



Town of Plainfield Development Plan for Architectural and Site Design Review

FOR OFFICE USE ONLY:

Petition DP- _____ - _____

Public Hearing Date _____

Fees \$ _____

Date of Approval _____

1. NAME OF PROJECT: DRG Plainfield Spec Building

2. ADDRESS OF PROJECT: 9500 E. County Road 200 S.

3. APPLICANT/PROPERTY OWNER:

Applicant:

Name: Distribution Realty Group (Curran Darling)

Address: 921 Buss Rd
EIK Grove Village, IL 60007

Phone Number: 913 579 7009

Fax Number: _____

E-Mail: cdarling@distributionrealty.com

Owner:

Name: Roberta J Saddler & Gary R. Smith, TIC

Address: 803 Charing Cross
Darville, IN 46122

Phone Number: _____

Fax Number: _____

E-Mail: _____

4. PROJECT INFORMATION:

Existing Use of Property: Vacant

Area in acres: 20.18+/- Current Zoning: I2

Approval Requested: _____ R-6 District _____ Town Center _____ RU or MU District
_____ Gateway Corridor x 600' from Residential
_____ PUD Preliminary Plan _____ PUD Final Detailed Plan

Waivers (if any): _____

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes.

Signature of Applicant: [Signature] Date: 12/14/18

Printed Name & Title: Curran Darling - Senior Vice President

State of ~~Indiana~~ Missouri
County of ~~Hendricks~~) SS: Jackson

Subscribed and sworn to before me this 14th day of December

[Signature]
Notary Public Signature

DALAYS VIERA
Notary Public-Notary Seal
STATE OF MISSOURI
Printed Name Commissioned for Jackson County
My Commission Expires: October 21, 2022
ID. #14393282

Residing in Jackson County

My Commission expires 10/21/2022

Architectural & Site Design Review Checklist & Contact Information

(Please COMPLETE this form and file with the Petition for Development Plan Approval)

Checklist:

An application packet for a Development Plan shall include the following items:

- Completed, Notarized Development Plan Petition.
- Legal Description of Property.
- Proof of Ownership (*Warranty Deed*).
- Authorization from Owner (*if Applicant is not the Owner*).
- List of Interested Parties (*This is a list of all persons or groups who own property within six-hundred (600) feet or two ownerships from the property, whichever is less.*)
- Initial Filing of Plans:** [NOTE: All Initial Filing Plans will be distributed to Staff and DRC for review. A Re-Filing of Plans for Plan Commission review, including all plans including necessary revisions, shall be submitted by **12:00 noon** on the Friday immediately following the DRC Meeting (See Project Schedule for exact dates). The Re-Filing of Plans shall include: (i) a CD containing a digital copy of all plans in: (a) DWG format; and, (b) either JPEG, TIFF or PDF format; and, (ii) ten (10) sets of full sized plans **OR** ten (10) sets of plans in 11" X 17" booklet format AND one (1) set of full sized plans.]
 - 9 **folded** copies of the Site Plan (*See Site Plan Checklist for details*).
 - 9 **folded** copies of the Landscape Plan (*See Landscape Plan Checklist for details*).
 - 9 **folded** copies of the Lighting Plan (*See Lighting Plan Checklist for details*).
 - 9 **folded** copies of the Sign Plan (*See Sign Plan Checklist for details*).
 - 9 **folded** copies of the Building Elevations (*See Building Elevations Checklist for details*).
 - 9 **folded** copies of Colored Renderings for each Building Elevation (*Letter, Legal or Ledger*).
 - 3 **folded** copies of a Utilities Plan including all existing and proposed: sanitary sewer, water, electric, storm water management, gas, telephone, cable, and fiber optic lines as well as any associated easements.
- 1 copy of proposed written Findings of Fact (*Note: findings are different for each type of request*).
- Proof of Notification to Checkpoint Agencies.
- Filing Fee (*Make checks payable to the Town of Plainfield – See Fee Schedule for applicable filing fee.*)

Contact Information

(Please provide contact information on person to be contacted regarding notices, additional filing requirements and staff comments.):

Attorney/Contact Person:

Name: Curran Darling
Address: 921 Busse Rd
EIK Grove Village, IL 60007
Phone Number: 913 579 7008
Fax Number: _____
e-mail: cdarling@distributionrealt.com

Project Engineer:

Name: Ryan Lindley
Address: 853 Columbia Road #101
Plainfield, IN 46168
Phone Number: 317-707-3715
Fax Number: 317-707-3715
e-mail: rlindley@banningengineering.com



“Your Project is Our Priority”

LAND DESCRIPTION per title commitment

A PART OF THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 15 NORTH, RANGE 2 EAST, IN HENDRICKS
COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SAID
QUARTER SECTION AND RUN NORTH, ON AND ALONG THE
WEST LINE OF THE SAID QUARTER SECTION, A DISTANCE
OF 1335 FEET; THENCE EAST, PARALLEL WITH THE SOUTH
LINE OF THE SAID QUARTER SECTION, A DISTANCE OF
694.3 FEET TO AN IRON PIN; THENCE SOUTH A DISTANCE
OF 1335 FEET TO A POINT ON THE SOUTH LINE OF THE SAID
QUARTER SECTION; THENCE WEST, ON AND ALONG THE
SAID SOUTH LINE, A DISTANCE OF 697.41 FEET TO THE
POINT OF BEGINNING.

EXCEPTING

A STRIP OF LAND 70 FEET IN WIDTH BY PARALLEL LINES
OFF THE ENTIRE SOUTH SIDE OF THE ABOVE-DESCRIBED
PROPERTY.

DN

201725465 DEED \$25.00
10/23/2017 02:41:50P 5 PGS
Theresa D. Lynch
Hendricks County Recorder IN
Recorded as Presented



DULY ENTERED
FOR TAXATION

OCT 23 2017

Nancy G. Marsh
AUDITOR HENDRICKS COUNTY

Parcel No. 32-09-18-400-005.000-027✓

025-118521-400005

C O - T R U S T E E ' S D E E D

Roberta J. Saddler and Gary R. Smith, as Co-Trustees of the Revocable Trust of Melba J. Smith, created by Melba J. Smith, as Settlor, on the 17th day of April, 2006, hereby states as follows:

That they are the duly appointed Co-Trustees as stated in the Revocable Trust of Melba J. Smith under Article VIII.

That this Trust is a continuing Trust which has continued after the date of Melba J. Smith's death and is actively being administered by the Co-Trustees.

That the Co-Trustees have the power to convey real estate pursuant to the terms and conditions of Article IX and IC § 30-4-3-3.

WHEREIN, Roberta J. Saddler and Gary R. Smith, as Co-Trustees of the Revocable Trust of Melba J. Smith hereby convey all ownership interest in said real estate to Roberta J. Saddler and Gary R. Smith, as tenants in common, for no economic consideration, the following described real estate in Hendricks County, State of Indiana, to-wit:

No Sales Tax/Imposts Required

BYM

9/25/2017

A part of the Southeast Quarter of Section 18, Township 15 North, Range 2 East, in Hendricks County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of the said Quarter Section and run North, on and along the West line of the said Quarter Section, a distance of 1335 feet; thence East, parallel with the South line of the said Quarter Section, a distance of 694.3 feet to an iron pin; thence South a distance of 1335 feet to a point on the South line of the said Quarter Section; thence West, on and along the said South line, a distance of 697.41 feet to the point of beginning, containing 21.3 acres, more or less.

EXCEPTING:

SEE ATTACHED EXHIBIT "A" AND EXHIBIT "B"

Subject to rights-of-way, highways, easements, agreements, covenants and declarations of record.

Commonly known as 9500 E. County Road 200 South, Avon, IN 46123.

Grantee's Address is 803 Charing Cross, Danville, IN 46122

Send Tax Statements to: Roberta J. Saddler and
 Gary R. Smith
 803 Charing Cross
 Danville, IN 46122

EXHIBIT "A"
Legal Description

EXHIBIT "A"

Project:
Tax I.D. 32-09-16-400-005.000-027

Sheet: 1 of 1
Parcel: 14

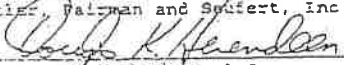
A part of the Southeast Quarter of Section 18, Township 15 North, Range 2 East, and being that part of the grantors' land described in Instrument Number(s) 200600012371, 200700022295, and 200700022296 in the Office of the Recorder of Hendricks County, lying within the right of way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "A", described as follows:

A strip of land 70 feet in width by parallel lines off the entire South side of the following described property:

Beginning at the Southwest corner of the said Quarter Section and run North, on and along the West line of the said Quarter Section, a distance of 1335 feet; thence East, parallel with the South line of the said Quarter Section, a distance of 694.3 feet to an iron pin; thence South a distance of 1335 feet to a point on the South line of the said Quarter Section; thence West, on and along the said South line, a distance of 697.41 feet to the point of beginning, containing 21.3 acres, more or less.

The above-described parcel being that parcel of land conveyed April 17, 2006 by virtue of a Warranty Deed Recorded May 10, 2006 in Instrument Number 200600012271, and conveyed July 24, 2007 by virtue of a Co-Trustees' Deed Recorded August 24, 2007 in Instrument Number 200700022295 and conveyed July 24, 2007 by virtue of a Co-Trustees' Deed Recorded August 24, 2007 in Instrument Number 200700022296 in the Office of the Recorder of Hendricks County, Indiana. Said strip contains 1.121 acres, more or less, inclusive of the presently existing right of way which contains 0.264 acres, more or less.

This description was prepared for the Town of Plainfield by Butler, Paitman and Soufert, Inc., under my hand and seal,


Douglas K. Herendeen, L.S.
Registered Land Surveyor, No. S0468

On this 9th day of April, 2014.


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PARCEL NO. : 14
 PROJECT NO. :
 ROAD NAME : 200 S.
 COUNTY : HENDRICKS
 SECTION : 18
 TOWNSHIP : 15 N.
 RANGE : 2 E.

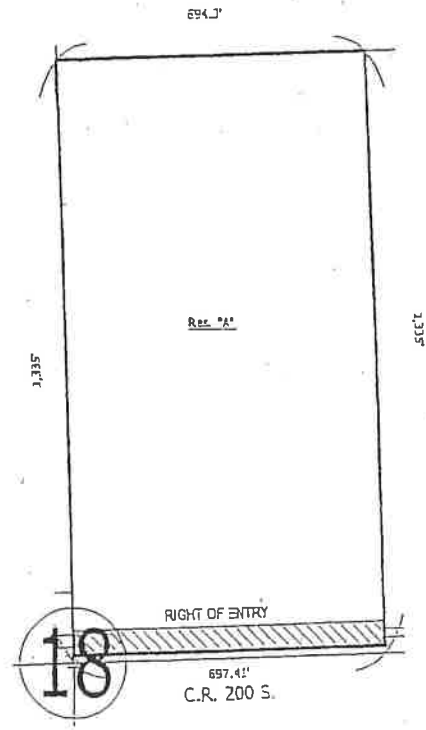
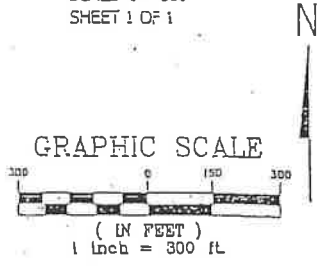
OWNER: ROBERT E. SMITH CREDIT-SHELTER TRUST
 MELBA J. SMITH REVOCABLE TRUST
 INSTRUMENT NO. 20070002295, DATED 07/24/2007
 INSTRUMENT NO. 20070002296, DATED 07/24/2007

Parcel 14
 DRAWN BY: DKH 02/17/2014
 CHECKED BY: DKH 02/18/2014
 SCALE: 1" = 300'
 SHEET 1 OF 1

 HATCHED AREA IS THE APPROXIMATE TAKING

THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER'S OFFICE AND OTHER SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY.

EXHIBIT "B"



SURVEYORS STATEMENT

To the best of my information, knowledge, and belief, this drawing represents the property described on the attached description marked Exhibit "A". This drawing was prepared from information obtained from the recorder's office and other sources which were not necessarily verified by a field survey. This drawing is not intended to be represented as a Retracement or Original Boundary Survey, a Route Survey, or a Surveyor Location Report.

ROUTE SURVEY PLAT

Prepared for - Town of Plainfield
 by Butler, Falman and Seufert, Inc. (Job # 5590.06)

Project = 4530.9851 2/17/2014 1:23 PM DKH 1 of 25 50468
 R:\4530.98\51\Project\Development\ROW\RWENC\CalculationDrawings\Land Plats\Par-14.dwg



Douglas K. Herendeen 2/17/14
 Douglas K. Herendeen Date

TOWN OF PLAINFIELD
Department of Planning & Zoning

AUTHORIZATION FROM OWNER

The undersigned, Roberta J. Saddler & Gary R. Smith, TIC, being the Owner of the property commonly known as 9500 E CR 200 S, hereby authorizes Distribution Realty Group to file a **Zone Map Change / Development Plan / Primary Plat / Secondary Plat / Vacation / Variance / Special Exception petition (circle all that apply) for the aforementioned address.**

This consent shall:

remain in effect until revoked by a written statement filed with the Department of Planning & Zoning.

remain in effect until _____.

