1 #REZ-2015-0055 2 BILL NO. Z-15-10-12 3 ZONING MAP ORDINANCE NO. Z-AN ORDINANCE amending the City of Fort Wayne 4 Zoning Map No. K-38 (Sec. 15 of Washington Township) 5 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, 6 INDIANA: 7 SECTION 1. That the area described as follows is hereby designated a C3 (General 8 Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort 9 Wayne, Indiana: 10 A parcel of land located in the Southeast quarter of Section 15, Township 31 North, Range 12 East, City of Fort Wayne, Washington Township, Allen County, being 11 more particularly described as: 12 Commencing at the Northeast Corner of Lot Number 86 in Ludwig Park Addition as recorded in Allen County Plat Book 23, Page 49; thence South 2 degrees 9 minutes 13 18 seconds East, 187.33 feet (rec. 2 degrees 5 minutes 14 seconds East, 187.33 feet): thence North 88 degrees 50 minutes 36 seconds East, 4.44 feet (rec. 88 14 degrees 54 minutes 40 seconds East, 4.44 feet); thence South 01degree 47 15 minutes 41 seconds East, 306.89 feet (rec. South 01 degree 43 minutes 38 seconds East, 306.89 feet) to the point of beginning; thence South 01 degree 47 minutes 42 16 seconds East, 218.76 feet (rec. South 01 degree 43 minutes 38 seconds East, 218.58 feet); thence South 80 degrees 52 minutes 35 seconds West, 269.94 feet 17 (rec. South 80 degrees 54 minutes 08 seconds West, 269.90 feet) to the Easterly right-of-way of Lima Road (aka State Road #3); thence North 09 degrees 08 18 minutes 36 seconds West, 216.74 feet (rec. North 09 degrees 05 minutes 52 seconds West, 216.78 feet) along said Easterly right-of-way line; thence North 80 19 degrees 49 minutes 57 seconds East, 297.92 feet (rec. North 80 degrees 54 minutes 08 seconds East, 297.94 feet) to the point of beginning. Containing 1.41 20 acres more or less. Subject to all legal rights-of-way, easements and restrictions of record. 21 22 and the symbols of the City of Fort Wayne Zoning Map No. K-38 (Sec. 15 of Washington 23 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort 24 Wayne, Indiana is hereby changed accordingly. 25 26 27 28 29

30

1	SECTION 2. That this Ordinance shall be in full force and effect from and after its	
2	passage and approval by the Mayor.	
3		
4	Council Member	
5	APPROVED AS TO FORM AND LEGALITY:	
6		
7	Carol T. Helton, City Attorney	
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		

City of Fort Wayne Common Council **DIGEST SHEET**

Department of Planning Services

Title of Ordinance: Zoning Map Amendment

Case Number: REZ-2015-0055
Bill Number: Z-15-10-12
Council District: 3-Tom Didier

Introduction Date: October 27, 2015

Plan Commission

Public Hearing Date: November 9, 2015

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

Plan Commission

Synopsis of Ordinance: To rezone approximately 1.41 acres of property from C2-Limited Commercial

to C3-General Commercial

Location: 6040 Lima Road

Reason for Request: To allow for a retail tires sales store and general automobile repair center.

Applicant: Jeffrey Ballard

Property Owner: WCC Properties, LLC

Related Petitions: Primary Development Plan, Belle Tire

Effect of Passage: Property will be rezoned to the C3-General Commercial zoning district

which will permit the property to be used for general automobile repair.

Effect of Non-Passage: The property will remain zoned for C2-Limited Commercial development

which does not permit the level of automobile repair that is proposed on

this site.

Department of Planning Services Rezoning Petition Application

	Applicant Jeffrey Ballard, RLA					
cant	Address 1643 Commerce Drive					
Applicant				Zip 466	28	
	Telepho	ne <u>574-234-4003</u>	State Indiana E-mail jballard@dar	nchharner.com	1	
Contact Person	Address		Enright, NCARB State Michigan E-mail cenright@enrondence will be sent only to the			
Request		n County Planning Jur of the property 6040 l	isdiction ■ City of Fort _ima Road	Wayne Plannin	g Jurisdiction	
	Present	Zoning C-2 Prop	osed Zoning C-3	Acreage to be rea	zoned 1.41	
		d density n/a				
	Proposed density n/a units per acre Township name Washington Township section # 15					
&	Purpose	of rezoning (attach add	itional page if necessary) _	Γο allow the co	onstruction and	
	operation of a proposed automotive tire store and service center. C-2 allows for "quick service",					
	While C-3 allows for auto repair and maintenance.					
	Sewer provider City of Fort Wayne Water provider City of Fort Wayne					
Filing Requirements	Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements. Applicable filing fee 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 Rezonings Only					
roperty d Ordinance o the hand we agree	escribed in as well as al Iling and dis	this application; that I/we agn I procedures and policies of the position of this application; the County the cost of notifying	ission of this application, that I an ee to abide by all provisions of the Allen County Plan Commission at the above information is true and the required interested persons at t	the Allen County Zo as those provisions, I accurate to the best he rate of \$0.85 per n	oning and Subdivision Control procedures and policies related of my/our knowledge; and that otice and a public notice fee of	
Jeffrey	Ballard		_ C.Mr. Bar	lleel	9-28-15	
orinted na	me of applic	ant)	(signature of applicant)		(date)	
printed name of property owner)			(signature of property owner)		(date)	
printed na	une of prope	rty owner)	(signature of property owner)		(date)	
printed na	ine of prope	rty owner)	(signature of property owner)		(date)	
Red	ceived	Receipt No.	Hearing Date		Petition No.	
0/6	115	119248	11/9/15	Rez-	2015 -0035	

SURVEY PREPARED FOR: BELLE TIRE SURVEY DATED: 7/23/15 FILE #: 150172

SURVEYED LEGAL DESCRIPTION:

