

## MEETING AGENDA

Phone: (317) 346-4350

www.co.johnson.in.us

Johnson County Advisory Plan Commission June 24<sup>th</sup>, 2024 - 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 May 20, 2024 Meeting. Approval of minutes from the May 30, 2024 Special Meeting.

## **PUBLIC HEARINGS**

-CONTINUED HEARINGS-

M-2-24 & M-3-24. Haymaker North and South Minor Plats - 37.2 acre at 100 N and 450 W

Approval of Residential Subdivision Plats

-NEW HEARINGS -

OLD BUSINESS None.

NEW BUSINESS Discussion on the Unified Development Ordinance

## **REPORTS and RECOMMENDATIONS**

None.

## **ADJOURNMENT**

The next meeting of the Johnson County Advisory Plan Commission is scheduled for July 22, 2024 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, <a href="mailto:bdavis@co.johnson.in.us">bdavis@co.johnson.in.us</a>.

# **STAFF REPORT**

CASE NUMBERS: M-2-24 & M-3-24

ADDRESS: 37.2 acres at the intersection of CR 100 N and CR 450 W

Section 10 Township 12 Range 3

PETITIONER: Gregory Leugers

#### REQUESTS

Petition #	Request
M-2-24	Approval of a Residential Subdivision Plat, to be known as Haymaker North Minor Subdivision, dividing 28.222 acres into four lots.
M-3-24	Approval of a Residential Subdivision Plat, to be known as Haymaker South Minor Subdivision, dividing 8.761 acres into four lots.

## **PROPERTY DESCRIPTION**

This 37.2-acre site in Union Township is zoned R-R, Rural Residential. The parcels are unimproved with tillable land. The properties to the north and east are large agriculturally used properties that are zoned A-1, Agricultural. The property is surrounded by agricultural fields and occasional single family dwellings.

## **PROPOSED MINOR PLATS**

This request, if approved, would provide for the subdivision of the 2 subject site into four lots each for a total of 8 lots. All lots will utilize private septic systems. Lot sizes and road access options for each lot are listed in the table below.

Petition #	Plat Name	L	ot Sizes	Road Frontage
		Lot 1	2 acres	450 W/ 100 N
N4 2 24	Haymaker North	Lot 2	2 acres	100 N
M-2-24	Minor Subdivision	Lot 3	15.195 acres	450 W
		Lot 4	8.140 acres	450 W
		Lot 1	2.267 acres	_
M-3-24	Haymaker South Minor Subdivision	Lot 2	2 acres	100 N
		Lot 3	2 acres	100 N
		Lot 4	2 acres	

### **GENERAL TERMS AND CONDITIONS**

#### **Technical Review Committee**

The Technical Review Committee reviewed both plats on March 22, 2024, and its aggregate comments are included in the attached Technical Review Committee Letters. Approval from each Technical Review Committee member agency is required before the final plat may be approved for recording.

### **Johnson County Drainage Board**

The Johnson County Drainage Board reviewed and approved the drainage plan for both plats at its June 4th, 2023 meeting. The approval was subject to conditions. The conditions are found in the attachment to this staff report.

### Johnson County Planning Engineer, Johnson County Surveyor, JCREMC, CenterPoint Energy

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

## **Johnson County Health Department**

The Health Department has reviewed this petition and has made comments that need to be addressed. At the time of completion of the staff report, feedback from Health Department have not be received. A follow up will be supplied at the Plan Commission meeting, staff will either recommend a continuance or recommend conditions based on the review of the Health Department.

## Johnson County Highway Department, Bargersville Fire Department

The entity above has reviewed this petition but has not provided follow-up approval or objections. A follow-up will be provided verbally at the Planning Commission Meeting

### **GENERAL INFORMATION**

Applicant: Gregory Leugers

26 E Jefferson St Franklin, IN 46131

Owner: TIMBERCREEK INVESTMENTS LLC

3701 W Smokey Row Rd Bargersville, IN 46106

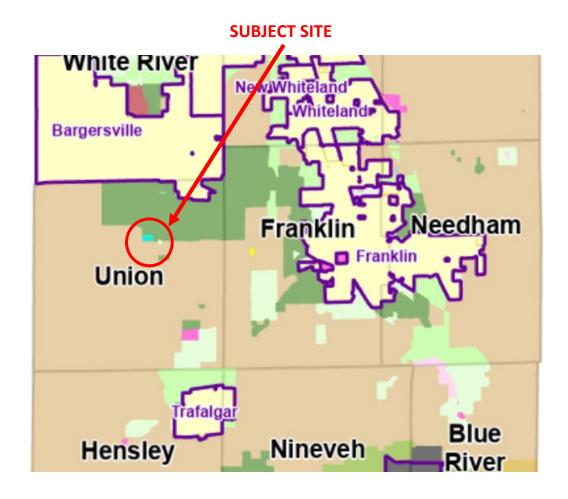
Zoning: R-R (Rural Residential)

Land Use: Agricultural

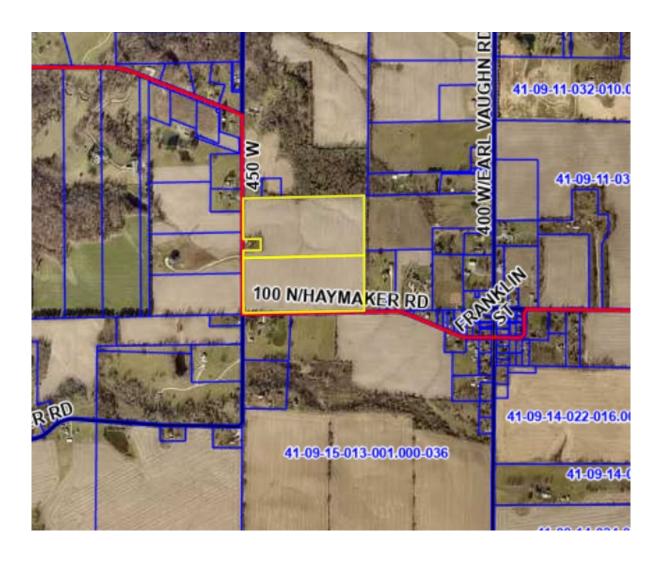
Future Land Use: Agricultural/Rural Residential

