#### CITY OF SHELBYVILLE

Adam M Rude Director



Allan Henderson Deputy Director

#### PLAN COMMISSION

MEETING DATE: 1/25/2021

MEETING DATE: 1/25/202	21					
Case Number & Name:	PC 2020-12; Speedway	, LLC; Site Development	Plan			
Petitioner's Name:	Speedway LLC					
Owner's Name:	Exit 109 LLC	Exit 109 LLC				
Petitioner's Representative:	Eric Carter; Weihe Engineers, Inc.					
Address of Property:	3877-3977 North Mich	nigan Road				
Subject Property Zoning	Base Zoning District: B	= -				
Classification:	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		
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. Also in 2020, a Get-Go Café and Market was fully approved for the site, but eventually decided not to build.					
Vicinity Map:	L. Legita industrial					
Action Requested:	Approval of a site development plan to construct a Speedway fueling station and convenience store.					

- 1. This petition is to construct a Speedway convenience store with fuel sales at 3877-3977 North Michigan Road. The proposal includes a 4,608 sq. ft. convenience store, an 8 island automobile fueling canopy, and a 4 island commercial fuel canopy.
- 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 Speedway 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 was 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.

All facades on the building are meeting this requirement. Speedway LLC 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 Speedway LLC is utilizing brick, concrete masonry units and cast stone to meet this requirement.

Ground Floor Facades that that face public streets shall have arcades, display windows, entry areas, awnings, and/or other such features, along no less than sixty percent (60%) of their horizontal length.

The Rear façade does not appear to be meeting this requirement. This will need to be addressed.

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 Speedway LCC appears to be meeting this on two (2) of the entryways, but third entryway, the right elevation, appears to only have one of the required elements. This will need to be addressed.

#### **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 Speedway LLC are in excess of seventy six feet in width, However, Speedway LLC were provided a development standard variance to increase the driveway width to meet their needs at the Board of Zoning Appeals meeting on January 12, 2021; (BZA 2020-19).

#### **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.
  - Fairland Road Façade (north) = 48 linear feet. Required landscaping 3 shrubs or ornamental trees. Provided 3 shrubs.
  - Façade facing Michigan Road (east) = 96 linear feet. Required landscaping 5 shrubs or ornamental trees. Provided 5 shrubs.
  - o South façade = 48 feet. Required landscaping 3 shrubs. Provided 2 shrubs.
  - West (rear) façade = 96 feet. Required landscaping 5 shrubs. Provided 5 shrubs.

Add one additional shrub to the South Façade.

- **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
  - Required canopy trees = 18. Provided canopy trees = 19.
- 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. There is 31,846 square feet of landscaped area requiring 54 trees and 319 shrubs. Provided 55 trees and 319 shrubs.
- Landscape Screening Standards: Fencing: A six (6) foot tall, 100% opaque fence of wood, vinyl, brick, or stone construction, consistent with the exterior of the primary structure, shall completely enclose the area. Opaque, six (6) foot tall wooden gates shall be provided to access the facility. The gates shall generally remain closed, except when immediate access to the area is required.

The elevations provided show a metal gate with vinyl slats and no detail was found in the plans. This will need to be added to the plans.

#### 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. Speedway LLC 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 January 12, 2021; 2020.BZA.18 and 19.

#### Sign Standards – UDO 5.62

The Unified Development Ordinance requires incidental freestanding signs have a maximum sign area of 6 square feet. Speedway LLC was provided a develop standard variance to install an incidental freestanding sign with a maximum sign area of 8 square feet at the Board of Zoning Appeals meeting on January 12, 2021; 2020.BZA.19.

#### 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. Submit revised plans showing compliance with UDO 5.08 in terms of windows on the "Rear Side" façade.
- 2. Submit revised plans showing compliance with UDO 5.08 in terms of entryway features for the entryway on the "Right Side" façade.
- 3. Submit revised Landscape Plan with add shrub on South Façade.
- 4. Submit revised plans that show a dumpster enclosure gate that is in compliance with the Landscape Screening Standards.

## Site Development Plan: PC 2021-12; Speedway, LLC; 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.	The site development plan is consistent with the <i>City of Shelbyville Comprehensive Plan</i> as outlined in the planning staff's report.
	The site development plan is <b>not</b> consistent with the <i>City of Shelbyville Comprehensive Plan</i> , as outlined in the planning staff's report.
2.	The site development plan meets the Technical Review Committee's expectations for best practices and quality design, a 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 qualit
	design, as outlined in the planning staff's report, as outlined in the planning staff's report
3.	The site development plan satisfies the applicable requirements of Article 2: Zoning Districts, as outlined in the planning
	staff's report.
	The site development plan <b>does not</b> satisfy the applicable requirements of Article 2:.Zoning Districts, as outlined in the
4.	planning staff's report.  The site development plan satisfies the applicable requirements of Article 5: <i>Development Standards</i> , as outlined in the
4.	planning staff's report.
	The site development plan <b>does not</b> 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: <i>Design Standards</i> , as outlined in the planning
٥.	staff's report.
	The site development plan <b>does not</b> 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 <i>Unified Development Ordinance</i> , as outlined by
	the planning staff's report.
	The site development plan <b>does not</b> satisfy all other applicable provision of the Unified Development Ordinance, a outlined in the planning staff's report.
Addi	tional Conditions Imposed by the Shelbyville Plan Commission:
1	1.
2	2.
3	3.
Shelb	byville Plan Commission
Bv·	Attest:
<i>-</i> - <i>y</i> ·-	
	Chairperson / Presiding Officer Adam M. Rude, Secretary

## **CITY OF SHELBYVILLE**



# SITE DEVELOPMENT PLAN APPLICATION PACKET

Shelbyville Planning & Building Department
Plan Commission
44 W. Washington Street
Shelbyville, IN 46176
317-392-5102
www.cityofshelbyvillein.com



#### SITE DEVELOPMENT PLAN APPLICATION

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

For Office Use Only:	
Case #: PC	
Hearing Date:	
Fees Paid: \$	
Final Decision:	
Approved	Denied

	Approved Denied
1.	
Applicant Speedway LLC	Property Owners Information (if different than Applicant) Name: Exit 109, LLC c/o Kulkami Properties
Name:Address: 500 Speedway Drive	Address: 400 Smith Rd. Suite 190, Cincinnati, OH 45209
Enon, OH 45323	
Phone Number: (937) 405-7043	Phone Number: 513-863-1400
Fax Number:	Fax Number:
Email: jenniferhigh@speedway.com	Email: shtree.kulkarni@kulkamiproperties.com
2. Applicant's Attorney/Representative	Project Engineer
Name: Eric Carter, RLA, Weihe Engineers, Inc.	Name: Scott Rucker PE, Weihe Engineers, Inc.
Address: 10505 N. College Avenue, Indianapolis, IN	Address: 10505 N. College Avenue, Indianapolis, IN
Phone Number: 317-846-6611	Phone Number: 317-846-6611
Fax Number:	Fax Number:
Email: cartere@weihe.net	Email: ruckers@weihe.net
Current Zoning: BH, Race Track Overlay, Airport Compatibility ( Proposed Zoning:	
4. Attachments	
Affidavit and Consent of Property Owner (if applicable)	△ Lighting Plan
Proof of Ownership (copy of deed, recent property card)	Landscaping Plan
■ Letter of Intent	Drainage Plan and Report
☑ Civil Plans as prescribed in UDO 9.05	Dimensioned Site Plan
☑ Vicinity Map	☑ Filling Fee
The undersigned states the above information is true an	and correct as s/he is informed and believes.
Applicant:	Date: <u>12 - 2 - 2020</u>
$\bigcirc$ $\emptyset$	
State of TN	
County of <u>Aun; 11 on</u> ) SS:	ethis 2nd day of December 2020
anita Blackmo	Aprita Blackmund
Nota	ethis 2nd day of <u>December</u> , 2020 and 1 Anita Blackmund Printed
	County. My Commission Expires: 122721

