

Department of Planning Services  
Development Plan and Plat Application

Project Name Purdue University Fort Wayne - University Student Apartments

Applicant

Applicant Purdue University Fort Wayne Foundation Inc.  
Address 2101 East Coliseum Boulevard  
City Fort Wayne State Indiana Zip 46805  
Telephone 260-481-6804 Fax \_\_\_\_\_ E-mail development@pfw.edu

Property Ownership

Property Owner Purdue University Fort Wayne Foundation Inc.  
Address 2101 East Coliseum Boulevard  
City Fort Wayne State Indiana Zip 46805  
Telephone 260-481-6804 Fax \_\_\_\_\_ E-mail development@pfw.edu

Contact Person

Contact Person See Attached  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

*All staff correspondence will be sent only to the designated contact person.*

Arch./Eng. Or Surveyor

Arch./Eng./Surveyor Progressive Companies; Attn: Joshua Manion, P.E. Indiana Registration # PE11900084  
Address 1811 4 Mile Road NE  
City Grand Rapids State Michigan Zip 49525  
Telephone 616-361-2664 Fax 616-361-1493 E-mail jmanion@weareprogressive.com

Request

☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction  
Requesting approval of a: ☒ primary ☐ amended primary ☐ secondary ☐ amended secondary  
☐ residential development plan ☒ commercial development plan ☐ industrial development plan  
☐ plat ☐ minor plat Development Address 5100 Saint Joe Road  
Size of development N/A lots 219 units 225,150 (GFA)square feet  
Present Zoning RP - Planned Residential Total acreage of site 18.10  
Township name St. Joseph Township section # T31N R13E SEC 20  
Sewer provider City of Fort Wayne Water provider City of Fort Wayne  
Proposed Streets: ☐ Public and county/city maintained ☒ Private and privately maintained

Filing Requirements

*Applications will not be accepted unless the following filing requirements are submitted with this application.  
For applicable filing fees and site plan/plat number of copies please contact staff.*

- ☒ Application signed by property owner(s)
- ☒ Applicable filing fees (check payable to the Allen County Treasurer)
- ☒ Civil and landscape plans submitted electronically or by flash drive (individual PDF documents)
- ☒ Boundary Survey and Legal Description
- ☒ Waiver request application (if applicable)
- ☐ Proposed restrictive covenants (if applicable)

I/We understand and agree, upon execution and submission of this application, that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge;

Dana K Berkes  
(printed name of applicant)

u128269  
(signature of applicant)

Digitally signed by u128269  
Date: 2024.05.07 11:31:56 -0400'

5/7/2024  
(date)

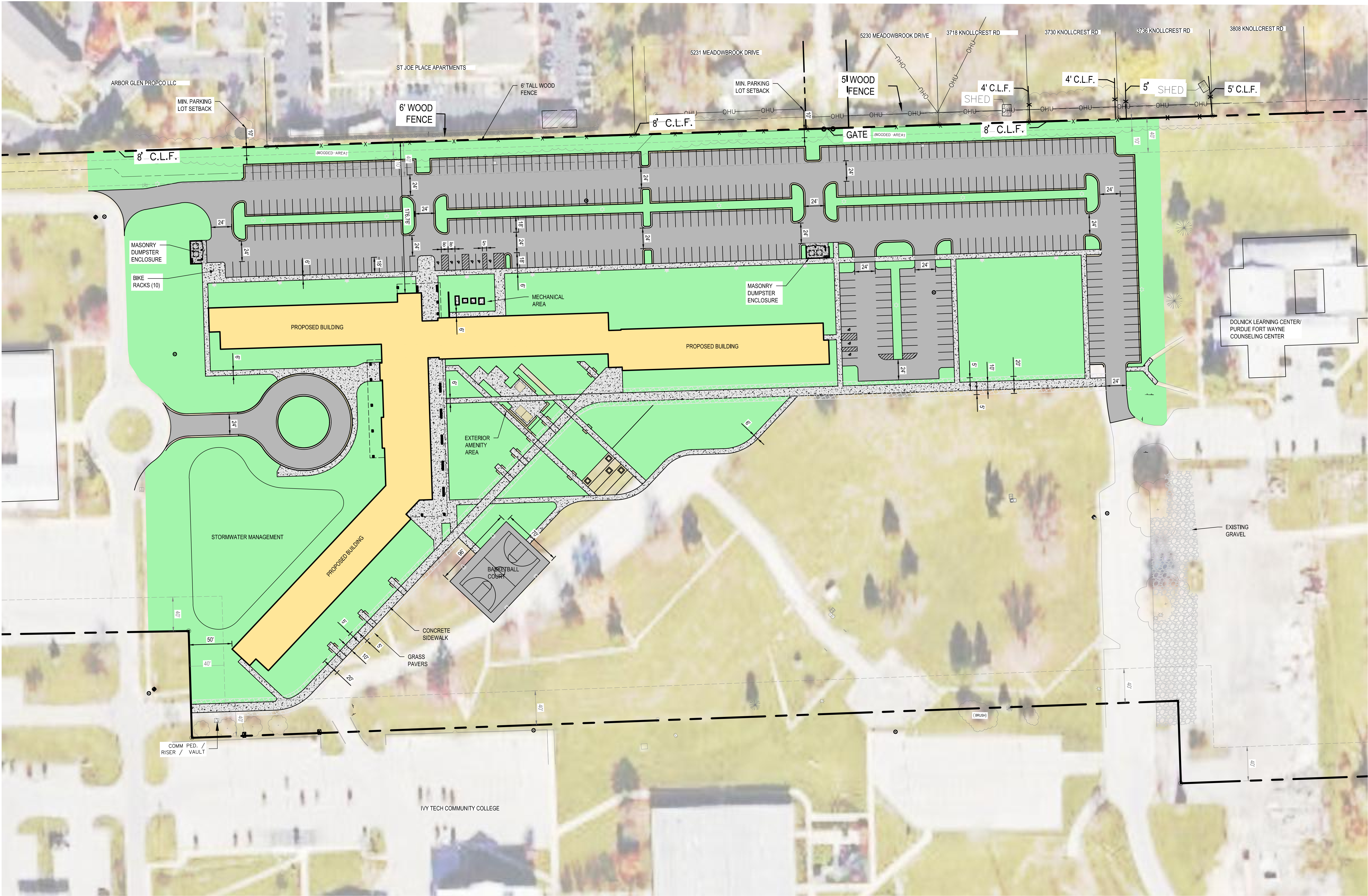
Dana K Berkes for PFW Foundation  
(printed name of property owner)

u128269  
(signature of property owner)

Digitally signed by u128269  
Date: 2024.05.07 11:32:06 -0400'

5/7/2024  
(date)

| Received | Receipt No. | Hearing Date | Petition No.  |
|----------|-------------|--------------|---------------|
| 5-7-24   | 145396      | 6-10-24      | PDP-2024-0032 |