-MNH

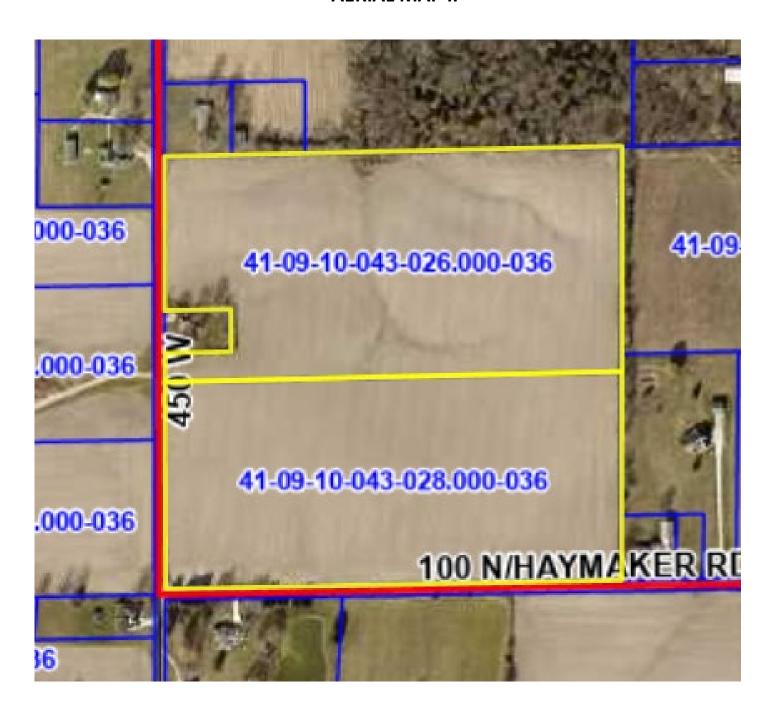
# **BASE MAP**



# **AERIAL MAP**



## **AERIAL MAP II**





# **JOHNSON COUNTY**

**Department of Planning and Zoning** 86 West Court Street Courthouse Annex Franklin, Indiana 46131 Phone: (317) 346-4350 Website: www.co.johnson.in.us

March 22, 2024

Chandler Harden Banning Engineers 853 Columbia Road, Suite 101 Plainfield, Indiana 46168

RE: Haymaker South Minor Subdivision Preliminary/Final Review

M-3-24 DR-3561-24

## Haymaker South Minor Subdivision

## A. Planning and Zoning Comments

- The overall boundaries for Haymaker North and South do not match any recorded deeds. Haymaker North will need to be recorded prior to South unless new deeds are recorded prior to recording plats.
- 2. Remove the building statement it is not applicable
- 3. For Plan Commission Signatures Change chairman to Charles Canary and Secretary to Jonathan T. Myers
- 4. If the schedule is to seek approval from the Plan Commission on April 22, 2024:
  - a. Public Notice for Plan Commission needs to be completed by April 1, 2024. Staff will supply the public notice letter for the surrounding properties and a list of addresses.
  - b. Submit the Final Preliminary Plat for the PC agenda addressing the TRC and Drainage Board Comments by April 4, 2024.
  - c. Applicants are responsible for submitting the Final Preliminary Plat to all checkpoint agencies for approval/no objection no later than April 12, 2024.
- 5. The Drainage Study dated February 22, 2024 was reviewed, and the following links are provided for reference. Comments are provided below.

Ordinance: <a href="https://co.johnson.in.us/egov/documents/1673017730">https://co.johnson.in.us/egov/documents/1673017730</a> 99541.pdf

Manual: <a href="https://co.johnson.in.us/egov/documents/1673017769">https://co.johnson.in.us/egov/documents/1673017730</a> 99541.pdf

a. Per The Johnson County Technical Standards Manual, Chapter 6, Sub-section D, Paragraph 9, "Emergency overflow facilities such as a weir or spillway shall be provided for the release of exceptional storm runoff or in emergency conditions should the normal discharge devices become totally or partially inoperative. The overflow facility shall be of such design that its operation is automatic and does not require manual attention. Emergency overflow facilities shall be designed to convey, without overtopping the detention facility banks, one and one-quarter (1.25) times the peak inflow discharge resulting from the 100-year design storm event runoff from the entire contributing watershed draining to the detention/retention facility, assuming post-development condition on-site and existing condition off-site. The length of the weir is to be determined using the weir equation, with the overflow weir control elevation at the Pond's 100- year elevation (pond is assumed full to the overflow weir control elevation), discharge equal to 1.25 times the peak 100-year inflow, and the maximum head being the difference between the weir control elevation and the top of the bank.

