

#REZ-2013-0034

BILL NO. Z-13-04-10

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. E-03 (Sec. 7 of Wayne Township)**

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

SECTION 1. That the area described as follows is hereby designated a CM2
(Limited Retail and Commercial) District under the terms of Chapter 157 Title XV of the Code
of the City of Fort Wayne, Indiana:

LOTS NUMBERED 237,238,239,240,241,242,243 AND 244 IN COUNTRY CLUB
TERRACE, SECTION "A", AN ADDITION TO THE CITY OF FORT WAYNE, AS
RECORDED IN PLAT RECORD 12, PAGE 42 , IN THE OFFICE OF THE RECORDER
OF ALLEN COUNTY, INDIANA, TOGETHER WITH THE PORTION OF WINTHROP
DRIVE VACATED BY CIRCUIT COURT IN BOOK 179, PAGE 145, IN THE OFFICE
OF THE RECORDER OF ALLEN COUNTY, INDIANA, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF
COVINGTON ROAD (60 FOOT PUBLIC RIGHT OF WAY) AND THE
NORTHWESTERLY RIGHT OF WAY LINE OF SOUTH BEND DRIVE (60 FOOT
PUBLIC RIGHT OF WAY), SAID POINT BEING THE SOUTHEAST CORNER OF LOT
239 IN SAID COUNTRY CLUB TERRACE, SECTION "A"; THENCE LEAVING SAID
NORTHWESTERLY RIGHT OF WAY LINE OF SOUTH BEND DRIVE, NORTH
89°38'12" WEST, ALONG THE NORTH LINE OF COVINGTON ROAD AND THE
SOUTH LINES OF LOTS 239,238 AND 237, A DISTANCE OF 169.50 FEET TO THE
SOUTHEAST CORNER OF LOT 237; THENCE, LEAVING SAID NORTH LINE,
NORTH 00°13'20" WEST, ALONG THE WEST LINE OF LOT 237, A DISTANCE OF
145.51 FEET TO THE NORTHWEST CORNER OF SAID LOT 237; THENCE,
LEAVING SAID WEST LINE, SOUTH 89°37'07" EAST, ALONG THE NORTH LINE OF
SAID LOT 237, A DISTANCE OF 49.72 FEET TO THE SOUTHWEST CORNER OF
LOT 244; THENCE NORTH 00°01'33" EAST, ALONG THE WEST LINE OF SAID LOT
244, A DISTANCE OF 157.98 FEET TO THE SOUTHERLY RIGHT OF WAY OF U.S.
HIGHWAY #24 (AKA WEST JEFFERSON BOULEVARD-VARIABLE WIDTH PUBLIC
RIGHT OF WAY); THENCE, NORTH 74°12'47" EAST, ALONG THE SOUTHERLY
RIGHT OF WAY LINE OF SAID U.S. HIGHWAY #24, A DISTANCE OF 174.69 FEET;
THENCE, LEAVING THE SOUTH RIGHT OF WAY LINE, SOUTH 15°34'33" EAST, A
DISTANCE OF 43.81 FEET TO A POINT OF CURVATURE OF A NON-TANGENT
CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 237.20 FEET, A
CENTRAL ANGLE OF 26°01'51" AND A CHORD DISTANCE OF 106.84 FEET WHICH
BEARS SOUTH 61°54'30" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF
SAID CURVE A DISTANCE OF 107.77 FEET; THENCE SOUTH 48°53'33" EAST, A

1 DISTANCE OF 53.08 FEET TO THE AFOREMENTIONED NORTHWESTERLY RIGHT
2 OF WAY LINE OF SOUTH BEND DRIVE; THENCE, SOUTH 40°49'37" WEST,
3 ALONG THE NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 296.50
4 FEET TO THE POINT OF BEGINNING.

5 CONTAINING 81,358 SQUARE FEET (1.87 ACRES), MORE OR LESS

6 and the symbols of the City of Fort Wayne Zoning Map No. E-03 (Sec. 7 of Wayne
7 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
8 Wayne, Indiana is hereby changed accordingly.

9 SECTION 2. That this Ordinance shall be in full force and effect from and after its
10 passage and approval by the Mayor.

11 _____
12 Council Member

13 APPROVED AS TO FORM AND LEGALITY:

14 _____
15 Carol T. Helton, City Attorney
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City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2013-0034
Bill Number: Z-13-04-10
Council District: 4 – Mitch Harper

Introduction Date: April 23, 2013

Plan Commission
Public Hearing Date: May 13, 2013

Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone approximately 1.87 acres of property from RP-Planned Residential and CM4-Intensive Commercial to CM2-Limited Retail and Commercial

Location: 5703 West Jefferson Boulevard

Reason for Request: To rezone a portion of the existing parking lot to the correct zoning district and to downzone the CM4 district to a less intensive and more appropriate district for the existing restaurant.

Applicant: Micah Brewer

Property Owner: McDonald's

Related Petitions: Amended Primary Development Plan, McDonald's

Effect of Passage: Property will be rezoned to CM2-Limited Retail and Commercial, which is the appropriate district for the existing fast-food restaurant. The applicant is replacing the existing structure with the updated McDonald's model.

Effect of Non-Passage: The property will remain zoned CM4-Intensive Commercial and RP-Planned Residential. The CM4 zoned area could develop with a use that is much more intensive than surrounding uses.

