

Board of Public Works and Safety Agenda Item

Cover Sheet



Date:

January 14, 2025

To:

Board of Public Works

From:

Amy Steffens, AICP, Senior Planner

RE:

Secondary plat approval (PLAT-000111-2024)

This request would approve a replat of lots 12, 13, and 14 in the Promenade Shops. The lots are outlots of the Meijer store on the northeast corner of SR 32 and Little Chicago Road. Staff recommends approval of the replat.



WILLIAM L. DOUGHERTY, PS WOOLPERT, INC. 333 NORTH ALABAMA ST. SUITE 200 INDIANAPOLIS, IN 48204 MEIJER STORES LIMITED PARTNERSHIP 2929 WALKER AVENUE NW GRAND RAPIDS, MI 49544 OWNER/SUBDIVIDER WOOLDED! LITTLE CHICAGO ROAD (616) 453–6711 PREPARED BY: 0 317.299.7500 Indianapolis, IN 46204 Sulta 200 333 North Alabama St WOOLPERT, INC. SITE MAP NOT TO SCALE SB9'47'07"W 519.28" REPLAT OF LOTS 12, 13 AND 14 IN THE REPLAT OF BLOCKS "A" AND "B" IN SITE 3. NO DIMENSION SHALL BE ASSUMED BY SCALE DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. "R." DESIGNATES RECORD DIMENSION/BEARING NOTES THE PROMENADE SHOPS A PART OF A PLANNED DEVELOPMENT "M." DESIGNATES MEASURED DIMENSION/BEARING LOT 11

REPLAT OF BLOCKS "A" AND "B" IN THE PROMENADE SHOPS
PLAT CABINET 6 SLIDE 362 INSTR. NO. 2023006486 \$89"24"29"W N00'00'00"E R&N 262.24' R&M. A/K/A WESTFIELD ROAD LEGEND: PUBLIC R.O.W. (WIDTH VARIES) **STATE ROAD 32** o □@+○@OO **■** SET R.R. SPIKE/NAIL IN ASPHALT OR REBAR W/WOOLPERT CAP IN SOIL OR CUT CROSS IN CONCRETE SET CONCRETE MONUMENT CH=264.10' M. CHB=N83'44'18"E M. RIGHT-OF-WAY BRASS PLUG FOUND MONUMENT FOUND STONE FOUND CHISELED CROSS FOUND SPIKE FOUND IRON PIPE FOUND REBAR FOUND NAIL FOUND RANGE 4 EAST OF THE 2ND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA 53,303 S.F. OR 1.224 AC.± R=826.00 L=265.24' R&M PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 19 NORTH, PER INSTR. NO. 200800223 III **LOT 12A** 35' WATERMAIN & UTILITY EASEMENT PER INSTR. NO. 2008007316 PER INSTR. NO. 2008007316 60' BUILDING SETBACK LINE PER INSTR. NO. LOT 8 EXISTING EASEMENT LINE SUBDIVISION BOUNDARY RIGHT OF WAY LINE EXISTING LOT/PARCEL LINE S89'24'29"W R&M. 417.61' R&M. , FURTHER CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAP — MAP NUMBER 18057C01376, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT ACENCY WITH A REVISION DATE OF NOVEMBER 19, 2014, WHICH IS THE MOST CURRENT FLOOD INSURANCE RATE MAP AVAILABLE ON FEMA'S WEBSITE, THIS SITE IS LOCATED IN ZONE " X " (NO SHADING) — AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN OR IN ZONE " D " (NO SHADING) — AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, TO THE BEST OF MY KNOMLEDGE AND BELLET THE SURVEYOR UTILIZED THE ABOVE REFERENCED FLOODPLAIN MAP FOR THIS DETERMINATION; FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS NOT BEEN REPLAT OF BLOCKS $| ^{\circ} A^{\circ}$ and "8" in the promenade shops plat cabinet δ $| ^{\circ} SLIDE | 362 | INSTR.$ NO. 2023006486 SECONDARY PLAT FLOOD ZONE INFORMATION: PROMENADE SHOPS BOULEVARD CHB=NB2'59' A REM. CHB=NB S00'38 17 E 274.30 LOT 12: LOT 13: LOT 14: ---- SANTIARY SENTER DRAWLIGE D7316
EASTMENT PER INSTR. NO. 20 07316 AREA SCHEDULE TOTAL: 37,824 S.F. OR 0.868 AC.± 2008007316 **LOT 13A** 39,663 S.F. 42,357 S.F. 62,242 S.F. 144,262 S.F. NORTH R.O.W. LINE OF STATE ROAD 32 35.40 유 유유유 LOT 10 S00'40'33"E 199.03' REBAR W/A BAXTER PS 20400029 CAP FOUND AT CORNER 0.911 ACRES (MORE (0.972 ACRES (MORE (1.429 ACRES (MORE) 3.312 ACRES (MORE OR LESS) CHB=S00'00'14"E R&M 53,135 S.F. OR 1.220 AC.± R=240.00° L=58.29° **LOT 14A** CH=58.15' REBAR W/A BAXTER PS 20400029 CAP FOUND AT CORNER NB6:18'10"W R&M. 72.26' R&M. Rack OR LESS)
OR LESS) SANITARY SEWER DRAINAGE & UTILITY EASEMENT PER INSTR. NO. 200800731

