

Planning Department

166 Lincolnway Valparaiso, IN 46383 Phone: (219) 462-1161 Fax: (219) 464-4273

www.valpo.us

MEETING AGENDA

Valparaiso Plan Commission Tuesday, January 12th, 2021, 5:30 PM Meet via Web-Conference – Valparaiso Now Facebook Page

- 1. Pledge of Allegiance
- 2. Roll Call
- 3. Adoption of the December 8th, 2020 Meeting Minutes
- 4. Election of Officers 2021
- 5. Old Business

A20-002/RZ20-002 – A petition filed by the City of Valparaiso, 166 Lincolnway, Valparaiso, IN 46383. The petitioner requests to rezone and annex a parcel of property to the City of Valparaiso. The parcel is currently zoned R1, Low Density Residential District in Porter County and the petitioner requests to zone the property as SR, Suburban Residential in the City of Valparaiso. The property in question is located North of Division Rd, East of Sturdy Rd, South Meadow Glen Dr and West of State Route 49/Aldi Distribution Center.

6. New Business

MS20-004 – A petition filed by Emily Weaver, 303 Peachtree St, N.E., Suite 3600, Atlanta, GA 30308. The petitioner requests approval of a minor subdivision. The property is located at 2002 Calumet Ave.

7. Staff Items

Request Approval – 2021 Plan Commission Application and Meeting Dates

8. Adjournment

Matt Evans, President – Valparaiso Plan Commission Beth Shrader, Planning Director

Next Meeting: February 9th, 2021



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Interested persons can view the public hearing live on Facebook on the Valparaiso Now Facebook Page.

**Requests for alternate formats please contact
Beth Shrader at bshrader@valpo.us or (219) 462-1161. **

PETITION #:	
	(staff use only)

VALPARAISO PLAN COMMISSION PETITION FOR PUBLIC HEARING

The undersigned applicant respectfully petitions the City of Valparaiso Plan Commission:

(CHECK ALL THAT APPLY) PUBLIC HEARING REQUIRED - See Items #8 and #9 in Application Checklist To rezone said property from the _____zoning district to ____zoning district To approve a Primary Plat To approve a Planned Unit Development (PUD) To approve a Major Planned Unit Development Amendment To annex property into the City of Valparaiso, Indiana - Checklist item #10 To vacate alley To appeal the decision of the Plat Committee NO PUBLIC HEARING REQUIRED X To approve a Minor Subdivision (Lot Split) To approve a Final Plat To approve a Plat Amendment Design/Architectural Approval in **Overlay District** Please provide the following information: (print or type) Tikiri Ratnayake 1754 Clifty Creek Court, Valparaiso IN 46383 219-462-0014 Owner of property Address Phone Michael Miller 219-465-1197 millerlawvalpo@gmail.com Phone Contact person Email Applicant is (check one): Sole Owner Joint Owner Tenant X Agent Other Emily Weaver 303 Peachtree Street, N.E., Suite 3600, Atlanta GA 30308 434-334-6568 Petitioner Address Phone Address or description of location of property: 2002 Calumet Avenue, Valparaiso IN 46383

This property is located on the East side of Calumet Avenue.

Parcel/Tax Duplicate Number 64-09-13-280-014.000-004

Subdivision (if Applicable) Myrtlewood

between (streets) E Glendale Boulevard and McDonald Drive
Current Zoning of Property CG Proposed Zoning of Property CG
Zoning of Adjacent Properties: North <u>CG</u> South <u>CG</u>
East CG West CG Other
Other information:
Dimensions of property: Frontage 178 ft. Depth 344 ft. on north side, 428 ft. on south side
Property Area (sq. ft./acres) 55,306 sq. ft./1.2697 acres
Present use of property: Parking lot and drive-thru
Proposed use of property:
Parking lot and drive-thru
Proposed Variances or Waivers (PUD or Subdivision Plats)
N/A
Legal description for property: (Exhibit # _A _)
See Exhibit A attached

