City of Greenwood Tech Review Committee Wednesday, March 15, 2023 Page 1 of 1

PC2023-010 US 31 and Worthsville Primary Plat

Members Present: Planning Director Gabriel Nelson, , Greenwood Fire Marshal Tracy Rumble, Sanitation Terry Houston, City Planner Nicki Mueller, City Planner Bric Butler, Senior Planner Kevin Tolloty, and Stormwater Chris Jones.

Petitioners: Shaun shaun@unicorp.com, Mike Timko Mike.Timko@kimley-horn.com

Mike Timko discussed the changes to the primary plat. There was a rezone petition running concurrently to the primary plat. The design is still consistent, but notable comments were addressed. Most of the concerns were for public roads, traffic stacking, and public road dead end.

Mark St. John, Engineering Division, stated that most of the comments were addressed. Mr. St. John was still concerned about Independence Drive. Mr. Timko agreed that he could work on that access drive.

Paul Peoni, Engineering Division, asked about sanitary sewer. Mr. Timko explained that the sanitary sewer should be on the west side of the ROW of Worthsville Road. Mr. Peoni expressed his concerns about the development infrastructure. Mr. St. John discussed the bridge and box culvert.

Gabriel Nelson, Planning Division, stated they will need to see 6-feet sidewalks, and Pushville Trail needs to match the existing trail. This is scheduled to appear at Plan Commission. Mr. Nelson expressed his concern about not having the approval from other offices.

Chris Jones, Stormwater, discussed the ditches. Mr. Jones reminded petitioner to get the Johnson County Drainage Board approval.

Tracy Rumble, Greenwood Fire Department, discussed the access to the restaurant. Mr. Rumble expressed his concerns about access if there was an emergency. Mr. Timko explained that the lots weren't locked in place.

Mr. Nelson asked about traffic mitigation. Mr. Nelson did suggest access easements on the secondary plat.

The lots can't be parceled off as developable before the plat is completed.

Motion by Mr. Rumble to approve with staff comments as addressed, seconded by Mr. Jones. All ayes. **MOTION CARRIES.**

With the following standard conditions:

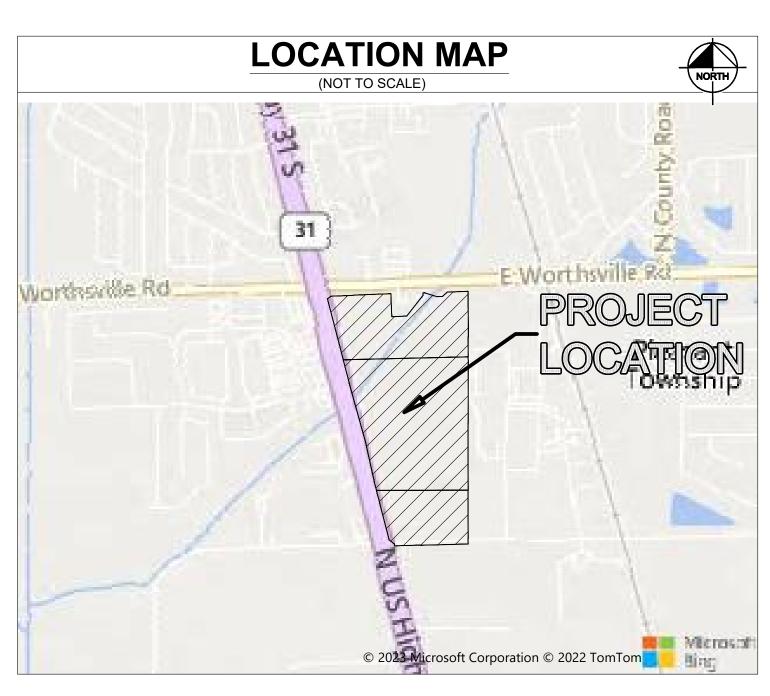
- All staff comments are addressed
- Applicant will continue to work with other jurisdictions (USACE, DNR, JCDB)

