

DEV25-05 **1993 N State St, Thomas English Real Estate** requests approval of a **Development Plan** to remodel an existing retail location including the installation of a drive through with 2 lanes for a banking establishment on Lot 2 of the Wal-Mart Supercenter. Zoned CN Commercial North.

Exhibits:

1. **Proposed Development Plan file dated June 9, 2025**
2. **Proposed Elevations file dated April 2024**
3. **Sign Package file dated June 17, 2025**

Location and Surrounding Uses:



Aerial Map



Zoning Map

North	CN - Commercial North – Retail & Restaurant
South	CN - Commercial North – Restaurant
East	CN - Commercial North – Retail
West	CN – Commercial North – Retail & Restaurant

History:

The building on this site was built in approximately 2005 and has been a restaurant for the entirety of its use. The surrounding area has been further developed in the interim years with retail and restaurants, eventually being designated as “CN” or Commercial North Gateway zoning during the adoption of the UDO and rezoning of the city. Since the restaurant closed towards the end of 2023, it has sat unoccupied.

Current Development Plan Proposal

The current Development Plan Proposal is to remodel the location into 2 tenant spaces. The first and primary space will be occupied by a banking establishment. They have proposed a two-lane drive through on the east side of the building. One of the lanes will have a pneumatic tube system for teller interaction. The other lane will have only an ATM. The drive-through will have a total of 8 stacking spaces between the two lanes.

As part of this redevelopment of the site, the parking lot is being slightly redesigned. A connecting pedestrian path between the building and the sidewalk on State St is proposed and will require the removal of 2 spaces on the west end of the parking lot. The spaces adjacent to and facing the exit of the drive through will be rotated to angled spaces, requiring the removal

of 8 parking spaces. Finally, the drive through itself will require the removal of 9 spaces. In total, 18 parking spaces will be removed, bringing the new total number of parking spaces to 76.

Tech Review

Tech Review for this proposal was held on Tuesday June 3, 2025. There were very few comments from any of the various departments or utilities. This being an existing site, all utilities are already in place. The only item of concern was regarding the removal or abandonment of the grease trap, as this was previously a restaurant. The petitioner agreed to work with the appropriate departments to resolve that to their satisfaction during the remodeling process.

Access

There is already direct vehicular access to this site from the east via Melody Ln, which will remain unchanged. There is already indirect vehicular access to this site from the south via cross-parking-lot connections between this and the restaurants to the south. This will also remain unchanged. The current primary pedestrian entrance to the building faces north. The banking tenant will be using this same location as their primary entrance. The second tenant will have their primary pedestrian entrance along the west façade, facing State Road 9. The second tenant will also have access to the currently existing service entrance on the south façade, which will remain unchanged.

Pedestrian sidewalks surround the property on the north, east, and west sides within the rights-of-way. These will remain in place, but a connecting sidewalk will be installed to allow direct pedestrian access from the sidewalk along State Road 9.

Findings: Staff finds that this proposal adequately addresses both vehicular and pedestrian access to the site. Staff further finds that the installation of a sidewalk connector to State Road 9 is a welcome addition that enhances the walkability of the location.

Development Standards – CN (Commercial North)

Building Placement and Standards- Setbacks in the CN zoned districts have a front building setback requirement of 15' minimum and a 60' maximum, with a side and rear building setback requirement of 10' minimum. The 60' maximum can be waived if a 25' greenspace along the front property line is provided to accommodate parking. Building Height Maximum is 65'. Lot Coverage maximum is 70%.

Findings: The proposal does not fundamentally change the building as it relates to placements and setbacks. Staff finds that the location proposed for the drive through and ATM installation are within allowable areas for development on this site, generally. However, this location being a "Front Yard", it will require BZA approval for the locating of a drive through along this façade.

Landscaping- The Landscape Plan is a much more extensive and expansive Landscape Plan than was previously approved for this site. Per this proposed Landscape Plan, Petitioner shall replace all missing, damaged, or dead plants while adding additional trees, bushes, and grasses surrounding the property.

Findings: Staff finds that the new Landscape Plan will greatly enhance the area with greenery and beautification. Staff further finds that the screening between the property and the 3 sides with rights-of-way is more than adequate to ensure minimal impact on this or other sites.

Accessory Buildings- Accessory buildings and drive throughs are required to be on the side or rear yards of a property and follow the same setbacks as other buildings within the CN district. The proposal shows a screened dumpster enclosure and drive through to be located within the eastern yard facing Melody Ln. This would place both the dumpster enclosure and the drive through within a Front Yard and thus require BZA approval for each.

Findings: Staff finds that the location of both the drive through and dumpster to be appropriate both generally and specifically. State Road 9 is the primary road from a visibility perspective, so keeping both of these items on the opposite side of the building will reduce their visibility. That coupled with the extensive landscaping and screening makes for what Staff considers to be reasonable and appropriate locations for both items, assuming they receive approval from the BZA as mentioned.

Parking- Parking requirements for Commercial Retail locations call for 1 spot per 200 square feet of accessible space within the building. The building will remain unchanged in size at approximately 4,834 square feet. This makes a minimum parking requirement of 25 spaces, with an allowed maximum of 1.5 times that, giving a total maximum of 38 parking spaces. The site will be reducing the existing parking spaces down from 94 to 76. This is still twice the maximum allowed, per UDO code.

Findings: Staff finds that the reduction in parking spaces does not negatively impact this or any surrounding property or use. Staff finds that there is no current need to force the further reduction in existing parking spaces just to bring this site into alignment with current UDO required maximums. As such, Staff is supportive of this parking design both generally and specifically.

Signs- The UDO puts limits on the size, number, and location of signs allowed as they relate to the property's frontage to public streets as well as the size of the building's façade(s) and windows. Sign Package Reviews are generally conducted conceptually as part of Development Plan proposals. The specific details of the individual signs and their adherence to the requirements of the UDO are reviewed as part of the Sign Permit process, a separate administrative application and review process.

Findings: Staff has given the Sign Package provided by the Petitioner a cursory review and finds that the proposed signs are generally appropriate based on the site and UDO restrictions. Formal and detailed review of any proposed signs will need to be completed as part of the Sign Permitting process.

In General the Plan Commission must be satisfied that the development meets the following five premises:

1. **Compatibility with surrounding land uses-** The surrounding Land Uses are primarily Big Box retail stores and chain restaurants.

Findings: This area is zoned CN for the purpose of encouraging commercial development along this northern corridor. Staff finds this type of development compatible with the surrounding land uses.

2. **Utility availability-**

Findings: All appropriate utilities are available at the site.

3. Traffic Management that is favorable to health, safety, convenience, and the harmonious development of the community-

Findings: Staff finds that the proposed Development Plan does not negatively impact the ability of this or other properties, their customers, or their delivery drivers to operate normally and safely on, around, and through this property.

4. Vehicular and pedestrian circulation on-site, with appropriate tie-ins to adjacent public circulation systems -

Findings: Staff finds that there will be no negative impact on the ability of vehicles or pedestrians to navigate to, through, or around the site.

5. Compatibility of scale, materials, and style of improvements with the surrounding area. The style of the architecture of the buildings and structures proposed to be constructed shall be subject to the approval of the Plan Commission. The approval shall be based on the architectural style creating or continuing a unified design which will be in character and proper relationship to the surrounding areas.

Findings: The building itself will not be fundamentally changed from this perspective. Staff finds that the installation of a drive through with ATM is compatible with the auto-oriented nature of the surrounding businesses.

Staff Recommendation: Approve the Development Plan for a remodel an existing retail location including the installation of a drive through with 2 lanes for a banking establishment on Lot 2 of the Wal-Mart Supercenter, subject to the findings in the staff report and the following conditions:

1. All signs shall follow, adhere to, and be in compliance with UDO Sign Regulations including but not limited to those found in UDO Section 155.065.
2. Sign Permits will be required for temporary signs which exceed the allowances per UDO section 155.065.
3. All necessary Building and Sign Permits shall be applied for, reviewed, and require approval through normal means.
4. BZA Approval shall be obtained for the location of both the Screened Dumpster and Drive Through installations as indicated on the approved Development Plan for this petition.

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

"IT'S THE
LAW"
811

Know what's below.
Call before you dig.
2 WORKING DAYS BEFORE YOU DIG.

PROJECT:

**FIFTH THIRD
BANK**

PROJECT LOCATION:
1993 N. STATE ST.
GREENFIELD, INDIANA 46140
HANCOCK COUNTY
SECTION, TOWNSHIP, RANGE:
SW $\frac{1}{4}$, S29, T16N, R7E

CLIENT:

PETERSON ARCHITECTURE

298 S. 10TH ST. STE. 500
NOBLESVILLE, IN 46060

PLAN DATE: 4/29/2025

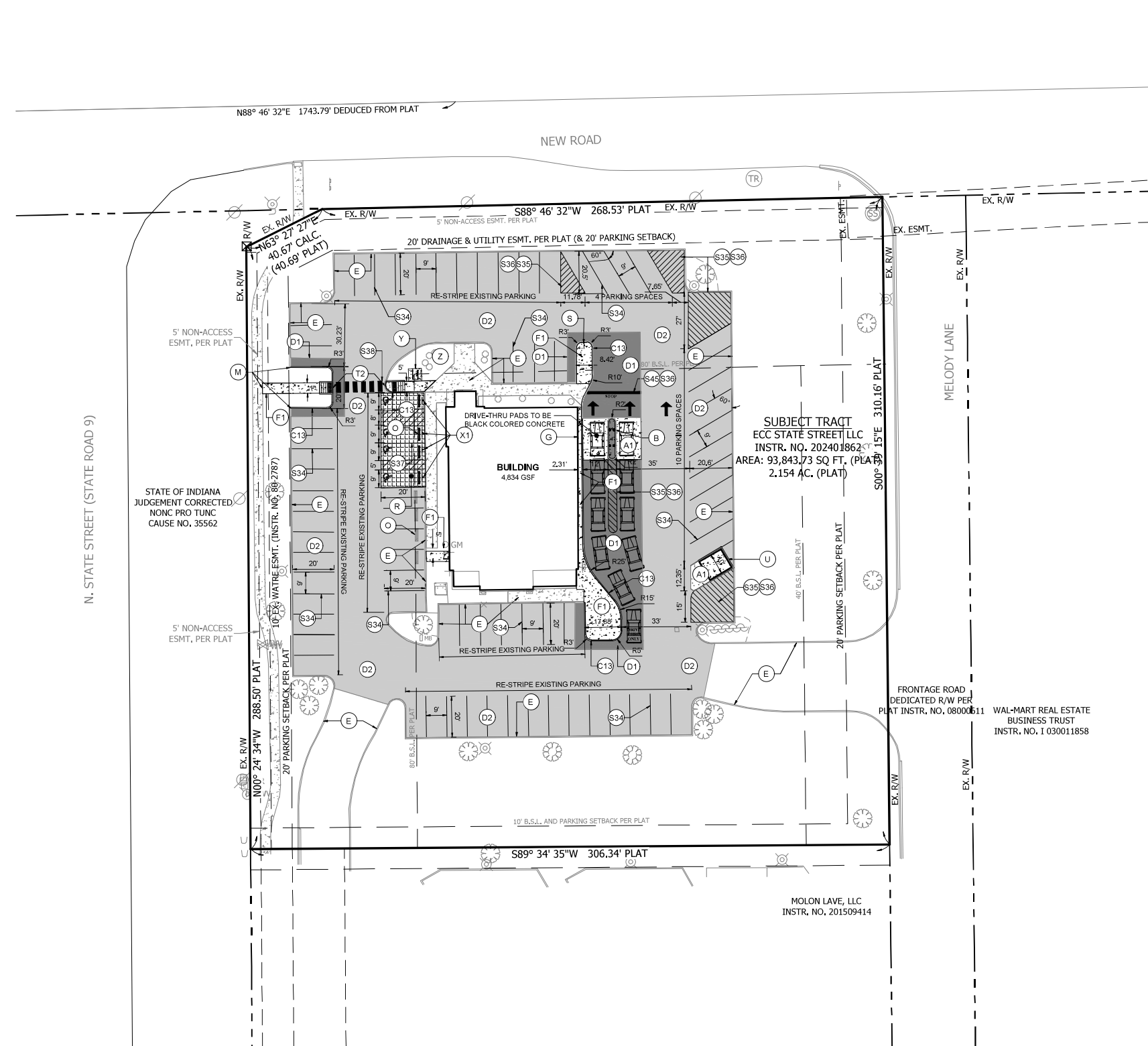
DESIGN: AF	CHECK: AF	DRAWN: KG
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PROJECT NO. 2411004

SHEET NAME

SITE PLAN

SHEET NO. **C201**



KEY NOTES:

A1 CONCRETE PAVEMENT

B BOLLARDS (CONCRETE)
(BOLLARD PLACEMENT DRAWN FOR REFERENCE ONLY, CONTRACTOR TO COORDINATE W/ ATM GROUP AND OWNERS VENDOR FOR ATM AND VAT BOLLARD LOCATION.)