ALL OWNERS OF RECORD OF THE ABOVE-REFERENCED PROPERTY MUST SIGN THE PETITION FOR PUBLIC HEARING. The owner(s), by signing this Petition for Public Hearing, represent to the City of Valparaiso — Plan Commission, that he/she/it has the necessary legal authority to request action to be taken on the above-referenced property. If the name of the Petitioner is different from the property owner, the Plan Commission shall accept the requests and representations of the Petitioner and the property owner shall be bound by such requests and representations via the Atlached Affidavit of Consent of Property Owner.

Legal Description

PARCEL 1:

TRACT 1:

A PARCEL OF LAND BEING PART OF LOT 5 IN MYRTLEWOOD, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 WEST OF THE SECOND PRINCIPAL MERIDIAN IN THE CITY OF VALPARAISO, PORTER COUNTY, INDIANA AS PER PLAT THEREOF RECORDED IN MISCELLANEOUS RECORD "L", PAGE 386, IN THE PORTER COUNTY RECORDER'S OFFICE AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5, 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE SOUTH LINE, 35.0 FEET TO THE WEST END OF VACATED LEISURE DRIVE; THENCE SOUTH ALONG THE WEST LINE OF SAID VACATED LEISURE DRIVE, 10.0 FEET TO THE CENTERLINE OF SAID LEISURE DRIVE; THENCE EAST ALONG SAID CENTERLINE 175.0 FEET; THENCE NORTH AT 90 DEGREES TO SAID CENTERLINE 123.5 FEET; THENCE WEST PARALLEL TO SAID SOUTH LINE 210.00 FEET; THENCE SOUTH AT 90 DEGREES TO SAID SOUTH LINE 113.5 FEET TO THE POINT OF BEGINNING.

TRACT 2:

A PARCEL OF LAND BEING PART OF LOT 5 IN MYRTLEWOOD, A SUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 6 WEST, IN PORTER COUNTY, INDIANA, AS THE PLAT OF SAID MYRTLEWOOD IS RECORDED IN MISCELLANEOUS RECORD "L", PAGE 368, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5 IN MYRTLEWOOD; THENCE NORTH 24 DEGREES 11 MINUTES EAST ALONG THE EAST LINE OF STATE ROAD 49, 124.4 FEET TO THE POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 5, 220.0 FEET; THENCE NORTH AT 90 DEGREES TO SAID SOUTH LINE 8.5 FEET; THENCE WEST PARALLEL TO SAID SOUTH LINE, 216.18 FEET TO THE WESTERLY LINE, 9.32 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED REAL ESTATE DEDICATED TO THE CITY OF VALPARAISO, INDIANA FOR PUBLIC RIGHT OF WAY BY DEED OF DEDICATION OF PUBLIC ROAD RIGHT-OF-WAY RECORDED AUGUST 16, 2018 AS INSTRUMENT NUMBER 2018-018740 OF THE PORTER COUNTY, INDIANA RECORDER'S OFFICE.

TRACT 3:

PART OF LOT NO. 5 IN MYRTLEWOOD ADDITION TO THE CITY OF VALPARAISO, PORTER COUNTY, INDIANA, AS SHOWN ON THE PLAT IN MISCELLANEOUS RECORD "L", PAGE 368, IN THE RECORDER'S OFFICE OF PORTER COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT NO. 5, AND RUNNING THENCE NORTH 24 DEGREES 11 MINUTES EAST ALONG THE EAST LINE OF STATE ROAD NO. 49 A DISTANCE OF 124.4 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT NO. 5, A DISTANCE OF 149.04 FEET; THENCE SOUTH 113.5 FEET TO THE SOUTH LINE OF SAID LOT NO. 5; THENCE WEST 200 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED REAL ESTATE DEDICATED TO THE CITY OF VALPARAISO, INDIANA FOR PUBLIC RIGHT OF WAY BY DEED OF DEDICATION OF PUBLIC ROAD RIGHT-OF-WAY RECORDED AUGUST 16, 2018 AS INSTRUMENT NUMBER 2018-018740 OF THE PORTER COUNTY, INDIANA RECORDER'S OFFICE.