PRIMARY DEVELOPMENT PLAN  
SITE LAYOUT

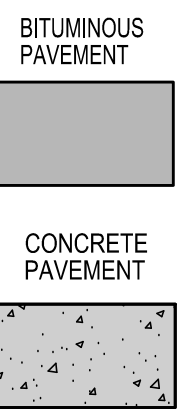


**CALL 811 NOTE:**  
CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

**ZONING NOTES**

ZONE DISTRICT: RP - PLANNED RESIDENTIAL  
ADJACENT ZONING: NORTH: RP&R1; EAST: R1; SOUTH: RP; WEST: RP  
LOT WIDTH(AT FRONT LOT LINE): 552.95 FEET  
LOT SIZE(AREA): 18.10 ACRES  
MULTIPLE FAMILY COMPLEX BUILDING SEPARATION: 25 FEET  
BUILDING SIZE: 219 UNITS; 225,150 SQUARE FEET  
NUMBER OF BUILDINGS ON LOT: THREE  
BUILDING HEIGHT: 48 FEET & 8 INCHES, 4 STORIES  
REQUIRED YARD SETBACKS:  
FRONT: 115 FEET FROM CENTERLINE OF STREET  
SIDE: 40 FEET  
REAR: 25 FEET  
HEIGHT: 40 FEET (\*W/AVR REQUIRED)  
PARKING SETBACK: 5 FEET FROM ANY LOT LINE  
MINIMUM PARKING REQUIRED:  
CAMPUS HOUSING (OFF-SITE): 1 PER 3 SLEEPING ROOMS  
615 SLEEPING ROOMS = (615) x (1/3) = 205 SPACES (MIN.)  
PARKING PROVIDED:  
STANDARD SPACES (9'X18'): 459  
BARRIER FREE SPACE (ADA): 9  
TOTAL SPACES PROVIDED: 468  
BIKE PARKING PROVIDED: 20 SPACES

**PAVEMENT LEGEND**



**OWNER**

NAME: PURDUE UNIVERSITY FORT WAYNE  
ADDRESS: 2101 EAST COLESEUM BOULEVARD, FORT WAYNE, INDIANA, 46805  
PHONE: (260) 481-6804  
EMAIL: development@pufw.com

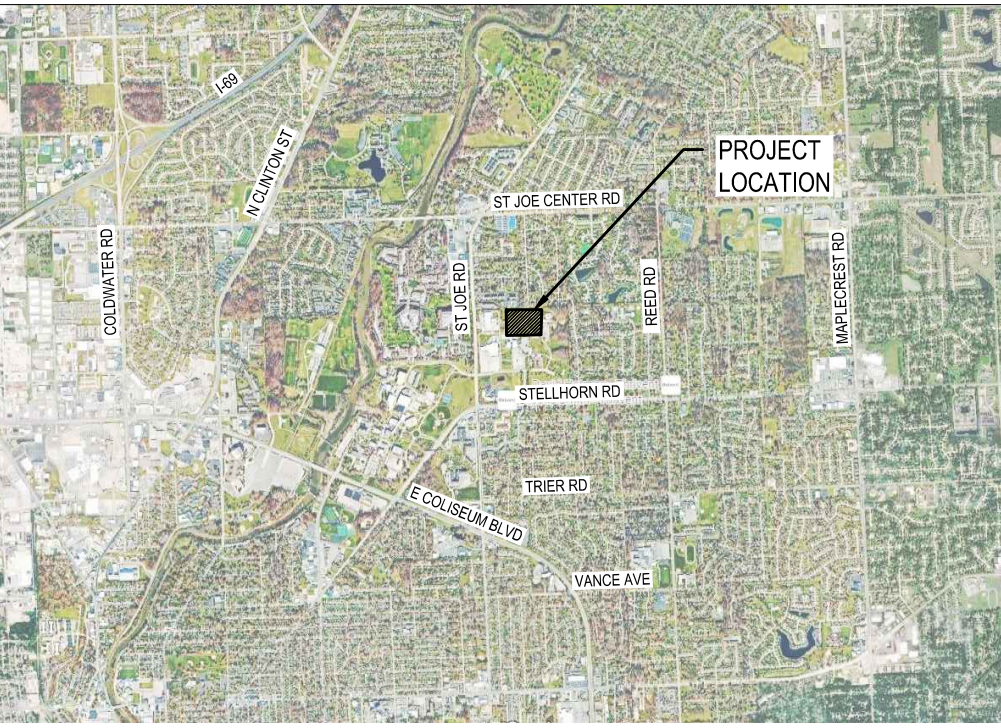
**ARCHITECT / ENGINEER**

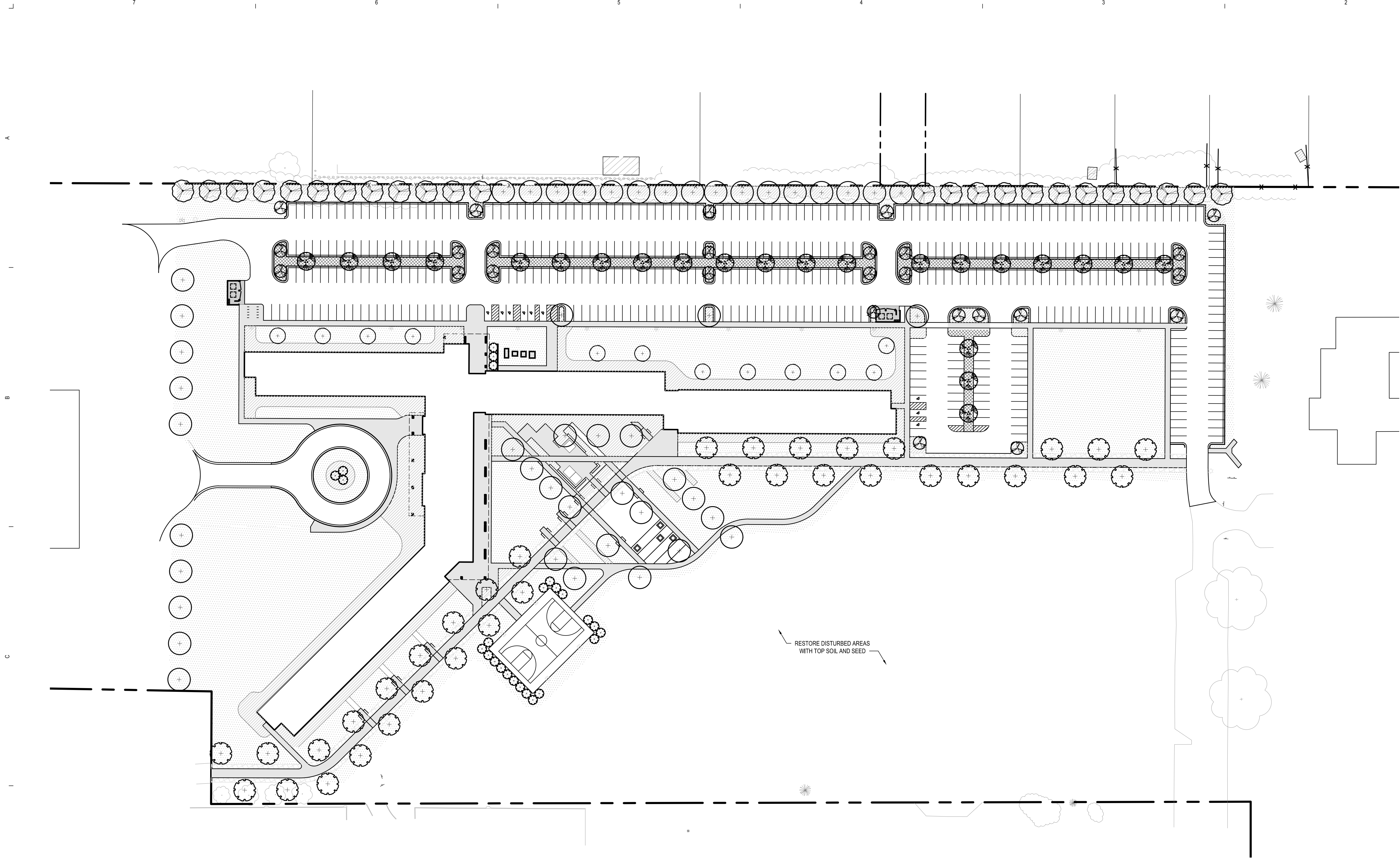
NAME: PROGRESSIVE ARCHITECTURE ENGINEERING & PLANNING I, LLC  
ADDRESS: 1811 FOUR MILE ROAD NE, GRAND RAPIDS, MI 49525  
PHONE: (616) 361-2804  
CONTACT: MICHAEL WYCHERS  
EMAIL: MWychers@wearprogressive.com