#### **AFFIDAVIT & CONSENT OF PROPERTY OWNER**

#### APPLICATION TO THE SHELBYVILLE PLAN COMMISSION

STAT	E OF Ohio NTY OF SS:			
I,	Exit 109 LLC , AFTER BEING DULY SWORN, DEPOSE AND SAY THE (Name of property owner)  OWING:			
1.	That I am the owner of real estate located at 3977 N. Michigan Road (Address of subject property)			
2.	That I have read and examined the Application made to the Shelbyville Plan Commission by:  Speedway LLC (Name of applicant)			
3.	That I have no objections to, and consent to the request(s) described in the Application made to the Shelbyville Plan Commission.			
	Owner's Name (Please Print)			
	Owner's Signature			
Subso	cribed and sworn to before me this 3rd day of <u>DUMBU</u> , <u>2020</u> .  Joy JW6  Notary Public Printed  Residing in <u>Butley</u> County My Commission expires <u>41422</u>			



**JOY JONES** 

NOTARY PUBLIC STATE OF OHIO

My Commission Expires April 16, 2022

# SHELD VILLE

### **TECHNICAL REVIEW SUBMITTAL**

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

Project Name: Speedway Store #100958	3
Applicant:  Name: Speedway LLC (Jennifer High)  Address: 8902 Vincennes Circle, Suite E  Indianapolis IN 46268  Phone Number: (937) 405-7043  Fax Number:	400 Smith Rd. Suite 190, Cincinnati, OH 45209 Phone Number:
Project Designer: Name: Weihe Engineers, Inc. Address: 10505 N. College Avenue, Indianar	polis, IN
Phone Number: 317-846-6611 Fax Number:	
Address or Location of Property: 3877-3977 N. Michigan Rd. (Southwell)	est Corner of Michigan Rd. &
Type of Review  ☐ Major Subdivision Preliminary Plat ☐ Minor Subdivision Preliminary Plat ☐X Site Development Plan ☐ Planned Unit Development Concept ☐ Planned Unit Development Detail Pl ☐X Construction Plans ☐ Others	ans
Contact of Repres	entative for the Project
Name: Eric Carter (Weihe Engineers, Inc)  Phone Number: 317-846-6611	Address (if not listed above):
Fmail: cartere@weihe.net	Preferred Method of Contact: DY Email or III Phone

#### **DESCRIPTION AS SURVEYED**

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, Indiana based upon a retracement survey by Weihe Engineers, Inc. Project No. 200447, dated November 4, 2020, described as follows:

Commencing at the Northeast Corner of said Section 14; thence North 89 degrees 54 minutes 29 seconds West (bearings are derived from coordinates based on the Indiana State Plane Coordinate System East Zone NAD 83 (2011) epoch 2010.0) along the North line of Section 14 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 00 degree 03 minutes 11 seconds East 328.01 feet to the point of curvature of a curve concave northeasterly having a radius of 756.17 feet, the radius point bears North 89 degrees 56 minutes 49 seconds East; thence Southeasterly along said curve and Right-of-Way 280.15 feet to the east line of said Section 14 which bears South 68 degrees 43 minutes 11 seconds West from the radius point; thence along said east line South 01 degrees 07 minutes 45 seconds East 127.78 feet to the Northeasterly Right-of-Way of I-74; thence the next six (6) courses being along said Right-of-Way 1.) North 46 degrees 39 minutes 19 seconds West 127.78 feet; 2.) North 44 degrees 28 minutes 22 seconds West 270.72 feet; 3.) North 43 degrees 15 minutes 23 seconds West 245.62 feet; 4.) North 34 degrees 03 minutes 03 seconds West 276.94 feet; 5.) North 25 degrees 57 minutes 48 seconds West 203.84 feet; 6.) North 23 degrees 35 minutes 36 seconds East 62.87 feet to the South Right-of-Way of County Road 400 North; thence the next three (3) courses being along said Right-of-Way; 1.) North 82 degrees 48 minutes 47 seconds East a distance of 310.06 feet to non-tangent curve concave to the South having a radius of 1105.92 feet the radius point bears South 05 degrees 30 minutes 58 seconds West; 2.) thence Easterly along said curve 265.41 feet to a point that bears North 19 degrees 15 minutes 59 seconds East from the radius point; 3.) thence South 39 degrees 22 minutes 56 seconds East a distance of 77.79 feet to the west Right-of-Way of County Road 200 West; thence along said Right-of-Way South 00 degrees 03 minutes 11 seconds East a distance of 124.39 feet to the Point of Beginning containing 8.13 acres, more or less.

H:\2020\W200447\Surveying\Survey Documents\DESCRIPTION AS SURVEYED.docx 12/2/2020 4:06 PM

2008009183 MJ \$23.00 12/30/2008 04:41:12P 4 PGS Hary Jo Phares SHELBY County Recorder IN Recorded as Presented

#### **ENTER FOR TAXATION**

DEC 3 0 2008

CTIC# 412100 MJS

WARRANTY DEED

SHELLY COUNTY AUDITOR

THIS INDENTURE WITNESSETH, that RUMPKE OF INDIANA, INC., an Indiana corporation (f/k/a Rumpke of Indiana-Shelbyville, Inc.) ("Grantor") CONVEYS AND WARRANTS to EXIT 109, LLC, an Indiana limited liability company, for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate located in Shelby County, in the State of Indiana, which is described in Exhibit "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 **Exhibit "B"** attached hereto and incorporated herein by reference.

TOGETHER WITH all rights, privileges, interests, easements, hereditaments, appurtenances and tenements thereunto 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 be executed as of the 14 day of 007081R, 2008.

