

PC2024-077 Center Grove Primary Plat

Present: Planning Director Gabriel Nelson, City Planner Alyssa Liebman, City Planner Kevin Tolloty, City Engineering Paul Peoni, City Engineering John Grimes, Stormwater Chris Jones, Fire Marshal Tracy Rumble, CDS Office Manager Hannah Hamilton, Community Relations Ty Hayden, Recording Secretary Stevie Jarrett, Sanitation Superintendent Randy Weathers.

Guests: Jonas Lewandowski, Spenser Lushin, Ken Moorhead, Taylor Navarre, Kevin Sumner, Greg Ilko, Lantz McElroy, Beiswanger, Devon, Rachael Shirey, Sheri H. on behalf of Wess Jackson, Mark Jackson, Matthew Schimpf, Greg Kuenning, Jason Horowitz

Petitioners: Taylor Navarre taylor.navarre@lennar.com

Kevin Sumner presented this project. This is scheduled for March 24th.

Mr. Sumner stated they did receive Commonwealth approval this week. The comments were addressed. The recorded commitments are outstanding. The Lushin family do have a signed commitment letter.

Gabriel Nelson, Planning Division, stated there were some outstanding comments about street naming. This can be finalized at secondary plat. There needs to be consistent street naming. The entire east/west road needs to have a consistent name. The recorded commitments do need to be received.

Paul Peoni, Engineering Division, had no comments.

Chris Jones, Stormwater, stated they have been working Mr. Peck.

Randy Weathers, Sanitation, had no comments.

Tracy Rumble, Greenwood Fire Department, stated everything looked good for him.

Kenneth Seal, Building Division, had no comments.

Mr. Nelson asked Mr. Tolloty if comment letter #3 had been sent. Mr. Sumner had not received letter #3 yet. Mr. Nelson will send the comments. Mr. Sumner and Mr. Nelson talked about the private streets.

Motion by Mr. Nelson, seconded by Mr. Weathers. 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:**

- Commitments recorded and copies returned to the city.

City of Greenwood Technical Review Committee

Wednesday, March 19, 2025

Page 4 of 10

A handwritten signature in cursive script, reading "Gabriel Nelson", written in black ink. The signature is positioned above a horizontal line.

Chairman

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.

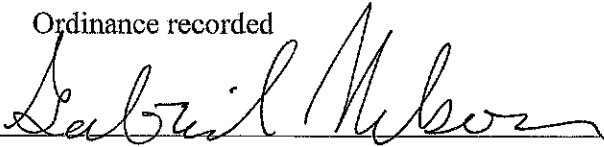
Ms. Mueller stated Commonwealth was aware of expediting, but ultimately, they did have additional time to review it.

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.

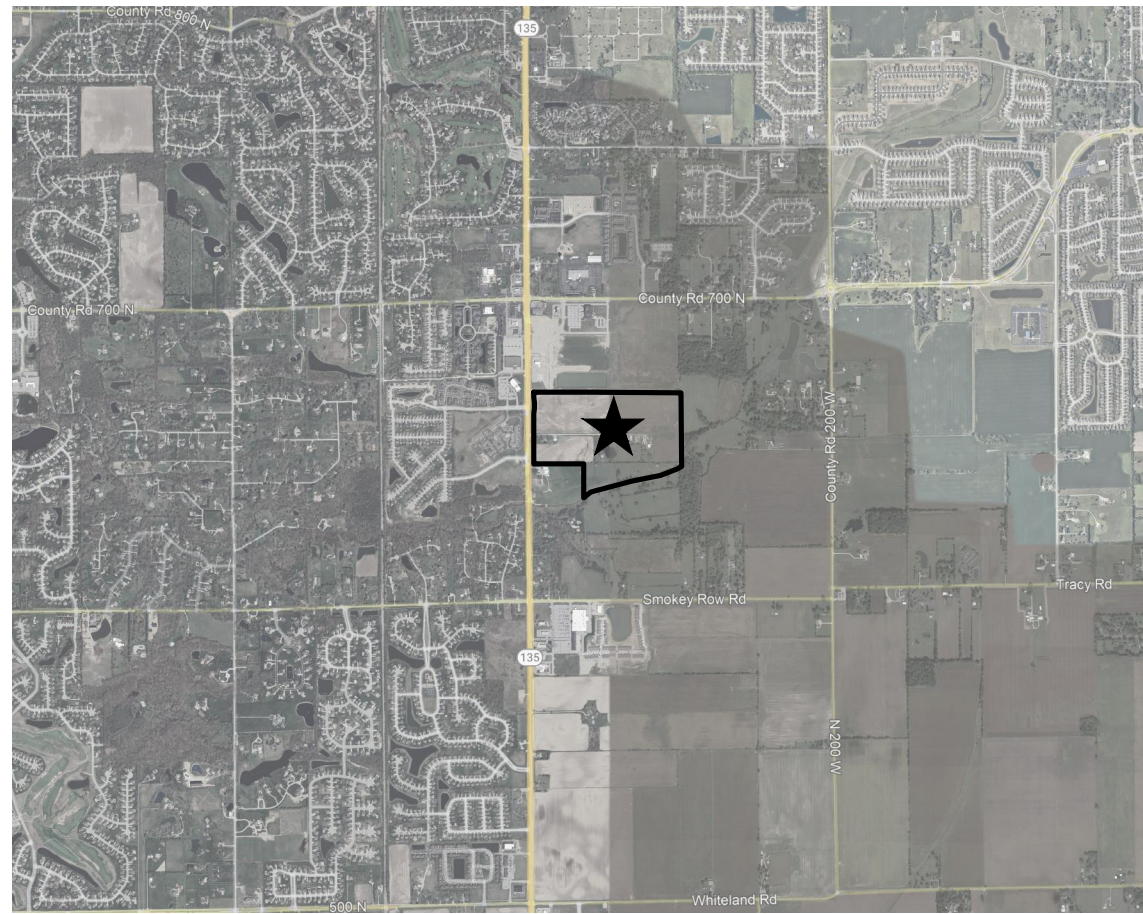
Motion by Mr. Nelson to have this project continued, seconded by Mr. Peck. All ayes. **MOTION CARRIES.** That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES.
With the following standard conditions:

- 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	92.31 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	64.6 AC±

STREET LENGTHS	
(PUBLIC) SWARTZ CROSSING BLVD	1286'
(PUBLIC) SISTOVA DR	2818'
(PRIVATE) HONEYCOMB LN	1390'
(PUBLIC) BUMBLEBEE BLVD	2055'
(PRIVATE) FARMHOUSE DR	920'
(PRIVATE) HICKORY DR	1987'
(PUBLIC) AMBERFIELD RD	508'
(PRIVATE) HARVESTVIEW DR	508'
(PRIVATE) ELDERBERRY DR	269'
(PRIVATE) PINECREST DR	386'
(PRIVATE) MOSSY BROOK STREET	660'
(PRIVATE) SUGAR TREE DR	247'
(PRIVATE) CEDAR HOLLOW RD	343'

ALLEYS (PRIVATE)	
BEE HIVE WAY	486'
BEEKEEPER WAY	326'
NECTAR WAY	256'
STINGER WAY	238'
HACKBERRY WAY	322'
LAUREL WAY	319'
SUNSET FARMS WAY	643'
POPLAR TREE WAY	275'
ORANGE BLOSSOM WAY	437'
GOLDENBROOK WAY	289'
HUNTER TRAIL WAY	236'
SILVERSTONE WAY	613'
CARPENTER WAY	152'
ACACIA WAY	239'

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

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

OPERATING AUTHORITIES

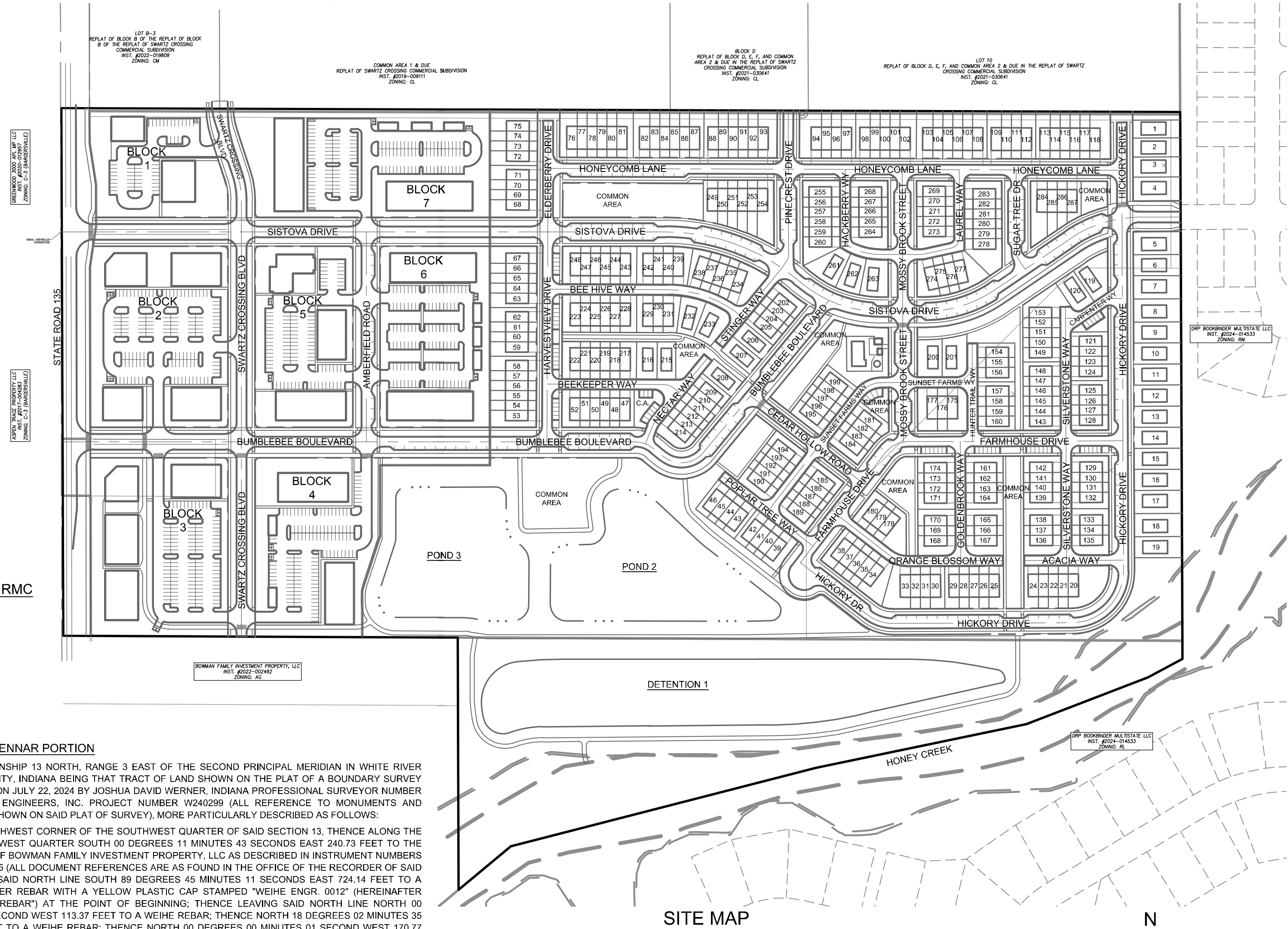
GREENWOOD STREET DEPARTMENT CITY OF GREENWOOD 367 S WASHINGTON STREET GREENWOOD, IN 46143 (317) 887-5607 KENNY DUNCAN	DUKE ENERGY (812) 662-2007 JESSICA JACKSON EMAIL: JESSICA.JACKSON@DUKE-ENERGY.COM
VIETREN ENERGY DISTRIBUTION 600 INDUSTRIAL DRIVE FRANKLIN, IN 46131 GREENWOOD ENGINEERING 300 S MADISON AVENUE GREENWOOD, IN 46142 (317) 887-5230 JIM PECK	VIETREN ENERGY DISTRIBUTION 600 INDUSTRIAL DRIVE FRANKLIN, IN 46131 (317) 736-2986 STEVE WASHBURN
GREENWOOD STORMWATER 367 S WASHINGTON STREET GREENWOOD, IN 46143 (317) 887-4711 CHRIS JONES	AT&T 240 NORTH MERIDIAN STREET INDIANAPOLIS, IN 46220 (317) 252-4290 JEFF RICE
GREENWOOD SANITATION DEPARTMENT 367 S WASHINGTON STREET GREENWOOD, IN 46143 (317) 888-1254 RANDY WEATHERS	GREENWOOD PLANNING 300 S MADISON AVENUE GREENWOOD, IN 46142 (317) 881-8698 GABRIEL NELSON
TOWIN OF BARGERSVILLE - WATER 24 NORTH MAIN STREET - PO BOX 24 BARGERSVILLE, IN 46106 (317) 422-3170 KEVIN KILLINGER	JOHNSON COUNTY SURVEYOR 86 EAST COURT STREET FRANKLIN, INDIANA 46131 (317) 346-4341 GREGG CANTWELL
COMCAST 2520 ENDRESS PLACE GREENWOOD, IN 46143 (317) 204-4197	JOHNSON COUNTY REMC 750 INTERNATIONAL DRIVE FRANKLIN, IN 46131 317-738-7639 CALEB DRAKE DRAKEC@JCREMC.COM

PRIMARY PLAT & MASTER PLAN FOR CENTER GROVE PARK

3111 S. STATE ROAD 135
GREENWOOD, IN 46143

CITY OF GREENWOOD, WHITE RIVER TOWNSHIP, JOHNSON COUNTY

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 138.06 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 FEET; 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 39 MINUTES 28 SECONDS WEST 101.12 FEET; 5) NORTH 00 DEGREES 07 MINUTES 37 SECONDS WEST 84.96 FEET TO THE NORTH LINE OF THE ELLIS PARK II, 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 TO AS "WEIHE REBAR"); THENCE SOUTH 00 DEGREES 00 MINUTES 01 SECOND WEST 266.98 FEET TO A WEIHE REBAR; THENCE SOUTH 00 DEGREES 00 MINUTES 01 SECOND EAST 70.77 FEET TO A WEIHE REBAR; THENCE SOUTH 18 DEGREES 02 MINUTES 35 SECONDS WEST 138.05 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 2022-02492; 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.

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:

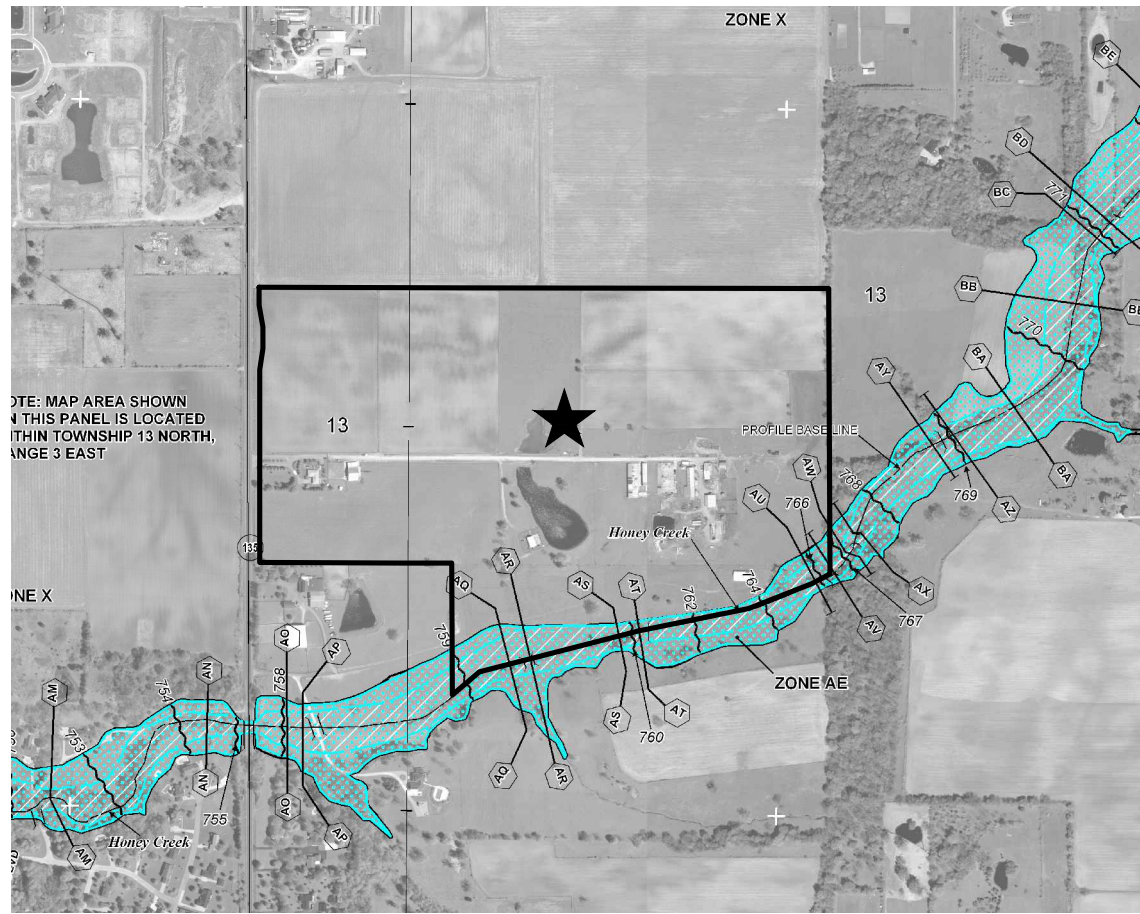
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER SOUTH 00 DEGREES 11 MINUTES 43 SECONDS EAST 240.73 FEET TO THE NORTH LINE OF THE BOWMAN FAMILY INVESTMENT PROPERTY, LLC AS DESCRIBED IN INSTRUMENT NUMBERS 2022-02492 AND 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 18 DEGREES 02 MINUTES 35 SECONDS EAST 138.05 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 ELLIS PARK II, 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)) 2390.50 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 2022-02492 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 AS "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.



F.I.R.M. MAP
- SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
- FLOODWAY AREAS
- OTHER FLOOD AREAS
★ PROJECT LOCATION

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 135 BRIDGE OVER HONEY CREEK; SET IN THE TOP OF THE NORTHEAST CONCRETE WIND 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 WINDWALL, 0.4 FOOT NORTHWEST OF THE SOUTHEAST FACE OF THE WINDWALL, 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 SOUTHWEST SIDE OF A SANITARY SEWER MANHOLE CASTING ON THE SOUTHWEST 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)

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
CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: SUMNERK@WEIHE.NET

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

WEIHE
ENGINEERS

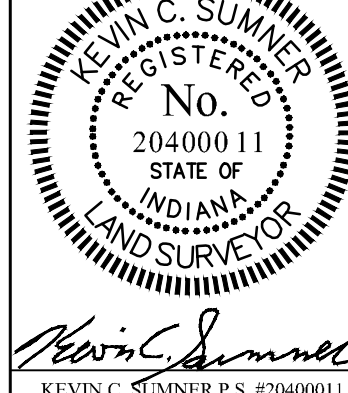
Land Surveying | Civil Engineering
Landscape Architecture

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

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

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

1/31/2025



KEVIN C. SUMNER P.S. #20400011

LENNAR

CENTER GROVE PARK

PREPARED FOR:

SHEET NO.

PROJECT NO.