C13 CONCRETE 6 INCH "STRAIGHT" CURB

D1 LIGHT DUTY ASPHALT PAVEMENT

D2 SEALCOAT EXISTING ASPHALT PAVEMENT

E EXISTING CURB / PAVEMENT / SIDEWALK TO REMAIN

F1 CONCRETE/CONCRETE WALK

G V.A.T. SYSTEM
(PLACEMENT DRAWN FOR REFERENCE ONLY, CONTRACTOR TO COORDINATE W/ PNEUMATIC TUBE SYSTEM VENDOR AND OWNER FOR FINAL PLACEMENT.)

L EXTERIOR LIGHTS, VERIFY FINAL LOCATION WITH PHOTOMETRIC PLAN.

M MATCH INTO EXISTING

O CONCRETE WHEEL STOP, TYPICAL.
(CONTRACTOR TO SALVAGE EXISTING BUMPERS AND RE-USE, IF POSSIBLE)

R 1.5 INCH ASPHALT MILL AND RESURFACE WITH 185 LBS / SYS OF HMA 9.5 MM SURF.
(SEE GRADING PLAN AND ADA DIAGRAMS FOR FINISHED GRADES AND SLOPES REQ'D, FOR ADA ACCESSIBILITY)

S "DO NOT ENTER" SIGN

S34 4 INCH SOLID WHITE PAVEMENT STRIPING (TYP.)

S35 4 INCH SOLID YELLOW PAVEMENT STRIPING (TYP.)

S36 PAVEMENT MARKING AS SHOWN

S37 ADA BLUE PAVEMENT STRIPING AND MARKINGS

S38 WHITE PAVEMENT CROSSWALK TRANSVERSE MARKING

S45 24 INCH STOP LINE PAVEMENT MARKING

T2 FLUSH CURB FOR RAMP TRANSITION

U DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)

X1 REMOVE AND REPLACE EXISTING SIGN PLAQUES. POLES SHALL REMAIN IF COMPLIANT WITH DETAILS ON C601.

Y BICYCLE PARKING

Z LANDSCAPE AREA



PLANTING SCHEDULE

The image shows the Fifth Third Bank logo, which consists of the words "FIFTH THIRD" stacked above the word "BANK" in a bold, sans-serif font. Below the logo, the address "1993 N. STATE ST. GREENFIELD, INDIANA 46140 HANCOCK COUNTY" is printed in a smaller, all-caps font. At the bottom, the text "SECTION, TOWNSHIP, RANGE: SW 1/4, S29, T16N, R7E" is displayed in a bold, sans-serif font.

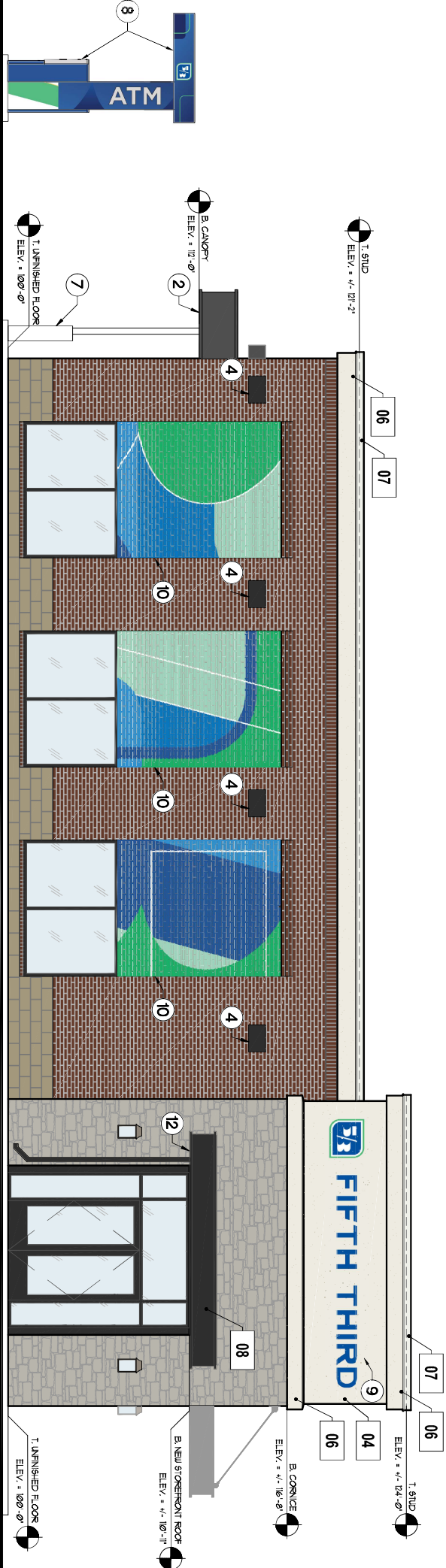
CLIENT:
PETERSON ARCHITECTURE
298 S. 10TH ST. STE. 500
NOBLESVILLE, IN 46060

PLAN DATE: 4/29/2025		
DESIGN: AF	CHECK: AF	DRAWN: KG
PROJECT NO. 2411004		
SHEET NAME LANDSCAPE PLAN		
SHEET NO. L101		

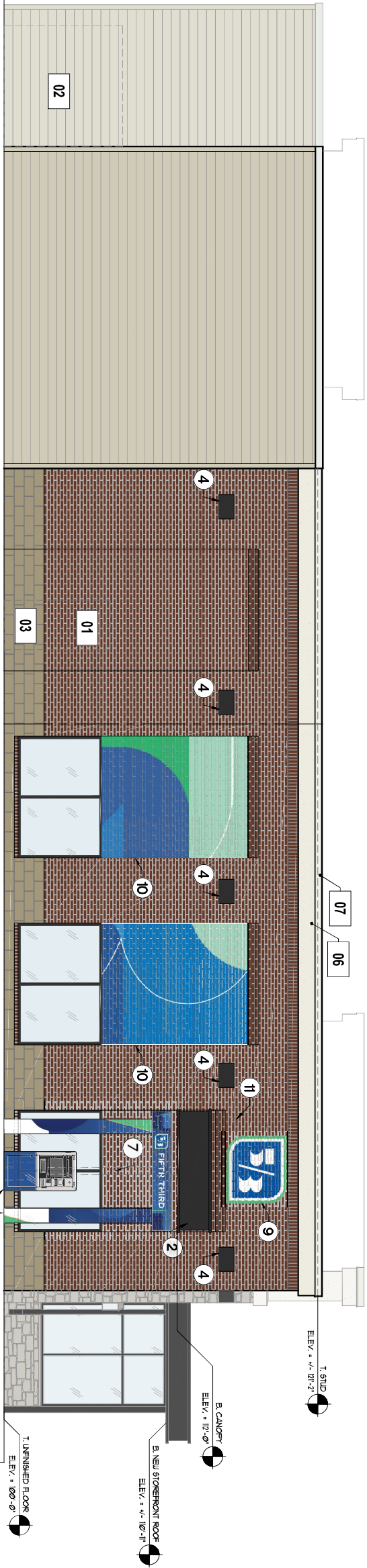
GENERAL NOTES / LEGEND:

"IT'S THE
LAW"
811
Know what's below.
Call before you dig.
2 WORKING DAYS BEFORE YOU DIG.

MATERIAL SCHEDULE		ELEVATION PLAN NOTES	
MARK	DESCRIPTION	MANUFACTURER/COLOR	
01	NEW BRICK	MATCH EXISTING	1 REMOVE EXISTING AWNING & REPLACE W/ NEW RETAIL AWNING. PATCH EXISTING WALL AS NEEDED.
02	NEW HORIZONTAL LAP SIDING	MATCH EXISTING	2 NEW DRIVE-THRU CANOPY TO MATCH NEW AWNING.
03	NEW SPILT FACE CMU	MATCH EXISTING	3 NEW WALL SCOFFERS MATCH EXISTING
04	NEW EPS SIDING	DRYVIT 60 SUPER WHITE	4 REPLACE EXISTING WALL PACE W/ NEW STYLE TED BY OWNER
05	NEW EPS SIDING	DRYVIT 31 GALL. GRAY	5 NEW STOREFRONT SYSTEM MATCH EXISTING FINISH AND HEIGHT.
06	NEW EPS CORNICE	DRYVIT 60 SUPER WHITE	6 NEW STOREFRONT SYSTEM ENTRY MATCH EXISTING FINISH.
07	NEW RETAIL CORNING	DM-C/LAD BONE WHITE	7 FUTURE TENANT PNEUMATIC TUBE SYSTEM.
08	NEW ACH PANEL	COLOR BLACK	8 FUTURE TENANT AIRT & AWNING.
			9 FUTURE SIGNAGE BY TENANT.
			10 FUTURE WALL GRAPHICS BY TENANT
			11 BRICK WORK AS SHOWN FOR FUTURE TENANT SIGNAGE
			12 REMOVE EXISTING AWNING & EXTEND VESTIBULE ROOF



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Noblesville, IN 46060
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petersonarchitecture.com

DAREN L. PETERSON
ARCHITECT
No. AR3500143

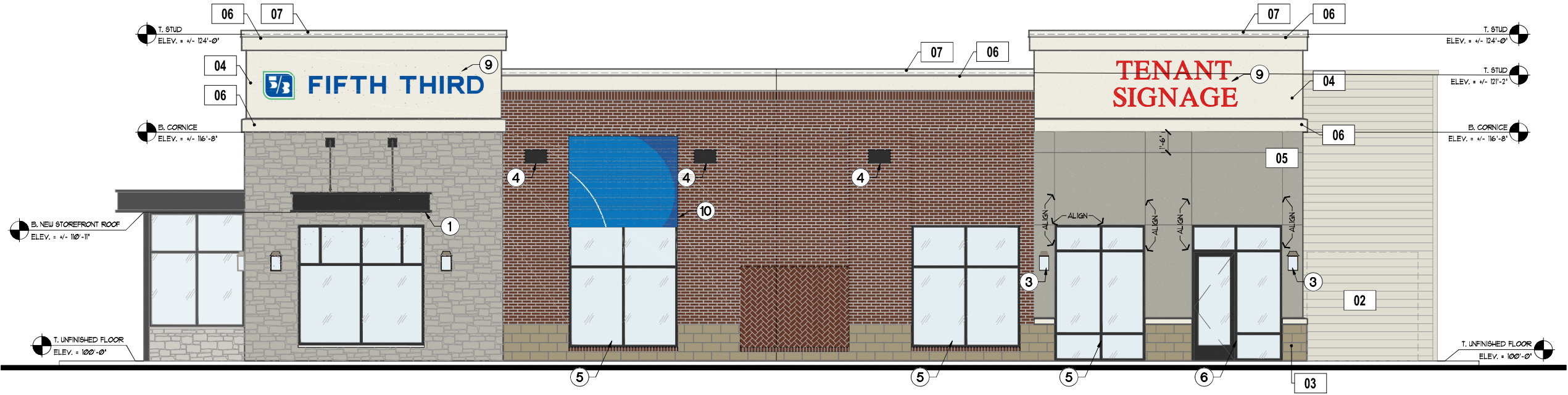
RENOVATION
GREENFIELD RETAIL
1933 N STATE STREET
GREENFIELD, INDIANA
THOMAS ENGLISH RETAIL REAL ESTATE

