

Application for PLAN REVIEW
CITY OF FISHERS
General Instruction Sheet

1. A pre-filing conference is required for all petitions. An appointment must be made to discuss the petition prior to being allowed to file for plan review. This conference must occur within 90 days of filing for plan review. An application for plan review will not be considered to be filed until this item is complete.
2. All responses on the application form must be legible. See application within this packet. The petitioner is responsible for submitting all required plans and forms, along with necessary review fees, to the Development Department on or by the filing date.
4. The petitioner is responsible for submitting the required plans and forms to TAC member agencies not a part of the City of Fishers.
5. Technical Advisory Committee meetings are generally held on the last Thursday of each month. They begin at 9:00 AM and are held at the Fishers City Hall in the auditorium. The petitioner or a representative must be present at this meeting.
6. If you have any questions regarding this application procedure, please contact the Department of Community Development at (317) 595-3120.

REQUIRED PROCEDURAL STEPS

The Department of Community Development will determine which review process is appropriate for each petition. This is usually determined as part of the pre-filing conference. The following steps must be completed prior to the petition receiving Plan Commission and/or Staff approval. It is the responsibility of the petitioner to become familiar with and ensure the process is completed. Failure to complete the required steps may delay the approval process.

Pre-filing Conference:

- Required as a component of all plan reviews.
- Petitioner schedules a meeting with staff, provides 2 copies of preliminary plan and designates a contact person. Staff has 10 days to review plans and make recommendations prior to filing the petition.
- Petitioners are provided information on all relevant codes, given TAC contact information, and informed of fees and deadlines.

Filing:

- Filing date established annually, but is generally the first business day of each month. All forms of filing identified by Staff at pre-filing conference must be present.
- Plan Commission docket number assigned.
- Fees must be paid at the time of filing.
- Copies of plans must be provided to all TAC **applicable** agencies on or before the filing deadline with the Development Department.

Fees:

- *Zoning ordinance amendment*
 - Text/Commitment Change \$1,000 (+ public notice fees)
 - Zoning Map Change \$1,000 (+ public notice fees)
 - PUD \$1,000 (+ public notice fees)
 - PUD Text Amendment \$1,000
- *Primary Plat or Preliminary Plan / Detailed Development Plan*
 - 1- and 2-family \$900 (+ public notice fees)
 - PUD \$1,200 + \$30/unit (+ public notice fees)
 - Multi-family (more than two units attached) \$1,300 (+ public notice fees)
 - Commercial, industrial \$1,300 (+ public notice fees)
 - Plat Vacation \$500
 - Subdivision Waiver \$350
- *Secondary Plat or Final Plan*
 - 1- and 2-family \$350 (+ applicable inspection & recording fees)
 - Multi-family (more than two units attached) \$600 (+ applicable inspection & recording fees)
 - Commercial, Industrial & PUD mixed use \$600 (+ applicable inspection & recording fees)
 - Planned Unit Development (PUD) \$1,200 + \$30/unit (+ applicable inspection & recording fees)
- *Subdivision Improvement Permit*
 - 1- and 2- family \$600 + applicable inspections
 - Multi-family (more than two units attached) \$600 + applicable inspections
- *Improvement Location Permit/Commercial* \$1,500
- *Minor ILP/Commercial* \$230
- *Engineering (These fees to be paid separately from the fees noted above)*
 - Improvement Location Permit (ILP) \$2500 (submit as two checks: \$1325 and \$1175)
 - ILP with Secondary Plat \$2850 (submit as two checks: \$1675 and \$1175)
 - Subdivision Improvement Permit (SIP) \$2550 (submit as two checks: \$1425 and \$1125)
 - SIP with Secondary Plat \$2900 (submit as two checks: \$1775 and \$1125)
 - Primary Plat / Detailed Development Plan \$550
 - Secondary Plat \$350
 - Minor ILP \$430
 - Digital Record Drawing Review \$600 (paid at the time of Record Drawing submittal)

Public Notice:

- Development Plan and Primary Plat approvals and Rezone requests require Public Notice be provided to all interested parties and published in a newspaper of general circulation a minimum of 15 days prior to the Plan Commission Hearing. The petitioner is responsible for fulfilling this requirement.
- The petitioner must submit the adjoining list obtained from the Auditor's office along with proof of mailing and newspaper publication. These submittals are due to the Community Development Department prior to the public hearing meeting date.

