

FORT WAYNE PLAN COMMISSION STAFF REPORT • JULY 2021

Public Hearing: July 12, 2021
5:30 p.m. • Room 035 Citizens Square • 200 East Berry

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FORT WAYNE PLAN COMMISSION

STAFF REPORT • JULY 2021

PROPOSAL: Primary Plat PP-2021-0018 – Pine Valley Country Club Ninth Addition Lot 550
APPLICANT: Benjamin Ewald
REQUEST: To amend the plat to remove the platted building line along Auburn Road.
LOCATION: The address of the subject property is 2229 Ransom Drive (Section 34 of Perry Township).
LAND AREA: Approximately 0.36 acre
PRESENT ZONING: R1/Single Family Residential
ASSOCIATIONS: Northwest Area Partnership, Community Liaison, Pine Valley Neighborhood Association

SUBMITTAL REQUIREMENTS

- All required documents were submitted by the filing deadline of June 1, 2021

SITE HISTORY

- The plat of Pine Valley Country Club 1st addition was platted in 1977.
- The existing single-family residence was constructed in 1987.

STAFF DISCUSSION:

The applicant is petitioning to amend the primary plat by removing the existing build line along Auburn Road. The home site is in Pine Valley Country Club, initially platted in 1977. The home is located on the northwest corner of the intersection of Ransom Drive and Auburn Road. The applicant intends to build a privacy fence 10 feet from the west property line along Auburn Road, but the constraints of the front build line restrict buildable space. The Fort Wayne Zoning Ordinance requires a 5-foot setback for 6-foot fencing on corner lots. There is existing fencing over the build line on the parcel immediately south, so the new fence will be consistent with the neighborhood. Staff is supportive of the proposed removal of the build line.

STAFF RECOMMENDATION:

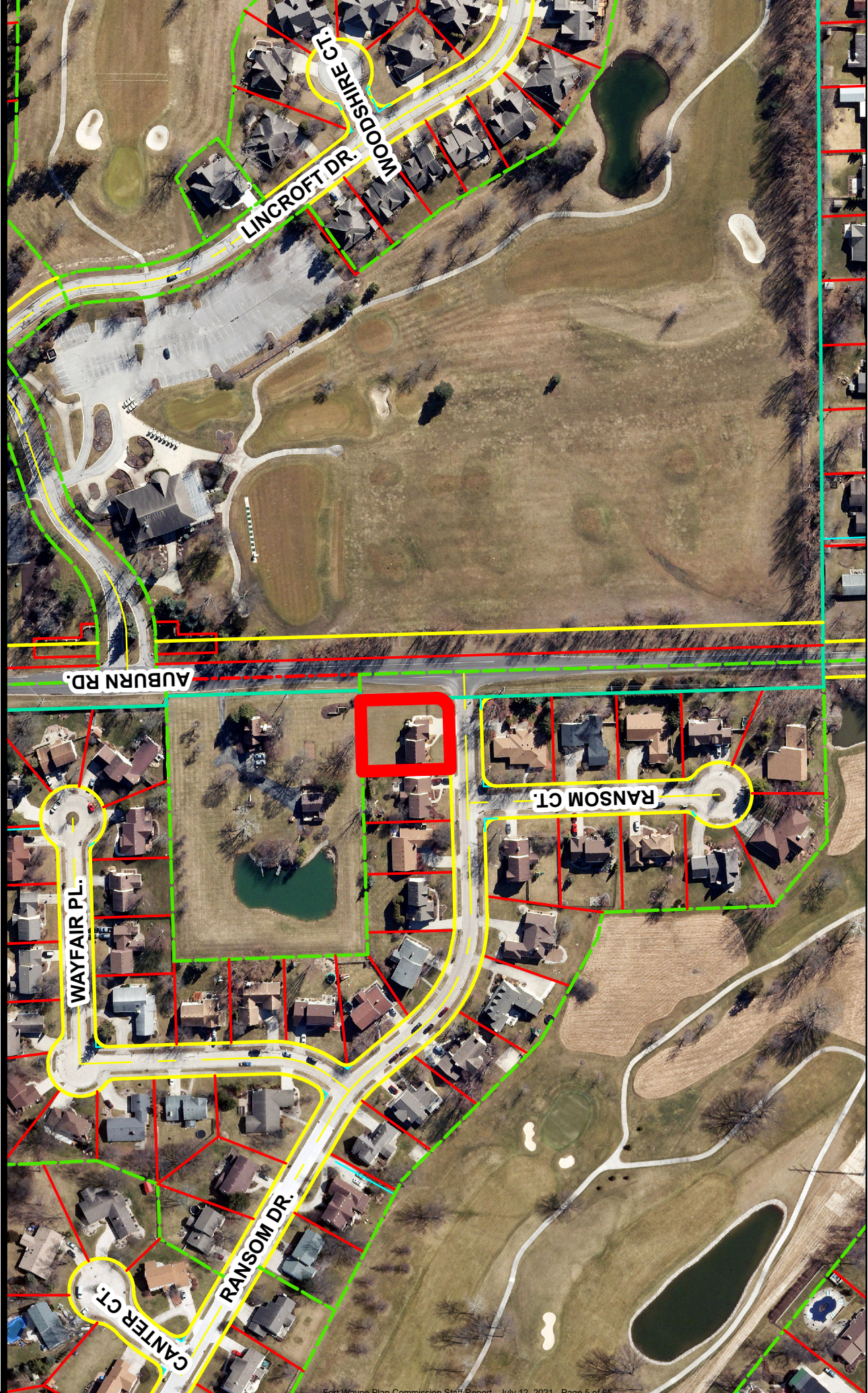
Regarding the plat of Pine Valley Country Club, Lot 550 Allen County Recorder Document #770011399, Staff recommends removal of the platted front building line as shown on Exhibit “A.”

1. Approval is consistent with the principles of orderly growth and development. The proposed removal of the build line will modernize and improve existing housing stock. The area in question lies within the Comprehensive Plan’s development area, and the development is compatible to new homes constructed today. The proposed building addition will not encroach within current Fort Wayne Zoning Ordinance’s current 5-foot setback provision.
2. Conditions in the area have changed since the original establishment of the recorded plat. While the home was constructed in 1977, the current Fort Wayne Zoning Ordinance permits fencing 5 feet from the property line on a corner lot. The removal of the build line will accommodate for more modern features than what was common when the area was developed more than fifty years ago.
3. Approval is consistent with the preservation of property values in the area. Staff does not anticipate a depreciation in surrounding property values. A privacy fence could increase the property value of the property in question. While the build line will not be uniform with surrounding parcels, the proposed fencing will still meet the minimum standards in the City of Fort Wayne Zoning Ordinance and will be consistent with the existing fencing on the adjacent parcel. Any structures will need to be 25 feet from the road.

4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. The site is served by adequate, existing infrastructure. The proposed fencing demonstrates responsible growth principles by improving the existing housing stock. Per the zoning ordinance, a secondary plat will be filed to ensure that the amended plat has minimum impact on its surroundings.

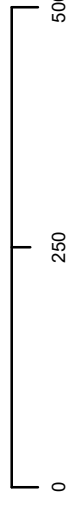


PP-2021-0018 Pine Valley Country Club Ninth Addition Lot 550



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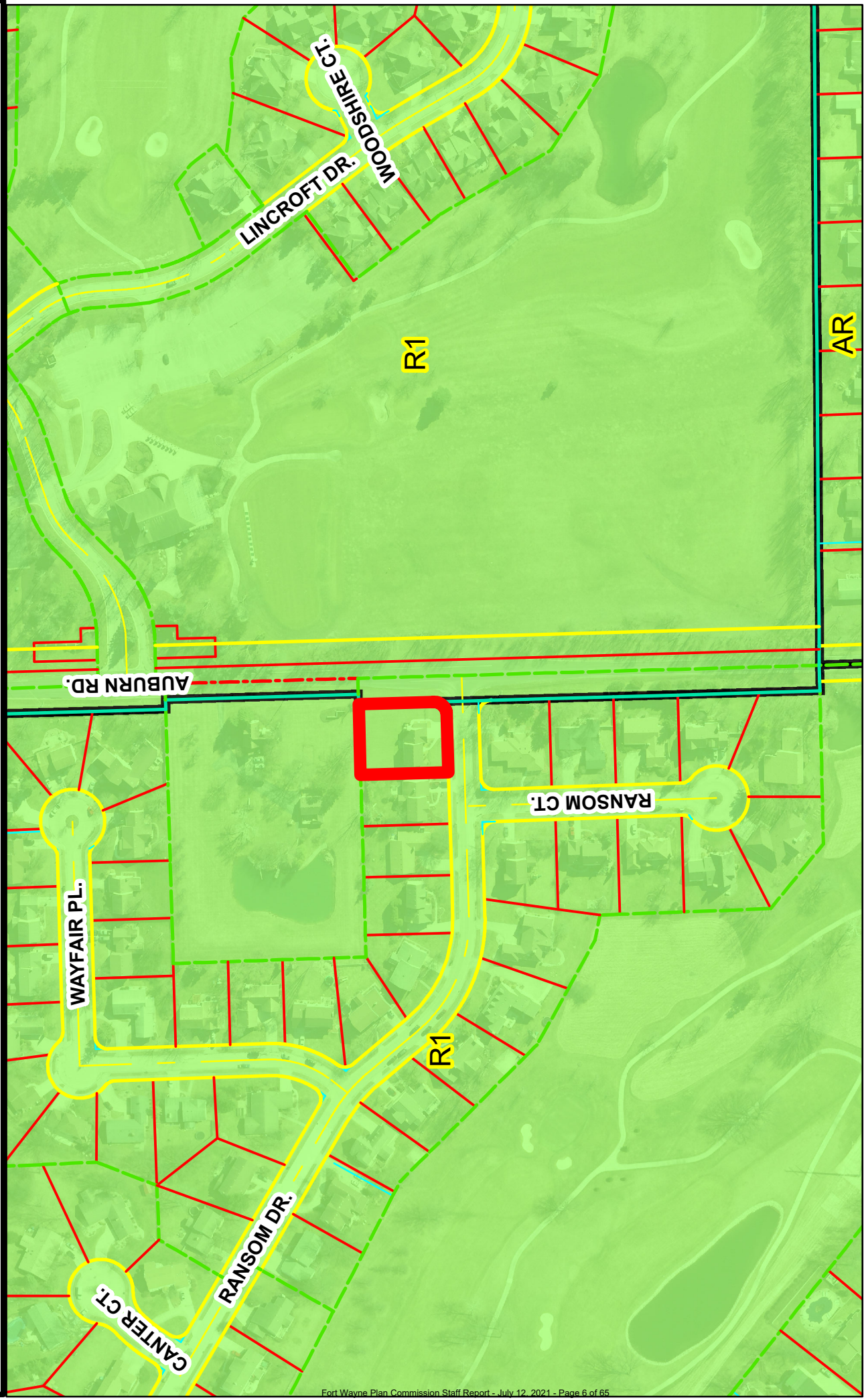
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State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 6/15/2021



1 inch = 200 feet

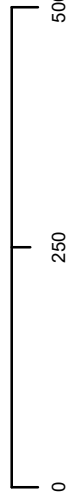


PP-2021-0018 Pine Valley Country Club Ninth Addition Lot 550



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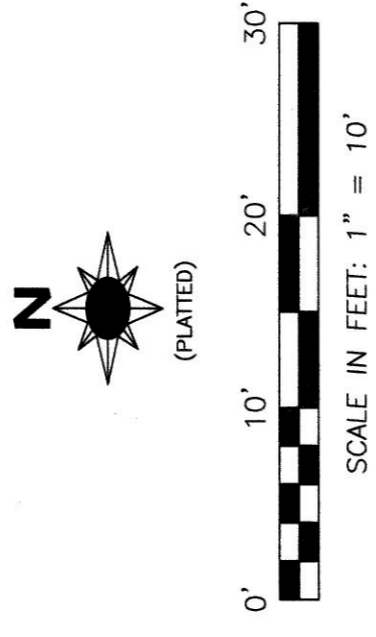
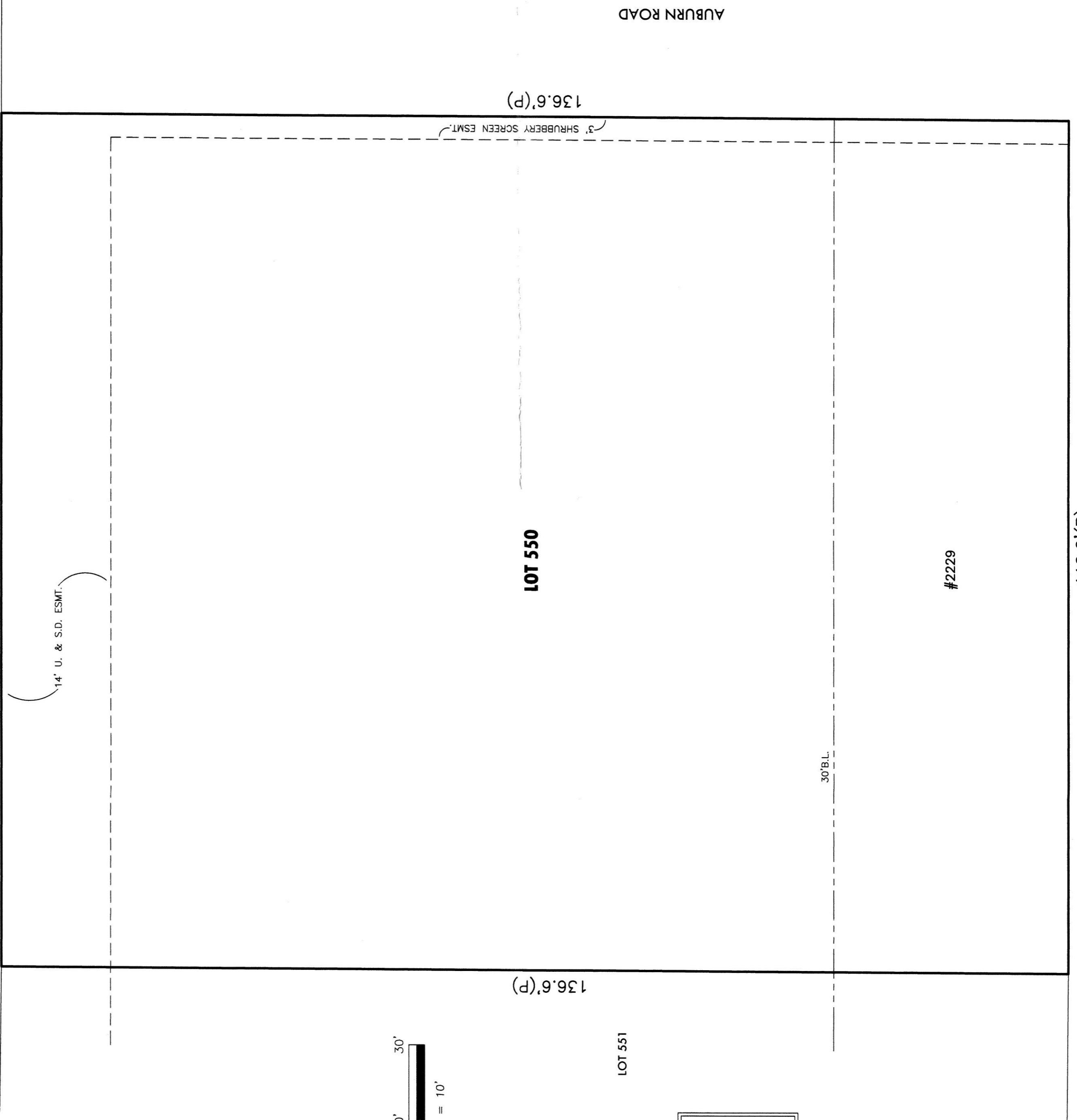


1 inch = 200 feet

PRIMARY AMENDED PLAT EXHIBIT OF LOT 550 OF PINE VALLEY COUNTRY CLUB, NINTH ADDITION

MULLERBOOK
IDOC:091-0389271

588°52'00"E(P)
110.0'(P)



****THE SOLE PURPOSE OF THIS AMENDED PLAT IS TO MODIFY THE BUILDING LINES, NEW BUILDING LINES TO BE ACCORDING TO CURRENT ZONING ORDINANCE****

LOT 551

136.6'(P)

LOT 550

#2229

110.0'(P)

RANSOM DRIVE
(60' R/W)

AUBURN ROAD

136.6'(P)

SHRUBBERY SCREEN ESMT.

14' U. & S.D. ESMF.

30' B.L.

ANDERSON SURVEYING, INC.
Registered Professional Engineers and Land Surveyors
Indiana Land Surveying Firm Identification Number: 29A
1947 E. Schug Road
Columbia City, IN 46725
Phone: (260) 691-3425
Fax: (260) 482-6855
Toll Free: (888) 483-1724
www.andersonsurveying.com



PRIMARY AMENDED PLAT EXHIBIT
The Lands of Lot 550 in Pine Valley Country Club, Ninth Addition
2229 Ransom Drive Fort Wayne, IN 46845
Part of Section 34, T. 32 N., R. 12 E.
Perry Township, Allen County, Indiana

NO.	REVISION	DATE	BY

SCALE	1" = 10'
DRAWN	J.M.L.
CHECKED	A.C.T.
DATE	05/19/2021
SURVEY	16-02-134

PRIMARY AMENDED PLAT EXHIBIT
PLAT OF LOT 550
FORT WAYNE, IN

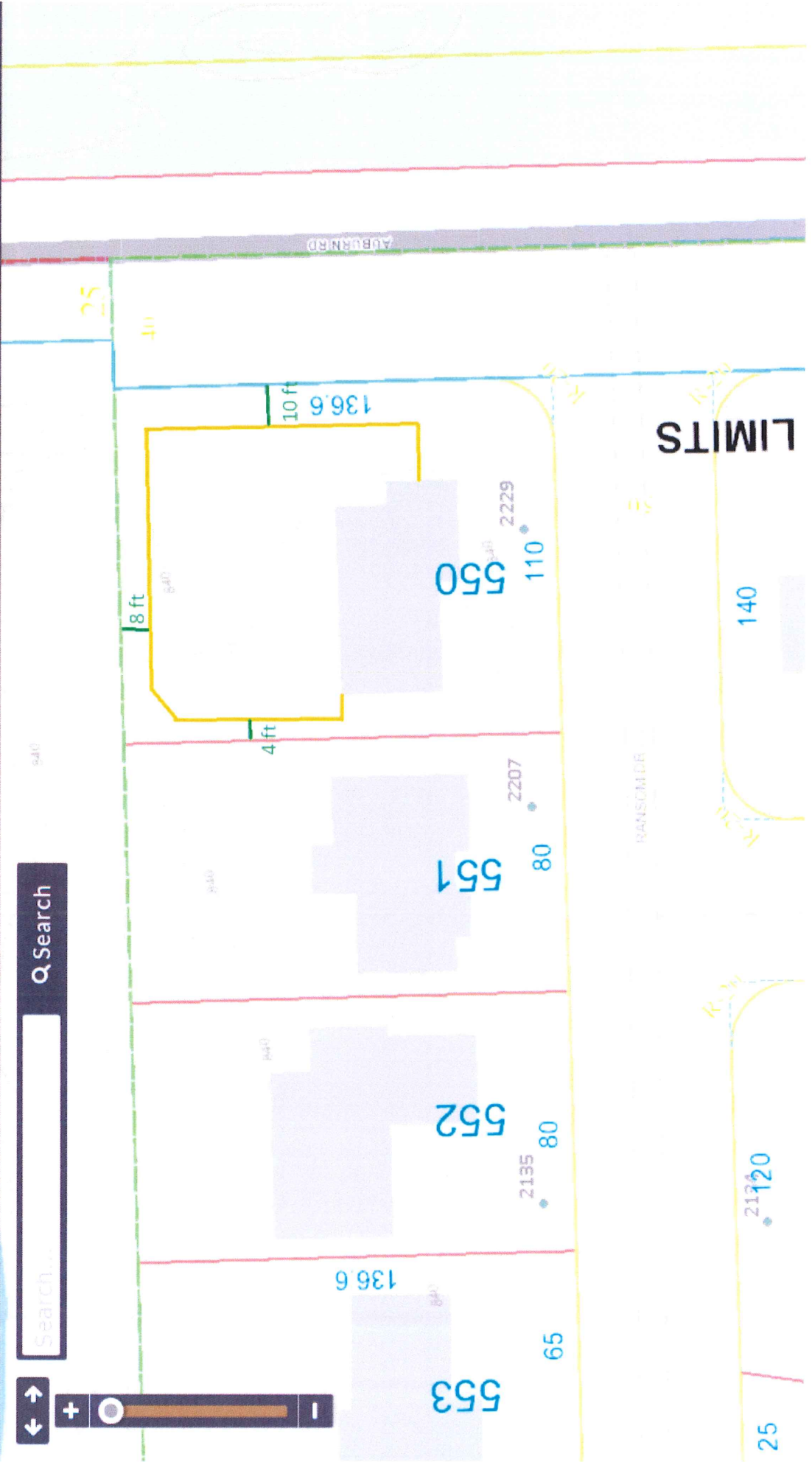
SURVEY NO.: 16-02-134

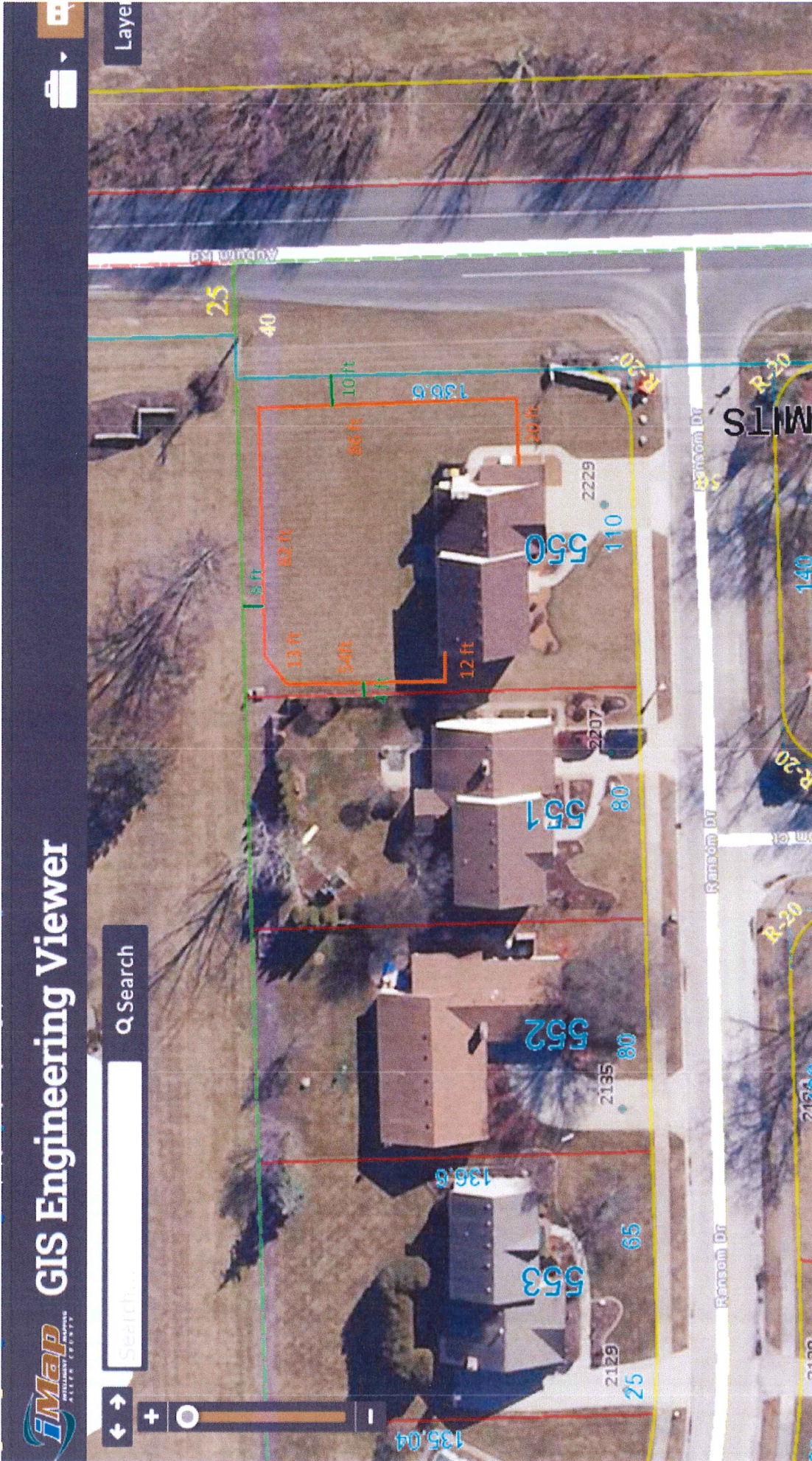
SHEET 1 OF 1
PLAT

Fence Estimate - Bewald1218... x iMap Allen County Indiana x +
 acimap.us/engineering.html
 Home Work Azure Timetracker HD Import page Spotter Resource P... CoCoAS - Comm...

iMap GIS Engineering Viewer

AVIANT ENGINEERING
 A LLC COMPANY





FORT WAYNE PLAN COMMISSION

STAFF REPORT • JULY 2021

PROPOSAL:	Primary Plat PP-2021-0019 – Pine Valley Country Club First Addition Portion of Lots 175 and 176
APPLICANT:	Bret and Elizabeth Arthur
REQUEST:	To amend the plat to remove the platted building line.
LOCATION:	The address of the subject property is 1331 Clarion Drive (Section 27 of Perry Township).
LAND AREA:	Approximately 0.38 acre
PRESENT ZONING:	R1/Single Family Residential
ASSOCIATIONS:	Northwest Area Partnership, Community Liaison, Pine Valley Neighborhood Association

SUBMITTAL REQUIREMENTS

- All required documents were submitted by the filing deadline of June 1, 2021.

SITE HISTORY

- The plat of Pine Valley Country Club 1st addition was platted in 1965.
- The existing single-family residence was constructed in 1969.

STAFF DISCUSSION:

The applicant is petitioning to amend the primary plat by removing the existing 30-foot build line along Trails End. The home site is in Pine Valley Country Club, initially platted in 1965. The home is located on the northwest corner of the intersection of Clarion Drive and Trails End. The applicant intends to build a privacy fence 8 feet from Trails End, but the constraints of the front build line restrict buildable space for a privacy fence. The Fort Wayne Zoning Ordinance requires a 5-foot setback on corner lots. Staff is supportive of the proposed removal of the build line.

STAFF RECOMMENDATION:

Regarding the plat of Pine Valley Country Club, Lot 175 and 176 as shown in Plat Book 29, pages 57-60, Staff recommends removal of the platted 30-foot front building line as shown on Exhibit “A.”

1. Approval is consistent with the principles of orderly growth and development. The proposed removal of the build line will modernize and improve existing housing stock. The area in question lies within the Comprehensive Plan’s development area, and the development is compatible to new homes constructed today. The proposed building addition will not encroach within current Fort Wayne Zoning Ordinance’s current 5-foot setback provision.
2. Conditions in the area have changed since the original establishment of the recorded plat. While the home was constructed in 1969, the current Fort Wayne Zoning Ordinance permits fencing 5 feet from the property line on a corner lot. The removal of the build line will accommodate for more modern features than what was common when the area was developed more than fifty years ago.
3. Approval is consistent with the preservation of property values in the area. Staff does not anticipate a depreciation in surrounding property values. A privacy fence could increase the property value of the property in question. While the build line will not be uniform with surrounding parcels, the proposed fencing will still meet the minimum standards in the City of Fort Wayne Zoning Ordinance.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. The site is served by adequate, existing infrastructure. The proposed fencing

demonstrates responsible growth principles by improving the existing housing stock. Per the zoning ordinance, a secondary plat will be filed to ensure that the amended plat has minimum impact on its surroundings.



PP-2021-0019 Pine Valley Country Club Lots 175 and 176



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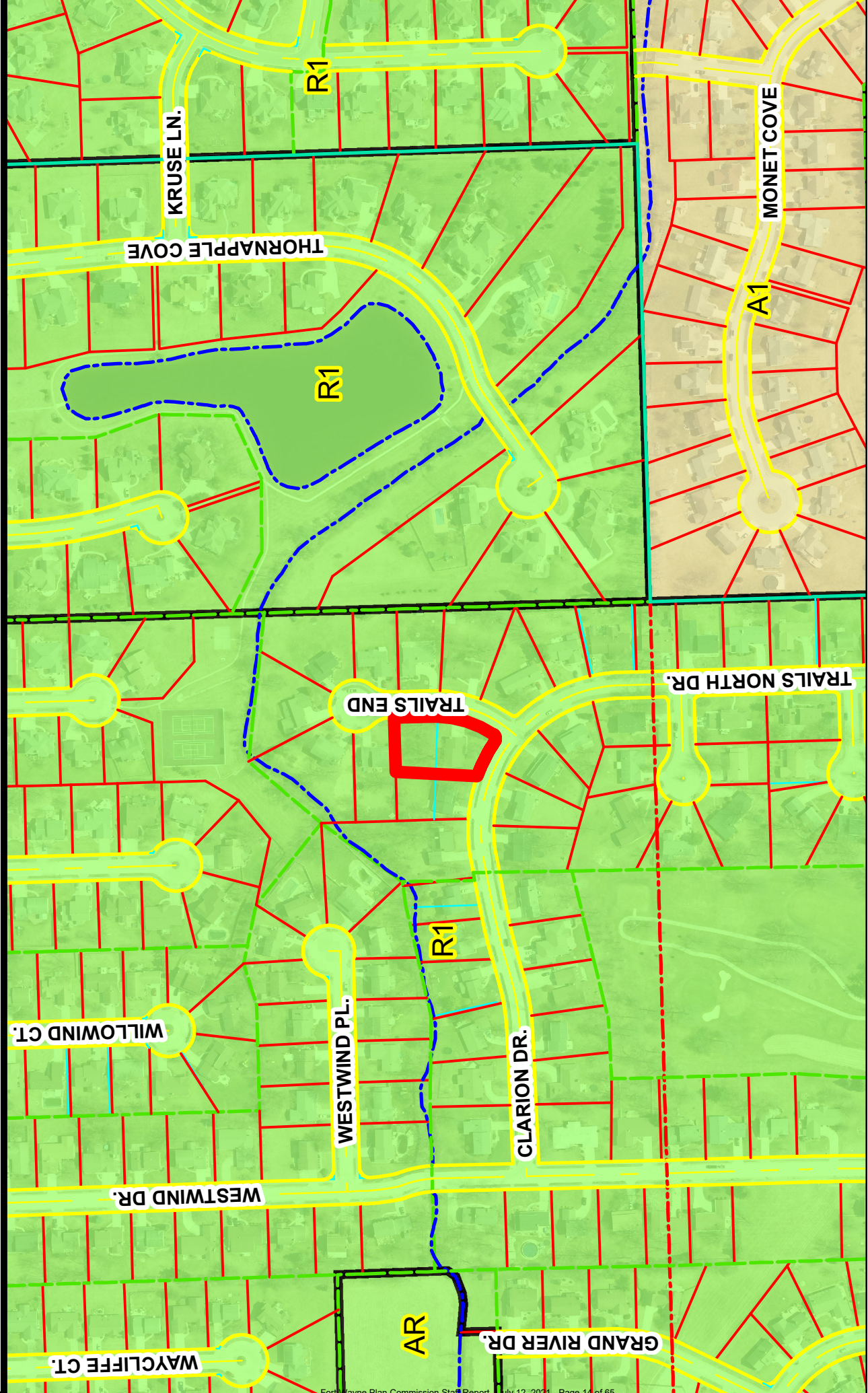
1 inch = 250 feet

0 250 500 Feet

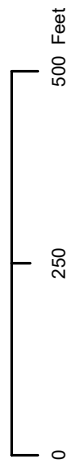
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PP-2021-0019 Pine Valley Country Club Lots 175 and 176



1 inch = 250 feet



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PLAT OF SURVEY

DONOVAN ENGINEERING, INC.

