

2022-COA-447 (IURS)
39 JACKSON PLACE

FINAL CONCEPT DESIGN | IHPC PRELIMINARY REVIEW | 12.07.2022

UNION STATION

BRIDGE AND STREET ENHANCEMENT PROJECT



PREPARED BY:



**RUNDELL
ERNSTBERGER
ASSOCIATES**

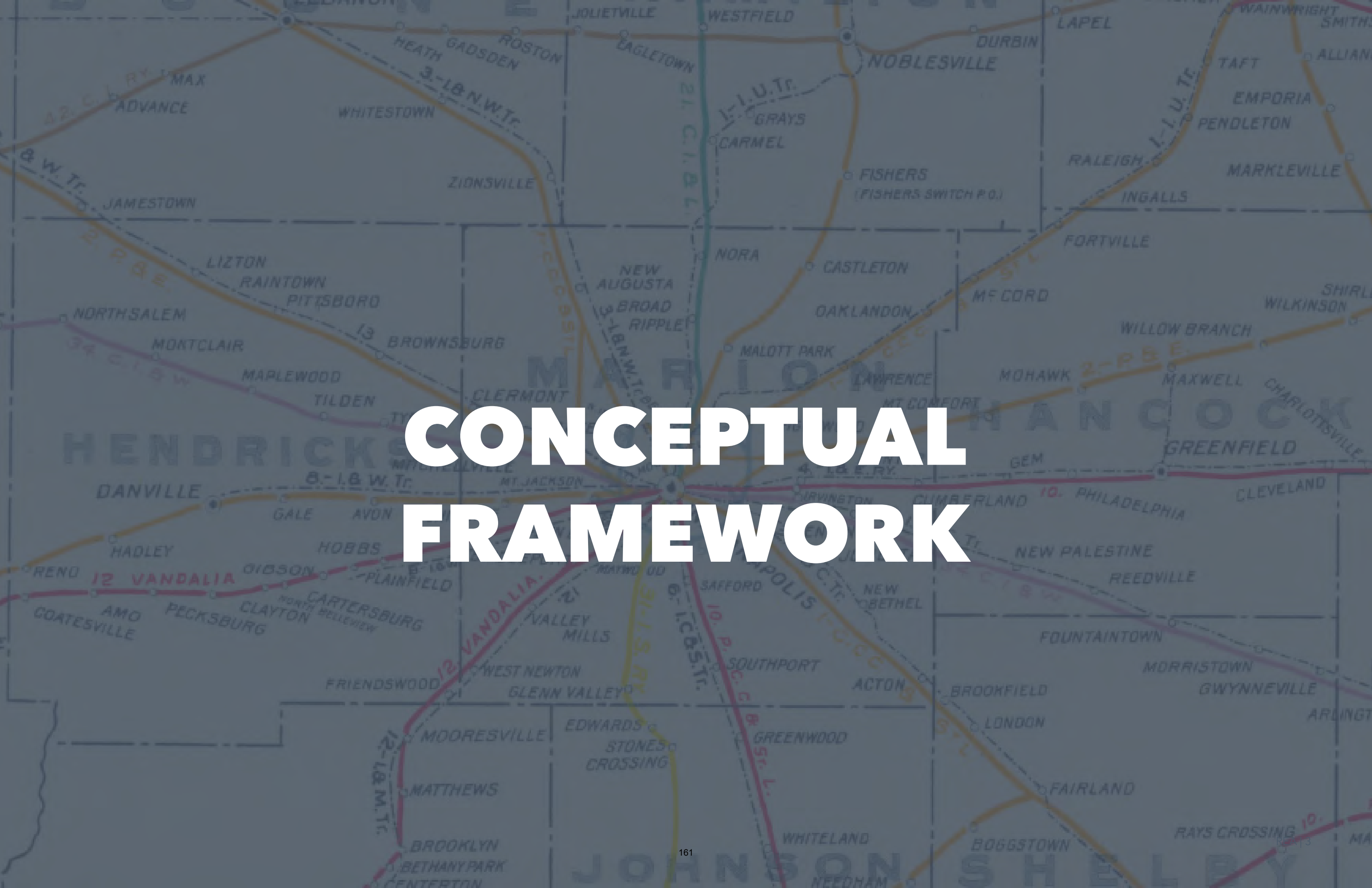
**BEEBE
DESIGN**



ARSEE ENGINEERS
CLIENT ORIENTED – BY DESIGN

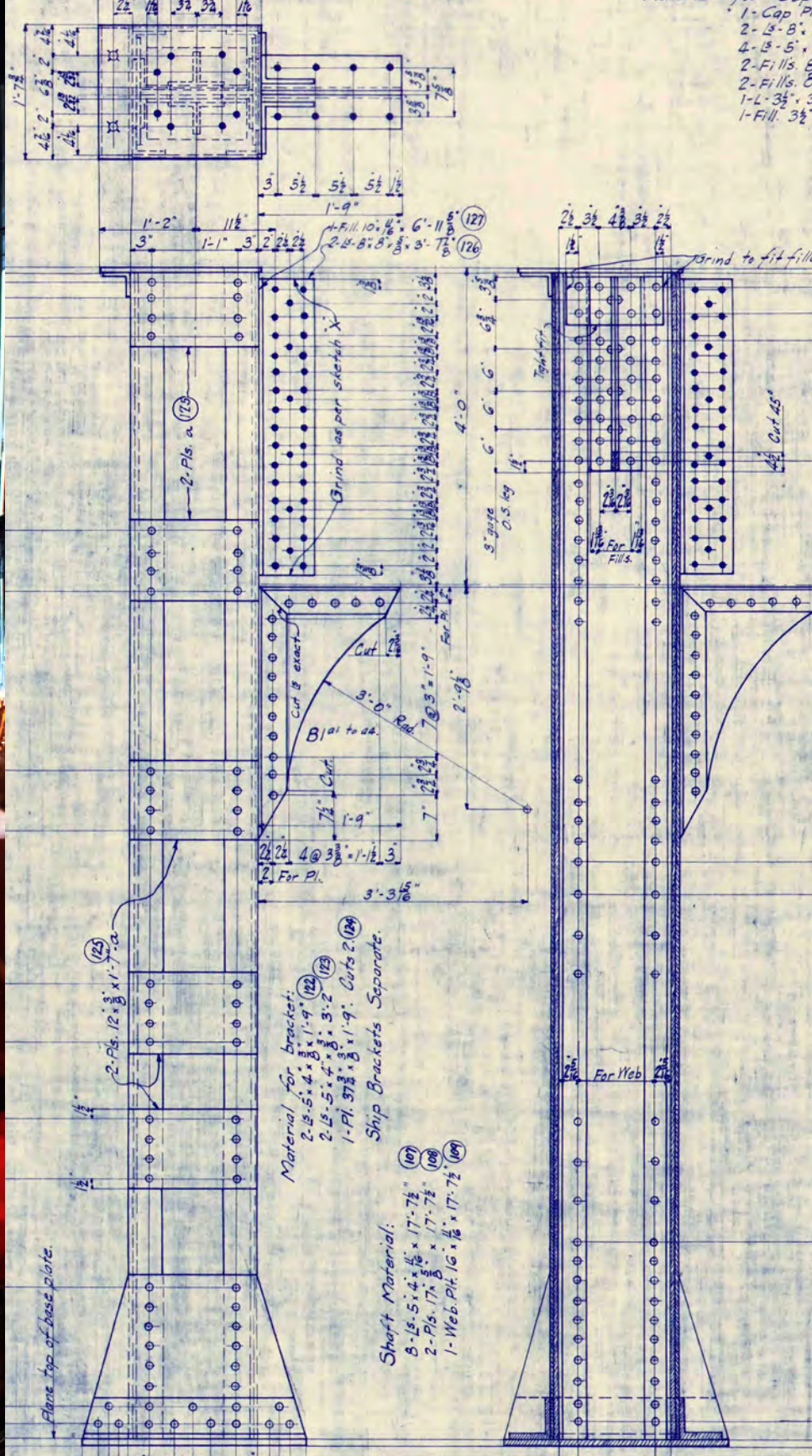
CONTENTS

1	CONCEPTUAL FRAMEWORK
2	PLACEMAKING OBJECTIVES
3	DESIGN ELEMENTS: THE BASICS
4	DESIGN ELEMENTS: ENHANCEMENTS
5	CAPITOL AVENUE
6	ILLINOIS STREET
7	MERIDIAN STREET



CONCEPTUAL FRAMEWORK

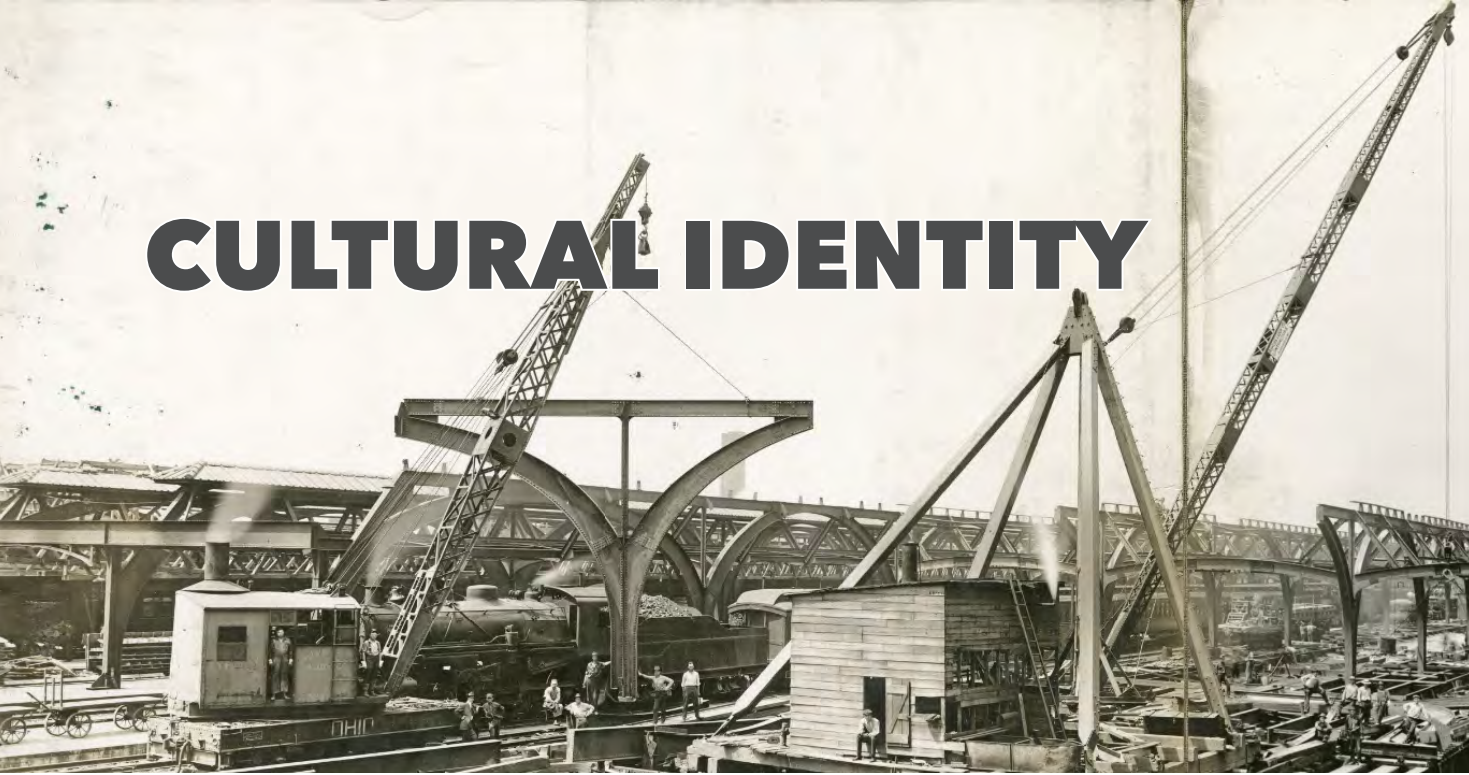
DESIGN OPPORTUNITY



An iconic gateway and destination for downtown Indianapolis that...

- Creates a series of connected, authentic spaces and experiences that are unique to Indianapolis
- Reflects the architectural and engineering artistry of Union Station and the bridge structures
- Elevates the culture of our city by honoring the past and looking boldly to our future

CULTURAL IDENTITY



SIX URBAN ROOMS

THE EXPLORER

THE ARTIST

THE HISTORIAN

THE MUSICIAN

THE POET

THE SCIENTIST

THEMATIC FRAMEWORK - SIX URBAN ROOMS

THE EXPLORER

CAPITOL AVENUE

THE ARTIST

ILLINOIS STREET

THE HISTORIAN

MERIDIAN STREET

THE MUSICIAN

THE POET

THE SCIENTIST

GEORGIA STREET

PENNSYLVANIA STREET

DELAWARE STREET

BANKERS LIFE
FIELDHOUSE

SOUTH STREET

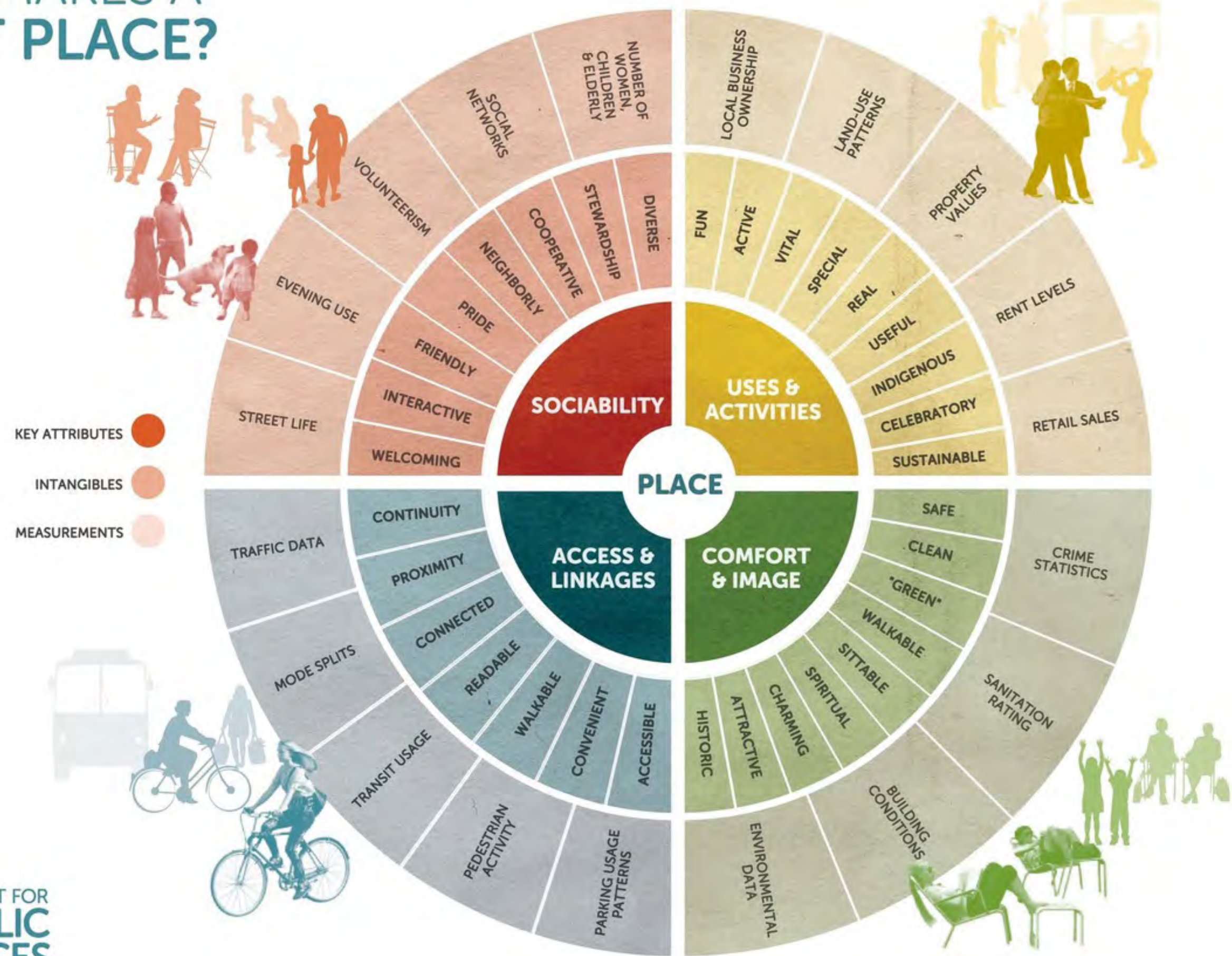
Wholesale District Limits

Union Station Limits



PLACEMAKING OBJECTIVES

WHAT MAKES A GREAT PLACE?



USES AND ACTIVITIES

Provide space for programming and activities

Flexible spaces that can accommodate multiple activities to attract and retain visitors.

Create spaces that support informal interaction and diverse, simultaneous uses.



COMFORT AND IMAGE

Create welcoming, visually articulated entrances to public spaces.

Illumination tailored to the needs of pedestrians and that creates a vibrant night time setting.

Provide multiple, easily accessible seating options – shared, movable, fixed.

Design for local climate and resilience.

ACCESS AND LINKAGES

Encourage walkability by prioritizing pedestrian needs – sidewalk amenities, traffic calming, visual interest and activities.

Provide safe, connected bicycle facilities.

Ensure spaces are accessible and visible from a distance and up close.



SOCIABILITY

Provide opportunities for social interaction – meet friends, interact with strangers, connect with community and local culture.

Celebrate community identity through programming, events, local food.

Preserve and re-purpose historic assets to provide a distinctive sense of place and serve contemporary community needs.





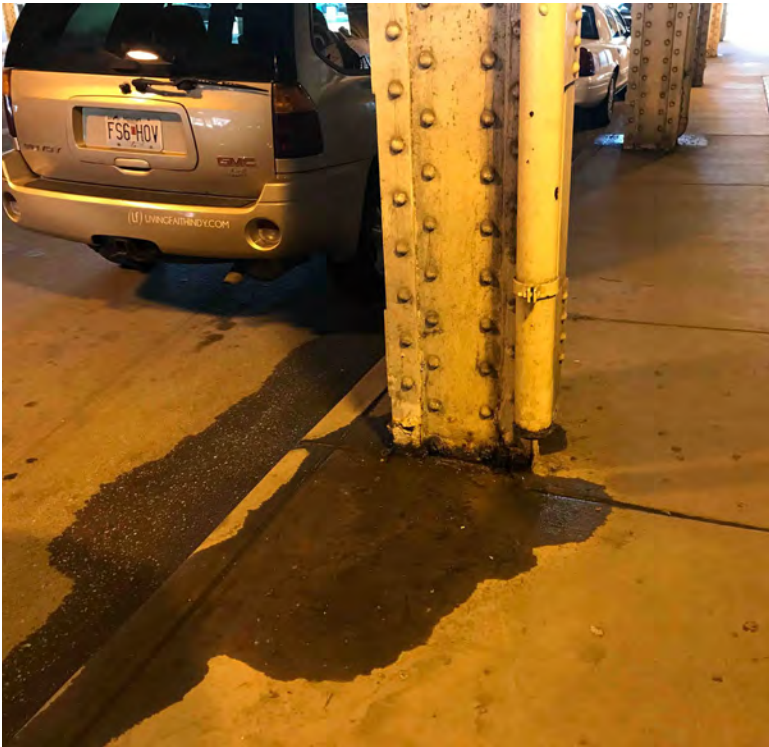
DESIGN ELEMENTS: THE BASICS

BRIDGE REPAIR / REHABILITATION

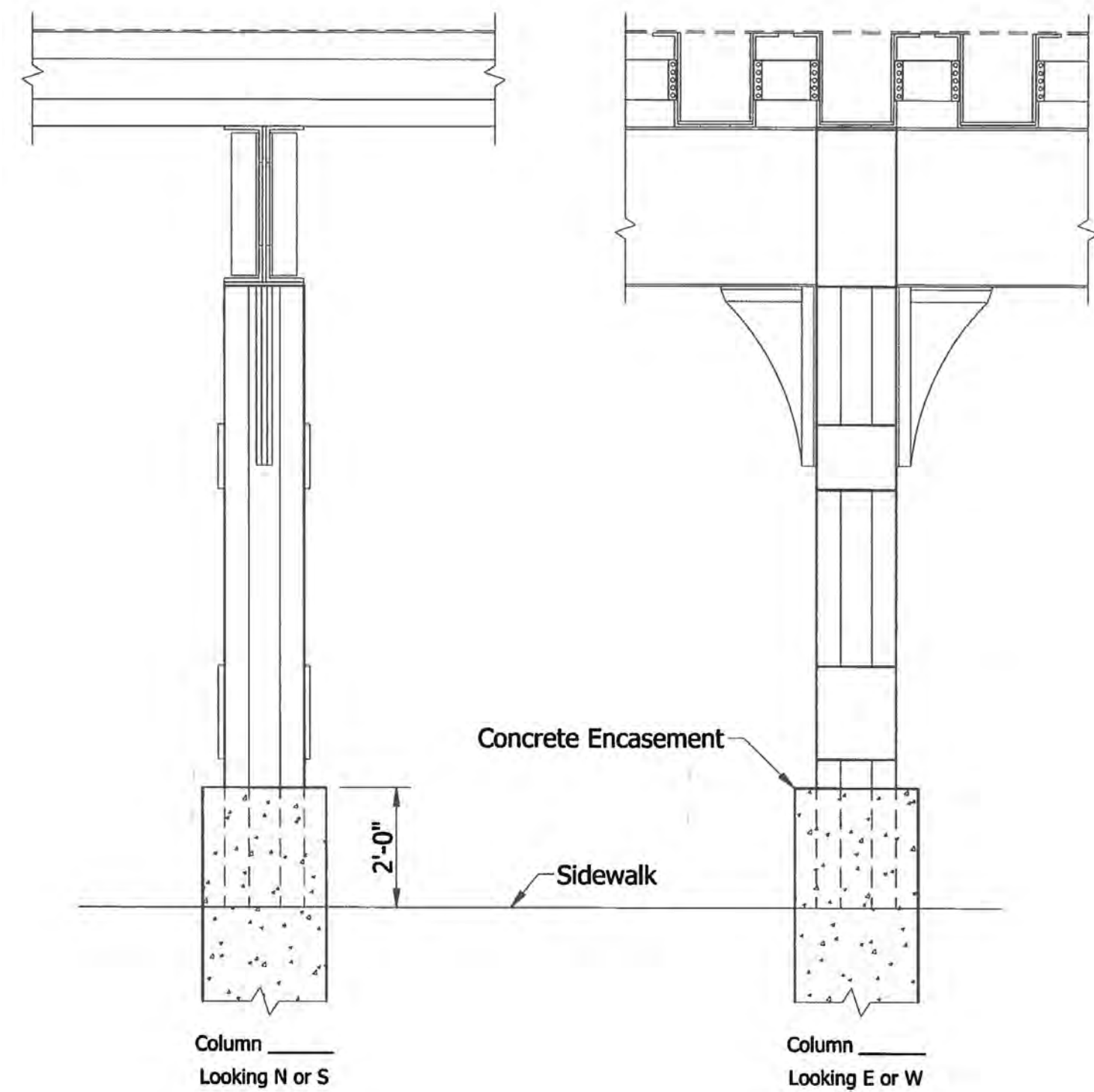


IMPROVEMENTS

- Make repairs to columns and structural elements per structural analysis
- Clean and paint steel structure
- Repair broken downspouts
- Stabilize leaks in bridge deck

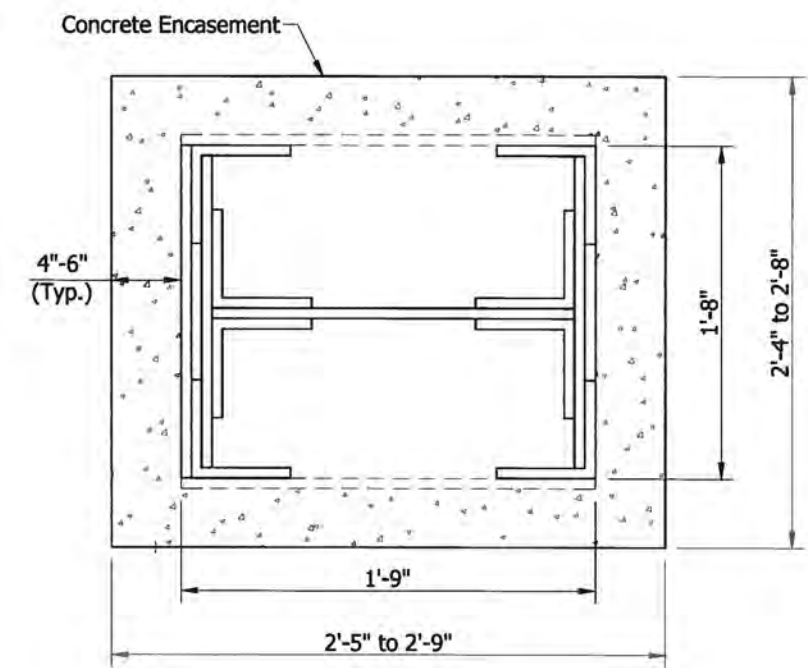


BRIDGE REPAIR - COLUMN REPAIR DETAIL

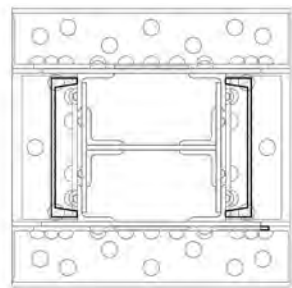


OPTION A

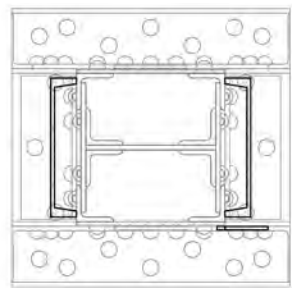
- Structural repair and stabilization of bridge columns with **partial concrete encasement**



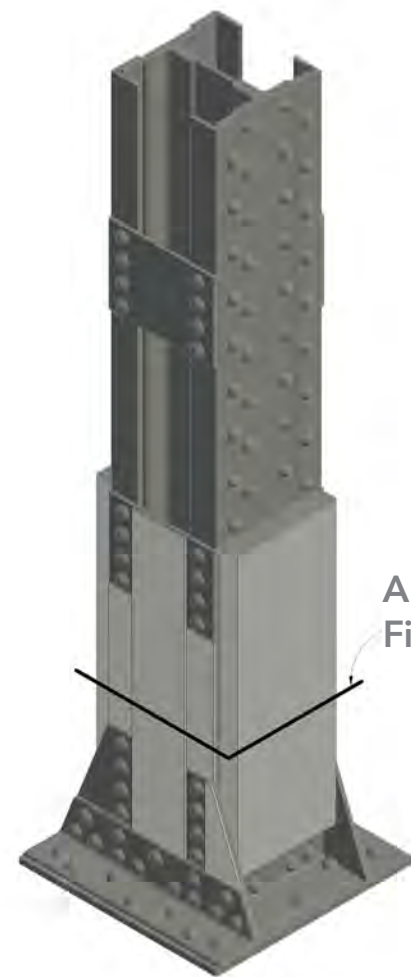
BRIDGE REPAIR - COLUMN REPAIR DETAIL



PLAN AT BASE
1 1/2" = 1'-0"