PERMIT SET	
MAY 6, 2025	
REVISIONS	
1. REGION	
2. DATE	
3. REGION	
4. REGION	
5. DATE	
PLOT DATE: 10/5-05-01	
DRAWN BY: C. SLODZIECK	
CHECKED BY: D. PETERSON	
PROJECT NUMBER: 24-0065	
ELEVATIONS	
A201	

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MATERIAL SCHEDULE		
MARK	DESCRIPTION	MANUFACTURER/COLOR
01	NEW BRICK	MATCH EXISTING
02	NEW HORIZONTAL LAP SIDING	MATCH EXISTING
03	NEW SPLIT FACE CMU	MATCH EXISTING
04	NEW EIFS SIDING	DRYVIT 101 SUPER WHITE
05	NEW EIFS SIDING	DRYVIT 101 GULL GRAY
06	NEW EIFS CORNICE	DRYVIT 101 SUPER WHITE
07	NEW METAL COPING	UNA-CLAD BONE WHITE
08	NEW ACM PANEL	COLOR: BLACK

ELEVATION PLAN NOTES	
①	REMOVE EXISTING AWINGS & REPLACE W/ NEW METAL AWNING. PATCH EXISTING WALL AS NEEDED.
②	NEW DRIVE-THRU CANOPY TO MATCH NEW AWINGS.
③	NEW WALL SCANCES. MATCH EXISTING
④	REPLACE EXISTING WALL. PATCH W/ NEW STYLE TBD BY OWNER.
⑤	NEW STOREFRONT SYSTEM. MATCH EXISTING FINISH AND HEIGHT.
⑥	NEW STOREFRONT SYSTEM ENTRY. MATCH EXISTING FINISH.
⑦	FUTURE TENANT PNEUMATIC TUBE SYSTEM.
⑧	FUTURE TENANT ATM & AWNING.
⑨	FUTURE SIGNAGE BY TENANT.
⑩	FUTURE WALL GRAPHICS BY TENANT
⑪	BRICK WORK AS SHOWN FOR FUTURE TENANT SIGNAGE
⑫	REMOVE EXISTING AWNING & EXTEND VESTIBULE ROOF



① WEST ELEVATION
SCALE: 1/4" = 1'-0"



② SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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f 317.770.9718
petersonarchitecture.com

RENOVATION
GREENFIELD RETAIL
1933 N STATE STREET
GREENFIELD, INDIANA
THOMAS ENGLISH RETAIL REAL ESTATE

PERMIT SET
MAY 6, 2025

REVISIONS:
① REVISION DATE
② REVISION DATE
③ REVISION DATE
④ REVISION DATE
⑤ REVISION DATE

PLOT DATE: 2025-05-01
DRAWN BY: C. SLODERBECK
CHECKED BY: D. PETERSON
PROJECT NUMBER: 24-0069

ELEVATIONS
A202

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FIFTH THIRD

Site #: K1110704
Site Name: North Greenfield, IN
Address: 1993 N. State St.
City State: Greenfield, IN 46140
Drawing Number: N/A

Created: 06/17/25

Revised: --

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NORTH ELEVATION - SCALE: 1/16" = 1'-0"



5009 West River Drive
Comstock Park, MI 49321
Ph 616.784.5711 | Fx 616.784.8280
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Code Check

FTB - North Greenfield - Bonsai

Sign Type	Allowed by Code	Proposed	Calculation Method & Code Info
Wall Signs			A building which fronts more than one (1) public street shall be allowed the authorized sign area for each frontage.
Height (ft):	SEE NOTE		
Square Footage (ft):	2sf/lf of tenant occupancy width		or building frontage, 300sf max in total signs; increase by 10% if along interstate
	N/A		Height: Shall not extend more than thirty percent (30%) of the total sign area to a maximum of four (4) feet above the limits of the wall of the building on which the sign is displayed. 8ft clearance.
Quantity:			
Square footage calculation:			max height/width? 6-sided perimeter?
Ground Signs			
Height (ft):	6ft on an 18in or shorter solid base		200 ft between signs on double fronted properties. Height: Pylons (This does not apply to the wall columns which may be 8ft, as long as the column does not depict or become an integral part of the sign face).
Square Footage (ft):	80sf		
Quantity:	1/frontage		
Is sign a Tenant Panel Only?			
Directional/Informational			
Height (ft):	5ft		Sites requiring more than 4 additional internal directional signs shall submit all proposed signage as part of a Sign Package to the Plan Commission
Square Footage (ft):	8sf		
Quantity:	1/entrance or exit		
Do non-branded signs require a permit?	yes		
ATMs/Canopy			
Height (ft):			
Square Footage (ft):			
Quantity:			
Temporary Signs/Banners			
Square Footage (ft):	12sf		Exempt
Quantity:	1		
Construction Signs			temporary sign
Square Footage (ft):			
Quantity:			
Window Vinyl			same as the calculation of wall signs in Section 155.065.3.A. Window signs will count as part of the total on-building sign allotment allowed. Exempt - Required signage and information such as building address, hours of operation, or information required to be displayed by federal regulations when no branding is included.
Square Footage (ft):			
Quantity:			
% of window:	40%		Disconnecting switches shall be included for illuminated signs and readily accessible. Light intensity or brightness shall not exceed eight-tenths (0.8) foot-candles at the adjoining property line upon any adjoining property located in a commercially zoned district.
Branded Handicap Sign			Setback: all signs - 5ft
Does the municipality allow branded signs?			Landscaping at the base of freestanding signs not less than two feet in minimum width and landscaped with a combination of evergreen and deciduous shrubs, perennials, annuals, and mulch. Plan must be submitted with application.
What is the fine for parking in space without a permit?			
Does the fine need to be notated on the sign?			
Square Footage (ft):			
Quantity:			
Link to Ordinance			https://www.greenfieldin.org/government/planning-and-building/udo
Branding Rationale & Additional Code Info			The surface area of a sign face is the entire area measured within a single, continuous perimeter enclosing all elements of the sign which form an integral part of the sign. Such elements are organized, related, and composed to form a single unit. The calculation for a double-faced sign, when the faces are parallel and not more than 24in apart such that only 1 face may be seen at any 1 time, shall be computed by the measurement of a single face.
Municipality: Greenfield city of	County: Hancock	Parcel:	
Valley City Sign	Initial Date: VLD 2/7/2025	Install Address: 1993 N State St, Greenfield IN 46140	
Revisions:		Zone: CN - Commercial North Gateway	

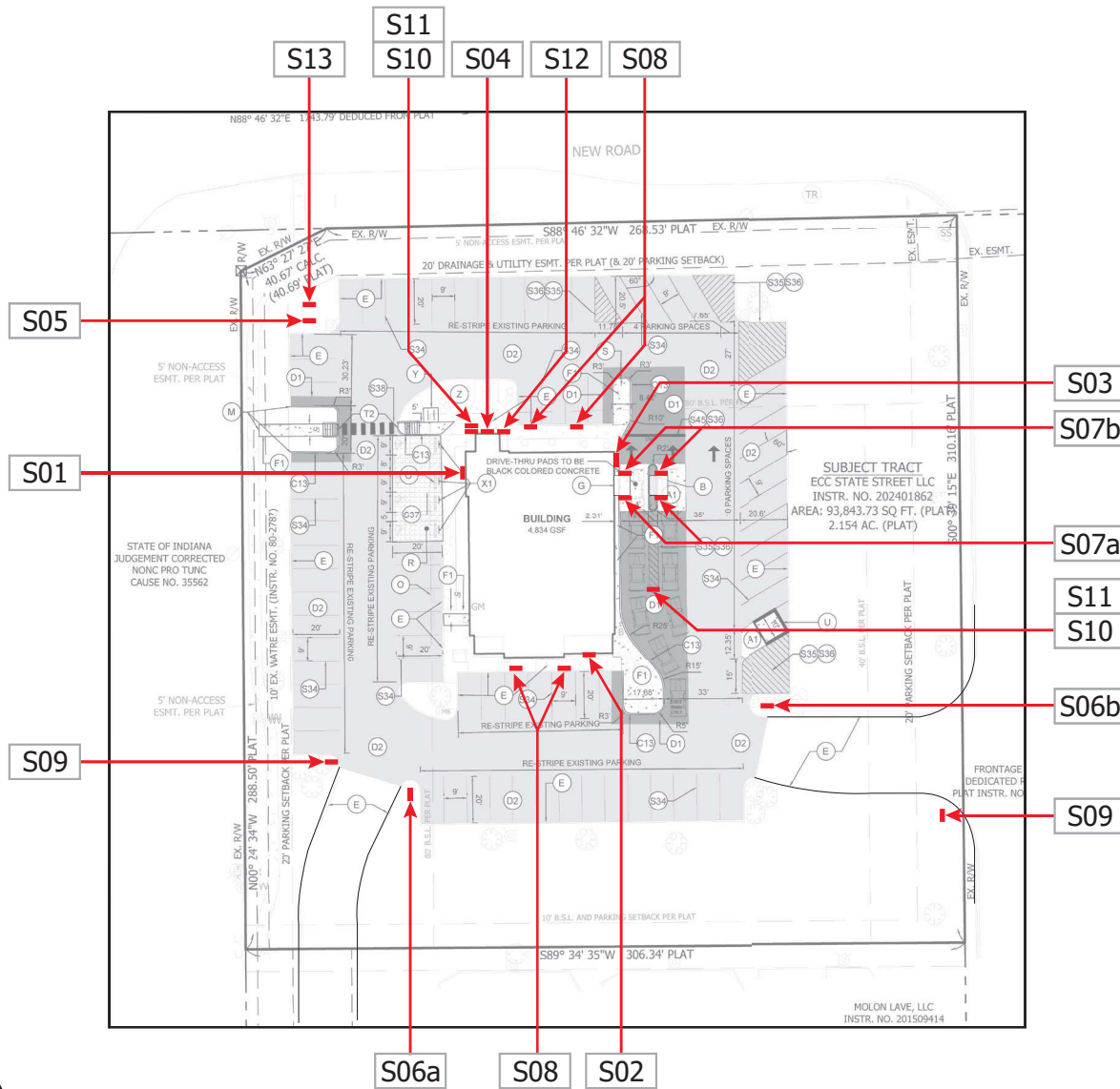


5009 West River Drive
Comstock Park, MI 49321
Ph 616.784.5711 | Fx 616.784.8290
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Revisions:	
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CC