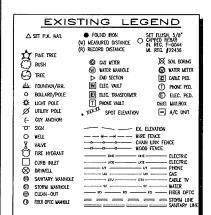
PARCEL I

PARCEL 1

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 31 NORTH, RANGE 12 EAST, CITY OF FORT WAYNE, WASHINGTON TOWNSHIP, ALLEN COUNTY, INDIVANA, BEING MORE PARTICULARLY DESCRIBED AS; COUNTENINS, ALLEN COUNTY PLAT BOOK MORE PARTICULARLY DESCRIBED AS; COUNTENINS, ALLEN COUNTY PLAT BOOK MORE PARTICULARLY DESCRIBED AS; COUNTENINS, 187.33 FEET; HIENCE SOUTH 020°31° EAST, 187.33 FEET (REC. SOUTH 020°31° EAST, 187.33 FEET); THENCE NORTH B850°36° EAST, 187.33 FEET (REC. NORTH B850°36° EAST, 4.44 FEET); THENCE SOUTH 0474°1° EAST, 306.89 FEET) TO THE POINT OF BEGINNING, PRICE SOUTH 043°38° EAST, 306.89 FEET) TO THE POINT OF BEGINNING, PRICE SOUTH 043°38° EAST, 306.89 FEET) TO THE POINT OF BEGINNING, PRICE SOUTH 043°38° EAST, 306.89 FEET) TO THE POINT OF BEGINNING, PRICE SOUTH 055°35° EAST, 306.89 FEET) TO THE POINT OF BEGINNING, THENCE SOUTH 045°35° EAST, 306.89 FEET) TO THE EASTERLY RIGHT-OF-WAY OF UNA ROAD (ALCA STATE ROAD \$3)°. THENCE NORTH 9008°36° WEST, 267.49 FEET (REC. NORTH 90°43° EAST, 297.94 FEET) TO THE POINT OF BEGINNING.

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

EXISTING STRUCTURE CHART CB-1256 RIM ELEV. = 822.64 LE. 15" RCP S.E. 819.34 LE. 12" RCP S.W. 819.24 LE. 18" RCP N.W. 819.14 I.E. 12" RCP N.W. 820.12 I.E. 6" CPP S.W. 820.82 CB-1255 RIM ELEV. ≈ 821.98 I.E. 12" RCP N.E. 818.98 I.E. 12" RCP S.W. 818.98 CB-1254 RIM ELEV. = 822.02 I.E. 12" RCP N.E. 819.22 I.E. 12" RCP S.E. 819.22 SAN-1055 RIM ELEV. = 823.09 I.E. 8" PVC N. 813.39 I.E. 8" PVC S. 813.39 CB-1253 RIM ELEV. ⇒ B22.51 I.E. 12" RCP N.W. 818.91 I.E. 6" CPP S.W. 820.11 SAN-1052 RIM ELEV. = 823.77 I.E. 6" PVC S.E. 817.97 I.E. 6" PVC N.W. 817.97 CB-1249 RIM ELEV. ≈ 823.46 I.E. 15" CPP N.W. 819.86 I.E. 12" CPP S.W. 820.01 I.E. 12" RCP S.W. 819.91 SAN~1251 RIM ELEV. = 823.56 GREASE TRAP



GENERAL SURVEY DISCLAIMER NOTES:

THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED FOR THE CLIENT ONLY, ANY REUS WITHOUT WRITTEN VERRICATION AND ADMITATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LUAID SURVEYOR.

BUILDING SETBACKS (PER CITY OF FORT WAYNE)

10.0' SIDE-YARD SETBACK LINE

TEMPORARY BENCHMARK INFORMATION:

(VERTICAL DATUM ESTABLISHED BY A TWO HOUR GPS OBSERVATION POST PROCESSED BY OPUS (NAVD88)

T.B.M. 1 CUT SOUARE IN LIGHT POLE BASE ALONG NORTH PROPERTY LINE ELEVATION = 825.63

T.B.M. 2 CUT SQUARE IN LIGHT POLE BASE ALONG SOUTH PROPERTY LINE

(AA) 25.0' FRONT-YARO SETBACK LINE

(CC) 25.0' YEAR-YARD SETBACK LINE

ANY UTILITY OR EASEMENT LOCATIONS, IF SHOWN, ARE APPROXIMATE. THE CLIENT MUST FIELD VERIFY UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY COMPANY. THIS LAND SURKEYOR ASSUMES NO LUBBILITY FOR THE ACCURACY OF THE LOCATION OR SYZE OF EXISTING UTILITIES OR THE EXISTENCE OF NONEXISTENCE OF ADDITIONAL UNDERGROUND UTILITIES OR STRUCTURES.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MOMBINEHTATION OF CRITICAL POINTS SHOULD BE ESTREISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASTMENTS AND OHJER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING, ZONING AND SUBDAMSION CRITICANNEES.

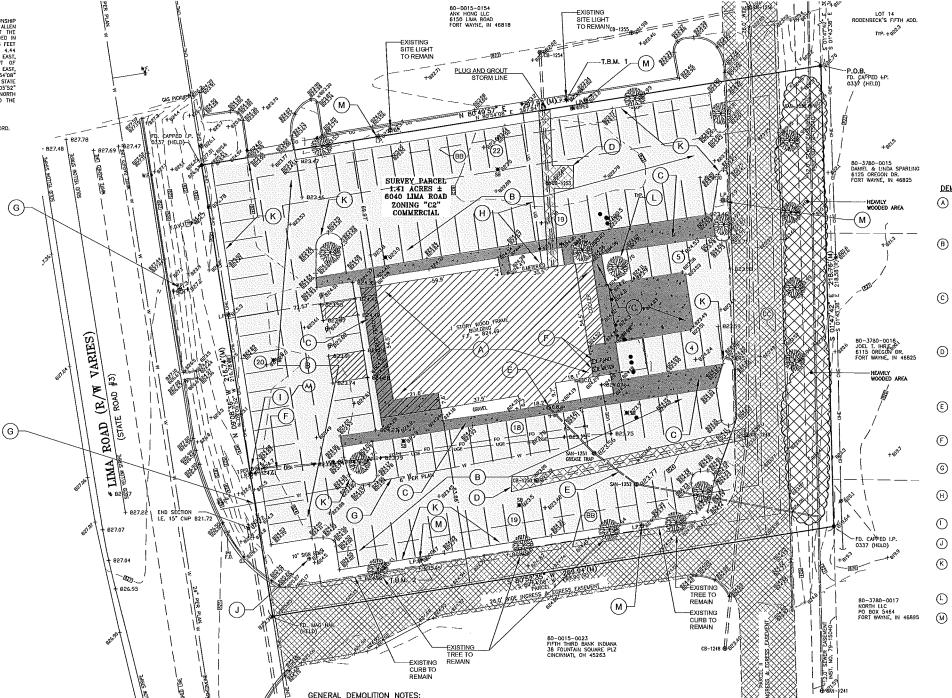
UNLESS SPECIFICALLY SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO INDICATE THE PRESENCE OR ABSENCE OF WETLANDS AND HAZARDOUS OR ENVIRONMENTALLY INJURIOUS MATERIALS. THE SURVEYOR EXPRESSLY DISCLAMS ANY RESPONSIBILITY OR LIBBILITY FOR THE