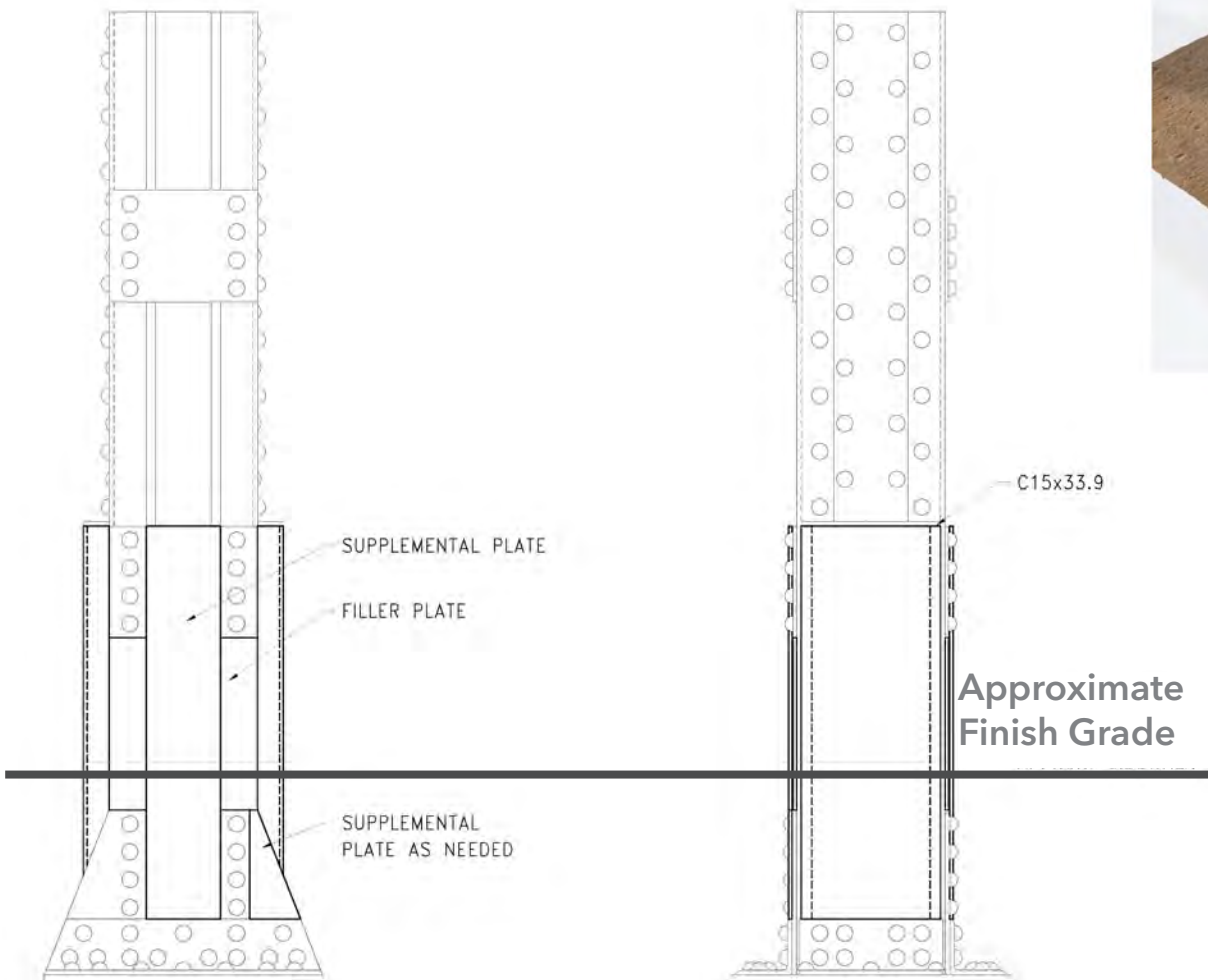


PLAN AT FILLER PLATE
1 1/2" = 1'-0"

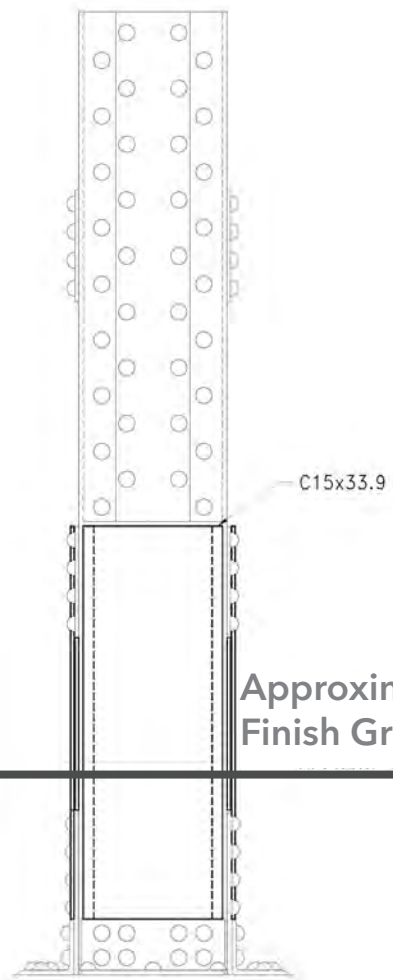


ISOMETRIC

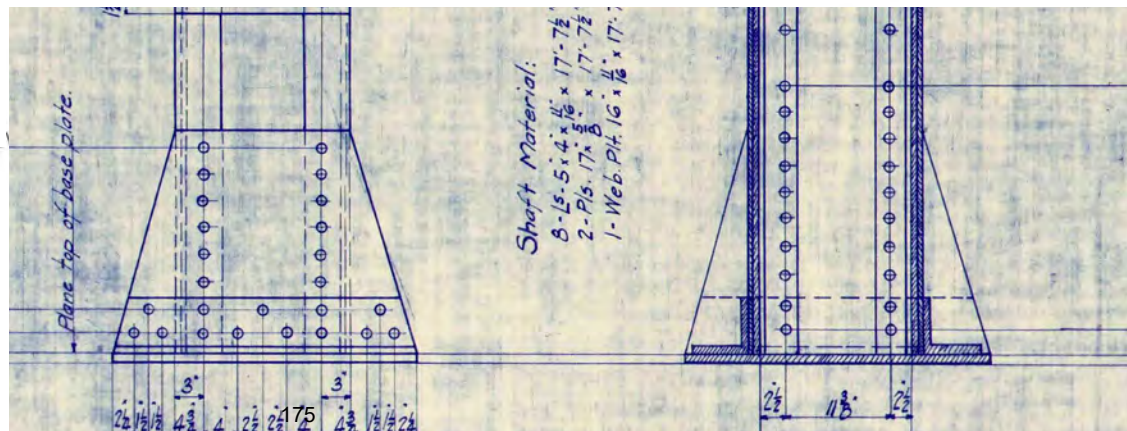
- OPTION B**
- Structural repair and stabilization of bridge columns with **welded steel plates and channel**



SECTION
1 1/2" = 1'-0"



SECTION
1 1/2" = 1'-0"

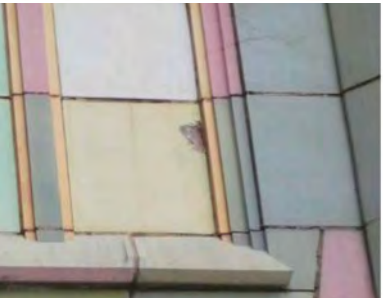


FACADE RESTORATION



IMPROVEMENTS

- Assess bridge facade treatments for structural integrity and expected longevity
- Repair bridge facade features to improve safety and aesthetics
- Restore historic features and elements on facades
- Enhance bridge facades with new detail and placemaking elements

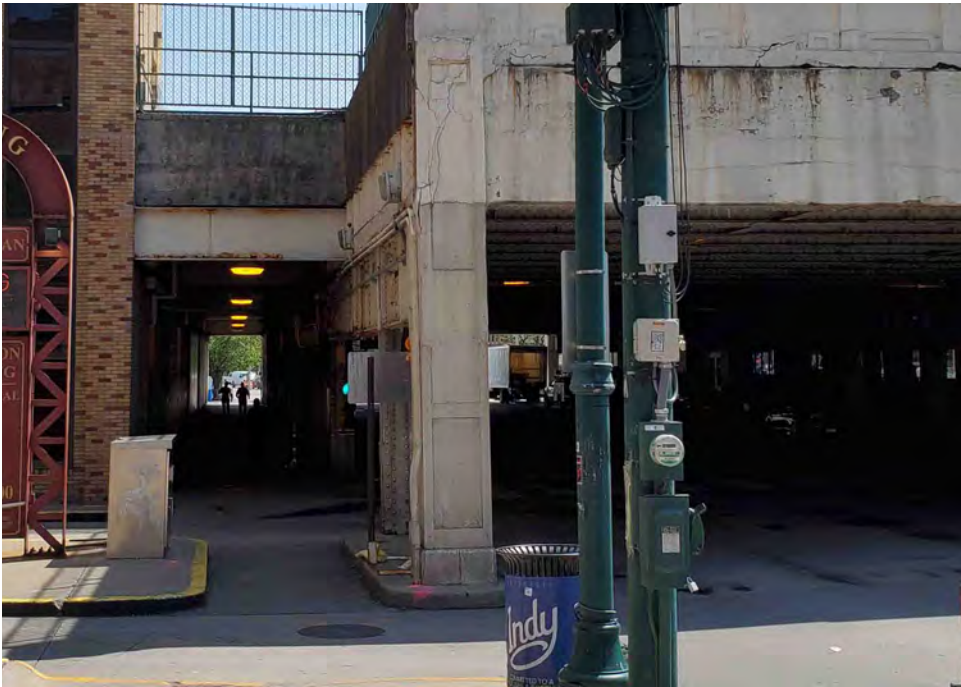


LIGHTING AND ELECTRICAL



IMPROVEMENTS

- Improved lighting throughout underpass to improve safety
- Add specialty lighting for dramatic effects / interest
- Make general upgrades to electrical systems

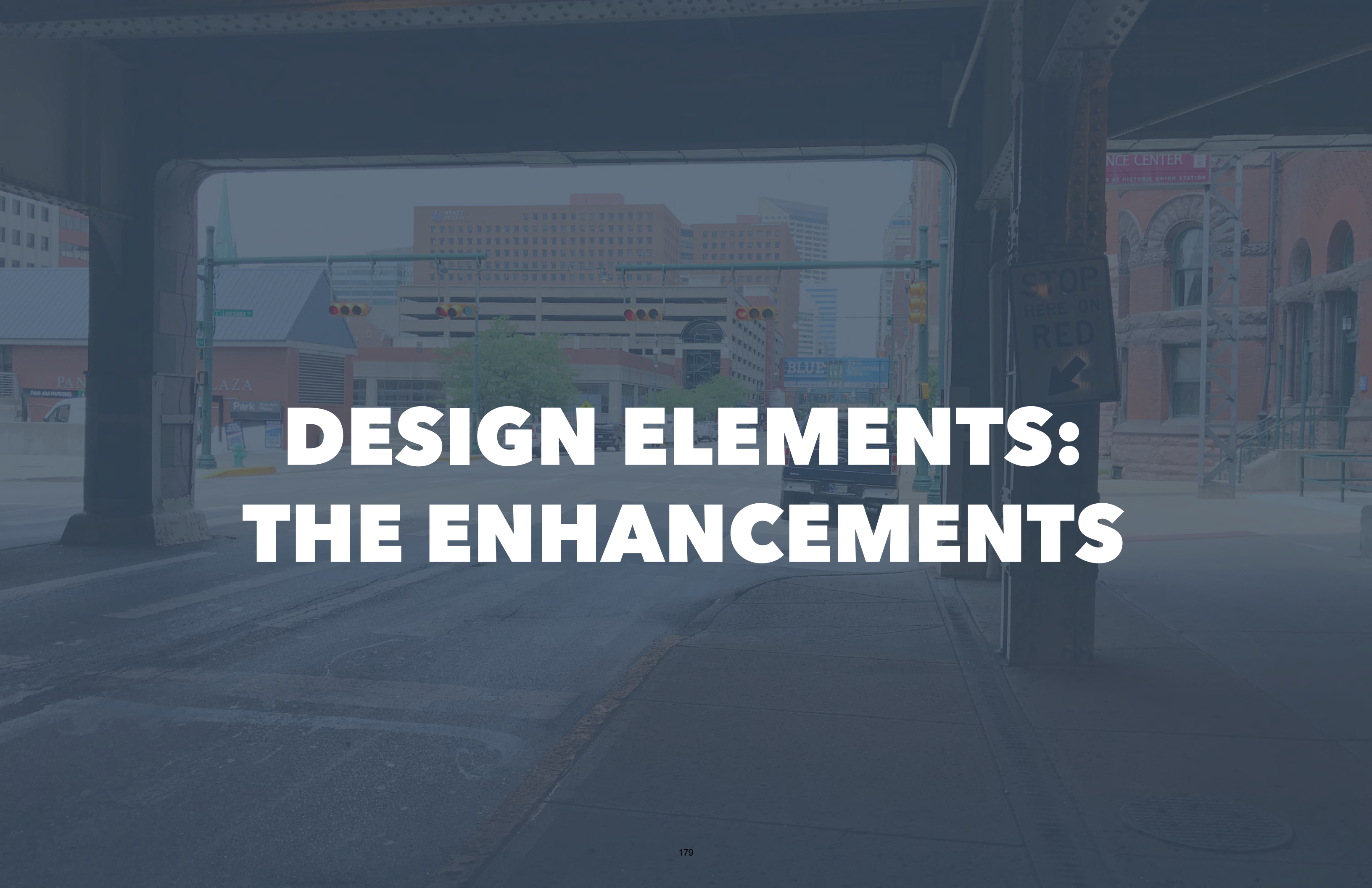


STREET / PUBLIC REALM



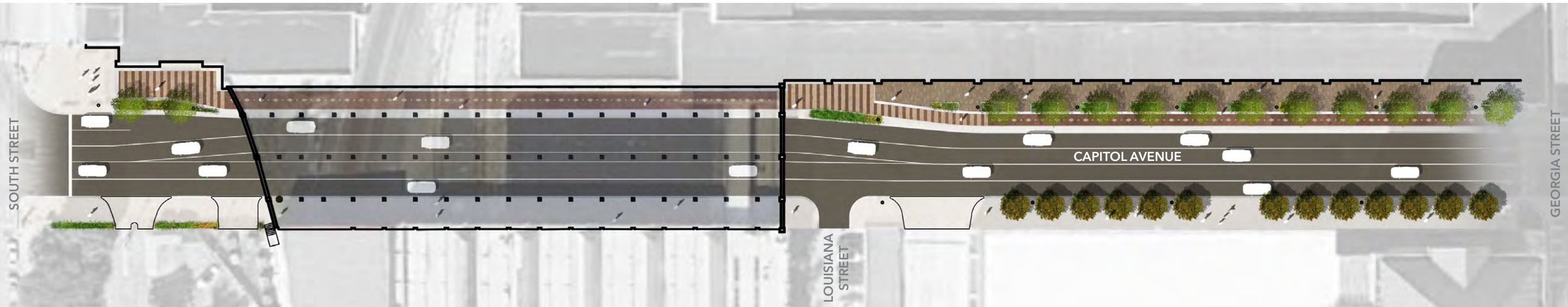
IMPROVEMENTS

- Utilize a Complete Streets approach, including reducing the roadway and widening the sidewalk
- Where appropriate, provide dedicated, grade-separated bicycle facilities within expanded pedestrian zones
- Employ traffic calming techniques to improve pedestrian safety
- Enhance crosswalks and intersections
- Rebuild poorly designed and deteriorating curb ramps and curb cuts to prioritize smooth transitions for pedestrians
- Convert sections of street to create pedestrian areas
- Create connections to existing bicycle and pedestrian facilities, including the Indianapolis Cultural Trail
- Improve street lighting
- Create areas to add street trees and plantings
- Utilize decorative pavements

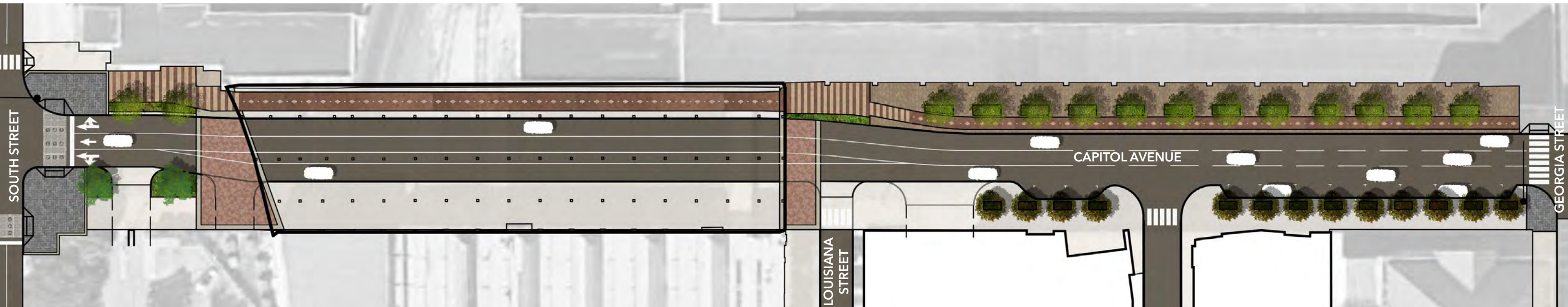


DESIGN ELEMENTS: THE ENHANCEMENTS

CAPITOL AVENUE

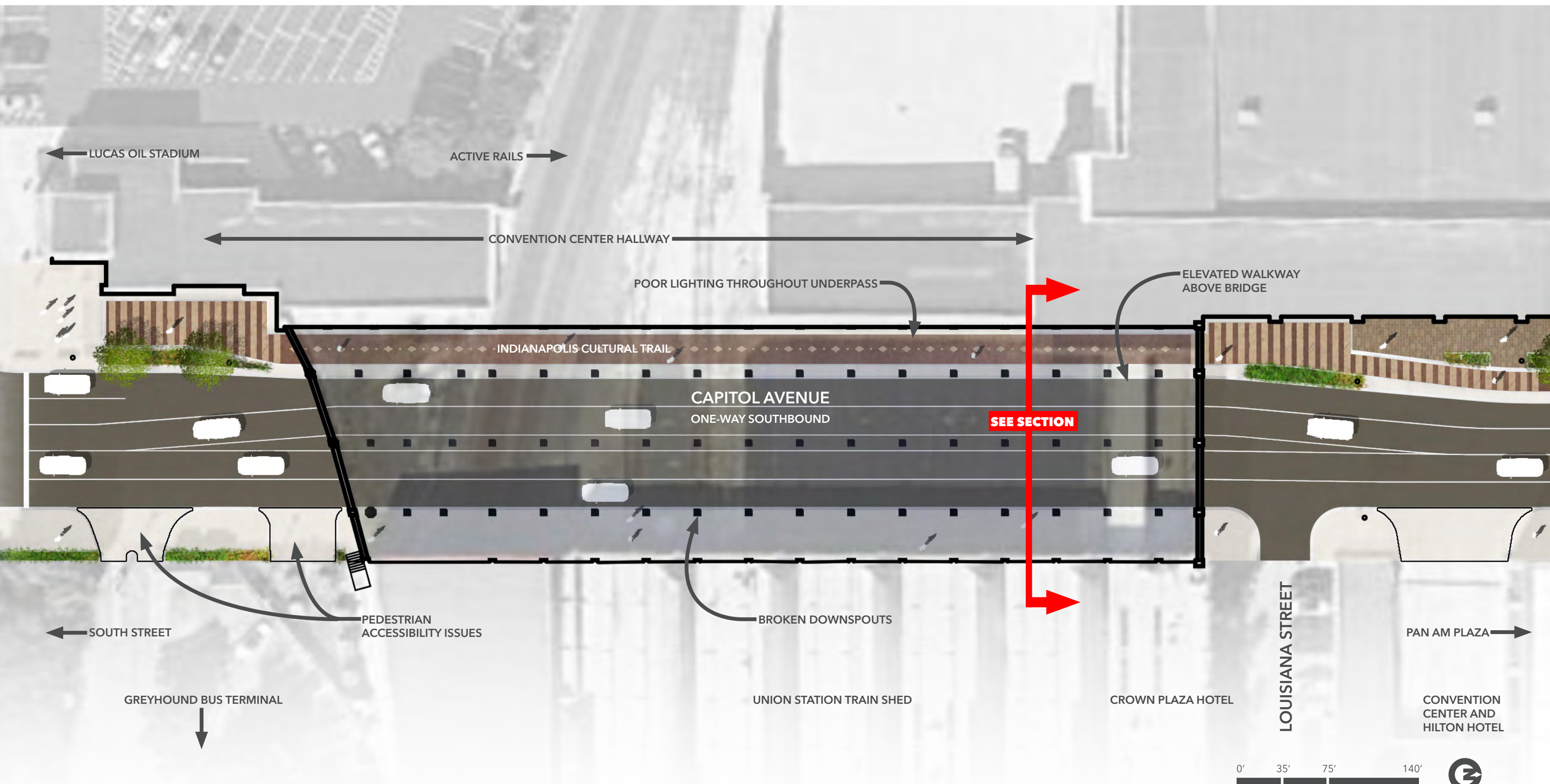


EXISTING CONDITION

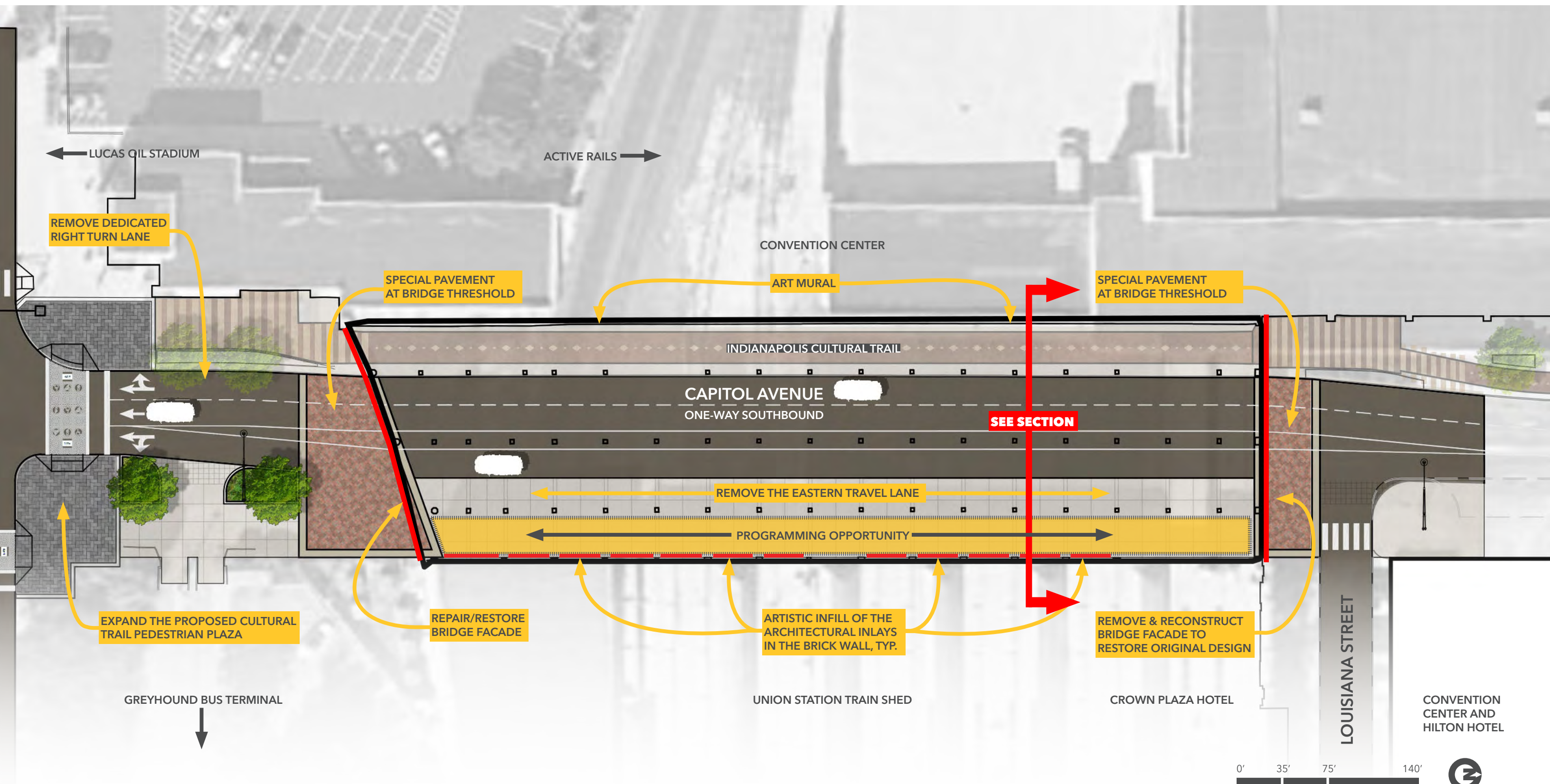


PROPOSED ENHANCEMENTS

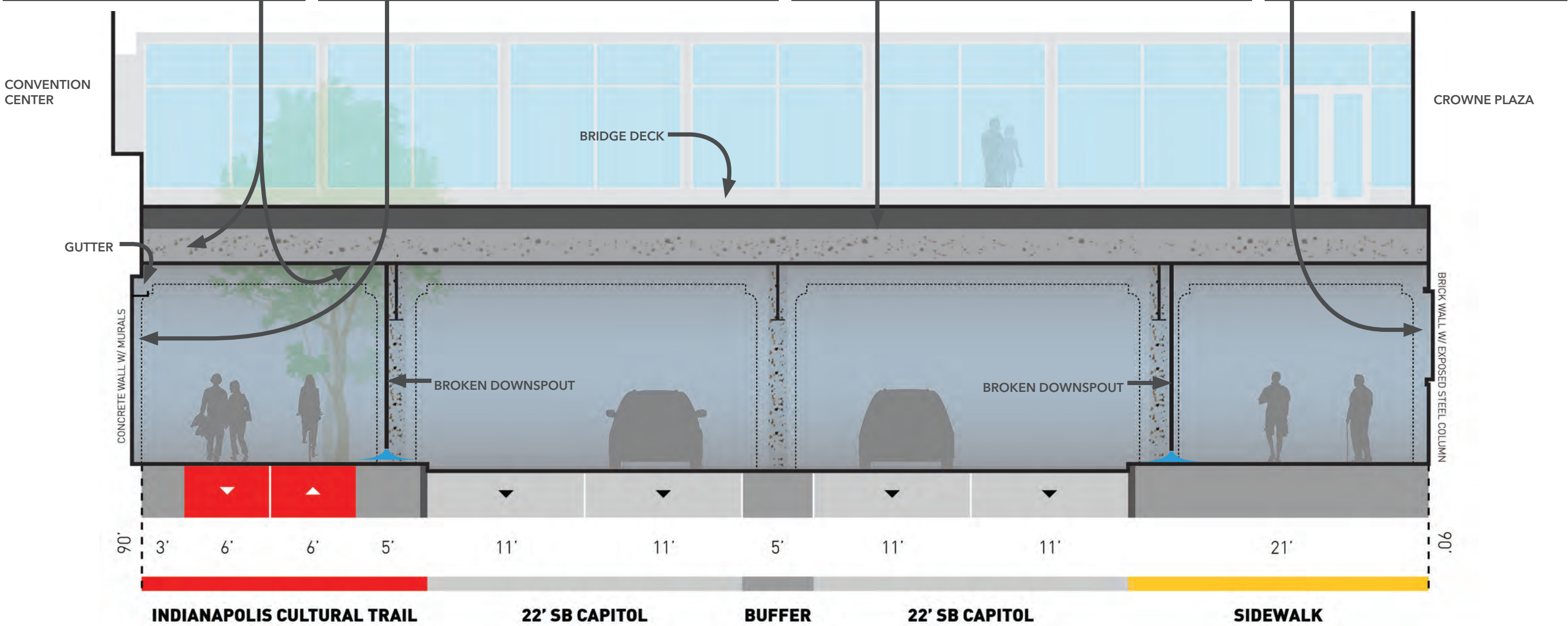
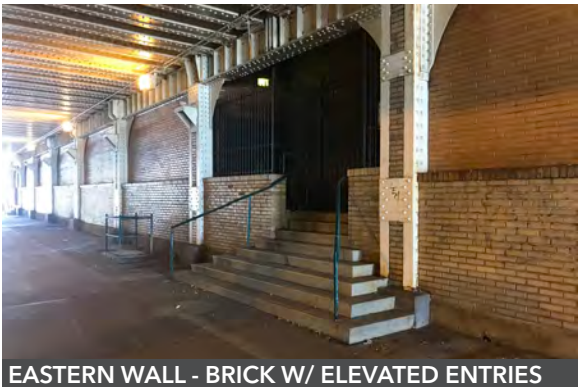
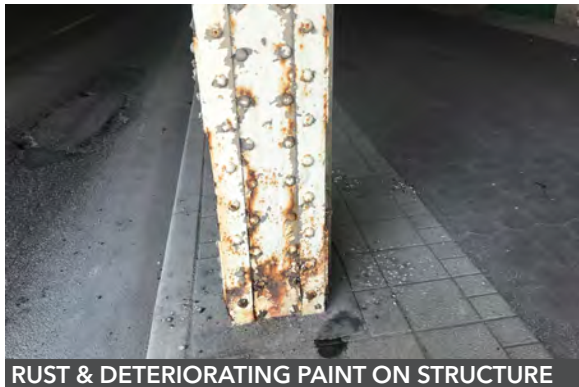
CAPITOL AVENUE - EXISTING CONDITIONS



