

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICATION FOR APPEAL

Jurisdiction: (Check One)

☐ Delaware County

☒ City of Muncie

Submitted: 4-3-24

Case No.: B2A 18-24

(1) Applicant: Muncie Property Holdings LLC

Address: 12701 Covered Bridge Road, Sellersburg, IN 47172 Phone: 502-608-4616

(2) Applicant's Status: (Check the appropriate response)

☒ (a) The applicant's name is on the deed to the property.

☐ (b) The applicant is the contract owner of the property.

☐ (c) Other: _____

(3) If Item (2)(c) is checked, please complete the following:

Owner of the property involved: NA

Owner's address: NA

(4) Record of Ownership:

Deed Book No.: 2020R00979

Page: _____

Purchase Date: January 21, 2020

Legal Description: (From the Deed or Abstract)

Lot 1 and Lot 2 in the Dellen Crossing Replat recorded on July 30, 2019 as
Instrument Number 2019R09701.

(5) Common Address of the Property Involved: (Give full street address. If no address, give
geographic location such as s. side of CR 400S, 500' west of SR 3).

6200 W Home Town Blvd. Muncie, IN 47304.

(6) Type of Appeal: (Check the appropriate response)

☐ (a) Request for an Appeal from the Decision of the Administrative Zoning Officer according to Article XXXII, Section 5-B-1. (Attach a copy of said decision/ruling).

☐ (b) Request for a Special Use according to Article XXXII, Section 5-B-2.

☒ (c) Request for a Variance according to Article XXXII, Section 5-B-3.

(7) State explanation of requested Appeal: (State what you want to do and cite the Article and Section of the Ordinance which applies and/or creates the need for this Appeal.)

Request for variances from the terms of the City of Muncie Comprehensive Zoning Ordinance, Article XXX, as follows:

Section 2 C to permit twenty-eight additional parking spaces rather than thirty-three; Section 7 F (7) to permit bays for service to be located and oriented toward the front lot line; Section 7 C (2) to remove the requirements of a bus stop pull-off and shelter for a project with more than fifty thousand (50,000) square feet or floor area; Section 7 G (5) to allow for no perimeter buffering for the new addition; Section 7 G (3) to permit no foundational plantings within fifteen (15) feet of the front facade, any facade with a dedicated public entrance into the building, excluding entryways and loading areas; Section 7 M to remove the requirement of adding a sustainability feature to the project.

(8) State reasons supporting the Appeal: (If filing for a variance, refer to the attached sheet entitled "Hardship Variance" for explanation/guidance.)

Article XXX Section 2 C: Increasing parking would reduce the available space for displaying vehicles, thus impacting the ability of the company to conduct business effectively.

Article XXX Section 7 F (7): Strict compliance with the zoning ordinance would be impractical in this circumstance as the company has two front-facing lots due to the location of the property. Additionally, the front-facing service bays would enhance the flow of customer vehicles.

Article XXX Section 7 C (2): The addition of a bus stop and shelter would disrupt the flow of customer traffic around the premises. The disruption in flow and congestion could disrupt business viability. Additionally, the financial burden imposed lacks justification as the company lies beyond the bus transit network's reach.

Article XXX Section 7 G (5): The new addition serves a critical business function such as expanding the showroom and creating additional service bays. Compliance with the buffer yard would compromise the functionality of the addition. Additionally, the property lacks sufficient space to accommodate both the new addition and the required buffer yard. Strict adherence would significantly limit the usable area.

Article XXX Section 7 G (3): The property has limited space near the front facade due to the layout of the lot, existing structures, and other site-specific conditions. Strict adherence to the planting requirement would significantly reduce usable space for customer access, display, and circulation.

Article XXX Section 7 M: While sustainability features contribute to environmental stewardship, they often come with upfront costs and ongoing maintenance expenses. These expenses could strain the budget and potentially affect the competitiveness of the company in the market.

(9) Present Zoning of the property: (Give exact classification)

BV- Variety Business

(10) Present use of the property:

Automobile Sales and Service

(11) Describe the proposed use of the property:

Automobile Sales and Service

(12) Is the property:

☒ Owner Occupied

☐ Renter Occupied

☐ Other: _____

Answer to #7

BZA 18-24 Muncie Properties

Request for variances from the terms of the City of Muncie Comprehensive Zoning Ordinance, Article XXX, Section 2.D.7 to allow 28 additional parking spaces rather than 33 spaces, Article XXX, Section 7.C.2, to allow there to be no bus stop rather than a bus stop pull-off and shelter, Article XXX, Section 7.F.7, for 5 additional service bays facing Hometown Blvd. rather than located on the side or rear of the building, Article XXX, Section 7.G.3, to allow no foundation planting area rather than a 5' wide foundation landscape area along the Hyundai addition's facades, Article XXX, Section 7.G.5, to allow for there to be no perimeter buffer area or plantings between the Hyundai and Quick Lane sites, and Article XXX, Section 7.M, to allow for no sustainability feature on the Hyundai and Quick Lane sites, all for an addition to the Hyundai building and for the Hyundai site to be separated from the Quick Lane site by replatting.

- (13) Has the Applicant provided stamped, addressed envelopes to send notices of this Appeal to all property owners within 300 feet? Yes

Has the Applicant discussed this Appeal with these owners personally? No

If answer is "YES", give their attitudes toward the proposal.

NA

- (14) Are there any restrictions, laws, covenants, governing the property which would prohibit its use for the purpose specified in this application? If answer is "YES", attach a copy.

No.

- (15) Has work for which this application is being filed already started? If answer is "YES", give details.

No.

- (16) Has there been any previous appeal filed in connection with this property? If answer is "YES", give the date and the decision of the appeal.

Yes, variances granted: BZA 13-17, March 17, 2017; BZA 22-19, July 25, 2019; BZA 05-20, February 27, 2020; BZA 06-20, February 27, 2020.

- (17) If the Appeal is granted, when will work commence?

Immediately as soon as permits are issued.

When will it be completed?

April 30, 2025.

- (18) If the Appeal is granted, who will operate and/or use the proposed improvement for which this application has been filed?

The owner or an affiliated entity will operate the improvements.

AFFIDAVIT

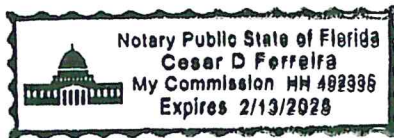
(I or We) Robert A. Tezzi Muncie Property Holdings LLC by Tezzi Manager
TYPE NAME(S) OF SIGNATORIES

being duly sworn depose and say that (I or We) (am or are) the (owner[s]) (contract owner[s]) of property involved in this application and that the foregoing signatures, statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my or our) knowledge and belief.

