

## MEMORANDUM FROM STAFF

From: Oksana Polhuy, Planning Administrator  
To: Lapel Town Council  
Date: 10/11/2024  
RE: Request to approve work in the Right-Of-Way

### ILP-2024-02, Library's Site Development Permit

Case number	ILP-2024-02	Property size	0.15 ac
Property address	610 W Main Street	Property zoning	Is (Institutional)
Applicant(s)	Dave Montgomery on behalf of Anderson Stony Creek Union Public Library		
Property owner(s)	Anderson Stony Creek Union Public Library		
Requested action:	Approval of installation of a sidewalk		
Recommendation:	APPROVE		

Anderson Public Library applied for a permit to develop a small pocket park on their lot. As part of this project, the library also would like to install a new sidewalk along the 7<sup>th</sup> Street running from Main Street to the alley (see Exhibit 1, site plan). Because the sidewalk is located on the public land in the right-of-way, the Council has the authority to approve work in it. The applicant requested this approval.

The proposed sidewalk design meets the UDO V 12.1.6 Sidewalk standards.

Staff recommends approval.

SITE UTILITY NOTES

- 1. FIELD VERIFY EXISTING UTILITIES. SITE CONTRACTOR TO CALL IN LOCATES BEFORE ANY EXCAVATION.
- 2. INSTALL 1" PVC CONDUIT SCHEDULE 40, OUT TO LIGHTS FROM EXT. ELECTRICAL PANEL IN GARAGE. ONE 20 AMP 120 V CIRCUIT TO THE LIGHTS. BURIED 30" DEEP. COORDINATE WITH LIGHT SUPPLIER. TO BE CONTROLLED BY PHOTOCELL. ADD 2, 20 AMP 120 V CIRCUITS IN PANEL.
- 3. NEW SITE LIGHT. SEE L DRAWINGS FOR TYPE.
- 4. WEATHERPROOF RECEPTACLE. MOUNT TO LIGHT FIXTURE OR EQUIPMENT AS SHOWN. (SEE CIRCUIT RANGES). EXACT LOCATION OF NEW 20 AMP CIRCUIT TO BE DETERMINED IN PANEL. FIELD VERIFY.

SITE GRADING NOTES

- 1. CURB AT THIS LOCATION TO BE FLUSH WITH GRAVEL.
- 2. SEE L DRAWINGS FOR LANDSCAPE COVER & PAVEMENT TYPES.
- 3. ALL EXCESS DIRT, TOPSOIL TO BE ADDED OR REMOVED OF SITE BY THE SITE CONTRACTOR.
- 4. THE EXISTING FINISHED FLOOR ELEVATION TO BE BENCHMARK HEIGHT.
- 5. WATER RUNOFF FROM THE SITE TO DRAIN EAST INTO A CATCH BASIN.
- 6. CORNER OF 7TH & WOODHARD ST LINE IT DOES NOW.

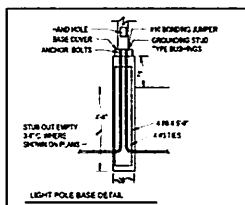
OP: SCOPE OF COUNCIL'S APPROVAL

SEE FIELD PLAN FOR GRADING NOTES

- 1. SHOW SLOPE FROM EXISTING AND ELEVATION BENCHMARK. FIELD VERIFY EXISTING BENCHMARKS.
- 2. SHOW ALL ELEVATIONS FROM BENCHMARK. PROVIDE SLOPE TO 1/8" PER FOOT.
- 3. ALL GRAVEL SHALL BE AS PER SPECIFICATIONS.
- 4. ALL CONCRETE SHALL BE AS PER SPECIFICATIONS.
- 5. ALL FINISHED FLOOR ELEVATIONS SHALL BE AS PER SPECIFICATIONS.
- 6. ALL FINISHED FLOOR ELEVATIONS SHALL BE AS PER SPECIFICATIONS.

