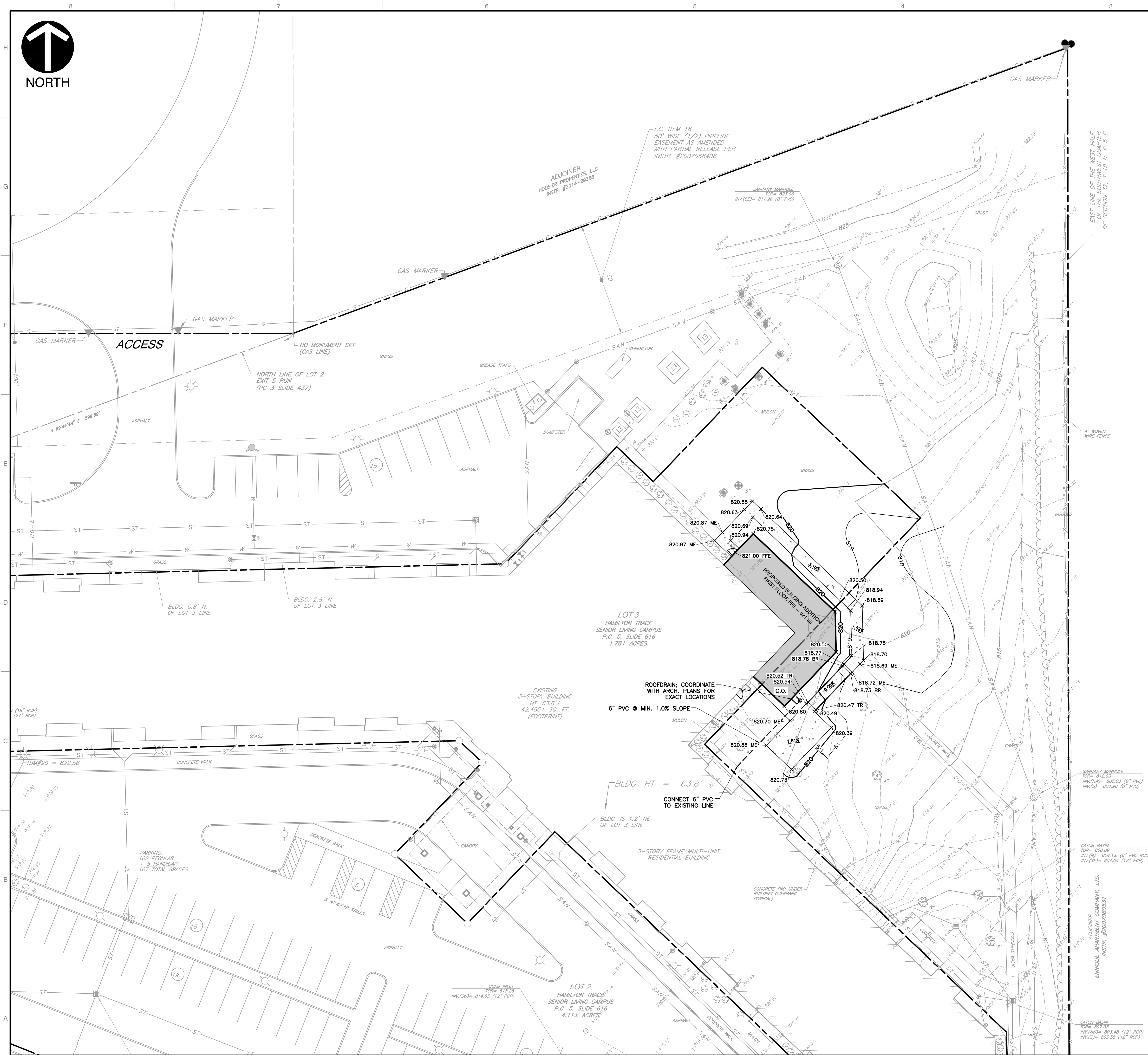


CARDON & ASSOCIATES, INC.
HAMILTON TRACE
116TH ST & CUMBERLAND ROAD
FISHERS, INDIANA 46037

OVERALL GRADING PLAN

C300

A:\300-0001\330-6361-CADD\DWG\007 Construction Documents\330636-C007-0000.dwg(C301) LS(11/17/2023) - Preliminary - 11/17/2023 3:45 PM



NORTH

NOTES:

- SEE SHEET C300 FOR GENERAL NOTES AND SHEET SPECIFIC NOTES.
- 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

FLOOD NOTE:

THE PARCEL DESCRIBED AND SHOWN HEREIN LIES WITHIN ZONE "X" AS SAID PARCEL PLOTS ON MAP NUMBER 1805700253G (DATED NOVEMBER 19, 2014) OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY 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.

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.

AMERICAN LOCATING SERVICES, A PRIVATE SUBSURFACE UTILITY LOCATING SERVICE, WAS CONTRACTED TO PERFORM THE PRIVATE UTILITY LOCATIONS FOR THE SUBJECT SITE. THE PRIVATE UTILITIES LOCATED AND DEPICTED HEREON WERE OBSERVED USING TYPICAL LOCATION METHODS AND MARKED ACCORDINGLY. PRIOR UTILITY PLANS AND AS BUILT SURVEY PERFORMED BY CEC WERE USED TO CONFIRM ANY AREAS OF QUESTION OBSERVED DURING SAID LOCATION. SAID PLANS AND AS BUILT WERE NOT USED TO SHOW ANY PLANNED UTILITIES WHERE THERE IS NO PHYSICAL EVIDENCE OBSERVED IN THE FIELD.

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.

PROPOSED LEGEND:

- 820 PROPOSED INDEX CONTOUR
- 819 PROPOSED INTERMEDIATE CONTOUR
- PROPOSED DRAINAGE SWALE
- PROPOSED GRADE BREAK
- PROPOSED STORM SEWER LINE
- PROPOSED ROOF DRAIN
- SAN PROPOSED SANITARY LINE
- PROPOSED CLEANOUT
- 820.00 PROPOSED SPOT ELEVATION
- 820.50 PROPOSED CURB SPOT ELEVATION; TOP OF CURB ON TOP, GUTTER ELEVATION ON BOTTOM
- 820.00

ABBREVIATIONS:

- TW = TOP OF WALL
- BW = BOTTOM OF WALL
- TR = TOP OF RAMP
- BR = BOTTOM OF RAMP
- ME = MATCH EXISTING

SCALE IN FEET
0 20 40



GRADING PLAN

DRAWING NO.:

C301

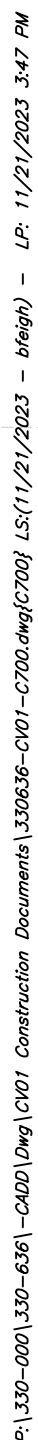
DATE:	SEPTEMBER 01, 2023	DRAWN BY:	JAR
DWG SCALE:	1" = 20'	CHECKED BY:	BRF
PROJECT NO.:	330-636	APPROVED BY:	DRAFT

CARDON & ASSOCIATES, INC.
HAMILTON TRACE
116TH ST & CUMBERLAND ROAD
FISHERS, INDIANA 46037

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

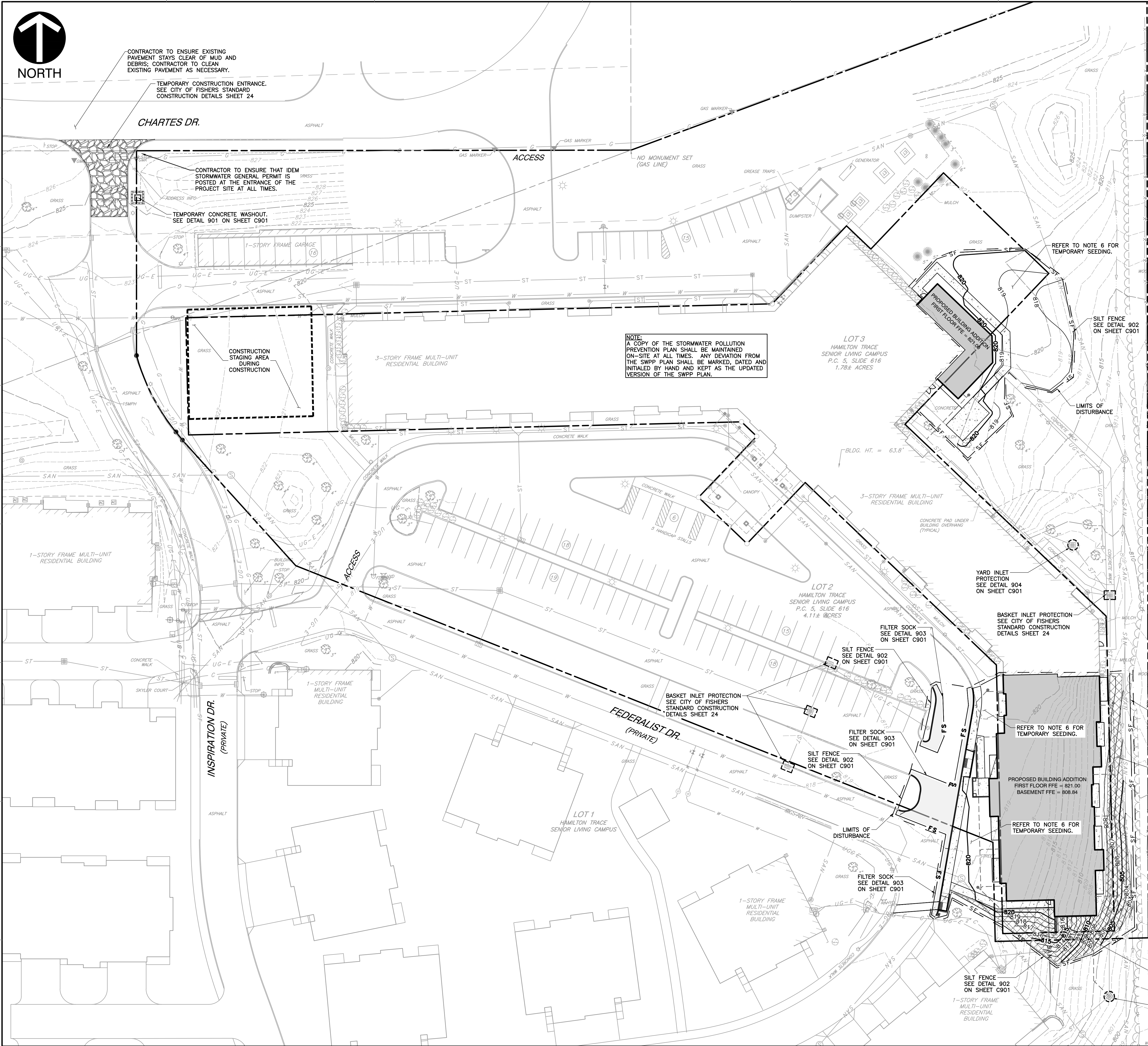
SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	11/17/2023	TAC LP REVISION #1



Page 16 of 75

A:\300-0001\300-6361-C900\Draw\DWG\Construction Documents\130636-C901-C900.dwg[09/01] LS(11/17/2023 - Preliminary) - LS 11/21/2023 3:51 PM



STORMWATER POLLUTION PREVENTION NOTES

- CONTRACTOR SHALL INSTALL ALL REQUIRED SILT FENCES, SILT TRAPS, TREE PROTECTION AND INLET PROTECTION FOR EXISTING INLETS PRIOR TO THE START OF ANY EARTH MOVING OR STRIPPING.
- CONTRACTOR SHALL INSTALL A STONE CONSTRUCTION ENTRANCE OR SOME OTHER DEVICE PRIOR TO THE START OF EARTHWORK AS NECESSARY TO PREVENT SOIL FROM BEING TRACKED OR WASHED INTO EXISTING ROADWAYS.
- LAND ALTERATIONS WHICH STRIP THE LAND OF VEGETATION, INCLUDING REGRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED. AS GRADING IS DONE, INSTALL SILT TRAPS, SILT FENCES, SLOPE DRAINS, TEMPORARY DIVERSIONS AND OTHER RUNOFF CONTROL MEASURES AT APPROPRIATE LOCATIONS TO KEEP SEDIMENT CONTAINED ON SITE.
- ALL DISTURBED AREAS SHALL BE SEEDED AND STRAW MULCHED AS SHOWN ON THE PLANS IMMEDIATELY AFTER COMPLETION OF GROUND ACTIVITY. FOR LARGE PROJECTS, THIS SEEDING SHOULD BE COMPLETED IN PHASES AS THE DIFFERENT AREAS OF THE SITE ARE COMPLETED.
- PERMANENT AND FINAL VEGETATION OR STRUCTURAL EROSION CONTROL DEVICES SHALL BE INSTALLED AS SOON AS PRACTICAL UNDER THE CIRCUMSTANCES.
- THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM DEPENDING UPON THE WEATHER. IF CONSTRUCTION ACTIVITY IS TO CEASE FOR MORE THAN TWO WEEKS, THE DISTURBED AREAS SHALL BE TEMPORARILY SEEDED.
- ALL STORM SEWER INLET PROTECTION DEVICES SHALL BE PUT IN PLACE AT THE TIME EACH INLET IS CONSTRUCTED.
- THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES AND DEVICES DURING CONSTRUCTION AND UNTIL SILTATION OF THE STREETS AND STORM SEWERS WILL NO LONGER OCCUR.
- ONCE ONSITE EROSION AND SILTATION OF THE STREETS AND STORM SEWERS WILL NO LONGER OCCUR, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE TEMPORARY EROSION CONTROL DEVICES.
- THESE GENERAL PROCEDURES MAY NOT COVER ALL SITUATIONS. REFER TO EROSION CONTROL PLANS FOR SPECIFIC NOTES AND ADDITIONAL DETAILS.
- EROSION CONTROL TO COMPLY WITH CONSTRUCTION STORMWATER GENERAL PERMIT (CSDP) AND INDIANA STORMWATER QUALITY HANDBOOK.
- ALL PROPOSED EROSION AND SEDIMENT CONTROL SHALL BE IN CONFORMANCE WITH THE CITY OF FISHERS STORMWATER SPECIFICATIONS MANUAL, LATEST EDITION. DISCREPANCIES BETWEEN THE PLANS AND THE MANUAL SHALL NOT ALLEVIATE THE CONTRACTOR FROM ADHERING TO THE REQUIREMENTS AS SET FORTH IN THE MANUAL.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY IDEM, MCSW, AND/OR THE CITY INSPECTOR.

FLOOD NOTE:

THE PARCEL DESCRIBED AND SHOWN HEREIN LIES WITHIN ZONE "X" AS SAID PARCEL PLOTS ON MAP NUMBER 18057C0253G (DATED NOVEMBER 19, 2014) OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY 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.

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.

AMERICAN LOCATING SERVICES, A PRIVATE SUBSURFACE UTILITY LOCATING SERVICE, WAS CONTRACTED TO PERFORM THE PRIVATE UTILITY LOCATIONS FOR THE SUBJECT SITE. THE PRIVATE UTILITIES LOCATED AND DEPICTED HEREON WERE OBSERVED USING TYPICAL LOCATION METHODS AND MARKED ACCORDINGLY. PRIOR UTILITY PLANS AND AS BUILT SURVEY PERFORMED BY CEC WERE USED TO CONFIRM ANY AREAS OF QUESTION OBSERVED DURING SAID LOCATION. SAID PLANS AND AS BUILT WERE NOT USED TO SHOW ANY PLANNED UTILITIES WHERE THERE IS NO PHYSICAL EVIDENCE OBSERVED IN THE FIELD.

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.

PROPOSED LEGEND:

- PROPOSED GRAVEL CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- PERMANENT/ TEMPORARY SEEDING AREAS
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SILT FENCE
- PROPOSED FILTER SOCK
- PROPOSED INLET PROTECTION
- PROPOSED CONCRETE WASHOUT
- MAJOR STORMWATER DISCHARGE POINT

SCALE IN FEET
0 30 60



SUBMITTAL & REVISION RECORD

NO.	DATE	DESCRIPTION
1	11/21/2023	ISSUE FOR SUBMITTAL #1

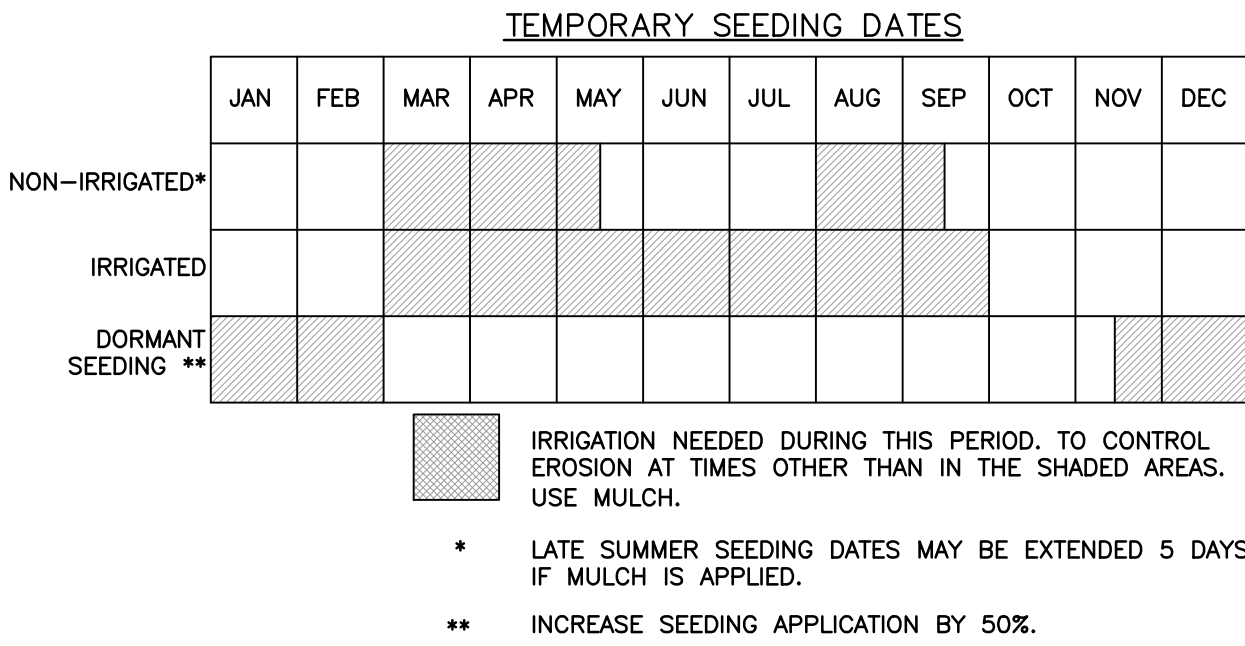
Civil & Environmental Consultants, Inc.
530 E. Ohio Street - Suite G - Indianapolis, IN 46204
317-655-7777 - 877-746-0749
www.cecinc.com

