

#REZ-2015-0055

BILL NO. Z-15-10-12

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. K-38 (Sec. 15 of Washington 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 C3 (General
Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

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
more particularly described as:

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
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
degrees 54 minutes 40 seconds East, 4.44 feet); thence South 01 degree 47
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
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
(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
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
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
acres more or less. Subject to all legal rights-of-way, easements and restrictions of
record.

and the symbols of the City of Fort Wayne Zoning Map No. K-38 (Sec. 15 of Washington
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
Wayne, Indiana is hereby changed accordingly.

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

Council Member

APPROVED AS TO FORM AND LEGALITY:

Carol T. Helton, City Attorney

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
Applicant Jeffrey Ballard, RLA
Address 1643 Commerce Drive
City South Bend State Indiana Zip 46628
Telephone 574-234-4003 E-mail jballard@danchharner.com

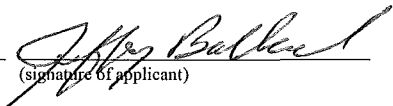
Contact Person
Contact Person Christopher Enright, NCARB
Address 390 Park Street
City Birmingham State Michigan Zip 48009
Telephone 248-258-6485 E-mail cenright@enrightarchitects.com

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 6040 Lima Road
Present Zoning C-2 Proposed Zoning C-3 Acreage to be rezoned 1.41
Proposed density n/a units per acre
Township name Washington Township section # 15
Purpose of rezoning (attach additional page if necessary) To allow the construction 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 Rezoning Only

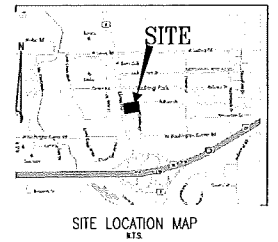
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures 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>Jeffrey Ballard</u> (printed name of applicant)	 (signature of applicant)	<u>9-28-15</u> (date)
_____ (printed name of property owner)	_____ (signature of property owner)	_____ (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.
10/6/15	119248	11/9/15	Rez-2015-0055

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.

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



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



(A) DEMOLISH ALL EXISTING STRUCTURES ALONG WITH ASSOCIATED FOOTERS/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.



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



④ 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 EXCAVATED STRUCTURES WITH GRANULAR FILL TO ACHIEVE COMPACTION RATE PER CITY OF FORT WAYNE STANDARDS. CUT AND ABANDON 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.

① 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.

(L) REMOVE EXISTING TREES AND ROOT MASS.

(M) REMOVE EXISTING SITE LIGHTING POLES AND CONCRETE BASES.

EXISTING LEGEND

△ SET P.L.K. NAIL

★ PINE TREE

● BUSH

○ TREE

⦿ FOUNTAIN/IRR.

○ BOLLARD/POLE

☆ LIGHT POLE

⊙ UTILITY POLE

() GUY ANCHOR

○ SIGN

○ WELL

○ VALVE

⦿ FIRE HYDRANT

○ CURB INLET

⊗ DRIVELL

○ SANITARY MANHOLE

⊙ STORM MANHOLE

○ CLEAN-OUT

○ FIBER OPTIC MANHOLE

● FOUND IRON

(M) MEASURED DISTANCE

(R) RECORD DISTANCE

○ GAS METER

⊙ WATER MANHOLE

⊙ DNO SECTION

⊠ ELEC. VALVT

⊙ ELEC. TRANSFORMER

⊙ PHONE VALVT

★ ~~Y23X3~~ SPOT ELEVATION

— — — — — EX. ELEVATION

— — — — — CHAIN LINK FENCE

— — — — — WOOD FENCE

— — — — — L-BOX

— — — — — U-BOX

— — — — — L-UT

— — — — — U-UT

— — — — — CTV

— — — — — PD

— — — — — FIBER OPTIC

— — — — — STORM LINE

— — — — — SANITARY LINE

○ SET CUPPED 5/8" PIPED REBAR

U. REC. F-2044

U. REC. F22438

⊗ SLO BORING

⊙ WATER METER

⊙ GAS PELL.

⊙ PHONE PELL.

⊙ ELEC. PELL.

