

**2023-COA-001 & 2023-COA-002 (CAMA)
ALLEY 675 EAST, 875 NORTH & MARY
STREET & ALLEY 750 NORTH**

PROJECT LOCATIONS

- 1675 E ALLEY - ARCH ST TO 9TH AVE
- 2875 N ALLEY - BROADWAY ST TO COLLEGE AVE
- 3750 N ALLEY - MASSACHUSETTS AVE TO COLLEGE AVE
- 4MARY ST - PARK AVE TO COLLEGE AVE

CITY OF INDIANAPOLIS

DEPARTMENT OF PUBLIC WORKS

AL-25-365

CHATHAM ARCH ALLEYS AND

MARY ST RECONSTRUCTION

MARION COUNTY

CENTER TOWNSHIP

PROJECT NO. AL-25-365

MAYOR: JOSEPH H. HOGSETT

DIRECTOR: DANIEL J. PARKER

RECEIVED FOR PUBLIC BID

DATE

ERICKA MILLER, DEPUTY DIRECTOR – ENGINEERING

DEPARTMENT OF PUBLIC WORKS

NICHOLAS CORREL, PROJECT MANAGER – ENGINEERING

DEPARTMENT OF PUBLIC WORKS



CITY OF INDIANAPOLIS

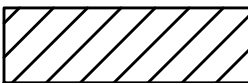
DEPARTMENT OF PUBLIC WORKS

1200 MADISON AVENUE,

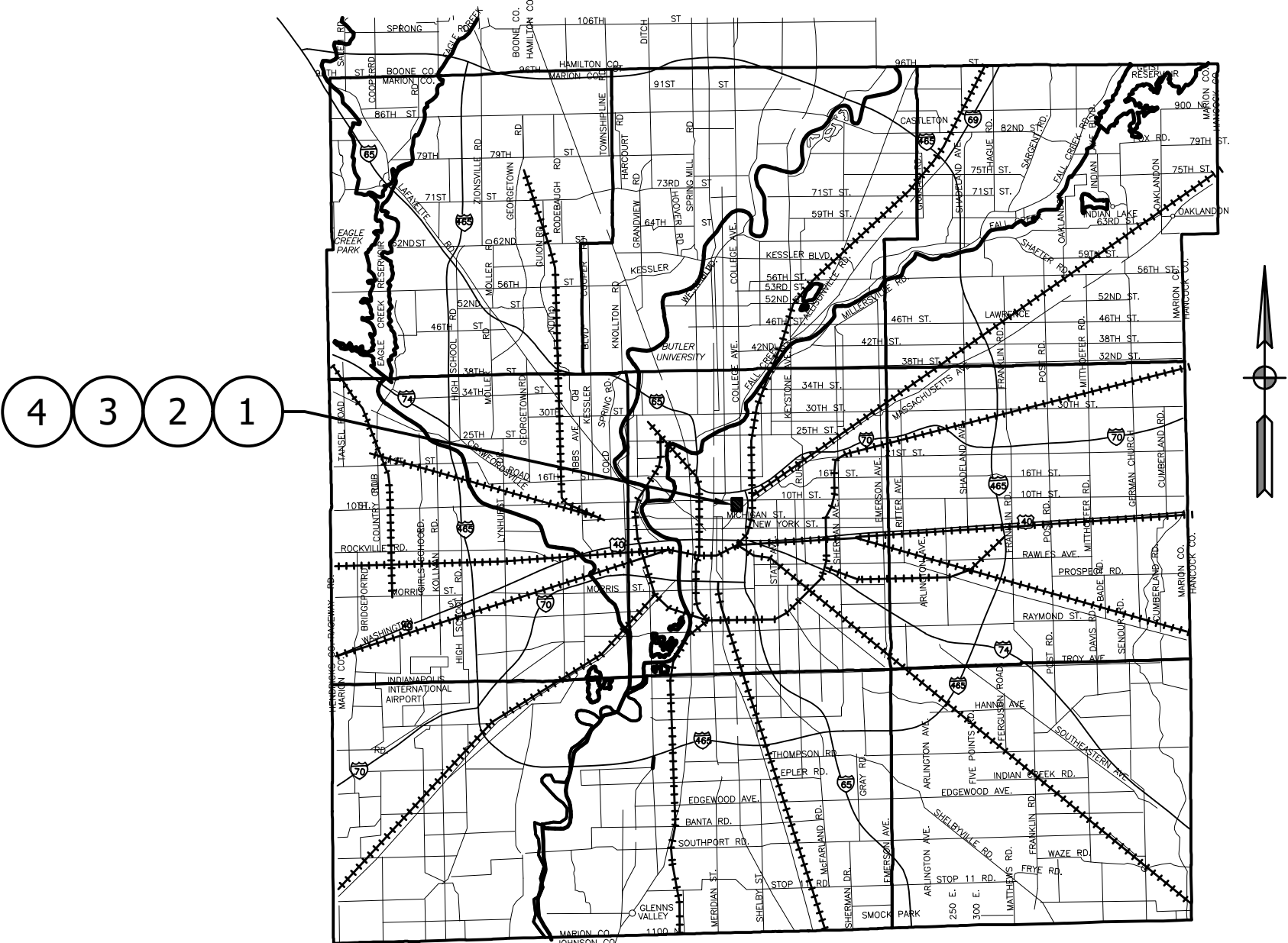
SUITE 200

INDIANAPOLIS, IN 46225

PROJECT AREA



GROSS LENGTH: 0.21 MI.
NET LENGTH: 0.20 MI.



CURRENT INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, CURRENT CITIZENS ENERGY GROUP SANITARY DISTRICT STANDARDS AND THE CURRENT DPW STORMWATER DESIGN AND CONSTRUCTION MANUAL ARE TO BE USED WITH THESE PLANS.

BRIEF PROJECT DESCRIPTION

2022 ALLEYS RECONSTRUCTION IN THE CHATHAM ARCH DISTRICT CONSISTING OF ALLEYS 675 E, 875 N, AND 750 N AND MARY ST.

LOCATION MAP
NTS

REVISIONS		
DATE	DESCRIPTION	BY





Resolution Group, Inc.
7155 Shadeland Station Way, Suite #160,
Indianapolis, IN 46256

(317) 558-2911
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CONSTRUCTION

PLANS
PREPARED BY: PREPARED

CERTIFIED BY: CERTIFIED

DATE



INDIANAPOLIS
DEPARTMENT OF PUBLIC WORKS

TITLE SHEET

HORIZONTAL SCALE
N/A
VERTICAL SCALE
N/A
PROJECT NUMBER
AL-25-365
SHEET NUMBER
1 OF 37

GENERAL NOTES

- 1
- THESE PLANS AND CONTRACT DOCUMENTS HAVE BEEN PREPARED PER THE SCOPE OF WORK PROVIDEDBY THE CITY OF INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS. THIS PROJECT IS FOREMOST AN ALLEY RECONSTRUCTION PROJECT. THESE DOCUMENTS HAVE BEEN PREPARED TO MEET THE GOALS SET OUT IN THE SCOPE OF THE ENGINEER'S REPORT AND DO NOT NECESSARILY MEET ALL OF THE CRITERIA OF AASHTO OR INDOT FOR DESIGN. ALL PROPOSED WORK AS SHOWN ON THESE PLANS HAS BEEN COORDINATED AND APPROVED BY INDIANAPOLIS DPW.
- 2
- MANHOLES, CATCH BASINS, CASTINGS, PIPES, HYDRANTS, POWER POLES, BUILDINGS, PROPERTY BOUNDARIES, ETC., THAT ARE INDICATED ON PLAN SHEETS HAVE BEEN IDENTIFIED AND LOCATED BY SURVEY, OR BY THE ENGINEER'S FIELD REVIEW. THIS INFORMATION IS SHOWN FOR CLARITY, BUT MAY NOT BE COMPLETE OR ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY COORDINATION WHETHER SHOWN OR NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL UTILITIES FIELD LOCATED AS NECESSARY PRIOR TO BEGINNING WORK. THE SUPPORT, PROTECTION AND RESTORATION OF ALL UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 3
- THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY COORDINATION, SHOWN OR NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL UTILITIES FIELD LOCATED AS NECESSARY PRIOR TO BEGINNING WORK. THE SUPPORT, PROTECTION, AND RESTORATION OF ALL UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 4
- THE STATIONING AND OFFSETS SHOWN HEREIN ARE FOR REFERENCE PURPOSES AND APPROXIMATE LOCATIONS OF EXISTING FEATURES ONLY, AND DO NOT REPRESENT THE RESULTS OF A ROUTE SURVEY AS DESCRIBED IN 865 IAC 1-12-20 THRU 1-11-25 (MINIMUM STANDARDS). THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS.
- 5
- ANY PLACE ON THE PLANS OR IN THE SPECIFICATIONS WHERE IT IS SPECIFIED FOR THE CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL, SAID SHOP DRAWINGS MUST BE APPROVED BY THE ENGINEER PRIOR TO ORDERING OR PLACEMENT OF ANY MATERIALS FOR SAID IMPROVEMENT.
- 6
- THIS IS AN ALLEY RECONSTRUCTION PROJECT. CENTERLINE CONTROL, MONUMENTATION OF CENTERLINE AND BENCHMARKS ARE NOT REQUIRED AND NOT PROVIDED. LINES ARE SHOWN FOR STATIONING INFORMATION ONLY.
- 7
- TACK COAT IS REQUIRED WITH EACH LAYER OF ASPHALT PLACED. TACK COAT IS REQUIRED ON VERTICAL SURFACES NEXT TO ASPHALT (I.E. GUTTER, SHOULDER, WIDENING, ETC.) TACK COAT SHOULD BE CONSIDERED INCIDENTAL TO THE COST OF HMA PAVEMENT.
- 8
- THE CONTRACTOR SHALL TRANSITION PAVEMENT SLOPE THROUGH CORNER RADII AT A CONSTANT RATE SO AS TO MATCH THE ADJACENT TYPICAL SECTIONS. WEDGE AND LEVEL MATERIAL OR OTHER MATERIAL ACCEPTED BY THE ENGINEER SHALL BE USED AS NECESSARY TO PROVIDE POSITIVE DRAINAGE OF THE INTERSECTION.
- 9
- FOR ANY BID ITEM FOR WHICH A QUANTITY IS BID (SEE ITEMIZED PROPOSAL), PRIOR WRITTEN APPROVAL FROM THE ENGINEER TO EXCEED THE BID QUANTITY IS REQUIRED OR NO PAYMENT WILL BE MADE FOR THE OVERAGE.
- 10
- RIGHT-OF-WAY INFORMATION PROVIDED IS FOR ILLUSTRATIVE PURPOSES ONLY. THESE APPROXIMATE LOCATIONS ARE PROVIDED FROM THE CITY OF INDIANAPOLIS IMAGIS DATA. ENGINEER/DESIGNER ASSUMES NO LIABILITY FOR ANY PROBLEMS RESULTING FROM USE OF UNRESEARCHED PROPERTY RECORDS OR UNVERIFIED SURVEY ON THIS PROJECT. INDIANAPOLIS DPW WILL PROVIDE CONTRACTOR WITH "RIGHT OF ENTRY" RELEASES FROM ALL AFFECTED PROPERTY OWNERS. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO ORIGINAL CONDITION. CARE SHOULD BE TAKEN AS PLANTINGS, DECORATIVE RETAINING WALLS AND DECORATIVE STONE ARE ALL LOCATED ADJACENT TO THE ALLEY'S THROUGHOUT THE PROJECT.
- 11
- ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS SHALL BE RESTORED TO THEIR PRE CONSTRUCTION CONDITION. PAYMENT TO BE INCLUDED IN THE COST OF OTHER PAY ITEMS IN THE CONTRACT.
- 12
- CASTINGS TO BE ADJUSTED BY OTHERS SHOULD BE COORDINATED WITH CITIZENS ENERGY GROUP.
- 13
- IF EXISTING ROADWAY SIGNS INTERFERE WITH THE EXECUTION OF THE WORK FOR THIS PROJECT, SUCH SIGNS AND POSTS SHALL BE REMOVED AND STORED AS DIRECTED. THE CITY INTENDS TO REINSTALL THESE SIGNS WITH THEIR OWN PERSONNEL. THE COST OF REMOVING AND STORING THESE SIGNS WILL NOT BE PAID FOR DIRECTLY. THE COST SHALL BE INCLUDED IN OTHER PAY ITEMS. IF SIGNS ARE NOT IN CONFLICT, THEY REMAIN IN PLACE.
- 14
- UTILITY MANHOLES SURROUNDED BY CONCRETE PAD SHALL BE REMOVED AND REPLACED BY UTILITY AS DESIGNATED ON PLANS OR DIRECTED BY THE ENGINEER.
- 15
- CONTRACTOR TO ENSURE THAT POSITIVE DRAINAGE IS MAINTAINED AT ALL INTERSECTIONS ALONG CURB AND GUTTER FLOWLINES AFTER THE COMPLETION OF CURB RAMP CONSTRUCTION.
- 16
- POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES.
- 17
- THE CITY OF INDIANAPOLIS DPW SAFETY POLICY FOR RESIDENT PROJECT REPRESENTATIVES SHALL BE STRICTLY ENFORCED ON THIS PROJECT. A COPY OF THE POLICY CAN BE FOUND IN THE CONTRACT DOCUMENTS, OR REQUESTED BY THE ENGINEER.
- 18
- CONCRETE WASHOUTS SHALL BE IN A CONTAINED SYSTEM PER MCSWD. WASHOUT SHALL NOT BE PERFORMED DIRECTLY ONTO THE GROUND OR INTO A STORM SEWER.
- 19
- REMOVAL OF PLANT MATERIAL ON PAVEMENT OR AT CURBS OR SIDEWALKS SHALL BE INCIDENTAL TO COLD PLANING OR OTHER ITEMS. NO DIRECT PAYMENT WILL BE MADE.
- 20
- THE CONTRACTOR SHALL VERIFY ALL DRAINAGE STRUCTURES AND PIPE TYPES, MATERIAL, WALL THICKNESSES, INVERTS, DEPTHS, DIAMETERS, SIZES, AND CONDITIONS PRIOR TO ORDERING MATERIALS FOR ADJUSTMENTS, CONNECTIONS, EXTENSIONS, OR ALTERATIONS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR PROPER FIT.
- 21
- AT IMPROVEMENTS TO EXISTING DRIVES, THE CONTRACTOR SHALL VERIFY THAT THE PROPOSED GRADE DOES NOT EXCEED 8.33% FOR THE FIRST 10 FT. BEYOND THE SIDEWALK AND THAT THE PROPOSED GRADE DOES NOT EXCEED 2% ALONG THE PORTION OF THE DRIVE INDICATED AS SIDEWALK. IF THIS CONDITION CANNOT BE MET, NOTIFY ENGINEER BEFORE BEGINNING ANY WORK AT DRIVE.
- 22
- THE CONTRACTOR SHALL PROVIDE SILT FENCE, TEMPORARY SEEDING OR OTHER MEASURES FOR SEDIMENT & EROSION CONTROL WHERE NEEDED DURING CONSTRUCTION OF SIDEWALKS, DRIVES, OR OTHER FEATURES.
- 23
- EXISTING CURB TYPES MAY VARY AT STREETS. CONTRACTOR SHALL INSPECT CURB PRIOR TO BEGINNING WORK TO ASSURE PROPER FIT AND TRANSITION.
- 24
- THE MARION COUNTY SURVEYOR REQUIRES 96 HOURS NOTICE TO PROVIDE ASSISTANCE AS NEEDED IN LOCATION OF ALL HARRISON MARKERS. THE TELEPHONE NUMBER FOR THE MARION COUNTY SURVEYOR IS (317) 327-4150. THE WORK ON ALL HARRISON MONUMENTS WILL BE COORDINATED WITH AND SUPERVISED BY THE MARION COUNTY SURVEYOR. SECTION CORNERS ARE TO BE LOCATED, MARKED, AND STRADDLED BY THE MARION COUNTY SURVEYOR PRIOR TO EXCAVATION. CENTERLINE LOCATIONS ARE TO BE LOCATED AND MARKED BY THE CONTRACTOR'S SURVEYOR AND STRADDLED BY THE MARION COUNTY SURVEYOR PRIOR TO EXCAVATION.
- 25
- THE WIDTH OF THE PROPOSED DRIVES TO BE REPLACED SHALL MATCH EXISTING DRIVE WIDTH.
- 26
- ALL ROADWAY PAVEMENT MARKINGS, BIKE LANE PAVEMENT MARKINGS, BIKE LANE SIGNS, AND CONSTRUCTION SIGNS SHALL BE IN ACCORDANCE WITH THE 2011 INDIANA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY SUPPLEMENTS THEREAFTER.
- 27
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL COMMERCIAL AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
- 28
- ALL WATER, GAS, SANITARY, AND COMBINED SANITARY CASTINGS WILL BE ADJUSTED BY CITIZENS ENERGY GROUP (CEG). CONTRACTOR SHALL COORDINATE WITH CEG FOR CASTING ADJUSTMENTS.
- 29
- THERE SHALL BE NO DIRECT PAYMENT FOR SAW CUTS. THESE CUTS SHALL BE INCLUDED IN THE COST OF OTHER ITEMS.
- 30
- THE HYDRAULIC CAPACITY OF ALL INLETS MUST BE MAINTAINED DURING AND AFTER CONSTRUCTION OPERATIONS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- 31
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE INSPECTOR.
- 32
- INLET PROTECTION MUST BE PROVIDED BY THE CONTRACTOR DURING MILLING OPERATIONS AND UNTIL THE SURFACE COURSE IS PLACED.
- 33
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO EXISTING TRANSIT SERVICE THROUGHOUT THE LENGTH OF THE PROJECT, AND FOR THE DURATION OF THE WORK. THE CONTRACTOR SHALL COORDINATE WITH INDYGO IN ORDER TO SCHEDULE WORK IN A MANNER THAT MAINTAINS TRANSIT STOPS. INDYGO SHALL BE NOTIFIED 14 DAYS PRIOR TO WORK ADJACENT TO ANY EXISTING TRANSIT STOP. THE INDYGO CONTACT IS:
BUSSTOPS@INDYGO.NET
EXISTING TRANSIT STOPS MAY BE TEMPORARILY RELOCATED WITH INDYGO CONCURRENCE. ALL TRANSIT STOPS SHALL BE MAINTAINED IN AN ADA ACCESSIBLE MANNER. BUS PULL OFF/THROUGH AREA MAY BE REQUIRED. IF TRANSIT STOPS ARE RELOCATED DURING CONSTRUCTION, INDYGO SHALL BE NOTIFIED 14 DAYS PRIOR TO THE COMPLETION OF WORK THAT WOULD RESTORE THE ORIGINAL TRANSIT STOP LOCATION.
ALL COSTS ASSOCIATED WITH THIS WORK SHALL BE INCLUDED IN THE COST OF MAINTAINING TRAFFIC.
- 34
- ACCESS TO ALL ENTRANCES SHALL BE MAINTANED AT ALL TIMES. CONTRACTOR SHALL COORDINATE WITH ALL PROPERTY OWNERS. A MINIMUM OF 14 CALENDAR DAYS NOTICE SHALL BE GIVEN TO ALL PROPERTY OWNERS ALONG A SEGMENT OF ROADWAY OR ALLEY TO BE CLOSED. ALL ASSOCIATED COSTS WITH THIS WORK SHALL BE INCLUDED IN THE COST OF MAINTAINING TRAFFIC.
- 35
- NO DIRECT PAYMENT WILL BE MADE FOR EXCAVATION, HAULING AND/OR DISPOSAL. COST SHALL BE INCLUDED IN CLEARING RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- 36
- NO DIRECT PAYMENT WILL BE MADE FOR ASPHALT OR CONCRETE REMOVAL. COST SHALL BE INCLUDED IN CLEARING RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- 37
- ALL EXISTING BRICK PAVERS ON ALLEY 750 N WILL BE REMOVED AND RESET AS SHOWN IN THE PLANS. " HISTORIC BRICK TO BE RESET SHALL BE PAID FOR AS "REMOVE AND RESET BRICK."
- 38
- EROSION CONTROL MUST BE PROVIDED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL PERMANENT SURFACE STABILIZATION COURSE IS COMPLETE. INLET PROTECTION SHALL BE MAINTAINABLE AND MUST HAVE AN OVERFLOW FUNCTION. GEOTEXTILE FABRIC UNDERNEATH THE CASTING SHALL NOT BE USED. EROSION CONTROL SHALL BE INCIDENTAL TO MAINTAINING TRAFFIC AND NO DIRECT PAYMENT WILL BE MADE UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.
- 39
- CONTRACTOR SHALL NOT REDUCE INLET OR DRAINAGE STRUCTURE HYDRAULIC CAPACITY WITH ANY CONSTRUCTION.
- 40
- ALL BRICK ON ALLEY 750 N SHALL BE REMOVED AND REPLACED AS SHOWN IN THE PLANS. DAMAGED BRICKS SHALL BE SALVAGED AND PROVIDED TO THE DPW CONSTRUCTION PROJECT MANAGER. THERE IS A LIMITED SUPPLY OF SURPLUS BRICKS AVAILABLE TO THE CONTRACTOR FOR USE ON THIS PROJECT. CONTRACTOR SHALL COORDINATE THE USE OF THESE BRICKS WITH THE DPW CONSTRUCTION PROJECT MANAGER.
- 41
- CONTRACTOR SHALL PROVIDE A FINAL SITE PLAN SHOWING THE LOCATION OF NEW BRICK PAVERS AND HISTORIC BRICK PAVERS TO DPW CONSTRUCTION PROJECT MANAGER FOR INDIANAPOLIS HISTORIC PRESERVATION COMMISSION (IHPC) STAFF PRIOR TO COMMENCEMENT OF WORK.
- 42
- CONTRACTOR SHALL PROVIDE SAMPLES OF NEW BRICK PAVER FINAL SELECTIONS AND HISTORIC BRICK TO DPW CONSTRUCTION PROJECT MANAGER FOR IHPC STAFF PRIOR TO INSTALLATION.
- 43
- CONTRACTOR SHALL SALVAGE, PALLETIZE, SHRINK-WRAP AND STORE HISTORIC BRICK PAVERS FOR FUTURE USE. CONTRACTOR SHALL PROVIDE LOCATION OF STORED BRICKS TO DPW CONSTRUCTION PROJECT MANAGER FOR IHPC STAFF.
- 44
- CONTRACTOR MAY CLOSE PORTIONS OF ALLEY 750 N IN FRONT OF THE PARKING GARAGE ENTRANCES BETWEEN THE HOURS OF 9AM AND 4PM MONDAY - FRIDAY. A MINIMUM OF 14 CALENDAR DAYS NOTICE SHALL BE GIVEN TO ALL PROPERTY OWNERS.
- 45
- CONTRACTOR SHALL COORDINATE DELIVERY TRUCK SCHEDULES WITH ADJACENT PROPERTY OWNERS AS SHOWN IN THE PLANS.
- 45
- ANY CHANGES TO THE PROPOSED SCOPE OF WORK SHALL BE APPROVED THROUGH DPW CONSTRUCTION PROJECT MANAGER AND APPROVED BY IHPC STAFF PRIOR TO COMMENCEMENT OF WORK.

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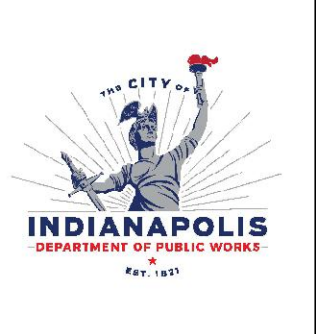
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RECOMMENDED FOR APPROVAL:		
DESIGN	ENGINEER	DATE
DESIGNED: MA	DRAWN: MAH	
CHECKED: NCK	CHECKED: NCK	



INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS
GENERAL NOTES

HORIZONTAL SCALE N/A
VERTICAL SCALE N/A
PROJECT NUMBER AL-25-365
SHEET NUMBER 2 OF 37

INDEX	
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28 - 29	STANDARD DETAILS
30	CONSTRUCTION DETAILS
31	PAVEMENT CORES
32 - 37	CROSS SECTIONS

UTILITIES		
AT&T - Distribution Contact: William 'Dave' Wire Phone: 37-610-5469 Email: ww2949@att.com	Citizens Energy Group Gas Contact: Rich Miller Phone: 317-927-4684 Email: utilitycoordination@citizensenergygroup.com	Lumen Telecommunications Contact: Maxwell Downey Phone: 260-724-1677 Email: maxwell.k.downey@lumen.com
Indianapolis Power and Light (AES) Contact: Brenton Vogt Phone: 317-261-8617 Email: brenton.vogt@aes.com	Citizens Energy Group Sewer Contact: Dave Clark Phone: 317-429-3993 Email: utilitycoordination@citizensenergygroup.com	Verizon Contact: Chris Read Phone: 469-886-4238 Email: chris.read@verizon.com
City of Indianapolis, Fiber Optic, Storm, Streetlights, Traffic Lights, & Other Contact: Theresa Mendoza Phone: 317-327-2302 Email: utilitycoordination@indy.gov	Citizens Energy Group Water Contact: Scott Ritter Phone: 317-927-4434 Email: utilitycoordination@citizensenergygroup.com	Extenet Systems Contact: Kevin Williams Phone: 630-245-2120 Email: kavin.williams@extenetsystems.com
Zayo Bandwidth Contact: Waylon Higgins Phone: 765-341-1199 Email: inky_relo@zayo.com	ATT Transmission Contact: Vanessa Ross Phone: 317-381-4284 Email: vf2021@att.com	Spectrum Contact: Jerry McKinley Phone: 317-538-2961 Email: jerry.mckinley@charter.com

GENERAL LEGEND

TC Asphalt for Tack Coat CA Compacted Aggregate, No. 53 AC Adjust Casting to Grade AC1 Adjust Casting to Grade, By Others (Citizens Energy Group) CS Clean Structure S Sidewalk, Concrete, 4 IN. DW Detectible Warning Surface CCR Curb, Concrete, Remove (All Types) SR Sidewalk, Concrete, Remove (All Types) MA Mill Approach HB Historic Brick Pavers, Remove & Reset DS Decorative Stone	C Curb, Concrete SS Existing Sanitary Manhole D Existing Storm Manhole BP Brick Pavers CD PCCP For Approaches, 8 IN. PR Pavement Removal RC Curb Ramp, Concrete ST Sidewalk Transition K 165#/Sys. HMA Surface, Type B on 275#/Sys. HMA Intermediate, Type B, on 6 IN. Compacted Aggregate, No. 53 on Subgrade Treatment, Type 1C RA 165#/Sys. HMA For Approaches, Type B SD 1" of Coarse Washed Sand (No Direct Pay, Included in Cost of Brick Pavers or Historic Brick Pavers, Reset)	□ Existing Storm Inlet ⊠ Temporary Erosion Control: Inlet Protection ⦿ Fire Hydrant ▀ Construction Sign FOB Face of Building (DND) Do Not Disturb ⌋ Relocate Sign ⊗ Water Valve ⊗ Gas Valve ⊞ Power Pole ME Match Existing — G — Gas Line — W — Water Line — S — Storm Sewer Line — SS — Sanitary Sewer Line
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REVISIONS		
DATE	DESCRIPTION	BY



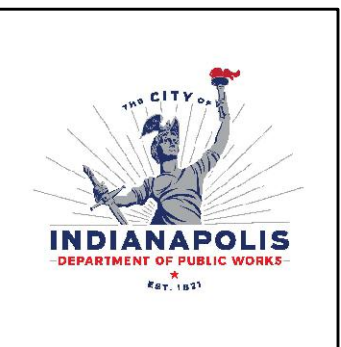


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DESIGNED: MA	DRAWN: MAH
CHECKED: NCK	CHECKED: NCK



INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS
LEGEND/INDEX & UTILITIES

HORIZONTAL SCALE
VERTICAL SCALE
PROJECT NUMBER AL-25-365
SHEET NUMBER 3 OF 37

QUANTITIES - ALLEY 750 N, LINE "A"

Pay Item Number	Pay Item Name	Quantity	Unit
I-105-06845	CONSTRUCTION ENGINEERING	1.0	LSUM
I-110-01001	MOBILIZATION AND DEMOBILIZATION	1.0	LSUM
I-201-52370	CLEARING RIGHT OF WAY	1.0	LSUM
D-202-01000	SIDEWALK, REMOVE (ALL TYPES)	17.0	SYS
I-202-02240	PAVEMENT REMOVAL	11.0	SYS
D-202-02300	CURB, REMOVE (ALL TYPES)	10.0	LFT
I-203-02000	EXCAVATION, COMMON	54.0	CYS
I-205-12108	STORM WATER MANAGEMENT BUDGET	440.0	DOL
I-205-12616	STORMWATER MANAGEMENT IMPLEMENTATION	1.0	LS
I-207-08264	SUBGRADE TREATMENT, TYPE IC	325.0	SYS
D-214-11850	GEOGRID FOR MECHANICAL STABILIZATION	325.0	SYS
I-301-12234	COMPACTED AGGREGATE NO. 53	54.0	CYS
I-306-08432	MILLING, APPROACH	18.0	SYS
D-604-03645	REMOVE AND RESET BRICK	325.0	SYS
I-604-08086	CURB RAMP, CONCRETE	17.0	SYS
I-605-06120	CURB, CONCRETE	68.0	LFT
D-616-11740	DECORATIVE STONE	5.0	CYS
I-610-07487	HMA FOR APPROACHES, TYPE B	2.0	TONS
D-720-96997	STRUCTURE, EXISTING, CLEAN	4.0	EACH
I-801-04308	ROAD CLOSURE SIGN ASSEMBLY	2.0	EACH
I-801-06640	CONSTRUCTION SIGN, A	7.0	EACH
I-801-06645	CONSTRUCTION SIGN, B	6.0	EACH
I-801-06775	MAINTAINING TRAFFIC	1.0	LSUM
I-801-07118	BARRICADE, III-A	48.0	LFT

QUANTITIES - ALLEY 675 E, LINE "B"

Pay Item Number	Pay Item Name	Quantity	Unit
I-105-06845	CONSTRUCTION ENGINEERING	1.0	LSUM
I-110-01001	MOBILIZATION AND DEMOBILIZATION	1.0	LSUM
I-201-52370	CLEARING RIGHT OF WAY	1.0	LSUM
D-202-01000	SIDEWALK, REMOVE (ALL TYPES)	25.0	SYS
D-202-02300	CURB, REMOVE (ALL TYPES)	65.0	LFT
I-203-02000	EXCAVATION, COMMON	199.0	CYS
I-205-12108	STORM WATER MANAGEMENT BUDGET	45.0	DOL
I-205-12616	STORMWATER MANAGEMENT IMPLEMENTATION	1.0	LS
I-207-08264	SUBGRADE TREATMENT, TYPE IC	716.0	SYS
I-301-12234	COMPACTED AGGREGATE NO. 53	125.0	CYS
I-306-08432	MILLING, APPROACH	16.0	SYS
I-401-10258	JOINT ADHESIVE, SURFACE	525.0	LFT
I-401-10259	JOINT ADHESIVE, INTERMEDIATE	525.0	LFT
I-401-11785	LIQUID ASPHALT SEALANT	525.0	LFT
D-402-01121	HMA INTERMEDIATE, TYPE B	89.0	TONS
D-402-02122	HMA SURFACE, TYPE B	53.0	TONS
I-406-05520	ASPHALT FOR TACK COAT	1.0	TONS
I-604-06070	SIDEWALK, CONCRETE	25.0	SYS
I-605-06120	CURB, CONCRETE	66.0	LFT
I-610-07487	HMA FOR APPROACHES, TYPE B	1.0	TONS
I-621-01004	MOBILIZATION AND DEMOBILIZATION FOR SEEDING	1.0	EACH
I-621-06560	MULCHED SEEDING, U	51.0	SYS
I-801-04308	ROAD CLOSURE SIGN ASSEMBLY	2.0	EACH
I-801-06640	CONSTRUCTION SIGN, A	7.0	EACH
I-801-06645	CONSTRUCTION SIGN, B	6.0	EACH
I-801-06775	MAINTAINING TRAFFIC	1.0	LSUM
I-801-07118	BARRICADE, III-A	48.0	LFT

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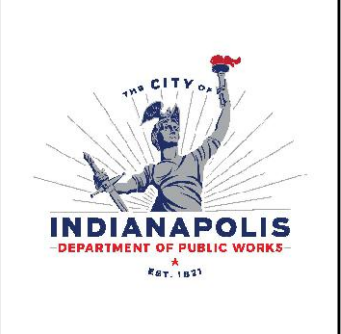


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DESIGN ENGINEER	DATE
DESIGNED: MA	DRAWN: MAH
CHECKED: NCK	CHECKED: NCK



INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS
QUANTITIES - LINE A & LINE B

HORIZONTAL SCALE
VERTICAL SCALE
PROJECT NUMBER AL-25-365
SHEET NUMBER 4 OF 37

QUANTITIES - ALLEY 875 N, LINE "C"

Pay Item Number	Pay Item Name	Quantity	Unit
I-105-06845	CONSTRUCTION ENGINEERING	1.0	LSUM
I-110-01001	MOBILIZATION AND DEMOBILIZATION	1.0	LSUM
I-201-52370	CLEARING RIGHT OF WAY	1.0	LSUM
D-202-01000	SIDEWALK, REMOVE (ALL TYPES)	47.0	SYS
D-202-02300	CURB, REMOVE (ALL TYPES)	86.0	LFT
I-203-02000	EXCAVATION, COMMON	91.0	CYS
I-205-12108	STORM WATER MANAGEMENT BUDGET	47.0	DOL
I-205-12616	STORMWATER MANAGEMENT IMPLEMENTATION	1.0	LS
I-207-08264	SUBGRADE TREATMENT, TYPE IC	327.0	SYS
I-301-12234	COMPACTED AGGREGATE NO. 53	59.0	CYS
I-306-08432	MILLING, APPROACH	7.0	SYS
I-401-10258	JOINT ADHESIVE, SURFACE	321.0	LFT
I-401-10259	JOINT ADHESIVE, INTERMEDIATE	321.0	LFT
I-401-11785	LIQUID ASPHALT SEALANT	321.0	LFT
D-402-01121	HMA INTERMEDIATE, TYPE B	45.0	TONS
D-402-02122	HMA SURFACE, TYPE B	27.0	TONS
I-406-05520	ASPHALT FOR TACK COAT	0.3	TONS
I-604-08086	CURB RAMP, CONCRETE	31.0	SYS
I-605-06120	CURB, CONCRETE	53.0	LFT
I-610-07713	PCCP FOR APPROACHES, 8 IN.	11.0	SYS
I-610-07487	HMA FOR APPROACHES, TYPE B	1.0	TONS
I-801-04308	ROAD CLOSURE SIGN ASSEMBLY	2.0	EACH
I-801-06640	CONSTRUCTION SIGN, A	7.0	EACH
I-801-06645	CONSTRUCTION SIGN, B	6.0	EACH
I-801-06775	MAINTAINING TRAFFIC	1.0	LSUM
I-801-07118	BARRICADE, III-A	48.0	LFT

QUANTITIES - MARY ST, LINE "D"

Pay Item Number	Pay Item Name	Quantity	Unit
I-105-06845	CONSTRUCTION ENGINEERING	1.0	LSUM
I-110-01001	MOBILIZATION AND DEMOBILIZATION	1.0	LSUM
I-201-52370	CLEARING RIGHT OF WAY	1.0	LSUM
D-202-01000	SIDEWALK, REMOVE (ALL TYPES)	49.0	SYS
D-202-02300	CURB, REMOVE (ALL TYPES)	92.0	LFT
I-203-02000	EXCAVATION, COMMON	221.0	CYS
I-205-12108	STORM WATER MANAGEMENT BUDGET	48.0	DOL
I-205-12616	STORMWATER MANAGEMENT IMPLEMENTATION	1.0	LS
I-207-08264	SUBGRADE TREATMENT, TYPE IC	794.0	SYS
I-301-12234	COMPACTED AGGREGATE NO. 53	132.0	CYS
I-306-08432	MILLING, APPROACH	21.0	SYS
I-401-10258	JOINT ADHESIVE, SURFACE	649.0	LFT
I-401-10259	JOINT ADHESIVE, INTERMEDIATE	649.0	LFT
I-401-11785	LIQUID ASPHALT SEALANT	649.0	LFT
D-402-01121	HMA INTERMEDIATE, TYPE B	109.0	TONS
D-402-02122	HMA SURFACE, TYPE B	66.0	TONS
I-406-05520	ASPHALT FOR TACK COAT	0.8	TONS
I-604-08086	CURB RAMP, CONCRETE	49.0	SYS
I-605-06120	CURB, CONCRETE	92.0	LFT
I-610-07487	HMA FOR APPROACHES, TYPE B	2.0	TONS
I-621-01004	MOBILIZATION AND DEMOBILIZATION FOR SEEDING	1.0	EACH
I-621-06560	MULCHED SEEDING, U	61.0	SYS
I-801-04308	ROAD CLOSURE SIGN ASSEMBLY	2.0	EACH
I-801-06640	CONSTRUCTION SIGN, A	7.0	EACH
I-801-06645	CONSTRUCTION SIGN, B	6.0	EACH
I-801-06775	MAINTAINING TRAFFIC	1.0	LSUM
I-801-07118	BARRICADE, III-A	48.0	LFT

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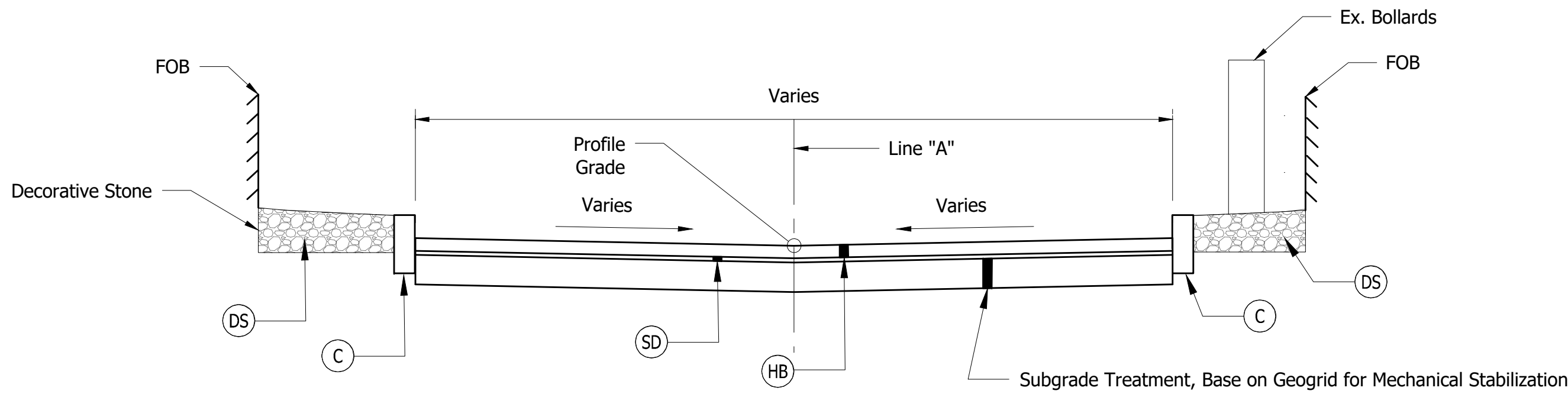
90% PLANS
NOT FOR
CONSTRUCTION

RECOMMENDED FOR APPROVAL:	
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DESIGNED: MA	DRAWN: MAH
CHECKED: NCK	CHECKED: NCK



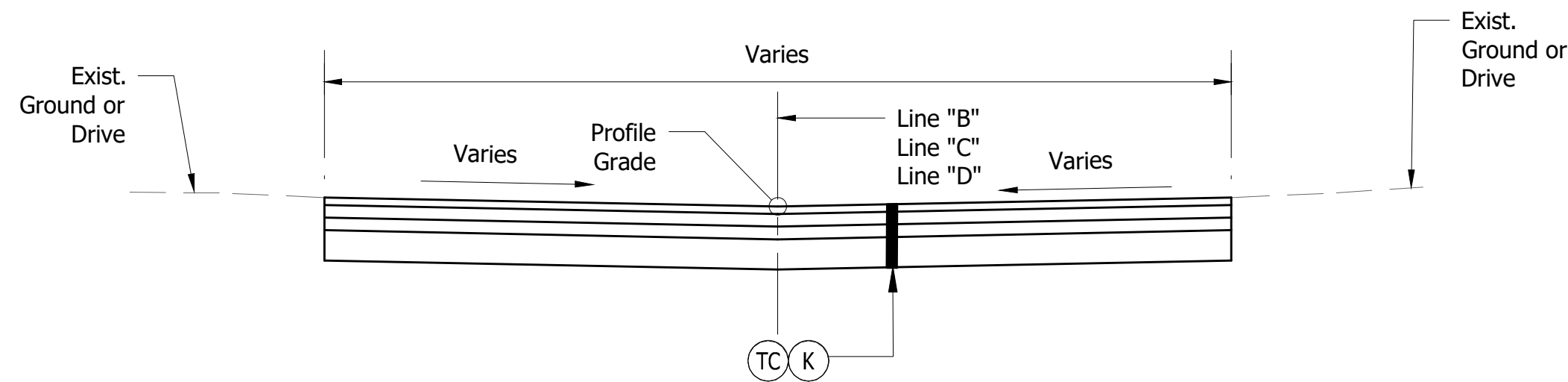
INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS
QUANTITIES - LINE C & LINE D