**CONSTRUCTION MANAGER**

NAME: GILBANE DEVELOPMENT COMPANY  
ADDRESS: 150 FAYETTEVILLE ST-SUITE 1100, RALEIGH, NC 37601  
PHONE: (919) 618-5164  
CONTACT: DANIEL JELLCORSE  
EMAIL: djellicorse@GilbaneCo.com

**LOCATION MAP**





#### PLANT SCHEDULE OVERALL

| CODE                                   | QTY | BOTANICAL / COMMON NAME                                                          | CONT    | CAL    |
|----------------------------------------|-----|----------------------------------------------------------------------------------|---------|--------|
| <strong>TREES</strong>                 |     |                                                                                  |         |        |
| AG5                                    | 12  | Acer griseum / Paperbark Maple                                                   | 3" Cal. |        |
| AG4                                    | 26  | Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry | 3" Cal. |        |
| BN                                     | 23  | Betula nigra / River Birch Multi-Trunk                                           | B&B     | 2-1/2" |
| CA4                                    | 24  | Carpinus caroliniana / American Hornbeam                                         | 3" Cal. |        |
| <strong>COLUMNAR</strong>              |     |                                                                                  |         |        |
| CF                                     | 25  | Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam                      | B & B   | 2-1/2" |
| <strong>DECIDUOUS SHADE TREES</strong> |     |                                                                                  |         |        |
| AO                                     | 48  | Acer rubrum 'October Glory' / October Glory Red Maple                            | B & B   | 2-1/2" |
| NS                                     | 35  | Nyssa sylvatica / Tupelo                                                         | B & B   | 2-1/2" |

PRIMARY DEVELOPMENT PLAN  
LANDSCAPE



**CALL 811 NOTE:**  
CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

#### GENERAL LANDSCAPE NOTES

- CONTRACTOR RESPONSIBLE FOR UNDERSTANDING PROJECT CONDITIONS AND VERIFYING PLANT QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY PLAN DISCREPANCIES.
- PLANT LOCATIONS TO BE STAKED IN THE FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AND OWNER. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UNDERGROUND UTILITIES. CONTACT THE APPROPRIATE UTILITY COMPANY FOR FIELD STAKING ALL LINES.
- ALL AREAS DISTURBED BY CONSTRUCTION TO BE TOPSOILED AND SEEDED UNLESS SHOWN OTHERWISE ON PLANS.
- CONTRACTOR TO CONTACT MISS DIG AT PHONE NUMBER 811 AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES.
- CONTRACTOR TO COORDINATE PLANTING SCHEDULE WITH IRRIGATION CONTRACTOR.
- NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUB-GRADE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- SHRUB PLANTING BEDS AND TREE SAUCERS TO RECEIVE 3" SHREDDED HARDWOOD MULCH. PERENNIAL BEDS TO RECEIVE 2" DEPTH MULCH AND GROUND COVER AREAS TO RECEIVE 1" DEPTH MULCH.
- ALL SHRUB BEDS TO HAVE ALUMINUM EDGING AND WEED BARRIER FABRIC (SEE SPECIFICATIONS).
- PLANTING MIXTURE FOR PERENNIALS SHALL BE SIX INCH DEPTH OF FOUR PARTS BY VOLUME OF TOPSOIL TO ONE PART OF SPHAGNUM PEAT MOSS.
- CONTRACTOR SHALL PROVIDE SPECIFIED SHRUBS, GROUND COVERS AND OTHER PLANT MATERIALS THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK, GROWN WITH GOOD HORTICULTURAL PRACTICES AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- NOTIFY LANDSCAPE ARCHITECT AND OWNER (3 DAYS MIN. NOTICE) TO INSPECT AND TAG PLANT MATERIAL IN THE NURSERY PRIOR TO JOBSITE DELIVERY AND INSTALLATION.

#### NOTES

ZONE DISTRICT: RP - PLANNED RESIDENTIAL  
ADJACENT ZONING: NORTH: RPB1; EAST: R1; SOUTH: RP; WEST: RP  
PARKING BUFFER: CODE P-2 (PKG AREA ADJACENT TO RESIDENTIAL DISTRICT)  
WIDTH 10'; 1 SHADE TREE PER 40'; 75% LARGE SHRUB BUFFER  
PARKING AREAS: 200 SF MIN PLANTING AREA (ISLAND);  
A PLANTING ISLAND REQ. AT END OF EACH PARKING ROW  
DOUBLE PARKING ROW REQ. 2 SHADE TREES  
ADDITIONAL PLANTING ISLAND REQ. IF ROW HAS >25 SPACES  
BUILDING BUFFER: CODE B-3 (MF BLDG ADJACENT TO RESIDENTIAL DISTRICT)  
WIDTH 25'; 1 TREE PER 30'; CONTINUOUS 6' HIGH SOLID FENCE

#### LANDSCAPE LEGEND

- EXISTING TREE
- PROPOSED CANOPY/ ORNAMENTAL TREE  
CANOPY/ORNAMENTAL TREE QUANTITY (2.5" CAL.): 79  
EVERGREEN TREE QUANTITY (6-8" MIN. HT.): 7
- CONCRETE SEAT WALL, 18" HT.
- SEEDED LAWN
- LOW-MOW TURF
- GENERAL PLANTING AREA:  
SHRUBS (15% OF TOTAL AREA); #5 CONT., 3' O.C. SPACING  
PERENNIALS & GRASSES (35%); #1 CONT., 1.5' O.C. SPACING  
GROUND COVER (50%); #1 CONT., 1' O.C. SPACING