Technical Advisory Committee (TAC):

- All petitions are subject to review by TAC. Issues identified at TAC can and may delay the proposal's appearance before the Plan Commission.

Public Hearing:

- All proposals subject to Development Plan Review and Primary Platting and Rezone requests must undergo a public hearing at the Plan Commission ([Notice of Public Hearing, Plan Commission](#)).

Submit Plan Commission Material:

- Applicant must furnish **two (2)** copies of the plat and revised TAC documents with any necessary revisions in a format no larger than 11" X 17" and **two (2)** copies of any additional information you would like distributed to the Plan Commission members. Copies must be submitted two weeks before the meeting date. **An electronic version of all documents also needs to be provided.**

Submit City Council Material (only for projects that go to City Council):

- Applicant must furnish **two (2)** copies of project information such as: a summary of the petitioner's request, site map, ordinance (if applicable), legal description and other relevant project information. Copies must be submitted two weeks before the meeting date. **An electronic version of all documents also needs to be provided.**



PLAN REVIEW APPLICATION Department of Development

Docket No. _____

APPLYING FOR:

- Primary Plat Secondary Plat Rezone
- Text Amendment Construction Plan (ILP/SIP) Development Plan Review

Pre-Filing Conference with (Staff Contact): _____ Date: _____

PREVIOUS DOCKET NUMBERS

Rezone: _____ Primary Plat: _____ Secondary Plat: _____
 Development Plan: _____ Variances: _____ Text Amendment: _____

APPLICANT'S NAME: _____ EMAIL: _____

COMPANY NAME: _____

APPLICANT'S ADDRESS: _____

TELEPHONE #: _____ FAX #: _____

PROJECT NAME: _____ SUBDIVISION NAME: _____

PROPERTY ADDRESS: _____

PARCEL/TAX ID #(s): _____

CURRENT ZONING DISTRICT: _____ PROPOSED ZONING DISTRICT: _____

AREA (acres): _____ NUMBER OF LOTS: _____ MILES OF STREET: _____

SQ. FT. OF PROPERTY: _____ SQ. FT. OF BUILDING: _____

SQ. FT. OF DISTURBED AREA: _____ ARE YOU SEEKING WAIVER(S)? YES NO

SQ. FT. OF IMPERVIOUS AREA: _____ (If yes, please fill out Waiver Request Form.)

PROJECT ENGINEER/ARCHITECT: _____ EMAIL: _____

COMPANY NAME: _____

COMPANY ADDRESS: _____

TELEPHONE #: _____ FAX#: _____

CERTIFICATION: I hereby certify that I have the authority to make the above application, that the application is correct, and that any construction, reconstruction, enlargement, relocation, or alterations of structures, or any changes of use of land or structures requested by this application will comply and conform to all applicable laws of the State of Indiana and Ordinances of the City of Fishers adopted under the authority of Public Law 178, Acts of 1979, General Assembly, State of Indiana. I further certify that the construction will not be used until proper certificates of completion and compliance are issued by the Department of Development, Fishers, Indiana.

Signature of Owner/Authorized Agent

Date

Printed Name

Subscribed and sworn before me, this _____ day of _____, 20____.

Notary Public

Printed Name

My Commission expires _____

My County of residence _____

NOTICE REQUIREMENTS

The Applicant is responsible for giving appropriate notice of his/her request by: (a) mailing notice to neighboring landowners and; (b) publishing in the required local newspaper. Persons who are to be notified by mail include all property owners on adjacent parcels of land surrounding the subject property to a depth of two (2) property ownerships, but not exceeding 660 feet from the subject property. When the property abuts or includes a county line, all property owners in the adjacent county on adjacent parcels of land surrounding the subject property must also be noticed to a depth of two (2) property ownership's (not exceeding 660 feet). In addition, the adjoining list must be requested for the entire subject property including surrounding property that is owned in part or in full by the subject property owner.