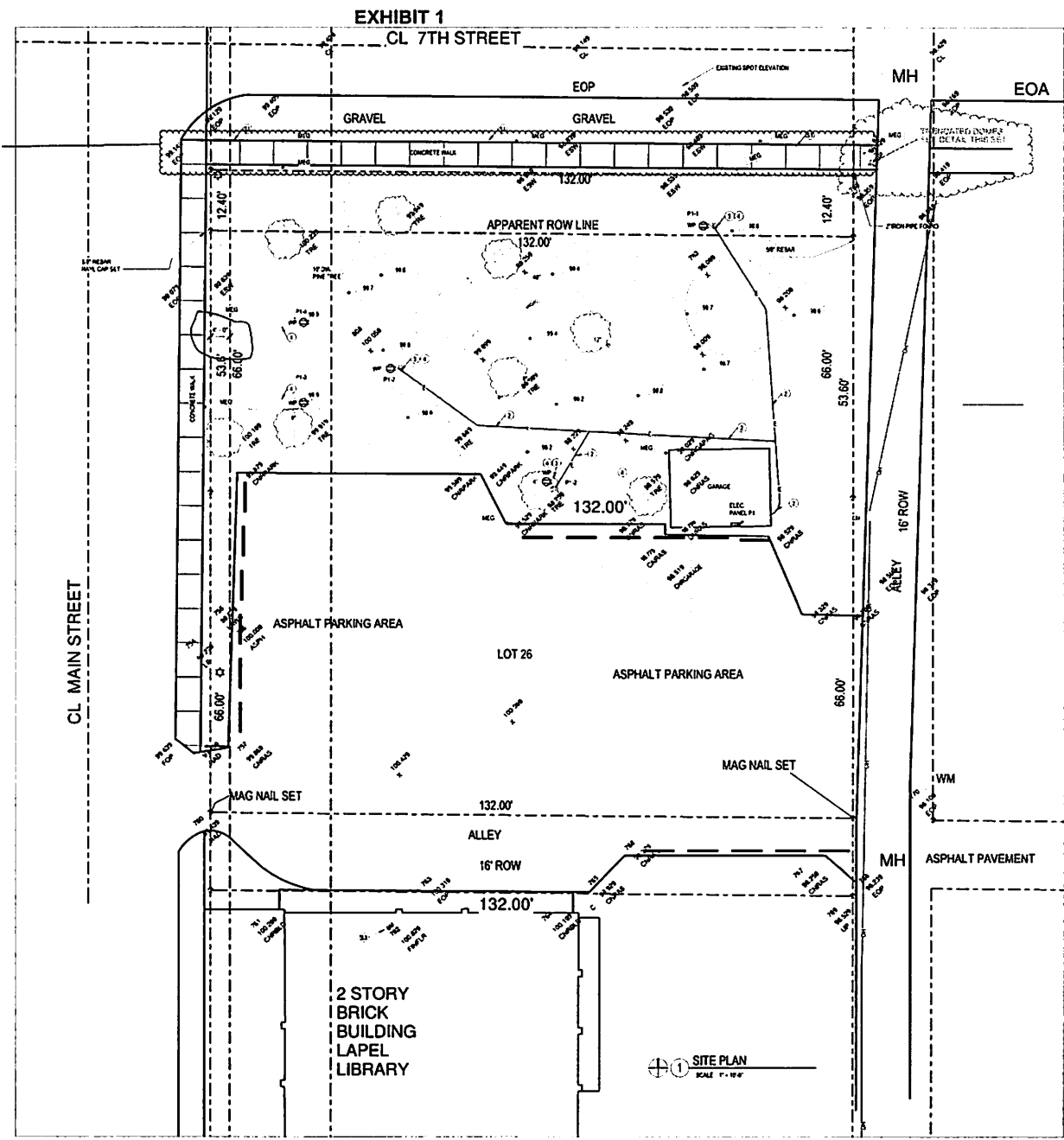
NOTES

- 1. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED AND LOCATED BY THE FIELD ENGINEER.
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**SITE LEGEND**