Chairman



DATE OF LAST SURVEY FIELDWORK: 02/07/2023

US-31 & WORTHSVILLE RD GREENWOOD, IN 46143

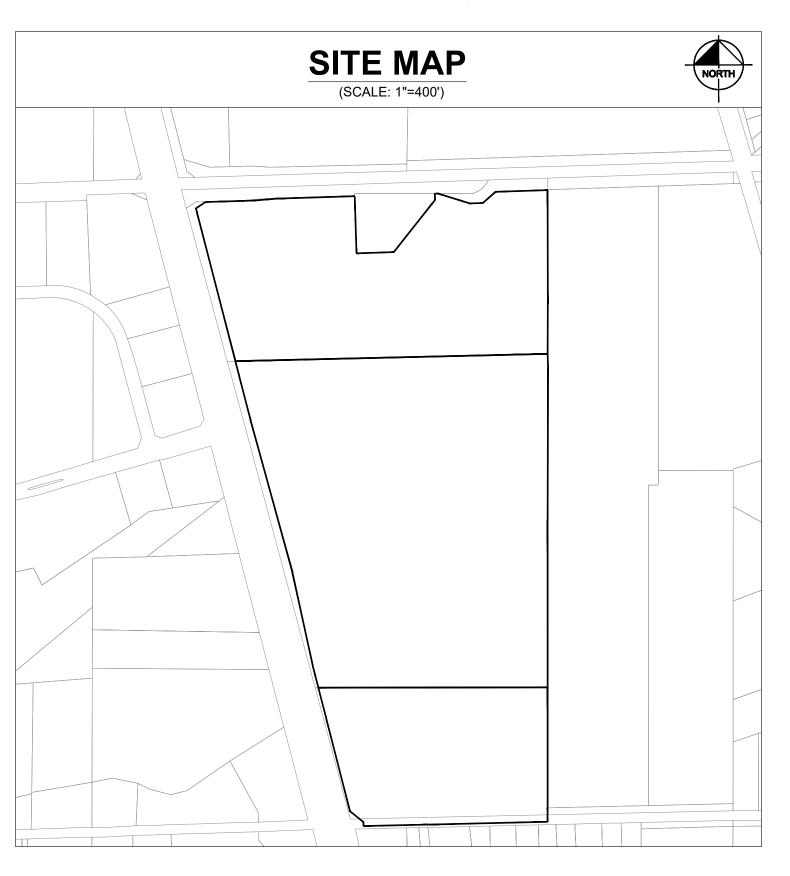


PROJECT NARRATIVE

A PLAT FOR THE CONSTRUCTION OF ANTICIPATED 8 MIXED USE, AND 4 TO 6 COMMERCIAL BUILDINGS, TOTALING APPROX. 182,000 SQ. FT. ON 66.64 AC. COVENANTS, RESTRICTIONS, AND BYLAWS IF ANY WILL BE RECORDED AT A LATER DATE WITH THE FINAL PLAT. MULTI-FAMILY IMPROVEMENTS SHOWN WILL BE COMPLETED AS PART OF A COMMERCIAL SITE PLAN APPLICATION, EXCEPT THOSE LABELED AS FUTURE. CONSTRUCTION IS ANTICIPATED TO START 08/2023 AND FINISH 08/2026. PHASE 1 CONSISTS OF BLOCKS A AND B WITH CONSTRUCTION ANTICIPATED TO START 08/2023 FINISH 08/2024. PHASE 2 CONSISTS OF LOT 1 WITH CONSTRUCTION ANTICIPATED TO START 08/2023 AND FINISH 08/2025. PHASE 3 CONSISTS OF BLOCK C AND IS ANTICIPATED TO START 08/2024 AND FINISH 08/2026. BLOCK D IS FOR AN ANTICIPATED FUTURE ENDRESS+HAUSER EXPANSION.

| Ö | | | | |
|--------------|-----------------|------------------------------|----------------|----------------|
| instrument o | | UTILITY CON | TACTS | |
| ınstrı | UTILITY | COMPANY | CONTACT | PHONE NO. |
| g G | ELECTRIC | TRIC JCREMC | | |
| J, dS | GAS | CENTERPOINT ENERGY | KIM KELLY | (317) 691-5649 |
| nerein, | SANITARY SEWER | GREENWOOD SANITATION | KEITH MEIER | (317) 888-1254 |
| presented | STORM SEWER | GREENWOOD STORMWATER UTILITY | CHRIS JONES | (317) 887-4711 |
| bres | TELEPHONE | AT&T | SAM GARDNER | (317) 832-9581 |
| designs | WATER | INDIANA AMERICAN WATER | MIGUEL MORALES | (317) 893-3562 |
| des | FIRE DEPARTMENT | GREENWOOD FIRE DEPARTMENT | TRACY RUMBLE | (317) 882-2599 |

| ncepts | PROJECT TEAM | | | | |
|-------------|-----------------|-----------------------------------|---|----------------|-------------------------|
| the co | ROLE | COMPANY | ADDRESS | PHONE NUMBER | CONTACT |
| gether with | DEVELOPER/OWNER | UNICORP NATIONAL DEVELOPMENTS | 7940 VIA DELLAGIO WAY, STE. 200, ORLANDO, FL 32819 | (321) 945-4505 | JAY ADAMS |
| ent, to | CIVIL ENGINEER | KIMLEY-HORN & ASSOCIATES, INC. | 250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240 | (317) 218-9560 | MIKE TIMKO |
| a docum | LAND SURVEYOR | V3 COMPANIES | | (317) 753-7944 | BRIAN L. HAGGARD, PS |



| Owner Name | Owner Ad | Idress | Owner City, St, Zip |
|---|-------------------------------|------------------------------|--|
| CITY OF GREENWOOD | 300 S MADISON AVE | | GREENWOOD, IN 46142 |
| CITY OF GREENWOOD | 300 S MADISON AVE | | GREENWOOD, IN 46142 |
| CITY OF GREENWOOD INDIANA | 300 S MADISON AVE | | GREENWOOD, IN 46142 |
| 84 PROPERTIES LLC | 1019 ROUTE 519 | | EIGHTY FOUR, PA 15330 |
| | | 103E0 ODMCDV DADV DI CTE 200 | |
| ATT AVON LLC | ATTN ACCOUNTS PAYABLE | 10350 ORMSBY PARK PL STE 300 | LOUISVILLE, KY 40223 |
| HOUGH BRANT & RICHARDSON VANESSA | 620 PUSHVILLE RD | | GREENWOOD, IN 46143 |
| HARRIS TRAVIS RUSSSELL | 579 PUSHVILLE RD | | GREENWOOD, IN 46143 |
| HENDRICKSON JUDITH | 543 PUSHVILLE RD | | GREENWOOD, IN 46143 |
| NICHOLS GARY J & JUDY A TRUSTEE OF THE GARY J NICHOLS | | | |
| TRUST DTD 4/27/22 & NICHOLS GARY J & JUDY A TRUSTEE OF | | | |
| THE JUDY A NICHOLS TRUST DTD 4/27/22 | 2275 SOMERSET DR | | FRANKLIN, IN 46131 |
| | | | |
| SUMMERFIELD CROSSING COMMERCIAL OWNERS ASSN INC | PO BOX 151 | | GREENWOOD, IN 46142 |
| WOOD RONALD E & STELLA A | 48 W 700 N | | WHITELAND, IN 46184 |
| SZYNAL JOAN (1/3) & SZYNAL CAROL (1/3) & SZYNAL STEPHEN | | | |
| (1/3) | 11493 N OGDEN POINT RD | | SYRACUSE, IN 46567 |
| SHIV REAL ESTATE 42 LLC | 315 US HWY 31 S | | GREENWOOD, IN 46142 |
| SHIV REAL ESTATE 42 LLC | 315 US HWY 31 S | | GREENWOOD, IN 46142 |
| FORDS PROPERTIES LLC | 2084 S 475 W | | MORGANTOWN, IN 46160 |
| CF MH SUB II LLC | C/O RHP PROP; ATTN: TREASURY | 31200 NORTHWESTERN HWY | FARMINGTON HILLS, MI 48334 |
| WARD LORINE | 2419 S ALTA VISTA CT | | MARTINSVILLE, IN 46151 |
| MILLER FAMILY INVESTMENTS LLC | 9498 E STATE RD 44 | | MORGANTOWN, IN 46160 |
| FULLER HOWARD H | 511 PUSHVILLE RD | | GREENWOOD, IN 46143 |
| MILLER MILAN & LORETTA | 6073 S WEST WASHINGTON SCHOOL | | SALEM, IN 47167 |
| LIFE CHANGE CHURCH INC | 2528 US HWY 31 S | | GREENWOOD, IN 46143 |
| WARD LORINE TRUSTEE WARD FAMILY TRUST | 2419 S ALTA VISTA CT | | MARTINSVILLE, IN 46151 |
| ENDRESS + HAUSER FLOW USA INC | 2330 ENDRESS PL | | GREENWOOD, IN 46143 |
| SPEEDY WAY INC | 366 DOUGHERTY LN | | GREENWOOD, IN 46143 |
| | | | |
| PATTON DANIEL W | 3681 CHEYENNE CT | | COLUMBUS, IN 47203 |
| PATTON DANIEL W | 3681 CHEYENNE CT | | COLUMBUS, IN 47203 |
| 2140 US 31 LLC | C/O INSPIRE BRANDS | 3 GLENLAKE PKWY | ATLANTA, GA 30328 |
| ARCHLAND PROPERTY I LLC | 2020 S STATE RD 135 STE 103 | | GREENWOOD, IN 46143 |
| GETGO PORTFOLIO III LLC | 560 EPSILON DR | | PITTSBURGH, PA 15238 |
| TSIAMPAS NIKOLAOS P & AMILY BIRCH | 7867 JUNIPER LN | | AVON, IN 46123 |
| EMERALD LIGHT INVESTMENTS LTD | C/O DONATOS PIZZERIA LLC | 935 TAYLOR STATION RD | COLUMBUS, OH 43230 |
| ENDRESS + HAUSER INC & ENDRESS + HAUSER (USA) | | | |
| AUTOMATION INSTRUMENTATION INC | 2350 ENDRESS PLACE | | GREENWOOD, IN 46143 |
| ENDRESS + HAUSER (USA) AUTOMATION INSTRUMENTATION | | | |
| INC & ENDRESS + HAUSER FLOWTEC AG INC DBA ENDRESS + | | | |
| HAUSER FLOWTEC AG INC (DIVISION USA) | 2340 ENDRESS PL | | GREENWOOD, IN 46143 |
| CITY OF GREENWOOD INDIANA | 300 S MADISON AVE | | GREENWOOD, IN 46142 |
| 84 PROPERTIES LLC | 1019 ROUTE 519 | | EIGHTY FOUR, PA 15330 |
| CITY OF GREENWOOD | 300 S MADISON AVE | | GREENWOOD, IN 46142 |
| CITY OF GREENWOOD | 300 S MADISON AVE | | GREENWOOD, IN 46142 |
| SZYNAL CASIMIR J (3/8) & SZYNAL CAROL (3/8) & SZYNAL JOAN | | | |
| K (1/8) & SZYNAL STEPHEN (1/8) | 11351 N CEDAR POINT HIGH RD | | SYRACUSE, IN 46567 |
| DAVIS MICHELLE | C/O DAVIS BOAT & RV STORAGE | 34 E 700 N | WHITELAND, IN 46184 |
| CITY OF GREENWOOD | 300 S MADISON AVE | | GREENWOOD, IN 46142 |
| CITY OF GREENWOOD | 300 S MADISON AVE | | GREENWOOD, IN 46142 |
| CITY OF GREENWOOD | 300 S MADISON AVE | | GREENWOOD, IN 46142 |
| CITY OF GREENWOOD | 300 S MADISON AVE | | GREENWOOD, IN 46142 |
| MILLER FAMILY INVESTMENTS LLC | 9498 E STATE RD 44 | | MORGANTOWN, IN 46160 |
| CITY OF GREENWOOD | 300 S MADISON AVE | | GREENWOOD, IN 46142 |
| SPEEDY WAY INC | 366 DOUGHERTY LN | | GREENWOOD, IN 46142 GREENWOOD, IN 46143 |
| | | | |
| MARTIN STEPHEN L | 657 PUSHVILLE RD | | GREENWOOD, IN 46143 |
| SPURR JOHN R & REBECCA J & ANNA MAE | 625 PUSHVILLE RD | | GREENWOOD, IN 46143 |
| VILLAGE BIBLE CHURCH INC | C/O KEN H DALTON, PRESIDENT | 955 MONTERAY RD | GREENWOOD, IN 46143 |
| MILLER FAMILY INVESTMENTS LLC | 9498 E STATE RD 44 | | MORGANTOWN, IN 46160 |
| O'REILLY AUTOMOTIVE INC | C/O O'REILLY AUTO PARTS | PO BOX 9167 | SPRINGFIELD, MO 65801 |
| SZYNAL CASIMIR J (3/8) & SZYNAL CAROL (3/8) & SZYNAL JOAN | | | |
| K (1/8) & SZYNAL STEPHEN (1/8) | 11351 N CEDAR POINT HIGH RD | | SYRACUSE, IN 46567 |
| KROGER LP | THE KROGER CO POPERTY TAX 7TH | 1014 VINE ST | CINCINNATI, OH 45202 |
| GRACE ASSEMBLY OF GOD NEW WHITELAND | 6822 N US HIGHWAY 31 | | WHITELAND, IN 46184 |

| EXISTING ZONING | | |
|-----------------|-----------|--|
| SUBJECT LAND | IL | |
| ADJA | CENT LAND | |
| NORTH | IL | |
| SOUTH | IM | |
| EAST | IL | |
| WEST | CM & CL | |

1. THE STREETS AND RIGHTS OF WAY SHOWN HEREON, SUBJECT TO CONSTRUCTION STANDARDS AND ACCEPTANCE, ARE HEREBY DEDICATED TO PUBLIC USE, TO BE OWNED AND MAINTAINED BY THE GOVERNMENTAL BODY HAVING JURISDICTION OVER THEM. 2. THERE ARE STRIPS OF GROUND AS SHOWN ON THE PLAT MARKED "D. & U.E." (DRAINAGE AND UTILITY EASEMENT). THESE STRIPS ARE RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION AND WIRES SUBJECT TO ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURE OF ANY KIND ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF GROUND. OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION. 3. ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL BE SUCCESSORS AND ASSIGNS SHALL COMPLY WITH THE IND. CODE § 369-27 4. DRAINAGE SWALES (DITCHES) ALONG THE ROADWAYS AND WITHIN THE RIGHT OF WAY AND ON DEDICATED EASEMENTS ARE NOT TO BE ALTERED, DUG OUT, FILLED IN, TILED OR CHANGED OTHERWISE WITHOUT THE WRITTEN
PERMISSION OF THE BOARD OF PUBLIC WORKS AND SAFETY. PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SODDED GRASS WAYS OR OTHER NON-ERODING SURFACES. WATER FROM ROOFS OR PARKING AREAS MUST BE CONTAINED ON THE PROPERTY LONG ENOUGH TO THAT SAID DRAINAGE SWALES (DITCHES) WILL NOT BE DAMAGED BY SUCH WATER. DRIVEWAYS MUST BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE STRUCTURES HAVE BEEN PERMITTED BY THE BOARD OF PUBLIC WORKS AND SAFETY. 5. ANY PROPERTY OWNER ALTERING, CHANGING, OR FAILING TO MAINTAIN THESE DRAINAGE SWALES (DITCHES) WILL BE HELD RESPONSIBLE FOR SUCH ACTION AND WILL BE GIVEN TEN (10) DAYS'NOTICE BY CERTIFIED MAIL TO REPAIR SAID DAMAGE, AFTER WHICH TIME IF NO ACTION IS TAKEN BY THE OWNER, THE BOARD OF PUBLIC WORKS AND SAFETY WILL CAUSE SUCH REPAIRS TO BE ACCOMPLISHED AND THE COSTS FOR SUCH REPAIRS WILL BE THE BURDEN OF THE OWNER OF THE PROPERTY. FAILURE TO PAY WILL RESULT IN A LIEN AGAINST THE PROPERTY.

6. THERE ARE STRIPS OF GROUND, SHOWN ON THE PLAT, MARKED "NO ACCESS EASEMENT" (N.A.E.) WHICH PROHIBIT INGRESS/EGRESS ACROSS SAID STRIP. NO DRIVES ARE TO BE CONSTRUCTED ACROSS SAID STRIP. THE STRIPS OF GROUND SHOWN ON THE PLAT AND MARKED "SANITARY SEWER, DRAINAGE, AND UTILITY EASEMENT" (S.S. D. & E.E.) ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES FOR THE INSTALLATION OF WATER MAINS, LES, DUCTS, LINES AND WIRES, AND THE DRAINAGE FACILITIES, SAID STRIPS ARE ALSO RESERVED FOR THE CITY FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER MAINS AND APPURTENANCES SUBJECT AT ALL TIMES B. WHERE SANITARY DISCHARGE CAN ENTER INTO A PUBLIC OR PRIVATE SANITARY SEVER SYSTEM BY GRAVITY FLOW, THE LOWEST FLOOR ELEVATION WHERE A PLUMBING FIXTURE OR FLOOR DRAIN IS INSTALLED MUST BE A MINIMUM OF TWELVE INCHES (12") ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION. WHERE THE DISCHARGE CANNOT ENTER A SYSTEM BY GRAVITY FLOW THE LUENT SHALL BE DIFECTED INTO A TIGHTLY COVERED AND VENTED SUMP FROM WHICH THE EFFLUENT SHALL BE LIFTED AND DISCHARGED INTO THE SYSTEM A MINIMUM OF TWELVE INCHES (12") ABOVE THE TOP OF THE LOWEST OWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION 9. THE SANITARY SEWER, AND THE CONNECTION THERETO, SHALL BE USED ONLY FOR AND AS A SANITARY SEWER SYSTEM. NO STORMWATER, RUN-OFF WATER, DOWNSPOUTS, FOOTING DRAINS (PERIMETER DRAINS), OR SUBSOIL DRAINAGE SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM. ALL SUMP PUMPS TO BE INSTALLED ON ANY LOT OF THIS DEVELOPMENT MUST BE CONNECTED, VIA A HARD PIPE CONNECTION, TO A DEFINED STORMWATER 10. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING OR OTHER SIMILAR ITEM WHICH OBSTRUCTS SIGHT LINES AT ELEVATION BETWEEN 2.5 AND EIGHT FEET (8') ABOVE THE STREET, SHALL BE PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT-OF-WAY LINES AND A LINE CONNECTING POINTS FEET FROM THE INTERSECTION OF SAID STREET LINES (TWENTY-FIVE FEET (25') FOR MINOR STREETS AND FIFTY FEET (50')) FOR ARTERIAL STREETS, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY LINES EXTENDED THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN TEN FEET (10') FROM THE INTERSECTION OF A STREET RIGHT-OF-WAY LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT. NO DRIVEWAY SHALL BE LOCATED WITHIN SEVENTY FEET (70') OF THE INTERSECTION OF TWO STREET CENTERLINES. IF THE AVAILABLE DISTANCE IS LESS THAN SEVENTY FEET (70'), THE DRIVEWAY SHALL BE LOCATED AT THE GREATEST DISTANCE FROM THE . THIS SUBDIVISION HAS BEEN DESIGNED TO INCLUDE A STORMWATER QUALITY BEST MANAGEMENT PRACTICE (BMP(S)) THAT MUST BE MAINTAINED BY THE BMP(S) UPON THE ACTIVATION OF THE HOMEOWNERS ASSOCIATION, THE OPERATIONS AND MAINTENANCE MANUAL FOR SUCH BMP(S) OWNER, SAID BMP(S) IS CURRENTLY MAINTAINED BY THE DEVELOPER; HOWEVER, UPON THE ACTIVATION OF THE HOMEOWNERS ASSOCIATION, THE OPERATIONS AND MAINTENANCE MANUAL FOR SUCH BMP(S) SHALL BECOME THE RESPONSIBILITY OF SAID ASSOCIATION SUBJECT TO ALL FEES AND OTHER CITY REQUIREMENTS. A "BMP OPERATIONS AND MAINTENANCE MANUAL" IS RECORDED AS INSTRUMENT NUMBER 2019-026601 ON THE 20TH DAY OF NOVEMBER, 2019 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA. 3. SUMP PUMP LATERAL AND UNDERDRAIN PIPES FOR SUMP PUMP LATERALS, LOCATED WITHIN DRAINAGE EASEMENTS, ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, INDIVIDUAL SUMP PUMP 14. STORM SEWERS AND TILE DRAINS 12—INCH (12") OR LARGER WITHIN DESIGNATED DRAIN EASEMENTS ARE EXTENSIONS OF THE CITY'S STORMWATER DRAINAGE SYSTEM AND ARE THE RESPONSIBILITY OF THE CITY. DRAINAGE SWALES, DETENTION AND RETENTION PONDS, AND POST CONSTRUCTION STORMWATER QUALITY MEASURES SHALL BE THE RESPONSIBILITY OF THE OWNER OR HOMEOWNER'S ASSOCIATION. IF NO HOMEOWNER'S ASSOCIATION EXISTS OR A HOMEOWNER'S ASSOCIATION DISSOLVES, OWNERS OF EACH LOT SHALL BE EQUALLY RESPONSIBLE FOR MAINTENANCE. IN THE EVENT THE PROPERTY OWNER(S) OR THE ASSOCIATION FAILS TO EXERCISE ITS OBLIGATION, THE CITY MAY PERFORM THE REQUIRED MAINTENANCE AND SHALL HAVE THE RIGHT TO ASSESS EACH LOT IN THE SUBDIVISION A PROPORTIONATE AMOUNT OF THE ASSOCIATED COSTS. IF NECESSARY, A NOTICE OF LIEN SHALL BE FILED AGAINST THE AFFECTED LOTS. THE LIEN SHALL BE ENFORCED IN THE SAME MANNER AS A MORTGAGE LIEN UNDER INDIANA LAW AND, THEREFORE, SHALL INCLUDE REIMBURSEMENT OF ATTORNEY'S FEES, TITLE EXPENSES, INTEREST, AND COSTS OF (ORD. 20–29, § 2, 9–21–20)

| | Sheet List Table | | | |
|--------------|--------------------------|--|--|--|
| Sheet Number | Sheet Title | | | |
| 1 | TITLE SHEET | | | |
| 2 | EXISTING SITE CONDITIONS | | | |
| 3 | PROPOSED SITE CONDITIONS | | | |
| 4 | PROPOSED SITE PLAN | | | |

BENCHMARKS

<u>SITE BENCHMARKS:</u> (LOCATIONS SHOWN ON SURVEY)

SBM #1 3/4" IRON ROD IN CONCRETE, NORTHEAST CORNER OF QUARTER SECTION ELEVATION=810.14'

SBM #2 MAG SPIKE "V3 COMPANIES #0092", SOUTHEAST CORNER OF QUARTER SECTION

SBM #3 RAILROAD SPIKE, SOUTHWEST CORNER OF QUARTER SECTION

SBM #4 HARRISON MONUMENT, NORTHWEST CORNER OF QUARTER SECTION ELEVATION=807.80'

SBM #6 CONCRETE MONUMENTS WITH IRON RODS, WEST CORNERS OF LOT

| | SBM #5 5/8" REBAR, SOUTH CORNERS OF PUMP STATION PARCEL

| | DEVEL 001 | | |
|-------------------------------|--|--------------------------------------|---------------|
| | | IENT STANDARDS 022 ZONING STANDARDS) | |
| | (CURRENT 2 | UZZ ZONING STANDARDS) | |
| EXISTING ZONING | IL (INDUSTRIAL - LARGE FORMAT) | | |
| PROPOSED ZONING | CL - COMMERCIAL LARGER OSED ZONING CM - COMMERICAL - MEDIUM IL - (INDUSTIRAL - LARGE FORMAT) | | |
| | CL | СМ | IL |
| ' | SETBAC | K STANDARDS | |
| FRONT | 40' | 20' | 60' |
| SIDE | 40' | 20' | 40' |
| REAR | 40' | 30' | 60' |
| , | BUILDING HE | EIGHT STANDARDS | |
| MINIMUM | N/A | N/A | N/A |
| MAXIMUM | 60' | 45' | 80' |
| | MISCELLANI | EOUS STANDARDS | |
| PARKING REQUIRED | VARIES BY USE | VARIES BY USE | VARIES BY USE |
| IMPERVIOUS LOT COVERAGE | 80% MAX | 70% MAX | 80% |
| MIN. RESIDENTIAL UNIT SIZE | 600 SQ. FT. | 600 SQ. FT. | N/A |

SCALE:

AS NOTED

BESIGNED BY: BJK

DESIGNED BY: BJK

DRAWN BY: BJK

250 EAST 96TH STREET, SUITE 580,
INDIANADOLIS IN 45240





rle sheet

US-31 & /ORTHSVILLE RIMARY PI AT

ORIGINAL ISSUE:
01/27/2023

KHA PROJECT NO.
170337001

SHEET NUMBER

EXISTING SITE SUMMARY

PARCEL 1: 19.95 ACRES PARCEL 2: 35.49 ACRES PARCEL 3: 11.48 ACRES TOTAL SITE: 66.93 ACRES



DATE OF LAST SURVEY FIELDWORK: 02/07/2023

LEGAL DESCRIPTION

LEGAL DESCRIPTIONS

PARCEL 1: The following described real estate in Johnson County, Indiana, to—wit: A part of the Southwest quarter of Section 9, Township 13 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, described as follows: Beginning at a point on the East line of said quarter section 1917.90 feet North 00 degrees 02 minutes 00 seconds East from the Southeast corner thereof; thence South 88 degrees minutes 30 seconds West parallel to the North line of said quarter section; thence North 14 degrees 29 minutes 00 seconds West 809.43 feet to the North line of said quarter section; thence North 8 degrees 14 minutes 30 seconds East on and along said North line 2308.02 feet to the Northeast corner of said quarter section; seconds West planter to the North line 308.02 feet to the Northeast corner of said quarter section; thence South 00 degrees 02 minutes 00 seconds West 790 feet to the Place of Beginning, containing 40 acres, more or less. EXCEPTING THEREFROM those portions of the following exception tracts lying within the above Parcel 1, described as follows: Exception Tract 1: That portion of the above described property conveyed by Dedication to the City of Greenwood, recorded May 10, 1985, in Book 235, Page 803, in the Office of the Recorder of Johnson County, Indiana, described as follows: Beginning at the Northeast corner of said quarter section; thence South 89 degrees 49 minutes West on and along the North line of said quarter section, 2228.19 feet, more or less, to a point on the East right—of—way line of U.S. Highway North Indiana and the second principal degrees 49 minutes was to an adding the North line of said quarter section, 2228.19 feet, more or less, to a point on the East right—of—way line of U.S. Highway North Indiana, described as follows: Parcel May 10, 1985, in 1985, and 1985, a described property conveyed by Dedication to the City of Greenwood, recorded May 10, 1885, in Book 235, Page 803, in the Office of International Control, Indiana, described as follows: Part of the Second Principal Markins, City of Greenwood, Present Township, James 20, James designated as point, "1006" on said plat; thence North 9 degrees 57 minutes 39 seconds West 48.66 feet along said boundary of 10 the Intersection of the boundary of Worthswille Road; to the Point of Beginning and containing 0.506 cores, more or less. AND: A part of the South boundary of Worthswille Road to the Point of Beginning and containing 0.506 cores, more or less. AND: A part of the Southwest Quarter of Section 9, Township 13 North, Range 4 East, Johnson County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, market Road; the North Rise of South Range 4 East, Johnson County, Indiana, and being that part of the grantors' land lying within the right of way lines and the second West 40.02 feet along said East line of said quarter section to a prolonged East line of said quarter section of a core prolonged East line of said quarter section to a prolonged East line of said grantor's lond; the second West 40.02 feet along said East line prolonged to the South boundary of Worthswille Road (alos known as County Road 750 North) and the point of beginning of this description; thence contains a second was 13.75 feet to pain 110.18" designated on said plat; thence North 2 degrees 53 minutes 16 seconds West 13.75 feet to pain 110.18" designated on said plat; thence North 12 degrees 43 minutes 22 seconds West 13.75 feet to pain 110.18" designated on said plat; thence North 12 degree 49 minutes 22 seconds West 13.75 feet to pain 110.18" designated on said plat; thence North 88 degrees 10 minutes 38 seconds West 13.75 feet to pain 110.18" designated on said plat; thence North 88 degrees 10 minutes 38 seconds West 13.75 feet to pain 110.18" designated on said plat; thence North 88 degrees 10 minutes 38 seconds West 13.79 feet to pain 110.18" designated on said plat; thence North 88 degrees 10 minutes 38 seconds West 13.79 feet to pain 110.18" designated on said plat; thence North 88 degrees 10 minutes 38 seconds West 13.79 feet to pa quarter of Section 9, Township 13 North, Range 4 East of the Second Principal Meridian in Johnson County, Indiana, described as follows: Commencing at a railroad spike at the Southeast corner of said quarter section; thence on an assumed bearing North 01 degree 47 minutes 20 seconds East 1290.37 feet along the East line of said quarter section to the Point of Beginning; thence continue North 01 degree 47 minutes 20 seconds East 627.53 feet along said East line; thence North 89 degrees 57 minutes 51 seconds West 310.47 feet parallel with the North line of said Southwest quarter section; thence South 01 degree 47 minutes 51 seconds West 310.47 feet parallel with the North line of said Southwest quarter section; thence South 01 degree 47 minutes 51 seconds West 310.47 feet parallel with the North line of said Southwest quarter section; thence South 01 degree 47 minutes 51 seconds West 310.47 feet parallel with the North line of said Southwest quarter section; thence South 01 degree 47 minutes 51 seconds West 310.47 feet parallel with the North line of said Southwest quarter section; thence South 01 degree 47 minutes 51 seconds West 310.47 feet parallel with the North line of said Southwest quarter section; thence South 01 degree 47 minutes 51 seconds West 310.47 feet parallel with the North line of said Southwest quarter section; thence South 01 degree 47 minutes 51 seconds West 310.47 feet parallel with the North line of said Southwest quarter section; thence South 01 degree 47 minutes 51 seconds West 310.47 feet parallel with the North line of said Southwest quarter section; thence South 01 degree 47 minutes 51 seconds West 310.47 feet parallel with the North line of said Southwest quarter section; the Southwest quarter section was seconds West 310.47 feet parallel with the North line of said Southwest quarter section was seconds West 310.47 feet parallel with the North line of said Southwest quarter section was seconds West 310.47 feet parallel with the North line of said Southwest quarter section was seconds W 20 seconds West 627.53 feet barallel with the East line of said quarter section; thence South 89 degrees 57 minutes East 310.47 feet parallel with said North line to the Point of Beginning, containing acres, more or less. Exception Tract 5: That portion of the above described property conveyed by Warranty Deed, recorded June 11, 1999, as Instrument Number 1999—022697, in the Office of the Recorder of Joh ounty, Indiana, described as follows: A part of the Southwest auarter of Section 9. Township 13 North, Ranae 4 East of the Second Principal Meridian, Johnson County, Indiana, described as follows: Commencina the Southeast corner of said Southwest quarter section; thence on an assumed bearing South 90 degrees 00 minutes 00 seconds West 100.02 feet along the South line thereof to the Point of Beginning; thence Sc 90 degrees 00 minutes 00 seconds West 1563.80 feet along said South line to the paper relocated centerline of U.S. 31 Per I.D.O.H. Plans for U.S. 31, PW-FA Proj. No. 9 Sec. A—4 as revised March 18, 1945; then 90 degrees 00 minutes 00 seconds west 1053.50 feet along said south line to the paper relocated centerline of 0.5. 31 Per 1.0.0.H. Plans for 0.5. 31, PW-FA Proj. No. 9 Sec. A-4 as revised when 1, 1945; thence North 13 degrees 10 minutes 31 seconds West 548.32 feet along said apper relocated centerline; thence North 90 degrees 00 minutes 00 seconds East 1700.54 feet parallel with the South line to a point 100 feet West of the East line of said quarter section; thence South 01 degree 15 minutes 52 seconds West 533.93 feet parallel with said East line to the Point of Beginning, containing 20.01 Acres more or less. Exception Tract 6: That portion of the above described property conveyed by Warranty Deed, recorded June 31, 2001, as Instrument Number 2001-023175, in the Office of the Recorder of Johnson County, Indiana, described as follows: Commencing at North Range 4 East of the Second Principal Meridian in Johnson County, Indiana, described as follows: Commencing at North 89 degrees 57 minutes 51 seconds West 310.47 feet along the North line of said quarter section to the POINT OF BEGINNING; thence North 89 degrees 57 minutes 51 seconds West 460.84 feet along said North line; thence South 01 degrees 47 minutes 20 seconds West 1418.49 feet parallel with the East line of said quarter section; thence South 89 degrees 57 minutes 51 seconds East 460.84 feet parallel with said North line; thence North 01 degrees 47 minutes 20 seconds East 1418.49 feet to the POINT OF BEGINNING, containing 15.00 acres, more or less, of this description were previously excepted out of the 146 acre parent tract.) Exception Tract 7: That portion of the above described property conveyed by Warranty Deed, recorded March 2008, as Instrument Number 2008–006466, in the Office of the Recorder of Johnson County, Indiana, described as follows: Part of the Southwest quarter of Section 9, Township 13 North, Range 4 East of the Second Principal Meridian in Johnson County, Indiana, described as follows: Beginning at the Southwest quarter section; thence on an assumed bearing North 01 degrees 47 minutes 20 seconds East 12004 feet by Township 13 North, Range 4 East of the Southwest quarter section; thence on an assumed bearing North 01 degree 47 minutes 20 seconds East 12004 feet by Township 13 North, Range 4 East North 12004 feet by Township 13 North, Range 4 East North 12004 feet by Township 13 North, Range 4 East North 12004 feet by Township 13 North, Range 4 East North 12004 feet by Township 13 North, Range 4 East North 12004 feet by Township 13 North, Range 4 East North 12004 feet by Township 13 North 13004 feet by Township 13 North 13004 feet by Township 13 North 13004 feet by Township 14004 feet Principal Meridian in Johnson County, Indiana, described as follows: Beginning at the Southeast corner of said Southwest quarter section; thence on an assumed bearing North 01 degree 47 minutes 20 seconds East 129.43 feet along the East line to a point that is 1418.49 feet South of the Northeast corner of said quarter section; thence South 89 degrees 57 minutes 51 seconds West 771.13 feet along said South line to the Point of Beginning, containing 22.78 acres, more or less, (All but 14.56 acres, more or less, of this description were previously excepted out of the 146 acre parent tract. (Containing 37.25 acres, more or less) PARCEL 3: A part of the Southwest quarter of Section 9, Township 13 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, described as follows: Commencing at the Southeast corner of said Southwest quarter section; thence on an assumed bearing South 90 degrees 00 minutes 00 seconds West 100.02 feet along the South line to the point of beginning; thence South 90 degrees 00 minutes 00 seconds West 1563.80 feet along said paper relocated centerline of U.S. 31 Per I.D.O.H. Plans for U.S. 31, PW-FA Proj. No. 9 Sec. A-4 as revised March 18, 1945; thence North 13 degrees 10 minutes 31 seconds West 548.23 feet along said paper relocated centerline; thence North 90 degrees 00 minutes 00 seconds East 1700.54 feet parallel with the South line to a point 100 feet West of the East line of said quarter section; thence South 01 degrees 15 minutes 52 seconds West 533.93 feet parallel with said East line to the Point of Beginning, containing 20.01 acres more or less. EXCEPTING THEREFROM: That portion of the above described property conveyed by Warranty Deed, recorded March 26, 2008, as Instrument Number 2008-006465, in the Office of the Recorder of Johnson County, Indiana, described as follows: Port of the Southwest Quarter section; thence on an assumed bearing North 89 degrees 28 minutes 19 seconds West 100.02 feet along the South line of said quarter section; thence on an assumed b the Southeast corner of said Southwest quarter section; thence on an assumed bearing North 89 degrees 28 minutes 19 seconds West 100.02 feet along the South line of said quarter section to the point of beginning; thence North 01 degree 47 minutes 20 seconds East 533.93 feet parallel with the East line of said quarter section; thence North 89 degrees 28 minutes 19 seconds West 671.11 feet parallel with the South East line of said quarter section; thence North 89 degrees 28 minutes 19 seconds West 671.11 feet parallel with the South East line of said quarter section; thence North 89 degrees 28 minutes 19 seconds West 671.11 feet parallel with the South East line of said quarter section; thence North 89 degrees 28 minutes 19 seconds West 671.11 feet parallel with the East line of said quarter section; thence North 89 degrees 28 minutes 19 seconds West 671.11 feet parallel with the South East line of said quarter section; thence North 89 degrees 28 minutes 19 seconds West 671.11 feet parallel with the East line of said quarter section; thence North 89 degrees 28 minutes 19 seconds West 671.11 feet parallel with the South East line of said quarter section; thence North 89 degrees 28 minutes 19 seconds West 671.11 feet parallel with the East line of said quarter section; thence North 89 degrees 28 minutes 19 seconds West 671.11 feet parallel with the East line of said quarter section; the South East line of said quarter section is said quarter section. line of said quarter section; thence South 01 degree 47 minutes 20 seconds West 533.93 feet parallel with the East line to the South line of said quarter section; thence South 89 degrees 28 minutes 19 seconds East 671.11 feet along said South line to the Point of Beginning; containing 8.22 acres, more or less.

BENCHMARKS

SITE BENCHMARKS: (LOCATIONS SHOWN ON SURVEY)

SBM #1 3/4" IRON ROD IN CONCRETE, NORTHEAST CORNER OF QUARTER ELEVATION=810.14'

SBM #2 MAG SPIKE "V3 COMPANIES #0092", SOUTHEAST CORNER OF QUARTER SECTION

SBM #3 RAILROAD SPIKE, SOUTHWEST CORNER OF QUARTER SECTION ELEVÄTION=796.14'

SBM #4 HARRISON MONUMENT, NORTHWEST CORNER OF QUARTER SECTION

SBM #5 5/8" REBAR, SOUTH CORNERS OF PUMP STATION PARCEL

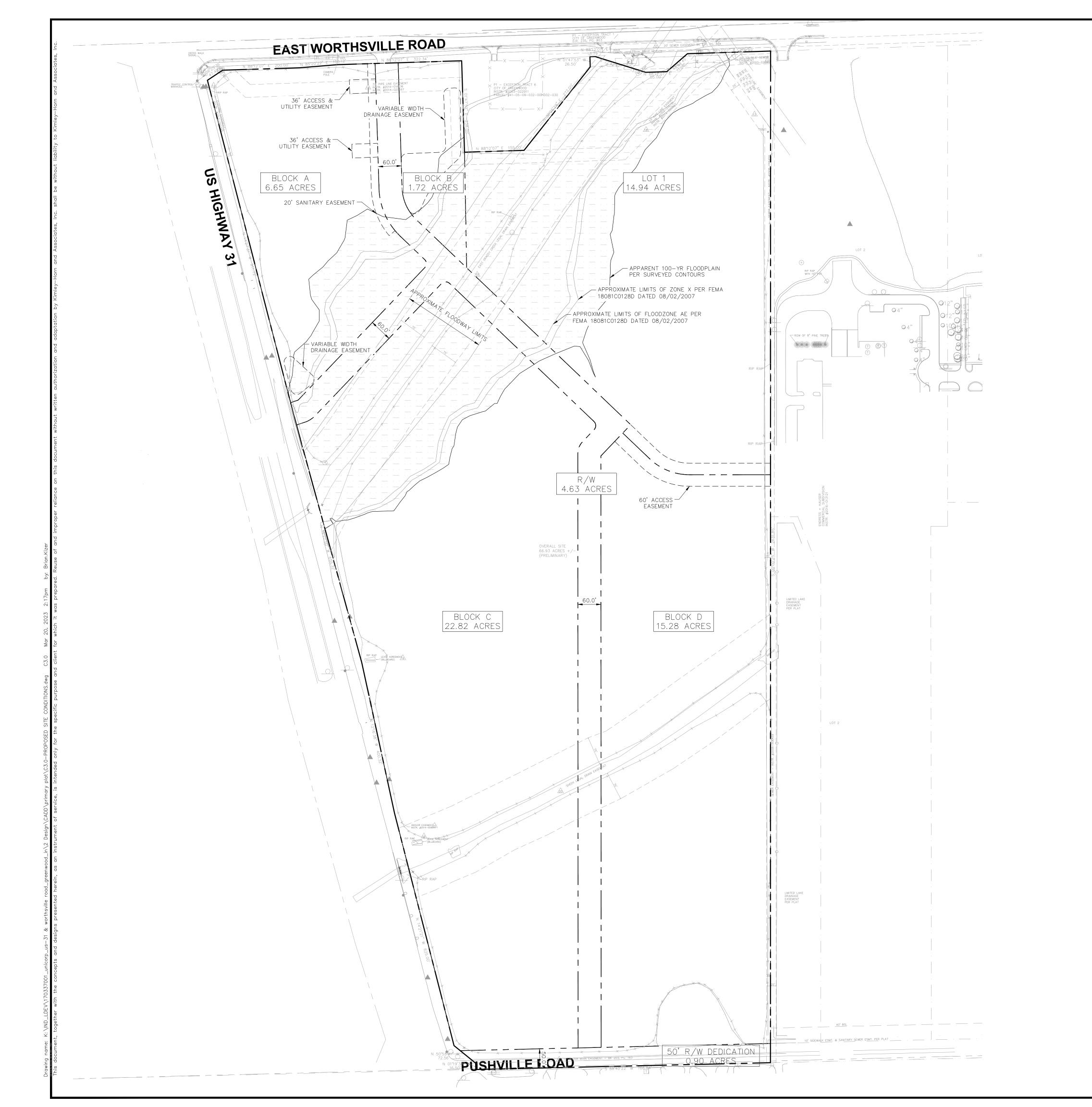
SBM #6 CONCRETE MONUMENTS WITH IRON RODS, WEST CORNERS OF LOT

EXISTING SITE CONDITIONS

Horn

ORIGINAL ISSUE: 01/27/2023 KHA PROJECT NO 170337001

SHEET NUMBER





PROPOSED SITE SUMMARY

LOT 1: 14.94 ACRES
BLOCK A: 6.65 ACRES
BLOCK B: 1.72 ACRES
BLOCK C: 22.82 ACRES
BLOCK D: 15.28 ACRES
R/W: 4.63 ACRES
TOTAL SITE: 66.03 ACRES
R/W DEDICATION: 0.90 ACRES

BENCHMARKS

SITE BENCHMARKS: (LOCATIONS SHOWN ON SURVEY)

SBM #1 3/4" IRON ROD IN CONCRETE, NORTHEAST CORNER OF QUARTER SECTION <u>ELEVATION=810.14'</u>

SBM #2 MAG SPIKE "V3 COMPANIES #0092", SOUTHEAST CORNER OF QUARTER SECTION

SBM #3 RAILROAD SPIKE, SOUTHWEST CORNER OF QUARTER SECTION <u>ELEVATION=796.14'</u>

SBM #4 HARRISON MONUMENT, NORTHWEST CORNER OF QUARTER SECTION <u>ELEVATION=807.80'</u>

SBM #5 5/8" REBAR, SOUTH CORNERS OF PUMP STATION PARCEL
SBM #6 CONCRETE MONUMENTS WITH IRON RODS, WEST CORNERS OF LOT

DEVELOPMENT STANDARDS
(CURRENT 2022 ZONING STANDARDS)

SETBACK STANDARDS

BUILDING HEIGHT STANDARDS

MISCELLANEOUS STANDARDS

CL

40'

40'

N/A

60'

VARIES BY USE

80% MAX

600 SQ. FT.

EXISTING ZONING

PROPOSED ZONING

FRONT

SIDE

MINIMUM

MAXIMUM

PARKING

REQUIRED

IMPERVIOUS LOT

COVERAGE

MIN. RESIDENTIAL

UNIT SIZE

IL (INDUSTRIAL - LARGE FORMAT)

CL - COMMERCIAL LARGER CM - COMMERICAL - MEDIUM

IL - (INDUSTIRAL - LARGE FORMAT)

20'

30'

N/A

45'

VARIES BY USE

70% MAX

600 SQ. FT.

IL

60'

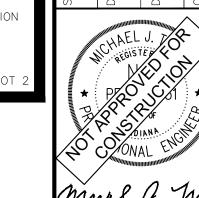
40'

60'

80'

VARIES BY USE

80%



Kimley » Horn

mal g h

UNIONAL DEVELOPMENTS, IN

ROPOSED SITE CONDITIONS

US-31 & WORTHSVILLE PRIMARY PLAT

ORIGINAL ISSUE: 01/27/2023 KHA PROJECT NO. 170337001 SHEET NUMBER

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