



Staff Report PC23-015-DP

Blue Beacon Truck Wash and Waiver

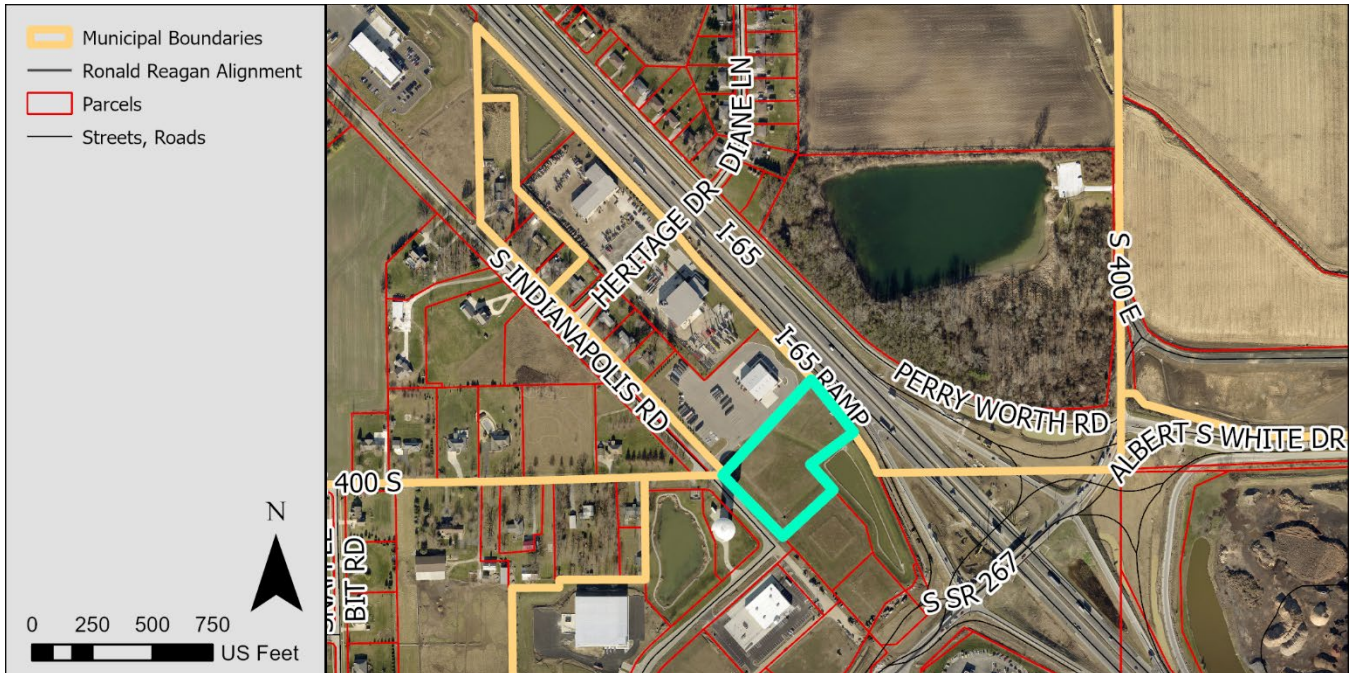
Meeting Date: July 10, 2023

Docket PC23-015-DP – Development Plan and Waiver – Blue Beacon Truck Wash

The petitioner is requesting review of a Development Plan to be known as Blue Beacon Truck Wash. The site is located on the northeast side of Indianapolis Road and is zoned General Business (GB) with the I-65 Corridor Overlay. The petitioner is proposing to construct a truck wash use and associated parking on approximately 3.78 acres. The Waiver request is to permit oversized service doors facing Interstate-65 and Indianapolis Road. The applicant is Blue Beacon International, Inc. and owner is Whitestown Crossing, LLC.

Location

The site is located on the northeast side of Indianapolis Road, north of the State Road 267 and I-65 interchange. The site has right-of-way frontage on Indianapolis Road and Interstate-65. The area is surrounding by industrial and commercial uses including businesses such as Tractor Supply, Timpete Trailer, and Ram Tool. The site is directly across the street from a Whitestown water tower.



History

1. In 2023, the Whitestown Board of Zoning Appeals approved a Use Variance with conditions to allow this use in a General Business (GB) Zoning district (BZA22-011-UV).
2. A Variance request was submitted for the site in question to the Board of Zoning Appeals (BZA23-002-VA). Staff will provide an update of that outcome at the time of the Plan Commission hearing.
3. A Concept Plan was submitted in conjunction with this Development Plan (PC23-014-CP).

Proposed Development

The proposed development is located on approximately 3.78 acres and is currently vacant. The submitted materials and staff review indicate the following:

- The proposed structure includes two wash bays approximately 11,377 square feet of building footprint;

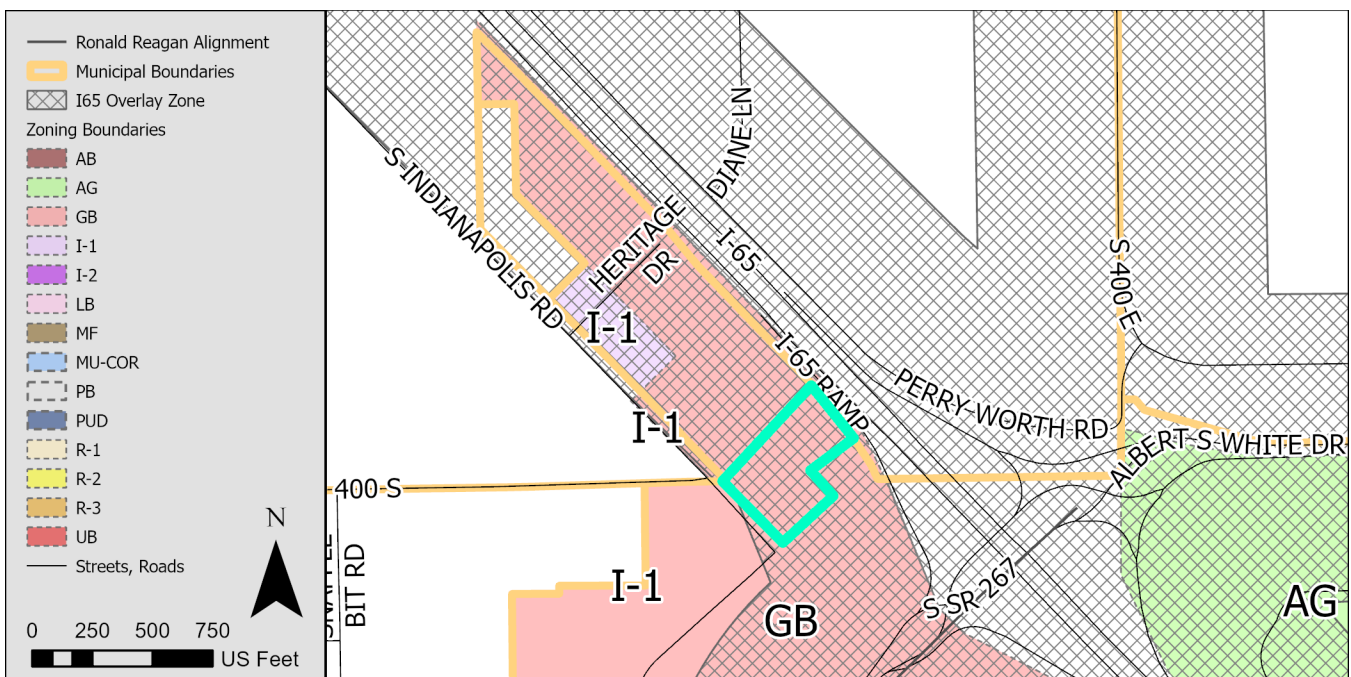
- If a third bay is constructed the total square footage would be approximately 14,871 square feet;
- Proposed building height of approximately 36 feet to the top of the roof tower.
- Proposed on site parking;
 - 30 standard stalls;
 - 2 ADA stalls; and
 - 8 future standard parking stalls.
- Truck entrance and exits facing Indianapolis Road and Interstate-65;
- Proposed pedestrian sidewalks along Indianapolis Road and internal to the site;
- Bicycle rack located on site;
- A dumpster and wash out bed on site;
- Two access drives onto Indianapolis Road with one way traffic;
- Retention pond for stormwater located adjacent to the site; and,
- Multiple easements on site.