THE STREET, AND AN OFFICE OF THE STREET, AND WITHOUT LIBERT OF CITIZENS OF THE STREET, AND WITHOUT WESTERN VESTER AND WITHOUT WESTERN VESTER AND WITHOUT LIBERTY PROPOSED AND AND AND PROPOSED WILL BE AT THE USER'S SOLE ROSE, AND WITHOUT LIBERTY OR LEGAL ERROR AND THE STREET, PROPRIETE OF SUPPRIVE.

ALL UNDERGROUND UTNITIES MUST BE FIELD VERFIED BY THE CONTRACTOR BEFORE MAY CONSTRUCTION MAY BEGIN.

PRIMARY DEVELOPMENT PLAN - BELLE TIRE

PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 31 NORTH, RANGE 12 EAST, CITY OF FORT WAYNE, WASHINGTON TOWNSHIP, ALLEN COUNTY, INDIANA.



MAINTAIN AND PROTECT ALL SANITARY SEWER, STORM SEWER,

DOMESTIC WATER, FIRE PROTECTION WATER, ELECTRICAL, AND NATURAL GAS UTILITY CONNECTIONS TO THE SITE

ANY DEMOLITION MATERIALS REMOVED FROM THE SITE ARE TO

BE DISPOSED OF PER LOCAL, STATE, AND FEDERAL LAWS OR ORDINANCES.

ANY DAMAGE OR DISTURBANCE FROM CONSTRUCTION ACTIVITIES, OUTSIDE THE AREA OF DEMOLITION, IS TO BE

LISE EXISTING CHER-CUT MAINTAIN EXISTING ENTRANCE

FIELD LOCATE EXISTING SEWER LATERAL. PROTECT DURING

CONSTRUCTION. USING THE EXISTING SEWER LATERAL CONNECTION AT THE RIGHT-OF-WAY IS REQUIRED BY THE

WIDTH. REPLACE CURB ONLY IF DAMAGED DURING

DURING THE DEMOLITION/CONSTRUCTION PROCESS.

REPAIRED TO ITS ORIGINAL CONDITION.

CONSTRUCTION.

CITY OF FORT WAYNE.

SITE LOCATION MAP

EASEMENT NOTE:

EXISTING INGRESS / EGRESS EASEMENT. MAINTAIN AND PROTECT PAVEMENT. CURBING AND UTILITIES IN THIS AREA.



DEMOLITION KEYNOTES / LEGEND:

- (A) DEMOLISH ALL EXISTING STRUCTURES ALONG WITH ASSOCIATED PEOTERS/FOUNDATIONS. REMOVE DEBRIS FROM SITE AND DISPOSE PER STATE AND FEDERAL LAWS. BACKFILL EXCAVATED STRUCTURES WITH GRANULAR FILL TO ACHIEVE COMPACTION RATE PER CITY OF FORT WAYNE STANDARDS.
- B REMOVE ALL EXISTING ASPHALT PAVEMENT. REMOVE DEBRIS FROM SITE AND DISPOSE PER STATE AND FEDERAL LAWS.



© REMOVE ALL CONCRETE DRIVES, SIDEWALKS AND PADS. REMOVE DEBRIS FROM SITE AND DISPOSE PER STATE AND FEDERAL LAWS.



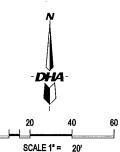
- D REMOVE EXISTING STORM WATER CATCH BASINS AND ASSOCIATED DRAIN PIPE AS INDICATED ON PLANS. PROTECT REMAINING DRAIN LINES IN PRIVATE ROAD DURING CONSTRUCTION, FOR POTENTIAL RE-USE, BACKFILL EXCANATED STRUCTURES WITH GRANULAR FILL TO ACHIEVE COMPACTION RATE PER CITY OF FORT WAYNE STANDARDS, CUT AND BABADON STORM LINE AT THE NORTH PROPERTY LINE. PLUG/GROUT END OF PIPE.
- (E) REMOVE EXISTING SANITARY SEWER & GREASE TRAP TO STRUCTURE SAN-1252. PROTECT EXISTING STRUCTURE DURING CONSTRUCTION, RE-CONNECT PROPOSED BUILDING TO EXISTING STRUCTURE PER UTILITY PLAN C3.0
- (F) REMOVE EXISTING ELECTRICAL SERVICE, METER, AND PANEL BACK TO SERVICE POLE. COORDINATE AND PERFORM ALL ACTIVITIES PER LOCAL ELECTRIC SERVICE PROVIDER'S STANDARDS.
- (G) REMOVE EXISTING WATER SERVICE BACK TO RIGHT-OF-WAY, CAP/PLUG EXISTING WATER LINE FOR RE-USE. COORDINATE ALL ACTIVITIES WITH FORT WAYNE WATER DEPARTMENT.
- (H) REMOVE GAS METER UTILITY AND LINE BACK TO PROPERTY LINE. PROTECT SERVICE DURING CONSTRUCTION PER UTILITY PROVIDER INSTRUCTIONS AND STANDARDS.
- () REMOVE TELEPHONE LINE BACK TO PROVIDER PEDESTAL.
- (J) REMOVE EXISTING SIGN AND ASSOCIATED FOOTER.
- (K) REMOVE EXISTING CONCRETE CURBS AS INDICATED ON PLANS. DO NOT REMOVE ANY ROADWAY CURBS IN THE INGRESS/EGRESS EASEMENT.