⊙ MAILBOX

○ A/C UNIT

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

(AA) 25.0' FRONT-YARD SETBACK LINE
 (BB) 10.0' SIDE-YARD SETBACK LINE
 (CC) 25.0' YEAR-YARD SETBACK LINE

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

1. MAINTAIN AND PROTECT ALL SANITARY SEWER, STORM SEWER, DOMESTIC WATER, FIRE PROTECTION WATER, ELECTRICAL, AND NATURAL GAS UTILITY CONNECTIONS TO THE SITE DURING THE DEMOLITION/CONSTRUCTION PROCESS.
2. ANY DEMOLITION MATERIALS REMOVED FROM THE SITE ARE TO BE DISPOSED OF PER LOCAL, STATE, AND FEDERAL LAWS OR ORDINANCES.
3. ANY DAMAGE OR DISTURBANCE FROM CONSTRUCTION ACTIVITIES, OUTSIDE THE AREA OF DEMOLITION, IS TO BE REPAIRED TO ITS ORIGINAL CONDITION.
4. USE EXISTING CURB--CUT. MAINTAIN EXISTING ENTRANCE WIDTH. REPLACE CURB ONLY IF DAMAGED DURING CONSTRUCTION.
5. FIELD LOCATE EXISTING SEWER LATERAL. PROTECT DURING CONSTRUCTION. USING THE EXISTING SEWER LATERAL CONNECTION AT THE RIGHT-OF-WAY IS REQUIRED BY THE CITY OF FORT WAYNE.



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

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



EXISTING CONDITIONS / DEMOLITION PLAN

DATE 10/2/15	DRAWN BY: JTB	R E V I S I O N S		
SCALE 1" = 20'	CHECKED BY: MJD	DATE	BY	
FILE # 150172.5	PROJ. MANGR: JTB			

Danch, Harner & Associates, Inc.
Land Surveyors • Professional Engineers
Landscape Architects • Land Planners

DATA

SHEET

C1.0

SURVEYED LEGAL DESCRIPTION:

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, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS: 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 02°09'18" EAST, 187.33 FEET (REC. SOUTH 02°05'14" EAST, 187.33 FEET); THENCE NORTH 88°50'36" EAST, 4.44 FEET (REC. NORTH 88°54'40" EAST, 4.44 FEET); THENCE SOUTH 01°47'41" EAST, 306.89 FEET (REC. SOUTH 01°43'38" EAST, 306.89 FEET) TO THE POINT OF BEGINNING; THENCE SOUTH 01°47'42" EAST, 218.76 FEET (REC. SOUTH 01°43'38" EAST, 218.76 FEET); THENCE SOUTH 80°52'35" WEST, 269.94 FEET (REC. SOUTH 80°54'08" WEST, 269.94 FEET) TO THE EASTERLY RIGHT-OF-WAY OF LIMA ROAD (A.K.A. STATE ROAD #3); THENCE NORTH 09°08'36" WEST, 216.74 FEET (REC. NORTH 09°05'52" WEST, 216.74 FEET) ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 80°49'57" EAST, 297.92 FEET (REC. NORTH 80°54'08" EAST, 297.94 FEET) TO THE POINT OF BEGINNING.

CONTAINING 1.41 ACRES MORE OR LESS.

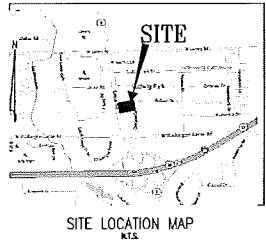
SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

TABULATED DATA

- ACREAGE OF SITE..... 1.41 ACRES
- PROPOSED LAND USE:
TIRE AND AUTOMOTIVE SERVICE CENTER
- 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
- PROPOSED LAND COVERAGE:

	SQUARE FOOTAGE	% OF SITE
A. BUILDING.....	10,000	16.28
B. PARKING AND DRIVES.....	28,803	46.90
C. EXISTING ACCESS DRIVE.....	8,327	13.56
D. SIDEWALKS.....	394	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.
- BUILDING SHOWN IS 1 STORY.
- 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.
- 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.
- ALL SIGNS SHALL CONFORM TO THE LATEST CITY OF FORT WAYNE ZONING ORDINANCE STANDARDS.
- SITE LIGHTING WILL CONFORM TO THE LATEST CITY OF FORT WAYNE LIGHTING STANDARDS.

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.
- PROPOSED 8" HEAVY DUTY CONCRETE AT SERVICE BAYS AND DUMPSTER PAD. CHAMFER CORNERS. SEE DETAIL ON SHEET C5.0
- PROPOSED CONCRETE SIDEWALK. SEE DETAIL ON SHEET C5.0.
- PROPOSED 6" CONCRETE CURB (TYPICAL). SEE DETAIL ON SHEET C5.0.
- 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.
- IRRIGATION SLEEVES (TYPICAL): PLACEMENT BY GENERAL CONTRACTOR. 4" PVC SLEEVE-PLACE @ 12" MINIMUM DEPTH, CAP WITH TEMPORARY ENDS BEFORE BURYING. DOCUMENT END LOCATIONS.
- BELLE TIRE MONUMENT SIGN. SEE ARCHITECTURAL SHEETS FOR DETAILS.
- 6" DIA. STEEL PIPE BOLLARD. FILL WITH CONCRETE. SEE ARCHITECTURAL SHEETS FOR DETAIL.
- FLAG POLE (BY OWNER) WITH ILLUMINATION PROVIDED AND INSTALLED BY CONTRACTOR. SEE DETAIL F1 ON ARCHITECTURAL SHEET A100.

EXISTING LEGEND		
△ SET P.X. NAIL	● FOUND IRON	○ SET FLUSH 5/8"
☆ PINE TREE	(M) MEASURED DISTANCE	IN REG. F-5044
⊙ BUSH	(R) RECORD DISTANCE	IN REG. F-22436
⊙ TREE	⊙ GAS METER	⊙ SOIL BORING
⊙ FOUNTAIN/FR.	⊙ WATER MANHOLE	⊙ WATER METER
⊙ BOLLARD/POLE	⊙ ELEC. VALVE	⊙ CABLE PED.
⊙ LIGHT POLE	⊙ ELEC. TRANSFORMER	⊙ PHONE PED.
⊙ UTILITY POLE	⊙ PHONE VALVE	⊙ ELEC. PED.
⊙ GUY ANCHOR	⊙ SPOT ELEVATION	⊙ A/C UNIT
⊙ SIGN	⊙ EX. ELEVATION	
⊙ WELL	⊙ WIRE FENCE	
⊙ VALVE	⊙ CHAIN LINK FENCE	
⊙ FIRE HYDRANT	⊙ WOOD FENCE	
⊙ CURB INLET	⊙ USE	⊙ ELECTRIC
⊙ DRYWELL	⊙ UT	⊙ PHONE
⊙ SANITARY MANHOLE	⊙ CITY	⊙ CABLE TV
⊙ STORM MANHOLE	⊙ W	⊙ WATER
⊙ CLEAN-OUT	⊙ PD	⊙ FIBER OPTIC
⊙ FIBER OPTIC MANHOLE	⊙ STORM LINE	⊙ SANITARY LINE

GENERAL SURVEY DISCLAIMER NOTES:

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

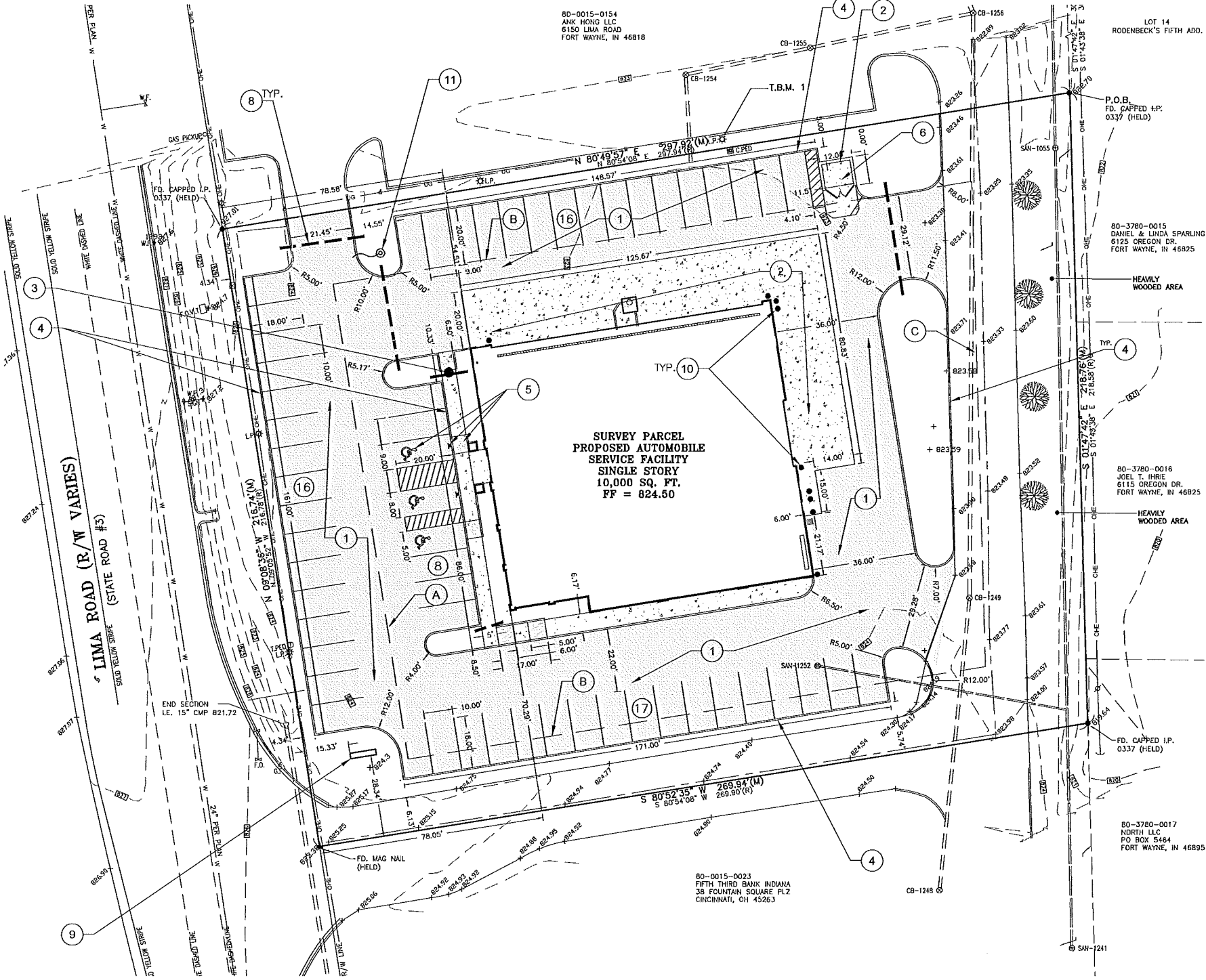
ANY UTILITY OR EASEMENT LOCATIONS, IF SHOWN, ARE APPROXIMATE. THE CLIENT MUST FIELD VERIFY UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY COMPANY. THIS LAND SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE LOCATION OR SIZE OF EXISTING UTILITIES OR THE EXISTENCE OR NONEXISTENCE OF ADDITIONAL UNDERGROUND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

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 BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING, ZONING AND SUBDIVISION ORDINANCES.

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 DISCLAIMS ANY RESPONSIBILITY OR LIABILITY FOR THE SAME.

ANY INFORMATION ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSION OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADOPTION BY THE ENGINEER, ARCHITECT OR SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER, ARCHITECT OR SURVEYOR.