HORIZONTAL SCALE
VERTICAL SCALE
PROJECT NUMBER AL-25-365
SHEET NUMBER 5 OF 37



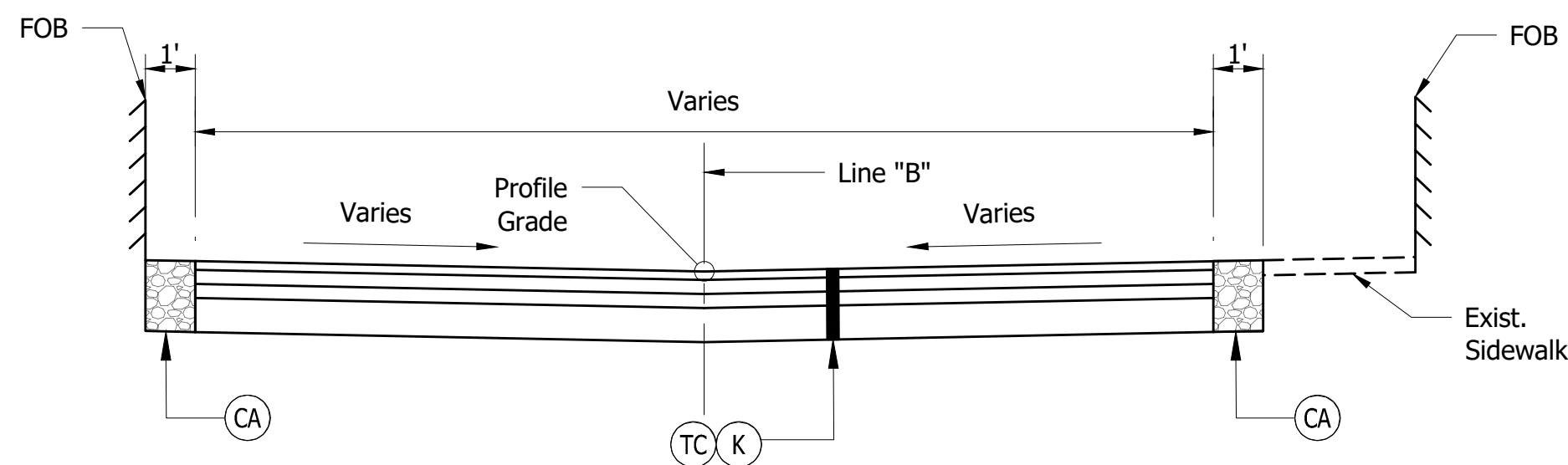
TYPICAL FULL DEPTH SECTION

Alley 750 N - Sta. 10+46 to Sta. 10+88, Line "A"



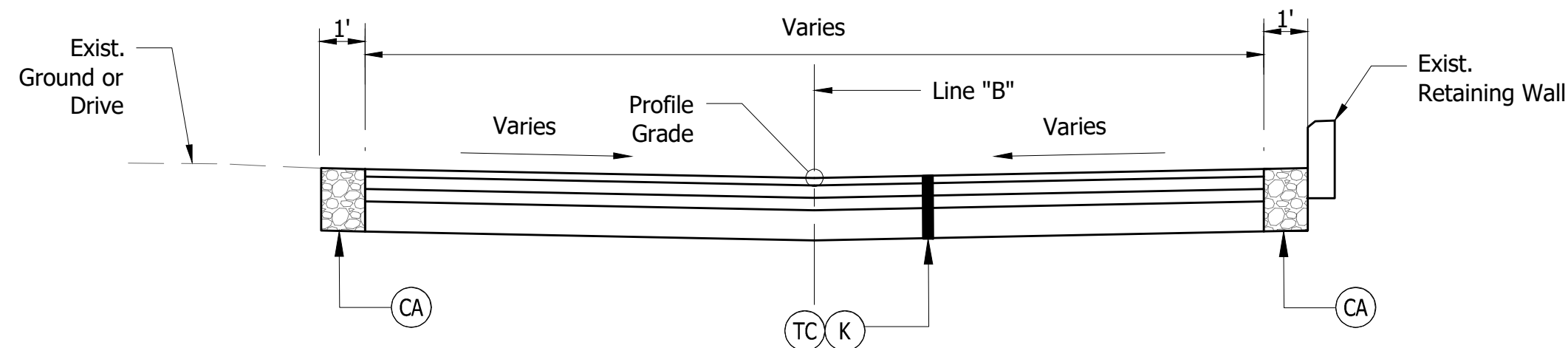
TYPICAL FULL DEPTH SECTION

Alley 675 N - Sta. 11+02 to Sta. 14+05, Line "B"
Alley 875 N - Sta. 10+39 to Sta. 13+34, Line "C"
Mary Street - Sta. 10+13 to Sta. 14+20, Line "D"
Mary Street - Sta. 14+80 to Sta. 17+03, Line "D"



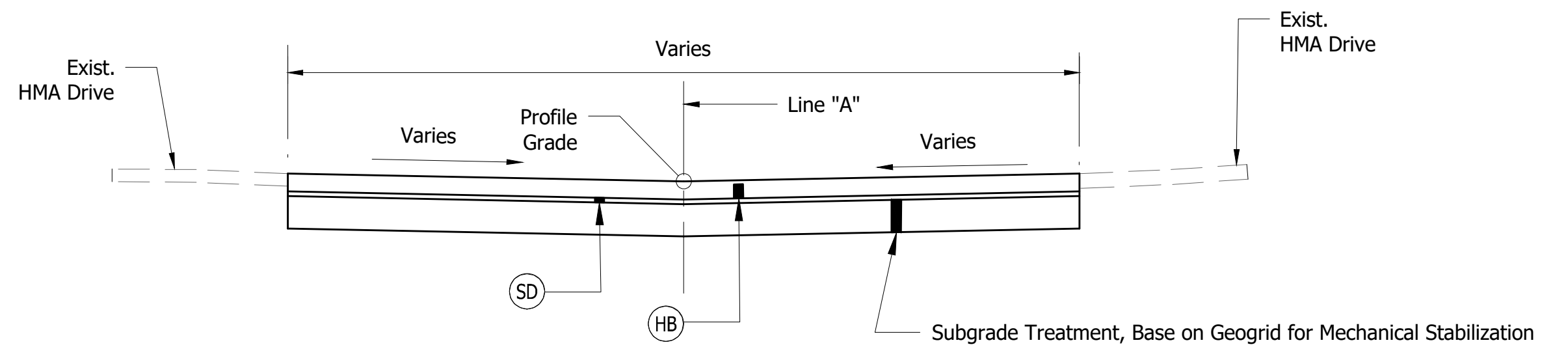
TYPICAL FULL DEPTH SECTION

Alley 675 N - Sta. 10+17 to Sta. 11+02, Line "B"



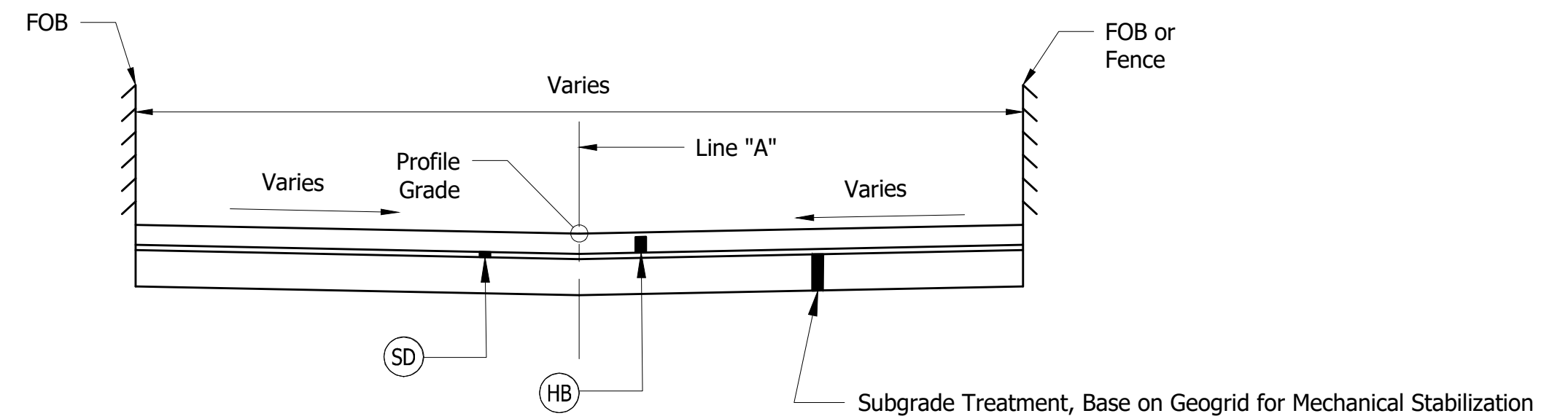
TYPICAL FULL DEPTH SECTION

Alley 675 N - Sta. 14+05 to Sta. 15+15, Line "B"



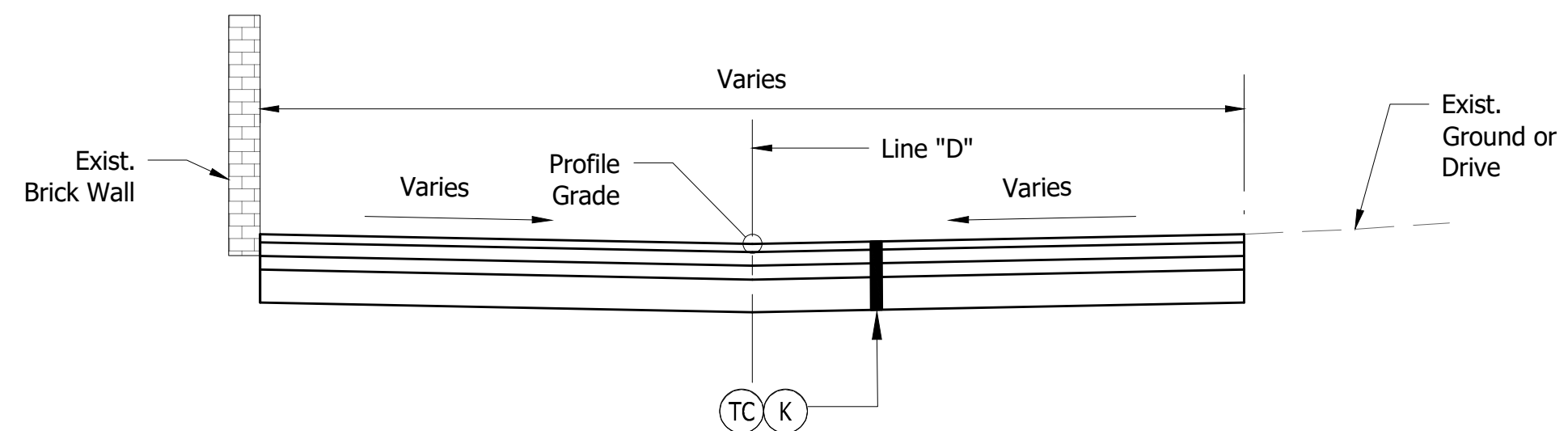
TYPICAL FULL DEPTH SECTION

Alley 750 N - Sta. 11+30 to Sta. 11+90, Line "A"



TYPICAL FULL DEPTH SECTION

Alley 750 N - Sta. 10+88 to Sta. 11+30, Line "A"
Alley 750 N - Sta. 11+90 to Sta. 12+74 Line "A"



TYPICAL FULL DEPTH SECTION

Mary Street - Sta. 14+20 to Sta. 14+80, Line "D"

LEGEND

- | | | |
|--|---|--|
| (C) Curb, Concrete | (CS) Clean Structure | (CD) PCCP For Approaches, 8 IN. |
| (SS) Existing Sanitary Manhole | (S) Sidewalk, Concrete, 4 IN. | (PR) Pavement Removal |
| (D) Existing Storm Manhole | (DW) Detectible Warning Surface | (RC) Curb Ramp, Concrete |
| (BP) Brick Pavers | (CCR) Curb, Concrete, Remove (All Types) | (ST) Sidewalk Transition |
| (TC) Asphalt for Tack Coat | (SR) Sidewalk, Concrete, Remove (All Types) | (K) 165#/Sys. HMA Surface, Type B on 275#/Sys. HMA Intermediate, Type B, on 6 IN. Compacted Aggregate, No. 53 on Subgrade Treatment, Type 1C |
| (CA) Compacted Aggregate, No. 53 | (MA) Mill Approach | (RA) 165#/Sys. HMA For Approaches, Type B |
| (AC) Adjust Casting to Grade | (HB) Historic Brick Pavers, Remove & Reset | (SD) 1" of Coarse Washed Sand (No Direct Pay, Included in Cost of Brick Pavers or Historic Brick Pavers, Reset) |
| (ACI) Adjust Casting to Grade, By Others (Citizens Energy Group) | (DS) Decorative Stone | FOB Face of Building |

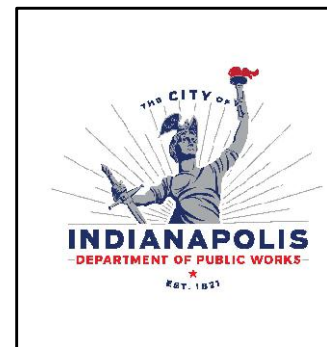
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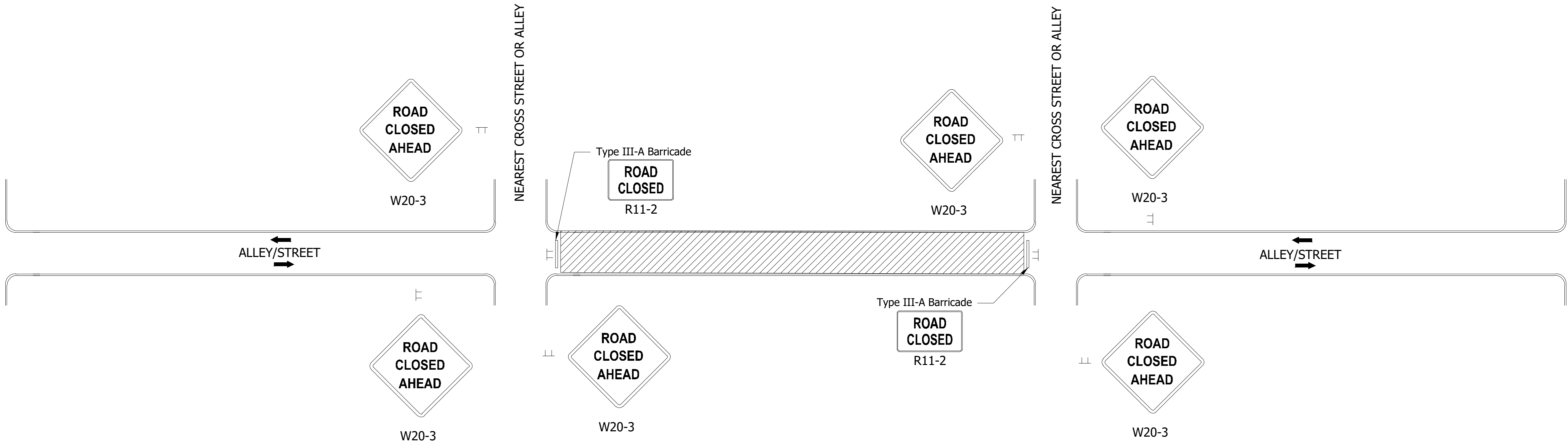
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CHECKED: NCK	CHECKED: NCK



INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS
TYPICAL SECTIONS

HORIZONTAL SCALE NTS VERTICAL SCALE N/A
PROJECT NUMBER AL-25-365 SHEET NUMBER 6 OF 37



LEGEND:

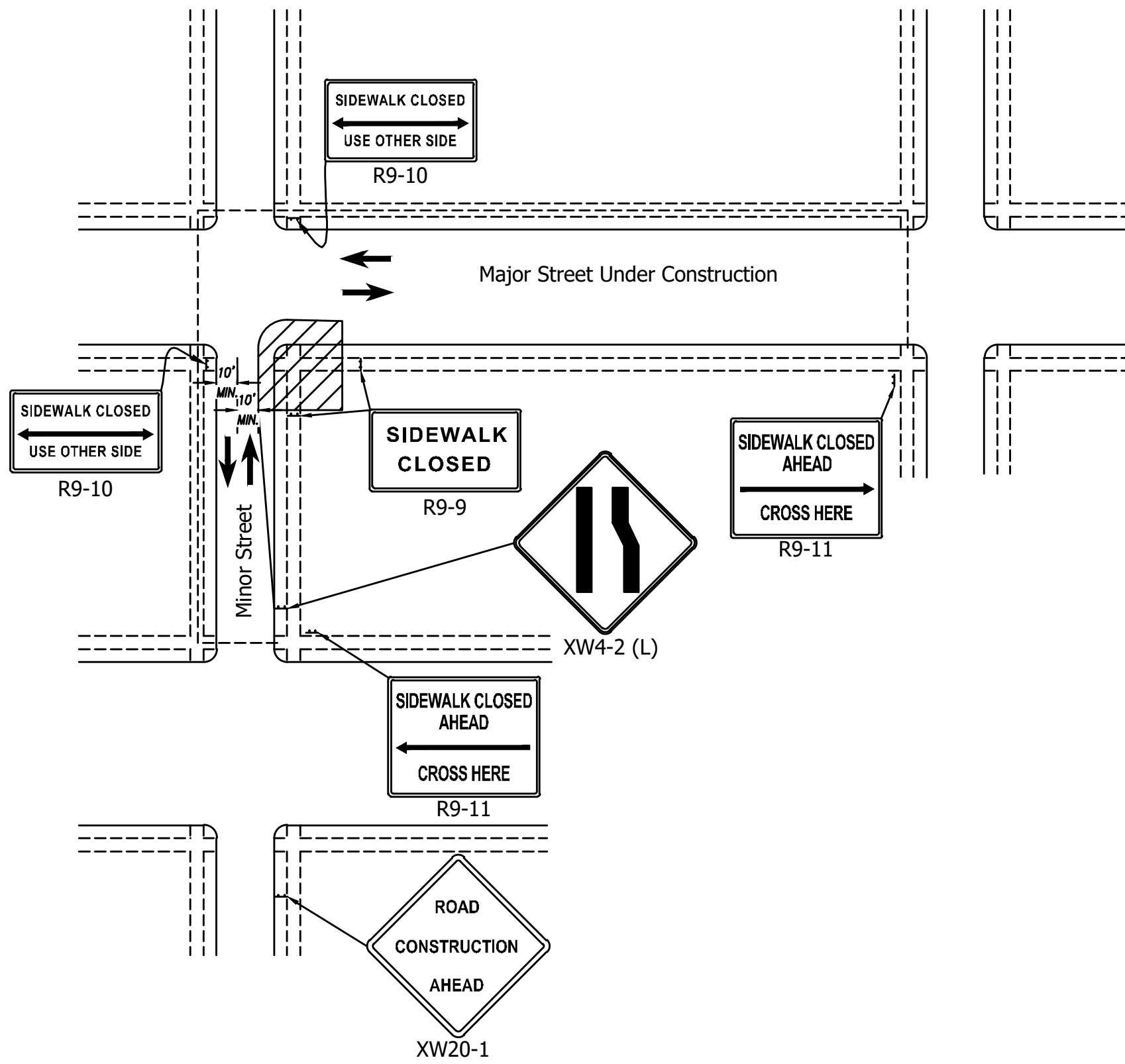
- Work Zone
- Sign

STREET / ALLEY CLOSURE MOT DETAILS
NOT TO SCALE

NOTES:

- Contractor shall not close more than 1 alley or street at a time. Closure area shall be limited to 1 block between 2 side streets or alleys. All property owners with access within a closure area shall be given 14 calendar days notice prior to closure.
- Road Closed Ahead signs shall be placed approximately 100' in advance of closure area.
- Contractor shall provide ADA accessible access at all times. Sidewalk shall remain open for pedestrian use on one side of Street at all times.
- All traffic control signage shall meet IMUTCD standards.
- Emergency vehicle coordination shall be required during all phases of construction.
- 747 Apartments has 2 garage entrances along Alley 750 N. The alley may be closed in front of one or both entrances during the day between 9:00am and 4:00pm. A minimum of 14 calendar days notice must be given to each resident. The garage doors access separate parking garages, so each must have access via Alley 750 N at all times, except for the short closure described herein, to reconstruct the alley in front of the garage doors.
- Contractor shall coordinate delivery schedules with businesses along Alley 750 N. The following businesses are located along the Alley 750 N:

BUSINESS	CONTACT	CONTACT NUMBER	DELIVERY INFORMATION
Mesh	Chef Jose	317-955-9600	Tuesday - Saturday typically between 9:00-10:00am.
Thaitanium	Kanlaya	317-709-7247	Monday, Wednesday, and Friday afternoons.
Toolbox	Dave	317-602-7778	Does not utilize alley for deliveries.
Livery	Hannah	317-383-0330	Monday - Saturday. Typically in the mornings, sometimes in later afternoons. Trucks do go through the alley to do deliveries, though might be able to reroute if necessary.



TYPICAL CURB RAMP AND PEDESTRIAN MOT DETAIL
NOT TO SCALE



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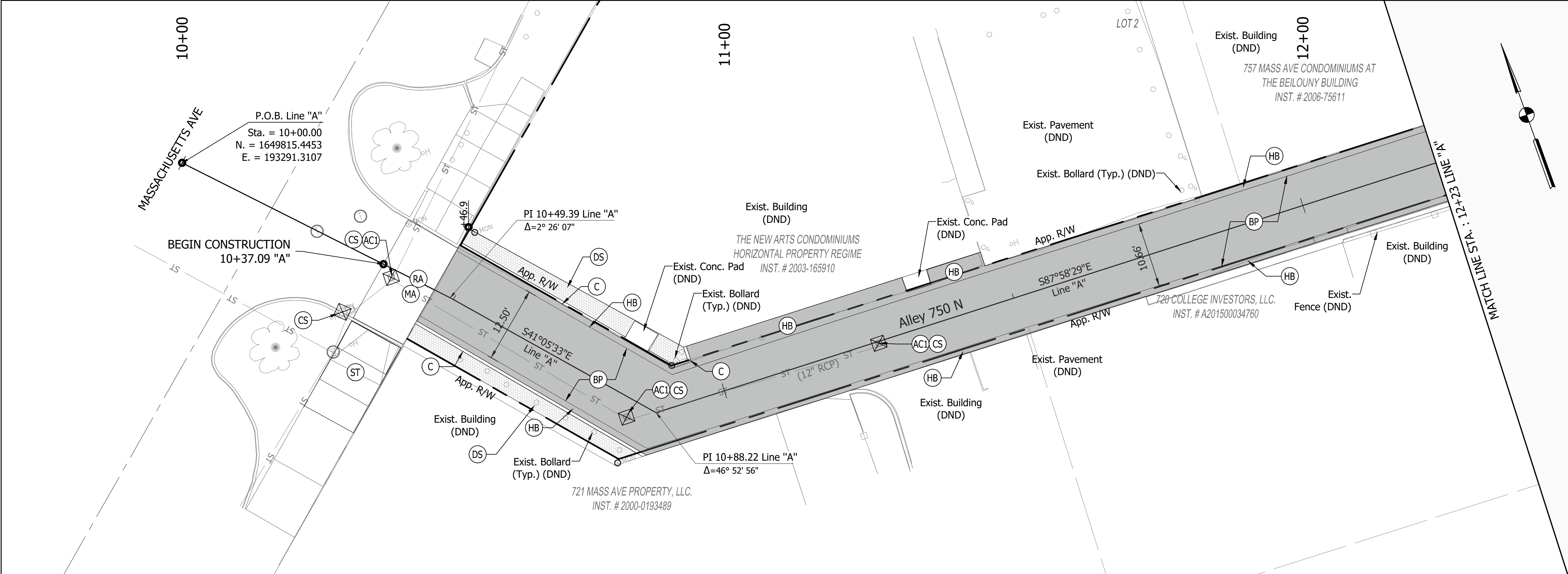
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DESIGNED: MA	DRAWN: MAH
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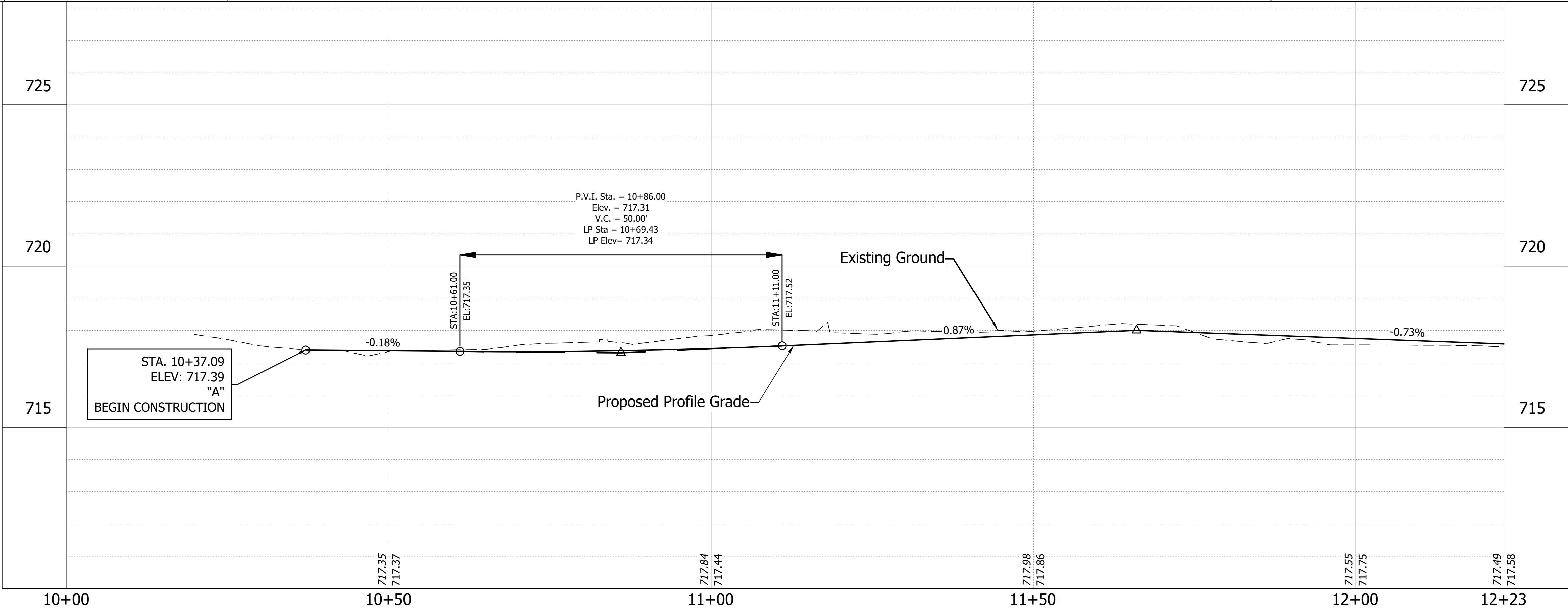


INDIANAPOLIS
DEPARTMENT OF PUBLIC WORKS
MAINTENANCE OF TRAFFIC
DETAILS

HORIZONTAL SCALE
VERTICAL SCALE N/A
PROJECT NUMBER AL-25-365
SHEETS NUMBER 9 OF 37



- LEGEND**
- ST Sidewalk Transition
 - AC Adjust Casting to Grade
 - AC1 Adjust Casting to Grade, By Others (Citizens Energy Group)
 - CCR Curb, Concrete, Remove (All Types)
 - C Curb, Concrete
 - TC Asphalt for Tack Coat
 - CA Compacted Aggregate, No. 53
 - DW Detectable Warning Surfaces
 - MA Mill Approach
 - K Full Depth Pavement Section (Reference Typical Section)
 - RA 165#/Sys. HMA for Approaches, Type B
 - RC Curb Ramp, Concrete
 - S Sidewalk, Concrete 4 IN.
 - SR Sidewalk, Concrete, Remove (All Types)
 - SS Existing Sanitary Manhole
 - D Existing Storm Manhole
 - CD PCCP For Approaches, 8 IN.
 - BP Brick Pavers
 - HB Historic Brick Pavers, Remove & Reset
 - PR Pavement Removal
 - CS Clean Structure
 - DS Decorative Stone
 - (DND) Do Not Disturb
 - Relocate Sign
 - Construction Sign
 - Existing Storm Inlet
 - Temporary Erosion Control: Inlet Protection
 - Water Valve
 - Gas Valve
 - Power Pole
 - Fire Hydrant
 - FOB Face of Building
 - ME Match Existing
 - Gas Line
 - Water Line
 - Storm Sewer Line
 - Sanitary Sewer Line



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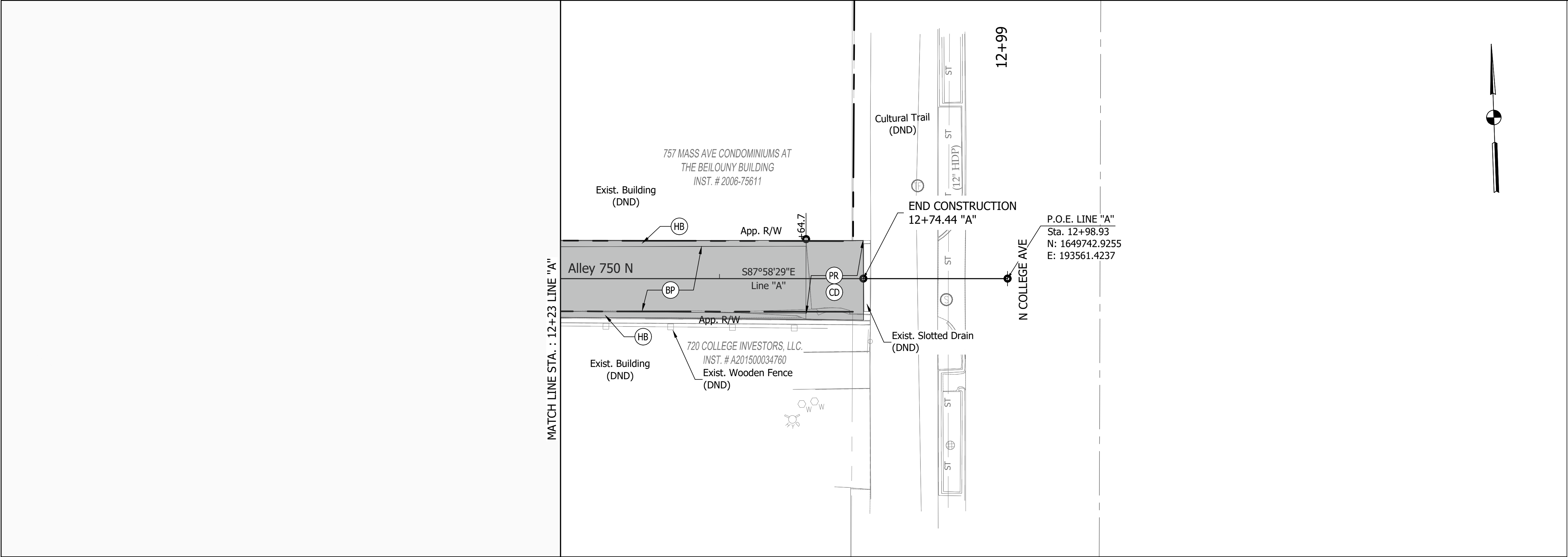
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DESIGN ENGINEER	DATE
DESIGNED: MA	DRAWN: MAH
CHECKED: NCK	CHECKED: NCK

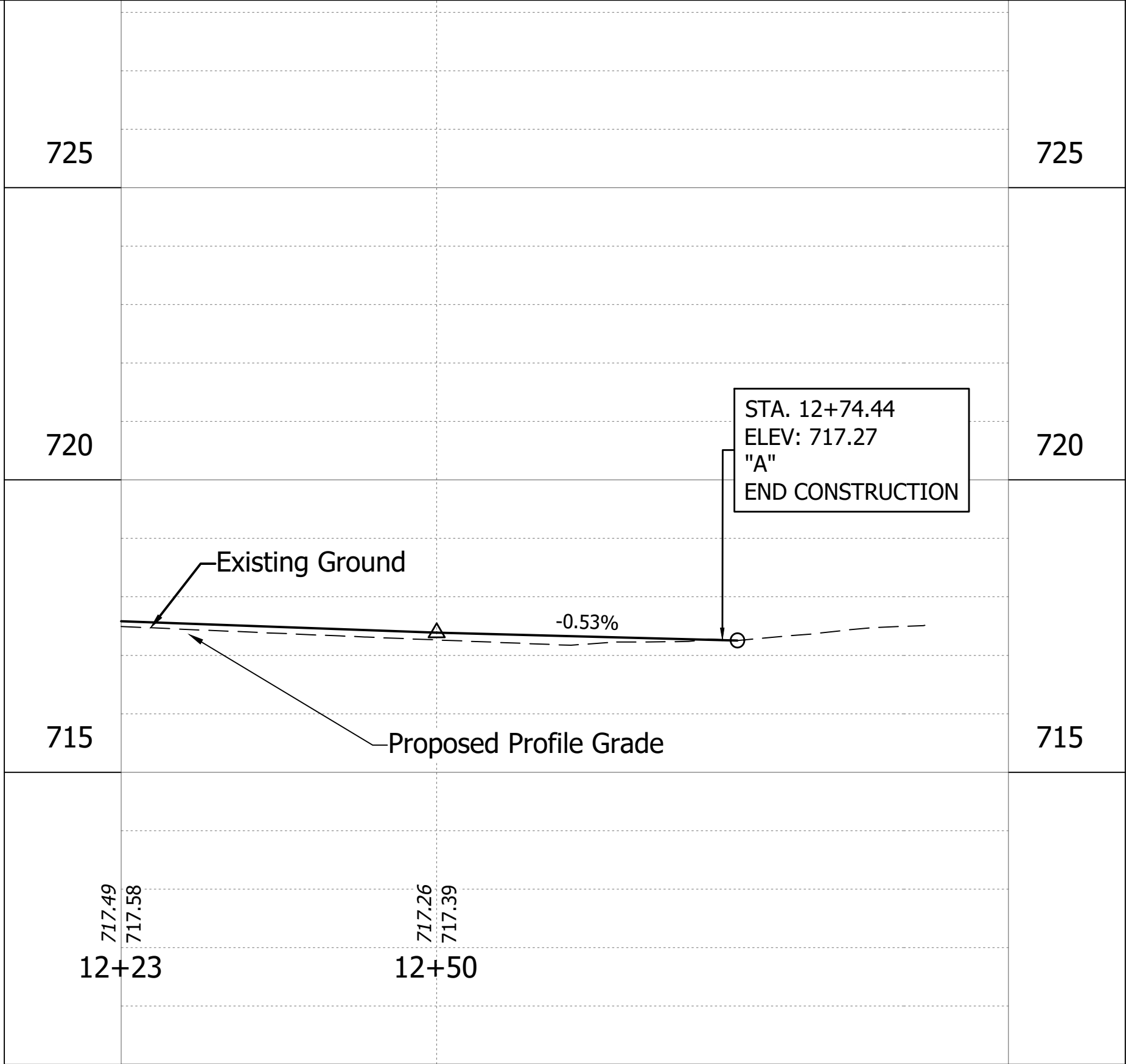


INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS	
750 N LINE "A" STA 10+00.00 - STA 12+23.00	

HORIZONTAL SCALE 1" = 10'
VERTICAL SCALE 1" = 5'
PROJECT NUMBER AL-25-365
SHEET NUMBER 10 OF 37



- LEGEND**
- ST Sidewalk Transition
 - AC Adjust Casting to Grade
 - ACI Adjust Casting to Grade, By Others (Citizens Energy Group)
 - CCR Curb, Concrete, Remove (All Types)
 - C Curb, Concrete
 - TC Asphalt for Tack Coat
 - CA Compacted Aggregate, No. 53
 - DW Detectable Warning Surfaces
 - MA Mill Approach
 - K Full Depth Pavement Section (Reference Typical Section)
 - RA 165#/Sys. HMA for Approaches, Type B
 - RC Curb Ramp, Concrete
 - S Sidewalk, Concrete 4 IN.
 - SR Sidewalk, Concrete, Remove (All Types)
 - SS Existing Sanitary Manhole
 - D Existing Storm Manhole
 - CD PCCP For Approaches, 8 IN.
 - BP Brick Pavers
 - HB Historic Brick Pavers, Remove & Reset
 - PR Pavement Removal
 - CS Clean Structure
 - DS Decorative Stone
 - (DND) Do Not Disturb
 - Relocate Sign
 - Construction Sign
 - Existing Storm Inlet
 - Water Valve
 - Gas Valve
 - Power Pole
 - Fire Hydrant
 - Temporary Erosion Control: Inlet Protection
 - FOB Face of Building
 - ME Match Existing
 - Gas Line
 - Water Line
 - Storm Sewer Line
 - Sanitary Sewer Line



REVISIONS		
DATE	DESCRIPTION	BY



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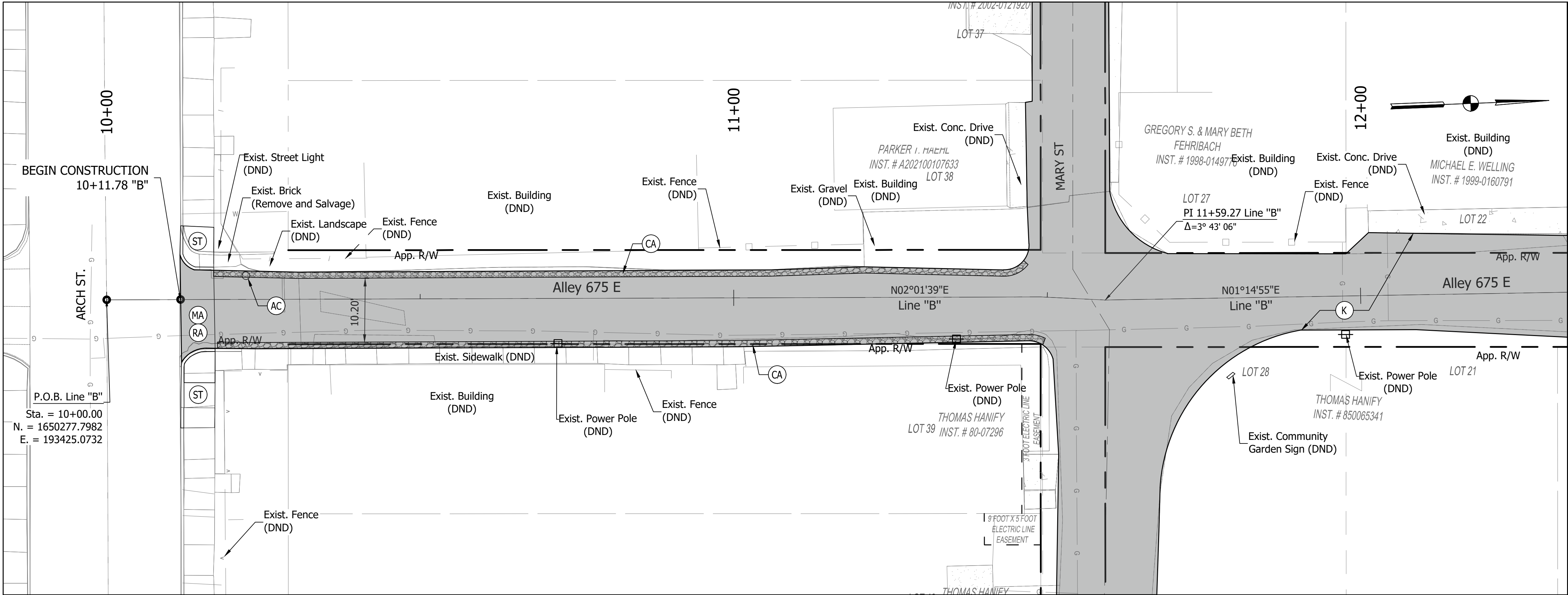
90% PLANS
NOT FOR
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RECOMMENDED FOR APPROVAL:	
DESIGN ENGINEER	DATE
DESIGNED: MA	DRAWN: MAH
CHECKED: NCK	CHECKED: NCK