The emergency overflow routing from the emergency overflow facility to an adequate receiving system must be positive (by gravity) and shown on the construction plans. It must be sized to accommodate the design flow of the pond's emergency overflow weir. A minimum of thirty (30) feet width along the centerline of this emergency overflow route or the flow width required to accommodate the emergency spillway design flow, whichever is greater, shall be designated as permanent drainage easement. This emergency overflow path/easement area shall be shown on the plans as hatched area or another distinctive symbol. No fences or landscaping can be constructed within the easement areas. The Lowest Adjacent Grade of all residential, commercial, or industrial buildings along this emergency overflow route shall be set a minimum of 2 feet above the flood route, calculated based on the pond's emergency overflow weir design discharge." Please provide calculations for an emergency spillway for each of the detention facilities and show the locations of the spillways on the Supporting Data Plan, noting the following:

- 1) Emergency spillways may not directly discharge into any roadside ditch. The spillway must discharge to the side and have a swale that directs the flow to a roadside ditch.
- Emergency spillways may not be located directly above the discharge pipe of control structure for any detention facility.
- Emergency spillways must have a matting placed according to the attached detail.
- b. With the two proposed dry detention facilities being small, we would support a waiver of the underdrain requirement provided the soils are well-drained. Please provide a letter requesting a waiver of that standard which is listed in Chapter 6, Sub-section F, Paragraph 1, of the Technical Standards Manual.
- c. Prior to the sale of and lots, the detention and drainage design construction documents must be submitted and approved and the detention facility installed. Please add the following statements to the plat.
  - 1) "An appearance before the Drainage Board may be required for the approval of the Residential Site/Drainage Construction Documents."
  - 2) "The maintenance of the storm drainage system for each lot in this subdivision shall include but not be limited to the maintenance of all detention areas, inlet structures, manholes, pipes, open ditches, swales and paved swales. The costs and expenses of such maintenance of the storm drainage system shall be the responsibility of the owners of each individual lot in this subdivision. Johnson County and the Johnson County Commissioners do not maintain the storm drainage system."
  - 3) Separate Maintenance Agreements shall be recorded for Lots 1 and 2, and Lots 3 and 4 prior to the issuance of any permits for construction.
- d. Provide easements on the plat for the detention facilities and the overflow/outlet

pipe route as required by Chapter 6, Section D. Double-check the easement width for the westernmost detention facility.

- B. Highway Department approval is required. Please contact that department directly for any comments.
- C. Johnson County Surveyor approval is required. Please see attached comments, the part for this project has been highlighted.
- D. Johnson County Drainage Board approval (preliminary/final) is required.
- E. Johnson County Health Department approval is required. See attached comments.
- F. Bargersville Fire Department approval is required.
- G. Provide a will-serve letter from Johnson County REMC.
- H. Provide a will-serve letter from CenterPoint Energy.
- Bargersville Utilities has provided a letter indicating the location of a water main in the vicinity of the project. Consideration should be given to the extension of a public main to the site; however, it is not required.

Please communicate directly with those separate agencies providing comments and copy the Department of Planning and Zoning with any correspondence.

If you have any questions, please contact us at your earliest convenience.

Warmest Regards,

Richard R. Hoover, P.E.

Planning Engineer

cc File



# **JOHNSON COUNTY**

Department of Planning and Zoning 86 West Court Street Courthouse Annex Franklin, Indiana 46131 Phone: (317) 346-4350 Website: www.co.johnson.in.us

March 22, 2024

Chandler Harden Banning Engineers 853 Columbia Road, Suite 101 Plainfield, Indiana 46168

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M-2-24 DR-3559-24

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- Emergency spillways must have a matting placed according to the attached detail.
- b. With the two proposed dry detention facilities being small, we would support a waiver of the underdrain requirement provided the soils are well-drained. Please provide a letter requesting a waiver of that standard which is listed in Chapter 6, Sub-section F, Paragraph 1, of the Technical Standards Manual.
- c. We will support the concept of providing construction documents for the detention and drainage design with the submittal of the site and building plans during the permitting of the residence for Lots 1 and 2. Prior to the sale of Lots 3 and 4, the detention and drainage design construction documents must be submitted and approved and the detention facility installed. Please add the following statements to the plat.
  - "An appearance before the Drainage Board may be required for the approval of the Residential Site/Drainage Construction Documents."
  - 2) "The maintenance of the storm drainage system for each lot in this subdivision shall include but not be limited to the maintenance of all detention areas, inlet structures, manholes, pipes, open ditches, swales and paved swales. The costs and expenses of such maintenance of the storm drainage system shall be the responsibility of the owners of each individual lot in this subdivision. Johnson County and the Johnson County Commissioners do not maintain the storm drainage system."
  - 3) A Maintenance Agreement shall be recorded for Lots 3 and 4 prior to the issuance of any permits for construction.

- d. Provide easements on the plat for the detention facilities and the overflow/outlet pipe route as required by Chapter 6, Section D.
- B. Highway Department approval is required. Please contact that department directly for any comments.
- C. Johnson County Surveyor approval is required. Please see attached comments, the part for this project has been highlighted.
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If you have any questions, please contact us at your earliest convenience.

