



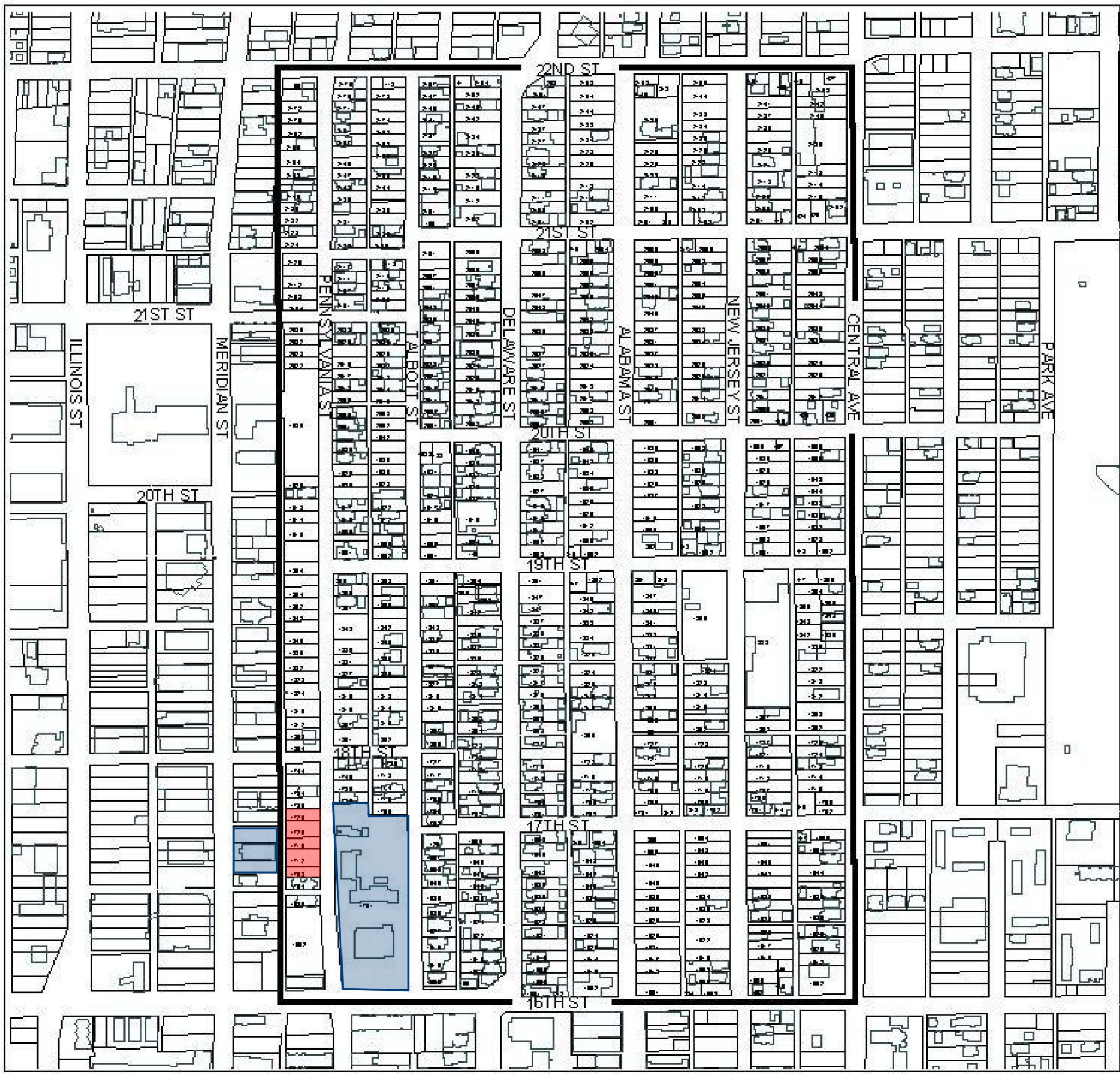
**JUNE 3, 2026
IHPC HEARING SUBMITTALS**



**2026-COA-147 (HMP) & 2026-VHP-006
1708 NORTH PENNSYLVANIA STREET**

The Herron-Morton Place Historic District

Marion County, Indiana



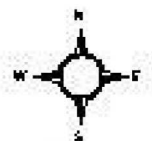
Indianapolis Historic
Preservation Commission

250 0 250 500 750 Feet

May 23, 2001

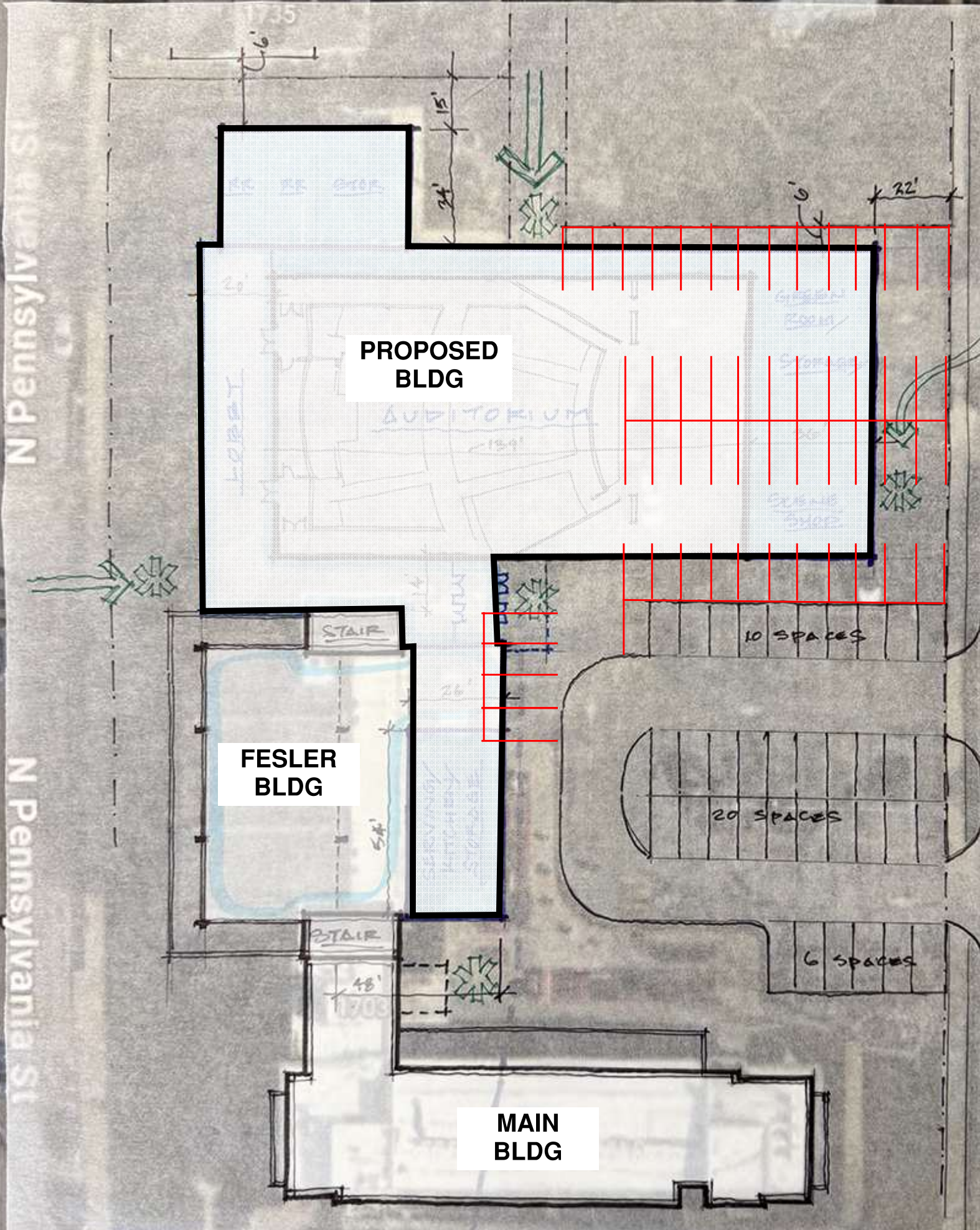
Produced By: The GIS Section

Data Source: The City of Indianapolis
Geographic Information Systems

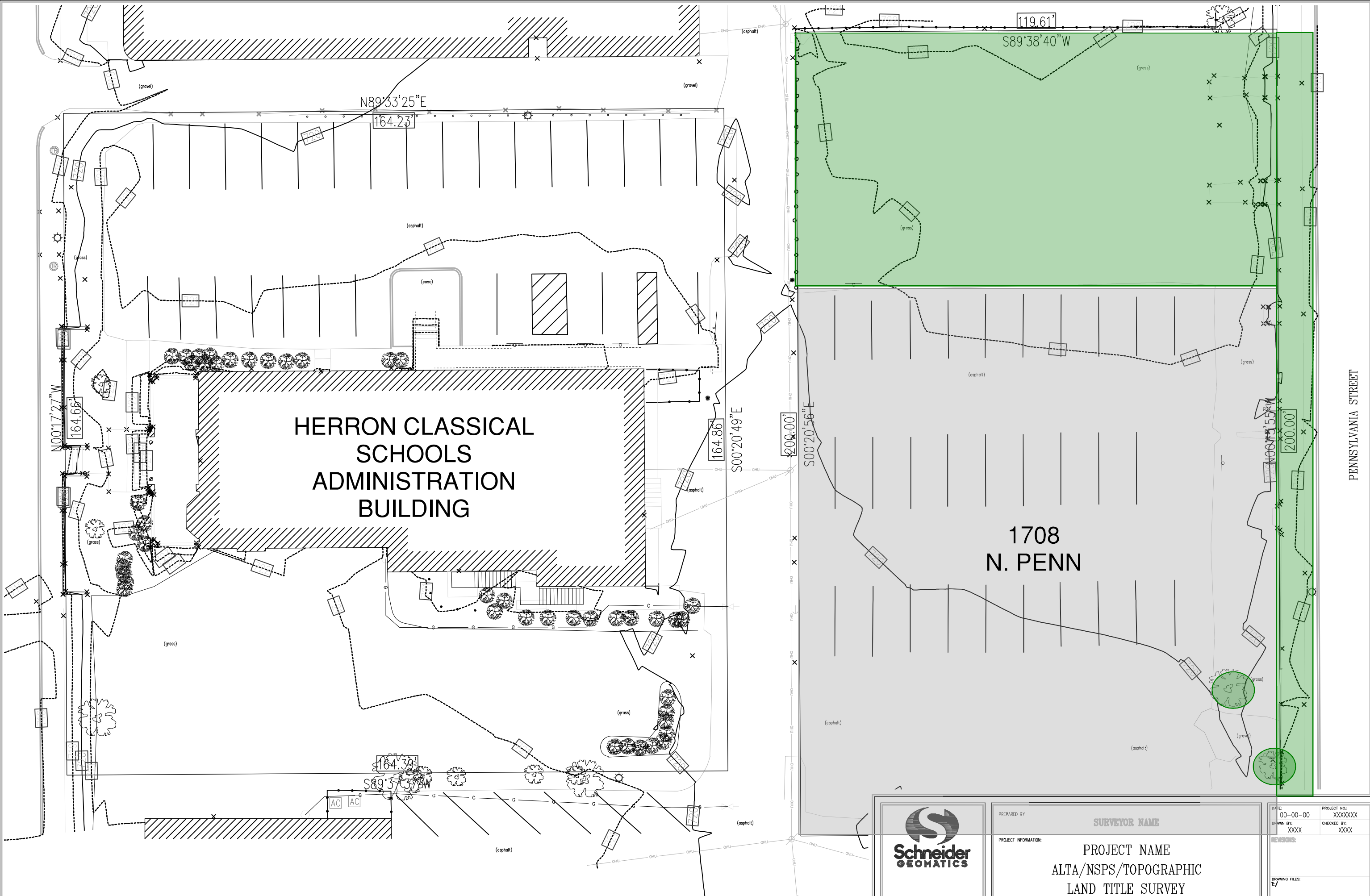


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North Meadow
Circle of Friends



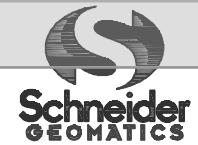
HERRON
HIGH SCHOOL
CAMPUS



HERRON CLASSICAL
SCHOOLS
ADMINISTRATION
BUILDING

1708
N. PENN

PENNSYLVANIA STREET



Historic Fort Harrison
8901 Otis Avenue
Indianapolis, IN 46216-1037
Telephone: 317.826.7100
www.schneidergeomatics.com

PREPARED BY: SURVEYOR NAME

PROJECT INFORMATION:
PROJECT NAME
ALTA/NSPS/TOPOGRAPHIC
LAND TITLE SURVEY
PROJECT STREET ADDRESS, CITY, STATE, ZIP CODE

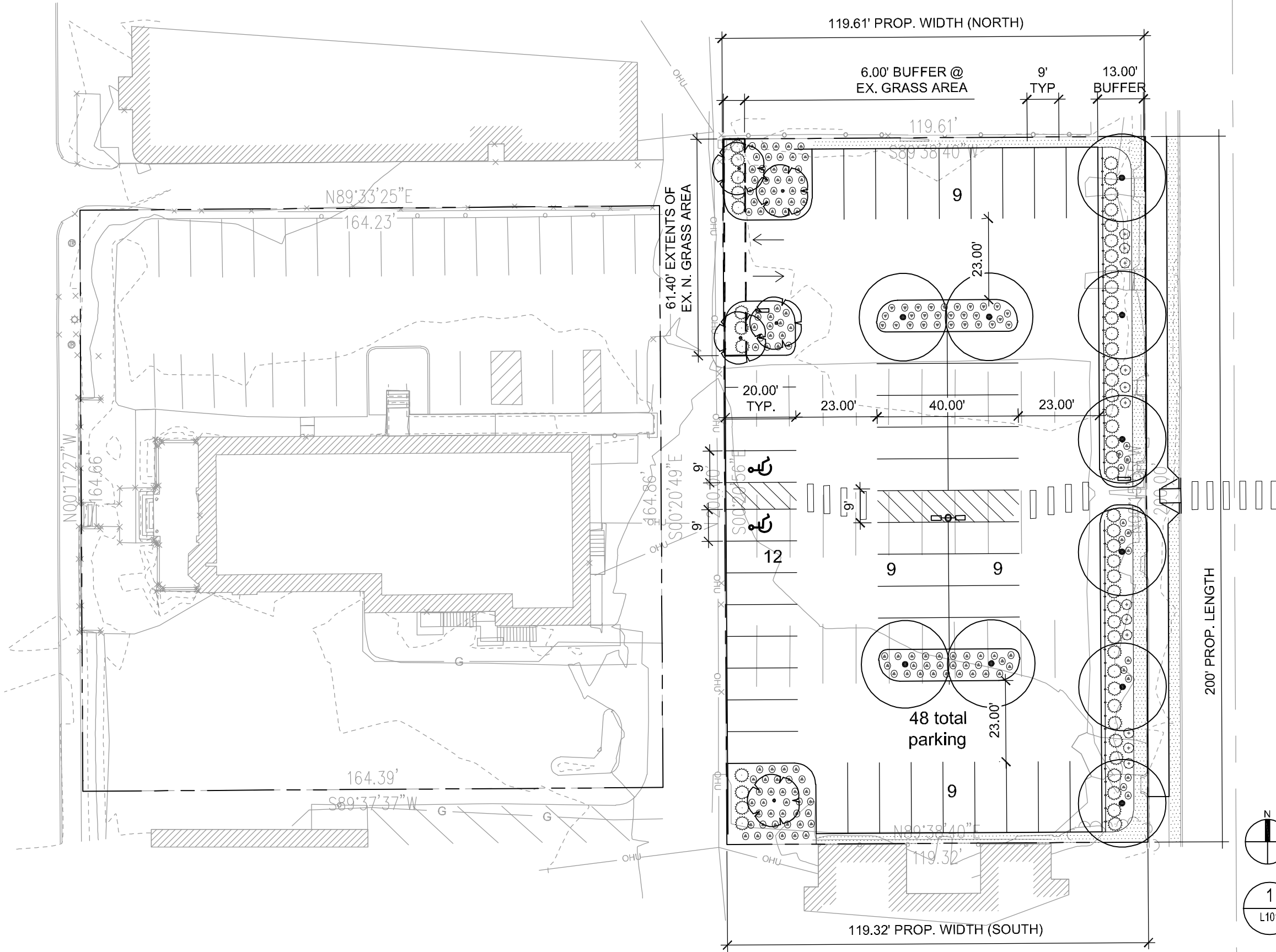
CLIENT INFORMATION:
CLIENT NAME

DATE: 00-00-00 PROJECT NO: XXXXXXXX
DRAWN BY: XXXX CHECKED BY: XXXX

REVISIONS:

DRAWING FILES:
F/

SHEET NO:
1 OF 2



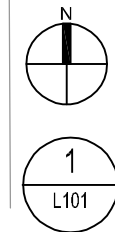
SITE
23,895 SF (0.55 AC.)

EXISTING
GRASS BUFFER ALONG N.PENN
•• 3,000 SF AT 12.6%
ASPHALT PARKING
•• 14,500 SF AT 60.7%
NORTH GRASS AREA
•• 6,500 SF AT 27.2%

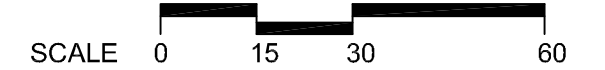
PROPOSED
FRONTAGE BUFFER ALONG N.PENN
•• 2,600 SF AT 10.9%
FRONTAGE BUFFER ALONG EX. N. GRASS AREA EXTENTS
•• 215 SF AT 0.9%
ASPHALT PARKING (UNCOVERED VEHICULAR AREA)
•• 19,296 SF AT 80.8%
INTERIOR LANDSCAPE AREA
•• REQUIRED: 19,296 * 6% = 1,158 SF
•• PROVIDED: 1,886 SF AT 9.8%
INTERIOR SHADE TREES
•• INTERIOR LANDSCAPE CREDIT FOR NATIVE PERENNIALS:
1,886 SF * 30% = 566 SF CREDIT
•• REQUIRED: 1,158 SF - 566 SF CREDIT = 592 SF / 180 = 4
SHADE TREES
•• PROVIDED: 4 SHADE TREES & 1 ORNAMENTAL TREE

CONCEPT PLANT SCHEDULE

| | | |
|--|---------------------------------------------------------------------------------------------------------------|----------|
| | SHADE TREE Large deciduous tree such as Oak, Maple, or Elm | 10 |
| | ORNAMENTAL TREE Small deciduous tree such as Serviceberry, Flowering Cherry, Dogwood | 5 |
| | EVERGREEN SHRUB Intermediate-size species such as Dwarf Spruce, Dwarf False Cypress, Inkberry Holly | 53 |
| | DECIDUOUS SHRUB Ornamental species such as Winterberry Holly, Clethra, Hydrangea | 12 |
| | PERENNIAL Native, low-growing groundcover species such as Carex spp., Phlox, Gro-Lo Sumac | 156 |
| | SOD | 1,934 sf |



PROPOSED SITE PLAN



HERRON MORTON PLACE

1708 N. PENNSYLVANIA STREET



© 2026 RATIO | 2026-03-30



PROPOSED SITE PLAN



EXISTING VIEW FROM SCIOTO STREET LOOKING SOUTHEAST



**PROPOSED VIEW FROM SCIOTO STREET
LOOKING SOUTHEAST**



EXISTING VIEW FROM PENNSYLVANIA STREET LOOKING NORTHWEST



PROPOSED VIEW FROM PENNSYLVANIA STREET LOOKING NORTHWEST



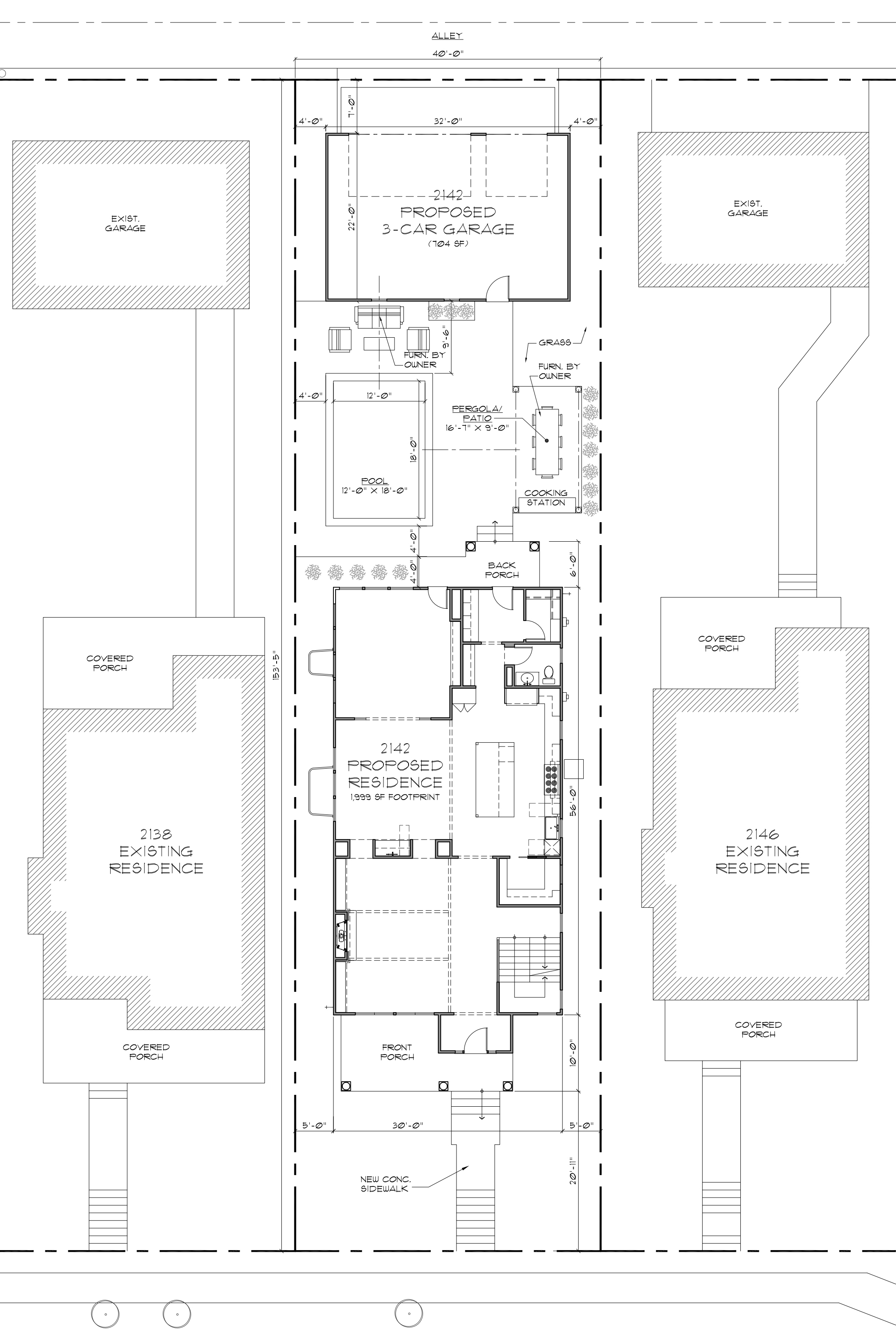
EXISTING VIEW FROM PENNSYLVANIA STREET LOOKING SOUTHWEST

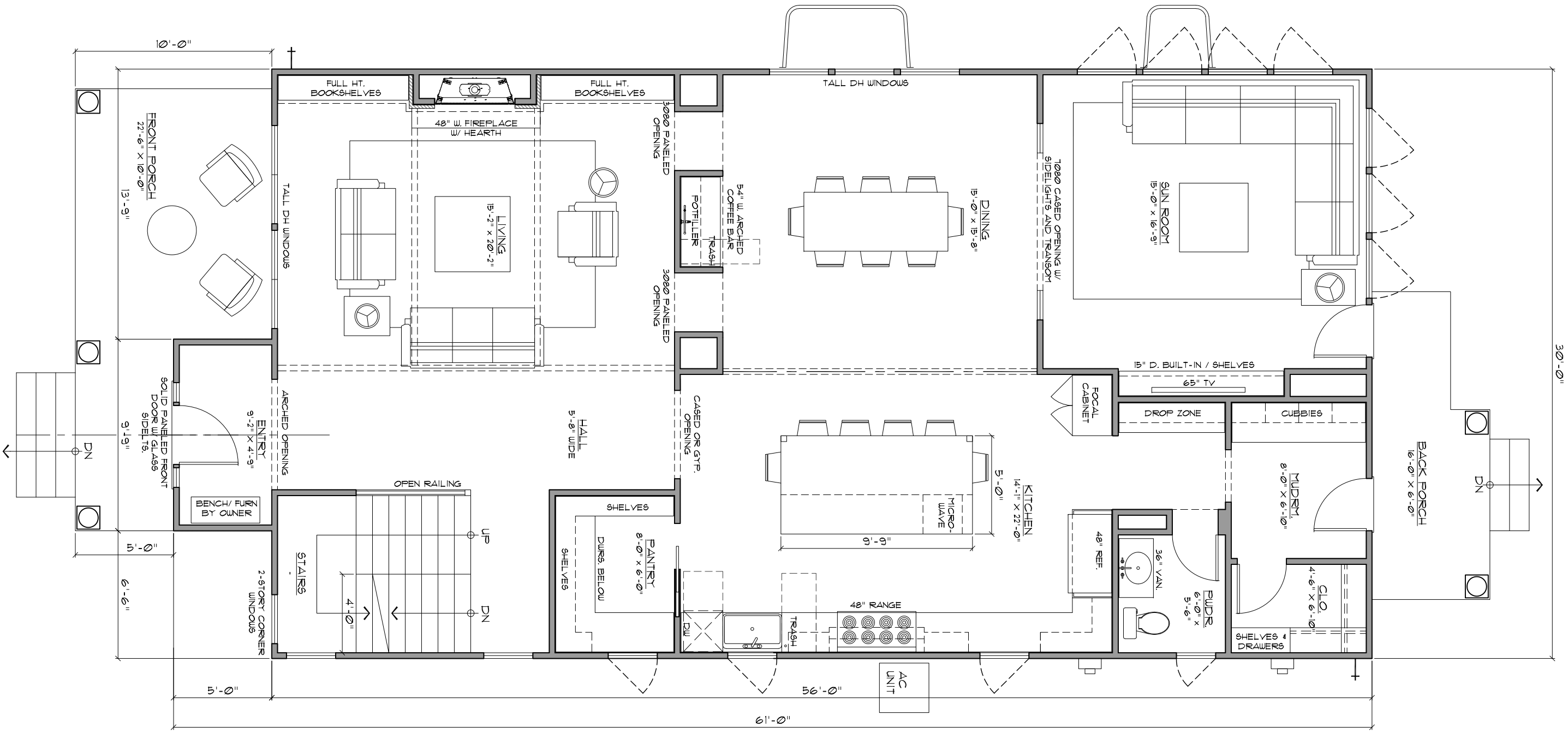


PROPOSED VIEW FROM PENNSYLVANIA STREET LOOKING SOUTHWEST



2026-COA-156 (HMP)
2142 NORTH NEW JERSEY STREET

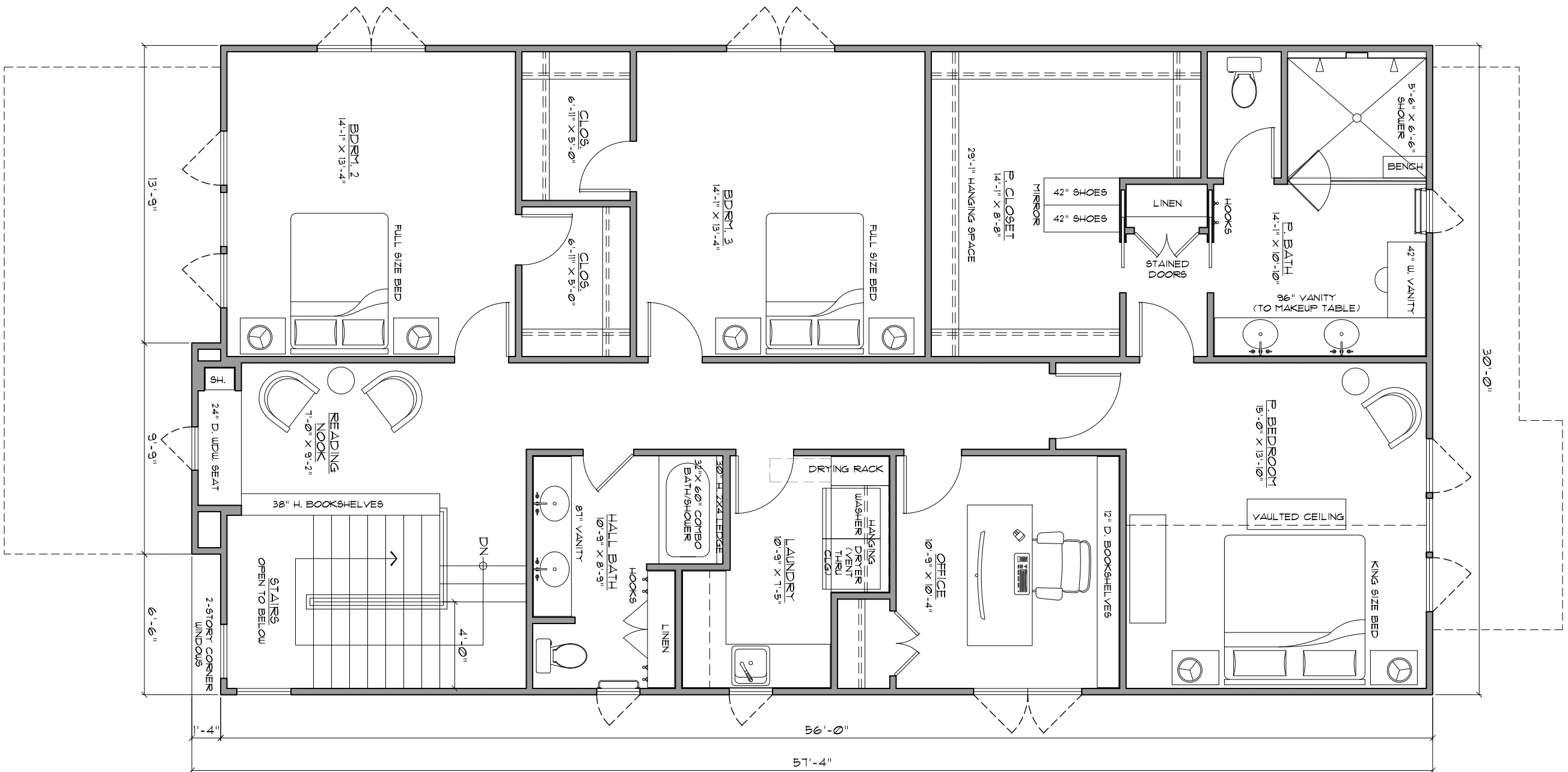




2142 N NEW JERSEY STREET
 SCALE: 3/16" = 1'-0"

FIRST FLOOR PLAN
 FINISH SQ. FOOTAGE: 1729 SF
 (EXCLUDES PORCHES)

