

CITY OF SHELBYVILLE



Technical Review Meeting

DATE: February 24th 2015
10:00 AM Council Chambers

Agenda

1. Site Development Plans – Advance Auto Parts – 202 & 212 E. Broadway St, 217 E. Jackson St. – Commercial Building
2. Site Development Plan – First Bank of Shelbyville - SHELBYVILLE MARKETPLACE PHASE II BLOCK 3 - Commercial Building
3. Preliminary Plat – Shelbyville Marketplace Subdivision Phase IV – 2 lot commercial plat
4. Site Development Plan – Community Storage – Shelbyville Marketplace Subdivision Phase IV lot 2 – Mini Storage Units

<u>J Engineer</u>	<u>J water</u>
<u>J Surveyor</u>	<u>J Plan Commission</u>
<u>SFD</u>	<u>Rossie Starobink</u>
<u>Jectva</u>	<u>Bleke Nicken</u>
<u>WRRF</u>	<u>Bradley E. Fix</u>
<u>Duke energy</u>	
<u>AT&T</u>	<u>Jay Bell</u>
<u>MS4 - Derrick</u>	
<u>Comcast</u>	<u>Tom Davis</u>

**TECHNICAL REVIEW COMMITTEE
MEETING MINUTES
February 24, 2015**

Daniel Bird: Thank you. We're live here at the City Hall, the Technical Review Committee meeting. We have 4 items on the agenda. We'll go in the order of the review with Advance Auto Parts, then First Bank of Shelbyville, then Shelbyville Marketplace subdivision and last, but not least, the site development plan for Community Storage. I'd ask you to the panel and then also those presenting information to be sure to talk into the microphone because we are recording this. So do we have a representative here from Advance Auto Parts? We have two people getting up, so there you go.

Jason Brown: I'm Jason Brown. I'm the developer and this is our civil engineer, so I'll let him, he'll probably answer a lot more technical questions than I will.

Bird: Okay, great.

Mike Thompson: I'm Mike Thompson. I'm with Hamilton Designs 11988 Fishers Crossing Drive Suite 154 Fishers, Indiana. We're proposing a new 8000 square foot facility, associated parking, utilities at the existing 6 lots. I've received two letters in regards to the property. I don't think any of the comments would, anything we didn't expect so we made some revisions since then and we're happy to take notes on anything you guys would like to talk about.

Bird: Okay then why don't we start with Derrick.

Derrick Byers: Good morning. Derrick Byers, City of Shelbyville Storm Water Utility. Did you understand my comment about adding some of your demolition plans to the construction sequencing?

Thompson: Yeah no problem there. We can take care of that. The biggest item that was on your list that I saw were the water quality and then whether detention would be required and...

Byers: Right.

Thompson:if you don't mind, I'd like to stay after to speak with you for a minute.

Byers: That'd be fine.

Thompson: Okay.

Byers: We have a few more after you, but after that, I have plenty of time.

Thompson: Okay.

Byers: Thank you.

Matt House: Matt House, city engineer. Did you see my comments?

Thompson: I don't think so.

House: Umm....

Inaudible comment.

House: The, there's a few things on there. The light pavement design, since the city uses the old structural number 2.5 minimum which usually rounds out to 1 on 3 on 6.

Thompson: What'd you say this was 1/3/6?

House: Yeah. I mean there's different options, but that's normally what people use and the standards also have a requirement for if you're anticipating a lot of truck traffic, the path needs to be a medium pavement design. You've got that pad there for your loading dock, but....

Thompson: Yeah.

House:it might be something you wanna look at.

Thompson: Yeah we can just do the whole...

House: There's a little bit of a....

Thompson:east drive there as it comes through the site.

House: Yeah that might be a good idea 'cause they might....

Thompson: Absolutely.

House:come in off the north and exit on the south.

Thompson: Okay.

House: We won't require a stop sign, but a stop bar followed by a painted crosswalk would be good in the downtown area. We have a crosswalk on the city standards that you could use.

Thompson: Okay.

House: And then this is just something looking at the survey elevations the, that property to the southeast, that building that's gonna stay up.

Thompson: Yeah?

House: It looks like that there or that water's gonna drain to the northwest and it'll be trapped behind the curb, the top of your curb.

Thompson: (?) Pretty tight at....I think it's within a couple of tenths, so we can adjust that.

House: Okay.

Thompson: And we moved the that curb back I think three or four feet based on the site plan so it....

House: Okay. And then yeah, if they're gonna work in the right of way, especially when they're putting in the sanitary and the other utility connections, make sure they contact the street department.

Michele Hansard: Inaudible comment.

House: Yeah.

Byers: 44.

Thompson: Is St. Rd. 9.....

Hansard: No, St. Rd. 44.

Thompson: Okay.

Hansard: Inaudible comment.

House: Uh huh, yeah this is separate.

Thompson: So is that your jurisdiction or is it....

Hansard: Inaudible comment.

Thompson: Okay Greenfield.

House: Good point. No, you're right, yeah. If it's at the 'cause I know their most of their utilities are to the north of the lot. That's all I have.

Thompson: Thank you.

Bradley Fix: Bradley Fix, Shelbyville Water Resource Recovery. I didn't have any written comments. I noticed that you are planning on putting a new sewer lateral out to the north side of the property and cutting east Jackson Street. You are taking down three buildings that have sewer connections already. Have you considered looking at those before you re-cut Jackson Street, the condition of 'em?

Thompson: Absolutely. We can absolutely do that.

Fix: Okay.

Thompson: Do you think we should just camera each one of them?

Fix: I think you should find out which one's closest to where you're wanting to connect onto it and

Thompson: Yeah.

Fix:see which way it goes 'cause I standing here, I can't tell you what, whether that, which way they go.

Thompson: The only reason why I didn't do that is because you know, when the surveyor goes out, he can't locate the lateral.

Fix: He don't know where, right.

Thompson: And I wasn't sure which way they were going or which way you would prefer, so I'm open to anything that(inaudible)...

