# CITY OF SHELBYVILLE



Allan Henderson Deputy Director

# PLAN COMMISSION

**MEETING DATE: 8/26/2019** 

MEETING DATE: 8/20	MEETING DATE: 8/26/2019			
Case Number & Name:	PC 2019-12; Hubler Self Storage Facility, Site Development Plan			
Petitioner's Name:	Tony Nicholson, Site and Spaces			
Owner's Name:	Brad Hubler			
Petitioner's	Tony Nicholson /John Haines			
Representative:	Tony Nicholson/John Haines			
Address of Property:	1414 E State Road 44,			
Subject Property	IL, Light Industrial (With written commitments from the Common Council that require			
Zoning Classification:	the property to be held	d to the BH – Business	Highway development	standards)
Comprehensive Future	Gateway Mixed Use			
Land use:	,			
	North	East	South	West
Surrounding	BH – Business	BH – Business	BH – Business	BH – Business
Properties' Zoning	Highway	Highway	Highway	Highway
Classifications:	,		,	,
Surrounding Properties'				
Comprehensive Future	Gateway Mixed Use	Gateway Mixed Use	Gateway Mixed Use	Parks and Recreation
Land Use				
2000	The petitioner has been	n working with the Plan (	Commission on the subje	ect property. The
History:	subject property was re respectively. The prope petitioners with the inte commitments that any	zoned and subdivided by crty was rezoned from bu ent of building storage fa development of the prop has also been through th	y cases PC 2018-18 and I usiness highway to light in ucilities on the site. The re- perty adhere to business I	PC 2018-19 ndustrial by the ezone was granted with highway development
Vicinity Map:	And Alle		1000 E 1220	1024
Action Requested:	Site Development Plan	n approval for a self-sto	rage facility.	

- 1. The property owner is petitioning to construct a self storage facility of up to six (6) buildings and up to three hundred (300) units.
- 2. The Unified Development Ordinance (Section 9.05 (F) (5)) requires the Plan Commission make Findings of Fact for the Site Development Plan:
  - a. Is consistent with the City of Shelbyville Comprehensive Plan;

The planning staff has determined the subject petition is consistent with the City's Comprehensive Plan because State Road 44 is a commercial corridor in the City of Shelbyville. Additionally, while the subject property is zoned light industrial, the development is being held to business highway standards, due to the fact that all of the surrounding properties are zoned business highway, and the Shelbyville Common Council attached this requirement with the recent rezoning of this property.

# Meets the Technical Review Committee's expectations for best practices and quality design;

The Technical Review Committee reviewed the site development plan against their applicable standards and the members were satisfied with the plan. All members in attendance at the Technical Review Committee meeting on June 25, 2019 provided guidance on ensuring the site plan and building would meet all applicable requirements. Comments were addressed and comment sheets have been attached for reference.

# c. Satisfies the applicable requirements of Article 2: Zoning Districts;

The IL – Light Industrial zoning district allows for 'mini-storage facilities' as a permitted use with the maximum number of structures per lot at 5. While the proposed development is meeting the standards of the light industrial zoning district it is also meeting the standards of the BH - business highway district – a condition of the property rezoning approval from City Council on February 18, 2019, Ordinance 18-2846.

d. Satisfies the applicable requirements of Article 5: Development Standards;

# UDO 5.08 Architectural Standards

UDO 5.08 requires a primary structure's facade to include a repeating pattern with no less than three (3) elements including: color change, texture change, material modular change, or architectural/structural change in plane. At least one (1) of these elements need to repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet either horizontally or vertically. The petition property received a development standards variance for facades that are primarily overhead garage doors to be exempt from the standards. Case No: BZA 2019-10; July 09, 2019.

UDO 5.08 requires roofs to have no less than two (2) of the following features: parapets concealing flat roofs and rooftop equipment, sloping roofs that do not exceed the average height of the supporting walls with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run or three (3) or more roof slope planes. The petitioner received a development standards variance to work with the planning staff to include a gabled parapet roofline on all south facing facades.

UDO 5.08 requires entryways to provide design elements, orientation, and aesthetically pleasing character to buildings. In addition, each principal building on a site shall have clearly defined, highly visible customer entrances featuring no less than three (3) of the following: Canopies or porticos, overhangs, recesses or projections, arcades, raised corniced parapets over the door, or arches.

The subject property is meeting all of the architectural standards. A variance was received from the Board of Zoning Appeals on July 09, 2019 (Case # BZA 2019-10) to allow facades that are primarily overhead garage doors to be exempt from the architectural standards and to allow a gabled parapet roofline only on southern facing facades.

# **UDO 5.09 Commercial Standards**

UDO 5.09 requires parking areas to provide safe, convenient, and efficient access. They should be distributed around large primary structures in order to shorten the distance to other buildings and public sidewalks and to reduce the overall scale of the paved surface. Additionally, a sidewalk is required to be installed when a new primary structure is constructed and sidewalks are also required to be installed in front of any lot created after the effective date of the Unified Development Ordinance. The subject property has provided access to the entrance of the facility from the parking lot, but is not providing a sidewalk for access from the public street or a sidewalk along the entire length of the eastern property boundary. Plans should be resubmitted showing the necessary sidewalks are being provided.

# **UDO 5.11 Density and Intensity Standards**

UDO 5.11 sets the maximum number of primary structures on a lot. While the subject property is being held to the BH – Business Highway District standards which only allow one (1) primary structure, the property is zoned IL – Light Industrial which allows up to five (5) primary structures. The subject property received a variance from the Board of Zoning Appeals on July 09, 2019 (Case # BZA 2019-10) to construct up to six (6) primary structures.

# **UDO 5.19 Fence, Hedge, and Wall Standards**

UDO 5.19 sets the maximum height for fences, hedges, and walls at eight (8) feet in any side or rear yard and establishes that they not extend past the front facade of the primary structure. The subject property fence is not extending beyond the front façade of the primary structure, but the height of the fence has not been indicated on the site plan drawings. In addition, plans indicate the fence will be separated every fifty (50) feet with brick columns on the south side of the property, but no detail for this has been provided. Plans should be resubmitted showing details pertaining to the height of the fence and the brick columns on the south side.

# **UDO 5.32 Landscaping Standards**

UDO 5.32 requires foundation and yard plantings. Facades of primary structure that face a street and are over eighty (80) lineal feet, shall plant one (1) shrub or ornamental tree for every twenty (20) lineal feet of facade frontage on a street. This provision applies to all facades that face a street. Additionally, one (1) shrub or ornamental tree per forty (40) feet shall be planted along side and rear facades. Additionally, lots over 20,000 square feet shall

plant two (2) canopy trees, plus one (1) canopy tree for every additional 25,000 square feet of lot size above 40,000 square feet. Under no circumstances shall more than ten (10) trees be required for this provision. Based on these standards the subject property is required to provide ten (15) shrubs and five (5) trees. The subject property is meeting these standards; they have provided six (7) trees and thirty-one (31) shrubs. Please ensure that planters do not block pedestrian access.

# **UDO 5.38 Lighting Standards**

UDO 5.38 requires security lighting be at a ninety degree (90º) cut-off fixtures directed downward at the parking lot surface, loading docks, or doorways. All security lighting in non-residential areas shall be shielded and specifically aimed so that illumination is directed only to the intended area. The light source for any security lighting shall include shields that prevent their light source or lens from being visible from adjacent properties and/or streets. The use of general floodlighting fixtures shall be prohibited. Security lighting fixtures may be mounted on poles located no farther than ten (10) feet from the perimeter of the area intended to be illuminated. Any security lighting shall only illuminate vertical surfaces (walls, doors, etc.) up to a height of eight (8) feet from either grade level or the bottom of any illuminated door or entryway, whichever is greater. The maximum allowable light at a property line shall be five (5) lux, with the following exception: when the subject property is located adjacent to a commercial zoning district or an industrial zoning district, then the allowable light at the property line shall be twenty (20) lux, but only along the property lines that are adjacent to the specified zoning districts (i.e. BN, BC, BG, BH, IL, IG, and HI). The subject property is meeting these standards with all lighting attached to buildings with a ninety (90) degree cut-off and three (3) light poles on the southern side of the side. Plans should be resubmitted with a photometric plan ensuring light is not protruding onto adjacent sites.

# **UDO 5.52 Parking Standards**

UDO 5.52 requires off-street parking to be provided for all uses at a rate based upon the intensity of the use. For storage units the rate is one (1) parking spot for every twenty (20) units. The proposed site plan shows an estimated two-hundred forty-one (241) units. This requires a minimum of twelve (12) parking spaces. The subject property has provided three (3) standard parking spaces and one (1) accessible parking space. The subject property received a variance from the Board of Zoning Appeals on July 09, 2019 (Case # BZA 2019-10) to reduce the number of parking spaces to the four (4) proposed.

## **UDO 5.55 Setback Standards**

UDO 5.55 establishes minimum front yard, rear yard and side yard setback standards for each zoning district. The setback standards established for the BH- Business Highway district are:

- Front-yard setback: twenty (20) feet
- Rear-yard setback: twenty (20) feet
- Side-yard Setback: ten (10) feet

The subject property is meeting all of the setback requirements.

# **UDO 5.58 Sign Standards**

All signs have a separate permitting process, however please verify the signs are meeting the setback requirements and are out of the "vision clearance triangle" when those permits are submitted for.

# e. Satisfies the applicable requirements of Article 6: Design Standards

Article 6: Design Standards provides the standards for all subdivisions and generally apply to the construction of residential planned unit developments with public improvements. Article 6: Design Standards do not apply to this specific project.

# f. Satisfies any other applicable provisions of the Unified Development Ordinance.

At this time, all other applicable provisions of the Unified Development Ordinance appear to be satisfied by the submitted site plans.

# **STAFF RECOMMENDATION: Approval with the following conditions:**

- 1. Resubmit plans showing the sidewalks that are required under the UDO 5.09 Commercial Standards
- 2. Resubmit plans illustrating the height of the fence and a detail showing the design of the fence on the south side of the property as required by UDO 5.19 Fence, Hedge and Wall Standards.
- 3. Submit a photometric plan showing compliance with the UDO 5.38 Lighting Standards.