Rumpke of Indiana, Inc., an Indiana corporation

William J. Rumpke, President

#### Exhibit "A" Legal Description

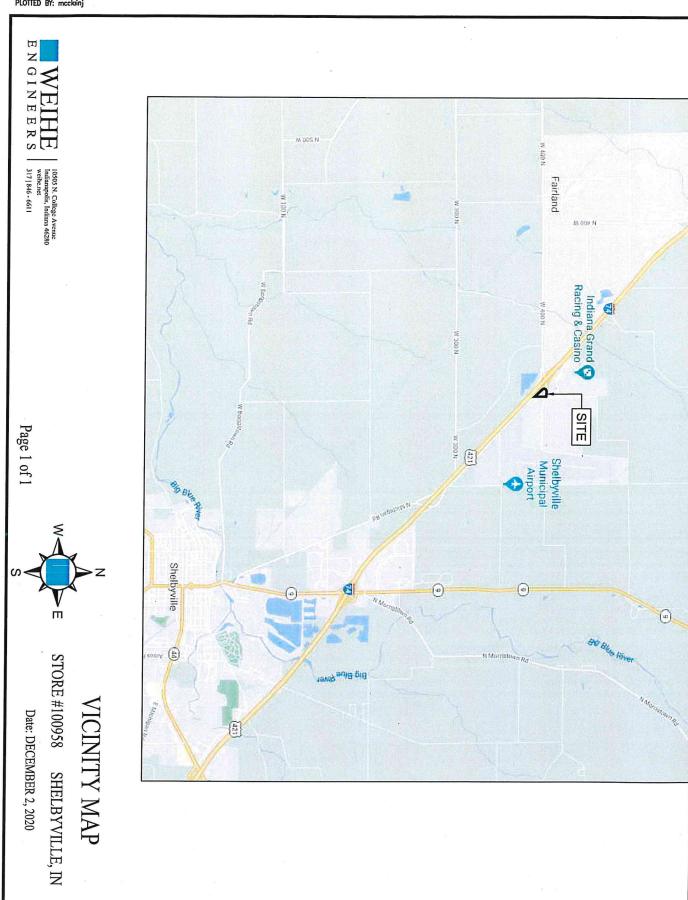
A part of the Northeast quarter of Section 14, a part of the Southeast quarter of Section 11, and part of the Northwest quarter of Section 13, all in Township 13 North, Range 6 East, Shelby County, Indiana described as follows:

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; thence 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
- North 24 degrees 54 minutes 30 seconds East a distance of 62.87 feet to the South Rightof-Way of County Road 400 North; thence the next three (3) courses being along said Right-of-Way
- 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
- 2. Thence Easterly along said curve 265.40 feet
- 3. Thence South 38 degrees 04 minutes 02 seconds East a distance of 77.79 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.

# Exhibit "B" Permitted Exceptions

- 1. Taxes for the year 2007 due and payable in 2008 are a lien not yet due 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 egress, 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 line easement dated December 1, 1989 and recorded April 27, 1990 in Deed Record 304, pages 583-584 as instrument No. 01758. (Tract B)
- 5. Indiana Department of Environmental 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.





10505 N. College Avenue Indianapolis, Indiana 46280 weihe.net 317 | 846 - 6611



Page 1 of 1

STORE #100958 SHELBYVILLE, IN

Date: DECEMBER 2, 2020

# NEW BUILD

C4600 - RIGHT HAND QUIK BRIK V2.0 FD 3877-3977 NORTH MICHIGAN ROAD SHELBY COUNTY SHELBYVILLE, IN 46176

OWNER AND PROJECT MANAGEMENT:



500 SPEEDWAY DRIVE ENON, OH 45323 937-864-3000

# CIVIL ENGINEER:



Land Surveying | Civil Engineering Landscape Architecture

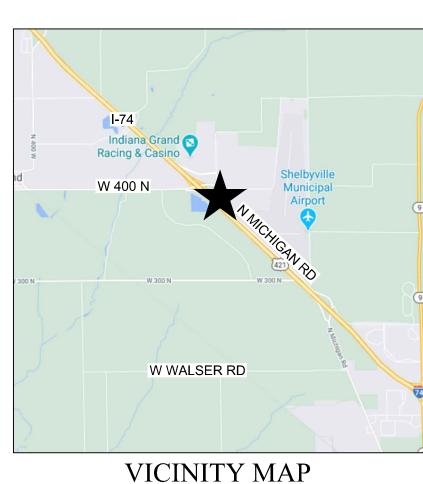
10505 N. College Avenue Indianapolis, Indiana 46280 weihe.net

317 | 846 - 6611 800 | 452 - 6408  $317 \mid 843 - 0546 \, fax$ 

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

### **GENERAL NOTES**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- 2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION
- . IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE
- 4.  $\,$  ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
- 6. 6) IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- . IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- 9. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE
- 10. ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS AND 11. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER THAT ALL LANDSCAPE REQUIREMENTS ARE MET AND CONFORM TO
- 12. THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP 18145C0104C PANEL 104 OF 300, DATED NOVEMBER 5, 2014.
- 13. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT
- 14. THIS SITE DOES NOT CONTAIN ANY WETLANDS AS SHOWN ON THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAP DATED SEPTEMBER 17, 2020.



NO SCALE



LOCATION MAP

## LAND DESCRIPTION

COVER SHEET

DEMOLITION PLAN OVERLAY PLAN

DEMOLITION DETAILS

PLOT PLAN DETAILS

SWPPP DETAILS SWPPP SPECIFICATIONS

UTILITY DETAILS

UTILITY DETAILS SIGNAGE PLAN SIGNAGE PLAN DETAIL

LANDSCAPING DETAILS

CUT AND FILL SPREADSHEET

STORM WATER POLLUTION PREVENTION PLAN

GRADING PLAN **GRADING PLAN** GRADING PLAN CUT AND FILL PLAN

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, INDIANA BASED UPON A RETRACEMENT SURVEY BY WEIHE ENGINEERS, INC. PROJECT NO. 200447, DATED NOVEMBER 4, 2020, DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 54 MINUTES 29 SECONDS WEST (BEARINGS ARE DERIVED FROM COORDINATES BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE NAD 83 (2011) EPOCH 2010.0) ALONG THE NORTH LINE OF SECTION 14 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 00 DEGREE 03 MINUTES 11 SECONDS EAST 328.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 756.17 FEET, THE RADIUS POINT BEARS NORTH 89 DEGREES 56 MINUTES 49 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT-OF-WAY 280,15 FEET TO THE EAST

LINE OF SAID SECTION 14 WHICH BEARS SOUTH 68 DEGREES 43 MINUTES 11 SECONDS WEST FROM THE RADIUS POINT; THENCE ALONG SAID EAST LINE SOUTH 01 DEGREES 7 MINUTES 45 SECONDS EAST 127.78 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF I-74: THENCE THE NEXT SIX (6) COURSES BEING ALONG SAID RIGHT-OF-WAY 1.) NORTH 46 DEGREES 39 MINUTES 19 SECONDS WEST 127.78 FEET: 2.) NORTH 44 DEGREES 28 MINUTES 22 SECONDS WEST 270.72 FEET; 3.) NORTH 43 DEGREES 15 MINUTES 23 SECONDS WEST 245.62 FEET; 4.) NORTH 34 DEGREES 03 MINUTES 03 SECONDS WEST 276.94 FEET; 5.) NORTH 25 DEGREES 57 MINUTES 48 SECONDS WEST 203.84 FEET: 6.) NORTH 23 DEGREES 35 MINUTES 36 SECONDS EAST 62.87 FEET TO THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 400 NORTH; THENCE THE NEXT THREE (3) COURSES BEING ALONG SAID RIGHT-OF-WAY; 1.) NORTH 82 DEGREES 48 MINUTES 47 SECONDS EAST A DISTANCE OF 310.06 FEET TO NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1105 92 FEET THE RADIUS POINT BEARS SOUTH 05 DEGREES 30 MINUTES 58 SECONDS WEST: 2.) THENCE EASTERLY ALONG SAID CURVE 265.41 FEET TO A POINT THAT BEARS NORTH 19 DEGREES 15 MINUTES 59 SECONDS EAST FROM THE RADIUS POINT; 3.) THENCE SOUTH 39 DEGREES 22 MINUTES 56 SECONDS EAST A DISTANCE OF 77.79 FEET TO THE WEST RIGHT-OF-WAY OF COUNTY ROAD 200 WEST: THENCE ALONG SAID RIGHT-OF-WAY SOUTH 00 DEGREES 03 MINUTES 11 SECONDS EAST A DISTANCE OF 124.39 FEET TO THE POINT OF BEGINNING CONTAINING 8.13 ACRES, MORE OR LESS.

