

PC2023-006 Sagebriar

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

Petitioners: Rex Ramage Rex.Ramage@PulteGroup.com

Rex Ramage with Pulte gives general overview of project.

Gabe Nelson, Planning Director, mentions the sidewalks and paths on Sagebriar Blvd. needing to be on both sides of the road. Nelson also mentions trail connection by road half right of way needs to be shown on the plans, right now it is excluded from the plans. Nelson mentions trail system is intended to be private per the response to the review letter but that Pulte has communicated that they were to be public in the earlier review stages. Nelson asks how they would plan to enforce private trails and requests that they make them public.

Mark St. John, City Engineer, mentions off site easements and sanitary sewer easements. Sanitary sewer to the west is still not a fan of how it is aligned, afraid that those properties it runs through might become undevelopable. St. John mentions pond depths are currently 8 feet but need to be 10 feet per city water quality standards.

Paul Peoni, Engineering, clarifies to applicant that fountain bubblers need to be aeration system not just decorative. Ramage agrees to work with his team to make sure that is the case. Also asks for neighboring properties plat to reference in regards to right of way. Ramage says he can provide it.

Chris Jones, Stormwater, mentions need for operation and maintenance manuals for pond aeration and that ponds need to be 10 feet. Chris also asks about grading plans.

Ramage indicates that it is the goal to get all drainage to Grubbs ditch.

Gabe Nelson brings up similar concerns of Mark St. John regarding easement paths.

Tracy Rumble, Fire, has no comments, notes there is the required second access.

Primary Plat motion to approve by St. John. Seconded by Rumble, passes unanimously.

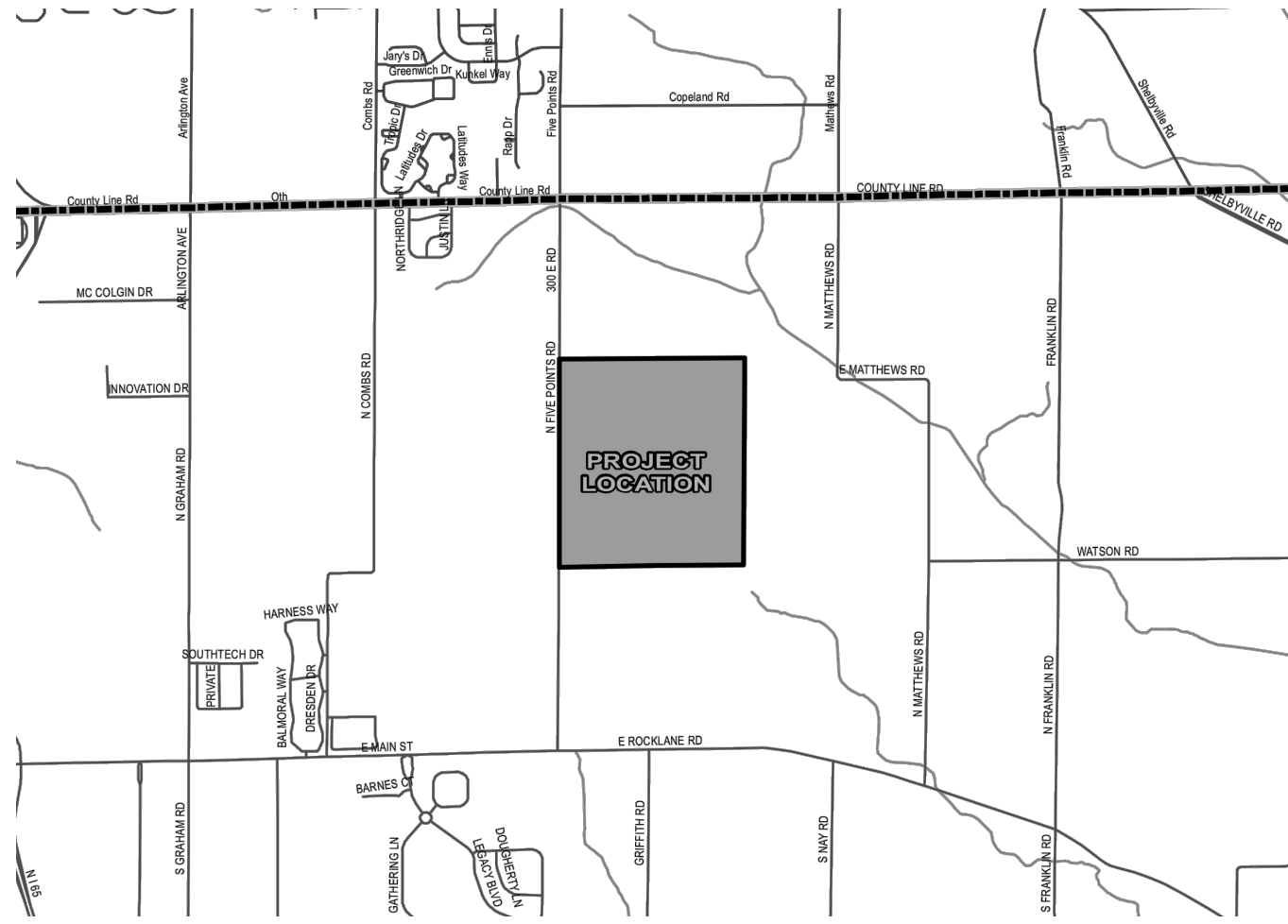
With the following standard conditions:

- All staff comments are addressed.

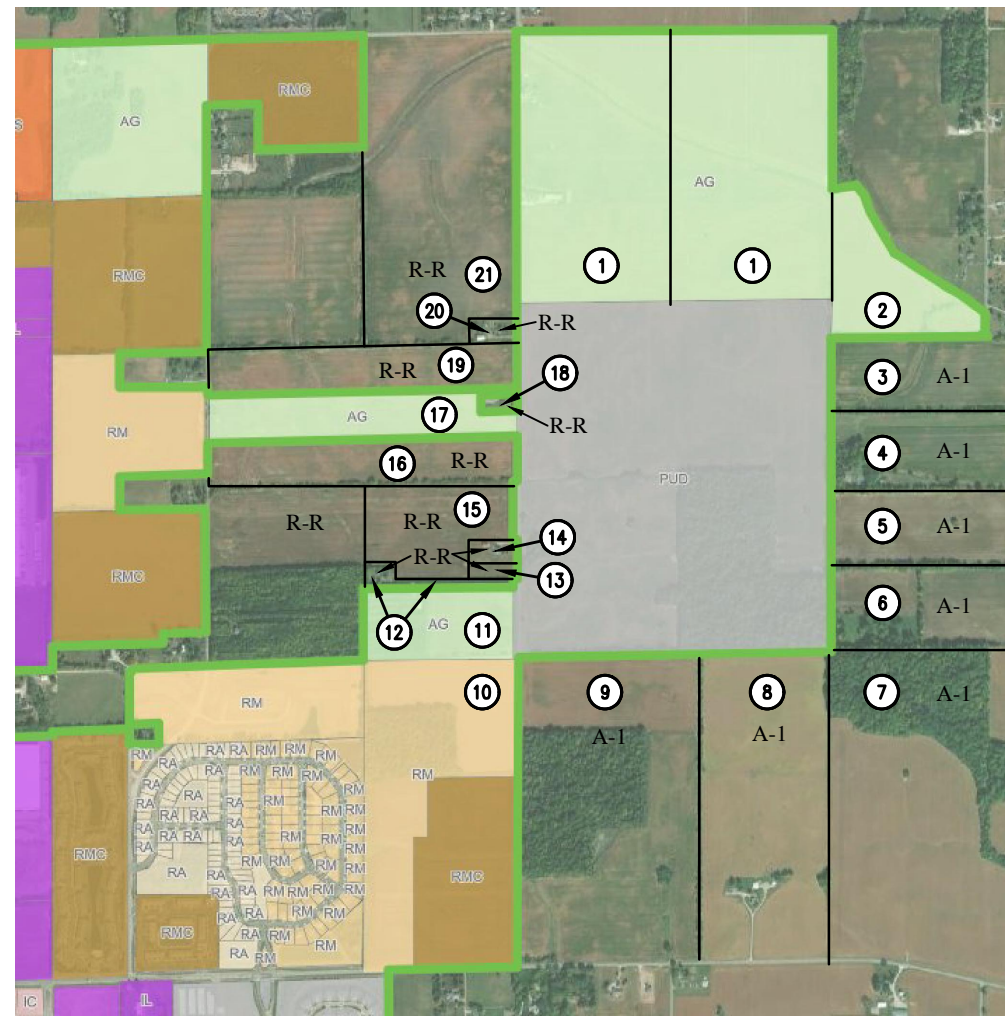


Chairman

File Name: W:\Pulte Homes\2020-247-A Pulte- Greenwood Francesann\Design\CAD\Primary Plat Plan Set\20247-APP - Cover Sheet.dwg, Layout: C1.0
Plot Date: Mar 07, 2023
Plot Time: 12:02pm

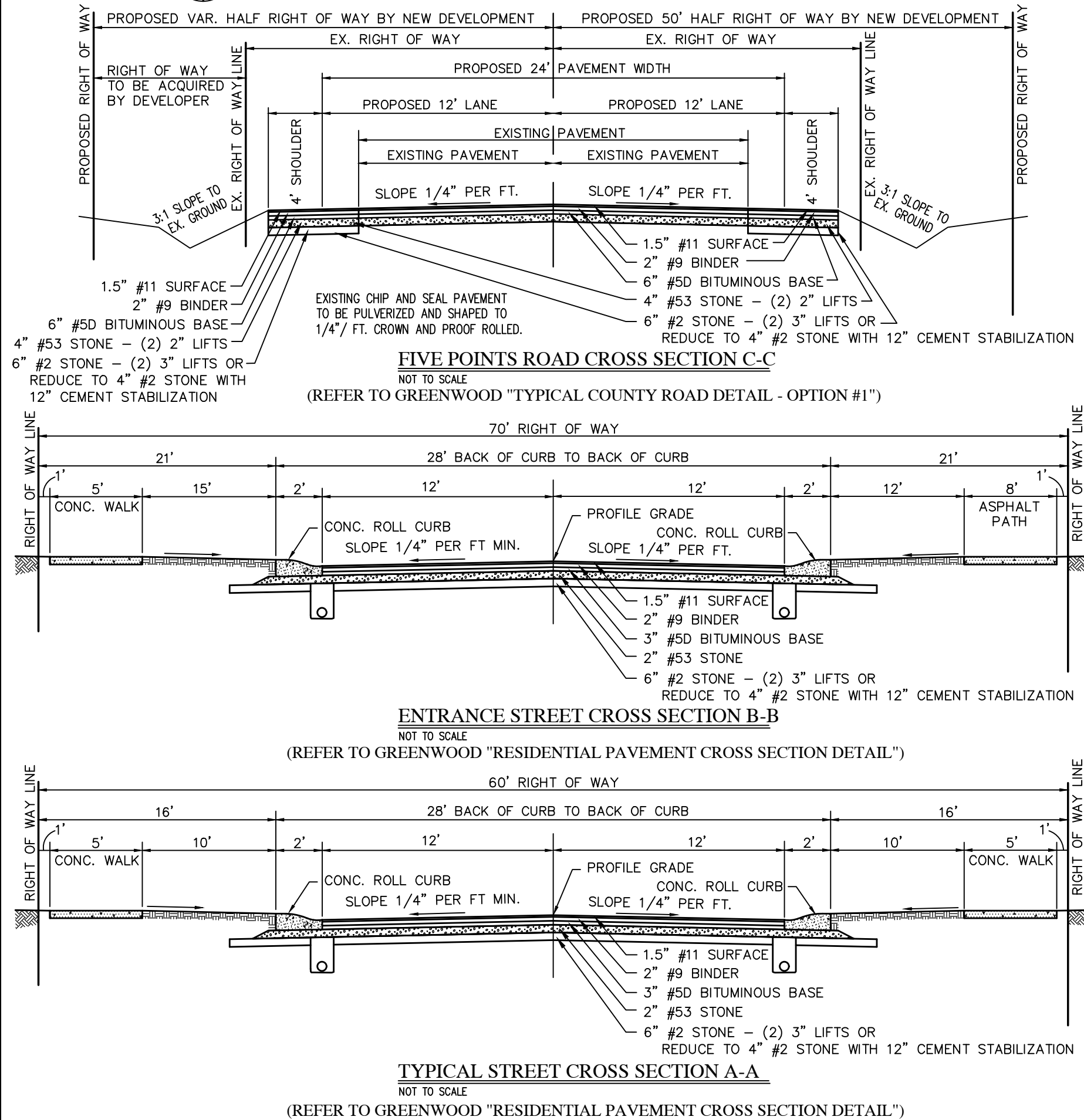


LOCATION MAP
SCALE 1" = 1 MILE



- #1 COPELAND REALTY, LP
#2 COPELAND HOG FARM, LLC
#3 HAKES FAMILY FARM LLC
#4 ROBERT J. ROBINSON TRUST U/A DTD 11/29/11
#5 HAKES FAMILY FARM LLC
#6 HAKES FAMILY FARM LLC
#7 COPELAND REALTY LP
#8 ROBERT L. & AILEEN M. ROBINSON
#9 GARY W. & LOIS MILLER
#10 CLARK PLEASANT COMMUNITY SCHOOL CORP.
#11 INDY GROUP LAND INC.
#12 KEVIN & AMY WILMOUTH
#13 MEYER MICHAEL ANTHONY & LISA ANNE
#14 MEYER MICHAEL ANTHONY & LISA ANNE
#15 INDY GROUP LAND INC.
#16 TAYLOR CINDA B & RONALD
#17 GAUGHAN, CANDIS K
#18 MC MANUS JOHN MICHAEL & HAZEL
#19 GREWAL PROPERTIES LLC
#20 EBLE DOUGLAS D & ELIZABETH
#21 H&I AMICK FARM LLC

ADJOINING PROPERTY OWNERS AND ZONING MAP
NOT TO SCALE



SAGEBRIAR BY DEL WEBB

PUD MASTER PLAN

PRIMARY PLAT

Pulte Homes of Indiana, L.L.C.

DEVELOPER / CONTACT:

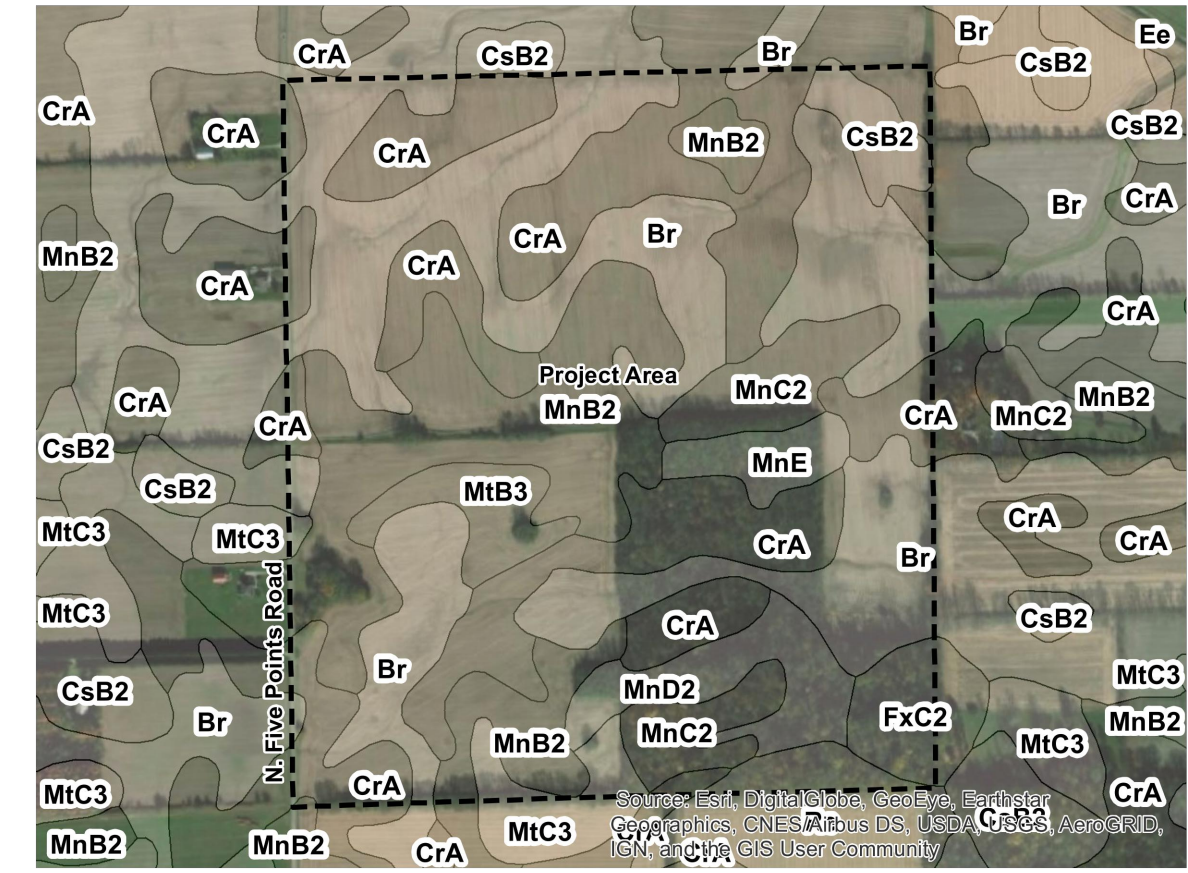
Pulte Homes of Indiana, L.L.C.
Rex Ramage/David Compton
11590 N. Meridian St., Suite 530
Carmel, Indiana 46032
(317) 575-2350

AGENT/ENGINEER:

HWC Engineering
Brandon Burke
135 N. Pennsylvania, Suite 2800
Indianapolis, IN 46204
(317) 347-3663
bburke@hwcengineering.com

OWNER:

Francesann LLC
Helynn O. Wilson
295 Village Lane, Apt. 111
Greenwood, IN 46143



SOILS MAP
NOT TO SCALE

SOILS LEGEND

- Br Brookston silty clay loam, 0 to 2 percent slopes
CrA Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes
CsB2 Crosby-Miami silt loams, 2 to 4 percent slopes, eroded
FxC2 Fox complex, 6 to 12 percent slopes, eroded
MnB2 Miami silt loam, 2 to 6 percent slopes, eroded
MnC2 Miami silt loam, 6 to 12 percent slopes, eroded
MnD2 Miami silt loam, 12 to 18 percent slopes, eroded
MnE Miami silt loam, 18 to 25 percent slopes
MB3 Miami clay loam, 2 to 6 percent slopes, severely eroded
MnC3 Miami clay loam, 6 to 12 percent slopes, severely eroded
Re Rensselaer silty clay loam

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
S1.1-S1.3	SURVEY
C1.1-C1.10	DEVELOPMENT PLAN
C2.1-C1.6	PRIMARY PLAT PLAN
C3.0	OPEN SPACE PLAN
C4.0	PHASING PLAN
C5.0	STREET LIGHTING PLAN

This site plots by scale as being within a Regulated Watershed. Any and all site improvements within a regulated watershed are subject to review by The Johnson County Drainage Board. All tracts within a Regulated Drain Watershed are subject to assessments for Maintenance (IC 36-9-27-44), and when practicable, Reconstruction (IC 36-9-27-51).

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.

DEVELOPMENT STANDARDS

SAGEBRIAR
ZONING: SAGEBRIAR PUD
MAX DWELLING UNITS

MIN. LOT AREA 5,700 SF
MIN. LOT WIDTH 46'
MIN. FRONT YARD BUILDING SETBACK 20'
MIN. SIDE YARD SETBACK 6'
MIN. REAR YARD SETBACK 15'
MIN. LIVING AREA 1,500 SF
MAX. LOT COVERAGE 60%
MAX. BUILDING HEIGHT 35'

SITE DATA

PROJECT ACRES= 185.97 AC (PER SURVEY)
PROPERTY ADDRESS: N FIVE POINTS ROAD GREENWOOD, IN 46143
PROPOSED PRIMARY PLAT ZONING 15'
LOT COUNT 524 UNITS
MIN. OPEN SPACE REQUIRED 25%
PROPOSED OPEN SPACE 33.03% (PONDS (NP) ARE 7.5% OF OPEN SPACE)
DENSITY 2.82 LOTS / AC.

LEGAL DESCRIPTOIN

A part of the Northwest Quarter and Southwest Quarter both in Section 25, Township 14 North, Range 4 East in Clark Township, Johnson County, Indiana, based upon a retracement survey prepared by Christopher M. Cooper, Professional Surveyor Number 21800010, HWC Engineering Job Number 2020-247, dated March 9, 2021, more particularly described as follows:

BEGINNING at the Northwest Quarter of said Southwest Quarter, marked by a "Mag" nail with Johnson County Surveyor washer; thence North 00 degrees 00 minutes 23 seconds East (basis of bearings is per Indiana Geospatial Coordinate System (InGCS) "Johnson" zone, NAD 83 (2011) epoch 2010.00) along the West line of said Northwest Quarter a distance of 323.39 feet; thence North 89 degrees 16 minutes 02 seconds East a distance of 2694.17 feet to the East line of said Northwest Quarter; thence South 00 degrees 02 minutes 42 seconds West along said East line a distance of 323.39 feet to the Northeast corner of said Southwest Quarter, marked by a stone with cut "X"; thence South 00 degrees 05 minutes 41 seconds West along the East line of said Southwest Quarter a distance of 2683.14 feet to the Southeast corner of said Southwest Quarter, marked by a stone; thence South 88 degrees 51 minutes 34 seconds West along the South line of said Southwest Quarter a distance of 2676.79 feet to the Southwest corner of said Southwest Quarter, marked by a 1/2" iron pin; thence North 00 degrees 16 minutes 36 seconds West along the West line of said Southwest Quarter a distance of 2701.99 feet to the POINT OF BEGINNING, containing 185.969 acres, more or less.

UTILITY CONTACT INFORMATION:

INDIANA AMERICAN WATER (WATER) 153 N. EMERSON AVE. GREENWOOD, INDIANA 46143 P: (317) 885-2426	JOHNSON COUNTY REMC (ELECTRIC) 750 INTERNATIONAL DRIVE FRANKLIN, INDIANA 46131 P: (317) 736-6174	CITY OF GREENWOOD (STORMWATER) 300 S MADISON AVE GREENWOOD, INDIANA 46142 P: (317) 887-4711
CENTER POINT ENERGY (GAS) 600 INDUSTRIAL DRIVE FRANKLIN, INDIANA 46131 P: (317) 736-2915	CITY OF GREENWOOD (SANITARY SEWER) CITY OF GREENWOOD 367 S WASHINGTON ST FRANKLIN, INDIANA 46143 P: (317) 888-1254	JOHNSON COUNTY SURVEYORS OFFICE 96 W COURT ST FRANKLIN, INDIANA 46131 P: (317) 346-4341

OVERALL MAP
SCALE: 1" = 250'

ESTIMATED CONSTRUCTION SCHEDULE

Section 1: July 2023 - Jan 2024	Section 6: April 2027 - Aug 2027
Section 2: April 2024 - Aug 2024	Section 7: Aug 2027 - June 2028
Section 3: Aug 2024 - July 2025	Section 8: June 2028 - Dec 2028
Section 4: July 2025 - Jan 2026	Section 9: April 2029 - June 2029
Section 5: June 2026 - Dec 2026	

ALL DATES ARE SUBJECT TO MARKET CONDITIONS AND MAY ADJUST OVER TIME.

PROPERTY ADDRESS:
N FIVE POINTS RD, GREENWOOD, IN 46143
PARCEL # 41-02-25-033-001.000-047
41-02-25-032-016.001-047

REVISIONS

DATE	DESCRIPTION	BY
02/15/23	REVISED PER TAC COMMENTS	DC/KS
03/07/23	REVISED PER TAC COMMENTS	KS

HWC
ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

SAGEBRIAR BY DEL WEBB PRIMARY PLAT
CITY OF GREENWOOD, INDIANA

COVER SHEET

PROFESSIONAL ENGINEER
No. 10000075
STATE OF INDIANA
BRANDON T. BURKE

DRAWN BY DC
CHECKED BY BB
DATE JANUARY 13, 2023
SCALE AS SHOWN
SHEET

C1.0
COVER SHEET

PRO FORMA

REVISIONS

DATE	DESCRIPTION	BY
02/15/23	REVISED PER TAC COMMENTS	DC/KS
03/07/23	REVISED PER TAC COMMENTS	KS



FRANCESANN, LLC PROPERTY
PROPERTY ADDRESS: FIVE POINTS ROAD, GREENWOOD, IN 46142

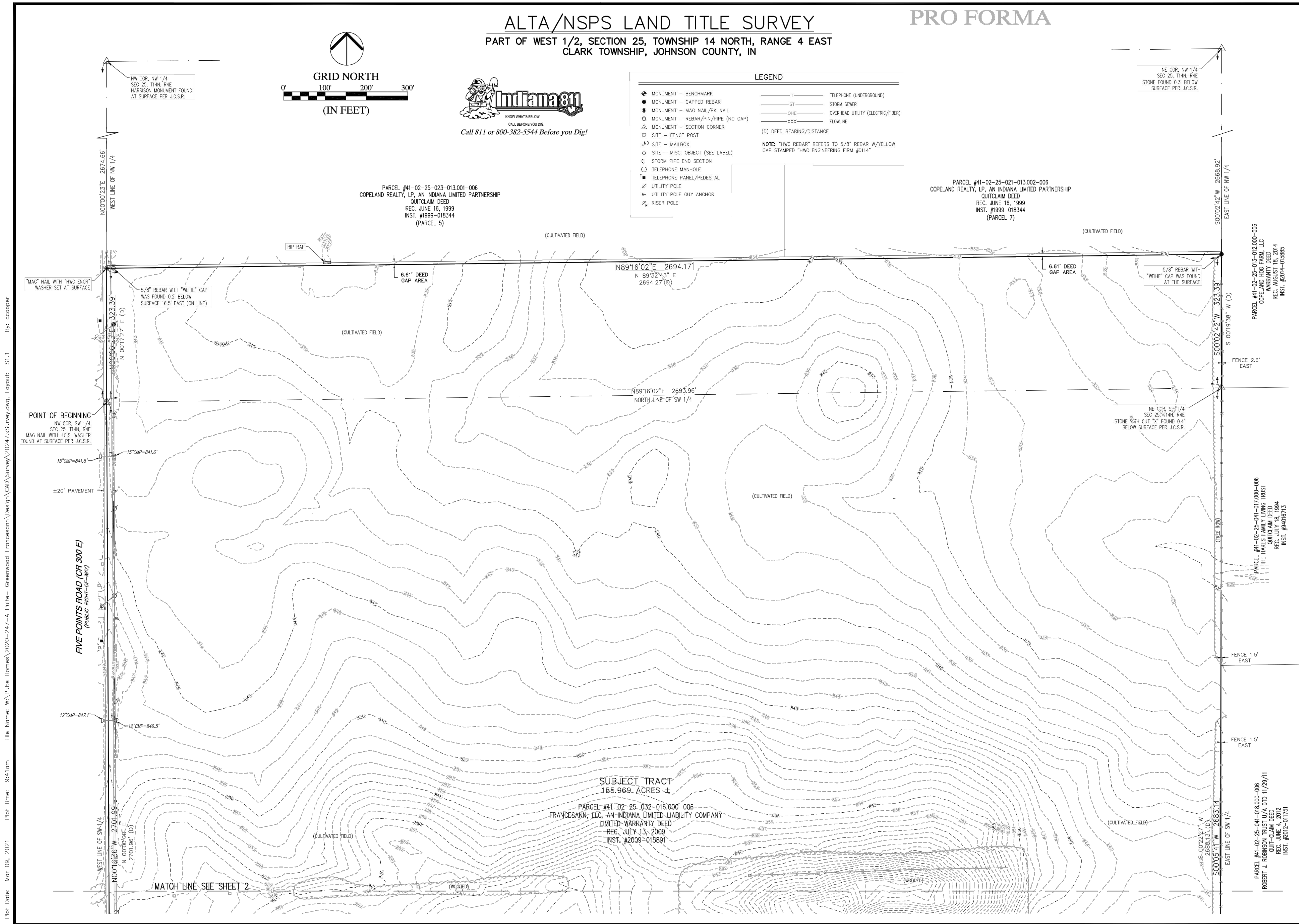
ALTA/NSPS LAND TITLE / RETRACEMENT SURVEY
CLIENT: PULTE GROUP
11590 N. MERIDIAN STREET, SUITE 530, CARMEL, IN 46032

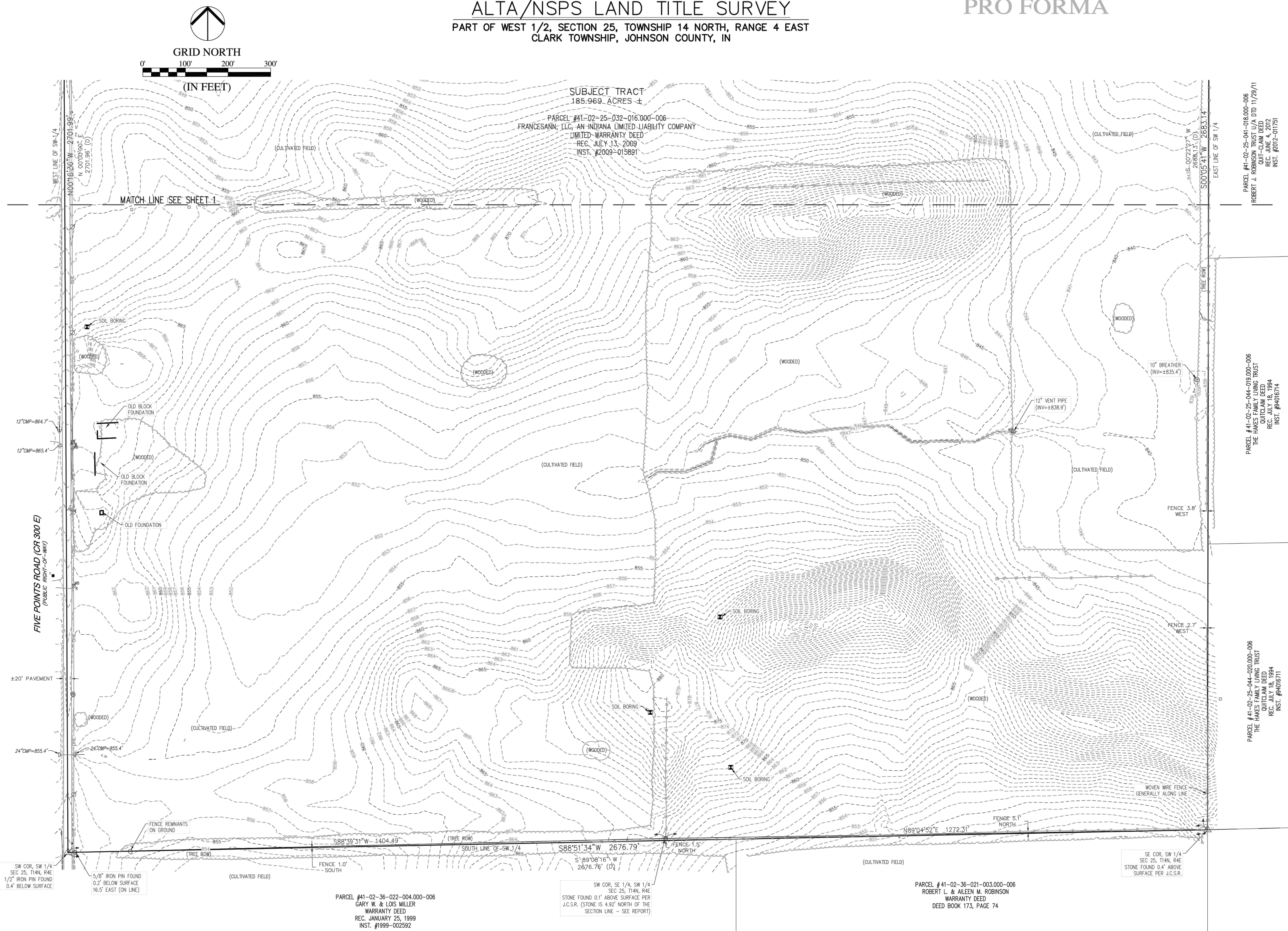
PRO FORMA

DRAWN BY CMC	JOB NUMBER 2020-247
CHECKED BY MGJ	
DATE March 9, 2021	
SCALE AS SHOWN	
SHEET	

S1.1
ALTA/NPS LAND TITLE SURVEY
SHEET 1 OF 3

© 2021





REVISIONS		
DATE	DESCRIPTION	BY
02/15/23	REVISED PER TAC COMMENTS	DC/KS
03/07/23	REVISED PER TAC COMMENTS	KS



FRANCESANN, LLC PROPERTY
PROPERTY ADDRESS: FIVE POINTS ROAD, GREENWOOD, IN 46142

ALTA/NSPS LAND TITLE / RETRACEMENT SURVEY
CLIENT: PULTE GROUP
11590 N. MERIDIAN STREET, SUITE 530, CARMEL, IN 46032

PRO FORMA

DRAWN BY CMC	JOB NUMBER 2020-247
CHECKED BY MGJ	
DATE March 9, 2021	
SCALE	
AS SHOWN	
SHEET	
S1.2 ALTA/NSPS LAND TITLE SURVEY SHEET 2 OF 3	

File Name: W:\Pulte Homes\2020-247-A Pulte- Greenwood Francesann\Design\CAD\Survey\20247.xSurvey.dwg, Layout: S1.3
Plot Time: 9:41am
Plot Date: Mar 09, 2021
By: ccooper

ALTA/NSPS LAND TITLE SURVEY
PART OF WEST 1/2, SECTION 25, TOWNSHIP 14 NORTH, RANGE 4 EAST
CLARK TOWNSHIP, JOHNSON COUNTY, IN

PRO FORMA

Land Description per Title Commitment

(PGP Title of Florida, Inc. dba PGP Title, Issuing Office for Chicago Title Insurance Company, Commitment Number IN-211512-ANC, dated January 6, 2021)

PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 4 EAST, CLARK TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 4 EAST, CLARK TOWNSHIP, JOHNSON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 17 MINUTES 27 SECONDS EAST (ASSUMED BEARING - MEASURED) ON THE WEST LINE OF SAID NORTHWEST QUARTER 323.39 FEET TO A P.K. NAIL AT THE NORTHWEST CORNER OF THE 20 ACRES OF EQUAL WIDTH OFF THE SOUTH END OF SAID NORTHWEST QUARTER AS DESCRIBED IN DEED BOOK 204, PAGE 231 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 32 MINUTES 43 SECONDS EAST ON THE NORTH LINE OF SAID 20 ACRES A DISTANCE OF 2694.27 FEET TO A 5/8 INCH REBAR ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 19 MINUTES 38 SECONDS WEST ON THE EAST LINE OF SAID NORTHWEST QUARTER 323.39 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE SOUTH 00 DEGREES 22 MINUTES 27 SECONDS WEST ON THE EAST LINE OF SAID SOUTHWEST QUARTER 2688.13 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 08 MINUTES 16 SECONDS WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER 2676.76 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON THE WEST LINE OF SAID SOUTHWEST QUARTER 2701.96 FEET TO THE POINT OF BEGINNING; CONTAINING 185.97 ACRES, MORE OR LESS.

As-Surveyed Land Description

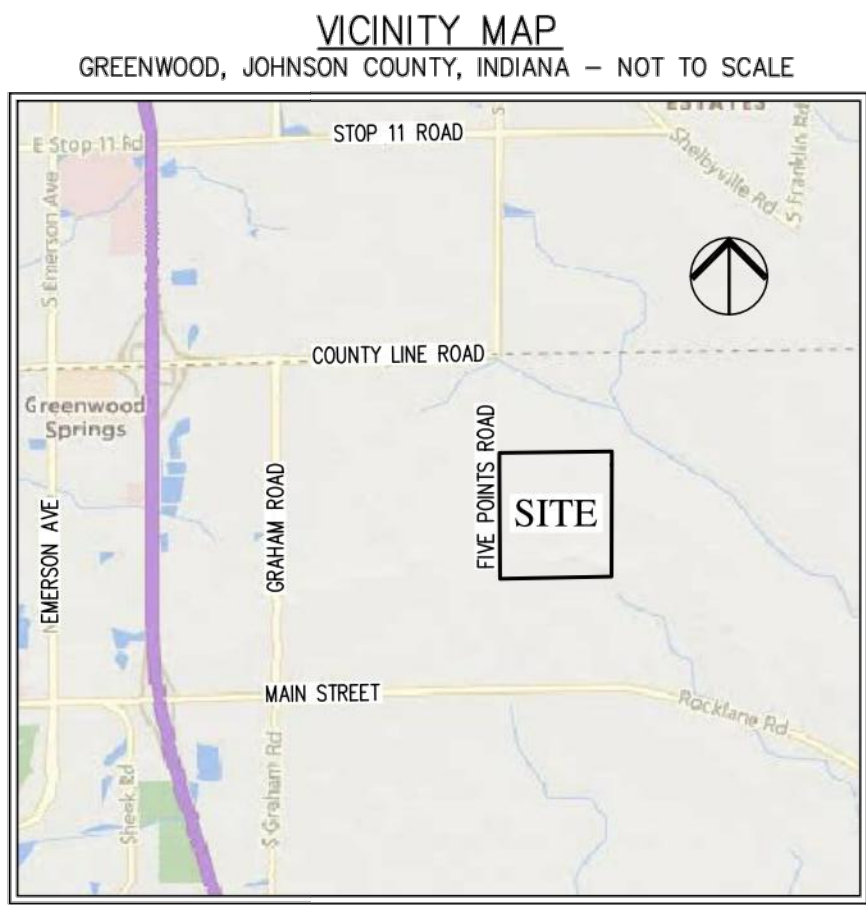
A part of the Northwest Quarter and Southwest Quarter both in Section 25, Township 14 North, Range 4 East in Clark Township, Johnson County, Indiana, based upon a retracement survey prepared by Christopher M. Cooper, Professional Surveyor Number 21800010, HWC Engineering Job Number 2020-247, dated March 9, 2021, more particularly described as follows:

BEGINNING at the Northwest Quarter of said Southwest Quarter, marked by a "Mag" nail with Johnson County Surveyor washer; thence North 00 degrees 00 minutes 23 seconds East (basis of bearings is per Indiana Geospatial Coordinate System (InGCS) "Johnson" zone, NAD 83 (2011) epoch 2010.00) along the West line of said Northwest Quarter a distance of 323.39 feet; thence North 89 degrees 16 minutes 02 seconds East a distance of 2694.17 feet to the East line of said Northwest Quarter; thence South 00 degrees 02 minutes 42 seconds West along said East line a distance of 323.39 feet to the Northeast corner of said Southwest Quarter, marked by a stone with cut "X"; thence South 00 degrees 05 minutes 41 seconds West along the East line of said Southwest Quarter a distance of 2683.14 feet to the Southeast corner of said Southwest Quarter, marked by a stone; thence South 88 degrees 51 minutes 34 seconds West along the South line of said Southwest Quarter a distance of 2676.79 feet to the Southwest corner of said Southwest Quarter, marked by a 1/2" iron pin; thence North 00 degrees 16 minutes 36 seconds along the West line of said Southwest Quarter a distance of 2701.99 feet to the POINT OF BEGINNING, containing 185.969 acres, more or less.

Schedule B-II Exceptions

(PGP Title of Florida, Inc. dba PGP Title, Issuing Office for Chicago Title Insurance Company, Commitment Number IN-211512-ANC, dated January 6, 2021)

1-16. General title exceptions that are not matters of survey. Nothing plotted.



Surveyor's Report

General

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established this survey as a result of uncertainties in reference monumentation; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement ("Relative Positional Accuracy"). There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines and possession from the surveyed lines.

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be found survey markers near, but not precisely at, some boundary corners. In cases where the magnitude of these differences are less than the Relative Positional Accuracy stated below and less than the uncertainty identified for the reference monumentation (discussed below), the differences may be considered insignificant and are shown only for purposes of mathematical closure. Such differences that are greater than the Relative Positional Accuracy and the uncertainty in reference monumentation should be considered worthy of notice and are therefore further discussed below.

This survey and report are based in part upon opinions formed in accordance with an Indiana Land Surveyor's responsibility to conduct a survey in accordance with "federal laws, state and local laws, and court precedent" (865) IAC 1-12-11(5), Rules of the Indiana State Board of Registration for Land Surveyors). Since Indiana has no statutes addressing how to resolve boundary lines, a solution based on principles derived from common law precedent must be relied upon as the basis for a boundary resolution.

Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject tract. All survey monuments set or found this survey are flush with existing grade unless otherwise noted.

The Relative Positional Accuracy (due to random errors in measurement) of this survey is within the specifications for an Urban Class Survey (0.07 feet plus 50 ppm) as defined in IAC 865.

Purpose

The purpose of this survey is to perform an ALTA/NSPS Land Title retracement survey of a tract of land owned by FrancesAnn, LLC, recorded in Instrument Number 2009-015891 in the Office of the Recorder of Johnson County, Indiana. The tract is located in the West Half of Section 25, Township 14 North, Range 4 East, Clark Township, Johnson County, Indiana.

The following are prior surveys made reference to in this survey:

A Land Title Survey for Elizabeth C. Beyer, prepared by Michael L. DeBoy, S0539 of Weihe Engineers, Inc., dated September 16, 1999, Job Number 99-0859 that was prepared for a 185.97 acre tract of land described in Instrument Number 99-24867 as recorded in the Office of the Recorder for Johnson County, Indiana.

Basis of Bearings

The basis of bearings for this project is the Indiana Geospatial Coordinate System (InGCS) "Johnson" zone and is referenced to the latest realization of the National Spatial Reference System (NSRS), which is currently defined geometrically as NAD 83 (2011) epoch 2010.00.

Theory of Location

The West line was established along the West line of the Northwest Quarter and the West line of the Southwest Quarter of Section 25. The North line was established 323.39 feet North of the Northwest corner of the Southwest Quarter and 323.39 feet North of the Northeast corner of the Southwest Quarter per the subject deed description. The East line was established along the East line of the Northwest Quarter and the East line of the Southwest Quarter of Section 25. The South line was established along the South line of the Southwest Quarter of Section 25.

Controlling Monumentation

Section Corners

Northwest Corner of Northwest Quarter of Section 25 - A Harrison monument was found flush with the road surface of North Five Points Road and County Road 1100 North per the Johnson County Surveyor reference tie dated September 27, 1994. There is, in my opinion, negligible uncertainty associated with the position of this corner.

Northeast Corner of Northwest Quarter of Section 25 - A stone was found per the Johnson County Surveyor reference tie dated August 24, 1988. There is, in my opinion, negligible uncertainty associated with the position of this corner.

Northwest Corner of Southwest Quarter of Section 25 - A "Mag" nail with "Johnson County Surveyor" washer was found flush with the road surface of North Five Points Road over a stone per the Johnson County Surveyor reference tie dated March 10, 1989. There is, in my opinion, negligible uncertainty associated with the position of this corner.

Northeast Corner of Southwest Quarter of Section 25 - A stone was found per the Johnson County Surveyor reference tie dated August 24, 1988. There is, in my opinion, negligible uncertainty associated with the position of this corner.

Southeast Corner of Southwest Quarter of Section 25 - A stone was found per the Johnson County Surveyor reference tie dated February 21, 1990. There is, in my opinion, negligible uncertainty associated with the position of this corner.

Southwest Corner of Southeast Quarter of Southwest Quarter of Section 25 - A stone was found per the Johnson County Surveyor reference tie dated October 22, 2015. Per the Johnson County Surveyors Office this corner is up for further review in the Spring of 2021. The corner is located 4.92 feet North and 66.09 feet East of the calculated split line between the Southwest corner and the Southeast corner of the Southwest Quarter. There is, in my opinion, 4.92 feet of uncertainty associated with the position of this corner.

Southwest Corner of Southwest Quarter of Section 25 - A 1/2" iron pin was found 0.4 below grade of the surface of North Five Points Road. No reference tie was available for this corner but the location agrees with the prior referenced survey for the subject tract. There is, in my opinion, negligible uncertainty associated with the position of this corner.

Survey Corners

A 5/8" rebar with "Weihe" cap was found at the Northeast corner of the Subject Tract per referenced survey, as shown hereon. There is, in my opinion, negligible uncertainty associated with the position of this corner.

A 5/8" rebar with "Weihe" cap was found 16.5 feet East of the Northwest corner of the Subject Tract per referenced survey, as shown hereon. There is, in my opinion, negligible uncertainty associated with the position of this corner.

A 5/8" rebar was found 16.5 feet East of the Southwest corner of the Subject Tract per referenced survey, as shown hereon. There is, in my opinion, negligible uncertainty associated with the position of this corner.

Record Descriptions

A dead gap of 6.61 feet was discovered between the North line of the Subject Tract and the South line of the North adjoining tract. This dead gap is caused by the Subject Tract North line being established 323.39 feet North of the South line of the Northwest Quarter and the South line of the North adjoining tracts being established 20 chains (330 feet) North of the South line of the Northwest Quarter per the deed.

The deed dimension along the East line of the Southwest Quarter is shown as 2688.13 feet. This appears to be a typographical error as said prior survey shows the dimension as 2683.13 and the measured distance this survey is 2683.14 feet.

Occupation

A fence exists up to 1.0 feet South and 5.1 feet North of the South line of the Subject Tract, as shown hereon. A fence exists up to 2.6 feet East and 3.8 feet West of the East line of the Subject Tract, as shown hereon. Underground utilities exist along the East side of Five Points Road and cross the North and South lines of the Subject Tract, as shown hereon. There is, in my opinion, up to 5.1 feet of uncertainty with regard to occupation.

Notes

The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainties in location or elevation on the referenced Flood Insurance Rate Map. The within described tract of land lies within Flood Hazard Zone "X" (unshaded) as said tract plots by scale on Map Numbers 18081C00430 and 18081C01350 of the Flood Insurance Rate Maps for Johnson County, Indiana (maps dated August 2, 2007).

Ownership information indicated hereon is as identified in County or Township records or on title work provided by others.

Utility Note

This survey reflects above ground indications of utilities and information available from utility companies. Utility locates were requested from Indiana 811 on February 23, 2021 (reference ticket number 2102231820 and 2102231827). The surveyor makes no guarantee that the underground utilities shown 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 he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

Member Utilities contacted during this project include:

AT&T DISTRIBUTION - Communications
INDIANAPOLIS POWER & LIGHT COMPANY - Electric
JOHNSON COUNTY R.E.M.C. - Electric

Table A Notes

Item 6a - Zoning is A-1 (Agriculture) per Johnson County GIS mapping. No zoning letter was provided to the undersigned by the client and/or owner at the date of this survey.
Item 7 - Only building foundation remains exist on the Subject Tract.
Item 18 - No wetland markers were observed during the course of the fieldwork.

Evidence of source of title for the subject tract was provided in the form of PGP Title of Florida, Inc. dba PGP Title, Issuing Office for Chicago Title Insurance Company, Commitment Number IN-211512-ANC, dated January 6, 2021. Some of the items disclosed in Schedule B-II thereof may have been depicted on the survey and are identified by their recording data. Should any additional items need to be depicted on the survey, please advise and provide the appropriate documents.

Survey Certification

ALTA/NSPS Land Title Survey

To Pulte Homes of Indiana, LLC, an Indiana limited liability company, PGP Title of Florida, Inc. dba PGP Title, and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b1), 8, 11, 13, 14, and 18 of Table A thereof. The fieldwork was completed on February 10-25, 2021.

To the best of my knowledge and belief, the within plat represents a survey made under my supervision in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code.

Christopher M. Cooper
Registered Land Surveyor #21800010
March 9, 2021
E-Mail: ccooper@hwcengineering.com



This document prepared by: Christopher M. Cooper

Redaction Statement

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Christopher M. Cooper

REVISIONS

DATE	DESCRIPTION	BY
02/15/21	REVISED PER TAC COMMENTS	DC/KS
03/07/21	REVISED PER TAC COMMENTS	KS



FRANCESANN, LLC PROPERTY
PROPERTY ADDRESS: FIVE POINTS ROAD, GREENWOOD, IN 46142

ALTA/NSPS LAND TITLE / RETRACEMENT SURVEY

CLIENT: PULTE GROUP
11590 N. MERIDIAN STREET, SUITE 530, CARMEL, IN 46032

PRO FORMA

DRAWN BY CMC	JOB NUMBER 2020-247
CHECKED BY MGJ	
DATE March 9, 2021	
SCALE AS SHOWN	
SHEET	

S1.3

ALTA/NSPS LAND TITLE SURVEY
SHEET 3 OF 3

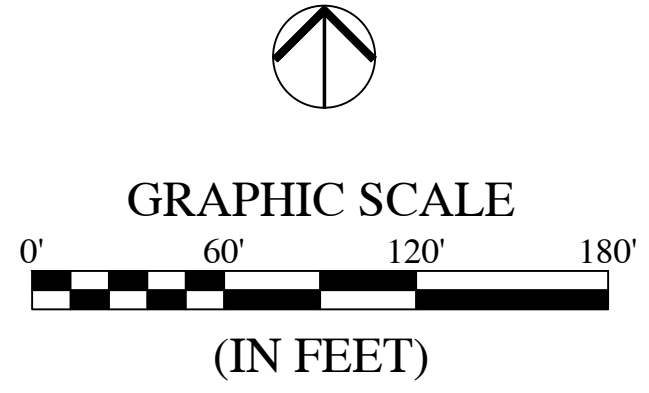


FOR CONTINUATION SEE SHEET C1.9

10

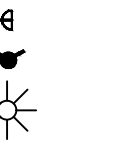
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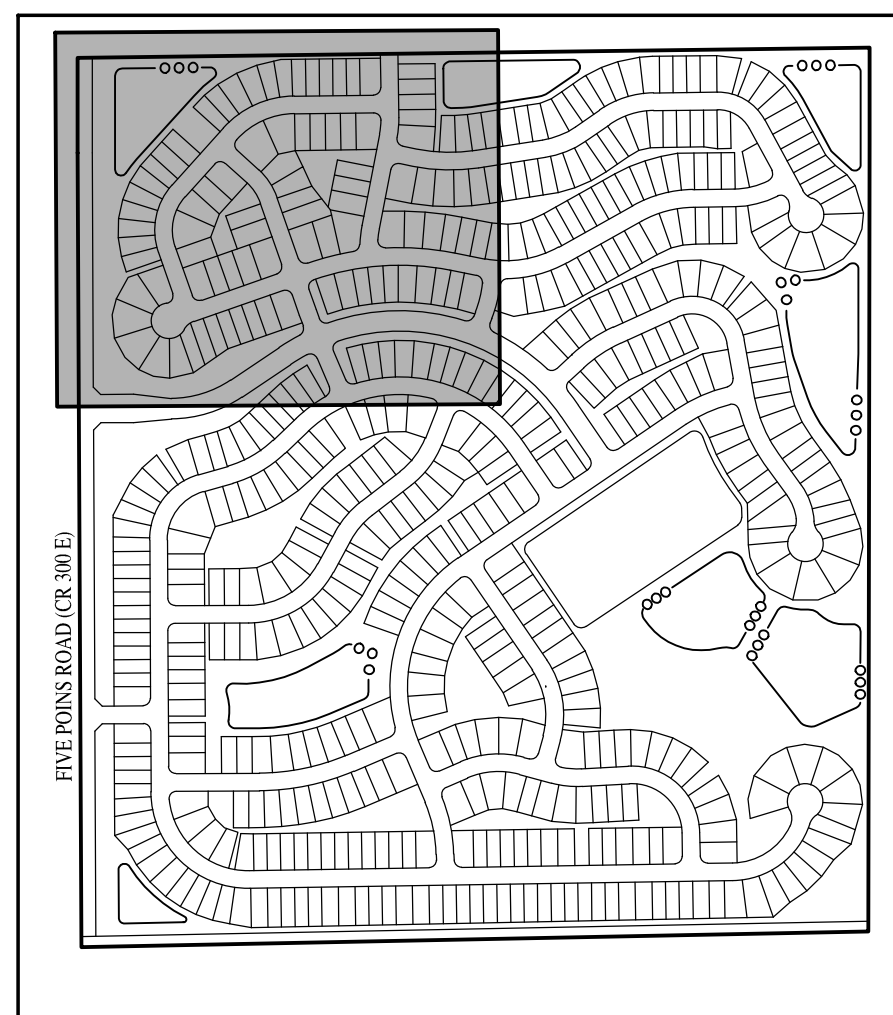
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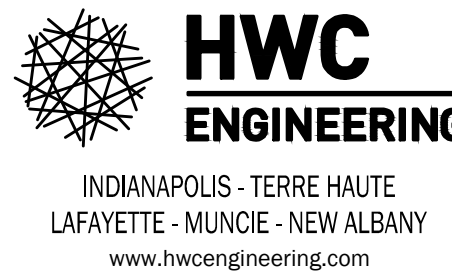
NOTE:
SCALE: 1" = 60'

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
	STREET LIGHT	
	(STREET LIGHTS FOR GREENWOOD UDO REQUIREMENTS)	
	LAKE FOUNTAIN/BUBBLER (DESIGNED TO TURNOVER ENTIRE POND VOLUME ONCE PER DAY)	



KEYMAP
NOT TO SCALE

[illegible]

**SAGEBRIAR BY DEL WEBB PRIMARY PLAT
CITY OF GREENWOOD, INDIANA
DEVELOPMENT PLAN**

DEVELOPMENT PLAN



DRAWN BY DC	JOB NUMBER 2020-247-A
CHECKED BY BB	
DATE JANUARY 13, 2023	
SCALE AS SHOWN	
SHEET	

C1.1

File Name: W:\Pulte Homes\2020-247-A Pulte - Greenwood Francesann\Design\CAD\Primary Plat Plan Set\20247-A.PP - Development Plan.dwg, Layout: C1.2 Plot Date: Mar 07, 2023 Plot Time: 12:03pm By: dchesterfield



FOR CONTINUATION SEE SHEET C1.8

PARCEL #41-02-25-021-013.002-006
COPELAND REALTY, LP, AN INDIANA LIMITED PARTNERSHIP

PARCEL #41-02-25-013-012.000-006
COPELAND HOG FARM, LLC

PARCEL #41-02-25-042-001.000-006
HAKES FAMILY FARM, LLC

KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!

GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

NOTE:
SCALE: 1" = 60'

LEGEND:

EXISTING

PROPOSED

RIGHT-OF-WAY LINE

EASEMENT LINE

SETBACK LINE

CENTERLINE

SWALE / FLOWLINE

SUBSURFACE DRAIN

SANITARY SEWER

STORM SEWER

STORM CULVERT

WATER MAIN

CONTOUR, MAJOR

CONTOUR, MINOR

FENCE

TREE LINE

SANITARY MANHOLE

STORM MANHOLE

STORM INLET

STORM END SECTION

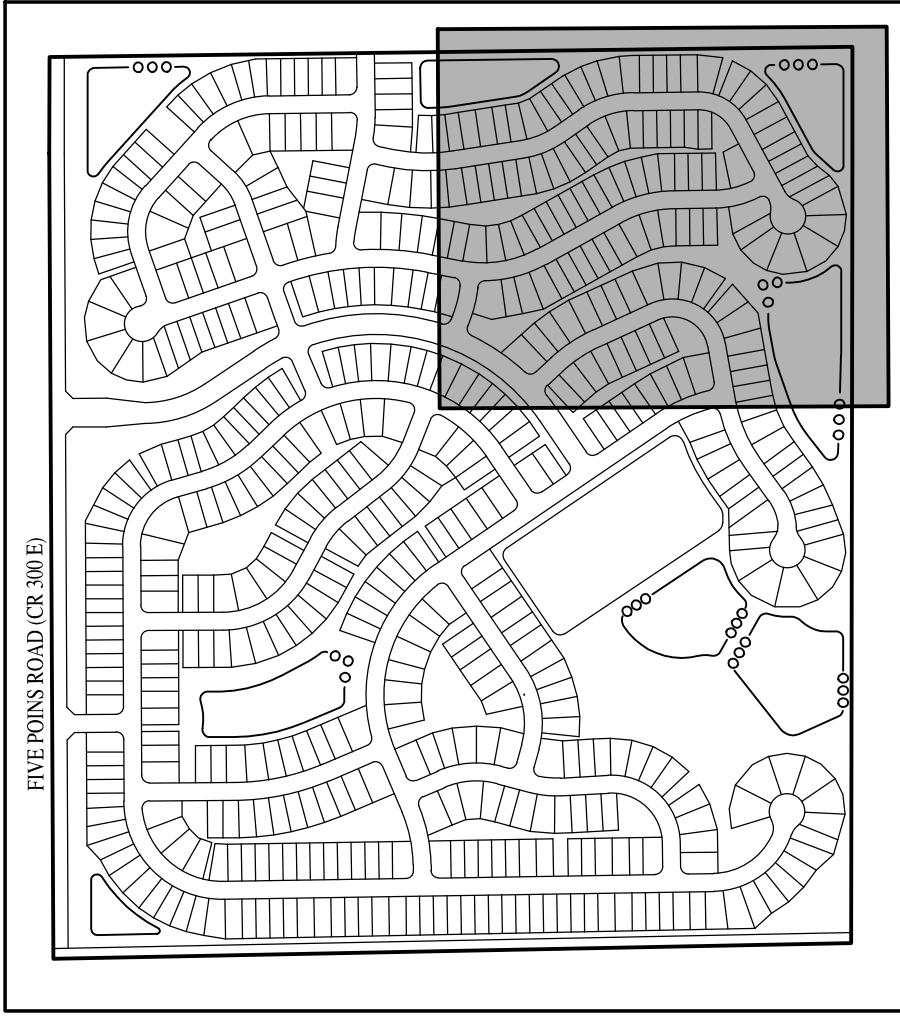
FIRE HYDRANT

STREET LIGHT

LAKE FOUNTAIN/BUBBLER

(STREET LIGHTS PER GREENWOOD UDO REQUIREMENTS)

(DESIGNED TO TURNOVER ENTIRE POND VOLUME ONCE PER DAY)



KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY
02/15/23	REVISED PER TAC COMMENTS	DC/KS
03/07/23	REVISED PER TAC COMMENTS	KS

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LAFAYETTE - MUNCIE - NEW ALBANY
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SAGEBRIAR BY DEL WEBB PRIMARY PLAT
CITY OF GREENWOOD, INDIANA
DEVELOPMENT PLAN

PROFESSIONAL ENGINEER
No. 10000075
STATE OF INDIANA
BRANDON J. BURKE
NOTARY PUBLIC

DRAWN BY
DC
CHECKED BY
BB
DATE
JANUARY 13, 2023
SCALE
AS SHOWN
SHEET

JOB NUMBER
2020-247-A

C1.2
DEVELOPMENT PLAN

FOR CONTINUATION SEE SHEET C1.6



GRAPHIC SCALE

0' 60' 120' 180'

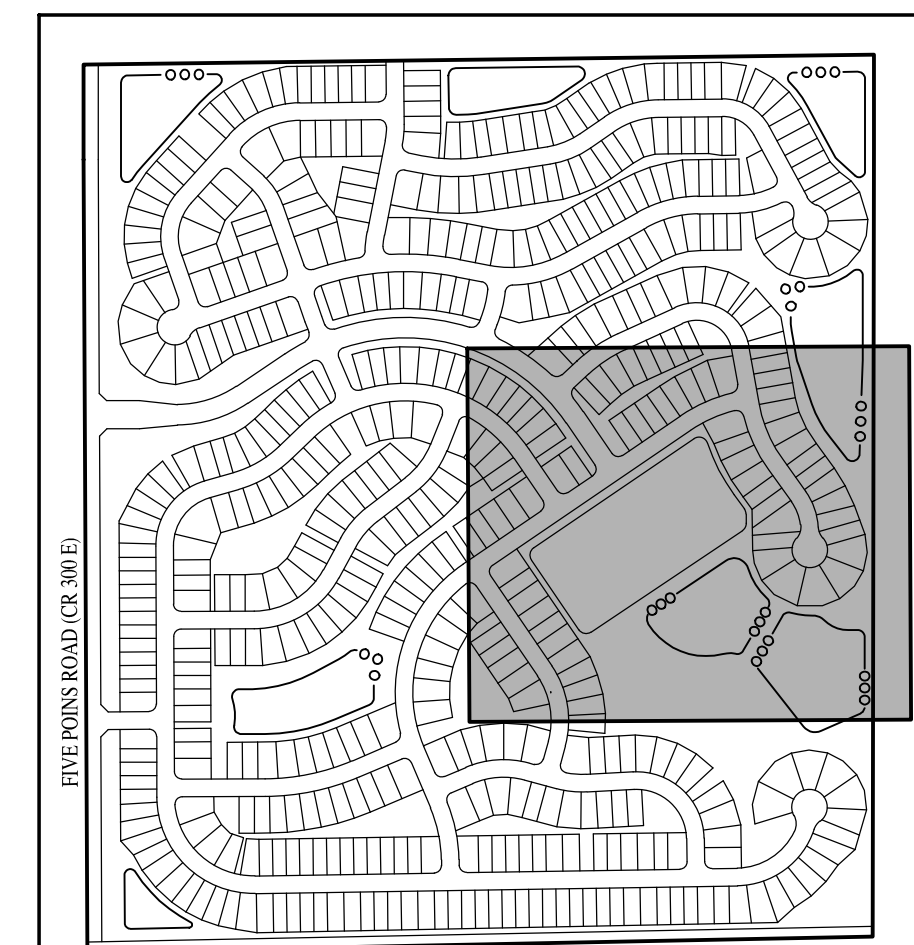


(IN FEET)

NOTE:
SCALE: 1" = 60'

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
	STREET LIGHT	
	(STREET LIGHTS PER GREENWOOD UDO REQUIREMENTS)	
	LAKE FOUNTAIN/BUBBLER (DESIGNED TO TURNOVER ENTIRE POND VOLUME ONCE PER DAY)	



REVISIONS		
DATE	DESCRIPTION	BY
02/15/23	REVISED PER TAC COMMENTS	DC/KS
03/07/23	REVISED PER TAC COMMENTS	KS



**SAGEBRIAR BY DEL WEBB PRIMARY PLAT
CITY OF GREENWOOD, INDIANA
DEVELOPMENT PLAN**



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DATE JANUARY 13, 2023	
SCALE AS SHOWN	
SHEET	

C1.3

DEVELOPMENT PLAN

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CLARK, PLEASANT COMMUNITY SCHOOL CORP.

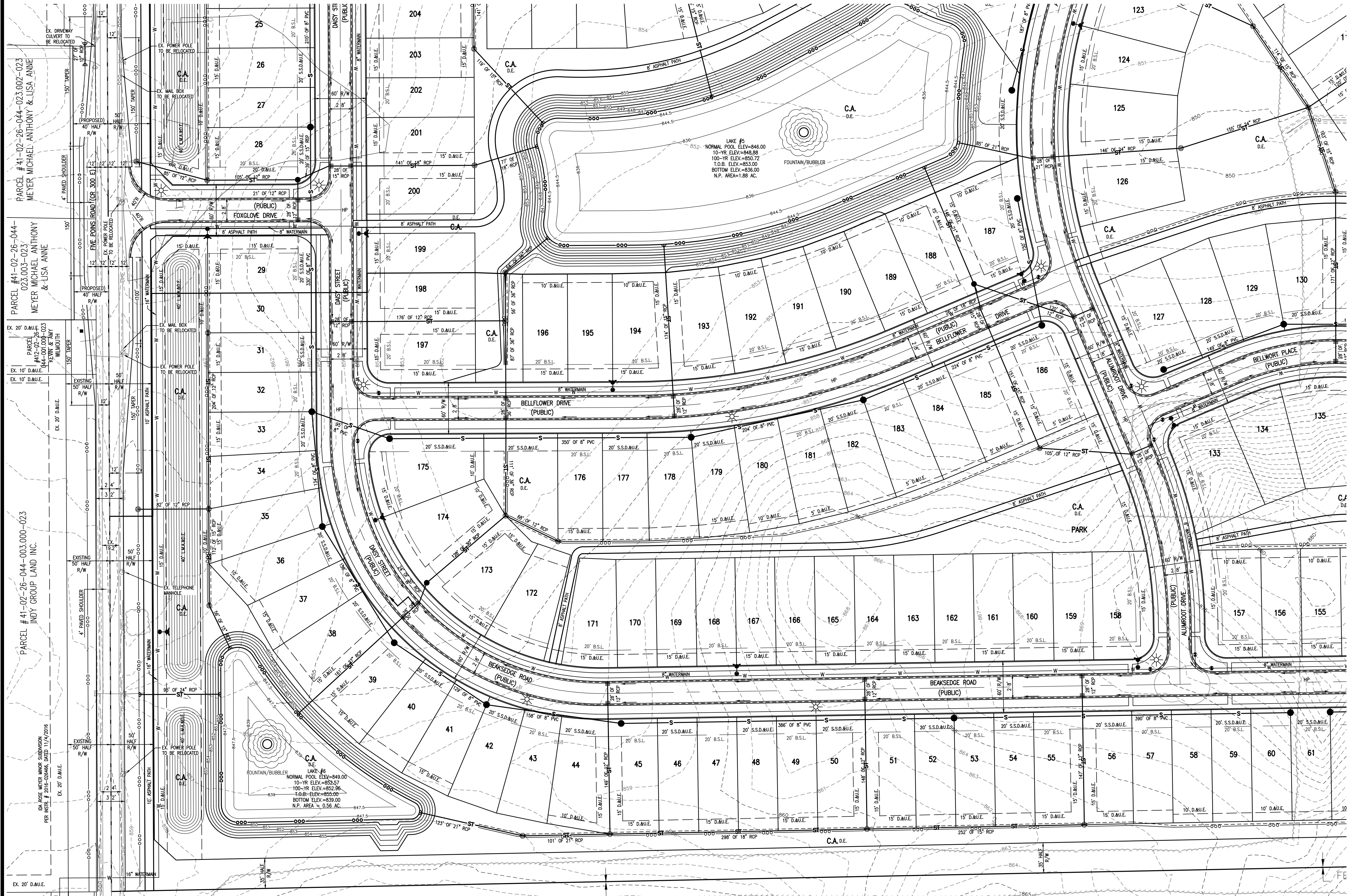
PARCEL # 41-02-26-044-003.000-023
INDY GROUP LAND INC.

PARCEL #41-02-26-044-
023.003-023/
MEYER MICHAEL ANTHONY
&-ISA ANNE

PARCEL # 41-02-26-044-023.002-023
MEYER MICHAEL ANTHONY & LISA ANNE

FOR CONTINUATION SEE SHEET C1.7

FOR CONTINUATION SEE SHEET C1.4



PARCEL #41-02-36-022-004.000-006
GARY W. & LOIS MILLER

FENCE 1
-- SOUTH



KNOW WHAT'S BELOW.
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Call 811 or 800-382-5544 Before you Dig!



GRAPHIC SCALE

0' 60' 120' 180'



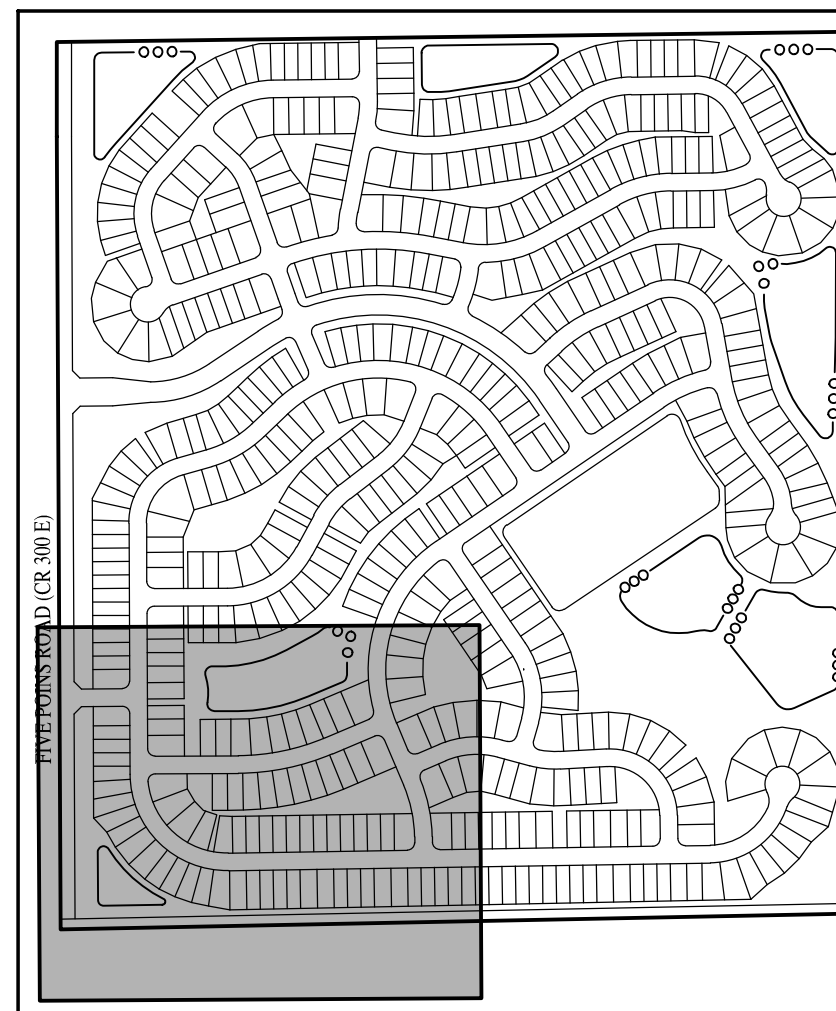
(IN FEET)

NOTE:
SCALE: 1" = 60'

LEGEND:

EXISTING		PROPOSED
_____	RIGHT-OF-WAY LINE	_____
_____	EASEMENT LINE	_____
_____	SETRACK LINE	_____
_____	CENTERLINE	_____
o o o	SWALE / FLOWLINE	o o o
- - - - -	SUBSURFACE DRAIN	- - - - -
- - - - - S	SANITARY SEWER	- - - - - S
- - - - - ST	STORM SEWER	- - - - - ST
» - - - - - ST «	STORM CULVERT	» - - - - - ST «
- - - - - W	WATER MAIN	- - - - - W
- - - - - 800	CONTOUR, MAJOR	- - - - - 800
- - - - - 799	CONTOUR, MINOR	- - - - - 799
x x x x x	FENCE	x x x x x
~~~~~	TREE LINE	~~~~~
⑤	SANITARY MANHOLE	●
⑤T	STORM MANHOLE	●
⊕	STORM INLET	⊕
⊕	STORM END SECTION	⊕
⌵	FIRE HYDRANT	⌵
	STREET LIGHT	☼
	(STREET LIGHTS PER GREENWOOD UDO REQUIREMENTS)	
	LAKE FOUNTAIN/BUBBLER (DESIGNED TO TURNOVER ENTIRE POND VOLUME ONCE PER DAY)	☼

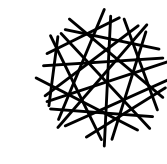
FOR CONTINUATION SEE SHEET C1.6



**KEYMAP**  
NOT TO SCALE

## REVISIONS

DATE	DESCRIPTION	BY
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03/07/23	REVISED PER TAC COMMENTS	KS



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**SAGEBRIAR BY DEL WEBB PRIMARY PLAT  
CITY OF GREENWOOD, INDIANA  
DEVELOPMENT PLAN**

## DEVELOPMENT PLAN

PRELIMINARY

NOT FOR CONSTRUCTION

Brandon T Burt

DRAWN BY DC	JOB NUMBER 2020-247-A
CHECKED BY BB	
DATE JANUARY 13, 2023	
SCALE AS SHOWN	
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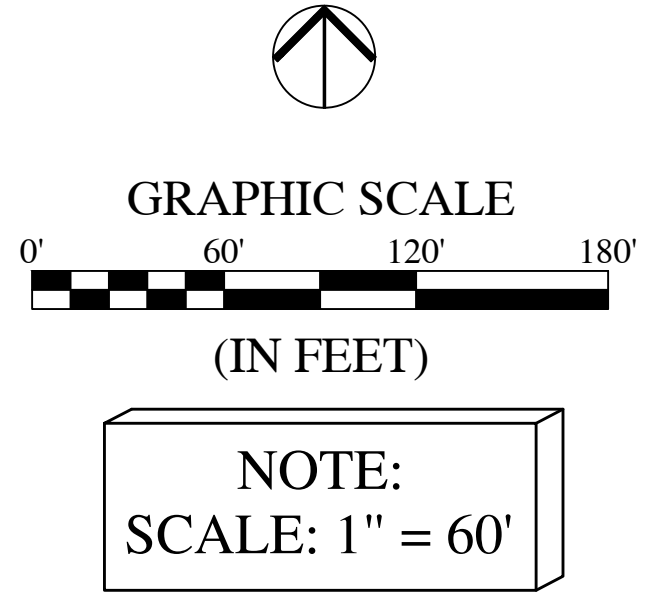
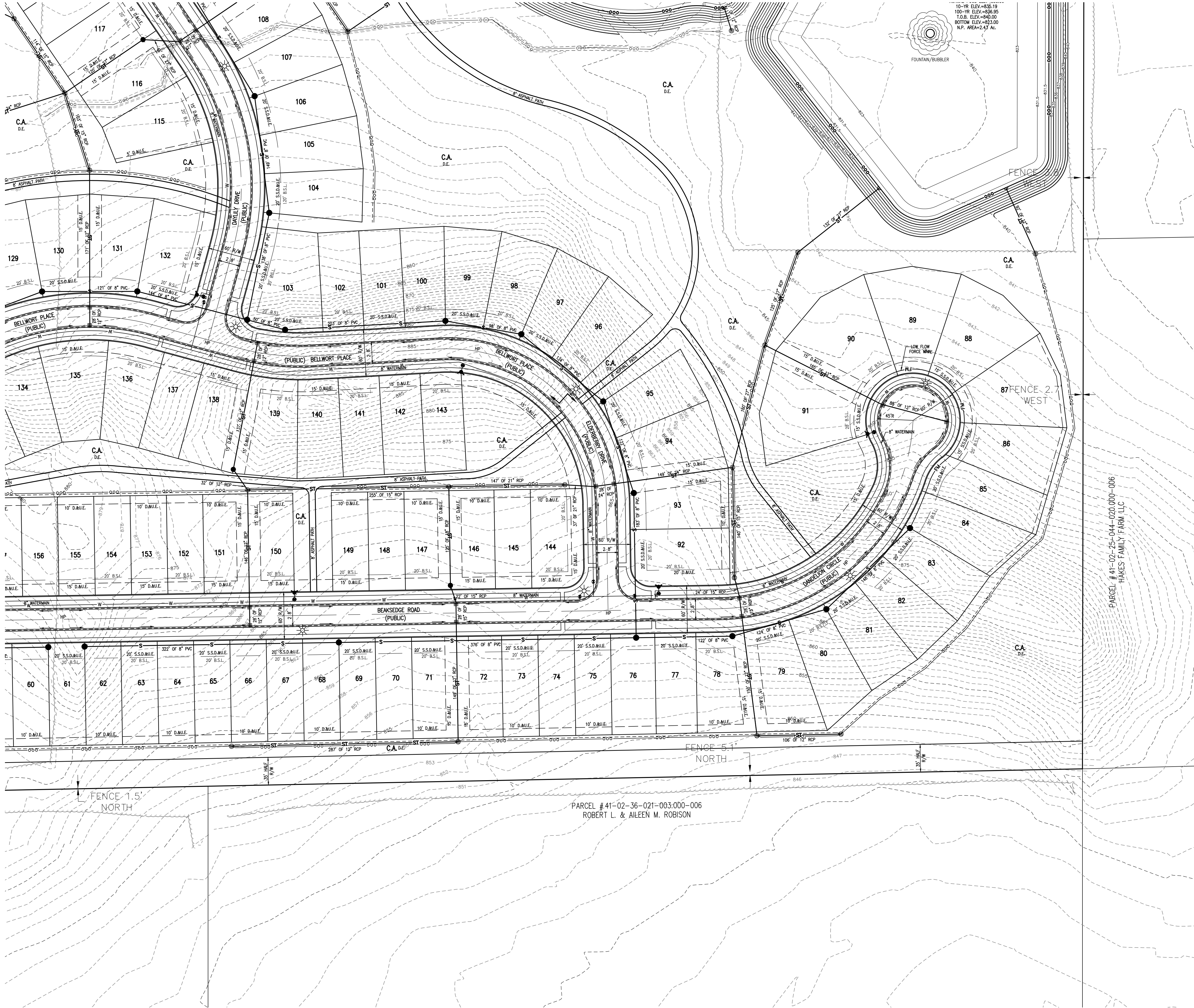
## C1.5

DEVELOPMENT PLAN

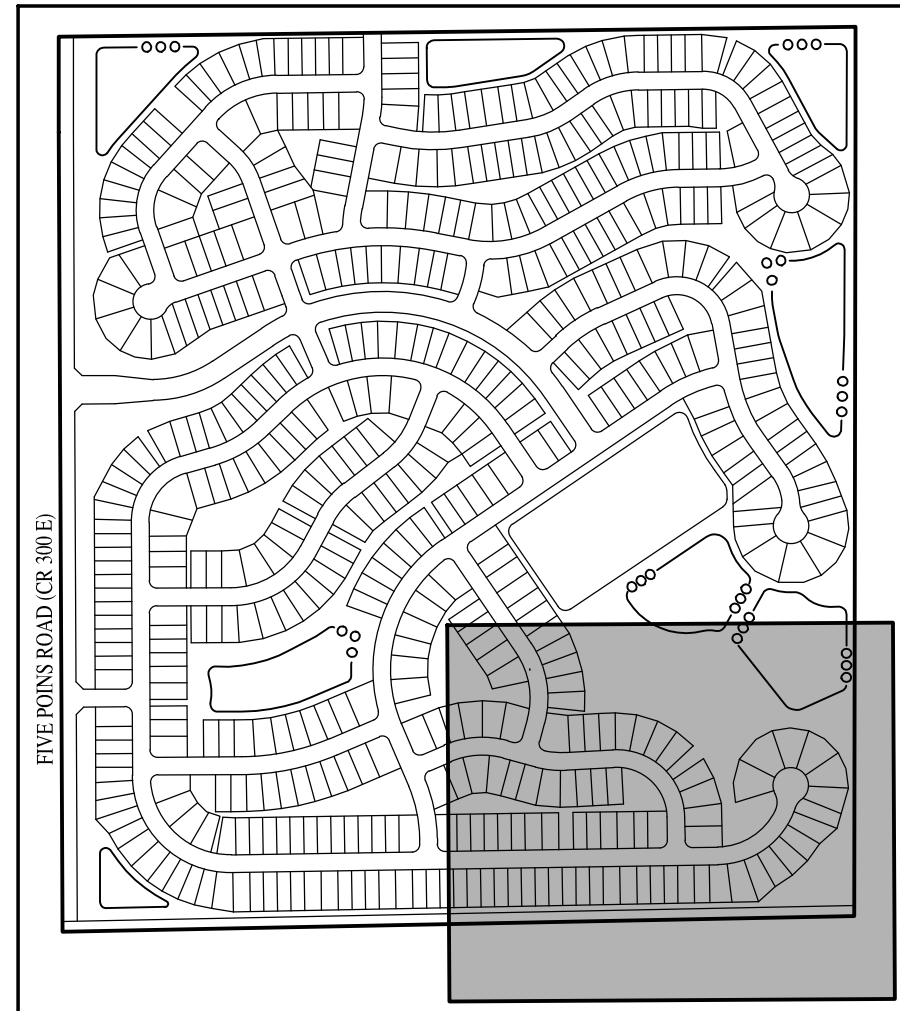


FOR CONTINUATION SEE SHEET C1.5

FOR CONTINUATION SEE SHEET C1.4



LEGEND:	
EXISTING	PROPOSED
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	SETBACK LINE
	CENTERLINE
	SWALE / FLOWLINE
	SUBSURFACE DRAIN
	SANITARY SEWER
	STORM SEWER
	STORM CULVERT
	WATER MAIN
	CONTOUR, MAJOR
	CONTOUR, MINOR
	FENCE
	TREE LINE
	SANITARY MANHOLE
	STORM MANHOLE
	STORM INLET
	STORM END SECTION
	FIRE HYDRANT
	STREET LIGHT
	LAKE FOUNTAIN/BUBBLER (DESIGNED TO TURN OVER ENTIRE POND VOLUME ONCE PER DAY)



REVISIONS		
DATE	DESCRIPTION	BY
02/15/23	REVISED PER TAC COMMENTS	DC/KS
03/07/23	REVISED PER TAC COMMENTS	KS



SAGEBRIAR BY DEL WEBB PRIMARY PLAT  
CITY OF GREENWOOD, INDIANA  
DEVELOPMENT PLAN

PROFESSIONAL ENGINEER  
BRANDON J. BURKE  
No. 10000075  
STATE OF INDIANA  
REGISTERED  
NOT A SEAL  
Branndon J. Burke  
DRAWN BY DC  
CHECKED BY BB  
DATE JANUARY 13, 2023  
SCALE AS SHOWN  
SHEET  
JOB NUMBER 2020-247-A

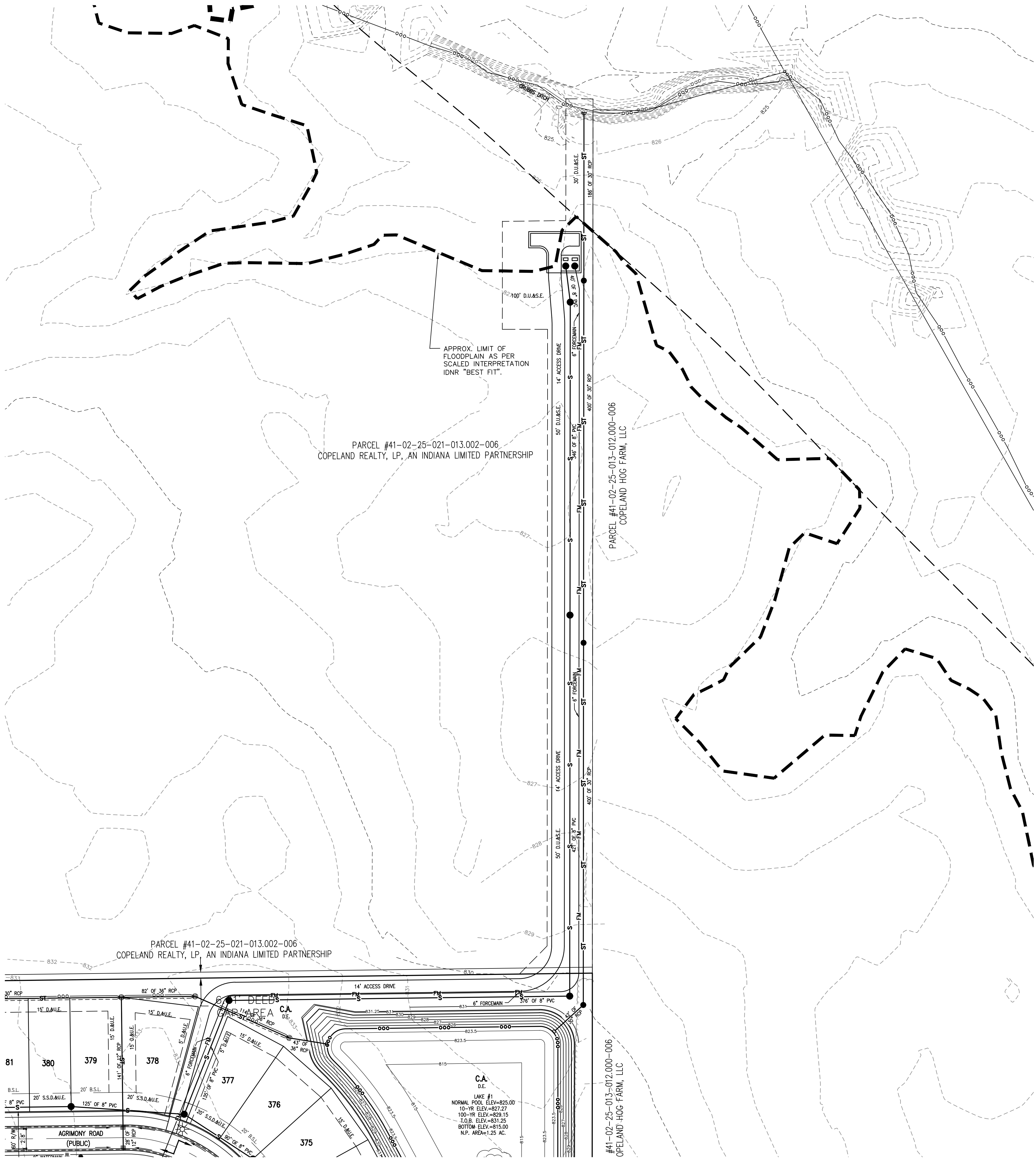
C1.6  
DEVELOPMENT PLAN



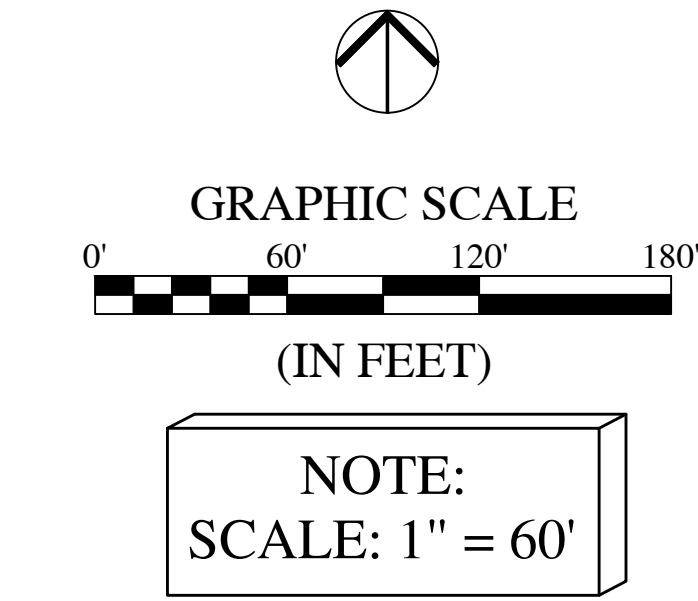
© 2023



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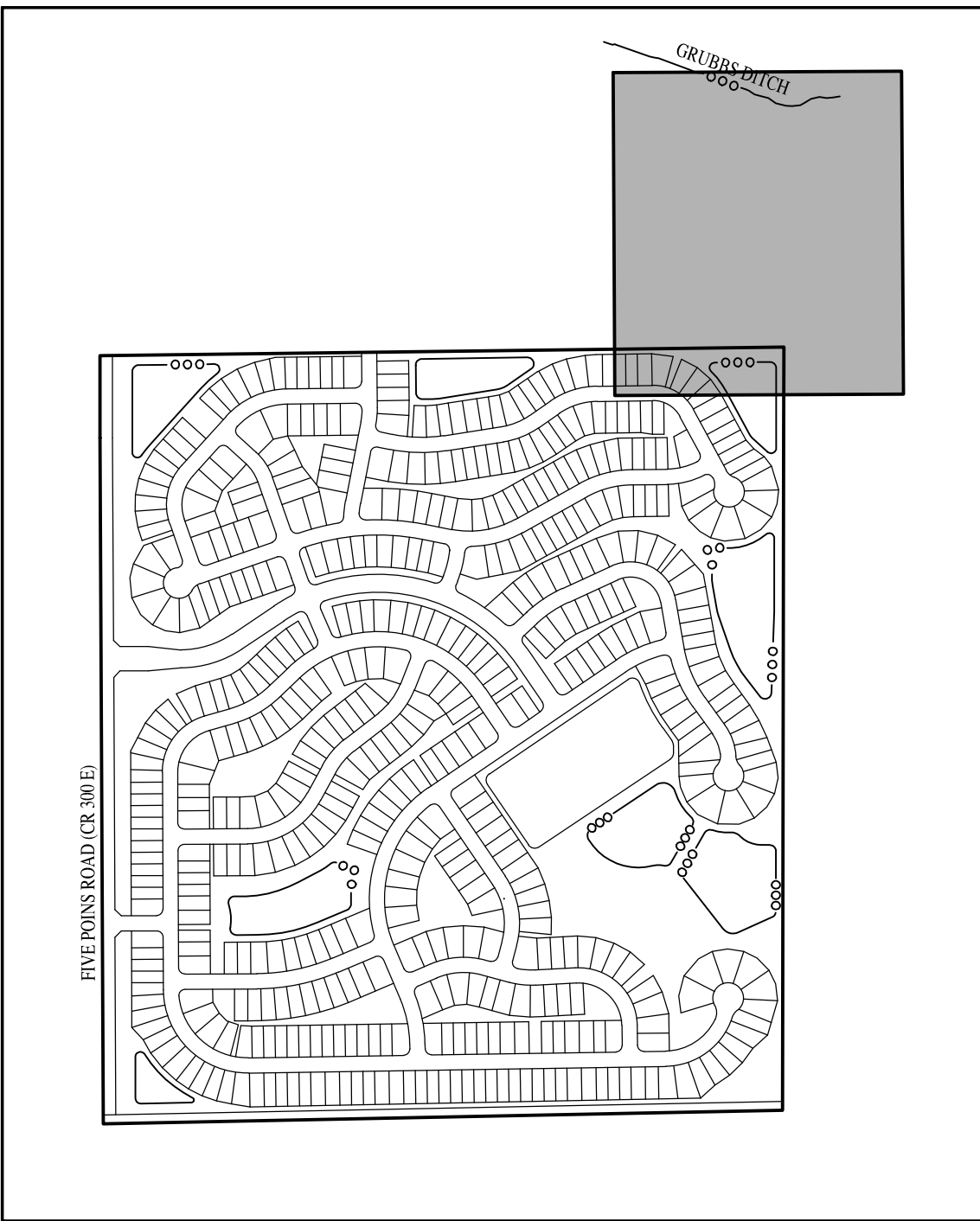


FOR CONTINUATION SEE SHEET C1.2



LEGEND:

EXISTING		PROPOSED
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---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CENTERLINE	---
---	SWALE / FLOWLINE	---
---	SUBSURFACE DRAIN	---
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
---	CONTOUR, MAJOR	---
---	CONTOUR, MINOR	---
---	FENCE	---
---	TREE LINE	---
⊙	SANITARY MANHOLE	⊙
⊙	STORM MANHOLE	⊙
⊙	STORM INLET	⊙
⊙	STORM END SECTION	⊙
⊙	FIRE HYDRANT	⊙
⊙	STREET LIGHT	⊙
	(STREET LIGHTS PER GREENWOOD UDO REQUIREMENTS)	
	LAKE FOUNTAIN/BUBBLER	
	(DESIGNED TO TURNOVER ENTIRE POND VOLUME ONCE PER DAY)	



REVISIONS

DATE	DESCRIPTION	BY
02/15/23	REVISED PER TAC COMMENTS	DC/KS
03/07/23	REVISED PER TAC COMMENTS	KS



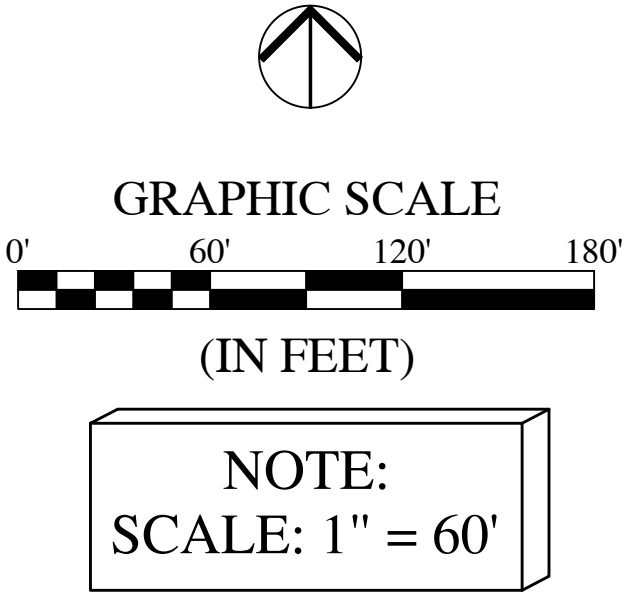
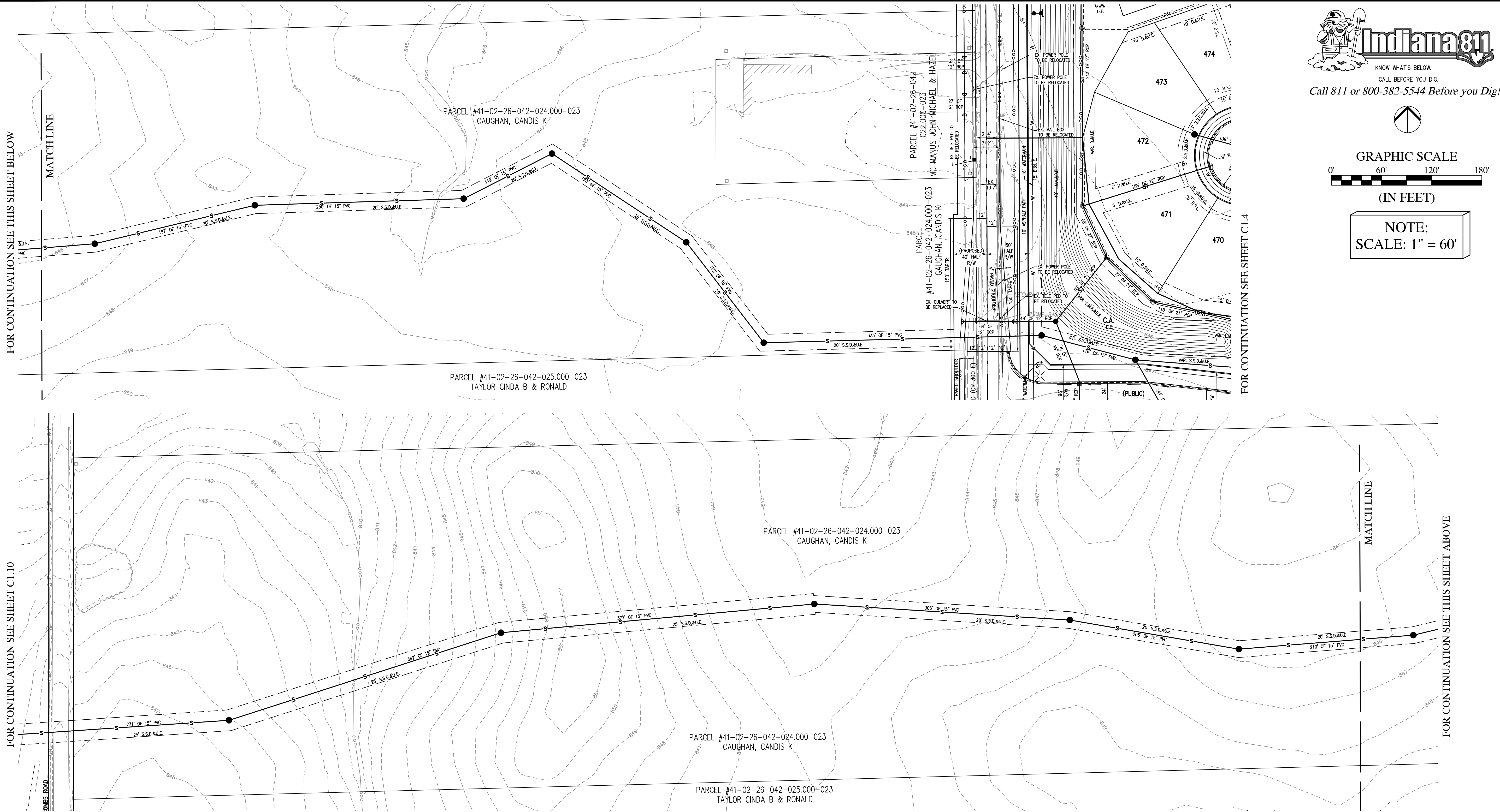
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CITY OF GREENWOOD, INDIANA  
DEVELOPMENT PLAN



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C1.8  
DEVELOPMENT PLAN





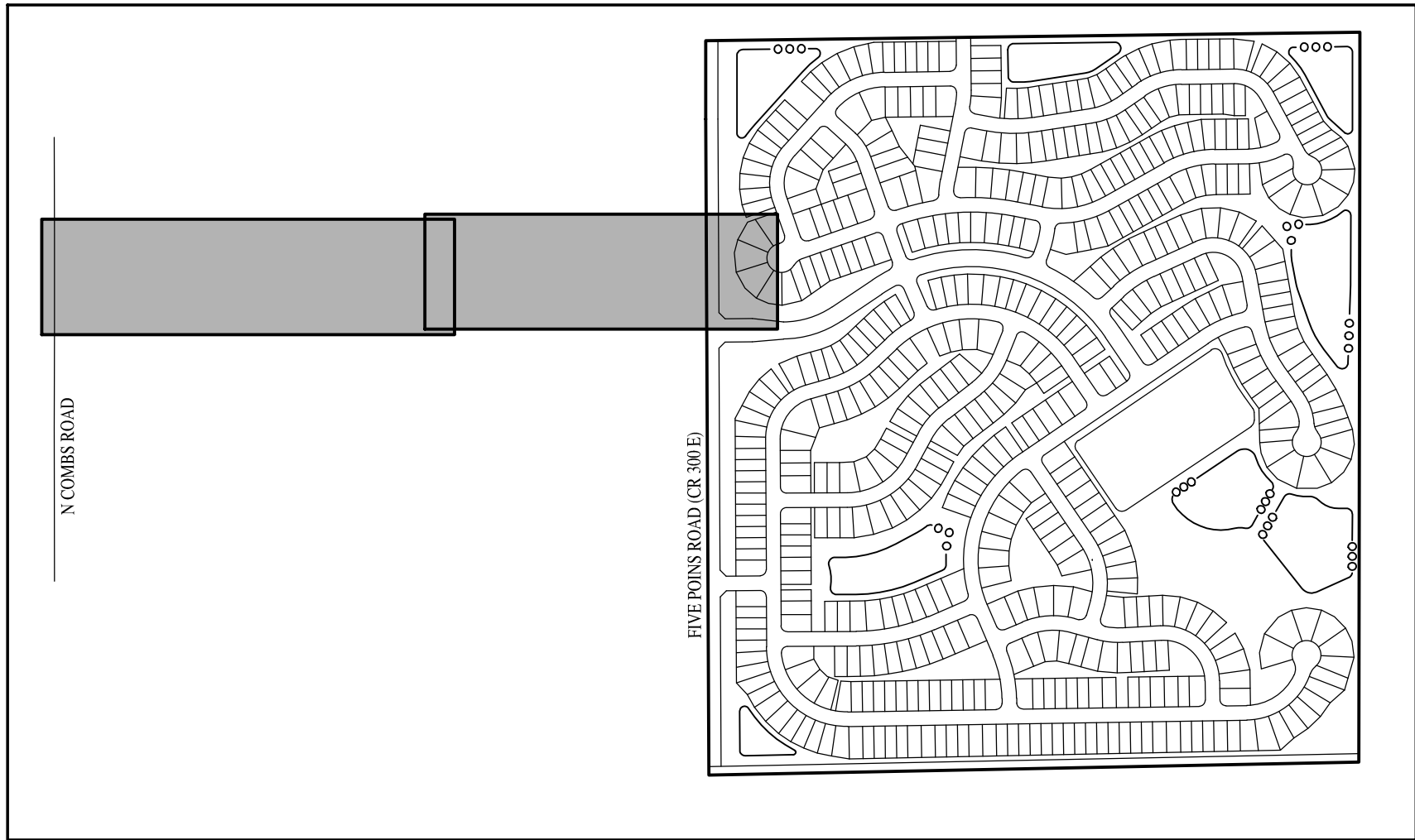
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FOR CONTINUATION SEE THIS SHEET BELOW

FOR CONTINUATION SEE SHEET C1.4

FOR CONTINUATION SEE THIS SHEET ABOVE

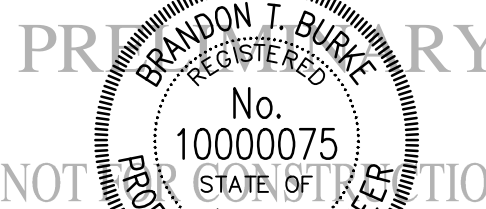
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---	RIGHT-OF-WAY LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CENTERLINE	---
---	SWALE / FLOWLINE	---
---	SUBSURFACE DRAIN	---
---	SANITARY SEWER	---
---	STORM SEWER	---
---	STORM CULVERT	---
---	WATER MAIN	---
---	CONTOUR, MAJOR	---
---	CONTOUR, MINOR	---
---	FENCE	---
---	TREE LINE	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
---	STORM INLET	---
---	STORM END SECTION	---
---	FIRE HYDRANT	---
---	STREET LIGHT	---
---	(STREET LIGHTS PER GREENWOOD UDO REQUIREMENTS)	---
---	LAKE FOUNTAIN/BUBBLER (DESIGNED TO TURNOVER ENTIRE POND VOLUME ONCE PER DAY)	---



REVISIONS		
DATE	DESCRIPTION	BY
02/15/23	REVISED PER TAC COMMENTS	DC/KS
03/07/23	REVISED PER TAC COMMENTS	KS



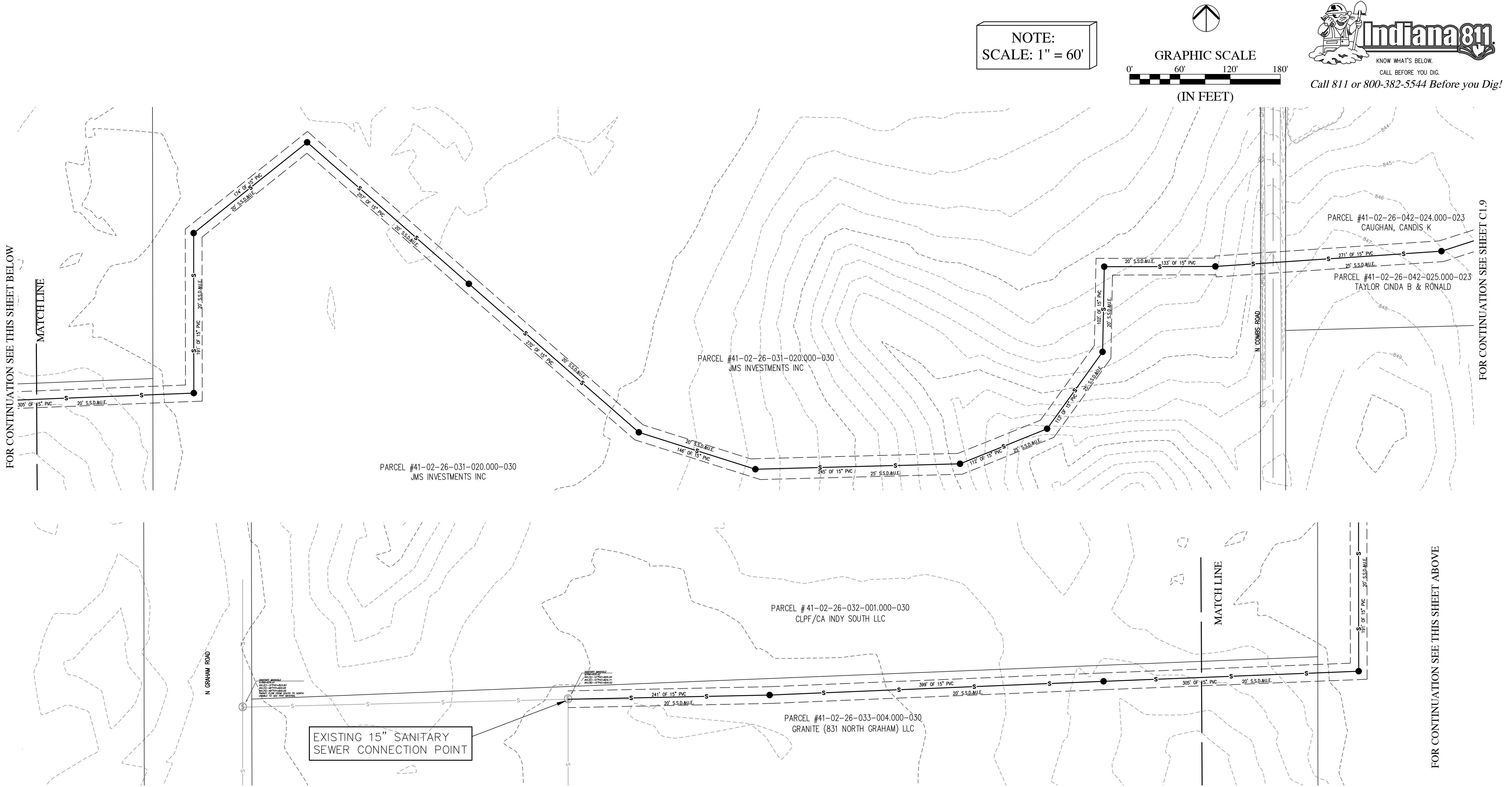
SAGEBRIAR BY DEL WEBB PRIMARY PLAT  
CITY OF GREENWOOD, INDIANA  
DEVELOPMENT PLAN



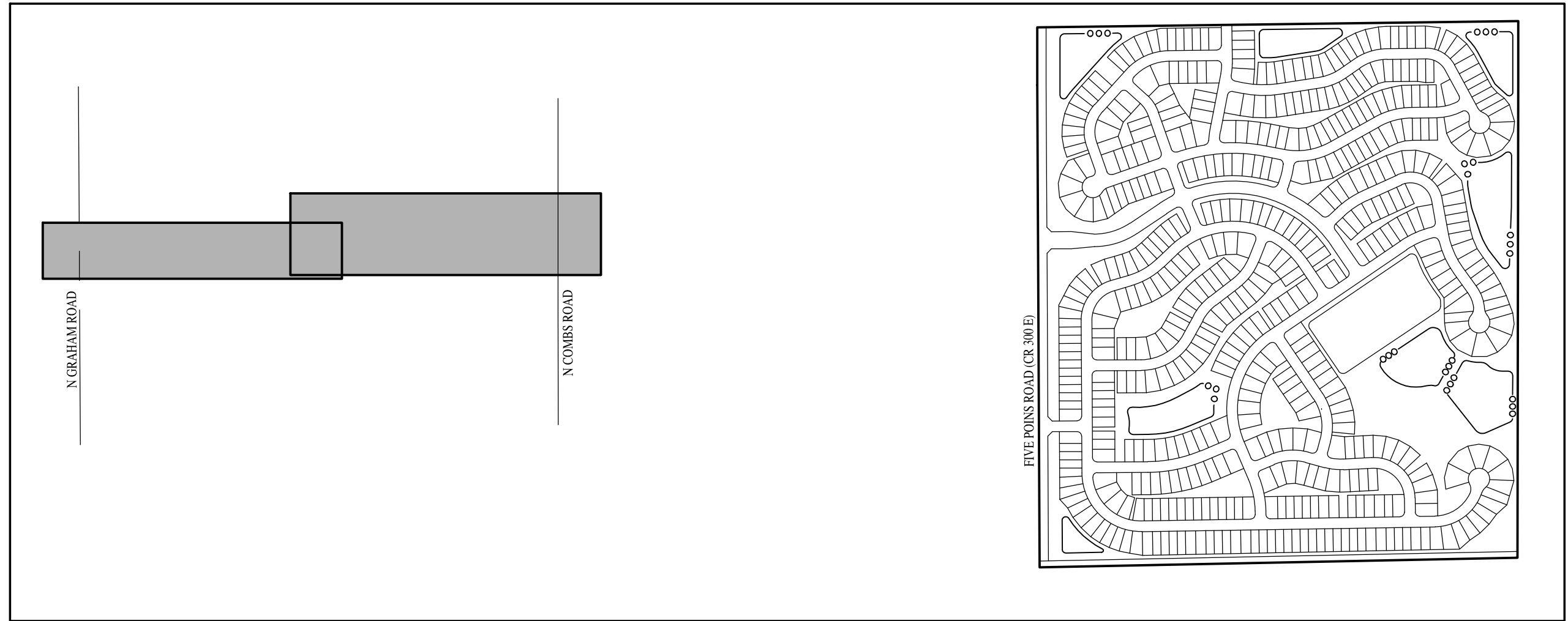
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CHECKED BY BB	
DATE JANUARY 13, 2023	
SCALE AS SHOWN	
SHEET	

C1.9  
DEVELOPMENT PLAN





LEGEND:		
EXISTING		PROPOSED
---	RIGHT-OF-WAY LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CENTERLINE	---
---	SWALE / FLOWLINE	---
---	SUBSURFACE DRAIN	---
-S-	SANITARY SEWER	-S-
-ST-	STORM SEWER	-ST-
-ST-	STORM CULVERT	-ST-
-W-	WATER MAIN	-W-
---	CONTOUR, MAJOR	800
---	CONTOUR, MINOR	799
---	FENCE	---
---	TREE LINE	---
○	SANITARY MANHOLE	●
⊕	STORM MANHOLE	⊕
⊕	STORM INLET	⊕
⊕	STORM END SECTION	⊕
⊕	FIRE HYDRANT	⊕
⊕	STREET LIGHT	⊕
⊕	(STREET LIGHTS PER GREENWOOD UDO REQUIREMENTS)	⊕
⊕	LAKE FOUNTAIN/BUBBLER (DESIGNED TO TURNOVER ENTIRE POND VOLUME ONCE PER DAY)	⊕



REVISIONS		
DATE	DESCRIPTION	BY
02/15/23	REVISED PER TAC COMMENTS	DC/KS
03/07/23	REVISED PER TAC COMMENTS	KS

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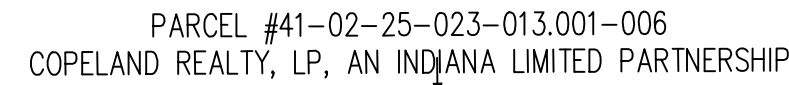
SAGEBRIAR BY DEL WEBB PRIMARY PLAT  
CITY OF GREENWOOD, INDIANA  
DEVELOPMENT PLAN

PROFESSIONAL ENGINEER  
No. 10000075  
STATE OF INDIANA  
BRANDON J. BURKE

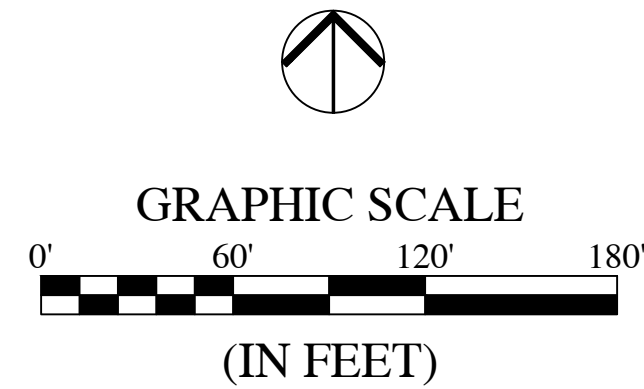
DRAWN BY DC	JOB NUMBER 2020-247-A
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DATE JANUARY 13, 2023	
SCALE AS SHOWN	
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C1.10  
DEVELOPMENT PLAN





FOR CONTINUATION SEE SHEET C2.4



LEGEND:

EXISTING		PROPOSED
_____	RIGHT-OF-WAY LINE	_____
_____	EASEMENT LINE	_____
_____	SETBACK LINE	_____
_____	CENTERLINE	_____

ABBREVIATIONS:

D.E. - DRAINAGE EASEMENT  
D.&U.E. - DRAINAGE & UTILITY EASEMENT  
D.U.&S.E. - DRAINAGE UTILITY & SEWER EASEMENT  
B.S.L. - BUILDING SETBACK LINE  
R/W - RIGHT-OF-WAY  
S.S.D.&U.E. - SANITARY SEWER, DRAINAGE & UTILITY EASEMENT  
C.A. - COMMON AREA



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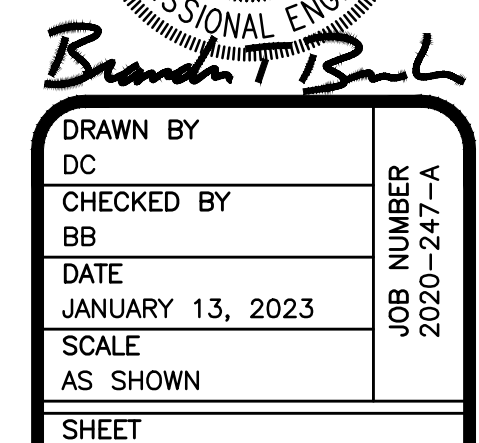
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**SAGEBRIAR BY DEL WEBB PRIMARY PLAT  
CITY OF GREENWOOD, INDIANA**

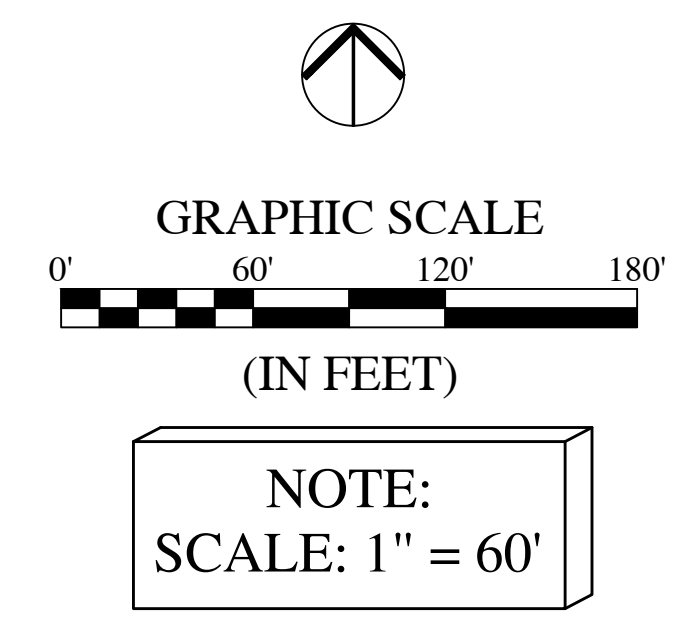
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**PRIMARY PLAT PLAN**



## C2.1



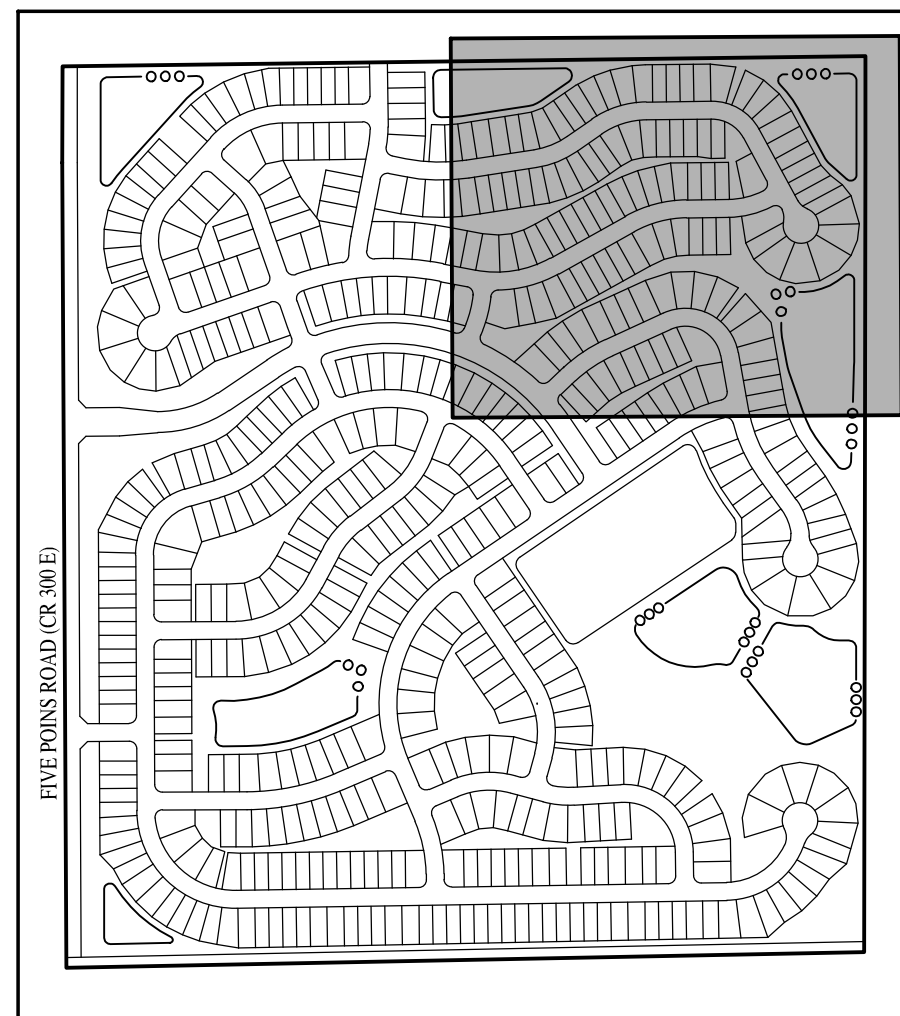


LEGEND:

EXISTING	PROPOSED
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ABBREVIATIONS:

- D.E. - DRAINAGE EASEMENT  
D.U.E. - DRAINAGE & UTILITY EASEMENT  
D.U.S.E. - DRAINAGE UTILITY & SEWER EASEMENT  
B.S.L. - BUILDING SETBACK LINE  
R/W - RIGHT-OF-WAY  
S.S.D.&U.E. - SANITARY SEWER, DRAINAGE & UTILITY EASEMENT  
C.A. - COMMON AREA



REVISIONS		
DATE	DESCRIPTION	BY
02/15/23	REVISED PER TAC COMMENTS	DC/KS
03/07/23	REVISED PER TAC COMMENTS	KS

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LAFAYETTE - MUNCIE - NEW ALBANY  
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SAGEBRIAR BY DEL WEBB PRIMARY PLAT  
CITY OF GREENWOOD, INDIANA  
PRIMARY PLAT PLAN

PREPARED BY  
NOTARIAL PUBLIC  
BRANDON J. BURKE  
No. 10000075  
STATE OF INDIANA  
PROFESSIONAL ENGINEER

DRAWN BY  
DC  
CHECKED BY  
BB  
DATE  
JANUARY 13, 2023  
SCALE  
AS SHOWN  
SHEET

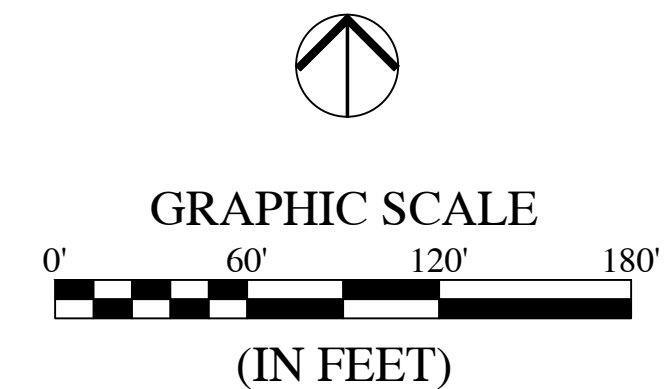
C2.2  
PRIMARY PLAT PLAN

© 2023





FOR CONTINUATION SEE SHEET C2.6

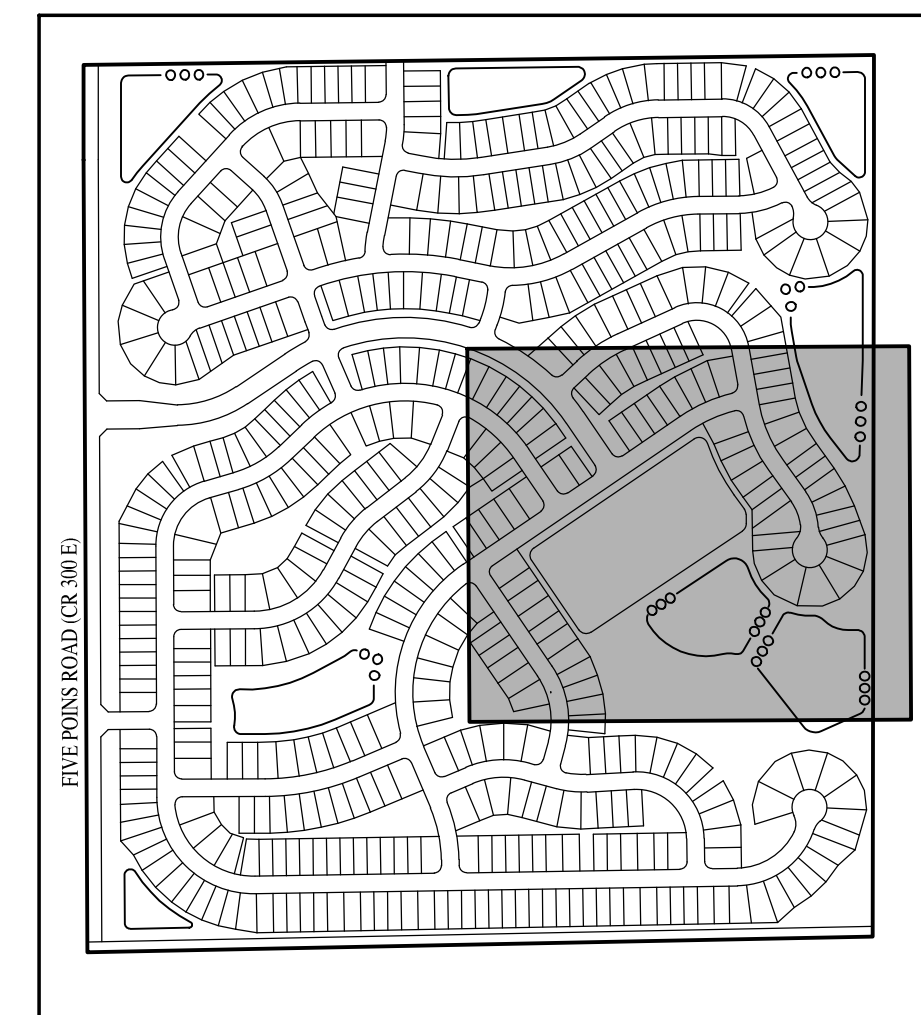


NOTE:  
SCALE: 1" = 60'

LEGEND:		
EXISTING		PROPOSED
_____	RIGHT-OF-WAY LINE	_____
_____	EASEMENT LINE	_____
_____	SETBACK LINE	_____
_____	CENTERLINE	_____

### ABBREVIATIONS:

D.E.	– DRAINAGE EASEMENT
D.&U.E.	– DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	– DRAINAGE UTILITY & SEWER EASEMENT
B.S.L.	– BUILDING SETBACK LINE
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S.S.D.&U.E.	– SANITARY SEWER, DRAINAGE & UTILITY EASEMENT
C.A.	– COMMON AREA



**KEYMAP**  
NOT TO SCALE

[illegible]

**SAGEBRIAR BY DEL WEBB PRIMARY PLAT  
CITY OF GREENWOOD, INDIANA**

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**PRIMARY PLAT PLAN**

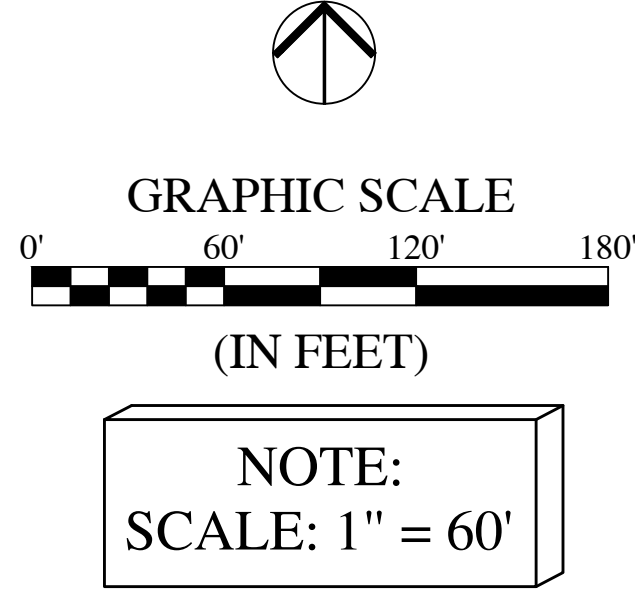


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DATE JANUARY 13, 2023	
SCALE AS SHOWN	
SHEET	

# C2.3

## PRIMARY PLAT PLAN



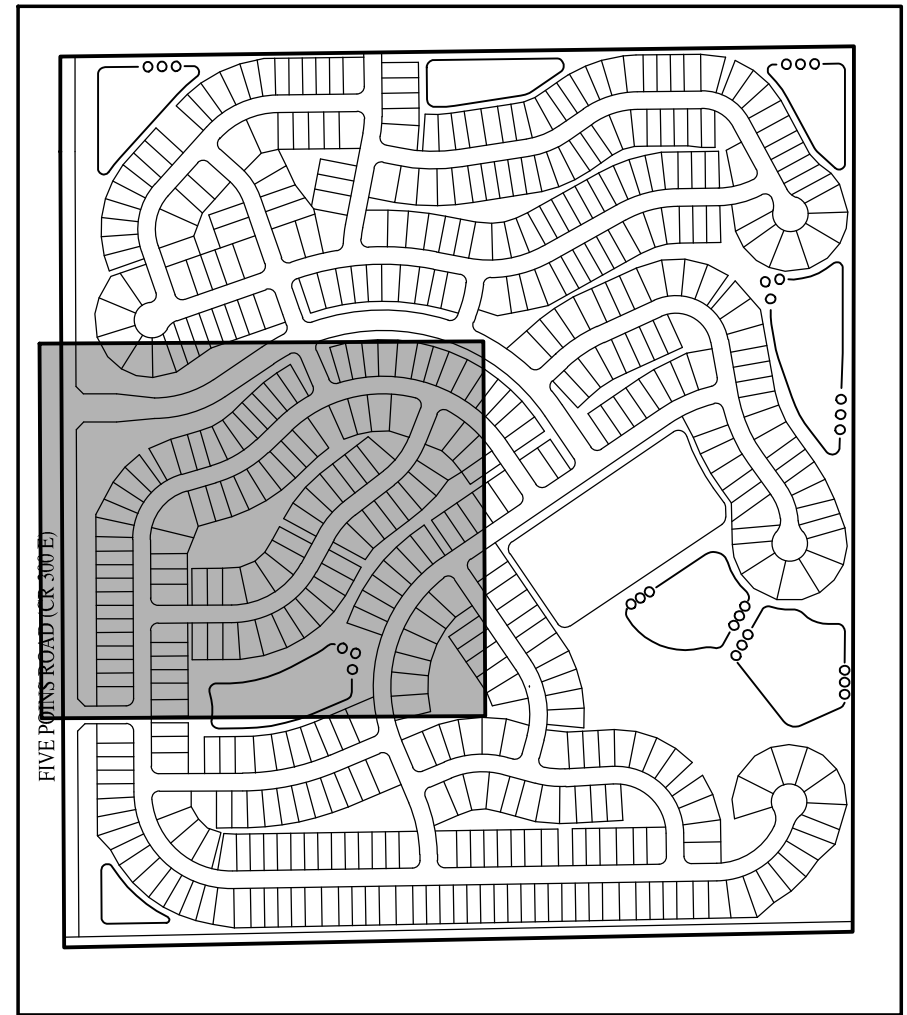


LEGEND:

EXISTING	PROPOSED
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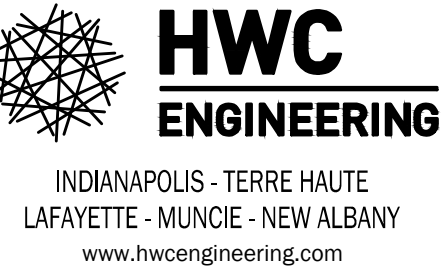
ABBREVIATIONS:

D.E.	- DRAINAGE EASEMENT
D.U.E.	- DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	- DRAINAGE UTILITY & SEWER EASEMENT
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S.S.D.&U.E.	- SANITARY SEWER, DRAINAGE & UTILITY EASEMENT
C.A.	- COMMON AREA



REVISIONS

DATE	DESCRIPTION	BY
02/15/23	REVISED PER TAC COMMENTS	DC/KS
03/07/23	REVISED PER TAC COMMENTS	KS



SAGEBRIAR BY DEL WEBB PRIMARY PLAT  
CITY OF GREENWOOD, INDIANA  
PRIMARY PLAT PLAN

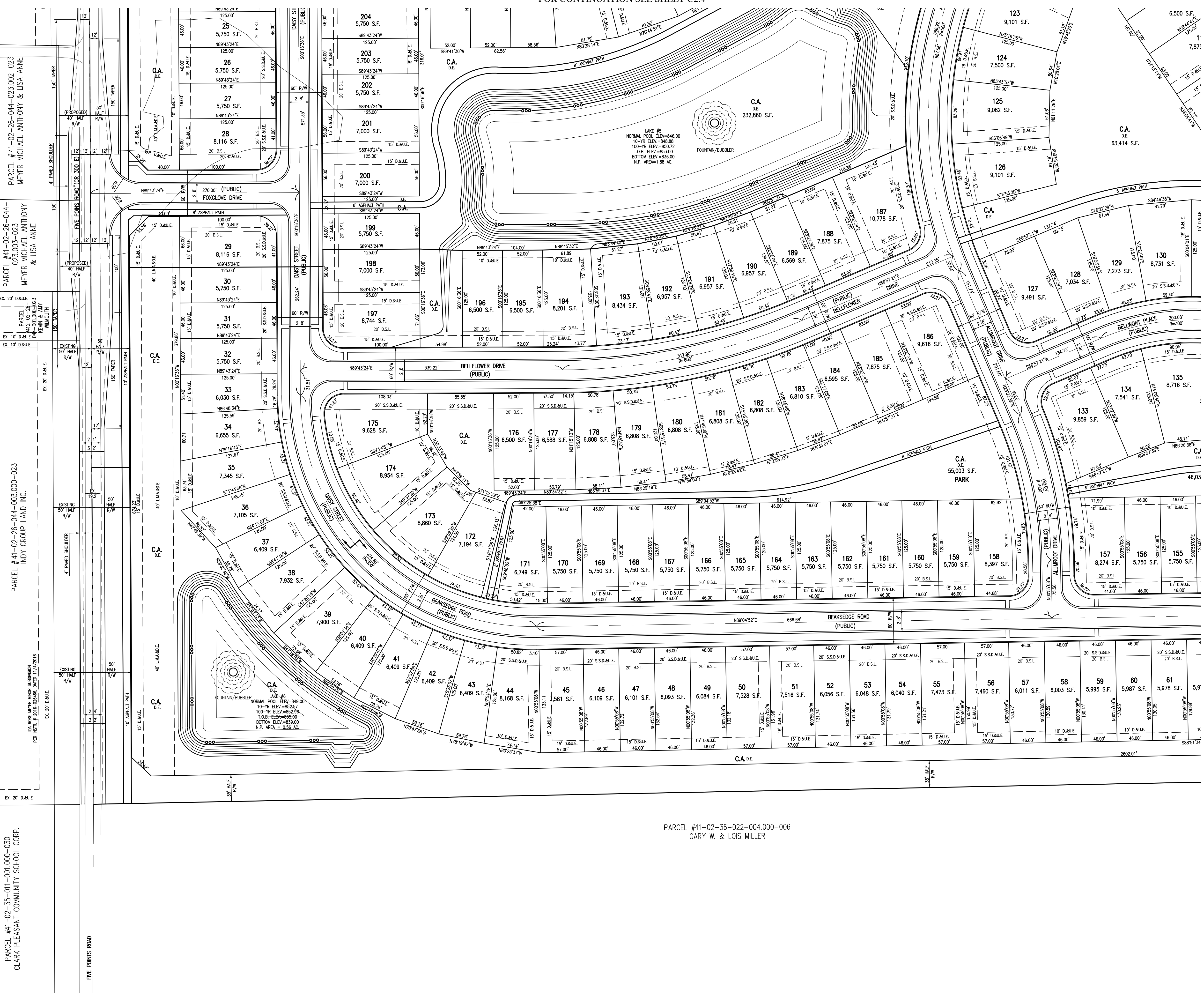


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DATE JANUARY 13, 2023	
SCALE AS SHOWN	
SHEET	

C2.4

PRIMARY PLAT PLAN





**Indiana811**  
KNOW WHAT'S BELOW.  
CALL BEFORE YOU DIG.  
Call 811 or 800-382-5544 Before you Dig!

**GRAPHIC SCALE**  
0' 60' 120' 180'  
(IN FEET)

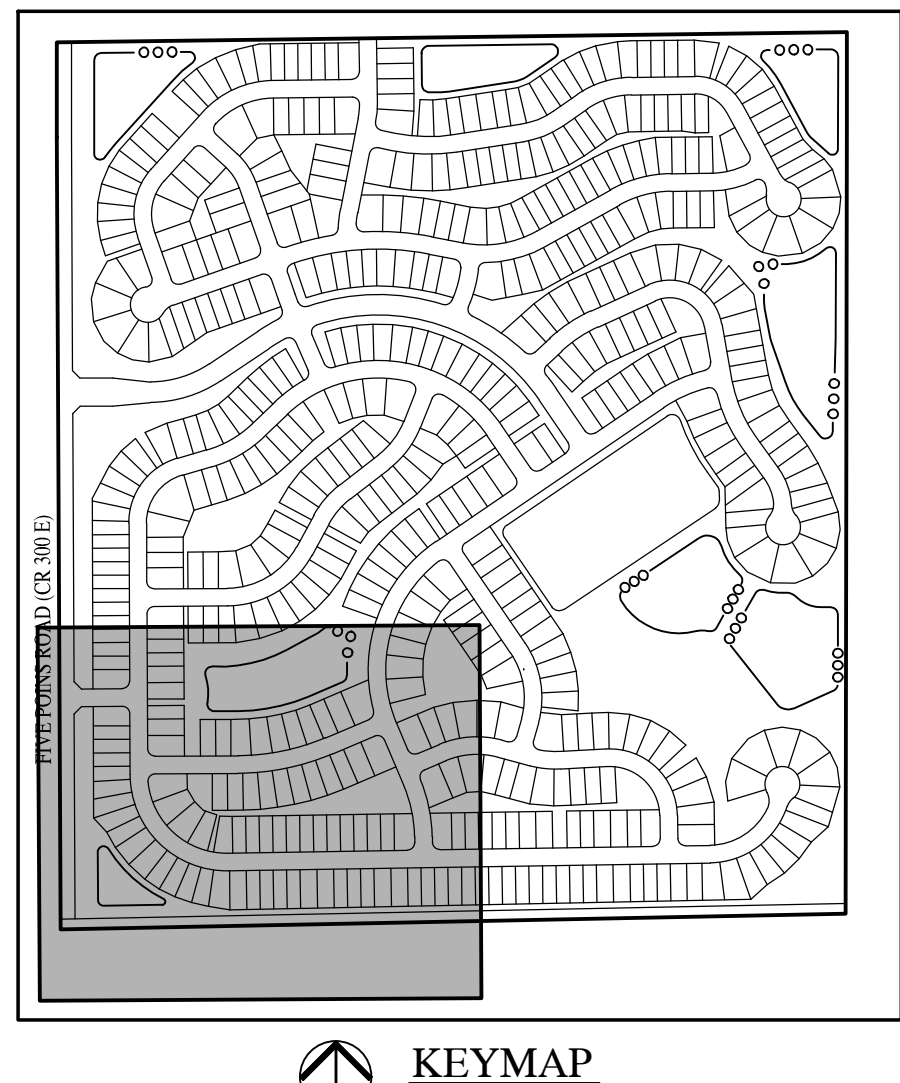
**NOTE:**  
SCALE: 1" = 60'

**LEGEND:**

EXISTING	PROPOSED
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---	---

**ABBREVIATIONS:**

D.E.	- DRAINAGE EASEMENT
D.U.E.	- DRAINAGE & UTILITY EASEMENT
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REVISIONS		
DATE	DESCRIPTION	BY
02/15/23	REVISED PER TAC COMMENTS	DC/KS
03/07/23	REVISED PER TAC COMMENTS	KS

**HWC ENGINEERING**  
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SAGEBRIAR BY DEL WEBB PRIMARY PLAT  
CITY OF GREENWOOD, INDIANA  
PRIMARY PLAT PLAN

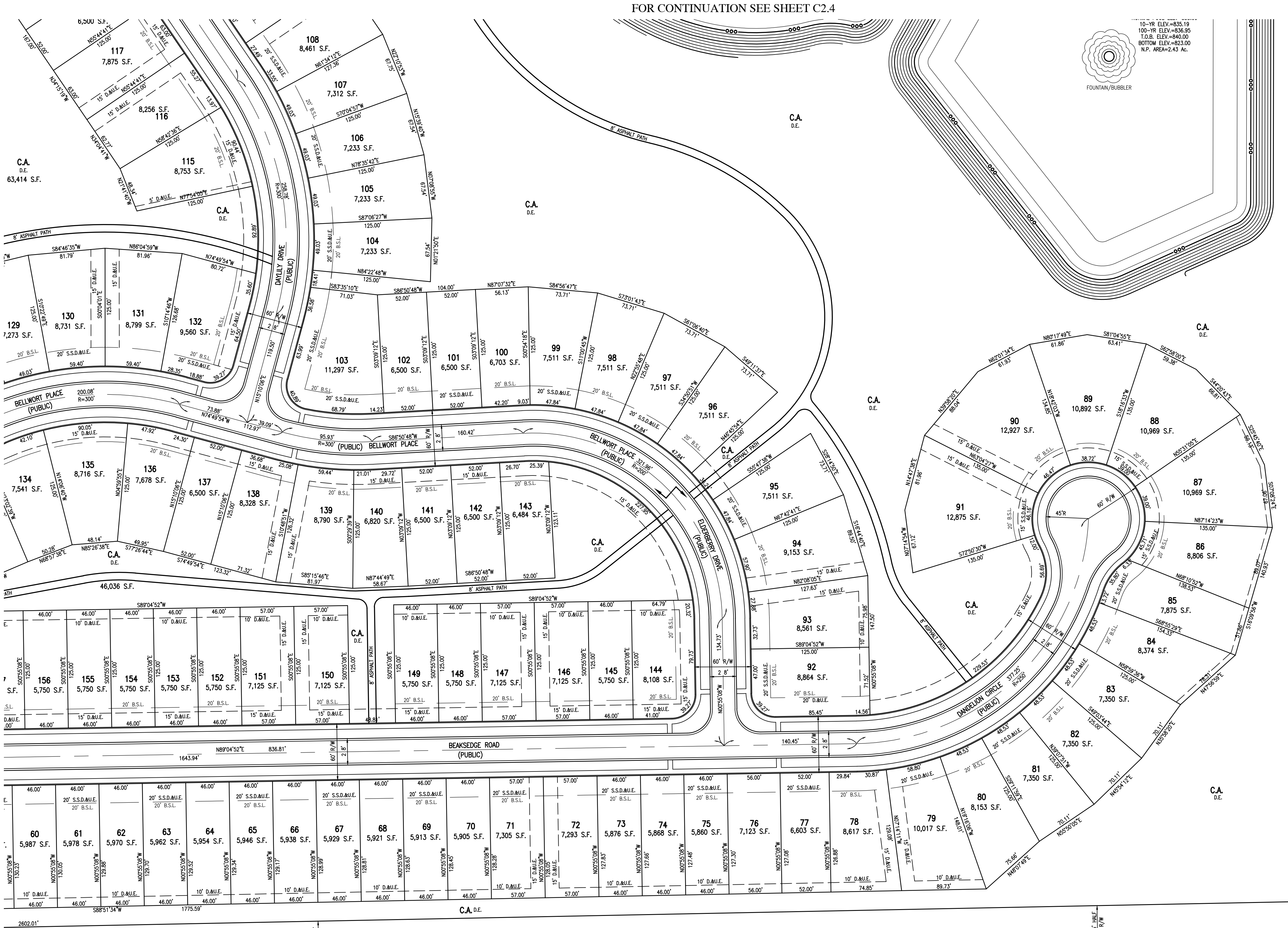
PROFESSIONAL ENGINEER  
No. 10000075  
STATE OF INDIANA  
BRANDON J. BURKE

DRAWN BY  
DC  
CHECKED BY  
BB  
DATE  
JANUARY 13, 2023  
SCALE  
AS SHOWN  
SHEET

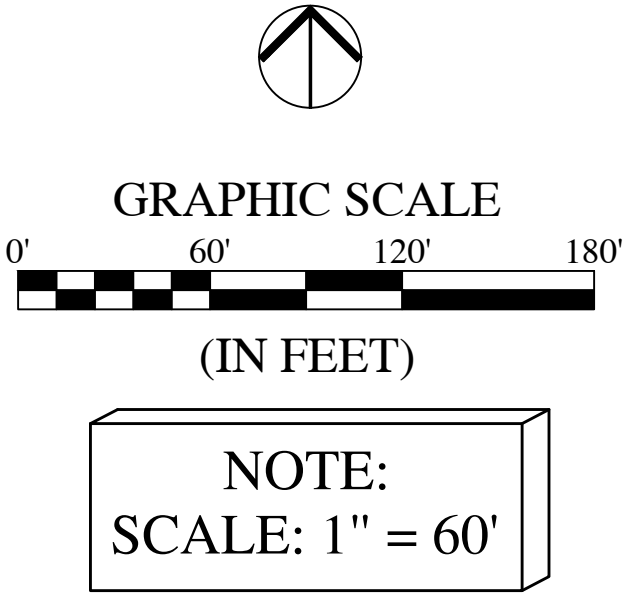
C2.5  
PRIMARY PLAT PLAN



FOR CONTINUATION SEE SHEET C2.5



PARCEL # 41-02-36-021-003.000-006  
ROBERT L. & AILEEN M. ROBISON