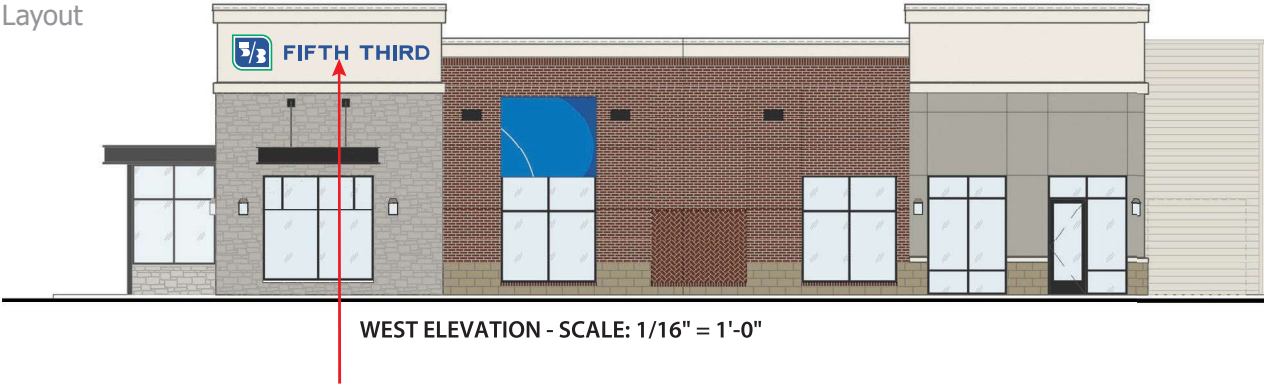
PM: KC	Address: 1993 N. State St.
Drawn By: TC	City State: Greenfield, IN 46140
Date: 06/17/2025	Drawing Number: N/A



S#	Proposed
S01	G3-CL-RMT-W-L-36
S02	G2-LOGO-RMT-42
S03	G2-LOGO-RMT-42
S04	G3-CL-RMT-W-L-36
S05	G2-MON-12
S06a	G2-DIR-BSL-40
S06b	G2-DIR-BSL-40
S07a	G2-LD-CLR (QTY 2)
S07b	G2-LD-WW (QTY 2)
S08	G2-PI84-ADA-BP-IL-VA (QTY 2)
S09	G2-PI-30X30-STOP (QTY 2)
S10	G2-HP (QTY 2)
S11	G2-HP-VO (QTY 2)
S12	ADV (1993)
S13	ACM-DB-4896-NB
S14	SIGNICADE
S15	F-BNR-NO-0836



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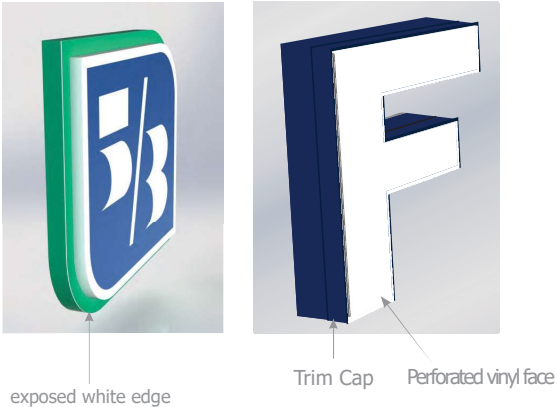


WEST ELEVATION - SCALE: 1/16" = 1'-0"



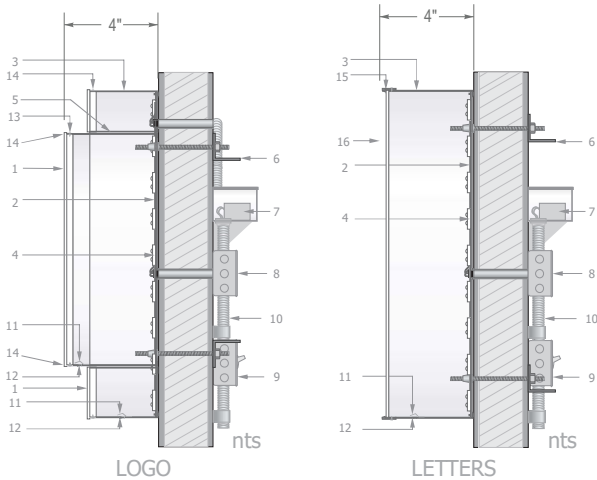
GEN 3 | FIFTH THIRD BANK | CHANNEL LETTERSET | REMOTE WIRED | WHITE FACES | MIDNIGHT BLUE RETURNS | LINEAR LAYOUT

Sign Type	A	B	C	D	E	Sq. Ft. (4 Line)
						A x B
5/3 G3-CL-RMT-W-L-36	36" — 3'-0"	16'-5 1/2"	3'-4 3/8"	12'-1 9/16"	1'-2 11/16"	49.38



Colors & Materials

- Logo Return Painted MP 448 Satin Finish
- Logo Return Painted MP White Satin Finish
- Letter Return Painted "Platinum" MP to match PMS Cool Gray 11 Satin Finish
- Logo & Letters Acrylic to be Clear Acrylic with 70% Diffuser Applied Second Surface
- Logo Vinyl to be 3M #3630-047 Patriot Blue Applied First Surface
- Logo Vinyl to be 3M #3630-146 Light Kelly Green Applied First Surface
- Logo Vinyl to be 3M Translucent White Applied First Surface
- Letter Vinyl to be 3M #3635-157 Sultan Blue Day/Night Perforated Vinyl



- .5" acrylic | .125" exposed edge
- backs to be .080" logo | .063" letters pre-finished white aluminum
- returns to be .063" logo | .040" letters aluminum
- illumination to be provided by LED.
- .125" gap between returns of two elements
- mounting varies upon location and wall material
- power supply
- junction box
- listed disconnect switch
- primary power source
- weep hole cover to be white pre-finished aluminum
- weep hole
- returns to be .063" aluminum
- screw through return into acrylic shoulder
- 1" Trimcap
- White Acrylic Face

ELECTRICAL NOTES

- All materials and fasteners meet 3004.4
- All electrical components are UL listed, labeled and approved.
- Sign grounded according to NEC 6007.7
- Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
- All branch circuits per NEC 600.5(B), 1 or (B), 2.
- All Signs controlled by photocell or time clock per FBC 13-415, (ABC), 1.4.
- One visible 20 amp disconnect per sign per circuit per NEC 600.6(A), 1.

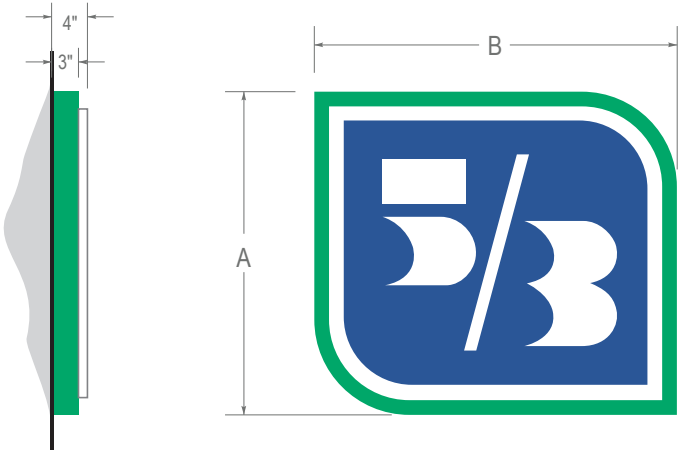


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Revisions:	
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S01

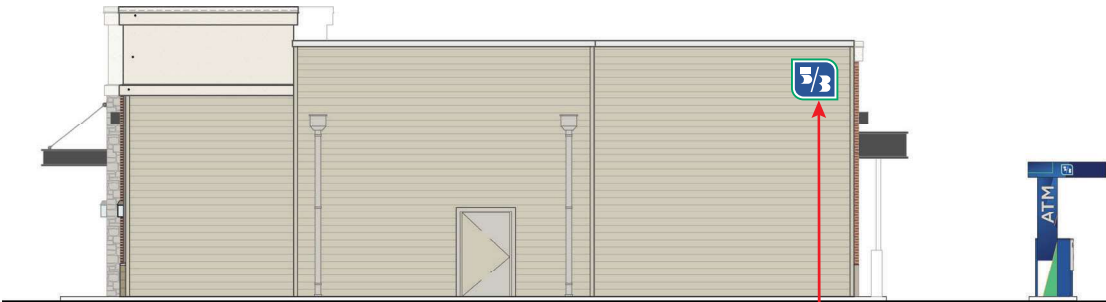
PM: KC	Address: 1993 N. State St.
Drawn By: TC	City State: Greenfield, IN 46140
Date: 06/17/2025	Drawing Number: N/A



Sign Type	A	B	A x B
5/3 G2-LOGO-RMT-42	42" — 3'-6"	3'-11 3/16"	13.75

Colors & Materials

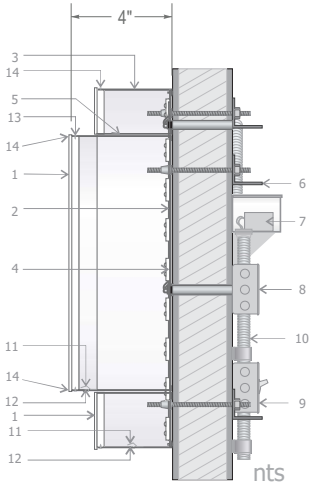
- Logo Return Painted MP 448 Satin Finish
- Logo Return Painted MP White Satin Finish
- Logo Acrylic to be #2406 Optix LD White Acrylic
- Logo Vinyl to be 3M #3630-047 Patriot Blue Applied First Surface
- Logo Vinyl to be 3M #3630-146 Light Kelly Green Applied First Surface
- Wall material / color: (TBC)



SOUTH ELEVATION - SCALE: 1/16" = 1'-0"



exposed white edge



- 1 .5" acrylic | .125" exposed edge
- 2 letter backs to be .080" pre-finished white aluminum
- 3 2 7/8" returns to be .063" aluminum
- 4 illumination to be provided by LED.
- 5 .125" gap between returns of two elements
- 6 mounting varies upon location and wall material
- 7 power supply
- 8 junction box
- 9 listed disconnect switch
- 10 primary power source
- 11 weep hole cover to be white pre-finished aluminum
- 12 weep hole
- 13 3 7/8" returns to be .063" aluminum
- 14 screw through return into acrylic shoulder

ELECTRICAL NOTES

- 1. All materials and fasteners meet 3004.4
- 2. All electrical components are UL listed, labeled and approved.
- 3. Sign grounded according to NEC 6007.7
- 4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
- 5. All branch circuits per NEC 600.5(B).1 or (B).2.
- 6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
- 7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1

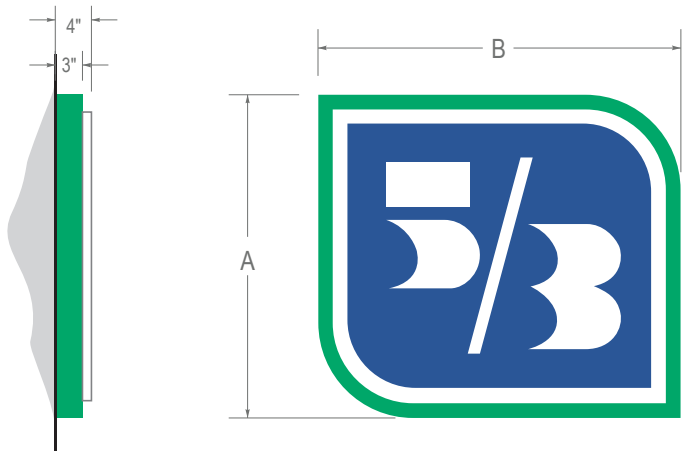


5009 West River Drive
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Revisions:	
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S02