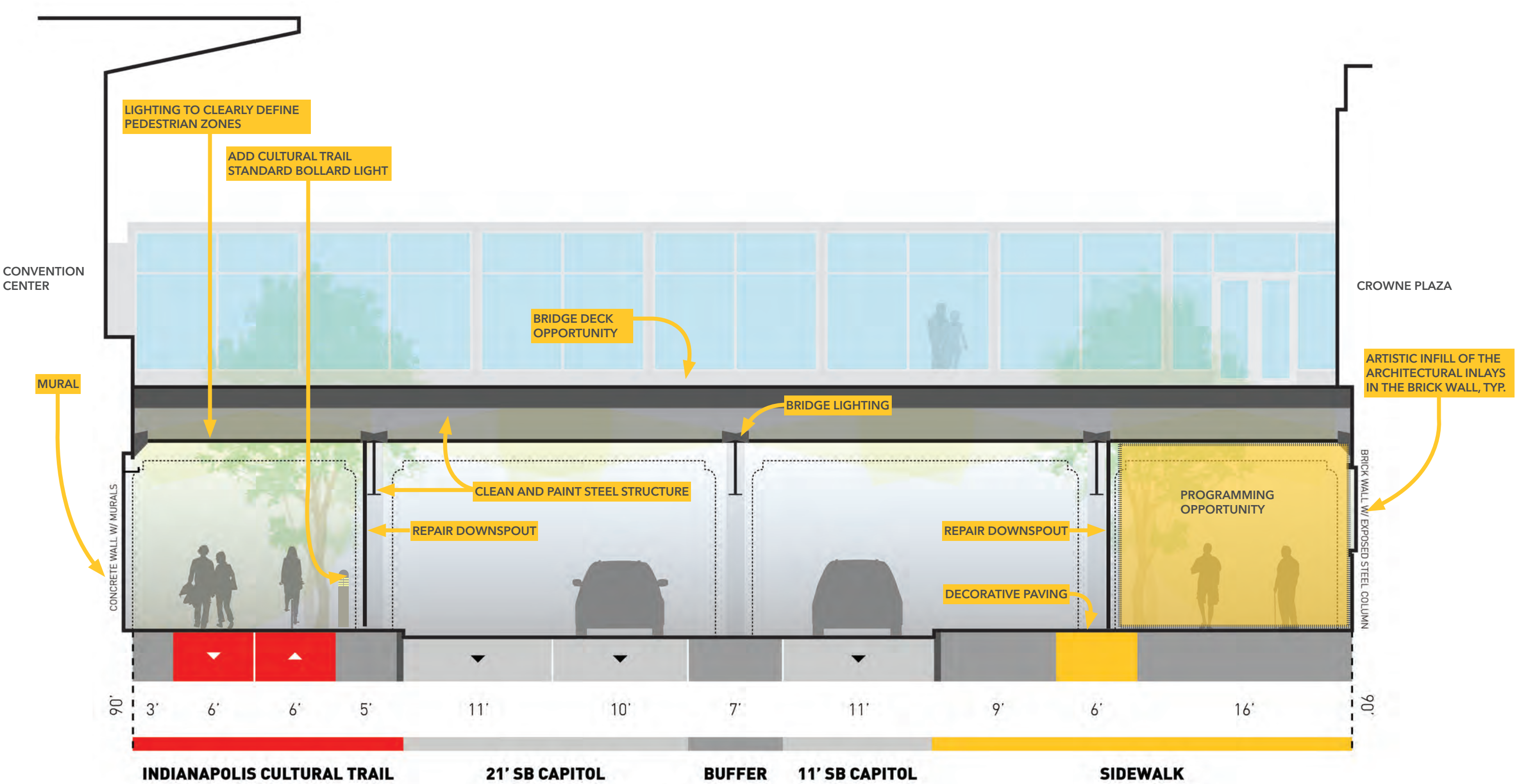
CAPITOL AVENUE - PROPOSED ENHANCEMENTS



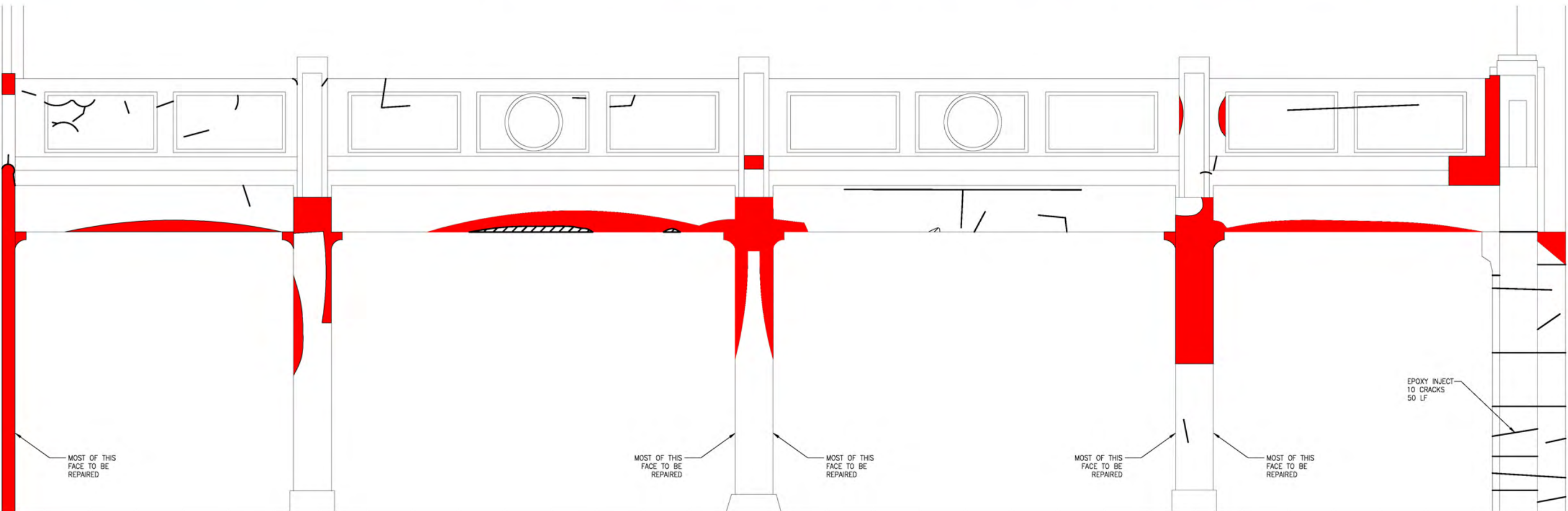
CAPITOL AVENUE - EXISTING CONDITIONS



CAPITOL AVENUE - PROPOSED ENHANCEMENTS



CAPITOL AVENUE - NORTH FACADE ENHANCEMENTS



LEGEND	
—	OPEN CRACK
■	LOOSE SHARD
▨	SPALL



CAPITOL AVENUE - NORTH FACADE (Existing)

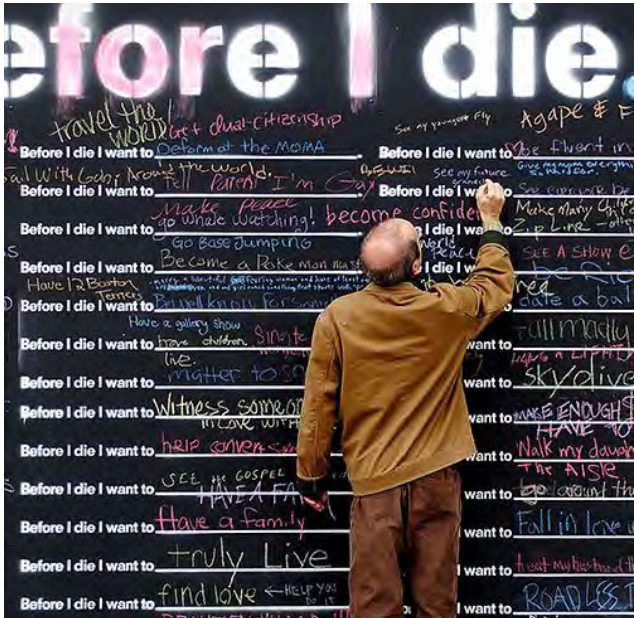
THE EXPLORER



CAPITOL AVENUE - NORTH FACADE (Proposed)

THE EXPLORER

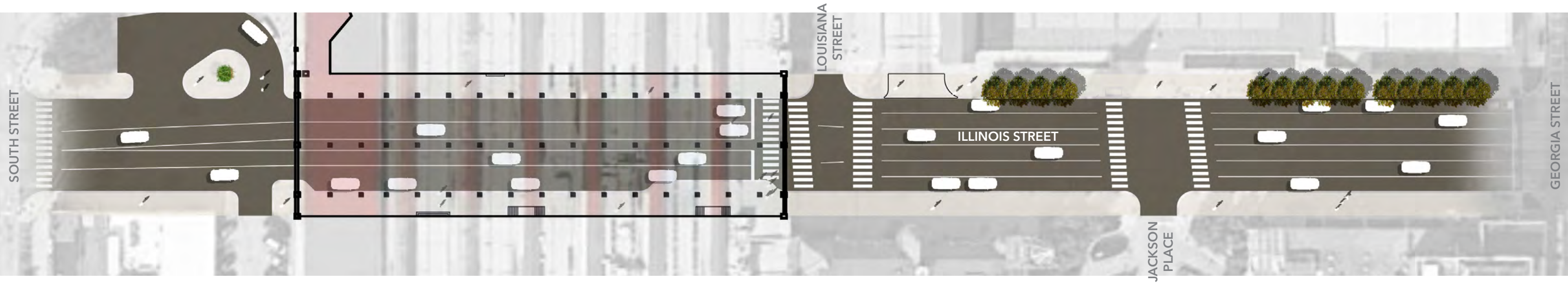
CAPITOL AVENUE - ART AND BRANDING



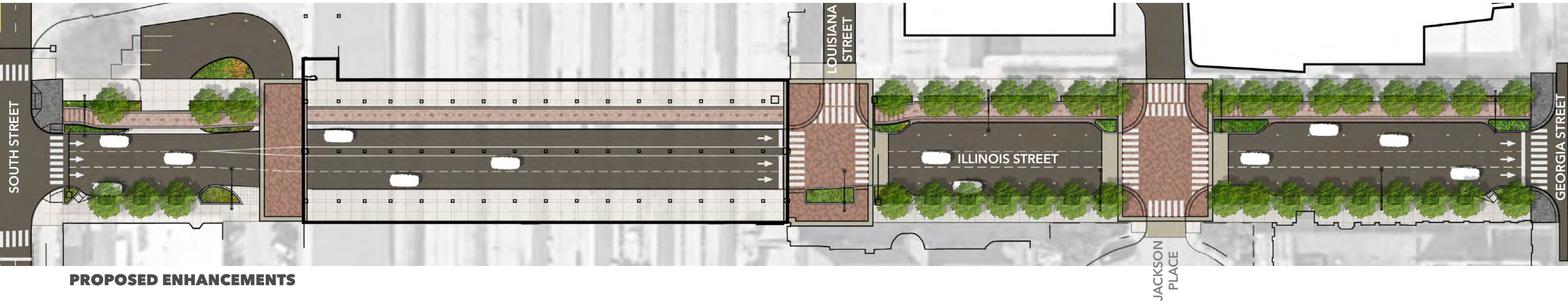
PROGRAMMING OPPORTUNITIES

- Provide flexibility to close down the street during high volume events, invite food trucks and moveable seating to allow for large gatherings
- Create photo opportunities and social media walls to create a unique experience and destination
- Install interactive displays that engage users and are always changing
- Utilize artistic panels to add light and movement to the space

ILLINOIS STREET

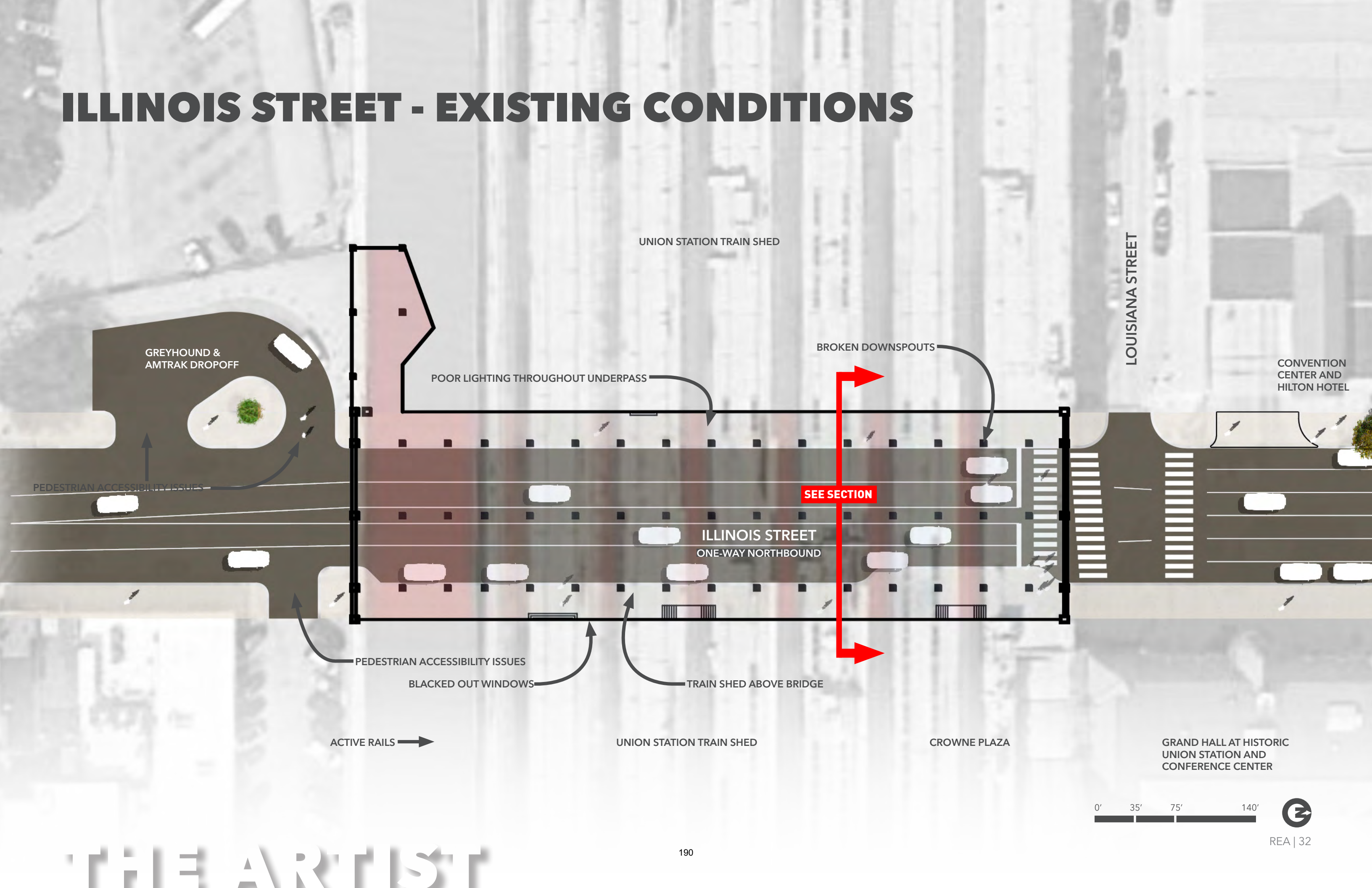


EXISTING CONDITION

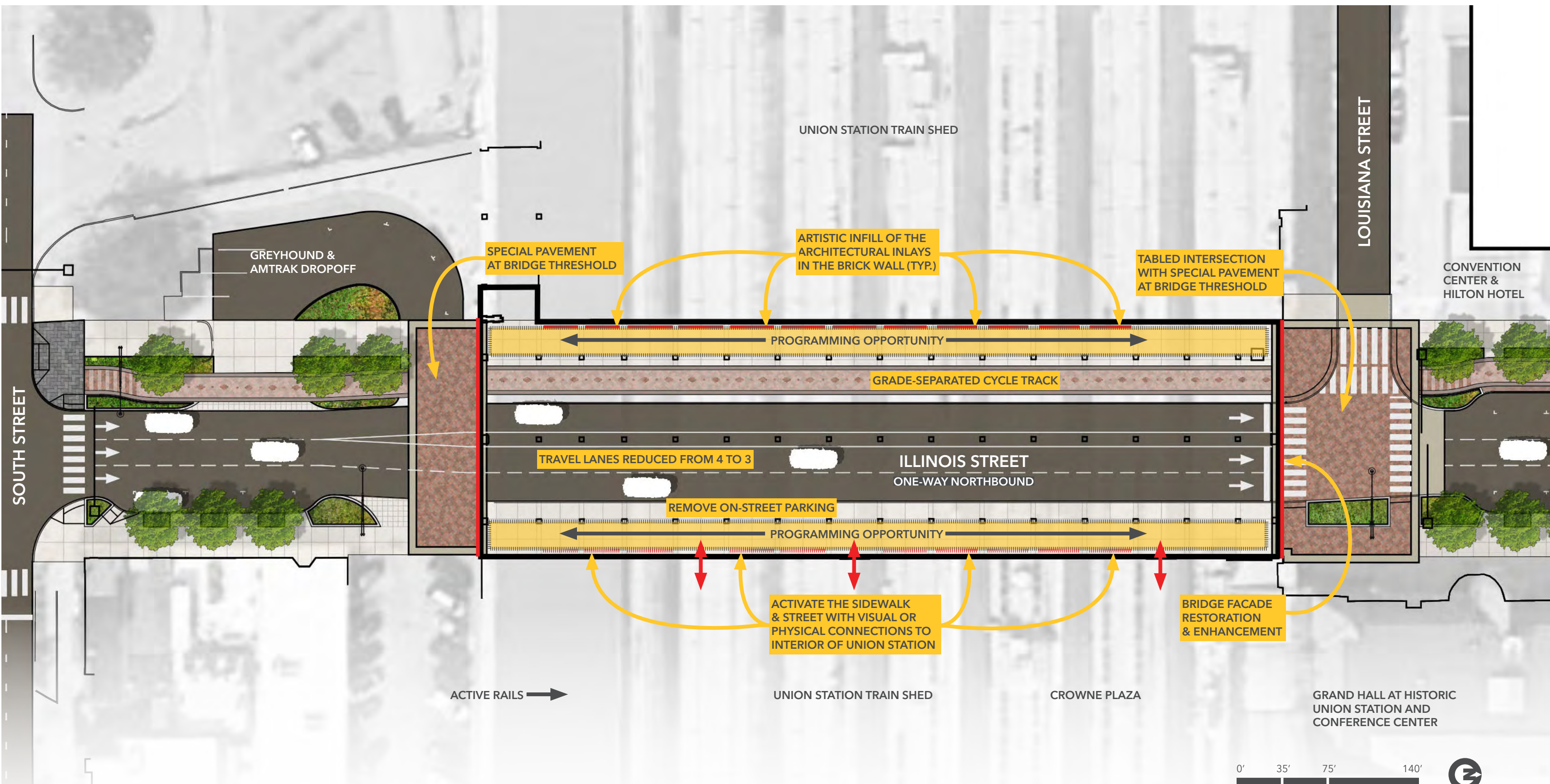


PROPOSED ENHANCEMENTS

ILLINOIS STREET - EXISTING CONDITIONS



ILLINOIS STREET - PROPOSED ENHANCEMENTS



0' 35' 75' 140'



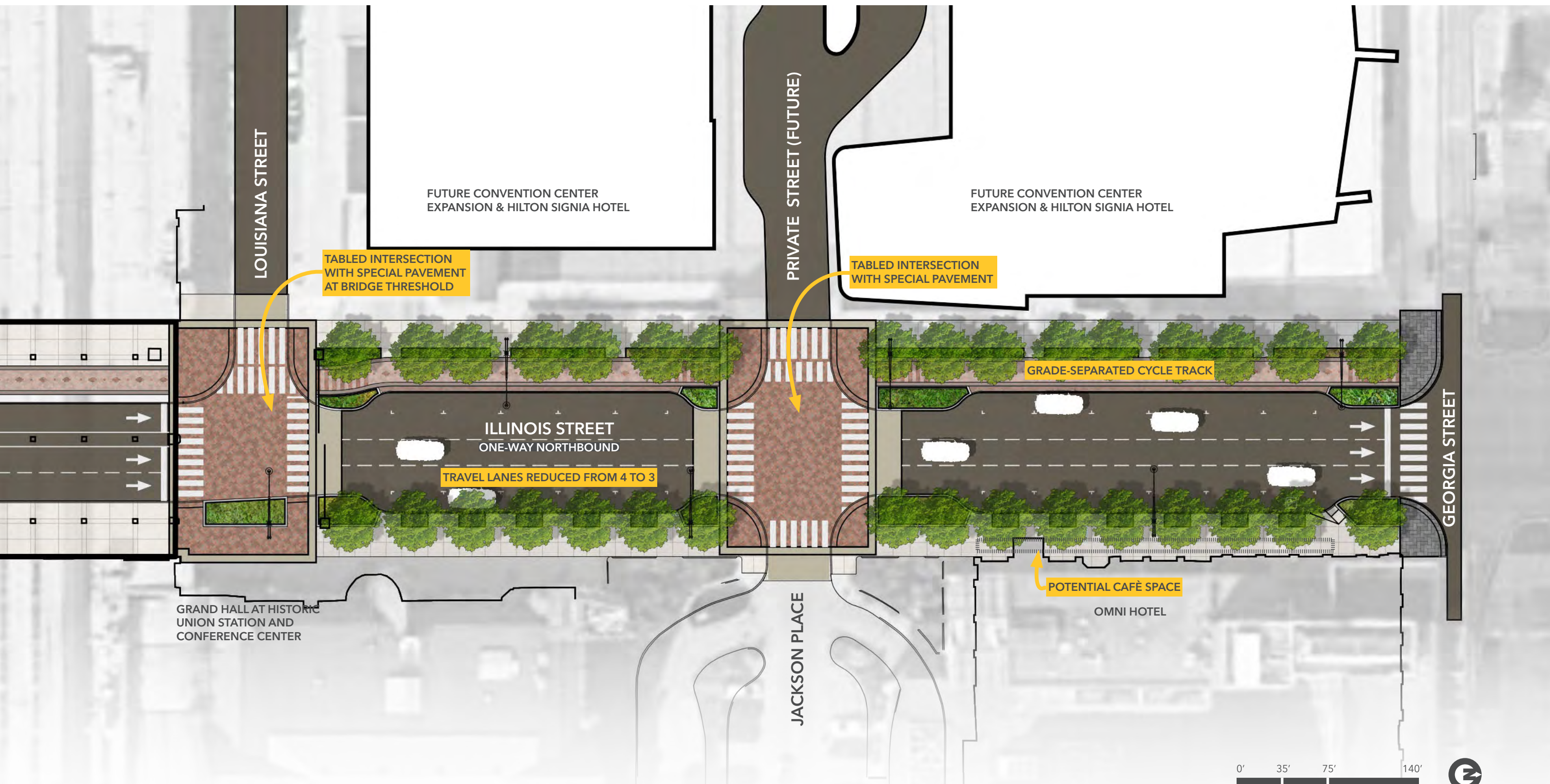
ILLINOIS STREET - EXISTING CONDITIONS



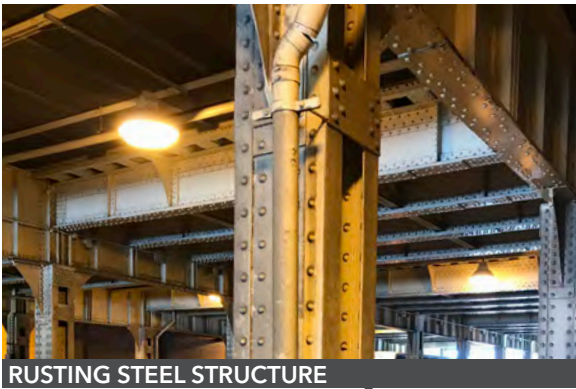
0' 35' 75' 140'