COA ARCHITECT

COA ENGINEER

NOT FOR  
CONSTRUCTION

ISSUANCE  
05/01/2024 50% DESIGN  
DEVELOPMENT  
05/07/2024 PDP SUBMITTAL

PROJECT NUMBER  
71330023  
PROJECT MANAGER  
M. WYCHERS  
PROFESSIONAL  
N. MILLER  
DRAWN BY  
N. MILLER  
CHECKED BY

PRIMARY  
DEVELOPMENT  
PLAN -  
LANDSCAPE  
L200

PROGRESSIVE AE, INC.  
1811 1 Mile Rd NE (Glen Ridge, GA 30205) 616.361.2954  
330 South Tryon St, Suite 500 | Charlotte, NC 28202 | Tel: 771.6800 | www.progressiveae.com

PURDUE UNIVERSITY FORT WAYNE  
UNIVERSITY STUDENT APARTMENTS

progressive ae





|  |                                     |  |                                |  |                          |
|--|-------------------------------------|--|--------------------------------|--|--------------------------|
|  | COMMUNICATION UTILITIES VAULT       |  | POWER POLE/ UTILITY POLE       |  | BUSH (CONIFEROUS)        |
|  | COMMUNICATION BOX                   |  | LIGHT POLE                     |  | BOULDER                  |
|  | COMMUNICATION UTILITIES PEDESTAL    |  | TRANSFORMER PAD                |  | HORIZONTAL CONTROL POINT |
|  | COMMUNICATION UTILITIES MANHOLE     |  | ELECTRICAL HANDHOLE            |  | BENCHMARK                |
|  | BURIED LINE - WARNING RISER         |  | ELECTRICAL BOX                 |  | BOUNDARY MONUMENT        |
|  | TRAFFIC UTILITIES MANHOLE/HAND HOLE |  | AIR CONDITIONING UNIT          |  | HANDICAP SYMBOL          |
|  | TRAFFIC UTILITIES VAULT             |  | ELECTRIC UTILITIES PEDESTAL    |  | FINISHED FLOOR ELEVATION |
|  | STRAIN POLE                         |  | ELECTRICAL METER               |  | FINISH/FENCE GATE        |
|  | TRAFFIC CONTROLS CABINET/ PEDESTAL  |  | GUY ANCHOR                     |  | BOLLARD                  |
|  | GAS METER                           |  | ELECTRIC UTILITIES MANHOLE     |  | MAILBOX                  |
|  | GAS VALVE (TYP.)                    |  | ELECTRICAL PANEL               |  | SINGLE-POST SIGN         |
|  | GAS CURB STOP                       |  | ELECTRIC UTILITIES VAULT       |  | DOUBLE-POST SIGN         |
|  | GAS UTILITIES VAULT                 |  | YARD LIGHT                     |  | MONITORING WELL          |
|  | WATER METER                         |  | STORM DRAINAGE MANHOLE         |  | PARKING BLOCK            |
|  | WATER VALVE (TYP.)                  |  | ROUND STORM DRAINAGE INLET     |  | PARKING METER            |
|  | WATER CURB STOP                     |  | SQUARE/RECTANGULAR STORM INLET |  | RIGHT OF WAY MARKER      |
|  | FIRE HYDRANT                        |  | YARD DRAIN                     |  | SOIL BORING              |
|  | POST INDICATOR VALVE                |  | DOWNSPOUT                      |  | ADA DOOR BUTTON          |
|  | IRRIGATION CONTROL VALVE            |  | SANITARY SEWER MANHOLE         |  | FLAGPOLE                 |
|  | YARD HYDRANT                        |  | LIFT STATION MANHOLE           |  | CONCRETE LEVEL           |
|  | WATER UTILITIES MANHOLE             |  | CLEANOUT                       |  | PAVEMENT MATERIAL        |
|  | WATER UTILITIES VAULT               |  | DECIDUOUS TREE                 |  | GRAVEL/STONE MATERIAL    |
|  | WELL                                |  | CONIFEROUS TREE                |  | BUILDING (ENCLOSED)      |
|  | IRRIGATION SIDEWALK CROSSING        |  | BUSH (DECIDUOUS)               |  | TUNNEL (EXT.)            |
|  | LAWN SPRINKLER HEAD                 |  |                                |  | TUNNEL (RECORD)          |

### POSSESSION LEGEND

- THE EXISTING PARKING LOT CURB LIES APPROXIMATELY 3.6' ± FEET SOUTH OF THE ESTABLISHED BOUNDARY LINE AT THIS LOCATION.
- THE EXISTING PARKING LOT CURB LIES APPROXIMATELY 3.8' ± FEET SOUTH OF THE ESTABLISHED BOUNDARY LINE AT THIS LOCATION.
- EXISTING CHAIN-LINK FENCE LIES APPROXIMATELY 0.3' ± SOUTH OF THE ESTABLISHED BOUNDARY LINE AT THIS LOCATION.
- EXISTING CHAIN-LINK FENCE LIES APPROXIMATELY 0.3' ± SOUTH OF THE ESTABLISHED BOUNDARY LINE AT THIS LOCATION.
- THERE ARE MULTIPLE ACCESS POINTS WHERE PRIVATE DRIVES OR PEDESTRIAN SIDEWALKS CROSS OVER THE LINES OF THE NEW SUBJECT PARCEL, WITHOUT THE APPARENT BENEFIT OF AN EASEMENT.
- THE EXISTING PAVEMENT LIES APPROXIMATELY 15.8' ± FEET SOUTH OF THE ESTABLISHED BOUNDARY LINE AT THIS LOCATION.
- THE EXISTING PAVEMENT LIES APPROXIMATELY 15.0' ± FEET SOUTH OF THE ESTABLISHED BOUNDARY LINE AT THIS LOCATION.

**ALTA/NSPS Original Boundary Survey**  
SCALE: 1" = 40'  
NORTH

| Horizontal & Vertical Control |            |           |        |                                                                         |
|-------------------------------|------------|-----------|--------|-------------------------------------------------------------------------|
| Point #                       | Northing   | Eastng    | Elev.  | Description                                                             |
| BM7400                        | 2140990.41 | 484884.71 | 780.79 | CHISELED "X" IN NORTHEAST BONNET BOLT OF HYDRANT                        |
| BM7401                        | 2141540.81 | 484886.31 | 783.35 | CHISELED "X" IN SOUTHEAST BONNET BOLT OF HYDRANT                        |
| BM7405                        | 2141211.54 | 485978.94 | 789.54 | CHISELED "X" IN NORTHWEST BOLT OF LIGHT POLE                            |
| HCV40000                      | 2140985.53 | 484678.68 | 778.76 | MAG NAIL IN SIDEWALK JOINT, NORTHEAST QUADRANT OF MEERKS DR & CAMPUS DR |
| HCV40005                      | 2141216.36 | 485994.31 | 789.36 | MAG NAIL IN ASPHALT, 15' EAST OF "SPEED LIMIT 20" SIGN                  |
| HCV47001                      | 2141541.55 | 484816.58 | 781.56 | MAG NAIL IN CURB JOINT AT NORTH CURVE OF MEERKS DR                      |
| HCV47002                      | 2141382.42 | 484901.74 | 783.79 | CHISELED "X" IN EAST RIM OF MANHOLE, 150' EAST OF PHILHARMONIC CENTER   |
| HCV47003                      | 2141570.50 | 485379.12 | 791.28 | 5/8" X 48" REBAR BUSTED THROUGH YELLOW CAP AT NORTH CURVE OF BAKER DR   |
| HCV47004                      | 2141470.77 | 485787.19 | 789.14 | MAG SPIKE W/ WASHER AT THE NORTH EDGE OF PAVEMENT DRIVE                 |
| HCV47006                      | 2140958.49 | 485751.70 | 786.37 | MAG SPIKE W/ W/FA WASHER IN SIDEWALK JOINT AT H-CAP PARKING             |
| HCV47007                      | 2140950.51 | 485328.90 | 780.71 | MAG SPIKE IN TOP CURB, NORTHEAST CORNER OF PARKING LOT                  |