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

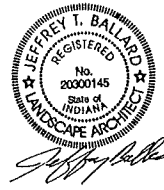


- BUILDING SETBACKS**
(PER CITY OF FORT WAYNE)
ZONING C3 GENERAL COMMERCIAL
- (A) 35.0' FRONT-YARD SETBACK LINE
 - (B) 25.0' SIDE-YARD SETBACK LINE
 - (C) 35.0' YEAR-YARD SETBACK LINE

TEMPORARY BENCHMARK INFORMATION:
(VERTICAL DATUM ESTABLISHED BY A TWO HOUR GPS OBSERVATION POST PROCESSED BY OPUS (NAV08))

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

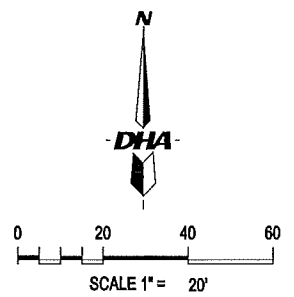
T.B.M. 2 CUT SQUARE IN LIGHT POLE BASE ALONG SOUTH PROPERTY LINE
ELEVATION = 825.47



OWNER/DEVELOPER:
BARNES DEVELOPMENT COMPANY, LLC
BELLE TIRE
1000 ENTERPRISE DRIVE
ALLEN PARK, IN 46101
313-230-2195
ATTN: DONALD BARNES

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

DATE 10/2/15	DRAWN BY: JTB	REVISIONS	
SCALE 1" = 20'	CHECKED BY: MJD		
FILE # 150172.5	PROJ. MANOR: JTB	DATE	BY



SITE LAYOUT PLAN

Danich, Harner & Associates, Inc.
Land Surveyors • Professional Engineers
Landscape Architects • Land Planners

DHA

Office: (574) 234-4003 / (800) 584-4003 • Fax: (574) 234-4119
1643 Commerce Drive • South Bend, IN 46628

SHEET
C1.1

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

- 35.0' FRONT-YARD SETBACK LINE
- 25.0' SIDE-YARD SETBACK LINE
- 35.0' REAR-YARD SETBACK LINE

PERENNIALS / ORNAMENTAL GRASSES / GROUND COVERS						
QUANT	ABBR	COMMON NAME	BOTANICAL NAME	SIZE	CONT	REMARKS
143	DAY	STELLA D' ORO DAYLILY	HEMEROCALLIS 'Stella D' Oro	12" HT.	1 GAL.	

[illegible][illegible]

INSTRUCTIONS:

1. DO NOT PLANT EVERGREENS DEEPER TO PREVENT DROWING AND ROT.
2. THE PRUNINGS AND POT MUST BE SHOWN PLANTING TIME IN THE PLANTING MANUAL. PLANT DEEPER DEEPLY CORRECTED.
3. SHOULD BUILD UP FROM TOP OF HILL OR TOP OF CATCHMENT PLANTING AREA. POT IS NOT BUILT UNDER PLANTING.

Diagram Labels:

- SOIL
- MULCH
- SHRUB
- 3" MULCH
- WATER
- PLANTING MULCH
- SOIL
- SHRUB
- WATER
- SUBSOIL

NTS **SHRUB-PL**

EVERGREEN SHRUB PLANTING

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

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

DHA
Danah, Harner & Associates, Inc.
Land Surveyors • Professional Engineers
Landscape Architects • Land Planners
Office: (574) 234-4005 / (800) 594-4003 • Fax: (574) 234-4119