ILLINOIS STREET - PROPOSED ENHANCEMENTS



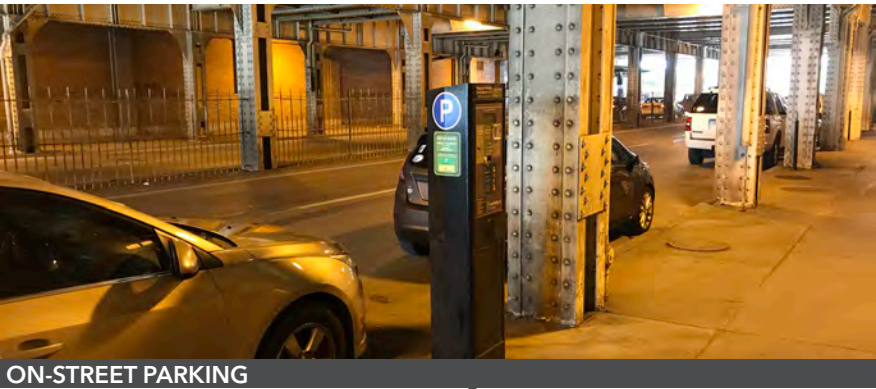
ILLINOIS STREET - EXISTING CONDITIONS



RUSTING STEEL STRUCTURE



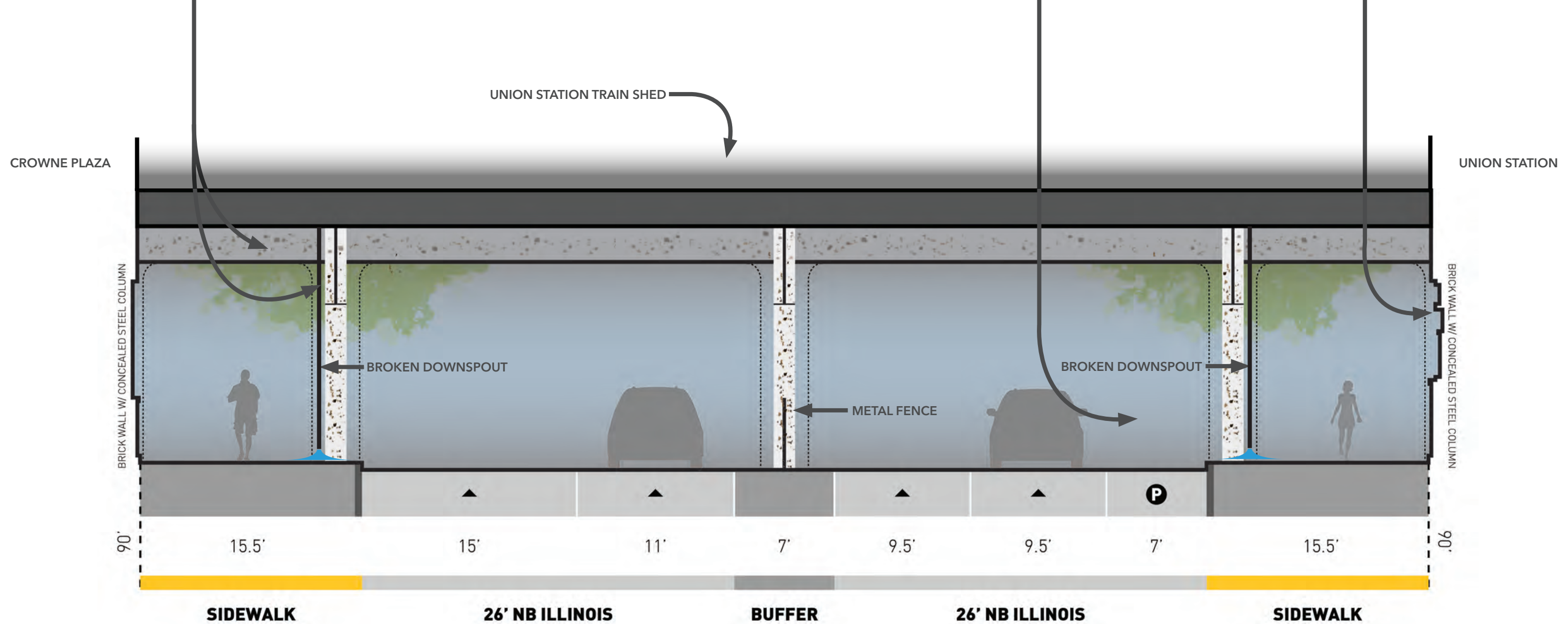
ILLINOIS STREET BRIDGE - NORTHERN FACE



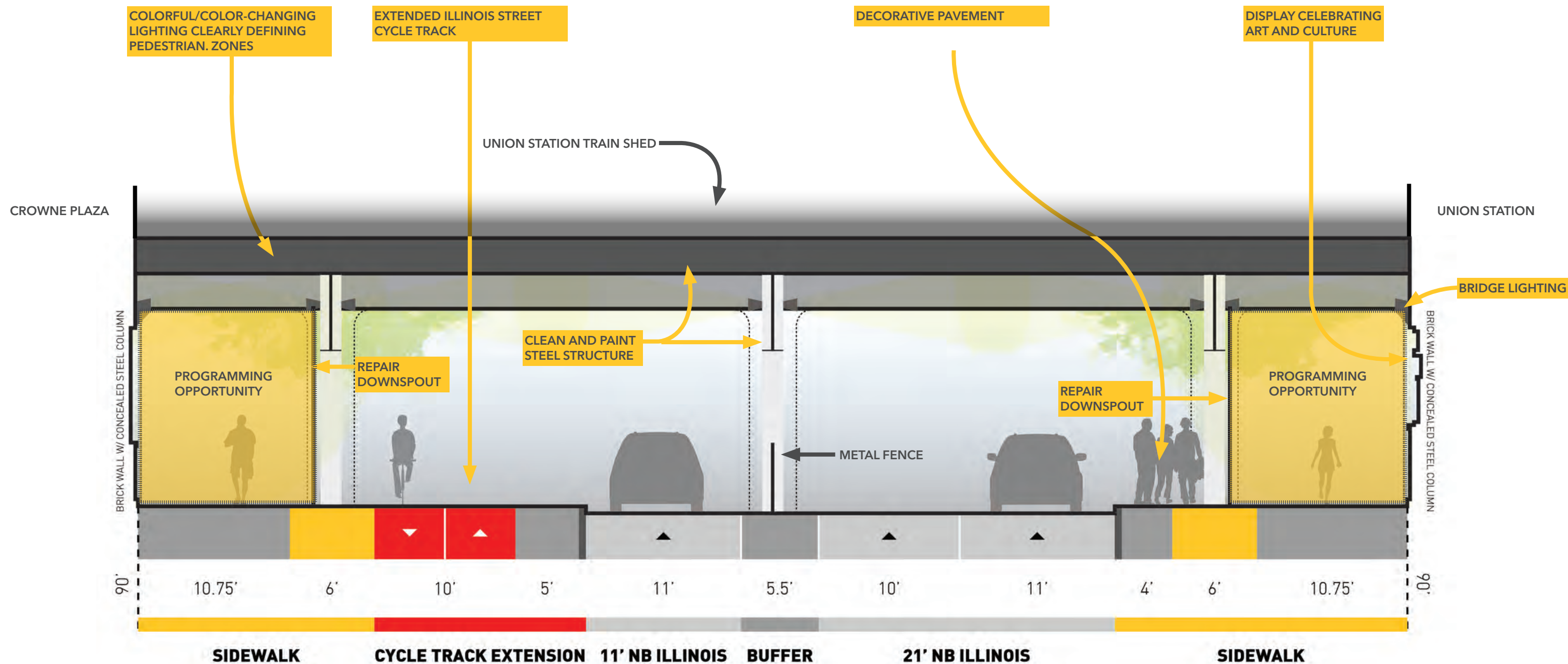
ON-STREET PARKING



BLACKED-OUT WINDOWS ON EASTERN WALL



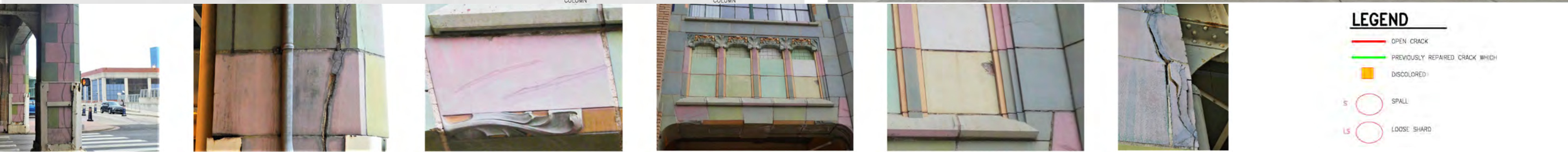
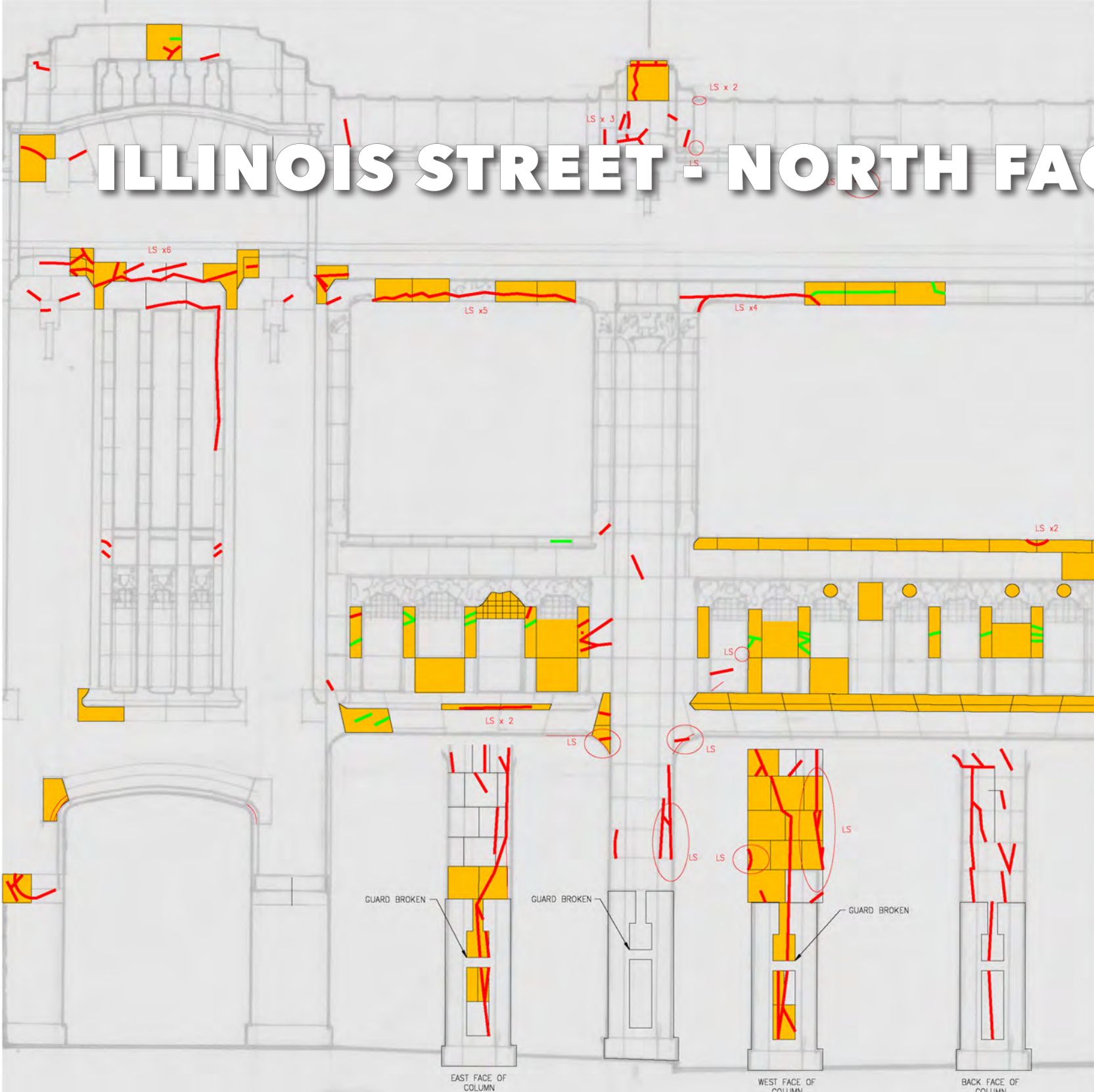
ILLINOIS STREET - PROPOSED ENHANCEMENTS



ILLINOIS STREET - NORTH FACADE



THE ARTIST



LEGEND

- OPEN CRACK
- PREVIOUSLY REPAIRED CRACK WHICH
- DISCOLORED
- S SPALL
- LS LOOSE SHARD

OPEN CRACK

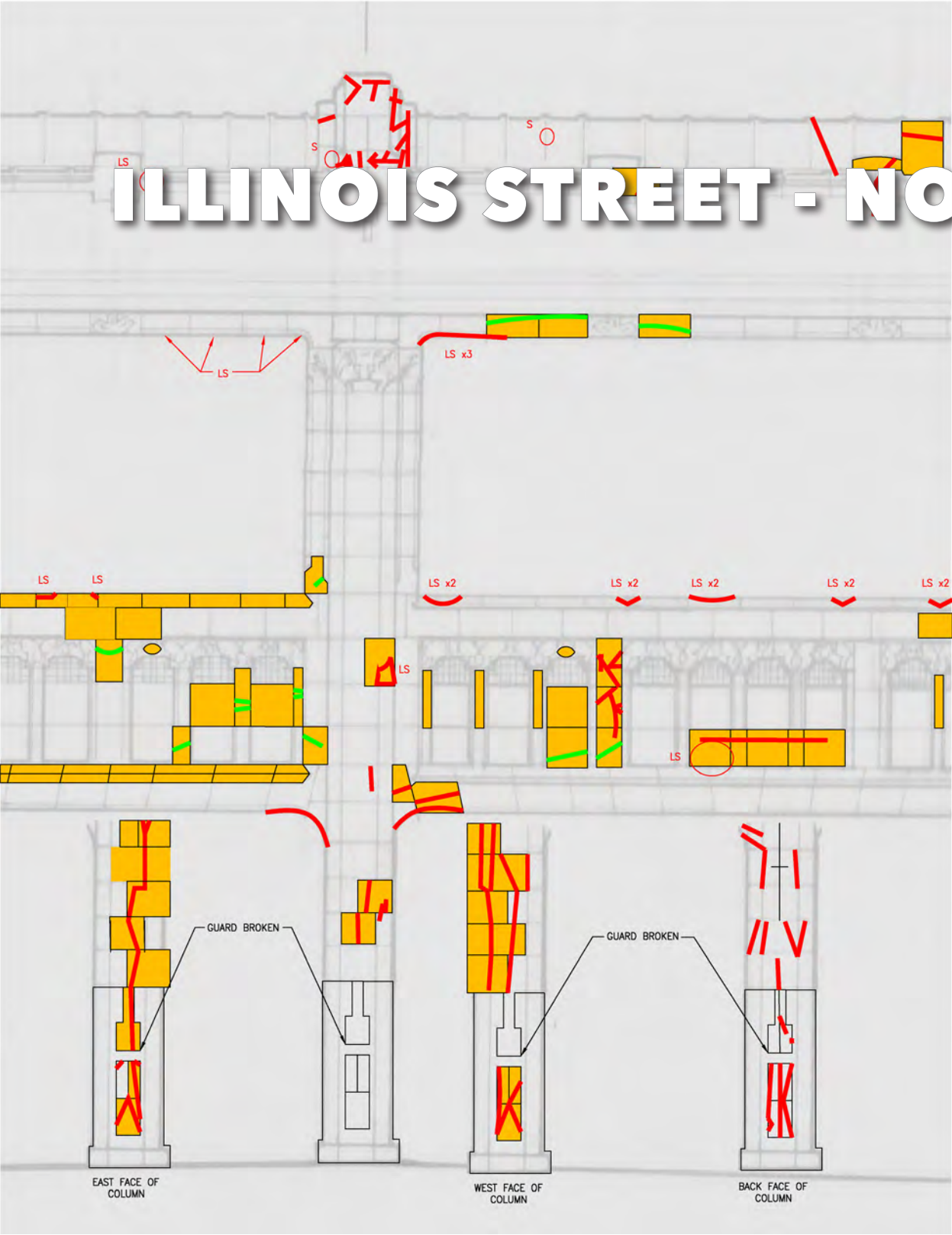
PREVIOUSLY REPAIRED CRACK

DISCOLORED

SPALL

LOOSE SHARD

ILLINOIS STREET - NORTH FACADE



OPEN CRACK



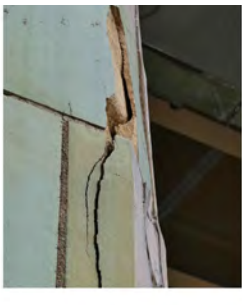
PREVIOUSLY REPAIRED CRACK



DISCOLORED



SPALL



LOOSE SHARD



LEGEND

- OPEN CRACK
- PREVIOUSLY REPAIRED CRACK WHICH
- DISCOLORED
- SPALL
- LOOSE SHARD



OPEN CRACK



PREVIOUSLY REPAIRED CRACK



DISCOLORED



SPALL



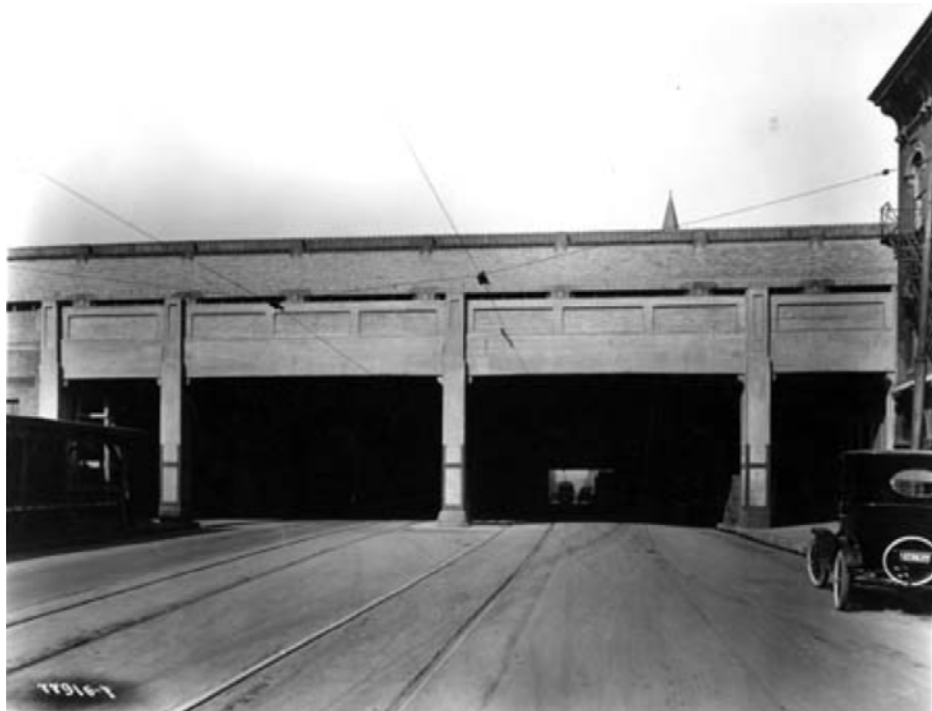
LOOSE SHARD



LEGEND

- OPEN CRACK
- PREVIOUSLY REPAIRED CRACK WHICH
- DISCOLORED
- SPALL
- LOOSE SHARD

ILLINOIS STREET - SOUTH FACADE ENHANCEMENTS



ILLINOIS STREET - LOOKING NORTH (CIRCA 1922)



ILLINOIS STREET - LOOKING NORTH (CIRCA 1925)



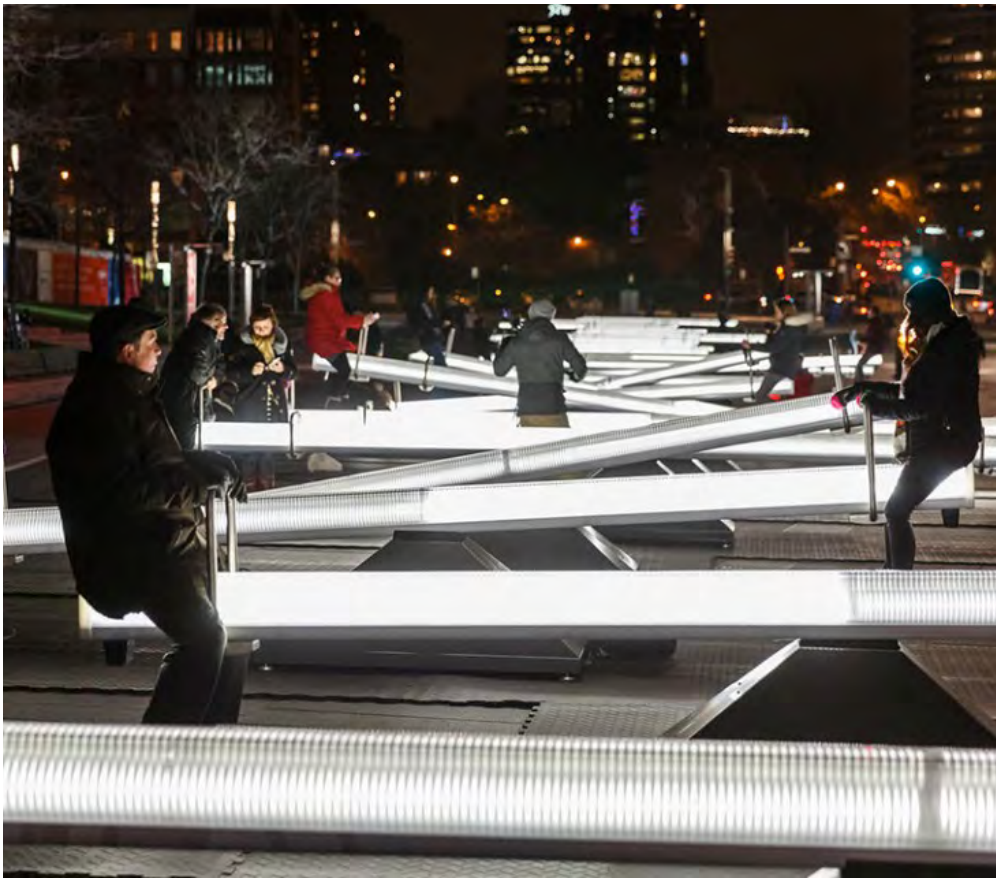
ILLINOIS STREET - SOUTH FACADE (Existing)



ILLINOIS STREET - SOUTH FACADE (Proposed)



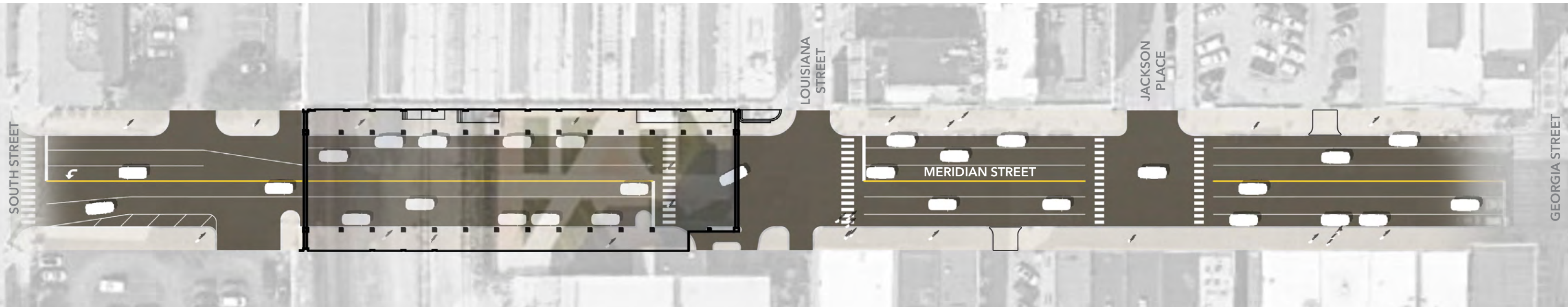
ILLINOIS STREET - ART AND BRANDING



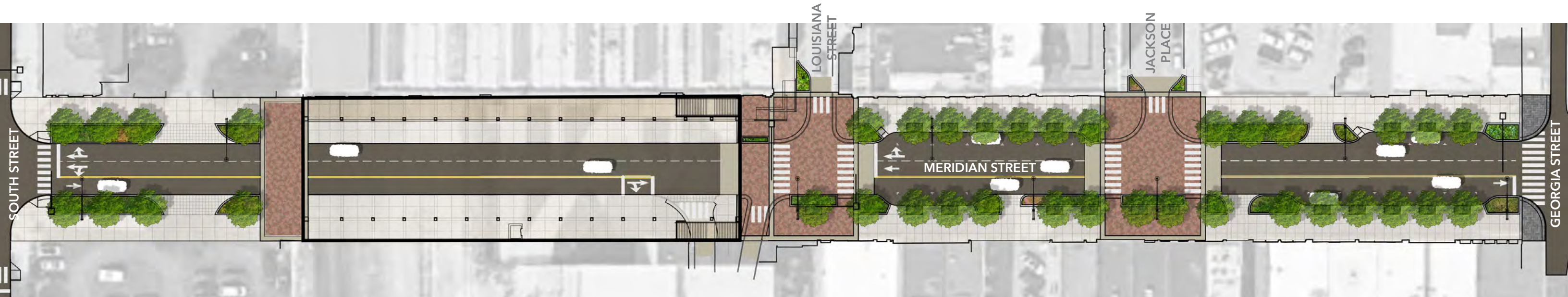
- PROGRAMMING OPPORTUNITIES**
- Mount mural panels to concrete walls
 - Use rhythmic/repetitive elements that complement the bridge structure
 - Provide lighting to enhance existing and proposed murals
 - Activate the space beneath bridges with storefronts that are well lit and transparent
 - Provide interactive elements that engage visitors
 - Utilized programable, changeable, interactive, digital pieces to add animation, light, and movement
 - Create leasable space in Union Station