W240299

3111 S. STATE ROAD 135, GREENWOOD, IN 46143

TITLE SHEET

Part of the NW 1/4 & SW 1/4 Quarter of Section 13, Township 13 North, Range 3 East, White River Township, Johnson County, Indiana

Part of the NW 1/4 & SW 1/4 Quarter of Section 13, Township 13 North, Range 3 East, White River Township, Johnson County, Indiana

LOCATION: IN 2024 W240299 (Engineering/landscaping/landscaping) part V002 Existing Conditions
DATE/TIME: March 11, 2025 - 10:00am
PLOT BY: weih

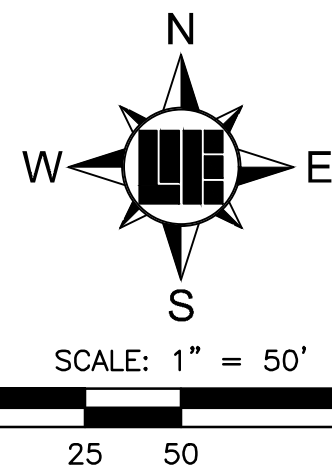
LENNAR

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
 - - -= 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.



811
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Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW (C 8-1-26)
IT IS AGAINST THE LAW TO DISGUISE
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, 30.0 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 "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

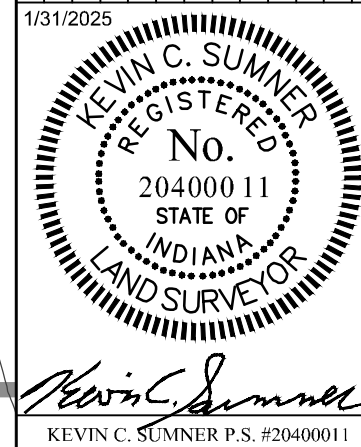
3111 S. STATE ROAD 135, GREENWOOD, IN 46143

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

NO.	DATE	BY	REVISIONS AND ISSUES
1	1/31/2025		
2			
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PROJECT NO.: W240299
DWG NAME: P002 Existing Cond
DESIGNED BY: BP
DRAWN BY: KCS
CHECKED BY: KCS
DATE: 08/27/2024

LOCATION: H:\2024\W240299\Engineering\landscaping\landscaping plan\002_Landscaping_Condition.dwg
DATE/TIME: March 11, 2025 - 10:58am
PLOTED BY: weih

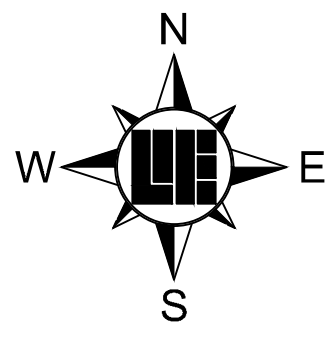
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PLANS PREPARED FOR
LENNAR HOMES OF INDIANA LLC,
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
TELEPHONE: (317) 659-3232
CONTACT PERSON: STU HUCKELBERRY
EMAIL: STUART.HUCKELBERRY@LENNAR.COM



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



SCALE: 1" = 50'

0 25 50 100



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WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

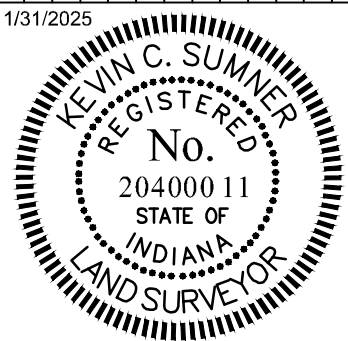
PROJECT BM
DNR TBM JOHNSONCO 21, 2008
IN JOHNSON COUNTY, BARGERSVILLE QUADRANGLE, IN THE SW 1/4 OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 3 EAST,
2ND P.M., ABOUT 0.6 MILE SOUTH OF STONES CROSSING AT THE STATE ROAD 135 BRIDGE OVER HONEY CREEK, SET IN
THE TOP OF THE NORTHEAST CONCRETE WING WALL OF THE BRIDGE, 36.0 FEET SOUTH-SOUTHWEST 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, 1/8 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 WEST OF A BRANCH OF HONEY CREEK, AND APPROXIMATELY 1024 FEET EAST OF STATE ROAD
135.
ELEV. 756.08 (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. 765.74 (NAVD 88)

ELLIS PARK, LLC
INST. #2022-011952

SEE SHEET P007
SEE SHEET P008

S89°41'19"E 2710.87'

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.	DWG NAME	DESIGNED BY	DRAWN BY	CHECKED BY	DATE
1/31/2025			W240299	P002 Existing Cond	KEVIN C. SUMNER	BP	KCS	08/27/2024



KEVIN C. SUMNER P.S. #20400011

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.
P003
PROJECT NO.
W240299

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

LOCATION: H:\2024\W240299\Engineering\landscaping\landscaping plan\002 - Existing Conditions.dwg
DATE/TIME: March 11, 2025 - 10:58am
PLOTTER BY: weih

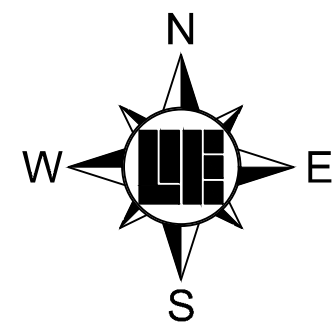
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PLANS PREPARED FOR
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11555 N. MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
TELEPHONE: (317) 659-3232
CONTACT PERSON: STU HUCKELBERRY
EMAIL: STUART.HUCKELBERRY@LENNAR.COM



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.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

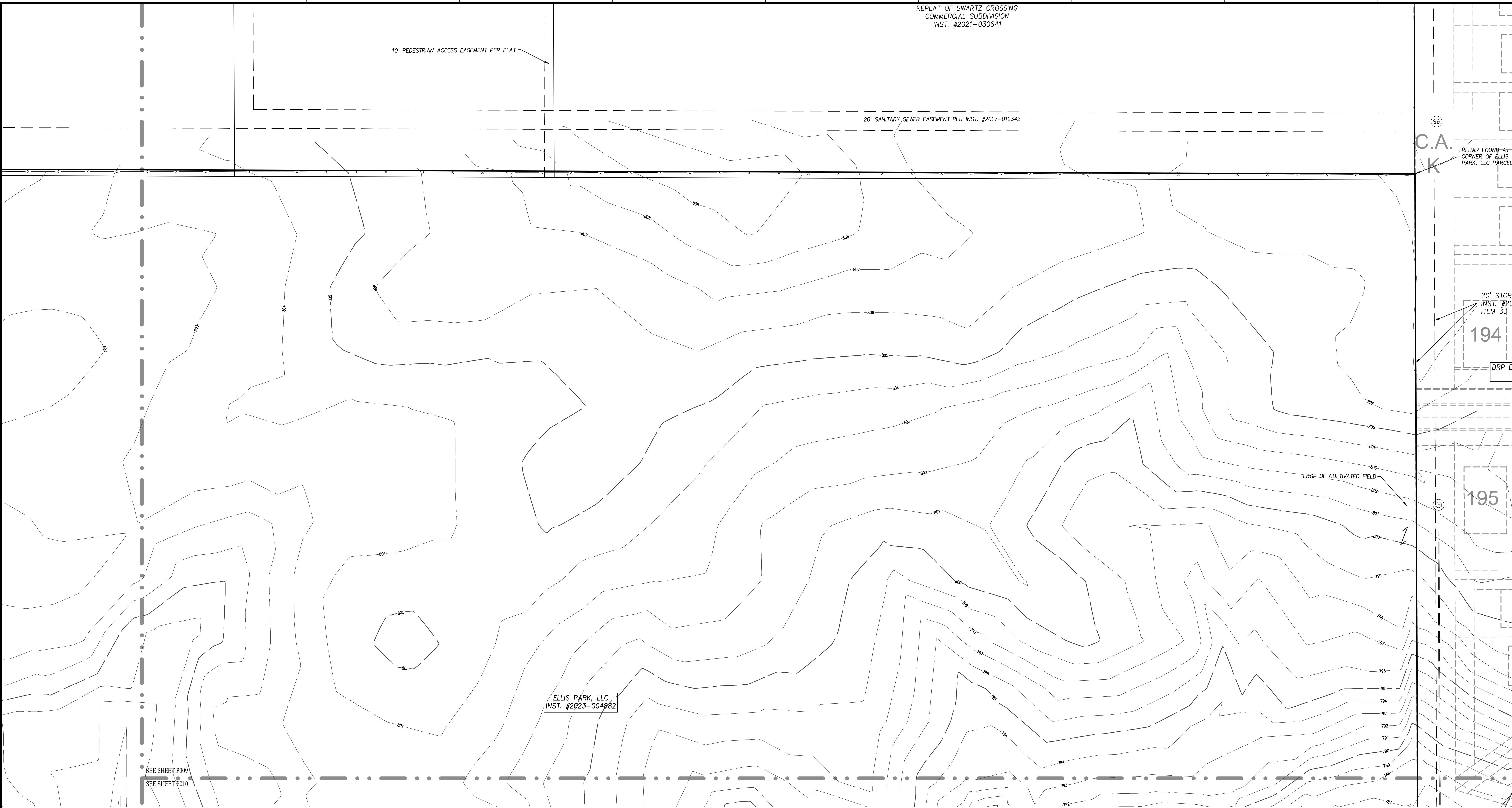


SCALE: 1" = 50'



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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. 756.899 (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 195 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)



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317 | 843 - 0546 /ax

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

1/31/2025

KEVIN C. SUMNER
REGISTERED
No. 20400011
STATE OF INDIANA
LAND SURVEYOR

Kevin C. Sumner
KEVIN C. SUMNER P.S. #20400011

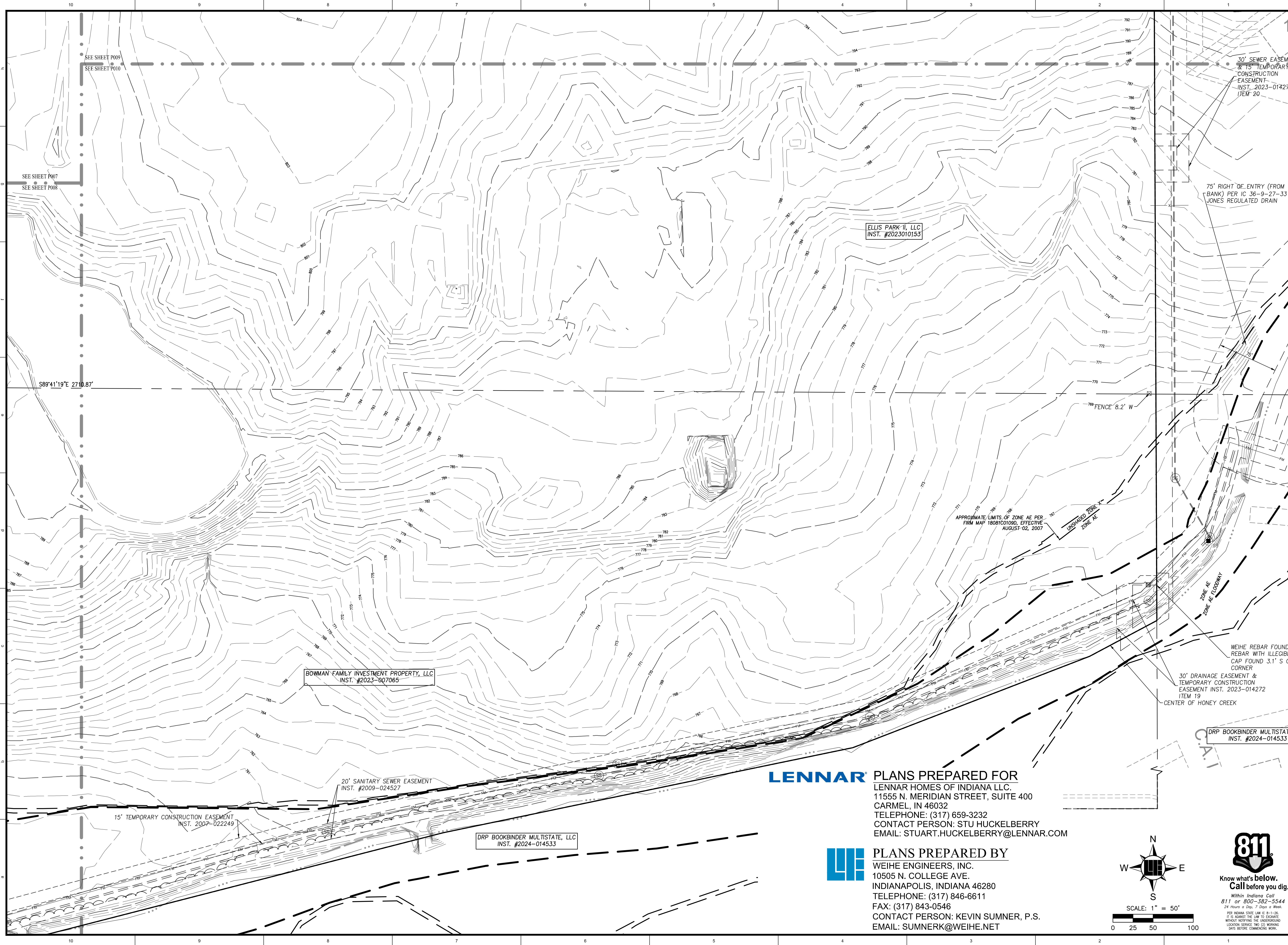
LENNAR

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

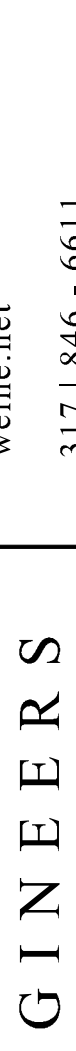
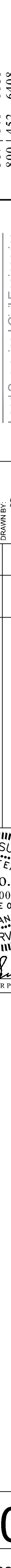
EXISTING CONDITIONS
Part of the NW & SW Quarter of Section 13, Township 13 North, Range 3 East, White River Township, Johnson County, Indiana

SHEET NO.
P004

PROJECT NO.
W240299



LOCATION: H:\2024\W240299\Engineering\preliminary\preliminary plot\0002 Existing Cond.dwg
 AUTOCAD: P005
 DATE/TIME: March 11, 2025 - 10:09am
 PLOTTED BY: wslsb

10505 N. College Avenue Indianapolis, Indiana 46280 weih.e.net		317 846 - 6611 800 452 - 6408 317 843 - 0546 fax		ALLAN H. WEIHE, P.E., L.S. - FOUNDER	
		Land Surveying / Civil Engineering		Landscape Architecture	
<i>Build with confidence</i>					
PROJECT NO.	W240299	DATE	1/31/2025	19/12/2025	
DWG NAME	POD Existing Cond				
DESIGNED BY	JOWAN BYZ				
CHECKED BY	BP				
DATE	09/27/2024				
					
					
KEVIN C. SUMNER P.E. #20400011					
					
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. P005					
PROJECT NO. W240299					

- 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.E.
 - ROW
 - B-B
 - BFE
 - VAR.
 - EX.
 - R.D.E.
 - ELEV.
- 811**
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WITHOUT NOTICING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.
- = COMMON BUILDINGS
 - = MULTIFAMILY
 - = TOWNHOMES
 - = SINGLE FAMILY

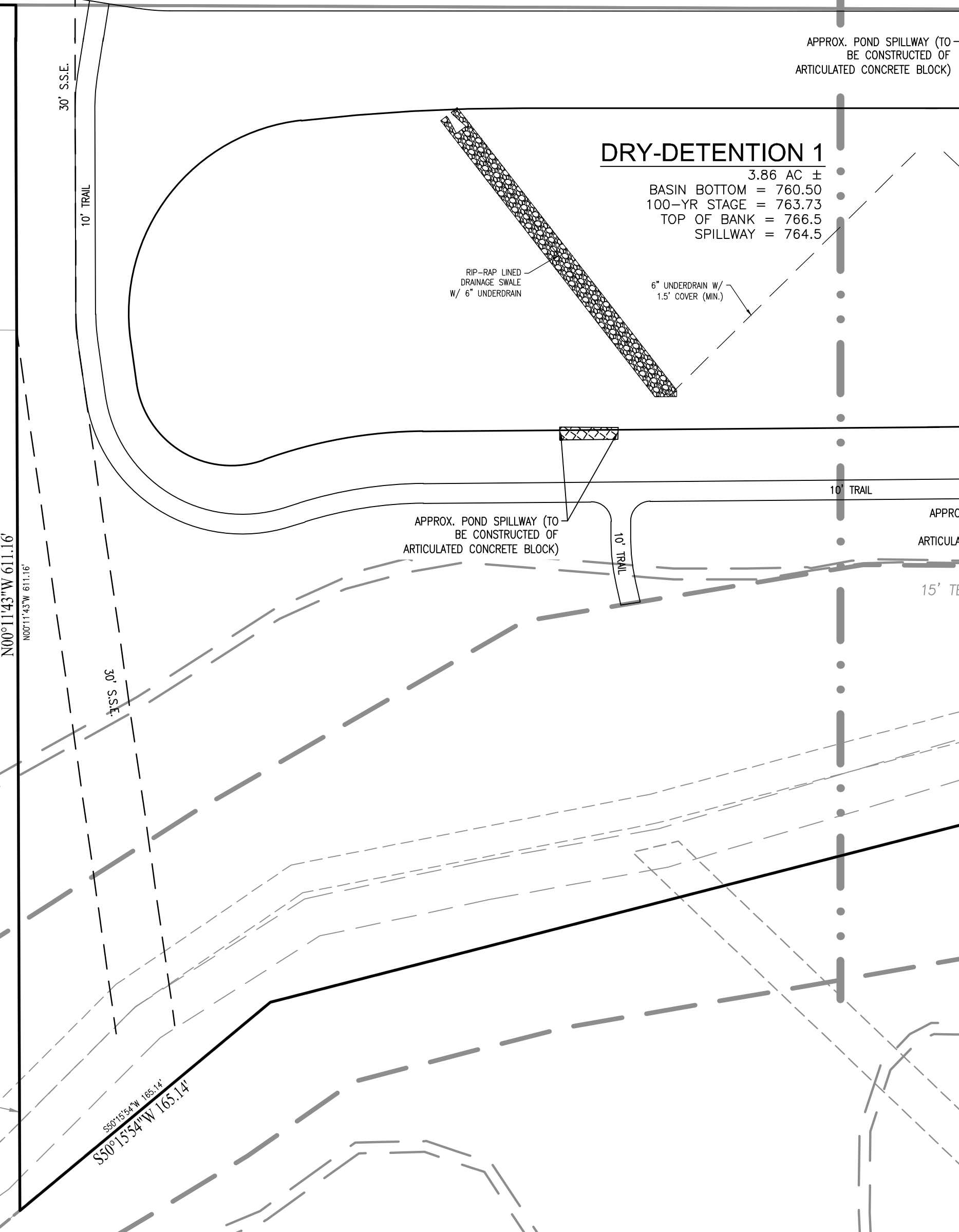
LENNAR PLANS PREPARED FOR
LENNAR HOMES OF INDIANA LLC,
11555 N. MERIDIAN STREET, SUITE 400
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TELEPHONE: (317) 659-3232
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INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: SUMNERK@WEIHE.NET

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C36	17.68'	13.00'	078	S38° 43' 34"W	16.35'
C37	3.90'	18.00'	012	S06° 26' 40"E	3.89'
C38	4.16'	18.00'	013	N06° 23' 43"E	4.16'
C39	17.50'	83.00'	012	N83° 43' 34"E	17.47'
C40	36.65'	265.00'	008	S85° 47' 16"W	36.62'
C41	24.02'	265.00'	005	S79° 16' 17"W	24.01'
C42	24.06'	265.00'	005	S74° 04' 41"W	24.05'
C43	72.36'	265.00'	016	S63° 36' 59"W	72.14'
C44	13.87'	335.00'	002	N57° 02' 28"E	13.86'
C45	38.79'	335.00'	007	N61° 28' 26"E	38.77'
C46	67.93'	335.00'	012	S70° 37' 07"W	67.82'
C47	14.68'	337.00'	002	N88° 31' 08"E	14.68'
C48	15.30'	265.00'	003	S88° 06' 48"W	15.29'
C49	76.25'	261.00'	017	N64° 10' 22"E	75.98'
C50	58.12'	231.00'	014	S63° 00' 43"W	57.97'
C51	32.04'	18.00'	102	S73° 11' 52"E	27.98'
C52	6.64'	18.00'	021	N66° 21' 55"E	6.60'
C53	11.47'	18.00'	036	N37° 33' 17"E	11.27'
C54	6.14'	18.00'	020	S09° 32' 11"W	6.11'
C55	5.07'	18.00'	016	N07° 49' 50"E	5.05'
C56	5.07'	18.00'	016	N08° 17' 52"W	5.05'
C57	36.13'	23.00'	090	N44° 46' 00"E	32.53'
C58	36.13'	23.00'	090	N45° 14' 00"W	32.53'
C59	1.00'	23.00'	002	S88° 31' 15"W	1.00'
C60	1.56'	23.00'	004	S88° 17' 03"E	1.56'
C61	141.37'	90.00'	090	S44° 46' 00"W	127.28'
C62	238.76'	152.00'	090	N44° 46' 00"E	214.96'
C63	28.69'	65.00'	025	N77° 35' 24"W	28.45'
C64	14.43'	65.00'	013	N56° 35' 16"W	14.40'
C65	84.24'	127.00'	038	S71° 13' 51"E	82.70'
C66	17.46'	14.00'	071	S87° 57' 36"E	16.35'
C67	131.25'	60.00'	125	S61° 01' 32"E	106.80'
C68	37.84'	60.00'	036	S19° 42' 22"W	37.21'
C69	1.00'	23.00'	002	S53° 28' 27"E	1.00'
C70	1.00'	23.00'	002	N50° 58' 57"W	1.00'
C71	21.87'	83.00'	015	S59° 46' 40"E	21.81'
C72	33.18'	83.00'	023	S78° 46' 48"E	32.96'
C73	36.55'	67.00'	037	N70° 35' 59"W	35.93'
C74	36.13'	23.00'	090	N44° 46' 00"E	32.53'
C75	36.13'	23.00'	090	S45° 14' 00"E	32.53'
C76	5.07'	18.00'	016	N07° 49' 50"E	5.05'
C77	5.07'	18.00'	016	S08° 17' 49"E	5.05'
C78	36.13'	23.00'	090	N45° 14' 00"W	32.53'
C79	1.00'	23.00'	002	S88° 31' 15"W	1.00'
C80	1.00'	23.00'	002	N88° 59' 14"W	1.00'
C81	36.13'	23.00'	090	N44° 46' 02"E	32.53'

C82	61.18'	369.00'	009	S78° 51' 12"W	61.11'
C83	39.70'	369.00'	006	N86° 41' 05"E	39.68'
C84	200.95'	339.00'	034	N72° 47' 07"E	198.02'
C85	1.00'	23.00'	002	S88° 31' 15"W	1.00'
C86	20.72'	105.00'	011	N57° 49' 31"E	20.69'
C87	24.28'	105.00'	013	N45° 32' 55"E	24.22'
C88	2.11'	104.94'	001	N38° 20' 54"E	2.11'
C89	30.85'	34.00'	052	N63° 46' 09"E	29.81'
C90	36.13'	23.00'	090	S07° 13' 42"E	32.53'
C91	36.13'	23.00'	090	N82° 46' 18"E	32.53'
C92	4.03'	18.00'	013	S44° 11' 29"W	4.03'
C93	4.03'	18.00'	013	N31° 21' 07"E	4.03'
C94	4.03'	18.00'	013	S31° 21' 06"W	4.03'
C95	4.03'	18.00'	013	N44° 11' 29"E	4.03'
C96	8.88'	83.00'	006	N40° 50' 11"E	8.88'
C97	66.44'	83.00'	046	S66° 50' 02"W	64.68'
C98	51.73'	57.00'	052	N63° 46' 09"E	49.97'
C99	1.00'	23.00'	002	S87° 38' 33"E	1.00'
C100	114.55'	339.00'	019	S80° 33' 10"E	114.01'
C101	2.43'	2.00'	070	N74° 20' 40"E	2.28'
C102	169.85'	109.00'	089	N84° 12' 05"E	153.18'
C103	54.54'	35.00'	089	S84° 12' 05"W	49.19'
C104	20.96'	33.09'	036	S70° 34' 46"E	20.62'
C105	18.76'	105.00'	010	N56° 16' 38"W	18.74'
C106	28.22'	105.93'	015	N83° 17' 13"W	28.14'
C107	25.63'	83.00'	018	S30° 42' 58"W	25.53'
C108	17.60'	57.00'	018	N30° 42' 58"E	17.53'
C109	51.91'	23.00'	129	S25° 05' 45"E	41.57'
C110	15.92'	18.00'	051	N64° 54' 15"E	15.41'
C111	47.36'	176.51'	015	N61° 54' 29"W	47.22'
C112	41.39'	176.51'	013	N76° 18' 44"W	41.29'
C113	20.71'	176.51'	007	N86° 23' 28"W	20.70'
C114	37.43'	23.00'	093	S11° 58' 54"E	33.43'
C115	51.23'	267.00'	011	S84° 05' 54"E	51.15'
C116	62.60'	267.00'	013	S76° 18' 44"E	62.46'
C117	31.33'	267.00'	007	S86° 23' 28"E	31.31'
C118	11.59'	293.00'	002	N88° 34' 33"W	11.59'
C119	33.64'	293.00'	007	N84° 11' 47"W	33.62'
C120	31.30'	293.00'	006	N77° 50' 49"W	31.28'
C121	23.98'	293.00'	005	N72° 26' 30"W	23.98'
C122	24.05'	293.00'	005	N67° 44' 42"W	24.05'
C123	24.26'	293.00'	005	N63° 01' 16"W	24.25'
C124	20.03'	293.00'	004	S68° 41' 28"E	20.02'
C125	33.60'	23.00'	084	N81° 24' 51"E	30.69'
C126	43.17'	335.00'	007	S54° 07' 50"E	43.14'
C127	31.55'	465.00'	004	S52° 22' 57"E	31.54'

C129	7.86'	25.00'	018	N30° 33' 21"E	7.83'
C130	75.79'	465.00'	009	N62° 23' 35"W	75.71'
C131	24.03'	465.00'	003	S68° 31' 31"E	24.03'
C132	24.00'	465.00'	003	S71° 29' 54"E	24.00'
C133	24.04'	465.00'	003	S74° 27' 29"E	24.04'
C134	46.84'	465.00'	006	S78° 49' 29"E	46.82'
C135	47.85'	465.00'	006	S84° 39' 32"E	47.83'
C136	19.42'	465.00'	002	S88° 48' 13"E	19.42'



10505 N. College Avenue
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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: JCS
DRAWN BY: BP
CHECKED BY: KCS
DATE: 08/22/2024

REVISIONS AND ISSUES

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

PREPARED FOR:
CENTER GROVE PARK
3111 S. STATE ROAD 135, GREENWOOD, IN 46143
SHEET NO.
P009
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

LOCATION: H:\2024\W240299\Engineering\landscaping\landscaping.plt\W240299.dwg
DATE/TIME: March 11, 2025 - 11:20am
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

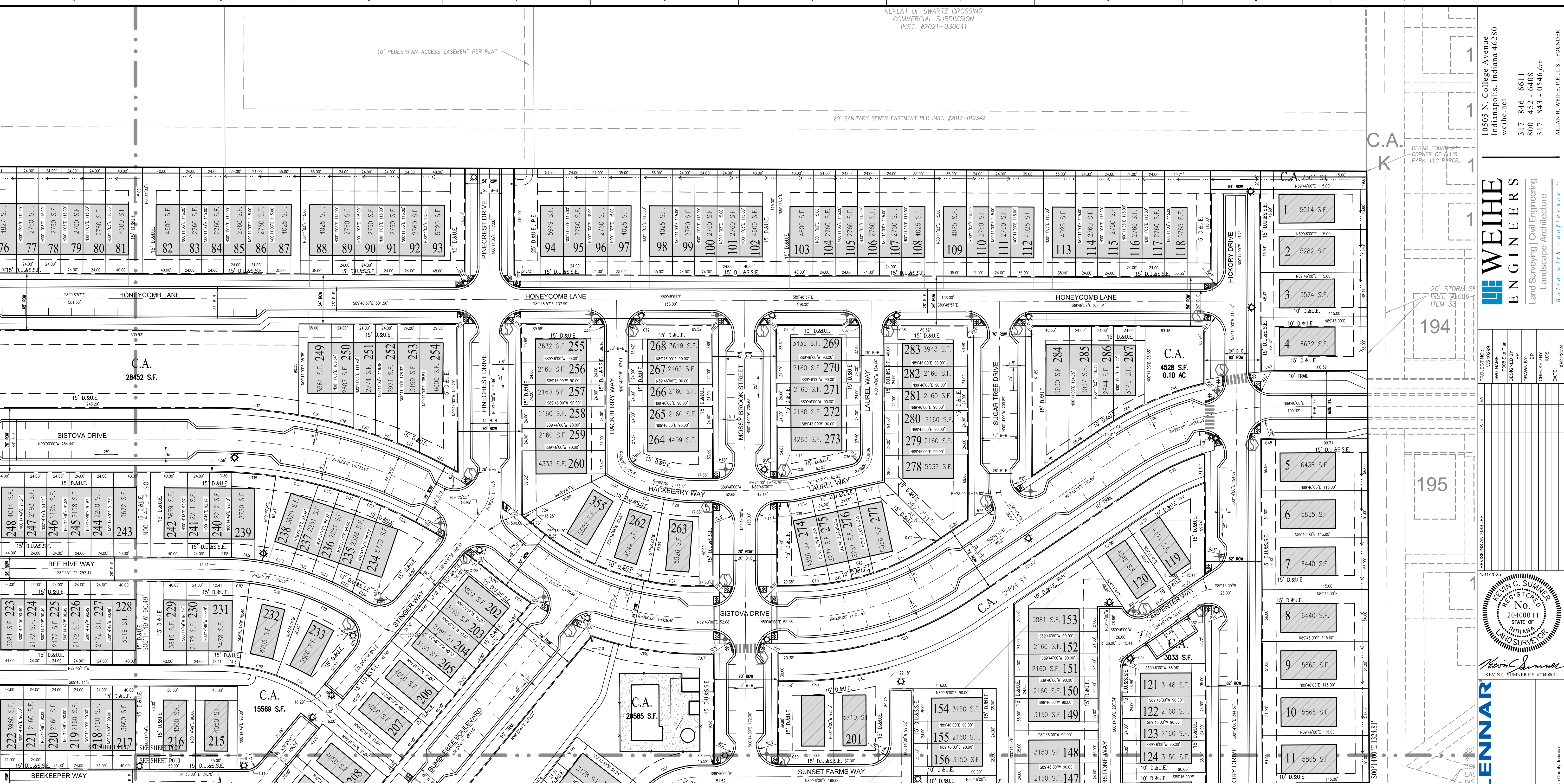
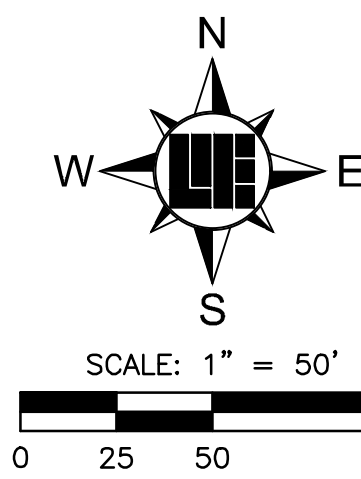


PLANS PREPARED BY
WEIHE ENGINEERS, INC.,
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: SUMNERK@WEIHE.NET

LEGEND

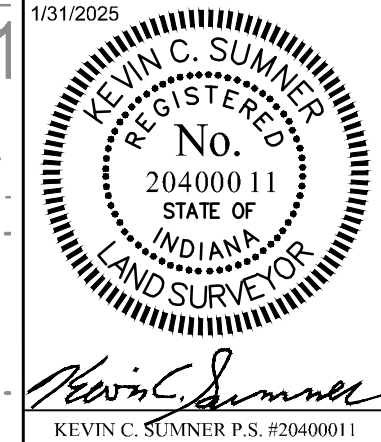
- = PROPERTY BOUNDARY
- - - = ADJOINER
- - - = RIGHT-OF-WAY LINE
- - - = EXISTING EASEMENT
- - - = EASEMENT
- - - = EXISTING OVERHEAD UTILITY & POLE
- - - = EXISTING TREE LINE
- - - = EXISTING SANITARY MANHOLE
- - - = EXISTING STORM SEWER INLET
- - - = EXISTING STORM SEWER MANHOLE
- - - = EXISTING WATER & 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



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PROJECT NO.	DATE	BY	REVISIONS AND ISSUES
W240299	1/31/2025		
DWG NAME			
POSS. SIB. PLAN			
DESIGNED BY			
DRAWN BY			
CHECKED BY			
DATE			



KEVIN C. SUMNER, P.S. #20400011

LENNAR

PREPARED FOR:
CENTER GROVE PARK
3111 S. STATE ROAD 135, GREENWOOD, IN 46143
SHEET NO.
P010
PROJECT NO.
W240299
SITE PLAN

