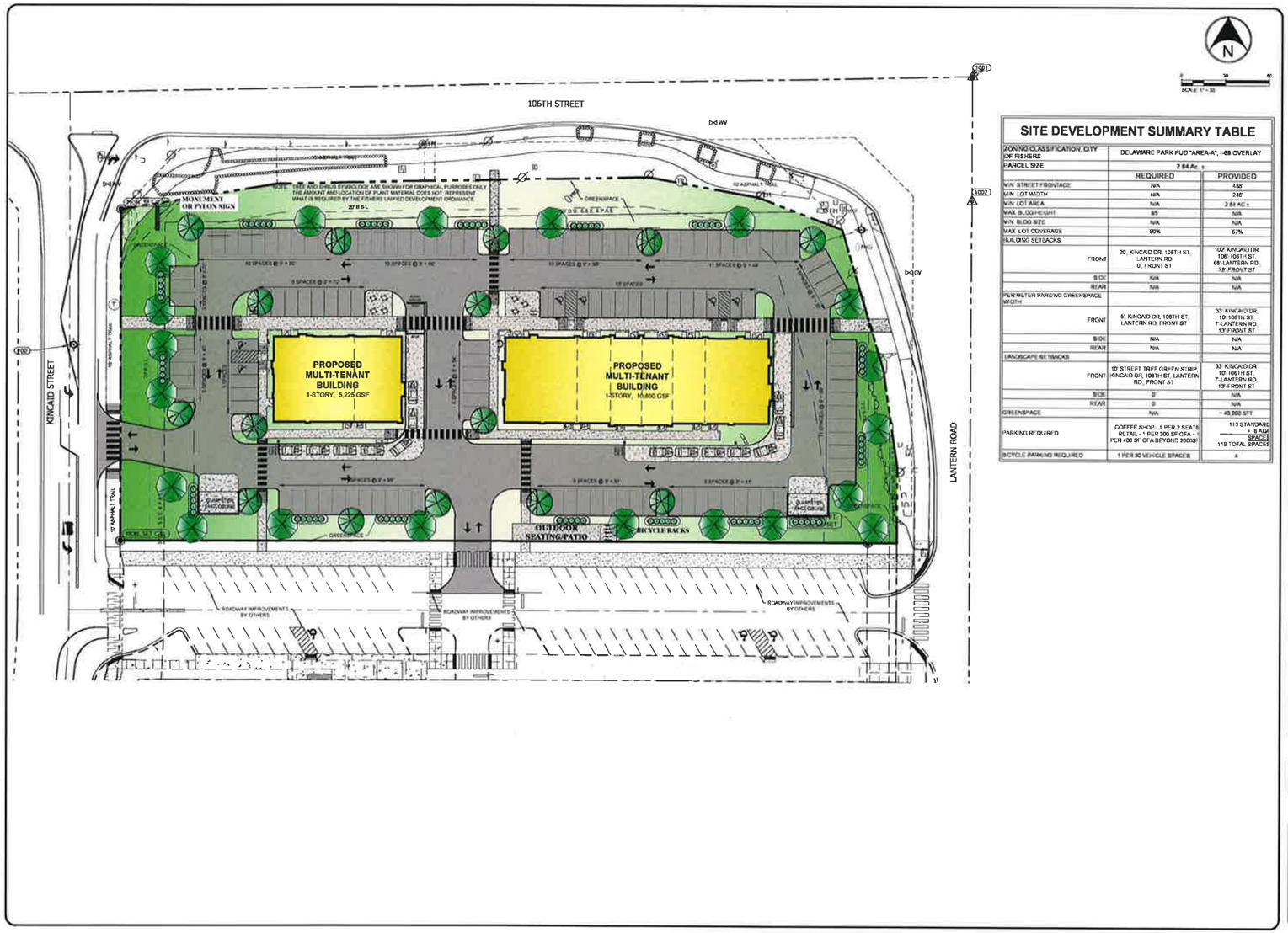

SITE DEVELOPMENT SUMMARY TABLE

ZONING CLASSIFICATION, CITY OF FISHERS	DELAWARE PARK PUD "AREA-A", I-69 OVERLAY	
PARCEL SIZE	2.84 Ac. ±	
	REQUIRED	PROVIDED
MIN. STREET FRONTAGE	N/A	458'
MIN. LOT WIDTH	N/A	246'
MIN. LOT AREA	N/A	2.84 AC ±
MAX. BLDG HEIGHT	85'	N/A
MIN. BLDG SIZE	N/A	N/A
MAX. LOT COVERAGE	90%	67%
BUILDING SETBACKS		
FRONT	20', KINCAID DR, 106TH ST, LANTERN RD 0', FRONT ST	107' KINCAID DR, 106' 106TH ST, 68' LANTERN RD, 75' FRONT ST
SIDE	N/A	N/A
REAR	N/A	N/A
PERIMETER PARKING GREENSPACE WIDTH		
FRONT	5', KINCAID DR, 106TH ST, LANTERN RD, FRONT ST	33' KINCAID DR, 10' 106TH ST, 7' LANTERN RD, 13' FRONT ST
SIDE	N/A	N/A
REAR	N/A	N/A
LANDSCAPE SETBACKS		
FRONT	10' STREET TREE GREEN STRIP, KINCAID DR, 106TH ST, LANTERN RD, FRONT ST	33' KINCAID DR, 10' 106TH ST, 7' LANTERN RD, 13' FRONT ST
SIDE	0'	N/A
REAR	0'	N/A
