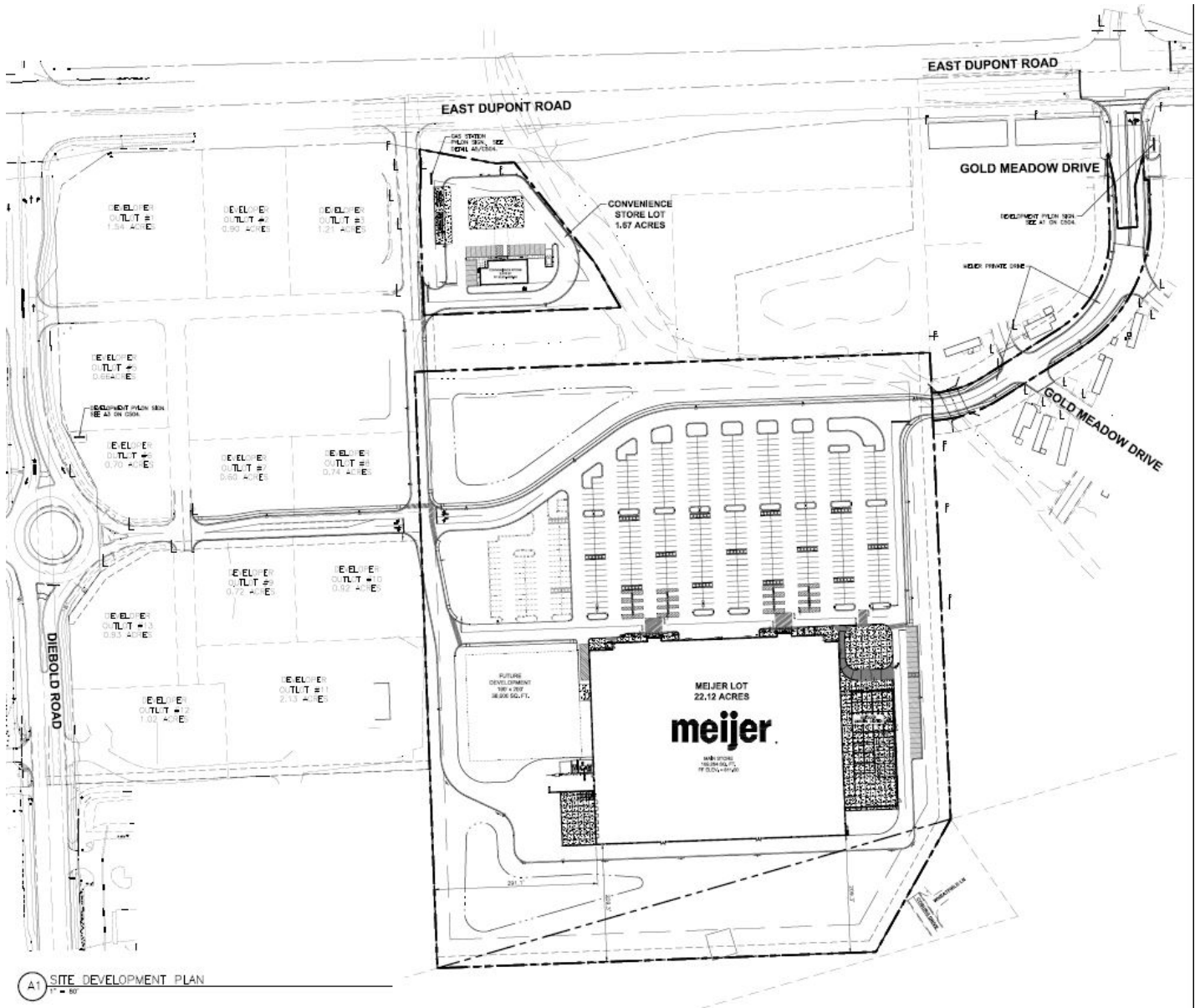


RECENT PROJECTS IN NEIGHBORHOOD AREA – 2019 UPDATE

DUPONT CORNER (SE CORNER OF DUPONT AND DIEBOLD)

MEIJER HAS FILED SECONDARY DEVELOPMENT PLANS (CONSTRUCTION DOCUMENTS), PERMITS NOT ISSUED

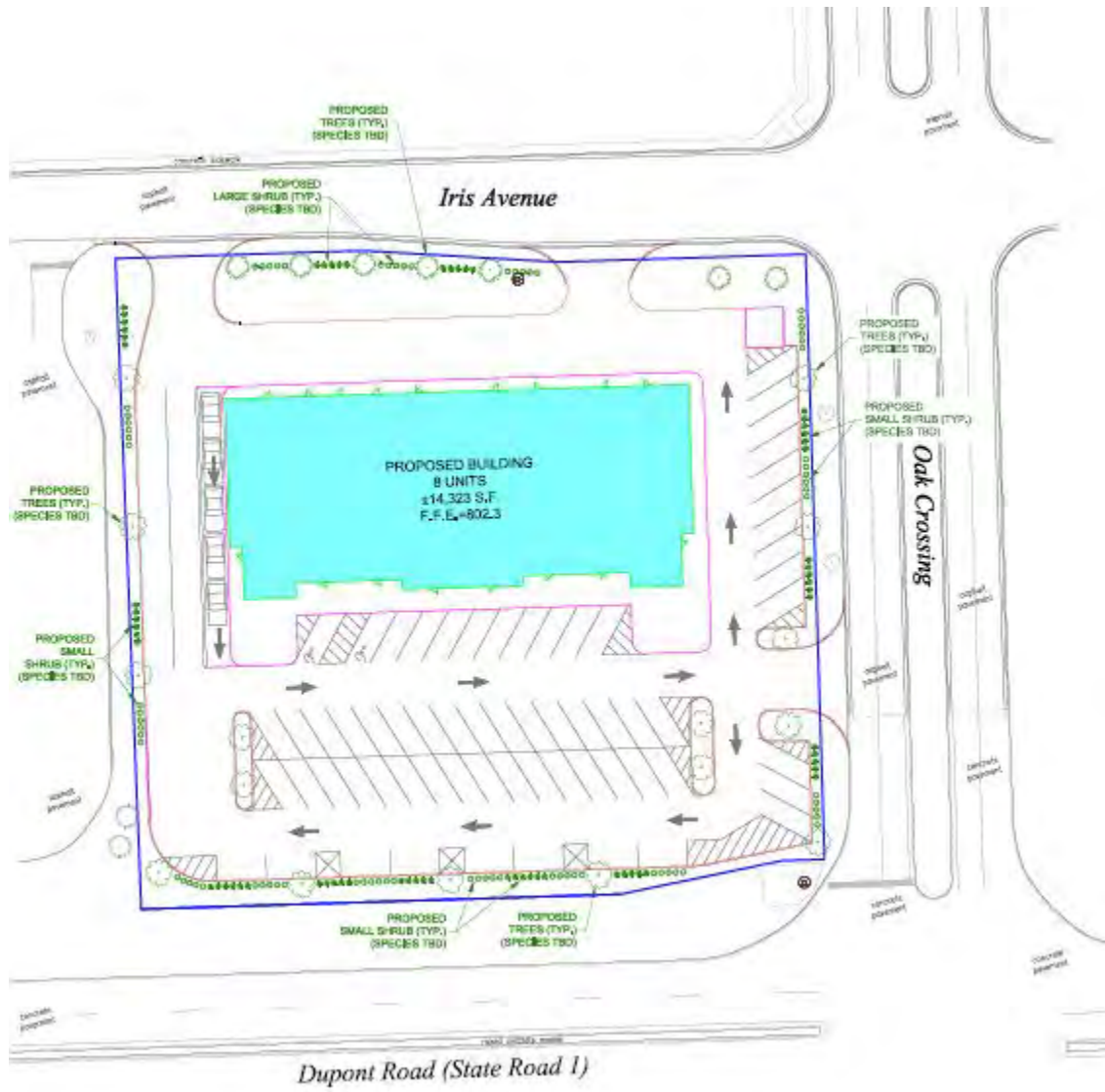


HOLIDAY INN EXPRESS AT DUPONT CORNER STILL UNDER CONSTRUCTION(10040 DIEBOLD RD).

MIKES CAR WASH AT DUPONT CORNER - COMPLETED (4010 E DUPONT RD)

GIORDANO'S – PERMITS FILED (10180 DIEBOLD RD)

5115 E DUPONT (EAST OF FORT FINANCIAL)– MULTI - TENANT RETAIL BUILDING



PARKSIDE

EAST SIDE OF DIEBOLD ROAD, NORTH OF MOSS PROPERTY DEVELOPMENT AND DUPONT ROAD. TO THE EAST OF MANCHESTER SCHOOL OF PHARMACY AND PARKVIEW FAMILY PARK. IT IS A MULTI-LOT COMMERCIAL DEVELOPMENT
HILTON GARDEN INN AND HOME2 – UNDER CONSTRUCTION

NO OTHER USERS HAVE SUBMITTED PLANS.

COPPER HORSE

ATTACHED SINGLE FAMILY DEVELOPMENT – 57 UNITS, SOUTH OF CEDAR SPRINGS, NORTH AND EAST OF OAK CROSSING.

SECONDARY PLANS NOT SUBMITTED AND PRIMARY APPROVAL GOES UNTIL MID 2020



EAGLES ROCK – SINGLE FAMILY RESIDENTIAL SUBDIVISION – NORTH SIDE OF UNION CHAPEL, EAST OF TONKEL ROAD

ZONING AND PRIMARY PLAT APPROVED, 1ST SECTION NEARLY PLATTED



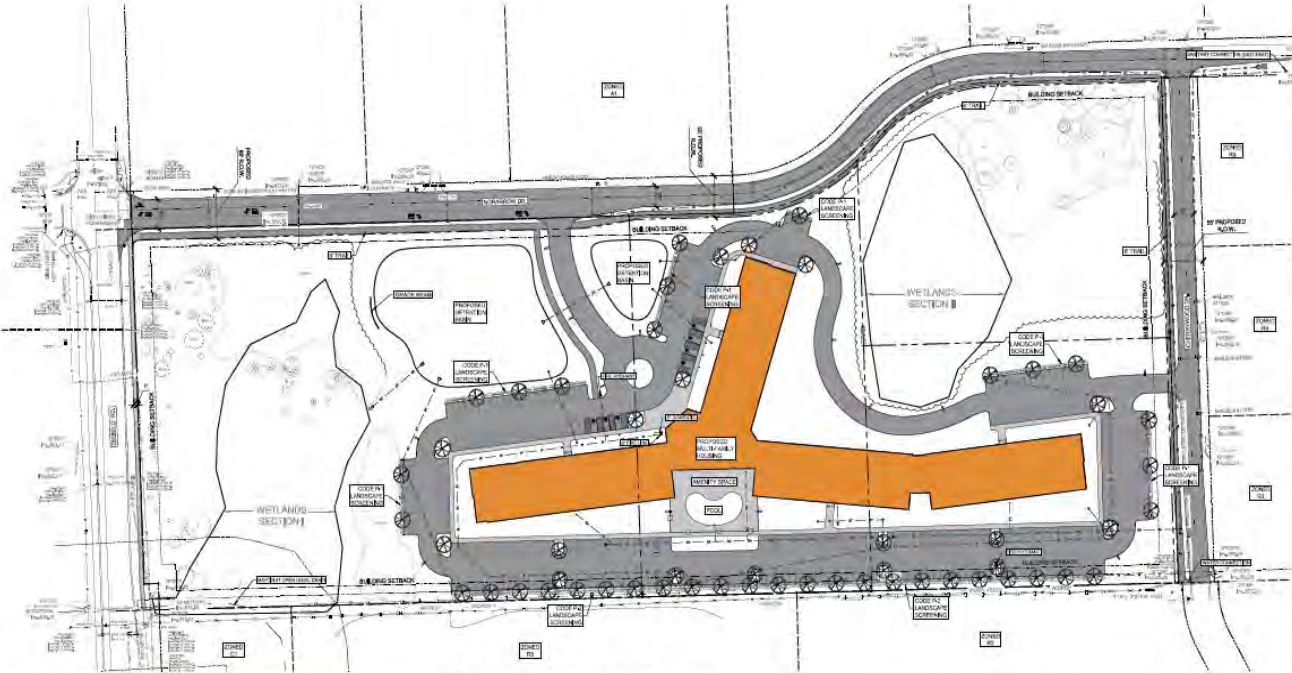
PARKVIEW REGIONAL MEDICAL CENTER-

\$97 MILLION HOSPITAL EXPANSION TO MAIN TOWER IS UNDER CONSTRUCTION

SAXON PARTNERS NORARROW DR.