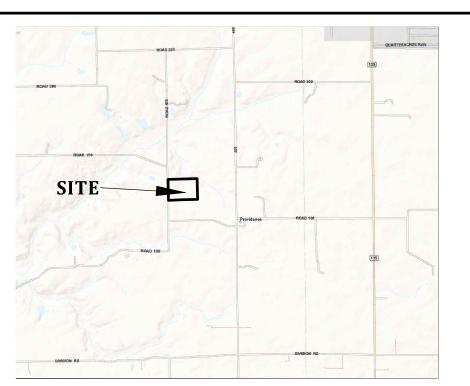
Warmest Regards,

Richard R. Hoover, P.E. Planning Engineer

cc File

JOHNSON COUNTY DRAINAG	E BOARD	DRAINAG	BE APPROVAL NO.	/3
Project_HAYMAKER NORTH MIN	OR PLAT	Petitioner	Banning Enginee	ers
Address PRELIMINARY- FINAL DR-3559-24 1-12N-3E	<u> </u>	Address	853 Columbia Rd Plainfield IN 461	
Project Township  White River  Pleasant  Clark	Union Franklin Needham	·,	Hensley Ninevel	1
	CONI	OITIONS		
Approved with waive  Conditions  Preliminary and Final App	Waiver on lots Smalle rates o Detent issuand A trash outside Plat to develo	1 and 2 detern size 2 1/2" f Chapter 6 i ion facilities in ce of any buill rack of each face of continclude Covper Owners in the continuity of the ce of the	er 6 Section A Minertion facility is requise needed to meet on Tech Standards I must be installed policing permits the 2 1/2" orifice must rol structure. The enant restrictions of Purchasers agreed the being Approved	uired water release Manual rior to st be installed on issued by
PRELIMINARY APPROVAL	Andrew Coc Chairman Andrew Coc	hrane DN: cn=Andi ou=Johnson Date: 2021.0	ed by Andrew Cochrane ew Cochrane, o=Drainage Board, County, email=acochrane@rqaw.com, c=US 2.12 11:09:27 -05'00'  ed by Andrew Cochrane ew Cochrane, o=Drainago Board, ou=Johnson	June 4, 2024  Date  June 4, 2024
FINAL APPROVAL	Chairman	Date: 2021.0	=acochrane@rasw.com, c=US 2.12 11:10:42 -05:00'	Date
DISAPPROVED	Chairman			Date

JOHNSON COUNTY DRAINA	GE BOARD	DRAINAG	BE APPROVAL NO	/4
Project HAYMAKER SOUTH MIN	NOR PLAT	Petitioner	Banning Engine	ers
Address PRELIMINARY- FINAL DR-3561-24 10-12N-	<b>3</b> ⊏	Address	853 Columbia Rd Plainfield IN 461	**************************************
	JL		Flaimed in 461	00
Project Township  White River  Pleasant  Clark	Union Franklin Needham	·	Hensley Ninevel Blue Ri	ו
	CONDITI	ONS		
Approved with waive	Waiver from on lots 1 at 3" size is an A smaller Detention Chapter 6  Detention issuance of A trash radioutside factors	and 2 detented for 2 1/2" size Facility to of Tech I facilities in facilities in facilities of any builtok of each to ce of continude Cove	er 6 Section A Min ntion facility is requ r Lots 1&2 Dry Det e is needed for Lots o meet water release Manual nust be installed preding permits in 2 1/2" orifice must rol structure. In ent restrictions is Purchasers agree	uired A smaller ention Facility s 3 & 4 Dry se rates of rior to st be installed on
Preliminary and Final App				
PRELIMINARY APPROVAL	Andrew Cochra	ne DN: cn=Andrev	l by Andrew Cochrane v Cochrane, o-Drainage Board, buntly, email-acochrane@rqaw.com, c=US 12 11:09:27-05:00'	June 4, 2024
FINAL APPROVAL	Chairman Andrew Cochra	ne DN: cn=Andrew	by Andrew Cochrane ( Cochrane, o=Drainage Board, ou=Johnson accchrane@rigew.com, c=US 2 11-10.42 = D000	<b>Date</b> June 4, 2024
DISAPPROVED	Chairman			Date
	Chairman			Date



# VICINITY MAP



DRAINAGE **EASEMENT** BUILDING SETBACK LINE

R/W**MONUMENT FOUND** 

# FLOOD STATEMENT

The surveyed property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) per the Flood Insurance Rate Map (FIRM) for Johnson County, Indiana, community panel 18081C0135D, revised date August 2, 2007, Federal Emergency Management Agency, National Flood Insurance Program. Per said FIRM, a portion of this parcel does lie within the boundary of a Special Flood Hazard Area. The limits of the zone is shown on the survey plat as scaled from said FIRM. The accuracy of any flood hazard statement is subject to map scale uncertainty

## NOTE

Storm water permits may be required through Johnson County Planning &

No construction, or improvements shall impair or negatively impact any will be designed, and re-routed so not to impede, impair or negatively

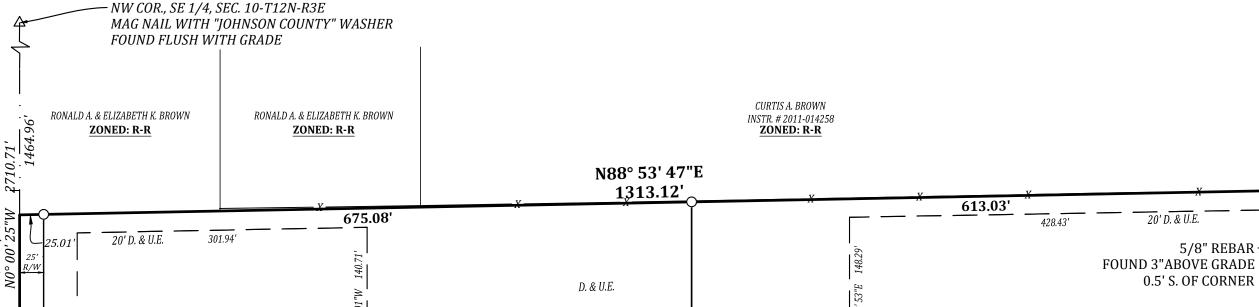
Individual Lot owners shall be responsible for the operation and maintenance of all retention/detention ponds, ditches and swales in tracts or easements for which they own in accordance with the Johnson County Stormwater Technical Standards and the Engineer's Operation and Maintenance Manual. For the shared retention/detention facilities on Lots 3 & 4, the cost of maintenance shall be evenly distributed between the

