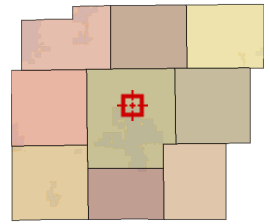


Overview



Legend

Roads

- , PRIVATE
- , PRIVATE
- I, PUBLIC
- S, PUBLIC
- U, PUBLIC
- <all other values>

- Subdivisions
- Rights of Way
- Parcel Search

Regulated Drains

- OPEN DITCH
- - - TILE

Drainage Easements

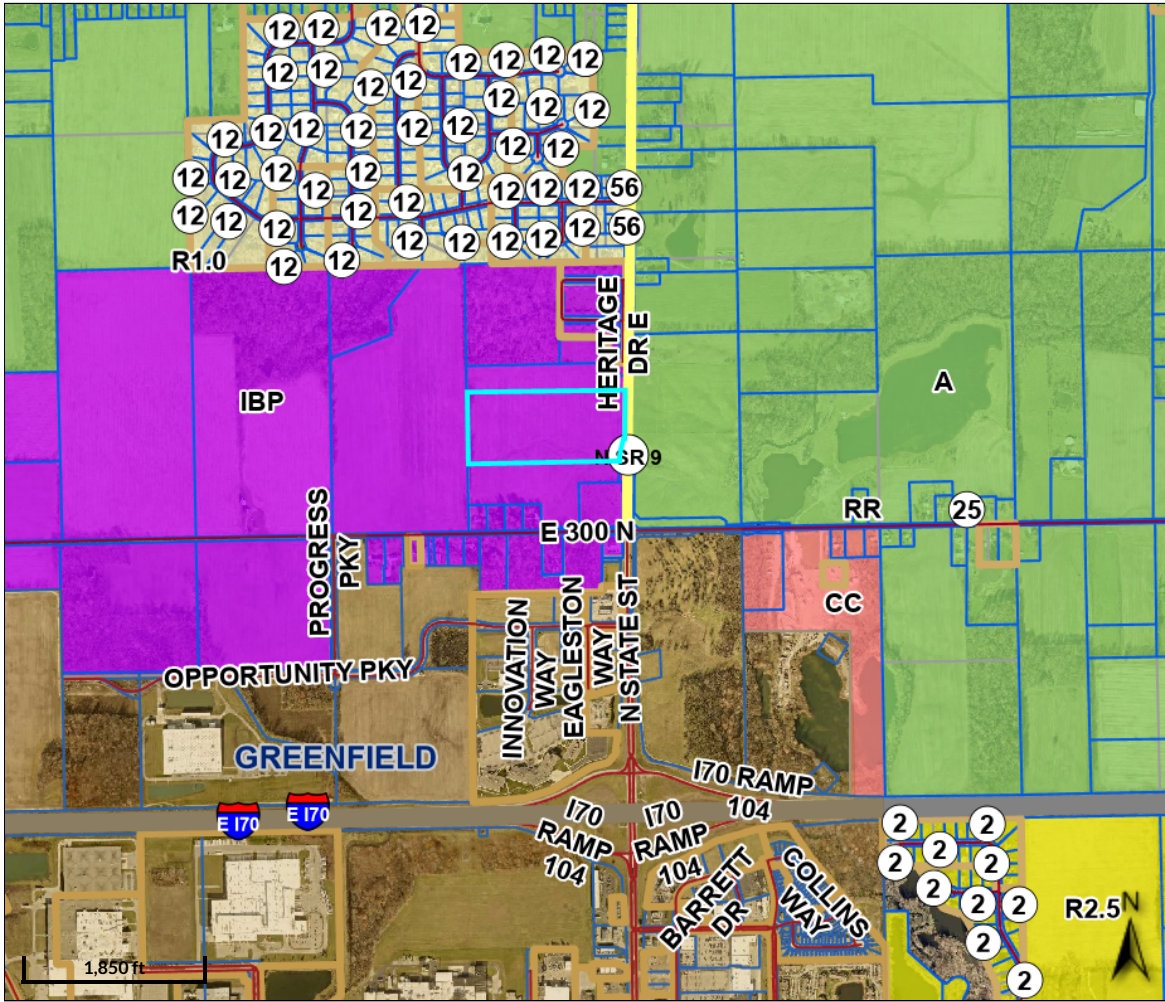
- Regulated Drain Maintenance

Floodplain

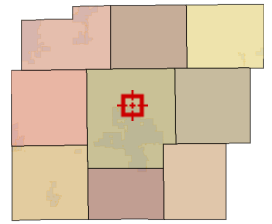
- A,
- AE,
- AE (FLOODWAY), FLOODWAY

Parcel ID	30-07-17-400-020.000-008	Alternate ID	30-07-17-400-020.000-008	Owner Address	Moore, Diane M (1/2 int) & Karen A Deno & Janice K Richards 6045 N 300 W Greenfield, IN 46140
Sec/Twp/Rng	n/a	Class	Vacant Land		
Property Address	N SR 9 Greenfield	Acreeage	14.964		
District	CENTER TOWNSHIP				
Brief Tax Description	WD SE 17-16-7 14.713ac (Note: Not to be used on legal documents)				

Please visit the [Indiana Department of Natural Resources Floodplain Information Portal](#) to review the best available flood plain data for construction purposes.



