

PC2023-045 Greenwood Village S Primary Plat

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

Petitioner: Dan Novelli novellidan@lcsnet.com, Mike Timko Mike.Timko@kimley-horn.com

Gabriel Nelson, Planning Division, discussed the primary plat. This item had been continued from the previous tech meeting. This is scheduled to appear at the Plan Commission on Monday, August 28 at 7PM. This may be continued to the following Plan Commission meeting. There are applications for stormwater and drainage. These applications will need to go to the Board of Public Works & Safety and outside review.

Access easements and street names need to be shown. The final addresses are completed by Planning staff. Pedestrian trail easements along US 31 need to be shown as well.

Paul Peoni, Engineering Division, discussed the comments sent earlier in the day.

Terry Houston, Sanitation, had no comments.

Chris Jones, Stormwater, discussed the waiver requests. Any new ponds will need to be built to standard. Operations & Maintenance manual needs to be onsite as well.

Tracy Rumble, Greenwood Fire Department, had no comments.

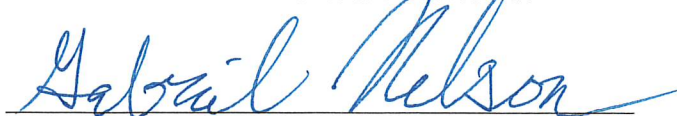
Kenneth Seal, Building Division, had no comments.

Mr. Nelson stated that Planning comments need to be address by Monday, but the request continuance can be added to the agenda. The Stormwater waivers will not be taken care of before Monday because Board of Public Works meets the following week. A condition approval can be requested.

Mr. Nelson discussed the dates of the upcoming Plan Commission meetings.

Mr. Nelson moved to provide a favorable recommendation, seconded by Mr. Rumble. All ayes. **MOTION CARRIES.** The Technical Review Committee, having reviewed the above plat/plans and related documents, makes a favorable recommendation with the following condition:

- All items identified by outside review will be addressed and approved.
- Stormwater waivers to be vetted with outside review and BWPS.
- All staff comments are addressed.



Chairman

Drawing name: K:\INDO-LEDEV\170290000-greenwood_village_south_access_improvements-greenwood.in Design CAD\Primary.plt\00-00-TITLE SHEET.dwg C00 Aug 17, 2023 1:25pm by NathanBarr
This document, together with the concepts and design presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PRIMARY PLAT