DEVELOPMENT DAT	TA SUMMARY
ZONING:	RR (RURAL RESIDENTIAL)
FRONT YARD SETBACK	35 FEET
SIDE YARD SETBACK	10 FEET
REAR YARD SETBACK	20 FEET
TOTAL NUMBER OF LOTS	4
PUBLIC RIGHT OF WAY	0.886 ACRES
OVERALL PROPERTY	28.222 ACRES
ACREAGE AFTER RIGHT OF WAY	27.336 ACRES

SW COR., SE 1/4, SEC. 10-T12N-R3E ~ MAG NAIL WITH "JOHNSON COUNTY" WASHER FOUND FLUSH WITH GRADE

# **HAYMAKER NORTH MINOR PLAT RESIDENTIAL SUBDIVISION**

PART OF THE SE 1/4 OF SEC. 10-T12N-R3E UNION TOWNSHIP, JOHNSON CO., INDIANA



N89° 40′ 03″E 213.06′ LOT 4 8.140 AC. +/-ZONED: R-R

D. & U.E.

S88° 53' 47"W RIGHT-OF-WAY N0° 00' 25"W 200.08' 121.00' DAVID D. BAYLESS 5/8" REBAR WITH CAP STAMPED INSTR. # 2017-003423 "BANNING ENG FIRM#0060" SET N88° 53' 47"E SECTION CORNER

UNION TWP. TOWNSHIP 12 N

RANGE 3 E

SECTION 10

DEVELOPER, APPLICANT &/OR OWNER

**GREG LEUGERS** KELLER WILLIAMS HOMETOWN 26 E. JEFFERSON STREET FRANKLIN, IN 46131

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 impact surface or subsurface water flow.

owners of said Lots 3 & 4.

STAMPED "FECO" FOUND FLUSH WITH GRADE 200.08' COUNTY ROAD 450 W 249.00 - WIRE FENCE GENERALLY ON LINE 626.76' 20' D. & U.E. MICHAEL E. & SABRA A. STARK S88° 53' 47"W 1287.99' S88° 53' 47"W 210.00' WISE MINOR SUBDIVISION 867.99' P.C. "D", PG 27 20' D. & U.E. **ZONED: R-R** 5/8" REBAR WITH CAP 50' RIGHT OF WAY AGREEMENT STAMPED "FECO" FOUND TO TEXAS GAS TRANSMISSION CORP. FLUSH WITH GRADE D. B. 252, PG 605 ~1/2" REBAR FOUND FLUSH WITH GRADE TIMBERCREEK INVESTMENTS, LLC LOT 2 LOT 1 2.000 AC. +/-2.000 AC. +/-ZONED: R-R **ZONED: R-R** JESSE A. & BRIANNA L. MARTIN INSTR. # 2013-008741 ZONED: R-R 85' D. & U.E. MAG NAIL FOUND 2" BELOW GRADE 210.00' 209.94' 1394.44' 858.60' 25.00'— S88° 53′ 47″W 2707.37′ HAYMAKER ROAD (W. 100 N.) S88° 53' 47"W S. LINE, SE 1/4, SEC. 10-T12N-R3E 444.94'  $_{\rm T}$   $_{\rm T}$   $_{\rm T}$ SE COR., SE 1/4, SEC. 10-T12N-R3E ~ RAILROAD SPIKE FOUND 2" BELOW GRADE

S89° 40' 03"W 134.52'

50' RIGHT OF WAY AGREEMENT

TO TEXAS GAS TRANSMISSION CORP.

D. B. 252, PG 605

LOT 3 15.195 AC. +/-

ZONED: R-R

HAYMAKER NORTH MINOR PLAT
RESIDENTIAL SUBDIVISION
PART OF THE SE 1/4 OF SEC. 10-T12N-R3E
UNION TOWNSHIP, JOHNSON CO., INDIANA

AREA FOR COUNTY

RECORDER

5/8" REBAR WITH CAP STAMPED

"MAJOR LAND SURVEYING" FOUND FLUSH WITH GRADE

LUKE & KELLEE SLEVIN

INSTR. # 2017-027331 **ZONED: R-R** 

5/8" REBAR WITH CAP

roject No: heet No:

1 OF 2

UNION TWP. TOWNSHIP 12 N RANGE 3 E SECTION 10 HAYMAKER NORTH MINOR PLAT RESIDENTIAL SUBDIVISION

PART OF THE SE 1/4 OF SEC. 10-T12N-R3E UNION TOWNSHIP, JOHNSON CO., INDIANA

Johnson County, Indiana

DEVELOPER, APPLICANT &/OR OWNER
GREG LEUGERS
KELLER WILLIAMS HOMETOWN
26 E. JEFFERSON STREET
FRANKLIN, IN 46131

I, the undersigned, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and the within plat represents a subdivision of the lands surveyed within the cross referenced survey plat, and that to the best of my knowledge and belief there has been no change from the matters of survey revealed by the cross-referenced survey on any lines that are common with the new subdivision. I further certify that the said subdivision was platted under my direct supervision and control and is true and correct to the best of my knowledge and belief.