3521 LAKE AVENUE, SUITE 2
FORT WAYNE, INDIANA 46805
260.424.7418
www.donovan-eng.com

GREGORY L. ROBERTS PLS S0548 IN

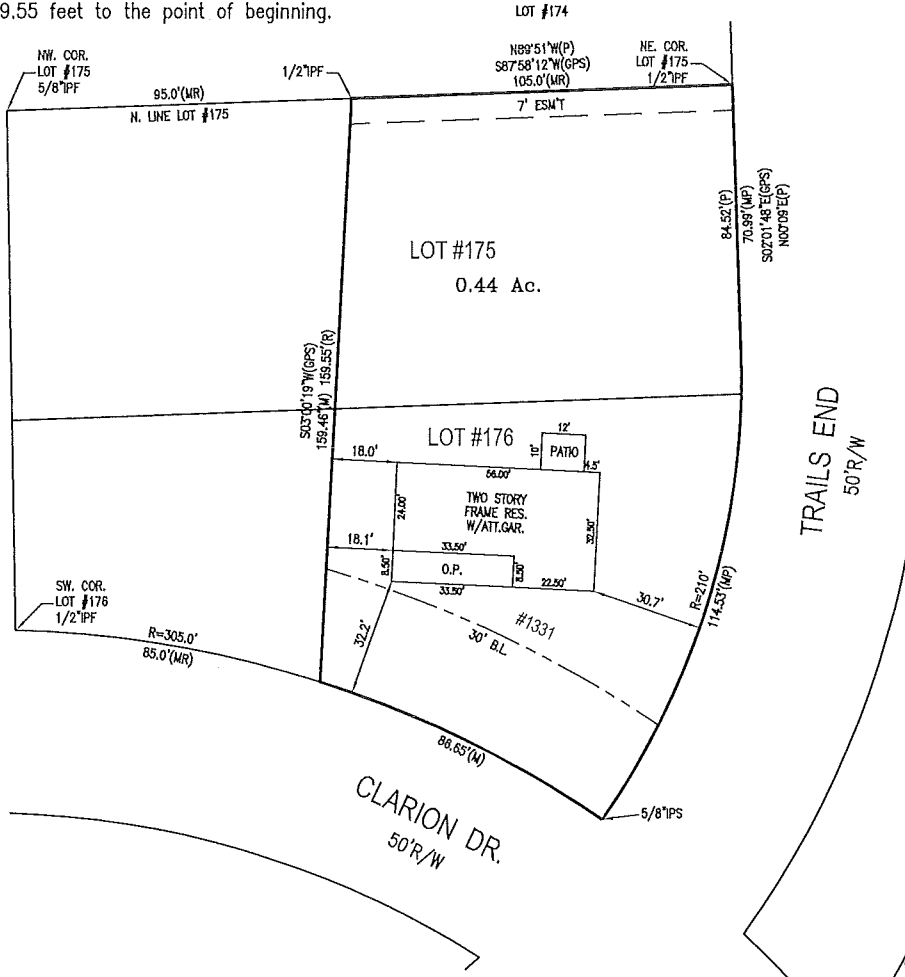
KENNETH W. HARRIS PLS 29500021 IN

MICHAEL W. HARRIS PLS 21100018 IN

The undersigned has made a survey of the real estate located in Allen County, Indiana, as shown and described below. The description of the real estate is as follows:

The Easterly parts of Lots numbered 175 and 176 in Pine Valley Country Club First Addition, an Addition to the City of Fort Wayne, according to the plat thereof, recorded in Plat Record 29, at pages 21 to 26, and re-recorded in Plat Record 29, at pages 57 to 60, in the office of the Recorder of Allen County, Indiana, described as follows:

Beginning at a point on the North line of Lot 175 and 95 feet East of the Northwest corner of said Lot 175; thence continuing on said North line 105 feet to the West line of Trails End; thence South on said West line of said Trails End to the intersection with the North line of Clarion Drive; thence Northwesterly on said North line of said Clarion Drive to a point, an arc distance of 85 feet from the Southwest corner of Lot 176; thence Northerly 159.55 feet to the point of beginning.



Job No.:21-5058
Job for: ARTHUR

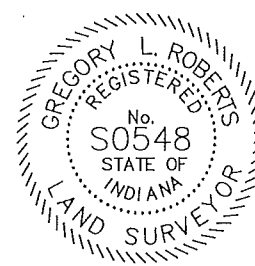
Date:05-06-21
REV:05-18-21

LEGEND

- IPF Iron Pin (Rebar) Found
- PF Pipe Found
- RRF Railroad Spike Found
- PKF P.K. Nail Found
- MNF Mag Nail Found
- MNS Mag Nail Set
- IPS 5/8" rebar set w/cap stamped "DEI FIRM #0027"
- (M) Measured (P) Platted
- (R) Recorded (C) Calculated

All monuments are at grade except as noted.
All Property line distances are recorded dimensions, except as noted. Monuments found have no documented history except as noted.

Date of latest field work: 05-04-21



I hereby certify that this survey was completed under my direct supervision and to the best of knowledge and belief was executed according to the requirements set forth in 865 IAC 1-12.

L:\AutoCAD\Lot Surveys\175 & 176, Pine Valley Country Club, 1331 Clarion Dredg

1331 Clarion Drive
Bret & Elizabeth Arthur

Blue = Fencing (Measurements accurate, lines not to scale)

Green = Property Line (To Scale)

Yellow = Distance from fence to property line



FORT WAYNE PLAN COMMISSION STAFF REPORT • JULY 2021

PROPOSAL:	Primary Development Plan PDP-2020-0032, Headwaters Junction
APPLICANT:	Headwaters Junction, Inc.
REQUEST:	To approve a primary development plan for relocation of a depot, and installation of a club car and associated improvements.
LOCATION:	The address of the subject property is 1010 Cass Street (Section 30 of Wayne Township).
LAND AREA:	Approximately .127 acres
PRESENT ZONING:	I2/General Industrial
NEIGHBORHOOD ASSOCIATIONS:	Community Liaison, Northwest Area Partnership, Bloomingdale Neighborhood

SUBMITTAL REQUIREMENTS:

- All required documents were submitted by the filing deadline of June 1, 2021.

SITE HISTORY:

- The site has been used as storage and parking since the 1980's.
- The Plan Commission approved a primary development plan for Headwaters Junction in January 2021.

STAFF DISCUSSION:

This proposal is considered Phase I of Headwaters Junction, a mixed-use, regional destination proposal on the north side of the St. Mary's River. This phase will include the relocation of the historic Craigville Depot, a new gazebo with restored historic parts, a restored historic railroad passenger car, a public plaza, and a small parking area. Because the project includes multiple structures, a Primary Development Plan review is required. All of the proposed uses are permitted within the I2/General Industrial zoning district. The site is bounded by the Fort Wayne Outfitters recreation shop to the south, Pepsi Cola Bottlers to the north and east, and a multi-tenant retail building to the west.

The Plan Commission approved a primary plan in January 2021. At that time, the existing storage building for Fort Wayne Outfitters was going to be removed and replaced with parking for both the Headwaters Junction and the Outfitters. With the many moving parts of the redevelopment of the riverfront, Fort Wayne Outfitters has not yet secured a new storage location. Both groups are also working on alternate parking locations for the various riverfront activities. For now, the storage building needs to remain, which means additional parking will not be built with this phase. There is an agreement between Headwaters Junction and Fort Wayne Outfitters to share the existing parking on the site until new locations for storage and parking are found. The Plan Commission can grant a waiver to supply parking offsite.

The applicant is requesting one waiver of setback standards for the depot. The front (west) building setback requirement is 25 feet. The proposed development plan would require a waiver to allow a 5-foot setback to the new property line on the west side of the building. By reducing the site to the eastern tract only, there is no longer room to meet the west setback. The site spacing will be the same when the storage building is eventually removed. Without approval of the waiver, the proposed development cannot move forward on this site at this time.

The Plan Commission must consider the following standards when considering a waiver:

- 1) The waiver or modification is in conformance with the purposes and intent of this Ordinance along with the objectives and policies of the Comprehensive Plan;
- 2) The applicant has submitted adequate evidence to demonstrate that the requested waiver or modification will not have a significant impact on contiguous residential properties; and
- 3) The failure to grant the requested waiver would result in practical difficulties in the use of the property for the proposed development.

The following justification has been provided by the applicant:

- a) *The required parking for this development will still be implemented in accordance with standards. These required spaces will be available on the adjacent property directly to the west. These will be shared between both properties and will account for the required parking. The proposed 5-foot front yard setback continues to allow access to all sides of the storage facility without creating any interferences or issues, thus not affecting its primary use or value.*
- b) *There is no residential zoning adjacent to this development.*
- c) *Failure to grant these waivers will result in the difficulty to incorporate the station depot, gazebo, and railcar tracks, thus resulting in inadequate space for the proposed development and delaying of the overall project until additional land can be purchased.*

Staff is supportive of the waivers. The end result will be equal to the previous Plan Commission approval. Additionally, the trend in downtown areas is to reduce or eliminate the requirement for onsite parking. Parking opportunities are increasing in the area with the development of public garages along the riverfront corridor.

The Craigville Depot is currently being restored offsite. Headwaters Junction will use the depot for event ticket sales, a gift shop and concessions. The new gazebo includes the restored original benches from the Depot. These two structures will be placed on a paved plaza on the east side of the site. This phase also includes the new location of a 1950's passenger train car, which is being restored as a club car. The club car will be available for visitors, parties and other events. It will be placed on a section of track and may be available for short trips in the future, depending on future phases of Headwaters Junction.

The Riverfront Fort Wayne Master Plan includes recommendations to extend the Downtown Edge zoning district to river adjacent property on the north side of the river. Staff has discussed this possibility of a zoning change with the applicant and it appears that the intended uses will be compatible. If necessary, the railroad spur portion of the site could be excluded in any future zoning changes. The master plan encourages private development to radiate out from the public investment made in Phase I with Promenade Park. The plan encourages a mixture of land uses that create a dense, walkable environment, and destinations for public gathering.

DEPARTMENT REVIEW:

Fire Department: No comments received at time of notebook printing.

Stormwater Engineering: Primary approved with comments for secondary.

Water Engineering: Primary approved with comments for secondary.

Sewer Engineering: Primary approved with comments for secondary.

Traffic Engineering, Street Engineering, and Traffic Lighting: Primary approved with comments.

Allen County Surveyor's Office: n/a

Park Department: No comments received at time of notebook printing.

Floodplain Manager: n/a

STAFF RECOMMENDATION:

Conditional Approval of the primary development plan contingent upon the developer satisfying the following conditions:

1. A Secondary Development Plan may be required, depending on phasing of the project. Otherwise, Staff may allow a Site Plan Review.
2. All signage will meet the requirements of the Zoning Ordinance unless a variance is requested and approved by the Board of Zoning Appeals.
3. The following waivers of development standards are approved:
 - a. The front yard setback on the west side of the depot building may be reduced from 25 feet to 5 feet.

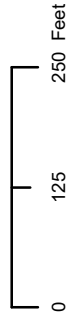


PDP-2021-0028 Headwaters Junction Amended



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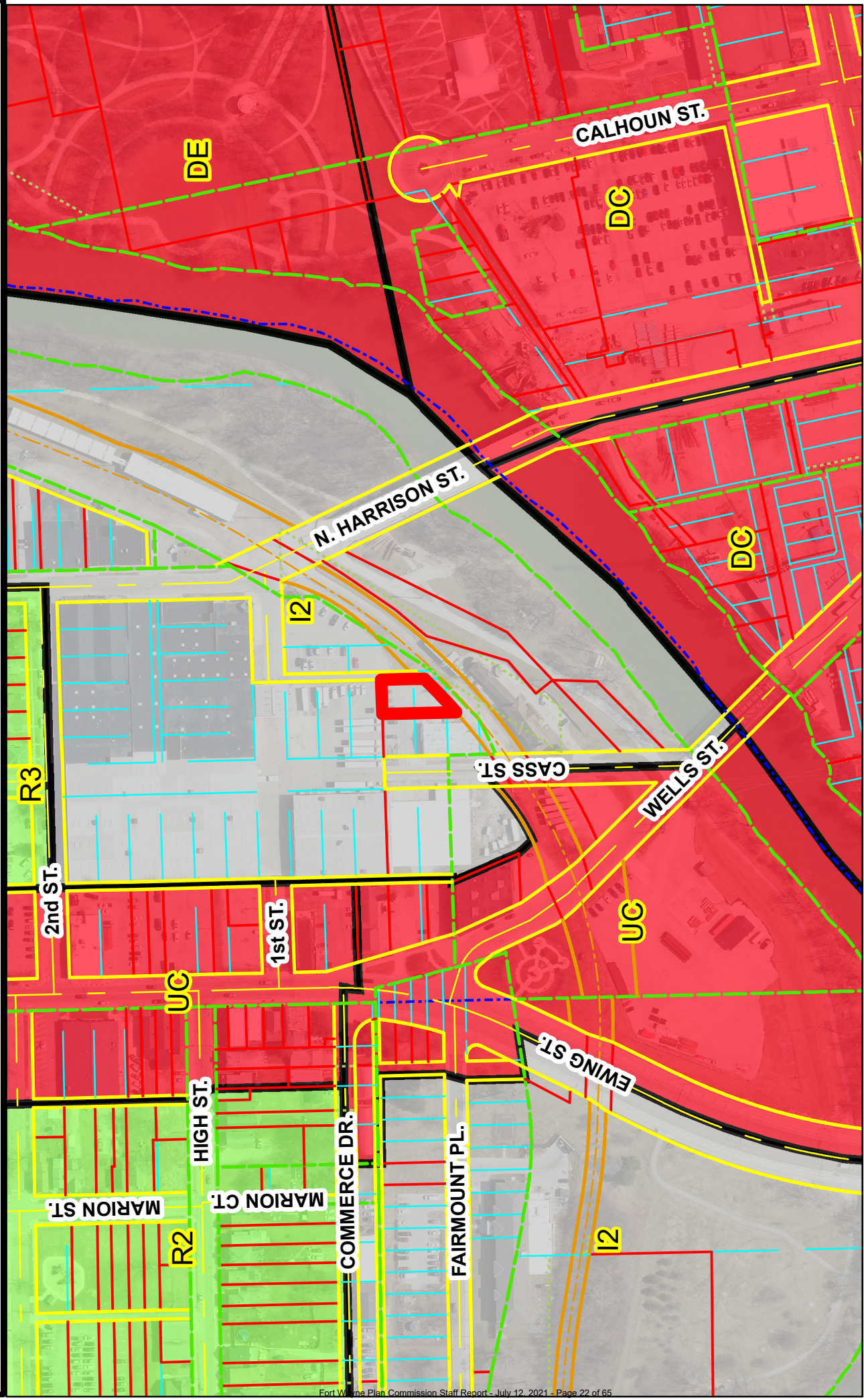
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PDP-2021-0028 Headwaters Junction Amended



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Parent Tract - Legal Description (per Document 2014042486):
 Lots numbered 59, 60 and all of Lot Number 61 in North Side Addition, as recorded in Deed Record 30, pages 514-515, EXCEPT that part of said lots sold to Fort Wayne, Jackson and Saginaw Railroad Co. by deed dated March 26, 1873 and recorded in Book 59, page 94 of the Deed Records of Allen County.

Lot 62 - Legal Description (per Document 2014042486):
 Lot Number 62 in North Side Addition, as recorded in Deed Record 30, pages 514-515.

Tract 1 - Legal Description (per Document 202102002):
 The East 53.27 feet of Lots 60, 61 and 62 in the North Side Addition to the City of Fort Wayne lying North of the line beginning at a point on the Northeast corner of said Lot 61, according to the plat thereof, recorded in Deed Record 30, pages 514-515, in the Office of the Recorder of Allen County, Indiana, containing 5399 square feet.

Parent Tract - Survey Description:
 This description, prepared by Aaron J. Carl, Professional Surveyor License Number LS20800123, and employed by T-E Incorporated, was created as part of a Retraction Survey for Job No. 21019 on April 22, 2021. Part of Lot 7 in Wells Reserve, Township 30 North, Range 12 East, Wayne Township, Allen County, Indiana, also being part of Lots 59, 60 and 61 and of Lot 62 in North Side Addition as recorded in Deed Record 30, pages 514-515, also being a tract of land conveyed to Over The Tracts, LLC by Document 2014042486, also being a tract of land conveyed to Over The Tracts, LLC by Document 202102002, all recorded documents in this description are recorded in the Office of the Recorder of Allen County, Indiana, and more particularly described as follows:

Tract 1 - Survey Description:
 Beginning at the Northwest corner of said Lot 62; thence North 88 degrees 33 minutes 56 seconds East, on and along the North line of said Lot 62, a distance of 120.19 feet to the Northeast corner of said Lot 62; thence South 01 degrees 04 minutes 59 seconds East, on and along the East line of said Lot 61 and 62, a distance of 82.26 feet to the North line of a tract of land conveyed to the City of Fort Wayne, Indiana Department of Redevelopment by Document 2000072698; thence South 49 degrees 32 minutes 29 seconds West, on and along said North line of the City of Fort Wayne tract, a distance of 135.76 feet to the West line of said Lot 59; thence North 01 degrees 09 minutes 49 seconds West, on and along the West line of said Lot 59, a distance of 100.00 feet to the point of beginning, containing 0.235 acres of land more or less, being subject to and/or together with all easements and rights-of-way of record.

Tract 2 - Survey Description:
 This description, prepared by Aaron J. Carl, Professional Surveyor License Number LS20800123, and employed by T-E Incorporated, was created as part of an Original Survey for Job No. 21019 on April 22, 2021. Part of Lot 7 in Wells Reserve, Township 30 North, Range 12 East, Wayne Township, Allen County, Indiana, also being part of Lots 59, 60, 61 and 62 in North Side Addition as recorded in Deed Record 30, pages 514-515, also being a tract of land conveyed to Over The Tracts, LLC by Document 2014042486, all recorded documents in this description are recorded in the Office of the Recorder of Allen County, and more particularly described as follows:

Tract 1 - Survey Description:
 Beginning at the Northwest corner of said Lot 62; thence North 88 degrees 33 minutes 56 seconds East, on and along the North line of said Lot 62, a distance of 66.92 feet, being 53.27 feet West of the Northeast corner of said Lot 62; thence South 01 degrees 04 minutes 59 seconds East, a distance of 125.65 feet to the North line of a tract of land conveyed to the City of Fort Wayne, Indiana Department of Redevelopment by Document 2000072698; thence South 49 degrees 32 minutes 29 seconds West, on and along said North line of the City of Fort Wayne tract, a distance of 86.85 feet to the West line of said Lot 59; thence North 01 degrees 09 minutes 49 seconds West, on and along the West line of said Lot 59, a distance of 86.85 feet to the point of beginning, containing 0.235 acres of land more or less, being subject to and/or together with all easements and rights-of-way of record.

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 This description, prepared by Aaron J. Carl, Professional Surveyor License Number LS20800123, and employed by T-E Incorporated, was created as part of an Original Survey for Job No. 21019 on April 22, 2021. Part of Lot 7 in Wells Reserve, Township 30 North, Range 12 East, Wayne Township, Allen County, Indiana, also being part of Lots 59, 60, 61 and 62 in North Side Addition as recorded in Deed Record 30, pages 514-515, also being a tract of land conveyed to Over The Tracts, LLC by Document 2014042486, all recorded documents in this description are recorded in the Office of the Recorder of Allen County, and more particularly described as follows:

Tract 1 - Survey Description:
 Beginning at the Northwest corner of said Lot 62; thence North 88 degrees 33 minutes 56 seconds East, on and along the North line of said Lot 62, a distance of 66.92 feet, being 53.27 feet West of the Northeast corner of said Lot 62; thence South 01 degrees 04 minutes 59 seconds East, a distance of 125.65 feet to the North line of a tract of land conveyed to the City of Fort Wayne, Indiana Department of Redevelopment by Document 2000072698; thence South 49 degrees 32 minutes 29 seconds West, on and along said North line of the City of Fort Wayne tract, a distance of 86.85 feet to the West line of said Lot 59; thence North 01 degrees 09 minutes 49 seconds West, on and along the West line of said Lot 59, a distance of 86.85 feet to the point of beginning, containing 0.235 acres of land more or less, being subject to and/or together with all easements and rights-of-way of record.

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 This description, prepared by Aaron J. Carl, Professional Surveyor License Number LS20800123, and employed by T-E Incorporated, was created as part of an Original Survey for Job No. 21019 on April 22, 2021. Part of Lot 7 in Wells Reserve, Township 30 North, Range 12 East, Wayne Township, Allen County, Indiana, also being part of Lots 59, 60, 61 and 62 in North Side Addition as recorded in Deed Record 30, pages 514-515, also being a tract of land conveyed to Over The Tracts, LLC by Document 2014042486, all recorded documents in this description are recorded in the Office of the Recorder of Allen County, and more particularly described as follows:

Tract 1 - Survey Description:
 Beginning at the Northwest corner of said Lot 62; thence North 88 degrees 33 minutes 56 seconds East, on and along the North line of said Lot 62, a distance of 66.92 feet, being 53.27 feet West of the Northeast corner of said Lot 62; thence South 01 degrees 04 minutes 59 seconds East, a distance of 125.65 feet to the North line of a tract of land conveyed to the City of Fort Wayne, Indiana Department of Redevelopment by Document 2000072698; thence South 49 degrees 32 minutes 29 seconds West, on and along said North line of the City of Fort Wayne tract, a distance of 86.85 feet to the West line of said Lot 59; thence North 01 degrees 09 minutes 49 seconds West, on and along the West line of said Lot 59, a distance of 86.85 feet to the point of beginning, containing 0.235 acres of land more or less, being subject to and/or together with all easements and rights-of-way of record.

Tract 2 - Survey Description:
 This description, prepared by Aaron J. Carl, Professional Surveyor License Number LS20800123, and employed by T-E Incorporated, was created as part of an Original Survey for Job No. 21019 on April 22, 2021. Part of Lot 7 in Wells Reserve, Township 30 North, Range 12 East, Wayne Township, Allen County, Indiana, also being part of Lots 59, 60, 61 and 62 in North Side Addition as recorded in Deed Record 30, pages 514-515, also being a tract of land conveyed to Over The Tracts, LLC by Document 2014042486, all recorded documents in this description are recorded in the Office of the Recorder of Allen County, and more particularly described as follows:

SURVEYOR'S REPORT
 The purpose of this survey was to perform a retracement and an original survey of the aforesaid tracts of land.

In accordance with 865 Indiana Administrative Code (IAC) 1-2.2, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- Availability and condition of reference monuments.
- Occupancy or possession lines.
- Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with reference monuments.
- Relative Positional Accuracy (RPA), the acceptable relative positional accuracy for the various survey classifications are as follows:
 - Urban surveys: 0.07 feet plus 50 parts per million.
 - Suburban surveys: 0.13 feet plus 100 parts per million.
 - Rural surveys: 0.26 feet plus 200 parts per million.

Reference Monuments
 - A 1-inch diameter Pinch Pipe was found and accepted as marking the Southeast corner of Lot 62.
 - A 1-inch diameter Pinch Pipe was found and accepted as marking the Southeast corner of Lot 51.
 - A 1.5-inch diameter Pinch Pipe was found and accepted as marking the West right-of-way of Cass Street, 187.33 feet South of the Southeast corner of Lot 58.
 - A 3.8-inch diameter Rebar was found and accepted as marking the West right-of-way of Cass Street, 151.66 feet South of the Southeast corner of Lot 58.
 - A Railroad Spike was found and accepted as marking the West right-of-way of Cass Street, 72.31 feet South of the Southeast corner of Lot 62.
 - A Railroad Spike was found and accepted as marking the East right-of-way of Cass Street, 0.65 feet South of the Northeast corner of Lot 62.

For other local monumentation see Plat of Survey.
 - 5/8-inch diameter rebar with identification caps stamped "T-E INC FIRM ID #0079" were set as shown on the Plat of Survey.

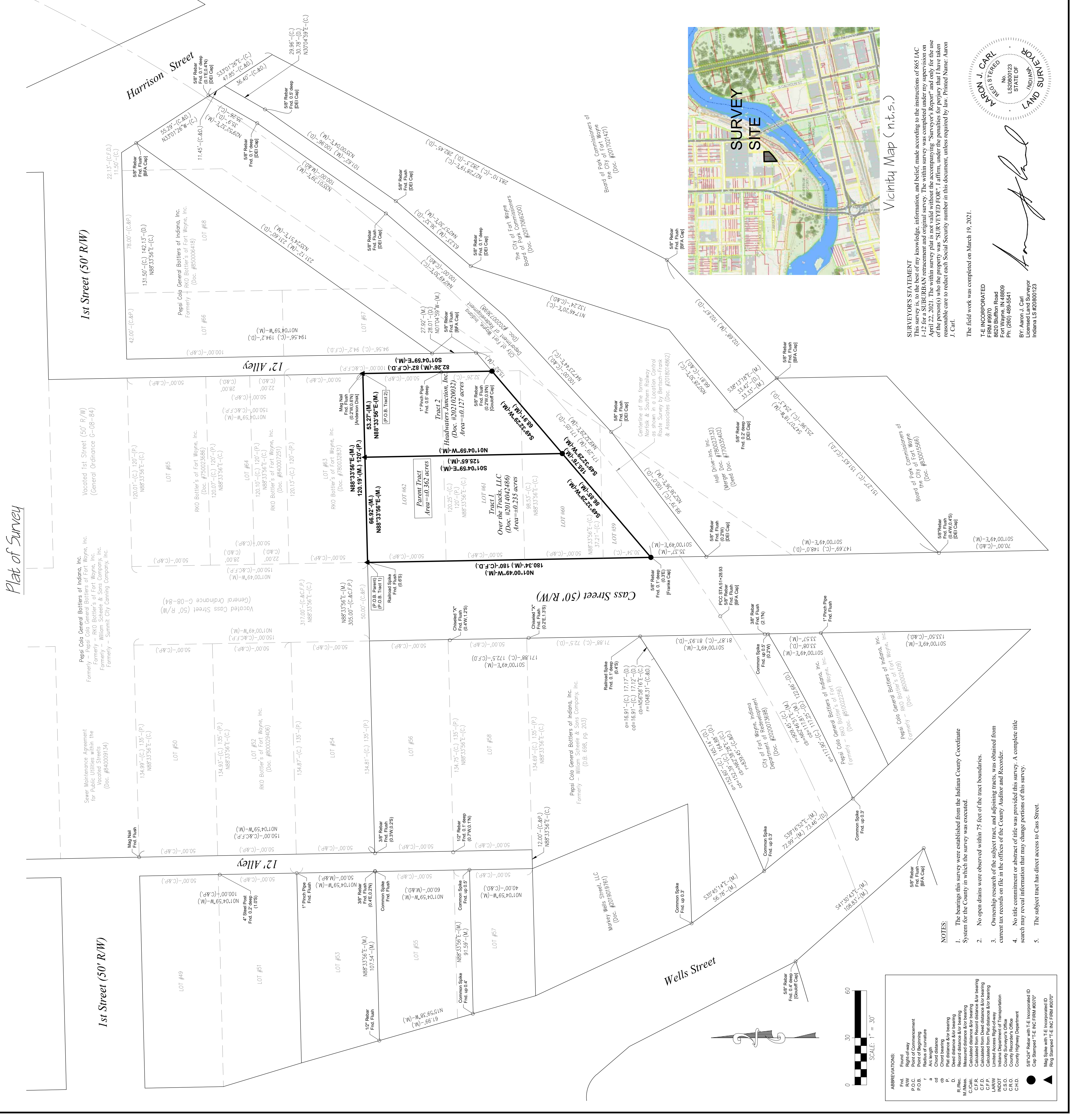
Occupancy and Possession Lines
 A paved road exists along the West line of the subject tract and is as shown on the Topographic Detail. A fence exists along the North line of the subject tract and is as shown on the Topographic Detail. Underground and overhead utilities exist along the East, West and South lines of the subject tract and is as shown on the Topographic Detail.

Clarity or Ambiguity in Possession and Record
 No ambiguities were found in this survey.

Theory of Location:
 The Southeast corner of Lot 64 was established using a distance-distance intersection, 100 feet North of a 1-inch diameter Pinch Pipe at the Southeast corner of Lot 62 and 417 feet East of a 1-inch diameter Pinch Pipe found at the Southeast corner of Lot 51. The North and South lines of the Lots in the Northside Addition were established using the line created between the Southeast corner of Lot 51 and the calculated Southeast corner of Lot 64. The East and West lines of the 12-foot Alley in Northside Addition were established using the line created between the Southeast corner of Lot 59 and the Southeast corner of Lot 64. The East and West lines of the 12-foot Alley in Northside Addition were established using the line created between the Southeast corner of Lot 59 and the Southeast corner of Lot 64. The East and West lines of the 12-foot Alley in Northside Addition were established using the line created between the Southeast corner of Lot 59 and the Southeast corner of Lot 64. The East and West lines of the 12-foot Alley in Northside Addition were established using the line created between the Southeast corner of Lot 59 and the Southeast corner of Lot 64.

The North line of the subject tract, being the North line of Lot 62, was established as described above. The East line of the subject tract, corresponding to the West line of a 12-foot alley and the East line of Lots 61 and 62, was established as described above. The South line of the subject tract, corresponding to the North right-of-way of the former Norfolk & Southern Railway and the current Norfolk and the West line of land conveyed to the City of Fort Wayne, Indiana Department of Redevelopment by Document 2000072698, was established as described above. The West line of land conveyed to the City of Fort Wayne, Indiana Department of Redevelopment by Document 2000072698, was established as described above. The West line of land conveyed to the City of Fort Wayne, Indiana Department of Redevelopment by Document 2000072698, was established as described above. The West line of land conveyed to the City of Fort Wayne, Indiana Department of Redevelopment by Document 2000072698, was established as described above.

Reference Documents:
 - Northside Addition, Deed Record 30, pages 514-515.
 - Survey by Downman Engineering, Inc., recorded December 20, 2017 in Document 2017066200.
 - Location Control Route Survey by Bernick-Frank & Associates, recorded March 26, 2018 in Document 2018018462.
 - All documents referenced above are recorded in the Office of the Recorder of Allen County, Indiana.



Survey Site

Vicinity Map (n.t.s.)

SURVEYOR'S STATEMENT
 This survey is, to the best of my knowledge, information, and belief, made according to the instructions of 865 IAC 1-2 for a SURVEYOR'S retracement and original survey. The within survey was completed under my supervision on the day and at the place above described. The person(s) who the property was SURVEYED FOR is/are shown on the plat of survey. I have taken reasonable care to reduce each Social Security number in this document, unless required by law. Printed Name: Aaron J. Carl.

The field work was completed on March 19, 2021.

T-E INCORPORATED
 FIRM #8970
 8620 Bluffton Road
 Fort Wayne, Indiana 46809
 Phone: (260) 489-5541

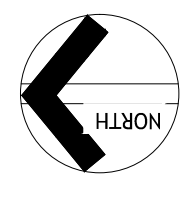
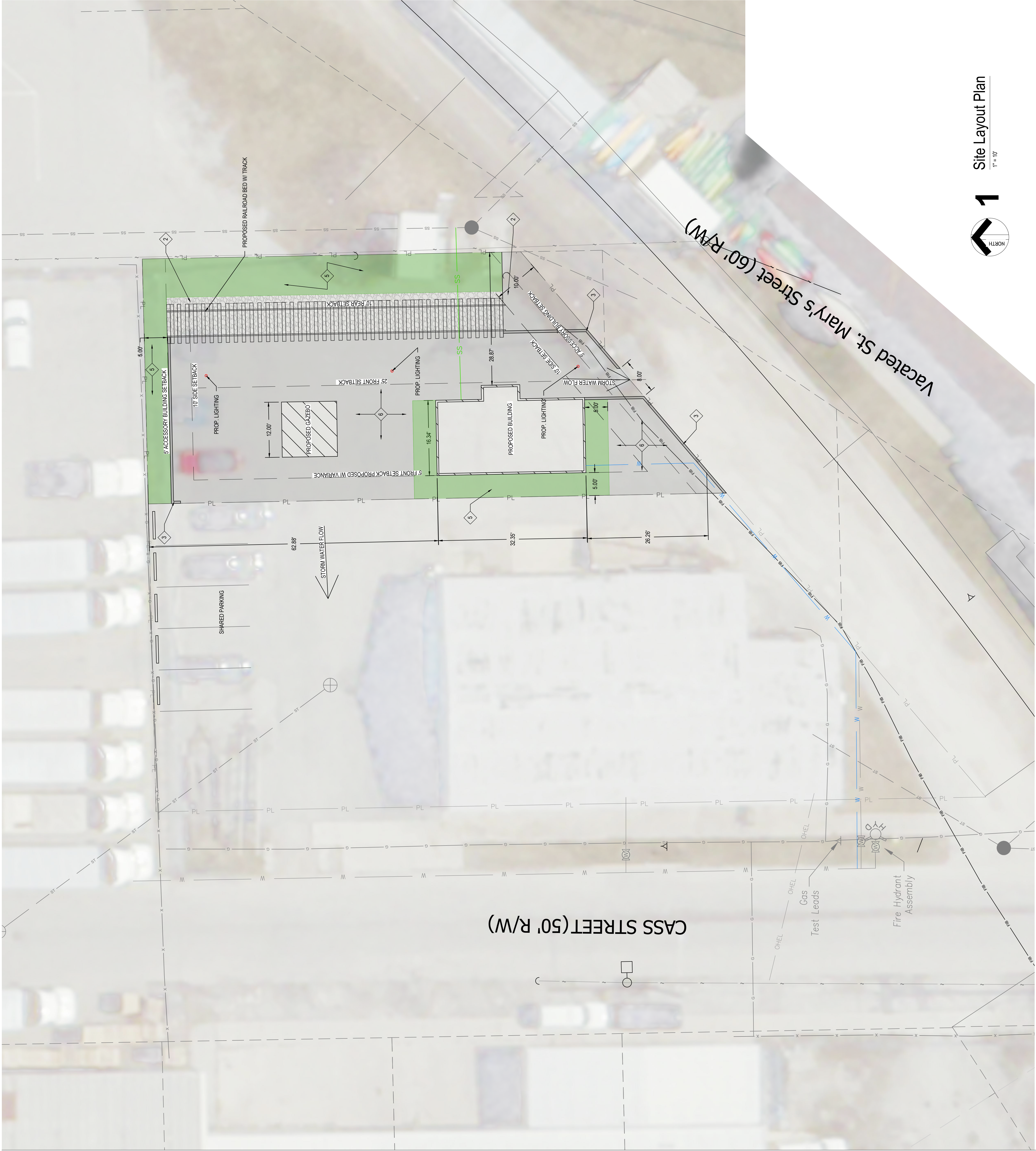
By: Aaron J. Carl
 License No. LS20800123
 Indiana LS #20800123

MARCO J. CARL
 REG. SURVEYOR
 No. LS20800123
 STATE OF INDIANA

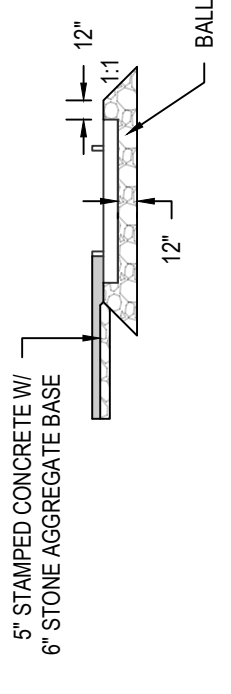
NOTES:
 1. The bearings in this survey were established from the Indiana County Coordinate System for the County in which the survey was conducted.
 2. No open drains were observed within 75 feet of the tract boundaries.
 3. Ownership research of the subject tract, and adjoining tracts, was obtained from current tax records on file in the offices of the County Auditor and Recorder.
 4. No file commitment or abstract of title was provided this survey. A complete title search may reveal information that may change portions of this survey.
 5. The subject tract has direct access to Cass Street.