GREENSPACE	N/A	≈ 43,000 SFT
PARKING REQUIRED	COFFEE SHOP - 1 PER 2 SEATS RETAIL - 1 PER 300 SF GFA + PER 400 SF GFA BEYOND 2000SF	113 STANDARD + 6 ADA SPACES 119 TOTAL SPACES
BICYCLE PARKING REQUIRED	1 PER 30 VEHICLE SPACES	4

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PROJECT
STATE AT FISHERS

PROJECT LOCATION
106TH AND LANTERN RD
FISHERS, INDIANA 46037
HAMILTON COUNTY

SECTION, TOWNSHIP, RANGE
SW 1, S17, T17N, R4E

CLIENT
JDF DEVELOPMENT
11710 PEBBLEPOINTE PASS
CARMEL, INDIANA 46033

PLAN DATE 1/10/2023

DESIGN	CHECK	DRAWN
KD	AF	KD

PROJECT NO 2305002

SHEET NAME CONCEPTUAL SITE PLAN

SHEET NO EXH-1

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STATE AT FISHERS RETAIL RENDER

02.20.24

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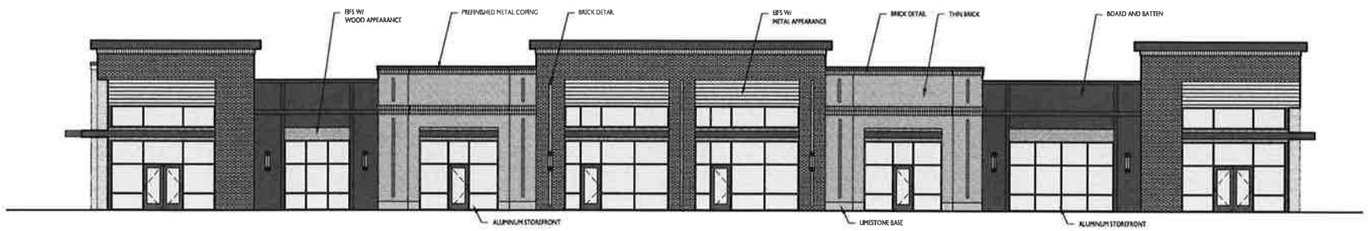
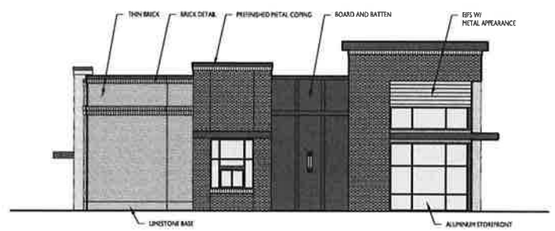
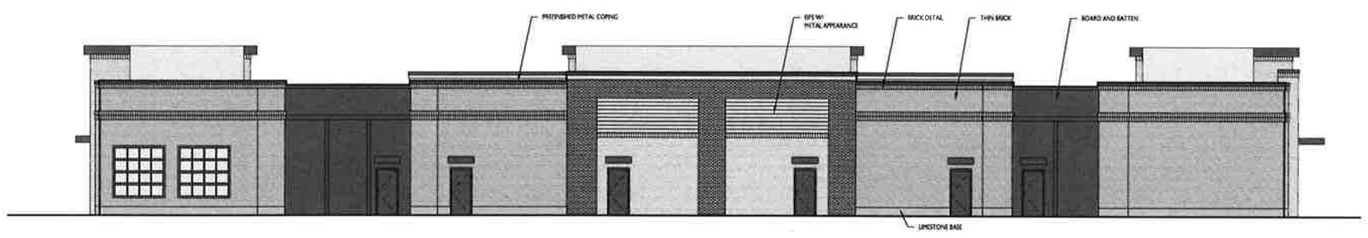