	STONE INLET		TELEPHONE PEDESTAL
	AREA LIGHT		FIRE HYDRANT
	FLOOD LIGHT		TRAFFIC LOOP CONTROL
	STREET LIGHTING		CURB WIRE
	SANITARY MANHOLE		SAW CLEANKUT
	MAJLET PLATE GATE		STORM SEWER MANHOLE
	WATER METER		BOLLARD
	ACCESSIBLE PARKING		MANHOLE BOX
	ELECTRIC METER		GAS MANHOLE
	GAS METER		DRIVE INLET WITH GROUNDING PLUG
	BOLLARD		TELEPHONE MANHOLE
	TELEPHONE PEDESTAL		ELECTRIC MANHOLE
	STORM INLET		CABLE TRENCH
	BILLBOARD SIGN		CENTER LINE OF DRIVEWAY
	P11 CIRCUIT BREAKER		TELEPHONE PEDESTAL
	OVERHEAD ELECTRIC		SPOT ELEVATION
	WATER LINE		BURIED ELEVATION
	BURIED GAS LINE		EXACT LOCATION OF SPOT ELEVATION
	BURIED TELEPHONE		CURB
	SANITARY SEWER		10" x 10" CATCH BASIN
	UNDERGROUND ELECTRIC		12" x 12" CATCH BASIN
	STORM SEWER		ELECTRIC CONTROL LINE FOR DRIVEWAY
	BURIED COMMUNICATIONS		CORNER OF DRIVEWAY
	FIRE LINE		CORNER OF BUILDING



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PREPARED FOR  
**Lapel Public Library**  
610 Main Street  
Lapel, IN 46051