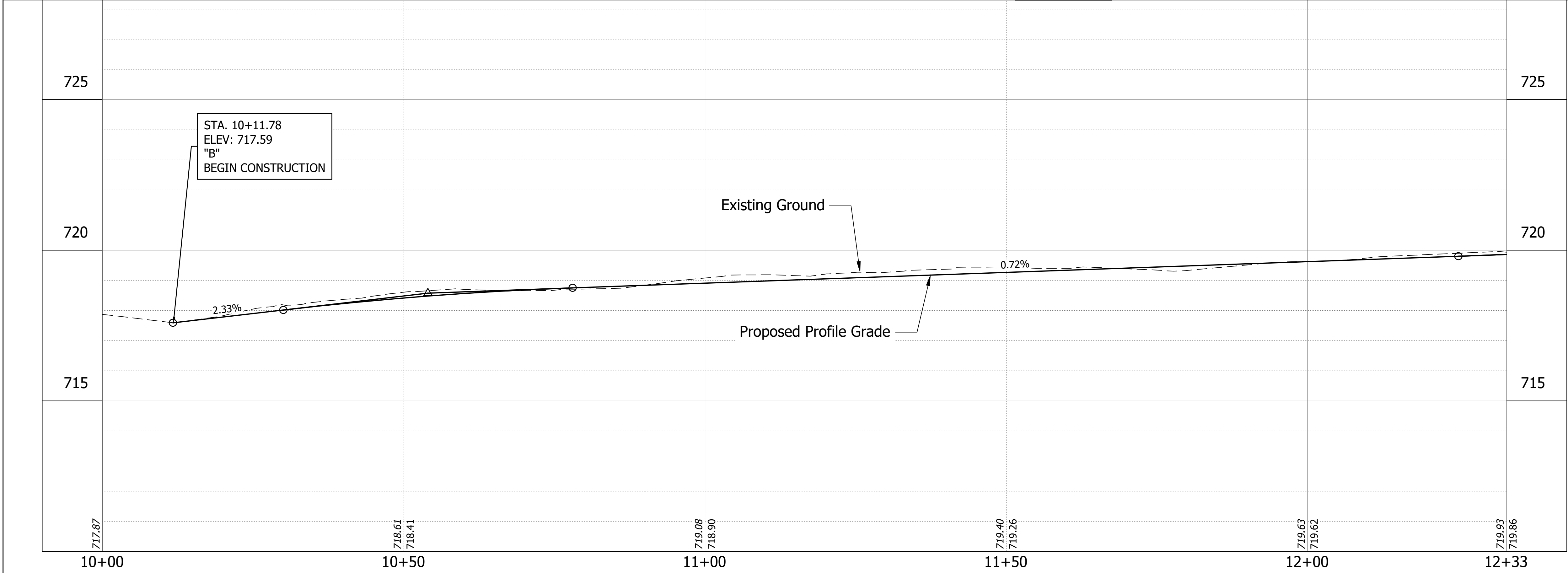


INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS	
750 N LINE "A" STA 12+23.00 - STA 12+98.93	

HORIZONTAL SCALE 1" = 10'	PROJECT NUMBER AL-25-365
VERTICAL SCALE 1" = 5'	SHEET NUMBER 11 OF 37



- LEGEND**
- (ST) Sidewalk Transition
 - (AC) Adjust Casting to Grade
 - (AC1) Adjust Casting to Grade, By Others (Citizens Energy Group)
 - (CCR) Curb, Concrete, Remove (All Types)
 - (C) Curb, Concrete
 - (TC) Asphalt for Tack Coat
 - (CA) Compacted Aggregate, No. 53
 - (DW) Detectable Warning Surfaces
 - (MA) Mill Approach
 - (K) Full Depth Pavement Section (Reference Typical Section)
 - (RA) 165#/Sys. HMA for Approaches, Type B
 - (RC) Curb Ramp, Concrete
 - (S) Sidewalk, Concrete 4 IN.
 - (SR) Sidewalk, Concrete, Remove (All Types)
 - (SS) Existing Sanitary Manhole
 - (D) Existing Storm Manhole
 - (CD) PCCP For Approaches, 8 IN.
 - (BP) Brick Pavers
 - (HB) Historic Brick Pavers, Remove & Reset
 - (PR) Pavement Removal
 - (CS) Clean Structure
 - (DS) Decorative Stone
 - (DND) Do Not Disturb
 - (T) Relocate Sign
 - (Construction Sign)
 - (Existing Storm Inlet)
 - (X) Water Valve
 - (X) Gas Valve
 - (Power Pole)
 - (Fire Hydrant)
 - (X) Temporary Erosion Control: Inlet Protection
 - FOB Face of Building
 - ME Match Existing
 - g Gas Line
 - w Water Line
 - ss Storm Sewer Line
 - s Sanitary Sewer Line



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DATE	DESCRIPTION	BY



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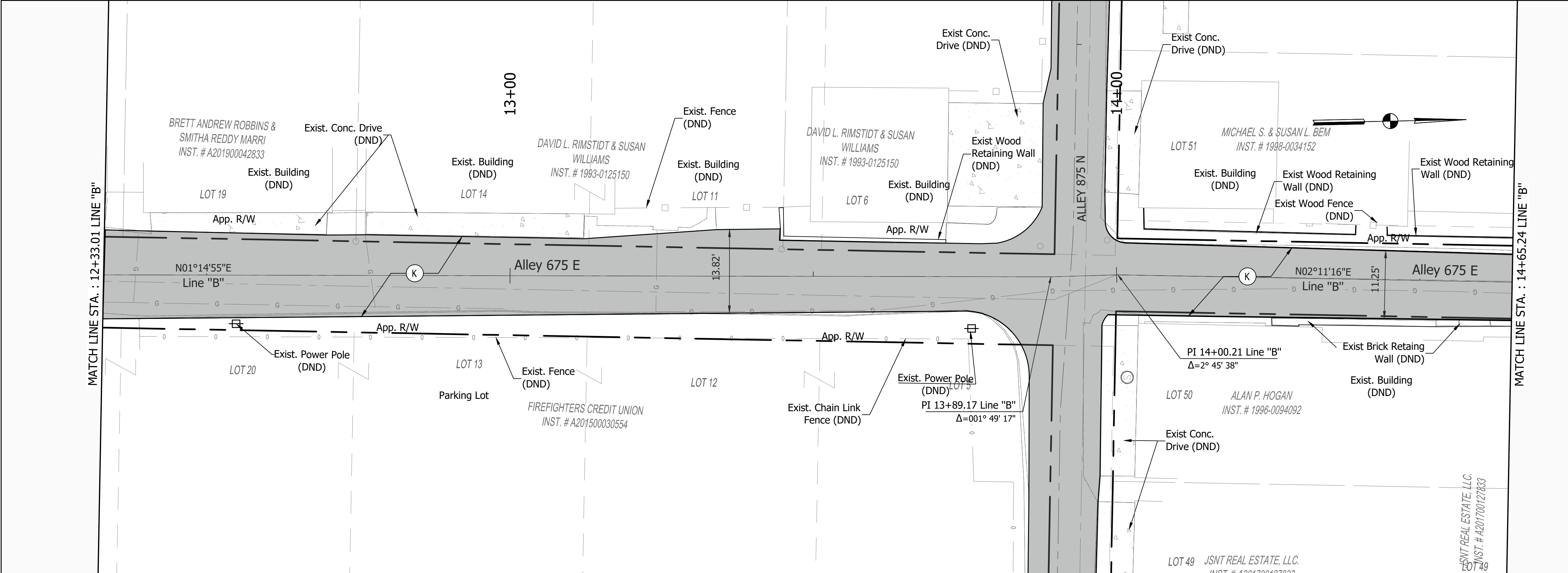
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DESIGNED: MA	DRAWN: MAH
CHECKED: NCK	CHECKED: NCK

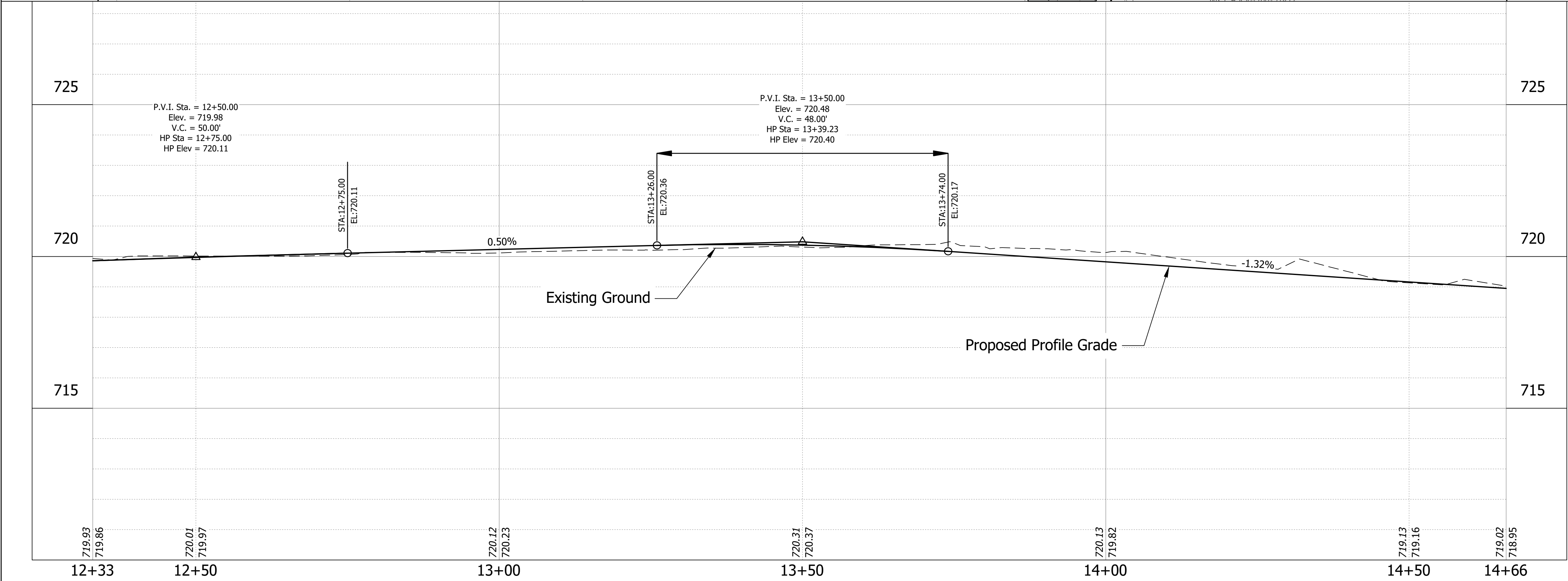


INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS	
675 E LINE "B" STA 10+00.00 - STA 12+33.00	

HORIZONTAL SCALE 1" = 10'
VERTICAL SCALE 1" = 5'
PROJECT NUMBER AL-25-365
SHEET NUMBER 12 OF 37



- LEGEND**
- ST Sidewalk Transition
 - AC Adjust Casting to Grade
 - AC1 Adjust Casting to Grade, By Others (Citizens Energy Group)
 - CCR Curb, Concrete, Remove (All Types)
 - C Curb, Concrete
 - TC Asphalt for Tack Coat
 - CA Compacted Aggregate, No. 53
 - DW Detectable Warning Surfaces
 - MA Mill Approach
 - K Full Depth Pavement Section (Reference Typical Section)
 - RA 165#/Sys. HMA for Approaches, Type B
 - RC Curb Ramp, Concrete
 - S Sidewalk, Concrete 4 IN.
 - SR Sidewalk, Concrete, Remove (All Types)
 - SS Existing Sanitary Manhole
 - D Existing Storm Manhole
 - CD PCCP For Approaches, 8 IN.
 - BP Brick Pavers
 - HB Historic Brick Pavers, Remove & Reset
 - PR Pavement Removal
 - CS Clean Structure
 - DS Decorative Stone
 - (DND) Do Not Disturb
 - T Relocate Sign
 - Construction Sign
 - Existing Storm Inlet
 - Temporary Erosion Control: Inlet Protection
 - Water Valve
 - Gas Valve
 - Power Pole
 - Fire Hydrant
 - FOB Face of Building
 - ME Match Existing
 - Gas Line
 - Water Line
 - Storm Sewer Line
 - Sanitary Sewer Line



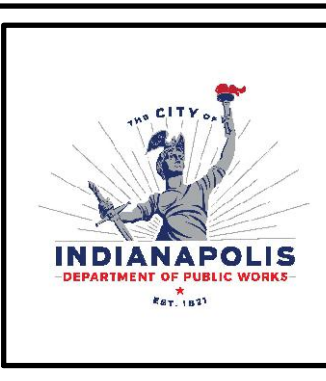
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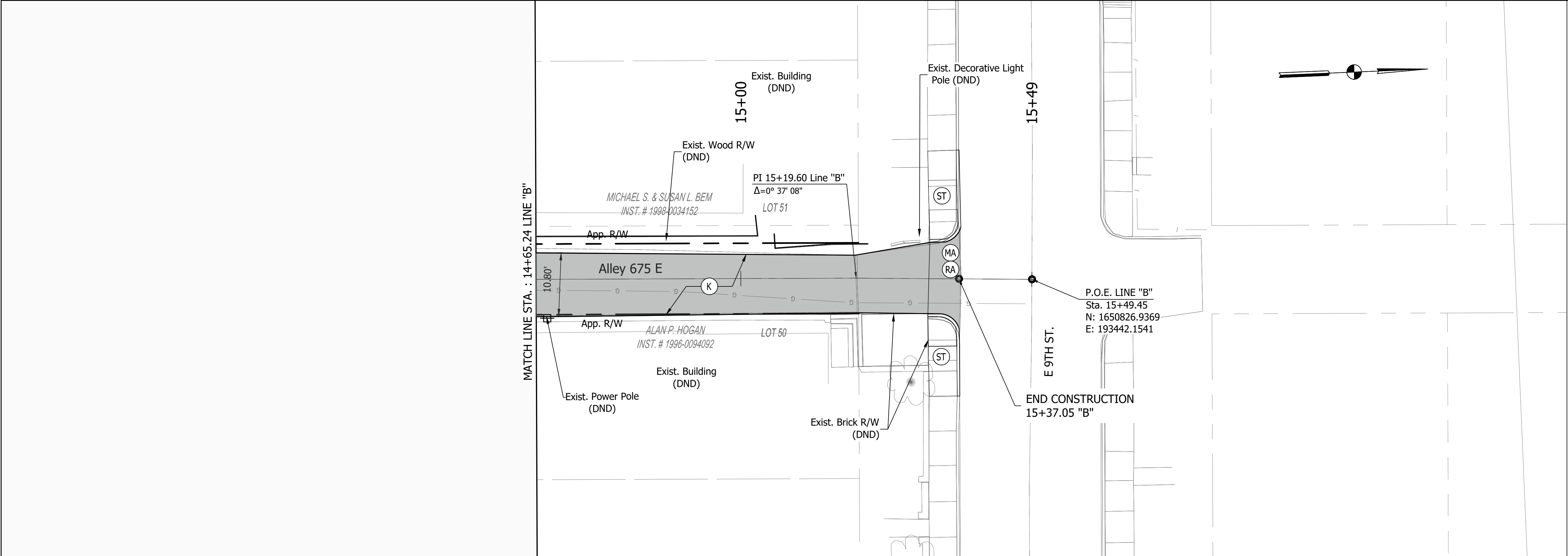
RECOMMENDED FOR APPROVAL:	
DESIGN ENGINEER	DATE
DESIGNED: MA	DRAWN: MAH
CHECKED: NCK	CHECKED: NCK



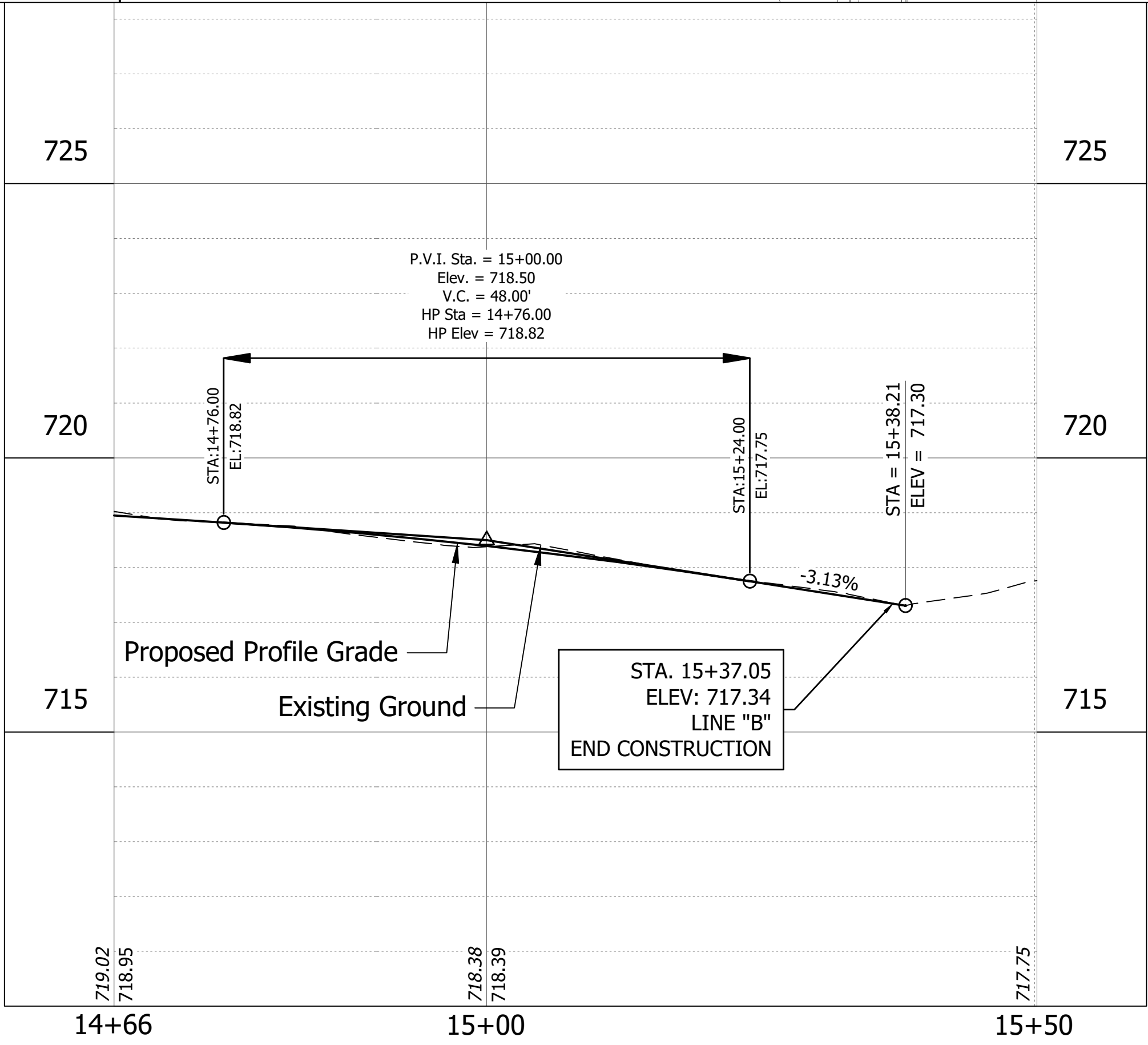
INDIANAPOLIS
DEPARTMENT OF PUBLIC WORKS
675 E LINE "B"
STA 12+33.00 - STA 14+66.00

HORIZONTAL SCALE 1" = 10'	PROJECT NUMBER AL-25-365
VERTICAL SCALE 1" = 5'	SHEET NUMBER 13 OF 37

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- LEGEND**
- (ST) Sidewalk Transition
 - (AC) Adjust Casting to Grade
 - (AC1) Adjust Casting to Grade, By Others (Citizens Energy Group)
 - (CCR) Curb, Concrete, Remove (All Types)
 - (C) Curb, Concrete
 - (TC) Asphalt for Tack Coat
 - (CA) Compacted Aggregate, No. 53
 - (DW) Detectable Warning Surfaces
 - (MA) Mill Approach
 - (K) Full Depth Pavement Section (Reference Typical Section)
 - (RA) 165#/Sys. HMA for Approaches, Type B
 - (RC) Curb Ramp, Concrete
 - (S) Sidewalk, Concrete 4 IN.
 - (SR) Sidewalk, Concrete, Remove (All Types)
 - (SS) Existing Sanitary Manhole
 - (D) Existing Storm Manhole
 - (CD) PCCP For Approaches, 8 IN.
 - (BP) Brick Pavers
 - (HB) Historic Brick Pavers, Remove & Reset
 - (PR) Pavement Removal
 - (CS) Clean Structure
 - (DS) Decorative Stone
 - (DND) Do Not Disturb
 - ⊠ Water Valve
 - ⊠ Gas Valve
 - ⊠ Power Pole
 - ⊠ Fire Hydrant
 - ⊠ Temporary Erosion Control: Inlet Protection
 - FOB Face of Building
 - ME Match Existing
 - g — Gas Line
 - w — Water Line
 - ss — Storm Sewer Line
 - s — Sanitary Sewer Line



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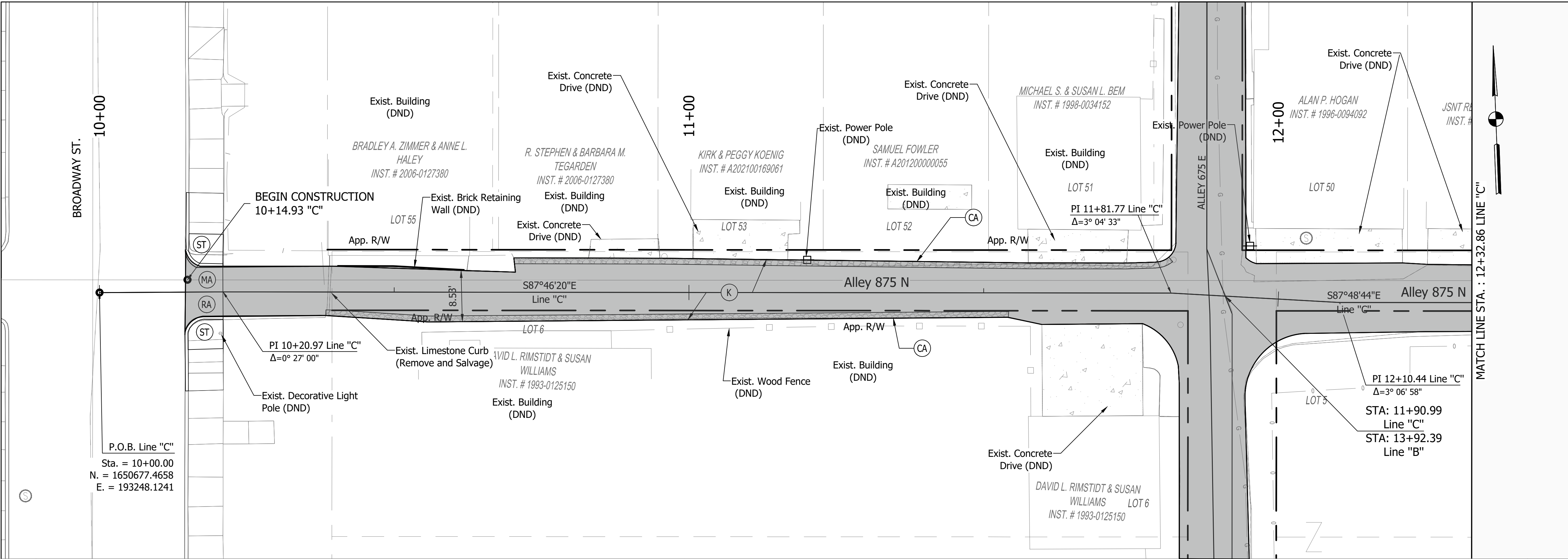
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DESIGNED: MA	DRAWN: MAH
CHECKED: NCK	CHECKED: NCK

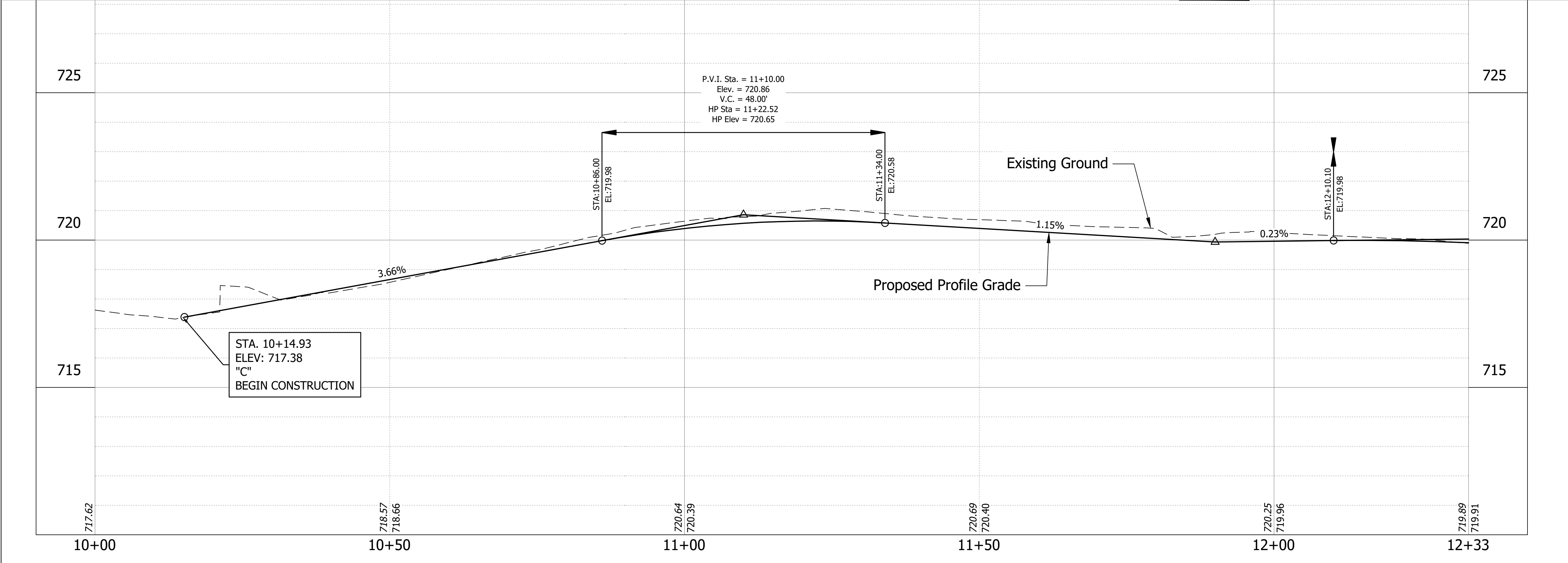


INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS	
675 E LINE "B" STA 14+66.00 - STA 15+50.21	

HORIZONTAL SCALE 1" = 10'
VERTICAL SCALE 1" = 5'
PROJECT NUMBER AL-25-365
SHEET NUMBER 14 OF 37



- LEGEND**
- ST Sidewalk Transition
 - AC Adjust Casting to Grade
 - ACI Adjust Casting to Grade, By Others (Citizens Energy Group)
 - CCR Curb, Concrete, Remove (All Types)
 - C Curb, Concrete
 - TC Asphalt for Tack Coat
 - CA Compacted Aggregate, No. 53
 - DW Detectable Warning Surfaces
 - MA Mill Approach
 - K Full Depth Pavement Section (Reference Typical Section)
 - RA 165#/Sys. HMA for Approaches, Type B
 - RC Curb Ramp, Concrete
 - S Sidewalk, Concrete 4 IN.
 - SR Sidewalk, Concrete, Remove (All Types)
 - SS Existing Sanitary Manhole
 - D Existing Storm Manhole
 - CD PCCP For Approaches, 8 IN.
 - BP Brick Pavers
 - HB Historic Brick Pavers, Remove & Reset
 - PR Pavement Removal
 - CS Clean Structure
 - DS Decorative Stone
 - (DND) Do Not Disturb
 - Relocate Sign
 - Construction Sign
 - Existing Storm Inlet
 - Temporary Erosion Control: Inlet Protection
 - Water Valve
 - Gas Valve
 - Power Pole
 - Fire Hydrant
 - Face of Building
 - Match Existing
 - Gas Line
 - Water Line
 - Storm Sewer Line
 - Sanitary Sewer Line



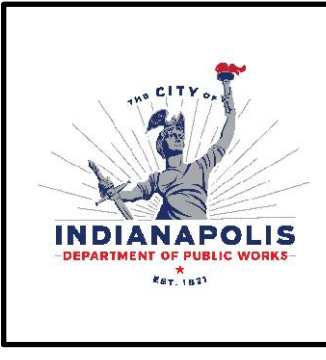
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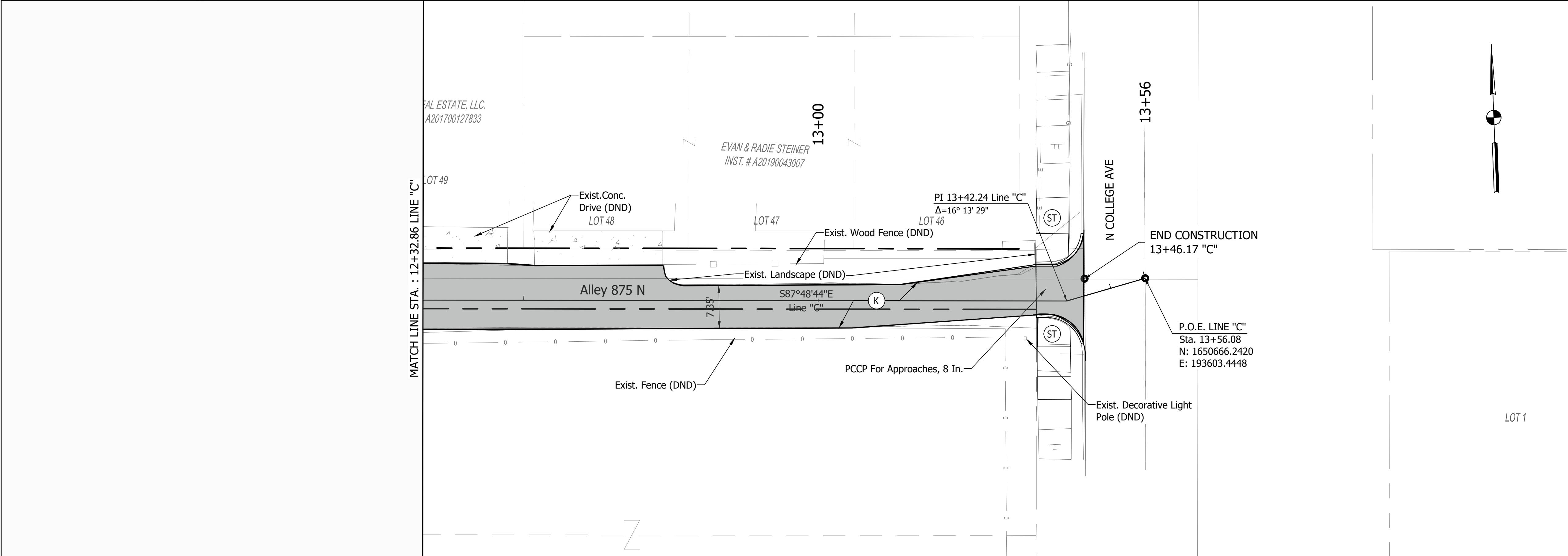
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CHECKED: NCK	CHECKED: NCK

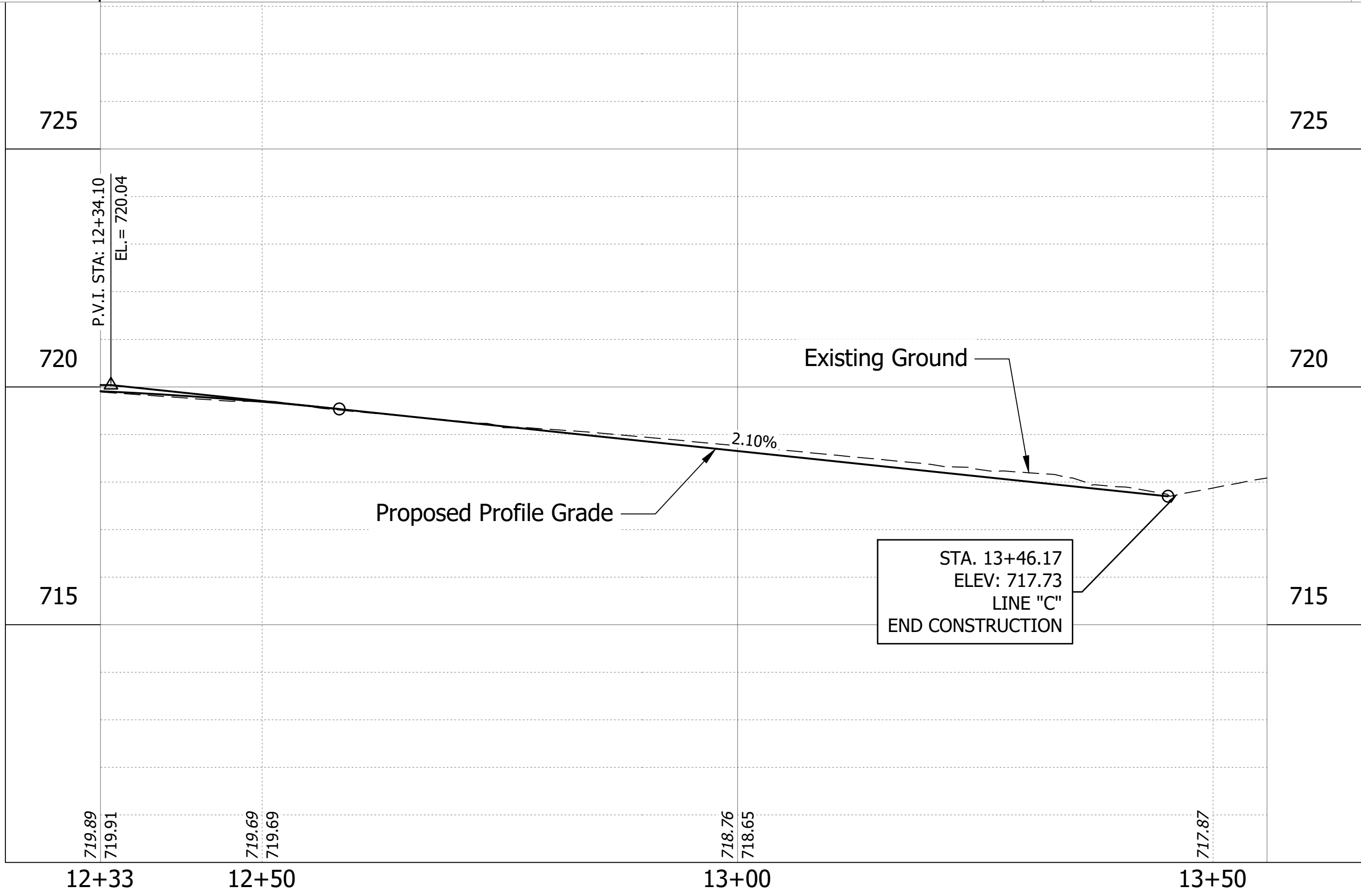


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875 N LINE "C" STA 10+00.00 - STA 12+33.00	
HORIZONTAL SCALE 1" = 10'	PROJECT NUMBER AL-25-365
VERTICAL SCALE 1" = 5'	SHEET NUMBER 15 OF 37

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- LEGEND**
- ST Sidewalk Transition
 - AC Adjust Casting to Grade
 - AC1 Adjust Casting to Grade, By Others (Citizens Energy Group)
 - CCR Curb, Concrete, Remove (All Types)
 - C Curb, Concrete
 - TC Asphalt for Tack Coat
 - CA Compacted Aggregate, No. 53
 - DW Detectable Warning Surfaces
 - MA Mill Approach
 - K Full Depth Pavement Section (Reference Typical Section)
 - RA 165#/Sys. HMA for Approaches, Type B
 - RC Curb Ramp, Concrete
 - S Sidewalk, Concrete 4 IN.
 - SR Sidewalk, Concrete, Remove (All Types)
 - SS Existing Sanitary Manhole
 - D Existing Storm Manhole
 - CD PCCP For Approaches, 8 IN.
 - BP Brick Pavers
 - HB Historic Brick Pavers, Remove & Reset
 - PR Pavement Removal
 - CS Clean Structure
 - DS Decorative Stone
 - (DND) Do Not Disturb
 - Relocate Sign
 - Construction Sign
 - Existing Storm Inlet
 - Temporary Erosion Control: Inlet Protection
 - Face of Building
 - Match Existing
 - Gas Line
 - Water Line
 - Storm Sewer Line
 - Sanitary Sewer Line
 - Water Valve
 - Gas Valve
 - Power Pole
 - Fire Hydrant



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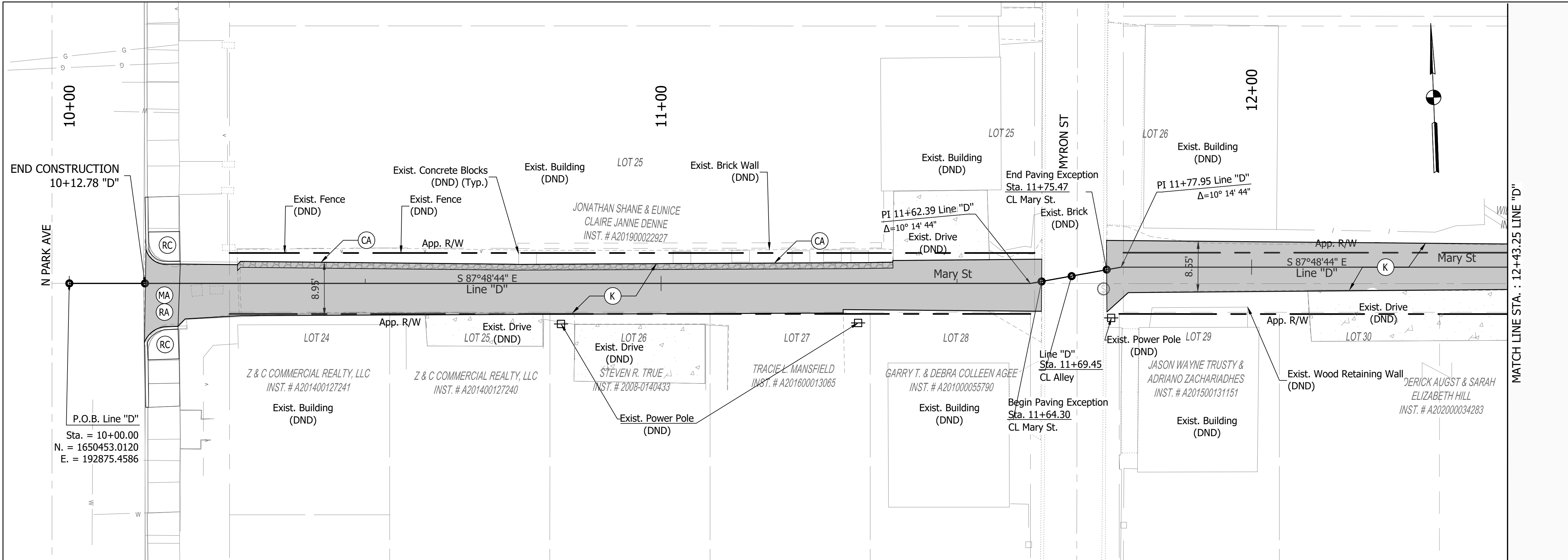


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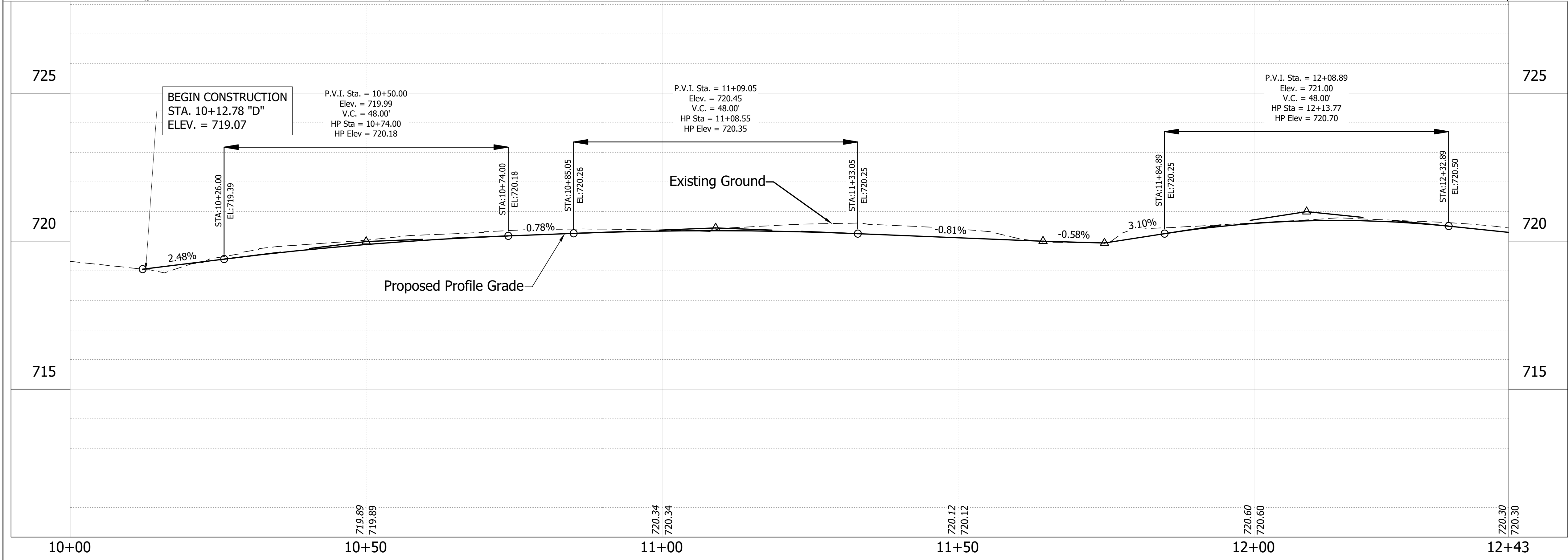
875 N LINE "C"
STA 12+33.00 - STA 13+55.68