The applicant is seeking Variances from the Board of Zoning Appeals related to (1) exceeding the maximum allowed parking, (2) using an accent color as a primary façade color, and (3) two alterations to the required landscaping.

Zoning

The site in question is zoned General Business (GB). The GB “district is designed to include central business districts in established urban places. This district would be used for most types of business and service uses.” Permitted uses in this zone include but are not limited to government buildings, restaurants, hotels, and offices.

The site is also zoned I-65 Corridor Overlay. The Overlay “is established to provide consistent and coordinated treatment of the properties along I-65 within Whitestown. The I-65 Corridor is a premier office and industrial business location and employment center whose vitality, quality, and character are important to adjacent residents, employees, business owners, taxing districts, and the community as a whole.”



Waiver Request

Where the Plan Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with the regulations in the Subdivision Control Ordinance and/or the purpose and intent of these regulations may be served to a greater extent by an alternative proposal, it may approve waivers so that substantial justice may be done and the public interest secured. Waivers shall not have the effect of nullifying the intent and purpose of the regulations.

Ordinance Section and Language: UDO Section 9.7 E. Industrial Architectural Standards. Loading spaces, loading docks or oversized service doors are prohibited on an external façade.

Based on the subdivision regulations, the UDO prohibits oversized service doors and loading docks from facing a public right-of-way. The applicant is proposing oversized service doors facing Interstate-65 and Indianapolis Road. There are two doors per wash bay, an entrance and an exit. For the two proposed bays there are two oversized doors facing I-65 and two oversized doors facing Indianapolis Road. If a third bay is constructed in the future, there will be three oversized doors facing each roadway. The petitioner requests a waiver to permit the oversized doors facing I-65 and Indianapolis Road.

Staff Recommendation on Waiver

Staff is providing a favorable recommendation for the Blue Beacon service door Waiver Docket PC23-015-DP. The applicant is proposing to construct a structure with service doors facing Interstate-65 and Indianapolis Road.

- 1. The proposed development will enhance the use or value of area properties.*
- 2. The proposed development will not be injurious to the public health, safety, morals, or general welfare of the community.*
- 3. The strict application of the Ordinance standard will result in a development that is undesirable when compared to the proposed development.*
- 4. The proposed development is consistent and compatible with other development located in the area.*
- 5. The proposed development is consistent with the intent and purpose of the Comprehensive Plan.*

The site has two right-of-way frontages which is a site constraint on the orientation of the building. The Town's preference is the service doors face the street right of way instead of orienting the building so the longest elevations face the streets. There is landscaping in the rear and front of the structure which helps to minimize the impacts and visibility of the service doors.

Staff Recommendation on Development Plan

Staff is providing a favorable recommendation for the Blue Beacon Truck Wash Concept Plan Docket PC23-015-DP. The petitioner is proposing to construct a truck wash use and associated parking on approximately 3.78 acres. The proposed Development Plan is in compliance with the Concept Plan.

Staff's recommendation to Plan Commission finds the development plan complies with the following requirements in accordance with UDO Section 11.8 E. and approval be granted upon:

- 1. **The proposed Development Plan is in compliance** with all applicable development and design standards of the zoning district where the real estate is located.*
- 2. **The proposed Development Plan manages traffic** in a manner that promotes health, safety, convenience, and the harmonious development of the community.*
- 3. **The applicable utilities have enough capacity** to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service to meet the needs of the proposed development.*

If the Plan Commission approves the Development Plan, staff recommends adding the following conditions:

1. Signage is not permitted in easements or right-of-way. Representation of signage on the development plan or elevations is not to be misconstrued as an approval. The applicant will need to apply for sign permits through the Building and Planning Departments.
2. A revised photometric plan will need to be submitted and approved prior to scheduling a pre-con meeting.
3. A Secondary Plat Amendment / Replat for the site will need to be recorded prior to building permits.
4. The applicant will need to receive Board of Zoning Appeals approvals, and the outcomes of the Variance requests will need to be incorporated into revised plans and/or elevations, prior to scheduling a pre-con meeting.



***Blue Beacon's International Truck Wash Facility
(Whitestown Crossing Lot 1, 2, & 3)
3985 South Indianapolis Road, Whitestown, Indiana 46075***

Narrative:

The scope of this project is to construct a truck wash specializing in semi-trucks and trailers. The construction includes 2 wash bays with a future 3rd bay and associated employee parking. Each bay will have a crew of 5 employees, with additional employees as needed, and operate 24 hours a day. The Blue Beacon Truck Wash offers services not otherwise provided in Whitestown. The area currently has the existing clientele and road traffic from Interstate 65, State Road 267, and surrounding businesses. The truck wash would positively impact the local economy by supplying a missing service, create local employment, and provide clientele to utilize and revisit the area.

The applicant requests approval for the new development. A Use Variance was previously approved to permit "heavy vehicle/equipment sales, rentals and services" in the General Business (GB) zoning district. A waiver is submitted to allow oversized service doors on the external façade facing I-65 and Indianapolis Road. The proposed facility orientation allows full usage of the lot without needing to expand into the adjacent lot to the southwest. Otherwise, the facility would need to encompass two lots, which would make develop difficult for the remaining lot in the corner of I-65 and SR 267.

