

**Shelby County
Board of Zoning Appeals**

March 9, 2021 at 7:00 PM

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MEETING AGENDA

Shelby County Board of Zoning Appeals March 9, 2021, 7:00 P.M.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Minutes from the February 9, 2021 meeting.

OLD BUSINESS

BZA 21-02 – NORTHWEST CONSOLIDATED SCHOOL DISTRICT OF SHELBY COUNTY: DEVELOPMENT STANDARDS VARIANCES. Located at 4740 W 600 N, Fairland, Moral Township.

NEW BUSINESS

BZA 21-06 – JOHN R. & SANDRA SCUDDER: DEVELOPMENT STANDARDS VARIANCE. Located at 2405 E 400 N, Shelbyville, Marion Township.

BZA 21-04 – NANCY ESTERS: USE & DEVELOPMENT STANDARDS VARIANCES. Located at 108 E Carey St, Fairland, Brandywine Township.

BZA 21-05 – FIVE BELOW, INC: DEVELOPMENT STANDARDS VARIANCES. Located at 12050 East McGregor Road, Indianapolis, Moral Township.

DISCUSSION

None.

ADJOURNMENT

The next regular meeting of the Shelby County Board of Zoning Appeals is scheduled for Tuesday, **April 13, 2021** at **7:00 PM**.

Property Details

Location: 4740 W 600 N, Fairland, Moral Township.

Property Size: +/- 11.5-acres.

Current Land Use: School.

Zoning Classification:

IS (Institutional)

Intent: This district is established for institutional and municipal owned lands for public purpose and use.

Development Standards: Require quality time, place, and manner development standards to minimize impacts on adjacent residential properties while serving the needs of the overall community.

Future Land Use per Comp Plan

Institutional

The purpose of this category is to provide land for buildings for government or private institutional use such as schools, churches, hospitals, and museums.

Surrounding Development

	Zoning	Land Use
North	A1	Cropland
South	R1	Single-Family Residential
East	A1	Cropland
West	IS	School

Staff Report

Case Number: BZA 21-02
Case Name: Northwest Consolidated School District of Shelby County – Development Standards Variances

Request

Variances of Development Standards for allow for expansion of a bus parking lot having:

1. Two entrances having a separation of less than 45-feet;
2. Entrances exceeding a width of 30-feet;
3. Parking lot area located less than 17.5-feet from the right-of-way of W 600 N.

Code Requirement

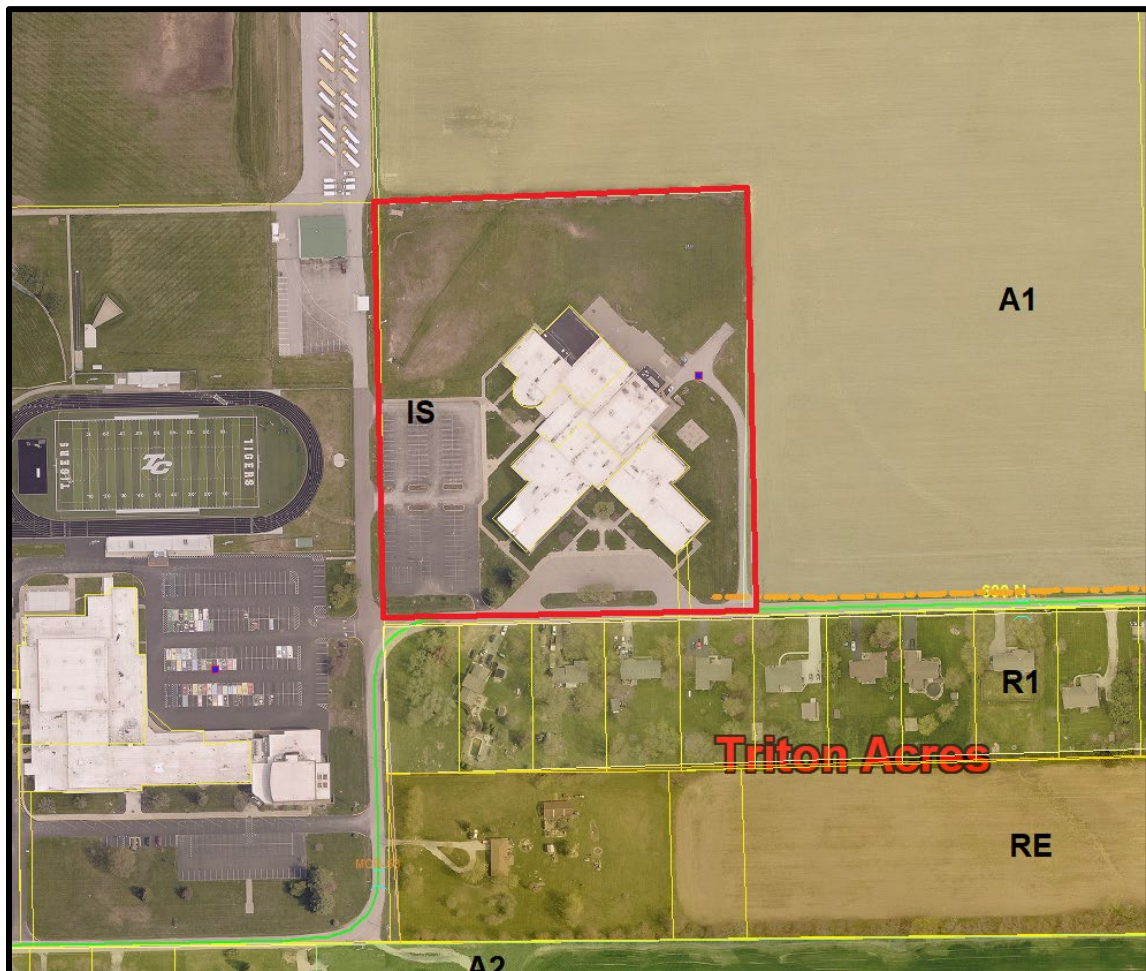
UDO Section 5.20 A 2 b – Separation: Multiple Entrance: *Two or more driveways shall not be permitted to be installed: Within forty-five (45) feet of one another if access is along a local street.*

UDO Section 5.20 B 2 – Width: *No driveway shall exceed the following widths: Nonresidential Use onto Local Street: Ten (10) feet per lane, with a maximum overall width of thirty (30) feet.*

UDO Section 5.63 A 1 a – Parking Lot Standards: Setbacks: Front, Side, and Rear: *Parking lots may project into the front, side, and rear yard setback by fifty percent (50%) of the minimum front, side, or rear yard setback.*

Purpose of Requirements – Driveway and parking lot dimensional requirements protect the safety of motorists and pedestrians and allow for efficient traffic flow.

Property Map



Case Description

- The petitioner plans to reconfigure the school bus parking lot at Triton Middle School.
- The reconfigured parking lot would include wider entrances, new culvert pipe, and additional bus parking spaces.
- The petitioner's variance application states that the design of the parking lot would reduce the need to stack two buses per parking space and create larger turning radii at the entrance and exit to W 600 N. The application also states that the west exit would join a new designated right-turn lane to improve traffic flow on 600 N.
- The petitioner's variance application indicates that reconfiguration of the bus parking lot would serve to improve safety for students entering and exiting buses, reduce traffic hazards due to sharp turning radii, and reduce vehicle and bus congestion along 600 N.
- The petitioner has obtained a driveway permit from the Shelby County Highway Department.

Staff Analysis of Findings of Fact

1. State Requirement: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Staff Analysis: Reconfiguration of the parking lot would likely improve safety for bus users, reduce traffic hazards, and improve traffic flow. A registered professional engineer has designed the plans for the parking lot.

2. State Requirement: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Staff Analysis: Reconfiguration of the bus parking lot would not change the use of the property and would likely improve traffic flow along the road accessed by adjacent properties.

3. State Requirement: The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in use of the property.

Staff Analysis: The area utilized for the bus parking lot does not have enough space to allow for the lot to comply with ordinance requirements. Reconfiguration of the parking lot would likely improve safety for bus users, reduce traffic hazards, and improve traffic flow without the need to construct an entirely new parking lot in a less convenient location at the rear of the school building.

Staff Recommendation

NO RECCOMENDATION because Staff does not have the expertise to confirm that the plans provide for safe movement of vehicles. However, Staff recognizes that a registered professional engineer has designed the plans for the parking lot and that reconfiguration of the parking lot would likely improve safety for bus users, reduce traffic hazards, and improve traffic flow.

Applicant/Owner Information

Applicant: Chis Holk, Superintendent NW Consolidated School District of Shelby County
4920 W 600 N
Fairland, IN 46126

Owner: Superintendent NW Consolidated School District of Shelby County
4920 W 600 N
Fairland, IN 46126

Engineer: Roger Kottlowski, P.E., Commonwealth Engineers, Inc.
7256 Company Drive
Indianapolis, IN 46237

DEVELOPMENT STANDARDS VARIANCE
FINDINGS OF FACT

Applicant: Chris Hoke, Superintendent Northwestern Consolidated School District of Shelby County

Case #: _____

Location: Triton Central Middle School; W 600N

The Shelby County Board of Zoning Appeals must determine that the following criteria have been met in order to approve an application for a Development Standards Variance. Using the lines provided, please explain how your request meets each of these criteria.

1. **General Welfare:** The approval will not be injurious to the public health, safety, and general welfare of the community.
The proposed parking lot will reduce the need to stack 2 buses in a single parking space, and this will
improve safety for students exiting and entering buses. The proposed drives will allow buses
larger, better turning radii for the entrance to the parking lot and the same for exit drives onto 600 N.
The west exit will join a new designated right-turn lane for improved traffic flow on 600 N.

2. **Adjacent Property:** The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
The adjoining neighbors will likely see more efficient bus and vehicular movements along 600 N.
The width of the existing drives are already wider and close to each other than the ordinance provides.
The wider parking lot will also increase the green space width along 600 N.
So the proposed improvements should not create any adverse issues.

3. **Practical Difficulty:** The strict application of the terms of the Shelby County Zoning Ordinance will result in a practical difficulty in the use of the property.
In its strictest sense, the ordinance will require sharp turns by buses into and out of the parking lot.
Buses may have to back up to make those turns, increasing hazard risks. Adjacent, low traffic drives will
also have to be made more narrow and less maneuverable to meet separation distances.
AM and PM bus and vehicle traffic already create long lines of congestion and risks of accidents.

The Board of Zoning Appeals may review the applicant's findings of fact to assist with their decision-making process. Please see below for general guidance related to completing the findings of fact:

- General Welfare:** How does the request do no harm to the overall community of Shelby County? (ex. pollution, customer safety, road network safety, building code compliance, etc.)
- Adjacent Property:** How does the request do no harm to adjoining property and neighborhood? (ex. noise, odor, traffic generation, distance from property lines, appearance of property, etc.)
- Practical Difficulty:** This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain (ex. of practical difficulty: topography of property, location of septic system, consistency with nearby land uses, historical use of property, etc.)

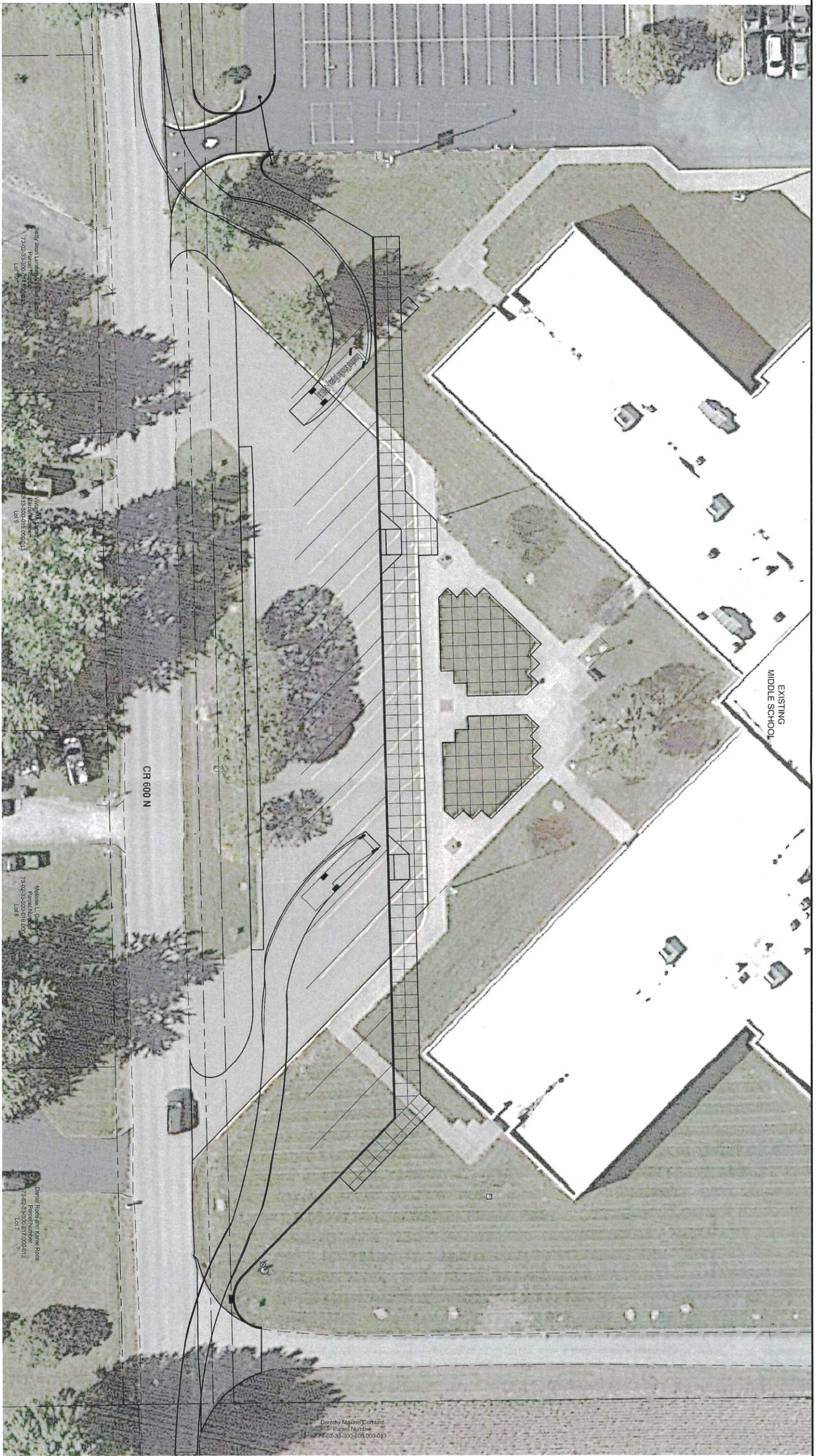


EXHIBIT A BUS TURNING PLAN

No.	Submitted / Revision	By	Date

Designed By: MAM	Drawn By: MAM	Checked By: MAM
Issue Date: H19108	Project No: AS SHOWN	Scale: AS SHOWN

EXHIBIT 1

Drawing No. _____

Sheet: _____ OF _____

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(ITS THE LAW)

TRITON CENTRAL SCHOOLS
SHELBY COUNTY, INDIANA

MIDDLE SCHOOL BUS PARKING LOT IMPROVEMENTS



Signature _____
Date 12-7-20

COMMONWEALTH ENGINEERS, INC.
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7256 Company Dr.
Indianapolis, IN 46237
(317) 888-1177

104 N. Main St.
Crown Point, IN 46307
(219) 909-8177

9604 Coldwater Rd.,
Suite 203
Fort Wayne, IN 46825
(260) 494-3223

420 NW 5th St., #201
Evansville, IN 47708
(812) 474-1177

Property Details

Location: 2405 E 400 N, Shelbyville, Marion Township.

Property Size: 16.3 acres.

Current Land Use: Agricultural.

Zoning Classification:

A2 (Agricultural)

Intent: This district is established for general agricultural areas and buildings associated with agricultural production.

Development Standards: Enact development standards to maximize protection of common agricultural practices.

BZA: Protect the integrity of land and operations within the Agricultural District

Future Land Use per Comp Plan

Agricultural

The purpose of this category is to provide for traditional agricultural practices (such as crop production and livestock grazing) and modern agricultural practices (such as agricultural research facilities and CAFOs). Rural home sites may also occur within this category; however, the emphasis should remain on agriculture. New residential subdivisions that remove prime farmland from production should be discouraged. The residential density of this category should be one lot for every five acres.

Parks, Open Space, & Conservation

The purpose of this category is to provide for passive and active recreational activities, permanent preservation of significant natural areas, and preservation of natural features within clustered developments. This category applies to public and private lands.

Surrounding Development

	Zoning	Land Use
North	A1	Cropland
South	A1	Cropland
East	R1	Single-Family Residential
West	A2	Cropland

Staff Report

Case Number: BZA 21-06

Case Name: John R. & Sandra Scudder –
Development Standards Variance

Request

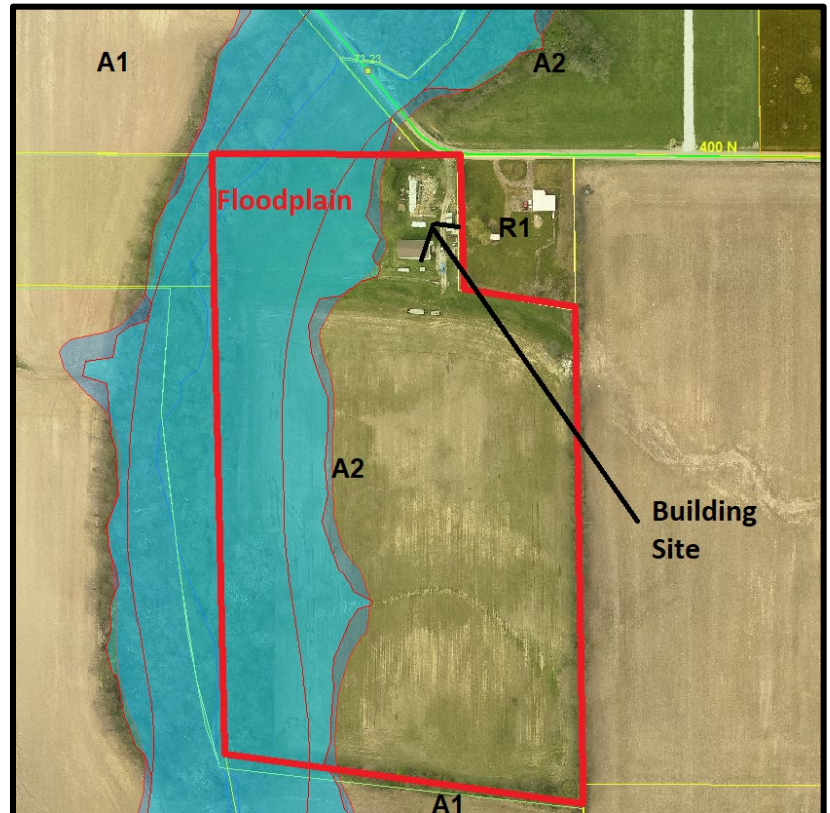
Variance of Development Standards for allow for a new single-family dwelling setback 44.5-feet from the proposed right-of-way of 400 N (minimum 60-foot setback required).

Code Requirement

UDO Section 2.06 – *Minimum Front Yard Setback: 60-feet*

Purpose of Requirement – Front setback requirements allow for open space, ensure visibility along roadways, and reduce traffic hazards along roadways.

Property Map



Case Description

- The petitioner proposes to construct a single-family residence that would not comply with the front setback requirement.
- The petitioner recently demolished a house on the property. That house sat 30-feet from the proposed right-of-way of 400 N. Therefore, the proposed house would sit further from the road than the previous house on the property.

Staff Analysis of Findings of Fact

1. State Requirement: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Staff Analysis: The proposed house would sit further from the road than the previous house on the property. Therefore, the proposed house would have less of a potential impact on motorists utilizing 400 N.

2. State Requirement: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Staff Analysis: The house would comply with setback requirements from adjoining property and all other requirements of the UDO.

