

# CITY OF SHELBYVILLE

Adam M. Rude  
Director



Allan Henderson  
Deputy Director

## PLAN COMMISSION

MEETING DATE: 8/26/2019

<b>Case Number &amp; Name:</b>	PC 2019-12; Hubler Self Storage Facility, Site Development Plan			
<b>Petitioner's Name:</b>	Tony Nicholson, Site and Spaces			
<b>Owner's Name:</b>	Brad Hubler			
<b>Petitioner's Representative:</b>	Tony Nicholson/John Haines			
<b>Address of Property:</b>	1414 E State Road 44, Shelbyville, IN 46176			
<b>Subject Property Zoning Classification:</b>	IL, Light Industrial (With written commitments from the Common Council that require the property to be held to the BH – Business Highway development standards)			
<b>Comprehensive Future Land use:</b>	Gateway Mixed Use			
	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Surrounding Properties' Zoning Classifications:</b>	BH – Business Highway	BH – Business Highway	BH – Business Highway	BH – Business Highway
<b>Surrounding Properties' Comprehensive Future Land Use</b>	Gateway Mixed Use	Gateway Mixed Use	Gateway Mixed Use	Parks and Recreation
<b>History:</b>	The petitioner has been working with the Plan Commission on the subject property. The subject property was rezoned and subdivided by cases PC 2018-18 and PC 2018-19 respectively. The property was rezoned from business highway to light industrial by the petitioners with the intent of building storage facilities on the site. The rezone was granted with commitments that any development of the property adhere to business highway development standards. The project has also been through the Technical Review Committee on June 25, 2019.			
<b>Vicinity Map:</b>				
<b>Action Requested:</b>	Site Development Plan approval for a self-storage 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.

- b. **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 (90°) 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 site. 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 **not** consistent with the *City of Shelbyville Comprehensive Plan*, 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 **does not** 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: *Development Standards*, 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 **does not** satisfy the applicable requirements of Article 6: *Design Standards*, as outlined by the planning staff's report.
6. ☐ This site development plan satisfies all other applicable provision of the *Unified Development Ordinance*, as 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.

Additional Conditions Imposed by the Shelbyville Plan Commission:

- 1.
- 2.

Shelbyville Plan Commission

By: \_\_\_\_\_

Attest: \_\_\_\_\_

Chairperson

Secretary



# SITE DEVELOPMENT PLAN APPLICATION

Shelbyville Planning & Building Department  
44 West Washington Street  
Shelbyville, IN 46176  
P: 317.392.5102

RECEIVED / FILED

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  
Address: 8220 W 31 S  
Indy, IN 46227  
Phone Number: 317-716-6036  
Fax Number:  
Email: jhaines@drivehubler.com

### Property Owners Information (if different than Applicant)

Name: Brad + Michele Hubler  
Address: 8220 W 31 S  
Indy, IN 46227  
Phone Number: 317-882-4389  
Fax Number:  
Email: bhubler@aol.com

2.

### Applicant's Attorney/Representative

Name:  
Address:  
Phone Number:  
Fax Number:  
Email:

### Project Engineer

Name: Space + Sites, LLC  
Address:  
Phone Number:  
Fax Number:  
Email:

### 3. Project Information:

General Location of Property (and address is applicable): open lot near 1414 SR 44 46176  
East of Hubler Chevy, west of movie theater  
Current Zoning: IL  
Proposed Zoning:  
Existing Use of Property: Agricultural  
Proposed Use: Self Storage

### 4. Attachments

- on file
- ☐ Affidavit and Consent of Property Owner (if applicable)
  - ☐ Proof of Ownership (copy of deed, recent property card)
  - ☐ Letter of Intent
  - ☐ Civil Plans as prescribed in UDO 9.05
  - ☐ Vicinity Map
  - ☐ Lighting Plan
  - ☐ Landscaping Plan
  - ☐ Drainage Plan and Report
  - ☐ Dimensioned Site Plan
  - ☐ Filling Fee

The undersigned states the above information is true and correct as s/he is informed and believes.

Applicant: John Haines Date: 4-5-2019

State of \_\_\_\_\_  
County of \_\_\_\_\_ SS:

Subscribed and sworn to before me this 5 day of AUGUST, 2020.

[Signature] Buck Hinkle  
Notary Public Printed

Residing in MORGAN County.

My Commission Expires: 4-25-2023





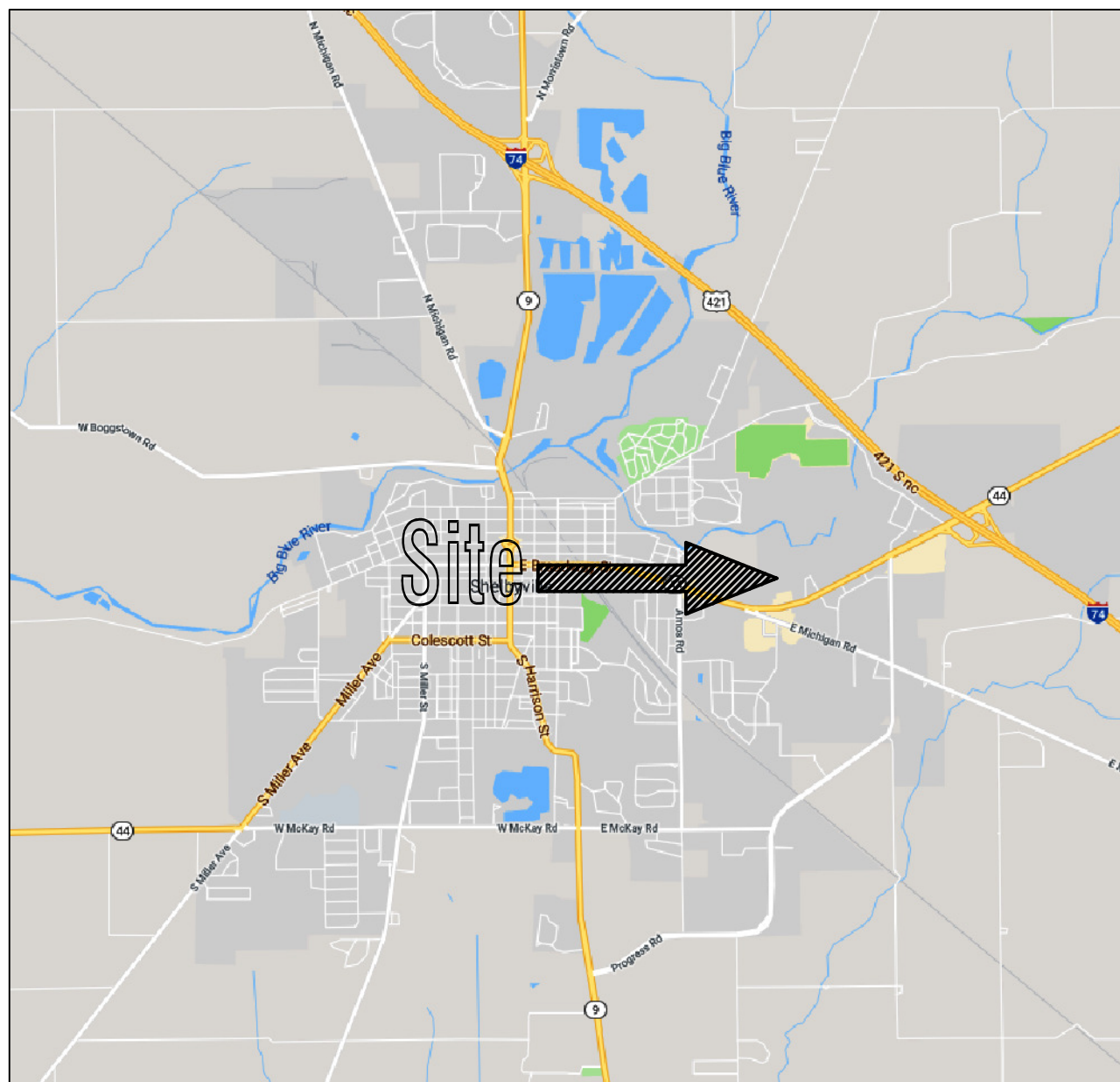
SITE DEVELOPMENT PLANS FOR:

HUBLER STORAGE

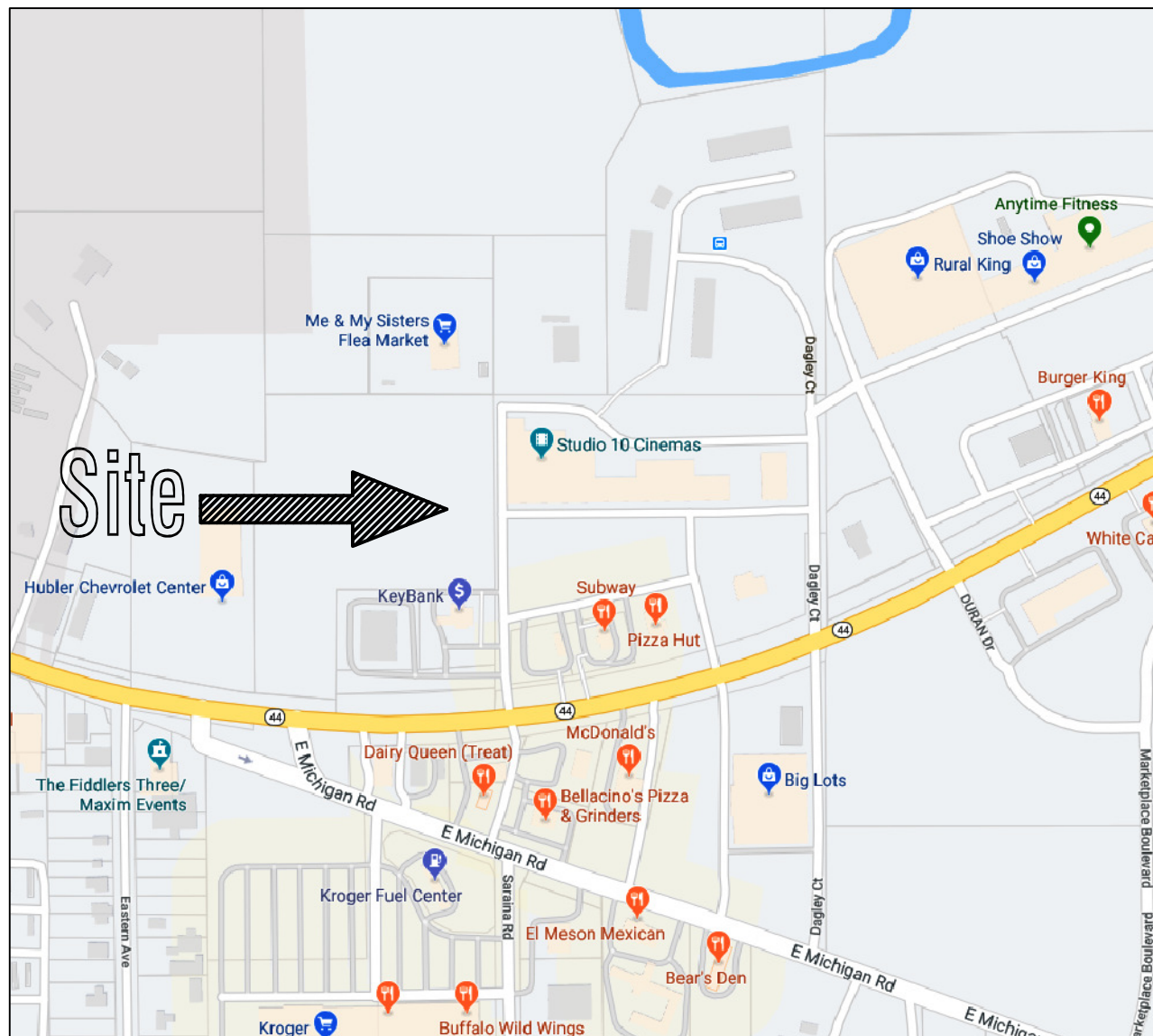
1414 E. S.R. 44

SHELBYVILLE, IN 46176

ZONED: BG



Vicinity Map

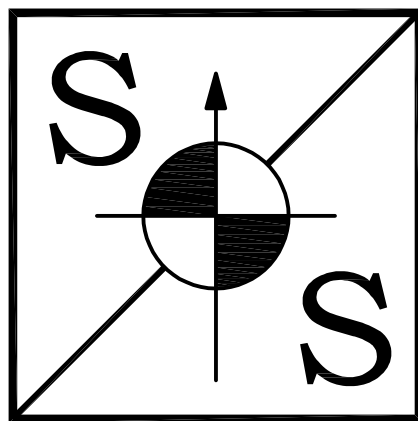


Location Map

OWNER:

HUBLER STORAGE  
1414 E. S.R. 44  
SHELBYVILLE, IN 46176  
CONTACT: JOHN HAINES  
PHONE: 317-716-6636

PREPARED BY:



**SPACE and SITES, LLC**

ENGINEERING, BUILDING DESIGN  
6 East Taylor St. Shelbyville, IN 46176  
PH 317.392.4444 FAX 317.392.0709  
www.spaceandsites.com  
e-mail: spaceandsites@sbcglobal.net

PROFESSIONAL ENGINEERING

**GATES**

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

GENERAL NOTES:

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



TECHNICAL REVIEW COMMITTEE SIGNATURE TABLE

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**TRAVIS EDINGTON**  
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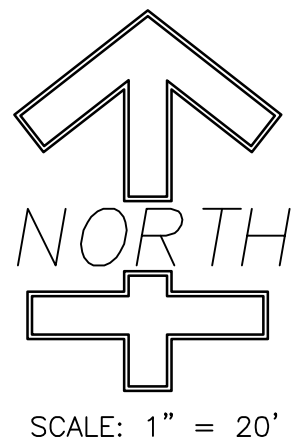
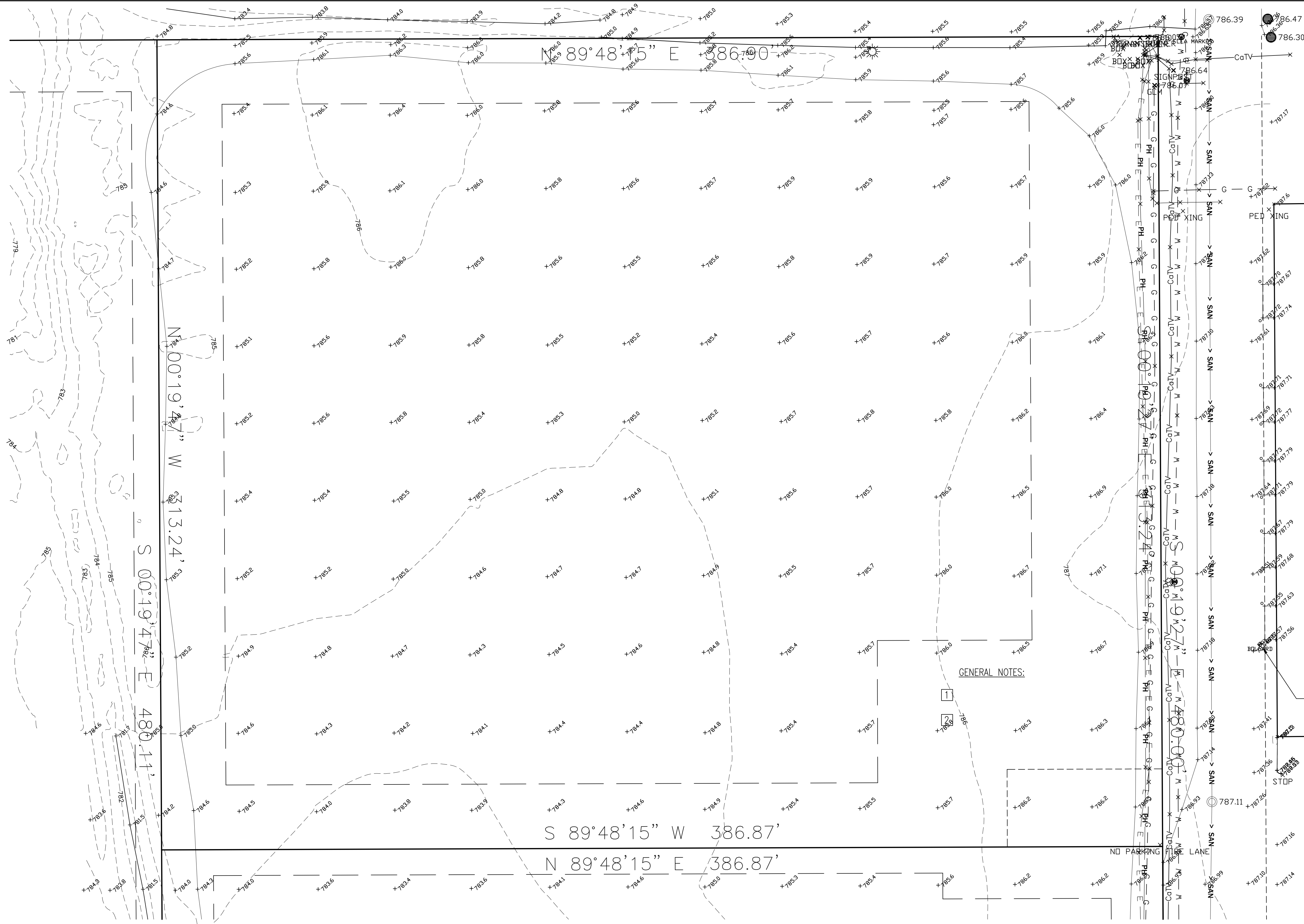
X  
**CHRIS CHASTAIN**  
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Manilla, IN 46150  
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**TAYLOR SUMMERFORD**  
SHELBY COUNTY SURVEYOR  
25 W Polk St., Room 8020  
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TEL: 317.392.6481  
EMAIL: norma.ross@co.shelby.in.us  
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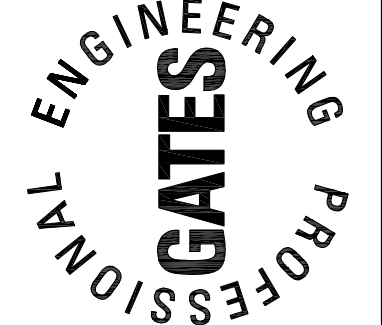
INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION
	COVER
C100	EXISTING SITE/UTILITY PLAN
C101	PROPOSED SITE/UTILITY PLAN
C102	PROPOSED DRAINAGE PLAN
C103	PROPOSED EROSION CONTROL PLAN
C104	EROSION CONTROL DETAILS
C105	PROPOSED SITE LIGHTING PLAN
C106	PROPOSED LANDSCAPING PLAN
C107	(SWPPP) STORM WATER POLLUTION 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





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



**SPACE and SITES, LLC**  
BUILDING DESIGN, PLANNING  
6 East Taylor St. Shelbyville, IN 46176  
PH 317.392.4444 FAX 317.392.0709  
www.spaceandsites.com  
e-mail: spaceandsites@sbglobal.net

CHECKED	SYMBOL	REVISION	DATE
TN			
CERT.			
SCALE			
1"=20'			
DRAWN			
RC			

**LEGAL DESCRIPTION LOT 3**

Part of the northwest quarter of Section Four (4), Township Twelve (12) North, Range Seven (7) East, Addison Township, Shelby County, Indiana, being part of the Hubler property as described in Deed Record Book 301 Pages 62 and 63 in the Office of the Shelby County Recorder and being part of survey Job #12N7E4-18-040 by Scott T. Sumerford, more particularly described as follows:

Commencing at the northeast corner of said section 4-12-7, said point being marked by a 1/2" rebar; thence along the east line of said section 4, South 00° 39' 25" East (basis of bearings being State Plane Indiana East Zone) 656.7 feet record to a former iron pin in a steel box in the centerline of State Road 44; thence along said centerline, South 61° 17' 21" West 2101.04 feet; thence along said centerline, along a tangent curve to the right with a record radius of 2886.79 feet on arc distance of 315.38 feet record to a former railroad spike; thence North 00° 18' 23" West 614.68 feet to a 5/8" rebar with a "Powell" cap; thence South 89° 46' 07" West 819.64 feet to an iron pipe and being the point of beginning of the herein described tract;

Thence South 00° 19' 27" East 313.24 feet; thence South 89° 48' 15" West 386.87 feet; thence North 00° 19' 47" West 313.24 feet; thence North 89° 48' 15" East 386.90 feet to the point of beginning., containing 2.782 acres.

Subject to all easements, restrictions and right-at-ways of record.

**Site Benchmark:**  
Box cut in the southwest corner of concrete pad for most southern bollard post on west side of building.  
Elevation = 787.55 NAVD88

**GENERAL NOTES:**

- 1
- 2

**EXISTING SITE/UTILITY PLAN**  
TOTAL TRACT, 2.782 AC., 121,184 S.F.  
ZONED: IL

**FLOOD INFO:**  
THE PROPOSED PROPERTY IS 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.

**LEGEND**

- > SAN —> SAN — = EXISTING SANITARY SEWER
- E — E — E — E — E — = EXISTING UNDERGROUND ELECTRIC
- W — W — W — W — W — = EXISTING WATER LINE
- G — G — G — G — G — = EXISTING GAS
- FO — FO — FO — FO — FO — = EXISTING FIBER OPTIC
- CoTV — CoTV — = EXISTING CABLE TV
- Light Pole = EXISTING LIGHT POLE
- Fire Hydrant Water Valve = EXISTING WATER METER

**811**  
Know what's below.  
Call before you dig.



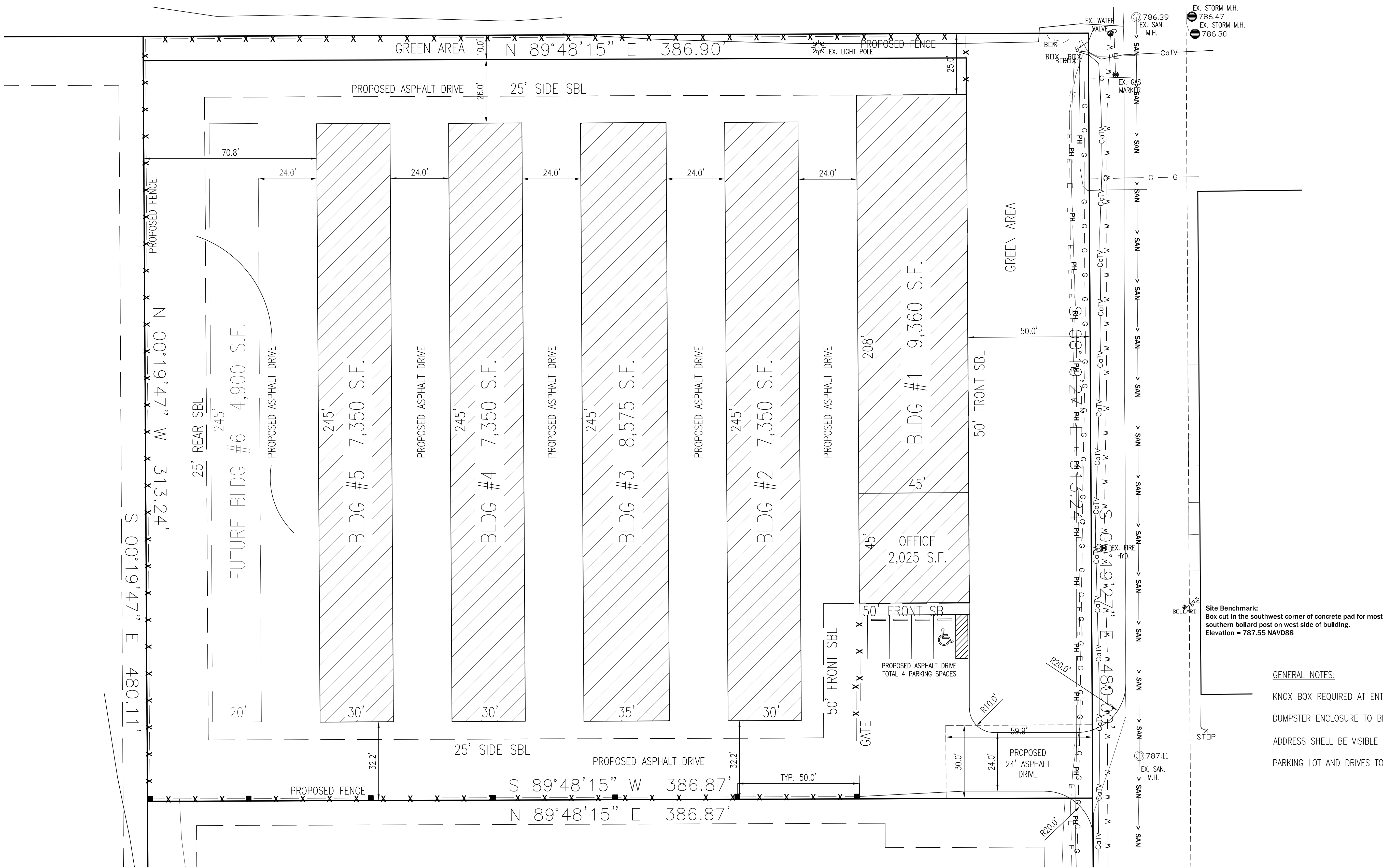
**SHEET NAME**  
EXISTING SITE/UTILITY PLAN

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

**DATE:** JUNE 11, 2019  
**PROJECT NO.:** 18074  
**SHEET NO.**  
C100



Know what's below.  
Call before you dig.



PROPOSED SITE/UTILITY PLAN  
TOTAL TRACT, 2.782 AC., 121,184 S.F.  
ZONED: IL

- LEGEND
- SAN SAN EXISTING SANITARY SEWER
  - E E E E EXISTING UNDERGROUND ELECTRIC
  - W W W W EXISTING WATER LINE
  - G G G G EXISTING GAS
  - FO EXISTING FIBER OPTIC
  - CoTV CoTV EXISTING CABLE TV
  - Light Pole EXISTING LIGHT POLE
  - Fire Hydrant Water Valve EXISTING WATER METER
  - PSS PSS PSS PROPOSED SANITARY SEWER
  - PUGE PUGE PROPOSED UNDERGROUND ELECTRIC
  - PW PW PW PROPOSED WATER
  - PGAS PGAS PROPOSED GAS

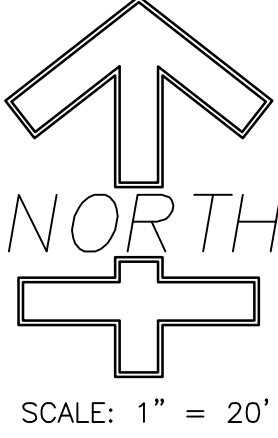
GENERAL NOTES:

KNOX BOX REQUIRED AT ENTRANCES, AS SHOWN.

