

Staff Report – Agenda Item # 1

Case number	BZA-2024-01	Property size	40 ac
Applicant	Alan Small	Property zoning	IG
Property owner	Weihe Construction, Inc.	Hearing date	06/06/2024
Property address	9591 W. 650 S Penelton, IN 46064		

Requested action:

V 10.1.2. Special use to permit Equipment & Truck Service/Repair Center; V 10.1.2 Special Use to permit Storage of Petroleum Products (for Equipment Fueling); Lime Stabilization Storage Silos (for discussion only)

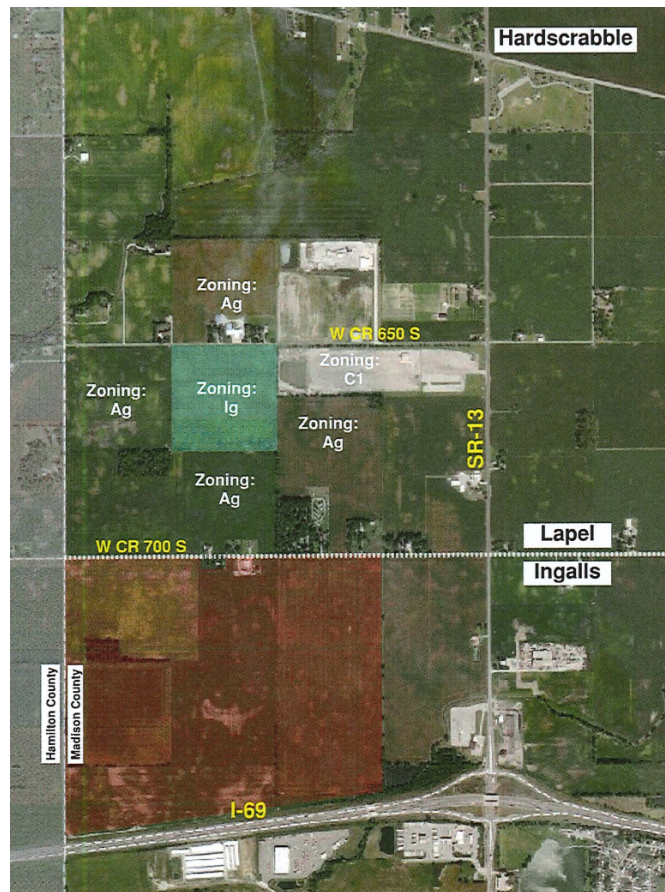
Recommendation:

APPROVE

Exhibits:

1. Existing Land Use Map
2. Silos Example
3. Submittal
4. Zoning Plan
5. Site Plan
6. Comprehensive Plan

ZONING MAP



ANALYSIS

The site is located at 9591 W. 650 S Pendleton, IN 46064. This property is on the south side of W 650 S, 0.5 miles west of the SR 13 and W 650 intersection. The 40-acre subject site consists of 2 parcels, under the same ownership, and currently zoned General Industrial and used for agricultural purposes.

The surrounding zoning districts and uses can be seen on the previous page and in Exhibit 1.

Proposal

The petitioners, Weihe Construction, requests permission to conduct an Equipment & Truck Service/Repair Center Special Use, and a Storage of Petroleum Products Special Use at the subject site. Specifically, Weihe would like to conduct vehicle repairs and storage operations, including petroleum product storage for equipment fueling (see Exhibit 3 Submittal). Exhibit 4 Zoning Plan and Exhibit 5 Site Plan show the following planned improvements for Lot 2:

- Drainage Detention Pond
- Fuel Depot
- Water Well
- Warehouse
- Asphalt parking lot to serve the office with parking landscaping
- Lime Silos (see exhibit 2 for example)
- Storage yard around the warehouse and on the rest of the lot
- 8-ft-tall metal fence to screen the storage yard around the entire perimeter of the yard

Analysis

Truck Sales and Service Centers land use, as well as Storage/Sale of Petroleum Products land use, are Special Uses in the General Industrial zoning district, which means that the BZA has the authority to approve it as long as the proposed projects meets 4 criteria listed in Lapel's UDO and analyzed below. Please note that while the granting variances is a matter committed to discretion of the BZA, granting a Special Use approval is mandatory once the applicant shows compliance with relevant statutory criteria.

Criteria 1

The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Truck Sales and Service Centers land use, as well as Storage/Sale of Petroleum Products land use, will not produce injuries to the public health, safety, morals, and general welfare of the community. While the truck service centers and storage of petroleum products could cause safety concerns, the manner in which the operations are conducted can eliminate these concerns. All building will be constructed and maintained according to zoning and building codes. The storage of the petroleum far from surrounding property lines will reduce the chance of fire spread. Additionally, the open access to the storage lot will allow emergency vehicles

clear access to the property should an accident occur. There are also no surrounding residential uses, eliminating any direct risk to residential health in the area.

Criteria 2

The requirements and development standards for the requested special use as prescribed by this Ordinance will be met.

Per Lapel UDO V10.2.6.I, the truck repair center is required to abide by the following standard

"Outdoor storage shall be permitted as an accessory use subject to the following requirements:

- i. In the Ig District, outdoor storage of finished products and materials used in production shall be permitted.
 - a. Outdoor storage of vehicles being stored at auto repair facilities and junk yards shall be consistent with the Parking Standards of this Article."

Per Lapel UDO V10.2.12.Q, the petroleum storage is required to abide by the following standard

"No highly flammable or explosive liquids, solids, or gasses specified by the State Fire Marshal shall be stored except in accordance with the rules established by the State Fire Marshall."