Department of Planning Services
Rezoning Petition Application

Applicant	Applicant <u>Micah Brewer</u>		
	Address <u>236 W Warrick St.</u>		
	City <u>Knightstown</u>	State <u>IN</u>	Zip <u>46148</u>
	Telephone <u>7654454455</u>	Fax <u>7654454456</u>	E-mail <u>micah.brewer@cfhcompanies.com</u>

Property Ownership	Property Owner <u>McDonald's Corporation</u>		
	Address <u>2111 McDonald's Drive</u>		
	City <u>Oak Brook</u>	State <u>IL</u>	Zip <u>60523</u>
	Telephone <u>317-708-5700</u>	Fax <u>317-708-5808</u>	E-mail <u>hank.helms@us.mcd.com</u>

Contact Person	Contact Person <u>Micah Brewer</u>		
	Address <u>236 W Warrick St.</u>		
	City <u>Knightstown</u>	State <u>IN</u>	Zip <u>46148</u>
	Telephone <u>7654454455</u>	Fax <u>7654454456</u>	E-mail <u>micah.brewer@cfhcompanies.com</u>

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

Request	☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction	
	Address of the property <u>5703 W. Jefferson Blvd.</u>	
	Present Zoning <u>rp,cm-4</u>	Proposed Zoning <u>CM-2</u> Acreage to be rezoned <u>1.87</u>
	Proposed density _____ units per acre	
	Township name <u>Wayne</u> Township section # <u>7</u>	
	Purpose of rezoning (attach additional page if necessary) <u>standardize / consolidate property to one zoning classification: CM-4 not necessary, CM-2 meets regulations</u>	
	<u>(see attached legal description) require signage allowances for plans 743 ft² site</u>	
Sewer provider <u>Fort Wayne City Utilities</u> Water provider <u>Fort Wayne City Utilities</u>		

Filing Requirements	<i>Applications will not be accepted unless the following filing requirements are submitted with this application. Please contact staff for applicable filing fees and plan/survey submittal requirements.</i>	
	☐ Applicable filing fee <u>500⁰⁰</u>	
	☐ Applicable number of surveys showing area to be rezoned (plans must be folded)	
	☐ Legal Description of parcel to be rezoned	
	☐ Rezoning Questionnaire (original and 10 copies) County Rezoning Only	

I/we understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in 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.

<u>Micah BREWER</u> (printed name of applicant)	<u>[Signature]</u> (signature of applicant)	<u>3/4/13</u> (date)
<u>Frank Brewster, Reg Devlpment Director</u> (printed name of property owner)	<u>[Signature]</u> (signature of property owner)	<u>3/4/13</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (date)

Received	Receipt No.	Hearing Date	Petition No.
3/14/13	110976	5/13/13	

Rez-2013-0034



- (A) RE-CONSTRUCT ACCESS DRIVE, TO BE MAINTAINED IN ITS CURRENT LOCATION.
- (A) EXISTING ACCESS DRIVE, TO BE RE-CONSTRUCTED AND WIDENED
- (B) CONCRETE 10'-0" WIDE X 5" THK., 4,500 PSI WITH INTEGRAL LOOP DETECTOR AT CUSTOMER ORDER DISPLAY. SEE ELECTRICAL PLANS FOR DETECTOR SPECS.
- (B) CONCRETE PAVING 5" THICK FIBRE REINFORCED, 4,500 PSI. CROSS SLOPES NOT TO EXCEED 2.0% IN ANY DIRECTION, 1.7% RECOMMENDED
- (C) 24" O' X 25" O' CONCRETE DUMPSITER PAD, 8" THK., 4,500 PSI WITH 6% AIR ENTRAINMENT OVER 6" CA BASE.
- (F) 12' X 16' STORAGE SHED
- (C) CURB RAMP W/ NON SLP SURFACE, PER ADA STANDARDS MAX RUNNING SLOPE=8.33%, 7.5% RECOMMENDED.
- (C) DELIVERY DOOR RAMP W/ NON SLP SURFACE, MAX RUNNING SLOPE=8.33%.
- (H) 4" THICK CONCRETE SIDEWALK WITH MONOLITHIC CURB. CROSS SLOPES NOT TO EXCEED 2.0%, 1.7% RECOMMENDED. RUNNING SLOPE NOT TO EXCEED 5.0%, 4.5% RECOMMENDED.
- (H) 4" THICK CONCRETE SIDEWALK. CROSS SLOPES NOT TO EXCEED 2.0%, 1.7% RECOMMENDED. RUNNING SLOPE NOT TO EXCEED 5.0%, 4.5% RECOMMENDED.
- (K) BITUMINOUS PAVING FOR PARKING LOT
165# per CYD (1-1/2") BITUMINOUS SURFACE over
275# per CYD (2-1/2") BITUMINOUS BINDER over
8" COMPACTED AGGREGATE BASE #53 (100% STD PROCTOR)
- (L) 6"x18" STANDARD CURB PER McDONALD'S SPECIFICATIONS
- (M) 10' WIDE PARKING SPACE (CTR TO CTR PAINT STRIPE) MARKED WITH 4" WIDE WHITE PAINT STRIPE
- (M) 10' WIDE PARKING SPACE (CTR TO CTR PAINT STRIPE) MARKED WITH 4" WIDE (MIN) YELLOW PAINT STRIPE (PAU123)
- (N) 8' WIDE (MIN) ACCESSIBLE PARKING SPACE (CTR TO CTR PAINT STRIPE) MARKED WITH BLUE PAINT HANDICAP GRAPHIC AND 4" WIDE BLUE PAINT STRIPE.
- (O) 8' WIDE (MIN) ACCESSIBLE AISLE (CTR TO CTR PAINT STRIPE) MARKED WITH 4" WIDE BLUE PAINT STRIPE.
- (O) 5' WIDE (MIN) ACCESSIBLE AISLE (CTR TO CTR PAINT STRIPE) MARKED WITH 4" WIDE BLUE PAINT STRIPE.
- (P) BOLLARD MOUNTED ACCESSIBLE PARKING SIGN w/VAN ACCESSIBLE PLACARD (MIN HEIGHT 60" ABOVE PAVEMENT TO BOTTOM OF PLACARD)
- (P) BOLLARD MOUNTED ACCESSIBLE PARKING SIGN OVERALL HEIGHT TO MATCH VAN ACCESSIBLE SIGN
- (S) TRASH DUMPSITER SCREENING - 6' HIGH MASONRY FENCE w/GATE EXTERIOR COLOR AND MATERIAL TO MATCH MAIN BUILDING.
- (T) EXISTING ROAD SIGN TO BE MAINTAINED.
- (V) DIRECTIONAL SIGN
- (X) PAVEMENT MARKINGS AS SHOWN (PAINTED WHITE)
- (B) 6'-0" LONG X 3'-6" HIGH GUARD RAIL
- (H) HOSE BIBB - FROST PROOF AS MANUFACTURED BY WOODFORD MODEL NO Y-34 - TO BE INSTALLED WITH 18" CLEARANCE BETWEEN GROUND AND HOSE CONNECTION
- (F) FLAG POLE
- (P) PIPE BOLLARD