NORTH ELEVATION 1
1/8" = 1'-0"



EAST ELEVATION 2
1/8" = 1'-0"



SOUTH ELEVATION 3
1/8" = 1'-0"

WEST ELEVATION 4
1/8" = 1'-0"

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5719 LAWTON LOOP E. DR. #212
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PROJECT INFORMATION

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ISSUE DATES

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230172

BUILDING A
COLORED ELEVATIONS

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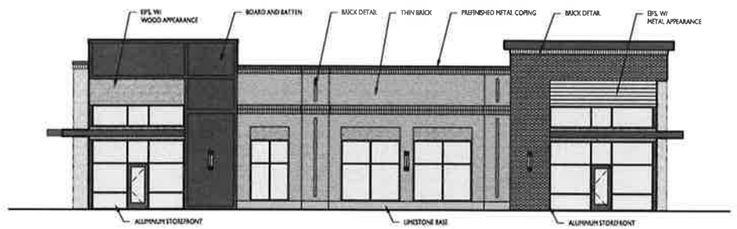

NORTH ELEVATION 1
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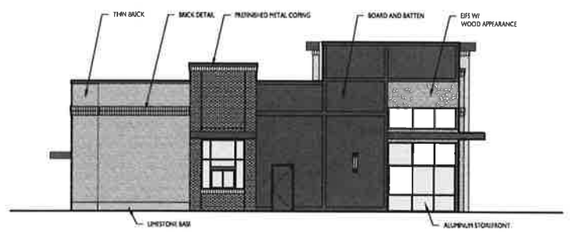
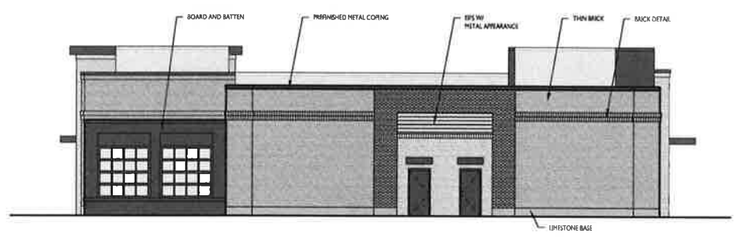
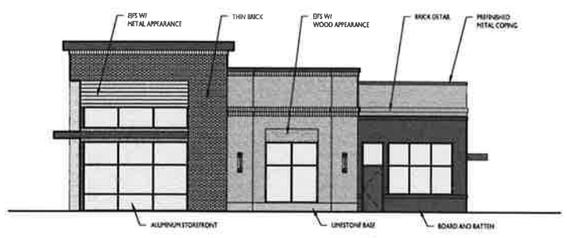


EAST ELEVATION 2
1/8" = 1'-0"



SOUTH ELEVATION 3
1/8" = 1'-0"



WEST ELEVATION 4
1/8" = 1'-0"