PROJECT  
**Lapel Library Improvements**  
610 Main Street  
Lapel, IN 46051

CONSULTANTS

**krM**  
Architecture  
ANDERSON  
INDIANAPOLIS  
Tel 765.645.8477  
www.krMarchitecture.com

No.	Date	Issue	REVISIONS
1	10-24		9-12-24

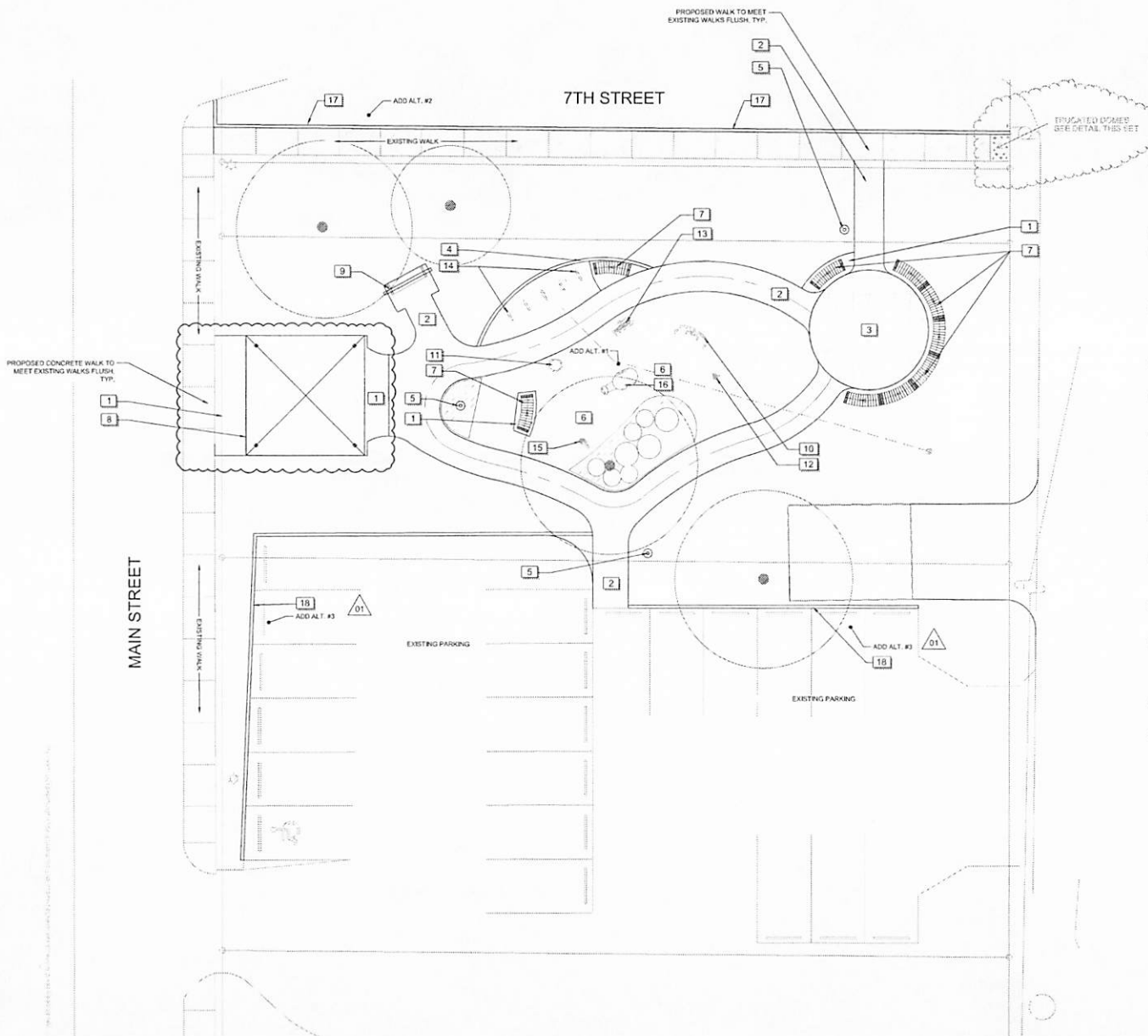
DM

SHEET TITLE  
**SITE GRADING & UTILITY PLAN**

SCALE 1" = 10'

SHEET NUMBER  
**C1-1**

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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	CONCRETE WALK - MEDIUM BROOM FINISH, STANDARD, GRAY CONCRETE	1A.2.1
2	SPECIALTY CONCRETE EXPOSED AGGREGATE FINISH - (LIGHT GREEN) EXPOSURE BY DECORATIVE CONCRETE RESOURCES INTEGRAL COLOR - BROWNSTONE MEDIUM BY PRISM COOPERATION INSTALL PER MANUFACTURER'S RECOMMENDATION WWW.DC3CONCRETE.COM T.986.753.909	1A.2.1
3	SPECIALTY CONCRETE STAMPED CONCRETE - BUTTERFIELD ASHLAR SLATE STAMP PATTERN #BS14206 OR APPROVED EQUAL WWW.BUTTERFIELDCOLOR.COM INTEGRAL COLOR - BROWNSTONE MEDIUM BY PRISM COOPERATION INSTALL PER MANUFACTURER'S RECOMMENDATION WWW.DC3CONCRETE.COM T.986.753.909	1A.2.1
4	CONCRETE CONTAINMENT CURB	2A.2.1
5	PEDESTRIAN LIGHT FIXTURE/POLE - QLP DESIGN FIXTURE BR/SHAWING-CLUGLEND-13-40P-CP POLE/PROP FRACT-120IN OR APPROVED EQUAL INSTALL PER MANUFACTURER'S RECOMMENDATION MATT METHERTON - MATTHEW@PROFESSIONALLIGHTINGSERVICES.COM T.317.340.3422	3A.2.1
6	EWF MULCH	3A.2.1
7	ROUND BENCH - VIA BENCH #1308-00, 10TR, STANDARD WOOD SEAT, POWDERCOAT COLOR PAL 8.9011 OR APPROVED EQUAL, INSTALL PER MANUFACTURER'S RECOMMENDATION JOHN PATTERSON - JOHN@VESTRE.COM T.512.254.1041	3A.2.1