DRIVE THRU ELEMENTS

- 1 CUSTOMER ORDER DISPLAY w/ DETECTOR LOOP & CANOPY
- 2 OPO MENU BOARD
- 3 OPO PRE SELL BOARD
- 4 PULL FORWARD SIGN "RESERVED DRIVE THRU"
- 5 DUAL ARM GATEWAY WELCOME POINT w/ "ANY LANE-ANY TIME" SIGN
- 6 CASH BOOTH
- 7 PRESENT WINDOW
- 8 DOUBLE ARROW PAINTED YELLOW (PWS 123)
- 9 DRIVE THRU PAVEMENT MARKING PAINTED YELLOW (PWS 123)
- 10 MERGE POINT STRIPE 6" WIDE PAINTED YELLOW (PWS 123)
- 11 DRIVE THRU LANE STRIPE 6" WIDE PAINTED YELLOW (PWS 123)
- 12 WORDS "THANK YOU," PAINTED YELLOW (PWS 123)
- 13 PULL FORWARD STRIPE, 8" WIDE PAINTED YELLOW (PWS 123)

NOTE: THE EXISTING FEATURES, UNDERLYING TOPOGRAPHY, SITE BOUNDARY AND EASEMENT DATA, ETC SHOWN ON THESE PLAN SHEETS IS PROVIDED BY OTHERS AND LANDWATER GROUP, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OF THAT BASELINE DATA. THEREFORE, THE CONTRACTOR SHOULD VERIFY THAT EXISTING FEATURES ARE AS SHOWN AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE McDONALD'S CONSTRUCTION MANAGER PRIOR TO STARTING CONSTRUCTION.

LANDWATER
Group Inc.
Columbus, IN 47201



SHEET NAME

SITE
PLAN

SHEET NUMBER:

C1.

PLAN DATE
MARCH 16, 2

McDonald's 4597 Building

Lot 237: P.B. 12 PG. 42

Lot 238: P.B. 12 PG. 42

Lot 239: P.B. 12 PG. 42

Lot 240: P.B. 12 PG. 42

Lot 243: P.B. 12 PG. 42

Lot 244: P.B. 12 PG. 42

Streets: COVINGTON ROAD, WEST JEFFERSON BOULEVARD, SOUTH BEND DRIVE

Engineering Notes:

- 1. NEW ACCESSIBLE PARKING PAD - SLOPES IN THIS AREA ARE DESIGNED AT 1.5% MAXIMUM OR LESS IN ANY DIRECTION CONSTRUCTED SLOPES IN EXCESS OF 2.0% WILL BE REJECTED.
- 2. NEW ACCESSIBLE CURB RAMPS SHOWN HEREON ARE DESIGNED TO RISE 5/8" (0.46") IN 72" (6.0') OR 7.70% WITH A CROSS SLOPE OF 1.5%. CONSTRUCTED RAMPS IN EXCESS OF 8.33% RUNNING SLOPE AND/OR 2.0% CROSS SLOPE WILL BE REJECTED.
- 3. NEW ENTRANCE LEVEL LANDING - SLOPES IN THIS AREA ARE DESIGNED AT 1.5% OR LESS IN ANY DIRECTION. THE LEVEL LANDING AREA IS THE WIDTH OF THE OPENING PLUS 18" (MIN) ON THE STRIKE SIDE OF THE OPENING BY 5.0' OUT WITH A VERTICAL LEVEL CHANGE OF NO MORE THAN 1/4" AT THE THRESHOLD. CONSTRUCTED SLOPES IN EXCESS OF 2.0% WILL BE REJECTED.
- 4. NEW ACCESSIBLE ROUTE SIDEWALKS - SHOWN HEREON ARE DESIGNED WITH A MAXIMUM CROSS SLOPE OF 1.5% AND A MAXIMUM RUNNING SLOPE OF 4.5%. CONSTRUCTED SIDEWALKS IN EXCESS OF 5.0% RUNNING SLOPE AND/OR 2.0% CROSS SLOPE WILL BE REJECTED.
- 5. NEW ACCESSIBLE ROUTE CROSSWALKS - CONCRETE CROSSWALKS ARE DESIGNED AT A MAXIMUM 4.5% RUNNING SLOPE AND A MAXIMUM 1.5% CROSS SLOPE. PEDESTRIAN WAYS EXCEEDING 5.0% RUNNING SLOPE AND/OR 2.0% CROSS SLOPE WILL BE REJECTED. MILL AND/OR WEDGE ADJOINING PAVEMENT AS NECESSARY TO PROVIDE A SMOOTH TRANSITION FROM THE NEW CROSSWALK TO EXISTING PAVEMENT. TRANSITION SLOPES ARE LIMITED TO 4.5% MAXIMUM.

PARKING PROVIDED:

STANDARD SPACES	56
ACCESSIBLE SPACES	3
TOTAL PARKING	59

SITE DATA:

ZONING: CW2
AREA: 1.87 AC
FLOOD ZONE: NOT SHOWN IN A FEMA

BUILDING DATA:

GROSS AREA: 4365 SFT
BUILDING HEIGHT: 23'-4" (TOP)
SEATING CAPACITY: 87

ADA - BARRIER FREE TRAVEL REQUIREMENTS:

1. NEW ACCESSIBLE PARKING PAD - SLOPES IN THIS AREA ARE DESIGNED AT 1.5% MAXIMUM OR LESS IN ANY DIRECTION CONSTRUCTED SLOPES IN EXCESS OF 2.0% WILL BE REJECTED

2. NEW ACCESSIBLE CURB RAMPS SHOWN HEREON ARE DESIGNED TO RISE $5\frac{1}{4}"$ (0.46') IN 72" (6.0') OR 7.70% WITH A CROSS SLOPE OF 1.5%. CONSTRUCTED RAMPS IN EXCESS OF 8.33% RUNNING SLOPE AND/OR 2.0% CROSS SLOPE WILL BE REJECTED.

3. NEW ENTRANCE LEVEL LANDING - SLOPES IN THIS AREA ARE DESIGNED AT 1.5% OR LESS IN ANY DIRECTION. THE LEVEL LANDING AREA IS THE WIDTH OF THE OPENING PLUS 18" (MIN) ON THE STRIKE SIDE OF THE OPENING BY 5.0' OUT WITH A VERTICAL LEVEL CHANGE OF NO MORE THAN 1/4" AT THE THRESHOLD. CONSTRUCTED SLOPES IN EXCESS OF 2.0% WILL BE REJECTED.

4. NEW ACCESSIBLE ROUTE SIDEWALKS - SHOWN HEREON ARE DESIGNED WITH A MAXIMUM CROSS SLOPE OF 1.5% AND A MAXIMUM RUNNING SLOPE OF 4.5%. CONSTRUCTED SIDEWALKS IN EXCESS OF 5.0% RUNNING SLOPE AND/OR 2.0% CROSS SLOPE WILL BE REJECTED.

5. NEW ACCESSIBLE ROUTE CROSSWALKS - CONCRETE CROSSWALKS ARE DESIGNED AT A MAXIMUM 4.5% RUNNING SLOPE AND A MAXIMUM 1.5% CROSS SLOPE. PEDESTRIAN WAYS EXCEEDING 5.0% RUNNING SLOPE AND/OR 2.0% CROSS SLOPE WILL BE REJECTED. MILL AND/OR WEDGE ADJOINING PAVEMENT AS NECESSARY TO PROVIDE A SMOOTH TRANSITION FROM THE NEW CROSSWALK TO EXISTING PAVEMENT. TRANSITION SLOPES ARE LIMITED TO 4.5% MAXIMUM.

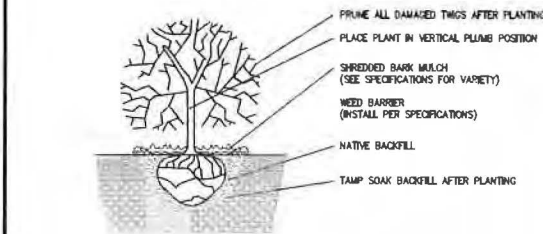
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STANDARD SPACES	56
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SITE DATA:
ZONING: CM2
AREA: 1.87 Ac
FLOOD ZONE: NOT SHOWN IN A FEMA FLOOD HAZARD ZONE

BUILDING DATA:
GROSS AREA: 4365 sq ft
BUILDING HEIGHT: 23'-4" (TOP HEARTH/ROOF CAP ELEMENT)
18'-9 1/2" (MAIN BLDG TOP PARAPET)
SEATING CAPACITY: 87

