

CITY OF SHELBYVILLE

Adam M Rude
Director



Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: 5/24/2021

Case Number & Name:	PC 2021-06; Taco Bell; Site Development Plan			
Petitioner's Name:	Bell American Group, LLC			
Owner's Name:	Indiana Land Trust Company			
Petitioner's Representative:	Austin Tracy; Hamilton Design, LLC			
Address of Property:	1810 North Riley Highway, Shelbyville, IN 46176			
Subject Property Zoning Classification:	BH – Business Highway			
Comprehensive Future Land use:	Gateway-Mixed Use			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	Business Highway	Business Highway	Business Highway	Business Highway
Surrounding Properties' Comprehensive Future Land Use	Gateway/ Mixed Use	Gateway/ Mixed Use	Gateway/ Mixed Use	Gateway/ Mixed Use
History:	The site has been vacant for at least 10 years but was previously the site of a motel.			
Vicinity Map:				
Action Requested:	Site Development Plan approval for a new Taco Bell restaurant.			

1. This petition is to construct a Taco Bell restaurant at 1810 North Riley Highway. The proposal includes a 2,053 sq. ft. store with 40 seat capacity. The project is redeveloping .77 acres of a 2.29-acre site that has been vacant for 10+ years.
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 Taco Bell is located south of the Interstate 74 and State Road 9 interchange.

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 are satisfied with the 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;

All standards of Article 5 of the Unified Development Ordinance appear to be met, except:

Setback Standards – UDO 5.55 (I)(4);

4. Parking Lots: In commercial, institutional, and industrial zoning districts, parking lots may encroach into the front, side, and rear yard setbacks for a primary structure by the following amounts:
 - b. Side Yards: Parking lots may project into a side yard by fifty percent (50%) of the minimum side yard setback.
 - c. Rear Yards: Parking lots may project into a rear yard by fifty percent (50%) of the minimum rear yard setback.

The proposed design for the Taco Bell store is encroaching into the required setbacks:

- A drive on the east side of the site is encroaching into the rear yard setback by thirteen (13) feet; three (3) feet more than the required twenty (20) feet.
- A drive on the north side of the site is encroaching into the required setback one-hundred (100) percent, reducing the side yard setback to zero (0) feet.
- A parking lot on the southside of the site is encroaching into the side yard setback by ten (10) feet; reducing the side yard setback to zero (0) feet.

Note: Bell American Group was granted variances for the UDO 5.55 Setback Standards they were not meeting at the May 11, 2021 Board of Zoning Appeals meeting under petition BZA 2021-03.

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.**
All other applicable provisions of the Unified Development Ordinance are being satisfied by the submitted civil plans.

STAFF RECOMMENDATION: APPROVAL

Site Development Plan: PC 2021-06; Taco Bell; 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, pursuant to the planning staff's report and Findings of Fact.

1. ☐ The site development plan is consistent with the *City of Shelbyville Comprehensive Plan* as outlined in the planning staff's report.
☐ The site development plan is **not** consistent with the *City of Shelbyville Comprehensive Plan*, as outlined in the planning staff's report.
2. ☐ The site development plan meets the Technical Review Committee's expectations for best practices and quality design, as outlined in the planning staff's report, as outlined in the planning staff's report.
☐ The site development plan **does not** meet the Technical Review Committee's expectations for best practices and quality design, as outlined in the planning staff's report, as outlined in the planning staff's report
3. ☐ The site development plan satisfies the applicable requirements of Article 2: *Zoning Districts*, as outlined in the planning staff's report.
☐ The site development plan **does not** satisfy the applicable requirements of Article 2: *Zoning Districts*, as outlined in the planning staff's report.
4. ☐ The site development plan satisfies the applicable requirements of Article 5: *Development Standards*, as outlined in the planning staff's report.
☐ The site development plan **does not** satisfy the applicable requirements of Article 5: *Development Standards*, as outlined in the planning staff's report.
5. ☐ The site development plan satisfies the applicable requirements of Article 6: *Design Standards*, as outlined in the planning staff's report.
☐ The site development plan **does not** satisfy the applicable requirements of Article 6: *Design Standards*, as outlined by the planning staff's report.
6. ☐ This site development plan satisfies all other applicable provision of the *Unified Development Ordinance*, as outlined by the planning staff's report.
☐ The site development plan **does not** satisfy all other applicable provision of the *Unified Development Ordinance*, as outlined in the planning staff's report.

Additional Conditions Imposed by the Shelbyville Plan Commission:

1.

2.

3.

Shelbyville Plan Commission

By: _____

Chairperson / Presiding Officer

Attest: _____

Adam M. Rude, Secretary



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

1.

Applicant

Name: Bell American Group, LLC

Address: 8930 Bash Street, Suite L
Indianapolis, Indiana 46256

Phone Number: (317) 507-3881

Fax Number: _____

Email: blach@bellamerican.com

Property Owners Information (if different than Applicant)

Name: Indiana Land Trust Company

Address: 9800 Connecticut Dr, Ste B2-900
Crown Pointe, IN 46307

Phone Number: N/A

Fax Number: N/A

Email: N/A

2.

Applicant's Attorney/Representative

Name: _____

Address: _____

Phone Number: _____

Fax Number: _____

Email: _____

Project Engineer

Name: Austin Tracey

Address: 11 Municipal Drive, Suite 300
Fishers, IN 46038

Phone Number: (317) 570-8800

Fax Number: _____

Email: atracey@hamilton-designs.com

3. Project Information:

General Location of Property (and address is applicable): 1806 North Riley Highway
Shelbyville, Indiana 46176

Current Zoning: BH, Business Highway

Proposed Zoning: BH, Business Highway

Existing Use of Property: Vacant paved lot

Proposed Use: Taco Bell

4. Attachments

☒ Affidavit and Consent of Property Owner (if applicable)

☒ Proof of Ownership (copy of deed, recent property card)

☒ Letter of Intent

☒ Civil Plans as prescribed in UDO 9.05

☒ Vicinity Map.

☐ Lighting Plan

☒ Landscaping Plan

☒ Drainage Plan and Report

☒ Dimensioned Site Plan

☒ Filling Fee

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

Applicant: _____

Date: 4/8/21

State of Florida
County of Hillsborough SS:

Signed,

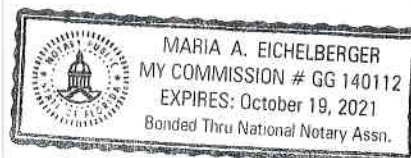
Subscribed and sworn to before me this 8th day of April, 2021

Maria A. Eichelberger
Notary Public

Maria A. Eichelberger
Printed

Residing in Hillsborough County.

My Commission Expires: 10-19-2021





11 Municipal Drive, Suite 300
Fishers, Indiana 46038

P. 317-570-8800

www.hamilton-designs.com

April 13, 2021

City of Shelbyville Planning Commission

44 W Washington Street

Shelbyville, IN 46176

**Re: Taco Bell | Shelbyville, IN
Development Plan Package Filing
Letter of Intent**

Dear Shelbyville Planning Commission:

On behalf of the owner, Bell Indiana LLC, we are submitting this package for the Site Development Plan Application and the Final Plat Application.

It is our intent to develop this existing 0.73 acre vacant lot, located at 1806 N Riley Highway. Should we obtain all necessary approvals, a new quick-serve restaurant (Taco Bell) will be constructed on this property. The total disturbance for the site is being kept to a minimum and the proposed improvements would increase the amount of pervious area on the site.

Should there be any questions, please reach out to us at (317) 570-8800 or by email, atracey@hamilton-designs.com.

Sincerely,

A handwritten signature in black ink that reads "Austin M. Tracey".

Austin Tracey



First American

Commitment

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1048859-OMHA

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1048859-OMHA

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National Commercial Services

Office Phone: (402)697-4699

Property Address: 1810 North Riley Highway, Shelbyville, IN 46176

Revision No.: Revised 2/16/21, pin # added

Revised 04/06/2021 - Changed to new insured legal description

Issuing Office: 4909 S 135th Street, Suite 207, Omaha, NE 68137

Issuing Office File No.: NCS-1048859-OMHA

Escrow Officer/Assistant: Cissy Jennings/

Phone: (402)697-4678/

Email: CJennings@firstam.com/

Title Officer/Assistant: Cissy Jennings/

Phone: (402)697-4678/

Email: CJennings@firstam.com/

SCHEDULE A

1. Commitment Date: January 21, 2021 at 7:30 AM
2. Policy to be issued:
 - (a) ☒ 2006 ALTA® Owners Policy
Proposed Insured: to be determined
Proposed Policy Amount: \$1,000.00
 - (b) ☐ 2006 ALTA® Loan Policy
Proposed Insured: None
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Indiana Land Trust Company, as Trustee under the provisions of a Trust Agreement dated January 23, 2019 and known as Trust No. 120585 by virtue of deed recorded as Document No. [2019003431](#)

5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

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First American

Schedule BI

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1048859-OMHA

Commitment No.: NCS-1048859-OMHA

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amounts for the interest in the Land and/or the mortgage to be insured.
3. Pay us the premiums, fees and charges for the Policy.
4. Documents satisfactory to us creating the interest in the Land and/or the Mortgage to be insured must be signed.
5. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the Land or who will make a loan on the Land. We may then make additional requirements or exception.
6. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.
7. You should contact the local municipality to obtain information regarding unpaid sewer and/or municipal assessments that are not a recorded lien against the land. We are not responsible for collecting at closing such unpaid assessments unless otherwise instructed.
8. This commitment is not effective until you provide us with the name of the Proposed Insured(s) and the Policy amount(s). We limit our liability to \$250.00 until you provide us with the Policy Amount(s).
9. Vendor's and/or Mortgagor's Affidavits to be executed at the closing.
10. **NEW CONSTRUCTION** : You must advise us if construction has taken place on the Land within the past ninety (90) days, or constructions is being contemplated or will occur on the property – additional information will be required before waiving or adding construction related coverages.

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First American

Schedule BI (Cont.)

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1048859-OMHA

Commitment No.: NCS-1048859-OMHA

SCHEDULE B, PART I (Continued)

Requirements (Continued)

11. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmative statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." See Indiana Code 36-2-11-15.
12. By virtue of I.C. 27-7-3.6, a fee of \$5.00 will be collected from the purchaser of the policy for each policy issued in conjunction with a closing occurring on or after July 1, 2006. The fee should be designated in the Closing Disclosure and/or Settlement Statement as TIEFF (Title Insurance Enforcement Fund Fee) Charge.
13. **Note:** Effective July 1, 2013 Senate Enrolled Act 370 (P.L. 80-2013) requires title insurance companies to charge a fee for closing protection letters in real estate transaction in which the title insurance company or its authorized agent acts as the settlement agent. In a residential transaction, the closing protection letters are mandatory and must be issued to each party. Insurance Company's fee for closing protection letters is \$25 for a seller's letter, \$25 for a buyer's or borrower's letter and \$25 for a lender's letter.
14. **Note:** Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000 or more must be in the forms of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker or other forms of Good Funds as referenced in Indiana Code 27-7-3.7. Personal checks may be accepted as provided under Indiana Code 27-7-3.7.
15. You must supply the Company with the written approval from the Office of the County Auditor and from appropriate Planning/Zoning Department when the transaction being insured will create a split/change of the current tax parcel legal description. The approval must state if prior to the deed being accepted for recording and for transfer of tax ownership whether or not any other action must be completed to the satisfaction of the governmental entity. The Company reserves the right to make further requirements and/or exceptions based on examination of the same.
16. Documents satisfactory to the Company that convey the Title or create the interest to the insured, or both, must be properly authorized, executed, acknowledged, proved by a subscribing witness before a notarial officer pursuant to IC 32-21-2-3(a) effective July 1, 2020, and recorded in the Public Records.

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17. Submit to the Company a Resolution by the Board of Directors or Shareholders of Casey's Marketing Company, an Iowa corporation , authorizing the sale and directing the proper officers to execute the deed on behalf of the Corporation.
18. This item has been intentionally deleted.
19. This item has been intentionally deleted.
20. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.
21. This item has been intentionally deleted.
22. The policy will not be issued until we are provided that portion of the Trust Agreement and any amendments thereto authorizing this transaction. Additional requirements, if deemed necessary, may be made after our review of the Trust Agreement(s).

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First American

Schedule BII

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1048859-OMHA

Commitment No.: NCS-1048859-OMHA

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Part One:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping in improvements.
3. Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an accurate survey of the Land or by making inquiry of persons in possession of the Land.
4. Easements, liens or encumbrances or claims thereof, which are not shown by the Public Records.
5. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.

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First American

Schedule BII (Cont.)

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1048859-OMHA

Commitment No.: NCS-1048859-OMHA

SCHEDULE B, PART II (Continued)

Exceptions (Continued)

Part Two:

1. Real estate taxes assessed for the year 2019 are a lien and are due in two installments payable May 11 and November 10, 2020 :

Assessed in the name of: Indiana Land Trust Company as trustee
Parcel No.: 73-07-29-100-031.000-002 (affects part of the Land and other property)
Taxing Unit and Code: 002 Shelbyville City Addison Towns
Land: \$137,400.00
Improvements: \$0
Exemptions: \$0
First installment of: \$4,558.50 unpaid and delinquent
Second installment of: \$4,558.50 unpaid and delinquent

2. This item has been intentionally deleted.
3. This item has been intentionally deleted.
4. Real Estate Taxes for the year(s) 2021, (payable 2022) are a lien but not yet due and payable.
5. The subject Land does not appear to abut a public road, by reason thereof, this Commitment and our Policy if and when issued pursuant thereto should not be construed as insuring any right of access to and from the Land.
6. Terms and provisions of a restrictive covenant agreement made by and between Indiana Land Trust 120585 and Casey's Marketing Company recorded March 12, 2020 as document [2020001380](#).
7. Easement granted to Indiana Cities Water Corporation for a water main as created by Right of Way Easement and Grant recorded in [Book 261 page 792](#).
8. Easement for driveway purposes as reserved in deeds recorded in [Book 258, page 904](#), [Book 258, page 908](#) and in [Book 258 page 912](#) and the terms and provisions contained therein.

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9. Sewer easement recorded in [Book 48 page 842](#) and as shown on plat of Casey's of Shelbyville.
10. Driveway easement recorded in Dr [250 page 783](#).
11. Grant of easements contained in instrument recorded in DR [327 page 389](#).
12. Grant of easements contained in instrument recorded in DR [258 page 916](#) as shown on plat of Casey's of Shelbyville.
13. Rights of way for drainage ditches, feeders and laterals, if any.
14. Rights of the public, the State of Indiana and the municipality in and to that part of the land, if any, taken or used for roads.
15. This item has been intentionally deleted.
16. Days Inn Worldwide, Inc. Declaration of License Agreement recorded July 12, 2001 as Document No. [0105828](#).
17. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
18. The acreage stated in the legal description of the land is for description purposes only. The quantity of the land is not insured.
19. Rights of the Public, the State of Indiana and the Municipality in and to that part of the land, if any, taken and used for road purposes, including utility rights of way.
20. Easements and Obligations set out in Reciprocal Grant of Easements recorded in [DR 250, Page 787](#), and the terms and conditions therein contained.
21. Matters as shown on Survey recorded as Document No. [2019006864](#).
22. Gas Line Easement recorded in [Book 259, Page 731](#) and the terms and conditions therein contained.
23. Gas Line Easement recorded as Document No. [1925](#), and the terms and conditions therein contained.
24. Terms, powers, provisions and limitations of the Trust under which title to said land is held.

End of Schedule B

CJ

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1048859-OMHA

File No.: NCS-1048859-OMHA

The Land referred to herein below is situated in the County of Shelby, State of Indiana, and is described as follows:

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 07 EAST, OF THE SECOND PRINCIPAL MERIDIAN, IN SHELBY COUNTY, INDIANA, BEING THAT 0.72+/- ACRE TRACT OF LAND SHOWN ON SURVEY CERTIFIED BY TERRY D. WRIGHT, INDIANA REGISTERED PROFESSIONAL LAND SURVEYOR LS#9700013 ON 02/23/21 BY HAMILTON DESIGNS, LLC PROJECT NUMBER 2020-0334 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN AS SHOWN ON SAID PLAT OF SURVEY) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 29; THENCE NORTH 89 DEGREES 21 MINUTES 50 SECONDS WEST 1238.89 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION (PER INSPCS EAST ZONE 1301); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 64.31 FEET; THENCE NORTH 02 DEGREES 30 MINUTES 48 SECONDS WEST 195.06 FEET; THENCE NORTH 07 DEGREES 53 MINUTES 14 SECONDS WEST 57.46 FEET TO THE NORTH LINE OF CASEY'S GAS STATION PER INSTRUMENT #[2013000351](#) IN THE OFFICE OF THE RECORDER OF SHELBY COUNTY, INDIANA, THE EAST RIGHT OF WAY OF STATE ROAD 9 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 07 DEGREES 53 MINUTES 14 SECONDS WEST 43.25 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 01 DEGREES 48 MINUTES 08 SECONDS EAST 81.62 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 89 DEGREES 27 MINUTES 09 SECONDS EAST 252.76 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 09 SECONDS EAST 125.00 FEET TO THE NORTH LINE OF SAID CASEY'S GAS STATION; THENCE NORTH 89 DEGREES 19 MINUTES 09 SECONDS WEST 250.79 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 0.73 ACRES MORE OR LESS.

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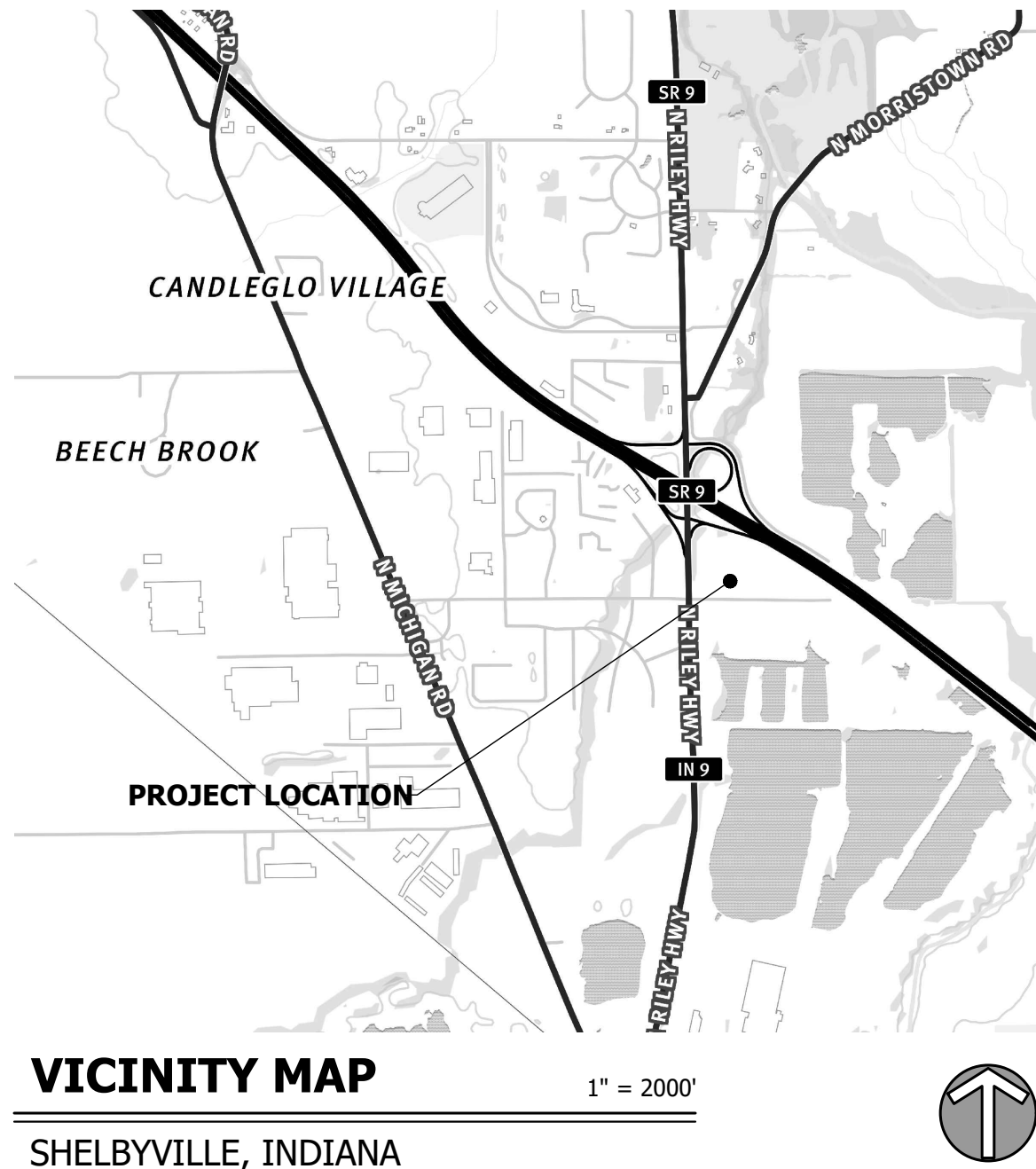
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CIVIL CONSTRUCTION PLANS



SHELBYVILLE | SITE NO.

1806 N Riley HWY
Shelbyville, Indiana 46176



SHEET INDEX

C-001	COVER SHEET
C-002	GENERAL NOTES
1 of 2	ALTA/NSPS LAND TITLE SURVEY
2 of 2	ALTA/NSPS LAND TITLE SURVEY
CD-101	DEMOLITION PLAN
CS-101	SITE PLAN
CS-501	SITE DETAILS
CS-502	SITE DETAILS
CS-503	SITE DETAILS
CS-504	SITE DETAILS
CS-505	SITE DETAILS
CG-101	GRADING PLAN
CU-101	UTILITY PLAN
CU-501	UTILITY DETAILS
CE-101	STORMWATER POLLUTION PREVENTION PLAN
CE-501	STORMWATER POLLUTION PREVENTION DETAILS
LP-101	LANDSCAPE PLAN
LP-501	LANDSCAPE DETAILS

CITY OF SHELBYVILLE CONSTRUCTION STANDARDS
SHEETS: 1, 3-7, 11-13, 15

CONSULTANT TEAM

DEVELOPER/OWNER

BELL INDIANA, LLC
6200 OAK TREE BOULEVARD
SUITE 250
INDEPENDENCE, OHIO 44131
PH: (317) 507-3881

CONTACT: T. ROBERT LACH
EMAIL: blach@bellamerican.com

CIVIL ENGINEER

HAMILTON DESIGNS, LLC
11 MUNICIPAL DRIVE
SUITE 300
FISHERS, INDIANA 46038
PH: (317) 570-8800

CONTACT: AUSTIN TRACEY, PE
EMAIL: atracey@hamilton-designs.com

ARCHITECT

MRV ARCHITECTS, INC
505 TOLLVIEW DRIVE
SUITE 197
ROLLING MEADOWS, ILLINOIS 60008
PH: (224) 318-2140

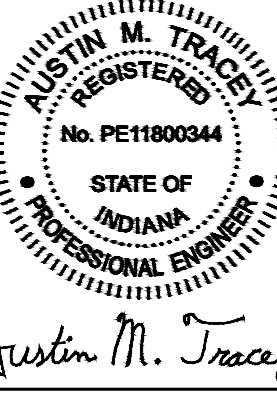
CONTACT: JEANNE ROBERTS
EMAIL: jeanner@mrvarch.com

PLAN INVENTORY

STORM SEWER	
SIZE	LENGTH
12" RCP	--- LF
10" PVC	--- LF
6" HDPE	--- LF
PAVEMENT	
MATERIAL	AREA
STANDARD DUTY	12,044 FT²
HEAVY DUTY	5,385 FT²
BLACK CONCRETE	2,893 FT²
CURB	
TYPE	LENGTH
6" CURB	1,190 FT
CURB AND WALK	115 FT



REVISION BLOCK



DATE
04/13/2021
DRAWN BY
HYC
CHECKED BY
AMT

HAMILTON
DESIGNS
A LIMITED LIABILITY COMPANY

11 Municipal Drive, Suite 300
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

CONSTRUCTION PLANS FOR:
TACO BELL | SHELBYVILLE
1806 North Riley Highway
Shelbyville, Indiana, 46176

BELL INDIANA, LLC
6200 Oak Tree Boulevard, Suite 250
Independence, Ohio, 44131

PROJECT NO.
2020-0334

DATE
04/13/2021

SCALE

SHEET NAME
COVER SHEET

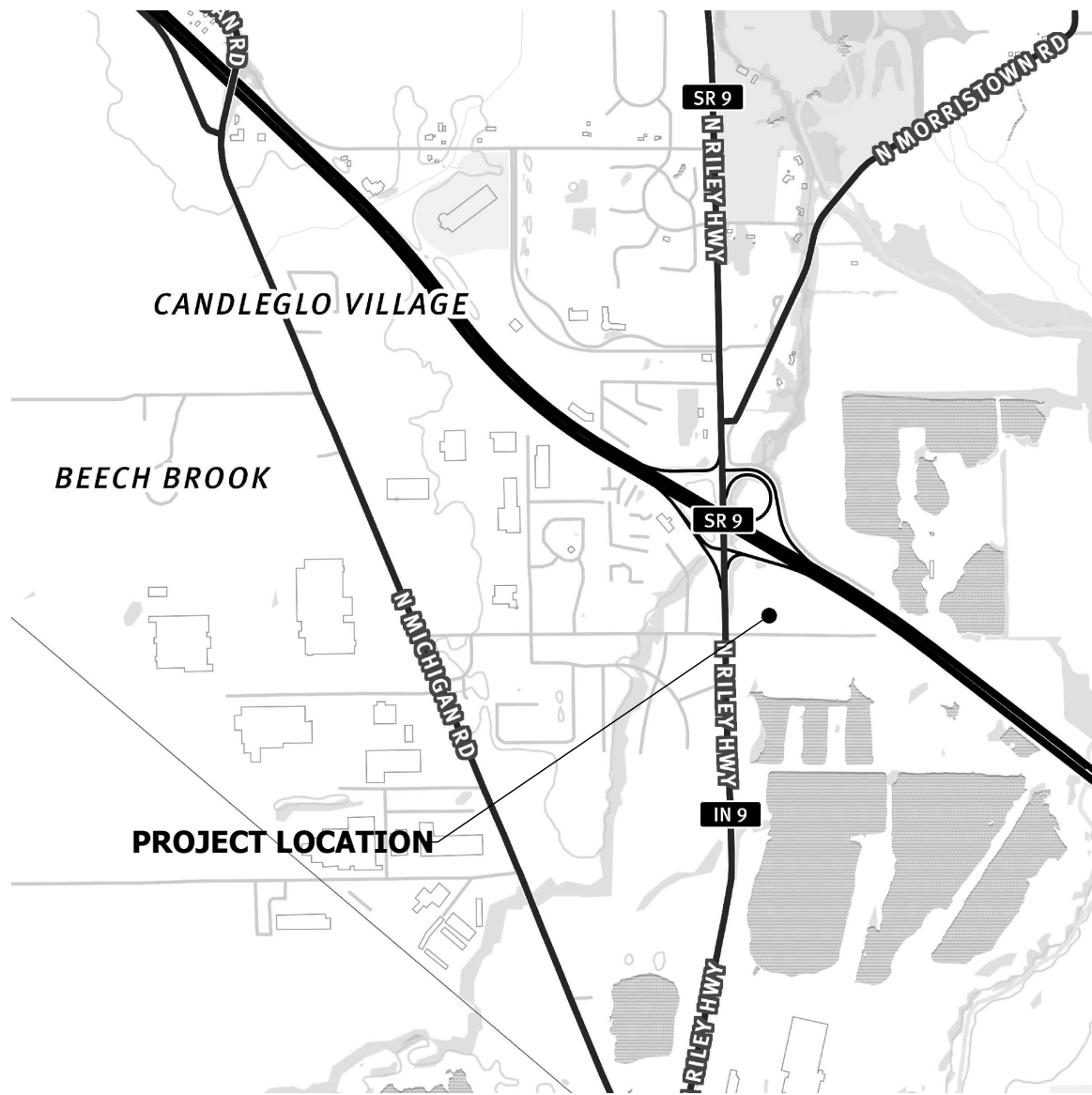
SHEET NO.
C-001



Know what's below.
Call before you dig.

DEMOLITION NOTES

- NO ATTEMPT IS MADE TO STIPULATE EVERY REQUIRED ITEM OF REMOVAL AND DEMOLITION EITHER ON DRAWINGS OR IN SPECIFICATIONS. THE CONTRACTOR MUST VISIT THE SITE AND STUDY EXISTING PHYSICAL CONDITIONS, REVIEW DRAWINGS, AND REACH THEIR OWN CONCLUSIONS ON WORK NECESSARY TO ACCOMPLISH INTENDED RESULTS DESCRIBED BY THE PROJECT DOCUMENTS.
- CONTRACTOR SHALL REQUEST UTILITY LOCATIONS PRIOR TO THE COMMENCEMENT OF WORK. IT SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PRIOR TO ANY EXCAVATION AT LEAST 72 HOURS PRIOR TO THEIR PHASE OF WORK. CONTRACTOR SHALL NOTIFY IN WRITING TO THE OWNER OR THE ENGINEER OF ANY CHANGES, OMISSIONS OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
- ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL ORDINANCES, CITY OR STATE.
- THE CONTRACTOR SHALL COORDINATE WORK ASSOCIATED WITH THE REMOVAL, RELOCATION OR ABANDONMENT OF UTILITIES WITH THE UTILITY COMPANY OR ENTITY HAVING OWNERSHIP OF EACH RESPECTIVE UTILITY. COSTS FOR DISCONNECTION, REMOVAL, AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN ON THE DRAWINGS OR AS NECESSARY TO ALLOW FOR EXECUTION OF THE WORK SHALL BE PAID BY THE CONTRACTOR.
- NO OPEN BURNING SHALL BE PERMITTED ON THE SITE.
- THE OWNER HAS FIRST SALVAGE RIGHTS ON ALL ITEMS REMOVED. IF OWNER FORFEITS RIGHTS THEN ALL DEMOLISHED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF OFF-SITE UNLESS OTHERWISE SHOWN.
- WITHIN THE CONSTRUCTION LIMITS, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
- A CLEAN, STRAIGHT EDGE SHALL BE SAWCUT BETWEEN ALL CONCRETE AND ASPHALT SURFACES SCHEDULED FOR DEMOLITION AND CONCRETE AND ASPHALT SURFACES TO REMAIN IN-PLACE.
- FOR ALL ITEMS NOTED TO BE REMOVED - REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPE, ETC.
- BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR THE PROPOSED USE. FOR ALL UTILITY LINES AND STRUCTURES DESIGNATED TO BE REMOVED, PLACE AND COMPACT STRUCTURAL BACKFILL WITHIN TRENCH.
- GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY, PRIOR TO THE FINAL CONTRACT EXECUTION, IF ANY BUILDING STRUCTURE THAT IS NOTED TO BE REMOVED HAS A BASEMENT. IF SO THE BUILDING STRUCTURE, BOTH FLOOR STRUCTURES, BASEMENT, FOUNDATION, ETC. ARE TO BE REMOVED AND BACKFILLED TO EXISTING GRADE ELEVATIONS SURROUNDING THE EXISTING STRUCTURE.
- ALL NECESSARY APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED BY THE CONTRACTOR IF THEY HAVE NOT BEEN PREVIOUSLY OBTAINED BY THE OWNER PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF VEHICULAR AND PEDESTRIAN TRAFFIC MEASURES PRIOR TO THE COMMENCEMENT OF DEMOLITION. ALL MEASURES SHALL BE APPROVED BY THE OWNER AND WILL REMAIN IN PLACE UNTIL COMPLETION OF PROJECT. CONTRACTOR SHALL ADJUST AS NEEDED DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARKS AND RELOCATING BENCHMARKS IF NECESSARY. BENCHMARKS SHALL BE RELOCATED TO ORIGINAL ELEVATION. ALL BENCHMARKS SHALL BE RELOCATED OR REPLACED BY A INDIANA LICENSED SURVEYOR.
- ALL DEMOLITION AND CONSTRUCTION ACTIVITY ON THIS SITE IS TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO ANY EXISTING CONDITIONS DAMAGED DURING DEMOLITION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE PATTERNS, UTILITIES, LIGHTING, PAVEMENT, SIDEWALKS, CURBS, ETC. REPAIRS SHALL BE EQUAL TO EXISTING CONDITIONS.
- EROSION CONTROL SHALL BE IN PLACE PRIOR TO ANY SOIL DISTURBANCE, INCLUDING PAVEMENT REMOVAL.
- MANHOLES, CATCH BASINS, CLEANOUTS, VALVE BOXES, FRAMES COVERS AND GRATES REMAINING IN USE SHALL BE PROTECTED AND ADJUSTED TO FINAL GRADES.



