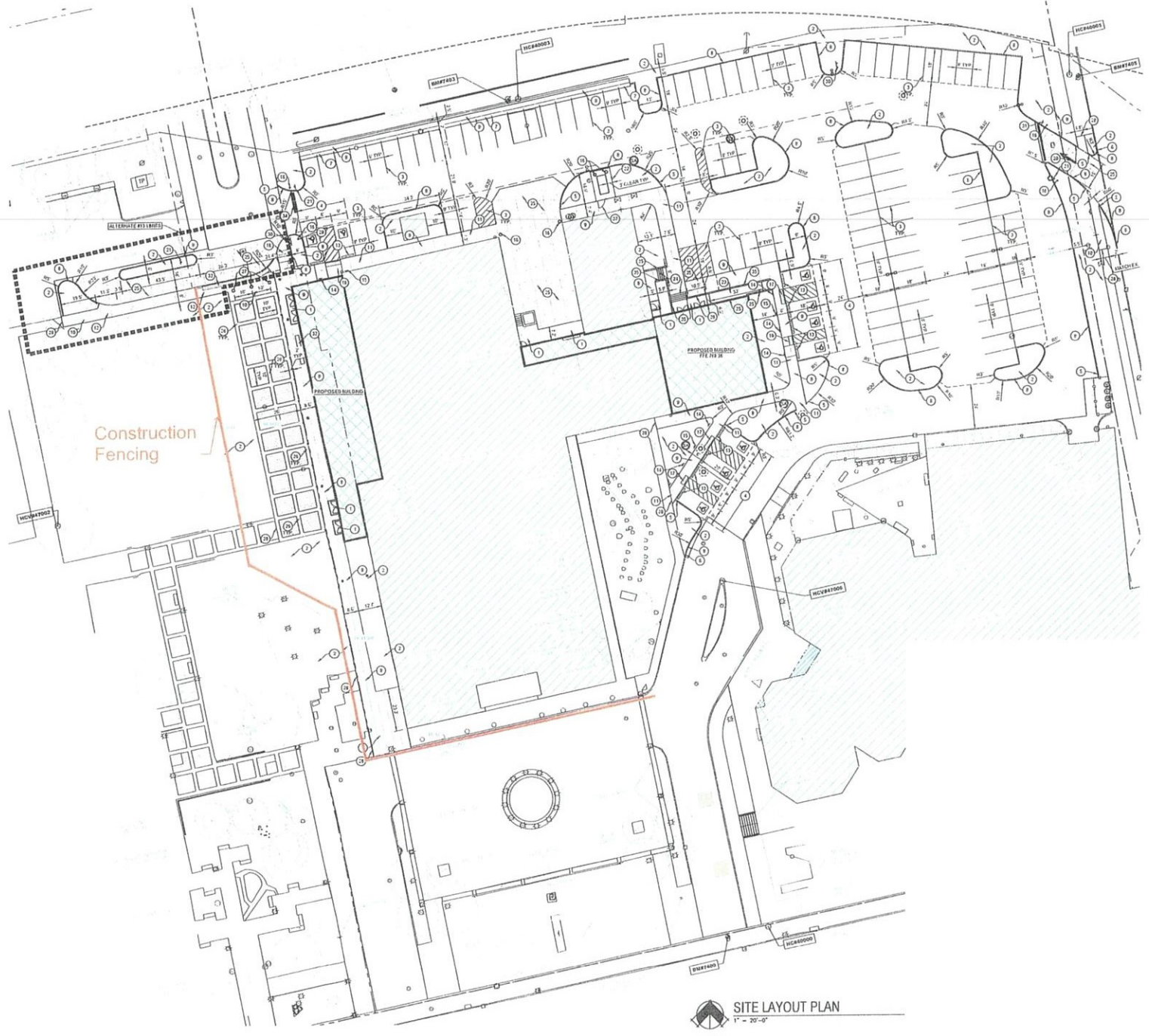


Project: 1330-14-14-1111 MKM Arts Campus Site Expansion - Part 1 (S) - C-201 SITE LAYOUT PLAN  
 Date: 10/24/2023  
 Scale: 1" = 20'-0"