HORIZONTAL SCALE 1" = 10'
VERTICAL SCALE 1" = 5'
PROJECT NUMBER AL-25-365
SHEET NUMBER 16 OF 37

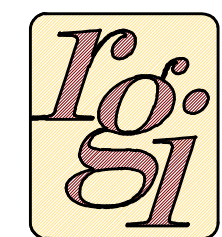
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- LEGEND**
- ST Sidewalk Transition
 - AC Adjust Casting to Grade
 - ACI Adjust Casting to Grade, By Others (Citizens Energy Group)
 - CCR Curb, Concrete, Remove (All Types)
 - C Curb, Concrete
 - TC Asphalt for Tack Coat
 - CA Compacted Aggregate, No. 53
 - DW Detectable Warning Surfaces
 - MA Mill Approach
 - K Full Depth Pavement Section (Reference Typical Section)
 - RA 165#/Sys. HMA for Approaches, Type B
 - RC Curb Ramp, Concrete
 - S Sidewalk, Concrete 4 IN.
 - SR Sidewalk, Concrete, Remove (All Types)
 - SS Existing Sanitary Manhole
 - D Existing Storm Manhole
 - CD PCCP For Approaches, 8 IN.
 - BP Brick Pavers
 - HB Historic Brick Pavers, Remove & Reset
 - PR Pavement Removal
 - CS Clean Structure
 - DS Decorative Stone
 - (DND) Do Not Disturb
 - Relocate Sign
 - Construction Sign
 - Existing Storm Inlet
 - Water Valve
 - Gas Valve
 - Power Pole
 - Fire Hydrant
 - Temporary Erosion Control: Inlet Protection
 - FOB Face of Building
 - ME Match Existing
 - Gas Line
 - Water Line
 - Storm Sewer Line
 - Sanitary Sewer Line



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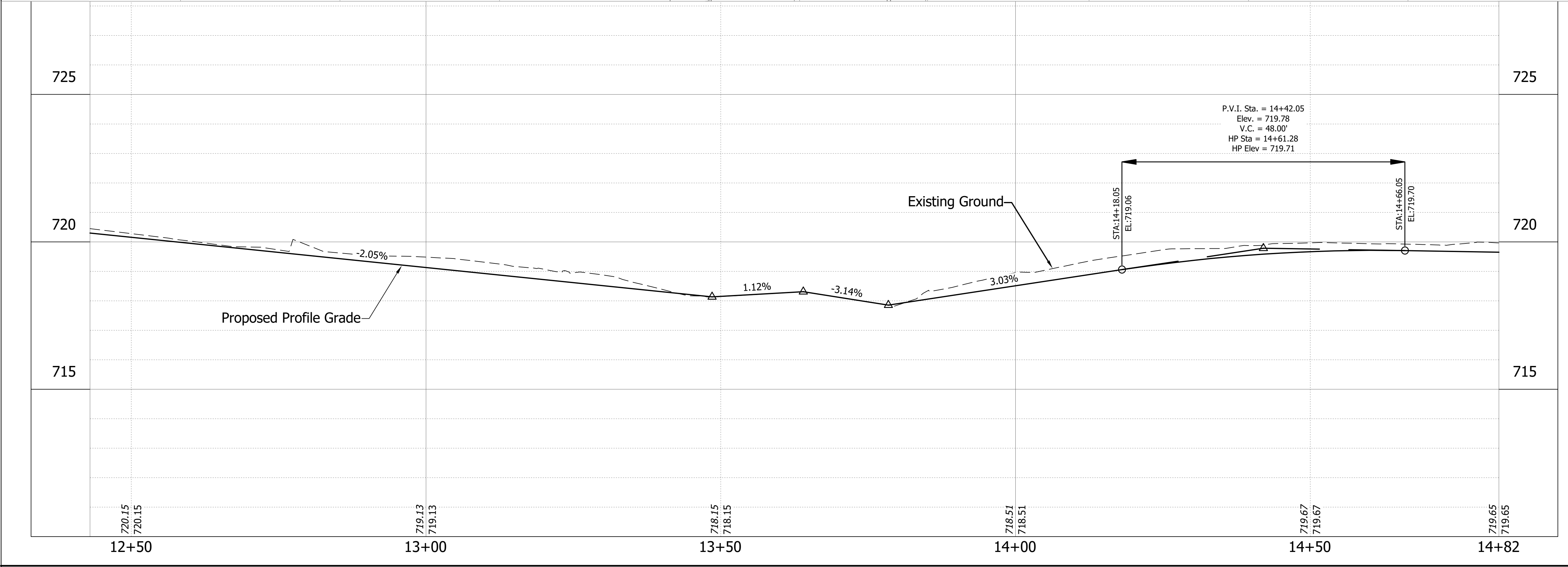
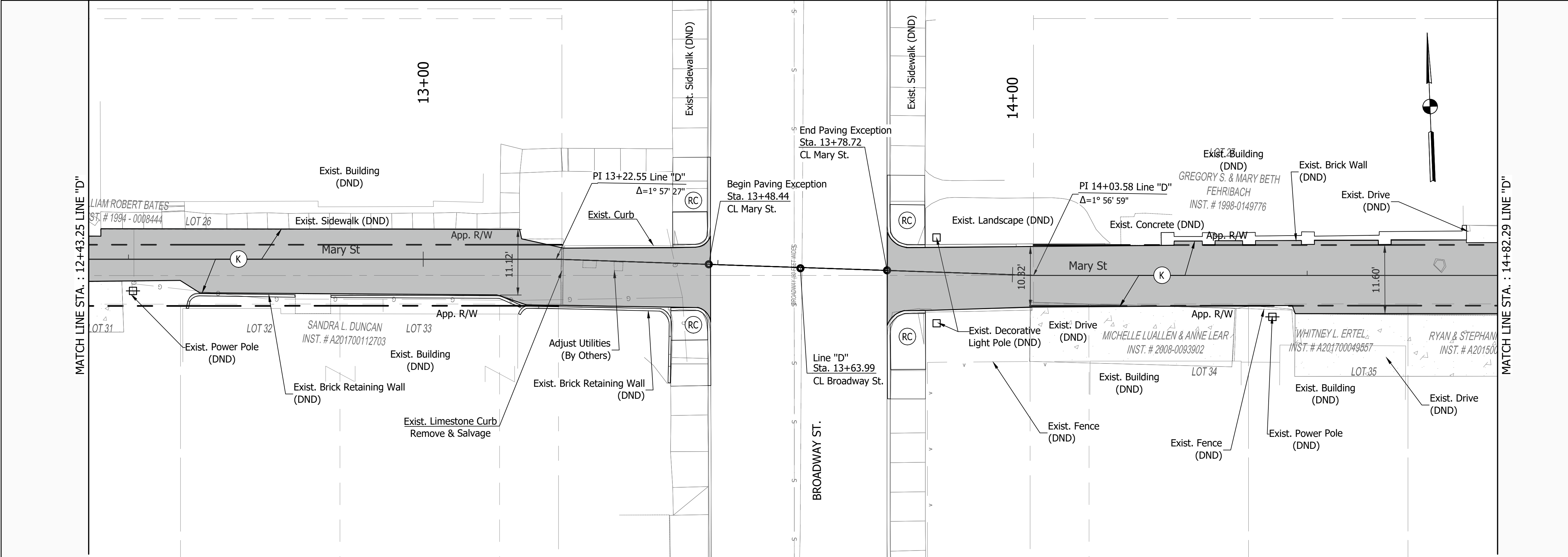
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MARY ST. LINE "D"
STA 10+00.00 - STA 12+43.00

HORIZONTAL SCALE 1" = 10'
VERTICAL SCALE 1" = 5'
PROJECT NUMBER AL-25-365
SHEET NUMBER 17 OF 37



- LEGEND**
- ST Sidewalk Transition
 - AC Adjust Casting to Grade
 - ACI Adjust Casting to Grade, By Others (Citizens Energy Group)
 - CCR Curb, Concrete, Remove (All Types)
 - C Curb, Concrete
 - TC Asphalt for Tack Coat
 - CA Compacted Aggregate, No. 53
 - DW Detectable Warning Surfaces
 - MA Mill Approach
 - K Full Depth Pavement Section (Reference Typical Section)
 - RA 165#/Sys. HMA for Approaches, Type B
 - RC Curb Ramp, Concrete
 - S Sidewalk, Concrete 4 IN.
 - SR Sidewalk, Concrete, Remove (All Types)
 - SS Existing Sanitary Manhole
 - D Existing Storm Manhole
 - CD PCCP For Approaches, 8 IN.
 - BP Brick Pavers
 - HB Historic Brick Pavers, Remove & Reset
 - PR Pavement Removal
 - CS Clean Structure
 - DS Decorative Stone
 - (DND) Do Not Disturb
 - Relocate Sign
 - Construction Sign
 - Existing Storm Inlet
 - Water Valve
 - Gas Valve
 - Power Pole
 - Fire Hydrant
 - Temporary Erosion Control: Inlet Protection
 - FOB Face of Building
 - ME Match Existing
 - Gas Line
 - Water Line
 - Storm Sewer Line
 - Sanitary Sewer Line

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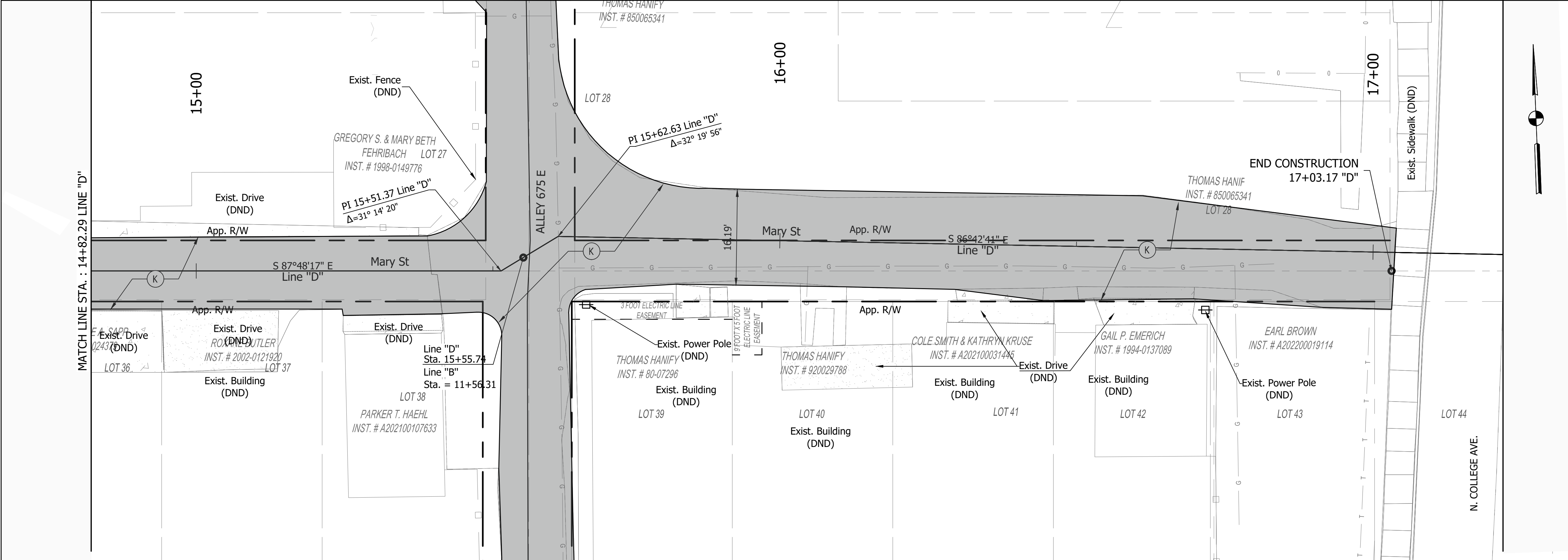
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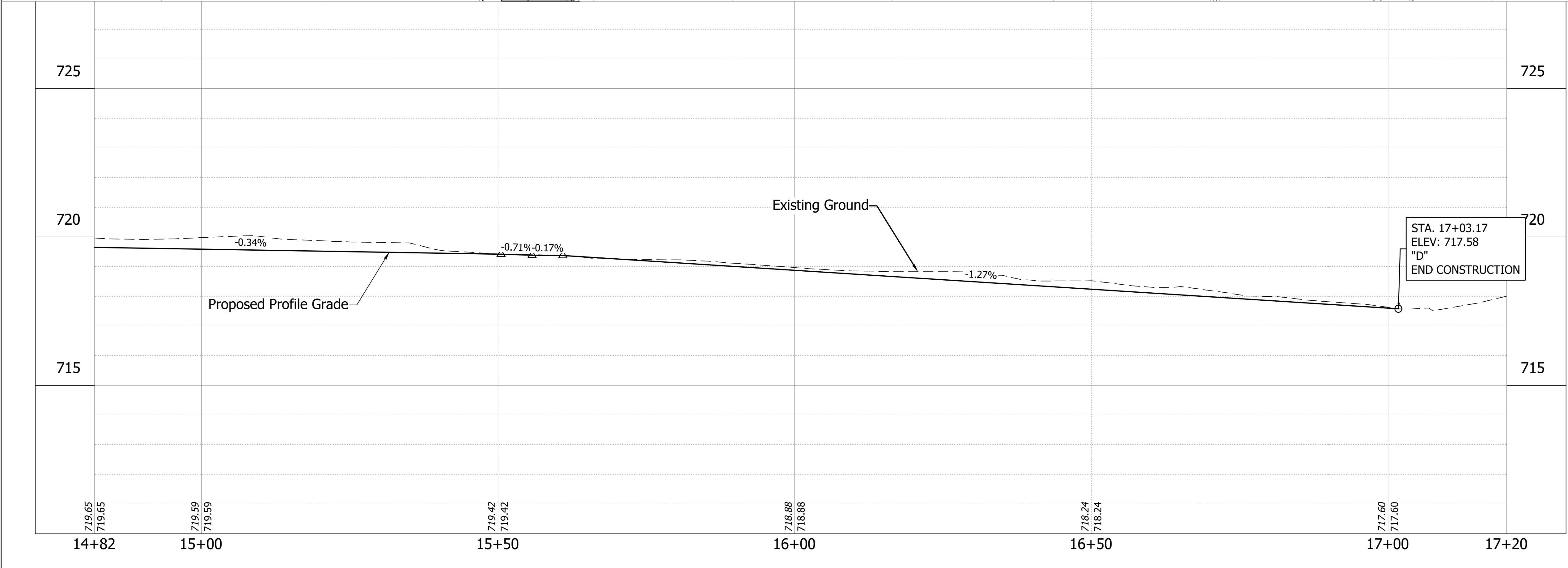


INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS	
MARY ST. LINE "D" STA 12+43.00 - STA 14+82.00	

HORIZONTAL SCALE 1" = 10'
VERTICAL SCALE 1" = 5'
PROJECT NUMBER AL-25-365
SHEET NUMBER 18 OF 37



- LEGEND**
- ST Sidewalk Transition
 - AC Adjust Casting to Grade
 - ACI Adjust Casting to Grade, By Others (Citizens Energy Group)
 - CCR Curb, Concrete, Remove (All Types)
 - C Curb, Concrete
 - TC Asphalt for Tack Coat
 - CA Compacted Aggregate, No. 53
 - DW Detectable Warning Surfaces
 - MA Mill Approach
 - K Full Depth Pavement Section (Reference Typical Section)
 - RA 165#/Sys. HMA for Approaches, Type B
 - RC Curb Ramp, Concrete
 - S Sidewalk, Concrete 4 IN.
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 - SS Existing Sanitary Manhole
 - D Existing Storm Manhole
 - CD PCCP For Approaches, 8 IN.
 - BP Brick Pavers
 - HB Historic Brick Pavers, Remove & Reset
 - PR Pavement Removal
 - CS Clean Structure
 - DS Decorative Stone
 - (DND) Do Not Disturb
 - Relocate Sign
 - Construction Sign
 - Existing Storm Inlet
 - Temporary Erosion Control: Inlet Protection
 - FOB Face of Building
 - ME Match Existing
 - Gas Line
 - Water Line
 - Storm Sewer Line
 - Sanitary Sewer Line
 - Water Valve
 - Gas Valve
 - Power Pole
 - Fire Hydrant



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MARY ST. LINE "D"
STA 14+82.00 - STA 16+99.00

HORIZONTAL SCALE 1" = 10'	
VERTICAL SCALE 1" = 5'	
PROJECT NUMBER AL-25-365	
SHEET NUMBER 19 OF 37	



LEGEND

- AC

Adjust Casting to Grade
- AC1

Adjust Casting to Grade, By Others
(Citizens Energy Group)
- CCR

Curb Removal
- C

Concrete Curb
- DI

PCCP for Approaches, 6 IN. ON
Subgrade Treatment Type II
- DW

Detectable Warning Surfaces
- RC

Curb Ramp, Concrete
- S

Sidewalk, Concrete 4 IN.
- SR

Sidewalk Removal
- GR

Grooves
- ST

Sidewalk Transition
- CS

Clean Existing Structure
- (DND)

DO NOT DISTURB

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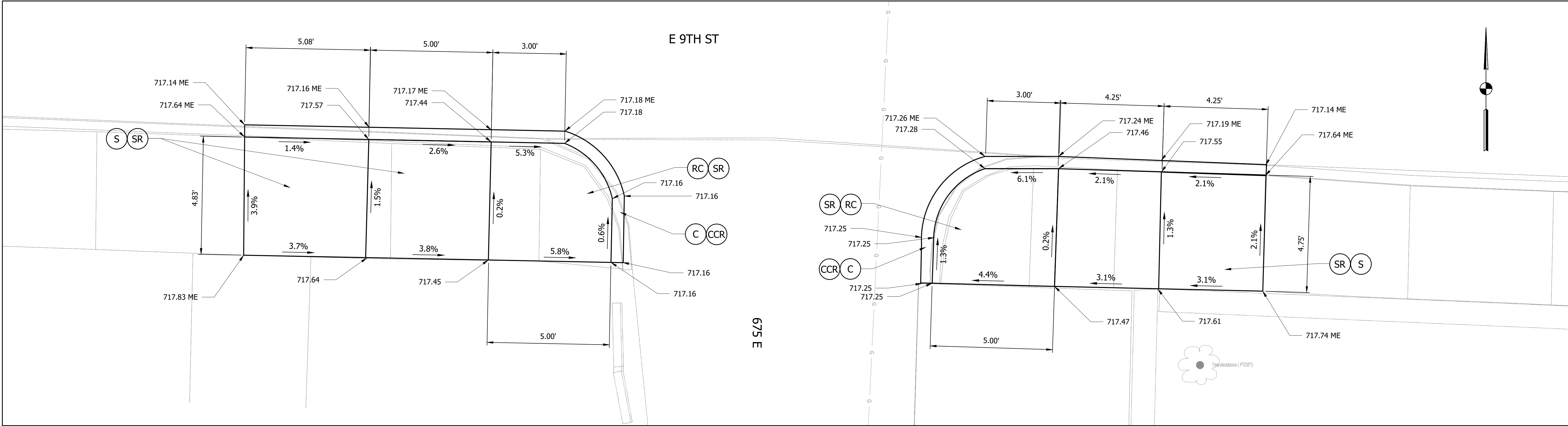
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	CHECKED: _____ NCK _____



INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS
INTERSECTION DETAILS ALLEY 750 N - MASS AVE

HORIZONTAL SCALE 1" = 2'
VERTICAL SCALE N/A
PROJECT NUMBER AL-25-365
SHEET NUMBER 20 OF 37



LEGEND

- (AC) Adjust Casting to Grade
- (AC1) Adjust Casting to Grade, By Others (Citizens Energy Group)
- (CCR) Curb Removal
- (C) Concrete Curb
- (CS) Clean Existing Structure
- (DI) PCCP for Approaches, 6 IN. ON Subgrade Treatment Type II
- (DW) Detectable Warning Surfaces
- (RC) Curb Ramp, Concrete
- (S) Sidewalk, Concrete 4 IN.
- (SR) Sidewalk Removal
- (GR) Grooves
- (ST) Sidewalk Transition
- (DND) DO NOT DISTURB

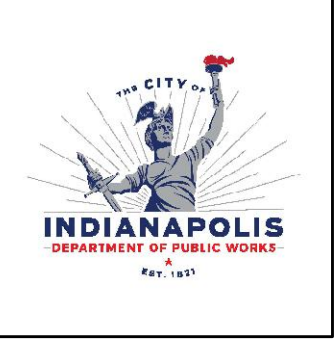
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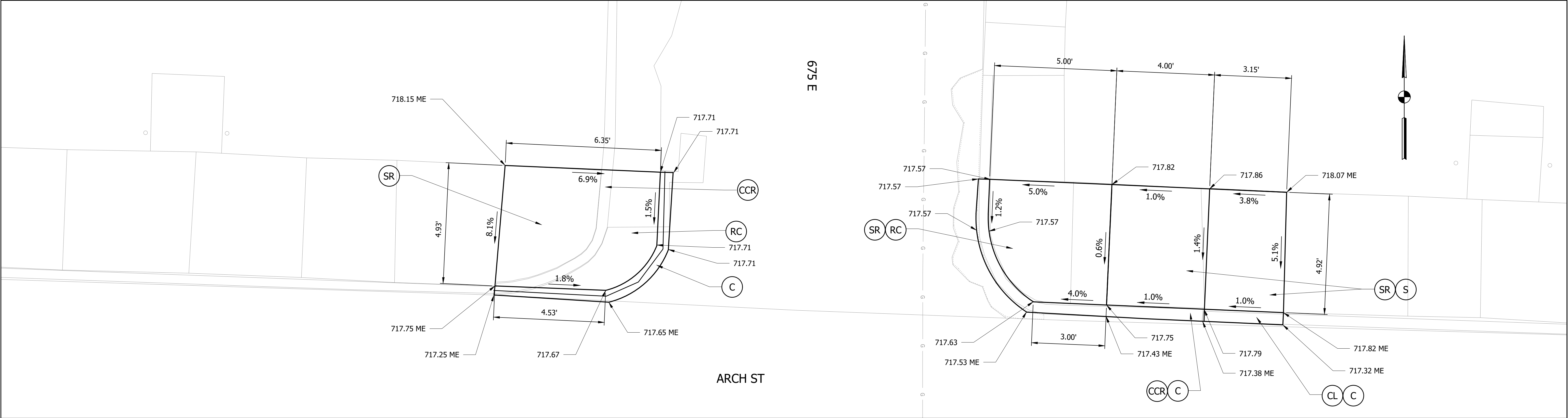
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DESIGNED: MA	DRAWN: MAH
CHECKED: NCK	CHECKED: NCK



INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS
INTERSECTION DETAILS ALLEY 675 E - 9TH ST

HORIZONTAL SCALE 1" = 2'
VERTICAL SCALE N/A
PROJECT NUMBER AL-25-365
SHEET NUMBER 21 OF 37



LEGEND

- AC Adjust Casting to Grade
- AC1 Adjust Casting to Grade, By Others (Citizens Energy Group)
- CCR Curb Removal
- C Concrete Curb
- CS Clean Existing Structure
- DI PCCP for Approaches, 6 IN. ON Subgrade Treatment Type II
- DW Detectable Warning Surfaces
- RC Curb Ramp, Concrete
- S Sidewalk, Concrete 4 IN.
- SR Sidewalk Removal
- GR Grooves
- ST Sidewalk Transition
- (DND) DO NOT DISTURB
- CL Limestone Curb Removal and Salvage. (Cost of removal included in curb removal line item)

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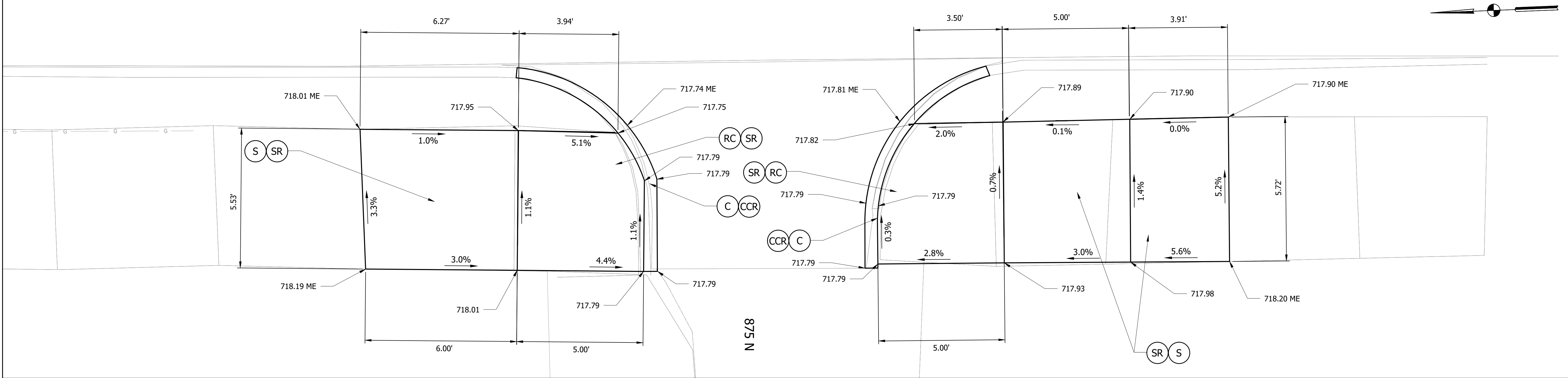
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DESIGN ENGINEER		DATE
DESIGNED: _____ MA _____	DRAWN: _____ MAH _____	
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INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS	
INTERSECTION DETAILS ALLEY 675 E - ARCH ST	

HORIZONTAL SCALE 1" = 2'	
VERTICAL SCALE N/A	
PROJECT NUMBER AL-25-365	
SHEET NUMBER 22 OF 37	

N COLLEGE AVE



LEGEND

- (AC) Adjust Casting to Grade
- (AC1) Adjust Casting to Grade, By Others (Citizens Energy Group)
- (CCR) Curb Removal
- (C) Concrete Curb
- (CS) Clean Existing Structure
- (DI) PCCP for Approaches, 6 IN. ON Subgrade Treatment Type II
- (DW) Detectable Warning Surfaces
- (RC) Curb Ramp, Concrete
- (S) Sidewalk, Concrete 4 IN.
- (SR) Sidewalk Removal
- (GR) Grooves
- (ST) Sidewalk Transition
- (DND) DO NOT DISTURB

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INTERSECTION DETAILS
ALLEY 875 N - N COLLEGE AVE

HORIZONTAL SCALE 1" = 2'
VERTICAL SCALE N/A
PROJECT NUMBER AL-25-365
SHEET NUMBER 23 OF 37

N PARK AVE



MARY ST

LEGEND

- AC Adjust Casting to Grade
- AC1 Adjust Casting to Grade, By Others (Citizens Energy Group)
- CCR Curb Removal
- C Concrete Curb
- CS Clean Existing Structure
- DI PCCP for Approaches, 6 IN. ON Subgrade Treatment Type II
- DW Detectable Warning Surfaces
- RC Curb Ramp, Concrete
- S Sidewalk, Concrete 4 IN.
- SR Sidewalk Removal
- GR Grooves
- ST Sidewalk Transition
- (DND) DO NOT DISTURB

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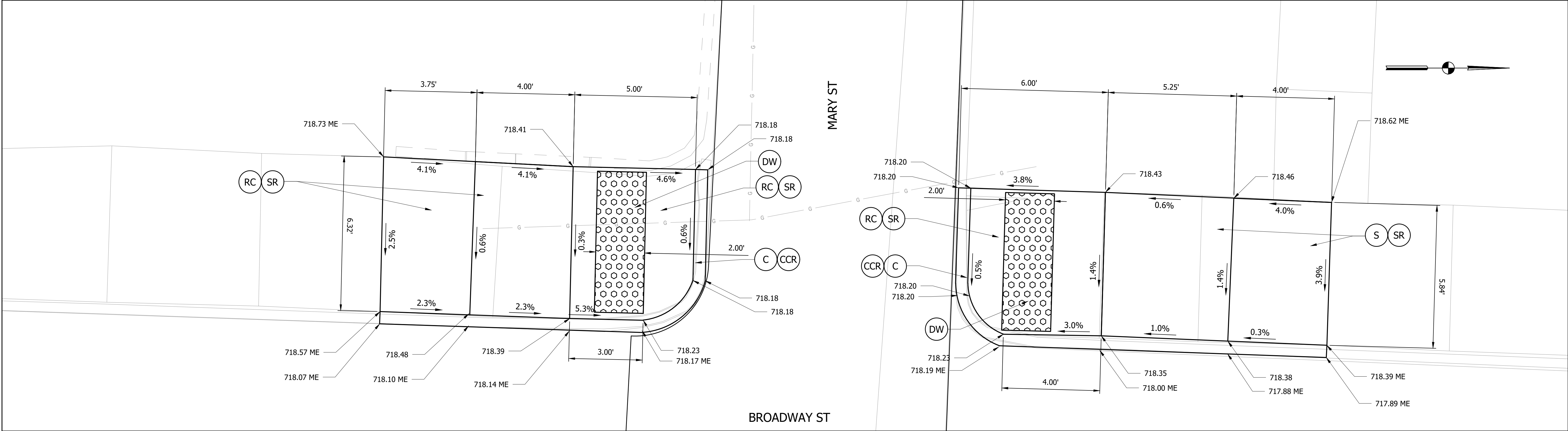
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CHECKED: NCK	CHECKED: NCK



INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS
CURB RAMP DETAILS MARY ST - PARK AVE

HORIZONTAL SCALE 1" = 2'
VERTICAL SCALE N/A
PROJECT NUMBER AL-25-365
SHEET NUMBER 25 OF 37



LEGEND

- AC Adjust Casting to Grade
- AC1 Adjust Casting to Grade, By Others (Citizens Energy Group)
- CCR Curb Removal
- C Concrete Curb
- CS Clean Existing Structure
- DI PCCP for Approaches, 6 IN. ON Subgrade Treatment Type II
- DW Detectable Warning Surfaces
- RC Curb Ramp, Concrete
- S Sidewalk, Concrete 4 IN.
- SR Sidewalk Removal
- GR Grooves
- ST Sidewalk Transition
- (DND) DO NOT DISTURB

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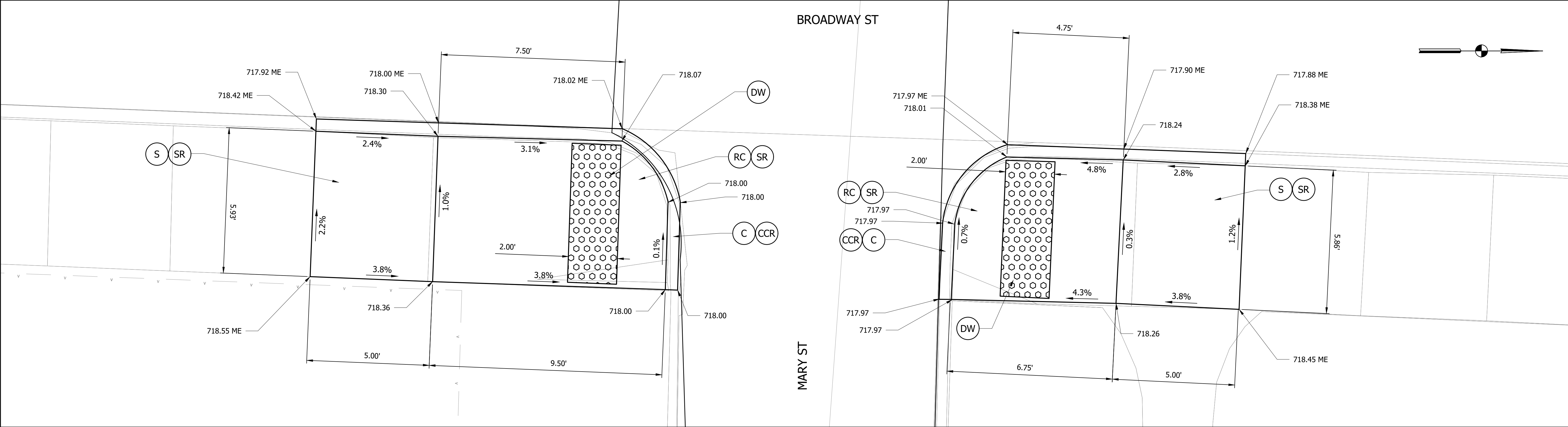
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CURB RAMP DETAILS MARY ST - BROADWAY ST W

HORIZONTAL SCALE 1" = 2'
VERTICAL SCALE N/A
PROJECT NUMBER AL-25-365
SHEET NUMBER 26 OF 37



LEGEND

- (AC) Adjust Casting to Grade
- (AC1) Adjust Casting to Grade, By Others (Citizens Energy Group)
- (CCR) Curb Removal
- (C) Concrete Curb
- (CS) Clean Existing Structure
- (DI) PCCP for Approaches, 6 IN. ON Subgrade Treatment Type II
- (DW) Detectable Warning Surfaces
- (RC) Curb Ramp, Concrete
- (S) Sidewalk, Concrete 4 IN.
- (SR) Sidewalk Removal
- (GR) Grooves
- (ST) Sidewalk Transition
- (DND) DO NOT DISTURB