10 BUILDING SETHACK LINE
NO. 2008007316

103.83 R&M. DATE: 01/06/2025 Rock CHB=S86*18*15*E REBAR W/A BAXTER PS 20400029 CAP FOUND AT CORNER 546'01'28"W 5.13' R&M. 29.78' R&M. GRAPHIC SCALE IN FEET SCALE: 1 INCH = 50 FEET R=88.00' R&M. L=68.33' R&M. REBAR W/A BAXTER PS 2040002 CAP FOUND 0.04'N & 0.11"W CH=66.63' L=78.06' R&M. CH=78.81' R&M. CHB=S03'22'12"W | R&M. CHB-S14:49'32"E R&M R=288.00' R&M. CH=29.38' R&M L=29.40 R=235.00 g PS 20400029 CAP FOUND AT CORNER REBAR W/A BAXTER PS 20400029 CAP FOUND AT CORNER PROMENADE OF NOBLE R&M. PUBLIC R.O.W. (WIDTH VARIES) PER INSTR. NO. 2008007316 R&M. SCHOOL 8 LOT 6 REM. OF THE PROMENADE SHOPS PLAT CABINET 6 SLIDE 259 INSTR. NO. 2022023863 5

REPLAT OF LOTS 12, 13 AND 14 IN THE REPLAT OF BLOCKS "A" AND "B" IN THE PROMENADE SHOPS A PART OF A PLANNED DEVELOPMENT

SECONDARY PLAT

OWNER'S CERTIFICATION:

PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE 2ND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA

REGUIRED BY LAW	JOHN DITSLEAR, MEMBER ATTEST	LAURIE DYER, MEMBER	JACK MARTIN, CHAIRMAN
I AFFIRM, UNDER PENALTIES TAKEN REASONABLE CARE TO SECURITY NUMBER IN THIS D	, 2025,	THE DAY OF	INDIANA, AI A MEETING HELD ON THE
REDACT STATEM	VORKS AND SAFETY OF THE CITY OF NOBLESVILLE,	BY THE BOARD OF PUBLIC V	THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF PUBLIC WORKS AND SAFETY OF
	ETY CERTIFICATE:	WORKS AND SAF	BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE
	CALEB P. GUTSHALL, SECRETARY		GRETCHEN A. HANES, PRESIDENT
WOOLPERT, INC.			NOBLESVILLE PLAN COMMISSION
WILLIAM L DOUGHERTY, PS		2025.	THE DAY OF
Dur Dive) ON	MMISSION AT A MEETING HELF	ADOPTED BY THE CITY PLAN COMMISSION AT A MEETING HELD ON
WITHESS MY SIGNATURE THIS	UNDER AUTHORITY PROVIDED BY THE ACTS OF 1981 P.C. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ALL ACTS AMENDATORY THERETO AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF NOBLESVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF NOBLESVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF	THE ACTS OF 1981 P.C. 309 IS AMENDATORY THERETO ANI SVILLE, INDIANA, THIS PLAT V	UNDER AUTHORITY PROVIDED BY STATE OF INDIANA AND ALL ACT COUNCIL OF THE CITY OF NOBLE NOBLECTIONS:
THE BOUNDARY LINES FOR RECORDED MARCH 1, 2023 A		CERTIFICATE:	PLAN COMMISSION CERTIFICATE
THEREIN, ON ANY LINES THAT		PRINTED NAME	COUNTY OF RESIDENCE
ALL MONUMENTS SHOWN ON ACCURATELY SHOWN;	TARY PUBLIC	SIGNATURE NOTARY PUBLIC	MY COMMISSION EXPIRES
THE SUBDIVISION CONSISTS OF THE LOTS ARE			
THE WITHIN PLAT IS A REPR	25.	A.D.2025	THIS DAY OF
I, WILLIAM L. DOUGHERTY, HE		AND NOTARIAL SEAL	WITNESS MY SIGNATURE AND
SURVEYOR'S CER	BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSE THEREIN EXPRESSED.	G IN AND FOR SAID COUNT THE EXECUTION OF THIS INS THEREIN EXPRESSED.	BEFORE ME, A NOTARY PUBLIC ABOVE AND ACKNOWLEDGED T FOR THE USES AND PURPOSE
		SS	COUNTY OF
		3	STATE OF
		ATION	NOTARY'S CERTIFICATION:
CALEB P. GUTSHALL, PLANNII		ATE	MICHAEL FLICKINGER ITS: VICE PRESIDENT-REAL ESTATE
- 200			BY:
NOBLESVILLE, INDIANA AND S	•		BY: MEIJER GROUP, INC
FOR APPROVAL OF THIS PLAN	PARTNERSHIP	S THIS DAY OF	WITNESS OUR HANDS AND SEALS THIS DAY OF
PLANNING AND D	ENT SECONDARY PLAT"	T OF A PLANNED DEVELOPME	THE PROMENADE SHOPS A PAR
COMPLYING WITH ALL APPRO	ESTATE IN ACCORDANCE WITH THE WITHIN PLAT AND THAT ALL STREETS SHOWN AND DESCRIBED HEREON AND NOT HERETOFORE DEDICATED ARE HEREBY CEDICATED TO THE PUBLIC. THIS SUBDIVISION SHALL BE KNOWN AND RESCRIVATED AS THE PUBLIC THE SUBDIVISION SHALL BE	THE WITHIN PLAT AND THAT ED ARE HEREBY DEDICATED	ESTATE IN ACCORDANCE WITH I AND NOT HERETOFORE DEDICATE AS THE ASSESSMENT OF THE ASS
DESIGN PROFESSIONAL CERTIFICATION AND CHRISTIAN AND CHRIST	DIN THE UPFICE OF THE RECORDER OF ON THE OFFICE OF THE RECORDER OF THEY THAT THEY	S INSTRUMENT NUMBER 2023 SUBDIVIDED AND DO HEREBY	HAMILTON COUNTY, INDIANA, AS HAVE LAID OFF, PLATTED AND
NOTE	ON, FOR AND AS THE ACT OF THE GENERAL GAN LIMITED PARTNERSHIP, AS OWNER OF THE	BEHALF OF SELEN, THE VICE FOR SELEN	A MICHIGAN CORPORATION, ON PARTINER OF MELJER STORES LII
LOTS 12, 13 AND 14 IN THE F DEVELOPMENT SECONDARY PL 01, 2023 AS INSTRUMENT NO.	יבטיטינים פבין בטבינבר טב חבובם טטטוים וחט	יים פוסטייספס דעם שסק פו	COUNTY OF
PROPERTY DESC		•	STATE OF)