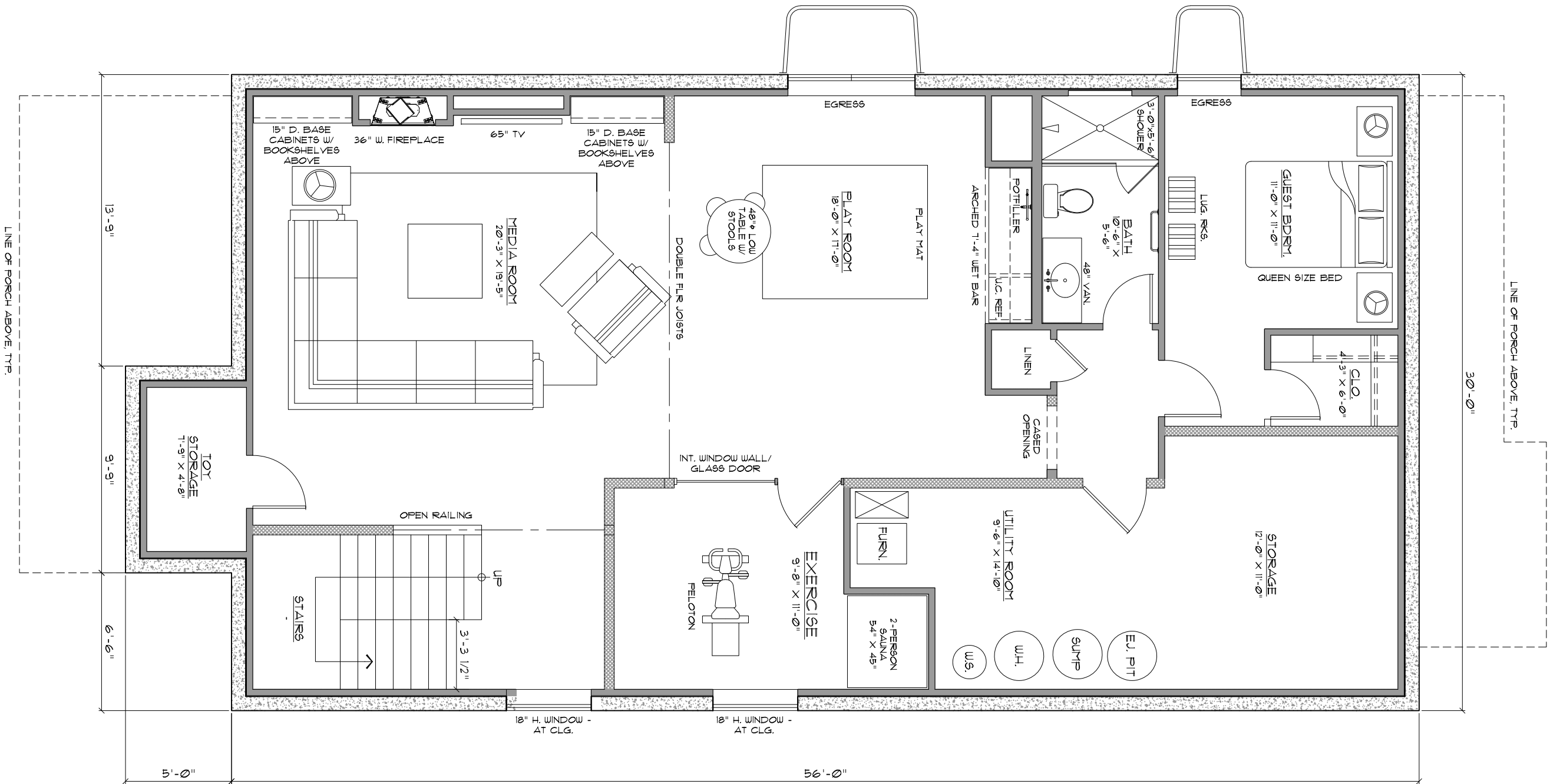




2142 N NEW JERSEY STREET
SCALE: 3/16" = 1'-0"

SECOND FLOOR PLAN
FINISH SQ. FOOTAGE: 1693 SF





2142 N NEW JERSEY STREET
 SCALE: 3/16" = 1'-0"

BASEMENT FLOOR PLAN
 FINISH SQ. FOOTAGE: 1729 SF
 (TO EXTERIOR OF CONCRETE)





2134

2138

PROPOSED
2142 N. NEW JERSEY STREET

2148

2150

NORTH NEW JERSEY STREETScape

SCALE: NTS



2142 NORTH NEW JERSEY
SCALE: 3/16" = 1'-0"

FRONT (EAST) ELEVATION



2142 NORTH NEW JERSEY NORTH SIDE ELEVATION
SCALE: 3/16" = 1'-0"

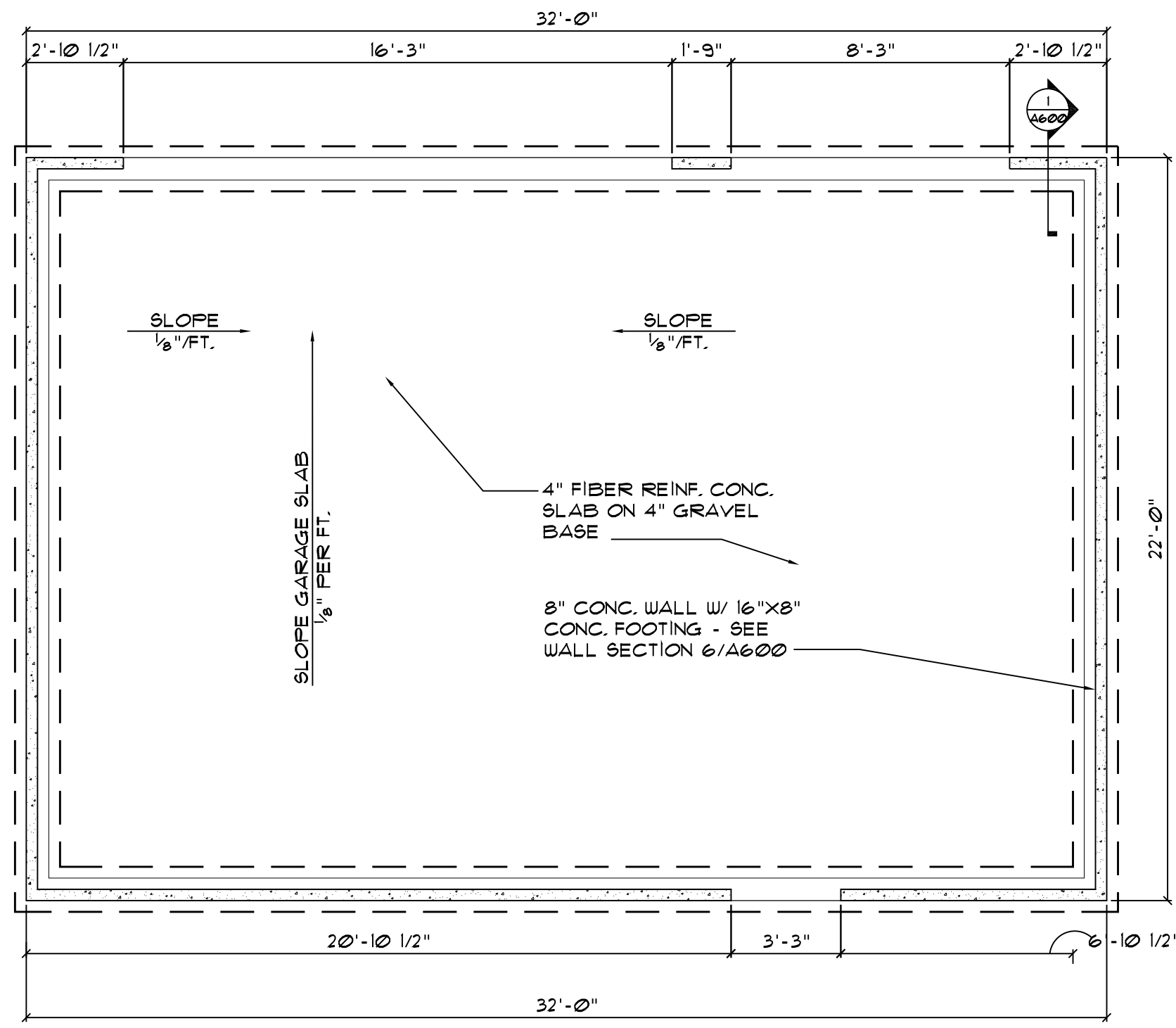


○ 2142 NORTH NEW JERSEY BACKYARD (WEST) ELEVATION
 SCALE: 3/16" = 1'-0"

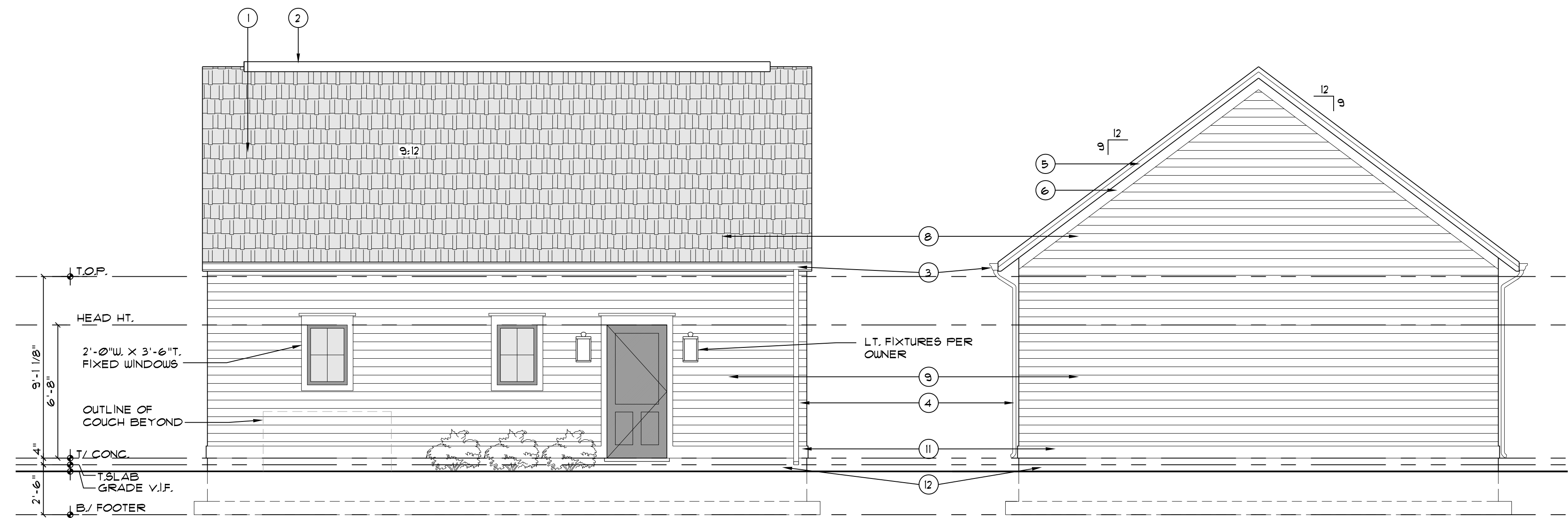


2142 NORTH NEW JERSEY
SCALE: 3/16" = 1'-0"

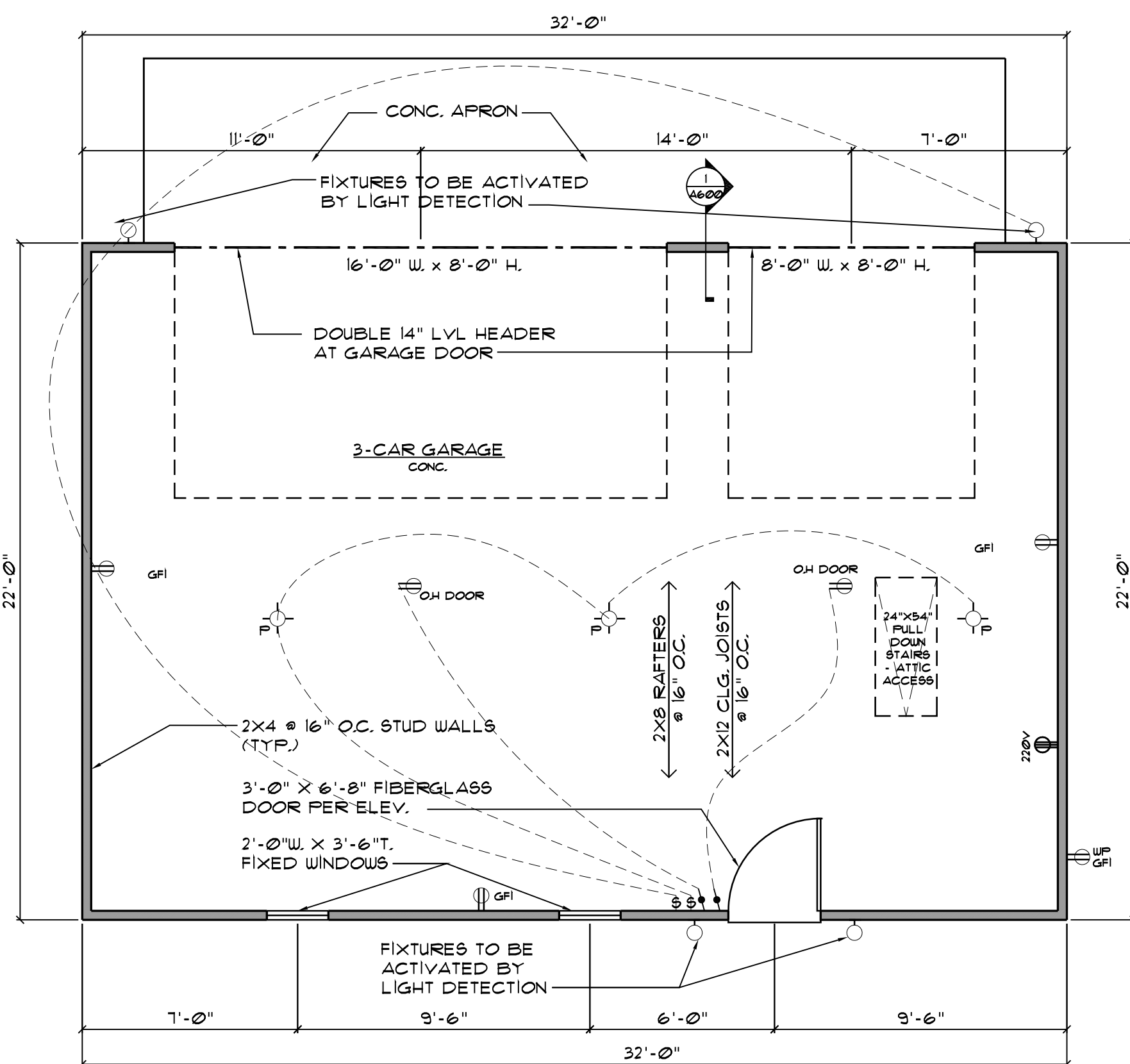
SOUTH SIDE ELEVATION



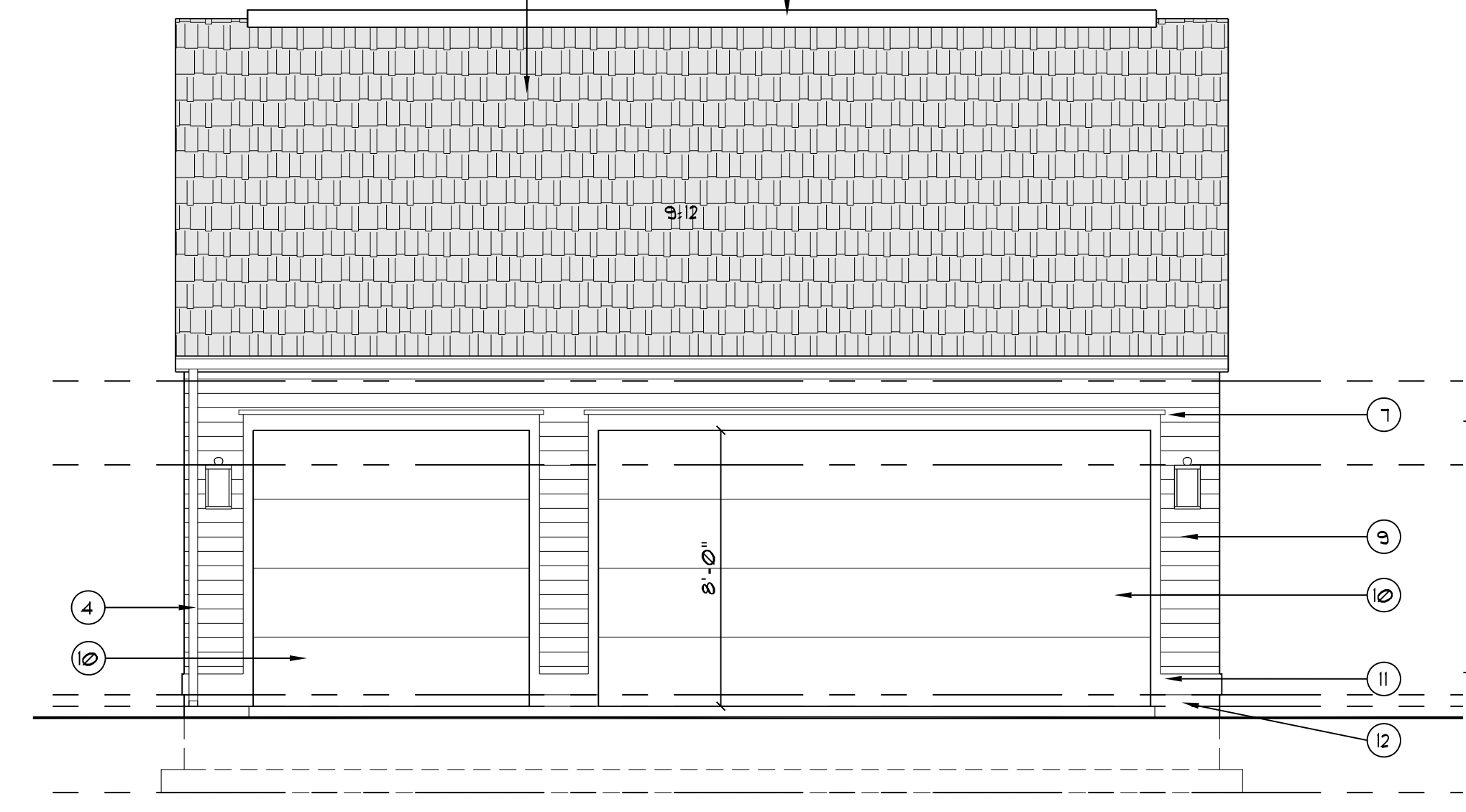
1 3-CAR GARAGE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



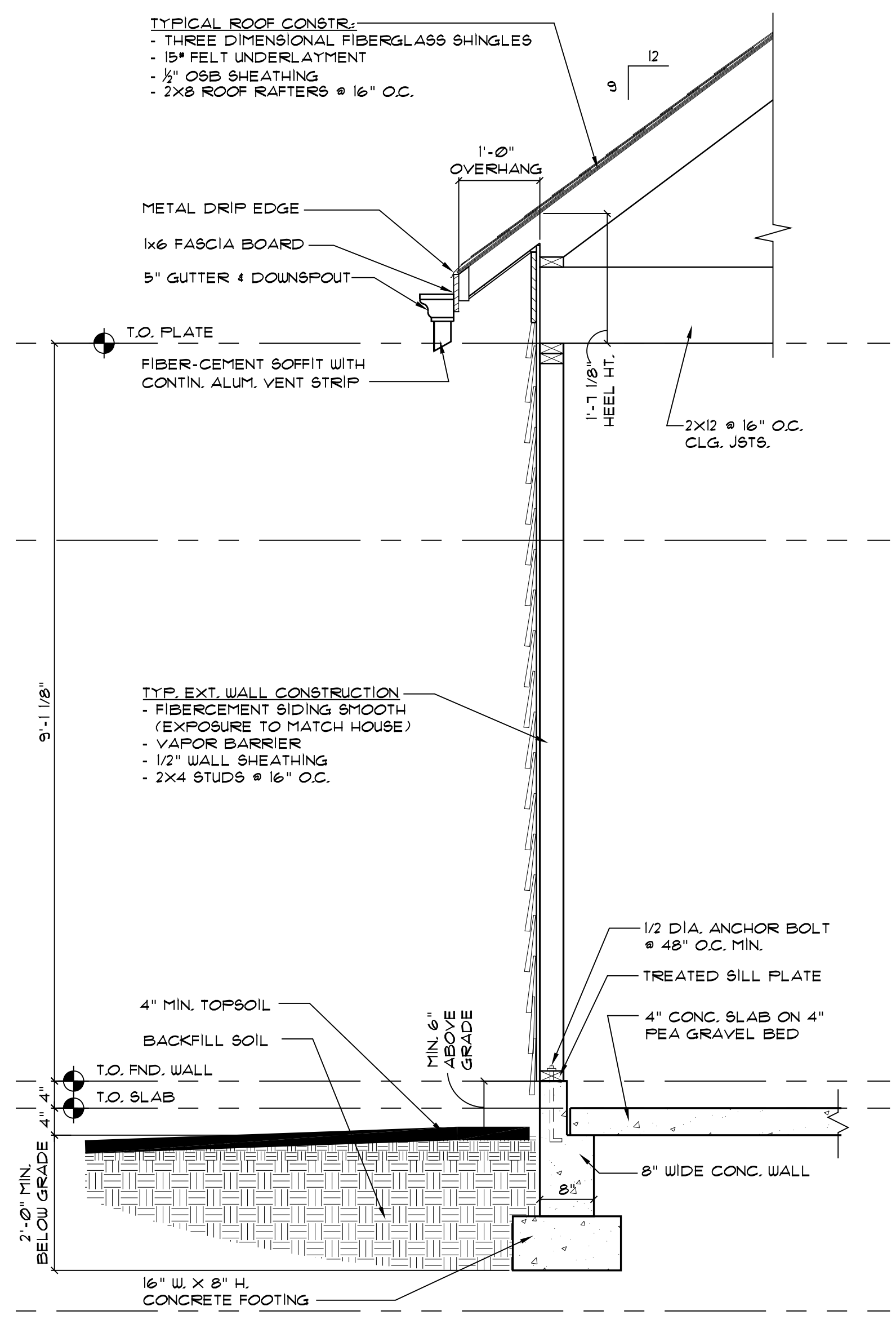
3 3-CAR GARAGE EAST ELEVATION SCALE: 1/4" = 1'-0"
4 3-CAR GARAGE SOUTH ELEVATION (NORTH ELEV. REVERSE) SCALE: 1/4" = 1'-0"



2 3-CAR GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0" 120 SQUARE FEET



5 3-CAR GARAGE WEST ELEVATION SCALE: 1/4" = 1'-0"



6 GARAGE WALL SECTION SCALE: 3/4" = 1'-0"

EXTERIOR MATERIALS KEY

- 1 3-DIM. FIBERGLASS ROOF SHINGLES
- 2 RIDGE VENT
- 3 ALUMINUM GUTTER ON 1X6 SMARTSIDE TRIM (SMOOTH)
- 4 ALUMINUM DOWNSPOUTS
- 5 RAKE BOARDS: 1X3 ON 1X6 (SMOOTH)
- 6 SUB-RAKE BOARD: 5/4 X 6 (SMOOTH)
- 7 TYPICAL WINDOW AND DOOR DETAIL -
- 8 NOT USED
- 9 FIBERCEMENT BOARD SIDING TO MATCH HOUSE - METAL CAPS @ CORNERS
- 10 OVERHEAD GARAGE DOOR
- 11 5/4x8 SMARTSIDE BAND BD. (SMOOTH)
- 12 CONCRETE FOUNDATION

GENERAL PLAN NOTES

- WHERE DISCREPANCIES EXIST BETWEEN THE STANDARD COMMENTS, NOTES FROM THE DESIGN PROFESSIONAL OR THE CODE, THE MOST RESTRICTIVE SHALL APPLY. ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2020 INDIANA AMENDMENTS.
1. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED. ALL EXTERIOR WALLS ARE 2X4 @ 16" O.C.
 2. ALL 2X4 BEARING WALL STUDS SHALL BE SPACED A MAXIMUM OF 16" O.C. W/ DOUBLE TOP PLATE. ALL 2X6 BEARING WALL STUDS SHALL BE SPACED A MAXIMUM OF 24" O.C. W/ DOUBLE TOP PLATE. PROVIDE MIN. 3 STUDS @ EACH BEARING POINT. TYPICAL NON-BEARING WALL CONSTRUCTION SHALL BE 2X4 WALLS @ 16" O.C. W/ HEADER MIN. 2-2X4. PROVIDE BLOCKING @ CEILING LINE FOR PROPER DRYWALL ATTACHMENT.
 3. SEAL ALL PENETRATIONS AND OPENINGS IN FLOORS AND WALLS TO MINIMIZE THE TRANSFER OF DRAFTS AND MOISTURE. SHEATHING PENETRATION SHALL BE PATCHED AND REPAIRED TO MANUF. SPECS.
 4. SLOPE ALL CONC. SToops, PORCHES, WALKS AND GARAGE SLABS 1/8" IN 12" TO DRAIN OR AS NOTED ON PLANS.
 5. ALL DESIGNS FOR MANUFACTURED FLOOR JOISTS, RAFTERS AND TRUSSES SHALL BE CERTIFIED BY THE MANUFACTURER. INSTALLATION OF SUCH ITEMS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SHOP DRAWINGS AND RECOMMENDATIONS.
 6. CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF CODES NOTED ON COVER SHEET, ALL LOCAL CODES AND AMENDMENTS, AND FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS.



Freestanding Pergola Designs

Our classic pergola, an icon of outdoor elegance.