- LAYOUT LEGEND:**
- TYPE 'A' FAUCEUR PER DETAIL #100
  - TYPE 'B' FAUCEUR PER DETAIL #100
  - 6" CONCRETE PER DETAIL #100 AND #101
  - STAFFED CONCRETE PER DETAIL #100
- NOTE:** ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF PARALLEL UNLESS NOTED OTHERWISE.
- PROPOSED LEGEND:**
- STORM BILES / WAINCOLE
  - STORMY BIRDOLE
  - CONTROL WAINCOLE
  - SIGN
  - SIGN/CAUTION SYMBOL PER DETAIL #100
  - LIGHT POLE

- LAYOUT NOTES:**
1. CONCRETE SIDEWALK - SEE STRUCTURAL DRAWINGS.
  2. LANDSCAPING AREA - ALL RESERVED AREAS TO RECEIVE PERMANENT SEEDING. SEE CREP/PLANTING SECTION 20000 (CONCRETE) AND LANDSCAPE PLAN FOR NOTES.
  3. FAUCEUR PARALLEL MARKINGS SHALL BE 6" BLUE WATERBORNE PAINT.
  4. TRANSITION VERTICAL CURB FROM 4" HEIGHT TO MATCH EXISTING CURB SHALL BE 4" WHITE WATERBORNE PAINT.
  5. TRANSITION CURB TO MATCH EXISTING CURB PROFILE OVER 5'-8".
  6. ROLLED CURB AND GUTTER VERTICALLY PER DETAIL #100.
  7. VERTICAL CURB PER DETAIL #100.
  8. 6" CONCRETE SIDEWALK PER DETAIL #100 AND #101.
  9. 6" CONCRETE SIDEWALK PER DETAIL #100 AND #101.
  10. CURB FACE WALL WITH NO REINFORCING PER DETAILS #100 AND #101.
  11. CONCRETE PARKING BUMP PER DETAIL #100.
  12. NEW OR RELOCATED "STANDARD" WAINCOLE SIGN PER DETAIL #100.
  13. NEW OR RELOCATED "VAIN ACCESSIBLE" WAINCOLE SIGN PER DETAIL #100.
  14. 6" PIPE BOLLARD PER DETAIL #100.
  15. DETECTABLE TRAFFIC WARNING (T) PER DETAIL #100.
  16. CURB BUMP TYPE "T" PER DETAIL #100.
  17. CURB BUMP TYPE "T" PER DETAIL #100.
  18. FAUCEUR MARKINGS (LINE INDICATED) AND WHITE SIGN. SEE SIGNAGE DEPARTMENT OF TRANSPORTATION TRANSVERSE MARKING STANDARD DRAWINGS.
  19. RELOCATED STOP SIGN.
  20. 6" CEDAR PRANCY FENCE. USE GALVANIZED CORROSION-RESISTANT NAILS. SEE SIGNAGE DEPARTMENT OF TRANSPORTATION TRANSVERSE MARKING STANDARD DRAWINGS.
  21. CONCRETE PAMP. SEE STRUCTURAL DRAWINGS.
  22. CONCRETE STAIRS. SEE STRUCTURAL DRAWINGS.
  23. 6" CONCRETE FAUCEUR PER DETAIL #100 AND #101.
  24. 2" WIDE CONCRETE BAND PER DETAIL #100.
  25. LIGHTED BOLLARD. SEE SITE ELECTRICAL PLAN.
  26. BOWLED BUTT JOINT PER DETAIL #100.
  27. RELOCATED RESERVED PARKING SIGN MOUNTED TO BOLLARD.
  28. RELOCATED ARTS LIMITED PARKING ONLY SIGN.
  29. 30" x 30" DO NOT ENTER SIGN (A5-6).
  30. RELOCATED BENCH AND ASSOCIATED PLAQUE.
  31. DETECTABLE WARNING UNDO. SEE DETAIL #100.
  32. 1/4" VIDE WHITE EPOXY PAINT STOP BAR.
  33. WAINCOLE PER DETAIL #100.
  34. REMOVABLE WAINCOLE. ELECTION, COORDINATE EXACT LOCATION WITH OWNER PRIOR TO WAINCOLE FABRICATION.
  35. 6" WIDE GATE.
- NOTE:** COORDINATE ALL SIGN WITH FREEMAN SQUARE (USE THE CITY OF FORT WAYNE).