# Site Development Plan: PC 2019-12; Hubler Self Storage Facility, Site Development Plan

# **Staff Prepared**

	Motion: (I) would like to make a motion to approve the site development plan as presented to this body, with the conditions outlined in the planning staff's report, pursuant to the planning staff's report and Findings of Fact.
1.	The site development plan is consistent with the City of Shelbyville Comprehensive Plan as outlined in the
	planning staff's report.  The site development plan is <b>not</b> consistent with the <i>City of Shelbyville Comprehensive Plan</i> , as outlined in the
	planning staff's report.
2.	The site development plan meets the Technical Review Committee's expectations for best practices and quality design, as outlined in the planning staff's report, as outlined in the planning staff's report.
	The site development plan does not meet the Technical Review Committee's expectations for best practices
_	and quality design, as outlined in the planning staff's report, as outlined in the planning staff's report
3.	The site development plan satisfies the applicable requirements of Article 2: Zoning Districts, as outlined in the planning staff's report.
	The site development plan <b>does not</b> satisfy the applicable requirements of Article 2:.Zoning Districts, as outlined
	in the planning staff's report.
4.	The site development plan satisfies the applicable requirements of Article 5: <i>Development Standards</i> , as
	outlined in the planning staff's report.  The site development plan does not satisfy the applicable requirements of Article 5:.Development Standards, as
	outlined in the planning staff's report.
5.	The site development plan satisfies the applicable requirements of Article 6: Design Standards, as outlined in
	the planning staff's report.
	The site development plan <b>does not</b> satisfy the applicable requirements of Article 6: Design Standards, as
6.	outlined by the planning staff's report.  This site development plan satisfies all other applicable provision of the <i>Unified Development Ordinance</i> , as
0.	outlined by the planning staff's report.
	The site development plan does not satisfy all other applicable provision of the Unified Development Ordinance,
	as outlined in the planning staff's report.
Addi	tional Conditions Imposed by the Shelbyville Plan Commission:
	1.
2	2.
Shel	byville Plan Commission
By:	Attest:
	Chairperson Secretary



SITE DEVELOPMENT PLAN APPLICATION
Shelbyville Planning & Building Department CEIVED / FILEI
Shelbyville, IN 46176
P: 317.392.5102

AUG 07 2019

For Office Use Only:
Case #: PC 2019 - 12
Hearing Date: 8 26 19
Fees Paid: \$
Final Decision:
Approved Denied

1.		
Applicant Name: John Haines	Property Owners Information (if different than Applic	ant)
Name: John Haines Address: 8220 45 315	_ Name: Krad + Michele Hubler	
Indy IN 46127	Address: 8220 45 31 5.	
Phone Number: 317 - 716 - 6636	Tudy , IN 46227 Phone Number: 317-882-4389	
Fax Number:	Fax Number:	
Email: jhaines @drive hubler.com	Email: bhubler Qaolton	
2.		
Applicant's Attorney/Representative	Project Engineer	
Name:	Name: Space + Sites, LLC	
Address:	Name: Space + Sites, LLC Address:	
Phone Number:	Phone Number:	
Fax Number:	Fax Number:	
Email:	Email:	
2 Designat Information.		
3. Project Information: General Location of Property (and address is applicable): 100 etc.	a lat in 1414 CR UIL C	1110
General Location of Property (and address is applicable): Upen	of ancie thants	16176
Current Zoning:	Existing Use of Property: Agricultural	
Proposed Zoning:	Proposed Use: Self Storage	
4. Attachments		
on f-10		
	□ Lighting Plan	
<ul> <li>Proof of Ownership (copy of deed, recent property card)</li> </ul>	□ Landscaping Plan	
□ Letter of Intent	□ Drainage Plan and Report	
☐ Civil Plans as prescribed in UDO 9.05	□ Dimensioned Site Plan	
□ Vicinity Map	□ Filling Fee	
The undersigned states the above information is true an	nd correct as s/he is informed and believes.	
Applicant: Applicant:	Date: 4-5-2019	
applicant.	Date: 1 3 20/1	
<i>l</i>		
State of		
County of) SS:	this 5 day of <u>A v 6 v 5 T</u> , <u>2020</u> .	
Cubbonibed and Sworm to before the ti		
	Buck Hinkle	
Notan	ry Public Printed	
AND LICK WALL		•
Residing inCol	ounty. My Commission Expires: 4 - 25 · 20.	23



# SITE DEVELOPMENT PLANS FOR:

# HUBLER STORAGE 1414 E. S.R. 44 SHELBYVILLE, IN 46176 ZONED: BG

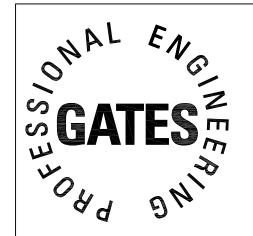
OWNER

HUBLER STORAGE 1414 E. S.R. 44 SHELBYVILLE, IN 46176

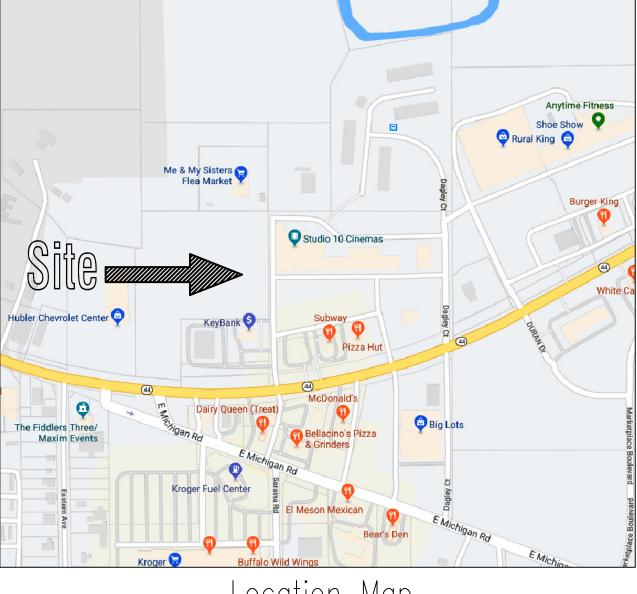
CONTACT: JOHN HAINES PHONE: 317-716-6636



e-mail: spaceandsites@sbcglobal.net



Bruce G. Carter, P.E. 1678 S. Flatrock River Road Rushville, IN 46173 bruce.carter@gatespe.com



<u>Location Map</u>

INDEX OF DRAWINGS

# 

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RYAN ANGRICK

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TEL: 317.736.2965
TEL: 317.398.5361

EMAIL: mbarber@vectren.com/mkhallad@vectren.com

EMAIL: joshua.hornberger@duke-energy.com

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AT&T

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Columbus, IN 47201

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X
ALLAN HENDERSON
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<u>Vicinity Map</u>

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TAYLOR SUMMERFORD

SHELBY COUNTY SURVEYOR

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Shelbyville, IN 46176

TEL: 317.392.6481

EMAIL: norma.ross@co.shelby.in.us

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# GENERAL NOTES:

1.) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE CITY, COUNTY, AND STATE AGENCIES PRIOR TO CONSTRUCTION.

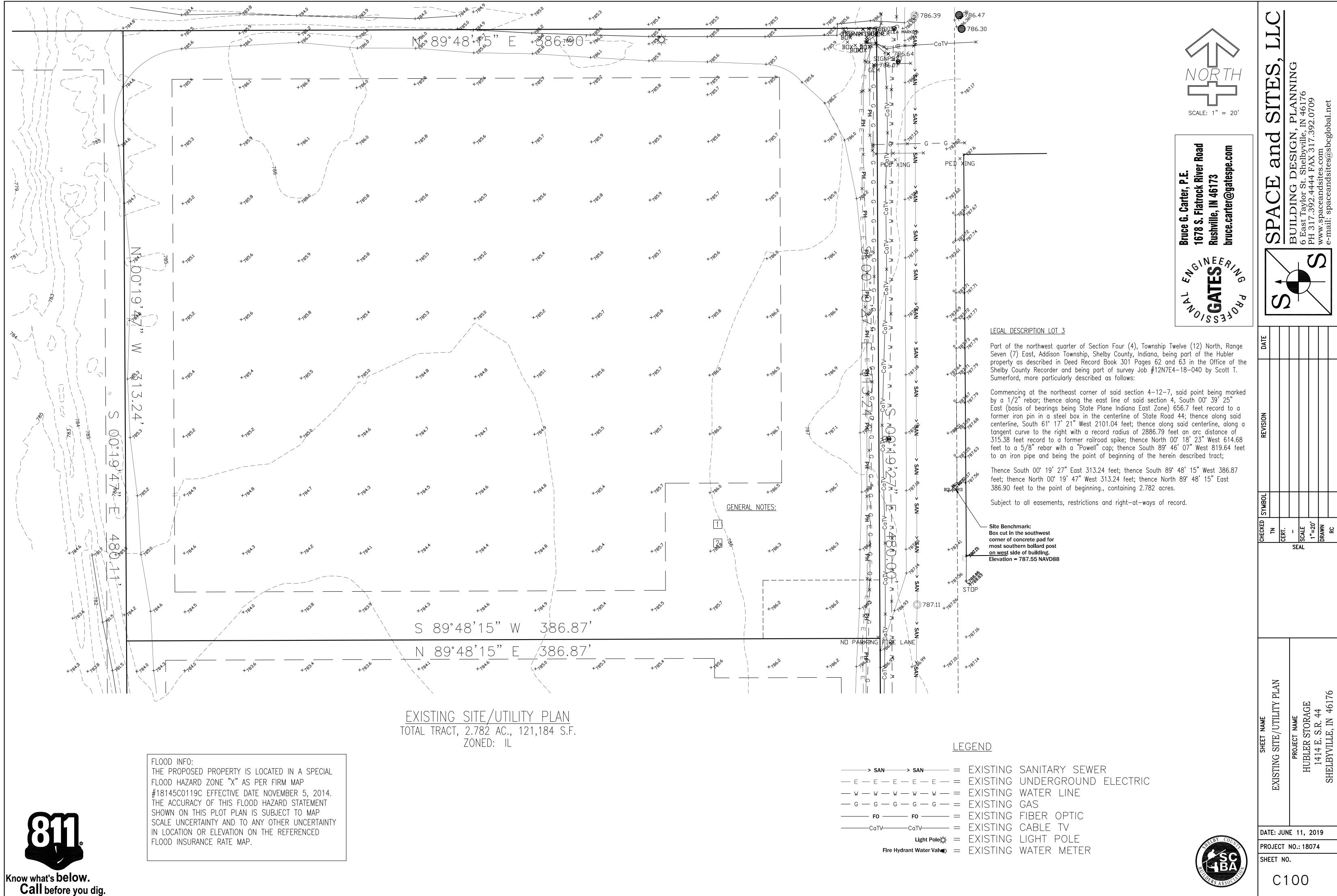
2.) CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY UTILITY CONFLICTS ARE DISCOVERED OR IF UTILITY LOCATIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS.

