

City of Greenwood Technical Review Committee
February 24, 2025

PC2024-077 Center Grove Primary Plat

Present: Planning Director Gabriel Nelson, City Planner Alyssa Liebman, City Planner Nicki Mueller, City Planner Kevin Tolloty, City Engineer Jim Peck, City Engineering Paul Peoni, City Engineering John Grimes, Stormwater Chris Jones, Fire Marshal Tracy Rumble, Community Relations Ty Hayden, Recording Secretary Stevie Jarrett, Deputy Mayor Terry McLaughlin, Sanitation Superintendent Randy Weathers, JCREMC Caleb Drake

Petitioners: Kevin Sumner SumnerK@weihe.net Taylor Navarre taylor.navarre@lennar.com Paul Lushin paul@lushin.com Spenser Lushin spenser@lushin.com Greg Binter greg.binter@lennar.com

Kevin Sumner presented this project. This is for the primary plat for Center Grove PUD. They resubmitted per the comments. There will be 283 for sale lots to the east, three commercial blocks, and multi-family as well.

Gabriel Nelson, Planning, stated there a few understandings things for Planning. The ordinance has not been recorded at this time. This will need to be recorded to move forward. They are waiting on the final outside review letter for approval. This is scheduled for February 24th at Plan Commission. Mr. Nelson stated it feels best to continue this based on the outstanding comments. Staff will meet internally about this site. The primary plat needs to clarify which roads were public and private. Staff had some naming comments on alleys and streets which will be detailed in the staff comment letter. The outside review letter and ordinance being recorded are the main priority.

Taylor Navarre asked if there were other things needed to move forward. Mr. Nelson suggested reaching out to the Legal departments for info on the legal documents.

Jim Peck, Engineering, mentioned they are looking into street calming as well as the alleys. Comments will be provided in a staff letter.

Chris Jones, Stormwater, had no comments.

Randy Weathers, Sanitation, explained everything has been worked out.

Tracy Rumble, Greenwood Fire Department, had no comments.

Kenneth Seal, Building, had no comments.

Mr. Nelson stated there was information from the Town of Bargersville.

Mr. Sumner asked about the Commonwealth review. Mr. Nelson stated most of the comments were around alleys and streets. Commonwealth was separate from this meeting.

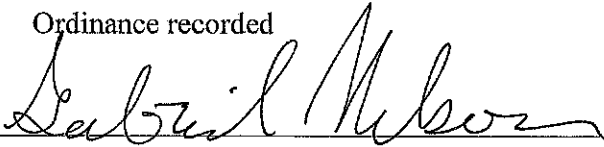
Ms. Mueller stated Commonwealth was aware of expediting, but ultimately, they did have additional time to review it.

City of Greenwood Technical Review Committee
February 24, 2025

Mr. Nelson would be open to have this back on for Tech on February 19. Otherwise, he would recommend continuing the Plan Commission hearing. Plan Commission is the 2nd and 4th Monday of each month.

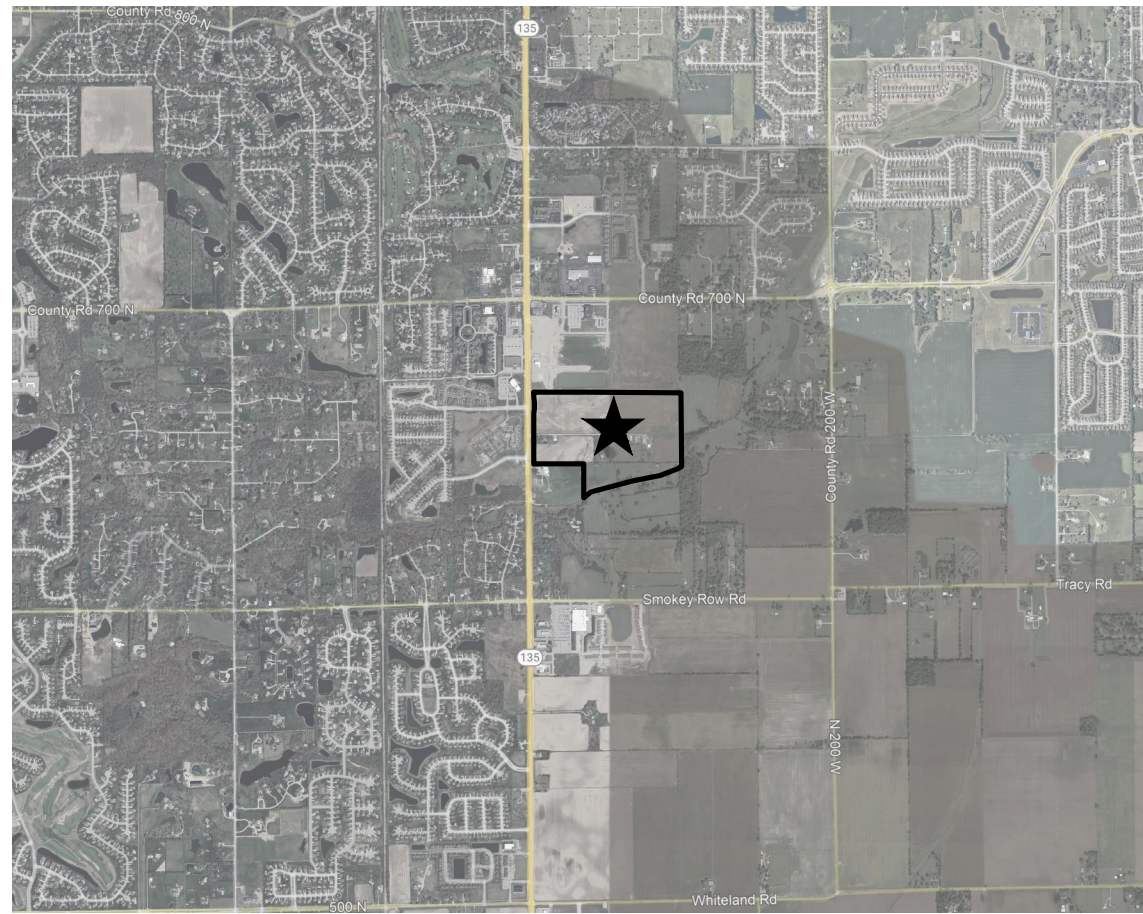
Motion by Mr. Nelson to have this project continued, seconded by Mr. Peck. All ayes. **MOTION CARRIES.** That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES.
With the following standard conditions:

- All staff comments are addressed.
- Outside review comments
- Ordinance recorded

A handwritten signature in cursive script, appearing to read "Gabriel Nelson", is written over a horizontal line.

Chairman

There was discussion about the waivers. Mr. Nelson moved to amend the motion. Motion by Mr. Nelson, seconded by Mr. Rumble. All ayes. **MOTION CARRIES.**



DESIGN DATA

TOTAL ACREAGE	90.47 AC±
BLOCK 1	1.8 AC±
BLOCK 2	3.4 AC±
BLOCK 3	3.3 AC±
BLOCK 4	2.9 AC±
BLOCK 5	2.4 AC±
BLOCK 6	2.7 AC±
BLOCK 7	3.6 AC±
TOWNHOMES & SINGLE FAMILY	51.9 AC±

STREET LENGTHS	
(PUBLIC) SWARTZ CROSSING BLVD	1288'
(PUBLIC) SISTOVA DR	2818'
(PUBLIC) HONEYCOMB WAY	1390'
(PUBLIC) BUMBLEBEE BLVD	2055'
(PUBLIC) FARMHOUSE DR	388'
(PRIVATE) POLLEN LANE	151'
(PUBLIC) HONEYSUCKLE WAY	1061'
(PUBLIC) HICKORY DR	928'
(PUBLIC) AMBERFIELD RD	508'
(PRIVATE) HARVESTVIEW DR	510'
(PUBLIC) ELDERBERRY DR	269'
(PUBLIC) PINECREST DR	242'
(PUBLIC) WILLOWSHADE DR	144'
(PUBLIC) MOSSY BROOK STREET	658'
(PUBLIC) SUGAR TREE DR	245'
(PUBLIC) CEDAR HOLLOW RD	343'

ALLEYS	
BEE HIVE WAY	486'
BEEKEEPER WAY	326'
NECTAR DR	259'
STINGER DR	238'
HACKBERRY DR	320'
LAUREL LN	317'
SUNSET FARMS RD	643'
POPLAR TREE DR	275'
ORANGE BLOSSOM WAY	439'
GOLDENBROOK ST	289'
HUNTER TRAIL DR	256'
SILVERSTONE WAY	630'
CARPENTER DR	152'
ACACIA DR	241'

CURRENT ZONING	PUD
PROPOSED ZONING	PUD
UNDERLYING PUD ZONING	RA,CM,RMC

CONSTRUCTION TIMELINE:
START CONSTRUCTION - JULY 2025
END CONSTRUCTION - JULY 2030

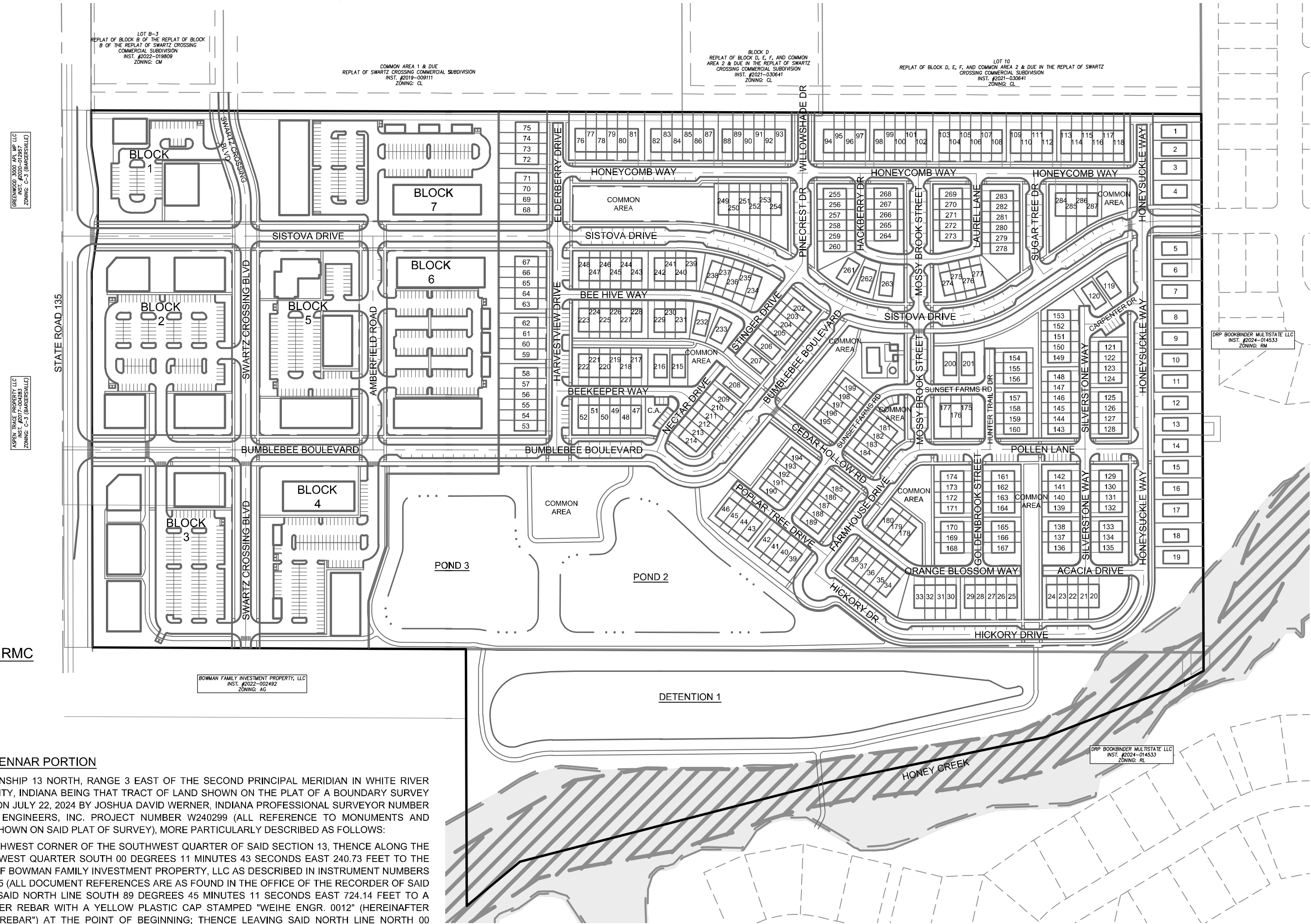
LAND DESCRIPTION - LENNAR PORTION

PART OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA BEING THAT TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT CERTIFIED ON JULY 22, 2024 BY JOSHUA DAVID WERNER, INDIANA PROFESSIONAL SURVEYOR NUMBER LS21200020 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W240299 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER SOUTH 00 DEGREES 11 MINUTES 43 SECONDS EAST 240.73 FEET TO THE NORTH LINE OF THE LAND OF BOWMAN FAMILY INVESTMENT PROPERTY, LLC AS DESCRIBED IN INSTRUMENT NUMBERS 2022-002492 AND 2023-007055 (ALL DOCUMENT REFERENCES ARE AS FOUND IN THE OFFICE OF THE RECORDER OF SAID COUNTY); THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 45 MINUTES 11 SECONDS EAST 724.14 FEET TO A FIVE-EIGHTHS-INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 0012" (HEREINAFTER REFERRED TO AS "WEIHE REBAR") AT THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE NORTH 00 DEGREES 00 MINUTES 01 SECOND WEST 113.37 FEET TO A WEIHE REBAR; THENCE NORTH 16 DEGREES 02 MINUTES 35 SECONDS EAST 138.65 FEET TO A WEIHE REBAR; THENCE NORTH 00 DEGREES 00 MINUTES 01 SECOND WEST 170.77 FEET TO A WEIHE REBAR; THENCE NORTH 89 DEGREES 59 MINUTES 59 SECONDS EAST 266.98 FEET TO A WEIHE REBAR; THENCE NORTH 00 DEGREES 00 MINUTES 01 SECOND WEST 861.54 FEET TO A WEIHE REBAR ON THE NORTH LINE OF THE LAND OF BOWMAN FAMILY INVESTMENT PROPERTY, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2023-01053; THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 48 MINUTES 57 SECONDS EAST 167.72 FEET TO A REBAR ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST 1280.72 FEET TO A WEIHE REBAR ON THE NORTH LINE OF SAID LAND OF BOWMAN FAMILY INVESTMENT PROPERTY, LLC; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 45 MINUTES 11 SECONDS WEST 1386.86 FEET TO THE POINT OF BEGINNING, CONTAINING 51.92 ACRES, MORE OR LESS.

LAND DESCRIPTION - ADDITIONAL LAND FOR DETENTION 1

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 3 EAST, OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, BEING THAT TRACT OF LAND SHOWN ON A SURVEY CERTIFIED ON BY JOSHUA DAVID WERNER, PROFESSIONAL SURVEYOR NUMBER LS21200020 UNDER WEIHE ENGINEERS INC. PROJECT NUMBER W240299 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE EAST LINE OF SAID QUARTER NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST (BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM - INDIANA EAST ZONE (NAD83/2011)) 2390.00 FEET TO THE CENTER OF HONEY CREEK AND THE POINT OF BEGINNING; THENCE ALONG THE CENTER OF SAID CREEK THE FOLLOWING FIVE (5) COURSES:
1) SOUTH 61 DEGREES 55 MINUTES 35 SECONDS WEST 94.75 FEET;
2) SOUTH 68 DEGREES 54 MINUTES 03 SECONDS WEST 315.53 FEET;
3) SOUTH 78 DEGREES 15 MINUTES 05 SECONDS WEST 520.87 FEET;
4) SOUTH 75 DEGREES 35 MINUTES 28 SECONDS WEST 762.36 FEET;
5) SOUTH 90 DEGREES 15 MINUTES 54 SECONDS WEST 163.14 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE LAND OF BOWMAN FAMILY INVESTMENT PROPERTY, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2022-002492 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION THEREOF NORTH 00 DEGREES 11 MINUTES 43 SECONDS WEST PASSING THROUGH A FIVE-EIGHTHS INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 0012" (HEREINAFTER REFERRED TO A REBAR) AT 50.00 FEET, A TOTAL DISTANCE OF 61.16 FEET TO THE NORTH LINE OF THE LAND OF BOWMAN FAMILY INVESTMENT PROPERTY, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2023-007055 IN SAID RECORDERS OFFICE; THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 45 MINUTES 11 SECONDS EAST 1752.22 FEET TO A REBAR ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST 44.09 FEET TO THE POINT OF BEGINNING, CONTAINING 12.71 ACRES, MORE OR LESS.