A 344 UNIT MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT ON THE EAST SIDE OF DIEBOLD ROAD, ON THE SOUTH SIDE OF NORARROW DRIVE, NORTH OF PARK PLACE

PROJECT WILL BE BEFORE THE ALLEN COUNTY PLAN COMMISSION DECEMBER 12, 2019



LOCATION MAP
SCALE NOT TO SCALE

PRIMARY DEVELOPMENT PLAN
SCALE 1/4" = 1'

LAYOUT LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

LANDSCAPE LEGEND:

- SPACE TREE FOR SCREENING REQUIREMENT PER ALLER COUNTY LANDSCAPE CODE.
- SHRUB FOR SCREENING REQUIREMENT PER ALLER COUNTY LANDSCAPE CODE.

PROPOSED LEGEND:

- STORM DRAIN / MANHOLE
- STORM TANK SECTION
- STORM TANK BRICK
- SAFETY MARKING
- SAFETY CLEAROUT
- SAFETY WALL
- TRIP
- SEW
- HYDRANT SYMBOL
- UTILITY POLE
- STORM SERVICE
- WATER LINE
- SAFETY SERVICE

BUILDING INFORMATION

TOTAL SF	27088 SF
PROPOSED BUILDING HEIGHT	40' 0" IN HEIGHT
*HEIGHT HEIGHT REQUIRED	

OWNER

SAXON PARTNERS
1500 DIEBOLD ROAD, FORT WAYNE, IN 46804
CONTACT: BARRY WATKINS, CHAIRMAN, barry@wtkpartners.com

LOT INFORMATION

EXISTING ZONING	R-1
PROPOSED ZONING	M-1
CURRENT USE	RESIDENTIAL
PROPOSED USE	MULTI-FAMILY HOUSING

ENGINEER

ENGINEERING RESOURCES, INC.
1500 DIEBOLD ROAD, FORT WAYNE, IN 46804
PH: (260) 469-1000
CONTACT: WATKINS (BARBARA) EMAIL: wtk@engr.com

SURVEYOR

SEPTIMO JURAN & ASSOCIATES
801 LAWRENCE DRIVE
FORT WAYNE, IN 46804
PH: (260) 469-1000
CONTACT: WATKINS (BARBARA) EMAIL: wtk@engr.com

FLOOD INSURANCE RATE MAP (FIRM)

ALLEN COUNTY, INDIANA AND INCORPORATED AREAS
FIRM MAP NUMBER: 160202055E AND 160202057C
PANELS 106 AND 107 OF 466
DATED AUGUST 1, 2016
ZONE "X" OTHER AREAS

PARKING SUMMARY

1 SPACE PER UNIT	TOTAL PARKING REQUIRED	PROPOSED PARKING COUNT
344 UNITS x 341	344 SPACES	344 SPACES



ENGINEERING RESOURCES, INC.
1500 DIEBOLD ROAD, FORT WAYNE, IN 46804
PH: (260) 469-1000
WWW.ERINC.COM



Professional Engineer
Barbara Watkins
No. 10000

**SAXON PARTNERS
NORARROW DR.
MULTI-FAMILY HOUSING
FORT WAYNE, IN**

PRIMARY DEVELOPMENT PLAN
PD1

DIEBOLD LEARNING CENTER

A TWO BUILDING PROFESSIONAL OFFICE/CHILD CARE CENTER DEVELOPMENT ON THE EAST SIDE OF DIEBOLD ROAD, TO THE SOUTH OF CENTENNIAL HIGHLANDS APARTMENTS