PM: KC	Address: 1993 N. State St.
Drawn By: TC	City State: Greenfield, IN 46140
Date: 06/17/2025	Drawing Number: N/A



Sign Type	A	B	A x B
5/3 G2-LOGO-RMT-42	42" — 3'-6"	3'-11 3/16"	13.75

Colors & Materials

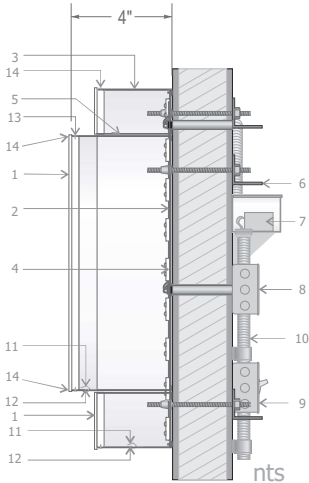
- Logo Return Painted MP 448 Satin Finish
- Logo Return Painted MP White Satin Finish
- Logo Acrylic to be #2406 Optix LD White Acrylic
- Logo Vinyl to be 3M #3630-047 Patriot Blue Applied First Surface
- Logo Vinyl to be 3M #3630-146 Light Kelly Green Applied First Surface
- Wall material / color: (TBC)



EAST ELEVATION - SCALE: 1/16" = 1'-0"



exposed white edge



- 1 .5" acrylic | .125" exposed edge
- 2 letter backs to be .080" pre-finished white aluminum
- 3 2 7/8" returns to be .063" aluminum
- 4 illumination to be provided by LED.
- 5 .125" gap between returns of two elements
- 6 mounting varies upon location and wall material
- 7 power supply
- 8 junction box
- 9 listed disconnect switch
- 10 primary power source
- 11 weep hole cover to be white pre-finished aluminum
- 12 weep hole
- 13 3 7/8" returns to be .063" aluminum
- 14 screw through return into acrylic shoulder

ELECTRICAL NOTES

- 1. All materials and fasteners meet 3004.4
- 2. All electrical components are UL listed, labeled and approved.
- 3. Sign grounded according to NEC 6007.7
- 4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
- 5. All branch circuits per NEC 600.5(B).1 or (B).2.
- 6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
- 7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1

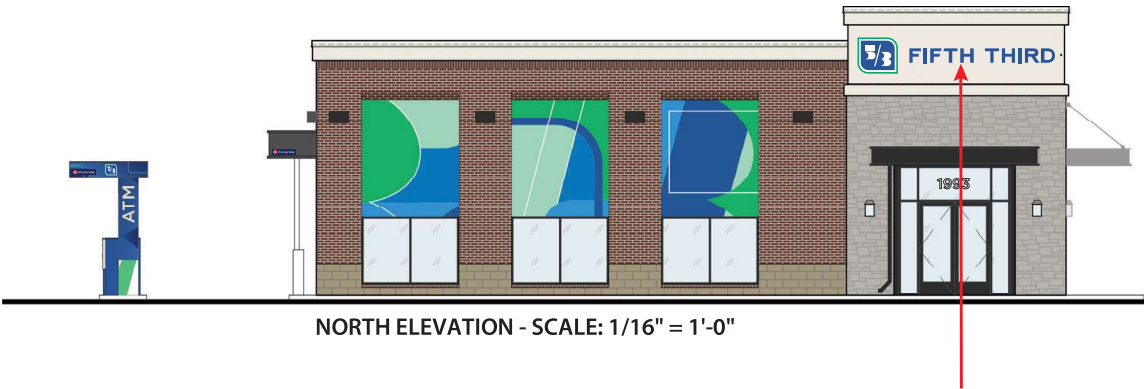


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Revisions:	
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S03

PM: KC	Address: 1993 N. State St.
Drawn By: TC	City State: Greenfield, IN 46140
Date: 06/17/2025	Drawing Number: N/A



GEN 3 | FIFTH THIRD BANK | CHANNEL LETTERSET | REMOTE WIRED | WHITE FACES | MIDNIGHT BLUE RETURNS | LINEAR LAYOUT

Sign Type	A	B	C	D	E	Sq. Ft. (4 Line)
						A x B
5/3 G3-CL-RMT-W-L-36	36" — 3'-0"	16'-5 1/2"	3'-4 3/8"	12'-1 9/16"	1'-2 11/16"	49.38



exposed white edge

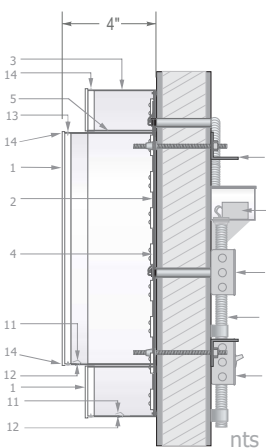


Trim Cap

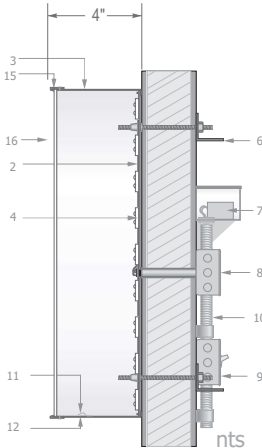
Perforated vinyl face

Colors & Materials

- Logo Return Painted MP 448 Satin Finish
- Logo Return Painted MP White Satin Finish
- Letter Return Painted "Platinum" MP to match PMS Cool Gray 11 Satin Finish
- Logo & Letters Acrylic to be Clear Acrylic with 70% Diffuser Applied Second Surface
- Logo Vinyl to be 3M #3630-047 Patriot Blue Applied First Surface
- Logo Vinyl to be 3M #3630-146 Light Kelly Green Applied First Surface
- Logo Vinyl to be 3M Translucent White Applied First Surface
- Letter Vinyl to be 3M #3635-157 Sultan Blue Day/Night Perforated Vinyl



LOGO



LETTERS

- .5" acrylic | .125" exposed edge
- backs to be .080" logo | .063" letters pre-finished white aluminum
- returns to be .063" logo | .040" letters aluminum
- illumination to be provided by LED.
- .125" gap between returns of two elements
- mounting varies upon location and wall material
- power supply
- junction box
- listed disconnect switch
- primary power source
- weep hole cover to be white pre-finished aluminum
- weep hole
- returns to be .063" aluminum
- screw through return into acrylic shoulder
- 1" Trimcap
- White Acrylic Face

ELECTRICAL NOTES

- All materials and fasteners meet 3004.4
- All electrical components are UL listed, labeled and approved.
- Sign grounded according to NEC 6007.7
- Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
- All branch circuits per NEC 600.5(B).1 or (B).2.
- All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
- One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1



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S04

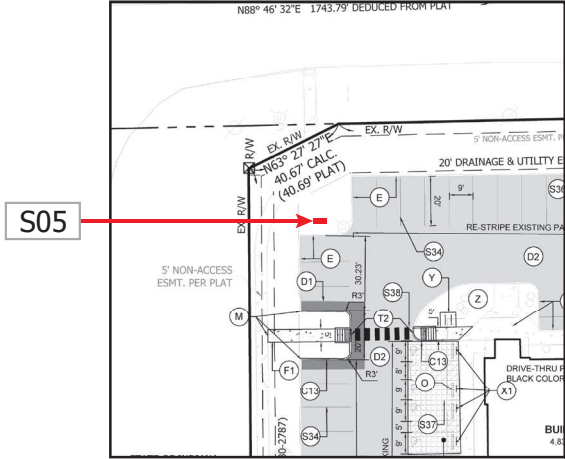
PM: KC	Address: 1993 N. State St.
Drawn By: TC	City State: Greenfield, IN 46140
Date: 06/17/2025	Drawing Number: N/A

5/3 G2-MONUMENT

Construction Intent

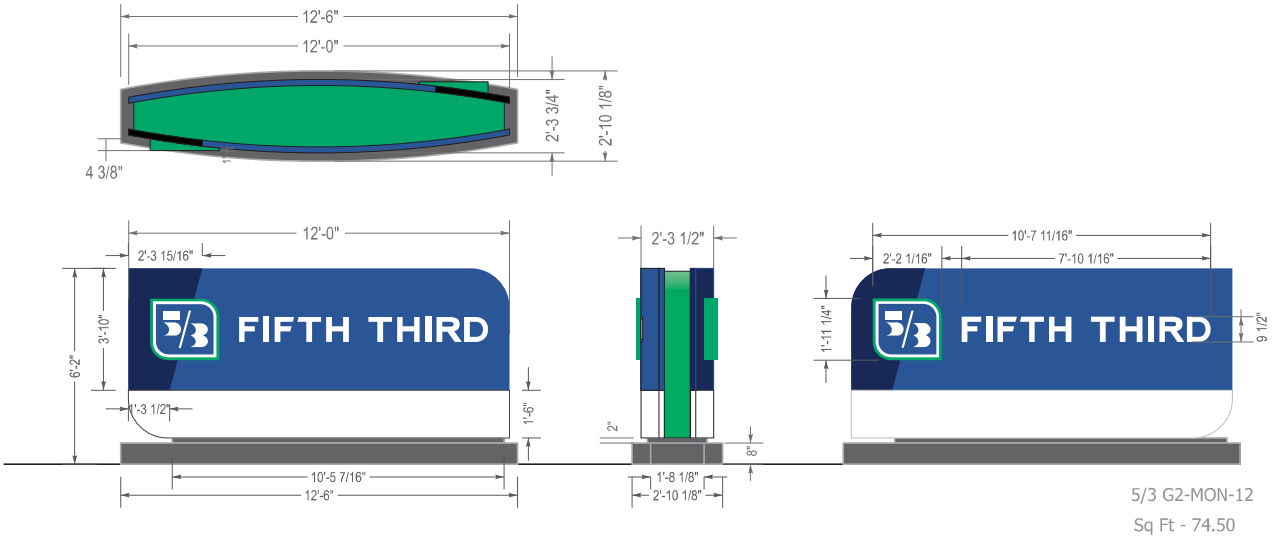
- Cabinet:
- .125" routed aluminum face.
 - Aluminum frame/fabricated construction.
 - .080" aluminum skins.
 - Side reveals to have flexible LED faux neon.
 - Cabinet internally illuminated with white LED.
- Logo:
- .040" thick aluminum returns.
 - Acrylic "drop in" face with .125" thick exposed edge.
 - Acrylic face to have translucent vinyl graphics applied to first surface and diffuser film applied to second surface.
 - Acrylic face to have mill finish edges.
- Letters:
- Acrylic push thru to accommodate the curvature of the aluminum face.
 - Acrylic letters to have translucent vinyl applied to first surface and diffuser film applied second surface.
 - Acrylic letters to have mill finish edges.

NOTE: Concrete footing will be required upon engineering per location.