Witness my signature this \_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_

Prepared by: Kevin W. Rowland Professional Surveyor State of Indiana Registration Number LS29600015

#### LAND DESCRIPTION

A part of the Southeast Quarter of Section 10, Township 12 North, Range 3 East, being more particularly described as follows:

BEGINNING at a mag nail with "Johnson County" washer marking the southwest corner of the Southeast Quarter of said Section 10; thence North 00 degrees 00 minutes 25 seconds West along the west line of said Southeast Quarter 689.00 feet to the southwest corner of the land now or formerly conveyed to David Bayless as recorded in Instrument Number 2017-003423 in the Office of the Recorder of Johnson County (the following three (3) calls are along the southerly, eastelry and northerly lines thereof); 1) thence North 88 degrees 53 minutes 47 seconds East 200.08 feet to a 5/8 inch rebar with cap stamped "Banning Eng Firm#0060" (hereinafter referred to as capped rebar set); 2) thence North 00 degrees 00 minutes 25 seconds West 121.00 feet to a capped rebar set; 3) thence South 88 degrees 53 minutes 47 seconds West 200.08 feet to the west line of the Southeast Quarter of Section 10; thence North 00 degrees 00 minutes 25 seconds West along said west line 435.75 feet; thence North 88 degrees 53 minutes 47 seconds East 1313.12 feet to a capped rebar set; thence South 88 degrees 53 minutes 47 seconds West 867.99 feet to a capped rebar set; thence South 00 degrees 00 minutes 07 seconds West 440.01 feet to the south line of said Southeast Quarter; thence South 88 degrees 53 minutes 47 seconds West 867.99 feet to a capped rebar set; thence South line 444.94 feet to the POINT OF BEGINNING, containing 28.222 acres, more or less.

Subject to all rights of way, easements, and restrictions.

All monuments shown hereon will exist, and their location, size, type and material are accurately shown.

This subdivision contains four (4) lots, Numbered 1 through 4 as shown. The size of lots and widths of streets and easements are shown on figures denoting feet and decimal parts thereof.

This subdivision shall be known as "Haymaker North Minor Plat" a subdivision in Union Township, Johnson County, State of Indiana.

## **DEDICATION CERTIFICAT**

We the undersigned, owner of the real estate shown and described herewith, do hereby lay off plat and subdivide said real estate in accordance with the herein plat. The right of way is hereby dedicated, fee simple absolute, and is to be owned and maintained by the jurisdiction in which it lies.

Setbacks. Building set-back lines are hereby established as shown on this plat, between which lines and the property lines of the streets no building or structure (except walls and fences to the extent permitted hereby or by Declaration), shall be erected or maintained. No buildings, structures, or other improvements shall be erected closer to any side lot line of any lot than 10 feet and the total side yard setback (both sides) must be at least 20 feet, or closer to any rear lot line of any lot than 20 feet, unless proposed otherwise, permitted hereby or by Declaration.

Drainage and Utility Easements (D. & U.E.) For installation and maintenance of utilities and drainage facilities are reserved as shwon and recorded on the plat. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in easements. The easement area of each lot and all improvements thereon shall be maintained continuously by the owner of the lots, except for those improvements for which a public authority or utility is responsible.

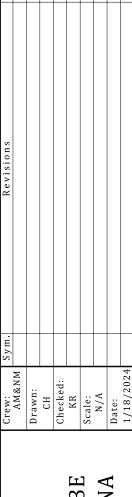
Sight Visibility. No fence, wall, hedge tree, shrub planting, or other object which obstructs sight lines and elevations between two and one-half (2 1/2) and eight (8) feet above the street, shall be placed or permitted to remain on any corner lot within the triangle area formed by the street property lines and a line connecting points thirty-five (35) feet from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street right of way lines extended. The same sight line limitations shall apply to any lot within ten (10) feet from the intersection of a street right of way line with the edge of a driveway, pavement, or alley line.

In addition to the covenants and restrictions herein set forth and contained in this plat the lots are also subject to certain additional covenants and restrictions contained in "Declaration of Covenants and Restrictions of Haymaker North Minor Subdivision" recorded as Instrument Number in the Office of the Recorder of Johnson County and any amendments thereof.

No construction or improvements shall impair or negatively impact any private drain tile (IC 36-9-27-2), or natural surface watercourse (IC 36-9-27.4-3). When encountered said tile or watercourse will be re-routed so not to impair or negatively impact surface or subsurface water flow.

The right to enfore these provisions by injunction, together with the right to cause removal by due process of law of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

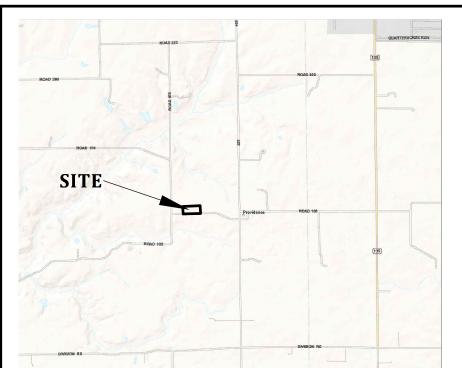
IN WITNESS WHEREOF, the un this day of	_		escribed real estate,	have hereunto caused t	heir names to be subscr	ibed
Terry Johnson	_					
Owner STATE OF	)					
COUNTY OF	) SS: )					
Before me, a Notary Public in above and foregoing as their vo					dkins, who acknowledg	ed the execution of the
WITNESS my hand and notaria	l seal this day o	of, 20_				
Notary Public						
My Commission Expires: County of Residence:						
After having given public notice Journal at least ten days before and all acts supplemental and a day of	e the date of said hamendatory thereto	nearing, under the au	ithority provided by	Chapter 138, Acts of 1	957, enacted by the Inc	liana General Assembly
Michele Hansard Planning Director						
APPROVED BY THE JOHNSON (by.	COUNTY PLAN COM	MMISSION IN ACCORI	DANCE WITH THE SI	UBDIVISION CONTROL	ORDINANCE.	
Charles Canary, Chairman		 Jon	athan T. Myers, Secr	etary		
APPROVED BY THE JOHNSON (	COUNTY DRAINAG	E BOARD AT A MEET	ING HELD ON	DAY OF	, 20	
Received by the Johnson Count	y Assessor this	day of	, 20	·		
Michael S. Watkins, County Ass	_ essor					
Entered for taxation this	day of	, 20				
Elizabeth A. Alvey, Auditor Johnson County, Indiana	-					
Instrument Number:		_				
Received for record this day Fee	y of	, 20 At	recorded in Plat Cabi	net, Page	-	
Teresa Petro, Recorder	_					



HAYMAKER NORTH MINOR PLAT
RESIDENTIAL SUBDIVISION
PART OF THE SE 1/4 OF SEC. 10-T12N-I

ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningErigineering.com

Project No: 22297
Sheet No:



# VICINITY MAP



DRAINAGE UTILITY

**EASEMENT** BUILDING SETBACK LINE

R/WRIGHT-OF-WAY

**MONUMENT FOUND** 5/8" REBAR WITH CAP STAMPED "BANNING ENG FIRM#0060" SET

SECTION CORNER

## FLOOD STATEMENT

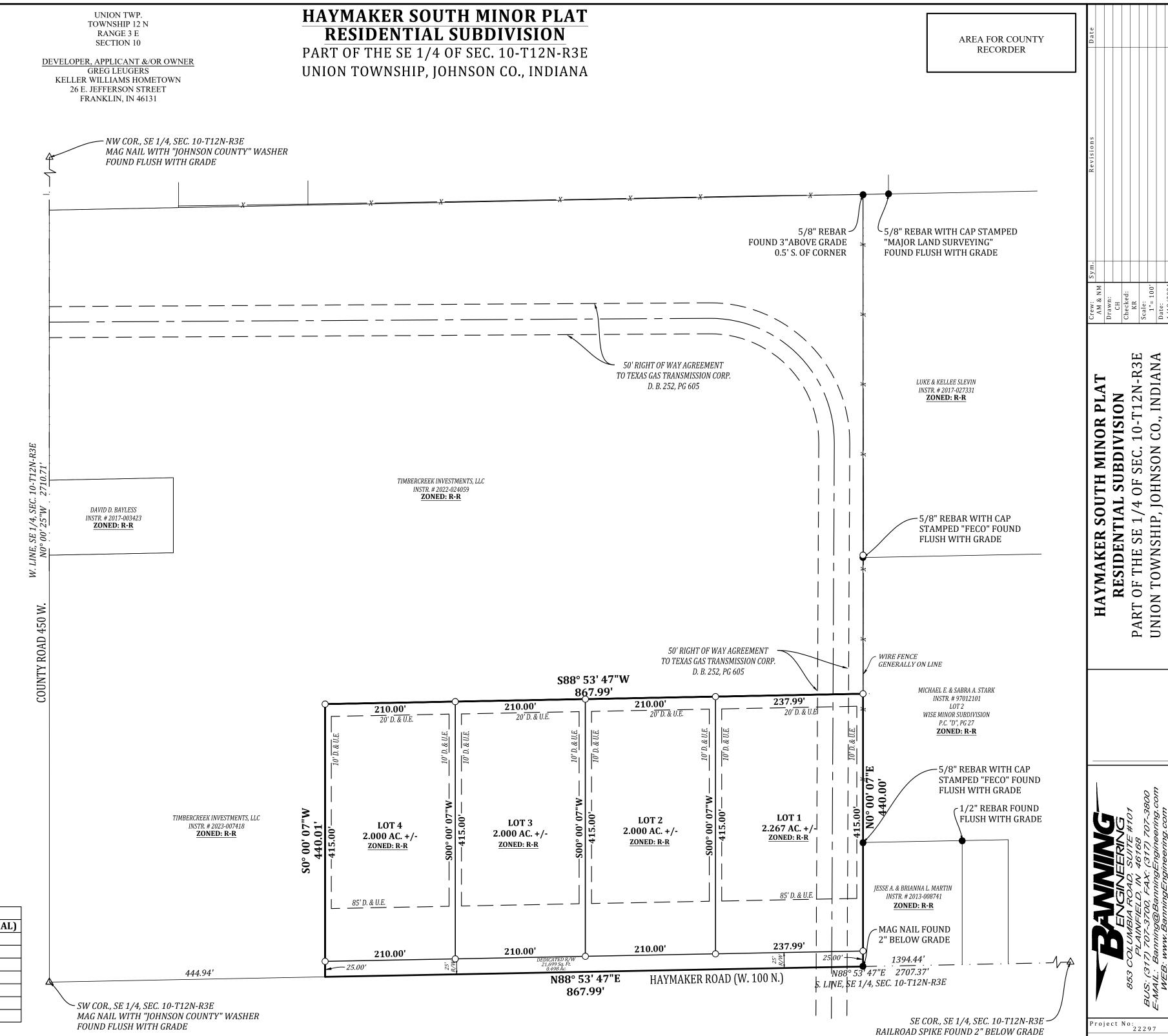
The surveyed property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) per the Flood Insurance Rate Map (FIRM) for Johnson County, Indiana, community panel 18081C0135D, revised date August 2, 2007, Federal Emergency Management Agency, National Flood Insurance Program. Per said FIRM, a portion of this parcel does lie within the boundary of a Special Flood Hazard Area. The limits of the zone is shown on the survey plat as scaled from said FIRM. The accuracy of any flood hazard statement is subject to map scale uncertainty.

Storm water permits may be required through Johnson County Planning & Zoning.

No construction, or improvements 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.

Individual Lot owners shall be responsible for the operation and maintenance of all retention/detention ponds, ditches and swales in tracts or easements for which they own in accordance with the Johnson County Stormwater Technical Standards and the Engineer's Operation and Maintenance Manual. For the shared retention/detention facilities on Lots 1 & 2, the cost of maintenance shall be evenly distributed between the owners of said Lots 1 & 2.