**MKM**  
 architecture design  
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**100% CONSTRUCTION DOCUMENTS**

**NOT FOR CONSTRUCTION**

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 Fort Wayne, IN 46802  
 www.eweb.com

**ARTS CAMPUS FORT WAYNE**

**ARTS UNITED**

**ARTS UNITED**  
 RECONSTRUCTION AND EXPANSION  
 303 E. Main St. Fort Wayne, IN 46802

**SITE LAYOUT PLAN**  
 1" = 20'-0"  
 P.A. 1-210

**C-201**

# Board of Park Commissioners Project Summary

## Arts United Center Expansion Temporary Construction Easement Agreement

### Project Approval Request

#### **Scope of Work:**

This request is for approval of a temporary construction easement within a small portion of Freimann Square to complete the Arts United Center Expansion Project.

#### **Board Approval/Summary:**

Park staff has evaluated the temporary easement request from Arts United and prepared the attached Memorandum of Understanding (MOU) between Arts United and Fort Wayne Parks and Recreation. We believe this easement is necessary, appropriate, and best serves the needs of the public for a safe park experience.

Fort Wayne Parks and Recreation will not be responsible for any funding associated with this easement, nor will be require payment for the proposed easement.

The MOU defines responsibilities for both parties and includes a formal letter requesting the easement and a graphic describing the easement extent.

The Fort Wayne Parks and Recreation and the Board of Park Commissioners, met to host their regularly scheduled monthly Board meeting on **March 14<sup>th</sup>, 2024**, to approve the above-referenced project and MOU as described in the attachments.

*We the Board of Park Commissioners, on the date stated, do ATTEST and sign to the above-referenced and attached document, and approve as presented.*

\_\_\_\_\_  
Justin Shurley, President

\_\_\_\_\_  
Cory Miller Vice President

\_\_\_\_\_  
Rick Briley, Commissioner

\_\_\_\_\_  
Jenna Jauch, Commissioner

\_\_\_\_\_  
Steve McDaniel, Director/Secretary



Arts United of  
Greater Fort Wayne  
300 East Main Street  
Fort Wayne, IN 46802

260 424-0646 office  
260 424-2783 fax

[ArtsUnited.org](http://ArtsUnited.org)

March 4, 2024

Mr. Steve McDaniel  
Director  
Fort Wayne Parks and Recreation  
715 E State Blvd.  
Fort Wayne, IN 46805

RE: Construction Easement

Dear Steve,

Arts United respectfully requests the use of a construction easement in Freimann Square, as shown in the attached document, for the purpose of completing the expansion of the Arts United Center. We are requesting this easement for the time period from June 1, 2024, through September 30, 2025.

The expansion on the west side of the Arts United Center will enhance accessibility to the theatre, allow for elevator access to studio spaces on the second floor, the addition of a family restroom, and provide an accessible drop off and entrance into the auditorium. The expansion will ensure that all patrons, performers, volunteers, and employees will have full access to our community theatre.