Fix: But I think that would save re-cutting Jackson Street....

Thompson: Yeah, right.

Fix:and having another empty tap on the lines if you could use one of those three. Probably the one that's there for the existing Carquest building would be the best if it's in good condition.

Thompson: Yep.

Fix: I would have just I think you could save money by having somebody camera it. If it's in good shape, use that. But if you don't, the three that you're going to cut off, have to capped and the seal and so that they're water tight so we don't haveand you don't want your parking lot sinking several years down the road for the soil seeping into that sanitary sewer and we don't want into our sanitary sewer. I'm not sure, it says here on the one on the Cradic building, whether that goes out to the south or the north. That's my sister in law's shop , so I'm not really sure but I can find out. When you go to start going out there and tearing down and 'cause we wanna help you locate those, just give us a call and

(?): Inaudible comment.

Fix: ...there won't be a tap permit or tap fee. There will inspection permit for that. That's \$25 just so we can look at where you make the connection, but we won't charge you a tap fee 'cause you're taking off three buildings and just putting one back on.

Thompson: Thank you.

Fix: That's all the comments I have.

Ron Spain: Ron Spain, Vectren Gas. I have no issues on this.

Tom Davis: Tom Davis, Comcast. I just drove over by there awhile ago. The utility poles are sittin' on Jackson which is the north side of the building. All of our stuff's aerial so we don't have just drops going back and feeding that which all of that stuff'll come out when the poles are removed. That's all I've got.

Robbie Stonebraker: Robbie Stonebraker, Shelbyville Fire. My comments are right here. KNOX(?) box on the building. I notice your gas meter and your electric on the east side of the building. Looks like we may need some bollard protection around that stuff. And on your legend on sheet 101, it shows a PIB and an empty (?). I assume this building's not being sprinkled and you've just used a general legend.

Thompson: Yes.

Stonebraker: So I wanted to make sure 'cause I couldn't find 'em anywhere on the print.

Thompson: No. You're actually right.

Stonebraker: Okay.

Thompson: I have a general legend....(inaudible)...

Stonebraker: Okay, that's all I've got.

Thompson: Thank you.

Josh Hornberger: Josh Hornberger with Duke Energy. The only thing I had was on the demolition. We have an underground service going to that house on the southeast corner there and I'm looking into a way to re-feed that, but that's gonna be the cost of whoever the developer is there. And also the current feed that you have coming in, I'm guessing you had a transformer sitting there that we would put in place and then the primary feed that you had was coming off a really congested pole there on the corner. We'd just go to the next pole to the east and then come across.

Thompson: Okay.

Hornberger: And that's all I had.

Travis Eddington: Travis Eddington with Indiana American Water. There is water to this site. There's actually an existing domestic meter there that it looked like you were gonna use. Just wanted to let you know starting June 1st, we are having a new connection and system development charge that will go into effect, so if you want that irrigation pit, if you do it after June 1st, it's a 5/8 inch meter, it's gonna be about \$1300.00 that'll have to be paid up front before they'll set the meter pit. And obviously, we'll take care of everything up to the meter pit and you'll have to connect from there.

Thompson: Is the...(inaudible)....in the southeast corner?

Eddington: Yes.

Thompson: Inaudible comment.

Eddington: It's on the (?). That's where you guys had it and that's fine. That's where I assumed you wanted to go again.

Thompson: I think...

Eddington: If we....

Thompson:we're (?) coming off the west. I'm not sure. I can't remember if....I think we've moved it over there because(inaudible)...entrance.

Eddington: Okay. And we can look at moving it. If we move it.....if it's the same size, because our new charges are new to us because they're gonna to implement June 1st, I'll see if we can waive that since there's an existing one there. If not, there'll be two connection fees.

Thompson: How do you guys feel about the meters in driveways.

Eddington: We prefer 'em not be in driveways.

Thompson: Inaudible comment.

Hansard: Inaudible comment.

Thompson: Yep.

Hansard: Inaudible comment.

Brown:(inaudible)....based on I think one of your other comments. I think we were over (?) anyway. It was a client-based decision to keep that many spaces. So we(inaudible)....I appreciate you giving me the tip....(inaudible)....

Inaudible comments; not sure who's talking. It's more than one person.

Thompson: There's five here and there are 15 here.

(?): Inaudible comment.

Inaudible mumbling by several people.

Bird: Of course you're aware that you'll need a wrecking permit?

(?): Inaudible comment.

Bird: You'll need a demolition permit.

(?): Yes.

Bird: Okay. Okay, now we'll go to First Bank of Shelbyville.

Inaudible mumbling.

(?): Morning.

Hansard: Morning. Go ahead.

(?): Is it....(inaudible)...

Bird: Okay and of course you're Paul Maurer.

Paul Maurer: Paul Maurer with Maurer Surveying. I'm here with Andrew Barcosi(?) who with my office and we're here for the First Bank of Richmond over on Shelbyville Marketplace. I'm also here with Dave Hunt and Darrell Mollenkopf, the owners of the overall development. Just to give you an idea of the location of the bank first of all. This is the overall development with Marketplace Boulevard being built to a dead end right here right now....(inaudible).....And then down here highlighted is the next project that we're going to be talking about.....(inaudible).... within the overall development. The bank is on a very large, already platted lot 3 within the development. This is the(inaudible).....***

***For whatever reason, Mr. Maurer stepped away from the microphone when explaining the project so most of what he says is inaudible.

Byers: Derrick Byers, City of Shelbyville Storm Water Utility. I have no additional comments at this time.

House: Matt House, city engineer. You emailed me and I'm sorry, I didn't email you back. Did you I don't know if you talked if you said anything about the structure 101 and

Maurer: Yeah you pointed out that the our existing shots were taken when the water was about a foot, foot and a half high in the nor....from the normal pool.

House: Okay.

Maurer: So we designed the pipes coming out at the normal pool. But that's why they appear to be higher than the natural ground. So we can raise 'em up. I mean we have the flexibility to raise 'em up if you wanna have us come into the pond like a half a foot or a foot above the normal pool.