GREENWOOD VILLAGE SOUTH

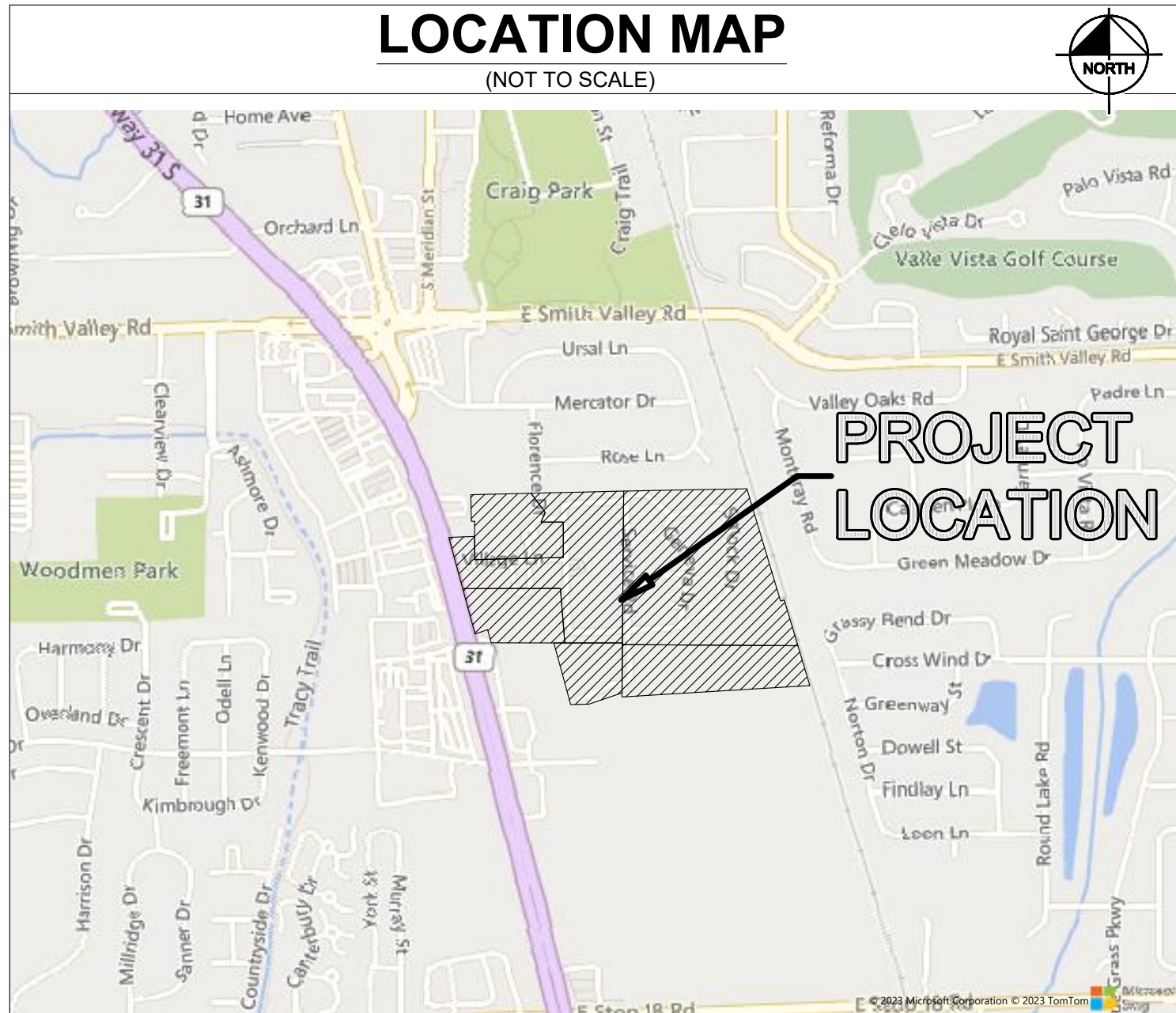
US-31 & VILLAGE LN

GREENWOOD, IN 46143

Indiana Utilities Protection Service



DATE OF LAST SURVEY FIELDWORK: 01/17/2023



PROJECT NARRATIVE

A PLAT FOR THE CONSTRUCTION OF ANTICIPATED ±155,740 SF OF SENIOR LIVING FACILITIES, CONSISTING OF 10 NEW BUILDINGS, 7 NEW GARAGES, 2 NEW HOUSES, AND ASSOCIATED INFRASTRUCTURE IMPROVEMENTS ON ±56.33 AC. THE PROJECT HAS AN ANTICIPATED CONSTRUCTION DATE OF OCTOBER 2024 AND ANTICIPATED COMPLETION DATE OF DECEMBER 2025.

DRAINAGE NARRATIVE

THE PROJECT WILL DRAIN VIA SHEET AND SHALLOW CONCENTRATED FLOW INTO EXISTING AND PROPOSED STORM SEWERS THAT INTERCONNECT BETWEEN SEVERAL ON-SITE PONDS THAT ULTIMATELY DRAIN WEST ACROSS US-31 INTO GRASSY CREEK—EAST GRASSY CREEK. THE EXISTING EAST POND IS TO REMAIN, THE EXISTING NORTH POND WILL BE IMPROVED AS A PART OF THIS PROJECT, AND THE PROPOSED WEST POND WILL BE EXCAVATED AS A PART OF THIS PROJECT. THE ALLOWABLE RELEASE RATE FOR THE PROPOSED IMPROVEMENTS ARE 0.10 CFS/ACRE DISTURBED IN THE 10-YR STORM EVENT AND 0.30 CFS/ACRE DISTURBED IN THE 100-YR STORM EVENT CORRESPONDING TO 5.06 CFS AND 15.17 CFS ALLOWABLE FOR THE 10-YR AND 100-YR STORMS, RESPECTIVELY.

