



Board of Public Works and Safety

Agenda Item

Cover Sheet

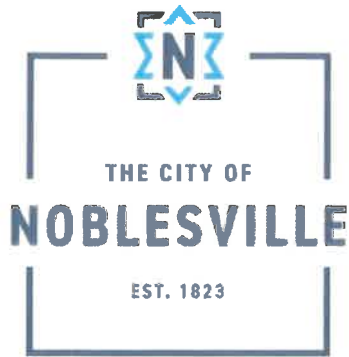
MEETING DATE: January 28, 2025

- ☒ Consent Agenda Item
- ☐ New Item for Discussion
- ☐ Previously Discussed Item
- ☐ Miscellaneous

ITEM #: 2

INITIATED BY: Amy Steffens

- ☒ Information Attached
- ☐ Bring Paperwork from Previous Meeting
- ☐ Verbal
- ☐ No Paperwork at Time of Packets



Date: January 14, 2025

To: Board of Public Works

From: Amy Steffens, AICP, Senior Planner

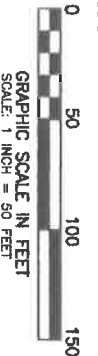
RE: Secondary plat approval (PLAT-000111-2024)

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.



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

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



SITE MAP

NOT TO SCALE

PREPARED BY:

WILLIAM L. DOUGHERTY, PS
WOOLPERT, INC.
333 NORTH ALABAMA ST. SUITE 200
INDIANAPOLIS, IN 46204
(317) 299-7500

OWNER/SUBDIVIDER:

MEIER STORES LIMITED PARTNERSHIP
2929 WALKER AVENUE NW
GRAND RAPIDS, MI 49544
(616) 453-6771

LEGEND:

- SUBDIVISION BOUNDARY
- EXISTING LOT/PARCEL LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED LOT LINE
- SET R.R. SPIKE/NAIL IN ASPHALT OR REBAR W/WOOLPERT CAP IN SOIL
- SET CONCRETE MONUMENT
- REBAR FOUND
- IRON PIPE FOUND
- NAIL FOUND
- SPIKE FOUND
- CHISELED CROSS FOUND
- STONE FOUND
- MONUMENT FOUND
- BRASS PLUG FOUND
- R.O.W. RIGHT-OF-WAY

AREA SCHEDULE:

LOT 12:	39,663 S.F.	OR	0.911 ACRES (MORE OR LESS)
LOT 13:	42,357 S.F.	OR	0.972 ACRES (MORE OR LESS)
LOT 14:	62,242 S.F.	OR	1.429 ACRES (MORE OR LESS)
TOTAL:	144,262 S.F.	OR	3.312 ACRES (MORE OR LESS)

LOT 10

LOT 8

REPLAT OF BLOCKS "A" AND "B" IN THE PROMENADE SHOPS
PLAT CABINET 6 SLIDE 382 INSTR. NO. 2023006486

PROMENADE SHOPS BOULEVARD

REPLAT OF BLOCKS "A" AND "B" IN THE PROMENADE SHOPS
PLAT CABINET 6 SLIDE 382 INSTR. NO. 2023006486

REPLAT OF BLOCKS "A" AND "B" IN THE PROMENADE SHOPS
PLAT CABINET 6 SLIDE 382 INSTR. NO. 2023006486

REPLAT OF BLOCKS "A" AND "B" IN THE PROMENADE SHOPS
PLAT CABINET 6 SLIDE 382 INSTR. NO. 2023006486

R=826.00' R&M.
L=265.24' R&M.
CH=264.10' M.
CHB=N83°44'18"E M.

L=201.17' R&M.
CH=264.10' M.
CHB=N83°44'18"E M.

L=201.17' R&M.
CH=264.10' M.
CHB=N83°44'18"E M.

L=201.17' R&M.
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L=201.17' R&M.
CH=264.10' M.
CHB=N83°44'18"E M.

L=201.17' R&M.
CH=264.10' M.
CHB=N83°44'18"E M.

LOT 11

REPLAT OF BLOCKS "A" AND "B" IN THE PROMENADE SHOPS
PLAT CABINET 6 SLIDE 362 INSTR. NO. 2023006486

N00°00'00"E R&M.
262.24' R&M.

53,303 S.F. OR 1.224 AC.±

LOT 12A

LOT 13A

37,824 S.F. OR 0.868 AC.±

LOT 14A

53,135 S.F. OR 1.220 AC.±

PROMENADE OF NOBLESVILLE PARKWAY

PUBLIC R.O.W. (WIDTH VARIES)
PER INSTR. NO. 2008007316

LOT 6

OF THE PROMENADE SHOPS
PLAT CABINET 6 SLIDE 259 INSTR. NO. 2022023863

WOOLPERT

DESIGN/CONSTRUCTION/INFRASTRUCTURE

WOOLPERT, INC.
333 North Alabama St.
Suite 200
Indianapolis, IN 46204
317.299.7500

NOTES:

1. "M." DESIGNATES MEASURED DIMENSION/BEARING.
2. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
3. NO DIMENSION SHALL BE ASSUMED BY SCALE

STATE ROAD 32 AKIA WESTFIELD ROAD

PUBLIC R.O.W. (WIDTH VARIES)