SIGNATURES: [Signature]

Subscribed and sworn to before me this 2 day of April, 2024 /

[Signature]
Notary Public



02/13/2028
Commission Expires

Resident of Lee County

State of FL

DO NOT WRITE IN THIS SPACE

The foregoing application has been inspected by me and was filed with the office of the Delaware-Muncie Metropolitan Board of Zoning Appeals in accordance with all the formal requirements and procedures.

If properly advertised by the applicant, the application will be heard in public

hearing on the 25 day of April, 2024.

Signed: [Signature]

Date: 4-4-2024

Frost Brown
3p
202

Cross-Reference: Instrument No. 2018R06606
Instrument No. 2019R13732

2020R00979
MELANIE MARSHALL
DELAWARE COUNTY RECORDER
RECORDED ON
01/22/2020 09:54 AM
REC FEE 25.00
PAGES: 3

CORRECTIVE WARRANTY DEED

Parcel # 18-10-01-100-021.000-036 & 18-10-01-100-022.000-036

THIS INDENTURE WITNESSETH, that **NEBO ROAD, LLC**, an Indiana limited liability company ("Grantor"), BARGAINS, SELLS and CONVEYS to **MUNCIE PROPERTY HOLDINGS, LLC**, an Indiana limited liability company ("Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, certain real estate located in Delaware County, in the State of Indiana, such real estate being more particularly described on Exhibit A attached hereto and hereby made a part hereof, together with any and all improvements thereon (the "Real Estate").

Subject to the following: (i) all easements, rights-of-way, covenants, restrictions, encumbrances and other matters of record, (ii) all current, non-delinquent real estate taxes and assessments, (iii) all matters that would be disclosed by an accurate survey of the Real Estate, and (iv) all existing laws and other governmental requirements.

THIS CORRECTIVE WARRANTY DEED is entered to correct a scrivener's error in the original General Warranty Deed dated May 25, 2018 from Nebo Road, LLC to Muncie Property Holdings, LLC and recorded in the Office of the Recorder of Delaware County, Indiana on May 30, 2018 as Instrument No. 2018R06606 and re-recorded in the Office of the Recorder of Delaware County, Indiana on October 11, 2019 as Instrument No. 2019R13732. This deed is to correct the legal description and removal of a parcel number for the public road on the previous Instrument No. 2019R13732 recorded in the Office of the Recorder of Delaware County, Indiana on October 11, 2019.

TO HAVE AND TO HOLD said Real Estate to the said Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Real Estate is free of any encumbrance made or suffered by said Grantor except those set forth above, and that Grantor and its successors shall warrant and defend the same to said Grantee and said Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, but against none other. It is the purpose of this deed to transfer fee simple title to the said Real Estate to Grantee.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is a duly authorized representative of the Grantor and has been fully empowered to execute and deliver this deed; that Grantor has full organizational capacity to convey the Real Estate described herein; and that all necessary organizational action for the making of such conveyance has been taken and done.

Duly Entered for Taxation
Transfer Fees \$ 20.00

JAN 21 2020

Steven G. Craycraft
Delaware County Auditor



NEBO ROAD, LLC,
an Indiana limited liability company

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Witness my hand and Notarial Seal this 16 day of December, 2019.



My County of Residence:

Muncie Property Holdings, LLC
12701 Covered Bridge Road
Sellersburg, Indiana 47172

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. Tanner Nichols

EXHIBIT A

LEGAL DESCRIPTION

Lot 1 and Lot 2 in the Dellen Crossing Replat recorded on July 30, 2019 as Instrument Number 2019R09701.

0128217.0663114 4827-0361-5908v3

**MUNCIE PROPERTT HOLDINGS, LLC
12701 COVERED BRIDGE ROAD
SELLERSBURG, IN 47172**

April 3, 2024

To Whom It May Concern:

Please be advised the undersigned members, representing 100% of the membership interests of Muncie Property Holdings, LLC. hereby grant Robert Iezzi, as Manager of the LLC, the authority to execute the necessary documents for the planning and zoning application.

Sincerely,

Diane T Zoeller 2012 Irrevocable Trust fbo Heidi Hubler Zoeller


Robert A. Iezzi, Trustee

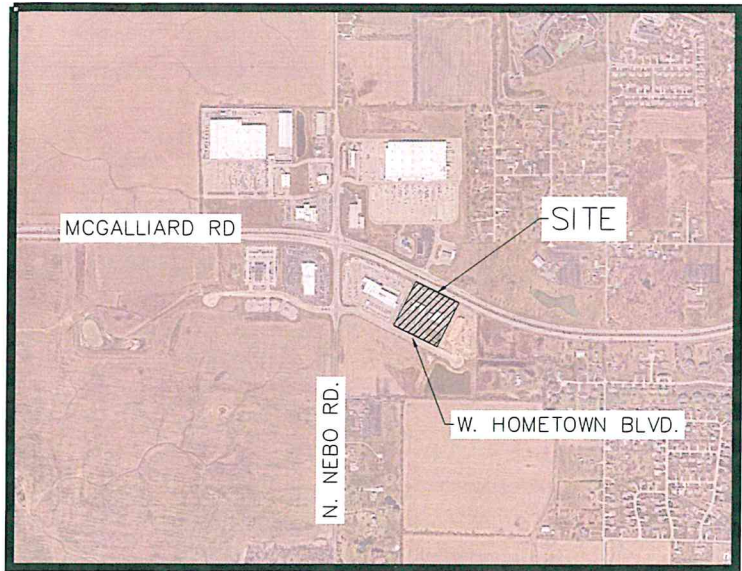
Diane T Zoeller 2015 Irrevocable Trust Non QTIP fbo Frank U Zoeller