Colors & Materials

- Cabinet to be Painted MP 73828 Satin Finish
- Cabinet to be Painted PMS 281 Satin Finish
- Cabinet Edges to be Painted MP 448 Satin Finish
- Cabinet Bottom to be Painted MP White Satin Finish
- Logo Return to be Painted MP 448 Satin Finish
- Logo Face to be 1/2" Thick Clear Acrylic
- Logo Vinyl to be 3M #3630-047 Patriot Blue Applied First Surface
- Logo Vinyl to be 3M #3630-146 Light Kelly Green Applied First Surface
- Logo Vinyl to be 3M Translucent White First Surface
- Copy to be 3/4" thick Clear Acrylic
- Copy Vinyl to be 3M Translucent White First Surface
- Copy & Logo Vinyl to be 3M 70% Diffuser Second Surface
- Base & Reveal Painted "Platinum" MP to match PMS Cool Gray 11 Satin Finish



5/3 G2-MON-12
Sq Ft - 74.50



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S05

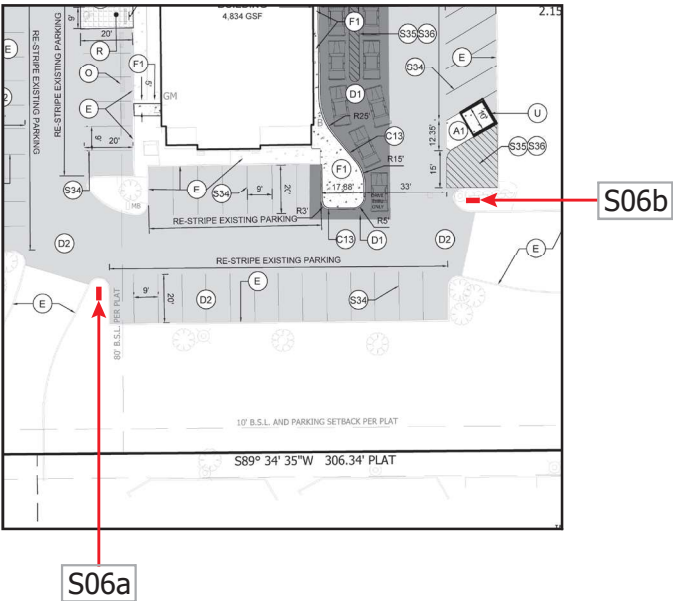
PM: KC	Address: 1993 N. State St.
Drawn By: TC	City State: Greenfield, IN 46140
Date: 06/17/2025	Drawing Number: N/A

Non-Illuminated Directional Sign | 40" OAH

Construction Intent

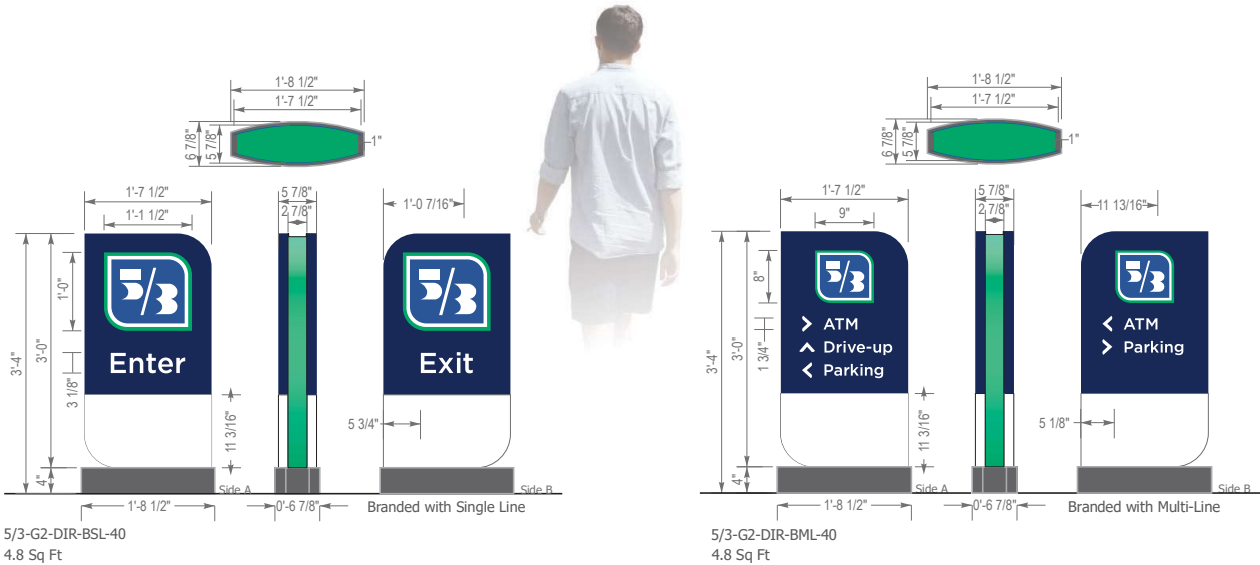
- .080" thick rolled aluminum face.
- .080" aluminum cabinet construction.
- .080" fabricated aluminum base.
- 2" x 2" internal aluminum tube welded to top of directional.
- Directional to have painted finish.
- Directional to be direct buried with concrete footing.

NOTE: Concrete footing will be determined by engineering per location.



Colors & Materials

- Faces to be Painted PMS 281 Satin Finish
- Face Bottom to be Painted MP White Satin Finish
- Edges to be Painted MP 448 Satin Finish
- Logo Vinyl to be 3M #3630-047 Patriot Blue Applied First Surface
- Logo Vinyl to be 3M #3630-146 Light Kelly Green Applied First Surface
- Logo Vinyl to be 3M Opaque White First Surface
- Copy Vinyl to be 3M Opaque White First Surface
- Base Painted "Platinum" MP to match PMS Cool Gray 11 Satin Finish



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Revisions:	
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S06ab

PM: KC	Address: 1993 N. State St.
Drawn By: TC	City State: Greenfield, IN 46140
Date: 06/17/2025	Drawing Number: N/A



Side A



Side B

Sign #S06a



Side A



Side B

Sign #S06b

Copy Schedule - DIR-40

Note: Point of sign always faces towards Fifth Third Bank

Matte White Scotchcal #7725-20	Patriot Blue Scotchcal #3630-47	Light Kelly Green Scotchcal #3630-146	MAP to match PMS 281C	Gotham Medium Font

DRAWING #183,049



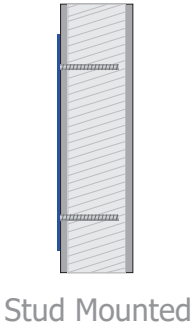
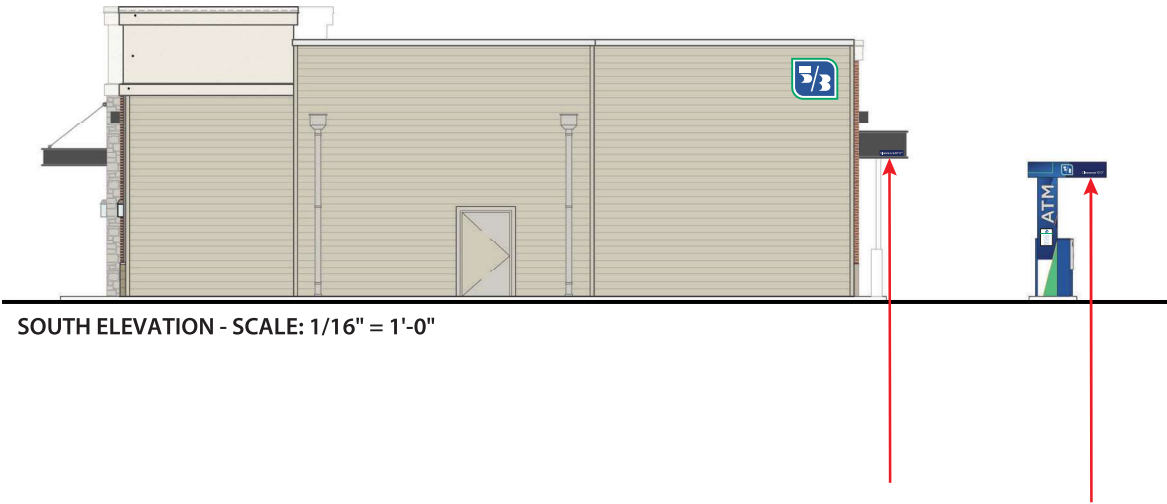
5009 West River Drive
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S06ab

PM: KC	Address: 1993 N. State St.
Drawn By: TC	City State: Greenfield, IN 46140
Date: 06/17/2025	Drawing Number: N/A

Lane Designation Panel (CLR) - (QTY 2)



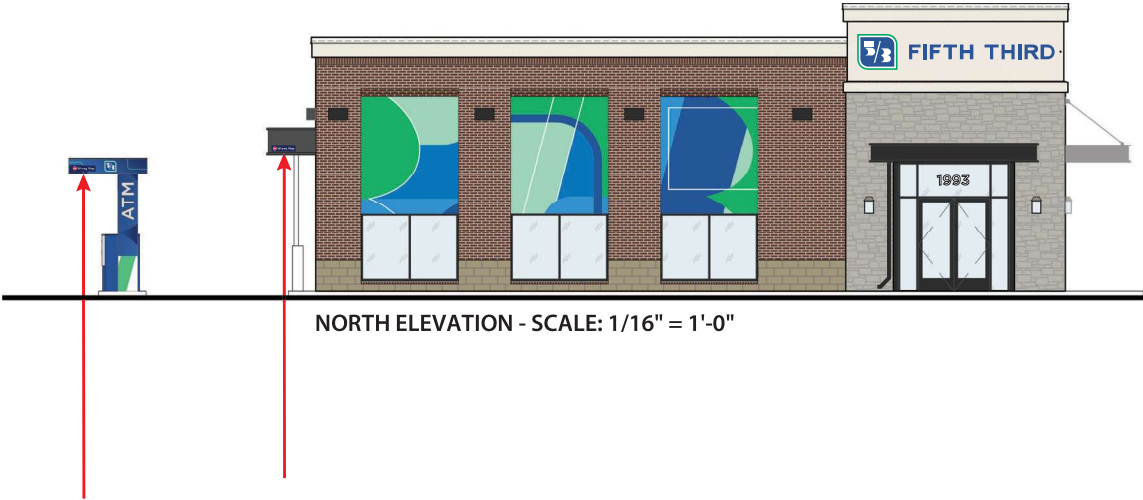
Construction Intent

- .125" thick aluminum panel
- Stud mounted

Colors & Materials

- Panel to be Painted PMS 281 Satin Finish
- 3M 680-10 White Reflective Vinyl

Lane Designation Panel (WW) - (QTY 2)



NORTH ELEVATION - SCALE: 1/16" = 1'-0"



