City of Greenwood Technical Review Committee Wednesday, August 23, 2023

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 <u>novellidan@lcsnet.com</u>, Mike Timko <u>Mike.Timko@kimley-</u>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.

abail Nelson

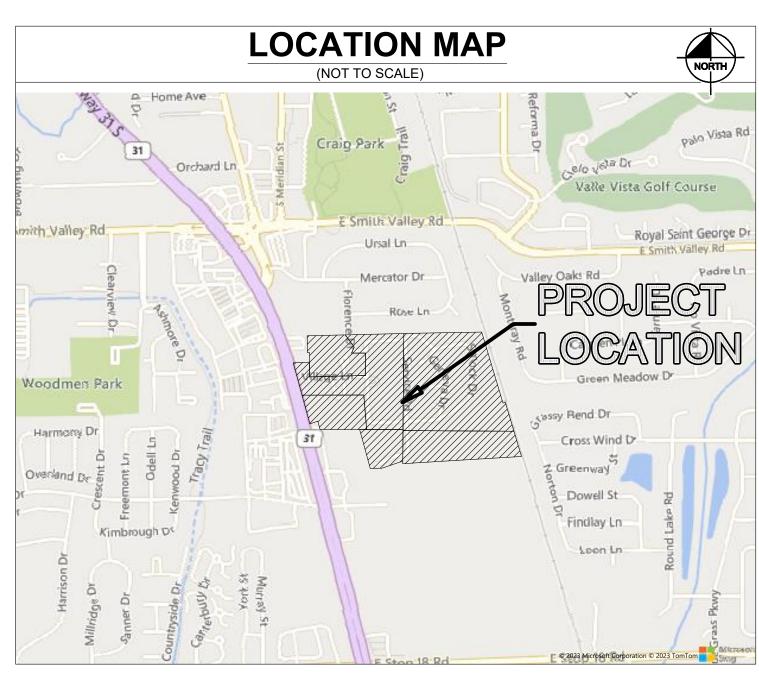
Chairman

PRIMARY PLAT GREENWOOD VILLAGE SOUTH



DATE OF LAST SURVEY FIELDWORK: 01/17/2023

US-31 & VILLAGE LN GREENWOOD, IN 46143



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.