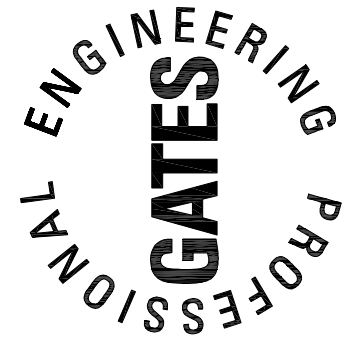
DUMPSTER ENCLOSURE TO BE PROVIDED.

ADDRESS SHALL BE VISIBLE FROM STREET SIDE AND A MIN. OF 4".

PARKING LOT AND DRIVES TO MEET CITY STANDARDS. SEE SHEET 4.



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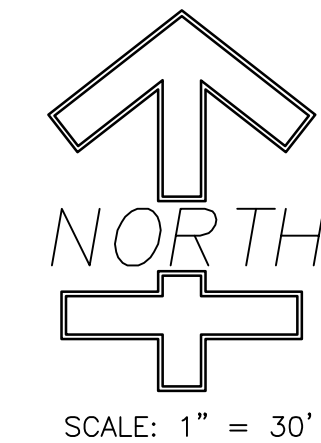
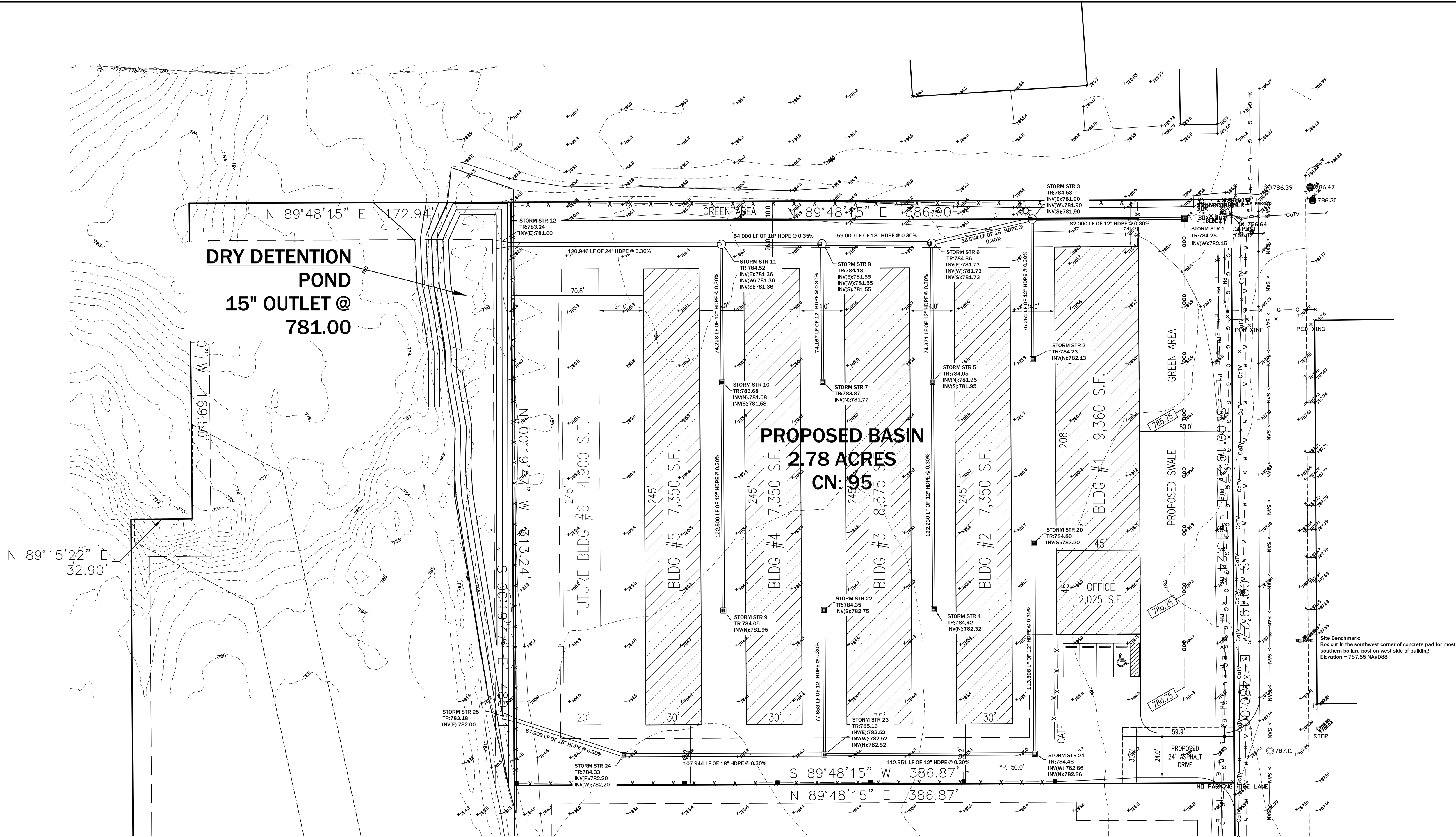


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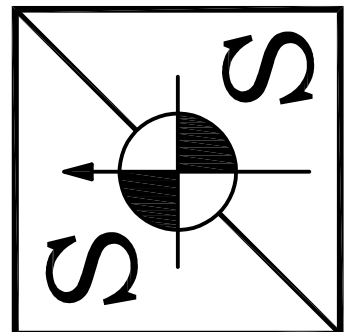
DATE: JUNE 11, 2019	PROJECT NO.: 18074	SHEET NO.  C101	PROPOSED SITE/UTILITY PLAN	PROJECT NAME  HUBLER STORAGE 1414 E. S.R. 44 SHELBYVILLE, IN 46176	SEAL	CHECKED	SYMBOL	REVISION	DATE
						TN			
						CERT.			
						SCALE			
						1"=20'			
DRAWN	RC								





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CERT.			
SCALE			
1"=30'			
DRAWN			
RC			

SEAL

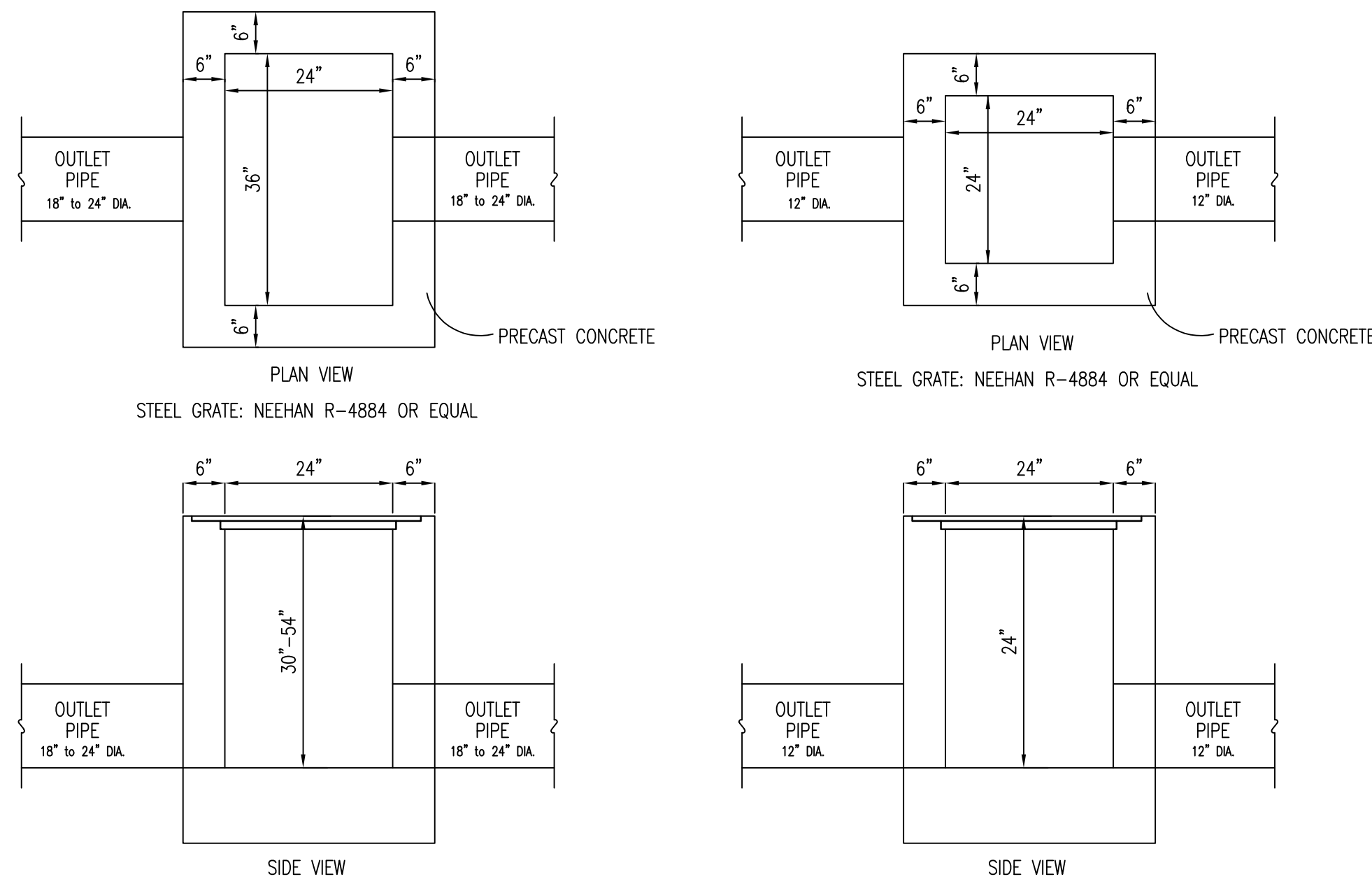
SHEET NAME	PROJECT NAME
PROPOSED DRAINAGE PLAN	HUBBLER STORAGE 1414 E. S.R. 44 SHELBYVILLE, IN 46176

DATE: JUNE 11, 2019

PROJECT NO.: 18074

SHEET NO.

C102



PROPOSED DRAINAGE PLAN  
TOTAL TRACT, 2,782 AC., 121,184 S.F.  
ZONED: IL

LEGEND

- SAN ———> SAN ———> SAN ———> SAN ———> EXISTING SANITARY SEWER
- E ——— E ——— E ——— E ——— E ——— E ——— EXISTING UNDERGROUND ELECTRIC
- W ——— W ——— W ——— W ——— W ——— W ——— EXISTING WATER LINE
- G ——— G ——— G ——— G ——— G ——— G ——— EXISTING GAS
- FO ——— FO ——— FO ——— FO ——— FO ——— FO ——— EXISTING FIBER OPTIC
- CoTV ——— CoTV ——— CoTV ——— CoTV ——— CoTV ——— CoTV ——— EXISTING CABLE TV
- Light Pole ——— EXISTING LIGHT POLE
- Fire Hydrant Water Valve ——— EXISTING WATER METER
- PSS ——— PSS ——— PSS ——— PSS ——— PSS ——— PSS ——— PROPOSED SANITARY SEWER
- PUGE ——— PUGE ——— PUGE ——— PUGE ——— PUGE ——— PUGE ——— PROPOSED UNDERGROUND ELECTRIC
- PW ——— PW ——— PW ——— PW ——— PW ——— PW ——— PROPOSED WATER
- PGAS ——— PGAS ——— PGAS ——— PGAS ——— PGAS ——— PGAS ——— PROPOSED GAS
- 000.00 = PROPOSED GRADES
- M.E. = MATCH EXISTING
- 000.00 = EXISTING GRADES
- ← = DIRECTION OF FLOW

