

City of Greenwood
Wednesday, February 8, 2023

PC2023-001 Shiloh's Corner Primary Plat

Members Present: Planning Director Gabriel Nelson, Senior Planner Kevin Tolloty, City Planner Bric Butler, City Planner Nicki Mueller, City Engineer Mark St. John, Engineering Paul Peoni, Sanitation Terry Houston, Stormwater Chris Jones, Greenwood Fire Marshal Tracy Rumble, and Building Commissioner Kenneth Seal.

Petitioners: Derek Snyder dsnyder@crossroadengineers.com, Amanda Cottingham amanda@barnatbayhorse.com

Derek Snyder presented this project. This is a three lot, commercial subdivision with a common area. It is proposed as a retail building with restaurants.

Gabriel Nelson, Planning Division, explained that drainage would need to go around the barn on the plat. The offsite 30-foot easement leads to the barn and will need to be recorded as well. The public notice deadline is due on February 22nd. Planning is currently working with BZA for the staff report. This will appear at the BZA meeting on Monday, February 13.

Mark St. John, Engineering Division, had no comments.

Paul Peoni, Engineering Division, discussed the offsite storm sewer. Mr. Peoni and Mr. Snyder discussed Copper Chase.

Chris Jones, Stormwater, discussed issues with road side drainage. There will be a swale that drains east to west.

Mr. Peoni stated that this will need a sanitary sewer agreement. This will need to be done before the LAP is issued.

Braden Prochnow, White River Township Fire Department, had no comments.

Kenneth Seal, Building Division, had no comments.

There was discussion about the access easement.

Motion by Mr. St. John, seconded by Mr. Peoni. All ayes. **MOTION CARRIES.**

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES.

With the following standard conditions:

- All staff comments are addressed.

A handwritten signature in blue ink, reading "Gabriel Nelson", is written over a horizontal line.

Chairman

PRIMARY PLAT

SHILOH'S CORNER

1464 W. STONES CROSSING ROAD

GREENWOOD, INDIANA



VICINITY MAP PROJECT LOCATION
NO SCALE

THE DEVELOPER IS RESPONSIBLE FOR COMPLETING ALL IMPROVEMENTS IN COMPLIANCE WITH CITY STANDARDS AND ORDINANCES. THE ENGINEER IS RESPONSIBLE FOR DESIGN OF ALL IMPROVEMENTS IN COMPLIANCE WITH CITY STANDARDS AND ORDINANCES.

SITE & ZONING INFORMATION

TOTAL PROJECT ACREAGE = ±6.58 ACRES
THREE (3) COMMERCIAL LOTS
GROSS SQUARE FOOTAGE OF NON-RESIDENTIAL BUILDINGS = ±32,000 SQ. FT.
EXISTING ZONING = CM (SUBJECT LAND)
ZONING OF ADJACENT PROPERTIES:
NORTH = CS
SOUTH = CL
EAST = RL
WEST = RMC
LOT SIZE AND SETBACKS (AS AMENDED IN GREENWOOD U.D.O.):
LOT SIZE = 20,000 SQ. FT. (MIN.)/100,000 SQ. FT. (MAX.)
FRONT YARD SETBACK = 20' (MIN.)/80' (MAX.)
SIDE YARD SETBACK = 20' (COMBINED AGGREGATE)
REAR YARD SETBACK = 30'

DECLARATION OF COVENANTS SHALL BE RECORDED AS A SEPARATE DOCUMENT. THIS PROPERTY IS SUBJECT TO THE REZONING COMMITMENTS ADOPTED AS ORDINANCE NO. 21-43 BY THE GREENWOOD COMMON COUNCIL.

DEVELOPER

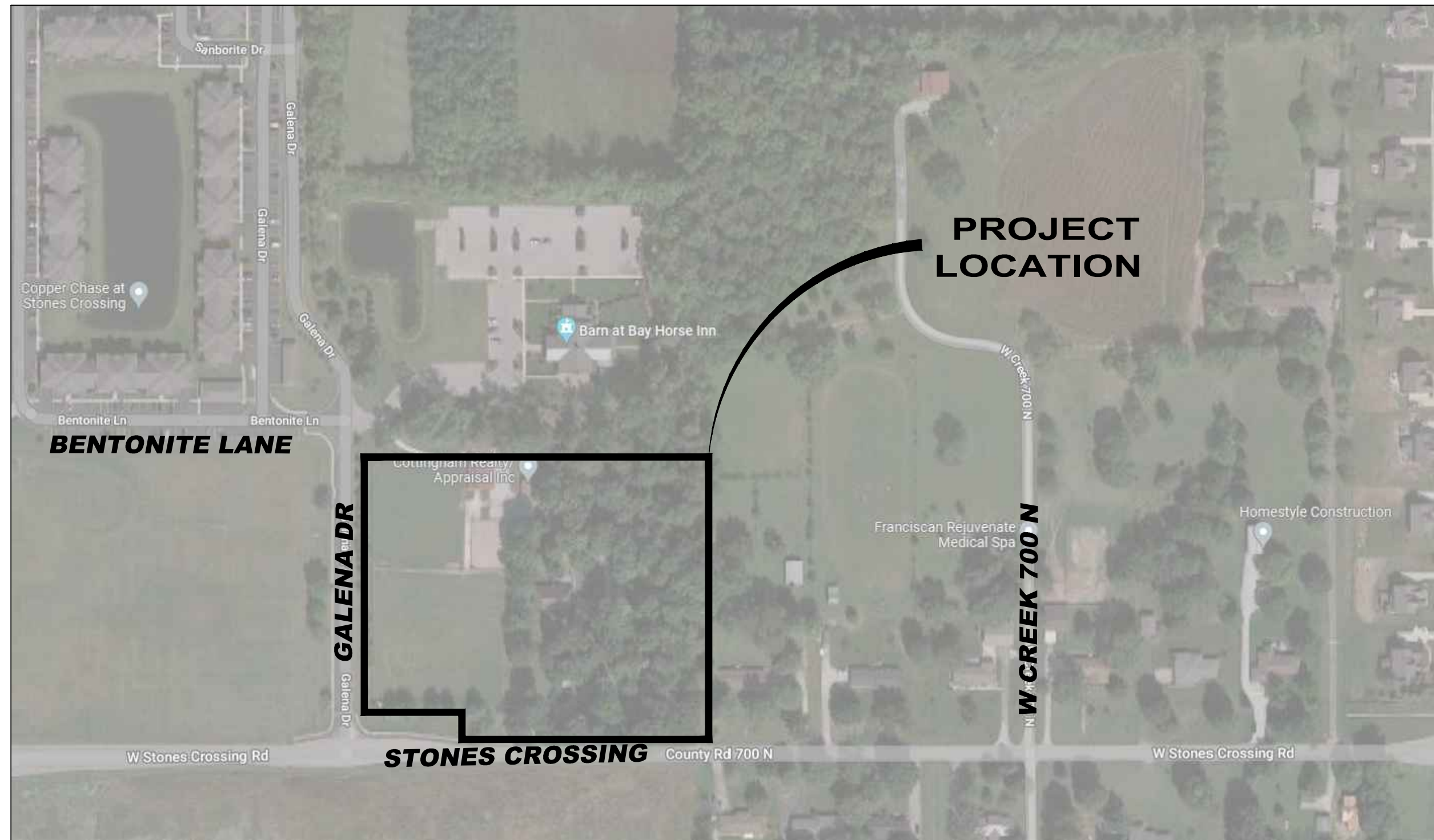
CUNNINGHAM RESTAURANT GROUP
530 FULTON STREET, SUITE 100
INDIANAPOLIS, IN 46202
PHONE: (317) 378-7274
CONTACT: MIKE CUNNINGHAM
EMAIL: mike@crgdining.com