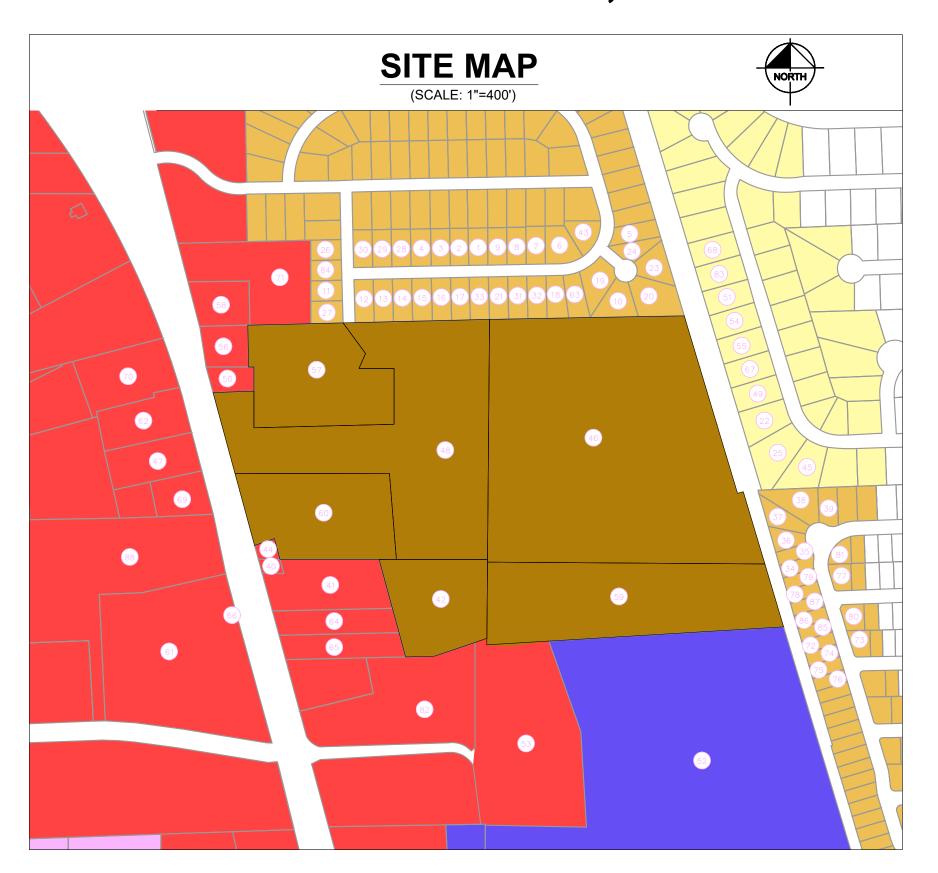
DRAINAGE NARRATIVE

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 CON	TACTS	
UTILITY	COMPANY	CONTACT	PHONE NO.
ELECTRIC	JCREMC	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
	ELECTRIC GAS SANITARY SEWER STORM SEWER TELEPHONE WATER	UTILITY COMPANY ELECTRIC JCREMC GAS CENTERPOINT ENERGY SANITARY SEWER GREENWOOD SANITATION STORM SEWER GREENWOOD STORMWATER UTILITY TELEPHONE AT&T WATER INDIANA AMERICAN WATER	ELECTRIC JCREMC GABRIEL GAYNOR GAS CENTERPOINT ENERGY KIM KELLY SANITARY SEWER GREENWOOD SANITATION KEITH MEIER STORM SEWER GREENWOOD STORMWATER UTILITY CHRIS JONES TELEPHONE AT&T SAM GARDNER WATER INDIANA AMERICAN WATER MIGUEL MORALES