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

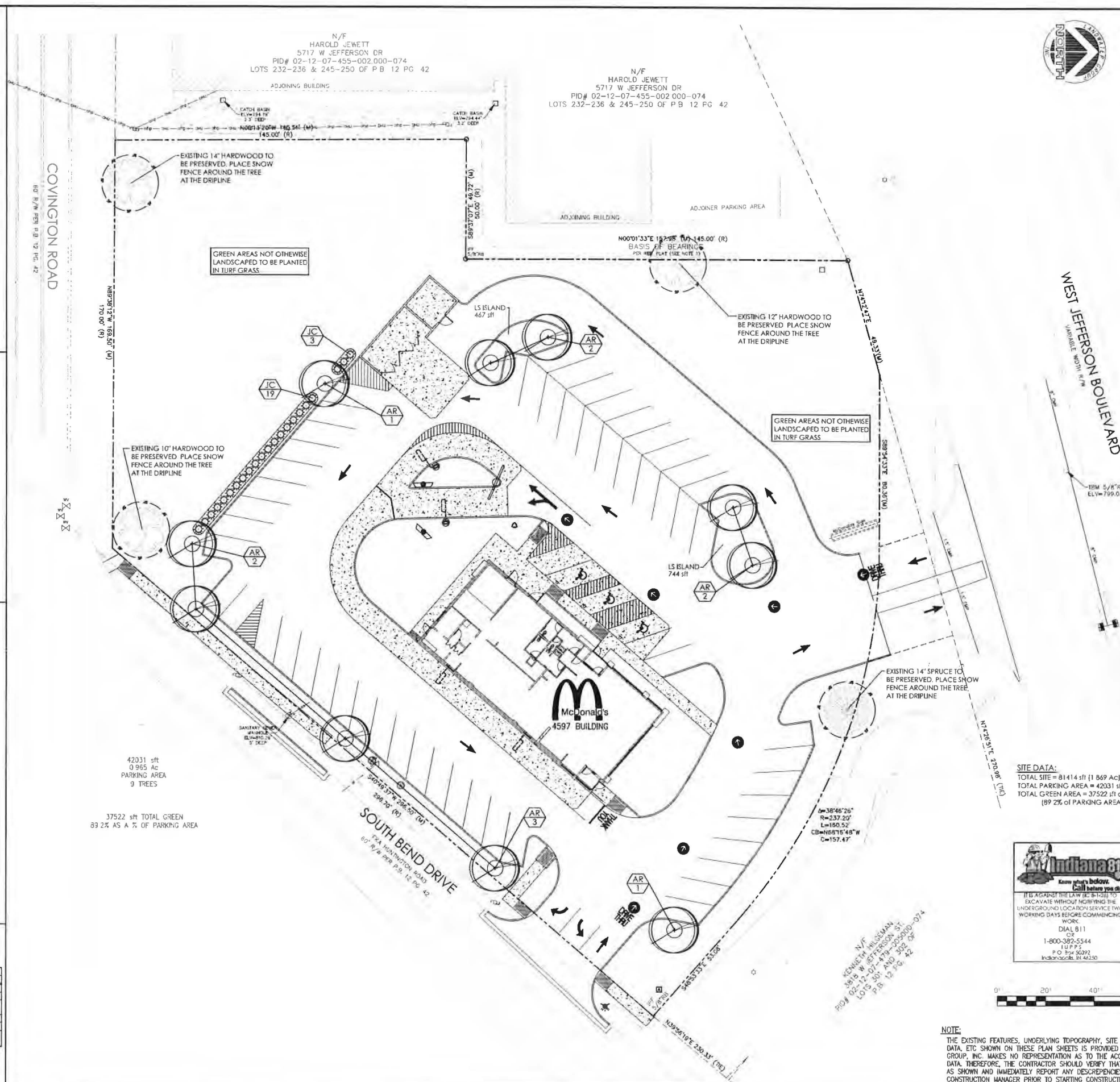
IT IS AGAINST THE LAW (IC 81-1-26) TO
EXCAVATE WITHOUT NOTIFYING THE
UNDERGROUND LOCATION SERVICE TWO
WORKING DAYS BEFORE COMMENCING
WORK.
DEAL 811
OR
1-800-382-5544
I.U.P.P.S.
P.O. Box 50392
Indianapolis, IN 46250