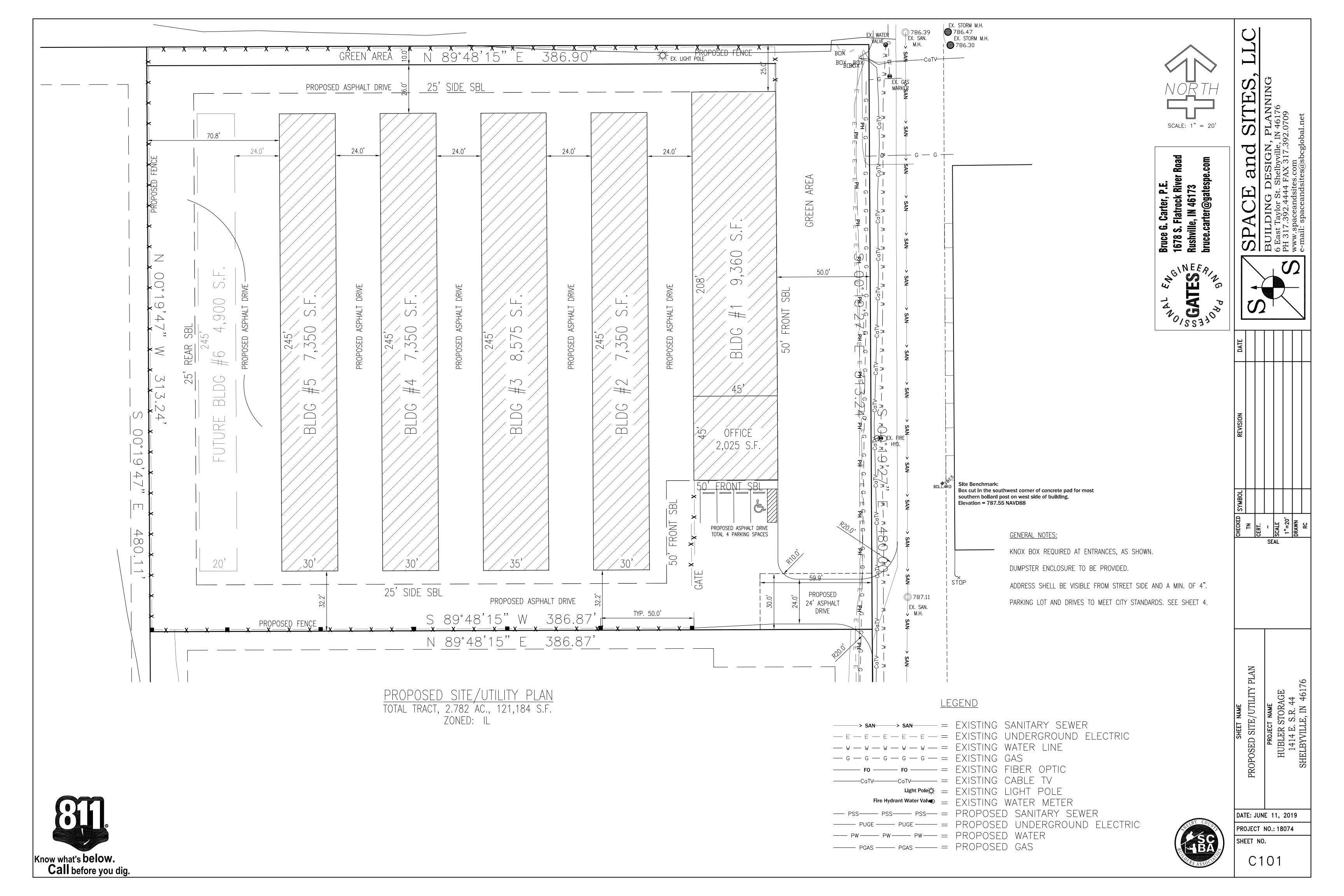
3.) CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH CITY AND ALL RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

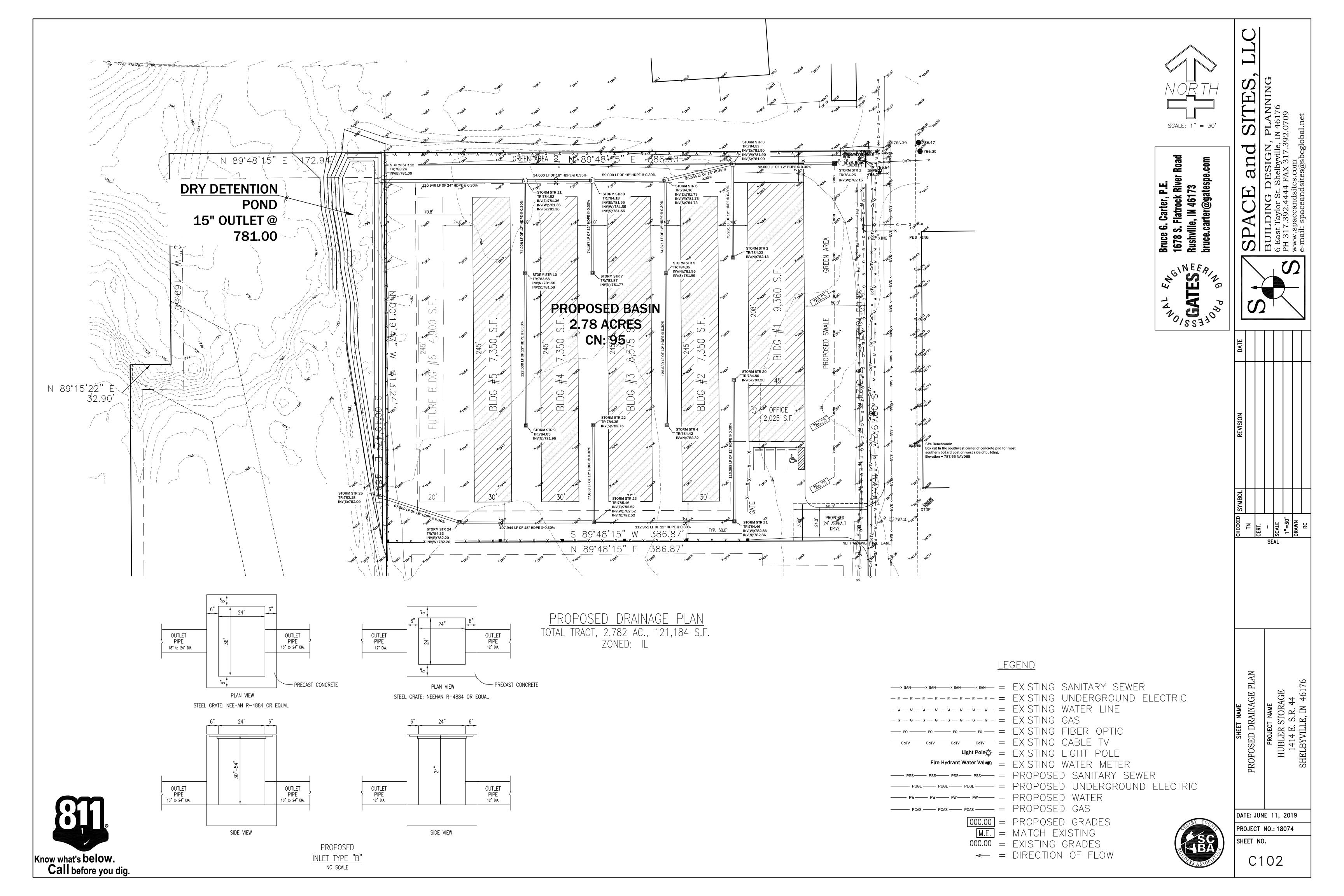


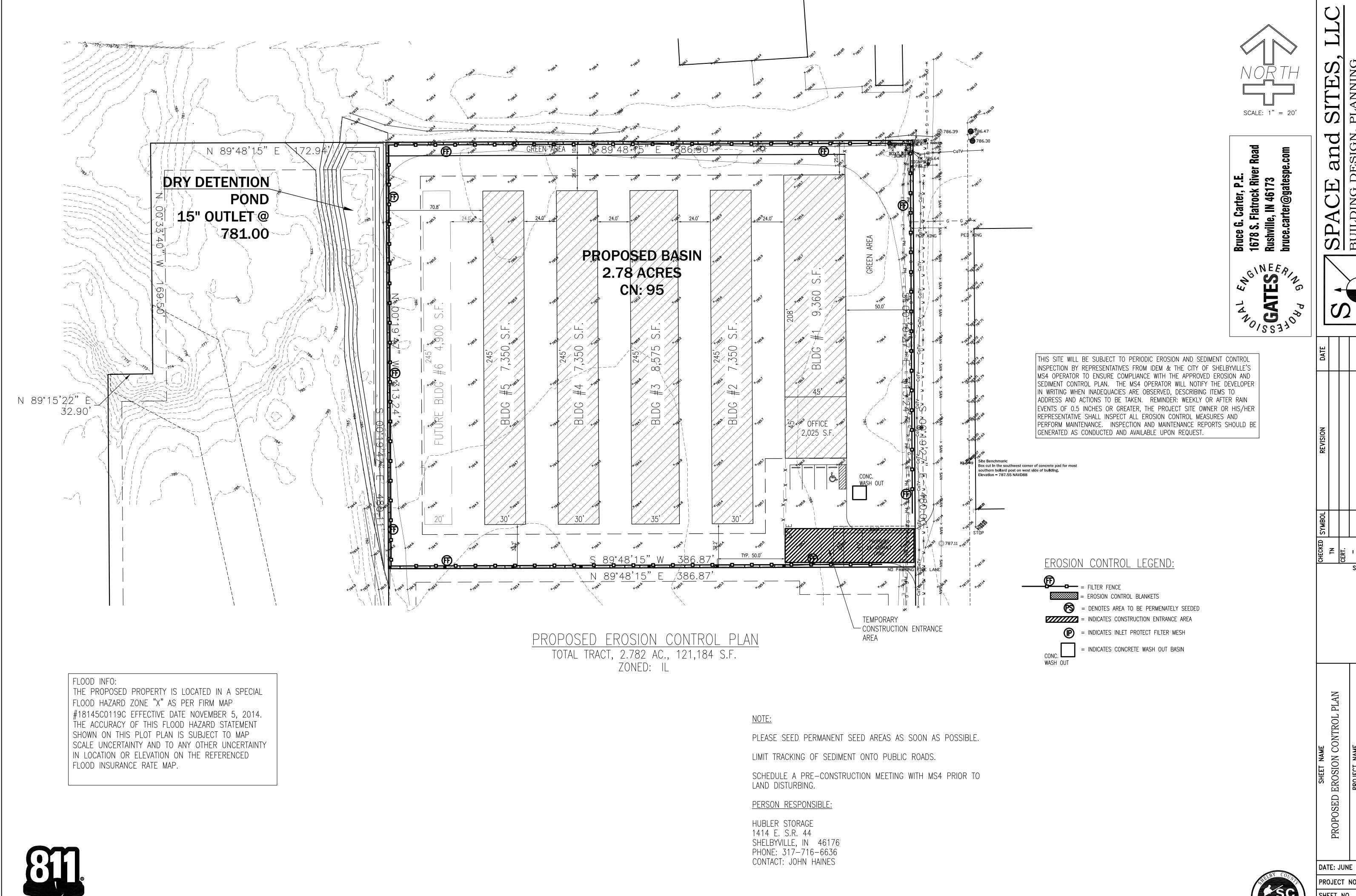
INDEX OF	DRAWINGS	
SHEET NO.	DESCRIPTION	
	COVER	
C100	EXISTING SITE/UTILITY PLAN	
C101	PROPOSED SITE/UTILITY PLAN	
C102	PROPOSED DRAÍNAGE PLAN	
C103	PROPOSED EROSION CONTROL PLAN	
C104	EROSION CONTROL DETAILS	
C105	PROPOSED SITE LIGHTING PLAN	
C106	PROPOSED LANDSCAPING PLAN	
C107	(SWPPP) STORM WATER POLLUTION PREVENTION PLAN	
A100	PROPOSED BUILDING #1 PLAN	
A101	PROPOSED BUILDING $\#2-\#5$ PLAN	
	CITY OF SHELBYVILLE SPECS.	