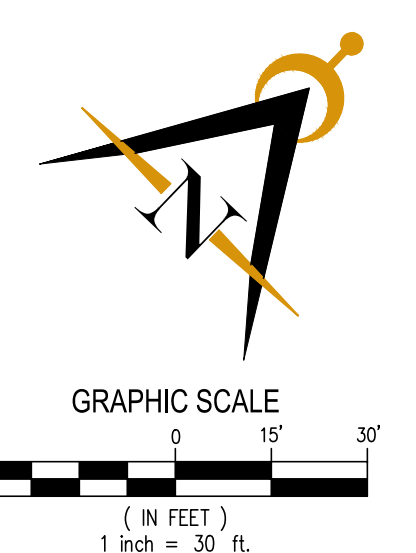
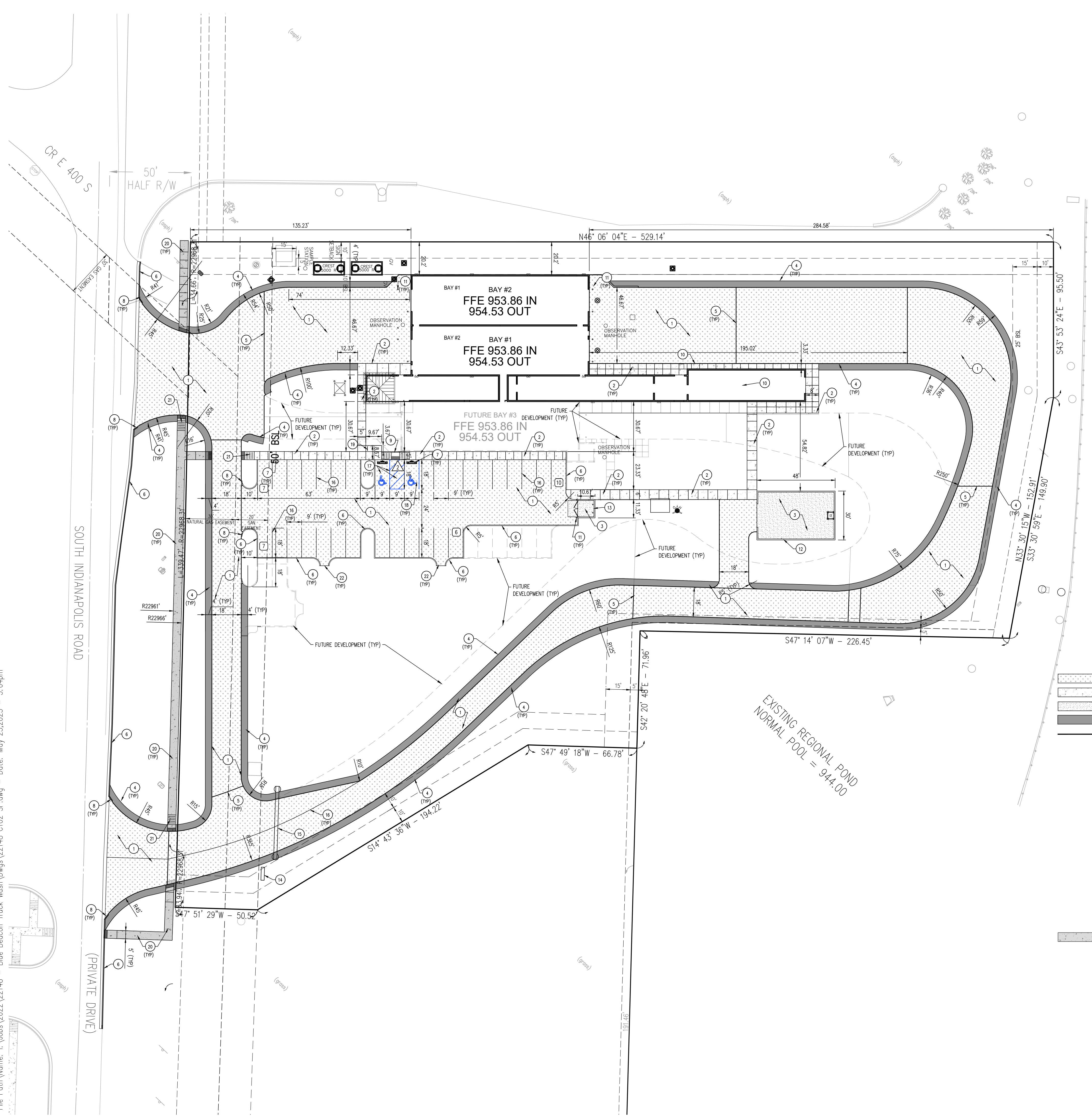


Attachment H: Waiver Request

Where the Plan Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with the regulations in the Subdivision Control Ordinance and/or the purpose and intent of these regulations may be served to a greater extent by an alternative proposal, it may approve waivers so that substantial justice may be done and the public interest secured. Waivers shall not have the effect of nullifying the intent and purpose of these regulations.

Use the form below for each waiver requested. Attach a separate sheet if necessary.

Ordinance Section: UDO Section 9.7E
Ordinance Language to be waived: Loading spaces, loading docks or oversized service doors are prohibited on an external façade.
Alternative/Substitute to be offered: Approve the current orientation of the proposed development in order to eliminate unnecessary hardships to the client and ensure optimal development opportunities to nearby lots.
1. The proposed development will enhance the use or value of the area properties because... The proposed development will a service currently not supported in the area and a key stopping point for interstate travel.
2. The proposed development will not be injurious to the public health, safety, morals, or general welfare because... it will serve an existing clientele. There is semi-truck traffic off the I-65 corridor from the Love's Travel Stop and surrounding businesses, therefore additional strain on local infrastructure is not expected. Waiving ordinance will allow development on a single lot and provide future development opportunities to the two southeast lots.
3. The strict application of the Ordinance standard will result in a development that is undesirable when compared with the proposed development because... the proposed development would need to encompass two lots rather than one. As a result, the remaining lot in the corner of I-65 and SR 267 would be difficult to develop in the future.
4. The proposed development is consistent and compatible with other development located in the area because... the adjacent property, Timpte Inc., offers services for semi-truck and trailers and may be positively affected rather than negatively. The proposed development will provide a needed service to the existing clientele in the area from the nearby Love's Travel Stop and various commercial warehouses.
5. The proposed development is consistent with the intent and purpose of the Comprehensive Plan because... the proposed site will support the existing businesses and clientele. This aligns with the Comprehensive Plan to support the continued success and growth of the existing business base, and grow and retain the local labor force.



- LEGEND**
- Existing Storm Sewer
 - New Storm Sewer
 - 6" Subsurface Drain
 - Existing Sanitary Sewer
 - New Sanitary
 - Existing Contour
 - Proposed Contour
 - Existing Spot Elevation
 - New Pavement Grade
 - All Other Finish Grades
 - Match Existing Grades
 - Top of Curb Grade
 - Curb Gutter Grade
 - Storm Structure Number
 - Number of Standard Parking Spaces
 - Number of ADA Parking Spaces
 - Surface Flow Arrow
 - Grade Break
 - Flowline
 - Existing Underground Gas Main
 - Existing Underground Telephone
 - Existing Overhead Electric
 - Water Main
 - Existing Water Main
 - Existing Flowline
 - Proposed Flow Line
 - Future Development