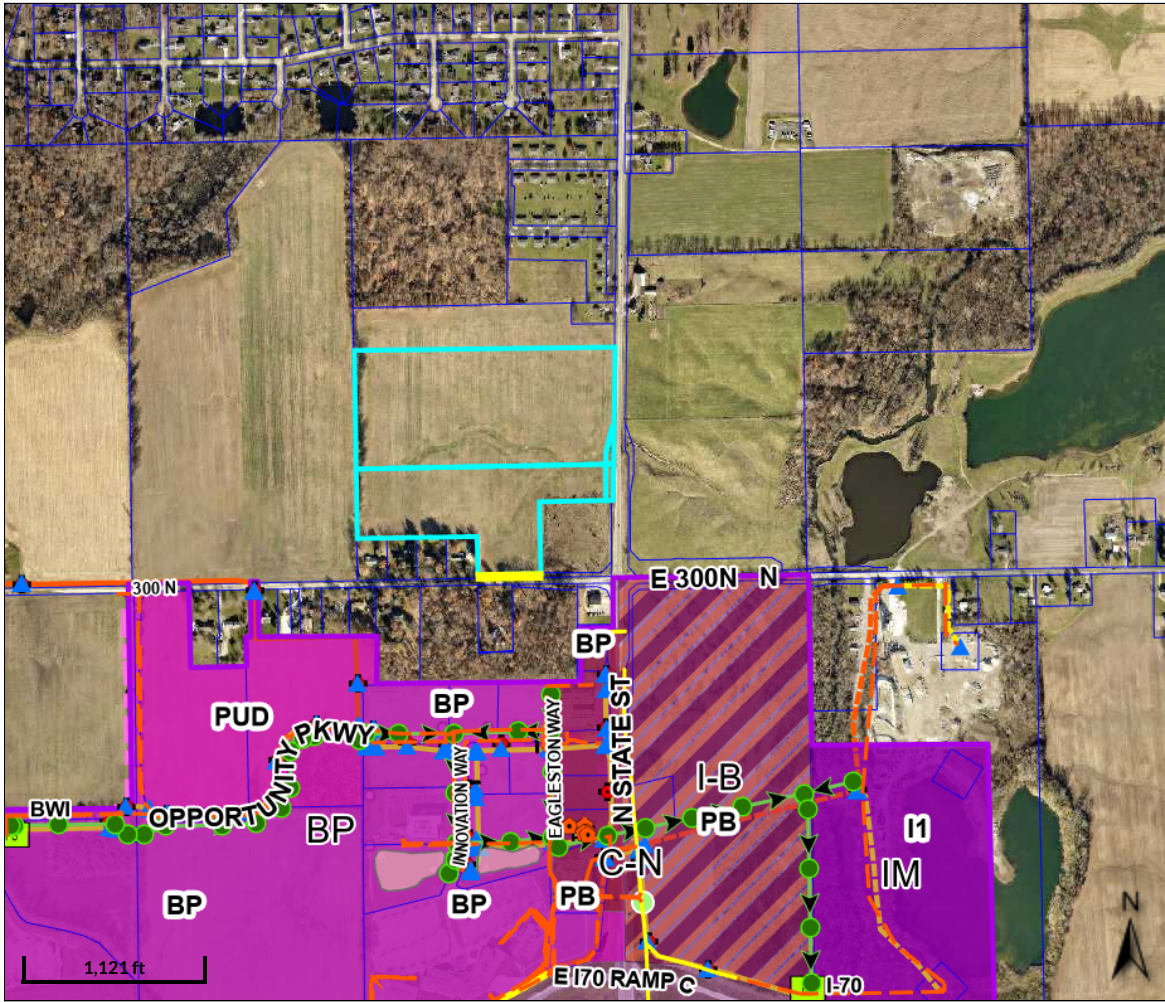
Overview



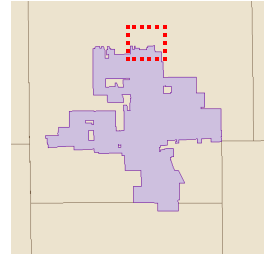
Legend

- Corporations Limits
- Roads**
- , PRIVATE
- , PRIVATE
- I, PUBLIC
- S, PUBLIC
- U, PUBLIC
- <all other values>
- Subdivisions
- Rights of Way
- Parcel Search
- Zoning**
- A
- CC
- CN
- CR
- IBP
- IG
- IL
- IN
- PUD
- R1.0
- R2.5
- R3.5
- R5.0
- RM
- RMH
- RR
- Call 317-477-1134
- Zoning Land-Use**
- <blank>
- <all other values>

Parcel ID	30-07-17-400-019.000-008	Alternate ID	30-07-17-400-019.000-008	Owner Address
Sec/Twp/Rng	n/a	Class	Vacant Land	
Property Address	N SR 9 Greenfield			



Overview



Legend

Sanitary Relief Valves

- ▲ Unknown
- ▲ Air & Vacuum Valve
- ▲ Air Release Valve
- ▲ Combination Air Valve
- △ <all other values>

Storm Structures

- CATCH BASIN
- ▲ END SECTION
- FLOW CONTROL STRUCTURE
- INLET
- MANHOLE
- <all other values>

Storm Drains

- Storm Drains

City Limits

- City Limits Boundary
- City Limits Fill
- Parcels

Zoning

- CN Commercial North Gateway
- NR National Road
- CS Commercial South Gateway
- DT Downtown District
- TN Traditional Neighborhood
- RU Residential Urban Density
- RM Residential Moderate Density