A list of adjacent property owners may be obtained from the Hamilton County Auditor:

Office of Transfers and Mapping
33 North 9th Street
Noblesville, IN 46060
(317) 776-9624

1. Proof of Mailing:

- a. All interested parties must be served notice of your Plan Commission public hearing via first class mail. In addition, the petitioner must provide proof of public notice by Certificate of Mailing.
- b. Notification by mail shall include the common address, a legal description with a map or aerial photo identifying the subject parcel, and the City of Fishers' web site address.

2. Newspaper Publication:

Notice must be published in the following newspaper at least fifteen (15) days prior to the Plan Commission hearing. Please contact the newspaper for their legal advertising deadlines.

The Times
641 Westfield Road
Noblesville, IN 46060
legals@thetimes24-7.com
Phone: (765) 361-0100

PROJECT CHECK LISTS

All petitions require the following plan information to be submitted on or before the filing date. Provide five (5) sets of plans plus an electronic copy of all information.

- Legal description of property
- Scale, north arrow, legend
- Zoning classification of property. Boundaries for districts within a Planned Unit Development
- Area map showing location of all adjacent roads, railroads, waterways, parks, schools, etc.
- All lot and setback lines with dimensions
- All existing and proposed street access locations, dimensions, and turn radii
- Location and size of existing and proposed utilities
- Location of existing and proposed fire hydrants
- Identify all existing structures (buildings, signs, etc.) and note whether they will remain or be removed
- Property pre- and post-construction topography
- All recorded and proposed easements and full rights-of-way on all interior and perimeter roadways (Indicate whether public or private)
- Construction Plan Base Drawing in .DWG format on City GIS coordinates
- Stormwater Pollution Prevention Plan (included in the construction plan set)
- Drainage Report (1 copy)
- State Rule 5 Notice of Intent (NOI) Form (1 copy)
(http://www.in.gov/idem/5157.htm#owq_stormwater)
- Operation & Maintenance (O&M) Manual (Post Construction Best Management Practices (BMP)) (1 copy)
- Registered engineer or surveyor's signature, seal, and date
- Additional information as required by petition type. (See next page.)

Improvement Location Permit and Development Plan Review

- Proof of legal lot establishment (i.e., warranty deed, legal survey)
- Existing and proposed building dimensions and locations. Indicate all building entrances/exits
- Proposed four (4) sided building elevations, including all accessory structures.
- Street intersection details
- Complete landscaping plan
- Complete parking plan showing all lots, number of spaces with dimensions, a chart showing number required and provided, shared parking agreements
- Complete construction plans including City of Fishers Standard Construction Details (full size, attached to plan set)
- Complete photometric plan with fixture details and specifications
- Traffic control plan
- ALTA survey, if required by Staff
- Free standing signage location. Staff may also require sign design details.

Primary Plat, Minor Plat, or Record Plat

- Subdivision type
- Proposed name of subdivision and street names, along with total street miles of new public streets
- Layout and total number of lots showing dimensions, lot number, and square footage
- Parcels to be dedicated or reserved for public use
- Flood plain location(s)
- Total acreage of open space provided
- Request for Waiver form (if applicable)

Secondary Plat (Subdivision Location Permit), or Replat

- Commitment language
- Covenants and restrictions
- Certification
- Registered land surveyor's certificate
- Certificate of plan commission approval

Rezone and Text Amendments

- Proposed zoning ordinance
- Conceptual site and development plans
- Commitments
- Property owner's authorization

**CITY OF FISHERS ADVISORY PLAN COMMISSION
SUBDIVISION WAIVER REQUEST**

This attachment must be completed if the applicant is requesting a waiver or waivers from any subdivision development standard contained in Article 7 of the City of Fishers Unified Development Ordinance. This must be submitted with a Primary Plat application. *A separate fee of \$350 for the waiver is required in addition to the Primary Plat fees.*

Docket No. _____ Date Received: _____

Contact Person: _____ Telephone No. _____

Fax No. _____ Email: _____

Address: _____

PROJECT NAME: _____

PROJECT ADDRESS: _____

APPLICANT NAME: _____

Land Owner

ADDRESS: _____

TELEPHONE: _____

Section (Section Number, Page, Item) of Article 7 of Unified Development Ordinance for which waiver is being requested:

State explanation of why waiver is being requested:

State reasons supporting waiver request:

Present zoning: _____

Signature of Property Owner

Technical Advisory Committee

<p>FISHERS DEPARTMENT OF COMMUNITY DEVELOPMENT KEVIN STOTTS / ADAM ZAKLIKOWSKI / DALE DAVIS 1 Municipal Drive Fishers, Indiana 46038 (317) 595-3120 (317) 595-3134 Fax <i>Submit 5 Sets Of Plans</i></p>	<p>NINESTAR CONNECT ERIC MEYER (317) 323-2074 2243 East Main Street Greenfield, Indiana 46140 EMEYER@NINESTARCONNECT.COM</p>	<p>FISHERS DEPARTMENT OF ENGINEERING LAURA McCLURE 1 Municipal Drive Fishers, Indiana 46038 (317) 595-3166</p>
<p>A & F ENGINEERING, INC. STEVE FEHRIBACH City Traffic Consultant 8365 Keystone Crossing, Suite 201 Indianapolis, Indiana 46240 (317) 202-0864 (317) 202-0908 FAX sfehrbach@af-eng.com</p>	<p>CITIZENS ENERGY GROUP DUANE WHITING JOHN HAVARD (Environmental issues) MARK SHOCKLEY (Private/Fire lines) 2150 Dr. Martin Luther King Jr. Street Indianapolis, Indiana 46202 (317) 263-6418 (Duane)/(317) 693-8716 (John) dwhiting@citizensenergygroup.com jhavard@citizensenergygroup.com mshockley@citizensenergygroup.com</p>	<p>COMCAST MATT STRINGER 5330 E. 65th Street Indianapolis, IN 46220 (317) 774-3384 (317) 219-5090 FAX matthew_stringer@comcast.com</p>
<p>SAMCO / HAMILTON SOUTHEASTERN UTILITIES, INC. THOMAS KALLIO 11901 Lakeside Drive Fishers, Indiana 46038 (317) 577-1150 (317) 577-3462 FAX tkallio@samcoinc.us</p>	<p>INDIANA-AMERICAN WATER COMPANY NEAL McKEE 835 Wayne Street Noblesville, Indiana 46060 (317) 773-2497 ext. 4402 (317) 773-2862 FAX neal.mckee@amwater.com</p>	<p>AT&T BRIAN WENTE 240 N Meridian Street 2nd Floor, Room 280 Indianapolis, Indiana 46204 (317) 252-4222 bw1917@att.com</p>
<p>DUKE ENERGY JESSICA HERRINGTON 100 South Mill Creek Road Noblesville, Indiana 46060 (317) 776-5365 (317) 776-5330 Fax jessica.herrington@duke-energy.com</p>	<p>HAMILTON COUNTY SURVEYOR STEVE CASH One Hamilton County Square Suite 188 Noblesville, Indiana 46060 (317) 776-8495 (317) 776-9628 FAX surveyor@hamiltoncounty.in.gov</p>	<p>HAMILTON COUNTY HIGHWAY DEPARTMENT DAVID LUCAS 1700 S. 10th Street Noblesville, Indiana 46060 (317) 773-7770 (317) 776-9814 FAX david.lucas@hamiltoncounty.in.gov <i>Submit Drainage Calculations</i></p>
<p>VECTREN JOANIE CLARK 16000 Allisonville Road Noblesville, Indiana 46061 (317) 776-5532, (317) 776-5553 FAX Mailing Address: P.O. Box 1700 Noblesville, Indiana 46061 jlclark@vectren.com</p>	<p>EMBARQ/CENTURY LINK DAVID MEYERS 50 North Jackson Street Franklin, Indiana 46131 (317) 736-4863 / (317) 738-4707 FAX david.meyers@centurylink.com</p>	

ALL PLANS TO BE DISTRIBUTED BY THE APPLICANT



CITY OF FISHERS
DEPARTMENT OF DEVELOPMENT
 One Municipal Drive Fishers, Indiana 46038-1574
 317-595-3120 • Fax: 317-595-3134

**Sewer Fee
 Calculation Request**

INSTRUCTIONS:

- (1) Complete every part of this form. This request will be denied if any part is left blank.
- (2) Submit a site plan.
- (3) Either type or print all information in ink.