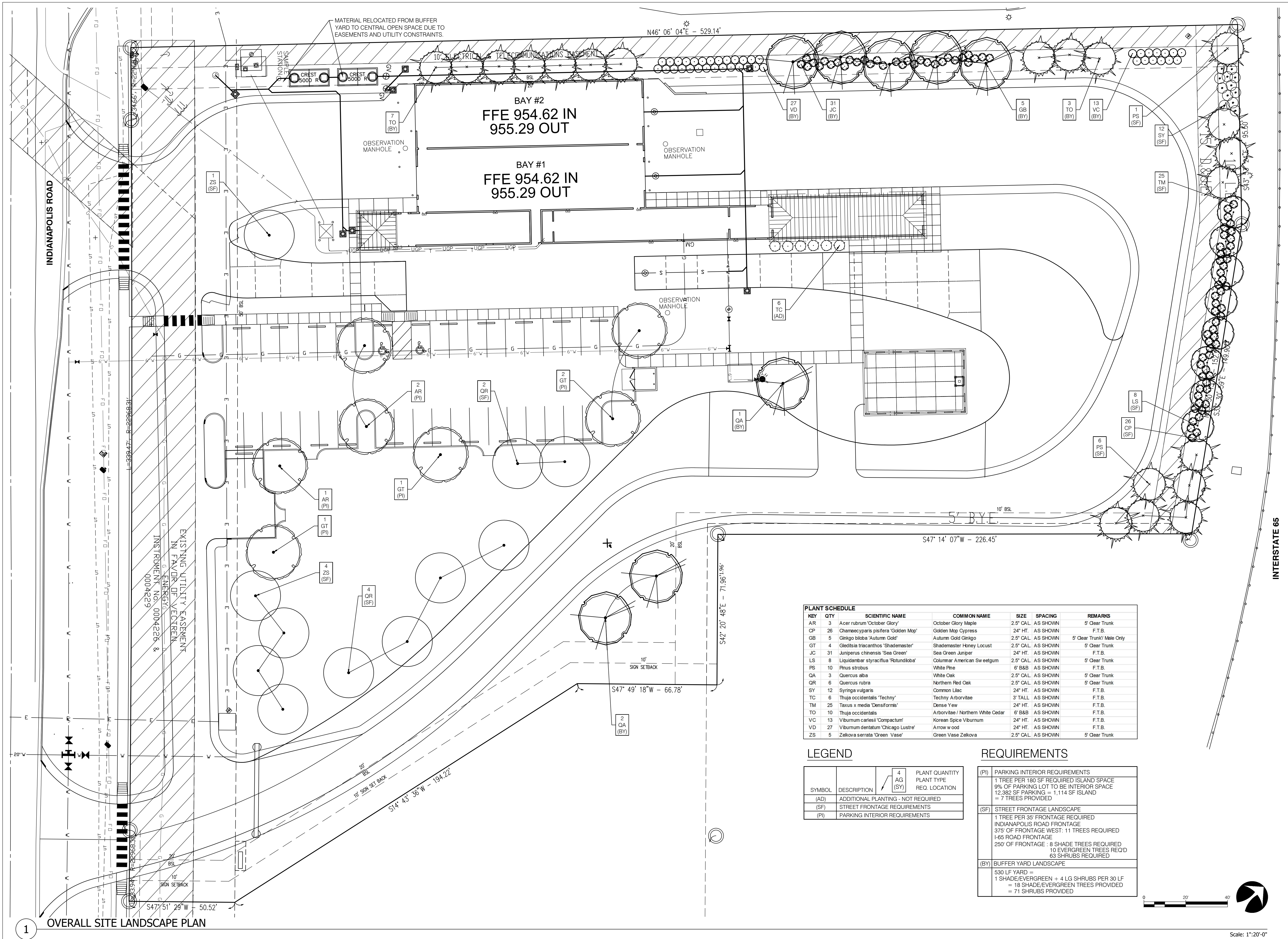
- SITE PLAN NOTES**
1. Heavy Duty 8-inch Concrete Pavement
 2. Standard Duty 4-inch Concrete Pavement/Sidewalk
 3. Standard Duty 6-inch Concrete Pavement
 4. Standard Asphalt Pavement Shoulder
 5. Special Construction Joint see Sheet C1.7 for Joint Layout Plan
 6. Concrete Curb and Gutter per Whitestown Standards
 7. Concrete Wheel Stop
 8. Tapered 2-foot Curb
 9. ADA Ramp Type 1
 10. Ramp area with Rough Broom Finish
 11. 6-inch Concrete filled steel bollard
 12. Sediment Drying Area with wooden fence by others
 13. Masonry Dumpster Enclosure by others
 14. Monument Sign
 15. Overhead Directional Sign by others
 16. White Pavement Stripe, 4-inch
 17. ADA Blue Pavement Stripe, 4-inch
 18. ADA Parking Space
 19. Bicycle Rack
 20. 5' wide Sidewalk per Whitestown Standards
 21. ADA Ramp per Whitestown Standards
 22. Curb Turn Out

- GENERAL NOTES**
1. IT SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS THAT PERTAIN TO THEIR PHASE OF WORK PRIOR TO START OF WORK. IT SHALL ALSO BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO CONTACT THE OWNERS OF THE UTILITIES FOR PROPER STAKE LOCATIONS PRIOR TO START OF WORK.
 2. IF ANY CHANGES, OMISSIONS OR ERRORS ARE FOUND ON THESE PLANS OR IN THE FIELD THE SUBCONTRACTOR SHALL NOTIFY, IN WRITING, THE OWNER AND ENGINEER BEFORE WORK IS STARTED OR RESUMED.
 3. VERIFY SIGN LOCATION AND SIGN REQUIREMENTS WITH LOCAL GOVERNING AUTHORITIES.
 4. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
 5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL STANDARDS.
 6. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
 7. SEE PHOTOMETRIC PLAN FOR LIGHT LOCATIONS AND TYPE.
 8. SEE LANDSCAPE PLAN FOR PLANTING AND DETAILS.
 9. SEE PAVEMENT JOINTING PLAN FOR LAYOUT, TYPE AND DIMENSIONS FOR CONCRETE PAVEMENT JOINTS.

IMPERVIOUS AREA		
SURFACE	Sq Ft	Acres
Building Area	14,871	0.34
Pavements	87,645	2

LOT COVERAGE RATIOS		
	Proposed:	
Structure 14,871 s.f.±	9.4%	
Impervious Surfaces 87,645 s.f.	55.4%	

PARKING SUMMARY	
REQUIRED:	
INDUSTRIAL USES ALL:	
0.5 SPACE/1,000 gfa MAXIMUM (14,871 SF = 8 SPACES)	
1 SPACE/1,000 gfa MINIMUM (14,871 SF = 15 SPACES)	
PROVIDED:	
30 9x18 SPACES 2 ADA SPACES TOTAL OF 32 SPACES	
gfa = Gross Floor Area in square feet	