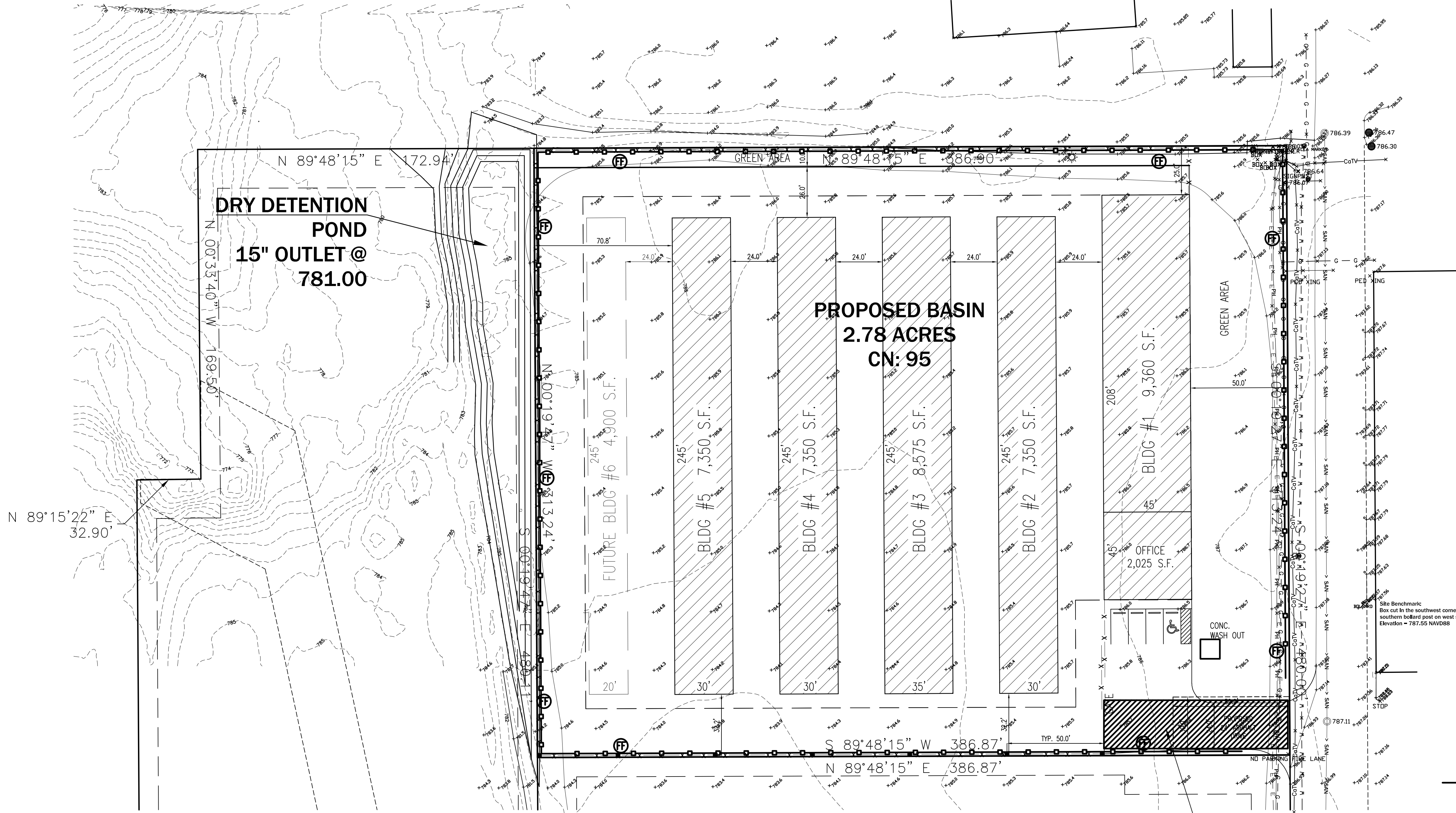


Know what's below.  
Call before you dig.





Know what's below.  
Call before you dig.



PROPOSED EROSION CONTROL PLAN  
TOTAL TRACT, 2.782 AC., 121,184 S.F.  
ZONED: IL

FLOOD INFO:  
THE PROPOSED PROPERTY IS 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.

NOTE:

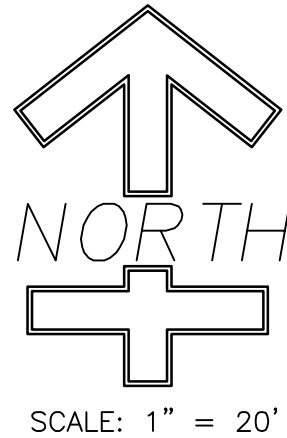
PLEASE SEED PERMANENT SEED AREAS AS SOON AS POSSIBLE.

LIMIT TRACKING OF SEDIMENT ONTO PUBLIC ROADS.

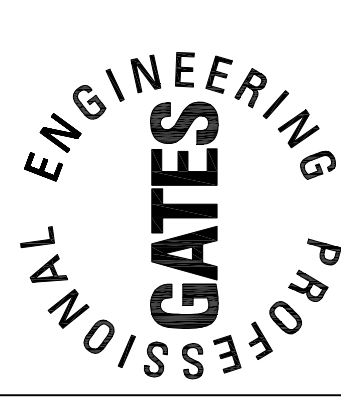
SCHEDULE A PRE-CONSTRUCTION MEETING WITH MS4 PRIOR TO LAND DISTURBING.

PERSON RESPONSIBLE:

HUBLER STORAGE  
1414 E. S.R. 44  
SHELBYVILLE, IN 46176  
PHONE: 317-716-6636  
CONTACT: JOHN HAINES

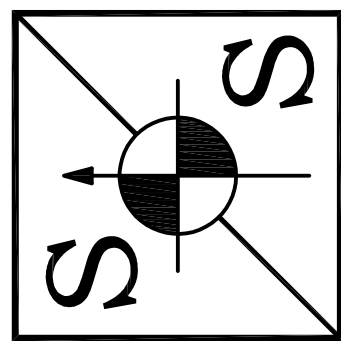


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THIS SITE WILL BE SUBJECT TO PERIODIC EROSION AND SEDIMENT CONTROL INSPECTION BY REPRESENTATIVES FROM IDEM & THE CITY OF SHELBYVILLE'S MS4 OPERATOR TO ENSURE COMPLIANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. THE MS4 OPERATOR WILL NOTIFY THE DEVELOPER IN WRITING WHEN INADEQUACIES ARE OBSERVED, DESCRIBING ITEMS TO ADDRESS AND ACTIONS TO BE TAKEN. REMINDER: WEEKLY OR AFTER RAIN EVENTS OF 0.5 INCHES OR GREATER, THE PROJECT SITE OWNER OR HIS/HER REPRESENTATIVE SHALL INSPECT ALL EROSION CONTROL MEASURES AND PERFORM MAINTENANCE. INSPECTION AND MAINTENANCE REPORTS SHOULD BE GENERATED AS CONDUCTED AND AVAILABLE UPON REQUEST.

Site Benchmark:  
Box cut in the southwest corner of concrete pad for most southern bollard post on west side of building.  
Elevation = 787.55 NAVD88

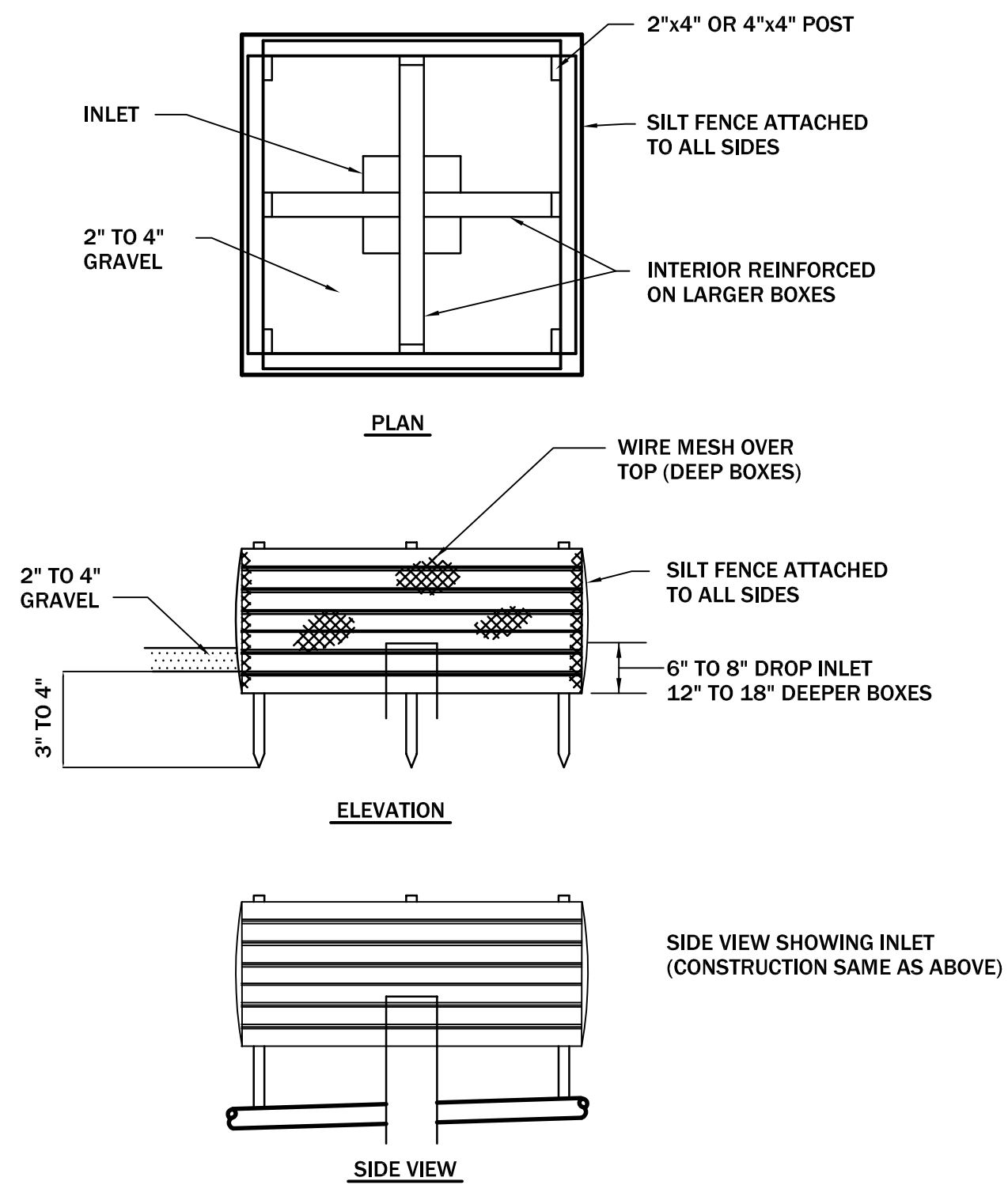
EROSION CONTROL LEGEND:

- = FILTER FENCE
- = EROSION CONTROL BLANKETS
- = DENOTES AREA TO BE PERMANENTLY SEEDED
- = INDICATES CONSTRUCTION ENTRANCE AREA
- = INDICATES INLET PROTECT FILTER MESH
- = INDICATES CONCRETE WASH OUT BASIN

CHECKED	SYMBOL	REVISION	DATE
TN			
CERT.			
SCALE			
1"=20'			
DRAWN			
RC			

SHEET NAME	PROPOSED EROSION CONTROL PLAN
PROJECT NAME	HUBLER STORAGE 1414 E. S.R. 44 SHELBYVILLE, IN 46176
DATE: JUNE 11, 2019	
PROJECT NO.: 18074	
SHEET NO.	C103

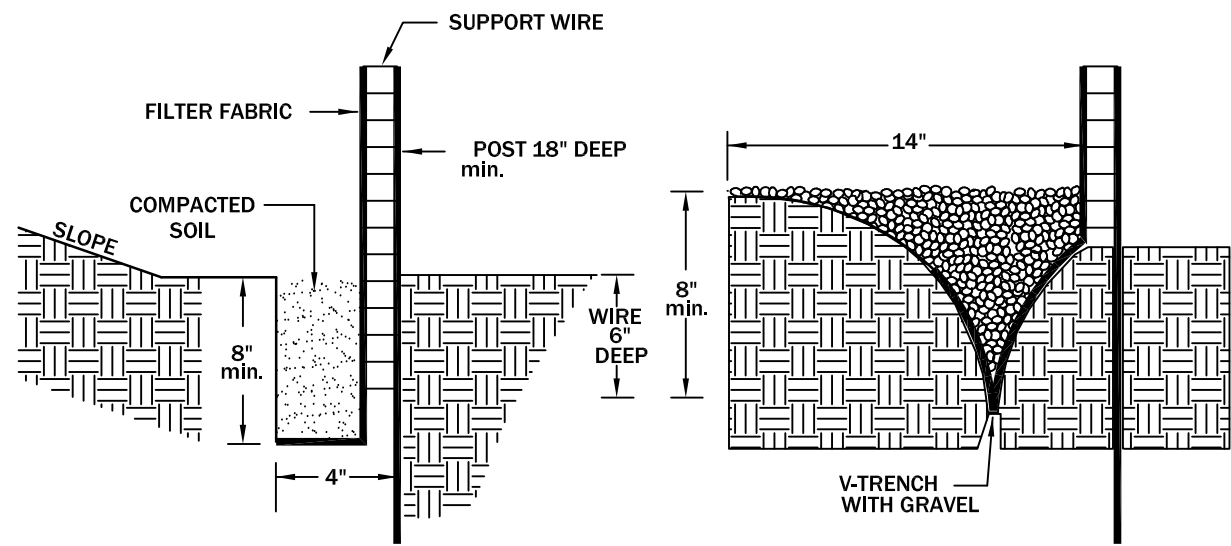




NOTE:

NO HOLES NEEDED ON BOXES MADE OF BOARDS SPACED 2" APART. 2" HOLES APPROX. 6" VERTICAL-6" HORIZONTAL ON PLYWOOD BOXES. SILT FENCE FABRIC ATTACHED TO ALL SIDES OF BOX (COARSE WEAVE). DIMENSIONS OF BOX WILL VARY ACCORDING TO THE SIZE OF INLET AND DEPTH BASE. USE WIRE MESH OVER TOP OF DEEP HOLES. SLIT BOXES TO BE LOCATED AT EACH CATCH BASIN.