SURVEYOR

CROSSROAD ENGINEERS, PC
115 N. 17th AVENUE
BEECH GROVE, IN 46107
PHONE: (317) 780-1555
CONTACT: GEORGE W. CHARLES, II
EMAIL: gwcharles@crossroadengineers.com

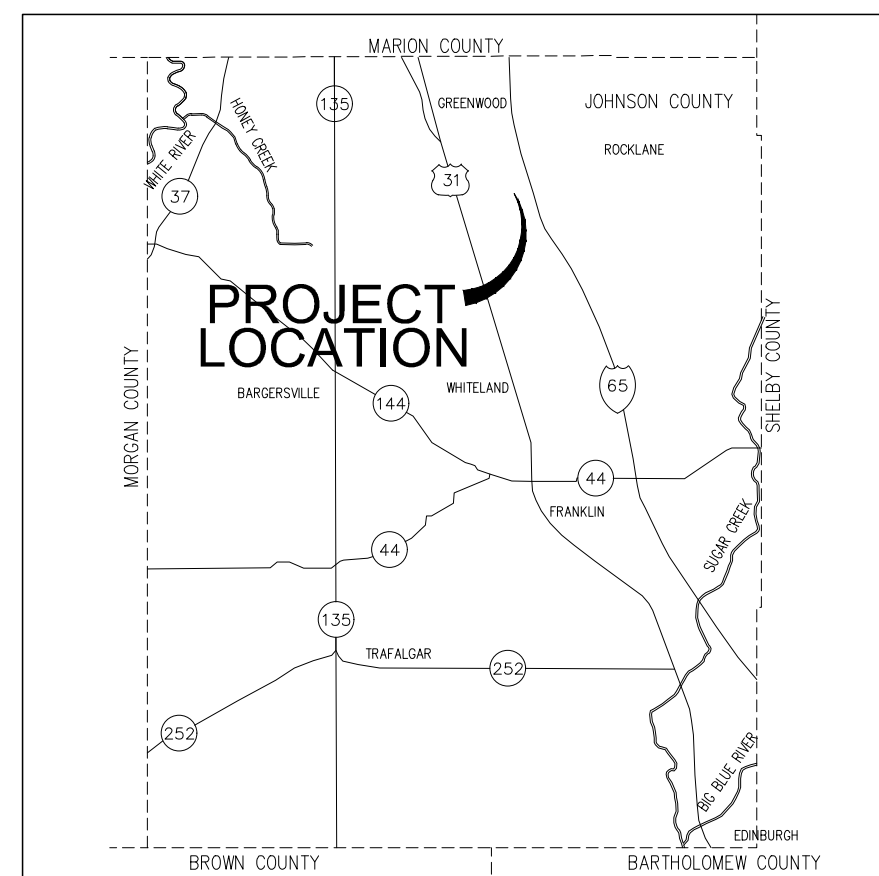
OWNER

AMANDA COTTINGHAM JOHNSON
1464 W. STONES CROSSING ROAD
GREENWOOD, IN 46143
PHONE: (317) 201-7753
EMAIL: amanda@barnatbayhorse.com



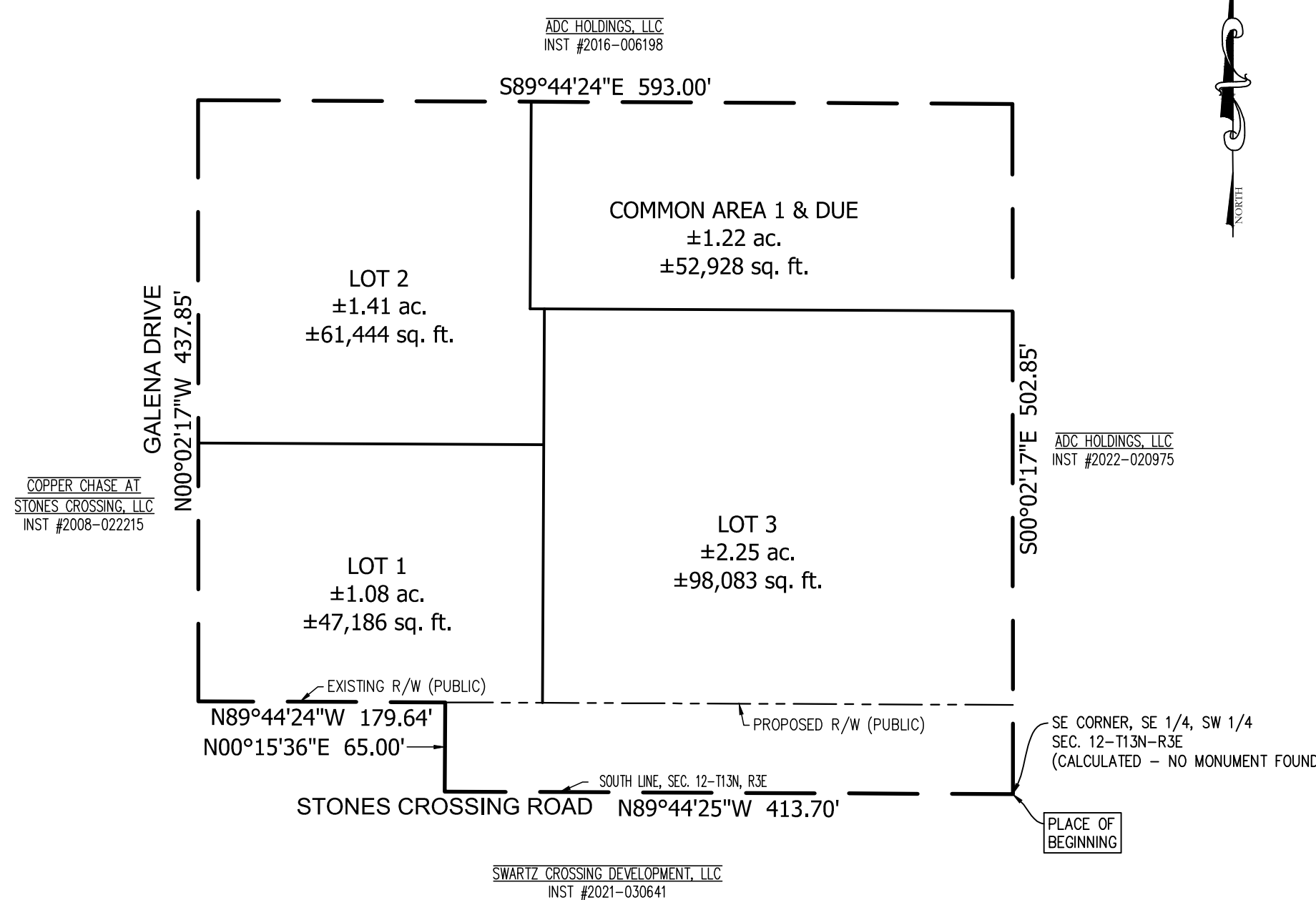
LOCATION MAP

NO SCALE



COUNTY LOCATION MAP

NO SCALE



PROPOSED OVERALL SUBDIVISION PLAT

SCALE: 1"=100'