ABBREVIATIONS
 Found
 Right-of-way
 RW
 Point of Beginning
 P.O.B.
 Radius of curvature
 R.C.
 Chord distance
 CD
 Chord bearing
 CB
 Distance
 D
 Bearing
 B
 Magnetic bearing
 M.B.
 True bearing
 T.B.
 Calculator distance & bearing
 C.D. & B.
 Calculator from Plat distance & bearing
 C.F.P. & B.
 Calculator from Plat distance & bearing
 C.F.P. & B.
 County Surveyor's Office
 C.S.O.
 County Highway Department
 C.H.D.
 State Stamp: T-E INC FIRM #8970
 Map Stamp: T-E INC FIRM #0079
 Ring Stamped T-E INC FIRM #0079

SCALE: 1" = 30'



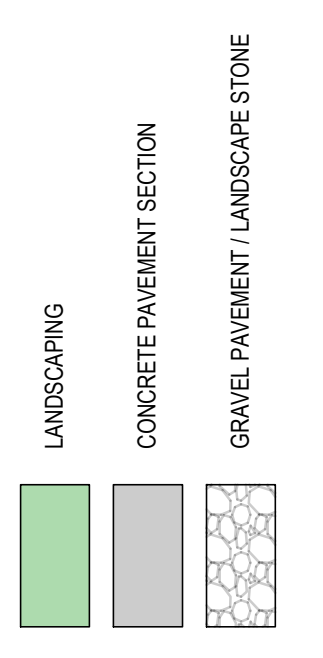
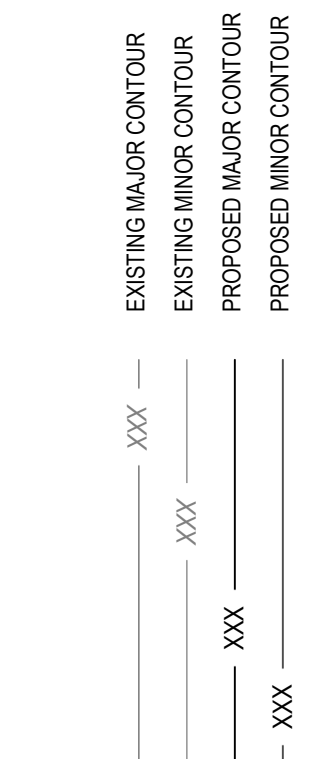
1 Site Layout Plan
1" = 10'



2 Railroad Section
1" = 10'

- General Construction Notes**
1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH STATE, COUNTY AND LOCAL CODES INCLUDING ALL NEIGHBORHOOD DESIGN GUIDELINES.
 2. ALL PERMITTING FEES SHALL BE PAID FOR BY THE CONTRACTOR.
 3. CONTRACTOR SHALL PROTECT ALL ADJACENT IMPROVEMENTS, BUILDINGS, INFRASTRUCTURE, PAVEMENTS, PAVEMENT MARKINGS, WALKS, GRASS, ETC DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ALL ADJACENT IMPROVEMENTS AND UTILITIES SHALL BE REPAIRED / REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
 4. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL PLACE APPROPRIATE EROSION CONTROL MEASURES TO ENSURE NO SEDIMENT LEAVES THE SITE OR ENTERS ADJACENT AREAS.
 5. CONTRACTOR TO MATCH CONSTRUCTION UNITS TO EXISTING GRADES AND PROVIDE POSITIVE DRAINAGE TO EXISTING DRAINAGE PATHS SYSTEMS.
 6. CONTRACTOR SHALL ADJUST ALL CASTINGS TO GRADE WITHIN OR ADJACENT TO THE WORK AREA. ALL DISTURBED AREAS BY PLACING TOPSOIL IF REQUIRED, GRADING TO ESTABLISH POSITIVE DRAINAGE, SEEDING AND MULCH.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES, LOCAL COUNTY JURISDICTIONS AND UTILITIES.

- Typical Site Work Description Notes**
1. PREPARE EXISTING ADJACENT PRIOR TO NEW PLACEMENT.
 2. STONE BALLAST.
 3. CONCRETE CURB- STRAIGHT, "C-Z".
 4. PROTECT EXISTING ADJACENT IMPROVEMENTS AND INFRASTRUCTURE TO REMAIN.
 5. MULCH AND COVERING WITH STRAW MULCH TO AREA (MATCH EXISTING).
 6. CONCRETE PAVEMENT - 2" STAMPED

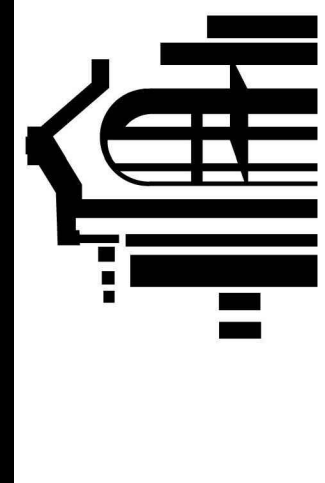


FULL SUMMARY
ZONING: ZONE: I-2
ADJACENT ZONES: I-2 (UC @ SW CORNER)
SETBACKS: FRONT: 25' (PROPOSED 5' W/ WAIVER)
SIDES: 10'
REAR: 10'

HEADWATERS JUNCTION

A New Construction Project For :

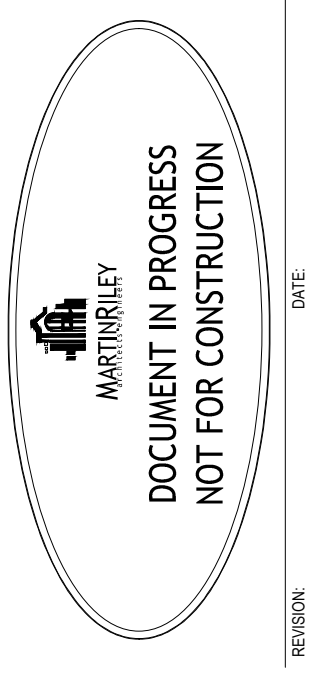
1010 Cass Street
Fort Wayne, IN



MARTIN RILEY
architects-engineers

221 West Baker Street
Fort Wayne, Indiana 46802
TEL. 260.422.7994
FAX. 260.426.2067

THE CLIENT HAS REVIEWED AND APPROVED THE INFORMATION CONTAINED HEREIN FOR THE PURPOSES OF THE PROJECT. THE CLIENT'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CLIENT'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CLIENT'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



REVISION: _____ DATE: _____
DRAWN BY: _____ REVISION: _____ DATE: _____
COMMISSION NUMBER: 2019-008 COMMISSION DATE: 2021-06-02

C200

SITE LAYOUT PLAN



Fort Wayne, Indiana

HEADWATER'S JUNCTION - PHASE ONE



Description - Tract 1:

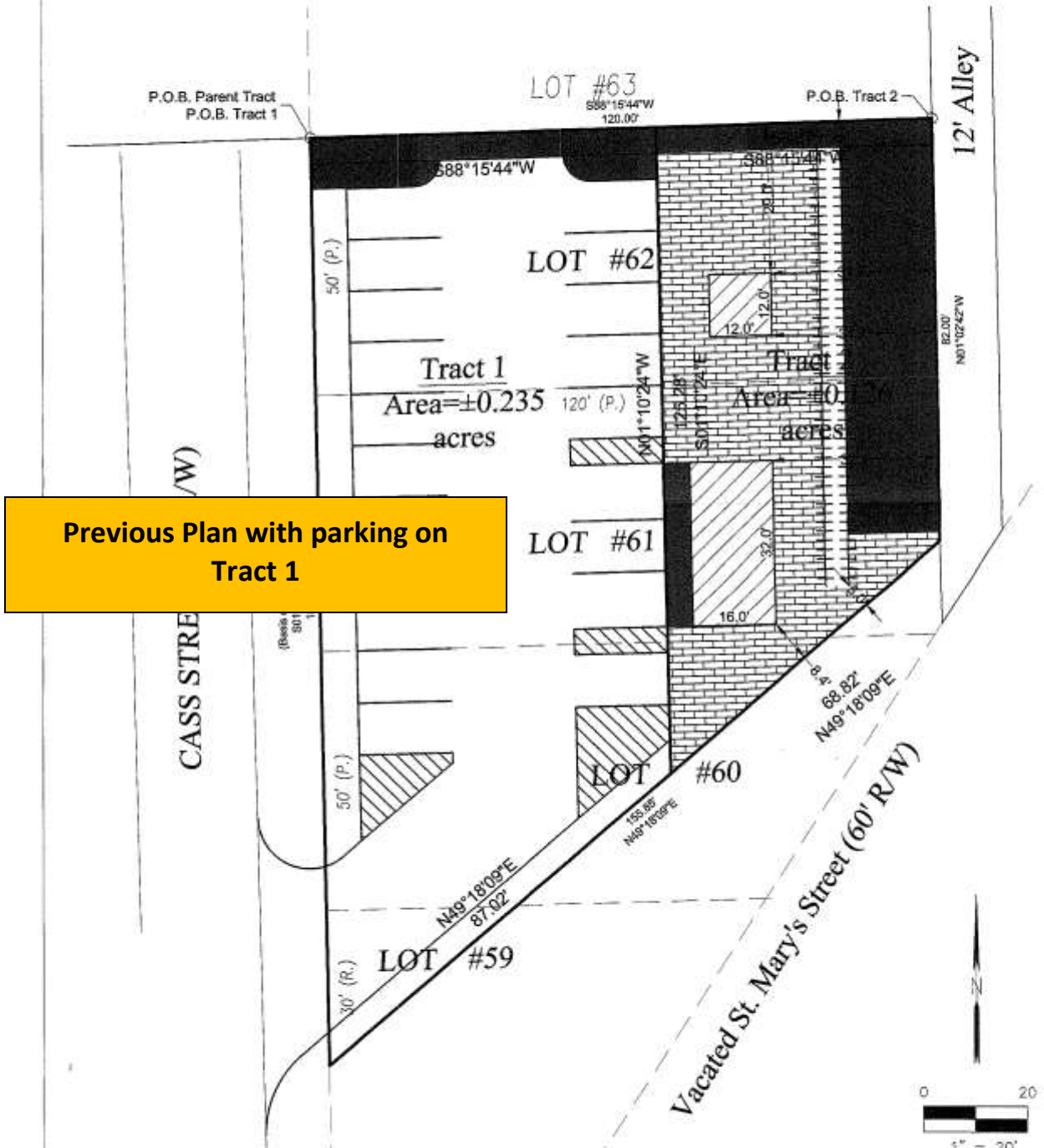
Part of Lots 59, 60, 61 and all of Lot 62 in the North Side Addition to the City of Fort Wayne, as recorded in Deed Book 30, page 514, also being part of a tract of land conveyed to Over the Tracks, LLC by Document 2014042486, all recorded documents in this description are recorded in the Office of the Recorder of Allen County, and more particularly described as follows:

Beginning at the Northwest corner of said Lot 62; thence South 01 degrees 02 minutes 42 seconds East, being the basis of all bearings this description, on and along the West line of said Lots 59, 60, 61 and 62, a distance of 180.00 feet to a point 30.00 feet South of the Northwest corner of said Lot 59; thence North 49 degrees 18 minutes 09 seconds East, a distance of 87.02 feet; thence North 01 degrees 10 minutes 24 seconds West, a distance of 125.28 feet to the North line of said Lot 62; thence South 88 degrees 15 minutes 44 seconds West, on and along said North line, a distance of 66.73 feet to the Point of Beginning, containing 0.235 acres more or less, being subject to and/or together with all easements and rights-of-way of record.

Description - Tract 2:

Part of Lots 60, 61 and Lot 62 in the North Side Addition to the City of Fort Wayne, as recorded in Deed Book 30, page 514, also being part of a tract of land conveyed to Over the Tracks, LLC by Document 2014042486, all recorded documents in this description are recorded in the Office of the Recorder of Allen County, and more particularly described as follows:

Beginning at the Northeast corner of said Lot 62; thence South 88 degrees 15 minutes 44 seconds West, being the basis of all bearings this description, on and along the North line of said Lot 62, a distance of 53.27 feet; thence South 01 degrees 10 minutes 24 seconds East, a distance of 125.28 feet; thence North 49 degrees 18 minutes 09 seconds East, a distance of 68.82 feet to a point on the East line of said Lot 61, being 32 feet South of the Northeast corner of said Lot 61; thence North 01 degrees 02 minutes 42 seconds West, on and along the East line of said Lots 61 and 62, a distance of 82.00 feet to the Point of Beginning, containing 0.126 acres more or less, being subject to and/or together with all easements and rights-of-way of record.



Previous Plan with parking on Tract 1

This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.



T-E INCORPORATED

8620 Bluffton Road
Fort Wayne, IN 46808
Phone (260) 489-5541 FAX (260) 489-3174
Email TE@t-e-inc.com

OWNER:	Over The Tracks, LLC
ADDRESS:	1010 Cass Street, Fort Wayne, Indiana 46808
DESCRIPTION:	Part of Lots 59, 60, 61 & All of Lot 62 of Northside Addition
JOB NO.:	20071
DATE:	June 3, 2020

PARKING AGREEMENT

This agreement is entered into this ____ day of June, 2021 between Over The Tracks, LLC (Halls) and Headwaters Junction, Inc (Headwaters).

Whereas Headwaters is being required to provide a minimum of three parking spaces to accommodate their development of a Depot and Club Car, and in recognition of the joint desire of Halls and Headwaters to provide a parking lot for both Halls and Headwaters in the future, it is hereby agreed that:

Headwaters shall have the right to use three undesignated parking spaces on property currently owned by Halls and utilized by The Outfitters and their patrons.

This agreement shall remain in full force and effect until such time as the parties construct a joint parking area.

Headwaters Junction, LLC

By Donald B. Steininger, President

Over The Tracks, LLC

By Tim Hall, Member/ Manager

FORT WAYNE PLAN COMMISSION STAFF REPORT • JULY 2021

PROPOSALS:	Rezoning Petition REZ-2021-0029 and Primary Development Plan PDP-2021-0024 - Homestead Road Apartments
APPLICANT:	Foresight Consulting
REQUEST:	To rezone property from AR/Low Intensity Residential to R3/Multiple Family Residential and approve a primary development plan for a 14-unit apartment building.
LOCATION:	The site is located on the east side of Homestead Road, north of U.S. 24. The address of the subject property is 7109 Homestead Road. (Section 27 of Aboite Township).
LAND AREA:	Approximately 1.19 acres
PRESENT ZONING:	AR/Low Intensity Residential
PROPOSED ZONING:	R3/Multiple Family Residential
NEIGHBORHOOD ASSOCIATIONS:	Southwest Area Partnership, Community Liaison
ADJACENT ZONING & LAND USES:	North: AR/Low-Intensity Residential (single-family residence) South: AR/Low-Intensity Residential (single-family residence) East: AR/Low-Intensity Residential (single-family residence) West: I2/General Industrial (Wayne Chemical)

SUBMITTAL REQUIREMENTS

All required documents were submitted by the filing deadline of June 1, 2021.

SITE HISTORY

- Site has historically hosted a commercial building that was razed between 2015 and 2018.
- A single-family residence permit was applied for on the property in 2017. The project was abandoned after the foundation was laid.

STAFF DISCUSSION

Rezoning:

The applicant proposes to rezone from AR/Low-Intensity Residential to R3/Multiple Family Residential on this site. The site is north of the Homestead Road and US-24 intersection with frontage along Homestead Road. The vicinity hosts myriad uses, but most of the uses are residential to the north and non-residential to the south. A single-family residence is to the north with the Forest Ridge addition just beyond. To the south is a professional office park that received Board of Zoning Appeals approval. Wayne Chemical is to the west with the Pine Hollow subdivision just beyond.

The site once had a commercial style building constructed in the 1970's-1980's. However, historic imagery shows the building was demolished within the past decade. A single-family house project was likewise abandoned. The proposal of multiple-family residential zoning, R3, provides buffering between the professional office park and the subdivisions off Homestead Road. The applicant is working with Aqua Indiana sewer to accommodate proper sewer capacity for a multiple family building.

The proposed rezone meets the following goals and objectives of the Comprehensive Plan:

LU3 - Use land resources efficiently by encouraging new development, revitalization, and redevelopment in areas already served by infrastructure.

LU5 - Encourage sustainable growth and quality development, revitalization, and redevelopment by increasing and enhancing connectivity.

LU6 - Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.

LU8 - Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.

H3.B - Identify appropriate locations for compatible infill housing that would replace vacant or underutilized sites in existing neighborhoods.

H4 - Provide housing choice within neighborhoods.

H6 - Promote mixed uses along with proximity of uses.

STAFF RECOMMENDATION: “Do Pass” of Rezoning Petition REZ-2021-0029 after considering the following:

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan and should not establish an undesirable precedent in the area. The rezoning request complies with the Comprehensive Plan land use objectives mentioned above. The proposed rezone will give rise to more housing options in Southwest Fort Wayne.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. The proposed rezone will allow for tiered usage between commercial and single-family residential, and the character of the surrounding properties will still be maintained.
3. Approval is consistent with the preservation of property values in the area. Staff anticipates that property values will be preserved in this area.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. The development is proposed in an area that was developed in the late 1960’s to 1990’s. The site is within the conceptual development plan exhibited in the Allen County Comprehensive Plan. While utilities are available to the site, the associated Primary Development Plan will review if utilities are adequate for development.

Development Plan:

In association with the rezone, the applicant proposes a multiple-family building that contains 14 units in a townhouse-style layout. Rather than a complex, this will be a single building that runs parallel to the professional office park to the south. The front of the townhouses is oriented toward the office park, with the rear facing the single-family residences, mitigating headlights for residential neighbors. Today, the site includes an access drive which gives sole access to the professional office park to the south. This access easement will be negotiated privately and independently of this proposal.

It appears that all the zoning ordinance development standards for the R3 zoning district can be met. Projection standards allow for the proposed 8’ patios to encroach into the 30’ envelope setback. Adequate parking is provided via garages and approximate 30’ driveways. As for pedestrian circulation, internal sidewalks do not apply to this project. The Walk Fort Wayne plan shows that Homestead Road is a thoroughfare in need of Pedestrian Facilities, so the applicant will need to work with reviewing agencies to determine if a sidewalk should be shown on the construction documents.

Although landscaping is provided on the northern edge of the site, the landscaping does not provide much detail. The Zoning Ordinance would require B-3 landscaping to the north and east and B-4 landscaping to the west. In addition, A-1 landscaping is required on the driveway parallel to the parking lot adjacent to

the professional office park. The applicant can work with Plan Commission staff on a landscaping plan but will need to do so prior to construction.

Signage is not included with this proposal, but staff encourages applicant to work with the Department of Planning Services for any proposed signs. Lighting plans were not included with the proposal, but the City of Fort Wayne Zoning Ordinance standards require full cut-off light fixtures, and staff recommends that the applicant and associated contractors review the lighting section of the City of Fort Wayne Zoning Ordinance prior to any lighting installation.

DEPARTMENT REVIEW:

Fire Department: Under review.

Stormwater Engineering: Plan approved.

Water Engineering: Plan approved.

Sewer Engineering: Applicant is working with Aqua Indiana to get adequate sewer lines.

Traffic Engineering, Street Engineering, and Traffic Lighting: Plan approved.

Allen County Surveyor's Office: N/A

Park Department: Plan approved.

Floodplain Manager: N/A

STAFF RECOMMENDATION:

Conditional Approval contingent upon the developer satisfying the conditions of the Development Plan Committee and the following:

1. Approval of Rezoning Petition REZ-2021-0029 will be received by Common Council.
2. Primary approval will be granted by all reviewing agencies, including Aqua Indiana and Fort Wayne Fire Department.
3. A site routing is applied for prior to construction.
4. If a common dumpster is used, screening is required, to be constructed with either a wood or a vinyl fence or masonry structure and will include a gate.
5. All site and building lighting will use sharp cut-off type fixtures as defined by the Illuminating Engineers Society of North America (IESNA).
6. Applicant works with the Plan Commission staff to develop a landscape plan that meets the intent of the City of Fort Wayne Zoning Ordinance prior to construction.

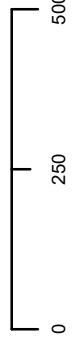


REZ-2021-0029 and PDP-2021-0024 Homestead Road Apartments



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

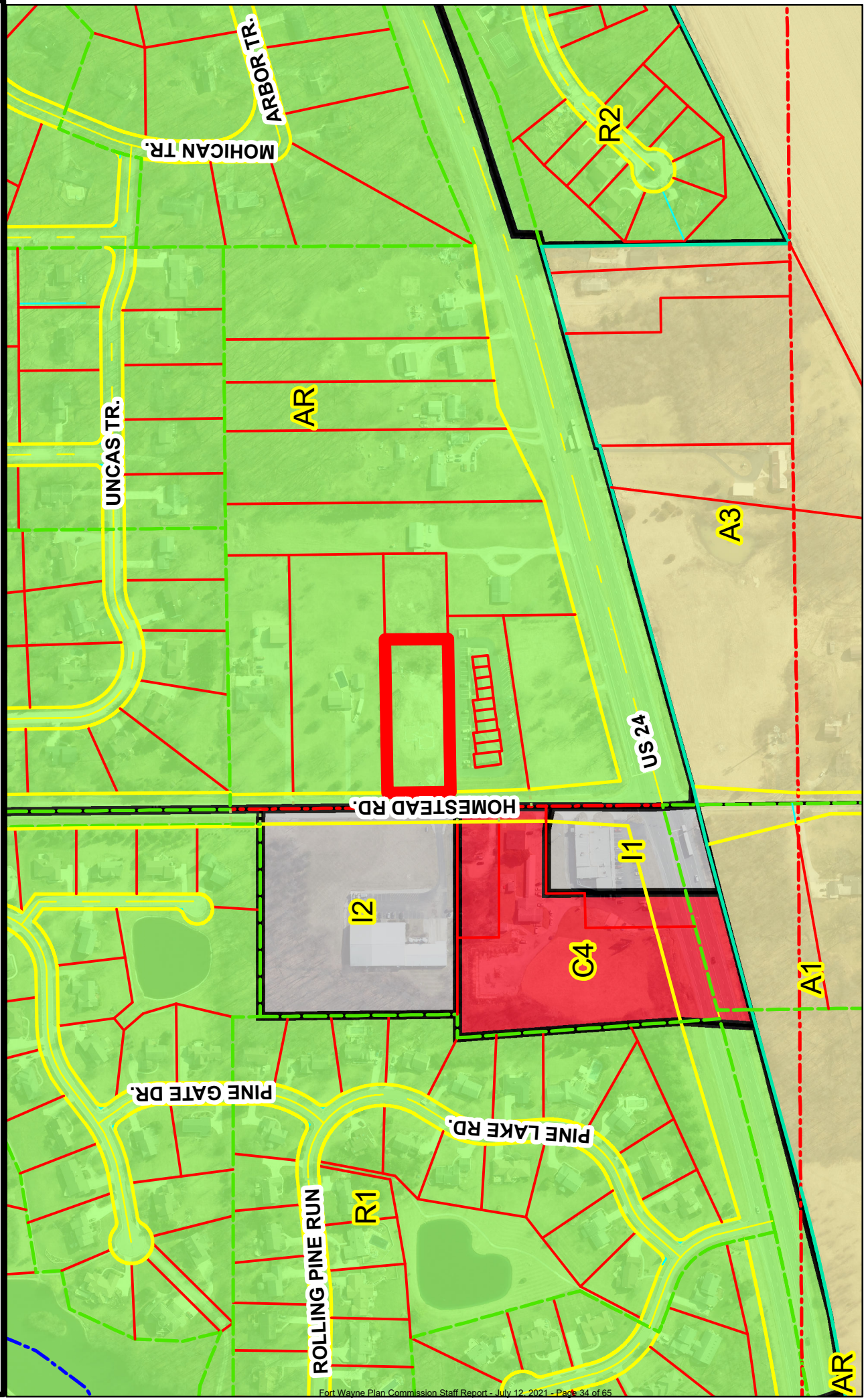
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 6/15/2021



1 inch = 300 feet

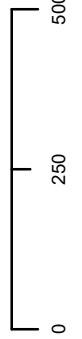


REZ-2021-0029 and PDP-2021-0024 Homestead Road Apartments



Although strict accuracy standards have been employed in the completion of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 6/15/2021



1 inch = 300 feet

Project Civil Engineer/Land Surveyor:

ForeSight Consulting, LLC
 1910 St. Joe Center Road, Suite 51
 Fort Wayne, Indiana 46825
 Phone: 260.484.9900
 Fax: 260.484.9980



Property Owner/Developer:

Homestead Office Park LLC
 Scott Lombard
 7127 Homestead Road, Suite F
 Fort Wayne, Indiana 46814

Development Statistics:

Project Area: 1.19 Acres
 Number of Units: 14 Three Bedroom
 (1,450 sq.ft.)
 Park Spaces: 2 Per Unit + 27 Guest Spaces

Primary Development Plan For
Homestead Road Apartments

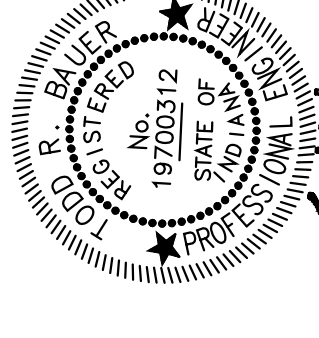
7109 Homestead Road, Fort Wayne, Indiana 46814

Existing Utility Provider Information	
Water Service	City of Fort Wayne
Sanitary Sewer Service	City of Fort Wayne
Electric	American Electric Power
Gas	NIPSCO
Contact Information	
City of Fort Wayne Department of Land Use Management-Michelle Wood	260-427-1129
City of Fort Wayne Fire Department-Marsha Black	260-427-1168
City of Fort Wayne New Water and Sewer Engineering-Carlynn Boleyn	260-427-1161
City of Fort Wayne Sewer Engineering Department-Lisa Ramos	260-427-5064
City of Fort Wayne Stormwater Engineering Department-Patrick Juley	260-427-5064
City of Fort Wayne Water Engineering Department-Rick Seals	260-427-5064
City of Fort Wayne Traffic Engineering Department-Kyle Winifling	260-427-1172
American Electric Power-Karen Palmer	260-408-1863
Verizon-Amy Heitzman	260-461-3325
NIPSCO-Mike Pruitt	260-439-1408
Comcast-Dawn Leonhardt	765-449-3811

ForeSight Consulting, LLC
 Professional Engineers & Surveyors
 1910 St. Joe Center Road, Suite # 51
 Fort Wayne, Indiana 46825
 260.484.9900 phone
 260.484.9980 fax
 www.fsite.biz



Certification:



This is an original design created by ForeSight Consulting, LLC. The concepts, ideas, plans and details are the sole property of ForeSight Consulting, LLC. No part of this design, plan or details shall be used by or disclosed to any person, firm or corporation for any purpose without the prior written permission of ForeSight Consulting, LLC. Written dimensions on these drawings shall be used for all dimensions and the contractor shall verify and be responsible for all dimensions and conditions on the job and ForeSight Consulting, LLC must be notified of any change from the dimensions and conditions shown on these drawings. This design is not to be used for any other project without the prior written approval of ForeSight Consulting, LLC for approval before construction.

Performed for:

Primary Development Plan For:
Homestead Office Park LLC
 7109 Homestead Road, Fort Wayne, Indiana 46814

Drawing Revisions

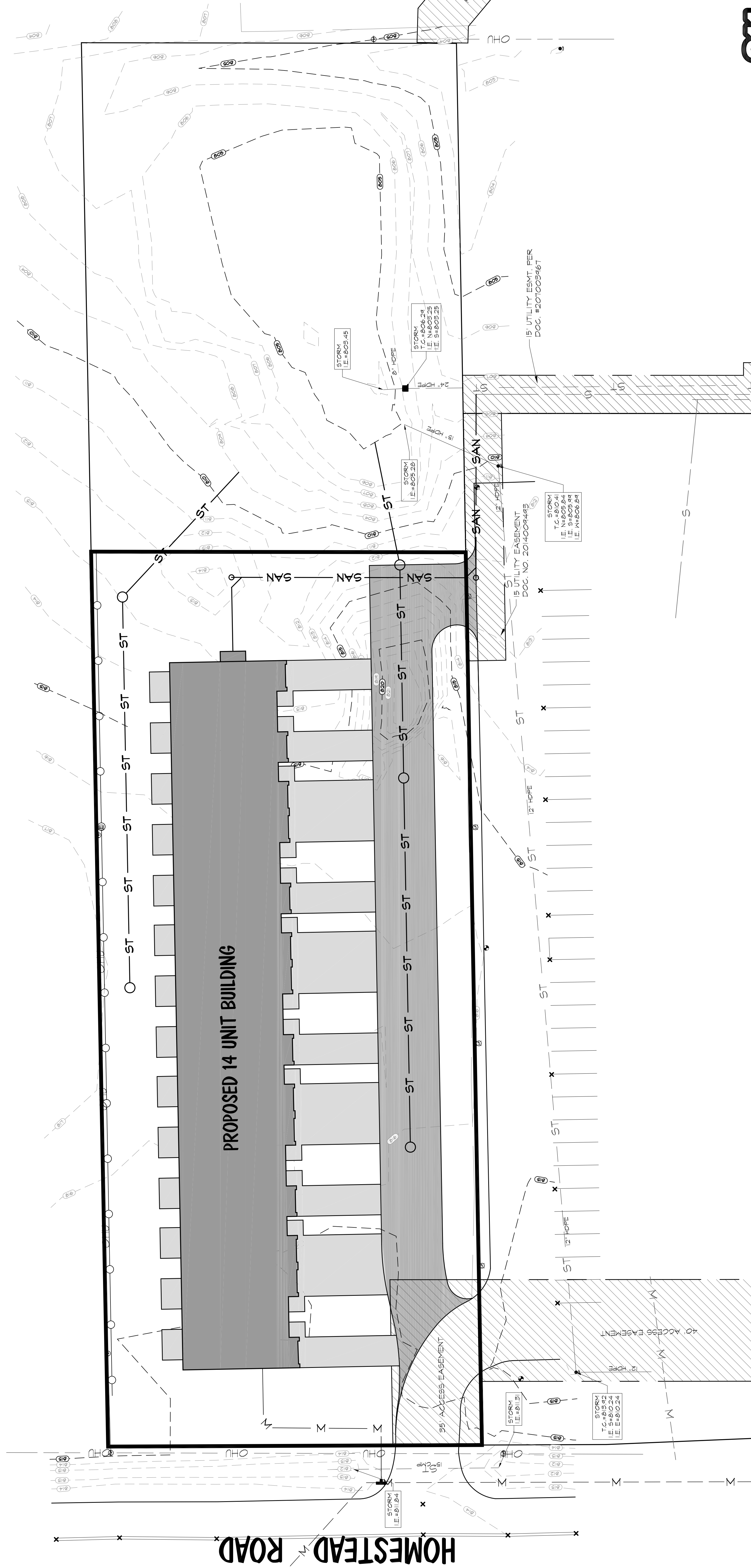
- △ 06/11/21 Development Statistics
- △ 06/21/21 Setbacks

Commission Number
 212977

Date
 June 1st, 2021

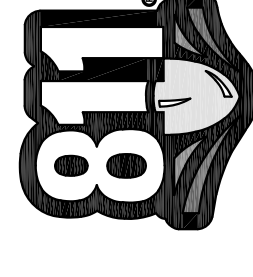
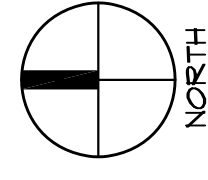
Title
 Primary Development Plan
 Sheet Number

PD2



Primary Development Plan

Scale: 1" = 20'

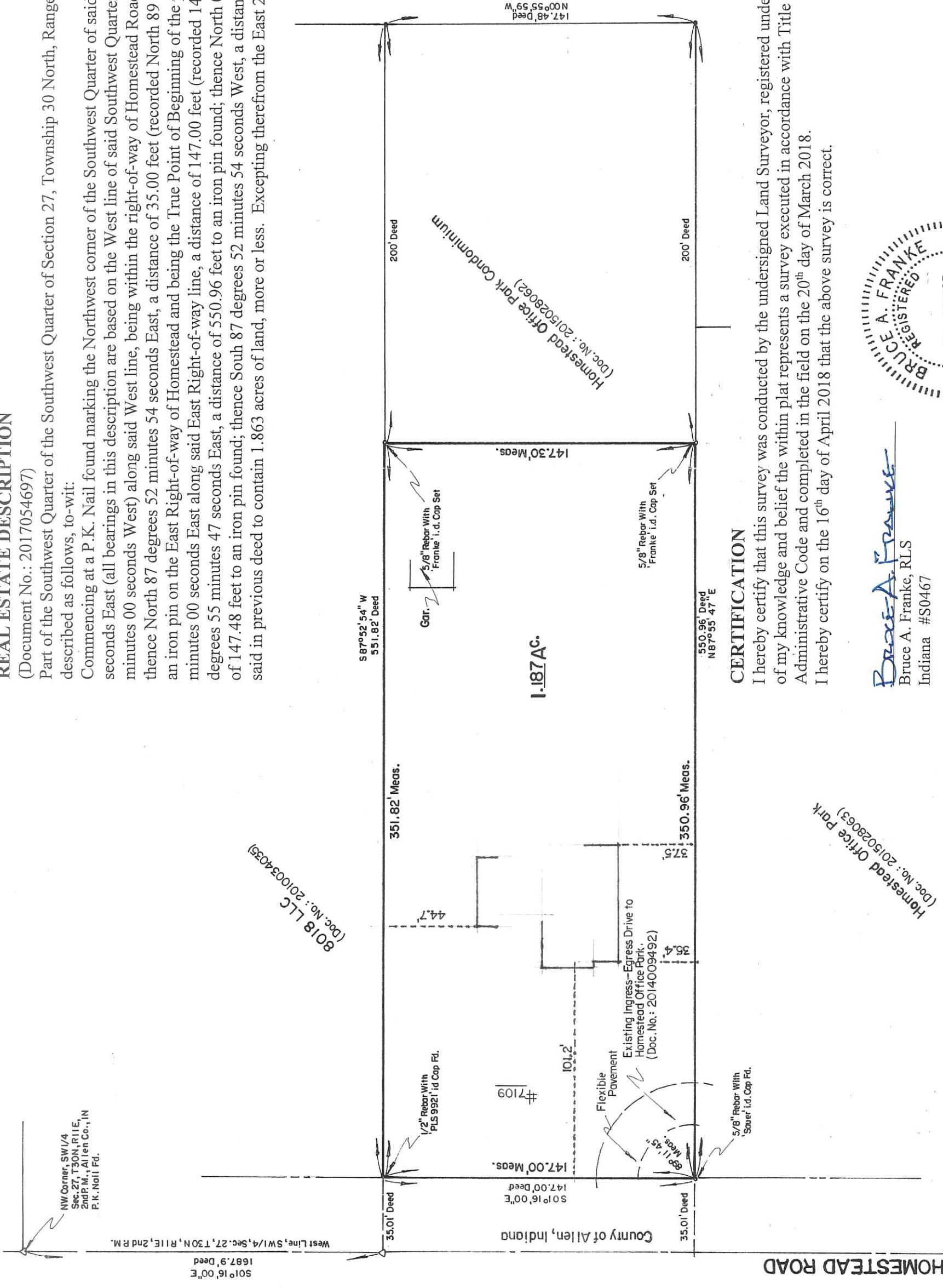


Know what's below.
 Call before you dig.