Project Info
**Blue Beacon
 Truck Wash**
 Whitestown, IN

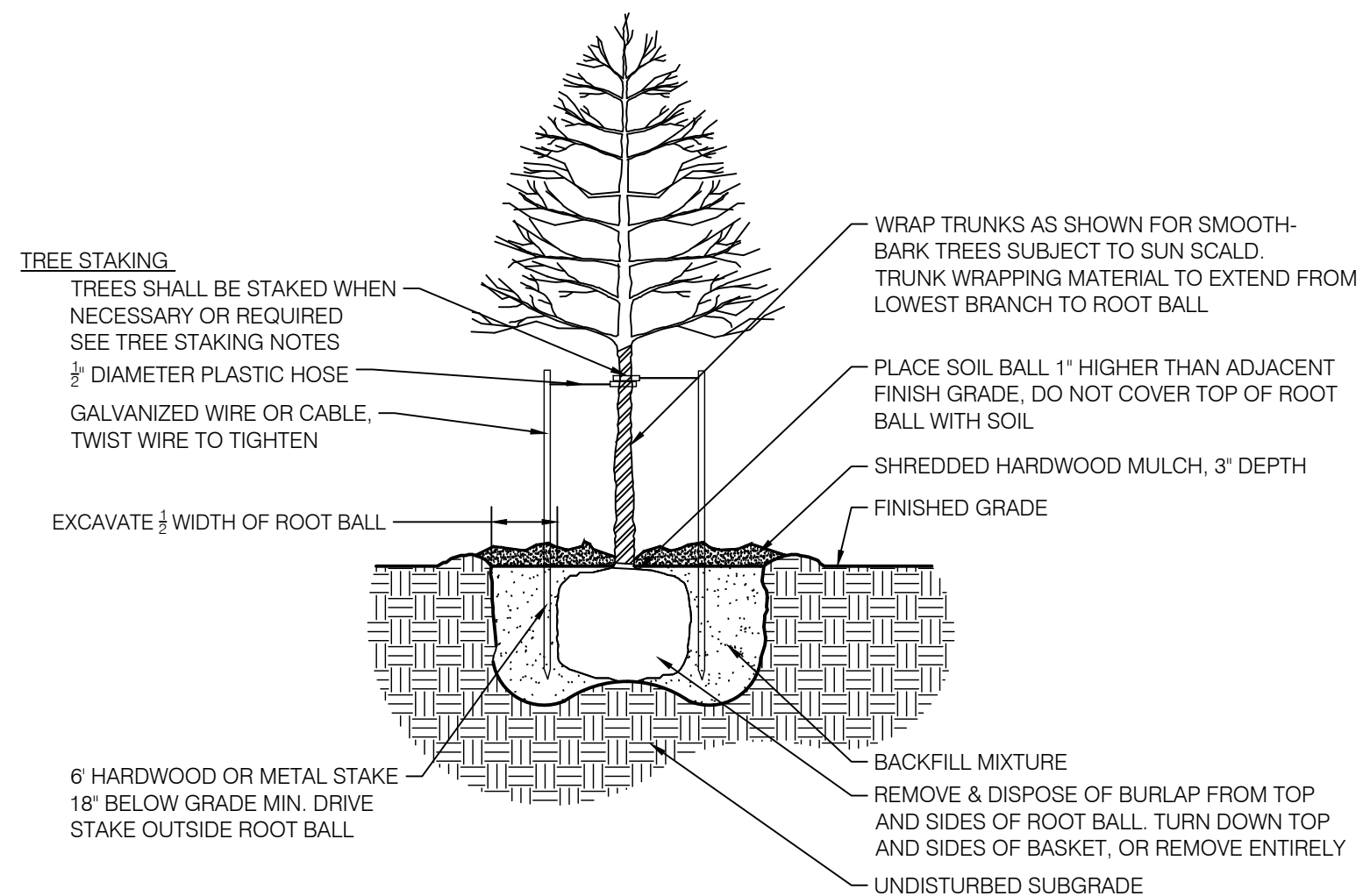


Seal
 PRELIMINARY
 NOT FOR CONSTRUCTION

Drawing Scope
**OVERALL SITE
 LANDSCAPE PLAN**

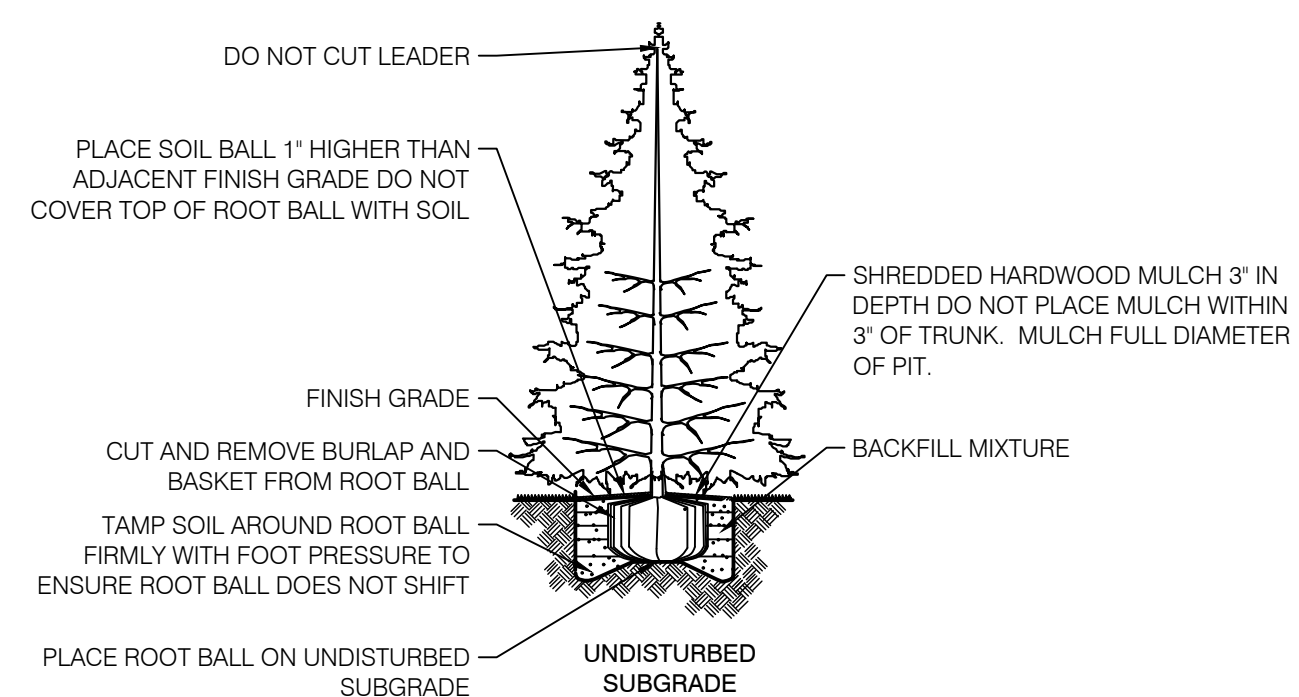
Drawing Info
 Drawn: JML
 Checked: JML
 Date: 03/21/2023
 Project No: 23507
 Revision:

Sheet No.
L1.0



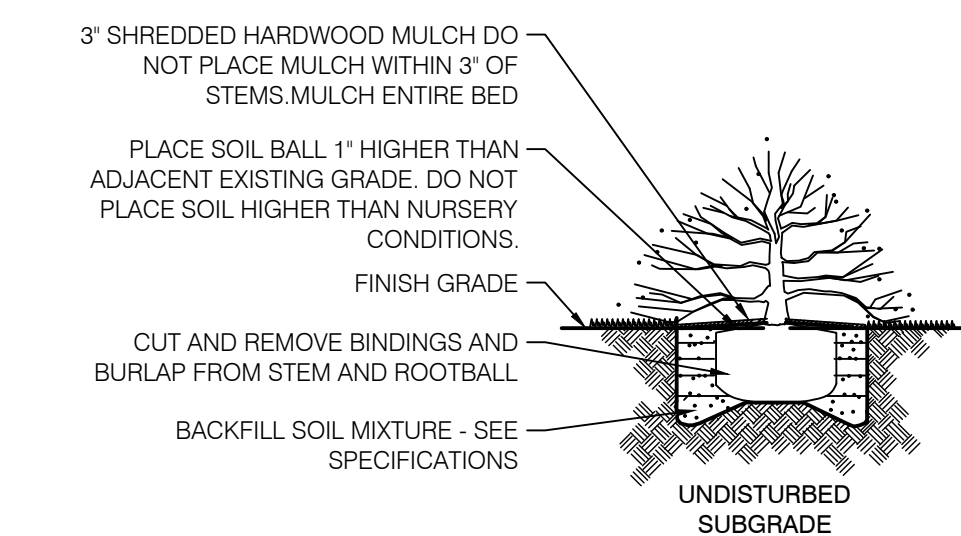
1 DECIDUOUS TREE PLANTING DETAIL

Scale: N.T.S.



2 EVERGREEN TREE PLANTING DETAIL

Scale: N.T.S.



3 SHRUB PLANTING DETAIL

Scale: N.T.S.