CARDON & ASSOCIATES, INC.
HAMILTON TRACE
116TH ST & CUMBERLAND ROAD
FISHERS, INDIANA 46037

STORMWATER POLLUTION PREVENTION PLAN

DATE:	SEPTEMBER 01, 2023	DRAWN BY:	JAR
DWG SCALE:	1" = 30'	CHECKED BY:	BRF
PROJECT NO:	330-636	APPROVED BY:	DRAFT

DRAWING NO.:
C900



SEEDBED PREPARATION

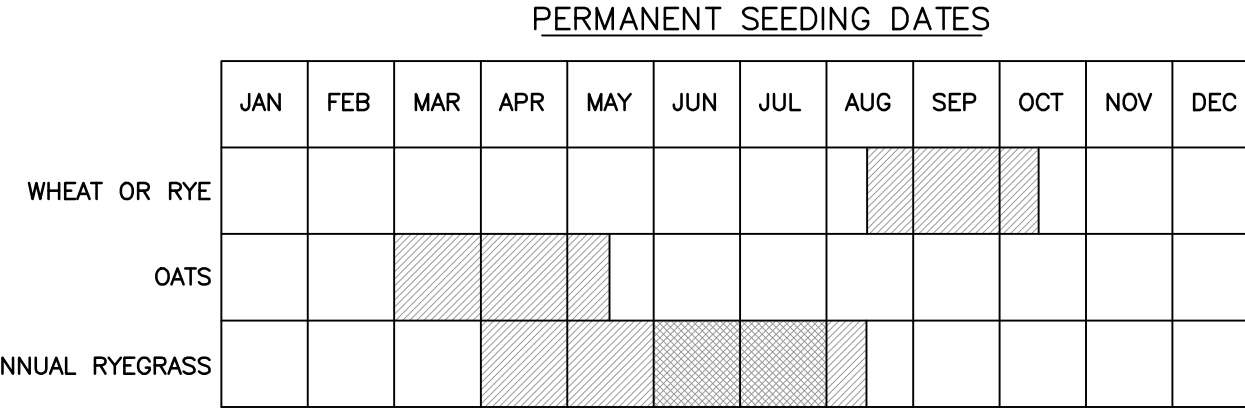
1. APPLY LIME TO RAISE THE pH TO THE LEVEL AS NEEDED FOR SPECIES BEING SEEDED.
2. APPLY 23 POUNDS OF PHOSPHOROUS FREE FERTILIZER: 12-0-12 ANALYSIS (OR EQUIVALENT) PER 1000 SQ. FT. (APPROXIMATELY 1000 POUNDS PER ACRE) OR FERTILIZE ACCORDING TO TEST. APPLICATION OF 150 LB. OF AMMONIUM NITRATE ON AREAS LOW IN ORGANIC MATTER AND FERTILITY WILL GREATLY ENHANCE VEGETATIVE GROWTH.
3. WORK THE FERTILIZER AND LIME INTO THE SOIL TO A DEPTH OF 2-4 INCHES WITH A HARROW, DISK OR RAKE OPERATED ACROSS THE SLOPE AS MUCH AS POSSIBLE.

SEEDING

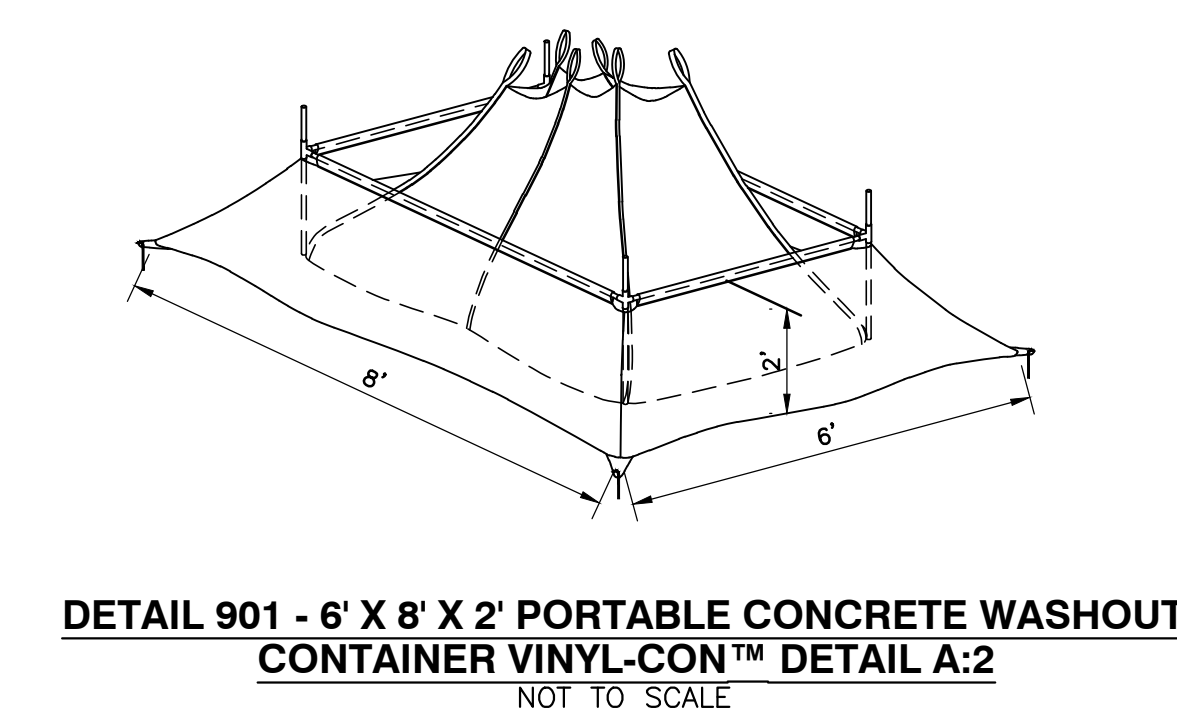
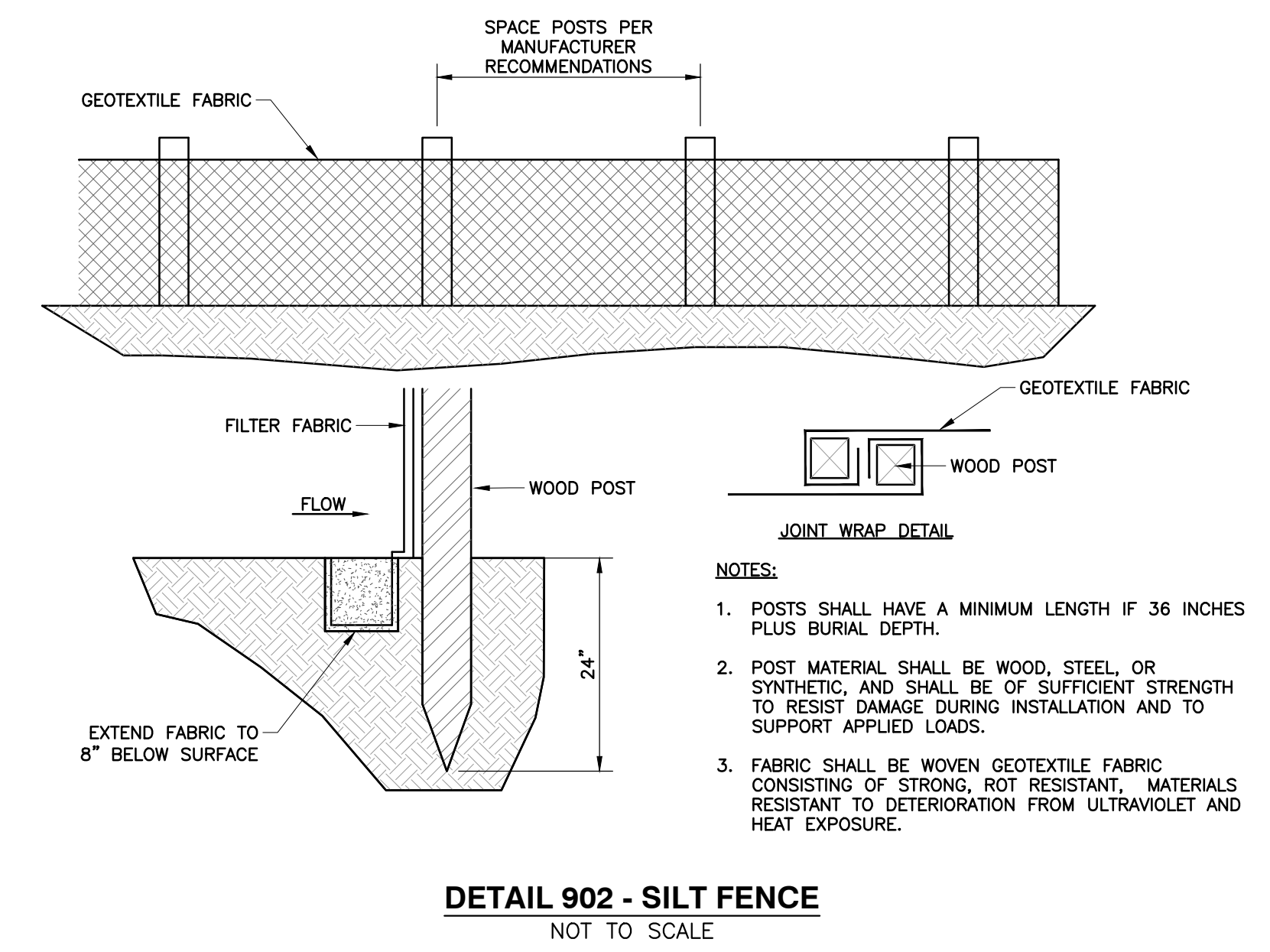
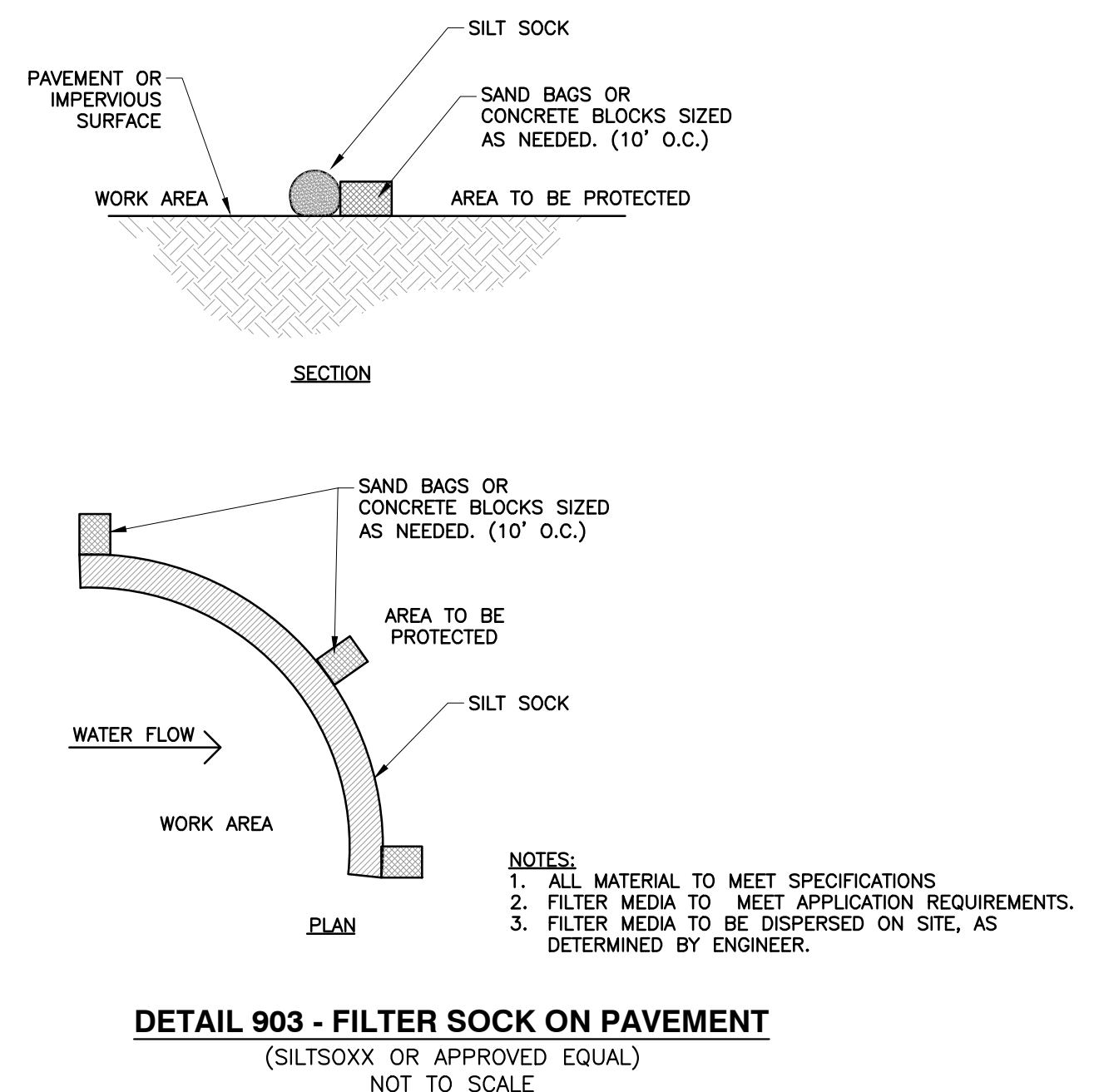
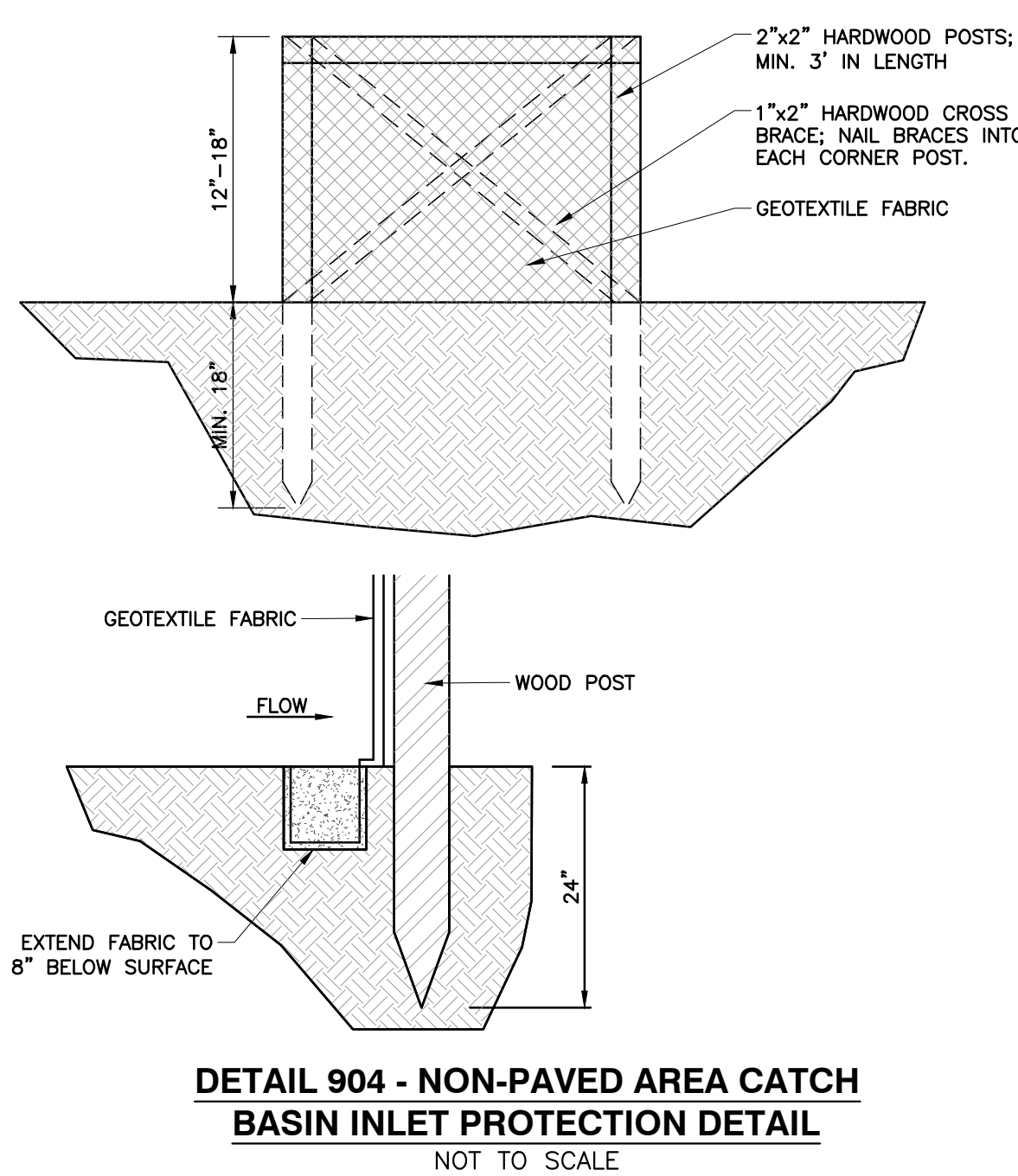
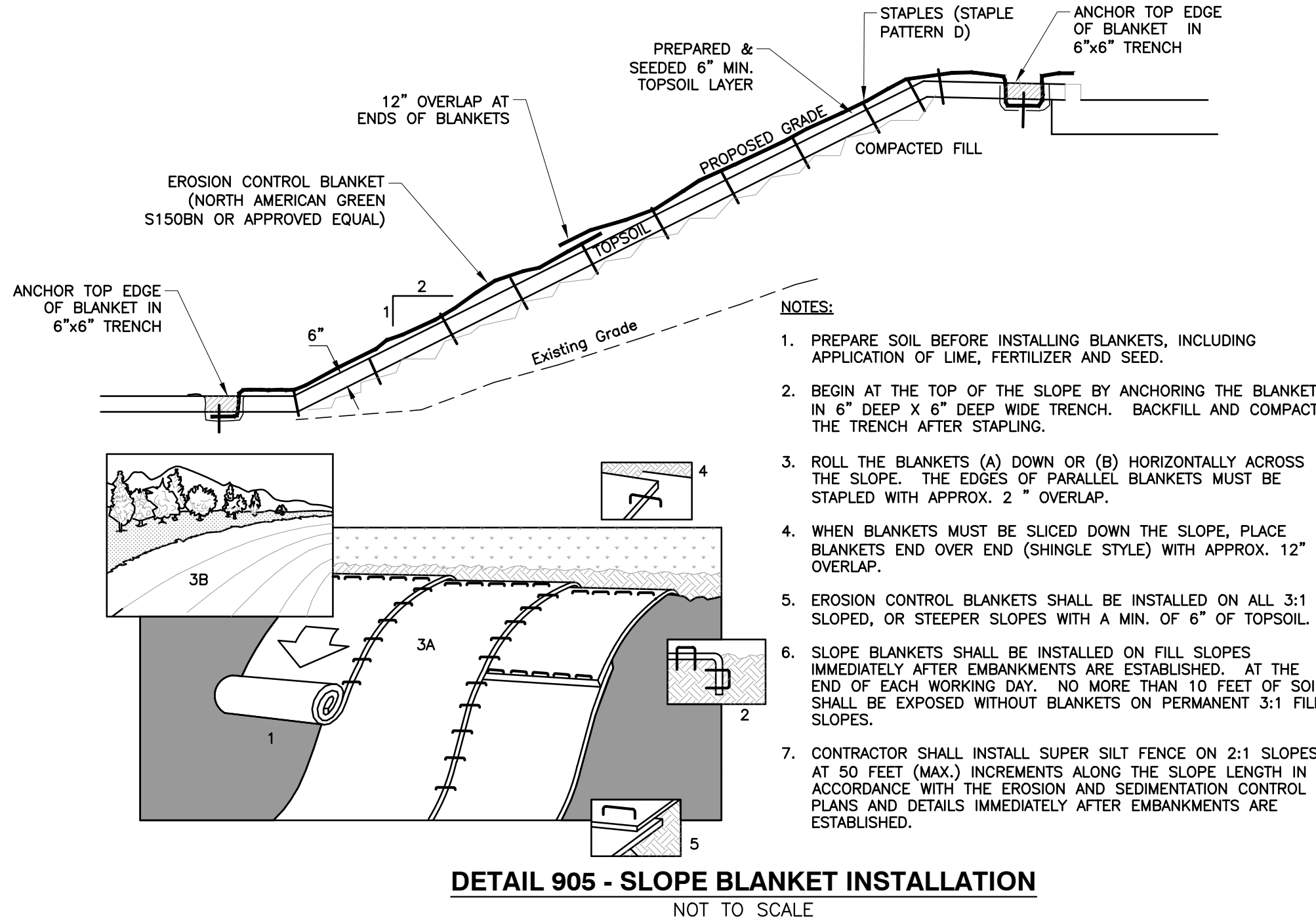
SELECT A SEED MIXTURE BASED ON PROJECTED USE OF THE AREA (SEE PERMANENT SEED MIXTURE CHART). WHILE CONSIDERING BEST SEEDING DATES, IF PERMANENT SEEDING IS NOT PERMITTED USE TEMPORARY SEEDING UNTIL PERMANENT SEEDING CAN BE APPLIED. IF TOLERANCES ARE A PROBLEM, SUCH AS SALT TOLERANCE OF SEEDINGS ADJACENT TO STREETS AND HIGHWAYS, SEE SEED TOLERANCE CHART.