Robert A. Iezzi, Trustee

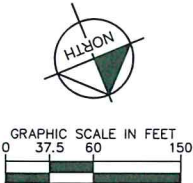
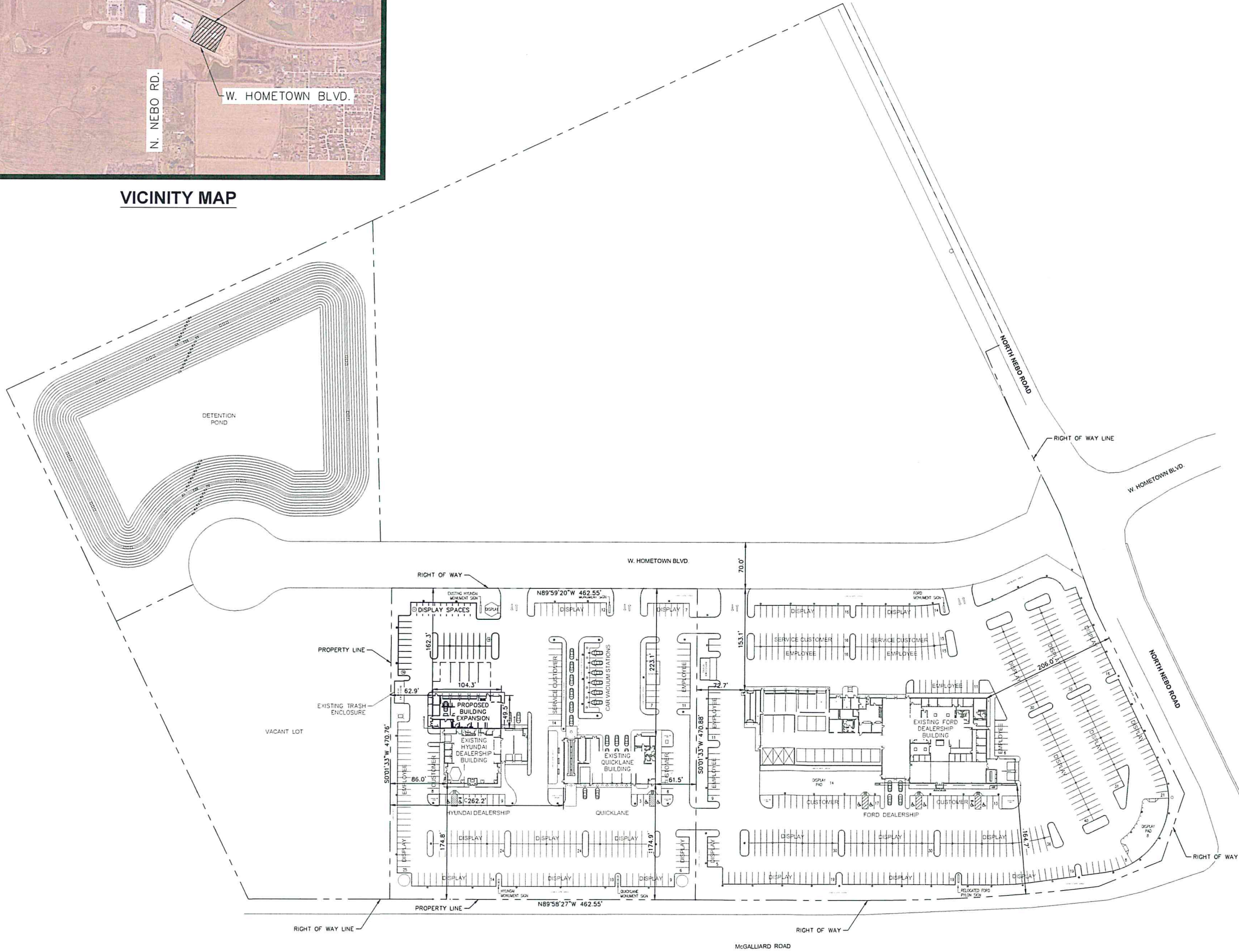
Diane T Zoeller Trust UA dtd 12/2/2010, as amended fbo Frank U Zoeller – Fund A2


Robert A. Iezzi Trustee

Drawing name: K:\IND\DEV\170489000_Hubler_Hyundai_Muncie\2_Design\CADD\PlanSheets\C3.0-SITE PLANNING Layout1 Apr 05, 2024 7:24am by alex.stephens
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP



LEGEND

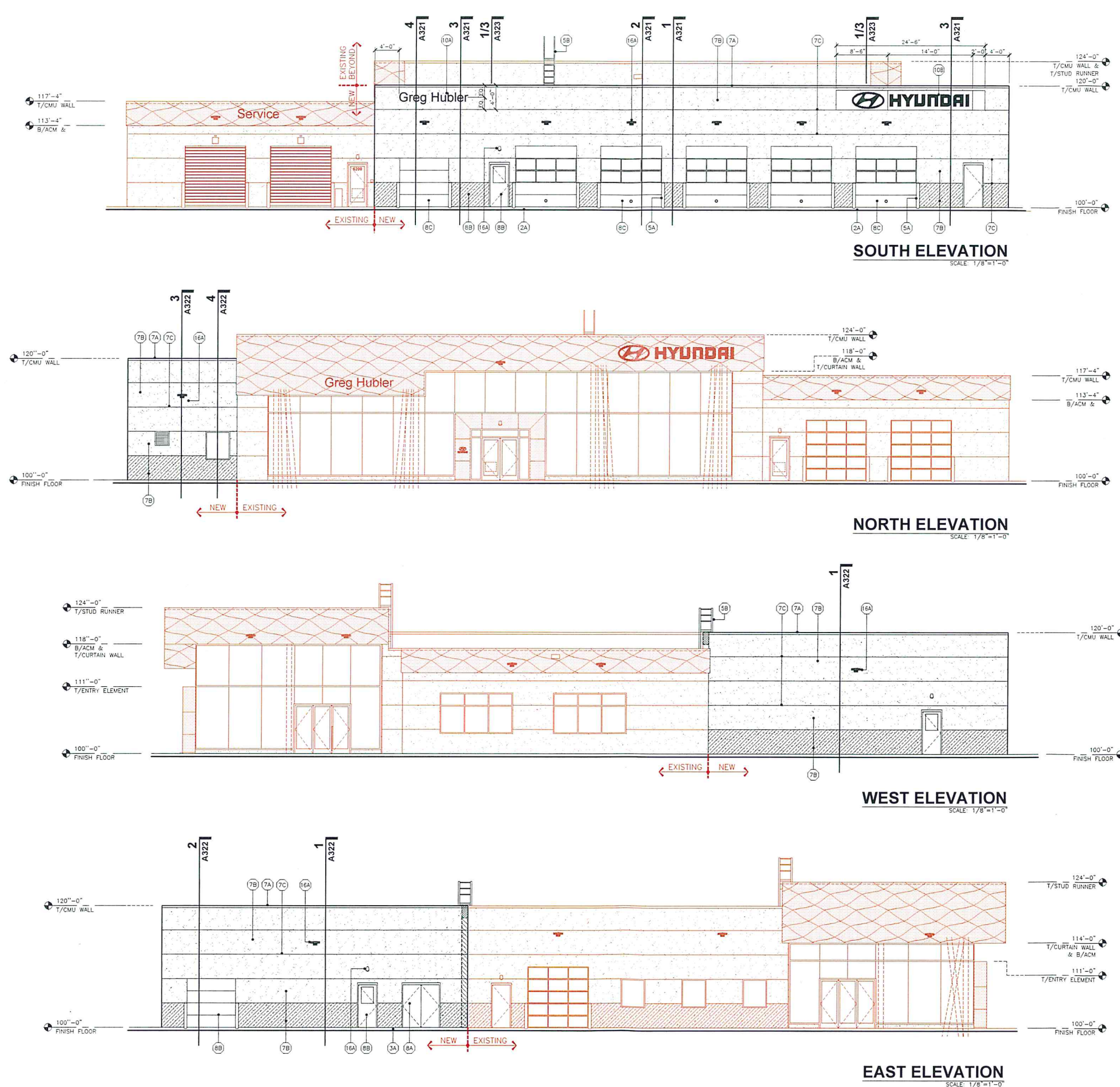
--- PROPERTY LINE

11 PARKING COUNT

SITE SUMMARY

SITE ADDRESS	=	2910 N. NEBO ROAD MUNCIE, IN 47304
SITE ZONING	=	VARIETY BUSINESS ZONE
SITE ACREAGE	=	5.00 AC.
PARKING SPACES REMOVED	=	0 SPACES
PARKING SPACES ADDED	=	28 SPACES
DISPLAY SPACES ADDED	=	11 SPACES

REVISIONS		DATE	BY
No.			
SCALE: AS NOTED			
DESIGNED BY: AMS			
DRAWN BY: AMS			
CHECKED BY: AF			
HUBLER HYUNDAI MUNCIE, INDIANA			
ORIGINAL ISSUE: 03/27/2024			
KHA PROJECT NO. 170489000			
SHEET NUMBER C3.0			



GENERAL NOTES:

G1. SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.

G2. ALL PAINT & MATERIAL COLORS TO BE SELECTED PER THE "GLOBAL DEALERSHIP SPACE IDENTITY PROGRAM HYUNDAI MOTOR AMERICA DESIGN INTENT MANUAL".

G3. ALL MATERIALS, FINISHES, ATTACHMENTS, ETC. MUST BE TESTED & APPROVED TO MEET ALL REQUIREMENTS OF THE STATE OF INDIANA & LOCAL JURISDICTIONS.

G4. CONTACT INFORMATION IS LISTED ONLY ONCE FOR EACH FINISH SUPPLIER/MANUFACTURER.

G5. SEE SIGN DRAWINGS BY ARCHITECTURAL GRAPHICS INC. FOR ALL INDICATED BUILDING SIGNS.

KEY NOTES:

(2A) APPROX. LINE OF SITE CONC., ASPHALT OR GRADE. SEE CIVIL DRAWINGS.

(3A) CONC. SIDEWALK, APRON, OR STUOP. SEE FOUNDATION DETAILS & SITE PLANS.

(5A) STEEL GUARDPOST, 6"x, CONC. FILLED, PAINTED "P-2" TYP. SEE DETAIL 1/A421.

(5B) ROOF ACCESS LADDER. SEE DETAIL 4/A461.

(7A) SNAP-ON METAL COPING SYSTEM. MATCH WALL COLOR.

(7B) EXTERIOR INSULATION & FINISH SYSTEM (E.I.F.S.), MOISTURE DRAINING, ON 2" RIGID INSULATION APPLIED DIRECTLY TO CMU WALL.

- WANSICOT IN E.I.F.S. UP TO 48" A.F.F. W/ SANDBLAST FINISH. COLOR TO MATCH "P-2" AT BACK AREAS.
- 48" A.F.F. & ABOVE TO BE E.I.F.S. W/ SANDBLAST FINISH. COLOR TO MATCH "P-1".

(7C) E.I.F.S. REVEAL. PER DETAIL A/A324.

(7D) 16"x8" THRU-WALL OVERFLOW SCUPPER. SEE ROOF PLAN & DETAIL 5/A461.

(8A) ALUMINUM FRAME STOREFRONT SYSTEM W/ 1" INSULATING GLASS. SEE PLANS & A5xx SHEETS.

(8B) HOLLOW METAL DOOR(S) & FRAME. PAINT - "P-1". SEE PLANS & A5xx SHEETS.

(8C) OVERHEAD SECTIONAL DOOR. SEE PLANS & A5xx SHEETS.

(8D) HIGH SPEED, FULL VISION ROLL-UP DOOR. SEE PLANS & A5xx SHEETS.

(10A) 18" DEALER NAME CHANNEL LETTERS, WHITE, AS MANUFACTURED BY HMA'S SIGN VENDOR.

(10B) GDSI-HF-LG (96.38 SQ FT), AS MANUFACTURED BY HMA'S SIGN VENDOR.

(11A) LOUVER. SEE MECHANICAL DRAWINGS.

(15A) WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL PLANS.

EXTERIOR FINISHES:

(P-1) PAINT EXTERIOR (EXTERIOR WALLS, DOORS, FRAMES)

MANUFACTURER: SHERWIN WILLIAMS

COLOR: ANTLER VELVET #SW9111

EXTERIOR FINISH: SEMI-GLOSS

CONTACT: SHERWIN WILLIAMS AT (800) 474-3794

(P-2) PAINT EXTERIOR (4'-0" BASE AT EXTERIOR WALLS OF SERVICE PARTS)

MANUFACTURER: SHERWIN WILLIAMS

COLOR: KAFFEE #SW6104

EXTERIOR FINISH: SEMI-GLOSS

SIGNAGE:

ALL EXTERIOR SIGNS WILL BE LEASED THROUGH HYUNDAI CAPITAL. NOTE THE FOLLOWING:

- AGI WILL OBTAIN ALL NECESSARY PERMITS & APPROVALS FOR ALL SIGNS SHOWN IN THE DESIGN MANUAL.
- AGI WILL COORDINATE THE INSTALLATION WORK REQUIRED FOR ALL SIGNS SHOWN IN THE DESIGN MANUAL.
- IF OWNER HAS A PREFERRED LOCAL SIGN INSTALLATION CREW, OWNER TO PROVIDE CONTACT INFORMATION & AGI WILL CONTACT THEM. THE HYUNDAI DIRECTIONAL SIGN DO NOT REQUIRE POWER.
- THE GC IS RESPONSIBLE FOR THE ELECTRICAL WORK AS FOLLOWS:
- EVERY SIGN LOCATION REQUIRES A DEDICATED 120V / 20A PRIMARY CIRCUIT PULLED TO APPROXIMATE CENTER LOCATION OF EACH SIGN. THE SIGN INSTALLER WILL ONLY MAKE FINAL HOOD-UP INTO THE 120V / 20A SUPPLIED CIRCUIT.
- ANY LOCAL ELECTRICAL CODE REQUIREMENTS ARE THE RESPONSIBILITY OF THE GC.
- ANY ADDITIONAL BLOCKING & SUPPORT REQUIRED TO SUPPORT THE SIGNAGE IS THE RESPONSIBILITY OF THE GC.
- AGI REQUIRES ACCESS BEHIND EACH SIGN LOCATION ON THE INSIDE WALL IN ORDER TO WIRE THE LETTERS TO POWER SUPPLIES & MOUNT THE ENCLOSURES. THE POWER SUPPLIES WILL BE HOUSED IN ENCLOSURES - MOUNTED ON THE INSIDE WALL, IF POSSIBLE. IF NOT POSSIBLE, POWER SUPPLIES WILL HAVE TO BE EXPOSED ON THE INTERIOR SHOWROOM WALL. PAINTED TO MATCH WALL. IN SOME RARE CASES - IT MAY BE NECESSARY TO MOUNT WATERPROOF ENCLOSURES ON THE BACKSIDE OF THE PARKET WALL. PLEASE REVIEW & LET AGI KNOW OF ANY OBSTRUCTIONS IN THESE AREAS.
- PLEASE NOTE: DRAWINGS FOR THE SMALL & LARGE ENCLOSURES WILL BE PROVIDED (AS REQUIRED). PLEASE MAKE SURE THERE IS PROPER ACCESS AREAS FOR EACH OF THESE LOCATIONS. LACK OF ACCESS COULD RESULT IN A CHANGE ORDER FOR CUSTOM WIRING & ACCESS.

PROJECT NO. 2308

PROJECT NO.	DATE	BY	CHECKED BY	DESCRIPTION
MARK	01/10/2024	MB		PRELIMINARY

DWG.	DATE	REV.	DATA
EXTERIOR ELEVATIONS			

A211

A SERVICE ADDITION FOR:

GREG HUBLER

HYUNDAI

6200 W HOME TOWN BLVD.

MUNCIE, INDIANA 47304

GREG HUBLER

HYUNDAI

P R E L I M I N A R Y

NOT FOR CONSTRUCTION

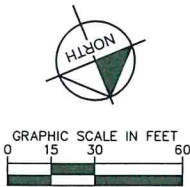
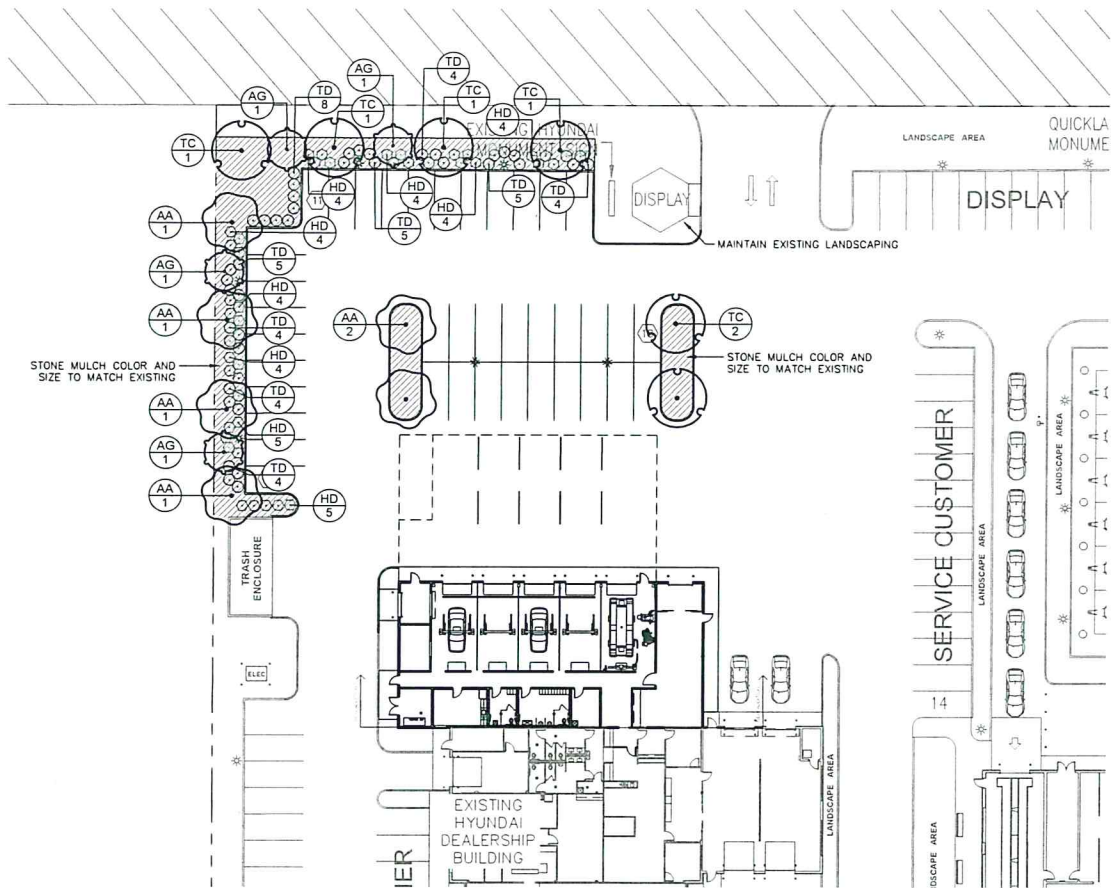
Michael P. Balay
P.O. Box 447
Muncie, Indiana 47308
mike@balayarchitects.com