# BENCHMARK INFORMATION OPERATING AUTHORITIES

THIRD PARTY ENGINEERING SUPPORT

CANOPY PLANS BY: MCGEE CORPORATION

SIGN FOUNDATION PLANS BY:EVERBRITE

PHOTOMETRICS BY: RED LEONARD ASSOCIATES

BUILDING PLANS BY: SPEEDWAY LLC

DATE: SEPTEMBER 1, 2020

DATE: OCTOBER 22, 2020

DATE: XXX X, XXXX

DATE: XXX X, XXXX

DATE: XXX X, XXXX

DATE: XXX X, XXXX

SURVEY PREPARED BY: WEIHE ENGINEERS, INC.

GEOTECHNICAL ENGINEERING BY: ECS MIDWEST, LLC

PAVEMENT & CURBING DETAILS SERVICE STATION SUPPLEMENTAL SERVICE STATION

SUPPLEMENTAL SERVICE STATION YARD EQUIPMENT INSTALLATIONS

TYPICAL ISLAND AND CONCRETE SLAB DETAILS

PROJECT BM Z 355 1986 -5.1 MILES NORTHWESTERLY ALONG INTERSTATE HIGHWAY 74 FROM ITS JUNCTION WITH OF THE HIGHWAY 17.7 FT NORTHWEST OF THE EXTENDED CENTER OF A DRIVEWAY LEADING NORTHEAST, AND 17.7 FT. NORTHEAST OF A UTILITY A 5-INCH LOGO CAP. THE MARK IS 2.3 FEET SOUTHWEST LEVEL WITH THE HIGHWAY. ELEV.789.51 NAVD 88

# CUT "X" IN ANCHOR BOLT AT BASE OF TRAFFIC SIGNAL

CENTERLINE OF FAIRLAND ROAD. ELEV. 776.16 NAVD 88

STATE HIGHWAY 44 IN SHELBYVILLE, 55.1 FT. NORTHEAST OF THE CENTERLINE OF THE NORTHWEST BOUND LANES POLE. NOTE--ACCESS TO DATUM POINT IS HAD THROUGH FROM A WITNESS POST AND FENCE. THE MARK IS ABOVE

CONTACT: MOSTAFA KHALLAD

STRAND POLE, 56 FEET EAST OF THE CENTERLINE OF MICHIGAN ROAD AND 50 FEET SOUTHWEST OF THE

44 W. WASHINGTON STREET SHELBYVILLE, IN 46176 CONTACT: ADAM RUDE

VECTREN 600 INDUSTRIAL DRIVE FRANKLIN. IN 46131 937-231-8345

ELECTRIC: DUKE ENERGY 390 N MAIN STREET MARTINSVILLE, IN 46151 765-349-4012 EMAIL:TIM.UNBAUGH@DUKE-ENERGY.COM

812-376-2887 CONTACT: TROY BISHOP

32 SOUTH BROADWAY STREET GREENFIELD. IN 46143 **CONTACT: SHELLEY HANEY** 

SANITARY & STORM CITY OF SHELBYVILLE 44 W. WASHINGTON STREET SHELBYVILLE, IN 46176 317-392-5102 CONTACT: MATT HOUSE



<u>WATER</u> INDIANA AMERICAN WATER

GREENWOOD, IN 46143

ZAYO BANDWIDTH

625 E. 11TH STREET

INDIANAPOLIS, IN 46202

EMAIL: JSENESE@ZAYO.COM

153 NORTH EMERSON AVENUE

CONTACT: TRAVIS EDINGTON

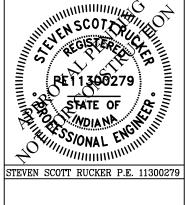
Within Indiana Call 811 or 800-382-5544

Know what's **below**.

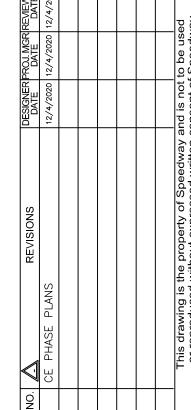
Call before you dig. DGNR.

**DESIGN TEAM** PMGR Jennifer High | 11/20/2020 | 24 Hours a Day, 7 Days a Week. RVWR. Ryan Roosen 11/20/2020 PER INDIANA STATE LAW IC 8-1-26.
IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND

DRWG. NO. LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.