TEMPORARY SEEDING			
TYPE OF SEED	1000 SQ. FT. ACRE		REMARKS
WHEAT OR RYE	3.5 LBS.	2 BU.	COVER SEED 1" TO 1 1/2" DEEP
SPRING OATS	2.3 LBS.	3 BU.	COVER SEED 1" DEEP
ANNUAL RYEGRASS	1 LB.	40 LB.	COVER SEED 1/4" DEEP
* NOT NECESSARY WHERE MULCH IS APPLIED.			

PERMANENT SEEDING						
SPECIES	SEEDING RATE		SUITABLE pH	SITE SUITABILITY		
	LBS/ACRE	LBS/1000 SQ. FT.		DROUGHTY	WELL DRAINED	
LEVEL AND SLOPING, OPEN AREAS						
1. TALL FESCUE	35	.8	5.5-8.3	2	1	
2. TALL FESCUE	25	.6	5.5-8.3		1	
3. RED CLOVER	5	.12				
3. KENTUCKY BLUEGRASS	15	.4	5.8-7.5	2	1	
4. CREEPING RED FESCUE	15	.4				
STEEP BANKS AND CUTS						
4. TALL FESCUE	15	.4	5.8-7.5	2	1	
5. KENTUCKY BLUEGRASS	25	.6				
5. TALL FESCUE	35	.8	5.5-8.3	2	1	
LAWNS AND HIGH MAINTENANCE AREAS						
6. KENTUCKY BLUEGRASS	40	.9	5.8-7.5	2	1	
7. CREEPING RED FESCUE	40	.9				
7. PERENNIAL RYEGRASS (TURF TYPE)	170	4.0	5.0-7.5		1	
8. TALL FESCUE	170	4.0	5.5-8.3	2	1	
* 1 - PREFERRED 2 - WILL TOLERATE						



	SOIL CONDITION			SHADE TOLERANCE	CLOSE MOWING INCHES 1/2	TRAMPING TOLERANCE	FERTILITY NEEDS	WINTER HARDNESS	FLOODING TOLERANCE (DAYS)	WIND TOLERANCE (INCHES)	EMERGENCE TIME (DAYS)	SOIL TOLERANCE		
	WET	NORM	DRY									GEN.	SOIL	SPRAY
CREEPING RED FESCUE	2	1	2	1	1	1	MED.	1	20-25	12-18	7-21			S
FESTUCA RUBRA	2	1	2	1	1	1	MED.	1	20-35	12-18	10-20			MT
KENTUCKY BLUEGRASS	2	1	2	1	1	1	MED.	1	20-35	12-18	10-20			MT
POA PROTENSIS	2	1	2	1	1	1	MED.	1	20-35	12-18	10-20			MT
TALL FESCUE	2	1	1	1	1	1	LOW	1	24-35	24-36	5-14			T
FESTUCA L. ARUNDINACEA	2	1	1	1	1	1	LOW	1	24-35	24-36	5-14			T
PERENNIAL RYEGRASS	2	1	2	-	1	2	MED. HIGH	2	15-20	12-18	5-10			MT
LOLIUM PERENNE	2	1	2	-	1	2	MED. HIGH	2	15-20	12-18	5-10			MT
RED CLOVER	-	1	-	2	-	-	MED.	1	7-10	18	5-10	S	S	
TRIFOLIUM PROTENSE	-	1	-	2	-	-	MED.	1	7-10	18	5-10	S	S	
RANKING: 1 GOOD 2 MEDIUM - NOT TOLERANT														
SALT TOLERANCE (TO BOTH SOIL SALTS & SPRAY) T TOLERANCE MT MEDIUM TOLERANCE S SLIGHT TOLERANCE														



8

7

6

5

4

3

2

1

DATE

11/21/2023

1

NO

1

1

DESCRIPTION

TAC LP RESUBMITAL #1

DATE

11/21/2023

1

NO

1

1

DESCRIPTION

TAC LP RESUBMITAL #1

1

2

3

4

5

6

7

8

DATE

SEPTEMBER 01, 2023

JAR

DWG SCALE

AS NOTED

BRF

PROJECT NO.

330-636

AS NOTED

APPROVED BY:

DRAFT

STORMWATER POLLUTION PREVENTION DETAILS

C901

116TH ST & CUMBERLAND ROAD

FISHERS, INDIANA 46037

CARDON & ASSOCIATES, INC.

HAMILTON TRACE

530 E. Ohio Street - Suite G - Indianapolis, IN 46204

317-655-7777 - 877-746-0749

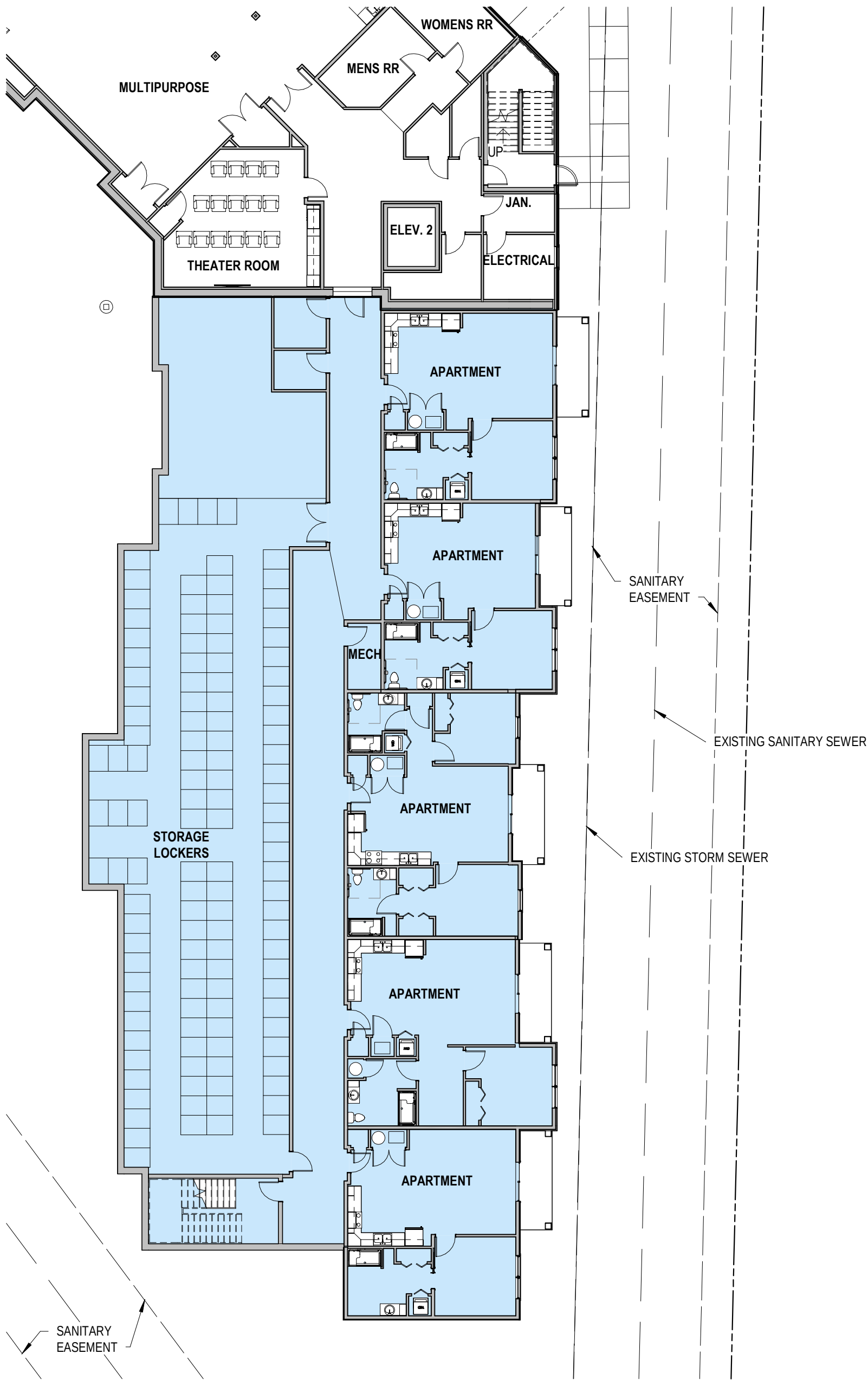
www.cechinc.com

Indianana 811

Know what's below. Call before you dig.

Department Legend

BUILDING ADDITION



23 - 1 BED UNITS (4 ASHTON, 5 BUCHANAN, 14 BRADLEY)
9 - 2 BED UNITS (7 CLEVELAND, 2 COMPTON)

32 UNITS TOTAL

LOWER LEVEL - AREA 'B'



LEVEL 1 - AREA 'A'

HAMILTON TRACE RESERVE ADDITION & RENOVATION

1/16" = 1'-0"

8/31/23



10748 Sky Praire St.
Fishers, IN 46038
Phone: (317) 595.1000
Fax: (317) 572.1236

Department Legend

BUILDING ADDITION



23 - 1 BED UNITS (4 ASHTON, 5 BUCHANAN, 14 BRADLEY)
9 - 2 BED UNITS (7 CLEVELAND, 2 COMPTON)

32 UNITS TOTAL

LEVEL 1 - AREA 'B'

HAMILTON TRACE RESERVE ADDITION & RENOVATION

1/16" = 1'-0"

8/31/23



10748 Sky Praire St.
Fishers, IN 46038
Phone: (317) 595.1000
Fax: (317) 572.1236



Department Legend

- BUILDING ADDITION
- RENOVATED AREAS

LEVEL 2 - AREA 'A'

HAMILTON TRACE RESERVE ADDITION & RENOVATION

1/16" = 1'-0"

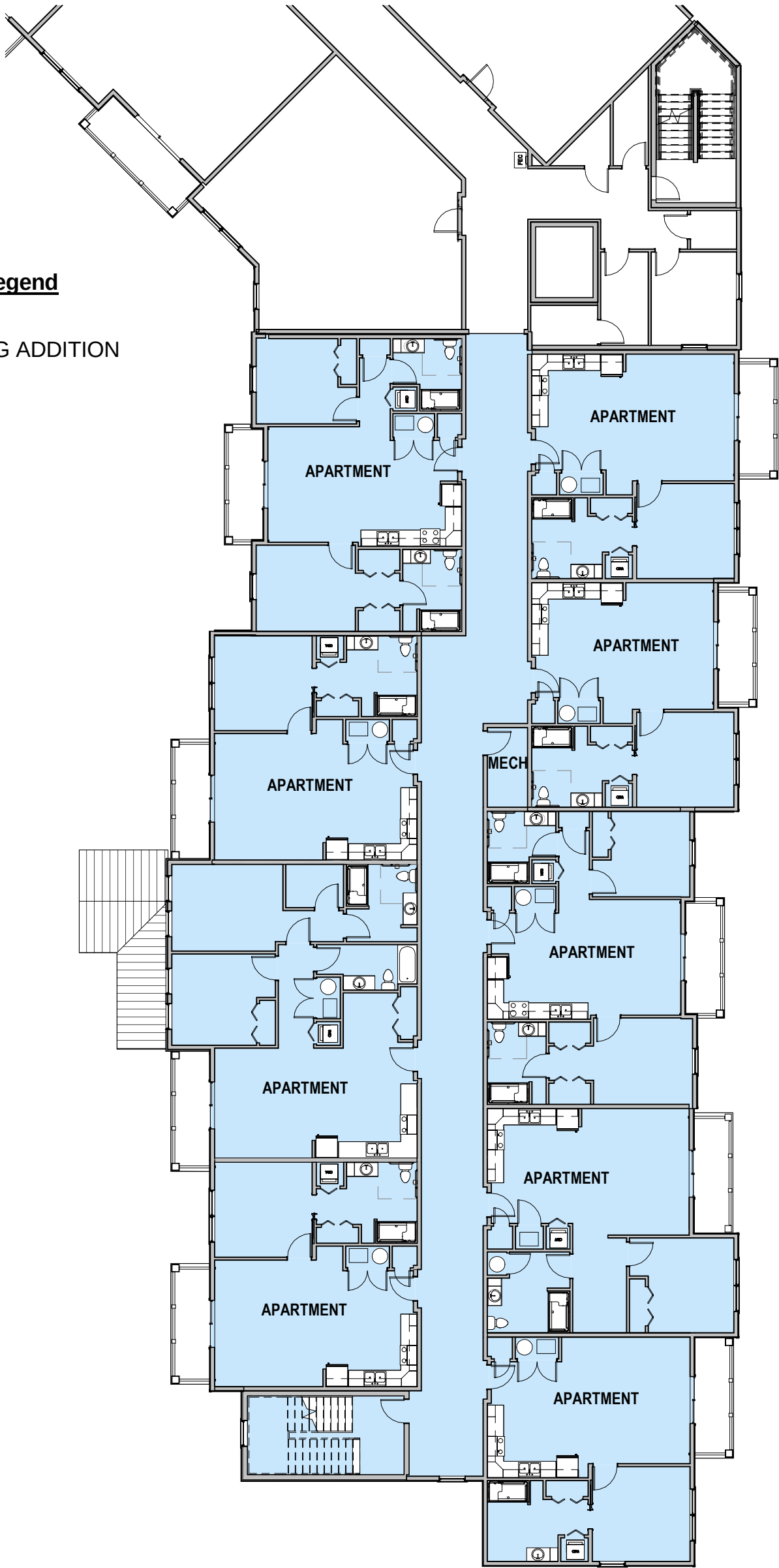
8/31/23



10748 Sky Praire St.
Fishers, IN 46038
Phone: (317) 595.1000
Fax: (317) 572.1236

Department Legend

 BUILDING ADDITION



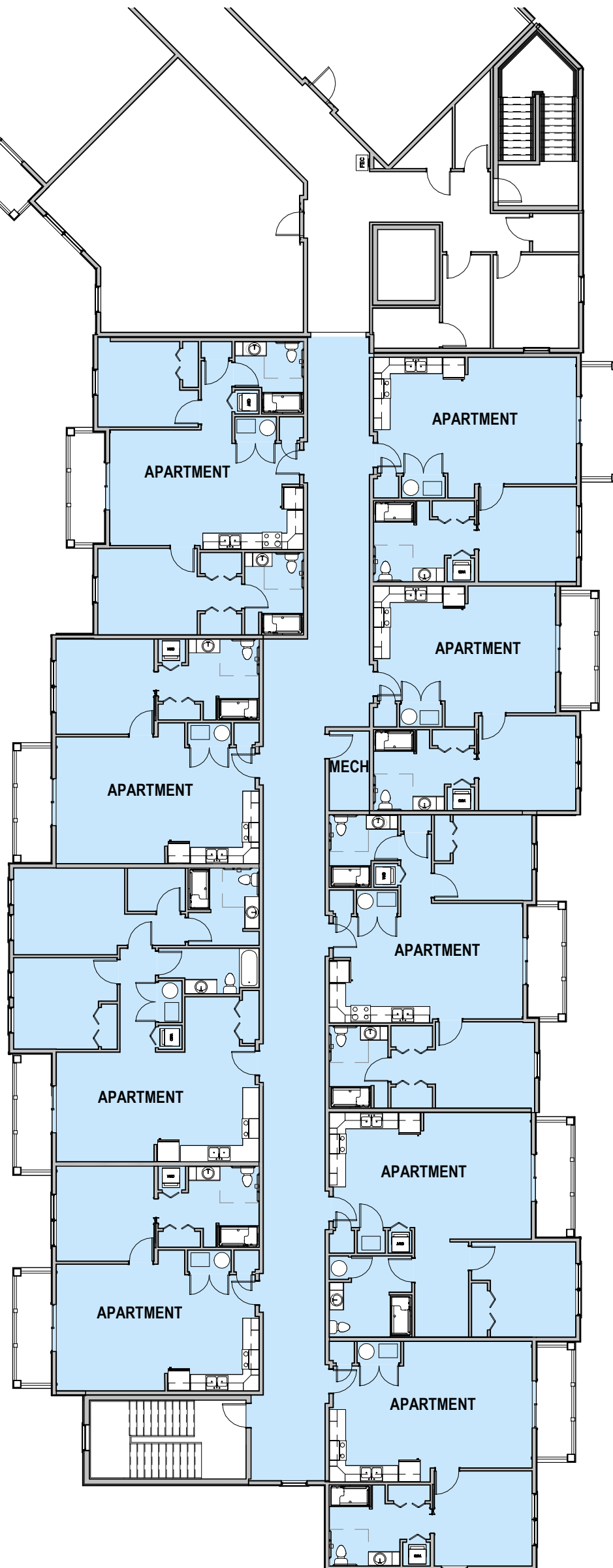
23 - 1 BED UNITS (4 ASHTON, 5 BUCHANAN, 14 BRADLEY)
9 - 2 BED UNITS (7 CLEVELAND, 2 COMPTON)

