

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.

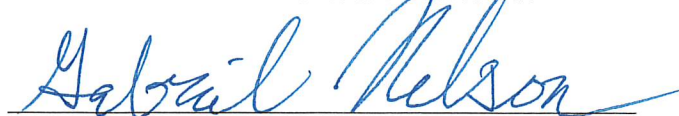
Kenneth Seal, Building Division, had no comments.

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



August 24th, 2023

Mike Timko
Kimley-Horn & Associates, Inc.
250 E. 96th St., STE 580
Indianapolis, IN 46240

Re: Greenwood Village South – Primary Plat (PC2023-045)

Mr. Timko:

We have completed our initial review of the above referenced Primary Plat for the City of Greenwood. The following comments have been generated based on Article 16: Site Development Plan Requirements and the City of Greenwood Stormwater Technical Standards Manual (GTS) and Greenwood Municipal Code (GMC).

As the only remaining comments are pending a board decision, the plans are conditionally approved unless any of the following waivers are denied. Once a verdict has been reached, the following comments shall be readdressed.

I. Project Summary/Background

- A. We understand that the applicant proposes the development of a 56.33 acres parcel for residential purposes. The development will include 4 detention ponds, 10 new buildings, 7 new garages, and 2 houses. The development also includes new storm sewers that discharge into the east of the parcel, into the US31 outfall. Water quality is managed primarily through a pre-manufactured water quality unit (Aqua-Swirl A-3) and the use of wet ponds. The project site will ultimately drain into Grassy Creek-East Grassy Creek.

II. Primary Plat

- A. Wet/Dry Detention Ponds
 - i. Wet Pond Specific
 - a) Per GTS Chapter 7, wet ponds shall have a minimum half-acre of water area, with a minimum depth of 10-foot over 50% of the pond area. Please confirm that this requirement is being met or that the requested waiver has been approved by the City of Greenwood.
 - a. *Waiver pending city board decision, to be revisited.*
 - b) Per GTS Chapter 7, wet ponds require a minimum 20-foot-wide safety ramp constructed out of articulated concrete block. Please update the plans so all ponds have a safety ramp or that the requested waiver has been approved by the City of Greenwood.
 - a. *Waiver pending city board decision, to be revisited.*

- ii. Note that per GTS Chapter 7, a minimum 2-foot of freeboard is required above the 100-year pond elevation to the top of bank. It is unclear if this is being provided for all ponds. Please update the plans so a minimum 2-foot of freeboard is provided for all ponds.
 - a. *Waiver pending city board decision, to be revisited.*

No error or omission in the plans, calculations, or applications (whether or not said plans, calculations, or applications have been reviewed by the review engineer) shall permit or release the applicant and designer from future construction, other than that provided for in the City Ordinance. Any changes to the final approved plat must be resubmitted to the City of Greenwood Department of Community Development Services for approval.

Please include with your submittal, one (1) copy of the comments indicating the action taken or a written explanation for action not taken. Please send the revised plans and supporting documentation electronically to me at <kglennon@contactcei.com>.

If you have any questions or need clarification on any of these comments, please contact me at our office (317) 888-1177.

Sincerely,

COMMONWEALTH ENGINEERS, INC.



Kyle Glennon, E.I.
Principal Reviewer

KGG/TJI

NP: Project No. PC2023-045

cc:	Mark St. John, P.E., City of Greenwood	Paul Peoni, City of Greenwood
	Gabriel J. Nelson, City of Greenwood	Nicki Mueller, City of Greenwood
	Kevin Tolloty, City of Greenwood	Bric Butler, City of Greenwood
	Christopher Jones, City of Greenwood	Keith Meier, City of Greenwood

Drawing name: K:\IND_LDEV\170298000-greenwood_village_south_access_improvements-greenwood.in\2_Design\CAD\Drawings\p00\000-TITLE SHEET.dwg COO Sep 06, 2023 2:36pm by Nathaniel Barr

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.