3. State Requirement: The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in use of the property.

Staff Analysis: The floodplain, existing buildings, and septic system limit the buildable area of the lot.

Staff Recommendation

APPROVAL primarily because the floodplain, existing buildings, and septic system limit the buildable area of the lot.

Applicant/Owner Information

Applicant:	John R. & Sandra S. Scudder 2405 East 400 North Shelbyville, IN 46176	Surveyor:	Jeffery Powell, Powell Land Surveying, LLC 4634 N 575 E Shelbyville, IN 46176
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Owner: Same

near the northeast property corner
Elevation = 810.60'.

CR 400 North

North Property Line / Section Line

Proposed 45' BSL
60' BSL (per ordinance)

Proposed 25' Half ROW

27' x 52.25' One Story Residence,
13' x 52.25' Front Porch,
1 Garage w/breezeway = 812.0'
shed Floor = 813.5'
109.5'
with SSD Drain = ~808.5'

Gal. Septic Tank with Riser
Inv. Out 808.6'

Open swale to divert the surface
water East & West around the septic field.

Subsurface (6" Deep) Absorption Field
300 gal/day/0.3=676SQFT = 52' x 13'
Conduit Pipe = 3 Rows of Conduit at 50'

~ Location of the existing septic tank

Existing down-slope swale

~ Location of the existing septic area

60' BSL
~ Location of the
previous existing house

Existing Well
House 10' x 11"
FF = ~811.0'

Existing Barn
56' x 32'
FF = ~807.0'

Existing Stone
Driveway

Existing Barn
36' x 20'
FF = ~811.0'

40' BSL

Property Details

Location: 108 E Carey St, Fairland, Brandywine Township.

Property Size: +/- 0.75-acres.

Current Land Use: Commercial.

Zoning Classification:

VM (Village Mixed Use)

Intent: This district is established for the mixed-use developments currently within small towns to allow them to expand into rural town centers that may offer a variety of housing, commercial and institutional amenities.

Future Land Use per Comp Plan

Fairland / I-74 Focus Area

Provide an updated vision for the future of this interchange area. Identify a direction for further definition of future improvements which will help further define aesthetic, land use, and functional updates.

Surrounding Development

	Zoning	Land Use
North	VR	Single-Family Residential
South	I2	Industrial
East	VM	Commercial
West	VR	Single-Family Residential

Staff Report

Case Number: BZA 21-04

Case Name: Nancy Esters – Use & Development Standards Variances

Request

Variance of Use to legally establish use of the property for indoor and outdoor storage of traffic control equipment in the VM (Village Mixed Use) District.

Variance of Development Standards for allow for a new accessory structure in the front yard.

Code Requirement

UDO Section 2.25 – VM District Intent, Permitted Uses, and Special Exception Uses

UDO Section 5.04 C – Placement: A permitted accessory structures shall not be placed in the front yard of any lot.

Purpose of Requirement – The UDO prohibits construction of accessory structures in the front yard to maintain the primary structure as the visual focal point of the property.

Property Map



Case Description

- The leaseholder of the property currently uses the property for indoor and outdoor storage of traffic control equipment. The petitioner plans to construct a 30' x 40' x 14' pole barn to provide additional indoor storage area for traffic control equipment.
 - Hours of Operation: 8AM – 5PM, weekdays and occasional Sundays.
 - Customers: Maximum of three per day.
 - Deliveries: Every other day.
 - Signage: Small sign on current building. No new signage necessary.
 - Waste Disposal: Offsite. No dumpster on site.
- The UDO does not specifically permit storage of materials as a permitted primary use in any zoning district. However, the proposed use most closely falls within the categories of construction trade / general contractor office, warehouse storage facility, and outdoor storage. The UDO only permits these uses in industrial zoning districts.
- The Planning Director noted the illegal use of the property when the petitioner submitted a permit application for the pole barn. Approval of the variance request would allow for continuation of the existing use and construction of the pole barn.
- The property includes a metal privacy fence around the entire exterior of the property which screens outdoor storage of materials and on-site operations.
- In 2009 the petitioner requested that the County rezone the property to commercial or industrial. The County had zoned the property VR (Village Residential) through the County-wide rezoning process in 2008. The property previously had a manufacturing zoning designation. At that time, the Planning Director recommended a rezoning to VM rather than commercial or industrial. She stated in her Staff Report for the rezoning: *A zoning designation of C1, C2, I1, or I2 is not appropriate at this location because it is part of the incorporated Town of Fairland. Future development of these parcels should complement the Town. The VM zoning designation allows for a diverse possibility of future uses, but it also ensures that any development on these parcels is complementary to the existing structures and uses in the Town.* The Plan Commission and County Commissioners voted to approve the rezoning at the end of 2009.
- The UDO does not permit the current use as legal nonconforming (or 'grandfathered') because the petitioner began using the property for storage purposes after the 2009 rezoning. The 2009 rezoning Staff Report states: *The owner of the property does not have any definitive plans for the subject rezone parcels.* The UDO defines a legal nonconforming use as: *Any continuous, lawful use of structures, land, or structures and land in combination established prior to the effective date of the Unified Development Ordinance or its subsequent amendments that is no longer a permitted use in the district where it is located.*
- The subject property includes three parcels. The UDO allows a property owner to designate a piece of land including any number of parcels to be used, developed or built upon as a unit.
- UDO designates the entire area of the property as a front yard, other than the strip of land east of the building, due to the property having frontage on three streets.

Staff Analysis of Findings of Fact

Use Variance

- 1. State Requirement: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Staff Analysis: Approval of the variance would not result in a significant change to the exterior appearance of the property or a significant increase in traffic, noise, or other nuisances associated with non-residential uses. Therefore, approval of the variance would not impact the general public.

- 2. State Requirement: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Staff Analysis: Approval of the variance would not result in a significant change to the exterior appearance of the property or a significant increase in traffic, noise, or other nuisances associated with non-residential uses. Therefore, approval of the variance would not impact adjacent property.

- 3. State Requirement: The need for the variance arises from some condition peculiar to the property involved.**

Staff Analysis: The property currently includes a commercial structure suited for commercial storage and a privacy fence that would screen on-site operations.

- 4. State Requirement: The strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the property for which variance is sought.**

Staff Analysis: A strict application of the ordinance would not allow for a commercial use consistent with the historical use of the property.

- 5. State Requirement: The approval does not interfere substantially with the Comprehensive Plan.**

Staff Analysis: Approval of the variance would not result in transition to a higher intensity commercial use than historical use of the property. Therefore, approval of the variance would not set a negative precedent for future development in Fairland.

Development Standards Variance

- 1. State Requirement: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Staff Analysis: Construction of the pole barn would require a building permit and the structure must comply with all building codes before passing a final inspection. The general public would not have access to the pole barn.

- 2. State Requirement: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Staff Analysis: A privacy fence would screen the majority of the structure from surrounding properties.

- 3. State Requirement: The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in use of the property.**

Staff Analysis: The UDO designates the entire area of the property as a front yard, other than the strip of land east of the building, which does not provide enough area for construction of an accessory structure.

Staff Recommendation

The County rezoned most commercial property within Fairland to the VM District in 2008. The rezoning allows for the gradual transition of higher-intensity commercial uses, such as auto repair and contractors' yards, to lighter-intensity commercial uses more compatible with surrounding residential development as uses discontinue and lose their legal-nonconforming status.

Outdoor storage screened by an existing fence and indoor storage would not result in a significant change to the appearance of the property or transition to a higher intensity commercial use than historical use of the property. Approval of the variance would also not prevent future transition of use of the property to a use permitted in the VM District.

Therefore, Staff recommends **APPROVAL**.

Applicant/Owner Information

Applicant:	Nancy Esters P.O. Box 186 Fairland, IN 46126	Owner:	Same	Attorney:	N. Gregg Graham 51 W. Mechanic Street Shelbyville, IN 46176
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View of property from 400 N, looking northwest (Google Street View – 2015)



View of property from corner of Chestnut & Walnut St (Google Street View – 2014)



STATEMENT OF INTENT (ONLY REQUIRED FOR VARAINCE OF USE & SPECIAL EXCEPTION)

Please answer the following questions (when applicable) pertaining to your request. If approved, the use would be limited to the information provided and expansion of the use would require new approval from the Board. The Board may also approve the use conditional on one or more amendments to the statement of intent.

BEEN IN BUSINESS FOR 33 YRS.

1. Summary of Proposed Use and/or Business Activity: MIKE GREEN, INC. HAS RENTED THIS EXISTED BLDG. & LOT FOR SEVERAL YEARS. (APPROX. 15-20 YRS.) HE USES THE LOT & EXISTED (BLUE) BLDG. FOR STORAGE OF ^{TRAFFIC CONTROL} HIGHWAY SIGNS & ~~EQUIPMENT~~ ^{ETC.}. HE NEEDS ADDITIONAL INSIDE STORAGE FOR FENCE POSTS FOR SIGNS.

2. Days & Hours of Operation: MONDAY THROUGH FRIDAY & SOMETIMES SATURDAY. 8 AM - 4:25 PM

3. Maximum Number of Customers per Day/Week/Month: MAX. 3 PEOPLE PER DAY

4. Type and Frequency of Deliveries: WHOLESALE DELIVERIES/PICKUP OF TRAFFIC CONTROL SUPPLIES EVERY OTHER DAY

5. Description of any Outdoor Storage: ~~EQUIPMENT~~ ^{TRAFFIC CONTROL REFLECTORS} FOR HIGHWAY FOR STATE & COUNTIES PLACED ON SKIDS, BUT MOSTLY STORED INSIDE.

6. Description, Size, and Placement of any Signage: SMALL SIGN ATTACHED TO BLUE BLDG. NO OTHER SIGN NECESSARY.

7. Description of Waste Disposal: DUMPSTER AT DEPOT OFFICE FOR TRASH DISPOSAL FROM THIS LOCATION AT 108 E. CAREY. THEY DON'T HAVE MUCH OF A NEED FOR A DUMPSTER AT STORAGE BLDG.

8. Existing and/or Proposed Building and Site Improvements Pertaining to Proposed Use (ex. parking lot, landscaping, commercial upgrades to building, etc.): THIS PROPOSED BLDG. WILL BE PLACED INSIDE FENCED AREA ON LOT IN CENTER OF OPEN AREA.

**USE VARIANCE
FINDINGS OF FACT**

Applicant: NANCY ESTERS

Case #: _____

Location: 108 E. CAREY ST., FAIRLAND, IN 46126

The Shelby County Board of Zoning Appeals must determine that the following criteria have been met in order to approve an application for a Use Variance. Using the lines provided, please explain how your request meets each of these criteria.

1. **General Welfare:** The approval will not be injurious to the public health, safety, and general welfare of the community.

THIS POLE BARN WILL BE PLACED INSIDE FENCED LOT WITH EXISTING
BLDG. ALREADY USED FOR STORAGE ON LOT AND INSIDE BLDG.

2. **Adjacent Property:** The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

I OWN PROPERTY/WHITE BLOCK BLDG. ADJACENT TO 108 E. CAREY.
MIKE GREEN HAS RENTED THE 108 E. CAREY ST. BLDG. FOR 15-20 YRS.

3. **Practical Difficulty:** The need for the variance arises from some condition particular to the property involved.

MIKE GREEN NEEDS MORE INSIDE STORAGE TO KEEP TRAFFIC
CONTROL GREEN FENCE POSTS OUT OF THE WEATHER.

4. **Unnecessary Hardship:** The strict application of the terms of the Shelby County Unified Development Ordinance will constitute an unnecessary hardship as they are applied to the property for which the variance is sought.

WHEN I CALLED LAST YEAR TO INQUIRE ABOUT PUTTING UP A
POLE BARN AT THIS LOCATION BEFORE ORDERING THE BLDG. - IT WAS
MY UNDERSTANDING I'D ONLY NEED PERMITS SO I ORDERED
THE BLDG.

5. **Comprehensive Plan:** The granting of the variance does not interfere substantially with the Comprehensive Plan.

I DON'T FEEL THE 30' X 40' X 14' POLE BARN WILL BRING ANY
CHANGES TO THE EXISTING AREA SIMPLY BECAUSE IT WILL
STILL BE USED AS STORAGE - ONLY WILL HAVE LESS STORED
OUTSIDE ON LOT.

Shelby County Health Department

1600 E. State Rd. 44, Suite B, Shelbyville, Indiana 46176-1844
Phone (317) 392-6470 Fax (317) 392-6472

Property Owners

Name: Nancy Esters Property Address: 108 E. Carey, Fairland

Township: Brandywine Section #: 9 Subdivision: Fairland Org Town Lot #: 16, 17 + 20

Description of Construction: 30x40 pole barn

Signature: Nancy Esters Printed Name: NANCY ESTERS

No permanent structures within 10 ft of septic tank and field

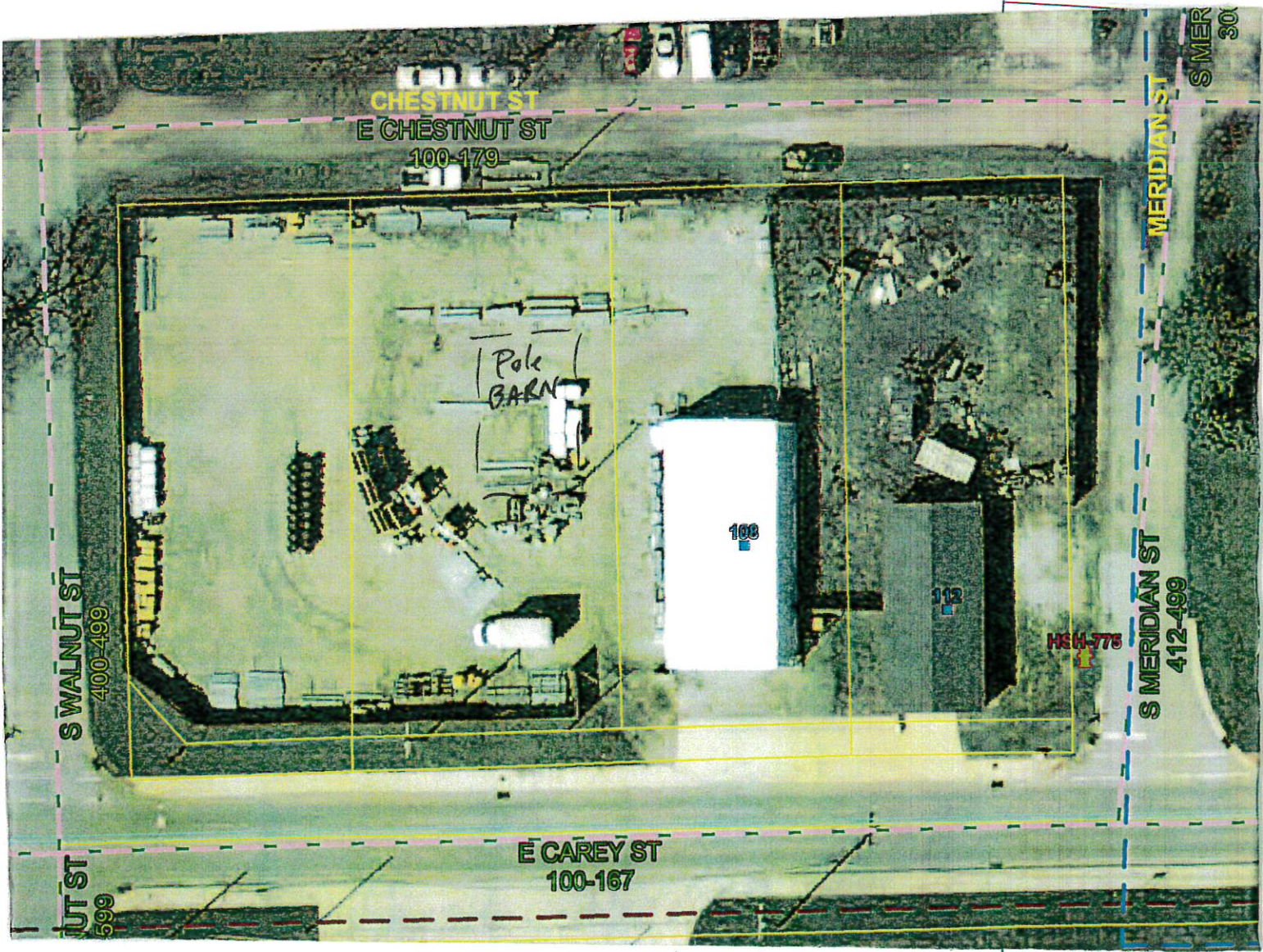
Drawing/Plans

No Water/Plumbing in Pole Barn

Water/plumbing in building? Yes No

Adding Bedrooms? Yes No

Total Existing/Proposed Bedrooms 0



Inspection Date: 2/2/21
AddOns&OtherBuildings 10/01/2020

Inspector: W. Punsley
BZA March 9, 2021
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Approved/Disapproved

Property Details

Location: 12050 East McGregor Road, Indianapolis, Moral Township.

Property Size: +/- 100-acres.

Current Land Use: Agricultural.

Zoning Classification:

I1 (Low Intensity Industrial)

Intent: This district is established for low intensity industrial uses, light manufacturing facilities and business parks.

Development Standards: Enact quality time, place, and manner development standards to minimize impacts on adjacent properties while encouraging economic vitality. Allow small outdoor storage areas with screening. Minimize light, noise, water, and air pollution.
BZA: Be sensitive to the potential for light pollution, noise pollution, loading berth placement, pedestrian safety, and vehicular safety.

Future Land Use per Comp Plan Industrial

The purpose of this category is to provide for a full range of light and heavy industrial uses. Types of uses include manufacturing, processing, distribution, and storage. The designation should accommodate a variety of industrial establishments which:(1) Employ high environmental quality standards (2) May function as an integral part of an overall development area (3) Require large tracts of land because of their nature and function (4) Have minimal impacts on adjacent uses

Focus Area #1 – NW Corner

Provide an updated vision for the future of this interchange area which has been identified as a key opportunity for both Shelby County and the City of Shelbyville.
Continued on next page....

Staff Report

Case Number: BZA 21-05
Case Name: Five Below, Inc. – Development Standards Variances

Requests

Variations of Development Standards for allow for development of a distribution facility:

1. Section 2.34 (maximum structure height)
2. Section 5.17 C. 4 (qualifications for a driveway)
3. Section 5.20 B. 1 (driveway width)
4. Section 5.29 (non-residential fence and wall standards)
5. Section 5.51 A. 1. A. (loading berths location)
6. Section 5.75 (commercial, industrial, and high impact signs)
7. Section 2.34 (minimum lot width)

Property Map



Property Details Continued

1. Cooperate with Indy MPO for project inclusion and future funding applications.
2. Build county partnerships for future development potential- focus on residential and commercial opportunities utilizing non-prime farmland and suitable soil conditions as development opportunities.
3. Target residential, commercial, and industrial development near existing interchanges.
4. Take advantage of the gateway opportunity into Shelby County; utilize this portion of the county as a highly visible marketing opportunity for Shelby County and its communities.
5. Encourage the extension of public water & sewer facilities to this area.
6. Take advantage of the opportunities associated with the floodplain and encourage floodplain mitigation in areas targeted for development.

Surrounding Development

	Zoning	Land Use
North	RE	Estate Residential
South	A1	Cropland
East	R1	Single-Family Residential
West	DA	Estate Residential / Cropland

(DA - Marion County Dwelling Agricultural)

Case Summary

- The petitioner proposes to develop a distribution and E-commerce fulfillment facility.
- The development plan includes a 1,029,600 sq. ft. warehouse, truck parking and maneuvering areas, employee parking and maneuvering areas, fencing around truck and docking areas, extensive landscaping, and stormwater and detention facilities. The plan also includes an option for a future 340,702 sq. ft. addition, additional parking and trucking areas, and a trailer storage area.
- The larger warehouses in the Indianapolis Metro Area typically have an area of approximately 700,000 sq. ft. to 900,000 sq. ft. This warehouse would exceed the size of most or all these other warehouses.
- Loading docks would face onto I-74, Carroll Rd, and undeveloped industrial property to the east. To screen the loading docks and truck areas, the petitioner has committed to installing Landscape Buffer 'C' along I-74 and along the portion of Carroll Rd. adjacent to residential properties. They have also committed to installing Landscape Buffer 'A' along the remaining portion of Carroll Rd. Warehouse developments in the Indianapolis Metro Area typically include landscaping and mounding that screens loading areas.
- Signage
 - The petitioner proposes to install signage per the Sign Plans submitted with the variance application.
 - Signage would include a 1,500 sq. ft. wall sign facing I-74, three 800 sq. ft. wall signs, one ground sign, and several on-site identification and directional signs.