VICINITY MAP

SHELBYVILLE, INDIANA

SITE NOTES

- ALL RADII AND OTHER DIMENSIONS FOR 6" STANDING CURB AND CONCRETE CURB AND WALK ARE TO THE FACE OF CURB AND/OR EDGE OF WALK.
- ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
- BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE. REFER TO RECORDED PLATS AND SURVEYS FOR ADDITIONAL PROPERTY INFORMATION.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO HIS PHASE OF WORK. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATIONS FOR EACH UTILITY BEFORE WORK IS STARTED. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER OR THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
- ALL SIDEWALK CURB AND GUTTER STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMP, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
- FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND/OR REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC.) AS REQUIRED BY OWNER AND/OR GOVERNING AUTHORITY.
- PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY THE ENGINEER OF ANY UNACCEPTABLE AREAS.
- EDGE OF NEW PAVEMENT TO BE FLUSH WITH EXISTING PAVEMENT.
- SIDEWALK EXPANSION JOINTS ARE TO BE PLACED AT ALL WALK INTERSECTIONS AND BETWEEN WALKS AND PLATFORMS. SIDEWALK SCORES AND CONTROL JOINTS ARE TO BE EQUALLY SPACED BETWEEN EXPANSION JOINTS AND PERPENDICULAR TO SIDEWALKS AT 5' INTERVALS OR LESS WITH AN EXPANSION JOINT EVERY 30' OR LESS.
- PARKING SPACE STRIPES SHALL BE 4 INCHES WIDE. YELLOW OR WHITE STRIPES SHALL BE PROVIDED AT OWNER'S PREFERENCE UNLESS OTHERWISE SHOWN.
- UNLESS OTHERWISE SHOWN, PERMANENT SIGNS SHALL BE MOUNTED ON A SINGLE U-CHANNEL DRIVE POST DRIVEN 42 INCHES BELOW GRADE. THE BOTTOM EDGE OF THE SIGN SHALL BE 6 FEET ABOVE THE NEAREST PAVEMENT EDGE ELEVATION.
- ALL EXCAVATED AREAS TO BE SEEDD AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDD AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
- ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
- FOR PROPOSED UTILITY LOCATIONS, SEE THE UTILITY PLAN.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.

EROSION CONTROL NOTES

- EARTH MOVING MAY NOT COMMENCE UNTIL ITEMS 1-6 OF "PRE-CONSTRUCTION ACTIVITIES" (CE-101) HAVE BEEN COMPLETED IN ADDITION TO ITEMS DEPICTED ON PLAN.
- ALL DISTURBED AREAS THAT WILL POTENTIALLY BE IDLE FOR 14 DAYS OR MORE SHALL BE STABILIZED (SEEDD, MULCHED, ETC.) IMMEDIATELY.
- ADDITIONAL STORMWATER POLLUTION PREVENTION MAY BE REQUIRED IN THE FIELD BY CITY OF SHELBYVILLE OR REVIEW AUTHORITY.
- ALL EROSION CONTROL MATERIALS MUST BE APPROVED BY THE CITY OF SHELBYVILLE INSPECTOR PRIOR TO INSTALLATION.
- THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIALS IN THE STREETS.
- APPROXIMATE CONSTRUCTION SCHEDULE:
START DATE: MAY 2021
COMPLETION DATE: MAY 2022
- RECEIVING WATER: BIG BLUE RIVER
- LATITUDE: 39°32'51.65" N
LONGITUDE: 85°46'28" W
- CONTACT PERSON:
BELL INDIANA, LLC
6200 OAK TREE BOULEVARD
INDEPENDENCE, OHIO 44131
PH: (317) 507-3881
CONTACT: T. ROBERT LACH
EMAIL: BLACH@BELLAMERICAN.COM
- WARNINGS: THIS SHEET TO BE USED FOR STORMWATER POLLUTION PREVENTION PURPOSES ONLY. FOR ANY OTHER INFORMATION SEE SHEET CS-101.
- SEE SHEETS CE-501 FOR ALL STORMWATER POLLUTION PREVENTION PLAN DETAILS & NOTES.
- ALL EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH INDIANA STORMWATER QUALITY MANUAL AND MARION COUNTY EROSION AND SEDIMENT CONTROL/STORMWATER MANAGEMENT DESIGN MANUAL.
- ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
- EXISTING EROSION CONTROL MEASURES: ANY PART DAMAGED, DESTROYED OR DISTURBED DURING CONSTRUCTION IS TO BE REPLACED IMMEDIATELY.

GRADING NOTES

- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
- THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
- ALL GRADES AT PROJECT LIMITS SHALL MEET EXISTING GRADES.
- THE CONTRACTOR SHALL NOTIFY, IN WRITING, THE OWNER AND THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
- ANY PART OF THE UTILITY PIPE TRENCHES RUNNING WITHIN 5 FEET OF PAVED AREAS TO BE BACKFILLED WITH GRANULAR MATERIAL.
- REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD TILE CROSSES PROPOSED BUILDING PAD. ALL FIELD TILES INTERCEPTED TO BE PERPETUATED INTO THE STORM SEWER SYSTEM. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
- ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0% (1:50) AND A MAXIMUM RUNNING SLOPE OF 5.0% (1:20).
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS/SIDEWALK. GRASS SHALL NOT CREATE BARRIER FOR DRAINAGE FROM SIDEWALK TO LAWN. BUILDING PERIMETER SIDEWALKS SHALL DRAIN 2% MAXIMUM AWAY FROM STRUCTURE.
- TOPSOIL SHALL BE STRIPPED FROM ALL AREAS TO RECEIVE PAVING AND FROM WITHIN THE LIMITS OF PROPOSED BUILDINGS AND STRUCTURES. TOPSOIL SHALL BE STRIPPED TO THE DEPTH SHOWN IN THE GEOTECHNICAL REPORT, OR TO A DEPTH OF 6 INCHES, WHICHEVER IS GREATER.
- AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED PARKING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
- TOPSOIL SHALL BE PLACED TO A DEPTH OF 4 TO 6 INCHES IN ALL AREAS TO BE SEEDD OR SODDED PER THE SPECIFICATIONS.
- EXCESS TOPSOIL MAY BE PLACED IN MOUNDING AREAS AND NONSTRUCTURAL FILL AREAS AS AVAILABLE.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDD OR SODDED UNLESS OTHERWISE SHOWN.
- FINAL GRADES AT THE PROJECT BOUNDARY SHALL MATCH EXISTING ELEVATIONS UNLESS OTHERWISE SHOWN.
- PROVIDE POSITIVE DRAINAGE WITHOUT PONDING, IN ALL AREAS, AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, "BIRD BATH" CONDITIONS.
- ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
- SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- CONTRACTOR TO PROVIDE CLEAN PLANTING SOIL IN ALL LANDSCAPE AREAS TO A DEPTH AS INDICATED ON THE LANDSCAPE INSTALLATION DETAILS, INCLUDING ADJACENT TO THE BUILDING. SOIL SHALL BE FREE OF GRAVEL AND ANY COMPACTED HARD PAN. COORDINATE WITH LANDSCAPE INSTALLER FOR APPROPRIATE BACKFILL IN ALL LANDSCAPE AREAS.
- ALL SANITARY AND STORMWATER MANHOLE CASTINGS SHALL BE PROVIDED WITH A PAINTED BLACK FINISH. AT A MINIMUM, THE PROCESS SHALL CONSIST OF SURFACE PREPARATION AND ALL NECESSARY BLASTING OR SCRAPING, PRIME COAT, AND SURFACE COAT.

LANDSCAPING NOTES

- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- ALL SHRUB PLANTING AREAS TO BE COVERED WITH A 3" LAYER OF ROCK MULCH. ROCK MULCH TO BE APPROVED BY OWNER.
- AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED WITH HIGHLY VISIBLE PAINT LINES WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON THE SITE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO THE BID IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTOR'S OPERATIONS PRIOR TO MOVING TO THE JOB SITE. PLANTS MAY BE INSPECTED, APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
- ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS HE/SHE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
- ALL LANDSCAPE PLANTINGS TO BE MAINTAINED BY CONTRACTOR FOR 60 DAYS FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT PLANTINGS.

IRRIGATION NOTE

LANDSCAPE INSTALLER TO INCLUDE IRRIGATION TO ALL PLANTS SHOWN ON PLAN. WORK TO INCLUDE ALL NECESSARY INFRASTRUCTURE UP TO THE STUBBED WATER SERVICE.

UTILITY NOTES

- CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING & APPLYING FOR UTILITY SERVICE WITH EACH UTILITY COMPANY PRIOR TO STARTING CONSTRUCTION.
- THE SIZE AND LOCATION OF EXISTING UTILITIES SHOWN ARE PER INFORMATION PROVIDED BY THE SURVEY AND RESPECTIVE UTILITY COMPANIES. ALL UTILITY COMPANIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION FOR FIELD LOCATION OF SERVICES.
- IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO THEIR PHASE OF WORK. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATION FOR EACH UTILITY BEFORE WORK IS STARTED. THE CONTRACTOR SHALL NOTIFY, IN WRITING, THE OWNER AND THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
- ANY PART OF THE UTILITY PIPE TRENCHES RUNNING WITHIN 5 FEET OF PAVED AREAS TO BE BACKFILLED WITH GRANULAR MATERIAL.
- CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING TREES.
- REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD TILE CROSSES PROPOSED BUILDING PAD. ALL FIELD TILES INTERCEPTED TO BE PERPETUATED INTO THE STORM SEWER SYSTEM. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
- CONTRACTOR TO SUPPLY ALL TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
- ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR CONTINUATION OF UTILITIES WITHIN 5 FEET OF STRUCTURES.
- PRESSURE UTILITY SERVICE LINES MAY NEED TO BE INSTALLED AT A DEPTH GREATER THAN THAT SPECIFIED OR SHOWN ON THE DRAWINGS TO CLEAR EXISTING AND PROPOSED CROSSING UTILITIES. IN SUCH CASES, THE CONTRACTOR SHALL INSTALL VERTICAL BENDS AS REQUIRED TO ACHIEVE APPROPRIATE CLEARANCE BETWEEN THE CROSSING UTILITIES.
- A MINIMUM HORIZONTAL SEPARATION OF 10 FEET BETWEEN WATER LINES AND SEWERS SHALL BE MAINTAINED AT ALL TIMES. A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN WATER LINES AND SEWERS SHALL BE MAINTAINED AT CROSSINGS.
- PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES ROUNDED TO THE NEAREST FOOT.
- WHERE GRADE MODIFICATIONS (CUT OR FILL) ARE SHOWN ADJACENT TO EXISTING VALVE BOX COVERS AND MANHOLE CASTINGS, THE VALVE BOX COVERS AND MANHOLE CASTINGS SHALL BE ADJUSTED FLUSH WITH THE PROPOSED GRADE.
- ADJUSTMENTS OF EXISTING MANHOLE CASTINGS TO GRADE TO A MAXIMUM OF 12 INCHES SHALL BE MADE USING PRECAST CONCRETE ADJUSTING RINGS PROVIDED THE TOTAL HEIGHT OF EXISTING AND NEW ADJUSTING RINGS DOES NOT EXCEED 12 INCHES.
- ADJUSTMENTS OF CASTINGS WHERE THE TOTAL HEIGHT OF ADJUSTING RINGS WOULD EXCEED 12 INCHES SHALL BE MADE BY REPLACING THE CONE AND/OR BARREL SECTION OF THE STRUCTURE.
- PAVEMENTS, WALKS, CURBS AND OTHER SURFACE IMPROVEMENTS REQUIRING REMOVAL FOR INSTALLATION OF UNDERGROUND UTILITIES SHALL BE RESTORED TO THEIR PRESENT CONDITION UNLESS OTHERWISE SHOWN.
- MANHOLE CASTINGS LOCATED WITHIN ASPHALT PAVEMENT AREAS SHALL INCLUDE A CONCRETE PAVED COLLAR EXTENDING A MINIMUM OF 12 INCHES IN ALL DIRECTIONS FROM THE EDGE OF THE CASTING PER THE DETAILS.
- CONTRACTOR TO PROVIDE THE NECESSARY CONDUIT TO PROPERLY RUN AND FEED THE PROPOSED SITE LIGHTING PRIOR TO PAVING.
- CONTRACTOR TO PROVIDE BACK FILL FOR CONDUIT PER THE 'FLEXIBLE PIPE BEDDING DETAIL' FOUND ON SHEET CU-501.
- ALL SANITARY AND STORMWATER MANHOLE CASTINGS SHALL BE PROVIDED WITH A PAINTED BLACK FINISH. AT A MINIMUM, THE PROCESS SHALL CONSIST OF SURFACE PREPARATION AND ALL NECESSARY BLASTING OR SCRAPING, PRIME COAT, AND SURFACE COAT.

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 07 EAST, OF THE SECOND PRINCIPAL MERIDIAN, IN SHELBY COUNTY, INDIANA, BEING THAT 0.72+- ACRE TRACT OF LAND SHOWN ON SURVEY CERTIFIED BY TERRY D. WRIGHT, INDIANA REGISTERED PROFESSIONAL LAND SURVEYOR LS#9700013 ON 02/23/21 BY HAMILTON DESIGNS, LLC PROJECT NUMBER 2020-0334 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN AS SHOWN ON SAID PLAT OF SURVEY) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 29; THENCE NORTH 89 DEGREES 21 MINUTES 50 SECONDS WEST 1238.89 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION (PER INSPCS EAST ZONE 1301); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 64.31 FEET; THENCE NORTH 02 DEGREES 30 MINUTES 48 SECONDS WEST 195.06 FEET; THENCE NORTH 07 DEGREES 53 MINUTES 14 SECONDS WEST 57.46 FEET TO THE NORTH LINE OF CASEY'S GAS STATION PER INSTRUMENT #2013000351 IN THE OFFICE OF THE RECORDER OF SHELBY COUNTY, INDIANA, THE EAST RIGHT OF WAY OF STATE ROAD 9 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 07 DEGREES 53 MINUTES 14 SECONDS WEST 43.25 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 01 DEGREES 48 MINUTES 08 SECONDS EAST 81.62 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 89 DEGREES 27 MINUTES 09 SECONDS EAST 252.76 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 09 SECONDS EAST 125.00 FEET TO THE NORTH LINE OF SAID CASEY'S GAS STATION; THENCE NORTH 89 DEGREES 19 MINUTES 09 SECONDS WEST 250.79 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 0.73 ACRES MORE OR LESS.

FLOOD NOTE

THE SUBJECT PARCEL LIES WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEDERAL INSURANCE RATE MAP (F.I.R.M.) FOR SHELBY COUNTY, INDIANA, AND ILLUSTRATED ON PANEL NUMBER 18145 C 0117 C WITH AN EFFECTIVE DATE OF NOVEMBER 5, 2014.

NOTE: ALL FLOOD MAPPING IS SUBJECT TO MAP SCALE UNCERTAINTY.

SURVEY AND UTILITY DISCLAIMER

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

BENCHMARK

SITE TEMPORARY BENCH MARK #4 ELEV=774.68'

NOTES

- SEE SHEET C-002 FOR GENERAL NOTES
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION DOCUMENT SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

REVISION BLOCK



Austin M. Tracey

DATE
04/13/2021

DRAWN BY
HYC

CHECKED BY
AMT

HAMILTON
DESIGNS

A LIMITED LIABILITY COMPANY

11 Municipal Drive, Suite 300
Fishers, Indiana 46038
P. (317) 570-9800
www.hamilton-designs.com

CONSTRUCTION PLANS FOR:

TACO BELL | SHELBYVILLE

1806 North Riley Highway
Shelbyville, Indiana, 46176

BELL INDIANA, LLC

6200 Oak Tree Boulevard, Suite 250
Independence, Ohio, 44131

PROJECT NO.
2020-0334

DATE
04/13/2021

SCALE

SHEET NAME

GENERAL
NOTES

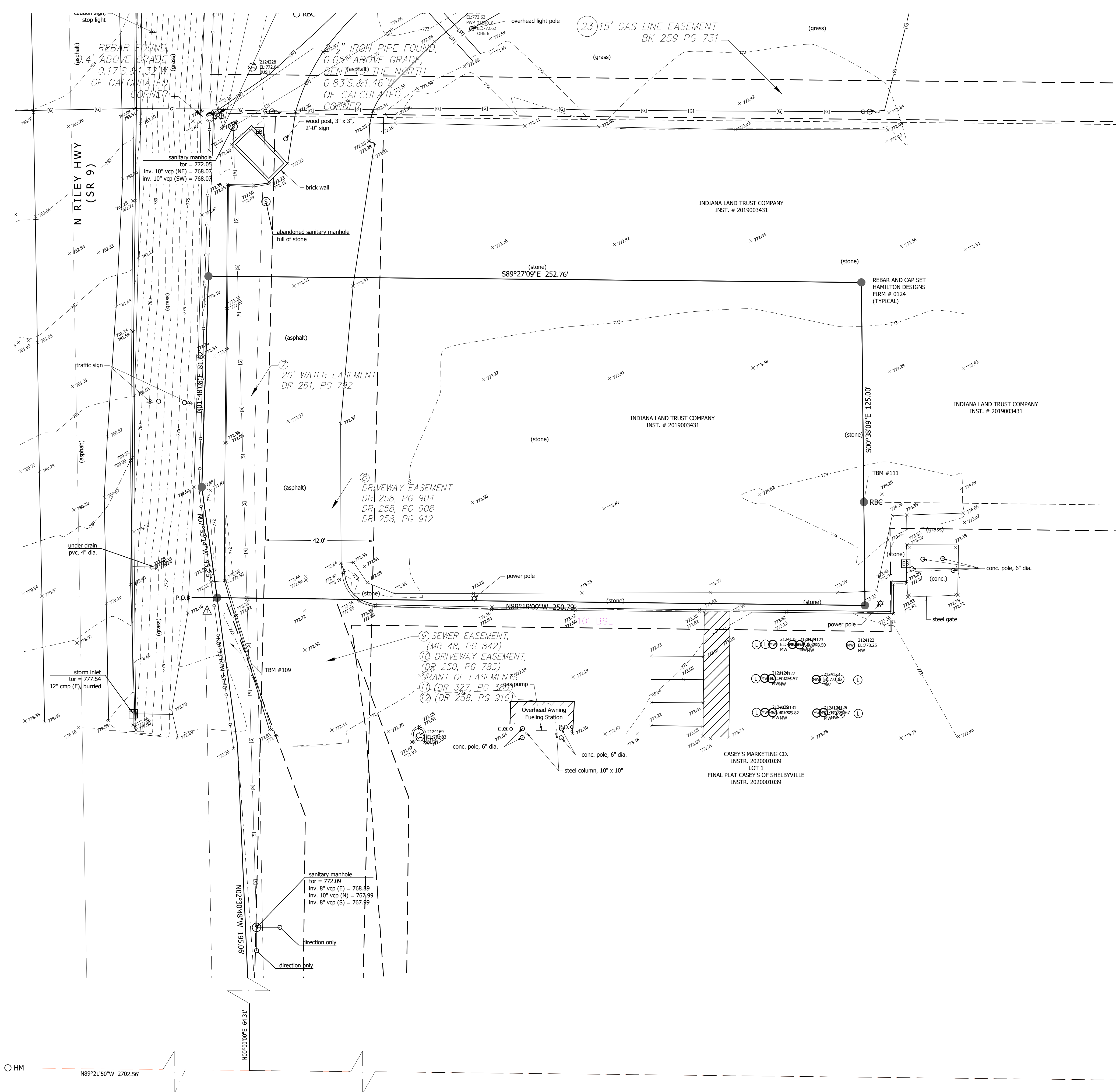
SHEET NO.

C-002



Know what's below.
Call before you dig.

ALTA/NSPS LAND TITLE SURVEY FOR
BELL AMERICAN GROUP, LLC
IN THE CITY OF SHELBYVILLE,
SHELBY COUNTY, INDIANA
SEC 29-T13N-R7E



LEGEND OF EXISTING FEATURES

- RIM
- INV.
- FFE

LEGEND OF ADDITIONAL EXISTING FEATURES (AS NEEDED)

- ACCESS COVER
- BOLLARD
- CALL BOX
- HAND HOLE
- COMBINATION MANHOLE
- CABLE PEDESTAL
- CROSSWALK SIGNAL
- ELECTRIC BOX
- ELECTRIC RISER
- FIRE DEPARTMENT CONNECTION
- FORCE MAIN VALVE
- FLAG POLE
- RAIL FROG
- FUEL TANK LID
- GUY POLE
- IRRIGATION CONTROL VALVE
- LIFT STATION
- LIGHT POLE
- FIBER OPTIC MARKER
- OIL MARKER
- TELEPHONE MARKER
- MONITORING WELL
- OIL TANK
- POLE
- POST
- RAILROAD BOX
- ORS
- SB
- SATELLITE DISH
- BP
- SIGNAL BOX
- STEAM MANHOLE
- WATER SPIGOT
- STUMP
- STEAM VENT
- PAINTED TURN ARROWS
- TELEPHONE BOX
- VENT PIPE
- WELL
- YARD LIGHT
- MENU BOARD
- ELECTRIC GENERATOR
- CISTERN
- MISCELLANEOUS LID
- WATER MANHOLE

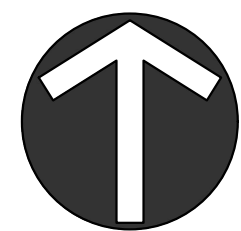
LAND DESCRIPTION

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0 20' 40'
SCALE: 1" = 20'

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www.hamilton-designs.com

PROJECT NO.
2020-0334

DATE
02/24/2021

SCALE
1" = 20'

SHEET NO.
1 OF 1

DRAWN BY
JTL

CHECKED BY
TDW

LAND AREA:
0.73 ACRES

SHEET NAME

ALTA/NSPS LAND TITLE SURVEY

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW." TERRY D. WRIGHT

ALTA/NSPS LAND TITLE SURVEY FOR
BELL AMERICAN GROUP, LLC
IN THE CITY OF SHELBYVILLE,
SHELBY COUNTY, INDIANA
SEC 29-T13N-R7E

TITLE LAND DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 07 EAST, OF THE SECOND PRINCIPAL MERIDIAN, IN SHELBY COUNTY, INDIANA, BEING THAT 0.72+- ACRE TRACT OF LAND SHOWN ON SURVEY CERTIFIED BY TERRY D. WRIGHT, INDIANA REGISTERED PROFESSIONAL LAND SURVEYOR LS#9700013 ON 02/23/21 BY HAMILTON DESIGNS, LLC PROJECT NUMBER 2020-0334 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN AS SHOWN ON SAID PLAT OF SURVEY) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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TITLE COMMITMENT NOTES

THIS SURVEY WAS CONDUCTED ACCORDING TO THE TITLE COMMITMENT FURNISHED BY FIRST AMERICAN TITLE COMPANY, FILE NO. NCS-1048859-OMHA, DATED JANUARY 21, 2021. EASEMENTS CREATED OR RELINQUISHED AFTER THIS DATE ARE NOT SHOWN HEREON.

6. TERMS AND PROVISIONS OF A RESTRICTIVE COVENANT AGREEMENT MADE BY AND BETWEEN INDIANA LAND TRUST 120585 AND CASEY'S MARKETING COMPANY RECORDED MARCH 12, 2020 AS DOCUMENT 2020001380. NOTE: BLANKET IN NATURE
7. EASEMENT GRANTED TO INDIANA CITIES WATER CORPORATION FOR A WATER MAIN AS CREATED BY RIGHT OF WAY EASEMENT AND GRANT RECORDED IN BOOK 261 PAGE 792. NOTE: AS SHOWN HEREON
8. EASEMENT FOR DRIVEWAY PURPOSES AS RESERVED IN DEEDS RECORDED IN BOOK 258, PAGE 904, BOOK 258, PAGE 908 AND IN BOOK 258 PAGE 912 AND THE TERMS AND PROVISIONS CONTAINED THEREIN. NOTE: AS SHOWN HEREON
9. WATERLINE AGREEMENT RECORDED IN BOOK 48 PAGE 842 AND AS SHOWN ON PLAT OF CASEY'S OF SHELBYVILLE. NOTE: AS SHOWN HEREON AND DOES NOT OCCUR ON SUBJECT PARCEL
10. DRIVEWAY EASEMENT RECORDED IN DR 250 PAGE 783. NOTE: AS SHOWN HEREON
11. GRANT OF EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN DR 327 PAGE 389. NOTE: AS SHOWN HEREON
12. GRANT OF EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN DR 258 PAGE 916 AS SHOWN ON PLAT OF CASEY'S OF SHELBYVILLE. NOTE: AS SHOWN HEREON
20. EASEMENTS AND OBLIGATIONS SET OUT IN RECIPROCAL GRANT OF EASEMENTS RECORDED IN DR 250, PAGE 787, AND THE TERMS AND CONDITIONS THEREIN CONTAINED. NOTE: FALLS OFF SITE
21. MATTERS AS SHOWN ON SURVEY RECORDED AS DOCUMENT NO. 2019006864. NOTE: BLANKET IN NATURE
22. GAS LINE EASEMENT RECORDED IN BOOK 259, PAGE 731 AND THE TERMS AND CONDITIONS THEREIN CONTAINED. NOTE: FALLS OFFSITE
23. GAS LINE EASEMENT RECORDED AS DOCUMENT NO. 1925, AND THE TERMS AND CONDITIONS THEREIN CONTAINED. NOTE: FALLS OFFSITE
- NOTE: ITEMS 1-5, 13-19, & 24 WERE FOUND CURRENTLY NOT TO BE SURVEY RELATED

SURVEYOR NOTES

- #1 PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR IN THE STATE OF INDIANA, THE RELATIVE POSITION OF ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
- #2 THIS SURVEY IS BASED ON A COMPLETED TITLE COMMITMENT REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1048859-OMHA, DATED 01/21/2021 AND IS SUBJECT TO THAT COMMITMENT. ANY MISSING OR NEW INFORMATION THAT IS FOUND AFTER THE SIGNING OF THIS SURVEY DOES NOT REFLECT THE COMPETENCE OF THIS SURVEYOR. NO TITLE RESEARCH WAS COMPLETED BY THIS SURVEYOR TO PROVE OR DISPROVE ANY WORK THE TITLE COMPANY PROVIDED.
- #3 BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011.00). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS USING INDIANA'S INCORS RTK NETWORK.
- #4 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- #5 A COMBINATION OF GPS COLLECTION AND ROBOTIC TOTAL STATION WAS UTILIZED IN COMPLETING THIS SURVEY. THE LOCATIONS OF BOUNDARY CONTROL MONUMENTS WAS COMPLETED WITH A DUAL FREQUENCY GPS RECEIVER, UTILIZING THE INDOT INCORS RTK NETWORK. ALL EQUIPMENT USED WERE TRIMBLE GPS ROVERS, TOTAL STATIONS, DATA COLLECTORS AND LEVELING INSTRUMENTS.
- #6 ANY BUILDING DIMENSIONS SHOWN ON THIS SURVEY ARE BEST AS COLLECTED IN THE FIELD. BUILDINGS MAY NOT BE CLOSED FIGURES DUE TO THE TYPES OF CONSTRUCTION MATERIALS USED AND PLUMBNESS OF WALLS MEASURED.

SURVEYOR REPORT

PURPOSE OF THIS SURVEY: TO PERFORM A BOUNDARY RETRACEMENT SURVEY OF TWO PARCELS AT 6152 S COUNTY ROAD 1025 E & 3010 S RAND ROAD HENDRICKS COUNTY, INDIANAPOLIS, INDIANA.

IN ACCORDANCE WITH TITLE 865, ARTICLE 1.1, CHAPTER 12, SECTION 1 THROUGH 30 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- a) VARIANCE IN THE REFERENCE MONUMENTS;
b) DISCREPANCIES IN RECORD DESCRIPTION AND PLATS;
c) INCONSISTENCIES IN LINES OF OCCUPATION AND;
d) ACCEPTABLE RELATIVE POSITIONAL ACCURACY

THIS SURVEY IS AN ORIGINAL SURVEY AS DEFINED IN IAC 865, ARTICLE 1.1, CHAPTER 12 SECTIONS 6-18.

THE FEDERAL GOVERNMENT ORIGINALLY MONUMENTED SECTION AND CERTAIN QUARTER SECTION CORNERS IN THE ORIGINAL SUBDIVISION OF THE STATE OF INDIANA. WOOD POSTS WERE ORIGINALLY PLACED TO MARK THESE CORNERS. THE PASSAGE OF TIME HAS OBLITERATED ALL EVIDENCE OF THE ORIGINAL WOOD POSTS. WITHOUT A CONTINUOUS CHAIN OF RECORD PROVING THE PERPETUATION OF THE LOCATION OF THE WOOD POSTS, IT IS IMPOSSIBLE TO KNOW THAT THE MONUMENTS FOUND AT THESE CORNERS TODAY ARE IN THE SAME LOCATION AS THE ORIGINAL WOOD POSTS.

FINDING OF FACTS:

WITHOUT ADDITIONAL PROOF, THE FACT THAT SURVEYORS ACCEPT A MONUMENT DOES NOT MAKE IT CORRECT; THE MONUMENT MUST HAVE BEEN INITIALLY CORRECT. COMMON RAPPORT AND REPUTATION EVIDENCE DOES NOT OVERCOME CONTRARY PROOF. THEREFORE, THE LOCATION OF ANY OF THE ABOVE-DISCUSSED MONUMENTS MAY YET BE CONTRADICTED AND OVERCOME BY UNDISCOVERED EVIDENCE. AS A RESULT, ANY PROPERTY BOUNDARY, WHOSE LOCATION IS DEPENDENT ON THESE CORNER MONUMENTS, IS SUBJECT TO UNDISCOVERED EVIDENCE, WHICH MIGHT RESULT IN A DIFFERENT LOCATION FOR THE CORNERS. BECAUSE A DIMENSIONAL VALUE TO THE UNCERTAINTY OF THESE CORNERS IS SUBJECTIVE, AND FOR THESE REASONS CITED ABOVE, THE UNCERTAINTY OF THESE CORNERS IS UNKNOWN.

IF FENCES ARE TO BE INSTALLED IT SHOULD BE KEPT IN MIND THE UNCERTAINTIES OF CORNERS FOUND OR SET.

OF THE CORNERS SHOWN ON THIS SURVEY, SOME ARE REFERENCED AS TITLE CORNERS AND OTHERS AS RECORD CORNERS. A RECORD CORNER BEING A MONUMENT IN ITS PROPER LOCATION ACCORDING TO THE RULES OF THE SUBDIVISION OF SECTIONS. A TITLE CORNER IS AN EXISTING MONUMENT ESTABLISHED AND HAVING BEEN ACCEPTED OVER A PERIOD OF TIME AS THE PROPER CORNER. A TITLE CORNER IS SUBJECT TO UNDISCOVERED EVIDENCE.

AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AREA AS FOLLOWS:

THEORY OF LOCATION:

THE SURVEY WAS CONDUCTED NEXT TO A SUBDIVISION THAT WAS RECENTLY COMPLETED ON THE SOUTH ADJOINING PROPERTY FOR CASEY'S OF SHELBYVILLE. THE PLAT OF THE SUBDIVISION ABUTS THE SOUTH AND A PORTION OF THE EAST LINES OF THE SUBJECT PARCEL. THIS SURVEY AND THE SUBJECT PARCEL IS LOCATED FROM THE SOUTHWEST CORNER OF THE QUARTER SECTION. THE QUARTER SECTION CORNER IS MARKED BY A RAILROAD SPIKE AS ALSO SHOWN ON A SURVEY BY FARNSWORTH RECORDED AS INSTRUMENT # 2019006864 IN THE OFFICE OF THE RECORDER OF SHELBY COUNTY. A HARRISON MONUMENT WAS FOUND AT THE SOUTHWEST CORNER OF THE QUARTER SECTION. THE DISTANCE SHOWN ON THE FARNSWORTH SURVEY WAS 2702.58 FEET. THE DISTANCE MEASURED ON THIS SURVEY WAS 2702.56 FEET, A DIFFERENCE OF 0.02'. THE WEST LINE OF THE CASEY'S PLAT AND THE WEST LINE OF THE SUBJECT PARCEL IS THE EAST LINE OF STATE ROAD 9. STATE ROAD 9 WAS DETERMINED FROM DEED DIMENSIONS AS DESCRIBED FROM THE SECTION CORNERS MENTION ABOVE AND MATCHED INTO THE FARNSWORTH SURVEY, WHICH AGREED WITH THE HIGHWAY PLANS FOR THIS SECTION OF STATE ROAD 9. THE NORTH OF THE SUBJECT PARCEL WAS CREATED ON THIS SURVEY AND WAS HELD PARALLEL TO THE SOUTH LINE (NORTH LINE OF CASEY'S). THE LOCATION WAS DETERMINED FROM THE POSITION OF THE CASEY'S PLAT.