MERIDIAN STREET

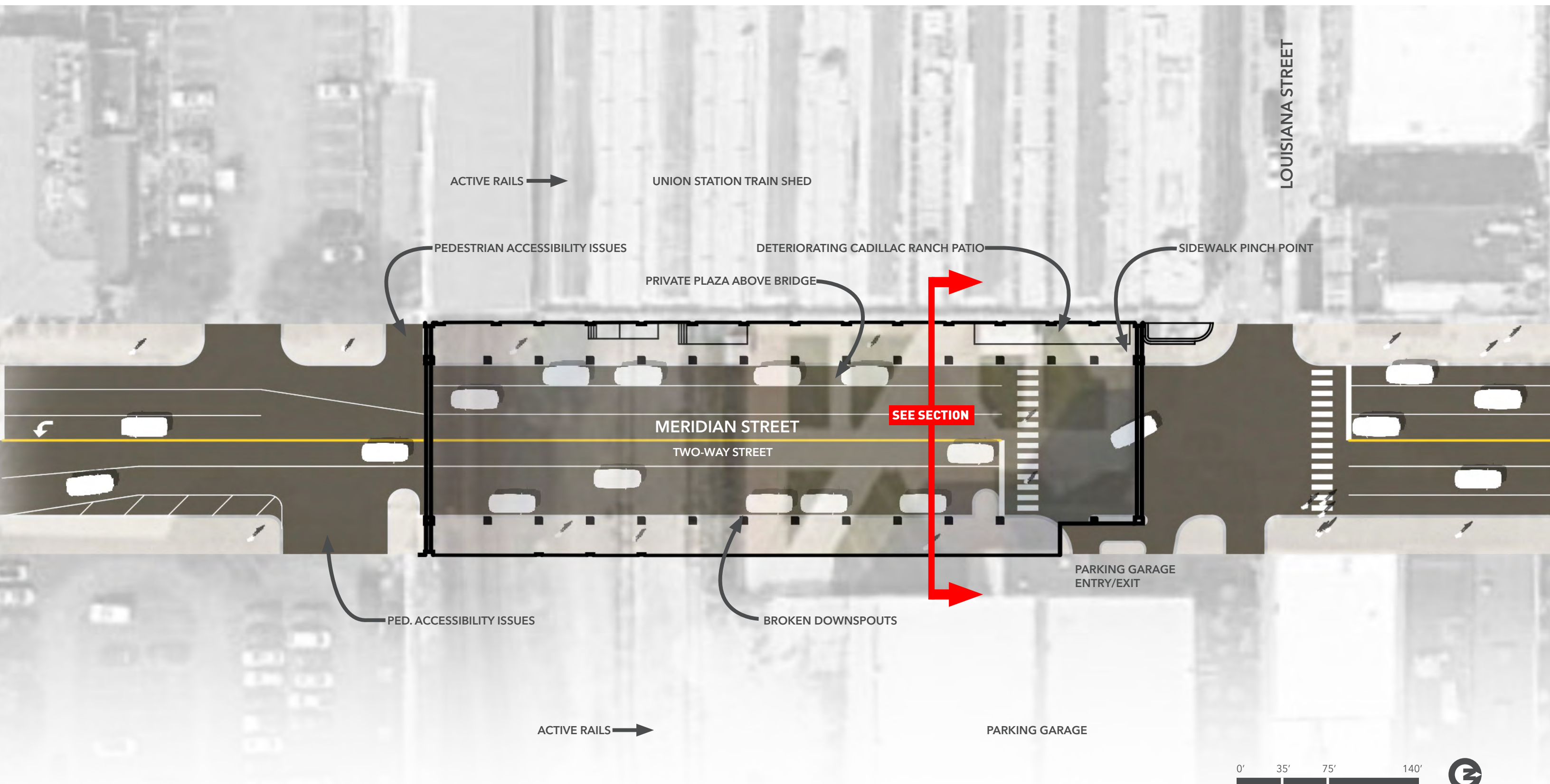


EXISTING CONDITION

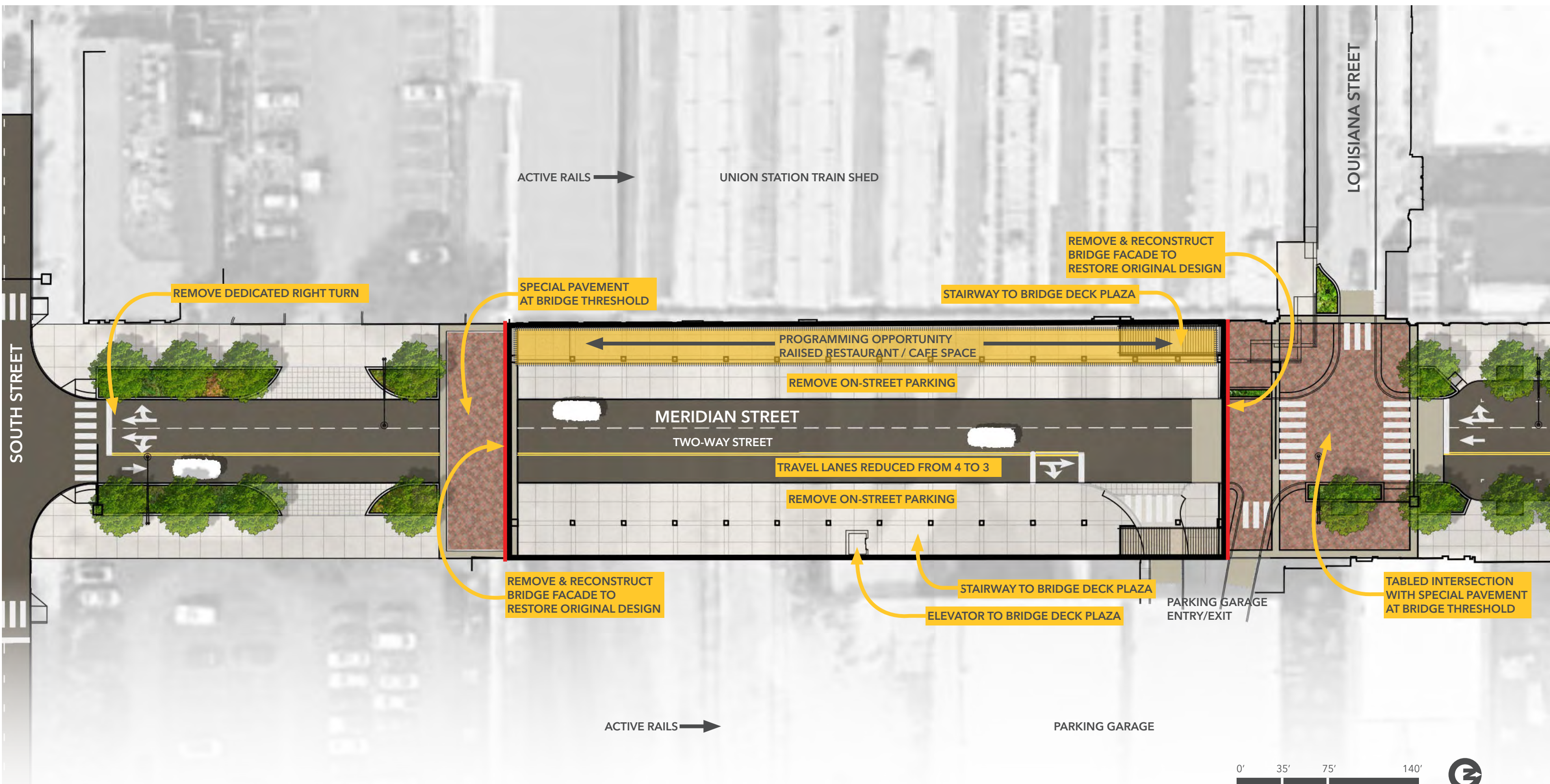


PROPOSED ENHANCEMENTS

MERIDIAN STREET - EXISTING CONDITIONS



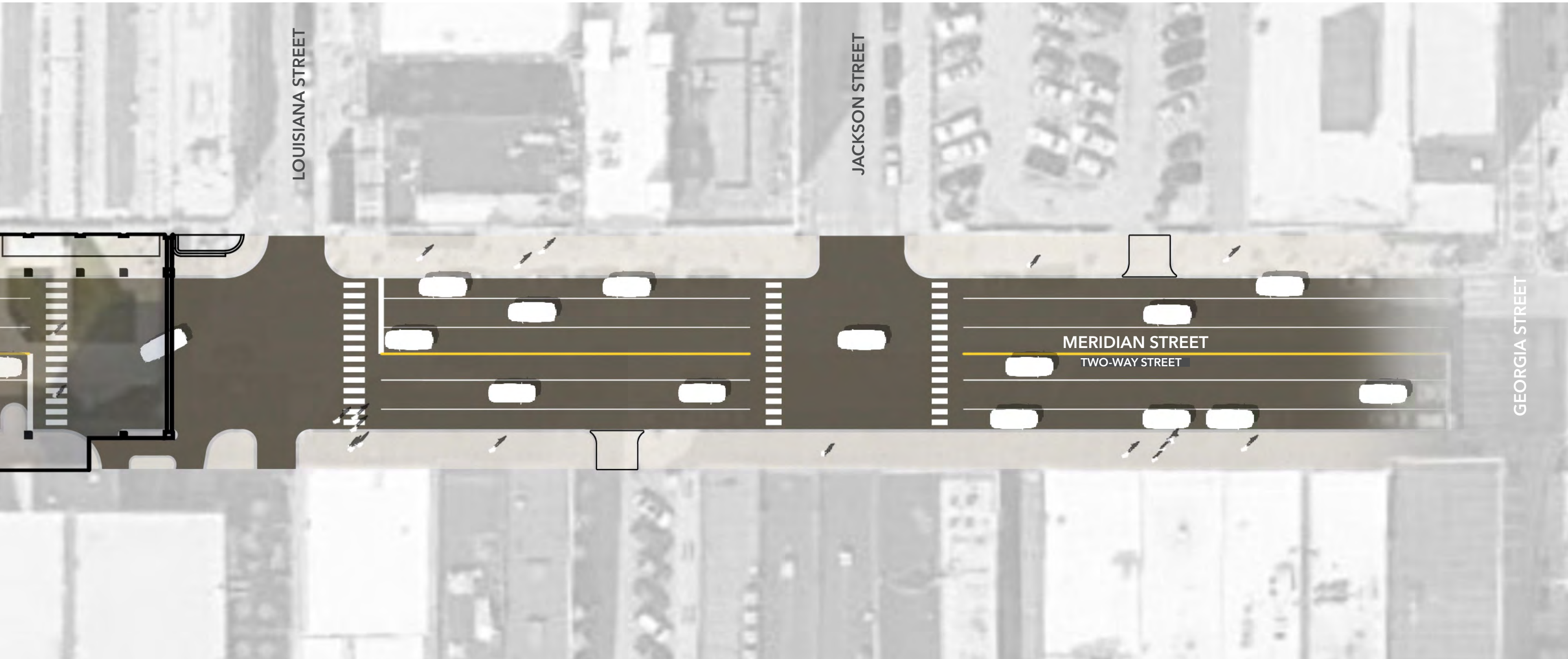
MERIDIAN STREET - PROPOSED ENHANCEMENTS



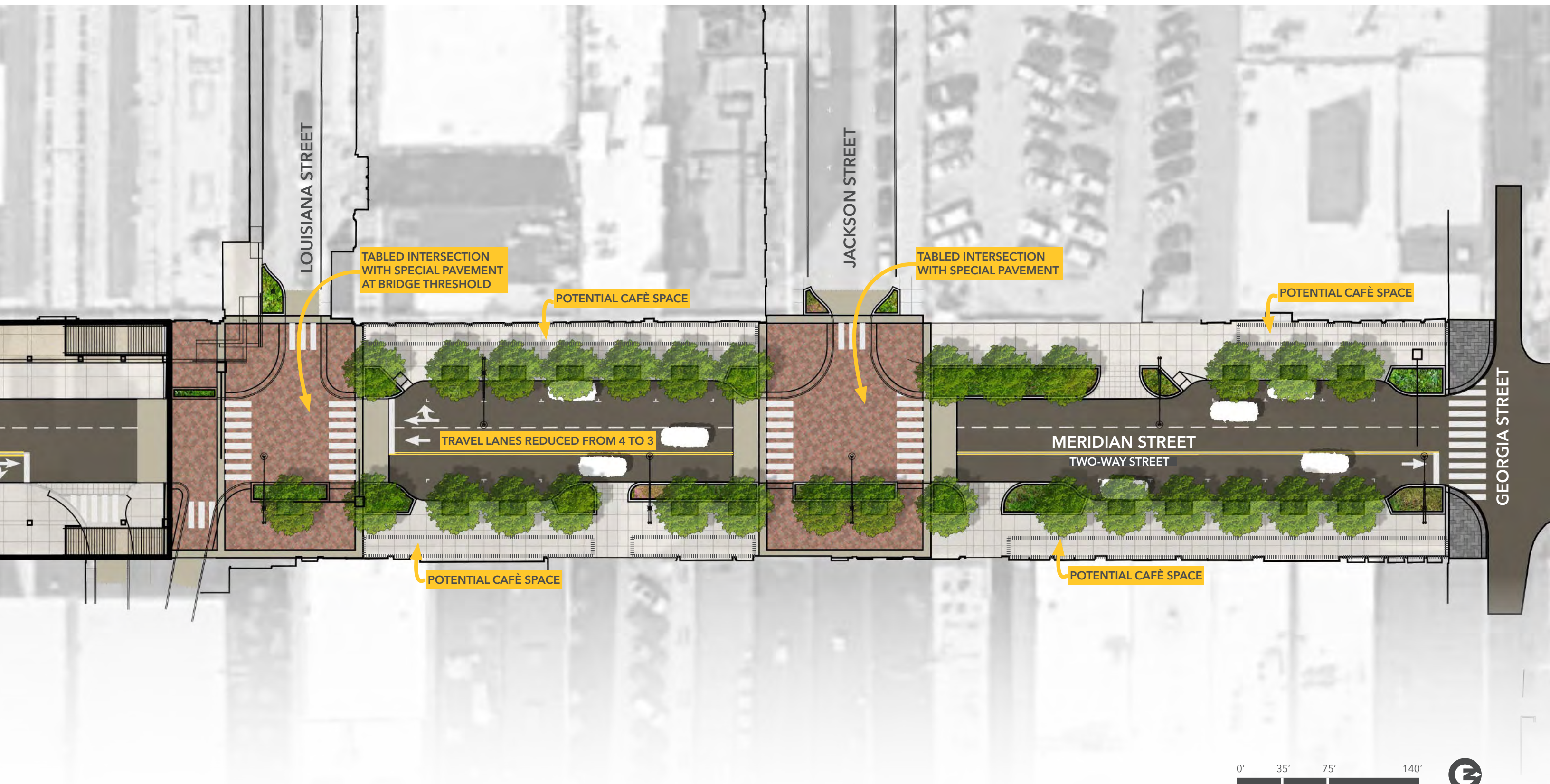
0' 35' 75' 140'



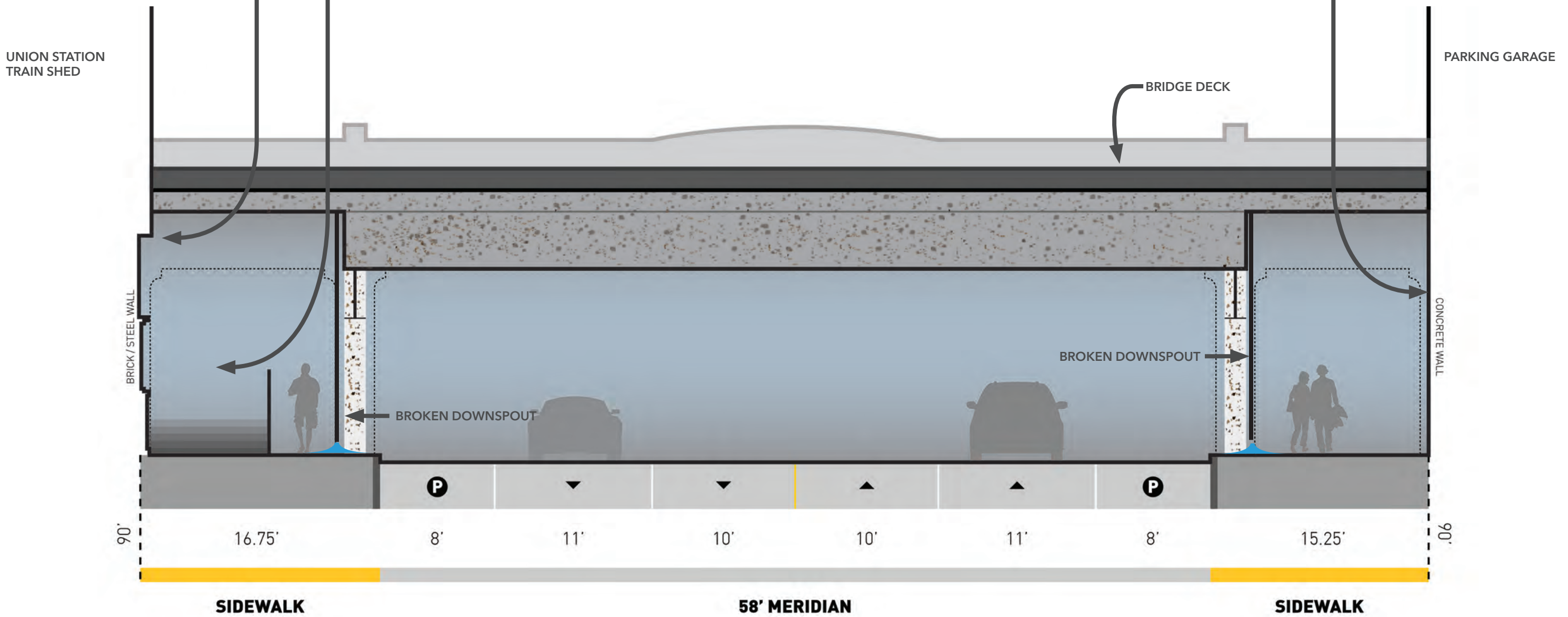
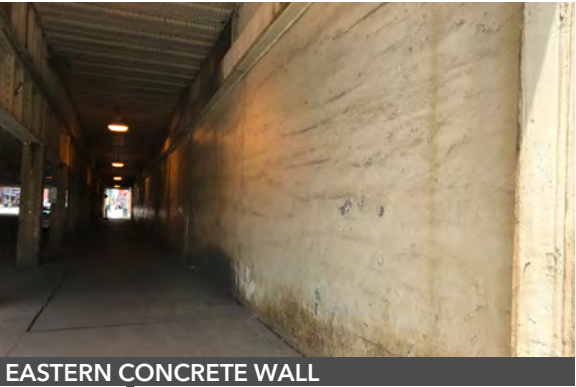
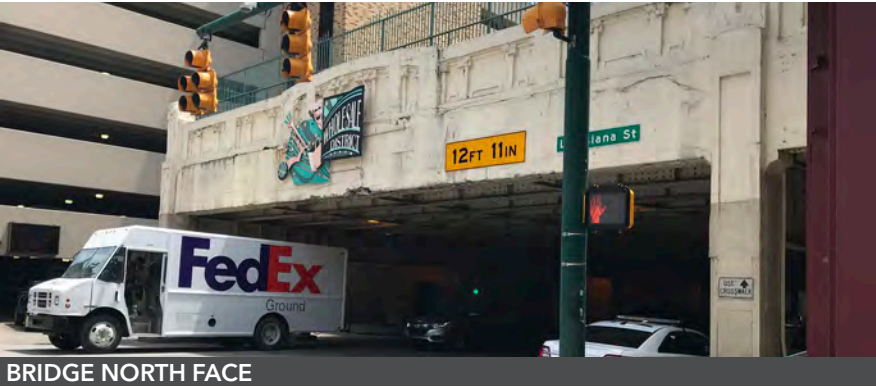
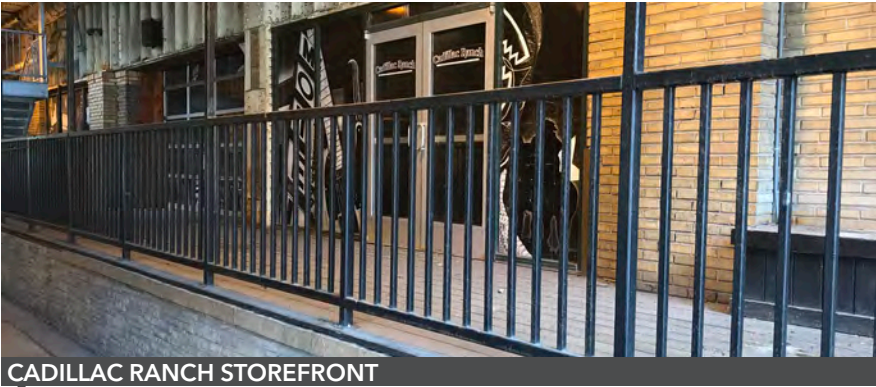
MERIDIAN STREET - EXISTING CONDITIONS



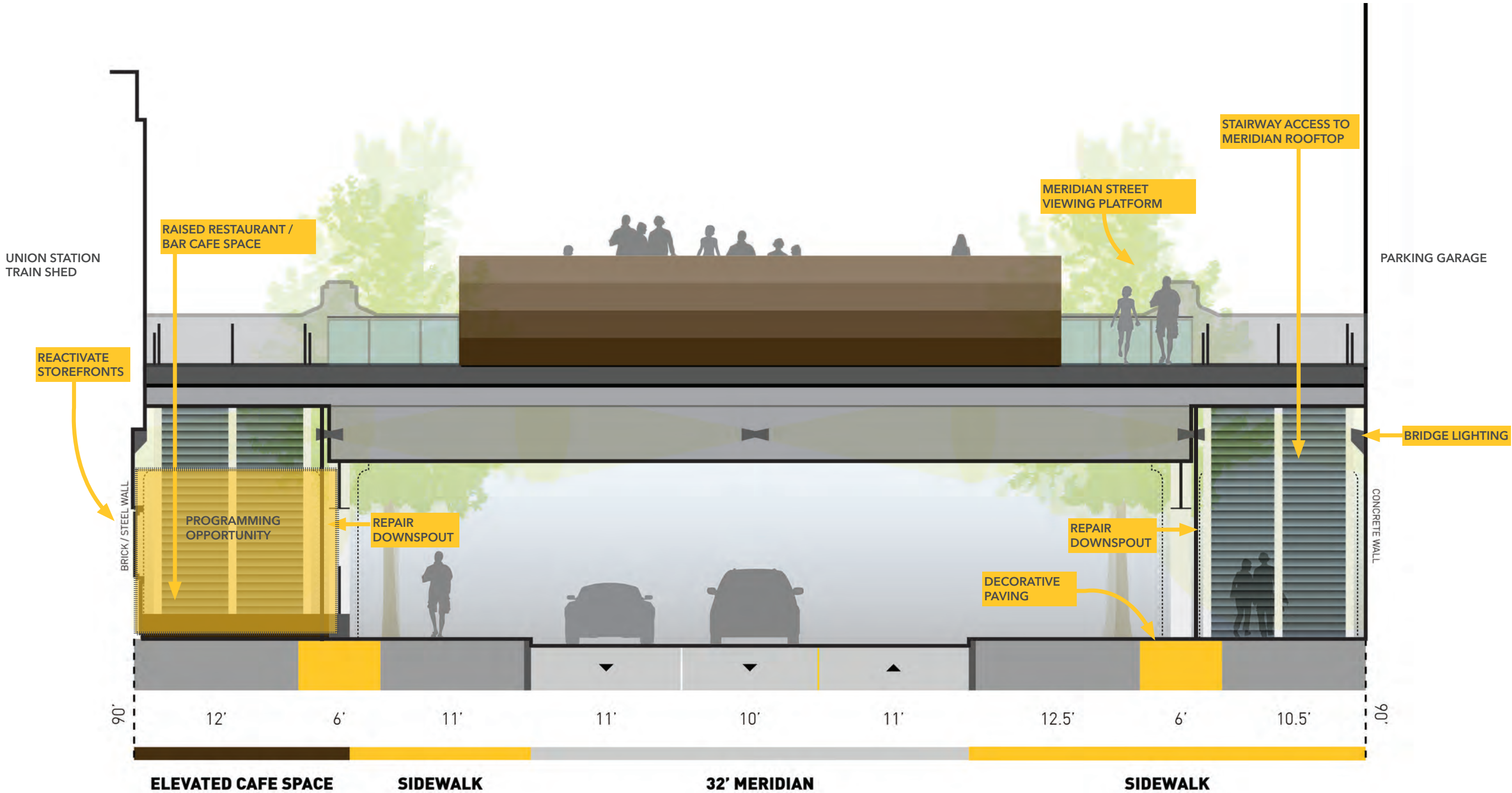
MERIDIAN STREET - PROPOSED ENHANCEMENTS



MERIDIAN STREET - EXISTING CONDITIONS



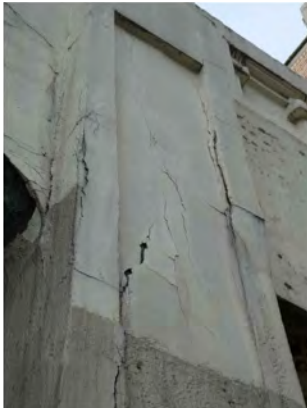
MERIDIAN STREET - PROPOSED ENHANCEMENTS



MERIDIAN STREET - NORTH FACADE ENHANCEMENTS

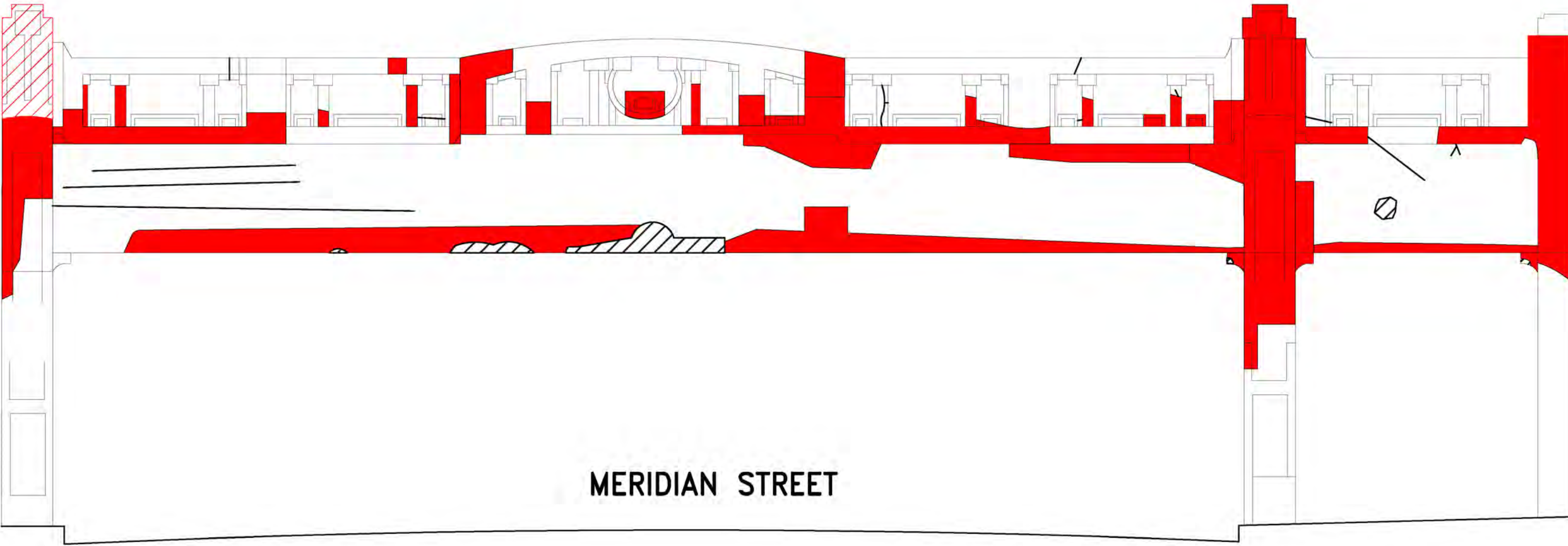


MERIDIAN STREET - NORTH FACADE

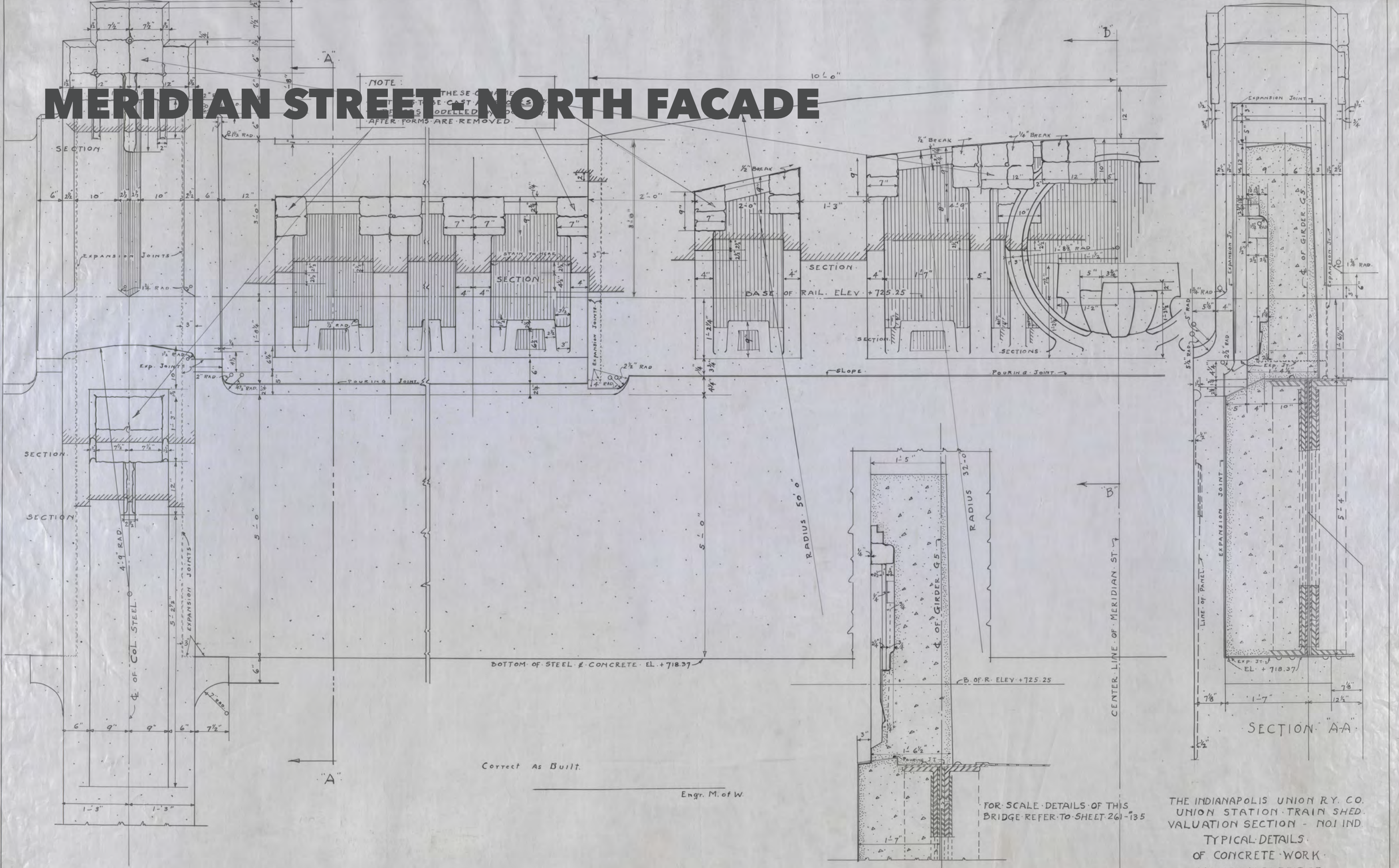


LEGEND

- OPEN CRACK
- LOOSE SHARD
- SPALL



MERIDIAN STREET - NORTH FACADE



MERIDIAN STREET - NORTH FACADE



UNION STATION TRAIN SHED - NEAR MERIDIAN STREET - LOOKING SOUTHWEST (JUNE 11, 1921)

UNION STATION TRAIN SHED CIRCA 1921

THE HISTORIAN

MERIDIAN STREET - NORTH FACADE (Existing)