REAL ESTATE DESCRIPTION

(Document No.: 2017054697)

Part of the Southwest Quarter of the Southwest Quarter of Section 27, Township 30 North, Range 11 East, Allen County, Indiana, more particularly described as follows, to-wit:
 Commencing at a P.K. Nail found marking the Northwest corner of the Southwest Quarter of said Section 27; thence South 01 degrees 16 minutes 00 seconds East (all bearings in this description are based on the West line of said Southwest Quarter having as assumed bearing of North 01 degrees 16 minutes 00 seconds West) along said West line, being within the right-of-way of Homestead Road, a distance of 1,687.90 feet to a P.K. Nail found; thence North 87 degrees 52 minutes 54 seconds East, a distance of 35.00 feet (recorded North 89 degrees 56 minutes 00 seconds East, 35.01 feet) to an iron pin on the East Right-of-way of Homestead and being the True Point of Beginning of the parcel herein described; thence South 01 degrees 16 minutes 00 seconds East along said East Right-of-way line, a distance of 147.00 feet (recorded 145.77 feet) to an iron pin found; thence North 87 degrees 55 minutes 47 seconds East, a distance of 550.96 feet to an iron pin found; thence North 00 degrees 59 seconds West, a distance of 147.48 feet to an iron pin found; thence South 87 degrees 52 minutes 54 seconds West, a distance of 551.82 feet to the True Point of Beginning, said in previous deed to contain 1.863 acres of land, more or less. Excepting therefrom the East 200 feet by parallel lines



CERTIFICATION

I hereby certify that this survey was conducted by the undersigned Land Surveyor, registered under the Laws of the State of Indiana, and to the best of my knowledge and belief the within plat represents a survey executed in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code and completed in the field on the 20th day of March 2018.
 I hereby certify on the 16th day of April 2018 that the above survey is correct.



Bruce A. Franke
 Bruce A. Franke, RLS
 Indiana #S0467

Office Of:
 Allen County Survey Consultants
 Bruce A. Franke, RLS
 8215 Cardinal Court
 Fort Wayne, Indiana 46804-7880

Scale: 1" = 50'

job for : Homestead Office Park LLC
 Duane E. Ragan
 Peggy J. Schaefer
 job number: 2606-0518

**FORT WAYNE PLAN COMMISSION
STAFF REPORT • JULY 2021**

PROPOSALS:	Primary Plat PP-2021-0023 – Somerset Villas and Primary Development Plan PDP-2021-0023 – Somerset Townhomes
APPLICANT:	Reincke-Norris, LLC
REQUEST:	To approve a primary plat for a 20-lot single family subdivision plat and a primary development plan for a 56-unit multiple family residential complex.
LOCATION:	The site is located on the south side of the 3300 to 3400 blocks of Carroll Road, west of The Charles Fort Wayne (formerly The Shiloh) and east of North Woodland Heights Plat B (Section 31 of Perry Township).
LAND AREA:	Approximately 5.6 acres for Somerset Villas Approximately 9.6 acres for Somerset Townhomes
PRESENT ZONING: ADJACENT ZONING & LAND USES:	R1/Single Family Residential and R3/Multiple Family Residential North R1/Single Family Residential (subdivision) South: R1/Single Family Residential (subdivision) East: AR/Low Intensity Residential (BZA approved commercial uses) West: R1/ Single Family Residential (subdivision and metes and bounds)
NEIGHBORHOOD ASSOCIATIONS:	Community Liaison, Northwest Area Partnership, Timberon

SUBMITTAL REQUIREMENTS

All required documents were filed by the June 1, 2021 deadline.

SITE HISTORY

The property was historically developed with a meat processing facility with a large amount of ground undeveloped. In 2020, the Plan Commission approved a 64-unit multiple family townhome development on the eastern portion of the property that remains undeveloped. The western portion of the site was once a subdivision plat known as North Woodland Heights Section B Lots 10-19. The plat was vacated in 1985.

STAFF DISCUSSION

The property is surrounded to the north and south by platted subdivisions and to the east by Board of Zoning Appeals commercial developments. The western portion of the property was previously recorded as a subdivision (now vacated). As stated above, the eastern portion was planned and approved for 64 multiple family units in 10 buildings, all on private streets. At the time, the western portion was not available. Now that this ground is offered for development, the applicant proposes to connect it with the original Somerset Townhomes property. The zoning on the western portion is R1/Single Family Residential, making it suitable for redeveloping with a single family plat. Because of the limited access on Carroll Road near the Bethel intersection, the subdivision access will come from the proposed streets within Somerset Townhomes. Subdivision plats within the City should be developed with public streets, therefore the main roads within the townhome development will be switched from private to public. This affects setbacks as well, and the overall result will be a decrease in the townhome density, to meet the increased building setback from a public street.

The layout for the townhomes is essentially the same as previously approved, with a loss of 8 units. The access for the entire development will still come off of Carroll Road, likely in a right-in/right-out traffic

pattern, due to the proximity to Bethel Road. The main drive in will be public, with the first cul-de-sac to the west also being public. This stretch of road will serve the 20 platted lots to be developed on the western portion that is already zoned R1. The remainder of the streets serving the multiple family portion will be private, as originally designed. As in that design, there will be an area of enhanced screening on the southwest corner and south boundary of the multiple family project, adjacent to the existing residential homes to the west and south. This area will consist of one-story units, a wider buffer space with trees, and privacy fencing to meet code B3 buffering in the ordinance. Where the multiple family portion abuts the new single family portion, there will be a buffer yard and landscaping, but no fencing, since the applicant is developing both sections. The western boundary of the single family portion will not have buffering, as there is no ordinance requirement for buffering between two single family developments. Finally, the eastern boundary will have landscaping and a privacy fence, as agreed to during the previous approval of Somerset.

As mentioned above, the multiple family layout was slightly adjusted to accommodate the 25-foot setback from public right-of-way. All zoning ordinance development plan standards appear to be met, and the plat meets all subdivision control requirements.

The project includes a sidewalk along Carroll Road and along both sides of the internal public streets. Hatched walking paths along the private streets will connect to the public walks. Recreation space is provided in the center of the site with a grill and seating area and fenced dog park. The site plan shows a location for centralized refuse collection in a location that will not impact adjacent single family residential properties. Stormwater detention will be provided on-site and will be discharged from the property in accordance with Fort Wayne Stormwater Management requirements.

The Plan Commission and Council have already acted on the zoning required for the multiple family portion, and the plat must be approved if it meets all requirements. This proposal will allow the redevelopment of this property from a meat processing facility and underused ground into rental housing, as well as new single family housing, adjacent to established single family housing. The proposal can be supportive by the following goals and policies of the Comprehensive Plan:

LU3. Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;

LU5.D Encourage development proposals that provide housing, designed to allow adequate pedestrian and bicycle access, in close proximity to existing neighborhood commercial, civic, institutional and other similar uses.

LU6. Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.

LU6.C Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.

LU6.D Support carefully planned, coordinated, compatible mixed-use development.

LU8. Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.

The applicant should be prepared to discuss the building heights and architecture at the hearing. The applicant has committed to meet the Ordinance requirements as it pertains to site lighting requirements, and should be prepared to discuss proposed site lighting at the hearing.

DEPARTMENT REVIEW:

Fire Department: No comments received.

Stormwater Engineering: Primary approved with comments.

Water Engineering: Primary approved with comments.

Sewer Engineering: Primary approved with comments.

Traffic Engineering, Street Engineering, and Traffic Lighting: Primary approved with comments. Additional street lights are needed. Signage type will identify private streets. Work in the Carroll Road right-of-way will be coordinated with the Allen County Highway Department.

Allen County Highway Department: No comments received.

Allen County Surveyor's Office: No comments received.

Park Department: Street trees required every 40 feet along public right-of-way.

Floodplain Manager: Primary approved.

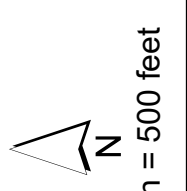
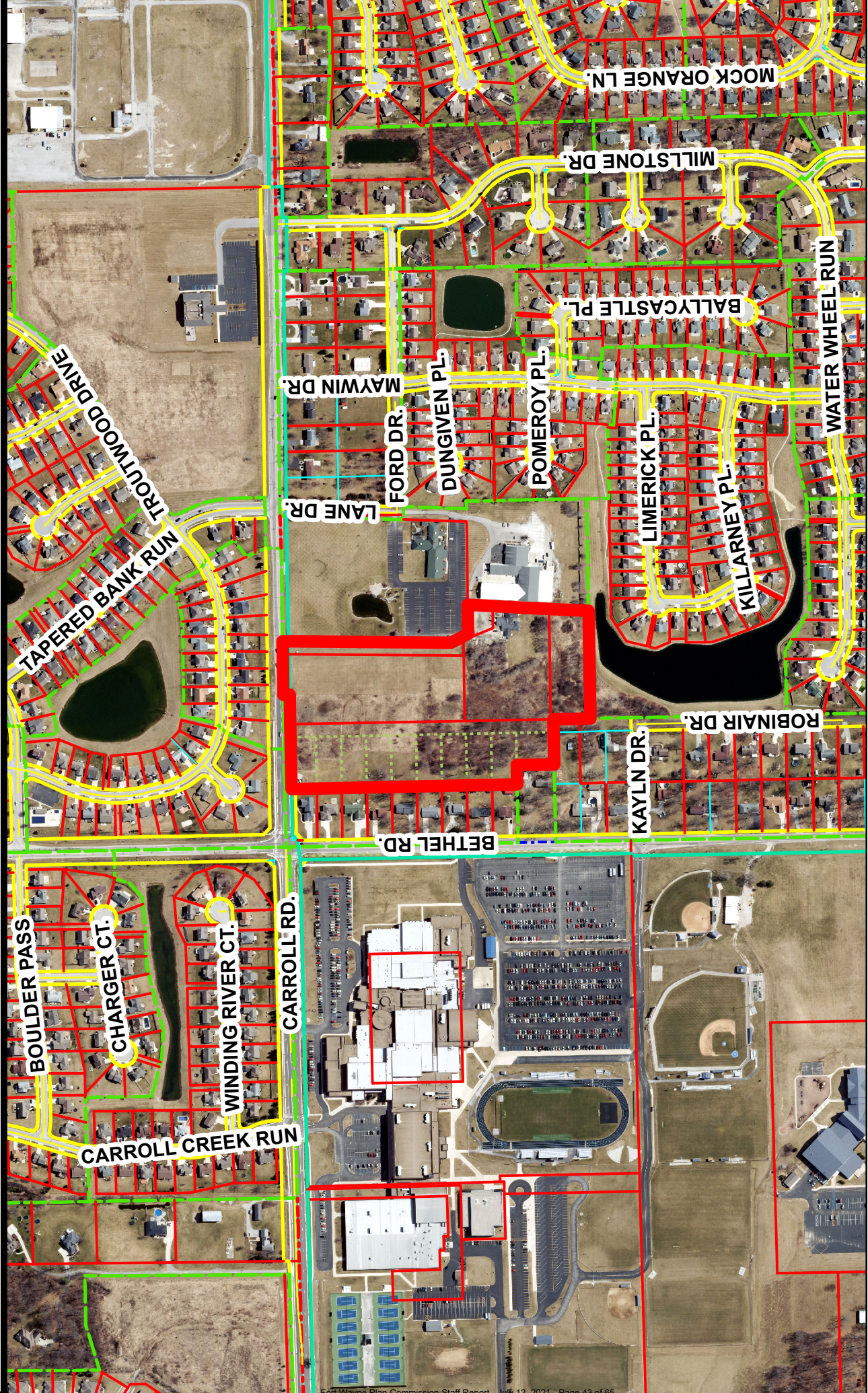
STAFF RECOMMENDATION:

Conditional Approval contingent upon the developer satisfying the conditions of the Reviewing Agencies and the following:

1. Primary approval will be received from all agencies.
2. Secondary development plans will be submitted to the Plan Commission. Applicant will contact Plan Commission staff prior to submitting for secondary development plan approval to ensure all primary conditions have been met.
3. A secondary plat will be submitted to the Plat Committee for review and approval.
4. Dumpster screening is required, to be constructed with either a wood or a vinyl fence or masonry structure and will include a gate.
5. The proposed landscape, buffering and fencing plan is approved as submitted. Work with staff on plant species and spacing.
6. All site and building lighting will use sharp cut-off type fixtures as defined by the Illuminating Engineers Society of North America (IESNA).



PDP-2021-0023 Somerset Townhomes and PP-2021-0023 Somerset Villas

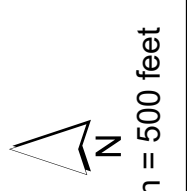
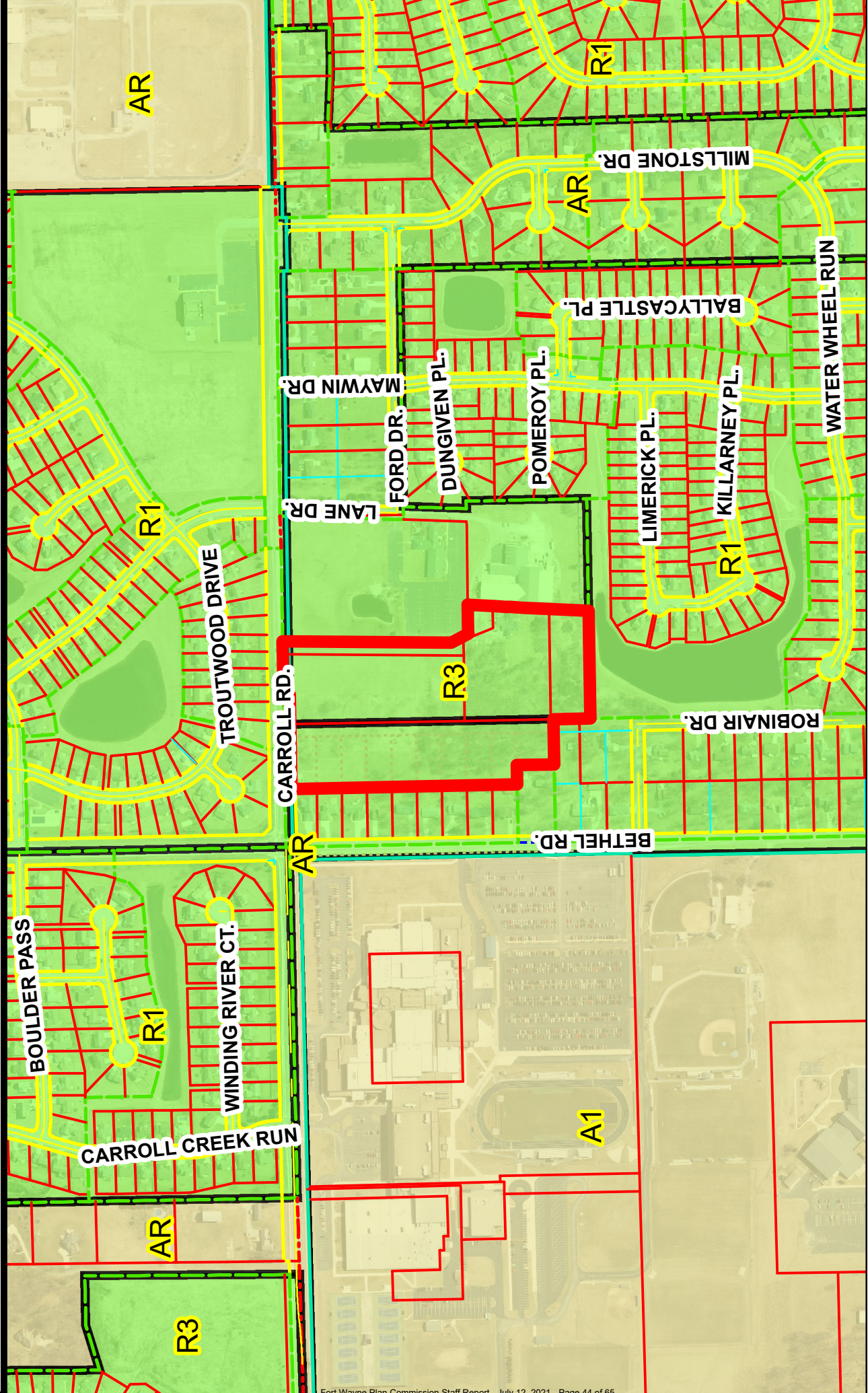


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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 6/15/2021

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PDP-2021-0023 Somerset Townhomes and PP-2021-0023 Somerset Villas



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State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 6/15/2021

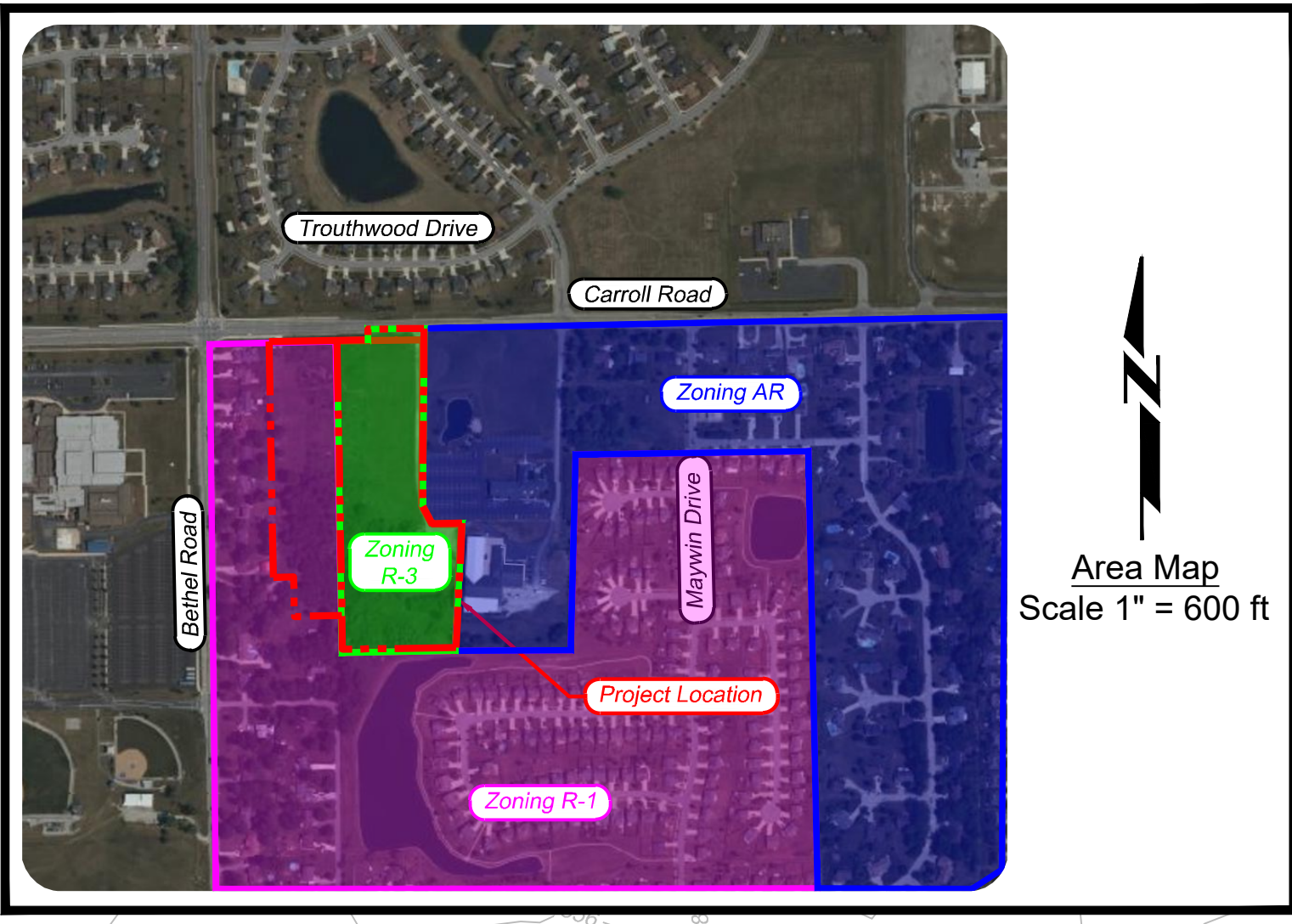
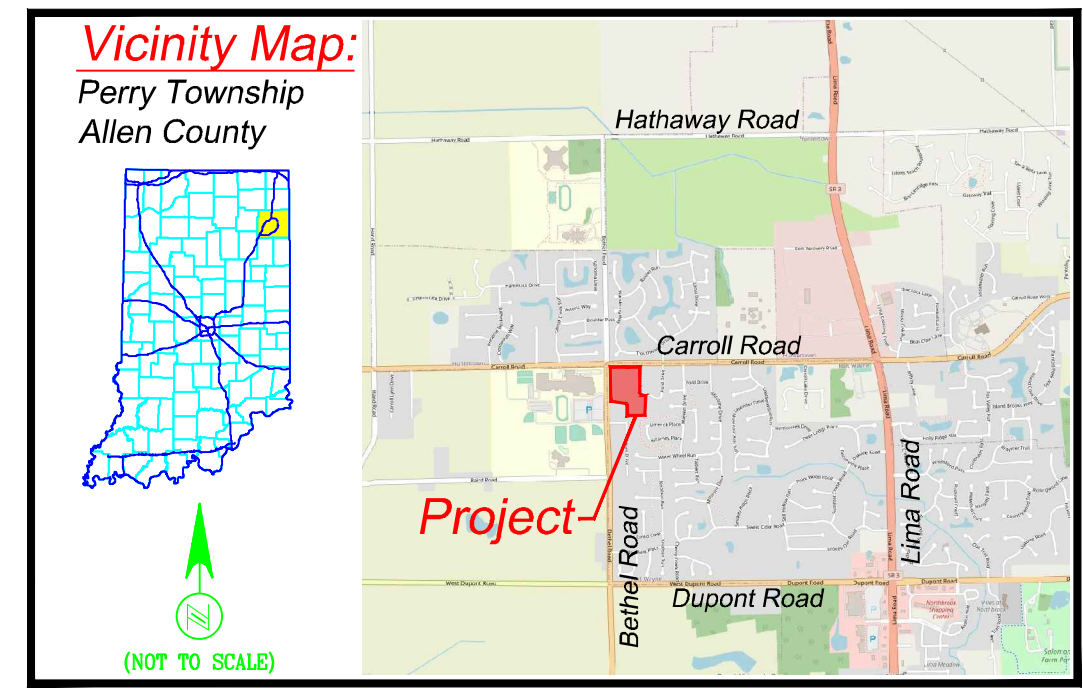
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Amended Primary Development Plan

Somerset Townhomes

Primary Plat of Somerset Villas

A Site Located in SW Qtr Section 31, Township 32 North, Range 12 East, Perry Township, Allen County, Indiana



Area Map
Scale 1" = 600 ft

Project Jurisdiction Summary:
Sanitary Sewer Utility:
 Fort Wayne Utilities
 200 E. Berry Street
 Suite 250
 Fort Wayne, IN 46802
 (260) 427-5064

Drainage Approval:
 Fort Wayne Utilities
 200 E. Berry Street Suite 140
 Fort Wayne, IN 46802
 (260) 427-5064

Traffic, Street & Right-of-way Approval:
 Allen County Highway Dept.
 200 E. Berry Street
 Suite 280
 Fort Wayne, IN 46802
 (260) 449-7369

Planning/development Approval:
 Allen County Department of Planning Services
 200 E. Berry Street
 Suite 150
 Fort Wayne, IN 46802
 (260) 449-7607

Legal Descriptions:

(Prepared by Duane A. Brown, LS #80040337, D. A. Brown Engineering Consultants, Inc., Job No. 2003-04, Plat of Survey #32-12-31-01)

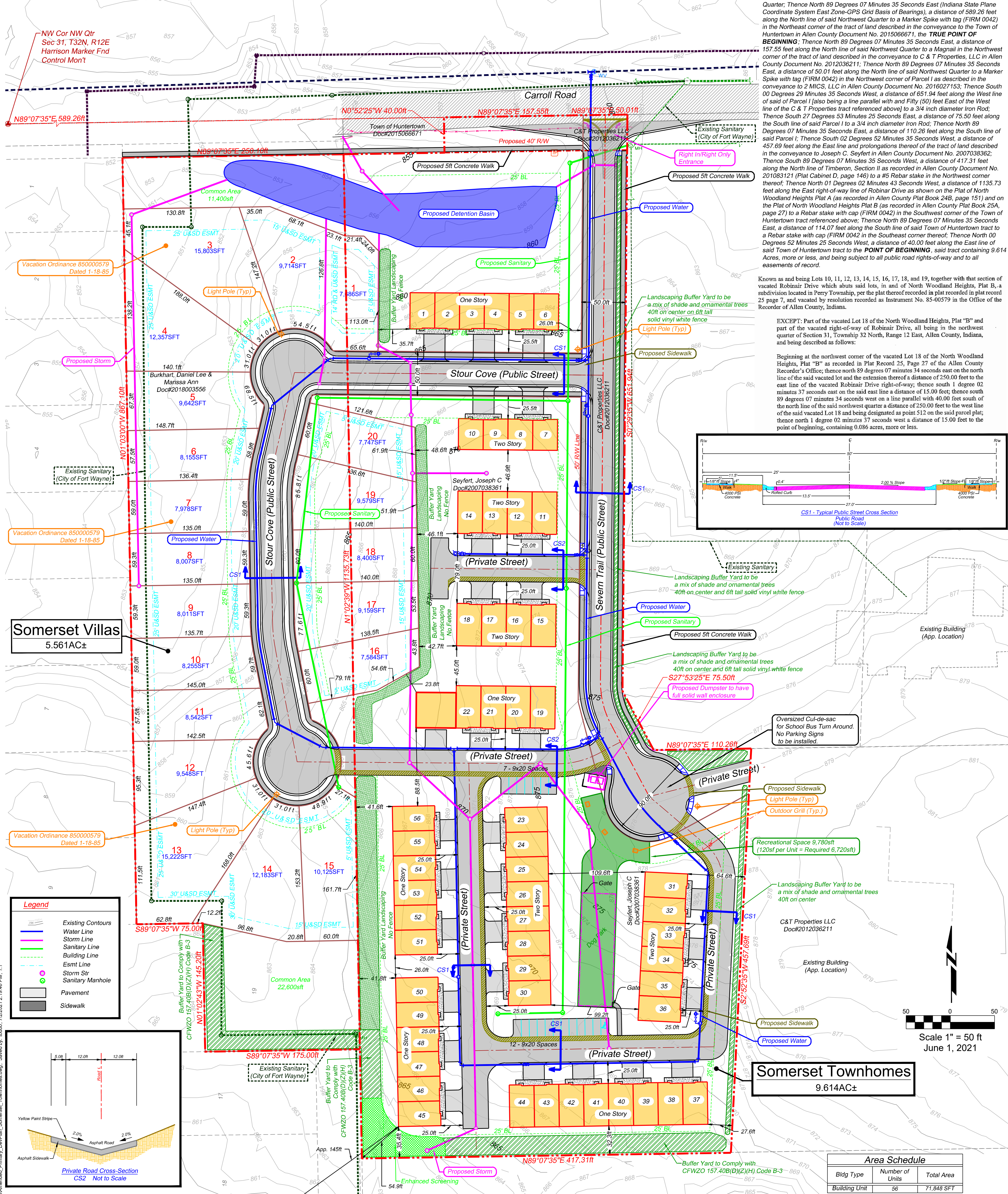
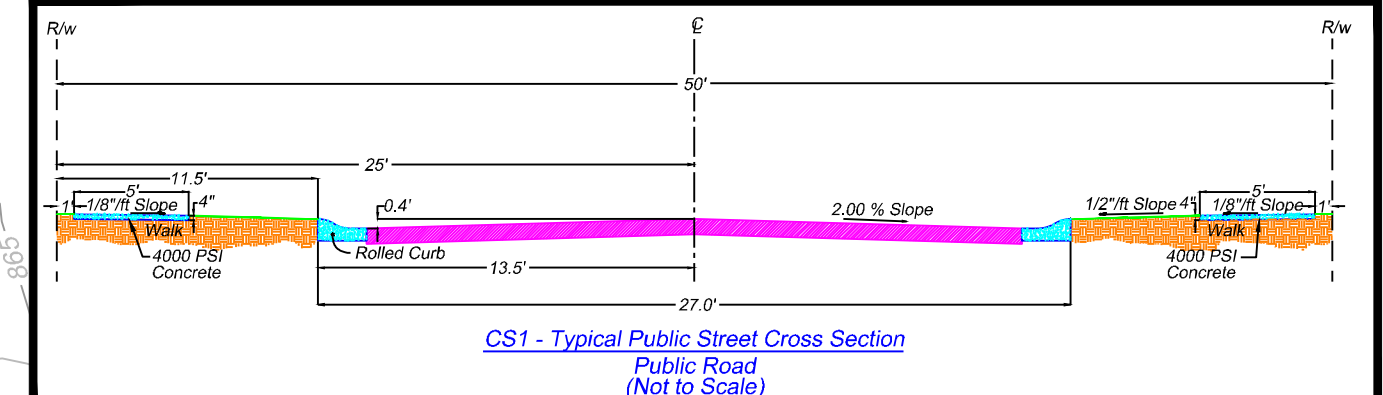
A tract of land located in the Northwest Quarter of Section 31, T32N, R12E, in Allen County, the State of Indiana, more fully described as follows:

COMMENCING at a Harrison Marker situated in the Northwest corner of said Northwest Quarter, Thence North 89 Degrees 07 Minutes 35 Seconds East, (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 589.26 feet along the North line of said Northwest Quarter to a Marker Spike with tag (FIRM 0042) in the Northeast corner of the tract of land described in the conveyance to the Town of Huntertown in Allen County Document No. 2015066671, the **TRUE POINT OF BEGINNING**; Thence North 89 Degrees 07 Minutes 35 Seconds East, a distance of 157.55 feet along the North line of said Northwest Quarter to a Magnail in the Northwest corner of the tract of land described in the conveyance to C & T Properties, LLC in Allen County Document No. 2012036211, Thence North 89 Degrees 07 Minutes 35 Seconds East, a distance of 50.01 feet along the North line of said Northwest Quarter to a Marker Spike with tag (FIRM 0042) in the Northwest corner of Parcel I as described in the conveyance to 2 MICS, LLC in Allen County Document No. 2016027153; Thence South 00 Degrees 29 Minutes 35 Seconds West, a distance of 651.94 feet along the West line of said Parcel I (also being a line parallel with and Fifty (50) feet East of the West line of the C & T Properties tract referenced above) to a 3/4 inch diameter Iron Rod; Thence South 27 Degrees 53 Minutes 25 Seconds East, a distance of 75.50 feet along the South line of said Parcel I to a 3/4 inch diameter Iron Rod; Thence North 89 Degrees 07 Minutes 35 Seconds East, a distance of 110.26 feet along the South line of said Parcel I; Thence South 02 Degrees 52 Minutes 35 Seconds West, a distance of 457.69 feet along the East line and prolongations thereof of the tract of land described in the conveyance to Joseph C. Seyfert in Allen County Document No. 2007038362; Thence South 89 Degrees 07 Minutes 35 Seconds West, a distance of 417.31 feet along the North line of Timberon, Section II as recorded in Allen County Document No. 201083121 (Plat Cabinet D, page 146) to a #5 Rebar stake in the Northwest corner thereof; Thence North 01 Degrees 02 Minutes 43 Seconds West, a distance of 1135.73 feet along the East right-of-way line of Robinair Drive as shown on the Plat of North Woodland Heights Plat A (as recorded in Allen County Plat Book 24B, page 151) and on the Plat of North Woodland Heights Plat B (as recorded in Allen County Plat Book 25A, page 27) to a Rebar stake with cap (FIRM 0042) in the Southwest corner of the Town of Huntertown tract referenced above; Thence North 89 Degrees 07 Minutes 35 Seconds East, a distance of 114.07 feet along the South line of said Town of Huntertown tract to a Rebar stake with cap (FIRM 0042) in the Southeast corner thereof; Thence North 00 Degrees 52 Minutes 25 Seconds West, a distance of 40.00 feet along the East line of said Town of Huntertown tract to the **POINT OF BEGINNING**, said tract containing 9.614 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

Known as and being Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, together with that section of vacated Robinair Drive which abuts said lots, in and of North Woodland Heights, Plat B, a subdivision located in Perry Township, per the plat recorded in plat record in plat record 25 page 7, and vacated by resolution recorded as Instrument No. 85-00579 in the Office of the Recorder of Allen County, Indiana.