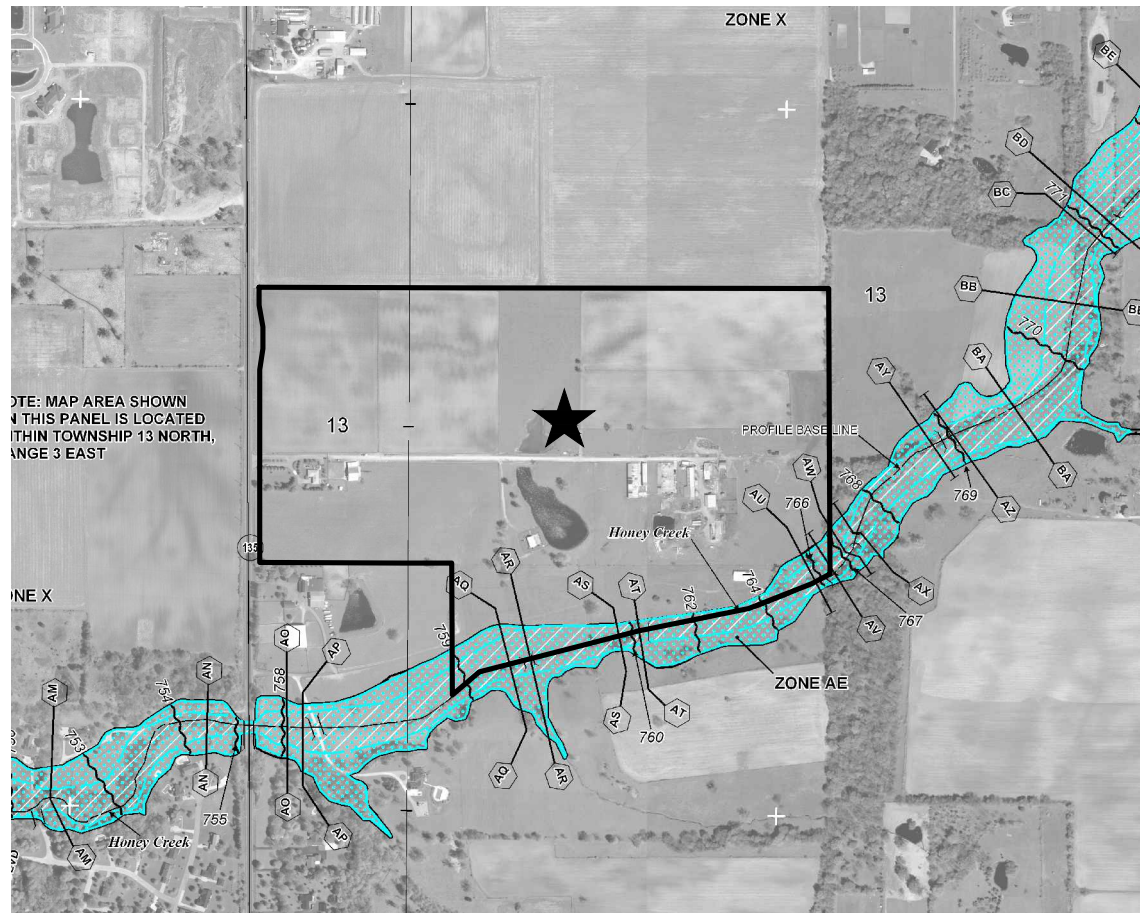
LATITUDE: 40°00'59" N, LONGITUDE: 86°03'44" W



SITE MAP

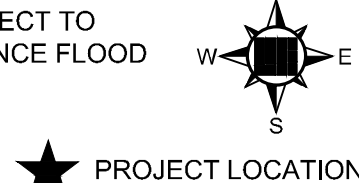
LAND DESCRIPTION - REMAINDER PORTION

PART OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13, MARKED BY A MAG NAIL, THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 11 MINUTES 43 SECONDS WEST 98.45 FEET TO THE SOUTHWEST CORNER OF THE ELLIS PARK, LLC PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 2022-011952 (ALL DOCUMENT REFERENCES ARE AS FOUND IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA) AND THE POINT OF BEGINNING; THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING TWO (2) COURSES: 1) NORTH 00 DEGREES 11 MINUTES 43 SECONDS WEST 138.06; 2) SOUTH 89 DEGREES 41 MINUTES 08 SECONDS EAST 67.22 FEET TO THE EAST LINE OF STATE ROAD 135 AS DESCRIBED IN INSTRUMENT NUMBER 2009-024821; THENCE ALONG SAID EAST LINE THE FOLLOWING FIVE (5) COURSES: 1) NORTH 00 DEGREES 07 MINUTES 37 SECONDS WEST 415.68 FEET; 2) NORTH 00 DEGREES 24 MINUTES 14 SECONDS EAST 101.12 FEET; 3) NORTH 00 DEGREES 07 MINUTES 37 SECONDS WEST 100.00 FEET; 4) NORTH 00 DEGREES 00 MINUTES 01 SECOND WEST 101.12 FEET; 5) NORTH 00 DEGREES 07 MINUTES 37 SECONDS WEST 84.96 FEET TO THE NORTH LINE OF THE ELLIS PARK, LLC PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 2023-01053; THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 48 MINUTES 57 SECONDS EAST 970.24 FEET TO A FIVE-EIGHTHS INCH DIAMETER REBAR WITH A PLASTIC CAP STAMPED "WEIHE ENGR. 0012" (HEREINAFTER REFERRED AS "WEIHE REBAR"); THENCE SOUTH 00 DEGREES 00 MINUTES 01 SECOND EAST 861.54 FEET TO A WEIHE REBAR; THENCE SOUTH 89 DEGREES 59 MINUTES 59 SECONDS WEST 266.98 FEET TO A WEIHE REBAR; THENCE SOUTH 00 DEGREES 00 MINUTES 01 SECOND EAST 170.77 FEET TO A WEIHE REBAR; THENCE SOUTH 16 DEGREES 02 MINUTES 35 SECONDS WEST 138.65 FEET TO A WEIHE REBAR; THENCE SOUTH 00 DEGREES 00 MINUTES 01 SECOND EAST 113.37 FEET TO THE WEST LINE OF THE LAND OF THE BOWMAN FAMILY INVESTMENT PROPERTY, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2022-002492; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 45 MINUTES 11 SECONDS WEST 657.49 FEET TO THE WEST LINE OF STATE ROAD 135 AS DESCRIBED IN INSTRUMENT NUMBER 2009-024821; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 07 MINUTES 37 SECONDS WEST 339.10 FEET TO THE SOUTH LINE OF THE ELLIS PARK, LLC PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 2022-011952; THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 41 MINUTES 08 SECONDS WEST 67.05 FEET TO THE POINT OF BEGINNING CONTAINING 25.84 ACRES, MORE OR LESS.



F.I.R.M. MAP

- SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
- FLOODWAY AREAS
- OTHER FLOOD AREAS



SHEET INDEX

SHEET NO.	DESCRIPTION
P001	TITLE SHEET
P002-P005	EXISTING CONDITIONS
P006	OVERALL SITE PLAN
P007	PRIMARY PLAT
P008-P011	SITE PLAN
P012-P015	UTILITY PLAN
P016-P019	LANDSCAPE PLAN

DRAINAGE STATEMENT

CENTER GROVE PARK INCLUDES PROPOSED STORM INFRASTRUCTURE AND GRADING TO ROUTE DRAINAGE INTO (2) WET PONDS & A DRY DETENTION AREA; DESIGNED PER CITY GREENWOOD'S STANDARDS. WET PONDS WILL OUTLET TO HONEY CREEK; DESIGNED PER JOHNSON COUNTY SURVEYOR'S OFFICE STANDARDS.

STATEMENT OF USE

CENTER GROVE PARK IS A MAJOR SUBDIVISION WITH ASSOCIATED ONSITE INFRASTRUCTURE. OFFSITE IMPROVEMENTS INCLUDE A SANITARY SEWER MAIN EXTENSION AND A WATER MAIN EXTENSION TO SERVICE THE SITE.

PROJECT BM

DNR TBM JOHNSONCO 21, 2008
IN JOHNSON COUNTY, BARGERSVILLE QUADRANGLE, IN THE SW 1/4 OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 3 EAST, 2ND P.M. ABOUT 0.6 MILE SOUTH OF STONES CROSSING AT THE STATE ROAD 136 BRIDGE OVER HONEY CREEK; SET IN THE TOP OF THE NORTHEAST CONCRETE WING WALL OF THE BRIDGE, 30.0 FEET SOUTHEAST OF A UTILITY POLE, ABOUT 15 FEET EAST OF THE EAST METAL GUARDRAIL ALONG THE ROAD, ABOUT 10 FEET BELOW THE ROAD, 0.7 FOOT NORTH OF THE SOUTH FACE OF THE WINGWALL, 0.4 FOOT NORTHWEST OF THE SOUTHEAST FACE OF THE WINGWALL, 0.5 FOOT EAST OF THE EAST FACE OF THE EAST CONCRETE HEADWALL OF THE BRIDGE; A CUT AND CHISELED TRIANGLE.
REVISD 2ND ORDER ELEVATION 2014.
ELEV. 756.89 (NAVD 83)
SITE TBM #201
CUT "X" SET ON THE NORTHEAST SIDE OF A SANITARY SEWER MANHOLE CASTING ON THE NORTH SIDE OF HONEY CREEK, APPROXIMATELY 186 FEET WEST OF A BRANCH OF HONEY CREEK, AND APPROXIMATELY 1024 FEET EAST OF STATE ROAD 135.
ELEV. 756.68 (NAVD 83)
SITE TBM #202
CUT "Y" SET ON THE SOUTHEAST SIDE OF A SANITARY SEWER MANHOLE CASTING ON THE SOUTHEAST SIDE OF HONEY CREEK, APPROXIMATELY 186 FEET EAST FROM A BRIDGE OVER HONEY CREEK ALONG A GRAVEL PATH THAT RUNS TO SOUTH HONEY CREEK ROAD AND BEING APPROXIMATELY 2,510 FEET WEST OF HONEY CREEK ROAD.
ELEV. 755.14 (NAVD 83)

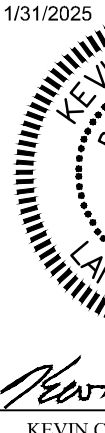
OPERATING AUTHORITIES

GREENWOOD STREET DEPARTMENT CITY OF GREENWOOD 367 S WASHINGTON STREET GREENWOOD, IN 46143 (317) 887-5607 KENNY DUNCAN	DUKE ENERGY (812) 662-2007 JESSICA JACKSON EMAIL: JESSICA.JACKSON@DUKE-ENERGY.COM
VIETREN ENERGY DISTRIBUTION 600 INDUSTRIAL DRIVE FRANKLIN, IN 46131 (317) 736-2986 STEVE WASHBURN	AT&T 240 NORTH MERIDIAN STREET INDIANAPOLIS, IN 46220 (317) 252-4290 JEFF RICE
GREENWOOD STORMWATER 367 S WASHINGTON STREET GREENWOOD, IN 46143 (317) 887-4711 CHRIS JONES	GREENWOOD PLANNING 300 S MADISON AVENUE GREENWOOD, IN 46142 (317) 887-5230 JIM PECK
GREENWOOD SANITATION DEPARTMENT 367 S WASHINGTON STREET GREENWOOD, IN 46143 (317) 888-1254 RANDY WEATHERS	JOHNSON COUNTY SURVEYOR 86 EAST COURT STREET FRANKLIN, INDIANA 46131 (317) 346-4341 GREGG CANTWELL
TOWIN OF BARGERSVILLE - WATER 24 NORTH MAIN STREET - PO BOX 24 BARGERSVILLE, IN 46106 (317) 422-3170 KEVIN KILLINGER	JOHNSON COUNTY REMC 750 INTERNATIONAL DRIVE FRANKLIN, IN 46131 317-738-7639 CALEB DRAKE DRAKEC@JCREMC.COM
COMCAST 2520 ENDRESS PLACE GREENWOOD, IN 46143 (317) 204-4197	

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 /ax

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

PROJECT NO:	W240299
DWG NAME:	PROJ TITLE SHEET
DESIGNED BY:	BP
DRAWN BY:	BP
CHECKED BY:	KCS
DATE:	08/22/2024



KEVIN C. SUMNER P.E. #20400011

LENNAR
CENTER GROVE PARK
3111 S. STATE ROAD 135, GREENWOOD, IN 46143
TITLE SHEET

PREPARED FOR:
SHEET NO.
PROJECT NO.
W240299

P001

LOCATION: H:\2024\W40299\Engineering\landscaping\landscaping.plt\W40299 - Existing Conditions.dwg
DATE/TIME: January 31, 2025 - 12:44pm
PLOTTER BY: weihb

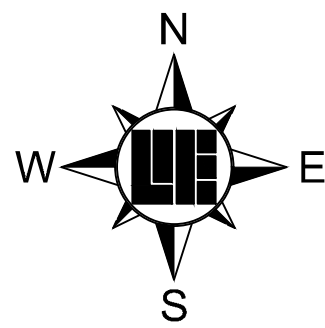
LENNAR

PLANS PREPARED FOR
LENNAR HOMES OF INDIANA LLC,
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
TELEPHONE: (317) 659-3232
CONTACT PERSON: STU HUCKELBERRY
EMAIL: STUART.HUCKELBERRY@LENNAR.COM



PLANS PREPARED BY
WEIHE ENGINEERS, INC.,
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: SUMNERK@WEIHE.NET

- LEGEND**
- = PROPERTY BOUNDARY
 - - - = ADJOINER
 - - - = RIGHT-OF-WAY LINE
 - - - = EXISTING EASEMENT
 - - - = EASEMENT
 - - - = EXISTING OVERHEAD UTILITY & POLE
 - - - = EXISTING TREE LINE
 - ⊙ = EXISTING SANITARY MANHOLE
 - ⊙ = EXISTING STORM SEWER INLET
 - ⊙ = EXISTING STORM SEWER MANHOLE
 - ⊙ = EXISTING WATER & HYDRANT
 - ⊙ = EXISTING FENCE
 - - - = DRAINAGE & UTILITY EASEMENT
 - - - = DRAINAGE UTILITY & SANITARY EASEMENT
 - - - = RIGHT-OF-WAY
 - - - = BACK TO BACK (CURB)
 - - - = BASE FLOOD ELEVATION
 - - - = VARIABLE
 - - - = EXISTING
 - - - = REGULATED DRAINAGE EASEMENT
 - - - = ELEVATION
 - - - = BENCHMARK
- D.&U.E.
D.U.&S.S.E.
ROW
B-B
BFE
VAR.
EX.
R.D.E.
ELEV.