DUE TO VARIANCES IN REFERENCE MONUMENTS:

HARRISON MONUMENT WAS FOUND AT THE SOUTHWEST CORNER OF THE QUARTER SECTION. THIS MONUMENT WAS TIED BY THE COUNTY SURVEYORS OFFICE. NO UNCERTAINTY COULD BE DETERMINED WITH THIS CORNER. A RAILROAD SPIKE WAS FOUND AT THE SOUTHEAST CORNER OF THE QUARTER SECTION. THE MONUMENT APPEARS TO BE THE ACCEPTED LOCATION FOR THIS CORNER FOR THIS LOCATION. THIS CORNER WAS ALSO TIED BY THE COUNTY SURVEYORS OFFICE. BOTH CORNERS WERE THE ONLY THING LISTED IN THE COUNTY SURVEYOR TIE SHEETS. NO CORNER HISTORY WAS SHOWN ON THE TIE SHEETS. REBARS AND PIPE WERE FOUND AROUND THE PERIMETER OF THE CASEY'S AND THE OVERALL SUBJECT PARCEL. IN MY OPINION THE MONUMENTS FOUND THAT SEEMED TO MATCH THE RECORDED DEEDS OF RECORD HAS A TOTAL UNCERTAINTY OF 0.36'. THERE WAS SOME PIPES AND OTHER REBARS FOUND THAT MEASURED AS MUCH AS 1.68' FROM THE NORTHWEST CORNER OF THE SUBJECT PARCEL. THERE WAS NO WAY TO DETERMINE WHY THES MONUMENTS WERE SO FAR OFF THE CALCULATED CORNER.

DUE TO DISCREPANCIES IN THE RECORD DESCRIPTIONS:

NO APPARENT DISCREPANCIES WITH THE RECORD DESCRIPTIONS.

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION:

NO APPARENT DISCREPANCIES IN THE LINES OF OCCUPATION.

RELATIVE POSITIONAL TOLERANCE:

THE RELATIVE POSITIONAL TOLERANCES IS DETERMINED BY THE FUTURE AND CURRENT USE OF THE PROPERTY. THE PARCEL IS CURRENTLY THE PROPERTY APPEARS TO BE RESIDENTIAL AND AGRICULTURAL USE. THEREFORE, THIS SURVEY IS CLASSIFIED AS AN URBAN SURVEY. URBAN SURVEYS ARE PERFORMED ON LAND LYING WITHIN OR CONTIGUOUS WITH A CITY OR TOWN, EXCEPT FOR SINGLE FAMILY RESIDENTIAL LOTS. URBAN SURVEYS INCLUDE COMMERCIAL AND INDUSTRIAL PROPERTIES, CONDOMINIUMS, TOWNHOUSES, APARTMENTS, AND OTHER MULTI-UNIT DEVELOPMENTS. URBAN SURVEYS ACCEPTABLE RELATIVE POSITIONAL ACCURACY IS 0.07 FEET (21 MILLIMETERS) PLUS 50 PARTS PER MILLION.

SURVEYOR'S CERTIFICATION

TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF THE WITHIN PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE.

TO: FIRST AMERICAN TITLE INSURANCE COMPANY AND BELL AMERICAN GROUP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7, 8, 9, 11A, 13 & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 17, 2021.

PRO FORMA

TERRY D. WRIGHT
INDIANA REGISTRATION # LS9700013

TABLE "A" ITEMS

- ITEM #1 MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
COMMENT: AS SHOWN HEREON
- ITEM #2 ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.
COMMENT: 1810 N. RILEY HIGHWAY, SHELBYVILLE, IN
- ITEM #3 FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
COMMENT: FLOOD ZONE CLASSIFICATION DEPICTED BY: FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (18145C01.17C 11/5/14). THE PREMISES CONTAIN FLOODWAY, ZONE X (AREAS OF MINIMAL FLOODING)
- ITEM #4 GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).
COMMENT: 0.727 ACRES±
- ITEM #5 VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G., GROUND SURVEY, AERIAL MAP), CONTOUR INTERVAL, DATUM, AND ORIGINATING BENCHMARK IDENTIFIED.
COMMENT: NAVD 88 DATUM AS OBSERVED WITH GPS OCCUPATION USING THE INDOT INCORS VRS NETWORK.
- ITEM #7(A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
COMMENT: NONE OBSERVED AT TIME OF SURVEY
- ITEM #7(B) SQUARE FOOTAGE OF:

(1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.

(2) OTHER AREAS AS SPECIFIED BY THE CLIENT.
COMMENT: NONE OBSERVED AT TIME OF SURVEY
- ITEM #7(C) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED.
COMMENT: NONE OBSERVED AT TIME OF SURVEY
- ITEM #8 SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE).
COMMENT: AS SHOWN HEREON
- ITEM #9 NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.
COMMENT: NONE OBSERVED AT TIME OF SURVEY
- ITEM #11 LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY:
 - OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV.
 - EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILITY COMPANIES, OR PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION), AND
 - MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO AN 811 UTILITY LOCATE OR SIMILAR REQUEST

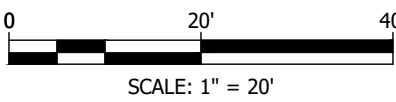
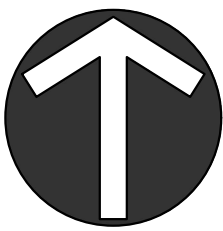
REPRESENTATIVE EXAMPLES OF SUCH UTILITIES INCLUDE, BUT ARE NOT LIMITED TO:
 - MANHOLES, CATCH BASINS, VALVE VAULTS AND OTHER SURFACE INDICATIONS OF SUBTERRANEAN USES;
 - WIRES AND CABLES (INCLUDING THEIR FUNCTION, IF READILY IDENTIFIABLE) CROSSING THE SURVEYED PROPERTY, AND ALL POLES ON OR WITHIN TEN FEET OF THE SURVEYED PROPERTY, WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENT, THE DIMENSIONS OF ALL ENCROACHING UTILITY POLE CROSSMEMBERS OR OVERHANGS; AND
 - UTILITY COMPANY INSTALLATIONS ON THE SURVEYED PROPERTY.

NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

COMMENT: AS SHOWN HEREON
- ITEM #13 NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL."
COMMENT: AS SHOWN HEREON
- ITEM #16 EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
COMMENT: NONE OBSERVED AT TIME OF SURVEY



Know what's below.
Call before you dig.

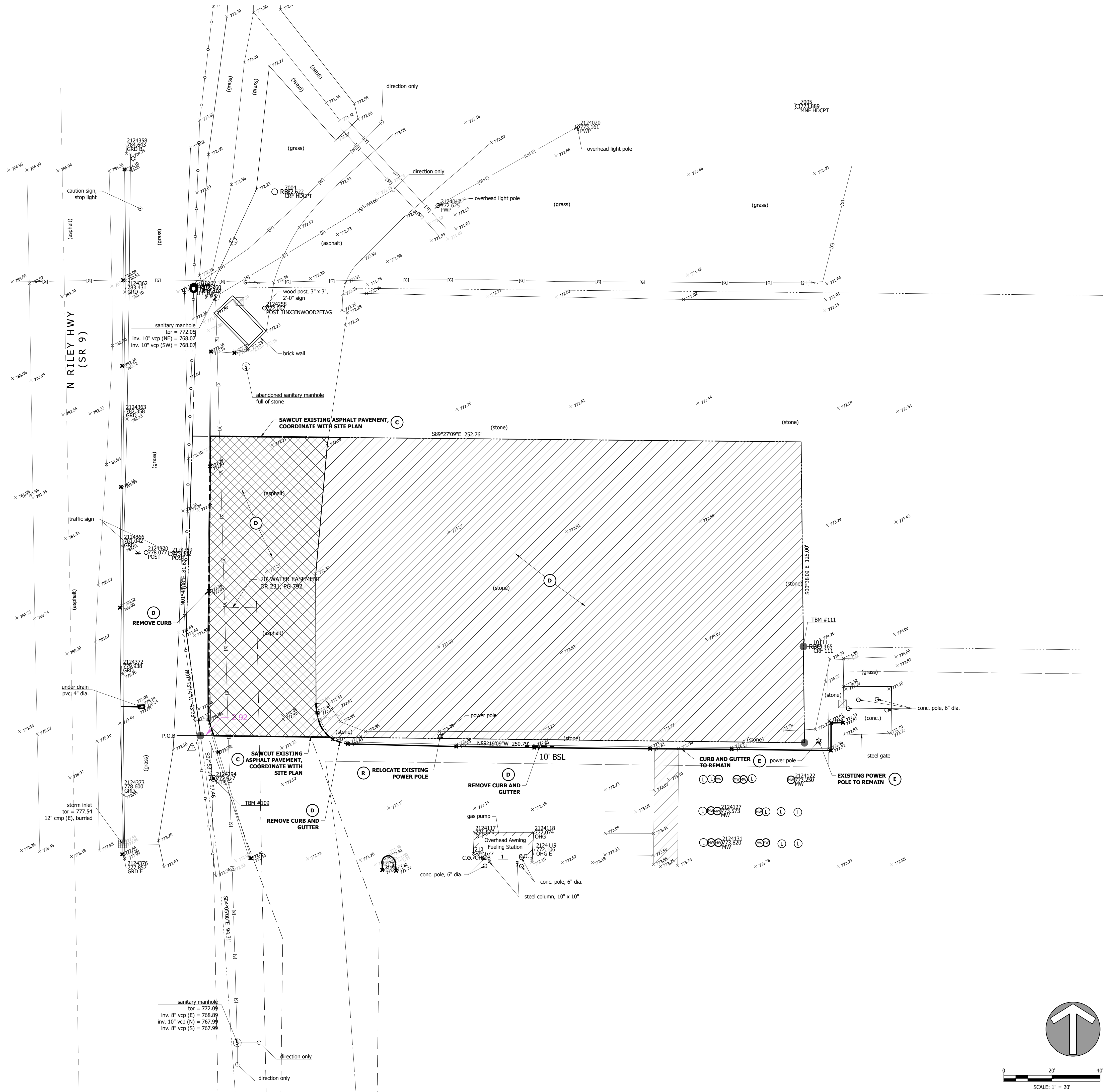


"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW." TERRY D. WRIGHT

HAMILTON DESIGNS <small>A LIMITED LIABILITY COMPANY</small> 11988 Fishers Crossing Drive, Suite 154 Fishers, Indiana 46038 P. (317) 570-8800 www.hamilton-designs.com		PROJECT NO. 2020-0334
		DATE 02/24/2021
		SCALE 1" = 20'
		SHEET NO. 2 OF 2
DRAWN BY JTL	CHECKED BY TDW	LAND AREA: 0.73 ACRES
SHEET NAME - TOPOGRAPHIC SURVEY		



Know what's below.
Call before you dig.



LEGEND OF EXISTING FEATURES

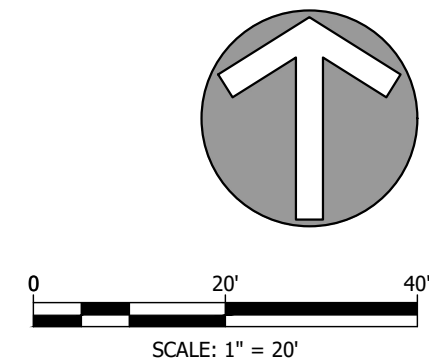
---	PROPERTY LINE	+	BENCHMARK
---	RIGHT-OF-WAY LINE	○ RBC	MONUMENT
---	SETBACK LINE	△	SECTION CORNER
---	EASEMENT	ET HC	TRANSFORMER
---	SECTION LINE	E (E)	ELECTRIC METER
---	CENTERLINE	⊗	ELECTRIC MANHOLE
---	INTERMEDIATE CONTOUR	⊗	POWER POLE GUY WIRE
---	INDEX CONTOUR	☆	LIGHT POLE
---	TELEPHONE UNDER GR.	⊗	TELEPHONE PEDESTAL
---	TELEPHONE OVERHEAD	⊗	TELEPHONE MANHOLE
---	FIBER OPTIC SERVICE	⊗	GAS MARKER
---	GAS SERVICE	⊗	ELECTRIC MARKER
---	POWER UNDERGROUND	⊗	TRAFFIC POLE
---	POWER OVERHEAD	⊗	TRAFFIC MANHOLE
---	WATER SERVICE	⊗	GAS METER
---	SANITARY SEWER	⊗	GAS VALVE
---	STORM SEWER	⊗	STORM MANHOLE
---	POND NORMAL POOL	⊗	SANITARY MANHOLE
---	EX. FLOWLINE	⊗	STORM INLETS
---	CHAIN LINK FENCE	⊗	CLEAN-OUT
---	FARM FENCE	⊗	DOWNSPOUT
---	WOOD FENCE	⊗	FIRE HYDRANTS
---	IRON FENCE RAILING	⊗	WATER METER
---	BUILDING STRUCTURE	⊗	WATER VALVES
---	EX. BUILDING OVERHEAD	⊗	POST INDICATOR VALVE
---	RIM	⊗	FIRE DEPARTMENT CONN.
---	INV.	⊗	SIGNS
---	FFE	⊗	MAILBOX
---		⊗	ADA PARKING
---		⊗	PARKING COUNT
---		⊗	TREES
---		⊗	SHRUB
---		⊗	SPOT GRADE

DEMOLITION LEGEND

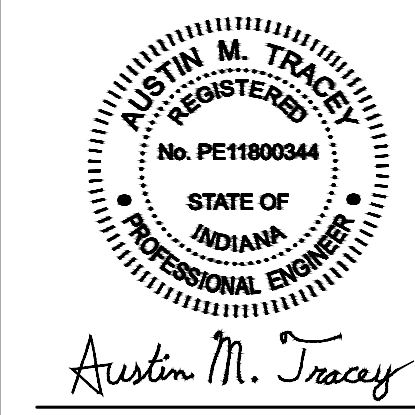
---	ASPHALT TO BE REMOVED
---	STONE AGGREGATE TO BE REMOVED
---	BUILDING STRUCTURE TO BE REMOVED
---	TREES, SHRUBS, AND GROUND COVER TO BE REMOVED

- (A) ABANDON IN PLACE
- (C) SAWCUT, CLEAN EDGE
- (D) DEMOLISH OR REMOVE
- (E) EXISTING TO REMAIN
- (R) RELOCATE

- CURB TO BE REMOVED
- WALL TO BE REMOVED
- SAWCUT, CLEAN EDGE
- UTILITY TO BE REMOVED
- PROJECT LIMITS
- ⊗ CONSTRUCTION BARRELS



REVISION BLOCK



DATE	04/13/2021
DRAWN BY	TLP
CHECKED BY	AMT

HAMILTON DESIGNS
A LIMITED LIABILITY COMPANY

11 Municipal Drive, Suite 300
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

CONSTRUCTION PLANS FOR:
TACO BELL | SHELBYVILLE

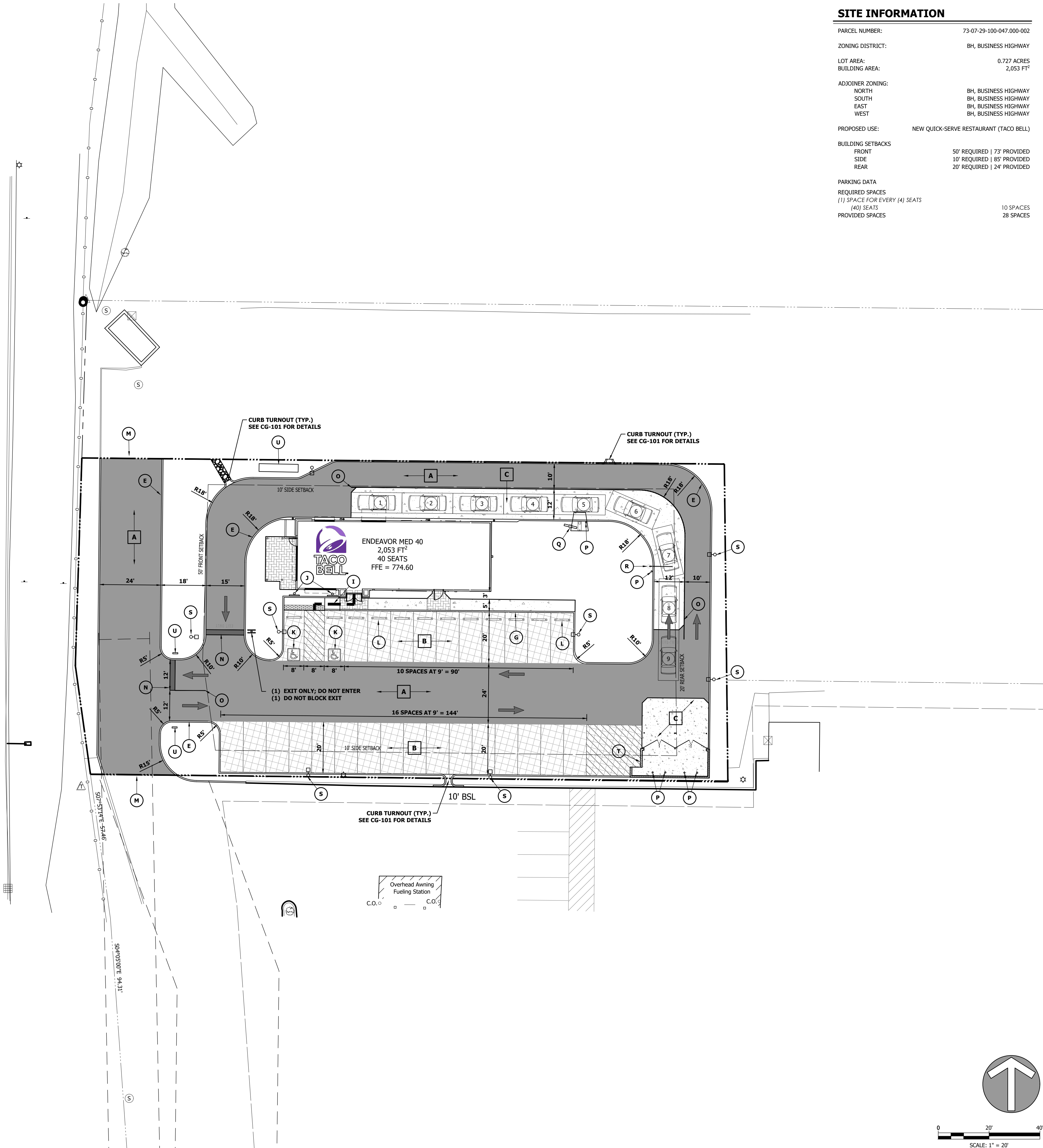
BELL INDIANA, LLC
1806 North Riley Highway
Shelbyville, Indiana 46176
4200 Oak Tree Boulevard, Suite 250
Independence, Ohio 44131

PROJECT NO.	2020-0334
DATE	04/13/2021
SCALE	1" = 20'
SHEET NAME	DEMOLITION PLAN
SHEET NO.	CD-101



Know what's below.
Call before you dig.

N RILEY HWY
(SR 9)



SITE INFORMATION

PARCEL NUMBER:	73-07-29-100-047.000-002
ZONING DISTRICT:	BH, BUSINESS HIGHWAY
LOT AREA:	0.727 ACRES
BUILDING AREA:	2,053 FT ²
ADJOINER ZONING:	BH, BUSINESS HIGHWAY NORTH BH, BUSINESS HIGHWAY SOUTH BH, BUSINESS HIGHWAY EAST BH, BUSINESS HIGHWAY WEST
PROPOSED USE:	NEW QUICK-SERVE RESTAURANT (TACO BELL)
BUILDING SETBACKS	FRONT 50' REQUIRED 73' PROVIDED SIDE 10' REQUIRED 85' PROVIDED REAR 20' REQUIRED 24' PROVIDED
PARKING DATA	
REQUIRED SPACES	
(1) SPACE FOR EVERY (4) SEATS	10 SPACES
(40) SEATS	
PROVIDED SPACES	28 SPACES

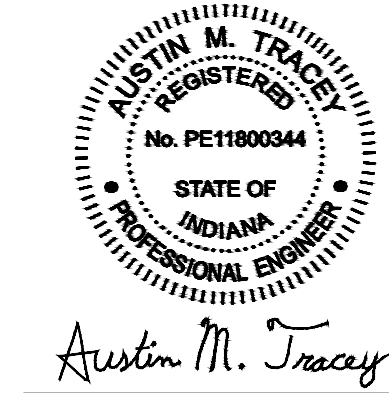
LEGEND OF EXISTING FEATURES

---	PROPERTY LINE	⬮	BENCHMARK
---	RIGHT-OF-WAY LINE	○ RBC	MONUMENT
---	SETBACK LINE	△	SECTION CORNER
---	EASEMENT	ET HC	TRANSFORMER
---	SECTION LINE	E(0) E	HVAC
---	CENTERLINE	⊘	ELECTRIC METER
---	INTERMEDIATE CONTOUR	⊘	ELECTRIC MANHOLE
---	INDEX CONTOUR	⊘	POWER POLE GUY WIRE
---	TELEPHONE UNDER GR.	⊘	LIGHT POLE
---	TELEPHONE OVERHEAD	⊘	TELEPHONE PEDESTAL
---	FIBER OPTIC SERVICE	⊘	TELEPHONE MANHOLE
---	GAS SERVICE	⊘	GAS MARKER
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---	STORM SEWER	⊘	GAS VALVE
---	POND NORMAL POOL	⊘	STORM MANHOLE
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---	RIM	⊘	POST INDICATOR VALVE
---	INV.	⊘	FIRE DEPARTMENT CONN.
---	FFE	⊘	SIGNS
		⊘	MAILBOX
		⊘	ADA PARKING
		⊘	PARKING COUNT
		⊘	TREES
		⊘	SHRUB
		⊘	SPOT GRADE

SITE PLAN LEGEND - PROPOSED

A	STANDARD DUTY ASPHALT PAVEMENT	CS-501
B	HEAVY DUTY ASPHALT PAVEMENT	CS-501
C	CONCRETE PAVEMENT	CS-501
D	NOT USED	
E	6" CONCRETE CURB	CS-501
F	NOT USED	
G	CONCRETE CURB AND WALK	CS-501
H	CONCRETE SIDEWALK	CS-503
I	ACCESSIBLE CURB RAMP	CS-501
J	ACCESSIBLE PARKING SIGNAGE	CS-501
K	ACCESSIBLE PARKING PAVEMENT MARKINGS	CS-501
L	PRECAST CONCRETE WHEELSTOP	CS-501
M	SAWCUT, REMOVE, AND REPAIR	
N	PAVEMENT STRIPING, 24" STOP BAR	CS-501
O	PAVEMENT STRIPING, 4" SOLID	CS-501
P	BOLLARD	CS-501
Q	MENU BOARD, ORDER CONFIRMATION, AND CANOPY	CS-503 CS-504
R	CLEARANCE BAR	CS-503
S	LIGHT POLE	CS-503
T	DUMPSTER ENCLOSURE	CS-502
U	PROPOSED SIGNAGE	
V	TRANSFORMER PAD	
W	NOT USED	
X	NOT USED	
Y	NOT USED	
Z	NOT USED	
	ACCESSIBLE ROUTE	

REVISION BLOCK



DATE
04/13/2021

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HYC

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AMT

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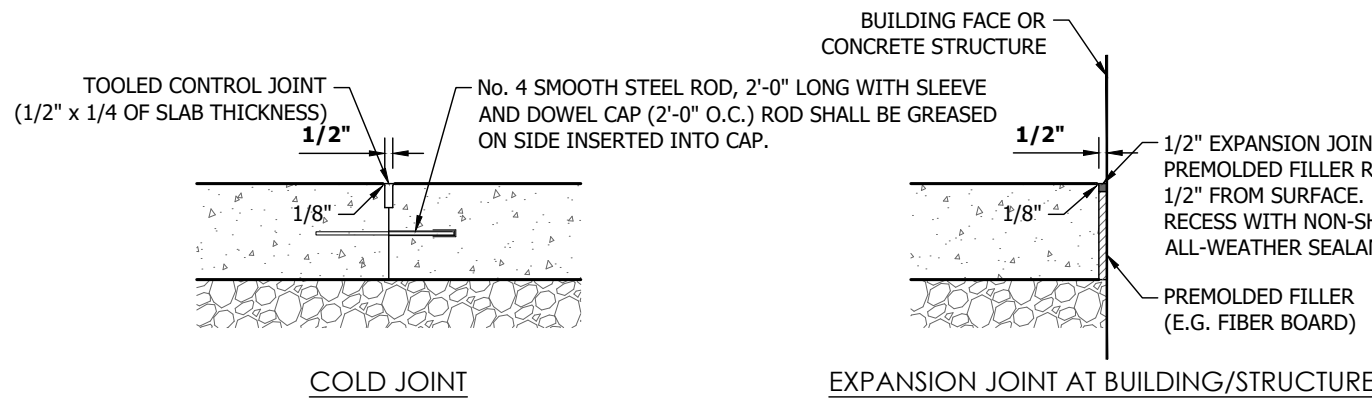
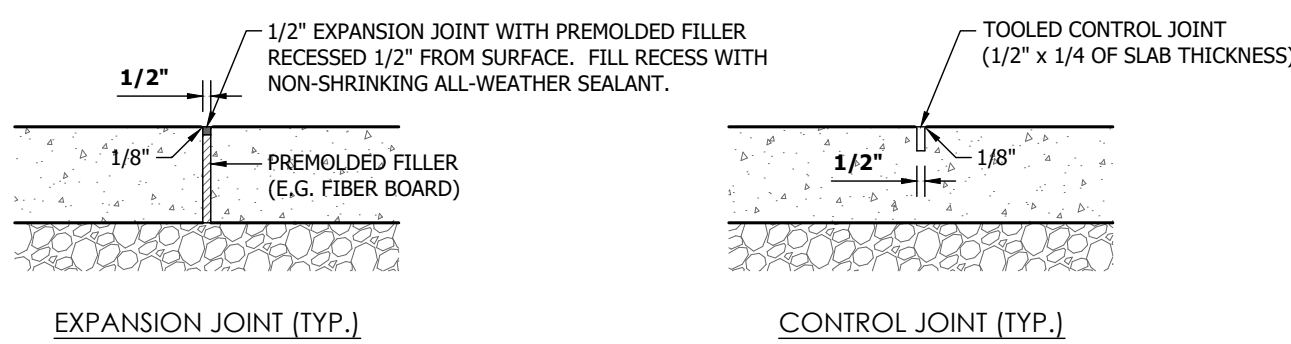
SCALE
1" = 20'

SHEET NAME
SITE PLAN

SHEET NO.

CS-101

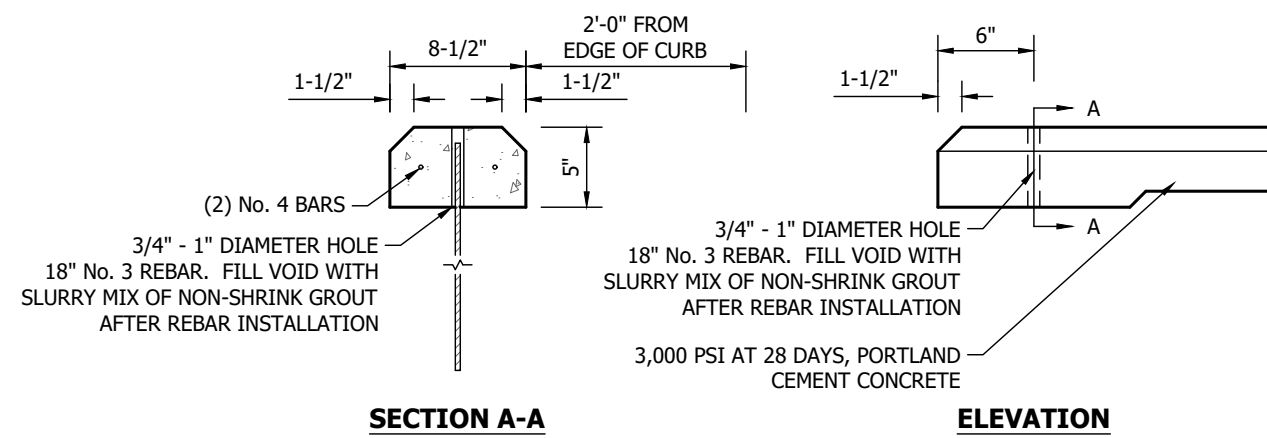
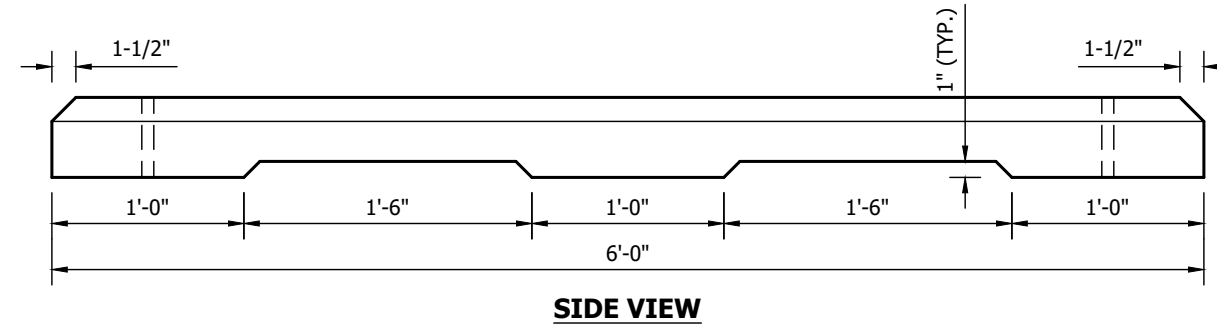
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1. ALL MATERIALS AND INSTALLATION PER APPLICABLE IDOT STANDARD SPECIFICATIONS, LATEST EDITION.