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	



1 2			Owner Au		City, State, Zip
2	41-05-05-011-045.000-026	VAN VLEET JERRY L & ELIZA T	120 ROSE LN		GREENWOOD, IN 46143
2	41-05-05-011-046.000-026	DAWSON HOLLY B	118 ROSE LN		GREENWOOD, IN 46143
3	41-05-05-011-047.000-026	MANDABACH JAMES LEE & SHARON K	116 ROSE LN		GREENWOOD, IN 46143
4	41-05-05-011-048.000-026	HOMMEL FRANK & BETTY JANE	114 ROSE LN		GREENWOOD, IN 46143
-	41-05-04-022-033.000-026	MC COY ERIKA S	91 HILLTOP FARMS BLVD		NEW WHITELAND, IN 46184
3					
6	41-05-04-022-061.000-026	RENO STEPHIE M & ASHLEY M	128 ROSE LN		GREENWOOD, IN 46143
7	41-05-04-022-062.000-026	JARBOE CLINTON D & RENEE D	126 ROSE LN		GREENWOOD, IN 46143
8	41-05-04-022-063.000-026	ARMM ASSET COMPANY 1 LLC	5001 PLAZA ON THE LAKE STE 200		AUSTIN, TX 78746
0					
9	41-05-04-022-064.000-026	ALLISON JOSEPH W	450 AUSTIN LN		GREENWOOD, IN 46142
10	41-05-04-022-029.000-026	MITCHELL ASHLEY	135 RUBY TER		GREENWOOD, IN 46143
11	41-05-05-011-055.000-026	SPEAKS TONY L & PAMELA J	108 FLORENCE DR		GREENWOOD, IN 46143
12		BOWLES WOODFORD SR & SANDRA E	109 ROSE LN		GREENWOOD, IN 46143
12	41-05-05-011-057.000-026		109 ROSE LIN		GREENWOOD, IN 46143
	41-05-05-011-058.000-026	WILLIAMS SARAH A TRUSTEE OF THE SARAH A WILLIAMS	111 ROSE LN		GREENWOOD, IN 46143
13	41 03 03 011 030,000 020	LIVING TRUST DTD DECEMBER 9 2003	TIT NOSE EN		GREENWOOD, IN 40143
14	41-05-05-011-059.000-026	JONES DONNA	PO BOX 451		NOBLESVILLE, IN 46061
15		COOK BETSY	318 TOWN HILL RD		NASHVILLE, IN 47448
16		WATSON MARLA K	117 ROSE LN		GREENWOOD, IN 46143
17	41-05-05-011-062.000-026	GREENE RUSSELL S	119 ROSE LN		GREENWOOD, IN 46143
18	41-05-04-022-026.000-026	BRADLEY ANTHONY STEVEN	129 ROSE LN		GREENWOOD, IN 46143
		LEE GREGORY D			
19			133 RUBY TER		GREENWOOD, IN 46143
20	41-05-04-022-030.000-026	DAWSON HOLLY BETH	137 RUBY TER		GREENWOOD, IN 46143
21	41-05-04-022-023.000-026	STEELE DOUGLAS W & SHELLY S	123 ROSE LN		GREENWOOD, IN 46143
22		ROBERTSON CONRAD & IRMA	1040 MONTERAY RD		GREENWOOD, IN 46143
23		WHITESIDE ROBERT LEE JR & DONNA JEAN	139 RUBY TER		GREENWOOD, IN 46143
24	41-05-04-022-032.000-026	STEVENS ANGELA A	141 RUBY TER		GREENWOOD, IN 46143
25	41-05-04-023-006.000-025	MC GINLEY JON P & NOVELLA J	1060 MONTERAY RD		GREENWOOD, IN 46143
26		DELAP CHARLES & DANA	104 FLORENCE DR		GREENWOOD, IN 46143
27		STEVENS ZACHARIAH P	110 FLORENCE DR		GREENWOOD, IN 46143
28	41-05-05-011-049.000-026	HARGIS CLINTON & DIANNA LYNN	112 ROSE LN		GREENWOOD, IN 46143
29	41-05-05-011-050.000-026	PING GREGORY	110 ROSE LN		GREENWOOD, IN 46143
30		ACHGILL ROBERT JR	108 ROSE LN		GREENWOOD, IN 46143
31		BANDY JULIE L & STEVEN L	125 ROSE LN		GREENWOOD, IN 46143
32	41-05-04-022-025.000-026	LANHAM JESSE D	PO BOX 569		MORGANTOWN, IN 46160
33	41-05-05-011-063.000-026	SFR3-020 LLC	228 PARK AVE S STE 73833		NEW YORK, NY 10003
34		OLYMPUS BORROWER 1 LLC	810 7TH AVE 24TH FLOOR		
					NEW YORK, NY 10282
35	41-05-04-032-003.000-025	DREESEN ASHLEY N	516 GRASSY BEND DR		GREENWOOD, IN 46143
36	41-05-04-032-004.000-025	OLYMPUS BORROWER LLC	372 FRANKLIN AVE POB 7		NUTLEY, NJ 07110
37		CRAIGMILES STEVEN J	532 GRASSY BEND DR		GREENWOOD, IN 46143
38		HLA HLA & ZAW ARK MOE	540 GRASSY BEND DR		GREENWOOD, IN 46143
39	41-05-04-031-162.000-025	SILVA-WHITE LETICIA	552 GRASSY BEND DR		GREENWOOD, IN 46143
40	41-05-05-014-043.001-025	STATE OF INDIANA	C/O INDOT - REAL ESTATE	100 N SENATE AVE N758-RE	INDIANAPOLIS, IN 46204
41		HUBLER REALTY COMPANY	8220 US 31 S		INDIANAPOLIS, IN 46227
42		WESTMINSTER VILLAGE GREENWOOD	295 VILLAGE LN		GREENWOOD, IN 46143
43		STILES REXAN	130 ROSE LN		GREENWOOD, IN 46143
44	12 05 05 02 1 0021002 025	STATE OF INDIANA	C/O INDOT - REAL ESTATE	100 N SENATE AVE N758-RE	INDIANAPOLIS, IN 46204
45	41-05-04-023-007.000-025	FEENEY STEVEN	485 GREEN MEADOW DR		GREENWOOD, IN 46143
46	41-05-04-023-013.000-025	WESTMINSTER VILLAGE GREENWOOD	295 VILLAGE LN		GREENWOOD, IN 46143
47		H AND W INC	1097 E MAIN ST		GREENWOOD, IN 46143
48		WESTMINSTER VILLAGE GREENWOOD	295 VILLAGE LN		GREENWOOD, IN 46143
49		MULIN AILTON JR & COELHO CAROLINE C	1020 MONTERAY RD		GREENWOOD, IN 46143
50	41-05-05-014-004.000-025	STARKEY INCORPORATED	7525 E 88TH PL		INDIANAPOLIS, IN 46256
51	41-05-04-022-015.000-025	IOUNICON TAXABLE	940 MONTERAY RD		GREENWOOD, IN 46143
		JOHNSON TAMAR L			
		JOHNSON TAMAR L	C/O DVAN TAV SEDVS	DO BOX 160010	
52	41-05-04-032-002.002-025	ALDI (INDIANA) LP	C/O RYAN TAX SERVS	PO BOX 460049	HOUSTON, TX 77056
52 53	41-05-04-032-002.002-025 41-05-04-032-009.000-025	ALDI (INDIANA) LP WESTMINSTER VILLAGE GREENWOOD INC	295 VILLAGE LN	PO BOX 460049	HOUSTON, TX 77056 GREENWOOD, IN 46143
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EX	ISTING ZON	ING
SUBJECT LAND	RMC	
	ADJACENT LAND	
NORTH	RM	
SOUTH	CL	
	IL	
EAST	RL	
	RM	
WEST	CL	
	RMH	