EXCEPT: Part of the vacated Lot 18 of the North Woodland Heights, Plat "B" and part of the vacated right-of-way of Robinair Drive, all being in the northwest quarter of Section 31, Township 32 North, Range 12 East, Allen County, Indiana, and being described as follows:

Beginning at the northwest corner of the vacated Lot 18 of the North Woodland Heights, Plat "B" as recorded in Plat Record 25, Page 27 of the Allen County Recorder's Office; thence north 89 degrees 07 minutes 34 seconds east on the north line of the said vacated lot and the extension thereof a distance of 250.00 feet to the east line of the vacated Robinair Drive right-of-way; thence south 1 degree 02 minutes 37 seconds east on the said east line a distance of 15.00 feet; thence south 89 degrees 07 minutes 34 seconds west on a line parallel with 40.00 feet south of the north line of the said northwest quarter a distance of 250.00 feet to the west line of the said vacated Lot 18 and being designated as point 512 on the said parcel plat; thence north 1 degree 02 minutes 37 seconds west a distance of 15.00 feet to the point of beginning, containing 0.086 acres, more or less.

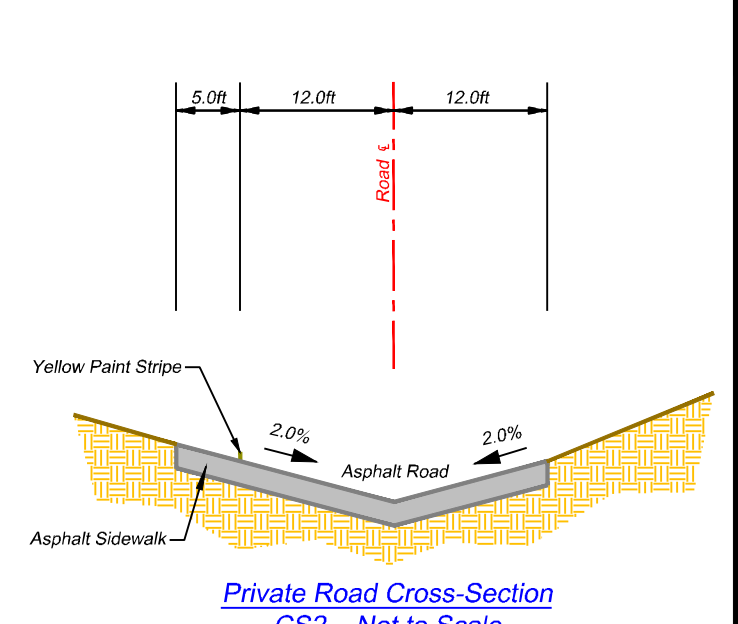


Somerset Villas
5.561AC±

Somerset Townhomes
9.614AC±

Legend

- Existing Contours
- Water Line
- Storm Line
- Sanitary Line
- Building Line
- Esmt Line
- Storm Str
- Sanitary Manhole
- Pavement
- Sidewalk



Area Schedule

Bldg Type	Number of Units	Total Area
Building Unit	36	71,848 SFT

Revisions

Date	Drawn By	Date	Description
06/01/2021		07-02-21	Building Positions

Developer:
 Reincke-Norris, LLC
 1020 Woodland Plaza Run
 Fort Wayne, IN 46825
 Tel: (260) 490-1417

Engineer:
DABEC
 D.A. Brown Engineering Consultants
 5491 County Road 427, P.O. Box 389, Auburn, 46706
 Phone: (260) 925-2020 Fax: (260) 925-1212
 www.dabrownengineering.com

As Noted

Date	Scale	Job No.	Sheet No.
2003-04	As Noted		1 of 1

FORT WAYNE PLAN COMMISSION STAFF REPORT • JULY 2021

PROPOSAL:	Primary Development Plan PDP-2021-0021 – Columbia Street West New Construction
APPLICANT:	Model Group
REQUEST:	To approve a primary development plan for a new approximately 8,000 square foot structure.
LOCATION:	The address of the subject property is 617 South Harrison Street; located on the east side of the South Harrison Street, just to the south of West Columbia Street (Section 2 of Wayne Township).
LAND AREA:	Approximately 0.2 acre
PRESENT ZONING:	DC/Downtown Core
NEIGHBORHOOD ASSOCIATIONS:	Community Liaison

SUBMITTAL REQUIREMENTS

All required documents were submitted by the filing deadline of June 1, 2021.

SITE HISTORY

- The site is a part of Fort Wayne’s first local historic district, designated in 1965.
- The site was added to the National Register of Historic Places in 1993.
- Today, the site hosts the building addition of a 1900 Queen Anne style commercial building, and both were used by Columbia Street West for decades.

STAFF DISCUSSION

The applicant proposes a new, three-story commercial building that is in scale with the historic Landing District. The site is a part of the Landing Historic District, and so the Historic Preservation division of Fort Wayne Community Development is reviewing the architectural components (not the Fort Wayne Design Review Committee). Both the residential use and pedestrian scale development standards criteria are met. While the Downtown Core architectural standards apply to this project, those details were delegated to the Fort Wayne Community Development Historical Preservation Commission. This delegation will ensure compatibility with the remainder of the district. Overall, the proposed development prolongs the momentum of the enhancements made to the Landing in recent years and will provide for more housing options and retail space within Downtown Fort Wayne.

The development meets the intent and standards of the Downtown Core zoning district. Access is used off an alleyway perpendicular to South Harrison Street and adjacent to the site. Because the site is in the DC zoning district, there is no minimum parking standard. Substantial sidewalk improvements have been instituted by the City of Fort Wayne in this area. Because of no setbacks from property line to building, no landscaping is provided but any new required street trees would be monitored through other Departments.

Signage is not included with this proposal, but staff encourages applicant to work with the Department of Planning Services for any proposed signs. Lighting plans were also not included with the proposal, but the City of Fort Wayne Zoning Ordinance standards require full cut-off light fixtures, and staff recommends that the applicant and associated contractors review the lighting section of the City of Fort Wayne Zoning Ordinance prior to any lighting installation.

DEPARTMENT REVIEW:

Fire Department: Under review.

Stormwater Engineering: Plan approved.

Water Engineering: Plan approved.

Sewer Engineering: Plan approved.

Traffic Engineering, Street Engineering, and Traffic Lighting: Plan approved.

Allen County Surveyor's Office: N/A

Park Department: Plan approved.

Floodplain Manager: N/A

Historic Preservation: Under Review

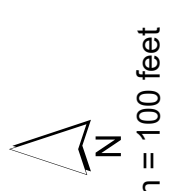
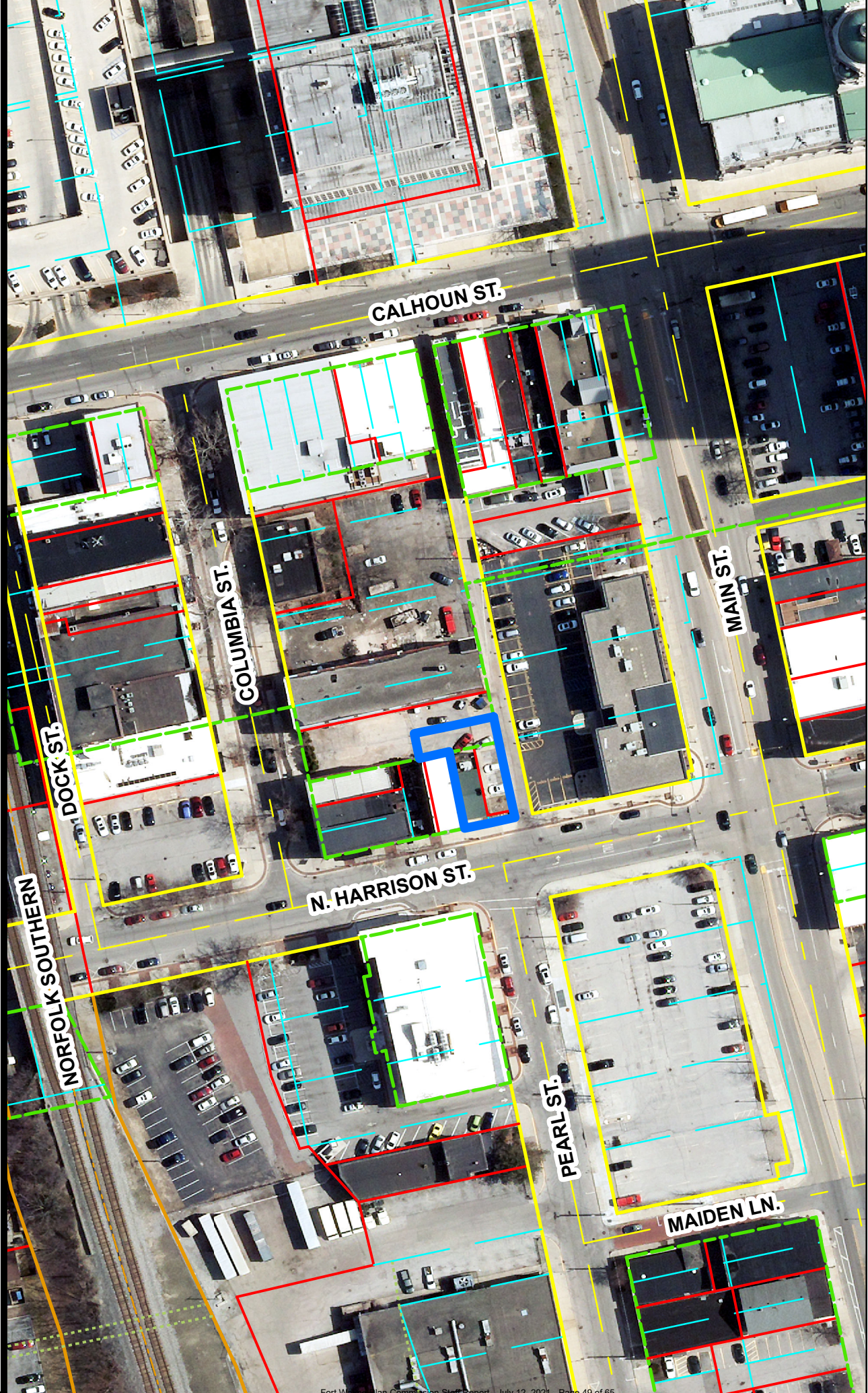
STAFF RECOMMENDATION:

Conditional Approval contingent upon the developer satisfying the conditions of the Development Plan Committee and the following:

1. Primary approval will be granted by all reviewing agencies, including Fort Wayne Fire Department and Historic Preservation.
2. A site routing is applied for prior to construction.
3. If a common dumpster is used, screening is required, to be constructed with either a wood or a vinyl fence or masonry structure and will include a gate and a minimum 6' enclosure.
4. All site and building lighting will use sharp cut-off type fixtures as defined by the Illuminating Engineers Society of North America (IESNA).



PDP-2021-0021 Columbia Street West Addition



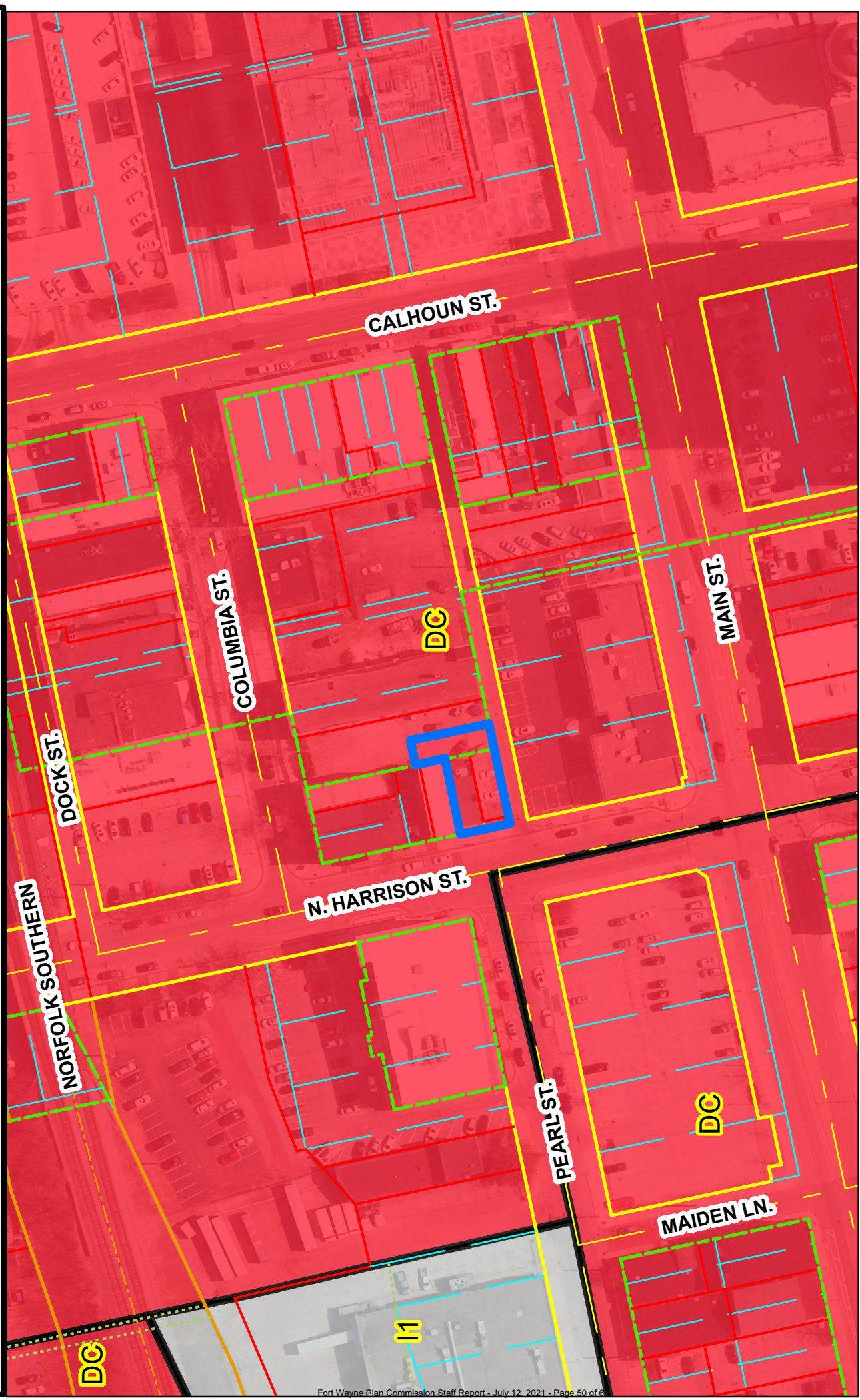
1 inch = 100 feet

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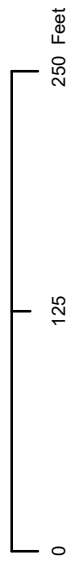
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PDP-2021-0021 Columbia Street West Addition



1 inch = 100 feet



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CUSTOM PHASE	
ISSUE DATE:	06.01.2021

REVISIONS		
NO.	DATE	DESCRIPTION

BUILDING INFORMATION	
PROPOSED BUILDING S.F.	7,940 SF
PROPOSED BUILDING HEIGHT	42'-8" HT.

LOT INFORMATION	
ZONING	DOWNTOWN CORE (DC)
CURRENT USE	COMMERCIAL
PROPOSED USE	COMMERCIAL / MULTIFAMILY RESIDENTIAL

FLOOD INSURANCE RATE MAP (FIRM):	
ALLEN COUNTY, INDIANA AND INCORPORATED AREAS	
FIRM MAP NUMBER: 18003C0284G	
PANELS 284 OF 485	
DATED AUGUST 3, 2009	
FLOODWAY AREAS IN ZONE X "OTHER AREAS"	

PARKING SUMMARY	
TOTAL PARKING REQUIRED FOR DC ZONING DISTRICT	PROPOSED PARKING COUNT
0 SPACES	4 SPACES
	0 SPACES

OWNER	
MODEL GROUP	1826 RACE STREET CINCINNATI, OH 45202 PH: (513) 559-5896 FAX: (513) 559-0048 CONTACT: JASON CHAMLEE EMAIL: jchamlee@modelgroup.net

ARCHITECT	
DESIGN COLLABORATIVE	200 EAST MAIN STREET, SUITE 600, FORT WAYNE, IN 46802 PH: (260) 422-4241 FAX: (260) 422-4847 CONTACT: RACHEL VEDDER EMAIL: rvedder@designcollaborative.com

ENGINEER	
ENGINEERING RESOURCES, INC.	4175 NEW VISION DRIVE FORT WAYNE, IN 46845 PH: (260) 422-4241 FAX: (260) 424-5362 CONTACT: TODD JORDAN EMAIL: toddjordan@eri.com

SURVEYOR	
GOULDF, JORDAN SURVEYING AND DESIGN, INC.	1133 BROADWAY FORT WAYNE, IN 46802 PH: (260) 424-5362 FAX: (260) 424-4916 CONTACT: TODD JORDAN EMAIL: toddjordan@eri.com

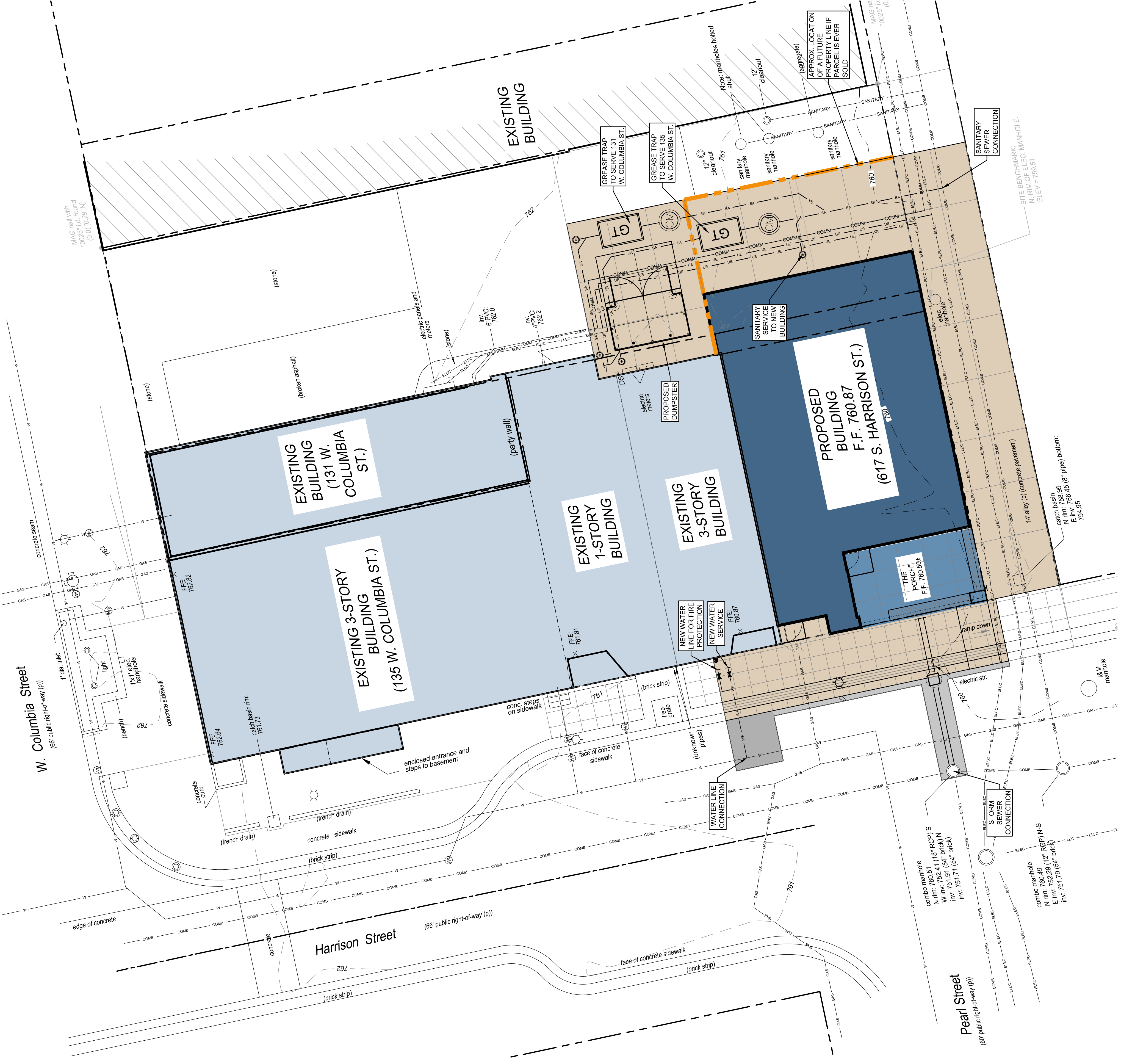


PROPOSED LEGEND:

- STORM INLET / MANHOLE
- GREASE TRAP
- SANITARY MANHOLE
- CONTROL MANHOLE
- GATE VALVE
- PIV VALVE
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- UNDERGROUND ELECTRIC
- COMMUNICATION LINE

LAYOUT LEGEND:

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT AND SIDEWALK



NOT FOR CONSTRUCTION

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DESIGN DEVELOPMENT

ISSUE DATE: 05/19/2021

NO.	DATE	DESCRIPTION

BUILDING 3 - EXTERIOR ELEVATIONS

A4.3



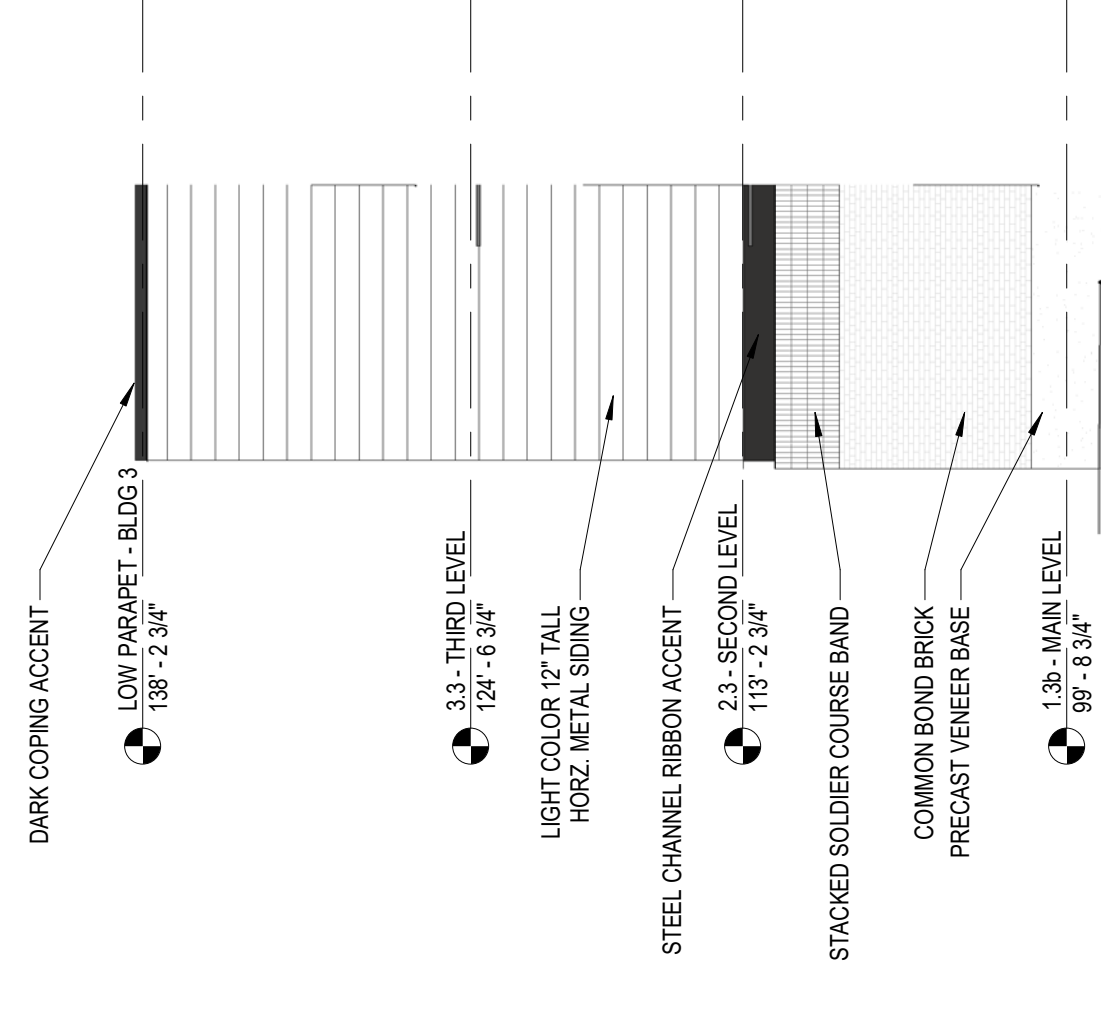
3 EXTERIOR ELEVATION - WEST - NEW BUILDING 3

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



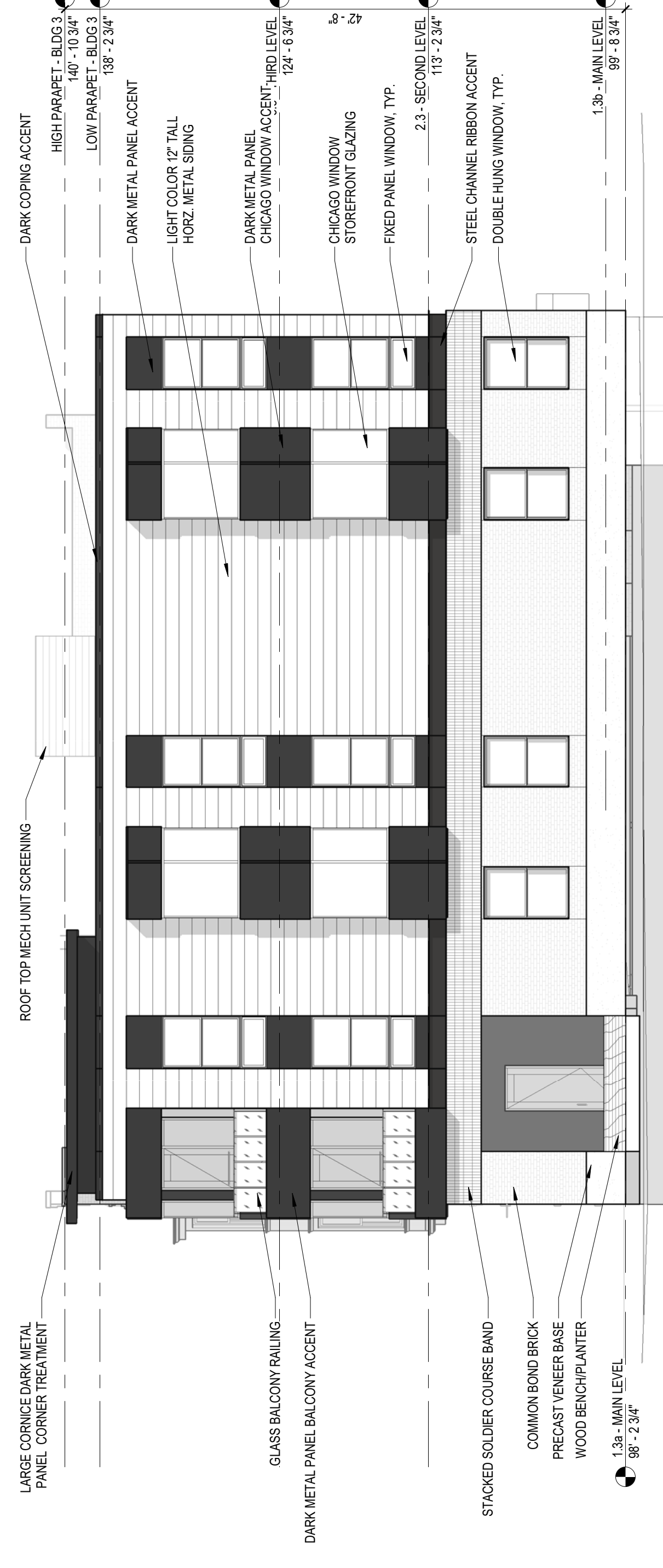
2 EXTERIOR ELEVATION - EAST - NEW BUILDING 3

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



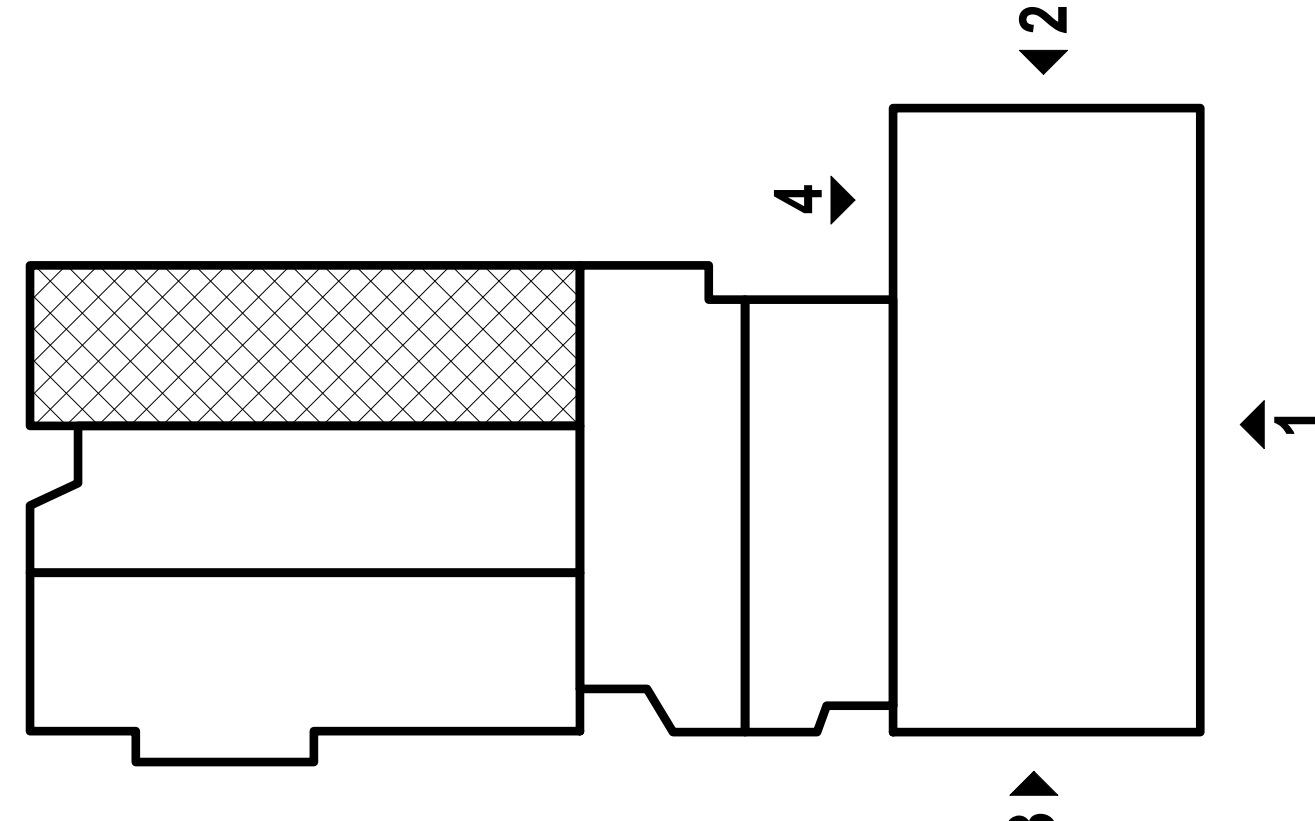
4 EXTERIOR ELEVATION - NORTH - NEW BUILDING 3

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



1 EXTERIOR ELEVATION - SOUTH - NEW BUILDING 3

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



LEVEL LEGEND NOTES:

- 0 - LOWER LEVEL
- 1 - SECOND LEVEL
- 2 - SECOND LEVEL
- 3 - THIRD LEVEL

BUILDING NUMBER

- BUILDING 1
- BUILDING 2
- BUILDING 3

1.1A - VARIATIONS

NOT FOR CONSTRUCTION

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DESIGN DEVELOPMENT

ISSUE DATE: 05/19/2021

NO.	DATE	DESCRIPTION

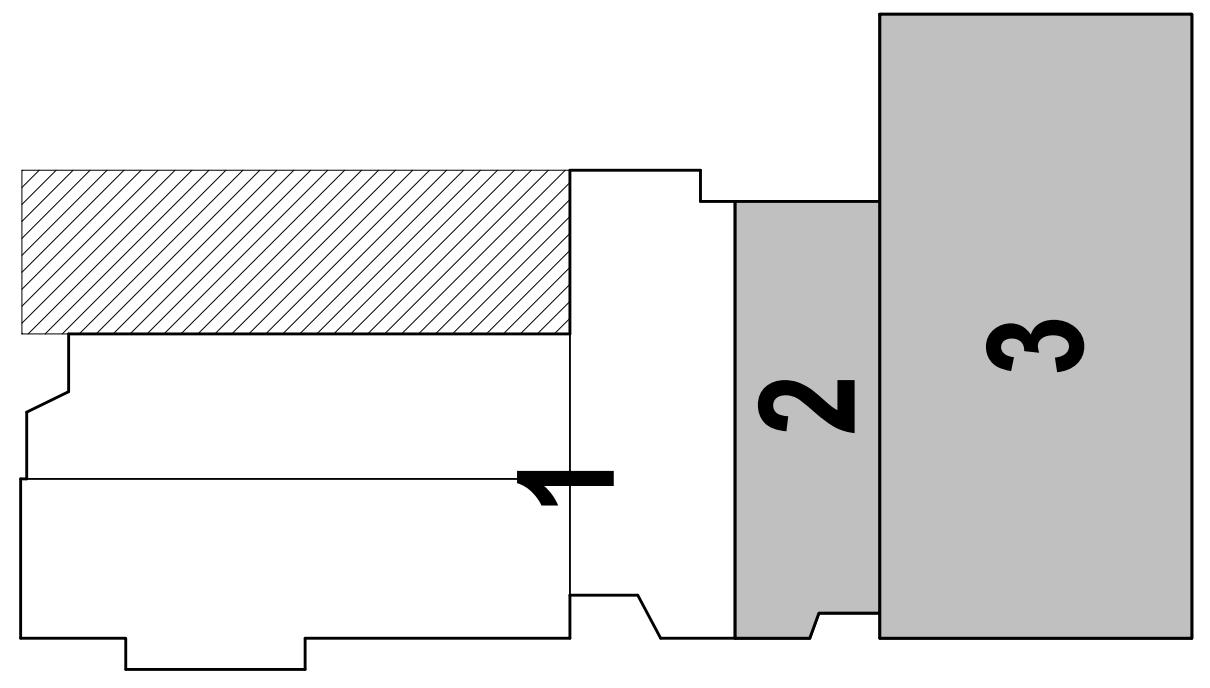
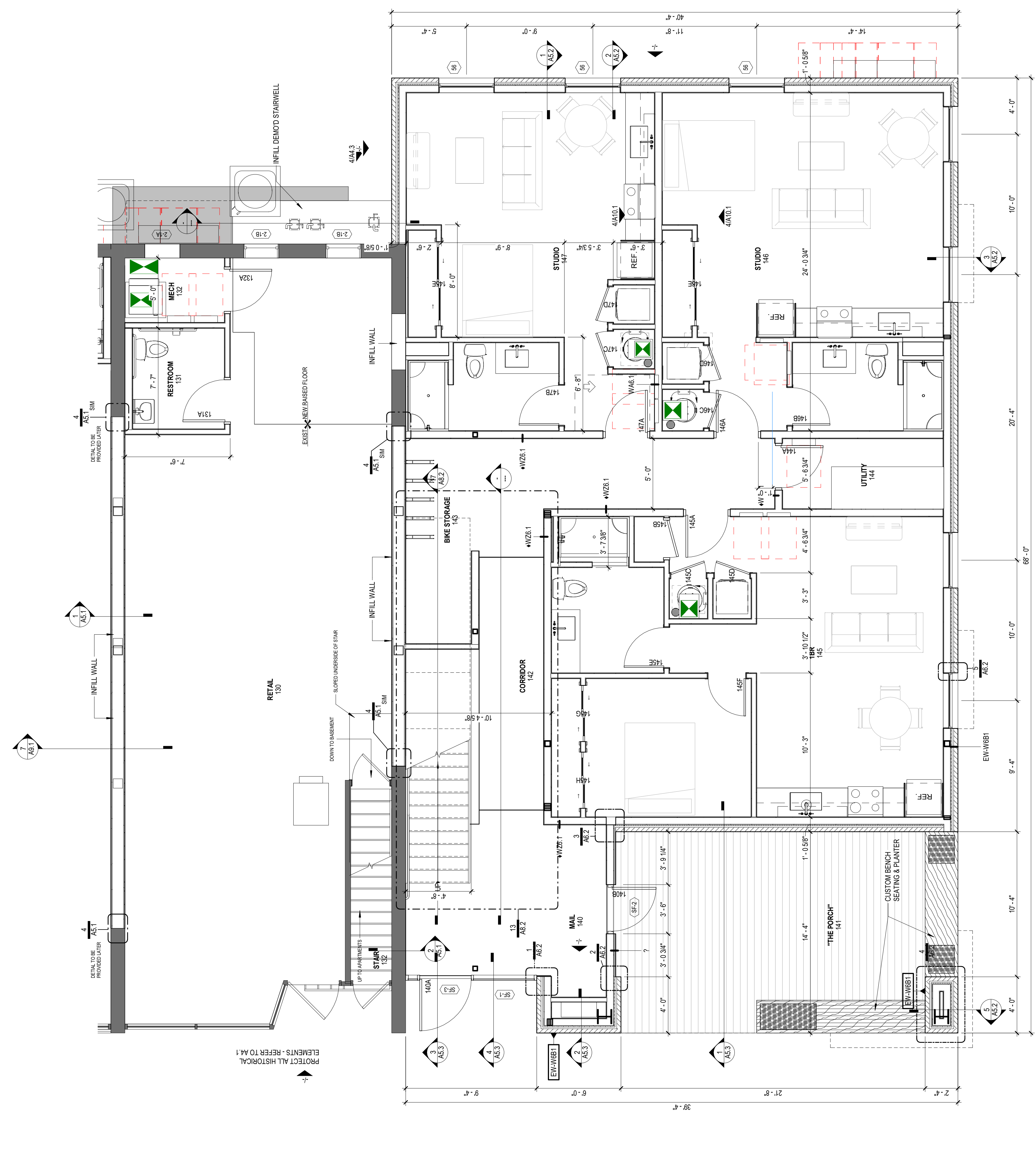
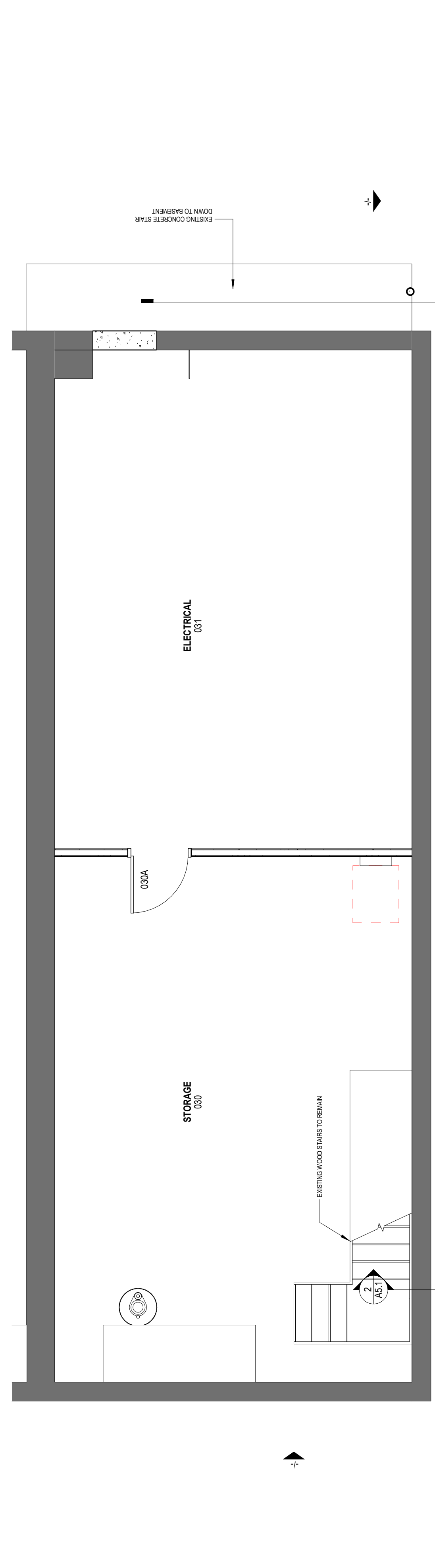
BUILDING 2 & 3 -
FLOOR PLAN - LOWER
& MAIN LEVEL

A1.12

GENERAL CONSTRUCTION NOTES

- REFER TO GENERAL INFORMATION SHEET 001.2 FOR SYMBOLS, LEGENDS AND DIMENSIONING CONVENTIONS.
- CONTRACTOR SHALL VERIFY ALL LOCAL, STATE AND NATIONAL BUILDING CODES AND THE AMERICANS WITH DISABILITY ACT.
- CONTRACTORS ARE TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO COMPLETE WORK.
- CONTRACTORS SHALL FULLY REVIEW ALL PROJECT DOCUMENTS AND PROVIDE ALL INFORMATION AS REQUIRED FOR SUBMITTALS. CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK.
- DO NOT SCALE THE DRAWINGS. PLEASE FORWARD ALL QUESTIONS REGARDING CLARIFICATION OF DIMENSIONS TO THE ARCHITECT/ENGINEER FOR IMMEDIATE RESOLUTION.
- DRAWING PREPARE TO IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO SHOP DRAWING SUBMITTALS.
- CONTRACTOR SHALL INCLUDE A SIGNED AUTHORIZATION WITH ALL MATERIAL AND EQUIPMENT SUBMITTALS. THE AUTHORIZATION SHALL STATE THE TYPE OF MATERIALS AND EQUIPMENT TO BE USED AND THE MANUFACTURER'S NAME. THE AUTHORIZATION SHALL BE SIGNED BY THE ARCHITECT/ENGINEER PRIOR TO THE PROJECT BEING COMMENCED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS RELATIVE TO THE PROJECT PRIOR TO COMMENCING FABRICATION & INSTALLATION. CONTRACTORS SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY FOR RESOLUTION AND PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL VERIFY ALL WORK WITH THE EQUIPMENT MANUFACTURER TO ENSURE APPROPRIATE WALL BLOCKING REQUIREMENTS FOR SUPPORT OF THE EQUIPMENT AND ROUGH-IN CLEARANCE REQUIREMENTS FOR INSTALLATION.
- CONTRACTOR TO LAY OUT AND MARK ALL WALLS AND OPENINGS PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS RELATIVE TO THE PROJECT PRIOR TO COMMENCING FABRICATION & INSTALLATION. CONTRACTORS SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY FOR RESOLUTION AND PRIOR TO PROCEEDING WITH THE WORK.
- IT IS PREFERRED THAT ALL CONTRACTORS UTILIZE THE SAME FIRST STOPPING CONTRACTOR FOR THE FIRST STOPPING SCOPE OF WORK. SEE THE FIRST STOPPING NOTES ON THE LIFE SAFETY PLAN FOR MORE INFORMATION.

PLAN CONSTRUCTION KEYNOTES



NOT FOR CONSTRUCTION

All requests, fees, permits, utility and details are shown on this document and the sole property of Design Collaborative. No other construction documents are to be used without the expressed written consent. The owner shall be permitted to make copies for informational and reference.

DESIGN DEVELOPMENT

ISSUE DATE: 05/19/2021

NO.	DATE	DESCRIPTION

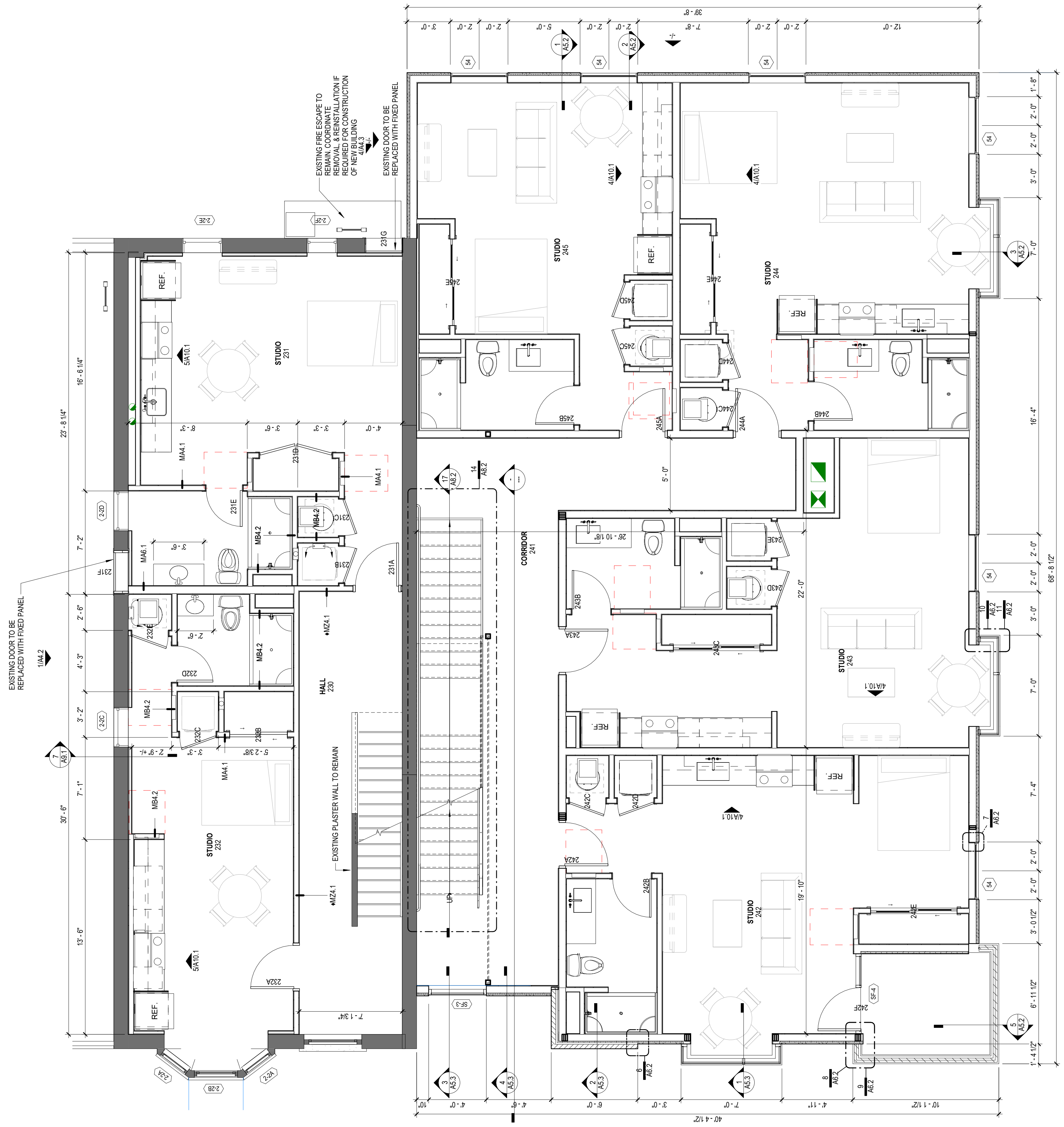
BUILDING 2 & 3 -
FLOOR PLAN -
SECOND LEVEL

A1.22

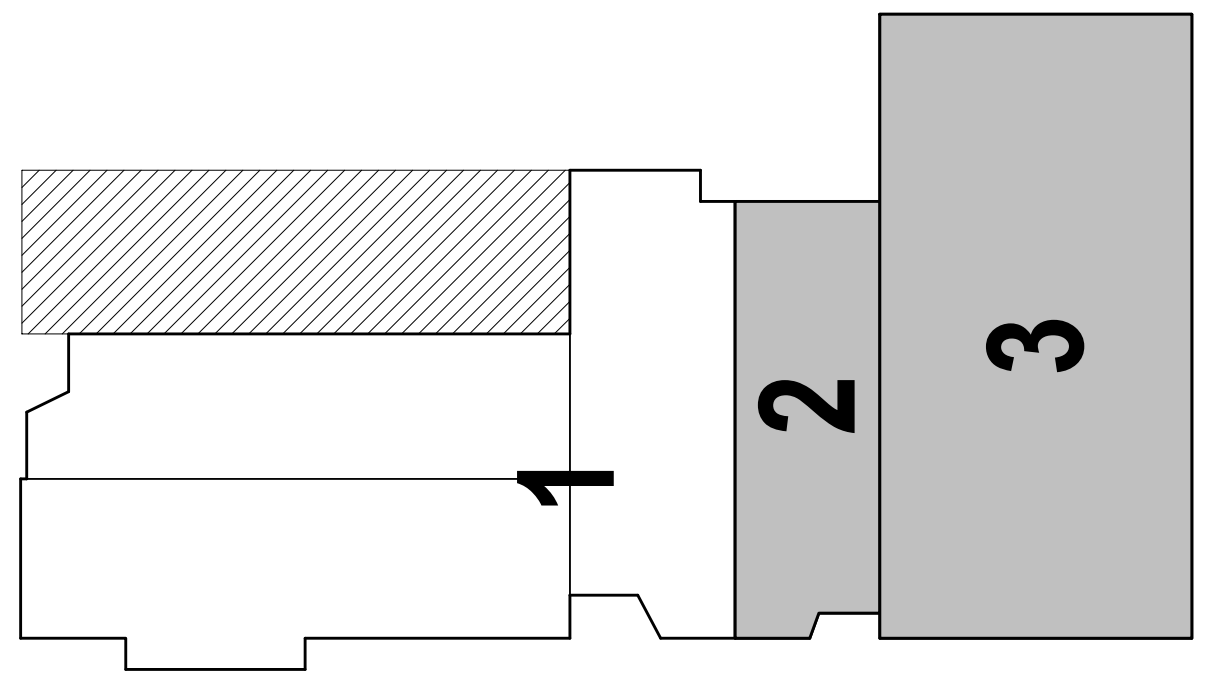
GENERAL CONSTRUCTION NOTES

- REFER TO GENERAL INFORMATION SHEET G01.2 FOR SYMBOLS, LEGENDS AND DIMENSIONS.
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PLAN CONSTRUCTION KEYNOTES



1 BUILDING 2 & 3 - FLOOR PLAN - SECOND LEVEL
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: NONE

NOT FOR CONSTRUCTION

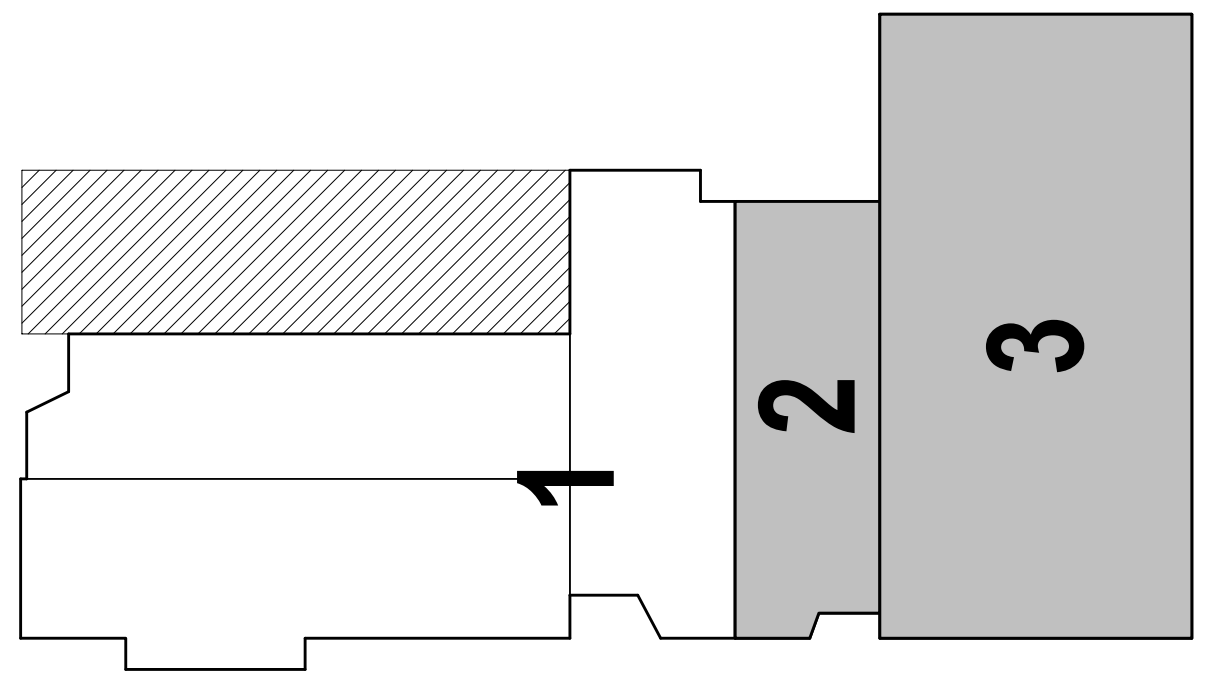
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DESIGN DEVELOPMENT		
ISSUE DATE:	05/19/2021	
REVISIONS		
NO.	DATE	DESCRIPTION

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PLAN CONSTRUCTION KEYNOTES



KEY PLAN
 SCALE: NONE

1 BUILDING 2 & 3 - FLOOR PLAN - THIRD LEVEL
 SCALE: 1/4" = 1'-0"

CSW I, LLC Property (Doc. 2020078676)

Parcel I:

Lots 1, 2, and 4 of the Subdivision of Lot 564, Hanna's Addition to the City of Fort Wayne according to the plat thereof, recorded in Deed Record 31, page 441, recorded in the Office of the Recorder of Allen County, Indiana.

Parcel II:

Lot Number 5 in the Subdivision of Lot 564, Hanna's Addition to the City of Fort Wayne, recorded in the plat thereof, recorded in Deed Record 31, page 441, in the Office of the Recorder of Allen County, Indiana.

Parcel III:

Lot Number 6 and the West 6 feet of Lot Number 7 in the Subdivision of Lot 564, Hanna's Addition to the City of Fort Wayne, according to the plat thereof, recorded in Deed Record 31, page 441, in the Office of the Recorder of Allen County, Indiana.

Parcel IV:

Subdivision Number 7 of Lot Numbered 564 in Hanna's Addition to the City of Fort Wayne, except the West 6.0 feet thereof, according to the plat thereof, recorded in Deed Record 31, page 441, in the Office of the Recorder of Allen County, Indiana.

LANDING I, LLC Property (Doc. 2018007608)

Parcel I:

Commencing at a point ninety (90) feet West of the Southwest corner of Lot Forty-Nine (49) of the Original Plat of the City of Fort Wayne, Allen County, Indiana; thence West on a line parallel to the south line of Columbia Street forty (40) feet; thence north one hundred and fifty (150) feet parallel to the West line of said lot forty-nine (49); thence east along Columbia Street forty (40) feet; thence south one hundred and fifty (150) feet to the place of beginning.

NOTES:

ALL BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (NAD83)(2011), INDIANA EAST ZONE AS DERIVED UTILIZING THE INDOT INCORP'S NETWORK.

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES AT TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

ALL BOUNDARY INFORMATION AS SHOWN HEREON WAS ESTABLISHED BY PRIOR SURVEYS BY GOULOFF-JORDAN.

FIELD WORK FOR THIS SURVEY WAS PERFORMED ON JANUARY 11-13, 2021.

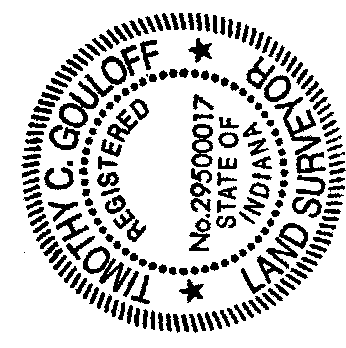
CERTIFICATION:

I, TIMOTHY C. GOULOFF, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF INDIANA, AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF.

CERTIFIED THIS 13th DAY OF JANUARY, 2021.

Signature of Timothy C. Gouloff, L.S. (29500017)

TIMOTHY C. GOULOFF, L.S. (29500017)



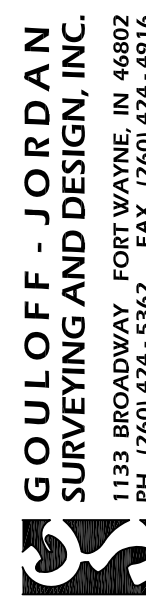
LEGEND table with symbols for Utility Pole, Light Pole, Light Bollard, Utility Pedestal, Fire Hydrant, Water Valve, Measured, Recorded, Calculated, and Finish Floor Elevation. Also includes symbols for various underground utilities like Gas, Water, Sewer, and Electric.

REVISIONS table with columns for Rev. No., Date, and Description.

Topographic Survey

Real estate located in the City of Fort Wayne Wayne Township, Allen County, IN

Property Address: 135 W. Columbia Street, Fort Wayne, IN 46802



Company name and contact information for Gouloff - Jordan Surveying and Design, Inc.

Performed for: Design Collaborative

DATE: January 13, 2021

Scale: 1" = 20'

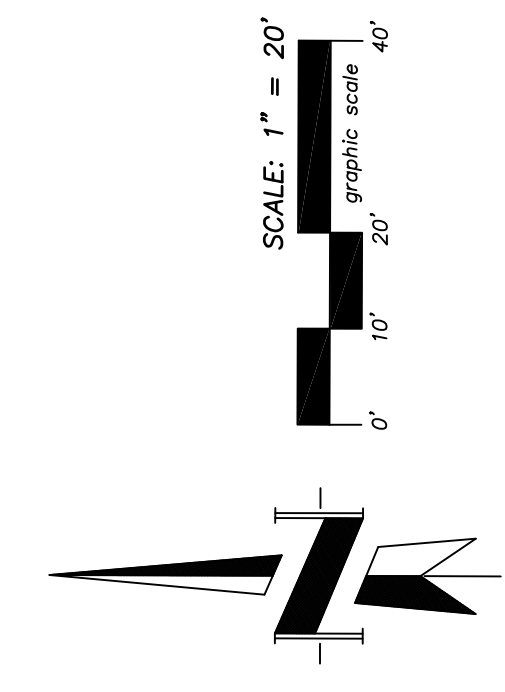
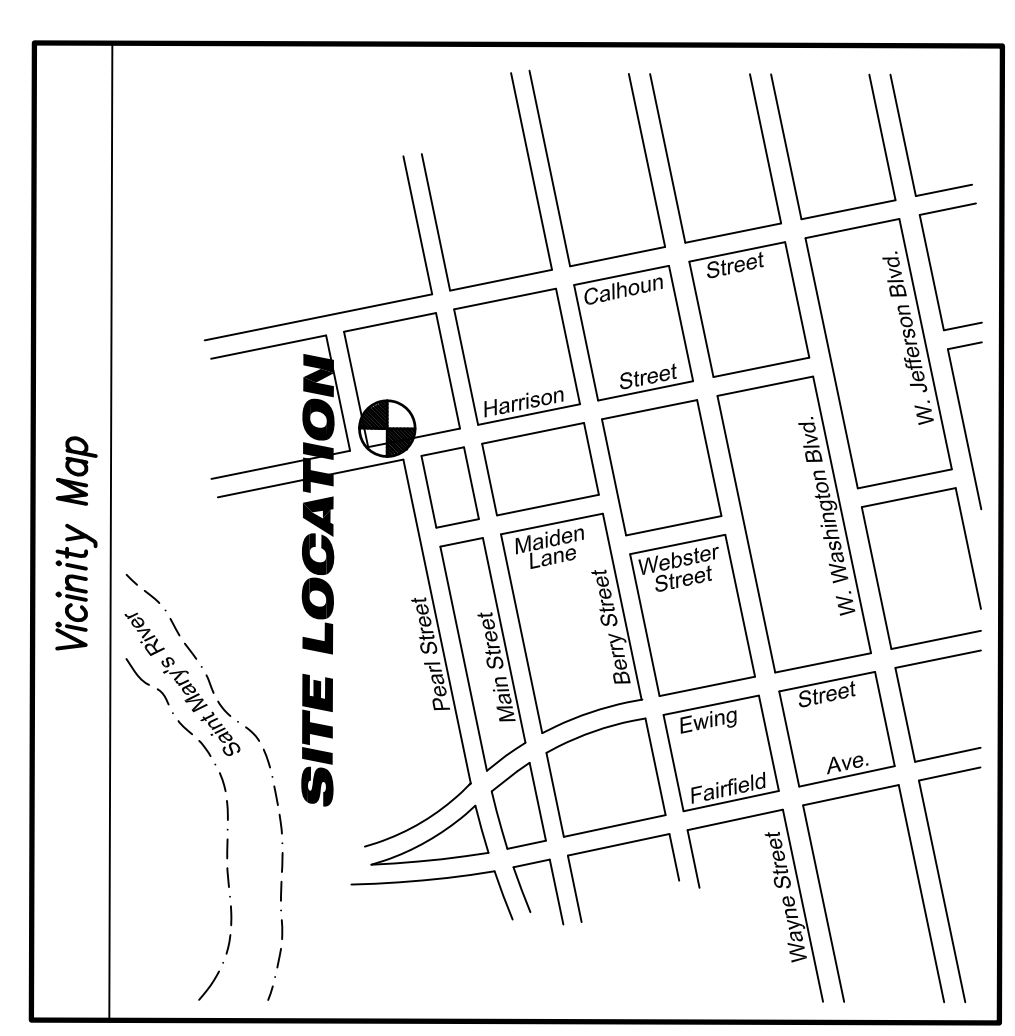
CHK'D: TMJ

TCC

PROJECT NUMBER: 20190490

DRAWING NUMBER: 20190490(TOPOGRAPHY)

Sheet: 1 of 1



FORT WAYNE PLAN COMMISSION STAFF REPORT • JULY 2021

PROPOSAL: Primary Development Plan PDP-2021-0020 – Take 5 Express Car Wash and
Take 5 Oil Change
APPLICANT: Rosa Morquecho
REQUEST: To approve a primary development plan for a two-building commercial
development for a new car wash and oil change.
LOCATION: The address of the subject property is 1050 East Coliseum Boulevard, the location
of the former Ruby Tuesday restaurant (Section 25 of Washington Township).
LAND AREA: Approximately 1.14 acres
PRESENT ZONING: C4/Intensive Commercial
NEIGHBORHOOD
ASSOCIATIONS: Northeast Area Partnership, Community Liaison

SUBMITTAL REQUIREMENTS:

All required documents for the rezoning petition were submitted by the filing deadline of June 1, 2021.

STAFF DISCUSSION:

The applicant is requesting approval of a two-building commercial development at the southwest corner of the intersection of East Coliseum Boulevard and Parnell Avenue. The site was recently used as a Ruby Tuesday restaurant. The site is along major corridors and it just to the west of the Memorial Coliseum. The existing zoning is C4/Intensive Commercial and the proposed car wash and oil change uses are permitted.

The site plan proposes to raze the existing structure and construct two new buildings. The oil change building is proposed at 1,421 square feet and the car wash is proposed as 4, 146 square feet. The buildings will meet the required Zoning Ordinance setback standards. Drive through lanes exceeding the Ordinance stacking requirements are also provided. The access points to East Coliseum Boulevard and Parnell Avenue will remain and continue to allow for right-in/right-out vehicular movement. From the plan it appears that cross-access will provided to the property to the south, which is being redeveloped into a training facility for the Associated Builders and Contractors, Inc. The parking along the south side of the property will remain and simply be restriped according to the plans.

The submitted landscape plan meets the intent of the zoning ordinance. The applicant proposed to utilize existing landscape materials along the northern portion of the site. Some of the proposed landscape materials are within the existing or proposed right-of-way. Transportation Engineering may provide additional comment on the landscape location within the right-of-way. Moving forward, the applicant should coordinate required street trees and sidewalks with Parks Department and City Transportation. Internal sidewalks are shown and Transportation Engineering has commented that sidewalks will be required along public street frontages, which is also a requirement of the Zoning Ordinance for projects that contain 5,000 square feet of nonresidential gross floor area (or more). No waivers of development design standards have been requested,

DEPARTMENT REVIEW:

Fire Department: No comments received at notebook printing.

Allen County Surveyor's Office: No comments received at notebook printing.

Stormwater Engineering: Primary approved with comments for secondary.

Water Engineering: Primary approved with comments for secondary

Sewer Engineering: Primary approved with comments for secondary

Transportation and Traffic Engineering: Primary approved with comments for sidewalks along East Coliseum Blvd. and Parnell Avenue.

Parks Department: Plan approved.