House: Well the one, these two are going into the ditch.

Maurer: Well and again, that ditch is you know in the future, is planned to be part of the normal, the detention area. So the normal....

House: Oh I see what you're saying. Okay.

Maurer: The pool elevation in the future will be the same through that from both (?).

House: Yeah, okay.

Maurer: (?) we talked about having a equilibrium(?) pipe between the two different bodies of water. So the pipe is actually designed to be at the normal pool in the future which will be there in the future which most likely is gonna be this summer, but....

House: Okay, so they're gonna beyou say the normal pool's above where the pipes are gonna be?

Maurer: The pipes that are coming into that swale now are also at the normal pool. Ones that are off the Boulevard (?) that detention area you know the original design (?) was gonna wrap around.

House: Okay. Yeah, okay.

Maurer: So the ditch is a little bit high. I mean during heavy rains, some water stands in it but eventually that'll all be just a normal pool.....(inaudible)....

House: Okay.

Maurer: So we can design it, like I said, we could bring it in a half a foot or a foot higher for now and then it'll just you know if we rip rap it for erosion in the future, pipe'll be a little bit above the normal pool.....(inaudible)....

House: Okay. Yeah let me get back with you.

Maurer: We wanted to get with you on the overall drainage for this(inaudible)....

House: Okay that's fine. Okay. And then, oh did you (?) AutoTurn on the I know I think the fire has some questions too, the back of the where the trash truck would get in get the (?) back in, would it be able to get out?

Maurer: Right. We didn't see a problem. We have not actually checked that with the radius yet, but I mean with the width of the drive-thru area, we don't really see.....The design for the dumpster area.....(inaudible)....

House: Okay.

Maurer:(inaudible).....turning radius problem with that. That's, was that the question?

House: Yeah. I mean it just looks tight. I mean I guess it probably will work. It looks like if you back in and then either would have to go across the opposite way of traffic or if there's cars in the back of that lot. I don't know. It just looks tight.

Maurer: Well this is gonna be marked with one way out of that.

House: Yeah. Yeah, okay. Yeah that's fine. I mean it might be good to check. I guess it does look like it would make it. It just looks like it's tight and if there's cars in the bottom, but I don't know what a good solution would be. You probably don't have any other options, but.....

Maurer: I'm not really following what your (?). The curvature here going in and then backing out?

House: Yeah I'm....if they back in and then they'd have to pull out and then do a three point turn around.

Maurer: Oh if they back in? They have a front loaders for the dumpsters.

House: Oh okay. Okay. Yeah I guess that'd be fine. Okay I guess I wasn't thinking that that they were front loaders.

Maurer: Yeah we'll have towe'll get with the bank on that, but that's our anticipation was those trucks were the front loaders.

House: Oh you're....

Fix: Most all of 'em....(inaudible)....

House: Okay. Okay that's fine.

Stonebraker: You just mentioned a minute ago making one way traffic....(inaudible)....

Inaudible conversation.

Stonebraker: I think he was asking because some garbage trucks do have a rear load, so that makes him having to make that three point turn....(inaudible)....his maybe hopefully clear up his question.

House: Yeah. I was thinking a rear loader and I was thinking if there were cars parked there, but I guess I mean if most of 'em are front loaders, it wouldn't be a problem. Thank you. Alright, then just had a few other comments. The top of casting elevations north and south of the approach. They weren't on the plans, but if you double check those and make sure that the water leaving the approaches will drain to the....

Maurer: On the grading plan, they weren't they didn't have awe'll check that, but

House: Okay.

Maurer:(inaudible)....

House: Okay and then yeah please show all drainage and utility easements on the construction plans. I think the ones to the

Maurer: The only easements on the site are the ones that are on the exterior.

House: Uh hmm.

Maurer: Which actually.....(inaudible)....

House: Do you have the description of what the easement says?

Maurer: It's on the final plat.

House: Okay.

Maurer: Of phase 2.

House: Okay. Well we'd like to see 'em on the construction plans as well. I mean just, is it a general drainage easement or

Maurer: Well it's labeled D & UE, drainage and utility easement and on the plat it gives the rights for the city and all the public utilities.

House: Okay.

Maurer: But you wanna see that verbiage right on.....

House: Well yeah and I'd like to see....I mean that ditch there, I know it's gonna be a pond, but I mean the extent of the drainage easement.

Maurer: Yeah the plat also has this all platted as a drainage easement. Also lake maintenance easement.....

House: Uh huh.

Maurer:for the maintenance of the ponds.

House: Right. Yeah it'd be nice to see. Is the plat gonna be part of the construction plans?

Maurer: Okay. We can add a sheet for that.

House: Okay. And then please provide stop bars followed by painted crosswalks at the entrances and exits.

Maurer: I'm sorry, what was....

House: Stop bar followed by a painted crosswalk.....

Maurer: Okay.

House: ...in lieu of stop signs. It's what we're doing now. That's all I have.

Maurer: Okay.

Fix: I'm Bradley Fix, Shelbyville Water Resource Recovery. I don't have written comments. I see you have the sewer on there. Are you planning a different structure at the first cleanout as it comes onto the property? It's identified a little bit different. It's drawn a little bit different.

Maurer: Well it's just to show that that's actually existing.

Fix: That cleanout is existing?

Maurer: Yes.

Fix: Okay.

Maurer: I mean it might just be marked with a board, but if you want, we can add a comment for

Fix: Well I just....it's in the yard. I suggest that you put a casting over it.

Maurer: Okay.

Fix: A small cleanout casting like we've started using on some of our because they'll mow over 'em and they'll cut 'em off and then you'll have water getting into it and plugging it up possibly with you know....

Maurer: Right.

Fix:grass and people....

Maurer: Right.

Fix:put stuff down it. If you put just a metal casting on it toall of 'em make a smaller one.

Maurer: Yeah.

Fix: You know, not manhole type. I'm just talking about one that just fits over...

Maurer: Right. No we got a detail for those.

Fix:the 6" (?).