Danch, Harner & Associates, Inc. Land Surveyors · Professional Engineers Landscope Architects · Land Planners

SHEET

C1.0

- (L) REMOVE EXISTING TREES AND ROOT MASS.
- (M) REMOVE EXISTING SITE LIGHTING POLES AND CONCRETE BASES



EXISTING CONDITIONS / DEMOLITION PLAN

DRAWN BY REVISIONS 10/2/15 CHECKED BY SCALE MJD 1"= 201 FILE # PROJ. MANGE



OWNER/DEVELOPER: SURVEYORS & ENGINEERS:

BARNES DEVELOPMENT COMPANY, LLC BELLE TIRE 1000 ENTERPRISE DRIVE ALLEN PARK, MI. 48101 313-230-2195 ATTN: DONALD BARNES

SURVEYED LEGAL DESCRIPTION:

PARCEL I

CONTAINING 1.41 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

TABULATED DATA

- 1. ACREAGE OF SITE 1.41 ACRE
- 2. PROPOSED LAND USE:
 TIRE AND AUTOMOTIVE SERVICE CENTER
- 3. PARKING RATIO REQUIRED BY ORDINANCE: A. MOTOR VEHICLE SERVICE:

1 PARKING SPACES PER 400 SQUARE FEET:

NUMBER OF SPACES REQUIRED FOR 10,000 SQUARE FEET BUILDING:

TOTAL NUMBER OF SPACES REQUIRED......25 SPACES

NUMBER OF SPACES PROVIDED......57 SPACES

4.	PROPOSED LAND COVERAGE:	SQUARE FOOTAGE	% OF SIT
	A. BUILDING	10,000	16.28
	B. PARKING AND DRIVES	28,803	46.90
	C. EXISTING ACCESS DRIVE	8,327	13.56
	D. SIDEWALKS	594	0.96
	E. OPEN SPACE	13,696	22.30
	•	TOTAL 61,420	100.00

- SURFACE RUNOFF AND DRAINAGE TO BE HANDLED THROUGH THE USE OF A STORM SEWER SYSTEM CONNECTING TO AN EXISTING MUNICIPAL STORM DRAIN SYSTEM.
- 7. BUILDING SHOWN IS 1 STORY.
- 8. BUILDING IS SERVICED BY MUNICIPAL WATER AND SANITARY SEWER.
- DRAINAGE CAPACITY WILL BE DESIGNED TO MEET THE LATEST CITY OF FORT WAYNE DRAINAGE STANDARDS.
- AS INDICATED ON PLAN, PARKING SPACES ARE TO BE 9' X 20' AND 10' X 18', EXCEPT HANDICAP SPACES WHICH WILL MEET THE LATEST A.D.A., STANDARDS. MAIN BUILDING ENTRANCE WILL HAVE A RAMPED SIDEWALK FROM THE PARKING AREA FOR THE HANDICAP ACCESSIBILITY.
- 11. DRIVEWAY OPENING WILL BE REQUIRED TO MEET THE LATEST CITY OF FORT WAYNE STREET STANDARDS.
- ALL REQUIRED LANDSCAPE SCREENING SHALL CONFORM TO THE LATEST CITY OF FORT WAYNE ZONING ORDINANCE STANDARDS.
- 13. ALL SIGNS SHALL CONFORM TO THE LATEST CITY OF FORT WAYNE ZONING ORDINANCE STANDARDS.
- 14. SITE LIGHTING WILL CONFORM TO THE LATEST CITY OF FORT WAYNE LIGHTING STANDARDS.

EXISTING LEGEND A SET P.K. NAI PANE TREE SOL BORNS SO ENTER METER CO CABLE PEOL THONE PEOL G GAS WETER W WATER WANHOUS (G) TREE DAD SECTION E ELEC. PED. O BOLLARD/POLE E ELEC. TRANSFORMER DINITY POLE DEED MARBOX A/C UNIT SPOT ELEVATION . CITY AND HOR WIRE FENCE CHAIN LINK FENCE WOOD FENCE O WELL VALVE FIRE HYDRAWT CURB BALET SWITARY WARHOUT () DEER OFTIC MUNICULE

GENERAL SURVEY DISCLAIMER NOTES:

THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED FOR THE CLIENT ONLY. ANY REUSE WITHOUT WRITTEN YERRICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAND SURVEYOR.

ANY UTILITY OR EASELETT LOCATIONS, IF SHOWN, ARE APPROXIMATE. THE CLIENT BUST FIELD VERITY UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY COUPANY. THIS LAND SURVEYOR SUSUALS HOUSE LAND LAND FOR THE STATE OF THE S 35.0' FRONT-YARD SETBACK LINE
 25.0' SIDE-YARD SETBACK LINE
 35.0' YEAR-YARD SETBACK LINE

TEMPORARY BENCHMARK INFORMATION: (VERTICAL DATUM ESTABLISHED BY A TWO HOUR GPS OBSERVATION POST PROCESSED BY OPUS (NAVO88)

T.B.N. 2 CUT SQUARE IN LIGHT POLE BASE ALONG SOUTH PROPERTY LINE ELEVATION = 825.47

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BULDING LINES, EASTERNIS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR OBD. ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING, ZONING AND SUBDOM/SIGNO ROBINANCES.

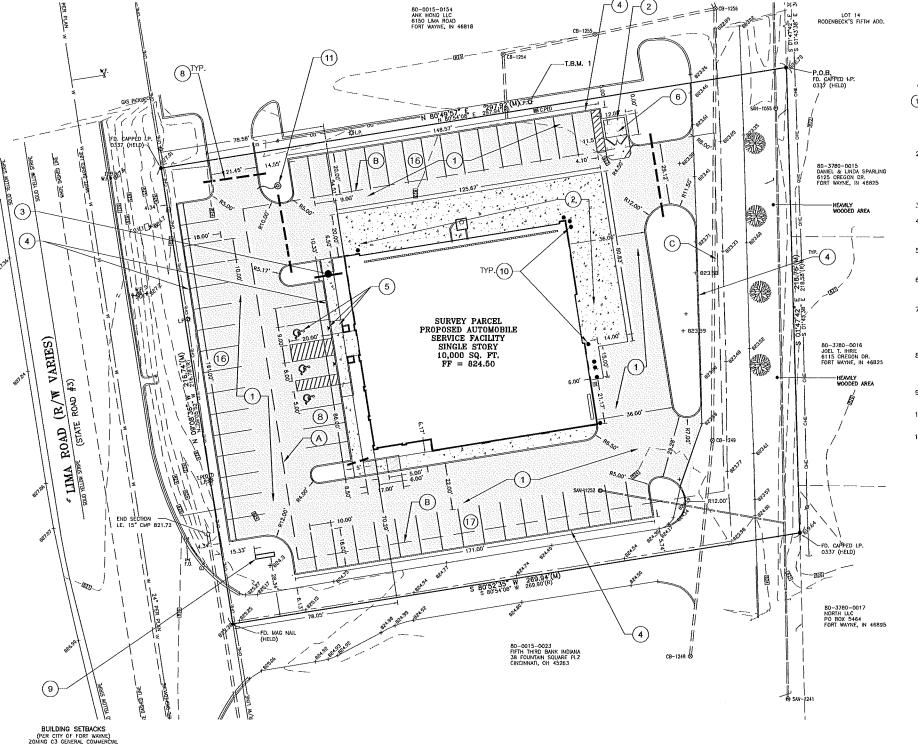
UNLESS SPECIFICALLY SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO INDICATE THE PRESENCE OR ABSENCE OF WETLANDS AND HAZARDOUS OR EMMONHEMALLY INJURIOUS MATERIALS, THE SURVEYOR EXPRESSLY DISCLAIMS ANY RESPONSIBILITY OR LIABILITY FOR THE SAME.

ANY INFORMATION ON THIS DRAWNG IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY FERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTURSION OF THIS PROLECT OR FOR ANY USE ON ANY OTHER PROLECT, ANY REUSE BY MINOUT WHITE HERBICATION AND ADOPPION BY THE ENGABER, ARCHITECT OR SURREYOR FOR THE SPECIFIC PURPOSE FUTILIZED WILL BE ATT THE LISTS SUE RICK AND WITHOUT LUBLITY OR LEGAL DYPOSURE TO THE ENGABER, ARCHITECT OR SURREYOR.

ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION MAY BEGIN.

PRIMARY DEVELOPMENT PLAN - BELLE TIRE

PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 31 NORTH, RANGE 12 EAST, CITY OF FORT WAYNE, WASHINGTON TOWNSHIP, ALLEN COUNTY, INDIANA.



KEY NOTES/LEGEND:

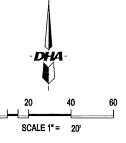
PROPOSED ASPHALT PAVEMENT SEE SHEET C5.0 FOR DETAIL.



SITE LOCATION MAP



- 3 PROPOSED CONCRETE SIDEWALK, SEE DETAIL ON SHEET C5.0.
- 4 PROPOSED 6" CONCRETE CURB (TYPICAL), SEE DETAIL ON SHEET C5.0.
- 5 PROPOSED SIDEWALK WITH ADA ACCESSIBLE RAMPS PER ADA DESIGN STANDARDS. SEE DETAILS ON SHEET C5.0 FOR ADA SIGNAGE, PAVEMENT MARKINGS, AND ACCESS RAMP
- PROPOSED DUMPSTER WITH 6' HIGH MASONRY ENCLOSURE PER FORT WAYNE CITY STANDARDS. FINAL SIZE AND MATERIAL TO BE DETERMINED BY OWNER, SEE DETAILS ON SHEET A100.
- PROPOSED SITE LIGHTING TO MEET CITY OF FORT WAYNE LIGHTING STANDARD. FIXTURE TYPE AND STYLE AT OWNERS DIRECTION. SEE SHEET C4.1 FOR LIGHTING PLAN. PLACE LIGHT BASES 2' BEHIND BACK OF CURB. SEE LIGHT BASE DETAIL ON SHEET C5.0.
- 8 IRRIGATION SLEEVES (TYPICAL): PLACEMENT BY GENERAL CONTRACTOR. 4" PVC SLEEVE-PLACE @ 12" MINIMUM DEPTH, CAP WITH TEMPORARY ENDS BEFORE BURYING. DOCUMENT END LOCATIONS.
- 9 BELLE TIRE MONUMENT SIGN. SEE ARCHITECTURAL SHEETS FOR
- 10 6" DIA. STEEL PIPE BOLLARD. FILL WITH CONCRETE. SEE ARCHITECTURAL SHEETS FOR DETAIL.
- 11 FLAG POLE (BY OWNER) WITH ILLUMINATION PROVIDED AND INSTALLED BY CONTRACTOR. SEE DETAIL F1 ON ARCHITECTURAL SHEET A100.



SITE LAYOUT PLAN

OWNER/DEVELOPER: SURVEYORS & ENGINEERS;
BARNES DEVELOPMENT COMPANY, LLC
BELLE TIRE
1000 ENTERPRISE DRIVE
1001 ENTERPRISE DRIVE
ALEN PARK, M. 48101
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-2195
1313-230-230
1313-230-230
1313-230-230
1313-230-230
1313-230-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
1313-230
13

DATE 10/2/15 JTB REVISIONS

SCALE 1"= 20" MJD FROLL WANGE: 150172.5 JTB

TIE # 1 JTB

TREVISIONS

REVISIONS

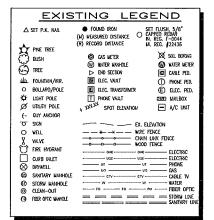
Danch, Harner & Associate
Lond Surveyors · Professional Eng
Londscape Architects · Lond Plann
Londscape Architects · Lond Plann
Lone (97)224—003 · Fee (97)

SHEET C1.1

Copyright 2013 Danch, Harner & Associates, Inc.