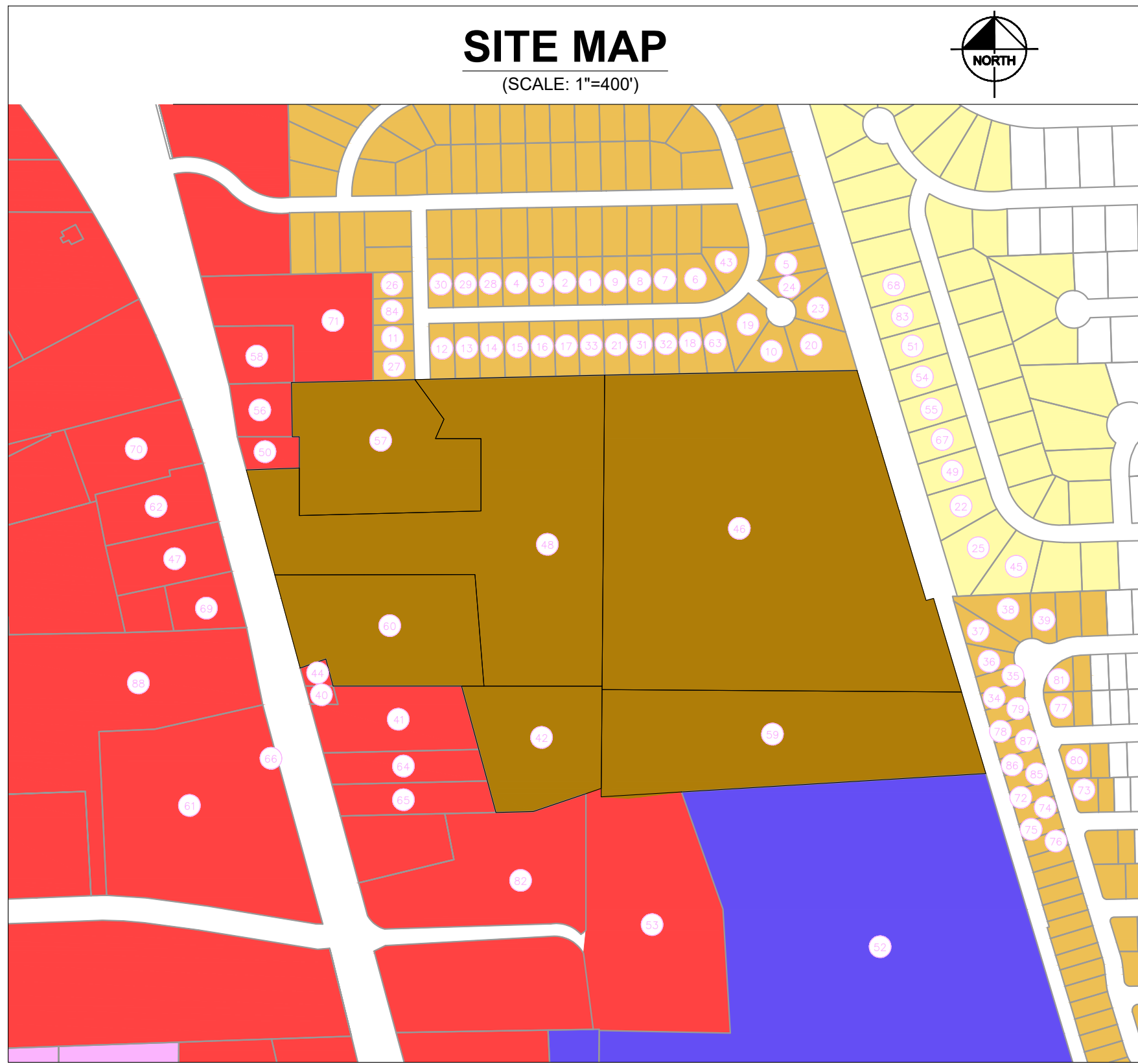
DRAINAGE IS DESIGNED TO MEET THE INTENT OF THE CITY OF GREENWOOD TECHNICAL STANDARDS MANUAL (LATEST EDITION).

UTILITY CONTACTS

UTILITY	COMPANY	CONTACT	PHONE NO.
ELECTRIC	JOREMC	GABRIEL GAYNOR	
GAS	CENTERPOINT ENERGY	KIM KELLY	(317) 691-5649
SANITARY SEWER	GREENWOOD SANITATION	KEITH MEIER	(317) 888-1254
STORM SEWER	GREENWOOD STORMWATER UTILITY	CHRIS JONES	(317) 887-4711
TELEPHONE	AT&T	SAM GARDNER	(317) 832-9581
WATER	INDIANA AMERICAN WATER	MIGUEL MORALES	(317) 893-3562
FIRE DEPARTMENT	GREENWOOD FIRE DEPARTMENT	TRACY RUMBLE	(317) 882-2599

PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	CONTACT
DEVELOPER/OWNER	LCS DEVELOPMENT	400 LOCUS ST., STE. 820, DES MOINES, IA 50309	(515) 322-3078	DAN NOVELLI
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	(317) 218-9560	MIKE TIMKO
LAND SURVEYOR	SCHNEIDER GEOMATICS	8901 OTIS AVE., INDIANAPOLIS, IN 46216	(317) 800-1986	ANGELA WILSON



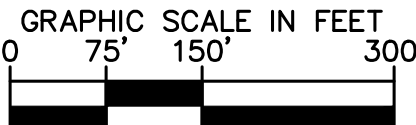
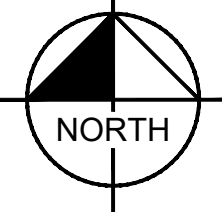
Parcel ID	Owner Name	Adjacent Property Owners	Owner Address	City, State, Zip
21-05-05-051-045-000-000	VAN VLEET BERT J & TIGER T	130 ROSE LN	GREENWOOD, IN 46143	
21-05-05-051-046-000-000	JOHNSON JOHN P	130 ROSE LN	GREENWOOD, IN 46143	
21-05-05-051-047-000-000	MANDAMACH JAMES LEE & JASON K	130 ROSE LN	GREENWOOD, IN 46143	
21-05-05-051-048-000-000	JOHNSON JOHN P	130 ROSE LN	GREENWOOD, IN 46143	
21-05-05-051-049-000-000	MAC COY BIRDA S	91 HILLTOP PARK BLVD	NEW WHITLAND, IN 46184	
21-05-05-051-050-000-000	REED TERRY B & SHERI M	130 ROSE LN	GREENWOOD, IN 46143	
21-05-05-051-051-000-000	JARROCK CLINTON D & RENEE D	130 ROSE LN	GREENWOOD, IN 46143	
21-05-05-051-052-000-000	JOHN AUSTIN COMPANY LLC	3001 PULASKI DR. LANE 200	GREENWOOD, IN 46143	
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21-05-05-051-206-000-000	ALLISON JOSEPH W	400 ALSTON DR	GREENWOOD, IN 46142	
21-05-05-051-207-000-000	ALLISON JOSEPH W	400 ALSTON DR	GREENWOOD, IN 46142	
21-05-05-051-208-000-000	ALLISON JOSEPH W	400 ALSTON DR	GREENWOOD, IN 46142	



EXISTING SITE SUMMARY

PARCEL 1: 5.08 ACRES
PARCEL 2: 13.28 ACRES
PARCEL 3: 21.68 ACRES
PARCEL 4: 4.78 ACRES
PARCEL 5: 3.42 ACRES
PARCEL 6: 8.09 ACRES
TOTAL SITE: 56.33 ACRES

Indiana Utilities Protection Service



DATE OF LAST SURVEY FIELDWORK: 01/17/2023

LEGAL DESCRIPTIONS

PARCELS 5-6

PARCEL NUMBER 2:

Part of the Southwest quarter of Section 4 and part of the Southeast quarter of Section 5 all in Township 13 North, Range 4 East of the Second Principal Meridian described as follows:

Commencing at the intersection of the South line of the North half of the Southwest quarter of the said Section 4 with the West right-of-way line of the Penn-Central Rail Road; thence Northwest-erly on and along the said West Right-of-way line 836.37 feet to the place of beginning of this de-scribed tract; thence continuing Northwest-erly on and along the said right-of-way line 310.47 feet; thence West 1577.86 to a point that is 500.00 feet east of the east right-of-way line of U.S. Highway 31; thence South parallel to the said East right-of-way line 421.84 feet; thence East 87.35 feet; thence deflecting 23 degrees 00 minutes left and running northeasterly 282.21 feet; thence East 1217.82 feet to the place of beginning. Note: the tract herein is shown as containing 11.60 acres, more or less, on a survey dated November 13, 1971.