8	SHADE SHELTER - POLYKON WSG 21005 STRUCTURE COLOR 208 STAIN, ROOF: SHINGLE OR APPROVED EQUAL, INSTALL PER MANUFACTURER'S RECOMMENDATION MEGAN MILLER - MEGAN@MIRACLEINDIANA.COM T.463.228.6940	3A.2.1
9	HANGING CHAIRS - BELSON OUTDOORS MODEL #CM11W4 SWING OR APPROVED EQUAL, COLOR: BLACK, INSTALL PER MANUFACTURER'S RECOMMENDATION	3A.2.1
10	PLAY EQUIPMENT - RHAPSODY WARBLE CHIMES #221212 NICK BRANTYAN - NICK@PLAYPROS.COM T.260.403.7563 WWW.PLAYLSI.COM	3A.2.1
11	PLAY EQUIPMENT - RHAPSODY KETTLE DRUM #214445 NICK BRANTYAN - NICK@PLAYPROS.COM T.260.403.7563 WWW.PLAYLSI.COM	3A.2.1
12	PLAY EQUIPMENT - RHAPSODY TONGUE DRUM #250341 NICK BRANTYAN - NICK@PLAYPROS.COM T.260.403.7563 WWW.PLAYLSI.COM	3A.2.1
13	PLAY EQUIPMENT - RHAPSODY DITTY METALLOPHONE #228212 NICK BRANTYAN - NICK@PLAYPROS.COM T.260.403.7563 WWW.PLAYLSI.COM	3A.2.1
14	PLAY EQUIPMENT - RHAPSODY PENTATONIC SCALE VIOLA CHIMES #25174 NICK BRANTYAN - NICK@PLAYPROS.COM T.260.403.7563 WWW.PLAYLSI.COM	3A.2.1
15	PLAY EQUIPMENT - RHAPSODY CASCATO BELLS #251343 NICK BRANTYAN - NICK@PLAYPROS.COM T.260.403.7563 WWW.PLAYLSI.COM	3A.2.1
16	ADD ALTERNATE #1 CONCRETE PLAY STATUE BY GCP #253046 - COLOR: NATURAL, FINISH: CRAFTSMAN ETCH INSTALL PER MANUFACTURER'S RECOMMENDATION WWW.GCP-CORP.COM T.951.256.3228	3A.2.1
17	ADD ALTERNATE #2 REMOVE EXISTING SIDEWALK AND REPLACE WITH 6" CONCRETE CURB AND 5' WIDTH SIDEWALK ALONG 7th STREET EDGE	3A.2.1
18	ADD ALTERNATE #3 REMOVE EXISTING TIMBERS AT ASPHALT EDGE, ADD CONTAINMENT CURB AROUND EXISTING ASPHALT PARKING LOT.	3A.2.1