NOTES

GENERAL NOTES:

- ALL UTILITIES SHALL BE LOCATED AND MARKED/FLAGGED PRIOR TO BEGINNING WORK. RELOCATE PLANTS FROM OVER OR UNDER UTILITIES. RELOCATION SHALL BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- UTILITY LOCATION NOTE: ALL LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON INFORMATION SUPPLIED BY EITHER THE CIVIL ENGINEER, SURVEYOR, OWNER, AND/OR MEASURED IN THE FIELD. IF DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO BEGINNING WORK.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PREPARATION, MATERIALS, DELIVERY, INSTALLATION AND INITIAL MAINTENANCE FOR THE LANDSCAPE PORTION OF THE PROJECT AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR THEIR PORTION OF WORK.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER'S REPRESENTATIVE.
- CLEAN UP ALL DEBRIS AND REMOVE FROM SITE, REPAIR ALL DAMAGED OR DISTURBED AREAS CAUSED BY LANDSCAPE WORK.
- TOPSOIL NOTE: TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, SURFACE SOIL AND FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, LITTER, ROOTS, STUMPS, STONES, AGRICULTURAL AND DOMESTIC FERTILIZERS, CHEMICALS, HERBICIDES, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH AND THE ENVIRONMENT. WASTE SOILS, BORROW, OR HEAVY CLAY BASED SOILS WILL NOT BE ACCEPTED. TOPSOIL SHALL HAVE A PH VALUE OF 6.0 TO 7.4 AND AN ORGANIC VALUE OF 3% TO 5%. SUBMIT SOIL SAMPLES, PH LEVELS, AND NPK ANALYSIS PRIOR TO DELIVERY TO SITE.

PLANTING NOTES:

- REMOVE WEEDS, ORGANIC MATTER AND ROCKS LARGER THAN 1.5" FROM SOIL.
- BACKFILL FOR TREE PLANTING SHALL BE 75% TOPSOIL AND 25% ORGANIC COMPOST. TOP LAYER OF BACKFILL SHALL BE 100% OF SURROUNDING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
- THE TOPS OF ALL TREE AND SHRUB ROOT BALLS TO BE PLACED A MAXIMUM OF ONE (1) INCH ABOVE FINAL GRADE. ALL TREES LOCATED OUTSIDE OF BEDS SHALL HAVE A MINIMUM SIX (6) FOOT DIAMETER NON-LIFTED SAUCER AROUND PLANTING PIT. ALL SAUCERS SHALL BE WEED AND GRASS FREE. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
- ALL TREE SAUCERS AND PLANTING BEDS SHALL RECEIVE MINIMUM OF THREE (3) INCHES GRADE A, SHREDDED HARDWOOD BARK MULCH. NO CYPRESS, WOOD CHIPS, ARTIFICIAL OR DYED MULCH ALLOWED.
- NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/ OWNER'S REPRESENTATIVE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- THE OWNER, OWNER'S AGENT, OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS AT ANY TIME DURING THE COURSE OF THE PROJECT UNTIL PROJECT IS ACCEPTED BY THE OWNER.
- LANDSCAPE CONTRACTOR SHALL LAYOUT AND STAKE ALL PLANT LOCATIONS AS SHOWN ON THE DRAWINGS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE PLANT LOCATIONS FOR ACCURACY AND COMPLIANCE WITH DESIGN INTENT PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PLANTING OF SPECIFIED PLANTS AND MAINTAINING ALL PLANT MATERIALS IN AN ALIVE AND QUALITY CONDITION UNTIL ACCEPTANCE BY THE OWNER. THIS INCLUDES AS A MINIMUM: WATERING, WEEDING, INSECT AND DISEASE CONTROL, PRUNING OF DAMAGED OR UNSIGHTLY LIMBS, AND KEEPING PLANTS IN TRUE AND UPRIGHT POSITIONS.
- CONTRACTOR SHALL GUARANTEE AND WARRANT ALL PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL REPLACEMENTS SHALL BE PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. GUARANTEE/WARRANTY REPLACEMENTS SHALL BE AS DIRECTED BY THE OWNER UNTIL FINAL ACCEPTANCE OF THE PROJECT FOLLOWING THE GUARANTEE PERIOD.

SODDING AND PREPARATION:

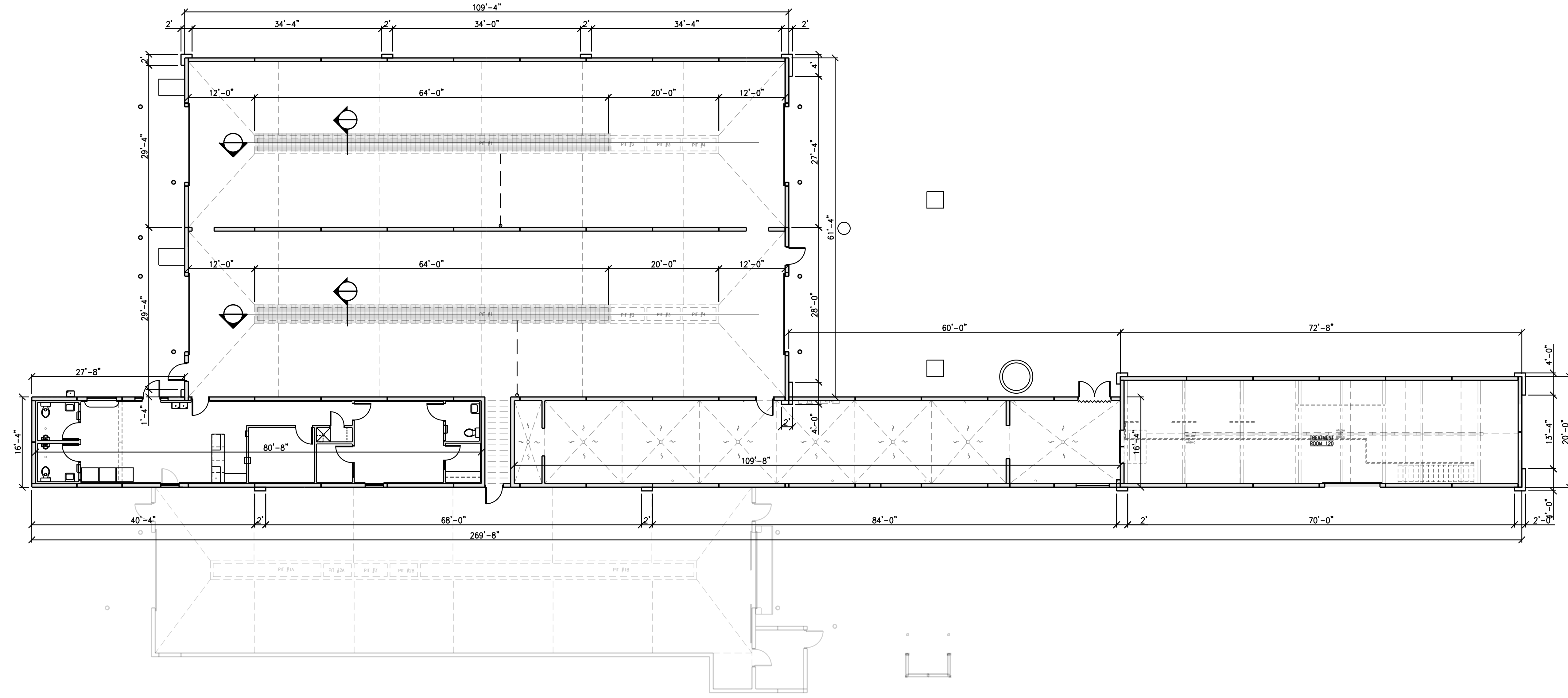
- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SOD. FINE GRADE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
- ALL SODDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE 6" TOPSOIL PRIOR TO SODDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
- LAWNS SHALL BE SODDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f.
- WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
- FOLLOWING SODDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK, MULCHED AND PAVED AREAS. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ALL DISTURBED LAWN AREAS SHALL BE SODDED AS NOTED AND AS APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.