- The County has relatively restrictive sign standards applicable to industrial development, such as only permitting a total wall sign area of 300 sq. ft. The County likely did not anticipate large-scale industrial development at the time of adoption of the current sign standards.
- The Planning Director reviewed the sign standards in adjoining counties. Most older codes also have relatively restrictive industrial sign standards. However, the Marion County sign standards adopted in 2019 include standards applicable to large-scale industrial development. The plans comply with Marion County's sign standards, other than placement of more than one wall sign per building face.
- The petitioner does not intent to develop 'Lot 2' as shown on the site plan submitted with the variance application. However, this lot would be eligible for future industrial development subsequent to subdivision approval.
- The Shelby County Comprehensive Plan designates the property and surrounding area south of I-74 for industrial development . The Marion County Comprehensive Plan also designates the agricultural land on the east side of Carroll Rd. for industrial development.
- The property lies within a TIF District established to fund a sewer line from Marion County, water improvements, and improvements to McGregor Rd.
- If the Board approves these variances, the project would not require any additional public hearings. However, the project would require drainage approval, site plan approval, and applicable construction permits.

Variance Request #1

Request: A variance to allow for a 50-foot primary structure height.

Section 2.34: *Maximum Structure Height: 45 Feet for Primary Structure*

Purpose of Requirement: Height restrictions ensure adequate fire and life safety protection for taller structures, limit casting of shadows from taller structures on neighboring property and maintain consistency of development design within the jurisdiction.

Petitioner's Stated Practical Difficulty: The company's trade fixtures that are vital to the operation of the facility require a slightly taller building.

Staff Analysis of Findings of Fact

1. **State Requirement: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Staff Analysis: The County will require a state design release for the building prior to issuance of construction permits to protect the public health and safety.

2. **State Requirement: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Staff Analysis: A five-foot increase in height would have a negligible impact on casting of shadows and the overall appearance of the building.

3. State Requirement: The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in use of the property.

Staff Analysis: The equipment associated with the proposed use necessitates a building height of greater than 45-feet.

Staff Recommendation: APPROVAL

Variance Request #2

Request: A variance to establish access to the property utilizing standards applicable to driveways rather than standards applicable to public streets.

Section 5.17 C. 4.: *Excessive Vehicle Use: Any Access that is used by one (1) or more lots and conveys over 200 vehicles per day shall not be considered a driveway. These access facilities shall be established according to the regulations of a public street.*

Purpose of Requirement: Design standards applicable to public streets, such as pavement thickness and width, striping, and sidewalks, maintain road durability and promote traffic safety. A public entity would ensure appropriate maintenance of a public street.

Petitioner's Stated Practical Difficulty: The requirement of establishing the employee entrance as a public street is excessive, given its use, for both the company and the county.

Staff Analysis of Findings of Fact

1. State Requirement: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Staff Analysis: A professional engineer will design the driveways plans and the County Site Plan Committee will review the plans.

2. State Requirement: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Staff Analysis: Designing the access per driveway standards rather than street standards should not have a perceivable impact on traffic flow on McGregor Rd.

3. State Requirement: The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in use of the property.

Staff Analysis: The access will serve one large development taking responsibility for design and maintenance rather than several smaller developments that may need a public entity to coordinate design and maintenance.

Staff Recommendation: APPROVAL

Variance Request # 3

Request: A variance to allow for twelve (12) feet per lane at drives with a maximum overall width of thirty-six (36) feet.

Section 5.20 B. 1.: *Nonresidential Use onto Arterial or Collector: Maximum of ten and one-half (10.5) feet per lane with a maximum overall width of thirty-one and one-half (31.5) feet.*

Purpose of Requirement: Maximum lane width at the right-of-way encourages orderly traffic circulation and prevents vehicles from tuning within the access point.

Petitioner's Stated Practical Difficulty: Ten and one-half (10.5) feet per lane is not adequate width to ensure safe access to the facility.

Staff Analysis of Findings of Fact

- 1. State Requirement: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Staff Analysis: A professional engineer will design the driveways plans and the County Site Plan Committee will review the plans.

- 2. State Requirement: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Staff Analysis: A slight increase in lane width would likely improve traffic flow on McGregor Rd.

- 3. State Requirement: The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in use of the property.**

Staff Analysis: The use of a driveway for more than 200 passenger trips a day necessitates wider lane widths to ensure safe access to the facility and to facilitate traffic flow.

Staff Recommendation: APPROVAL

Variance Request #4

Request: Variances to install an eight (8) foot tall black vinyl chain link fence around truck and dock areas. The fence will not extend beyond the front of the building on McGregor Road and will be located behind all landscape buffer areas.

Section 5.29: Non-residential Fence and Wall Standards:

A. 1. Front and Side Yard: Fences and walls in the front or side yard shall not exceed three (3) feet in height and shall be decorative in nature.

C. 1. Permitted Materials in Front and Side Yards: Wood, composite outdoor wood, stone, masonry, wrought iron, and decorative metal, shall be permitted fence and wall materials. Purpose of Requirement:

Purpose of Requirement: Fence standards ensure neighborliness, visibility, and aesthetic quality.

Petitioner's Stated Practical Difficulty: A three (3) foot decorative fence is not adequate to secure the site.

Staff Analysis of Findings of Fact

- 1. State Requirement: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Staff Analysis: The petitioner has committed to installing landscape buffers to screen the fence and truck and dock areas from public view.

- 2. State Requirement: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Staff Analysis: The petitioner has committed to installing landscape buffers to screen the fence and truck and dock areas from adjacent properties.

- 3. State Requirement: The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in use of the property.**

Staff Analysis: Industrial warehouse developments typically include fencing to secure truck and docking areas. A 3-foot-tall decorative fence would not secure the truck and docking areas.

Staff Recommendation: APPROVAL

Variance Request #5

Request: A variance to allow docks on the sides of the building with frontage along Carroll Road and Interstate 74.

Section 5.51 A. 1. A.: *For new construction, loading berths shall not be located on the front of the building. Loading berths shall not face an interstate unless obscured with masonry walls or landscaping.*

Purpose of Requirement: Screening of loading berths promotes aesthetic quality of industrial development.

Petitioner's Stated Practical Difficulty: The lot shape and location present practical difficulty to this development standard, as the project site has three road frontages – McGregor Road, Carroll Road (Marion County) and Interstate 74.

Staff Analysis of Findings of Fact

- 1. State Requirement: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Staff Analysis: The petitioner has committed to installing landscape buffers to screen the truck and dock areas from public view.

- 2. State Requirement: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Staff Analysis: The petitioner has committed to installing landscape buffers to screen the truck and dock areas from adjacent properties.

- 3. State Requirement: The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in use of the property.**

Staff Analysis: The property includes three front yards, which limits the placement of loading docks on the building. Many industrial warehouse developments in the Indianapolis Metro Area have truck and docking areas facing onto an interstate. A strict application of the ordinance would not allow for development of a warehouse consistent with the design of other warehouses in the region.

Staff Recommendation: APPROVAL with a stipulation:

1. Landscape Buffer 'C' shall be installed along the property line adjoining I-74 and along the property line fronting the residential properties on Carroll Rd. Landscape Buffer 'A' shall be installed along the remaining property line fronting on Carroll Rd.

Variance Request #6

Request: A variance to install signage consistent with structures of similar scale in other jurisdictions.

Section 5.75: Commercial, Industrial, and High Impact Signs

Purpose of Requirement: Sign Standards provide a balanced system of signage to facilitate communication between people and their environment and to avoid visual clutter that is potentially harmful to traffic safety, property values, community appearance, and the economic vitality of Shelby County.

Petitioner's Stated Practical Difficulty: The ordinance did not contemplate signage for a single use building of this size and scale. Proper signage is a necessity of building identification and directional guidance for users of the facility.

1. **State Requirement: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Staff Analysis: The development would include an appropriate amount of signage relevant to the size of the building to allow for adequate identification of the company and its on-site facilities.

2. **State Requirement: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Staff Analysis: The development would include an appropriate amount of signage relevant to the size of the building to allow for adequate identification of the company and its on-site facilities

3. **State Requirement: The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in use of the property.**

Staff Analysis: A strict application of the ordinance would not allow for adequate signage for identification of the company and its on-site facilities. Signage is consistent with recently adopted Marion County sign standards and signs within warehouse developments in other jurisdictions.

Staff Recommendation: APPROVAL with a stipulation:

1. Signage shall conform with the Sign Plan submitted with the Variance Application. However, sign 'B' on the face of the building fronting McGregor Rd shall not be installed.

Variance Request #7

Request: Lot 2 does not meet the minimum lot width measured at the front setback line.

Section 2.34: *Minimum Lot Width: 100 feet*

Purpose of Requirement: Minimum lot width promotes orderly development and prevents the creation of ‘flag lots’. Development on flag lots generally occur behind another developed lot or lot eligible for development, which can impact privacy enjoyed within the adjoining lot’s rear yard. Visitors, delivery services, or emergency vehicles may also have trouble finding the access to a property.

Petitioner’s Stated Practical Difficulty: The project lot shape presents practical difficulty to meeting this development standard.

Staff Analysis of Findings of Fact

1. **State Requirement: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Staff Analysis: Future development of the site would likely include adequate signage to direct visitors to the appropriate entrance.

2. **State Requirement: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Staff Analysis: Required landscape buffers would screen any future development on the site from adjoining property.

3. **State Requirement: The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in use of the property.**

Staff Analysis: The irregular shape of the property necessitates a reduction in lot width to maximize development potential.

Staff Recommendation: APPROVAL

Applicant/Owner Information

Applicant: Five Below, Inc.

Owner: Pleasant View Commerce Park, LLC
514 N Harrison St.
Shelbyville, IN 46176

Engineer: Chris King – Runnebohm Construction
144 E Rapmart Street
Shelbyville, IN 46176

Attorney: Peter G. Deprez
24 E Polk St.
Shelbyville, IN 46176

February 18, 2021

Ms. Desiree Calderella
Planning Director
Shelby County Plan Commission
25 West Polk Street
Shelbyville, Indiana 46176

Re: Five Below, Inc - Variance Application – Letter of Intent

Dear Ms. Calderella,

On behalf of Five Below, Inc., we are please to submit the enclosed variance of development standards application for consideration by the Shelby County Board of Zoning Appeals.

Five Below, Inc. is a publicly held American retailer with stores throughout the United States. The company intends to construct a state-of-the-art E-commerce fulfillment and distribution center to support their growing online business and product distribution to their stores throughout the Midwest. Five Below plans to build a 1,029,600-SF facility that includes an investment of over \$100,000,000 in real and personal property. The project plans to create over 400 direct jobs over the next five years to support the proposed operation.

The property is zoned Low Intensity Industrial (I1) and the proposed use of distribution is a permitted by the ordinance. We are requesting the following variances of development standards to allow this project to proceed:

Section 2.34: Maximum Structure Height: 45 Feet for Primary Structure

We are requesting a variance to allow for a 50-foot primary structure height. The additional height is required to allow for the installation of the company's proprietary material handling equipment inside the building.

Section 5.17 C. 4.: Excessive Vehicle Use: Any Access that is used by one (1) or more lots and conveys over 200 vehicles per day shall not be considered a driveway. These access facilities shall be established according to the regulations of a public street.

The employee parking entrance will convey over 200 vehicles per day. We are requesting a variance to maintain this access as a driveway and assume all responsibility for its maintenance.

Section 5.20 B. 1.: Nonresidential Use onto Arterial or Collector: Maximum of ten and one-half (10.5) feet per lane with a maximum overall width of thirty-one and one-half (31.5) feet.

To provide safe access to the site, we request a variance to allow for twelve (12) feet per lane at drives with a maximum overall width of thirty-six (36) feet.

5.29: Non-residential Fence and Wall Standards:

A. 1. Front and Side Yard: Fences and walls in the front or side yard shall not exceed three (3) feet in height and shall be decorative in nature.

C. 1. Permitted Materials in Front and Side Yards: Wood, composite outdoor wood, stone, masonry, wrought iron, and decorative metal, shall be permitted fence and wall materials.

To properly secure the site we are requesting variances to install an eight (8) foot tall black vinyl chain link fence around truck and dock areas. The fence will not extend beyond the front of the building on McGregor Road and will be located behind all landscape buffer areas.

Section 5.51 A. 1. A.: For new construction, loading berths shall not be located on the front of the building. Loading berths shall not face an interstate unless obscured with masonry walls or landscaping.

We are requesting a variance to allow docks on the sides of the building with frontage along Carroll Road and Interstate 74.

Section 5.75: Commercial, Industrial, and High Impact Signs

We request a variance to install signage consistent with structures of similar scale in other jurisdictions and to allow for proper identification and directional guidance around the building.

Section 2.34: Minimum Lot Width: 100 feet

Lot 2 meets the required road frontage of 60', but does not meet the minimum lot width measured at the front setback line. We request this variance, as Lot 2 exceeds the minimum lot width further to the north.

Findings of Fact:

General Welfare:

Approval of the requested variances will not be injurious to the public health, safety or general welfare of the community. Approval will allow the proposed project to proceed, bringing improvements to public road, sanitary sewer, and gas infrastructure. This project will result in a significant increase to the community's tax base which will allow for further investment in public services beyond the initial project needs. The project will create hundreds of job opportunities for Shelby County residents furthering the goals for development established by the Shelby County Comprehensive Plan.

Use and value of adjacent properties:

The use and value of adjacent properties will not be affected in an adverse manner. Approval of the proposed variances will allow for the improvement of public utilities such as roads, sewers, and gas, which will provide for greater potential use and value for adjacent properties. Shelby County has established a Tax Increment Finance district and should the project be allowed to proceed, the district will be able to invest in infrastructure to the benefit of the area.

The county has designated this area for industrial growth and development in the Comprehensive Plan. Development of this site in the proposed manner furthers the county's efforts to promote growth, investment and job opportunities for our residents.

Practical Difficulty:

The strict application of the identified development standards will result in practical difficulty for the proposed project as follows:

Section 2.34: Maximum Structure Height: 45 Feet for Primary Structure

Practical Difficulty: The company's trade fixtures that are vital to the operation of the facility require a slightly taller building.

The company uses proprietary racking, picking, and material handling systems that are integral to the building structure. These trade fixtures are consistent across the company's facilities and are vital to their business operations. These systems require portions of the building to exceed the allowable building height within the zoning district of forty-five (45) feet. We seek a variance to allow the building to exceed the allowable height, but no portion of the structure will exceed fifty (50) feet.

Section 5.17 C. 4.: Excessive Vehicle Use: Any Access that is used by one (1) or more lots and conveys over 200 vehicles per day shall not be considered a driveway. These access facilities shall be established according to the regulations of a public street.

Practical Difficulty: The requirement of establishing the employee entrance as a public street is excessive, given its use, for both the company and the county.

The employee parking entrance should not be established as a public street, as it merely conveys employee traffic to the parking facilities at the front of the building. This drive will be accessed from a dedicated right turn lane provided as part of the project. We are requesting a variance to maintain this access as a driveway and assume all costs for its installation and maintenance. The drive asphalt section will exceed the Shelby County Road Construction Standards.

Section 5.20 B. 1.: Nonresidential Use onto Arterial or Collector: Maximum of ten and one-half (10.5) feet per lane with a maximum overall width of thirty-one and one-half (31.5) feet.

Practical Difficulty: Ten and one-half (10.5) feet per lane is not adequate width to ensure safe access to the facility.

To maintain safe operation and access to the facility, we request a variance to allow for twelve (12) feet per lane at drives with a maximum overall widths of thirty-six (36) feet. The drives will be accessed from a dedicated right turn lane provided as part of the project. The proposed variance will provide additional space for vehicles to safely access the facility and return to the public road.

5.29: Non-residential Fence and Wall Standards:

A. 1. Front and Side Yard: Fences and walls in the front or side yard shall not exceed three (3) feet in height and shall be decorative in nature.

C. 1. Permitted Materials in Front and Side Yards: Wood, composite outdoor wood, stone, masonry, wrought iron, and decorative metal, shall be permitted fence and wall materials.

Practical Difficulty: A three (3) foot decorative fence is not adequate to secure the site. Note: The requested fencing is allowable by ordinance in a rear yard.

We are requesting variances to install an eight (8) foot tall black vinyl chain link fence to secure truck and dock areas. Motorized gates will be provided at truck access points. The fence will not extend beyond the front of the building on McGregor Road and will be located behind all landscape buffer yards.

Section 5.51 A. 1. A.: For new construction, loading berths shall not be located on the front of the building. Loading berths shall not face an interstate unless obscured with masonry walls or landscaping.

Practical Difficulty: The lot shape and location present practical difficulty to this development standard, as the project site has three road frontages – McGregor Road, Carroll Road (Marion County) and Interstate 74.

The front entrance of the building will be located on McGregor Road. We are requesting a variance to allow docks on the sides of the building with frontage along Carroll Road and Interstate 74. Per your request, we are proposing to increase the buffering required along the interstate frontage to buffer yard “C” as defined by the ordinance.

Section 5.75: Commercial, Industrial, and High Impact Signs

Practical Difficulty: The ordinance did not contemplate signage for a single use building of this size and scale. Proper signage is a necessity of building identification and directional guidance for users of the facility.

The enclosed materials provide a signage plan consistent with approved signage for the company’s facilities in other jurisdictions. In Addition to identifying and directional signage along McGregor Road we seek additional identifying wall signage visible from I-74. This plan provides for the proper identification of the structure and clearly directs users to appropriate locations within the facility.

Section 2.34: Minimum Lot Width: 100 feet

Practical Difficulty: The project lot shape presents practical difficulty to meeting this development standard.

The project will require the site be divided into two lots. Lot 2 meets the required road frontage of 60', but does not meet the minimum lot width measured at the front setback line. We request this variance, as Lot 2 exceeds the minimum lot width further to the north.

We sincerely appreciate your consideration of these variance requests. Five Below is extremely pleased to be considering this investment in Shelby County and looks forward to working with you to address these matters. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C. King', written over a light blue circular stamp.