SHRUB PLANTING DETAIL
NOT TO SCALE

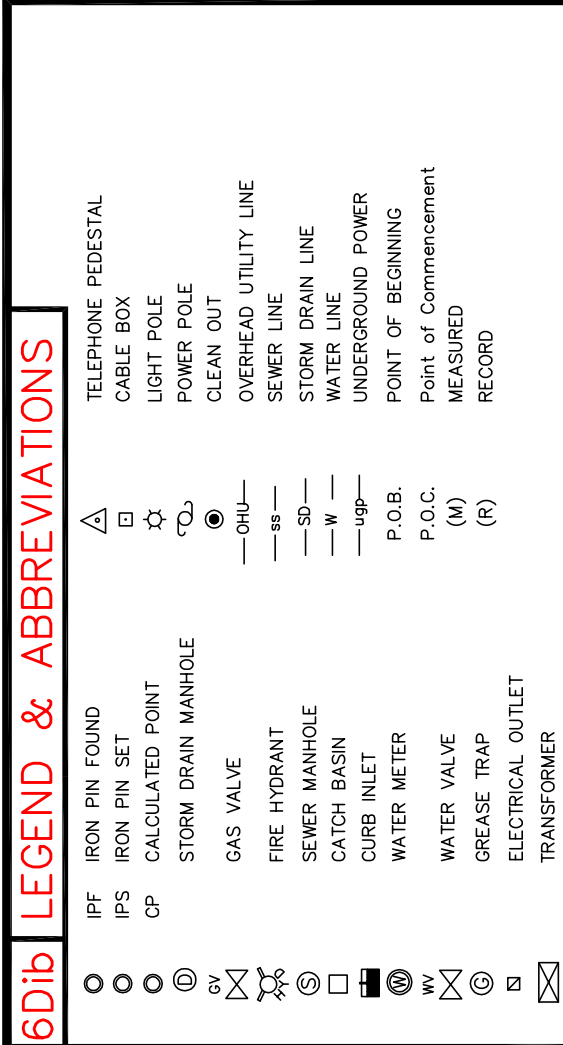
1. TOTAL QUANTITIES OF MATERIALS SHOWN ON LANDSCAPE DRAWINGS SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE.
2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
3. GENERAL CONTRACTOR SHALL PLACE 4" OF TOPSOIL AT ALL PLANTING AREAS.
4. PROTECT AND SAVE THE EXISTING PLANT MATERIALS WHENEVER POSSIBLE.
5. BLACK PLASTIC EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE.
6. POROUS WOVEN WOOD BARRIER SHALL BE INSTALLED IN ALL SHRUB BEDS. PLANT BEDS ARE TO BE FREE OF WEEDS AND GRASSES. TERMINATE EXISTING UNWANTED PLANT MATERIALS BY USE OF "ROUND-UP" HERBICIDE AS PER MANUFACTURER'S SPECIFICATIONS.
7. SHRUB BEDS AND PLANTING BEDS SHALL BE COVERED WITH DARK BROWN SHREDDED MULCH INSTALLED 4" DEEP.
8. PLACE ONE FULL LAYER OF MULCH UNTIL THE WEED BARRIER IS NO LONGER VISIBLE.
9. LANDSCAPE CONTRACTOR SHALL SUPPLY OWNER WITH A SAMPLE OF ANY ROCK MULCH TO BE USED PRIOR TO INSTALLATION.
10. REPORT ANY DISCREPANCIES IN THE PLANS TO THE OWNER PRIOR TO STARTING CONSTRUCTION.

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	HEIGHT AT MATURITY
					COND		SPEED AT MATURITY
	AR	11	Acer rubrum 'Autumn Flame'	Red Maple	2" Cal B to B	Med Canopy Tree	15' 25'
	JC	22	Juncus chinensis 'Santobac Gold'	Santobac Gold Juncus	1g"	Evergreen Shrub	3' 5'