SCALE: 1" = 50'
0 25 50 100



Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO DIG ANY
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PROJECT BM
DNR TBM JOHNSONCO 21, 2008
IN JOHNSON COUNTY, BARGERSVILLE QUADRANGLE, IN THE SW 1/4 OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 3 EAST,
2ND P.M.; ABOUT 0.8 MILE SOUTH OF STONES CROSSING, AT THE STATE ROAD 135 BRIDGE OVER HONEY CREEK, SET IN
THE TOP OF THE NORTHEAST CONCRETE WING WALL OF THE BRIDGE, 38.0 FEET SOUTH-SOUTHEAST OF A UTILITY POLE,
ABOUT 15 FEET EAST OF THE EAST METAL GUARDRAIL ALONG THE ROAD, ABOUT 10 FEET BELOW THE ROAD, 0.7 FOOT
NORTH OF THE SOUTH FACE OF THE WINGWALL, 0.8 FOOT NORTHWEST OF THE SOUTHEAST FACE OF THE WINGWALL, 0.5
FOOT EAST OF THE EAST FACE OF THE EAST CONCRETE HEADWALL OF THE BRIDGE, A CUT AND CHISELED TRIANGLE.
REVISED 2ND ORDER ELEVATION 2014.
ELEV. 756.89 (NAVD 88)

SITE TBM #201
CUT "X" SET ON THE NORTHEAST SIDE OF A SANITARY SEWER MANHOLE CASTING ON THE NORTH SIDE OF HONEY CREEK,
APPROXIMATELY 185 FEET EAST FROM A BRIDGE OVER HONEY CREEK ALONG A GRAVEL PATH THAT RUNS TO
SOUTH HONEY CREEK ROAD AND BEING APPROXIMATELY 2,510 FEET WEST OF HONEY CREEK ROAD.
ELEV. 756.68 (NAVD 88)

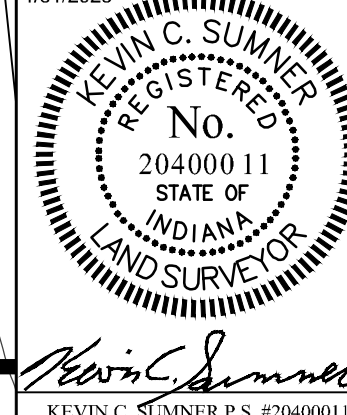
SITE TBM #202
CUT "Y" SET ON THE SOUTHEAST SIDE OF A SANITARY SEWER MANHOLE CASTING ON THE SOUTHEAST SIDE OF HONEY
CREEK, APPROXIMATELY 185 FEET EAST FROM A BRIDGE OVER HONEY CREEK ALONG A GRAVEL PATH THAT RUNS TO
SOUTH HONEY CREEK ROAD AND BEING APPROXIMATELY 2,510 FEET WEST OF HONEY CREEK ROAD.
ELEV. 755.74 (NAVD 88)

LENNAR

PREPARED FOR:
CENTER GROVE PARK
3111 S. STATE ROAD 135, GREENWOOD, IN 46143

EXISTING CONDITIONS
Part of the NW & SW Quarter of Section 13, Township 13 North, Range 3 East, White River Township, Johnson County, Indiana

SHEET NO.
P002
PROJECT NO.
W240299



KEVIN C. SUMNER P.S. #20400011

REVISIONS AND ISSUES		DATE	BY	PROJECT NO.
				W240299
				DWG NAME
				P002 Existing Cond
				DESIGNED BY
				BP
				DRAWN BY
				BP
				CHECKED BY:
				KCS
				DATE
				08/27/2024

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihb.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

PLANS PREPARED BY
WEIHE ENGINEERS, INC.
 10505 N. COLLEGE AVE.
 INDIANAPOLIS, INDIANA 46280
 TELEPHONE: (317) 846-6611
 FAX: (317) 843-0546
 CONTACT PERSON: KEVIN SUMNER, P.S.
 EMAIL: SUMNERK@WEIHE.NET

	= PROPERTY BOUNDARY
	= ADJOINER
	= RIGHT-OF-WAY LINE
	= EXISTING EASEMENT
	= EASEMENT
	= EXISTING OVERHEAD UTILITY & POLE
	= EXISTING TREE LINE
	= EXISTING SANITARY MANHOLE
	= EXISTING STORM SEWER INLET
	= EXISTING STORM SEWER MANHOLE
	= EXISTING WATER & HYDRANT
	= EXISTING FENCE
D.&U.E.	= DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	= DRAINAGE UTILITY & SANITARY EASEMENT
ROW	= RIGHT-OF-WAY
B-B	= BACK TO BACK (CURB)
BFE	= BASE FLOOD ELEVATION
VAR.	= VARIABLE
EX.	= EXISTING
R.D.E.	= REGULATED DRAINAGE EASEMENT
ELEV.	= ELEVATION
	= BENCHMARK



PROJECT NO.		W240299	
SHEET NO.		P003	
PREPARED FOR:		CENTER GROVE PARK	
		3111 S. STATE ROAD 135, GREENWOOD, IN 46143	
EXISTING CONDITIONS		Part of lot NW & SW Quarter of Section 13, Township 13 North, Range 3 East, White River Township, Johnson County, Indiana	
LENNAR			

LOCATION: H:\2024\W240299\Engineering\landscaping\landscaping.plt\W240299.dwg
DATE/TIME: January 31, 2025 - 12:44pm
PLOTTER BY: weihe

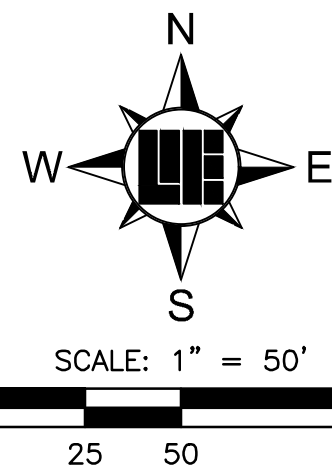
LENNAR

PLANS PREPARED FOR
LENNAR HOMES OF INDIANA LLC,
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
TELEPHONE: (317) 659-3232
CONTACT PERSON: STU HUCKELBERRY
EMAIL: STUART.HUCKELBERRY@LENNAR.COM



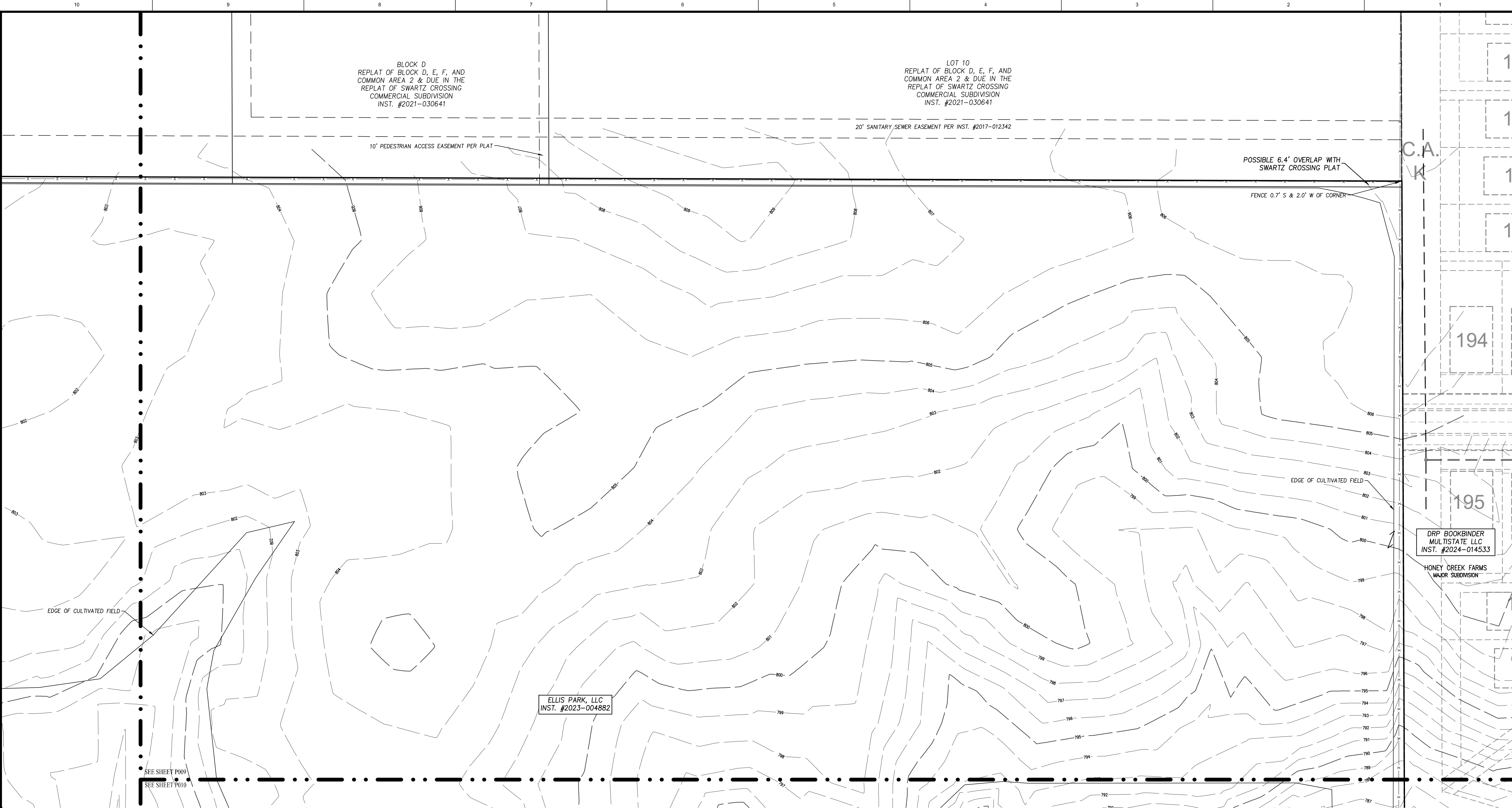
PLANS PREPARED BY
WEIHE ENGINEERS, INC.,
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: SUMNERK@WEIHE.NET

- LEGEND**
- = PROPERTY BOUNDARY
 - - -= ADJOINER
 - - -= RIGHT-OF-WAY LINE
 - - -= EXISTING EASEMENT
 - - -= EASEMENT
 - - -= EXISTING OVERHEAD UTILITY & POLE
 - - -= EXISTING TREE LINE
 - ⊙= EXISTING SANITARY MANHOLE
 - ⊙= EXISTING STORM SEWER INLET
 - ⊙= EXISTING STORM SEWER MANHOLE
 - ⊙= EXISTING WATER & HYDRANT
 - = EXISTING FENCE
 - D.U.E.= DRAINAGE & UTILITY EASEMENT
 - D.U.&S.E.= DRAINAGE UTILITY & SANITARY EASEMENT
 - ROW= RIGHT-OF-WAY
 - B-B= BACK TO BACK (CURB)
 - BFE= BASE FLOOD ELEVATION
 - VAR.= VARIABLE
 - EX.= EXISTING
 - R.D.E.= REGULATED DRAINAGE EASEMENT
 - ELEV.= ELEVATION
 - ⊙= BENCHMARK



811
Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PROJECT BM
DNR TBM JOHNSONCO 21, 2008
IN JOHNSON COUNTY, BARGERSVILLE QUADRANGLE, IN THE SW ¼ OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 3 EAST,
2ND P.M.; ABOUT 0.8 MILE SOUTH OF STONES CROSSING, AT THE STATE ROAD 135 BRIDGE OVER HONEY CREEK, SET IN
THE TOP OF THE NORTHEAST CONCRETE WING WALL OF THE BRIDGE, 38.0 FEET SOUTH-SOUTHEAST OF A UTILITY POLE,
ABOUT 15 FEET EAST OF THE EAST METAL GUARDRAIL, ALONG THE ROAD, ABOUT 10 FEET BELOW THE ROAD, 0.7 FOOT
NORTH OF THE SOUTH FACE OF THE WINGWALL, 0.8 FOOT NORTHWEST OF THE SOUTHEAST FACE OF THE WINGWALL, 0.5
FOOT EAST OF THE EAST FACE OF THE EAST CONCRETE HEADWALL OF THE BRIDGE, A CUT AND CHISELED TRIANGLE.
REVISED 2ND ORDER ELEVATION 2014.
ELEV. 756.89 (NAVD 88)
SITE TBM #201
CUT "X" SET ON THE NORTHEAST SIDE OF A SANITARY SEWER MANHOLE CASTING ON THE NORTH SIDE OF HONEY CREEK,
APPROXIMATELY 196 FEET WEST OF A BRANCH OF HONEY CREEK, AND APPROXIMATELY 1026 FEET EAST OF STATE ROAD
135.
ELEV. 756.68 (NAVD 88)
SITE TBM #202
CUT "X" SET ON THE SOUTHEAST SIDE OF A SANITARY SEWER MANHOLE CASTING ON THE SOUTHEAST SIDE OF HONEY
CREEK, APPROXIMATELY 185 FEET EAST FROM A BRIDGE OVER HONEY CREEK ALONG A GRAVEL PATH THAT RUNS TO
SOUTH HONEY CREEK ROAD AND BEING APPROXIMATELY 2,510 FEET WEST OF HONEY CREEK ROAD.
ELEV. 755.74 (NAVD 88)



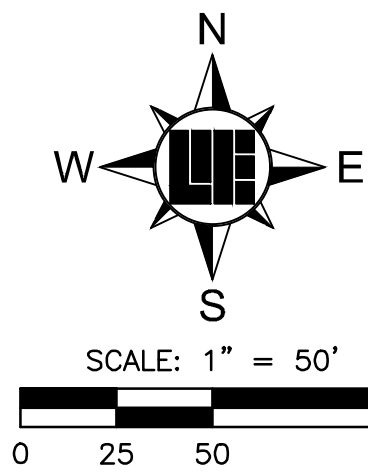
LOCATION: I:\2024\W240299\Engineering\plan\primary\plan\007 Primary Plat.dwg
DATE/TIME: January 31, 2025 - 1:51pm
PLOTTER BY: weihe

LENNAR

PLANS PREPARED FOR
LENNAR HOMES OF INDIANA LLC,
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
TELEPHONE: (317) 659-3232
CONTACT PERSON: STU HUCKELBERRY
EMAIL: STUART.HUCKELBERRY@LENNAR.COM



PLANS PREPARED BY
WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: SUMNERK@WEIHE.NET



DEVELOPMENT STANDARDS FOR CENTER GROVE PARK PUD			
ZONED: PUD (ESTABLISHED IN ORD-24-47)			
	COMMERCIAL MIXED-USE (CM STANDARDS)	MULTI-FAMILY AREA (RMC STANDARDS)	SINGLE-FAMILY AREA (RA STANDARDS)
LOT SIZE	0.5 ACRES MIN, 20 ACRES MAX	4 ACRES MIN, NO MAX	2,160 SQ FT MIN, NO MAX
COMBINED FRONT YARD SETBACK / UTILITY EASEMENT	20'	20'	10'
COMBINED SIDE YARD SETBACK / UTILITY EASEMENT	20'	20'	10'
COMBINED REAR YARD SETBACK / UTILITY EASEMENT	20'	20'	20'
BUILDING SEPARATION	20'	20'	-
	BLOCKS 1-3: UP TO 15 LOTS	BLOCKS 4-7	LOTS 1-289

- LEGEND**
- = PROPERTY BOUNDARY
 - - - = ADJOINER
 - - - = RIGHT-OF-WAY LINE
 - - - = EXISTING EASEMENT
 - - - = EASEMENT
 - - - = PROPOSED CURB
 - - - = PROPOSED CENTERLINE
 - - - = NORMAL POOL
 - 21 = LOT NUMBER
 - ROW = RIGHT-OF-WAY
 - B-S = BACK TO BACK (CURB)
 - EX = EXISTING
 - R.D.E. = REGULATED DRAINAGE EASEMENT
 - P.E. = PEDESTRIAN EASEMENT