Maurer: We'll add that and a note to the contractor to install that if it's not.....

Fix: Okay. I'd like to (?) that. You're better off there 'cause that's a yard area the way I take it and then up by the building, you're gonna be in the sidewalk, so that'd be best too there (?) you don't have that plastic one there.

Maurer: Right.

Fix: It just make's 'em easier and then they can get into 'em better. I know you've used those before and something, but I recommend it out there in that yard where that one's existing already.

Maurer: Okay.

Fix: And then there will be a connection fee/tap fee just according to the water meter size.

Maurer: Right.

Fix: That's all the comments I have.

Spain: Ron Spain, Vectren Gas and no comment.

Davis: Tom Davis, Comcast. What we've been doing with most of thep laces in here is the developer supply the conduit from your entry point demark room or where the power's going to come into the south end of the building as you was talking about with utilities.

Maurer: Right.

Davis: And request that. I think we dead end down there where you was talking about on the west side of the street just opposite of where you are and I think that's where our utilities would come from.

Maurer: Right.

Davis: So all we'd.....

Maurer: There, we were thinking the transformers over here that's on the lot with White Castle would be uh that's where we kind of show. We....but....

Davis: Yeah it doesn't matter. That's really up to you. Wherever....the power company's probably gonna dictate where they wanna bring the power from them....

Hornberger(?): It's gonna be a different source. That's too far for us to run secondary wire from that transformer up by White Castle. So we're gonna actually bring, set a pad mount in the it'd be the northwest corner of that lot in the drainage and utility easement there.

Maurer: Okay. You mean off this lot?

Hornberger: Yeah of that lot. The northwest corner of it. Actually, change that. The southwest corner of it.

Maurer: Down here?

Hornberger: Yes. And then just run straight across the parking lot there with our (?).

(?): Inaudible comment.

Hornberger: Well we're gonna run our primary on your side of the road as well and come into a pad mount there in the corner of that lot.

(?): Okay.

Hornberger: 'Cause we can't, we can't bring our secondary. We'll have too much voltage drop if we come that far with our secondary wire.

Maurer: Okay. So(inaudible)...

Hornberger: Yes. There's a it's actually a switchgear up there.

Maurer: (?).

Hornberger: But we'll bring it outta that switchgear and then down to a pad mount in the southwest corner of that lot.

Maurer: The only thing(inaudible)....developer has put....there's existing conduits across the road here.

Dave Hunt: Hi. I'm Dave Hunt from Progress Parkway. Just....(inaudible)....originally they had(inaudible)....

Hornberger: And we'll use that for primary.

Hunt: That's fine.

Hornberger: Okay.

Hunt: I just wanted to remind everybody there are conduits there for....

Hornberger: Okay.

Hunt:necessary if we need 'em.

Maurer: Inaudible comment.

Davis: Yes. Yes as long as we've got access to where we don't have to disturb anything that you're puttin' in. If you just get it from your location from inside the building out to the easement. Like us, since they're gonna extend something over, I don't know how we'll cross that road, whether we have room to get in that four inch. I'll have to talk to phone about that. So if there's only two 4" pipes, power's taking one of 'em. And then it'd be us it'd be up to us as far as Comcast to get over to the east side of the road since we're on the west side right now. But if you just get out to the utility easement from you, we'll take care of it from there.

Maurer: Okay.

Davis: So....

Maurer: Well as soon as they get....(inaudible)...

Davis: Oh yeah. No problem.

Hunt: And again, you're....(inaudible)....

Davis: Yes. Yes.

Hunt: Same thing?

Hornberger: Yes.

Hunt: Inaudible comment.

Hornberger: Uh huh.

Davis: That's my only comments.

Stonebraker: Robbie Stonebraker, Shelbyville fire. Just a reminder to put KNOX box in the general drawings when you send out to the developers. And then I didn't see the height of the canopy on the back. Do you know what that is?

Maurer: We do have architectural drawings, but we don't have 'em with us.

Stonebraker: Okay. The requirement's 13'6" and I just wanted to confirm that that's in fact what they go to.

Maurer: Okay.

Stonebraker: Okay?

Maurer: 13'6" to the bottom of the canopy from the pavement.

Stonebraker: I looked for some markings. Couldn't find any, so that's why I(inaudible)...

Maurer: Okay we'll check with the architects on that.

Stonebraker: Yeah. And I have a little concern with the entrance with the 13'8" between the center island.

Maurer: Yeah we're still tweaking that too.

Stonebraker: Yeah I

Maurer: We don't even....we might just remove the island.

Stonebraker: Okay.

Maurer:(inaudible)...

Stonebraker: Yeah 'cause my concern if our aerial device, and I didn't put it on here after Michele and I talked, but with our aerial device, if we go to make that bend coming in, if you have a sign in the center, we could possibly flip that in that width that you have it as now.

Maurer: Okay.

Stonebraker: So there's a little bit of concern.

Maurer: Well this(inaudible)....

Stonebraker: Okay. That's all I've got.

Hornberger: Josh Hornberger with Duke Energy. Sorry I jumped in with Tom.

Davis: Oh you're alright.

Hornberger: But that was pretty much all I had was those comments before, so.....

Eddington: Travis Eddington, Indiana American Water. Water main's there and available, so again, just our new rules starting January 1st, it'll be a tap and service connection fee. That's outside of that, everything else would be the same. I assume it's just gonna be a domestic meter? Maybe an irrigation meter, is that right?

Maurer: I I'm assuming...(inaudible)....

Stonebraker: Way under the square footage.

(?): Pardon?

Stonebraker: You're way under the square footage ...(inaudible)...

Maurer: Yeah. So it'll be just a domestic.

Hansard: Inaudible comment.

Maurer: Yeah. They were supposed to be working on that...(inaudible)....and the height of the(inaudible)...

Hansard: Inaudible comment.

Maurer: Well we were gonna....I don't know, do it now, but did you see the architect's email yesterday?

Hansard: Inaudible reply.