GENERAL LANDSCAPE NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY ALL UTILITY COM AND PUBLIC ON SITE UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERFICATION OF ALL SITE CONDITIONS WHICH MAY EFFECT THE MANDSCAPE FLAIT MATERIALS AND SITE ALCENITY INSTALLATION. CONTRACTOR ALSO MUST NOTEY MANDSCAPE ACHIETICS OF CONDITIONS THAT MAY 8E DETERMENTAL TO HEALTHY PLAIN DEVELOPMENT, OR MAY CAUSE VOT
- CONTRACTOR SHALL BE RESPONSBLE FOR THE INSTALLATION OF ALL LANDSCAPE MATERIALS IN ACCORDANCE
 WITH THE LATEST EDITION OF THE "USA STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION
 OF NURSERY MEN, BIG.
- CONTRACTOR SHALL BE RESPONSBLE FOR A MINIMUM OF (1) YEAR GUARANTEE FOR ALL PLANT MATERIALS FROM THE DATE OF SUSTAINTAL COMPLETION. ANY DEAD PLANT MATERIALS SHALL BE REPLACED WITH MATERIAL SQUAL BISSEA AND OLAUTY AS LESTED HE MEASURE PRINT IST. ALL COST OF SPETACING PLANT MATERIALS WITHIN THE GUARANTEE PERIOD WILL BE AT THE RESPONSIBILITY OF THE CONTRACTOR.
- 5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH OTHER WORK DISCIPLINES TO ENSURE NO CONFLICT BETWEEN WORK TYPES.
- 6. ALL DECIDUOUS TREES AND EVERGREEN TREES SHALL BE BALLED AND BURLAP UNLESS OTHERWISE NOTED
- 7. ALL SHRUBS MAY BE CONTAINER GROWN OR BALLED AND BURLAP.
- 8. THE CALIFIER SQUESTED ON THE MASTER PLANT LET INDICATES THE DIAMETER OF THE TRUNK TAXEN AT & ABOVE THE GROUND LEVEL
- SPACE PLANT MATERIALS AS INDICATED ON MASTER PLANT LIST OR PER PROPER HORTICULTURAL METHODS.
- 10. CONTRACTOR SHALL PROVIDE A TWO YEAR STRAIGHTENING GUARANTEE IN LIEU OF STACKING AND GUYING TREES.
- 11. CONTRACTOR SHALL VERPY QUANTITIES OF PROPOSED PLANT MATERIALS AND SITE AMENITIES SHOW ON THE MASTER MATERIALS LIST AND PLANS. IF A DISCREPANCY APPEARS, THE ACTUAL COUNT ON THE PLANS SHALL PREVAIL.
- KEEP BALLED AND CONTAINER PLANT MATERIAL WATERED UNTIL THEY ARE PLANTED. IF PLANTS CANNOT BE PLANTED MAYEDIATELY, THEY SHOULD BE HEELED IN AND COVERED WITH MULCH UNTIL TIME OF PLANTING.
- 13. CONDUCT SORS TEST TO VERFY FERTILITY OF TOPSOIL. AMEND SOL IF PH 6 LESS THAN 5.0 OR GREATER THAN 7.5. MARE OTHER ADJUSTMENTS AS SOL ANALYSS NDICATES. ALL FINE GRADE SOL PREPARATION OF PLANTINGAHD LAWIM AREAS SHALL BE FERONMED BY THE HANDSCAPE CONTRACTOR WILESS ONDERWISE SPECEFED.
- 14. TOPSOIL DEPTH TO BE A MINIMUM OF 6" IN ALL PLANTING BEDS AND 3" BI LAWN AREAS, GENERAL CONTRACTOR 6 TO SUPPLY TOPSOLE DETRI DE SEA ANTIMINATOR SE MALE PLANTINO SELDA ANTO SE MANDA MARKASA. SERIEMA COMMANDOR SE DOSPITA TOPSOLE TO THESE STANDARDS AND PROVIDE FIRSH GRADE. LANDSCAPE CONTRACTOR TO PROVIDE EVILA GRADE FOR SEED APPLICATION AND PLANT MATERIAL BISTALLATION, TOPSOLE TO SE CLEAN FRABLE LOAM FROM LOCAL SOURCE AND FREE FROM STONES AND DEBRIS OVER 3/4" IN DIAMETER. TOPSOIL MUST BE FREE FROM TOXINS AND HERBICIDES.
- 15. LANDSCAPE BEDS SHALL BE DEFINED BY COMMERCIAL GRADE 5" BLACK VRIYL EDGBLG, PRODUCED BY AN ESTABLISHED MANUFACTURER OR APPROVED EQUAL.
- 14. LANDSCAPE BEDS TO RECEIVE 3"-4" INDUSTRY STANDARD SHREDDED HARDWOOD BARK MULCH.
- 17. ALL TREES NOT INCORPORATED INTO THE LANDSCAPE BEDS ARE TO RECEIVE A 3' RADIUS MULCH RING, 3' DEEP.
- 18. APPLY PRE-EMERGENT HERBICIDE TO ALL LANDSCAPE BEDS PRIOR TO MULCHING.
- 20. SOD: INSTALL SOD WHERE INDICATED ON PLANS, SOD SHALL BE A KENTUCKY BLUEGRASS CULTIVAR COLUMBIA' OR APPROVED EQUAL, GROWN FROM A LOCAL SOURCE.
- ALLIANDSCAPE & LAWIN AREAS SHALL BE 100% BRIG ATED. BRIGATION CONTRACTOR SHALL INSTALL ALL REQUIRED BRIGATION STRUCTURES, PIPES, TAPS, VALVES, WERIG, BACK FLOW PREVENTERS, METERS, ETC. ALL UNDER PAVEAENT SLEEVES SHALL BE COORDINATED AND STALLED PROST TO PAVEAENT BISSTALLATION BY THE BETE CONTRACTOR. ALL BRIGATION FLAND SAFT DE BESIGN BY A CERTIFED BRIGATION DESIGNER AND APPROVED BY THE LANDSCAPE ARCHITECT PRORT DO ANY ESTALLATION.