32 UNITS TOTAL

LEVEL 2 - AREA 'B'

Department Legend

 BUILDING ADDITION



23 - 1 BED UNITS (4 ASHTON, 5 BUCHANAN, 14 BRADLEY)
9 - 2 BED UNITS (7 CLEVELAND, 2 COMPTON)

32 UNITS TOTAL

LEVEL 3 - AREA 'B'

HAMILTON TRACE RESERVE ADDITION & RENOVATION

1/16" = 1'-0"

8/31/23



10748 Sky Praire St.
Fishers, IN 46038
Phone: (317) 595.1000
Fax: (317) 572.1236



BUILDING ADDITION WEST ELEVATION

HAMILTON TRACE RESERVE ADDITION & RENOVATION

11/21/2023



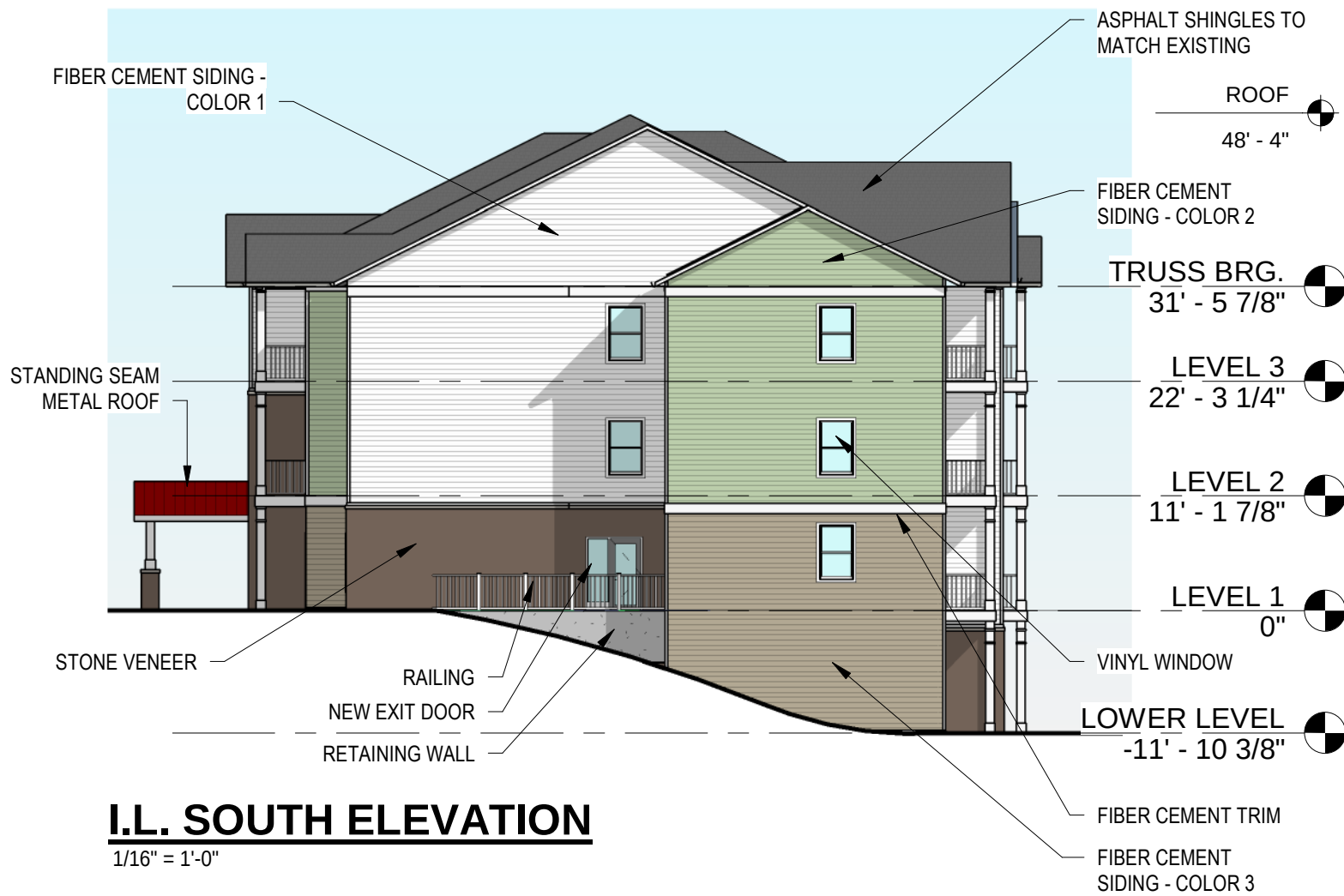
I.L. EAST ELEVATION

1/16" = 1'-0"

BUILDING ADDITION EAST ELEVATION

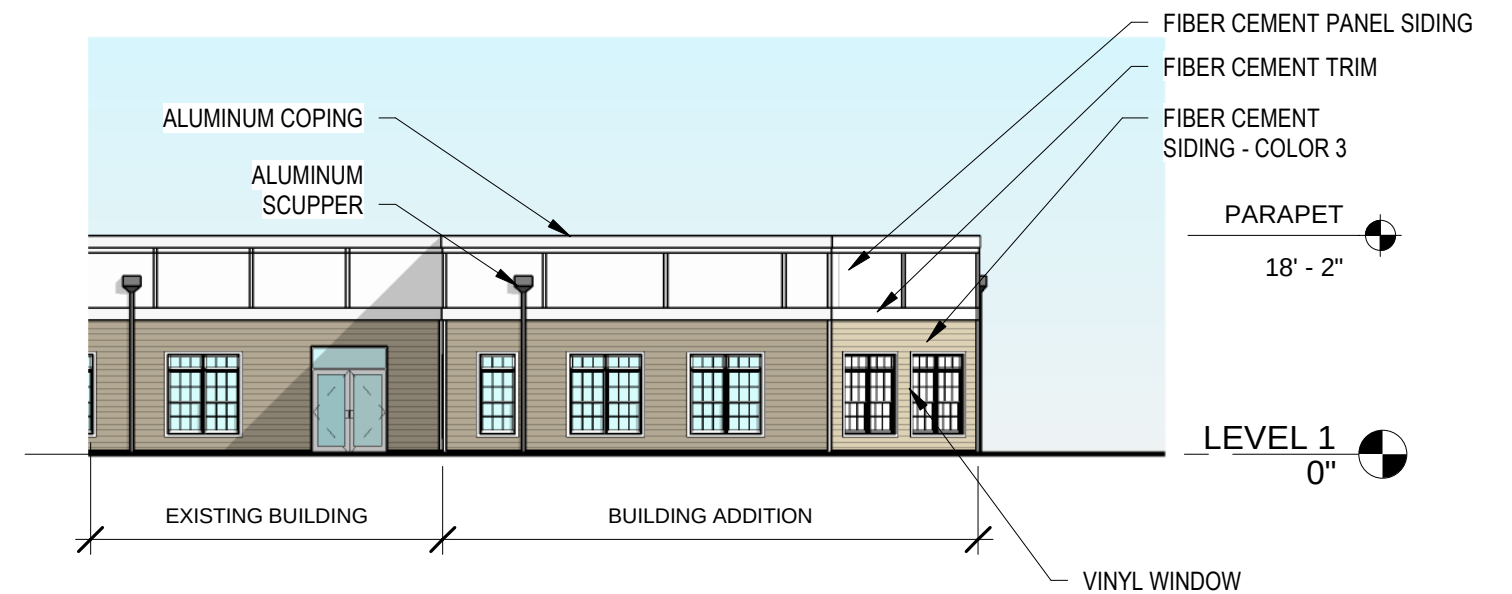
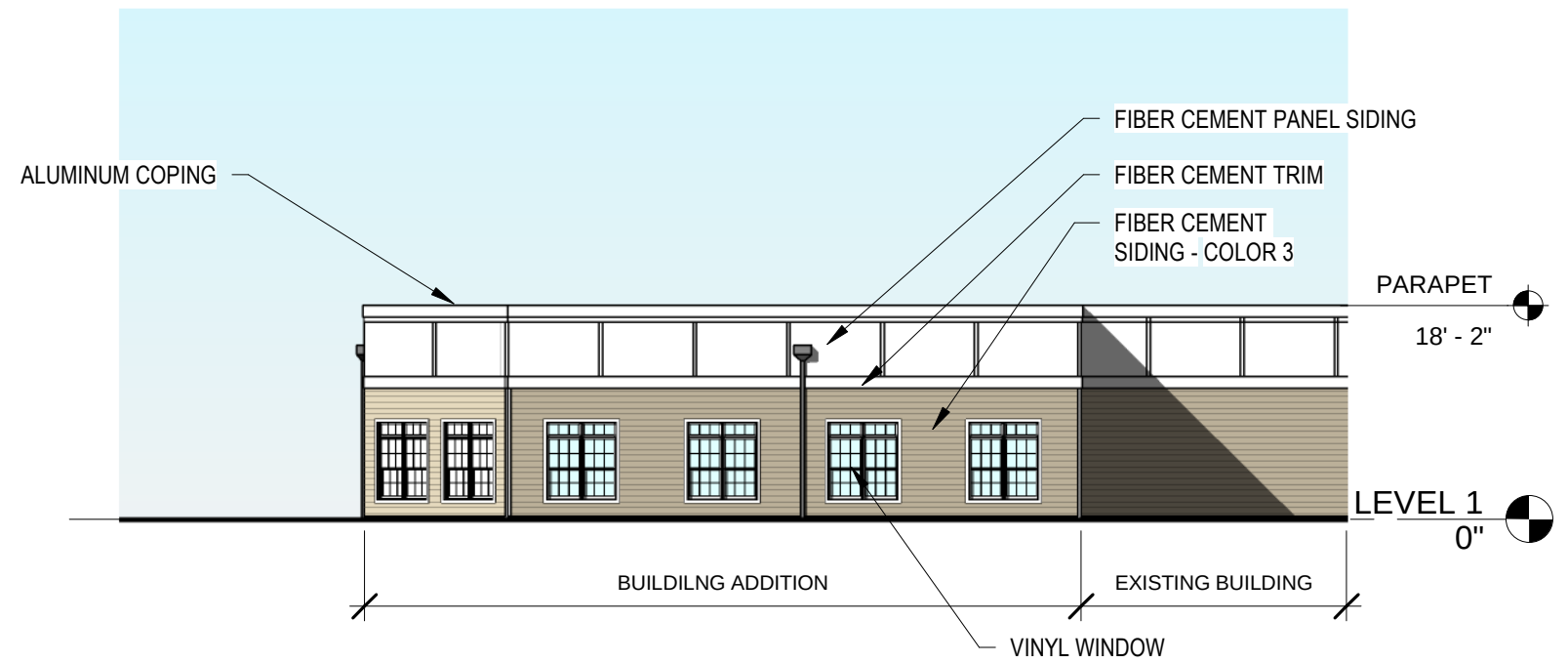
HAMILTON TRACE RESERVE ADDITION & RENOVATION

11/21/2023



BUILDING ADDITION ELEVATIONS

HAMILTON TRACE RESERVE ADDITION & RENOVATION





AERIAL VIEW

HAMILTON TRACE RESERVE ADDITION & RENOVATION

11/21/2023



10748 Sky Paire St.
Fishers, IN 46038
Phone: (317) 595.1000
Fax: (317) 572.1236



IL ADDITION

HAMILTON TRACE RESERVE ADDITION & RENOVATION

11/21/2023



10748 Sky Prairie St.
Fishers, IN 46038
Phone: (317) 595.1000
Fax: (317) 572.1236



DINING ROOM ADDITION

HAMILTON TRACE RESERVE ADDITION & RENOVATION

11/21/2023



10748 Sky Prairie St.
Fishers, IN 46038
Phone: (317) 595.1000
Fax: (317) 572.1236

November 17, 2023

Laura McClure,
City of Fishers
One Municipal Drive
Fishers, IN 46038
mcclurel@fishers.in.us

Subject: Hamilton Trace Senior Housing Expansion
116th Street and Cumberland Road
Fishers, IN 46037
CEC Project 330-636
Application: Hamilton Trace Senior Housing Expansion (ILP-23-16)

Dear Laura McClure,

Thank you for your initial review of the Hamilton Trace Senior Housing Expansion project in Fishers, IN. This letter addresses the engineering review comments dated September 11, 2023. Below is a response to the review comments.

General Information

1. Address all TAC comments prior to resubmitting (Engineering, Planning, Public Works, Fire Dept; Hamilton County Surveyor's Office and Highway Dept; and utility companies, as applicable). Provide an **Engineering Response Letter** with detailed responses for each comment provided in this letter. Please use the 'Upload New Version' feature in *ViewPoint* for each revised document when resubmitting.
Response: Noted, response letters will be uploaded.
2. Notification will be sent via ViewPoint when a site pre-construction meeting can be scheduled. The permit will be issued after the meeting is held. **DO NOT** contact the City inspector about the meeting until notified.
Response: Noted.
3. Prior to permitting, upload the ACAD Base drawing (as 1 drawing with no xref's) on the Fishers GIS coordinate system [State Plane, NAD83, Indiana East].
Response: Noted.
4. **Coordinate directly with Public Works Dept.** on any Performance Bond submittal requirements (Erosion Control Measures/BMPs). Bonds are required to be submitted **prior to** issuing the permit.
Response: Noted.

5. The plans need to be sealed and signed by a Professional Engineer prior to permitting.

Response: Noted, the plans will be sealed/signed.

6. Record Drawing information is required to be submitted in the proper format prior to final Engineering Dept. sign-off.

- *Provide a digital submittal of the signed and sealed site Record Drawings in PDF format (required As-Built sheets only) and an ACAD file (with the Object Data Template Drawing populated), including all required information described the "**Fishers Digital Record Drawing Submittal Requirements Package**", which can be found on the Fishers website (fishers.in.us) under Government / Department of Engineering / **Design Standards and Specs**.*
- *Fee is due upon submittal.*

Response: Noted.

7. This letter does not relieve you of the responsibility of obtaining permits and/or approvals as required by other federal, state, and local agencies.

Response: Noted.

8. This site falls within a Hamilton County Regulated Drainage Shed. Coordinate with the Hamilton County Surveyor's Office for permitting requirements. Please submit copies of all permits issued by the Surveyor's Office.

Response: Noted.

Utilities:

9. Sanitary sewer comments will be provided separately by Jeremy Schmitt, Sanitary Engineer, Engineering Dept.

Response: Noted.

If you have any questions on the proposed response, please feel free to contact us at 317-655-7777 or via email at ahurt@cecinc.com or bfeigh@cecinc.com. Thanks for your help!

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Aaron Hurt, PE, AICP
Vice President

November 17, 2023

Gabrielle Herin,
City of Fishers
One Municipal Drive
Fishers, IN 46038
hering@fishers.in.us

Subject: Hamilton Trace Senior Housing Expansion
116th Street and Cumberland Road
Fishers, IN 46037
CEC Project 330-636
Application: Hamilton Trace Senior Housing Expansion (ILP-23-16)

Dear Gabrielle Herin,

Thank you for your initial review of the Hamilton Trace Senior Housing Expansion project in Fishers, IN. This letter addresses the planning and zoning comments dated September 28, 2023. Below is a response to the review comments.

General Information

1. Impact Fees will be due at the time of building permit approval.

Response: Noted

2. Bonds must be posted at the appropriate time. Please begin the process of completing the appropriate paperwork for such bonds. Coordinate with Laura McClure, City Engineer at mcclurel@fishers.in.us and Corey Senich, Public Works at senichc@fishers.in.us.

Response: Noted

3. Please note that a sign permit is required for all temporary and permanent signs.

Response: Noted

Improvement Location Permit:

4. Impact fees have been assessed. They are as follows:

Road Impact Fee: \$22,043.79

Bridge Impact Fee: \$2,135.28

Total Impact Fee: \$24,179.07

Response: Noted

5. Update city contact information on the cover page with my contact information found here: <https://www.fishers.in.us/DocumentCenter/View/18725/Technical-Advisory-Committee---Contact-List---2023?bidId=>

Response: Contact information added.

6. **Plantings:** Please include three additional lot trees (UDO Sec. 6.7.5). Please also confirm that 1/3 of these trees are canopy trees (ones that grow to at least 40 feet in height and have a round or oval canopy).

Response: Three (3) additional canopy trees have been added. All canopy trees specified grow to a min. 40' and have either a round or oval canopy.

7. **Planting Material:** Please replace those plants that are non-native (ex: Autumn Brilliance Serviceberry, Green Velvet Boxwood, Kodak Orange Bush Honeysuckle, Blue Mist Forthergilla, Sike's Dwarf Hydrangea, Little Princess Spirea, Karl Foerster Reed Grass, and Happy Returns Daylily) with native plant species. See City of Fishers Approved List of Recommended Species.

Response: Where possible native plants have been substituted. Some cultivar varieties remain due to size constraints or matching existing plant material installed along front façade.

8. **Parking Spaces:** Confirm there is enough parking to meet 1/4 beds, plus 1 per employee for the largest shift (UDO Sec. 6.11.8).

Response: Confirmed parking meets requirements, see note on C200.

9. **Start Date:** Please include an estimated start date for construction

Response: June 1, 2024

If you have any questions on the proposed response, please feel free to contact us at 317-655-7777 or via email at bfeigh@cecinc.com or ahurt@cecinc.com. Thanks for your help!

Sincerely,
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Becky Feigh, A.S.L.A. LEED BD+C

November 17, 2023

Jeremy Schmitt,
City of Fishers
One Municipal Drive
Fishers, IN 46038
schmittj@fishers.in.us

Subject: Hamilton Trace Senior Housing Expansion
116th Street and Cumberland Road
Fishers, IN 46037
CEC Project 330-636
Application: Hamilton Trace Senior Housing Expansion (ILP-23-16)

Dear Jeremy Schmitt,

Thank you for your initial review of the Hamilton Trace Senior Housing Expansion project in Fishers, IN. This letter addresses the Sanitary review comments dated September 28, 2023. Below is a response to the review comments.