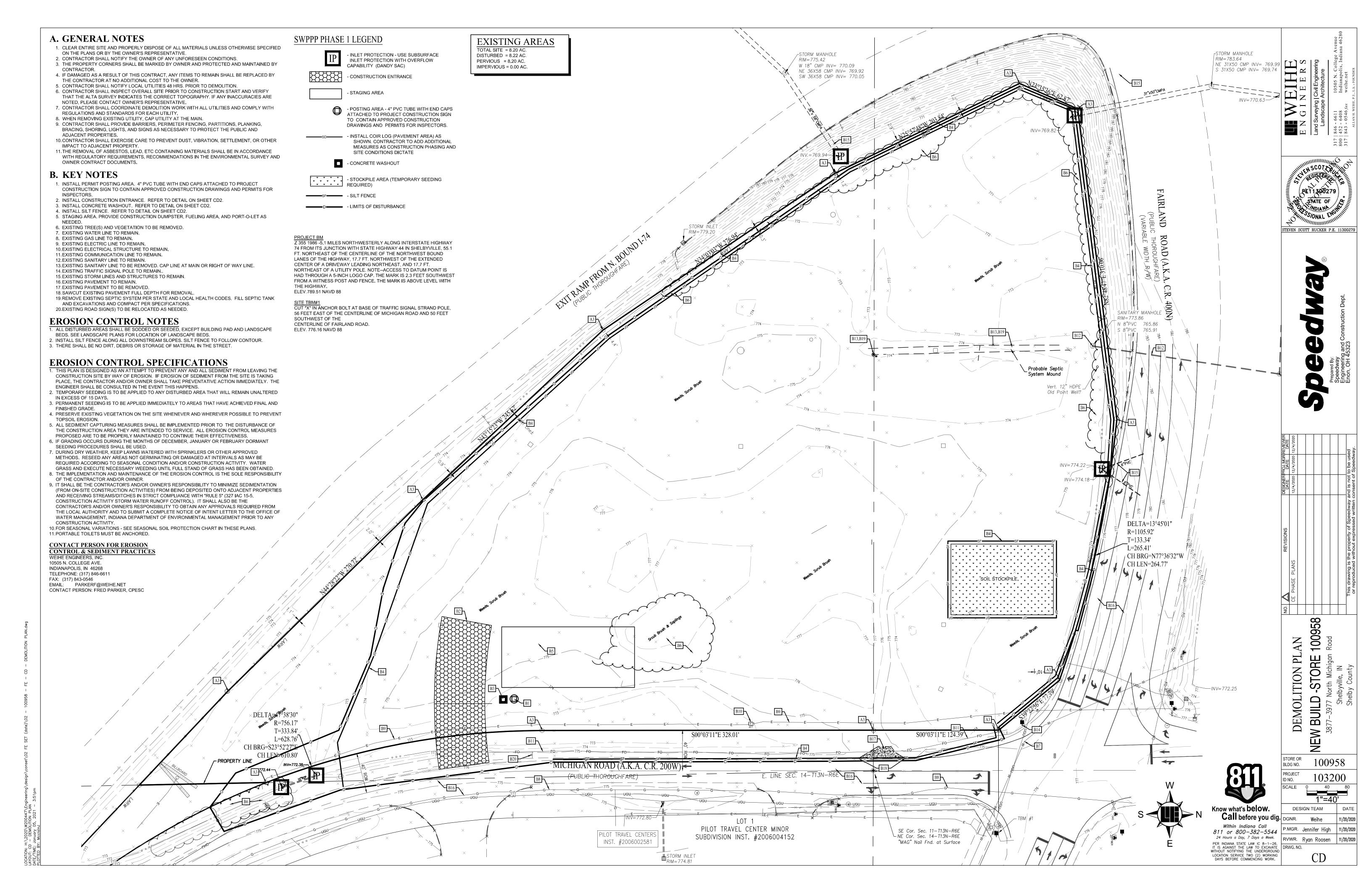


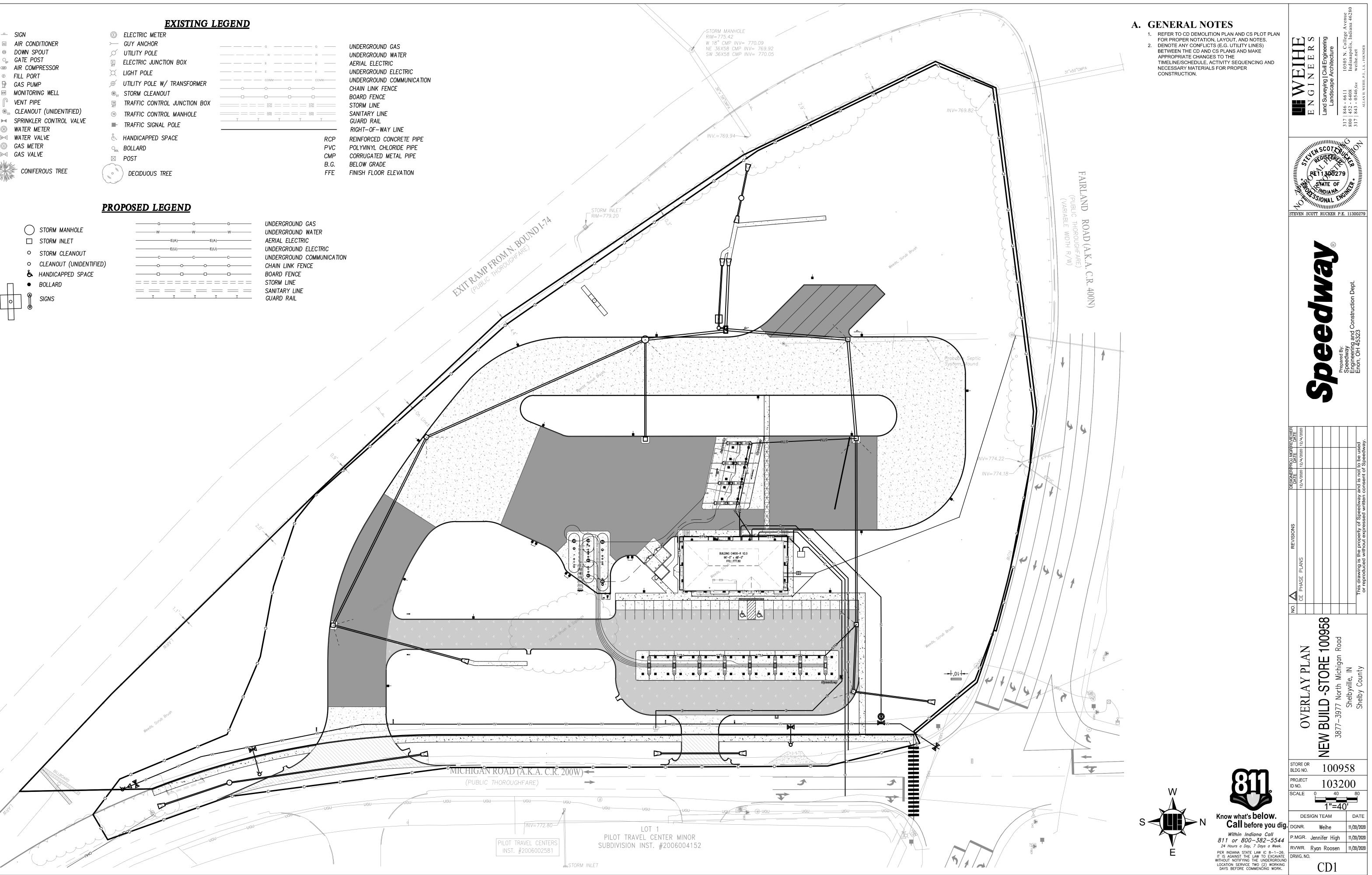


00958 -STORE SHEE

100958 BLDG NO.

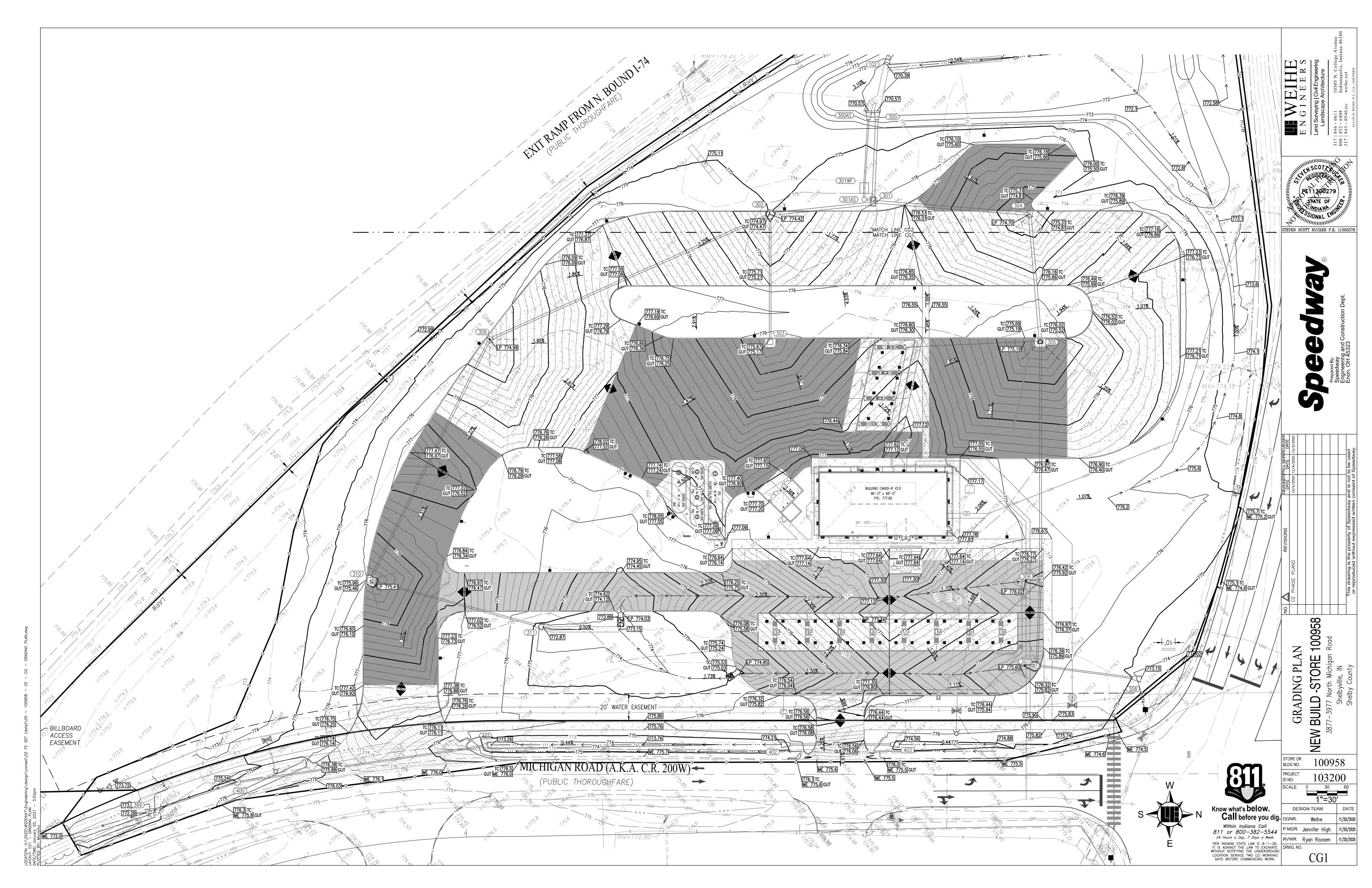
103200

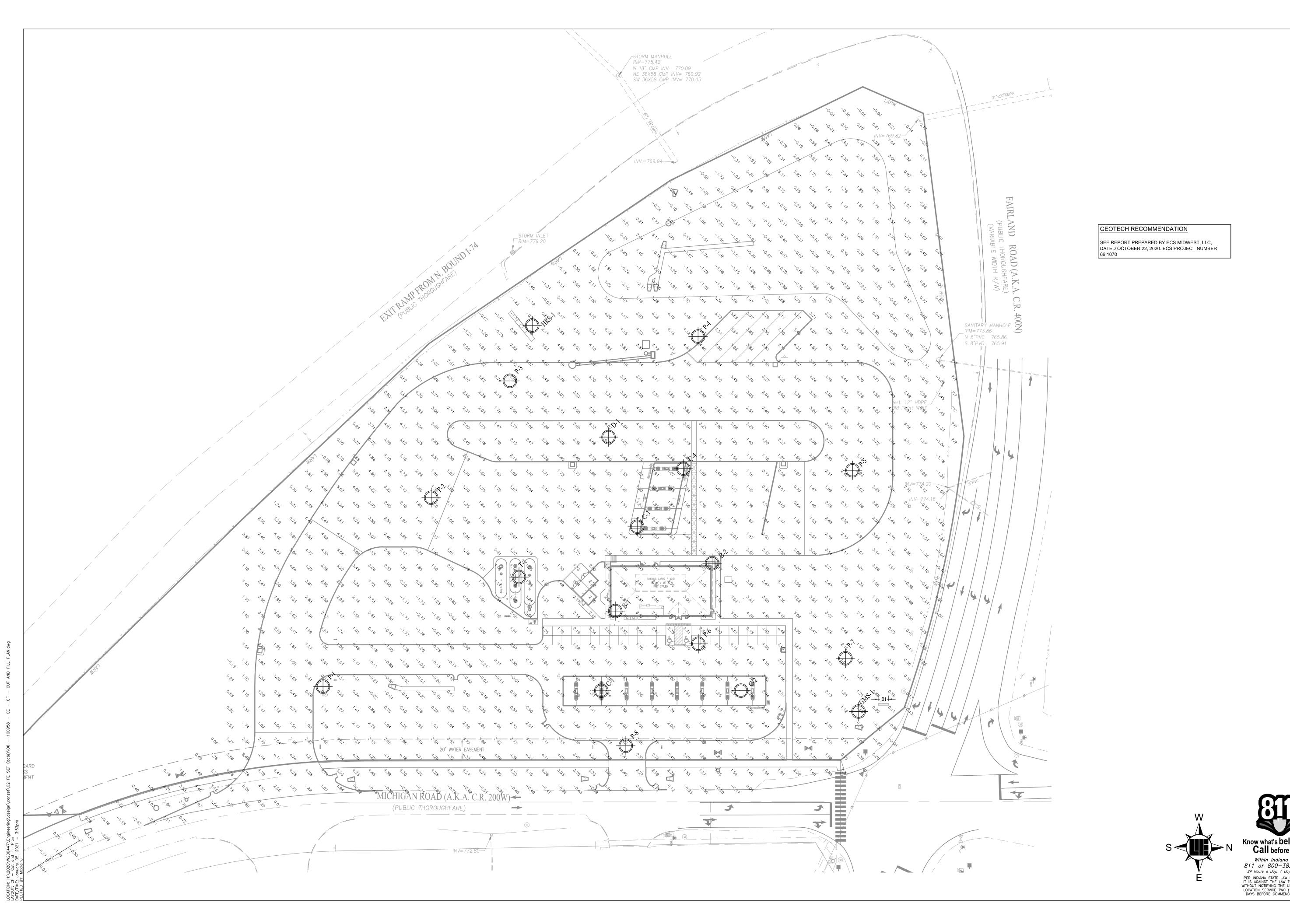




100958 -STORE · NEW BUILD

100958





ENGINEERS

Land Surveying | Civil Engineering

Landscape Architecture

7 | 846 - 6611 10505 N. Colleged 1452 - 6408 Indianapolis, In

RE11306279

STEVEN SCOTT RUCKER P.E. 11300279

Prepared By:
Speedway
Engineering and Construction Dept.
Enon, OH 45323

NO. A REVISIONS DESIGNER PROJ. MGR REVIEWER

CE PHASE PLANS

12/4/2020 12/4/2020 12/4/2020

12/4/2020 12/4/2020 12/4/2020

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CUT & FILL PLAN

NEW BUILD -STORE 100958

3877-3977 North Michigan Road
Shelbyville, IN
Shelby County

STORE OR BLDG NO. 100958

PROJECT 10 NO. 103200

SCALE 0 40 80

Know what's below.
Call before you dig.

Within Indiana Call
811 or 800–382–5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26.
IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

PROJECT
ID NO.

103200

SCALE 0 40 80

DESIGN TEAM DATE

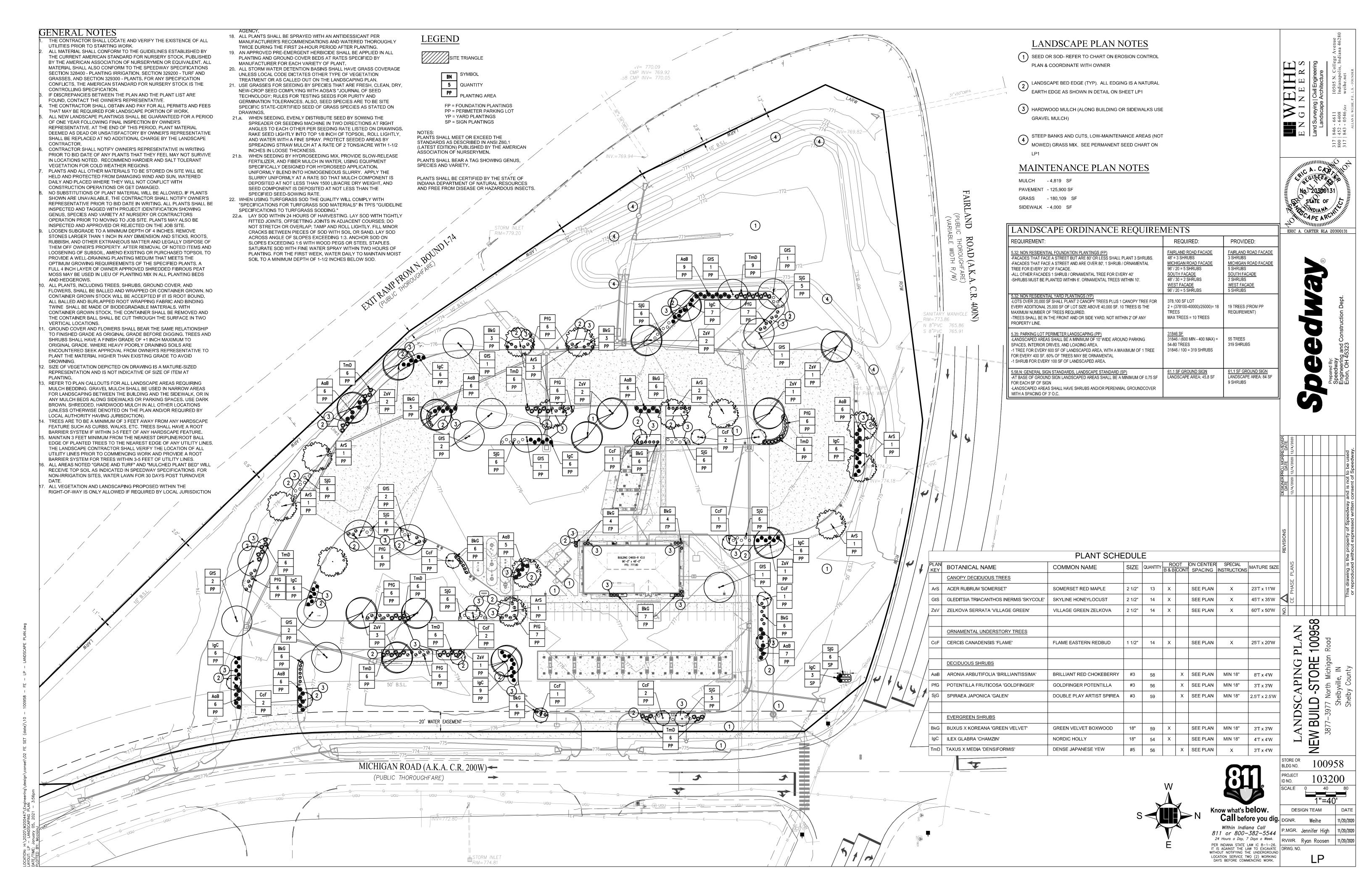
DGNR. Weihe 11/20/2020

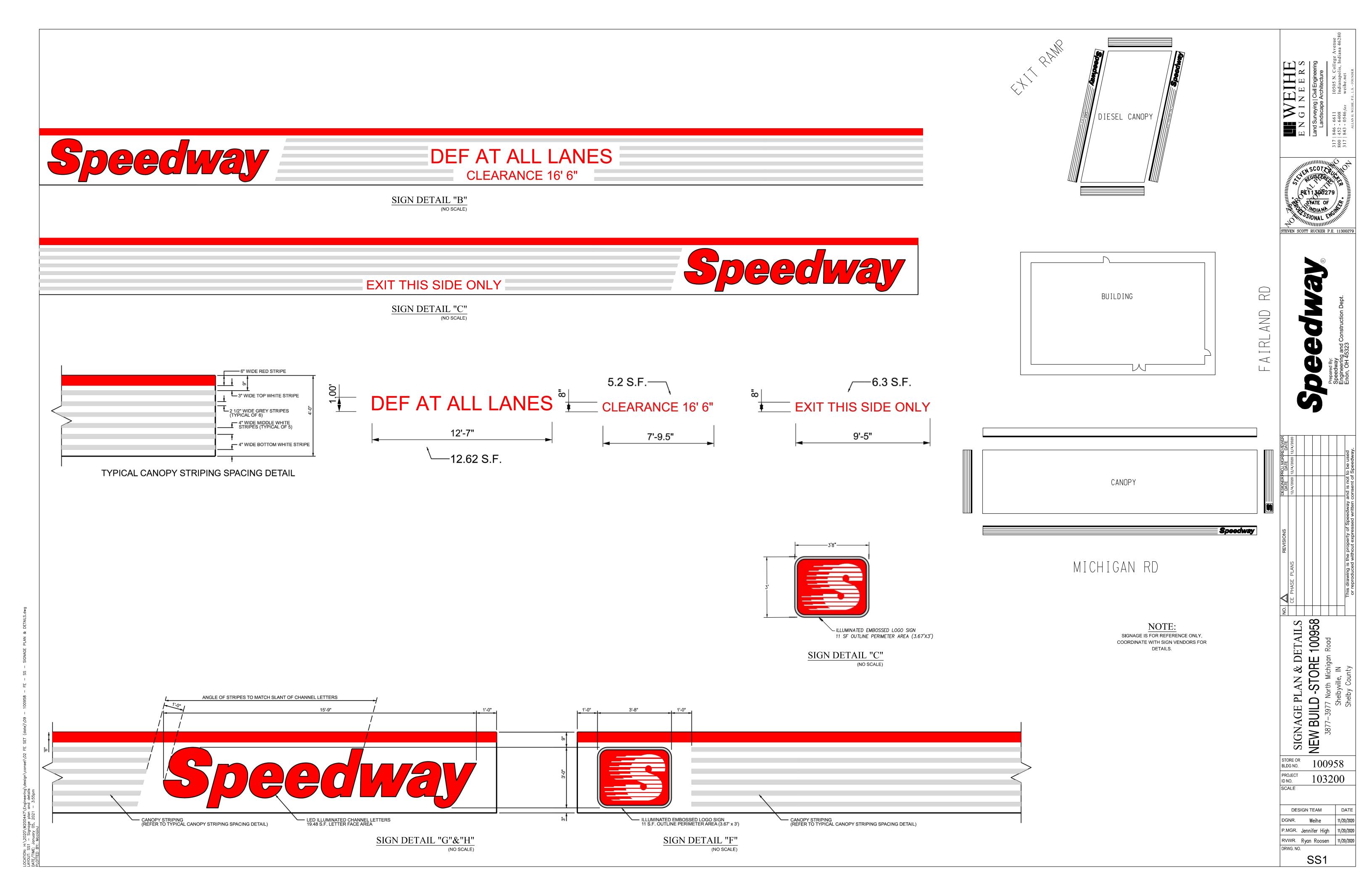
P.MGR. Jennifer High 11/20/2020

RVWR. Ryan Roosen 11/20/2020

DRWG. NO.