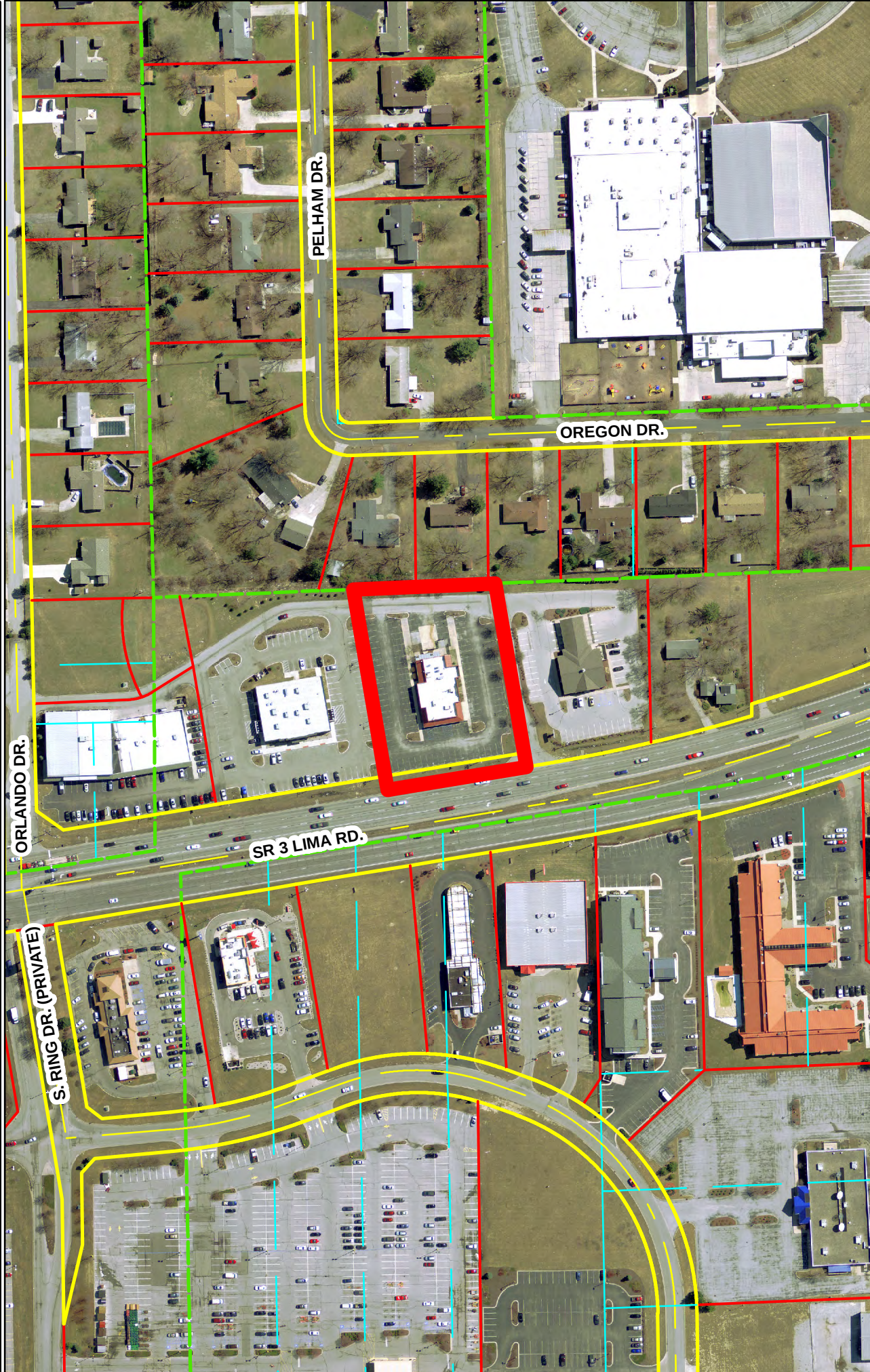
SHEET

C4.0

SHEET



Rezoning Petition REZ-2015-0055 and Primary Development Plan - Belle Tire

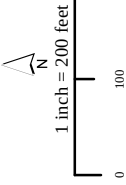


Project boundaries represented by bold colored lines are for representational purposes only.

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.

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Photos and Contours: Spring 2009

Date: 10/21/2015





This is an aerial map of a city area, overlaid with various colored zones and street names. The map is divided into several colored regions: green for residential (R1, R3), red for commercial (C1, C2, C3), and yellow for industrial (SC). A specific parcel is highlighted with a blue border and labeled C2. The map shows streets including Pelham Dr., Oregon Dr., Orlando Dr., S. Ring Dr. (Private), and SR 3 Lima Rd. Several areas are labeled with codes: R1, R3, C1, C2, C3, and SC. The map is oriented with North at the top.

Streets shown include:

- PELHAM DR.
- OREGON DR.
- ORLANDO DR.
- S. RING DR. (PRIVATE)
- SR 3 LIMA RD.

Labels on the map include:

- R1
- R3
- C1
- C2
- C3
- SC

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