Christopher M. King
Executive Vice President
Runnebohm Construction Company, Inc.
cking@runnebohm.com
317.631.1955

FIVE BELOW

Project Sting Shelby County, Indiana

SIGN A	15'-0" Five Below
Sign Type:	Individual Front Lit Channel Letters w/ Self Contained transformers
Illumination:	Internally Illuminated w/ LED's
Square Footage:	1590.31

SIGN B	7'-0" Five Below
Sign Type:	Individual Channel Letters on Backer w/ Self Contained transformers
Illumination:	Internally Illuminated LED
Square Footage:	783.00 QTY 2

SIGN D	7'-0" Five Below
Sign Type:	Individual Channel Letters on Backer w/ Self Contained transformers
Illumination:	Internally Illuminated LED
Square Footage:	783.00 QTY 2

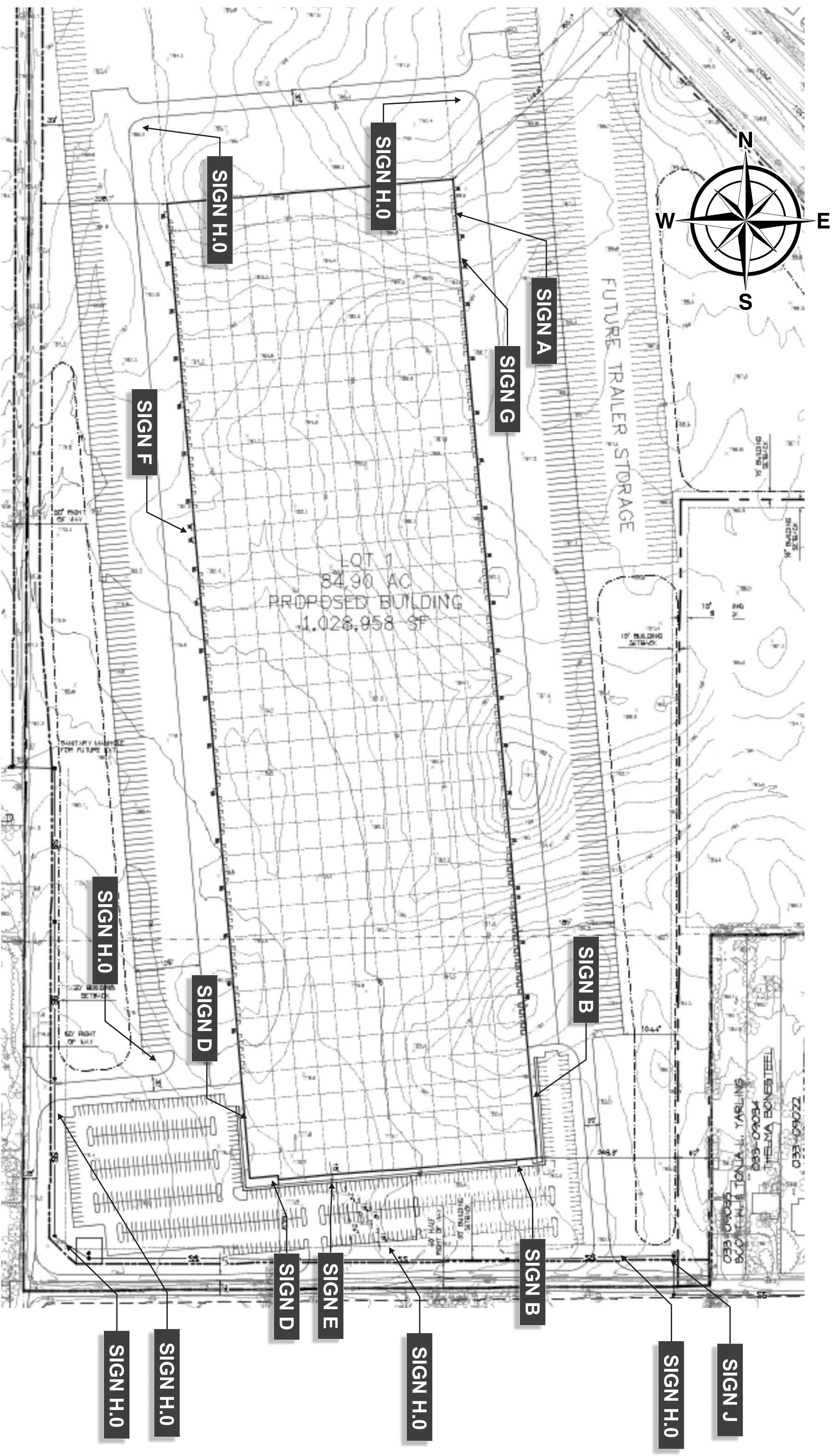
SIGN E	5'-0" 2150
Type:	Individual reverse channel numbers
Illumination:	Non-Illuminated
Square Footage:	86.25

SIGN F	Five Below Receiving Office
Type:	Single-Face Wall Sign
Illumination:	Non-Illuminated
Square Footage:	27.00

SIGN G	Five Below Shipping Office
Type:	Single-Face Wall Sign
Illumination:	Non-Illuminated
Square Footage:	27.00

SIGN H.0	Five Below - Directional (TYP)
Type:	Directional aluminum face w/ routed out push thru copy (ROP)
Illumination:	Internally Illuminated LED
Square Footage:	27.05

SIGN J	Five Below
Type:	Directional Monument
Illumination:	Non-Illuminated
Square Footage:	85.50



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Project Sting
Shelby County, IN

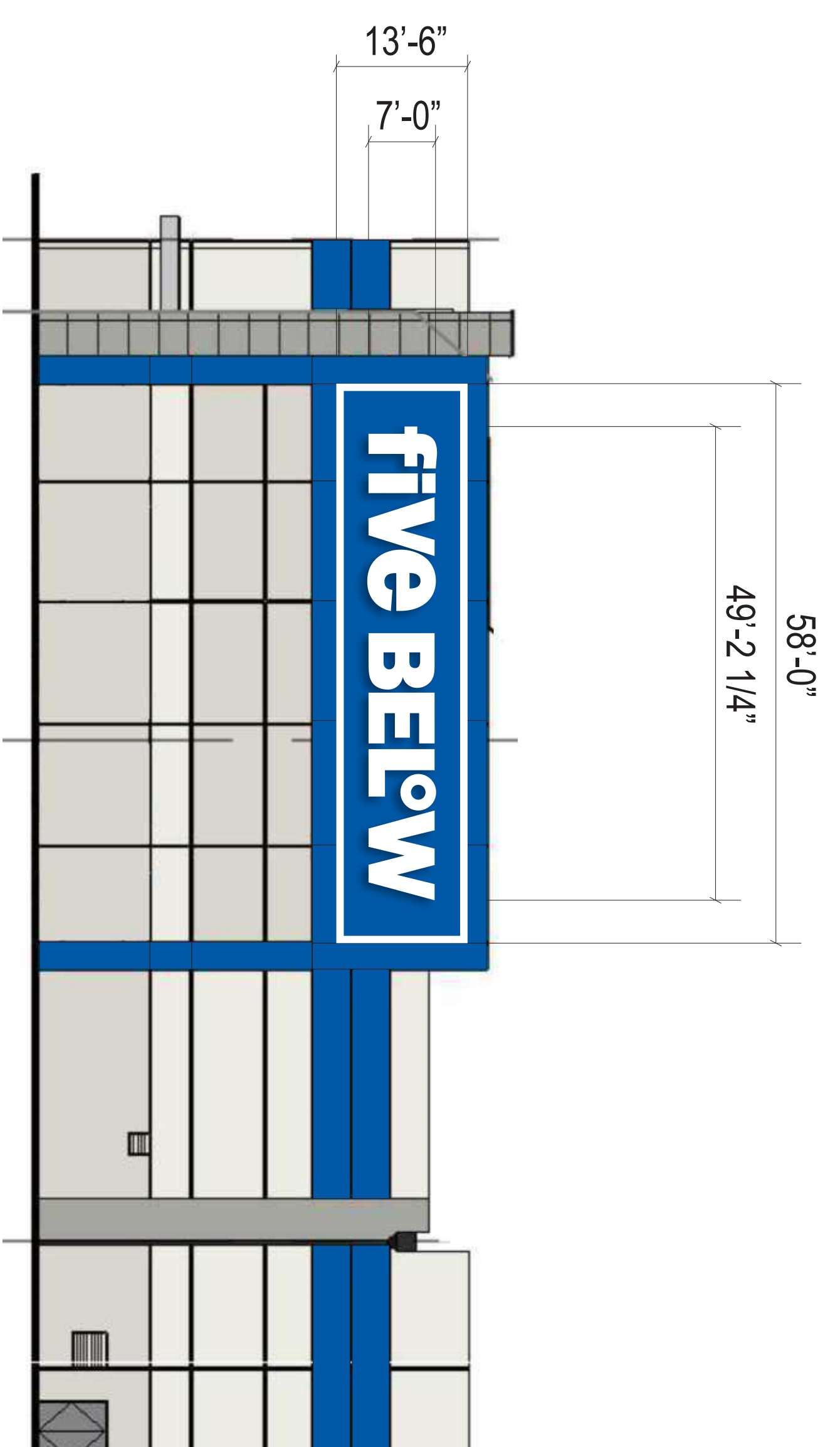
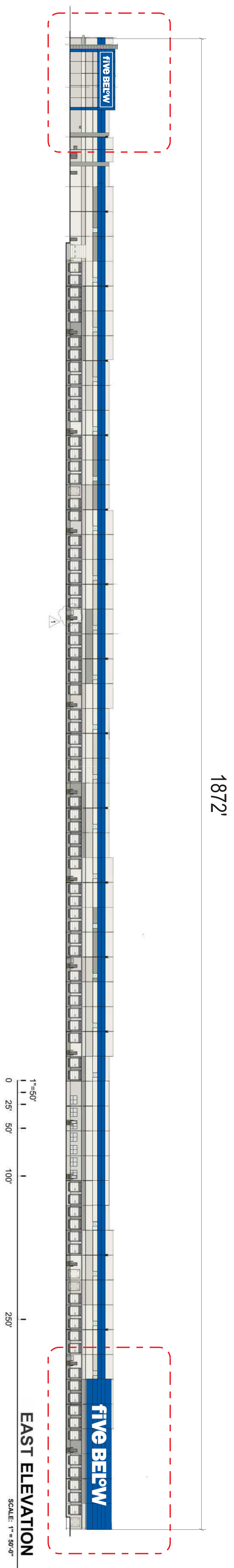
Project ID#: 126620
Project Mgr: Ryan N.
Designer: Josh D.
Created on: 02/11/2021

REVISION	
R1	



SIGN A	15'-0" Five Below
Sign Type:	Individual Front Lit Channel Letters w/ Self Contained transformers
Illumination:	Internally Illuminated w/ LED's
Square Footage:	1590.31

SIGN B	7'-0" Five Below
Sign Type:	Individual Channel Letters on Backer w/ Self Contained transformers
Illumination:	Internally Illuminated LED
Square Footage:	783.00
	QTY 2

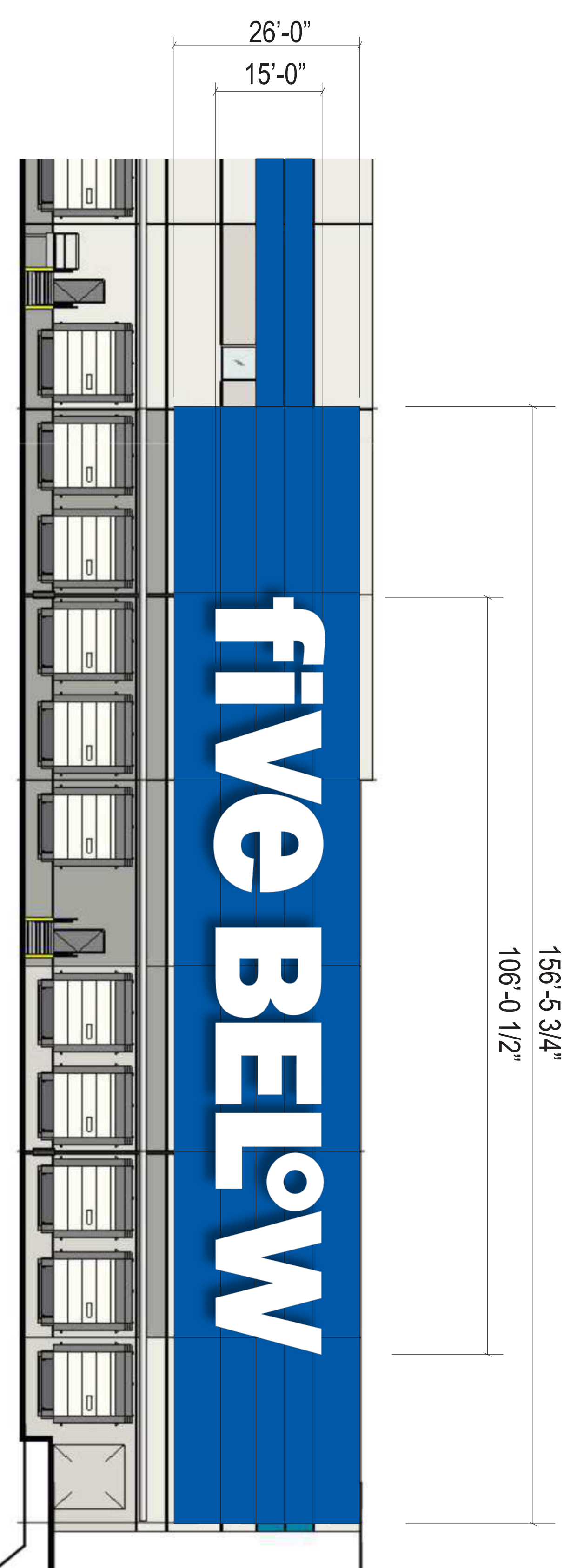


Partial East Elevation @ Left

Scale: 1" = 12'-6"

SIGN B

7'-0" tall set of illuminated LED Channel Letters on fabricated backer frame.



Partial East Elevation @ Right

Scale: 1" = 12'-6"

SIGN A

15'-0" tall set of illuminated LED Channel Letters. Flexible face w/ custom gusseted returns and back tube framing support



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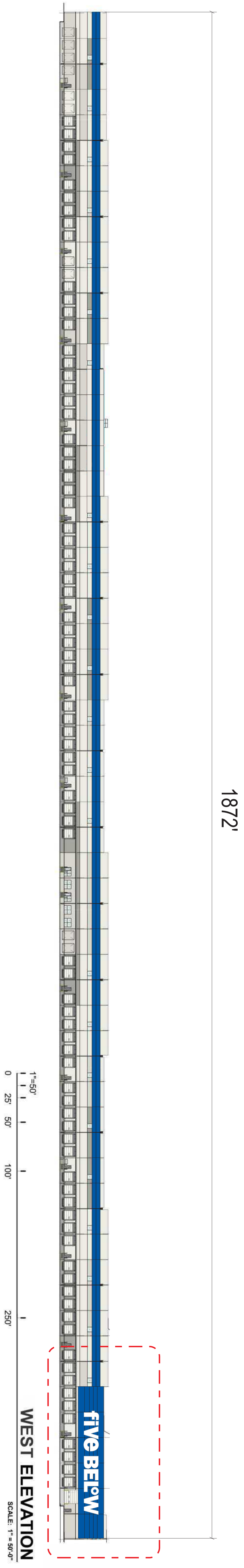
Project Sting
Shelby County, IN

Project ID#: 126620
Project Mgr: Ryan N. Designer: Josh D.
Created on: 02/11/2021

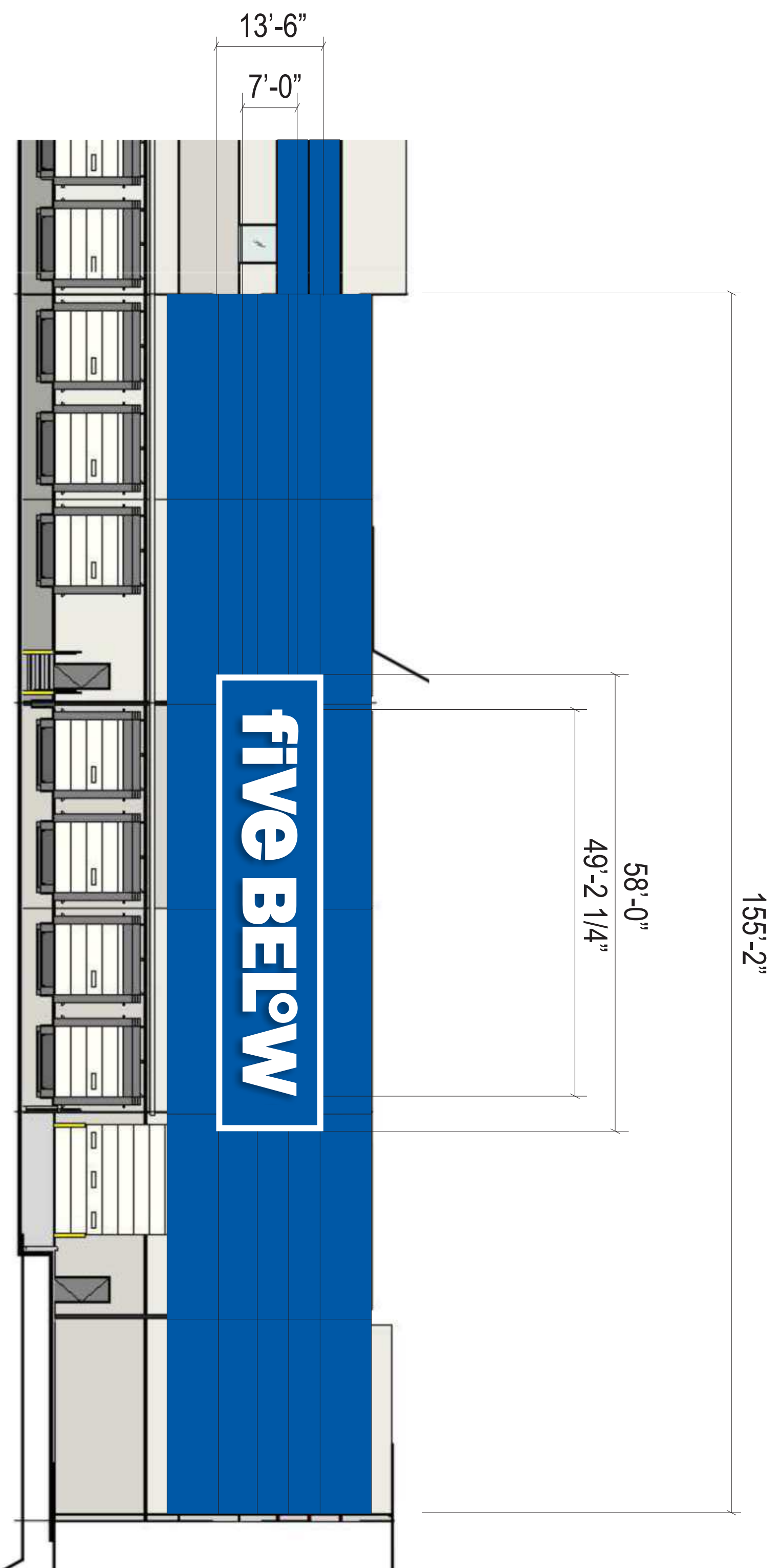
REVISION

R1

SIGN D	7'-0" Five Below
Sign Type:	Individual Channel Letters on Backer w/ Self Contained transformers
Illumination:	Internally Illuminated LED
Square Footage:	783.00
	QTY 2



1872'



Partial West Elevation @ Right

Scale: 1" = 12'-6"

SIGN D

7'-0" tall set of illuminated LED Channel Letters on fabricated backer frame.