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. . 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. 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.

5. 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. 5. THE 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 CONSTITUTED ACROSS SAID STRIP.

7. 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 USE OF THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER MAINS, AND APPURTENANCES SUBJECT AT ALL TIMES

TO THE PROPERTY AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND; BUT OWNERS OF THE 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. 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. JOWNSTREAM OR OPSTREAM MANHOLE CASTING NEAREST TO THE SOBJECT 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 . 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 2. 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 PERATIONS 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.

13. SUMP PUMP LATERAL AND UNDERDRAIN PIPES FOR SUMP PUMP LATERALS, LOCATED WITHIN DRAINAGE EASEMENTS, ARE TO BE PRIVATELY OWNED BY THE HOMEOWNER'S ASSOCIATION, INDIVIDUAL SUMP PUMP LATERALS ARE TO BE MAINTAINED BY INDIVIDUAL LOTS OWNERS.

14. STORM SEWERS AND THE 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

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

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

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'					
BUIL	DING HEIGHT STANDARDS					
MINIMUM	30'					
MAXIMUM	80'					
MIS	CELLANEOUS STANDARDS					
PARKING REQUIRED	VARIES BY USE					
IMPERVIOUS LOT COVERAGE	70% MAX					
MIN. RESIDENTIAL UNIT SIZE	700 SQ. FT.					

DESIGNED BY: BJK

ORAWN BY: BJK

SOO EAS
INDIANA

CHECKED BY: MJT

WWW.KIM



rle sheet

GREENWOOD //LLAGE SOUT! PRIMARY PLAT

ORIGINAL ISSUE:
06/30/2023

KHA PROJECT NO.
170355000

SHEET NUMBER

1

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

TOTAL SITE: 56.33 ACRES



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 Northwesterly on and along the said West Right-of-way line 836.37 feet to the place of beginning of this described tract; thence continuing Northwesterly on and along the said right-of-way line 310.47 feet; thence West 1577.86 to a point that is 500.00 feet cast 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 quarter of Section 5, all in Township 13 North, Range 4 East of the second principal meridian, Johnson County, Indiana, more particularly described as follows:

Reginning 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 Section 4, said point also being the Southeast corner of Grossman's Johnson County Add.; 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 d! - 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 1.9 feet to the Easterly right-of-way line of said Highway 31; thence Southeasterly along taid right of way line 723.20 feet; thence East 2080.9 feet measured (2077.68 feet by deed) to the Westerly right of way line of the above mentioned railroad; thence Northwesterly along said right of way 250.34 feet; thence West 20.46 feet; thence Northwesterly and along said right of way 774.84 feet Deed and measured to the point of beginning, 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 <u>ELEVATION=811.61</u>