According to the currently proposed site plan, all zoning and building codes will be adhered to. This includes parking standards and the fuel storage rules of the State Fire Marshall.

Criteria 3

Granting the special use will not subvert the general purposes served by this Ordinance and will not permanently injure other property or uses in the same district and vicinity.

The general purpose of Lapel's UDO per V1.2.4 is to "secure adequate light, air, and convenience of access; and safety from fire, flood, and other dangers" and to "promote the public health, safety, comfort, convenience, morals, and general welfare." Analysis for criteria 1 addresses these general ordinance purposes.

The UDO describes General Industrial district in the following way:

"The "Ig", General Industrial District is intended to provide locations for general industrial manufacturing, production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate a variety of industrial uses in locations and under conditions that minimize land use conflicts. This district should be used to support industrial retention and expansion in Lapel."

Permitting this proposal would help accommodate an industrial business in Lapel that is operated at a high standard that protects the environment and the general welfare of the community.

Most uses around the subject site are either vacant, agricultural or commercial (Exhibit 1). It is likely that the way that the applicant is proposing to conduct its operations will NOT be injurious to the surrounding properties.

Criteria 4

The proposed use will be consistent with the character of the zoning district in which it is located and the Town of Lapel Comprehensive Plan.

The Equipment & Truck Service/Repair Center and Storage of Petroleum Products land uses are consistent with other uses typically permitted in the General Industrial zoning district as a Special Use: boat/RV storage (indoor/outdoor), junk yards, sand/gravel operations, and mineral extraction. Some of these Special Uses are bound to have more pollution than applicant's proposal, like dust from mineral extraction. Based on Weihe's proposed operations that include outdoor storage of petroleum products and truck service operations, it is similar to an outdoor or indoor warehousing use that is permitted in the General Industrial district by right. So, the proposed use is consistent with the character of the zoning district that it is in.

Lapel's Comprehensive Plan (CP) shows the area around the subject site with the recommendation for the general industrial use to the north of the subject site, general commercial to the east, and an agricultural use to the west and south (Exhibit 6). The proposed character of operations is consistent with the general industrial uses recommended by CP. In Lapel, auto repair facilities, are permitted in the Commercial 1 zoning district, which is consistent with the proposed Commercial use in CP to the east of the subject site.

SPECIAL USE FINDINGS

AGENDA ITEM #1

If the Board should decide to APPROVE the requested Special Use, please use the following findings of fact:

The Lapel Board of Zoning Appeals is authorized to approve or deny Special Uses by Indiana Code 36-7-4-918.2 and by Lapel UDO V1.6.3. The BZA may impose reasonable conditions as part of its approval. A Special Use may be approved upon a determination in writing that the following four (4) criteria are met (V1.6.8.A):

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

It is likely that this variance will NOT be injurious to the public health, safety, morals, and general welfare of the community. The applicant shows site features like parking and buffer landscape areas, tall fencing, and preservation of the flood plain that add to the general welfare of the community by creating an aesthetically pleasing design.

2. The requirements and development standards for the requested special use as prescribed by this Ordinance will be met:

All applicable standards, including parking and Fire Marshall, will be adhered to.

3. Granting the special use will not subvert the general purposes served by this Ordinance and will not permanently injure other property or uses in the same district and vicinity:

Permitting this proposal would help accommodate an industrial business in Lapel that is operated at a high standard that protects the environment and the general welfare of the community. It is likely that the way that the applicant is proposing to conduct its operations will NOT be injurious to the surrounding properties. Nearby property owners may remonstrate against this petition if they believe this request will have significant adverse effects on adjacent properties. Should nothing contrary be brought to light by adjacent owners at the public hearing, it is presumed that the approval of this Special Use request will not have a substantially adverse effect on the use of adjacent properties.

4. The proposed use will be consistent with the character of the zoning district in which it is located and the Town of Lapel Comprehensive Plan:

The proposed equipment & truck service/repair and Storage of Petroleum Products operation is consistent with the character of other General Industrial uses and with some Light Industrial (indoor industrial uses) and commercial uses (car repair) recommended in the area around the subject site proposed in the Comprehensive Plan.

RECOMMENDATIONS

AGENDA ITEM #1:

APPROVE the requested Special Use based upon the following findings of fact:

- The approval **will not** be injurious to the public health, safety, morals, and general welfare of the community;
- The requirements and development standards for the requested special use as prescribed by this Ordinance **will** be met;
- Granting the special use **will not** subvert the general purposes served by this Ordinance and will not permanently injure other property or uses in the same district and vicinity;
- The proposed use **will be** consistent with the character of the zoning district in which it is located and the Town of Lapel Comprehensive Plan

With the following specific conditions:

1. The applicant shall adhere to all parking standards for truck service/repair on site.
2. The applicant shall follow all rules of the State Fire Marshall for petroleum product storage.
3. The Applicant shall sign the Acknowledgement of Variance document prepared by the Planning and Development Department Staff within 60 days of this approval. Staff will

then record this document against the property and a file stamped copy of such recorded document shall be available in the Department of Planning and Development.

4. This Special Use approval is given to the current applicant at this current location. Should there be a change in the tenant who operates the use, then a new Special Use application shall be submitted to the BZA.