General:

1. Provide wastewater flow information for existing and proposed facility.

Response: The building expansion consists of 23 new one (1) bedroom units and 9 two (2) bedroom units. CEC is currently reviewing the wastewater flow with the project MEP. CEC will provide the data when the information becomes available.

2. Provide capacity information on the private wastewater lift station showing it has capacity to handle the facility expansion.

Response: CEC is currently reviewing the impact of the 32 new units as described above.

3. Based on the TAC meeting, it is our understanding the dining hall expansion only impacts seating and not any food preparation facilities. If there is an increase in flow from food preparation facilities, please verify the FOG device has sufficient capacity.

Response: Food preparation will remain the same.

Construction Plans:

Sanitary

4. The lowest floor elevation where plumbing fixture or floor drain is installed must be a minimum of one foot above the top of either the lowest downstream or upstream manhole casting nearest to the lateral connection.

Response: Noted, the lowest floor elevation is 808.84. The lowest downstream/upstream manhole casting rim is 802.42.

5. Lateral connection to the main should be adjusted so as not to be close to a joint.

Response: Note has been added to the plan sheets.

6. Sanitary sewer and lateral construction shall meet the requirements of the Fishers Standard Construction Details and Construction Specifications. The lateral connection to the sanitary sewer shall be completed utilizing a tee-wye and a solid sleeve connector. Flexible Fernco-style connectors and saddle fittings are not allowed.

Response: Note has been added to the plan sheets.

7. All laterals shall have 2-inch wide detection tape installed one foot above the pipe. This shall run from the connection at the sewer main to the cleanout.

Response: Note has been added to the plan sheets.

8. Grading Plan (C302):

- a. If the sanitary lateral exceeds 12 feet of cover change the material to SDR 26 PVC.
- b. Move the building cleanout outside the limits of the sidewalk.

Response:

- a. **The lateral material has been changed to SDR 26 PVC.**
- b. **The cleanout has been moved.**

If you have any questions on the proposed response, please feel free to contact us at 317-655-7777 or via email at ahurt@cecinc.com or bfeigh@cecinc.com. Thanks for your help!

Sincerely,
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Aaron Hurt, PE, AICP
Vice President



Planned Unit Development (PUD)

Committee Staff Report

Meeting Date: January 10, 2024

DEPARTMENT CONTACT:

Christy Cashin, cashinc@fishers.in.us

CASE NUMBER:

PUD-23-14

PETITIONER:

Aaron Hurt of CEC, Inc, on behalf of Cardon & Associates (Hamilton Trace Senior Living)

PROPERTY ADDRESS/LOCATION:

9974 Federalist Drive

REQUEST: Consideration of architecture for a building expansion to the Hamilton Trace Senior Living facility within the Exit 5 / Sunbeam PUD, generally located north of E 116th Street and east of Cumberland Road.

APPLICABLE REGULATIONS:

Exit 5 / Sunbeam PUD Watermark @ Exit 5, Ordinance #031912 & UDO, where applicable

EXISTING ZONING:

Exit 5 / Sunbeam PUD

FISHERS 2040:

Attached Residential

LOCATION MAP



STAFF RECOMMENDATION

☒ Approve

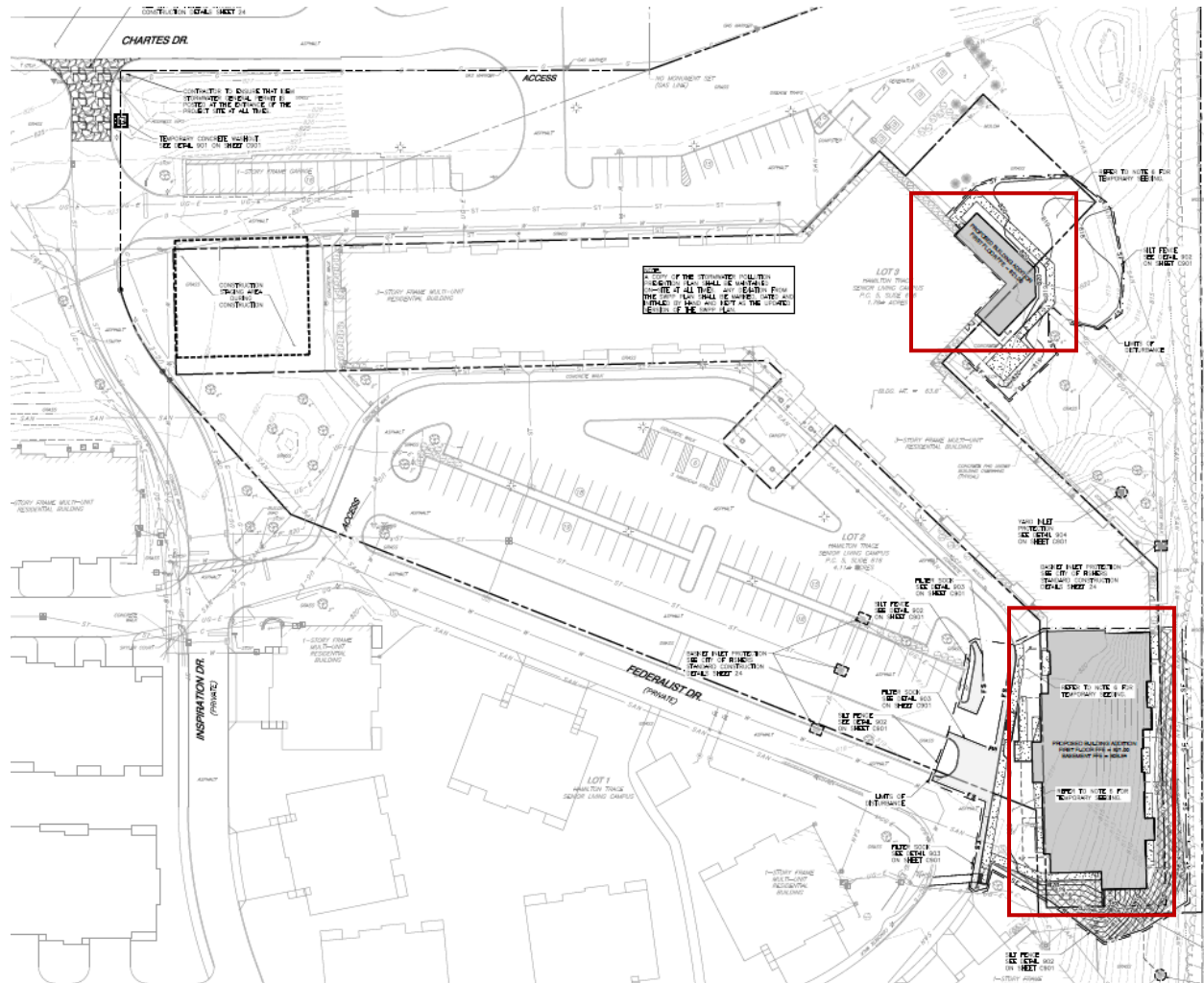
☐ Approve with Conditions

☐ Continue

☐ Deny

The existing building, known as The Reserve at Hamilton Trace, was built in 2013 and was approved by the PUD Committee on November 12, 2013.

Site Plan

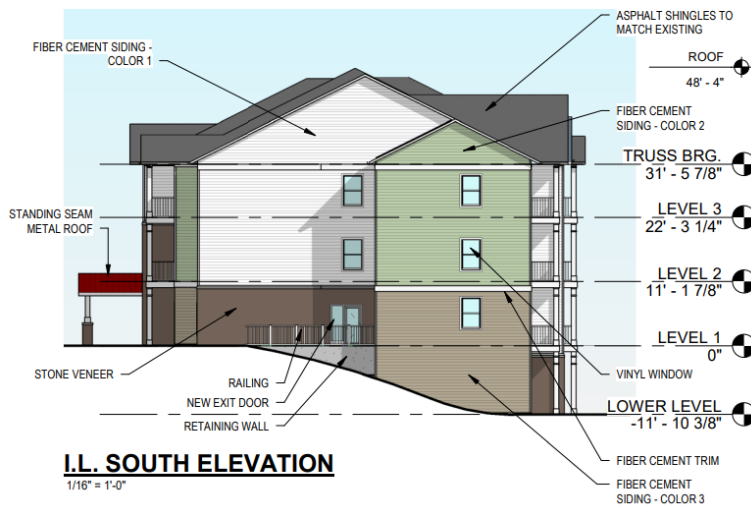
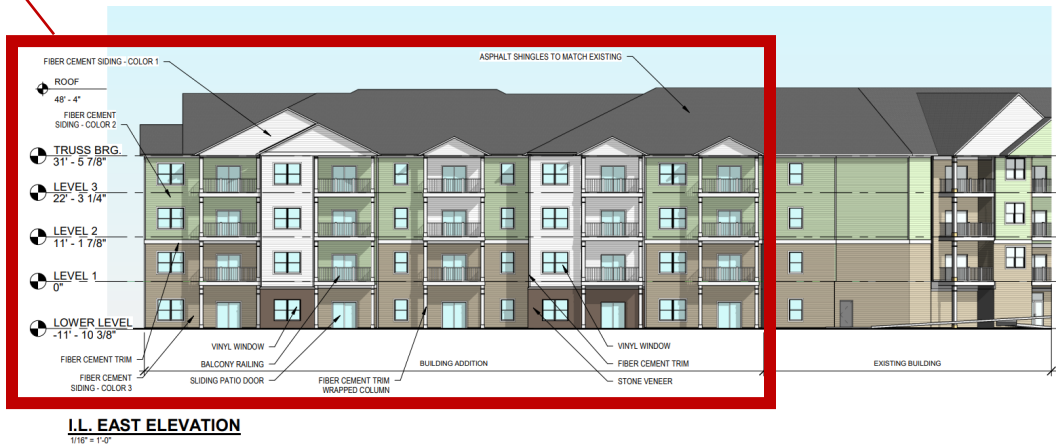


Proposed elevations of residential unit expansion

Proposed expansion

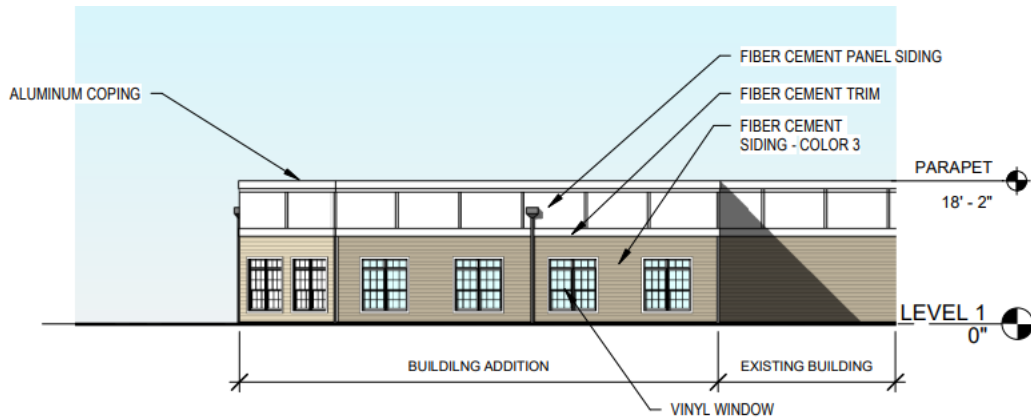


Proposed expansion



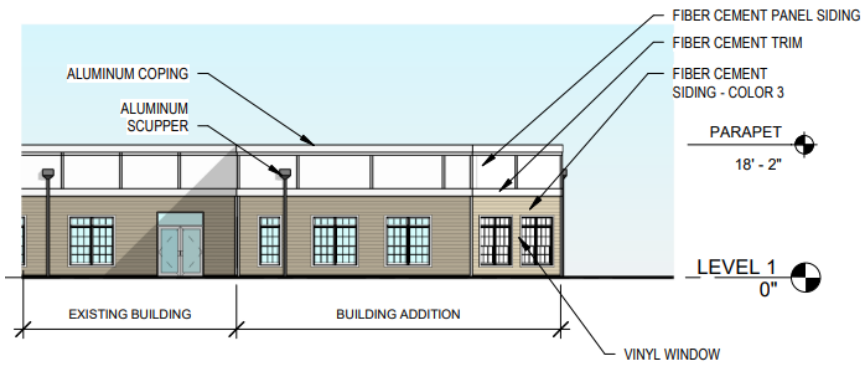


Proposed elevations of dining room expansion



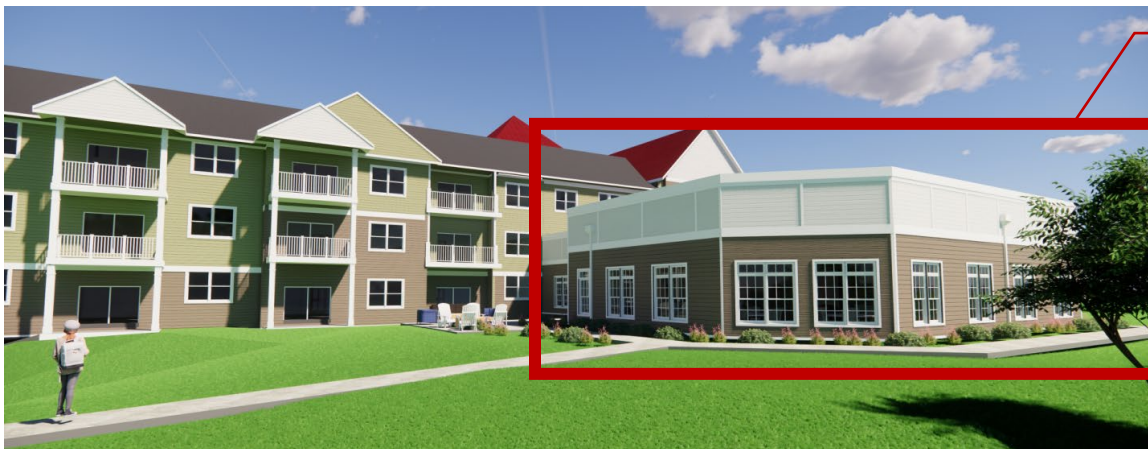
DINING ROOM - NORTHEAST ELEV

1/16" = 1'-0"



DINING ROOM - SOUTHEAST ELEV

1/16" = 1'-0"



Proposed expansion

Architectural Standards

Architectural standards for this property fall to the UDO Section 6.3.4., except as modified in the Exit 5 / Sunbeam PUD Watermark @ Exit 5, Ordinance #031912.

Modifications in the Exit 5 / Sunbeam PUD Watermark @ Exit 5 are as follows:

- Section 6.3.4.D.2. Materials shall apply; however, aluminum and vinyl siding shall be prohibited.
- Section 6.3.4.B.4. Garage depth and width shall be modified to require a minimum depth of twenty (20) feet and a minimum width of eleven (11) feet.
- The Illustrative Character Exhibit is hereby incorporated to conceptually illustrate the elements and anticipated character and the establish a benchmark for the architecture and design of the Real Estate's buildings. The final building design may vary from the Illustrative Character Exhibit; however, buildings shall be substantially similar in quality and character to the building shown in the Illustrative Character Exhibit. (see below)



Illustrative Character Exhibit

UDO Section 6.3.4. Architectural Standards that are being met are identified with an "X".

Cohesive Design

X	Buildings must orient, frame, and/or face direct pedestrian views.
X	Design and orient buildings not to impede access. The building should enhance the appeal of open space and pedestrian environments.
X	Incorporate architectural features on all sides of a building façade facing a Public View.
N/A	Provide for wayfinding signage and create a unique identity for each building or community, by incorporating complimentary variation in design.
N/A	Ensure that no two (2) buildings viewed from a Public View are alike, by varying at least two (2) of the following for each building: roof pitches, material types, color packages, structure orientation, or incorporate other unique and identifiable architectural or landscape element. See also Sec. 8.2.2. Anti-Monotony Standards.

Building Form – Façade

X	Incorporate at least two (2) types of modulation in the façade plane facing a Public View, including, but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass.
X	Façades equal to or longer than 20' facing a Public View shall provide a minimum total modulation area of 20% of the horizontal wall span, with a minimum vertical height of at least 3' tall. Porches and balconies, at least 6' in depth may count toward this requirement.
X	Modulation for qualifying projections, pop outs, bays, recesses, and varied setbacks, must be a minimum depth of 12" from the primary façade plane. A minimum 50% of total modulation must be visible over permanent barriers, such as berms and fencing, from described areas.
X	Use any combination of allowed material type, color variation, banding, stringcourse, or modulation to clearly distinguish between the ground level and upper stories.
X	Incorporate visually heavier and more massive elements or materials, such as stone or masonry, primarily at the base of the buildings. Lighter elements and materials, such as siding, shall be above the heavier or more massive elements. This excludes columns, supports, modulated walls, architectural features, and roof elements.
X	Second-story residential façades may not extend to the front face without additional façade modulation or additional material types and architectural accents.
N/A	Residential buildings with attached units must articulate the design to differentiate façades of individual units or groups of units. Must consistently incorporate any two (2) of the following: modulation, material, or color variation.

Building Form – Roof

X	Modulate and articulate roof forms to create building profile interest and to reduce the appearance of building mass and scale. Applies to façades visible from a public street, public spaces, and pedestrian environments.
X	Break up roof massing into primary and secondary roof elements that correspond to horizontal and vertical modulations or divisions in the façade, and denote key architectural elements, such as entries and porches.
X	Align and correlate roof forms including elements over porches and entries, with the overall building design and use of materials. Examples include but are not limited to: continuation of roof forms with vertical elements such as columns, piers, and pilasters, or accenting gable type façades with rafters, corbels, or distinct material variations from other wall planes
X	Sloped roofs shall have a significant pitch, to be no less than 5/12.
X	Provide variations in roof profile including but not limited at least two (2) of the following: two (2) or more visible roof planes; dormers, lookout, turret, or cornice work such as corbels, spaced consistently along the façade plane.
X	Quality roof materials such as tile, slate, cedar shake with fire protection, 30-year asphalt shingles, dimensional asphalt or fiberglass shingles, high-quality standing seam metal roofing, or high-quality metal shingle roofing shall be used on all structures. All metal roofing shall be low-gloss and a base color.

Architectural Elements

X	Provide detailing that transition or frame the façade material changes, and that integrate architectural elements such as lighting, doorways, and windows. Examples include but are not limited to: cornices, decorative caps on brick or stone, decorative lintels, porch railing, transom light, and shutters.
X	Windows must be provided to allow views to exterior activity areas or vistas, and must be provided on any façade facing a pedestrian or common area used for children's recreation.
X	Anchor windows and other portals into building wall planes by integrating proportional detailing such as trim, lintels, shutters, railing, and ledges that match the building design for the façade of a building faces an entrance to an adjacent building, roadway, common area, or any viewable public area.
X	Primary building entries must be clearly defined using a combination of architectural elements, materials, or façade modulation meeting other architectural standards in this Article.
N/A	External stairwells must be integrated with the building design and provide residents protection from inclement weather. Use materials, modulation, and architectural elements which relate to and support other standards.
N/A	Mechanical and utility equipment shall comply with Sec. 6.2.6. Mechanical & Utility Equipment.