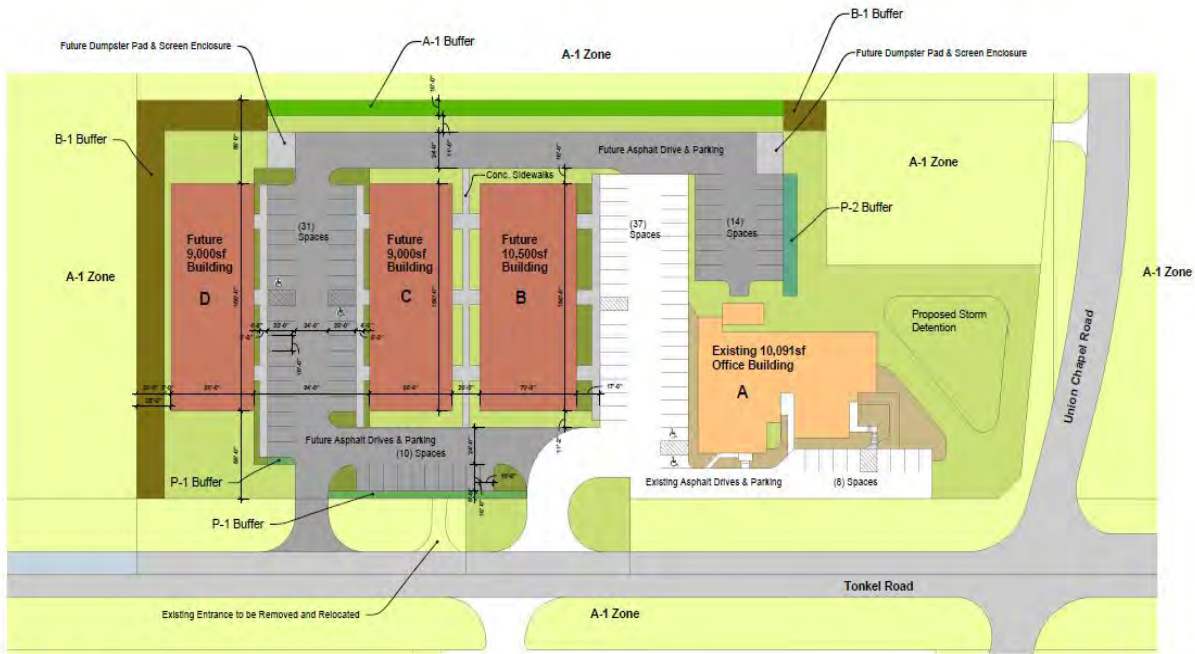
PROJECT WILL BE BEFORE THE ALLEN COUNTY PLAN COMMISSION DECEMBER 12, 2019



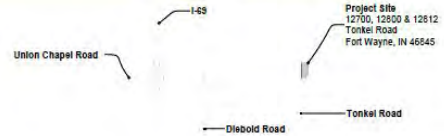
PRO TAILORED PHYSICAL THERAPY

NORTHEAST CORNER OF UNION CHAPEL RD AND TONKEL RD

REZONING OF EXISTING OFFICE BUILDING AND PROPOSAL OF ADDITIONAL OFFICE BUILDINGS APPROVED IN EARLY 2019



PARKING SUMMARY:
 Total Spaces Provided = (100)
 [38,591sf / 400sf per space = (97) required]



Location Plan
Not to Scale



6319-C MUTUAL DRIVE
 FORT WAYNE, IN 46825
 260.434.3480
 WWW.PDM-I.COM
PDM
 PROJECT DESIGN & MANAGEMENT - INCORPORATED

Proposed New Office Park Development For:
ProTailored Physical Therapy, LLC

Primary Development Plan

12700, 12800 & 12812 Tonkle Road

Fort Wayne, IN 46825

Scale: 1" = 30'-0"

12/20/2018

01

PDP

LEO CROSSING – FAÇADE RENOVATIONS – UNDER CONSTRUCTION

These are the projects going through the planning pipeline recently in your area. The neighbors can always check our website for projects submitted: www.allencounty.us/dps > Agendas>Plan Commission Monthly Project Information Packets , give us a call at 449-7607, or e-mail me.