PLAN INDEX

SHEET #	SUBJECT
100	TITLE SHEET
200	EXISTING CONDITIONS
300	PROPOSED SITE CONDITIONS
301	PRIMARY PLAT

FLOODPLAIN INFORMATION

THE SUBJECT PARCEL LIES OUTSIDE ALL FLOODWAYS, FLOODWAY FRINGES, AND FLOODPLAINS. BY GRAPHIC PLOTTING ONLY, THIS TRACT OF LAND DESCRIBED HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PLOTTED BY HAND ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA, COMMUNITY PANEL NO. 1808101090, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 2, 2007.

GENERAL PROJECT SUMMARY

THIS PROJECT INVOLVES THE CONSTRUCTION OF A THREE (3) LOT COMMERCIAL SUBDIVISION WITH ALL NECESSARY INFRASTRUCTURE INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, STORM SEWERS, AND A DETENTION POND. CONSTRUCTION IS ANTICIPATED TO BEGIN IN THE SUMMER OF 2023.

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWELVE (12) TOWNSHIP THIRTEEN (13) NORTH, RANGE THREE (3) EAST OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER; THENCE NORTH 89 DEGREES 44 MINUTES 25 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 413.36 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 25 SECONDS WEST A DISTANCE OF 65.00 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 25 SECONDS WEST A DISTANCE OF 179.64 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 26 SECONDS WEST A DISTANCE OF 437.85 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 25 SECONDS EAST A DISTANCE OF 593.00 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 01 MINUTE 25 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 502.85 FEET TO THE PLACE OF BEGINNING.

CONTAINING 6.577 ACRES, MORE OR LESS.

THESE PLANS ARE BASED UPON INFORMATION FROM AN ALTA/NPS LAND TITLE SURVEY PERFORMED BY G.W. CHARLES.

INDIANA DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS AND DETAILS DATED 2022 TO BE USED WITH THESE PLANS

BENCHMARK INFORMATION

JOHNSON COUNTY BENCHMARK
DESIGNATION - X 13
PID - KA0010
STATE/COUNTY - IN/MORGAN
USGS QUAD - MOOREVILLE EAST (1980)
VERT ORDER - FIRST CLASS II
DESCRIBED BY COAST AND GEODETIC SURVEY 1946
1.2 MI NORTH FROM WAVERLY
IN JOHNSON COUNTY, 1.2 MILES NORTH ALONG STATE HIGHWAY 31 FROM THE INTERSECTION OF STATE HIGHWAY 144 AT WAVERLY, MORGAN COUNTY, 125 YARDS NORTH OF THE MORGAN-JOHNSON COUNTY LINE, 25 FEET WEST OF THE CENTER LINE OF THE HIGHWAY, IN LINE WITH THE WEST RIGHT OF WAY FENCE, 1.5 FEET SOUTH OF A WHITE WOODEN WITNESS POST, AND ABOUT 2 FEET HIGHER THAN THE HIGHWAY, A STANDARD DISK STAMPED 686.370 X 13 1930 AND SET IN THE TOP OF A CONCRETE POST PROJECTING 7 INCHES ABOVE GROUND.
ELEVATION = 685.94 (NAVD 88)
TBM#100400
CHISELED "1" ON TOP OF SW CORNER OF LIGHT POLE. BASE FOUND IN SE CORNER OF PARKING LOT OF EMMAUEL CHURCH.
ELEV = 804.28
TBM#100401
CHISELED "X" ON ONE BONNET BOLT OF HYDRANT ON W SIDE OF S.R. 135 N OF MARSH PARKING LOT AND S OF PNC BANK
ELEV = 796.09
TBM#100402
CHISELED "X" ON ONE BONNET BOLT OF HYDRANT ON W SIDE OF S.R. 135 N AND SE OF SE CORNER OF MARSH PARKING LOT.
ELEV = 794.43

UTILITIES

Note: Listed below are the Indiana Underground Plant Protection Services Contacts; Others not listed may exist.

WATER
TOWN OF BARGERSVILLE
24 N. MAIN STREET
BARGERSVILLE, IN 46106
PHONE: (317) 422-5115
CONTACT: KEVIN KILLINGER

GAS
VECTREN ENERGY
8399 ZIONVILLE ROAD
INDIANAPOLIS, IN 46268
PHONE: (765) 287-2119
CONTACT: JONATHAN EASTMAN

TELECOMMUNICATIONS
CONCAST
1600 W. VERNAL PIKE
BLOOMINGTON, IN 47404
PHONE: (812) 360-3090
CONTACT: STEVE MORTON

ELECTRIC
Duke Energy
367 SOUTH WASHINGTON STREET
GREENWOOD, IN 46143
PHONE: (317) 888-1254
CONTACT: KEITH MEER

PIPELINE
BP PIPELINE (NORTH AMERICA) INC.
150 W. WARRENVILLE ROAD
BUILDING 605 - 3RD FLOOR
NAPERVILLE, IL 60563
PHONE: (877) 245-3915
CONTACT: KEITH BOYLE