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BUILDING B
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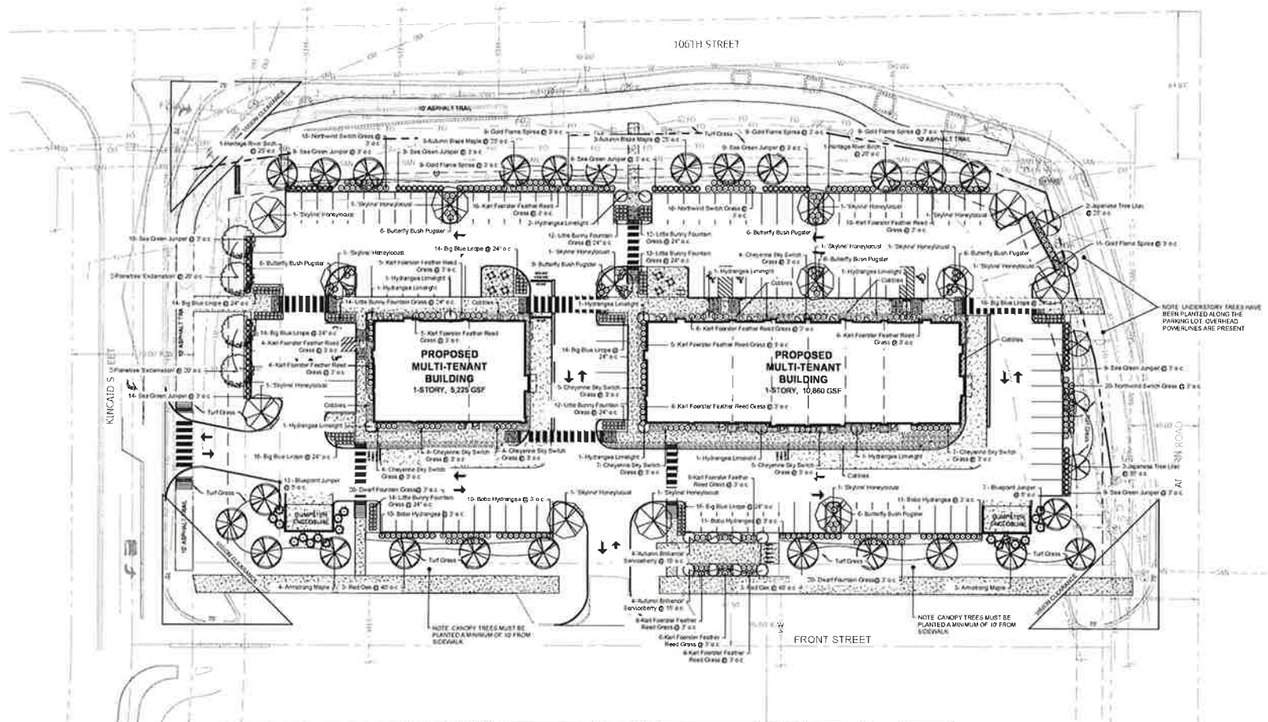

Quantity	Botanical Name	Common Name	Condition	Size	Comments
Deciduous Trees					
13	Gleditsia triacanthos 'inermis'	'Skyline' Honeylocust	B&B	2.5" Cal.	For spacing see plan
6	Betula nigra 'Heritage'	Heritage River Birch	B&B	2' Cal., Multi	For spacing see plan
8	Amelachier 'Autumn Brilliance'	Autum Brilliance Serviceberry	B&B, Multi	1.5"	For spacing see plan
5	Syringa reticulata	Japanese Tree Lilac	B&B	1.5" Cal.	For spacing see plan
4	Prunus cerifera	Pissardi 'Exclamation'	B&B	2.5'	For spacing see plan
6	Quercus rubra	Red Oak	B&B	2.5"	For spacing see plan
7	Acer rubrum 'Armstrong'	Armstrong Maple	B&B	2.5" Cal.	For spacing see plan
6	Acer freemani	Autumn Blaze' Maple	B&B	2.5" Cal.	For spacing see plan
Evergreen Trees					
20	Juniperus chinensis 'Blue point'	Blue Point Juniper	Cont.	7'	For spacing see plan
Shrubs					
39	Buddleia x pugster	Butterfly Bush Pugster	Cont.	24"	For spacing see plan
47	Spirea x bumalda 'Gold Flame'	Gold Flame Spirea	Cont.	24"	For spacing see plan
74	Juniperus chinensis	Sea Green Juniper	Cont.	24"	For spacing see plan
11	Hydrangea paniculata	Limelight Hydrangea	Cont.	Tree Form	Tbs spacing see plan
42	Hydrangea paniculata	Bobo' Hydrangea	Cont.	24"	For spacing see plan
Ornamental Grass					
38	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	Cont.	#1	For spacing see plan
52	Panicum virgatum 'Northwind'	Northwind Switchgrass	Cont.	#2	For spacing see plan
40	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	Cont.	#1	For spacing see plan
66	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	Cont.	#1	For spacing see plan
98	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	Cont.	#2	For spacing see plan
90	Liriope muscari 'Big Blue'	Big Blue Liriope	Cont.	#1	For spacing see plan