2146



2138





2026-COA-054 (HMP)
1933 NORTH TALBOTT STREET

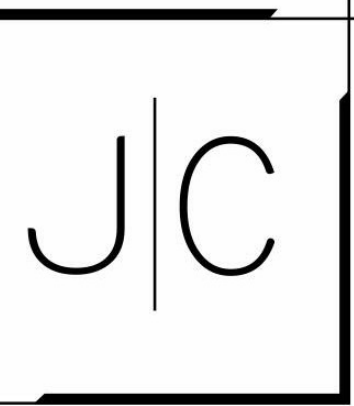
NICOLE QUINT & BROCC JACKSON GARAGE ADDITION

1933 N TALBOTT ST
INDIANAPOLIS, IN 46202

DEVELOPMENT DESIGN - 20 MAY 2026

NOT FOR
CONSTRUCTION

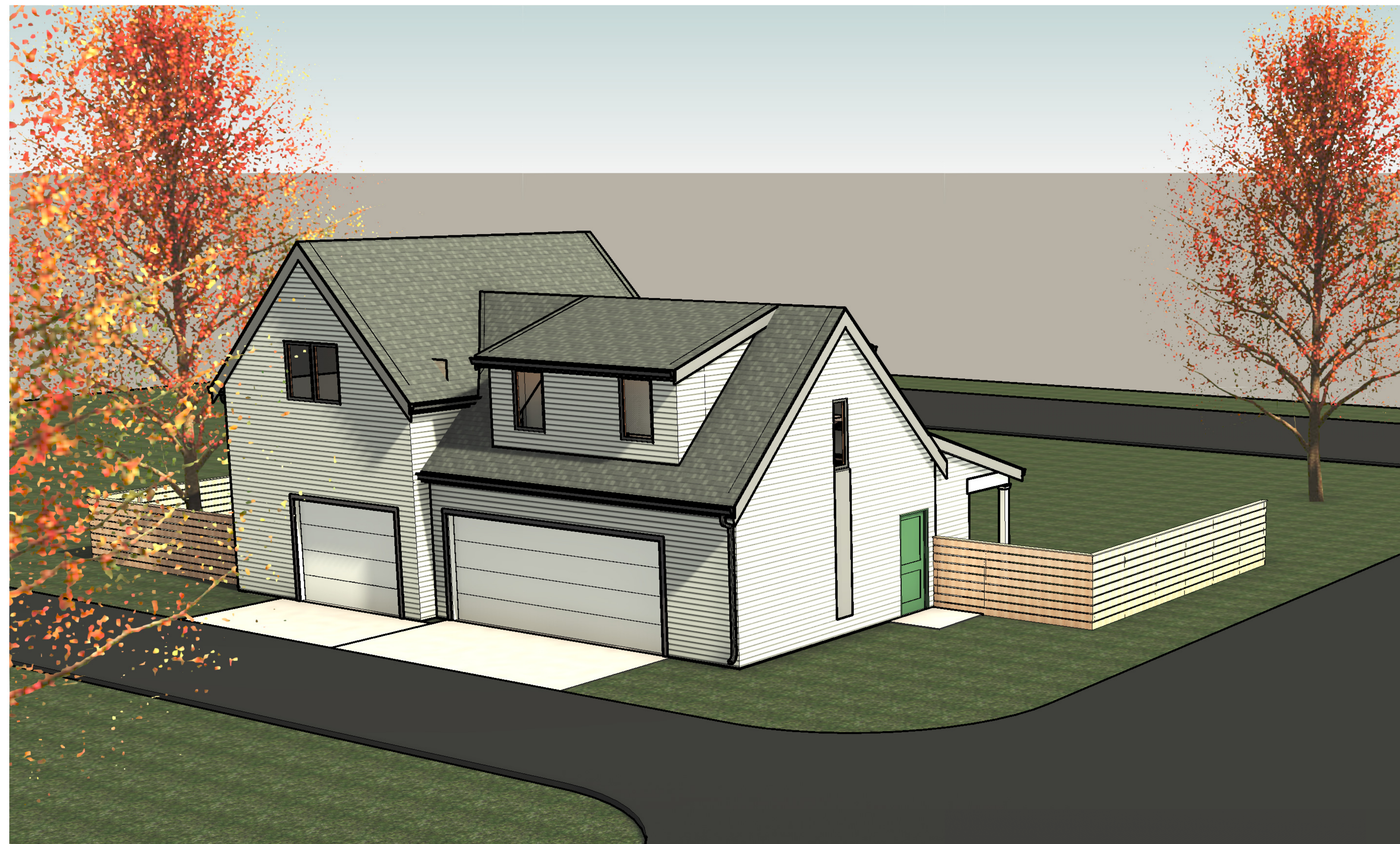
| SHEET LIST | |
|------------|---------------------------|
| C101 | SITE PLAN |
| G001 | 3D CARRIAGE HOUSE VIEWS |
| A101 | CARRIAGE HOUSE PLANS |
| A301 | CARRIAGE HOUSE ELEVATIONS |
| A401 | CARRIAGE HOUSE SECTIONS |
| A402 | CARRIAGE HOUSE SECTIONS |



ARCHITECT

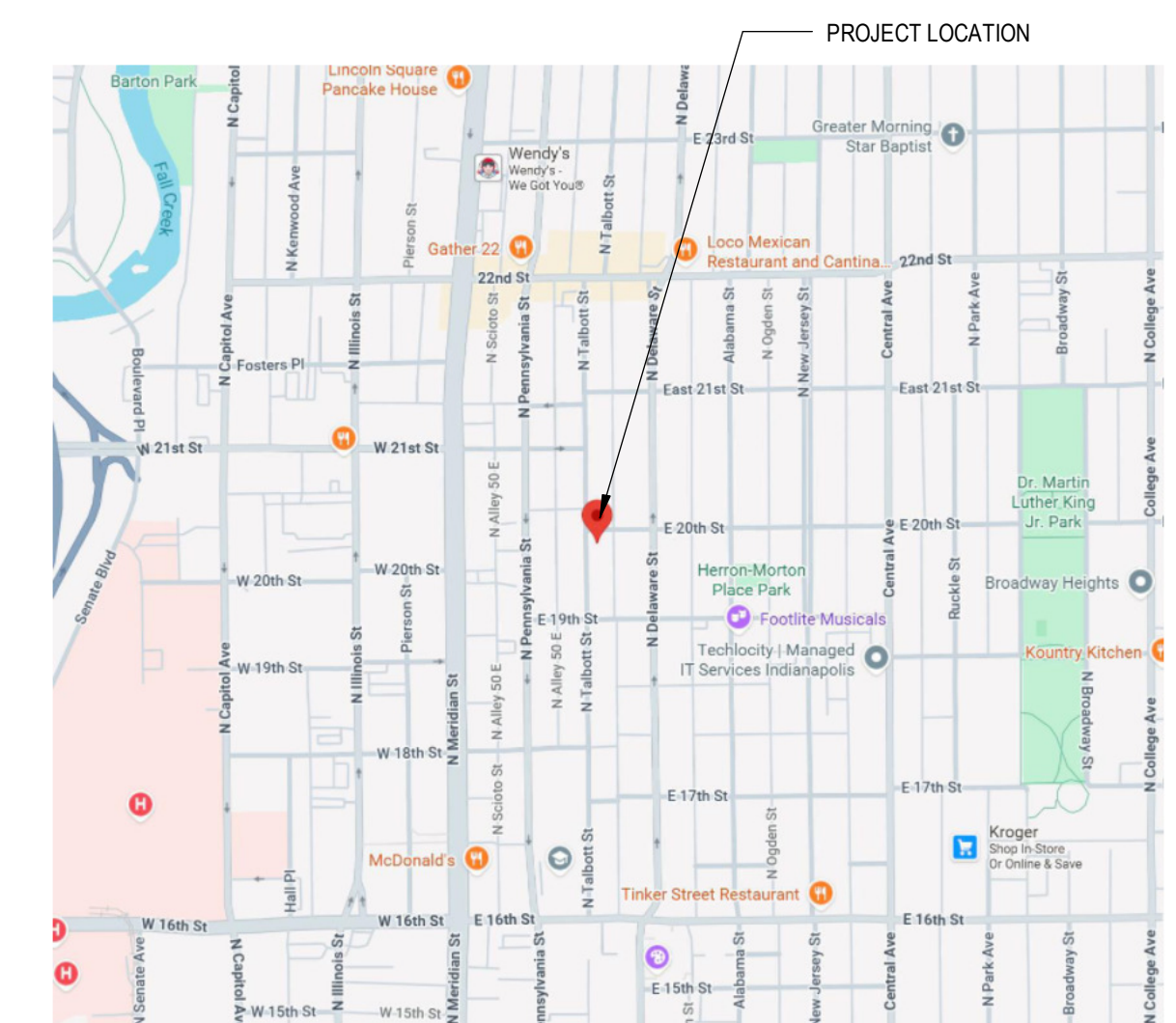
JEFFREY COWSERT-ARCHITECT, LLC
831 N PARK AVE - UNIT A
INDIANAPOLIS, INDIANA 46202
M: 317-407-2247
JEFFREYCOWSERT@GMAIL.COM

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SUMMARY OF WORK

ADD DORMERS IN EXISTING GARAGE ROOF. INTERIOR FINISH OF EXISTING
ATTIC OVER GARAGE. TWO STORY ADDITION TO EXISTING GARAGE.



OWNER
NICOLE QUINT & BROCC JACKSON
1933 N TALBOTT ST
INDIANAPOLIS, IN 46202

NICOLE QUINT & BROCC JACKSON -NBJ_001

GARAGE ADDITION
1933 N TALBOTT ST
INDIANAPOLIS, IN 46202



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 M. 317-407-2247

OWNER
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 1933 N TABOTT ST
 INDIANAPOLIS, IN 46202

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DESCRIPTION

DATE

DRAWN BY: Author
 CHECKED BY: Checker

SITE PLAN
 NICOLE QUINT & BROCK JACKSON - NBL_001
 GARAGE ADDITION
 1933 N TABOTT ST
 INDIANAPOLIS, IN 46202

DEVELOPMENT DESIGN

20 MAY 2026

C101

SITE PLAN GENERAL NOTES

- A. VERIFY ALL DIMENSIONS IN FIELD
- B. NO CHANGES TO EXISTING DRAINAGE EXIT FROM THE SITE WILL BE ALLOWED
- C. PROVIDE SILT FENCE AT ALL AREAS OF SOIL TO BE DISTURBED
- D. PROVIDE STORM SEWER INLET SILT FILTER AT ALL LOCATIONS SUBJECT TO RUNOFF FROM THE PROJECT SITE.

1 SITE PLAN NOTES

- 1. NEW SIDEWALK - FOLLOW SITE CONTOUR
- 2. NEW GARAGE ADDITION
- 3. EXISTING DRIVEWAY
- 4. NEW DRIVEWAY
- 5. EXISTING HOUSE
- 6. NEW CONCRETE PORCH/STEPS
- 7. CONCRETE WASHOUT BASIN
- 8. SILT FENCE AROUND PROJECT AREA
- 9. PROVIDE STORM SEWER INLET SILT FILTER AT DRAIN IN FRONT OF XX ST
- 10. EXISTING FENCE TO REMAIN

SITE DESIGN DATA

PARCEL DESCRIPTION:
 PARCEL ID: 1045026
 ADDRESS: 1933 TALBOTT ST
 INDIANAPOLIS, IN 46202
 TOWNSHIP: CENTER
 COUNTY: MARION
 LEGAL DESCRIPTION: ELIZ TALBOTT'S REVISED ADD L192 & L193 EX 6.3' N SIDE L192

OPEN SPACE CALCULATION:

| | |
|------------------------------|---------------|
| TOTAL LOT SIZE | 7,891 SF |
| HOUSE AREA | 1,214 SF |
| EXISTING GARAGE | 520 SF |
| GARAGE ADDITION | 440 SF |
| COVERED AREA = | 2,174 SF |
| COVERED AREA PERCENT = | 27.55% |
| OPEN AREA (60% MIN) = | 72.45% |

SETBACK REQUIREMENTS:

| | |
|-----------------------|-----------------------------|
| ZONE | D8 |
| CONTEXT AREA | COMPACT |
| LOT TYPE | SMALL |
| STREET CLASSIFICATION | LOCAL |
| FRONT YARD SETBACK | 25 |
| SIDE YARD SETBACK | 4' / 10' AGGREGATE |
| REAR YARD SETBACK | 25' / 50' ALONG RAIL TRACKS |

HEIGHT REQUIREMENTS:

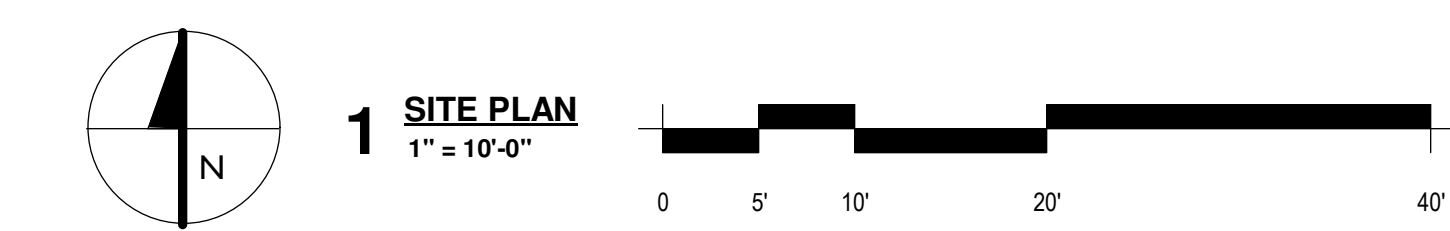
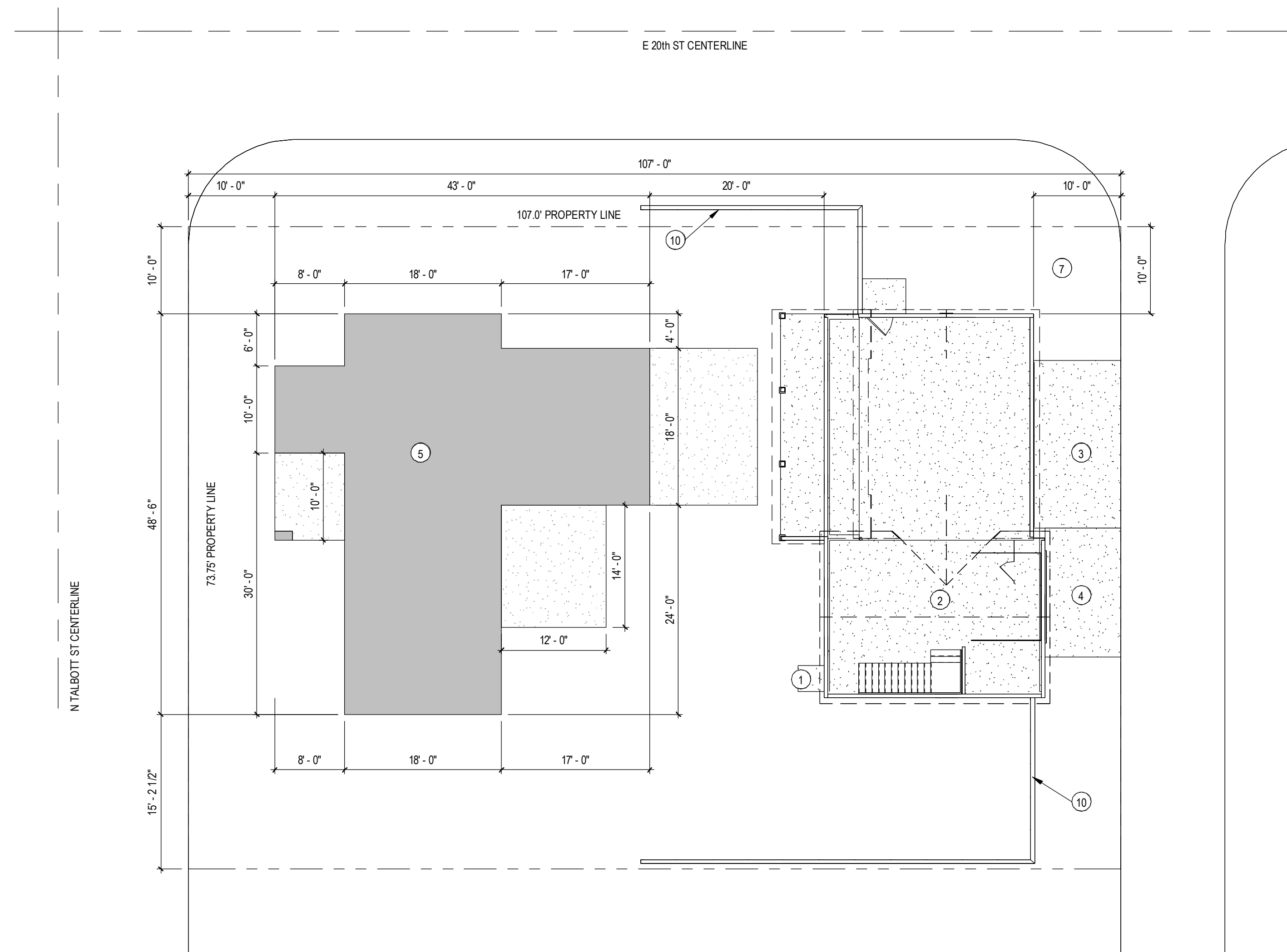
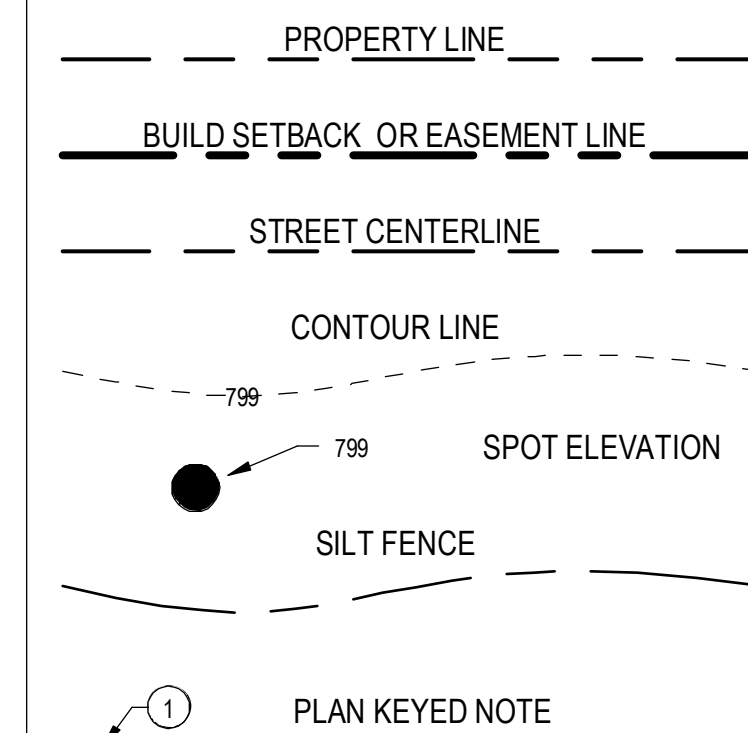
| | |
|-------------------------|---------|
| PRIMARY STRUCTURE | 35' MAX |
| ACCESSORY USE STRUCTURE | 24' MAX |

IMPERMEABLE SURFACES:

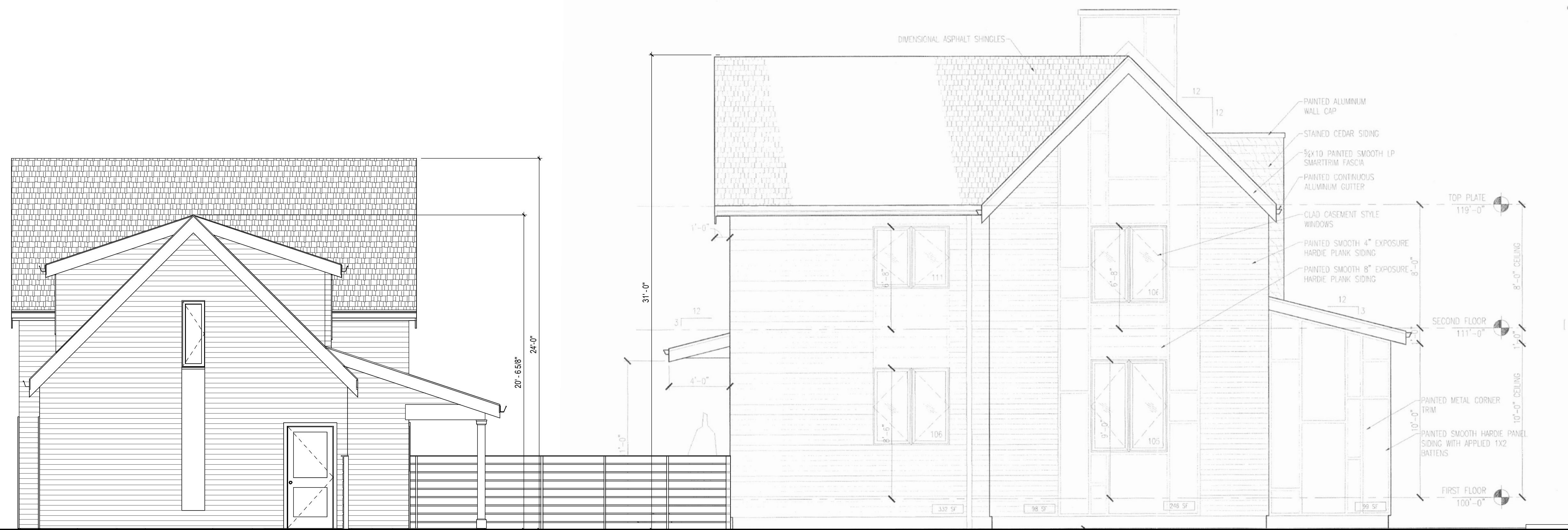
| | |
|----------------------------------|------------|
| HOUSE & FRONT PORCH | XXX SF |
| GARAGE | XXX SF |
| DRIVEWAY & SIDEWALKS | XXX SF |
| TOTAL IMPERMEABLE SURFACE: | XXX SF |
| TOTAL IMPERMEABLE SURFACE | XX% |

PROPOSED CHANGE IN SITE GRADING MINIMAL - MAINTAIN CURRENT SITE TOPOGRAPHY.
 WATER RUN-OFF: SLOPE GRADE AWAY FROM STRUCTURES - MAINTAIN CURRENT RUN-OFF PATTERNS

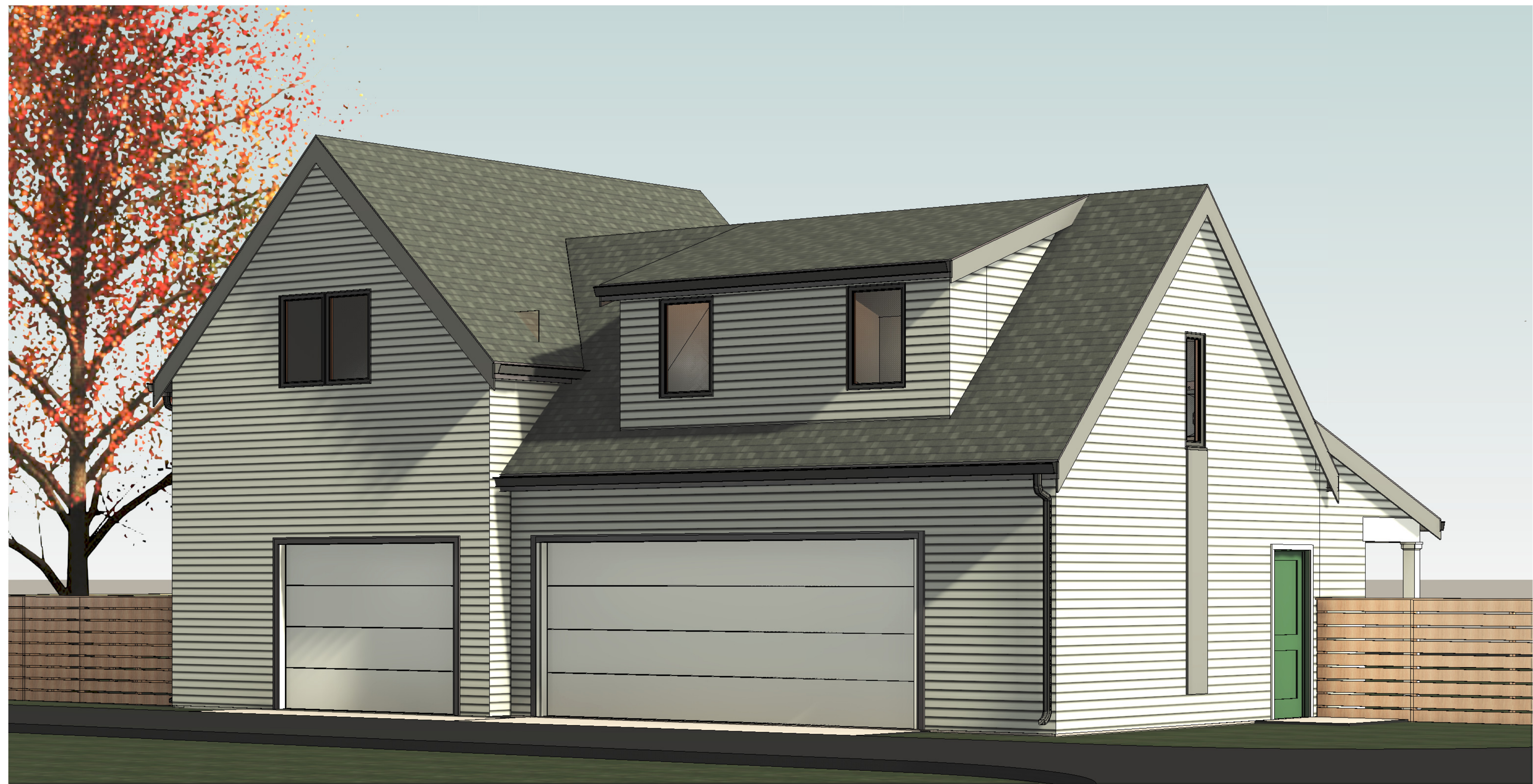
SITE SYMBOLS LEGEND



1 SITE PLAN
 1" = 10'-0"



2 NORTH ELEVATION STREETSCAPE
 1/4" = 1'-0"



ARCHITECT

JEFFREY COWSERT-ARCHITECT, LLC
 831 N PARK AVE - UNIT A
 INDIANAPOLIS, INDIANA 46202
 M: 317-407-2247

OWNER
 NICOLE QUINT & BROCK JACKSON
 1933 N TABOTT ST
 INDIANAPOLIS, IN 46202

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3D CARRIAGE HOUSE VIEWS

NICOLE QUINT & BROCK JACKSON - NBJ_001

GARAGE ADDITION

1933 N TABOTT ST
 INDIANAPOLIS, IN 46202

DEVELOPMENT DESIGN

20 MAY 2026

G001



ARCHITECT

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CARRIAGE HOUSE ELEVATIONS
NICOLE QUINT & BROCK JACKSON - NBJ_001
GARAGE ADDITION

DEVELOPMENT DESIGN

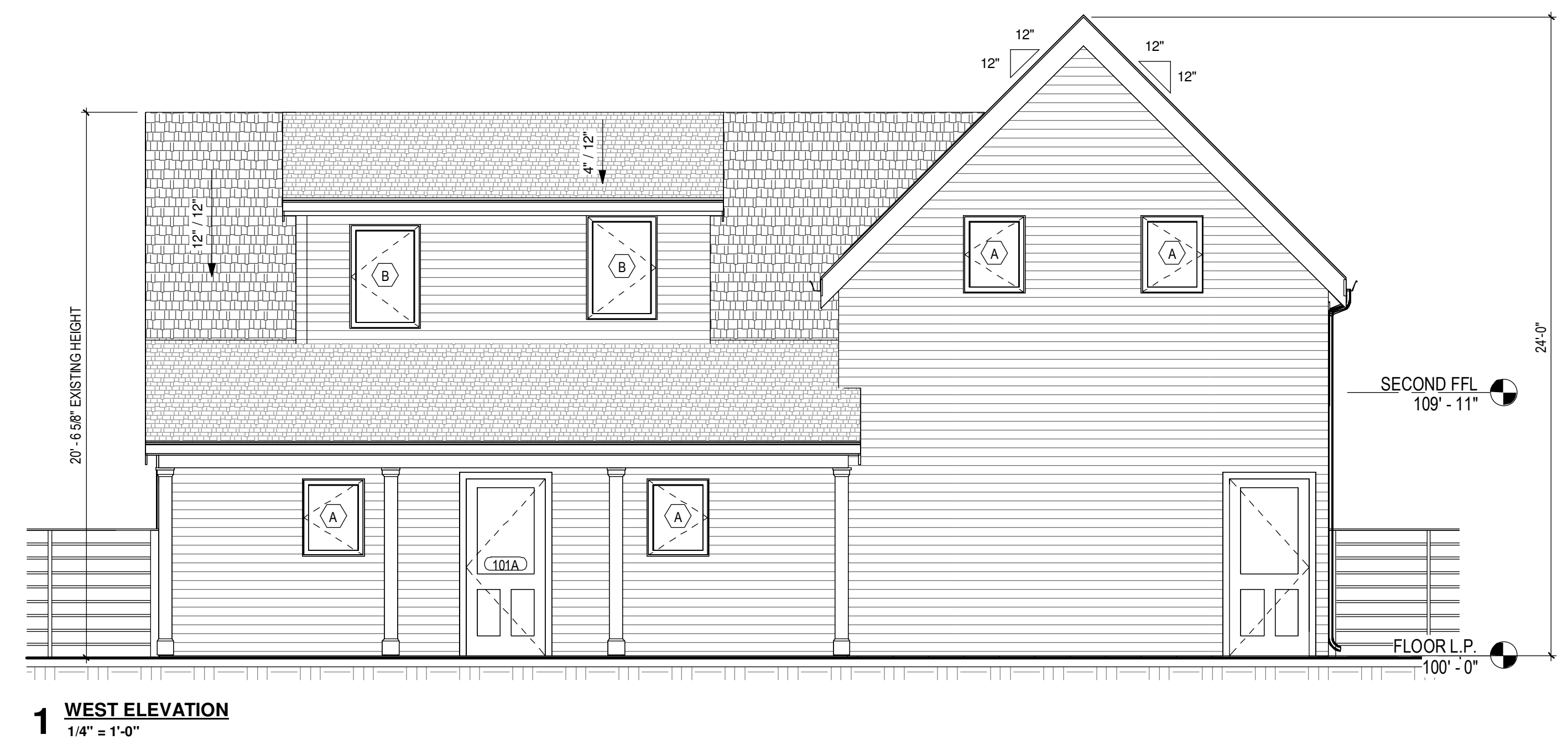
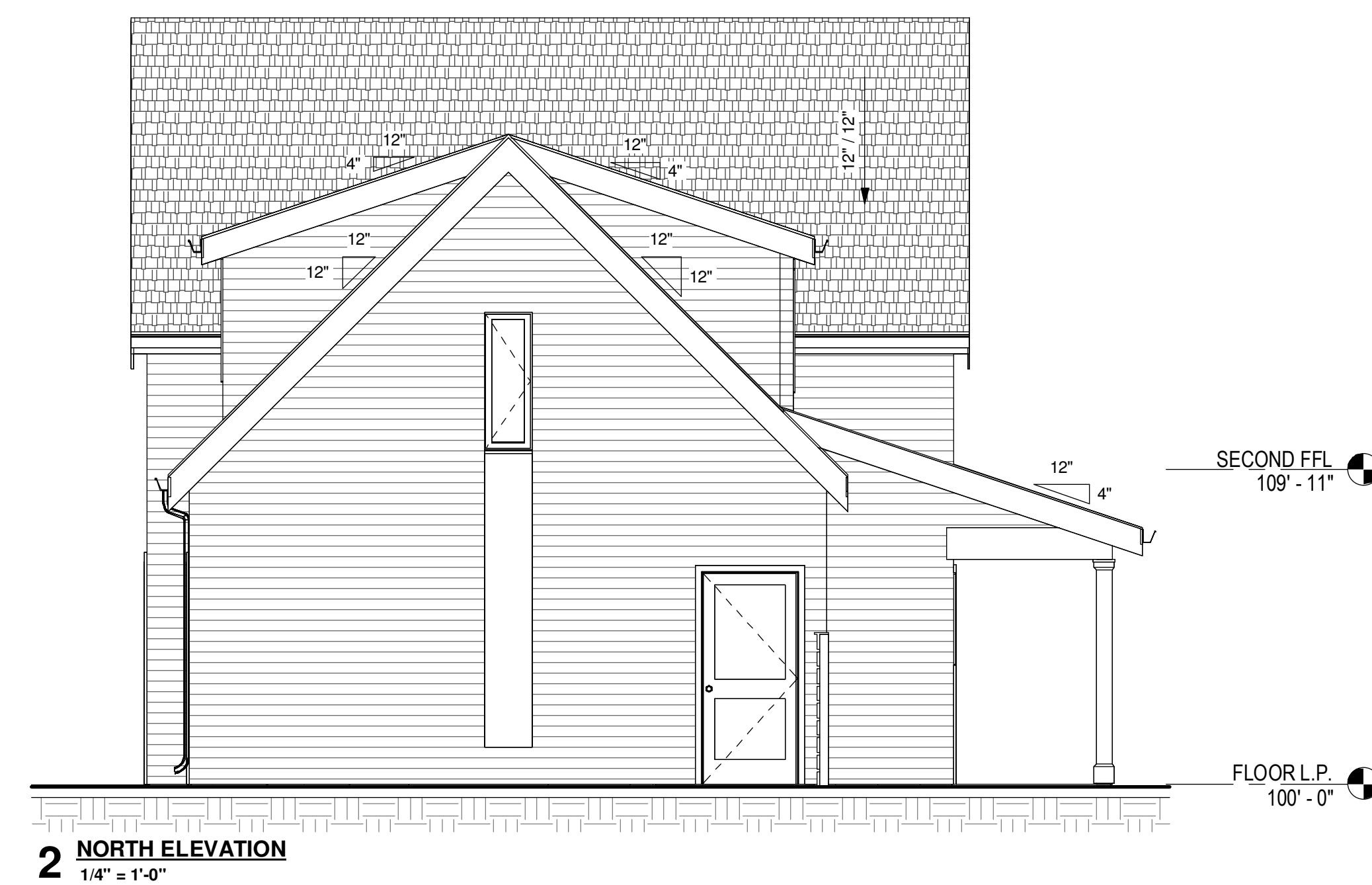
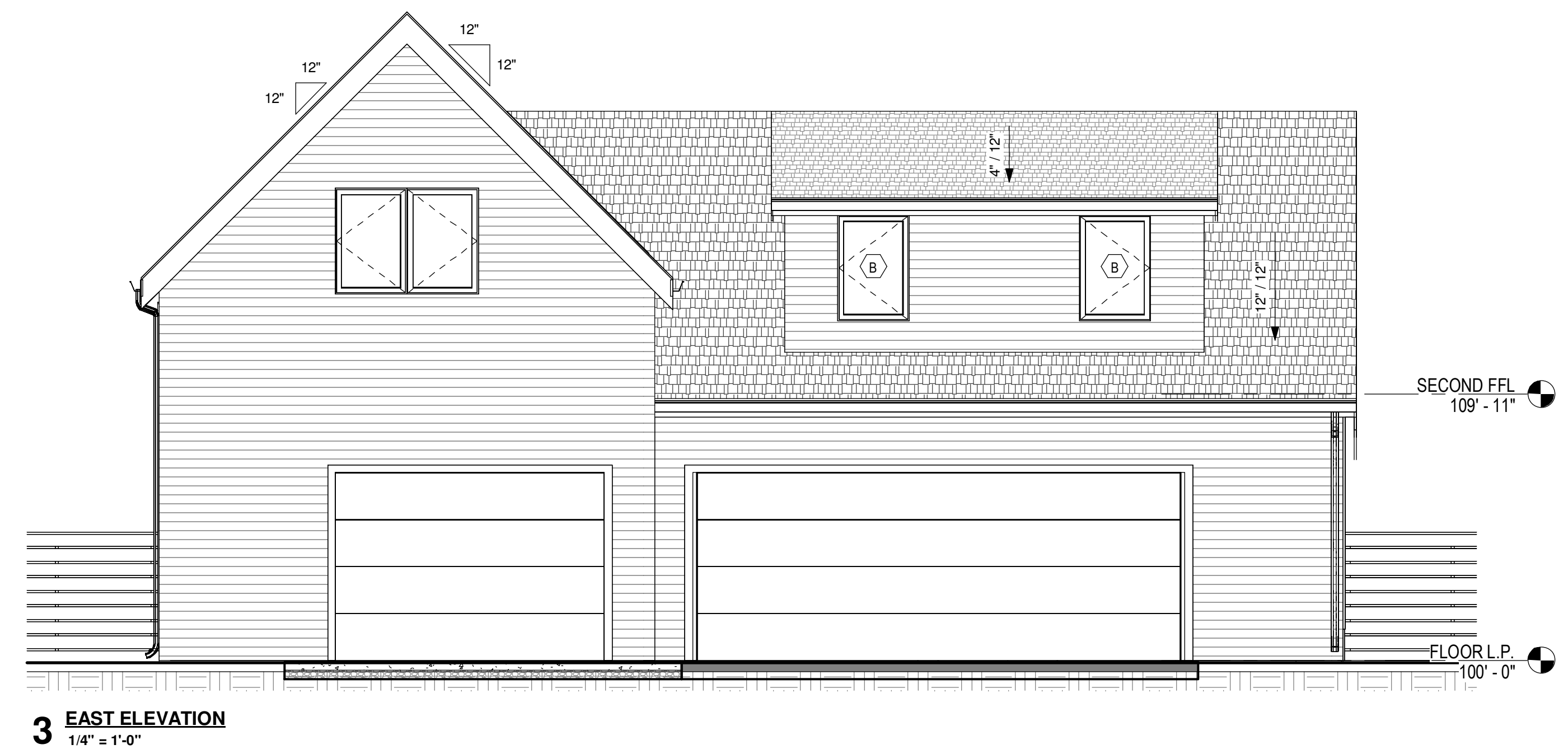
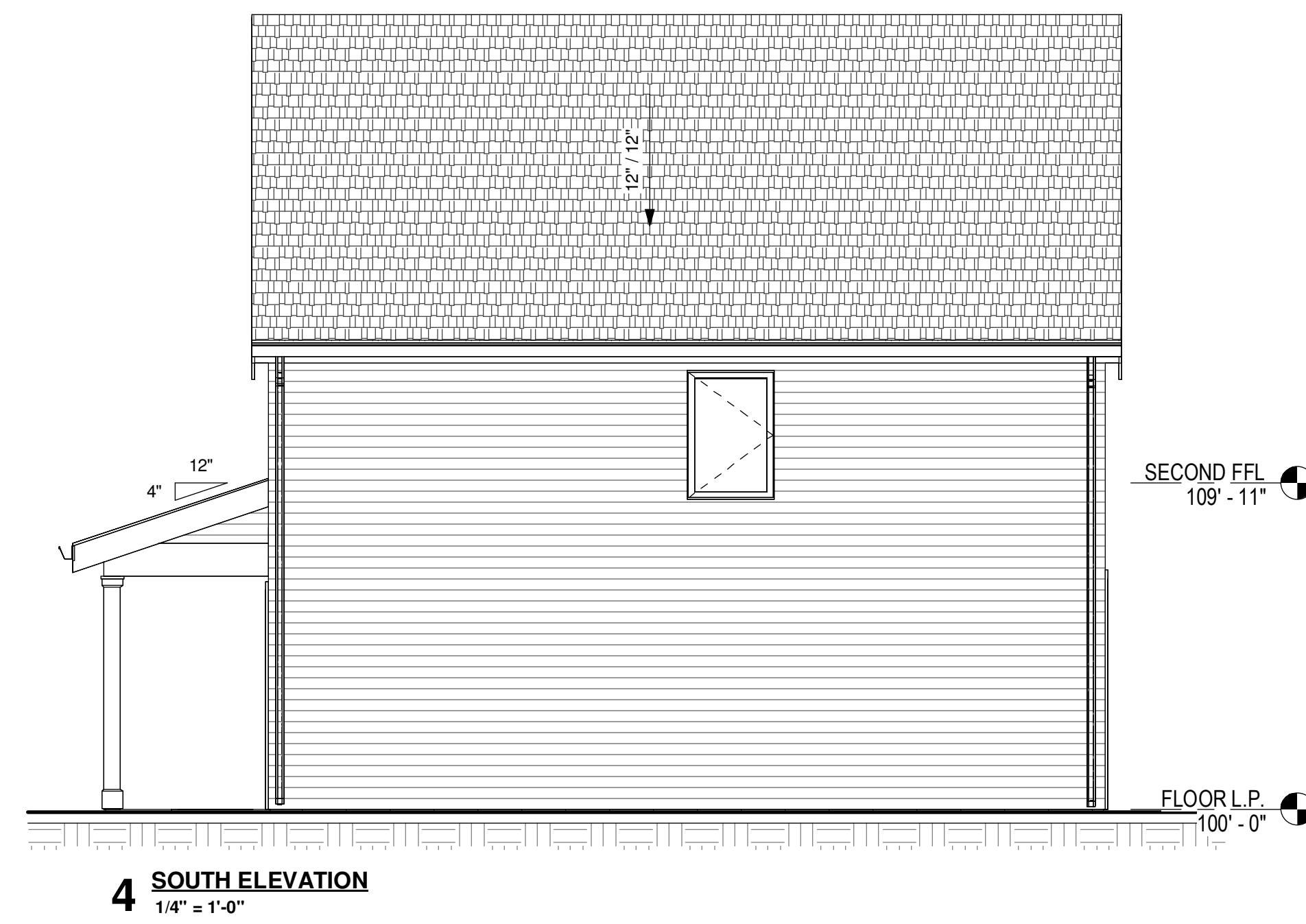
20 MAY 2026

