



JOHNSON COUNTY
Department of Planning & Zoning
86 West Court Street
Franklin, Indiana 46131

Phone: (317) 346-4350
www.co.johnson.in.us

MEETING AGENDA

Johnson County Advisory Plan Commission
July 28th, 2025 - 6:00 PM
Public Auditorium, West Annex Building
86 West Court Street, Franklin, Indiana

CALL TO ORDER

ROLL CALL

APPROVAL of MINUTES

Approval of minutes from the June 23rd, 2025 meeting.

PUBLIC HEARINGS

-CONTINUED HEARINGS-

P-1-25 RSBR E 300 S Road Commercial Subdivision

Approval of RSBR E 300 S Road Preliminary Plat to create a 2-lot major commercial subdivision.

-NEW HEARINGS -

PUD-2-2025 MDW&B Realty & Development LLC . Approximately 1265 Lincoln Park Blvd.

Amendments to the Commitments to Phase III of the Lincoln Park Planned Unit Development Ordinance

OLD BUSINESS

None

NEW BUSINESS

REPORTS and RECOMMENDATIONS

ADJOURNMENT

The next meeting of the Johnson County Advisory Plan Commission is scheduled for August 25th, 2025 at 6:00 PM in the public auditorium of the Courthouse West Annex Building.

In accordance with American Disabilities Act, any person attending the public meeting in need of reasonable accommodations in order to attend, hear, or present evidence at the public meeting on an agenda item should contact the Johnson County ADA coordinator, Barb Davis, at 86 W. Court St., Franklin, IN 46131, (317) 346-4329, bdavis@co.johnson.in.us.

Pursuant to Indiana Code 5-14-9 (the “Act”), board member terms and appointing authority:

Johnson County Plan Commission			
Name	Board Position	Appointed By	Term
Ron West	Vice-Chairman	County Commissioners	1/1/2025 - 12/31/2025
Jonathan T. Myers	Chairman	County Council	1/1/2025 - 12/31/2025
Ron Bates	Alternate Member - County Council	County Council - Alternate	1/1/2025 - 12/31/2025
Greg Cantwell	Member - County Surveyor & Variance Hearing Officer	Surveyor - Office Held	Office Term
Shalee Bradley	Member - Purdue Extension Director	Office Held - ANR County Extension Agent	Office Term
Charles Canary	Member	County Commissioners	1/23/2023 - 1/4/2027
Douglas Gray	Member (Also, serves on BZA)	County Commissioners	1/22/2024 - 12/31/2027
Steven Hickman	Member - Technical Review Committee Representative+	County Commissioners	1/23/2023 - 1/4/2027
Robert Page	Member	County Commissioners	1/8/2024 - 12/31/2027
Stoney Vann	Secretary	County Commissioners	1/1/2025 - 12/31/2028

Staff Report

CASE NUMBER: P-1-25, RSBR E 300 S Road Commercial Subdivision
ADDRESS: 3079 S US 31, Franklin
PETITIONER: S&R Property LLP by Overland Engineering LLC

ADDENDUM

This petition was continued by the Plan Commission at its June 23rd meeting to look into matters from the Health Department and Highway Department. A traffic study was supplied by the petitioner to the Johnson County Highway Department on July 8th, 2025. Below is the response received from the Highway Department about that study and the concern of accidents. Traffic Study is added to the board packet.

“Their study does assess the future traffic associated with the development and evaluated, but does not recommend, any dedicated turn lanes because no warrants were met.

We have no additional comments.”

“Also, we have recently contracted with a vendor that tracks crash data. We only have data back to 2019. That intersection showed 4 accidents 2019, 2020, 2022, and 2025.” - **Daniel Johnston, P.E.** | Highway Engineer

Staff will supply further information regarding Health Department feed back at the hearing.

STAFF RECOMMENDATION

Staff recommends approval of this Major Plat subject to satisfaction of all amendments requested by the Technical Review Committee, Drainage Board, and checkpoint agencies. Further details will be provided verbally at the hearing.

PROPERTY DESCRIPTION

This 5.23-acre site is on Old State Road 31 and E 300 S. It just north of the intersection of E 300 S and S US 31. The site is surrounded by residential uses. This property once housed an agricultural sell barn; It is currently being used as storage for S&R Property LLC>

PROPOSED PLAT

This request, if approved, would provide for the subdivision of the subject site into two lots. The petitioner intends to create a 2-acre lot for immediate commercial development. The remaining 2.72-acres will contain the existing structures and use.

The north lot will gain vehicular access from E 300 S and the existing development will utilize e the existing drive from Old US 31.

GENERAL TERMS AND CONDITIONS

Technical Review Committee

The Technical Review Committee reviewed RSBR E 300 S Plat on April 15, 2025 and its aggregate comments are included in the attached Technical Review Committee Letter. Approval from each Technical Review Committee member agency is required before the final plat may be approved.

Johnson County Drainage Board

The Johnson County Drainage Board reviewed and approved the drainage plan for the Linville Commercial Minor Plat at its May 6th 2025 meeting.

Johnson County Planning Engineer, CenterPoint Energy, and JCREMC

Each of the above entities has reviewed this petition and has indicated no objections.

Johnson County Highway Department, Johnson County Health Department, Amity Community Volunteer Fire Department,

Each of the above entities has reviewed this petition but have not provided follow up approval or objections. A follow up will be provided verbally at the Planning Commission Meeting.