DEVELOPMENT DAT	TA SUMMARY
ZONING:	RR (RURAL RESIDENTIAL
FRONT YARD SETBACK	35 FEET
SIDE YARD SETBACK	10 FEET
REAR YARD SETBACK	20 FEET
TOTAL NUMBER OF LOTS	4
PUBLIC RIGHT OF WAY	0.498 ACRES
OVERALL PROPERTY	8.765 ACRES
ACREAGE AFTER RIGHT OF WAY	8.267 ACRES



1 OF 2

Sheet No:

IVISION . 10-T12N-R3E I CO., INDIANA

UNION TWP. TOWNSHIP 12 N RANGE 3 E SECTION 10 HAYMAKER SOUTH MINOR PLAT RESIDENTIAL SUBDIVISION

PART OF THE SE 1/4 OF SEC. 10-T12N-R3E UNION TOWNSHIP, JOHNSON CO., INDIANA

Johnson County, Indiana

DEVELOPER, APPLICANT &/OR OWNER
GREG LEUGERS
KELLER WILLIAMS HOMETOWN
26 E. JEFFERSON STREET
FRANKLIN, IN 46131

I, the undersigned, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and the within plat represents a subdivision of the lands surveyed within the cross referenced survey plat, and that to the best of my knowledge and belief there has been no change from the matters of survey revealed by the cross-referenced survey on any lines that are common with the new subdivision. I further certify that the said subdivision was platted under my direct supervision and control and is true and correct to the best of my knowledge and belief.

Witness my signature this \_\_\_\_ day of \_\_\_\_\_\_\_, 20\_\_\_\_

Prepared by: Kevin W. Rowland Professional Surveyor

Registration Number LS29600015

I AND DESCRIPTION

State of Indiana

A part of the Southeast Quarter of Section 10, Township 12 North, Range 3 East, being more particularly described as follows:

Commencing at a mag nail with "Johnson County" washer marking the southwest corner of the Southeast Quarter of said Section 10; thence North 88 degrees 53 minutes 47 seconds East along the south line of said Southeast Quarter 444.94 feet to the POINT OF BEGINNING; thence continue North 88 degrees 53 minutes 47 seconds East along said south line 867.99 feet to a mag nail; thence North 00 degrees 00 minutes 07 seconds East 440.00 to a 5/8 inch rebar with cap stamped "Banning Eng Firm#0060" (hereinafter referred to as capped rebar set); thence South 88 degrees 53 minutes 47 seconds West being parallel with the south line of said Southeast Quarter 867.99 feet to a capped rebar set; thence South 00 degrees 00 minutes 07 seconds West 440.01 feet to the POINT OF BEGINNING, containing 8.765 acres, more or less.

Subject to all rights of way, easements, and restrictions.

All monuments shown hereon will exist, and their location, size, type and material are accurately shown.

This subdivision contains four (4) lots, Numbered 1 through 4 as shown. The size of lots and widths of streets and easements are shown on figures denoting feet and decimal parts thereof.

This subdivision shall be known as "Haymaker South Minor Plat" a subdivision in Union Township, Johnson County, State of Indiana.

## DEDICATION CERTIFICATI

We the undersigned, owner of the real estate shown and described herewith, do hereby lay off plat and subdivide said real estate in accordance with the herein plat. The right of way is hereby dedicated, fee simple absolute, and is to be owned and maintained by the jurisdiction in which it lies.

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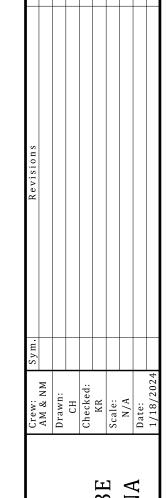
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	, 20					
	_					
Terry Johnson						
Owner						
STATE OF	) ) SS:					
Before me, a Notary Public in above and foregoing as their was a second foregoing as their was a second for the	n and for said County and voluntary act and deed, and	State, personally appeal who swore to the truth	ared Terry Johnso of the matters the	n and Randal Adkins, erein.	who acknowledged the exec	cution of t
WITNESS my hand and notari	al seal this day of	, 20				
Notary Public						
My Commission Expires: County of Residence:						
CERTIFICATE OF APPROVAI	_					
After having given public noti Journal at least ten days befo and all acts supplemental and	re the date of said hearing	g, under the authority p	rovided by Chapte	er 138, Acts of 1957, e	nacted by the Indiana Gener	al Assemb
day of		siat was given i reminia	ny ripprovar by the	e jointson dounty I tan	commission at a meeting ner	d on the
Michele Hansard						
Michele Hansard Planning Director						
	COUNTY PLAN COMMISSI	ION IN ACCORDANCE W	TITH THE SUBDIVIS	SION CONTROL ORDIN	ANCE.	
Planning Director  APPROVED BY THE JOHNSON	COUNTY PLAN COMMISSI	ION IN ACCORDANCE W	TH THE SUBDIVIS	SION CONTROL ORDIN	ANCE.	
Planning Director  APPROVED BY THE JOHNSON			TITH THE SUBDIVIS  Myers, Secretary	SION CONTROL ORDIN	ANCE.	
Planning Director  APPROVED BY THE JOHNSON by.		Jonathan T.	Myers, Secretary	-		
Planning Director  APPROVED BY THE JOHNSON by.  Charles Canary, Chairman	COUNTY DRAINAGE BOAR	Jonathan T. I	Myers, Secretary	-		
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HAYMAKER SOUTH MINOR PLAT
RESIDENTIAL SUBDIVISION
PART OF THE SE 1/4 OF SEC. 10-T12N-R3E
UNION TOWNSHIP, JOHNSON CO., INDIANA



Project No: 22297 Sheet No: