

PC2024-081 Leatherwood 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: Beiswanger, Devon
dbeiswan@nvrinc.com sumnerk@weihe.net milewis@nvrinc.com

Kevin Sumner presented the project. They will be having their primary plat meeting on Monday.

Gabriel Nelson, Planning Division, stated this is scheduled for Monday, March 24th. Planning did receive the waiver request today (March 19th). This will be a tight turnaround for staff. Mr. Nelson stated they may need to request continuance. Mr. Nelson stated he was not sure he could be favorable of the plans with such a tight turnaround.

Paul Peoni, Engineering Division, stated concerns have been addressed.

John Grimes, Engineering, agreed that the comments and concerns were addressed.

Chris Jones, Stormwater, stated they will want to see long term plans for the area.

Randy Weathers, Sanitation, discussed the lift station in the drainage easement.

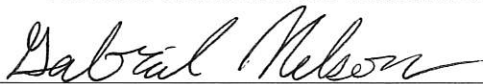
Tracy Rumble, Greenwood Fire Department, had no comments.

Kenneth Seal, Building Division, had no comments.

Motion by Mr. Rumble, seconded by Mr. Jones. All ayes except one Nay. 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.



Chairman

There was a discussion about the pedestrian bridge being built. Mr. Nelson asked if they are willing to extend to County Line Road. The parcel is zoned for commercial. Mr. Nelson discussed the pedestrian questions. Mr. Nelson stated he didn't know if staff will have the recommendation for the waiver due to the timing of their submission.

PC2024-081 Leatherwood 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 Rausch, Matthew mrausch@nvrinc.com Garrett Illa illag@weihe.net

Mr. Sumner presented this project. This is for a primary plat at the southwest corner of Five Points Road and County Line Road. This is about 66 acres.

Gabriel Nelson, Planning, stated the commitments have been recorded. Commonwealth has issued the final letter. Planning comments will be included in the letter including details on waivers. A 20-foot landscape bufferyard is required along the ROW. This is not required south of lots 8 and 9. Verify the bufferyard required plantings won't conflict with the utilities. One of the pedestrian bridges and path will need to be constructed.

Jim Peck, Engineering, stated they are anticipating a traffic study. Once it is received, it will be reviewed.

Paul Peoni, Engineering, asked about the ROW improvements. Five Points Road will need to be re-built per county road option #1. Detention pond will need to have guard rails that front a roadway.

There was discussion about utilities in the ROW.

Chris Jones, Stormwater, explained BMPs are owned by the HOA.

Mr. Sumner had previously discussed with Mr. St. John about improvements to Grubbs ditch. Mr. Peoni stated he didn't know about this conversation. Engineering will discuss internally.

Randy Weathers, Sanitation, had no comments.

Tracy Rumble, Greenwood Fire Department, had no comments.

Kenneth Seal, Building, had no comments.

Caleb Drake, JCREMC, explained this is actually a split territory with AES. There was discussion about split territories.

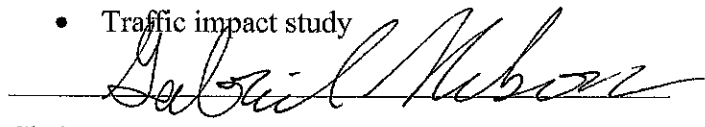
Mr. Peck asked Mr. Sumner about an ETA on the traffic study.

Motion by Mr. Nelson to have this project continued until the traffic impact study can be reviewed, seconded by Mr. Grimes. All ayes. MOTION CARRIES. That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL,

City of Greenwood Technical Review Committee
February 24, 2025

STORMWATER DRAINAGE AND ZONING ORDINANCES. With the following standard conditions:

- All staff comments are addressed.
- Traffic impact study


Chairman



LEGAL DESCRIPTION:

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION TWENTY-SIX (26) IN TOWNSHIP FOURTEEN (14) NORTH, OF RANGE FOUR (4) EAST, CONTAINING EIGHTY (80) ACRES, MORE OR LESS.

EXCEPT THEREFROM THE FOLLOWING:

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE SECONDS PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID EAST HALF/NORTHEAST QUARTER SECTION; THENCE WEST, ON AND ALONG THE SOUTH LINE THEREOF A DISTANCE OF 376.6 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID HALF/QUARTER SECTION A DISTANCE OF 177.0 FEET; THENCE EAST, PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 376.6 FEET TO A POINT ON SAID EAST LINE; THENCE SOUTH, ON AND ALONG SAID EAST LINE A DISTANCE OF 177.0 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.53 ACRE, MORE OR LESS.

ERRORS AND OMISSIONS STATEMENT:

DESIGN PROFESSIONAL CERTIFYING PLANS FOR THE PROJECT ACKNOWLEDGES HIS PROFESSIONAL RESPONSIBILITY FOR ENSURING THAT ALL WORK IS CORRECT, ACCURATE AND COMPLIES WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES. IF AN ERROR OR OMISSION IS FOUND, THE DESIGN PROFESSIONAL ACCEPTS FULL RESPONSIBILITY AND SHALL DETERMINE A SOLUTION THAT COMPLIES WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES. IF SUCH AN ERROR OR OMISSION IS FOUND, THE DEVELOPER IS NOT RELIEVED OF COMPLYING WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES.

REGULATED DRAIN NOTES:

- NO STRUCTURES, OR IMPROVEMENTS SHALL BE PERMITTED WITHIN THE LEGAL DRAIN EASEMENT. ALL UTILITIES, BUILDINGS, STRUCTURES, PLANTINGS, CROPS, TREES SHRUBS, AND WOODY VEGETATION GROWN WITHIN THE EASEMENT, OR ALONG THE LEGAL DRAIN ARE AT THE RISK OF OWNER AND SUBJECT TO REMOVAL WITH MINIMAL NOTICE, WITHOUT RESTITUTION, AND SUBJECT TO SPECIAL ASSESSMENT. (IC 36-9-27-33).
- THIS SITE PLOTS BY SCALE AS BEING WITHIN A REGULATED WATERSHED. ANY AND ALL SITE IMPROVEMENTS WITHIN A REGULATED WATERSHED ARE SUBJECT TO REVIEW BY THE JOHNSON COUNTY DRAINAGE BOARD. ALL TRACTS WITHIN A REGULATED DRAIN WATERSHED ARE SUBJECT TO ASSESSMENTS FOR MAINTENANCE (IC 36-9-27-44), AND WHEN PRACTICABLE, RECONSTRUCTION (IC 36-9-27-51).
- NO CONSTRUCTION, OR IMPROVEMENTS, SHALL IMPAIR OR NEGATIVELY IMPACT ANY PRIVATE DRAIN TILE (IC 36-9-27-2) KNOWN OR UNKNOWN. NO CONSTRUCTION, OR IMPROVEMENTS SHALL IMPAIR, IMPEDE, OR NEGATIVELY IMPACT, A NATURAL SURFACE WATERCOURSE (IC 36-9-27-4-3). WHEN ENCOUNTERED SAID TILE OR WATERCOURSE WILL BE DESIGNED, AND RE-ROUTED SO NOT TO IMPEDE, IMPAIR, OR NEGATIVELY IMPACT SURFACE OR SUBSURFACE WATER FLOW.

OPERATING AUTHORITIES:

GREENWOOD STREET DEPARTMENT
CITY OF GREENWOOD
367 S WASHINGTON STREET
GREENWOOD, IN 46143
(317) 887-5807
KENNY DUNCAN

GREENWOOD ENGINEERING
300 S MADISON AVENUE
GREENWOOD, IN 46142
(317) 887-5230
JIM PECK

GREENWOOD STORMWATER
367 S WASHINGTON STREET
GREENWOOD, IN 46143
(317) 887-4711
CHRIS JONES

GREENWOOD SANITATION DEPARTMENT
367 S WASHINGTON STREET
GREENWOOD, IN 46143
(317) 888-1254
RANDY WEATHERS

INDIANA-AMERICAN WATER COMPANY
153 N. EMERSON AVENUE
GREENWOOD, IN 46143
(317) 885-2426
TRACY WHITE

COMCAST
2520 ENDRESS PLACE
GREENWOOD, IN 46143
(317) 204-4197

DUKE ENERGY
(812) 662-2007
JESSICA JACKSON
EMAIL: JESSICA.JACKSON@DUKE-ENERGY.COM

VECTREN ENERGY DISTRIBUTION
600 INDUSTRIAL DRIVE
FRANKLIN, IN 46131
(317) 736-2986
STEVE WASHBURN

A&T
240 NORTH MERIDIAN STREET
INDIANAPOLIS, IN 46220
(317) 252-4290
JEFF RICE

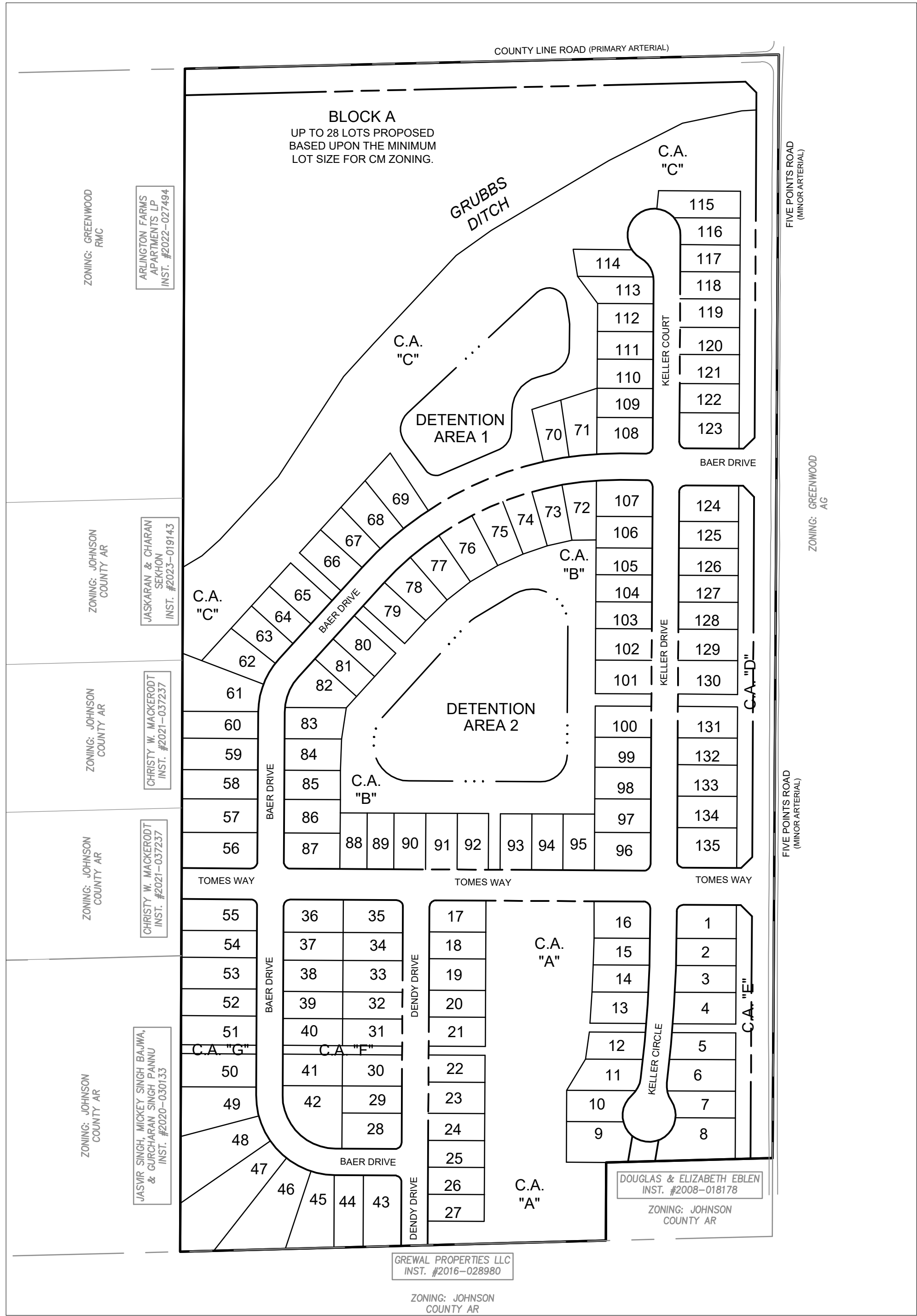
GREENWOOD PLANNING
300 S. MADISON AVENUE
GREENWOOD, IN 46142
(317) 881-8698
GABRIEL NELSON

JOHNSON COUNTY SURVEYOR
86 EAST COURT STREET
FRANKLIN, INDIANA 46131
(317) 346-4341
GREGG CANTWELL

JOHNSON COUNTY REMC
750 INTERNATIONAL DRIVE
FRANKLIN, IN 46131
736-6174
KEVIN SHELLEY
SHELLEYK@JCREMC.COM

ZONING	
EXISTING	
AR (Agricultural/Residential District) - JOHNSON CO.	
PROPOSED	
RM (Residential Medium) - GREENWOOD	
ANNEXATION	
PC2024-059	
CONSTRUCTION TIMELINE	
START CONSTRUCTION: MARCH 2025	
END CONSTRUCTION: MARCH 2029	

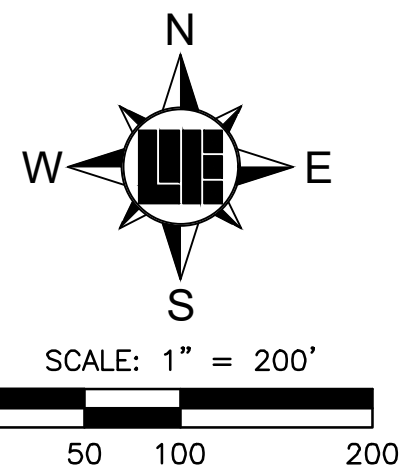
PROPOSED CONDITIONS	
PROJECT AREA	65.65 AC
PROPOSED LOTS	135
PROPOSED DENSITY	2.1 LOTS/ACRE
COMMON AREA	22.60 AC