SBM #2 MAG NAIL SET N 1586017.88 E 204859.73 <u>ELEVATION=813.40</u>

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

0	BOLLARD	(0)	MISC LID		\	YARD LIGHT
lack	CONTROL BENCHMARK	$\widetilde{\bigcirc}$	MONITOR WELL		(co)	SANITARY CLEANOUT
ROW	ROW MONUMENT	Â	GAS MARKER		(S)	SANITARY MANHOLE
~	FLAG POLE	G	GAS METER		$\widetilde{\cap}$	VENT PIPE
0	MAIL BOX	GV I	GAS VALVE			STORM CURB INLET
\circ	UTILITY POLE	Ād	AC UNIT			STORM INLET
0	POST	\Box	AREA LIGHT	0		STORM ROOF DRAIN
Θ	SOIL BORING	E	ELECTRICAL BOX			STORM DRAIN MANHOLE
Ë,	HANDICAP SYMBOL	(EH)	ELECTRICAL HAND HOLE		$\widetilde{\mathbb{D}}$	STORM YARD DRAIN
-	SIGN	Ŏ	ELECTRICAL METER		48	FIRE DEPT CONNECTION
	CABLE MANHOLE	(E)	ELECTRICAL MANHOLE		Š	FIRE HYDRANT
\Box	CABLE PEDESTAL	Æ	ELECTRICAL MARKER		IRG	IRRIGATION VALVE
T	TELEPHONE PEDESTAL	ETR	ELECTRICAL TRANSFORME	R	8/4	POST INDICATOR VALVE
(TH)	TELEPHONE HAND HOLE	.] .	GUY POLE/WIRE		(WELL)	WELL
\bigwedge	TELEPHONE MARKER	X	POWER POLE		$\widetilde{\mathbb{W}}$	WATER METER
(T)	TELEPHONE MANHOLE	- ®	TRAFFIC SIGNAL POL	.E	WV	WATER VALVE
A	FIBER OPTIC MAKER	(TR)	TRAFFIC MANHOLE	0	M	TREE / STUMP
	-< o o o SWALE	\cup	TS		TOE	OF SLOPE
		INE	———TB——		TOP	OF BANK

SS — SANITARY SEWER — FIB — UNDERGROUND FIBER OPTIC
— SD — STORM DRAIN — OHE — OVERHEAD ELECTRICAL

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SHEET NUMBER

2



Kimley» Horn

GREENWOOD VILLAGE SOUTH PRIMARY PLAT



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

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

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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 <u>ELEVATION=822.38</u>