SEEDING AND PREPARATION:

- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SEED. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
- ALL SEEDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE 6" TOPSOIL PRIOR TO SEEDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
- HYDROSEEDING IS ACCEPTABLE. APPLY WITH APPROVED EQUIPMENT DESIGNED FOR PROFESSIONAL HYDROSEEDING APPLICATIONS AT RECOMMENDED RATES.
- PROVIDE FRESH, CLEAN NEW-CROP PREMIUM GRADE SEED AND SEED MIXES AS FOLLOWS: (SUBMIT SEASONAL MIX ALTERNATIVE AS APPROPRIATE)
40% KENTUCKY BLUEGRASS
30% PERENNIAL RYE GRASS
30% TURF TYPE TALL FESCUE
- APPLY SEED AT RATE OF MINIMUM 175 POUNDS PER ACRE (4 LBS/1000SF).
- SCARIFY SOIL TO DEPTH OF 3 INCHES PRIOR TO APPLICATION.
- LAWNS SHALL BE SEEDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f. APPLY SEED MIX AT SPECIFIED RATE, AND LIGHTLY RAKE INTO TOP 1/4 INCH OF SOIL.
- MULCH SEEDED AREAS WITH STRAW MULCH AT RATE OF MINIMUM 1 1/2 TON PER ACRE (10 LBS/1000SF). CRMP OR TACK STRAW MULCH TO REMAIN IN PLACE UNTIL COMPLETE GERMINATION OF SEED AND ESTABLISHED GROWTH. COORDINATE WITH EROSION CONTROL PLAN.
- WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
- FOLLOWING SEEDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK, MULCHED AND PAVED AREAS.
- FOLLOWING GERMINATION, APPLY HERBICIDE TO ALL GRASS GROWTH IN PLANT MULCH AREAS.
- ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE RESEEDED OR SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ALL DISTURBED LAWN AREAS SHALL BE SEEDED AS NOTED AND AS APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.

TREE STAKING NOTES:

- CONTRACTOR TO STAKE WHEN NECESSARY OR REQUIRED, SUCH AS WIND PRONE AREAS OR UNSTABLE SOILS. STAKES SHALL BE PLACED IN MULCHED AREAS TO ALLOW FOR MOWING ADJACENT TURF.
- STAKING SHOULD NOT BE USED TO COMPENSATE FOR DAMAGED OR WEAK TRUNKS OR ROOT BALLS, THESE TREES SHOULD BE REJECTED.
- 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 THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
- WIRES OR CABLE SIZES SHALL BE 14 TO 12 GAUGE.
- TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE TO BE LONG ENOUGH TO ACCOMMODATE 1/3 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.



PRELIMINARY

A1.7b

SHEET OF X

SHEET TITLE

OVERALL FLOOR PLAN - PHASE 1
BLUE BEACON OF WHITESTOWN, IN
??? INDIANAPOLIS ROAD, WHITESTOWN, IN

SUBMITTAL: PRELIMINARY PLANS

DATE: 5/25/2023

JOB NO.:

TRUCK WASH #7???

FILE NAME:

ps-Whim-Vic\FR\Pln-Opt7b.dwg

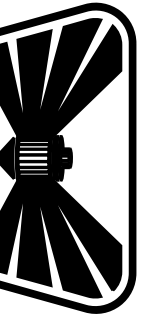
PLOT DATE:

5/25/2023

REVISIONS/DATE:

PLANS PREPARED BY:

FOR:



BLUE BEACON, INC.

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BUILDING COLOR/MATERIAL AREAS - SOUTHWEST ELEVATION (EXIT END)

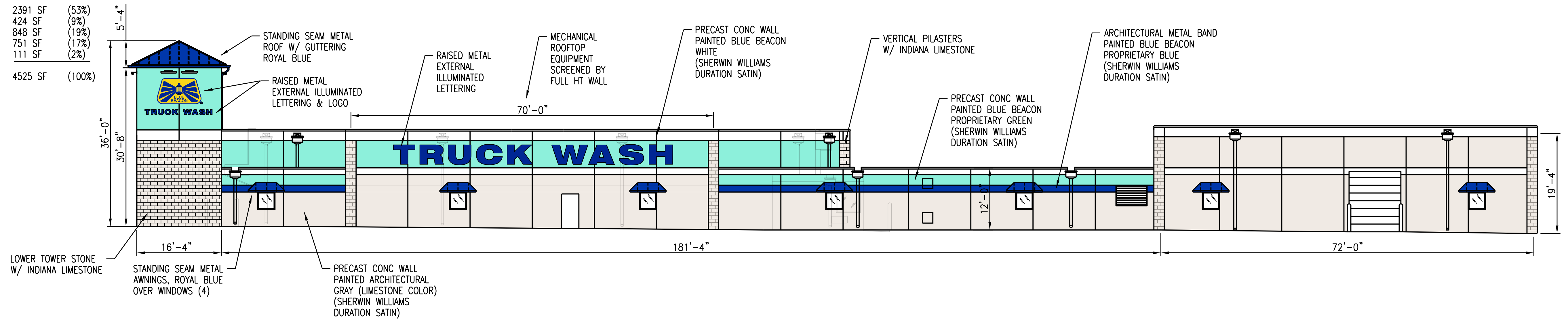
SMOOTH PRECAST PAINT (TAN)=	179 SF	(16%)
INDIANA LIMESTONE=	334 SF	(29%)
SMOOTH PRECAST PAINT (BBI GRN)=	426 SF	(37%)
SMOOTH PRECAST (WHITE)=	158 SF	(14%)
METAL STRIPE (BLUE)=	41 SF	(4%)
TOTAL AREA PER SIDE=	1138 SF	(100%)



BUILDING COLOR/MATERIAL AREAS (TOTALS-4 SIDES)		
SMOOTH PRECAST PAINT (TAN)=	5017 SF	(43%)
INDIANA LIMESTONE=	1400 SF	(12%)
SMOOTH PRECAST PAINT (BBI GRN)=	3253 SF	(28%)
SMOOTH PRECAST PAINT (WHITE)=	1662 SF	(14%)
METAL STRIPE (BLUE)=	402 SF	(3%)
TOTAL AREA 4-SIDES=	11734 SF	(100%)

BUILDING COLOR/MATERIAL AREAS - SOUTHEAST ELEVATION (SIDE)

SMOOTH PRECAST PAINT (TAN)=	2391 SF	(53%)
INDIANA LIMESTONE=	424 SF	(9%)
SMOOTH PRECAST PAINT (BBI GRN)=	848 SF	(19%)
SMOOTH PRECAST (WHITE)=	751 SF	(17%)
METAL STRIPE (BLUE)=	111 SF	(2%)
TOTAL AREA PER SIDE=	4525 SF	(100%)



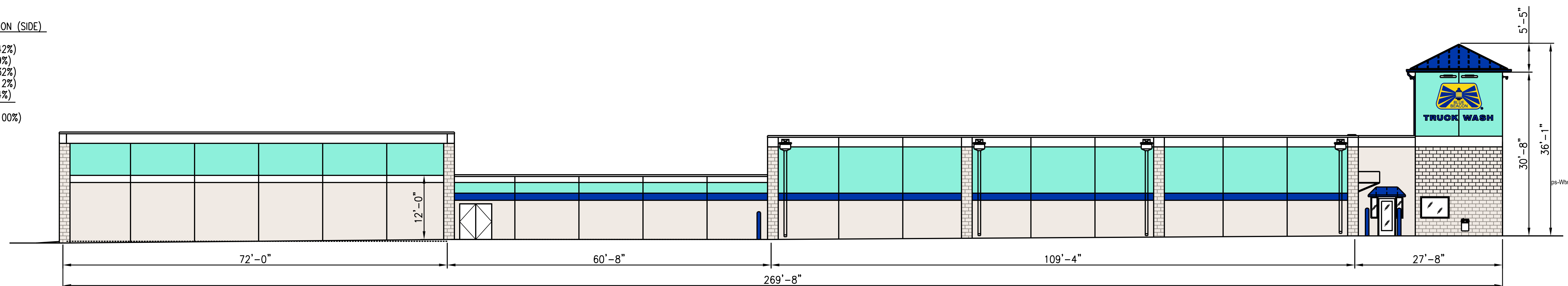
BUILDING COLOR/MATERIAL AREAS - NORTHEAST ELEVATION (ENTRANCE)