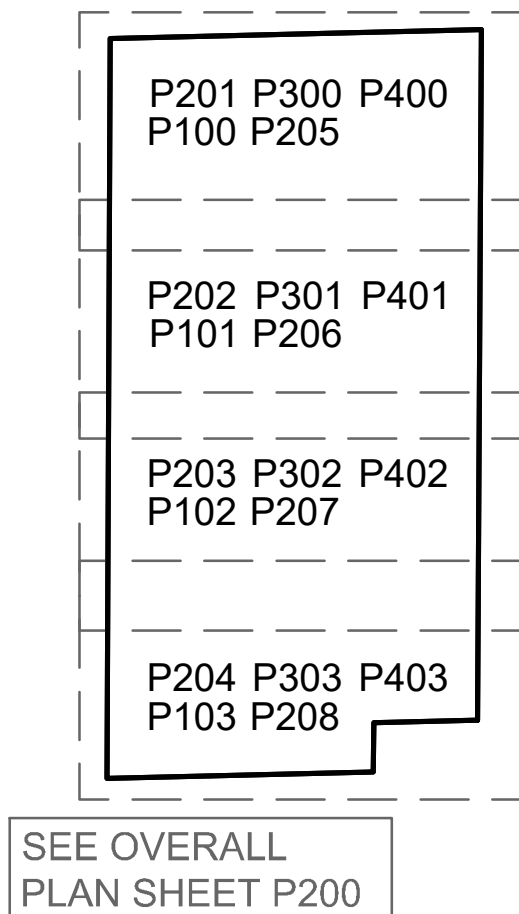
SITE MAP

LOT STANDARDS	
RM	
PROPOSED MINIMUM LOT AREA:	7,700 SF
PROPOSED MINIMUM FRONT SETBACK:	20'
PROPOSED MINIMUM SIDE YARD SETBACK:	10'
PROPOSED MINIMUM LOT REAR YARD SETBACK:	25'
RM - 71' LOTS:	
NUMBER OF LOTS:	67
RM - 61' LOTS (less than 71'):	
NUMBER OF LOTS:	68

STREET LENGTHS	
TOMES WAY	1339'
KELLER DRIVE	944'
BAER DRIVE	2,656'
DENDY DRIVE	821'
KELLER COURT	530'
KELLER CIRCLE	525'



KEY MAP



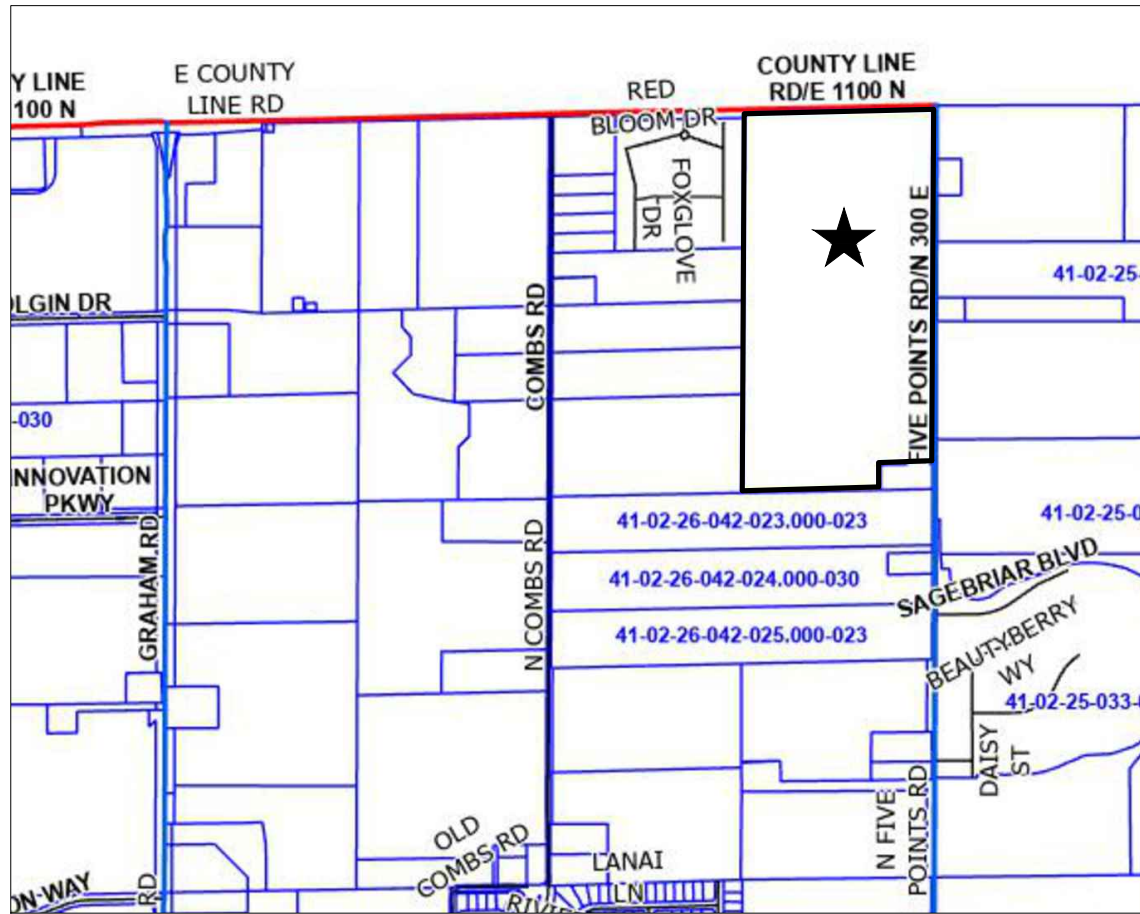
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811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO DIG
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



PLANS PREPARED FOR:
NVR, INC., D/B/A RYAN HOMES
8425 WOODFIELD CROSSING BLVD.
INDIANAPOLIS, IN 46240
TELEPHONE: (317) 490-2391
CONTACT PERSON: MATT RAUSCH
EMAIL: MRAUSCH@NVRINC.COM



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



SHEET INDEX	
SHEET NO.	DESCRIPTION
P001	TITLE SHEET
P100-P103	EXISTING CONDITIONS
P200	OVERALL DEVELOPMENT PLAN
P201-P204	SITE PLAN
P205-P208	PRIMARY PLAT
P300-P303	UTILITY PLAN
P400-P403	STREET TREE PLAN

STATEMENT OF USE

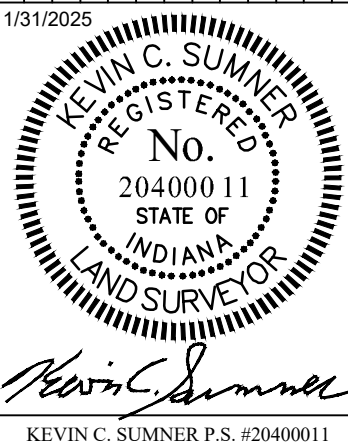
LEATHERWOOD TRAILS IS A 135 LOT RESIDENTIAL MAJOR SUBDIVISION WITH REQUIRED INFRASTRUCTURE. ALSO, UP TO 28 COMMERCIAL LOTS.

DRAINAGE NARRATIVE

THE LEATHERWOOD TRAILS DEVELOPMENT IS PROPOSED TO BE A 135 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION THAT IS MASTER DESIGNED TO DETAIN AND RELEASE STORMWATER RUNOFF PER GREENWOOD AND JOHNSON COUNTY SURVEYOR'S OFFICE STANDARDS, RESPECTIVELY. THE RUNOFF FROM THE PROPOSED LOTS, ROADS, SIDEWALKS, DRIVEWAYS, AND MULTI-USE PATHS IS COLLECTED AND CONVEYED VIA PROPOSED STORM INFRASTRUCTURE, TREATED WITH PROPOSED STORMWATER QUALITY MEASURES, AND DISCHARGED INTO TWO (2) WET PONDS, BEFORE OUTLETING TO THE ULTIMATE OUTFALL LOCATION OF THE SITE, GRUBBS DITCH. ALL ONSITE RUNOFF OUTLETS TO GRUBBS DITCH IN THE EXISTING AND PROPOSED CONDITIONS.

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

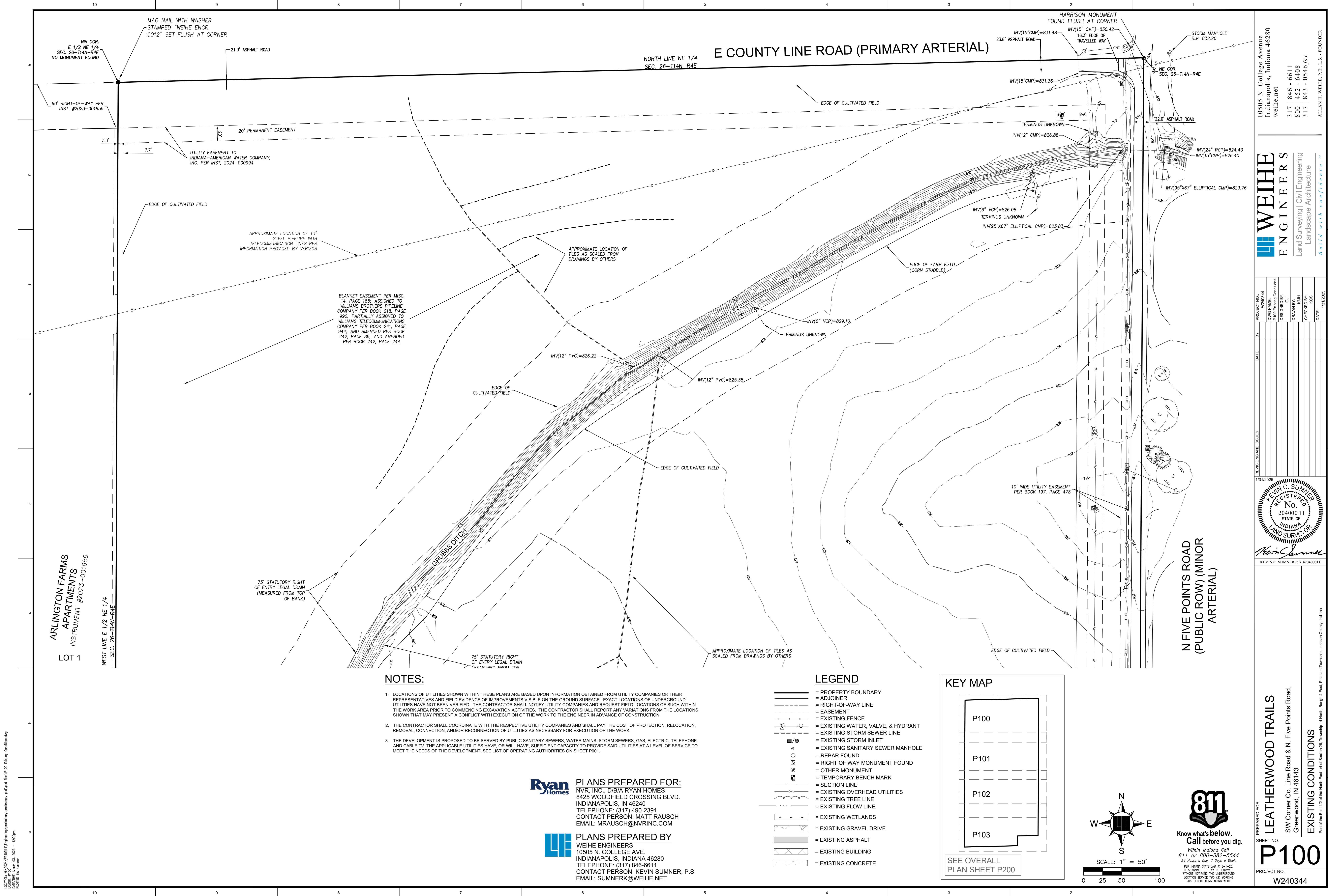
WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

PROJECT NO:	W240344
DWG NAME:	PROJ Title Sheet
DESIGNED BY:	KLH
DRAWN BY:	KMH
CHECKED BY:	KCS
DATE:	10/20/2025
REVISIONS AND ISSUES:	
1/31/2025	
	
KEVIN C. SUMNER P.S. #20400011	

PREPARED FOR:
LEATHERWOOD TRAILS
SW Corner Co. Line Road & N. Five Points Road,
Greenwood, IN 46143
TITLE SHEET
Part of the East 1/2 of the North-East 1/4 of Section 26, Township 14 North, Range 4 East, Pleasant Township, Johnson County, Indiana

SHEET NO.
P001

PROJECT NO.
W240344



LOT 1

ARLINGTON FARMS
APARTMENTS LP
INST. #2022-027494

WEST LINE E 1/2 NE 1/4
—SEC. 26—T14N—R4E—

BENT IRON PIN WITH
ILLEGIBLE CAP
FOUND 0.3' W OF
CORNER 0.3' A.G.

JASKARAN & CHARAN
SEKHON
INST. #2023-019143

POSSIBLE 0.3' TO
0.6' DEED GAP

FENCE POST FOUND
4.1' E OF LINE

SW COR.
NE 1/4 NE 1/4
SEC. 26-T14N-R4E

BENT IRON PIN WITHOUT CAP
- FOUND 0.6' W & 0.8' S OF
CORNER 0.6' A.G.

N FIVE POINTS ROAD
(PUBLIC ROW) (MINOR
ARTERIAL)

NOTES:

1. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES ARE NOT KNOWN AND THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF SUCH UTILITIES AT THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
2. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
3. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICANT UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. THE DEVELOPMENT SHALL BE CONSIDERED TO BE WITHIN THE SERVICE AREA OF THE PROJECT.

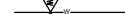
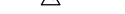
Ryan
Homes

PLANS PREPARED FOR
NVR, INC., D/B/A RYAN HOMES
8425 WOODFIELD CROSSING BLVD.
INDIANAPOLIS, IN 46240
TELEPHONE: (317) 490-2391
CONTACT PERSON: MATT RAUSCH
EMAIL: MRAUSCH@NVRINC.COM



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

LEGEND

-  = PROPERTY BOUNDARY
-  = ADJOINER
-  = RIGHT-OF-WAY LINE
-  = EASEMENT
-  = EXISTING FENCE
-  = EXISTING WATER, VALVE, & HYDRANT
-  = EXISTING STORM SEWER LINE
-  = EXISTING STORM INLET
-  = EXISTING SANITARY SEWER MANHOLE
-  = REBAR FOUND
-  = RIGHT OF WAY MONUMENT FOUND
-  = OTHER MONUMENT
-  = TEMPORARY BENCH MARK
-  = SECTION LINE
-  = EXISTING OVERHEAD UTILITIES
-  = EXISTING TREE LINE
-  = EXISTING FLOW LINE
-  = EXISTING WETLANDS
-  = EXISTING GRAVEL DRIVE
-  = EXISTING ASPHALT
-  = EXISTING BUILDING
-  = EXISTING CONCRETE

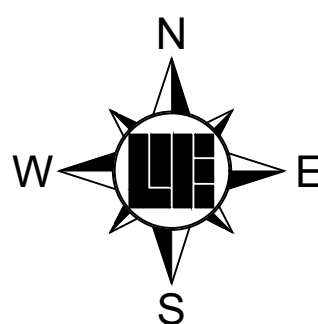
KEY MAP

P100

P101

P102

SEE OVERALL
PLAN SHEET P200



SCALE: 1" = 50'

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



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

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

PER INDIANA STATE LAW IC 8-1-28,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

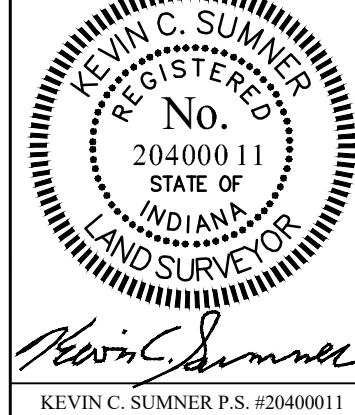
PREPARED FOR:

LEATHERWOOD TRAILS

SW Corner Co. Line Road & N. Five Points Road,
Greenwood, IN 46143

EXISTING CONDITIONS

Part of the East 1/2 of the North-East 1/4 of Section 26, Township 14 North, Range 4 East, Pleasant Township, Johnson County, Indiana

[illegible]

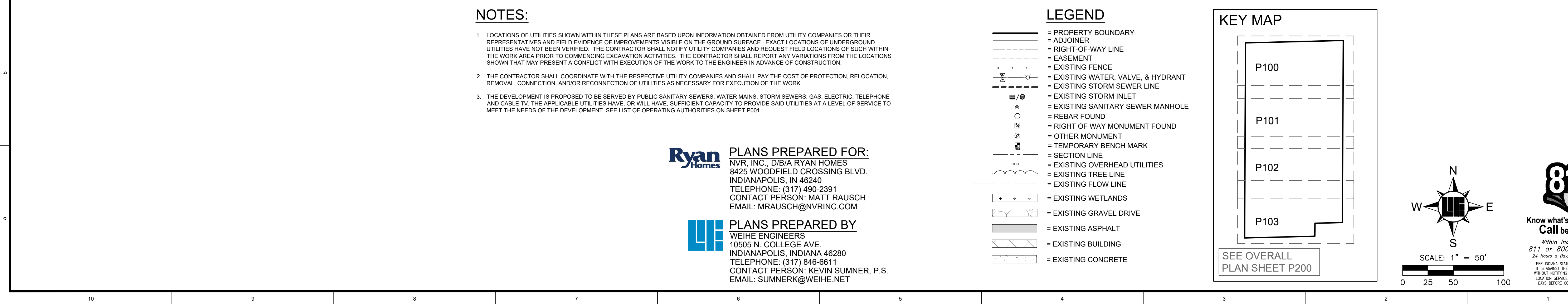
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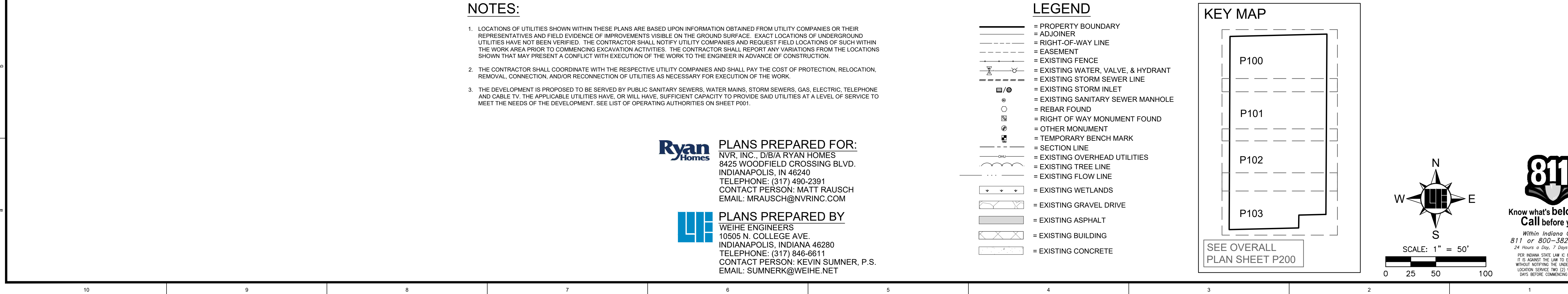
weihen.net

317 | 846 - 6611

800 | 452 - 6408

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

[illegible]



PREPARED FOR:

LEATHERWOOD TRAILS

SHEET NO.

P103

PROJECT NO.

W240344

SW Corner Co. Line Road & N. Five Points Road,
Greenwood, IN 46143

EXISTING CONDITIONS

Part of the East 1/2 of the North-East 1/4 of Section 26, Township 4 North, Range 4 East, Pleasant Township, Jefferson County, Indiana

PREPARED FOR:

LEATHERWOOD TRAILS

SHEET NO.

P103

PROJECT NO.

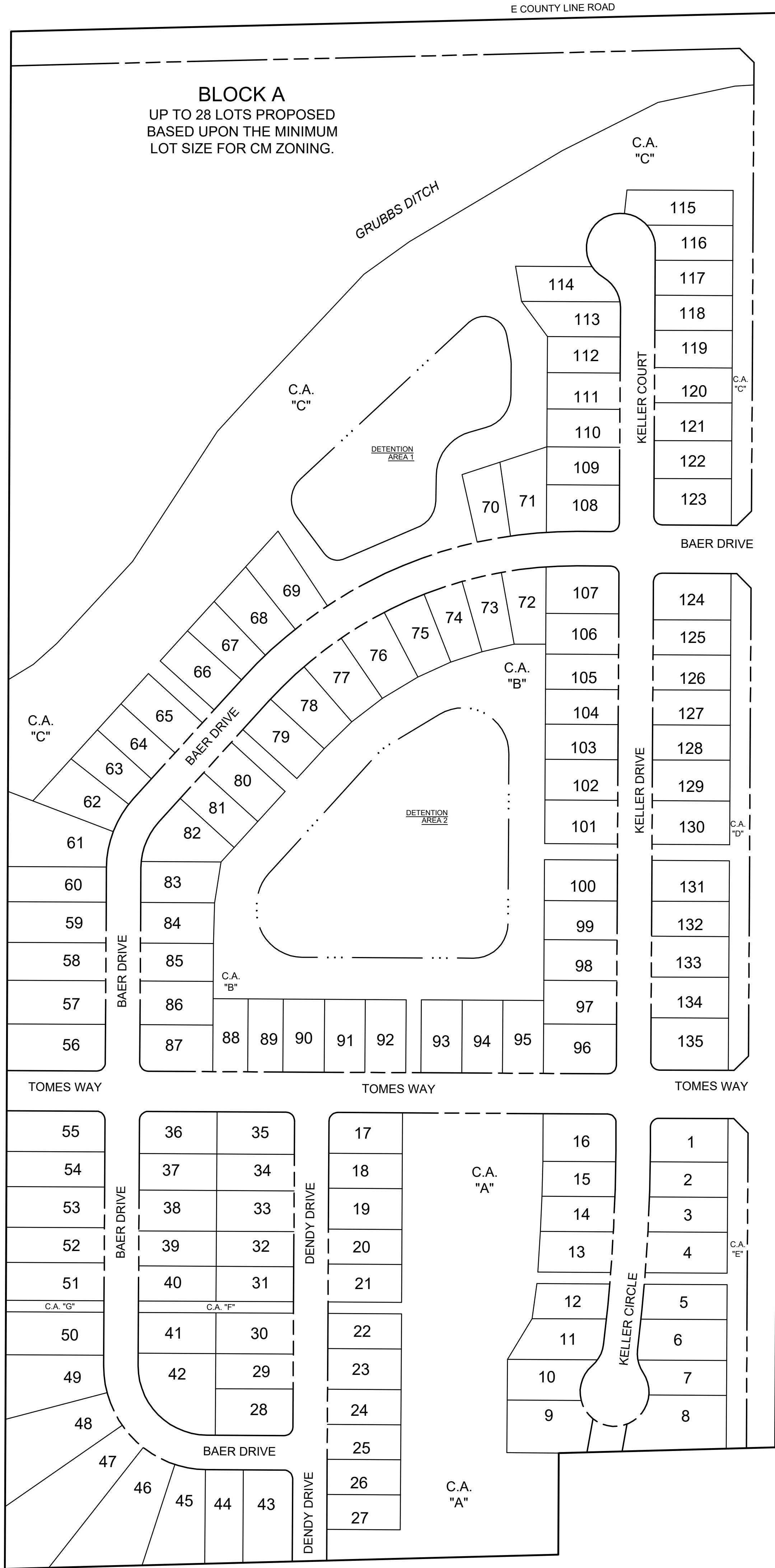
W240344

SW Corner Co. Line Road & N. Five Points Road,
Greenwood, IN 46143

EXISTING CONDITIONS

Part of the East 1/2 of the North-East 1/4 of Section 26, Township 4 North, Range 4 East, Pleasant Township, Jefferson County, Indiana

LOCATION: H:\2024\W4240344\Engineering\plan\p200\Overall Plan.dwg
DATE/TIME: March 03, 2025 - 12:00pm
PLOTTER: B1, hennick



GREENWOOD DEVELOPMENT STANDARDS (CURRENT 2025 ZONING ORDINANCE)		
	CM	RM
MINIMUM LOT SIZE (SQ. FT.):	20,000 SF	7,700 SF
MAXIMUM LOT SIZE (SQ. FT.):	100,000 SF	N/A
MINIMUM LOT WIDTH:	N/A	55'
FRONT SETBACK:	20'	20'
SIDEYARD SETBACK:	20'	10'
REAR SETBACK:	30'	25'
IMPERVIOUS LOT COVERAGE MAX:	70%	50%



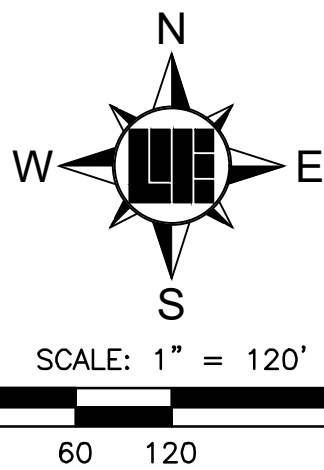
PLANS PREPARED FOR:
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8425 WOODFIELD CROSSING BLVD.
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TELEPHONE: (317) 490-2391
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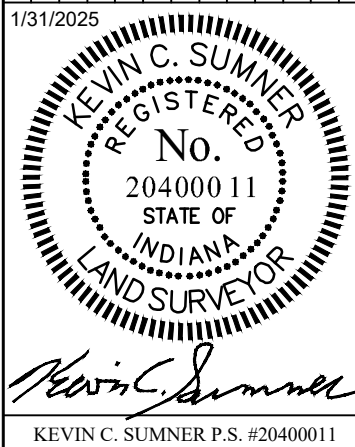
NOTES

1. THE DESIGN AND CONSTRUCTION OF THIS DEVELOPMENT SHALL COMPLY WITH THE CURRENT CITY OF GREENWOOD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS.
2. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 15' RADIUS UNLESS OTHERWISE NOTED.
3. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 60' UNLESS OTHERWISE NOTED.
4. ALL INTERIOR STREET WIDTHS TO BE 26' UNLESS OTHERWISE NOTED.
5. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.



Within Indiana Call
811 or 800-332-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
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WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PROJECT NO.	W240344
DWG NAME	P200 Overall Plan
DESIGNED BY	CL
DRAWN BY	KMH
CHECKED BY	KCS
DATE	10/22/2025



KEVIN C. SUMNER P.S. #20400011

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LEATHERWOOD TRAILS
SW Corner Co. Line Road & N. Five Points Road,
Greenwood, IN 46143
OVERALL DEVELOPMENT PLAN
Part of the East 1/2 of the North-East 1/4 of Section 26, Township 14 North, Range 4 East, Pleasant Township, Johnson County, Indiana

SHEET NO.
P200
PROJECT NO.
W240344

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
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weihe.net
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800 | 452 - 6408
317 | 843 - 0546/ax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

LOCATION: 14, 2024 WOODFIELD CROSSING BLVD. (INDIANAPOLIS, INDIANA 46240)
DATE/TIME: March 03, 2025 - 12:00pm
PLOT BY: hennick

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C1	23.56'	15.00'	090	N44° 41' 03"W	21.21'
C2	43.40'	60.00'	041	N00° 24' 18"W	42.46'
C3	44.91'	60.00'	043	N62° 34' 11"W	43.87'
C4	135.47'	60.00'	129	S31° 18' 08"W	108.48'
C5	27.54'	60.00'	026	S46° 31' 59"E	27.30'
C6	53.16'	60.00'	051	S34° 18' 16"E	51.43'
C7	9.68'	60.00'	009	S04° 18' 16"E	9.67'
C8	23.56'	15.00'	090	S45° 18' 57"W	21.21'
C9	53.57'	790.00'	004	S88° 20' 54"W	53.56'
C10	62.73'	790.00'	005	S84° 04' 37"W	62.71'
C11	59.16'	790.00'	004	S79° 36' 00"W	59.15'
C12	284.74'	790.00'	021	S66° 58' 09"W	283.16'
C13	69.20'	790.00'	005	S53° 58' 11"W	69.18'
C14	69.20'	790.00'	005	S48° 53' 12"W	69.18'
C15	55.49'	790.00'	004	S44° 18' 20"W	55.48'
C16	12.49'	180.00'	004	S40° 18' 54"W	12.49'
C17	54.69'	180.00'	017	S29° 30' 20"W	54.48'
C18	63.30'	180.00'	020	S10° 47' 57"W	63.06'
C19	1.24'	180.00'	000	S00° 30' 49"W	1.24'
C20	23.56'	15.00'	090	S45° 18' 57"W	21.21'
C21	23.56'	15.00'	090	S44° 41' 03"E	21.21'
C22	47.41'	180.00'	015	S60° 19' 46"E	47.27'
C23	62.89'	180.00'	020	S24° 47' 04"E	62.58'
C24	53.62'	180.00'	017	S45° 18' 43"E	53.42'
C25	62.89'	180.00'	020	S61° 52' 23"E	62.58'
C26	53.62'	180.00'	017	S68° 27' 56"E	53.72'
C27	2.00'	180.00'	001	S89° 21' 57"E	2.00'

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C28	23.56'	15.00'	090	S44° 41' 03"E	21.21'
C29	23.56'	15.00'	090	N45° 18' 57"E	21.21'
C30	188.81'	120.00'	090	S44° 36' 36"E	169.93'
C31	23.56'	15.00'	090	S45° 18' 57"W	21.21'
C32	23.56'	15.00'	090	N44° 41' 03"W	21.21'
C33	23.56'	15.00'	090	S45° 18' 57"W	21.21'
C34	23.56'	15.00'	090	N44° 41' 03"W	21.21'
C35	20.02'	2970.00'	000	N00° 33' 13"E	20.02'
C36	61.01'	2970.00'	001	N01° 20' 07"E	61.01'
C37	61.05'	2970.00'	001	N02° 30' 45"E	61.04'
C38	71.13'	2970.00'	001	N03° 47' 15"E	71.13'
C39	20.06'	2970.00'	000	N04° 00' 02"E	20.06'
C40	61.25'	2970.00'	001	N05° 27' 05"E	61.25'
C41	43.75'	2970.00'	001	N06° 27' 51"E	43.75'
C42	29.71'	60.00'	028	N21° 04' 19"E	29.41'
C43	14.47'	60.00'	014	N42° 09' 52"E	14.43'
C44	66.30'	60.00'	063	S17° 23' 16"W	63.03'
C45	35.62'	60.00'	037	S32° 41' 12"E	37.86'
C46	62.83'	60.00'	060	S81° 04' 42"E	60.00'
C47	66.70'	60.00'	064	N37° 04' 24"E	63.32'
C48	40.80'	60.00'	039	N14° 15' 18"W	40.02'
C49	24.28'	60.00'	023	S22° 09' 10"E	24.10'
C50	18.33'	60.00'	018	S01° 49' 07"E	18.28'
C51	53.06'	3030.00'	001	N06° 25' 48"E	53.06'
C52	61.24'	3030.00'	001	N05° 20' 58"E	61.24'
C53	20.06'	3030.00'	000	N04° 34' 51"E	20.06'
C54	71.13'	3030.00'	001	N03° 43' 07"E	71.13'

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C55	61.04'	3030.00'	001	N02° 28' 09"E	61.04'
C56	61.01'	3030.00'	001	N01° 18' 54"E	61.01'
C57	19.96'	3030.00'	000	N00° 32' 58"E	19.96'
C58	23.56'	15.00'	090	S45° 18' 57"W	21.21'
C59	23.56'	15.00'	090	N44° 41' 03"W	21.21'
C60	23.56'	15.00'	090	N45° 18' 57"E	21.21'
C61	23.56'	15.00'	090	S44° 41' 03"E	21.21'
C62	11.26'	120.00'	005	S03° 00' 13"W	11.25'
C63	76.61'	120.00'	037	S23° 58' 49"W	75.31'
C64	4.97'	720.00'	000	S42° 28' 00"W	4.97'
C65	81.28'	720.00'	006	S45° 53' 55"W	81.24'
C66	81.54'	720.00'	006	S52° 22' 38"W	81.50'
C67	87.56'	720.00'	007	S59° 06' 20"W	87.51'
C68	76.28'	720.00'	006	S65° 37' 29"W	76.25'
C69	69.83'	720.00'	006	S71° 26' 18"W	69.80'
C70	70.05'	720.00'	006	S77° 00' 15"W	70.03'
C71	78.67'	720.00'	006	S82° 56' 19"W	78.63'
C72	53.58'	720.00'	004	S88° 11' 02"W	53.56'
C73	23.56'	15.00'	090	N44° 41' 03"W	21.21'
C74	23.56'	15.00'	090	N45° 18' 57"E	21.21'
C75	422.28'	3000.00'	008	N04° 23' 35"E	421.93'
C76	235.62'	150.00'	090	S44° 41' 03"E	212.13'
C77	106.83'	150.00'	042	S21° 17' 33"W	107.40'
C78	628.93'	750.00'	048	S66° 17' 33"W	610.86'
C79	84.31'	150.00'	032	N15° 47' 11"W	83.21'

NOTES

- THE DESIGN AND CONSTRUCTION OF THIS DEVELOPMENT SHALL COMPLY WITH THE CURRENT CITY OF GREENWOOD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS.
- ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 15' RADIUS UNLESS OTHERWISE NOTED.
- ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 60' UNLESS OTHERWISE NOTED.
- ALL INTERIOR STREET WIDTHS TO BE 26' UNLESS OTHERWISE NOTED.
- ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.



PLANS PREPARED FOR:
NVR, INC., D/B/A RYAN HOMES
8425 WOODFIELD CROSSING BLVD.
INDIANAPOLIS, IN 46240
TELEPHONE: (317) 490-2391
CONTACT PERSON: MATT RAUSCH
EMAIL: MRAUSCH@NVRINC.COM

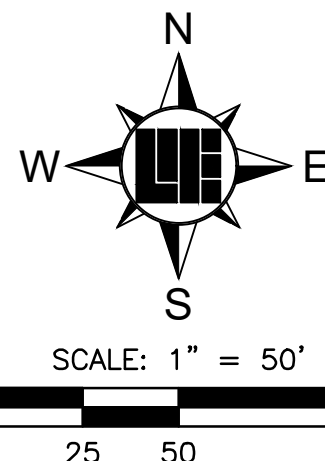
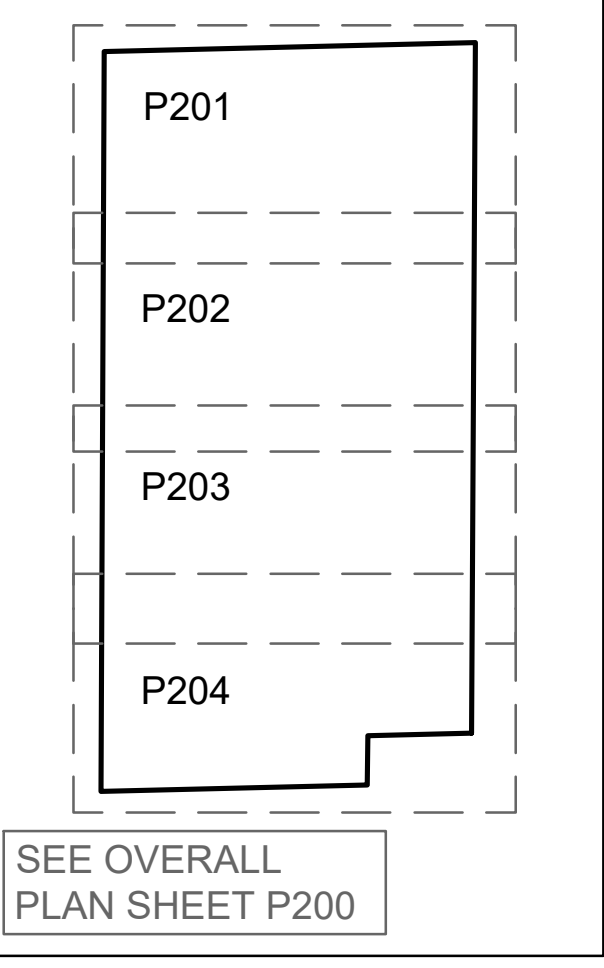


PLANS PREPARED BY
WEIHE ENGINEERS
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: SUMNERK@WEIHE.NET

LEGEND

- PROPERTY BOUNDARY
- ADJOINER
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE (B.S.L.)
- EXISTING EASEMENT
- EASEMENT
- EXISTING OVERHEAD UTILITY & POLE
- EXISTING TREE LINE
- PROPOSED CURB
- PROPOSED 5' CONCRETE WALK
- PROPOSED ASPHALT PATH
- PROPOSED CENTERLINE
- SECTION LINE
- ADA RAMP
- NORMAL POOL
- LOT NUMBER
- DRAINAGE & UTILITY EASEMENT
- DRAINAGE UTILITY & SANITARY EASEMENT
- NO ACCESS EASEMENT
- RIGHT-OF-WAY
- BACK TO BACK (CURB)
- BASE FLOOD ELEVATION
- BUILDING SETBACK LINE
- VARIABLE
- EXISTING
- PROPOSED GUARDRAIL
- STREET NAME CHANGE

KEY MAP



PREPARED FOR:
LEATHERWOOD TRAILS
SW Corner Co. Line Road & N. Five Points Road,
Greenwood, IN 46143
SITE PLAN
Part of the East 1/2 of the North-East 1/4 of Section 26, Township 14 North, Range 4 East, Pleasant Township, Johnson County, Indiana
SHEET NO.
P201
PROJECT NO.
W240344

PROJECT NO: W240344
DWG NAME: P201 Site Plan
DESIGNED BY: JCS
DRAWN BY: KMH
CHECKED BY: KCS
DATE: 10/20/2025

REVISIONS AND ISSUES
1/31/2025

KEVIN C. SUMNER P.S. #20400011

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
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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

LOCATION: 14, 2024 WOODFIELD CROSSING (Anticipatory) Anticipatory plat filed Jan 2023. Site Planning
DATE/TIME: March 03, 2025 - 12:50pm
PLOTED BY: hennick

ARLINGTON FARMS
APARTMENTS
INSTRUMENT #2023-001659

ARLINGTON FARMS
APARTMENTS LP
INST. #2022-027494

JASKARAN & CHARAN
SEKHON
INST. #2023-019143

BENT IRON PIN WITH
ILLEGIBLE CAP
FOUND 0.3' W OF
CORNER 0.3' A.G.

POSSIBLE 0.3' TO
0.6' DEED GAP

BENT IRON PIN WITHOUT CAP
FOUND 0.6' S OF
CORNER 0.6' A.G.

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C1	23.56'	15.00'	090	N44° 41' 03"W	21.21'
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C14	69.20'	790.00'	005	S48° 53' 12"W	69.18'
C15	55.49'	790.00'	004	S44° 18' 20"W	55.48'
C16	12.49'	180.00'	004	S40° 18' 54"W	12.49'
C17	54.60'	180.00'	017	S29° 30' 20"W	54.48'
C18	63.30'	180.00'	020	S10° 47' 57"W	63.06'
C19	1.24'	180.00'	000	S00° 30' 49"W	1.24'
C20	23.56'	15.00'	090	S45° 18' 57"W	21.21'
C21	23.56'	15.00'	090	S44° 41' 03"E	21.21'
C22	47.41'	180.00'	015	S07° 19' 46"E	47.21'
C23	62.89'	180.00'	020	S24° 47' 04"E	62.58'
C24	53.62'	180.00'	017	S45° 18' 43"E	53.42'
C25	60.80'	180.00'	020	S61° 52' 23"E	60.59'
C26	53.92'	180.00'	017	S80° 27' 56"E	53.72'
C27	2.00'	180.00'	001	S89° 21' 57"E	2.00'

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C28	23.56'	15.00'	090	S44° 41' 03"E	21.21'
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C31	23.56'	15.00'	090	S45° 18' 57"W	21.21'
C32	23.56'	15.00'	090	N44° 41' 03"W	21.21'
C33	23.56'	15.00'	090	S45° 18' 57"W	21.21'
C34	23.56'	15.00'	090	N44° 41' 03"W	21.21'
C35	20.02'	2970.00'	000	N00° 33' 13"E	20.02'
C36	61.01'	2970.00'	001	N01° 20' 07"E	61.01'
C37	61.05'	2970.00'	001	N02° 30' 45"E	61.04'
C38	71.13'	2970.00'	001	N03° 47' 15"E	71.13'
C39	20.06'	2970.00'	000	N04° 40' 02"E	20.06'
C40	61.25'	2970.00'	001	N05° 27' 05"E	61.25'
C41	43.75'	2970.00'	001	N06° 27' 51"E	43.75'
C42	29.71'	60.00'	028	N21° 04' 19"E	29.41'
C43	14.47'	60.00'	014	N42° 09' 52"E	14.43'
C44	66.30'	60.00'	063	S17° 23' 18"W	63.03'
C45	38.62'	60.00'	037	S32° 41' 12"E	37.86'
C46	62.83'	60.00'	060	S81° 04' 42"E	60.00'
C47	66.70'	60.00'	064	N37° 04' 24"E	63.32'
C48	40.80'	60.00'	039	N14° 15' 18"W	40.02'
C49	24.28'	60.00'	023	S22° 09' 10"E	24.10'
C50	18.33'	60.00'	018	S01° 49' 07"E	18.28'
C51	53.06'	3030.00'	001	N06° 25' 48"E	53.06'
C52	61.24'	3030.00'	001	N05° 20' 58"E	61.24'
C53	20.06'	3030.00'	000	N04° 34' 51"E	20.06'
C54	71.13'	3030.00'	001	N03° 43' 07"E	71.13'

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C55	61.04'	3030.00'	001	N02° 28' 09"E	61.04'
C56	61.01'	3030.00'	001	N01° 18' 54"E	61.01'
C57	19.96'	3030.00'	000	N00° 32' 58"E	19.96'
C58	23.56'	15.00'	090	S45° 18' 57"W	21.21'
C59	23.56'	15.00'	090	N44° 41' 03"W	21.21'
C60	23.56'	15.00'	090	N45° 18' 57"E	21.21'
C61	23.56'	15.00'	090	S44° 41' 03"E	21.21'
C62	11.26'	120.00'	005	S03° 00' 13"W	11.25'
C63	76.61'	120.00'	037	S23° 58' 49"W	75.31'
C64	4.97'	720.00'	000	S42° 28' 00"W	4.97'
C65	81.28'	720.00'	006	S45° 53' 50"W	81.24'
C66	81.54'	720.00'	006	S22° 32' 38"W	81.50'
C67	87.56'	720.00'	007	S59° 06' 20"W	87.51'
C68	76.28'	720.00'	006	S65° 37' 29"W	76.25'
C69	69.83'	720.00'	006	S71° 26' 18"W	69.80'
C70	70.05'	720.00'	006	S77° 00' 15"W	70.03'
C71	78.67'	720.00'	006	S82° 56' 19"W	78.63'
C72	53.58'	720.00'	004	S88° 11' 02"W	53.56'
C73	23.56'	15.00'	090	N44° 41' 03"W	21.21'
C74	23.56'	15.00'	090	N45° 18' 57"E	21.21'
C75	422.28'	3000.00'	008	N44° 23' 35"E	421.93'
C76	235.62'	150.00'	090	S44° 41' 03"E	212.13'
C77	106.83'	150.00'	042	S21° 17' 33"W	107.40'
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C79	84.31'	150.00'	032	N15° 47' 11"W	83.21'