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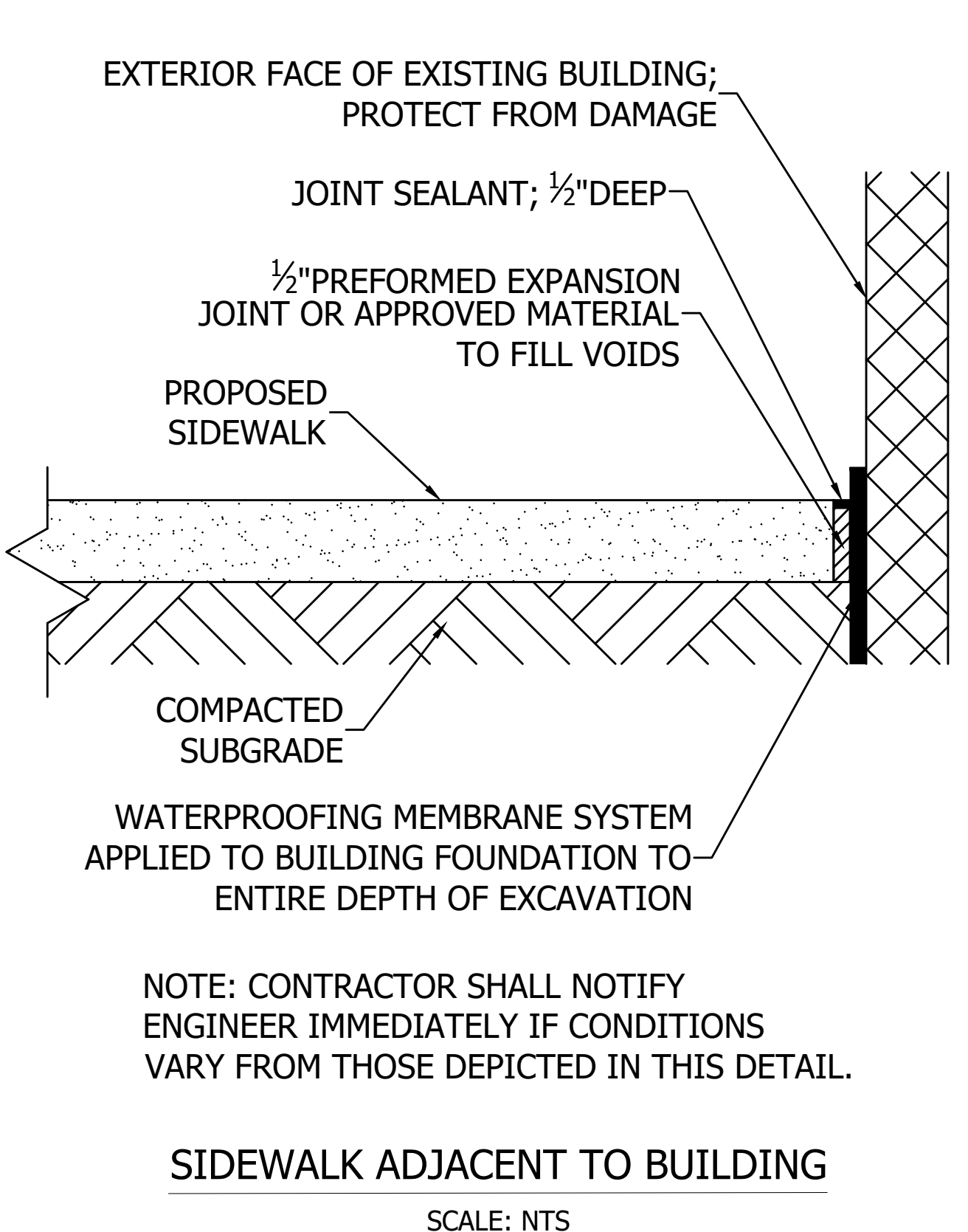
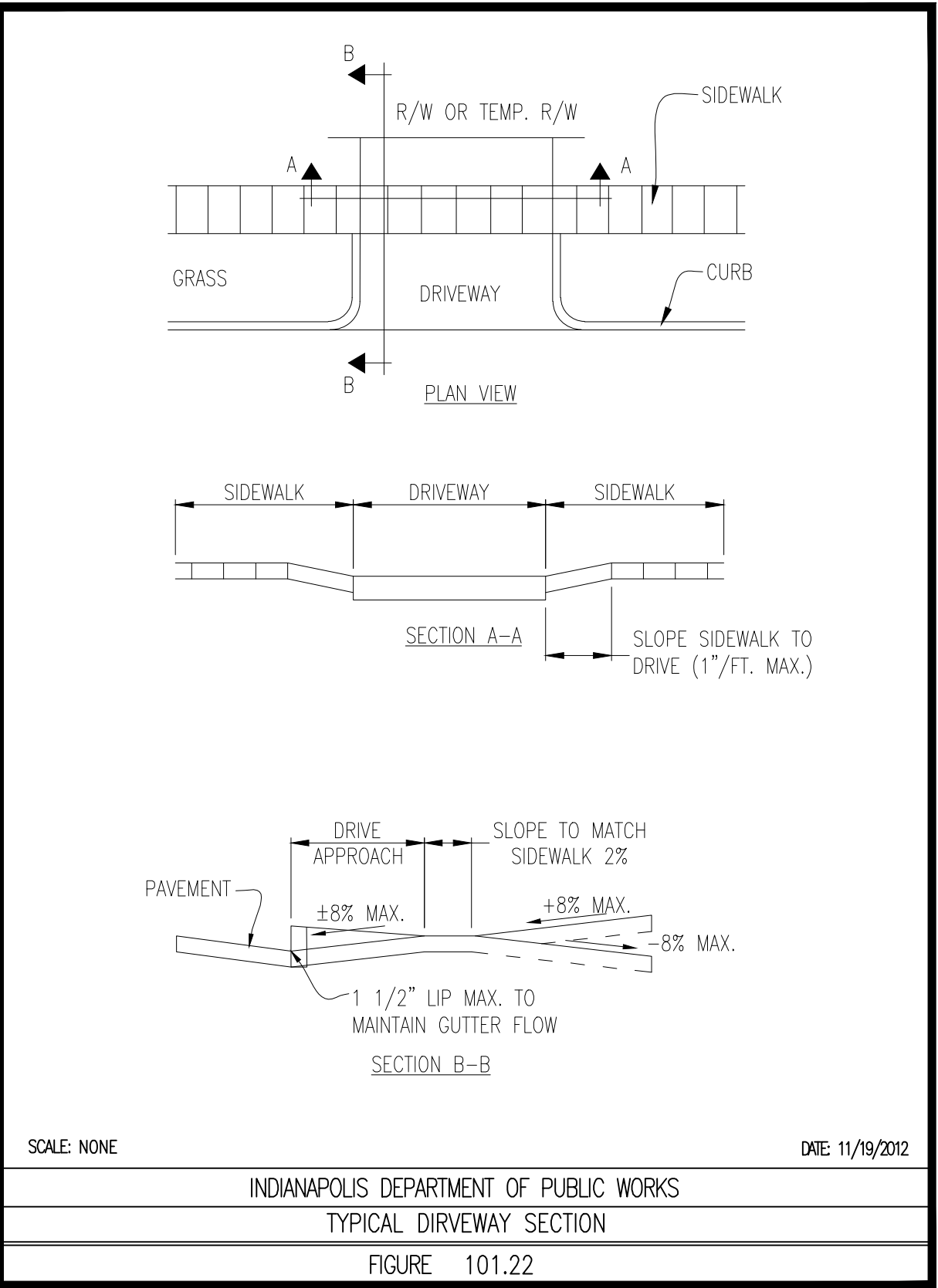
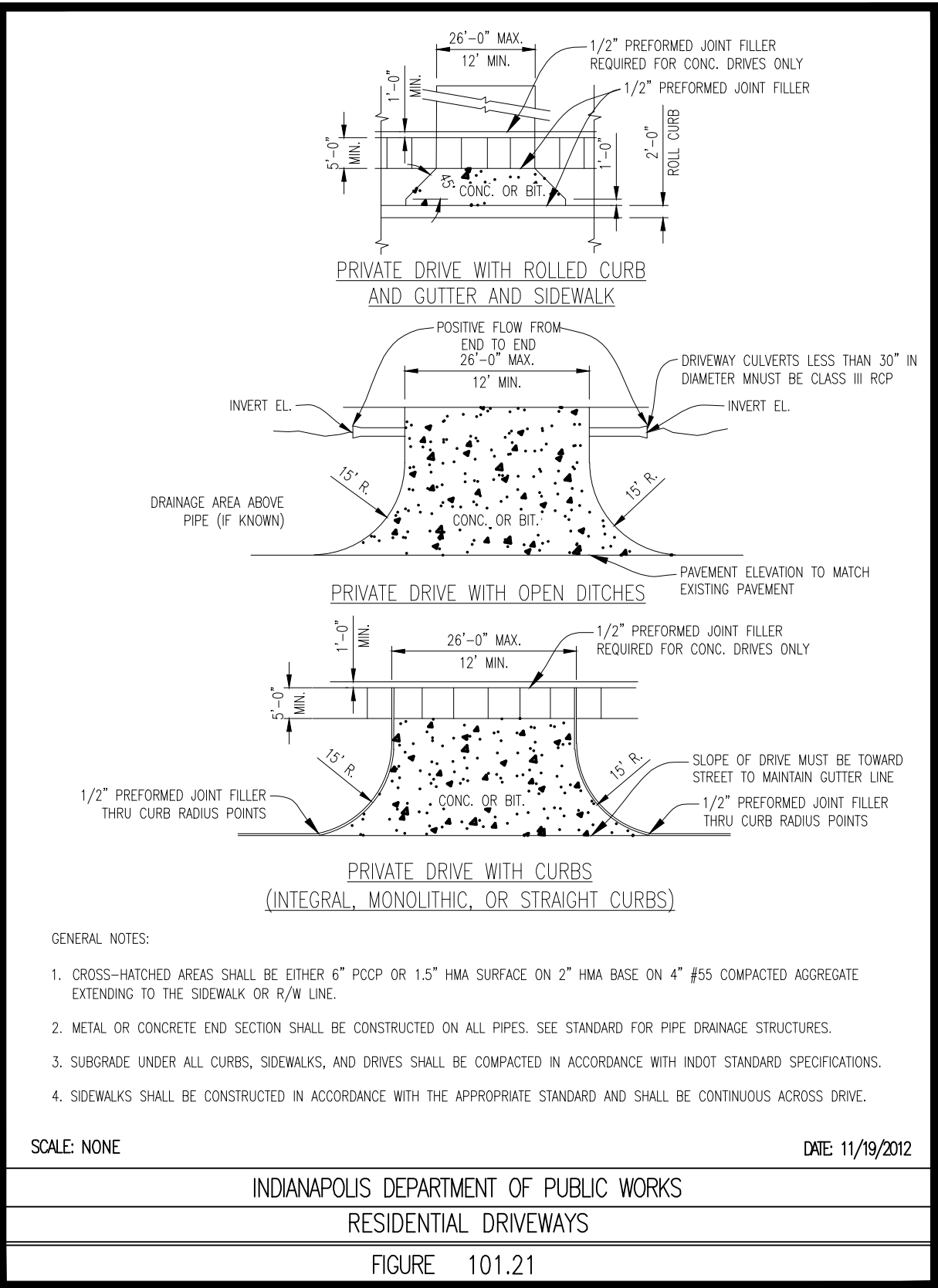
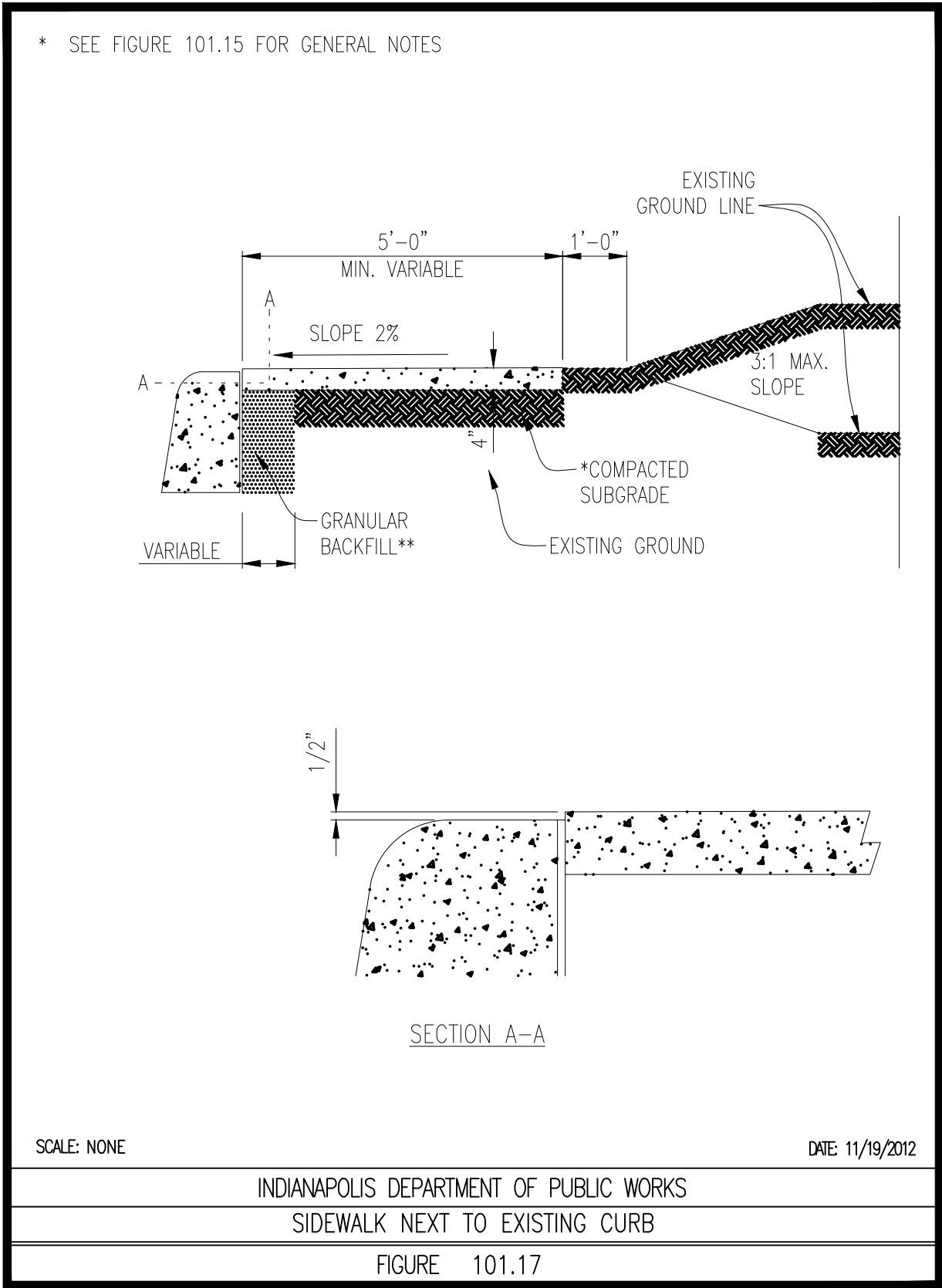
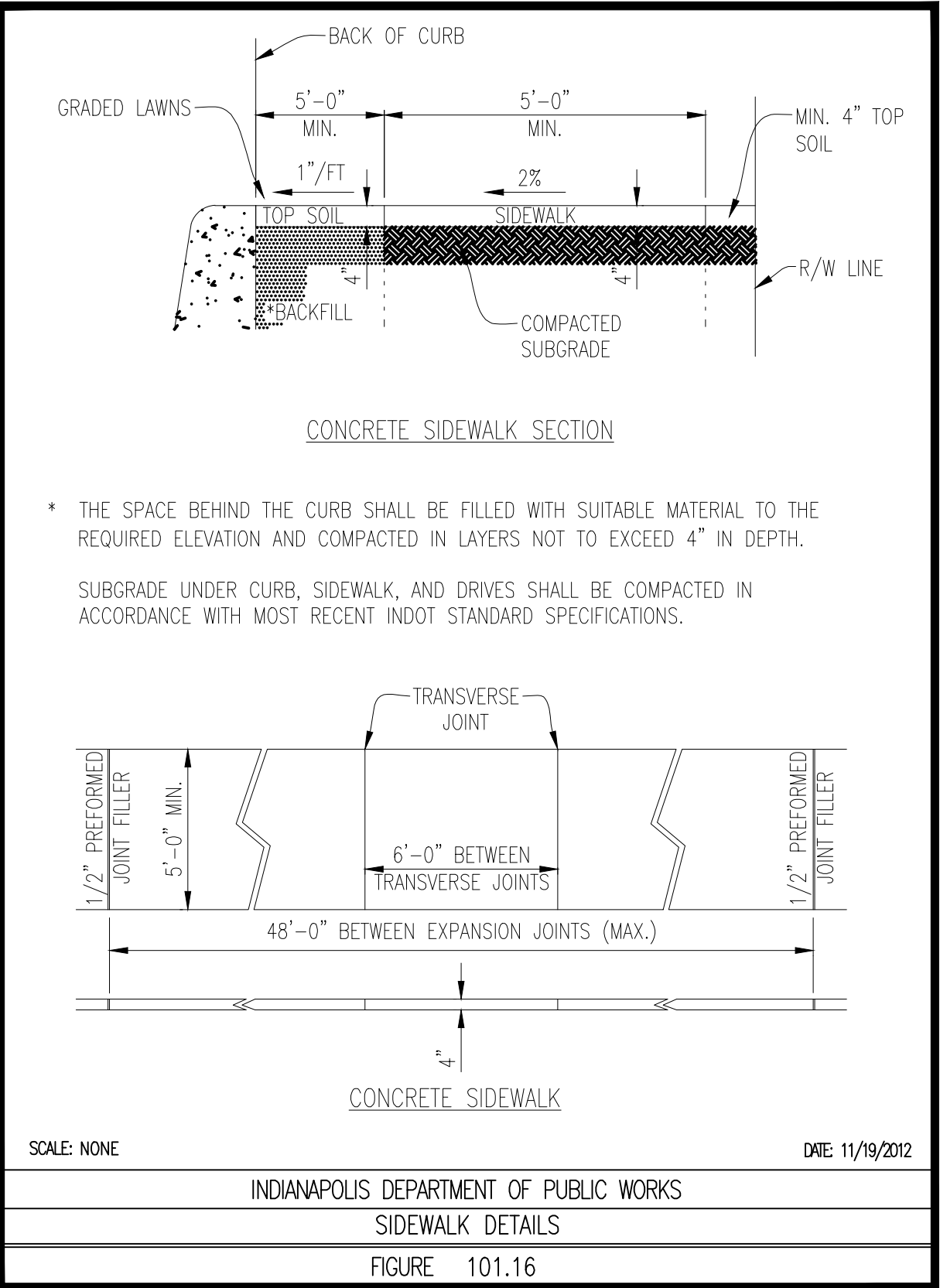
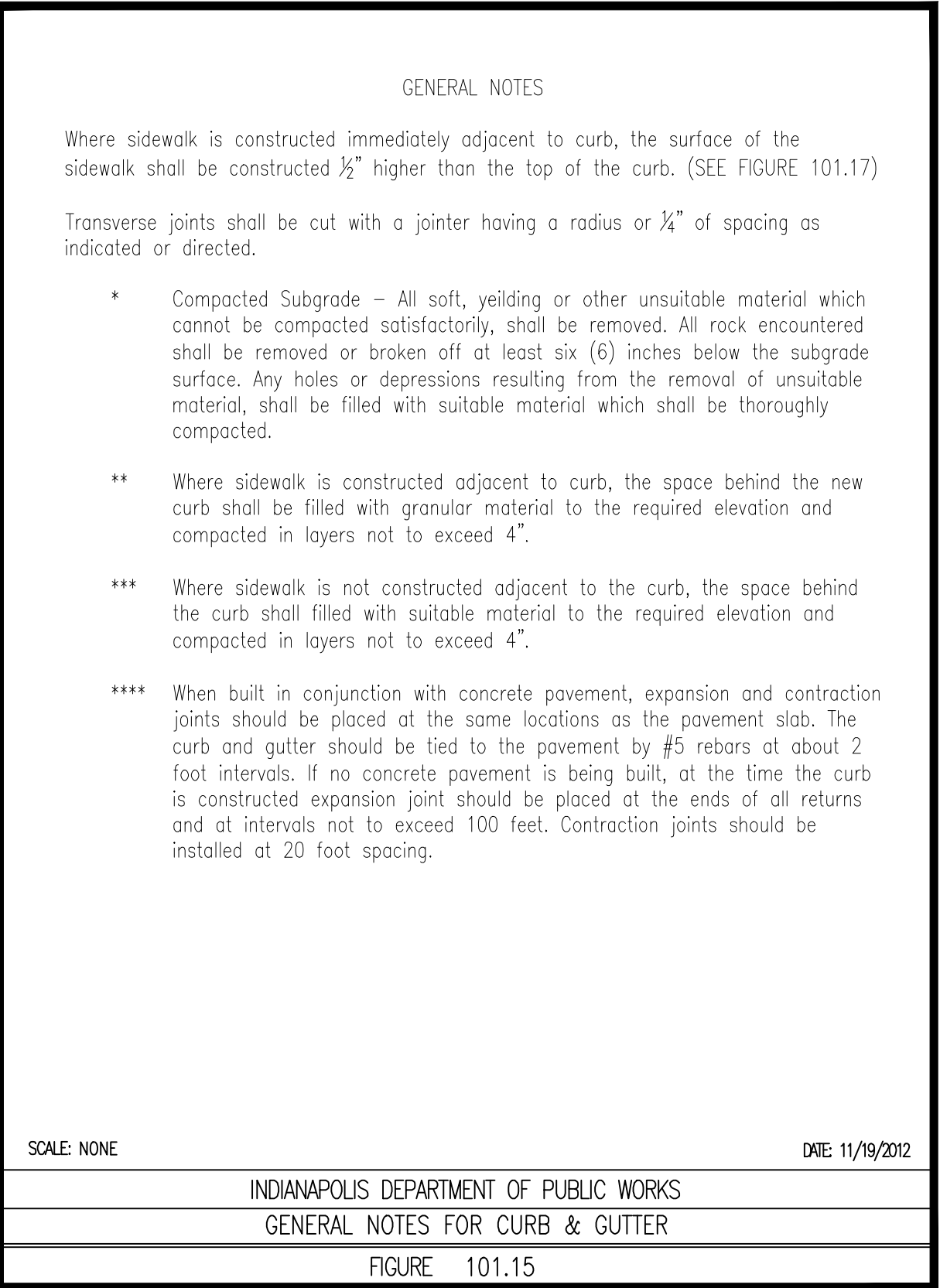
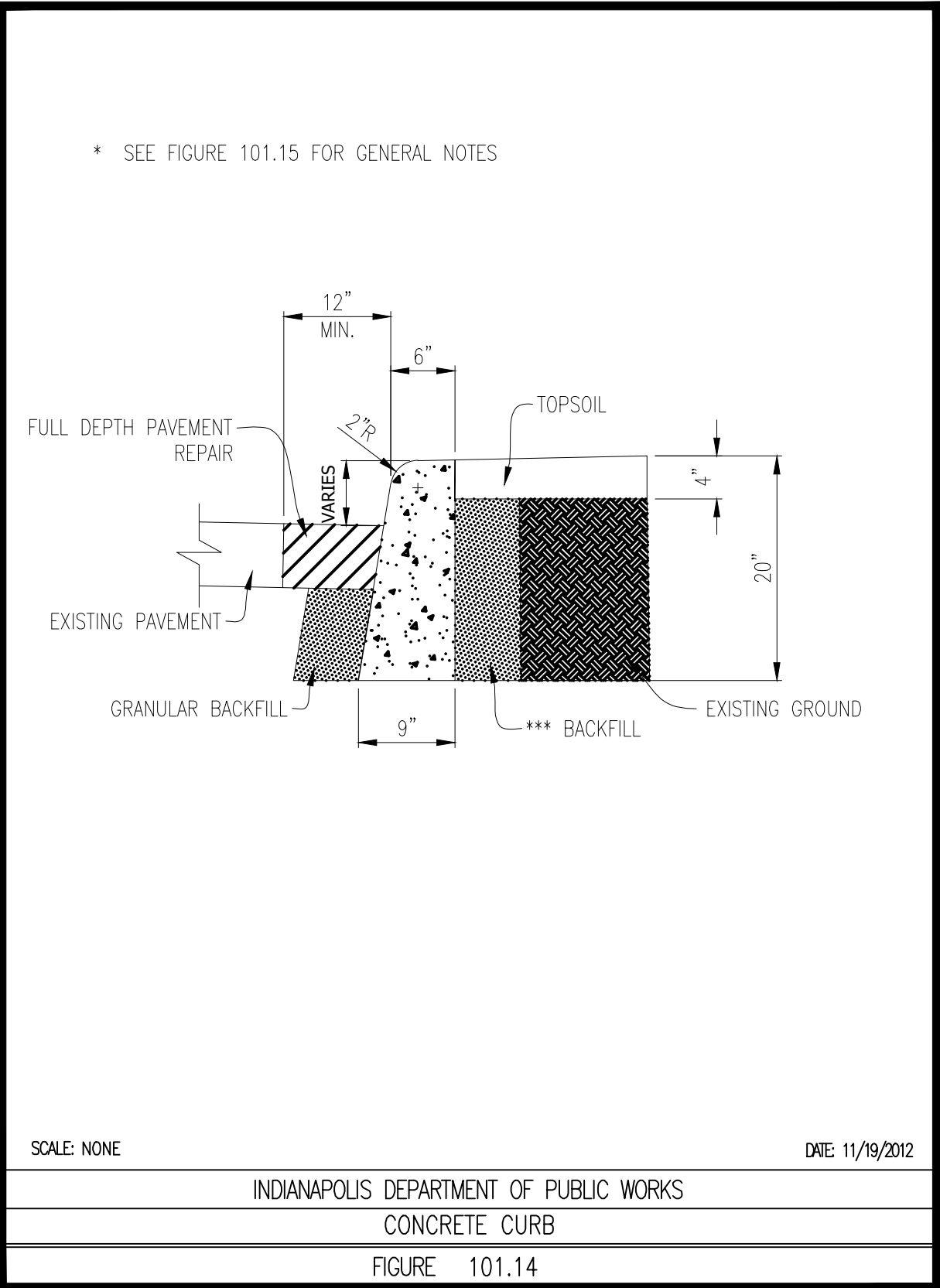
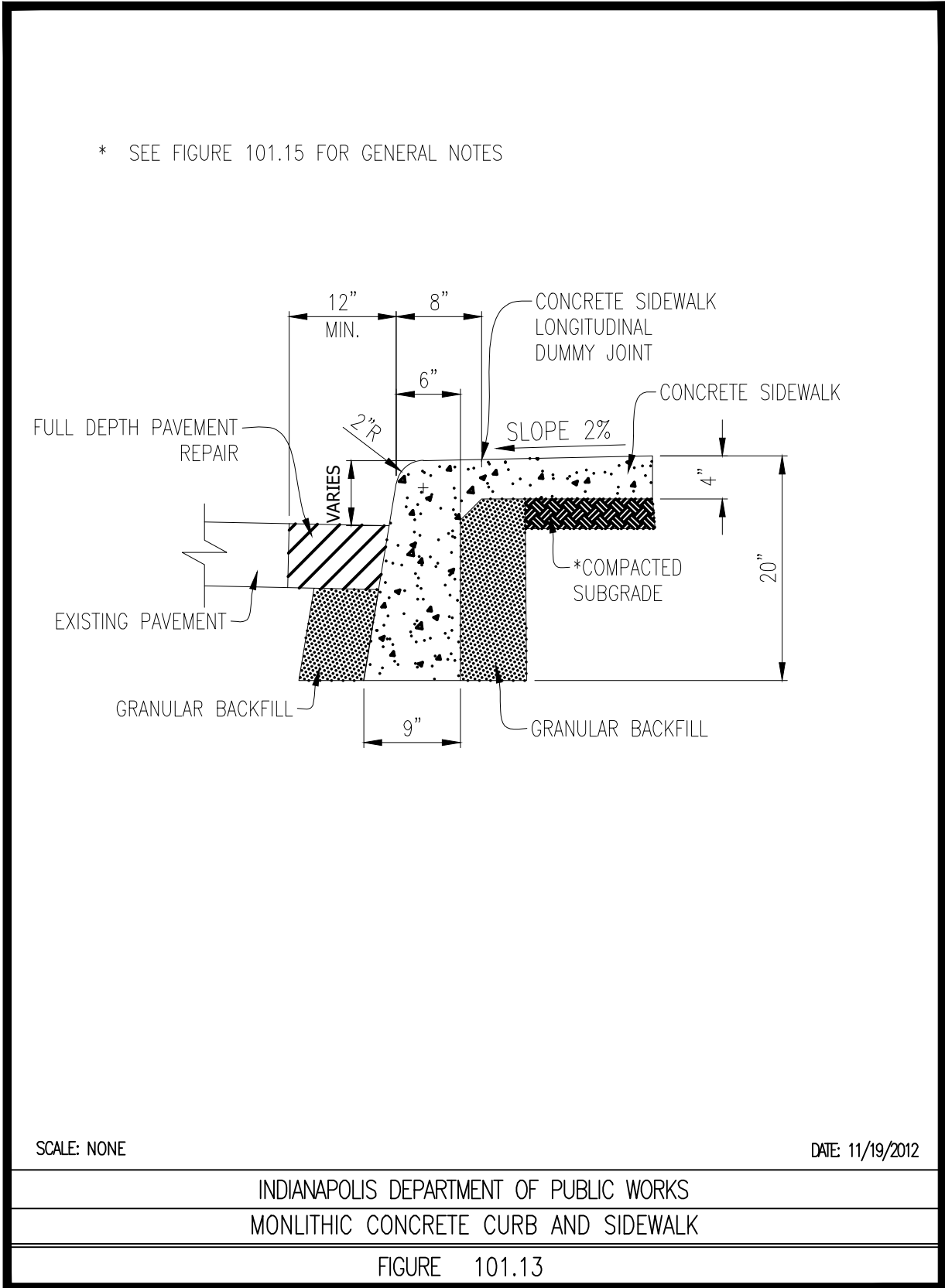
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CHECKED: NCK	CHECKED: NCK



INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS
CURB RAMP DETAILS MARY ST - BROADWAY ST E

HORIZONTAL SCALE 1" = 2'
VERTICAL SCALE N/A
PROJECT NUMBER AL-25-365
SHEET NUMBER 27 OF 37



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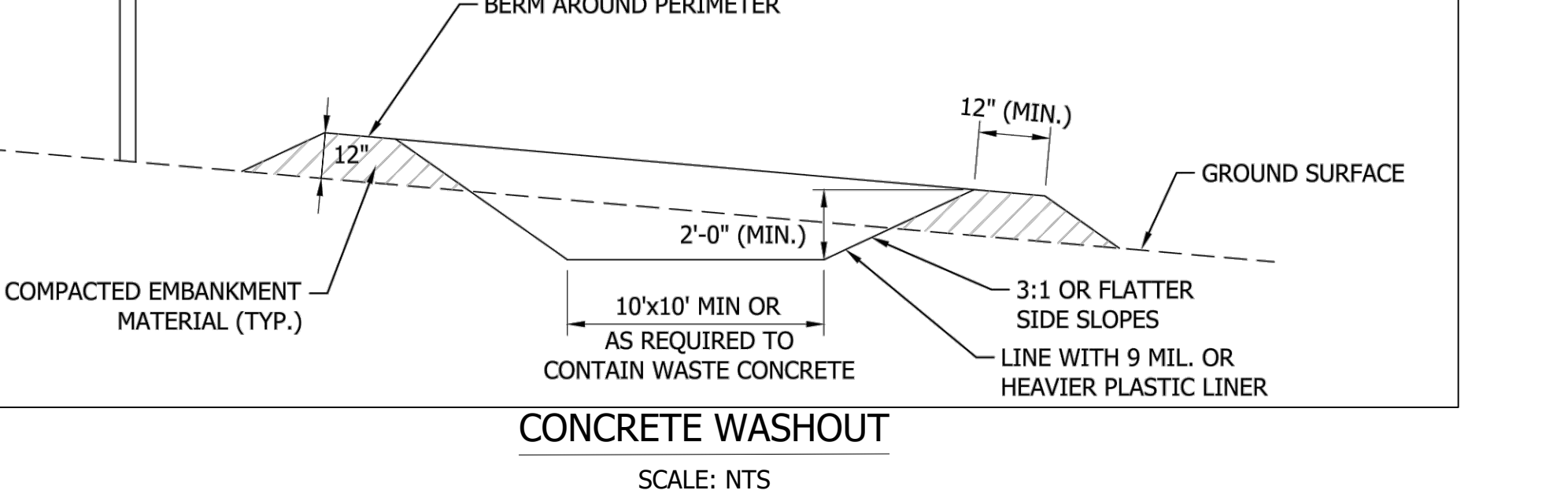
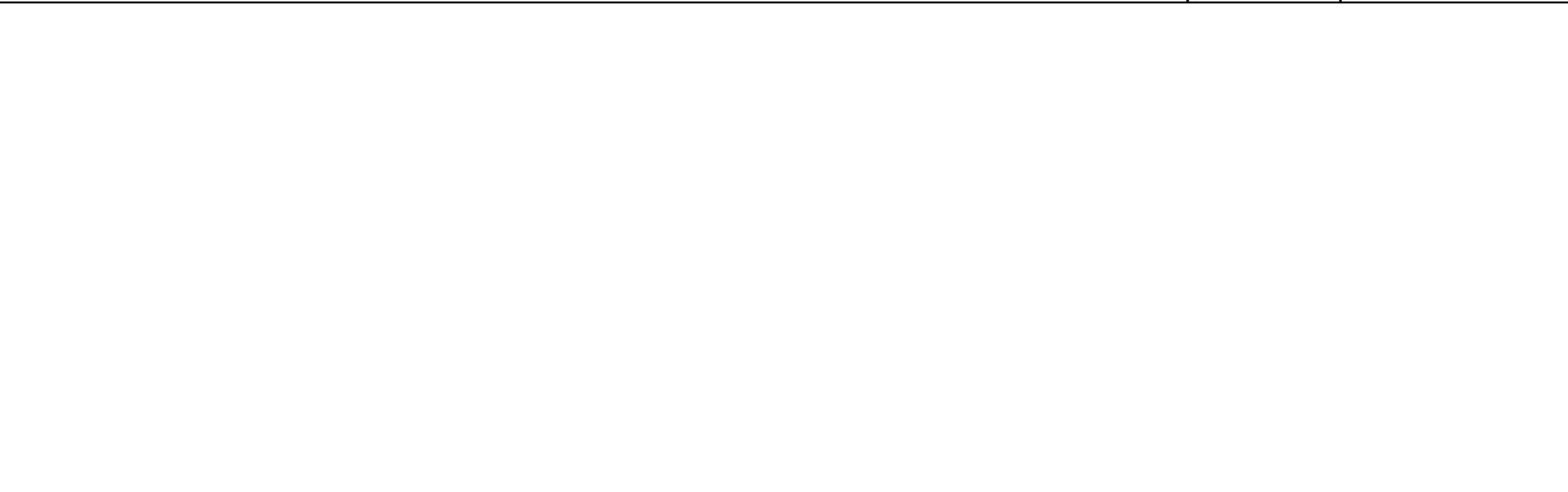
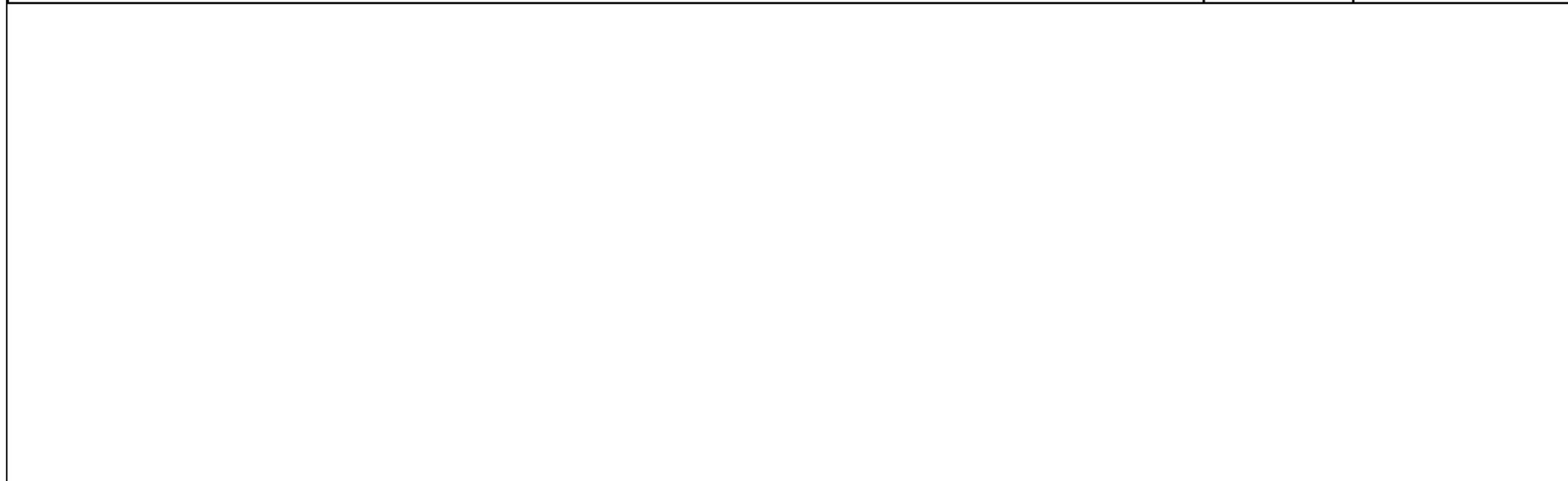
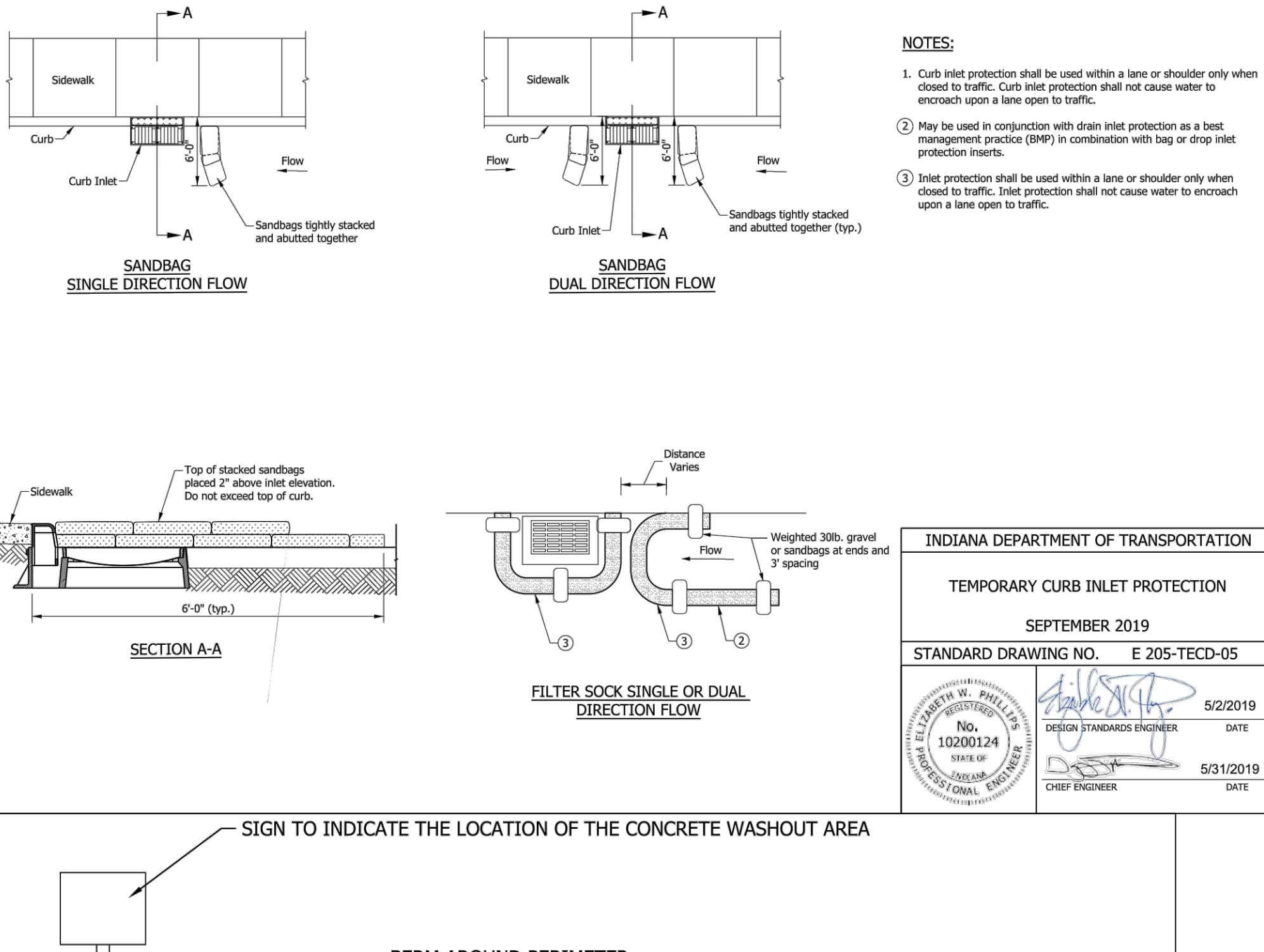
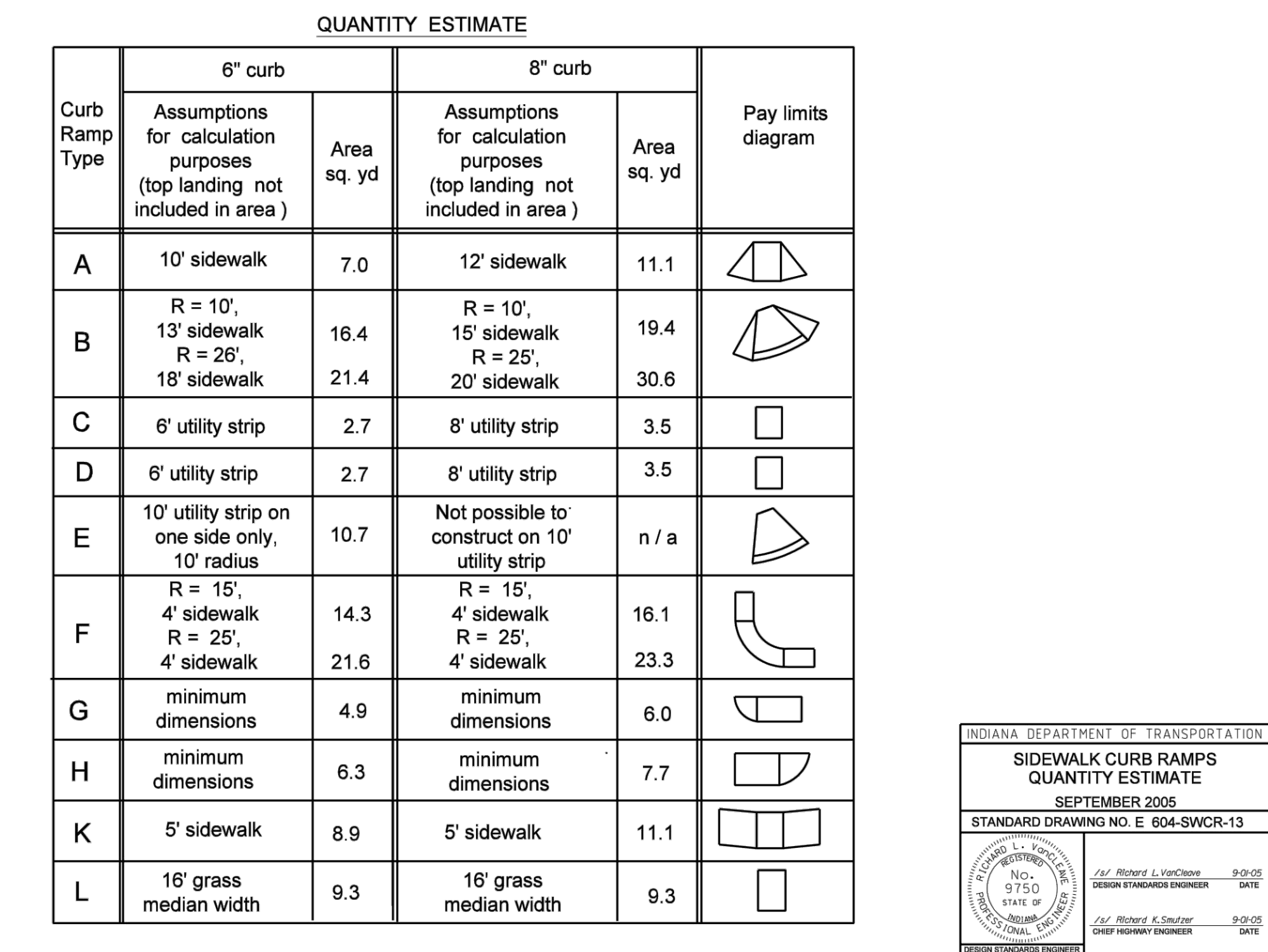
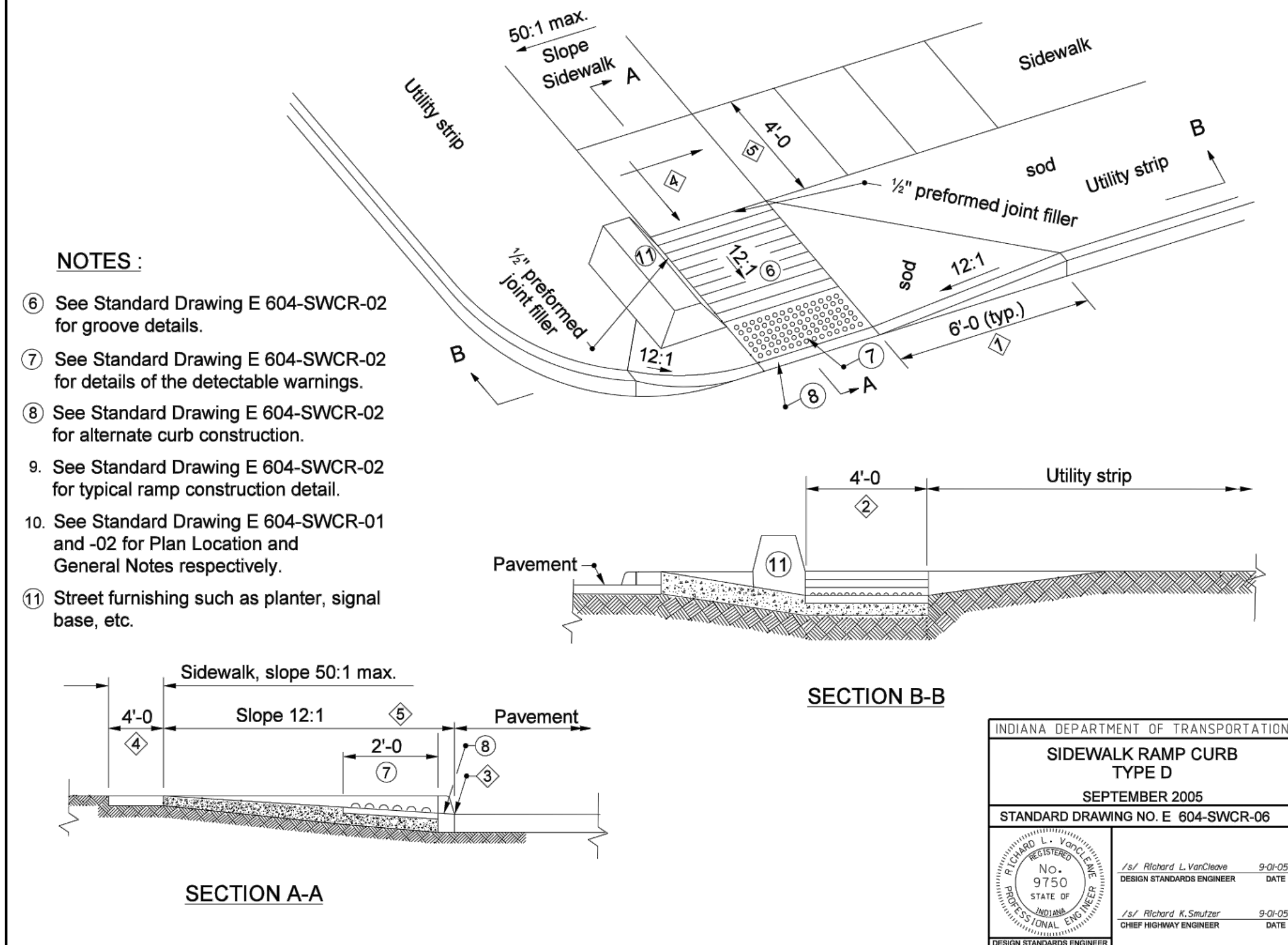
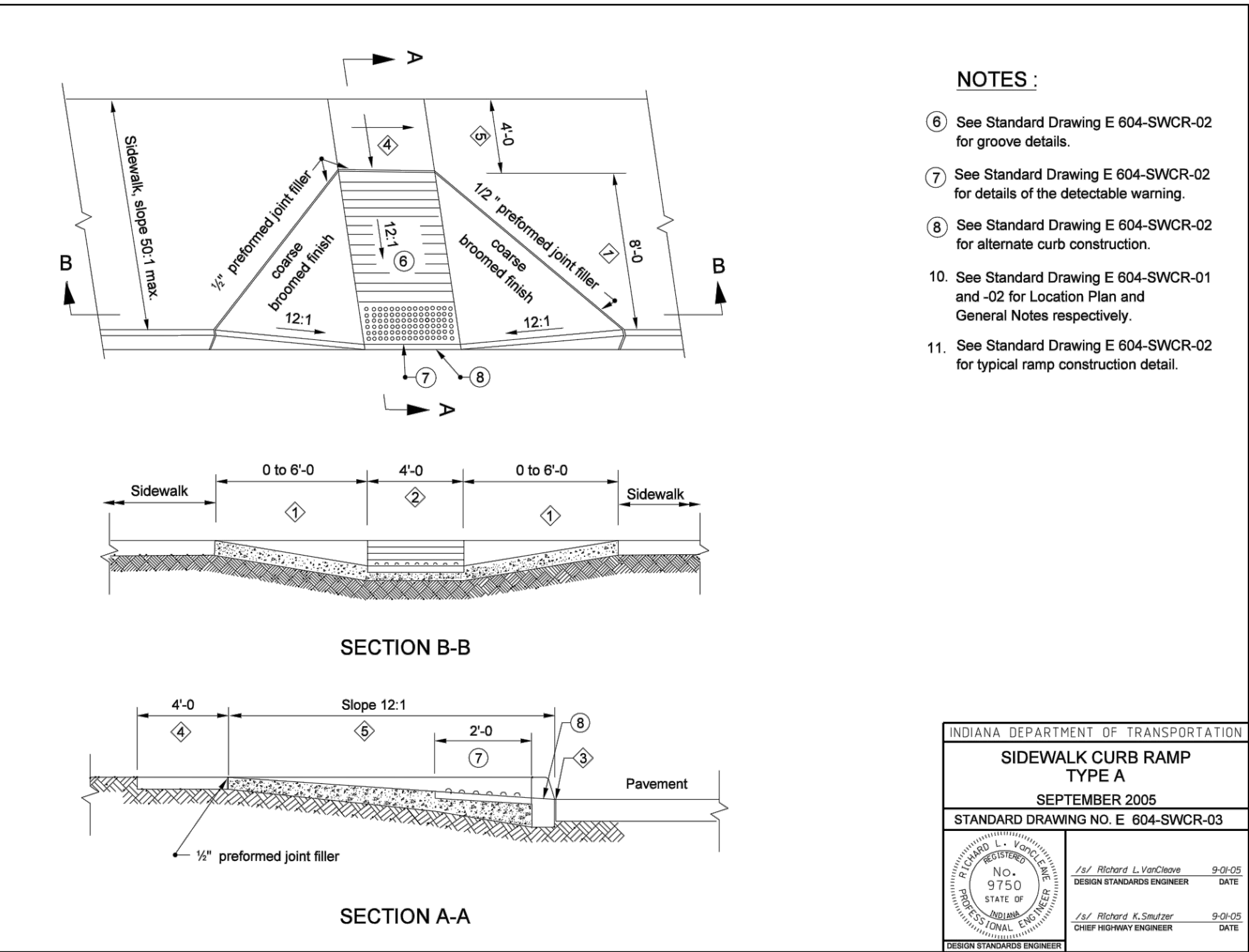
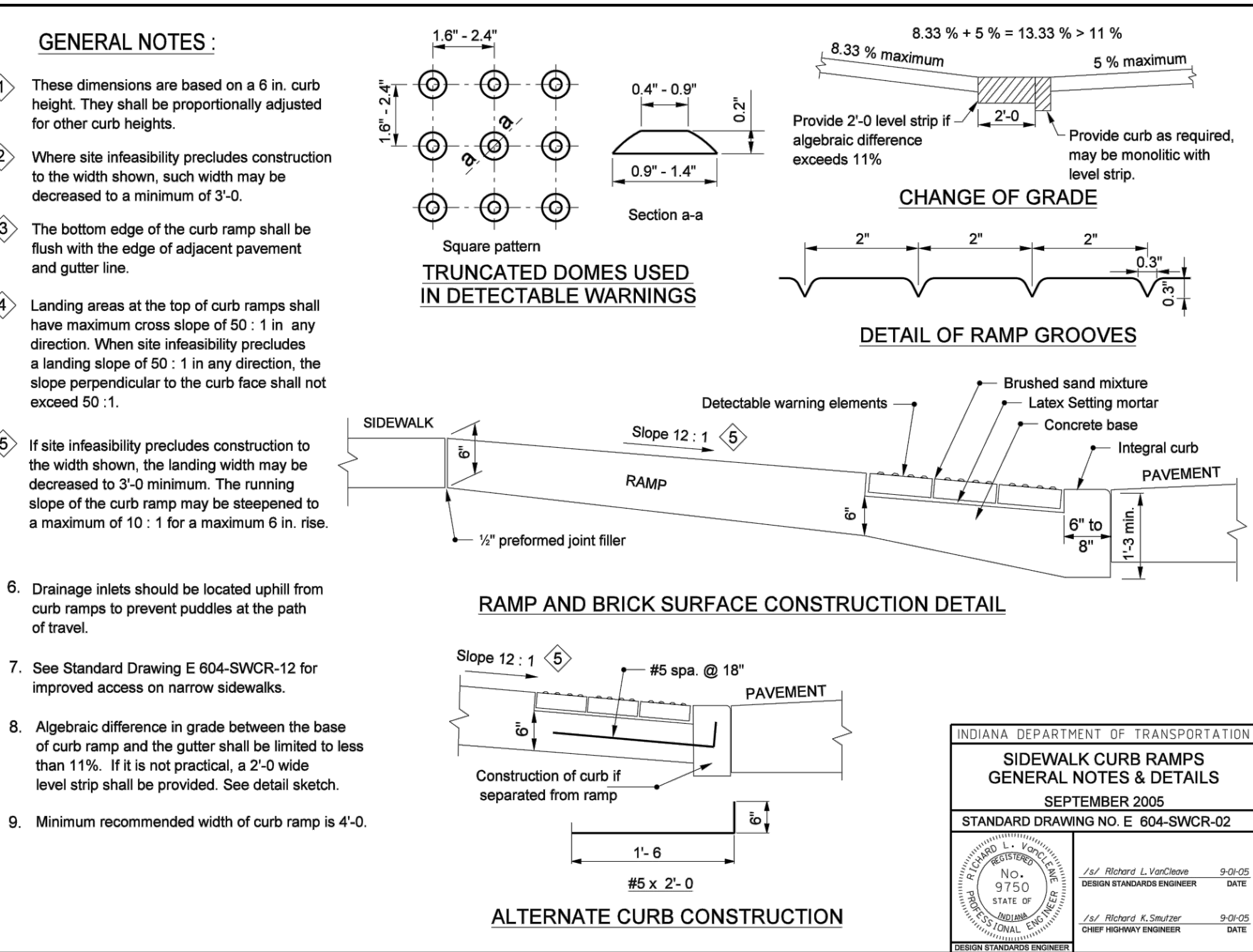
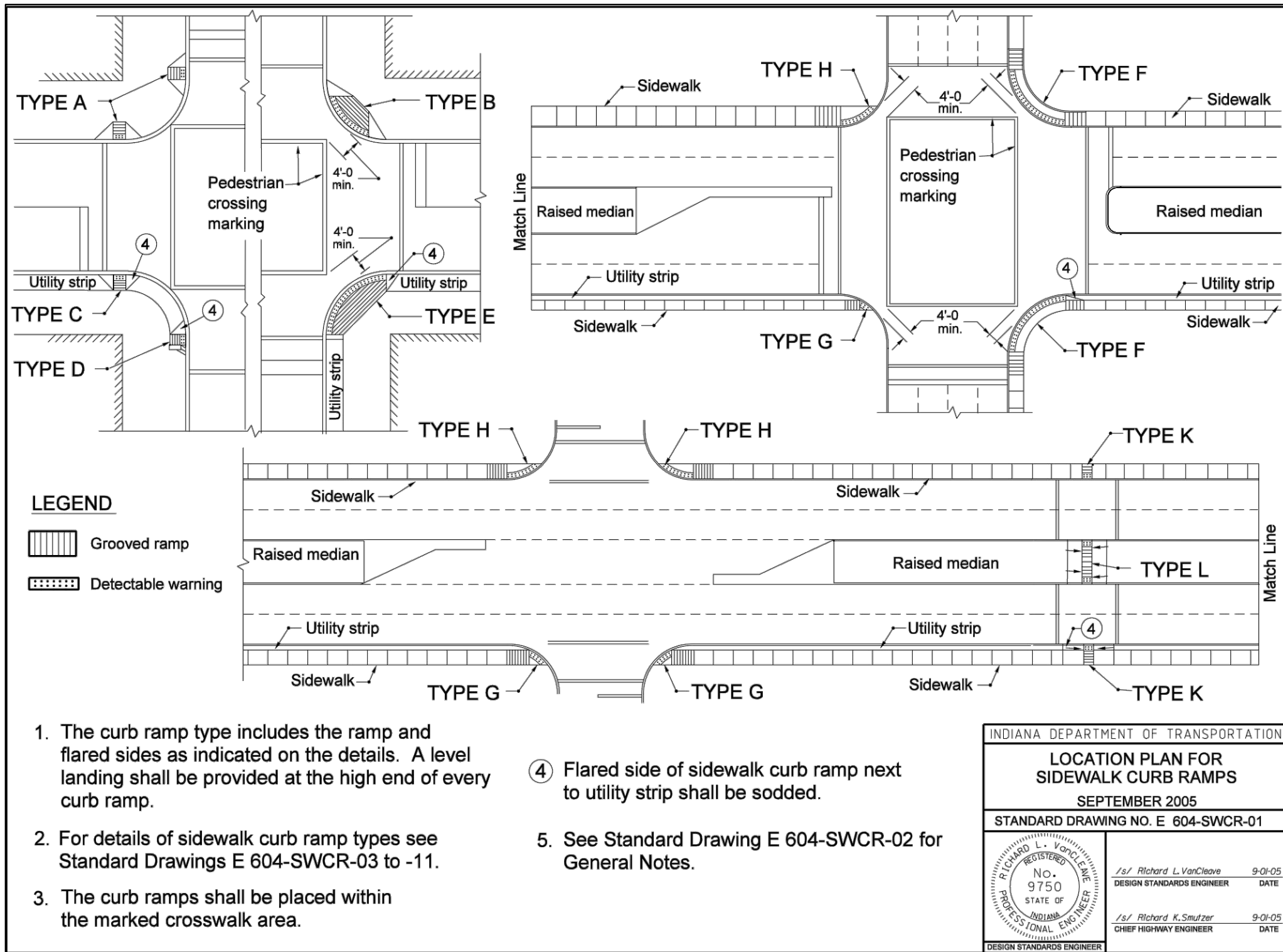
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INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS
STANDARD DETAILS 1