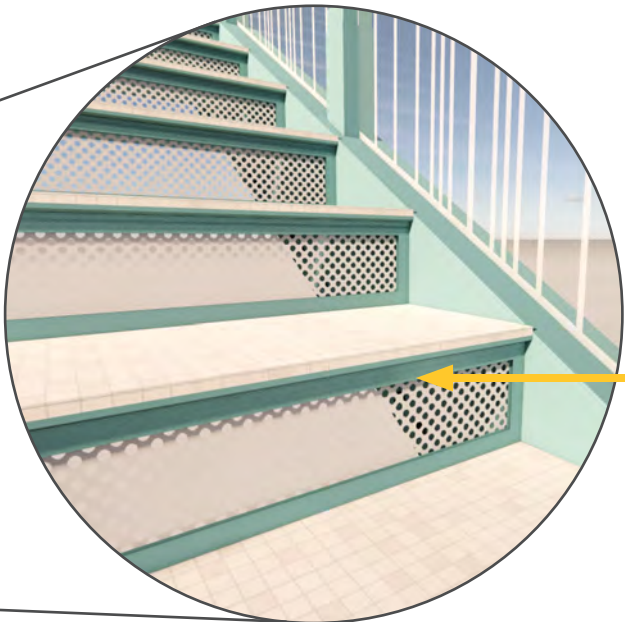
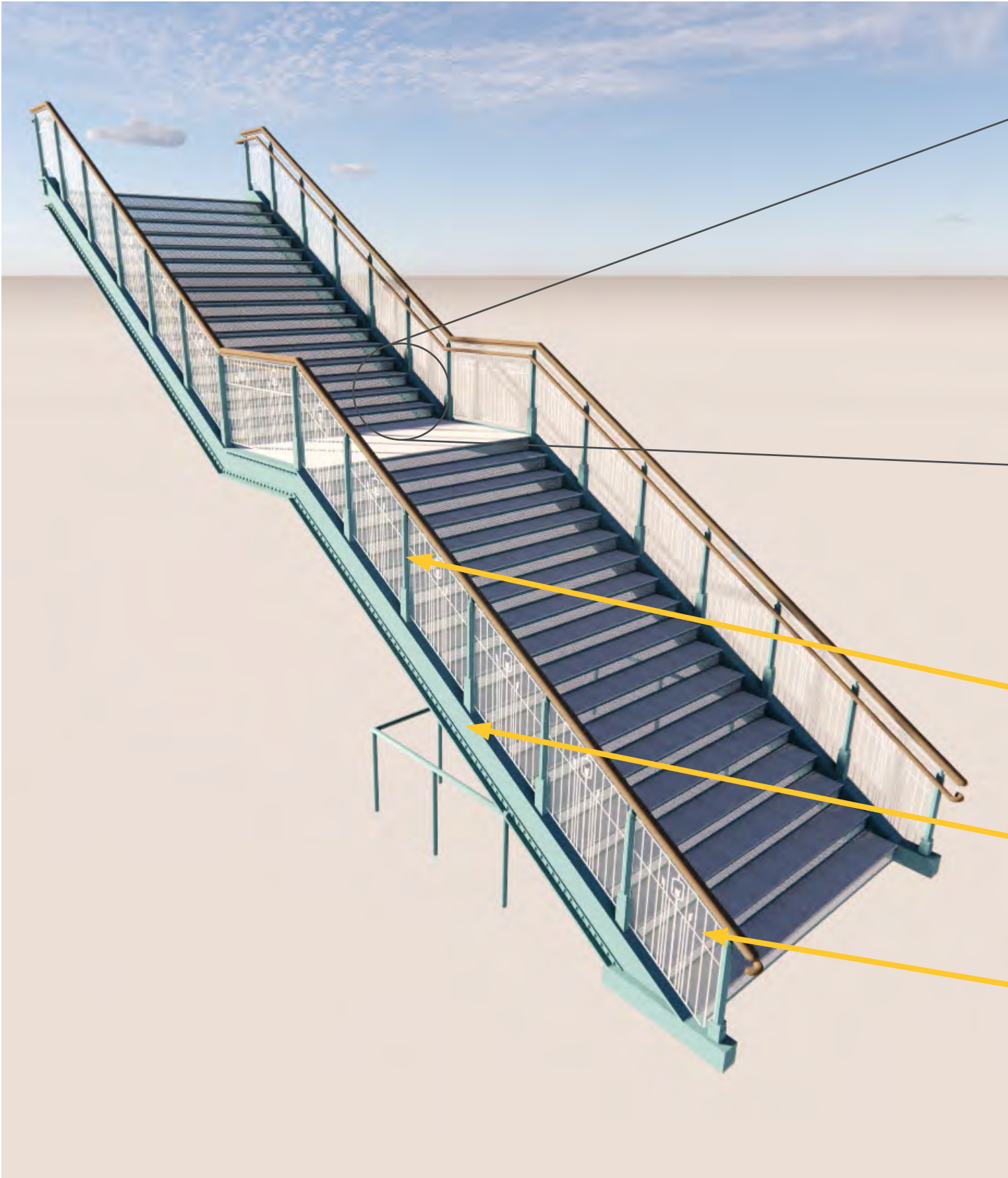
MERIDIAN STREET - NORTH FACADE (Proposed)



MERIDIAN STREET - NORTH FACADE (Proposed)



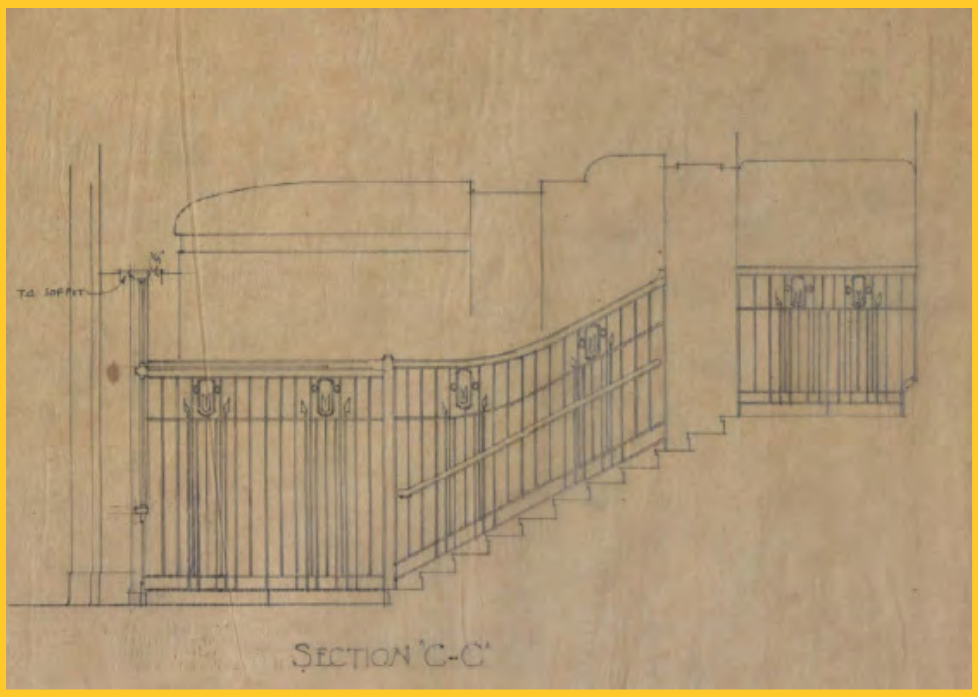
MERIDIAN STREET - STAIRS



RISERS WITH PERFORATED METAL FOR TRANSPARENCY



MERIDIAN STREET - STAIRS

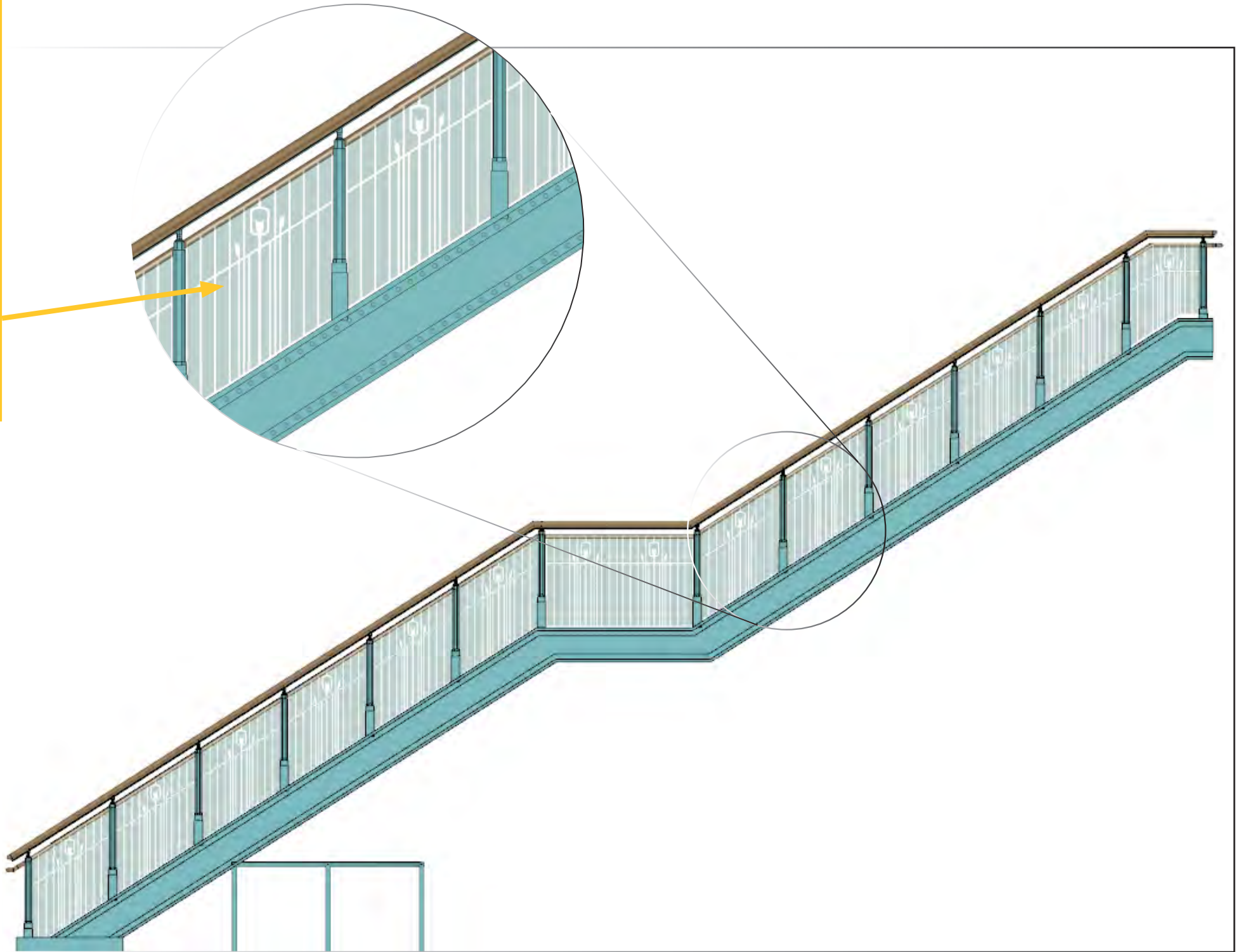


WOOD RAILINGS WITH HISTORIC
GUARDRAIL PROFILE

ETCHED GLASS REFERENCES HISTORIC
PATTERN

STEEL POSTS THAT REFERENCE HISTORIC
RAILING POSTS

STEEL STRINGER THAT REFERENCES STEEL
BRIDGE CONSTRUCTION



MERIDIAN STREET - ELEVATOR

TERRACOTTA PANELS

ARTICULATED
CORNER DETAIL

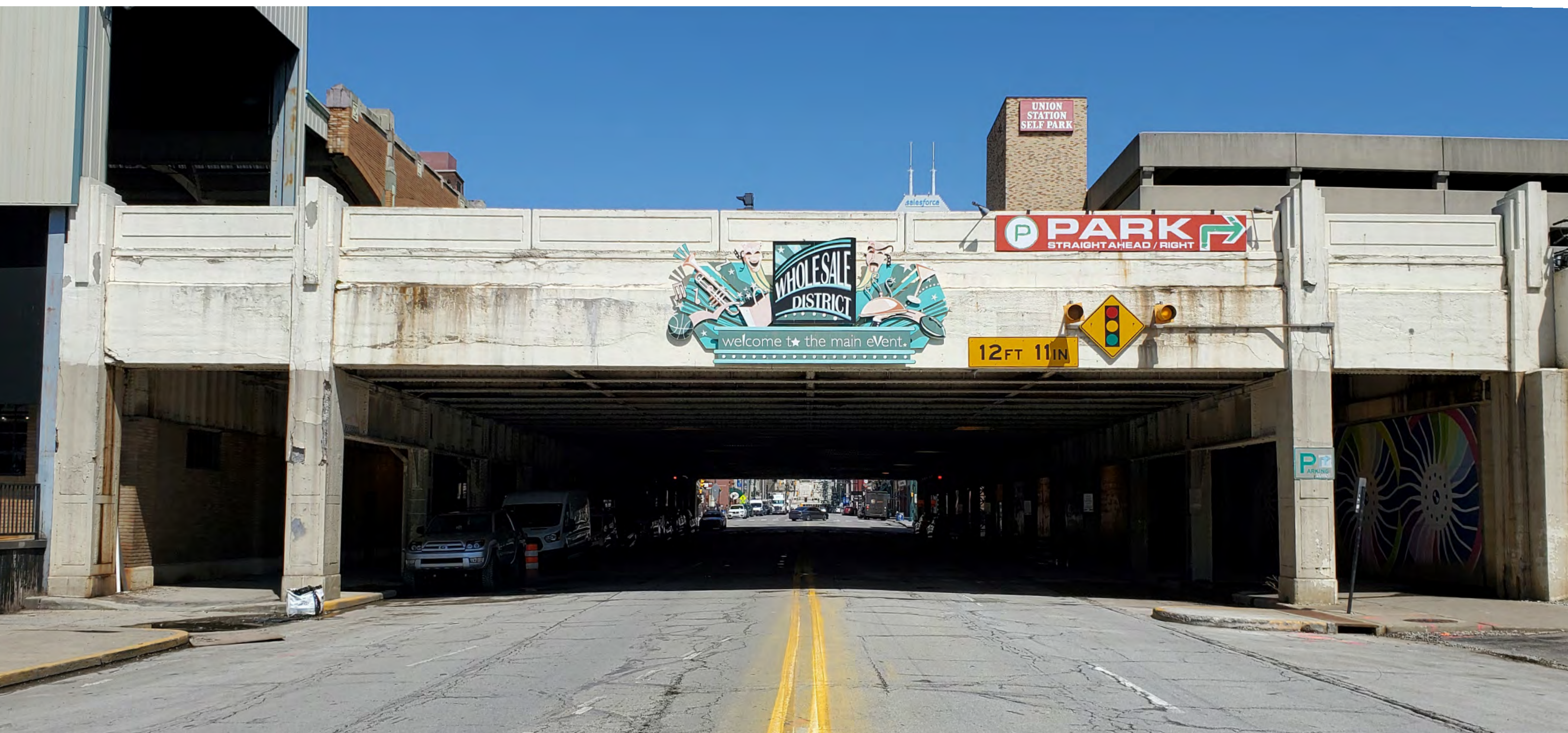


SIMPLE ELEVATOR
WALLS WITH
GLASS OFFSET

MURAL GRAPHICS



MERIDIAN STREET - SOUTH FACADE ENHANCEMENTS

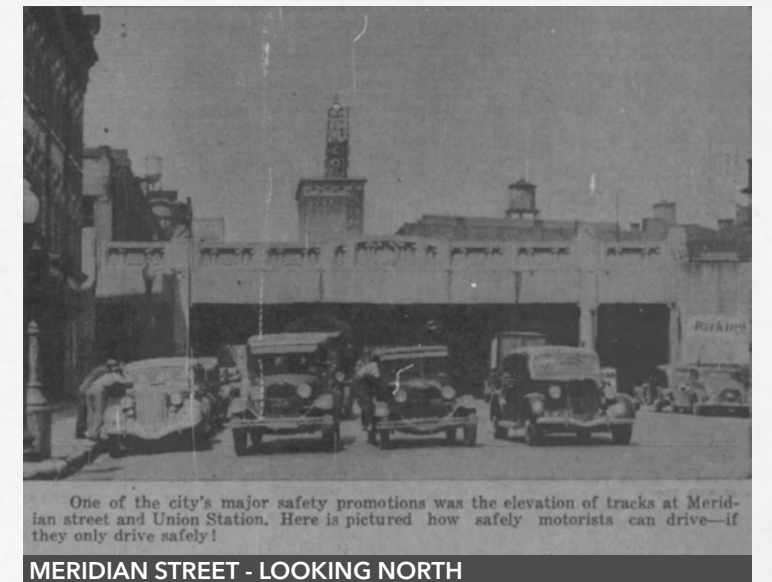


MERIDIAN STREET - SOUTH FACADE

View Looking North (June 22, 1921)



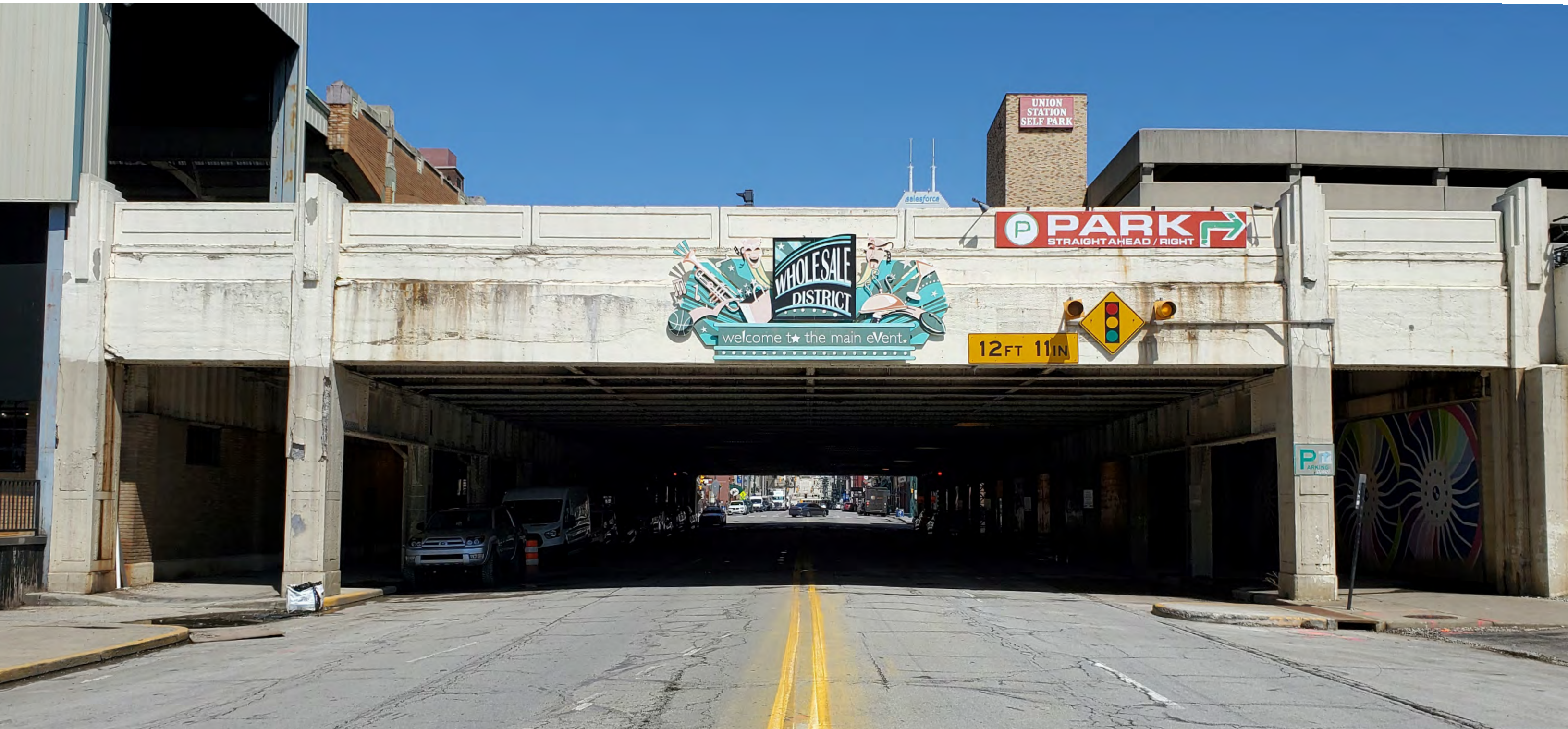
MERIDIAN STREET - LOOKING NORTH



MERIDIAN STREET - LOOKING NORTH



MERIDIAN STREET - SOUTH FACADE (Existing)



MERIDIAN STREET - SOUTH FACADE (Proposed)



MERIDIAN STREET - SOUTH FACADE (Proposed)



MERIDIAN STREET - ART AND BRANDING



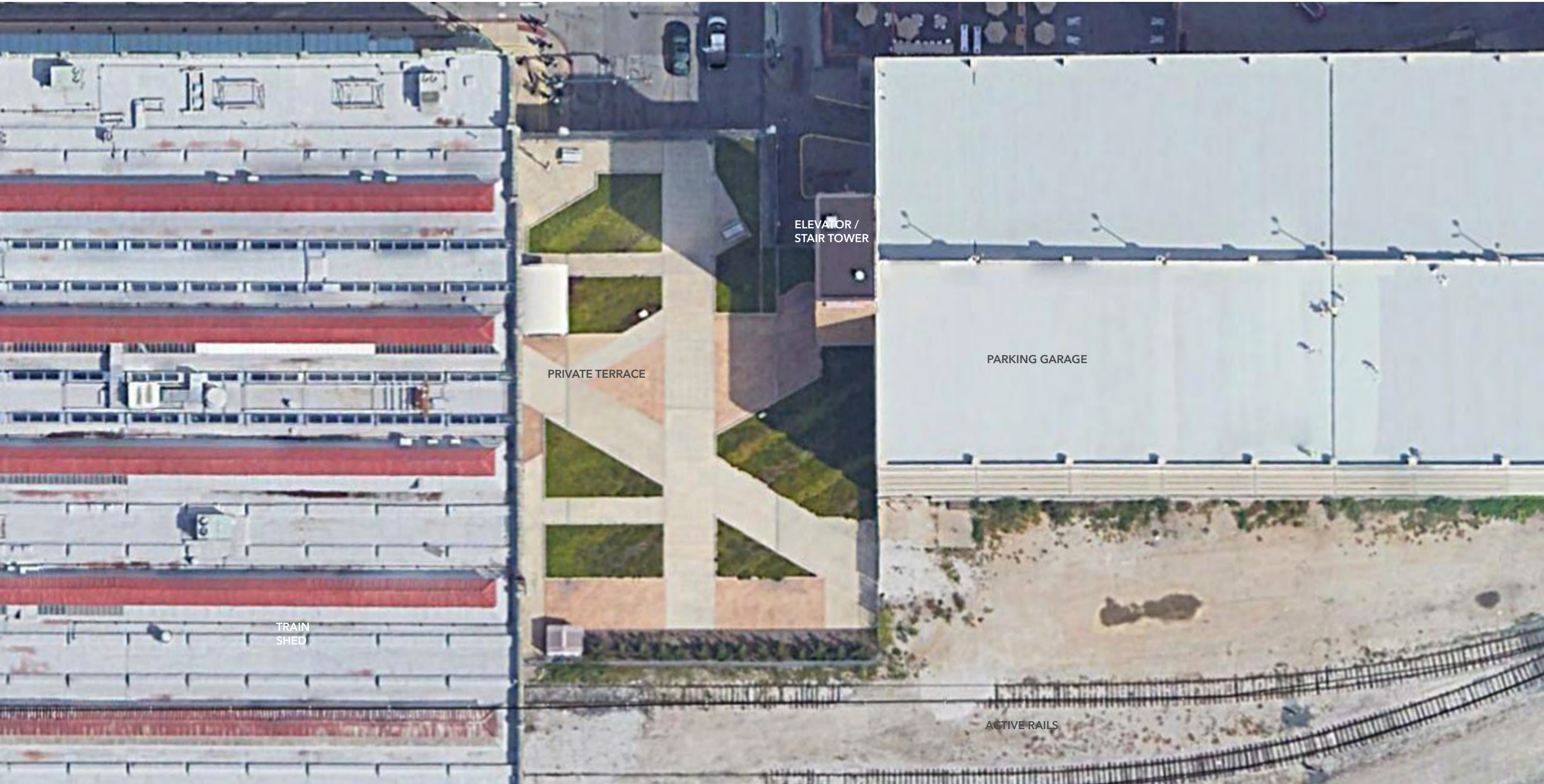
PROGRAMMING OPPORTUNITIES

- Expand café space that could serve the leasable restaurant as well as provide flexible seating options to the public
- Create a dynamic entrance to the rooftop that invites the public up to enjoy the amenities and the view
- Create art walls a stairway openings and the existing elevator structure extending from street-level to plaza-level
- Celebrate the history of the location, sharing the transformation of Pogue's Run, the transition of multiple depots to Union Station, and the creation of the Wholesale District

MERIDIAN STREET BRIDGE DECK PLAZA - EXISTING



MERIDIAN STREET BRIDGE DECK PLAZA - Existing



MERIDIAN STREET BRIDGE DECK PLAZA - Proposed



MERIDIAN STREET BRIDGE DECK PLAZA (Proposed)



THE MUSICIAN

MERIDIAN STREET BRIDGE DECK PLAZA - ART & BRANDING



- PROGRAMMING OPPORTUNITIES**
- Rooftop Restaurant/Bar
 - Large-scale mural/graphics on the existing garage elevator/stair tower
 - Branding/Art incorporation on bar/restroom walls, viewing platform, stairways, and furnishings



THANK YOU

2022-COA-480 (CH)
920 DORMAN STREET

PROJECT SUMMARY

This project includes the extension of a parking lot to add 45 new parking spaces. The spaces are needed due to the continued growth and hiring by Fitzmark at their US headquarters in Indianapolis.

The project includes the installation of asphalt pavement, concrete curb, and associated landscaping as shown on the enclosed landscape plan. The materials will be consistent with the existing parking lot materials.

NARRATIVE OF CIRCUMSTANCES REGARDING REQUEST FOR EXTENSION OF COA

Fitzmark Logistics had originally planned to expand parking to their corporate headquarters located at 950 Dorman Street in Indianapolis. The plan was to expand the parking onto an adjacent parcel owned by the company. The plan was approved in 2019, and construction was scheduled to begin in the spring of 2020. However, in 2020, the COVID crisis caused the project to be delayed indefinitely.

The project has been reinitiated in 2022 and due to the approval timelines for IHPC will likely begin in the spring of 2023.