NOTES

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Ryan
Homes

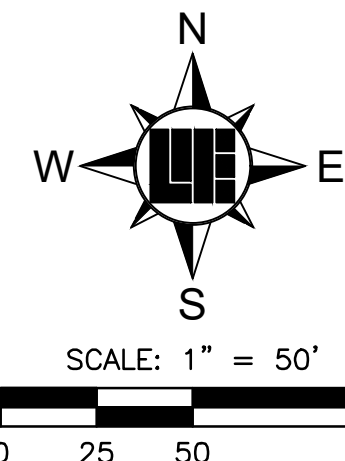
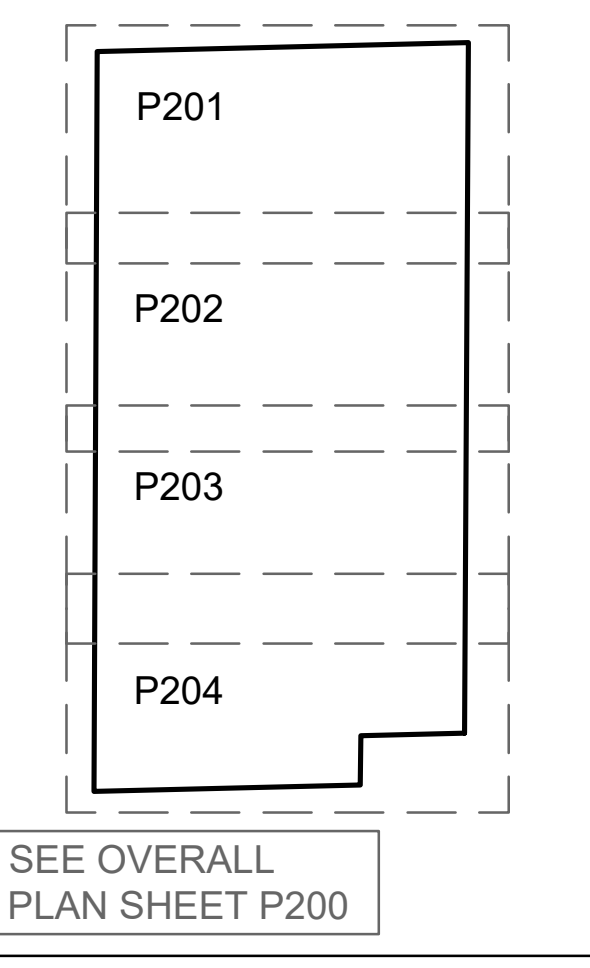
PLANS PREPARED FOR:
NVR, INC., D/B/A RYAN HOMES
8425 WOODFIELD CROSSING BLVD.
INDIANAPOLIS, IN 46240
TELEPHONE: (317) 490-2391
CONTACT PERSON: MATT RAUSCH
EMAIL: MRAUSCH@NVRINC.COM

WEIHE
ENGINEERS

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

- ## LEGEND
- = PROPERTY BOUNDARY
 - - - = ADJOINER
 - - - = RIGHT-OF-WAY LINE
 - - - = BUILDING SETBACK LINE (B.S.L.)
 - - - = EXISTING EASEMENT
 - - - = EXISTING OVERHEAD UTILITY & POLE
 - - - = EXISTING TREE LINE
 - - - = PROPOSED CURB
 - - - = PROPOSED 5' CONCRETE WALK
 - - - = PROPOSED ASPHALT PATH
 - - - = PROPOSED CENTERLINE
 - - - = SECTION LINE
 - - - = ADA RAMP
 - - - = NORMAL POOL
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 - - - = NO ACCESS EASEMENT
 - - - = RIGHT-OF-WAY
 - - - = BACK TO BACK (CURB)
 - - - = BASE FLOOD ELEVATION
 - - - = BUILDING SETBACK LINE
 - - - = VARIABLE
 - - - = EXISTING
 - - - = PROPOSED GUARDRAIL
 - - - = STREET NAME CHANGE

KEY MAP



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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.

PREPARED FOR:
LEATHERWOOD TRAILS
SW Corner Co. Line Road & N. Five Points Road,
Greenwood, IN 46143
SITE PLAN
SHEET NO. **P202**
PROJECT NO. **W240344**

REVISIONS AND ISSUES

DATE	BY
1/31/2025	

PROJECT NO. W240344
DWG NAME P202 Site Plan
DESIGNED BY JCS
DRAWN BY KMH
CHECKED BY KCS
DATE 1/31/2025

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

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

LOCATION: 14, 2024 WOODFIELD CROSSING BLVD. GREENWOOD, IN 46140
DATE/TIME: March 03, 2025 - 12:00pm
PLOT BY: hennick

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C1	23.56'	15.00'	090	N44° 41' 03"W	21.21'
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C16	12.49'	180.00'	004	S40° 18' 54"W	12.49'
C17	54.69'	180.00'	017	S29° 30' 20"W	54.48'
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C20	23.56'	15.00'	090	S45° 18' 57"W	21.21'
C21	23.56'	15.00'	090	S44° 41' 03"E	21.21'
C22	47.41'	180.00'	015	S07° 19' 46"E	47.27'
C23	62.89'	180.00'	020	S24° 47' 04"E	62.58'
C24	53.62'	180.00'	017	S45° 18' 43"E	53.42'
C25	60.80'	180.00'	020	S61° 52' 23"E	60.59'
C26	53.92'	180.00'	017	S80° 27' 56"E	53.72'
C27	2.00'	180.00'	001	S89° 21' 57"E	2.00'

Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C28	23.56'	15.00'	090	S44° 41' 03"E	21.21'
C29	23.56'	15.00'	090	N45° 18' 57"E	21.21'
C30	188.81'	120.00'	090	S44° 36' 36"E	169.93'
C31	23.56'	15.00'	090	S45° 18' 57"W	21.21'
C32	23.56'	15.00'	090	N44° 41' 03"W	21.21'
C33	23.56'	15.00'	090	S45° 18' 57"W	21.21'
C34	23.56'	15.00'	090	N44° 41' 03"W	21.21'
C35	20.02'	2970.00'	000	N00° 33' 13"E	20.02'
C36	61.01'	2970.00'	001	N01° 20' 07"E	61.01'
C37	61.05'	2970.00'	001	N02° 30' 45"E	61.04'
C38	71.13'	2970.00'	001	N03° 47' 15"E	71.13'
C39	20.06'	2970.00'	000	N40° 04' 02"E	20.06'
C40	61.25'	2970.00'	001	N05° 27' 05"E	61.25'
C41	43.75'	2970.00'	001	N06° 27' 51"E	43.75'
C42	29.71'	60.00'	028	N21° 04' 19"E	29.41'
C43	14.47'	60.00'	014	N42° 09' 52"E	14.43'
C44	66.30'	60.00'	063	S17° 23' 18"W	63.03'
C45	38.62'	60.00'	037	S32° 41' 12"E	37.86'
C46	62.83'	60.00'	060	S81° 04' 42"E	60.00'
C47	66.70'	60.00'	064	N07° 04' 24"E	63.32'
C48	40.80'	60.00'	039	N14° 15' 18"W	40.02'
C49	24.28'	60.00'	023	S22° 09' 10"E	24.10'
C50	18.33'	60.00'	018	S01° 49' 07"E	18.28'
C51	53.09'	3030.00'	001	N06° 25' 48"E	53.09'
C52	61.24'	3030.00'	001	N05° 20' 58"E	61.24'
C53	20.06'	3030.00'	000	N04° 34' 01"E	20.06'
C54	71.13'	3030.00'	001	N03° 43' 07"E	71.13'

Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C55	61.04'	3000.00'	001	N02° 28' 09"E	61.04'
C56	61.01'	3000.00'	001	N01° 18' 54"E	61.01'
C57	19.98'	3000.00'	000	N00° 32' 58"E	19.98'
C58	23.56'	15.00'	090	S45° 18' 57"W	21.21'
C59	23.56'	15.00'	090	N44° 41' 03"W	21.21'
C60	23.56'	15.00'	090	N45° 18' 57"E	21.21'
C61	23.56'	15.00'	090	S44° 41' 03"E	21.21'
C62	11.26'	120.00'	005	S03° 00' 13"W	11.25'
C63	76.61'	120.00'	037	S23° 58' 49"W	75.31'
C64	4.97'	720.00'	000	S42° 28' 00"W	4.97'
C65	81.28'	720.00'	008	S45° 53' 50"W	81.24'
C66	81.54'	720.00'	008	S52° 22' 38"W	81.50'
C67	87.56'	720.00'	007	S59° 06' 20"W	87.51'
C68	76.28'	720.00'	006	S65° 37' 29"W	76.25'
C69	69.83'	720.00'	006	S71° 26' 18"W	69.80'
C70	70.05'	720.00'	006	S77° 00' 15"W	70.03'
C71	78.67'	720.00'	006	S82° 56' 19"W	78.63'
C72	53.58'	720.00'	004	S88° 11' 02"W	53.56'
C73	23.56'	15.00'	090	N44° 41' 03"W	21.21'
C74	23.56'	15.00'	090	N45° 18' 57"E	21.21'
C75	422.28'	3000.00'	008	N04° 32' 35"E	421.93'
C76	235.62'	150.00'	090	S44° 41' 03"E	212.13'
C77	108.83'	150.00'	042	S21° 17' 33"W	107.40'
C78	628.93'	750.00'	048	S86° 17' 33"W	610.86'
C79	84.31'	150.00'	032	N15° 47' 11"W	83.21'

NOTES

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- ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 60' UNLESS OTHERWISE NOTED.
- ALL INTERIOR STREET WIDTHS TO BE 26' UNLESS OTHERWISE NOTED.
- ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.



PLANS PREPARED FOR:
NVR, INC., D/B/A RYAN HOMES
8425 WOODFIELD CROSSING BLVD.
INDIANAPOLIS, IN 46240
TELEPHONE: (317) 490-2391
CONTACT PERSON: MATT RAUSCH
EMAIL: MRAUSCH@NVRINC.COM

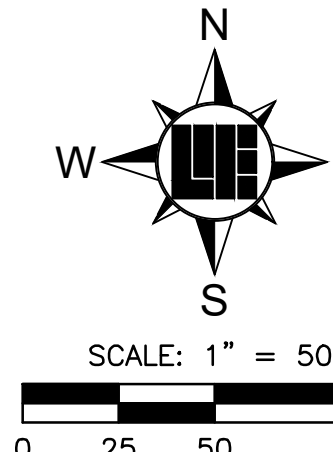
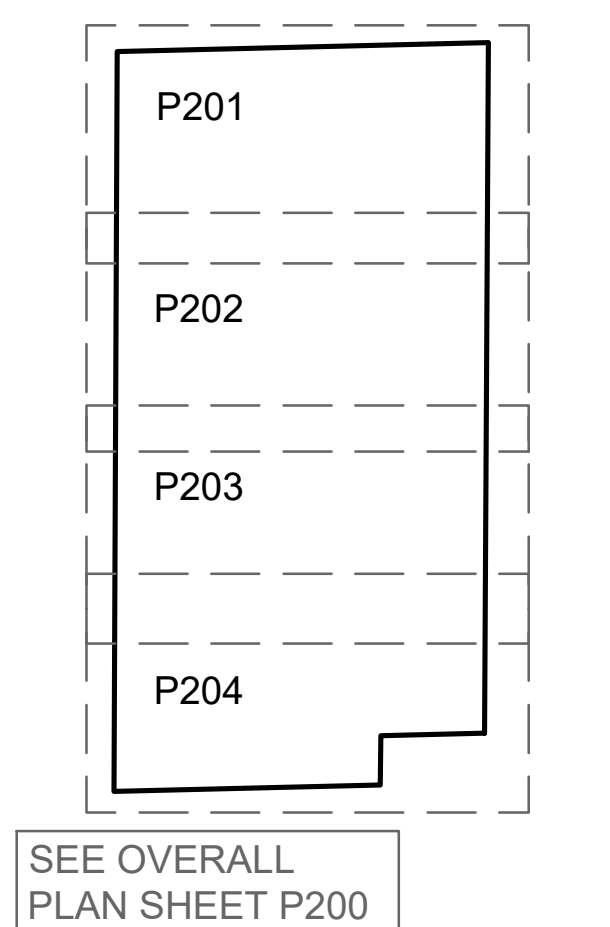


PLANS PREPARED BY
WEIHE ENGINEERS
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: SUMNERK@WEIHE.NET

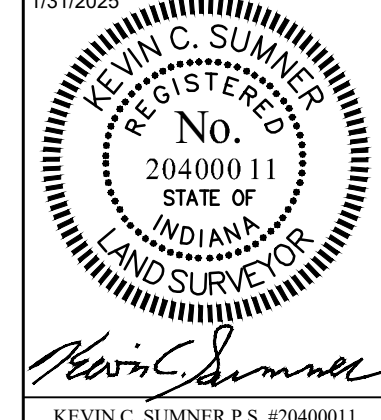
LEGEND

- = PROPERTY BOUNDARY
- - - = ADJOINER
- - - = RIGHT-OF-WAY LINE
- - - = BUILDING SETBACK LINE (B.S.L.)
- - - = EXISTING EASEMENT
- - - = EASEMENT
- - - = EXISTING OVERHEAD UTILITY & POLE
- - - = EXISTING TREE LINE
- - - = PROPOSED CURB
- - - = PROPOSED 5' CONCRETE WALK
- - - = PROPOSED ASPHALT PATH
- - - = PROPOSED CENTERLINE
- - - = SECTION LINE
- - - = ADA RAMP
- - - = NORMAL POOL
- - - = LOT NUMBER
- - - = DRAINAGE & UTILITY EASEMENT
- - - = DRAINAGE UTILITY & SANITARY EASEMENT
- - - = NO ACCESS EASEMENT
- - - = RIGHT-OF-WAY
- - - = BACK TO BACK (CURB)
- - - = BASE FLOOD ELEVATION
- - - = BUILDING SETBACK LINE
- - - = VARIABLE
- - - = EXISTING
- - - = PROPOSED GUARDRAIL
- - - = STREET NAME CHANGE

KEY MAP



PREPARED FOR:
LEATHERWOOD TRAILS
SW Corner Co. Line Road & N. Five Points Road,
Greenwood, IN 46143
SITE PLAN
SHEET NO. **P204**
PROJECT NO. **W240344**