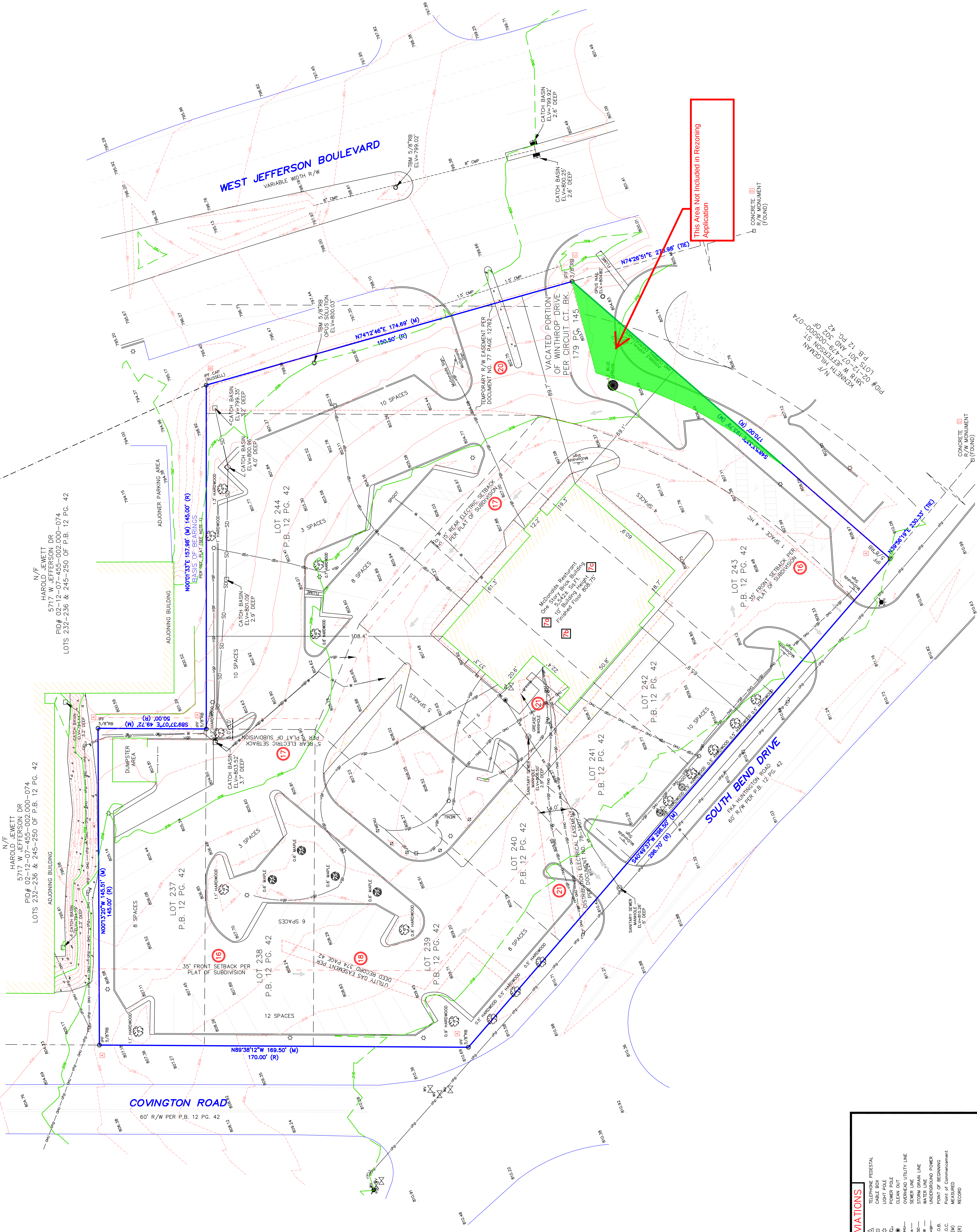


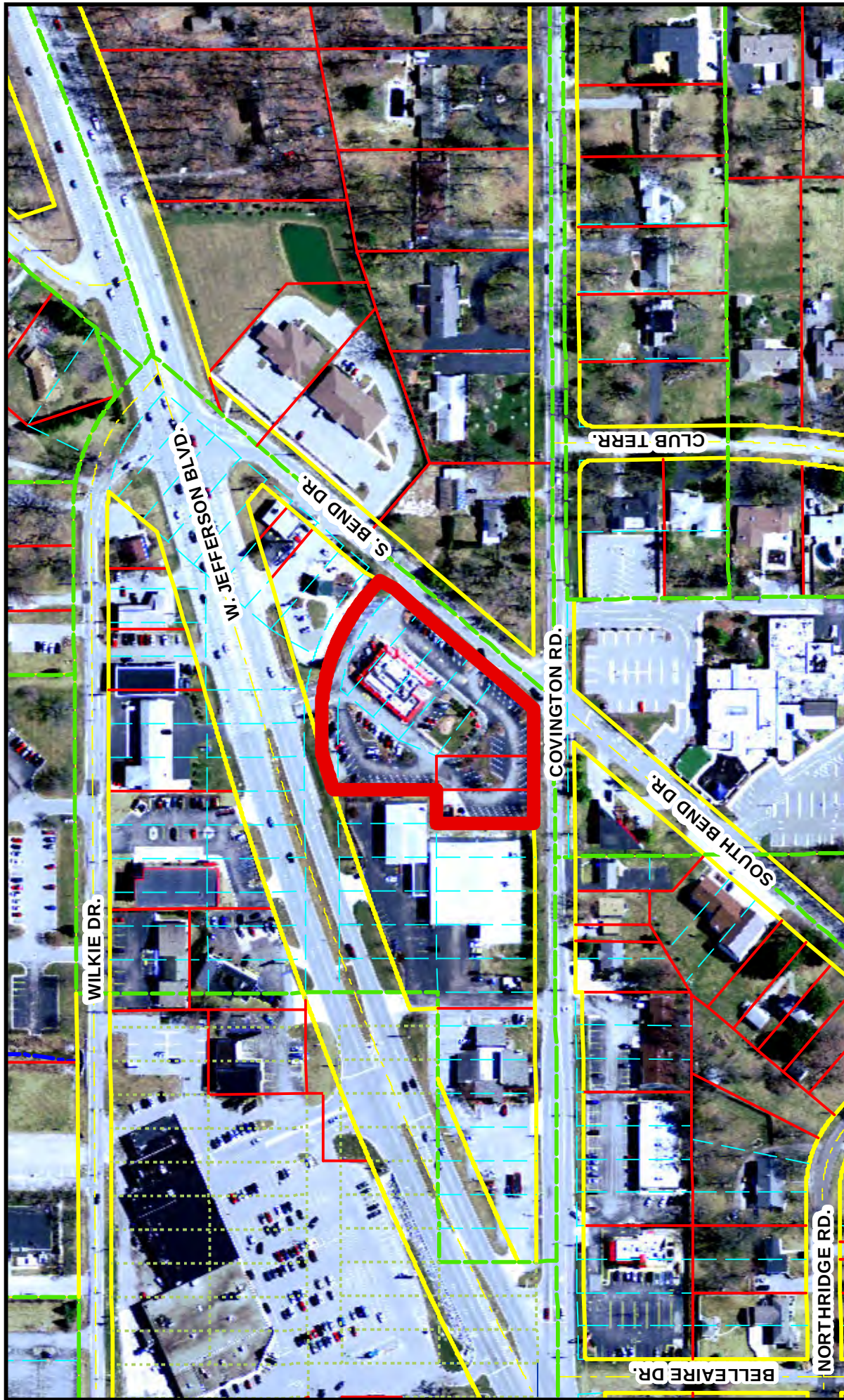
NOTE: THE EXISTING FEATURES, UNDERLYING TOPOGRAPHY, SITE BOUNDARY AND EASEMENT DATA, ETC SHOWN ON THESE PLAN SHEETS IS PROVIDED BY OTHERS AND LANDWATER GROUP, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OF THAT BASELINE DATA. THEREFORE, THE CONTRACTOR SHOULD VERIFY THAT EXISTING FEATURES ARE AS SHOWN AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE McDONALD'S CONSTRUCTION MANAGER PRIOR TO STARTING CONSTRUCTION.

