

Staff Report – Plan Commission

Docket #:	PC2024-061	Hearing Date:	January 13, 2025
Applicant:	Terry Sherard, Otte Golf, 681 Sheek Road, Greenwood, IN		
Owner:	Otte Family LP, 683 Sheek Road, Greenwood, IN		
Subject Property:	681 Sheek Road, Greenwood, IN		
Staff Contact:	Kevin Tolloty, tolloty@greenwood.in.gov, 317.887.5230		

Request:

Otte Golf is requesting three (3) landscape waivers from the Unified Development Ordinance:

1. Section 10-03-06 (I) Buffering, to waive the 40-foot buffer between the IC and RM zoned portions of the property.
2. Section 10-03-06 (J)(2)(a) Perimeter Parking Lot Landscaping, to allow existing mini-golf and two (2) trees to replace required 5-foot wide perimeter parking plantings strip.
3. Section 10-03-06 (J)(1)(c) Off-Street Parking Islands, to allow six (6) landscape islands under 180 square feet.
4. Section 10-03-06 (J)(1)(e) Off-Street Parking Islands, to allow two (2) landscape islands to not contain a tree

Location:

The subject property is located on the east side of Sheek Road at the intersection with Grassy Creek Lane. Parcel ID # 41-02-34-034-031.001-025

Existing & Surrounding Land Use:

Existing:	Interstate Commercial (IC), Otte Golf
North:	Interstate Commercial (IC), Camping World
South:	Residential Medium (CM), Single Family Residential (Shiloh Run)
East:	Industrial Large (IL), I-65/Warehouses
West:	Residential Multi-Unit Complex (RMC), Emerald Lakes/Bexley Village Apartments

Recommendations:

1. Staff **recommends approval** of a waiver of Section 10-03-06 (I) Buffering between dissimilar zones. The UDO requires a buffer where the zoning district changes, and there is a zoning change from IC to RM in the middle of the Otte Golf property. This would essentially require a buffer through the middle of their golf course.
2. Staff **recommends approval** of a waiver of Section 10-03-06 (J)(2)(a) Perimeter Parking Lot Landscaping, waiving the requirement for perimeter parking landscaping on the north side of the parking lot. This is an existing parking lot, and the north side is already developed with a nicely landscaped miniature golf course. Additional landscaping around this side of the parking lot would likely be detrimental to the existing landscaping and counter to the goal of this requirement.
3. Staff **recommends approval** of a waiver of Section 10-03-06 (J)(1)(c) Off-Street Parking Islands, minimum size of islands. The waiver request is not about the number or location of parking islands, but rather the minimum size of these islands. As this would be a retrofit of a legal non-conforming parking lot, the size and shape of the parking islands is somewhat dictated by the existing landscape. The purpose of the minimum size is to allow landscaping, particularly trees, to be installed as required. While there will be two islands that will not be able to contain a tree (pending waiver #4), the remaining seven will contain the required landscaping. The two without are primarily impacted by a walkway running between the islands.

4. Staff **recommends approval** of a waiver of Section 10-03-06 (J)(1)(e) Off-Street Parking Islands, number of and minimum diameter of plantings. As mentioned in the previous waiver request, the two smallest islands would not be able to adequately support landscaping due to the walkway and size of the islands. Additionally, the petitioner is requesting to reduce the diameter of plantings from 4 inches to 2 ½ inches. The 2 ½ inch diameter plantings are standard for other landscaping locations and are much more widely available than 4-inch diameter plantings.

Attachments:

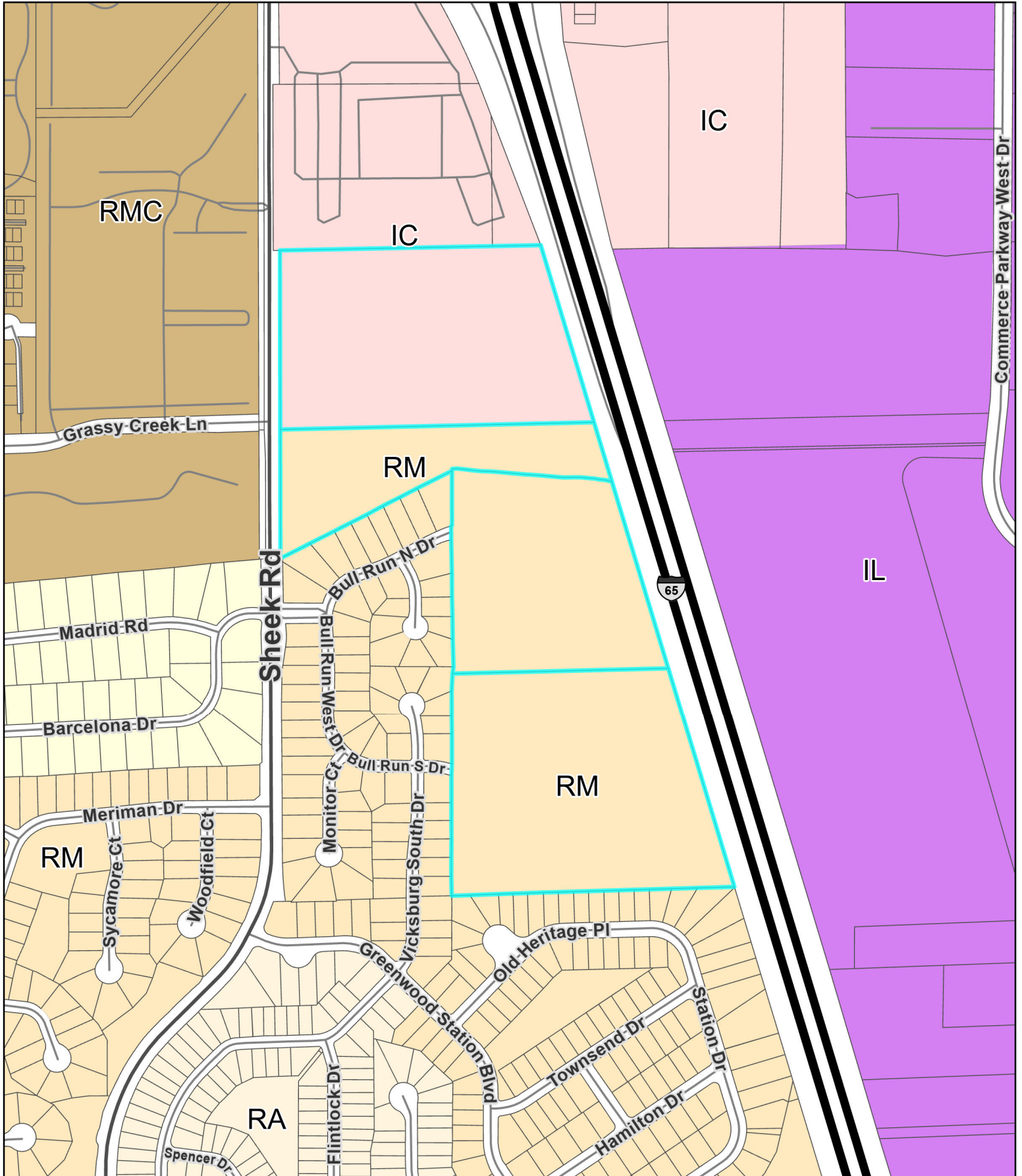
Waiver Request

Petitioner Findings of Fact

Zoning Map

Site/Landscape Plan

Existing Zoning Map



Greenwood City Boundary	CS - Commercial Small	OTR - Old Town Residential	RA - Residential Attached Single-Family
AC - Airport	IC - Interstate Commercial	OS - Open Space	RMC - Residential Multi-Unit Complex
AG - Agriculture	IL - Industrial Large	PUD - Planned Unit Development	RMH - Residential Mobile Home
CL - Commercial Large	IM - Industrial Medium	RL - Residential Large Lot	
CM - Commercial Medium	OT - Old Town	RM - Residential Medium Lot	



NOTICE, PERMITS, and NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING ANY CONSTRUCTION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH THE RESPECTIVE UTILITY COMPANIES, PRIOR TO STARTING ANY CONSTRUCTION.
4. ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE MOST UPDATED SET OF CONSTRUCTION PLANS PRIOR TO COMMENCING CONSTRUCTION.
6. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT INFORMATION TO THE ENGINEERING/SURVEYING COMPANY UPON COMPLETION OF CONSTRUCTION.



Planting Calculation

Type - Location	Requirement	Footage	Plantings Required	EXISTING	PROPOSED
Streetscaping - Sheek Road	1 Tree per 40'	1135.9'	(28.4) = 29 Trees	24 Trees	5 Trees
Perimeter Parking - West side	1 Tree & 3 Shrubs per 35'	219.5'	(6.3) = 7 Trees & (18.8) = 19 Shrubs	7 Trees & 28 Shrubs	0
Perimeter Parking - North side	1 Tree & 3 Shrubs per 35'	124.3'	(3.6) = 4 Trees & (10.7) = 11 Shrubs	2 Trees	WAIVER
Perimeter Parking - South side	1 Tree & 3 Shrubs per 35'	137.5'	(3.9) = 4 Trees & (11.8) = 12 Shrubs	0	4 Trees & 12 Bushes

Plant Material List

Quantity	Minimum Size	Botanical Name	Common Name	Type	Key
24	N/A (existing)	Malus sylvestris	Crabapple	Street Tree (existing)	
5	2.5" Caliper	Acer rubrum	Red Sunset Maple	Street Tree	Ar
24	N/A (existing)	Malus sylvestris	Crabapple	Perimeter Parking (existing)	
4	2.5" Caliper	Acer campestre	Hedge Maple	Perimeter Parking	Ac
9	N/A	Thuja occidentalis	Tater Tot Arborvitae	Shrub Perimeter Parking	To
28	N/A (existing)	Buxus microphylla "Koreana"	Korean Boxwood	Shrub Perimeter Parking (existing)	
7	2.5" Caliper	Acer maximowiczianum	Nikko Maple	Island Tree	Am

NOTE

ALL PARKING LOT LANDSCAPE ISLANDS' GRADE SHALL BE BELOW THE GRADE OF THE PARKING LOT.

TREE AND BUSH NOTE

ALL TREES AND BUSHES SHALL CONFORM TO THE "CITY OF GREENWOOD ZONING ORDINANCE".

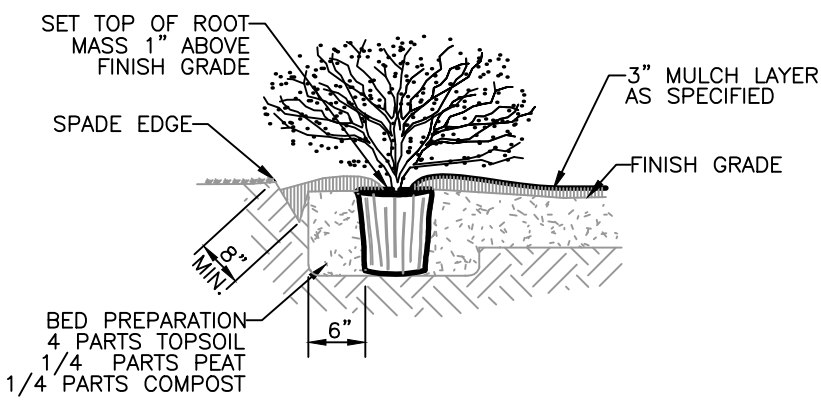
THE TYPES SHOWN ARE FOR THE "TYPE" REFERENCE ONLY. DEVELOPER SHALL PROVIDE THE CITY OF GREENWOOD WITH INFORMATION ABOUT SPECIFIC PLANTINGS, TO ASSURE THAT THE SPECIES THEY USE ARE ON THE "ZONING ORDINANCES" LIST OF ACCEPTABLE TYPES. NO MORE THAN 30% OF THE TOTAL TREES OR SHRUBS SHALL BE A SINGLE PLANT GENUS.

TOPSOIL NOTE

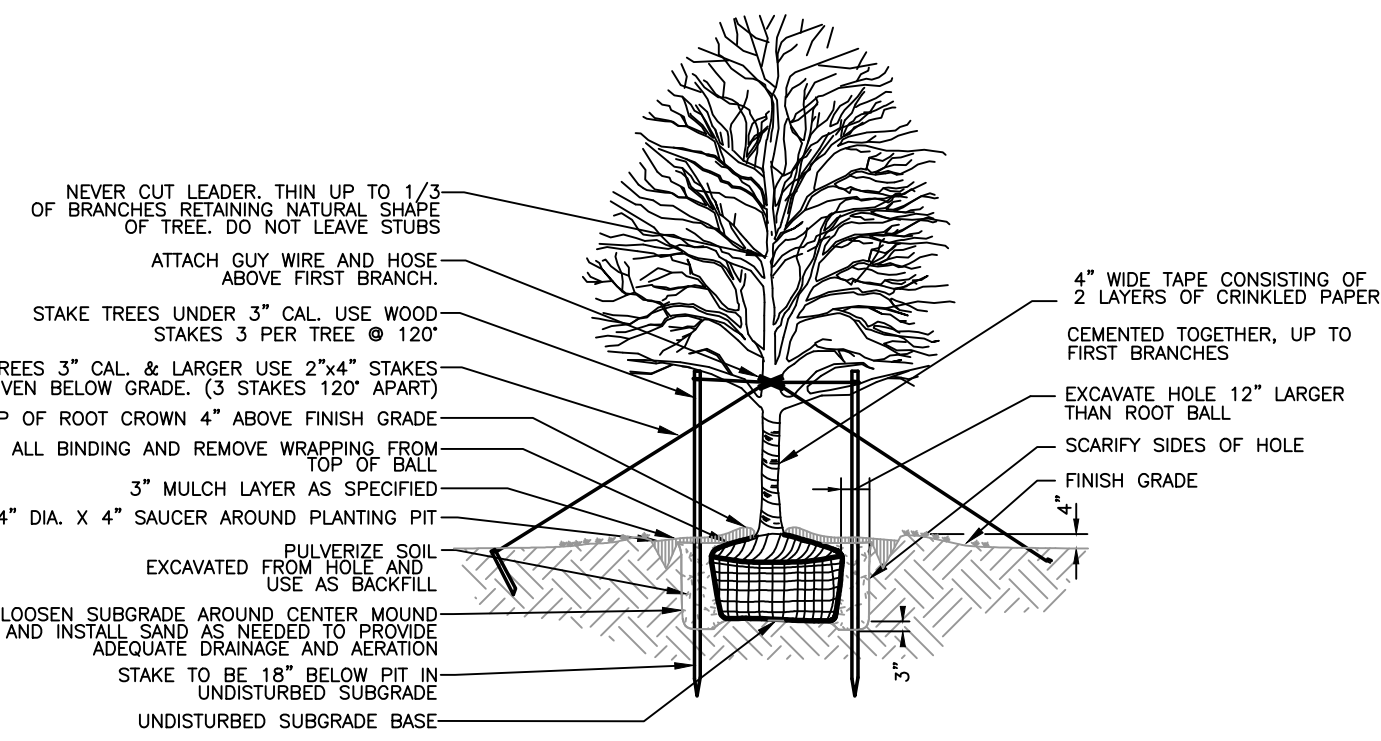
INSTALLATION OF PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT INDUSTRY STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN. THE LANDSCAPE CONTRACTOR SHALL PLACE A COMPACTED LAYER OF 4" TOPSOIL OVER AREAS TO BE ESTABLISHED SHRUB BEDS. SUBSTITUTION MAY BE PERMITTED PROVIDED THE NURSERY CAN DEMONSTRATE THAT THE SUBSTITUTION IS SUPERIOR IN QUALITY AND LESS SUSCEPTIBLE TO INSECT DAMAGE.

LANDSCAPE AREA NOTE (LSA)

THE AREAS LABELED "LSA" ARE LANDSCAPE AREAS WHERE THE MATERIAL TO FINISH THE GENERAL AREA BESIDES THE TREES OR SHRUBS THAT ARE SHOWN SHOULD BE COORDINATED WITH THE OWNERS - I.E. MULCH, ROCK, SEED GRASS ETC. THE MINIMUM ADDITIONAL MATERIAL BEFORE THAT IS DONE WILL BE MULCH PLACED AROUND ALL TREES AND SHRUBS ALONG WITH THE TOPSOIL NOTED ABOVE. THE OTHER OPEN AREAS AS SHOWN ON SHEET C400 ARE TO BE A MINIMUM OF PERMANENT SEED AND MULCH BLANKETS AS SHOWN ON SHEET C500. AREAS WHERE THE MINIMUM SOD IS TO BE PLACED IS SHOWN ON THIS PLAN AND SHEET C400.



SHRUB AND SMALL TREE PLANTING DETAIL NOT TO SCALE



SHADE TREE PLANTING DETAIL NOT TO SCALE

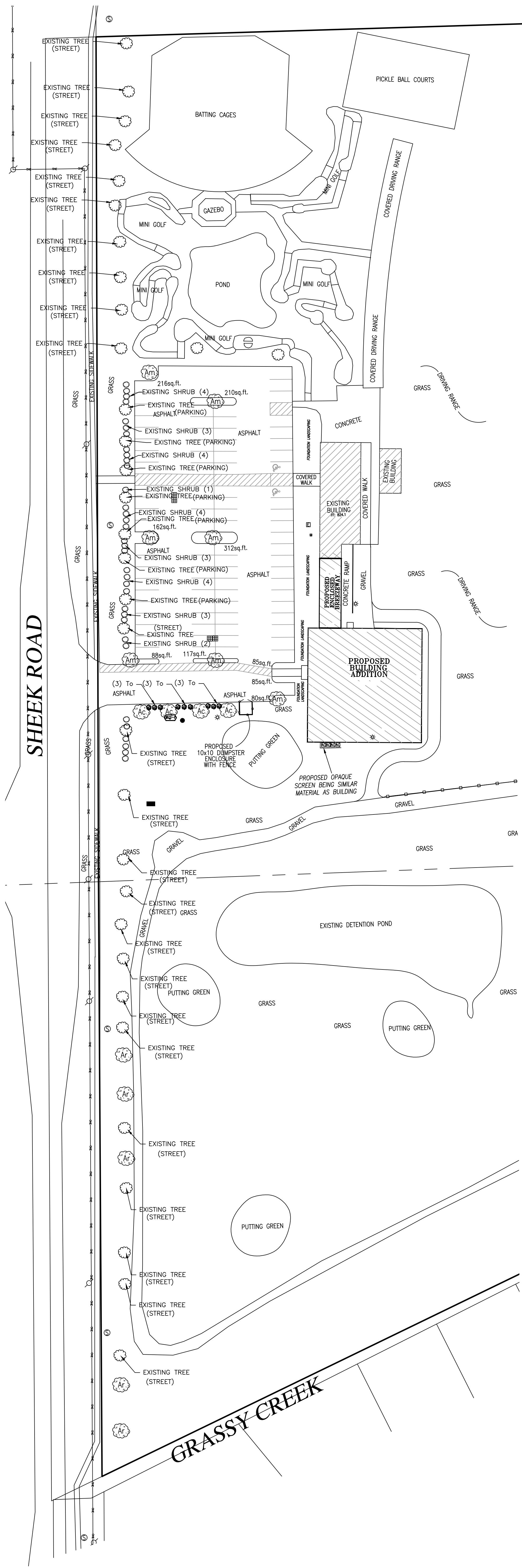
UTILITY STATEMENT:

THE EXISTING UNDERGROUND UTILITIES SHOW HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND/OR EXISTING DRAWINGS. BARKOCY SURVEYING, INC. (B) MAKES NO GUARANTEES THAT THE UTILITY INFORMATION SHOWN COMPRISSES ALL SUCH UTILITIES IN THE AREA. IN SERVICE OR ABANDONED. BARKOCY SURVEYING, INC. FURTHER STATES THAT THE UNDERGROUND UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS.

THIS DRAWING/COMPUTER FILE IS THE PROPERTY OF BARKOCY SURVEYING, INC. (B). ANY REPRODUCTION OR REUSE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THE PROJECT FOR WHICH IT WAS ORIGINALLY INTENDED, WITH OR WITHOUT PERMISSION FROM (B), BY ITS USE AGREES TO INDEMNIFY AND HOLD HARMLESS (B) FROM ANY LOSS, INCLUDING BUT NOT LIMITED TO ATTORNEY FEES, OCCURRING FROM THEIR USE.

TREE PRESERVATION METHODS ARE TO BE ADMINISTERED:

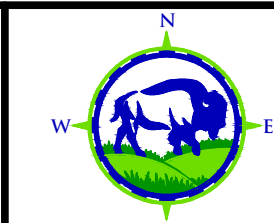
NO TREES ALONG THE EXTERIOR BOUNDARY LINES ARE TO BE DISTURBED. ANY WORK THAT NEEDS TO BE DONE WITHIN THE "DRIP-LINE" OF THE TREES SHALL BE EXECUTED WITH EXTREME CAUTION. CONTRACTOR IS TO COORDINATE WITH DEVELOPER AND GREENWOOD OFFICIALS BEFORE ANY TREE REMOVAL IS DONE WITHIN THE INTERIOR OF THE SITE, OR ALONG ANY COUNTY ROADS.



2645-C-600

JANUARY 8, 2025

C.600



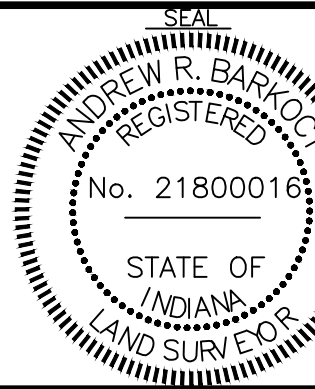
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PREPARED FOR:
OTTE'S FAMILY LP
681 SHEEK ROAD
GREENWOOD, IN 46143

PROJECT NAME:
OTTE GOLF ADDITION
681 SHEEK ROAD
GREENWOOD, JOHNSON COUNTY, INDIANA

SHEET NAME:
DEVELOPMENT PLAN

DATE:	REVISION:



SCALE:
1" = 20'
DRAWN BY:
AB
CHECKED BY:
SB
CERTIFIED BY:
ANDREW BARKOCY

Attachment P: Subdivision, Site Development, Parking and or Landscape Waiver Request

Project Otte Golf Addition

Docket PC2024-061

Waivers from these Regulations.

Where the Plan Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes and intent of these regulations may be served to a greater extent by an alternative proposal, it may approve waivers to these subdivision, site development, and or parking regulations so that substantial justice may be done and the public interest secured, provided that such waivers shall not have the effect of nullifying the intent and purpose of these regulations. Such waivers may be granted upon written request of the applicant stating the reasons for each waiver and may be waived by two-thirds (2/3) of the regular membership of the Plan Commission. (Sec. 10-501: Subdivision Control); (Sec. 10-460: Site Development); (Sec. 10-103: Parking); (Sec. 10-472: Landscape)

The Plan Commission may, in its discretion, authorize and approve waivers from the requirements and standards of these regulations upon finding that the following five criteria have been justified:

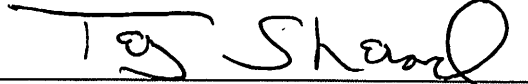
- (1) The approval of the waiver request will not be detrimental to the public safety, health, and welfare, or injurious to property within a reasonable proximity to the subject property involved in the waiver request.
- (2) The strict application of the applicable ordinance standard will result in practical difficulties in the development due to the particular physical surroundings, unique constraints, or topographical conditions of the subject property. These conditions will not substantially alter the character of the subject district or neighborhood.
- (3) The practical difficulties were not self-imposed and cannot be overcome by reasonable design alternatives. Financial hardship does not constitute grounds for a waiver.
- (4) The waiver request is necessary and represents a minimal deviation from explicit ordinance standards.

Attach a separate sheet that thoroughly itemizes, explains, and justifies how each Waiver Request meets the Waiver Guidelines outlined above.

I respectfully request consideration by the Greenwood Plan Commission to waive the requirements established by the following Section(s) of the Greenwood Municipal Code for the Subdivision Control Ordinance, Site Development, Zoning Ordinance as it relates to parking requirements, and Landscaping requirements for the City of Greenwood: (Staff can assist) **NOTE: Do not use this form if requesting a Waiver from the Stormwater Drainage and Sediment Control Ordinance. Contact the City Engineering Department to discuss drainage waiver requests.**

1. Section 10- 03-06-I: 40' buffer between IC&RM. Requesting no buffer
2. Section 10- 03-06-J-2-A: 5' landscape stripe along parking. Request existing mini-golf and 2 trees to replace required plantings.
3. Section 10- 03-06-J-1-C: landscape island shall be a minimum of 180 sq.ft. Requesting to have 6 under 180 sq.ft.
4. Section 10- 03-06-J-1-e: landscape island contain 4" tree. Requesting 2 islands without trees and reduction to 2.5 " caliper

I submit that this request is not in conflict with the Plan Commission's guidelines for review of waiver requests outlined above.



Signature of Applicant

OTTE GOLF ADDITION

40' LANDSCAPE BUFFER BETWEEN IC AND RM

FINDINGS OF FACT

Sec. 10-03-06-I: Buffering. Large Buffer of 40-foot wide with 5 evergreen trees, 4 ornamental trees, and 20 shrubs every 100 feet.

The Request is no buffer between the 2 zonings. The split between the 2 zonings is on the site and in the middle of the existing golf course. The actual residential parcels are 176'-469' South of the IC zoning and the new building is about 411' from the residential parcel. Within this area is all golf course which acts as a buffer between the actual residential use and commercial use.

1. The approval will not be injurious to the public health, safety, morals and general welfare of the community because

the requested elimination is only for the requirement for a landscape buffer within an existing parcel and the golf course acts as a buffer between the Commercial use building and residential lots. The area will remain unchanged and therefore not being injurious to the public health safety, morals and general welfare of the community.

2. The strict application of the applicable ordinance standard will result in practical difficulties in the development due to the particular physical surroundings, unique constraints, or topographical conditions of the subject property. These conditions will not substantially alter the character of the subject district or neighborhood.

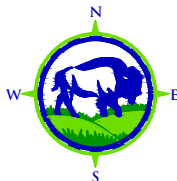
The requirement of a 40 foot landscape strip would be right in the existing golf course. This would change the design of the golf course.

3. The practical difficulties were not self-imposed and cannot be overcome by reasonable design alternatives. Financial hardship does not constitute grounds for a waiver.

The split zoning of the lot was not completed by the owners and zoning was set by the City. The actual residential use lots are over 400 feet from the actual commercial use buildings with the golf course being all between there acting as the landscape buffer. There are also several trees within the area.

4. The waiver request is necessary and represents a minimal deviation from explicit ordinance standards.

The intent of the landscape buffer is to create a break to separate different zoning types. Using the existing golf course with trees and hundreds of feet from the commercial use building to the residential use lots still meets the intent of the landscape buffer.



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OTTE GOLF ADDITION

5' LANDSCAPE PERIMETER PARKING STRIP

FINDINGS OF FACT

Sec. 10-03-06-J-2-A: Perimeter Parking Lot Landscaping. 5' wide landscape strip must be provided at the perimeter of the parking lot.

The Request is to allow the existing mini-golf course and 2 trees along the north side of the parking lot to be considered for the perimeter parking landscaping for the north side of the parking.

1. The approval will not be injurious to the public health, safety, morals and general welfare of the community because

the request is only to allow the existing landscaping and mini-golf course to remain as the perimeter parking landscaping strip along the north side of the parking lot. Within the mini-golf area there are several shrubs, trees, and plantings that surpass the amount of planting that would be required along this edge of the parking lot.

2. The strict application of the applicable ordinance standard will result in practical difficulties in the development due to the particular physical surroundings, unique constraints, or topographical conditions of the subject property. These conditions will not substantially alter the character of the subject district or neighborhood.

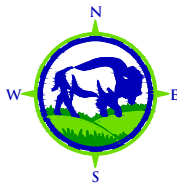
The requirement of a 5' perimeter parking landscaping strip along the north edge of the parking would require reworking the mini-golf area and changing the landscape design for the mini-golf course. Within the mini-golf area there are more than the required plantings along this area just not within 5' of the parking lot edge.

3. The practical difficulties were not self-imposed and cannot be overcome by reasonable design alternatives. Financial hardship does not constitute grounds for a waiver.

This is an existing site that had different landscaping requirements when it was first developed and the mini-golf area is not being redesigned and therefore making this difficult to meet with creating a different landscape design for this area of the mini-golf course.

4. The waiver request is necessary and represents a minimal deviation from explicit ordinance standards.

The intent of the perimeter parking landscape strip is to help block headlights coming from the cars within the parking lot and to help buffer the view of the parking lot from the road or adjoining parcels. The north edge of the parking lot is over 260' from the north property line and within that 260' are multiple shrubs, trees, plantings, mini-golf course, and batting cages all that block the headlight from the parking lot and create a buffer and therefore meeting the intent of the 5' parking landscape strip



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OTTE GOLF ADDITION

180 SQ.FT. LANDSCAPE ISLAND

FINDINGS OF FACT

Sec. 10-03-06-J-1-C: Parking Lot Landscaping. Interior islands must be a minimum of 180 square feet.

The Request is to have 6 islands less than the 180 square feet. The existing parking lot is being reworked to meet the landscape island parking requirement. To make sure to not lose too many parking spaces, 6 of the 9 islands need to be less than the required size. These areas are already existing hatched no parking area and make the most sense to remove to create a landscape island. The others are around the sidewalk of the new entrance to the building addition. However even with the smaller islands the total required landscape island area is still met. The site is required 7 islands at a minimum of 180 square feet which equals 1260 square feet and the total landscape island area proposed is 1355 square feet.

1. The approval will not be injurious to the public health, safety, morals and general welfare of the community because

the requested elimination is only for the landscape islands to be reduced in size but still meet the total square footage of islands required. Therefore it will not be injurious to the public health, safety, morals and general welfare of the community because the pervious area that is required to breakup the impervious area is being met.

2. The strict application of the applicable ordinance standard will result in practical difficulties in the development due to the particular physical surroundings, unique constraints, or topographical conditions of the subject property. These conditions will not substantially alter the character of the subject district or neighborhood.

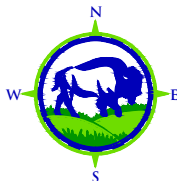
The requirement of being a minimum of 180 square feet would require either a complete new design of existing parking or a larger reduction in the parking spaces. The total square footage of the required parking lot landscaping islands will be met.

3. The practical difficulties were not self-imposed and cannot be overcome by reasonable design alternatives. Financial hardship does not constitute grounds for a waiver.

There were different landscape standards when this site was first developed and therefore there are no existing islands with how the existing parking lot is designed and laid out. The design is to reduce the number of parking spaces that need to be eliminated and still provide the total square footage of the required landscape islands.

4. The waiver request is necessary and represents a minimal deviation from explicit ordinance standards.

The intent of the landscape islands is to break up the impervious surface of the parking lot. The proposed islands are spread out in the parking lot and the total square footage of required landscape islands is met. Therefore the proposed layout meets the intent of the ordinance and is minimal deviation from the ordinance.



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OTTE GOLF ADDITION

LANDSCAPE ISLAND CONTAIN ONE 4" TREE

FINDINGS OF FACT

Sec. 10-03-06-J-1-E: Parking Lot Landscaping. All interior islands must contain at least one tree with a minimum diameter of 4 inches.

The Request is to allow 2 small islands to not have trees and the other islands that contain trees to be the minimum 2 1/2 inches caliper at the time of planting. The 2 islands are by the entry walkway into the addition and are too small to sustain a tree. The site is required to have 7 islands which would require 7 landscape island trees. The proposed site will have 9 islands with trees in 7 of them. We are also requesting that the trees be the standard 2-1/2 inch caliper rather than the required 4 inch.

1. The approval will not be injurious to the public health, safety, morals and general welfare of the community because

the request is only to allow for 2 of the small landscape islands to not have trees and the other 7 to have standard 2-1/2 inch caliper trees planted in them. The minimum required landscape trees will be installed in the other islands.

2. The strict application of the applicable ordinance standard will result in practical difficulties in the development due to the particular physical surroundings, unique constraints, or topographical conditions of the subject property. These conditions will not substantially alter the character of the subject district or neighborhood.

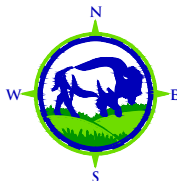
The 2 islands that are being requested to not contain a tree are very small and unable to sustain a tree. They are also located by the walk into the new proposed addition which would cause an issue for the customers walking into the building as they would over hang the walk due to the small size of the island. The standard size tree for most developments is 2-1/2 inch caliper at the time of planting and a 4 inch tree is very large and not easily transported or obtained.

3. The practical difficulties were not self-imposed and cannot be overcome by reasonable design alternatives. Financial hardship does not constitute grounds for a waiver.

There were different landscape standards when this site was first developed and therefore there are no existing islands with how the existing parking lot is designed and laid out. The design is to reduce the number of parking spaces that need to be eliminated and still provide the total square footage of the required landscape islands. To make sure the total square footage of islands were provided this area needed to be included in the island area. However, being a small area, it is not practical for a tree to be located or survive in these islands. The standard size tree for most developments is 2-1/2 inch caliper at the time of planting and a 4 inch tree is very large and not easily transported or obtained.

4. The waiver request is necessary and represents a minimal deviation from explicit ordinance standards.

The proposed site will still provide the required number of landscape island trees which is the intent of the standard. There are extra small islands being provided to make sure the site meets the total square footage of the islands required but they cannot sustain a tree. Therefore we are meeting the overall intent of the standard just not the exact detail of the standard. The standard size tree for most developments is 2-1/2 inch caliper at the time of planting and a 4 inch tree is very large and not easily transported or obtained.



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Aerial Map