REVISIONS		
SHEET NO.	DATE	DESCRIPTION
NOTED	7/23/19	LANDSCAPING, BUILDING GABLES
NOTED	7/31/19	BUILDING GABLES







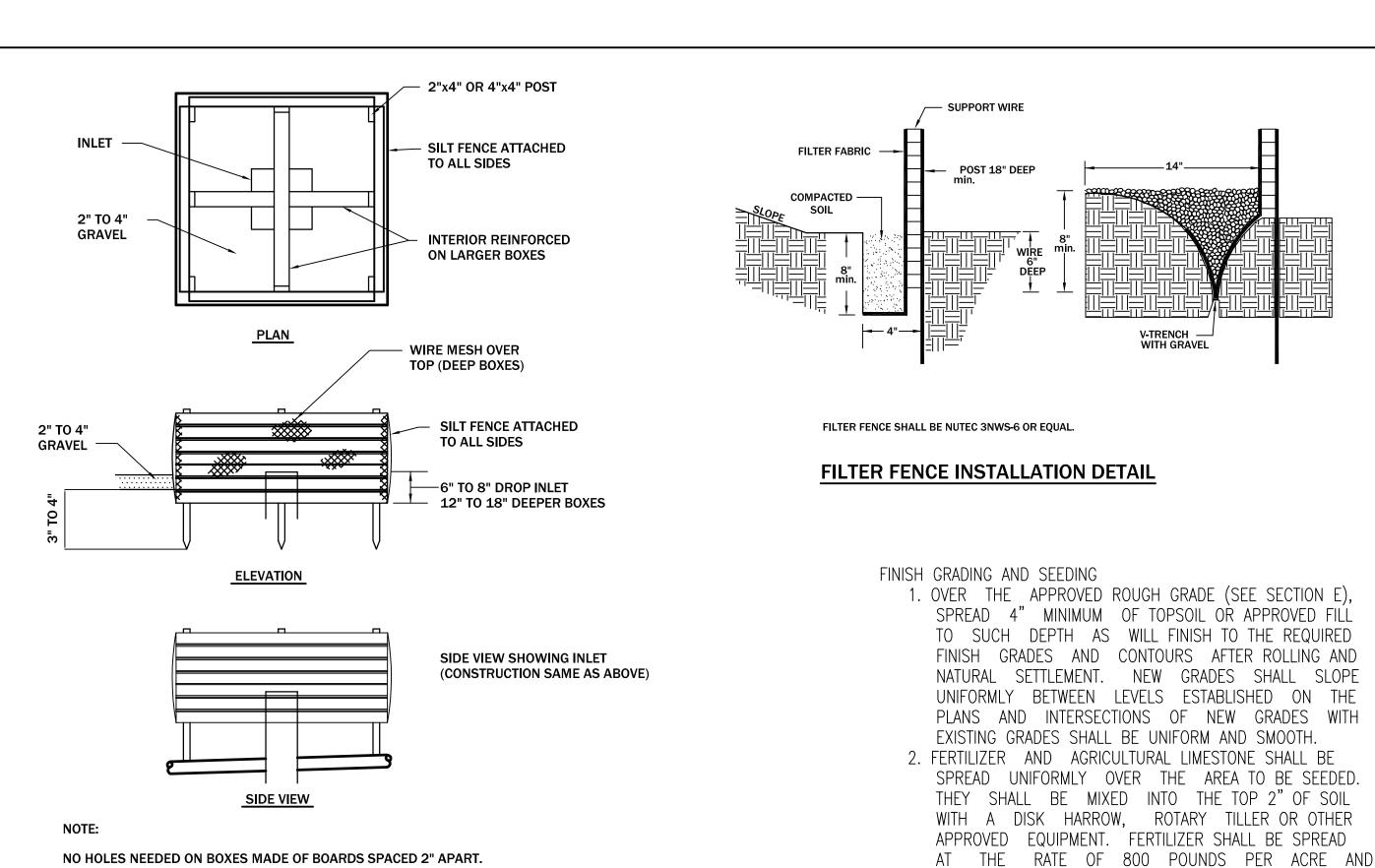


Know what's **below. Call** before you dig.

DATE: JUNE 11, 2019 PROJECT NO.: 18074

SHEET NO.

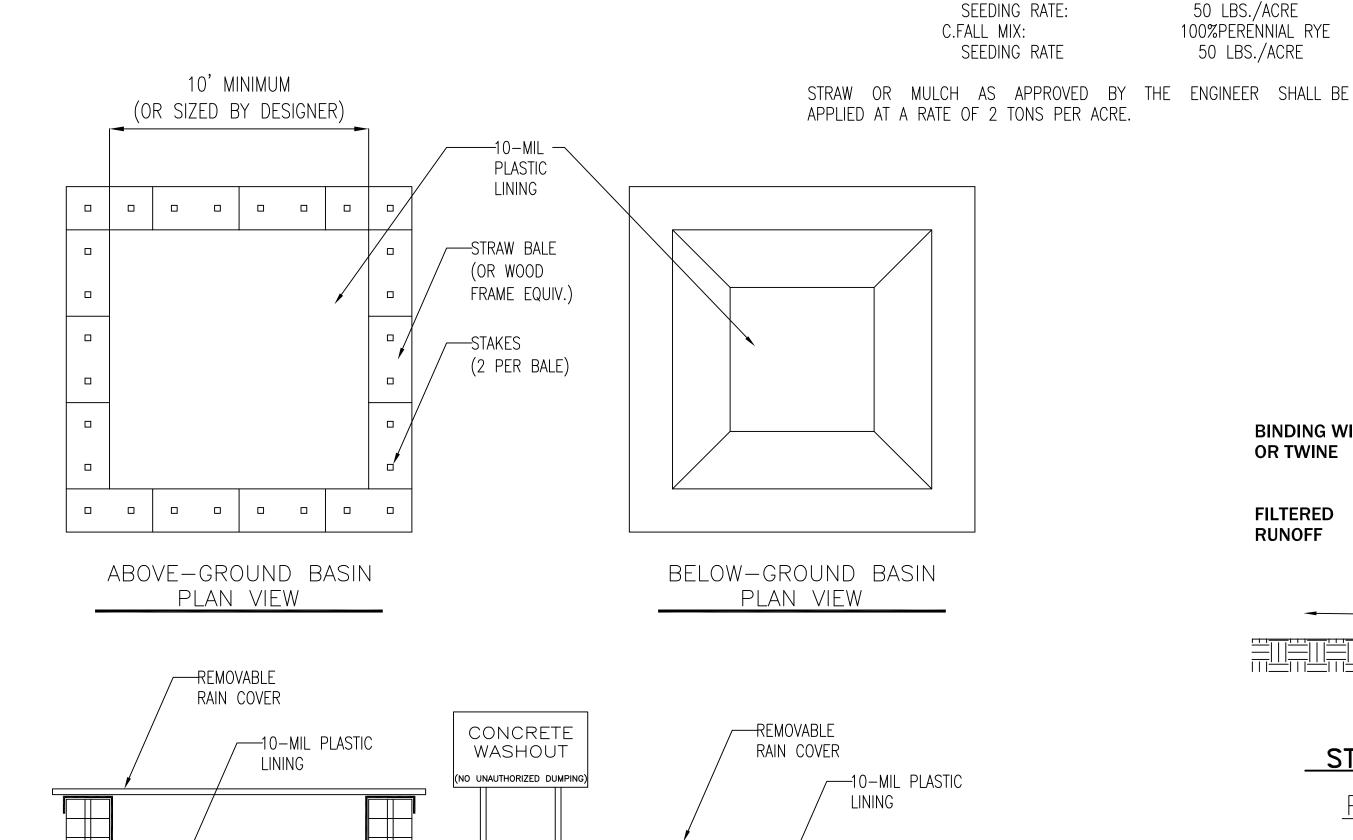
C103



SILT FENCE FABRIC ATTACHED TO ALL SIDES OF BOX (COARSE WEAVE). DIMENSIONS OF BOX WILL VARY ACCORDING TO THE SIZE OF INLET AND USE WIRE MESH OVER TOP OF DEEP HOLES. SLIT BOXES TO BE LOCATED AT EACH CATCH BASIN.

ABOVE-GROUND BASIN

# FILTER FENCE PROTECTION DETAIL



CONCRETE WASHOUT NTS

BELOW-GROUND BASIN SECTION

> 1. ACTUAL LAYOUT DETERMINED IN THE FIELD.

AGRICULTURAL LIMESTONE AT THE RATE OF 1/2 TON

CUTS OR FILLS HAVE BEEN GRADED SHALL BE SEEDED

FOR SILT AND EROSION PROTECTION WITH ONE OF THE

B.SPRING OR LATE FALL MIX: 100% ANNUAL RYE

100% OATS

50 LBS./ACRE

50 LBS./ACRE

100%PERÉNNIAL RYE

50 LBS./ACRE

3. TEMPORARY SEEDING IN THE AREAS WHERE STRIPPING,

PER ACRE UNLESS OTHERWISE SPECIFIED

FOLLOWING METHODS:

A.EARLY SPRING MIX:

SEEDING RATE:

2. "CONCRETE WASHOUT" SIGN TO BE LOCATED ADJACENT TO WASHOUT FACILITY.