RIPTION:

REPLAT OF BLOCKS "A" AND "B" IN THE PROMENADE SHOPS A PART OF A PLANNED AT DATED FEBRUARY 21, 2023, RECORDED WITH THE HAMILTON COUNTY RECORDER ON MARCH 2023006486 IN PLAT CABINET 6, PAGE 382

PEYNG PLANS FOR THE PROJECT ACKNOWLEDGES THEIR PROFESSIONAL RESPONSIBILITY ORK IS CORRECT, ACCURATE AND COMPLIES WITH ALL APPROPRIATE LAWS, STANDARDS, DES. IF SUCH AN ERROR/OR OMISSION IS FOUND, THE DEVELOPER IS NOT RELIEVED OF PRIATE LAWS, STANDARDS, DES.

EVELOPMENT CERTIFICATE

NING DIRECTOR FOR THE CITY OF NOBLESVILLE, HEREBY CERTIFY THAT THE APPLICATION IT MEETS ALL OF THE MINIMUM REQUIREMENTS SET FORTH IN THE MASTER PLAN OF SUCH OTHER APPLICATION REQUIREMENTS CONTAINED IN THE CODE OF ORDINANCES OF DECEMBER 11, 1961 AS AMENDED.

NG DIRECTOR

DATE

TIFICATE:

REBY CERTIFY THAT:

RESENTATION OF THE LANDS SURVEYED AND PLATTED UNDER MY DIRECT SUPERVISION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF;

IF LOTS 12A, 13A & 14A AS SHOWN ON THE WITHIN PLAT;

THE WITHIN PLAT ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF;

EDGE, INFORMATION AND BELIEF, THERE HAS BEEN NO CHANGE FROM THE MATTERS OF CROSS-REFERENCED SECONDARY PLAT, OR ANY PRIOR SUBDIVISION PLATS CONTAINED TARE COMMON WITH THE NEW SUBDIVISION;

THIS PLAT ARE BASED ON THE RECORDED SECONDARY PLAT BY WOOLPERT, INC. AS INSTRUMENT NO. 2023006486 IN THE OFFICE OF THE HAMILTON COUNTY RECORDER.

2 DAY OF LINUARY 2025



JRVEYOR NO. LS80880038



FOR PERJURY, THAT I HAVE
) REDACT EACH SOCIAL
DOCUMENT, UNLESS

WOOLPERT 333 North Alabama St. WOOLPERT, INC.

317.299.7500 indianapolis, IN 46204 FAX: 317.291.5805 Suite 200

SHEET 2 of 2

ROBERT J. ELMER, MEMBER

RICK L. TAYLOR, MEMBER

EVELYN L. LEES, CLERK, CITY OF NOBLESVILLE

WILLIAM L. OUGHERTY, PS

DATE: 01/06/2025 PROJECT NO. 10021169