LENNAR

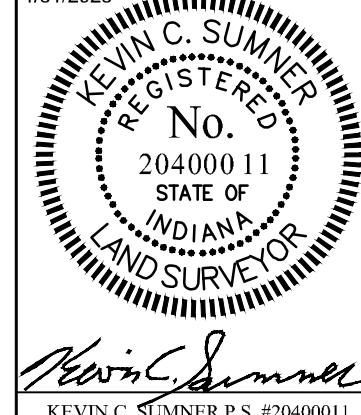
PREPARED FOR:
CENTER GROVE PARK

3111 S. STATE ROAD 135, GREENWOOD, IN 46143

PRIMARY PLAT

SHEET NO.
P007

PROJECT NO.
W240299



KEVIN C. SUMNER P.S. #20400011

REVISIONS AND ISSUES

DATE	BY	REVISIONS AND ISSUES
1/31/2025		

PROJECT NO:	W240299
DWG NAME:	P007 Primary Plat
DESIGNED BY:	WEIHE
DRAWN BY:	BP
CHECKED BY:	KCS
DATE:	08/22/2024

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

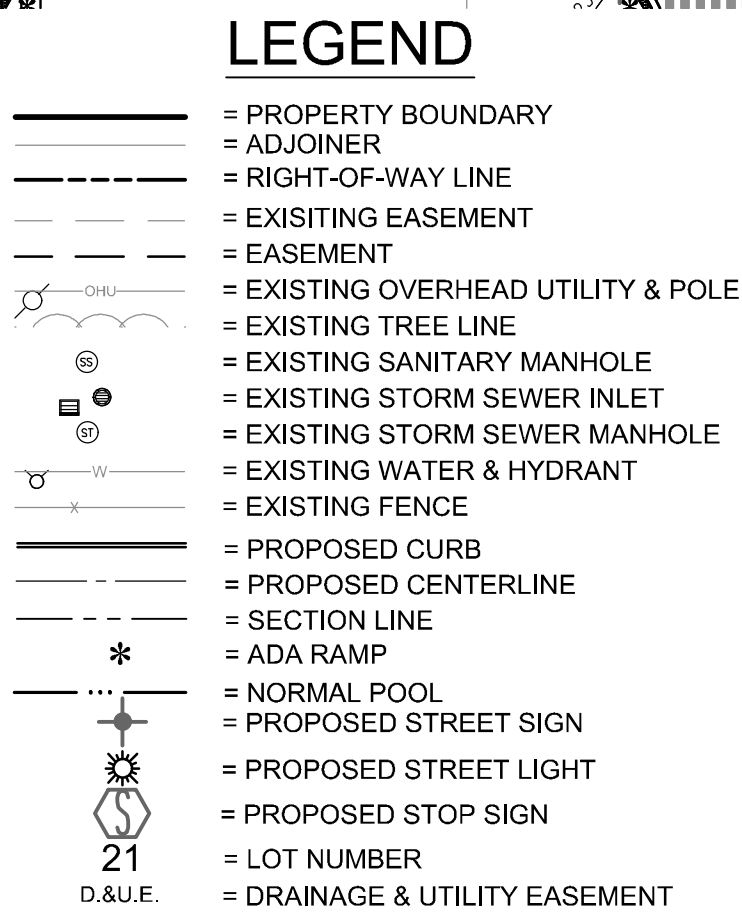
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

LENNAR

PLANS PREPARED FOR
LENNAR HOMES OF INDIANA LLC,
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
TELEPHONE: (317) 659-3232
CONTACT PERSON: STU HUCKELBERRY
EMAIL: STUART.HUCKELBERRY@LENNAR.COM

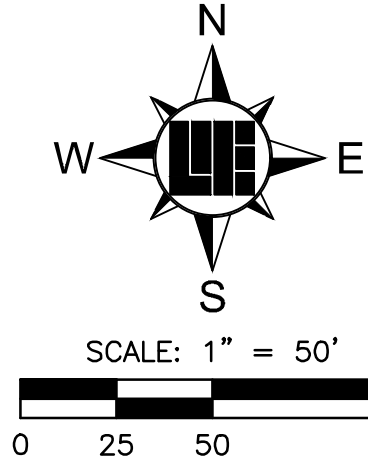


PLANS PREPARED BY
WEIHE ENGINEERS, INC.,
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: SUMNERK@WEIHE.NET



C.A. = COMMON AREA
D.U.&S.E. = DRAINAGE UTILITY & SANITARY EASEMENT
ROW = RIGHT-OF-WAY
B-B = BACK TO BACK (CURB)
BFE = BASE FLOOD ELEVATION
VAR. = VARIABLE
EX. = EXISTING
R.D.E. = REGULATED DRAINAGE EASEMENT
ELEV. = ELEVATION
= PROPOSED GUARDRAIL
= BENCHMARK

= COMMERCIAL BUILDINGS
= MULTI-FAMILY
= TOWNHOMES
= SINGLE FAMILY



811
Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-2.6
IT IS SOLEMNLY THE DUTY OF EVERY
PERSON LOCATING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C1	14.68'	337.00'	002	N88° 31' 08"E	14.68'
C2	15.30'	265.00'	003	S88° 06' 48"W	15.29'
C3	141.37'	90.00'	090	S44° 46' 00"W	127.28'
C4	28.69'	65.00'	025	N77° 35' 24"W	28.45'
C5	33.18'	83.00'	023	S78° 46' 48"E	32.96'
C6	14.43'	65.00'	013	N58° 35' 16"W	14.40'
C7	21.87'	83.00'	015	S59° 46' 40"E	21.81'
C8	37.84'	60.00'	036	S19° 42' 22"W	37.21'
C9	3.17'	1.95'	093	N44° 52' 36"W	2.83'
C10	58.12'	231.00'	014	S63° 00' 43"W	57.97'
C11	38.94'	18.00'	124	S62° 12' 53"E	31.78'
C12	8.31'	18.00'	026	S12° 59' 47"W	8.24'
C13	5.07'	18.00'	016	N08° 17' 52"W	5.05'
C14	28.27'	18.00'	090	N45° 14' 26"W	25.45'
C15	28.27'	18.00'	090	N44° 46' 00"E	25.46'
C16	5.07'	18.00'	016	N07° 49' 50"E	5.05'

C17	89.54'	369.00'	014	S65° 02' 40"W	89.32'
C18	5.07'	18.00'	016	S08° 17' 49"E	5.05'
C19	28.27'	18.00'	090	S45° 14' 00"E	25.46'
C20	28.27'	18.00'	090	N44° 46' 00"E	25.46'
C21	28.27'	18.00'	090	N45° 14' 00"W	25.46'
C22	5.07'	18.00'	016	N07° 49' 50"E	5.05'
C23	36.55'	57.00'	037	N70° 35' 59"W	35.93'
C24	20.72'	105.00'	011	N57° 49' 31"E	20.69'
C25	25.28'	105.00'	014	N45° 16' 32"E	25.22'
C26	4.03'	18.00'	013	S31° 21' 06"W	4.03'
C27	4.03'	18.00'	013	S44° 11' 29"W	4.03'
C28	28.27'	18.00'	090	S07° 13' 42"E	25.46'
C29	28.27'	18.00'	090	N82° 46' 18"E	25.46'
C30	4.03'	18.00'	013	N31° 21' 07"E	4.03'
C31	4.03'	18.00'	013	N44° 11' 29"E	4.03'
C32	9.57'	83.00'	007	N41° 04' 31"E	9.57'
C33	20.04'	173.76'	007	S41° 04' 31"W	20.03'
C34	73.10'	173.76'	024	S56° 25' 50"W	72.56'
C35	34.92'	83.00'	024	N56° 25' 50"E	34.66'

PREPARED FOR:

CENTER GROVE PARK

3111 S. STATE ROAD 135, GREENWOOD, IN 46143

SHEET NO.

P008

PROJECT NO.
W240299

SITE PLAN

Part of the NW & SW Quarter of Section 13, Township 13 North, Range 3 East, White River Township, Johnson County, Indiana

REGISTERED

KEVIN C. SUMNER
No. 204000
STATE OF INDIANA
LAND SURVEYOR

REVISIONS AND ISSUES

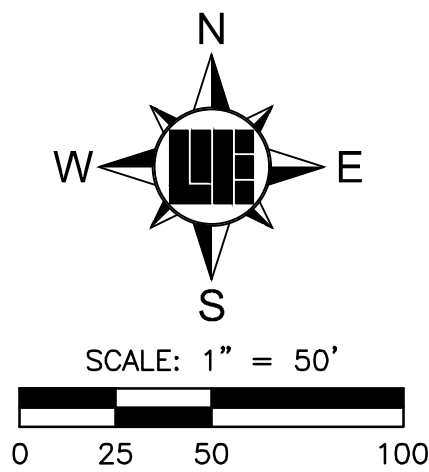
PROJECT NO.: W240299
DWG NAME: P008 Site Plan
DESIGNED BY: WEIHE
DRAWN BY: BP
CHECKED BY: KCS
DATE: 08/22/2024

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

10505 N. College Avenue
Indianapolis, Indiana 46280
weih.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

LEGEND

- = PROPERTY BOUNDARY
- = ADJOINER
- = RIGHT-OF-WAY LINE
- = EXISTING EASEMENT
- = EASEMENT
- = EXISTING OVERHEAD UTILITY & POLE
- = EXISTING TREE LINE
- = EXISTING SANITARY MANHOLE
- = EXISTING STORM SEWER INLET
- = EXISTING STORM SEWER MANHOLE
- = EXISTING WATER & HYDRANT
- = EXISTING FENCE
- = PROPOSED CURB
- = PROPOSED CENTERLINE
- = SECTION LINE
- = ADA RAMP
- = NORMAL POOL
- = PROPOSED STREET SIGN
- = PROPOSED STREET LIGHT
- = PROPOSED STOP SIGN
- = LOT NUMBER
- C.A.
- D.&U.E.
- D.U.&S.S.E.
- ROW
- B-B
- BFE
- VAR.
- EX.
- R.D.E.
- ELEV.
- = COMMON AREA
- = DRAINAGE & UTILITY EASEMENT
- = DRAINAGE UTILITY & SANITARY EASEMENT
- = RIGHT-OF-WAY
- = BACK TO BACK (CURB)
- = BASE FLOOD ELEVATION
- = VARIABLE
- = EXISTING
- = REGULATED DRAINAGE EASEMENT
- = ELEVATION
- = PROPOSED GUARDRAIL
- = BENCHMARK



Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week
PER INDIANA STATE LAW I.C. 8-1-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTICING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

- = COMMERCIAL BUILDINGS
- = MULTIFAMILY
- = TOWNHOMES
- = SINGLE FAMILY

LENNAR

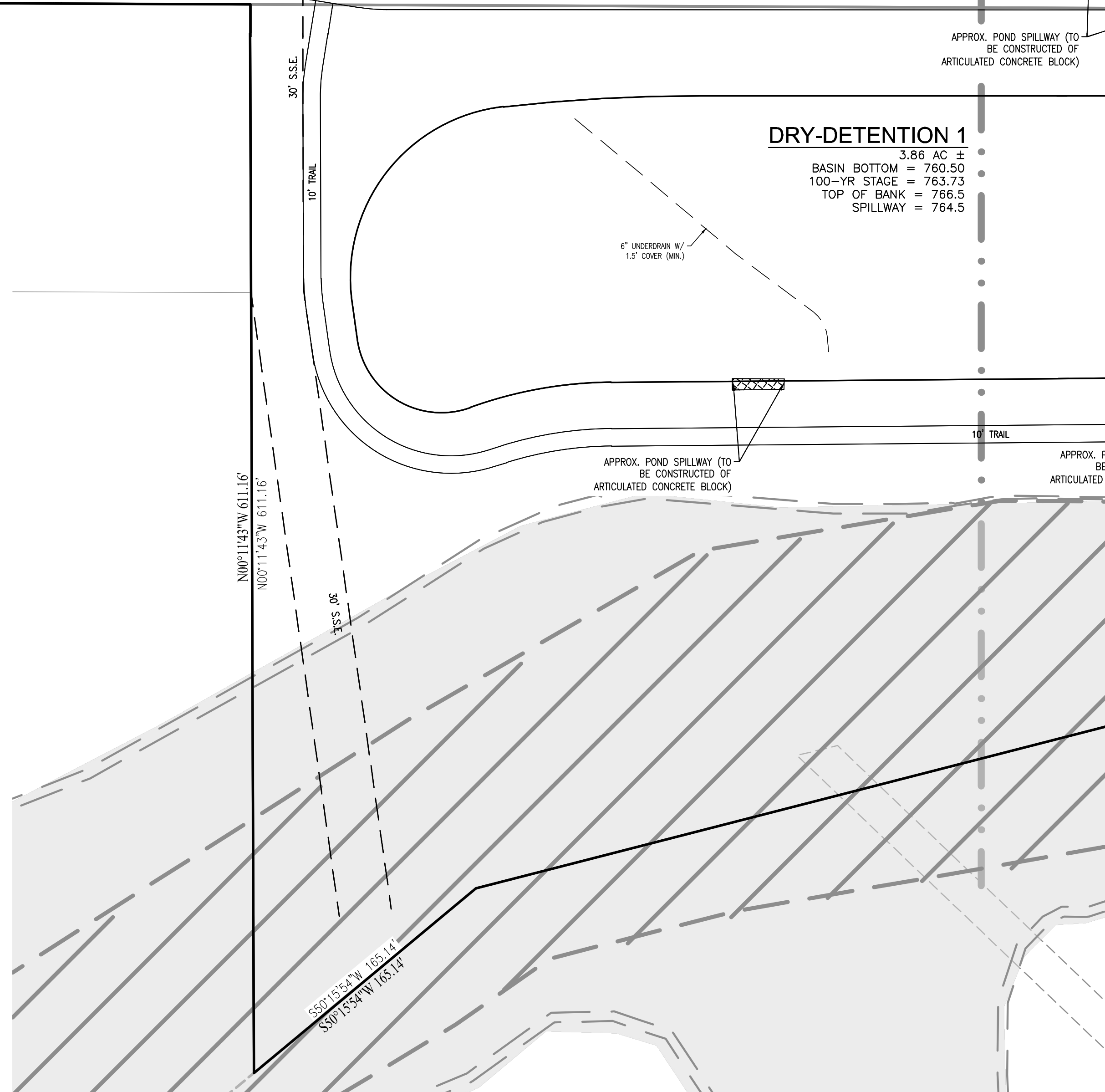
PLANS PREPARED FOR
LENNAR HOMES OF INDIANA LLC,
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
TELEPHONE: (317) 659-3232
CONTACT PERSON: STU HUCKELBERRY
EMAIL: STUART.HUCKELBERRY@LENNAR.COM



PLANS PREPARED BY
WEIHE ENGINEERS, INC.,
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: SUMNERK@WEIHE.NET

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C36	30.83'	83.00'	021	N79° 07' 28"E	30.66'
C37	64.55'	173.76'	021	S79° 07' 28"W	64.18'
C38	39.70'	369.00'	006	S86° 41' 05"W	39.68'
C39	74.75'	369.00'	012	S77° 47' 58"W	74.62'
C40	28.27'	18.00'	090	N44° 46' 00"E	25.46'
C41	31.73'	465.00'	004	S52° 23' 36"E	31.72'
C42	43.17'	335.00'	007	S54° 07' 50"E	43.14'
C43	17.60'	57.00'	018	N30° 42' 58"E	17.53'
C44	18.76'	105.00'	010	N56° 16' 38"W	18.74'
C45	54.54'	35.00'	089	S84° 12' 05"W	49.19'
C46	32.81'	267.00'	007	S86° 13' 58"E	32.79'
C47	21.69'	176.51'	007	N86° 13' 58"W	21.68'
C48	39.54'	176.51'	013	N76° 17' 44"W	39.45'
C49	59.80'	267.00'	013	S76° 17' 44"E	59.68'
C50	58.73'	267.00'	013	S63° 34' 40"E	58.61'
C51	30.42'	18.00'	097	S08° 51' 27"E	26.93'
C52	48.24'	176.51'	016	N62° 03' 01"W	48.09'
C53	74.02'	465.00'	009	S62° 07' 39"E	73.94'
C54	26.56'	18.00'	085	S81° 49' 35"W	24.21'
C55	21.19'	293.00'	004	N57° 58' 48"W	21.18'
C56	25.30'	293.00'	005	N62° 31' 32"W	25.30'
C57	25.04'	465.00'	003	S88° 13' 49"E	25.04'
C58	25.06'	293.00'	005	N67° 27' 02"W	25.06'
C59	25.00'	465.00'	003	S71° 18' 48"E	25.00'
C60	24.98'	293.00'	005	N72° 20' 38"W	24.98'
C61	25.04'	465.00'	003	S74° 23' 47"E	25.04'
C62	31.30'	293.00'	006	N77° 50' 49"W	31.28'
C63	46.84'	465.00'	006	S78° 49' 29"E	46.82'
C64	31.64'	293.00'	006	N84° 00' 03"W	31.62'
C65	45.85'	465.00'	006	S84° 32' 08"E	45.83'
C66	13.80'	293.00'	003	N88° 25' 25"W	13.80'
C67	21.42'	465.00'	003	S88° 40' 49"E	21.42'
C69	3.90'	18.00'	012	S06° 26' 40"E	3.89'
C70	91.89'	535.00'	010	N78° 56' 09"W	91.78'
C71	112.70'	535.00'	012	N66° 31' 29"W	112.49'
C72	4.16'	18.00'	013	N06° 23' 43"E	4.16'
C73	3.90'	18.00'	012	S06° 26' 40"E	3.89'
C74	28.01'	175.00'	009	S80° 38' 10"E	27.98'
C75	92.67'	310.05'	017	N55° 56' 16"W	92.33'
C76	38.50'	175.00'	013	S71° 31' 26"E	38.42'
C77	58.30'	265.00'	013	N71° 31' 26"W	58.18'
C78	37.90'	175.00'	012	S84° 01' 47"E	37.82'
C79	57.38'	265.00'	012	N84° 01' 47"W	57.27'
C80	67.25'	149.00'	026	N77° 18' 11"W	66.68'
C81	14.55'	13.00'	064	N32° 18' 11"W	13.80'
C82	4.16'	18.00'	013	N06° 23' 43"E	4.16'