THE ABOVE ELEVATIONS ARE BASED UPON A PREVIOUS BERTSCH-FRANK & ASSOCIATES SURVEY OF THE PURDUE FORT WAYNE INSURGERS FACILITY COMPLETED ON FEBRUARY 22, 2011 UNDER PROJECT NO. 1125.100. SAID PREVIOUS PROJECT ELEVATIONS WERE ESTABLISHED USING BENCHMARK NO. 6 (PROVIDED BY P.F.W. UNIVERSITY) BEING THE TOP OPERATING NUT OF A FIRE HYDRANT LOCATION APPROX. 75' WEST OF THE WALL STUDENT UNION WHOLE ELEVATION = 774.16.

### ALTA/NSPS GENERAL NOTES:

- SEE SHEET "C0.0" FOR DETAILS REGARDING THE SITE'S BOUNDARY INFORMATION, LEGAL DESCRIPTION, SURVEYOR'S REPORT, FLOOD ZONE, PARKING NOTE, AND SCHEDULE "B" ITEMS.
- THE APPROXIMATE LOCATIONS OF THE FORMER APARTMENT BUILDINGS ARE SHOWN FOR INFORMATIVE PURPOSES ONLY. THESE LOCATIONS MAY CONTAIN UNKNOWN UNDERGROUND CONDITIONS SUCH AS ADDITIONAL UTILITIES OR FOUNDATIONS.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED BY BERTSCH-FRANK & ASSOCIATES AT THE TIME OF THE SURVEY.
- A COMMITMENT OF TITLE #4055-232505 ISSUED BY METROPOLITAN TITLE OF INDIANA, LLC WITH A COMMITMENT DATE OF JULY 24, 2023 @ 8:00 AM WAS PROVIDED BY THE CLIENT. ADDITIONAL EASEMENT AND/OR RIGHT-OF-WAY DOCUMENTATION MAY EXIST THAT WAS NOT PROVIDED AT THE TIME OF THIS SURVEY.

### ALTA/NSPS LAND SURVEYOR'S CERTIFICATION:

TO: INDIANA-PURDUE FOUNDATION AT FORT WAYNE  
METROPOLITAN TITLE OF INDIANA, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 11A, 13, 16, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 7, 2023.

DATE OF MAP OR PLAT: AUGUST 7, 2023

COMMISSION NO.: 23218.100

PREPARED FOR: INDIANA-PURDUE FOUNDATION AT FORT WAYNE

DATES OF FIELDWORK: JULY 13, 17, 18, 21, 25, & 26, 2023  
AUGUST 1, 2, & 7, 2023.



Matthew G. Bertsch  
MATTHEW G. BERTSCH, P.L.S.  
INDIANA REGISTERED LAND SURVEYOR NO. 20200087

**BERTSCH-FRANK & ASSOCIATES**  
LAND SURVEYING & CONSULTING  
LAND PLANNING | LAND SURVEYING  
811 LAWRENCE DRIVE  
FORT WAYNE, IN 46804  
TELEPHONE: (260) 459-9393  
FACSIMILE: (260) 459-9303

**PURDUE UNIVERSITY**  
FORT WAYNE

**ALTA/NSPS Land Title Topographic Survey**  
**Purdue Fort Wayne Campus**  
**5100 St. Joe Rd.**  
**Fort Wayne, Indiana 46835**