Materials

N/A	Buildings with façades that face multiple public streets or roadways and/or public spaces, use consistent material combinations, material quality, and architectural detailing.
X	Distinguish field materials from accent materials through pattern, texture, or additional detail visible from edge of nearest roadway. Alternate masonry or material courses may count toward this.
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	Use a cohesive color scheme featuring a minimum of two (2) field colors, a trim color, and an accent color or material. Garage door colors must coincide with this scheme or other accents.
X	For each wall plane area greater than 20' in length or height, and visible from roadways, common area, and pedestrian area, shall incorporate at least two (2) distinct field materials, patterns, or colors in any combination, for at least 25% of the visible area. Windows or portals with qualifying accent materials may count toward this requirement, when meeting overall material requirements for the façade elevation.
X	Masonry as a qualifying accent material must be applied to 50% of the available wall length at a minimum height of 24" (excluding garage openings).
N/A	Use of neon, or extremely bright colors that can be distracting and may cause a visual nuisance shall not be used as a primary color.
N/A	Unfinished or manufactured color smooth face block, untextured concrete panels, and prefabricated steel panels are prohibited as a building façade finish, except an accent or secondary field material
N/A	The use of vinyl on single-family is allowed with the following standards: Shall be .052 gauge; decorative entryway with a 12" min. wide door trim; 30% masonry at the water table line as a secondary material; must include at least two (2) other architectural elements, including but limited to, cornices, corbels, columns, window shutters, gable vents, etc.; and must comply with all other standards in this Article.

SURROUNDING CHARACTER:

Below are photos of the existing building and the area where the expansion is proposed.



STAFF RECOMMENDATION:

Staff requests the PUD Committee approve the proposed elevations as presented.

STAFF RECOMMENDATION

☒ Approve ☐ Approve with Conditions ☐ Continue ☐ Deny

FILE PATH: Autodesk Docs://22043-CNP Fishers/22043-CNP-Fishers-Project.rvt
PLOT DATE: 12/29/2023 2:12:49 PM
SHEET SIZE: 18" x 24"

C

B

A

3

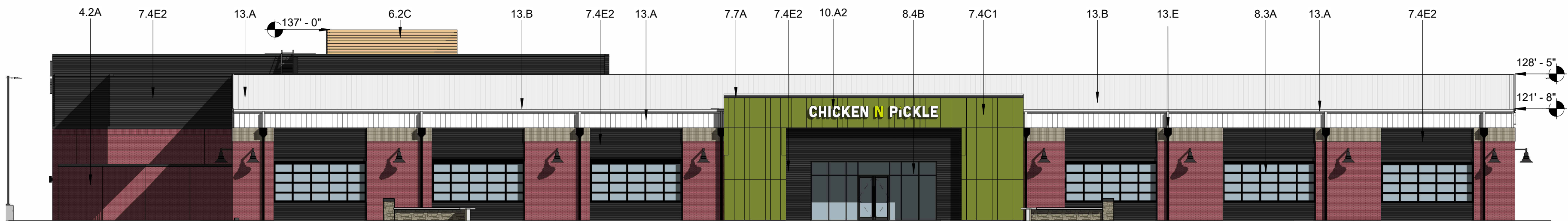
2

1



Material	SF	Percentage
Formed Metal Panel	8,552sf	26.5%
ACM Metal Panel	2,234sf	7%
Brick	10,326sf	32%
Wood Screening	687sf	2%
Fiber Cement Panels	500sf	1.5%
PEMB Metal Panels	3,645sf	11%
Storefront	3,414sf	11%
Overhead Doors	2,214sf	7%
Doors	610sf	2%
Total	32,182sf	
Metal Panel Total	14,431sf	45%

EAST STREET ELEVATION



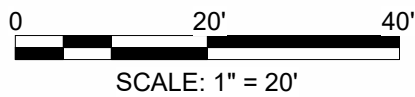
NORTH STREET ELEVATION



WEST STREET ELEVATION



SOUTH STREET ELEVATION



NOT FOR
CONSTRUCTION

ARCHITECT
YAEGER ARCHITECTURE, INC.
8655 Penrose Lane, Suite 300
Lenexa, KS 66219
Tel: (913) 742-8000
Fax: (913) 742-8570
yaegerarchitecture.com

CIVIL
BHC ENGINEERS
7101 College Blvd Suite 400
Overland Park, KS 66210
Tel: (913) 663-1900

MEP ENGINEER
PKMR ENGINEERS
13300 W 98th St
Lenexa, KS 66215
913-492-2400

CHICKEN N PICKLE

9001 Maynard Ln, Fishers, IN
46037

PROJECT NO: 22043
DATE: 2023-11-20
DRAWN BY: Author
CHECKED BY: Checker
CHECKED BY: Designer

REVISED DATE	DESCRIPTION
--------------	-------------

Street Elevations

SD-04

© YAEGER ARCHITECTURE, INC.











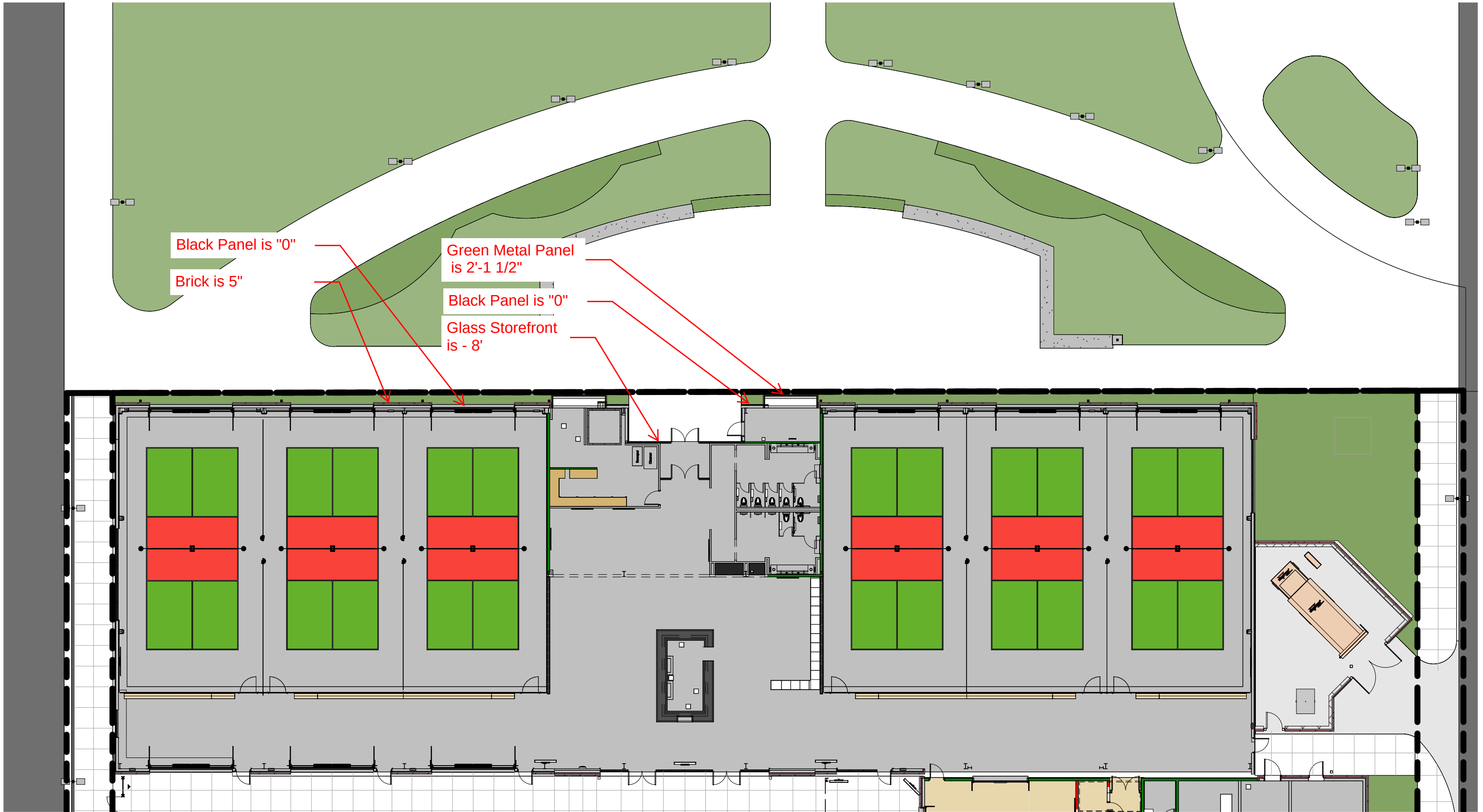
Black Panel is "0"

Brick is 5"

Green Metal Panel
is 2'-1 1/2"

Black Panel is "0"

Glass Storefront
is - 8'



FILE PATH: Autodesk Docs//22043-CNP Fishers/22043-CNP-Fishers-Project.rvt
PLOT DATE: 11/29/2023 11:57:55 AM

A
B
C



Site: 1.17 Acres

Restaurant and Court Data:
1st Floor: 29,609sf
2nd Floor: 8,426sf

Kitchen: 3,058sf
Dining: 1,282sf (84 Seats)
Roost: 781sf (40 Seats)

Roost 2.0: 1,026sf (60 Seats)
2nd Floor Bar Dining: ~1,315sf

Yard Turf: 46'x92'



NOT FOR
CONSTRUCTION

ARCHITECT
YAEGER ARCHITECTURE, INC.
8655 Penrose Lane, Suite 300
Lenexa, KS 66219
Tel: (913) 742-8000
Fax: (913) 742-8570
yaegerarchitecture.com

CIVIL
BHC ENGINEERS
7101 College Blvd Suite 400
Overland Park, KS 66210
Tel: (913) 663-1900

MEP ENGINEER
PKMR ENGINEERS
13300 W 98th St
Lenexa, KS 66215
913-492-2400

CHICKEN N PICKLE

9001 Maynard Ln, Fishers, IN
46037

PROJECT NO:	22043
DATE:	2023-11-20
DRAWN BY:	Author
CHECKED BY:	Checker
CHECKED BY:	Designer

REVISED DATE	DESCRIPTION
--------------	-------------

Site Plan

SD-02

© YAEGER ARCHITECTURE, INC.

FILE PATH: Autodesk Docs//22043-CNP Fishers/22043-CNP-Fishers-Project.rvt
PLOT DATE: 11/29/2023 11:59:24 AM



NOT FOR
CONSTRUCTION

ARCHITECT
YAEGER ARCHITECTURE, INC.
8655 Penrose Lane, Suite 300
Lenexa, KS 66219
Tel: (913) 742-8000
Fax: (913) 742-8570
yaegerarchitecture.com

CIVIL
BHC ENGINEERS
7101 College Blvd Suite 400
Overland Park, KS 66210
Tel: (913) 663-1900

MEP ENGINEER
PKMR ENGINEERS
13300 W 98th St
Lenexa, KS 66215
913-492-2400

CHICKEN N PICKLE

9001 Maynard Ln, Fishers, IN
46037

PROJECT NO:	22043
DATE:	2023-11-20
DRAWN BY:	Author
CHECKED BY:	Checker
CHECKED BY:	Designer

REVISED DATE	DESCRIPTION
--------------	-------------

Site Plan Second Floor

SD-03

© YAEGER ARCHITECTURE, INC.



FILE PATH: Autodesk Docs://22043-CNP Fishers/22043-CNP-Fishers-Project.rvt
PLOT DATE: 11/29/2023 11:57:42 AM



NOT FOR
CONSTRUCTION

ARCHITECT
YAEGER ARCHITECTURE, INC.
8655 Penrose Lane, Suite 300
Lenexa, KS 66219
Tel: (913) 742-8000
Fax: (913) 742-8570
yaegerarchitecture.com

CIVIL
BHC ENGINEERS
7101 College Blvd Suite 400
Overland Park, KS 66210
Tel: (913) 663-1900

MEP ENGINEER
PKMR ENGINEERS
13300 W 98th St
Lenexa, KS 66215
913-492-2400

CHICKEN N PICKLE

9001 Maynard Ln, Fishers, IN
46037

PROJECT NO:	22043
DATE:	2023-11-20
DRAWN BY:	Author
CHECKED BY:	Checker
CHECKED BY:	Designer

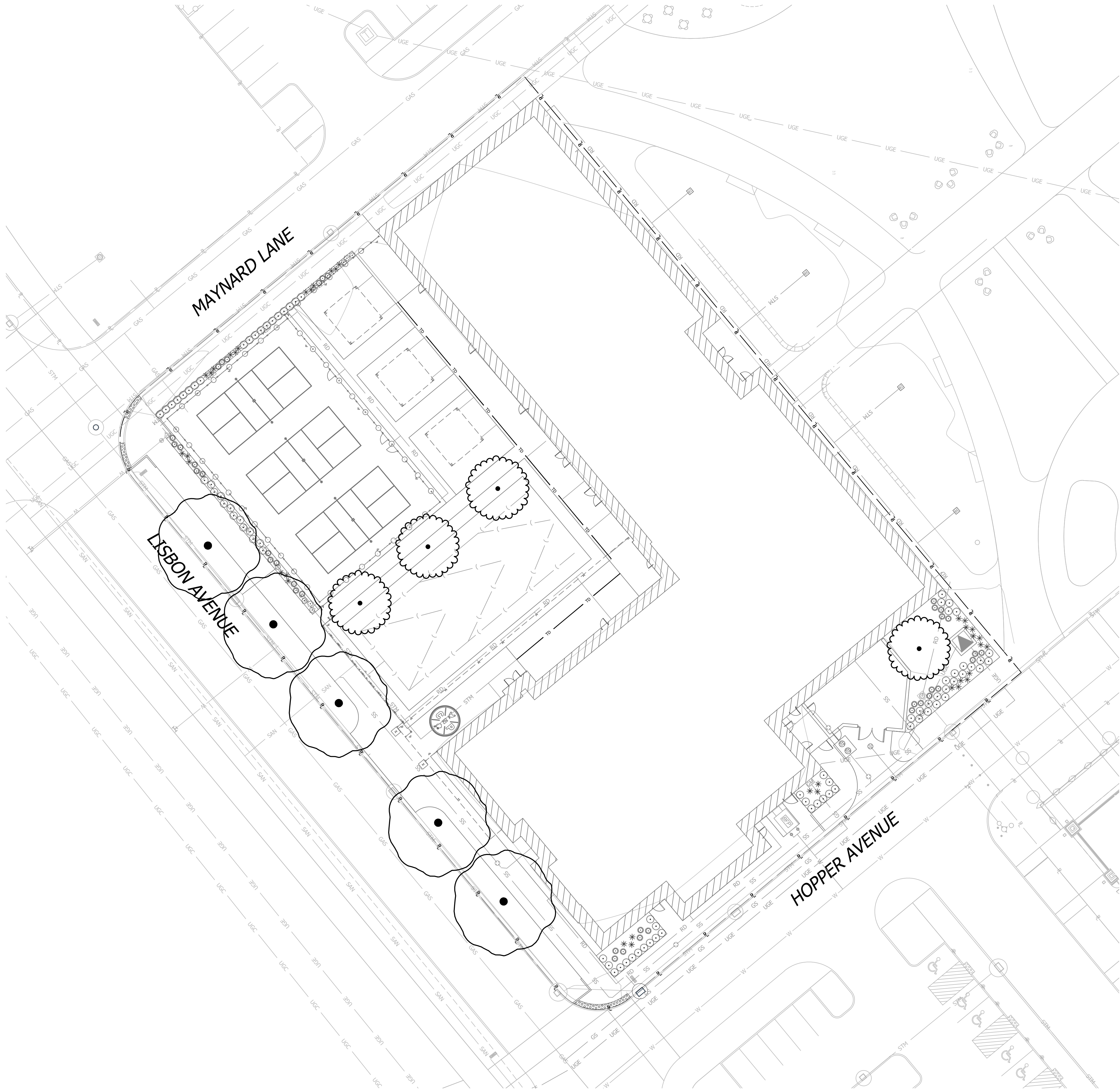
REVISED DATE	DESCRIPTION
--------------	-------------

Overall Site Plan

SD-01

© YAEGER ARCHITECTURE, INC.

Nov 17, 2023 - 3:22pm Plotted By: Etienne Marwell V:\034710 - CWP Master\034710.04 - SHIF-UCS.dwg Layout: PLANTING PLAN



Required Provided

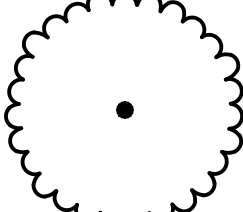
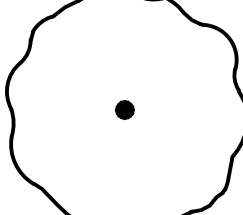
city code

Street Tree
1 tree / 40 LF of street 4,6 5

- GENERAL LANDSCAPE NOTES:
- The Landscape Contractor shall verify and coordinate all final grades with the Landscape Architect and or design team prior to completion.
 - Location and placement of all plant material shall be coordinated with the Landscape Architect prior to installation.
 - Location of all utilities are approximate. The Landscape Contractor shall field verify locations prior to commencement of construction operations.
 - Refer to Civil Drawings for all rough grading, berming, erosion control, storm drainage, utilities and site layout.
 - Plant quantities are for information only; drawings shall prevail if conflict occurs. The Landscape Contractor is responsible for calculating own quantities and bid accordingly. Minimum quantities for each category of planting required by City Code must be maintained.
 - Tree locations in areas adjacent to drives, walks, walls and light fixtures may be field adjusted as approved by Landscape Architect.
 - The Landscape Contractor shall report subsurface soil or drainage problems to the Landscape Architect prior to planting.
 - The plan is subject to changes based on plant size and material availability. All changes or substitutions must be approved by City of Fishers, Indiana, and the Landscape Architect.
 - Landscape edging to be used on all landscape beds adjoining turf areas as noted on landscape plans. Edging shall not be used between pavement and landscape beds.
 - The Landscape Contractor shall provide a submittal to show proof of procurement, sources, quantities, and varieties for all trees, shrubs, perennials, ornamental grasses, and annuials within 21 days following the award of the contract.
 - The Landscape Contractor shall be responsible for watering all plant material until the time that a permanent water source is ready. The Landscape Contractor shall provide full maintenance for newly landscaped areas for a period of 30 days after the date of final acceptance. At the end of the maintenance period, healthy, well-rooted, even-colored, viable turf and landscaped areas must be established. The landscaped areas shall be free of weeds, open joints, bare areas, and surface irregularities.
 - The Landscape Contractor shall provide decomposed granite and synthetic turf samples to owner for approval.