1. LOCATION OF PROPOSED ACTIVITY

Project: _____

Address: _____

Parcel ID: _____

2. OWNER OF PREMISES WHERE PROPOSED ACTIVITY WILL TAKE PLACE

Name: _____

Address: _____

Phone: _____

Fax: _____

Contact Person: _____

3. CERTIFICATION

I hereby certify that I have the authority to make the foregoing application, that the application and accompanying site plan is correct. I further affirm by signature and under the penalties for perjury that the foregoing representations are true.

 Signature of Owner/Authorized Agent

4. PROJECT INFORMATION

a. Land Use Description
 Identify any existing or proposed land uses or any expansion/addition of existing uses (Please be specific)

b. Project Size/Area
 Indicate the square footage or proposed buildings or structures. Specify square footage dedicated to individual activities within the site/buildings.

c. Number of Employees & Employees per Shift.
 Indicate the total number of employees to be located at the proposed site. Include existing and future employee totals. Indicate the number of shifts per day.

d. Miscellaneous
 List the number of seats (if restaurant), number of chairs (if dental), number of exam rooms (if medical use).

FOR OFFICE USE ONLY

APPLICABLE FEE: (EDU'S) _____ X \$100.00 = _____

AVAILABILITY FEE: (EDU'S) _____ X \$2,400.00 = _____

CONNECTION FEES: (EDU'S) _____ X \$250.00 = _____

TOTAL SEWER CHARGES= _____

Calculations made by: _____ Date: _____



CITY OF FISHERS
 DEPARTMENT OF DEVELOPMENT
 One Municipal Drive • Fishers, Indiana 46038
 317-595-3120 • Fax: 317-595-3134

ROAD / BRIDGE IMPACT FEE ESTIMATE REQUEST

- INSTRUCTIONS:**
1. Complete all parts of this form. This request cannot be processed if any part is left blank.
 2. Submit proposed site plan and floor plan with this request.
 3. Either type or print all information in ink.

In addition to information identified on the project site plan, the Town of Fishers requests the following supplemental information for purposes of calculating a Road/Bridge Impact Fee estimate for the project referenced below. In accordance with local ordinances #062110 and #062110A, if any of the PROJECT INFORMATION below is modified or changed, the impact fee may be adjusted to reflect the change. In accordance with I.C. 36-7-4-1321, the rates adopted by the Town reflect or include an adjustment for Impact Deductions and Nonlocal Revenues.

1. LOCATION OF PROPOSED ACTIVITY:

ADDRESS: _____

LOT #: _____ ZONING: _____

SUBDIVISION: _____

Present Use of Property: _____

Previous Use of Property: _____

2. OWNER OF PREMISES WHERE PROPOSED ACTIVITY WILL TAKE PLACE:

NAME: _____

ADDRESS: _____

PHONE: _____ FAX: _____

EMAIL: _____

3. PROJECT INFORMATION:

A. Land Use Description: Identify any existing or proposed land uses or any expansion/addition of existing uses (please be specific).

B. Project Size/Area: Indicate the acreage of the entire project site and the square footage of all existing and proposed buildings and structures. Specify square footage dedicated to individual activities within the site/buildings.

C. Number of Employees: Indicate the total number of employees to be located at the proposed site. Include existing and future employee totals.

D. Hours of Operation: List the hours of general operation, including anticipated deliveries or other site support services.

4. CERTIFICATION: I hereby certify that I have the authority to make this application, that the application and accompanying site plan are correct. I further affirm by signature and under the penalties for perjury that the above representations are true. I understand that any Impact Fee estimate provided by the Town of Fishers based on the above information is not a quote and I will be responsible to pay the charges, rates and fees in effect at the time of permitting. I understand that all fees are subject to change without prior individual notice.

 Signature of Owner/Authorized Agent

 Date

- FOR OFFICE USE ONLY -

Applicant will pay in full when picking up permits Expected credits of _____ (number of trips)

Applicant would like a three year Payment Plan (only available if your payment is \$5,000 or more)

Applicant will be appealing the Impact Fee, pay the \$100 Appeal Fee and complete an Appeal Application within 30 days of issuance date of applicable permit.

Integrated Center Trip Generation Calculation = _____

Scanned and sent with aerial Road Impact Fee per Trip = _____

Vacant Total Road Impact Fees = _____

Bridge Impact Fee per Trip = _____

Total Bridge Impact Fees = _____

Calculation made by: _____ Date: _____ **ESTIMATED TOTAL FEES: \$ _____**

City of Fishers
Application for Stormwater Permit
(to be completed by Applicant)

Project Name:

General Location:

File Number:

Date Completed:

1. Application Fee

Applicant will be notified of the application fees after assessment of the plan submittal.