BUILDING SETBACKS (PER CITY OF FORT WAYNE) ZONING C3 GENERAL COMMERCIA

TEMPORARY BENCHMARK INFORMATION: VERTICAL DATUM ESTABLISHED BY A TWO HOUR CPS OBSERVATION POST PROCESSED BY OPUS (NAVOBB)

T.B.M. 1 CUT SQUARE IN LIGHT POLE BASE ALONG NORTH PROPERTY LINE ELEVATION = 825.63 T.8.M. 2 CUT SQUARE IN LIGHT POLE BASE ALONG SOUTH PROPERTY LINE ELEVATION = 825.47

- (A) 35.0' FRONT-YARD SETBACK LINE (B) 25.0' SIDE-YARD SETBACK LINE
- (C) 35.0' YEAR-YARD SETBACK LINE

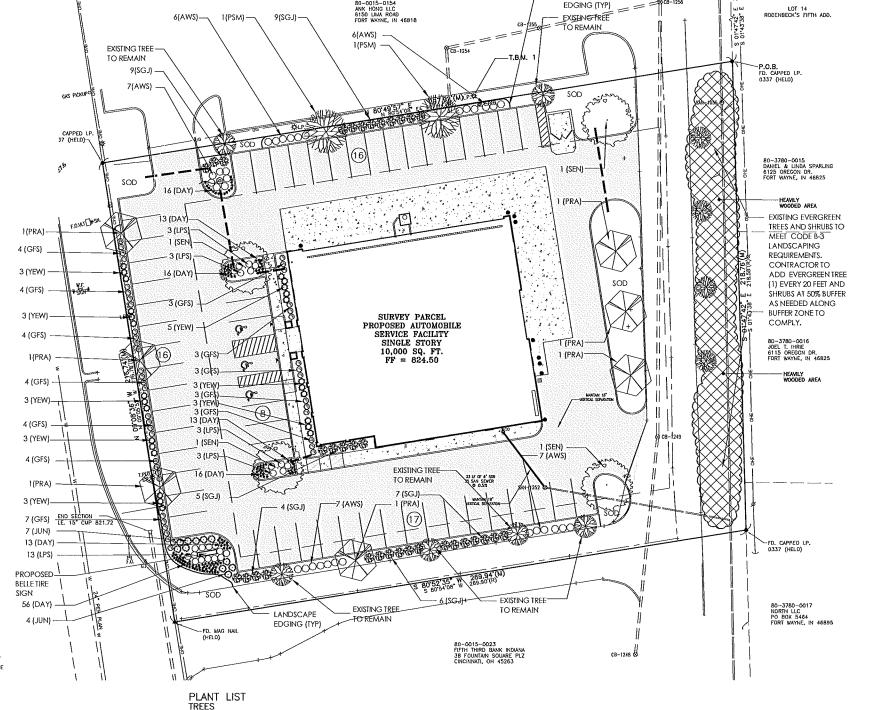
GENERAL SURVEY DISCLAIMER NOTES:

THE INFORMATION SHOWN ON THIS ORAWING IS INTENDED FOR THE CUENT ONLY. ANY REUSE WITHOUT WRITTEN YERIFICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAND SURVEYOR.

ANY INFORMATION ON THIS DEWARD IS NOT INTERCED TO BE SUITABLE FOR REUSE BY MAY FERSON. FIRST OF CONCENSION OF ANY OTHERS ON EXTENSION OF THIS SECRETARY AND ADDRESS OF THE DEMOSTER, ARCHITECT ON SUPERCORP FOR THE SPECIAL PURPOSE INTERCED WILL BE AT THE USERS SOLE RISK AND WITHOUT LUBLIN'Y OR LICAL PURPOSE INTERCED WILL BE AT THE USERS SOLE RISK AND WITHOUT LUBLIN'Y OR LICAL LPOSED TO THE ENGINEER, ARCHITECT OR SUPPLYOR.

CITY OF FORT WAYNE, WASHINGTON TOWNSHIP, ALLEN COUNTY, INDIANA.

PRIMARY DEVELOPMENT PLAN - BELLE TIRE PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 31 NORTH, RANGE 12 EAST,



JUN BLUE PACIFIC JUNIPER

2 PSM PACIFIC SUNSET MAPLE ACER X Warrenred 2.5" CAL. B&B 7 PRA PRAIRIFIRE CRAB MALUS 'PRAIRIFIRE' 1.5" CAL. B&B 4 SEN SENTINEL CRAB SGJ 'SEA GREEN' JUNIPER 5 GAL. AWS ANTHONY WATERER SPIRAEA SPIRAEA x burnalda 'Anthony Watere 24" HT. 5 GAL. 26 YEW SEBIAN YEW
46 GES GOLD FLAVE CO AXUS x media 'Sebian' 888 GFS GOLD FLAME SPIRAEA 24° HT. 5 GAL. 25 LPS LITTLE PRINCESS SPIRAEA SPIRAEA x joponica "Little Princess" 24" HT. 5 GAL.

PERENNIALS / ORNAMENTAL GRASSES / GROUND COVERS SIZE CONT REMARKS
12" HT. 1 GAL.