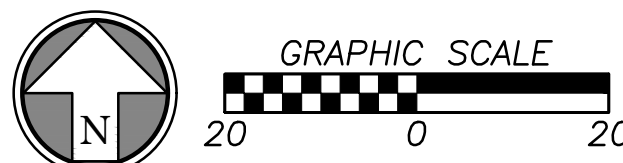
- GENERAL IRRIGATION NOTES:
- The Irrigation Contractor to design the irrigation system and submit shop drawings to landscape architect of design for written approval prior to installation.
 - Irrigation system must not interfere with any proposed improvements shown.
 - Irrigation system design to be based on available psi. Minimum operating pressure for spray heads shall be 30 psi and minimum operating pressure for drip zones shall be 40 psi.
 - The Irrigation Contractor shall be responsible for providing uninterrupted, 110 v electrical service to the controller and for all hook-ups. All exposed low voltage wire shall be enclosed in a conduit.
 - Place valve boxes 12" minimum from and parallel to curbs and walks, grouped valves to be equally spaced.
 - Install all mainlines to 1% minimum slope to drain valves located at low points of main system.
 - Irrigation controller and rain sensor shall be located in owner approved locations.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES				
	4	Carpinus caroliniana / American Hornbeam FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	1.5" Cal.	B&B
	5	Cladrastis kentukea / American Yellowwood FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	1.5" Cal.	B&B
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	PLANT HT.
SHRUBS				
	79	Ceanothus americanus / New Jersey Tea	5 gal	
	6	Comptonia peregrina / Sweet Fern	1 gal	
	37	Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal	
	38	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal	

LEGEND

	PROPOSED STORM SEWER LINE
	PROPOSED ROOF LINE DRAIN
	PROPERTY LINE
	RIGHT-OF-WAY LINE



ARCHITECT

8655 Penrose Lane, Suite 300
Lenexa, KS 66210
Tel: (913) 742-8000
Fax: (913) 742-8570
yaegerarchitecture.com

CIVIL

BHC ENGINEERS

7101 College Blvd Suite 400
Overland Park, KS 66210
Tel: (913) 663-1900

STRUCTURAL

BSE STRUCTURAL ENGINEERS, LLC

11520 W 79th St
Lenexa, KS 66214
913-492-7400

MEP ENGINEER

PKMR ENGINEERS

13300 W 98th St
Lenexa, KS 66215
913-492-2400

KITCHEN

W. WEST EQUIPMENT & FURNISHINGS

9355 Northfield Blvd.
Denver, CO 80238
Tel: 720-961-0338

CHICKEN N PICKLE

9001 Maynard Lane
Fishers, Indiana 46037

PROJECT NO: 034710.04
DATE: 11/20/2023
DRAWN BY: EM
CHECKED BY: TMS
CHECKED BY: ERB

REVISED DATE DESCRIPTION

LANDSCAPE PLAN

L1.0

© YAEGER ARCHITECTURE, INC.

[illegible]

SCHE 11 30" x 42" 5

A horizontal number line with a tick mark labeled '4'. To the right of '4', there is a point labeled 'a'.

A horizontal number line with a tick mark at 3 and a tick mark at 10.

A horizontal number line with a tick mark at 2 and a tick mark at 1.

1

LENEXA, KS 66215 WWW.POMRENG.COM	YAEGER ARCHITECTURE, INC.
-------------------------------------	---------------------------

PHOTOMETRICS - SITE

1

LENEXA, KS 66215 WWW.POMRENG.COM	YAEGER ARCHITECTURE, INC.
-------------------------------------	---------------------------

C
B
A
FILE PATH: Autodesk Docs//22043-CNP Fishers/22043-CNP-Fishers-Project.rvt
PLOT DATE: 11/29/2023 12:01:00 PM

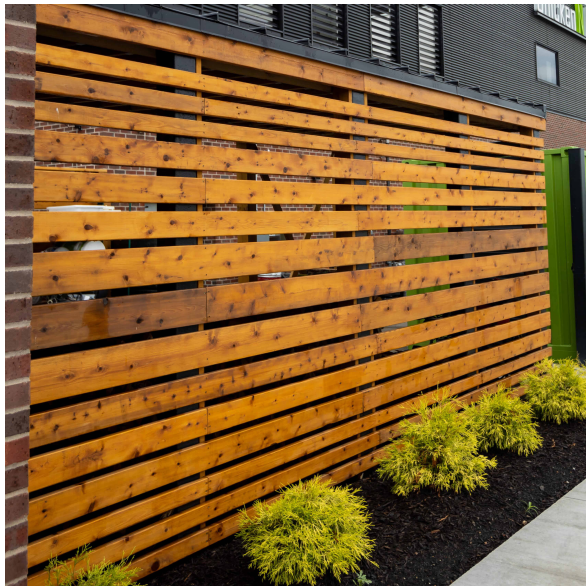
Keynote Schedule	
Mark	Keynote Description
4.2A	BRICK VENEER, RUNNING BOND, ACME DENTON PLANT, 104 TEXAS, MODULAR, HERRITAGE
4.7A	CAST STONE WALL CAP, WHITE
5.1A	STRUCTURAL STEEL BEAM, PAINT P-1
5.1B	STRUCTURAL STEEL COLUMN, PAINT P-1
5.8A	GALVANIZED STEEL SERVICE YARD GATE, PAINT P-1
6.2C	EXTERIOR 2X6 STAINED WOOD SCREEN WALL
7.4A	STANDING SEAM METAL ROOF
7.4C1	PREFINISHED ALUMINUM PANELS, GREEN
7.4C2	PREFINISHED HORIZONTAL CORRUGATED METAL, DARK GREY
7.4E2	PREFINISHED HORIZONTAL CORRUGATED METAL, BLACK
8.1D	HOLLOW METAL DOOR AND FRAME, REFER TO DOOR SCHEDULE
8.3A	PREFINISHED ALUMINUM FULL VIEW OVERHEAD SECTIONAL DOOR, REFER TO DOOR SCHEDULE
8.3C	PREFINISHED INSULATED SECTIONAL OVERHEAD DOOR, REFER TO DOOR SCHEDULE
8.4B	PREFINISHED ALUMINUM STOREFRONT SYSTEM, REFER TO STOREFRONT TYPES
8.4C	PREFINISHED ALUMINUM STOREFRONT DOOR, REFER TO DOOR SCHEDULE
8.9A	PREFINISHED METAL LOUVER, SEE FRAME SCHEDULE
10.2A	INTERNALLY ILLUMINATED CABINET SIGNS BY OWNER
10.7A1	PREFINISHED ALUMINUM CANOPY GREEN
13.A	PREFINISHED METAL RIBBED WALL PANEL BY PEMB MANUFACTURER, WHITE
13.A1	PREFINISHED METAL RIBBED WALL PANEL BY PEMB MANUFACTURER, MUSKET GRAY
13.B	PREFINISHED METAL RIBBED ROOF PANEL BY PEMB MANUFACTURER
13.G	PRE-ENGINEERED METAL BENT BY BUILDING MANUFACTURER, PAINTED P-1
32.3B	PREFINISHED ROLLING ENTRY GATE
32.3C	PREFINISHED 3'-6" VINYL COATED CHAIN LINK FENCING WITH TOP & BOTTOM RAIL, BLACK
32.3D	PREFINISHED 6'-0" VINYL COATED CHAIN LINK FENCING WITH TOP & BOTTOM RAIL, BLACK
32.3E	PREFINISHED 6'-0" VINYL COATED CHAIN LINK FENCING WITH TOP, MIDDLE, AND BOTTOM RAIL, BLACK
32.3G	PREFINISHED 6'-0" VINYL COATED CHAIN LINK FENCE GATE (SINGLE), PROVIDE SPRING HINGES AND PANIC EGRESS
32.3H	PREFINISHED 3'-6" VINYL COATED CHAIN LINK FENCE GATE (SINGLE), PROVIDE SPRING HINGES AND PANIC EGRESS



4.2A



5.8A



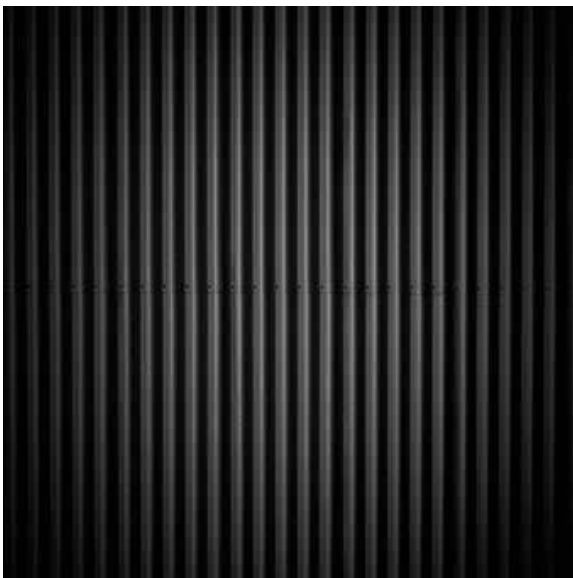
6.2C



7.4A



7.4C1



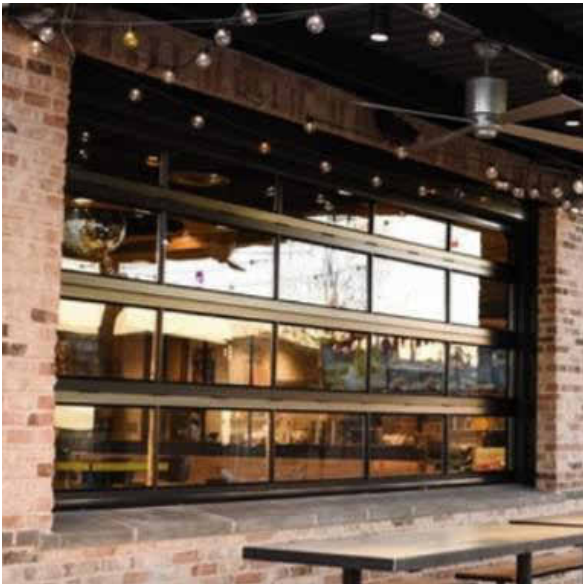
7.4C2



7.4E2



8.1D



8.3A



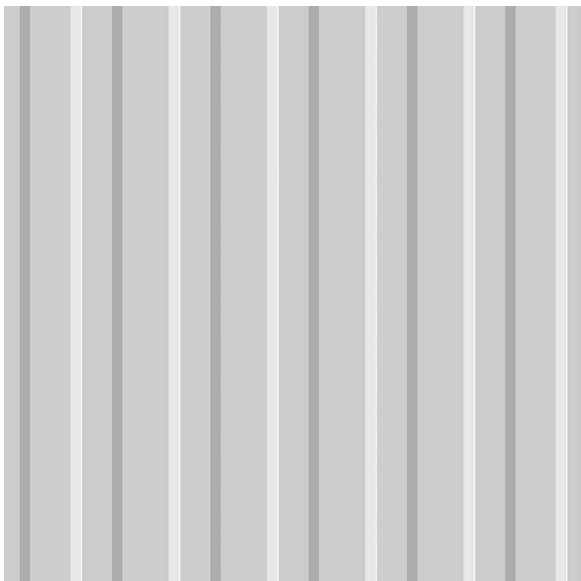
8.4C + 8.4D



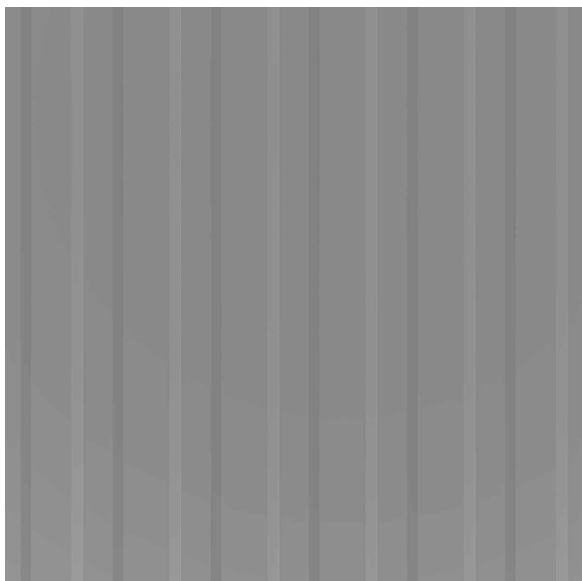
8.9A



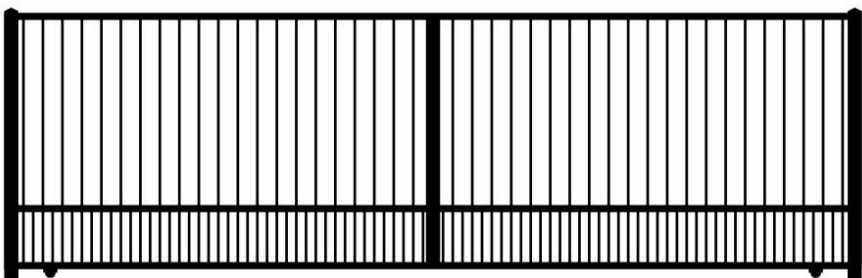
10.7A1



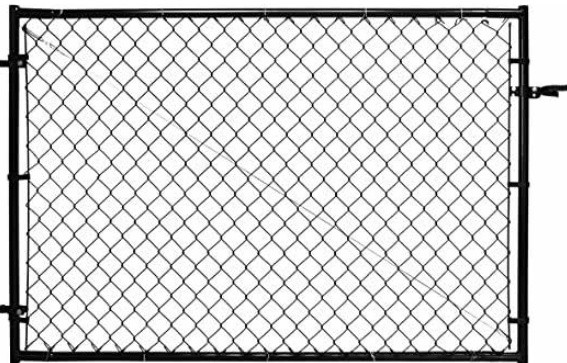
13.A + 13.B



13.A1



32.3B



32.3C + 32.3H



32.3E + 32.3G



NOT FOR
CONSTRUCTION

ARCHITECT
YAEGER ARCHITECTURE, INC.
8655 Penrose Lane, Suite 300
Lenexa, KS 66219
Tel: (913) 742-8000
Fax: (913) 742-8570
yaegerarchitecture.com

CIVIL
BHC ENGINEERS
7101 College Blvd Suite 400
Overland Park, KS 66210
Tel: (913) 663-1900

MEP ENGINEER
PKMR ENGINEERS
13300 W 98th St
Lenexa, KS 66215
913-492-2400

CHICKEN N PICKLE
9001 Maynard Ln, Fishers, IN
46037

PROJECT NO: 22043
DATE: 2023-11-20
DRAWN BY: Author
CHECKED BY: Checker
CHECKED BY: Designer

REVISED DATE	DESCRIPTION
--------------	-------------

Material Sample Board

SD-06

© YAEGER ARCHITECTURE, INC.



Planned Unit Development (PUD)

Committee

Staff Report

Meeting Date: January 10, 2024

DEPARTMENT CONTACT:

Christy Cashin, cashinc@fishers.in.us

CASE NUMBER:

PUD-23-15

PETITIONER:

Luke McElwain of Yaeger Architecture, on behalf of Chicken N Pickle

PROPERTY ADDRESS/LOCATION:

9001 Maynard Lane

REQUEST: Consideration of the site plan and architecture for a new building (Chicken N Pickle) within The Yard Phase II PUD, generally located southeast of the roundabout at USA Parkway & USA Drive.

APPLICABLE REGULATIONS:

The Yard Phase II PUD
Ordinance No. 091922F

EXISTING ZONING:

The Yard Phase II PUD

FISHERS 2040:

Employment Node

LOCATION MAP**STAFF RECOMMENDATION**

☐ Approve

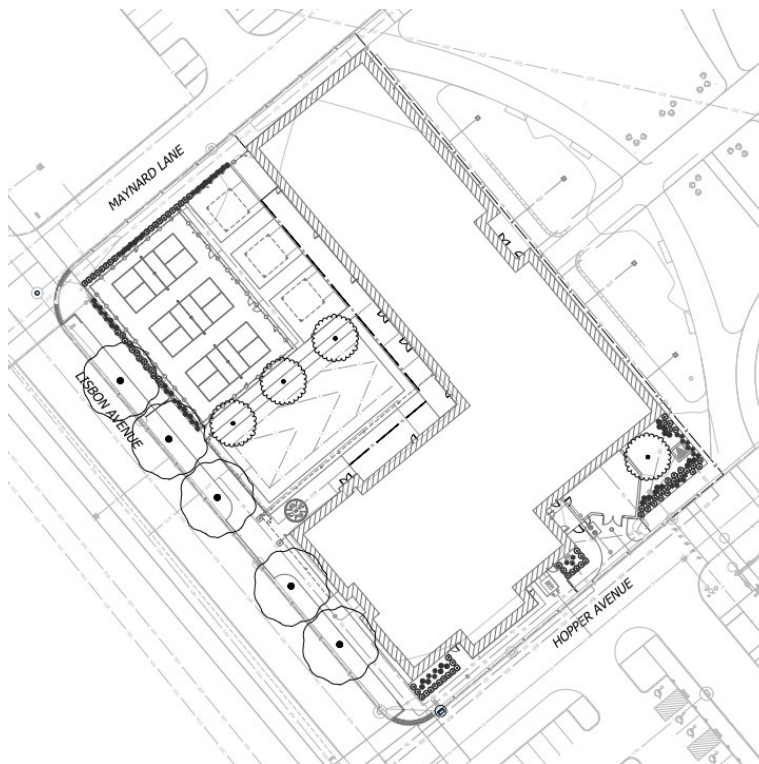
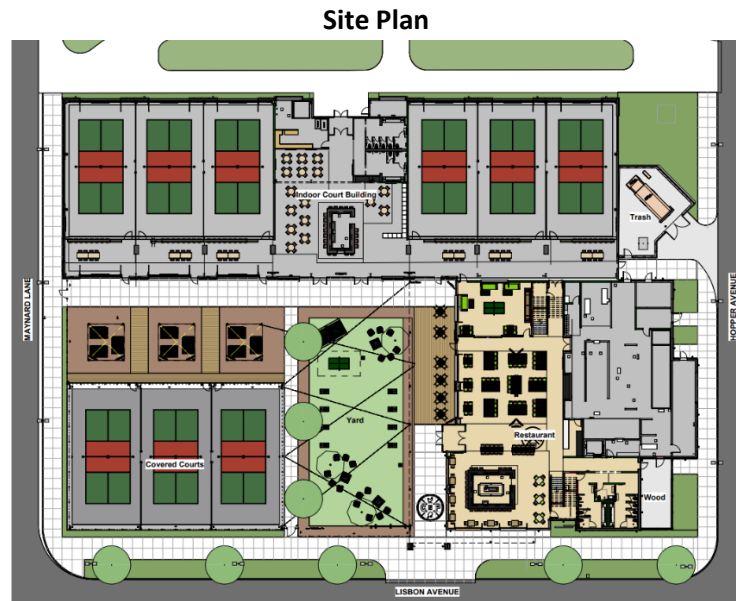
☒ Approve with Conditions

☐ Continue

☐ Deny

ZONING HISTORY:

The Yard Phase II PUD Ordinance was adopted on October 10, 2022. Prior to this rezone, the property was zoned Employment Node (EN).