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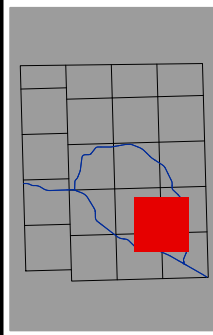


WSV
AMERICAN
& SURVEYING
INC.





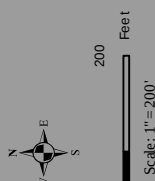
This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project



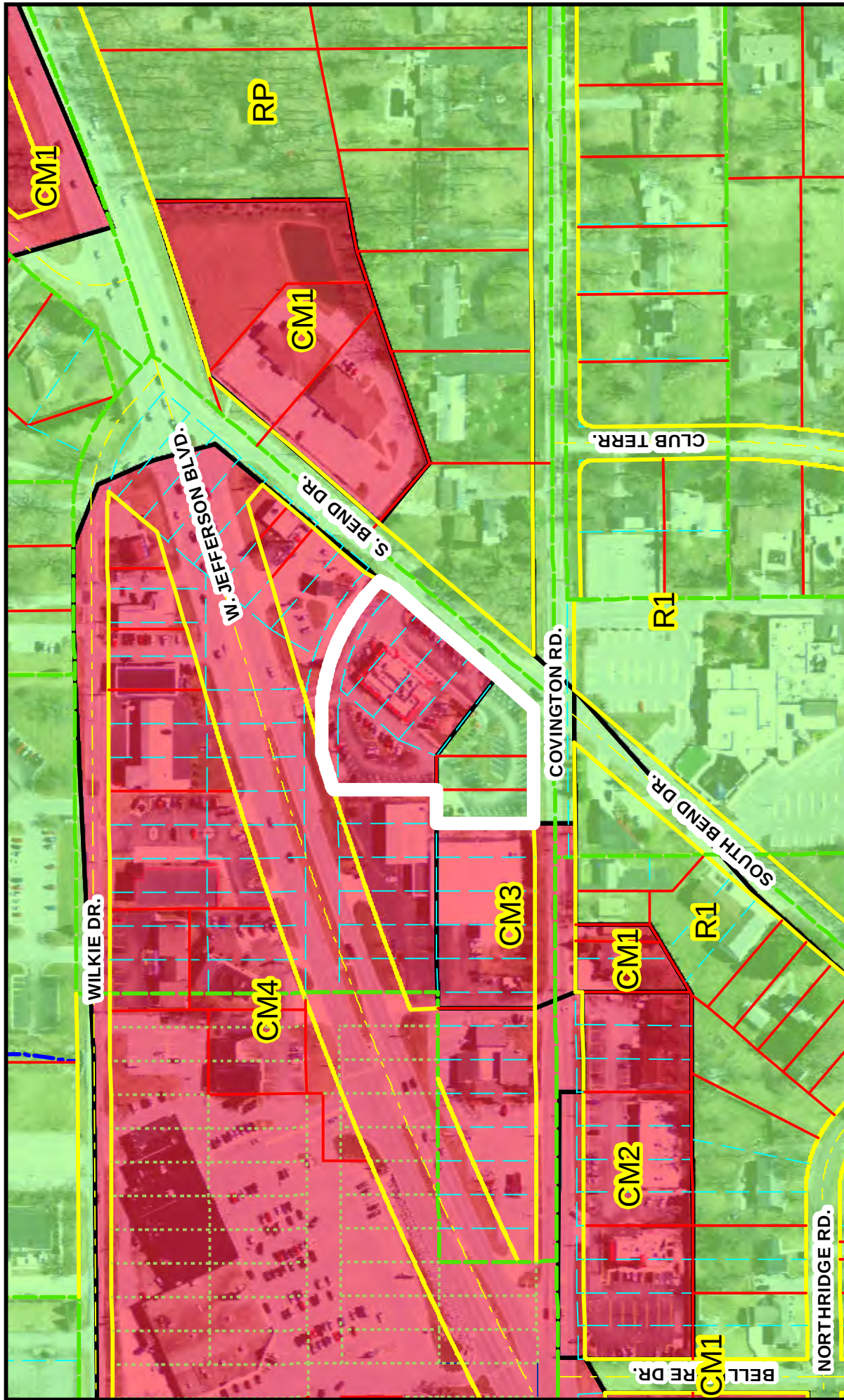
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 North American Datum 1983
 State Plane Coordinate System - Indiana East
 Photos: Spring 2006 / Contours: 1999



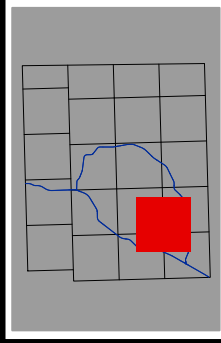
Rezoning Petition REZ-2013-0034 and Primary Development Plan- McDonalds



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.



This map is for representational purposes only - Boundaries identified by bold colored lines represent the general location of the proposed project



Rezoning Petition REZ-2013-0034 and Primary Development Plan- McDonalds

Printed: April 09, 2013
 © 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos: Spring 2006 / Contours: 1999

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