A301

C:\Users\Jeff\Downloads\NBJ_001_1933 N Tabott St RV725x41

JCA-2019 5/20/2025 1:13:19 PM

187





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831 N PARK AVE - UNIT A
INDIANAPOLIS, INDIANA 46202
M: 317-407-2247

OWNER
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INDIANAPOLIS, IN 46202

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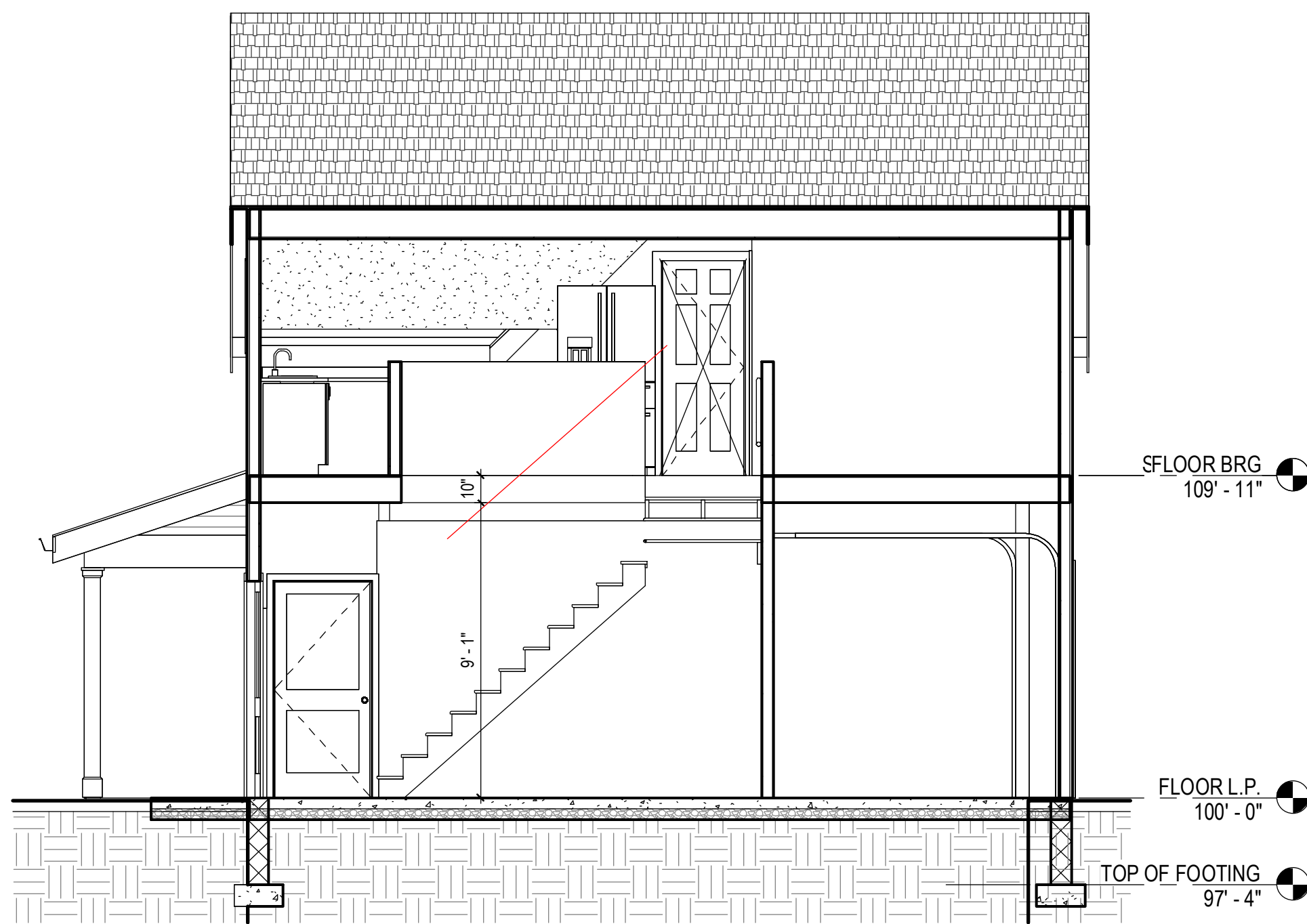
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CARRIAGE HOUSE SECTIONS
NICOLE QUINT & BROCC JACKSON - NBL_001
GARAGE ADDITION

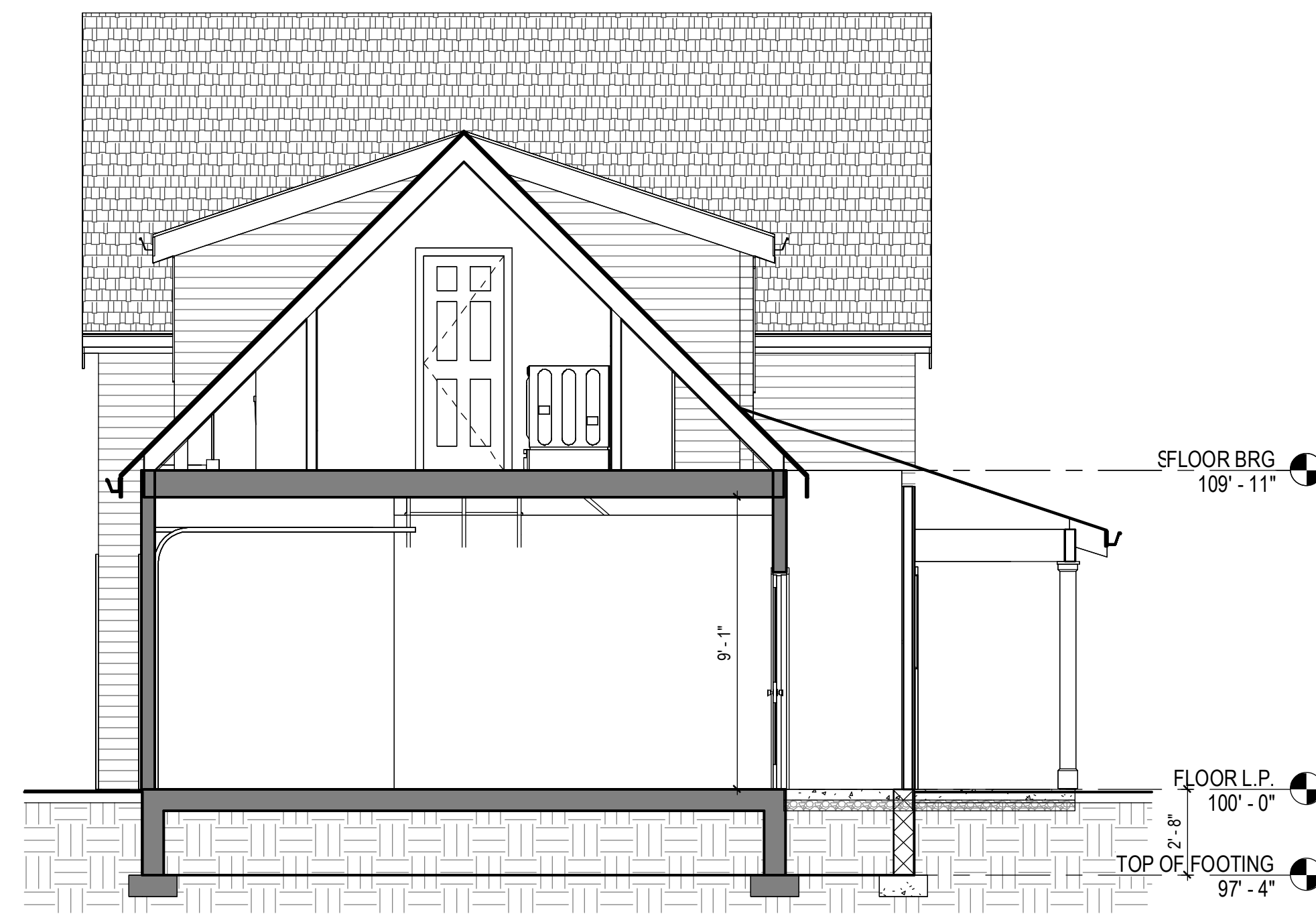
DEVELOPMENT DESIGN

20 MAY 2026

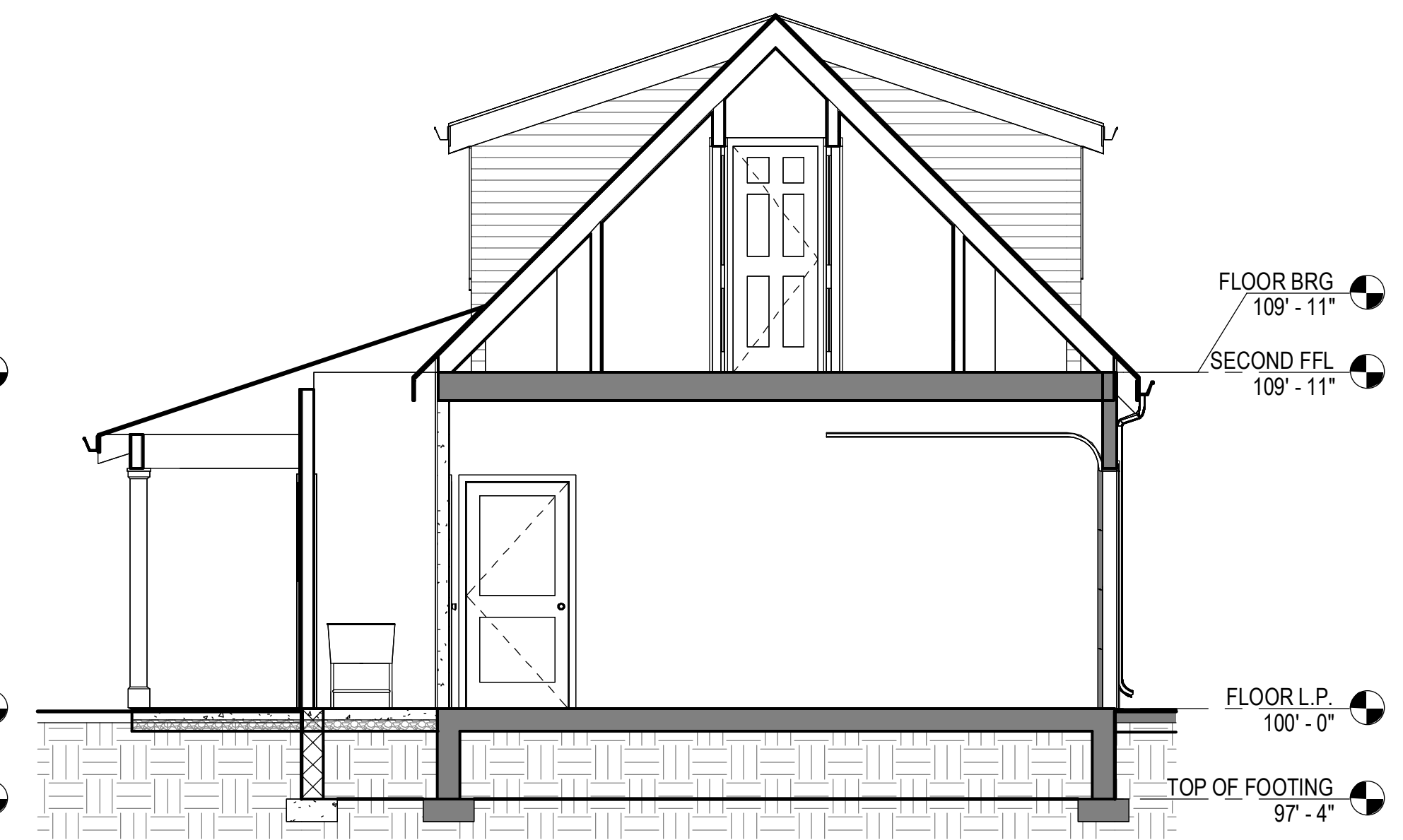
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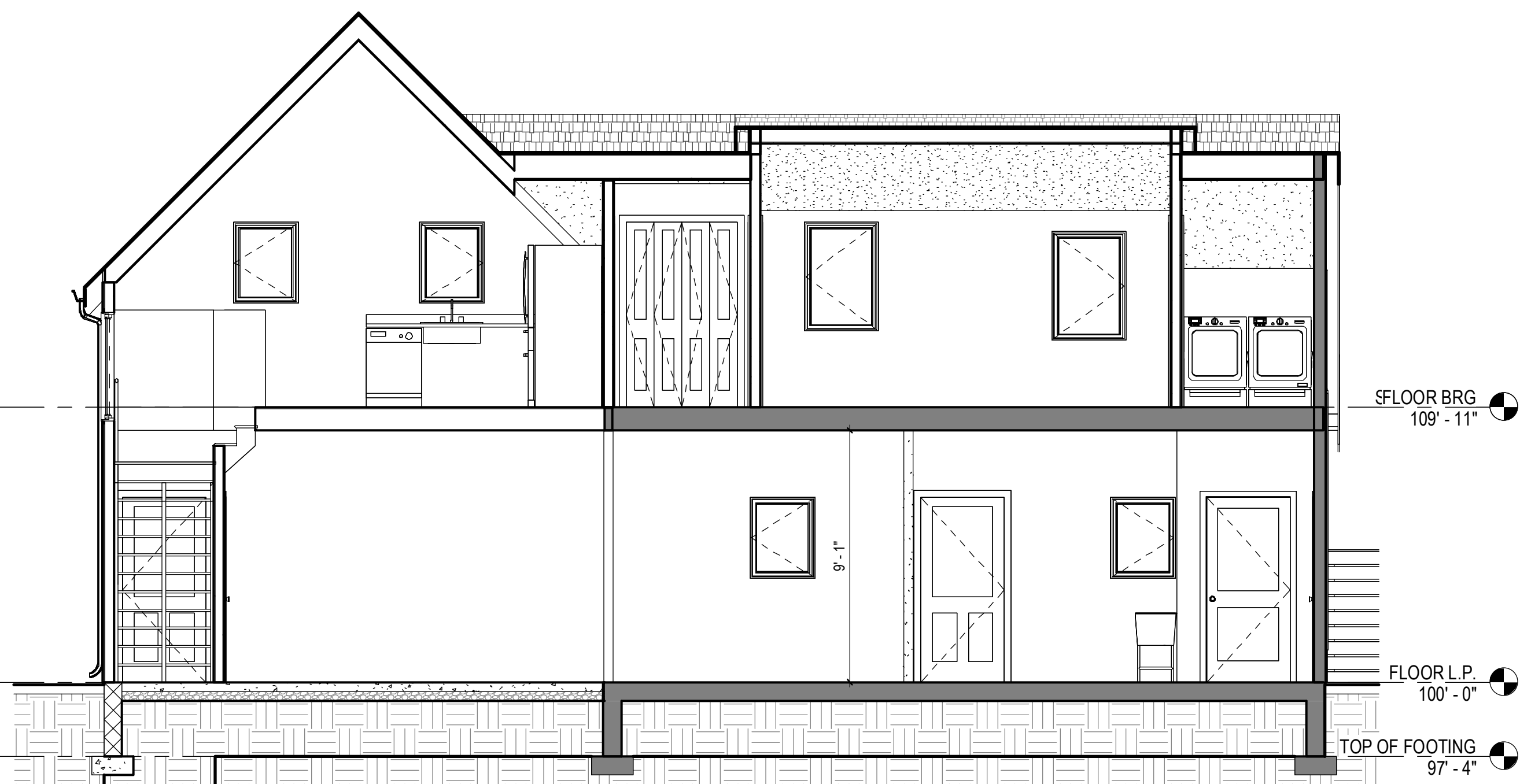
4 BUILDING SECTION
1/4" = 1'-0"



3 BUILDING SECTION
1/4" = 1'-0"



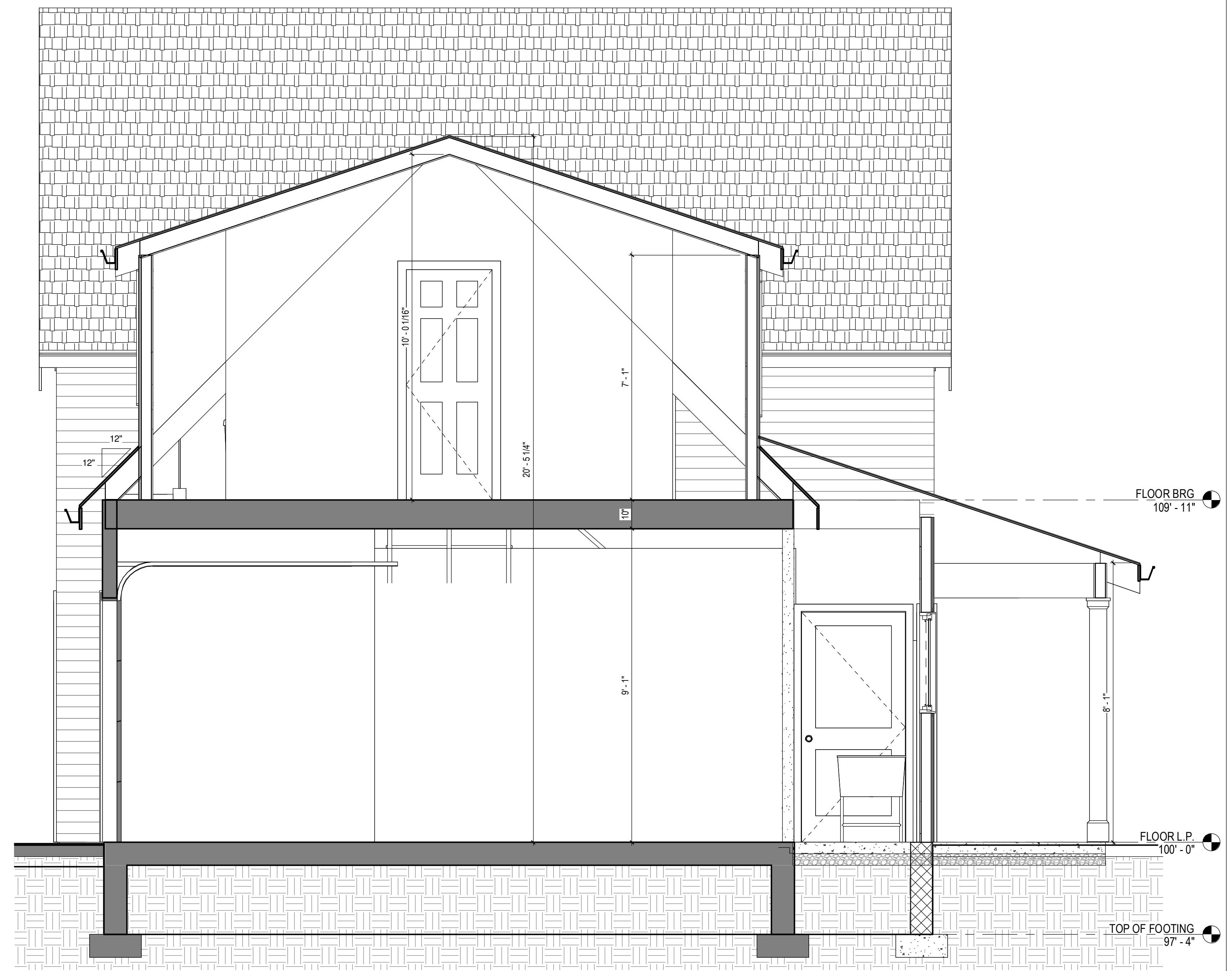
2 BUILDING SECTION
1/4" = 1'-0"



5 BUILDING SECTION
1/4" = 1'-0"



6 BUILDING SECTION
1/4" = 1'-0"



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

C:\Users\Jeff\Cow\Projects\NBL_001\1933 N Tabott St\RV725.v1

5/20/2025 1:13:21 PM

JCA 2019



ARCHITECT

JEFFREY COWSERT-ARCHITECT, LLC
831 N PARK AVE - UNIT A
INDIANAPOLIS, INDIANA 46202
M: 317-407-2247

OWNER
NICOLE QUINT & BROCC JACKSON
1933 N TABOTT ST
INDIANAPOLIS, IN 46202

ALL INFORMATION CONTAINED IN THIS DOCUMENT IS CONSIDERED TO BE THE CONFIDENTIAL AND PROPRIETARY INTELLECTUAL PROPERTY OF JEFFREY COWSERT-ARCHITECT, LLC AND SHALL NOT BE COPIED, REPRODUCED, DISTRIBUTED OR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF JEFFREY COWSERT-ARCHITECT, LLC. UNAUTHORIZED USE OF THESE DOCUMENTS IS NOT PERMITTED.