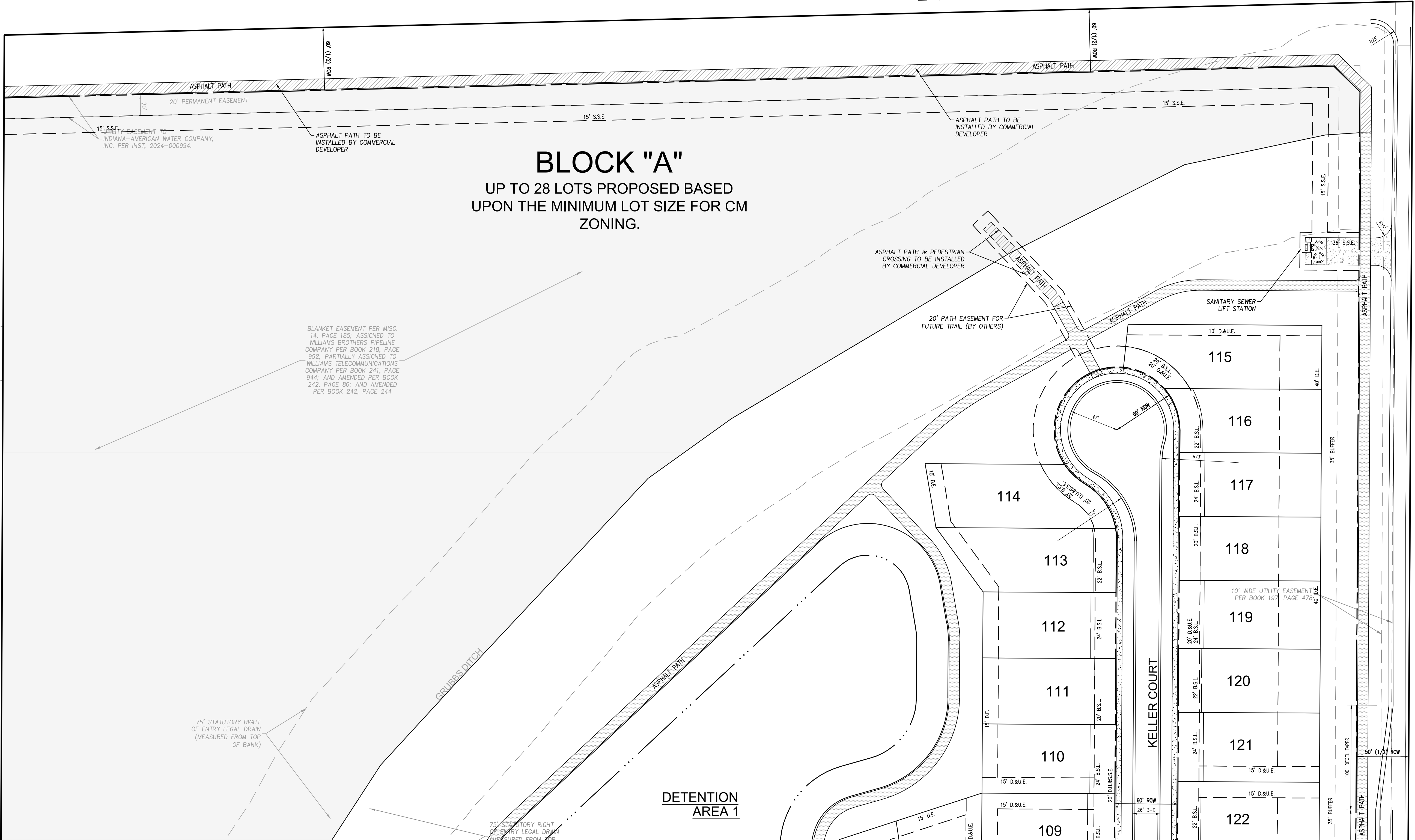
PROJECT NO.	W240344
DWG NAME	P201 Site Plan
DESIGNED BY	CU
DRAWN BY	KMH
CHECKED BY	KCS
DATE	1/31/2025

10505 N. College Avenue
Indianapolis, Indiana 46280
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317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

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

LOCATION: H:\2024\W240344\Engineering\plan\primary\plan\p205 Primary Plat.dwg
DATE/TIME: March 03, 2025 - 1:25pm
PLOTTER: B1, hennick

ARLINGTON FARMS
APARTMENTS
INSTRUMENT #2023-001659
LOT 1



GREENWOOD DEVELOPMENT STANDARDS (CURRENT 2025 ZONING ORDINANCE)		
	CM	RM
MINIMUM LOT SIZE (SQ FT):	20,000 SF	7,700 SF
MAXIMUM LOT SIZE (SQ FT):	100,000 SF	N/A
MINIMUM LOT WIDTH:	N/A	55'
FRONT SETBACK:	20'	20'
SIDEYARD SETBACK:	20'	10'
REAR SETBACK:	30'	25'
IMPERVIOUS LOT COVERAGE MAX:	70%	50%

NOTES

- THE DESIGN AND CONSTRUCTION OF THIS DEVELOPMENT SHALL COMPLY WITH THE CURRENT CITY OF GREENWOOD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS.
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CONTACT PERSON: MATT RAUSCH
EMAIL: MRAUSCH@NVRINC.COM

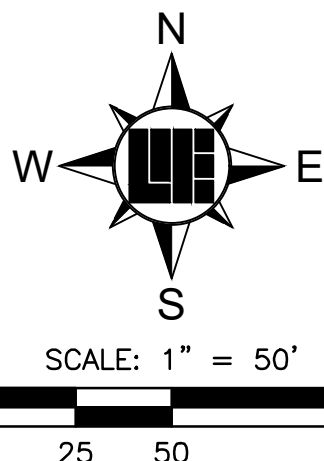
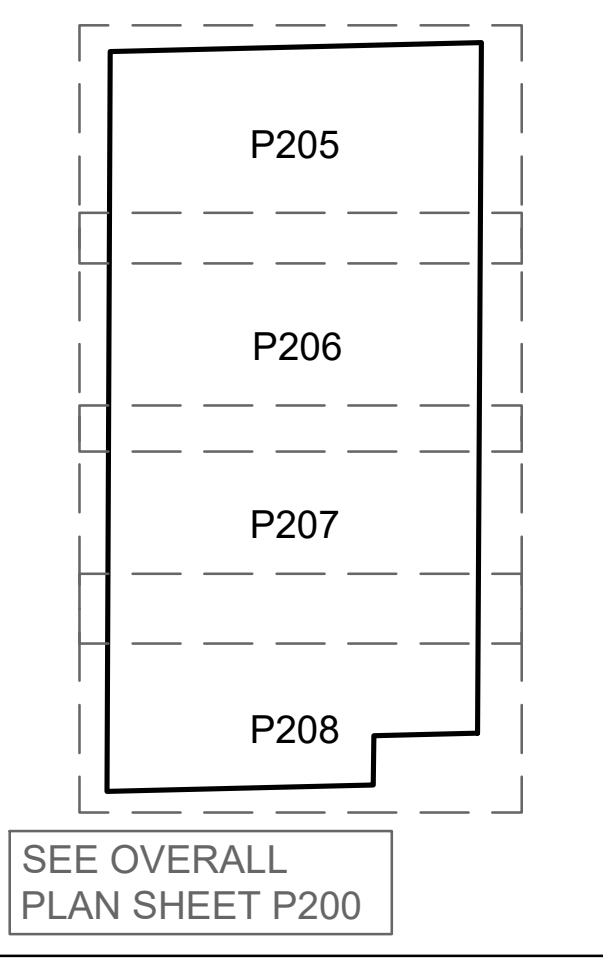


PLANS PREPARED BY
WEIHE ENGINEERS
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: SUMNERK@WEIHE.NET

LEGEND

- = PROPERTY BOUNDARY
- - - = ADJOINER
- - - = RIGHT-OF-WAY LINE
- - - = BUILDING SETBACK LINE (B.S.L.)
- - - = EXISTING EASEMENT
- - - = EXISTING OVERHEAD UTILITY & POLE
- - - = EXISTING TREE LINE
- - - = PROPOSED CURB
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- - - = LOT NUMBER
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- - - = DRAINAGE UTILITY & SANITARY EASEMENT
- - - = NO ACCESS EASEMENT
- - - = RIGHT-OF-WAY
- - - = BACK TO BACK (CURB)
- - - = BASE FLOOD ELEVATION
- - - = BUILDING SETBACK LINE
- - - = VARIABLE
- - - = EXISTING
- - - = PROPOSED GUARDRAIL
- - - = STREET NAME CHANGE

KEY MAP



PREPARED FOR:
LEATHERWOOD TRAILS

SW Corner Co. Line Road & N. Five Points Road,
Greenwood, IN 46143

PRIMARY PLAT

Part of the East 1/2 of the North-East 1/4 of Section 26, Township 14 North, Range 4 East, Pleasant Township, Johnson County, Indiana

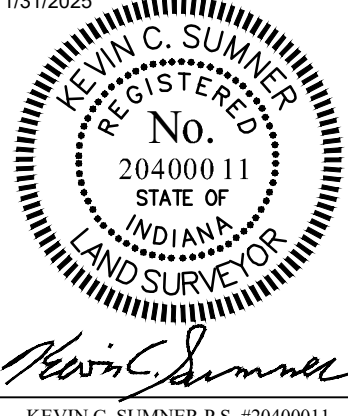
SHEET NO.

P205

PROJECT NO.

W240344

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
			W240344
			DWG NAME
			P205 Primary Plat
			DESIGNED BY
			CS
			DRAWN BY
			KMH
			CHECKED BY
			KCS
			DATE
			1/31/2025



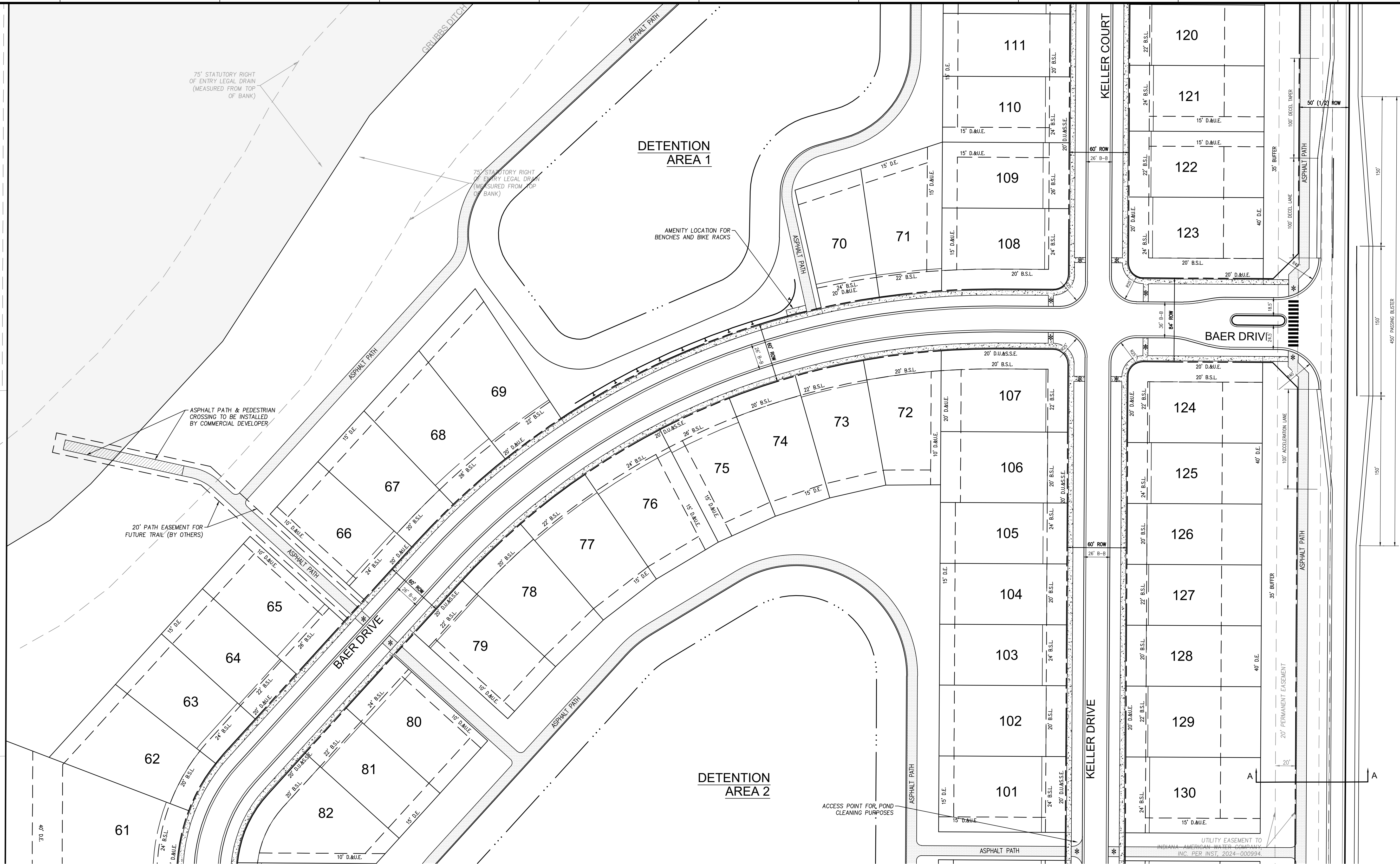
KEVIN C. SUMNER P.S. #20400011

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Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546/ax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

ARLINGTON FARMS
APARTMENTS
INSTRUMENT #2023-001659
LOT 1

ARLINGTON FARMS
APARTMENTS, LP
INST. #2022-027494

JASKARAN & CHARAN
SEKHON
INST. #2023-019143



GREENWOOD DEVELOPMENT STANDARDS (CURRENT 2025 ZONING ORDINANCE)		
	CM	RM
MINIMUM LOT SIZE (SQ FT):	20,000 SF	7,700 SF
MAXIMUM LOT SIZE (SQ FT):	100,000 SF	N/A
MINIMUM LOT WIDTH:	N/A	55'
FRONT SETBACK:	20'	20'
SIDEYARD SETBACK:	20'	10'
REAR SETBACK:	30'	25'
IMPERVIOUS LOT COVERAGE MAX:	70%	50%

NOTES

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8425 WOODFIELD CROSSING BLVD.
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CONTACT PERSON: MATT RAUSCH
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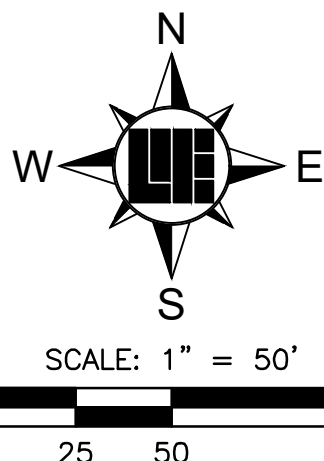
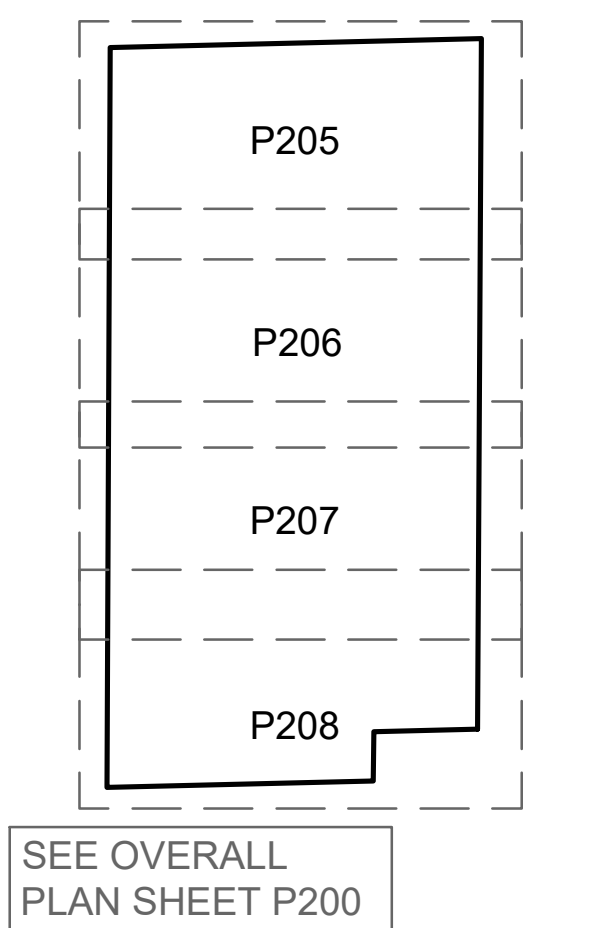


PLANS PREPARED BY
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10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
CONTACT PERSON: KEVIN SUMNER, P.S.
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LEGEND

- PROPERTY BOUNDARY
- ADJOINER
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE (B.S.L.)
- EXISTING EASEMENT
- EASEMENT
- EXISTING OVERHEAD UTILITY & POLE
- EXISTING TREE LINE
- PROPOSED CURB
- PROPOSED 5' CONCRETE WALK
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- NORMAL POOL
- LOT NUMBER
- DRAINAGE & UTILITY EASEMENT
- DRAINAGE UTILITY & SANITARY EASEMENT
- NO ACCESS EASEMENT
- RIGHT-OF-WAY
- BACK TO BACK (CURB)
- BASE FLOOD ELEVATION
- BUILDING SETBACK LINE
- VARIABLE
- EXISTING
- PROPOSED GUARDRAIL
- STREET NAME CHANGE

KEY MAP



N FIVE POINTS ROAD
(PUBLIC ROW)

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

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

PROJECT NO.	BY	DATE	REVISIONS AND ISSUES
W240344			
DWG NAME			
DESIGNED BY			
CHECKED BY			
DATE			



KEVIN C. SUMNER P.S. #20400011

PREPARED FOR:
LEATHERWOOD TRAILS
SW Corner Co. Line Road & N. Five Points Road,
Greenwood, IN 46143
PRIMARY PLAT
Part of the East 1/2 of the North-East 1/4 of Section 26, Township 14 North, Range 4 East, Pleasant Township, Johnson County, Indiana
SHEET NO.
P206
PROJECT NO.
W240344

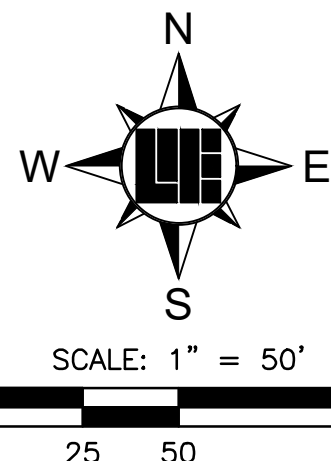
PREPARED FOR:	LEATHERWOOD TRAILS
SHEET NO.	SW Corner Co. Line Road & N. Five Points Road, Greenwood, IN 46143
PROJECT NO.	PRIMARY PLAT
	Part of the East 1/2 of the North-East 1/4 of Section 26, Township 14 North, Range 4 East, Pleasant Township, Johnson County, Indiana



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

LEGEND

- ## KEY MAP



PREPARED FOR: LEATHERWOOD TRAILS SW Corner Co. Line Road & N. Five Points Road, Greenwood, IN 46143	PRIMARY PLAT
SHEET NO. P208	PROJECT NO. W240344

1/31/2025



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

Kevin C. Sumner

KEVIN C. SUMNER P.S. #20400011

10505 N. College Avenue
Indianapolis, Indiana 46280
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800 | 452 - 6408
317 | 843 - 0546 *fax*

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

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
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CHRISTY W. MACKERODT
INST. #2021-037237

GREWAL PROPERTIES LLC
INST. #2016-028980

DOUGLAS & ELIZABETH EBLEN
INST. #2008-018178

N FIVE POINTS ROAD
(PUBLIC ROW)

LOCATION: H:\2024\W240344\Engineering\landscaping\landscaping\plan\p400\Sheet Tree Planting.dwg
DATE/TIME: March 03, 2025 - 12:20pm
PLOTTER: B7, hennick

LANDSCAPING REQUIREMENTS		
MUNICIPALITY REQUIREMENTS:	REQUIRED:	PROVIDED:
GREENWOOD ARTICLE 25 SECTION 10-03-06. I. STREET TREES: (1) TREE PER 40 FEET OF FRONTAGE	TOMES WAY (2282 LF) - 58 TREES	TOMES WAY - 54 TREES
	KELLER DRIVE (1732 LF) - 44 TREES	KELLER DRIVE - 30 TREES
	DENDY DRIVE (1523 LF) - 38 TREES	DENDY DRIVE - 31 TREES
	BAER DRIVE (4918 LF) - 124 TREES	BAER DRIVE - 96 TREES
	KELLER COURT (1187 LF) - 30 TREES	KELLER COURT - 21 TREES
	KELLER CIRCLE (1182 LF) - 30 TREES	KELLER CIRCLE - 23 TREES
GREENWOOD ARTICLE 26 SECTION 10-03-06. I. BUFFERING: (3) CANOPY OR EVERGREEN PER 100 FEET OF FRONTAGE; (2) ORNAMENTAL PER 100 FEET OF FRONTAGE; (10) SHRUBS PER 100 FEET OF FRONTAGE	N FIVE POINTS ROAD (2320 LF) - 69 CANOPY TREES - 46 ORNAMENTAL TREES - 230 SHRUBS	N FIVE POINTS ROAD - TO BE INCLUDED IN FINAL PLAN
WHERE REQUIREMENT IS INSUFFICIENT, TREES WILL BE RELOCATED TO COMMON AREA. ADDED SOME TREES ADJACENT TO GRUBBS DITCH PER CITY REQUEST.		



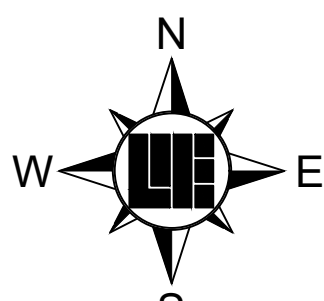
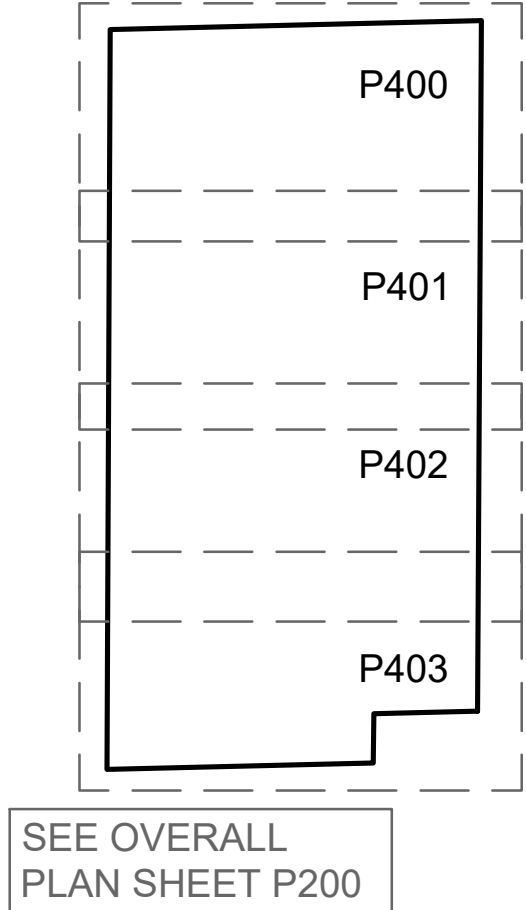
PLANS PREPARED FOR:
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8425 WOODFIELD CROSSING BLVD.
INDIANAPOLIS, IN 46240
TELEPHONE: (317) 490-2391
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CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: SUMNERK@WEIHE.NET

LEGEND	
	= PROPERTY BOUNDARY
	= ADJOINER
	= RIGHT-OF-WAY LINE
	= BUILDING SETBACK LINE (B.S.L.)
	= EXISTING EASEMENT
	= EASEMENT
	= PROPOSED WATER, VALVE, AND REDUCER
	= EXISTING WATER, VALVE, & HYDRANT
	= EXISTING OVERHEAD UTILITY & POLE
	= EXISTING TREE LINE
	= PROPOSED FIRE HYDRANT
	= PROPOSED BLOW OFF VALVE
	= PROPOSED STORM SEWER LINE
	= PROPOSED STORM MANHOLE
	= PROPOSED STORM INLET
	= PROPOSED CONCRETE END SECTION
	= EXISTING STORM SEWER LINE
	= EXISTING STORM INLET
	= NORMAL POOL
	= PROPOSED SANITARY SEWER LINE
	= PROPOSED SANITARY SEWER MANHOLE
	= EXISTING SANITARY SEWER MANHOLE
	= PROPOSED CURB
	= PROPOSED 5' CONCRETE WALK
	= PROPOSED ASPHALT PATH
	= PROPOSED CENTERLINE
	= SECTION LINE
	= ADA RAMP
	= LOT NUMBER
	= DRAINAGE & UTILITY EASEMENT
	= DRAINAGE UTILITY & SANITARY EASEMENT
	= RIGHT-OF-WAY
	= BACK TO BACK (CURB)
	= BASE FLOOD ELEVATION
	= BUILDING SETBACK LINE
	= VARIABLE
	= EXISTING
	= PROPOSED GUARDRAIL
	= CLUSTER MAILBOX

KEY MAP



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.

PREPARED FOR:

LEATHERWOOD TRAILS

SW Corner Co. Line Road & N. Five Points Road,
Greenwood, IN 46143

STREET TREE PLAN

Part of the East 1/2 of the North-East 1/4 of Section 26, Township 14 North, Range 4 East, Pleasant Township, Johnson County, Indiana

SHEET NO.

P400

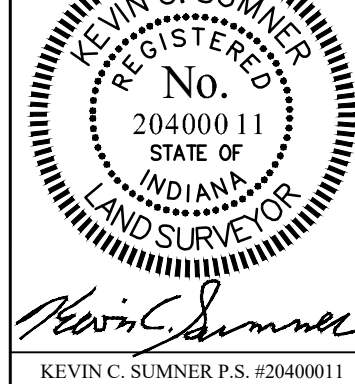
PROJECT NO.

W240344

PROJECT NO.: W240344
DWG NAME: P400 Street Tree Plan
DESIGNED BY: KCS
DRAWN BY: KMH
CHECKED BY: KCS
DATE: 1/31/2025

REVISIONS AND ISSUES

1/31/2025



KEVIN C. SUMNER P.S. #20400011

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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.

LOCATION: 14204 WOODS AVE (Engineering/Professional/Professional) per/inst. 14204 Street Tree Planting
DATE/TIME: March 03, 2025 - 12:00pm
PLOTED BY: hennick

LANDSCAPING REQUIREMENTS		
MUNICIPALITY REQUIREMENTS:	REQUIRED:	PROVIDED:
GREENWOOD ARTICLE 25 SECTION 10-03-06.1. STREET TREES: (1) TREE PER 40 FEET OF FRONTAGE	TOMES WAY (2282 LF) -58 TREES KELLER DRIVE (1732 LF) -44 TREES DENDY DRIVE (1523 LF) -38 TREES BAER DRIVE (4918 LF) -124 TREES KELLER COURT (1187 LF) -30 TREES KELLER CIRCLE (1182 LF) -30 TREES	TOMES WAY -54 TREES KELLER DRIVE -30 TREES DENDY DRIVE -31 TREES BAER DRIVE -96 TREES KELLER COURT -21 TREES KELLER CIRCLE -23 TREES
GREENWOOD ARTICLE 25 SECTION 10-03-06.1. BUFFERING: (3) CANOPY OR EVERGREEN PER 100 FEET OF FRONTAGE; (2) ORNAMENTAL PER 100 FEET OF FRONTAGE; (10) SHRUBS PER 100 FEET OF FRONTAGE WHERE REQUIREMENT IS INSUFFICIENT, TREES WILL BE RELOCATED TO COMMON AREA. ADDED SOME TREES ADJACENT TO GRUBBS DITCH PER CITY REQUEST.	N FIVE POINTS ROAD (2320 LF) -69 CANOPY TREES -46 ORNAMENTAL TREES -230 SHRUBS	N FIVE POINTS ROAD -TO BE INCLUDED IN FINAL PLAN



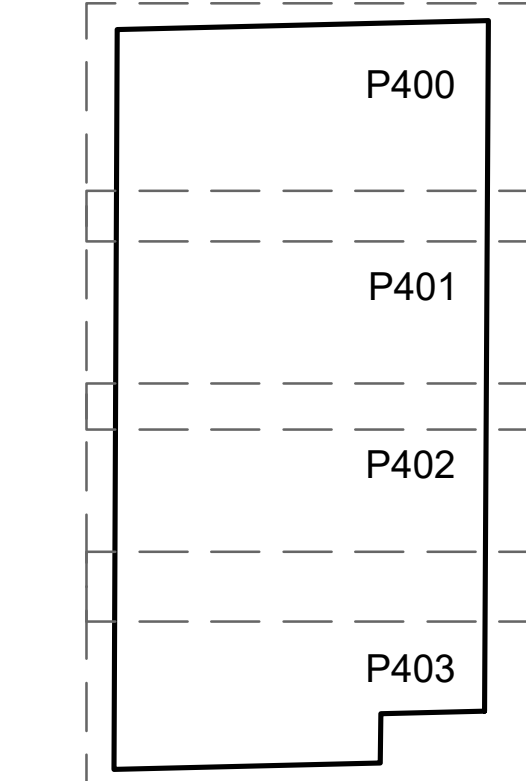
PLANS PREPARED FOR:
NVR, INC., D/B/A RYAN HOMES
8425 WOODFIELD CROSSING BLVD.
INDIANAPOLIS, IN 46240
TELEPHONE: (317) 490-2391
CONTACT PERSON: MATT RAUSCH
EMAIL: MRAUSCH@NVRINC.COM



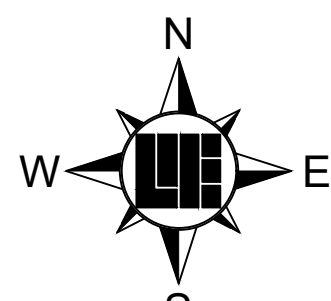
PLANS PREPARED BY
WEIHE ENGINEERS
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: SUMNERK@WEIHE.NET

- ### LEGEND
- PROPERTY BOUNDARY
 - ADJOINER
 - RIGHT-OF-WAY LINE
 - BUILDING SETBACK LINE (B.S.L.)
 - EXISTING EASEMENT
 - EASEMENT
 - PROPOSED WATER, VALVE, AND REDUCER
 - EXISTING WATER, VALVE, & HYDRANT
 - EXISTING OVERHEAD UTILITY & POLE
 - EXISTING TREE LINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED BLOW OFF VALVE
 - PROPOSED STORM SEWER LINE
 - PROPOSED STORM MANHOLE
 - PROPOSED STORM INLET
 - PROPOSED CONCRETE END SECTION
 - EXISTING STORM SEWER LINE
 - EXISTING STORM INLET
 - NORMAL POOL
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER MANHOLE
 - EXISTING SANITARY SEWER MANHOLE
 - PROPOSED CURB
 - PROPOSED 5' CONCRETE WALK
 - PROPOSED ASPHALT PATH
 - PROPOSED CENTERLINE
 - SECTION LINE
 - ADA RAMP
 - LOT NUMBER
 - DRAINAGE & UTILITY EASEMENT
 - DRAINAGE UTILITY & SANITARY EASEMENT
 - RIGHT-OF-WAY
 - BACK TO BACK (CURB)
 - BASE FLOOD ELEVATION
 - BUILDING SETBACK LINE
 - VARIABLE
 - EXISTING
 - PROPOSED GUARDRAIL
 - CLUSTER MAILBOX

KEY MAP



SEE OVERALL
PLAN SHEET P200

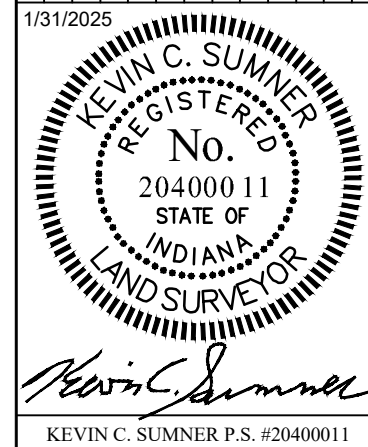


PREPARED FOR:
LEATHERWOOD TRAILS
SW Corner Co. Line Road & N. Five Points Road,
Greenwood, IN 46143
STREET TREE PLAN
Part of the East 1/2 of the North-East 1/4 of Section 26, Township 14 North, Range 4 East, Pleasant Township, Johnson County, Indiana

SHEET NO.
P401

PROJECT NO.
W240344

PROJECT NO.	BY	DATE	REVISIONS AND ISSUES
W240344			
DWG NAME			
PROJ. STREET TREE PLAN			
DESIGNED BY			
CHK. BY			
DRAWN BY			
CHECKED BY			
DATE			



KEVIN C. SUMNER P.S. #20400011

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

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Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

LOCATION: 142024 WOODFIELD CROSSING BLVD. (WOODFIELD CROSSING BLVD. & N. FIVE POINTS RD.)
DATE/TIME: March 03, 2025 - 12:00pm
PROJECT: P402
DRAWN BY: HERRICK

CHRISTY W. MACKERODT
INST. #2021-037237

CHRISTY W. MACKERODT
INST. #2021-037237

LANDSCAPING REQUIREMENTS		
MUNICIPALITY REQUIREMENTS:	REQUIRED:	PROVIDED:
GREENWOOD ARTICLE 25 SECTION 10-03-06.1. STREET TREES: (1) TREE PER 40 FEET OF FRONTAGE	TOMES WAY (2282 LF) -58 TREES KELLER DRIVE (1732 LF) -44 TREES DENDY DRIVE (1523 LF) -38 TREES BAER DRIVE (4918 LF) -124 TREES KELLER COURT (1187 LF) -30 TREES KELLER CIRCLE (1182 LF) -30 TREES	TOMES WAY -54 TREES KELLER DRIVE -30 TREES DENDY DRIVE -31 TREES BAER DRIVE -96 TREES KELLER COURT -21 TREES KELLER CIRCLE -23 TREES
GREENWOOD ARTICLE 26 SECTION 10-03-06.1. BUFFERING: (3) CANOPY OR EVERGREEN PER 100 FEET OF FRONTAGE; (2) ORNAMENTAL PER 100 FEET OF FRONTAGE; (10) SHRUBS PER 100 FEET OF FRONTAGE WHERE REQUIREMENT IS INSUFFICIENT, TREES WILL BE RELOCATED TO COMMON AREA. ADDED SOME TREES ADJACENT TO GRUBBS DITCH PER CITY REQUEST.	N FIVE POINTS ROAD (2320 LF) -69 CANOPY TREES -46 ORNAMENTAL TREES -230 SHRUBS	N FIVE POINTS ROAD -70 TO BE INCLUDED IN FINAL PLAN



PLANS PREPARED FOR:
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INDIANAPOLIS, IN 46240
TELEPHONE: (317) 490-2391
CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: MRAUSCH@NVRINC.COM



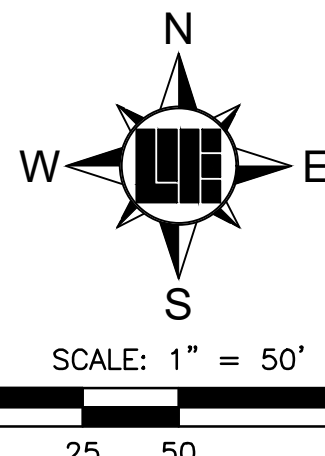
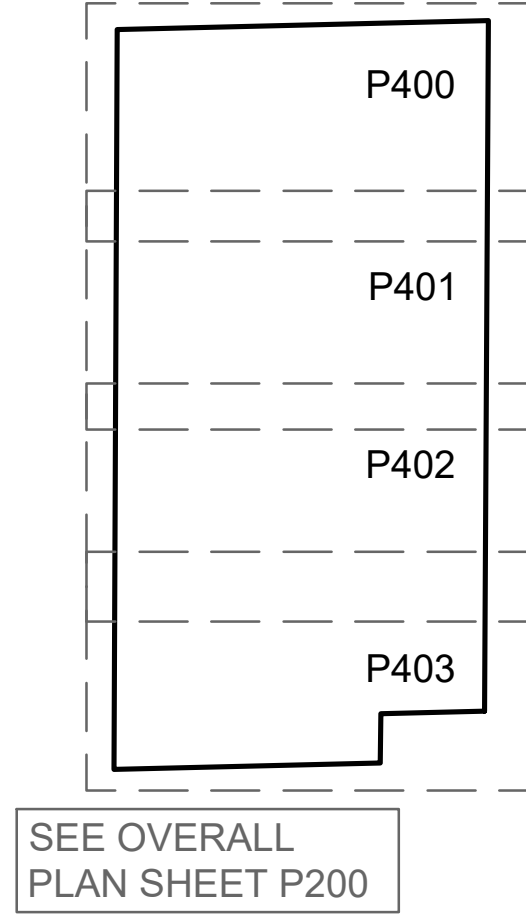
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TELEPHONE: (317) 846-6611
CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: SUMNERK@WEIHE.NET

DETENTION
AREA 2
N.P. = 828.50
100 YR. = 831.75
SPILLWAY = 832.30
T.O.B. = 834.50

LEGEND

- PROPERTY BOUNDARY
 - ADJOINER
 - RIGHT-OF-WAY LINE
 - BUILDING SETBACK LINE (B.S.L.)
 - EXISTING EASEMENT
 - EASEMENT
 - PROPOSED WATER, VALVE, AND REDUCER
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 - RIGHT-OF-WAY
 - BACK TO BACK (CURB)
 - BASE FLOOD ELEVATION
 - BUILDING SETBACK LINE
 - VARIABLE
 - EXISTING
 - PROPOSED GUARDRAIL
 - CLUSTER MAILBOX

KEY MAP



PREPARED FOR:
LEATHERWOOD TRAILS
SW Corner Co. Line Road & N. Five Points Road,
Greenwood, IN 46143
STREET TREE PLAN
Part of the East 1/2 of the North-East 1/4 of Section 26, Township 14 North, Range 4 East, Pleasant Township, Johnson County, Indiana

SHEET NO.
P402
PROJECT NO.
W240344

REVISIONS AND ISSUES

DATE	BY	DESCRIPTION
1/31/2025		

1/31/2025

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

KEVIN C. SUMNER P.S. #20400011

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

LOCATION: 14204 WOODS AVE (Engineering/landscaping/landscaping) plan/land/area/400 Street Tree Planting
DATE/TIME: March 03, 2025 - 12:00pm
PLOT BY: hennick

LANDSCAPING REQUIREMENTS		
MUNICIPALITY REQUIREMENTS:	REQUIRED:	PROVIDED:
GREENWOOD ARTICLE 25 SECTION 10-03-06. I. STREET TREES: (1) TREE PER 40 FEET OF FRONTAGE	TOMES WAY (2282 LF) -58 TREES KELLER DRIVE (1732 LF) -44 TREES DENDY DRIVE (1523 LF) -38 TREES BAER DRIVE (4918 LF) -124 TREES KELLER COURT (1187 LF) -30 TREES KELLER CIRCLE (1182 LF) -30 TREES N FIVE POINTS ROAD (2320 LF) -69 CANOPY OR EVERGREEN PER 100 FEET OF FRONTAGE; (2) ORNAMENTAL PER 100 FEET OF FRONTAGE; (10) SHRUBS PER 100 FEET OF FRONTAGE WHERE REQUIREMENT IS INSUFFICIENT, TREES WILL BE RELOCATED TO COMMON AREA. ADDED SOME TREES ADJACENT TO GRUBBS DITCH PER CITY REQUEST.	TOMES WAY -54 TREES KELLER DRIVE -30 TREES DENDY DRIVE -31 TREES BAER DRIVE -96 TREES KELLER COURT -21 TREES KELLER CIRCLE -23 TREES N FIVE POINTS ROAD -70 TO BE INCLUDED IN FINAL PLAN



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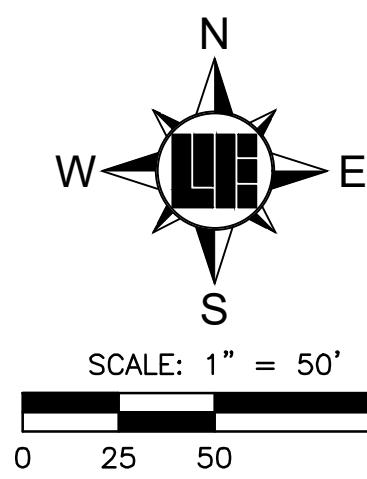
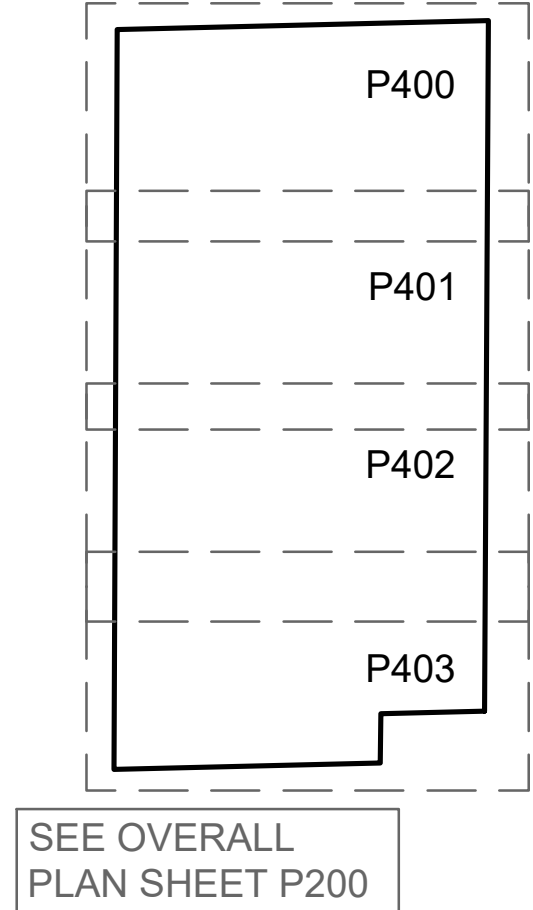


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KEY MAP



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.

PREPARED FOR:
LEATHERWOOD TRAILS
SW Corner Co. Line Road & N. Five Points Road,
Greenwood, IN 46143

SHEET NO.

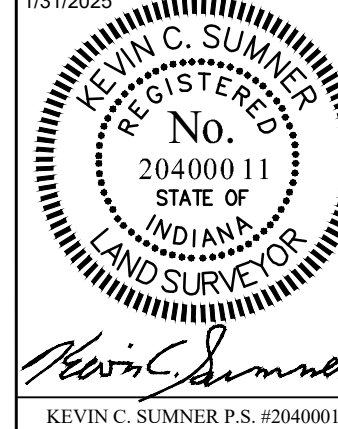
P403

PROJECT NO.

W240344

STREET TREE PLAN

Part of the East 1/2 of the North-East 1/4 of Section 26, Township 14 North, Range 4 East, Pleasant Township, Johnson County, Indiana



REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
			W240344
			DWG NAME
			PHD Street Tree Plan
			DESIGNED BY
			CS
			DRAWN BY
			KMH
			CHECKED BY
			KCS
			DATE
			12/02/2025

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