SANITARY
THE CITY OF GREENWOOD
367 SOUTH WASHINGTON STREET
GREENWOOD, IN 46143
PHONE: (317) 888-1254
CONTACT: KEITH MEER




STORM
CITY OF GREENWOOD
300 S. MADISON AVENUE
GREENWOOD, IN 46142
PHONE: (317) 887-4711
CONTACT: CHRIS JONES

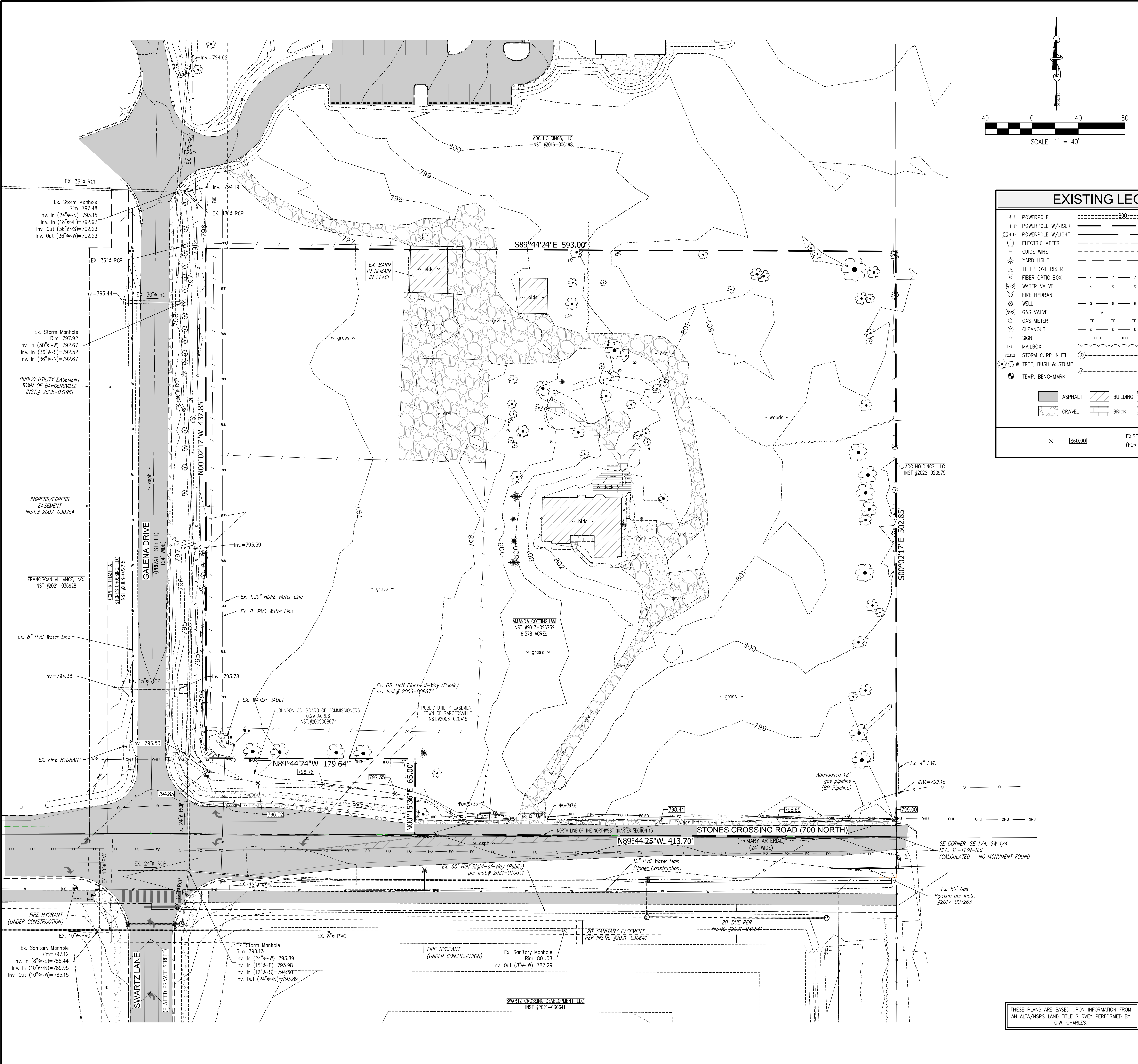
JOHNSON COUNTY RMC
750 INTERNATIONAL DRIVE
FRANKLIN, IN 46161
PHONE: (317) 738-7630
CONTACT: KEVIN SHELLEY

BRIGHTSPED/ALUMINUM
110 N. CHANCERY STREET
COLUMBIA CITY, IN 46725
PHONE: (882) 376-1506
CONTACT: MAX DOWNEY

METRONET FIBERNET
3701 COMMUNICATIONS WAY
EVANSVILLE, IN 47715
PHONE: (812) 213-1579
CONTACT: KORE NELLES

NOTE: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

		CROSSROAD ENGINEERS, PC		Transportation & Development Consultants 105 E. 7th Avenue, Suite 400 • Fort Worth, TX 76102		SHEET 100	
<div>TITLE SHEET</div> <div>SHILOH'S CORNER</div>						CJL	
						CWC	
JOB No.		DRAWN	KLF	CHECKED	APPR.		
DATE		DECEMBER 22, 2022	DESIGNED	DMS	CWC		
							
REVISIONS PER PLANNING DEPARTMENT AND COMMONWEALTH ENGINEERS COMMENTS						DMS	
						CWC	
REVISIONS						BY	
NO.						APPR.	
DATE							
1						01-26-23	
2							
3							
4							
5							
6							
7							
8							
9							



GENERAL NOTES

- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL VEGETATION UNLESS OTHERWISE NOTED OR DETERMINED IN THE FIELD. DISPOSAL OF ALL MATERIALS, SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR SERVICE DISCONNECTIONS AND RECONNECTIONS.
- REMOVE EXISTING STRUCTURES, WELLS AND SEPTIC SHALL BE ABANDONED PER ALL FEDERAL, STATE AND LOCAL REGULATIONS. A REPRESENTATIVE FROM JOHNSON COUNTY HEALTH DEPARTMENT SHALL BE PRESENT DURING REMOVAL OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAZARDOUS MATERIAL TESTING AND REMOVAL (IF DEEMED NECESSARY) FOR THE EXISTING STRUCTURES.
- CONTRACTOR SHALL COORDINATE WITH DUKE ENERGY AND/OR JOHNSON CO. REMC AND DEVELOPER FOR THE RELOCATION OF ALL POWER POLES IMPACTED BY CONSTRUCTION.
- UTILITIES ARE A GRAPHICAL REPRESENTATION PER SURVEY AND MAPPING. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

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EXISTING LEGEND

POWERPOLE	CONTOURS
POWERPOLE W/ RISER	PROPERTY LINE
POWERPOLE W/ LIGHT	SECTION LINE
ELECTRIC METER	RIGHT-OF-WAY
GUIDE WIRE	EASEMENT
YARD LIGHT	ADJOINER LINE
TELEPHONE RISER	PAVEMENT LINE
FIBER OPTIC BOX	SPLIT RAIL FENCE
WATER VALVE	WIRE FENCE
FIRE HYDRANT	DITCH
WELL	GAS LINE
GAS VALVE	WATER LINE
GAS METER	FIBER OPTIC LINE
CLEANOUT	ELECTRIC LINE
SIGN	OVERHEAD UTILITY LINE
MAILBOX	TREE LINE
STORM CURB INLET	SANITARY SEWER
TREE, BUSH & STUMP	W/ MANHOLE
TEMP. BENCHMARK	STORM SEWER W/ MANHOLE & END SECTION

ASPHALT BUILDING CONCRETE
GRAVEL BRICK WOOD

EXISTING ELEVATIONS (FOR REFERENCE ONLY)

BENCHMARK INFORMATION

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CHISELED "X" ON ENE BONNET BOLT OF HYDRANT ON W SIDE OF S.R. 135 N OF MARSH PARKING LOT AND S OF PNC BANK
ELEV = 796.09
TBM#1004002
CHISELED "X" ON E BONNET BOLT OF HYDRANT ON W SIDE OF S.R. 135 N AND SE OF SE CORNER OF MARSH PARKING LOT.
ELEV = 794.43

LEGAL DESCRIPTION

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UTILITIES

Note: Listed below are the Indiana Underground Plant Protection Services Contacts; Others not listed may exist.

WATER TOWN OF BARGERSVILLE 24 N. MAIN STREET BARGERSVILLE, IN 46108 PHONE: (317) 822-5115 CONTACT: KEVIN KILLINGER	GAS SECTEN ENERGY 8399 ZIONSVILLE ROAD INDIANAPOLIS, IN 46208 PHONE: (812) 360-3000 CONTACT: JONATHAN EASTHAM	TELECOMMUNICATIONS CONCAST 1600 W. VERNAL PIKE BLOOMINGTON, IN 47404 PHONE: (812) 360-3000 CONTACT: STEVE WEARTOR	PIPELINE BP PIPELINE (NORTH AMERICA) INC. 150 W. WARRENSVILLE ROAD BUILDING 605 - 3rd FLOOR WARRENSVILLE, IL 60555 PHONE: (872) 245-3915 CONTACT: KEITH BOYLE
SANITARY THE CITY OF GREENWOOD 307 SOUTH WASHINGTON STREET GREENWOOD, IN 46143 PHONE: (317) 888-1254 CONTACT: KATHY MEER	ELECTRIC DUKE ENERGY 2015 N. WORTON STREET FRANKLIN, IN 46131 PHONE: (812) 662-2007 CONTACT: JESSICA TURNER	BRIGHTSPEED/LUMEN 110 N. CHANCEY STREET COLUMBIA CITY, IN 46725 PHONE: (980) 376-1506 CONTACT: MAX DOWNEY	METRONET FIBERNET 3701 COMMUNICATIONS WAY EVANSVILLE, IN 47715 PHONE: (812) 215-1378 CONTACT: KORE NELLS
STORM CITY OF GREENWOOD 300 S. MADISON AVENUE GREENWOOD, IN 46142 PHONE: (317) 887-4711 CONTACT: CHRIS JONES	JOHNSON COUNTY REMC 750 INTERNATIONAL DRIVE FRANKLIN, IN 46131 PHONE: (317) 738-7630 CONTACT: KEVIN SHELLEY		

NOTE: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

ABBREVIATIONS

FYS	FRONT YARD SETBACK
SYS	SIDE YARD SETBACK
RYS	REAR YARD SETBACK
DUE	DRAINAGE & UTILITY EASEMENT
NAE	NON-ACCESS EASEMENT
AE	ACCESS EASEMENT
M.F.P.G.	MINIMUM FLOOD PROTECTION GRADE
M.L.A.G.	MINIMUM LOWEST ADJACENT GRADE
F.F.E.	FINISH FLOOR ELEVATION

EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

SHILOH'S CORNER

JOHNSON COUNTY BENCHMARK
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ELEV = 794.43

THESE PLANS ARE BASED UPON INFORMATION FROM AN ALTA/NSPS LAND TITLE SURVEY PERFORMED BY G.W. CHARLES.

REVISIONS PER PLANNING DEPARTMENT AND COMMONWEALTH ENGINEERS COMMENTS

NO.	DATE	BY	DMS	CWC	APPR.
1	01.26.23				
2					
3					
4					
5					
6					
7					
8					
9					

INDIANA
"We're Below. Call before You Dig."



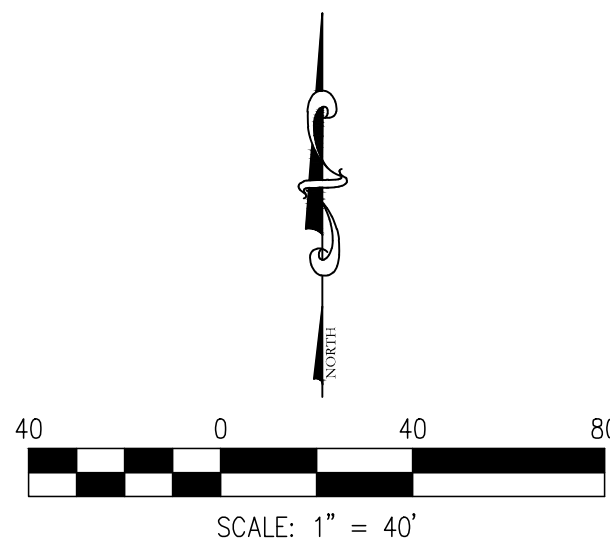
NOTE: DEVELOPMENT STANDARDS VARIANCES AND/OR WAIVERS MAY BE REQUIRED FOR THE APPROVAL OF THE PRELIMINARY SITE LAYOUT SHOWN HEREON.

ABBREVIATIONS

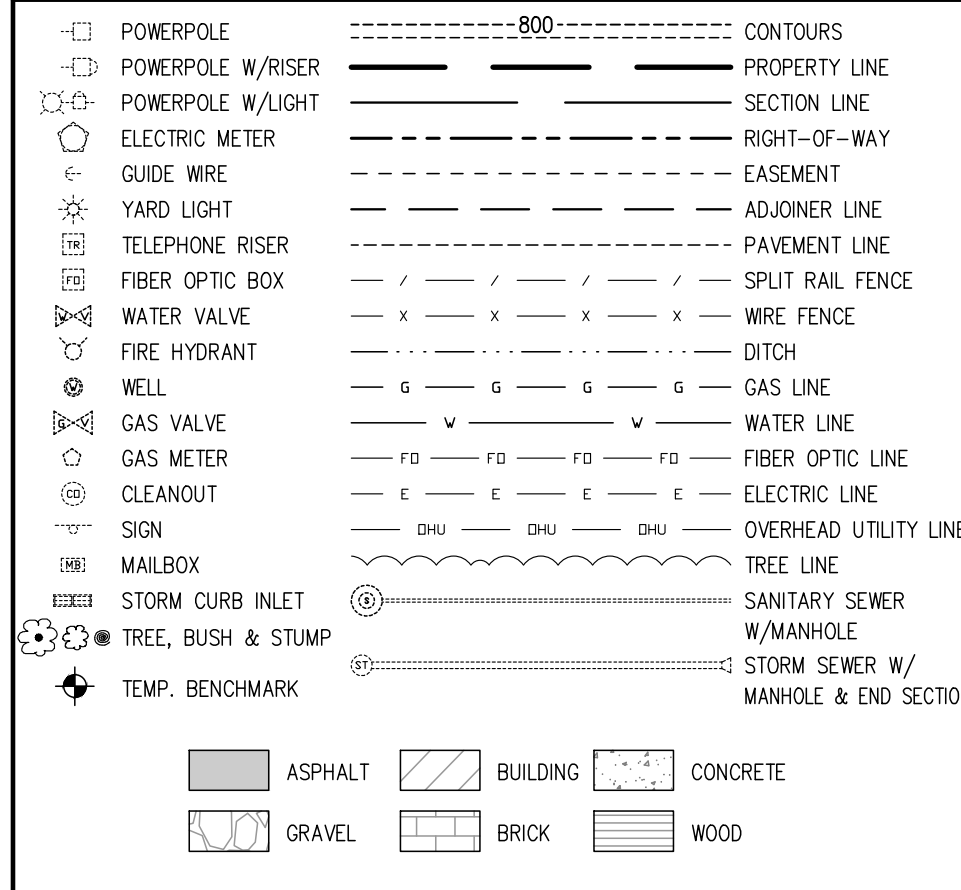
R/W RIGHT-OF-WAY
FS FRONT YARD SETBACK
SYS SIDE YARD SETBACK
RYS REAR YARD SETBACK
ADUE ACCESS, DRAINAGE & UTILITY EASEMENT
DUE DRAINAGE & UTILITY EASEMENT
NAE NON-ACCESS EASEMENT
AE ACCESS EASEMENT
SWE SIDEWALK EASEMENT
SSDUE SANITARY SEWER, DRAINAGE, AND UTILITY EASEMENT

SITE & ZONING INFORMATION

TOTAL PROJECT ACREAGE = ±6.58 ACRES
THREE (3) COMMERCIAL LOTS
GROSS SQUARE FOOTAGE OF NON-RESIDENTIAL BUILDINGS = ±32,000 SQ. FT.
EXISTING ZONING = CM (SUBJECT LAND)
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LOT SIZE AND SETBACKS (AS AMENDED IN GREENWOOD U.D.O.):
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SIDE YARD SETBACK = 20' (COMBINED AGGREGATE)
REAR YARD SETBACK = 30'
DECLARATION OF COVENANTS SHALL BE RECORDED AS A SEPARATE DOCUMENT. THIS PROPERTY IS SUBJECT TO THE REZONING COMMITMENTS ADOPTED AS ORDINANCE NO. 21-43 BY THE GREENWOOD COMMON COUNCIL.



EXISTING LEGEND



STR. DATA
STR. NO. 1
DETENTION POND OUTLET CONTROL STRUCTURE AND 80 LFT OF 12" RCP @ 0.31% RIM=798.10 INV OUT (12"~N)=793.35
STR. NO. 2
STORM MANHOLE WITH SOLID COVER CASTING AND 80 LFT OF 24" RCP @ 0.35% RIM=798.70 INV IN (12"~W)=794.57 INV IN (18"~S)=794.32 INV OUT (24"~NE)=793.82
STR. NO. 3
STORM MANHOLE WITH SOLID COVER CASTING, CONNECT TO EXISTING STORM SEWER RIM=795.89 INV IN (12"~E)=792.32 INV IN (36"~S)=792.32 INV OUT (36"~N)=792.32
STR. NO. 4
PIPE END SECTION AND 42 LFT OF 36" RCP @ 0.52% INV OUT (36"~N)=793.58
STR. NO. 5
STORM MANHOLE WITH SOLID COVER CASTING, CONNECT TO STORM SEWER RIM=798.90 INV IN (36"~S)=793.36 INV OUT (36"~N)=793.36

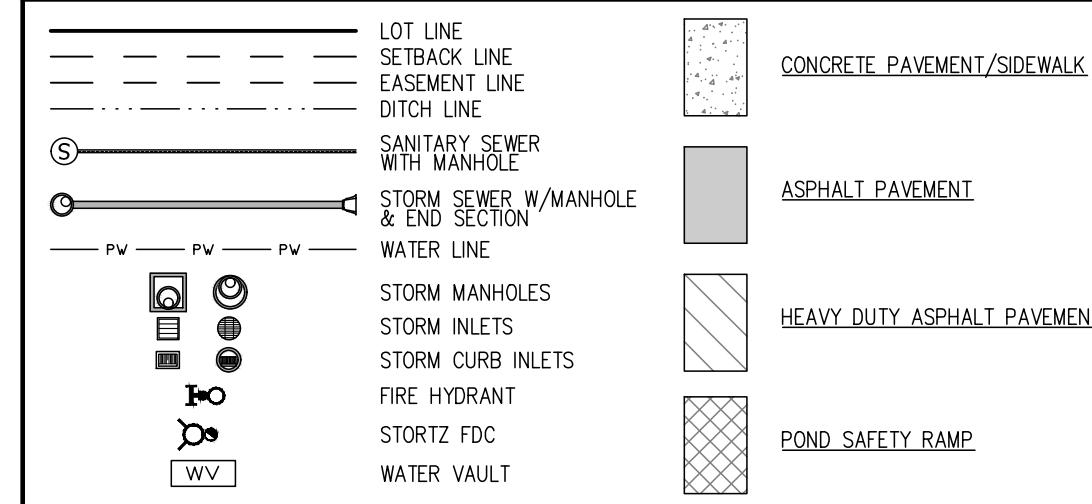
STR. DATA
STR. NO. 6
STORM INLET WITH GRATE CASTING AND 96 LFT OF 12" RCP @ 0.50% RIM=798.70 INV OUT (12"~S)=795.53
STR. NO. 7
STORM MANHOLE WITH SOLID COVER CASTING AND 96 LFT OF 12" RCP @ 0.50% RIM=798.70 INV IN (12"~W)=795.05 INV OUT (12"~E)=795.05
STR. NO. 8
STORM MANHOLE WITH SOLID COVER CASTING AND 80 LFT OF 24" RCP @ 0.35% RIM=798.70 INV IN (12"~W)=794.57 INV IN (18"~S)=794.32 INV OUT (24"~NE)=793.82
STR. NO. 9
WQ UNIT WITH SOLID COVER CASTING AND 55 LFT OF 24" RCP @ 0.35% RIM=798.50 INV IN (24"~SW)=793.54 INV OUT (24"~NE)=793.54
STR. NO. 10
STORM MANHOLE WITH GRATE CASTING AND 116 LFT OF 18" RCP @ 0.50% RIM=798.70 INV IN (15"~W)=795.15 INV IN (15"~E)=795.15 INV OUT (18"~N)=794.90

STR. DATA
STR. NO. 11
STORM MANHOLE WITH SOLID COVER CASTING AND 96 LFT OF 15" RCP @ 0.50% RIM=798.18 INV IN (12"~W)=795.88 INV OUT (15"~E)=795.63
STR. NO. 12
STORM INLET WITH GRATE CASTING AND 75 LFT OF 12" RCP @ 0.51% RIM=799.18 INV IN (12"~N)=795.26 INV OUT (12"~N)=796.26
STR. NO. 13
STORM MANHOLE WITH SOLID COVER CASTING AND 76 LFT OF 15" RCP @ 0.50% RIM=799.08 INV IN (12"~W)=795.78 INV OUT (15"~N)=795.53
STR. NO. 14
STORM INLET WITH GRATE CASTING AND 75 LFT OF 12" RCP @ 0.50% RIM=799.32 INV OUT (12"~N)=796.15
STR. NO. 15
STORM INLET WITH GRATE CASTING AND 129 LFT OF 12" RCP @ 0.50% RIM=799.00 INV OUT (12"~E)=795.76

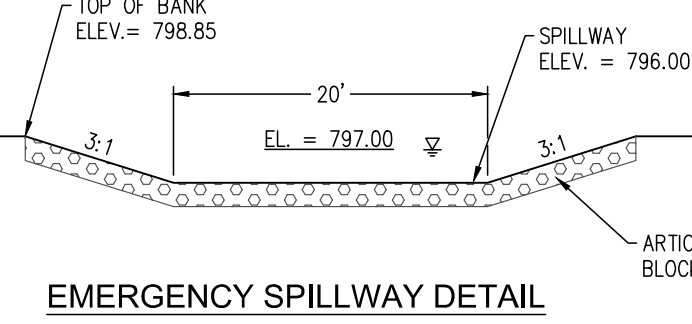
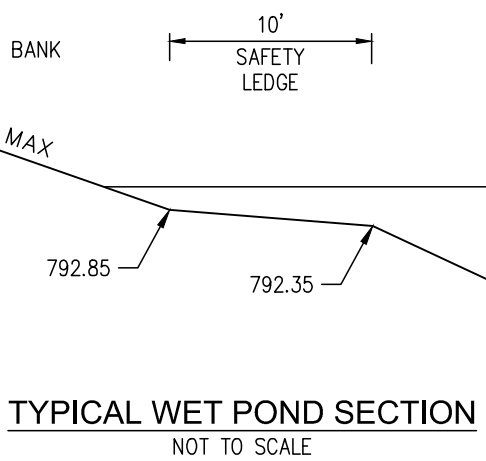
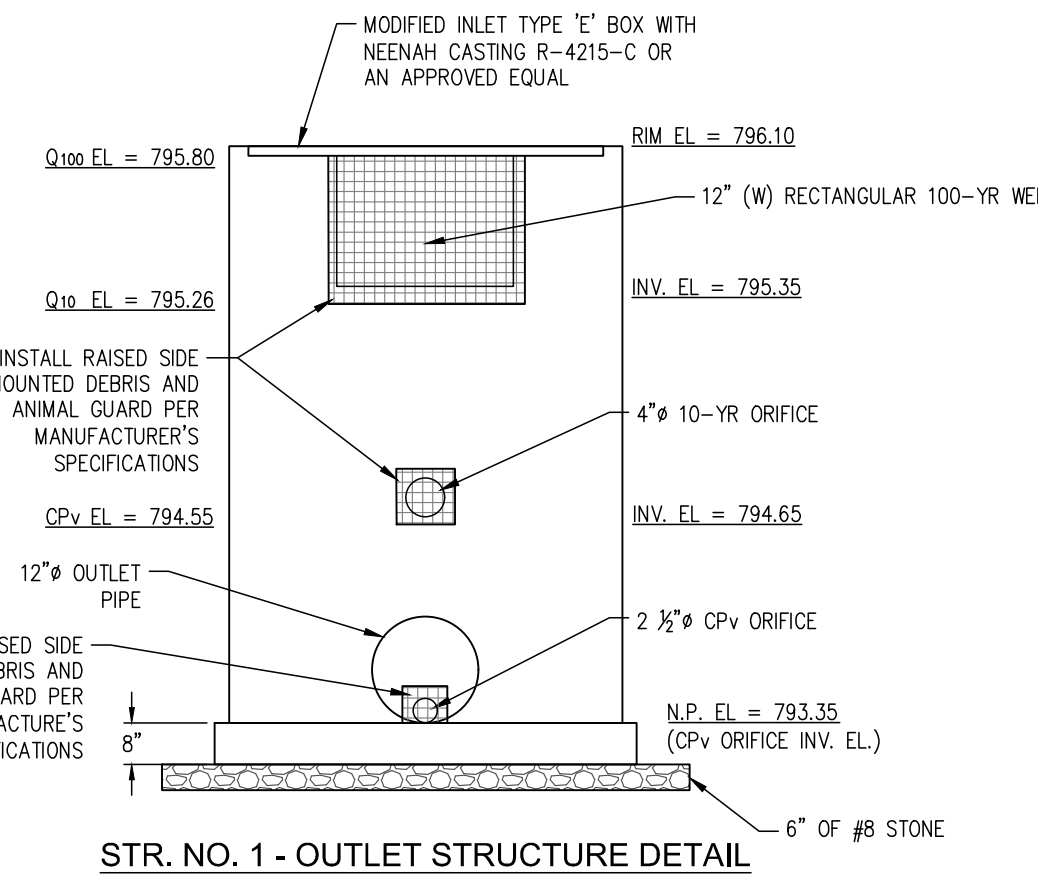
STR. DATA
STR. NO. 16
STORM INLET WITH GRATE CASTING AND 116 LFT OF 18" RCP @ 0.50% RIM=798.85 INV IN (12"~W)=795.11 INV OUT (18"~N)=794.61
STR. NO. 17
STORM INLET WITH GRATE CASTING AND 129 LFT OF 12" RCP @ 0.50% RIM=798.50 INV IN (12"~N)=795.18 INV OUT (12"~E)=795.18
STR. NO. 18
WQ UNIT WITH SOLID COVER CASTING AND 59 LFT OF 24" RCP @ 0.30% RIM=798.35 INV IN (12"~W)=794.53 INV IN (18"~S)=794.03 INV OUT (24"~N)=793.53
STR. NO. 19
PIPE END SECTION AND 144 LFT OF 24" RCP @ 0.35% INV OUT (24"~W)=794.20
STR. NO. 20
STORM MANHOLE WITH SOLID COVER CASTING, CONNECT TO EXISTING STORM SEWER RIM=797.17 INV IN (24"~E)=793.69 INV IN (24"~S)=794.03 INV OUT (24"~N)=793.69

STR. DATA
STR. NO. SS-1
EXISTING SANITARY MANHOLE, CORE AND CONNECT PIPE FROM STR. NO. SS-2 RIM=801.08 INV IN (8"~W)=787.39 INV OUT (8"~W)=787.29
STR. NO. SS-2
SANITARY MANHOLE AND 168 LFT OF 8" PVC @ 0.45% RIM=795.00 INV IN (8"~N)=790.04 INV IN (8"~E)=788.24 INV OUT (8"~S)=788.14
STR. NO. SS-3
SANITARY MANHOLE AND 237 LFT OF 8" PVC @ 0.45% RIM=797.35 INV OUT (8"~S)=791.11
STR. NO. SS-4
SANITARY MANHOLE AND 332 LFT OF 8" PVC @ 0.45% RIM=799.10 INV OUT (8"~W)=789.74

PROPOSED LEGEND



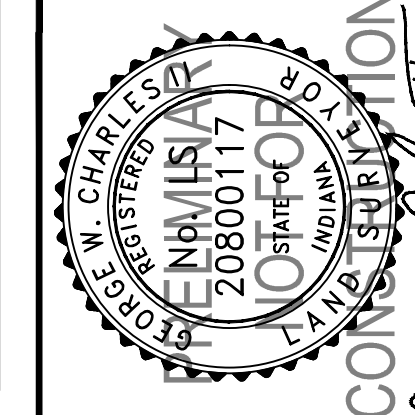
PROPOSED DETENTION POND DETAILS



PROPOSED SITE CONDITIONS

SHILOH'S CORNER

JOB NO.	DRAWN	CHECKED	DATE	DESIGNED	APPR.	CWC
20800117	KLF	GJ	DECEMBER 22, 2022			



C. W. Charney

BY

DMS

CWC

APPR.

REVISIONS

REVISIONS PER PLANNING DEPARTMENT AND COMMONWEALTH ENGINEERS COMMENTS

NO.

DATE

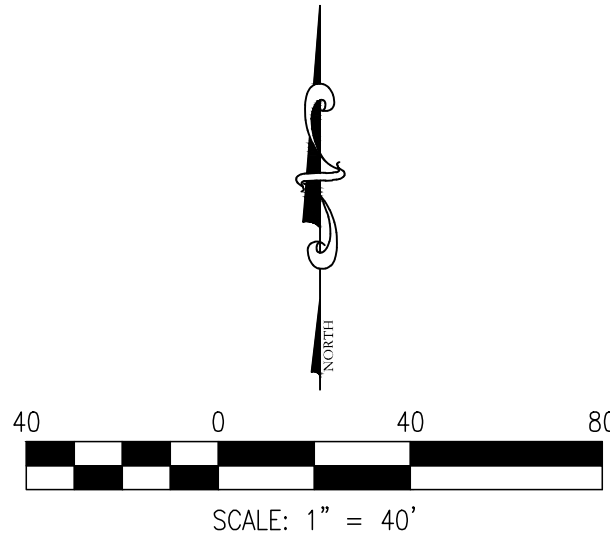
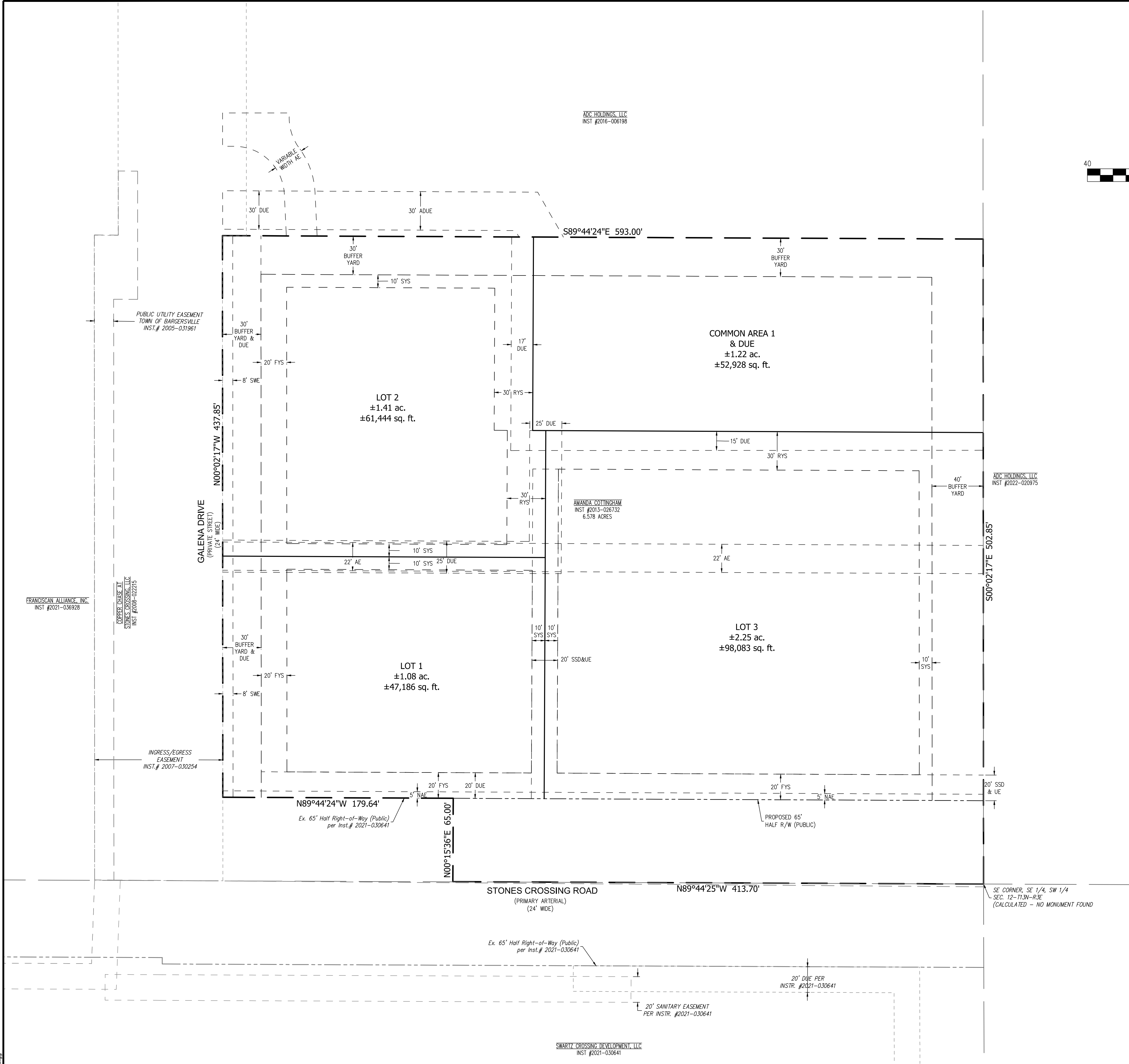
1

01.26.23

300

SHEET

DIRECTORY PATH : R:\Active\Amanda Cottingham\464 W Stones Crossing\Design\CAD\PLAT\PRIMARY
DRAWN BY : JTB
DATE/USER : 1/26/2023 4:55 PM / JTB



SITE & ZONING INFORMATION

TOTAL PROJECT ACREAGE = ±6.58 ACRES
THREE (3) COMMERCIAL LOTS
GROSS SQUARE FOOTAGE OF NON-RESIDENTIAL BUILDINGS = ±32,000 SQ. FT.
EXISTING ZONING = CM (SUBJECT LAND)
ZONING OF ADJACENT PROPERTIES:
NORTH = CS
SOUTH = CL
EAST = RL
WEST = RMC
LOT SIZE AND SETBACKS (AS AMENDED IN GREENWOOD U.D.O.)
LOT SIZE = 20,000 SQ. FT. (MIN.)/100,000 SQ. FT. (MAX.)
FRONT YARD SETBACK = 20' (MIN.)/80' (MAX.)
SIDE YARD SETBACK = 20' (COMBINED AGGREGATE)
REAR YARD SETBACK = 30'

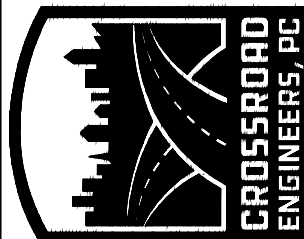
DECLARATION OF COVENANTS SHALL BE RECORDED AS A SEPARATE DOCUMENT. THIS PROPERTY IS SUBJECT TO THE REZONING COMMITMENTS ADOPTED AS ORDINANCE NO. 21-43 BY THE GREENWOOD COMMON COUNCIL.

ABBREVIATIONS

R/W RIGHT-OF-WAY
FYS FRONT YARD SETBACK
SYS SIDE YARD SETBACK
RYS REAR YARD SETBACK
DUE DRAINAGE & UTILITY EASEMENT
NAE NON-ACCESS EASEMENT
AE ACCESS EASEMENT
SWE SIDEWALK EASEMENT
SSDAUE SANITARY SEWER, DRAINAGE, AND UTILITY EASEMENT

LEGEND

PROPERTY LINE
SECTION LINE
LOT LINE
EX. R/W LINE
PROP. R/W LINE
EX. EASEMENT LINE
PROP. EASEMENT LINE
PROP. SETBACK LINE



PRIMARY PLAT

SHILOH'S CORNER

JOB No.	DRAWN	CHECKED	DATE	DESIGNED	APPR.	CWC	SHEET
			22, 2022				301



NO.	DATE	REVISIONS	BY	APPR.	CWC
9					
8					
7					
6					
5					
4					
3					
2					
1	01.26.23	REVISIONS PER PLANNING DEPARTMENT AND COMMONWEALTH ENGINEERS COMMENTS			