Maurer: Is (?) allowed? Is that material allowed? Do we....

Hansard: Inaudible comment.

Maurer: 'Cause we need to know whether that variance will be withdrawn.

Hansard: Inaudible comment.

Maurer: And also for the Community Storage too if they have a choice of hardy plank(?) and removing the variance request.

Hansard: Inaudible comment.

Maurer: Okay.

Bird: Okay the next item is the plat.

Maurer: Is that for Phase 4?

Hansard: This is just Phase....(inaudible)....

Bird: (?) plat, yes.

Maurer: We actually did not bring a drawing....(inaudible)....The next project is Phase 4.....(inaudible)....in conjunction with the Community Self-Storage. And also....(inaudible)....partners with Jay Allardt. He's had previous conversations....(inaudible)....But Phase 4 is basically a two lot plat which includes....(inaudible)....calling this lot one, a 1.3 acre lot....(inaudible)....at that intersection. So that's lot one and then lot two is the 4 acre site for the Community Self-Storage. There's no proposed development or improvements on lot one except some site grading to (?) the drainage for the new entrance here. And the I don't know....(inaudible)...

Hansard: Inaudible comment.

Maurer: So on that, basically again that's Shelbyville Marketplace Phase 4. Phase 1 & 2 are recorded and platted. This was a Phase 3 seven or eight years ago, so(inaudible)....even though that's not followed through with being platted and (?) and so forth....(inaudible)....just to keep it different and a petition had already went through.

Byers: Derrick Byers, City of Shelbyville Storm Water Utility and I spoke with Dave a little bit yesterday. I'm gonna look in our files. We may have an O & M on the one pond out there.

Maurer: An O & M Manual?

Byers: Yes. We may have one already.

Maurer: I don't think so.

Byers: You don't think so? Dave thought we may.

Maurer: No we've never....(inaudible)....

Byers: But then the other thing I'll look at is all of our easements and make sure they're where they need to be and we'll go from there. So no other comments.

Maurer: In...I'll just add onto Derrick's comments. We are working with Matt and Derrick. This is a the existing detention area. This is, the original detention area wrapped around, but because of IDEM concerns of the old Wellman plant here, we're going to propose a detention area here and we're running calculations for that right now. This site, if you're if anybody's familiar with it, basically drains to a roadside swale all the way down to a crossing you know into the storm system that was put in along Michigan Road. Right now, we're gonna divert that to go to this pond and then the east side of the site, the fire station already drains to an existing storm system to the existing pond. We're running, we're working with Matt to actually revise the drainage for Shelbyville Marketplace Phase 1 in conjunction with this project. So the O & M Manual that Derrick's bringing up, those were not required when this all of this was built before. So we will be providing one of those for that and this pond when it's built. Just to bring everybody up to speed on it.

Bird: You had mentioned IDEM. Does that have to go through IDEM or is that already in the process?

Maurer: I'll let Dave.....He had a meeting last week.

Hunt: Sorry, Dave Hunt from Progress Parkway. The meeting that we had with IDEM last week is more about the impacted area that is out here. They are aware that we are changing some of the retention areas, but it will as far as me testing the soil and stuff, (?) the only thing that'll be connected with IDEM. The sizes and capacities is not their concern.

Bird: Okay, than you.

House: I just had a comment about Michigan Road. It'd be nice to see another dimension to show either from the center of Michigan Road the edge of pavement. I mean just looking at it, you can't tell exactly where the right of way would start. There's no tie-in point (?).

Maurer: The right of way is actually right behind the sidewalk. The....(inaudible)....runs along the back of the sidewalk that's along the back of the curb.

House: Okay.

Maurer: So there really is no existing greenspace in the right of way.

House: Uh hmmm.

Maurer: So when the developers.....(inaudible)....It used to be in doubt, but they also granted a 30' drainage and utility easement behind the right of way which is why the gas line and water line is back behind the walk now. So there's an existing 30' D & UE behind the right of way. Um you're

House: Which is at the sidewalk you say?

Maurer: There's an existing concrete sidewalk, right. Yeah and the right of way, the sidewalk actually encroaches about a foot or two in some areas into the easement.

House: Okay. Yeah I mean if we could get some sort of dimension showing....

Maurer: Okay you'refrom the building corners, we have.....

House: Or just from the, just from the south edge of the right of way to something either at the center of the road or

Maurer: Oh okay.

House:some sort of reference point at the south side, tie it in.

Maurer: Alright.

House: That's all I have.

Fix: Bradley Fix, Shelbyville Water Resource Recovery. I don't have any comments on the plat for Phase 4.

Spain: Ron Spain, Vectren Gas. No comment.

Tom Davis: Tom Davis, Comcast. At this point, the power and utility poles, they're along Michigan Road. I don't see that there's gonna be any reason, except for maybe the entrance and if anything would have to be moved there, we have no underground facilities obviously in Phase 4, so that's my only comment. It's just according to what you're gonna do with the pole. If it....that's it.

Stonebraker: Robbie Stonebraker, Shelbyville Fire. I had a question about the turning radius. I know, I saw you sent me an email this morning.

Maurer: Yeah.

Stonebraker: Haven't had a chance to look at that, but I assume that addresses my concern about the turning radius on the back side of the property. In the entrance, I had talked to Dave yesterday. Had a little concern about the entrance, but he explained to me a little clearer yesterday, so I got that answered. And again we'll need access with a KNOX box or something near the entrance when that time comes. That's all I've got.

Hornberger: Josh Hornberger with Duke Energy. I don't have any comments at this time.

Eddington: Travis Eddington, Indiana American Water. No comments.

Hansard: Inaudible comment.

Maurer: Right.

Hansard: Inaudible comment.

Maurer: Okay are we talking about.....

Hansard: I thought we were talking about the subdivision.

Bird: Yeah aren't we talking about the subdivision?

Maurer: Your, so are you talking about the lot one?

Hansard: Yeah.(inaudible)....

Maurer:(inaudible)....on this site.

Bird: No.

Hansard: Inaudible comment.