- RL Residential Low Density
- BP Business Park
- IM Innovation and Manufacturing

-  PUD or Special District Overlay
-  Park Overlay
-  I-B Interchange Business Overlay
-  NC Neighborhood Commercial Node
-  RTO Recreational Trail Overlay

Previous Zoning Districts

-  A
-  AA
-  B
-  BP
-  C
-  GB
-  I1
-  I2
-  LB
-  PB
-  PUD
-  TN



 **UGlines**

 **OHlines**



Street Names

 **Sanitary Lift Stations**



Sanitary Gravity Pipes

-  Y; Yes
-  <all other values>

Sanitary Laterals














-  Y; Yes
-  <all other values>

Sanitary Force Main

-  Y; Yes
-  <all other values>

 **Sanitary Manholes**

Sanitary Fittings

-  Unknown
-  Coupling
-  Cross
-  Elbow
-  End Cap
-  Expansion Joint
-  Flange
-  Plug
-  Reducer
-  Reducing Cross
-  Reducing Tee
-  Saddle
-  Screw

- ☐ Sleeve
- Tap
- Tapping Saddle
- ☒ Tee
- ⊗ Transition
- ☐ Weld
- ☒ Wye
- <all other values>
- Sanitary Cleanout
- ➔ Storm Pipe
- ▭ Storm Linear Drain
- ▬ Storm Open Channel
- ⋯ Storm Culvert
- ▭ BMP Bound
- Water Lines**
- 3/4"
- 1"
- 2"
- 4"
- 6"
- 8"
- 8" Raw
- 10"
- 12"
- 12" Raw
- 16"
- 16" Raw
- 20"
- <all other values>
- ▲ Water Valves
- Water Meters
- Irrigation Meters
- ◆ Fire Hydrants