CONTRACTOR TO ENSURE POSITIVE DRAINAGE ON ALL PAVED AREAS. MAINTAIN 2% MAX. SLOPE, TYP. CONTACT LANDSCAPE ARCHITECT WITH ANY ISSUES ESTABLISHING POSITIVE DRAINAGE.



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610 Main Street  
Lapel, IN 46051

PROJECT  
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CONSULTANTS  
*Inerior Design*  
**WM Architecture**  
Indianapolis, IN 46202  
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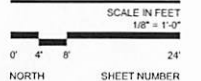


ISSUED  
April 19, 2024  
REVISIONS

No.	Date	Issue
01	2024.04.19	ISSUE FOR BID
	2024.05.10	ADDENDUM #1
	2024.07.18	RFP #1
	2024.09.10	REVISION 1
	10.6.25	

CHECKED BY: MJM  
DRAWN BY: MJJA

SHEET TITLE  
**Materials Plan**





ISSUED  
April 19, 2024

No	Date	Issue
	2024.04.19	ISSUE FOR BIDDING
01	2024.05.10	ADDENDUM #1
	2024.07.18	RFP #1
	2024.09.10	REVISION 1

CHECKED BY  
MJM

DRAWN BY  
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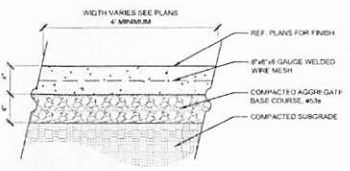
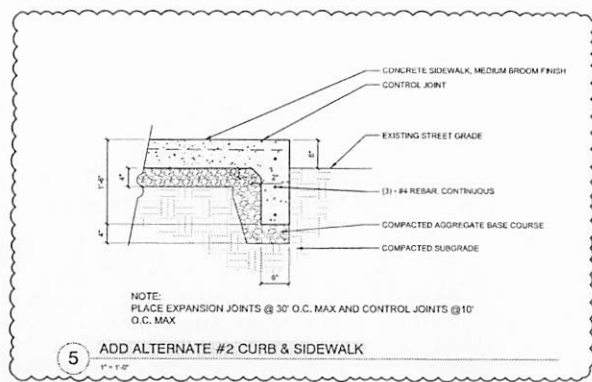
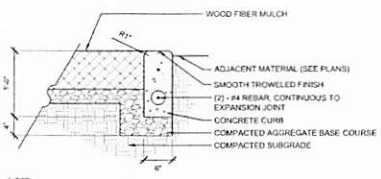
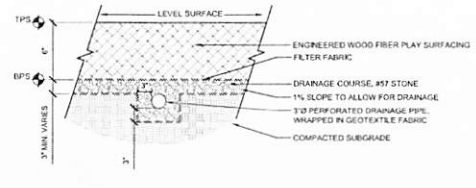
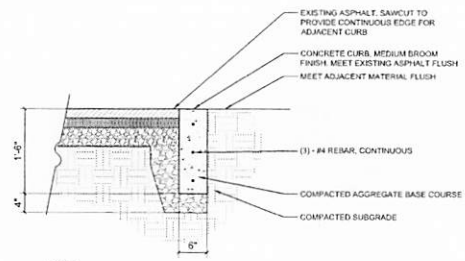
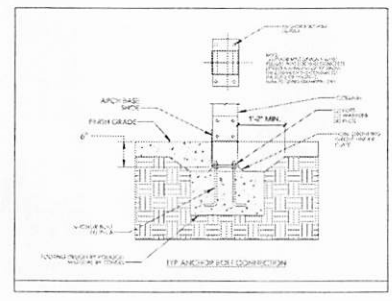
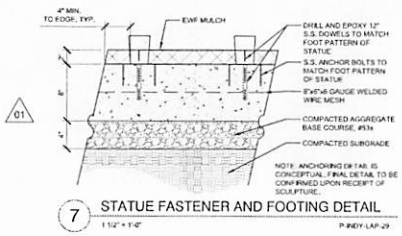
SHEET TITLE  
**Details**

SCALE IN FEET  
as noted

NORTH

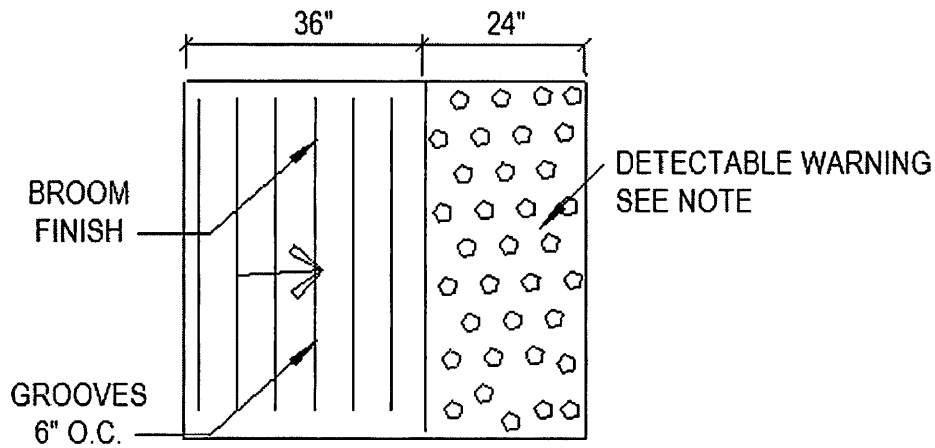
SHEET NUMBER  
**L2.1**

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ADA ACCESSIBILITY GUIDELINES:  
4.29.2 DETECTABLE WARNINGS ON  
WALKING SURFACES

DETECTABLE WARNINGS ON WALKING SURFACES.  
DETECTABLE WARNINGS SHALL CONSIST OF RAISED  
TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9  
IN. (23mm), A HIEGHT OF NOMINAL 0.2 IN. (5mm)  
AND A CENTER TO CENTER SPACING OF NOMINAL 2.35  
IN. AND SHALL CONTRASTS VISUALLY WITH ADJOINING  
SURFACES, EITHER LIGHT - ON DARK, OR DARK ON  
LIGHT. DOMES TO BE PAINTED WHITE, MATCH STRIPING.  
DETECTABLE WARNINGS SHALL  
BE STYLE AS SELECTED BY OWNER  
DIMENSION IS BASED UPON 1" PER 12" SLOPE



TRUCATED DOME ADA HANICAP SIDEWALK DETAIL 10-9-24