PARCELS 1-4

PARCEL NUMBER 1:

Part of the Northwest quarter and part of the Southwest quarter of Section 4, and part of the Northeast quarter and part of the Southeast quar-ter of Section 5, all in Township 13 North, Range 4 East of the second principal meridian, Johnson County, Indiana, more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of the Pennsylvania Railroad distant 497.64 feet East and 1165.56 feet South 17 degrees 30 minutes East of the Northwest corner of said Sec-tion 4, said point also being the Southeast corner of Crossmen's Johnson County 404.; running thence West parallel to the North line of said Sections 4 and 5 and along the South line of said Addition 1821.12 feet to a point 201.05 feet East of the Easterly line of U. S. Highway 31; thence South deflecting to the left 90 degrees a dis-tance of 175.2 feet; thence East deflecting to the left 90 degrees a distance of 22.85 feet; thence South deflecting to the right 90 degrees a distance of 97.35 feet; thence West deflecting to the left 90 degrees a distance of 1.7 feet to the Easterly right-of-way line of said Highway 31; thence Southeast-erly along said right of way line 723.20 feet; thence East 2000.9 feet mea-sured (2077.68 feet by deed) to the Westerly right of way line of the above mentioned rail-road; thence Northwest-erly along said right of way 230.34 feet; thence West 20.46 feet; thence North-erly and along said right of way 774.84 feet Deed and measured to the point of begin-ning, containing in all 44.41 acres, more or less.

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 CUT "X" SIDEWALK EAST SIDE
N 1586376.79 E 204717.40
ELEVATION=811.61

SBM #2 MAG NAIL SET
N 1586017.88 E 204859.73
ELEVATION=813.40

SBM #3 CUT "X" SIDEWALK EAST SIDE
N 1585963.52 E 206456.81
ELEVATION=822.38

FLOODPLAIN

THE PROJECT SITE IS LOCATED ENTIRELY WITHIN ZONE X WHICH CORRESPONDS TO AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD AS SHOWN ON FEMA PANEL 18081C0126E DATED 01/29/2021.

EXISTING LEGEND

- | | | |
|------------------------|--------------------------|----------------------------|
| ○ BOLLARD | ○ MISC LID | ⊕ YARD LIGHT |
| ⬇️ CONTROL BENCHMARK | ⊕ MONITOR WELL | ⊕ SANITARY CLEANOUT |
| ⬇️ ROW MONUMENT | ⊕ GAS MARKER | ⊕ SANITARY MANHOLE |
| ⬇️ FLAG POLE | ⊕ GAS METER | ⊕ VENT PIPE |
| ⬇️ MAIL BOX | ⊕ GAS VALVE | ⊕ STORM CURB INLET |
| ⬇️ UTILITY POLE | ⊕ AC UNIT | ⊕ STORM INLET |
| ⬇️ POST | ⊕ AREA LIGHT | ⊕ STORM ROOF DRAIN |
| ⬇️ SOIL BORING | ⊕ ELECTRICAL BOX | ⊕ STORM DRAIN MANHOLE |
| ⬇️ HANDICAP SYMBOL | ⊕ ELECTRICAL HAND HOLE | ⊕ STORM YARD DRAIN |
| ⬇️ SIGN | ⊕ ELECTRICAL METER | ⊕ FIRE DEPT CONNECTION |
| ⬇️ CABLE MANHOLE | ⊕ ELECTRICAL MANHOLE | ⊕ FIRE HYDRANT |
| ⬇️ CABLE PEDESTAL | ⊕ ELECTRICAL MARKER | ⊕ IRRIGATION VALVE |
| ⬇️ TELEPHONE PEDESTAL | ⊕ ELECTRICAL TRANSFORMER | ⊕ POST INDICATOR VALVE |
| ⬇️ TELEPHONE HAND HOLE | ⊕ GUY POLE/WIRE | ⊕ WELL |
| ⬇️ TELEPHONE MARKER | ⊕ POWER POLE | ⊕ WATER METER |
| ⬇️ TELEPHONE MANHOLE | ⊕ TRAFFIC SIGNAL POLE | ⊕ WATER VALVE |
| ⬇️ FIBER OPTIC MAKER | ⊕ TRAFFIC MANHOLE | ⊕ TREE / STUMP |
| ⬇️ SWALE | ⬇️ TS | ⬇️ TOE OF SLOPE |
| ⬇️ X FENCE LINE | ⬇️ TB | ⬇️ TOP OF BANK |
| ⬇️ SS SANITARY SEWER | ⬇️ FIB | ⬇️ UNDERGROUND FIBER OPTIC |
| ⬇️ SD STORM DRAIN | ⬇️ OHE | ⬇️ OVERHEAD ELECTRICAL |
| ⬇️ W WATER LINE | ⬇️ GAS | ⬇️ UNDERGROUND GAS |
| ⬇️ TREE LINE | ⬇️ TEL | ⬇️ UNDERGROUND TELEPHONE |

EXISTING SITE
CONDITIONS

GREENWOOD
VILLAGE SOUTH
PRIMARY PLAT

ORIGINAL ISSUE:

06/30/2023

KHA PROJECT NO.

170355000

SHEET NUMBER

2

Drawing name: K:\IND\LEV\170298000_greenwood_village_south_access_improvements_greenwood.in\2_Design\CADD\primary.plt\220-EXISTING CONDITIONS AND DEMO PLAN.dwg C2.0 Aug 17, 2023 11:30am By: Nathan Barr

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AS NOTED

DESIGNED BY BJK

DRAWN BY: BJK

CHECKED BY: MJT

SCALE:

DESIGNED BY BJK

DRAWN BY: BJK

CHECKED BY: MJT

NOT APPROVED FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER

INDIANA

Michael J. Muir

Kimley-Horn

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500 EAST 96TH STREET, SUITE 300,

INDIANAPOLIS, IN 46240

WWW.KIMLEY-HORN.COM

PLAT REVIEW COMMENTS

08/17/23

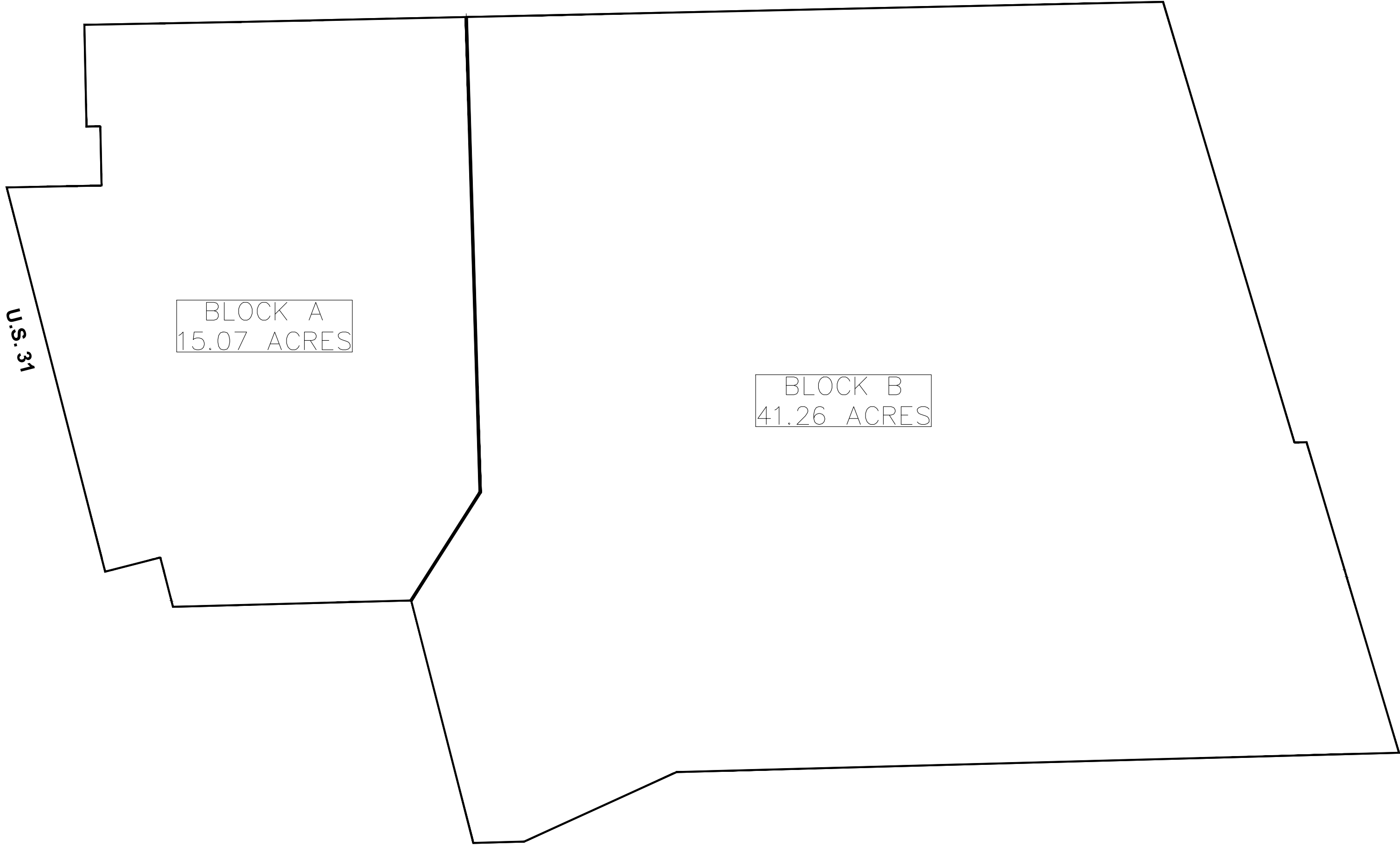
DATE

BY

REVISIONS

No.

Drawing name: K:\IND_LEV\170298000_greenwood_village_south_access_improvements_greenwood.in\2_Design\CADD\primary.plt\G3.0-PROPOSED SITE CONDITIONS.dwg - G3.0 - Aug 17, 2023 1:16pm by: Nathan Barr
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Indiana Utilities Protection Service

Call811

before you dig

NORTH

075'150'300'

GRAPHIC SCALE IN FEET

PROPOSED SITE SUMMARY

PROPOSED BLOCK A: 15.07 ACRES, UP TO 2 LOTS
PROPOSED BLOCK B: 41.26 ACRES, UP TO 3 LOTS
TOTAL SITE: 56.33 ACRES

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 CUT "X" SIDEWALK EAST SIDE
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ELEVATION=811.61

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N 1586017.88 E 204859.73