5/3-LD-WW



Stud Mounted

Construction Intent

- .125" thick aluminum panel
- Stud mounted

Colors & Materials

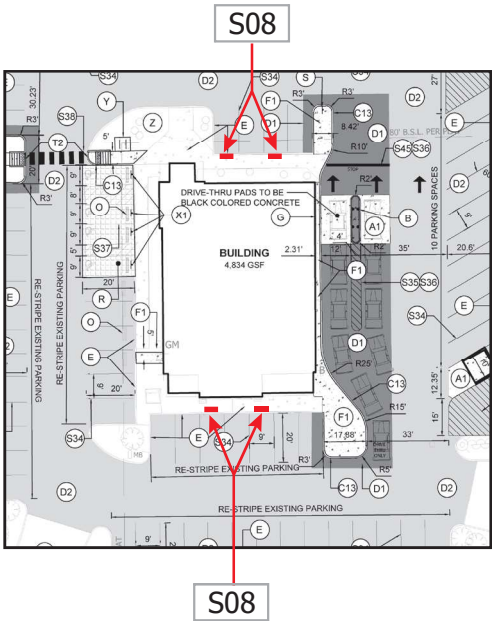
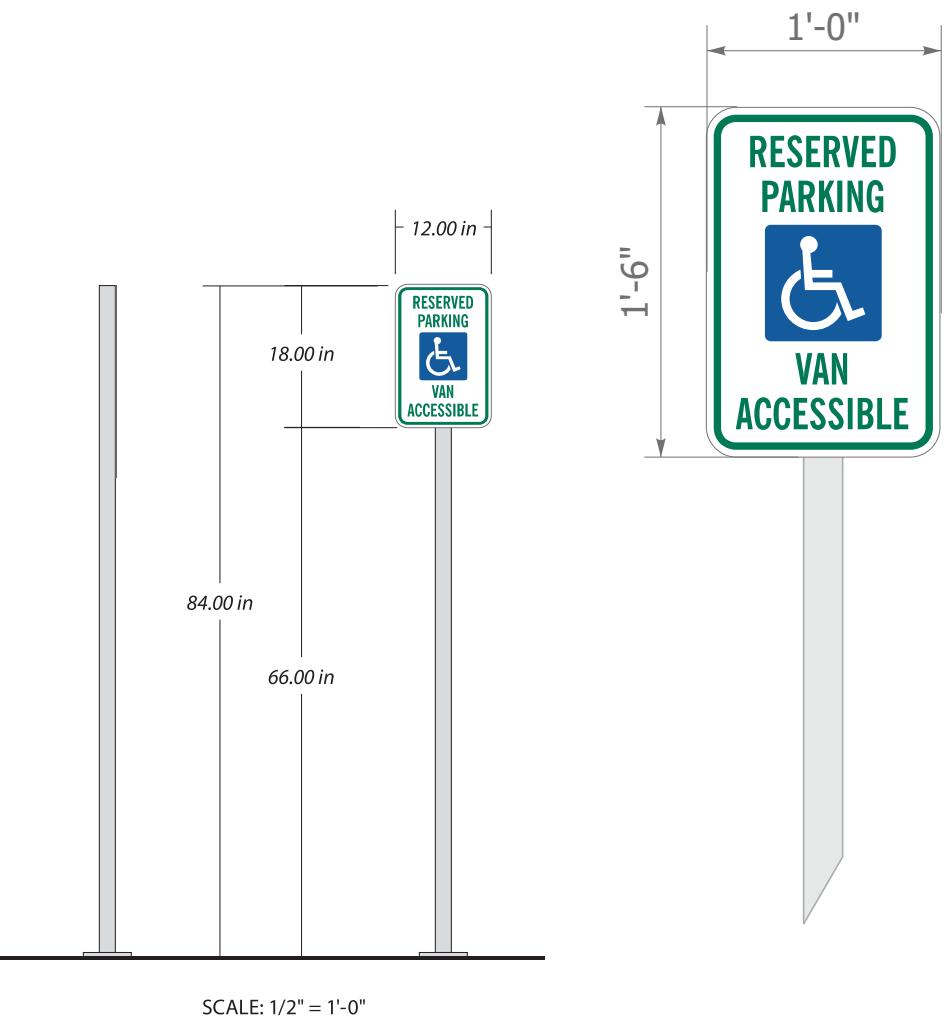
- Panel to be Painted PMS 281 Satin Finish
- 3M 680-10 White Reflective Vinyl
- 3M 680-72 Red Reflective Vinyl

Revisions:	
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S07b

PM: KC	Address: 1993 N. State St.
Drawn By: TC	City State: Greenfield, IN 46140
Date: 06/17/2025	Drawing Number: N/A

Regulatory Post and Panel Sign | ADA Van Accessible - (QTY 4)



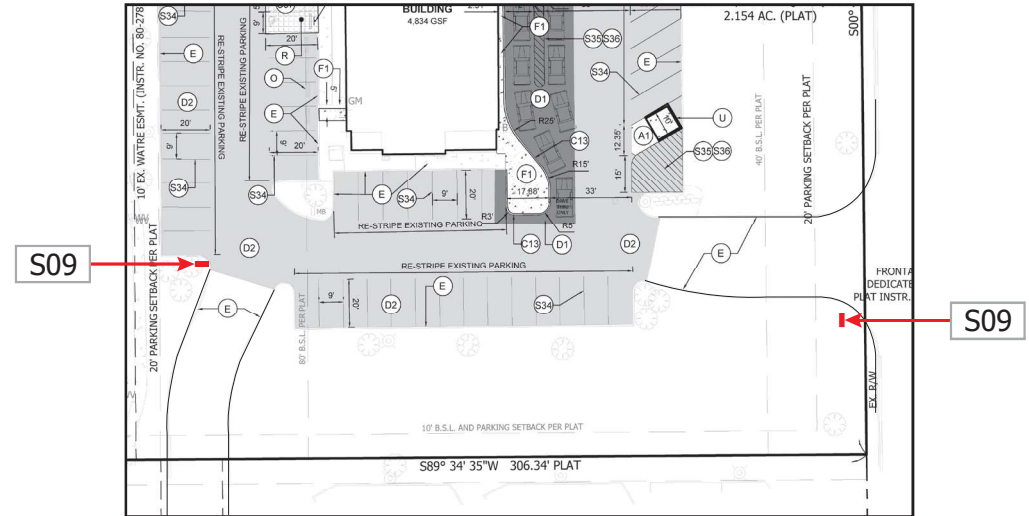
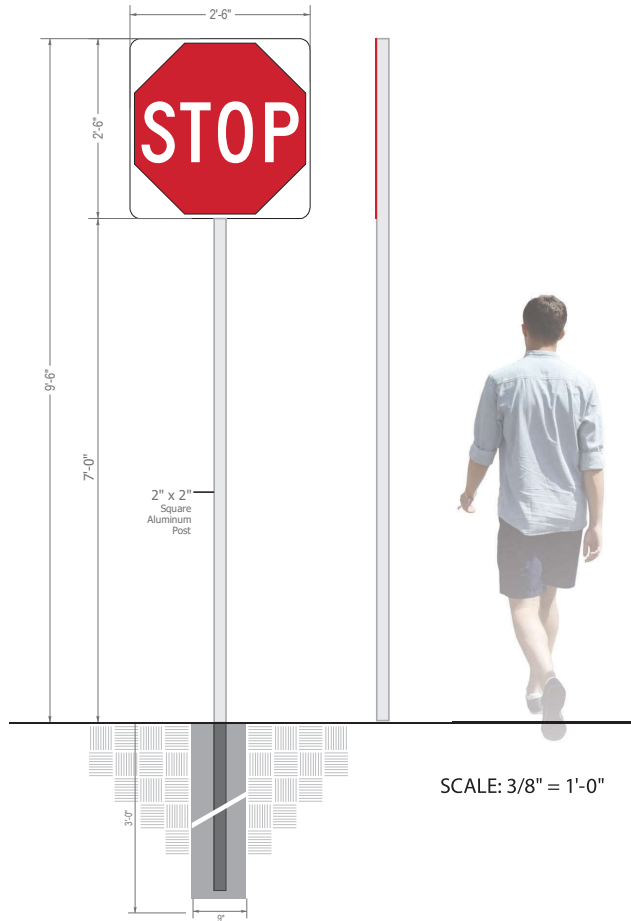
Construction Intent

- .080" thick aluminum panel.
- 2" x 2" square aluminum tube.
- Panel mounted to post with angle.
- Regulatory to be base plate mounted to concrete.

Colors:

- Graphic to be screen print (Stock panel)
- Post to be painted MP 41342 Satin Finish (brushed aluminum)

Regulatory Post and Panel | Stop Sign (QTY 2)



Construction Intent

- .125" thick aluminum panel.
- 2" x 2" square aluminum tube.
- Panel mounted to post with angle.
- Regulatory to be direct buried with concrete footing.

NOTE: Concrete footing will be determined by engineering per location.

Colors:

- 3M 680-10 White Reflective Vinyl
- 3M 680-72 Red Reflective Vinyl
- Panel to be Pre Finished White
- Post to be painted MP 41342 Satin Finish (brushed aluminum)



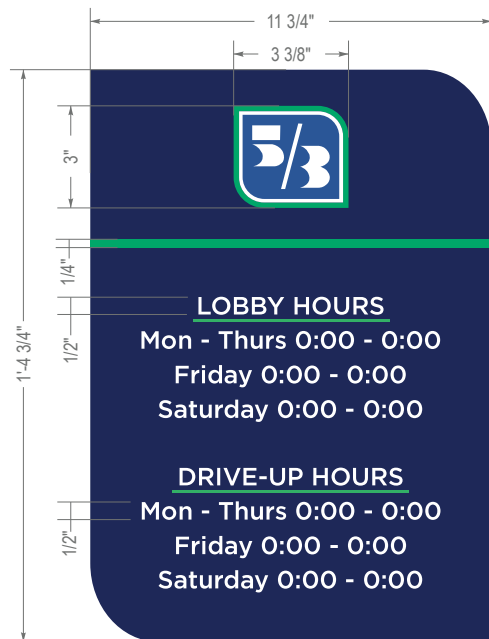
5009 West River Drive
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Revisions:

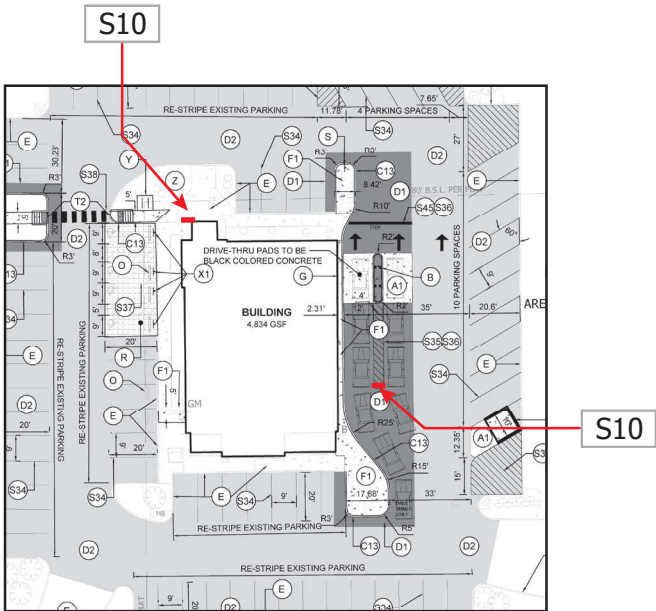
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S09

PM: KC	Address: 1993 N. State St.
Drawn By: TC	City State: Greenfield, IN 46140
Date: 06/17/2025	Drawing Number: N/A



5/3-HP



Construction Intent

- .125" thick aluminum panel.
- Stud mounted

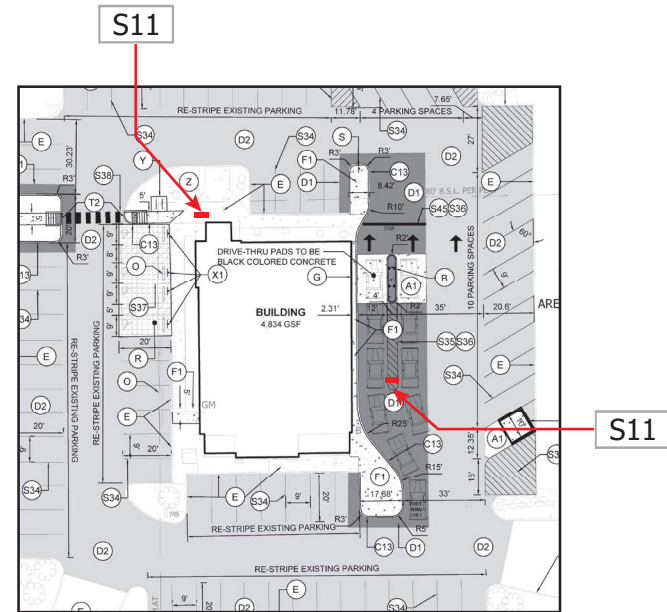
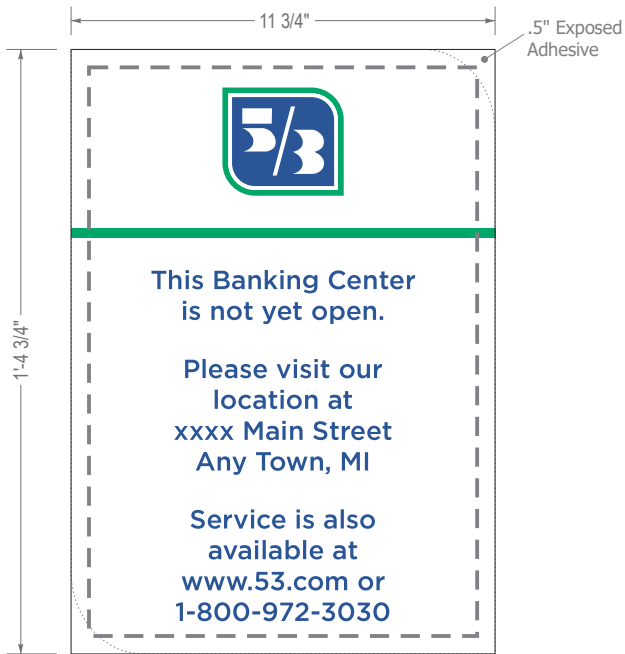
Colors & Materials