9591 W. 650S - Weihe
Location Map/Existing Zoning Map

Park 13



Conceptual Photo of Proposed Dry Bulk Silo Structure



To: Oksana Polhuy
Town of Lapel

4/5/24

Submittal for:

**Weihe Construction, Inc.
New Shop**

RE: Town of Lapel Rezoning Application, 9591 W 650 S, Pendleton, IN 46064

Submittal Includes:

1. Primary Plat Submittal – Updated with missing information from October 2023.
2. Zoning Variances & Special Use Application

Overview of Special Use, Variance & Plat Submittal for:

For: 9591 W. 650S Pendleton, Indiana 46064
Primary Plat Case: #PLAT-2023-03

Town of Lapel Contacts:

Teresa Retherford - Town of Lapel
Oksana Polhuy – MS Consultants Inc. (317) 566-0050

Owner Contacts:

Bow & Arrow Investments, LLC
Weihe Construction, Inc.
15215 Stony Creek Way
Noblesville, IN 46060

EXISTING ZONING: Ig (General Industrial)

Overview:

Weihe Construction intends to construct a new service shop and material yard for our operations. The primary use being repairs of equipment, fleet maintenance, and storage of our fleet out of this facility. We will have a staff of 15 to 20 people working here full-time. This will become our main hub for our equipment fleet.

SPECIAL USES REQUESTED for LOT 2:

1. Equipment & Truck Service/Repair.
2. Lime Stabilization Storage Silos. (Not shown as special use, but included for discussion)
3. Storage of Petroleum Products.

ZONING VARIANCES REQUESTED:

1. **Minimum Lot Width:** Required 200 feet; Requested: 70 feet.
 - a. This conversation came about over the last 2 years of zoning. In working with the neighbors, we agreed to place our drive along the East property line to keep traffic away from the homes located on the north side of CR650.
 - b. We believe this is a good solution that satisfies ourselves and our neighbors. Maintain traffic nearer to Smock and the concrete plant across the street.
 - c. We are proposing to place the Landscape buffer along the West side of this proposed drive to create a landscape buffer to screen our project from this drive.
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2. **Driveway Location: (V 10.216.I.ii) :** Drive on Collector says minimum distance between 2 driveway entrances should be 150 LF.
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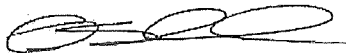
For: 9591 W. 650S Pendleton, Indiana 46064

Primary Plat Case: #PLAT-2023-03

- b. The closet driveway, the Brunk's driveway on the northside of CR 650 is 20' offset as measured from edge of drive to edge of drive. The Brunk's second driveway is 240 ft.
 - c. Madison County Cabinets (Bowman's shop) commercial entry is 343 ft from edge to edge.
 - d. After discussions with neighbors, we believe this is the best solution: A frontage road along the East Property line, with 2 entries into our site off our frontage road.
- 3. **Sewer & Water:** Ig zoning requires public sewer and water.
 - a. Currently, there is no public water available in this area and the cost to bring to area would be detrimental to project. We request the allowance to install private wells to service subject property.
 - i. Our use does not require a lot of water.
 - ii. We will commit to "hooking up" to public water once it is installed in this area.
 - b. With no public water available, we will install a Dry Hydrant Connection to our proposed pond and provide all the necessary Knox Box Accesses for fire safety as determined by the fire department.
 - c. Currently, Fall Creek Regional Waste District (FCRWD) has public sanitary close to subject property. We have a "Will Serve Request" letter from FCRWD to allow future connection into their system.
- 4. **Building Façade Offsets:** We are proposing to construct a metal shed type barn on the subject property. The Zoning Ordinance calls for 2-foot offsets in the proposed façade every 40 linear feet. This is not conducive to metal building design, and we request that this be waived for this project. We will provide an interesting front façade with split-face block on the first-floor, painted metal siding on the second-story, and an architectural entry element.
 - a. This condition has not been applied to other similar projects in Lapel, like the Lapel Stony Creek Fire Station.

Thank you for your attention and consideration of this matter. We are confident that these proposed zoning changes will be impactful in a positive way on the community and be more considerate of our neighbors. We are excited to become a part of the Lapel Community and look forward to working with you on this matter.

Sincerely,



Alan Small

Bow & Arrow Investments/Weihe Construction



NOTICE OF PUBLIC HEARING

Notice is hereby given that on the 6th day of June, 2024 at 6:30 P.M. a public hearing will be held by the (select one) ~~Lapel Planning Commission~~ or – *Lapel Board of Zoning Appeals* in the **Lapel** Lion's Club 329 S. Main **Street, Lapel, Indiana or virtually**. Virtual meeting information can be seen at www.lapelindiana.org. The purpose of the public hearing is to consider a petition for a

9591 W. 650S, Pendleton, IN 46064, Weihe Construction Shop Project

on the following described real estate. The nature of the petition is as follows: (briefly describe the request)

Weihe Construction is requesting a zoning variances & special use changes to facilitate construction of their shop. See attached Overview for more details

Legal Description:

SURVEYED TRACT LAND DESCRIPTION PER BK. 142, PG. 128 THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 6 EAST, 40 ACRES, MORE OR LESS.

The subject site is located on the N/S/E/W side of CR650S between roads SR13 and Atlantic Rd. in Green Township with a street address/ city / zip of 9591 W. 650S, Pendleton, IN 46064. The purpose of the petition is to record a Subdivision Plat for 2 lots at this location.

Petitioner's Contact Information:

Contact Name	Alan Small
Contact Address	15215 Stony Creek Way, Noblesville, IN 46060
Contact Phone	317 - 776 - 2966
Contact Email	asmall@weiheconstruction.com

Available Plans: The project plans are available for examination at the office of Lapel Town Hall.

Written Comments: Written comments on the application will be accepted prior to the public hearing and may be submitted to the Planning Commission.

All interested persons desiring to present their views on the petition will have an opportunity to be heard. Pursuant to the Americans with Disabilities Act, any individual interested in attending the hearing should contact the Town of Lapel Planning Commission and advise what, if any, accommodation is needed to attend the hearing. Said hearing may be continued from time to time without further notice.

For more information, contact the Town of Lapel Planning Commission at 765-534-3157. The Commission office is located at 825 N Main Street, Lapel, Indiana.

NOTE TO PUBLISHER: THIS NOTICE MUST APPEAR AT LEAST ONE (1) TIME NOT LESS THAN TEN (10) DAYS PRIOR TO THE HEARING DATE.



PETITION CHECKLIST

Note: All documents must be legible. All text documents must be typewritten, or computer generated. All drawings, such as site plans, elevations, sign details, maps, surveys, must be drawn to an appropriate scale, dimensioned, and in ink.

1. One (1) completed checklist (this form).
2. One (1) completed petition, signed by the owner of the subject property or an authorized agent, notarized, and filed at least 35 days prior to a scheduled public hearing.
3. One (1) copy of a general location or area map indicating (in a reproducible manner) the location of the property and the surrounding area. Maps created using internet mapping sites are acceptable.
4. Four (4) copies of the legal description attached to the petition. Attach one to the petition; attach one copy to each of the Ordinances as referenced above.

Metes and bounds descriptions should include two (2) copies of the perimeter survey, drawn to scale. - or - Recorded subdivision legal description includes lot number, section number, subdivision name, plat book number with page number and must include a plat map (plat maps are available in Room 741 of the City-County Building/or a nominal charge).

5. Three (3) copies of a site plan must be filed. Plans must be legible and drawn to a scale of 1= 10, 1=20, 1=30, or 1=40. Additional information may be required, but at the minimum, plans must include the information described on the site plan form.
6. Non-refundable filing fee. See Fee Schedule for fee.
7. On-site hearing notice sign fee. The On-Site Notice must be posted in a conspicuous location along each street frontage of the affected property. There is a non-refundable fee of \$10 per sign required.
8. Surrounding property owners (optional). As part of the legal notice requirement, the petitioner is required to notify the owners of surrounding properties per the Rules of Procedure. Petitioners can request a list of those property owners requiring notice of their petition for an optional \$25 fee. The list of owners compiled will be provided to the petitioner on label form. Petitioners are still required to make copies of the legal notice and mail it to the list provided. If petitioners do not choose this option, they must obtain their own list of surrounding property owners from the County Assessor's Office.
9. Contact person identified. This Contact Person is notified when Legal Notice is prepared; contacted to provide additional information; and receives the written Staff Report.

Contact Name	Alan Small
Contact Address	15215 Stony Creek Way, Noblesville, IN 46060
Contact Phone	317-538-2106
Contact Email	asmall@weiheconstruction.com

Acceptable methods of payment include cash, check, or MasterCard, VISA, Discover or American Express credit card. Checks must be made payable to "Town of Lapel." Credit cards are accepted; however, the credit card processing agency assesses a fee ~3% of the transaction amount.



RE: Town of Lapel Rezoning Application, 9591 W 650 S, Pendleton, IN 46064

Legal Description

SURVEYED TRACT LAND DESCRIPTION
PER BK. 142, PG. 128

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 18 NORTH, RANGE 6 EAST, 40 ACRES, MORE OR LESS.

See attached ALTA Survey for more information.



(Circle one)
PLAN COMMISSION / BZA

DOCKET NO.

PETITION APPLICATION

2 PAGES

PETITIONER REQUEST – CIRCLE ALL THAT APPLY	REZONE - <u>USE VARIANCE</u> - <u>DEVELOPMENT STANDARDS VARIANCE</u> - SPECIAL EXCEPTION MODIFICATION OF: SITE PLAN - DEVELOPMENT STATEMENT - COMMITMENTS/CONDITIONS APPROVAL OF USE IN SPECIAL DISTRICT - APPEAL OF ADMINSTRATOR'S DECISION		
MEETING DATE REQUEST	May 8th, 2024		
PROPERTY OWNER	Bow & Arrow Investments, LLC		
OWNER'S ADDRESS	15215 Stony Creek Way, Noblesville, IN 46060		
PROJECT ADDRESS	9591 W. 650S Pendleton, Indiana 46064	TOWNSHIP	Greene
OWNER'S EMAIL ADDRESS	asmall@weiheconstruction.com		
CONTACT PERSON	Alan Small		
CONTACT PHONE NUMBER	317-538-2106		
EMAIL ADDRESS	asmall@weiheconstruction.com		
LEGAL DESCRIPTION (SELECT ONE)	<u>COMPLETE METE AND BOUNDS LEGAL DESCRIPTION ATTACHED</u> -OR- PLATTED SITE WITHIN A RECORDED SUBDIVIION, COPY OF PLAT MAP ATTACHED. SUBDIVION NAME <u>See attached</u> LOT NUMBER(S) _____ SECTION NUMBER(S) <u>NW1/4, SW1/4, Sec 16 - T18N - R6E</u> RECORDED IN PLAT BOOK NUMBER _____ PAGE(S) _____ OR RECORDED AS INSTRUMENT NUMBER _____		
OWNERSHIP	DOES THE PETITIONER OWN 100% OF THE AREA INVOLVED IN THE PETITION? <u>YES</u> NO OTHER OWNERS? _____		
TAX PARCEL NUMBERS	48-15-16-300-004.000-044		



ACREAGE	40 acres	PARCEL COUNT	1
CODE ENFORCEMENT	IS THE PROPERTY SUBJECT TO ANY CODE ENFORCEMENT ACTION? YES <u>NO</u>		
CURRENT ZONING CLASSIFICATION	Ig (General Industrial)		
CURRENT COMPREHENSIVE PLAN RECOMMENDATION	Commercial/Industrial		
EXISTING PROPERTY USE	Agriculture		
EXISTING IMPROVEMENTS ON PROPERTY	None		
PROPOSAL NARRATIVE	ATTACH NARRATIVE IF NEEDED See Attached - Special Use and Variance Request		
ORDINANCE	SPECIFY ANY SPECIFIC ORDINANCE(S), STANDARD(S), CONDITION(S), COMMITMENT(S), AND/OR REGULATION(S) SOUGHT TO BE MODIFIED. ATTACH ADDITION PAGE IF NEEDED. See Attached		

OATH: THE PETITION APPLICATION INFORMATION, TO MY KNOWLEDGE AND BELIEF, IS TRUE AND CORRECT.

PETITIONER SIGNATURE MORGAN PRYOR
Notary Public - Seal
Henry County - State of Indiana
Commission Number NP0748741
My Commission Expires May 4, 2031

NOTARY
SUBSCRIBED AND SWORN
TO BEFORE ME THIS DATE 4/5/24
NOTARY PUBLIC SIGNATURE Morgan Pryor
NOTARY PUBLIC PRINTED NAME Morgan Pryor
MY COMMISSION EXPIRES 5/2031
MY COUNTY OF RESIDENCE Henry

OWNER SIGNATURE MORGAN PRYOR
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FINDINGS OF FACT FOR VARIANCE (DEVELOPMENT STANDARD)

The approval (will / will not) be injurious to the public health, safety, morals, and general welfare of the community because;

The use and value of the area adjacent to the property included in the variance (will / will not) be affected in a substantially adverse manner because;

The overall commercial and industrial development in this area will have a positive impact on the value of farmland.

The strict application of the terms of the Zoning Code (will / will not) result in practical difficulties in the use of the property because:

they are not necessary due to the adjacent agricultural and existing commercial uses.

There (are / are not) exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class of use in the same vicinity and district because;



FINDINGS OF FACT FOR VARIANCE (DEVELOPMENT STANDARD)

The approval (will / will not) be injurious to the public health, safety, morals, and general welfare of the community because; We will construct and maintain this property to satisfy zoning/ building codes and to the benefit of the Town of Lapel.

The use and value of the area adjacent to the property included in the variance (will / will not) be affected in a substantially adverse manner because;

The overall commercial and industrial development in this area will have a positive impact on the value of farmland.

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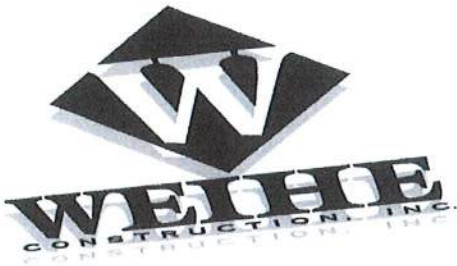
they are not necessary due to the adjacent agricultural and existing commercial uses.

The need for the variance arises from some condition peculiar (is / is not) to the property involved because;

Special uses are needed to allow this project to be viable. See the attached Special Uses Requested.

The approval (does / does not) interfere substantially with the Lapel Comprehensive Plan because;

Comprehensive plans calls for commercial/industrial in this area and recommends to "Diversify land use near and south of SR38."



RE: Town of Lapel Rezoning Application, 9591 W 650 S, Pendleton, IN 46064

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For: 9591 W. 650S Pendleton, Indiana 46064

Primary Plat Case: #PLAT-2023-03

Town of Lapel Contacts:

Teresa Retherford - Town of Lapel

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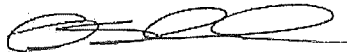
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4. **Building Façade Offsets:** We are proposing to construct a metal shed type barn on the subject property. The Zoning Ordinance calls for 2-foot offsets in the proposed façade every 40 linear feet. This is not conducive to metal building design, and we request that this be waived for this project. We will provide an interesting front façade with split-face block on the first-floor, painted metal siding on the second-story, and an architectural entry element.
- a. This condition has not been applied to other similar projects in Lapel, like the Lapel Stony Creek Fire Station.

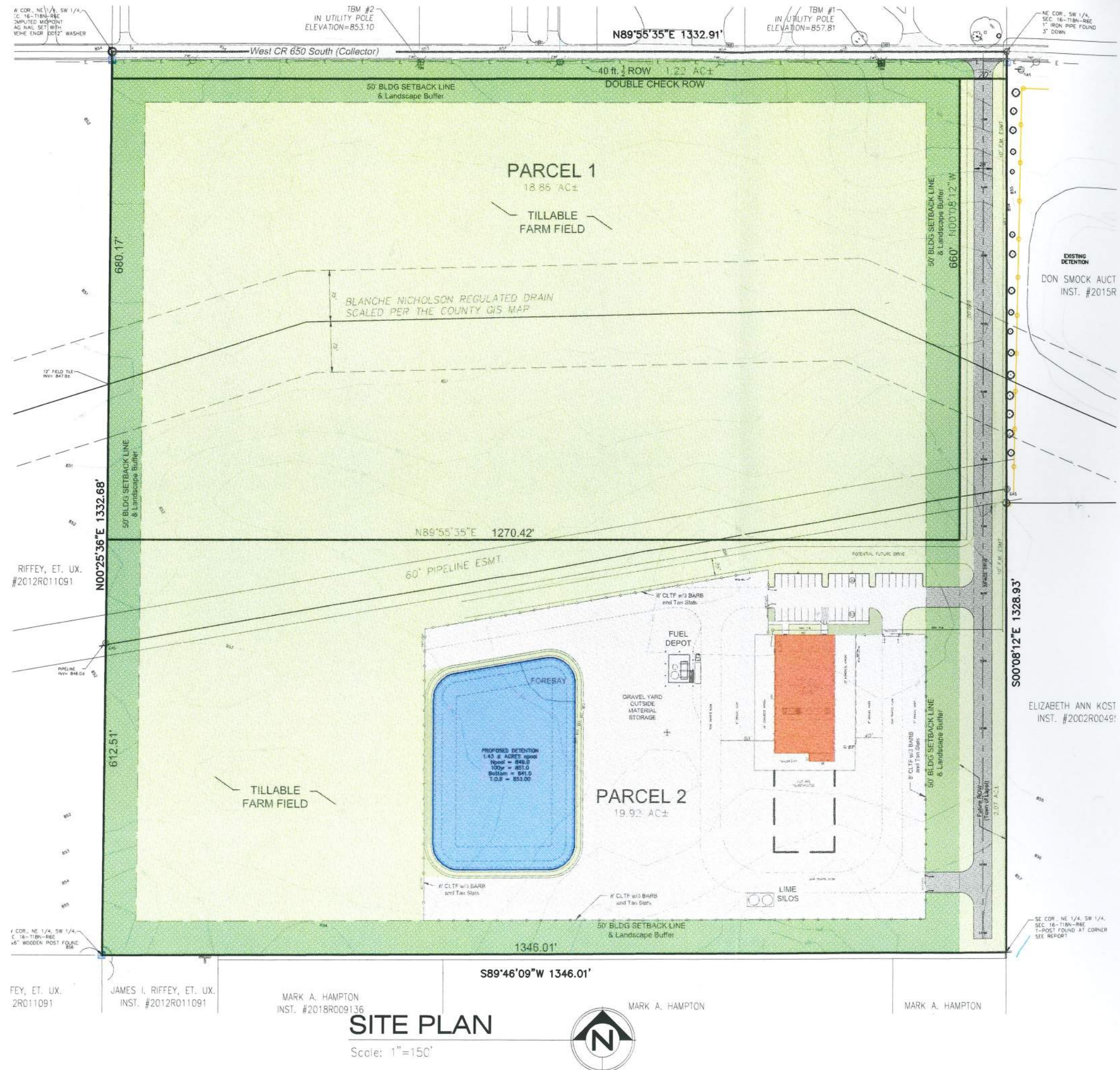
Thank you for your attention and consideration of this matter. We are confident that these proposed zoning changes will be impactful in a positive way on the community and be more considerate of our neighbors. We are excited to become a part of the Lapel Community and look forward to working with you on this matter.

Sincerely,

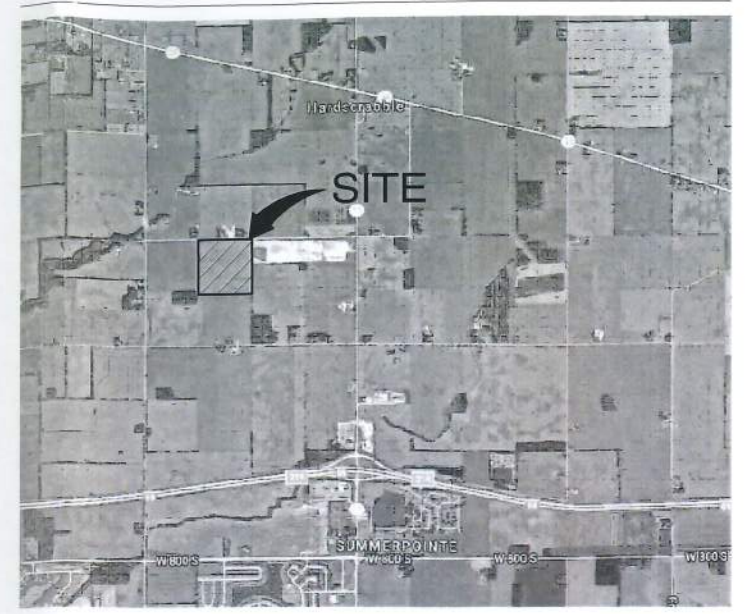


Alan Small

Bow & Arrow Investments/Weihe Construction



Project Location



Project
**Weihe
Construction
Shop**

Owner
Bow & Arrow Investments, LLC
15215 Stony Creek Way
Noblesville, IN 46060

Date
4/1/24

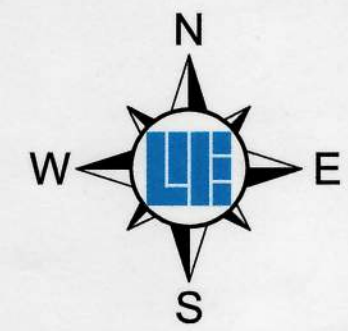
Proposed Zoning Plan

SITE PLAN

Scale: 1"=150'



WEIHE CONSTRUCTION SHOP PRIMARY PLAT PROPOSED SITE CONDITIONS



SCALE: 1" = 100'



LEGEND

- REBAR FOUND
 - 5/8" Ø REBAR WITH YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 0012" SET
 - HARRISON MONUMENT FOUND
 - PK OR MAG NAIL FOUND
 - MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012" SET
 - IRON PIPE FOUND
 - ⊥ TEE IRON FOUND
 - ⊥ TEMPORARY BENCH MARK
 - UTILITY POLE
 - GUY ANCHOR
 - ELECTRICAL RISER
 - ELECTRIC METER
 - COMMUNICATIONS PEDESTAL
 - GAS PIPELINE MARKER
 - ⊥ SIGN
 - ⊥ POST
 - ⊥ MAIL BOX
 - BSL PROPOSED BUILDING SETBACK LINE
 - D.E. PROPOSED DRAINAGE EASEMENT
- MIXED OR UNIDENTIFIED OVERHEAD UTILITY
UNDERGROUND COMMUNICATIONS
UNDERGROUND GAS
UNDERGROUND ELECTRIC
SANITARY FORCEMAIN
CHAIN LINK FENCE
BOUNDARY LINE
SECTION LINE
INDEX CONTOUR
INTERMEDIATE CONTOUR
- ASPHALT
CONCRETE (CONC)
STONE
- DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS BUSH

SOURCE OF TITLE: BOW & ARROW INVESTMENTS, LLC
INSTRUMENT NUMBER 2023R011192

LAND DESCRIPTION

PER BK. 142, PG. 128
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 6 EAST, 40 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, JOSHUA DAVID WERNER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA:

THAT THIS PLAT CORRECTLY REPRESENTS A PRIMARY PLAT BASED UPON A SURVEY COMPLETED BY JACOB T. HOFFMAN, PS NO. LS21100089 ON AUGUST 16, 2022 AND RECORDED AS INSTRUMENT NUMBER 2023R004581, THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY WILL EXIST OR BOND HAS BEEN POSTED TO COVER THE LATER INSTALLATION OF THESE MONUMENTS, AND THAT ALL OTHER REQUIREMENTS SPECIFIED HEREIN, DONE BY ME, HAVE BEEN MET.

JOSHUA DAVID WERNER, PS
REG. PS #LS21200020
DATE: MARCH 28, 2024

PLAN COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY IC 36-7, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LAPEL, MADISON COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE LAPEL ADVISORY PLAN COMMISSION ON THE ____ DAY OF ____.

SIGNATURE: _____ SIGNATURE: _____
PRINTED: _____ PRINTED: _____
PRESIDENT SECRETARY

IG GENERAL INDUSTRIAL ZONE MINIMUM BUILDING SETBACKS

FRONT YARD: 60 FEET OR AS SHOWN
SIDE YARD: AS SHOWN
REAR YARD: AS SHOWN

PROJECT BM

5.1 MI N FROM FORTVILLE
ABOUT 5.1 MILES NORTH ALONG STATE HIGHWAY 13 FROM THE JUNCTION OF STATE HIGHWAY 238 AT FORTVILLE, ABOUT 1.05 MILE NORTH OF CENTER SCHOOL, 1.2 MILES SOUTH OF THE INTERSECTION OF STATE HIGHWAY 38, AT AN EAST-WEST GRAVEL CROSS ROAD, 40 FEET NORTH OF THE CENTER LINE OF THE CROSS ROAD, 28.5 FEET WEST OF THE CENTER LINE OF THE HIGHWAY, 38 FEET NORTH OF POWER POLE #64-658, 32.5 FEET NORTH OF A FENCE CORNER, 1.5 FEET EAST OF THE FENCE LINE, ABOUT LEVEL WITH THE HIGHWAY AND SET IN THE TOP OF A CONCRETE POST PROJECTING 5 INCHES. NOTE- MARK IS ABOUT 4.25 MILES SOUTH OF THE JUNCTION OF STATE LA1573/HIGHWAY 132 AT LAPEL.

ELEV. 862.01 (NAVD 88)

SITE TBM

TBM #1
A BENCH TIE SET ±1' UP ON SOUTH SIDE OF POWER POLE ACROSS THE STREET FROM A MAILBOX STAMPED 9548 AND APPROXIMATELY 186 FEET WEST OF THE EAST BOUNDARY LINE.

ELEV. 857.81 (NAVD 88)

TBM #2
A BENCH TIE SET ±1' UP ON SOUTH SIDE OF POWER POLE #688-313 AND ON THE SOUTH SIDE OF CR 650 S APPROXIMATELY 460 FEET EAST OF THE WEST BOUNDARY LINE.

ELEV. 853.10 (NAVD 88)

PROPOSED SITE CONDITIONS SHOWN HEREON ARE PRELIMINARY BASED ON CONCEPTUAL PLANS AND ARE SUBJECT TO CHANGE.