HORIZONTAL SCALE N/A
VERTICAL SCALE N/A
PROJECT NUMBER AL-25-365
SHEET NUMBER 28 OF 37



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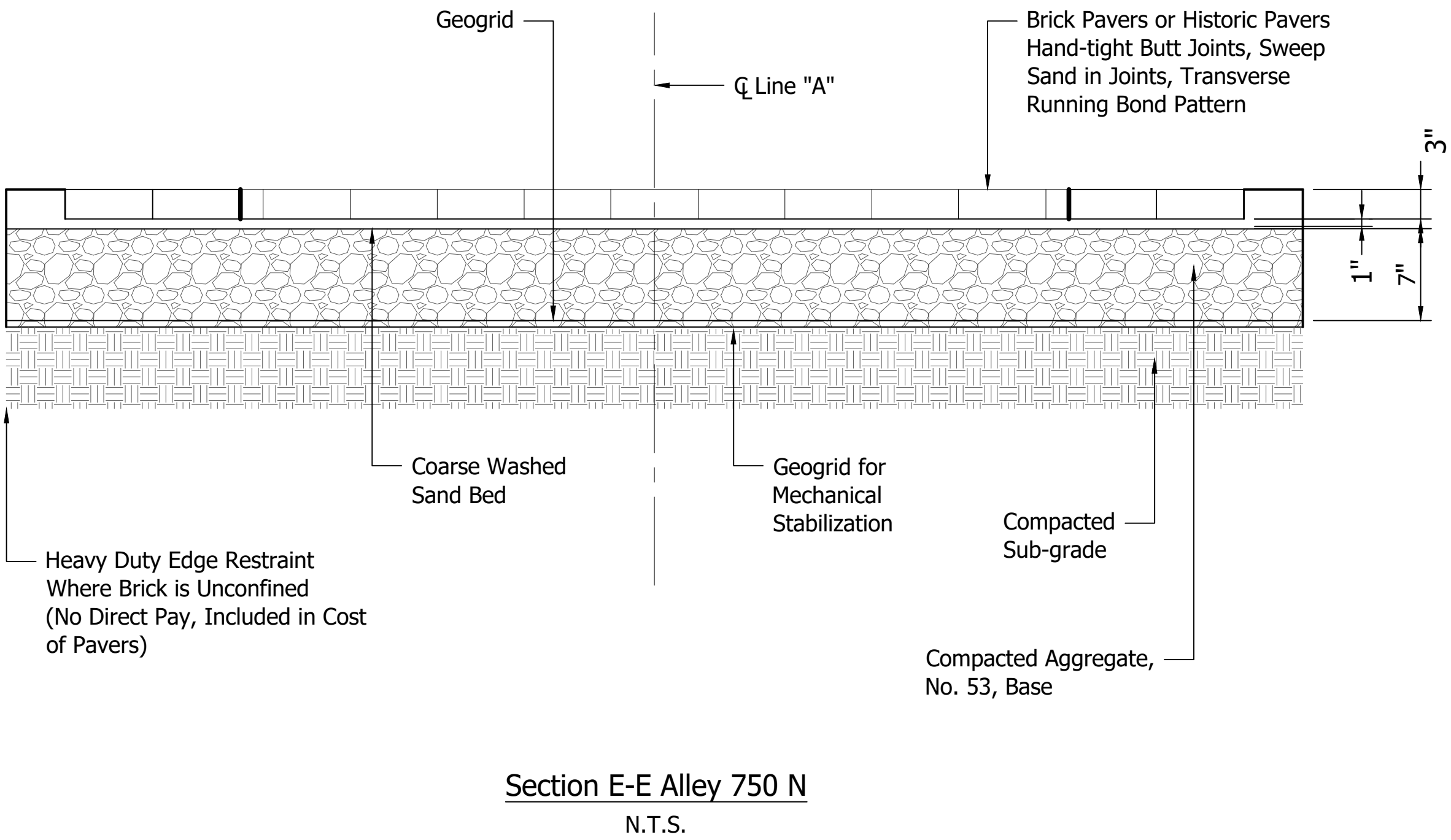
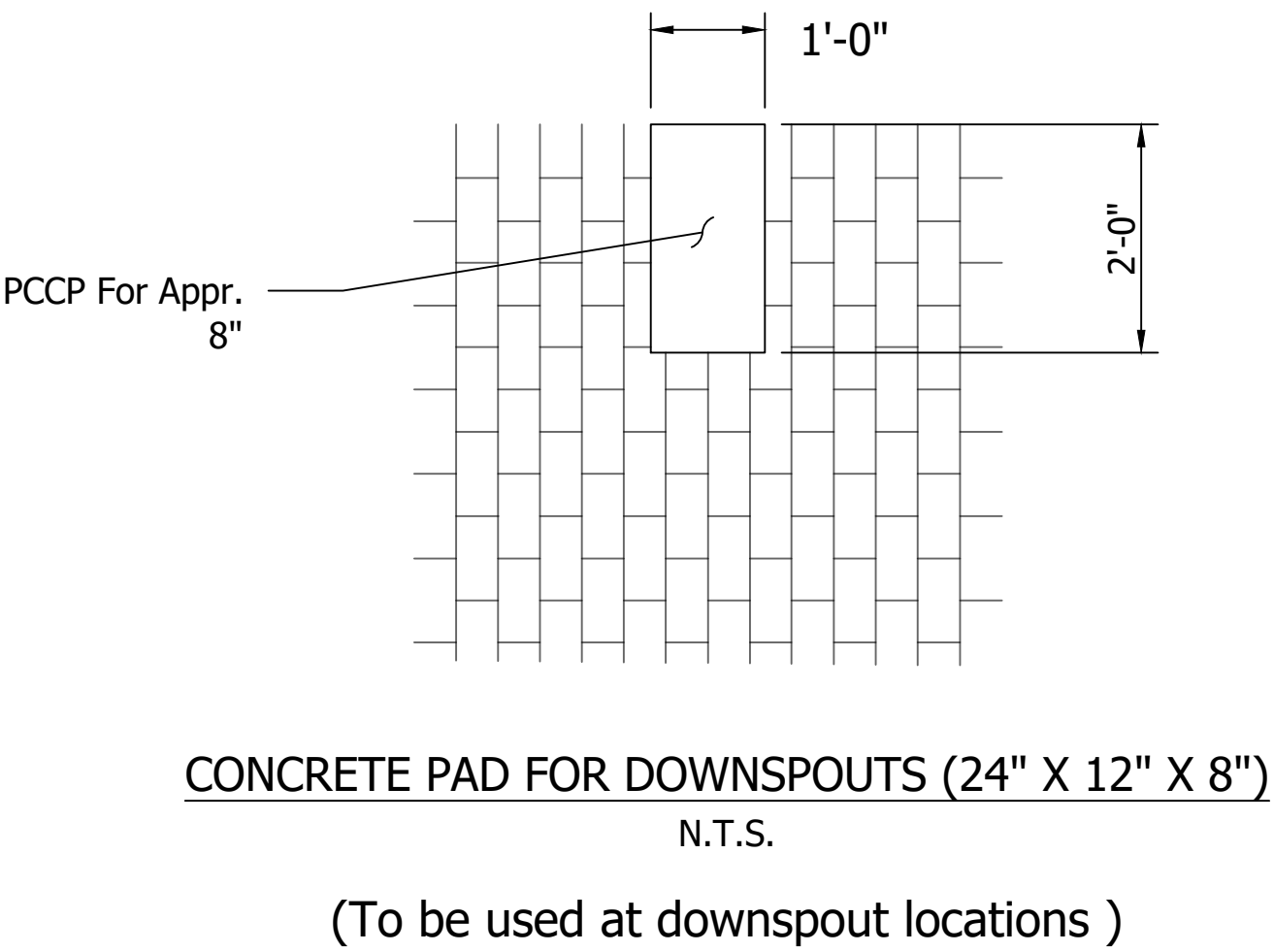
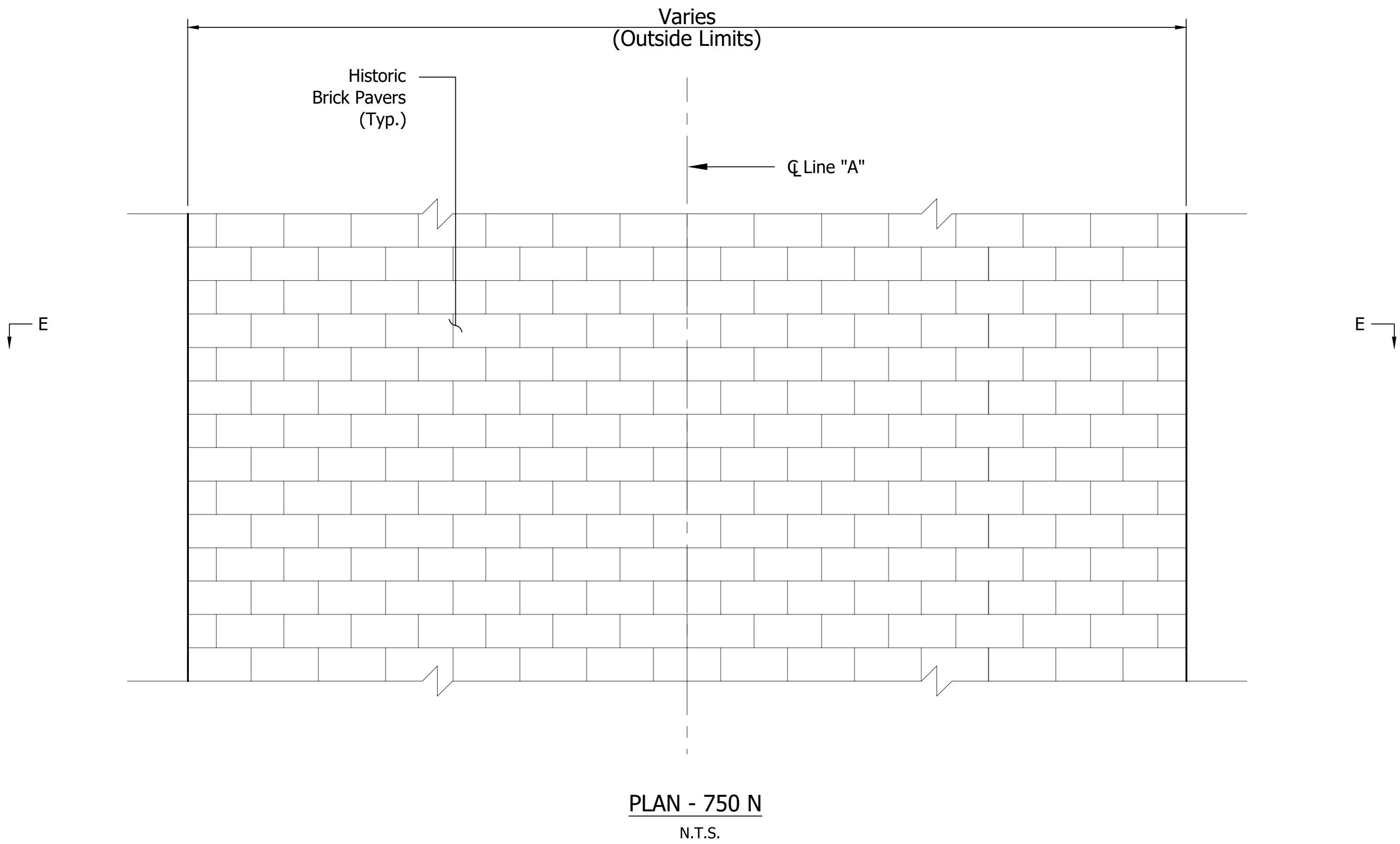
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MA	MAH
CHECKED:	CHECKED:
NCK	NCK

INDIANAPOLIS
 DEPARTMENT OF PUBLIC WORKS

INDIANAPOLIS
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STANDARD DETAILS 2

HORIZONTAL SCALE
N/A
VERTICAL SCALE
N/A
PROJECT NUMBER
AL-25-365
SHEET NUMBER
29 OF 37



REVISIONS		
DATE	DESCRIPTION	BY



Resolution Group, Inc.
7155 Shadeland Station Way, Suite #160,
Indianapolis, IN 46256
(317) 558-2911
www.resogrp.com

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DESIGNED: MA	DATE
DRAWN: MAH	
CHECKED: NCK	CHECKED: NCK



INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS
CONSTRUCTION DETAILS

HORIZONTAL SCALE
VERTICAL SCALE
PROJECT NUMBER AL-25-365
SHEETS NUMBER 30 OF 37

TEST BORING RECORD

CLIENT : Resolution Group, Inc.

PROJECT : Alley Resurfacing

ROUTE NO. : Mary St. and Alley 750 N

LOCATION : Indianapolis, Indiana

DES NO. :

BORING NO. : B- 1

SHEET : 1 OF 1

DATE STARTED : 08-22-22

DATE COMPLETED : 08-22-22

CTL PROJECT NO. : 22050056IND

Boring Elevation : 720.0 feet

Boring Depth : 7.5 feet

Boring Method : HSA

Station :

Offset :

Line :

Core Size : ---

Hammer : /Automatic

Hammer Efficiency : 72.0

Driller/Inspector : DM/SAH

Temperature : 78° F

Weather : Sunny

GROUNDWATER: ☒ Encountered at Dry

☒ At completion Dry

☒ Caved in at 6.0 feet

Stratum Elevation	Sample Depth	SOIL/MATERIAL DESCRIPTION	Stratum Depth	Sample Number	SPT per 6"	SPT per 12"	Recovery (%)	Moisture Content (%)	Total Unit Weight (pcf)	Unconfined Compression (ksf)	Atterberg Limits
											LL PL PI
719.7		GRAVEL (3") (Visual)	0.3								
		Brown and Black, Slightly Moist, Loose to Medium Dense, LOAM with Asphalt Cinders and Traces of Gravel (Visual) (FILL)									
718.0			2.0	SS-1	1	9	100	12.8			
				4							
				5							
716.0		Brown, Moist, Medium Stiff to Very Stiff, SILTY CLAY LOAM (Visual)		SS-2	5	16	0				
				7							
				9							
			4.0								
				10							NP NP NP
				10							
				10							
		Brown, Slightly Moist, Medium Dense, SANDY LOAM with Gravel A-2-4 (0), Lab 1		SS-3	10	20	100	4.6			
				10							
				10							
			7.5								
				10							
				12							
				11							
712.5		Bottom of Boring at 7.5 feet									
		Boring backfilled in accordance with INDOT requirements.									

CTL Engineering, Inc.
Phone: 317-295-8650

BORING METHOD	SAMPLING METHOD	ABBREVIATIONS
HSA - Hollow Stem Auger	SS - Split Spoon Sample	* - Hand Penetrometer
SFA - Solid Flight Auger	ST - Shelby Tube Sample	LL - Liquid Limit
RC - Rock Coring	CR - Rock Core Sample	PL - Plastic Limit
MD - Mud Drilling	BS - Bag Sample	PI - Plasticity Index
WD - Wash Drilling	AC - Auger Cuttings	DCP - Dynamic Cone Penetrometer Test
HA - Hand Auger	SBS - Subbase Sample	

INDOT_TEST BORING RECORD_LL_SO_22050056IND.GPJ INDOT_DATA TEMPLATE.GDT

TEST BORING RECORD

CLIENT : Resolution Group, Inc.

PROJECT : Alley Resurfacing

ROUTE NO. : Mary St. and Alley 750 N

LOCATION : Indianapolis, Indiana

DES NO. :

BORING NO. : B- 2

SHEET : 1 OF 1

DATE STARTED : 08-22-22

DATE COMPLETED : 08-22-22

CTL PROJECT NO. : 22050056IND

Boring Elevation : 721.0 feet

Boring Depth : 7.5 feet

Boring Method : HSA

Station :

Offset :

Line :

Core Size : ---

Hammer : /Automatic

Hammer Efficiency : 72.0

Driller/Inspector : DM/SAH

Temperature : 78° F

Weather : Sunny

GROUNDWATER: ☒ Encountered at Dry

☒ At completion Dry

☒ Caved in at 6.5 feet

Stratum Elevation	Sample Depth	SOIL/MATERIAL DESCRIPTION	Stratum Depth	Sample Number	SPT per 6"	SPT per 12"	Recovery (%)	Moisture Content (%)	Total Unit Weight (pcf)	Unconfined Compression (ksf)	Atterberg Limits
											LL PL PI
720.7		GRAVEL (3") (Visual)	0.3								
		Brown, Moist, Soft, CLAY LOAM with Traces of Asphalt Cinders, Glass, and Gravel A-6 (5), Lab 2 (FILL)									
				SS-1	1	5	100	23.3			32 18 14
				2							
				3							
718.5			2.5								
		Brown, Moist, Very Stiff, SANDY CLAY LOAM with Traces of Gravel A-7-5 (3), Lab 3		SS-2	1	20	100	23.2			50 30 21
				6							
				14							
717.1			3.9								
				5							
				13							
				8							
		Brown, Slightly Moist, Medium Dense to Loose, SANDY LOAM with Gravel A-2-4, As Lab 1		SS-3	5	21	100	5.6			
				10							
				10							
				10							
			7.5								
				5							
				5							
				10							
				5							
				5							
713.5		Bottom of Boring at 7.5 feet									
		Boring backfilled in accordance with INDOT requirements.									

CTL Engineering, Inc.
Phone: 317-295-8650

BORING METHOD	SAMPLING METHOD	ABBREVIATIONS
HSA - Hollow Stem Auger	SS - Split Spoon Sample	* - Hand Penetrometer
SFA - Solid Flight Auger	ST - Shelby Tube Sample	LL - Liquid Limit
RC - Rock Coring	CR - Rock Core Sample	PL - Plastic Limit
MD - Mud Drilling	BS - Bag Sample	PI - Plasticity Index
WD - Wash Drilling	AC - Auger Cuttings	DCP - Dynamic Cone Penetrometer Test
HA - Hand Auger	SBS - Subbase Sample	

INDOT_TEST BORING RECORD_LL_SO_22050056IND.GPJ INDOT_DATA TEMPLATE.GDT

TEST BORING RECORD

CLIENT : Resolution Group, Inc.

PROJECT : Alley Resurfacing

ROUTE NO. : Mary St. and Alley 750 N

LOCATION : Indianapolis, Indiana

DES NO. :

BORING NO. : B- 3

SHEET : 1 OF 1

DATE STARTED : 08-22-22

DATE COMPLETED : 08-22-22

CTL PROJECT NO. : 22050056IND

Boring Elevation : 719.0 feet

Boring Depth : 6.5 feet

Boring Method : SFA

Station :

Offset :

Line :

Core Size : ---

Hammer : /Automatic

Hammer Efficiency : 72.0

Driller/Inspector : DM/SAH

Temperature : 78° F

Weather : Sunny

GROUNDWATER: ☒ Encountered at Dry

☒ At completion Dry

☒ Caved in at 6.0 feet

Stratum Elevation	Sample Depth	SOIL/MATERIAL DESCRIPTION	Stratum Depth	Sample Number	SPT per 6"	SPT per 12"	Recovery (%)	Moisture Content (%)	Total Unit Weight (pcf)	Unconfined Compression (ksf)	Atterberg Limits
											LL PL PI
718.7		BRICK (4") (Visual)	0.3								
		Brown, Slightly Moist, Medium Dense, SAND with Gravel and Traces of Brick (Visual) (FILL)									
				SS-1	9	14	67	4.5			
				4							
717.0			2.0								
				SS-2	2	2	100	14.7			NP NP NP
				1							
				1							
		Brown, Moist, Very Loose to Loose, SANDY LOAM A-2-4 (0), Lab 4		SS-3	1	2	100	12.0			
				1							
				1							
			6.0								
				5							
				4							
				5							
713.0		Bottom of Boring at 6.5 feet									
		Boring backfilled in accordance with INDOT requirements and pavement restored with existing brick.									

CTL Engineering, Inc.
Phone: 317-295-8650

BORING METHOD	SAMPLING METHOD	ABBREVIATIONS
HSA - Hollow Stem Auger	SS - Split Spoon Sample	* - Hand Penetrometer
SFA - Solid Flight Auger	ST - Shelby Tube Sample	LL - Liquid Limit
RC - Rock Coring	CR - Rock Core Sample	PL - Plastic Limit
MD - Mud Drilling	BS - Bag Sample	PI - Plasticity Index
WD - Wash Drilling	AC - Auger Cuttings	DCP - Dynamic Cone Penetrometer Test
HA - Hand Auger	SBS - Subbase Sample	

INDOT_TEST BORING RECORD_LL_SO_22050056IND.GPJ INDOT_DATA TEMPLATE.GDT

TEST BORING RECORD

CLIENT : Resolution Group, Inc.

PROJECT : Alley Resurfacing

ROUTE NO. : Mary St. and Alley 750 N

LOCATION : Indianapolis, Indiana

DES NO. :

BORING NO. : B- 4

SHEET : 1 OF 1

DATE STARTED : 08-22-22

DATE COMPLETED : 08-22-22

CTL PROJECT NO. : 22050056IND

Boring Elevation : 719.0 feet

Boring Depth : 2.0 feet

Boring Method : HA

Station :

Offset :

Line :

Core Size : ---

Hammer : /Manual

Hammer Efficiency : /Manual

Driller/Inspector : DM/SAH

Temperature : 80° F

Weather : Sunny

GROUNDWATER: ☒ Encountered at Dry

☒ At completion Dry

☒ Caved in at 6.0 feet

Stratum Elevation	Sample Depth	SOIL/MATERIAL DESCRIPTION	Stratum Depth	Sample Number	SPT per 6"	SPT per 12"	Recovery (%)	Moisture Content (%)	Total Unit Weight (pcf)	Unconfined Compression (ksf)	Atterberg Limits
											LL PL PI
718.7		BRICK (4") (Visual)	0.3								
		Brown, Slightly Moist, SAND with Gravel and Traces of Brick (FILL)									
				AC-1				4.1			
				AC-2				5.1			
717.0			2.0					4.7			
				AC-3							
		Bottom of Boring at 2.0 feet									
		Boring backfilled in accordance with INDOT requirements and pavement restored with existing brick.									

CTL Engineering, Inc.
Phone: 317-295-8650

BORING METHOD	SAMPLING METHOD	ABBREVIATIONS
HSA - Hollow Stem Auger	SS - Split Spoon Sample	* - Hand Penetrometer
SFA - Solid Flight Auger	ST - Shelby Tube Sample	LL - Liquid Limit
RC - Rock Coring	CR - Rock Core Sample	PL - Plastic Limit
MD - Mud Drilling	BS - Bag Sample	PI - Plasticity Index
WD - Wash Drilling	AC - Auger Cuttings	DCP - Dynamic Cone Penetrometer Test
HA - Hand Auger	SBS - Subbase Sample	

INDOT_TEST BORING RECORD_LL_SO_22050056IND.GPJ INDOT_DATA TEMPLATE.GDT

REVISIONS		
DATE	DESCRIPTION	BY



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Indianapolis, IN 46256

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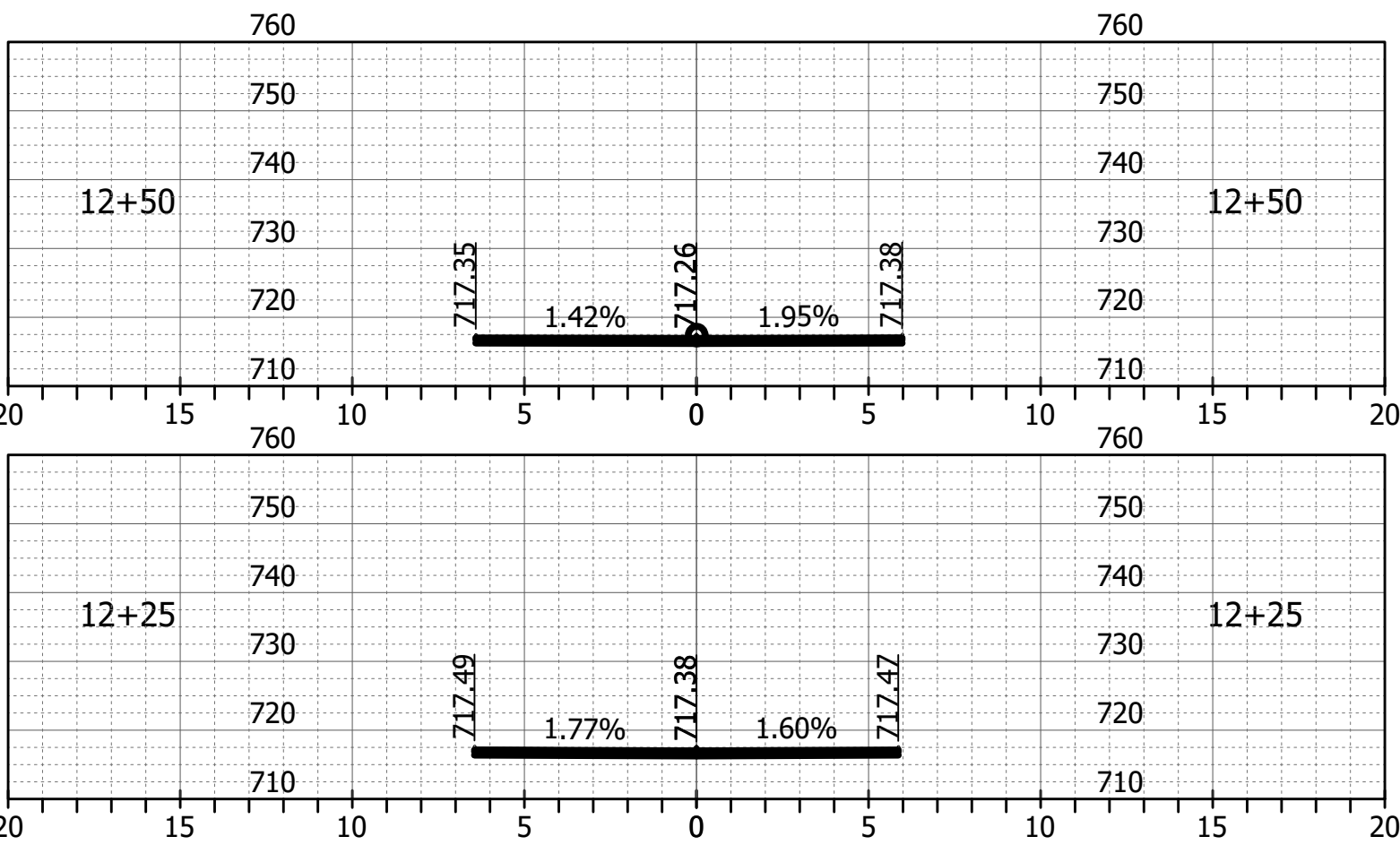
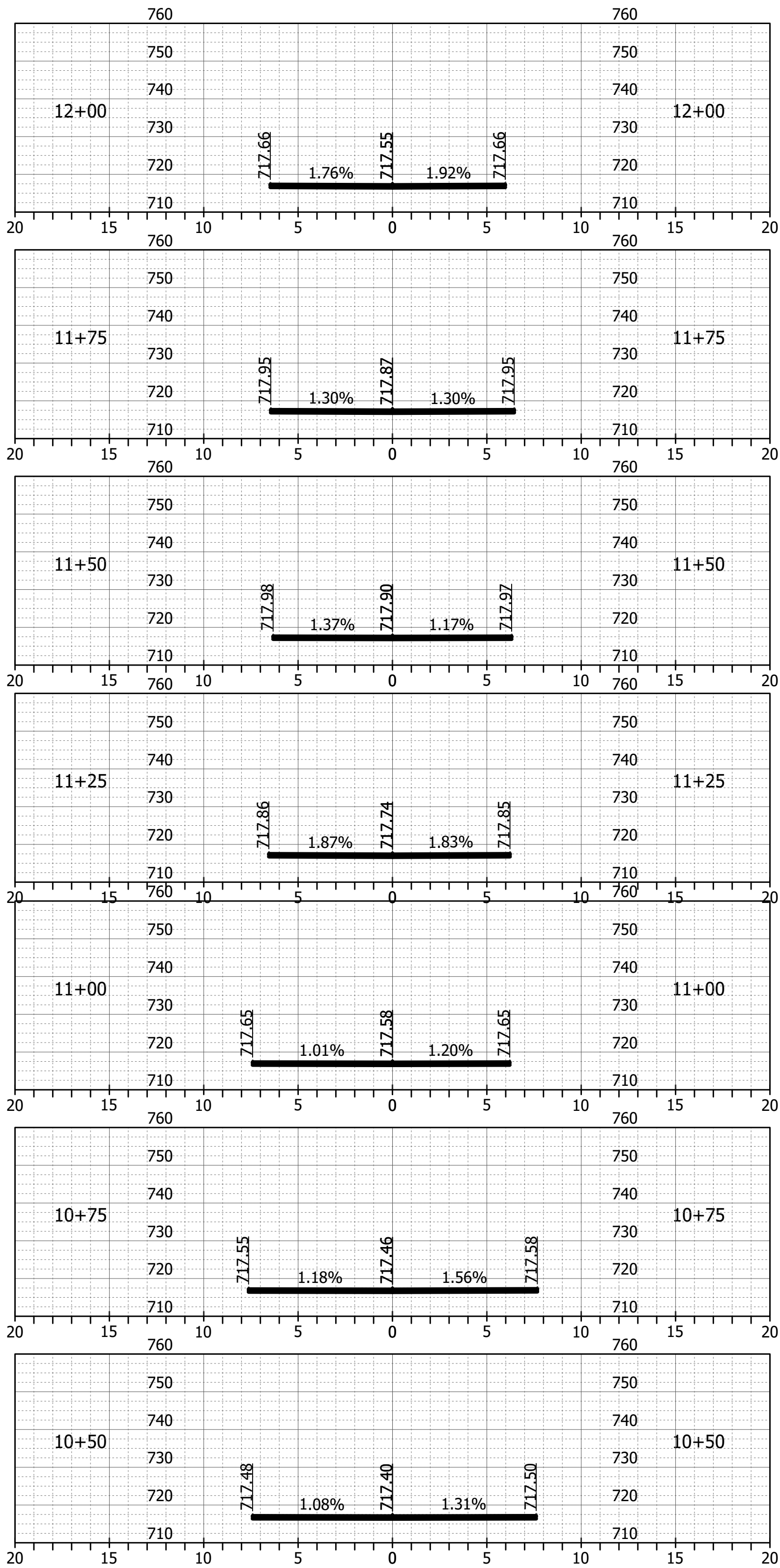
90% PLANS
NOT FOR
CONSTRUCTION

RECOMMENDED FOR APPROVAL:	DESIGN ENGINEER	DATE
DESIGNED: MA	DRAWN: MAH	
CHECKED: NCK	CHECKED: NCK	



INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS
PAVEMENT CORES

HORIZONTAL SCALE
VERTICAL SCALE
PROJECT NUMBER AL-25-365
SHEET NUMBER 31 OF 37



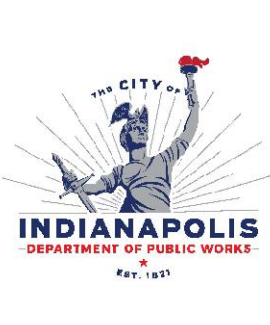
REVISIONS		
DATE	DESCRIPTION	BY



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7155 Shadeland Station Way, Suite #160,
Indianapolis, IN 46256
(317) 558-2911
www.resogrp.com

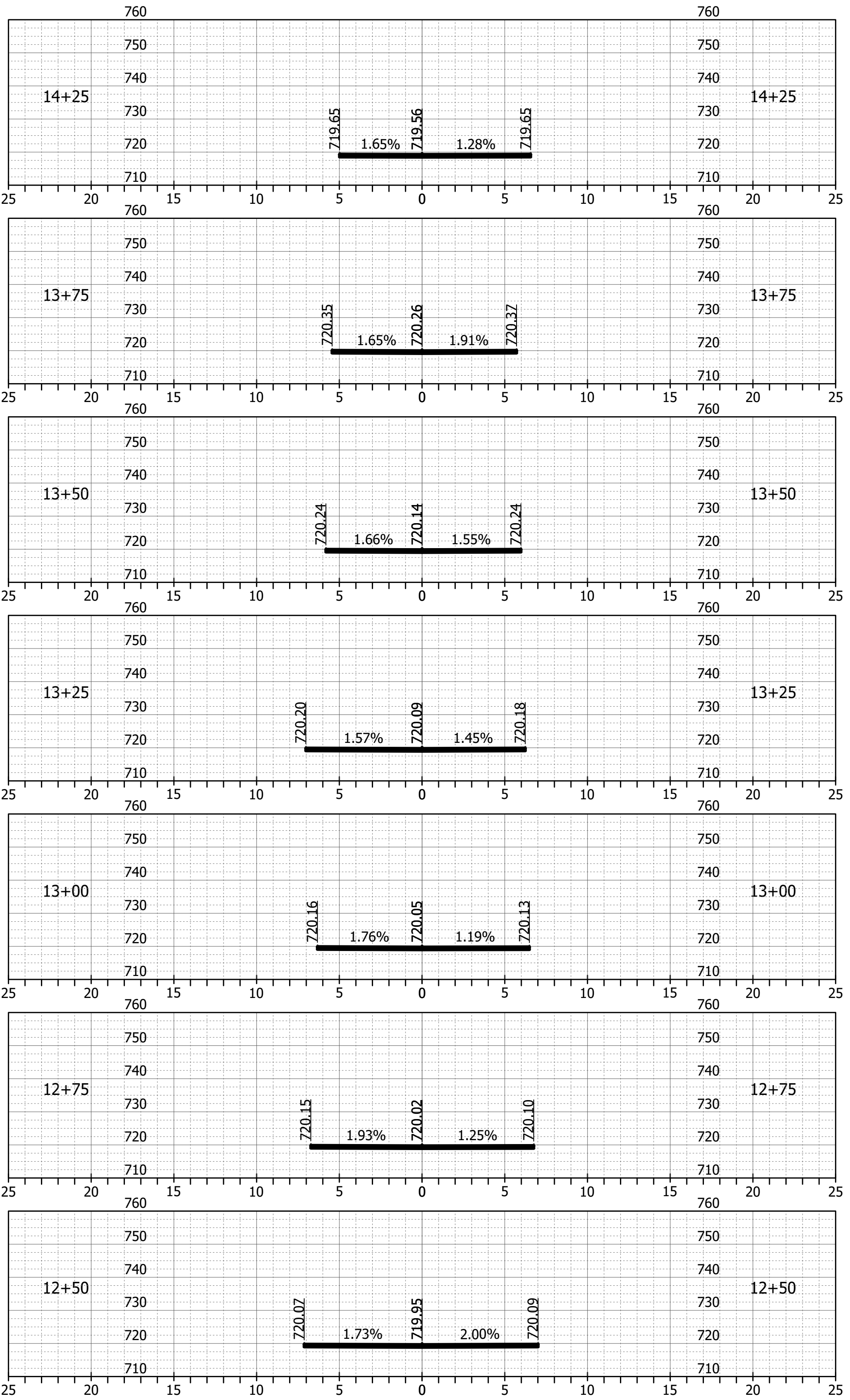
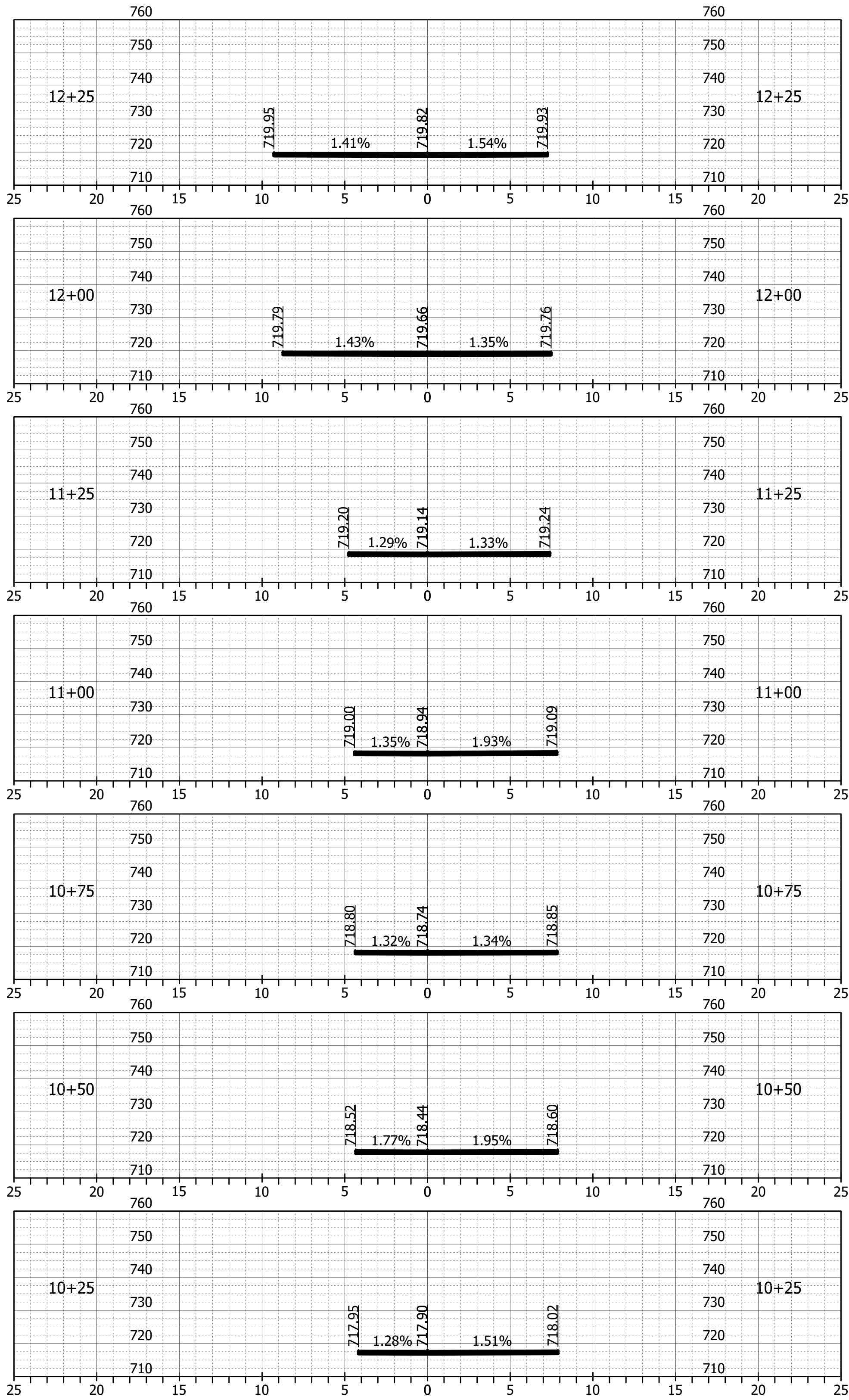
90% PLANS
NOT FOR
CONSTRUCTION

RECOMMENDED FOR APPROVAL:	
DESIGN ENGINEER	DATE
DESIGNED: MA	DRAWN: MAH
CHECKED: NCK	CHECKED: NCK



INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS
CROSS SECTIONS LINE "A"

HORIZONTAL SCALE 1" = 5'
VERTICAL SCALE 1" = 25'
PROJECT NUMBER AL-25-365
SHEET NUMBER 32 OF 37



REVISIONS		
DATE	DESCRIPTION	BY



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Indianapolis, IN 46256

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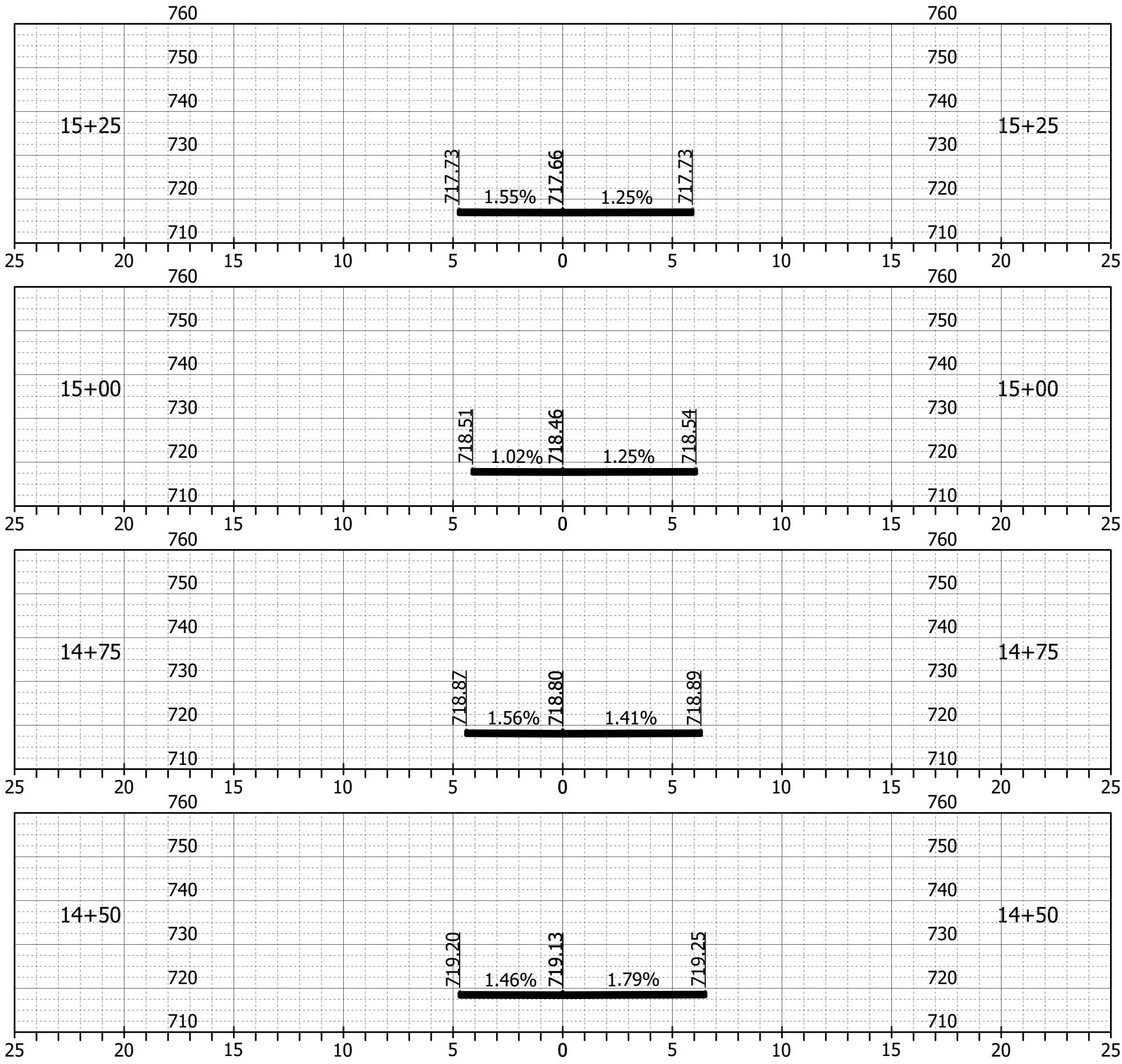
90% PLANS
NOT FOR
CONSTRUCTION

RECOMMENDED FOR APPROVAL:	
DESIGN ENGINEER	DATE
DESIGNED: MA	DRAWN: MAH
CHECKED: NCK	CHECKED: NCK



INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS	
CROSS SECTIONS LINE "B"	

HORIZONTAL SCALE 1" = 5'	PROJECT NUMBER AL-25-365
VERTICAL SCALE 1" = 25'	SHEET NUMBER 33 OF 37



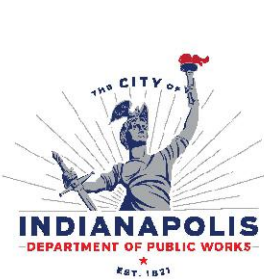
REVISIONS		
DATE	DESCRIPTION	BY



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7155 Shadeland Station Way, Suite #160,
Indianapolis, IN 46256
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www.resogrp.com

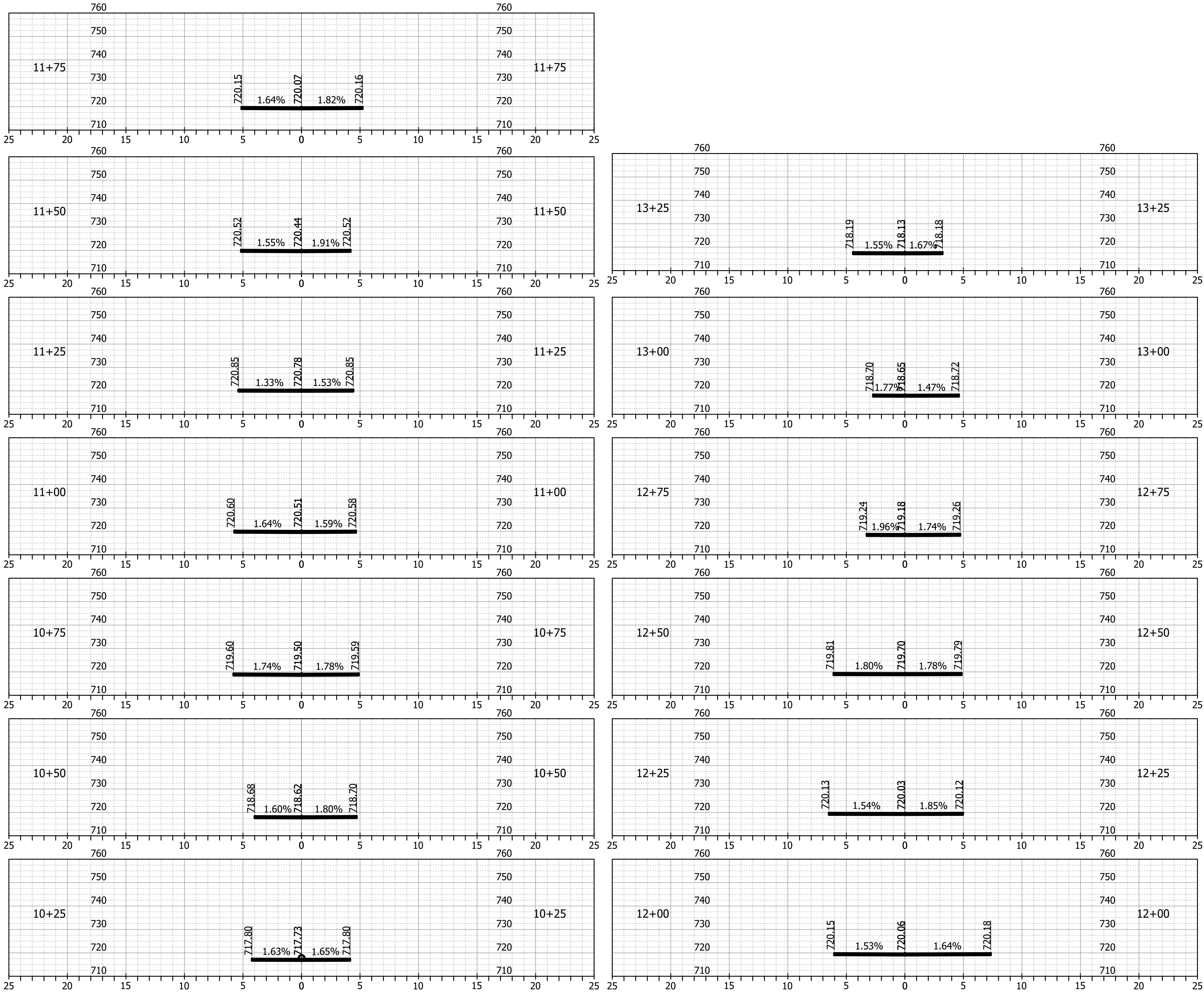
90% PLANS
NOT FOR
CONSTRUCTION

RECOMMENDED FOR APPROVAL: _____ DESIGN ENGINEER DATE		
DESIGNED: _____ MA	DRAWN: _____ MAH	
CHECKED: _____ NCK	CHECKED: _____ NCK	



INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS
CROSS SECTIONS LINE "B"

HORIZONTAL SCALE 1" = 5'
VERTICAL SCALE 1" = 25'
PROJECT NUMBER AL-25-365
SHEET NUMBER 34 OF 37



REVISIONS		
DATE	DESCRIPTION	BY

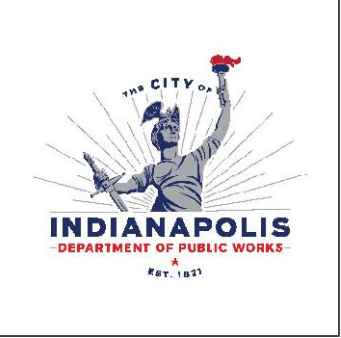


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Indianapolis, IN 46256

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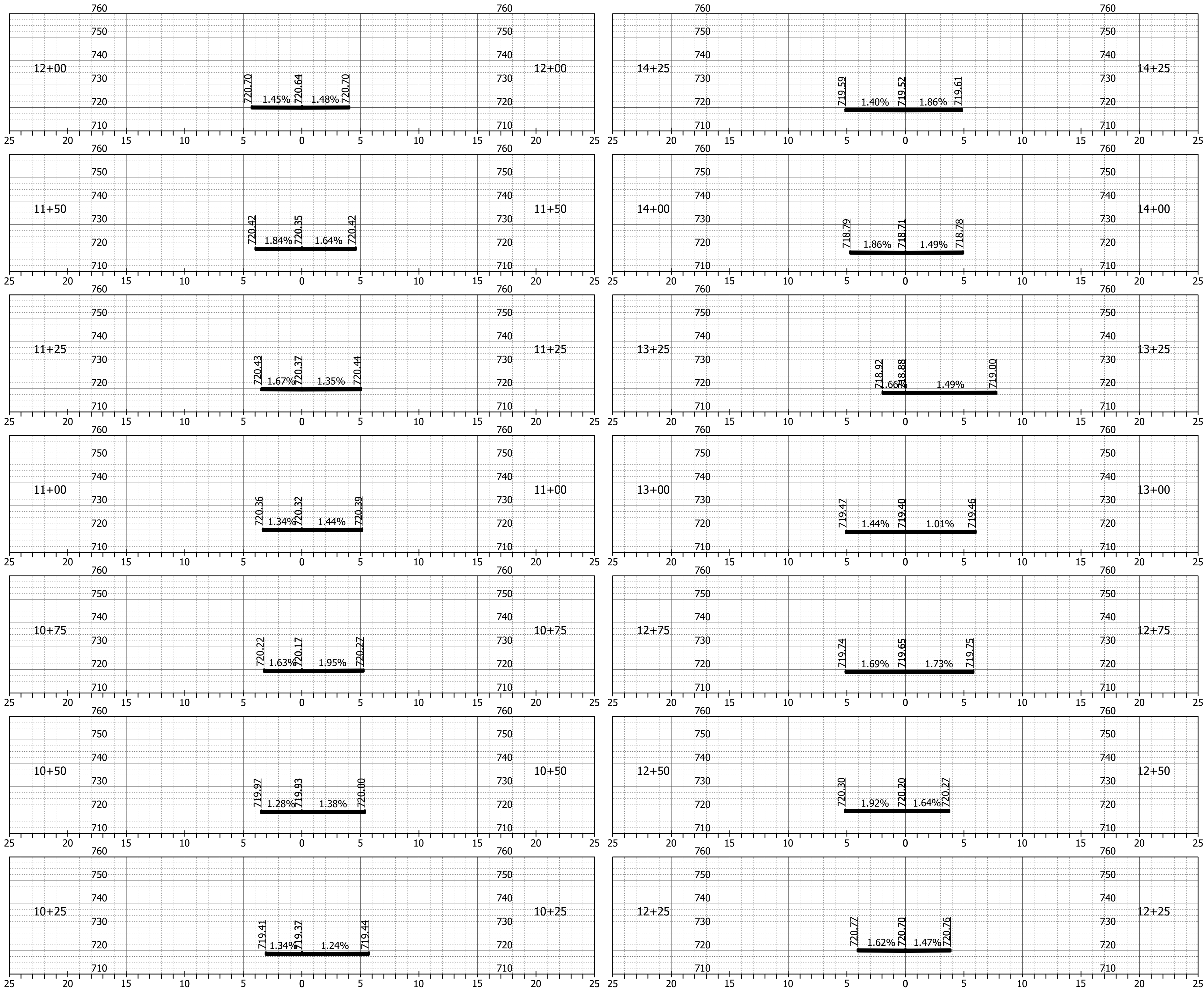
90% PLANS
NOT FOR
CONSTRUCTION

RECOMMENDED FOR APPROVAL:	
DESIGNED: MA	DRAWN: MAH
CHECKED: NCK	CHECKED: NCK



INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS
CROSS SECTIONS LINE "C"

HORIZONTAL SCALE 1" = 5'
VERTICAL SCALE 1" = 25'
PROJECT NUMBER AL-25-365
SHEET NUMBER 35 OF 37



RECEIVED
DECEMBER 21, 2022
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



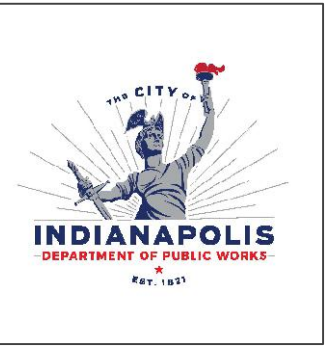


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Indianapolis, IN 46256

(317) 558-2911
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90% PLANS
NOT FOR
CONSTRUCTION

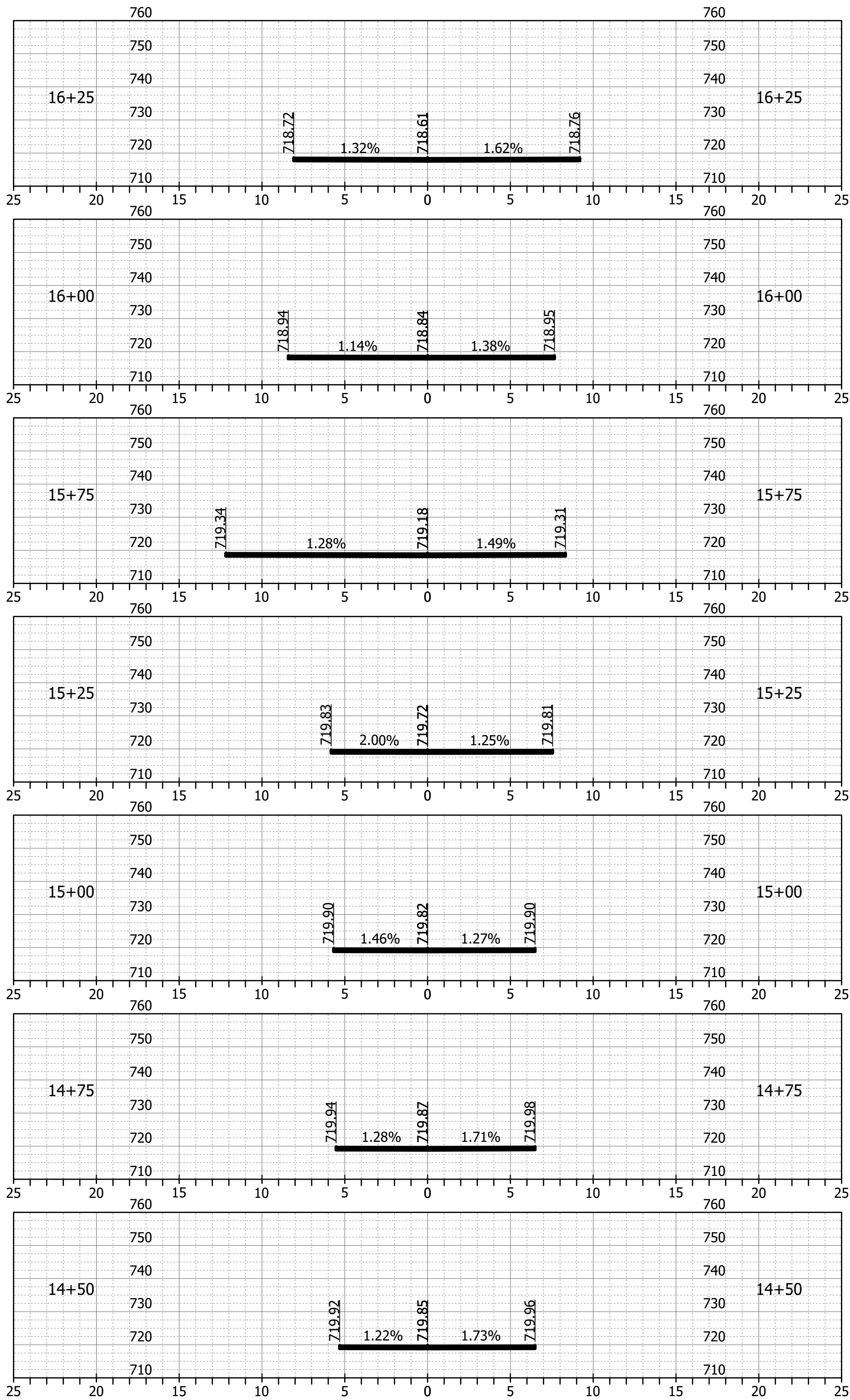
RECOMMENDED FOR APPROVAL:	
DESIGN ENGINEER	DATE
DESIGNED: MA	DRAWN: MAH
CHECKED: NCK	CHECKED: NCK



INDIANAPOLIS
DEPARTMENT OF PUBLIC WORKS

CROSS SECTIONS LINE "D"

HORIZONTAL SCALE 1" = 5'
VERTICAL SCALE 1" = 25'
PROJECT NUMBER AL-25-365
SHEET NUMBER 36 OF 37



REVISIONS		
DATE	DESCRIPTION	BY



Resolution Group, Inc.
7155 Shadeland Station Way, Suite #160,
Indianapolis, IN 46256

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90% PLANS
NOT FOR
CONSTRUCTION

RECOMMENDED FOR APPROVAL:	
DESIGN ENGINEER	DATE
DESIGNED: ____ MA	DRAWN: ____ MAH
CHECKED: ____ NCK	CHECKED: ____ NCK



INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS
CROSS SECTIONS LINE "D"

HORIZONTAL SCALE 1" = 5'
VERTICAL SCALE 1" = 25'
PROJECT NUMBER AL-25-365
SHEET NUMBER 37 OF 37

2022-COA-478 (HMP)
1709 NORTH TALBOTT STREET



② NORTH ELEVATION
1/8" = 1'-0"



① WEST ELEVATION
1/8" = 1'-0"

RECEIVED

JANUARY 13, 2023

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

BEEBE Design

10322 Courageous Drive
Indianapolis, IN 46236

RENOVATIONS / ADDITIONS
TO THE LYNCH RESIDENCE
1711 + 1709 N. TALBOTT ST.
INDIANAPOLIS, IN

PROJECT: #23101

ELEVATIONS

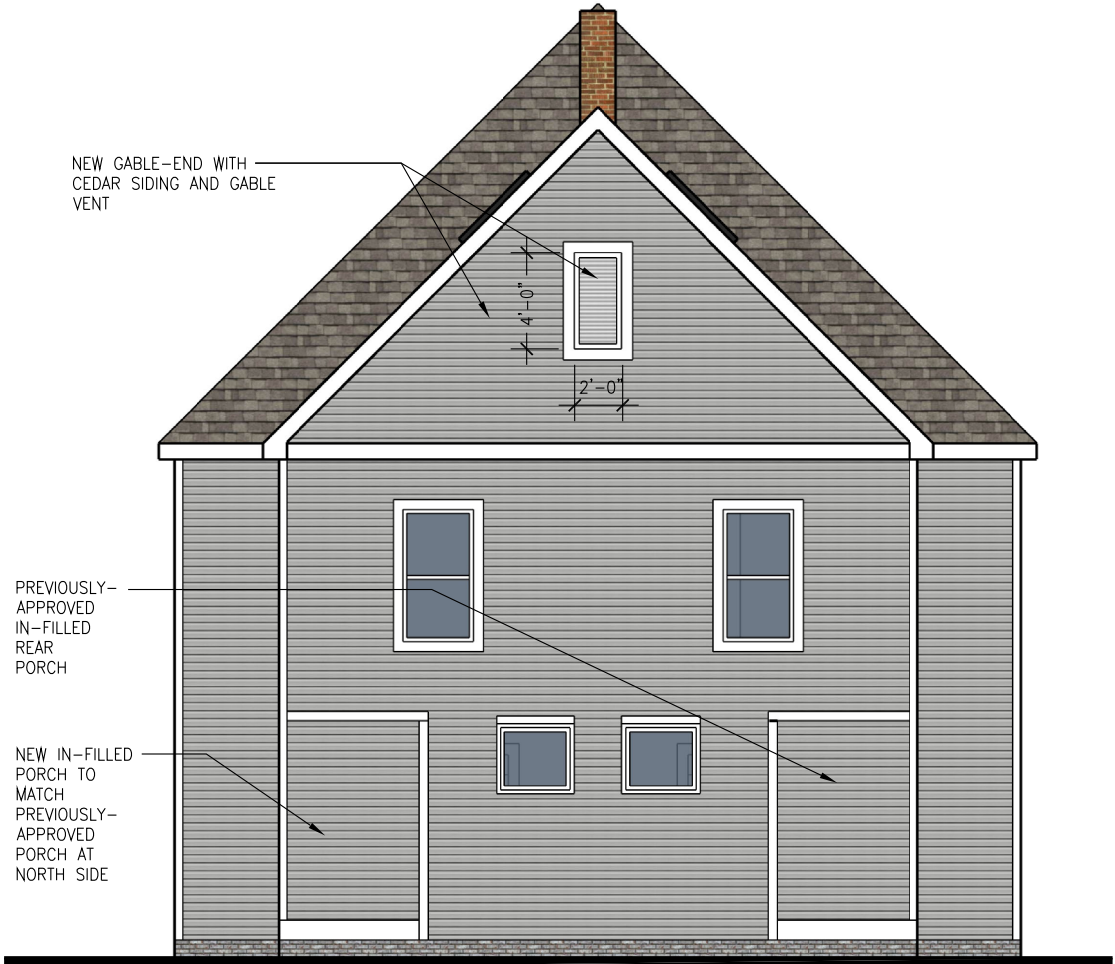
A204



② SOUTH ELEVATION

1/8" = 1'-0"

235



① EAST ELEVATION

1/8" = 1'-0"

2022-COA-262 (NA)
4404 WEST 72ND STREET



Non-Residential Restricted Appraisal Report

Use of this report is limited to the client. The rationale for how the appraiser arrived at the opinions and conclusions set forth in this report may not be understood properly without additional information that is in the appraiser's work-file.

Subject Address: 4404 West 72nd Street, Indianapolis, IN 46268
and/or 7201 New Augusta Road, Indianapolis, IN 46268

Property Type: Vacant Land

Size: 165' x 77' (12,705 square feet / .2917 acre)

Owner: All-Green, Inc.

Client: David E. Dearing, Attorney at Law

Intended Use: Litigation analysis

Intended User: David E. Dearing, Attorney at Law

Property Rights: Fee Simple

Effective Date: August 10, 2022

Type of Value: Market Value

Definition of Market Value: This appraisal has not been prepared for a financial institution, therefore, the commonly-used definition of market value is cited as *"the price at which the property would change hands between a willing buyer and a willing seller when the former is not under any compulsion to buy and the latter is not under any compulsion to sell, both parties having reasonable knowledge of relevant facts."*¹

Conditions of Appraisal: The appraisal was performed "as-is"; no extraordinary assumptions or hypothetical conditions were used in the analysis.

Sale and Listing History: There is no current agreement of sale, listing, or option regarding the subject property. There have been no sales or other transfers of the subject property within three years prior to the effective date of this appraisal. Public records indicate the property last sold on March 21, 2001, for an undetermined amount.

Highest and Best Use: The site is approximately 250 feet north (and generally hidden from view) of 71st street. It appears to be used as a outdoor storage area for its owner - who has a horticulture business next door. An analysis that includes considering all possible uses, all possible legal uses, and then selecting which site would bring the highest value to the lot renders the following: the **Highest and Best Use** of the site is considered its current use as an industrial outdoor warehousing.

OPINIONS AND CONCLUSIONS

Scope of Work: Subject description was obtained from the inspection, municipal records, and discussions with the property owner. As detailed below, only the sales comparison approach was utilized. The cost approach is not applicable as the subject is not improved, and the income approach is not applicable because this is not a typical income producing

¹ Internal Revenue Service Revenue Ruling 59-60

property. The sales comparison approach is considered the most valid approach for vacant land and has been developed in this report. Comparable sales data was taken from the local MLS, IRED, CoStar, and company records. Sales were confirmed via public records and discussions with parties to the transactions.

Exposure Time: The appraiser’s opinion of reasonable exposure time for the subject property is 3 to 6 months.

Effective Date of Value: August 10, 2022

Result of Approaches to Value:

Cost Approach	N/A
Sales Comparison	\$12,000
Income Approach	N/A

Reconciliation: As the subject is vacant land, only the sales comparison was deemed relevant and developed within this appraisal.

Opinion of Market Value: **\$12,000**

ASSUMPTIONS AND LIMITING CONDITIONS

This assignment was conducted, and the report presented, subject to the following assumptions and limiting conditions. The use and acceptance of this report indicates that the client accepts these assumptions and limiting conditions.

1. Title:
That no opinion is intended to be expressed for matters legal in character, or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
No opinion as to title is rendered within this report. Title is assumed to be marketable and free and clear of all liens, encumbrances and restrictions except those specifically discussed in the report. The subject property is assumed to be vested in the indicated owner of record.
2. Responsible Ownership / Management:
That value estimate concerning the subject property is appraised assuming it to be under responsible ownership and competent management.
3. Information Sources:
That while the information in this report has been carefully checked and is believed to be reliable, no warranty is given for the accuracy of information obtained from the owner, from representatives of the owner, from other informed persons, or from other sources of available information. Data on ownership and the legal descriptions have been obtained from sources generally considered reliable.
4. Hidden or Unapparent Conditions:
This appraisal analysis and subsequent report values the property on an “as is” basis, and assumes there are no hidden or unapparent conditions of the property, soil and sub-soil that would render potential development of the site more or less viable than otherwise comparable properties. While not considered conclusive, information ascertained - and either presented within this report or maintained within our office file - is considered consistent with information that would be available to the general public, (i.e., potential purchasers, real estate brokers and/or other real estate appraisers).
5. Subsurface Rights:
That no opinion is expressed as to the potential value of subsurface oil, gas or mineral rights. It is assumed that the subject property is not subject to surface entry for the exploration or removal of such materials except as may be expressly stated herein.
6. Improvement’s Compliance with various Legal Jurisdictions:
That, unless stated, described, and considered within this report, the appraisal is based upon the premise that the subject property’s site and improvement development (and proposed improvements), have been developed in full conformance with all applicable federal, state, and local building development and environmental regulations and laws. This includes (but is not limited to), all applicable zoning, building use and development regulations, and development/restrictions of all types. No responsibility is assumed for hidden defects or lack of conformity with specific government requirements, such as fire, building and safety, flood hazard development, earthquake, occupancy codes, or general conformance with the Americans with

Disabilities Act. It is assumed that proof of conformance, (in the form of required licenses, certificates of occupancy, consents, and/or permits), with various requirements of federal, state, and local legislative or administrative authorities, (as well as those of concerned private entities, or organizations), can readily be obtained. Any improvements developed upon the subject property that is found to be developed without such permits shall invalidate all value estimate(s) presented within this appraisal report.

7. Exhibits - Graphics:

That all maps, plats, sketches, photographs and other graphic exhibits included herein are for illustrative purposes only and included as an aid in visualizing matters discussed within the report. The absolute accuracy is not assumed of any graphic representations included, referred to, or which have been made by others. They are not to be considered or relied upon for any other purpose.

8. Encroachment:

That the use of the land is confined within the boundaries or the property lines of the property described and that there is no encroachment or trespass upon the subject property unless noted otherwise within this report.

9. Financing:

That it is recognized a potential purchaser will likely take advantage of the maximum available financing. The effects of such financing on the probable selling price have been considered within the valuation analysis.

10. Highest and Best Use:

That the subject property is appraised assuming it is to be available for its highest and best use.

Stipulations and Limiting Conditions of the Appraisal Report:

In addition to the preceding underlying premises and assumptions, this appraisal report is presented for use based upon the following stipulations and limiting conditions:

1. That the term "market value," as herein used, is defined as delineated within the *Definition of Market Value* sub-section of this report.
2. That the date of value to which the opinions expressed in this report apply is set forth in the letter of transmittal, as well as delineated under the section titled "Effective Date" of the Appraisal." Our office assumes no responsibility for economic or physical factors occurring at some later date that may affect the opinions stated herein.
3. That the market value estimated and the costs used are as of the effective date of the estimate of value. Unless stated otherwise, all dollar amounts are based on the purchasing power and price of the dollar as of the indicated effective date of the value estimate.
4. That the value estimate in the appraisal report is not based in whole or in part upon race, color, religion, or national origin of the present owners, or occupants of the properties in the vicinity of the property appraised.
5. That the estimated market value is subject to change with market changes over time; value is highly related to exposure, time, promotional effort, terms, motivation, and conditions surrounding the offering. The value estimate considers the productivity and relative attractiveness of the property both physically and economically in the marketplace.
6. That disclosure of the contents of this report is governed by the by-laws and regulations of the Appraisal Institute and Uniform Standards of Professional Appraisal Practice, (USPAP).
7. That this appraisal consists of "trade secrets and commercial, or financial information," all of which is privileged and confidential, and exempted from disclosure, under 5 U.S.C. 552 (b) (4).
8. That no environmental or impact studies, special market study or analysis, highest and best use analysis study, or feasibility study has been requested or made unless otherwise specified in an agreement for services, or in this report.
9. That, unless otherwise noted within this report, any value estimate set forth within this report applies only to the subject property analyzed within this report. Additionally, unless a specifically identified proration or division is set forth within this appraisal report, any proration or division of the total into fractional interests will invalidate the value estimate. Furthermore, that any allocation of the value estimated between the land and improvements apply only under the stated program of utilization.
10. That, by reason of this appraisal report, our office's representatives are prepared to give testimony in court with reference to the property in question, and the interest therein, provided satisfactory negotiations have been made for payment of services, for attendance in court, while under subpoena, or in any other pre-trial work requested by the attorney for either party.

11. That possession of this report, or any copy thereof, does not carry with it the right of publication, nor may it be used for any other reason other than its specifically intended use. The physical report remains the property of our office. This report is for the sole intended use of the client exclusively. The fee is compensation for analytical service only.
12. That this appraisal report may not be used, except in its entirety, by anyone but the principals identified in the cover letter/letter of transmittal. Such other use is specifically unauthorized. Possession of this report, or any authorized copy thereof, does not carry with it the right of publication, nor may it be used for any purpose other than its intended use. Duplication of this report is unauthorized unless the principal appraiser signing this report has been notified and consented in writing to the request for duplication.
13. That the projections included in this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short term supply and demand factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by representatives of our office and could affect the future income or value projections.
14. That our office representatives reserve the unlimited right to alter, amend, revise or rescind any of the statements, findings, opinions, values, estimates or conclusions upon any subsequent study, analysis or previous study subsequently becoming known to this office.
15. That much of the information and analysis presented within this report, as well as the physical appraisal report itself, was generated by way of electronic means. While our office representatives assume the responsibility for mathematical calculations, spelling, and grammar, we depend heavily upon the accuracy of all software and hardware employed. Our office representatives do not assume responsibility for any software deficiencies that are beyond the scope of knowledge of a typical software user.
16. That - while Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) were used to determine if the property is located in or near a high probability flood area - our office representatives are not qualified to give an opinion as to the subject property's mean elevation above sea level. Because FIRM maps are revised without notice to the public, it is suggested that a second source of flood hazard data, (i.e., a recent survey), be used to verify flood data provided herein.
17. It is expressly assumed that there are no hidden or non-apparent conditions of the property or subsoil that would render the subject property more or less valuable than an otherwise comparable property. If evidence of such conditions is presented to the appraisers, they reserve the right to alter their value opinions based upon this evidence.

CERTIFICATION

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and my personal, impartial, and unbiased professional analysis, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favor the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions, and conclusions have been developed, and this appraisal report has been prepared in conformity with the requirements of the *Uniform Standards of Professional Appraisal Practice*, *Financial Institutions Reform, Recovery, and Enforcement Act of 1989*, and the *Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute*.
8. Nick A. Tillema, CRE, MAI, CCIM made an inspection of the subject property on August 11, 2022.
9. Nick A. Tillema, CRE, MAI, CCIM is professionally competent to perform this appraisal assignment by virtue of previous experience with similar assignments and/or research and education regarding the specific property type being appraised.
10. No one provided the appraiser signing this report with significant professional assistance in the preparation, analyses, conclusions, or opinions set forth in this appraisal report.
11. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

12. As of the date of this report, Nick A. Tillema, CRE, MAI, CCIM has completed the continuing education program of the Appraisal Institute.
13. The appraiser has not appraised or provided any service for this property prior to the last thirty six (36) months as of the effective date of this report.

Nick A. Tillema

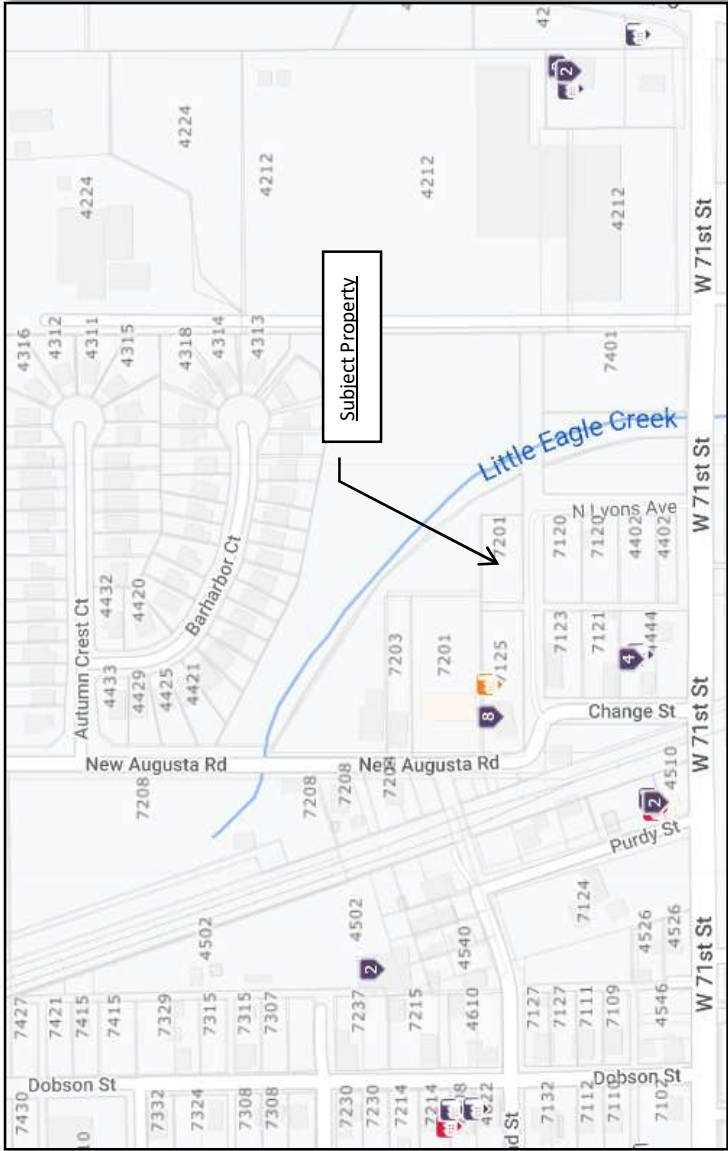
August 16, 2022

Nick A. Tillema, CRE, MAI, CCIM
Certified General Appraiser
Indiana License CG69100358

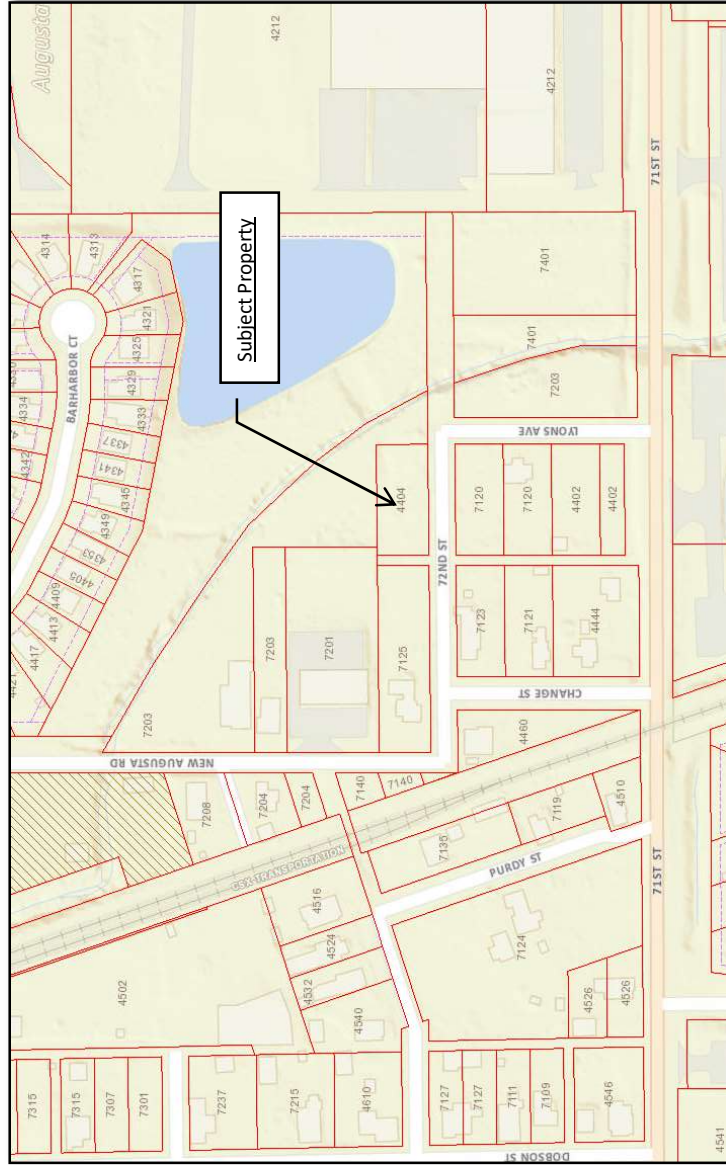
Date of Report

Addendum

Location Overview

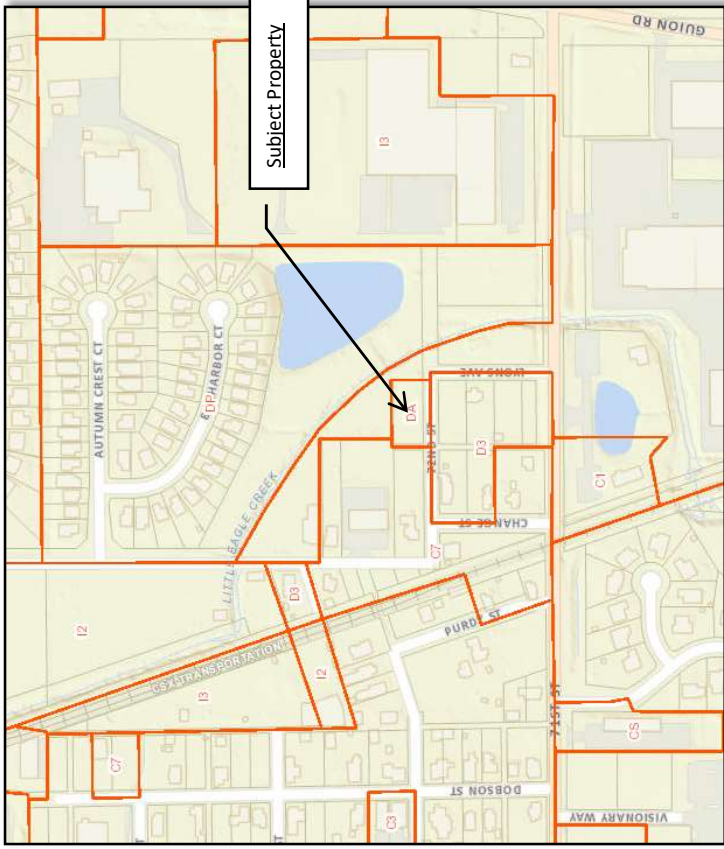


7201 New Augusta Rd, Indianapolis, IN



4404 West 72nd Street, Indianapolis, IN

Zoning Map



Zoned DA (SFR/AGR)

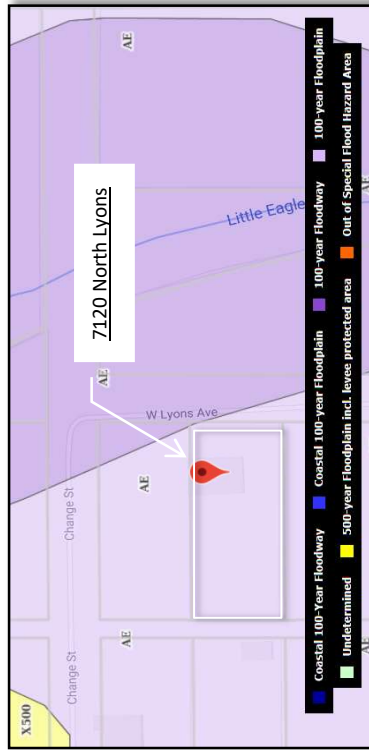


7102 New Augusta Road / 4404 West 72nd Street

Subject



Comparable Sale #1



Comparable Sale #2



Comparable Sale #3



Sales Comparison Approach –Acres

The following comparable sales were selected from an area defined as all vacant land sales that were within the flood zone that had closed within the year prior to the effective date and were within two miles of the subject.

Comparable	Subject	Comparable #1	Comparable #2	Comparable #1
Address	7201 New Augusta/4404 W 71st	7120 North Lyons Avenue	6009 Lakeside Manor	4402 West 71st Street
City/State	Indianapolis, IN	Indianapolis, IN	Indianapolis, IN	Brownsville, IN
Source	Personal Inspection	MLS #21850684	MLS #21843676	MLS 21503475
Proximity	N/A	Adjacent to the South	4.2 miles	1~ block
Sales Price	N/A	\$13,500	\$28,000	\$13,000
Site Size (square feet)	12,706	11,761	5,227	19,602
Price Per Square Foot	N/A	\$1.15	\$5.36	\$0.66
8/12/2022	N/A	May-22	Apr-22	Mar-18
Property Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Subtotal				
Financing Terms	Cash Equivalent	Cash Equivalent	Cash Equivalent	Cash Equivalent
Subtotal				
Conditions of Sale	Arm's Length	Arm's Length	Arm's Length	Arm's Length
Subtotal				
Post-sale Expenditures	None	None Reported	None Reported	None Reported
Subtotal				
Market Conditions (2% per annum)	8/22	5/22	4/22	3/18
Adjusted Sales Price	N/A	\$ 13,568	\$ 28,091	\$ 14,148
Adjusted Price Per SF	N/A	\$ 1.15	\$ 5.37	\$ 0.72
Location	Augusta	Augusta	Lafayette Square	Augusta
Site Size (square feet)	12,706	11,761	5,227	19,602
Topography	Level	Level	Level	Level
Access	Poor	Poor	Better	Better
Visibility	Poor	Poor	Average	Average
Flood Way	50%	1%	50%	0%
Flood Plain	50%	99%	10%	100%
Utilities	Municipal	Municipal	Municipal	Municipal
Zoning	DA	D3	DP	D3
Appeal	Below Average	Similar	Superior	Superior
Proposed Use	Industrial Storage	Industrial Storage	Residential	Industrial Storage
Other Features	Wooded	Wooded	Wooded	Wooded
Indicated Value to the Subject		\$ 12,068	\$ 12,091	\$ 11,648

The three sales above provide a range in value on a unit basis of \$11,648 to \$12,091 per acre, with an average of \$11,936. Most value has been placed on Comparable #1, as it is directly across the street from the subject and best represents the subject. Therefore, according to these calculations, the subject property's estimated market value of the subject land – by way of the Sales Comparison Approach – as of the effective date of August 10, 2022, is \$12,000.



Nick A. Tillema, CRE, MAI, CCIM

Nick has been involved in the real estate/finance industry since 1972. His education includes a Bachelor of Science in Business (Finance) from Indiana University, a Master of Business Administration from Arizona State University, and a Doctor of Jurisprudence from Indiana University - Indianapolis. His background includes leasing and management with a Chicago-based, regional, shopping center owner; mortgage banking (origination, underwriting, secondary marketing & management), title company (co-owner); property management, real estate development (residential condominiums); investment, consulting and appraising (residential, commercial, easements and diminutive damages).

His experience in teaching includes real estate broker and appraiser pre-licensing classes, continuing education seminars and real estate college classes for private schools, professional organizations, Indiana University and Butler University. He has written numerous seminars for both law and real estate professionals. He has served on the board of directors for the national Appraisal Institute, the Appraiser Liability Insurance Program, the Hoosier State Chapter of the Appraisal Institute, the Indiana CCIM chapter, the Indiana Association of Realtors, the Realtor Foundation, the Indiana Data Bank Association, and the Metropolitan Indianapolis Board of Realtors.

As an attorney, he both prosecuted and defended real estate appraisers. As an appraiser, he has reviewed both residential and commercial appraisals as part of a litigation team. His background and education allow him to speak intelligently on today's appraisal issues.

As an appraiser, his experience includes appraising farms (including CAFOs), local and regional shopping centers, service stations, municipal water and sewage disposal facilities, conventional and HUD apartment facilities, steel mills, oil refineries, and mega-warehouses. His experience with special purpose properties includes mega-church facilities, school buildings, cemeteries, airports, municipal walkways, and an abandoned U.S. Air Force Base. Specialty appraisal assignments have included forensic appraising for litigation purposes, eminent domain of highway and subsurface mineral rights, conservation easements, pipeline easements and properties affected by environmental contamination, construction defects and partial interests.

Nick A. Tillema, CRE, MAI, CCIM

9247 North Meridian, Suit 321
Indianapolis, IN 46260
317.571.8800 – Office
317.581.0400 – Cellular

Indiana Certified General Appraiser
Indiana Principal Real Estate Broker

#CG69100358
#IB51247724

Nick@AccessValuation.com – e-mail

PROFESSIONAL EXPERIENCE:

CLARUS GLOBAL ALLIANCE (1-17 to present)
Real Estate Consulting
REILING TEDER & SCHRIER, (1-16 to present)
Attorneys of Law (Of Counsel)
ACCURITY VALUATION (1/16 to present)
Valuation, Consulting & Litigation (Indiana Representative)
EDUCATION RESOURCES, LLC (7-16 to present)
Pre-Licensing & Continuing Education
ACCESS GROUP, LLC - (1/04 to present)
Valuation, Education, Consulting & Litigation Support
NICK A. TILLEMA AND ASSOCIATES - (1/82 to 1/04))
Appraisal/Research
THE FORRESTAL GROUP – (11/95 to 1/04)
Environmental Consulting/Appraisals
SYCAMORE TREE DEVELOPMENT, INC. – (1/92 to 1/14)
Real Estate Development
FRONTIER TITLE COMPANY – (1-91 TO 7-93)
President
MEDLEY, SMITH, KOLAS & TILLEMA - (6/90 to 1/94)
Attorneys at Law
MERIDIAN MORTGAGE COMPANY, INC. – (4/75 to 6/82)
Senior Vice President – Administration
LANDAU, HEYMAN & CLAY - (7/72 TO 3/75)
Commercial Leasing (Indiana)

FORMAL EDUCATION:

INDIANA UNIVERSITY SCHOOL OF LAW
Doctor of Jurisprudence (JD) - (9-81 to 1-87)
ARIZONA STATE UNIVERSITY
Master of Business Administration – MBA - (9-71 to 7-72)
INDIANA UNIVERSITY
Bachelor of Science (BS – Finance) - (9-68 to 8-71)

PROFESSIONAL EDUCATION AND SEMINARS (partial listing):

SOCIETY OF REAL ESTATE APPRAISERS
Principles of Real Estate Appraising
Narrative Report Writing Seminar
R-41B & Professional Practice Seminar
Instructor Course (101)
Marshall & Swift Cost Seminar
Legal Liability
AMERICAN INSTITUTE OF REAL ESTATE APPRAISERS
Basic Valuation Procedures 1A-1 & 1A-2
Capitalization Theory 1B-a & 1B-2
Case Studies & Report Writing
Standards of Professional Practice
APPRAISAL INSTITUTE
Standards of Professional Practice

RECOGNITION

1991 – **Dick Snyder Award** (Indiana Association of Realtors)
2005 – **Ed White Award** (Hoosiers State Chapter, Appraisal Institute)
2006 – **Extra Mile Award** (Hoosiers State Chapter, Appraisal Institute)
2009 – **Fellow of REAL** (Metropolitan Indianapolis Board of Realtors)
2011 – **Richard E. Nichols Lifetime Achievement Award** (Hoosiers State Chapter, Appraisal Institute)

PROFESSIONAL ORGANIZATIONS:

CLAROCITY (2016 to 2019)
 Canadian Exchange – Board of Directors
 THE COUNSELORS OF REAL ESTATE (6-2016)
 Designated Member of the CRE (September 2017)
 Consulting Corps - member
 APPRAISAL INSTITUTE (combined with the Society of Real Estate Appraiser in 1991)
 Designated Member of the Appraisal Institute (MAI – 03/92 & SRA – 03/85)
 Hoosier State Chapter
 Indianapolis Sub-Chapter Appraisal Institute – Past Chairman (1999)
 Hoosier State Chapter Appraisal Institute – President (2004)
 Region V
 Regional Representative – Region 5 - (1994 to 1998)
 Regional Chairperson (2007-2010)
 National Ethics Committee – Past Assistant Regional Member
 National Appraisal Institute – National Nomination Committee (2005)
 Appraisal Standards and Guidance Committee (2005-2006)
 Board of Directors (2007-2010)
 Publications Review Panel (2010 – 2012)
 Appraisal Institute Relief Fund - Board of Directors (2009/2012) (Chair 2011-12)
 Strategic Planning Committee (2012-2013)
 Government Relations Committee (2005-2007 & 2011-2013) (Chair 2012/2013)
 Appraiser's Liability Insurance Program – Board of Directors (2014/2016 - chr)
 SOCIETY OF REAL ESTATE APPRAISERS (CHAPTER 5)
 (Past President [89], Secretary [84], Director [85-'87])
 (Chairman of Standards of Professional Practice, 1987-1990)
 Designated as Senior Residential Appraiser (SRA) 1985
 CCIM INSTITUTE
 Designated Member of the CCIM (October 2004)
 Indiana Chapter of CCIM – Board of Directors (2010-2012)
 NATIONAL, STATE, AND LOCAL BOARD OF REALTORS
 Designated as Realtor (1978)
 Past Chairperson – Appraisal Committee of Indiana Association of Realtors
 Past Chairperson - Broker/Appraiser Committee MIBOR
 Board of Directors - MIBOR (1998 – 2000)
 Board of Directors - Indiana Association of Realtors (2000/2006 & 2010/2012)
 Board of Directors – Realtors Foundation (2007 – 2012)
 INDIANA DATA BANK ASSOCIATION
 IRED – Board of Directors
 INDIANAPOLIS BAR ASSOCIATION
 Real Estate/Probate Committee (2005 to Present)
 INDIANA BAR ASSOCIATION
 Indiana Bar Ethics Committee (2006-2009) & (2010-2013) (2014-2017)
 INDIANAPOLIS BUILDER'S ASSOCIATION (Inactive)
 Past Member (1980 – 1984)
 NATIONAL ASSOCIATION OF ENVIRONMENTAL RISK AUDITORS (Inactive)
 Past Legal Counsel & Member of Board of Directors – National Organization
 INDIANA INSTITUTE OF REAL ESTATE EDUCATORS (Inactive)
 Designated as Certified Real Estate Instructor – CREI (Charter Member)
 INDIANAPOLIS MORTGAGE BANKERS ASSOCIATION (Inactive)
 (Past President - 1979)

OTHER ACTIVITIES:

EDUCATION RESOURCE, INC.
 Principal (Pre-licensing/Continuing Education for Real Estate Appraisers Brokers)
 ACCESS EDUCATION, INC.
 Principal (Pre-licensing/Continuing Education for Real Estate Appraisers/Brokers)
 APPRAISAL INSTITUTE
 Instructor – See attached
 INDIANA UNIVERSITY PURDUE UNIVERSITY AT INDIANAPOLIS (I.U.P.U.I.)
 Part-time Instructor – course R-305, R-440 & R-443 (1993 to present)
 REAL ESTATE RECERTIFICATION PROGRAM
 Instructor – Real Estate Appraiser and Broker Licensing Courses (1979 to 2010)
 RESOURCE EDUCATION
 Instructor – Pre-licensing and Continuing Education Seminars (1998 to 2010)
 BUTLER UNIVERSITY
 Instructor – Principles of Real Estate Law (1976 to 1978)
 SOCIETY OF REAL ESTATE APPRAISERS (1985 to 1989)
 Instructor – Principles of Real Estate Appraising (101)
 Instructor – Seminar "Appraising for Underwriters"
 NATIONAL ASSOCIATION OF ENVIRONMENTAL RISK AUDITORS
 Instructor – Environmental Effects of Real Estate (1989 to 2002)
 CERTIFIED AUCTIONEER INSTITUTE
 Instructor – Real Estate Appraisal & Auctioneering (1989 to 1993)
 INDIANA REAL ESTATE EDUCATION ADVISORY COMMISSION [Vice Chr (1998/2007)]

LITIGATION EXPERIENCE as an Expert Witness (2007 – 2020)

- I. Washington D.C. - **Decatur Ventures v. Stapleton Ventures** (NovaStar Home Mortgage, Inc. and Courtenay Stocker) – July 25, 2007. Suit against mortgage originator for applying pressure on appraisers. Settled out of court (Weiner Brodsky Sidman Kider, PC)
- II. Lebanon, Indiana – **Boone County Assessor v. Duke** – February 2007. Property tax dispute on three mega-warehouse facilities in Boone County. Trial testimony (Boone County Assessor)
- III. Indianapolis, Indiana **Winterton Investor, LLC v. Winterton, LLC** – October 2007. A valuation of an office complex in regard to a breach of contract dispute. Depositions and trial testimony (Mitchell Hurst Jacobs & Dick, LLP)
- IV. Noblesville, Hamilton County, Indiana – **Keeler Conservation Easement** – January 2008. IRS challenge to conservation easement – successfully rebuffed at IRS Hearing (Bakers & Daniels, LLP)
- V. Gary, Lake County, Indiana – **US Steel** – October 2008. Property tax appeal. Depositions and trial (Parker Poe Adams & Bernstein, LLP)
- VI. Gary, Lake County, Indiana – **Mittal Steel USA – Indiana Harbors West, formerly Bethlehem Steel** – June 2009. Property tax appeal. Deposition (Parker Poe Adams & Bernstein, LLP)
- VII. Indianapolis, Marion County, Indiana – **One Indiana Square** – September 2009. Determination of damages for suit against insurance company involving storm damage to the top five floors of a 36-story office building in downtown Indianapolis. Conference – no depositions (Barnes & Thornburg, LLP)
- VIII. Niles, Michigan – **Brandt v. Brandt** – September 2009. Divorce settlement concerning the River Valley Equine Clinic located in Niles, Michigan with the trial taking place in North Carolina. Trial testimony (Marcia H. Armstrong, Attorney at Law)
- IX. Gary, Lake County, Indiana – **Mittal Steel USA – Indiana Harbors East, formerly Inland Steel** – December 2009. Property tax appeal. Depositions (Parker Poe Adams & Bernstein, LLP)
- X. Martinsville, Morgan County, Indiana – **Wildwood Conservancy District** – February 2010. Exceptional benefits study designed to assign lot owners their prorated share of the cost involved in repairing a common area lake damaged by 2008 100-year flood. Trial testimony (Wooden & McLaughlin)
- XI. Nineveh, Johnson County, Indiana – **North Lake Conservancy District** – May 2010. Exceptional benefits study designed to assign lot owners their prorated share of the cost involved in repairing a common area lake damaged by 2008 100-year flood. Trial testimony (Wooden & McLaughlin)
- XII. Gary Airport, Gary, Indiana – **Gary/Chicago International Airport Authority v. Gary Community School Corporation** – May 2010. Report of three-member court appointed panel concerning values of wetland trade. (Lake County Superior Court)
- XIII. Ross Township, Lake County, Indiana - **Boltz v. Comm., Docket No. 25954-08** – June 2010. IRS challenge to a Conservation Easement valuation in Hobart Indiana. Testimony in Denver, Colorado. Trial testimony [IRS Office of Chief Counsel (SB/SE)]
- XIV. Poland, Owen County, Indiana – **Graybrook Conservancy District** – July 2010. Exceptional benefits study designed to assign lot owners their prorated share of the cost involved in replacing a common area lake damaged by 2008 100-year flood. Trial testimony (Wooden & McLaughlin)
- XV. Carmel (Hamilton County) Indiana – **Village of West Clay v. Pulte Homes** – February 2011. Value loss caused by introduction of production homes in a custom home addition. Temporary Injunction – Trial Testimony (Brooks Koch & Sorg)
- XVI. Greenwood, Indiana – **Ingram v Young**, September 2011. New Construction damage dispute on proximity of home to street. Trial Testimony (Wooden & McLaughlin)
- XVII. Yorktown, Indiana – **State of Indiana v. Roberts**, September 2011. Highway taking involving proximity damage. Trial Testimony (Dennis, Wenger & Abrell P.C.)
- XVIII. Indianapolis, Indiana, **Marion County Assessor v. Herrick, et al** – October 2012. Property tax issue involving an analysis of the difference in market rent and rent charged to a not-for-profit corporation and how such difference affects the true tax value opinion to be used in conjunction with an ad valorem tax matter. Trial Testimony (Krieg DeVault, LLP)
- XIX. Indianapolis, Indiana – **AurGroup v. California Credit Union** – December 2011. Valuation concern over large apartment complex. Trial testimony – in Los Angeles, CA (Todd Kobernick, Attorney at Law.)
- XX. Yorktown, Indiana – **State of Indiana v. Reynolds**, May 2012. Highway taking involving proximity damage. Trial Testimony (Dennis, Wenger & Abrell P.C.)
- XXI. Yorktown, Indiana – **State of Indiana v. Hughes**, July 2011. Highway taking involving proximity damage. Trial Testimony (Dennis, Wenger & Abrell P.C.)
- XXII. Shelbyville, Indiana – **Shelby County Assessor v. 500 Rangeline**, August 2012. Valuation definition problem. Trial Testimony (Marilyn Meighn)
- XXIII. Bloomington, Indiana – **State of Indiana v. Freeman**, November 2012. Eminent domain value of highway taking involving limestone quarry. (Three-member, court-appointed, valuation panel)
- XXIV. Indianapolis, Indiana – **CVS v. Monroe County**, August 2014. Valuation review. Trial Testimony (Meighen)
- XXV. Shelbyville, Indiana – **CVS – Shelby County**, January 2016, Valuation. Trial Testimony (Cusiammo)
- XXVI. Warsaw, Indiana – **DD & Punky v. Wolford**, January 2017, Deposition - Drycleaner Contamination (Plews Shadley Rachner & Braun LLP)
- XVII. Grand Rapids, Michigan – **IRS v. Flatiron Redevelopment Project**, December 2017, Review, Value & Negotiate with IRS (Honigman Miller Schwartz and Cohn LLP)
- VIII. Indianapolis, Indiana – **City of Indianapolis v. Towne & Terrace Corp.**, August 2019, Hearing – Value (Taylor, Chadd, Minnette, Schneider & Clutter, P.C)
- XXIX. Whitestown, Indiana – **Meijer v. Boone County Assessor**, September 2019 – Consultant – True Tax Value (Taylor, Chadd, Minnette, Schneider & Clutter, P.C)
- XXX. Westfield, Indiana – **State of Indiana v. Paddock Wrecker and Heavy Transport Service**, February 2019, Value Analysis (Ciyou & Dixon, P.C.,)
- XXXXXXI. Butler, Indiana – **Thomas L. Keller v. Dynamic Steel**, Original Appraisal – 2017, December 2019, Deposition – Property Value Loss (Thomas L. Keller, Attorney at Law)

NOTE: The above referenced cases reflect those cases involving deposition, court time, or in-person consultation with the opposition. It does not include all consulting reports.

INTERESTING ASSIGNMENTS (Overview)

Contamination

- **Richmond Shell Gasoline Spill** – 1996. (Contamination of nearby residence, delicatessen, and nursery school)
- **Evansville Subdivision** – June 1997 (Termiticide contamination of subdivision retention pond and the resulting loss of lake front properties)
- **White River Fish Kill** – May, 2000 (Class Action suit involving the value loss of residential units on riverfront properties based on industrial chemical spill causing a total fish kill along a 52 mile stretch of the White River.) Completed through Forrestal (Gene Stuard)
- **Bedford GM Plant** – July, 2003 (Allgood et al. v. General Motors Corporation, U.S. District Court, (PCB contamination of rural areas including 50+ residential units)
- **Goshen 7-Eleven Gasoline Spill** October, 2003 (Bowens, et al. v. 7-Eleven, Inc. et al. – Cause No. 20D03-0209-CT-048 (Gasoline spill that damaged nearby homes)
- **Farmiland Shell Gasoline Spill** – November 2003 (Shull et al. v. Bousman et al. (Gasoline spill damage)
- **Pflum, et al. v. Visteon, et al.**, Connerville, Indiana, December 2004 (PCB contamination of residences and land) Completed through Forrestal)
- **Rick Adcock, vs. Indianapolis International Airport & BAA** - June 2006 (Determination of Diminutive Value regarding various properties in Hawthorne Ridge subdivision due to airport noise.)
- **Michigan & Holt Apartments** June 2006 (Neighboring PCB leak that migrated below apartment complex)
- **Cedar Park Subdivision**, April 2006 (Neighbor industrial leak below 150 unit partially completed residential subdivision.)
- **Capital Machines** – February 2006 (Contaminated soil around industrial plant)
- **Hesselbrock Farm** – June 2012 – (Industrial spill on agricultural tract)
- **Speedway, Gas America, Branch Bank, Used Car lot** -October -2012 – (Contaminated sites in eminent domain)
- **Contaminated Cleaners** – June -2014 Hobart, Indiana & Warsaw, Indiana)
- **Contaminated Residence** – August -2015 (Wheatfield, Indiana - Oil spill)
- **CAFO – Odor Concern** – July -2016 (Danville, Indiana (Himsel vs. 4/9 Livestock, LLC)
- **Residential – Loss of Privacy** – April -2016 - (Indianapolis, Indiana (Loss of tree protection)
- **Local 413, Carpenter’s Union** – June -2016 – (Loss of value due to adjoining gasoline spill)
- **Bloomington, Kinser Pike** – June 2020 – (Stigma Loss after gasoline leak)
- **Highway Work**
- **Rushville Highway Expansion** – December 2006 (multiple residential & commercial properties)
- **I-69 Mineral Rights** - May 2011 (Underground Gas Reservoir)
- **Yorktown Project** – December 2010 (Class action involving city setback)
- **US 31 Expansion** – June 2011 (complex properties -multiple units)
- **Large Assignments (property tax)**
- **B.P. Refinery Plant, Whiting, Indiana** 2005 (Lake County Tax Appeal)
- **Duke, Lebanon, Indiana** - 2007 (Boone County Tax Appeal. (mega-warehouse)
- **US Steel, Gary, Indiana** – 2009 (Lake County Tax Appeal)
- **Downing Publishing, Crawfordsville, Indiana** – 2009 (Montgomery County Tax Appeal)
- **Mittal Steel (former Bethlehem Steel & Inland Steel), Gary, Indiana** – 2009 (Lake County Tax Appeal)
- **Worthington Steel, Portage, Indiana** 2010 (Porter County Tax Appeal)
- **Cargill Processing Plan** 6-2012 (Lake County Tax Appeal)
- **South Ripley Elementary School** 8-2016 – (Bond Issue)
- **Former East Chicago Smelting Plant** – 1-2017 (East Chicago, IN – Property Tax dispute)

Unusual

- **Martin Marietta** – July 2001 (testimony involving loss of property value due to proximity to mine blasting)
- **NONOS** – May 2005 (testimony involving loss of property value based on proximity to a Take Station)
- **Zionsville Transfer Station** – May 2004 (market value consequences of proximity to transfer station)
- **Eagle Pointe** – March 2005 (Property tax appeal involving an 850-unit housing project of the former Grissom AF Base)
- **Christmas Tree Farm & B&B**, August 2010 (Lending purposes)
- **Jefferson County Court House**, August 2012 (Valuation prior to fire damage)
- **Conservancy Districts (Wildwood, Graybrook & North Lake)** – 2009 (matching US grant to repair dam)
- **Landfill**
- **Neal’s Landfill** Bloomington, Indiana, September 2000 (Taylor v. CBS Corporation)
- **Benton County Landfill**, Kentland, Indiana, April 2004 (Affidavit of Market Value for local homeowner’s association.)
- **Hancock County Landfill**, Morristown, Indiana – (Partially closed, contaminated)
- **Zionsville Transfer Station** – May 2004. (Affidavit of market value consequences)
- **East Chicago Waterway** – May 2011, (Proposed Contaminated Landfill, US Corps Army Engineers)
- **Lake & Forest Club**, Brownstown, Indiana - June 2011 (Tax appeal on corporate owned lake with individual owned lake-front homes)
- **Airports**
- **Purdue Airport** – 1999 (Air easement after runway expansion)
- **Sheridan Airport** – January 2005 (Lending purposes)
- **Alexandria Airport**, Alexandria, Indiana – June 2006 (Lending purposes)
- **Gary Airport**, Gary, Indiana – June 2010 (Exchange of land with Gary School Board)
- **Solberg Airport**, Readington, New Jersey (FAA)
- **Scottsburg, Indiana** - July 2016 (Loss of value based on deed restricting eatery at adjoining property)
- **Conservation Easement**
- **Macy-Miller Agricultural Tract** – September 2001 (Title claim for missed conservation easement)
- **Shades State Park** – 2007-2010 (Multiple properties around the Shades State Park)
- **Hobart Conservation Easement** – 2010 (Golf Course Conservation Easement, IRS)
- **Detroit Riverwalk** – 2011 (±1.5-mile walkway along the Detroit River in downtown Detroit)
- **Mead** – December 2012 (Conservation Easement on state-chartered forest gift to County Park system)

AUTHORSHIP (Courses & Seminars)

Book:

- Indiana Real Estate Law and Practice Manual (1990; Revised – 1993)

Courses:

- Introduction to Real Estate Appraising Principles & Procedures (1/2004) – Access Education (IUPUI)
- Appraising the 2-4 Family Residence (1/2004) – Access Education (IUPUI)
- The Calculator Class (6/2004) – Access Education
- Appraising Complex Properties (2/2008) - Access Education (IFA – Russian Contingency)

Seminars:

- Real Estate Appraisals in Indiana (1995) Indiana Continuing Legal Education Foundation (ICLEF)
- Litigation Skills for the Appraiser: An Overview (6/1997) – Appraisal Institute
- Introduction to Environmental Issues for Real Estate Appraisers (2001) – Appraisal Institute
- Appraising Environmentally Contaminated Properties (2001) – Appraisal Institute
- Crossing the Line: Home Mortgage Fraud (9/2002) – Appraisal Institute
- Civil Rights, Real Estate and Valuation (1/2004) – Access Education (Realtors – Austrian Tour)
- Recognizing Relevant Environmental Issues (1/2004) – Access Education (Realtors – Austrian Tour)
- Indiana Agency Law and Buyer Agency (1/2004) – Access Education (Realtors – Austrian Tour)
- Creating the Right List Price (1/2004) – Access Education (Realtors – Austrian Tour)
- A Professional's Perspective on Predatory Lending (1/2004) – Access Education (Realtors – Austrian Tour)
- Laws, Ethics & Standards (5/2004) – Access Education (Wisconsin Online Appraisal CE)
- Procedures for the Unusual Residential Appraisal (5/2004) – Access Education (Wisconsin Online CE)
- The Economics of Residential Finance (5/2004) – Access Education (Wisconsin Online Appraisal CE)
- Environmental and Disclosure Issues (5/2004) – Access Education (Wisconsin Online Appraisal CE)
- USPAP Basics for Clients (11/2006) – Access Education
- Valuation of Real Property in a Business Value Context (2005) ICLEF
- CMA, BPO, Appraisal – What's the Diff? (3/2006) – Access Education (Realtors – Italian Tour)
- Pricing Issues in Unusual Properties (3/2006) – Access Education (Realtors – Italian Tour)
- Current Issues in Real Estate Brokerage (3/2006) – Access Education (Realtors – Italian Tour)
- Recognizing the Mold Issues in Listing Real Estate (3/2006) – Access Education (Realtors – Italian Tour)
- Introduction to Conservation Easement (2007) Access Education (The Nature Conservancy)
- Agricultural Conservation Easements (2009) Access Education (The Nature Conservancy)
- Real Estate Valuations (2008) Indiana Continuing Legal Education Foundation (ICLEF)
- Income Approach: Strengths, Weaknesses and Areas of Concern for Indiana Tax Appeals (2010) ICLEF
- Diversity in the Valuation Industry (2011) Appraisal Institute

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APPROVED INSTRUCTOR (Courses & Seminars)

Access Education, LLC (Owner)

7-hour USPAP

- Various Continuing Education presentations

Education Resource (Owner)

7-hour USPAP

- Various Continuing Education presentations

Indiana University (Part-time Instructor)

- Introduction to Real Estate Analysis (R-305)

Real Estate Appraisal (R-440)

- Real Estate Finance/Investment Analysis (R-443)

Appraisal Foundation (Certified Instructor)

15-hour USPAP

7-hour USPAP

USPAP & the Yellow Book

Appraisal Institute (Certified Instructor)

Partial List of Seminars Currently Authorized to Teach

- Litigation Skills for the Appraiser;
 - Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book);
 - Introduction to Conservation Easement Valuation, and
 - Analyzing the Effects of Environmental Contamination on Real Property
- Partial List of Courses Currently Authorized to Teach

Basic Procedures

Basic Principles

Business Practices and Ethics

Professional Certificate Programs

Review Designations

- Appraisal Review – Residential Instructor

- Appraisal Review – General Instructor

Valuation of Conservation Easements:

Litigation Appraising

- The Appraiser as an Expert Witness: Preparation and Testimony
- Litigation Appraising: Specialized Topics and Applications
- Condemnation Appraising: Principles and Applications
- Complex Litigation Appraisal Case Studies



STATE OF INDIANA

Eric J. Holcomb

Indiana Professional Licensing Agency
402 W. Washington St, Room W072
Indianapolis, IN 46204
Phone: (317) 232-2960
Fax: (317) 233-4236

Official Proof of Licensure Digitally Certified Record

Personal Information	
Name:	Nick A. Tillema
Address:	115438 Mission Hills Court Carmel, IN 46033
Date of Birth:	01/08/1947
License Information	
Number Issued:	CG69100358
License Type:	Certified General Appraiser
Status:	Active
Issue date:	01/01/1992
Expiration Date:	06/30/2024
Obtained By:	Examination