-  3M #3630-146 Light Kelly Green
-  3M Opaque White Film
-  Panel to be Painted PMS 281 Satin Finish

Revisions:	
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PM: KC	Address: 1993 N. State St.
Drawn By: TC	City State: Greenfield, IN 46140
Date: 06/17/2025	Drawing Number: N/A

Vinyl Overlay (QTY 2)



Construction Intent

- Digital Print on Opaque 3M Vinyl

Installation Detail

- Overlay to be surface applied over panel.
- Remove .5" of the backer to expose the adhesive on edges only.

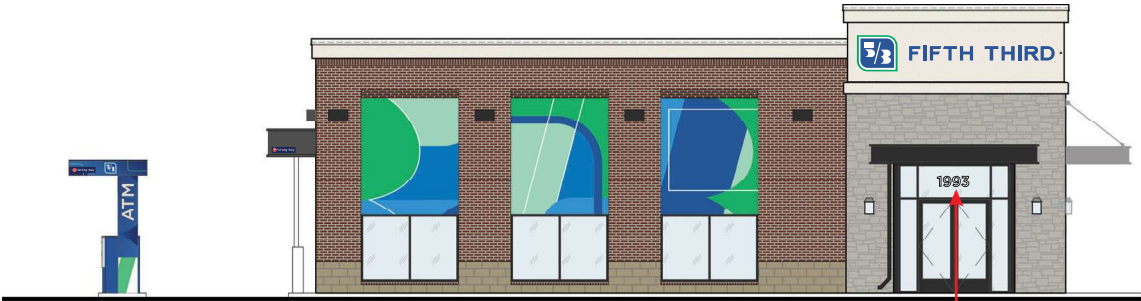
Additional Use

- The same temporary overlay is also used on entry glass doors when requested.

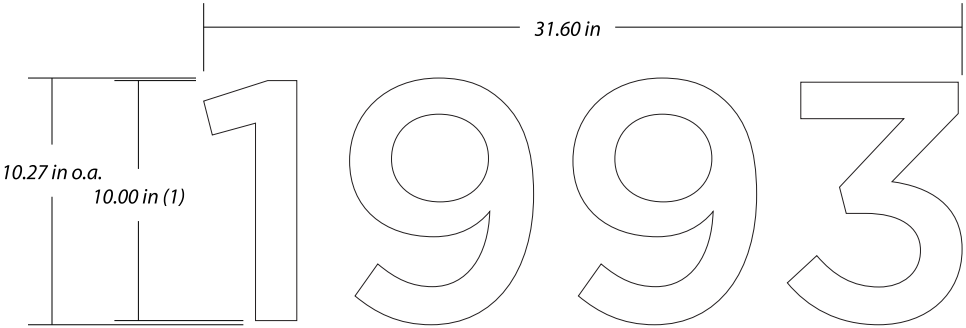
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Vinyl Address Numbers

- Surface apply to glass



NORTH ELEVATION - SCALE: 1/16" = 1'-0"



VINYL DETAIL

INSTALLATION:
• Glass

White Scotchcal #7725-10

Gotham Medium Font

DRAWING #183,050



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S12

PM: KC	Address: 1993 N. State St.
Drawn By: TC	City State: Greenfield, IN 46140
Date: 06/17/2025	Drawing Number: N/A

Temp "Coming Soon" Sign



- TEMPORARY SIGN:**
- 3mm Alpha ACM
 - 4" x 4" x 12' wood posts (pressure treated)
 - 2" x 4" x 8' horizontal top & bottom behind panel (pressure treated)
- INSTALLATION:**
- Screw through face into wood posts w/ #10 x 2" long hex head deck screws



Digital Prints
Required on
banner material

MAP to match
PMS 7685C

MAP to match
PMS 3405C

Gotham
Bold Font

DRAWING #183,051

Revisions:	
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S13

PM: KC	Address: 1993 N. State St.
Drawn By: TC	City State: Greenfield, IN 46140
Date: 06/17/2025	Drawing Number: N/A

Signicade temporary sign

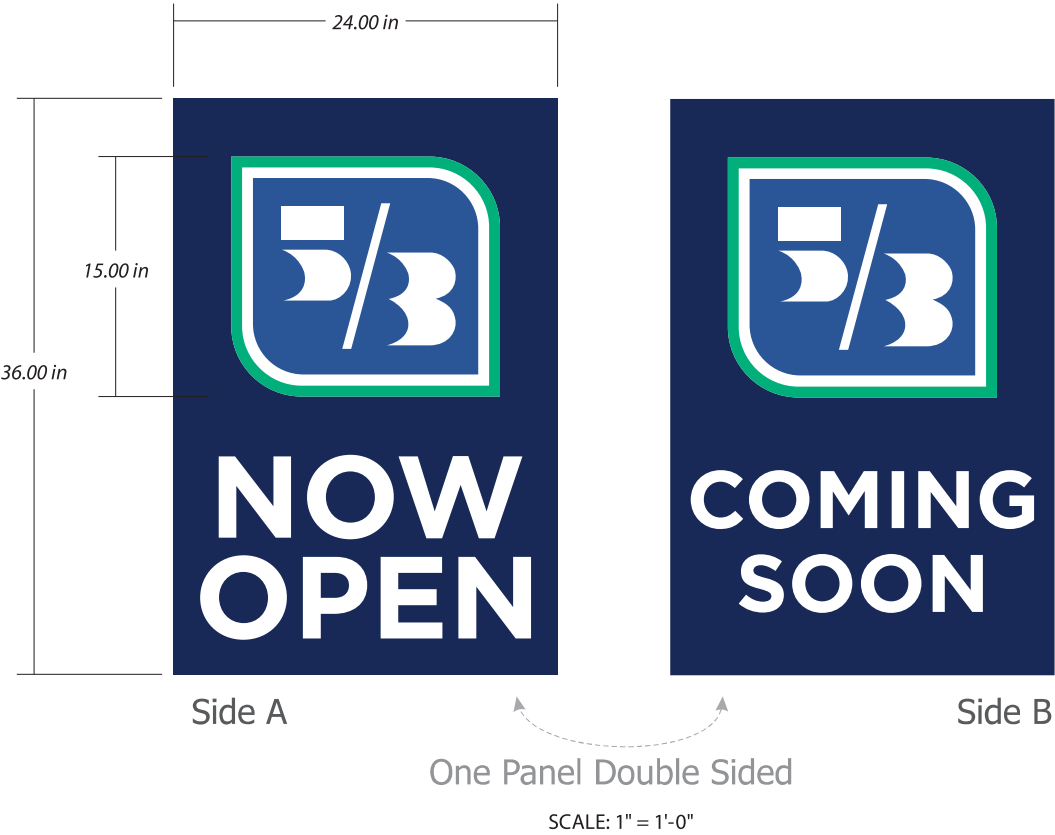
Construction Intent

- Sign is Double Faced
 - 3mm thick Coroplast (not to exceed 3/16" in thickness)
 - Digitally printed graphic
- <http://plasticade.com/sign-products-detail/signicade-deluxe>

One side of the insert panel to display "NOW OPEN"
and the other side of the insert to display "COMING SOON"
(2) DF panels required for each A-Frame sign.

Colors & Materials

- White 3mm Coroplast
- PMS 7685
- PMS 281
- PMS 3405



Revisions:	
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PM: KC	Address: 1993 N. State St.
Drawn By: TC	City State: Greenfield, IN 46140
Date: 06/17/2025	Drawing Number: N/A

Banner temporary sign

Construction Intent

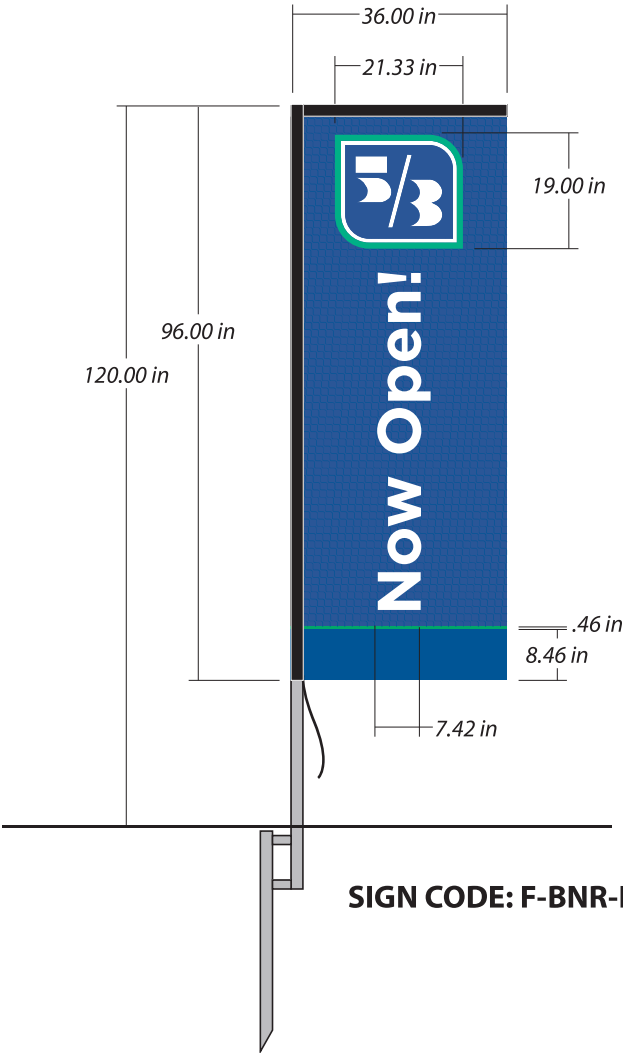
- Digitally Printed Banner
- Ground Mounted Flag

Application

Banner to be ground mounted.
<https://featherflagnation.com/rectangle-banner-flags>

Colors & Materials

- White Banner Material
- PMS 7685 (5/3rd Standard Blue)
- PMS 294 (5/3rd Dark Blue)
- PMS 3405



- FEATHER BANNER:**
- 96”h x 36”w banner (Feather Flag Nation)
 - Pole sleeve black
 - 120”h pole and ground spike
 - Color matching required
- INSTALLATION:**
- Push into ground

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PM: KC	Address: 1993 N. State St.
Drawn By: TC	City State: Greenfield, IN 46140
Date: 06/17/2025	Drawing Number: N/A