FLOOD ZONE INFORMATION

I, FURTHER CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAP - MAP NUMBER 1805700137G, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY 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 KNOWLEDGE AND BELIEF. THE SURVEYOR UTILIZED THE ABOVE REFERENCED FLOODPLAIN MAP FOR THIS DETERMINATION. FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS NOT BEEN

DATE: 01/06/2025

SHEET 4 OF 4

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

OWNERS CERTIFICATION

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

PROPERTY DESCRIPTION

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 DATED FEBRUARY 21, 2023, RECORDED WITH THE HAMILTON COUNTY RECORDER ON MARCH
01, 2023 AS INSTRUMENT NO. 2023006486 IN PLAT CABINET 6, PAGE 362

NOTE

DESIGN PROFESSIONAL CERTIFYING PLANS FOR THE PROJECT ACKNOWLEDGES THEIR PROFESSIONAL RESPONSIBILITY
FOR ENSURING THAT ALL WORK IS CORRECT, ACCURATE AND COMPLIES WITH ALL APPROPRIATE LAWS, STANDARDS,
REGULATIONS AND ORDINANCES. IF SUCH AN ERROR OR OMISSION IS FOUND, THE DEVELOPER IS NOT RELIEVED OF
COMPLYING WITH ALL APPROPRIATE LAWS, STANDARDS,
REGULATIONS AND ORDINANCES.

PLANNING AND DEVELOPMENT CERTIFICATE

I, CALEB P. GUTSHALL, PLANNING DIRECTOR FOR THE CITY OF NOBLESVILLE, HEREBY CERTIFY THAT THE APPLICATION
FOR APPROVAL OF THIS PLAT MEETS ALL OF THE MINIMUM REQUIREMENTS SET FORTH IN THE MASTER PLAN OF
NOBLESVILLE, INDIANA AND SUCH OTHER APPLICATION REQUIREMENTS CONTAINED IN THE CODE OF ORDINANCES OF
THE CITY OF NOBLESVILLE, DECEMBER 11, 1961 AS AMENDED.

CALEB P. GUTSHALL, PLANNING DIRECTOR

DATE

NOTARYS CERTIFICATION

STATE OF _____ }
COUNTY OF _____ } SS

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.
WITNESS MY SIGNATURE AND NOTARIAL SEAL
THIS _____ DAY OF _____ A.D. 2025.

MY COMMISSION EXPIRES _____

SIGNATURE NOTARY PUBLIC

COUNTY OF RESIDENCE _____

PRINTED NAME

PLAN COMMISSION CERTIFICATE

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 AS FOLLOWS:

ADOPTED BY THE CITY PLAN COMMISSION AT A MEETING HELD ON

THE _____ DAY OF _____ 2025.

NOBLESVILLE PLAN COMMISSION

GRETCHEN A. HANES, PRESIDENT

CALEB P. GUTSHALL, SECRETARY

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE

THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF NOBLESVILLE,
INDIANA, AT A MEETING HELD ON THE _____ DAY OF _____ 2025.

JACK MARTIN, CHAIRMAN

LAURIE DYER, MEMBER

JOHN DUNSEAR, MEMBER
ATTEST

ROBERT J. ELMER, MEMBER

RICK L. TAYLOR, MEMBER

EVELYN L. LEES, CLERK, CITY OF NOBLESVILLE

SURVEYORS CERTIFICATE

I, WILLIAM L. DOUGHERTY, HEREBY CERTIFY THAT:
THE WITHIN PLAT IS A REPRESENTATION OF THE LANDS SURVEYED AND PLATTED UNDER MY DIRECT SUPERVISION
AND CONTROL AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF;
THE SUBDIVISION CONSISTS OF LOTS 12A, 13A & 14A AS SHOWN ON THE WITHIN PLAT;
THE SIZES OF THE LOTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF;
ALL MONUMENTS SHOWN ON THE WITHIN PLAT ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE
ACCURATELY SHOWN;
TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THERE HAS BEEN NO CHANGE FROM THE MATTERS OF
SURVEY REVEALED BY THE CROSS-REFERENCED SECONDARY PLAT, OR ANY PRIOR SUBDIVISION PLATS CONTAINED
THEREIN, ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION;
THE BOUNDARY LINES FOR THIS PLAT ARE BASED ON THE RECORDED SECONDARY PLAT BY WOOLPERT, INC.
RECORDED MARCH 1, 2023 AS INSTRUMENT NO. 2023006486 IN THE OFFICE OF THE HAMILTON COUNTY RECORDER.

WITNESS MY SIGNATURE THIS 6th DAY OF January 2025

WILLIAM L. DOUGHERTY, PS
INDIANA REGISTERED LAND SURVEYOR NO. LS80880038
LICENSE EXPIRES 7/31/26
WOOLPERT, INC.



REDACT STATEMENT:

I AFFIRM, UNDER PENALTIES FOR PERJURY, THAT I HAVE
TAKEN REASONABLE CARE TO REDACT EACH SOCIAL
SECURITY NUMBER IN THIS DOCUMENT, UNLESS
REQUIRED BY LAW

WILLIAM L. DOUGHERTY, PS

DATE: 01/06/2025
PROJECT NO. 10021168

SHEET 2 of 2

WOOLPERT, INC.
333 North Alabama St.
Suite 200
Indianapolis, IN 46204
317.289.7600
FAX: 317.291.6806