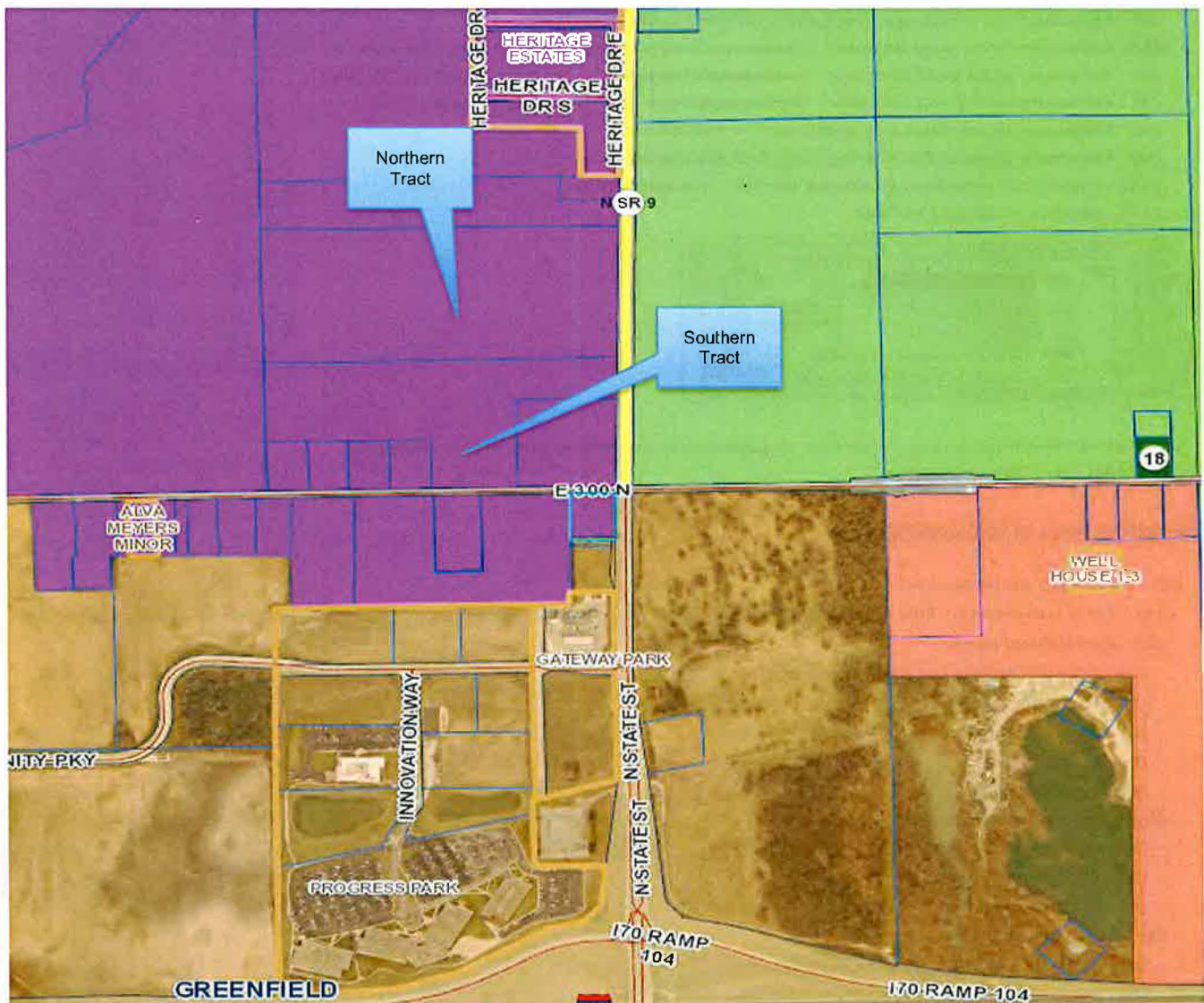
Parcel ID	30-07-17-400-020.002-008	Alternate ID	30-07-17-400-020.002-008	Owner Address	Moore, Diane M (1/2 int) & Karen A Deno & Janice K Richards 6045 N 300 W Greenfield, IN 46140
Sec/Twp/Rng	n/a	Class	n/a		
Property	N SR 9	Acreeage	n/a		
Address	Greenfield				
District	CENTER TOWNSHIP				
Brief Tax Description	WD SE 17-16-7 0.352ac ROW (Note: Not to be used on legal documents)				

Date created: 3/25/2024
Last Data Uploaded: 3/23/2024 12:53:16 PM



ZONING & DEED RESTRICTIONS

According to information obtained from the Hancock County GIS system the tracts are zoned IBP, Industrial Business Park. Specific zoning commitments concerning the use and development of the real estate can be found in Section 156.035 of the Zoning Ordinance. The following zoning map was obtained from the Hancock County GIS Zoning Map:



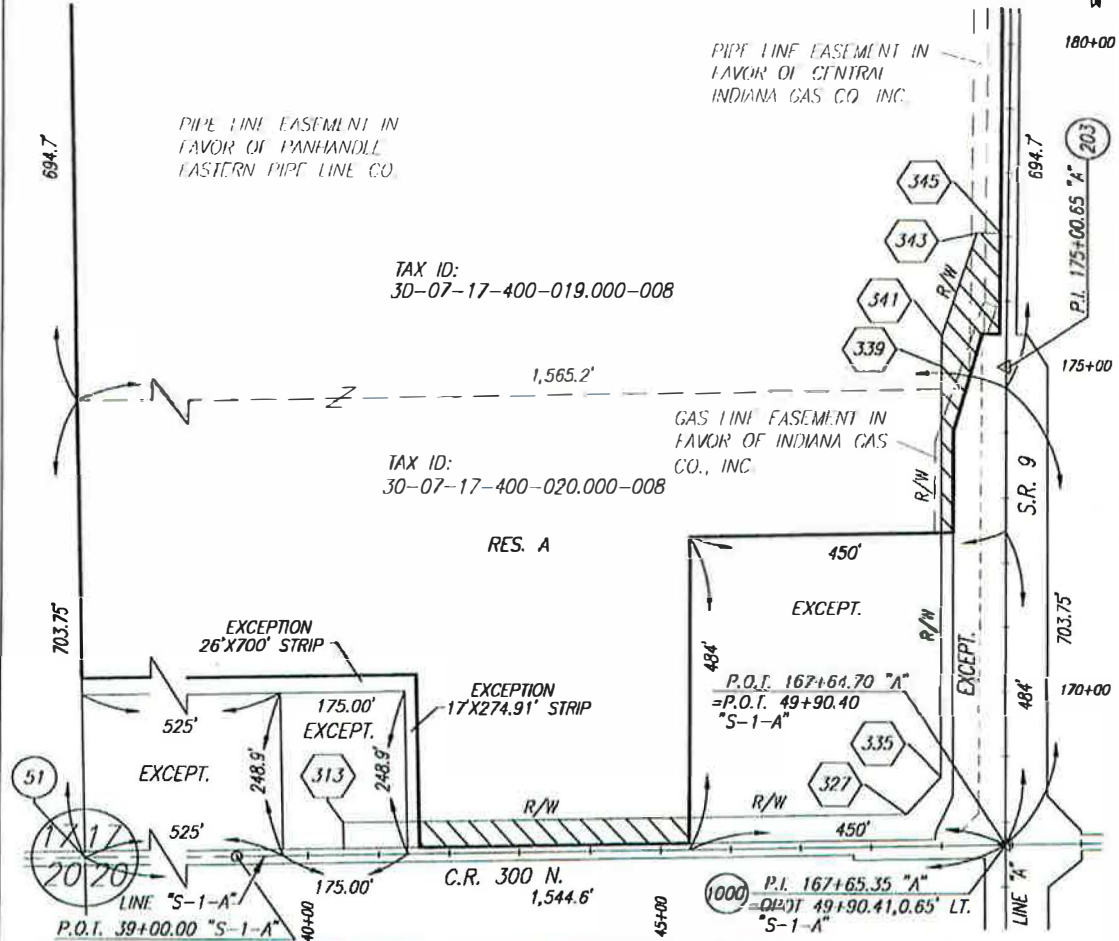
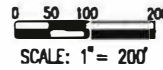
§ 156.035 INDUSTRIAL: BUSINESS PARK (IBP).

(A) *District summary.* The "IBP", Industrial: Business Park zoning district is intended to provide locations for small-scale manufacturing, construction, production, assembly and other light industrial uses. This district provides appropriate development standards for small-scale businesses, entrepreneurial and similar operations. This district is intended to permit a mixture of compatible land uses in close proximity to transportation routes and other necessary infrastructure and utilities.

Plan Sheet

EXHIBIT "B"
 RIGHT-OF-WAY PARCEL PLAT
 Prepared for The Indiana Department of Transportation
 by United Consulting (Job No. 20-403)

SHEET 1 OF 2



OWNER : MOORE, DIANE M. ET AL.
 PARCEL : 7
 CODE : 7310
 PROJECT : 1702943
 ROAD : S.R. 9
 COUNTY : HANCOCK
 SECTION : 17
 TOWNSHIP : 16N.
 RANGE : 7E.

DRAWN BY: R.P. KORNAUS 5-11-21
 CHECKED BY: T.J. COOMES 5-12-21
 DES: 1702943

 HATCHED AREA IS THE APPROXIMATE TAKING

INSTRUMENT NO. 100010827, DATED 8-20-2010
 INSTRUMENT NO. 201904968, DATED 5-24-2019

Dimensions shown are from the above listed Record Documents.

§ 156.035 INDUSTRIAL: BUSINESS PARK (IBP).