C83	3.90'	18.00'	012	S06° 26' 40"E	3.89'
C84	17.68'	13.00'	078	S38° 43' 34"W	16.35'
C85	12.02'	57.00'	012	S83° 43' 34"W	12.00'
C86	17.50'	83.00'	012	N83° 43' 34"E	17.47'
C87	34.65'	262.89'	008	S86° 00' 23"W	34.62'
C88	25.02'	261.68'	005	S79° 35' 43"W	25.01'
C89	25.06'	271.36'	005	S74° 10' 53"W	25.05'
C90	72.36'	265.33'	016	S63° 36' 59"W	72.14'
C91	4.16'	18.00'	013	N06° 23' 43"E	4.16'
C92	120.59'	335.00'	021	S66° 06' 57"W	119.94'
C93	30.85'	34.00'	052	N63° 46' 09"E	29.81'
C94	51.73'	57.00'	052	N63° 46' 09"E	49.97'
C95	2.43'	2.00'	070	N74° 20' 40"E	2.28'
C96	114.55'	339.00'	019	S80° 33' 10"E	114.01'
C97	200.95'	339.00'	034	N72° 47' 07"E	198.02'
C98	76.25'	261.00'	017	N64° 10' 22"E	75.98'
C99	9.29'	18.00'	030	N41° 00' 53"E	9.19'
C100	6.64'	18.00'	021	N66° 21' 55"E	6.60'
C101	40.63'	18.00'	129	S25° 05' 45"E	32.54'
C102	25.63'	83.00'	018	S30° 42' 58"W	25.53'
C105	15.92'	18.00'	051	N64° 54' 15"E	15.41'
C106	169.85'	109.00'	089	N84° 12' 05"E	153.18'
C108	131.25'	60.00'	125	S61° 01' 32"E	106.60'
C109	17.46'	14.00'	071	S87° 57' 36"E	16.35'
C110	84.24'	127.00'	038	S71° 13' 51"E	82.70'
C111	238.76'	152.00'	090	N44° 46' 00"E	214.96'
C112	70.69'	233.00'	017	S09° 29' 32"E	70.42'
C113	53.00'	167.00'	018	S09° 05' 30"E	52.78'
C114	15.71'	10.00'	090	S45° 00' 00"W	14.14'
C115	15.71'	10.00'	090	S45° 00' 00"E	14.14'
C116	15.71'	10.00'	090	S45° 00' 00"W	14.14'
C117	15.71'	10.00'	090	S45° 00' 00"E	14.14'
C118	15.71'	10.00'	090	N45° 00' 00"E	14.14'
C119	15.71'	10.00'	090	N45° 00' 00"E	14.14'
C120	15.71'	10.00'	090	S45° 00' 00"E	14.14'
C121	15.71'	10.00'	090	S45° 00' 00"W	14.14'
C122	15.71'	10.00'	090	N45° 00' 00"W	14.14'
C123	15.71'	10.00'	090	N45° 00' 00"W	14.14'
C124	15.71'	10.00'	090	N45° 00' 00"E	14.14'
C125	15.71'	10.00'	090	N45° 00' 00"W	14.14'
C126	73.95'	233.00'	018	N09° 05' 30"W	73.64'
C127	49.53'	167.00'	017	N09° 41' 13"W	49.35'



10505 N. College Avenue
Indianapolis, Indiana 46280
weih.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

PROJECT NO:	W240299
DWG NAME:	POND SIGN
DESIGNED BY:	KEVIN C. SUMNER
DRAWN BY:	BP
CHECKED BY:	KCS
DATE:	08/22/2024

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	1/31/2025	REVISED PER COMMENTS

KEVIN C. SUMNER
REGISTERED
No. 20400011
STATE OF INDIANA
LAND SURVEYOR
Kevin C. Sumner
KEVIN C. SUMNER P.S. #20400011

PREPARED FOR:
CENTER GROVE PARK
3111 S. STATE ROAD 135, GREENWOOD, IN 46143
SITE PLAN

SHEET NO.
P009
PROJECT NO.
W240299

LOCATION: H:\2024\W240299\Engineering\landscaping\landscaping\plan\W240299_Site_Plan.dwg
DATE/TIME: January 31, 2025 - 12:49pm
PLOT BY: weih

LENNAR

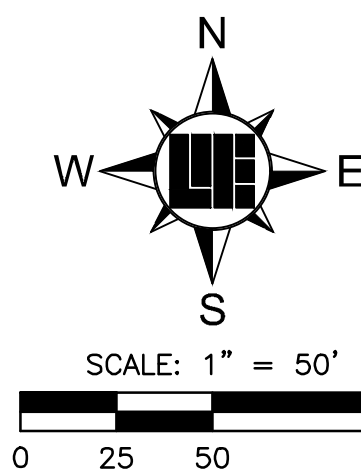
PLANS PREPARED FOR
LENNAR HOMES OF INDIANA LLC,
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
TELEPHONE: (317) 659-3232
CONTACT PERSON: STU HUCKELBERRY
EMAIL: STUART.HUCKELBERRY@LENNAR.COM



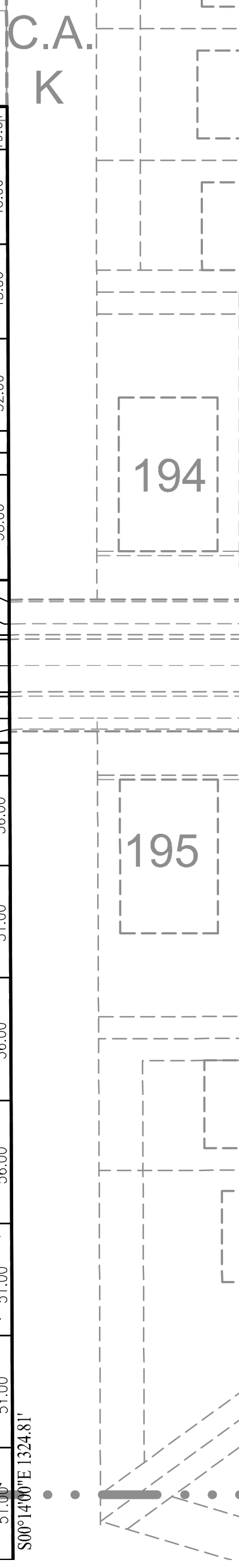
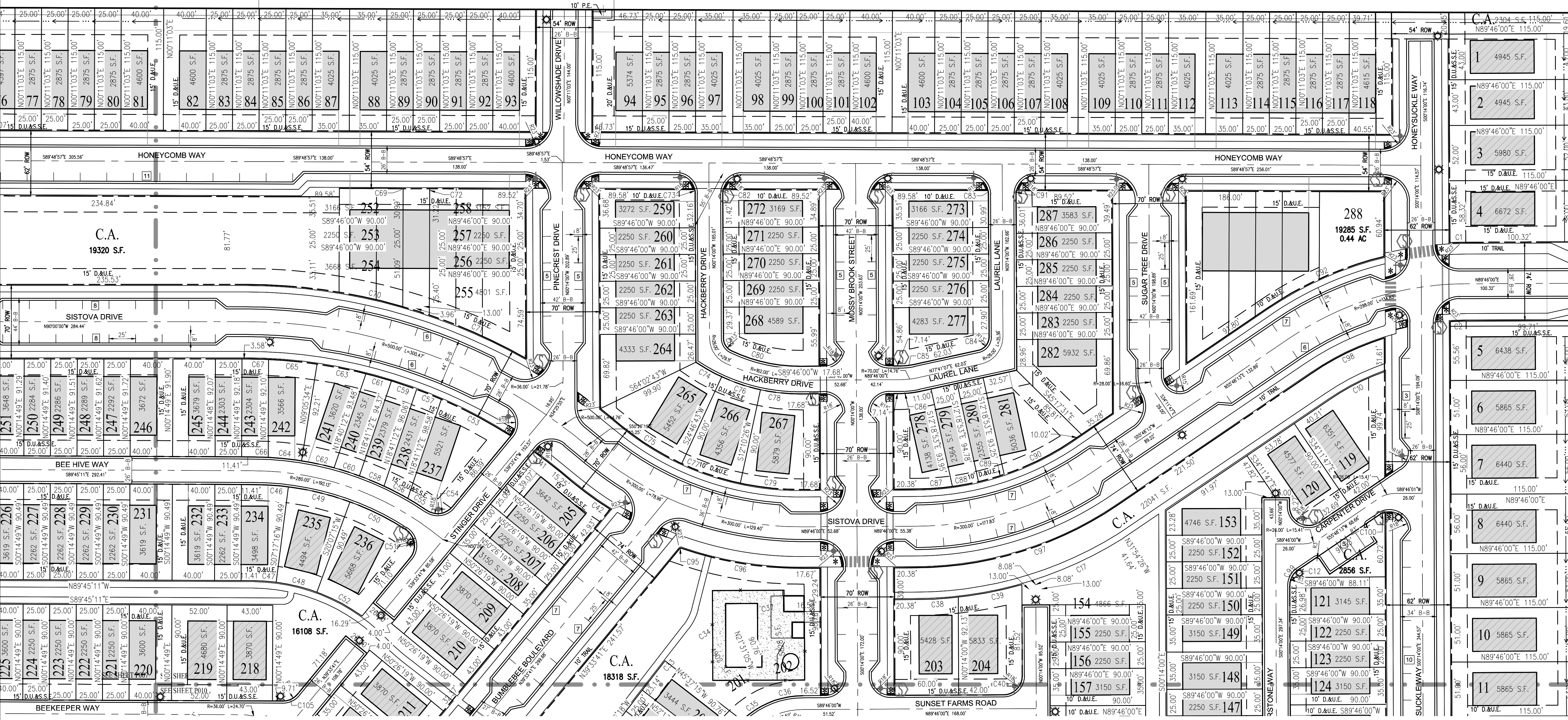
PLANS PREPARED BY
WEIHE ENGINEERS, INC.,
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: SUMNERK@WEIHE.NET

- LEGEND**
- = PROPERTY BOUNDARY
 - - - = ADJOINER
 - - - = RIGHT-OF-WAY LINE
 - - - = EXISTING EASEMENT
 - - - = EASEMENT
 - - - = EXISTING OVERHEAD UTILITY & POLE
 - - - = EXISTING TREE LINE
 - - - = EXISTING SANITARY MANHOLE
 - - - = EXISTING STORM SEWER INLET
 - - - = EXISTING STORM SEWER MANHOLE
 - - - = EXISTING WATER & HYDRANT
 - - - = EXISTING FENCE
 - - - = PROPOSED CURB
 - - - = PROPOSED CENTERLINE
 - - - = SECTION LINE
 - - - = ADA RAMP
 - - - = NORMAL POOL
 - - - = PROPOSED STREET SIGN
 - - - = PROPOSED STOP SIGN
 - - - = LOT NUMBER
 - - - = DRAINAGE & UTILITY EASEMENT

- C.A. = COMMON AREA
- D.U.&S.S.E. = DRAINAGE UTILITY & SANITARY EASEMENT
- ROW = RIGHT-OF-WAY
- B-B = BACK TO BACK (CURB)
- BFE = BASE FLOOD ELEVATION
- VAR. = VARIABLE
- EX. = EXISTING
- R.D.E. = REGULATED DRAINAGE EASEMENT
- ELEV. = ELEVATION
- - - = PROPOSED GUARDRAIL
- - - = BENCHMARK
- [Hatched Box] = COMMERCIAL BUILDINGS
- [Hatched Box] = MULTI-FAMILY
- [Hatched Box] = TOWNHOMES
- [Hatched Box] = SINGLE FAMILY



811
Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IF IT IS KNOWN THE USER TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

PROJECT NO: W240299
DWG NAME: SITE PLAN
DESIGNED BY: KEVIN SUMNER
DRAWN BY: KEVIN SUMNER
CHECKED BY: KEVIN SUMNER
DATE: 08/22/2024

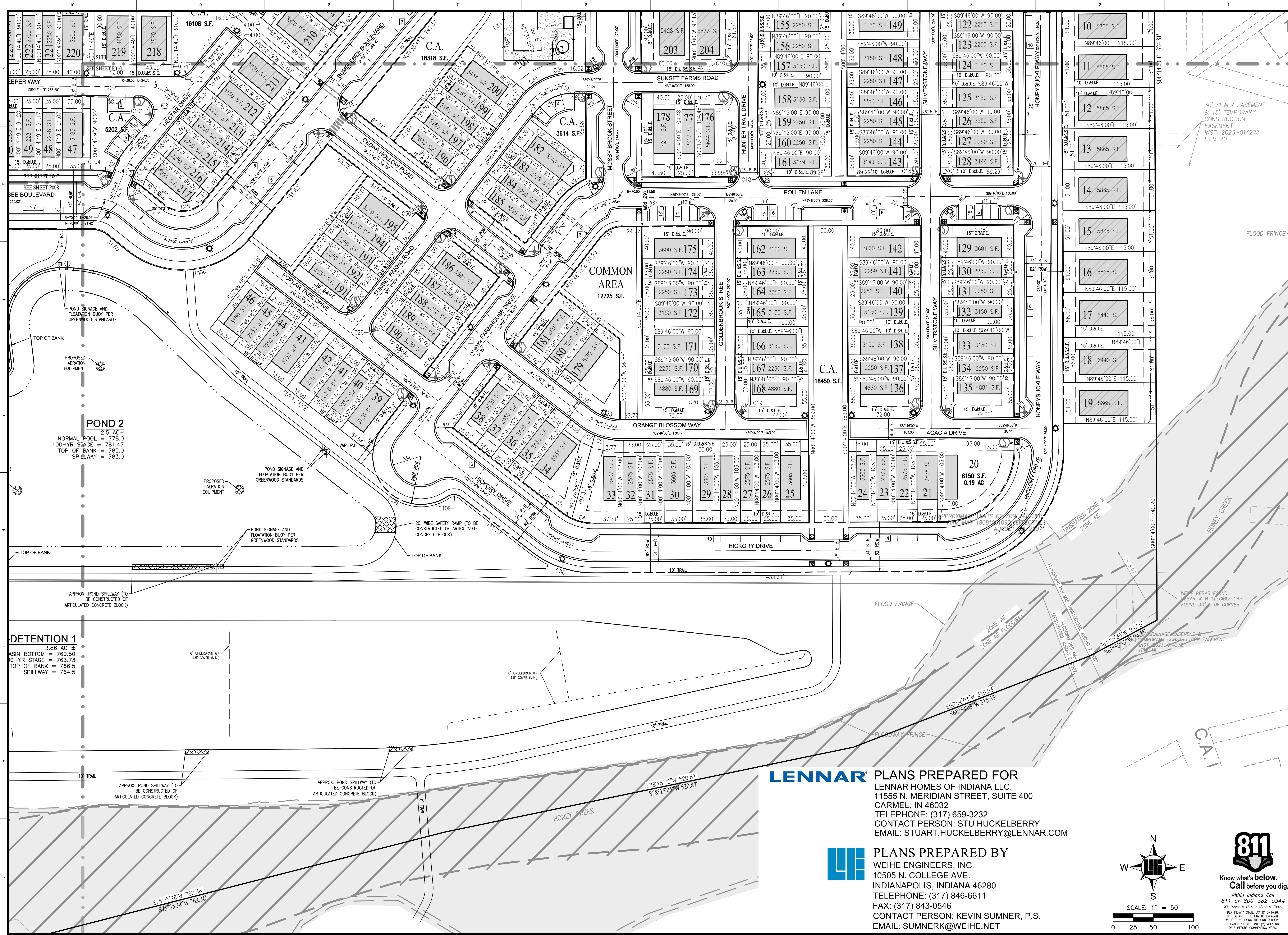
1/31/2025
REGISTERED
No. 20400011
STATE OF INDIANA
LAND SURVEYOR
Kevin C. Sumner
KEVIN C. SUMNER P.S. #20400011

PREPARED FOR:
CENTER GROVE PARK
3111 S. STATE ROAD 135, GREENWOOD, IN 46143
SITE PLAN

SHEET NO:
P010

PROJECT NO:
W240299

10505 N. College Avenue
Indianapolis, Indiana 46280
weih.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER



PROJECT NO.		V240299	
DWG NAME		P008 Site Plan	
DESIGNED BY		JCS	
DRAWN BY		BP	
CHECKED BY		KCS	
DATE:		09/27/2024	
REVISIONS AND ISSUES			
1/01/2025			
			
KEVIN C. SUMNER P.#20400011			
LENNAR			
PREPARED FOR: CENTER GROVE PARK 3111 S. STATE ROAD 135, GREENWOOD, IN 46143 SITE PLAN			
Part of the NW & SW Quarter of Section 13, Township 13 North, Range 3 East, White River Township, Johnson County, Indiana			
SHEET NO.		P011	
PROJECT NO.		W240299	

LOCATION: H:\2024\W240299\Engineering\landscaping\landscaping plan\012 Utility Plan.dwg
DATE/TIME: January 31, 2025 - 12:50pm
PLOTED BY: weihe

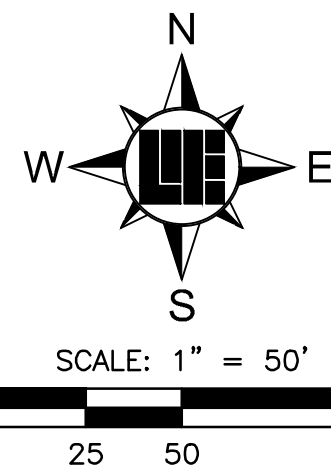
LENNAR

PLANS PREPARED FOR
LENNAR HOMES OF INDIANA LLC,
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
TELEPHONE: (317) 659-3232
CONTACT PERSON: STU HUCKELBERRY
EMAIL: STUART.HUCKELBERRY@LENNAR.COM



PLANS PREPARED BY
WEIHE ENGINEERS, INC.,
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: SUMNERK@WEIHE.NET

- LEGEND**
- = PROPERTY BOUNDARY
 - - - = ADJOINER
 - - - = RIGHT-OF-WAY LINE
 - - - = EXISTING EASEMENT
 - - - = EASEMENT
 - - - = EXISTING OVERHEAD UTILITY & POLE
 - - - = EXISTING TREE LINE
 - ⊕ = EXISTING SANITARY MANHOLE
 - ⊕ = EXISTING STORM SEWER INLET
 - ⊕ = EXISTING STORM SEWER MANHOLE
 - ⊕ = EXISTING WATER & HYDRANT
 - = PROPOSED CURB
 - = PROPOSED CENTERLINE
 - = SECTION LINE
 - ⊕ = PROPOSED WATER & HYDRANT
 - = NORMAL POOL
 - = PROPOSED STORM SEWER
 - = PROPOSED SANITARY SEWER
 - = PROPOSED SANITARY MANHOLE
 - = PROPOSED STORM INLETS & MANHOLE
 - = LOT NUMBER
 - = DRAINAGE & UTILITY EASEMENT
 - = DRAINAGE UTILITY & SANITARY EASEMENT
 - = RIGHT-OF-WAY
 - = BACK TO BACK (CURB)
 - = BASE FLOOD ELEVATION
 - = VARIABLE
 - = EXISTING
 - = REGULATED DRAINAGE EASEMENT
 - = ELEVATION
 - = PROPOSED GUARDRAIL
 - = FLOW ARROWS
 - = EMERGENCY FLOOD ROUTING
 - = BENCHMARK



Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
UTILITY SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

STATE ROAD 135

APPROXIMATE LOCATION
OF EXISTING MAIN
PER BASE/SWALE MAIN
WATER UTILITY MAP

BLOCK 3
BLOCK 8
BLOCK 4

143568 SF
3.30 AC

9,580 SF
20 SPACES

9,580 SF
20 SPACES

9,580 SF
20 SPACES

9,580 SF
20 SPACES

9,580 SF
20 SPACES

9,580 SF
20 SPACES

9,580 SF
20 SPACES

9,580 SF
20 SPACES

9,580 SF
20 SPACES

9,580 SF
20 SPACES

9,580 SF
20 SPACES

9,580 SF
20 SPACES

9,580 SF
20 SPACES

9,580 SF
20 SPACES

9,580 SF
20 SPACES

9,580 SF
20 SPACES

9,580 SF
20 SPACES

9,580 SF
20 SPACES

9,580 SF
20 SPACES

9,580 SF
20 SPACES

9,580 SF
20 SPACES

9,580 SF
20 SPACES

9,580 SF
20 SPACES

BUMBLEBEE BOULEVARD

SWARTZ CROSSING BLVD

11,900 SF

11,900 SF

11,900 SF

11,900 SF

11,900 SF

11,900 SF

11,900 SF

11,900 SF

11,900 SF

11,900 SF

11,900 SF

11,900 SF

POND 3

2.2 AC ±
NORMAL POOL = 782.0
100-YR STAGE = 785.81
TOP OF BANK = 789.25
SPILLWAY = 787.25

POND 2

2.5 AC ±
NORMAL POOL = 778.0
100-YR STAGE = 781.47
TOP OF BANK = 785.0
SPILLWAY = 783.0

DRY-DETECTION 1

3.66 AC ±
BASIN BOTTOM = 760.50
100-YR STAGE = 763.73
TOP OF BANK = 766.5
SPILLWAY = 764.5

PROJECT NO.: W240299

DWG NAME: P012 Utility Plan

DESIGNED BY: JCS

DRAWN BY: BP

CHECKED BY: KCS

DATE: 08/22/2024

1/31/2025

REVISIONS AND ISSUES

KEVIN C. SUMNER

REGISTERED

No. 20400011

STATE OF INDIANA

LAND SURVEYOR

KEVIN C. SUMNER P.S. #20400011

LENNAR

PREPARED FOR:

CENTER GROVE PARK

3111 S. STATE ROAD 135, GREENWOOD, IN 46143

UTILITY PLAN

SHEET NO.

P013

PROJECT NO. W240299

PROJECT NO.: W240299

DWG NAME: P012 Utility Plan

DESIGNED BY: JCS

DRAWN BY: BP

CHECKED BY: KCS

DATE: 08/22/2024

1/31/2025

REVISIONS AND ISSUES

KEVIN C. SUMNER

REGISTERED

No. 20400011

STATE OF INDIANA

LAND SURVEYOR

KEVIN C. SUMNER P.S. #20400011

LENNAR

PREPARED FOR:

CENTER GROVE PARK

3111 S. STATE ROAD 135, GREENWOOD, IN 46143

UTILITY PLAN

SHEET NO.

P013

PROJECT NO. W240299

PROJECT NO.: W240299

DWG NAME: P012 Utility Plan

DESIGNED BY: JCS

DRAWN BY: BP

CHECKED BY: KCS

DATE: 08/22/2024

1/31/2025

REVISIONS AND ISSUES

KEVIN C. SUMNER

REGISTERED

No. 20400011

STATE OF INDIANA

LAND SURVEYOR

KEVIN C. SUMNER P.S. #20400011

LENNAR

PREPARED FOR:

CENTER GROVE PARK

3111 S. STATE ROAD 135, GREENWOOD, IN 46143

UTILITY PLAN

SHEET NO.

P013

PROJECT NO. W240299

PROJECT NO.: W240299

DWG NAME: P012 Utility Plan

DESIGNED BY: JCS

DRAWN BY: BP

CHECKED BY: KCS

DATE: 08/22/2024

1/31/2025

REVISIONS AND ISSUES

KEVIN C. SUMNER

REGISTERED

No. 20400011

STATE OF INDIANA

LAND SURVEYOR

KEVIN C. SUMNER P.S. #20400011

LENNAR

PREPARED FOR:

CENTER GROVE PARK

3111 S. STATE ROAD 135, GREENWOOD, IN 46143

UTILITY PLAN

SHEET NO.

P013

PROJECT NO. W240299

PROJECT NO.: W240299

DWG NAME: P012 Utility Plan

DESIGNED BY: JCS

DRAWN BY: BP

CHECKED BY: KCS

DATE: 08/22/2024

1/31/2025

REVISIONS AND ISSUES

KEVIN C. SUMNER

REGISTERED

No. 20400011

STATE OF INDIANA

LAND SURVEYOR

KEVIN C. SUMNER P.S. #20400011

LENNAR

PREPARED FOR:

CENTER GROVE PARK

3111 S. STATE ROAD 135, GREENWOOD, IN 46143

UTILITY PLAN

SHEET NO.

P013

PROJECT NO. W240299

PROJECT NO.: W240299

DWG NAME: P012 Utility Plan

DESIGNED BY: JCS

DRAWN BY: BP

CHECKED BY: KCS

DATE: 08/22/2024

1/31/2025

REVISIONS AND ISSUES

KEVIN C. SUMNER

REGISTERED

No. 20400011

STATE OF INDIANA

LAND SURVEYOR

KEVIN C. SUMNER P.S. #20400011

LENNAR

PREPARED FOR:

CENTER GROVE PARK

3111 S. STATE ROAD 135, GREENWOOD, IN 46143

UTILITY PLAN

SHEET NO.

P013

PROJECT NO. W240299

PROJECT NO.: W240299

DWG NAME: P012 Utility Plan

DESIGNED BY: JCS

DRAWN BY: BP

CHECKED BY: KCS

DATE: 08/22/2024

1/31/2025

REVISIONS AND ISSUES

KEVIN C. SUMNER

REGISTERED

No. 20400011

STATE OF INDIANA

LAND SURVEYOR

KEVIN C. SUMNER P.S. #20400011

LENNAR

PREPARED FOR:

CENTER GROVE PARK

3111 S. STATE ROAD 135, GREENWOOD, IN 46143

UTILITY PLAN

SHEET NO.

P013

PROJECT NO. W240299

PROJECT NO.: W240299

DWG NAME: P012 Utility Plan

DESIGNED BY: JCS

DRAWN BY: BP

CHECKED BY: KCS

DATE: 08/22/2024

1/31/2025

REVISIONS AND ISSUES

KEVIN C. SUMNER

REGISTERED

No. 20400011

STATE OF INDIANA

LAND SURVEYOR

KEVIN C. SUMNER P.S. #20400011

LENNAR

PREPARED FOR:

CENTER GROVE PARK

3111 S. STATE ROAD 135, GREENWOOD, IN 46143

UTILITY PLAN

SHEET NO.

P013

PROJECT NO. W240299

PROJECT NO.: W240299

DWG NAME: P012 Utility Plan

DESIGNED BY: JCS

DRAWN BY: BP

CHECKED BY: KCS

DATE: 08/22/2024

1/31/2025

REVISIONS AND ISSUES

KEVIN C. SUMNER

REGISTERED

No. 20400011

STATE OF INDIANA

LAND SURVEYOR

KEVIN C. SUMNER P.S. #20400011

LENNAR

PREPARED FOR:

CENTER GROVE PARK

3111 S. STATE ROAD 135, GREENWOOD, IN 46143

UTILITY PLAN

SHEET NO.

P013

PROJECT NO. W240299

PROJECT NO.: W240299

DWG NAME: P012 Utility Plan

DESIGNED BY: JCS

DRAWN BY: BP

CHECKED BY: KCS

DATE: 08/22/2024

1/31/2025

REVISIONS AND ISSUES

KEVIN C. SUMNER

REGISTERED

No. 20400011

STATE OF INDIANA

LAND SURVEYOR

KEVIN C. SUMNER P.S. #20400011

LENNAR

PREPARED FOR:

CENTER GROVE PARK

3111 S. STATE ROAD 135, GREENWOOD, IN 46143

UTILITY PLAN

SHEET NO.

P013

PROJECT NO. W240299

PROJECT NO.: W240299

DWG NAME: P012 Utility Plan

DESIGNED BY: JCS

LOCATION: IN 46204 W240299 (Engineering/Utility/General) Utility Plan V012 Utility Plan.dwg
DATE/TIME: January 31, 2025 12:50pm
PLOT BY: weih

LENNAR

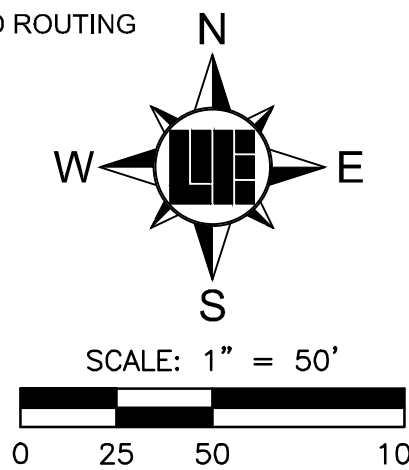
PLANS PREPARED FOR
LENNAR HOMES OF INDIANA LLC,
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
TELEPHONE: (317) 659-3232
CONTACT PERSON: STU HUCKELBERRY
EMAIL: STUART.HUCKELBERRY@LENNAR.COM



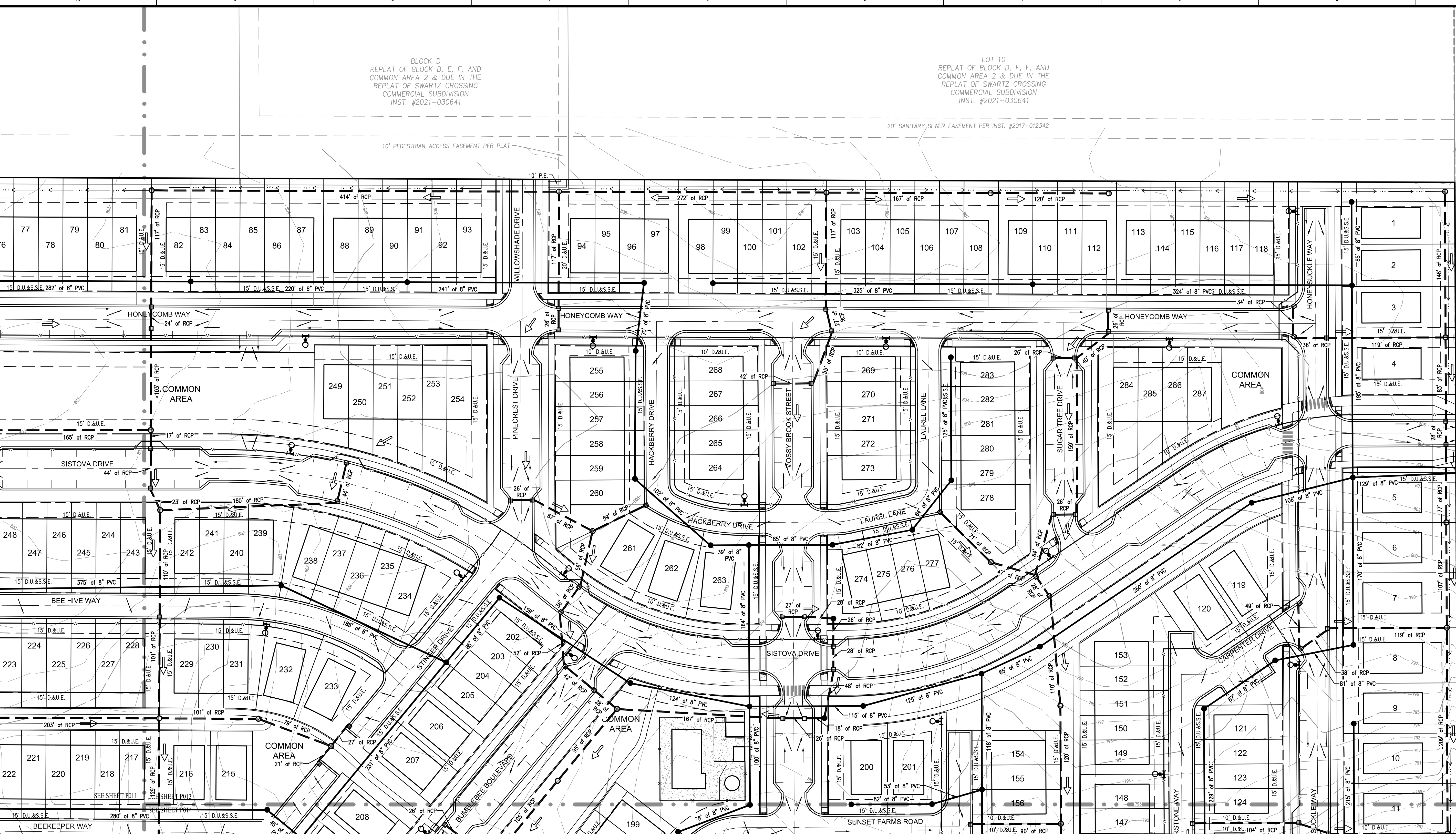
PLANS PREPARED BY
WEIHE ENGINEERS, INC.,
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: SUMNERK@WEIHE.NET

- LEGEND**
- = PROPERTY BOUNDARY
 - - - = ADJOINER
 - - - = RIGHT-OF-WAY LINE
 - - - = EXISTING EASEMENT
 - - - = EASEMENT
 - - - = EXISTING OVERHEAD UTILITY & POLE
 - - - = EXISTING TREE LINE
 - - - = EXISTING SANITARY MANHOLE
 - - - = EXISTING STORM SEWER INLET
 - - - = EXISTING STORM SEWER MANHOLE
 - - - = EXISTING WATER & HYDRANT
 - - - = PROPOSED CURB
 - - - = PROPOSED CENTERLINE
 - - - = SECTION LINE
 - - - = PROPOSED WATER & HYDRANT
 - - - = NORMAL POOL
 - - - = PROPOSED STORM SEWER
 - - - = PROPOSED SANITARY SEWER
 - - - = PROPOSED SANITARY MANHOLE
 - - - = PROPOSED STORM INLETS & MANHOLE
 - - - = LOT NUMBER

- D.&U.E. = DRAINAGE & UTILITY EASEMENT
- D.U.&S.S.E. = DRAINAGE UTILITY & SANITARY EASEMENT
- ROW = RIGHT-OF-WAY
- B-B = BACK TO BACK (CURB)
- BFE = BASE FLOOD ELEVATION
- VAR. = VARIABLE
- EX. = EXISTING
- R.D.E. = REGULATED DRAINAGE EASEMENT
- ELEV. = ELEVATION
- = PROPOSED GUARDRAIL
- = FLOW ARROWS
- = EMERGENCY FLOOD ROUTING
- = BENCHMARK



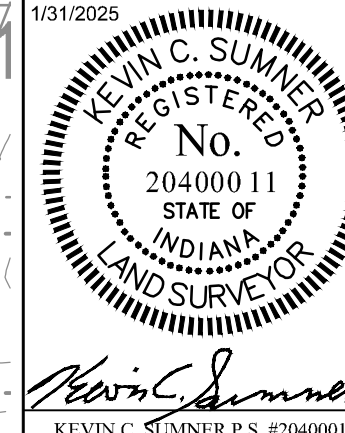
Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



WEIHE
ENGINEERS

Land Surveying/Civil Engineering
Landscape Architecture
Build with confidence.

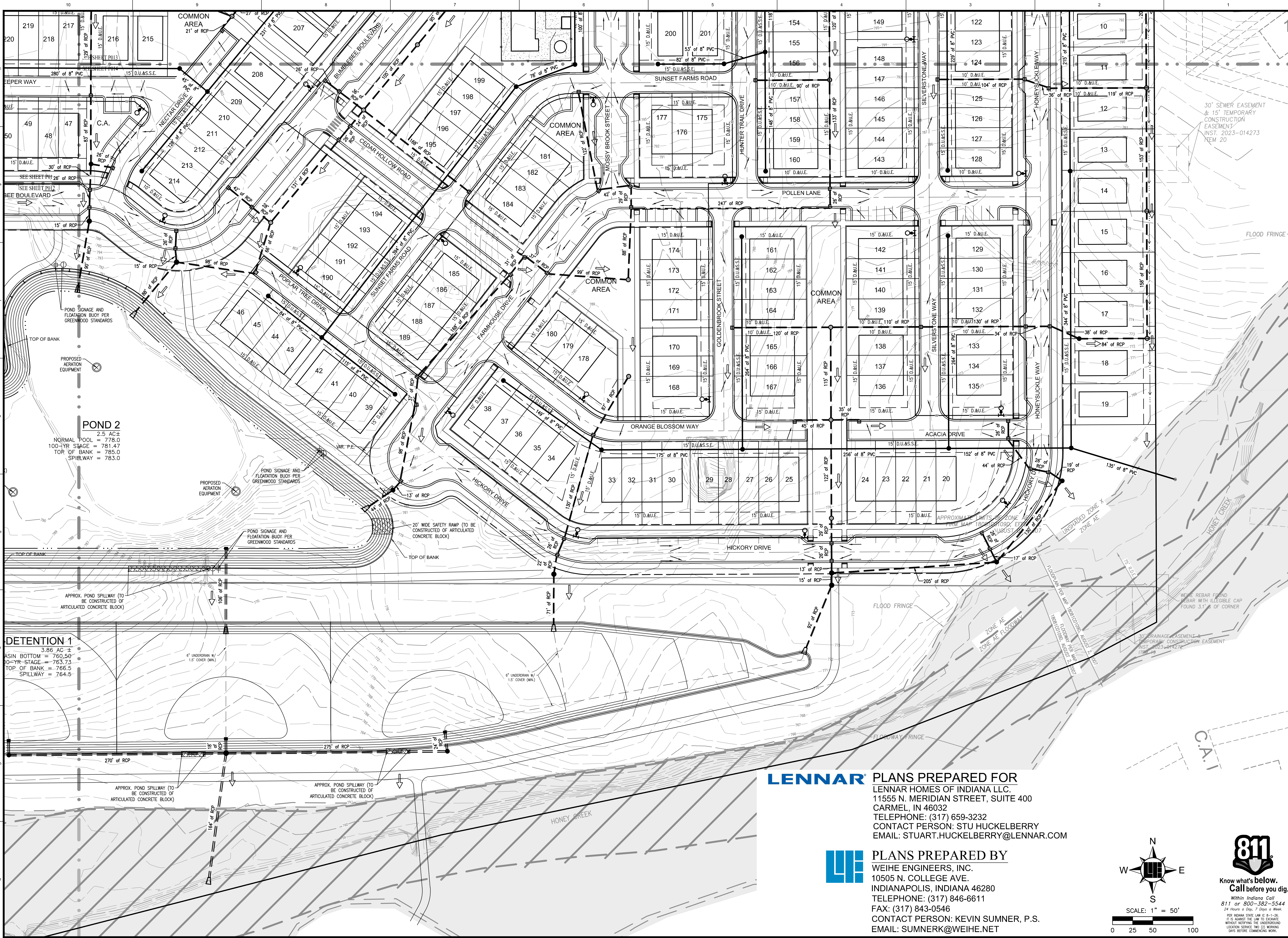
PROJECT NO.	BY	DATE
W240299		
DWG NAME		
PLOT Utility Plan		
DESIGNED BY		
DRAWN BY		
CHECKED BY		
DATE		



LENNAR

PREPARED FOR:
CENTER GROVE PARK
3111 S. STATE ROAD 135, GREENWOOD, IN 46143
UTILITY PLAN
SHEET NO.
P014
PROJECT NO.
W240299

LOCATION: IN 2024 W240299 (Engineering/Utility) Utility Plan V012 Utility Plan.dwg
DATE/TIME: January 31, 2025 12:50pm
PLOT BY: weih

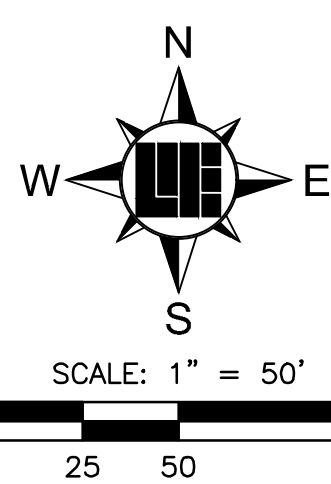


LENNAR

PLANS PREPARED FOR
LENNAR HOMES OF INDIANA LLC,
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
TELEPHONE: (317) 659-3232
CONTACT PERSON: STU HUCKELBERRY
EMAIL: STUART.HUCKELBERRY@LENNAR.COM



PLANS PREPARED BY
WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: SUMNERK@WEIHE.NET



811
Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
UTILITY SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue
Indianapolis, Indiana 46280
weih.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

PROJECT NO.	BY	DATE	REVISIONS AND ISSUES
W240299			
DWG NAME			
DESIGNED BY			
DRAWN BY			
CHECKED BY			
DATE			

1/31/2025

REGISTERED
No. 20400011
STATE OF INDIANA
LAND SURVEYOR
Kevin C. Sumner
KEVIN C. SUMNER P.S. #20400011

LENNAR

PREPARED FOR:
CENTER GROVE PARK
3111 S. STATE ROAD 135, GREENWOOD, IN 46143

SHEET NO.
P015

PROJECT NO.
W240299

UTILITY PLAN
Part of the NW & SW Quarter of Section 13, Township 13 North, Range 3 East, White River Township, Johnson County, Indiana

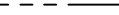
LENNAR

PLANS PREPARED FOR
LENNAR HOMES OF INDIANA LLC.
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
TELEPHONE: (317) 659-3232
CONTACT PERSON: STU HUCKELBERRY
EMAIL: STUART.HUCKELBERRY@LENNAR.COM



PLANS PREPARED BY
WEIHE ENGINEERS, INC.
 10505 N. COLLEGE AVE.
 INDIANAPOLIS, INDIANA 46280
 TELEPHONE: (317) 846-6611
 FAX: (317) 843-0546
 CONTACT PERSON: KEVIN SUMNER, P.S.
 EMAIL: SUMNERK@WEIHE.NET

LEGEND

-  = PROPERTY BOUNDARY
 = ADJOINER
 = RIGHT-OF-WAY LINE
 = EXISTING EASEMENT
 = EASEMENT
 = EXISTING OVERHEAD UTILITY & POLE
 = EXISTING TREE LINE
 = EXISTING SANITARY MANHOLE
 = EXISTING STORM SEWER INLET
 = EXISTING STORM SEWER MANHOLE
 = EXISTING WATER & HYDRANT
 = PROPOSED CURB
 = PROPOSED CENTERLINE
 = SECTION LINE
 = PROPOSED WATER & HYDRANT
 = NORMAL POOL
 = PROPOSED STORM SEWER
 = PROPOSED SANITARY SEWER
 = PROPOSED SANITARY MANHOLE
 = PROPOSED STORM INLETS & MANHOLE
 = LOT NUMBER

- | | |
|---|--|
| D.&U.E. | = DRAINAGE & UTILITY EASEMENT |
| D.U.&S.S.E. | = DRAINAGE UTILITY & SANITARY EASEMENT |
| ROW | = RIGHT-OF-WAY |
| B-B | = BACK TO BACK (CURB) |
| BFE | = BASE FLOOD ELEVATION |
| VAR. | = VARIABLE |
| EX. | = EXISTING |
| R.D.E. | = REGULATED DRAINAGE EASEMENT |
| ELEV. | = ELEVATION |
|  | = PROPOSED GUARDRAIL |
|  | = BENCHMARK |

FOR CONCEPTUAL USE
ONLY. FINAL PLACEMENT
AND SPECIES TO BE
DETERMINED AT
CONSTRUCTION PLAN
PHASE.

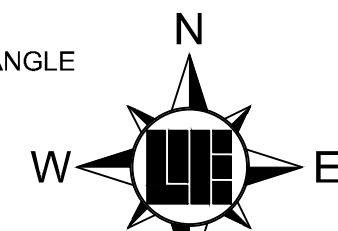
SEE STREET TREE
REQUIREMENTS CHART
SHEET P017

IN THESE BLOCKS FOUNDATION PLANTINGS,
PARKING LOT PERIMETER, PARKING ISLANDS
AND DRIVE AISLE LANDSCAPING WILL BE
DETERMINED WITH THE COMMERCIAL SITE PLAN



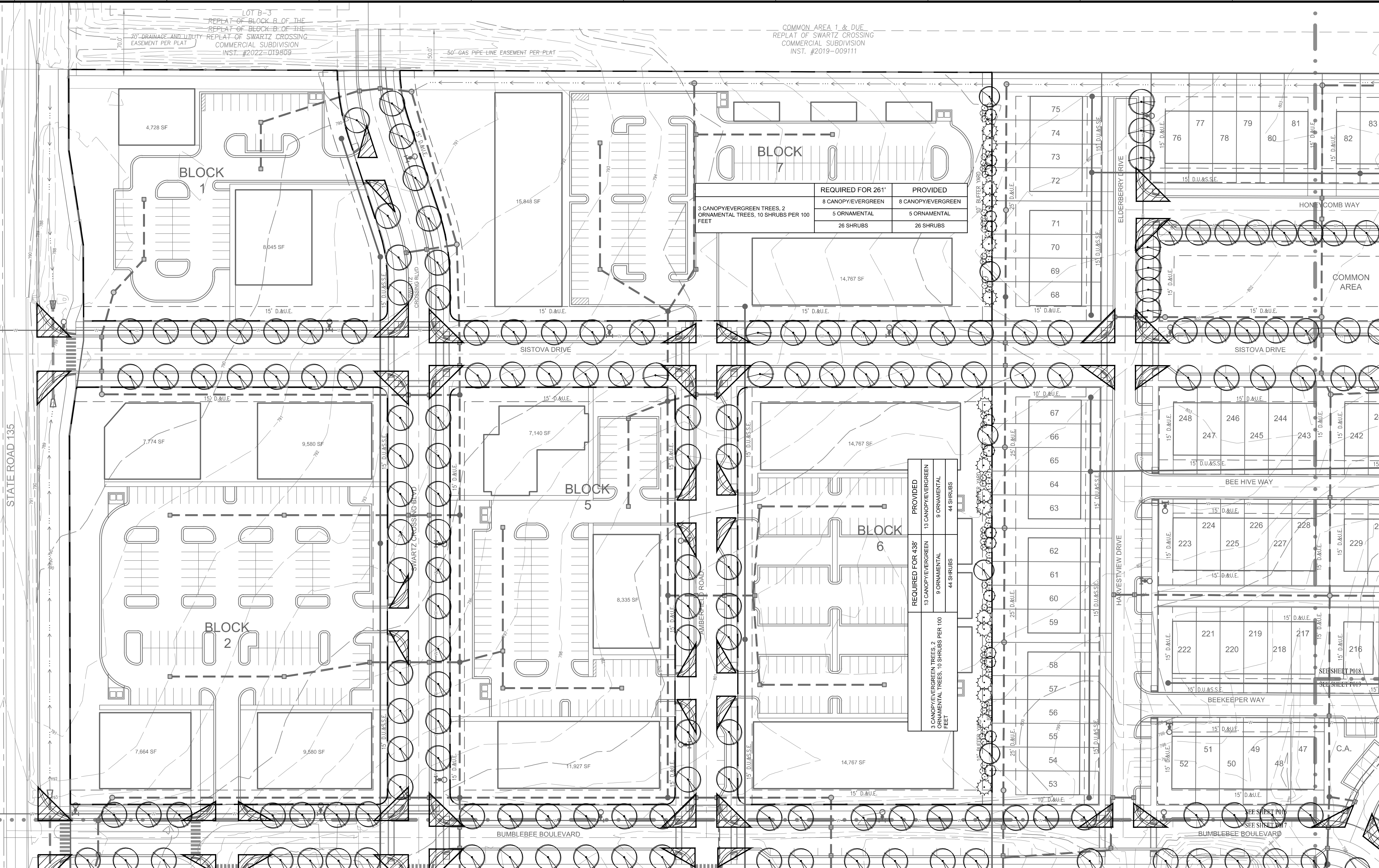
Know what's **below**.
Call before you dig

**Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.**



SCALE: 1" = 50'

A horizontal scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 25, 50, and 100, representing feet.



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1/31/2025																															REVISED AND ISSUED		DATE		BY		PROJECTS		V0240299		DWS NAME		PORTLAND STATE PL		DESIGNED BY:		DRAWN BY:		BP		CHECKED BY:		KCS		DATE		09/27/2024																																										

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546/*fax*

ALLAN H. WEIHE, P.E., L.S. • FOUNDER

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

SHEET NO.	P016	PREPARED FOR:	CENTER GROVE PARK
		3111 S. STATE ROAD 135, GREENWOOD, IN 46143	
PROJECT NO.	W240299	LANDSCAPE PLAN	

LOCATION: IN 2024 W424029 (Engineering/landscape) preliminary plan V016 Landscape Planning
DATE/TIME: January 31, 2025 11:15am
PLOTED BY: weih

LENNAR

PLANS PREPARED FOR
LENNAR HOMES OF INDIANA LLC,
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
TELEPHONE: (317) 659-3232
CONTACT PERSON: STU HUCKELBERRY
EMAIL: STUART.HUCKELBERRY@LENNAR.COM



PLANS PREPARED BY
WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: SUMNERK@WEIHE.NET

- LEGEND**
- = PROPERTY BOUNDARY
 - = ADJOINER
 - = RIGHT-OF-WAY LINE
 - = EXISTING EASEMENT
 - = EASEMENT
 - = EXISTING OVERHEAD UTILITY & POLE
 - = EXISTING TREE LINE
 - = EXISTING SANITARY MANHOLE
 - = EXISTING STORM SEWER INLET
 - = EXISTING STORM SEWER MANHOLE
 - = EXISTING WATER & HYDRANT
 - = PROPOSED CURB
 - = PROPOSED CENTERLINE
 - = SECTION LINE
 - = PROPOSED WATER & HYDRANT
 - = NORMAL POOL
 - = PROPOSED STORM SEWER
 - = PROPOSED SANITARY SEWER
 - = PROPOSED SANITARY MANHOLE
 - = PROPOSED STORM INLETS & MANHOLE
 - = LOT NUMBER
 - = DRAINAGE & UTILITY EASEMENT
 - = DRAINAGE UTILITY & SANITARY EASEMENT
 - = RIGHT-OF-WAY
 - = BACK TO BACK (CURB)
 - = BASE FLOOD ELEVATION
 - = VARIABLE
 - = EXISTING
 - = REGULATED DRAINAGE EASEMENT
 - = ELEVATION
 - = PROPOSED GUARDRAIL
 - = FLOW ARROWS
 - = EMERGENCY FLOOD ROUTING
 - = BENCHMARK
- 21
D.&U.E.
D.U.&S.S.E.
ROW
B-B
BFE
VAR.
EX.
R.D.E.
ELEV.

	REQUIRED FOR 332'	PROVIDED
3 CANOPY/EVERGREEN TREES, 2 ORNAMENTAL TREES, 10 SHRUBS, AND AN ADDITIONAL 2 EVERGREEN TREES PER 100 FEET	10 CANOPY/EVERGREEN 7 ORNAMENTAL 33 SHRUBS 7 EVERGREEN TREES	12 CANOPY/EVERGREEN 8 ORNAMENTAL 41 SHRUBS 7 EVERGREEN TREES

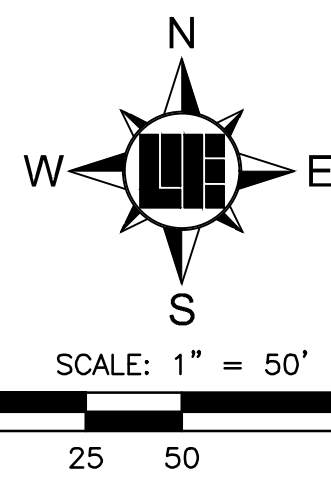
	REQUIRED FOR 260'	PROVIDED
3 CANOPY/EVERGREEN TREES, 2 ORNAMENTAL TREES, 10 SHRUBS PER 100 FEET	8 CANOPY/EVERGREEN 5 ORNAMENTAL 26 SHRUBS	8 CANOPY/EVERGREEN 5 ORNAMENTAL 26 SHRUBS

STREET TREE REQUIREMENTS

MUNICIPALITY REQUIREMENTS:	REQUIRED:	PROVIDED:
CENTER GROVE PARK PUD SECTION 8.5.2-1: - PUBLIC STREET TREES SHALL BE PLANTED AT A RATE OF 1 TREE PER 40 LINEAR FEET OF FRONTAGE	SISTOVA DRIVE (4167 LF) - 105 TREES BUMBLEBEE BOULEVARD (3009 LF) - 76 TREES SWARTZ CROSSING BOULEVARD (1798 LF) - 45 TREES HONEYCOMB WAY (1767 LF) - 45 TREES	SISTOVA DRIVE - 107 TREES BUMBLEBEE BOULEVARD - 76 TREES SWARTZ CROSSING BOULEVARD - 45 TREES HONEYCOMB WAY - 27 TREES *
CENTER GROVE PARK PUD SECTION 8.5.2-3: 10% OF REQUIRED STREET TREES MAY BE RELOCATED TO COMMON AREAS AROUND THE DEVELOPMENT	FARMHOUSE DRIVE (776 LF) - 14 TREES HONEYSUCKLE WAY (1596 LF) - 45 TREES	FARMHOUSE DRIVE - 14 TREES HONEYSUCKLE WAY - 39 TREES *
* A TOTAL OF 18 DEFICIENT STREET TREES SHALL BE PLACED IN COMMON AREAS AT THE CONSTRUCTION PLAN PHASE	HICKORY DRIVE (1764 LF) - 45 TREES AMBERFIELD ROAD (600 LF) - 13 TREES ELDERBERRY DRIVE (404 LF) - 11 TREES PINECREST DRIVE (302 LF) - 8 TREES WILLOWSHADE DRIVE (192 LF) - 5 TREES MOSSY BROOK STREET (567 LF) - 15 TREES SUGAR TREE DRIVE (313 LF) - 8 TREES CEDAR HOLLOW ROAD (318 LF) - 8 TREES	HICKORY DRIVE - 45 TREES AMBERFIELD ROAD - 14 TREES ELDERBERRY DRIVE - 7 TREES * PINECREST DRIVE - 9 TREES WILLOWSHADE DRIVE - 6 TREES MOSSY BROOK STREET - 17 TREES SUGAR TREE DRIVE - 8 TREES CEDAR HOLLOW ROAD - 10 TREES

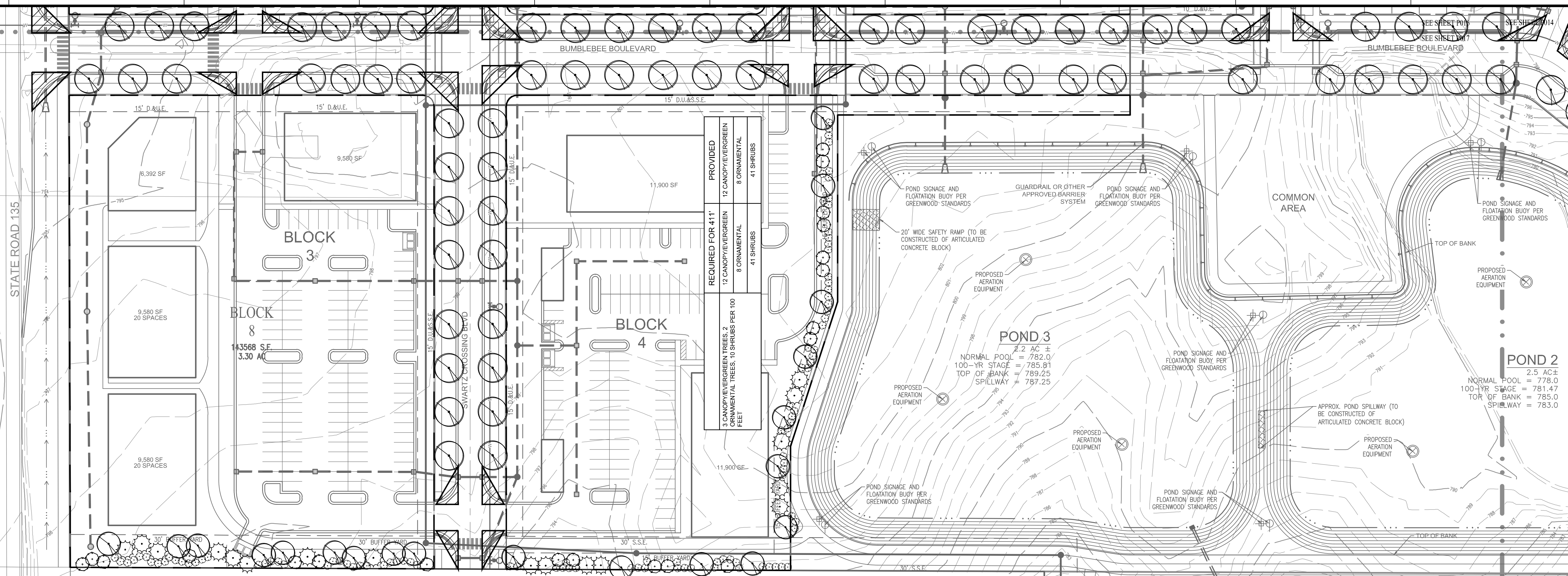
IN THESE BLOCKS FOUNDATION PLANTINGS, PARKING LOT PERIMETER, PARKING ISLANDS AND DRIVE AISLE LANDSCAPING WILL BE DETERMINED WITH THE COMMERCIAL SITE PLAN.

= SIGHT VISIBILITY TRIANGLE



FOR CONCEPTUAL USE ONLY. FINAL PLACEMENT AND SPECIES TO BE DETERMINED AT CONSTRUCTION PLAN PHASE.

811
Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
UTILITY SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



10505 N. College Avenue
Indianapolis, Indiana 46280
weih.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

PROJECT NO.	BY	DATE	REVISIONS AND ISSUES
W240299			
DWG NAME			
DESIGNED BY			
DRAWN BY			
CHECKED BY			
DATE			

1/31/2025
KEVIN C. SUMNER
REGISTERED
No. 20400011
STATE OF INDIANA
LAND SURVEYOR
KEVIN C. SUMNER P.S. #20400011

LENNAR

PREPARED FOR:
CENTER GROVE PARK
3111 S. STATE ROAD 135, GREENWOOD, IN 46143
LANDSCAPE PLAN
Part of the NW & SW Quarter of Section 13, Township 13 North, Range 3 East, White River Township, Johnson County, Indiana

SHEET NO.
P017
PROJECT NO.
W240299

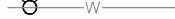
LENNAR

PLANS PREPARED FOR
LENNAR HOMES OF INDIANA LLC.
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
TELEPHONE: (317) 659-3232
CONTACT PERSON: STU HUCKELBERRY
EMAIL: STUART.HUCKELBERRY@LENNAR.COM



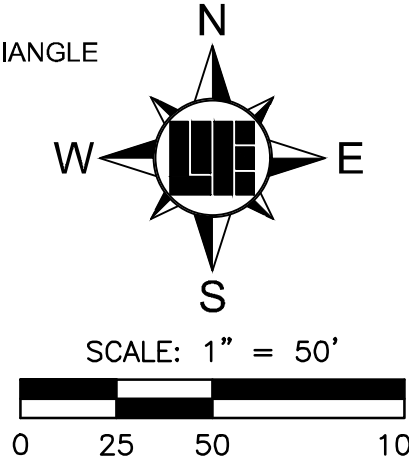
PLANS PREPARED BY
WEIHE ENGINEERS, INC.
 10505 N. COLLEGE AVE.
 INDIANAPOLIS, INDIANA 46280
 TELEPHONE: (317) 846-6611
 FAX: (317) 843-0546
 CONTACT PERSON: KEVIN SUMNER, P.S.
 EMAIL: SUMNERK@WEIHE.NET

LEGEND

-  = PROPERTY BOUNDARY
 = ADJOINER
 = RIGHT-OF-WAY LINE
 = EXISTING EASEMENT
 = EASEMENT
 = EXISTING OVERHEAD UTILITY & POLE
 = EXISTING TREE LINE
 = EXISTING SANITARY MANHOLE
 = EXISTING STORM SEWER INLET
 = EXISTING STORM SEWER MANHOLE
 = EXISTING WATER & HYDRANT
 = PROPOSED CURB
 = PROPOSED CENTERLINE
 = SECTION LINE
 = PROPOSED WATER & HYDRANT
 = NORMAL POOL
 = PROPOSED STORM SEWER
 = PROPOSED SANITARY SEWER
 = PROPOSED SANITARY MANHOLE
 = PROPOSED STORM INLETS & MANHOLE
- 21

- | | |
|---|--|
| D & U.E. | = DRAINAGE & UTILITY EASEMENT |
| D.J.&S.S.E. | = DRAINAGE UTILITY & SANITARY EASEMENT |
| ROW | = RIGHT-OF-WAY |
| B-B | = BACK TO BACK (CURB) |
| BFE | = BASE FLOOD ELEVATION |
| VAR. | = VARIABLE |
| EX. | = EXISTING |
| R.D.E. | = REGULATED DRAINAGE EASEMENT |
| ELEV. | = ELEVATION |
|  | = PROPOSED GUARDRAIL |
|  | = BENCHMARK |

FOR CONCEPTUAL USE
ONLY. FINAL PLACEMENT
AND SPECIES TO BE
DETERMINED AT
CONSTRUCTION PLAN
PHASE.



IN THESE BLOCKS FOUNDATION PLANTINGS,
PARKING LOT PERIMETER, PARKING ISLANDS
AND DRIVE AISLE LANDSCAPING WILL BE
DETERMINED WITH THE COMMERCIAL SITE PLAN.

SEE STREET TREE
REQUIREMENTS CHART
SHEET P017



**Know what's below.
Call before you dig.**

*Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.*

PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

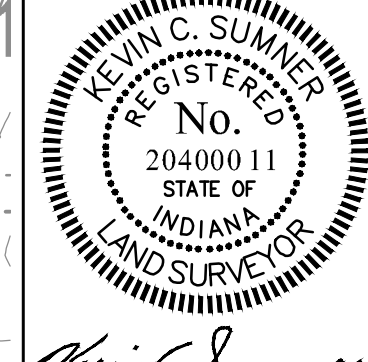
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546/fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER



PROJECT NO.:	W240299
DWG NAME:	P016 Landscape Plan
DESIGNED BY:	BP
DRAWN BY:	BP
CHECKED BY:	KCS
DATE:	06/07/2004

[illegible]

KEVIN C. SUMNER P.S. #20400011

LENNAR®

PREPARED FOR:
CENTER GROVE PARK
3111 S. STATE ROAD 135, GREENWOOD, IN 46143

LANDSCAPE PLAN
Part of the NW & SW Quarter of Section 13, Township 13 North, Range 3 East, White River Township, Adams County, Indiana

SHEET NO.
P018
PROJECT NO.
W240299



PROJECT NO. **P019**
W240299

SHEET NO. **LANDSCAPE PLAN**

CENTER GROVE PARK
3111 S. STATE ROAD 135, GREENWOOD, IN 46143
Part of the NW 1/4 Quarter of Section 13, Township 13 North, Range 3 East, White River Township, Adams County, Indiana