PETITION OVERVIEW:

Proposed Elevations



Material	SF	Percentage
Formed Metal Panel	8,552sf	26.5%
ACM Metal Panel	2,234sf	7%
Brick	10,328sf	32%
Wood Screening	687sf	2%
Fiber Cement Panels	500sf	1.5%
PEMB Metal Panels	3,645sf	11%
Storefront	3,414sf	11%
Overhead Doors	2,214sf	7%
Doors	610sf	2%
Total	32,182sf	
Metal Panel Total	14,431sf	45%

EAST STREET ELEVATION



NORTH STREET ELEVATION



WEST STREET ELEVATION



SOUTH STREET ELEVATION

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





North side of building, facing event center plaza (lighting & awnings not shown in this rendering)

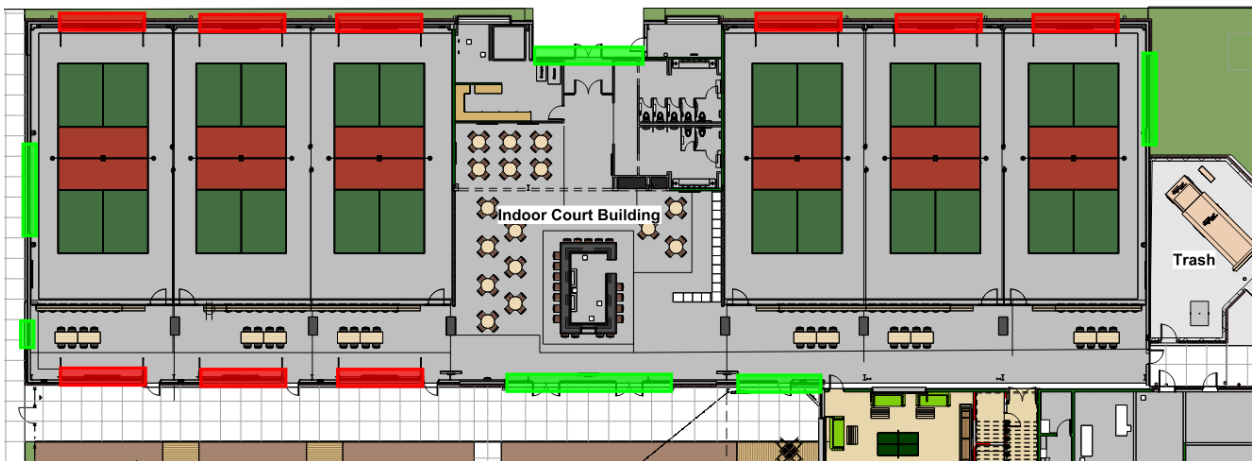
Details



The north elevation will have awnings similar to the one shown below over each garage door.



The north & south elevations have garage doors, not standard windows, similar to the ones shown below.

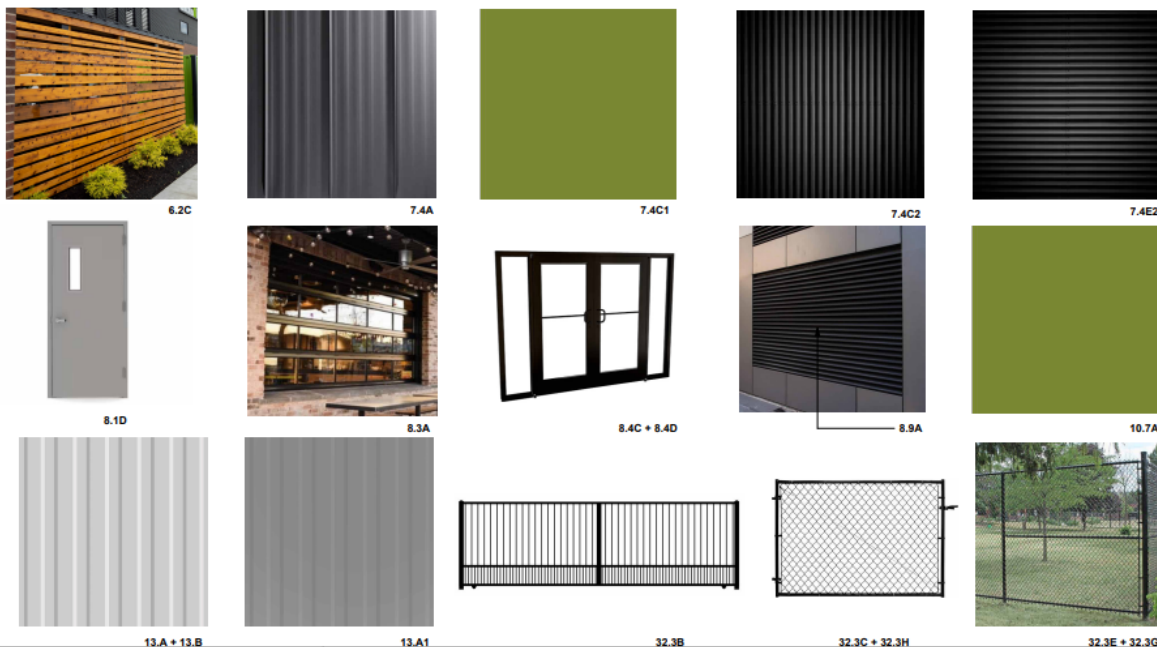


Each red box is a garage door and each green box is storefront glazing.

Material	SF	Percentage
Formed Metal Panel	8,552sf	26.5%
ACM Metal Panel	2,234sf	7%
Brick	10,326sf	32%
Wood Screening	687sf	2%
Fiber Cement Panels	500sf	1.5%
PEMB Metal Panels	3,645sf	11%
Storefront	3,414sf	11%
Overhead Doors	2,214sf	7%
Doors	610sf	2%
Total	32,182sf	
Metal Panel Total	14,431sf	45%

Material Percentages

Mark	Keynote Description
4.2A	BRICK VENEER, RUNNING BOND, ACME DENTON PLANT, 104 TEXAS, MODULAR, HERITAGE
4.7A	CAST STONE WALL, CAP, WHITE
5.1A	STRUCTURAL STEEL BEAM, PAINT P-1
5.1B	STRUCTURAL STEEL COLUMN, PAINT P-1
5.8A	GALVANIZED STEEL SERVICE YARD GATE, PAINT P-1
6.2C	EXTERIOR 2X6 STAINED WOOD SCREEN WALL
7.4A	STANDING SEAM METAL ROOF
7.4C1	PREFINISHED ALUMINUM PANELS, GREEN
7.4C2	PREFINISHED HORIZONTAL CORRUGATED METAL, DARK GREY
7.4E2	PREFINISHED HORIZONTAL CORRUGATED METAL, BLACK
8.1D	HOLLOW METAL DOOR AND FRAME, REFER TO DOOR SCHEDULE
8.3A	PREFINISHED ALUMINUM FULL VIEW OVERHEAD SECTIONAL DOOR, REFER TO DOOR SCHEDULE
8.3C	PREFINISHED INSULATED SECTIONAL OVERHEAD DOOR, REFER TO DOOR SCHEDULE
8.4B	PREFINISHED ALUMINUM STOREFRONT SYSTEM, REFER TO STOREFRONT TYPES
8.4C	PREFINISHED ALUMINUM STOREFRONT DOORS, REFER TO DOOR SCHEDULE
8.9A	PREFINISHED METAL LOUVER, SEE FRAME SCHEDULE
10.2A	INTERIALLY ILLUMINATED CABINET SIGNS BY OWNER
10.7A1	PREFINISHED ALUMINUM CANOPY, GREEN
13.A	PREFINISHED METAL RIBBED WALL PANEL BY PEMB MANUFACTURER, WHITE
13.A1	PREFINISHED METAL RIBBED WALL PANEL BY PEMB MANUFACTURER, MUSKET GRAY
13.B	PREFINISHED METAL RIBBED ROOF PANEL BY PEMB MANUFACTURER
13.G	PRE-ENGINEERED METAL BENT BY BUILDING MANUFACTURER, PAINTED P-1
32.3B	PREFINISHED ROLLING ENTRY GATE
32.3C	PREFINISHED 3'-6" VINYL COATED CHAIN LINK FENCING WITH TOP & BOTTOM RAIL, BLACK
32.3D	PREFINISHED 6'-0" VINYL COATED CHAIN LINK FENCING WITH TOP & BOTTOM RAIL, BLACK
32.3E	PREFINISHED 6'-0" VINYL COATED CHAIN LINK FENCING WITH TOP, MIDDLE, AND BOTTOM RAIL, BLACK
32.3G	PREFINISHED 6'-0" VINYL COATED CHAIN LINK FENCE GATE (SINGLE), PROVIDE SPRING HINGES AND PANIC EGRESS
32.3H	PREFINISHED 3'-0" VINYL COATED CHAIN LINK FENCE GATE (SINGLE), PROVIDE SPRING HINGES AND PANIC EGRESS



Material overview

Architectural Standards

Per the Yard Phase II PUD Ordinance No. 091922F, Architectural Design Standards UDO Article 6.3: Shall apply. Additionally, alternative architectural exhibits that do not meet UDO Article 6.3 may be submitted for review and approval to the PUD Committee that may vary from the Architectural Design Standards as long as the architecture is in keeping with the quality and character of the property development.

Below is the complete list of architectural standards from the UDO Section 6.3.5. Standards that are being met are identified with an “X”. Alternative architectural exhibits (see PUD note above) are identified with “ALT”.

Cohesive Design

X	Maintain consistent and contiguous pedestrian environments across <u>developments</u> . Limit circuitous connections and maintain clear visibility.
X	Incorporate architectural features on all sides of a building façade facing a Public View.
ALT	Buildings must orient, frame, and/or direct pedestrian views to adjacent cultural buildings, <u>parks</u> , 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.
ALT	For buildings with façades longer than 200', reduce massing of buildings by grouping or incorporating smaller tenant spaces along the commercial façade, or by incorporating at two (2) modulations with depth at least 5% of the total façade length., and a width of at least 20% of the façade length.
X	Use Pedestrian Scale and landscape design elements such as specialty lighting, awnings, trees or other site elements to visually relate and transition multi-story buildings (or equivalent) to the ground plane.
X	Consistently incorporate at least three (3) architectural features into the building design that are Pedestrian Scale, to include: fenestration patterns; architectural elements such as ledges, lighting, or canopies; material or pattern banding; or detailing.
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 – Façade

X	Incorporate at least one (1) type of the following modulations in the façade plane, including but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass. Examples include, but are not limited to: columns with trim or accent materials, change in finished material depths, building overhangs, and inset features and materials such as false windows or fenestration with architectural accents.
ALT	Qualifying modulation must be at least 12" in depth, be at least 14" in width or height (whichever is narrowest), and occur in total for 20% of overall façade elevation. For buildings with façades less than 150', horizontal modulation must occur no less than every 30' For buildings with façades greater than or equal to 150', horizontal modulation must occur no less than every 50'.
X	Facades facing Public View shall Incorporate visual and physical distinctions in the building design that enhance building forms, articulate façades, identify entries, integrate Pedestrian Scale, and visually anchor the building to the ground or street level
X	For at least 30% of applicable façades, use any combination of concrete, masonry, stone, or unique variation of color, texture, or material, at least 10" in height, around the base of the building. May alternatively incorporate other architectural features such as ledges, façade reveals, ground level fenestration, raised planters, or landscaping elements within 3' of finished grade.
X	Where building designs incorporate multiple stories, or multiple floor height equivalents, integrate at least one (1) field or accent color, material, or architectural feature used on lower stories, on the upper stories.
X	Building designs with multiple stories must provide proportionally taller ground-level façades adjacent to public roadways and public spaces. Provide a floor-to-ceiling height, or floor-to-floor height of 10' to 16'.
X	Incorporate doors and windows for at least 40% of applicable 1st floor façade, or provide faux window and door treatments that incorporate at least two (2) of the following: material changes, reveals in conjunction with color or material change, qualifying modulation such as recessed areas, architectural trellis, awnings and canopies over access areas, detached structures such as pergola, or similar architectural features and details. Big box and buildings in industrial districts may limit applicable façade area to 30'. around public entries

Building Form – Roof

X	Building roof types, forms, and elements should provide variation and interest to building profiles and contribute to the architectural identity of the buildings.
ALT	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 larger: along arterial roadways and pedestrian areas, the design must provide a minimum 20' building elevation to include average parapet height, ridge of a pitched roof, or tower/turret type elements at least 20% in total of overall façade width.
X	For flat roof: incorporate primary and secondary roof elements including but not limited to: multiple material types along parapets, multiple parapet elevations with at least a 3' change in elevation, or modulation of at least 3' in the parapet height, such as along entryway overhangs. Qualifying elements must exist for at least 20% the length of applicable façades in Public View. May also incorporate secondary roof types, such as hip roofs along overhangs.
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 modulation and/or articulation over façade material/color transitions. Options include, but are not limited to: varying parapet heights; two (2) or more roof planes; continuation of façade modulation through roof lines; dormers; lookouts; overhang eaves; sloped roofs; or cornice work.

Architectural Elements

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

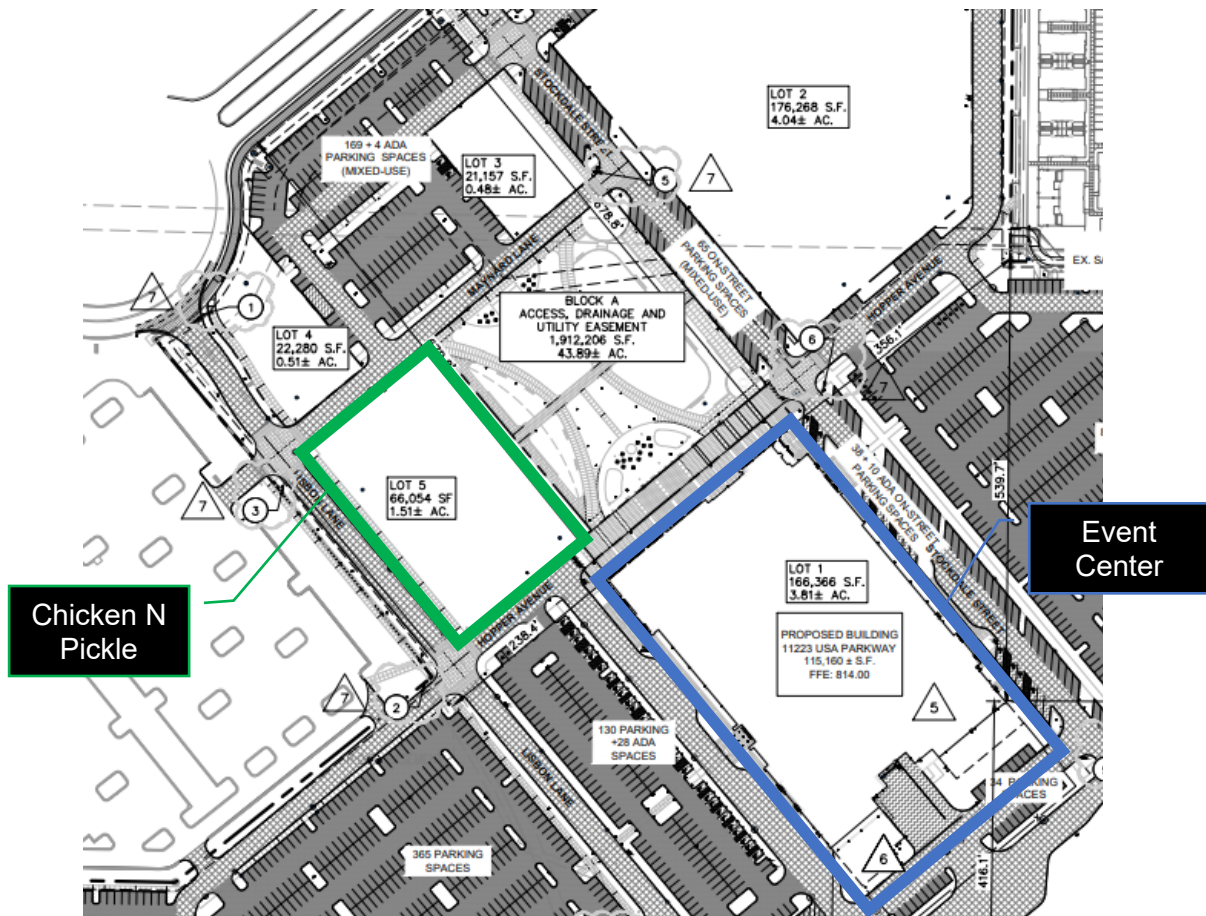
X	Mechanical and utility equipment shall be screened in accordance with Sec. 6.2.6. Mechanical & Utility Equipment.
---	---

Materials

X	Buildings with façades that face Public View shall use consistent material combinations, material quality, and architectural detailing.
X	For all façade elevations visible from Public View and facing residential zoning districts, shall use at least two (2) distinct field materials, colors, or material-color combinations on the building façade. *Applies when industrial buildings face arterial or collector roads, or facing public spaces.
N/A	Building façades visible from Public View shall incorporate an accent material on the 1st story of a multi-tenant building.
X	Where materials transition or terminate, provide detailing to express the natural appearance of the material. For example, wrap stone or stone-like products around visible corners to convey the appearance of mass, and not a thin veneer.
N/A	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	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.
X	Roll-up and drive-through doors are prohibited from Public View, unless they are integrated into the building design. Consider material variation and transitions, modulation, and other architectural features and standards for the design.
X	Use of neon or extremely bright colors as a primary color or large portion of wall area is prohibited.

SURROUNDING CHARACTER:

This building will be adjacent to the Fishers Event Center. Below is a rendering of the event center and a site plan showing the relationship between the location of the event center and Chicken N Pickle.



STAFF RECOMMENDATION:

Staff recommends the PUD Committee approve the proposed elevations, with the following conditions:

- Awnings similar to the one shown in this staff report are installed above all garage doors on the north facade.
- Gooseneck lighting is installed on the north facade, as shown in the north elevation.
- No mesh fabric is used on the chain link fence.
- A solid material screening surrounds the HVAC/dumpster equipment.

Petitioner has agreed to the above conditions.

STAFF RECOMMENDATION

☐ Approve

☒ Approve with Conditions

☐ Continue

☐ Deny