(A) *District summary.* The "IBP", Industrial: Business Park zoning district is intended to provide locations for small-scale manufacturing, construction, production, assembly and other light industrial uses. This district provides appropriate development standards for small-scale businesses, entrepreneurial and similar operations. This district is intended to permit a mixture of compatible land uses in close proximity to transportation routes and other necessary infrastructure and utilities.

(B) *Permitted primary uses.*

(1) *Land use matrix.* The land use matrix set forth in § 156.021 provides detailed use lists for all zoning districts.

(2) *Agricultural uses.*

- (a) Animal stables (excluding kennels).
- (b) Crop production.
- (c) Farm equipment sales and service.
- (d) Nursery.
- (e) Winery.

(3) *Communications/utilities uses.*

- (a) Communication service exchange.
- (b) Utility substation.
- (c) Water tower.

(4) *Institutional/public uses.*

- (a) Church or other place of worship.
- (b) Funeral home.
- (c) Government facility (non-office).
- (d) Government office.
- (e) Heliport.
- (f) Hospital/medical center.
- (g) Medical clinic.
- (h) Parking lot or structure (as a primary use).
- (i) Police, fire, or rescue station.
- (j) Post office.
- (k) Trade or business school.
- (l) University or college.

(5) *Park uses.*

- (a) Nature preserve/center.

(6) *Commercial uses.*

- (a) Administrative/professional office.
- (b) Auction facility (excluding livestock).
- (c) Bakery (retail).
- (d) Barber/beauty shop.
- (e) Building finishes shop (paint, carpet, wallpaper, etc.).
- (f) Building supply store.
- (g) Business/financial services office.
- (h) Conference center.

- (i) Dance or martial arts studio.
- (j) Data processing/call center.
- (k) Deli.
- (l) Dry cleaners (retail).
- (m) Employment service.
- (n) Fitness center.
- (o) Greenhouse (commercial).
- (p) Gymnastics center.
- (r) Health spa.
- (s) Hotel/motel.
- (t) Ice cream shop.
- (u) Investment firm.
- (v) Photographic studio.
- (w) Print shop/copy center.
- (x) Radio/TV station.
- (y) Restaurant.
- (z) Self-service laundry.
- (aaa) Shoe repair/tailor shop.
- (bbb) Tanning salon.
- (ccc) veterinary office/animal clinic (withiout outdoor kennels).

(7) *Industrial uses.*

- (a) Assembling facility.
- (b) Boat/RV storage facility (outdoor).
- (c) Contractor's warehouse/storage facility.
- (d) Lumber yard.
- (e) Mini-warehouse self-storage facility.
- (f) Packaging facility.
- (g) Printing/publishing facility.
- (h) Research and development facility.
- (i) Tool and dye shop.
- (j) Warehouse and distribution facility.
- (k) Wholesale distribution facility.

(C) *Special exception primary uses.*

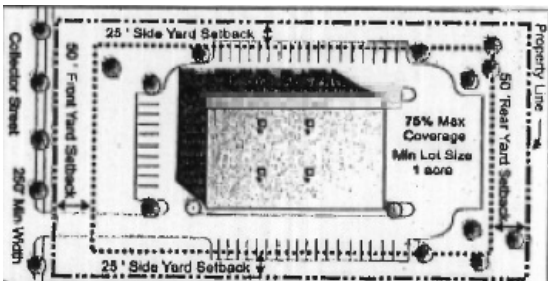
- (1) *Land use matrix.* The land use matrix set forth in § 156.021 provides detailed use lists for all zoning districts.
- (2) *Communications/utilities uses.*
 - (a) Sewage treatment plant.
 - (b) Telecommunications facility/tower.
- (3) *Institutional/public uses.*
 - (a) Airport.
 - (b) Airstrip (private).
 - (c) Animal shelter.

- (d) Library.
- (e) Public bus/train terminal.
- (4) *Commercial uses.*
 - (a) Auto repair and body shop.
 - (b) Automobile/motorcycle sales and service.
 - (c) Bar.
 - (d) Billiard room or arcade.
 - (e) Child care center.
 - (f) Firework sales.
 - (g) Kennel.
 - (h) Manufactured home sales.
 - (i) Microbrewery/brew-pub.
 - (j) Night club.
 - (k) Recreational vehicle sales and service.
 - (l) Shooting/archery range (indoor).
 - (m) Skating rink/swimming pool.
 - (n) Vehicle detailing/accessory shop.

