



# Town of Plainfield Development Plan for Architectural and Site Design Review

**FOR OFFICE USE ONLY:**

Petition DP- 18-023

Public Hearing Date \_\_\_\_\_

Fees \$ \_\_\_\_\_

Date of Approval \_\_\_\_\_

1. NAME OF PROJECT: Granite Allpoints Distribution Facility

2. ADDRESS OF PROJECT: 1201 and 1451 Allpoints Court

### 3. APPLICANT/PROPERTY OWNER:

**Applicant:**

Name: Chris Wiseman, Cripe

Address: 3939 Priority Way S Drive, Suite 200  
Indianapolis, IN 46240

Phone Number: 317-706-6429

Fax Number: \_\_\_\_\_

E-Mail: cwiseman@cripe.biz

**Owner:**

Name: Granite REIT America Inc. c/o FRANK TOZZI

Address: 77 King Street West, PO Box 159, Toronto-Dominion Centre  
Toronto, Ontario M5K1H1 Canada

Phone Number: 647-925-7507

Fax Number: 416-861-1240

E-Mail: ftozzi@granitereit.com

### 4. PROJECT INFORMATION:

Existing Use of Property: vacant and existing warehouse

Area in acres: 65.672 Current Zoning: I2

Approval Requested:      R-6 District      Town Center      RU or MU District  
  X   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.

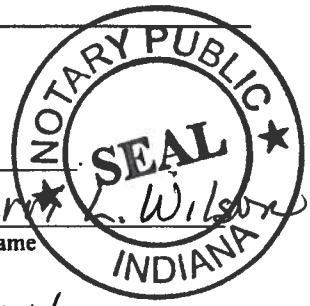
Signature of Applicant: *Christopher M. Wiseman* Date: 9/24/2018

Printed Name & Title: Christopher M. Wiseman, PE, Senior Project Manager

State of Indiana )  
 County of Hendricks ) SS:  
Marion

Subscribed and sworn to before me this 24<sup>th</sup> day of September, 2018

*Sherrill L. Wilson* Sherrill L. Wilson  
 Notary Public Signature Printed Name



Residing in Marion County My Commission expires Aug. 14, 2024

# 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*). n/a at this time
  - 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: Kyra Rimsans, Barnes & Thornburg LLP  
Address: 11 S Meridian Street  
Indianapolis, IN 46204  
Phone Number: 317-231-6429  
Fax Number: \_\_\_\_\_  
e-mail: Kyra.Rimsans@btlaw.com

### Project Engineer:

Name: Chris Wiseman, PE, Cripe  
Address: 3939 Priority Way S Drive, Suite 200  
Indianapolis, IN 46240  
Phone Number: 317-706-6429  
Fax Number: \_\_\_\_\_  
e-mail: cwiseman@cripe.biz

**TOWN OF PLAINFIELD**

**Department of Planning & Zoning**

**AUTHORIZATION FROM OWNER**

The undersigned, Granite REIT America Inc., being the Owner of the property commonly known as 1201 and 1451 Allpoints Court, hereby authorizes Cripe - Chris Wiseman 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 \_\_\_\_\_.

[Signature]  
Signature

Printed: Lawrence Kumar

Title (if applicable): Vice President

Date: Sept. 18/18

[Signature]  
Signature

Printed: ILIAS KONSTANTOPOULOS

Title (if applicable): Treasurer + Secretary

Date: September 18, 2018

~~STATE OF INDIANA,~~ PROVINCE OF ONTARIO  
CITY COUNTY OF TORONTO, SS:

~~STATE OF INDIANA,~~ PROVINCE OF ONTARIO  
CITY COUNTY OF TORONTO, SS:

Subscribed and Sworn to before me this 18th day of September, 2018.

Subscribed and Sworn to before me this 18th day of September, 2018.

Notary Public Signature

Lawrence Clarfield

Printed

Notary Public Signature

Lawrence Clarfield

Printed

My Commission expires:

NIA, 20    .

My Commission expires:

NIA, 20    .

County of Residence: Canada

County of Residence: Canada



77 King St. W., Suite 4010  
P.O. Box 159  
Toronto-Dominion Centre  
Toronto, ON, M5K 1H1 Canada  
T. 647.925.7500  
F. 416.861.1240

VIA EMAIL

August 10, 2018

Town of Plainfield  
Building/Planning Department  
206 W Main Street  
Plainfield

Attention: Building / Planning Departments

Dear Sir/Madame:

Re: Authorization Letter re: Application for Building/Zoning at 1201 Allpoints Court,  
Plainfield, IN (the "Property")

Granite REIT America Inc. the registered owner of the Property and is an indirect wholly-owned subsidiary of Granite REIT Inc. and Granite Real Estate Investment Trust (collectively, "Granite REIT").