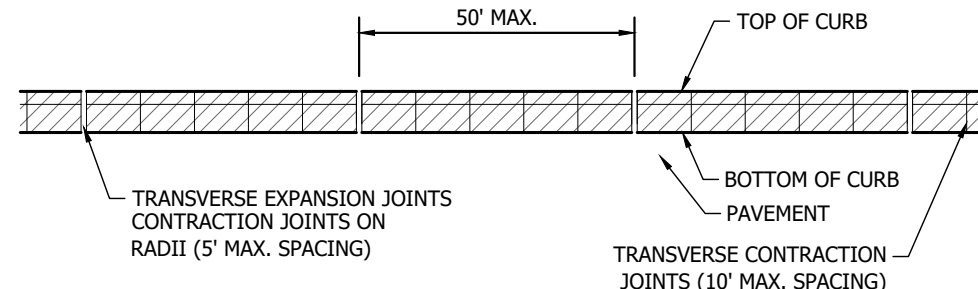
CONCRETE PAVING JOINT DETAILS

NOT TO SCALE



PRECAST CONCRETE WHEELSTOP

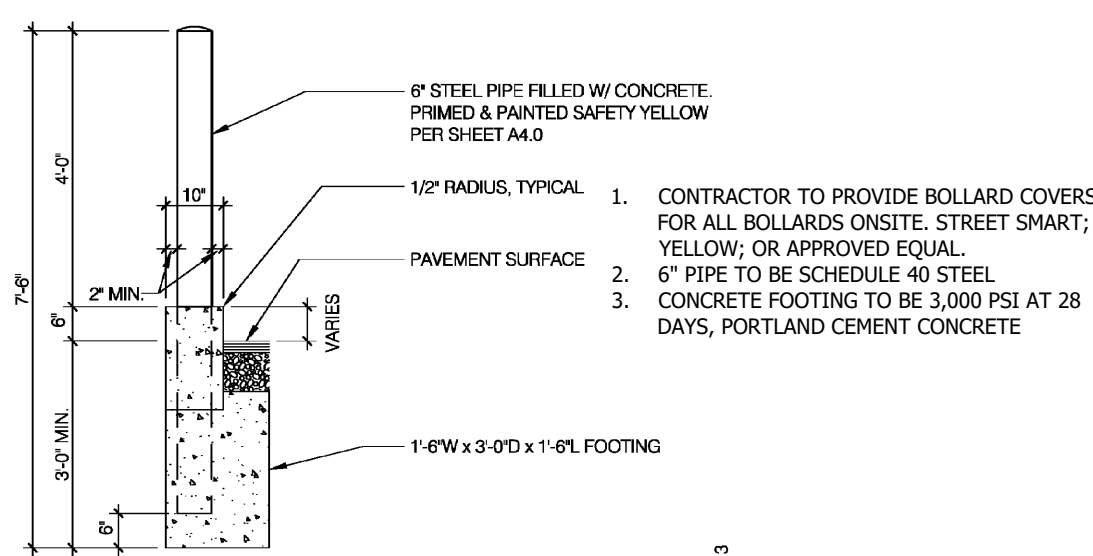
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CURB JOINT DETAILS

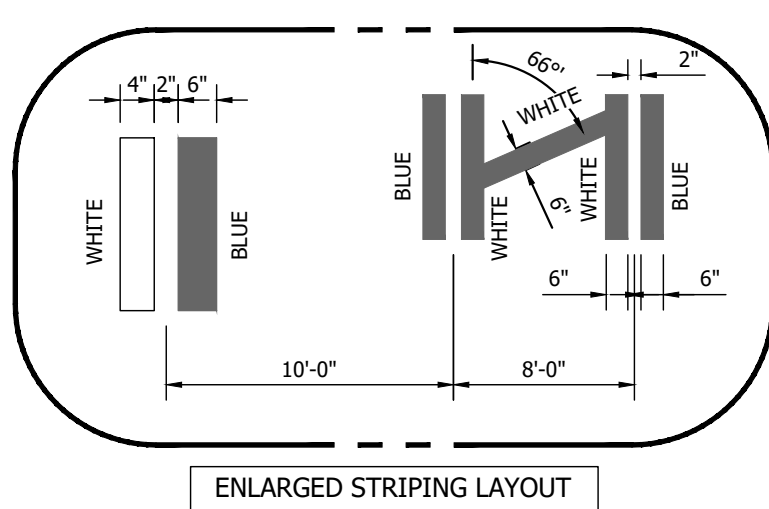
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BOLLARD IN CURB



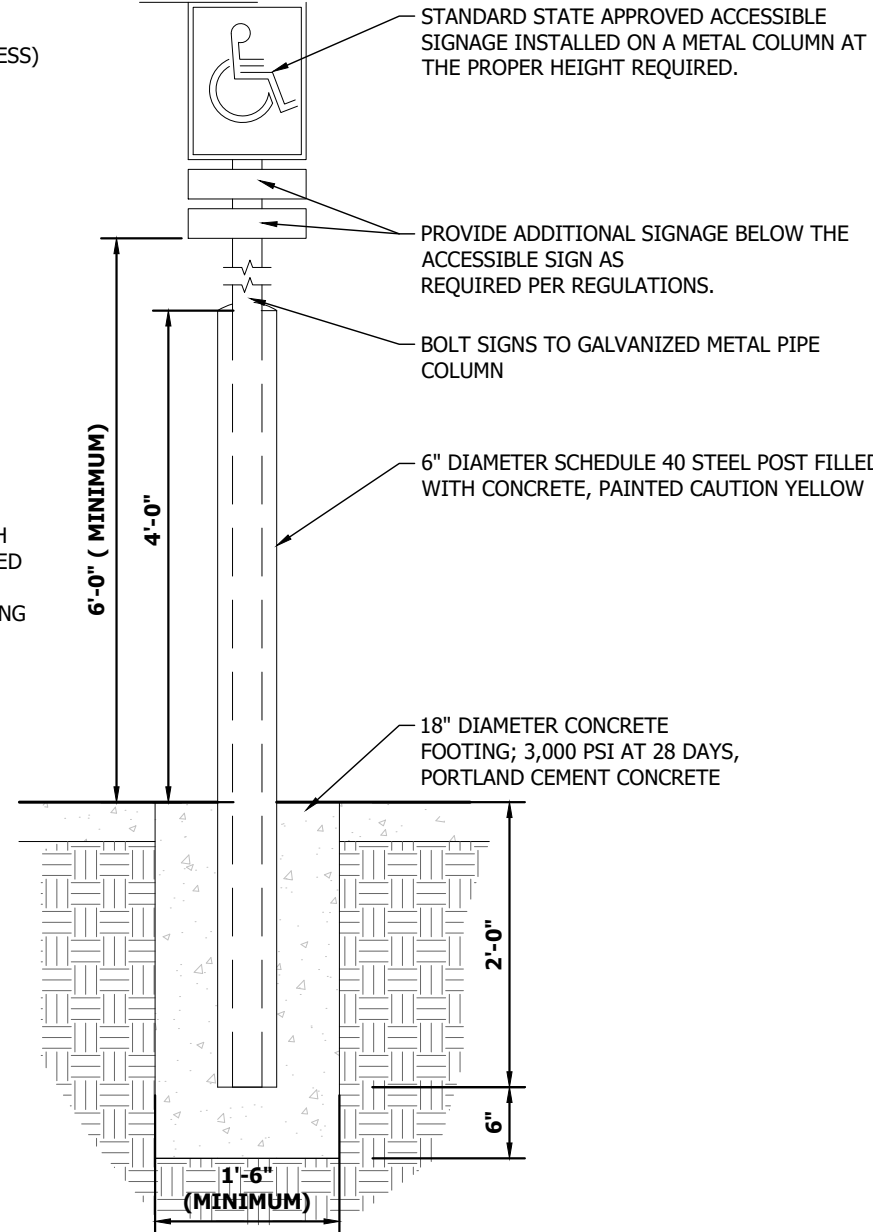
BOLLARD IN CURB

NOT TO SCALE, YUM! STANDARD DETAIL YCS013



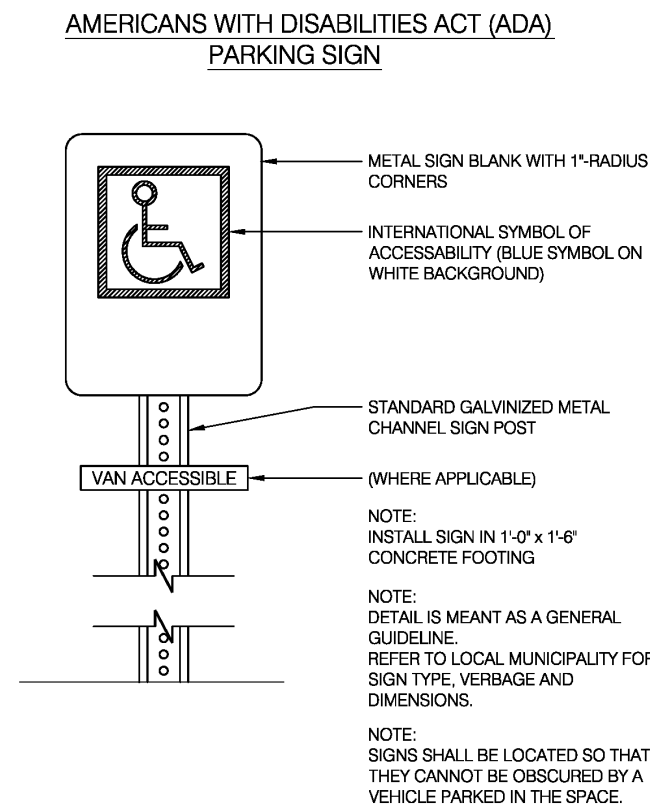
ACCESSIBLE PARKING PAVEMENT MARKINGS

NOT TO SCALE

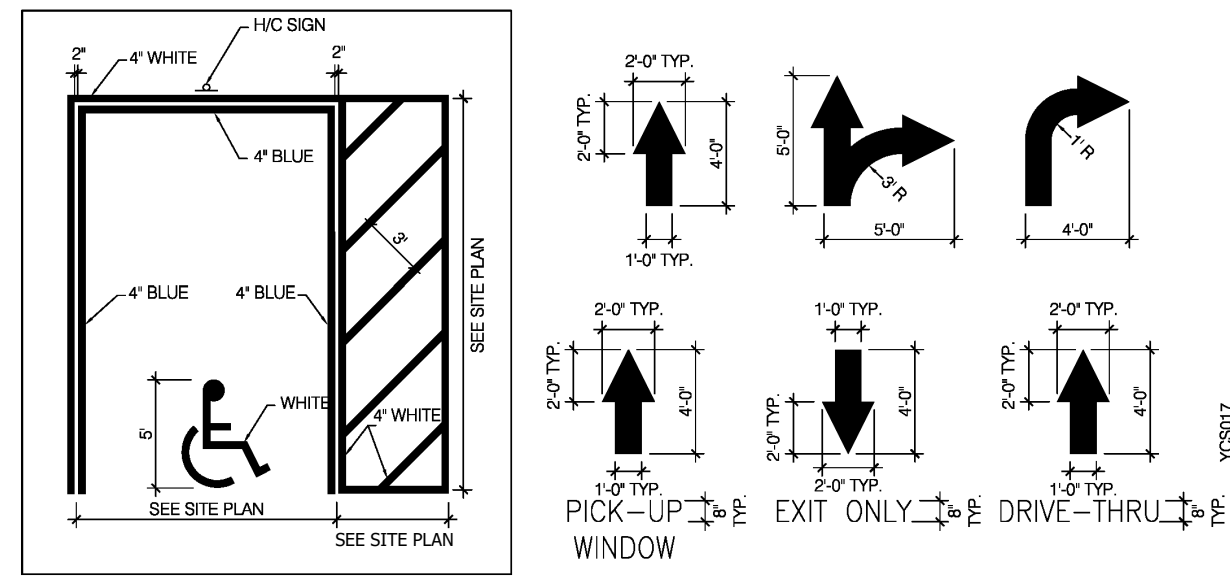


ACCESSIBLE PARKING SIGNAGE

NOT TO SCALE, YUM! STANDARD DETAIL YCS018



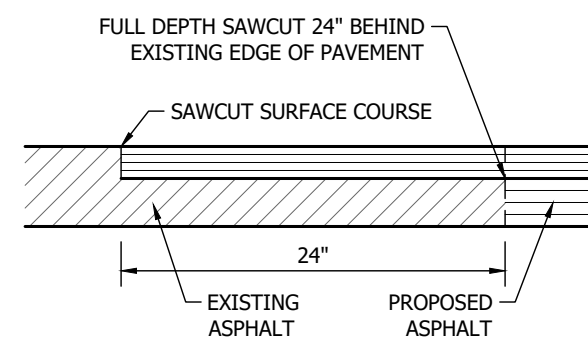
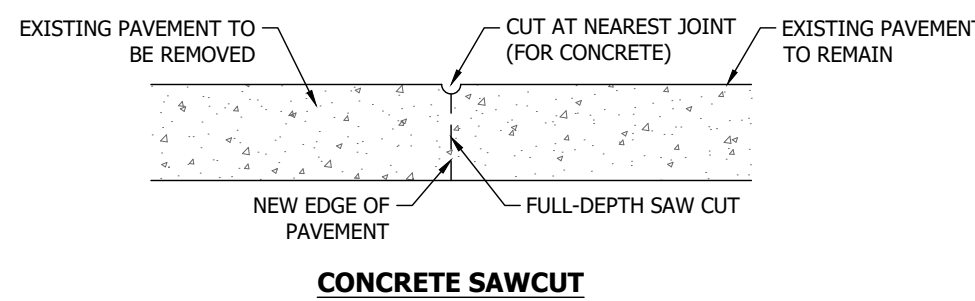
PAVEMENT MARKINGS



ALL PAVEMENT MARKINGS TO BE WHITE PAVEMENT PAINT, UNLESS STATED OTHERWISE.

ACCESSIBLE PAVEMENT MARKINGS

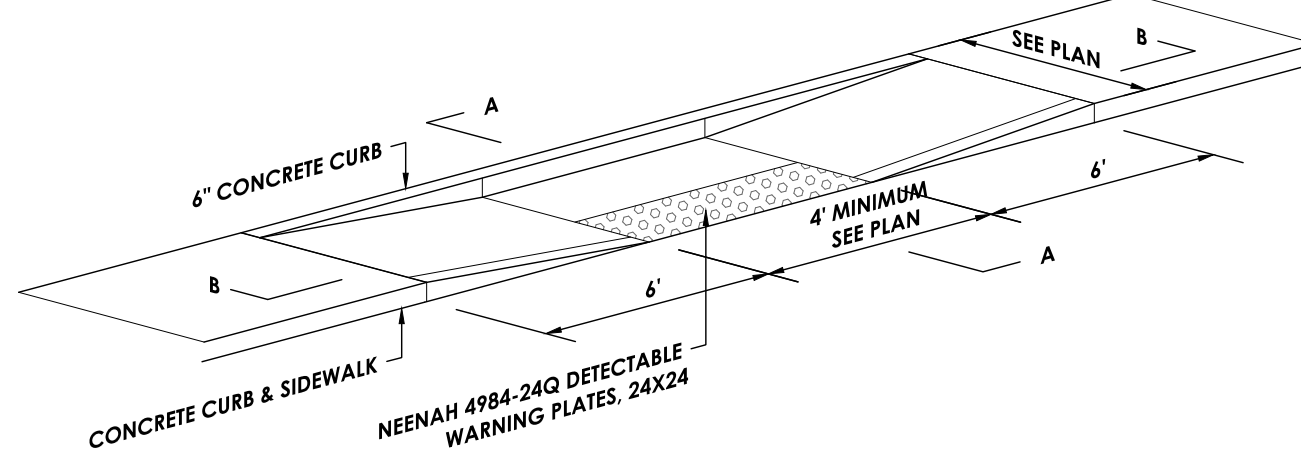
NOT TO SCALE, YUM! STANDARD DETAIL YCS017



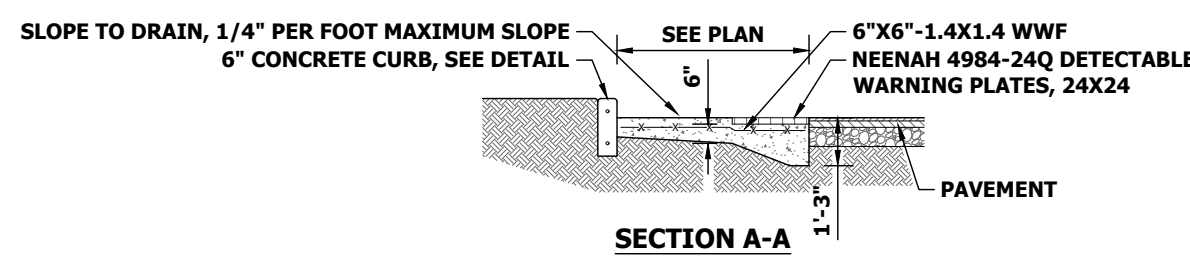
SAWCUT / LAP JOINT DETAIL

NOT TO SCALE

1. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3,000 PSI IN 28 DAYS. CONFIRM WITH GEOTECHNICAL REPORT.
2. CURB RAMP TO COMPLY WITH CURRENT ADA STANDARDS
3. FACTORY POWDER COAT REQUIRED ON ALL DETECTABLE WARNING PLATES; FEDERAL YELLOW OR BRICK RED

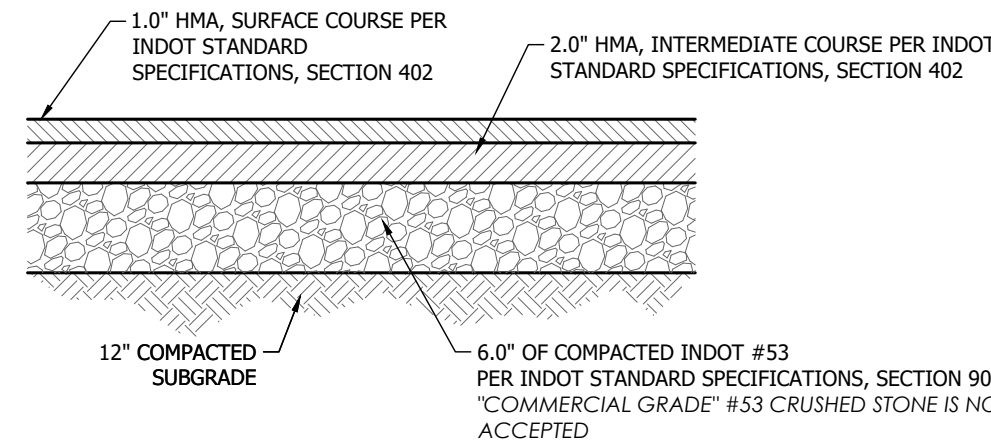


SECTION B-B



PARALLEL CURB RAMP

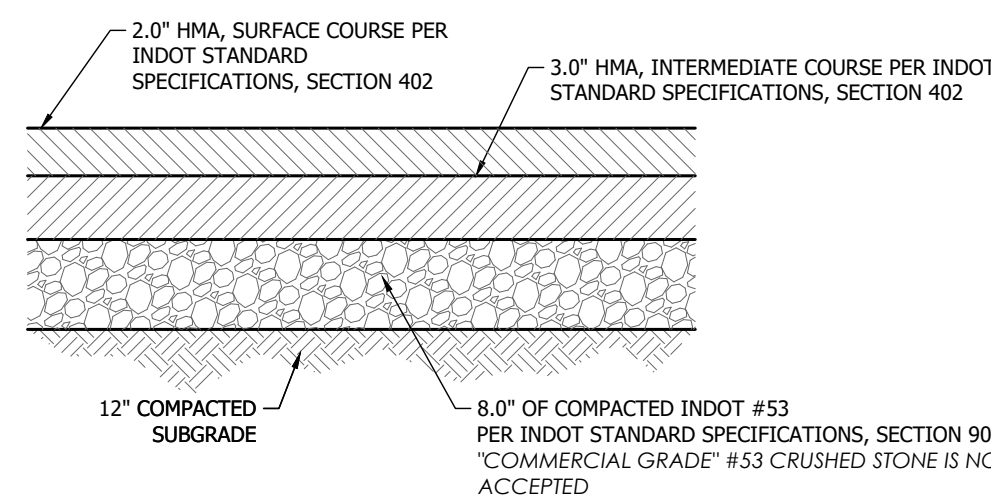
NOT TO SCALE



1. ALL MATERIALS AND INSTALLATION PER APPLICABLE INDOT STANDARD SPECIFICATIONS, LATEST EDITION.

STANDARD DUTY ASPHALT PAVEMENT

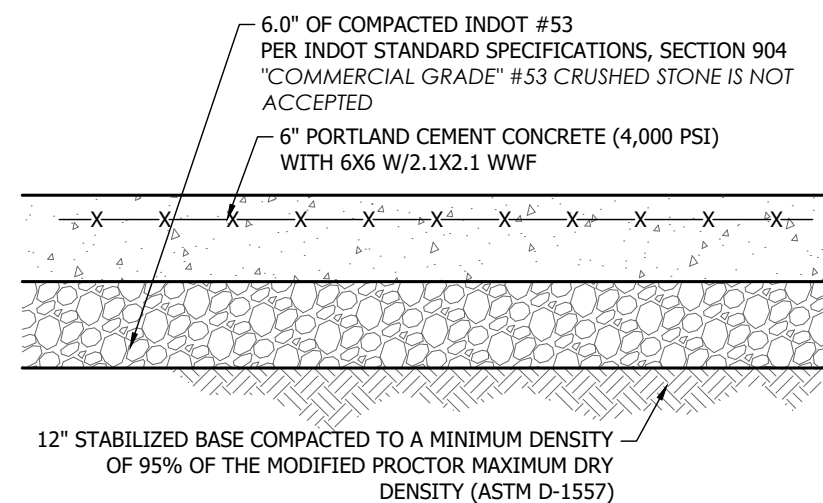
NOT TO SCALE



1. ALL MATERIALS AND INSTALLATION PER APPLICABLE INDOT STANDARD SPECIFICATIONS, LATEST EDITION.

HEAVY DUTY ASPHALT PAVEMENT

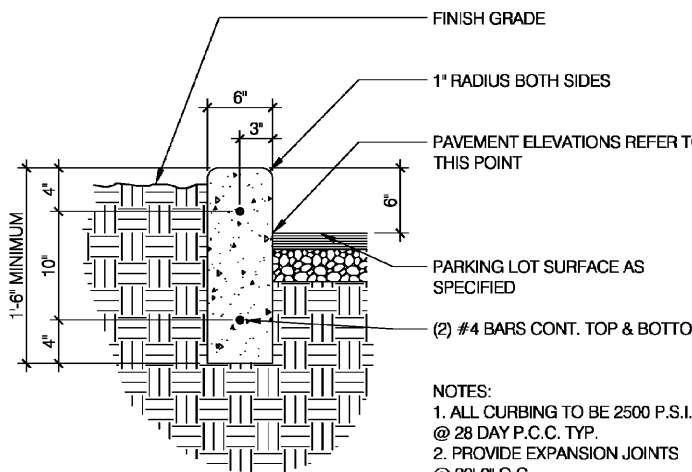
NOT TO SCALE



1. REFER TO APPLICABLE DETAIL FOR CONCRETE JOINT DETAILS
2. SEE NOTES THIS SHEET

CONCRETE PAVEMENT

NOT TO SCALE



6" CONCRETE CURB

NOT TO SCALE, YUM! STANDARD DETAIL YCS005

REVISION BLOCK



DATE
04/13/2021

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HYC

CHECKED BY
AMT

HAMILTON DESIGNS

A LIMITED LIABILITY COMPANY

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BELL INDIANA, LLC

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PROJECT NO.
2020-0334

DATE
04/13/2021

SCALE

SHEET NAME

SITE DETAILS

SHEET NO.

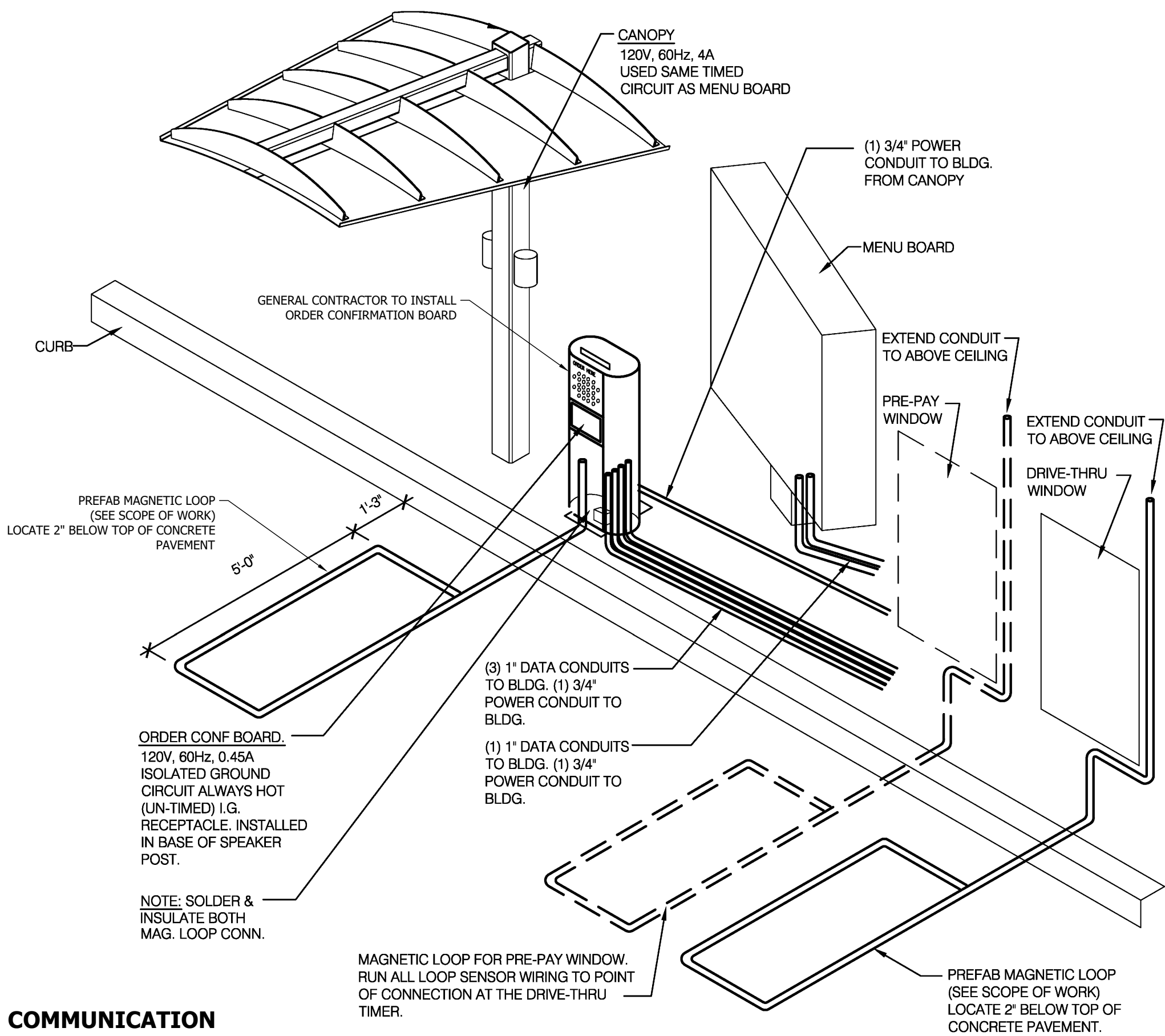
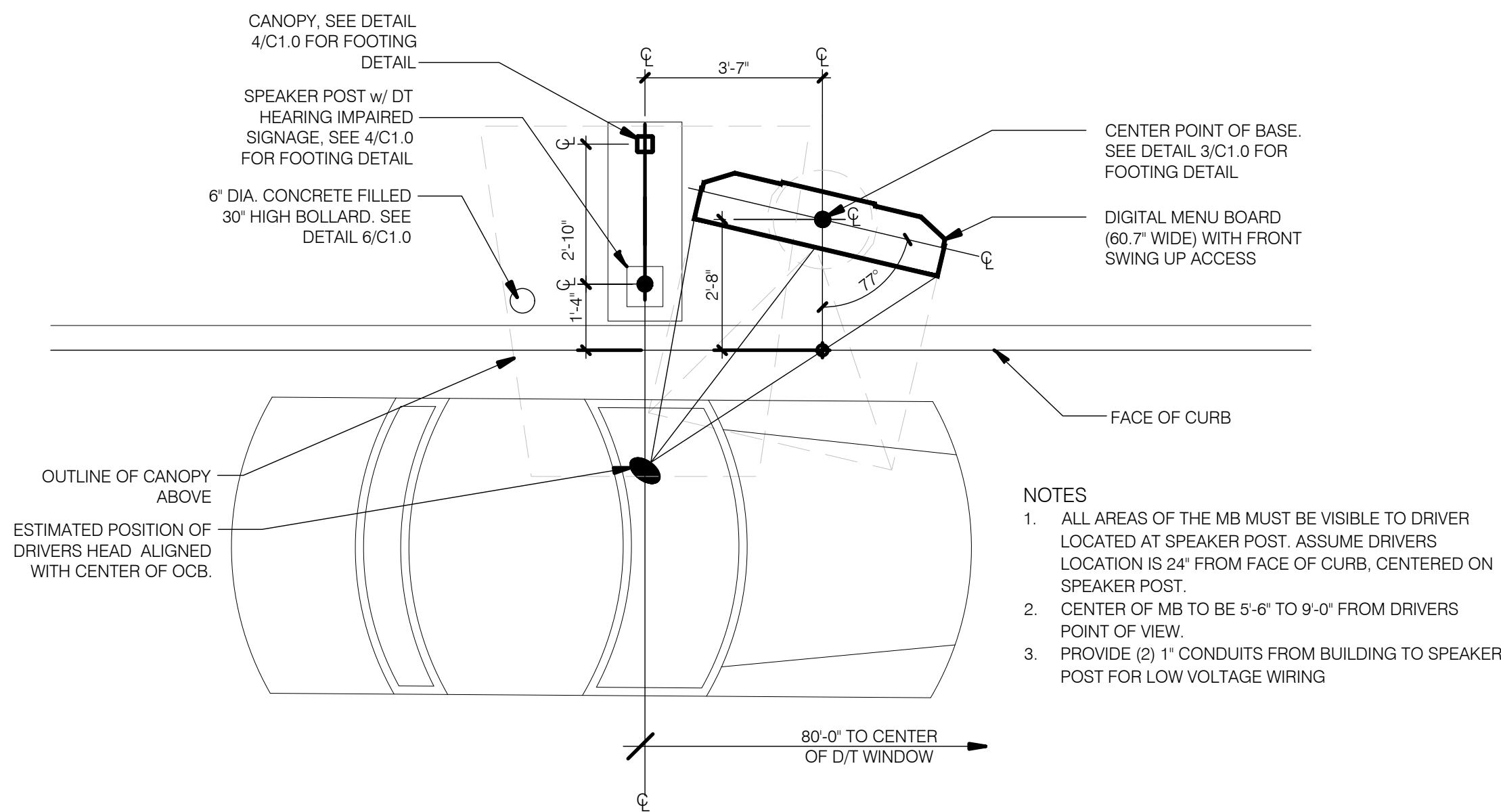
CS-501

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1. CONTRACTOR TO PROVIDE BOLLARD COVERS FOR ALL BOLLARDS
ONSITE. STREET SMART, YELLOW, OR APPROVED EQUAL.
2. CONTRACTOR TO INSTALL ORDER CONFIRMATION BOARD