Maurer: We.....okay we uh yeah we need(inaudible)....get with you on the landscaping because we're gonna actually propose.....(inaudible)....move the asphalt out of the easement because we don't think.....(inaudible)....

Hansard: Well just I mean right now....(inaudible)....

Maurer: Well...

Hansard: Inaudible comment.

Maurer: Did you....on these street trees for the plat though, do you want us to draw a landscape plan for the overall?

Hansard: You can make it....(inaudible)....

Maurer: Okay.

Bird:(inaudible)....Now we're ready for the Community Storage.

Maurer: Okay.

Bird: Site plan review.

Maurer:(inaudible)....this is the....(inaudible)....only have....(inaudible)....Michigan Road similar to what the entrance....(inaudible)....We're next to the fire station.....(inaudible)....This site is zoned industrial about a month or two ago, but it's being made to be looked at as all the other development out there, the BH standard, business highway. So that's creating a whole necessity of variances like....(inaudible)....The street variances actually that go along with the configuration of the buildings, there's one for the fencing because typical self-storage...(inaudible)....So the only....(inaudible)....The uh again, we're working on the drainage with Matt on the overall development. It's gonna be combined with the overall Shelbyville revising the existing detention areas within Phase 1. Besides that, I'll be glad to answer your questions.

Byers: Good morning. Derrick Byers, City of Shelbyville Storm Water Utility. One comment that I omitted from what I sent you concerned the lawn area. If we could get that established as soon as possible in the construction process as soon as feasible, we'd like to see that....

Maurer: Okay.

Byers:versus leaving it barren until the end and seeding it. Since it's out of the way of the building construction, if we could get that seeded earlier on, I'd like to see that. That's all I have.

Maurer: Okay.

House: Matt House, city engineer. TheI know we're gonna do a lot of the drainage as will be built later. It'll be temporary and temporary drainage put in. But the ditch next to the fire station.....

Maurer: Uh huh?

House: I'd like to see that before this one's built just to make sure that the ditch can hold all the water coming in and the pipe you have coming from the north (?).

Maurer: The north (?) is this pipe.

House: Well over there.

Maurer: Are you talking about the northeast?

House: Well the pipe on the northeast is coming from the northwest. The other one you have connected in from the concrete area. Well, yeah just the other one. I'd just like to see calculations 'cause I think that's a 15" pipe.

Maurer: Right.

House: And this finished floor elevation isn't that much higher than that ditch line there. So....

Maurer: Well it was about two or three feet....(inaudible)....but we can do a calculation for the capacity. There's very small area that's actually draining from here. The high point is somewhere in here. So we can show that this ditch with a 15" pipe will handle what's gonna come to it.

House: Okay.

Maurer: We're not really increasing any area to that except for this small area here. This already comes on what's draining to it is just gonna continue on around the fire station.

House: Okay. And then areyou guys are talking about boring across the road for the sanitary now instead of open cut, is that right?

Maurer: Yes.

House: Okay.

Maurer: That's what....

House: 'Cause last I heard it was open cut 'cause you thought the impact would be less than actually the size of the bore pit.

Hunt: Yeah. On the sanitary, I've met with a couple of boring guys. They, Spalding feels comfortable, Spalding Contractors feel comfortable they can actually push a bore in there, so our anticipation is just a receiving pit at the manhole itself versus an open cut.

House: Okay.

Hunt: We've got about a foot of fall in there but they feel like they can push an 8" pipe through and make that connection. So keeping our fingers crossed. The ideal situation is it's just gonna be a 7' opening by probably 6' at the manhole so....

House: Okay.

Hunt: ...with flowable fill and (?). We should be able to push it in from there.

House: Right. That sounds a lot better than what we were talking about before.

Hunt: Worse case scenario is if something goes awry, then we would have to address it with a(inaudible)....

House: Okay.

Hunt: Right now, feeling 90% comfortable with....(inaudible)...

House: Alright. That sounds a lot better than the last time we talked about it. Did you, this might be another one that Robbie was talking about, but the back of the lot, have you checked AutoTurn or a similar program 'cause some moving trucks are, you know if you get the larger size Uhaul, they're 35'. It just seems pretty tight back there.

Maurer: Well(inaudible)....

House: Okay.

Maurer: Inaudible comment.

House: Uh huh.

Maurer:(inaudible)....this building over here actually has 40' and then 30' between the buildings....(inaudible)....

(?): You were asking about the Uhaul truck....(inaudible)....

Maurer: I'm working with Robbie. We've done a 45' radius arcs that we've emailed to Robbie on the (?) fire truck and apparently every one of 'em made it except if the situation came where the truck came down between here and wanted to make a u-turn....(inaudible)....but it would not be able to make that. But it but this 40' wide path here, they can make that and come on around. As far as the individual lanes, we show(inaudible)....really tight....(inaudible)...

House: But it a fire truck can make it in there?

Maurer: Just his ladder truck. All the other trucks would be able to make everything but the ladder truck. The ladder truck had accessibility to get around the site, but again, to actually go up in between the individual buildings, he could come up here and then go over here but just making a u-turn would be kind of tight. I mean we can look at the Uhaul trucks if you want us to and send....

House: I mean it might be nice to see. I mean if a fire truck, a ladder truck can get out, a Uhaul truck can.

Maurer: Right.

House: So I guess I mean if you've already looked at that, it's probably fine. Yeah we talked about having some sort of letter covering any obligation between you guys, the drainage you have now and then the final drainage. Well we can talk about that. And then of the truck, the Uhaul truck from the front parking lot, are those gonna be considered would that be something that would require a medium size or medium thickness pavement? I mean is it gonna be the larger trucks?

Maurer: Um....

House: 'Cause I was looking at city standards, you know there's rules for

Maurer: We could get with the developer on that. These were actually just return spots to my knowledge anyway. I don't know if they actually leave 'em there for customers to pick up there or how that works. As far as heavy duty pavement, I don't know whether those trucks would require it or not.