PLANTING SCHEDULE

SYMBOL LEGEND

- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- STONE COBBLES. SEE SHEET L102 FOR DETAIL
- MULCH REQUIRED

SCALE: 1" = 30'

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SW¼, S17, T17N, R4E

CLIENT:
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CARMEL, INDIANA 46033

PLAN DATE: 1/26/2024

DESIGN	CHECK	DRAWN
KG	AF	KG

PROJECT NO: 2305002

SHEET NAME: LANDSCAPE PLAN

SHEET NO: L101

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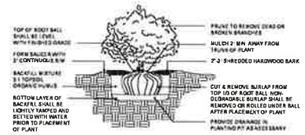
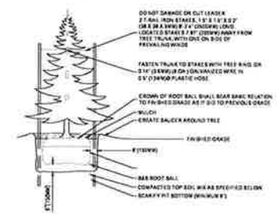
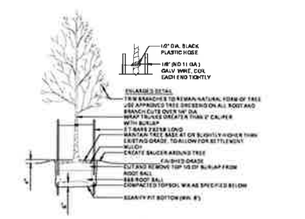


SHRUB PLANTING DETAIL



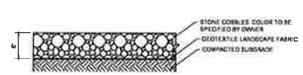
SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE
2. WATER THOROUGHLY AFTER INSTALLATION
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
4. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL
5. TOPSOIL MIX, TOP 8" OF SOIL TO BE A 50/50 MIX OF NATIVE SOIL AND GENERAL PLANTING MIX

CONIFEROUS TREE PLANTING DETAIL



SPECIFICATIONS:
1. TOPSOIL MIX, TOP 8 INCHES OF SOIL TO BE A 50/50 MIX OF NATIVE SOIL AND GENERAL PLANTING MIX
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHICH INSTALLING TREE STAKE
3. WATER THOROUGHLY AFTER INSTALLATION
4. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION
5. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL
6. ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING

DECIDUOUS TREE PLANTING DETAIL



LANDSCAPE STONE COBBLE, 3"- 5" IN SIZE

PLANT MATERIAL CALCULATIONS TABLE

ZONING CLASSIFICATION, DELAWARE PARK PUD, CITY OF FISHERS	PLANT MATERIAL REQUIREMENTS ARE SET FORTH BY THE DELAWARE PARK PUD, CITY OF FISHERS ZONING ORDINANCE, AND I-69 OVERLAY DISTRICT.	
	REQUIRED	PROVIDED
LOT PLANTINGS	LOTS >45,000 SF IN SIZE. 3 + 1 TREE PER 15,000 SF OF LOT AREA OVER 45,000 SF. 2.85 AC. LOT SIZE = 8 TREES (1/3 ARE CANOPY)	>9 TREES
BUILDING FOUNDATION	1 SHRUB OR ORNAMENTAL TREE SHALL BE PLANTED FOR EVERY 10LF OF BUILDING LENGTH. 4 SHRUBS MINIMUM ALONG THE FOUNDATION FACING A STREET. WEST BLDG. - 30 SHRUBS EAST BLDG. - 48 SHRUBS	WEST BLDG. -33 SHRUBS EAST BLDG. - 55 SHRUBS
PARKING LOT PERIMETER	30 SHRUBS PER 100 LF OF PARKING PERIMETER NORTH - ~406 LF = 122 SHRUBS EAST - ~164 LF = 49 SHRUBS SOUTH - ~270 LF = 81 SHRUBS WEST - ~80 LF = 24 SHRUBS	NORTH - >122 SHRUBS EAST - >49 SHRUBS SOUTH - >81 SHRUBS WEST - >24 SHRUBS
PARKING LOT INTERIOR	1 INTERIOR ISLAND FOR EVERY 10 PARKING SPACES. ISLANDS MUST BE 150 SF (HALF ISLAND) IN SIZE AND INCLUDE 1 TREE. 119 SPACES = 12 TREES	12 TREES AND 39 SHRUBS
STREET TREES	1 TREE PER 50 LF ALONG ARTERIAL AND COLLECTOR STREETS NORTH - ~490 / 50' = 10 TREES EAST - ~223 / 50' = 5 TREES SOUTH - ~524 / 50' = 10 TREES WEST - ~223 / 50' = 5 TREES	NORTH - ~490 / 50' = 10 TREES EAST - ~223 / 50' = 5 TREES SOUTH - ~500 / 50' = 10 TREES WEST - ~223 / 50' = 5 TREES