ELEVATION=813.40

SBM #3 CUT "X" SIDEWALK EAST SIDE
N 1585963.52 E 206456.81
ELEVATION=822.38

DEVELOPMENT STANDARDS	
(CURRENT 2023 ZONING STANDARDS)	
EXISTING ZONING	RMC (RESIDENTIAL MULTI-UNIT COMPLEX)
PROPOSED ZONING	RMC (RESIDENTIAL MULTI-UNIT COMPLEX)
	RMC
SETBACK STANDARDS	
FRONT	20'
SIDE	20'
REAR	20'
BUILDING HEIGHT STANDARDS	
MINIMUM	30'
MAXIMUM	80'
MISCELLANEOUS STANDARDS	
PARKING REQUIRED	VARIES BY USE
IMPERVIOUS LOT COVERAGE	70% MAX
MIN. RESIDENTIAL UNIT SIZE	700 SQ. FT.

PROPOSED SITE CONDITIONS

GREENWOOD VILLAGE SOUTH PRIMARY PLAT

ORIGINAL ISSUE:
06/30/2023

KHA PROJECT NO.
170355000

SHEET NUMBER
3

AS NOTED

DESIGNED BY: BJK

DRAWN BY: BJK

CHECKED BY: MJT

SCALE:

DESIGNED BY: BJK

DRAWN BY: BJK

CHECKED BY: MJT

NOT APPROVED FOR CONSTRUCTION

MICHAEL J. HOFFER

REGISTERED PROFESSIONAL ENGINEER

INDIANA

Mural J. M4

Kimley»Horn

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500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
P: 317.941.1000
WWW.KIMLEY-HORN.COM

PLAT REVIEW COMMENTS

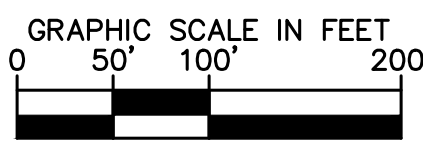
08/17/23

NJB

REVISIONS

DATE

BY

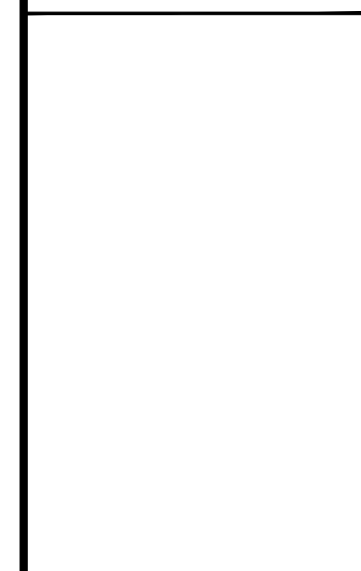


SCALE:	AS NOTED
DESIGNED BY: BJK	
DRAWN BY: BJK	
CHECKED BY: MJT	



Kimley»Horn


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 500 EAST 96TH STREET SUITE 300,
 INDIANAPOLIS, IN 46240
 PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM



GREENWOOD
VILLAGE SOUTH
PRIMARY PLAT

4



	 PS10
Max Pond Size	Up to 1 Acre
Max Diffuser Depth	50'
Aerates Ponds up to 6'-9" Deep	Up to 1/4 Acre
Aerates Ponds up to 9'-12" Deep	Up to 1/2 Acre
Aerates Ponds Over 12' Deep	Up to 1 Acre
SilentAir Compressor	1/4 HP Rocking Piston Compressor
Running Amps	1.6 or 0.8
Voltage	115V or 230V
Wattage	184 Watts
Max CFM	2.3
ProAir4 Diffusers	1 Diffuser
Airmax Composite Cabinet	Standard Cabinet
Cabinet Dimensions	23" L x 17" W x 15" H
Power Cord	6' Cabinet Cord 76" Compressor Cord

DEVELOPMENT STANDARDS	
(CURRENT 2023 ZONING STANDARDS)	
EXISTING ZONING	RMC (RESIDENTIAL MULTI-UNIT COMPLEX)
PROPOSED ZONING	RMC (RESIDENTIAL MULTI-UNIT COMPLEX)
	RMC
SETBACK STANDARDS	
FRONT	20'
SIDE	20'
REAR	20'
BUILDING HEIGHT STANDARDS	
MINIMUM	30'
MAXIMUM	80'
MISCELLANEOUS STANDARDS	
PARKING REQUIRED	VARIES BY USE
IMPERVIOUS LOT COVERAGE	70% MAX
MIN. RESIDENTIAL UNIT SIZE	700 SQ. FT.

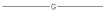
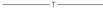
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ELEVATION=813.40

SBM #3 CUT "X" SIDEWALK EAST SIDE
N 1585963.52 E 206456.81
ELEVATION=822.38

	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED GAS LINE (BY GAS COMPANY)
	PROPOSED PHONE LINE
	PROPOSED ROOF DRAIN LINE
	PROPOSED UNDERDRAIN
	PROPOSED SWALE
	PROPOSED STORM SEWER LINE
	STRUCTURE ID
	PROPOSED STORM STRUCTURES
	
	
	
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY LATERAL LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED FIRE PROTECTION LINE
	PROPOSED WATER VALVE, BOX, PIV, METER
	FIRE HYDRANT, FIRE DEPT CONN. & VALVE
	
	PROPOSED WATER BENDS & TEE
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	

	BOLLARD		MISC LID		YARD LIGHT
	CONTROL BENCHMARK		MONITOR WELL		SANITARY CLEANOUT
	ROW MONUMENT		GAS MARKER		SANITARY MANHOLE
	FLAG POLE		GAS METER		VENT PIPE
	MAIL BOX		GAS VALVE		STORM CURB INLET
	UTILITY POLE		AC UNIT		STORM NEST
	POST		AREA LIGHT		STORM ROOF DRAIN
	SOIL BORING		ELECTRICAL BOX		STORM DRAIN MANHOLE
	HANDICAP SYMBOL		ELECTRICAL HAND HOE		STORM YARD DRAIN
	SIGN		ELECTRICAL METER		FIRE DETECTION
	CABLE MANHOLE		ELECTRICAL MANHOLE		FIRE HYDRANT
	CABLE PEDESTAL		ELECTRICAL MARKER		IRRIGATION VALVE
	TELEPHONE PEDESTAL		ELECTRICAL TRANSFORMER		POST INDICATOR VALVE
	TELEPHONE HAND HOE		GUY POLE/WIRE		WELL
	TELEPHONE MARKER		POWER POLE		WATER METER
	TELEPHONE MANHOLE		TRAFFIC SIGNAL POLE		WATER VALVE
	FIBER OPTIC MAKER		TRAFFIC MANHOLE		TREE / STUMP
	SWALE		TOE OF SLOPE		
	FENCE LINE		TOP OF BANK		
	SANITARY SEWER		UNDERGROUND FIBER OPTIC		
	STORM DRAIN		OVERHEAD ELECTRICAL		
	WATER LINE		UNDERGROUND GAS		
	TREE LINE		UNDERGROUND TELEPHONE		