

# WPC Application

This application is being submitted for (check all that apply):

- ☒ Concept Plan      ☐ Development Plan (& Amendment)  
☐ Primary Plat      ☐ Primary Plat Amendment  
☐ Secondary Plat      ☐ Secondary Plat Amendment  
☐ PUD Text Amendment  
☐ Zone Map Change    ☐ Waiver(s)

For Office Use Only	
File #	Fee
Filing	TAC
Hearing/Meeting	
<input type="checkbox"/> Reviewed	<input type="checkbox"/> w/ conditions
<input type="checkbox"/> Denied	<input type="checkbox"/> Approved
<input type="checkbox"/> Favorable	<input type="checkbox"/> Unfavorable <input type="checkbox"/> No Recommendation

## Applicant Info

Name <b>Gemini CRE</b>	
Street Address <b>P.O. Bos 38</b>	
City, State, Zip <b>Fortville, IN 46040</b>	
Primary Contact Person regarding this petition <b>Justin Furr</b>	
Phone <b>317-431-0539</b>	E-Mail <b>jdfurr@gmail.com</b>
Engineer Preparing Plans <b>Kevin Roberts</b>	E-Mail <b>kroberts@innovativeeci.com</b>
Others to be Notified	E-Mail

## Property Owner

Name <b>Whitestown Crossing LLC</b>	
Street Address <b>3961 Perry Blvd</b>	
City, State, Zip <b>Whitestown IN 46075</b>	
Phone <b>317-769-6922</b>	E-Mail <b>mjanson@valentiheld.com</b>
Applicant is (circle one):    Sole owner    Joint Owner    Tenant <b>Agent</b> Other (specify)	

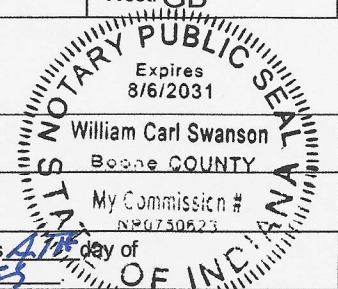
## Premises Affected

10-digit Parcel Number <b>020-03820-13</b>				
Actual/approximate address or location from major streets <b>4167 Indianapolis Road, Lebanon, IN 46052</b>				
Subdivision <b>The Crossing at Whitestown Phase II</b>			Lot Number(s) <b>Lot 13</b>	
Total Acreage <b>1.710</b>		Flood Zone on Site? <b>no</b>		
Zoning of Subject Property <b>GB</b>		Use of Subject Property <b>Vacant</b>		
Proposed Zoning <b>GB (no change)</b>		Proposed Land Use <b>GB</b>		
Zoning of Adjacent Properties	North: <b>GB</b>	South: <b>GB</b>	East: <b>GB</b>	West: <b>GB</b>
Land Use of Adjacent Properties	North: <b>Detention</b>	South: <b>Vacant</b>	East: <b>GB</b>	West: <b>GB</b>

## Notarization

To the best of my knowledge the above information and attached exhibits are true and correct.

Signature of Applicant <i>Kevin Roberts</i>	Signature of Notary <i>William Carl Swanson</i>
Notary Public's Name (printed) <b>WILLIAM CARL SWANSON</b>	My Commission # <b>NP0750523</b>
My Commission Expires State County <b>8/6/2031 BOONE</b>	Subscribed and sworn to before me this <b>4th</b> day of <b>JUNE</b> , 20 <b>2023</b>





## PROJECT NARATIVE

### Gerber Collision and Glass – Whitestown, Indiana

The proposed project is to build a collision and glass repair facility on an unimproved lot within the Whitestown Crossing General Business Development located at 4167 S Indianapolis Road, near the State Road 267 and I-65 Interchange. Zoning is GB, and this use is permitted with a Special Exception. Business hours are anticipated to be 8:00 am to 5:00 pm, Monday through Saturday.

The proposed building is 16,110 gross square feet. The materials and colors (interior and exterior) are provided in the attached renderings.

Access to the new facility will be from Tradition Drive. Refer to the Site Plan. Traffic is consistent with "Traffic Impact Study Whitestown Crossing" dated January 23, 2008. No adverse effect to the existing infrastructure is anticipated.

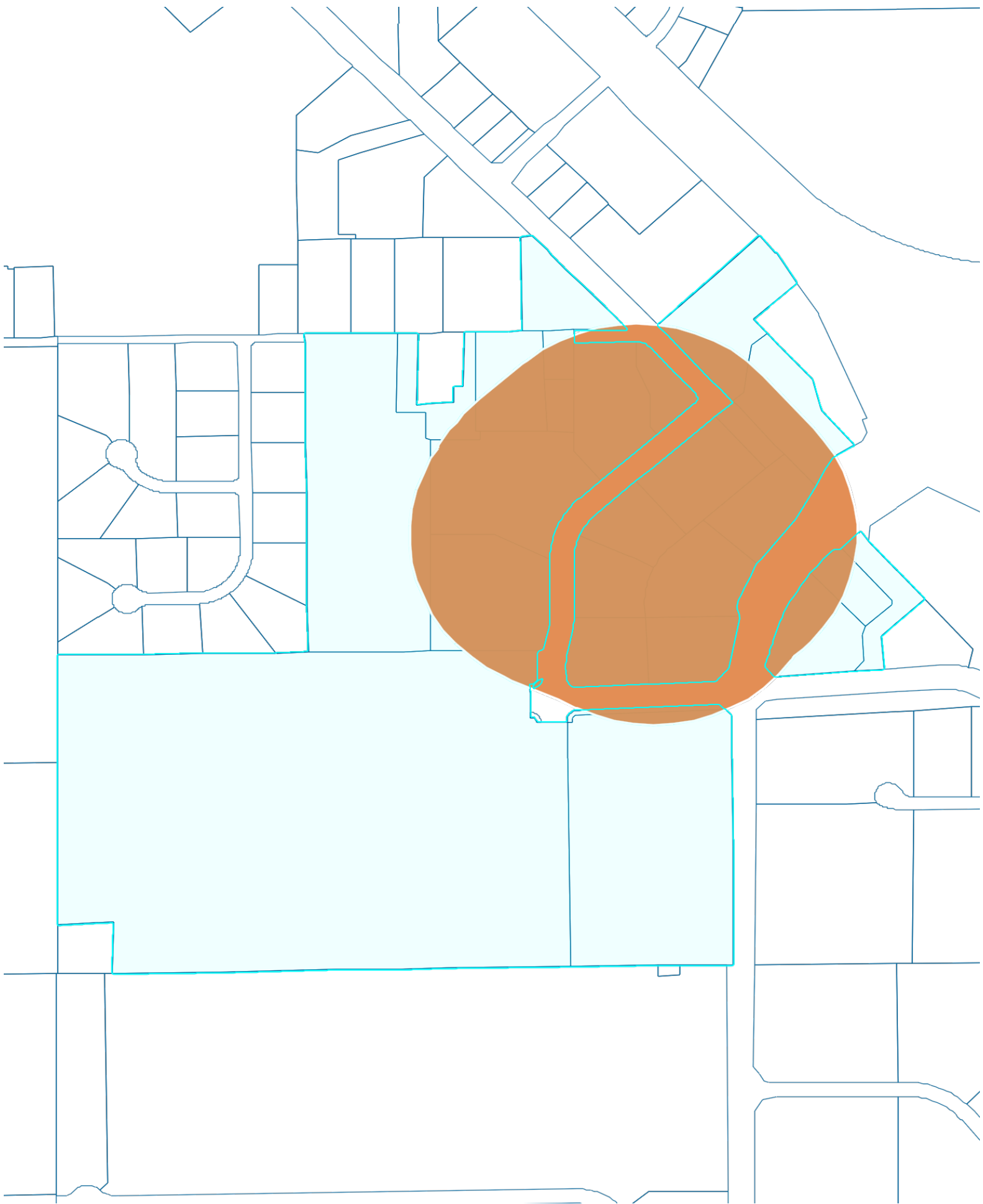
New water service and fire protection will be provided from the existing water service line by Whitestown Utilities running along the south side of Tradition Drive. A new fire hydrant will be placed southeast of the proposed building to provide fire protection.

Sanitary service will be provided through the existing sanitary sewer network by Whitestown Utilities.

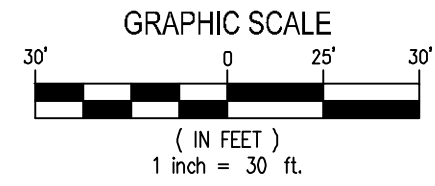
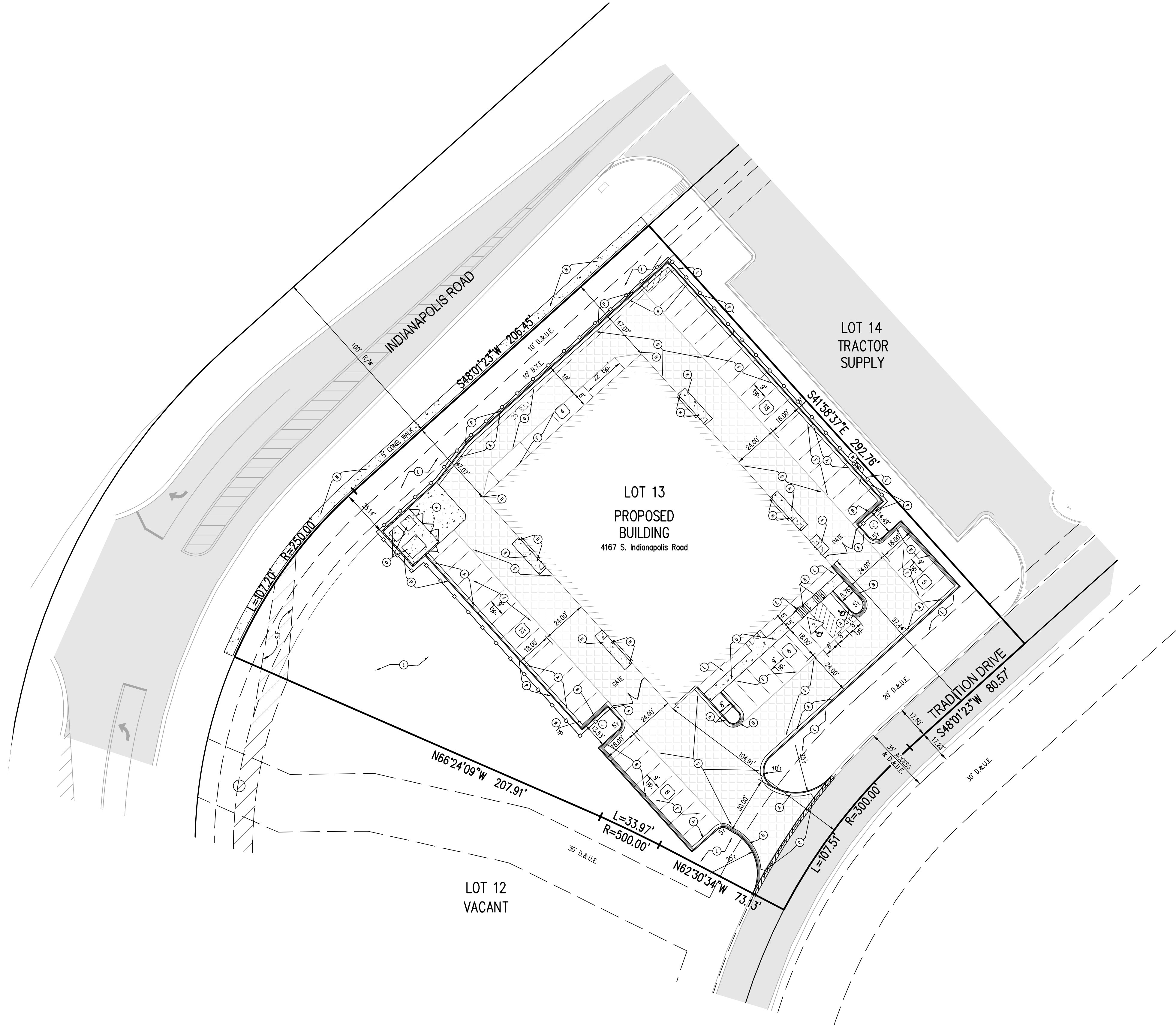
Storm water will be directed through the existing storm sewer and pond network as approved by Boone County and Whitestown.

Electrical service will be provided by AES Indiana.









LEGEND

- |     |                                       |      |      |
|-----|---------------------------------------|------|------|
| (A) | Concrete Curb & Gutter—normal pitch   | (5)  | C801 |
| (B) | Concrete Curb & Gutter—reverse pitch  | (6)  | C801 |
| (C) | Truncated Curb                        | (4)  | C801 |
| (D) | Concrete Curb & Walk                  | (7)  | C801 |
| (E) | Handicap Parking Sign                 | (13) | C802 |
| (F) | Light Duty Asphalt Pavement           | (1)  | C801 |
| (G) | Heavy Duty Asphalt Pavement           | (2)  | C801 |
| (H) | Steel Bollard                         | (15) | C801 |
| (I) | Concrete Pavement                     | (3)  | C801 |
| (L) | Landscape Area                        |      |      |
| (N) | Sidewalk in Public R/W                |      | C801 |
| (P) | Dumpster                              |      | C803 |
| (R) | Solid Vinyl Fence                     |      |      |
| (S) | Sidewalk ADA Ramp                     | (8)  | C801 |
| (W) | Precast Concrete Wheel Stop           | (14) | C801 |
| (D) | 9'x20' Parking Spaces (w/white paint) |      |      |
| (A) | 9'x20' Handicap Parking Stall         | (12) | C801 |
| ☆   | New Light Pole Location               |      |      |
- SEE PHOTOMETRIC PLAN FOR ADDITIONAL INFORMATION

GENERAL NOTES

- IT SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS THAT PERTAIN TO THEIR PHASE OF WORK PRIOR TO START OF WORK. IT SHALL ALSO BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO CONTACT THE OWNERS OF THE UTILITIES FOR PROPER STAKE LOCATIONS PRIOR TO START OF WORK.
- IF ANY CHANGES, OMISSIONS OR ERRORS ARE FOUND ON THESE PLANS OR IN THE FIELD THE SUBCONTRACTOR SHALL NOTIFY, IN WRITING, THE OWNER AND ENGINEER BEFORE WORK IS STARTED OR RESUMED.
- DO NOT SCALE FROM THESE PLANS FOR SURVEY LOCATIONS.
- ALL CONSTRUCTION ACTIVITY ON THIS SITE TO PERFORMED IN COMPLIANCE WITH ALL APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
- ANY DISCREPANCIES WITH INFORMATION PROVIDED IN THESE CONSTRUCTION DOCUMENTS IS TO BE REPORTED TO THE ENGINEER AND OWNER IMMEDIATELY.
- ALL RADII AND OTHER DIMENSIONS FOR CONCRETE CURBS ARE TO THE FACE OF CURB.
- STRIPING ON CONCRETE TO BE YELLOW AND STRIPING ON ASPHALT TO BE WHITE.
- DETECTABLE WARNING SURFACES (TRUNCATED DUMES) SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES - EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.
- ALL DIMENSIONS TO THE BUILDING ARE TO OUTSIDE OF BUILDING FOUNDATION WALL.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

**Innovative**  
ENGINEERING & CONSULTING



Whitestown, IN 46075  
www.innovativeeci.com

3961 Perry Boulevard  
Ph. 317-769-2916

REVISIONS:

Gemini CRE

P.O. Box 38

Fortville, IN 46040

317-431-0539 : jdturr@geminiire.com

PREPARED FOR:

Gerber Collision and Glass

The Crossing at Whitestown, Lot 13

4167 S. Indianapolis Road, Lebanon, IN 46032

Site Plan

**PRELIMINARY  
PENDING  
AGENCY  
APPROVAL**

DATE:

DATE:

6/4/2025

ISSUED:

RCG

CHECKED BY:

RCG

JOB NUMBER:

25108

SHEET #

C102