Please accept this letter as authorization for Frank Tozzi and Chris Wiseman as agent for Granite REIT to apply for building/zoning applications with the Town of Plainfield in connection with the property.

Granite REIT hereby provides its authorization for Frank Tozzi to act as agent for Granite REIT in connection with any future applications for building permits, zoning application and/or site plan agreements with respect to the Property.

Please do not hesitate to contact us if you have any questions or concerns. Thank you for your assistance in this matter.

Yours truly,  
Granite REIT America Inc.



Lorne Kumer  
Vice President

cc. Frank Tozzi

LK:ry

**GRANITE ALLPOINTS DISTRIBUTION FACILITY**

List of Interested Parties (persons within 600 feet or two ownerships from the property, whichever is less)

ParcelId	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerAddress4
32-09-18-477-001.000-027	DH PLAINFIELD LLC	C/O DUKE REALTY SERVICES LLC	600 E 96TH ST Ste 100	Indianapolis, IN 46240
32-09-18-250-001.000-027	DUKE ALLPOINTS INDY LLC	600 E 96th ST Ste 100	Indianapolis, IN 46240	
32-09-07-400-001.000-031	FARMLAND RESERVE INC	C/O TAX DIV PROP #521-2820	PO BOX 511196	Salt Lake City, UT 84151
32-09-08-369-023.000-022	GIPSON NICHOLAS & LOWRY B RITTANY JT WROS	956 FLYING SUN DR	Avon, IN 46123	
32-09-17-100-014.000-022	KAPPEL CHRISTOPHER W	9643 E COUNTY ROAD 100 S	Avon, IN 46123	
32-09-17-100-001.000-022	Kappel William M & Judith M	9597 E County Road 100 S	Avon, IN 46123	
32-09-17-351-001.000-027	KOHL'S DEPARTMENT STORES INC	PO BOX 2148	Milwaukee, WI 53201	
32-09-17-100-001.000-031	Lazaro John R Jr Etal 1/2 & Lazaro Celia 1/2 Sunchase Woods & Sunchase Meadows Homeowners Assoc Inc	242 Melissa Ann Ct	Indianapolis, IN 46234	
32-09-08-369-024.000-022	Sunchase Woods & Sunchase Meadows Homeowners Assoc Inc	3002 E 56th St	Indianapolis, IN 46220	
32-09-08-367-001.000-022	Sunchase Woods & Sunchase Meadows Homeowners Assoc Inc	3002 E 56th St	Indianapolis, IN 46220	
32-09-18-400-008.000-027	Kohls Department Stores Inc.	PO BOX 2148	Milwaukee, WI 53201	
32-09-17-100-008.000-031	Kohls Department Stores Inc.	PO BOX 2148	Milwaukee, WI 53201	

## PLAT DESCRIPTION

53.50 feet by parallel lines off the entire North side of (Incremental) Lot 1 in Allpoints Midwest Business Park Section Two, an addition to the Town of Plainfield, recorded as Instrument No. 200818455 in Plat Cabinet 7, Slide 58 2A,B,C,D in the Office of the Recorder of Hendricks County, Indiana.

Also: Part of the Northeast Quarter of Section 18, Township 15 North, Range 2 East of the Second Principal Meridian, Washington Township, Hendricks County, Indiana, more particularly described as follows:

Beginning at a Hendricks County Surveyor Monument representing the Northeast corner of said Northeast Quarter; thence South 01 degrees 01 minutes 31 seconds East (an assumed bearing) along the East line of said Northeast Quarter 1,229.18 feet to the North line of Incremental Lot 1 in Allpoints Midwest Business Park Section 2; thence along the North line of said Incremental Lot 1 South 88 degrees 05 minutes 13 seconds West 1047.03 feet; thence North 01 degrees 53 minutes 47 seconds West 896.87 feet; thence South 87 degrees 59 minutes 04 seconds West 15.07 feet; thence North 01 degrees 00 minutes 39 seconds West 330.00 feet to the North line of said Northeast Quarter; thence along the North line of said Northeast Quarter, North 87 degrees 59 minutes 04 seconds East 1075.69 feet to the Point of Beginning, containing 29.873 acres, more or less.