2. Notice of Intent

Completed Draft Notice of Intent (Final NOI submitted after SWPPP approval)-- State Form #47487

3. Construction Plans

Title sheet which includes location map, vicinity map, operating authority, design company name, developer name, and index of plan sheets.

A copy of a legal boundary survey for the site, performed in accordance with Rule 12 of Title 865 of the Indiana Administrative Code or any applicable and subsequently adopted rule or regulation for the subdivision limits, including all drainage easements and wetlands.

A reduced plat or project site map showing the parcel identification numbers, the lot numbers, lot boundaries, easements, and road layout and names. The reduced map must be legible and submitted on a sheet or sheets no larger than eleven (11) inches by seventeen (17) inches for all phases or sections of the project site.

An existing project site layout that must include the following information:

A topographic map of the land to be developed and such adjoining land whose topography may affect the layout or drainage of the development. The contour intervals shall be one (1) foot when slopes are less than or equal to two percent (<2%) and shall be two (2) feet when slopes exceed two percent (>2%). All elevations shall be given in either National Geodetic Vertical Datum of 1929 (NGVD) or North American Vertical Datum of 1988 (NAVD). The horizontal datum of topographic map shall be based on Indiana State Plane Coordinates, NAD83. The map will contain a notation indicating these datum information.

a) If the project site is less than or equal to two (2) acres in total land area, the topographic map shall include all topography of land surrounding the site to a distance of at least one hundred (100) feet or to a distance which is deemed acceptable for assessing offsite drainage considerations as determined by the city engineer.

b) If the project site is greater than two (2) acres in total land area, the topographic map shall include all topography of land surrounding the site to a distance of at least two hundred (200) feet or to a distance which is deemed acceptable for assessing offsite drainage considerations as determined by the city engineer..

Location, name, and normal water level of all wetlands, lakes, ponds, and water courses on or adjacent to the project site.

Location of all existing structures on the project site.

One hundred (100) year floodplains, floodway fringes, and floodways. Please note if none exists.

Identification and delineation of vegetative cover such as grass, weeds, brush, and trees on the project site.

Location of storm, sanitary, combined sewer, and septic tank systems and outfalls.

Land use of all adjacent properties.

Identification and delineation of sensitive areas such as wetlands, streams, waterbodies, tree conservation areas, etc..

The location of regulated drains, farm drains, inlets and outfalls, if any of record.

Location of all existing cornerstones within the proposed development and a plan to protect and preserve them.

A grading and drainage plan, including the following information:

All information from the existing site layout items listed above

Location of all proposed site improvements, including roads, utilities, lot delineation and identification, proposed structures, and common areas.