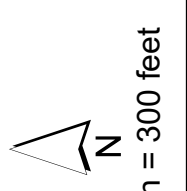
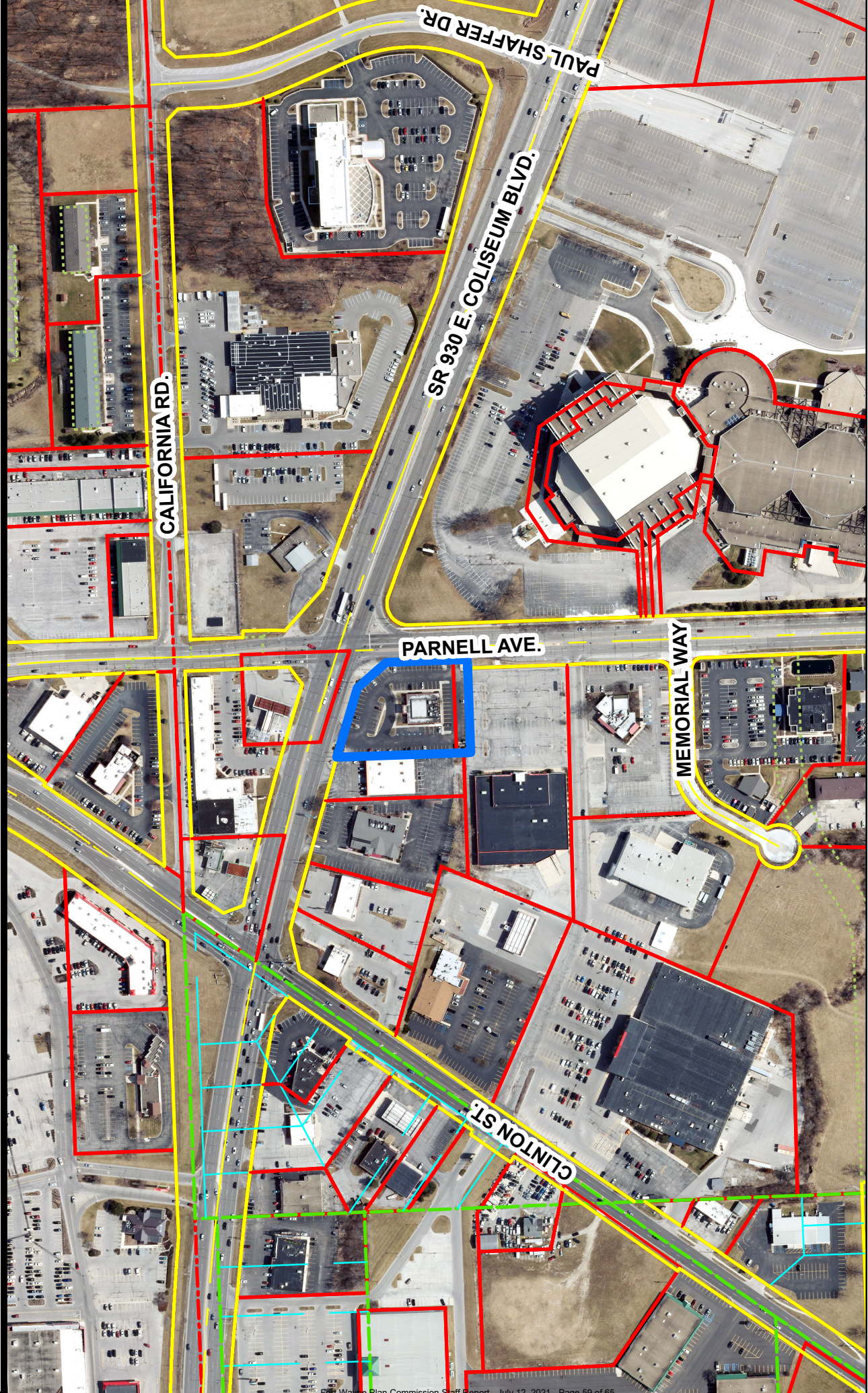
STAFF RECOMMENDATION:

Conditional Approval contingent upon the developer satisfying the conditions of the Development Plan Committee and the following:

1. The Primary Development Plan is approved for up to two buildings.
2. Each individual building may be reviewed through the Site Plan Review process.
3. The parking lot at the south side of the property may exist at the current setback off the property line.
4. Any dumpster screening will be constructed with either a wood or a vinyl fence or masonry structure and will include a gate.
5. Signage will meet the standards of the Zoning Ordinance.



PDP-2021-0020 Take 5 Oil Change and Express Car Wash



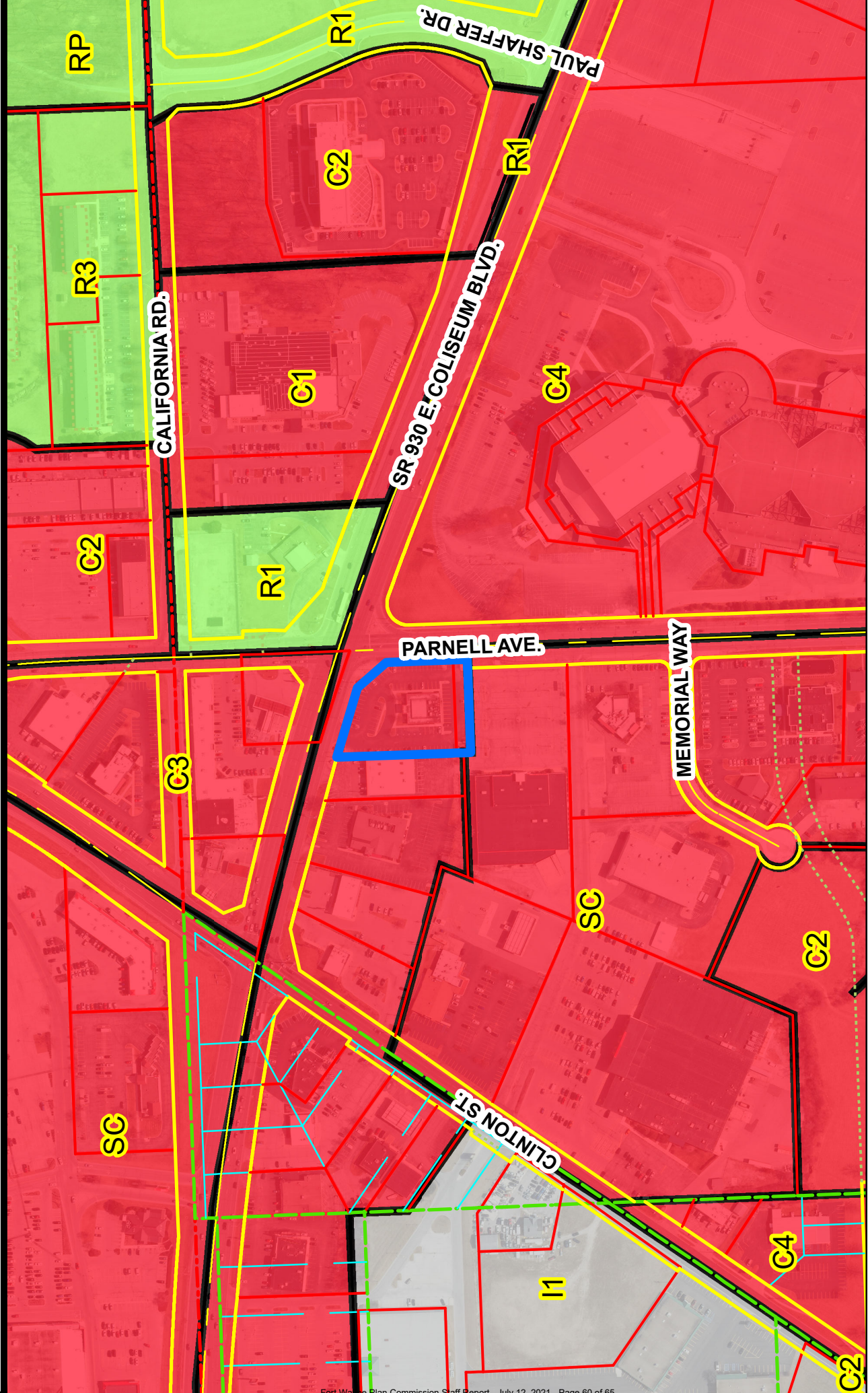
1 inch = 300 feet

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 6/15/2021

Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.



PDP-2021-0020 Take 5 Oil Change and Express Car Wash



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© 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 6/15/2021

0 250 500 Feet
 1 inch = 300 feet

N

**Department of Planning Services
Development Plan and Plat Application**

Project Name Take 5 Express Car Wash & Take 5 Oil Change

Applicant
 Applicant Rosa Morquecho
 Address 513 Main St Ste 200
 City Fort Worth State TX Zip 76102
 Telephone 817-529-6888 E-mail Rosa@roguearchitects.com

Contact Person
 Contact Person Rosa Morquecho
 Address 513 Main St Ste 200
 City Fort Worth State TX Zip 76102
 Telephone 817-529-6888 E-mail Rosa@roguearchitects.com

All staff correspondence will be sent only to the designated contact person.

Arch./Eng. Or Surveyor
 Arch./Eng./Surveyor Beacon Civil Engineering, LLC.
 Address 8345 Gunn Highway
 City Tampa State FL Zip 33626
 Telephone 813-882-4815 E-mail tcarter@beaconcivil.com

Request
 Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
 Requesting approval of a: primary amended primary secondary amended secondary
 residential development plan commercial development plan industrial development plan
 plat minor plat
 Development Address 1050 E. Coliseum Fort Wayne, IN
 Size of development (lots) 1 (units) _____ (acreage) 1.14
 Building height (primary structures) ^{30'-11" Car Wash} _____ (accessory structures) 8'-0"
 Building Sq. Ft. (primary structures) ^{28-7" Take 5 Oil Change} _____ (accessory structures) _____
 Building Sq. Ft. (primary structures) ^{4,165 Sq Ft Car Wash} 1,421 Sq Ft Take 5 Oil Change
 Present Zoning C-4 Total acreage of site 1.14
 Township name 31 North Township section # 25
 Sewer provider City of Fort Wayne Water provider City of Fort Wayne
 Proposed Streets: Public and county/city maintained Private and privately maintained

Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. For applicable filing fees and site plan/plat number of copies please refer to checklist.
 Applicable filing fees (check payable to the Allen County Treasurer)
 Applicable number of copies of site plan or plat (plans **must be folded**, and no larger than 24 x 36)
 Applicable number of landscaping plans
 Applicable required civil engineering sets
 One copy of plan in electronic form (11 x 17 in PDF)
 Applicable number of copies of the Certified Legal Description and Boundary Survey
 Application signed by property owner(s)
 Waiver request application (if applicable)
 Proposed restrictive covenants (if applicable)

I/We understand and agree, upon execution and submission of this application, that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

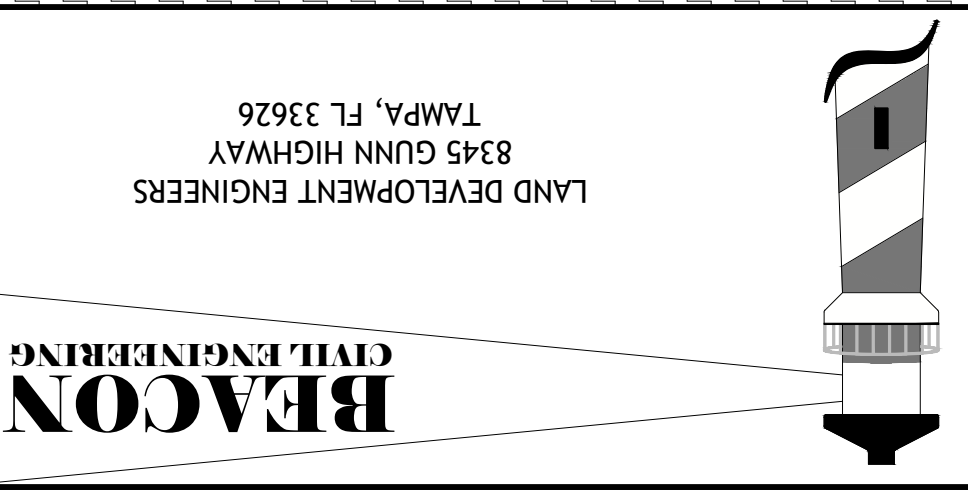
Rosa Morquecho Rosa Morquecho 5/7/21
 (printed name of applicant) (signature of applicant) (date)
George Azar [Signature] 05/07/21
 (printed name of property owner) (signature of property owner) (date)

Received	Receipt No.	Hearing Date	Petition No.
<u>5/21/21</u>	<u>137184</u>	<u>7/12/21</u>	<u>PDP - 2021 - 0020</u>

NO.	BY	DATE	REVISION DESCRIPTION



LAND DEVELOPMENT ENGINEERS
 8345 GUNN HIGHWAY
 TAMPA, FL 33626



EXPRESS CAR WASH
 OF
 FORT WAYNE
 1050 E. COLISEUM BLVD
 CITY OF FORT WAYNE, FORT WAYNE, IN
 SHEET NAME: SITE PLAN
 SHEET NUMBER: C-5

SITE INFORMATION:

SITE DATA
 1.14 AC (69,983 SF)
 1.14 AC (69,983 SF)
 DEVELOPMENT AREA
 ZONING JURISDICTION: CITY OF FORT WAYNE
 FOLIO #: 02-07-25-128-005.000-073 / 86-0025-0045
 HYDROLOGIC UNIT CODE: 04100003100040
 HYDROLOGIC UNIT NAME: COMMERCIAL
 FLOOD ZONE: ZONE "X" PER FEMA FIRM PANEL NUMBER: 18003C0282G DATED 08/03/2009

SETBACKS
 FUTURE LAND USE: K-COBBES/25
 BUILDING SQ. FOOTAGE: 5,867 SF
 FLOOR AREA RATIO (FAR): 14.2%

REQUIRED:
 SIDE: 25 (20' ROW EAST)
 REAR: 10'
 FRONT: 25'
 FRONT: 25'
 REAR: 10'

PARKING/LOADING
 REQUIRED PARKING: 165 SPACES
 REQUIRED PARKING: 14 SPACES
 PROPOSED PARKING: 11 SPACES (9x18)
 14 EXISTING SPACES
 10 VACUUM STALLS (9' x 15')
 28 SPACES (9' x 18')
 28 SPACES

PROPERTY OWNER
 ICWG CAR WASH
 6300 SOUTH SYRACUSE WAY,
 GREENWOOD VILLAGE, CO 80111
 LISA WHITE
 (214) 208-0339

SITE NOTES

- THE OWNER SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE, ON SITE BURIAL OF TREES AND OTHER DEBRIS WILL NOT BE ALLOWED. THERE ARE NO KNOWN HAZARDOUS MATERIALS ON THE SITE AND NONE WILL BE ALLOWED DURING THE CONSTRUCTION OF THE PROJECT.
- ALL WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF INDIANA, AND FEDERAL EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
- ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER.
- ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
- BASE COURSE MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
- ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- SEE SHEET C-X FOR DETAILS.
- ALL DISTURBED AREAS WITHIN SIDEWALK / CURB AND GUTTER, ROAD PAVEMENT SHALL BE RESTORED TO ORIGINAL FINISH GRADE.
- ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- THE PROPOSED DEVELOPMENT SHALL NOT IMPACT GROUND AND SURFACE WATER FLOWS ADJACENT TO THE SITE.
- ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
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ACCESSIBLE SIGN IN BOLLARD
 N.T.S.

CONCRETE PAVEMENT SECTION
 N.T.S.

ASPHALT PAVEMENT SECTION
 N.T.S.

VACUUM PARKING STRIPING
 N.T.S.

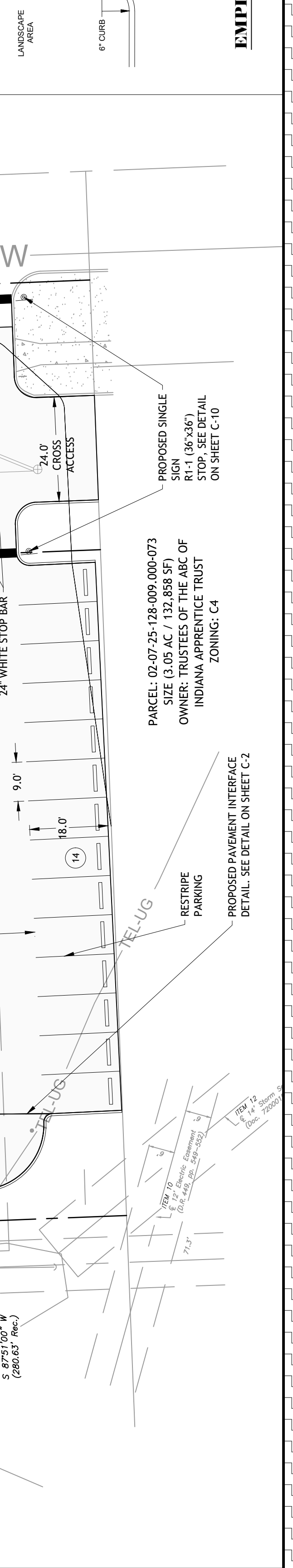
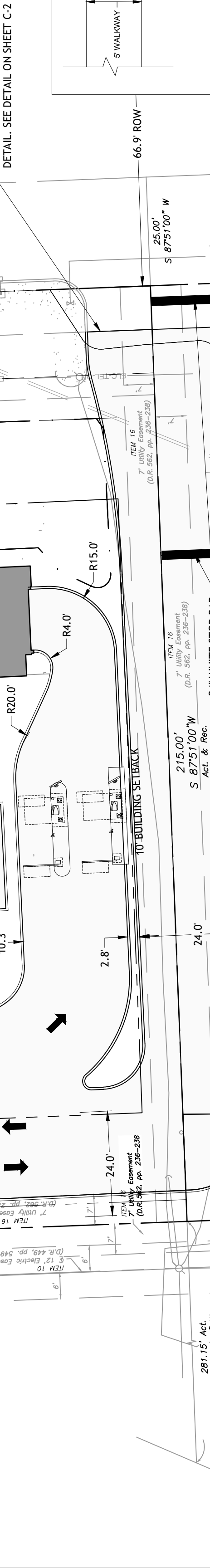
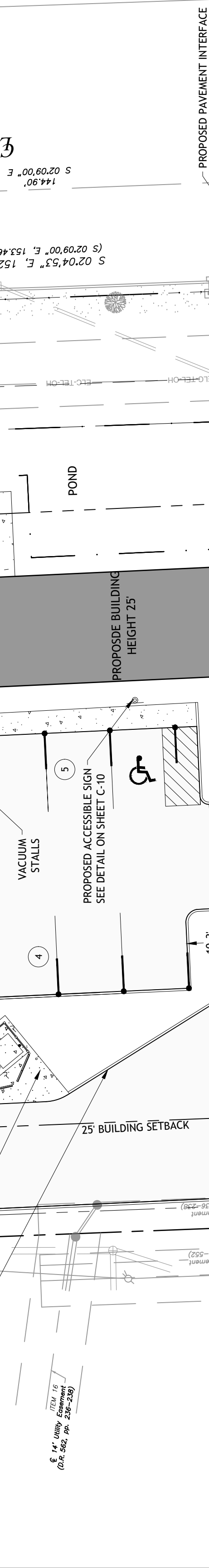
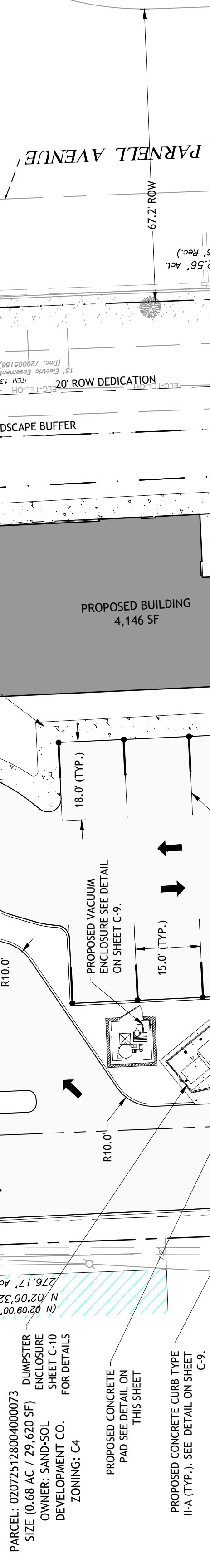
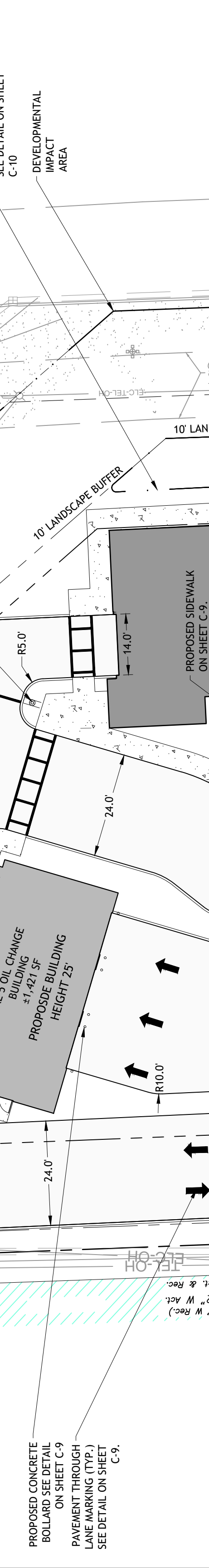
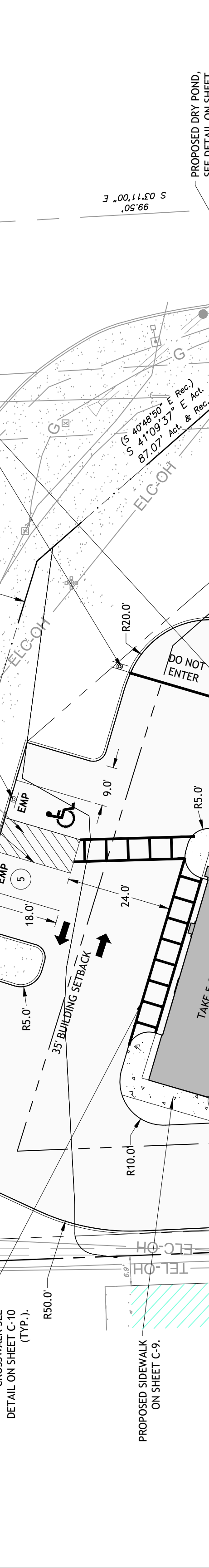
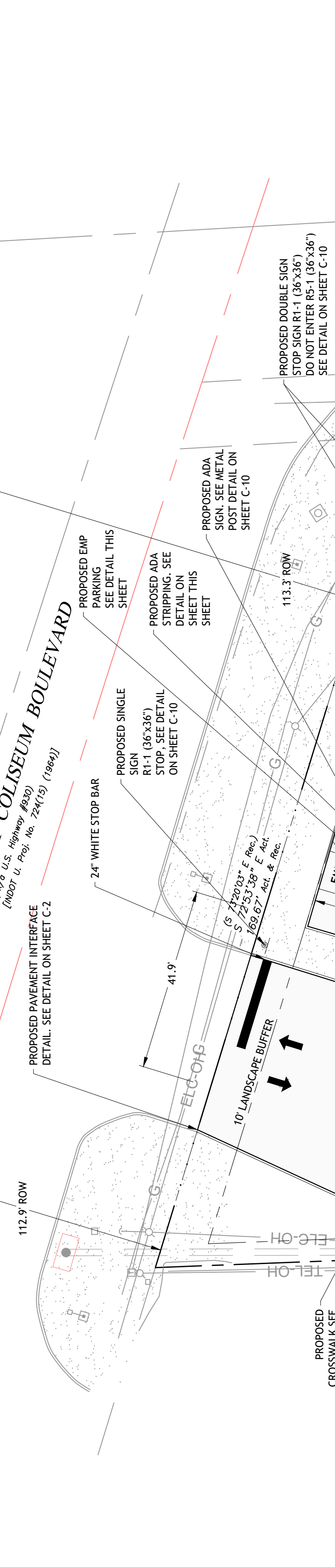
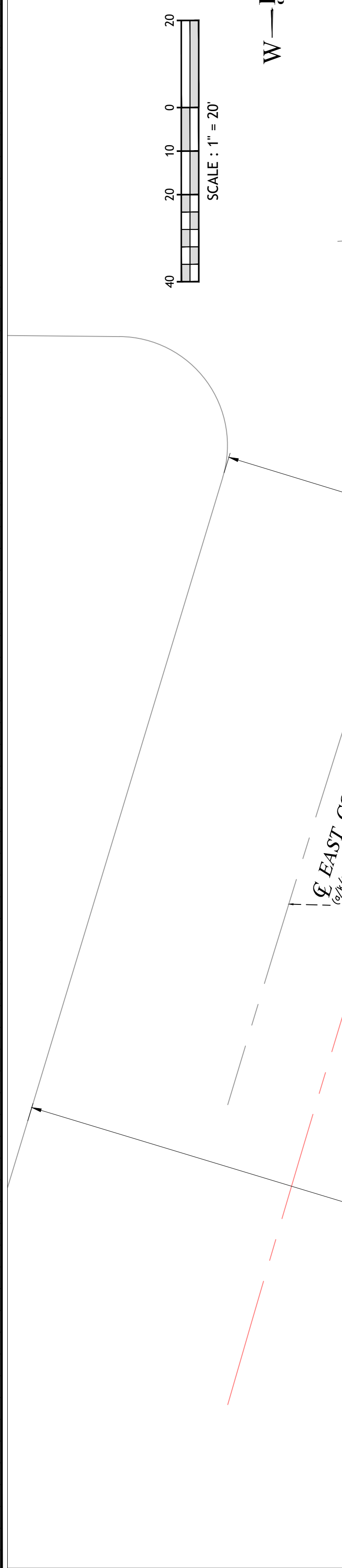
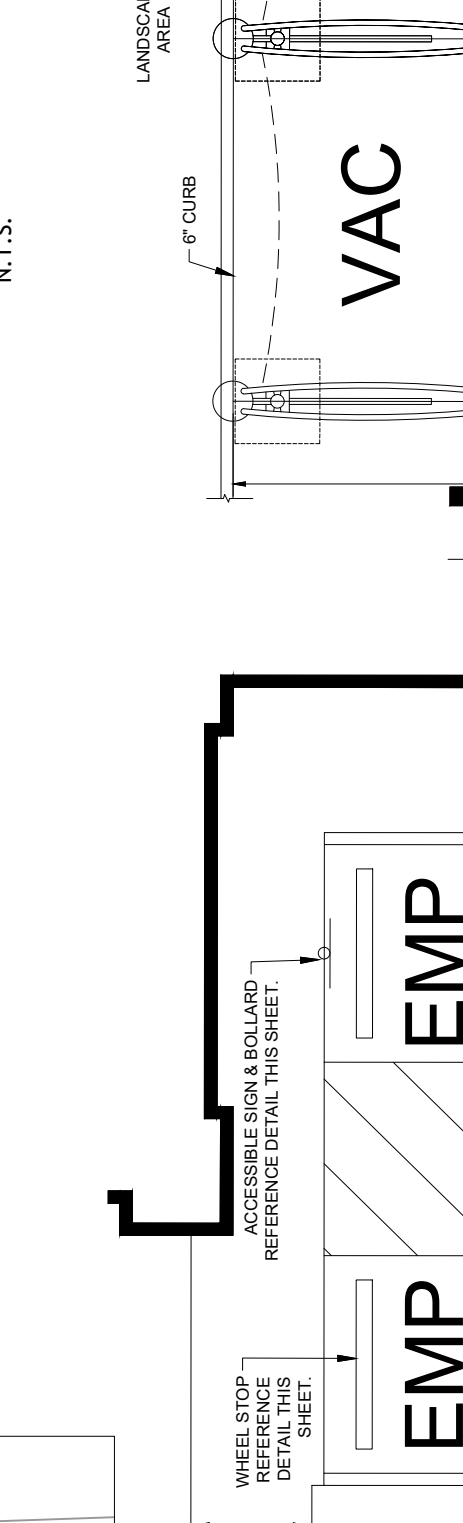
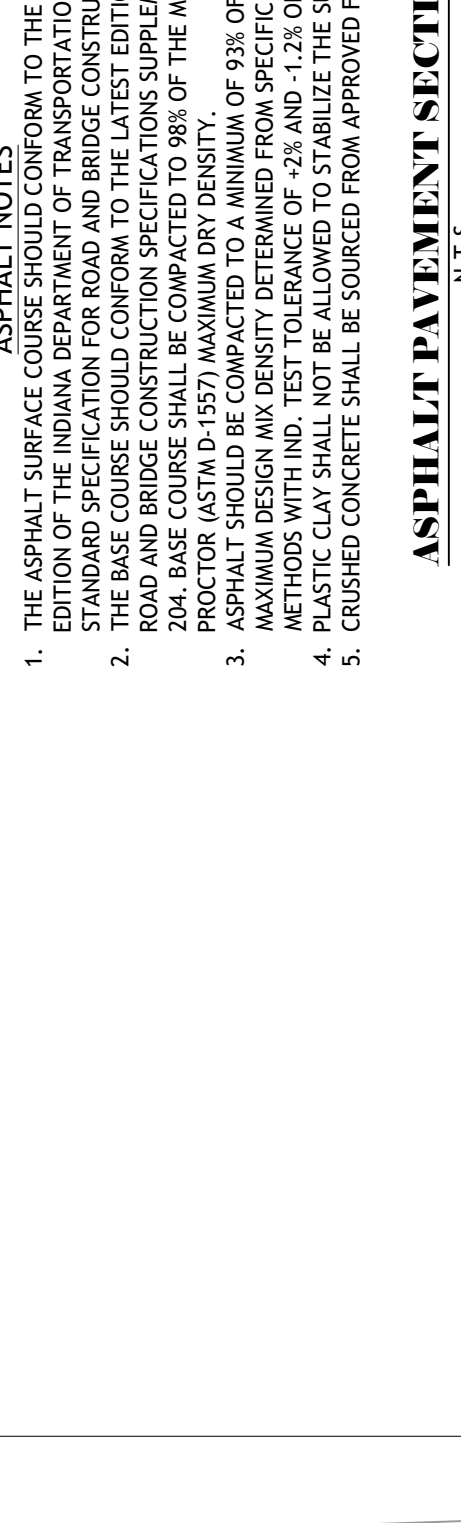
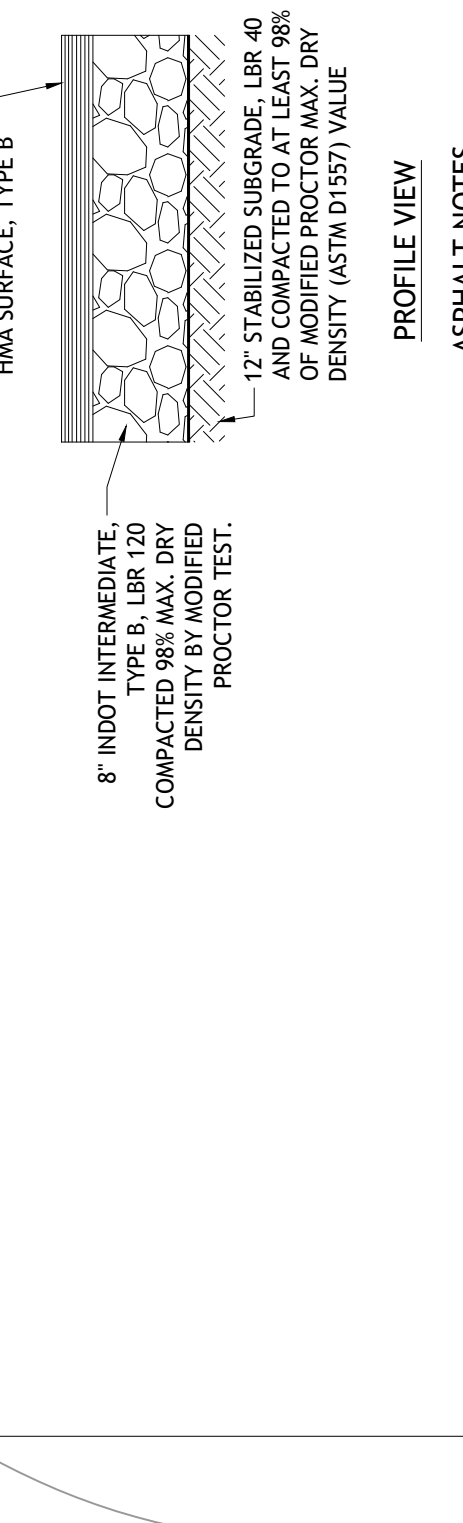
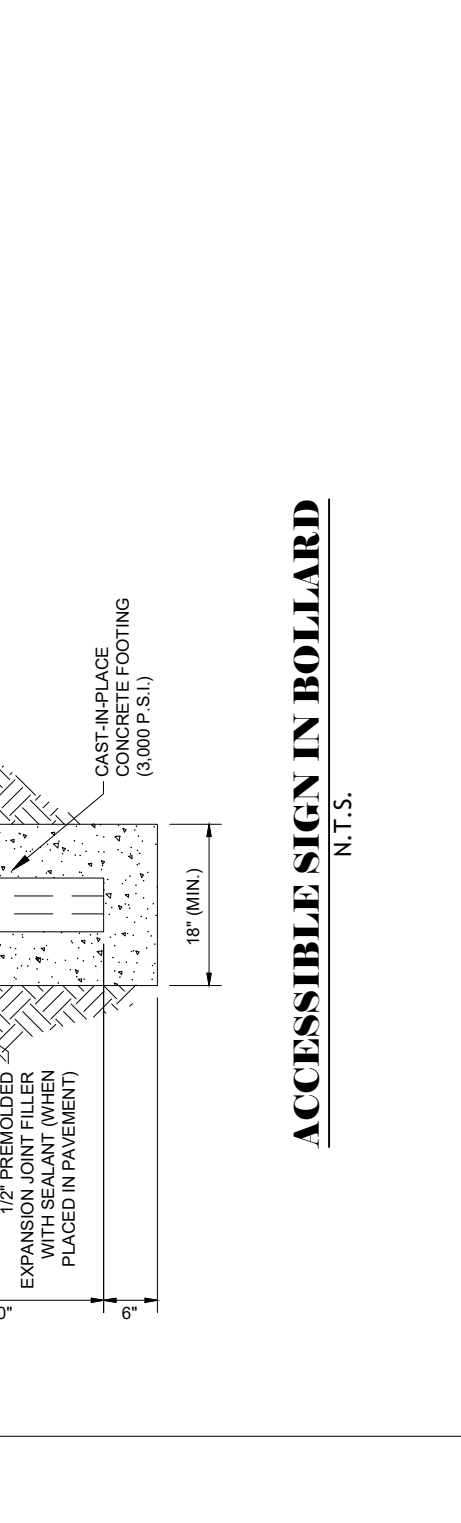
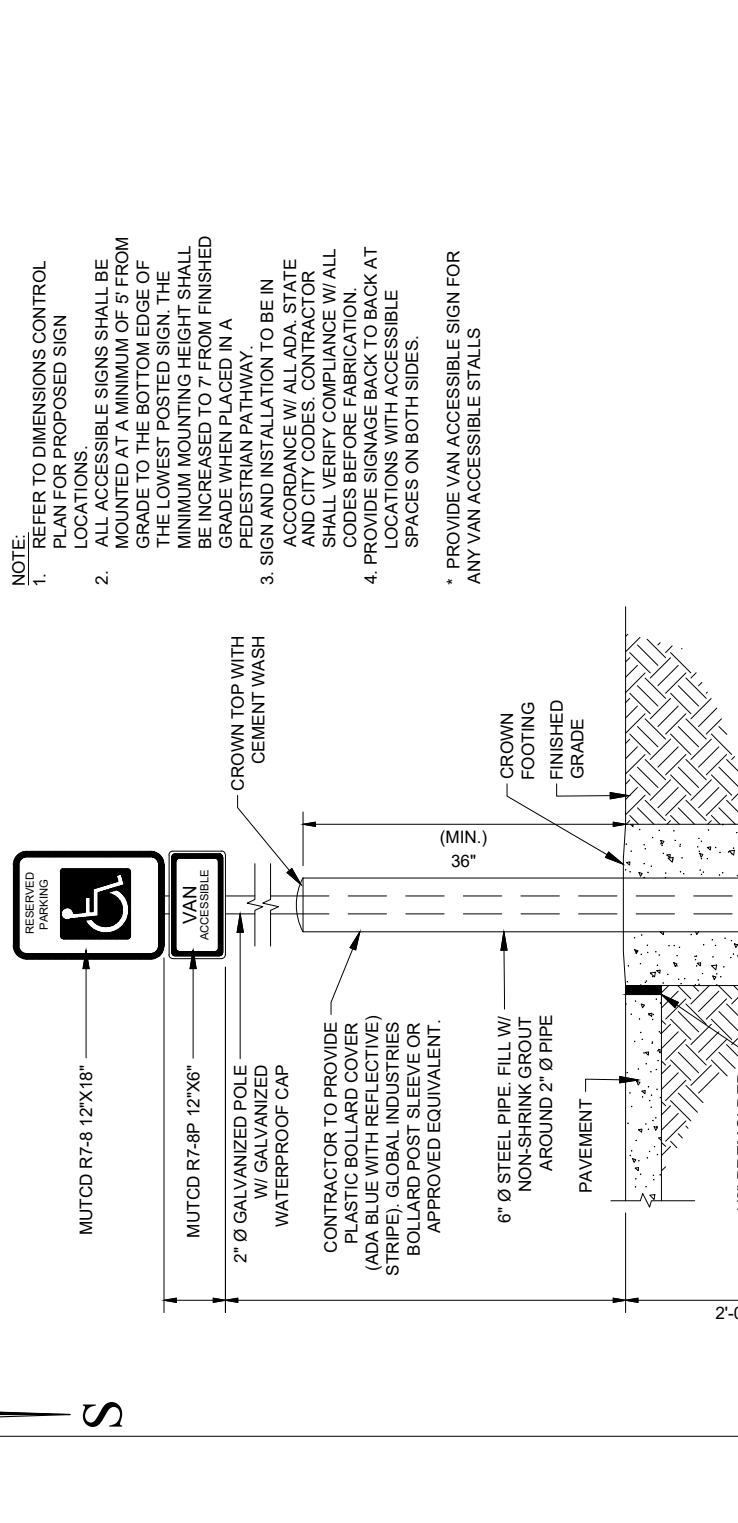
EMPLOYEE ACCESSIBLE VAN PARKING STRIPING
 N.T.S.