**FILTER FENCE PROTECTION DETAIL**



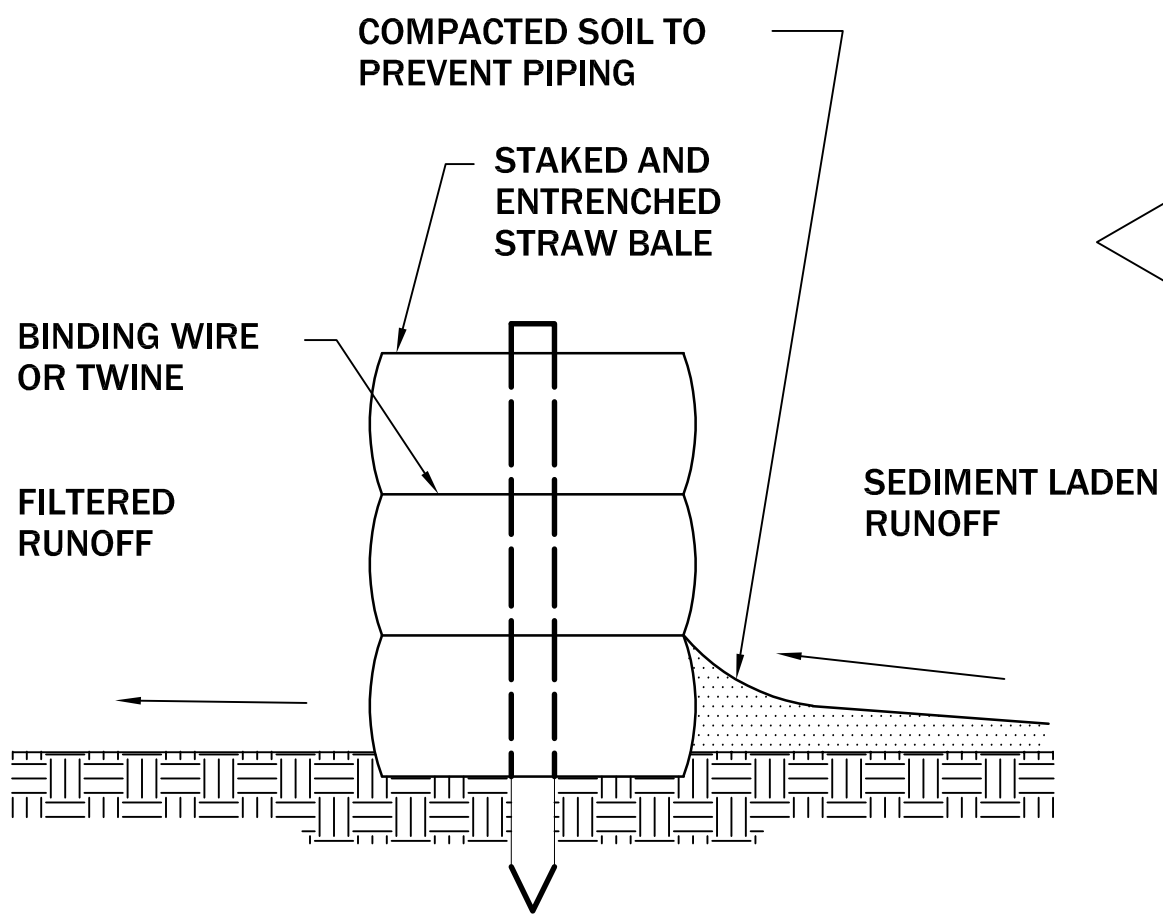
FILTER FENCE SHALL BE NUTEC 3NWS-6 OR EQUAL.

**FILTER FENCE INSTALLATION DETAIL**

- FINISH GRADING AND SEEDING
- OVER THE APPROVED ROUGH GRADE (SEE SECTION E), SPREAD 4" MINIMUM OF TOPSOIL OR APPROVED FILL TO SUCH DEPTH AS WILL FINISH TO THE REQUIRED FINISH GRADES AND CONTOURS AFTER ROLLING AND NATURAL SETTLEMENT. NEW GRADES SHALL SLOPE UNIFORMLY BETWEEN LEVELS ESTABLISHED ON THE PLANS AND INTERSECTIONS OF NEW GRADES WITH EXISTING GRADES SHALL BE UNIFORM AND SMOOTH.
  - FERTILIZER AND AGRICULTURAL LIMESTONE SHALL BE SPREAD UNIFORMLY OVER THE AREA TO BE SEED. 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.
  - TEMPORARY SEEDING IN THE AREAS WHERE STRIPPING, CUTS OR FILLS HAVE BEEN GRADED SHALL BE SEED. FOR SILT AND EROSION PROTECTION WITH ONE OF THE FOLLOWING METHODS:

A.EARLY SPRING MIX:	100% OATS
SEEDING RATE:	50 LBS./ACRE
B.SPRING OR LATE FALL MIX:	100% ANNUAL RYE
SEEDING RATE:	50 LBS./ACRE
C.FALL MIX:	100%PERENNIAL 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.



**STRAW BALE BARRIER DETAIL**

**PIPE INLET PROTECTION**

NTS

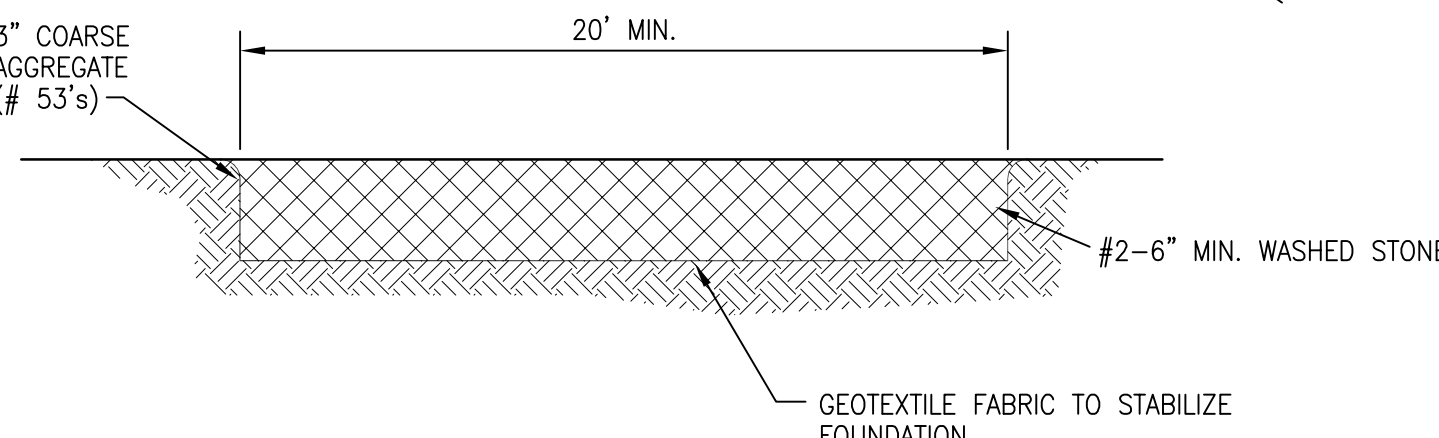
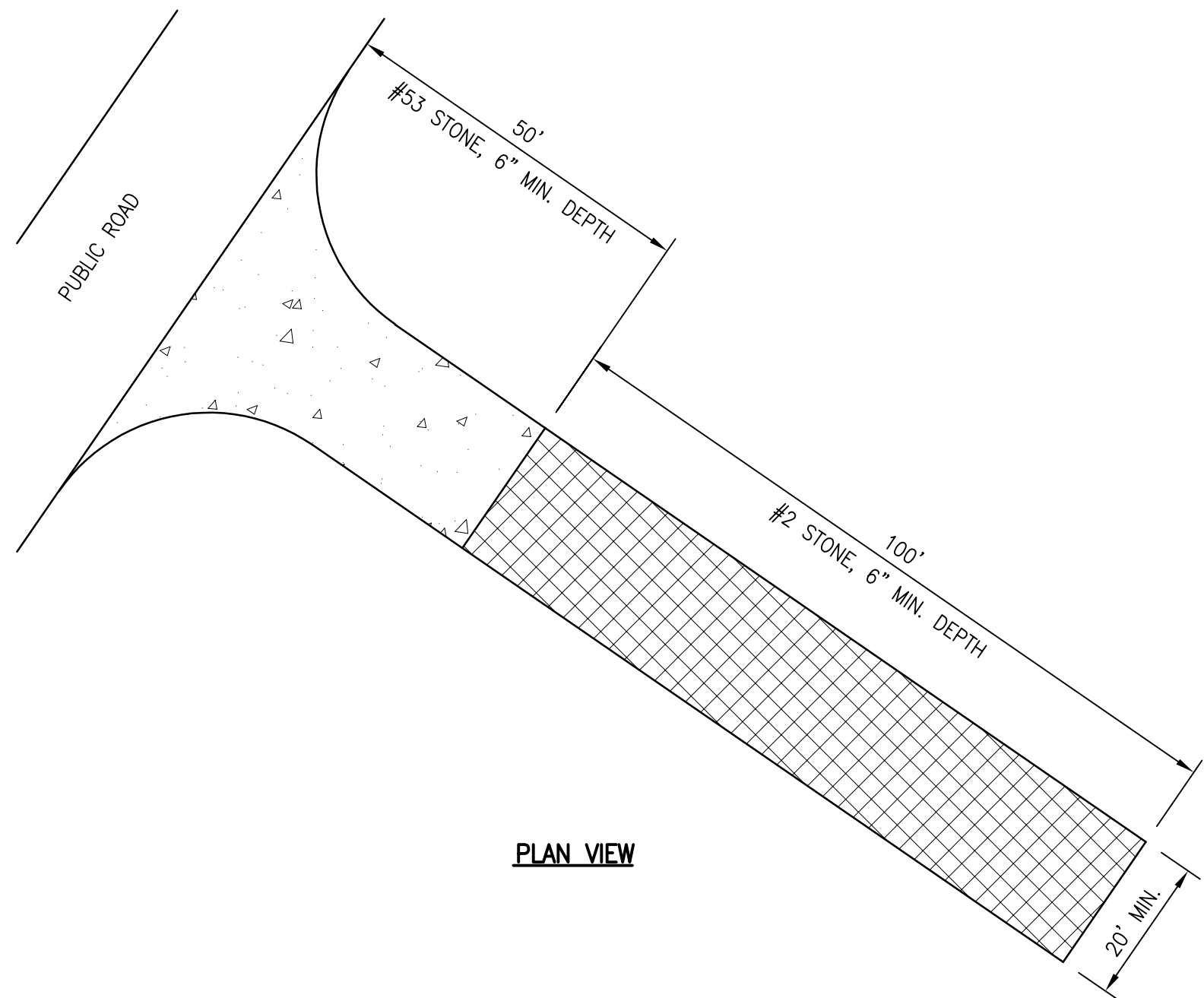
- NOTES:
- ACTUAL LAYOUT DETERMINED IN THE FIELD.
  - "CONCRETE WASHOUT" SIGN TO BE LOCATED ADJACENT TO WASHOUT FACILITY.
  - REMOVABLE RAIN COVER REQUIRED DURING WET WEATHER SEASON.

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

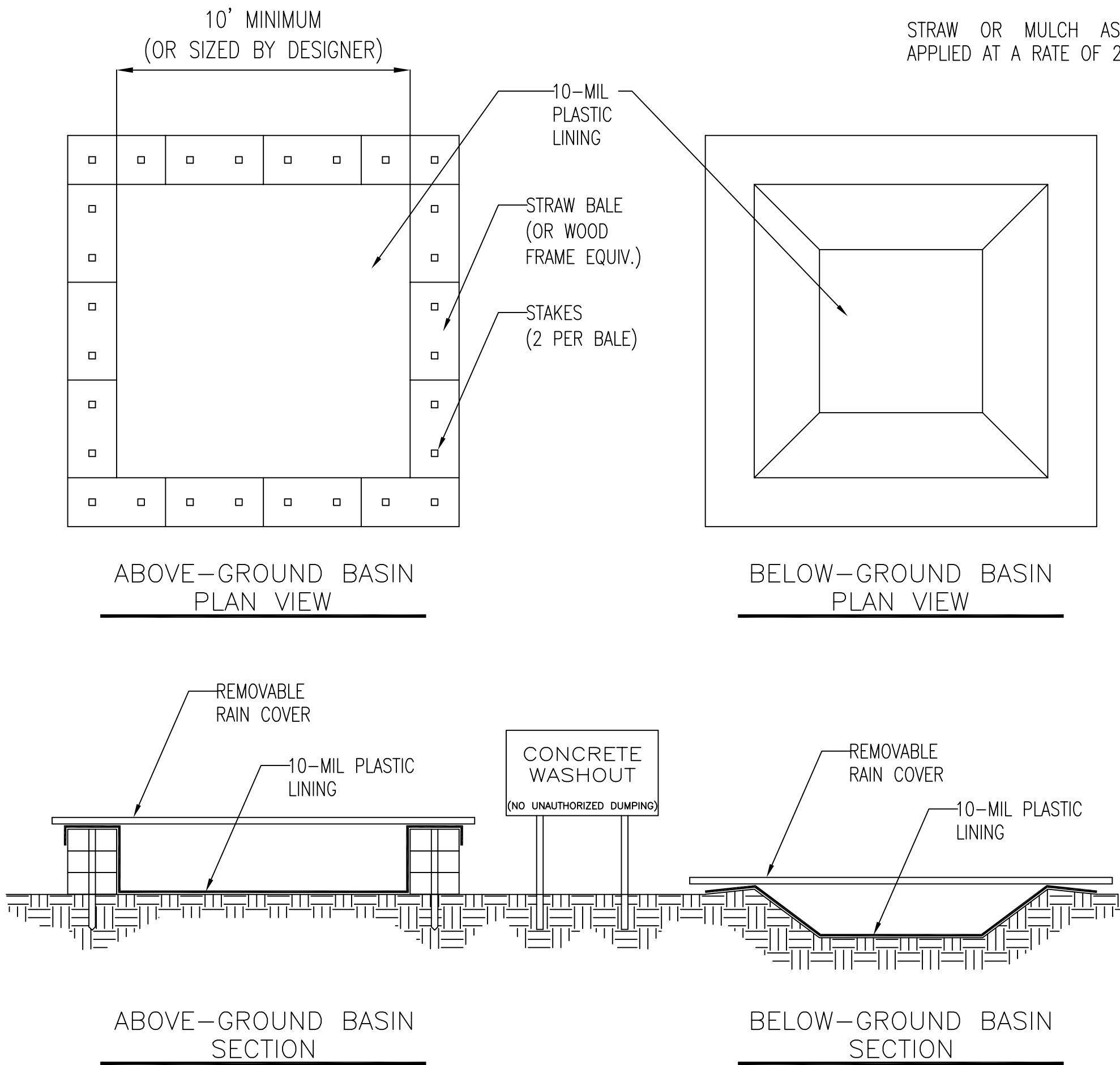
- Weekly or after rain events of .5 inches or greater, the project site owner or representative shall inspect all erosion control measures and perform and document necessary maintenance. Inspection and maintenance reports should be generated as conducted and available upon request.
- The site will be 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 be taken.
- 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.