CERTIFICATION:

NOT FOR CONSTRUCTION

DESCRIPTION

DATE

#

DRAWN BY: Author
CHECKED BY: Checker

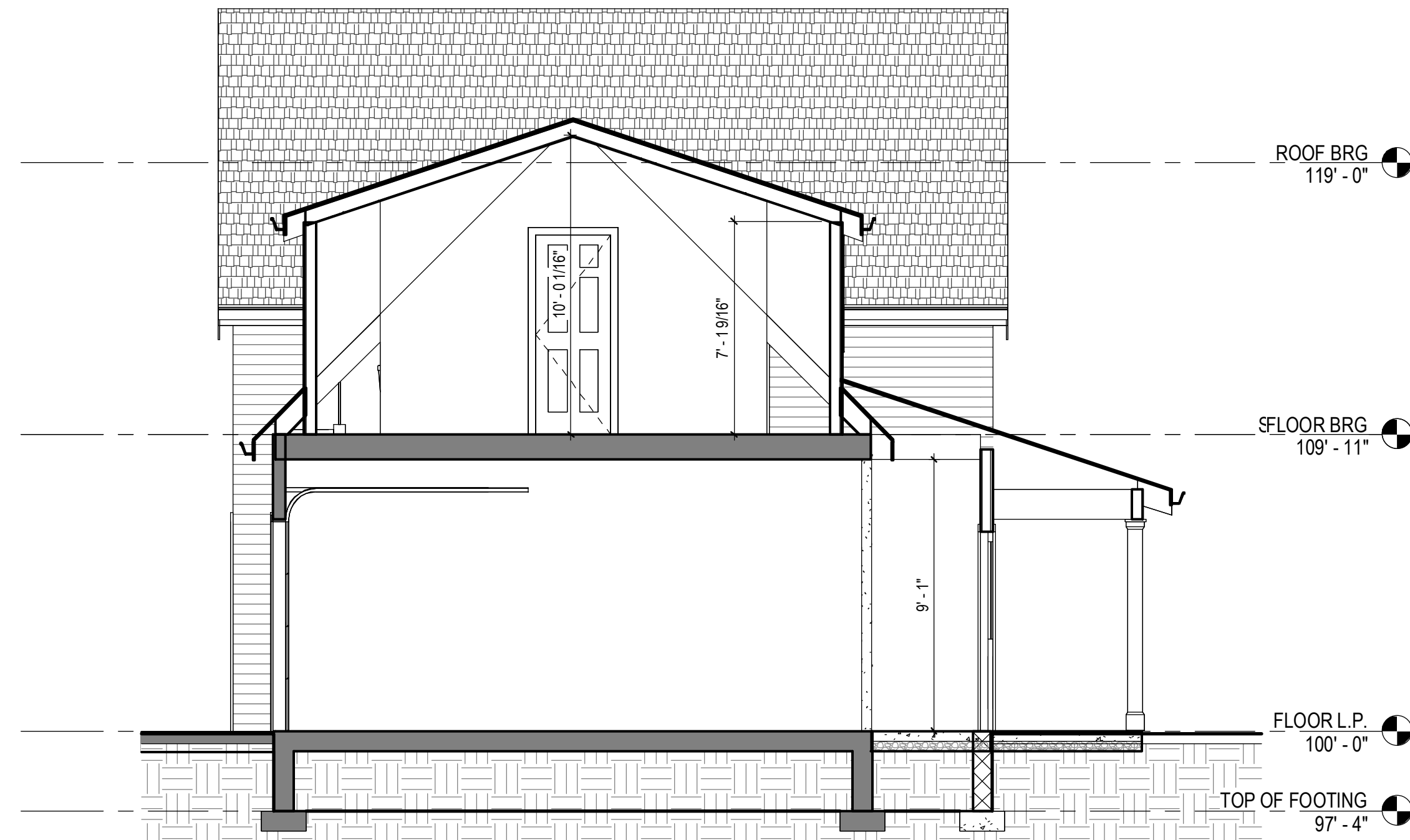
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NICOLE QUINT & BROCC JACKSON - NBL_001
GARAGE ADDITION

DEVELOPMENT DESIGN

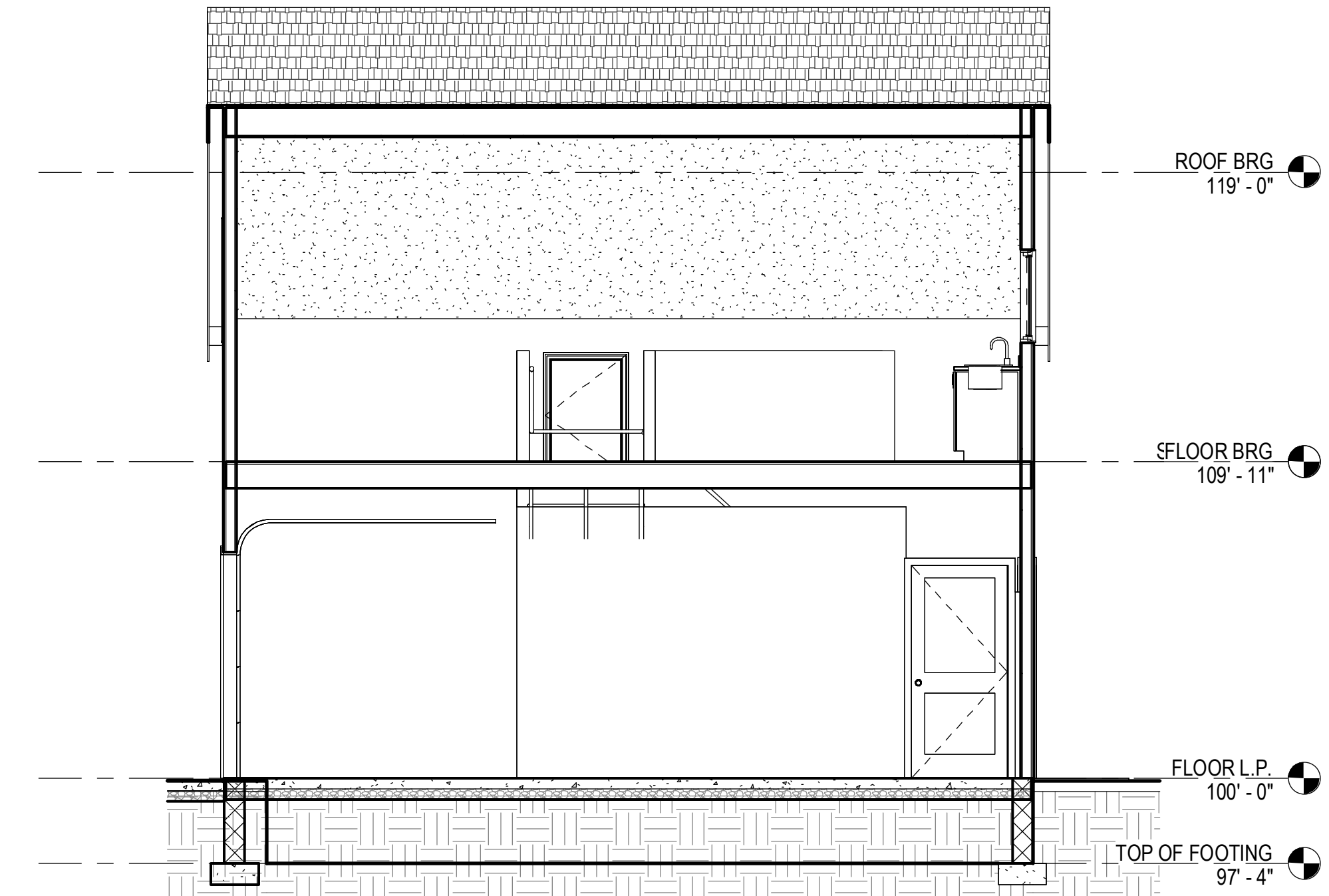
20 MAY 2026

A402

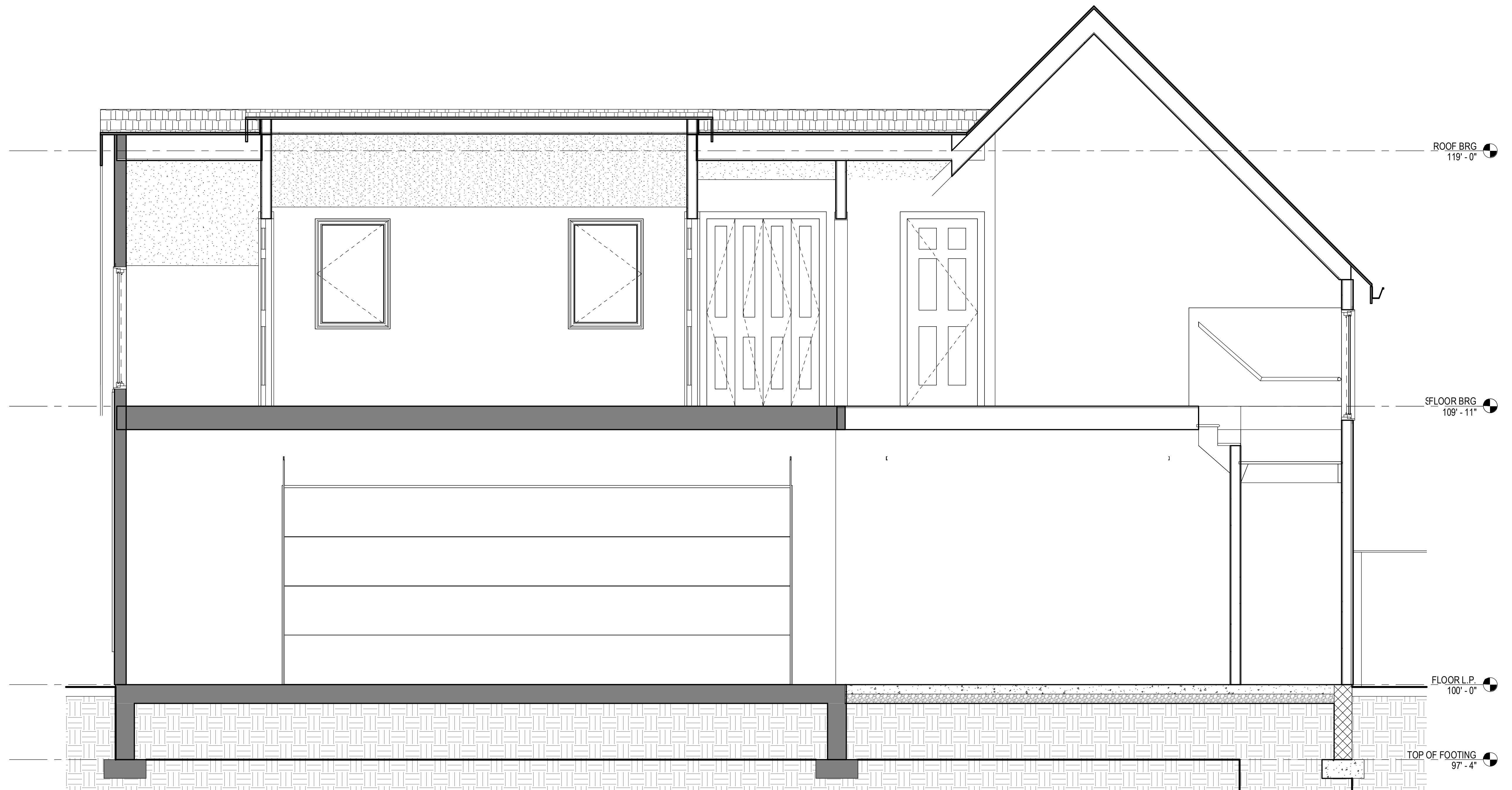
1933 N TABOTT ST
INDIANAPOLIS, IN 46202



1 BUILDING SECTION1
1/4" = 1'-0"



2 BUILDING SECTION
1/4" = 1'-0"



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



2026-COA-009 (RP) & 2026-VHP-008
1010 DR MARTIN LUTHER KING JR STREET

CERTIFICATE OF APPROPRIATENESS NEW CONSTRUCTION CHECKLIST



INDIANAPOLIS HISTORIC
PRESERVATION
COMMISSION

At least 5-days prior to the COA application deadline, make an appointment to meet in person with IHPC staff for a project consultation.

Complete all applicable sections and submit with the COA application form. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. The Architectural Reviewer may determine additional documentation is needed and variances or a rezoning of the property will be necessary.

PROPERTY ADDRESS: _____

CASE # (Office Use Only): _____

NEW BUILDING TYPE (check all that apply):

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- carport
- accessory structure
- other

DRAWINGS (provide each of the following):

scale like drawings the same; include all dimensions and scale used; label with cardinal directions (do not use left/right on elevation drawings.) Do not submit reduced-sized plans.

- site plan (see details below)
- floor plans
- window and door schedule
- roof plan
- elevations (all sides)
- perspective/3D computer model (see details below)
- streetscape drawing (see details below)
- 11x17 additional set of drawings (to-scale)

*Additional copies of the 11x17 drawings may be necessary for public hearings.

WRITTEN DESCRIPTION (attach to COA application):

- describe new structure including square footage, levels, foundation, siding, windows, doors, roof and details
- materials description; attach specification sheets if necessary

PHOTOGRAPHS (submit with COA application):

- label photos with description and location
- site as seen from street, from front and corners, include neighboring properties

MATERIAL SAMPLES (submit with application if requested by staff):

- a sample of the materials to be used, including any manufacturer specification sheets

Signature of Applicant: _____ **Date:** _____

DETAILS FOR SITE PLANS

Provide a full-size site plan of the subject property (with an additional copy at 11x17 size), that is accurate and to scale, indicating the location and dimensions of all existing structures, walkways, driveways, and other significant features; and all proposed changes with all dimensions; distances from the front, side and rear property lines to each proposed new structure and/or site improvement, which shall include the following as applicable:

- Identifying information including the record owner of land, north arrow, date (including any revision dates) and scale (recommended at a scale of 1" = 8, 10, 16, 20, 40 feet);
- Property lines and abutting streets;
- Rights of way or easements affecting the property;
- Existing and proposed setbacks to property lines and/or public rights-of-way;
- Location of existing and proposed utilities and facilities (water, sewer, electric, telephone, fire hydrant);
- Location of existing and proposed buildings;
- Height of proposed buildings
- Location and number of parking spaces and the type of barriers used to define parking areas (bollards, curbs, etc.); and,
- A coverage calculation table showing the square foot area of all existing and proposed structures and hard surfaces (walkways, driveways etc), with a total percentage coverage calculation based on lot size. Overhangs are to be included in lot coverage.
- Provide a survey if available, however, please do not draw your site plan over the top of the survey.
- Show any clear sight triangle areas as required per zoning code
- Identify all trees being removed and/or trees being planted on the site along with any other significant landscaping or hardscaping planned for the project

DETAILS FOR PERSPECTIVES AND 3-D COMPUTER-GENERATED MODEL (for primary structures only unless requested by staff)

At least one color-rendered perspective drawing from a realistic public vantage point showing the proposed building(s) and landscaping after five to seven years of growth; o A detailed plan for new landscaping (with an additional copy at 11x17 size) that clearly identifies species by Latin name, readily understood symbol, and common name, and which shows all screening of parking, dumpsters, and ground mounted mechanical/electrical equipment. The landscape plan should be accompanied by a brief statement of the landscape concepts and objectives. Where applicable, information should be submitted indicating streetscape design;

DETAILS FOR STREETScape (STREET ELEVATION) DRAWINGS (for primary structures only unless requested by staff)

A streetscape drawing shows the front elevation of a proposed primary structure in relationship to the existing buildings around it. An example is included in this packet. The streetscape shall be to-scale, and shall denote the first finished floor location and overall building height. If no building is immediately adjacent, the next available building on the same side of the street shall be depicted.



10650 Bennett Pkwy
Zionsville, IN 46077

Phone: (317) 253-1251
Fax: (317)872-3270

WRITTEN DESCRIPTION

Super Jams, a local grocery store serving various communities in Indianapolis is proud to be planning a new site downtown on MLK and 10th street to meet the needs of another "food desert" so that communities can have an easy-to-access grocery store. Alt Construction is the general contractor working with Super Jams and is proposing to construct a new one-story structure at 1010 Doctor M.L.K. Jr St, Indianapolis, IN 46202 called Super Jams Neighborhood Grocery. The total square footage of the building will be 7,430 SF. The new building's exterior will be composed of a brick façade with various bump outs, parapets and various brick styles to produce a beautiful and historic looking building. Because the use of this building will be grocery store requiring the maximization of inside wall space for shelving, the exterior will have a mixture traditional store-front like windows around the doors and in front of the seating area with the additional spandrel glass around the main three sides of the building keeping the look and feel of many windows while maintaining the integrity of the building usage and minimizing security risks The foundation will be slab on grade. The interior of the building will be composed of an open space used for a sales area with a walk-in cooler, walk-in freezer, dry storage, restroom, and office as well. The roof of the building will be a flat, TPO roof that will be surrounded by a parapet wall that matches the brick façade. Parking will be provided to the public on the West and North sides of the building with an access from MLK street and 10th street for smooth traffic flow and deliveries.

Shelbi Long
Indianapolis Historic Preservation Commission - DMD
200 E Washington St
Indianapolis, IN 46204

RE: Super Jams - MLK
1010 Dr M L King Jr St.
Indianapolis, IN

March 12, 2026

Ms. Long,

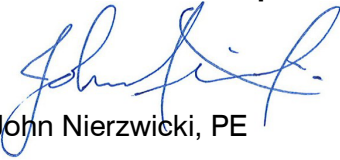
As a supplement to the written narrative provided by Alt Construction and Super Jams, we are providing this supplement narrative to address Civil Engineering related questions received during the IHPC hearing on February 4, 2026. During that hearing, feedback from staff and questions arose covering the following topics:

1. Site Plan
 2. Transitional Yard at North Property Line
 3. Traffic Study/Impacts
 4. Landscaping
1. **Site Plan** - Feedback was obtained indicating the need for a more formalized Site Plan. An ALTA/Topographic survey has been completed, and an Engineered Site Plan created as well as a Rendered Site Plan with aerial background. Please see attached C200 and C201.
 2. **Transitional Yard at North Property Line** – Discussion on a potential transitional yard was heard on the recording of the hearing. Please see attached Zoning Map provided. There is an existing parcel located north of the Super Jams subject parcel that is Zoned Commercially as CBDS – Commercial Business District – Special. Since the property does not abut a Dwelling District to the North, no transitional yard is required per ordinance.
 3. **Traffic Study/Impacts** - Feedback was obtained indicating the need for a Traffic Impact Study. We connected with Jill Palmer, PE, the Traffic Engineer for the City of Indianapolis to discuss, and scope a study. It was determined by Jill that no Traffic Study would be required. Jill connected with IHPC Staff and addressed all traffic concerns. Please see attached email correspondence. Additionally, a Traffic Statement was commissioned for additional information, was completed by KLOA, and is provided herein. The Traffic Statement determined that the improvements would have minimal impact to existing traffic conditions for both 10th St and MLK. Please refer to attached.

4. **Landscaping** – Comment was provided regarding Landscaping. Please see attached Landscape Plan and Green Factor Calculation showing conformance with the ordinance.

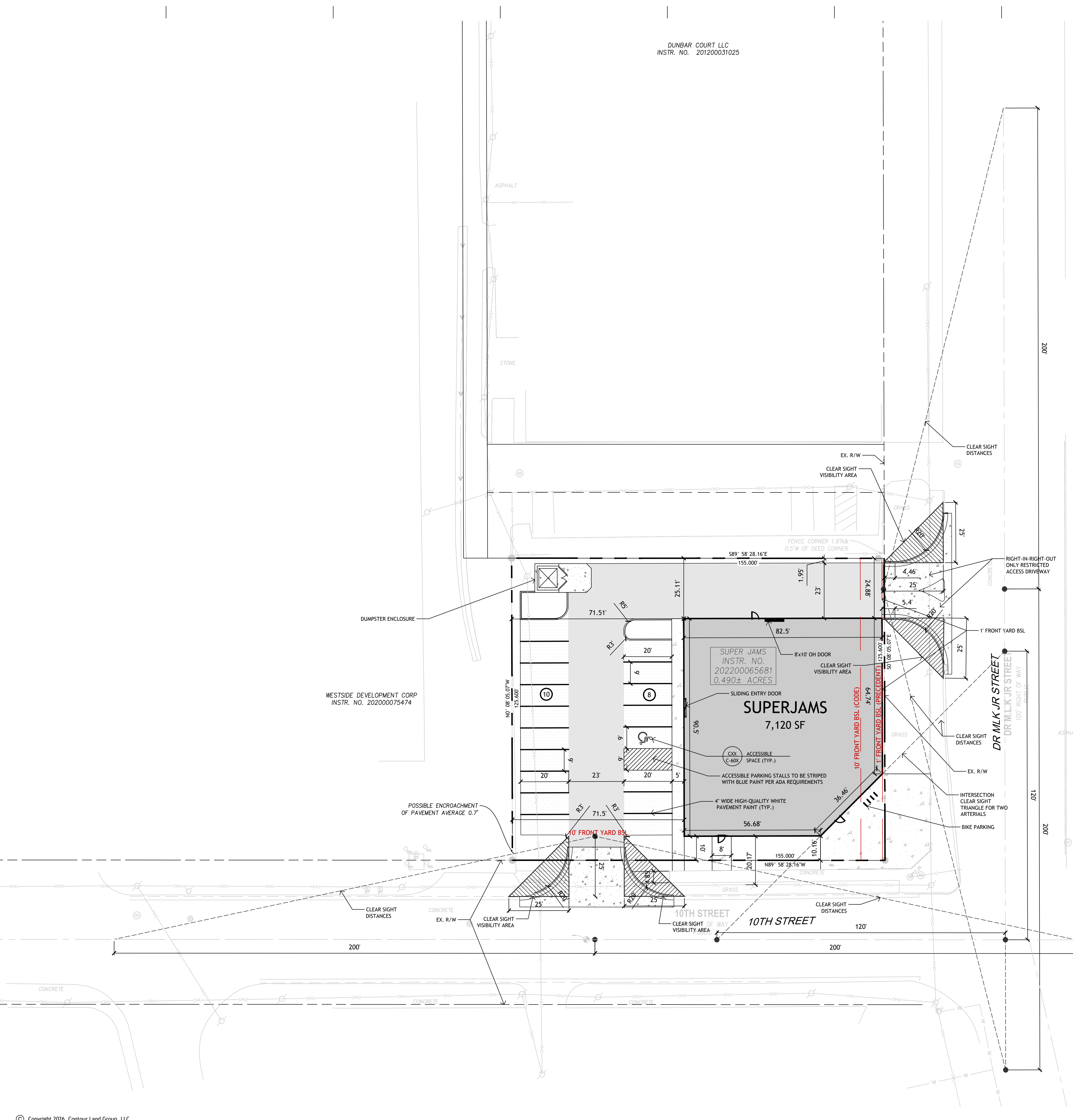
Sincerely,

Contour Land Group

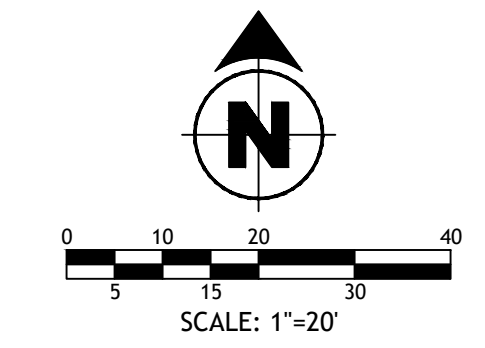
A handwritten signature in blue ink, appearing to read "John Nierzwicki".

John Nierzwicki, PE

W:\Shared\Projects\ALT Construction\Super Jams_ILN Indianapolis # 25-210\5_Disciplines\Design\Civil\CA00\C200_SITE.dwg // 5/13/2026 7:09:52 PM // enrightchil



DUNBAR COURT LLC
INSTR. NO. 201200031025



LEGEND

| | | |
|--|---------------|---------------------------------|
| | C-01 C-600 | HEAVY DUTY ASPHALT PAVEMENT |
| | C-02 C-600 | LIGHT DUTY ASPHALT PAVEMENT |
| | C-03 C-600 | HEAVY DUTY CONCRETE PAVEMENT |
| | C-04 C-600 | CONCRETE SIDEWALK |

NOTES

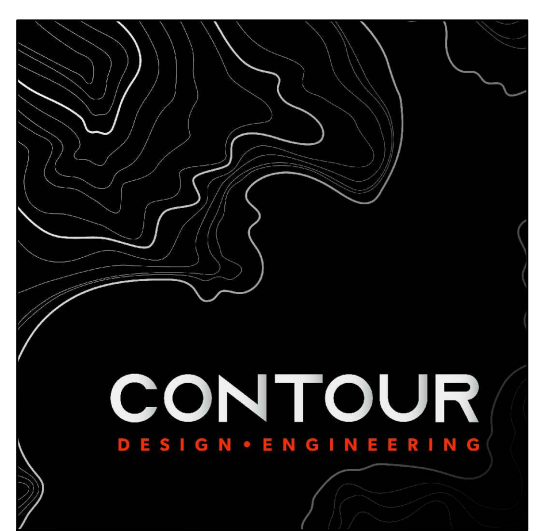
- REFER TO GENERAL NOTES ON SHEET C-001 FOR ADDITIONAL INFORMATION.
- THE BASIS FOR THE GEOMETRIC LAYOUT IS THE EASTERN PROPERTY LINE.
- DIMENSIONS ARE TO EDGE OF PAVEMENT IN ALL PAVED AREAS, BACK OF CURB IN GRASS/LANDSCAPE AREAS AND OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ANY CONTRACTOR DAMAGE TO EXISTING PAVEMENT OR CURBS TO REMAIN SHALL BE REMOVED AND RESTORED TO PROPOSED SPECIFICATIONS.
- EXISTING CONDITIONS ARE AS SHOWN PER SURVEY BY OTHERS.

SITE SUMMARY

| | |
|---------------------------------|----------------------------------------------------------------------------------------------|
| LOT SIZE: | ±0.47 AC. |
| PRIMARY ZONING: | C-3 - NEIGHBORHOOD COMMERCIAL |
| SECONDARY ZONING: | RC - REGIONAL CENTER |
| BLDG. AREA: | 7,120 SF GROCERY |
| BUILDING SETBACKS (C-3 ZONING): | |
| FRONT (10TH ST.) | 10 FT. |
| FRONT (DR MLK JR.) | 10 FT. BY CODE |
| SIDE | 1 FT. SHOWN MATCHING PRECEDENT |
| REAR | FRONT YARD SETBACKS OF BUILDINGS NORTH AND SOUTH ON MLK. |
| | 0 FT. |
| | 0 FT. |
| SURROUNDING ZONING: | NORTH/SOUTH - CBDS - CENTRAL BUSINESS DISTRICT - SPECIAL DEVELOPMENT |
| | EAST - CBDS - CENTRAL BUSINESS DISTRICT 2 |
| | WEST - C3 - NEIGHBORHOOD COMMERCIAL |
| INTERIOR PARKING LOT | |
| LANDSCAPE AREA: | REQUIRED = 6% OF UNCOVERED VEHICLE PARKING AREA = 5,365 SF x 0.06 = 322 SF PROVIDED = 350 SF |

PARKING SUMMARY

| | |
|-------------------|-------------------------------------------|
| MIN. SIZE: | 9 FT. x 18 FT. (20' FOR ADA) |
| MIN. DRIVE WIDTH: | 24 FT. |
| SPACES REQUIRED: | 1/350 SF = 7,120 / 350 = 20.3 = 21 SPACES |
| SPACES PROVIDED: | 18 SPACES |



984 Logan Street
Suite 204
Noblesville, IN 46060
765.430.2042 (C)
jntierzwick@contourlandgroup.com

Consultant

Project

SUPER JAMS-MLK INDIANAPOLIS, IN

1010 DR M L KING JR ST
INDIANAPOLIS, IN

Sheet

SITE PLAN

Issued for

- IHPC: MARCH 13, 2026
- IHPC: APRIL 1, 2026
- IHPC: APRIL 23, 2026
- IHPC: MAY 13, 2026

Project Number

25-210

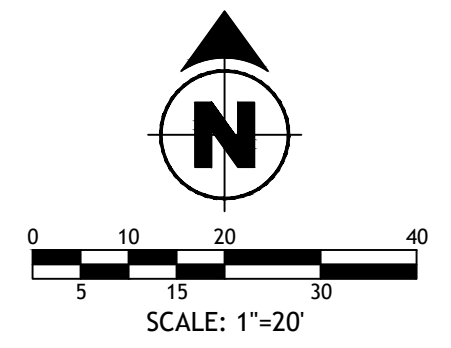
Sheet Number

C-200



Know what's below.
Call before you dig.

W:\Shared\Projects\ALT Construction\Super_Jams_IN_Indianapolis\# 25-210\5_Disciplines\Design\Civil\CAD\Exhibits\MLK Front Setback Site Plan.dwg // 5/13/2026 7:05:35 PM // enrightriv



LEGEND

| | |
|--|-----------------------------------|
| | C-01 HEAVY DUTY ASPHALT PAVEMENT |
| | C-02 LIGHT DUTY ASPHALT PAVEMENT |
| | C-03 HEAVY DUTY CONCRETE PAVEMENT |
| | C-04 CONCRETE SIDEWALK |

NOTES

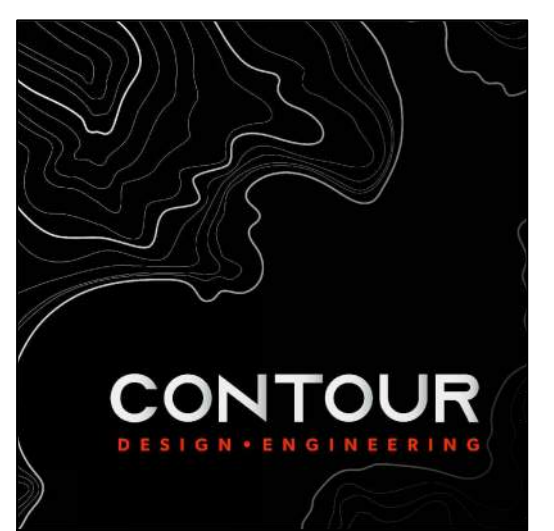
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- ANY CONTRACTOR DAMAGE TO EXISTING PAVEMENT OR CURBS TO REMAIN SHALL BE REMOVED AND RESTORED TO PROPOSED SPECIFICATIONS.
- EXISTING CONDITIONS ARE AS SHOWN PER SURVEY BY OTHERS.

SITE SUMMARY

| | |
|--------------------------------------|----------------------------------------------------------------------------------------------|
| LOT SIZE: | ±0.47 AC. |
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| SECONDARY ZONING: | RC - REGIONAL CENTER |
| BLDG. AREA: | 7,120 SF GROCERY |
| BUILDING SETBACKS (C-3 ZONING): | |
| FRONT (10TH ST.) | 10 FT. |
| FRONT (DR MLK JR ST.) | 10 FT. BY CODE |
| | 1 FT. SHOWN MATCHING PRECEDENT FRONT YARD SETBACKS OF BUILDINGS NORTH AND SOUTH ON MLK. |
| SIDE | 0 FT. |
| REAR | 0 FT. |
| SURROUNDING ZONING: | |
| NORTH/SOUTH | CBDS - CENTRAL BUSINESS DISTRICT - SPECIAL DEVELOPMENT |
| EAST | CBDS - CENTRAL BUSINESS DISTRICT 2 |
| WEST | C3 - NEIGHBORHOOD COMMERCIAL |
| INTERIOR PARKING LOT LANDSCAPE AREA: | REQUIRED = 6% OF UNCOVERED VEHICLE PARKING AREA = 5,365 SF X 0.06 = 322 SF PROVIDED = 350 SF |

PARKING SUMMARY

| | |
|-------------------|-------------------------------------------|
| MIN. SIZE: | 9 FT. x 18 FT. (20' FOR ADA) |
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| SPACES PROVIDED: | 18 SPACES |



984 Logan Street
Suite 204
Noblesville, IN 46060
765.430.2042 (C)
jntierzwick@contourlandgroup.com

Consultant

SUPER JAMS-MLK INDIANAPOLIS, IN

1010 DR M L KING JR ST
INDIANAPOLIS, IN

RENDERED SITE PLAN

- Issue for
- IHPC: MARCH 13, 2026
- IHPC: APRIL 1, 2026
- IHPC: APRIL 23, 2026
- IHPC: MAY 13, 2026

Project Number
25-210

Sheet Number
C-201



John Nierzwicki

From: Palmer, Jill <Jill.Palmer@Indy.Gov>
Sent: Sunday, February 8, 2026 8:14 PM
To: John Nierzwicki
Subject: Re: Super Jams Grocery - 1010 Dr M L King Jr St.

Follow Up Flag: Flag for follow up
Flag Status: Completed

She told me no, I answered all of her traffic questions. She had a lingering concern about how deliveries would be accomplished, hopefully you can address that.

Jill Palmer, PE
Program Manager – Multi-Modal
Department of Public Works – Engineering
200 E. Washington St., Suite 1401
Indianapolis, IN 46204

From: John Nierzwicki <jnierzwicki@contourlandgroup.com>
Sent: Thursday, February 5, 2026 10:05:07 AM
To: Palmer, Jill <Jill.Palmer@Indy.Gov>
Subject: RE: Super Jams Grocery - 1010 Dr M L King Jr St.

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Hi Jill,

The Super Jams Grocery had the IHPC Prelim hearing yesterday, and it appears IHPC still wants a Traffic Study to be completed. Were you able to speak with Shelbi at all?

If you are in agreement on the TIS, can we do a phone call to discuss scoping and what will be required before we order it up?

Let's connect on this please.

Thanks!

John Nierzwicki, PE
Cell: 765.430.2042

CONTOUR LAND GROUP
DESIGN • ENGINEERING

From: John Nierzwicki
Sent: Friday, January 23, 2026 5:08 PM
To: Palmer, Jill <Jill.Palmer@Indy.Gov>
Subject: RE: Super Jams Grocery - 1010 Dr M L King Jr St.

Hi Jill,

It's been a couple weeks now. Any updates?

Thanks!