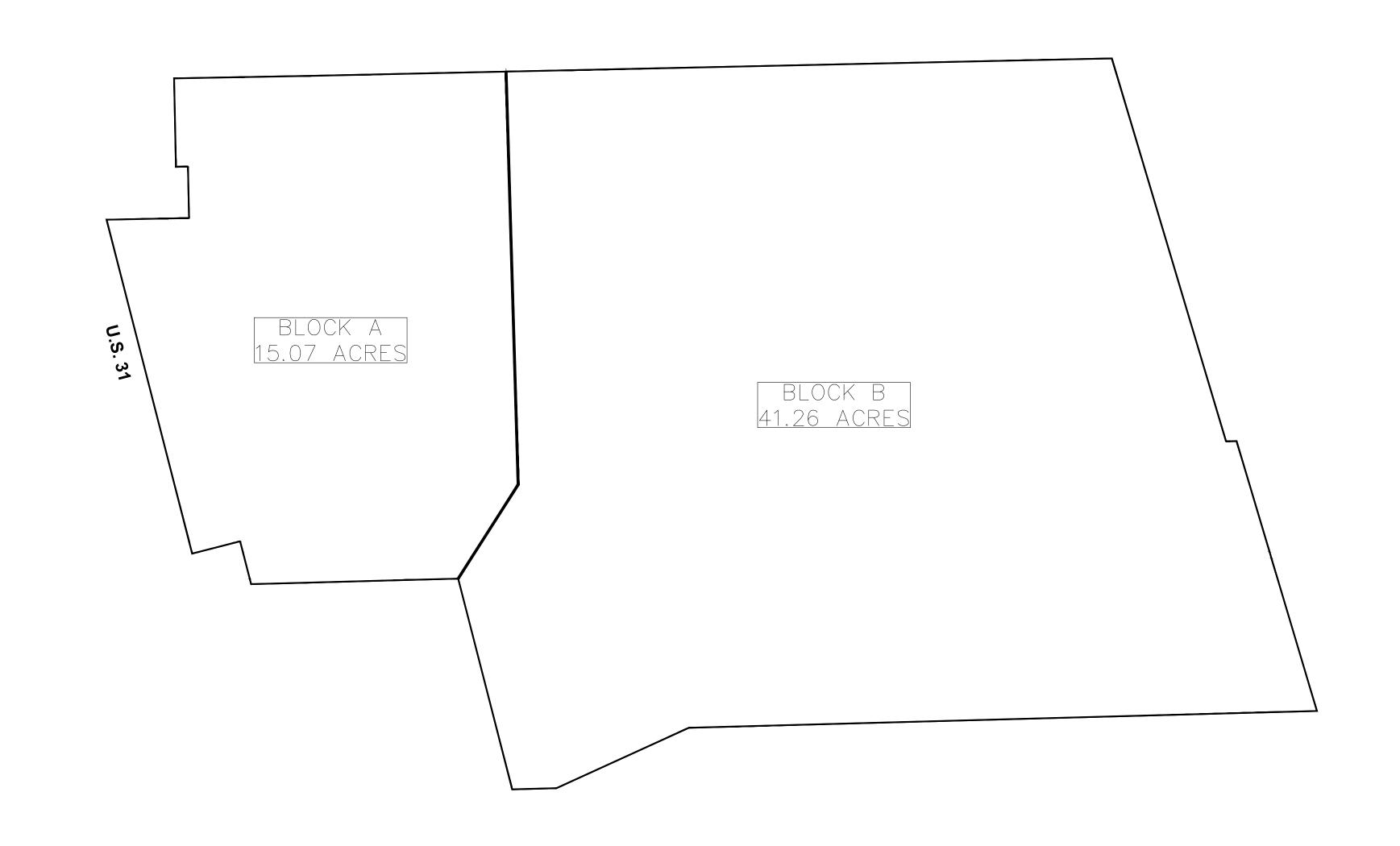
BENCHMARKS

Kimley»Horn

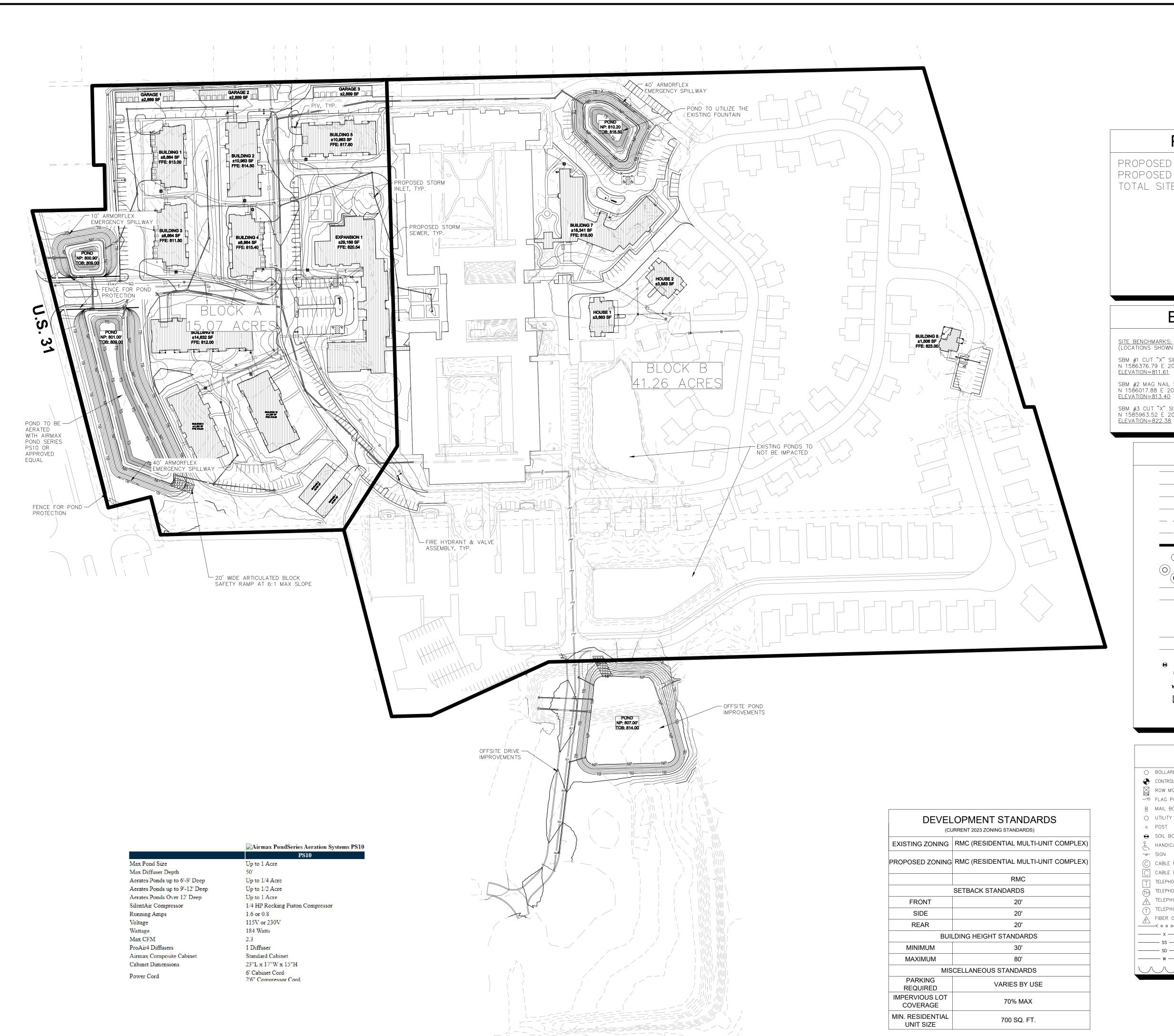
PROPOSED SITE CONDITIONS

GREENWOOD VILLAGE SOUTH PRIMARY PLAT

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





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

UTILITY LEGEND

OTILIT	ILLGLIND
———Е——	PROPOSED UNDERGROUND ELECTRIC LINE
G	PROPOSED GAS LINE (BY GAS COMPANY)
——т—	PROPOSED PHONE LINE
RD	PROPOSED ROOF DRAIN LINE
	PROPOSED UNDERDRAIN
<	PROPOSED SWALE
	PROPOSED STORM SEWER LINE
(STR XX	STRUCTURE ID
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY SEWER LINE
LAT	PROPOSED SANITARY LATERAL LINE
(S)	PROPOSED SANITARY MANHOLE
0 •	PROPOSED STORM/SANITARY CLEANOUT
W	PROPOSED WATER LINE
FP	PROPOSED FIRE PROTECTION LINE
(a) (b) (w) (w) (w) (w)	PROPOSED WATER VALVE BOX, PIV, METER FIRE HYDRANT, FIRE DEPT CONN. & VAUL
H 4 H	PROPOSED WATER BENDS & TEE
	PROPOSED LIGHT POLE
	PROPOSED TRANSFORMER PAD (BY OTHERS)

EXISTING LEGEND

\circ	BOLLARD	(\circ)	MISC LID			YARD LIGHT
+	CONTROL BENCHMARK	\bigcirc	MONITOR WELL		(co)	SANITARY CLEANOUT
ROW	ROW MONUMENT	Á	GAS MARKER		\bigcirc	SANITARY MANHOLE
é	FLAG POLE	G	GAS METER		$\widetilde{\bigtriangleup}$	VENT PIPE
0	MAIL BOX	GV	GAS VALVE			STORM CURB INLET
\circ	UTILITY POLE	AC	AC UNIT	\bigoplus	\blacksquare	STORM INLET
0	POST	\Box	AREA LIGHT	W)		STORM ROOF DRAIN
Θ	SOIL BORING	Ĭ	ELECTRICAL BOX			STORM DRAIN MANHOLE
Æ	HANDICAP SYMBOL	(EH)	ELECTRICAL HAND HOLE		$\widetilde{\mathbb{D}}$	STORM YARD DRAIN
-	SIGN	$\widecheck{\blacksquare}$	ELECTRICAL METER			FIRE DEPT CONNECTION
	CABLE MANHOLE	E	ELECTRICAL MANHOLE		ŭ	FIRE HYDRANT
\Box	CABLE PEDESTAL	Æ	ELECTRICAL MARKER		IRG	IRRIGATION VALVE
\Box	TELEPHONE PEDESTAL	ETR	ELECTRICAL TRANSFORMER	7	8/4	POST INDICATOR VALVE
TH	TELEPHONE HAND HOLE		GUY POLE/WIRE		(WELL)	WELL
\bigwedge	TELEPHONE MARKER	X	POWER POLE		$\widetilde{\mathbb{W}}$	WATER METER
(T)	TELEPHONE MANHOLE	-®	TRAFFIC SIGNAL POL	E	WV NV	WATER VALVE
A	FIBER OPTIC MAKER	(TR)	TRAFFIC MANHOLE	0	M	TREE / STUMP
	-< • • • SWALE	\circ	TS		TOE	OF SLOPE
	- X - FENCE LI	NE	——ТВ——		TOP	OF BANK
	— ss — Sanitar`	Y SEW	/ER FIB		UNDE	ERGROUND FIBER OPTIC
	— SD — STORM D	RAIN	OHE		OVEF	RHEAD ELECTRICAL
		INE	——— GAS ——		UND	ERGROUND GAS
ر ال	、 ハ ハ / TREE LIN	E	TEL		UND	ERGROUND TELEPHONE
$\overline{}$						

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