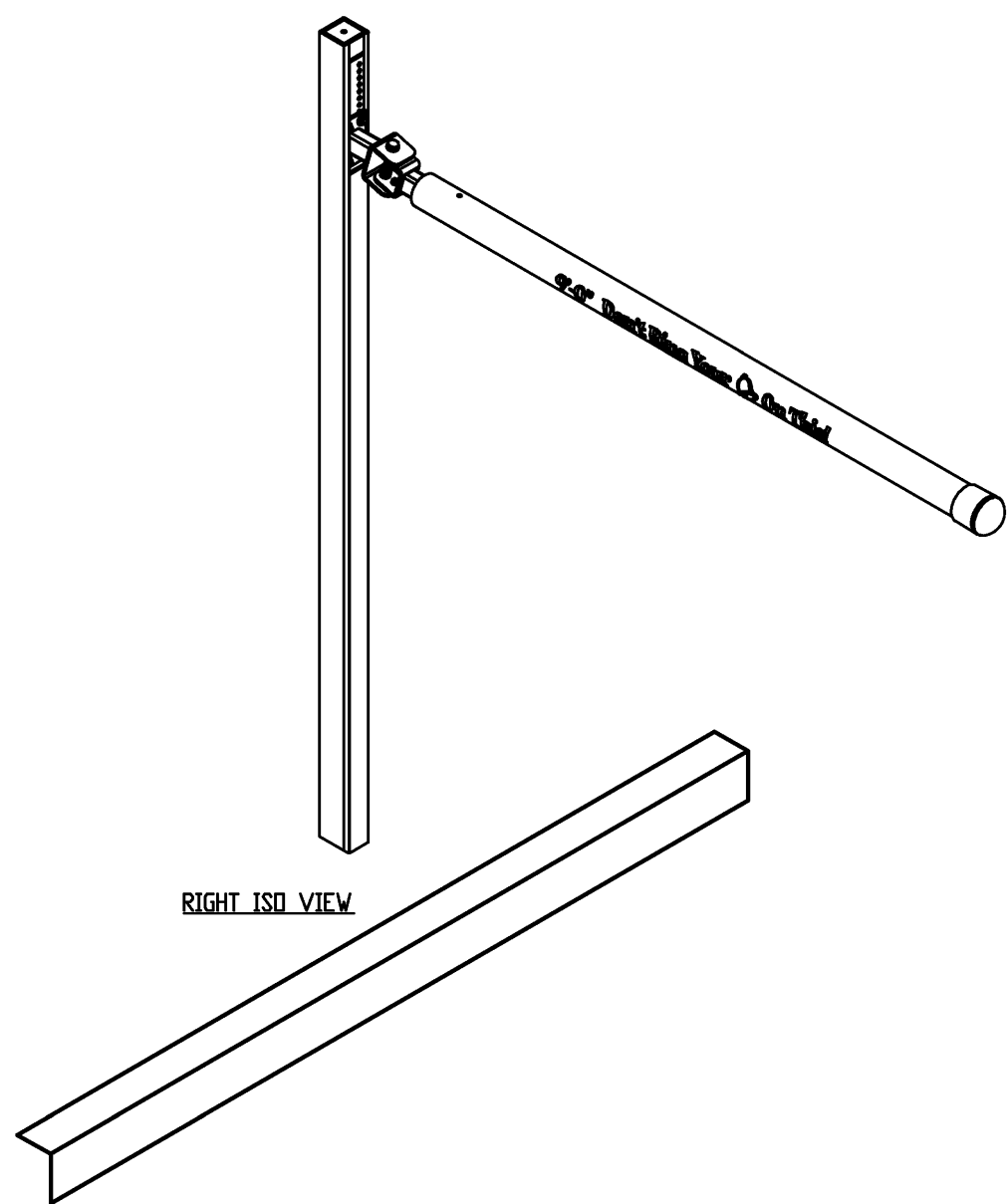
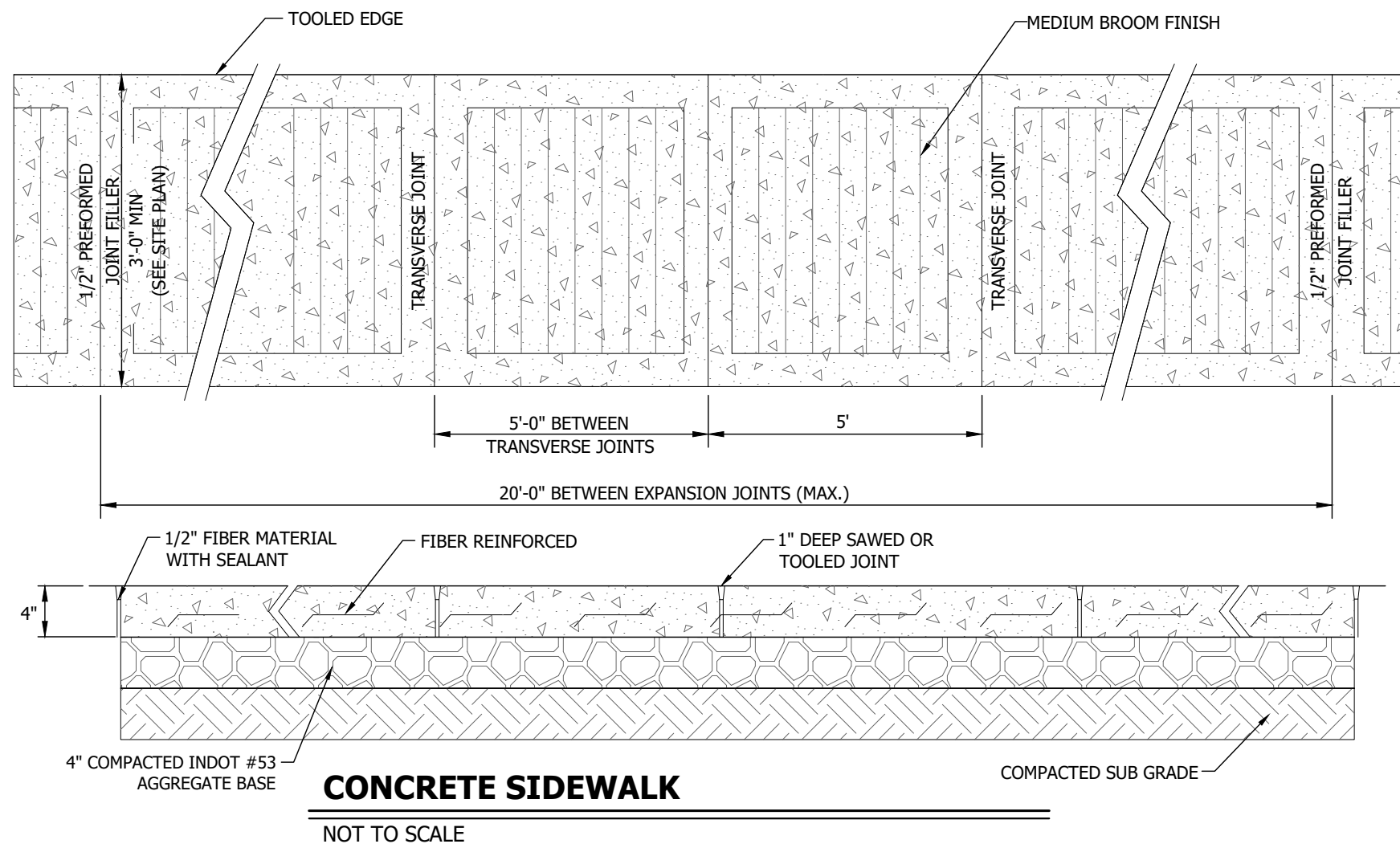
ENLARGED MENU BOARD DETAIL

NOT TO SCALE, YUM! STANDARD DETAIL



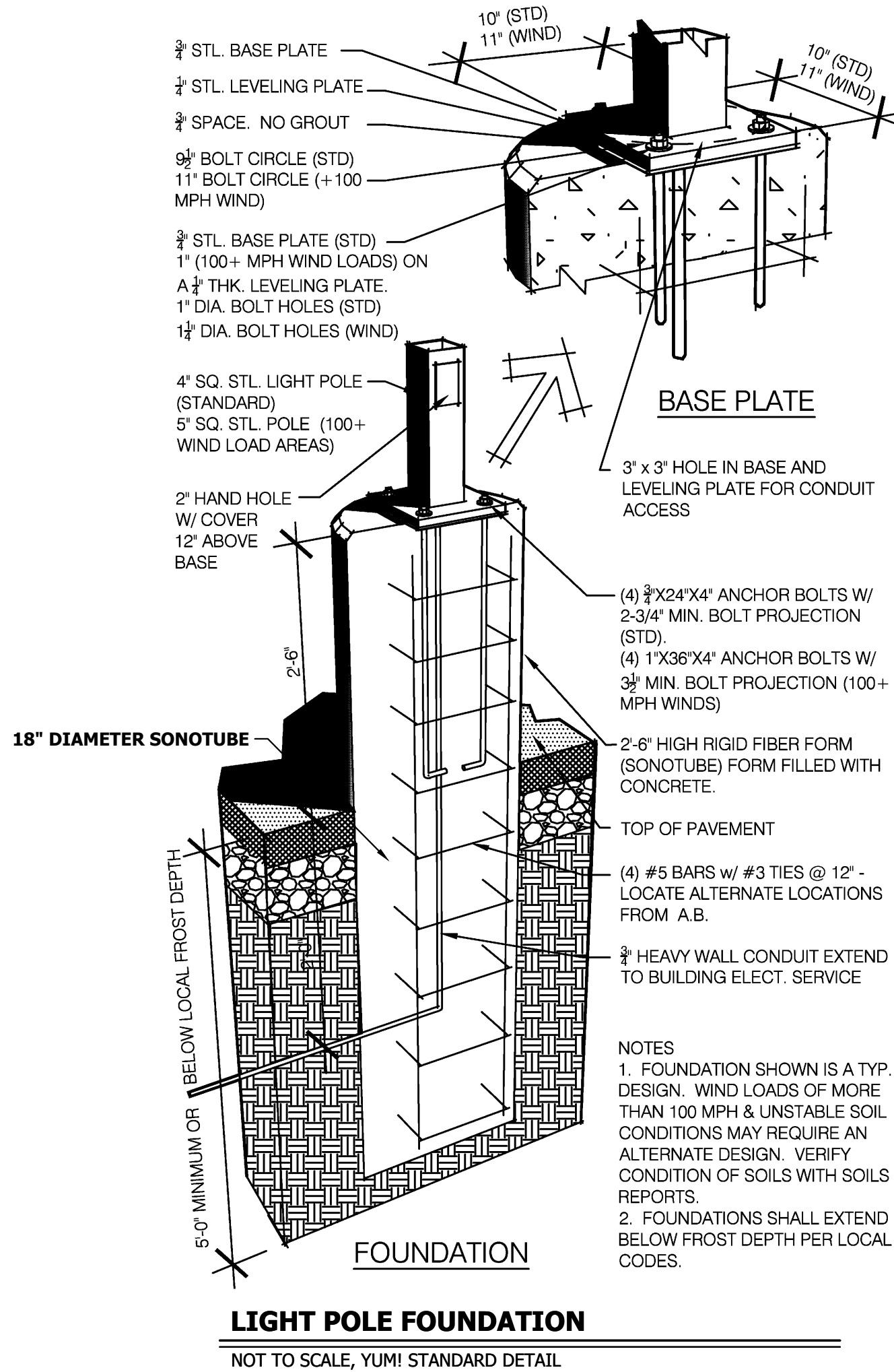
DRIVE THROUGH COMMUNICATION ISOMETRIC

NOT TO SCALE, YUM! STANDARD DETAIL YES006A



PORTAL PLACEMENT DETAIL

NOT TO SCALE, YUM! STANDARD DETAIL



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CONSTRUCTION PLANS FOR:

TACO BELL | SHELBYVILLE

1806 North Riley Highway
Shelbyville, Indiana, 46176

BELL INDIANA, LLC

4200 Oak Tree Boulevard, Suite 250
Independence, Ohio, 44131

PROJECT NO.
2020-0334

DATE
04/13/2021

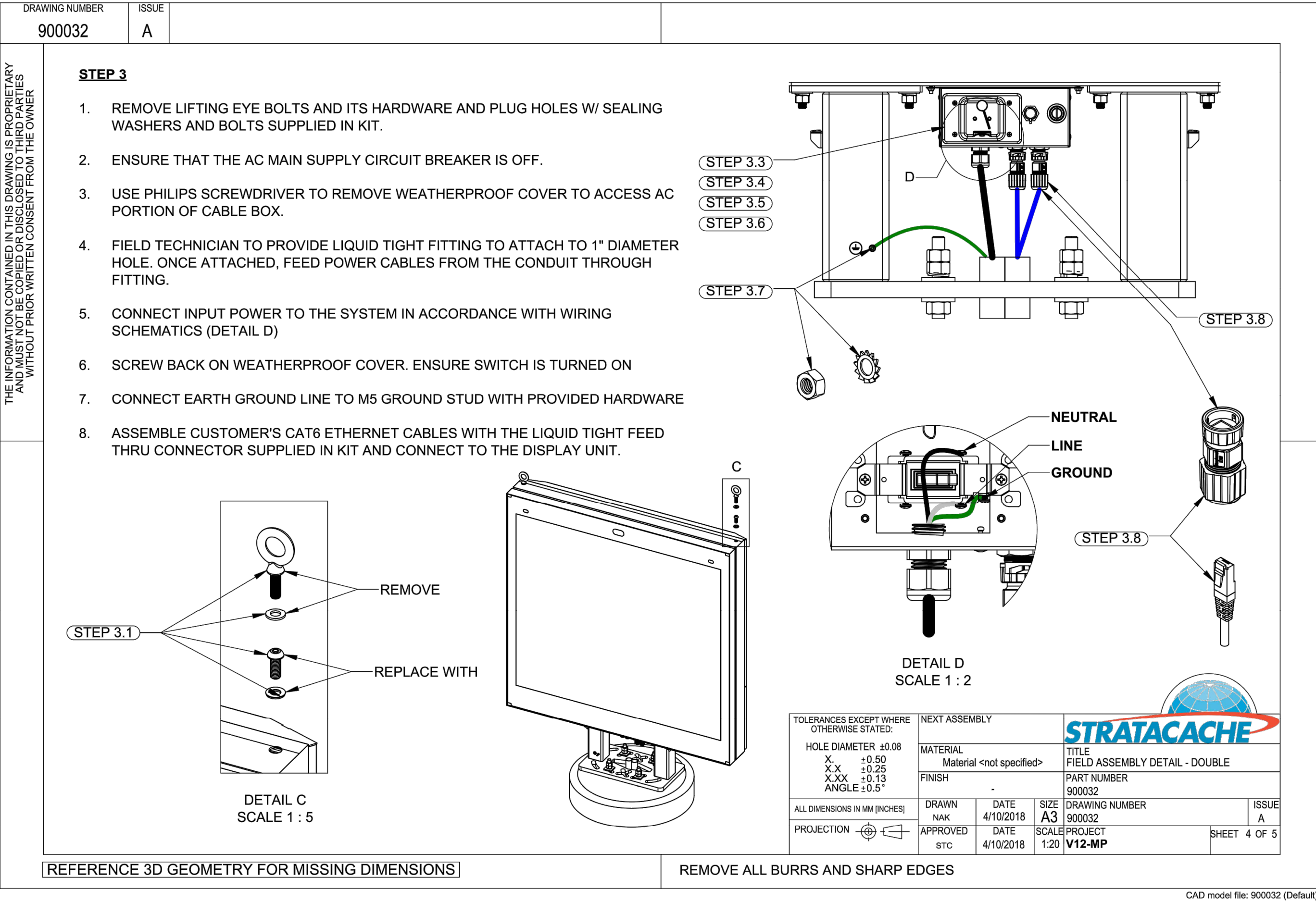
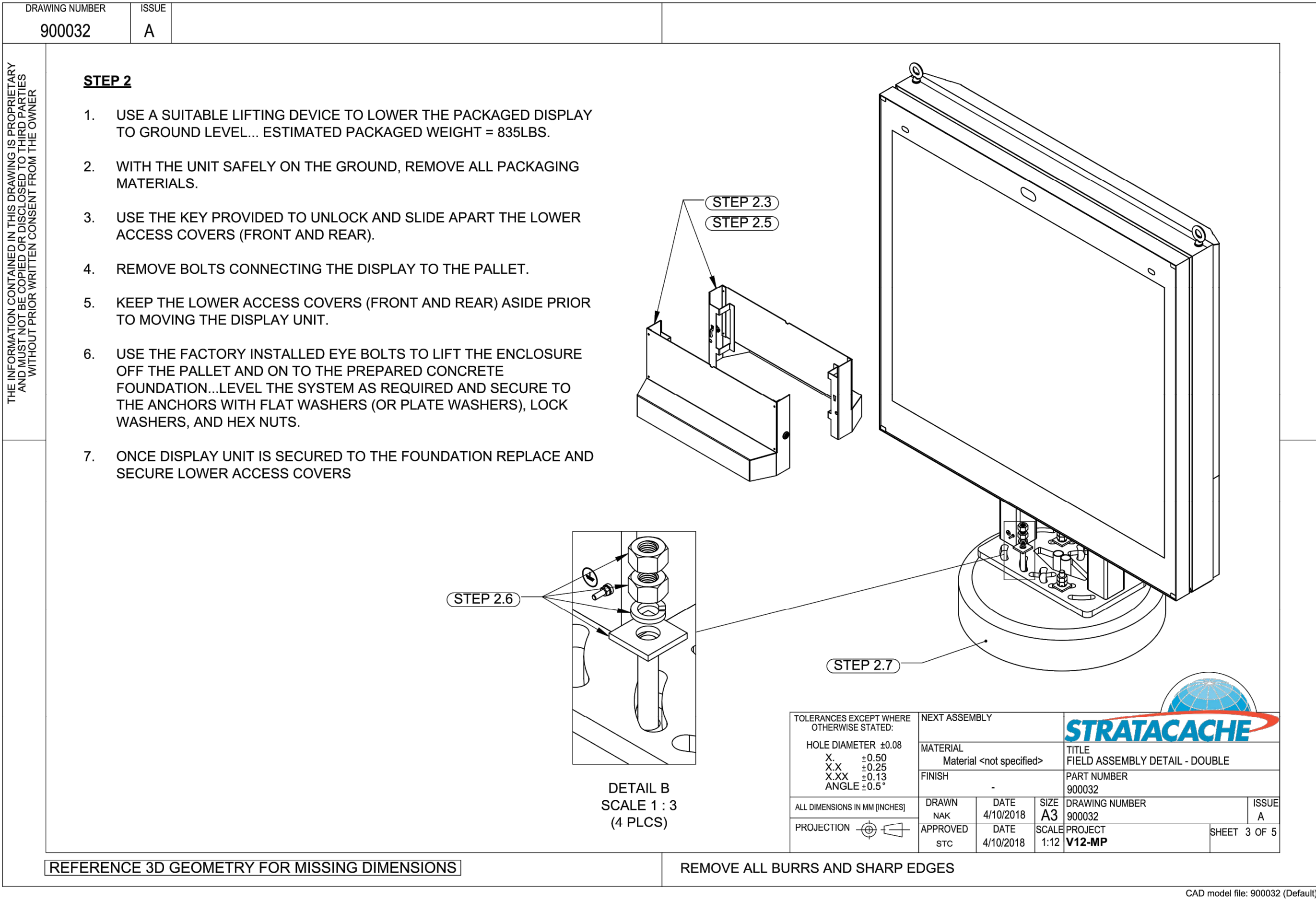
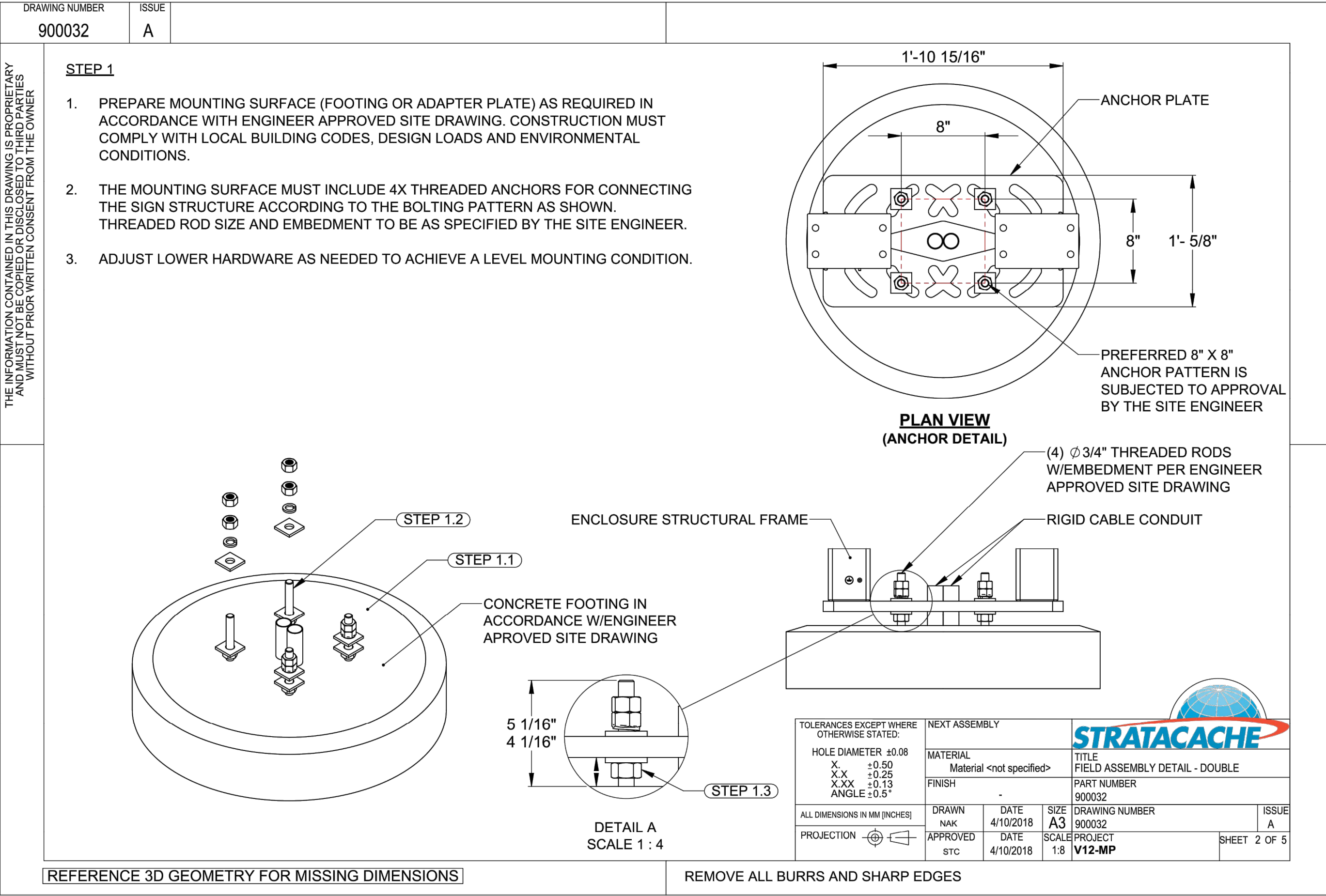
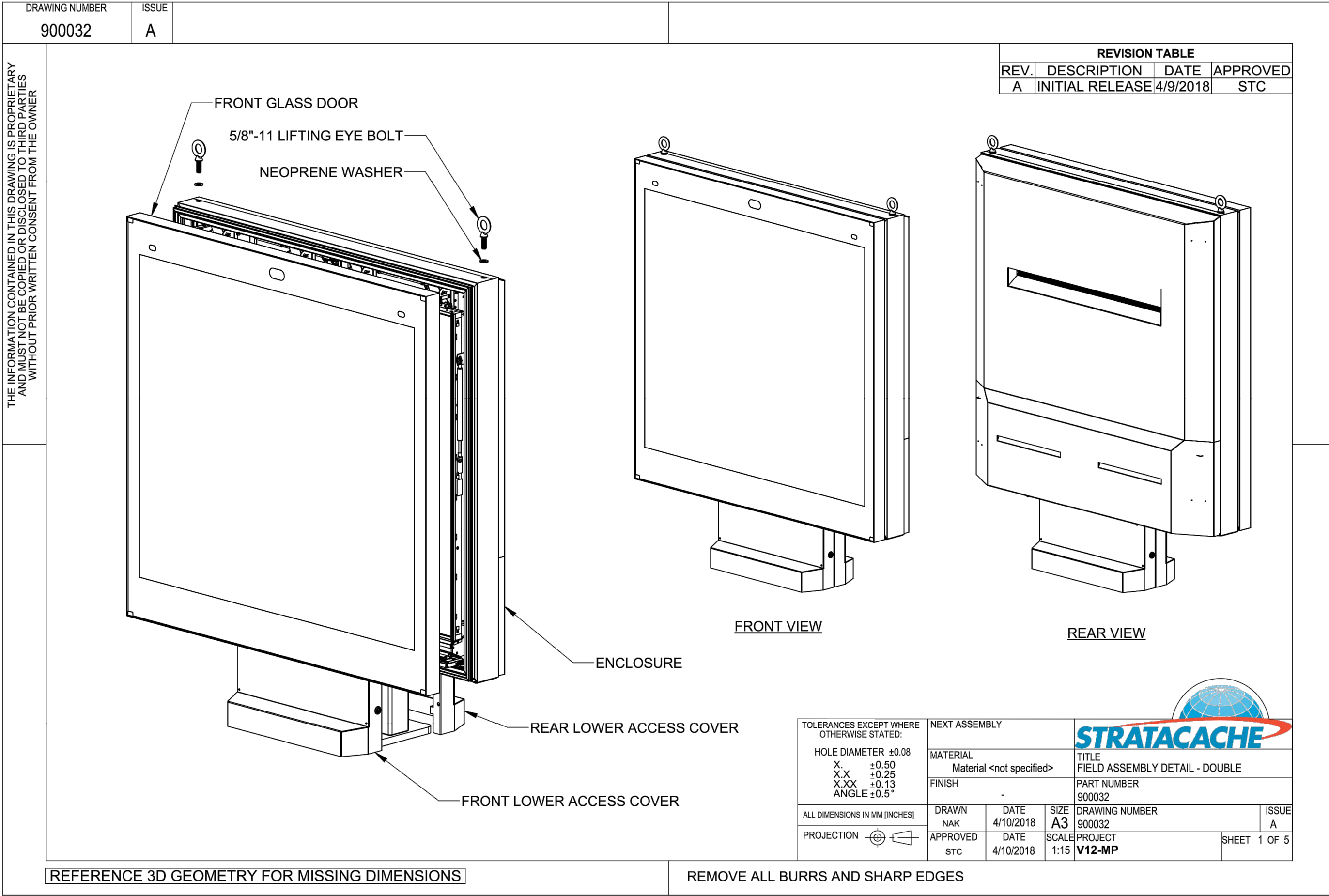
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SHEET NAME

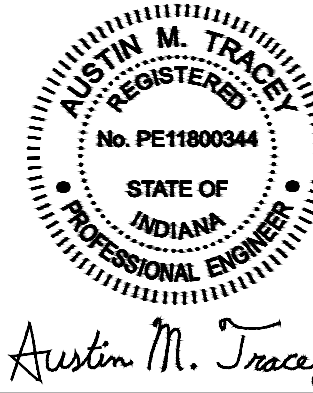
SITE DETAILS

SHEET NO.

CS-503



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DATE
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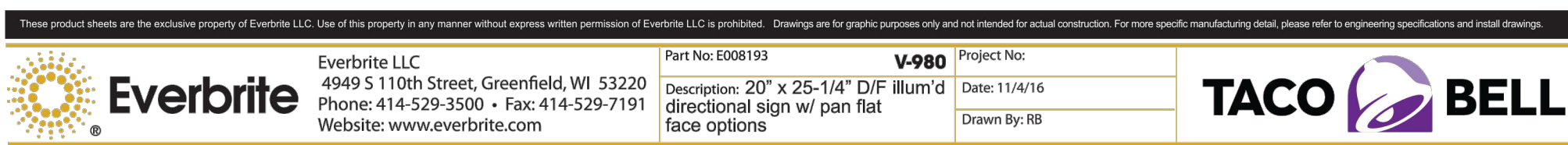
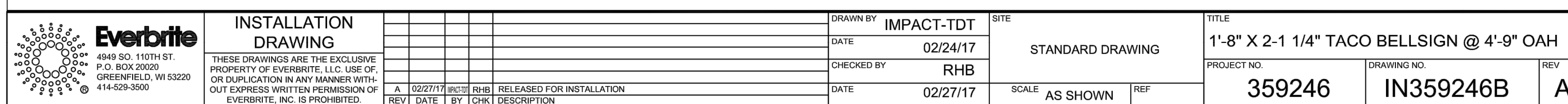
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SHEET NAME

**SITE
DETAILS**

SHEET NO.

CS-504



CONSTRUCTION PLANS FOR:

TACO BELL | SHELBYVILLE

1806 North Riley Highway
Shelbyville, Indiana 46176

BELL INDIANA, LLC

6200 Oak Tree Boulevard, Suite 250
Independence, Ohio 44131

DRAWING NUMBER

900032

ISSUE

A

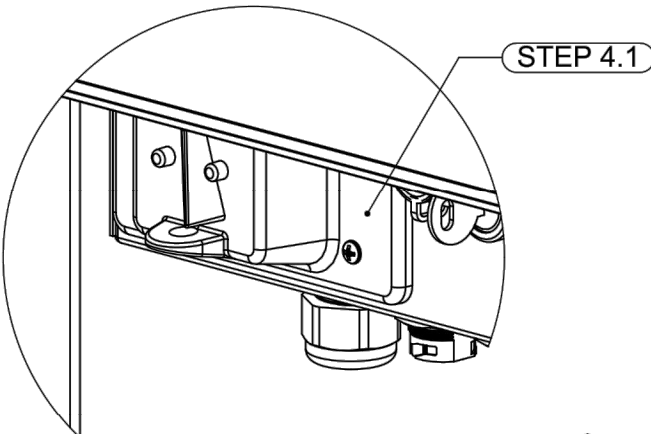
THE INFORMATION CONTAINED IN THIS DRAWING IS PROPRIETARY AND MUST NOT BE COPIED OR DISCLOSED TO THIRD PARTIES WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER

STEP 4

1. TURN ON AC MAINS AND VERIFY THAT THE SYSTEM FUNCTIONS PROPERLY.

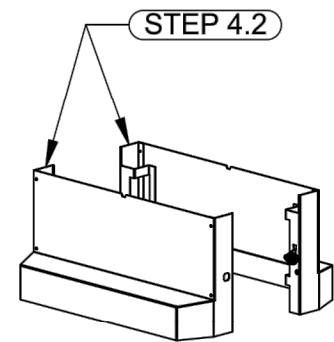
2. SLIDE THE ACCESS PANELS (FRONT AND REAR) CLOSE AND LOCK.

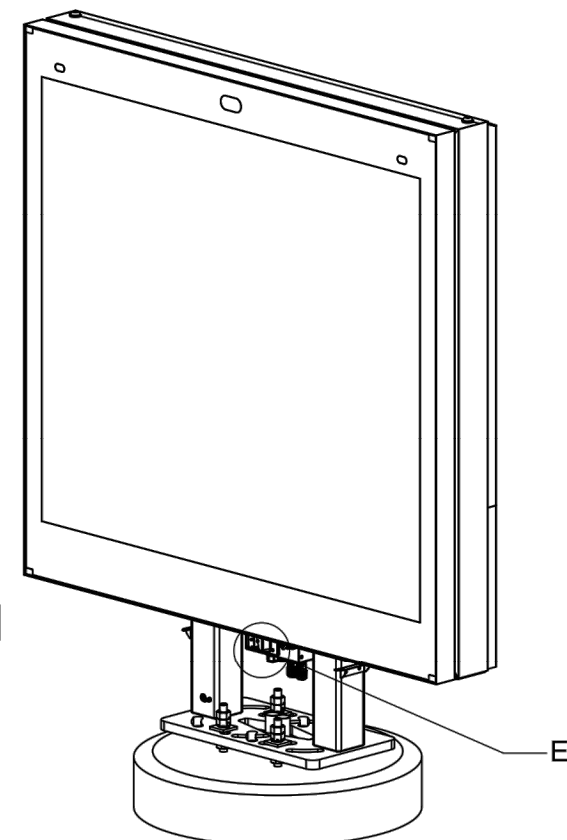
STEP 4.1



DETAIL E
SCALE 1 : 2

STEP 4.2





E

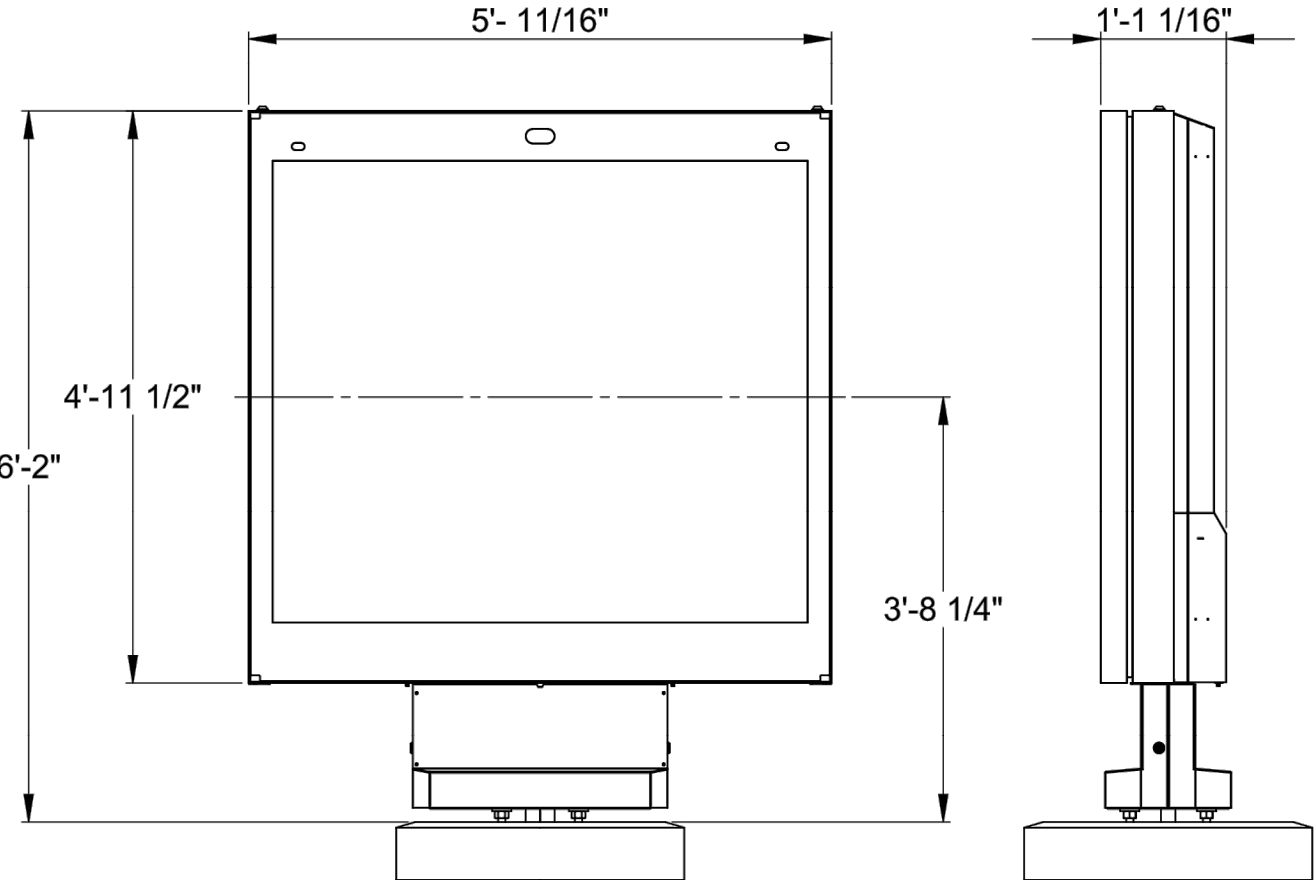
5'- 11/16"