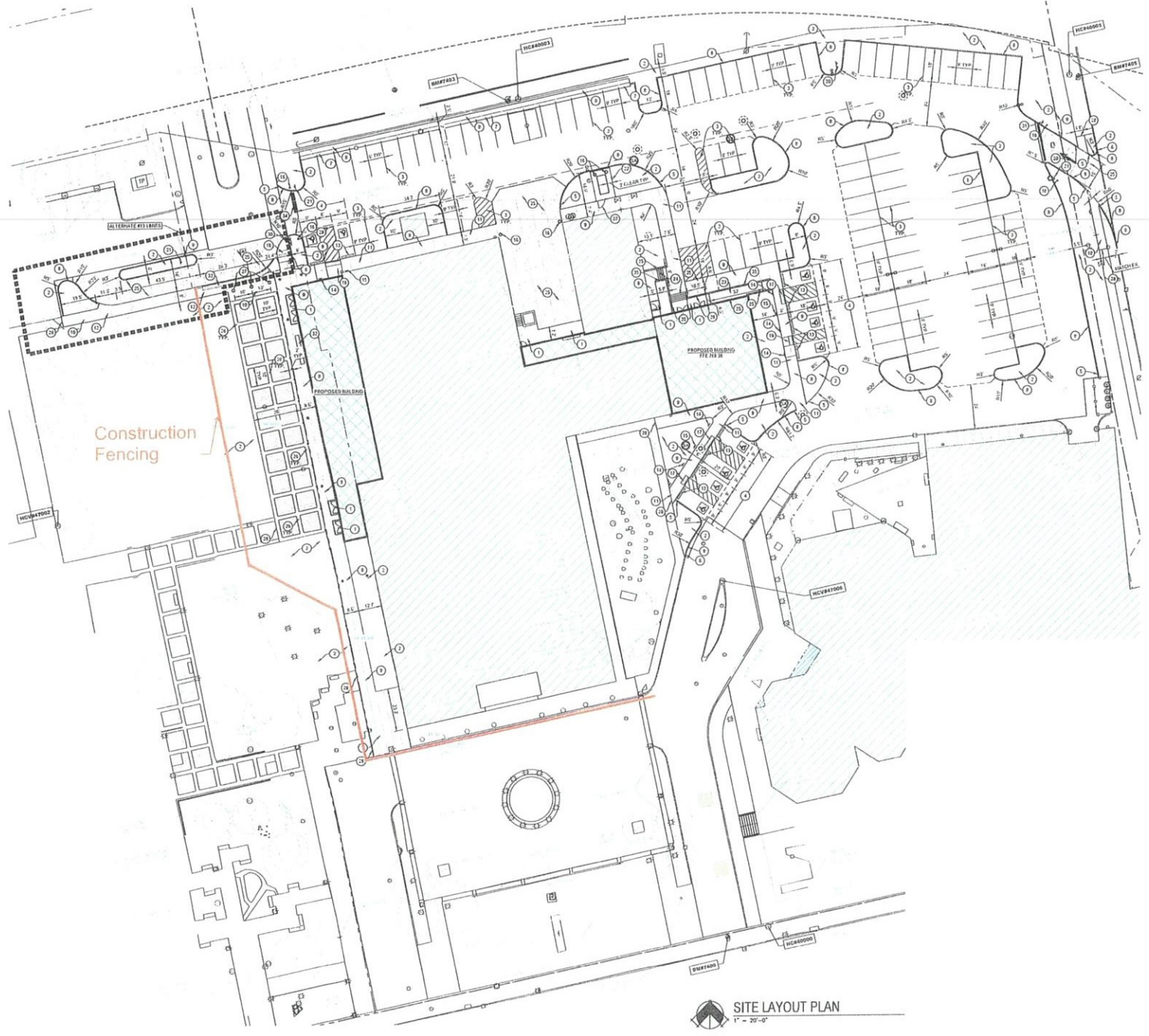
The new expansion will also allow the Arts United Center to interact more effectively with Freimann Square, enhancing both the park and the Arts Campus experience for the people of Fort Wayne.