John Nierzwicki, PE
Cell: 765.430.2042

CONTOUR LAND GROUP
DESIGN • ENGINEERING

John Nierzwicki

From: Palmer, Jill <Jill.Palmer@Indy.Gov>
Sent: Sunday, February 8, 2026 6:34 PM
To: John Nierzwicki
Subject: Re: Super Jams Grocery - 1010 Dr M L King Jr St.

Follow Up Flag: Flag for follow up
Flag Status: Completed

I spoke with Shelbi and a traffic study won't be needed.

Jill Palmer, PE
Program Manager – Multi-Modal
Department of Public Works – Engineering
200 E. Washington St., Suite 1401
Indianapolis, IN 46204

From: John Nierzwicki <jnierzwicki@contourlandgroup.com>
Sent: Friday, January 23, 2026 5:07:31 PM
To: Palmer, Jill <Jill.Palmer@Indy.Gov>
Subject: RE: Super Jams Grocery - 1010 Dr M L King Jr St.

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Hi Jill,

It's been a couple weeks now. Any updates?

Thanks!

John Nierzwicki, PE
Cell: 765.430.2042

CONTOUR LAND GROUP
DESIGN • ENGINEERING

From: John Nierzwicki
Sent: Friday, January 16, 2026 4:36 PM
To: 'Palmer, Jill' <Jill.Palmer@Indy.Gov>
Subject: RE: Super Jams Grocery - 1010 Dr M L King Jr St.

Hi Jill,

Any luck getting a hold of Shelbi at IHPC?

Thanks!

John Nierzwicki, PE
Cell: 765.430.2042

CONTOUR LAND GROUP
DESIGN • ENGINEERING

From: Palmer, Jill <Jill.Palmer@Indy.Gov>
Sent: Thursday, January 8, 2026 8:09 PM
To: John Nierzwicki <jnierzwicki@contourlandgroup.com>
Subject: Re: Super Jams Grocery - 1010 Dr M L King Jr St.

Thanks

Jill Palmer, PE
Program Manager – Multi-Modal

MEMORANDUM TO: John Nierzwicki, PE
Contour Land Group

FROM: Kelly Pachowicz, EI
Consultant

Luay R. Aboona, PE, PTOE
Principal

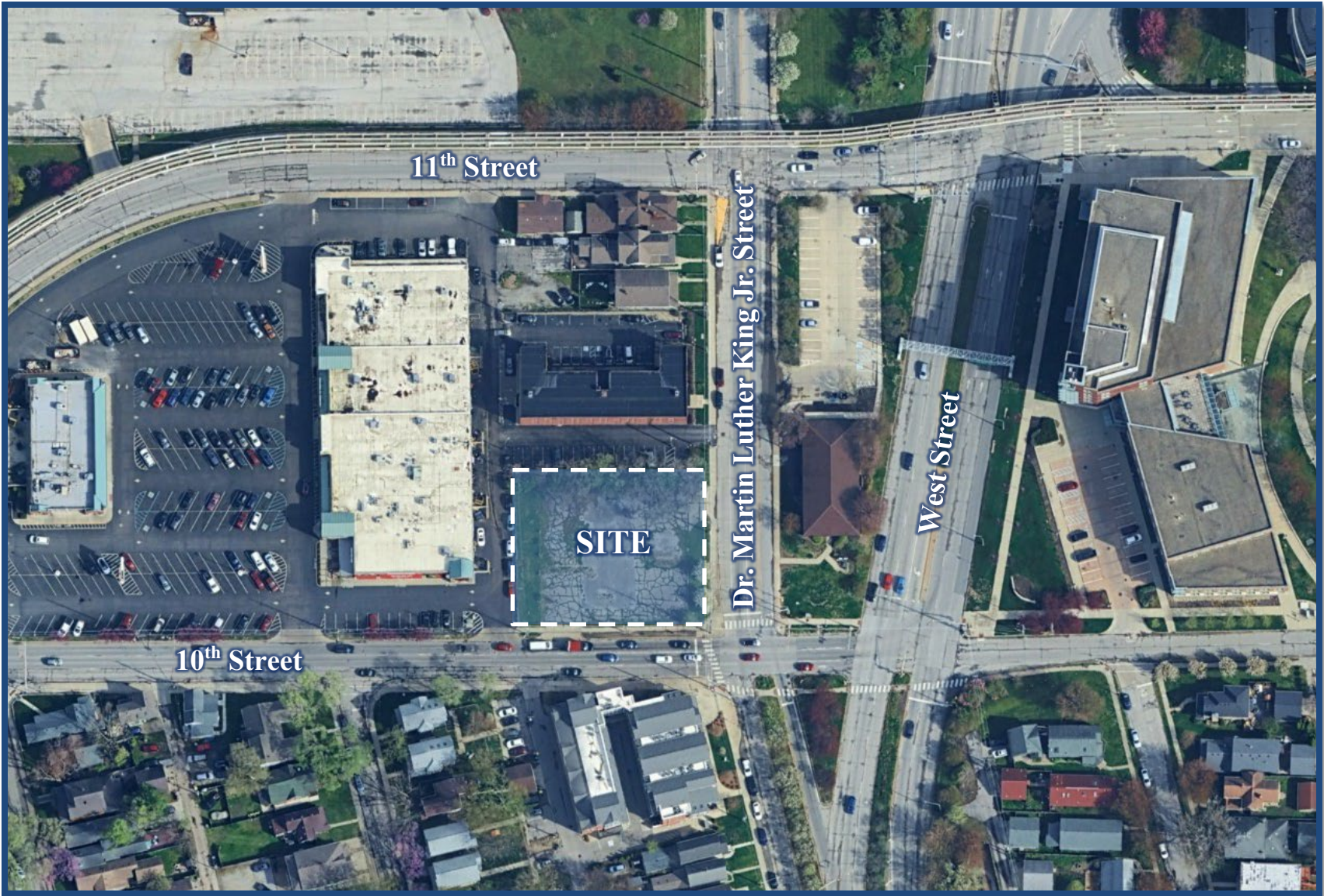
DATE: March 5, 2026

SUBJECT: Traffic Impact Statement
Proposed Super Jams Grocery
Indianapolis, Indiana

This memorandum summarizes the results of a preliminary traffic impact statement conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) in connection with the proposed Super Jams Grocery store to be located in Indianapolis, Indiana. The proposed store will occupy a currently vacant lot in the northwest quadrant of the intersection of 10th Street with Dr. Martin Luther King Jr. Street. The plans for the proposed store call for an approximately 7,475 square-foot building with 21 off-street parking spaces. Access to the parking lot will be provided via two existing curb cuts, one off 10th Street and one off Dr. Martin Luther King Jr. Street.

Site Location

The site, as previously indicated, is located in the northwest quadrant of the intersection of 10th Street with Dr. Martin Luther King Jr. Street, on the north side of downtown Indianapolis. The site is currently vacant and is bounded to the north by a residential apartment building and to the west by the West Side Shoppes shopping center. Land uses in the vicinity of the site are a mix of residential, commercial, and institutional. **Figure 1** shows an aerial view of the site.



Aerial View of Site

Figure 1

Existing Roadway Characteristics

The characteristics of the existing roadways that surround the proposed grocery store are described below.

10th Street is an east-west, one-way principal arterial roadway that provides three lanes in the eastbound direction. At its signalized intersection with Dr. Martin Luther King Jr. Street, 10th Street provides a left-turn lane, a combined left-turn/through lane, and a combined through/right-turn lane on the eastbound approach. A high-visibility crosswalk is provided on the west leg of the intersection. 10th Street is under the jurisdiction of the City of Indianapolis and carries an annual average daily traffic (AADT) volume of 11,724 vehicles (Indiana Department of Transportation [INDOT] 2022).

Dr. Martin Luther King Jr. Street is a north-south principal arterial roadway that provides one through lane in each direction in the vicinity of the site. At its signalized intersection with 10th Street, Dr. Martin Luther King Jr. Street provides a left-turn lane and a through lane on the southbound approach. On the northbound approach, a single through lane is provided and right turns are prohibited. High-visibility crosswalks are provided on the north and south legs of the intersection. Dr. Martin Luther King Jr. Street is under the jurisdiction of the City of Indianapolis and carries an AADT volume of 10,896 vehicles (INDOT 2022).

Proposed Site Plan

As proposed, the site will be developed with an approximately 7,475 square-foot grocery store. The parking lot will provide 21 parking spaces. Access to the parking lot will be provided via the following two access drives:

- A left-in/left-out access drive off the north side of 10th Street located approximately 160 feet west of Dr. Martin Luther King Jr. Street. This access drive will utilize an existing curb cut and provide one inbound lane and one outbound lane. Outbound movements will be under stop sign control. Movements are restricted to left-turns only at this intersection due to the one-way traffic on 10th Street.
- A full-movement access drive off the west side of Dr. Martin Luther King Jr. Street located approximately 130 feet north of 10th Street. This access drive will utilize an existing curb cut and provide one inbound lane and one outbound lane. Outbound movements will be under stop sign control.

A copy of the proposed site plan is included in the Appendix.

Trip Generation Estimates

The total number of vehicle trips to be generated by the proposed restaurant was estimated using trip rates published by the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 12th Edition. The "Supermarket" (ITE Land-Use Code 850) rates were used for the proposed grocery store.

It is important to note that surveys conducted by ITE have shown that approximately 25 percent of trips made to fast-food restaurants with drive-throughs are diverted from the existing traffic on the roadway system. This is particularly true during the weekday morning and evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. Such diverted trips are referred to as pass-by traffic.

To provide a conservative analysis, no further reduction in trips was taken to account for bicycle or pedestrian trips.

A copy of the ITE trip generation sheets is included in the Appendix. The projected peak hour and weekday daily two-way trips estimated to be generated by the grocery store are shown in **Table 1**.

Table 1
ESTIMATED PEAK HOUR AND DAILY TRIP GENERATION

| ITE Land-Use Code | Type/Size | Weekday Morning Peak Hour | | | Weekday Evening Peak Hour | | | Weekday Daily Two-Way Traffic | | |
|-------------------|--------------------------|---------------------------|----------|-----------|---------------------------|-----------|-----------|-------------------------------|------------|------------|
| | | In | Out | Total | In | Out | Total | In | Out | Total |
| 850 | Supermarket (7,475 S.F.) | 13 | 9 | 22 | 46 | 46 | 92 | 490 | 490 | 980 |
| | <i>25% Pass-By</i> | -3 | -3 | -6 | -12 | -12 | -24 | -123 | -123 | -246 |
| | Total New Trips | 10 | 6 | 16 | 34 | 34 | 68 | 367 | 367 | 734 |

Traffic Evaluation

When the traffic estimated to be generated by the proposed grocery store is compared to the traffic on the adjacent roadway system, the proposed store will not have a detrimental impact due to the following:

- The total volume of traffic that will be generated by the proposed grocery store will be reduced due to pass-by trips.
- The morning and evening peak hour trips will average to less than one trip per minute and approximately 1.1 trips per minute, respectively.
- Based on the 2022 AADT volumes on 10th Street and Dr. Martin Luther King Jr. Street, the new trips estimated to be generated by the grocery store are projected to increase the daily traffic on the roadways by only approximately two percent.
- The access drives serving the proposed grocery store will provide flexible and efficient access to the store, with limited impact on the adjacent roadways.

Conclusion

Based on the proposed development plan and the preceding evaluation, the following conclusions and recommendations are made:

- The site will be developed with an approximately 7,475 square-foot grocery store that will provide a parking lot with 21 parking spaces.
- The total volume of traffic that will be generated by the proposed grocery store will be reduced due to pass-by trips.
- Access to the site will be provided via two access drives, one off 10th Street and one off Dr. Martin Luther King Jr. Street.
- The grocery store traffic will be distributed to the area roadways via the two proposed access drives serving the store.
- The access drives serving the proposed grocery store will provide flexible and efficient access to the site, with limited impact on the adjacent roadways.

Appendix

Site Plan ITE Trip Generation Sheets

Site Plan

ITE Trip Generation Sheets

Supermarket (850)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 21

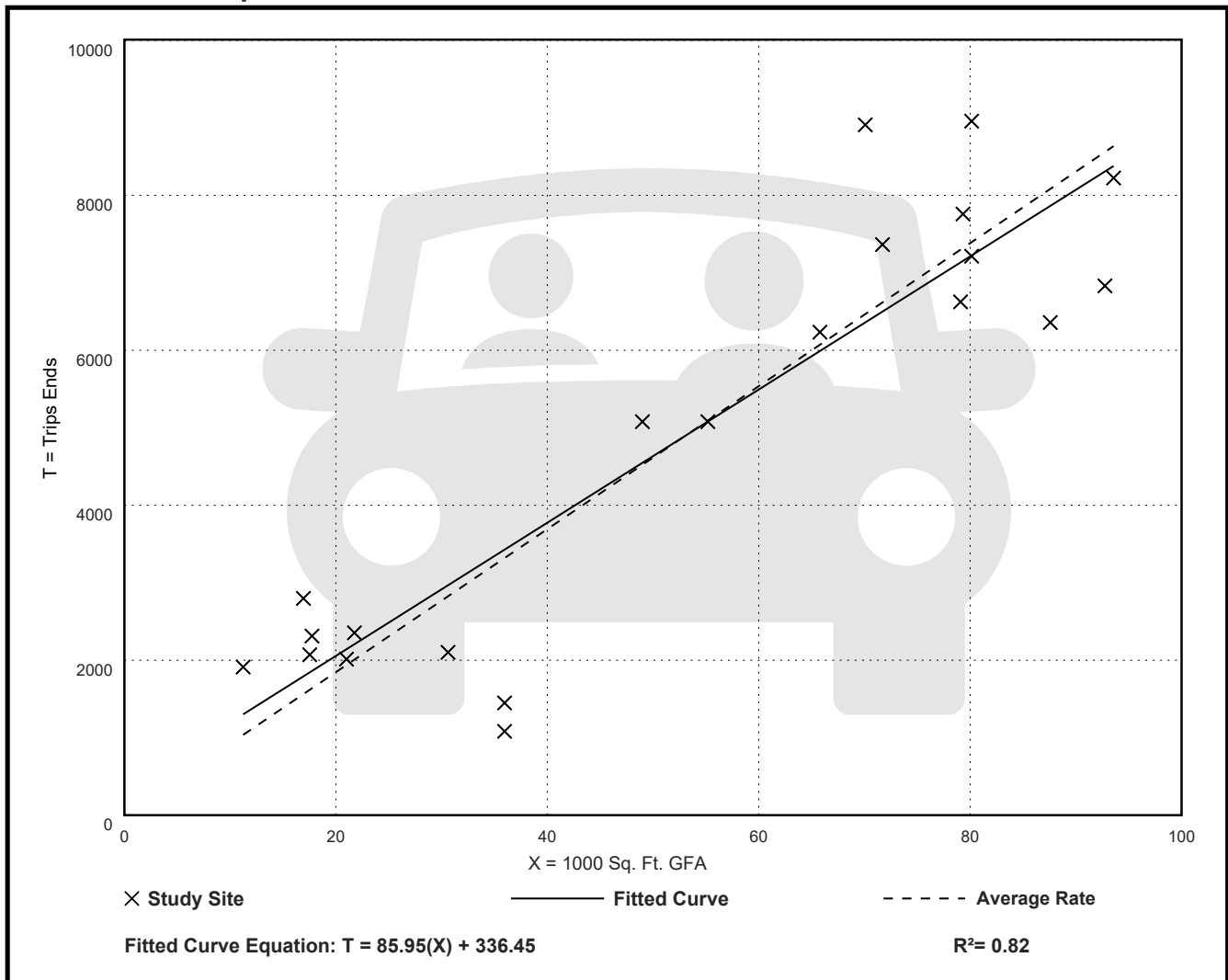
Avg. 1000 Sq. Ft. GFA: 53

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 92.29 | 30.09 - 170.24 | 24.98 |

Data Plot and Equation



Supermarket (850)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 29

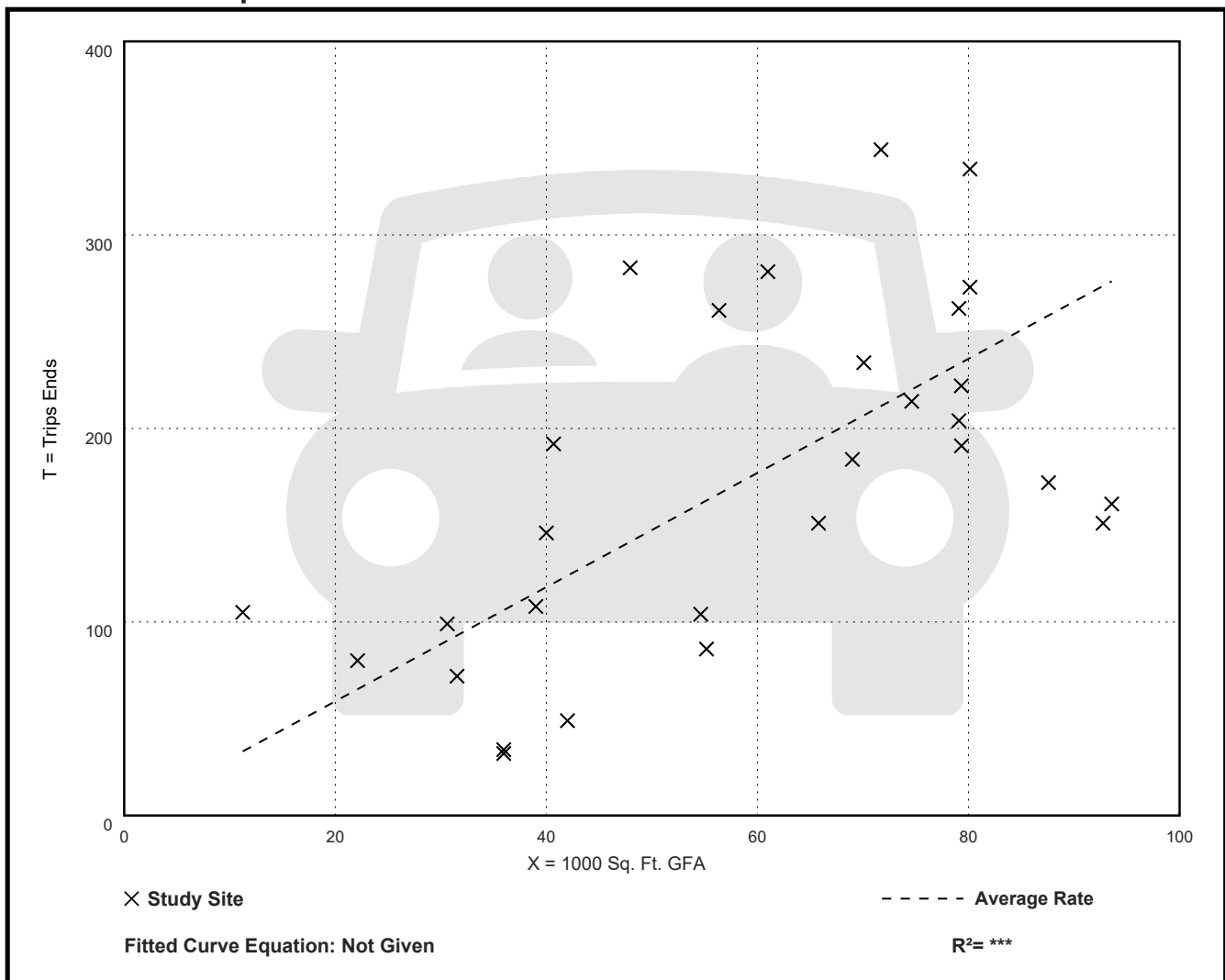
Avg. 1000 Sq. Ft. GFA: 59

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 2.95 | 0.89 - 9.35 | 1.31 |

Data Plot and Equation



Supermarket (850)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 97

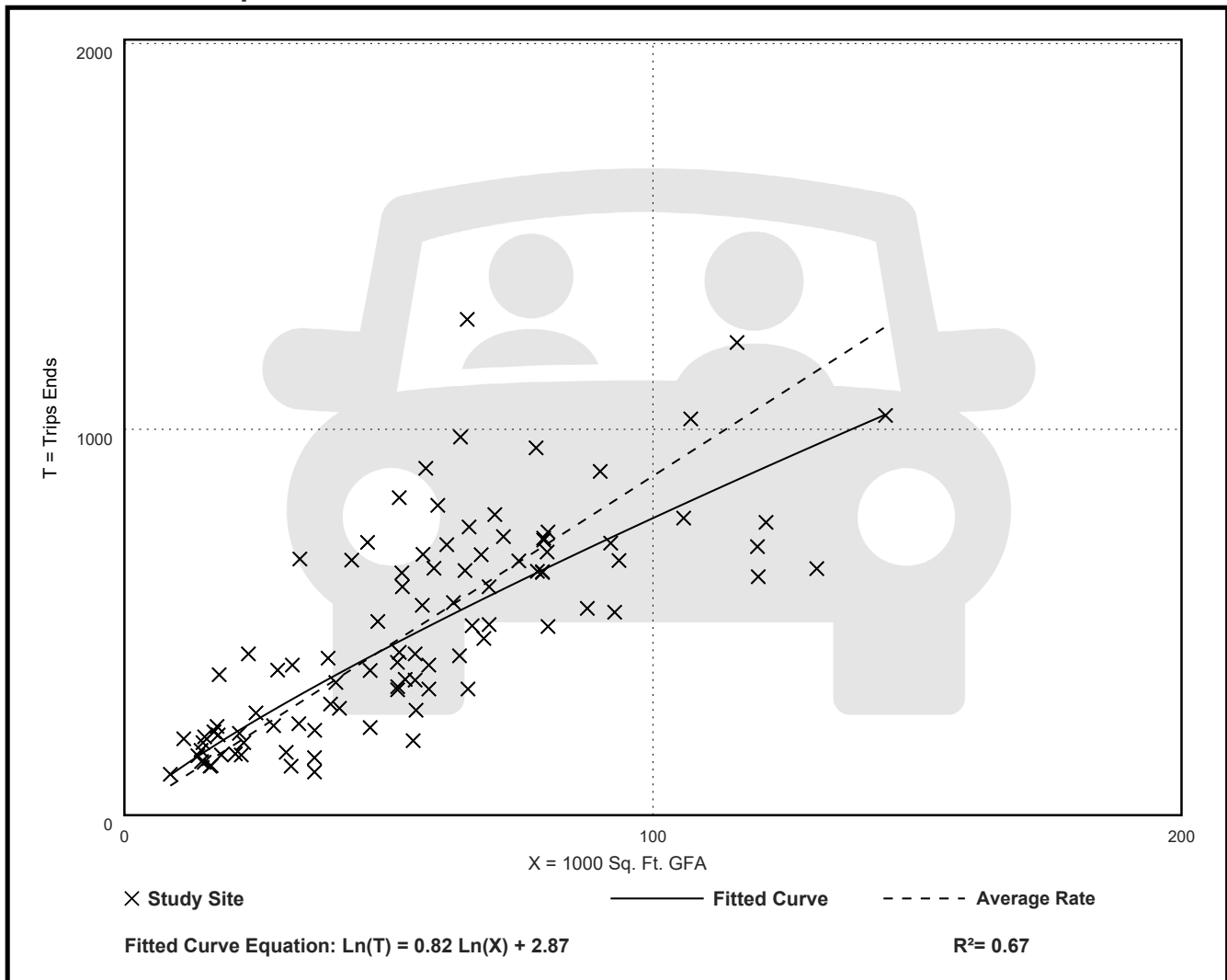
Avg. 1000 Sq. Ft. GFA: 55

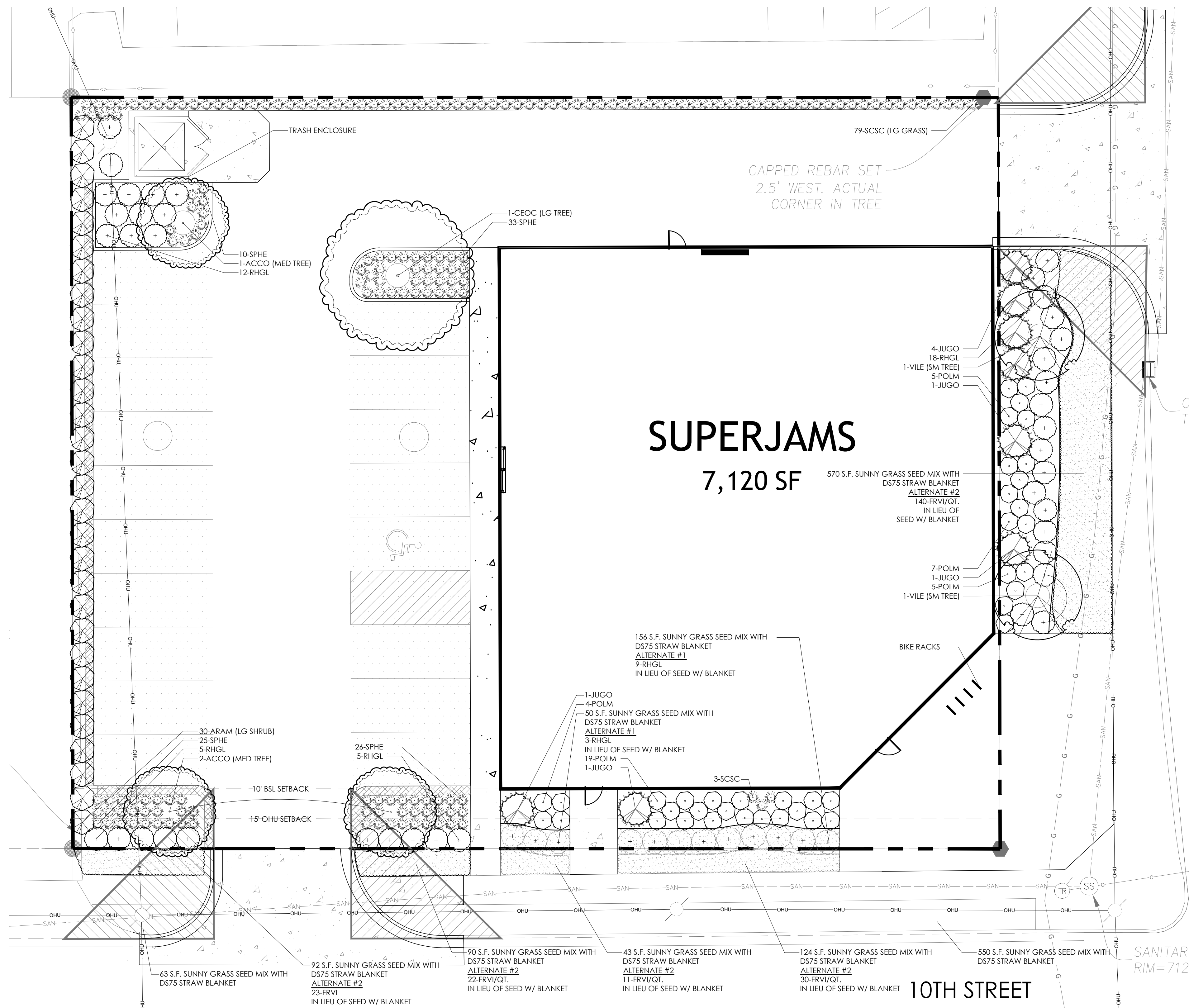
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 8.79 | 3.11 - 20.30 | 3.31 |

Data Plot and Equation





PLANT LEGEND

| QTY | KEY | BOTANICAL NAME / COMMON NAME | INSTALL SIZE | MATURE HEIGHT | MATURE WIDTH |
|------------------------------------------------------------|------|--------------------------------------------------------------------|--------------|---------------|--------------|
| Native Shade Trees | | | | | |
| 3 | ACCO | Acer rubrum 'Columnare' Columnare Red Maple | 2' cal. | 40-80' | 15-30' |
| 1 | CEOC | Celtis occidentalis Hackberry | 2' cal. | 40-60' | 40-60' |
| Native Ornamental Trees | | | | | |
| 2 | VILE | Viburnum lentago Nannyberry Viburnum | 1.5' cal | 15-18' | 10-18' |
| Native Deciduous Shrubs | | | | | |
| 30 | ARAM | Aronia melanocarpa 'Autumn Magic' Autumn Magic Black Chokeberry | 24" ht. | 3-6' | 4-7' |
| 40 | POLM | Potentilla fruticosa 'Balmeringue' Lemon Meringue Potentilla | 18" ht. | 2-3' | 2-3' |
| 40 | RHGL | Rhus aromatica 'Gro-Low' Grow-Low Sumac | 24" wd. | 1.5-2' | 6-8' |
| Native Evergreen Shrubs | | | | | |
| 8 | JUGO | Juniperus virginiana 'Grey Owl' Grey Owl Red Cedar | 24" wd. | 2-3' | 4-6' |
| Native Ornamental Grasses | | | | | |
| 82 | SCSC | Schizachyrium scaparium Little Bluestem | 1 gal. | 36-48" | 18-24" |
| 94 | SPHE | Sporobolus heterolepis Prairie Dropseed | 1 gal. | 24-36" | 18-24" |
| Non-native Lawn Seed Mix | | | | | |
| 1,738 | | sq.ft. INDOT Seed Mix R | | | |
| ALTERNATE #1 in lieu of Sunny Lawn Mix with Blanket | | | | | |
| 12 | RHGL | Rhus aromatica 'Gro-Low' Grow-Low Sumac | 24" wd. | 1.5-2' | 6-8' |
| ALTERNATE #2 in lieu of Sunny Lawn Mix with Blanket | | | | | |
| 226 | FRVI | Fragaria virginiana Wild Strawberry | Qt. pot | 8"-12" | 15"-24" |
| 919 | | sq.ft. INDOT Seed Mix R | | | |

GENERAL NOTES:

- Contractor is responsible for verification of underground utility lines and is responsible for any damage occurring as a product of his work.
- Contractor shall maintain clear and open access to the vehicular and pedestrian entrances to and from the property during all periods of work.
- Contractor is responsible for verification of all existing conditions in the field prior to bidding and construction and shall notify the Landscape Architect and/or Owner of any variances.
- Contractor is responsible for acquisition of and payment for all permits, fees and inspections necessary for the proper execution of this work and for compliance with all codes applicable to this work.
- Contractor shall protect the property and is directly responsible for all damages caused by his work and for daily removal of all trash and debris from his work area to the satisfaction of the Landscape Architect and/or the Owner.

LANDSCAPE NOTES:

- Material quantities are shown only for the convenience of the Contractor. The Contractor is responsible for verification of all materials and supplies in sufficient quantity to complete the job per plan.
- All work shall conform to American Nursery & Landscape Association 2004 edition of the American Standard for Nursery Stock, State of Indiana Horticultural Standards and local municipal requirements.
- Excavation of all planting areas shall exceed 24" and be backfilled with fertile, friable, natural topsoil of loam texture free from clay, lumps, coarse sands, stones, plants, roots, sticks, and other foreign materials.
- All pruning work shall be performed only with hand pruners.
- All deciduous plant material shall be thin pruned to remove 1/4 interior branches, dead branches and broken branches. Pruning shall compliment the plants natural form. Absolutely no tip pruning is allowed, except for hedges as noted on the Drawing. Any plant that is tip pruned is subject to rejection by the Landscape Architect and/or Owner.
- Evergreen shrubs shall be pruned of dead and broken branches and as directed by the Landscape Architect and/or Owner.
- The Landscape Architect and/or Owner reserves the right to inspect trees and shrubs either at the place of growth or at the site prior to planting for compliance with requirements of variety, size and quality.
- Provide pre-mixed planting mixture for use around the balls and roots of the plants consisting of 5 parts topsoil to 1 part leaf compost and 1/2 lb. Organic Bio-tone Starter Plus plant fertilizer as available from Espoma for each cu. yd. of mixture, if leaf compost is unavailable mushroom compost can be substituted.
- Planting beds shall be prepared with a 2" depth of mushroom compost and a 1" depth of calcined clay filled to an overall depth of 6"-9" where the roots of existing trees do not impede tillage.
- Prior to mulching, all individual trees, shrub beds and groundcover areas shall be treated with a pre-emergent herbicide, such as Snap-Shot®. All areas shall be free from weeds prior to herbicide application.
- All planting beds shall be mulched to a depth of 2"-3" finely shredded hardwood bark mulch.
- All lawn areas shall receive INDOT Seed Mixture R of the previous year's crop with 0.5% or less weed seed and 1.75% or less crop seed, by weight. Seed shall be dry and free of mold and delivered to the site in its original packaging.
- Water trees, shrubs and groundcover beds within the first 12 hours of initial planting. Continue watering weekly or as needed until the end of the maintenance period.
- Contractor shall maintain all planting under the contracted work for a period of no less than 90 days or through the end of the calendar year/growing season and provide a one year warranty with a full replacement guarantee on all materials from the date of acceptance of substantial completion.
- Maintenance operations shall include mowing, edging, pruning, cultivating, weeding, resetting settled plants, application of pesticides if required and application of fertilizer as needed to insure proper establishment of planting and lawns.
- Planting design uses plant species native to the region or regionally adapted to the climate and site conditions. All plant species are appropriate for the site soil conditions and microclimate. The planting design employs hydrozoning for like water requirements in planting groups.



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info@laflindesigngroup.com

project:
Super Jams
1010 Dr. M.L.K. Jr. Street
Indianapolis, Indiana

prepared for:
Contour Land Group, LLC
984 Logan Street, Suite 204
Noblesville, Indiana 46060

sheet title:
Landscape Plan

project #: 2968

issue date: 03/12/26

checked by: ldg

drafted by: kl

file: 2968-2026-03-05_dd

plot: D

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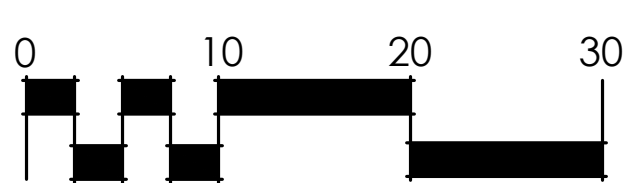
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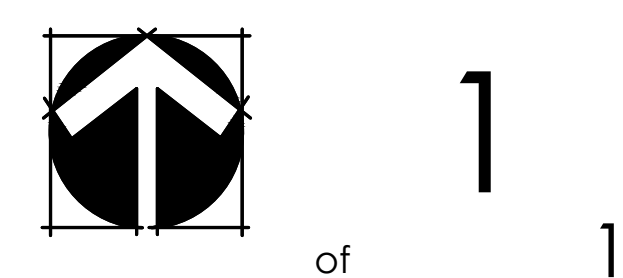
revisions:

| no. | date | description | by |
|-----|----------|------------------------|----|
| | 04/01/26 | per site plan revision | kl |
| | 04/20/26 | per City comment | kl |
| | 05/18/26 | per site plan revision | kl |

scale: 1" = 10'-0"

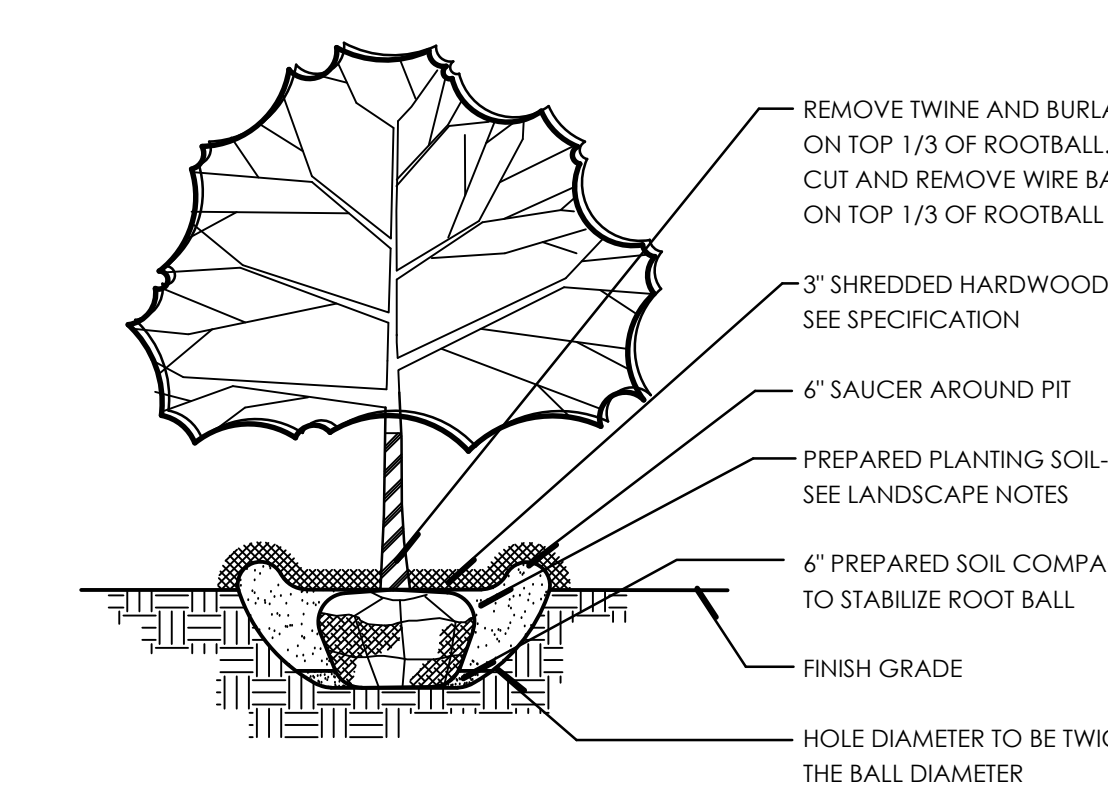


north: sheet: 1 of 1



A PLANTING & SITE RESTORATION PLAN

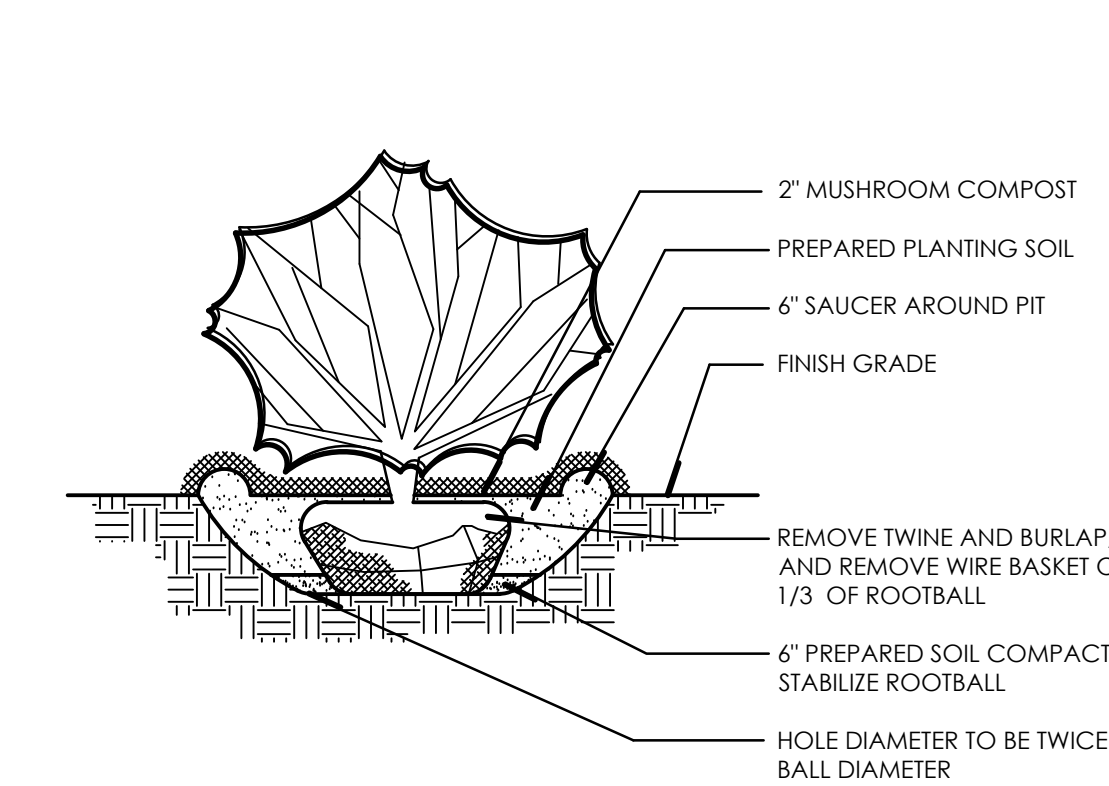
SCALE: 1" = 10'-0"



B SHADE TREE PLANTING DETAIL
N.T.S.

C SHRUB PLANTING DETAIL

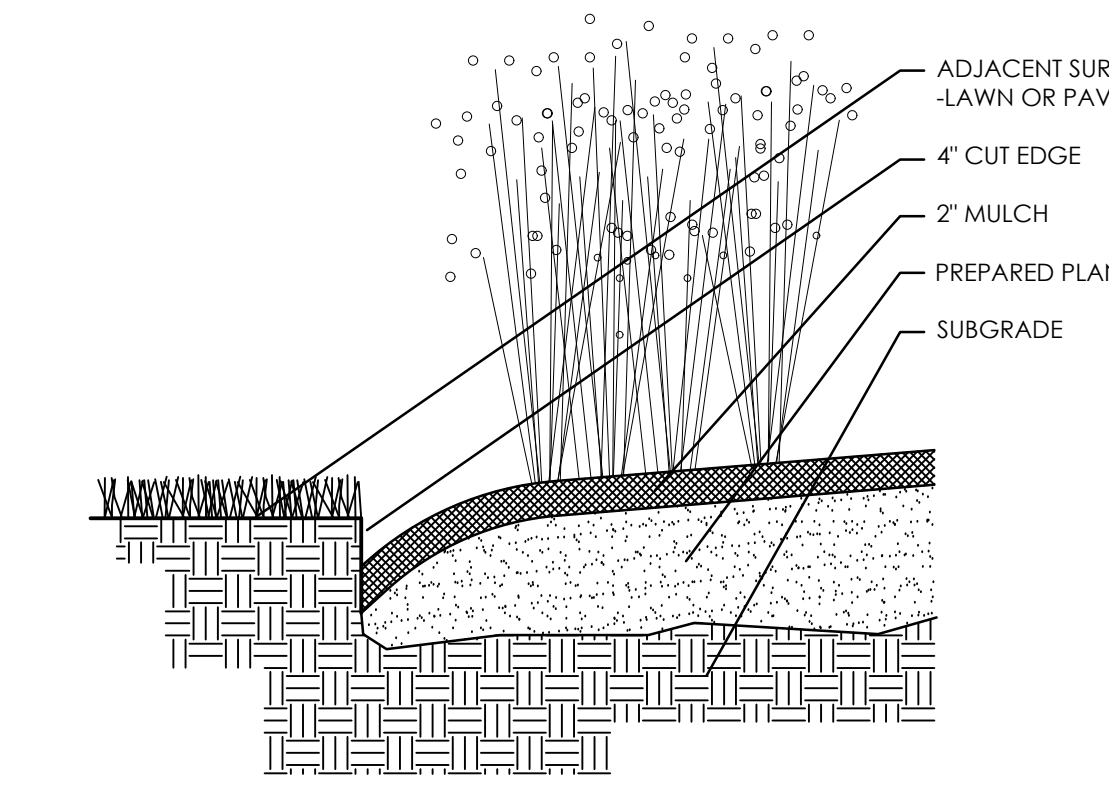
N.T.S.



C SHRUB PLANTING DETAIL
N.T.S.

D SPADED PLANTING BED EDGE

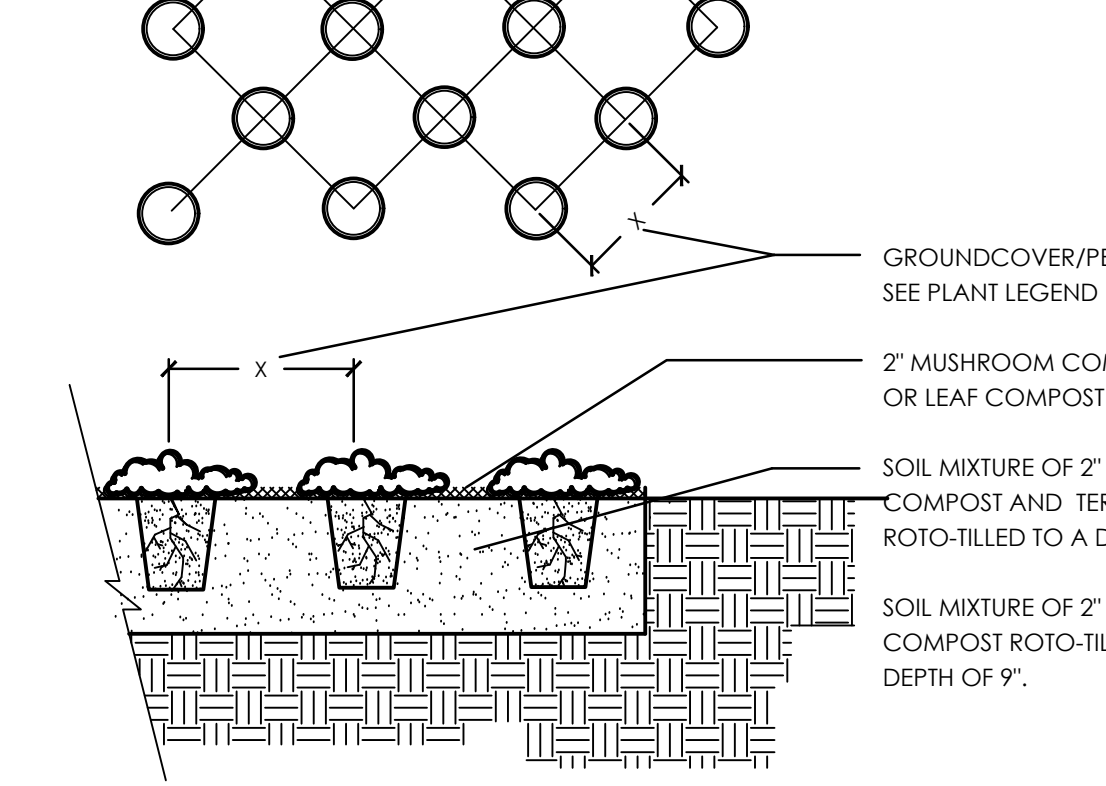
N.T.S.



D SPADED PLANTING BED EDGE
N.T.S.

E PERENNIAL PLANTING DETAIL

N.T.S.



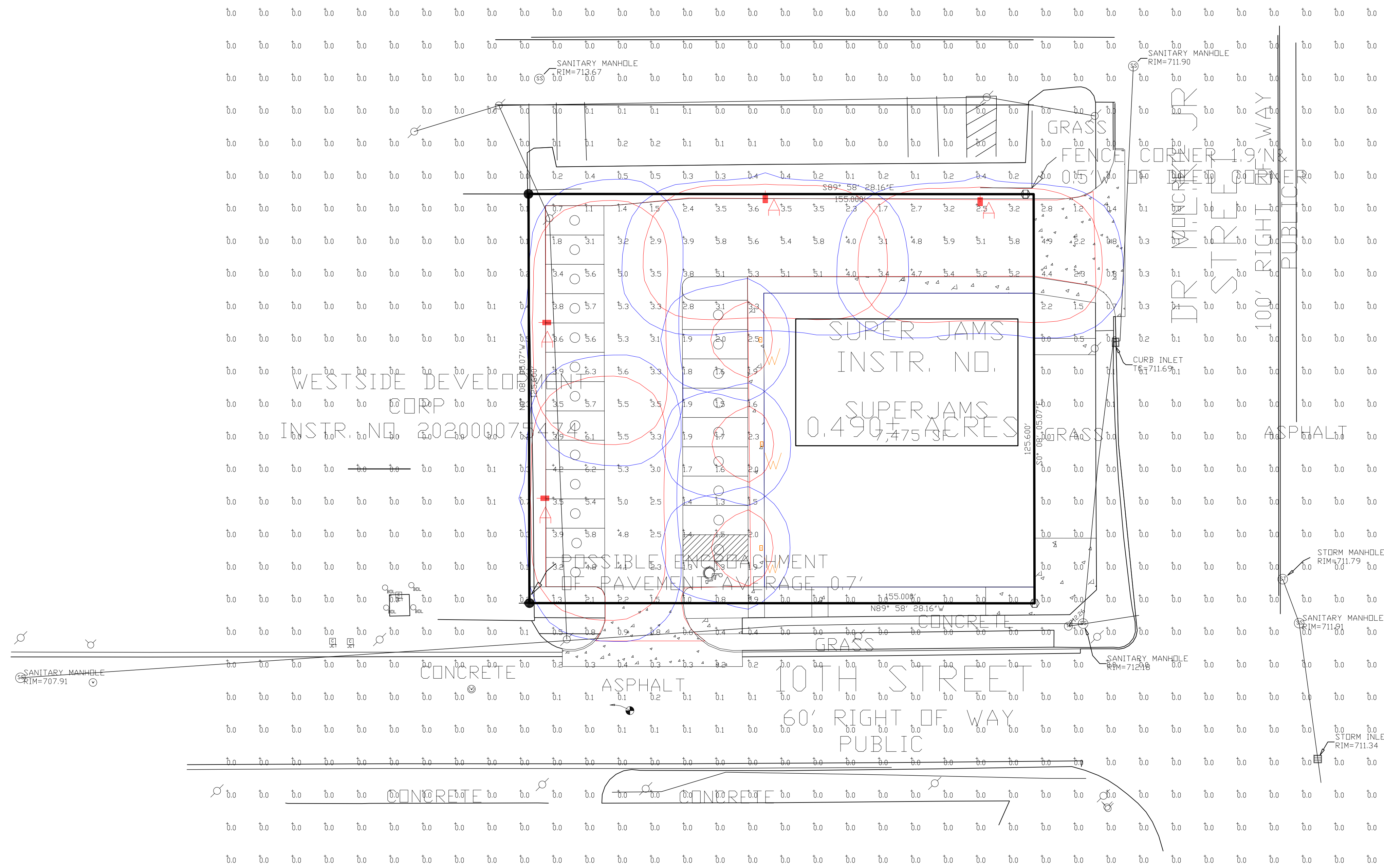
E PERENNIAL PLANTING DETAIL
N.T.S.

Table 744-509-1: Green Factor Calculation

| Project Name or Address: | | <i>Super Jams, 1010 MLK Jr. St.</i> | | |
|------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------------------|------------|---------------|
| Column A | Column B | Column C | Column D | Column E |
| Type of Area or Element | Number of Plants | Measured Area or Area Equivalent in Sq. Ft. | Multiplier | Score |
| Parcel Size | | 19,468 | | |
| Landscaped areas with uncompacted soil depth less than 24 inches | | | | |
| Area of lawn, grass pavers, ground covers, or other plants typically less than 3 ft tall at maturity | | | 0.2 | - |
| Large shrubs or ornamental grasses [1] | | 16 sq. ft. per | 0.3 | - |
| Landscaped areas with uncompacted soil depth of 24 in. or more | | | | |
| Required Yards with mulch, ground covers, grass pavers, or other plants typically less than 3 ft tall at maturity | | 1,735 | 1.0 | 1,735 |
| Areas other than required yards with mulch, ground covers, grass pavers, or other plants typically less than 3 ft tall at maturity | | 350 | 0.7 | 245 |
| Large shrubs or ornamental grasses [1] | 112 | 16 sq. ft. per | 0.3 | 538 |
| Small trees [2] | 2 | 50 sq. ft. per | 0.3 | 30 |
| Medium trees [3] | 3 | 100 sq. ft. per | 0.4 | 120 |
| Large trees [4] | 1 | 200 sq. ft. per | 0.4 | 80 |
| Undisturbed Areas [5] | | | | |
| Undisturbed areas less than 10,000 sf | | | 0.8 | - |
| Undisturbed contiguous areas 10,000 sf or more | | | 1.5 | - |
| Significant Trees over 10 in. DBH preserved | | 250 sq. ft. per | 0.5 | - |
| Heritage Tree over 8 in. DBH preserved | | 250 sq. ft. per | 0.5 | - |
| Tree Preservation Credits as per Sec. 503.L for preserved Significant or Heritage Trees | | 250 sq. ft. per | 0.5 | - |
| Building or Structural Features | | | | |
| Permeable paving for walkways, parking lots, etc | | | 1.2 | - |
| Photocatalytic pavement or building exterior | | | 1.5 | - |
| White roof area | | 7,475 | 0.1 | 748 |
| Vegetated walls - area of wall covered | | | 0.7 | - |
| Infiltration areas, underground chambers or surface, such as sand filters | | | 1.5 | - |
| Green roofs | | | | |
| Area of green roof with less than 2 in. but not more than 4 in. growing depth | | | 1.2 | - |
| Area of green roof with over 4 in. growing depth | | | 1.4 | - |
| Off-site improvements | | | | |
| Tree credit to the Tree Fund [6] | | 100 sq. ft. per | 0.4 | - |
| Bonuses applied to factors above | | | | |
| Bioretention areas such as rain gardens, stormwater planters, and bioretention swales | | | 1.5 | - |
| Landscaping that consists entirely of drought-tolerant or native species, as defined by the Administrator | | 3,310 | 0.4 | 1,324 |
| Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater or grey water | | | 0.2 | - |
| Landscaping visible to passersby (adjoining & up to 85 ft depth) | | 1,360 | 0.1 | 136 |
| Landscaping to be maintained in food cultivation | | | 0.2 | - |
| Landscape area utilizing structural soil | | | 0.4 | - |
| Total Green Factor Score | | | | 0.2545 |

Table 744-509-1: Green Factor Calculation

| Project Name or Address: | | <i>Super Jams, 1010 MLK Jr. St.</i> | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------------------|------------|----------|
| Column A | Column B | Column C | Column D | Column E |
| Type of Area or Element | Number of Plants | Measured Area or Area Equivalent in Sq. Ft. | Multiplier | Score |
| <p>Notes for Green Factor</p> <p>[1] Large shrubs or ornamental grasses are those that reach 3 ft or more in height at maturity.</p> <p>[2] Small trees are trees that have a canopy spread less than 16 ft at maturity.</p> <p>[3] Medium trees are trees that have a canopy spread of 16 ft to 24 ft at maturity.</p> <p>[4] Large trees are trees that have a canopy spread of 25 ft or greater at maturity.</p> <p>[5] Undisturbed Area is a land area that is not affected by the construction activity; the land area must be stable and include established vegetation as evidenced by the presence of mature trees, understory plants or grasses other than turfgrass.</p> <p>[6] Contribution in lieu of a tree may be made for additional trees that are not required in a required yard. No more than 50% of the site's credited trees may be tree credits. Contribution method and amount to be established by the Metropolitan Development Commission.</p> | | | | |
| Indicate the Tree species in each size category: | | | | |
| Small trees species = <i>Viburnum lentago</i> | | | | |
| Medium tree species = <i>Acer rubrum 'Columnare'</i> | | | | |
| Large tree species = <i>Celtis occidentalis</i> | | | | |



MRS



XWS Visual Comfort

| Calculation Summary | | | | | | | | |
|---------------------|-------------|-------|------|-----|-----|---------|---------|--------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | Grid Z |
| ALL CALCS AT GRADE | Illuminance | Fc | 0.48 | 6.3 | 0.0 | N.A. | N.A. | 0 |
| PARKING LOT | Illuminance | Fc | 3.49 | 6.3 | 0.6 | 5.82 | 10.50 | |

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

The IES no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight-Uplight-Glare system. An Uplight of "00" most closely matches the old Full Cutoff rating.

| Luminaire Schedule | | | | | | | | | | |
|--------------------|-----|-------|-------------|--------------------------------|-----------------|-------|------------------|------------|------------|--|
| Symbol | Qty | Label | Arrangement | Description | Mounting Height | LLF | Arr. Lum. Lumens | Arr. Watts | BUG Rating | |
| | 4 | A | Single | MRS-LED-18L-SIL-FT-50-70CRI-IL | 20' | 0.950 | 10931 | 135 | B1-U0-G2 | |
| | 3 | W | Single | XWS-LED-02L-FTW-50-80CRI | 8' | 0.950 | 2167 | 15 | B1-U0-G1 | |

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

Total Project Watts
Total Watts = 585

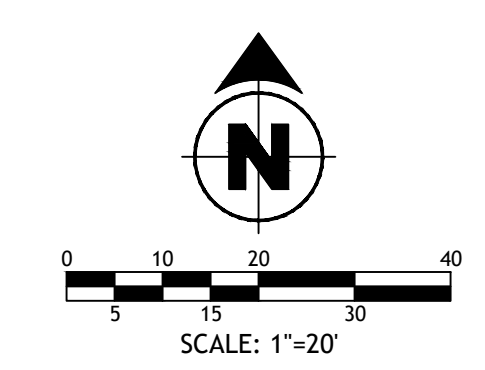


LIGHTING PROPOSAL LD-164155

SUPERJAMS
1010 MLK JR ST
INDIANAPOLIS, IN

BY/CHK DATE: 03/04/26 REV. SHEET 1 OF 1
SCALE: 1"=20' ARCH D 0 20

W:\Shared\Projects\ALT Construction\Super Jams, IN Indianapolis # 25-210\5_Disciplines\Design\Civil\CAD\Exhibits\Super Jams Autoturn Exhibit.dwg // 5/13/2026 7:36:54 PM // enghicv01



LEGEND

| | |
|--|-----------------------------------|
| | C-01 HEAVY DUTY ASPHALT PAVEMENT |
| | C-02 LIGHT DUTY ASPHALT PAVEMENT |
| | C-03 HEAVY DUTY CONCRETE PAVEMENT |
| | C-04 CONCRETE SIDEWALK |

NOTES

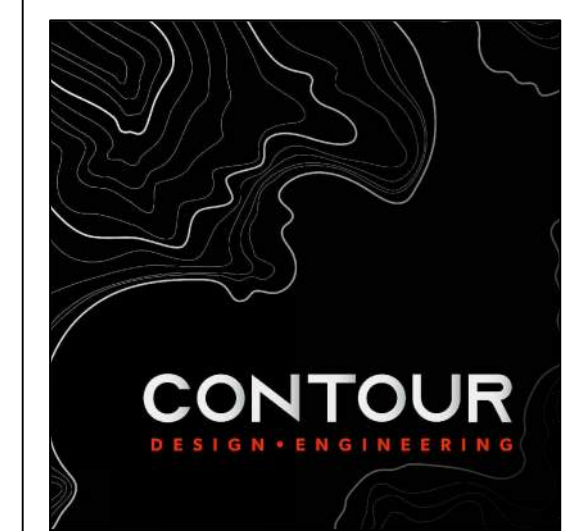
- REFER TO GENERAL NOTES ON SHEET C-001 FOR ADDITIONAL INFORMATION.
- THE BASIS FOR THE GEOMETRIC LAYOUT IS THE EASTERN PROPERTY LINE.
- DIMENSIONS ARE TO EDGE OF PAVEMENT IN ALL PAVED AREAS. BACK OF CURB IN GRASS/LANDSCAPE AREAS AND OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ANY CONTRACTOR DAMAGE TO EXISTING PAVEMENT OR CURBS TO REMAIN SHALL BE REMOVED AND RESTORED TO PROPOSED SPECIFICATIONS.
- EXISTING CONDITIONS ARE AS SHOWN PER SURVEY BY OTHERS.

SITE SUMMARY

| | |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOT SIZE: | ±0.47 AC. |
| PRIMARY ZONING: | C-3 - NEIGHBORHOOD COMMERCIAL |
| SECONDARY ZONING: | RC - REGIONAL CENTER |
| BLDG. AREA: | 7,120 SF GROCERY |
| BUILDING SETBACKS (C-3 ZONING): | 10 FT. |
| FRONT (10TH ST.): | 10 FT. BY CODE |
| FRONT (DR MLK JR): | 1 FT. SHOWN MATCHING PRECEDENT FRONT YARD SETBACKS OF BUILDINGS NORTH AND SOUTH ON MLK. |
| SIDE: | 0 FT. |
| REAR: | 0 FT. |
| SURROUNDING ZONING: | NORTH/SOUTH - CBDS - CENTRAL BUSINESS DISTRICT - SPECIAL DEVELOPMENT EAST - CBDS - CENTRAL BUSINESS DISTRICT 2 WEST - C3 - NEIGHBORHOOD COMMERCIAL |
| INTERIOR PARKING LOT LANDSCAPE AREA: | REQUIRED = 6% OF UNCOVERED VEHICLE PARKING AREA = 5,365 SF X 0.06 = 322 SF PROVIDED = 350 SF |

PARKING SUMMARY

| | |
|-------------------|-------------------------------------------|
| MIN. SIZE: | 9 FT. x 18 FT. (10' FOR ADA) |
| MIN. DRIVE WIDTH: | 24 FT. |
| SPACES REQUIRED: | 1/350 SF = 7,120 / 350 = 20.3 = 21 SPACES |
| SPACES PROVIDED: | 18 SPACES |



984 Logan Street
Suite 204
Noblesville, IN 46060
765.430.2042 (C)
jntierzwick@contourlandgroup.com

Consultant

SUPER JAMS-MLK INDIANAPOLIS, IN

1010 DR M L KING JR ST
INDIANAPOLIS, IN

AUTOTURN EXHIBIT

- Issue for
- IHPC: MARCH 13, 2026
 - IHPC: APRIL 1, 2026
 - IHPC: APRIL 23, 2026
 - IHPC: MAY 13, 2026

Project Number
25-210

Sheet Number
C-202



Know what's below.
Call before you dig.

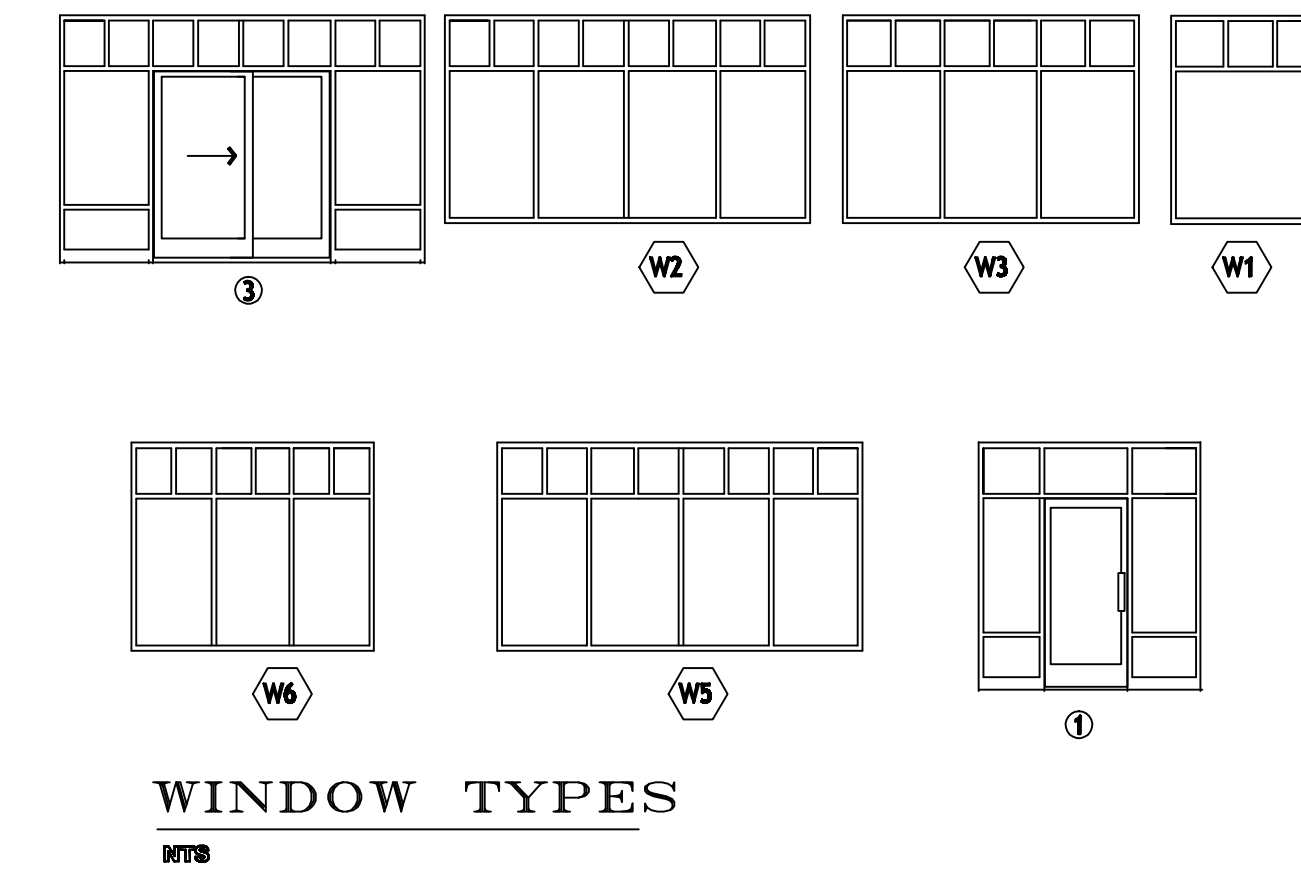
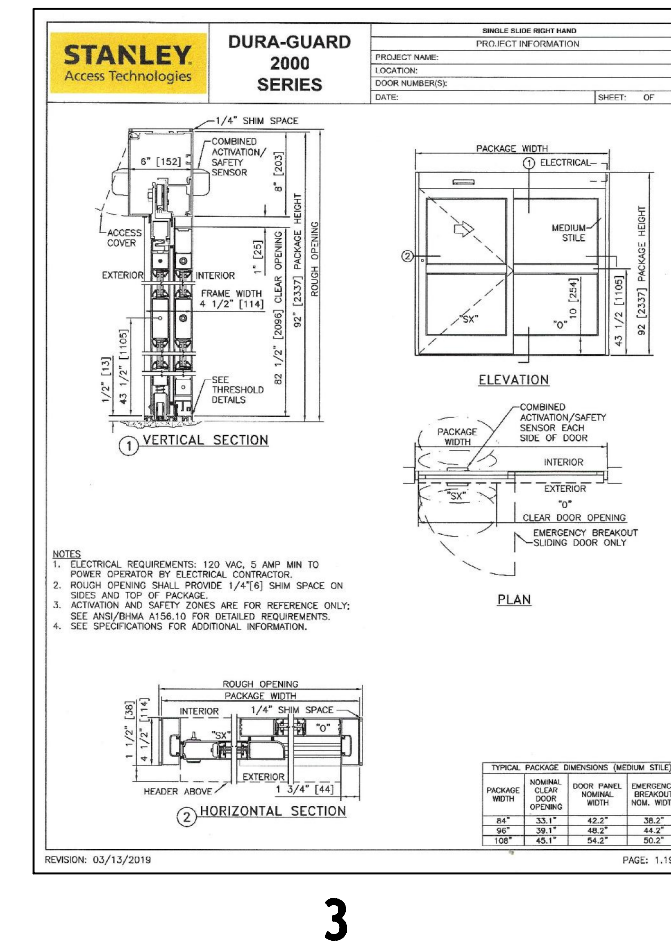
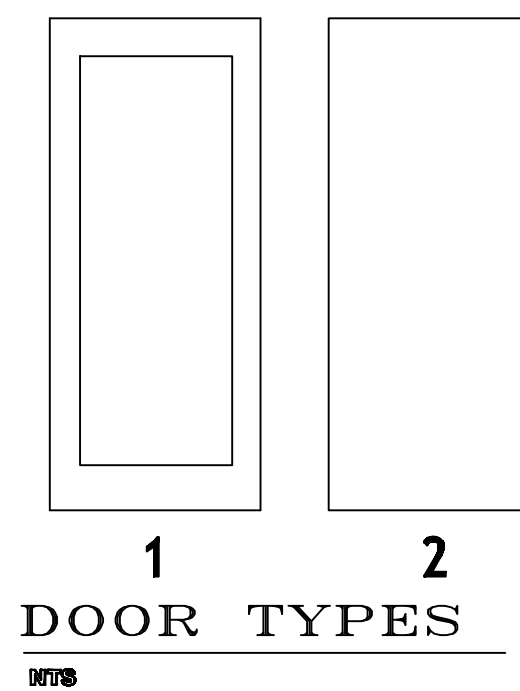




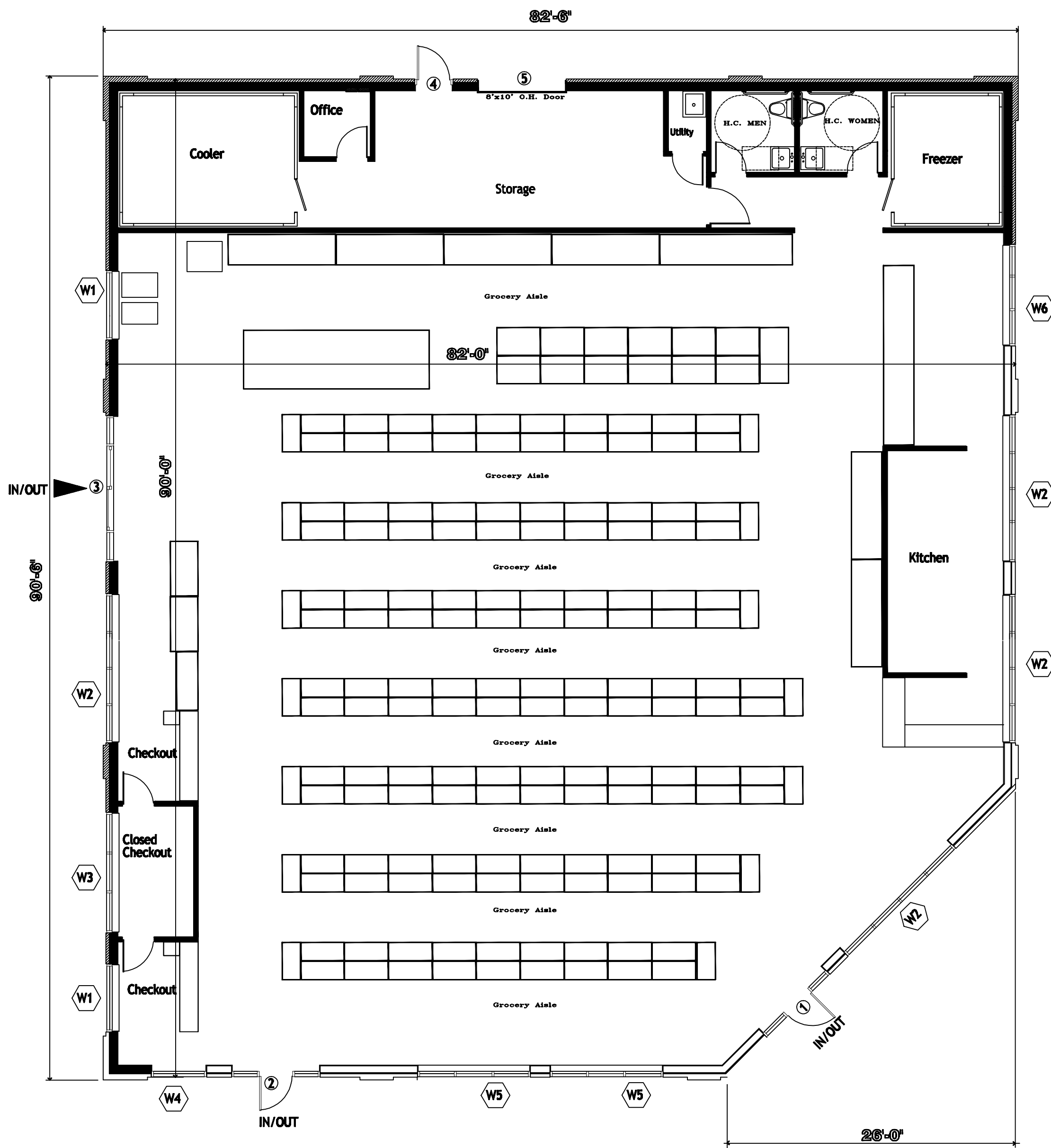
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DOOR SCHEDULE

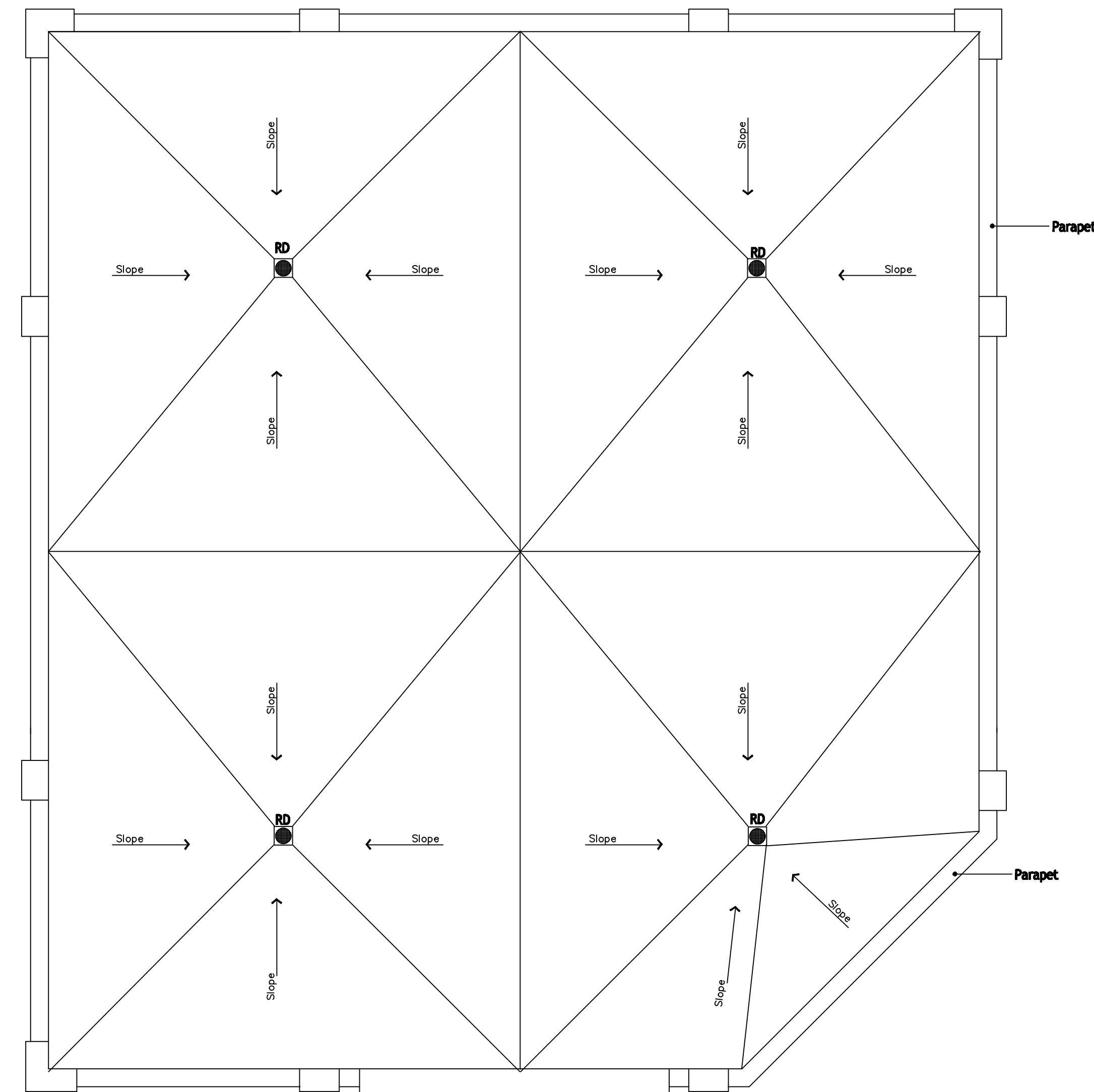
| # | DOOR SIZE | MATERIAL | FINISH | TYPE | HDW SET | KEY | GLASS | LOUVER | FRAME | MATERIAL | FINISH | DETAIL | REMARKS |
|---|------------------------|-----------------|----------|------|---------|-----|------------|--------|---------|----------|----------------|--------|--------------------------------------|
| 1 | 3'-0" X 7'-0" X 1 3/4" | ALUM/GLASS | ANODIZED | 1 | 1 | | TEMP/INSUL | | 2" X 5" | ALUM. | CLEAR ANODIZED | | |
| 2 | 3'-0" X 7'-0" X 1 3/4" | ALUM/GLASS | ANODIZED | 1 | 1 | | TEMP/INSUL | | 2" X 5" | ALUM. | CLEAR ANODIZED | | |
| 3 | 96" AUTO SLIDER | ALUM/GLASS | ANODIZED | 1 | 3 | | | | | ALUM. | CLEAR ANODIZED | | STANLEY AUTO SLIDING DURA-GUARD 2000 |
| 4 | 3'-0" X 7'-0" X 1 3/4" | HM/INSULATED | PAINTED | 2 | 2 | | | | 2" X 5" | HM | PAINTED | | |
| 5 | 8'X10' OVERHAED | METAL/INSULATED | PAINTED | | | | | | | | | | |




D&S Windows Architect
 1010 Hartford Street
 Speedway, Indiana 46224
 Phone • 317-466-1881
 Fax • 317-466-0338



FLOOR PLAN
1/8" = 1'-0"



ROOF PLAN
1/8" = 1'-0"

PROPOSED NEW FACILITY FOR:
SUPER JAMS NEIGHBORHOOD GROCERY
 10th Street and MLK
 INDIANAPOLIS, INDIANA

revisions
 REVISED 2/28/25
 REVISED 8/18/25

date: 12/30/25

project:

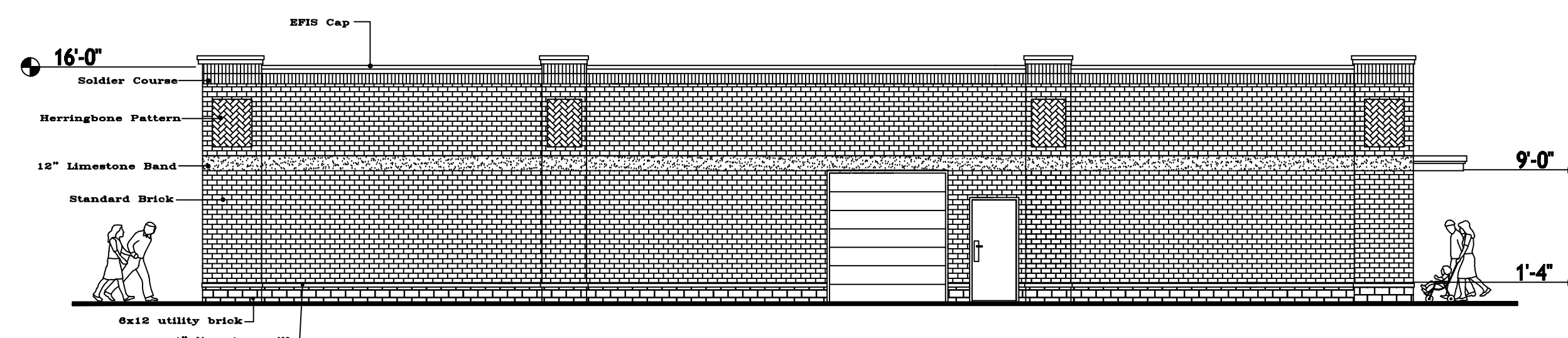
sheet:

A1



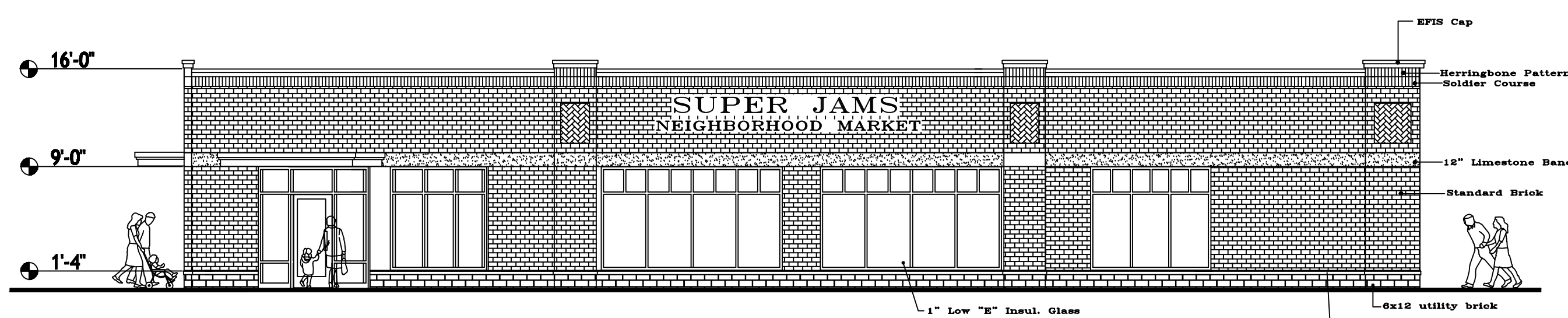
SOUTH ELEVATION

1/8"=1'-0" VIEW FROM 10th STREET



NORTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0" VIEW FROM MLK STREET



WEST ELEVATION

1/8"=1'-0" VIEW FROM PARKING LOT

PROPOSED NEW FACILITY FOR:

SUPER JAMS NEIGHBORHOOD GROCERY

10th Street and MLK
INDIANAPOLIS, INDIANA

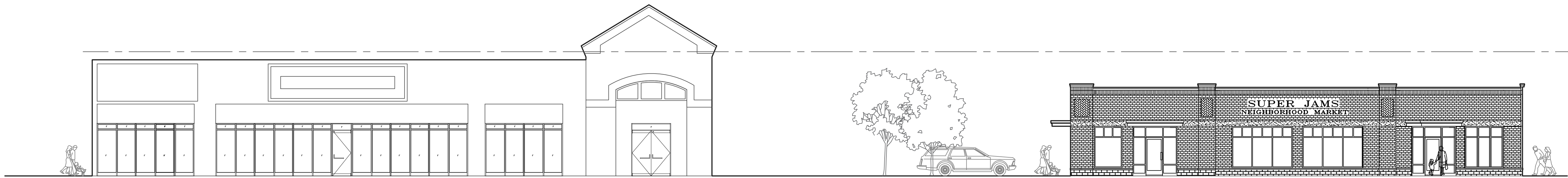
revisions
REVISED 2/22/25
REVISED 8/18/25

date: 12/30/25

project:

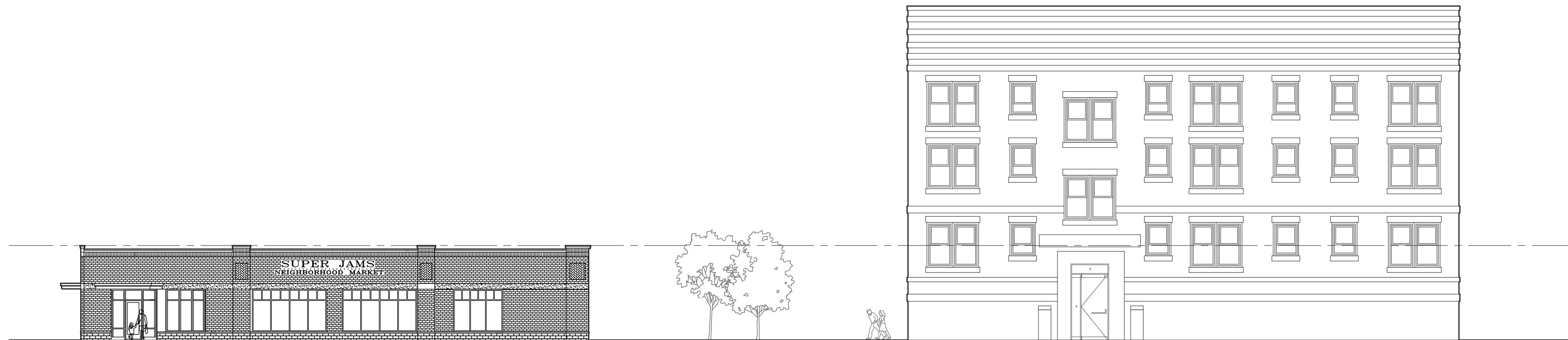
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A2



STREETSCAPE ALONG 10TH STREET (SOUTH)

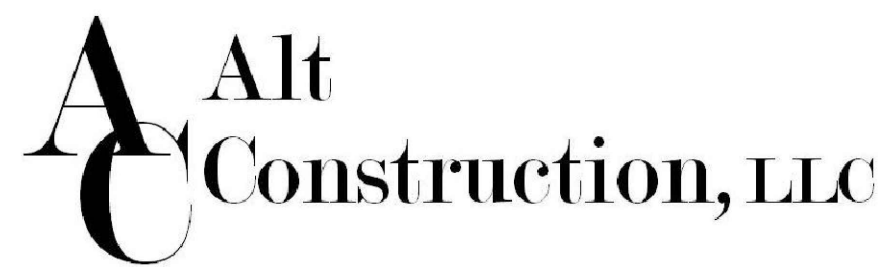
SCALE: 1" - 10'-0"



STREETSCAPE ALONG MLK JR STREET (EAST)

SCALE: 1" - 10'-0"

OWNER



SETH ALT

10650 BENNETT PKWY STE 200 ZIONSVILLE, IN 46077
 P: (317) 253-1251
 C: (317) 852-2270
 E: seth@altconstruction.com
 W: www.altconstruction.com

PROJECT TITLE/LOCATION

SUPERJAMS GROCERY
 1010, DR. MLK JR. STREET

INDIANAPOLIS, IN

ARCHITECT

ENGINEER

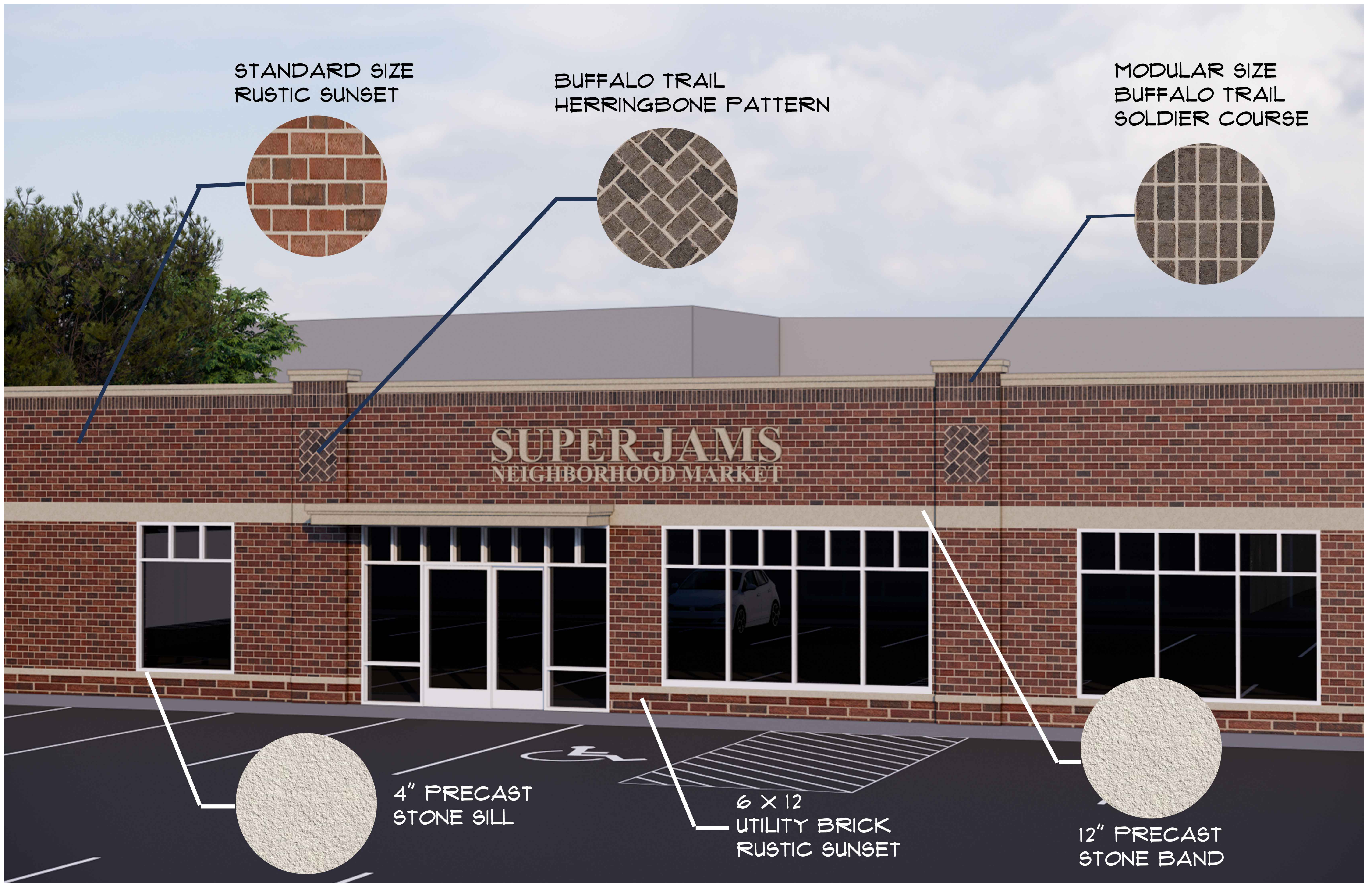
CONTRACTOR

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PRELIMINARY
DRAWINGS

STREETSCAPE ELEVATION

A 0 0 4



STANDARD SIZE
RUSTIC SUNSET

BUFFALO TRAIL
HERRINGBONE PATTERN

MODULAR SIZE
BUFFALO TRAIL
SOLDIER COURSE

SUPER JAMS
NEIGHBORHOOD MARKET

4" PRECAST
STONE SILL

6 X 12
UTILITY BRICK
RUSTIC SUNSET

12" PRECAST
STONE BAND

PERSPECTIVE
NTS

OWNER



Alt Construction, LLC

SETH ALT
10650 BENNETT PKWY STE 200 ZIONSVILLE,
IN 46077
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PROJECT TITLE/LOCATION

SUPER JAMS GROCERY
1010, DR. MLK JR. STREET
INDIANAPOLIS, IN

ARCHITECT

ENGINEER

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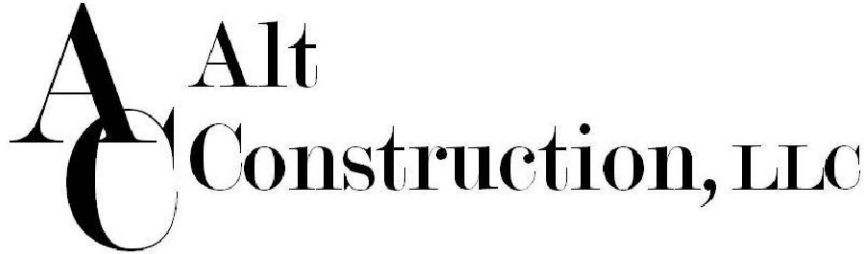
PRELIMINARY
DRAWINGS
PERSPECTIVE
A 0 0 5



PERSPECTIVE

NTS

OWNER



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PROJECT TITLE/LOCATION

SUPER JAMS GROCERY
 1010, DR. MLK JR. STREET
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PRELIMINARY DRAWINGS

PERSPECTIVE

A 0 0 6



PERSPECTIVE

NTS

OWNER



SETH ALT
 10650 BENNETT PKWY STE 200 ZIONSVILLE, IN 46077
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PROJECT TITLE/LOCATION

SUPER JAMS GROCERY
 1010, DR. MLK JR. STREET
 INDIANAPOLIS, IN

ARCHITECT

ENGINEER

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PRELIMINARY DRAWINGS

PERSPECTIVE

A 0 0 7



PERSPECTIVE ALONG 10TH STREET

NTS

OWNER



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PROJECT TITLE/LOCATION

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PRELIMINARY DRAWINGS
 PERSPECTIVE
A 0 0 8



PERSPECTIVE ALONG MLK JR. STREET

NTS

OWNER



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ENGINEER

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PRELIMINARY DRAWINGS

PERSPECTIVE

A 0 0 9