BALAY
ARCHITECTS

2024 BALAY ARCHITECTS, INC.

EXTERIOR ELEVATIONS

A211



LANDSCAPE NOTES

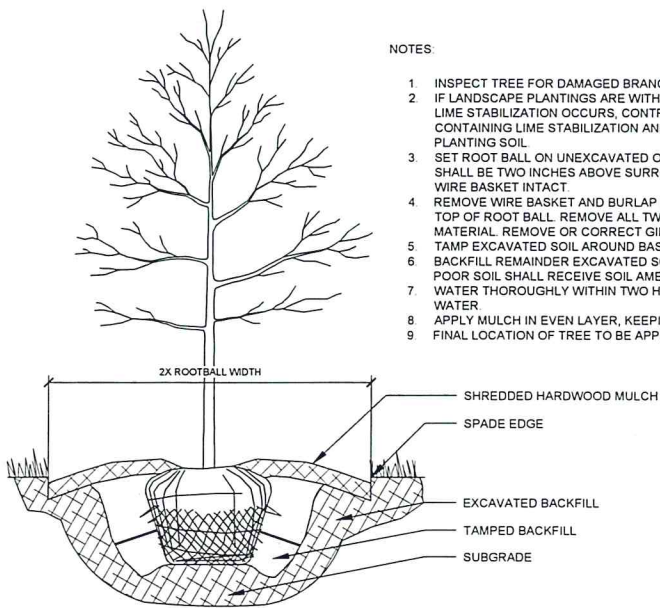
- 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
- 2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- 4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
- 5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- 6. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL. TOPSOIL SHALL CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCKS, AND DIRT CLODS OVER 1 INCH IN DIAMETER, AS WELL AS CONTAIN 3%-5% OF ORGANIC MATTER.
- 7. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
- 8. CONTRACTOR SHALL STAKE INDIVIDUAL TREE AND SHRUB LOCATIONS AND OUTLINE HERBACEOUS PLANTING AREAS, SHALL ADJUST LOCATIONS WHEN REQUESTED, AND SHALL OBTAIN PROJECT LANDSCAPE ARCHITECT'S ACCEPTANCE PRIOR TO PLANTING.
- 9. ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.
- 10. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- 11. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
- 12. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
- 13. WEEDING, LANDSCAPE MAINTENANCE, AND WATERING TO BE THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
AA	6	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE
TC	6	TILIA CORDATA	LITTLELEAF LINDEN
ORNAMENTAL TREES			
AG	4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY
DECIDUOUS SHRUBS			
HD	38	HYDRANGEA PANICULATA 'LITTLE QUICK FIRE'	PANICLE HYDRANGEA
EVERGREEN SHRUBS			
TD	43	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW

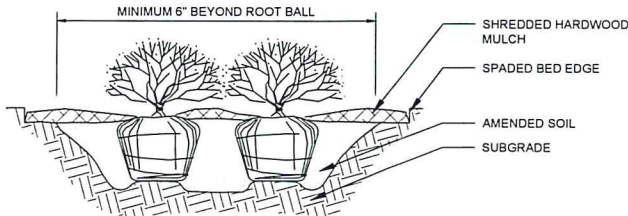
NOTES

- 1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
- 2. IF LANDSCAPE PLANTINGS ARE WITHIN OR ADJACENT TO AREAS WHERE LIME STABILIZATION OCCURS, CONTRACTOR SHALL FULLY REMOVE SOIL CONTAINING LIME STABILIZATION AND REPLACE WITH HIGH QUALITY PLANTING SOIL.
- 3. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
- 4. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
- 5. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
- 6. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
- 7. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
- 8. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
- 9. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



1 TREE PLANTING

NTS

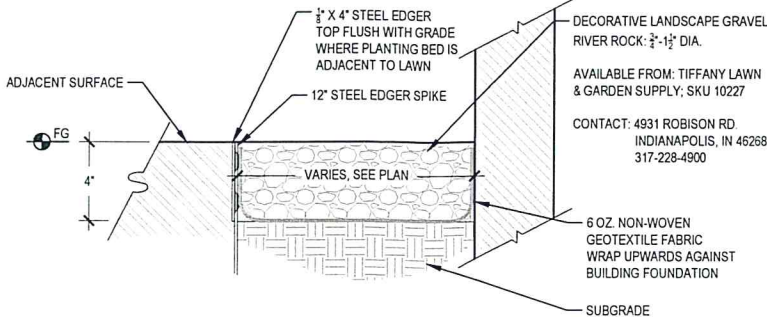


NOTES

- 1. APPLY CORRECTIVE PRUNING.
- 2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
- 3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
- 4. REMOVE OR CORRECT GIRDLING ROOTS.
- 5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
- 6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NTS