TRACT 4:

THE NORTH HALF OF THAT PORTION OF LEISURE DRIVE VACATED BY ORDINANCE NO. 8-2018 OF THE CITY OF VALPARAISO, INDIANA AS THE SAME WAS RECORDED ON JULY 18, 2018 AS INSTRUMENT NUMBER 2018-015333 OF THE PORTER COUNTY, INDIANA RECORDER'S OFFICE.

PARCEL 2:

A PARCEL OF LAND BEING PART OF LOT 6 IN MYRTLEWOOD, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN IN THE CITY OF VALPARAISO, PORTER COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN MISCELLANEOUS RECORD "PAGE 368, IN THE PORTER COUNTY RECORDERS OFFICE, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 6, 244.1 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 6, 20.00 FEET; THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID LOT 6, TO WEST LINE OF SAID LOT 6; THENCE NORTHEASTERLY ALONG SAID WEST LINE, 21.7 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

TOGETHER WITH THE SOUTH HALF OF THAT PORTION OF LEISURE DRIVE VACATED BY ORDINANCE NO. 8-2018 OF THE CITY OF VALPARAISO, INDIANA AS THE SAME WAS RECORDED ON JULY 18, 2018 AS INSTRUMENT NUMBER 2018-015333 OF THE PORTER COUNTY, INDIANA RECORDER'S OFFICE.

BEING THE SAME AS:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF LOT 6 IN MYRTLEWOOD, AS RECORDED IN MISCELLANEOUS RECORD "L", PAGE 368, THENCE SOUTH 89 DEGREES 55 MINUTES 44 SECONDS EAST, 10.96 FEET; THENCE NORTH 24 DEGREES 15 MINUTES 16 SECONDS EAST, 155.66 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 44 SECONDS WEST, 8.50 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 16 SECONDS WEST, 8.50 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 44 SECONDS EAST, 139.04 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 16 SECONDS WEST, 179.78 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 44 SECONDS WEST, 179.78 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 16 SECONDS WEST 30.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 44 SECONDS WEST, 248.18 FEET; THENCE NORTH 24 DEGREES 15 MINUTES 16 SECONDS EAST, 21.92 FEET TO THE POINT OF BEGINNING, ALL IN IN THE CITY OF VALPARAISO, PORTER COUNTY, INDIANA.

VICINITY MAP NOT TO SCALE

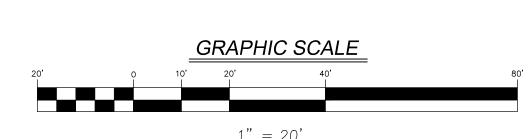
SECONDARY PLAT McDONALD'S - VALPARAISO

PART OF THE NORTHEAST QUARTER SECTION 13. TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, PORTER COUNTY, INDIANA.



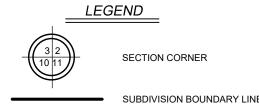
P.I.N.: 64-09-13-280-015.000-004

64-09-13-280-016.000-004 64-09-13-280-014.000-004



BASIS OF BEARINGS

BASIS OF BEARINGS IS THE INDIANA STATE PLANE SYSTEM - IN WEST ZONE (1302) GROUND SCALE FACTOR - 1.0000667289 GEOID: G09 CONSUS



SECTION CORNER

EXISTING EASEMENT LINE

N NORTH S SOUTH W WEST CB CHORD BEARING

---- PROPOSED EASEMENT LINE

A ARC LENGTH R RADIUS B.S.L. BUILDING SETBACK LINE (0.00') RECORD DATUM 0.00' CALCULATED DATUM

SCM ■ SET CONCRETE MONUMENT

AREA TABLE

55,306 SQ. FT. 1.2697 ACRES TOTAL 1.2697 ACRES 55,306 SQ. FT.

OWNER AND SUBDIVIDER

McDONALD'S USA 110 N CARPENTER CENTER CHICAGO, IL 60607 630-207-2364

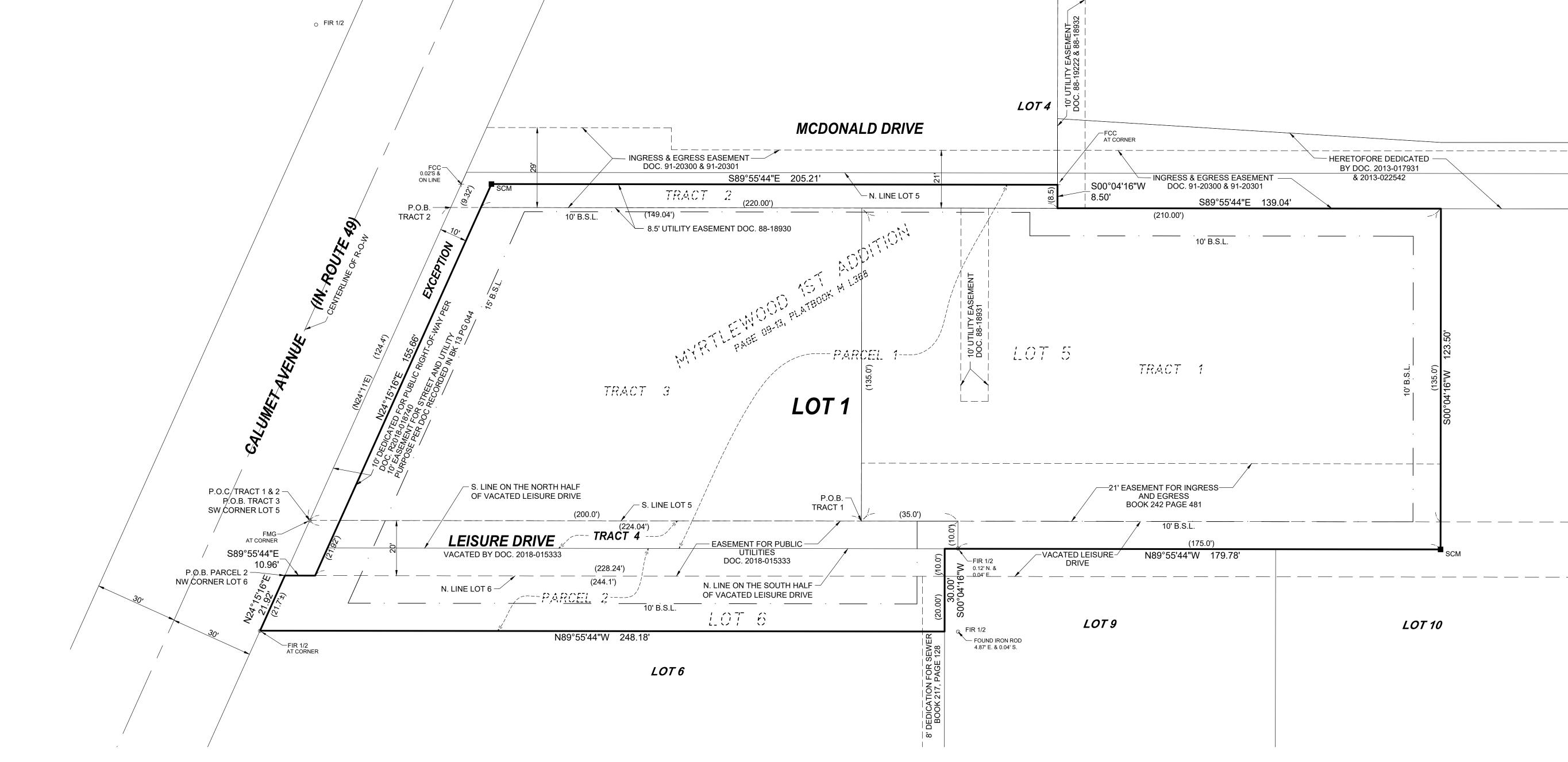
SURVEYOR

V3 COMPANIES 7325 JANES AVE #100 WOODRIDGE, IL 60517 630-724-9200

14092.11PH

SHEET NO.

of 2



SURVEYOR'S NOTES:

- 1. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- 2. SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 3/4" IRON PIPES WITH PLASTIC CAPS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 12 MONTHS OF RECORDATION OF THE
- 3. SETBACKS AND EASEMENTS SHOWN HEREON ARE HEREBY ESTABLISHED UNLESS NOTED
- 4. ALL STREETS AND ROADS SHOWN HEREON AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE CITY OF VALPARAISO, IN.



Engineers Surveyors

7325 Janes Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0384 fax v3co.com

PREPARED FOR: PARKER HUDSON 303 PEACHTREE STREET NE ATLANTA, GA 30308 404-523-5300

REVISIONS										
NO.	DATE DESCRIPT	ION NO.	DATE	DESCRIPTION	SECONDARY PLAT					
					McDONALD'S - VALPARAISO, INDIANA					
							,			
				С	RAFTING COMPLETED:	10-19-20	DRAWN BY: MLP	PROJECT MANAGER: EJM		
				F	FIELD WORK COMPLETED:	N/A	CHECKED BY: EJM	SCALE: 1" = 50'	 	

SECONDARY PLAT McDONALD'S - VALPARAISO

PART OF THE NORTHEAST QUARTER SECTION 13. TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, PORTER COUNTY, INDIANA.

FLOOD HAZARD NOTE

THIS PROPERTY IS IN ZONE X (AREA OF MINIMAL FLOODING) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF THE CITY OF VALPARAISO, PORTER COUNTY, INDIANA NUMBER 18127C0210D, EFFECTIVE DATE 9/30/2015.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH THE ATTACHED PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS MCDONALDS - VALPARAISO. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. THERE ARE STRIPS OF GROUND OF VARIOUS WIDTHS SHOWN ON THIS PLAT AND LABELED AS EASEMENTS FOR VARIOUS PURPOSES. UTILITY EASEMENTS ARE RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. DRAINAGE EASEMENTS ARE RESERVED FOR THE USE OF THE CITY, HOMEOWNERS, AND/OR THE PROPERTY OWNERS' ASSOCIATION TO PROVIDE FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF DRAINAGE CONDUITS, SWALES, CHANNELS, OVERFLOWS, DETENTION BASINS, OR OTHER RUNOFF

MANAGEMENT FACILITIES. (IF OTHER EASEMENTS ARE SHOWN. STATEMENTS REGARDING THEIR PURPOSE AND TO WHOM THEY ARE GRANTED SHALL BE ADDED HERE.) NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID EASEMENTS. OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION. WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____ 20___.

NOTARY CERTIFICATE

STATE OF COUNTY OF

BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY APPEARED AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING AS HIS VOLUNTARY ACT AND DEED ON THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

STATE OF

COUNTY OF

PRINTED NAME

MY COMMISSION EXPIRES:

PLAN COMMISSION CERTIFICATE.

STATE OF INDIANA COUNTY OF PORTER)

UNDER AUTHORITY PROVIDED BY INDIANA CODE 36-7-4, ET SEQ., ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF VALPARAISO. THIS PLAT WAS GIVEN APPROVAL BY THE CITY AS FOLLOWS: APPROVED BY THE VALPARAISO PLAN COMMISSION (OR PLAT COMMITTEE) AT A REGULAR MEETING HELD ON

VALPARAISO PLAN COMMISSION (OR PLAT COMMITTEE)

PRESIDENT

EXECUTIVE DIRECTOR

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATION

THIS PLAT WAS EXAMINED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF VALPARAISO FOR COMPLIANCE WITH THE STANDARDS MANUAL, AND APPROVED THIS DAY OF ______ 20__.

(CITY ENGINEER), MEMBER

MEMBER

MAYOR

CLERK-TREASURER

LEGAL DESCRIPTION

PARCEL 1: TRACT 1:

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SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865 OF THE ADMINISTRATIVE CODE, ARTICLE 1, RULE 12, SECTION 12, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS;

B) OCCUPATION AND POSSESSION LINES;

C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS: D) RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS;

THEORY OF LOCATION: THIS SURVEY IS BASED ON MONUMENTS FOUND AT LOT CORNERS

(A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:

UNLESS OTHERWISE NOTED MONUMENTS WERE FOUND UNDISTURBED, THE RELATIONSHIP OF FOUND MONUMENTS TO THE DETERMINED CORNER LOCATIONS ARE NOTED HEREON.

(B) OCCUPATION AND POSSESSION LINES: EVIDENCE WAS FOUND TO SHOW LINES OF POSSESSION AT OR NEAR THE PARCEL SURVEYED. THE

LOCATION OF SAID LINES OF POSSESSION IS SHOWN HEREON.

(C) CLARITY AND/OR AMBIGUITY: THERE WAS NO APPARENT LACK OF CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTION USED, ADJOINERS' DESCRIPTIONS, AND THE RELATIONSHIP OF THE LINES OF THE SUBJECT TRACT WITH ADJOINERS" LINES.

(D) THEORETICAL UNCERTAINTY:

THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR URBAN SURVEYS: 0.26 FEET (79 MILLIMETERS) PLUS 200 PARTS PER MILLION. AS DEFINED IN IAC 865.

DUE TO THE FOREGOING OBSERVATIONS, IT'S MY PROFESSIONAL OPINION THE AMOUNT OF UNCERTAINTY IN SAID LINES AND CORNERS SHOWN HEREON TO BE 0.30'.

DOCUMENTS USED:

- 1992 CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 1507-0-03-28-248
- 1975 CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. P-305624 • 2020 STEWART TITLE GUARANTY COMMITMENT NO. 01219-21451
- MYRTLEWOOD, FIRST ADDITION (MR L-368)
- EASEMENT (MR 13-044)
- DEED OF DEDICATION FOR RIGHT OF WAY (2018-018740) ORDINANCE VACATING LEISURE DRIVE (2018-015333)

SURVEYOR'S CERTIFICATE

STATE OF INDIANA) SS COUNTY OF LAKE

I, ANTHONY J. STRICKLAND, HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF VALPARAISO UNIFIED DEVELOPMENT ORDINANCE, AND THE STANDARDS MANUAL; THAT THE MARKERS AND MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

DATED THIS _____ DAY OF _____, A.D., 20<u>20</u>.

ANTHONY J. STRICKLAND INDIANA PROFESSIONAL LAND SURVEYOR NO. LS20800143 MY LICENSE EXPIRES ON JULY 31, 2022



7325 Janes Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0384 fax v3co.com

PREPARED FOR: PARKER HUDSON 303 PEACHTREE STREET ATLANTA, GA 30308 404-523-5300

ı		
NE		

REVISIONS												
	NO.	DATE	DESCRIPTION NO.	DATE	DESCRIPTION	SECONDARY PLAT				Project No:	14092.11PH	
						McDONALD'S - VALPARAISO, INDIANA				Group No:	VP04.1	
						DRAFTING COMPLETED:	10-19-20	DRAWN BY: MLP	PROJECT MANAGER: EJM	SI	SHEET NO.	
F						FIELD WORK COMPLETED:	N/A	CHECKED BY: EJM	SCALE: 1" = N/A	2	of 2	