

February 19, 2026

Tech Review Response Letter

Re: Multitenant Building 9096 E. 56<sup>th</sup> Street

Mr. Tolloty,

Please see the below responses to each item in red.

## 1) DEVELOPMENT SERVICES

### Lighting

- a) Please convert the measurements from foot candles to lux
  - a. **Item has been addressed**
- b) All light fixtures must be full-cutoff and direct light downward
  - a. **Item has been addressed, cut sheets shown on plan**
- c) Please provide specs (cutoff type, how installed, etc.) on pole lights, wall packs, and under-canopy lights
  - a. **Item has been addressed, cut sheet shown on plans**

### Parking

- d) Please show bicycle parking on plans. Minimum of 1 bicycle rack with 5 spaces required
  - a. **Item has been addressed, bicycle rack for 5 spaces has been provided on plans.**
- e) Please show stacking in drive-through lane and clearly indicate bypass lane. See Section 3.8 (E) i) Any lane that is used at any point for additional drive-through customers and capacity shall not be counted as an escape lane
  - a. **Item has been addressed, stacking has been shown on plans. Additionally, drive through has attendants to move, stop and direct traffic in lanes.**
  - ii) Restaurants and coffee shops require 7 stacking spaces per drive-through lane
    - a. **Item has been addressed, 7 vehicles have been shown on the plans.**
- f) Parking far exceeds minimum required. Consider reducing parking to meet lot coverage percentage
  - a. **Item has been address, parking has been reduced as suggested by staff.**

### Architecture

- f) Front façade must meet one of these two requirements: i) Utilize 65% masonry materials, excluding window, door, roofing, fascia, and soffit materials; or ii) Incorporate 2 or more

building materials (excluding window, display window, door, and roofing materials) provided 45% of the building façade is masonry materials

a. Item has been addressed, Elevations have been revised.

h) Side/Rear façades must meet one of these two requirements: i) Utilize 50% masonry materials, excluding window, door, roofing, fascia, and soffit materials; o

ii) Incorporate 2 or more façade materials, one of which must be masonry wainscot or equivalent amount used in another architectural feature.

a. Item has been addressed, Elevations have been revised.

i) Decorative metal may be used as an accent material such that it does not make up more than 20% of any façade

a. Item has been addressed, Elevations have been revised.

j) Any facade 30 feet or greater in length must include visual relief in the form of a change in materials, color, texture, faux window, window, column, or change in the façade plane i) Visual relief shall repeat or be placed such that there are no large areas (420 square feet or larger) without some architectural variety

a. Item has been addressed, Elevations have been revised.

### Landscaping

k) Please show the plant size at maturity in plant table (height/spread)

a. Item has been addressed sheet L1 has been updated.

l) Please show the calculations used in determining number of plants

a. Item has been addressed sheet L1 has been updated.

m) Bufferyard plantings shall meet the requirements for a High Intensity Buffer, Option 1 (Table 5-6) i) Trees and shrubs required as part of a buffer along a street may be included in the calculations for required Street Frontage landscaping

a. Item has been addressed sheet L1 has been updated. Option 3 has been utilized

n) Show details on berm (high intensity buffer) i) Undulating with a 4.5' minimum height, 6' average height, and at least 3 feet of height undulation within any 100 linear foot measurement along the berm

ii) Berm slopes should be no steeper than 3:1 (horizontal to vertical)

a. Berms have been removed from design.

o) Street Frontage Landscaping shall include 1.5 shade or evergreen trees, 1.5 ornamental trees, and 5 shrubs per 100 linear feet of frontage

a. Item has been addressed sheet L1 has been updated.

p) On-Site Landscaping shall include 4 shade trees and 8 shrubs per half acre of open space i) Shall be calculated assuming the lot coverage is reduced to 75%

a. Item has been addressed sheet L1 has been updated.

q) Perimeter parking screening shall be included along parking areas on the north, east and south sides i) Front side shall be a minimum of 8' wide with 6 trees and 23 shrubs (1) May be planted within front buffer area, but the number of plants does not count toward the required number of bufferyard plants

a. Item has been addressed sheet L1 has been updated.

ii) East side shall be a minimum of 6' wide with 7 trees and 27 shrubs

iii) Any parking that remains on the north side shall be screened with a minimum 6' wide buffer including 1 tree and 4 shrubs per 35 feet

a. Item has been addressed sheet L1 has been updated.

r) Parking islands shall be a minimum of 8' in width and 160 square feet in size, with one shade tree per 160 square feet

a. Item has been addressed sheet L1 has been updated.

s) Foundation Plantings shall be provided along the south, west, and east sides i) Required plantings shall be a mix of shrubs, ornamental grasses, and perennial flower beds (1) There shall be at least 1 shrub per 10 feet of building frontage

(2) No more than 20% may be ornamental grasses, and no more than 10 % may be flower beds

a. Item has been addressed sheet L1 has been updated.

ii) Foundation plantings may be relocated across the site if they cannot be placed along the foundation due to loading zones or drive-through windows

a. Item has been addressed sheet L1 has been updated.

t) Please ensure vision triangles are correctly sized and landscaping is not located within the triangles (Section 5.16)

a. Item has been addressed sheet L1 has been updated.

u) Three Princeton Elms are indicated in the plan, but not listed in the plant table

a. Item has been addressed sheet L1 has been updated.

v) No one species of shrub may make up more than 35% of the total number. i) Grey Owl Junipers are over 35%

a. Item has been addressed sheet L1 has been updated.

## **Fencing/Screening**

w) Please provide details on the dumpster enclosure

a. Dumpster Enclosure to match building materials and to be fully enclosed.

x) Will there be any visible mechanical units/coolers (ground or roof)?

a. Units to be mounted on roof and screened by parapet walls.

## General

- y) Please connect the front driveway to the west drive
  - a. item NOT addressed. Client has requested access again, but seller has requested that we do not connect to the existing driveway.

## FIRE TERRITORY

- a) Utility sheet (C4) does not show the locations of any fire hydrants.
    - a. Item has been addressed, new hydrant has been shown on plans pending approval from Citizens Eenergy.
  - b) 2014 IN Fire Code
    - a. Understood.
  - c) This site will require installation of a fire hydrant to meet the requirements of IN Fire Code 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided.
    - i) For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
    - ii) For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).
- ACTION REQUIRED: A private fire main and hydrant may be required. Note private hydrants on neighboring parcels do not meet this requirement
- b. Item has been addressed, new hydrant has been shown on plans pending approval from Citizens Eenergy.

## STORMWATER

- a) See attached
  - a. SWPPP, Civil set, Storm water report and OEM have been provided for review.