Thank you for your consideration.

Sincerely,

Dan Ross  
President & CEO

Project: 1800-1404-1111 MKM Architecture Inc. 1800-1404-1111 MKM Architecture Inc. 1800-1404-1111 MKM Architecture Inc. 1800-1404-1111 MKM Architecture Inc. 1800-1404-1111 MKM Architecture Inc.



**LAYOUT LEGEND:**

[Symbol]	TYPE 'A' PAVEMENT PER DETAIL #111111
[Symbol]	TYPE 'B' PAVEMENT PER DETAIL #111111
[Symbol]	1" CONCRETE PER DETAIL #111111 AND #111111
[Symbol]	STAFFED CONCRETE PER DETAIL #111111

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF PARALLEL UNLESS NOTED OTHERWISE.

**PROPOSED LEGEND:**

[Symbol]	STORM RILES / MANHOLE
[Symbol]	STORMY DRAIN
[Symbol]	STANDARD MANHOLE
[Symbol]	CONTROL MANHOLE
[Symbol]	SEWER
[Symbol]	MANHOLE SYMBOL PER DETAIL #111111
[Symbol]	LIGHT POLE

- LAYOUT NOTES:**
1. CONCRETE IS SHOP. SEE STRUCTURAL DRAWINGS.
  2. LANDSCAPING AREA. ALL RESERVED AREAS TO RECEIVE PERMANENT SEEDS. SEE CREP/PAVING SECTION 2300.00. SEE EXISTING AND LANDSCAPE PLANS FOR DETAILS.
  3. TRENCH HANDRAIL SHALL BE 4" WHITE WATERBORNE PAINT.
  4. TRENCH PAVEMENT HANDRAIL SHALL BE 4" BLUE WATERBORNE PAINT.
  5. TRANSITION VERTICAL CURB FROM 1" HEIGHT TO MATCH EXISTING CURB SHALL BE 4" WHITE WATERBORNE PAINT.
  6. TRANSITION CURB TO MATCH EXISTING CURB PROFILE OVER 5'-8".
  7. ROLLED CURB AND GUTTER VERTICALLY PER DETAIL #111111.
  8. VERTICAL CURB PER DETAIL #111111.
  9. 4" CONCRETE SIDEWALK PER DETAIL #111111 AND #111111.
  10. 4" CONCRETE SIDEWALK PER DETAIL #111111 AND #111111. 40 REINFORCING TO BE INSTALLED IN PERKS-OF-JOINT.
  11. CURB FACE WALL PER DETAIL #111111 & #111111.
  12. CURB FACE WALL WITH NO REINFORCING PER DETAILS #111111 & #111111.
  13. CONCRETE PARKING BUMP PER DETAIL #111111.
  14. NEW OR RELOCATED "STANDARD" HANDRAIL SIGN PER DETAIL #111111.
  15. NEW OR RELOCATED "VAN ACCESSIBLE" HANDRAIL SIGN PER DETAIL #111111.
  16. 4" PIPE BOLLARD PER DETAIL #111111.
  17. DETECTABLE TRAFFIC WARNING SIGN PER DETAIL #111111.
  18. CURB BUMP TYPE "T" PER DETAIL #111111.
  19. CURB BUMP TYPE "T" PER DETAIL #111111.
  20. PREVENT MARKING LAKE INDICATED AROUND WHITE STOPS. SEE FORMS DEPARTMENT OF TRANSPORTATION TRANVERSE MARKING STANDARD DRAWING.
  21. RELOCATED STOP SIGN.
  22. 6" CEDAR PRANCY FENCE. USE GALVANIZED CORROSION-RESISTANT WOOD TO WOOD CONNECTIONS. SUBMIT SHOP DRAWINGS FOR ALL FACTURES, FITTINGS, POSTS, WAILS, WHEELS. PERMITS AND ALL OTHER MATERIAL TO PROVIDE COMPLETE INSTALLATION TO FINISHER FOR APPROVAL PRIOR TO CONSTRUCTION.
  23. CONCRETE PAMP. SEE STRUCTURAL DRAWINGS.
  24. CONCRETE STAIRS. SEE STRUCTURAL DRAWINGS.
  25. 1" CONCRETE PAVEMENT PER DETAIL #111111 AND #111111.
  26. 2" WIDE CONCRETE BAND PER DETAIL #111111.
  27. LIGHTED BOLLARD. SEE SITE ELECTRICAL PLANS.
  28. BONNEVILLE JOINT JOINT PER DETAIL #111111.
  29. RELOCATED RESERVED PARKING SIGN MOUNTED TO BOLLARD.
  30. RELOCATED ARTS LIMITED PARKING ONLY SIGN.
  31. 30"x30" DO NOT ENTER SIGN (AS-B-B).
  32. RELOCATED BENCH AND ASSOCIATED PLAQUE.
  33. DETECTABLE WARNING UNIFORM DETAIL #111111.
  34. 1/4" VIDE WHITE EPOXY PAINT STOP BAR.
  35. MANHOLE PER DETAIL #111111.
  36. REMOVABLE MANHOLE, ELECTRICAL, COGNORATE EXACT LOCATION WITH DIMENSION FROM TO INDICATE FABRICATION.
  37. 4" WIDE GATE.