- (5) *Industrial uses.*
 - (a) Fabricational facility.
 - (b) Food & beverage production.
 - (c) Manufacturing facility.

(D) *Lot standards.*

- (1) Minimum lot area:1 acre.
- (2) Maximum lot area:not applicable.
- (3) Minimum lot width (measured at front setback/build-to line):250 feet.
- (4) Maximum lot coverage (including all hard surfaces):75%.
- (5) Minimum front yard setback - (measured from street right-of-way):50 feet.
- (6) Minimum side yard setback - (measured from adjacent property line):25 feet.
- (7) Minimum rear yard setback - (measured from rear property line):50 feet.
- (8) Minimum living area per dwelling:not applicable.
- (9) Minimum ground floor living area:not applicable.
- (10) Maximum primary structures per lot: not applicable.
- (11) Maximum height:50 feet.



Illustrative layout (does not reflect all requirements contained within this chapter)

(Ord. 2007-1B, passed 2-5-07)

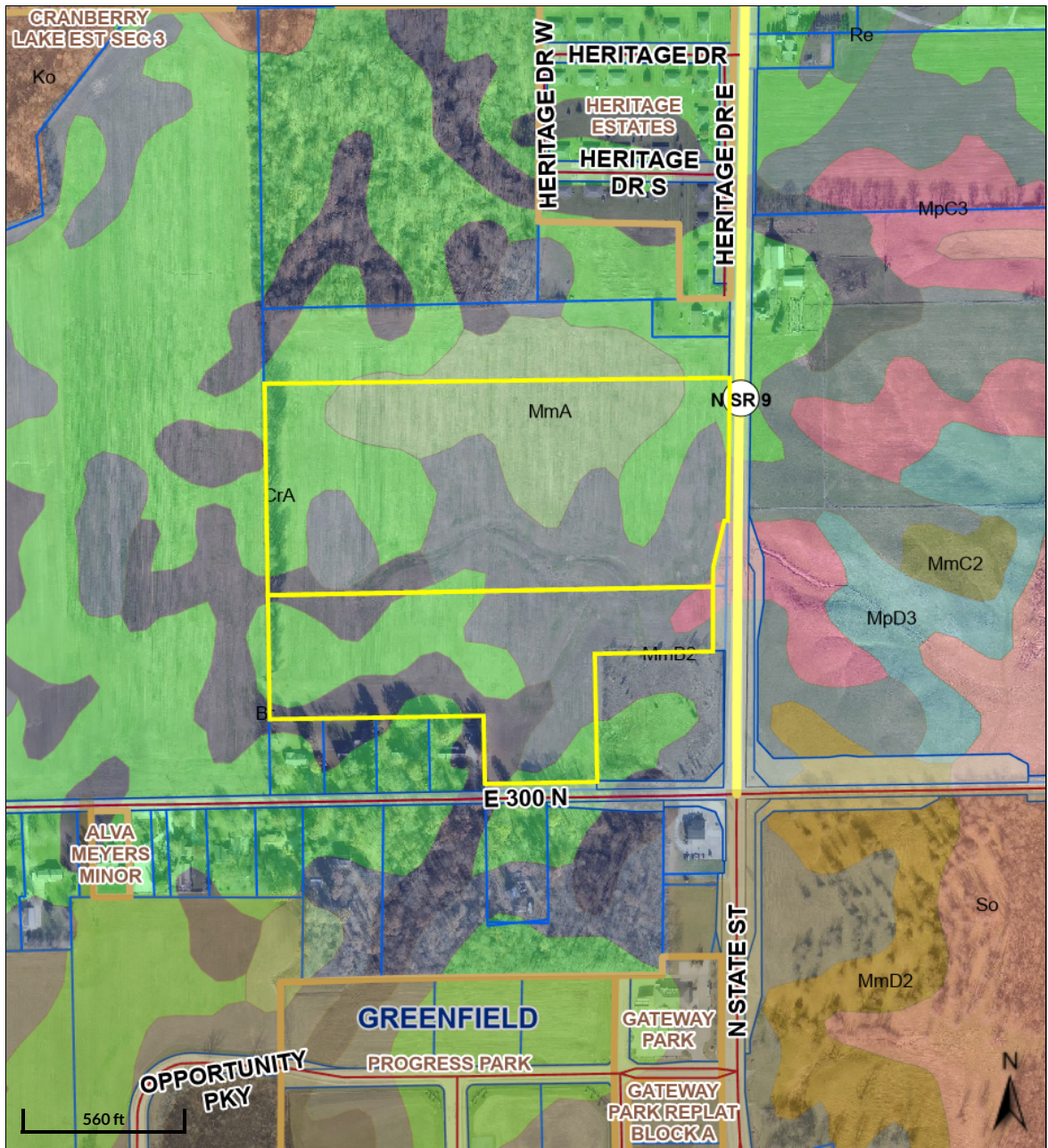
Cross reference:

Development standards, see §§ 156.060 et seq.