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Project Sting
Shelby County, IN

Project ID#: 126620
Project Mgr: Ryan N. Designer: Josh D.
Created on: 02/11/2021

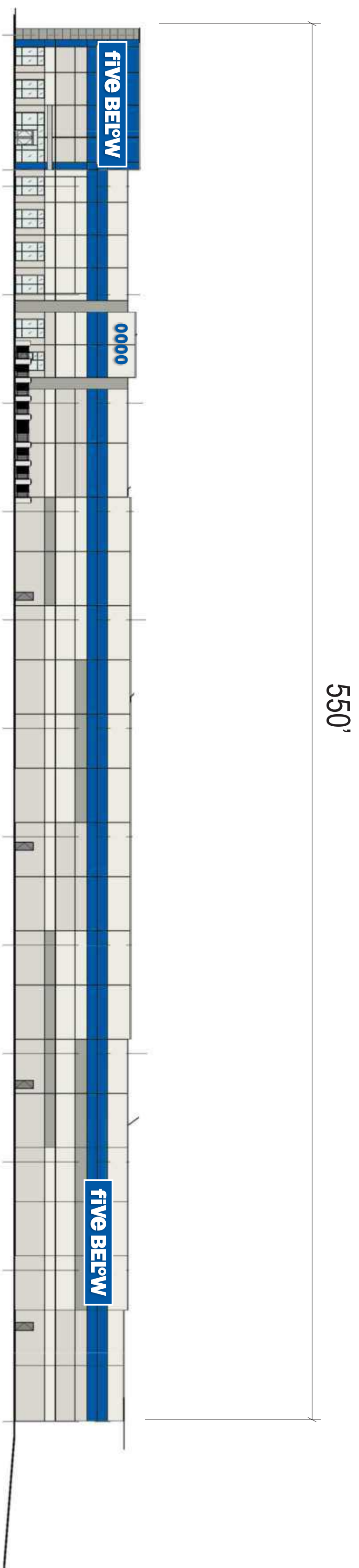
REVISION

R1

SIGN D	7'-0" Five Below
Sign Type:	Individual Channel Letters on Backer w/ Self Contained transformers
Illumination:	Internally Illuminated LED
Square Footage:	783.00
	QTY 2

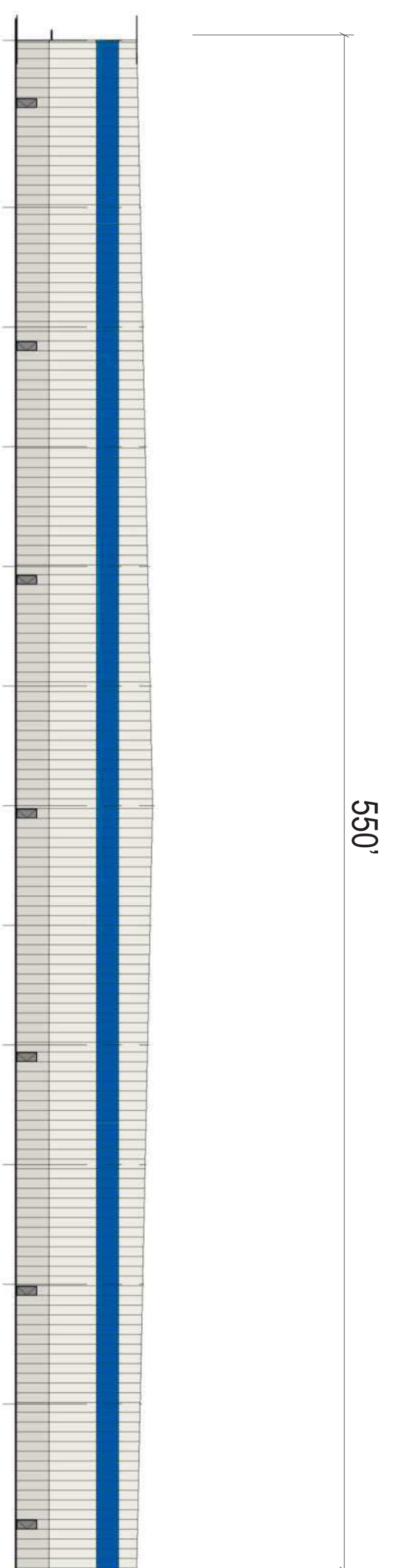
SIGN E	5'-0" / 2150
Type:	Individual reverse channel numbers
Illumination:	Non-Illuminated
Square Footage:	86.25

SIGN B	7'-0" Five Below
Sign Type:	Individual Channel Letters on Backer w/ Self Contained transformers
Illumination:	Internally Illuminated LED
Square Footage:	783.00
	QTY 2



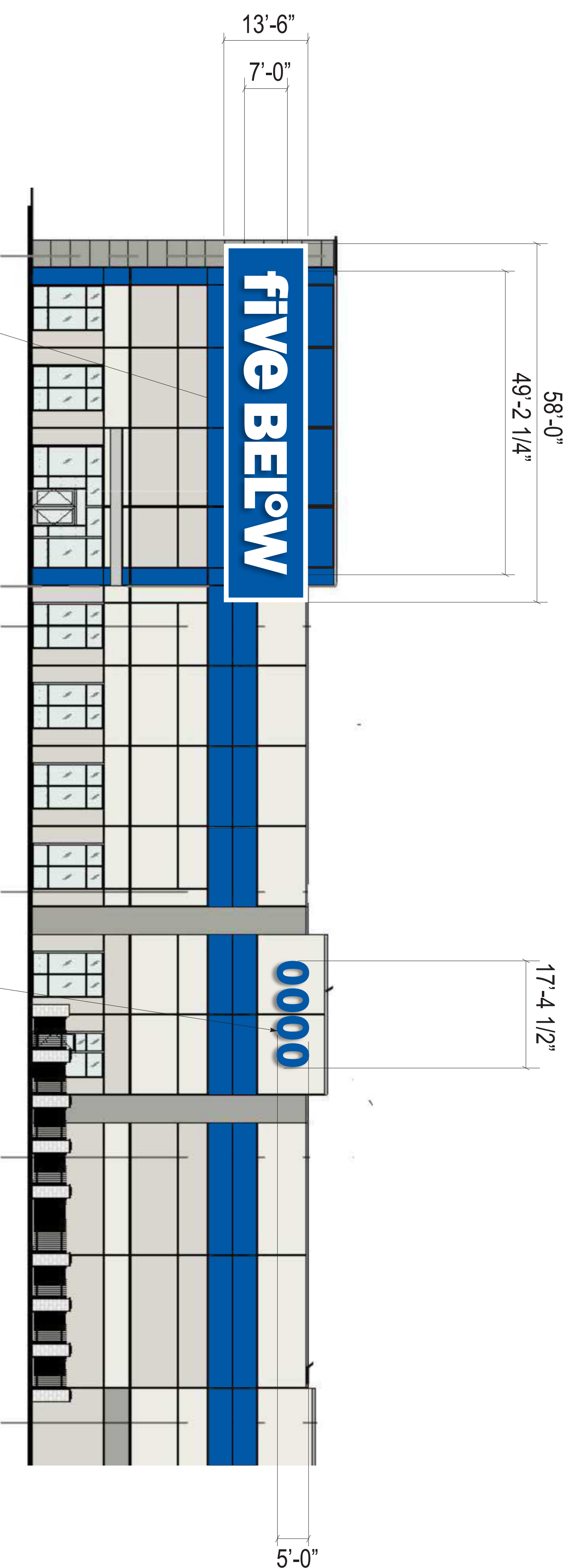
South Elevation

Scale: 1" = 50'-0"



North Elevation

Scale: 1" = 50'-0"



SIGN D

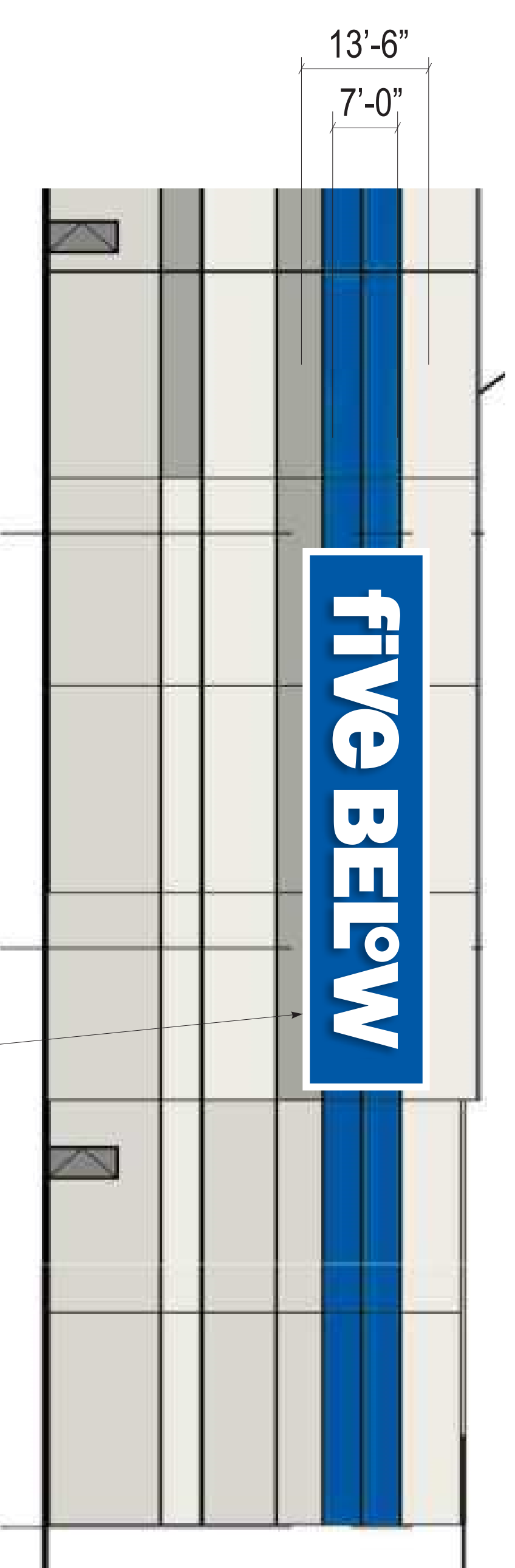
7'-0" tall set of illuminated LED Channel Letters on fabricated backer frame.

SIGN E

5'-0" tall set of Halo-lit (Reverse) LED Channel Letters, 'Address'

Partial South Elevation @ Left

Scale: 1" = 12'-6"



SIGN B

7'-0" tall set of illuminated LED Channel Letters on fabricated backer frame.

Partial South Elevation @ Right

Scale: 1" = 12'-6"



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Project Sting
Shelby County, IN

Project ID#: 126620
Project Mgr: Ryan N. Designer: Josh D.
Created on: 02/11/2021

REVISION

R1

SIGN A	15'-0" Five Below
Sign Type:	Individual Front Lit Channel Letters w/ Self Contained transformers
Illumination:	Internally Illuminated w/ LED's
Square Footage:	1590.31

15'-0"

FIVE BELOW

106'-0 1/4"

Sign Layout Detail

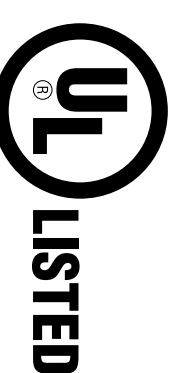
Scale: 3/16" = 1'-0"

NOTE: POWER SUPPLIES NEED TO BE 277V COMPATIBLE

VERIFY CONSTRUCTION PER ENGINEERING

Electrical Detail: Channel Letters

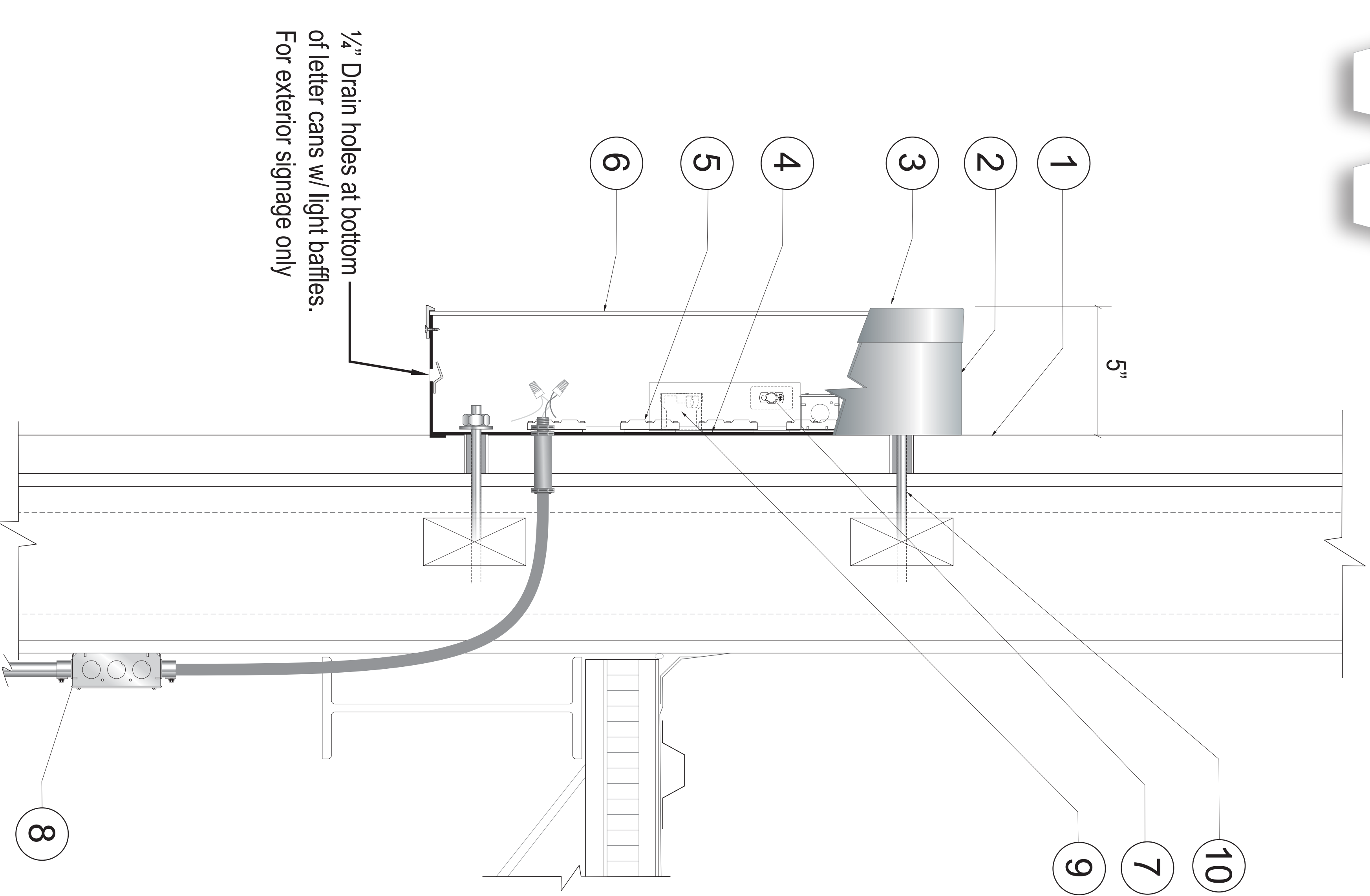
White LED's
 (X) 60 W Power Supplies
 Total amps: 4.80
 (1) 277V/ 20 amp circuit required



- Specifications: Channel Letters**
- Existing Facade: EIFS over Plywood over Metal studs
 - 0.063" Aluminum letter returns painted to match silver
 - 2" trim cap (silver) bonded to face, #8 pan head screws to returns.
 - .125" ACM backs (pre-finished white) fastened to returns. Seal w/ VIOC compliant 360 white latex caulk to prevent moisture penetration. (interior of sign can ptd white for max illumination)
 - White LED's
 - 3/16" White Acrylic faces
 - Disconnect switch UL Outdoor rated toggle, neoprene boot (NEC 600-6) mounted on 2" x 1 7/8" utility box/ lid within letter
 - Primary electrical feed in UL conduit / customer supplied UL junction box
 - Power Supplies within small power supply box.
 - Mounting Hardware to suit

General Notes:
 This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- Grounded and bonded per NEC 600.7/NEC 250
- Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- Sign is to be UL listed per NEC 600.3
- UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer. For multiple signs, a disconnect is permitted but not required for each section
- The location of the disconnect switch after installation shall comply with article 600.6 (A) (1) per NEC



Section @ LED Channel Letter Parapet Wireway

Scale: N.T.S.

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Project Sting
 Shelby County, IN

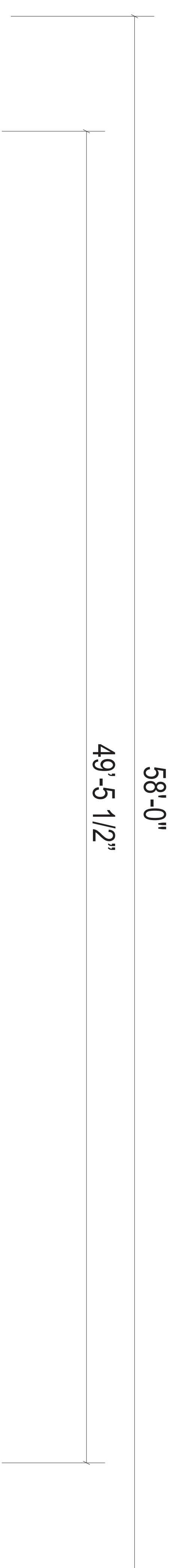
Project ID#: 126620
 Project Mgr: Ryan N. Designer: Josh D.
 Created on: 02/11/2021

REVISION

R1



SIGN B	7'-0" Five Below
Sign Type:	Individual Channel Letters on Backer w/ Self Contained transformers
Illumination:	Internally Illuminated LED
Square Footage:	783.00
	QTY 2



Sign Layout Detail

Scale: 3/8" = 1'-0"

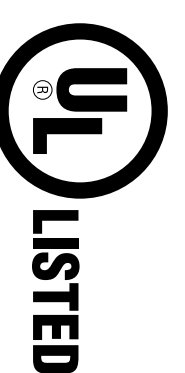
NOTE: POWER SUPPLIES NEED TO BE 277V COMPATIBLE

Note:

- Butt seams will be required (>12' lengths)
- Backer frame will be manufactured in sections as necessary for shipping and install. (sections to be 20'-0" or less)

Electrical Detail:

White LED's
 (X) 60 W Power Supplies
 Total amps: 2.20
 (1) 277V/ 20 amp circuit required

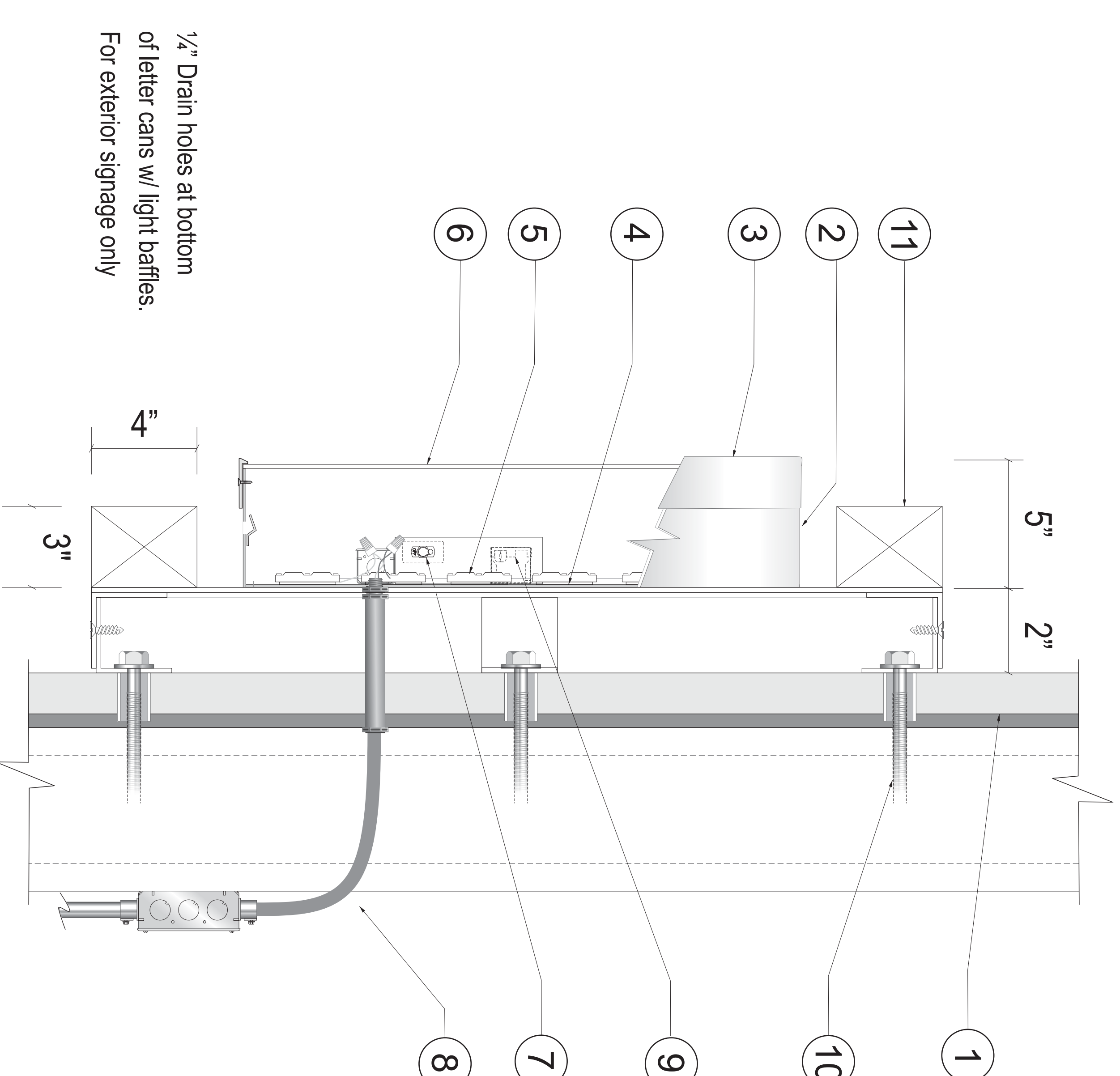


General Notes:

- This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
- Grounded and bonded per NEC 600.7/NEC 250
 - Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
 - Sign is to be UL listed per NEC 600.3
 - UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer. For multiple signs, a disconnect is permitted but not required for each section
 - The location of the disconnect switch after installation shall comply with article 600.6 (A) (1) per NEC

Specifications: Channel Letters, Self Contained on Backer

1. Existing Facade: To be determined
2. 0.063" Aluminum letter returns pre-finished silver
3. 2" Jewelle trimcap (silver) bonded to face and #8 pan head screws to returns
4. .125" ACM backs (pre-finished white) fastened to returns. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration.
5. White LED's
6. 3/16" White Acrylic faces
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6 mounted on 2" x 1 7/8" utility box/ lid within letter
8. Primary electrical feed in UL conduit
9. Power Supplies within small power supply box.
10. Mounting hardware to suit.
11. .125" aluminum face welded to 2" x 2" aluminum angle perimeter frame, weld and grind smooth. Angle returns and painted white, center area ptd to match SW 6959 Blue Chip. Countersunk screws (ptm returns) thru pre-drilled holes in frame thru to 2" x 2" aluminum angle mounting clips. 3" x 4" aluminum border painted white to go around channel letters.



Section @ LED Channel Letter

Scale: N.T.S.



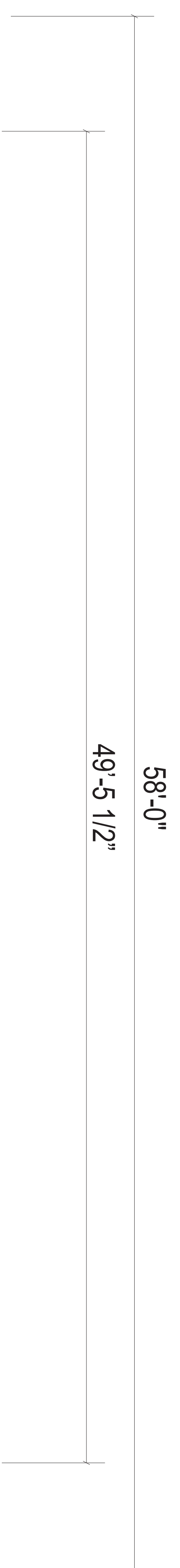
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Project Sting
 Shelby County, IN

Project ID#: 126620
 Project Mgr: Ryan N. Designer: Josh D.
 Created on: 02/11/2021

REVISION
R1

SIGN D	7'-0" Five Below	
Sign Type:	Individual Channel Letters on Backer w/ Self Contained transformers	
Illumination:	Internally Illuminated LED	
Square Footage:	783.00	QTY 2



Sign Layout Detail

Scale: 3/8" = 1'-0"

NOTE: POWER SUPPLIES NEED TO BE 277V COMPATIBLE

Note:

- Butt seams will be required (>12' lengths)
- Backer frame will be manufactured in sections as necessary for shipping and install. (sections to be 20'-0" or less)

Electrical Detail:

White LED's
(X) 60 W Power Supplies
Total amps: 2.20
(1) 277V/ 20 amp circuit required

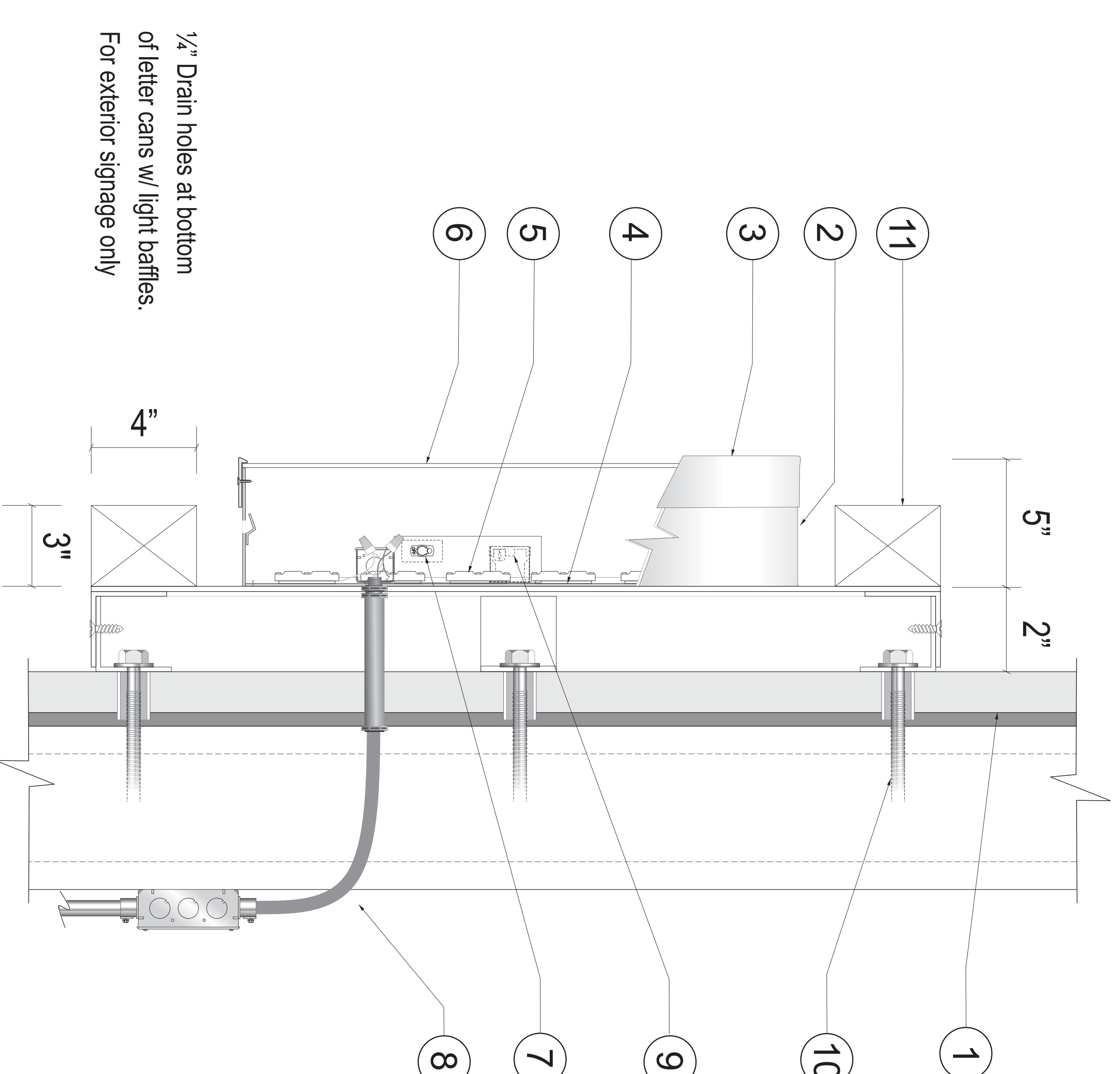


General Notes:

- This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
- Grounded and bonded per NEC 600.7/NEC 250
 - Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
 - Sign is to be UL listed per NEC 600.3
 - UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer. For multiple signs, a disconnect is permitted but not required for each section
 - The location of the disconnect switch after installation shall comply with article 600.6 (A) (1) per NEC

Specifications: Channel Letters, Self Contained on Backer

1. Existing Facade: To be determined
2. 0.063" Aluminum letter returns pre-finished silver
3. 2" Jewelle trimcap (silver) bonded to face and #8 pan head screws to returns
4. .125" ACM backs (pre-finished white) fastened to returns. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration.
5. White LED's
6. 3/16" White Acrylic faces
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6 mounted on 2" x 1 7/8" utility box/ lid within letter
8. Primary electrical feed in UL conduit
9. Power Supplies within small power supply box.
10. Mounting hardware to suit.
11. .125" aluminum face welded to 2" x 2" aluminum angle perimeter frame, weld and grind smooth. Angle returns and painted white, center area ptd to match SW 6959 Blue Chip. Countersunk screws (ptm returns) thru pre-drilled holes in frame thru to 2" x 2" aluminum angle mounting clips. 3" x 4" aluminum border painted white to go around channel letters.



Section @ LED Channel Letter

Scale: N.T.S.



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Project Sting
Shelby County, IN

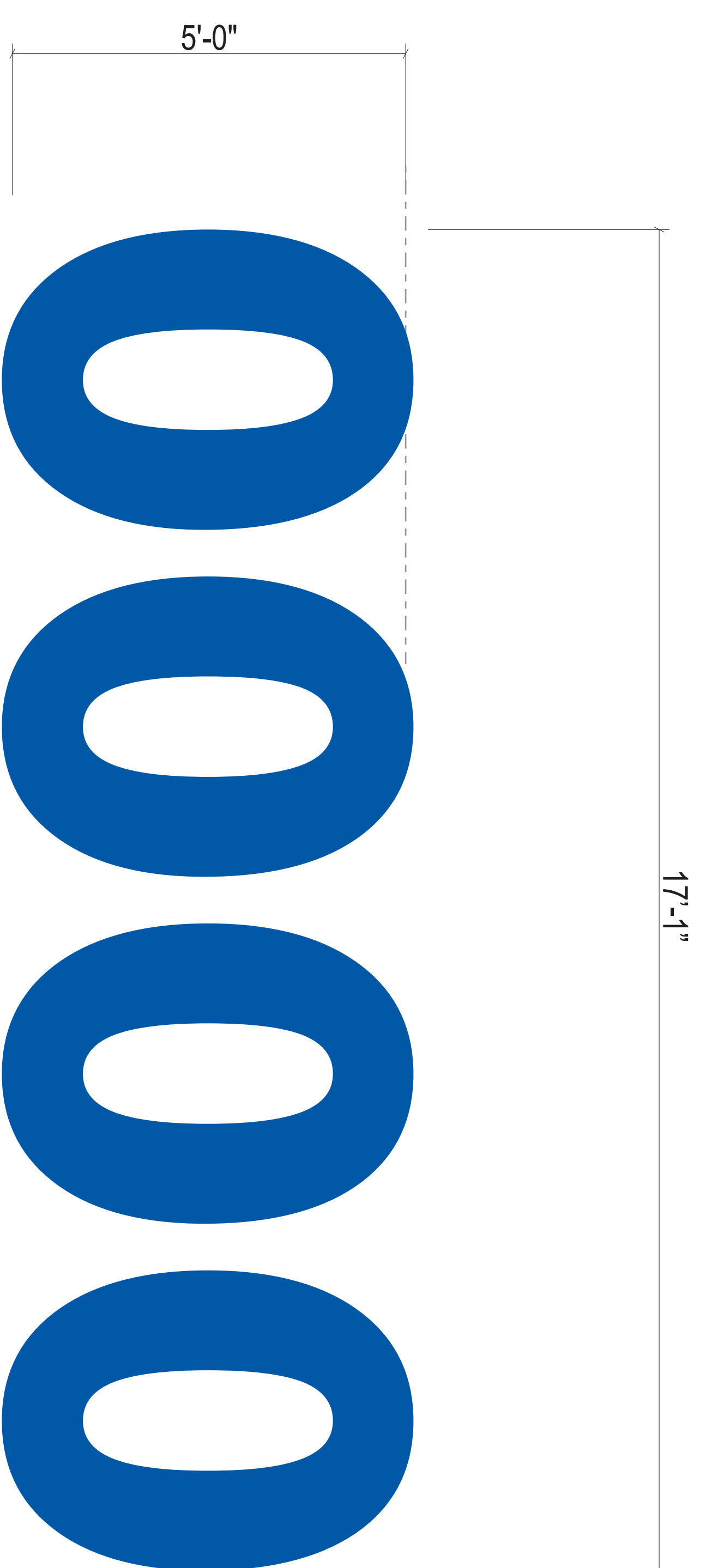
Project ID#: **126620**
Project Mgr: Ryan N.
Designer: Josh D.
Created on: 02/11/2021

REVISION

R1

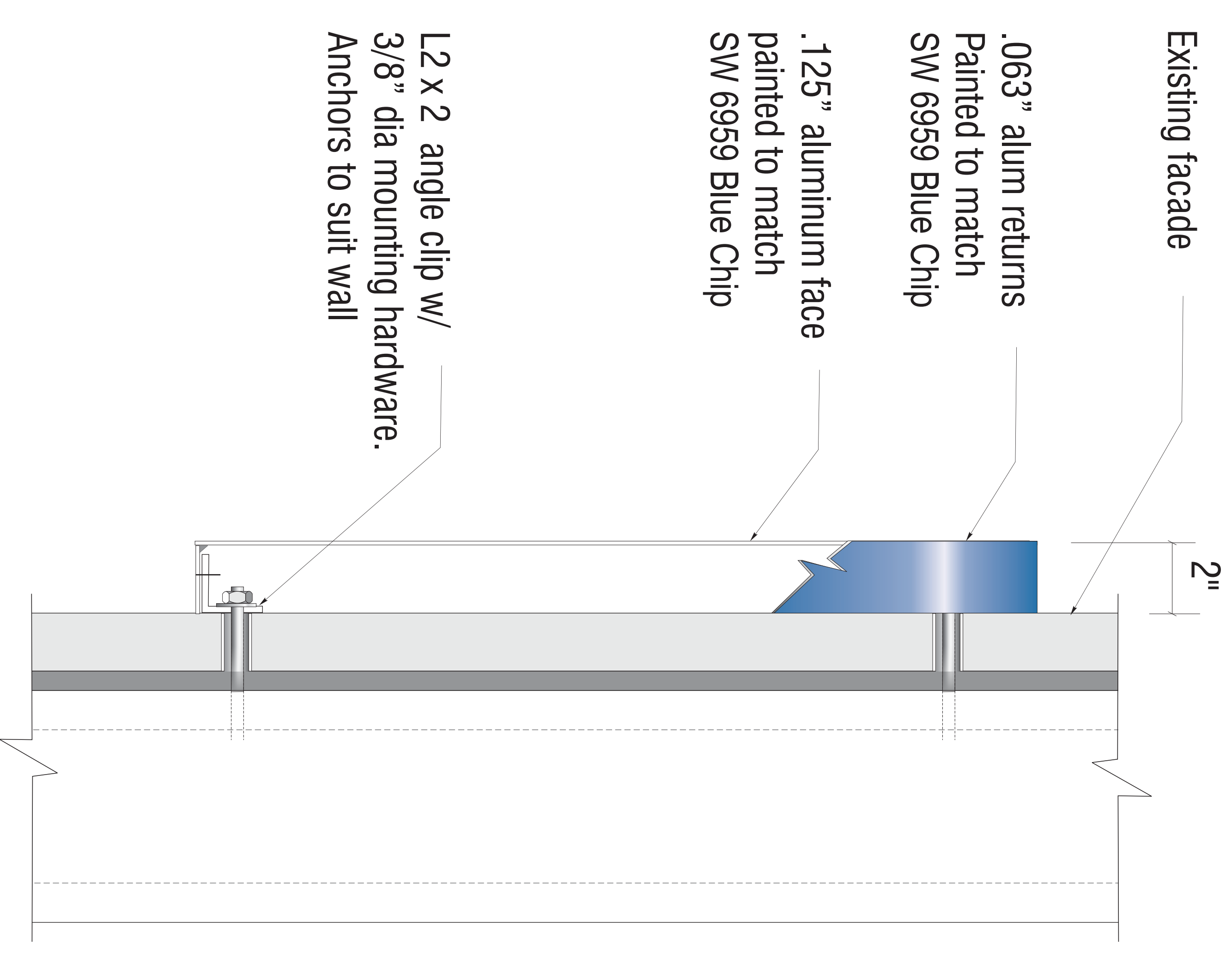
SIGN E	5'-0" / 2150
Type:	Individual reverse channel numbers
Illumination:	Non-Illuminated
Square Footage:	86.25

Mfg. and Install (1) One set of Individual reverse channel numbers
Placement TBD



Sign Layout Detail

Scale: 3/4" = 1'-0"



Section @ Non-Illum. Numbers

Scale: N.T.S.



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Project Sting
Shelby County, IN

Project ID#: 126620
Project Mgr: Ryan N.
Designer: Josh D.
Created on: 02/11/2021

REVISION

R1

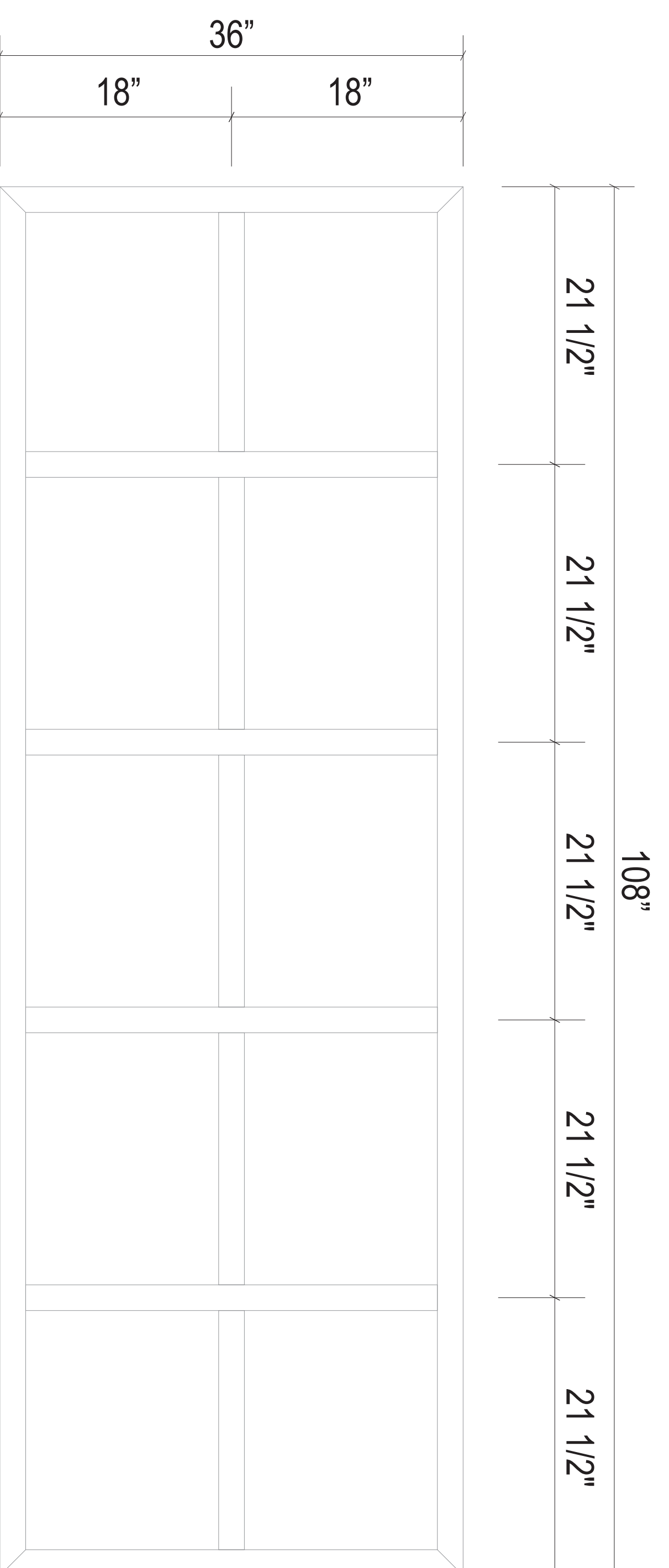
SIGN F	Five Below Receiving Office
Type:	Single-Face Wall Sign
Illumination:	Non-Illuminated
Square Footage:	27.00

VERIFY CONSTRUCTION PER ENGINEERING



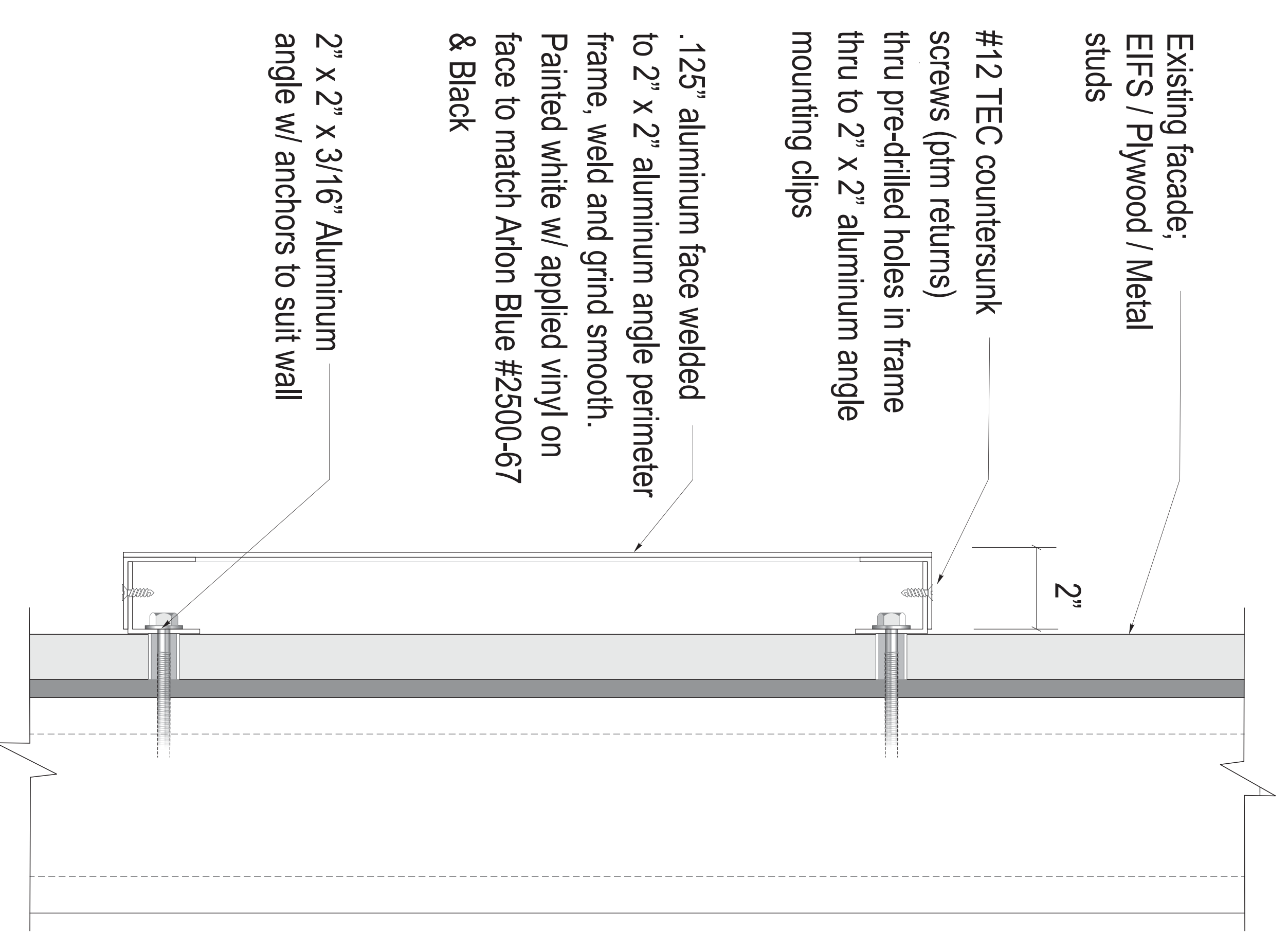
Sign Layout Detail

Scale: 1/2" = 1'-0"



Framing Detail

Scale: 1/2" = 1'-0"



Section @ Wall Sign
Non-Illuminated

Scale: N.T.S.



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Project Sting
Shelby County, IN

Project ID#: 126620
Project Mgr: Ryan N. Designer: Josh D.
Created on: 02/11/2021

REVISION

R1	

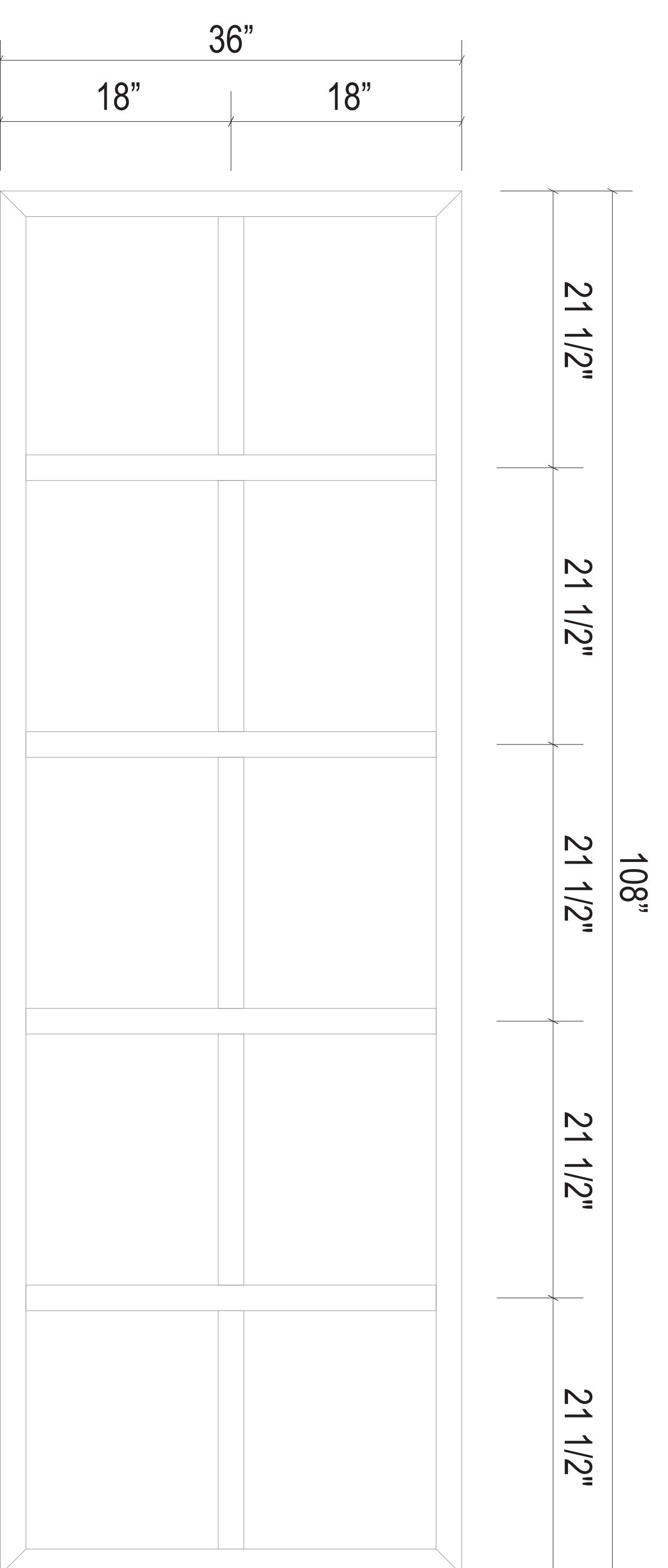
SIGN G	Five Below Shipping Office
Type:	Single-Face Wall Sign
Illumination:	Non-Illuminated
Square Footage:	27.00

VERIFY CONSTRUCTION PER ENGINEERING



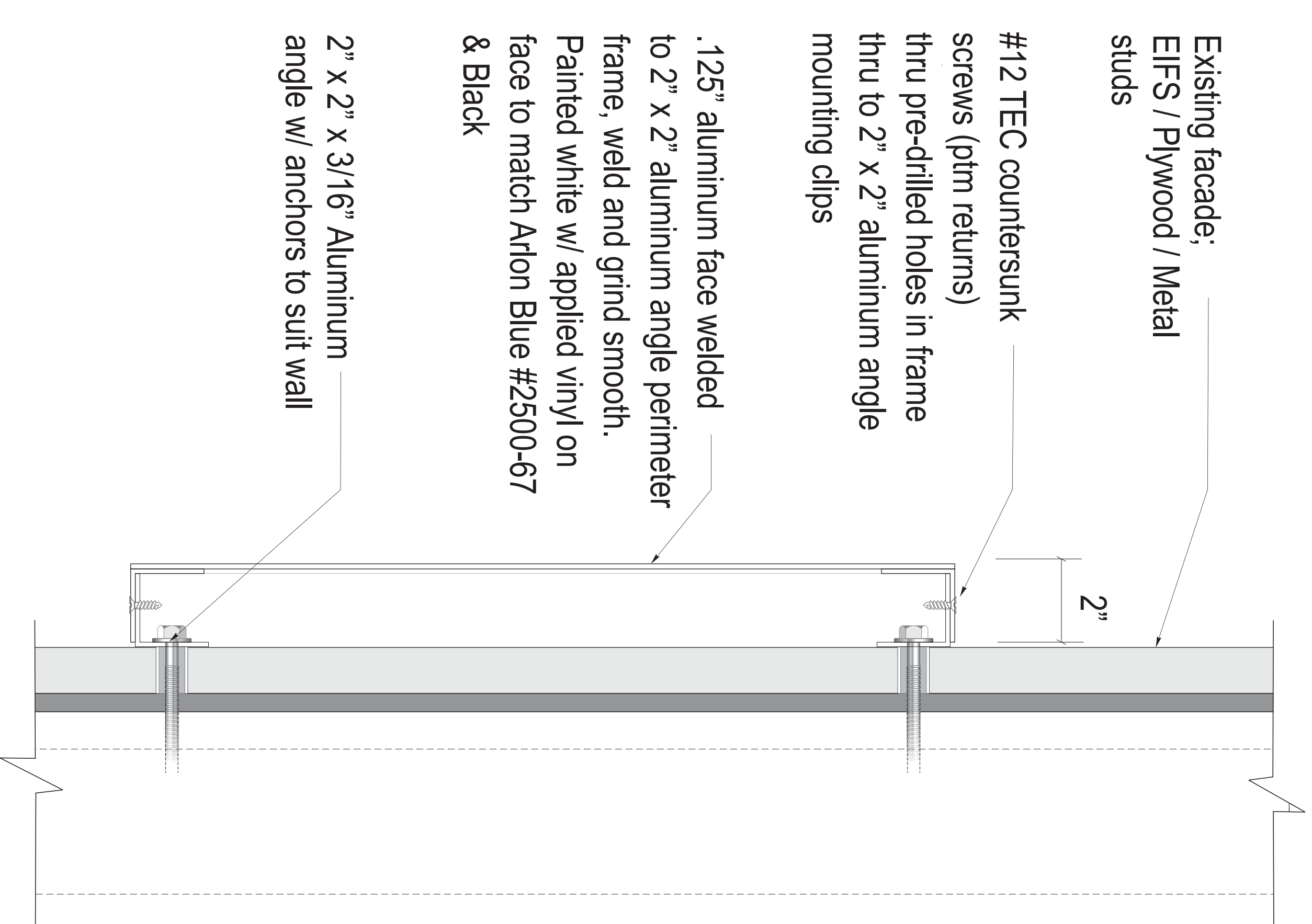
Sign Layout Detail

Scale: 1/2" = 1'-0"



Framing Detail

Scale: 1/2" = 1'-0"



Section @ Wall Sign

Non-Illuminated Scale: N.T.S.



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Project Sting
Shelby County, IN

Project ID#: 126620
Project Mgr: Ryan N. Designer: Josh D.
Created on: 02/11/2021

REVISION

R1	

SIGN H.0	Five Below - Directional (TYP)
Type:	Directional aluminum face w/ routed out push thru copy (ROP T)
Illumination:	Internally Illuminated LED
Square Footage:	27.05

Mfg. and install (1) One D/F Internally-Illuminated aluminum monument with routed out push thru copy (ROP T) w/ applied vinyl graphics to match color key.

Color Specifications:

- [P-1] SW 7029 Agreeable Gray
- [P-2] SW 7017 Dorian Gray
- [P-3] SW 7019 Gauntlet Gray
- [P-6] Perforated Black
- [Vinyl] Arlon Blue #2500-67

1 1/2" X 1 1/2" X 3/16" ALUMINUM ANGLE FRAMING @ NOT MORE THAN 2-0" ON CENTER. .125 ALUMINUM SKIN.

SERWIN WILLIAMS ACRYLIC POLYURETHANE SATIN FINISH

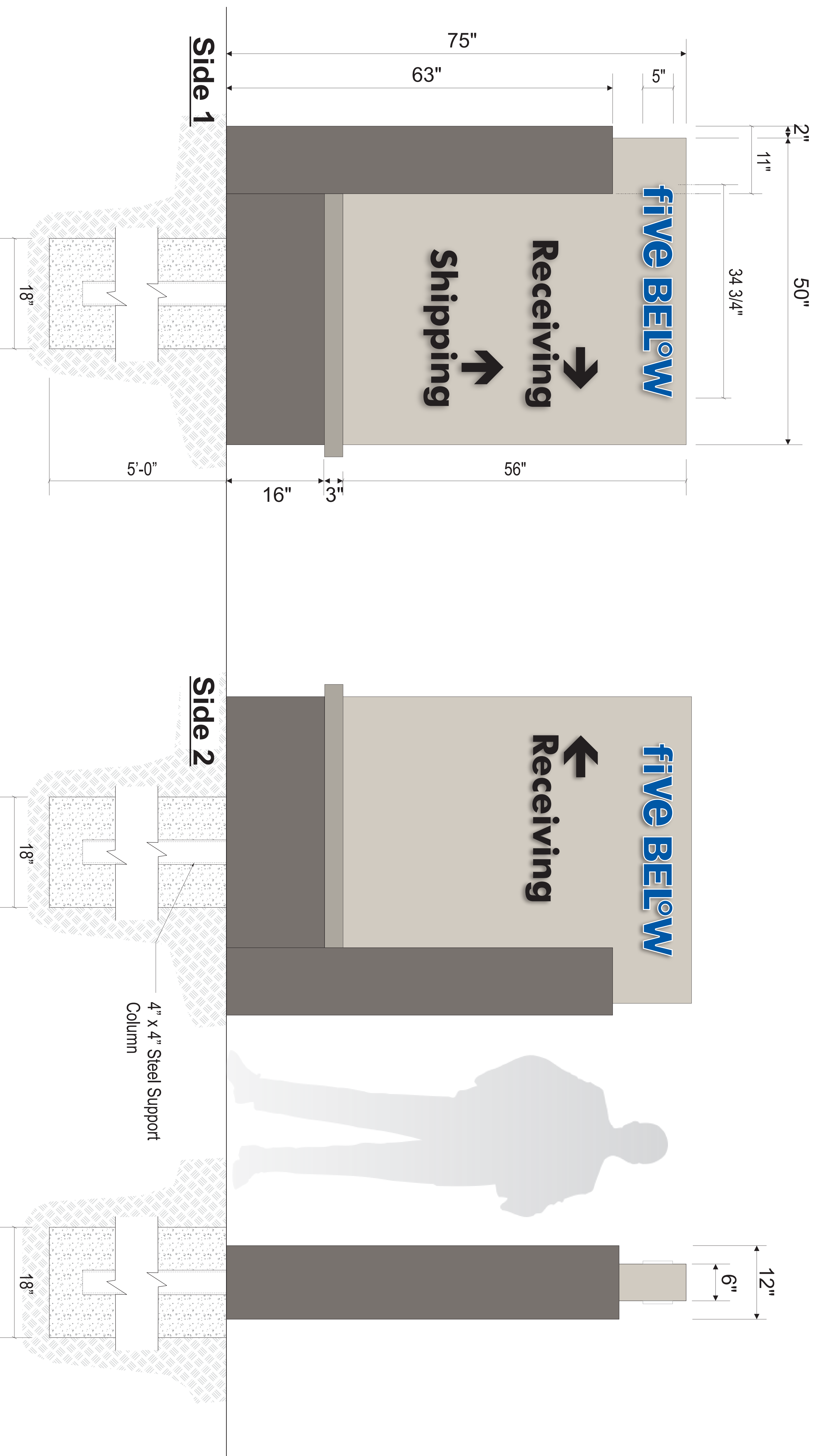
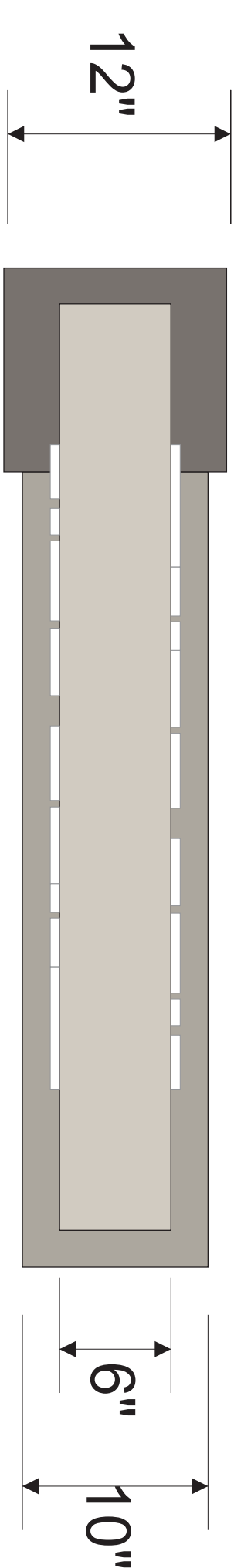
TWO COLOR VINYL GRAPHICS

PILASTER DETAIL ON END OF SIGN CABINET TO HAVE 1 1/2" X 1 1/2" X 3/16" THICK ANGLE FRAME WITH .125 ALUMINUM SKIN

RAISED TRIM DETAIL IS 2"X3"X.125 ALUMINUM TUBE

NO VISIBLE SEAMS OR FASTENERS ALUMINUM

TYPEFACE : FUTURA MD BT



Monument Sign - Elevation
Side A / Curb > Scale: 1 1/2" = 1'-0"

Side B
Scale: 1 1/2" = 1'-0"

Side View
Scale: 1 1/2" = 1'-0"



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Project Sting
Shelby County, IN

Project ID#: 126620
Project Mgr: Ryan N.
Designer: Josh D.
Created on: 02/11/2021