920 DORMAN SITE PHOTOS



VIEW FROM STREET FACING THE PROPOSED PARKING AREA
THE PARKING LOT WILL BE WHERE THE GRAVEL IS LOCATED

RECEIVED

DECEMBER 01, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



VIEW OF BUILDING ADJACENT TO THE SOUTH OF THE PROPOSED PARKING EXPANSION

RECEIVED

DECEMBER 01, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



CLOSE UP VIEW OF THE EXISTING SITE CONDITION

RECEIVED

DECEMBER 01, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



CLOSE UP VIEW OF ADJACENT BUILDING
NOTE THE RAILROAD AND INTERSTATE RIGHT-OF-WAY
ALONG THE WESTERN PROPERTY LINE

RECEIVED

DECEMBER 01, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



VIEW OF FITZMARK BUILDING

RECEIVED

DECEMBER 01, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



VIEW FROM THE WEST EDGE OF THE PROPERTY FACING EAST TOWARD ROADWAY

RECEIVED

DECEMBER 01, 2022

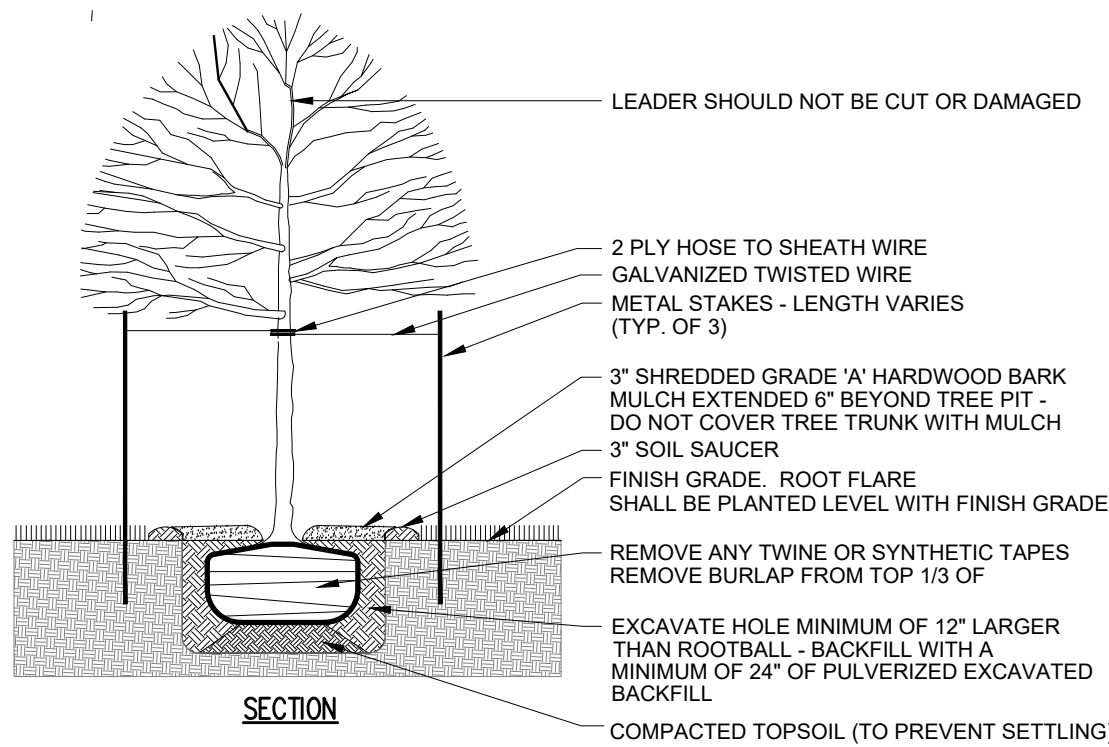
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

NC IMPRVMENTS\DWGS\1-201_SHEET_LANDSCAPE PLAN.DWG plotted by JANET STERLING on 1/30/2019 8:08:41 AM last saved by PNASHERT on 12/14/2018 1:21:39 PM
18093L_BASE_SITEDWG & 18093L_BASE_TOPCDWG

RECEIVED

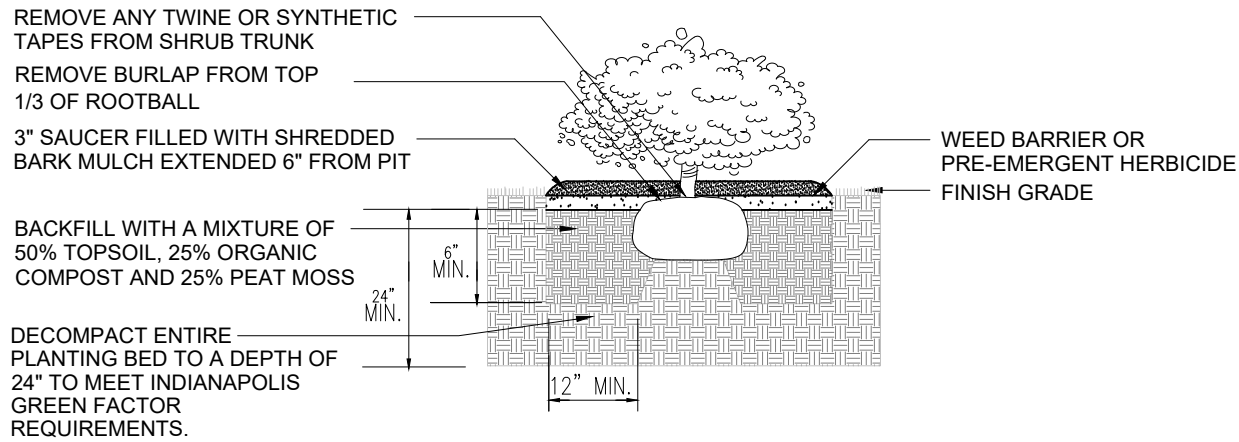
DECEMBER 01, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



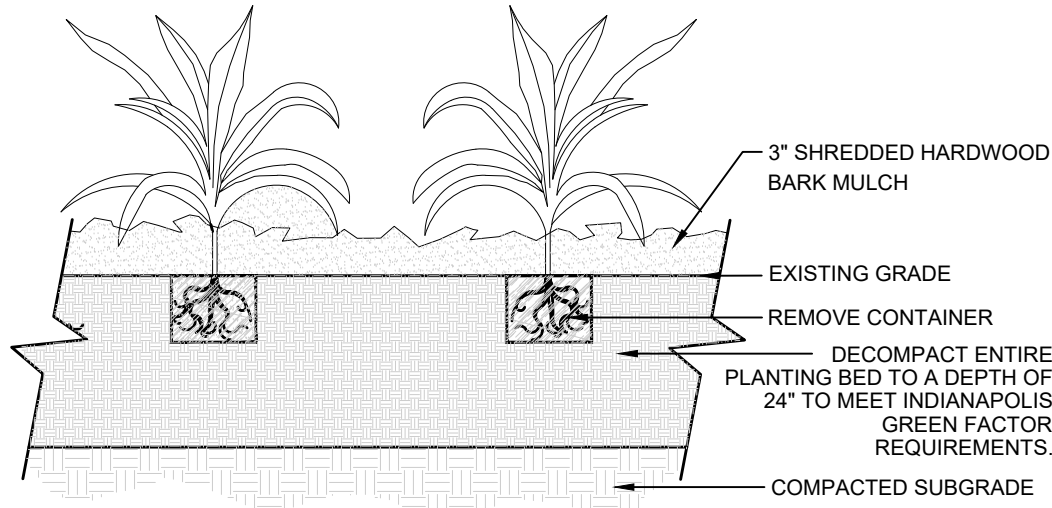
DECIDUOUS TREE DETAIL

SCALE: NOT TO SCALE



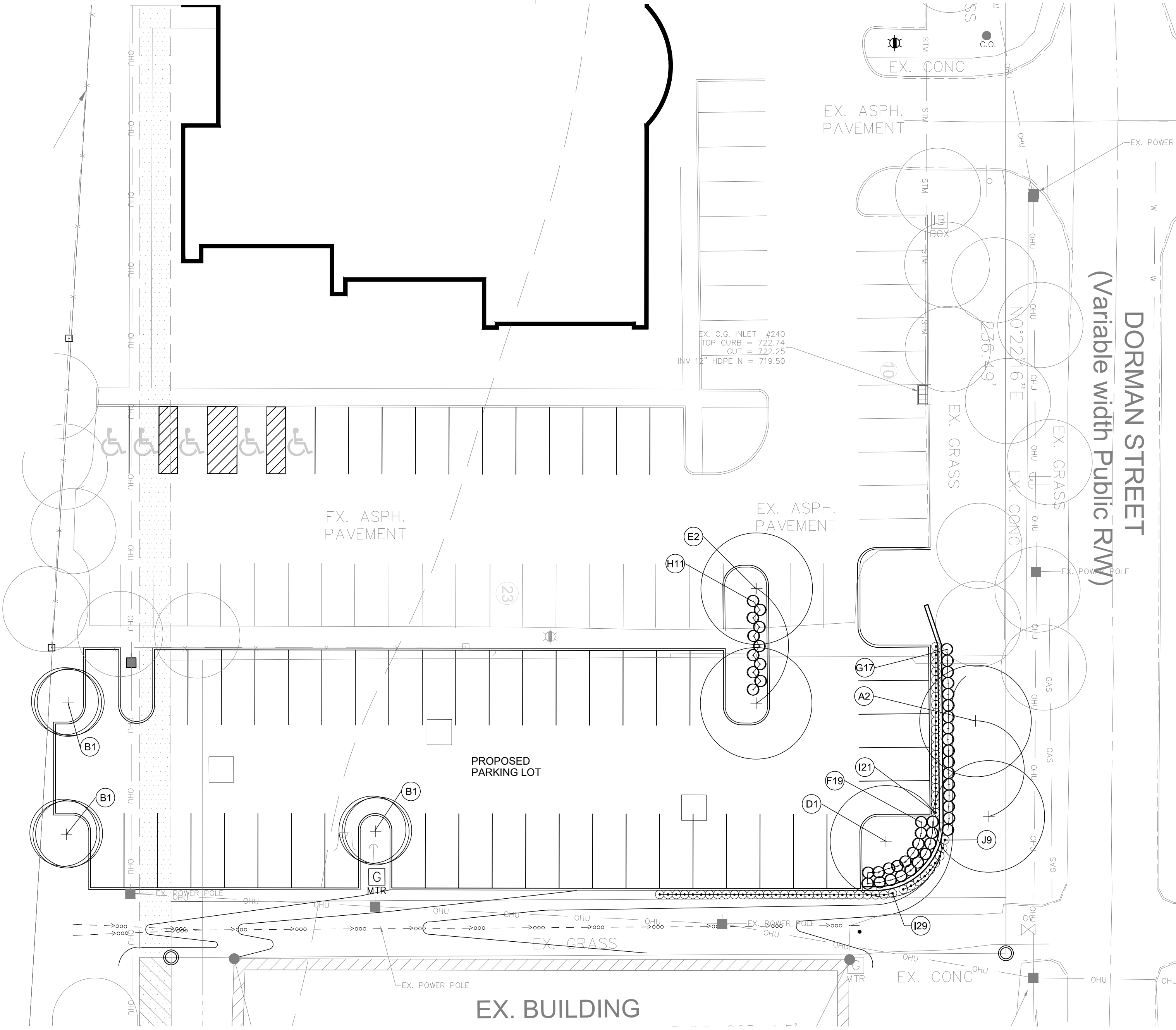
SHRUB DETAIL

SCALE: NOT TO SCALE



PERENNIAL DETAIL

SCALE: NOT TO SCALE



LANDSCAPE PLAN

PLANT SCHEDULE

TREES						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	REMARKS
A	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2	2.0"	B & B	
B	AMELANCHIER CANADENSIS	SERVICEBERRY	3	8' HT.	B & B	MULTI-STEM
C	PICEA ABIES	NORWAY SPRUCE	0	6' HT.	B & B	
D	QUERCUS IMBRICARIA	SHINGLE OAK	1	2.0"	B & B	
E	ULMUS PARVIFOLIA 'DYNASTY'	DYNASTY ELM	2	2.0"	B & B	

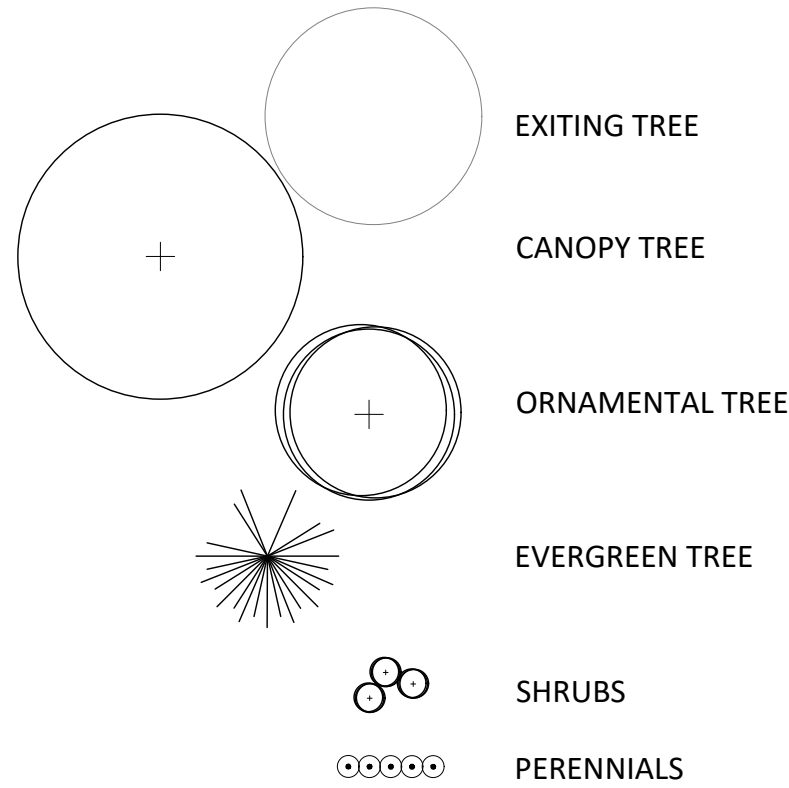
SHRUBS

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	REMARKS
F	SPIRAEA X.BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	19	5 GAL.	CONT.	
G	TAXUS MEDIA 'RUNYAN'	RUNYAN YEW	17	24" HT.	B & B	
H	VIBURNUM PL. TOMENTOSUM 'NEWZAM'	NEWPORT VIBURNUM 'NEWZAM'	11	24" HT.	B & B	

ANNUALS / PERENNIALS / GRASSES

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	REMARKS
I	CALAMAGROSIS x ACUT. KARL FOERSTER	FEATHER REED GRASS	50	3 GAL.	CONT.	
J	RUDBECKIA FULGIDA	BLACK-EYED SUSAN	9	#1 POT	CONT.	

PLANT LEGEND



PARKING LOT LANDSCAPING INFORMATION	
NEW PARKING SF	14,493 S.F.
REQUIRED INTERIOR LANDSCAPE AREA (6% OF TOTAL)	870 S.F.
PROVIDED INTERIOR LANDSCAPE AREA (FOR NEW PKG.)	2,042 S.F.
INTERIOR TREES = 1 / 180 S.F. OF REQUIRED INTERIOR LANDSCAPE AREA SPACE	5 TREES REQ.
INTERIOR TREES PROVIDED	8 TREES PROVIDED
PERIMETER PARKING LOT LANDSCAPING INFORMATION	
1 TREE/35 FEET OF FRONTAGE REQUIRED	
66 LF OF FRONTAGE/35LF	2 TREES REQ.
FRONTAGE TREES PROVIDED	2 TREES PROVIDED
3 SHRUBS/25 FEET OF FRONTAGE REQUIRED	
66 LF OF FRONTAGE/25LF	8 SHRUBS REQ.
PERIMETER SHRUBS PROVIDED	21 SHRUBS PROVIDED

GENERAL NOTES:

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
2. ALL SHRUB PLANTING AREAS SHALL HAVE DE-COMPACTED PLANTING SOIL MIXTURES TO A DEPTH OF 24" AFTER PLANTING SHRUBS AND TREES. ALL BEDS ARE TO BE COVERED WITH 3" LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 2" SHREDDED HARDWOOD BARK MULCH. MULCH SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL BE ADEQUATELY DECOMPOSED TO OBTAIN A UNIFORM IN TEXTURE AND COLOR. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ACCEPTED.
3. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY AND MATERIAL USED.
4. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING. OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED WITH HIGHLY VISIBLE PAINT LINES WITH OCCASIONAL WOOD STAKES FOR REFERENCE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON THE SITE.
5. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BIDDING IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY THE LANDSCAPE ARCHITECT.
6. ALL PLANTS SHALL MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 1996 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES SHALL HAVE A CENTRAL STRONG SINGLE LEADER.
7. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
8. ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
9. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF THE WORK. ALL DISTURBED LAWN AREAS SHALL BE SEEDED AS NOTED. PERMANENT SEEDED LAWNS SHALL BE SEED MIX AS STATED ON SHEET C801. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE RE-SEEDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
10. SURVIVAL OF ALL PLANT AND GROUND COVER MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM PROJECT ACCEPTANCE. REPLACEMENT SHALL OCCUR WITHIN 6 MONTHS OF INITIAL REQUEST.
11. ALL LANDSCAPE PLANTINGS AND LAWNS TO BE MAINTAINED BY CONTRACTOR FOR 60 DAYS FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, REMOVING DEAD LEAVES AND BRANCHES, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS.
12. ALL LAWN AREAS WITHIN LAWN CONSTRUCTION LIMIT LINES TO RECEIVE 6" APPROVED TOPSOIL PRIOR TO SEEDING OPERATIONS. BACKFILL FOR TREE PLANTING SHALL BE FROM EXISTING PULVERIZED SOILS. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
13. ALL INSTALLED PLANTINGS SHALL BE APPROPRIATELY WATERED FOR A MINIMUM OF ONE YEAR AFTER PLANTING TO ALLOW FOR THEIR ESTABLISHMENT.

811®
Know what's below.
Call before you dig.

REVISIONS

PREPARED FOR:
FITZMARK
HEADQUARTERS
PARKING IMPROVEMENTS
950 Dorman St.
INDIANAPOLIS, IN

SEAL | DATE

PERMIT REVIEW
.....
NOT TO BE USED FOR
CONSTRUCTION

A&F ENGINEERING
Transportation & Site Engineering
Creating Better Sites

8365 Keystone Crossing, Suite 201
Indianapolis, IN 46240 (317) 202-0864

Drawn By
SO

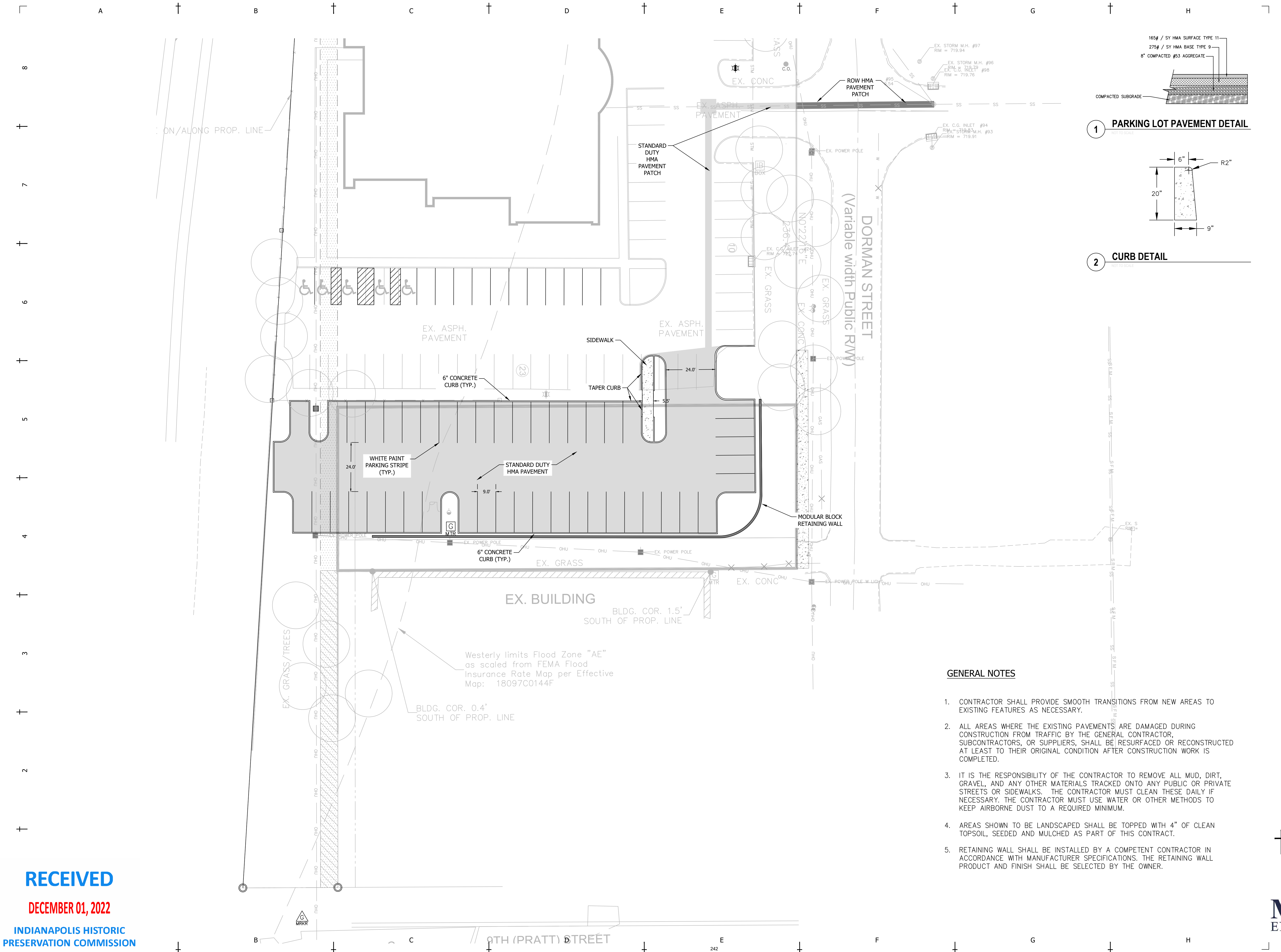
Issue Date
12/13/18

Checked By
MM

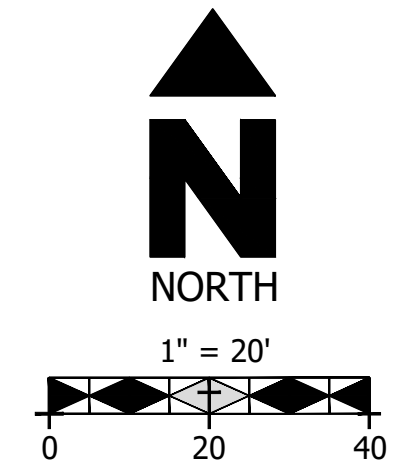
Project No: 18093L

Sheet Title:
LANDSCAPE
PLAN

SHEET NUMBER:
L201



ORIENTATION &
SCALE



FITZMARK
950 Dorman Ave
Indianapolis, IN 46202

Project Description

NEW
PARKING
LOT

Project Location

INDIANAPOLIS
INDIANA

Signature & Seal



Paul Nash

10/31/22

Sheet Description

SITE PLAN

Sheet No.

C-201



GENERAL NOTES

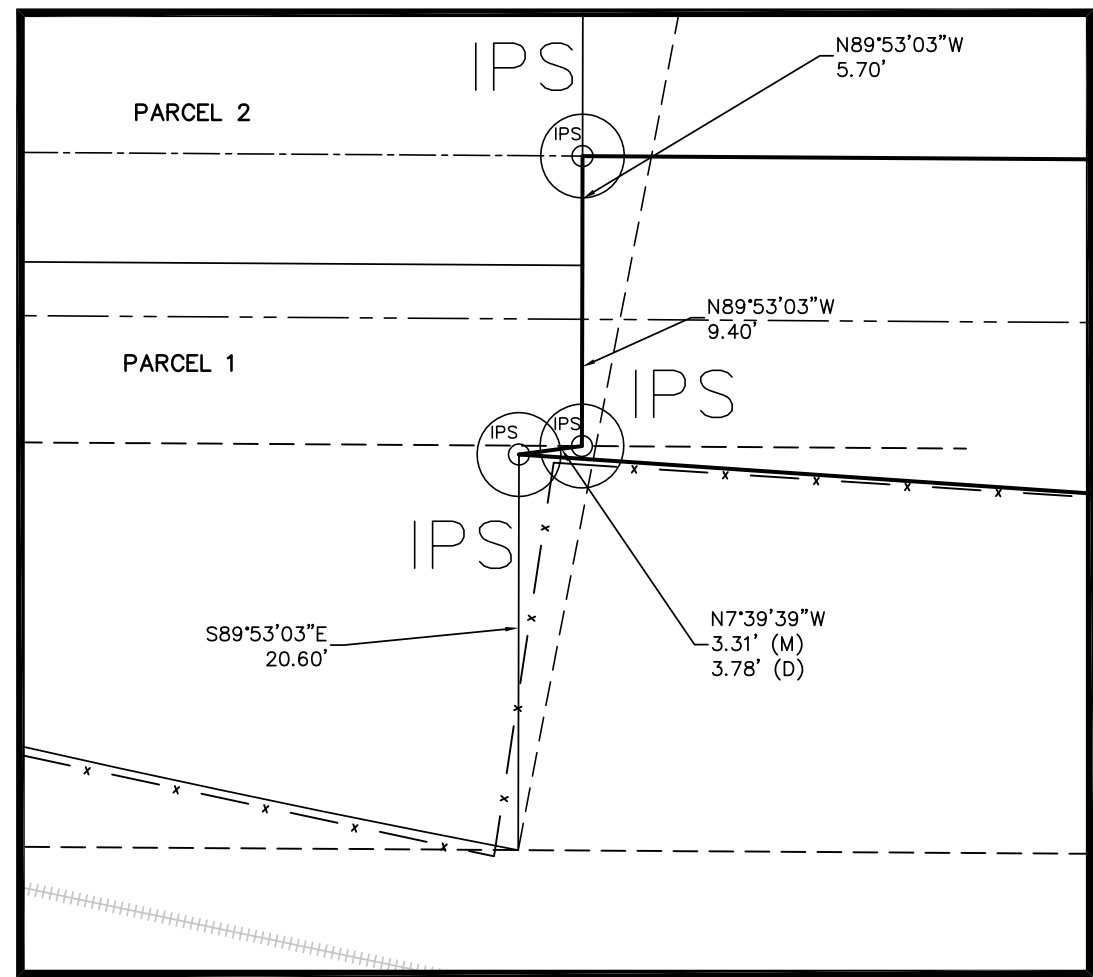
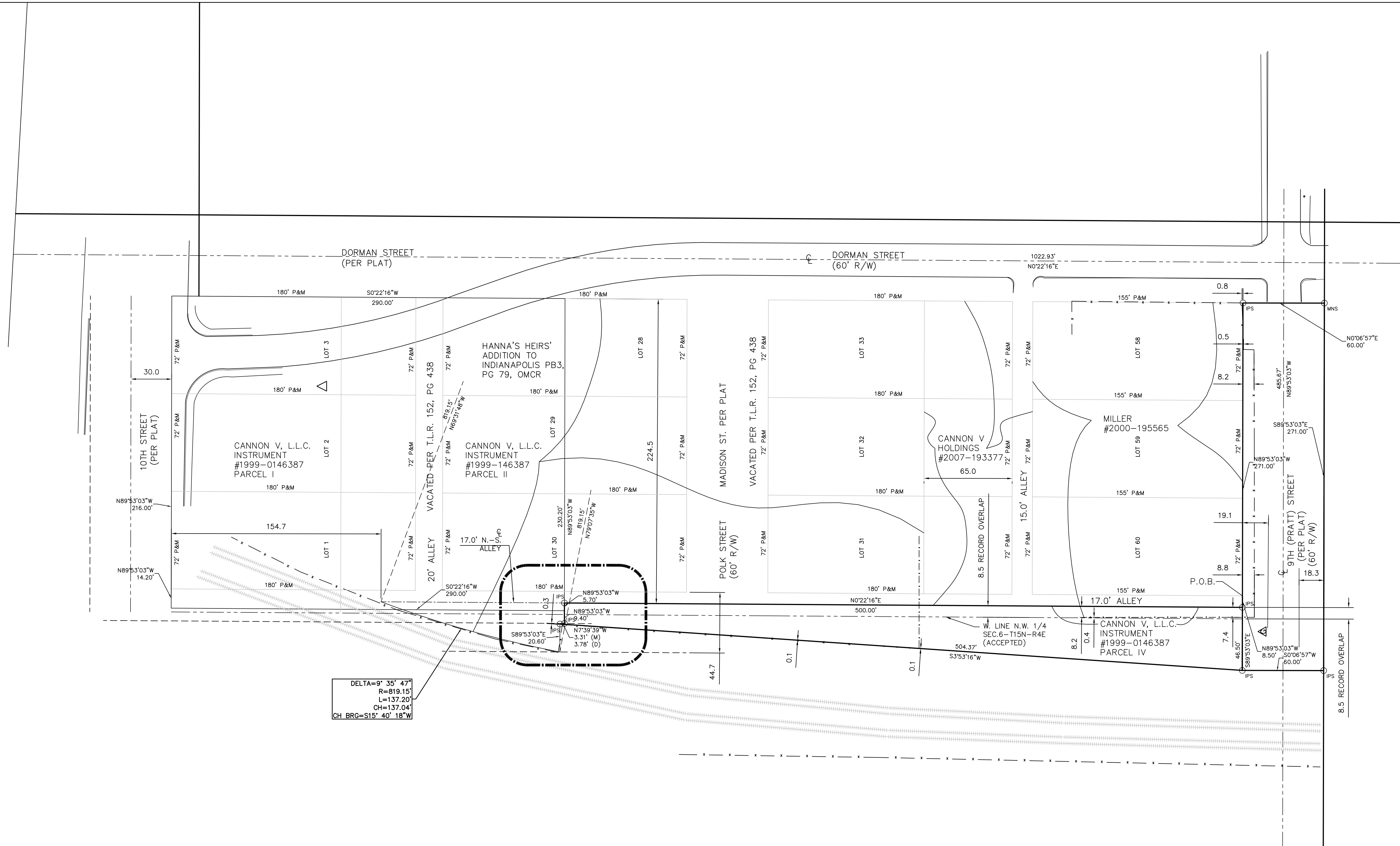
1. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
2. ALL AREAS WHERE THE EXISTING PAVEMENTS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR SUPPLIERS, SHALL BE RESURFACED OR RECONSTRUCTED AT LEAST TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION WORK IS COMPLETED.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL, AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
4. AREAS SHOWN TO BE LANDSCAPED SHALL BE TOPPED WITH 4" OF CLEAN TOPSOIL, SEEDED AND MULCHED AS PART OF THIS CONTRACT.
5. RETAINING WALL SHALL BE INSTALLED BY A COMPETENT CONTRACTOR IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. THE RETAINING WALL PRODUCT AND FINISH SHALL BE SELECTED BY THE OWNER.