House: Okay. Okay it might be something you wanna look at. 'Cause I mean these two up here, Uhaul truck and spaces, but you think they might park 'em somewhere else back here?

Maurer: Again, I don't your Uhaul trucks that you would have on site....(inaudible)....So you just wanna make sure....(inaudible)....

House: It might just be something to look at to see if they're to see the weight of the trucks, typical truck and see if they categorize as more than light duty.

Maurer: Okay.

House: Okay that's all I have.

Fix: Bradley Fix, Shelbyville Water Resource Recovery. I see that you have the line identified in your profile as an 8". If you could identify it on the drawing also that it's 8". I know you show

the two 6" laterals there but that line from manhole to manhole from the new manhole to existing, just identify that.....

Maurer: Sure.

Fix:on construction plans. I couldn't find it. I looked and looked and then I finally found it over there that does show it as 8", 62' of 8". If you'd identify it there on the front and uh....

Maurer: Okay.

Fix:in your drawings you show the manhole, which is good. So I don't have any comments other than there would be a tap fee for just the one when they build it. You know this one here, there's no tap fee on but we wanna inspect it when it's put in.

Maurer: Right.

Fix: You know you're gonna probably put it in now, put the cleanout like you did on the other site.

Maurer: Right.

Fix: So that's all the comment I have unless you have some for me.

Maurer: No. You got any questions for Brad?

Hunt: Brad, on just looking at that design, are you gonna require the 'cause that's in the drive there, are you gonna require the cleanouts? Is that what you know one at the building and one.....(inaudible)....

Fix: You don't have to have it there, no.

Hunt: Okay.

Fix: 'Cause your....

Hunt: 'Cause we're not in a yard area?

Fix: You're in a straight line, yeah. It's all yours, even across the road there. It's really, although the 8" line would probably take over. If that needed to be cleaned out, we'd probably take over ownership of that 8" line from....because(inaudible)...

Hunt: But I mean on the six inch laterals you're not....

Fix: Six, you don't have to have those.

Hunt: Just one cleanout at the building?

Fix: Just one cleanout. I wouldyou don't show it here. You did show it on your other plans, but where you're in a driveway part, that's gotta be granular.

Hunt: Right.

Fix: I know you showed it on your drawings for the bank, but when you're going across that that's gonna be in the driveway the whole way, that needs to be in granular fill. That's all I have.

Spain: Ron Spain, Vectren Gass. No comments.

Davis: Tom Davis, Comcast. Most of the kiosk places that we've been putting in obviously internet service to run kiosk machines or whatever they have. We'd only request a one inch conduit 'cause it's just gonna be a drop from us from Michigan Road. So that could be installed out wherever you run the power out to the curb line. So that's.....

Maurer: Okay. Just one inch?

Davis: Yeah one inch would be fine. It's just a drop line. We wouldn't be putting, 'cause you're not talking about multiple services. We're just gonna be running modem or phone line or whatever you want there.

Maurer: Yeah. I mean you don't have a problem with a bigger (?)?

Davis: No, no. No.

Maurer: Be in a three or four inch? Currently our general notice is to drop in 4" conduits.

Davis: Well for this since it's gonna be a drop line for us, there probably Comcast would probably want their own individual pipe, so I don't know. I know phone usually requests 3" for whatever they're doing.

Maurer: Right.

Davis: And because of the way we set stuff out on the road, sometimes one'll cover up the other stuff so we really need that to be separate so we have access to that pipe 'cause it might be that you're not taking those services. You might just take either us or phone. So I mean

yeah we'll take anything bigger. It doesn't matter, but we'd at least need a one inch just as a drop service.

Maurer: Alright.

Davis: That's the only comment I have.

Stonebraker: Robbie Stonebraker. You got my comments earlier and I know Matt's talked about it. I think we're gonna be okay. I got a little concern with the parking on the far northwest corner. If we have a vehicle sticking out.....

(?): Inaudible comment.

Stonebraker: Yeah. That could be a little bit of a problem there, Paul but so we need to look at that at some point. That's all I got other than the two I gave you earlier.

Maurer: Inaudible comment.

Stonebraker: That might help us be able to get all the way back around.

Maurer: Inaudible comment.

Stonebraker: I don't know if you need those spaces to comply with the city, but....

Maurer: I don't remember....(inaudible).... We'll check it.

Stonebraker: Okay. Okay that's all I've got.

Hornberger: Josh Hornberger, Duke Energy. I don't have any comments at this time.

Eddington: Travis Eddington, Indiana American Water. Water is to the site, so again you just require a domestic meter so you're aware of the new charges June 1st.

Bird: Okay Dann Bird, Planning & Building. You got the did you get the memo?

Maurer: Yes.

Bird: Okay. Where do you wanna start? There are some minor things.

Maurer: Do you have that list?

Bird: Primary structures, you understand that? It's because you're filing a BH. We made a determination that we're gonna treat 'em all as principle structures.

Maurer: Right.

Bird: So if you get down to maximum primary structures, you'll need a variance on that one.

Maurer: Yeah we've got we've actually got the variance packets with us for all five variances so we're gonna go ahead and file 'em even if (?) that in.

Bird: Okay. Roof mechanical equipment, is it gonna be roof or is it gonna be on the site, mechanical equipment?

Maurer: I'll have to get with the architects on that. I'm not, they I don't think so. There might be an outdoor air conditioner pad.

Bird: Yeah. They need to be properly screened. We need some information on the slope of the roof.

Maurer: Okay.

Bird: Okay. We need that information. Building materials, especially the use of EFIS(?) and also block 3 smooth face concrete block and standing seam steel panels are prohibited. Okay.

Maurer: Well that would just be on the walls like facing the outside of the project.

Bird: No. It'll be on all the walls.

Maurer: Okay. Yeah we'll

Bird: Just in terms of clarification, the fencing in the front yard....

Maurer: Right. We.....

Bird: Okay.

Maurer:need a variance on that to....(inaudible)...

Bird: And then you got the thing where it has one of the difficulties I was having was some of the information was on the (?) on the utility plan and some of the information is on the landscape plan.