OWNER/DEVELOPER: BARNES DEVELOPMENT COMPANY, LLC BELLE TIRE 1000 ENTERPRISE DRWE ALLEN PARK, MI. 48101 3313-230-2195 ATTN: DONALD BARNES

SURVEYORS & ENGINEERS: DANCH, HARNER & ASSOCIATES, INC. 1643 CDMMERCE DRIVE SOUTH BEND, IN. 46628 (574) 234-4003 ATTN: MICHAEL DANCH

DHA 20 SCALE 1" = 20' LANDSCAPE PLAN

DRAWN BY: JTB REVISIONS 10/2/15 CHECKED BY: MJD PROJ. MANG 150172.5 JTB

PER PORTE AND

CUT METAL BASKET IN

BUTES 1. DO RUT PREME EMPRÉMIENTA ENCEPT NO RÉMONE DESOURCE BRUSES BRANDICES

2. Dec INVACES AND FOLIAGE NOT ALL INVACES THIS IN 14, INCOMES NORTH.

TREE PLANTING

SHRUB PLANTING

1. DO NOT PIEME BASINGEDIA.

2. THE INVESTIGATION OF BUT ALL PROOF THE PLY VEHICLE BUT ALL

A REMOVE BLUELD FROM SOF VALOE IN THE WITH CONTAINED PLANTS REMOVE

SHEET C4.0

EVERGREEN SHRUB PLANTING

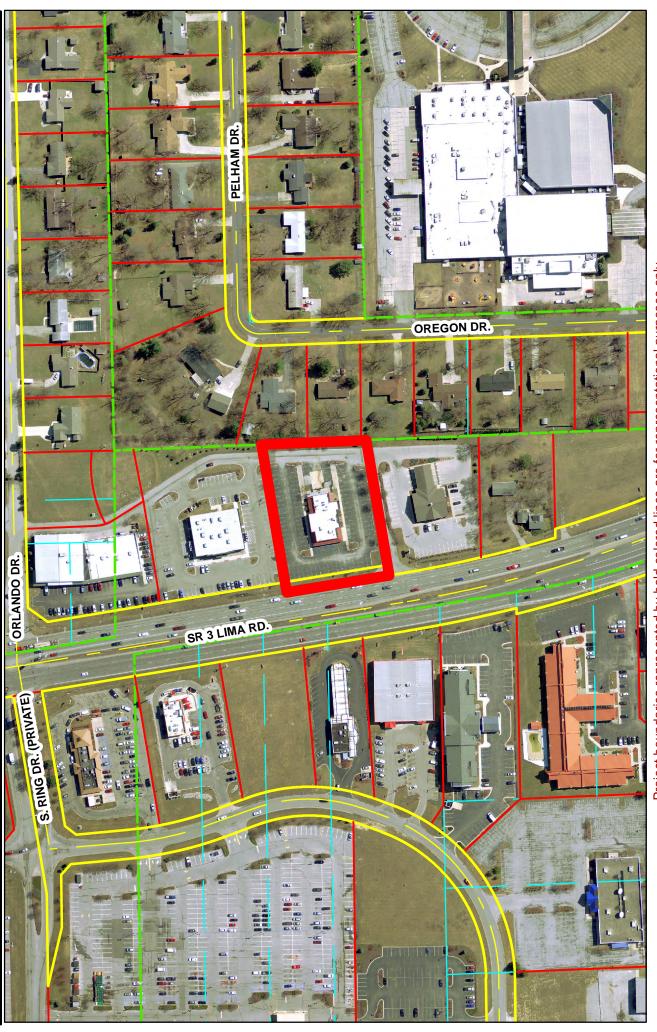
SITE LOCATION MAP

1. PREME TO THE AND BRAYE TIME CHADRY. BRAYE TIME CHADRY.

TREE-PL

SHRUB-PL



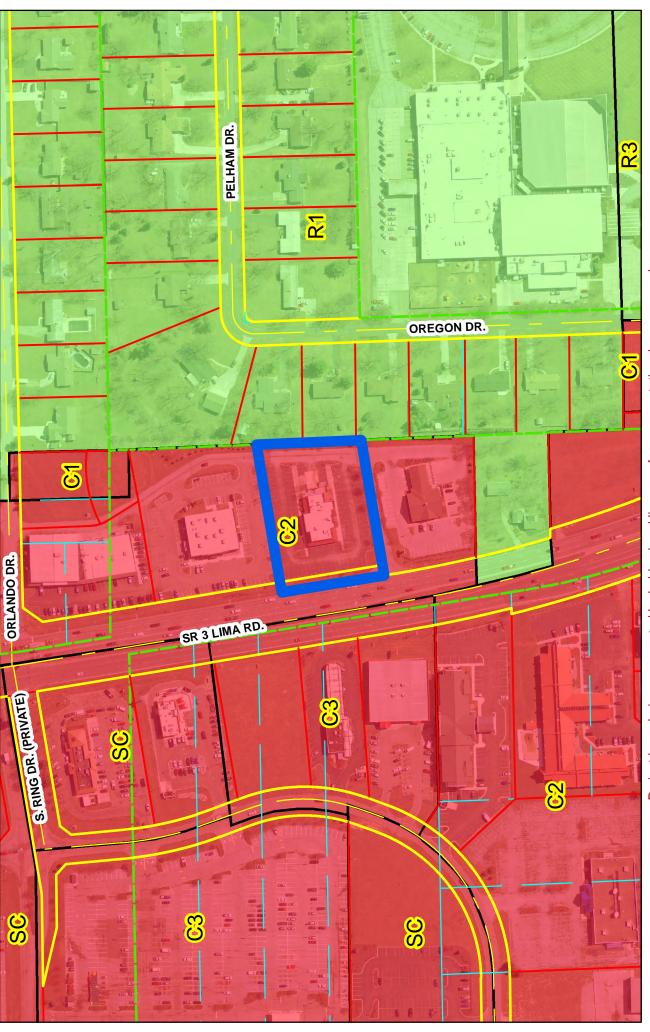


Project boundaries represented by bold colored lines are for representational purposes only.

1 inch = 200 feet

© 2004 Board of Commissioners of the County of Allen North American Daum 11983 State Plane Coordinate System, Indiana East Phoros and Contours: Spring 2009





Project boundaries represented by bold colored lines are for representational purposes only.

1 inch = 200 feet

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

ap, 2004 Board of Commissioners of the County of Allen
North American Datum 1983
see State Plane Coordinate System, Indiana East
rein Photos and Contours: Spring 2009
room

Date: 10/21/2015