NOTE:

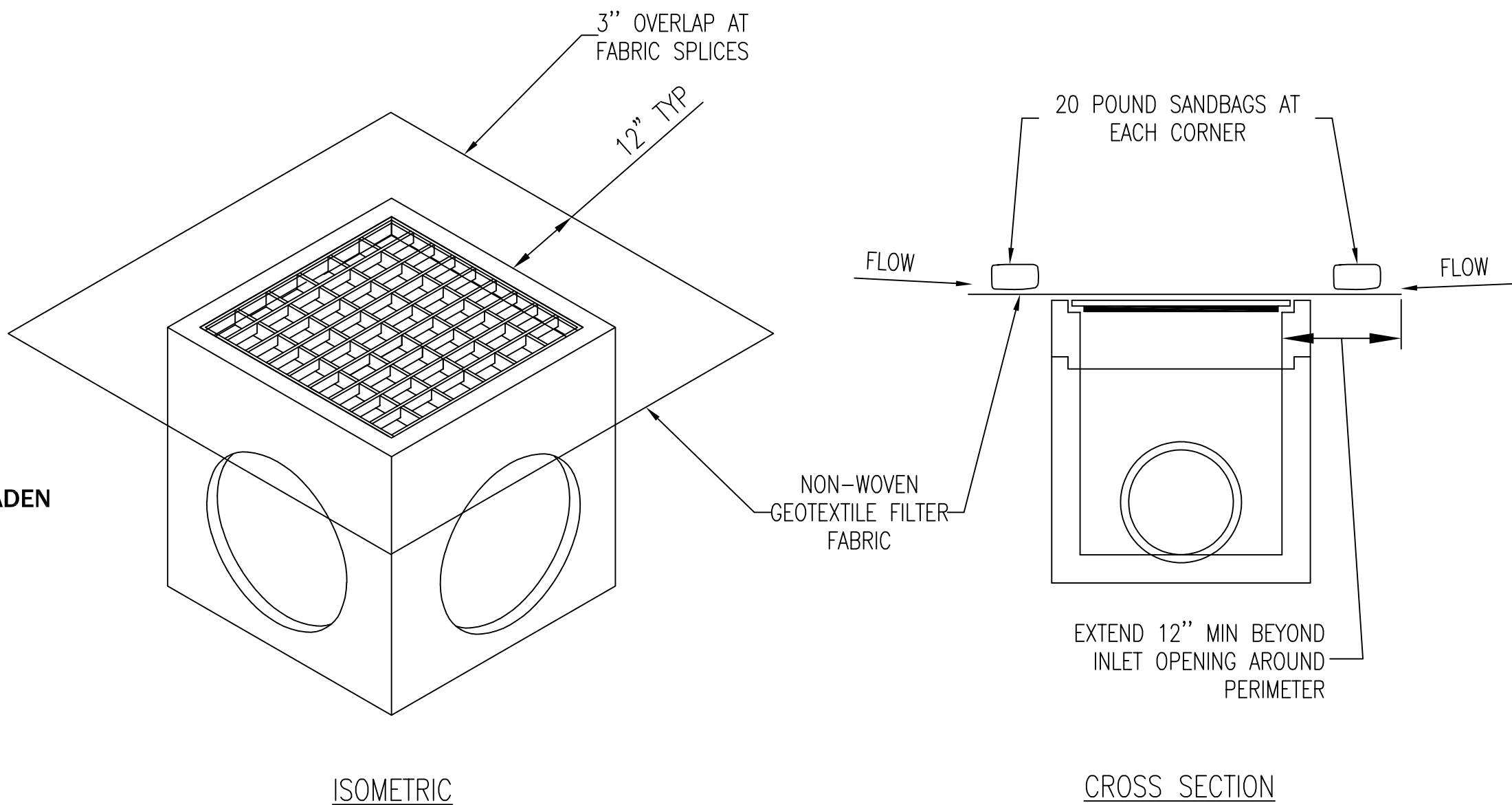
1. PERIODIC STONE TO DRESSING AND WASHING AS REQUIRED.

**TEMPORARY CONSTRUCTION ENTRANCE DETAIL**



**CONCRETE WASHOUT**

NTS

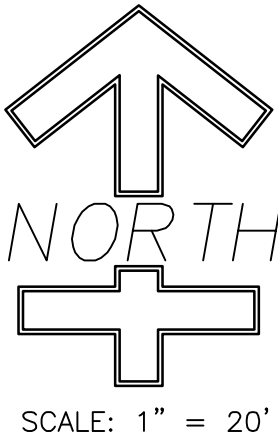


NOTES:

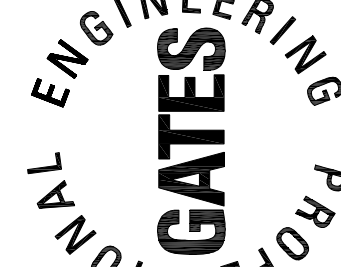
- DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
- CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY CLEAN THE INLET PROTECTION IF EXCESSIVE PONDING OCCURS.
- INLET PROTECTIONS SHALL BE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

**FILTER MESH INLET PROTECTION**

NTS

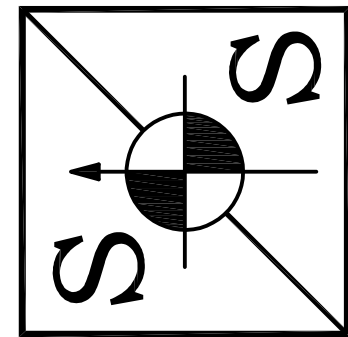


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CHECKED	DATE	REVISION	SYMBOL	SCALE	SEAL
TN				1"=20'	
CERT.					

SHEET NAME	PROJECT NAME
EROSION CONTROL DETAILS	HUBLER STORAGE
	1414 E. S.R. 44
	SHELBYVILLE, IN 46176

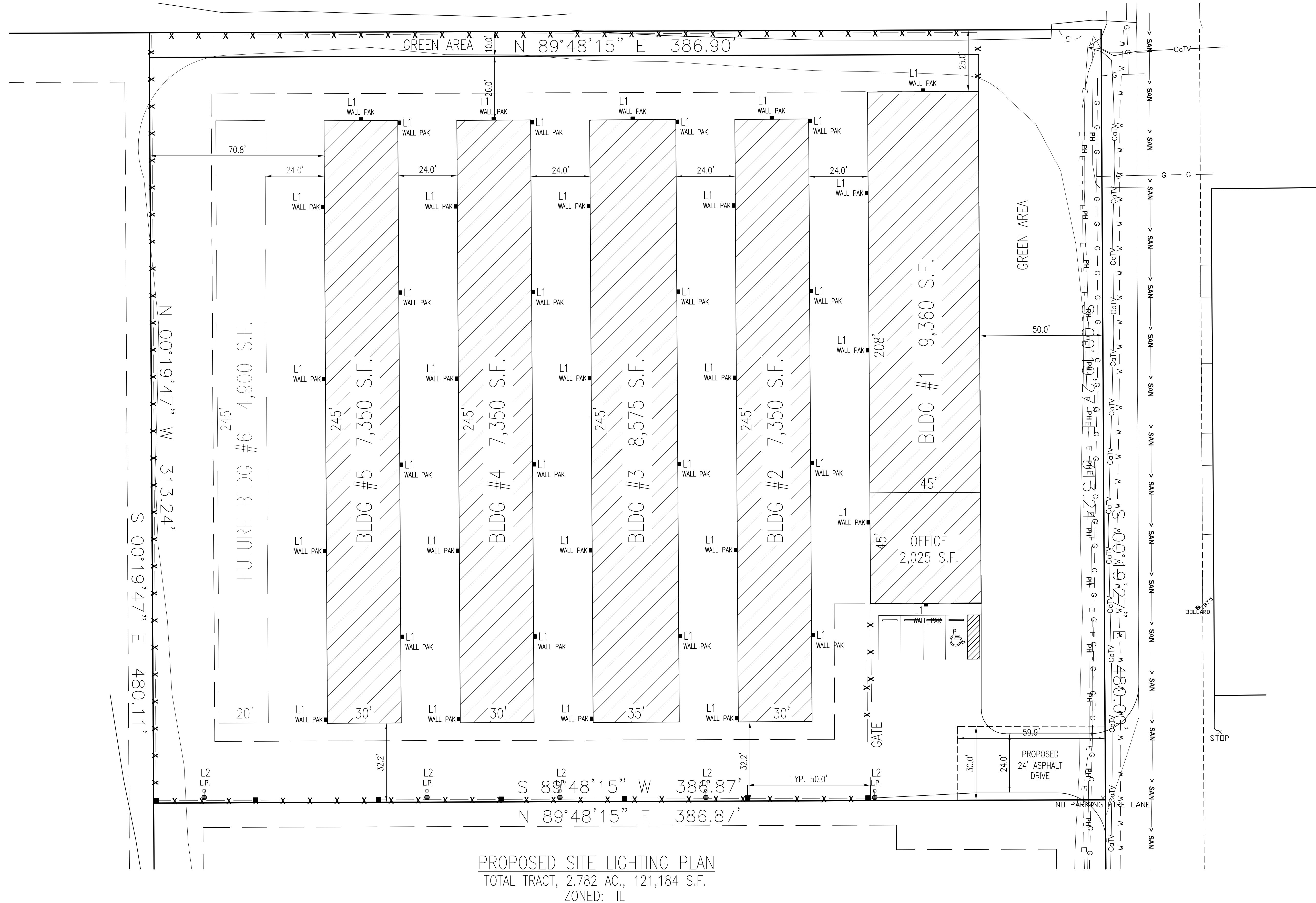
DATE: JUNE 11, 2019

PROJECT NO.: 18074

SHEET NO.

C104





PROPOSED SITE LIGHTING PLAN  
TOTAL TRACT, 2.782 AC., 121,184 S.F.  
ZONED: IL

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	Description

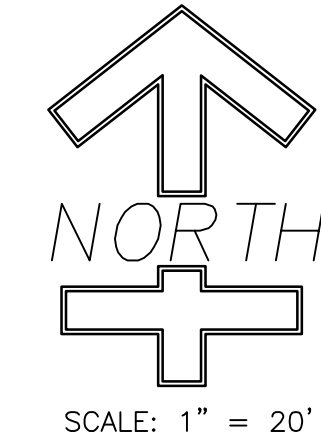
NOTES:

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

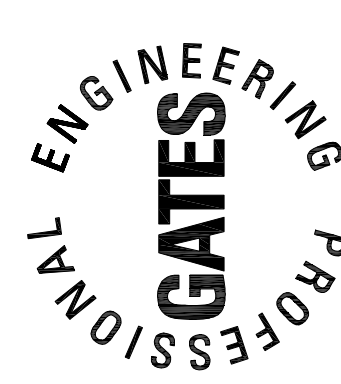
ALL LIGHTING FIXTURES SHALL BE 90° CUT-OFF FIXTURE  
DIRECTED DOWNWARD AT THE GROUND SURFACE.

LIGHTING INVENTORY

- L1 RAB LIGHTING, WPLED104, LED 104W WALLPACK (QTY. ?)
- L2 LITHONIA LIGHTING, 400MR4TBSWCWSPD, 25' LIGHT POLE (QTY. ?)



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DRAWN			
RC			

SHEET NAME  
PROPOSED SITE LIGHTING PLAN

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

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



Know what's below.  
Call before you dig.

- NOTES:
1. FOR COMPLETE LAYOUT INFORMATION SEE CIVIL DRAWINGS.
  2. VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO PLANT INSTALLATION.
  3. CONTRACTOR TO VERIFY QUANTITIES; NOTIFY LANDSCAPING ARCHITECT OF ANY DISCREPANCIES.
  4. CONTRACTOR TO VERIFY FIELD CONDITIONS; NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS.
  5. STAKE ALL TREES AND LARGE SHRUBS AS INDICATED BY INDUSTRY STANDARDS.
  6. ALL PLANT PLANT BEDS ARE TO BE SPADE EDGED UNLESS NOTED OTHERWISE, PROVIDE STEEL EDGE BID ALTERNATE.
  7. ALL PLANT MASSES TO BE CONTAINED WITHIN MULCH BED.
  8. ALL GROUNDCOVER BEDS ARE TO BE MULCHED WITH 1" MIN. DEPTH WITH SHREDDED HARDWOOD MULCH.
  9. CONTRACTOR TO REGRADE, REPAIR AND REPLANT ALL AREAS DISTURBED BY CONSTRUCTION, INCLUDING ANY OFF-PROPERTY AND OR OTHERWISE NOT INDICATED ON PLANS.
  10. ALL TURF AREAS ARE TO BE SODDED, UNLESS NOTED.
  11. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AND PLANTING BED AREAS.
  12. CONTRACTOR SHALL USE TREE & SHRUB DETAILS AS PLANTING GUIDELINES.
  13. PROVIDE LAWN IRRIGATION IN ALL LAWN AND PLANTING AREAS.
  14. LANDSCAPE PLAN AND COUNT TO BE ADJUSTED AND COORDINATED WITH TREE SAVE PLAN.