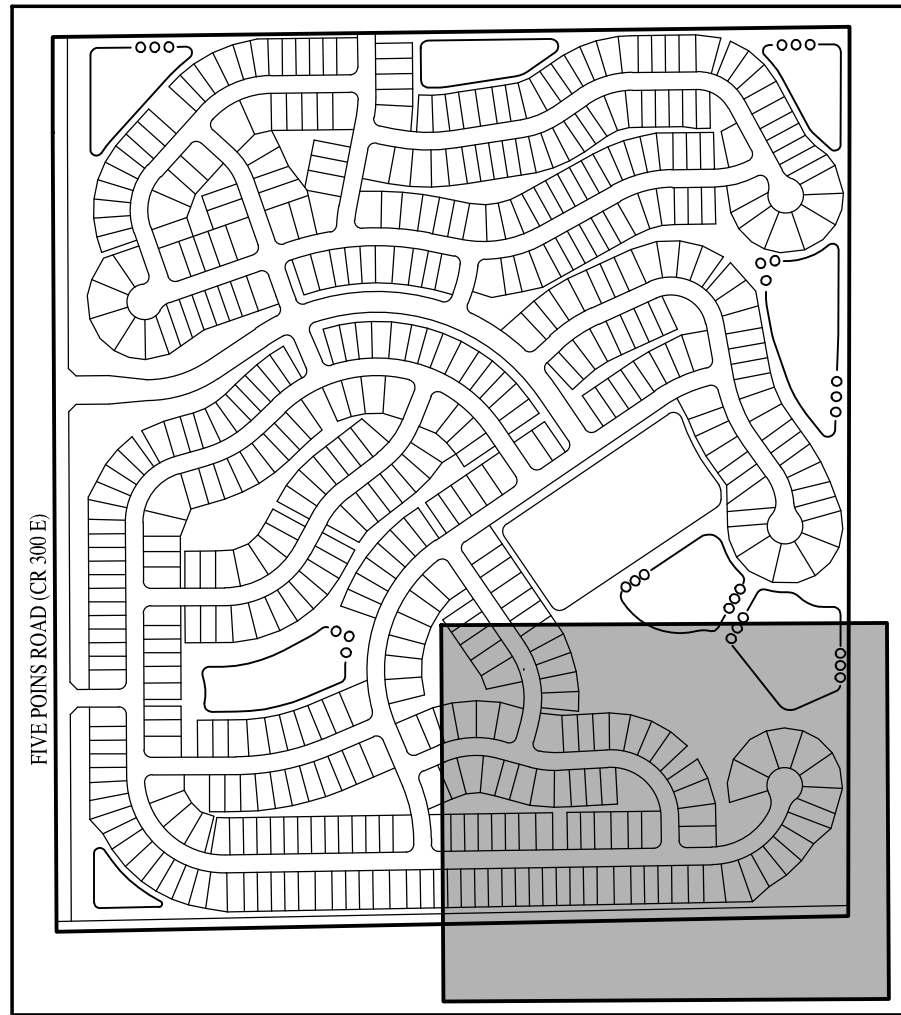


LEGEND:

EXISTING	PROPOSED

ABBREVIATIONS:

D.E.	- DRAINAGE EASEMENT
D.&U.E.	- DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	- DRAINAGE UTILITY & SEWER EASEMENT
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C.A.	- COMMON AREA



KEYMAP  
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY
02/15/23	REVISED PER TAC COMMENTS	DC/KS
03/07/23	REVISED PER TAC COMMENTS	KS



SAGEBRIAR BY DEL WEBB PRIMARY PLAT  
CITY OF GREENWOOD, INDIANA  
PRIMARY PLAT PLAN

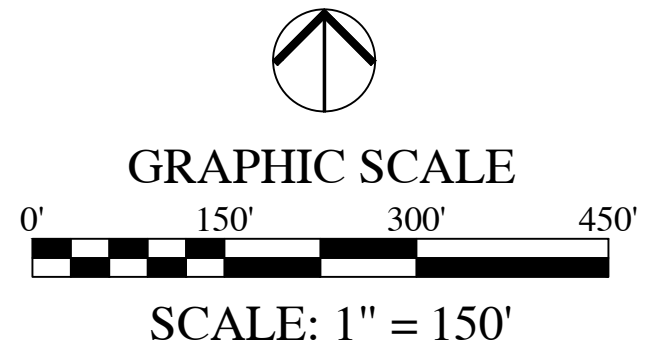
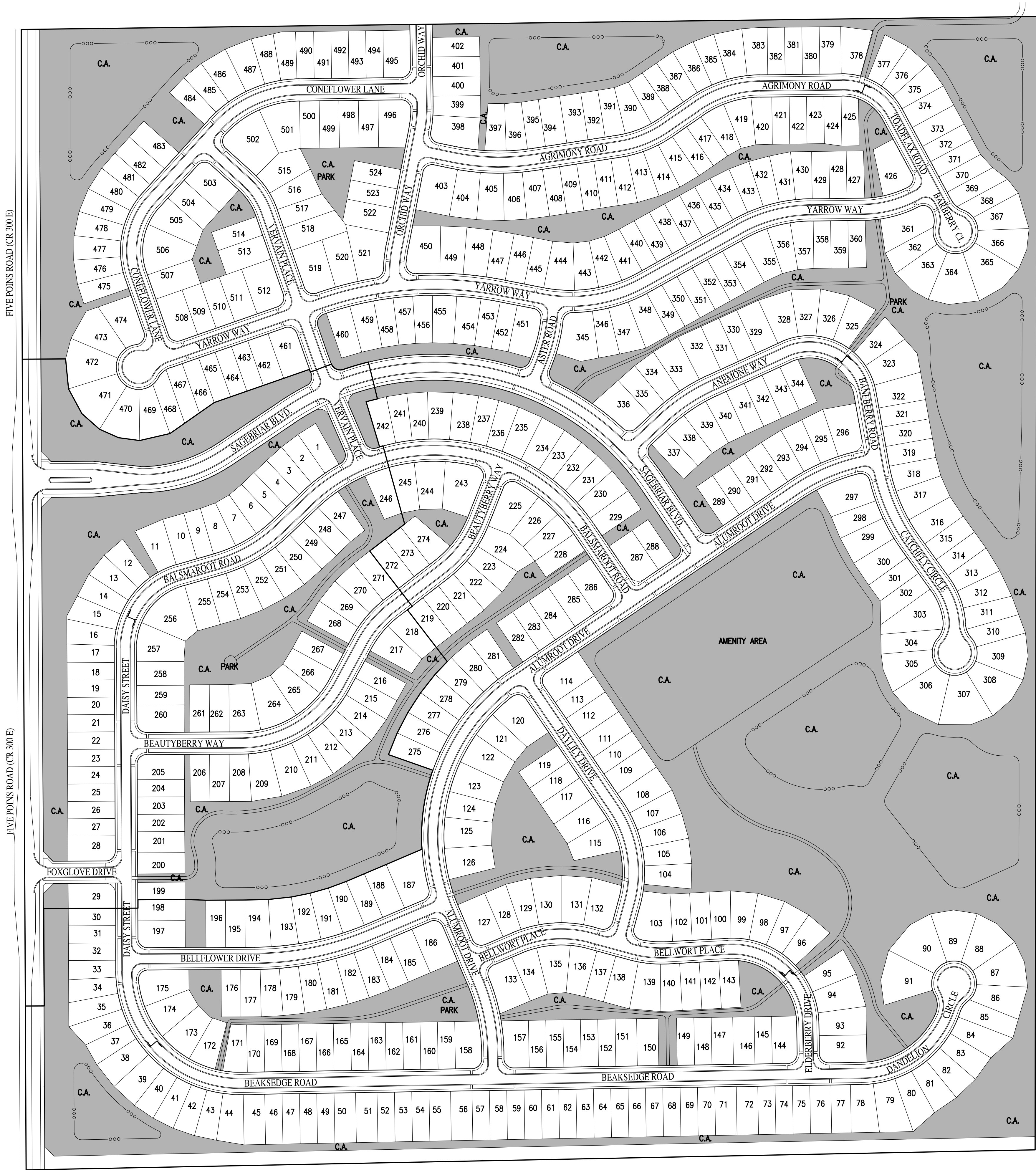
PREPARED BY  
NOT A PROFESSIONAL ENGINEERING  
BRANDON J. BURKE  
REGISTERED  
No. 10000075  
STATE OF INDIANA  
PROFESSIONAL ENGINEER

DRAWN BY  
DC  
CHECKED BY  
BB  
DATE  
JANUARY 13, 2023  
SCALE  
AS SHOWN  
SHEET

JOB NUMBER  
2020-247-A

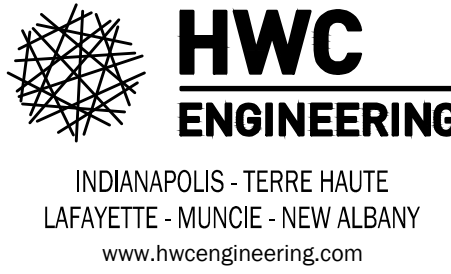
C2.6  
PRIMARY PLAT PLAN





OPEN SPACE RATIO  
33.03% = OPEN SPACE = 61.43 Ac.  
TOTAL ACREAGE = 185.97 Ac.

REVISIONS		
DATE	DESCRIPTION	BY
02/15/23	REVISED PER TAC COMMENTS	DC/KS
03/07/23	REVISED PER TAC COMMENTS	KS



SAGEBRIAR BY DEL WEBB PRIMARY PLAT  
CITY OF GREENWOOD, INDIANA  
OPEN SPACE PLAN

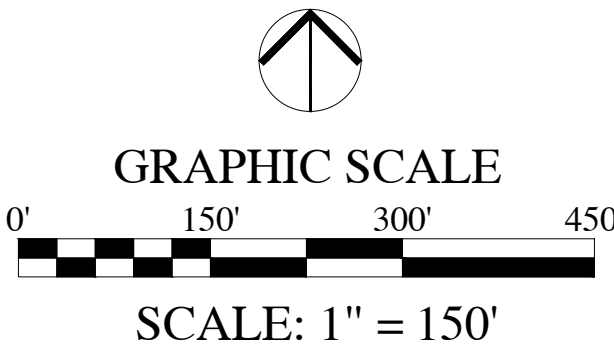
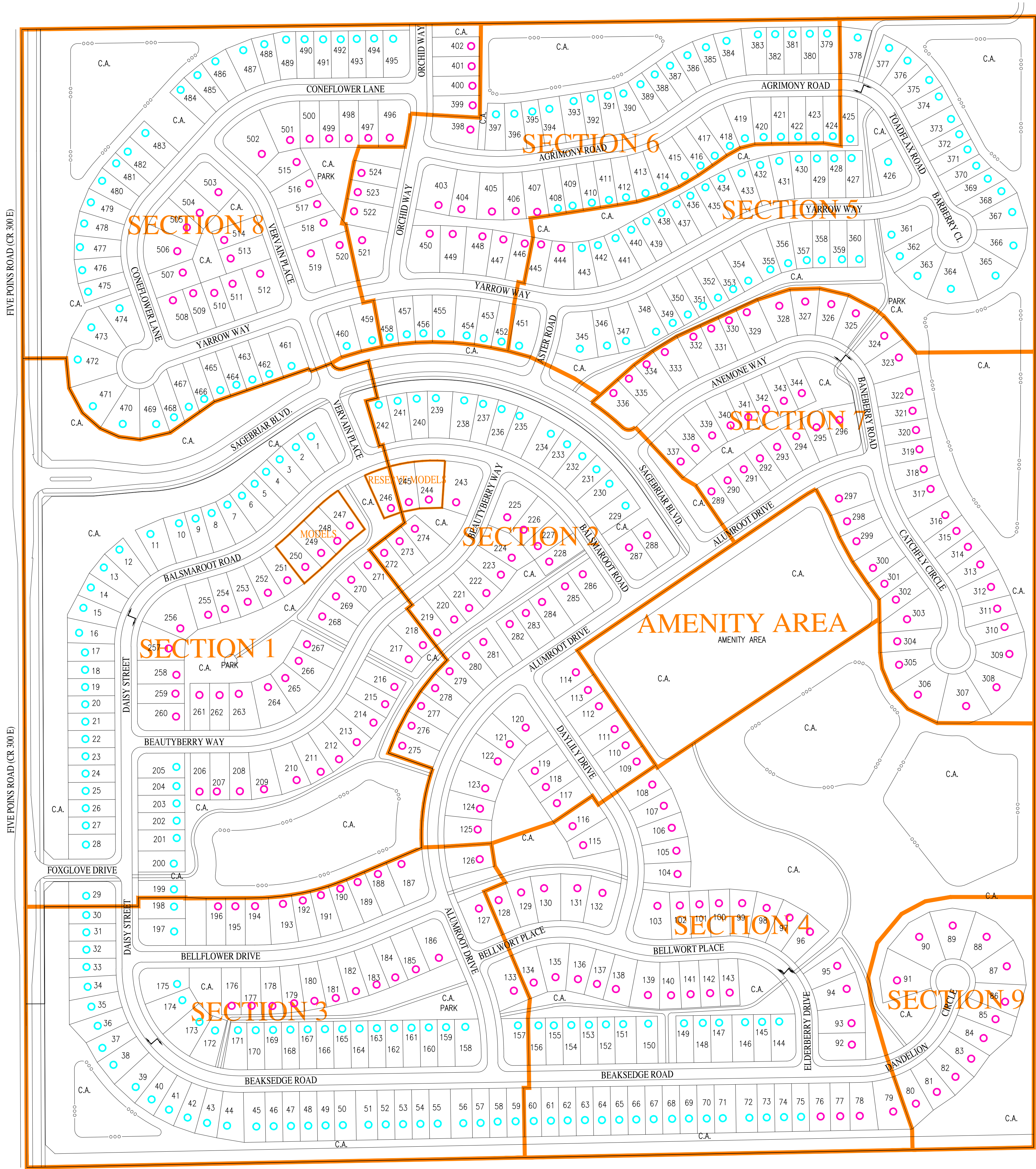


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DATE JANUARY 13, 2023	
SCALE AS SHOWN	
SHEET	

C3.0  
OPEN SPACE PLAN



Plot Date: Mar 07, 2023 Plot Time: 12:09pm File Name: W:\Pulte Homes\2020-247-A Pulte- Greenwood Francesann\Design\CAD\Primary Plot Plan Set\20247-A PP - Phasing Plan.dwg, Layout: C4.0 By: dcheesterfield

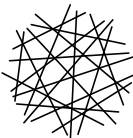


PHASING

SECTION 1 (75 LOTS) 46' LOTS = 36 52' LOTS = 39	SECTION 6 (58 LOTS) 46' LOTS = 43 52' LOTS = 15
SECTION 2 (59 LOTS) 46' LOTS = 14 52' LOTS = 45	SECTION 7 (56 LOTS) 46' LOTS = 0 52' LOTS = 56
SECTION 3 (75 LOTS) 46' LOTS = 51 52' LOTS = 24	SECTION 8 (66 LOTS) 46' LOTS = 37 52' LOTS = 29
SECTION 4 (67 LOTS) 46' LOTS = 29 52' LOTS = 38	SECTION 9 (12 LOTS) 46' LOTS = 0 52' LOTS = 12
SECTION 5 (56 LOTS) 46' LOTS = 54 52' LOTS = 2	TOTAL LOTS = 524 46' LOTS = 264 (50.4%) 52' LOTS = 260 (49.6%)

PHASING PLAN IS CONCEPTUAL:  
PHASING LINES AND NAMES MAY CHANGE,  
BASED ON FUTURE MARKETING CONDITIONS.

REVISIONS		
DATE	DESCRIPTION	BY
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03/07/23	REVISED PER TAC COMMENTS	KS



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SAGEBRIAR BY DEL WEBB PRIMARY PLAT  
CITY OF GREENWOOD, INDIANA

PHASING PLAN

PREPARED BY  
NOTARIAL PUBLIC  
BRANDON T. BURKE  
No. 10000075  
EXPIRATION DATE 12/31/2025  
PROFESSIONAL ENGINEER

DRAWN BY  
DC

CHECKED BY  
BB

DATE  
JANUARY 13, 2023

SCALE  
AS SHOWN

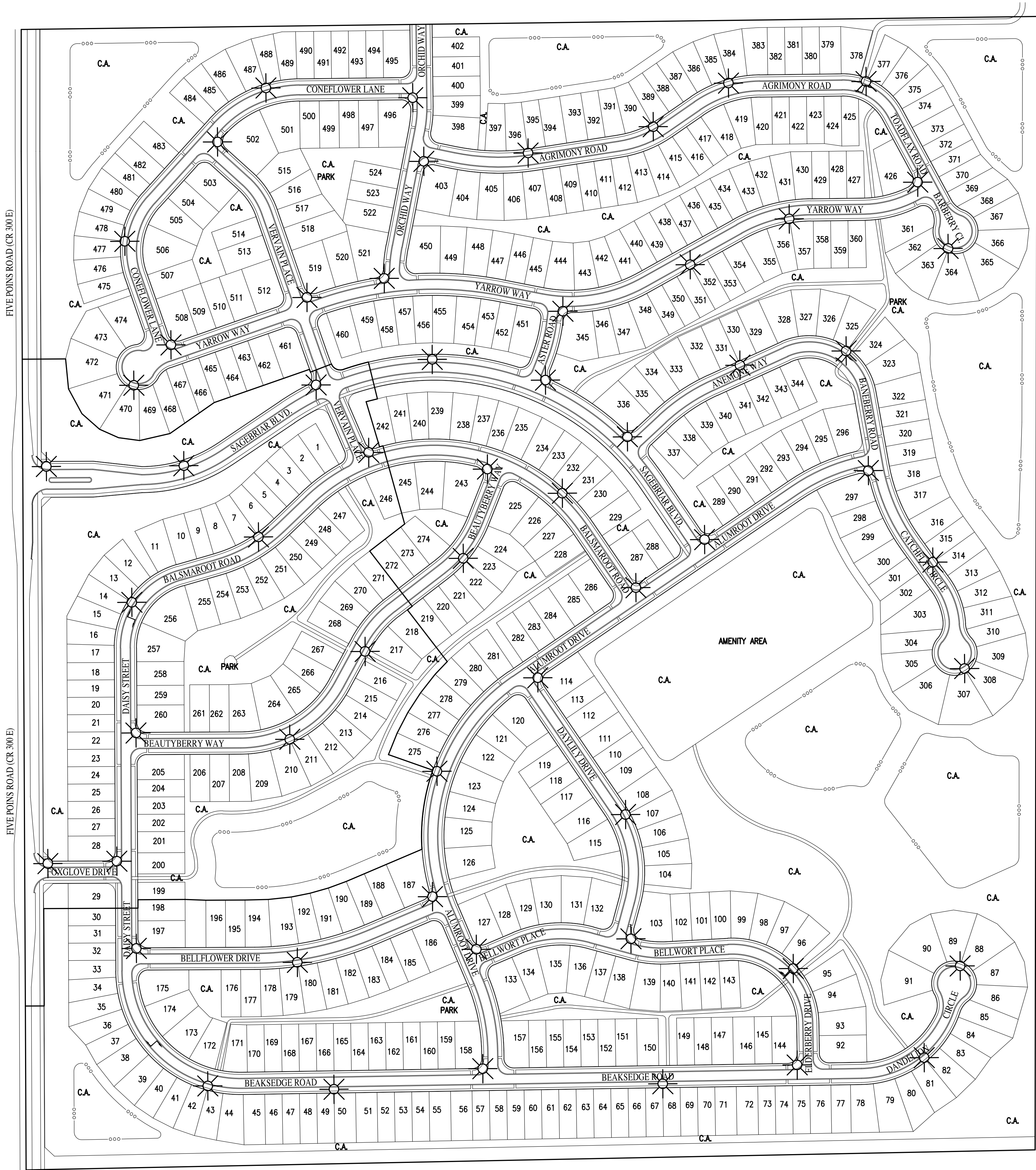
SHEET

JOB NUMBER  
2020-247-A

C4.0  
PHASING PLAN

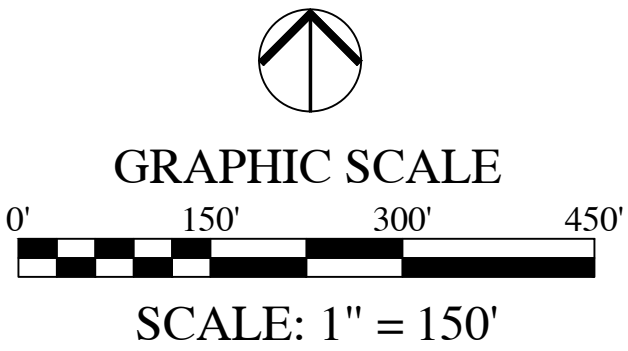
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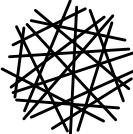
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*Call 811 or 800-382-5544 Before you Dig!*



LEGEND

STREET LIGHT (TYP) 

REVISIONS		
DATE	DESCRIPTION	BY
02/15/23	REVISED PER TAC COMMENTS	DC/KS
03/07/23	REVISED PER TAC COMMENTS	KS



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SAGEBRIAR BY DEL WEBB PRIMARY PLAT  
CITY OF GREENWOOD, INDIANA

STREET LIGHTING PLAN



PREPARED BY  
NOT FOR CONSTRUCTION

Brandon J. Burke

DRAWN BY DC	JOB NUMBER 2020-247-A
CHECKED BY BB	
DATE JANUARY 13, 2023	
SCALE AS SHOWN	
SHEET	

C5.0

STREET LIGHTING PLAN

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