CF





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Customer: WENDYS				Description: 64ft2 Spdy Monument	ument  Customer Approval: Graphics and colors on file will be used unless oth customer. Please review drawing carefully. By signing below, you agree to shown above, and to location of sign as shown. Please return signed cop	
Project No: 440012		_	Scale: 1/2"=1'		shown above, and to location of sign as shown. Pleas	e return signed copy back to Everbrite.
Date: 11/23/20		Drawn E	By: ERJ			
Location & Site No:	SHELBYVILLE, IN		LE, IN	Revised:	CUSTOMER SIGNATURE	DATE
SBDV100058		Pavisad:	LANDLODD CIONATUDE	DATE		

# SIGN DETAIL "K"

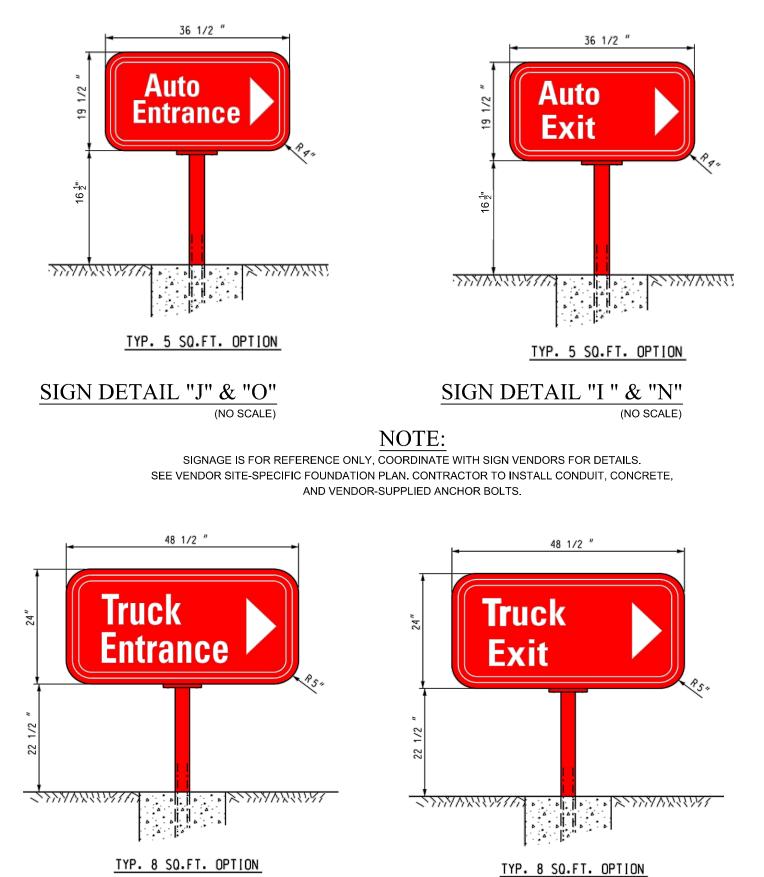
# NOTE:

SIGNAGE IS FOR REFERENCE ONLY, COORDINATE WITH SIGN VENDORS FOR DETAILS.

SEE VENDOR SITE-SPECIFIC FOUNDATION PLAN. CONTRACTOR TO INSTALL CONDUIT, CONCRETE, AND VENDOR-SUPPLIED ANCHOR BOLTS.

SIGN DETAIL "L"

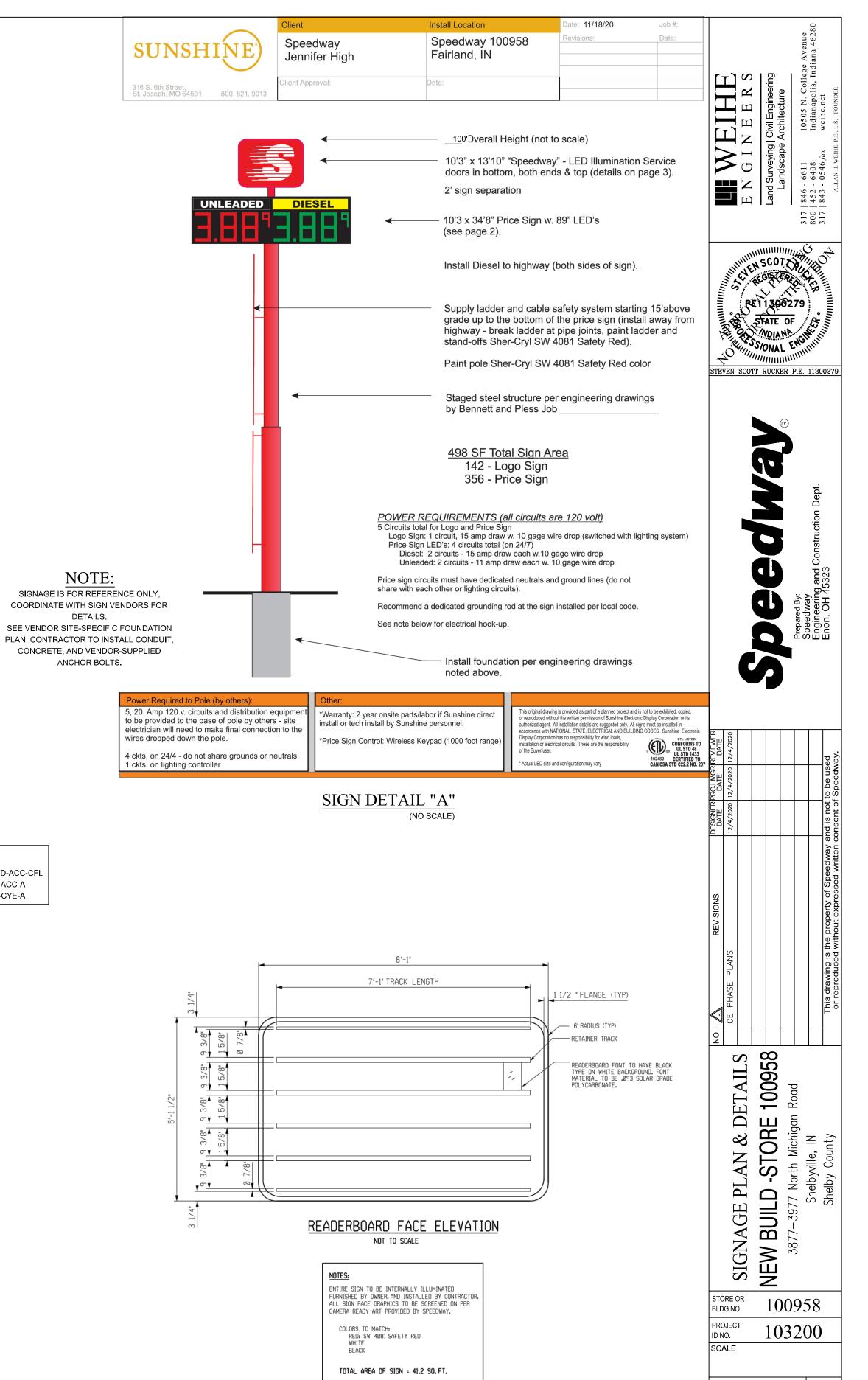
(NO SCALE)



SIGN DETAIL "M"

(NO SCALE)

NOTE: SIGN DETAIL "AA" & "AB" SEE SHEET STD-ACC-CFL SIGN DETAIL "AC" SEE SHEET STD-ACC-A SIGN DETAIL "AD" SEE SHEET STD-CYE-A



SIGN DETAIL "D"&"E"

(NO SCALE)

**DESIGN TEAM** 

DRWG. NO.

P.MGR. Jennifer High | 11/20/2020 |

RVWR Ryan Roosen 11/20/2020

SS1