Maurer: Okay.

Bird: Different information and going back and forth. You had a wrought iron fence on the

around the site on the (?) utility and then on the landscape plan, it showed chain link fence on the it'd be the north side and the west side.

Maurer: Right.

(?): Inaudible comment.

Bird: It is?

(?): Inaudible reply.

Bird: So you're not, you're gonna have a chain link fence there, huh?

(?): Chain.....(inaudible)...

Bird: Interesting.

Maurer: He was proposing.....(inaudible)....basically putting wrought iron....(inaudible)....

Bird: Yes. But the quite frankly, you know it chain link is okay. Is it gonna be vinyl chain link or just uh it's gonna be facing the interior of the site also once the interior of the site develops. I don't know if that's something you might wanna take a look at.

Maurer: Okay.

Bird: Can't require wrought iron fence but we

Maurer: Well he's definitely doing it all the way along Michigan Road.

Bird: Right but you're gonna see it from all over from all the other two sides. It's gonna be out there you know with the rest of the site. But let's continue on with that.

Maurer: Okay. I'll get with the developer on that.

Bird: Okay. Certainly the non-residential planting standards does not deal with landscaping in the front, side and rear of the units. Of course you did have it on one side. I guess the

Maurer: The office building.....

Bird: ...west side. No all along the that side. In the diagrams I saw at least there were trees planted on that. That was more of an elevation type thing.

Maurer: Yeah we need to have those....(inaudible)...

Bird: Okay.

Maurer: On the photos that the architect sent right, we show....(inaudible)....

Bird: Okay. Of course you're aware that if you do any planting since there's all a number of easements, a number of lines that are in those easements that 30' easements you have to get permission of easement holders.

Maurer: Right.

Bird: Lighting plan, we need that. Okay the fact that the general parking standards increase you have to have direct access to the parking lot....(inaudible).... Everything is going through the gate, correct?

Maurer: Well except for the few....(inaudible)....

Bird: Correct, yeah. I've got an eye problem. I I'm looking over there with one eye and I'm looking at you with another eye, so I'm really looking at you.

Maurer: Okay so the question is about the parking spaces we're showing not being accessible to the roadway?

Bird: No it has to have direct access. Direct access would be to the parking but I wanna hold that thought.

Maurer: Okay.

Bird: The parking area itself, okay, it's not really....is it meant to meet the required number of parking spaces?

Maurer: Yes.

Bird: Okay. Now you're or you want a variance on that? Because my understanding is you'll be using those spaces for storage also. You can't do double duty.

Maurer: Right.

Bird: So you need a variance.

Hansard: I think the easiest(inaudible)...get a variance....(inaudible)....

Bird: Yeah I think that would....

Hansard: Inaudible comment.

Bird: Well they

Hansard: Inaudible comment.

Bird: Yeah.

Maurer: Number of units as.....

Hansard: Inaudible comment.

Maurer: Oh okay.

Hansard: Inaudible comment.

Bird: Yeah Michele's right. That's what I was trying to say. You want a variance for the number of parking spaces if your intent is to use those parking spaces that are on site inside the fence for (?) vehicles or whatever.

Maurer: Okay.

Bird: Boats.

Maurer: We were going to on our landscape, well I think you're getting to it eventually. The landscape variance is for the foundation plantings. We weren't sure if that....(inaudible)...

Hansard: Inaudible comment.

Maurer: Right so we....

Hansard: Inaudible comment.

Maurer: And in our papers....(inaudible)....

Hansard: Inaudible comment.

Maurer: Yeah.

Hansard: But there is....(inaudible)...

Maurer: Right. Okay we'll look at that.

Bird: Okay if I haven't confused you enough on this, there is where what part of the parking lot's gonna be curbed(?)?

Maurer: The part....

Bird: The what part of the asphalt areas are gonna be curbed(?)?

Maurer: None.

Bird: They're gonna have curbing around the edge of the asphalt?

Maurer: No. We're sheet-draining everything off the asphalt. No we weren't planning on doing anything except maybe....(inaudible)....

Bird: Everyone has had a curb.

Maurer: Well they're banks and restaurants so yeah, they're always.....

Bird: Right. That's each.....okay. We'll take a look at that. So it'll be sheet drainage off onto into the drainage areas, right? Do you have any questions?

Maurer: No just about the variances if we could get with you after the meeting.

Bird: So you do intend to apply for variances and we need to talk about?

Hansard: Well they plan on....there'swhat he's saying is he's gonna file today. We either let him go through the.....(inaudible)....

Bird: Okay.

Hansard: Inaudible comment.

Maurer: Well even if we don't go to the next meeting, we still got the packet ready to file so we're gonna file it.

Hansard: Inaudible comment.

Maurer: The extra variance that we might need for the parking spaces we'll have to get the documents to you for that one.

Bird: Yeah that would probably be a better thing for you to do rather than request variances from the access to the parking and use those as actual parking spaces, required parking spaces is to ask a variance....

Maurer: Right.

Bird: ...of the number of parking spaces.

Maurer: Okay.

Hansard: Dann, the only....(inaudible)....

Bird: Right.

Hansard: Inaudible comment.

Bird: So it will be

Hansard: Curbing again doesn't have to be put in....(inaudible)....

Maurer: So it's required only at the entrance? We can add....

Bird: And you will have that anyway, right?

Maurer: Yeah.

Bird: Because you have to you're gonna build the joint access or not you, but they're going to build the joint access at the time (?)?

Maurer: Right.

Hansard: Inaudible comment.

Bird: Yeah I think I'm done. Whoever made the comment initially reviewing these under the business highway standards, it was kind of difficult to do that without saying well you need a variance from this and I hope when I indicated where you'd need a variance, so.....Do you have anything else?

Maurer: Are we done?

Bird: David, do you have anything?

Hunt: No, I'm(inaudible)....

Bird: Okay. Do we have anything else for the meeting?

Inaudible reply.

Bird: Okay. We'll stand adjourned.

Meeting adjourned.