GENERAL NOTES

PLANT MATERIAL SHALL BE SELECTED AND INSTALLED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

1. LANDSCAPE MATERIALS SELECTED SHALL BE APPROPRIATE TO LOCAL GROWING AND CLIMATE CONDITIONS AND FOLLOW THE GUIDELINES SET BY THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (CURRENT EDITION) AMERICAN ASSOCIATION OF NURSERYMEN, INC.
2. ALL PLANTS SHALL BE OF SPECIMEN QUALITY, SUPERIOR FORM, HEALTHY, VIGOROUS, WELL BRANCHED, DENSELY FOLIATED WHEN IN LEAF, FREE OF DISEASE AND INSECTS EGGS OR LARVAE AND SHALL HAVE WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL BE FREE FROM DAMAGE OR CONDITIONS THAT WOULD PREVENT NORMAL GROWTH.
3. ALL PLANTING MATERIAL SHALL BE IN ACCORDANCE WITH THE MOST CURRENT PUBLICATION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
   a. STREET TREES AND SHADE TREES: ALL STREET TREES AND SHADE TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM CALIPER OF TWO AND ONE-HALF (2.5) INCHES WHEN MEASURED FROM SIX (6) INCHES ABOVE GROUND LEVEL.
   b. ORNAMENTAL TREES: ALL ORNAMENTAL TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM CALIPER OF ONE AND ONE-HALF (1.5) INCHES WHEN MEASURED FROM SIX (6) INCHES ABOVE GROUND LEVEL.
   c. EVERGREEN TREES: ALL EVERGREEN TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM HEIGHT OF SIX (6) FEET.
   d. SHRUBBERY: ALL DECIDUOUS AND EVERGREEN SHRUBS AT THE TIME OF PLANTING SHALL HAVE A MINIMUM HEIGHT OF EIGHTEEN (18) INCHES.
   e. GROUND COVER/ORNAMENTAL GRASS: ALL GROUND COVER/ORNAMENTAL GRASS AT THE TIME OF PLANTING SHALL HAVE A MINIMUM SIZE OF ONE (1) GALLON, UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
4. IRRIGATION SYSTEMS SHALL NOT BE INSTALLED IN THE CITY OWNED RIGHT-OF-WAY WITHOUT APPROVAL BY THE BOARD OF PUBLIC WORKS. THE CITY DOES NOT ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED TO AN UNPERMITTED IRRIGATION SYSTEM THAT IS CAUSED BY WORK BEING PERFORMED IN THESE AREAS.
5. IT SHALL BE THE RESPONSIBILITY OF THE OWNERS AND THEIR AGENTS TO INSURE PROPER MAINTENANCE OF ALL TREES, SHRUBBERY AND OTHER LANDSCAPING APPROVED AS PART OF THE DEVELOPMENT PLAN/ADLS PLANS. THIS SHOULD CONSIST OF WATERING, FERTILIZING, PROPER MULCHING, CLEARING OF DEBRIS AND WEEDS, MONITORING FOR PESTS AND DISEASE, MOWING, PRUNING, THE REMOVAL AND TIMELY REPLACEMENT OF DEAD, HAZARDOUS OR DYING PLANTS, TREATING FOR DISEASE OR INJURY, OR ANY OTHER SIMILAR ACT(S) WHICH PROMOTES GROWTH, HEALTH, BEAUTY AND THE LIFE OF TREES, SHRUBS, TURF AND OTHER PLANTS.

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PLAN DATE 1/26/2024		
DESIGN KD	CHECK AF	DRAWN KD

PROJECT NO 2305002

SHEET NAME LANDSCAPE DETAILS

SHEET NO L102

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