## CITYOF SHELBYVILLE

## Adam M Rude Director



A11an Henderson Deputy Director

## PLAN COMMISSON

MEETING DATE: 2/24/2020

| Case Number \& Name: | PC 2019-20; GetGo Café and Market; Site Development Plan |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
| Petitioner's Name: | Giant Eagle d.b.a. GetGo Café and Market |  |  |  |
| Owner's Name: | Exit 109 LLC |  |  |  |
| Petitioner's Representative: | Bryan Sheward, Kimley-Horn |  |  |  |
| Address of Property: | 3877-3977 North Michigan Road |  |  |  |
| Subject Property Zoning Classification: | Base Zoning District: Business Highway <br> Overlay Zoning Districts: Race-Track Overlay, and Airport Compatibility Overlay |  |  |  |
| Comprehensive Future Land use: | Gateway Mixed-Use |  |  |  |
|  | North | East | South | West |
| Surrounding Properties' Zoning Classifications: | Business Highway | Business Highway | C2 - Commercial (Shelby County) | C2 - Commercial (Shelby County) |
| Surrounding Properties' Comprehensive Future Land Use | High-Tech/Light Industrial | Gateway Mixed-Use | Heavy/Medium Industrial | Gateway Mixed-Use |
| History: | In 2006, 2009 and 2016 development attempts were made on this site, none were successful and ended before all required approvals from the Planning Commission were granted. In 2006 the driving development was a hotel, which initiated a preliminary plat of the land. In 2009 the driving development was a hotel, this again initiated a preliminary plat that was approved. Due to external concerns, the final plat was never submitted to the Planning Commission. And in 2016 the proposal was a Burger King. |  |  |  |
| Vicinity Map: |  |  |  |  |
| Action Requested: | Approval of a site development plan to construct a GetGo Café and Market. |  |  |  |

1. This petition is to construct a GetGo Café and Market with fuel sales at 3877-3977 North Michigan Road. The proposal includes a $6,233 \mathrm{sq}$. ft. convenience store, a 8 pump gasoline sales canopy, and a 5 pump canopy designed for larger diesel vehicles.
2. The Zoning Ordinance (Section 9.05 (F) (5)) requires the Plan Commission make Findings of Fact that 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 goals of the Comprehensive Plan. A focus of the Comprehensive Plan is to increase development around the interstate interchanges. The site for GetGo is located at Exit 109 off Interstate 74; in close proximity to Indiana Grand Racing and Casino.
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 were satisfied with this set of plans.
c. Satisfies the applicable requirements of Article 2: Zoning Districts;

The planning staff has determined the subject petition is consistent with the business highway zoning district. The business highway is intended to provide areas for business that either service travelers or requires immediate access to high-volume streets for the delivery of goods and services. This district should be integrated into the community at its entrances and in centers along major transportation routes.
d. Satisfies the applicable requirements of Article 5: Development Standards;

## Architectural Standards - UDO 5.08

The Unified Development Ordinance requires a primary structure's facades shall include a repeating pattern with no less than three (3) of the elements listed below. At least one (1) of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet either horizontally or vertically.
a. Color change,
b. Texture change,
c. Material module change, and
d. Expression of architectural or structural bay through a change in plane no less than twelve (12) inches in width, such as an offset, reveal, or projecting rib. Other facades that face an interstate, highway, or arterial street shall be finished to a standard similar to the architectural quality of the front facade, including building materials, architectural details, windows, or faux windows. Facades thirty (30) feet or greater in length or facade faces 420 square feet or greater in area without visual relief shall not be permitted.

All facades on the building are meeting this requirement. GetGo Café and Market is utilizing three (3) different materials on the primary facades and pilasters to meet this requirement. In addition, all facades are meeting are utilizing storefront windows or faux windows to meet the visual relief standard.

The Unified Development Ordinance requires exterior materials to be a combination of brick; wood; stone; tinted and textured concrete masonry units; architectural precast concrete, architectural metal; and other products that replicate the appearance and
durability of these materials. The use of smooth faced concrete block, un-textured smooth faced tilt-up concrete panels, and standing seam steel panels shall be prohibited.

The GetGo Café and Market is utilizing brick, split face block, and stone to meet this requirement.

The Unified Development Ordinance requires entryways to provide design elements, orientation, and aesthetically pleasing character to buildings. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring no less than three (3) of the following:
a. Canopies or porticos,
b. Overhangs,
c. Recesses or projections,
d. Arcades,
e. Raised corniced parapets over the door,
f. Peaked roof forms,
g. Arches,
h. Display windows,
i. Tile work or moldings which are integrated into the building structure and design, and j. Planters or wing walls that incorporate landscaped areas and/or places for sitting.

The GetGo Café and Market is providing a canopy, overhangs, arcades and display windows to meet this requirement.

## Commercial Standards - UDO 5.09

The Unified Development Ordinance requires public sidewalks to be provided along the frontage of each lot in order to promote pedestrian access and reduce vehicle traffic impacts. Sidewalks have been added along North Michigan Road as well as for internal circulation of the site. In addition, places where sidewalks cross drive aisles, access roads, or driveways, the crossing shall be a paving material different from that of the vehicle surface to clearly distinguish them as a pedestrian route. The internal crossing from the sidewalk connecting North Michigan Road to the entrance of the store is being shown as concrete pavers.

## Commercial Standards - UDO 5.10

The Unified Development Ordinance requires loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction and other service functions shall be incorporated into the overall design of the primary structure and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the primary structure and landscape.

The architectural drawings indicate the material for the dumpster enclosure will match the building materials.

In addition, internal sidewalks provided in conformance UDO 5.10 above shall provide weather protection features such as awnings or arcades within thirty (30) feet of all customer entrances. GetGo Café and Market is providing a sun shade along all sides of
the building with primary entrances.

## Entrance and Driveway Standards - UDO 5.15

The Unified Development Ordinance requires access roads not exceed thirty-six (36) feet in over-all width. Both the vehicle and truck entrances for the GetGo Café and Market are in excess of sixty-two feet in width, However, GetGo Café and Market were provided a development standard variance to increase the driveway width to meet their needs at the Board of Zoning Appeals meeting on February 11, 2020; 2020.BZA.3.

Landscaping Standards - UDO 5.31-5.37
The Unified Development Ordinance requires the following Landscaping Standards:

- Non Residential Foundation Plantings: For facades of primary structure that face a street and are over eighty (80) lineal feet in length, 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.
o Fairland Road Façade (north) = 80 linear feet. Required landscaping 4 shrubs or ornamental trees. Provided 4 shrubs.
0 Façade facing Michigan Road (east) $=84$ linear feet. Required landscaping 4 shrubs or ornamental trees. Provided 4 shrubs.
o South façade $=80$ feet. Required landscaping 3 shrubs. Provided 3 shrubs.
o West (rear) façade $=84$ feet. Required landscaping 3 shrubs. Provided 3 shrubs.
- Non-Residential Yard Plantings: 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. Maximum number of trees required $=10$.
o Lot size 378,100 square feet
o $\quad$ Required canopy trees $=14$. Provided canopy trees $=10$, based on the maximum.
o This will need to be satisfied prior to the issuance of permits
- Parking Lot Perimeter Landscaping: A minimum of one (1) tree shall be provided for every 600 square feet of landscaped area, with a maximum of one (1) tree and one (1) shrub for every 400 square feet. Plus one (1) shrub for every 100 square feet of landscaped area. These planting are being met on all sides of the lot/building.


## Sign Standards - UDO 5.58

The Unified Development Ordinance requires pole and pylon signs to be permitted via special exception by the Board of Zoning Appeals. GetGo Café and Market was provided a special exception to construct a pole sign and increase the square footage of the sign at the Board of Zoning Appeals meeting on February 11, 2020; 2020.BZA. 1 and 2.

## 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 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 W/ The Following Conditions

1. The Non-Residential Landscaping Standards Are Satisfied as Explained In The Planning Staff's Report

## Site Development Plan: PC 2019-20; GetGo Café and Market; Site Development Plan

## Findings of Fact by the Shelbyville Plan Commission

## 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. $\square$ The site development plan is consistent with the City of Shelbyville Comprehensive Plan as outlined in the planning staff's report.
$\square$ The site development plan is not consistent with the City of Shelbyville Comprehensive Plan, as outlined in the planning staff's report.
2. $\square$ 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.
$\square$ 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. $\square$ The site development plan satisfies the applicable requirements of Article 2: Zoning Districts, as outlined in the planning staff's report.
$\square$ The site development plan does not satisfy the applicable requirements of Article 2:.Zoning Districts, as outlined in the planning staff's report.
4. $\quad$ The site development plan satisfies the applicable requirements of Article 5: Development Standards, as outlined in the planning staff's report.
$\square$ The site development plan does not satisfy the applicable requirements of Article 5:.Development Standards, as outlined in the planning staff's report.
5. $\quad$ The site development plan satisfies the applicable requirements of Article 6: Design Standards, as outlined in the planning staff's report.
$\square$ The site development plan does not satisfy the applicable requirements of Article 6: Design Standards, as outlined by the planning staff's report.
6. $\square$ This site development plan satisfies all other applicable provision of the Unified Development Ordinance, as outlined by the planning staff's report.
$\square$ 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.
3.

Shelbyville Plan Commission

By: $\qquad$ Attest: $\qquad$
Chairperson / Presiding Officer
Adam M. Rude, Secretary


Site Development Plan Application
Shelbyville Planning \& Building Department 44 West Washington Street
Shelbyville, IN 46176
P: 317.392.5102
1.

Applicant
Name: Giant Eagle, Inc. d/b/a GetGo Cafe \& Market
Address: 101 Kappa Drive RIDC Park, Pittsburgh, PA 15238

Phone Number: 412.327.6703
Fax Number:
Email: _pat.avolio@gianteagle.com

## 2.

Applicant's Attorney/Representative
Name: Joseph D. Calderon, Barnes \& Thornburg LLP
Address: 11 S. Meridian St., Indianapolis, IN 46204
Phone Number: 317.231 .1313
Fax Number: 317.231.7433
Email: jcalderon@btlaw.com

## For Office Use Only:

Case \#: PC $\qquad$ - $\qquad$
Hearing Date: $\qquad$
Fees Paid: \$ $\qquad$
Final Decision:
Approved
Denied

## 3. Project Information:

General Location of Property (and address is applicable): 3877-3977 North Michigan Road (southwest corner of Michigan Road and 400 N - Exit 109) Current Zoning: Business Highway*

Existing Use of Property: None/Vacant
Proposed Zoning: No Change Requested
Proposed Use: Convenience Store / Restaurant with Fuel Sales
*Race Track Overlay, Airport Compatibility Overlay
4. Attachments

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

The undersigned states the above information is true and correct as $\mathbf{s} / \mathrm{he}$ is informed and believes.

State of Pennay vantio County of Allechery) SS:

Property Owners Information (if different than Applicant)
Name: Exit 109, LLC c/o Kulkarni Properties Address: 4000 Smith Rd., Ste. 190, Cincinnati, OH 45209

Phone Number: 513.863 .1400
Fax Number: 513.863.1200
Email: shree.kulkarni@kulkarniproperties.com

## Project Engineer

Name: Bryan A. Sheward, P.E., Kimley-Horn and Associates, Inc. Address: 250 E. 96th St. Ste. 580, Indianapolis. IN 46240

Phone Number: 317.218.9563
Fax Number:
Email: bryan.sheward@kimley-horn.com

- Affidavit and Consent of Property Owner (if applicable)
- Letter of Intent

ㅁ Vicinity Map



My Commission Expires: May 29,2022
Commonwealth of Pennsylvania - Notary Seal
JESSICA LEE BENNETT - Notary Public Allegheny County
My Commission Expires May 29, 2022 Commission Number 1328486

## Kimley»>Horn

## Letter of Intent

Please write a brief summary of the project and the variance(s) requested. You may submit on this form or on your own letterhead.

Petitioner, Giant Eagle, Inc., proposes to construct a GetGo Cafe \& Market, with fuel sales, including the sale of commercial grade diesel fuel, a shown on the site plan submitted with this application. The Subject Property has been vacant and awaiting development for a significant period of time, and the proposed development will amount to a significant investment and generate positive property revenue to the City and other local taxing units. The Subject Property's shape and location makes it conducive for only a handful of uses, and the proposed GetGo will serve not only visitors to the casino, but also City residents as well as travelers on the adjacent interstate.

The Petitioner's business model requires both the convenience store/restaurant and fuel sales to be successful. Because of the proximity of the Subject Property to the casino and the interstate the proposed use will be supportive of the casino use and its visitors, many of whom travel significant distances, thereby driving demand for fuel sales, as well as the sale of convenient items, including restaurant quality food.

The Petitioner will not include showers or similar facilities which might induce traveling commercial semi-trailer trucks to use the facility as anything which might constitute a truck stop.

## AFFIDAVIT \& CONSENT OF PROPERTY OWNER APPLICATION TO THE SHELBYVILLE PLAN COMMISSION

## STATE OF OHIO )

COUNTY OF HAMILTON ) SS:
I, SHREE KULKARNI, ON BEHALF OF EXIT 109, LLC, AFTER BEING DULY SWORN,
DEPOSE AND SAY THE FOLLOWING:

1. That I am the owner of real estate located at 3877-3977 North Michigan Road;
2. That I have read and examined the Application made to the Shelbyville Plan Commission by Giant Eagle, Inc.
3. That I have no objections to and consent to the request(s) described in the Application made to the Shelbyville Plan Commission.

EXIT 109, LLC, Owner


## STATE OF OHIO )

COUNTY OF HAMILTON ) SS:
Subscribed and sworn to before me this $8^{\text {th }}$ day of November 2019


Residing in Hewelfon County. My Commission Expires 3-13-2023

## LAND DESCRIPTION (PER TITLE REPORT)

A PART OF THE NORTHEAST QUARTER OF SECTION 14, A PART OF THE SOUTHEAST QUARTER SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 13, ALL IN TOWNSHIP 13 NORTH, RANGE 6 EAST, SHELBY COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE NORTH 88 DEGREES 43 MINUTES 49 SECONDS WEST ALONG THE NORTH LINE OF SECTION 14 A DISTANCE OF 40.00 FEET TO A 5/8 INCH REBAR ON THE WEST LINE OF COUNTY ROAD 200 WEST AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY SOUTH 01 DEGREE 15 MINUTES 43 SECONDS WEST A DISTANCE OF 328.01 FEET TO A TANGENT CURVE HAVING A RADIUS OF 756.17 FEET AND BEING CONCAVE TO THE NORTHEAST; SOUTHERLY ALONG SAID CURVE AND RIGHT-OF-WAY 628.76 FEET; THENCE SOUTH 46 DEGREES 11 MINUTES 55 SECONDS EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 674.27 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 34 SECONDS WEST A DISTANCE OF 39.53 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF I-74; THENCE THE NEXT SIX (6) COURSES BEING ALONG SAID RIGHT OF WAY: 1). NORTH 45 DEGREES 20 MINUTES 25 SECONDS WEST A DISTANCE OF 1022.77 FEET; 2). NORTH 43 DEGREES 09 MINUTES 28 SECONDS WEST A DISTANCE OF 270.72 FEET 3). NORTH 41 DEGREES 56 MINUTES 29 SECONDS WEST A DISTANCE OF 245.62 FEET 4). NORTH 32 DEGREES 44 MINUTES 09 SECONDS WEST A DISTANCE OF 276.94 FEET 5). NORTH 24 DEGREES 38 MINUTES 54 SECONDS WEST A DISTANCE OF 203.84 FEET 6). NORTH 24 DEGREES 54 MINUTES 30 SECONDS EAST A DISTANCE OF 62.87 FEET THE SOUTH RIGHT OF WAY OF COUNTY ROAD 400 NORTH; THENCE THE NEXT THREE (3) COURSES BEING ALONG SAID RIGHT OF WAY: 1). NORTH 84 DEGREES 07 MINUTES 41 SECONDS EAST A DISTANCE 310.06 FEET TO TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1105.92 FEET 2). THENCE EASTER1Y ALONG SAID CURVE 265.40 FEET 3). THENCE SOUTH 38 DEGREES 04 MINUTES 02 SECONDS EAST A DISTANCE OF 77.9 FEET TO THE WEST RIGHT-OF-WAY OF COUNTY ROAD 200 WEST; THENCE ALONG SAID RIGHT OF WAY SOUTH 01 DEGREES 15 MINUTES 43 SECONDS WEST A DISTANCE OF 124.39 FEET TO THE POINT OF BEGINNING CONTAINING 8.68 ACRES.
 MS

THIS INDENTURE WITNESSETH, that RUMPKE OF INDIANA, INC., an Indiana corporation (flda Rumpke of Indiana-Shelbyville, Inc.) ("Grantor") CONVEYS (AND WARRANTS to EXIT 109, LLLC, an Indiana limited liability company, for the sum of Ten and $00 / 100$ Dollars ( $\$ 10.00$ ) and other valuable considaration, the recoipt of which is hereby acknowledged, the real estate located in Sheiby County, in the State of Indians, which is described in Exhblt "A", attached hereto and made a part hereof, together with all improvements located thereon, (the "Real Estate").

The foregoing conveyance shall be subject only to: (i) real estate taxes and assessments due and payable in 2008, and all subsequent taxes, and (ii) those easements, restrictions, agreements, covenants and encumbrances more particularly described on Exhbit "B" attached hereto and incorporated herein by reference.

TOGETHER WTTH all rights, privileges, interests, easements, hereditaments, appurtenances and tenements thercunto belonging or pertaining to the Real Estate.

The undersigned person executing this Warranty Deed on behalf of Grantor represents and certifies that he is the duly authorized officer of Grantor and has been fully empowered and duly authorized by all necessary action of Grantor to execute and deliver this Warranty Deed; that Grantor has full capacity to convey the Real Estate; and that all necessary action for the making of such conveyance has been taken or done.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to pe executed as of the lle day of octorefe 2008.

Rumpke of Indiana, Inc., an Indiana corporation


## Onw

| STATE OF RAbutit | ) |
| :---: | :---: |
| COUNTY OF Anmentorl | )ss: |

Before me, a Notary Public in and for said County and State, personally yappeared William $J$. Rumpke, the President of Grantor, and being first duly sworn, acknowledgedi|he execution of the foregoing Warranty Deed for and on behalf of Grantor and stated that any reffresentations therein contained are true.

Witness my hand and Seal this He_day of OCb by 2008.
 45011

This instrument prepared by Alexa L. Woods, TAFT STETTINIUS \& HOHLISTER LLP, One Indiana Square, Suite 3500, Indianapolis, IN 46204.

I affirm, under penalty of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Alexa L. Woods
$9209471 . \mathrm{DOC}$

Exhibit "A"
Legal Description

A part of the Northeast quarter of Section 14, a part of the Southeast quarter of Section 11, and part of the Northwest quarter of Section 13, all in Township 13 North, Range 6 East, Shelby County, Indians described as follows:

Commencing at the Northeast comer of said Section 14; thence North 88 degyees 43 minutes 49 seconds West along the North line of Section 14 a distance of 40.00 feet to a $5 / 8$ inch rebar on the West line of County Road 200 West and the Point of Beginning; thence along said West Right-of-Way South 01 degree 15 minutes 43 seconds West a distance of 328.01 feet to a tangent curve having a radius of 756.17 feet and being concave to the Northeast; thence Southerly along said curve and Right-of-Way 628.76 feet, thence South 46 degrees 11 minuter 55 seconds Bast along said Right-of-Way a distance of 674.27 fect; thence North 88 degrees 33 minutes 34 seconds West a distance of 39.53 feet to the Northeasterly Right-of-Way of I-74; thence the next six (6) courses being along said Right-of-Way

1. North 45 degrees 20 minutes 25 seconds West a distance of 1022.77 foct
2. North 43 degrees 09 minutes 28 seconds West a distance of 270.72 feet
3. North 41 degrees 56 minutes 29 seconds West a distance of 245.62 foe:
4. North 32 degrees 44 mimutes 09 seconds West a distance of 276.94 fee:
5. North 24 degrees 38 minutes 54 seconds West a distance of 203.84 feet
6. North 24 degrees 54 minutes 30 seconds East a distance of 62.87 feet to the South Right-of-Way of County Road 400 North; thence the next three (3) courses bcing along said Right-of-Way
7. North 84 degrees 07 minutes 41 seconds East a distance 310.06 feet to a tangent curve concave to the South having a radius of 1105.92 feet
8. Thence Easterly along said curve 265.40 feet
9. Thence South 38 degrees 04 minutes 02 seconds East a distance of 77.79 feet to the West Right-of-Way of County Rosd 200 West; thence along said Right-of-Way South 01 degrees 15 minutes 43 seconds West a distance of 124.39 feet to the Point of Beginning containing 8.68 acres.

## Exhbit "B" <br> Permilted Exceptlona

1. Taxes for the year 2007 due and payable in 2008 are a lien not yet duef and payable.
2. Taxes for the year 2008 due and payable in 2009 are a lien not yet due and payable.
3. Permanent extinguishment of all rights and easements of ingress and jogress, to, from and across the limited access facility known as Interstate 74, to and from the land.
4. Sixteen (16) foot underground electric line easement and rights of way granted to Public Service Company of Indiana, Inc. as set forth in an electric underground linelifasement dated December 1, 1989 and recorded April 27, 1990 in Deed Record 304, pages 5:3-584 as instrument No. 01758 . (Tract B)
5. Indiana Department of Envitonmental Management Certificate of Completion issued to Rumpke of Indiana, Inc., pursuant to IC 13-25-5, recorded April 30, 2002 as instrument No. 0204240. (Tract B)
6. Overhead power lines as shown on the ALTA Survey prepared by Bledsoe Riggert Guerrettez as Project No. 3851 last revised on October 16, 2008.

## 3877 \& 3977 N MICHIGAN RD SHELBYVILLE, IN 46176

| UTILITY AND GOVERNING AGENCY CONTACTS |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
| SERVICE/ JURISICICTION | Companv I Dept. | ADDRESS | PHONE NUMBER | CONTACT |
| Stion | cirvof Shelevile |  | (317) 392.5102 | мatt Hous |
| water | nodana amercan watr |  | (377) 32.0771 | travis Emingon |
| streets | moot | 32 SOUTH BROADWAY STREET | (317) 467.3929 | shelley taner |
| Electratry | ouke Energr |  | (377) 39.85361 | Josh hornerger |
| NATtrall gas | vectren |  | ${ }^{(937)} 233$-8345 | mostafa keall |
| Telerfonel | Ater |  | (812) 376.2887 | Trovelishop |
| MNWE z Zonns | CITr of sheibvilue |  | (377) 398.6624 | mam ruos |


| PROJECT TEAM |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
| ROLE | COMPANY | ADDRESS | PHoNE NUMBER | CONTACT |
| develo | giavt tacle.lle |  | (412 | Patavolo, Pe. |
| CIVIENANEER | KMME-HorN ANO | (ex | (317) 217.9550 | ${ }_{\text {Pee }}^{\text {Pran Shewaro, }}$ |
| Envrommental Engner |  |  | 887570 | Ton |
| Lanoscape architect | (immertorn AND. |  | (377) 218.9560 | BRANDON SCHREEG, PLA, CLARB |
| Lano suvveror | HaMLTon desicss, Lic |  | (317) 570.8800 | Terry wricht. ps |



CONSTRUCTION OF A - 6,200 SF GETGO CAFE \& MARKET WITH FUEL SALES
ON $\pm 8.68$ ACRES. PROJECT IS IN SECTIONS 14,11 , AND 13 OF T13N, R6E IN ON $\pm 8.68$ ACRES.
THE CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA

| Sheet List Table |  |  |
| :--- | :--- | ---: |
| Sheet Number | Sheet Title | REV |
| C0.0 | COVER SHEET | 1 |
| V1.0 | ALTA SURVEY | 1 |
| C1.0 | GENERAL NOTES | 1 |
| C2.0 | EXISTING CONDITIONS AND DEMOLITION | 1 |
| C3.0 | SITE PLAN | 1 |
| C4.0 | EROSION CONTROL PLAN | 1 |
| C4.1 | EROSION CONTROL DETAILS | 1 |
| C4.2 | SWPPP | 1 |
| C5.0 | GRADING AND DRAINAGE PLAN | 1 |
| C6.0 | UTILITY PLAN | 1 |
| C6.1 | UTILITY PROFILES (1 OF 3) | 1 |
| C6.2 | UTILITY PROFILES (2 OF 3) |  |
| C6.3 | UTILITY PROFILES (3 OF 3) | 1 |
| C7.0 | CONSTRUCTION DETAILS (1 OF 4) |  |
| C7.1 | CONSTRUCTION DETAILS (2 OF 4) |  |
| C7.2 | CONSTRUCTION DETAILS (3 OF 4) | 1 |
| C7.3 | CONSTRUCTION DETAILS (4 OF 4) | 1 |
| C8.0 | MAITENANCE OF TRAFFIC PLAN |  |
| L1.0 | LANDSCAPE PLAN | 1 |
| L1.1 | LANDSCAPE DETAILS |  |
| P1.0 | PHOTOMETRIC PLAN (BY OTHERS) | 1 |
| $1-18$ | SHELBYVILLE DETAILS |  |

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## EARTHWORK NOTES

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## STORM SEWER NOTES





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## SANITARY SEWER NOTES











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 SEMPLITION NOTES





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| ORDINANCE CHART |  |  |
| :---: | :---: | :---: |
| ZONING: BH- BUSINESS HIGHWAY WITHIN RACETRACK OVERLAY |  |  |
| REQuIREMENT | Required | Provided |
| EOUNDATION PLANING: <br> shall suntuctres with facades hat tace a street and are 80 LF or less <br>  Additiona facaes. <br> - Facades of p pimary structure that tace a street and are over 80 LF <br>  requirement when facades are greater than 25 'in height. | Fairland Road Facade (North): <br> - 80 LF / $20=4$ shrubs or amental t | Fairland Road Facade - 4 shrubs |
|  | Michigan Road Facade (East) - 84 LF / $20=4$ shrubs | Michigan Road Facade |
|  | South Facade <br> - 80 LF / $30=3$ shrubs | South Facade: - 3 shrubs |
|  | West Facade: <br> - 84 LF / $30=3$ shrubs | West Facade <br> - 3 shrubs |
| YARD PLANTING: <br> Lots over $20,000 \mathrm{SF}$ shall plant 2 canopy trees +1 canopy tree for every additional $25,000 \mathrm{SF}$ of lot size above $40,000 \mathrm{SF}$. Under no | - Lot size $=378,100$ SF $(378,100-40,000) / 25,000=13.5$ canopy trees Maximum required trees $=10$ canopy trees | - 10 canopy tres |
| PARKING LOT PERIMETER: <br> - 10' minimum width <br> 1 tree / 600 SF + 1 shrub / 100 SF |  | $\begin{aligned} & \text { Car Parking: } \\ & \text { - } 2 \text { trees } \\ & \text { - } 11 \text { shrubs } \end{aligned}$ |
|  | Trailer Parking: <br> - 681 SF / $600=1$ tree <br> - 681 SF / $100=7$ shrub | $\begin{aligned} & \text { Trailer Parking: } \\ & : 1 \text { treer } \end{aligned}$ |
| PARKING LOT INTERIOR: <br> Landscaped islands with a combined surface area of $5 \%$ of the area of the parking lot shall be provided in all parking lots with more than 50 spaces |  | $\underset{-}{\text { L.andscapeed Islands }}$ |
| BUFFERYARD LANDSCAPE: <br> - Adjacent zoning is Business Highway | - None reaured | - None required |

PLANT SCHEDULE $\qquad$




## LANDSCAPE NOTES



2. THE Contractor shal repor ANY IIcrebenicy M Pav v. filio conp $\qquad$
3. THE ECONTRACTOR SHALL EE REEPOONSILEE FOR THE REPAIR O FANY OF THER TRENCHES OR E ECAVATIONS THUT





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(1) TREE PLANTING NTS


Notes




(2) SHRUB PLANTING ${ }_{\mathrm{NTS}}$



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