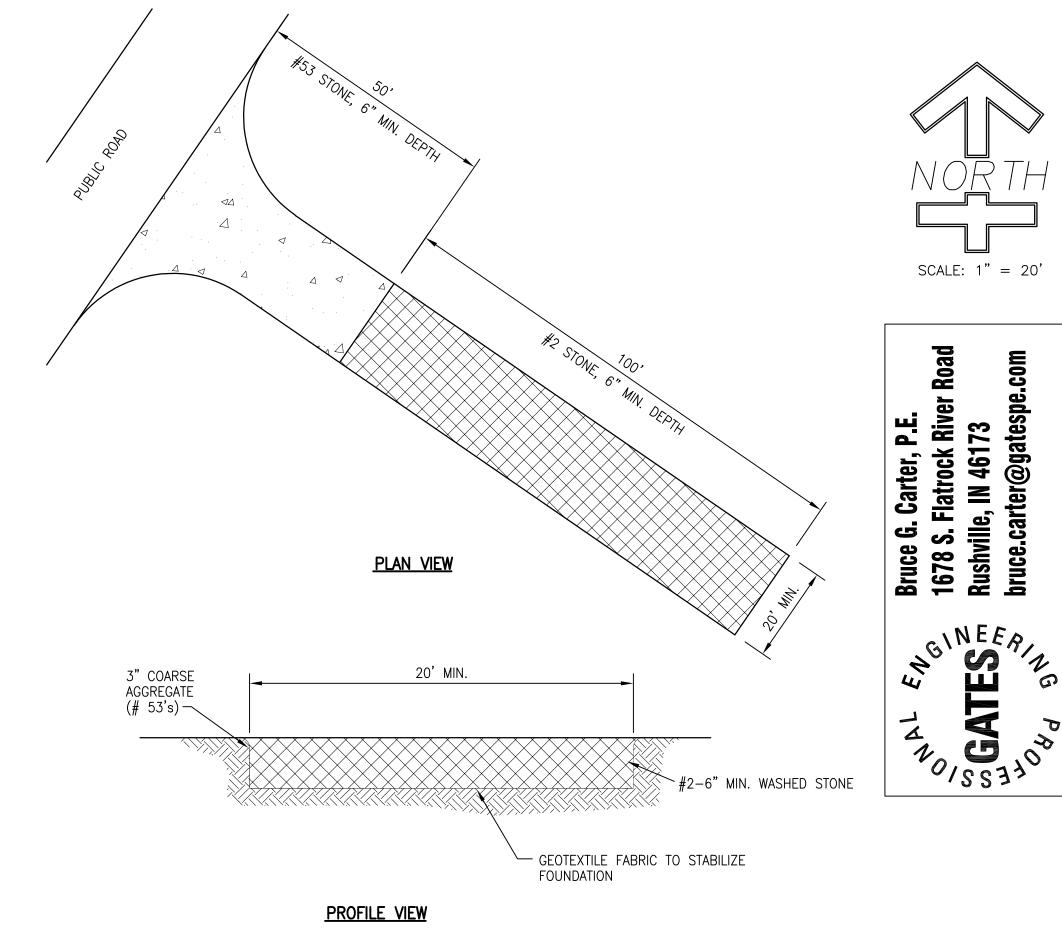
3. REMOVABLE RAIN COVER REQUIRED DURING WET WEATHER SEASON.

Notes:

- Erosion and Sediment Control:
  - Ensure that all exposed soils are
  - protected/seeded as soon as possible Provide a concrete wash out area
  - All mud, dirt & debris that is tracked onto the road ways will need to be cleaned off immediately to prevent further tracking
  - Install straw bales or rock check dams in drainage swale during construction activities if necessary

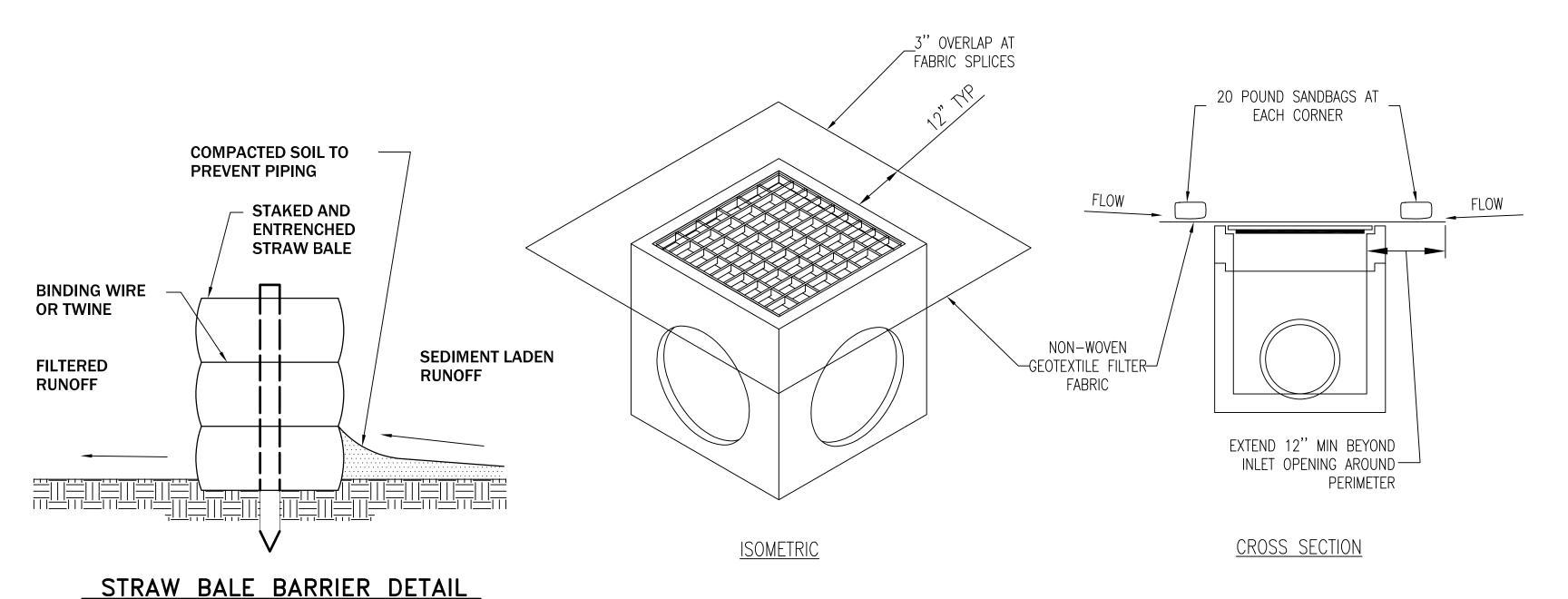
# Reminders

- Weekly or after rain events of .5 inches or greater, the project site owner or representative shall inspect all erosion control measures and perform and document necessary maintenance. Inspection and maintenance reports should be generated as conducted and available upon request.
- The site will be subject to periodic erosion and sediment control inspection by representatives from the City's MS4 Director to ensure compliance. The MS4 Director will notify the developer/owner in writing when inadequacies are observed, describing items to address and actions to
- Establish permanent seeding as soon as possible.
- All mud, dirt & debris that is tracked onto the road ways will need to be cleaned off immediately to prevent further tracking.



1. PERIODIC STONE TO DRESSING AND WASHING AS REQUIRED.

# TEMPORARY CONSTRUCTION ENTRANCE DETAIL



PIPE INLET PROTECTION NTS

NOTES:

- 1. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
- CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY CLEAN THE INLET PROTECTION IF EXCESSIVE PONDING OCCURS.
- 3. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

FILTER MESH INLET PROTECTION



DATE: JUNE 11, 2019 PROJECT NO.: 18074 SHEET NO.

SHEET NAME
EROSION CONTROL DETAILS

HUBLER STORAGE 1414 E. S.R. 44 SHELBYVILLE, IN 4617

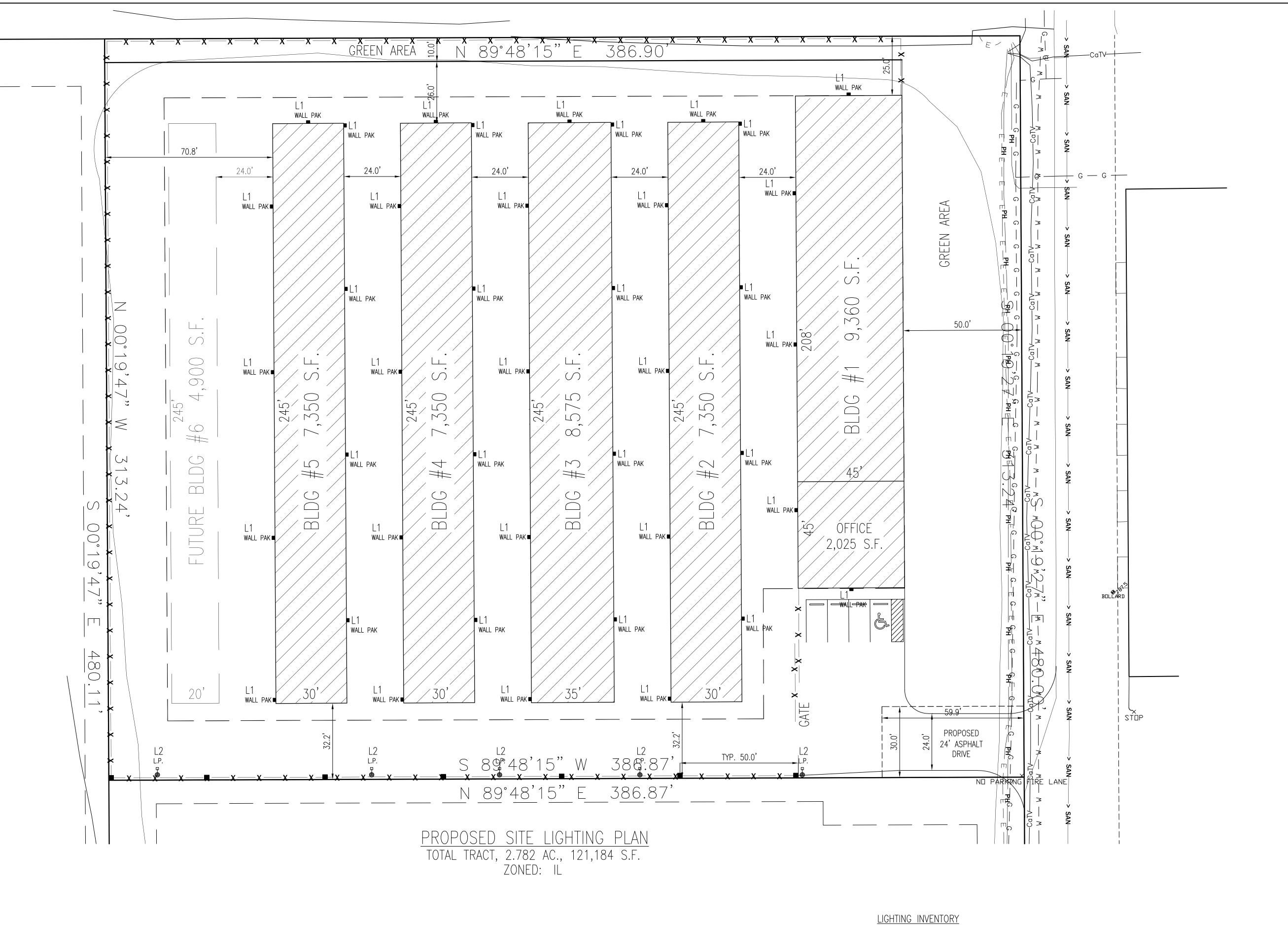
SITES

and

SPACE

GATES

C104



RAB LIGHTING, WPLED104, LED 104W WALLPACK (QTY. ?)

LITHONIA LIGHTING, 400MR4TBSCWASPD, 25' LIGHT POLE (QTY. ?)

Arrangement

Lum. Watts Lum. Lumens

Description

SITE LIGHTING STANDARDS TO MEET CITY OF SHELBYVILLE UNIFIED DEVELOPMENT ORDINANCE 5.38.

Luminaire Schedule

NOTES:

ALL LIGHTING FIXTURES SHALL BE 90° CUT-OFF FIXTURE DIRECTED DOWNWARD AT THE GROUND SURFACE.



DATE: JUNE 11, 2019 PROJECT NO.: 18074 SHEET NO.

SHEET NAME
PROPOSED SITE LIGHTING PLAN

HUBLER STORAGE 1414 E. S.R. 44 SHELBYVILLE, IN 4617

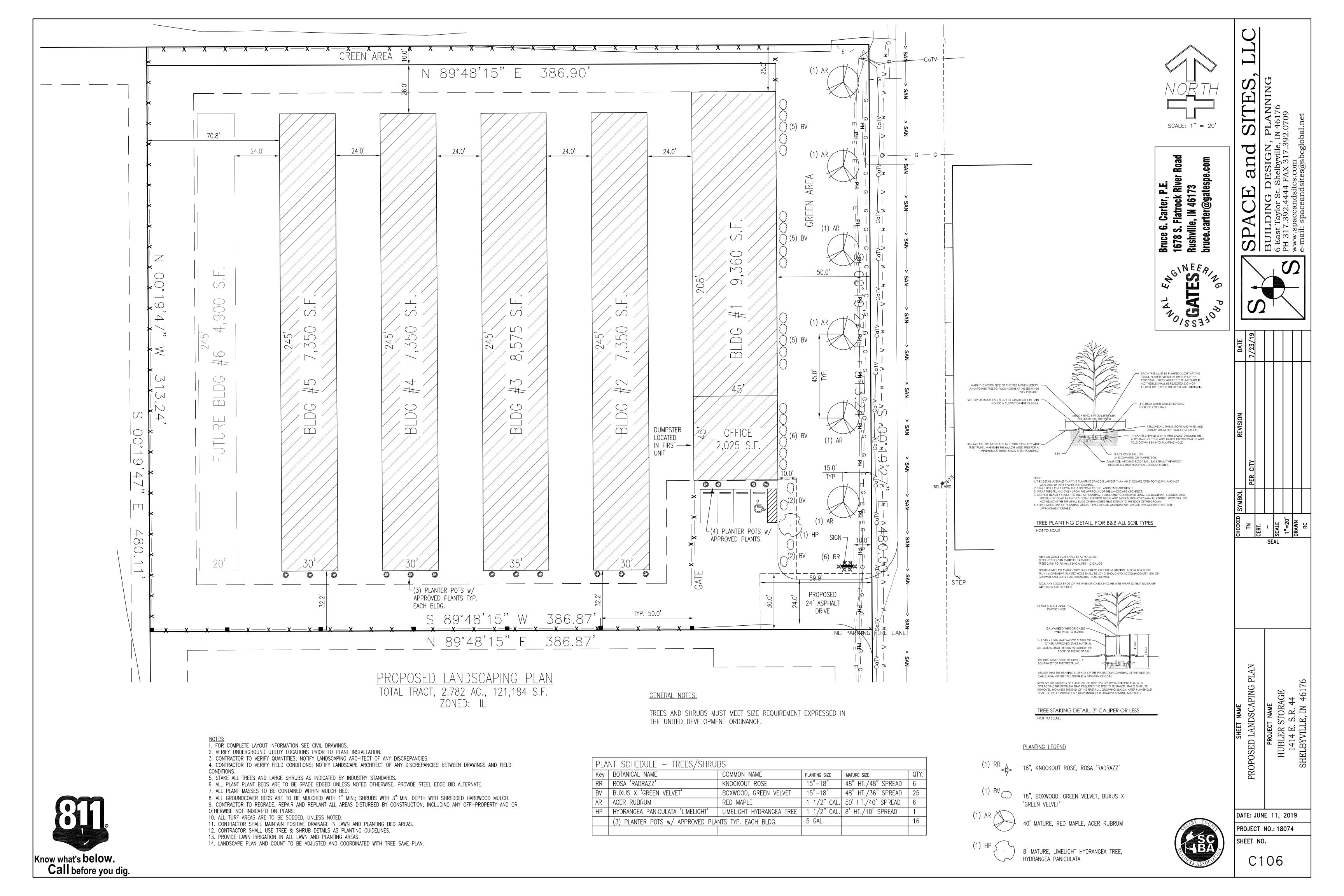
C105



SINE EN LONG PAR EN LA POISSELON PAR EN LA POISSE PAR EN

SITES,

SPACE
BUILDING D
6 East Taylor St. S
PH 317.392.4444
www.spaceandsite
e-mail: spaceandsi



A2 - 11 X 17 inch plat showing building lot numbers/boundaries and road layout/names:

See Sheet C100.

<u>A3 - Narrative describing project nature and purpose:</u>

Constructing a mini storage buildings, asphalt drives, on 2.782 Ac. site.

A4 — Vicinity map showing project location:

Vicinity Map is provided on cover sheet.

A5 - Legal Description of the Project Site:

The legal description of the project is attached on Sheet C100.

The project site is approximately located at Latitude: 39° 31′ 16.9″ N, Longitude: 85° 45′ 11.7″ W

A6 - Location of all lots and proposed site improvements:

Lot boundaries, numbers, structures, and proposed site improvements are shown on the plan. See plans.

<u>A7 – Hydrologic unit code:</u>

Unit Code: 05120204030060 - Little Blue River-Rays Crossing.

A8 — Notation of any State or Federal water quality permits:

No state or Federal Water Quality Permits are anticipated with this project.

A9 - Specific points where Storm water discharge will leave the site:

Proposed sheet drains West to detention area, then outlets to existing ditch/swale that drains to Little Blue River.

A10 — Location and name of all wetlands, lakes, and water courses on and adjacent to the site:

Little Blue River is approximately .19 mi. to the South of site.

<u>A11 — Identify all Receiving Waters:</u>

Stormwater runoff exit site via sheet drains West to detention area, then outlets to existing ditch/swale to Little Blue River.

A12 - Identification of potential discharges to groundwater:

Slight potential for groundwater infiltration through stone. No sinkholes or uncapped abandoned wells located on the project site or downstream of the project site and could potentially be impacted by stormwater discharge.

A13 - 100 Year Floodplains, floodways, and floodway fringes:

The proposed building is not located in a special flood hazard zone "X" as per firm map #18145C0119C effective date November 5, 2014. The accuracy of this flood hazard statement shown on this plot plan is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced flood insurance rate map.

A14 - Pre-construction and post construction estimate of Peak Discharge at controlling events:

Pre-Construction 0 Yr. 12Hr 0 cfs Post-Construction 0 Yr. 3Hr 0 cfs

A15 — Adjacent land use, including upstream watershed:

North: BH — Business Highway South: BH — Business Highway West: BH — Business Highway East: BH — Business Highway

Little Blue River Water Shed

<u>A16 - Locations and approximate boundaries of all disturbed areas:</u>

A17 – Identification of existing vegetative cover:

The existing vegetative cover types in proposed areas is crops. See plans for additional information.

The proposed disturbed areas are shown on plans. See plans for additional information.

<u>A18 — Soils map including descriptions and limitations:</u>

A soil map/soil type table has been added to this sheet. Obtained from USDA Web Soil Survey.

A19 - Locations, size and dimensions of proposed Storm water systems:

Proposed sheet drains West to detention area, then outlets to existing ditch/swales that drains to Little Blue River.

A20 — Plan for any off—site construction activities associated with this project:

No off-site construction intended for proposed project site. If off-site construction is needed contractor will file amended NOI Rule 5 Permit.

A21 — Locations of proposed soil stockpiles, borrow and/or disposal areas:

If need for stockpile arises; please contact Shelby County Soil and Water District.

A22 — Existing site topography at an interval appropriate to show detailed drainage patterns:

to Little Blue River.

Stormwater runoff is collected in a series of existing ditches/swales on the property then runs out to North of property

A23 — Proposed final topography at an interval appropriate to show detailed drainage patterns:

Proposed site will have very limited changes to topography. See plans for details. See sheet C102.

ASSESSMENT OF STORM WATER POLLUTION PREVENTION - CONSTRUCTION COMPONENT (SECTION B)

B1 - Description of potential pollutant sources associated with the construction activities:

The main source of pollution during construction will be silt, construction materials, and petroleum products used in construction equipment. Erosion and sediment control measures will be put in place before construction begins to minimize the possibility of silt entering stormwater. The contractor is to cover all material storage areas before any expected rainfall event to prevent pollution of stormwater from construction material. The contractor is to maintain a fueling and servicing area to minimize the danger of pollutants entering stormwater from construction equipment. Instructions for the fueling and servicing area are provided in Section B13 — Material Handling and Spill Prevention.

B2 - Sequence describing Storm water quality measure implementation relative to land disturbing activities:

See General Erosion & Sediment Control Staging Notes for detailed information. See sheet C105 & C106.

<u>B3 — Stable construction entrance locations and specifications:</u>

See Erosion Control Plans, Details, and Specifications for detailed information. See sheet C105 & C106.

<u>B4 - Sediment control measures for sheet flow areas:</u>

See Erosion Control Plans, Details, and Specifications for detailed information. See sheet C105 & C106.

<u>B5 - Sediment control measures for concentrated flow areas:</u>

See Erosion Control Plans, Details, and Specifications for detailed information. See sheet C105 & C106.

B6 — Storm sewer inlet protection measure locations and specifications:

See Erosion Control Plans, Details, and Specifications for detailed information. See sheet C105 & C106.

<u>B7 - Runoff control measures:</u>

See Erosion Control Plans, Details, and Specifications for detailed information. See sheet C105 & C106.

Do Chara water suitet protection associations.

<u>B8 - Storm water outlet protection specifications:</u>

See Erosion Control Plans, Details, and Specifications for detailed information. See sheet C105 & C106.

B9 — Grade Stabilization structure locations and specifications:

<u>B11 - Temporary surface stabilization methods appropriate for each season:</u>

See Erosion Control Plans, Details, and Specifications for detailed information. See sheet C105 & C106.

B10 - Location, dimensions, specifications and construction details of each Storm water quality measure:

See Erosion Control Plans, Details, and Specifications for detailed information. See sheet C105 & C106.

See Erosion Control Plans, Details, and Specifications for detailed information. See sheet C105 & C106.

B12 - Permanent surface stabilization specifications:

See Erosion Control Plans, Details, and Specifications for detailed information. See sheet C105 & C106.

<u>B13 — Material handling and spill prevention plan:</u>

Material handling and storage associated with construction activity shall meet the Spill Prevention and Spill Response Requirements in 327 IAC 2—6.1. Full emergency plan shown below. All material should be handled in accordance with guidelines set forth in material safety data sheets provided by manufacture.

B14 - Monitoring and maintenance guidelines for each proposed pollution prevention measure:

The details for each Erosion and Sediment Control Practice used within these plans lists the specific quidelines for the maintenance of each type of practice used.

<u>B15 - Erosion & Sediment control specifications for individual building lots:</u>

No individual building lots for this project.



SOIL MAP

CrA-Crosby silt loam, 0 to 2 percent slopes

# ASSESSMENT OF STORM WATER POLLUTION PREVENTION - POST CONSTRUCTION COMPONENT (SECTION C)

- C1 Description of pollutants and their sources associated with the proposed land use.
- The majority of the post construction potential pollutant sources for this project are oil, grease, antifreeze, brake fluid, brake dust, rubber fragments, gasoline, and other hydrocarbons from vehicles, and fertilizer. Other potential pollutants could include sediment from wearing of the road surface and washing or falling off of vehicles. trash from littering and other types of improper disposal and storage, and elevated receiving water temperatures from stormwater runoff contact with impervious surfaces.
- C2 Sequence describing storm water quality measure implementation.

The water quality treatment system will include sheet drains West to detention area, then outlets to existing ditch/swales that drains to Little Blue River. For additional information on the sequence and implementation of the water quality measures, refer back to the Erosion & Sediment Control Staging Notes.

<u>C3 - Description of proposed post construction storm water quality measures.</u>

This project was designed to minimize pollutants and the impact on the receiving waters and the surrounding environment. All stormwater associated with this project is collected through the proposed storm sewer system that drain into swales and rentention ponds which will treat the stormwater runoff prior leaving the site. The swales and retention ponds was designed to be used as the water quality measure for the project.

<u>C4 - Location, dimensions, specifications and construction details of each Storm water quality measure.</u>

See plans for detailed information. See sheet C105.

C5 - Description of maintenance guidelines for proposed post construction water quality measures.

The proposed detention pond and swales will be maintained and monitored during this project by the contractor and the current owner. The owner of this project will be responsible for the detention pond once construction is complete, as it currently is required. Storm sewer inlets and pipes will also need to be inspected on a regular basis and cleaned as necessary.

For guidelines, the tables below provides a list of maintenance and Inspection Activities for the contractor, pond owner, and project owner.

# MAINTENANCE & INSPECTION

- 1. The inlet protection will need to be monitored and cleaned once a month or after each storm event.
- 2. The Contractor is responsible for all installation and maintenance of erosion control.

MAINTENANCE / INSPECTION SCHEDULE		
ITEM DESCRIPTION	INTERVAL	
Inspection of Embankment	Annual Inspection and/or after major storm event	
Inspection of Outlet Structures / Riprap	Monthly Inspection and/or after major storm event	
Inspection of Stormwater Inlets	Inspect Monthly	
Condition of Embankment	Annual Inspection and/or after major storm event	

MAINTENANCE / INSPECTION SCHEDULE

# SATISFACTORY/ ACTION TAKEN/ ITEM DESCRIPTION UNSATISFACTORY COMMENTS . CONDITION OF EMBANKMENT Healthy vegetation with at least 85% ground cover. No signs of erosion on embankment No animal burrows Embankment is free of cracking, bulging or sliding Embankment is free of leaks or seeps No slope protection failure 2. CONDITION OF OUTLET STRUCTURES Low flow outlet free of obstruction Flared End Section not blocked or damaged Outlet pipe is not blocked and is in good condition Outlet channels are stable and free of scouring Riprap is good condition and not sediment laden 3. CONDITION OF INLET STRUCTURES No riprap failures No evidence of slope erosion or scouring Inlet storm pipes are in good condition Inlet storm pipes are not clogged and are operational Endwalls/Headwalls/End Sections are in good condition Inlet grates are free of obstructions Inlet bottoms are free of debris and sediment

# SEEDING SCHEDULE:

A. EARLY SPRING MIX:

SEEDING RATE:

C. FALL MIX:

1. FERTILIZER AND AGRICULTURAL LIMESTONE SHALL BE SPREAD UNIFORMLY OVER THE AREA TO BE SEEDED. THEY SHALL BE MIXED INTO THE TOP 2" OF SOIL WITH A DISK HARROW, ROTARY TILLER, OR OTHER APPROVED EQUIPMENT. FERTILIZER SHALL BE SPREAD AT THE RATE OF 800 POUNDS PER ACRE, AND AGRICULTURAL LIMESTONE AT THE RATE OF 1/2 TON PER ACRE UNLESS OTHERWISE SPECIFIED.

2. TEMPORARY SEEDING: THE AREAS WHERE STRIPPING, CUTS OR FILLS HAVE BEEN GRADED SHALL BE SEEDED FOR SILT AND EROSION PROTECTION WITH ONE OF THE FOLLOWING METHODS:

100% OATS

100% PERENNIAL RYE

50 LBS./ACRE

SEEDING RATE: 50 LBS./ACRE

B. SPRING OR LATE FALL MIX: 100% ANNUAL RYE SEEDING RATE: 50 LBS./ACRE

STRAW OR MULCH AS APPROVED BY THE ENGINEER SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE.

3. HYDRO-SEEDING: HYDRO-SEEDING SHALL BE AS PER I.D.O.H SPECIFICATIONS, SECTION 621, DATED 1988. FERTILIZER SHALL BE 12-12-12 APPLIED AT THE RATE OF 400 POUNDS PER ACRE. SEED MIXTURE SHALL BE 60 POUNDS PER ACRE OF PERENNIAL RYE GRASS AND 60 POUNDS PER ACRE OF KENTUCKY 31 FESCUE OR ALTA FESCUE.

# EROSION CONTROL SPECIFICATIONS

- A. SCOPE OF WORK
- The work required under this section includes erosion and sediment control measures for construction activities as
  required by local, state and federal jurisdictions including by not limited to County Soil & Water Conservation District,
  Local MS4, Indiana Department of Environmental Management and the Environmental Protection Agency.
- B. <u>MATERIALS</u>
- 1. Materials required for this section are provided under the Stormwater Pollution Prevention Plans, Erosion & Sediment Control Notes, and Details.
- C. GENERAL
- 1. This plan is designed as an attempt to prevent any and all sediment from leaving the construction site by way of erosion. If erosion of sediment from the site is taking place, the owner shall take preventative action immediately. The Engineer shall be consulted in the event this happens.
- 2. Temporary seeding is to be applied within 7 days if no work is anticipated in an area of disturbed soil within 15 days.
- 3. Permanent seeding is to be applied immediately to areas that have achieved final and finished grade.
- 4. Preserve existing vegetation on the site whenever and wherever possible to prevent topsoil erosion.
  5. All sediment capturing measures are to be implemented prior to the disturbance of the construction area they are
- intended to service.
- 7. If grading occurs during December, January or February dormant seeding procedures shall be used.

6. All erosion control measures proposed are to be properly maintained to continue their effectiveness.

- 8. During dry weather, keep lawns watered with sprinklers or other approved methods. Reseed any areas not germinating or damaged at intervals as may be required according to seasonal condition and/or construction activity. Water
- grass and execute necessary weeding until full stand of grass has been obtained.

  The implementation and maintenance of the erosion control is the sole responsibility of the contractor and/or owner.
- 10. It shall be the Contractor's and/or Owner's responsibility to minimize sedimentation (from on—site construction activities) from being deposited onto adjacent properties and receiving streams/ditches in strict compliance with the United States Environmental Protection Agency (U.S. EPA) and the Indiana Department of Environmental Management (IDEM) Storm Water Phase II criteria. It shall also be the Contractor's and/or owner's responsibility to obtain any approvals required from the local authority having jurisdiction and to submit a complete Notice of Intent form to the Indiana Department of Environmental Management (IDEM) prior to the start of any construction activity.
- 11. Provide 12" Minimum of INDOT #2 crushed stone on filter fabric construction entrance(s) to site from street/roads.

  See details for additional information.
- 12. Contractor shall at all times insure that erosion control measures protecting existing drainage facilities be in place prior to the commencement of any phase of construction or land alteration activity.
- 13. As soon as areas are brought to finish grade or new drainage facilities are constructed, contractor shall construct the applicable erosions control measures required by and delineated on the approved plan.
- 14. During site construction activity, the contractor shall:
- a. Construct all perimeter silt barriers.
- Install and maintain clean crushed stone at all construction entrances/exits to the site and any areas used for parking.
- c. Prevent construction silts from leaving the site at all times and place excavated materials away from any direct drainage flow runoff from the site.
- 15. Temporary vegetation shall be installed within 7 days following completion of any phase of grading.
- 6. Contractor shall inspect all erosion control measures daily and repair as necessary to prevent erosion. Siltation shall be removed from areas where failures have occurred and corrective action shall be taken within 24 hours to maintain all erosion control.
- 17. Perimeter siltation barriers shall be maintained at all times.
- 18. At such time that rough grading of the site is complete and drainage diverts to inlets, inlet erosion control measures shall be installed at all inlet structures to keep piping systems free of siltation.
- 19. Erosion control measures, construction entrances and siltation barriers shall remain in place until a good stand of grass has been obtained and/or paving operations are complete. After this has been accomplished, all silt in pipes, detention facilities and swales shall be removed within 10 days so that finished grades are met.
- 20. Once construction is complete and prior to the contractor handing over the project to the owner, the contractor shall clean all debris, pollutants, and sediment from the detention pond and forebay.

# SPILL PREVENTION PLAN

All fueling and servicing of vehicles on site will be conducted near the construction entrance/staging area. This area shall be contained with a row of staked straw bales around the perimeter. Secondary containment in the form of drip pans or drop cloths shall be used to contain any spills. The contractor shall maintain a supply of oil—absorbent material to clean up any small spills that may occur. Any spillage will be removed immediately. Used absorbent material shall be removed from the site and disposed of in accordance with the laws of the State of Indiana. Contaminated soils will be placed on heavy plastic and covered or place into approved containers to prevent contact with storm water. All fuel tanks will be in the containment area. Oils, other vehicle fluids, paints and solvent will be stored in the construction trailer. Any spill in excess of two gallons will be reported to a representative of the contractor.

If a release containing a hazardous substance in an amount equal to or in excess of a reporting quantity established under either 40 CFR 117 or 40 CFR 302 occurs during a 24-hour period, the contractor will immediately notify the permittee who shall then do the following: notify the National Response Center (NRC) (800-424-8802) and the Indiana State Emergency Management Agency (317-232-3986); as well as the Local/County Emergency management, the Local Fire Department (911), and Shelbyville Engineering Department. Also, the engineer will prepare a revision to this document to identify measures to prevent the reoccurrence of such release.

Concrete trucks will wash out at the designated area near the construction entrance. The contractor shall take care to insure that no waste materials are discharged into the waters of the state. Each contractor is responsible to provide litter control for trash generated by his crew. All trash including but not limited to; solid waste, paint cans, oil cans, used oil and filters will be contained and disposed of by the contractor in accordance with the laws and regulations of the State of Indiana and Local/County requirements.

The contractor shall furnish and maintain sanitary facilities for the project. The facilities shall be cleaned as necessary and the waste materials shall be disposed of in accordance with the laws and regulations of the State of Indiana and Local/County requirements.

CONSTRUCTION PHASE (SPECIFIC ACTIVITIES OR EROSION CONTROL PRACTICES)	CONSTRUCTION SCHEDULE CONSIDERATIONS
PRE—CONSTRUCTION ACTIONS (EVALUATION/PROTECTION OF IMPORTANT SITE CHARACTERISTICS)	BEFORE CONSTRUCTION, EVALUATE, MARK, AND PROTECT IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, UNIQUE AREAS (e.g., WETLANDS) TO BE PRESERVED, ON-SITE SEPTIC SYSTEM ABSORPTION FIELDS, AND VEGETATION SUITABLE FOR FILTER STRIPS, ESPECIALLY IN PERIMETER AREAS.
CONSTRUCTION ACCESS * (CONSTRUCTION ENTRANCES, CONSTRUCTION ROUTES, EQUIPMENT PARKING AREAS)	STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS WORK TAKES PLACE
SEDIMENT BARRIERS AND TRAPS * (BASIN TRAPS, SILT FENCES, OUTLET PROTECTION)	INSTALL PRINCIPAL BASINS AFTER CONSTRUCTION SITE IS ASSESSED. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING.
RUNOFF CONTROL * (DIVERSIONS, PERIMETER DIKES, WATER BARS, OUTLET PROTECTION)	INSTALL PRACTICES AFTER PRINCIPAL SEDIMENT TRAPS ARE INSTALLED BUT BEFORE SITE GRADING. INSTALL ADDITIONAL RUNOFF CONTROL MEASURES DURING GRADING AS NEEDED.
RUNOFF CONVEYANCE SYSTEMS * (STABILIZED STREAMBANKS, STORM DRAINS,INLET AND OUTLET PROTECTION, CHANNELS)	WHERE NECESSARY, STABILIZE STREAMBANKS AS EARLY AS POSSIBLE. INSTALL PRINCIPAL CONVEYANCE SYSTEM WITH RUNOFF CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING.
LAND CLEARING AND GRADING * (CUTTING/FILLING, GRADING DRAINS, SEDIMENT TRAPS, BARRIERS, DIVERSIONS, SURFACE ROUGHENING)	BEGIN MAJOR CLEARING AND GRADING AFTER INSTALLING THE KEY SEDIMENT AND RUNOFF MEASURES. CLEAR BORROW AND DISPOSAL AREAS AS NEEDED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES.
SURFACE STABILIZATION * (TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIP-RAP)	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETED.
BUILDING CONSTRUCTION * (BUILDING, UTILITIES, PAVING)	INSTALL NECESSARY EROSION AND SEDIMENT CONTROL PRACTICES AS WORK TAKES PLACE.
LANDSCAPING AND FINAL STABILIZATION * (TOPSOIL, TREES, AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING, RIP—RAP)	STABILIZE ALL OPEN AREAS INCLUDING BORROW AND SPOIL AREAS. REMOVE TEMPORARY CONTROL MEASURES AND STABILIZE.

# GENERAL EROSION AND SEDIMENT CONTROL STAGING NOTES

- 1. The Contractor shall schedule and hold a pre—construction meeting with the Shelby County Soil and Water District prior to any construction activities.
- . All erosion and sediment control practices shall be in accordance with the Indiana Stormwater Quality Manual, Indian Department of Environmental Management, and the Shelbyville Stormwater Design Manual and Standards.
- 3. The Notice of Intent (NOI) and public notice for the project, along with the Governing Municipality Erosion County Permit, shall be posted on a sign installed at or near the site construction entrance. The NOI shall list the contact information for the site contact person. The sign and information shall be maintained and remain legible throughout construction.
- 4. A copy of this Erosion and Sediment Control Plan and the Erosion and Sediment Control Report shall be available at the project site throughout the entire construction period.
- 5. The contractor shall control waste, garbage, debris, wastewater, and other substances on the site so they will not be transported from the site by the action of wind, storm water runoff, or other forces. Proper disposal or management of all wastes and unused building material appropriate to the nature of the waste or material is required.
- Public or Private roadways shall be kept clear of accumulated sediment. All sediment that is cleared must be returned to the likely point of origin or other suitable location. Clearing of large amounts of sediment shall not include flushing the area with water.
- 7. Minimize the exposure of bare earth by limiting the work area to that necessary to perform the work, and by proper scheduling of manpower and equipment.8. All erosion and sediment control measures shall be inspected, cleaned, and maintained following each storm event of
- 0.5 inches or greater.9. Wherever possible, maintain existing vegetative cover. Use non-vegetative material including mulch, erosion blankets,

and sediment control measures. The log shall be maintained on site and be available upon request to the owners

- or stone to control erosion from disturbed areas.

  10. A log shall be maintained of all inspections (weekly, and following storm events), maintenance and repair of erosion
- representatives and the operating authorities having jurisdiction over the site.

not becoming sediment laden from construction activities onsite.

11. The following erosion control measures shall be in place prior to any land disturbing activities: 11.1 Create a stabilized construction entrance.

11.4 Install Temporary Concrete Washout.

- 11.2 Install Temporary Inlet Protection Measures on existing storm inlets.

  11.3 Install Temporary Silt Fence and/or Silt Sock Protection as shown on approved plans.
- 12. Once land disturbing activities begin, the following practices shall be provided:
  12.1 Once earth disturbing activities begin, the adjacent roadways, drives, parking lots, etc., shall be continuously
- monitored for sediment tracking. If sediment is found, immediate action is required to clean the offsite areas and the current erosion control practices will need to be inspected and modified accordingly to prevent any further sediment from leaving the project site.
- 12.2 Once the new storm structures/pipe are in place, the appropriate type of inlet protection measures shall be placed.
  12.3 Continued monitoring of all exposed areas shall be preformed in order to verify the surrounding areas are
- 12.4 As the construction occurs, disturbed areas shall be stabilized as soon as they are at finished grade or will be left bare for more than 15 days.
  12.5 Provide final grade stabilization upon final grading of all areas including erosion control blanketing, seeding and sodding as appropriate.
- 12.6 Storm sewers shall be jet/vacuumed to remove silted materials in the event they become silted from construction activities onsite.

6. Whenever possible, erosion and sediment control measures shall be constructed and installed prior to performing

- other earth disturbing activities.

  14. Minimize erosion from exposed areas by providing and maintaining temporary or pavement stabilization measures.

  Erosion control measures to protect exposed areas shall be installed at the end of the day's work or within 24
- 15. All disturbed areas shall be seeded and/or stabilized upon completion of the earth disturbing activities.

control blanket to the top of the bank. Soil stockpiles shall be seeded and mulched to minimize erosion.

hours of the completion of the earth disturbing activity, as applicable for the type of measure.

17. All other lawn and planting areas shall be seeded and stabilized with an anchored, crimped or tackified mulch and seed mixture.18. Areas to be paved shall be stabilized with a temporary stone cover. The temporary stone stabilization shall be

equivalent to the proposed stone sub-base material. Adequate sub-base depths shall be maintained during

construction, verified and restored, if necessary, prior to final paving. Stone stabilization shall be installed per the

16. All graded areas (lawns, banks, mounds, etc.) with slopes equal to or steeper than 6h:1v shall be stabilized with an

erosion control blanket unless noted otherwise. All constructed swales channels shall be stabilized with an erosion

- paving specifications and details.

  19. Install pipe and grate inlet protection measures and pipe outlet protection as new pipes or pipe extensions are installed. Iimit excavation to the work that can be performed that day. Trenches shall be seeded and mulched as part of the backfill operation.
- 20. Install inlet protection measures to prevent debris and sediment from entering storm system. Check weekly and after each storm event for debris and sediment. Clear blockages as identified. Torn, damaged or ineffective measures shall be replaced.
- Soil stockpiles shall have appropriate perimeter protection to prevent sedimentation of the surrounding acres. Any stockpile that will not be disturbed for 15 days or longer shall be seeded and protected with mulch or erosion control blanket.
- 22. All disturbed areas where work will potentially cease for 15 days or longer shall be seeded and stabilized immediately upon completion of the activity.
- 23. Erosion and sediment control measures shall be maintained until the site has a 70% vegetative stand.24. Once construction is complete and prior to the contractor handing over the project to the owner, the contractor shall clean all debris, pollutants, and sediment from the detention pond and forebay.



1678 S. Flatrock included Brushville, IN 46173

San Bushville, IN 46173

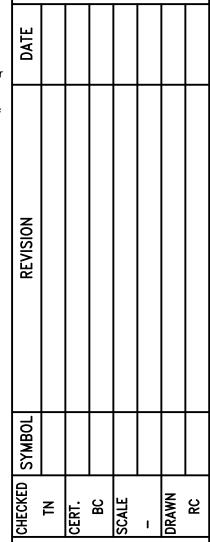
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GATE

PACE and SI LDING DESIGN, PLA 17.392.4444 FAX 317.392.0709

BUILDII 6 East Taylo PH 317.392



PROJECT NAME
HUBLER STORAGE
1414 E. S.R. 44
SHELBYVILLE, IN 46176

DATE: JUNE 11, 2019

PROJECT NO.: 18074
SHEET NO.

C107