REVISION

R1

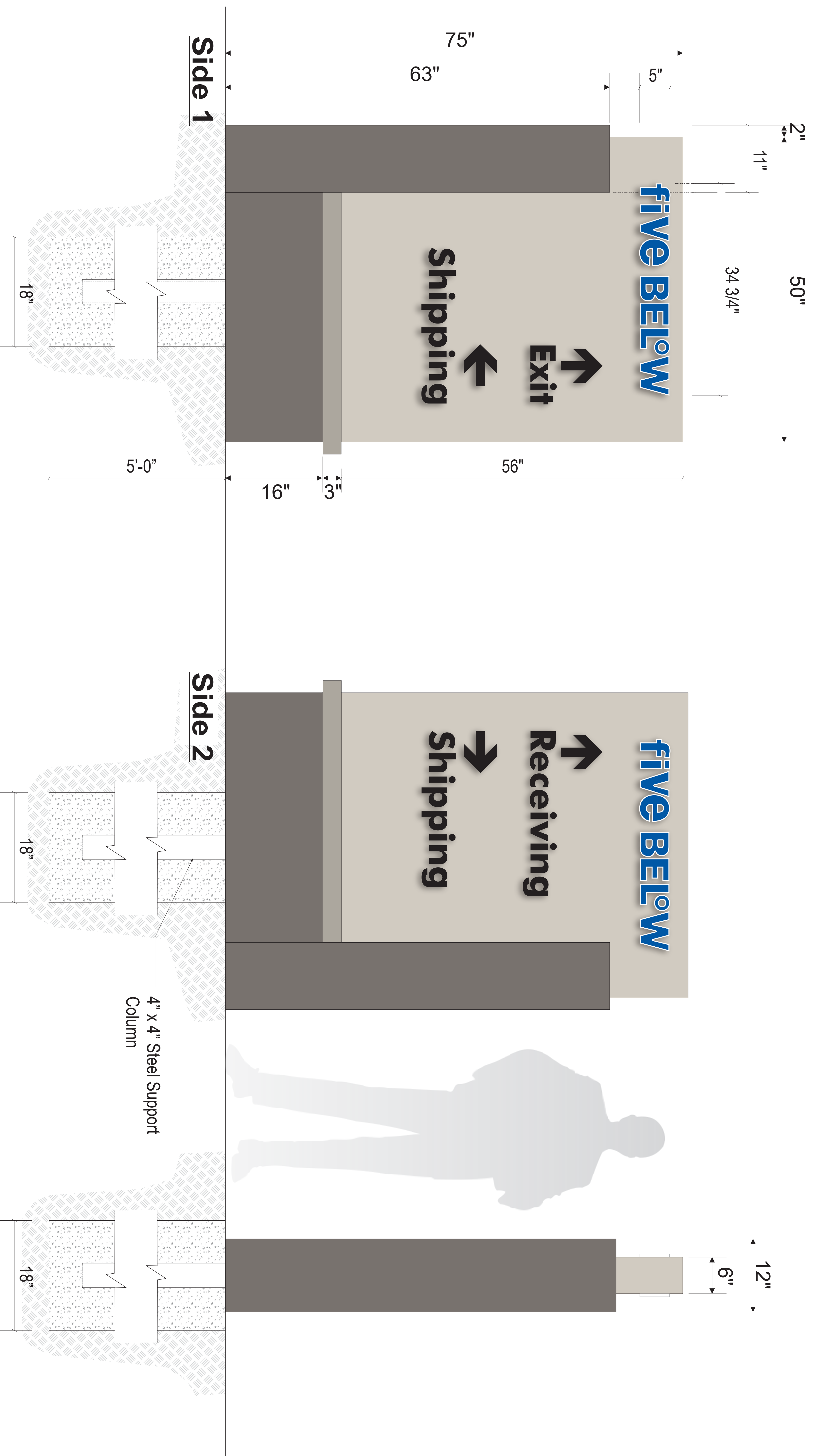
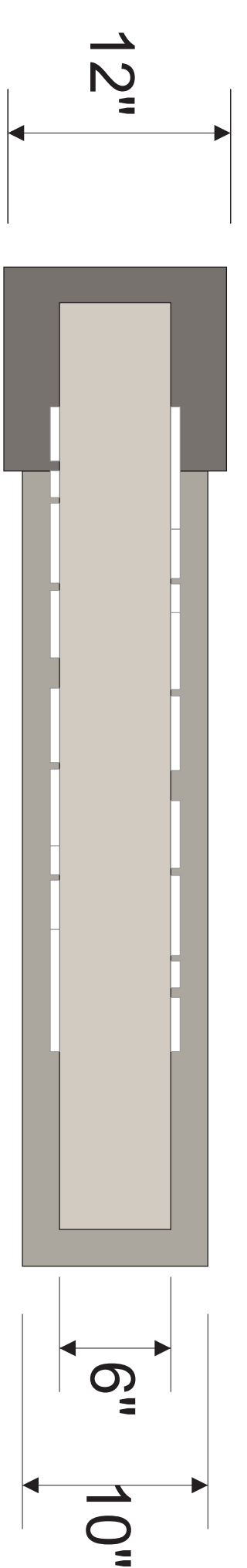
SIGN H.0	Five Below - Directional (TYP)
Type:	Directional aluminum face w/ routed out push thru copy (ROP T)
Illumination:	Internally Illuminated LED
Square Footage:	27.05

Mfg. and install (1) One D/F Internally-Illuminated aluminum monument with routed out push thru copy (ROP T) w/ applied vinyl graphics to match color key.

Color Specifications:

- [P-1] SW 7029 Agreeable Gray
- [P-2] SW 7017 Dorian Gray
- [P-3] SW 7019 Gauntlet Gray
- [P-6] Perforated Black
- [Vinyl] Arlon Blue #2500-67

- 1 1/2" X 1 1/2" X 3/16" ALUMINUM ANGLE FRAMING @ NOT MORE THAN 2'-0" ON CENTER. .125 ALUMINUM SKIN.
- SERWIN WILLIAMS ACRYLIC POLYURETHANE SATIN FINISH
- TWO COLOR VINYL GRAPHICS
- PILASTER DETAIL ON END OF SIGN CABINET TO HAVE 1 1/2" X 1 1/2" X 3/16" THICK ANGLE FRAME WITH .125 ALUMINUM SKIN
- RAISED TRIM DETAIL IS 2"X3"X.125 ALUMINUM TUBE
- NO VISIBLE SEAMS OR FASTENERS ALUMINUM TYPEFACE : FUTURA MD BT



Monument Sign - Elevation
Side A / Curb > Scale: 1/2" = 1'-0"

Side B
Scale: 1/2" = 1'-0"

Side View
Scale: 1/2" = 1'-0"



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Project Sting
Shelby County, IN

Project ID#: 126620
Project Mgr: Ryan N. Designer: Josh D.
Created on: 02/11/2021

REVISION

R1

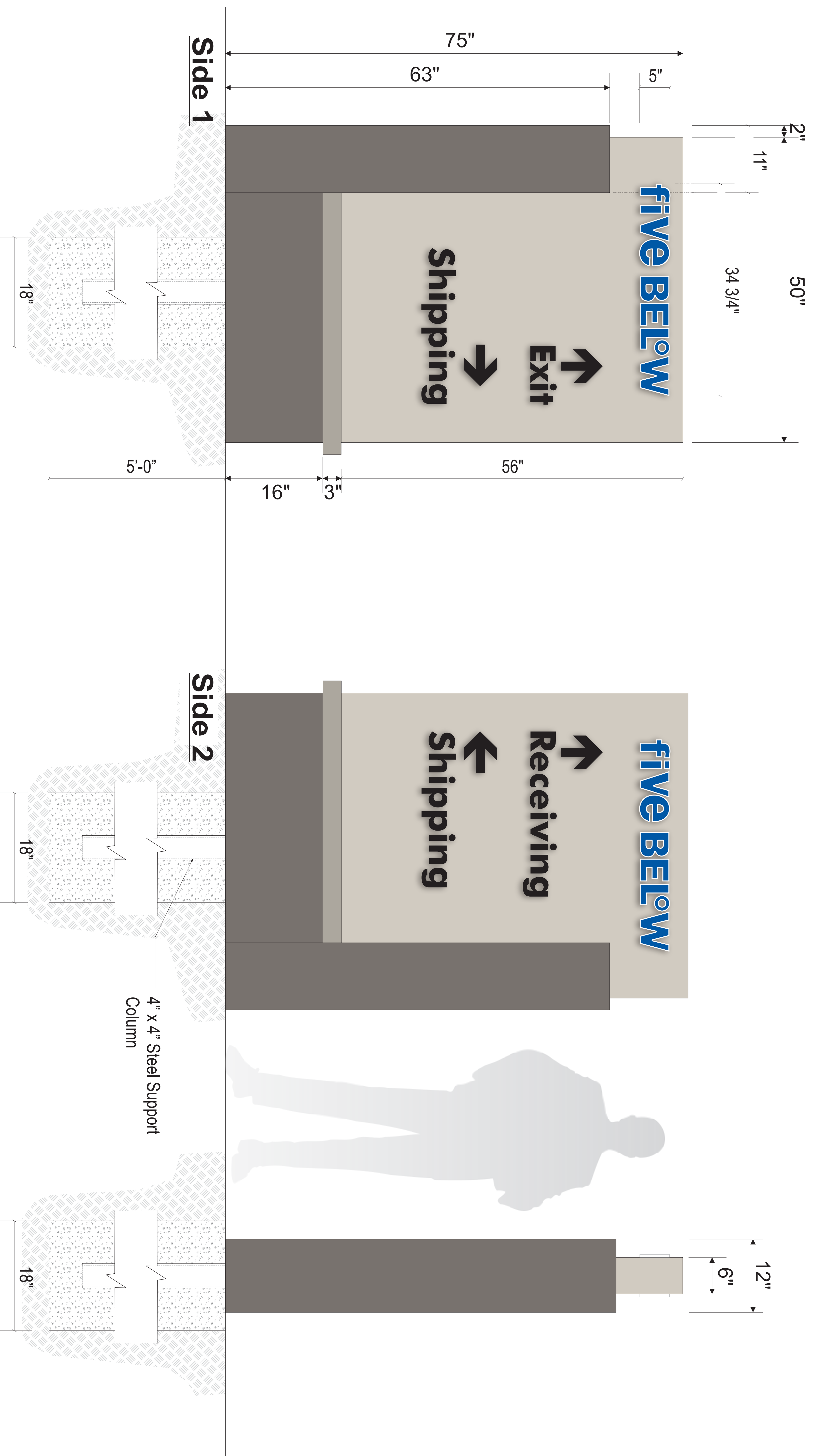
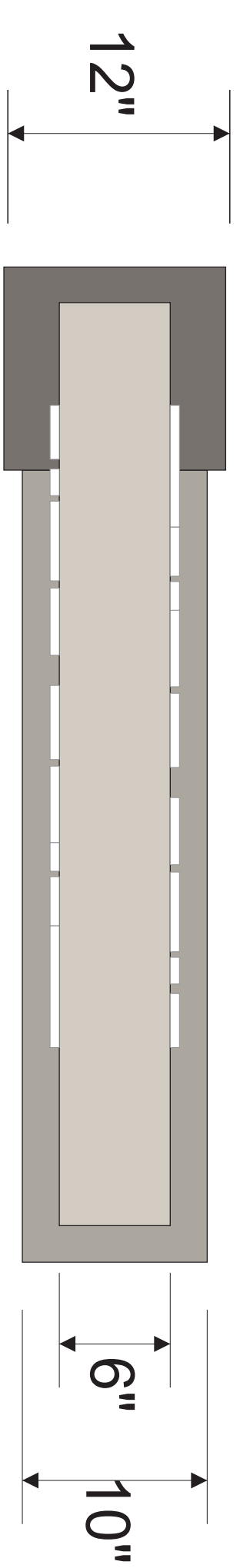
SIGN H.0	Five Below - Directional (TYP)
Type:	Directional aluminum face w/ routed out push thru copy (ROP T)
Illumination:	Internally Illuminated LED
Square Footage:	27.05

Mfg. and install (1) One D/F Internally-Illuminated aluminum monument with routed out push thru copy (ROP T) w/ applied vinyl graphics to match color key.

Color Specifications:

- [P-1] SW 7029 Agreeable Gray
- [P-2] SW 7017 Dorian Gray
- [P-3] SW 7019 Gauntlet Gray
- [P-6] Perforated Black
- [Vinyl] Arlon Blue #2500-67

- 1 1/2" X 1 1/2" X 3/16" ALUMINUM ANGLE FRAMING @ NOT MORE THAN 2'-0" ON CENTER. .125 ALUMINUM SKIN.
- SERWIN WILLIAMS ACRYLIC POLYURETHANE SATIN FINISH
- TWO COLOR VINYL GRAPHICS
- PILASTER DETAIL ON END OF SIGN CABINET TO HAVE 1 1/2" X 1 1/2" X 3/16" THICK ANGLE FRAME WITH .125 ALUMINUM SKIN
- RAISED TRIM DETAIL IS 2"X3"X.125 ALUMINUM TUBE
- NO VISIBLE SEAMS OR FASTENERS ALUMINUM TYPEFACE : FUTURA MD BT



Monument Sign - Elevation
Side A / Curb > Scale: 1/2" = 1'-0"

Side B
Scale: 1/2" = 1'-0"

Side View
Scale: 1/2" = 1'-0"



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Project Sting
Shelby County, IN

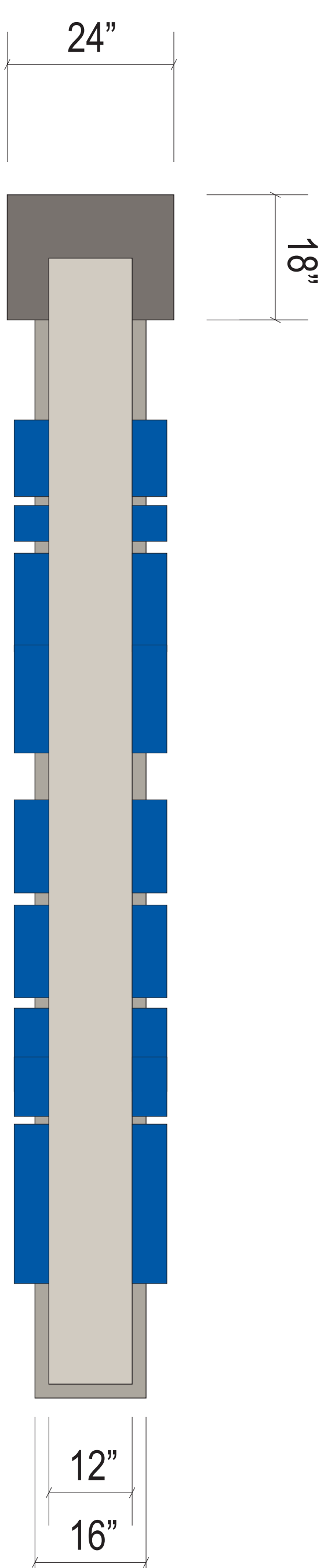
Project ID#: 126620
Project Mgr: Ryan N.
Designer: Josh D.
Created on: 02/11/2021

REVISION

R1

SIGN J	Five Below
Type:	Directional Monument
Illumination:	Non-Illuminated
Square Footage:	85.50

Mfg. and install (1) One D/F non-illuminated aluminum monument with Reverse Channel letters, ROPT and FCO graphics to match color key.

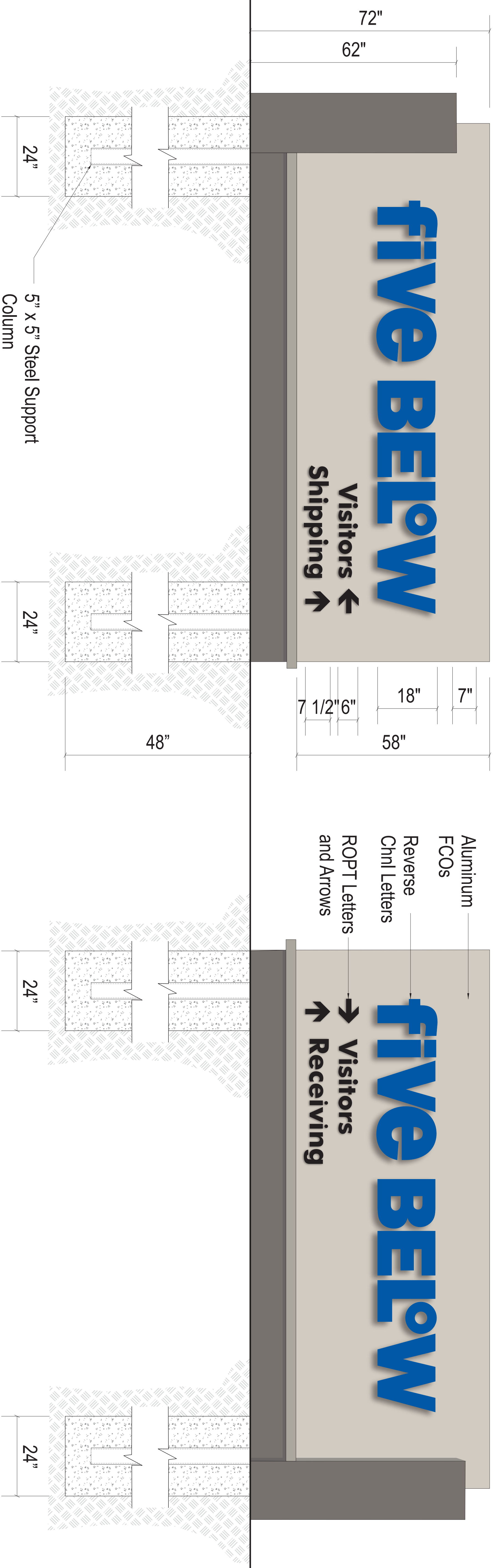
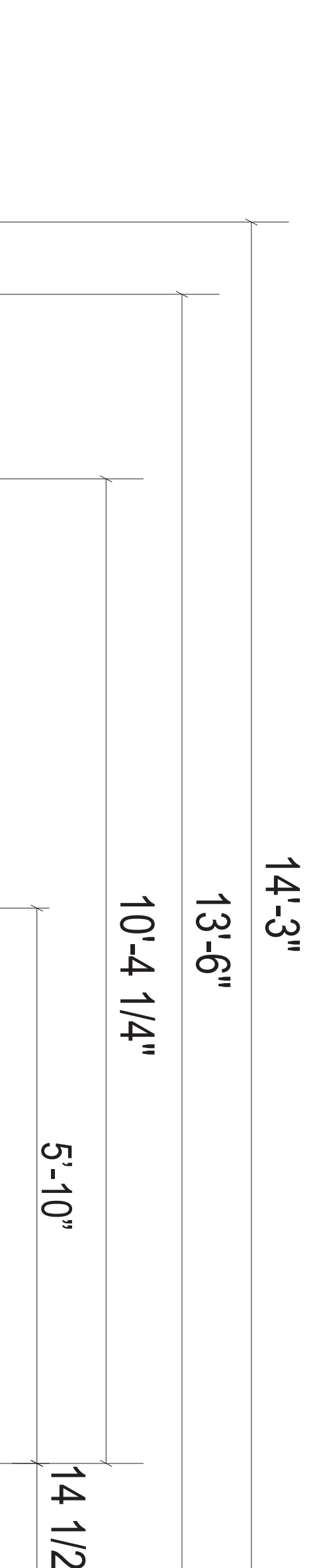


- General Notes:**
- This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
- Grounded and bonded per NEC 600.7/NEC 250
 - Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
 - Sign is to be UL listed per NEC 600.3
 - UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer. For multiple signs, a disconnect is permitted but not required for each section
 - The location of the disconnect switch after installation shall comply with article 600.6 (A) (1) per NEC

Color Specifications:

- [P-1] SW 7029 Agreeable Gray
- [P-2] SW 7017 Dorian Gray
- [P-3] SW 7019 Gauntlet Gray
- [Vinyl] Arlon Blue #2500-67
- [P-6] Matte Black

- 2" X 2" X 3/16" ALUMINUM ANGLE FRAMING @ NOT MORE THAN 2'-0" ON CENTER. AND .125 ALUMINUM SKIN. SERWIN WILLIAMS ACRYLIC POLYURETHANE SATIN FINISH
- PRIMARY LETTERS TO BE REVERSE CHANNEL PAINTED TO MATCH ARLON BLUE #2500-67
- ADDRESS GRAPHICS 1/4" THK FCO ALUMINUM PAINTED TO MATCH MATTE BLACK
- DIRECTIONAL GRAPHICS ROUTED OUT PUSH THRU WITH APPLIED VINYL TO MATCH BLACK
- 6" TALL ALUMINUM BASE TO CONSIST 6"X6" X 1/8" WALL RECTANGULAR ALUMINUM TUBING
- RAISED TRIM DETAIL IS 2"X3"X.125 ALUMINUM TUBE
- NO VISIBLE SEAMS OR FASTENERS



Monument Sign - Elevation
Side A

Scale: 3/4" = 1'-0"



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Project Sting	Project ID#:	126620
Shelby County, IN	Project Mgr:	Ryan N. Designer: Josh D.
	Created on:	02/11/2021

REVISION	DESCRIPTION
R1	