This instrument prepared for:

BOW & ARROW INVESTMENTS, LLC
ALAN SMALL
15215 STONY CREEK WAY
NOBLESVILLE, IN 46060
(317) 538-2106

This instrument prepared by: Joshua David Werner

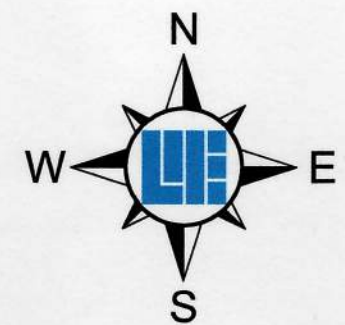
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Indianapolis, Indiana 46280
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317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE CONSTRUCTION SHOP PRIMARY PLAT TOPOGRAPHY MAP



SCALE: 1" = 100'



LEGEND

- REBAR FOUND
- 5/8" Ø REBAR WITH YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 0012" SET
- HARRISON MONUMENT FOUND
- PK OR MAG NAIL FOUND
- MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012" SET
- IRON PIPE FOUND
- TEE IRON FOUND
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- GUY ANCHOR
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- UG — UNDERGROUND COMMUNICATIONS
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- SL — SECTION LINE
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- IM — INTERMEDIATE CONTOUR
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ELEV. 857.81 (NAVD 88)

TBM #2
A BENCH TIE SET ±1' UP ON SOUTH SIDE OF POWER POLE #068-313 AND ON THE SOUTH SIDE OF CR 650 S APPROXIMATELY 480 FEET EAST OF THE WEST BOUNDARY LINE.

ELEV. 853.10 (NAVD 88)

SOURCE OF TITLE: BOW & ARROW INVESTMENTS
INSTRUMENT NUMBER 2023R011192

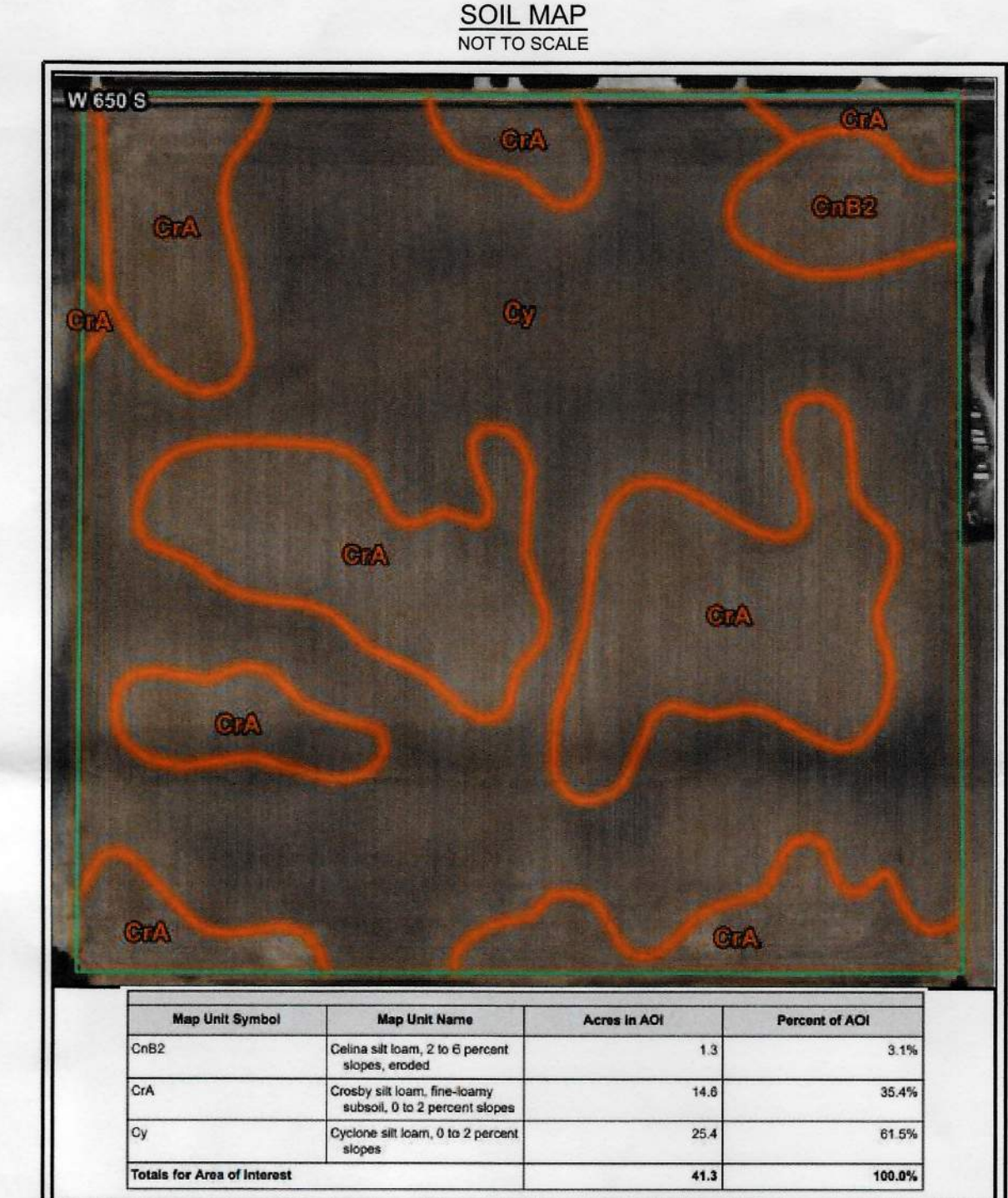
LAND DESCRIPTION

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IG GENERAL INDUSTRIAL ZONE

MINIMUM BUILDING SETBACKS

FRONT YARD: 60 FEET OR AS SHOWN
SIDE YARD: AS SHOWN
REAR YARD: AS SHOWN



This instrument prepared for:

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ALAN SMALL
15215 STONY CREEK WAY
NOBLESVILLE, IN 46060
(317) 538-2106

SHEET 2 OF 2

This instrument prepared by: Joshua David Werner

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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

PROJECT NO.: WXXXXX

RECOMMENDATION: Diversify land use near and south of SR 38