PROPOSED LANDSCAPING PLAN  
TOTAL TRACT, 2,782 AC., 121,184 S.F.  
ZONED: IL

GENERAL NOTES:

TREES AND SHRUBS MUST MEET SIZE REQUIREMENT EXPRESSED IN THE UNITED DEVELOPMENT ORDINANCE.

PLANT SCHEDULE - TREES/SHRUBS					
Key	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE	QTY.
RR	ROSA 'RADRAZZ'	KNOCKOUT ROSE	15"-18"	48" HT./48" SPREAD	6
BV	BUXUS X 'GREEN VELVET'	BOXWOOD, GREEN VELVET	15"-18"	48" HT./36" SPREAD	25
AR	ACER RUBRUM	RED MAPLE	1 1/2" CAL.	50' HT./40' SPREAD	6
HP	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA TREE	1 1/2" CAL.	8' HT./10' SPREAD	1
(3)	PLANTER POTS w/ APPROVED PLANTS TYP.	EACH BLDG.	5 GAL.		16

- (1) RR 18", KNOCKOUT ROSE, ROSA 'RADRAZZ'
- (1) BV 18", BOXWOOD, GREEN VELVET, BUXUS X 'GREEN VELVET'
- (1) AR 40" MATURE, RED MAPLE, ACER RUBRUM
- (1) HP 8" MATURE, LIMELIGHT HYDRANGEA TREE, HYDRANGEA PANICULATA

PLANTING LEGEND

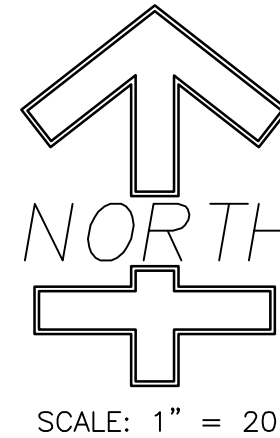
TREE STAKING DETAIL, 3" CALIPER OR LESS  
NOT TO SCALE

- WIRE OR CABLE SETS SHALL BE AS FOLLOWS:  
TREES UP TO 2.5 IN CALIPER: 14 GAUGE  
TREES 2.5 IN TO 75 MM 3 IN CALIPER: 12 GAUGE  
TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1.5 IN OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.  
TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.
- 13 MM (0.5 IN) DRAIN PLASTIC HOSE
- 3 - 1.5 IN X 1.5 IN HARDWOOD STAKES OR OTHER APPROVED STAKE MATERIAL. ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL.
- THE FIRST STAKE SHALL BE DIRECTLY SOUTHWEST OF THE TREE TRUNK.
- ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 0.5 IN.
- REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBABLE TILT REQUIRED FOR THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST FULL GROWING SEASON AFTER PLANTING. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE STAKING MATERIALS.

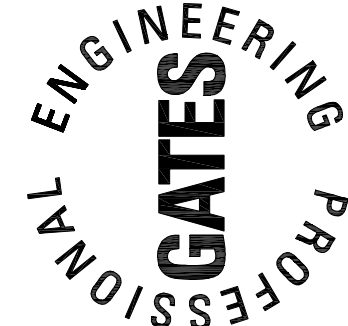
TREE PLANTING DETAIL, FOR B&B ALL SOIL TYPES  
NOT TO SCALE

- NOTE:  
1. THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN AN 8' SQUARE OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRADING.  
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.  
3. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.  
4. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVED THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.  
5. FOR EMBANKMENTS OF PLANTING AREAS, TYPES OF SOIL AMENDMENTS, OR SOIL REPLACEMENT, SEE SOIL IMPROVEMENT DETAILS.

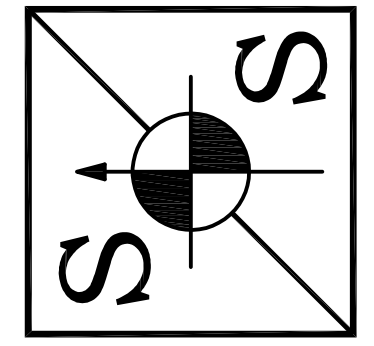
- MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SEE WHEN EVER POSSIBLE.
- SET TOP OF ROOT BALL FLUSH TO GRADE OR 1 IN. - 2 IN. HIGHER IN SLOWLY DRAINING SOILS.
- EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
- MULCH RINGS 8" FORTIMATELY MIN. ON GRASSES PREEXISTING.
- REMOVE ALL THINNE, ROPE AND WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL.
- IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8 IN INTO PLANTING HOLE.
- PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
- TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.
- 3 IN MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MARK THE MULCH WIRE HERE FOR A MINIMUM OF THREE YEARS AFTER PLANTING.



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DRAWN			
RC			

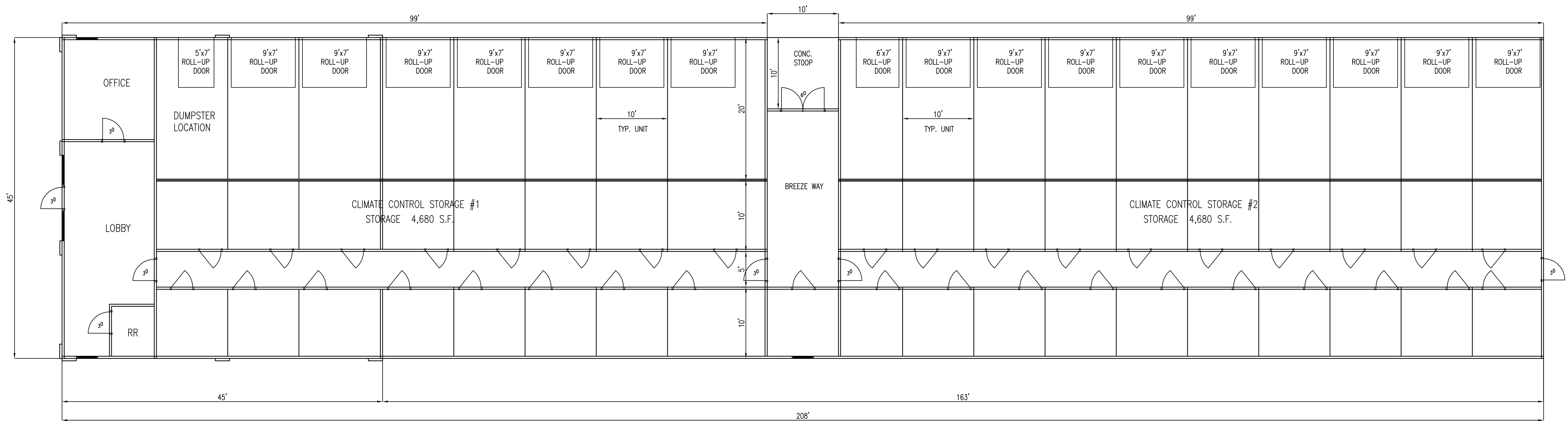
SHEET NAME	PROJECT NAME	DATE: JUNE 11, 2019
PROPOSED LANDSCAPING PLAN	HUBBLER STORAGE 1414 E. S.R. 44 SHELBYVILLE, IN 46176	PROJECT NO.: 18074
		SHEET NO.
		C106



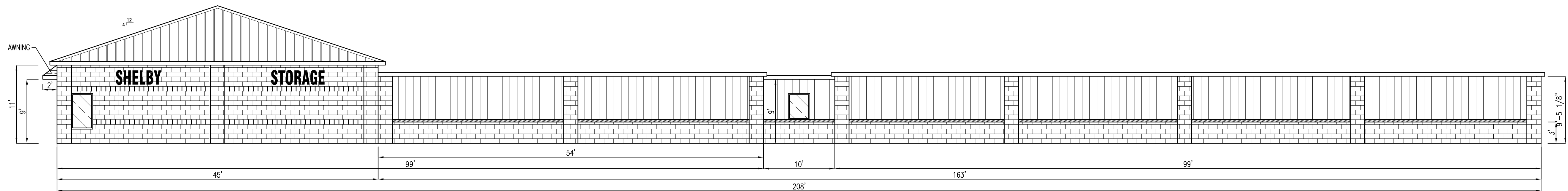




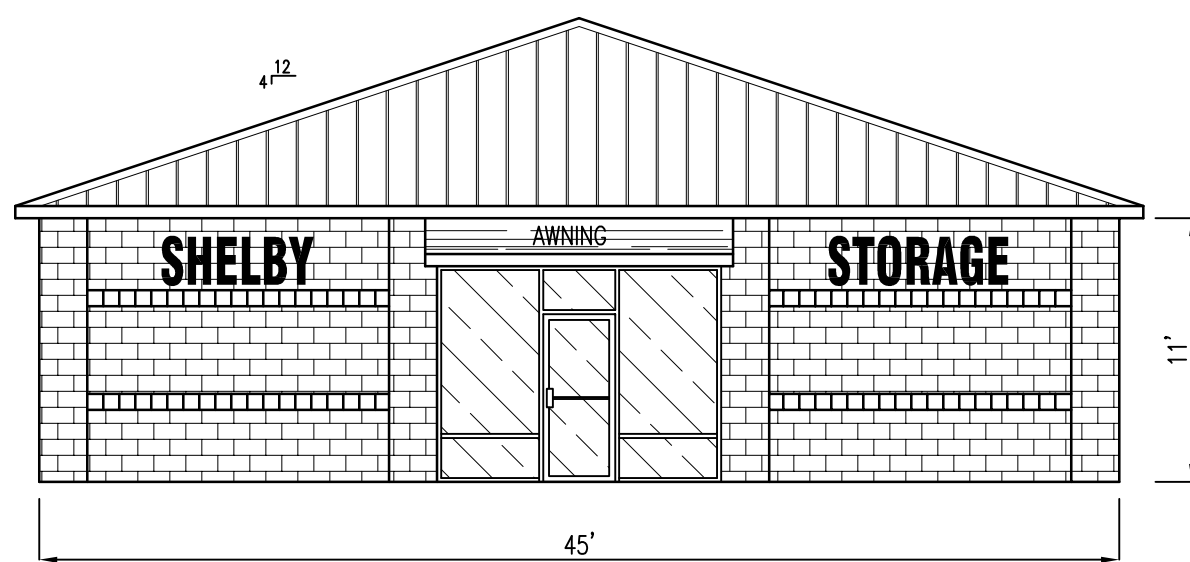




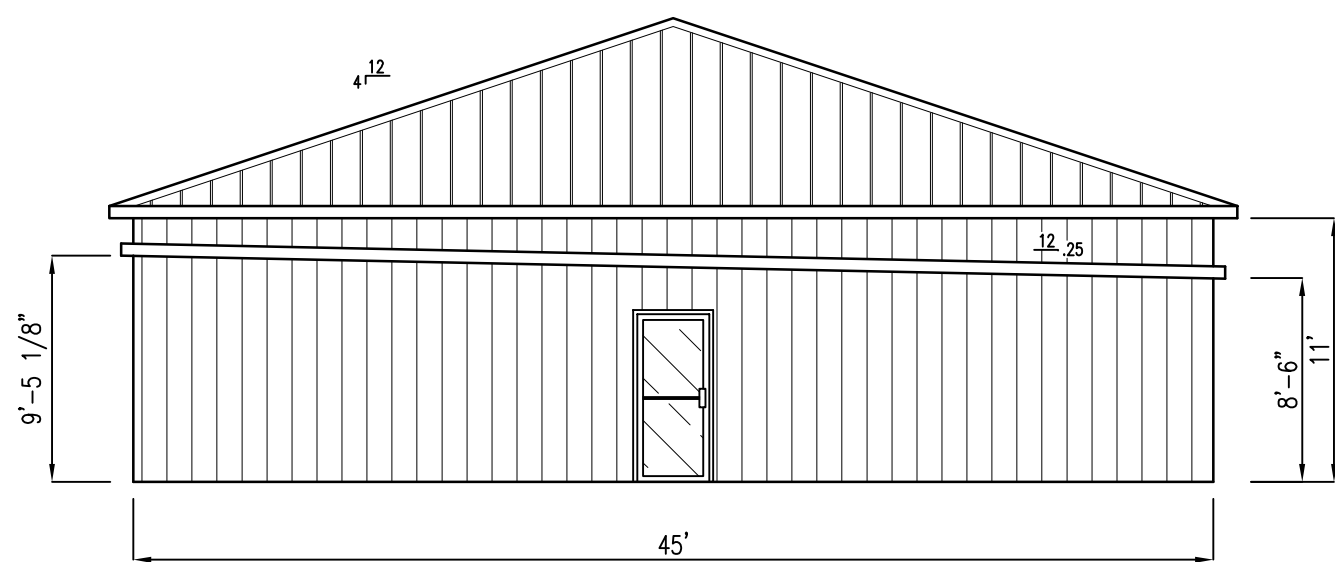
PROPOSED FLOOR PLAN  
BLDG #1 9,360 S.F.



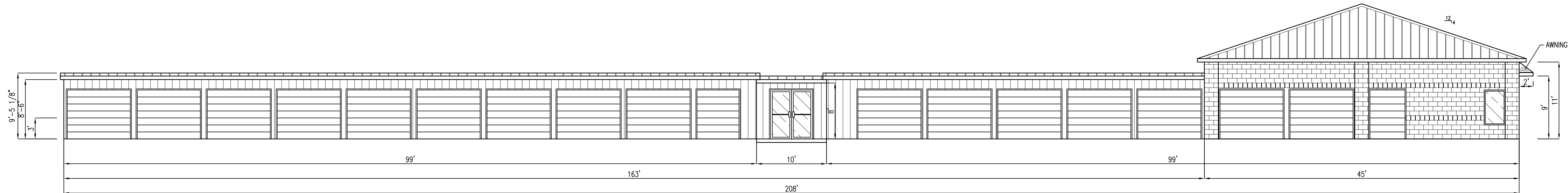
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

MATERIAL/COLOR

METAL SIDING:  
FLAT METAL PANEL  
MBCI DESIGNER SERIES FLAT 12.0  
-SILVER METALLIC.

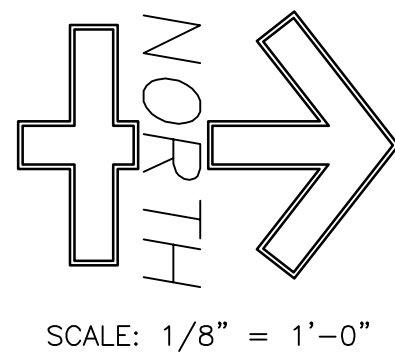
BLOCK:  
SPLIT-FACE CONC. BLOCK (STRIPE)  
-CHARCOAL

SCORED CONC. BLOCK  
-SLATE

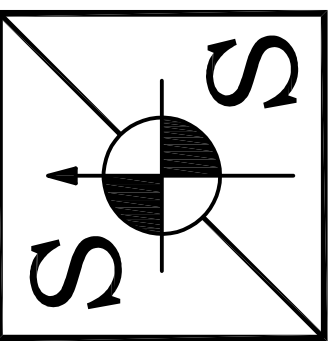
DOORS:  
9'x7' ROLL-UP  
5'x7' ROLL-UP  
-WHITE

SIGN:  
24" LETTERS  
-PACIFIC BLUE

METAL ROOF:  
MBCI LOKSEAM  
-PACIFIC BLUE.



SPACE and SITES, LLC  
BUILDING DESIGN, PLANNING  
6 East Taylor St. Shelbyville, IN 46176  
PH 317.392.4444 FAX 317.392.0709  
www.spaceandsites.com  
e-mail: spaceandsites@sbcglobal.net



CHECKED	SYMBOL	REVISION	DATE
TN		REVISED PLAN	7/2/19
CERT.			
-			
SCALE			
1/8"=1'			
DRAWN			
RC			

SEAL

SHEET NAME BUILDING #1 PLAN	PROJECT NAME HUBBLER STORAGE 1414 E. S.R. 44 SHELBYVILLE, IN 46176
--------------------------------	---

DATE: JUNE 11, 2019

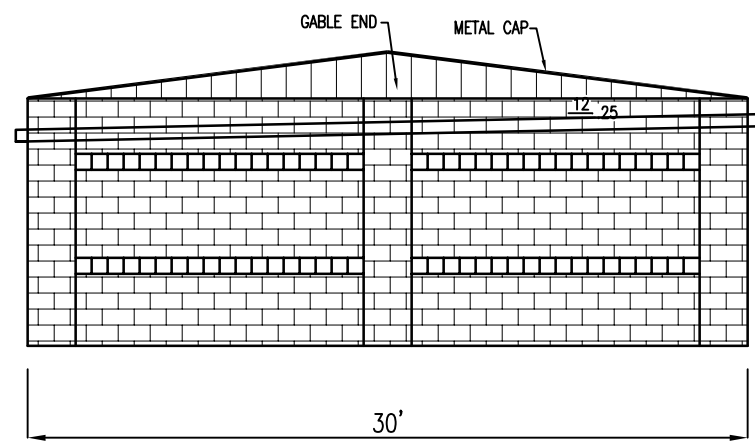
PROJECT NO.: 18074

SHEET NO.

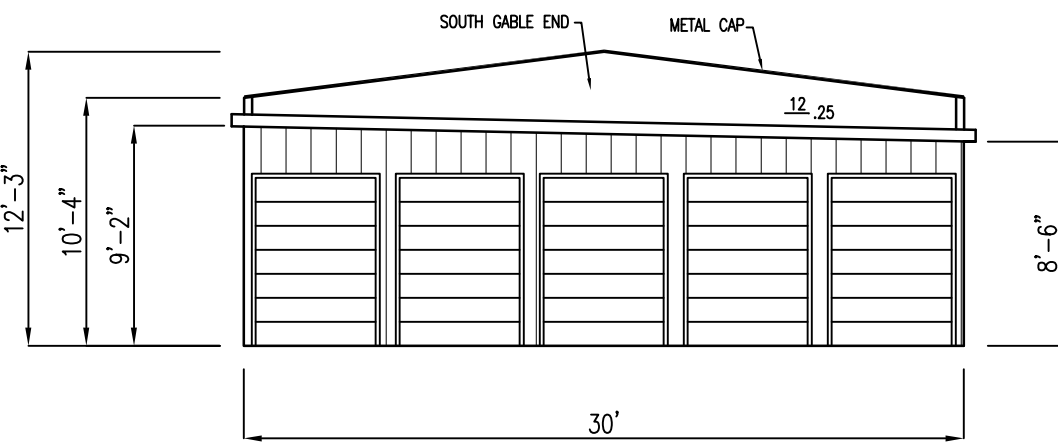
A100

- GENERAL NOTES:
1. ALL CONTRACTORS ARE TO VERIFY ALL DIMENSIONS PER THEIR WORK.
  2. ALL CONTRACTORS ARE TO CLEAN UP JOB SITE PER THEIR WORK.
  3. ALL CONTRACTORS ARE TO VERIFY ALL APPLICABLE LOCAL CODES OR ORDINANCES PER THEIR WORK.
  4. NOTIFY OWNER OF ANY CHANGES REQUIRED FOR THIS PROJECT.
  5. OWNER SHALL APPROVE ALL SHOP DRAWINGS REQUIRED FOR THIS PROJECT.
  6. ALL INTERIOR FINISHES AND MATERIALS SELECTED BY OWNER AND BUILDER.
  7. ALL ELECTRICAL AND HVAC LOCATIONS BY OWNER AND BUILDER.
  8. ALL TRUSSES AND LAMINATED BEAMS TO BE CERTIFIED BY MANUFACTURER/SUPPLIER.
  9. ALL STEEL TO BE CERTIFIED BY MANUFACTURER/SUPPLIER.
  10. WINDOW SELECTION BY OWNER AND BUILDER.
  11. PROVIDE SMOKE DETECTORS AND FIRE EXTINGUISHERS AS REQUIRED BY STATE AND LOCAL CODES.
  12. DOOR SELECTION BY OWNER AND BUILDER (SIZE AND TYPE).





SOUTH ELEVATION



NORTH ELEVATION

MATERIAL / COLOR

METAL SIDING:  
FLAT METAL PANEL  
MBCI DESIGNER SERIES FLAT 12.0  
-SILVER METALLIC.

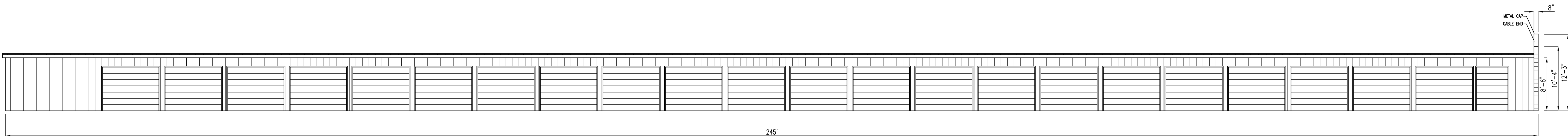
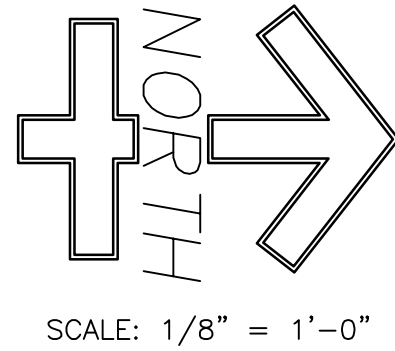
BLOCK:  
SPLIT-FACE CONC. BLOCK (STRIPE)  
-CHARCOAL

SCORED CONC. BLOCK  
-SLATE

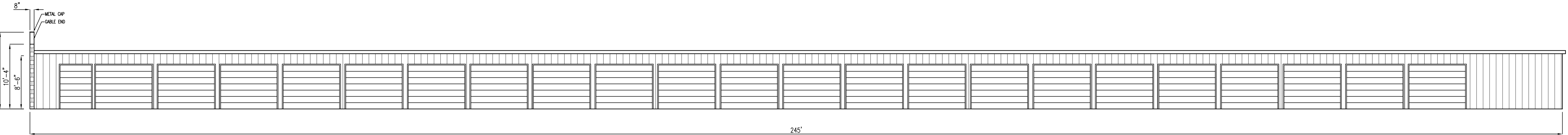
DOORS:  
9'x7' ROLL-UP  
5'x7' ROLL-UP  
-WHITE

SIGN:  
24" LETTERS  
-PACIFIC BLUE

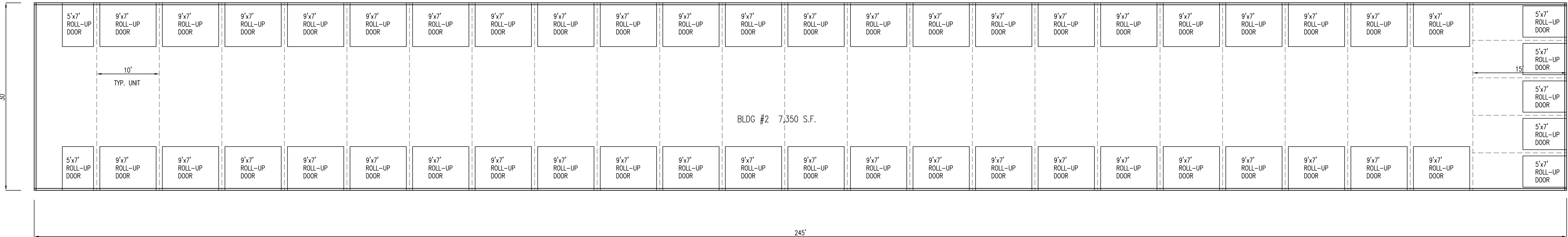
METAL ROOF:  
MBCI LOKSEAM  
-PACIFIC BLUE.



WEST ELEVATION



EAST ELEVATION



PROPOSED FLOOR PLAN

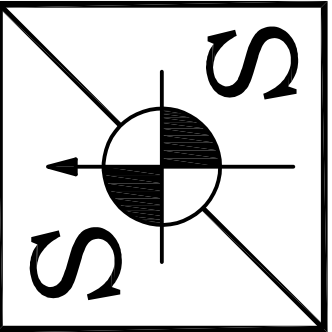
BLDG #3 30'x245' - 8,575 S.F.  
BLDG #4 30'x245' - 7,350 S.F.  
BLDG #5 35'x245' - 7,350 S.F.

- GENERAL NOTES:
1. ALL CONTRACTORS ARE TO VERIFY ALL DIMENSIONS PER THEIR WORK.
  2. ALL CONTRACTORS ARE TO CLEAN UP JOB SITE PER THEIR WORK.
  3. ALL CONTRACTORS ARE TO VERIFY ALL APPLICABLE LOCAL CODES OR ORDINANCES PER THEIR WORK.
  4. NOTIFY OWNER OF ANY CHANGES REQUIRED FOR THESE GENERAL NOTES.
  5. OWNER SHALL APPROVE ALL SHOP DRAWINGS REQUIRED OF THIS PROJECT.
  6. ALL INTERIOR FINISHES AND MATERIALS SELECTED BY OWNER AND BUILDER.
  7. ALL ELECTRICAL AND HVAC LOCATIONS TO BE CERTIFIED BY MANUFACTURER/SUPPLIER.
  8. ALL TRUSSES AND LAMINATED BEAMS TO BE CERTIFIED BY MANUFACTURER/SUPPLIER.
  9. ALL STEEL TO BE CERTIFIED BY MANUFACTURER/SUPPLIER.
  10. WINDOW SELECTION BY OWNER AND BUILDER.
  11. PROVIDE SMOKE DETECTORS AND FIRE EXTINGUISHERS AS REQUIRED BY STATE AND LOCAL CODES.
  12. DOOR SELECTION BY OWNER AND BUILDER (SIZE AND TYPE).

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CHECKED	SYMBOL	REVISION	DATE
TN		REVISED PLAN	7/2/19
-		REVISED PLAN	7/22/19
SCALE		REVISED PLAN	7/31/19
1/8"=1'			
DRAWN			
RC			

SEAL

SHEET NAME  
BUILDING #2-#5 TYP. PLAN

PROJECT NAME  
HUBLER STORAGE

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

DATE: JUNE 11, 2019

PROJECT NO.: 18074

SHEET NO.

A101