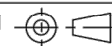
4'-11 1/2"

6'-2"

3'-8 1/4"

1'-1 1/16"



TOLERANCES EXCEPT WHERE OTHERWISE STATED:		NEXT ASSEMBLY			
HOLE DIAMETER ±0.08		MATERIAL	TITLE		
X ±0.50		Material <not specified>		FIELD ASSEMBLY DETAIL - DOUBLE	
X X ±0.25		FINISH	PART NUMBER		ISSUE
X XX ±0.13		900032		A	
ANGLE ±0.5°		DRAWN		DATE	SIZE
ALL DIMENSIONS IN MM (INCHES)		NAK		4/10/2018	A3
PROJECTION 		APPROVED		DATE	DRAWING NUMBER
		STC		4/10/2018	900032
				1:18	PROJECT
					V12-MP
					SHEET 5 OF 5

REFERENCE 3D GEOMETRY FOR MISSING DIMENSIONS

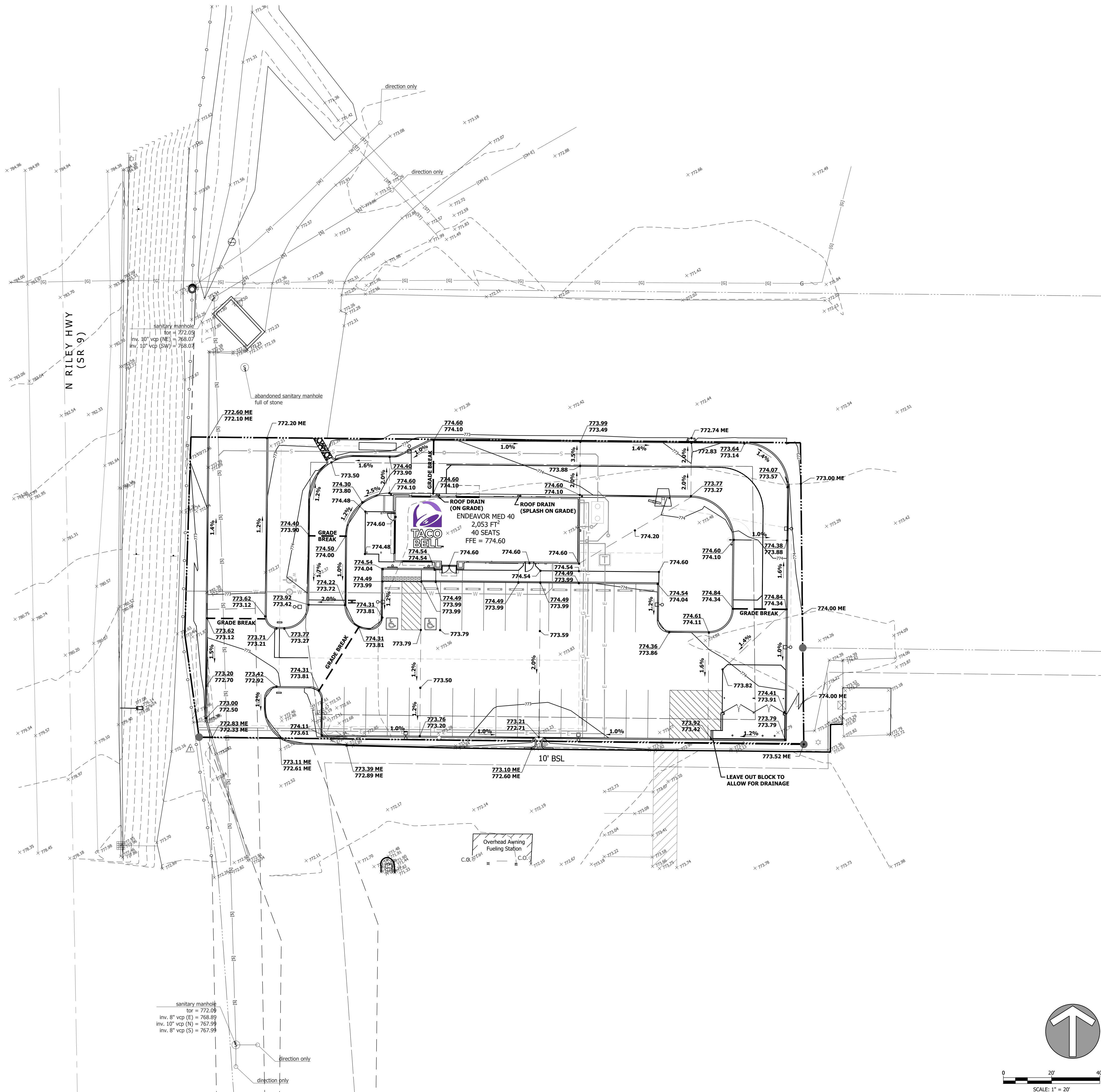
REMOVE ALL BURRS AND SHARP EDGES

CAD model file: 900032 (Default)

p:\2020\0334 - bell american group - shelbyville\drawings\CG 101.dwg



Know what's below.
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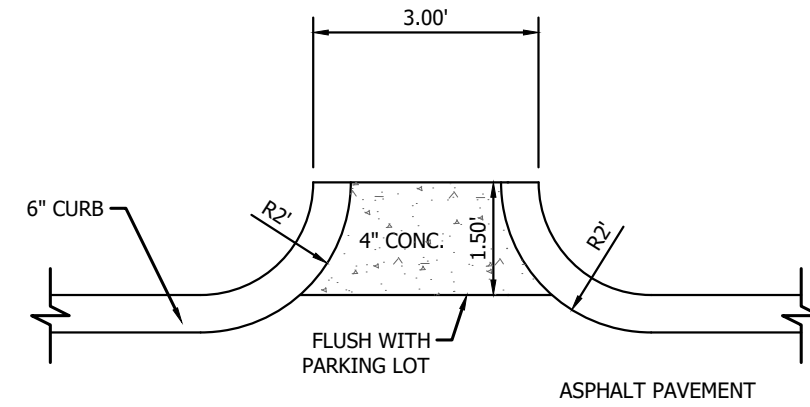


LEGEND OF EXISTING FEATURES

---	PROPERTY LINE	+	BENCHMARK
---	RIGHT-OF-WAY LINE	○	RBC
---	SETBACK LINE	△	SECTION CORNER
---	EASEMENT	ET	TRANSFORMER
---	SECTION LINE	E	HVAC
---	CENTERLINE	E	ELECTRIC METER
---	799	+	ELECTRIC MANHOLE
---	800	+	POWER POLE GUY WIRE
---	INTERMEDIATE CONTOUR	+	LIGHT POLE
---	INDEX CONTOUR	+	TELEPHONE PEDESTAL
---	TELEPHONE UNDER GR.	+	TELEPHONE MANHOLE
---	TELEPHONE OVERHEAD	+	GAS MARKER
---	FIBER OPTIC SERVICE	+	ELECTRIC MARKER
---	GAS SERVICE	+	TRAFFIC POLE
---	POWER UNDERGROUND	+	TRAFFIC MANHOLE
---	POWER OVERHEAD	+	GAS METER
---	WATER SERVICE	+	GAS VALVE
---	SANITARY SEWER	+	STORM MANHOLE
---	STORM SEWER	+	SANITARY MANHOLE
---	POND NORMAL POOL	+	STORM INLETS
---	EX. FLOWLINE	+	CLEAN-OUT
---	CHAIN LINK FENCE	+	DOWNSPOUT
---	FARM FENCE	+	FIRE HYDRANTS
---	WOOD FENCE	+	WATER METER
---	IRON FENCE RAILING	+	WATER VALVES
---	BUILDING STRUCTURE	+	POST INDICATOR VALVE
---	EX. BUILDING OVERHEAD	+	FIRE DEPARTMENT CONN.
---	RIM	+	SIGNS
---	INV.	+	MAILBOX
---	FFE	+	ADA PARKING
---		+	PARKING COUNT
---		+	TREES
---		+	SHRUB
---		+	SPOT GRADE

GRADING PLAN LEGEND

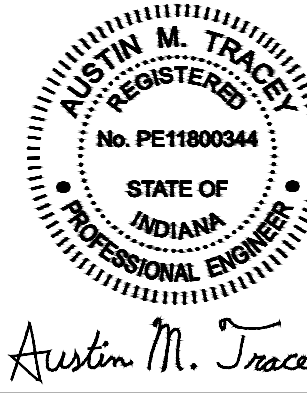
---	ST	STORM SEWER	RIM	RIM ELEVATION
---	SSD	SUBSURFACE DRAIN	INV.	INVERT ELEVATION
---	---	SWALE FLOWLINE	FFE	FINISHED FLOOR ELEVATION
---	NP	POND (NORMAL POOL)	+	FLOW ARROW
---	799	INTERMEDIATE CONTOUR	+	STORM MANHOLE
---	800	INDEX CONTOUR	+	STORM INLETS
---	800.00 ME -	MATCH EXISTING	+	STORM ENDSECTION
---	800.00 -	PAVEMENT SPOT GRADE	+	CLEAN-OUT
---	800.4 -	GROUND SPOT GRADE	+	DOWNSPOUT
---	800.00	TOP OF CURB	+	
---	800.50	BOTTOM OF CURB	+	
---	800.00 TW	TOP OF WALL	+	
---	800.50 BW	BOTTOM OF WALL	+	



CONCRETE CURB TURNOUT DETAIL

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DATE
04/13/2021

SCALE
1" = 20'

SHEET NAME
**GRADING
PLAN**

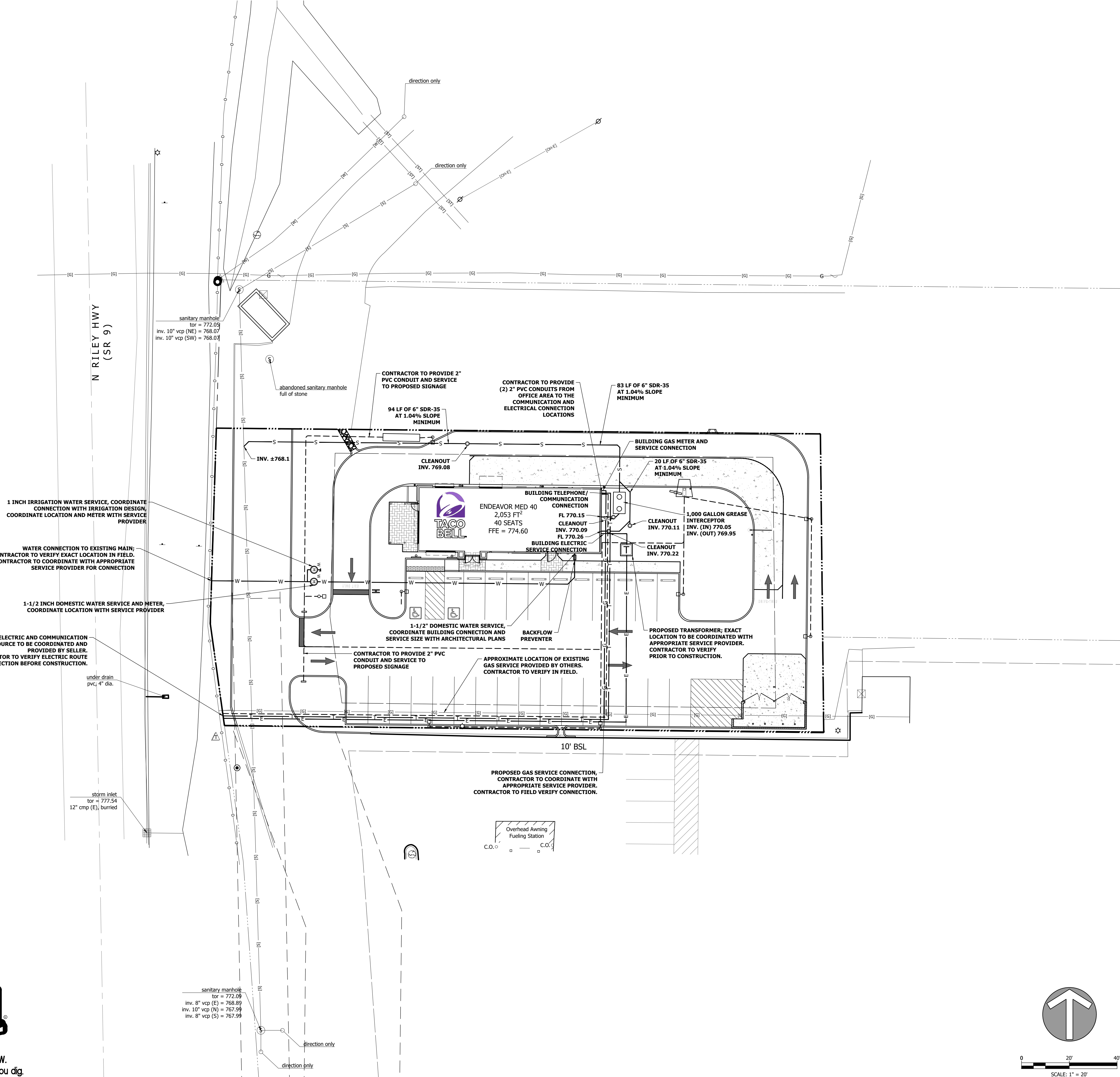
SHEET NO.

CG-101

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LEGEND OF EXISTING FEATURES

---	PROPERTY LINE	⬤	BENCHMARK
---	RIGHT-OF-WAY LINE	○ RBC	MONUMENT
---	SETBACK LINE	△	SECTION CORNER
---	EASEMENT	ET HC	TRANSFORMER
---	SECTION LINE	E (E)	ELECTRIC METER
---	CENTERLINE	⊗	ELECTRIC MANHOLE
---	INTERMEDIATE CONTOUR	⊗	POWER POLE GUY WIRE
---	INDEX CONTOUR	⊗	LIGHT POLE
---	TELEPHONE UNDER GR.	⊗	TELEPHONE PEDESTAL
---	TELEPHONE OVERHEAD	TR ⊗	TELEPHONE MANHOLE
---	FIBER OPTIC SERVICE	⊗	GAS MARKER
---	GAS SERVICE	⊗	TRAFFIC POLE
---	POWER UNDERGROUND	⊗	ELECTRIC MANHOLE
---	POWER OVERHEAD	⊗	GAS METER
---	WATER SERVICE	⊗	GAS VALVE
---	SANITARY SEWER	⊗	STORM MANHOLE
---	STORM SEWER	⊗	SANITARY MANHOLE
---	POND NORMAL POOL	⊗	STORM INLETS
---	EX. FLOWLINE	⊗	CLEAN-OUT
---	CHAIN LINK FENCE	⊗	DOWNSPOUT
---	FARM FENCE	⊗	FIRE HYDRANTS
---	WOOD FENCE	⊗	WATER METER
---	IRON FENCE RAILING	⊗	WATER VALVES
---	BUILDING STRUCTURE	⊗	POST INDICATOR VALVE
---	EX. BUILDING OVERHEAD	⊗	FIRE DEPARTMENT CONN.
---	RIM	⊗	SIGNS
---	INV.	⊗	MAILBOX
---	FFE	⊗	ADA PARKING
---		⊗	PARKING COUNT
---		⊗	TREES
---		⊗	SHRUB
---		⊗	SPOT GRADE

UTILITY PLAN LEGEND - PROPOSED

ST	STORM SEWER	○	SANITARY MANHOLE
S	SANITARY SEWER	○	SANITARY SEWER CLEANOUT
W	WATER SERVICE	⊗	FIRE HYDRANT
F	FIRE SERVICE	⊗	WATER METER
G	GAS SERVICE	⊗	WATER VALVE
T	TELEPHONE / COMMUNICATION	⊗	POST INDICATOR VALVE
OH-T	OVERHEAD TELEPHONE / COMMUNICATION	⊗	FIRE DEPARTMENT CONN.
E	ELECTRIC SERVICE	⊗	RIM ELEVATION
OH-E	OVERHEAD ELECTRIC SERVICE	⊗	INV.
T	TRANSFORMER	⊗	FFE
⊗	POWER POLE	⊗	STORM MANHOLE
⊗	LIGHT POLE	⊗	STORM INLETS
		⊗	STORM ENDSECTION
		⊗	STORM SEWER CLEANOUT
		⊗	DOWNSPOUT

UTILITY CONTACTS

ELECTRIC SERVICE
DUKE ENERGY
2910 IN-44
SHELBYVILLE, IN 46176
CONTACT:
P. (800) 521-2232
E.
PHONE SERVICE
AT&T
2584 IN-44
SHELBYVILLE, IN 46176
CONTACT:
P. (317) 421-0888
E.
GAS SERVICE
VECTREN ENERGY
16222 ALLISONVILLE ROAD
NOBLESVILLE, IN 46060
CONTACT:
P. (800) 227-1376
E.

WATER SERVICE
INDIANA AMERICAN WATER
153 NORTH EMERSON AVENUE
GREENWOOD, IN 46143
CONTACT:
P. (800) 492-8373
E.
SEWER DISTRICT
INDIANA AMERICAN WATER/SHELBYVILLE WATER
RESOURCE RECOVERY FACILITY
2150 MLK JR STREET
INDIANAPOLIS, IN 46202
CONTACT:
P.
E.

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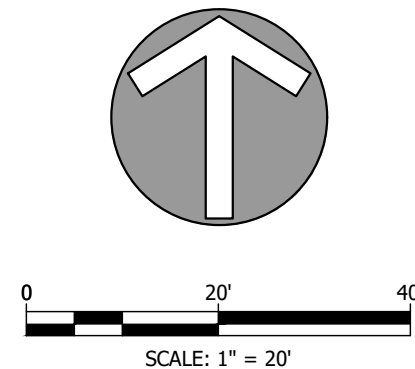
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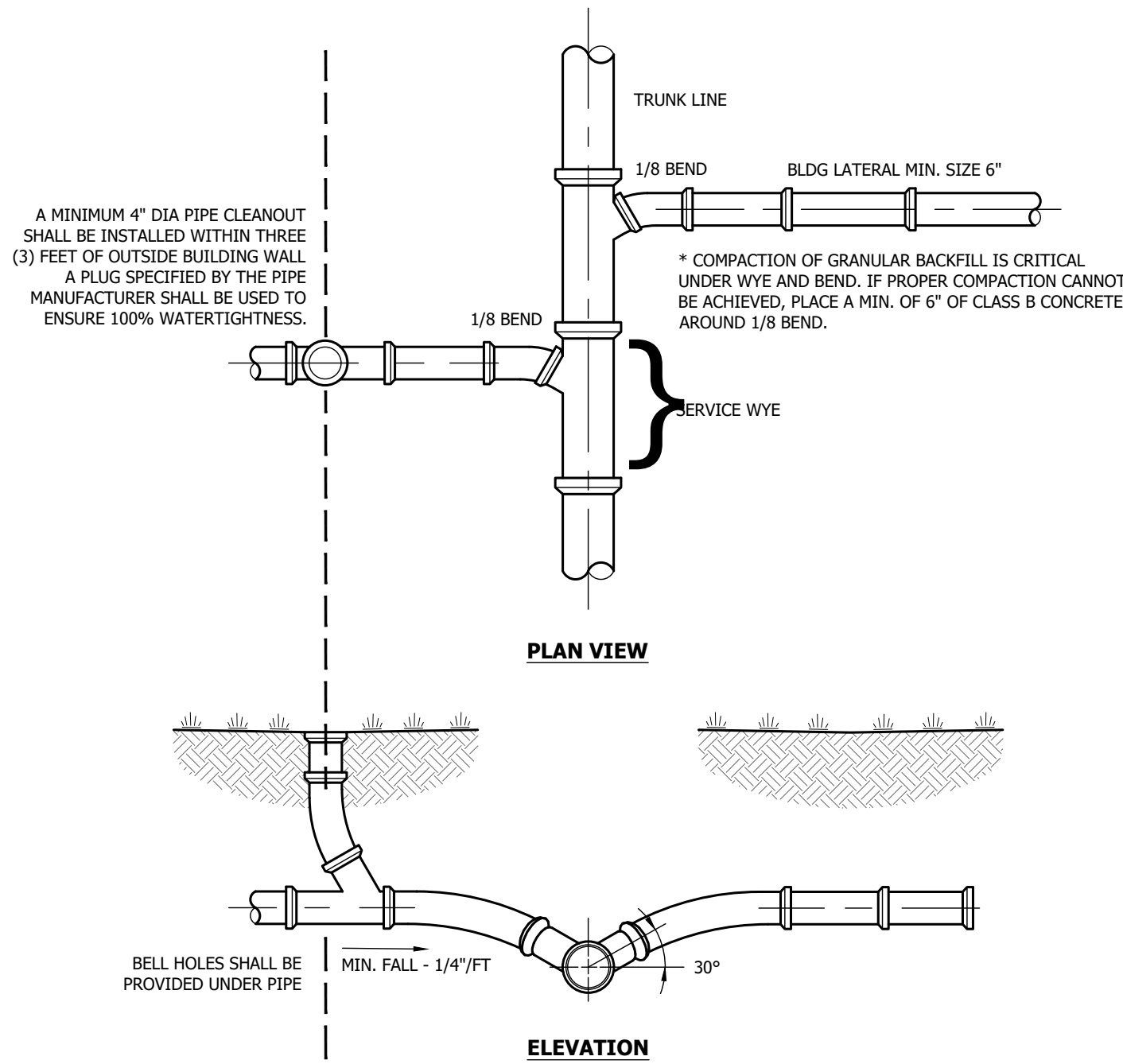
SCALE
1" = 20'

SHEET NAME
UTILITY PLAN

SHEET NO.

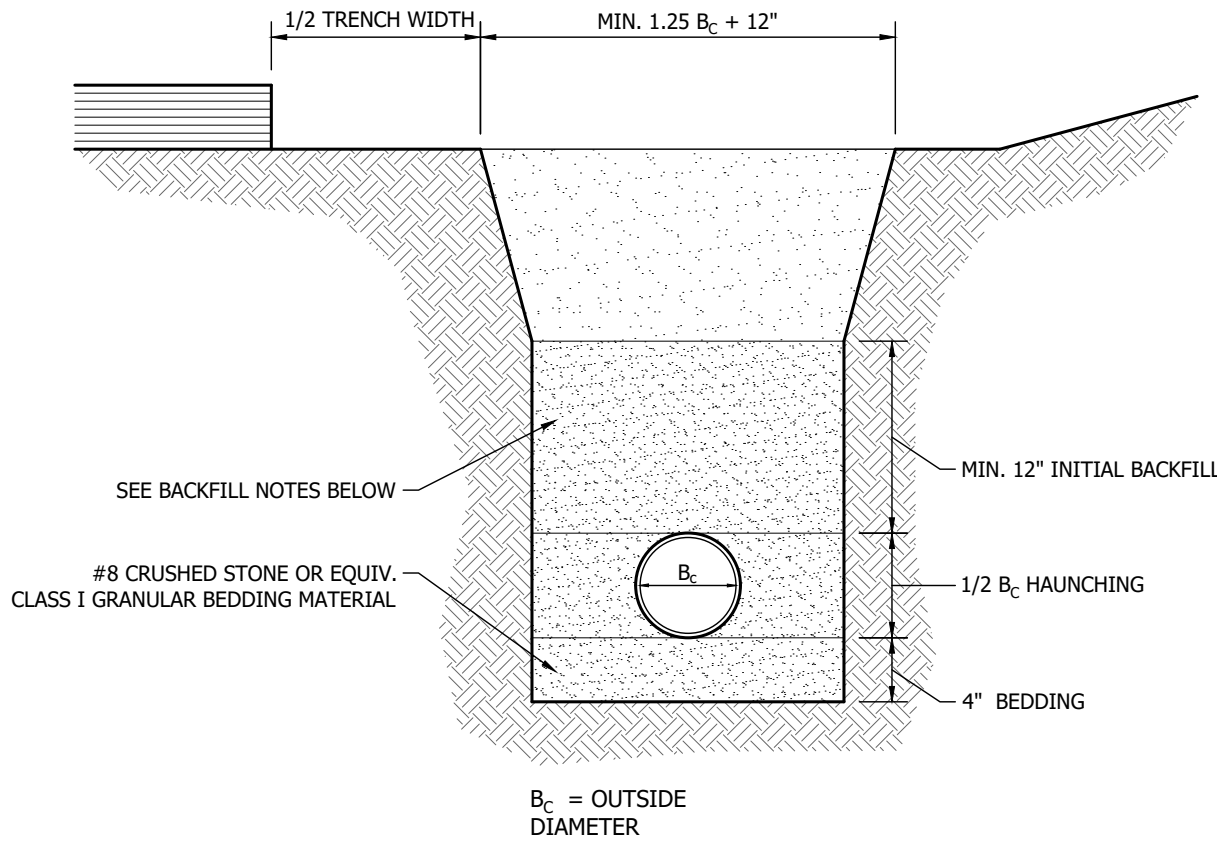
CU-101





SERVICE CONNECTION FOR SHALLOW SEWERS (LESS THAN 15 FEET)

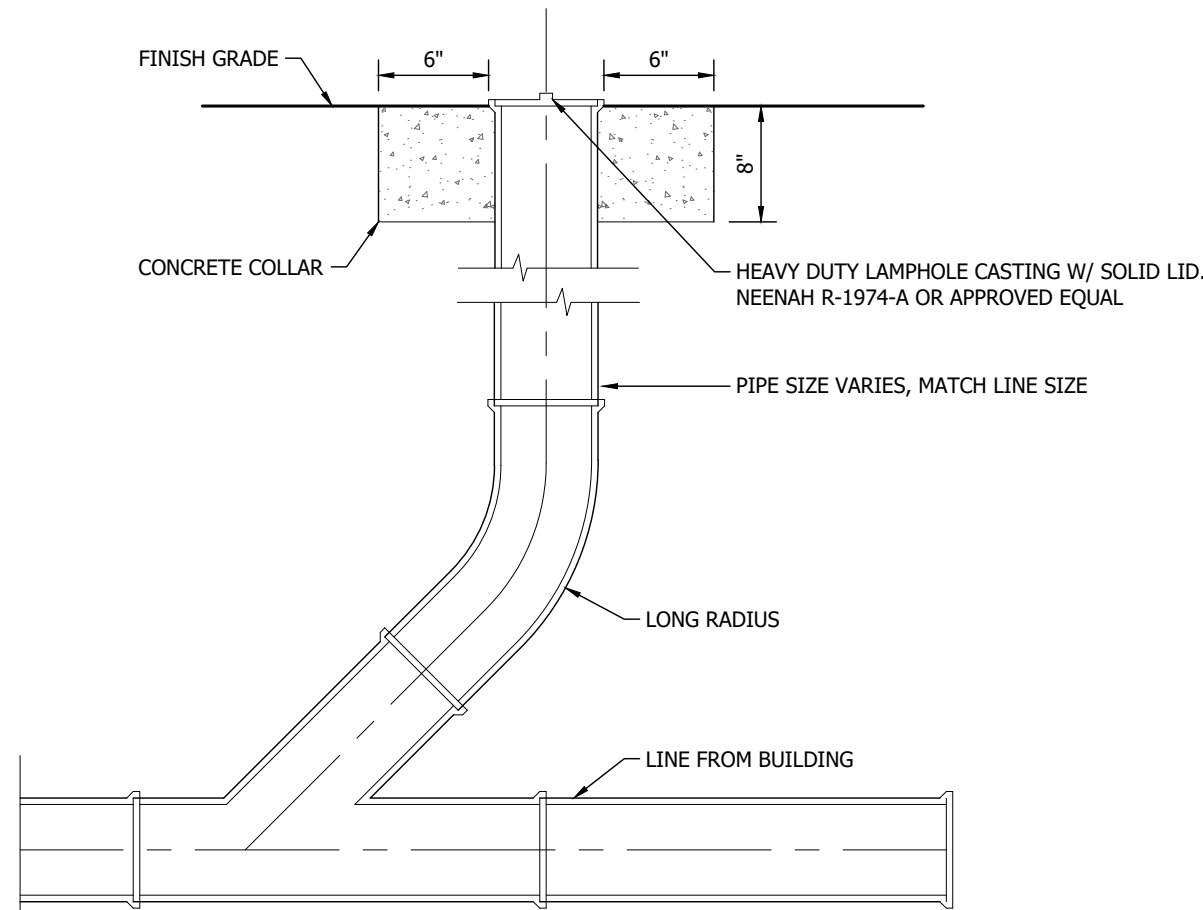
NOT TO SCALE



- BACKFILL NOTES:
- WHERE PIPE IS DIRECTLY BENEATH OR WITHIN 5 FEET OF PAVEMENT AREAS, FINAL BACKFILL SHOULD CONSIST OF COMPACTED #53 AGGREGATE PLACED FROM 12" ABOVE THE TOP OF PIPE TO THE PAVEMENT BASE.
 - OUTSIDE PAVEMENT AREAS, NATIVE MATERIAL SHALL BE USED AND COMPACTED TO PREVENT SETTLEMENT. NATIVE MATERIAL TO BE CLEAN FILL MATERIAL AND FREE OF ROCKS 6" IN DIAMETER AND LARGER.
 - ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D231, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 - ALL BEDDING & INITIAL BACKFILL SHALL BE INSTALLED IN 6" TO 12" BALANCED LIFTS. BEDDING MATERIAL SHALL BE HAND PLACED AROUND THE HAUNCH & SIDES OF THE PIPE TO ENSURE PROPER COMPACTION & COMPLETE FILLING OF ALL VOIDS.