	One hundred (100) year floodplains, floodway fringes, and floodways. Please note if none exists.
	Delineation of all proposed land disturbing activities, including off-site activities that will provide services to the project site.
	Information regarding any off-site borrow, stockpile, or disposal areas that are associated with a project site, and under the control of the project site owner.
	Existing and proposed topographic information at a contour interval appropriate to indicate drainage patterns.
	Location, size, and dimensions of all existing streams to be maintained, and new drainage systems such as culverts, bridges, storm sewers, conveyance channels, and 100-year overflow paths/ponding areas shown as hatched areas, along with the associated easements.
	Pipes and associated structures data, including sizes, lengths, and material
	Location, size, and dimensions of features such as permanent retention or detention facilities, including existing or manmade wetlands, used for the purpose of stormwater management. Include existing retention or detention facilities that will be maintained, enlarged, or otherwise altered and new ponds or basins to be built.
	Emergency flood routing path(s) and their invert elevations from detention facilities to the receiving system
	One or more typical cross sections of all existing and proposed channels or other open drainage facilities carried to a point above the 100-year high water and showing the elevation of the existing land and the proposed changes, together with the high water elevations expected from the 100 year storm under the controlled conditions called for by the ordinance, and the relationship of structures, streets, and other facilities
	A drainage summary, which summarizes the basic conditions of the drainage design, including site acreage, off-site/upstream acreage, allowable release rates, post-developed 10-year, and 100-year flows leaving the site, volume of detention required, volume of detention provided, and any release rate restrictions
	Arrows designating the direction of stormwater runoff
	Spot elevations appropriate to define elevations
	Utility plan sheet(s) showing the location of all existing and proposed utility lines for the project, including all available information related to the utilities, such as pipe size and material, and invert elevations
	Storm sewer plan/profile sheet(s) at a scale of 5 vertical and 50 horizontal showing the elevation, size, length, location of all proposed storm sewers. Existing and proposed ground grades, storm sewer structures elevations, and utility crossings also must be included. The actual correct datum (not an assumed one) must be used for the profile sheets and all pipe inverts, top of casting elevations, casting types, structure numbers, and pipe slopes clearly labeled.
	A 24-inch by 36-inch plat on the same sheet size used for recording, including the following information:
	Legal description.
	Cross reference to Rule 12.
	Regulated drain statement and table.
	Proposed subdivision landscape plans
	A copy of the subdivision covenants
	Any other information required by the City Engineer in order to thoroughly evaluate the submitted material.
4. Stormwater Drainage Technical Report	
	A summary report, including the following information:
	Description of the nature and purpose of the project.
	The significant drainage problems associated with the project.
	The analysis procedure used to evaluate these problems and to propose solutions.
	Any assumptions or special conditions associated with the use of these procedures, especially the hydrologic or hydraulic methods.
	The proposed design of the drainage control system.
	The results of the analysis of the proposed drainage control system showing that it does solve the project's drainage problems and that it meets the requirements of the ordinance and these standards. This must include a table summarizing, for each eventual site outlet, the pre-developed acreage tributary to each eventual site outlet, the unit discharge allowable release rate used, the resulting allowable release rate in cfs for the post-developed 10-year and 100-year events, pre-developed 2-year flow rates in cfs as well as pre- and post-developed flow rates for 10- and 100-year events. The worksheet provided in the City of Fishers Stormwater Technical Standards Manual as Table 6-1 should be filled and submitted as part of the report. Any hydrologic or hydraulic calculations or modeling results must be adequately cited and described in the summary description. If hydrologic or hydraulic models are used, the input and output

	files for all necessary runs must be included in the appendices. A map showing any drainage area subdivisions used in the analysis must accompany the report.
	Soil properties, characteristics, limitations, and hazards associated with the project site and the measures that will be integrated into the project to overcome or minimize adverse soil conditions.
	A narrative and photographic record of the condition of the downstream receiving system
	Identification of any other state or federal water quality permits that are required for construction activities associated with the owner's project site.
	Proof of Errors and Omissions Insurance for the registered professional engineer or licensed surveyor showing a minimum amount of \$1,000,000 in coverage.
	A Hydrologic/Hydraulic Analysis, consistent with the methodologies and calculation included in the [technical standards], and including the following information:
	A hydraulic report detailing existing and proposed drainage patterns on the subject site. The report should include a description of present land use and proposed land use. Any off-site drainage entering the site should be addressed as well. This report should be comprehensive and detail all of the steps the engineer took during the design process.
	All hydrologic and hydraulic computations must be included in the submittal. These calculations must include, but are not limited to: runoff curve numbers and runoff coefficients, runoff calculations, stage-discharge relationships, times-of-concentration and storage volumes.
	Copies of all computer runs. These computer runs must include both the input and the outputs. Electronic copies of the computer runs with input files will expedite the review process and is required to be submitted.
	A set of exhibits must be included showing the drainage sub-areas and a schematic detailing of how the computer models were set up.
	A conclusion which summarizes the hydraulic design and details how this design satisfies the Ordinance.