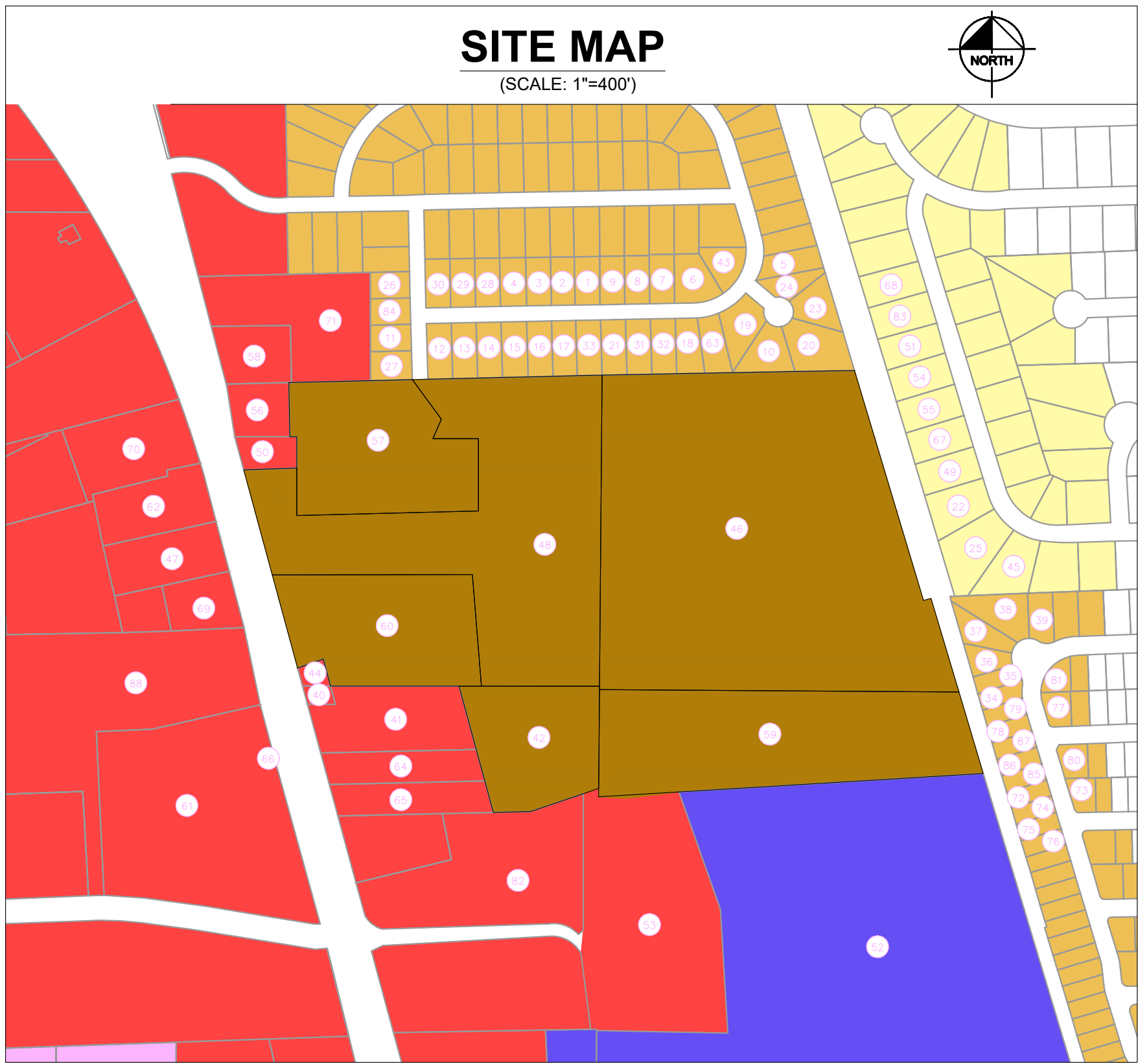
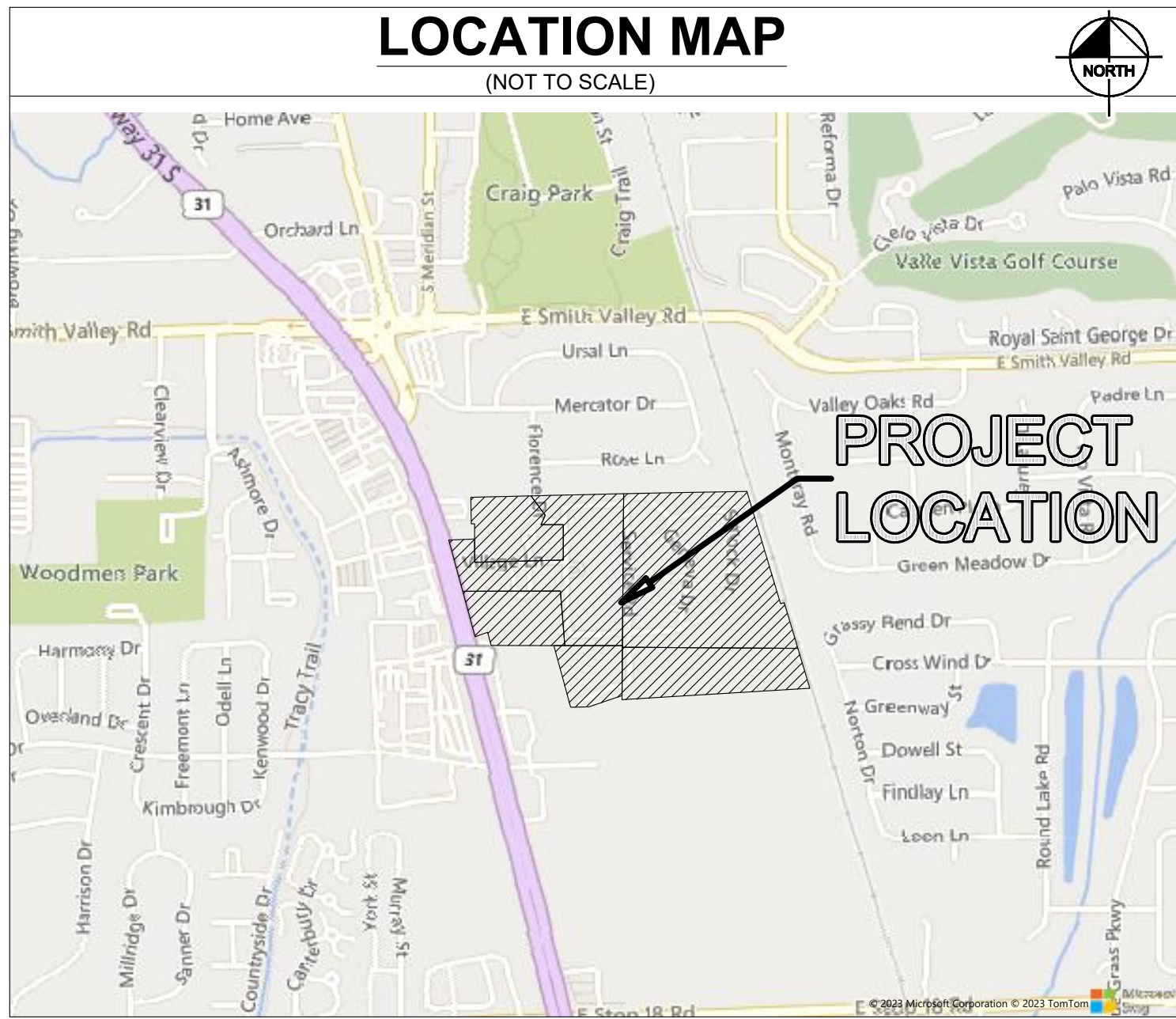
DATE OF LAST SURVEY FIELDWORK: 01/17/2023

PRIMARY PLAT

GREENWOOD VILLAGE SOUTH

US-31 & VILLAGE LN

GREENWOOD, IN 46143



GREENWOOD STANDARD PLAT NOTES (SECTION 10-06-24-0)

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 ERRECTED 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, FLEED OR CHANGED OTHERWISE WITHOUT THE WRITTEN PERMISSION OF THE BOARD OF PUBLIC WORKS AND SAFETY. PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SODDED GRASSWAYS 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.
7. THE STRIPS OF GROUND SHOWN ON THE PLAT AND MARKED "SANITARY SEWER, DRAINAGE, AND UTILITY EASEMENT" (S.S., D. & U.E.) ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES FOR THE INSTALLATION OF WATER MAINS, POLES, 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 TO THE PROPERTY AUTHORITIES AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED 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.
8. WHERE SANITARY DISCHARGE CAN ENTER INTO A PUBLIC OR PRIVATE SANITARY SEWER 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 EFFLUENT SHALL BE DICTED 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 DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION.
9. THE SANITARY SEWER, AND THE CONNECTION THERE TO, SHALL BE USED ONLY FOR AND AS A SANITARY SEWER SYSTEM. NO STORMWATER, RUN-OFF WATER, DOWNSPUTS, 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 DRAINAGE SYSTEM IN A MANNER WHICH IS ACCEPTABLE TO THE CITY.
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.
11. 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 INTERSECTION OF THE STREET CENTERLINES.
12. 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 2023-02-02687 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 AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, INDIVIDUAL SUMP PUMP LATERALS ARE TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS.
14. STORM SEWERS AND TILE DRAINS 12-INCH (12") OR LARGER WITH 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 COLLECTION.
15. ORD. 20-22, § 2, 9-21-20)

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).

NO SUBSTITUTION NOTE:
THE STORM WATER QUALITY UNITS (BMPs) SHOWN ON THESE PLANS SHALL BE THE UNIT INSTALLED DURING THE DEVELOPMENT OF THIS PROPERTY. NO SUBSTITUTIONS WILL BE PERMITTED.

UTILITY CONTACTS

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

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

Sheet List Table

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

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 CUT "X" SIDEWALK EAST SIDE
N 1586071.88 E 204859.73
ELEVATION=811.61

SBM #2 MAG NAIL SET
N 1586071.88 E 204859.73
ELEVATION=813.40

SBM #3 CUT "X" SIDEWALK EAST SIDE
N 1585963.52 E 208456.81
ELEVATION=822.38

GENERAL NOTES

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

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).

CONSTRUCTION NOTES

1. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE CITY OF GREENWOOD PRIOR TO STARTING ANY SITE CONSTRUCTION ACTIVITIES (EXCLUDING BUILDING DEMOLITION IF APPLICABLE). CONTACT THE APPLICABLE CITY OFFICIAL 48 HOURS PRIOR TO THE PROPOSED COMMENCEMENT DATE AT (317) 887-5230.
2. PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, THE STONE BASE LAYERS FOR ALL STREETS, DRIVES AND PARKING LOTS TO BE INSTALLED AND ALL WATER MAINS AND HYDRANTS FOR THE SITE DEVELOPMENT MUST BE INSTALLED PER APPROVED SPECIFICATION AND MADE SERVICEABLE.
3. PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, THE STONE SUB-BASE SHALL BE GRADED AND COMPACTED IN COMPLIANCE WITH THE FIRE DEPARTMENT SPECIFICATIONS. A PROOF ROLL SHALL BE WITNESSED BY THE FIRE DEPARTMENT OF THEIR DESIGNEE. THE CITY OF GREENWOOD FIRE DEPARTMENT SHALL BE NOTIFIED 24 HOURS PRIOR TO THE INSPECTION AT (317) 882-2599.

NOTES

1. NO COVENANTS AND RESTRICTIONS ARE ANTICIPATED AT THIS TIME.
2. THE DEVELOPER/OWNER IS ULTIMATELY RESPONSIBLE TO ENSURE THAT THE PROPOSED PROJECT IS IN COMPLIANCE WITH ALL PLAN COMMISSION AND OR BOARD OF ZONING APPEALS CONDITIONS.
3. THE DEVELOPER/OWNER IS ULTIMATELY RESPONSIBLE TO ENSURE THAT THE PROPOSED PROJECT IS BUILT TO ALL CITY OF GREENWOOD STANDARDS AND SPECIFICATIONS.
4. THE PROJECT ENGINEER/SURVEYOR IS RESPONSIBLE IN ENSURING THAT THE SITE DEVELOPMENT PLANS ARE DESIGNED TO ALL CITY OF GREENWOOD STANDARDS AND SPECIFICATIONS.
5. ALL STORM SEWER/DETENTION FACILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED.

EXISTING ZONING

SUBJECT LAND	RMC	ADJACENT LAND
NORTH	RM	CL
SOUTH	CL	IL
EAST	RM	RMH
WEST	CL	

DEVELOPMENT STANDARDS

(CURRENT 2023 ZONING STANDARDS)

EXISTING ZONING	RMC (RESIDENTIAL MULTI-UNIT COMPLEX)
PROPOSED ZONING	RMC (RESIDENTIAL MULTI-UNIT COMPLEX)
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.

GREENWOOD VILLAGE SOUTH PRIMARY PLAT

ORIGINAL ISSUE:
06/30/2023
KHA PROJECT NO.
170355000

SHEET NUMBER



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

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 Central Railroad; thence Northwest along and along the said right-of-way line 836.37 feet to the place of beginning of the described tract; thence continuing Northwestly along the said right-of-way line 510.47 feet; thence West 1577.86 feet to line 510.47 feet; thence East of the east right-of-way line 300.00 feet east of the east right-of-way line of U.S. Highway 31; thence South parallel to the said right-of-way line 104.44 feet; thence East 87.35 feet; thence deflecting North 89.00 minutes East and running northeasterly 282.21 feet to the place of beginning of the tract; thence East 121.82 feet to the place of beginning of the tract. The 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:

Beginning at a point on the Western Right-of-way line of the Pennsylvania Railroad distant about 677.64 feet East and 165.96 feet South 17 degrees 30 minutes East of the Northwest corner of said Section 18, said line of the Pennsylvania Railroad, thence Grosvenor's Johnson County Add.; running thence West parallel to the North line of said Sections and along the North line of said Section 18, a distance of 1821.12 feet; thence South 12 degrees East of the Eastern line of U. S. Highway 31; thence South deflecting to the left 90 degrees a distance of 25.85 feet; thence South 12 degrees East of the Eastern line of U. S. Highway 31 to the left 90 degrees a distance of 22.85 feet; thence South deflecting to the right 90 degrees a distance of 11.12 feet; thence South 12 degrees East of the Eastern Right-of-way line of said Highway 31, thence Southeasterly along said right of way line 723.20 feet to the intersection of the above measured (2077.68 feet by deed) to the Western Right of way line of the above mentioned railroad; thence along said right of way line of the railroad South 20 degrees East of the line 723.20 feet; thence West 20 degrees 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
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
	IRON MONUMENT		GAS MARKER		SANITARY MANHOLE
	FLAG POLE		GAS METER		VENT PIPE
	MAIL BOX		GAS VALVE		STORM CURB INLET
	UTILITY POLE		AC UNIT		INLET INLET
	POST		AREA LIGHT		STORM ROOF DRAIN
	SOIL BORING		ELECTRICAL BOX		STORM DRAIN MANHOLE
	ANCHOR SYMBOL		ELECTRICAL HAND HOLE		STORM YARD DRAIN
	SIGN		ELECTRICAL METER		FIRE DET. 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		TS		TOE OF BANK
	SS SANITARY SEWER		FIB		UNDERGROUND FIBER OPTIC
	SD STORM DRAIN		OME		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

<h1>DEVELOPMENT STANDARDS</h1> <p>(CURRENT 2023 ZONING STANDARDS)</p>	
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.