Roberta J. Saddler
Signature
Printed: ROBERTA J. SADDLER
Title (if applicable): OWNER
Date: 12-14-18

Gary R. Smith
Signature
Printed: GARY R. SMITH
Title (if applicable): OWNER
Date: 12-14-18

STATE OF INDIANA,
COUNTY OF Hendricks, SS:

Subscribed and Sworn to before
me this 14 day of Dec, 2018

Kathleen L. Tearman
Notary Public Signature
Kathleen L. Tearman
Printed

My Commission expires:
May 1, 2025.

County of Residence: Hendricks

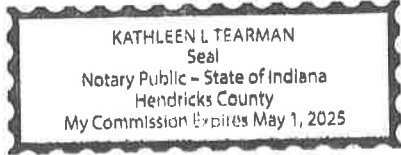
STATE OF INDIANA,
COUNTY OF Hendricks, SS:

Subscribed and Sworn to before
me this 14 day of Dec, 2018

Kathleen L. Tearman
Notary Public Signature
Kathleen L. Tearman
Printed

My Commission expires:
May 1, 2025.

County of Residence: Hendricks



AMERICAN HOMES 4 RENT PROPERTIES LLC
TAX DEPT IN 12741
30601 AGOURA RD, #200
AGOURA HILLS, CA 91301

BD MIDWEST 11 LLC
PO BOX 40509
INDIANAPOLIS, IN 46240

BROWNING DUKE LLC
PO BOX 40509
INDIANAPOLIS, IN 46240

CARLSON DEREK J & IRMARILY C
2056 WESTMERE DR
PLAINFIELD, IN 46168

CARRILLO FERNANDO & AURORA A
9312 PRINCETON CT
PLAINFIELD, IN 46168

CASTRO DAVID
9300 PRINCETON CT
PLAINFIELD, IN 46168

COWAN ANDREA
2082 WESTMERE DR
PLAINFIELD, IN 46168

DECKER JEFFREY A & LISA K
9325 PRINCETON CT
PLAINFIELD, IN 46168

DH PLAINFIELD LLC
C/O DUKE REALTY SERVICES LLC
600 E 96TH ST Ste 100 ,
INDIANAPOLIS, IN 46240

DUKE ALLPOINTS INDY LLC
9597 E. BRADFORD RD
PLAINFIELD, IN 46168

HEIMANSOHN MARGARET G
9308 PRINCETON CT
PLAINFIELD, IN 46168

LINK ROBERT D & KAREN L
9242 PRINCETON CIR
PLAINFIELD, IN 46168

LOTT RES S & KAREN S
9230 PRINCETON CIR
PLAINFIELD, IN 46168

PLAINFIELD TOWN OF
206 W MAIN ST
PLAINFIELD, IN 46168

SADDLER ROBERTA J &
SMITH GARY R TIC
803 CHARING CROSS
DANVILLE, IN 46122

SLAYBACK JEFFREY R & MARSHALL
KARA L jtwros
2059 WESTMERE DR
PLAINFIELD, IN 46168

SWALLEY ROY K & ERMA B
1653 SMITH RD
AVON, IN 46123

VORIS DONNA K & ROBERT KEITH
9319 PRINCETON CT
PLAINFIELD, IN 46168

WILLIS CARLA D
9320 PRINCETON CT
PLAINFIELD, IN 46168

FINDINGS OF FACT

Development Plan for Architectural & Site Design Review in Commercial and Industrial Districts and Within 600' of Residential

Project Name: DRG Plainfield Spec Building

Address: 9500 E CR 200 S

Docket No: _____

The Plan Commission or the Director may approve a Development Plan for Architectural and Site Design Review upon a finding that:

1. The Development Plan complies with all applicable Development Standards of the District in which the site is located because:
The Development is a conforming use within the I2 district.
2. The Development Plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted because:
The Development does not require waivers.
3. The Development Plan complies with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted because:
The Development does not require waivers.
4. The proposed development is appropriate to the site and its surroundings because:
The Development is a conforming use within the I2 district.
5. The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because:
The Development conforms to the Zoning Ordinance for the I2 development standards.

PLAINFIELD PLAN COMMISSION

The Development Plan is hereby Approved this _____ day of _____, 2_____.

Dennis Gibbs,
President, Plainfield Plan Commission