SMOOTH PRECAST PAINT (TAN)=	413 SF	(33%)
INDIANA LIMESTONE=	218 SF	(18%)
SMOOTH PRECAST PAINT (BBI GRN)=	409 SF	(33%)
SMOOTH PRECAST (WHITE)=	158 SF	(13%)
METAL STRIPE (BLUE)=	35 SF	(3%)
TOTAL AREA PER SIDE=	1233 SF	(100%)

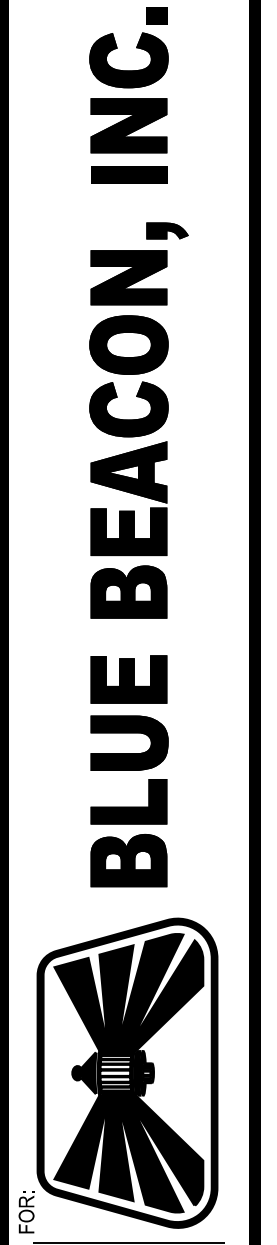


BUILDING COLOR/MATERIAL AREAS - NORTHWEST ELEVATION (SIDE)

SMOOTH PRECAST PAINT (TAN)=	2034 SF	(42%)
INDIANA LIMESTONE=	424 SF	(9%)
SMOOTH PRECAST PAINT (BBI GRN)=	1570 SF	(32%)
SMOOTH PRECAST (WHITE)=	595 SF	(12%)
METAL STRIPE (BLUE)=	215 SF	(4%)
TOTAL AREA PER SIDE=	4838 SF	(100%)



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PLANS PREPARED BY:

OVERALL COLOR BUILDING ELEVATIONS - PHASE 1
BLUE BEACON OF WHITESTOWN, IN
 ??? INDIANAPOLIS ROAD, WHITESTOWN, IN

SHEET TITLE: PRELIMINARY PLANS
 SUBMITTAL: PRELIMINARY PLANS
 JOB NO.: TRUCK WASH #7??
 FILE NAME: ps-W\Wm-V\BkElev-Ctr-Opt7b.dwg
 PLOT DATE: 5/25/2023
 REVISIONS/DATE:

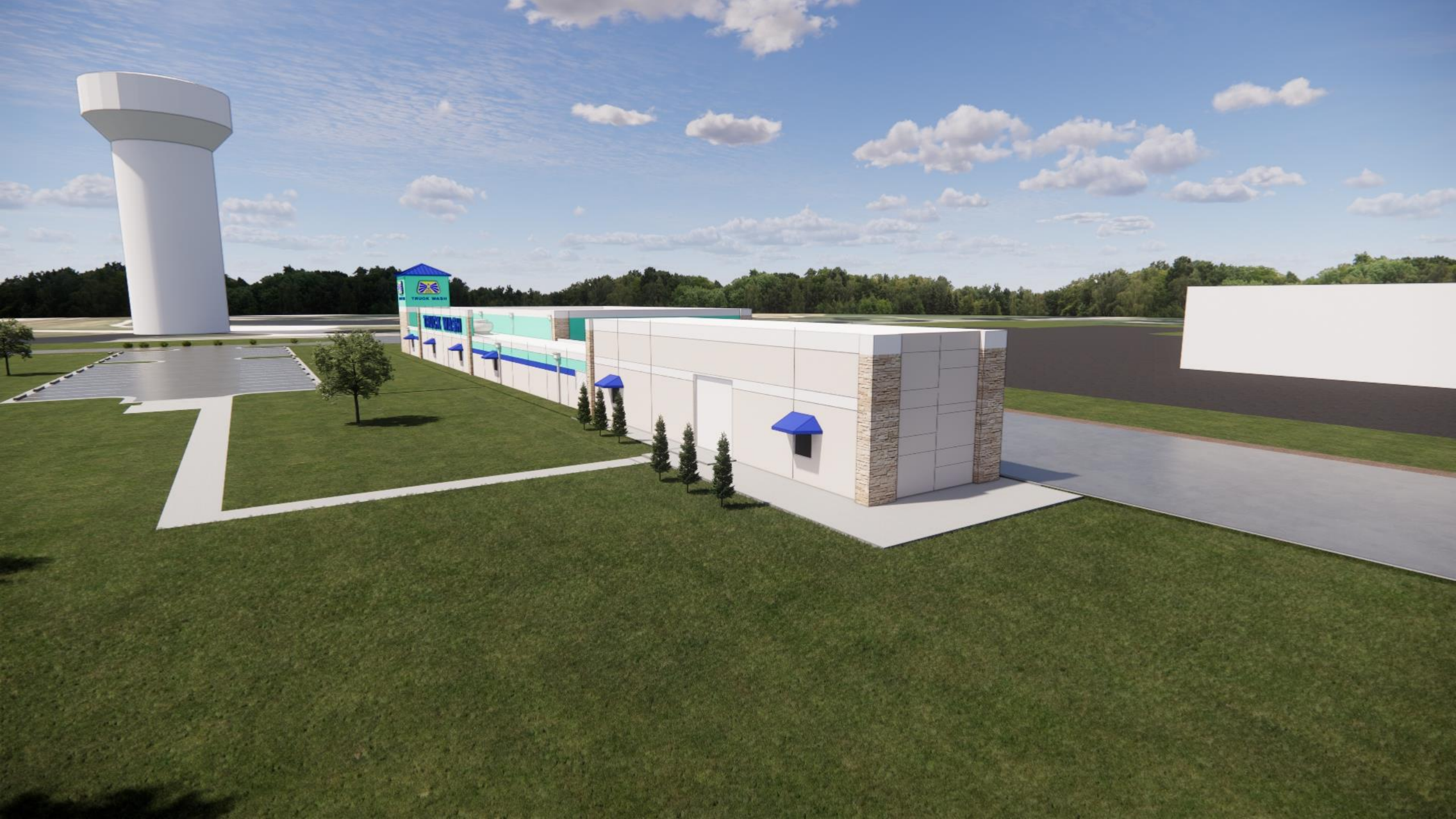


**PROPOSED BLUE BEACON TRUCK WASH
WHITESTOWN CROSSING**

**I-65 & Highway 267
Whitestown, IN**

Updated Elevations







TRUCK WASH



TRUCK WASH

EXIT

TRUCK WASH





TRUCK WASH



TRUCK WASH

EXIT

EXIT