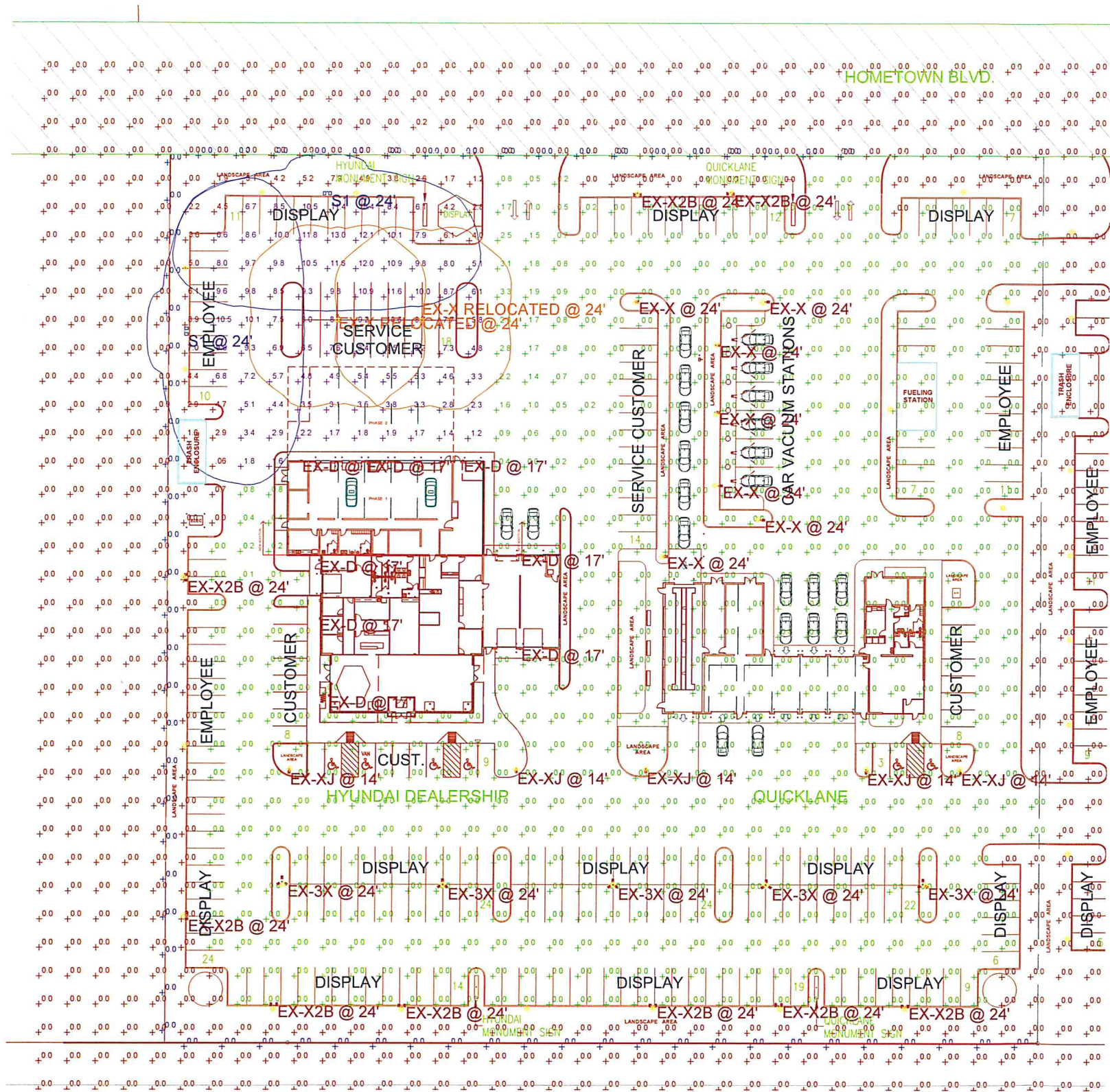


3 DECORATIVE STONE MULCH

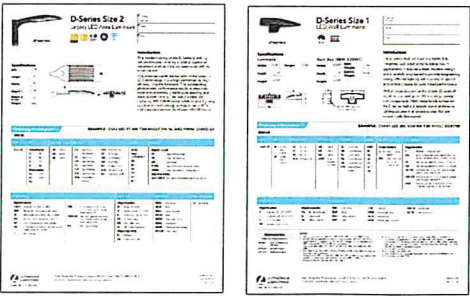
Kimley»Horn
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500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
PHONE: 317.335.3338
WWW.KIMLEY-HORN.COM



LANDSCAPE PLAN
AND DETAILS



LIGHTING PHOTOMETRIC
SCALE : = $\frac{1}{32}$ " = 1FT



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
HuNdaei Parking Lot Addition_Grade	X	12.1 fc	13.0 fc	1.2 fc	10.8:1	5.9:1
Paved Areas_Grade	X	0.8 fc	13.0 fc	0.0 fc	N/A	N/A
Site_Grade	+	0.6 fc	13.0 fc	0.0 fc	N/A	N/A
Property Line_Grade	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

Schedule								
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Wattage
EX-3X	EX-3X		5	EXISTING	EXISTING (3) @ 120-DSK2 LED P8 50K T5W MVOLT AFG	DSK2 LED P8 50K T5W MVOLT	51971	1293
EX-D	EX-D		8	EXISTING	EXISTING: DSKW1 LED 200 1000 50K T4M 480 DIAXD - MH 17'-0" AFG	DSKW1 LED WITH (2) 10 LED LIGHT ENGINES TYPE T4M OPTIC 5000K @ 1000mA	7466	73.2
EX-X	EX-X		7	EXISTING	EXISTING: DSK2 LED P8 50K T5M 480 SPA HLTAR2 PRHN DIAXD G1 - MH 24'-0" AFG	DSK2 LED P8 50K T5M MVOLT	51710	431
EX-X2B	EX-X2B		9	EXISTING	EXISTING (2) @ 180R-DSK2 LED P15 50K T4M 480 SPA HLTAR2 PRHN DIAXD G1 - MH 24'-0" AFG	DSK2 LED P8 50K T5M MVOLT	45836	862
EX-X RELOCATED	EX-X RELOCATED		2	RELOCATED EXISTING	RELOCATED EXISTING: DSK2 LED P8 50K T5M 480 SPA HLTAR2 PRHN DIAXD G1 - MH 24'-0" AFG	DSK2 LED P8 50K T5M MVOLT	51710	431
EX-XJ	EX-XJ		5	EXISTING	EXISTING: DSK2 LED P4 50K T5M 480 SPA HLTAR2 PRHN DIAXD G1 - MH 24'-0" AFG	DSK2 LED P4 50K T5M MVOLT	35104	270
S1	S1		2	Lithonia Lighting	DSK2 LED P4 50K T5M 480 SPA HLTAR2 PRHN DIAXD MH 24'-0" AFG	D-Series Size 2 Area Luminaire P4 Performance Package 5000K CCT 70 CRI Type 3 Medium External Glare Shield	23422	545.3032

GENERAL PLAN NOTES

- MH: AS NOTED
- POINTS CALCULATED AT-GRADE
- LIGHT LOSS FACTOR: AS NOTED
- CONTACT JANINE BURKHART FOR PRICING/QUOTATION INFORMATION 317-695-4175

Firm Name and Address

LIGHT|SOURCE
THE LIGHTING & CONTROL EXPERTS

8719 CASTLE PARK DRIVE
INDIANAPOLIS, IN 46256
WWW.LIGHTSOURCEINDIANA.COM
p.317-595-8900

Project Name and Address

**GREG HUBLER
HYUNDAI SERVICE
ADDITION**

EXTERIOR LIGHTING PHOTOMETRIC

Drawn By:

ARC

Scale:

As Noted

Date:

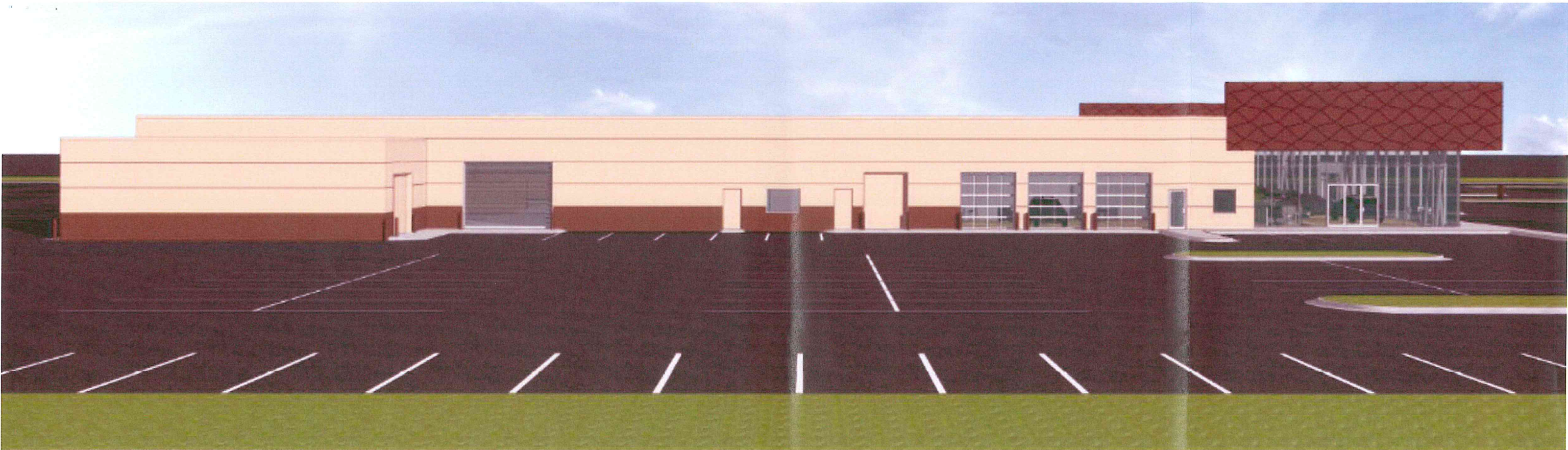
12/15/2023

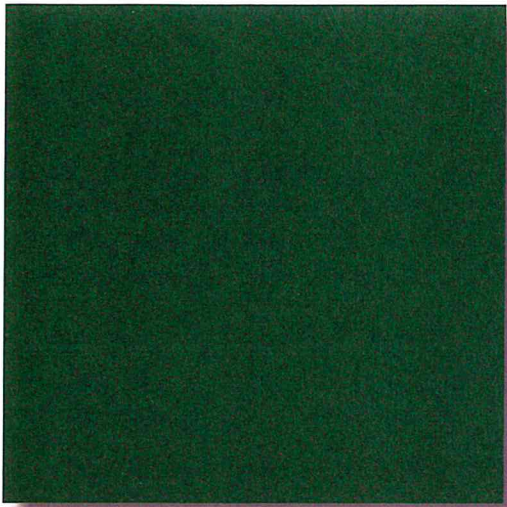
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LS-23-2186 SITE

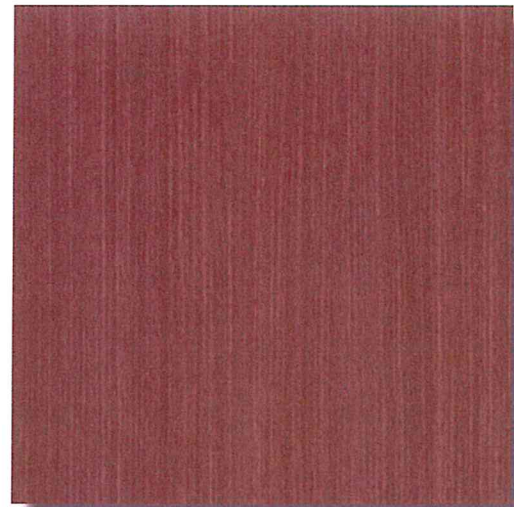
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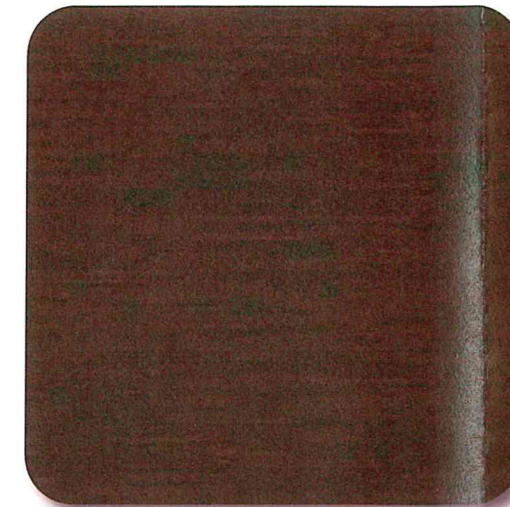




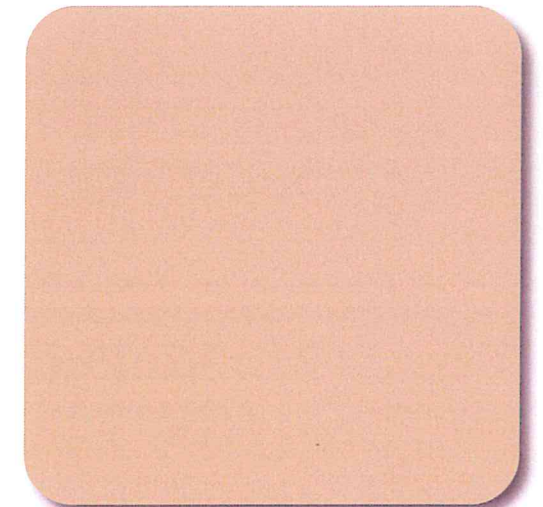
PL-6: Night Forest
Formica (millwork base)



PL-5: Silver Riftwood
Formica (interior doors/millwork)

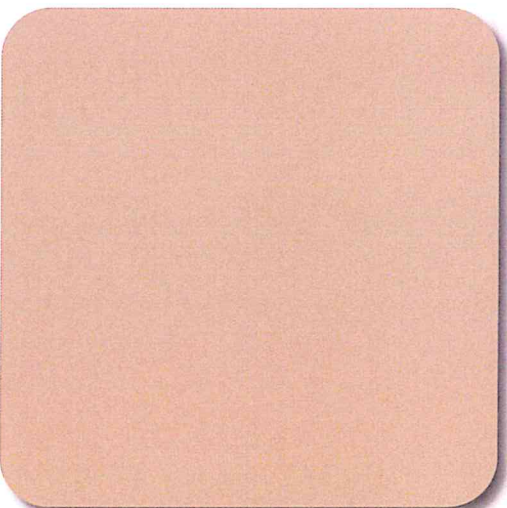


ACM - Hyundai North American
Bronze
Shaped Sky Panels/ Flat Panels



ACM - Pueblo Tan
(exterior)

PROPOSED COLORS OF EXYERIOR WALLS TO MATCH EXISTING



P-1: Antler Velvet SW 9111
Sherwin Williams (exterior)

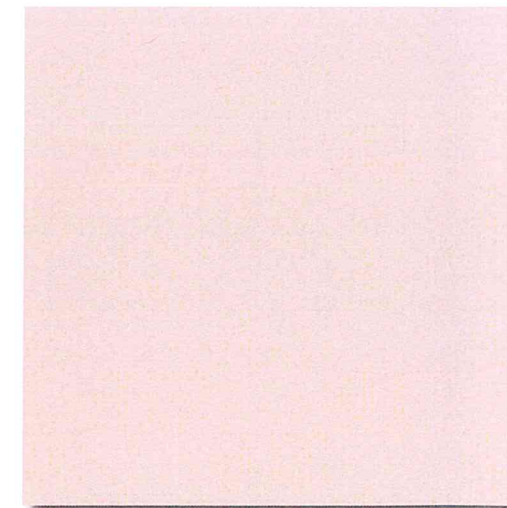


P-2: Kaffee SW 6104
Sherwin Williams (exterior -
accent wainscott)

P-8: Antler Velvet SW 9111
Sherwin Williams (interior)



P-5: Extra White SW 7006
Sherwin Williams (interior)



P-7: Agreeable Gray SW 7029
Sherwin Williams (interior)



P-10: Toasted Barrel MW405 or
Smokewood MW407
Minwax (interior wood doors)

