

City of Greenwood
Wednesday, February 8, 2023

PC2023-002 Worthsville Commerce Center Phase 2 – Primary Final Plat Change

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.

Petitioner: Joshua Cribelar jcribelar@structurepoint.com

Joshua Cribelar explained Lots 1-3 have already been developed while Lots 4 and 5 will have access from Collins and Allen Road. This extends the easternmost property line.

Gabriel Nelson, Planning Division, discussed the public notice deadline being February 9. Mr. Nelson discussed the need for new corner monuments. There were some commitments already in place. Mr. Cribelar asked if they could still break this into five lots. Mr. Nelson discussed platting this as a block. A block can then be developed as a lot, if a future split was desired.

Mark St. John, Engineering Division, discussed the pond shape. The surface area must be at least 10 feet deep.

Paul Peoni, Engineering Division, asked if the sanitary sewer goes to the property line. Mr. Peoni also asked if semi-truck has to enter from Collins Road. Mr. Cribelar explained that all semis would have to come from Collins Road.

Mr. Nelson discussed the impervious surface area and to incorporate enough green space.

Chris Jones, Stormwater, stated that if pond is modified, then O&M manual will need to be modified as well. Pond needs to be brought up to standard.

Mr. Nelson discussed the commitments for access points along Allen Road. Allen Road is only for vehicular traffic and safety.

Mr. St. John asked about the future ponds. Mr. Cribelar explained that they will probably have to dig the pond and push the soil in.

Tracy Rumble, Greenwood Fire Department, asked about the emergency gate to the back building.

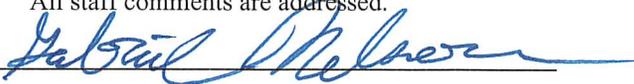
Kenneth Seal, Building Division, discussed the access points. Mr. Seal asked if all the buildings are owned by same company. Mr. Cribelar explained that it will be separate ownership but there are easements in place.

Motion by Mr. St. John, seconded by Mr. Rumble. 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.


Chairman

PRIMARY PLAT

FOR

WORTHSVILLE COMMERCE CENTER PHASE II SE CORNER OF COLLINS ROAD & ALLEN ROAD GREENWOOD, JOHNSON COUNTY, INDIANA

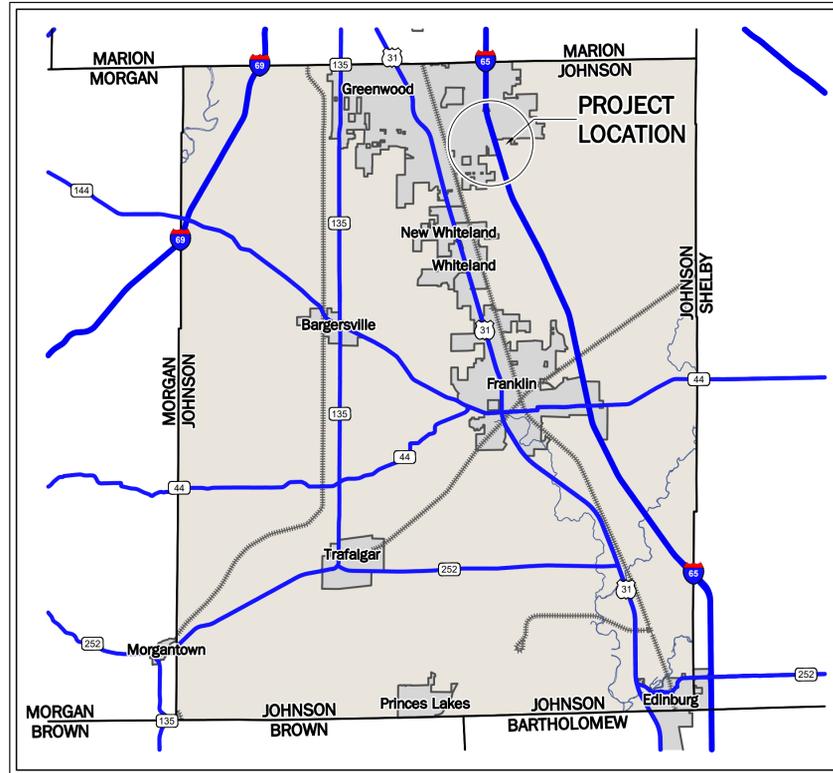
START DATE: JANUARY 2021
COMPLETION DATE: JANUARY 2026



Scannell Properties #526, LLC
8801 River Crossing Boulevard
Suite 300
Indianapolis, IN 46240

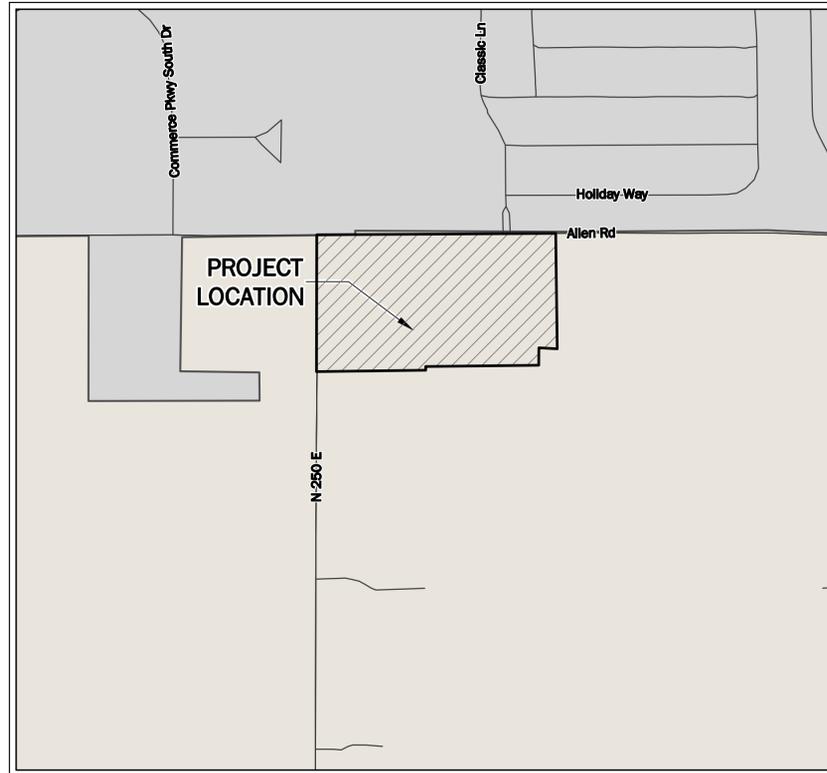


9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
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LOCATION MAP

NOT TO SCALE

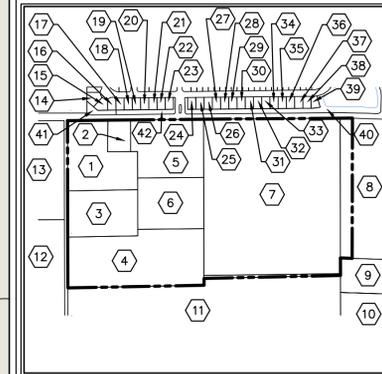


VICINITY MAP

NOT TO SCALE



INDEX	
DESCRIPTION	SHEET No.
TITLE SHEET	C001
EXISTING SITE CONDITIONS	C100
PRIMARY PLAT	C200
PRELIMINARY GRADING & UTILITY LAYOUT	C300



ADJOINER'S MAP

NOT TO SCALE

ADJOINING PROPERTY OWNERS

OWNER OF RECORD	ZONING
1-7 GLA PROPERTIES, LLC	IL
8 SS GROUP, INC	AG
9 ASHER, WILLIAM A & DEBRA K	AG
10 WOODS, GERALD E JR & PAMELA J	AG
11 STAG INDUSTRIAL HOLDINGS, LLC	IL
12-13 MREIC INDY IN 3 LLC	IL
14 BAL, AMRIK	PUD
15 SINGH, HARDEEP & SINGH, JASKARAN	PUD
16 BLANFORD, JAMES & AMANDA	PUD
17 HARMON, STEPHANIE	PUD
18 SINGH, SUKHWINDER	PUD
19 FAHQA, PARAMJIT	PUD
20 SINGH, LUCKWANT & HARJIT K	PUD
21 KAUR, HARMANDEEP & SINGH, YADWINDER	PUD
22 DIENER, JON T & KELLI A	PUD
23 RATTOL, AMRINDER	PUD
24 SINGH, GUDEEP & SINGH, DAYA	PUD
25 KAUR, SARABJIT	PUD
26 INGLE, ANDREA & MICHAEL A	PUD
27 FAHQA, JASBIR SINGH & PARAMJIT KAUR	PUD
28 KAILAY FARM INC	PUD
29 COX, GEORGE & PAMELA	PUD
30 SINGH, RAMANDEEP & KAUR, SATWINDER	PUD
31 BRADY, WALTER & HERLY R	PUD
32 FKH SFR PROPCO B-HLD LP	PUD
33 INSAN, LAKHWINDER	PUD
34 MONTALVO, VICTOR MERINO	PUD
35 COLLIER NORRIS E & MARTHA L	PUD
36 SINGH, JASVIR	PUD
37 SANDHU, ARVINDER K & GURINDER	PUD
38 SINGH, GURJIT & KULJIT	PUD
39 WAGERS, THOMAS BRIAN JR & DANIELLE E B	PUD
40-42 HOMECOMING AT UNIVERSITY PARK HOMEOWNERS ASSOCIATION, INC	PUD

WORTHSVILLE COMMERCE CENTER PHASE II

Greenwood, Indiana



Joshua H. Criswell
CERTIFIED BY

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 2, Township 13 North, Range 4 East of the Second Principal Meridian in Johnson County, Indiana, being that 94.89 acre tract of land shown on the plat of survey prepared by Tracy L. McGill, PLS RLS20050009 on September 10, 2019, American Structurepoint, Inc. project number 2019.01744, described as follows:
Commencing at the northwest corner of said quarter section; thence North 89 degrees 39 minutes 38 seconds East (basis of bearing = Grid North - Indiana State Plane Coordinate System - East Zone) 50.00 feet along the north line of said quarter section; thence South 00 degrees 08 minutes 34 seconds West 35.00 feet to the intersection of the southern right-of-way line of Allen Road (per Instrument Number 2005-011302 recorded in the Office of the Recorder of Johnson County, Indiana) and eastern right-of-way line of Collins Road (per Instrument Number 2019-001187 recorded said Office of the Recorder); said intersection being the Point of Beginning of this description; thence along the southern right-of-way of Allen Road the following two (2) courses: 1) North 89 degrees 39 minutes 38 seconds East 1295.90 feet to the east line of the West Half of said quarter section; 2) North 89 degrees 56 minutes 15 seconds East 1333.93 feet to the east line of quarter section; thence South 00 degrees 25 minutes 27 seconds West 1540.37 feet along said east line to the northeast corner of Lot 1, Worthsville Commerce Center per plat thereof recorded as Instrument Number 2018-025077 and in Plat Book E, Pages 349 A & B, in said Office of the Recorder; thence along the northern boundary of said Lot 1 the following three (3) courses: 1) South 89 degrees 20 minutes 21 seconds West 1333.74 feet; thence South 00 degrees 24 minutes 36 seconds West 82.83 feet; thence South 89 degrees 14 minutes 48 seconds 1288.56 feet to the aforementioned eastern right-of-way line of Collins Road; thence North 00 degrees 08 minutes 34 seconds East 1606.35 feet along said eastern right-of-way and to the Point of Beginning, containing 94.89 acres, more or less.

Lot 4 Worthsville Additional Land

Part of the Northwest Quarter of the Southwest Quarter of Section 1, Township 13 North, Range 4 East of the Second Principal Meridian, in Clark Township, Johnson County, Indiana, described as follows:

Beginning at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 1, said corner being marked by a Harrison Monument; thence along the North line of said quarter section, South 87 degrees 38 minutes 37 seconds East 225.13 feet; thence South 00 degrees 25 minutes 27 seconds West 1,368.51 feet to the South line of said quarter section; thence along said south line, North 87 degrees 35 minutes 11 seconds West 225.14 feet to the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 1; thence along the West line of said quarter section, North 00 degrees 25 minutes 27 seconds East 1,368.28 feet to the Point of Beginning and containing 7.068 acres, more or less.

BENCHMARK DATA

(DATUM: NAVD 88)

- TBM #33
CHISELED "X" IN NORTH BOLT OF FIRE HYDRANT AT NE CORNER OF CR 850 NORTH AND COMMENCE PARKWAY; ±25' NORTH OF Q. OF CR 850 NORTH.
ELEV = 832.094
- TBM #35
CHISELED "X" ON SOUTHEAST BOLT OF FIRE HYDRANT AT ±40' NORTH OF ALLEN ROAD AND ±150' EAST OF COLLINS ROAD.
ELEV = 833.13
- TBM #36
CHISELED "X" ON SOUTHWEST BOLT OF FIRE HYDRANT AT ±40' NORTH OF ALLEN ROAD AND ±450' WEST OF ALLEN ROAD.
ELEV = 836.82
- TBM #37
CHISELED "X" IN SOUTH BOLT OF FIRE HYDRANT ±35' N OF ALLEN RD AND 100'± E OF #2829.
ELEV = 833.74
- TBM #38
CHISELED "X" IN SOUTH BOLT OF FIRE HYDRANT ±35' NORTH OF ALLEN ROAD AT EAST PROPERTY LINE OF SITE.
ELEV = 823.55
- TBM #1
CHISELED "X" ON EAST SOUTH EAST BOLT OF FIRE HYDRANT, 140' SOUTH AND 20' WEST OF SOUTH EAST CORNER OF BUILDING #1175

UTILITY CONTACTS

UTILITY	COMPANY	CONTACT	PHONE NO.
COMMUNICATIONS	CENTURYLINK	-----	(877) 366-8344
ELECTRIC	JOHNSON COUNTY REMC	JOHN HENDRICKS	(317) 738-7618
TELEPHONE/FIBER	JOHNSON COUNTY REMC	KEVIN SHELLY	(317) 736-6174
GAS	VECTREN (FRANKLIN)	JON EASTHAM	(765) 287-2119
SANITARY SEWER	CITY OF GREENWOOD	KEITH MEIER	(317) 888-1254
STORM SEWER	CITY OF GREENWOOD	CHRIS JONES	(317) 887-4711
TELEPHONE/FIBER	AT&T - DISTRIBUTION	MATT SPINDLER	(317) 265-3050
WATER	IN AMERICAN WATER	MIGUEL MORALES	(317) 893-3562

BLOCK 4 MAY BE SPLIT INTO UP TO TWO (2) LOTS THAT MEET THE ZONING REQUIREMENTS AND COMMITMENTS.

PROJECT DATA TABLE

OVERALL SITE AREA:	101.96 AC.
SITE AREA ZONED IL:	94.89 AC.
LOT 1 AREA:	33.53 AC. (35.3%)
LOT 2 AREA:	12.88 AC. (13.6%)
LOT 3 AREA:	12.48 AC. (13.1%)
LOT 3 PROPOSED R/W:	0.04 AC.
LOT 3 DEVELOPMENT AREA:	12.44 AC.
BLOCK 4 AREA (CURRENT):	36.00 AC. (38.0%)
BLOCK 4 PROPOSED R/W:	0.08 AC.
BLOCK 4 DEVELOPMENT AREA:	35.92 AC.
SITE AREA ZONED AG:	7.07 AC.
BLOCK 4 AREA (ADDITIONAL):	7.07 AC. (100.0%)
BLOCK 4 PROPOSED R/W:	0.21 AC.
BLOCK 4 DEVELOPMENT AREA:	6.86 AC.

NOTES:

1. THERE SHALL BE NO OPEN CUT OF ANY PUBLIC ROADWAY FOR ANY UTILITY. ALL UTILITIES SHALL BE BORED.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

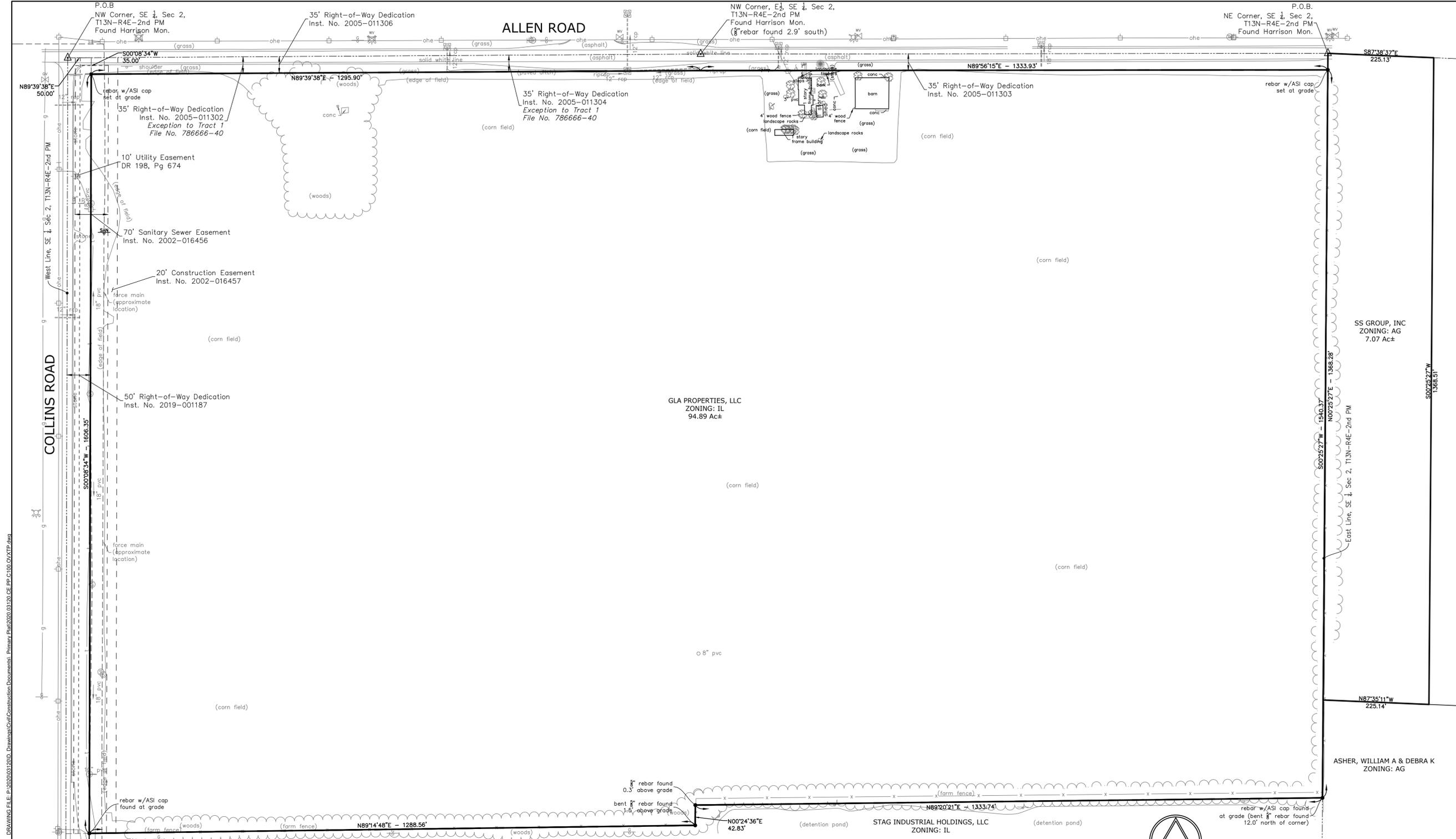
CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

- RESPONSIBILITY NOTES:**
- THE DEVELOPER/OWNER IS ULTIMATELY RESPONSIBLE TO ENSURE THAT THE PROJECT IS IN COMPLIANCE WITH ALL PLAN COMMISSION AND/OR BOARD OF ZONING APPEALS CONDITIONS
 - THE DEVELOPER/OWNER IS ULTIMATELY RESPONSIBLE TO ENSURE THAT THE PROJECT IS BUILT TO ALL CITY OF GREENWOOD STANDARDS AND SPECIFICATIONS
 - THE PROJECT ENGINEER/SURVEYOR IS RESPONSIBLE IN ENSURING THAT THE SITE DEVELOPMENT PLANS ARE DESIGNED TO ALL CITY OF GREENWOOD STANDARDS AND SPECIFICATIONS
- PRE-CONSTRUCTION MEETING NOTE:**
- A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE CITY OF GREENWOOD PRIOR TO STARTING ANY SITE CONSTRUCTION ACTIVITIES (EXCLUDING BUILDING DEMOLITION). CONTACT THE APPLICABLE CITY OFFICIAL AT 317-887-5230 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO PROPOSED COMMENCEMENT DATE TO SCHEDULE PRE-CONSTRUCTION MEETING
- NO SUBSTITUTION NOTE:**
- THE STORM WATER QUALITY UNIT (BMP) SHOWN ON THESE PLANS SHALL BE THE UNIT INSTALLED DURING THE DEVELOPMENT OF THIS PROPERTY. NO SUBSTITUTIONS SHALL BE PERMITTED
- STORM SEWER NOTE:**
- ALL STORM SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED
- DRAINAGE NOTE:**
- STORMWATER DRAINAGE FROM THE SITE WILL BE CONVEYED BY A PROPOSED STORM SEWER TO PROPOSED WET DETENTION POND ALONG THE SOUTH SIDE OF THE SITE. THE WET DETENTION POND WILL DISCHARGE TO THE EXISTING PROJECT BOILERMAKER POND AND EVENTUALLY WILSON LEGAL TILE.

STATEMENT OF USE:

THE PROPOSED USE OF THE SUBJECT PROPERTY WILL BE AN INDUSTRIAL WAREHOUSE DEVELOPMENT WITH UP TO 5 LOTS. INDIVIDUAL LOTS WILL BE SUBDIVIDED VIA SECONDARY PLAT AS NECESSARY.

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EDIT BY: JCRIBELAG
PLOT DATE: 2/12/2023 10:28 AM
PLOT SCALE: 1"=50'



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 EDIT BY: KAMORHEAD

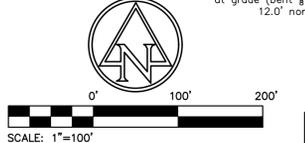
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EXISTING LEGEND

- Air Conditioner
- Beehive Inlet
- Combination Pole
- Fire Hydrant
- Flag Pole
- Gas Marker
- Gas Valve
- Guy Wire
- Hose Bib
- Mail Box
- Pine Tree
- Pole
- Post
- Sanitary Marker
- Sanitary MH
- Satellite
- Sign
- Stand Pipe
- Telephone Handhole
- Telephone Marker
- Telephone Pedestal
- Temporary Bench Mark
- Tree
- Water Valve
- Buried Electric Line
- Overhead Electric Line
- Buried Gas Line
- Buried Telephone Line
- Top of Rim Elevation
- Invert Elevation
- Reinforced Concrete Pipe
- Plastic Pipe

NOTES:
 1. PER GREENWOOD REQUIREMENTS, DRAINAGE EASEMENTS HAVE A SENIOR RIGHT OVER ALL OTHER EASEMENTS.
 2. SETBACK LINES WILL BE ESTABLISHED IN ACCORDANCE WITH GREENWOOD'S ZONING ORDINANCE.

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 INDIANA UNDERGROUND

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 Suite 300
 Indianapolis, IN 46240

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WORTHVILLE COMMERCE CENTER PHASE II

Greenwood, Indiana



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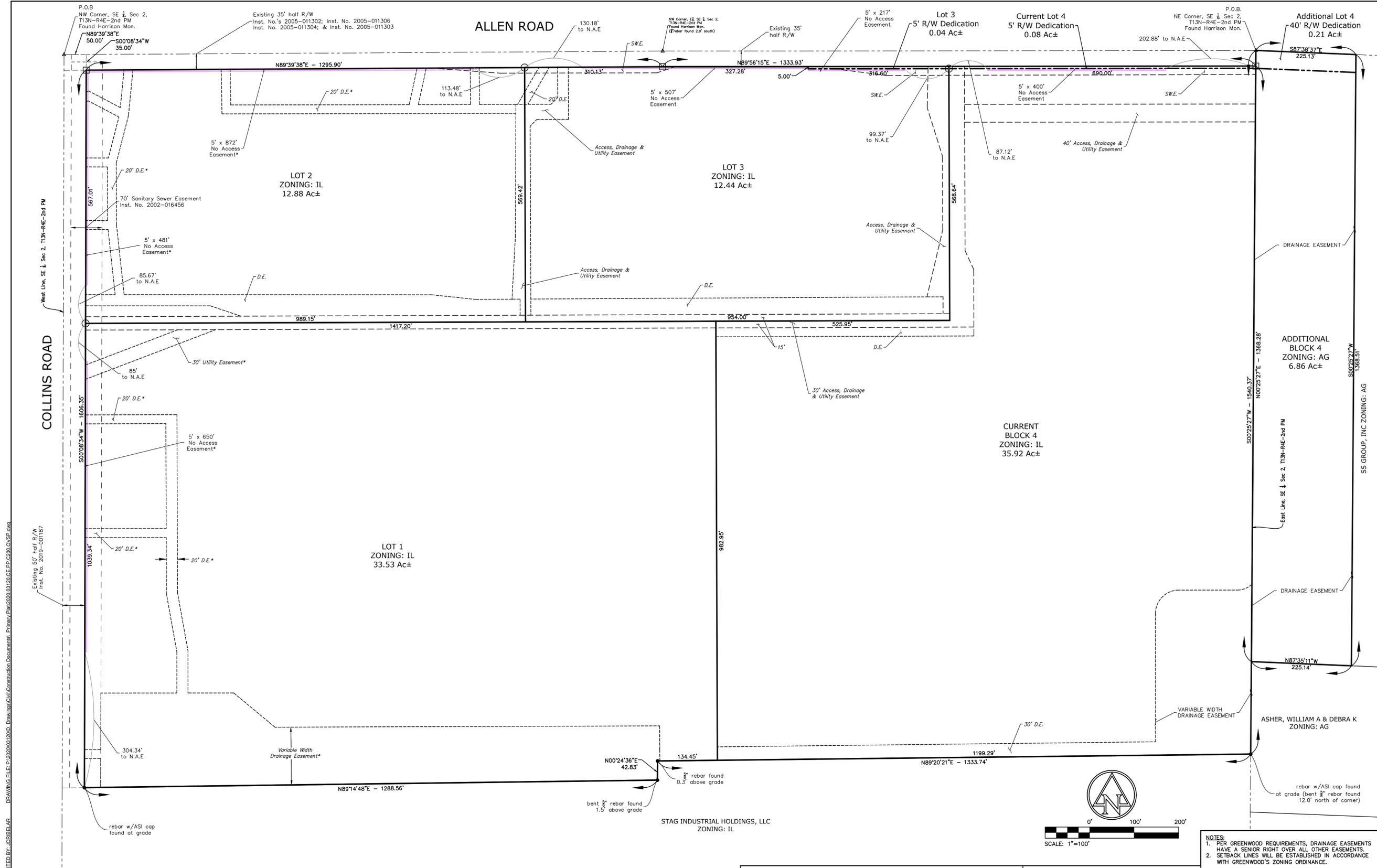
ISSUANCE INDEX	
DATE:	12/29/2022
PROJECT PHASE:	PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
	CITY COMMENTS	02/01/23
	TRC COMMENTS	02/08/23

Project Number 2020.03120

EXISTING SITE CONDITIONS

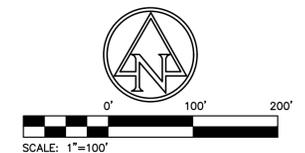
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 EDITED BY: SCRIBELAG
 EDIT DATE: 2/15/2023

BLOCK 4 MAY BE SPLIT INTO UP TO TWO (2) LOTS THAT MEET THE ZONING REQUIREMENTS AND COMMITMENTS.

DEVELOPMENT SETBACK STANDARDS		PROJECT DATA TABLE	
ZONING	IL*	AG	OVERALL SITE AREA:
FRONT	60' OR THE HEIGHT OF THE BUILDINGS—WHICHEVER IS GREATER	40'	101.96 AC.
SIDE	40' OR THE HEIGHT OF THE BUILDINGS—WHICHEVER IS GREATER	60'	SITE AREA ZONED IL:
REAR	60' OR THE HEIGHT OF THE BUILDINGS—WHICHEVER IS GREATER	N/A	94.89 AC.
* REFER TO GREENWOOD COMMON COUNCIL ORD. NO 20-23 FOR ADDITIONAL COMMITMENTS RELATED TO SETBACK STANDARDS			LOT 1 AREA:
ADDITIONAL COMMITMENTS RELATED TO THIS SITE FROM INITIAL RE-ZONE			33.53 AC. (35.3%)
1. SETBACK OF 120' ALONG NORTHERN BORDER AND LANDSCAPED BERM 12' IN HEIGHT			LOT 2 AREA:
2. SETBACK OF 45' ALONG EASTERN BORDER AND LANDSCAPED BERM 6' IN HEIGHT			12.88 AC. (13.6%)
			LOT 3 AREA:
			12.44 AC. (13.1%)
			LOT 3 PROPOSED R/W:
			0.04 AC.
			LOT 3 DEVELOPMENT AREA:
			12.44 AC.
			LOT 4 AREA (CURRENT):
			36.00 AC. (38.0%)
			LOT 4 PROPOSED R/W:
			0.08 AC.
			LOT 4 DEVELOPMENT AREA:
			35.92 AC.
			SITE AREA ZONED AG:
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WORTHVILLE COMMERCE CENTER PHASE II
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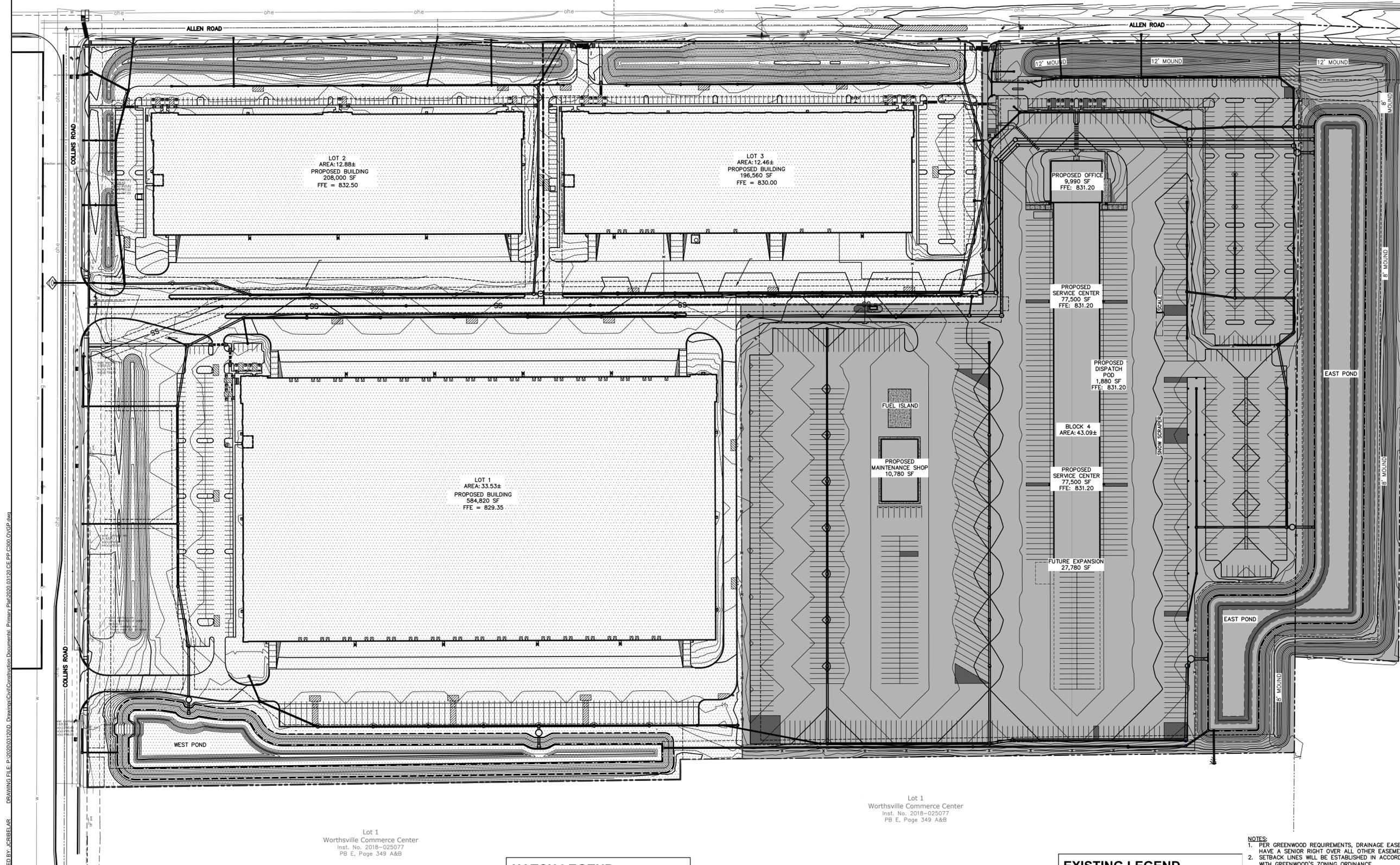
Joshua H. Scribeler
 CERTIFIED BY

ISSUANCE INDEX	
DATE:	12/29/2022
PROJECT PHASE:	PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
	CITY COMMENTS	02/01/23
	TRC COMMENTS	02/08/23

Project Number 2020.03120

PRIMARY PLAT
C200



WORTHVILLE
COMMERCE CENTER
PHASE II

Greenwood, Indiana



Joshua H. Crisler
CERTIFIED BY

ISSUANCE INDEX	
DATE:	12/29/2022
PROJECT PHASE:	PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
	CITY COMMENTS	02/01/23
	TRC COMMENTS	02/08/23

Project Number	
2020.03120	

PRELIMINARY
GRADING & UTILITY
LAYOUT

C300

Lot 1
Worthville Commerce Center
Inst. No. 2018-025077
PB E, Page 349 A&B

Lot 1
Worthville Commerce Center
Inst. No. 2018-025077
PB E, Page 349 A&B

HATCH LEGEND

[Hatched Box]	PROPOSED LOT
[Dotted Box]	EXISTING LOTS

UTILITY CONTACTS

UTILITY	COMPANY	CONTACT	PHONE NO.
COMMUNICATIONS	CENTURYLINK		(877) 366-8344
ELECTRIC	JOHNSON COUNTY REMC	JOHN HENDRICKS	(317) 738-7618
TELEPHONE/FIBER	JOHNSON COUNTY REMC	KEVIN SHELLEY	(317) 736-6174
GAS	VECTREN (FRANKLIN)	JON EASTHAM	(765) 287-2119
SANITARY SEWER	CITY OF GREENWOOD	KEITH MEIER	(317) 888-1254
STORM SEWER	CITY OF GREENWOOD	CHRIS JONES	(317) 887-4711
TELEPHONE/FIBER	AT&T - DISTRIBUTION	MATT SPINDLER	(317) 265-3050
WATER	IN AMERICAN WATER	MIGUEL MORALES	(317) 893-3562

PROPOSED LEGEND

---	PROPERTY LINE
- - - -	EASEMENT LINE
D.E.	DRAINAGE EASEMENT
D.&A.E.	DRAINAGE & ACCESS EASEMENT
V.W.D.&A.E.	VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT
R.O.W.	RIGHT-OF-WAY
SF	SQUARE FEET
FFE	FINISHED FLOOR ELEVATION
SS	SANITARY SEWER
SW	STORM SEWER
WP	WET POND

PROJECT DATA TABLE

OVERALL SITE AREA:	101.96 AC.
SITE AREA ZONED IL:	94.89 AC.
LOT 1 AREA:	33.53 AC. (35.3%)
LOT 2 AREA:	12.88 AC. (13.6%)
LOT 3 AREA:	12.48 AC. (13.1%)
LOT 3 PROPOSED R/W:	0.04 AC.
LOT 3 DEVELOPMENT AREA:	12.44 AC.
BLOCK 4 AREA (CURRENT):	36.00 AC. (38.0%)
BLOCK 4 PROPOSED R/W:	0.08 AC.
BLOCK 4 DEVELOPMENT AREA:	35.92 AC.
SITE AREA ZONED AG:	7.07 AC.
BLOCK 4 AREA (ADDITIONAL):	7.07 AC. (100.0%)
BLOCK 4 PROPOSED R/W:	0.21 AC.
BLOCK 4 DEVELOPMENT AREA:	6.86 AC.

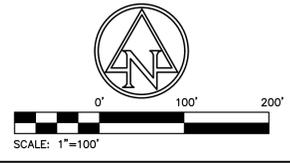
EXISTING LEGEND

[Symbol]	Air Conditioner	[Symbol]	Satellite
[Symbol]	Beehive Inlet	[Symbol]	Sign
[Symbol]	Combination Pole	[Symbol]	Stand Pipe
[Symbol]	Fire Hydrant	[Symbol]	Telephone Handhole
[Symbol]	Flag Pole	[Symbol]	Telephone Marker
[Symbol]	Gas Marker	[Symbol]	Telephone Pedestal
[Symbol]	Gas Valve	[Symbol]	Temporary Bench Mark
[Symbol]	Guy Wire	[Symbol]	Tree
[Symbol]	Hose Bib	[Symbol]	Water Valve
[Symbol]	Mail Box	[Symbol]	Buried Electric Line
[Symbol]	Pine Tree	[Symbol]	Overhead Electric Line
[Symbol]	Pole	[Symbol]	Buried Gas Line
[Symbol]	Post	[Symbol]	Buried Telephone Line
[Symbol]	Sanitary Marker	[Symbol]	Top of Rim Elevation
[Symbol]	Sanitary MH	[Symbol]	Invert Elevation
		[Symbol]	Reinforced Concrete Pipe
		[Symbol]	Plastic Pipe

NOTES:
1. PER GREENWOOD REQUIREMENTS, DRAINAGE EASEMENTS HAVE A SENIOR RIGHT OVER ALL OTHER EASEMENTS.
2. SETBACK LINES WILL BE ESTABLISHED IN ACCORDANCE WITH GREENWOOD'S ZONING ORDINANCE.

GENERAL NOTES:
1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
CALL TOLL FREE
"811" OR 1-800-382-5544
INDIANA UNDERGROUND



PLOT DATE: 2/15/2023 10:27 AM
 PLOT SCALE: 1"=500'
 EDIT DATE: 2/8/2023
 EDITED BY: SCRIBELAR
 DRAWING FILE: P:\2020\031200 - Drawing\Civil\Construction Documents - Primary Plat\2020.03120.CE.PP.C300.OVGP.dwg