RECEIVED
DECEMBER 01, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

DECEMBER 01, 2022

**INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION**

Designs and concepts contained herein are the property of DeBoy Land Development Services, Inc. and may not be reproduced in whole or in part, without the written consent of DeBoy Land Development Services, Inc.

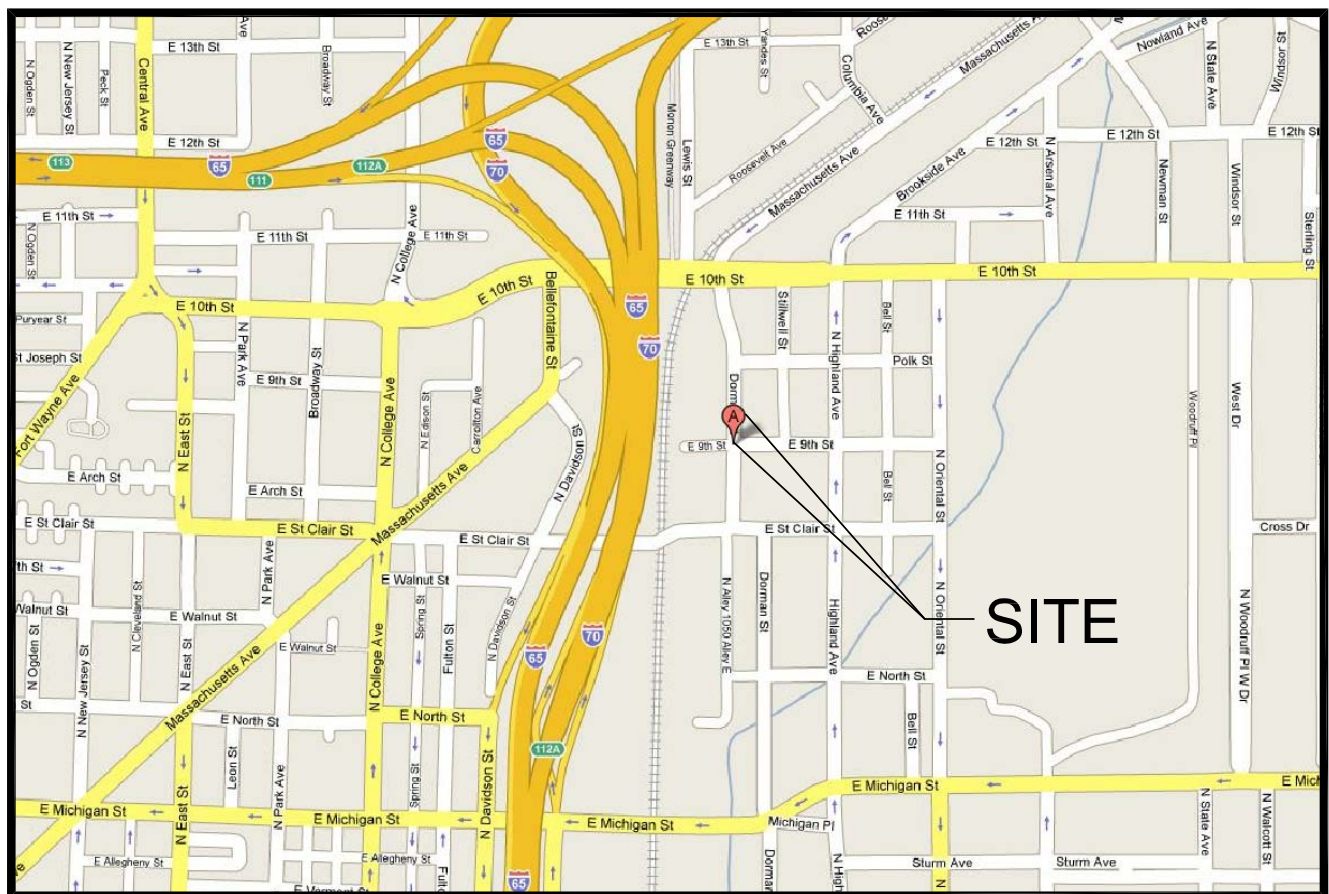


EXISTING LEGEND

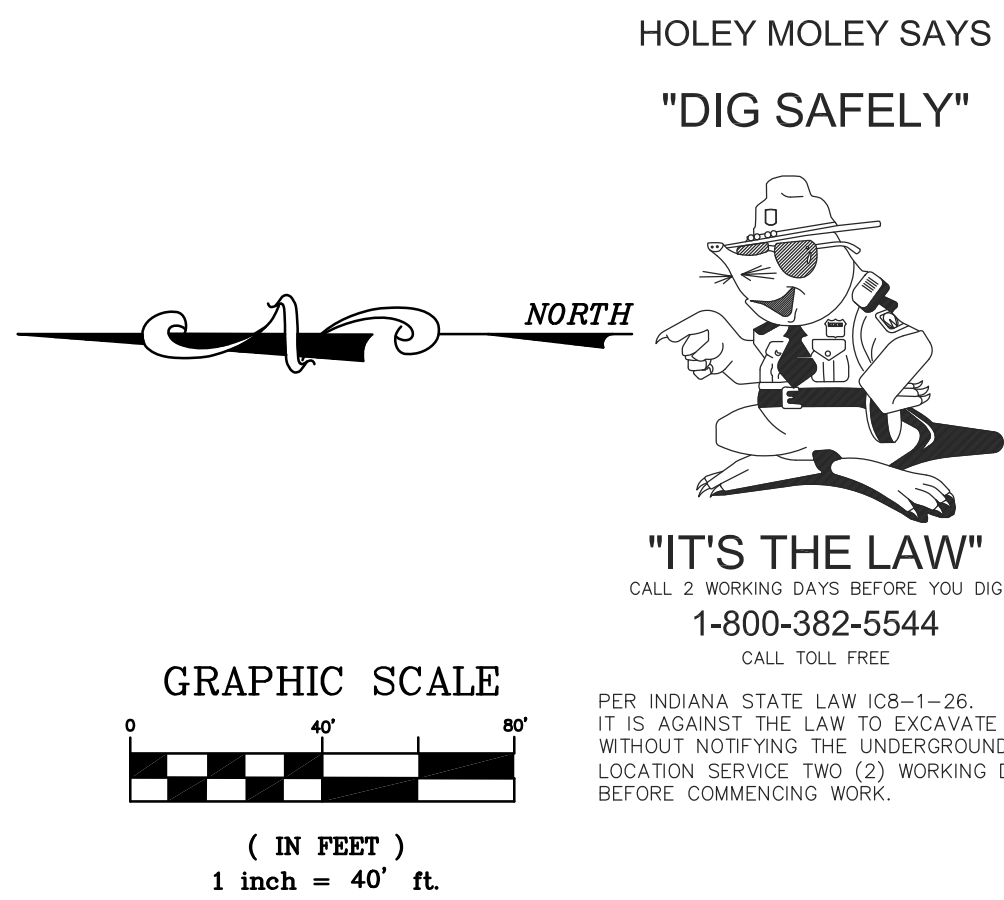
	SPOT ELEVATION (TOP OF CURB)		WATER VALVE
	SPOT ELEVATION		FIRE HYDRANT
	CONTOUR		DECIDUOUS TREE
	AREA LIGHT 1		EVERGREEN TREE
	AREA LIGHT 2		BUSH
	UTILITY POLE		FENCE
	GUY ANCHOR		SIGN
	TELEPHONE MANHOLE		TRAFFIC SIGNAL POLE
	TELEPHONE RISER		TRAFFIC SIGNAL MANHOLE
	TRANSFORMER		TELEPHONE
	UNDERGROUND FIBER OPTICS		CONCRETE BUMPER
	UNDERGROUND GAS		DRAINAGE MANHOLE
	OVERHEAD UTILITIES		SANCTUARY MANHOLE
	OVERHEAD ELECTRIC		CURB INLET
	UNDERGROUND TELEPHONE		SQUARE INLET (24\"/>
	UNDERGROUND ELECTRIC		ROUND INLET (24\"/>
	UNDERGROUND STORM		CLEAN OUT
	UNDERGROUND SANITARY		PIPE BOLLARD
	WATER LINE		FLAG POLE
	ALLEYS VACATED BY DECLARATORY RESOLUTIONS INSTR. # 66-33827		
	MEASURED DISTANCE		
	DEEDED/PLATTED DISTANCE FOR RECORDED DOCUMENTS		
	PLATTED & MEASURED		
	CHECK OF MARION COUNTY RECORDER		
	5/6\"/>		
	MAG NAIL SET		

NOTE:
- ALL BEA

NOTE:
- ALL BEARINGS ASSUMED



LOCATION MAP



HOLEY MOLEY SAYS
"DIG SAFELY"



"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU I
1-800-382-5544
CALL TOLL FREE

PER INDIANA STATE LAW IC8-1-26.
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING DAYS
BEFORE COMMENCING WORK.


DLDS
 DEBOY LAND DEVELOPMENT SERVICES
 Designers - Engineers - Surveyors
 501 S. 9th Street, Suite 100, Norfolk, IL 60060
 Phone: 312.770.1801 Fax: 312.770.1821
 Toll Free: 1.888.801.8555

STAMPED BY:



A circular professional seal for a land surveyor. The outer ring contains the text "MICHAEL L. DeBoy" at the top and "LAND SURVEYOR" at the bottom, separated by two five-pointed stars. The inner circle contains the text "REGISTERED" at the top, "NO. S0539" in the center, and "STATE OF INDIANA" at the bottom.

CANNON IV, INC.
950 NORTH DORMAN, INDIANAPOLIS, INDIANA
Section 6, Twp. 15 North
Rg. 4 East, P.T. Section / Twp. 15 North, Rg. 3 East, 2nd P.M., Marion
County, Indiana

RETRACEMENT SURVEY

CLIENT NAME:	
CANNON IV. INC. JERRY JONES 950 DORMAN STREET INDIANAPOLIS, INDIANA PHONE: (317) 951-0500 FAX: (317) 951-0600	
© 2009 DeBoy Land Development Services, Inc.	
DESIGNED:	APPROVED: MLD
DRAWN: RCB	CHECKED BY: MLD
SCALE: 1" = 40'	DATE: MAY 19, 2009
PROJECT NO.: 2009-0021	

1 OF 2

PROJECT: F:\2009\2009-0021 - Cannon IV - Jerry Jones\SURVEY\DRAWING
DWG: 2009-0021_3D.dwg
PLOTTED BY: R.C. BERGER
DATE: Wednesday, May 20, 2009 10:39:53 AM

RECEIVED

DECEMBER 01, 2022

GENERAL NOTES:

- This survey solely relies on information gathered by DeBoy Land Development Services, Inc. No Title Commitments have been furnished.
- Any underground utilities depicted on the attached plat of survey have been located per visual observations or utility markings on the ground. No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information presented on underground utilities, or as to its fitness for any particular purpose or use. In no event will DeBoy Land Development Services, Inc., its employees, agents, and/or assigns, be liable for any damages arising out of the furnishing and/or use of such information. The path of the utility lines shown on said plat of survey should be considered approximate until they are either relocated, by calling the Indiana Underground Plant Protection Agency at 1-800-382-5544 or until they are excavated to verify the location and path of the utility lines.
- Possession lines are referenced at monumented corners only. Possession lines may vary between said corners.
- No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information provided by governmental authorities and/or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on zoning, setback requirements, flood hazard zones and wetlands area(s). In no event will DeBoy Land Development Services, Inc., its employees, agents, and/or assigns, be liable for any damages arising out of the furnishing and/or use of such information.
- As used in this survey, certify means to state or declare a professional opinion of conditions regarding those facts or finding which are the subject of the certification and does not constitute a warranty or guarantee, either expressed or implied.
- Source of Title: Instrument # 1999-146387
- As of the date of this survey, addresses have already been assigned to the surveyed tract as 950 North Dorman Street, Indianapolis, Indiana
-

SURVEYOR'S REPORT

The following observations are submitted regarding the uncertainties in the location of the boundary lines and corners set during a retracement survey of the above-described tract completed under my direction, as a result of: a) variances in reference monumentation; b) discrepancies in record descriptions and plats to survey lines; c) inconsistencies in lines of occupation as related to survey lines; and d) uncertainty of measurements made.

The Relative Positional Accuracy (due to random errors in measurements) of this survey is within that allowable for an Urban Survey (0.07 feet plus 50 ppm) as defined in IAC 865.

The perimeter of the survey was established based upon found monuments (existing curbs) that establish the Street location for the rights-of-way known Dorman Street. Said curbs were located and the right-of-way limits were established at points 30 feet off set from the perpendicular bisector of a line measured from face to face of said curbs. 9th Street was established by using the same method applied to improvements East Dorman and extending Westerly to the Railroad Right-of-Way. 10th Street was established by using Plat distances and extending North along and parallel with the Right-of-Way for Dorman Street from the previously established Right-of-way for 9th Street. The monuments used (i.e. curbs), while regular and relative uniform, have an uncertainty in their location of 0.3 +/- foot.

All the retraced (surveyed) parcels are lots or alleys with platted and recorded subdivisions that contain the same platted dimension and / or calls for adjoining rights-of-way. Because of the consistency of said record dimensions and information contained with said plats, there are no discrepancies in the record dimension nor do record gaps or overlaps exist. These are a discrepancy within the calls for Parcel I in Instrument # 19999-14637 as to a curve along said Railroad Right-of-Way. This discrepancy creates a variation between the record and measured calls of 0.47 foot +/- in a North-South direction.

The property described in Instrument #2000-19565(Miller) and Instrument # 2007-193377 (Cannon) have a record overlap of 8.50 feet. This is because the Miller deed calls for the ENTIRE North-South 17 foot alley and the Cannon deed calls for the West half of said alley. Possession, more or less, agrees with the Miller line and the normal rules of reversion indicate that the said alley, being part of Hanna's Heir's Addition, would revert to the adjoining property / lots created under the same plat. This situation / information has been provided to the client for their use.

The possession discrepancy is shown on the on the face of the survey and listed as follows:

- A chain link fence corner, with fence running North and East, is located 9.5 feet South and 7.4 feet West of the Southeast corner of the surveyed tract. The North terminus of said fence, running North from said corner, is 8.2 feet West of the East line of the surveyed tract.
- A chain link fence is located 0.1 feet to 3.0 feet West of the Client's West.

Certified to: Cannon V, LLC

CERTIFICATE OF SURVEY

I, the undersigned, a Registered Professional Land Surveyor in the State of Indiana, do hereby certify that this plat of the following described real estate was prepared under my direct supervision, and to the best of my knowledge, information and belief, was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code:

PARCEL IV (as per Corporate Warranty Deed as recorded in Instrument # 1999-146387 in the Office of the Recorder of Marion County, Indiana)

Beginning at the intersection of the North line of Pratt Street with the center line of the First Alley West of Dorman Street, thence North along the said center line of said alley to a point distant 154.70 feet South of the South line of East Tenth Street produced, thence Southwestwardly along a curve to the left with a radius of 819.15 feet 137.20 feet to a point 44.60 feet West of the East line of the above alley; thence East 20.60 feet, thence Southwesterly 504.00 feet to a point in said North line of Pratt Street distant 55.00 feet West of the East line of said Alley, thence East 47.5 to the place of beginning. ALSO, that portion of the vacated alley, being the First Alley West of Dorman Street which transverses or adjoins this premises.

EXCEPT any part of parcel IV that lies within Parcel I, Parcel II or Parcel III per Corporate Warranty Deed as recorded in Instrument # 1999-146387 in the Office of the Recorder of Marion County, Indiana

IN ORDER MODERNIZE AND UPDATE THE RECORD DESCRIPTION KNOWN AS PARCEL IV (as per Corporate Warranty Deed as recorded in Instrument # 1999-146387 in the Office of the Recorder of Marion County, Indiana) THE FOLLOWING PERIMETER DESCRIPTION HAS BEEN PREPARED:

A portion of the Northeast Quarter of Section 1, Township 15 North, Range 3 East and the Northwest of Section 6, Township 15 North, Range 4 East, Center Township, 2nd Principal Meridian, Marion County, Indiana, more particularly described as follows:

BEGINNING at the intersection of the North line of Pratt Street (9th Street) with the center line of the First Alley West of Dorman Street, said alley being part of the plat for Hanna's Heir's Addition to the City of Indianapolis as per plat thereof recorded in Plat Book 3, Page 79 in the Office of the Marion County Recorder, thence North 00 degrees 22 minutes 16 seconds East (This and the four (4) courses are on the perimeter of PARCEL IV (as described per Corporate Warranty Deed as recorded in Instrument # 1999-146387 in the Office of the Recorder of Marion County, Indiana) along the said center line of said alley 500.00 feet to a point on the South line of Parcel II described in said Instrument #1999-146387; thence North 89 degrees 53 minutes 03 seconds West 15.10 feet; thence North 07 degrees 39 minutes 39 seconds West 3.31 feet; thence South 03 degrees 53 minutes 16 seconds West 504.37 feet to a point on the North line of Pratt Street (9th Street) located North 89 degrees 53 minutes 03 seconds West 55.00 feet of the East line of said Alley, thence South 89 degrees 53 minutes 03 seconds East on the North line of Pratt Street (9th Street) 46.50 feet to the POINT OF BEGINNING.

9th STREET RIGHT-OF-WAY VACATION

A portion of the Northeast Quarter of Section 1, Township 15 North, Range 3 East and the Northwest of Section 6, Township 15 North, Range 4 East, Center Township, 2nd Principal Meridian, Marion County, Indiana, more particularly described as follows:

BEGINNING at the intersection of the North line of Pratt Street (9th Street) at the Southeast corner of Lot 58 in Hanna's Heir's Addition to the City of Indianapolis as per plat thereof recorded in Plat Book 3, Page 79 in the Office of the Marion County Recorder, thence North 89 degrees 53 minutes 03 seconds West on the North Line of said Pratt (9th Street) 271.00 feet to the Southwest corner of Parcel IV per Corporate Warranty Deed as recorded in Instrument # 1999-146387 in the Office of the Recorder of Marion County, Indiana; thence South 00 degrees 06 minutes 57 seconds West parallel with Dorman Street as per said Plat 60.00 feet to the South line of said Pratt Street (9th Street); thence North 89 degrees 53 minutes 03 seconds East on said South line 271.00 feet to the West line of Dorman Street; thence North 00 degrees 06 minutes 57 seconds East on said West line 60.00 feet to the POINT OF BEGINNING.

Corners were established and improvements were located as shown hereon.

I further affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Certified this 15th day of May, 2009
DeBoy Land Development Services, Inc.

Michael L. DeBoy
Registered Land Surveyor No. S0539-IN



PREPARED BY:



STAMPED BY:

CANNON IV, INC.
950 NORTH DORMAN, INDIANAPOLIS, INDIANA

Section 6, Twp. 15 North
Rg. 3 East, 2nd P.M., Center Twp., Marion
County, Indiana

RETRACEMENT SURVEY-
DESCRIPTIONS, SURVEY REPORT, NOTES

CLIENT NAME:
CANNON IV, INC.
JERRY JONES
950 DORMAN STREET
INDIANAPOLIS, INDIANA
PHONE: (317) 951-0500
FAX: (317) 951-0500

© 2009 DeBoy Land Development Services, Inc.

DESIGNED: APPROVED: MLD

DRAWN: RCB CHECKED BY: MLD

SCALE:1" = 30' DATE: MAY 14, 2009

PROJECT NO.: 2009-0025

2 OF 2

Final Plat
A Re-plat of Re-plat of Lots 7, 8, and 9 in Hanna's Heirs Addition to Indianapolis
recorded as Plat Book 3, Page 79

Section 6, T. 15 N., R. 4 E.
Center Twp., Marion County, Indiana

A20120068853
July 05, 2012 9:07 AM
Julie L. Voorhes
Marion County Recorder

Pages: 1
Fee: \$20.00
By: MJM

037186

2012 JUL -5 A 849

DULY ENTERED FOR REVISION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

Re-plat of Lots 7, 8, and 9 in
Hanna's Heirs Addition to Indianapolis
Legal Description

A part of Lots 7, 8, and 9 as shown on the plat of Hanna's Heirs Addition to the City of Indianapolis, recorded in Plat Book 3, page 79 in the Office of the Recorder for Marion County, Indiana and being described as follows:

Commencing at the Northeast corner of said Lot 9;
thence South 00 degrees 00 minutes 00 seconds East (an assumed bearing)
along the East line of said Lot 9 60.50 feet to the Point of Beginning;
thence continue South 00 degrees 00 minutes 00 seconds East 119.50 feet to
the Southeast corner of said Lot 9;
thence South 90 degrees 00 minutes 00 seconds West along the south line of
said Lots 7, 8, and 9 a distance of 146.50 feet to a point 69.50 feet East of
the Southwest corner of said Lot 7;
thence North 00 degrees 00 minutes 00 seconds West 45.00 feet;
thence South 90 degrees 00 minutes 00 seconds West 33.00 feet to a point 36.5
feet East of the West line of said Lot 7;
thence North 00 degrees 00 minutes 00 seconds West 104.50 feet to a point
30.5 feet South of the North line of said Lot 7;
thence North 90 degrees 00 minutes 00 seconds East parallel with and 30.5 feet
South of the North line of said Lots 7, 8, and 9 a distance of 149.50 feet;
thence South 45 degrees 00 minutes 00 seconds East 42.43 feet to the Point of
Beginning and containing 0.5716 acres more or less.

Subject to all legal easements and rights of way of record.

Cross reference is hereby made to a survey by Evergreen Planners dated April 26,
2012 and recorded as Inst. No. A-2012-0555-5.

Subject to all easements and rights of way as shown on the above referenced
plat of Hanna's Heirs Addition to the City of Indianapolis.

I, the undersigned hereby certify that the survey shown hereon was made under
my direct supervision and is in accordance with Title IAC 865, Article 12, Section 1
through 29 of the Indiana Administrative Code and is true and correct to the best
of my knowledge and belief.

WITNESS my hand and Registered Land Surveyor's Seal this 26th day of
June, 2012.

Arthur L. Koser
Arthur L. Koser
Registered Land Surveyor No. S0529



PLAT COVENANTS AND RESTRICTIONS
Re-plat of Lots 7, 8, and 9 in
Hanna's Heirs Addition to Indianapolis

The undersigned, Ursula David, President of Indy Mod Homes, an Indiana
Corporation (referred to herein as the "Developer"), the "Fee Owner" of the real estate
shown and described in the Plat of this Subdivision (the "Real Estate") hereby certifies
that they have laid off, platted and subdivided, and does hereby lay off, plat re-plat
and subdivide said Real Estate in accordance with the Re-Plat. This Subdivision shall
be known and designated as the Re-plat of Lots 7, 8, and 9 in Hanna's
Heirs Addition to Indianapolis, containing 5 lots.

All rights of way shown and not heretofore dedicated are hereby dedicated to
the City of Indianapolis for its use as public ways.

IN WITNESS WHEREOF, the undersigned, being duly authorized as the
owners of the Real Estate, have hereunto executed these Plat Covenants and
Restrictions as of the 3rd day of JULY, 2012.

Indy Mod Homes

By: Ursula David
Ursula David, President Indy Mod Homes

STATE OF INDIANA)
COUNTY OF MARION) SS:

Before me, a Notary Public, personally appeared Ursula David, President of Indy
Mod Homes, an Indiana Corporation and acknowledged the execution of the foregoing
Plat Covenants and Restrictions for and on behalf of said Corporation, and who,
having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 3rd day of JULY,
2012.

Notary Public
DANIEL M. RICKELMAN
Printed

My Commission Expires: Sept 18, 2015

My County of Residence: Marion



2012-PLT-007

This Instrument Prepared By Arthur L. Koser,

Evergreen
Planners, L.L.C.

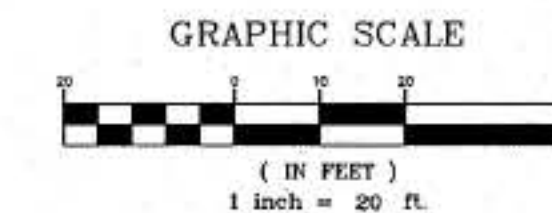
234 SOUTH FRANKLIN RD., INDIANAPOLIS, INDIANA 46
317/353-6161

Shee

RECEIVED

DECEMBER 01, 2022

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



- Legend:
- 1129 New Address
 - 1 New Lot Number
 - 7 Existing Lot Number
 - Iron Pipe Found
 - o 5/8" Iron Pin w/Cap Set

NOTE: This property has been removed
from the Special Flood Hazard Zone AE
and placed in Unshaded Zone X by LOMR
dated April 30, 2009, Case No.
09-05-2436P

SANITARY SEWER COVENANT

It shall be the responsibility of the owner of any lot or parcel of land
within this plat to comply at all times with the provisions of the sanitary
sewer construction approved by the Department of Public Works and
the requirements of all sanitary sewer
construction permits for this plan issued by said department. Owner
further covenants that no building, structure, tree or other obstruction
shall be erected, maintained, or allowed to continue on the portion of the
owners real estate in which the easement and right of way is granted
without express written permission from the department. Such
permission, when duly recorded, shall run with the real estate. The
department, and its agents, shall have the right to ingress and egress, for
temporary periods only, over the owners' real estate adjoining said
easement and right of way,
when necessary to construct, repair or maintain sanitary sewer facilities.

STORM DRAINAGE COVENANT

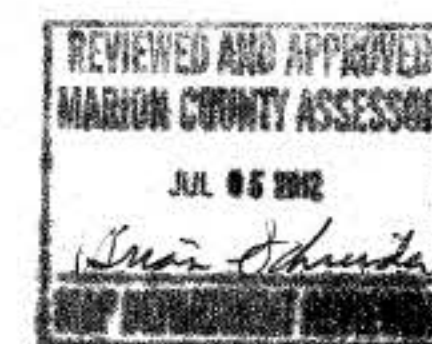
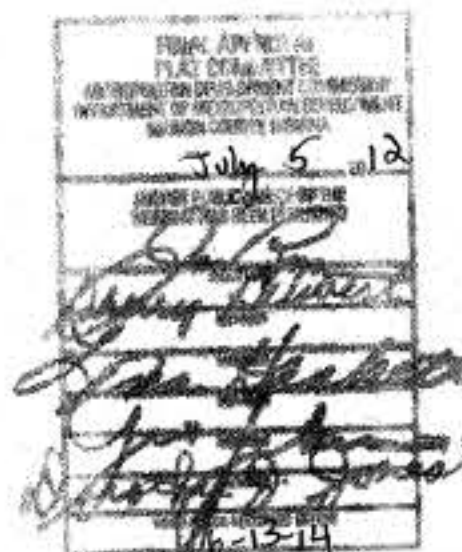
It shall be the responsibility of the owner of any lot or parcel of land
within the area of this plat to comply at all times with the provisions of
the drainage plan as approved for this plat by the Dept. of Public Works
(Drainage Division) of the City of Indianapolis.
the requirements of all drainage permits for this plat issued by
said Department.

METROPOLITAN DEVELOPMENT COMMISSION.

The Metropolitan Development Commission, its successors and
assigns, shall have no right, power or authority to enforce any
covenants,
commitments, restrictions or other limitations contained in this plat
other than those covenants, commitments, restrictions or limitations
that expressly run in favor of the Metropolitan Development
Commission;
provided further, that nothing herein shall be construed to prevent the
Metropolitan Development Commission from enforcing any provisions of
the Dwelling Districts Zoning Ordinance of Marion County, Indiana, as
amended, or any conditions attached to approval of this plat by the Plat
Committee.

INTERSECTION SITE LINE REQUIREMENTS.

No fence, wall, hedge, shrub or planting which obstructs sight lines
at elevations between two (2) and nine (9) feet above the street, shall
be placed or permitted to remain on any corner Lot within the triangular
area formed by the street property lines and a line connecting points
twenty-five (25) feet from the intersection of said street lines, or in the
case of a rounded property corner, from the intersection of the street
lines
extended. The same sight line limitations shall apply to any Lot
within ten (10) feet from the intersection of a street line with the
edge of a driveway pavement. No tree shall be permitted to remain
within such distances of any intersection unless the foliage line is
maintained at sufficient minimum or maximum height to prevent
obstruction
of the sight line.



I affirm, under penalties for perjury, that I have taken
reasonable care to reflect each Social Security number in
this document, unless required by law.

Arthur L. Koser