FLEXIBLE PIPE BEDDING DETAIL

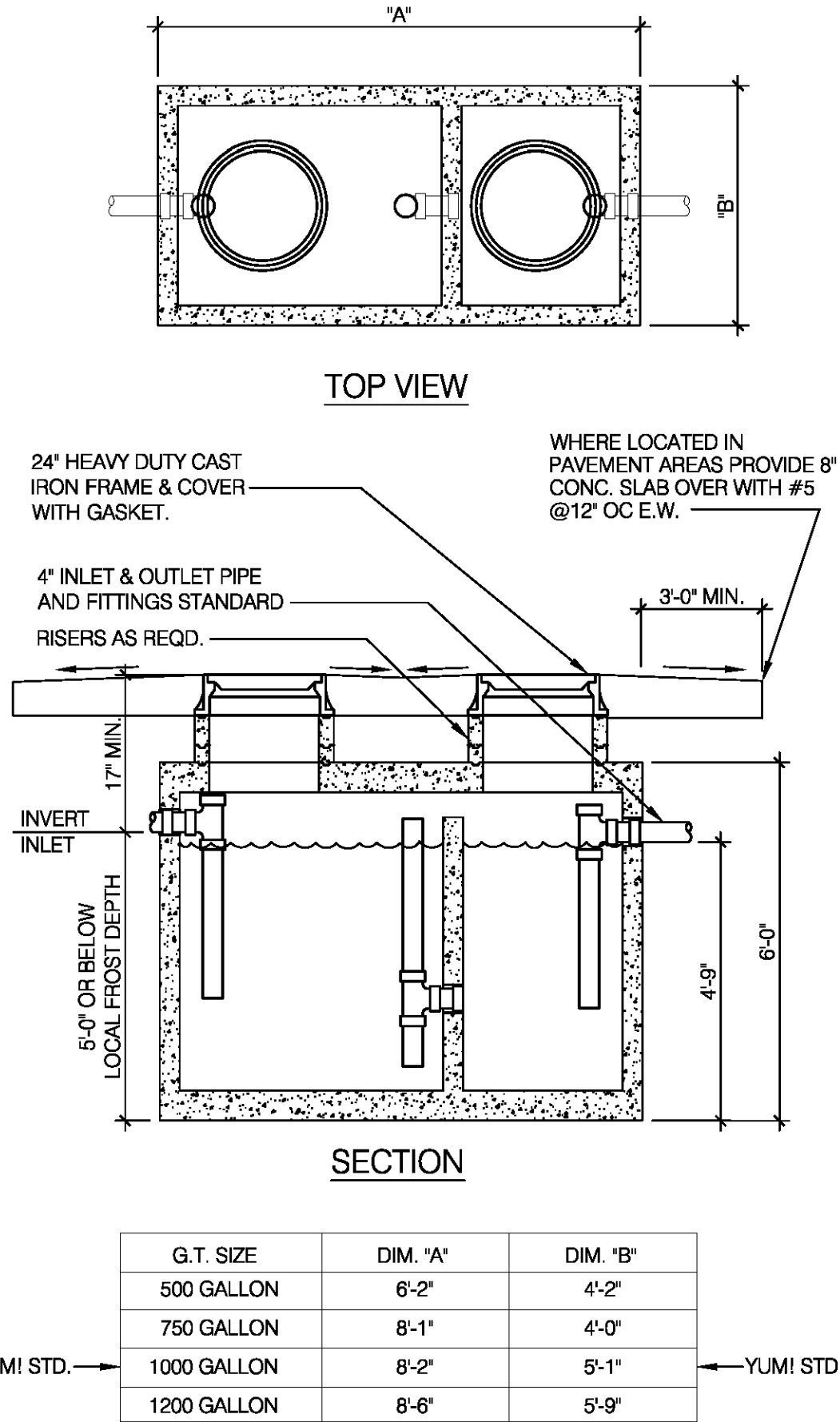
NOT TO SCALE



HEAVY DUTY CLEANOUT DETAIL

NOT TO SCALE

EXTERIOR GREASE INTERCEPTOR



EXTERIOR GREASE INTERCEPTOR

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SHEET NAME

UTILITY DETAILS

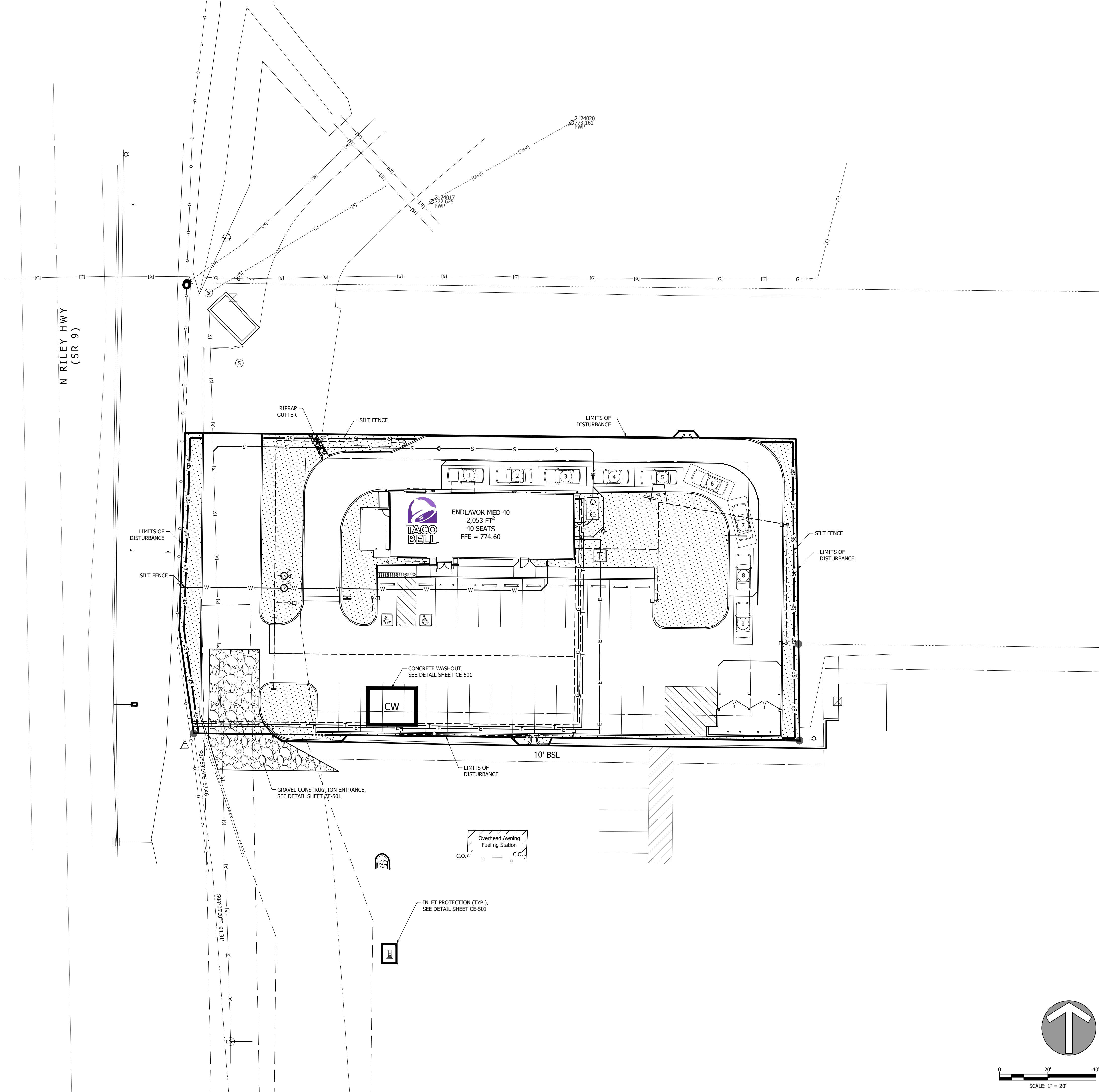
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---	EASEMENT	ET HC	TRANSFORMER
---	SECTION LINE	E (E)	ELECTRIC METER
---	CENTERLINE	⊗	ELECTRIC MANHOLE
---	INTERMEDIATE CONTOUR	⊗	POWER POLE GUY WIRE
---	INDEX CONTOUR	⊗	LIGHT POLE
---	TELEPHONE UNDER GR.	G ⊗ E ⊗	TELEPHONE PEDESTAL
---	TELEPHONE OVERHEAD	TR ⊗	TELEPHONE MANHOLE
---	FIBER OPTIC SERVICE	G ⊗	GAS MARKER
---	GAS SERVICE	G ⊗	ELECTRIC MARKER
---	POWER UNDERGROUND	ST ⊗	TRAFFIC POLE
---	POWER OVERHEAD	C.O. ⊗	TRAFFIC MANHOLE
---	WATER SERVICE	W ⊗	GAS METER
---	SANITARY SEWER	W ⊗	GAS VALVE
---	STORM SEWER	ST ⊗	STORM MANHOLE
---	POND NORMAL POOL	⊗	SANITARY MANHOLE
---	EX. FLOWLINE	⊗	STORM INLETS
---	CHAIN LINK FENCE	⊗	CLEAN-OUT
---	FARM FENCE	⊗	DOWNSPOUT
---	WOOD FENCE	⊗	FIRE HYDRANTS
---	IRON FENCE RAILING	⊗	WATER METER
---	BUILDING STRUCTURE	⊗	WATER VALVES
---	EX. BUILDING OVERHEAD	⊗	POST INDICATOR VALVE
---	RIM	⊗	FIRE DEPARTMENT CONN.
---	INV.	⊗	SIGNS
---	FFE	⊗	MAILBOX
---		⊗	ADA PARKING
---		⊗	PARKING COUNT
---		⊗	TREES
---		⊗	SHRUB
---		⊗	SPOT GRADE

STORMWATER POLLUTION PREVENTION PLAN LEGEND

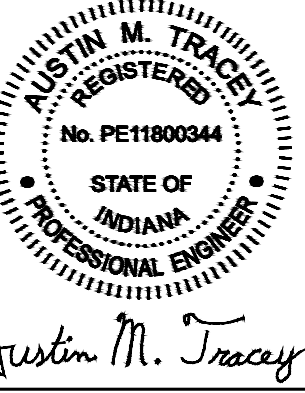
---	PROPOSED SEEDING	---	CE-501
---	EROSION CONTROL MATTING	---	CE-501
---	RIPRAP OUTLET PROTECTION	---	CE-501
---	GRAVEL CONSTRUCTION ENTRANCE	---	CE-501

---	CONSTRUCTION LIMITS	---	CW	CONCRETE WASHOUT
---	SILT FENCE	---	⊗	INLET PROTECTION
---	STORM SEWER	---	⊗	STORM MANHOLE
---	SUBSURFACE DRAIN	---	⊗	STORM INLETS
---	SWALE FLOWLINE	---	⊗	END SECTION
---	INTERMEDIATE CONTOUR	---	C.O. ⊗	CLEAN-OUT
---	INDEX CONTOUR	---	D.S. ⊗	DOWNSPOUT
---	FLOW ARROW	---	⊗	

CONSTRUCTION SEQUENCE

- PRE-CONSTRUCTION ACTIVITIES:**
- CALL 811 SERVICE AT 811 TO CHECK THE LOCATION OF ANY EXISTING UTILITIES. THEY SHOULD BE NOTIFIED TWO WORKING DAYS BEFORE CONSTRUCTION TAKES PLACE.
 - A SILT FENCE SHALL BE INSTALLED AT THE EDGES OF THE PROJECT SITE WHERE THERE IS POTENTIAL FOR ANY STORMWATER RUNOFF. POTENTIAL AREAS ARE IDENTIFIED BASED ON EXISTING TOPOGRAPHY AND SHOWN ON SHEET CE-101. THE INSTALLED SILT FENCE SHOULD BE INSPECTED AND ANY ACCUMULATING SEDIMENT REMOVED.
 - EVALUATE EXISTING VEGETATION SUITABLE FOR USE AS FILTER STRIPS ALONG THE PROPERTY BOUNDARIES.
 - A CONSTRUCTION ENTRANCE SHALL BE PLACED AS SHOWN ON SHEET CE-101.
 - ESTABLISH CONSTRUCTION STAGING AREA FOR EQUIPMENT AND VEHICLES AS FAR FROM INLETS AND SWALES AS POSSIBLE.
 - ESTABLISH ONSITE LOCATION FOR OWNER/OPERATOR/CONTRACTOR PLACEMENT OF APPROVED PLANS AND INSPECTION DOCUMENTATION.
- CONSTRUCTION ACTIVITIES:**
- ONCE EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE, BEGIN LAND CLEARING FOLLOWED IMMEDIATELY BY ROUGH GRADING. DO NOT LEAVE LARGE AREAS UNPROTECTED FOR MORE THAN 14 DAYS. ALL DISTURBED AREAS THAT POTENTIALLY WILL BE IDLE FOR 14 DAYS OR MORE WILL BE STABILIZED (SEEDED, MULCHED, ETC.) IMMEDIATELY.
 - AFTER COMPLETION OF MASS GRADING, FINAL GRADE AND SEED LANDSCAPE BERMS, AND SWALES IMMEDIATELY AFTER GRADING IS COMPLETED.
 - UPON COMPLETION OF MASS GRADING, INSTALL SANITARY AND STORM SEWERS. AS STORM SEWERS ARE CONSTRUCTED, INSTALL INLET PROTECTION MEASURES. INSTALL RIPRAP UPON COMPLETION OF END SECTION INSTALLATION.
 - UPON COMPLETION OF SEWER INSTALLATION AND INLET PROTECTION, PROCEED WITH ASPHALT PAVEMENT CONSTRUCTION.
 - AS NECESSARY, LIMING OF ASPHALT PARKING SHOULD BE DONE PRIOR TO THE INSTALLATION OF STORM SEWERS TO PREVENT THE TRANSMISSION OF LIME DUST TO PONDS OR RECEIVING WATERS.
 - CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES AND DEVICES DURING THE CONSTRUCTION PHASE AND UNTIL SILTATION OF THE STREETS AND STORM SEWERS WILL NO LONGER OCCUR.
 - AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT FROM INSTALLED EROSION CONTROL FEATURES.
 - WHEN 70% OF VEGETATIVE COVER IS OBTAINED THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

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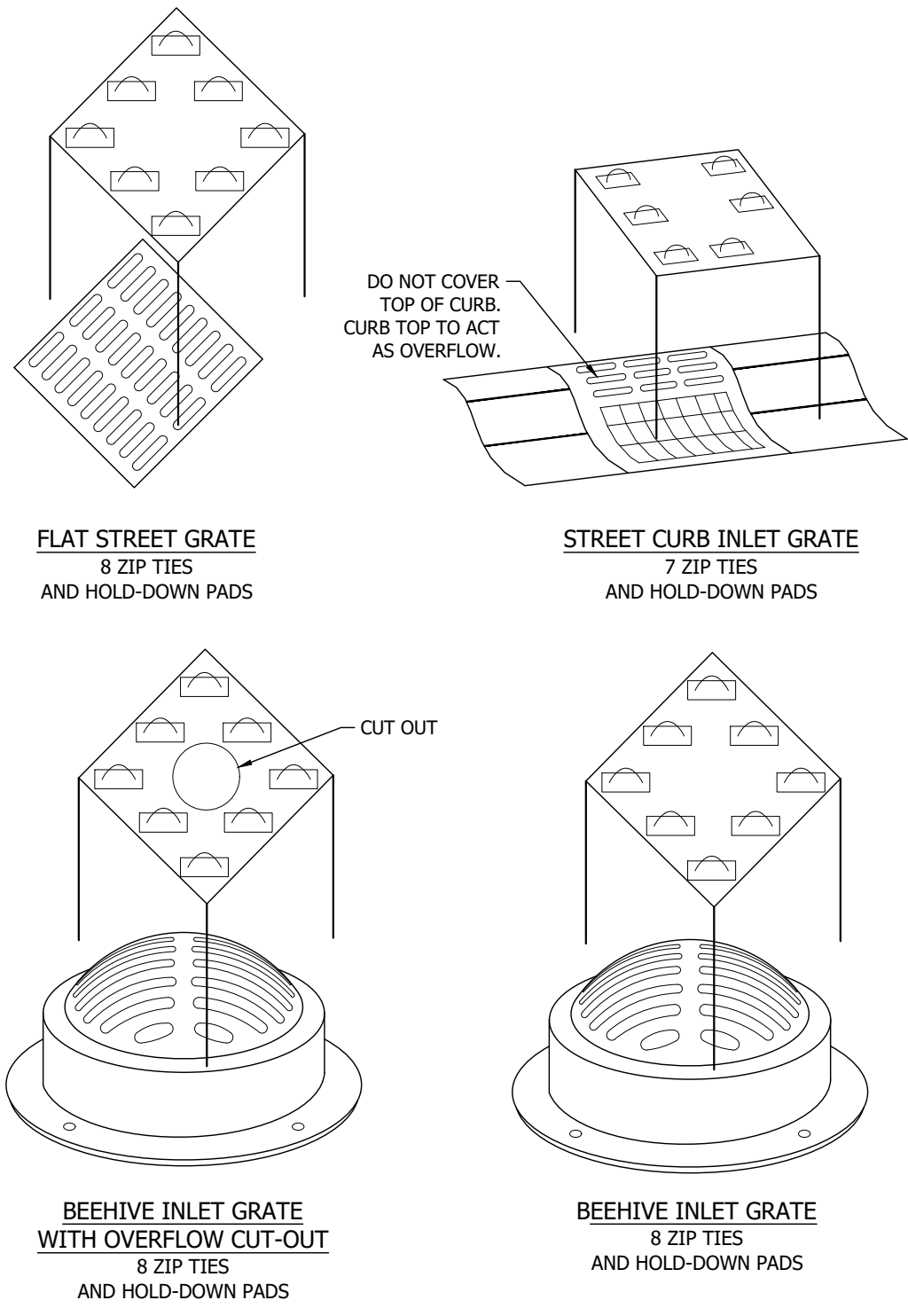
DATE
04/13/2021

SCALE
1" = 20'

SHEET NAME
**STORMWATER POLL.
PREVENTION PLAN**

SHEET NO.

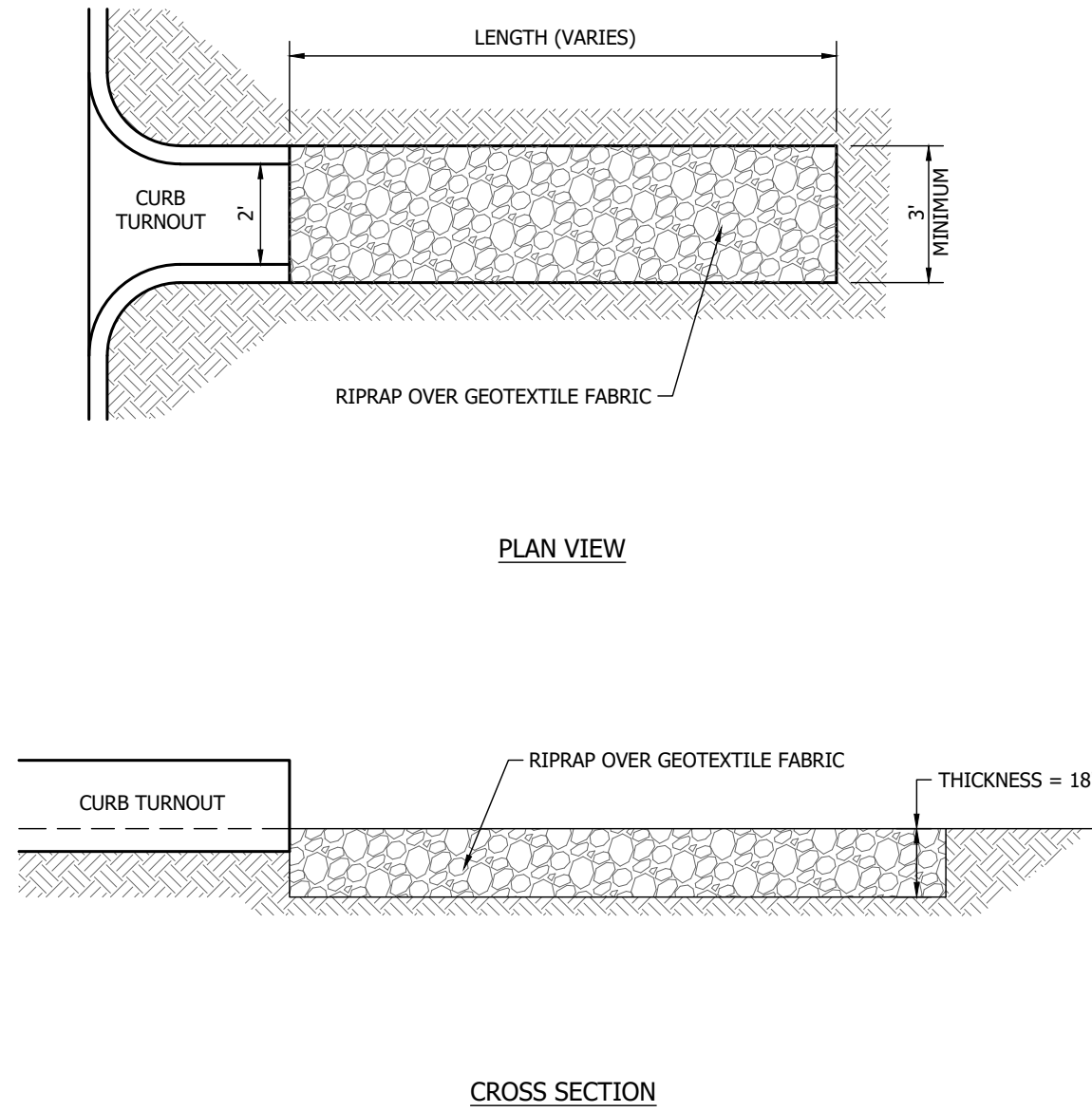
CE-101



INLET PROTECTION

NOT TO SCALE

1. REMOVE SEDIMENT, DEBRIS, ICE AND SNOW FROM THE INLET GRATE SURFACE AND SURROUNDING AREA.
2. VERIFY FIT BY PLACING FILTER OVER INLET GRATE TO ENSURE THAT INLET FILTER EXTENDS AT LEAST ONE INCH BEYOND THE FRONT AND BOTH CURB ENDS. THE OVERLAP SLOWS WATER FLOW AND STARTS FILTERING SEDIMENT AND DEBRIS BEFORE WATER DROPS INTO THE INLET. THE USER IS RESPONSIBLE FOR PROPER INSTALLATION.
3. POSITION THE MAT. PLACE INLET FILTER ON GRATE WITH THE NET SIDE DOWN, FLUSH TO THE BACK EDGE AND EXTENDING BEYOND THE GRATE OPENING ON THE FRONT AND BOTH SIDES. THE ZIP TIES ATTACH INLET FILTER TO THE INLET GRATE COVER WITHOUT LIFTING THE GRATE COVER.
4. INSERT ZIP TIES. LIFT INLET FILTER SLIGHTLY TO ENABLE YOU TO SEE THE FIRST GRATE BAR FROM THE EDGE OF THE GRATE COVER. PUSH THE POINTED END OF A SCREWDRIVER THROUGH INLET FILTER TO CREATE A PILOT HOLE TO THE SIDE OF THE GRATE BAR. PUSH THE POINTED END OF ZIP TIE THROUGH HOLE IN HOLD-DOWN PAD AND THEN THROUGH THE INLET FILTER. BEND ABOUT 3" OF THE END OF THE ZIP TIE BACK ON ITSELF AND STEP ON THE FOLD TO FORM A HOOK SHAPE. THE HOOK SHAPE MAKES IT EASIER TO GRAB THE END AFTER LOOPING UNDER THE GRATE BAR. NOW LOOP THE ZIP TIE UNDER THE GRATE BAR AND PULL UP. INSERT POINTED END OF TIE IN BOTTOM OF INLET FILTER ABOUT 2 INCHES FROM THE FIRST ENTRY POINT AND PUSH UP AND THROUGH FILTER AND SECOND HOLE IN HOLD-DOWN PAD.
5. TIGHTEN ZIP TIES. AFTER ATTACHING ALL OF THE ZIP TIES, RE-POSITION INLET FILTER TO COMPLETELY COVER AND OVERLAP THE GRATE. PULL FREE END OF ZIP-TIES HAND TIGHT TO ANCHOR INLET FILTER TO THE GRATE. CUT OFF FREE END OF ZIP TIES TO LEAVE A 1" TAIL.
6. EXTREME FLOW INSTALLATION REQUIREMENTS. SOME MUNICIPALITIES REQUIRE EXPOSED OVERFLOW. CHECK LOCAL REGULATIONS. EXPOSING THE EMERGENCY OVERFLOW ALLOWS UNFILTERED FLOW WHEN WATER DEPTH EXCEEDS INLET FILTER HEIGHT. IF NECESSARY, CUT INLET FILTER WITH A KNIFE OR SHEARS TO EXPOSE THE UPPER PORTION OF THE OVERFLOW SECTION. ALLOW THE STANDARD OVERLAP ON ALL SIDES OF INLET FILTER BEFORE CUTTING. MAINTENANCE INLET FILTER WILL COLLECT A LOT OF SEDIMENT. SWEEP TOP AND SIDES OF INLET FILTER TO REMOVE SEDIMENT AND DEBRIS AFTER EACH 1/2" RAIN EVENT. IN CASE OF STANDING WATER AT INLET, SWEEPING AWAY BUILT-UP DEBRIS ALLOWS WATER TO DRAIN THROUGH INLET FILTER.



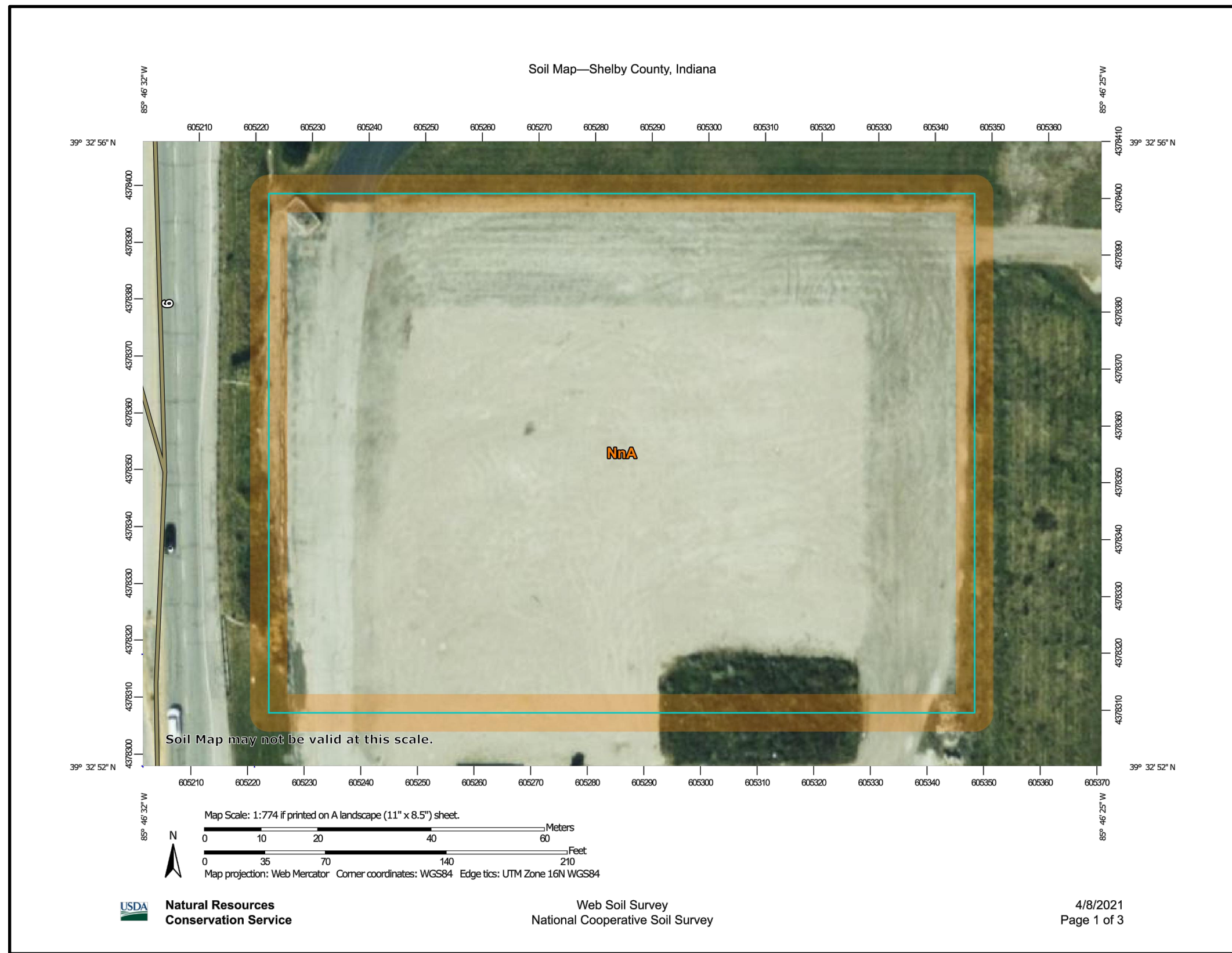
RIPRAP GUTTER - OUTLET PROTECTION

NOT TO SCALE

1. GEOTEXTILE TO BE POLYFELT TS700 OR APPROVED EQUAL

SOILS LEGEND + DESCRIPTION

Map Unit: NnA - Nineveh Loam, 0 to 2 percent slopes



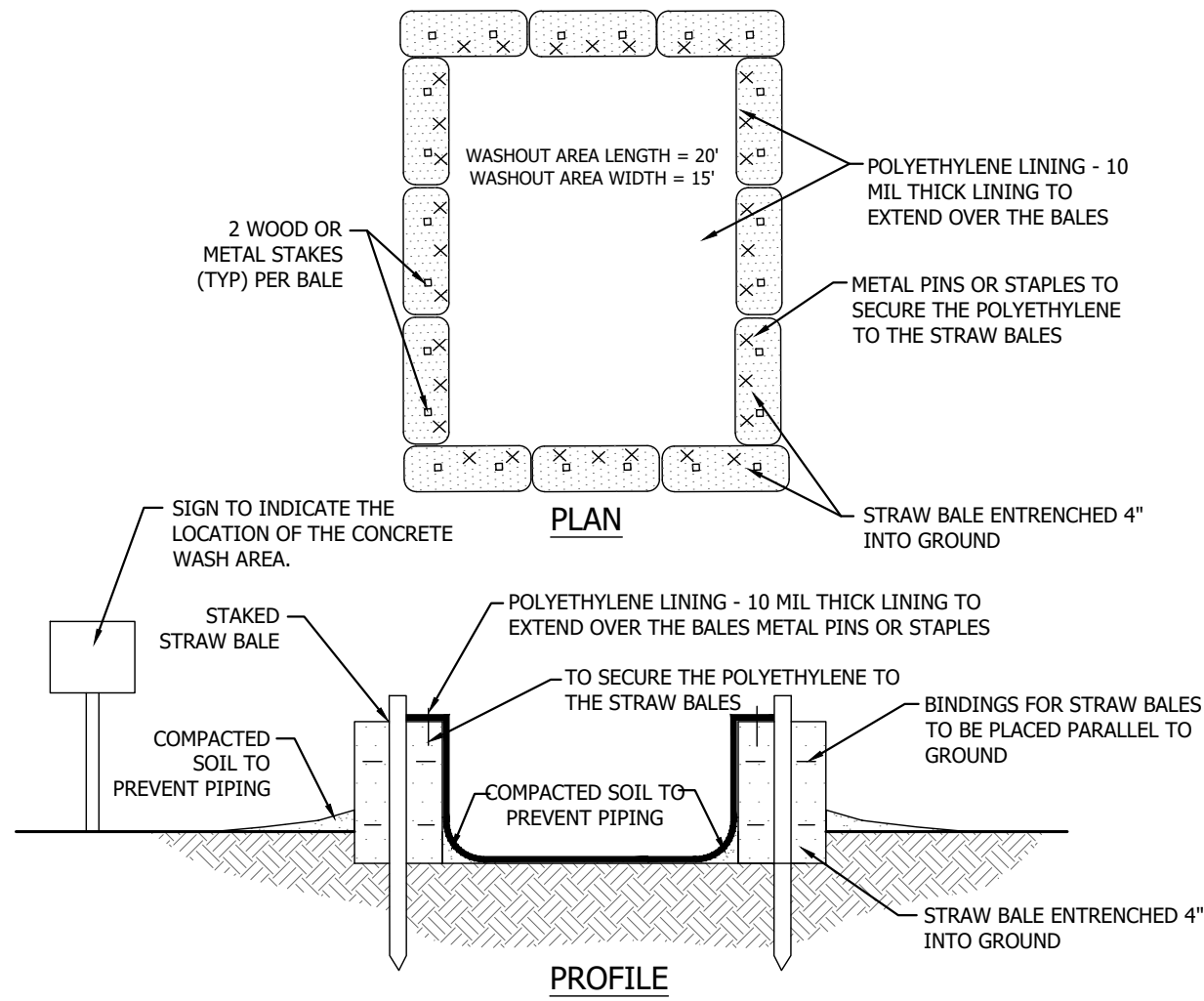
SOILS MAP

NOT TO SCALE

- NOTES:**
1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
 2. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
 3. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
 4. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
 5. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE INSPECTOR.
 6. CONTRACTOR SHALL PROVIDE ADDITIONAL WASHOUT STRUCTURES OR LARGER STRUCTURES IF REQUIRED

CONCRETE WASHOUT

NOT TO SCALE



Seedbed Preparation

Apply lime to raise the pH to the level needed for species being seeded. Apply 23 pounds of 12-12-12 analysis fertilizer (or equivalent) per 1000 sq. ft. (approximately 1000 pounds per acre) or fertilizer according to test. Application of 150 lbs. of ammonium nitrate on areas low in organic matter and fertility will greatly enhance vegetative growth.

Work the fertilizer and lime into the soil to a depth of 2-3 inches with a harrow, disk or rake operated across the slope as much as possible.

Seeding

Select a seed mixture based on projected use of the area (Figure 5-2), while considering best seeding dates. See Figure 5-3 this sheet. If tolerances are a problem, such as salt tolerance of seedlings adjacent to streets and highways, see Figure 5-4 this sheet before final selection.

Figure 5-2: Permanent Seed Mixtures

Species	Seeding Rate lbs/acre	Suitable pH lbs/1000 sq. ft.	Site Suitability Droughty	Well Drained	Wet	
Level and Sloping, Open Areas						
Tall Fescue	35	0.8	5.5 - 8.3	2	1	2
Tall Clover	25	0.6	5.5 - 8.3		1	
Red Clover**	5	0.12				
Kentucky Bluegrass	15	0.4	5.5 - 7.5	2	1	
Creeping Red Fescue	15	0.4				
Steep Banks and Cuts						
Tall Fescue	15	0.4	5.8 - 7.5	2	1	2
Kentucky Bluegrass	25	0.6				
Tall Fescue	35	0.8	5.5 - 8.3	2	1	
Emerald Crownvetch**	10	0.25				
Lawns and High Maintenance Areas						
Kentucky Bluegrass	40	0.9	5.8 - 7.5	2	1	
Creeping Red Fescue	40	0.9				
Perennial Ryegrass (Turf Type)	170	4.0	5.0 - 7.5		1	
Tall Fescue	170	4.0	5.5 - 8.3	2	1	2

* 1 - Preferred 2 - Will Tolerate

** Inoculate with specific Inoculant.

Temporary Seeding Dates												
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Wheat or Rye												
Oats												
Annual Ryegrass												
Permanent Seeding Dates												
Native Seed												
Non-Irrigated*												
Irrigated												
Dormant Seeding**												

Irrigation needed during this period. To control erosion at times other than in the shaded areas, use mulch.

* Late summer seeding dates may be extended 5 days if mulch is applied.

** Note: If temporary stabilization must occur during the winter straw mulch applied at a rate of 2 tons per acre and crimped in will be an acceptable cover.

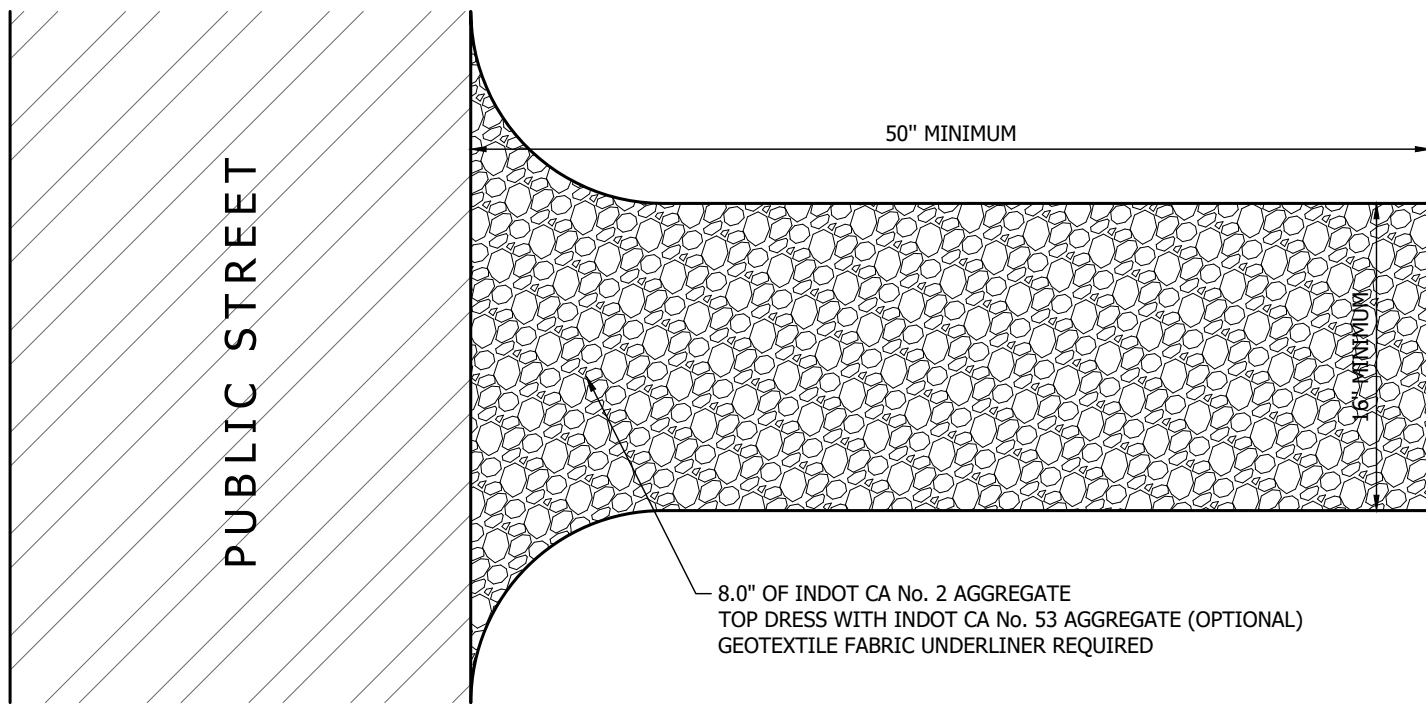
Temporary Seed Application Rates

Kind of Seed	1000 Sq. Ft.	Acre	Remarks
Wheat or Rye	3.5 lbs.	150 lbs.	Cover seed 1" to 1 1/2" deep
Spring Oats	2.3 lbs.	100 lbs.	Cover seed 1" deep
Annual ryegrass	1.0 lb.	40 lbs.	Cover seed 1/4" deep*

* Not necessary where mulch is applied.

SEEDING SCHEDULE

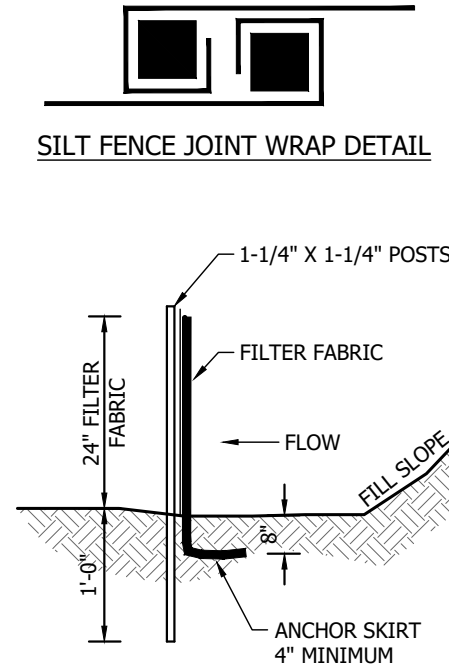
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1. ADAPTED FROM THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT - INDIANA STORMWATER QUALITY MANUAL, 2007

GRAVEL CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTES:

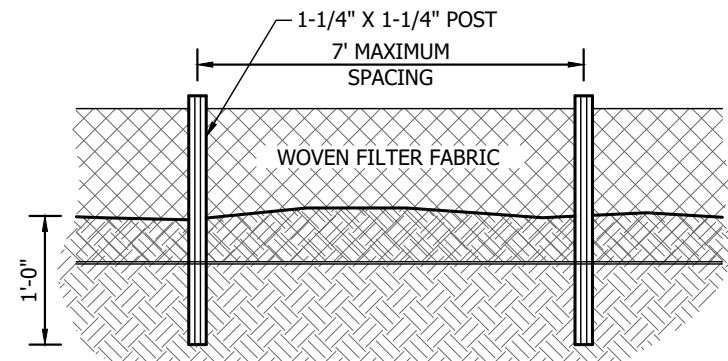
1. FILTER FABRIC FENCE SHALL BE A MINIMUM OF 36" IN WIDTH.
2. TURN SILT FENCE UP SLOPE AT ENDS.

TEMPORARY SILT FENCE

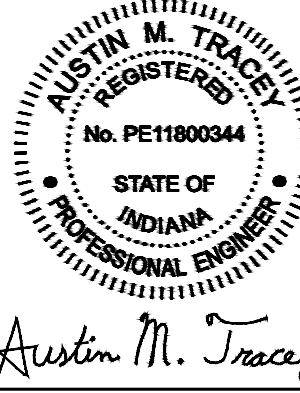
NOT TO SCALE

Silt Fence shall be a machine produced, woven geotextile fabric. All stakes shall be 1 1/4" X 1 1/4" hardwood 36" tall with 24" tall lath stapled to stakes over fabric as reinforcement.

Textile Strength @ 20% elongation	30 lbs. per linear inch
UV Resistance	> 70%
Filtering Efficiency	85%
Slurry Flow Rate	0.3 gpm/ft ²
Water Flow Rate	15 gpm/ft ²



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HAMILTON DESIGNS

A LIMITED LIABILITY COMPANY

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CONSTRUCTION PLANS FOR:

TACO BELL | SHELBYVILLE

1806 North Riley Highway
Shelbyville, Indiana 46176

BELL INDIANA, LLC

6200 Oak Tree Boulevard, Suite 250
Independence, Ohio 44131

PROJECT NO.
2020-0334

DATE
04/13/2021

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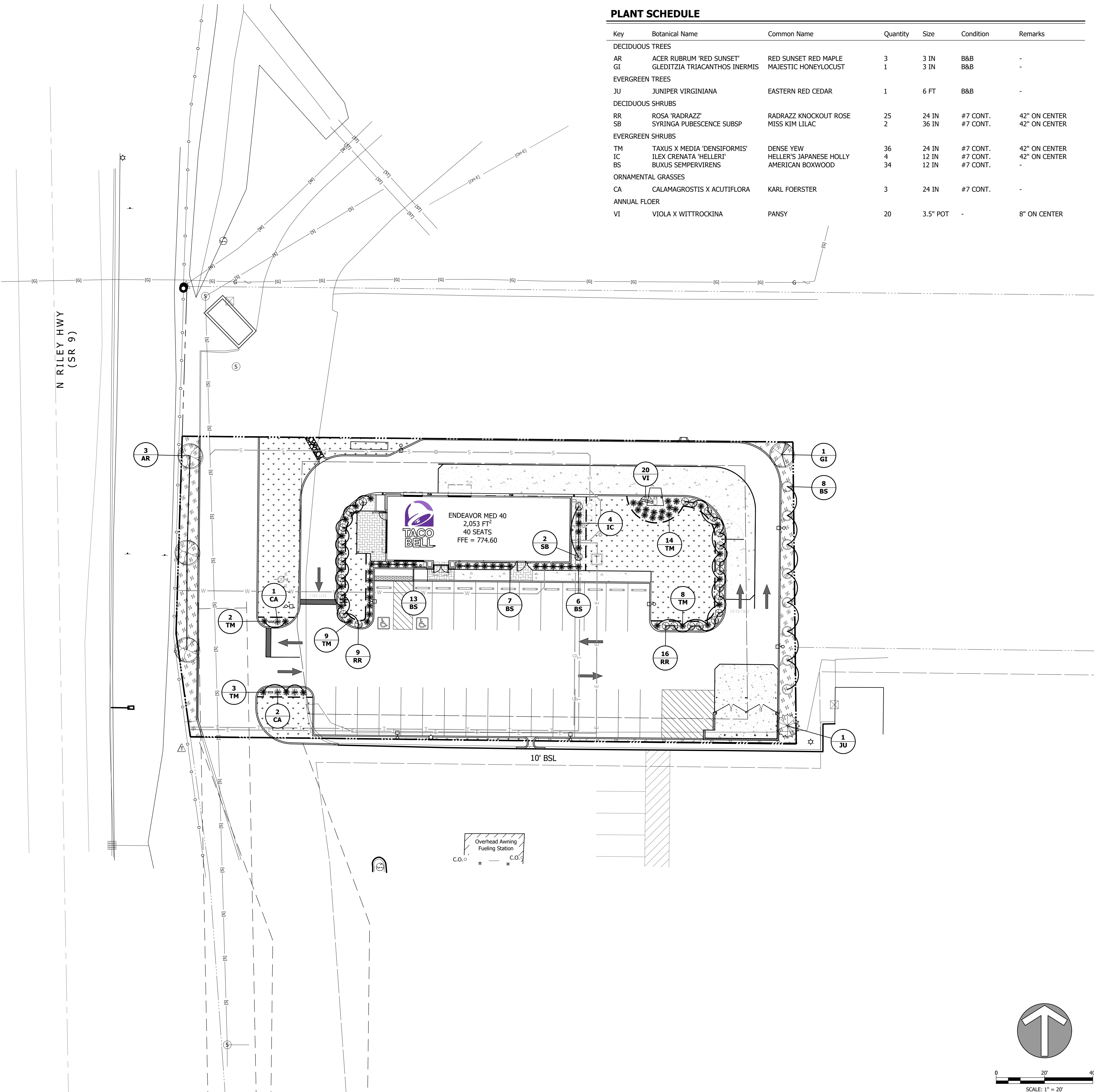
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**STORMWATER POLL.
PREVENTION DETAILS**

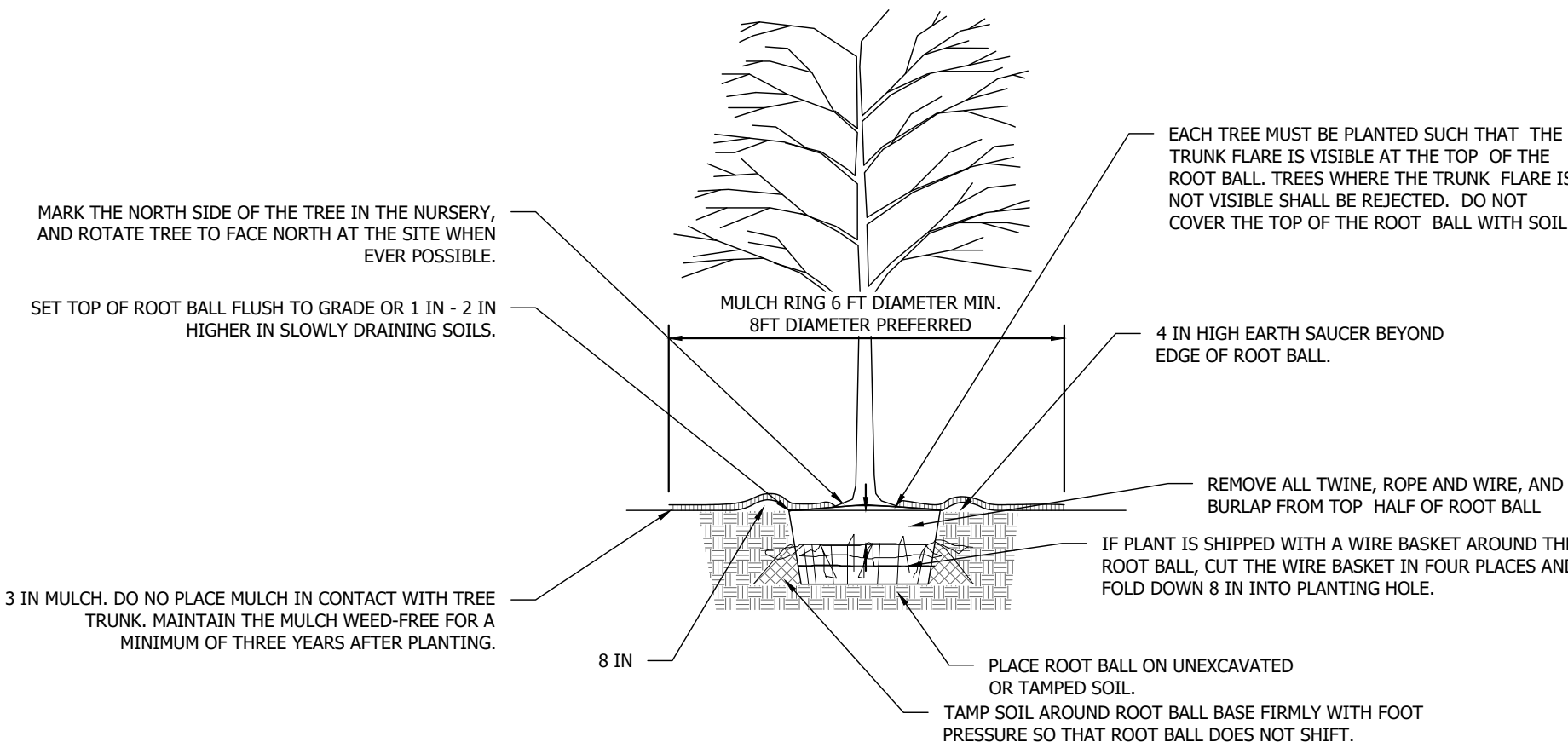
SHEET NO.

CE-501

LP-101



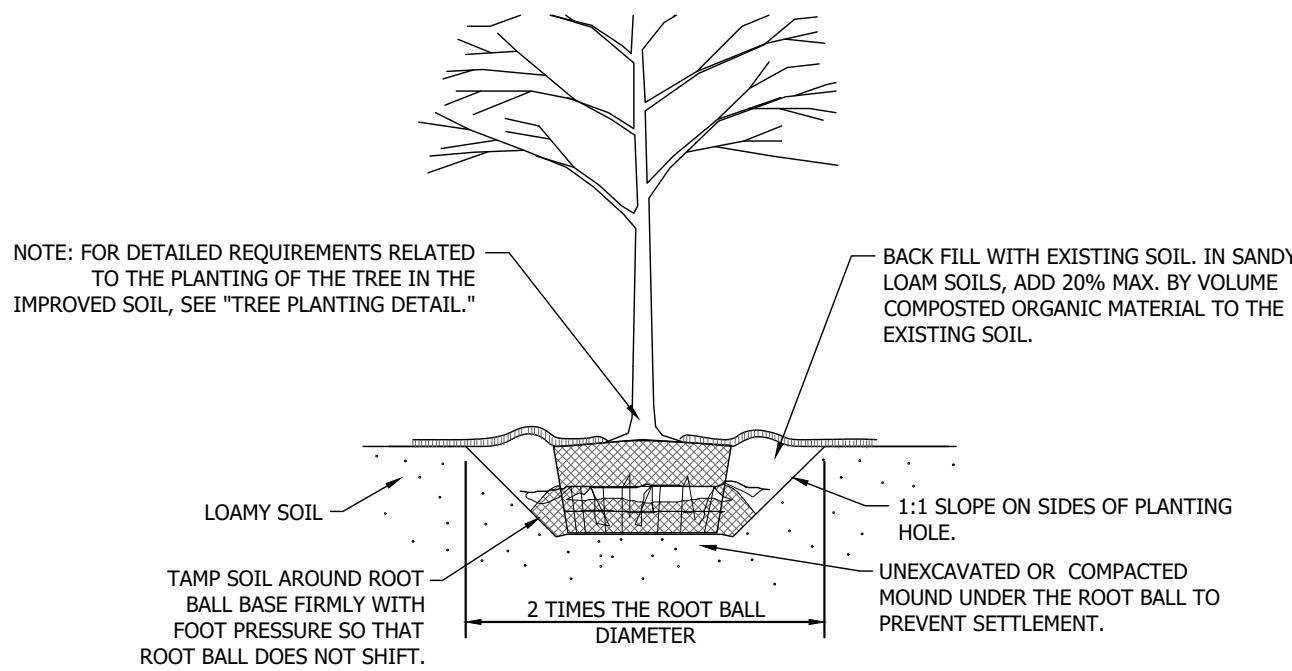
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- NOTE:
1. THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN AN 8' SQUARE OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.
 2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT
 3. WRAP TREE TRUNKS ONLY UPON THE APPROVAL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

TREE PLANTING DETAIL, FOR B&B ALL SOIL TYPES

NOT TO SCALE



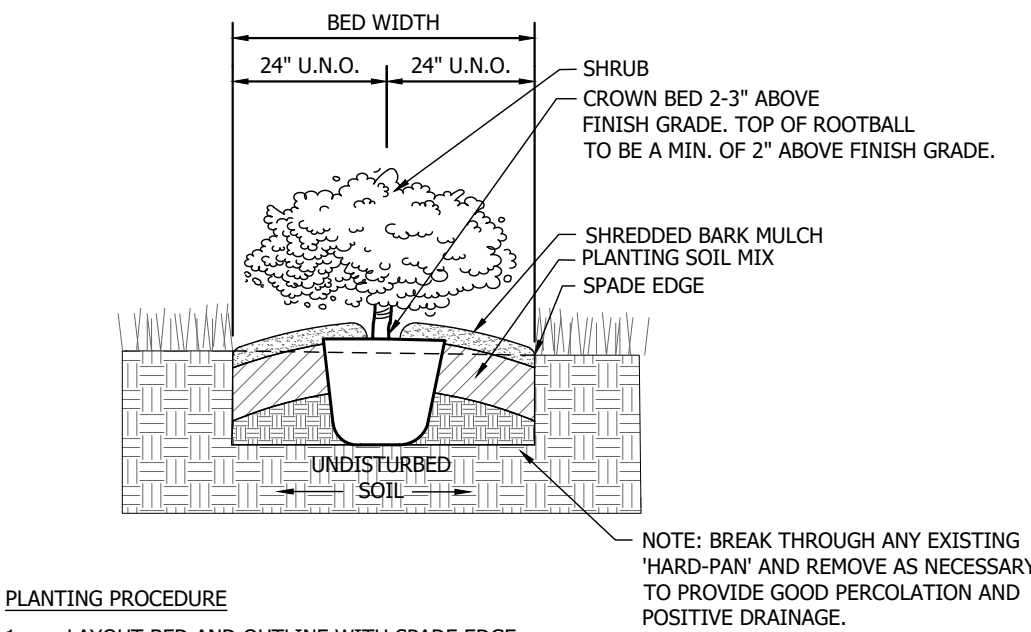
LOAMY SOILS INCLUDE THE FOLLOWING USDA TEXTURAL CLASSIFICATIONS AND HAVE A CLAY CONTENT OF BETWEEN 15 TO 20%: LOAM, SANDY LOAM AND SILT LOAM. NOTE THAT SOILS AT THE OUTER LIMITS OF THE LOAM CLASSIFICATIONS MAY PRESENT SPECIAL PLANTING PROBLEMS NOT ANTICIPATED BY THIS DETAIL.

LOAMY SOILS ARE DEFINED AS GRANULAR OR BLOCKY FRAGILE SOILS, A MIXTURE OF SAND, SILT AND CLAY PARTICLES WITH A MINIMUM OF 1.5% BY DRY WEIGHT ORGANIC MATTER. THE SOIL MUST NOT BE SO COMPACTED AS TO IMPEDE ROOT GROWTH OR DRAINAGE. THE SOIL STRUCTURE SHALL NOT BE PLATY OR MASSIVE. THE SOIL MUST BE TESTED FOR TEXTURE, DRAINAGE CAPABILITY, PH, AND NUTRIENT VALUES PRIOR TO DETERMINING ANY ADDITIONAL SOIL IMPROVEMENTS. CONTRACTOR SHALL CONSULT LANDSCAPE ARCHITECT IN POOR SOIL CONDITIONS.

1. TREES PLANTED IN NON RESTRICTED SOIL CONDITIONS. THIS DETAIL ASSUMES THAT THE AREA OF LOAMY SOIL AVAILABLE TO EACH TREE IS A MINIMUM OF 500 SQUARE FEET.

SOIL IMPROVEMENT DETAIL

NOT TO SCALE

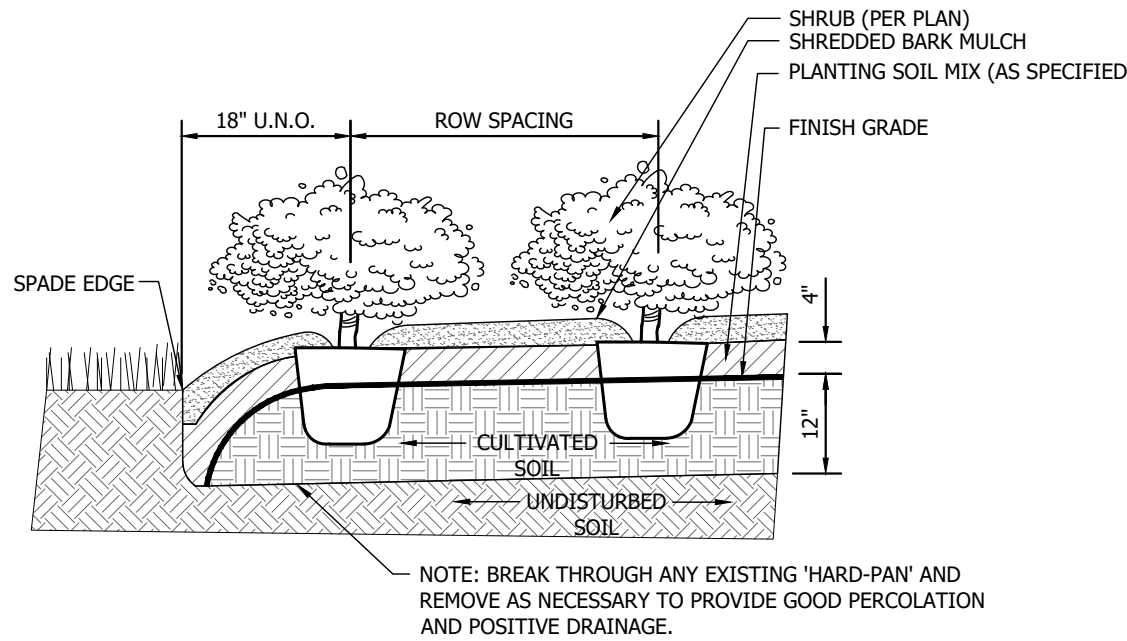


PLANTING PROCEDURE

1. LAYOUT BED AND OUTLINE WITH SPADE EDGE.
2. ROTOTILL BED TO 12" DEPTH.
3. SPREAD 6" MIN. LAYER OF PLANTING SOIL MIX OVER BED.
4. ROTOTILL PLANTING SOIL MIX INTO TOP OF BED.
5. INSTALL PLANTS, MULCH, AND WATER THOROUGHLY.

HEDGE PLANTING

NOT TO SCALE

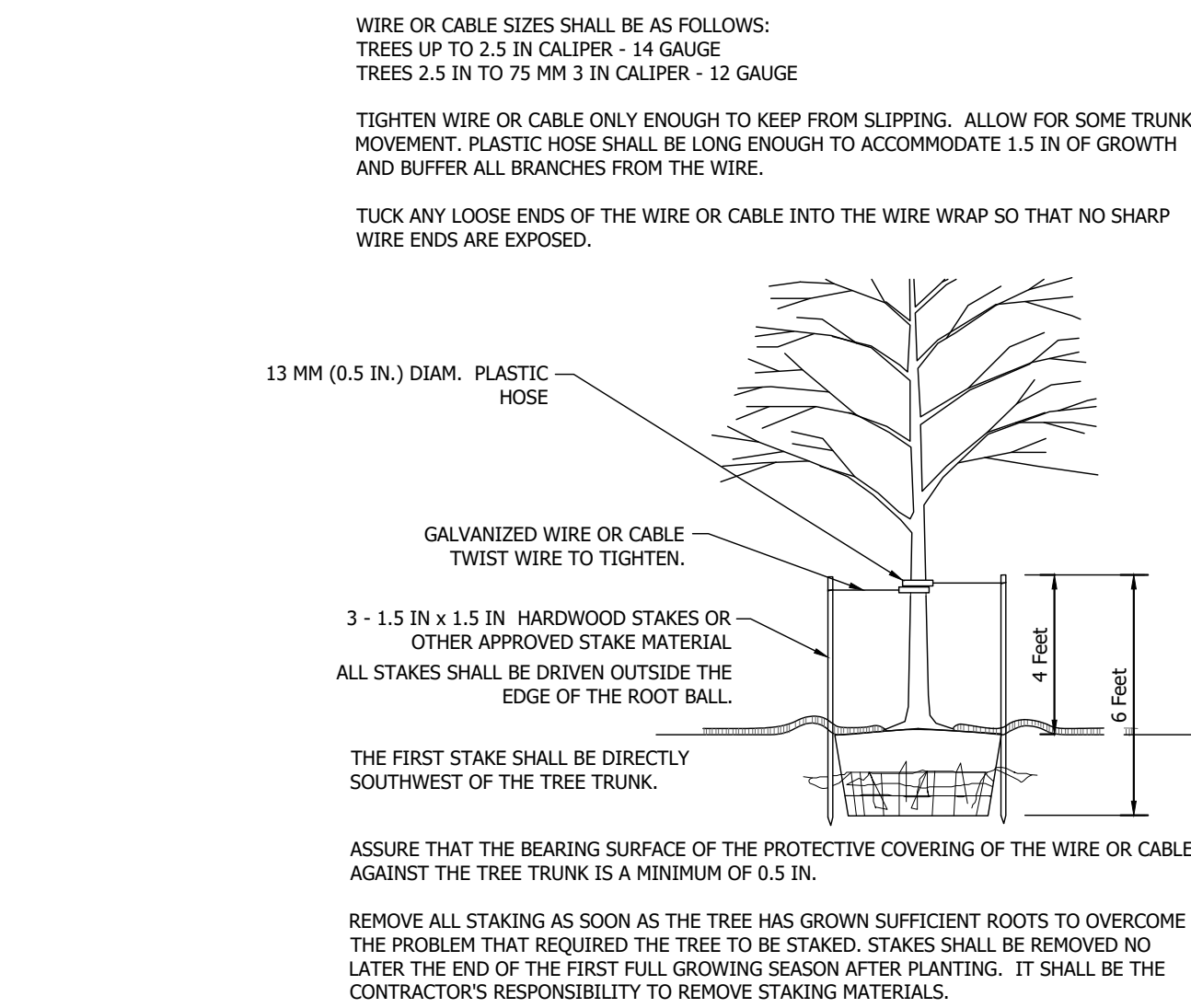


PLANTING PROCEDURE

1. LAYOUT BED AND OUTLINE WITH SPADE EDGE.
2. ROTOTILL BED TO 12" DEPTH.
3. SPREAD 4" MIN. LAYER OF PLANTING SOIL MIX OVER BED.
4. ROTOTILL PLANTING SOIL MIX INTO TOP OF BED.
5. INSTALL PLANTS, MULCH, AND WATER THOROUGHLY.

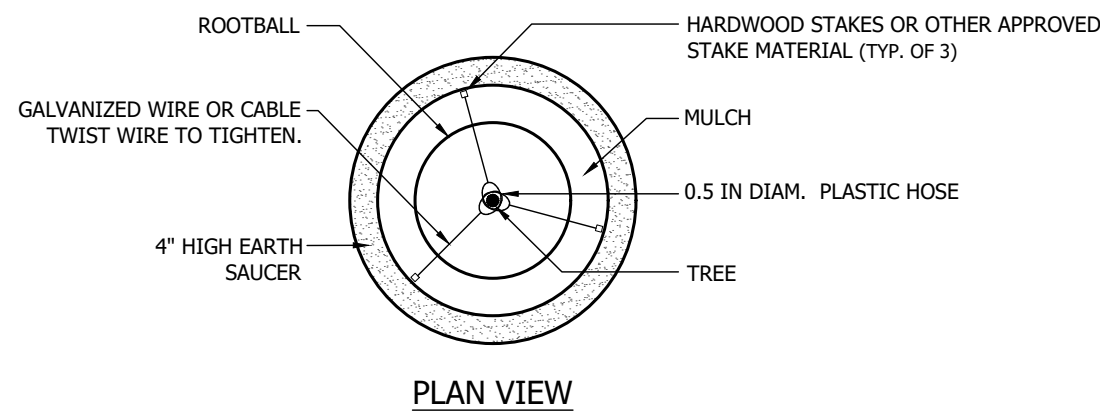
SHRUB MASS PLANTING

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TREE STAKING DETAIL, 3" CALIPER OR LESS

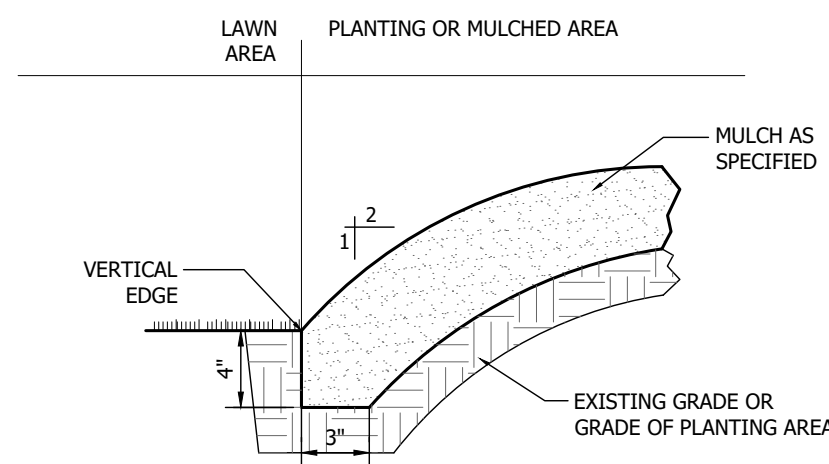
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1. LOCATE (1) STAKE DIRECTLY SOUTHWEST OF TREE TRUNK

TREE STAKING DETAIL

NOT TO SCALE

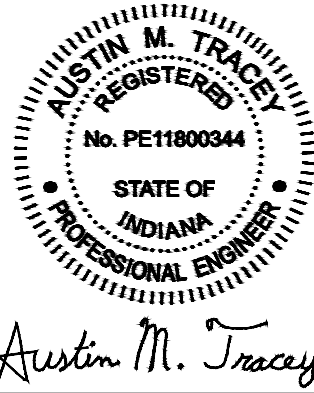


NOTE: TRENCH EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS; AND SHALL CREATE SMOOTH AND EVEN LINES (AS INDICATED ON THE PLANS).

SPADE EDGE

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SHEET NAME

**LANDSCAPE
DETAILS**

SHEET NO.

LP-501