ACCESSIBLE PARKING LOGO
 N.T.S.

LEGEND

- PARCEL BOUNDARY LINE
- LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE
- SIGHT VISIBILITY TRIANGLE
- PROPOSED BUILDING FOOTPRINT
- PROPOSED ASPHALT. SEE DETAIL ON THIS SHEET
- PROPOSED PARKING COUNTER

NOTE: LIGHTER TONE INDICATES EXISTING CONDITION

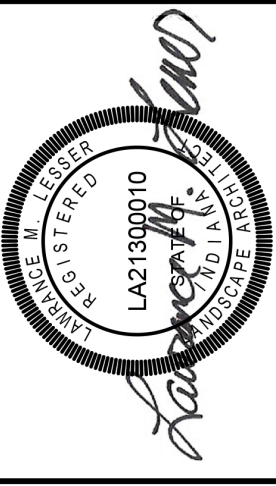


NO.	BY	DATE	REVISION DESCRIPTION

ISSUED FOR PERMITTING

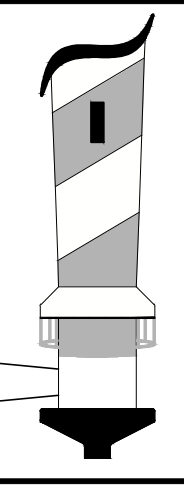
CHECKED BY: JMG
 DRAWN BY: JMG
 ISSUE DATE: 4-9-2021
 JOB NO.: 20-314

DESIGNED BY: RM
 APPROVED BY: RM



BEACON
 CIVIL ENGINEERING

LAND DEVELOPMENT ENGINEERS
 8345 GUNN HIGHWAY
 TAMPA, FL 33626



**ICWVG
 CAR
 WASH**

OF
 FORT WAYNE
 1050 E. COLISEUM
 BLVD
 CITY OF FORT
 WAYNE, FORT
 WAYNE, IN

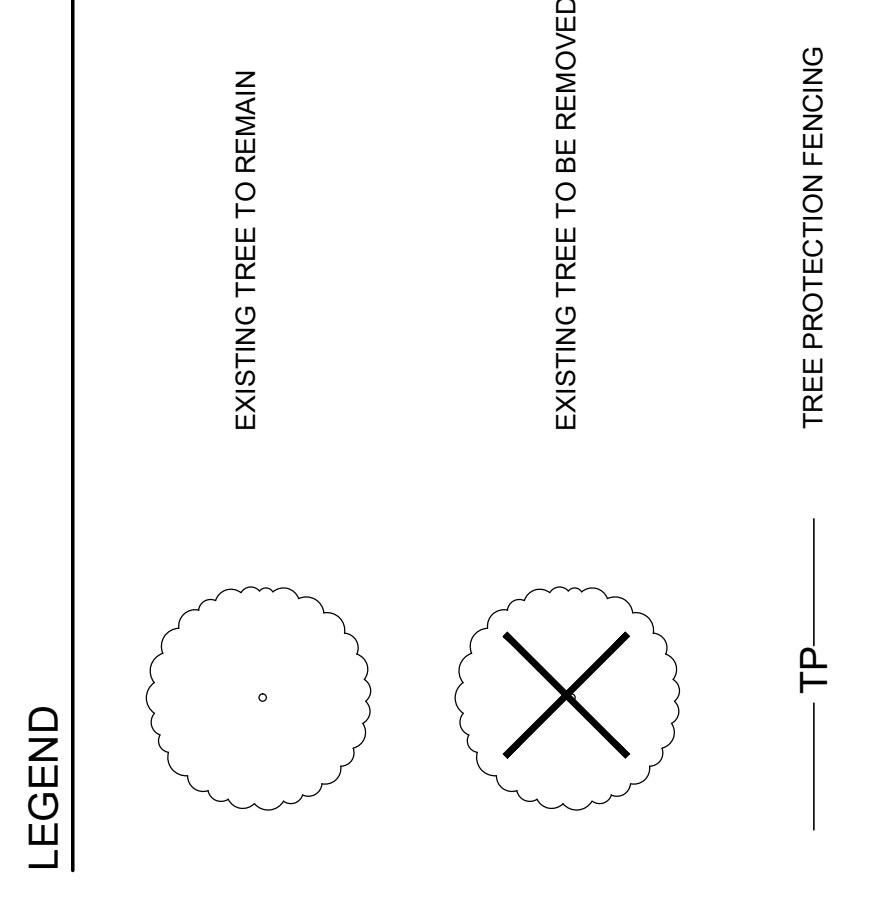
SHEET NAME:
**TREE DISPOSITION
 PLAN**

SHEET NUMBER:
TD-1



SCALE: 1" = 20'

W — **BEACON** — E
 CIVIL ENGINEERING

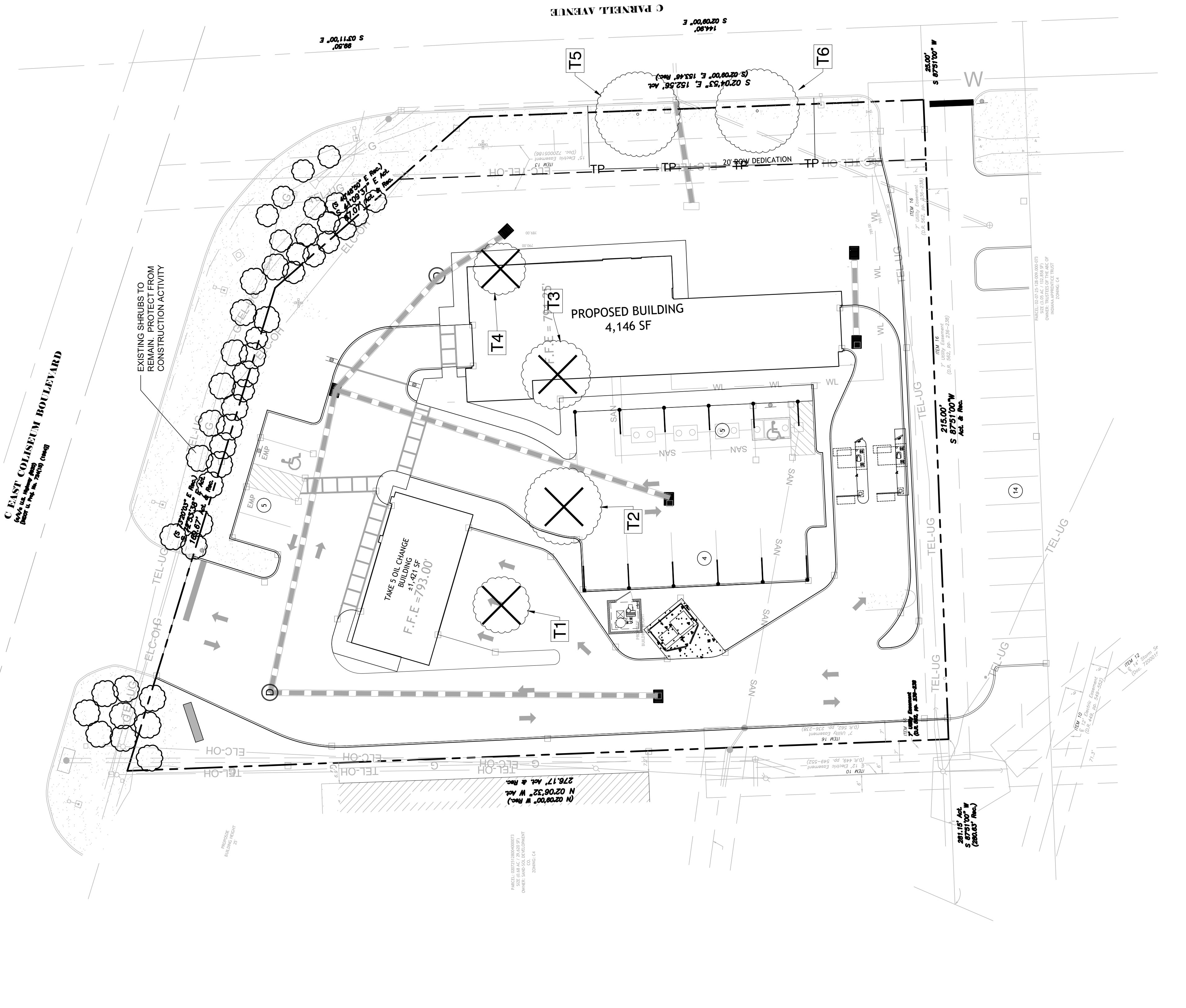


EXISTING TREE LIST

PTH	TYPE	CALIPER INCHES	STATUS
T1	HONEY LOCUST	8	REMOVE
T2	OAK	12	REMOVE
T3	OAK	12	REMOVE
T4	HONEY LOCUST	8	REMOVE
T5	HONEY LOCUST	8	REMAIN
T6	HONEY LOCUST	8	REMAIN

TREE PROTECTION GENERAL NOTES

- (A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
 - (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABERGE PALMS;
 - (2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
 - (3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- (B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE. EXCEPT AS NECESSARY IN CONNECTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- (C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE REMOVAL OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED, WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND. THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- (D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A TREE.
- (E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- (F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ARBORIST, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- (G) THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- (H) IF, IN THE OPINION OF THE CITY ARBORIST, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.



Utility Providers
NIPSCO (800) 464-7776
City of Fort Wayne (260) 427-1160
Sanitary: (260) 427-1160
City of Fort Wayne (260) 427-1160
Electric: (260) 427-1160
Frontier (800) 483-5000
Comcast (260) 466-8000

PLAT OF ALTANSPS LAND TITLE SURVEY

RECORD DESCRIPTION: (as described in Commitment Number 102100067)
Part of the Northwest One-Quarter of Section 25, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

COMMENCING at the intersection of centerline of Parnell Avenue with the centerline of U.S. Highway No. 30 (Indiana Project 724(1) 0946); thence South 3 degrees, 11 minutes East along center line of Parnell Avenue, a distance of 99.5 feet; thence South 2 degrees, 09 minutes East, along the center line of Parnell Avenue, a distance of 144.9 feet to the Southeast corner of a parcel conveyed to Syndicate Enterprises, Inc. in Deed Record 562, pages 236-238; thence along the South line of said Syndicate Enterprises, Inc. parcel, South 87 degrees, 51 minutes West, a distance of 25.0 feet to a cross set in the concrete drive at the point of beginning. Beginning at the above described point, thence continuing along the South line of the aforementioned Syndicate Enterprises, Inc. parcel, South 87 degrees, 51 minutes West, a distance of 215.00 feet to a P.K. nail set this survey; thence North 2 degrees, 09 minutes West, along the West line of the aforementioned Syndicate Enterprises, Inc. parcel, a distance of 276.17 feet to a 1/2" square iron pin found on the right-of-way line of the aforementioned Syndicate Enterprises, Inc. parcel, a distance of 48 minutes, 50 seconds East, a distance of 87.07 feet to a distance of 169.67 feet to a 1/2" square iron pin found, thence South 46 minutes, 50 seconds East, a distance of 87.07 feet to a distance of 169.67 feet to a 1/2" square iron pin found on the 25 foot right-of-way line of Parnell Avenue; thence along said 25 foot right-of-way line, South 2 degrees, 09 minutes East, a distance of 153.46 feet to the cross at the point of beginning, containing 1.151 acres.

Last Deed of Record: Des: 204092963
February 1, 2021
Last Date of Fieldwork: February 1, 2021

This property appears to lie within Zone X as the description plots by scale on Flood Insurance Rate Map Number 18093C 0282G, effective August 3, 2009.

Beginning Benchmark: S3333 Hatfield Road, Fort Wayne, IN
Base Station Elev = 863.76

Site Benchmark #1: North of existing storm manhole located 0.7 feet West and 27.3 feet North of the Northeast corner of subject tract.
Elevation = 793.30

Site Benchmark #2: North rim of existing grease trap manhole located 53 feet North and 56 feet East of the Southwest corner of subject tract.
Elevation = 792.37

NOTE: All elevations on this sheet are NAVD'88.

CERTIFICATE OF ALTANSPS LAND TITLE SURVEY

To: GAA Investments, LLC, an Indiana limited liability company, Doing US Holdco, Inc., a Delaware corporation, and Commonwealth Land Title Insurance Company

ALTANSPS STANDARD CERTIFICATE

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2016, and includes items 1.2, 3.4, 3.5, 6(a), 7(a), 8, 9, 11, 13, 14, 16, 17, and 20 of Table A thereof. The fieldwork was completed on February 1, 2021. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this survey, the surveyor certifies that any professional opinion and that which is specified therein. With regard to Table A, Item 16, an evidence of current earth moving work, building construction, or building additions were observed. With regard to Table A, Item 17, there have been no recent, nor are there any known proposed changes to the rights-of-way of East Coliseum Boulevard and Parnell Avenue.

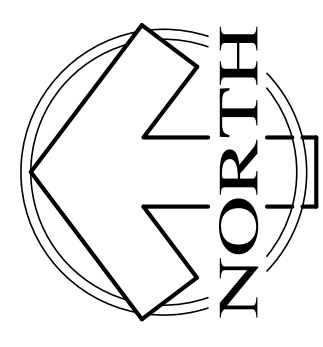
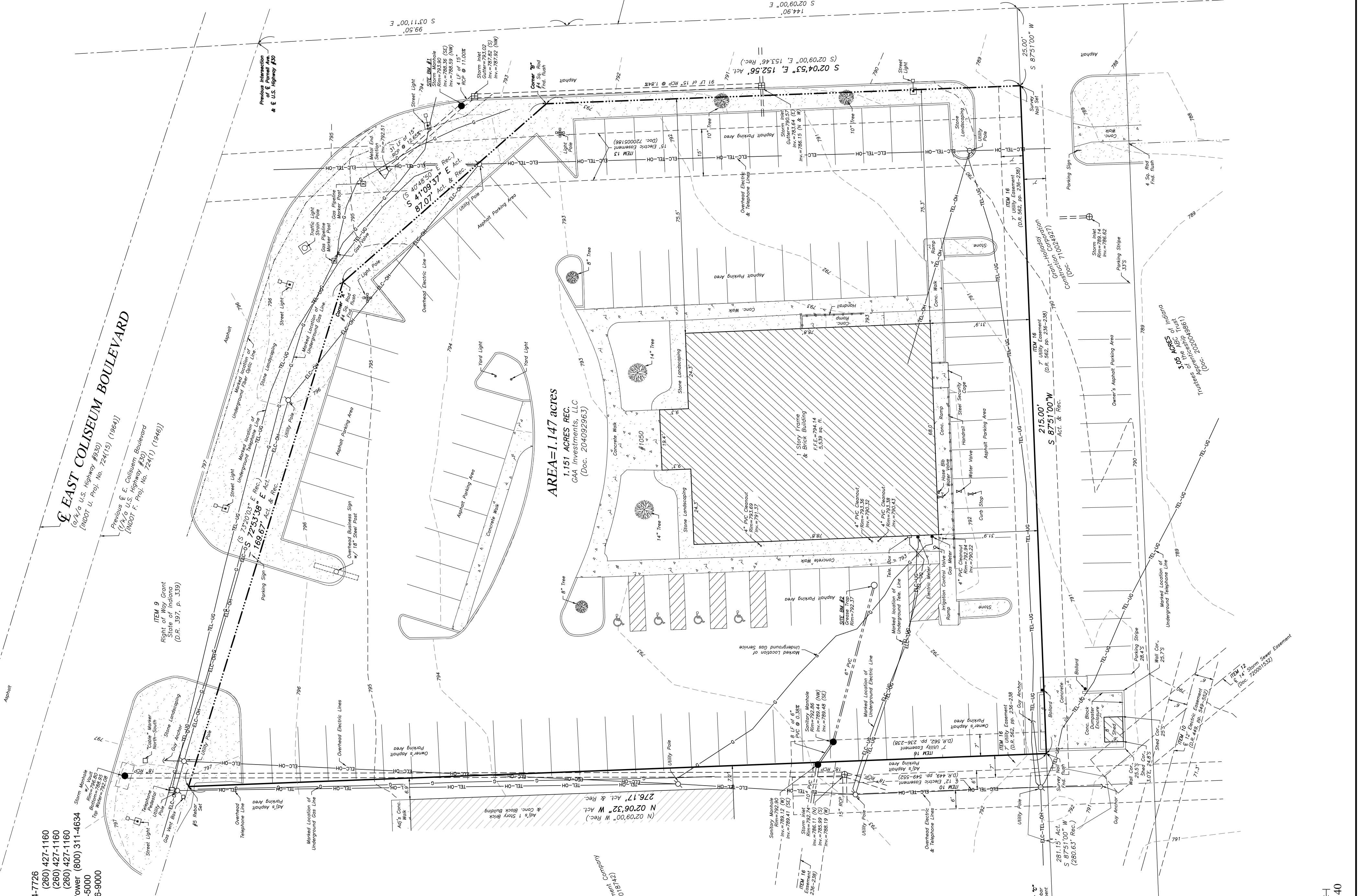
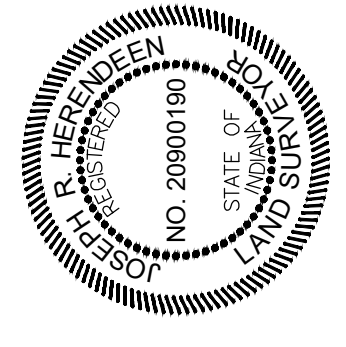
Note to the client, insurer, and lender - With regard to Table A, Item 11, source information from plans and markings have been combined with observed evidence of utilities pursuant to Section 3.5.1.c. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately depicted. In addition, in many jurisdictions, the exact location of underground utilities is the responsibility of the utility owner. It is the responsibility of the client to verify the accuracy of the utility information shown on this map from this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

INDIANA TITLE IAC 865, ARTICLE I, RULE 12 CERTIFICATE

This document is a record of a real estate survey prepared under IAC Title 865, Article I, Rule 12, and in compliance with the provisions of the Indiana Surveying Act, as amended, which are filed in the Office of the Recorder of Allen County, Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments either way across boundary lines unless specifically stated hereon. Corners were perpetuated as indicated.

I, Joseph R. Hereendean, certify the above statements to be correct to the best of my information, knowledge, and belief. I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law.

Joseph R. Hereendean
Indiana Land Surveyor, Reg. No. 20900190
Date: 02/19/2021



SCALE IN FEET:
0 20 40

SURVEYOR'S REPORT

Prepared as a part of the foregoing survey.
Address: 10590 East Coliseum Boulevard, Fort Wayne, IN 46805

This survey is intended to retrace the record boundaries of a tract of real estate described in a Special Warranty Deed from Vicki Azar Frank to GAA Investments, LLC, dated December 30, 2004, and recorded in Document Number 204092963 in the Office of the Recorder of Allen County, Indiana.

In Accordance with Title 865, Article 1.1, Chapter 12, Sec. 1, et. seq. of the Indiana Administrative Code, the following observations and measurements regarding errors in measurement ("relative positional accuracy") were made. There may be unwritten rights associated with those uncertainties due to random errors in measurement ("relative positional accuracy").

REFERENCES: A copy of the following documents were reviewed in completion of this survey:
-The deeds of the subject lot and any adjoining lots, as shown on the plat of survey.
-A Survey of a Subdividing Lot by Donovan Engineering, Inc., dated April 25, 2020, Job No. 20-4110.
-A Location Control Point Survey of Coliseum Boulevard by GAA Investments, LLC, dated February 1, 2021, Job No. 204092963.
-INDOT right-of-way plans for Coliseum Boulevard (File No. State Road #30), F Project 724(1), dated 1946.
-INDOT right-of-way plans for Coliseum Boulevard (a/k/a State Road #930), F Project 724(15), dated 1964.

(A) AVAILABILITY OF REFERENCE MONUMENTS:
The following monuments were accepted and held as controlling monuments at the following locations:
-The Southwest corner of subject tract.....Survey nail found.
-Square iron pin found.....#44 rebar found.
-Corner "B".....#44 rebar found.
-Corner "C".....#45 rebar found.

Uncertainties due to variances between found controlling monuments and record distances were determined to be a maximum of 0.90 feet in the North-South direction. Uncertainties due to variances between all found monuments and record distances were determined to be 0.90 feet in any direction.

(B) OCCUPATION AND/OR POSSESSION LINES:
Occupation and/or possession lines near the perimeter of subject tract are shown on the plat of survey with the variances from the boundary lines as established in this survey. Encroachments and/or discrepancies may be buried or otherwise obscured by natural or man-made obstructions. Multiple features from subject tract, including an asphalt parking area, a concrete block dumpster enclosure and a shed lie a maximum of 3.0 feet from the boundary lines established in this survey by a maximum of 33 feet in the North-South direction.

(C) AMBIGUITY OF RECORD DESCRIPTIONS:
Upon review of the most current deed of record, the base tract description does not contain any ambiguity within its record description or with the adjoining descriptions. Therefore, there are no uncertainties based upon record descriptions.

(D) RELATIVE POSITIONAL PRECISION:
The relative positional precision representing the uncertainty due to random errors in measurements of the corners established in this survey is less than or equal to the specifications for an Urban Survey (0.07 feet plus 50 ppm) as defined by IAC 865.

(E) ESTABLISHMENT OF LINES AND CORNERS:
The South line of subject tract was established using a line of found monuments at the Southwest corner of subject tract and Corner "C". The Southeast corner of subject tract was established on and along the Easterly projection of said South line, at record distance from the Southwest corner of subject tract.

The Northwest corner of subject tract was established at the intersection of record distances from the Southwest corner of subject tract and Corner "A".

The remaining lines of subject tract were all established between the above-referenced and established corners of subject tract.

(F) NOTES:
1. This survey is an opinion of a licensed land surveyor of the State of Indiana as to the actual location of the lines and corners outlined in the description of the subject tract. It is not intended to be a warranty of the accuracy of the measurements or the location of the lines and corners. However, this opinion is subject to the integrity of its deed description and the boundaries of adjacent tracts and the boundaries of adjacent tracts may not be consistent with the boundaries of the subject tract. As a consequence, another surveyor may arrive at a different conclusion and a different location of the boundaries.

2. A survey cannot resolve uncertainties in the position of the original boundaries that exist. Only courts may establish property lines. The boundaries were established from the most current recorded descriptions.

3. The flood statement hereon is for informational purposes only. Accurate determination of the flood hazard status of the property can only be made by an elevation study which is beyond the scope of this survey.

4. No attempt has been made to review or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional.

5. Unplatted easements, setback lines, restrictive covenants, or land use regulations affecting the subject tract are shown only when documentation of such matters has been furnished by the client.

6. All documents of record and information from other public sources referred to in this survey are hereby incorporated as part of this survey as if fully set out.

7. Any one or other evidence of possession which varies from the written title lines may constitute adverse possession or prescriptive rights.

8. Subsurface and environmental conditions were not examined or considered as a part of this survey.

9. Any acreage shown is based on the boundaries established from the deed description and no certification is made that the land area shown on the survey is the exact acreage owned by the client.

10. Expression of distances to hundredths of a foot and angles to seconds of arc is solely to minimize errors introduced by rounding. Neither distances nor angles can be measured to the degree of precision implied by the stated units. No dimension on the survey can be interpreted to be of greater precision than the relative positional accuracy stated in Part (D) of the Surveyor's Report.

11. Since the last date of fieldwork of this survey, conditions beyond the knowledge or control of Sauer Land Surveying, Inc. may have altered the validity and circumstances of matters shown or noted hereon.

12. Declaration is made to the parties set forth in the Certificate and in the full payment of invoice, and complete with all pages of survey.

13. This survey is valid only with the surveyor's original or electronic signature and seal, full payment of invoice, and complete with all pages of survey.

14. No statement made by any employee or agent of Sauer Land Surveying, Inc. is valid unless written herein.

15. The survey was prepared following receipt of the Commonwealth Land Title Insurance Company, dated January 21, 2021, and Numbered 02100067. A summary of Schedule B, Part II, Specific Exception Items set forth in said commitment follows:

ITEM 9: Right-of-Way granted to State of Indiana from Hugh Kennerk and Helen E. Kennerk, recorded on October 30, 1947 as Book 397 Page 339 of the Allen County, Indiana Records, lies adjacent to the surveyed parcel and is shown on the Plat of Survey.

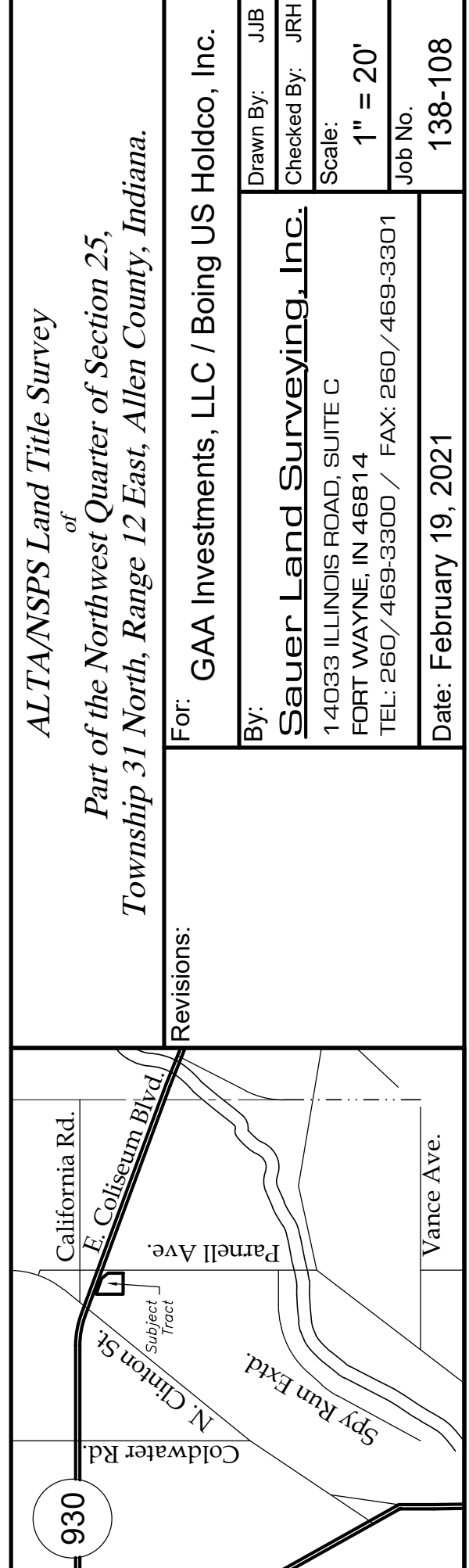
ITEM 10: Two Easements for Overhead and Underground Electric Lines granted to Indiana & Michigan Electric Company from H. Hugh Kennerk and Helen E. Kennerk, recorded on December 29, 1951 as Book 449 Page 549-552 of the Allen County, Indiana Records, do not encumber the surveyed parcel but is shown on the Plat of Survey. A Partial Release recorded January 25, 1972 in Instrument No. 72-01528, which has been referenced by Partial Release recorded August 1, 1973 in Instrument No. 73-18929 does not encumber the surveyed parcel.

ITEM 11: Easement Grant granted to South Falls Corporation from H. Hugh Kennerk and Helen E. Kennerk, recorded on August 11, 1967 as Book 692 Page 066-069 of the Allen County, Indiana Records, does not encumber the surveyed parcel.

ITEM 12: Easement Grant and Agreement granted to City of Fort Wayne from Elco Co and Grant-Holiday Construction Corporation, recorded on January 21, 1979 as Book 72-01532 of the Allen County, Indiana Records, does not encumber the surveyed parcel but is shown on the Plat of Survey.

ITEM 13: Utility Easement granted to Indiana & Michigan Electric Company from Syndicate Enterprises, Inc., recorded on March 16, 1972 as Instrument No. 72-05186 of the Allen County, Indiana Records, encumbers the surveyed parcel and is shown on the Plat of Survey.

ITEM 16: Easements described in Deed Record 562, 1959 in Deed Record 562, page 236 of the Allen County Records, encumber the surveyed parcel and are shown on the Plat of Survey.



Revisions:	
For:	GAA Investments, LLC / Boing US Holdco, Inc.
By:	Sauer Land Surveying, Inc.
Drawn By:	JRH
Checked By:	JRH
Scale:	1" = 20'
Job No.:	138-108
Date:	February 19, 2021

zoning Summary:
107. Market Regular Spans
4. 111. Total Spans
 zoning Summary:
Fort Wayne Zoning Ordinance
Zoning District: C4 (Intensive Commercial)
Front Yard Setback: 35 feet
Side Yard Setback: 25 feet
Rear Yard Setback: 25 feet
Building Height: 40 feet