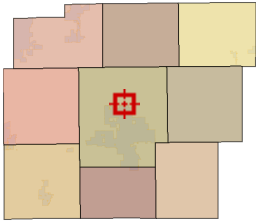
Overlay districts, see §§ 156.040 et seq.

Procedures and permits, see §§ 156.100 et seq.

Sign standards, see §§ 156.085 et seq.



Overview



Legend

Roads

- , PRIVATE
- , PRIVATE
- I, PUBLIC
- S, PUBLIC
- U, PUBLIC
- <all other values>

- Subdivisions
- Rights of Way
- Parcel Search

Soils

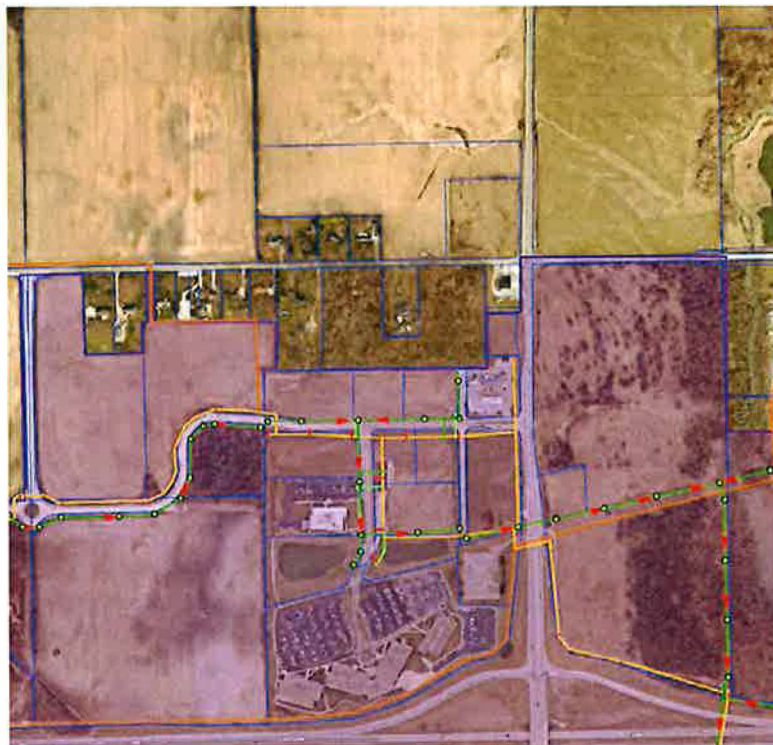
- Br
- CF
- CrA
- Ee
- G.P.
- Ge
- Ko
- Lagoon
- MaA
- MaB2
- MmA
- MmB2
- MmC2
- MmD2
- MpC3
- MpD3
- Mr
- OcA
- OcB2
- OkC2
- Ps
- Re
- S.Lagoon
- Sh
- So
- W
- Water
- We
- Wh

560 ft



The major characteristics of the site are as follows:

- Frontage:** State Road 9 (East)
300 N. (North)
- Access, Visibility:** Adequate Visibility – Average
Access – The subject property does not have a dedicated drive access, however, there appears to be open access along County Road 300 N.
- Abutting Land Use:** Agricultural Use – zoned Industrial Business Park (IBP) – West
Agricultural (AG) – East
Agricultural Use – zoned Industrial Business Park (IBP) – North
Residential and mixed Use – zoned Industrial Business Park (IBP) - South
- Topography:** Generally level at or slightly below grade.
- Utilities:** Gas – Available
Water – None (Nearest connection is to west on south side of CR 300 N. and south along State Rd. 9 by the Speedway Gas Station)
Septic – None (Nearest connection is in Progress Park, to south)
Electric – Available



Red Dots-Hydrants Green Lines-Sewer Line Orange Lines-Water
Per Caleb Osborne - City of Greenfield.

- Drainage:** Appears Adequate
- Proximity To Detrimental Influences:** No nuisances, hazards or other detrimental influences were observed to be in the vicinity of the subject site at the time of inspection.