### REVISIONS

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |

CAD FILE: 23218\_Surv.dwg

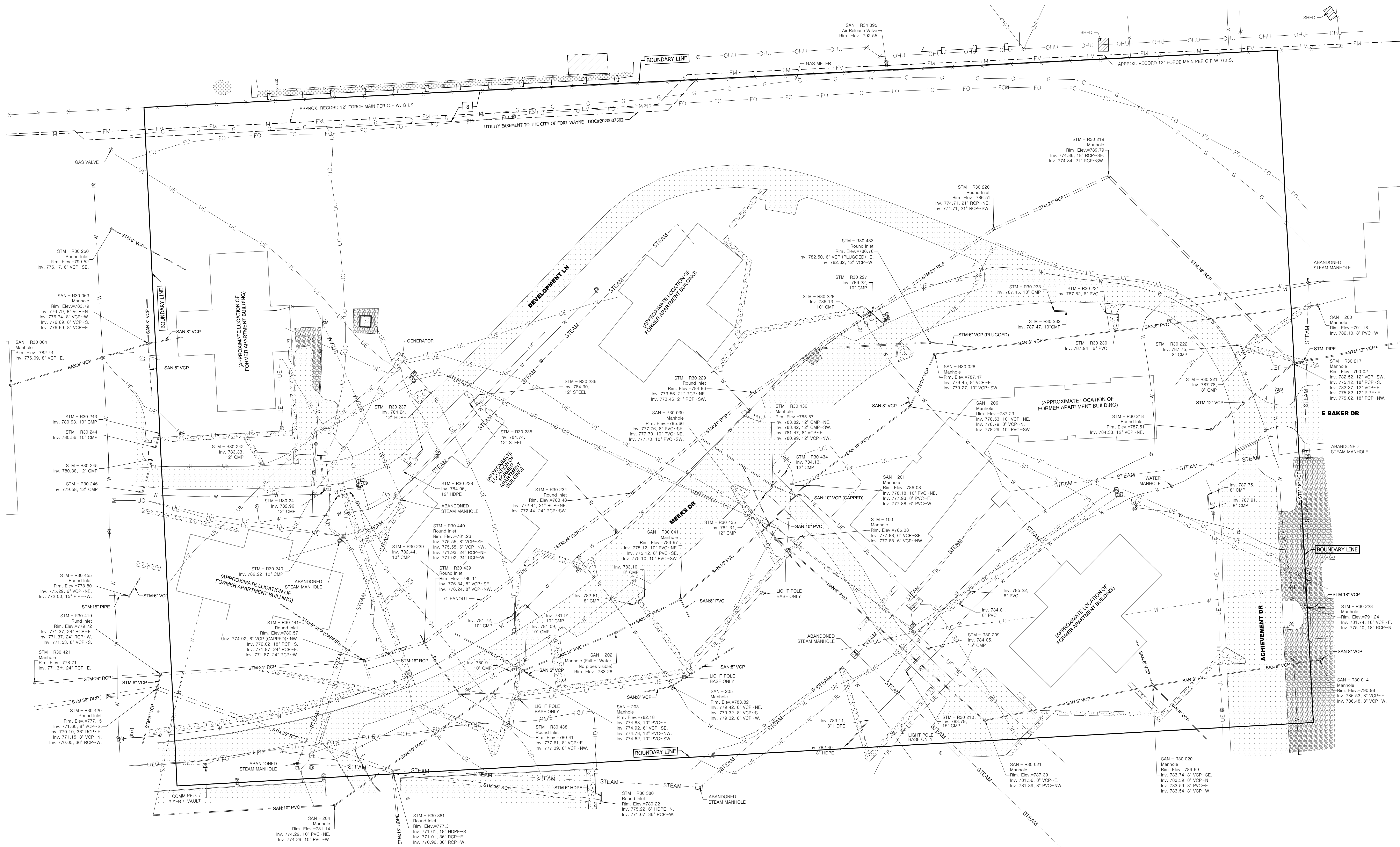
DRAWN BY: DSC / ZLS

CHECKED BY: MGB

DATE: 08/07/2023

PRJCT. NO.: 23218.100

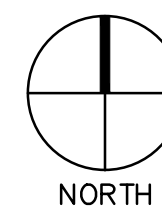
**C0.1**  
SHEET 2 OF 3



|  |                                     |  |                                |  |                          |
|--|-------------------------------------|--|--------------------------------|--|--------------------------|
|  | COMMUNICATION UTILITIES VAULT       |  | POWER POLE/ UTILITY POLE       |  | BUSH (CONIFEROUS)        |
|  | COMMUNICATION BOX                   |  | LIGHT POLE                     |  | BOULDER                  |
|  | COMMUNICATION UTILITIES PEDESTAL    |  | TRANSFORMER PAD                |  | HORIZONTAL CONTROL POINT |
|  | COMMUNICATION UTILITIES MANHOLE     |  | ELECTRICAL HAND-HOLE           |  | BENCH-MARK               |
|  | BURIED LINE - WARNING RISER         |  | AIR CONDITIONING UNIT          |  | BOUNDARY MONUMENT        |
|  | TRAFFIC UTILITIES MANHOLE/HAND HOLE |  | ELECTRICAL BOX                 |  | HANDICAP SYMBOL          |
|  | TRAFFIC UTILITIES VAULT             |  | ELECTRIC UTILITIES PEDESTAL    |  | FINISHED FLOOR ELEVATION |
|  | STRAIN POLE                         |  | ELECTRIC METER                 |  | POST/FENCE GATE          |
|  | TRAFFIC CONTROLS CABINET/ PEDESTAL  |  | GUY ANCHOR                     |  | MAILBOX                  |
|  | GAS METER                           |  | ELECTRICAL UTILITIES MANHOLE   |  | SINGLE-POST SIGN         |
|  | GAS VALVE (TYP.)                    |  | ELECTRICAL PANEL               |  | DOUBLE-POST SIGN         |
|  | GAS CURB STOP                       |  | ELECTRIC UTILITIES VAULT       |  | MONITORING WELL          |
|  | GAS UTILITIES VAULT                 |  | YARD LIGHT                     |  | PARKING BLOCK            |
|  | WATER METER                         |  | STORM DRAINAGE MANHOLE         |  | PARKING METER            |
|  | WATER VALVE (TYP.)                  |  | ROUND STORM DRAINAGE INLET     |  | RIGHT OF WAY MARKER      |
|  | WATER CURB STOP                     |  | SQUARE/RECTANGULAR STORM INLET |  | SOLIS BORING             |
|  | GAS UTILITIES VAULT                 |  | YARD DRAIN                     |  | ADA DOOR BUTTON          |
|  | WATER METER                         |  | DOWNSPOUT                      |  | FLAGPOLE                 |
|  | FIRE HYDRANT                        |  | SANITARY SEWER MANHOLE         |  | WATER LEVEL              |
|  | POST INDICATOR VALVE                |  | LIFT STATION MANHOLE           |  | CONCRETE MATERIAL        |
|  | IRRIGATION CONTROL VALVE            |  | CLEANOUT                       |  | PAVEMENT MATERIAL        |
|  | YARD HYDRANT                        |  | DECIDUOUS TREE                 |  | GRAVEL/STONE MATERIAL    |
|  | WATER UTILITIES MANHOLE             |  | CONIFEROUS TREE                |  | BUILDING (ENCLOSED)      |
|  | WATER UTILITIES VAULT               |  | WELL                           |  |                          |
|  | IRRIGATION SIDEWALK CROSSING        |  |                                |  |                          |
|  | LAWN SPRINKLER HEAD                 |  |                                |  |                          |

### POSSESSION LEGEND

WITH THE EXCEPTION OF THE UTILITIES LOCATED WITHIN SCHEDULE "B" ITEM NO. 8 THERE ARE A SUBSTANTIAL NUMBER OF UTILITIES WHICH CROSS BETWEEN THE SUBJECT PARCEL AND ADJOINING PARCELS WITHOUT THE APPARENT BENEFIT OF AN EASEMENT. THESE INSTANCES CAN BE CLEARLY OBSERVED AS DEPICTED ABOVE, BUT ARE NOT TAGGED DUE TO THE LARGE NUMBER OF OCCURRENCES.



### ALTA/NSPS Original Boundary Survey

SCALE: 1" = 40'

| Horizontal & Vertical Control |            |           |        |                                                                         |
|-------------------------------|------------|-----------|--------|-------------------------------------------------------------------------|
| Point #                       | Northing   | Eastng    | Elev.  | Description                                                             |
| BM47400                       | 2140990.41 | 484884.74 | 780.79 | CHISELED "X" IN NORTHEAST BONNET BOLT OF HYDRANT                        |
| BM47401                       | 2141540.81 | 484806.31 | 783.35 | CHISELED "X" IN SOUTHEAST BONNET BOLT OF HYDRANT                        |
| BM47405                       | 2141211.54 | 485978.91 | 789.54 | CHISELED "X" IN NORTHWEST BOLT OF LIGHT POLE                            |
| HCV40000                      | 2140985.53 | 484678.68 | 778.76 | MAG NAIL IN SIDEWALK JOINT, NORTHEAST QUADRANT OF MEERKS DR & CAMPUS DR |
| HCV40005                      | 2141216.36 | 485994.31 | 789.36 | MAG NAIL IN ASPHALT, 15' EAST OF 'SPEED LIMIT 20' SIGN                  |
| HCV47001                      | 2141541.55 | 484816.58 | 781.56 | MAG NAIL IN CURB JOINT AT NORTH CURVE OF MEERKS DR                      |
| HCV47002                      | 2141382.42 | 484901.74 | 783.79 | CHISELED "X" IN EAST RIM OF MANHOLE, 150' EAST OF PHILHARMONIC CENTER   |
| HCV47003                      | 2141570.50 | 485379.12 | 791.28 | 5/8" X 48" REBAR BUSTED THROUGH YELLOW CAP AT NORTH CURVE OF BAKER DR   |
| HCV47004                      | 2141470.77 | 485787.19 | 789.14 | MAG SPIKE W/ WASHER AT THE NORTH EDGE OF PAVEMENT DRIVE                 |
| HCV47006                      | 2140856.49 | 485751.70 | 786.37 | MAG SPIKE W/ W/FA WASHER IN SIDEWALK JOINT AT H-CAP PARKING             |
| HCV47007                      | 2140950.51 | 485328.80 | 780.71 | MAG SPIKE IN TOP CURB, NORTHEAST CORNER OF PARKING LOT                  |

THE ABOVE ELEVATIONS ARE BASED UPON A PREVIOUS BERTSCH-FRANK & ASSOCIATES SURVEY OF THE PURDUE FORT WAYNE GINSBERG FACILITY COMPLETED ON FEBRUARY 22, 2011 UNDER PROJECT NO. 1121.100. SAID PREVIOUS PROJECT ELEVATIONS WERE ESTABLISHED UPON BENCHMARK NO. 6 (PROVIDED BY P.F.W. UNIVERSITY) BEING THE TOP OPERATING NUT OF A FIRE HYDRANT LOCATION APPROX. 75' WEST OF THE WALK STUDENT UNION WHOLE ELEVATION = 774.16.

### ALTA/NSPS GENERAL NOTES:

- SEE SHEET "C0.0" FOR DETAILS REGARDING THE SITE'S BOUNDARY INFORMATION, LEGAL DESCRIPTION, SURVEYOR'S REPORT, FLOOD ZONE, PARKING NOTE, AND SCHEDULE "B" PART 1 ITEMS.
- THE APPROXIMATE LOCATIONS OF THE FORMER APARTMENT BUILDINGS ARE SHOWN FOR INFORMATIVE PURPOSES ONLY. THESE LOCATIONS MAY CONTAIN UNKNOWN UNDERGROUND CONDITIONS SUCH AS ADDITIONAL UTILITIES OR FOUNDATIONS.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED BY BERTSCH-FRANK & ASSOCIATES AT THE TIME OF THE SURVEY.
- A COMMITMENT OF TITLE #4055-232505 ISSUED BY METROPOLITAN TITLE OF INDIANA, LLC WITH A COMMITMENT DATE OF JULY 24, 2023 @ 8:00 AM WAS PROVIDED BY THE CLIENT. ADDITIONAL EASEMENT AND/OR RIGHT-OF-WAY DOCUMENTATION MAY EXIST THAT WAS NOT PROVIDED AT THE TIME OF THIS SURVEY.

### ALTA/NSPS LAND SURVEYOR'S CERTIFICATION:

TO: INDIANA-PURDUE FOUNDATION AT FORT WAYNE  
METROPOLITAN TITLE OF INDIANA, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 11A, 13, 16, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 7, 2023.

DATE OF MAP OR PLAT: AUGUST 7, 2023

COMMISSION NO.: 23218.100

PREPARED FOR: INDIANA-PURDUE FOUNDATION AT FORT WAYNE

DATES OF FIELDWORK: JULY 13, 17, 18, 21, 25, & 26, 2023  
AUGUST 1, 2, & 7, 2023.



MATTHEW G. BERTSCH, P.L.S.  
INDIANA REGISTERED LAND SURVEYOR NO. 20200087

## ALTA/NSPS Land Title Utility Survey Purdue Fort Wayne Campus 5100 St. Joe Rd. Fort Wayne, Indiana 46835

### REVISIONS

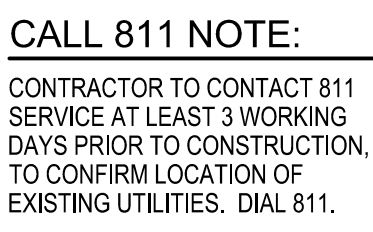
| MARK | DATE | DESCRIPTION |
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CAD FILE: 23218\_Surv.dwg  
DRAWN BY: DSC / ZLS  
CHECKED BY: MGB  
DATE: 08/07/2023  
PRJCT. NO.: 23218.100

C0.2  
SHEET 3 OF 3

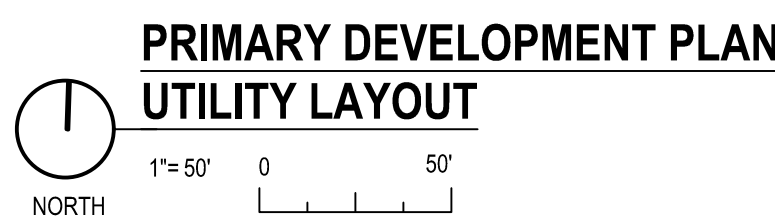
**BERTSCH-FRANK & ASSOCIATES**  
LAND SURVEYING  
LAND PLANNING | LAND SURVEYING  
811 LAWRENCE DRIVE  
FORT WAYNE, IN 46804  
TELEPHONE: (260) 459-9393  
FACSIMILE: (260) 459-9303

**PURDUE UNIVERSITY**  
FORT WAYNE



NOT FOR CONSTRUCTION

PRIMARY  
DEVELOPMENT  
PLAN - UTILITY  
LAYOUT  
**C400**



### **LEGAL DESCRIPTION**

BEING A PORTION OF THE LANDS DESCRIBED TO INDIANA-PURDUE FOUNDATION AT FORT WAYNE PER DOCUMENT NUMBER 2008005455, RECORDED ON FEBRUARY 4, 2008 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA AND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 31 NORTH RANGE 13 EAST, ALLEN COUNTY, INDIANA, AS SHOWN ON A SURVEY COMPLETED BY BERTSCH FRANK & ASSOCIATES, AND CERTIFIED BY MATTHEW G. BERTSCH (P. S. #20200087) ON AUGUST 7, 2023 UNDER PROJECT NUMBER 23218.100; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 87 DEGREES 06 MINUTES 23 SECONDS EAST (NAD83 INDIANA STATE PLANE, ZONE EAST GRID AND BASIS OF BEARING TO FOLLOW), 771.27 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO A 5/8 INCH REBAR WITH A "BERTSCH-FRANK" IDENTIFICATION CAP SET AT THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING NORTH 87 DEGREES 06 MINUTES 23 SECONDS EAST, 1149.48 FEET ALONG SAID NORTH LINE TO A 5/8 INCH REBAR WITH A "BERTSCH-FRANK" IDENTIFICATION CAP SET; THENCE SOUTH 03 DEGREES 04 MINUTES 15 SECONDS EAST, 681.96 FEET TO A 5/8 INCH REBAR FOUND ON THE NORTH LINE OF AN EXISTING 44.995 ACRE TRACT DESCRIBED TO IVY TECH COMMUNITY COLLEGE OF INDIANA PER DOCUMENT NUMBER 2008048984, RECORDED ON OCTOBER 15, 2008 IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 86 DEGREES 48 MINUTES 14 SECONDS WEST, 1152.87 FEET (1153.00 FEET RECORD) ALONG SAID NORTH LINE TO A 5/8 INCH REBAR FOUND ON AN EASTERLY LINE OF SAID 44.995 ACRE TRACT; THENCE NORTH 02 DEGREES 47 MINUTES 17 SECONDS WEST, 688.05 FEET ALONG SAID EASTERLY LINE AND THE NORTHERLY EXTENSION THEREOF TO THE POINT OF BEGINNING, CONTAINING 18.103 ACRES MORE OR LESS.

# Exhibit A

## Department of Planning Services

### Application for Waiver of Required Design Standards

#### Description of Requested Waiver(s):

The Applicant, in coordination with Purdue University in Fort Wayne (the “University”) and Purdue University Fort Wayne Foundation, Inc. (the “Foundation”) (collectively, the “University-Parties”), proposes to construct a four-story, slab-on-grade, 225,150 square feet student housing facility (the “Facility” or “Project”) on approximately 18.103-acres of land located on the North Campus of the University (the “Development Site”). The Development Site is owned by the Foundation (a 501(c)(3) charitable organization).

It is contemplated that the Facility will support approximately 219 dwelling units of various sizes and designs and 615 beds. It is further contemplated that the height of the Facility, inclusive of any roof-top mechanical systems, will be roughly 54 feet.

The University has experienced continued growth and upward enrollment from out-of-state and international students. Additionally, Purdue University in West Lafayette has seen a record number of applications and enrollment growth, resulting in the redirection of students to Purdue’s Fort Wayne campus. Given that almost all of this growth is from students outside of Fort Wayne, the demand for student housing (particularly on-campus housing) has skyrocketed, and yet the University has almost no housing stock under its control to meet this demand.

To meet the strict requirements of the City of Fort Wayne Zoning Ordinance (the “Ordinance”) in terms of the height of primary structures in a Planned Residential Zoning District, the Facility would need to be reduced to a three-story building, **thus eliminating 58 units or the equivalent 163 beds** (something the University can ill afford).

For this reason, the Applicant requests a waiver of Section 157.209(E) of the Ordinance to allow the Applicant to construct a four-story Facility at a height not to exceed 54-feet.

#### **How will granting the waiver request(s) be in conformance with the purposes and intent of the ordinance and with the objectives and policies of the comprehensive plan?**

As a preliminary matter, Chapter 10 of the *All in Allen* Comprehensive Plan (the “Comprehensive Plan”) is dedicated to the subject matters of “Community Services” and “Education”. Excerpts from the vision statement associated with Chapter 10 include:

“Fort Wayne, Allen County, and its communities will be known for quality educational institutions ... that work to enrich the lives of residents and prepare youth for a successful future”;

“The community’s ... higher education institutions each will play a significant role in attracting and retaining a skilled workforce”; and

“Accessible, modern educational facilities will offer opportunities to students of all ages and in all communities to grow the skills needed for modern employment.”

To make the Comprehensive Plan’s vision more of a reality in the context of higher education institutions, it is incumbent that community leadership support student housing projects that are responsive to the needs of the modern-day student. These needs include offering students a quality living environment coupled with access to indoor amenities (such as lounges, reception and multi-purpose areas and fitness rooms) and outdoor amenities (such as volleyball and basketball courts). To be certain, the Project is specifically designed to meet the needs of the modern-day student.

Support, as applied to the Plan Commission, may require (and in this case does require) limited relief from the strict requirements of the Ordinance such as those governing height. While the height of primary structures is certainly something that should be regulated, respectfully, it is not something that should be strictly applied in all circumstances. Here, for instance, the height of the ground level floor, given the amenity space and so forth, is likely to range between 12 and 15 feet, and the height range of the second, third and fourth floors is likely to range between 11 and 12 feet. There is simply no way, without greatly impacting the scope of the project, to limit the height of a modern-day student housing facility to 40 feet (especially given the overwhelming demand for student housing in and around the University).

In respect to Land Use and Development (Chapter 4 of the Comprehensive Plan), the analysis begins with noting that the Development Site is identified as being located in an Urban Infill Area, and the stated goal with respect to Urban Infill Areas is to encourage compatible infill development.

According to the Comprehensive Plan, “infill development” occurs when vacant lots, redevelopment sites, or underutilized parcels within areas that are primarily built out are developed. The Comprehensive Plan then proceeds to describe infill development as being desirable because it strengthens established neighborhoods and leverages existing infrastructure. The Comprehensive Plan also notes that infill development (unlike greenfield development) is not easy to accomplish due to constraints such as parcel size and location along with the realities of building in an active urban environment.

To achieve the goals associated with Urban Infill Areas, the Comprehensive Plan promotes the use of development regulations and other tools to encourage compatible infill development and further encourages high-density residential development that is near public transit routes, employment centers, institutions and other amenities.

In this case, the Project is classic infill development (i.e., developing underutilized land in areas that are mostly developed and with adequate utility infrastructure), and to be sure, the Project

is not easy to accomplish due to the constraints on building height and other factors. The Project is near two higher education institutions (the University and Ivy Tech), and Citilink has multiple bus stops and shelters located on both campuses, including a bus stop within approximately 100-feet of the proposed Project.

Taking into account these factors, along with the overwhelming need for student housing in general, it is safe to say that the Project meets and exceeds the goals and objectives of the Comprehensive Plan.

**Will granting the waiver request(s) result in a significant impact on contiguous residential properties?**

The Development Site is currently zoned to support the intended use of student housing, and it is surrounded completely by various residential zoning districts. To the north, the Facility will abut an existing apartment complex and a residential subdivision. The remainder of the Facility is surrounded by land owned by either Ivy Tech or the University Parties (both of whom will benefit from the availability of additional housing for their student populations).

Due to the Facility's proximity to the residential subdivision, the Applicant has designed the Project to incorporate a nearly 180-foot building setback from the north property line. Additionally, the southernmost edge of the said residential subdivision is lined with natural vegetation that is not under the control of the Applicant, and therefore, will remain unchanged. Finally, most of the residences located in the subdivision, nearest to the Project, are either east-facing or west-facing; therefore, it is not contemplated that the height of the Facility will block any views.

Regarding the character of the existing residential subdivision, it should be noted (and not overlooked) that it is already located adjacent to two apartment complexes (many of which house and support the students at the University and Ivy Tech).

Given these factors, and others to be discussed at the public hearing, only one reasonable conclusion can be drawn – that a building not to exceed 54-feet in height will not significantly impact contiguous residential properties.

**How will failure to grant the waiver request(s) result in practical difficulties in the use of the property for the proposed development?**

The Foundation was formed to promote educational and charitable purposes, with the powers to, among other things, construct, own, lease, and operate a building or buildings for educational purposes, and to otherwise meet the needs of the University.

The Foundation's real estate holdings are limited, and as a consequence, must be used in an efficient manner so as to prepare for future growth and opportunities. The Facility, as a four-story structure, is the most efficient way to immediately address the need for student housing.

If a maximum height standard of 40 feet were to be strictly applied by the Plan Commission, the University Parties would be practically forced to consider building multiple housing facilities to address the demand, which is not only infeasible given the scarcity of land owned by the University Parties, but is also a significant financial hardship to the University Parties. To be clear, the Development Site is owned by a nonprofit organization (i.e., the Foundation), and the Project will likewise be owned by a nonprofit organization. The decision to build a four-story structure such as the Facility is not motivated by economic gain - it is motivated by land use efficiency and meeting the demand for student housing. Any "gain" will be reinvested by the Foundation for the benefit of the University.

In sum, if the Plan Commission were to deny this waiver, such would create practical difficulties in the use of the Development Site inasmuch as it would force the Foundation to use their scarce real estate holdings in an inefficient and financially infeasible manner.