GENERAL INFORMATION

Applicant: Overland Engineering LLC

Owner: S & R PROPERTY LLP
5144 Madison Ave Ste 11
Indianapolis, IN 46227

Area: 5.23 acres

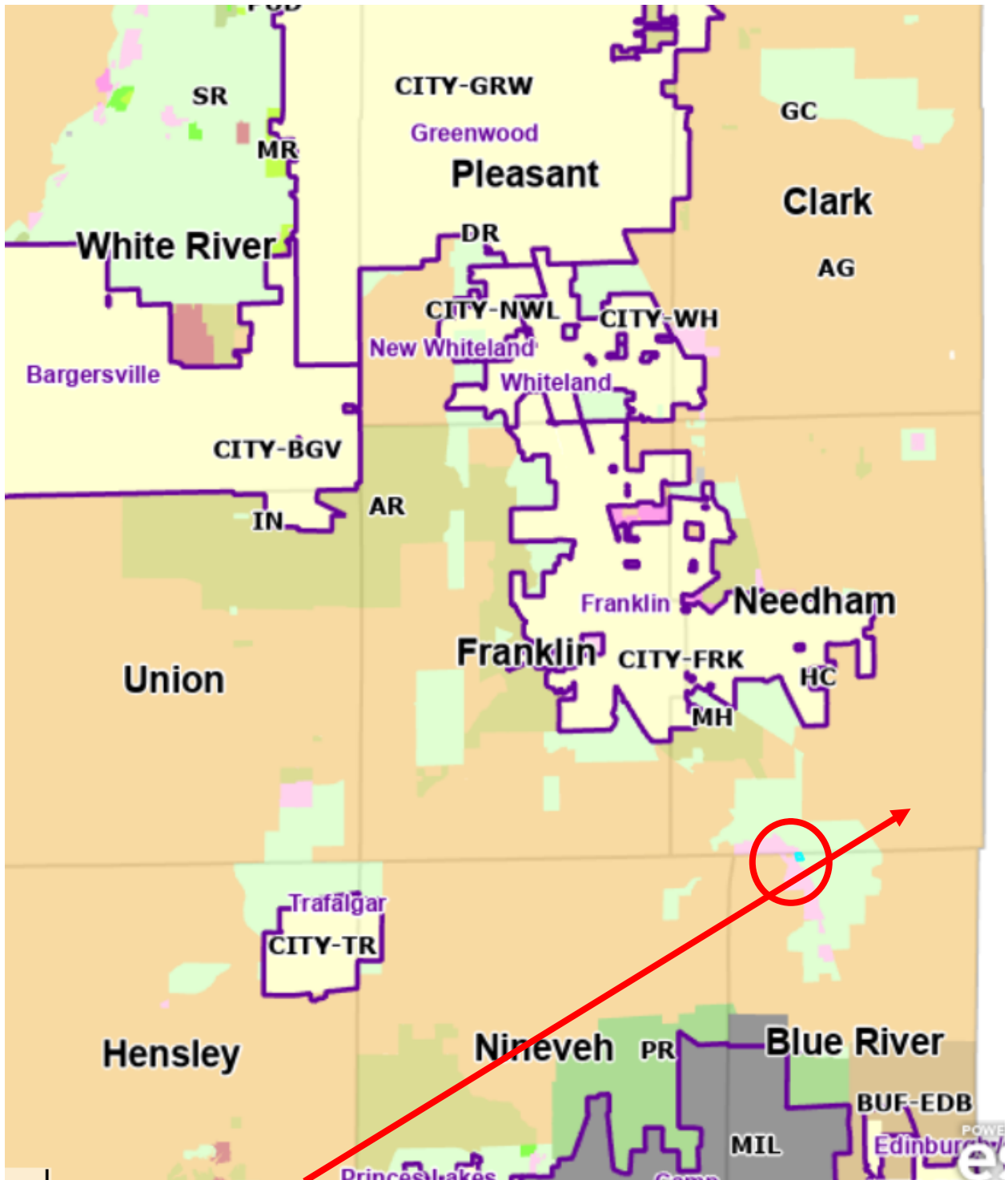
Current Zoning: GC (General Commercial)

Existing Land Use: Warehouse/Storage

Comprehensive Plan: Rural Residential

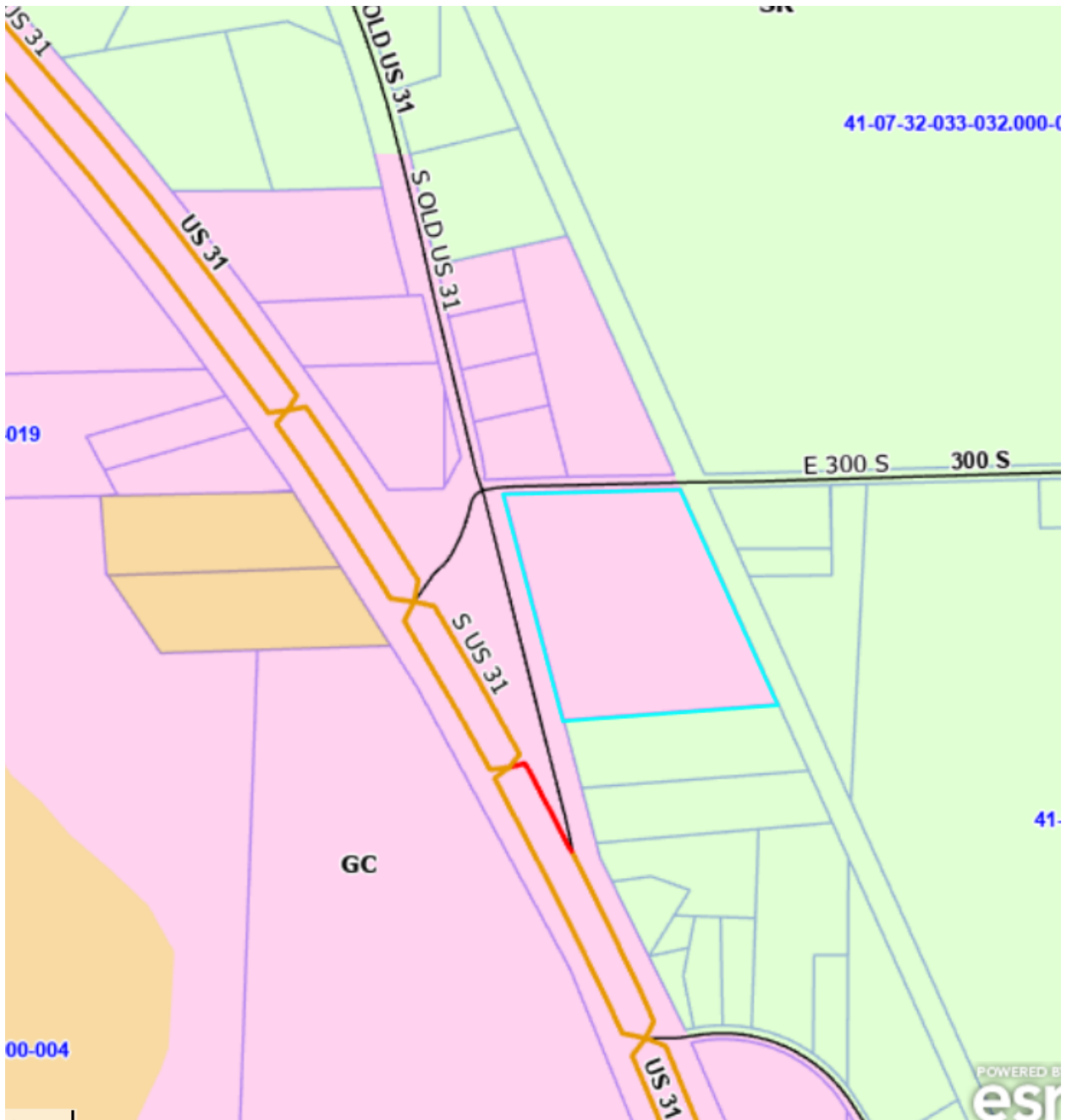
-MNH

P-1-25 Base Map

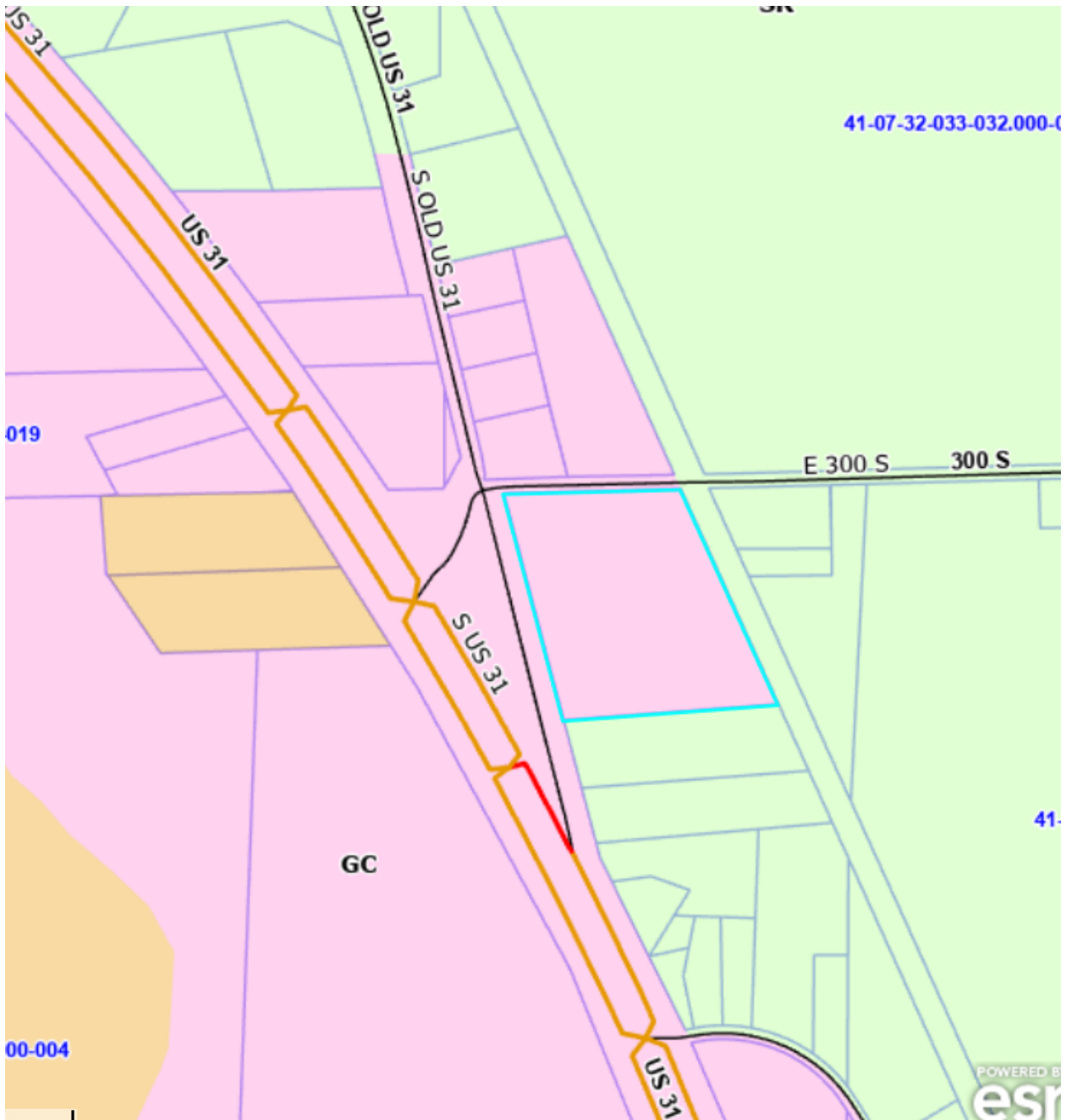


subject site

P-1-25 Base Map II – 5 acre parent tract



P-1-25 Base Map II – 5 acre parent tract



P-1-25 Aerial Map

<https://maps.app.goo.gl/ejf5qBEwvda694Kq8> - Google Street View

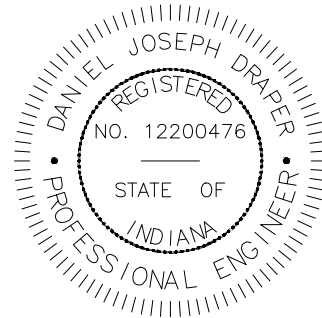


TRAFFIC OPERATIONS ANALYSIS

DOLLAR GENERAL STORE
FRANKLIN, IN

04/22/2024

date



expires 07-31-2024

Daniel J. Draper
signature

INCLUDED IN THIS PUBLISH STAFF
REPORT IS **ONLY** THE
CONCLUSION AND
RECOMMENDATION PART OF THE
DOCUMENT. THIS ENTIRE STUDY
CAN BE SUPPLIED UPON
REQUEST

April 2024



Chamlin & Associates
ENGINEERS • SURVEYORS • PLANNERS
Project No. P8267.01

INCLUDED IN THIS PUBLISH STAFF
REPORT IS **ONLY** THE
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CAN BE SUPPLIED UPON
REQUEST

Under the existing, no-build and no-build traffic scenario, the intersection will provide service "B" or better during the AM and PM Peak Hours.

7. Access Design Specifications

7.1. Turn Lane Warrant Analysis

The opening year (2024) volumes were used to determine if auxiliary turn lanes at the Old US 31/E 300 Road intersection and at the proposed site entrance on E 300 will be warranted. Guidelines for turn lanes come from the Indiana Design Manual. Figure 46-4C is used to determine the criteria for left-turn deceleration lanes and Figure 46-4A is used to determine the criteria for right-turn deceleration lanes.

As shown in **Appendix G**, criteria for auxiliary turn lanes are not met at either intersection under 2024 build traffic conditions.

8. Conclusions and Recommendations

Based on the preceding analyses and recommendations, the following conclusions and recommendations are made:

- Each approach at the existing intersection of Old US 31 and E 300. currently operates with acceptable Levels of Service (LOS B or better) during each peak hour.
- Each approach of the Old US 31 intersections with E 300 and the Proposed Entrance are expected to operate at Level of Service of B or better in the build conditions.
- The projected traffic volumes do not warrant an eastbound right-turn lane at the proposed site entrance.
- The projected traffic volumes do not warrant an eastbound right-turn lane at the proposed site entrance.
- The projected traffic volumes do not warrant a northbound right-turn lane at the Old US 31 and E 300 Road intersection.
- The projected traffic volumes do not warrant a southbound left-turn lane at the Old US 31 and E 300 Road intersection.

Staff Report

CASE NUMBER: PUD-2-2025
ADDRESS: approximately 1265 Lincoln Park Boulevard
part of Block A of Lincoln Park, Phase III of Lincoln Park Planned
Unit Development
PETITIONER: MDW&B Realty & Development LLC by Van Valer Law

REQUEST

Amendments to the Commitments to Phase III of the Lincoln Park Planned Unit Development Ordinance

RECOMMENDATION:

Staff has request changes to be made to the amendments of the PUD.

PROPERTY DESCRIPTION

This 2-acre site is unimproved and is zoned PUD (Planned Unit Development). The site represents “Phase III” of the Lincoln Park Planned Unit Development, which was initiated in 1999 by rezoning petition PUD-1-98. Surrounding development includes low-density single-family residential neighborhoods to the north, within the City of Indianapolis, across County Line Road; a commercial office building to the west, within this same PUD

TEXT AMENDMENT REQUEST

In May, an amendment was proposed to the Plan Commission to remove language referencing Phase III of the Lincoln Park Master Plan. The goal was to allow the City of Greenwood to annex two acres for development, alongside seven additional acres owned by MDW&B Realty. While the Plan Commission gave no recommendation on the amendment, the County Commissioners ultimately adopted the ordinance amendment. However, the applicant has since decided to halt the annexation request. Instead, they now plan to develop the two acres within Johnson County's jurisdiction. To permit multi-family development on this property, an amendment to the Lincoln Park Planned Unit Ordinance is required. This petition formally requests that amendment, as detailed in the following staff report.

The Lincoln Park Planned Unit Development (PUD), as originally approved in 1999, contemplated development of single-family residences for persons 55 and older on 19 acres (Phase I), an assisted living facility on 2.5 acres (Phase II), and future commercial development on 2.5 acres (Phase III). Currently only Phase I has been developed.

In 2009, a request to amend the Lincoln Park PUD was approved. That amendment allowed for the development of Phase II for “Medical Spa/Salon and/or Physician's Office” use, in addition to the originally allowed commercial uses. In 2015, a second amendment to the PUD was approved, this time allowing for the development of Phase II as a Beauty/Cosmetology School.

In 2019, two additional amendments to the PUD were approved, allowing Phase II to be split into two lots and also allowing for a wider variety of professional office uses on the two Phase II lots. Phase III was amended the architectural and signage standards for a development that did not occur.

The City of Indianapolis had acquired a portion of the original tract of land, Block A. They acquired this land for the road improvement of County Line Road.

The staff has made a few comments to the petitioner's representative based on the review of their amended changes. However, changes were not made prior to publication of the staff report.

Building Material Changes:

2. ~~All Any~~ structures ~~must have~~ shall comply with the masonry ~~on 50% of the exterior standards outlined in the current Unified Development Ordinance.~~ No Structure shall exceed two stories exclusive of basements and crawl spaces.

Our Unified Development Ordinance (UDO) lacks specific masonry requirements for multi-family developments. We need a detailed revision for this standard, mirroring existing text for clarity and consistency. We would recommend adopting standards similar to Greenwood's standards that would be applicable to the development within Greenwood.

Landscape Standards

5. A ten foot (10') landscape buffer between the residential development to the south will be maintained and will include evergreens of at least eight feet (8') in height, ~~spaced every ten feet (10')~~ as approved in a straight line or cluster arrangement along the ~~entire~~ south boundary of the property. The area shall consist of Austrian Pine and/or Norway Spruce trees or approved equals. ~~One (1)~~

The evergreen height requirement is problematic. This standard is poorly written and prevents the planting of smaller trees. We encountered issues with this during Phase II, and it needs to be revised.

Parking Standards

6. Parking, ~~to the extent not addressed in this Ordinance or shown on the Master Plan, shall be provided in a manner which complies with the relevant provisions of the Johnson County Zoning Ordinance in a ratio of at least 1.65 spaces per unit.~~

Since all other existing permitted uses for Phase III remain in the text, the current standards would be difficult to apply if a retail business were proposed. There's no guarantee that only multi-family development will occur in Phase III.

Additionally, the UDO requires two parking spaces per unit. Greenwood required 1.75 for multi-family development

Setback Standards

~~8. Upon request by Johnson County, the property owner will donate, without consideration, additional right-of-way along the frontage of County Line Road for the entire width of the real estate, not to exceed a depth of fifteen feet (15'). All improvements located within that right-of-way will be removed, altered, and/or relocated by the owner at the owner's sole expense. Setbacks, the following setbacks shall apply to Phase III. The west setback shall be twenty (20) feet the north setback shall be twelve (12) feet, the east setback shall be twelve (12) feet and the south setback shall be fifty (50) feet.~~

The minimum setback from Lincoln Park Blvd. should be 35 feet. This is comparable to the MR zoning district front setback from a local road. However, this is comparable to Greenwood setback requirements.

Sign Standards

Phase III: ~~Business—Commercial Use—commercial district applying to the multi-family dwelling, with multiple primary structures permitted on the single lot, zone designated by the Johnson County Zoning Ordinance as B-1MR~~

Similar to parking, if other uses remain permitted in the ordinance, the signage standards should reflect the possibility of those regulations and be updated accordingly.

Change in Commitments

These commitments shall be conditions of all rezoning and platting approvals of Johnson County and/or the City of Greenwood. These commitments may be enforced by any current or future owner of any part of the Real Estate, by the State of Indiana, Johnson County, the City of Greenwood, ~~the Carefree Homeowner's Association and the owners of lots in the Subdivisions of Meridian Meadows and Sable Ridge.~~ These commitments shall be covenants that run with the land, enforceable against all subsequent owners, tenants and occupants thereof including their personal representatives, successors and assigns. This Ordinance shall be recorded with the Johnson County Recorder and shall be referenced on all deeds of conveyance of any interest in the Real Estate.

Requesting Plan Commission Attorney to look into this amendment to ensure this is something that can be amended without consulting those that are being removed.

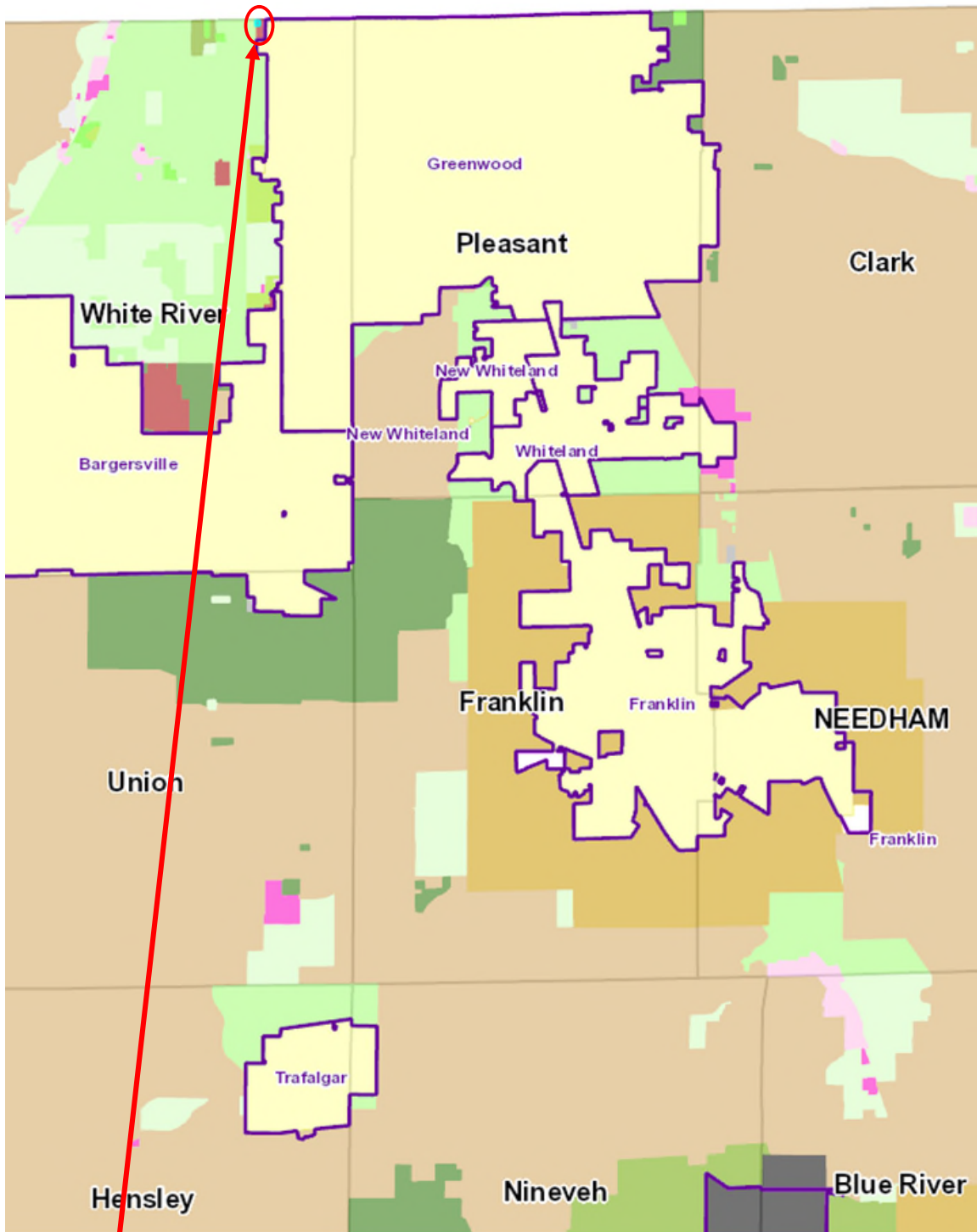
General Information

Applicant: VAN VALER LAW FIRM, LLP
225 S. Emerson Ave., Suite 181
Greenwood, Indiana 46143

Owner: MDW&B REALTY & DEVELOPMENT LLC
6900 S Gray Rd
Indianapolis, IN 46237

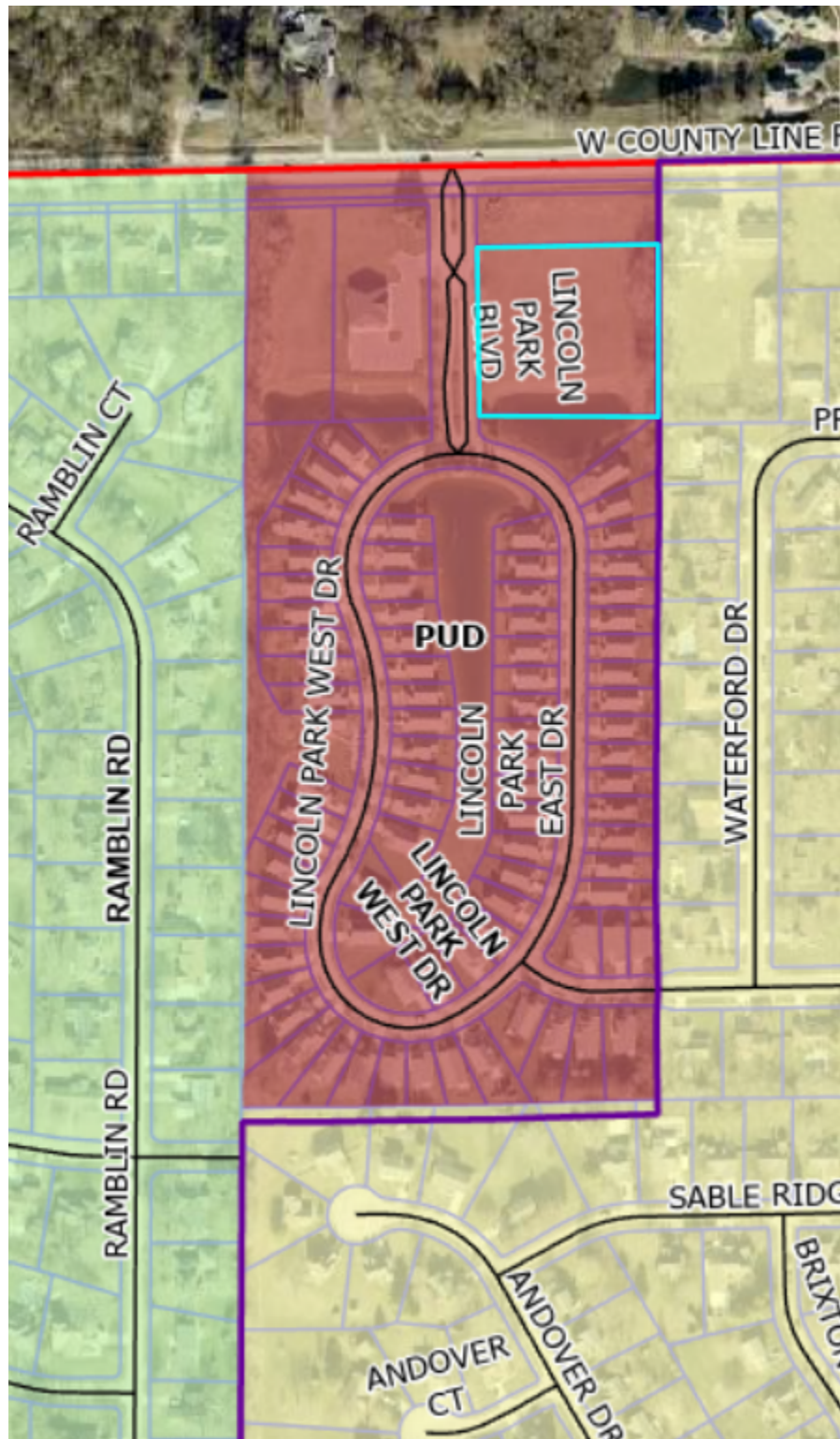
Area: 2.006 acres
Current Zoning: PUD
Existing Land Use: Vacant
Comprehensive Plan: Neighborhood Commercial

PUD-2-25 BASE MAP

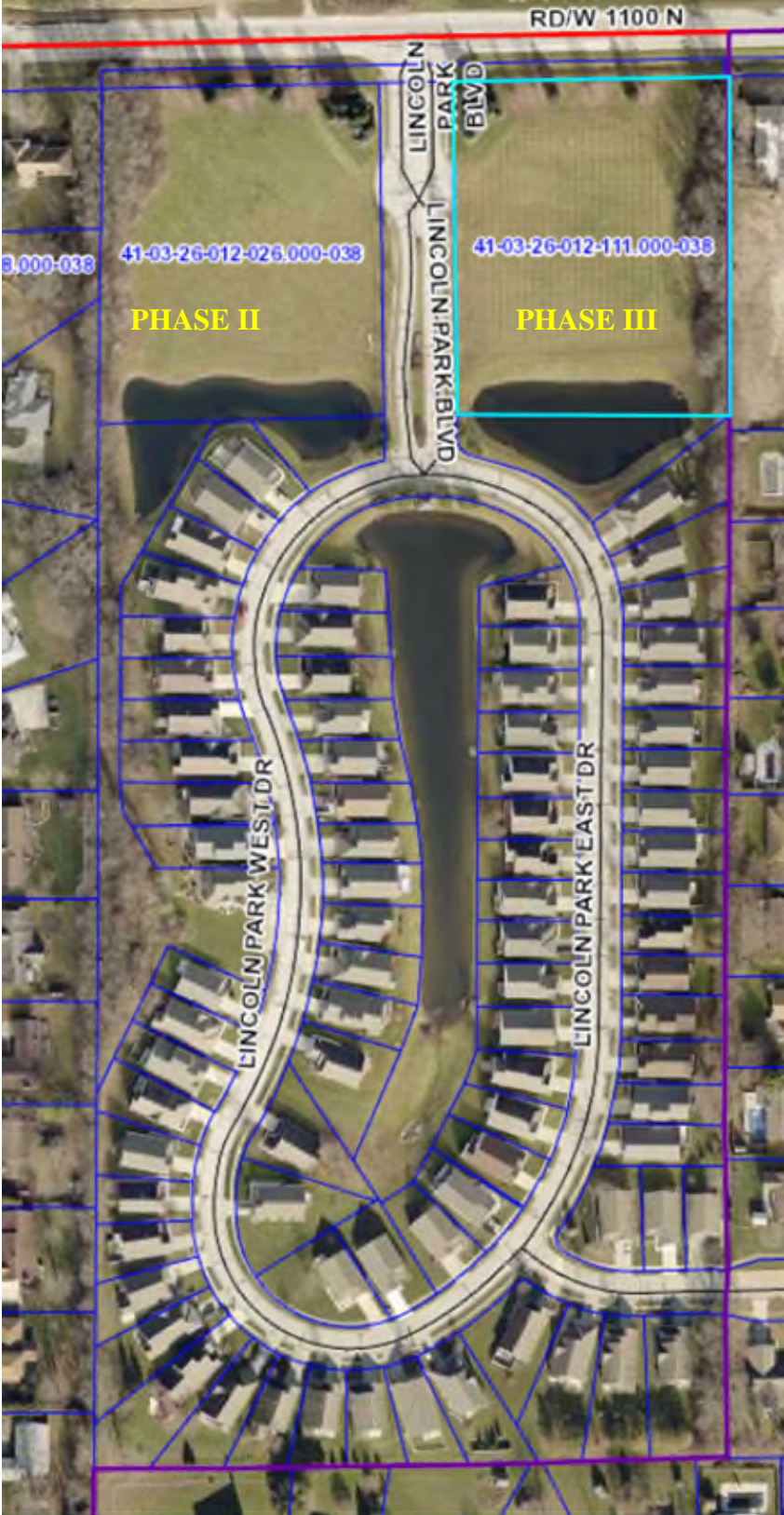


subject site

PUD-1-25 BASE MAP II



PUD-1-2025 Existing Lincoln Park



Greenwood Place - Layout Update



PROPOSED ADEMENTENT PRESENTED BY PETITIONER - DOES NOT INCLUDE THE ENTIRE PUD ORDINANCE THAT IS NOT SUBJECT TO CHANGE

5. The building setback line along the south boundary of the property shall be at least forty feet (40'). The building setback line along the east boundary line of the property, from the street right-of-way will be at least forty feet (40').

6. A ten foot (10') landscape buffer between the residential developments to the south shall include mounds and trees totaling 10' in height spaced every 10' along south boundary of the property. Along west boundary of property a wooden fence will be placed 8' in height unless the Planning Department determines that existing trees serve screening purposes. All trees on site and within the right-of-way adjoining the site, existing at the time of adoption of this Ordinance, shall be preserved. Any tree removed shall be replaced by a new tree, except that if a tree is removed because it is invasive, non-native, or diseased, than a replacement tree in not required.

7. The site will be allowed to have 1 pole sign, having a maximum height of twelve (12) feet and a maximum sign face area of sixty (60) square feet. The sign shall be setback at least one (1) foot from the right-of-way. Building signs may be installed on the north and east facades of any structures on the property as permitted by all state and local ordinances. Signs shall not include electronically changing or animated messages.

8. Upon request by Johnson County, the property owner will donate, without consideration, additional right-of-way along the frontage of County Line Road for the entire width of the real estate, not to exceed a depth of fifteen feet (15'). The additional right-of-way, if requested by Johnson County, will be donated without consideration. All improvements located with that right-of-way will be removed, altered, and/or relocated by the owner at the owner's sole expense.

9. Off street parking, to the extent not addressed in this Ordinance or shown on the Master Plan, shall be provided in a manner which complies with the relevant provisions of the Johnson County Zoning Ordinance, with the exception that parking space sizes may be 9' wide by 19' long, parking may be within 25 feet of a residential area, parking may be 5 feet from the right-of-way of County Line Road (assuming it is a 65' half right-of-way line).

10. A suburban collector sidewalk shall be installed along County Line Rd. per the design standards identified in the Regional Pedestrian Plan Chapter 2- Page 19. Alternatively, the developer may contribute a fee in lieu of the sidewalk to the County Sidewalk Fund.

11. Lot 82 in Lincoln Park may be divided into no more than two (2) Lots.

i. Lots 82A and 82B shall share a common access drive from Lincoln Park Boulevard. Lot 82A shall not have access to County Line Road.

PHASE III – Business/Commercial Use:

Commitments.

1. Uses shall be limited to the following: multi-family dwelling, with multiple primary structures permitted on the single lot, retail businesses, offices and banks, personal and professional services, libraries and museums, public parks and playgrounds, accessory uses, essential services, private clubs, veterinary hospitals (excluding outdoor kennels). Uses shall not include any 24 hour uses, the sale of beer, wine, liquor or any other alcoholic beverages, free standing restaurants, gas stations, auto repair businesses, retail strip centers or convenience stores.

2. ~~All Any~~ structures ~~must have~~ shall comply with the masonry ~~on 50% of the exterior standards outlined in the current Unified Development Ordinance.~~ No Structure shall exceed two stories exclusive of basements and crawl spaces.

3. No part of any structure shall be closer than 50 feet from the south property line or ~~40-20~~ feet from the street right-of-way of the access road along the west side of the property.

4. The property will have no direct access to County Line Road and will have no more than two (2) curb cuts on the access road to the west.

5. A ten foot (10') landscape buffer between the residential development to the south will be maintained and will include evergreens of at least eight feet (8') in height, ~~spaced every ten feet (10') as approved in a straight line or cluster arrangement~~ along the ~~entire~~ south boundary of the property. The area shall consist of Austrian Pine and/or Norway Spruce trees or approved equals. ~~One (1) ornamental tree and two (2) shrubs shall be planted for every fifty (50) feet of frontage along Lincoln Park Blvd. (plantings may be clustered as needed). Foundation plantings: Two (2) shrubs shall be planted for every dwelling unit and shall be located within four (4) feet of the foundation. Trees: One (1) deciduous or evergreen tree shall be planted for each building, and it may be located within four (4) feet of a building or paved surface. One (1) deciduous or evergreen tree and two (2) shrubs shall be planted for every seventy-five (75) feet of property along the northern side yard (plantings may be clustered as needed)~~ A landscape plan shall be submitted to the Johnson County Tech Committee for its review and approval. ~~The Residential Landscaping Standards and Bufferyard Landscaping Standards outlined in the current Unified Development Ordinance shall not apply.~~

6. Parking, ~~to the extent not addressed in this Ordinance or shown on the Master Plan, shall be provided in a manner which complies with the relevant provisions of the Johnson County Zoning Ordinance in a ratio of at least 1.65 spaces per unit.~~

7.. The site will be allowed to have one (1) pole sign, having a maximum height of fifteen and a half (15.5) feet and a maximum sign face area of sixty-2 (62) square feet. The sign shall be setback at least one (1) foot from the right-of-way Building signs may be installed on the north and west façade of any structures on the property as permitted by all relevant state and local ordinances.

8. ~~Upon request by Johnson County, the property owner will donate, without consideration, additional right of way along the frontage of County Line Road for the entire width of the real estate, not to exceed a depth of fifteen feet (15'). All improvements located within that right of way will be removed, altered, and/or relocated by the owner at the owner's sole expense. Setbacks, the following setbacks shall apply to Phase III. The west setback shall be twenty (20) feet the north setback shall be twelve (12) feet, the east setback shall be twelve (12) feet and the south setback shall be fifty (50) feet.~~

SIGNAGE

Signs in Lincoln Park shall be regulated by the Outdoor Advertising Sign Code of the Johnson County Zoning Ordinance except to the extent that sign restrictions and commitments are included in the Development and Use Commitments as set forth in this Ordinance. The sign standards by zone districts appearing in the Johnson County Zone Ordinance shall apply to each phase of Lincoln Park as follows:

Phase I: Age Restricted Single Family - residential low density applying to all zones designated as A-1, R-R, R-1, and R-2

Phase II: Assisted Living Facility - commercial districts applying to the zone designated by the Johnson County Zoning Ordinance as B-1

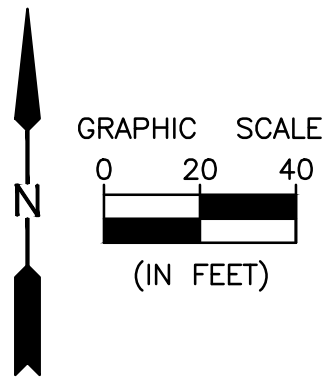
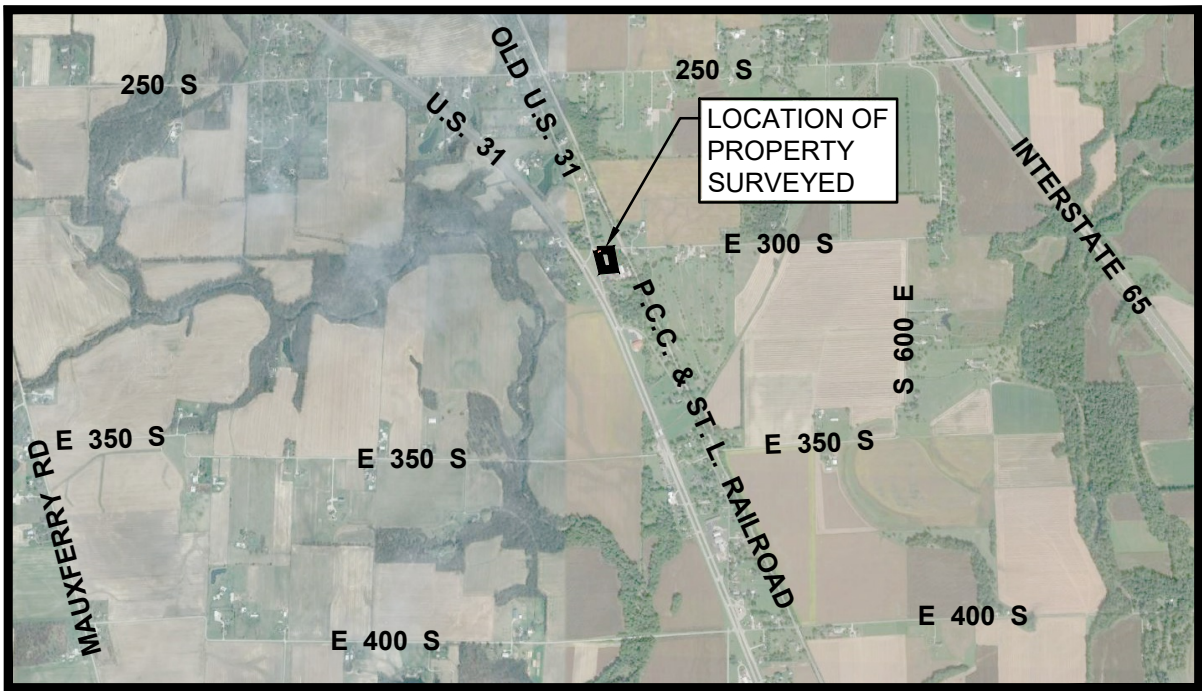
Phase III: ~~Business—Commercial Use—commercial district applying to the multi-family dwelling, with multiple primary structures permitted on the single lot, zone~~ designated by the Johnson County Zoning Ordinance as ~~B-1MR~~

These commitments shall be conditions of all rezoning and platting approvals of Johnson County and/or the City of Greenwood. These commitments may be enforced by any current or future owner of any part of the Real Estate, by the State of Indiana, Johnson County, the City of Greenwood, ~~the Carefree Homeowner's Association and the owners of lots in the Subdivisions of Meridian Meadows and Sable Ridge.~~ These commitments shall be covenants that run with the land, enforceable against all subsequent owners, tenants and occupants thereof including their personal representatives, successors and assigns. This Ordinance shall be recorded with the Johnson County Recorder and shall be referenced on all deeds of conveyance of any interest in the Real Estate.

DEFAULT TO JOHNSON COUNTY ZONING ORDINANCE

To the extent that this Ordinance does not include specific development standards for development in Phases I, II, or III, the relevant development standards of the Johnson County Zoning Ordinance, as amended from time to time, shall apply.

RSBR E. 300 S. ROAD
PRIMARY PLAT COMMERCIAL SUBDIVISION
FOR
PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 11 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN
BLUE RIVER TOWNSHIP
JOHNSON COUNTY, INDIANA
APRIL, 2025



VICINITY MAP

OWNER:
TERRY D. MOORE
PIN: 41-12-05-022-002.000-004
ZONED RESIDENTIAL

OWNER:
TERRY D. MOORE
PIN: 41-12-05-022-002.000-004
ZONED RESIDENTIAL

TOTAL AREA = 5.024± ACRES
R.O.W. AREA = 0.295± ACRE
NET AREA = 4.729 ACRES

NOTES

- NO PART OF THE PROPERTY SHOWN ON THIS PLAT OF SURVEY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AREA (FEMA) PANEL NO. 18081C0245D DATED 8-2-2007. ZONE X - AREA OF MINIMAL FLOOD HAZARD.
- ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATION RELATIVE TO NAVD DATUM. CONTOUR INTERVAL IS 1 FOOT CONTOURS.
- NO CONSTRUCTION, OR IMPROVEMENT SHALL IMPAIR OR NEGATIVELY IMPACT ANY PRIVATE DRAIN TILE (IC 36-9-27-2) KNOWN OR UNKNOWN. NO CONSTRUCTION, OR IMPROVEMENTS SHALL IMPAIR, IMPEDE, OR NEGATIVELY IMPACT, A NATURAL SURFACE WATERCOURSE (IC 36-9-27-4-3). WHEN ENCOUNTERED SAID TILE OR WATERCOURSE WILL BE DESIGNED, AND RE-ROUTED SO NOT TO IMPEDE, IMPAIR OR NEGATIVELY IMPACT SURFACE OR SUBSURFACE WATER FLOW.

LEGEND

- BOUNDARY OF SURVEY
- U.S. GOVERNMENT SUBDIVISION LINE
- RIGHT OF WAY
- LOT LINE
- BUILDING SETBACK LINE
- PROPOSED EASEMENT
- CENTERLINE OF ROADWAY/DITCH
- CULVERT PIPE
- TOP/TOE OF SLOPE
- OVERHEAD ELECTRIC
- OVERHEAD COMMUNICATIONS
- TELEPHONE LINE
- GAS LINE
- FENCE LINE
- RAILROAD TRACKS
- BUILDING LINE
- RECOVERED STONE MONUMENT
- RECOVERED 3/4" IRON ROD (PINCHED)
- SET MAG SPIKE
- SET 5/8" IRON ROD (CAPPED)
- SEPTIC LID
- CLEANOUT
- UTILITY POLE
- GUY WIRE
- SIGN
- GAS METER
- TELEPHONE PEDESTAL
- AGGREGATE SURFACE
- BITUMINOUS SURFACE
- INVERT
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING

SUBDIVIDER THE OVERLAND GROUP
1598 IMPERIAL CENTER, STE. 2001
P.O. BOX 885
WEST PLAINS, MO 65775

CURRENT OWNER: S & R PROPERTY LLP
5144 MADISON AVE STE 11
INDIANAPOLIS, IN 46227

THE PROPERTY IS ZONED GC - GENERAL COMMERCIAL DISTRICT

CHAMLIN & ASSOCIATES 218 W. LAFAYETTE ST. OTTAWA, ILLINOIS 61350 815-434-7225

DRAWN BY: KED/MWS	REVISIONS			
	LEVEL	BY	DATE	DESCRIPTION
CHECKED BY: RFS				
DATE: 11/2024				

PRIMARY PLAT
COMMERCIAL
SUBDIVISION

CURRENT AS OF: 05/01/2025

SCALE: AS NOTED

FILE NO.: P8267.02Y- OF 2

DEDICATION CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREIN. THE RIGHT-OF-WAY IS HEREBY DEDICATED, FEE SIMPLE ABSOLUTE, AND IS TO BE OWNED AND MAINTAINED BY THE JURISDICTION IN WHICH IT LIES.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "COMMERCIAL MINOR PLAT RSBR E. 300 S. ROAD", AN ADDITION TO BLUE RIVER TOWNSHIP, JOHNSON COUNTY, STATE OF INDIANA.

FRONT, SIDE AND REAR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINES OF THE STREET THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

SEPTIC FIELD EASEMENTS ARE RESERVED AS SHOWN ON THE RECORDED PLAT. WITHIN THESE EASEMENTS, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THEIR OPERATION.

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

IN WITNESS WHEREOF, THE UNDERSIGNED, AS THE OWNER OF THE ABOVE-DESCRIBED REAL ESTATE, HAS HERETO CAUSED HIS NAME TO BE SUBSCRIBED THIS ____ DAY OF ____, 2024.

BY:
S & R PROPERTY LLP
OWNER

STATE OF INDIANA)
COUNTY OF JOHNSON) SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED S & R PROPERTY LLP, WHO ACKNOWLEDGE THE EXECUTION OF THIS INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

WITNESS MY SIGNATURE AND NOTARY SEAL THIS ____ DAY OF ____, 2024.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

RESIDENT OF ____ COUNTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND REPORT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH IAC TITLE 865, ARTICLE 1, RULE 12 AND COMPLETED ON NOVEMBER 25, 2024; AND THAT ALL MONUMENTS OR MARKERS SHOWN DO EXIST AS DESCRIBED AND THEIR LOCATION, SIZE AND TYPE OF MATERIAL ARE ACCURATELY SHOWN.

DATED THIS ____ DAY OF ____, A.D., ____.

Robert F. Sluis
Professional Land Surveyor
No. 20400033

I, affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in the Document Unless Required by Law.



PERU MORRIS
OTTAWA MENDOTA
ILLINOIS



**RSBR E. 300 S. ROAD
PRIMARY PLAT**
FOR
**PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 11 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN.
BLUE RIVER TOWNSHIP
JOHNSON COUNTY, INDIANA
APRIL, 2025**

LOT 1 COVERAGE
OVERALL LOT AREA=87,512.04± FT²
IMPERVIOUS AREA=32,920± FT²
GREENSPACE AREA=54,592.04± FT²
62.38% GREENSPACE

LOT 1
= 2.009± ACRES

TOTAL AREA = 5.024± ACRES
R.O.W. AREA = 0.295± ACRE
NET AREA = 4.729 ACRES

LOT 2 COVERAGE
OVERALL LOT AREA=118,483.20± FT²
IMPERVIOUS AREA=77,772.33± FT²
GREENSPACE AREA=40,710.87± FT²
34.36% GREENSPACE

LOT 2
= 2.72± ACRES

EXISTING BUILDING USE:
WAREHOUSE AND EQUIPMENT STORAGE
THERE IS NO DEFINED PARKING.

CHAMLIN & ASSOCIATES, INC. © 2024
Drawing Name: R:\USERS\B\p8267.02 - RSBR E. 300 S. ROAD-2.dwg Last Modified: Thursday, May 1, 2025 9:21:00 AM by Kurt Decker



PERU MORRIS
OTTAWA MENDOTA
ILLINOIS

CHAMLIN & ASSOCIATES 218 W. LAFAYETTE ST. OTTAWA, ILLINOIS 61350 815-434-7225

DRAWN BY: KED/MWS	REVISIONS			
	LEVEL	BY	DATE	DESCRIPTION
CHECKED BY: RFS				
DATE: 11/2024				

**PRIMARY
PLAT**

CURRENT AS OF: 05/01/2025	
SCALE: AS NOTED	SHEET 2
FILE NO.: P8267.02Y-	OF 2