5. Stormwater Pollution Prevention Plan for Construction Sites

	Location, dimensions, detailed specifications, and construction details of all temporary and permanent stormwater quality measures.
	Soil map of the predominant soil types, as determined by the United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) Soil Survey, or as determined by a soil scientist. Hydrologic classification for soils should be shown when hydrologic methods requiring soils information are used. A soil legend must be included with the soil map.
	14-Digit Watershed Hydrologic Unit Code.
	An estimate of the peak discharge, based on the ten (10) year storm event, of the project site for post-construction conditions.
	Locations where stormwater may be directly discharged into groundwater, such as abandoned wells or sinkholes. Please note if none exists.
	Locations of specific points where stormwater discharge will leave the project site.
	Name of all receiving waters. If the discharge is to a separate municipal storm sewer, identify the name of the municipal operator and the ultimate receiving water.
	Temporary stabilization plans and sequence of implementation.
	Permanent stabilization plans and sequence of implementation.
	Temporary and permanent stabilization plans shall include the following:
	Specifications and application rates for soil amendments and seed mixtures.
	The type and application rate for anchored mulch.
	General construction sequence of how the project site will be built, including phases of construction.
	Construction sequence describing the relationship between implementation of stormwater quality measures and stages of construction activities.
	Location of all soil stockpiles and borrow areas.
	A typical erosion and sediment control plan for individual lot development.
	Self-monitoring program including plan and procedures.
	A description of potential pollutant sources associated with the construction activities, which may reasonably be expected to add a significant amount of pollutants to stormwater discharges.
	Material handling and storage associated with construction activity shall meet the spill prevention and spill response requirements in 327 IAC 2-6.1.
	Name, address, telephone number, and list of qualifications of the trained individual in charge of the mandatory stormwater pollution prevention self-monitoring program for the project site.

6. Post-Construction Storm Water Pollution Prevention Plan

	A description of potential pollutant sources from the proposed land use, which may reasonably be expected to add a significant amount of pollutants to stormwater discharges.
	Location, dimensions, detailed specifications, and construction details of all post-construction stormwater quality measures.
	A description of measures that will be installed to control pollutants in stormwater discharges that will occur after construction activities have been completed. Such practices include infiltration of run-off, flow reduction by use of open vegetated swales and natural depressions, buffer strip and riparian zone preservation, filter strip creation, minimization of land disturbance and surface imperviousness, maximization of open space, and stormwater retention and detention ponds.
	A sequence describing when each post-construction stormwater quality measure will be installed.
	Stormwater quality measures that will remove or minimize pollutants from stormwater run-off.
	Stormwater quality measures that will be implemented to prevent or minimize adverse impacts to stream and riparian habitat.
	An operation and maintenance manual for all post-construction stormwater quality measures to facilitate their proper long term function. This operation and maintenance manual shall be made available to future parties who will assume responsibility for the operation and maintenance of the post-construction stormwater quality measures. The manual shall include the following:
	Contact information for the BMP owner (i.e. name, address, business phone number, cell phone number, pager number, e-mail address, etc.). A statement that the BMP owner is responsible for all costs associated with maintaining the BMP.
	A right-of-entry statement allowing City personnel to inspect and maintain the BMP. This BMP shall be placed in a BMP or drainage easement. Specific actions to be taken regarding routine maintenance, remedial maintenance of structural components, and sediment removal. Sediment removal procedures should be explained in both narrative and graphical forms. A tabular schedule should be provided listing all maintenance activities and dates for performing these required maintenance activities.
	Site drawings showing the location of the BMP and access easement, cross sections of BMP features (i.e. pond, forebay(s), structural components, etc.), and the point of discharge for stormwater treated by the BMP. These drawings need to be submitted both in hard copy and in digital format acceptable to the City of Fishers.

MEMORANDUM

DATE: NOVEMBER 14, 2014

To: Developers

From: Jason Armour, Stormwater Engineer

Subject: Stormwater Utility Bills for Development Parcels

Description

All property owners within Fishers pay a quarterly or yearly utility fee for each parcel that they own according to the rate schedule below:

- Residential \$59.40 yearly
- Condo \$35.64 yearly
- Non-residential \$14.85 quarterly per 3,318 square feet of impervious surface
- Unimproved \$19.80 yearly

This means that developers that own large or small parcels of unimproved land (no matter how large or small) will only pay \$1.65 per month for that parcel. However, when a large parcel of land is split into multiple, smaller parcels (i.e. individual lots) the developer will then pay \$1.65 for each of those small parcels. At the point when these smaller parcels are converted to new homes or businesses and are issued their Certificate of Occupancies, these lots will pay the corresponding rate per the rate schedule above. For questions concerning the stormwater utility, please call 317-567-5056 or email stormwater@fishers.in.us