NOTE: COORDINATE ALL SIGN WITH FREEMAN SQUARE (USE THE CITY OF FORT WAYNE).

**SITE LAYOUT PLAN**  
 1" = 20'-0"

**MKM**  
 architecture design  
 110 West Park Blvd  
 Fort Wayne, Indiana 46825  
 P: 317.237.1111  
 www.mkmarch.com

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**ENGINEERING**

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**ARTS CAMPUS  
 FORT WAYNE**

**ARTS  
 UNITED**

**ARTS  
 UNITED**  
 REINTEGRATION  
 AND EXPANSION  
 303 E. Main St. Fort  
 Wayne, IN 46802

**SITE LAYOUT PLAN**

DATE: 08.20.2024  
 BY: J. J. J. J.  
 CHECKED: J. J. J. J.

**C-201**

**MEMORANDUM OF UNDERSTANDING BETWEEN  
ARTS UNITED AND  
THE PARKS AND RECREATION DEPARTMENT  
CITY OF FORT WAYNE, INDIANA**

This **Memorandum of Understanding** (MOU) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between **Arts United and the Board of Park Commissioners** for a temporary construction easement as described in the attached exhibits. This agreement is to remain in effect from June 1, 2024, through September 30, 2025.

WHEREAS, Arts United and the Board of Park Commissioners agree to coordinate this project; and,

WHEREAS, Arts United has formally requested a temporary construction easement to complete the expansion of the Arts United project.

NOW THEREFORE, Arts United and the Board of Park Commissioners for the City of Fort Wayne do hereby resolve the following agreements and understandings with respect to the Arts United Center Expansion Temporary Construction Easement.

Arts United Obligations:

- Arts United will clearly identify the proposed construction area.
- Arts United will install construction fencing with clear signage to separate the easement area from public use.
- Arts United will clearly communicate with Fort Wayne Parks and Recreation staff regarding any deviations from the proposed easement.
- Arts United will maintain a safe environment adjacent to the easement footprint.
- Arts United will not store any materials nor allow any equipment outside of the proposed easement area.
- Arts United will restore all turf, irrigation, pavements, and landscape damage as the result of construction activity.

Parks and Recreation Department Obligations:

- The Parks and Recreation Department will allow access to the easement area for construction activities.

Signed:

Signed:

\_\_\_\_\_  
Printed:

\_\_\_\_\_  
Printed:

\_\_\_\_\_  
Dan Ross – Arts United Director

\_\_\_\_\_  
Steve McDaniel – Director, Parks & Recreation

Date:

Date: