CITY OF SHELBYVILLE

Adam M Rude
Director

Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: 5/22/2023

	PC 2023-5; Shelby Storage; SDP			
Petitioner's Name:	Sanjivan Bual			
Owner's Name:	Sanjivan Bual			
Petitioner's Representative:	Tony Nicholson, Space and Sites			
Address of Property:	1706 McCall Drive, Shelbyville, IN			
Subject Property Zoning Classification:	IL – Light Industrial			
Comprehensive Future Land use:	High-Tech/Light Industrial			
	North	**East**	**South**	**West**
Surrounding Properties' Zoning Classifications:	BH – Business Highway	BH – Business Highway	BH – Business Highway	BH – Business Highway
Surrounding Properties' Comprehensive Future Land Use	High-Tech/Light Industrial	Multi-family Residential	Single Family Residential	High-Tech/Light Industrial
History:	This site is a vacant piece of land that is surrounded by multi-family residential to the north and east and light industrial to the west. There was a previous proposal for the site in 2018 that included a diesel mechanic shop.			
Vicinity Map:				
Action Requested:	A request for Site Development Plan approval to construct mini-storage facility.			

1. The property owner is petitioning to construct a mini-storage facility of up to five (5) buildings and up to approximately one hundred (100) units.

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 Built Environment:
      Objective 1: Formalize the City's foreseeable future growth boundaries:
      Objective 2: Guide Healthy Development patterns using future Land Use Mapping
      Action 1: Utilize the Future Land Use Map as a living, breathing document to guide future development decisions. Guide Heathy Development Patterns Using the Future Land Use Map
      Action 3: Target mixed-use flexibility for gateway development.
      Objective 5: Promote Development and Redevelopment of Existing Sites and Buildings.
      Action 1: Identify redevelopment sites, primarily around the city gateways and market these first.
      The site for the subject petition is located in a highly commercial area, with different retail, office, and personal service uses surrounding it. The Comprehensive Plan and Future Land Use Map shows the area as Gateway-Mixed Use.

   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. The petitioner has responded and addressed the Technical Review Committee's comments, except for the following comments from the Engineering Department:
      - The pipes going from in between the buildings to the dry retention areas are shown only having 0.3' of cover. The standards call for 2' of cover.
      - The flow path in between the buildings going to the inlets is shown having a slope of 0.17%. Maintain a slope of at least 0.5% going to these areas.
      - The 100-year flood elevation for the dry retention ponds are shown as higher than the entrance drive. The drive must be higher than the 100-yr flood elevation.
      - The dry retention ponds do not have the required 1' minimum freeboard above the 100-yr flood elevation, around them. These ponds need to have the minimum freeboard, especially because the 100-yr flood elevation is higher than the existing road.
      - The drainage report shows buildings with lengths of 176' and the plans shows buildings with lengths of 196'. The drainage calculations seem to be based on the smaller building sizes.
      - The paved area in the plans (not including the parking area or drive) is shown as 244' x 272' which is equal to 1.52 acres. The drainage report only shows 1.4 acres of impervious area.
      - The drainage report shows an outlet control orifice of 2.1" while the plans show 3.5".
      - Provide calculations for the existing runoff rates.

      <u>Planning Staff would like to see these issues resolved before the issuance of any permits.</u>

c. Satisfies the applicable requirements of Article 2: Zoning Districts:
The planning staff has determined the subject petition is consistent with the IL – Light Industrial district. Light Industrial is intended to provide areas for light industrial, warehousing, research, and distribution facilities. This district is intended to include industrial uses that are completely enclosed within structures and do not involve the outdoor storage of any materials or include the release of detectable emissions. Shelbyville should strive to protect this district from retail commercial, residential, and general industrial uses.

d. Satisfies the applicable requirements of Article 5: Development Standards:
Planning Staff has worked with the petitioner to satisfy the standards of Article 5 of the Unified Development Ordinance.

UDO 5.08 Architectural Standards

A. Façade: A primary structure's facades shall include a repeating pattern with no less than three (3) of the elements listed below. At least one (1) of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet either horizontally or vertically.
   a. Color change,
   b. Texture change,
   c. Material module change, and
   d. Expression of architectural or structural bay through a change in plane no less than twelve (12) inches in width, such as an offset, reveal, or projecting rib.

   <u>The petitioner is using brick and Hardie plank siding to meet this requirement. This incorporates a texture and material change. Plans should be revised and resubmitted for approval.</u>

   *Note: this material is only being used on the end caps of the buildings and overhead storage doors can be metal.

B. Roof: Roofs on all buildings that meet the “Retail Floor Area” limitation of “Retail (Type 1) Low Intensity” shall have no less than one (1) of the following features; roofs on all buildings that meet the “Retail Floor Area” limitation of “Retail (Type 2) Medium Intensity” shall have no less than two (2) of the following features; roofs on all buildings that meet the “Retail Floor Area” limitation of “Retail (Type 3) High Intensity” shall have no less than three (3) of the following features:
   a. Parapets concealing flat roofs and rooftop equipment such as HVAC units from public view. The average height of such parapets shall not exceed fifteen percent (15%) of the height of the supporting wall. Such parapets shall feature three-dimensional cornice treatment.
   b. Sloping roofs that do not exceed the average height of the supporting walls with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run and less than or equal to one (1) foot of vertical rise for every one (1) foot of horizontal run.
   c. Three (3) or more roof slope planes.

d. A sloped roof system containing at least two (2) or more dormers featuring windows and overhanging eaves that must extend at least three (3) feet past all supporting walls.
e. Two (2) or more visible roof slopes in addition to dormers, turrets, or cornice work such as corbels, spaced consistently along all façade planes in a manner that is appropriate with the surrounding area.
f. Installation of an on-site solar energy system covering an area anywhere on the roof of the building equal to or greater than thirty-five percent (35%) of the total roof area of all primary buildings. This solar energy system shall satisfy all requirements of Section 5.65-5.70 of this Ordinance.
g. Varying roof heights, consisting of at least two percent (2%) variation in height of the overall length of the street-facing facade, with at least three different roof heights.

As designed the roof is a standard gable. The gable runs north to south and aids in the collection of water run-off.

<u>The petitioner is meeting the roof requirement.</u>

UDO 5.32-5.37 Landscape Standards

A. Foundation Planting Requirements – The minimum number of required foundation plantings is determined by Table LA-A:

Required plantings:

	Length	**Required Plantings**
Front Facade	Thirty (30) feet in length	6 shrubs/ornamentals
Side Façade	One hundred ninety (190) feet	19 shrubs/ornamentals
Rear Facade	Thirty (30) feet in length	3 shrubs/ornamentals

B. Bufferyard Landscaping Requirements: Buffer yard plantings shall be located along the front property line, side property line, and rear property line when contiguous to a conflicting zoning district as indicated on Table LA-G: Buffer Yards Required. The property to the south is zoned BG – Business General and requires a Bufferyard "Type 1". The property to the north and east is RM – Multi-family Residential and requires a Bufferyard "Type 3".

Buffer Yard "Type 1": One (1) deciduous tree and one (1) ornamental or evergreen tree shall be planted for every fifty (50) feet of contiguous boundary with the adjacent lot. Each tree shall be planted within twenty (20) feet of the property line, but no closer than five (5) feet to the property line.
Buffer Yard "Type 3":
1. Canopy Deciduous Tree: One (1) deciduous tree shall be planted for every twenty-five (25) feet of contiguous boundary with the adjacent lot. Each tree shall be planted within twenty (20) feet of the property line, but not closer than five (5) feet of the property line.
2. Evergreen Tree: Four (4) ornamental or evergreen trees shall be planted for every fifty (50) feet of contiguous boundary with the adjacent lot. Each tree shall be planted

within fifteen (15) feet of the property line, but not within five (5) feet of the property line.

	Length of Property Line	Required Deciduous Plantings	Required Evergreen Plantings
North Property Line	Three Hundred (300) feet	12	6
East Property Line	Three Hundred-Twenty-Five (325) feet	13	7
South Property Line	Three Hundred (300) feet	6	6

Total plantings required:
(31) Deciduous Trees
(19) Evergreen Trees
(27) Shrubs/Ornamental

Total plantings provided:
(4) Colorado Blue Spruce counted towards required evergreens
(18) American Arborvitae counted towards required shrubs/ornamentals/ evergreens
(18) Juniper counted towards required shrubs/ornamentals

Additional planting required:
(31) Deciduous Trees
(6) Evergreen Trees

<u>The petitioner is not meeting this standard. Please provide a revised landscape plan.</u>

UDO 5.44 Outdoor Storage Standards

A. Industrial Outdoor Storage: Outdoor storage of vehicles, equipment, product, supplies, materials, waste or scrap, pallets, and the like shall be permitted if all of the following conditions are met:
   2. Screening: Outdoor storage areas shall be screened on all sides with a solid fence or wall that is six (6) feet tall, or eight (8) feet tall if what is stored is greater than six (6) feet in height.

C. Parked Recreational Vehicles:
   2. Parking: A recreational vehicle shall be parked on a paved surface in the rear yard of a lot or on a valid parking spot (e.g. driveway) in the front yard or side yard.

<u>Page C101 calls for the area for Buildings D and E to remain as grass for RV and Trailer parking until such time as the buildings would be constructed. Per the UDO RV and Trailer parking must be on a paved surface. Petitioner needs to eliminate RV and Trailer parking.</u>

UDO 5.52 Non-residential Parking Standards
Off-street parking shall be required for all uses as shown in Table PK-A: Minimum Number Of Parking Spaces Per Use.

Miscellaneous Uses	
1-space per	20 storage units at a self-storage facility

There will be thirty-eight (38) units in each of the five (5) buildings for a total of nine (9) required parking spaces. Plus, an additional parking space for an employee. Ten (10) total parking spaces are required, and ten (10) parking spaces have been provided.

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 WITH CONDITIONS:

1. City Engineer's Office must approve a final drainage plan and report that complies with all City Standards prior to the issuance of any permits.
2. The landscape plan is revised and approved by the City Planning Department.
3. The storage of Recreational Vehicles (RV) and trailers are not permitted unless meeting all the requirements of UDO Outdoor Storage Standards.

Site Development Plan: PC 2023-5; Shelby Storage; SDP

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, proposed conditions of approval, 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.

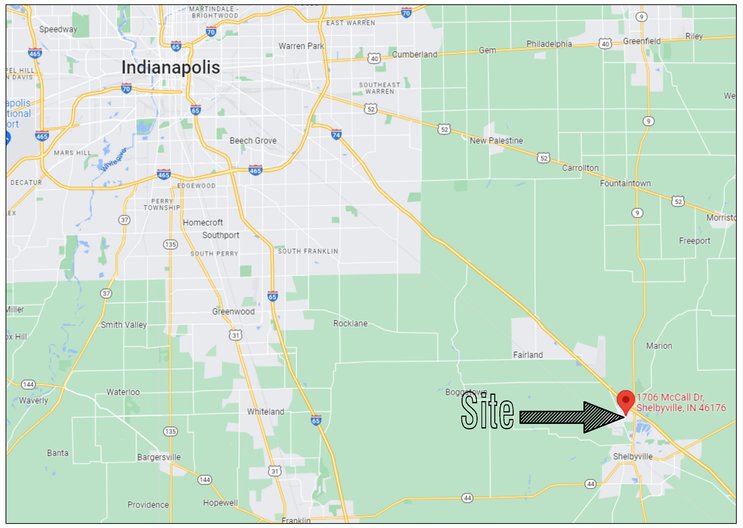
Shelbyville Plan Commission

By: _____ Attest: _____

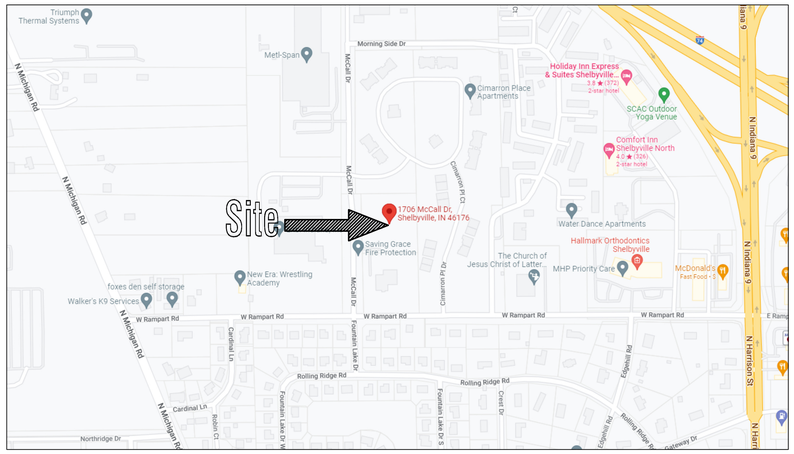
Chairperson / Presiding Officer Adam M. Rude, Secretary

SITE DEVELOPMENT PLANS FOR:

SHELBY STORAGE
1706 McCALL DR.
SHELBYVILLE , IN 46176
ZONED: IL



Vicinity Map



Location Map

OWNER:

SANJIVAN BUAL
2946 HOLIDAY WAY
GREENWOOD, IN 46143
317-371-3080

PREPARED BY:

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GENERAL NOTES:

1.) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE CITY, COUNTY, AND STATE AGENCIES PRIOR TO CONSTRUCTION.

2.) CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY UTILITY CONFLICTS ARE DISCOVERED OR IF UTILITY LOCATIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS.

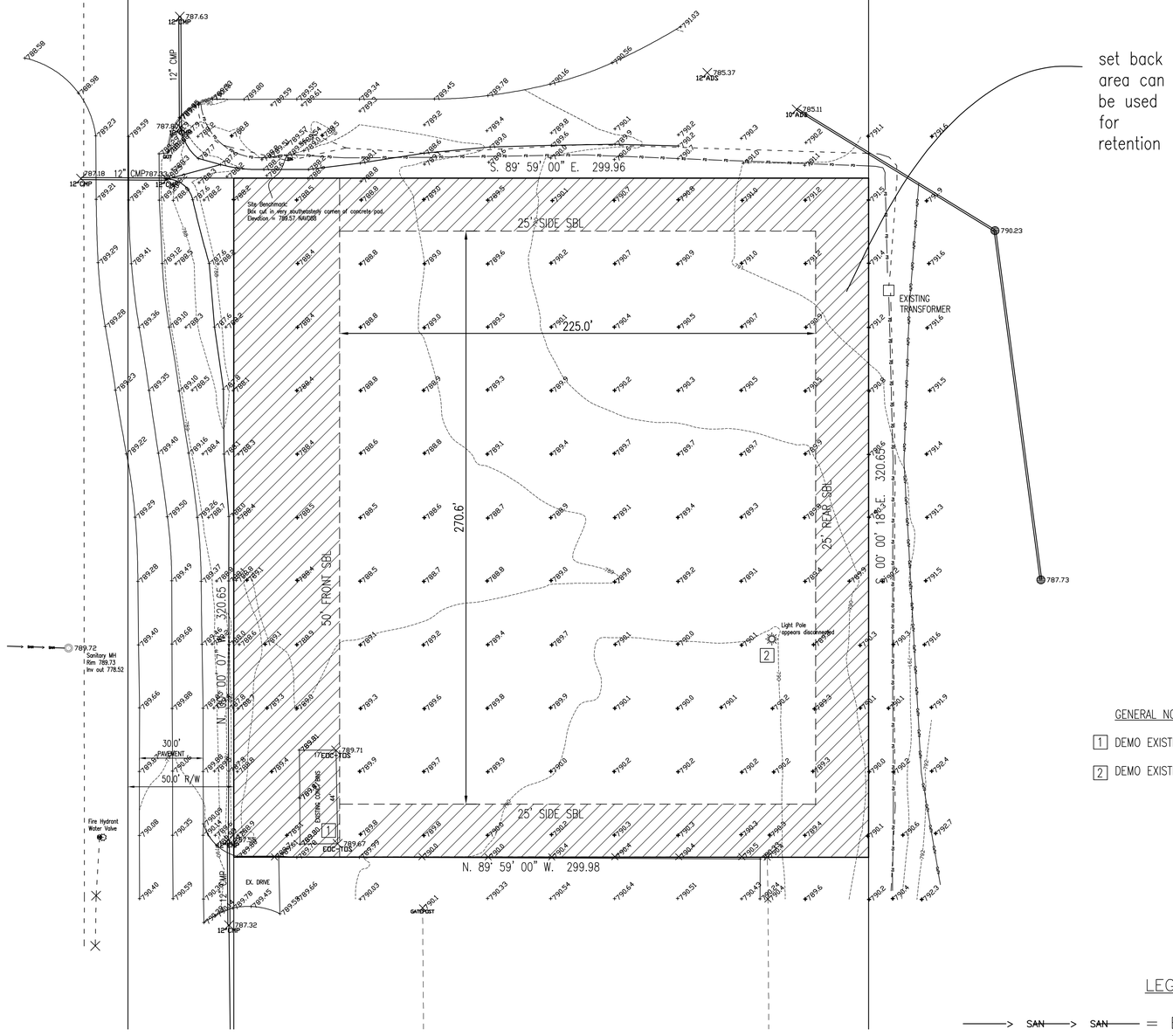
3.) CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH CITY AND ALL RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

SHELBY COUNTY BUILDERS ASSOCIATION SCBA

INDEX OF DRAWINGS

REVISIONS

SHEET NO.	DATE	DESCRIPTION
NOTED	3/10/23	REVISED PER CITY REVIEW



LEGAL DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 7 EAST, SECOND PRINCIPAL MERIDIAN, CITY OF SHELBYVILLE, SHELBY COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER AND THENCE RUNNING NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST (BEARING TAKEN FROM DEED RECORD 299. PG. 347 SHELBY COUNTY RECORDER'S OFFICE AND ALL BEARINGS HEREIN ARE BASED THEREON) ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 447.70 FEET BY PRIOR DEEDS (446.41 FEET BY ACTUAL MEASUREMENT) TO A RAILROAD SPIKE FOUND AT THE SOUTHEAST CORNER OF A 19.18 ACRE TRACT OF LAND CONVEYED TO INDIANA GAS COMPANY, INC. BY A WARRANTY DEED DATED SEPTEMBER 28, 1982 AND RECORDED IN DEED RECORD 287 AT PAGE 447, SHELBY COUNTY RECORDER'S OFFICE: THENCE RUNNING NORTH 00 DEGREES 00 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF SAID 19.18 ACRE TRACT 379.35 FEET TO AN IRON REBAR MARKING THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN: THENCE RUNNING NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER 299.98 FEET TO AN IRON REBAR SET IN THE EAST LINE OF A 0.803 ACRE TRACT CONVEYED TO THE CITY OF SHELBYVILLE BY A DEED DATED MAY 6, 1988 AND RECORDED IN DEED RECORD 299 AT PAGE 517, SHELBY COUNTY RECORDER'S OFFICE: THENCE RUNNING NORTH 00 DEGREES 00 MINUTES 07 SECONDS WEST ALONG THE EAST LINE OF SAID 0.803 ACRE TRACT 320.65 FEET TO AN IRON REBAR AT THE NORTHEAST CORNER THEREOF: THENCE RUNNING SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER 299.96 FEET TO AN IRON REBAR IN THE EAST LINE OF SAID 19.8 ACRE TRACT: THENCE RUNNING SOUTH 00 DEGREES 00 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF SAID 19.18 ACRES TRACT 320.65 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 2.208 ACRES AND BEING SUBJECT TO ALL EASEMENTS OF RECORD.

GENERAL NOTES:

1. DEMO EXISTING CONC. BINS.
2. DEMO EXISTING LIGHT POLE.

LEGEND

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

EXISTING SITE/UTILITY PLAN
TOTAL TRACT, 2.208 AC., 96,180 S.F.
ZONED: BG-REZONE IL

NORTH
SCALE: 1" = 30'

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DATE	REVISION	SYMBOL

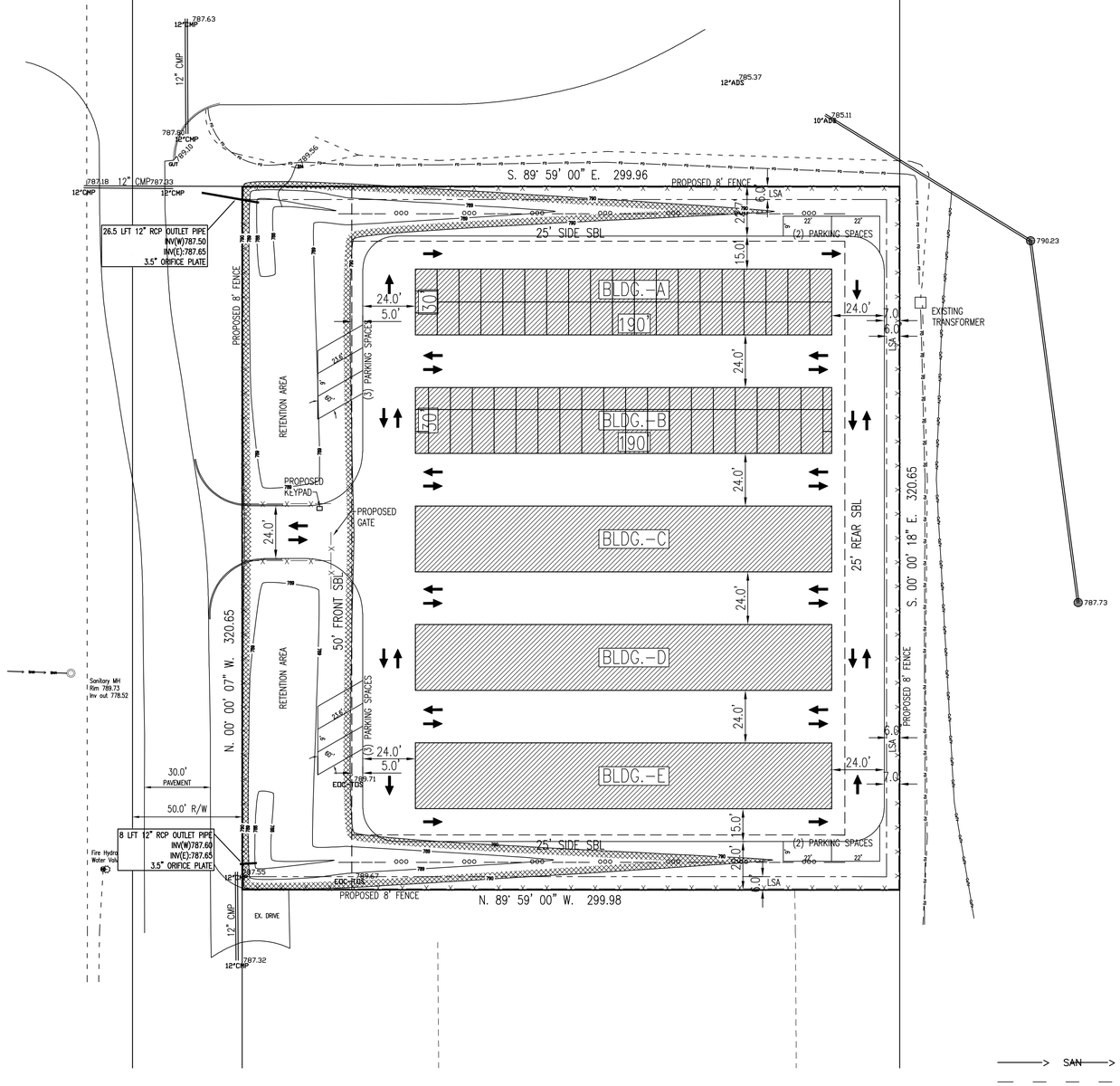
CHECKED: TN
CERT.: -
SCALE: 1"=30'
DRAWN: RC
SEAL

SHEET NAME: EXISTING SITE/UTILITY PLAN
PROJECT NAME: SHELBY STORAGE, 1706 McCALL DR., SHELBYVILLE, IN 46176

DATE: NOV. 14, 2022
PROJECT NO.: 202209
SHEET NO. C100

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

SHELBY COUNTY BUILDERS ASSOCIATION SCBA



PROPOSED SITE/UTILITY PLAN
TOTAL TRACT, 2.208 AC., 96,180 S.F.
ZONED: BG-REZONE IL

GENERAL NOTES:

KNOX BOX REQUIRED AT GATE KEYPAD.

DUMPSTER ENCLOSURE TO COMPLY WITH SECTION 5.37 OF THE UNIFIED DEVELOPMENT ORDINANCE.

DRIVING LANES: DRIVING LANES IN PARKING LOTS THAT PROVIDE ACCESS TO PARKING AISLES SHALL BE CLEARLY STRIPED OR BE CURBED.

FENCE TO COMPLY WITH 5.43 OF THE UNIFIED DEVELOPMENT ORDINANCE.

PARKING SCHEDULE:
1 SPACE FOR EVERY 20 UNITS – (38 UNITS/PER BLDG. x 5 BLDG.) = 9 SPACES REQ.
1 SPACE PER EMPLOYEE ON THE LARGEST SHIFT – (1 EMPLOYEES) = 1 SPACE REQ.
TOTAL=10 PARKING SPACES REQUIRED

ASPHALT

(GENERAL CAR & LIGHT TRUCK)

1 ½" HMA SURFACE TYPE B OVER
2" HMA INTERMEDIATE TYPE B OVER
6" COMPACTED AGGREGATE #53's
d=9 1/2"

NOTE:

D, E BUILDINGS WILL BE GRASS AREA, USED FOR RV AND TRAILER PARKING UNTIL A, B, C, UNITS ARE NEARLY OCCUPIED AND THEN D, E WILL BE BUILT.

LEGEND

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

NORTH
SCALE: 1" = 30'

Bruce G. Carter, P.E.
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Rushville, IN 46173
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www.spaceandsites.com
e-mail: spaceandsites@sbcglobal.net

REVISION	DATE
REVISED PER CITY REVIEW	3/10/23

CHECKED	SYMBOL
TN	
CERT.	
-	
SCALE	
1"=30'	
DRAWN	
RC	

SEAL

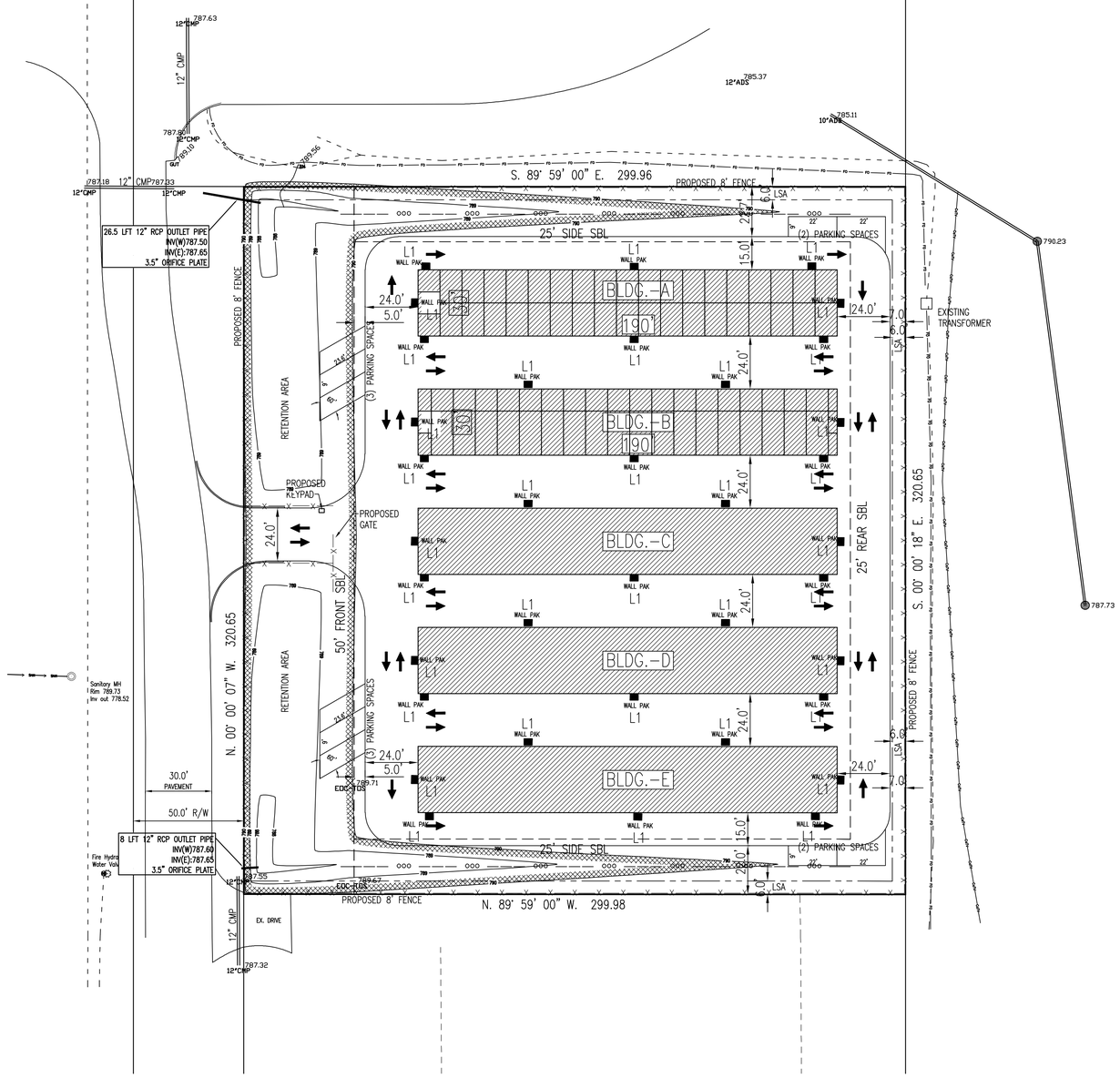
SHEET NAME
PROPOSED SITE/UTILITY PLAN

PROJECT NAME
SHELBY STORAGE
1706 McCALL DR.
SHELBYVILLE, IN 46176

DATE: NOV. 14, 2022
PROJECT NO.: 202209
SHEET NO.
C101

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

SHELBY COUNTY BUILDERS ASSOCIATION



PROPOSED SITE LIGHTING PLAN

TOTAL TRACT, 2.208 AC., 96,180 S.F.

ZONED: BG

WP2LED37

RAB Outdoor

Affordable 37W and 24W LED wall packs with traditional look. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze Weight: 9.6 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.31A
208V	0.19A
240V	0.17A
277V	0.15A
Input Watts	37.10W
Efficiency	N/A

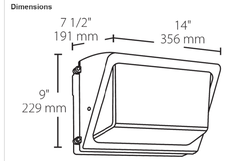
LED Info

Watts	37.00W
Color Temp	5000K (Cool)
Color Accuracy	83 CRI
L70 Lifespan	100,000
Lumens	4,387
Efficacy	118.2 LPW

WP2LED37

RAB Outdoor

Dimensions



Features

- Covers footprint of traditional HID wall packs
- WP2LED replaces up to 175W MH
- 100,000-Hour LED lifespan

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver Options	Options
WP2LED	37				
	24 = 24W **37** = 37W	**Blank** = 5000K (Cool) **N** = 4000K (Neutral) **Y** = 3000K (Warm)	**Blank** = Bronze **W** = White	**Blank** = 120-277V **/480** = 480V	**Blank** = No Option **/PC** = 120V Button **/PC5** = 120V Swivel **/PC2** = 277V Button **/PC52** = 277V Swivel **/PC54** = 480V Swivel **/LC** = Lightcloud® Controller

LIGHTING INVENTORY

WALL PAK L1 RAB LIGHTING, WP2LED37, LED 37W WALLPACK

NOTES:

SITE LIGHTING STANDARDS TO MEET COUNTY ORDINANCE.

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

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

NORTH

SCALE: 1" = 30'

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

PROFESSIONAL ENGINEERING GATES

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DATE	REVISION	SYMBOL
3/10/23	REVISED PER CITY REVIEW	

CHECKED TN
CERT. -
SCALE 1"=30'
DRAWN RC

SEAL

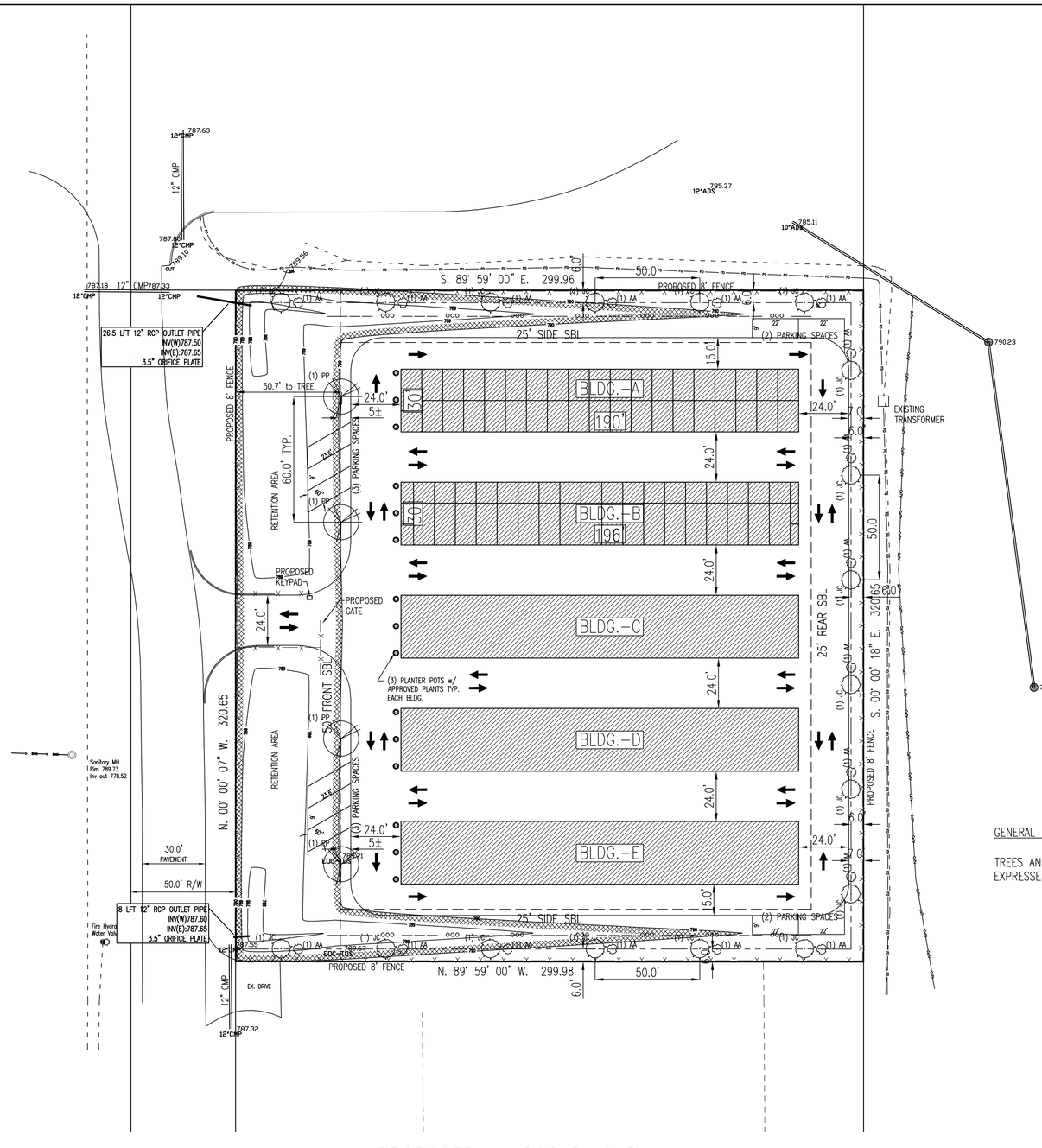
SHEET NAME
PROPOSED SITE LIGHTING PLAN

PROJECT NAME
SHELBY STORAGE
1706 McCALL DR.
SHELBYVILLE, IN 46176

DATE: NOV. 14, 2022

PROJECT NO.: 202209

SHEET NO.
C105

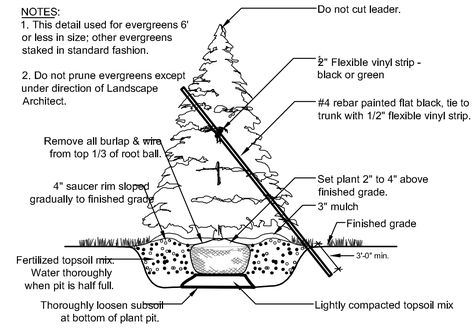


PROPOSED LANDSCAPING PLAN

TOTAL TRACT, 2.208 AC., 96,180 S.F.
ZONED: BG

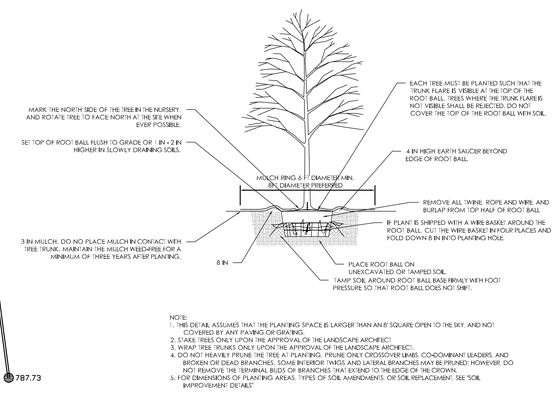
NOTES:
1. This detail used for evergreens 6' or less in size; other evergreens staked in standard fashion.

2. Do not prune evergreens except under direction of Landscape Architect.



EVERGREEN TREE PLANTING

Not to Scale



NOTE:
1. THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN AN 8' SQUARE OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR 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"

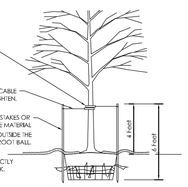
TREE PLANTING DETAIL, FOR B&B ALL SOIL TYPES

NOT TO SCALE

WIRE OR CABLE SIZES SHALL BE AS FOLLOWS:
TREES UP TO 2.5 IN CALIPER - 14 GAUGE
TREES 2.5 IN TO 75 MM 3 IN CALIPER - 12 GAUGE

TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1.5 IN OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.

TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.



THE FIRST STAKE SHALL BE DIRECTLY SOUTHWEST OF THE TREE TRUNK.

ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 0.5 IN.

REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST FULL GROWING SEASON AFTER PLANTING. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE STAKING MATERIALS.

TREE STAKING DETAIL, 3" CALIPER OR LESS

NOT TO SCALE

GENERAL NOTES:

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

PLANTING LEGEND

(1) AA — 12' MATURE, ARBORVITAE, THUJA OCCIDENTAILS

(1) PP — 25' MATURE, COLORADO BLUE SPRUCE, PICEA PUNGENS

(1) JC — 15' MATURE, JUNIPER, JUNIPERUS COMMUNIS

PLANT SCHEDULE – TREES/SHRUBS

Key	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE	QTY.
AA	THUJA OCCIDENTAILS 'SMARAGD'	AMERICAN ARBORVITAE	34" HT.	12' HT./3' SPREAD	18
PP	PICEA PUNGENS	COLORADO BLUE SPRUCE	60" HT.	25' HT./15' SPREAD	4
JC	JUNIPERUS COMMUNIS	JUNIPER	1 1/2" CAL.	15' HT./8' SPREAD	18

NORTH, EAST, SOUTH SIDE:

Per Section 5.36 of the UDO.

- Landscaping must comply with UDO requirements

  Buffer Yard "Type 1": One (1) deciduous tree and one (1) ornamental or evergreen tree shall be planted for every fifty (50) feet of contiguous boundary with the adjacent lot. Each tree shall be planted within twenty (20) feet of the property line, but no closer than five (5) feet to the property line.

Minimum Tree Size:

- Deciduous Trees: All required deciduous trees shall be at least one and three-quarter (1 3/4) inch DBH at the time of planting.
- Evergreen Trees: All required evergreen trees shall be at least five (5) feet in height at the time of planting.

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

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

NORTH
SCALE: 1" = 30'

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1"=30'	
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SEAL

SHEET NAME
PROPOSED LANDSCAPING PLAN

PROJECT NAME
SHELBY STORAGE
1706 McCALL DR.
SHELBYVILLE, IN 46176

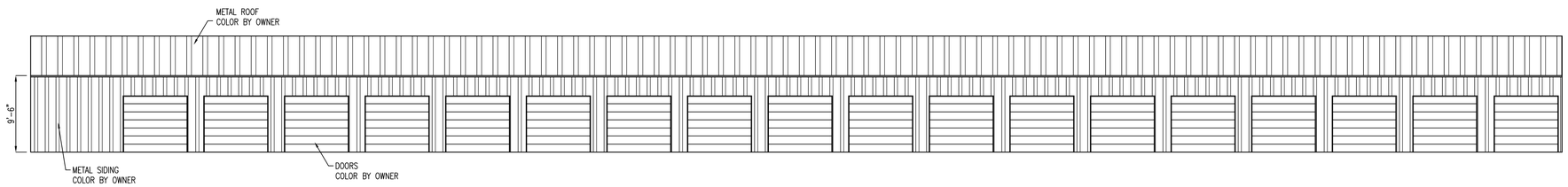
DATE: NOV. 14, 2022

PROJECT NO.: 202209

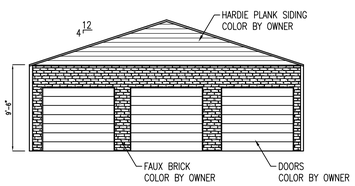
SHEET NO.
C106

NORTH

SCALE: 1/8" = 1'-0"

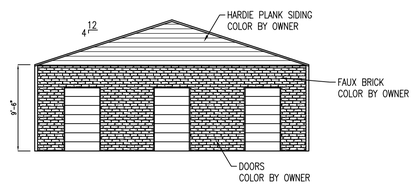


NORTH ELEVATION



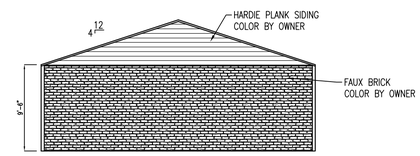
WEST ELEVATION

BLDG.-A



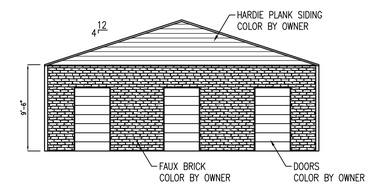
WEST ELEVATION

BLDG.-B,C,D,E



EAST ELEVATION

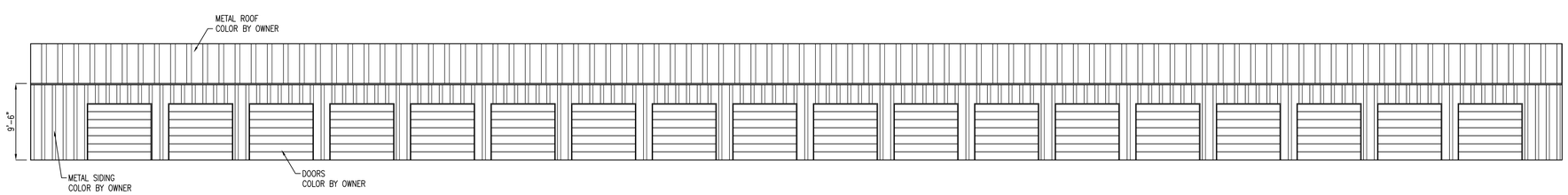
BLDG.-A,



EAST ELEVATION

BLDG.-B,C,D,E

OWNER RESERVES THE RIGHT TO CHANGE INTERIOR UNIT CONFIGURATION



SOUTH ELEVATION

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

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			1/8"=1'
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SEAL

SHEET NAME
PROPOSED FLOOR PLAN

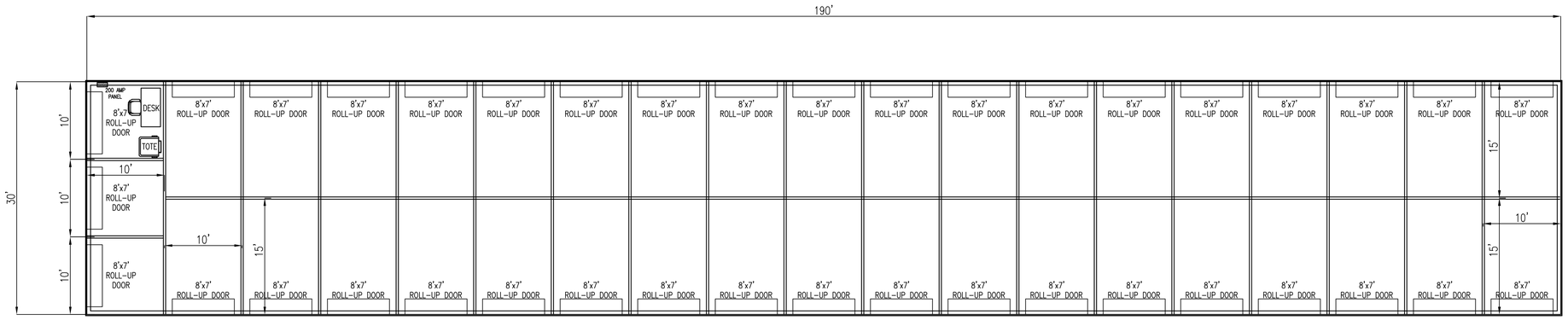
PROJECT NAME
STORAGE
1706 McCALL DR.
SHELBYVILLE, IN 46176

DATE: JAN. 10, 2023

PROJECT NO.: 202209

SHEET NO.

A200

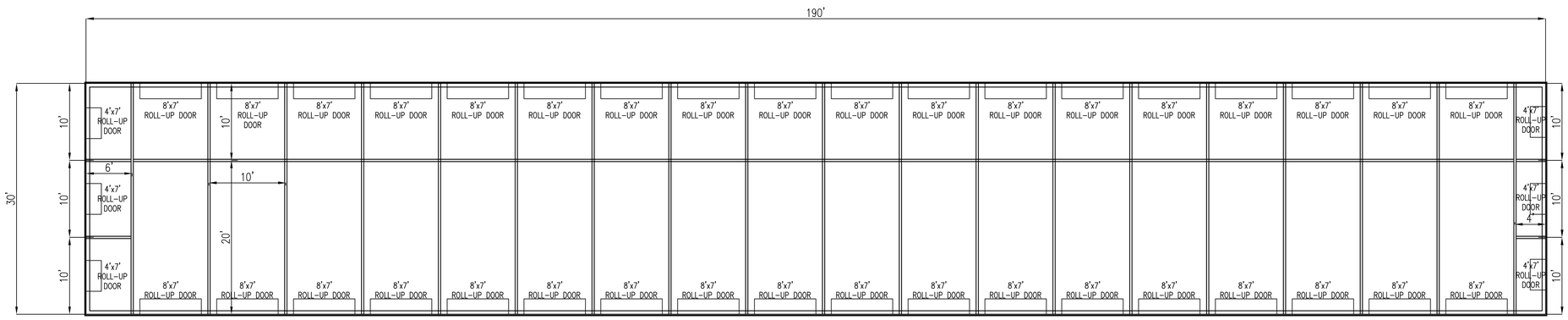


3-10'x6'-UNITS
3-10'x10' UNITS
36-10'x20' UNITS
TOTAL-42 UNITS

PROPOSED FLOOR PLAN

PROPOSED BLDG-A & OFFICE

OWNER RESERVES THE RIGHT TO CHANGE INTERIOR UNIT CONFIGURATION



3-10'x6'-UNITS
21-10'x10' UNITS
18-10'x20' UNITS
TOTAL-42 UNITS

PROPOSED FLOOR PLAN

PROPOSED BLDG-B,
FUTURE BLDG-C, BLDG-D, BULDG-E

SCALE: 1/8" = 1'-0"

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

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1706 McCALL DR.
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