City of Greenwood Technical Review Committee
Wednesday, April 2, 2025

PC2025-015 Creekstone Primary Plat

Members present: Planning Director Gabriel Nelson, City Planner Kevin Tolloty, City Planner Nicki Mueller, City Planner Alyssa Liebman, Engineering Paul Peoni, City Engineer Jim Peck, Engineering John Grimes, Sanitation Randy Weathers, Marketing Coordinator Ty Hayden, Greenwood Fire Department Fire Marshall Tracy Rumble, Building Commissioner Ken Seal, JCREMC Caleb Drake, and Recording Secretary Stevie Jarrett.

Guests present: Eric Prime, Mike Timko, Dave Bailey, Parker Niemeier, Cody Lile, Paul Claire, Mark Benjamin, Andrew Barkocy, Chad Kincaid, and Shaun Adams

Petitioner: PClaire@taylormorrison.com

Paul Claire presented this project. Mr. Claire stated revised plans were submitted on March 26th. Mr. Claire received the comment letter dated today. This is the most recent, revised primary plat that Mr. Heck has filed.

Mr. Claire explained they lost about 10 lots as a result of an overlooked desired variance. There are multiple products here including townhomes and single-family detached.

Mr. Claire stated most of the comments are addressed. There is a very small watershed area. The details will be provided at the time of the construction plans. There were comments about trail connections and Mr. Claire stated they have been addressed. The lift station is still in question. Mr. Heck has been having conversations with the consultant. The consultant has been having conversations with FEMA.

Gabriel Nelson, Planning Division, stated Mr. Claire has done a great job covering the comments. Mr. Nelson stated they can go over the main highlights. There are a number of waivers being requested. Planning still does have some comments on the trail and the block length.

Mr. Nelson discussed the city owned lot and the vision of a green space area. The city is not comfortable with a lift station. Mr. Nelson's concerns were with the ownership. Mr. Nelson and Mr. Peck will meet with Projects Plus and the school. The school is supportive, but still has some concerns. Mr. Nelson stated he wasn't comfortable moving past secondary plat.

The sewer and roads are more of a concern.

Jim Peck, Engineering Division, stated the original plans proposed were not acceptable. Structural information will be needed for the bridge. Mr. Claire stated these comments are being addressed.

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Paul Peoni, Engineering Division, discussed developments putting in curbing on the outside lane. It is not shown on the primary plans. Mr. Claire stated he was initially surprised by this request; however, the intent is to provide this curb.

Mr. Claire stated they met with Mr. Jones and Mr. Cantwell about a month ago to discuss the legal drains.

Randy Weathers, Sanitation, stated the ownership consent is still a concern. The lift station is not being shown in the place discussed.

Mr. Claire stated this is the only parcel without a deed restriction. The other parcels have the deed restriction. The intent is still the same. Mr. Weathers presented the original proposed lift station. There was discussion about the intent of the lift station.Mr. Nelson stated this is just a discussion and staff still needs ownership consent.

Tracy Rumble, Greenwood Fire Department, had no comments.

Kenneth Seal, Building Division, had no comments.

Mr. Claire stated he was not sure if the lift station would be resolved by Plan Commission. The school connection will lead to more stacking. Mr. Claire was not sure how this would plan out, but they are committed to building the street. This is a discussion that needs to be had with the school.

Mr. Nelson stated the city is not in a position to provide a favorable recommendation. There is still a lot to discuss. Mr. Weathers agreed with Mr. Nelson's stance. Mr. Peck agreed. Engineering has not seen any engineering details. They have only seen it on paper. Mr. Claire stated these details don't come until construction plans. There is a significant project with challenges. Mr. Claire was not sure he would have answers by Plan Commission. The public notices have already been sent out.

Mr. Nelson discussed requesting a continuance.

Motion by Mr. Rumble to provide an **unfavorable recommendation** due to sanitary sewer feasibility concerns, Crestview Drive road concerns, concerns about block lengths and trails, and as well as waivers, seconded by Mr. Peck. All ayes.

Gabriel Nelson

Chairman

Mr. Rumble stated his biggest concern is stacking at the school. It wasn't concerning as a dead-end street. Now, there will be two lanes of stacking.

PRIMARY PLAT FOR
CREEKSTONE SUBDIVISION
CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

DRAINAGE SUMMARY

THE STORMWATER RUNOFF FOR THE PROJECT SITE WILL BE ROUTED TO A SERIES OF DRY DETENTION PONDS. DETENTION RELEASES ARE RELEASING VIA A CONTROL BOXES DIRECTLY TO PLEASANT CREEK (LEE PARK OPEN DITCH LEGAL DRAIN). THE DETENTION FACILITIES ARE TO HAVE SPILLWAYS LOCATED ABOVE THE FLOOD ZONE ELEVATIONS DETERMINED PER THE FEMA FLOOD MAPS WITH ALL FILL WITHIN THE FLOOD ZONE OFFSITE BY COMPENSATORY STORAGE. A CLOMR (CONDITION LETTER OF MAP REVISION) WILL BE SUBMITTED TO FEMA TO SHOW THE PROPOSED REMOVAL OF THE FLOOD ZONE WITHIN THE DETENTION AREAS.

OFFSITE UPSTREAM WATERSHED AREAS WILL BYPASS ONSITE DETENTION AND OUTLET VIA A PIPE AND OPEN CHANNEL TO PLEASANT CREEK

GREENWOOD STANDARD LANGUAGE

1. THE STREETS AND RIGHTS OF WAY SHOWN HEREON, SUBJECT TO CONSTRUCTION STANDARDS AND ACCEPTANCE, ARE HEREBY DEDICATED TO PUBLIC USE, TO BE OWNED AND MAINTAINED BY THE GOVERNMENTAL BODY HAVING JURISDICTION OVER THEM.

2. THERE ARE STRIPS OF GROUND AS SHOWN ON THE PLAT MARKED "D. & U.E." (DRAINAGE AND UTILITY EASEMENT). THESE STRIPS ARE RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION AND WIRES SUBJECT TO ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURE OF ANY KIND ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF GROUND. OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

3. ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL BE SUCCESSORS AND ASSIGNS SHALL COMPLY WITH THE IND. CODE § 369-27.

4. DRAINAGE SWALES (DITCHES) ALONG THE ROADWAYS AND WITHIN THE RIGHT OF WAY AND ON DEDICATED EASEMENTS ARE NOT TO BE ALTERED, DUG OUT, FILLED IN, TILED OR CHANGED OTHERWISE WITHOUT THE WRITTEN PERMISSION OF THE BOARD OF PUBLIC WORKS AND SAFETY. PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SODDED GRASS WAYS OR OTHER NON-ERODING SURFACES. WATER FROM ROOFS OR PARKING AREAS MUST BE CONTAINED ON THE PROPERTY LONG ENOUGH TO THAT SAID DRAINAGE SWALES (DITCHES) WILL NOT BE DAMAGED BY SUCH WATER. DRIVEWAYS MUST BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE STRUCTURES HAVE BEEN PERMITTED BY THE BOARD OF PUBLIC WORKS AND SAFETY.

5. ANY PROPERTY OWNER ALTERING, CHANGING, OR FAILING TO MAINTAIN THESE DRAINAGE SWALES (DITCHES) WILL BE HELD RESPONSIBLE FOR SUCH ACTION AND WILL BE GIVEN TEN (10) DAYS' NOTICE BY CERTIFIED MAIL TO REPAIR SAID DAMAGE, AFTER WHICH TIME IF NO ACTION IS TAKEN BY THE OWNER, THE BOARD OF PUBLIC WORKS AND SAFETY WILL CAUSE SUCH REPAIRS TO BE ACCOMPLISHED AND THE COSTS FOR SUCH REPAIRS WILL BE THE BURDEN OF THE OWNER OF THE PROPERTY. FAILURE TO PAY WILL RESULT IN A LIEN AGAINST THE PROPERTY.

6. THE STRIPS OF GROUND SHOWN ON THE PLAT AND MARKED "SANITARY SEWER, DRAINAGE, AND UTILITY EASEMENT" (S.S. D. & E.E.) ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES FOR THE INSTALLATION OF WATER MAINS, POLES, DUCTS, LINES AND WIRES, AND THE DRAINAGE FACILITIES, SAID STRIPS ARE ALSO RESERVED FOR THE CITY FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER MAINS AND APPURTENANCES SUBJECT AT ALL TIMES TO THE PROPERTY AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND; BUT OWNERS OF THE LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

7. WHERE SANITARY DISCHARGE CAN ENTER INTO A PUBLIC OR PRIVATE SANITARY SEWER SYSTEM BY GRAVITY FLOW, THE LOWEST FLOOR ELEVATION WHERE A PLUMBING FIXTURE OR FLOOR DRAIN IS INSTALLED MUST BE A MINIMUM OF TWELVE INCHES (12") ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION. WHERE THE DISCHARGE CANNOT ENTER A SYSTEM BY GRAVITY FLOW THE EFFLUENT SHALL BE DIRECTED INTO A TIGHTLY COVERED AND VENTED SUMP FROM WHICH THE EFFLUENT SHALL BE LIFTED AND DISCHARGED INTO THE SYSTEM A MINIMUM OF TWELVE INCHES (12") ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION.

8. THE SANITARY SEWER, AND THE CONNECTION THERETO, SHALL BE USED ONLY FOR AND AS A SANITARY SEWER SYSTEM. NO STORMWATER, RUN-OFF WATER, DOWNSPOUTS, FOOTING DRAINS (PERIMETER DRAINS), OR SUBSOIL DRAINAGE SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM. ALL SUMP PUMPS TO BE INSTALLED ON ANY LOT OF THIS DEVELOPMENT MUST BE CONNECTED, VIA A HARD PIPE CONNECTION, TO A DEFINED STORMWATER DRAINAGE SYSTEM IN A MANNER WHICH IS ACCEPTABLE TO THE CITY.

9. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING OR OTHER SIMILAR ITEM WHICH OBSTRUCTS SIGHT LINES AT ELEVATION BETWEEN 2.5 AND EIGHT FEET (8') ABOVE THE STREET, SHALL BE PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT-OF-WAY LINES AND A LINE CONNECTING POINTS FEET FROM THE INTERSECTION OF SAID STREET LINES (TWENTY-FIVE FEET (25') FOR MINOR STREETS AND FIFTY FEET (50')) FOR ARTERIAL STREETS, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY LINES EXTENDED.

10. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN TEN FEET (10') FROM THE INTERSECTION OF A STREET RIGHT-OF-WAY LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT. NO DRIVEWAY SHALL BE LOCATED WITHIN SEVENTY FEET (70') OF THE INTERSECTION OF TWO STREET CENTERLINES. IF THE AVAILABLE DISTANCE IS LESS THAN SEVENTY FEET (70'), THE DRIVEWAY SHALL BE LOCATED AT THE GREATEST DISTANCE FROM THE INTERSECTION OF THE STREET CENTERLINES.

11. THIS SUBDIVISION HAS BEEN DESIGNED TO INCLUDE A STORMWATER QUALITY BEST MANAGEMENT PRACTICE (BMP(S)) THAT MUST BE MAINTAINED BY THE BMP(S) UPON THE ACTIVATION OF THE HOMEOWNERS ASSOCIATION, THE OPERATIONS AND MAINTENANCE MANUAL FOR SUCH BMP(S) OWNER, SAID BMP(S) IS CURRENTLY MAINTAINED BY THE DEVELOPER; HOWEVER, UPON THE ACTIVATION OF THE HOMEOWNERS ASSOCIATION, THE OPERATIONS AND MAINTENANCE MANUAL FOR SUCH BMP(S) SHALL BECOME THE RESPONSIBILITY OF SAID ASSOCIATION SUBJECT TO ALL FEES AND OTHER CITY REQUIREMENTS. A "BMP OPERATIONS AND MAINTENANCE MANUAL" IS RECORDED AS INSTRUMENT NUMBER 2019-026601 ON THE 20TH DAY OF NOVEMBER, 2019 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

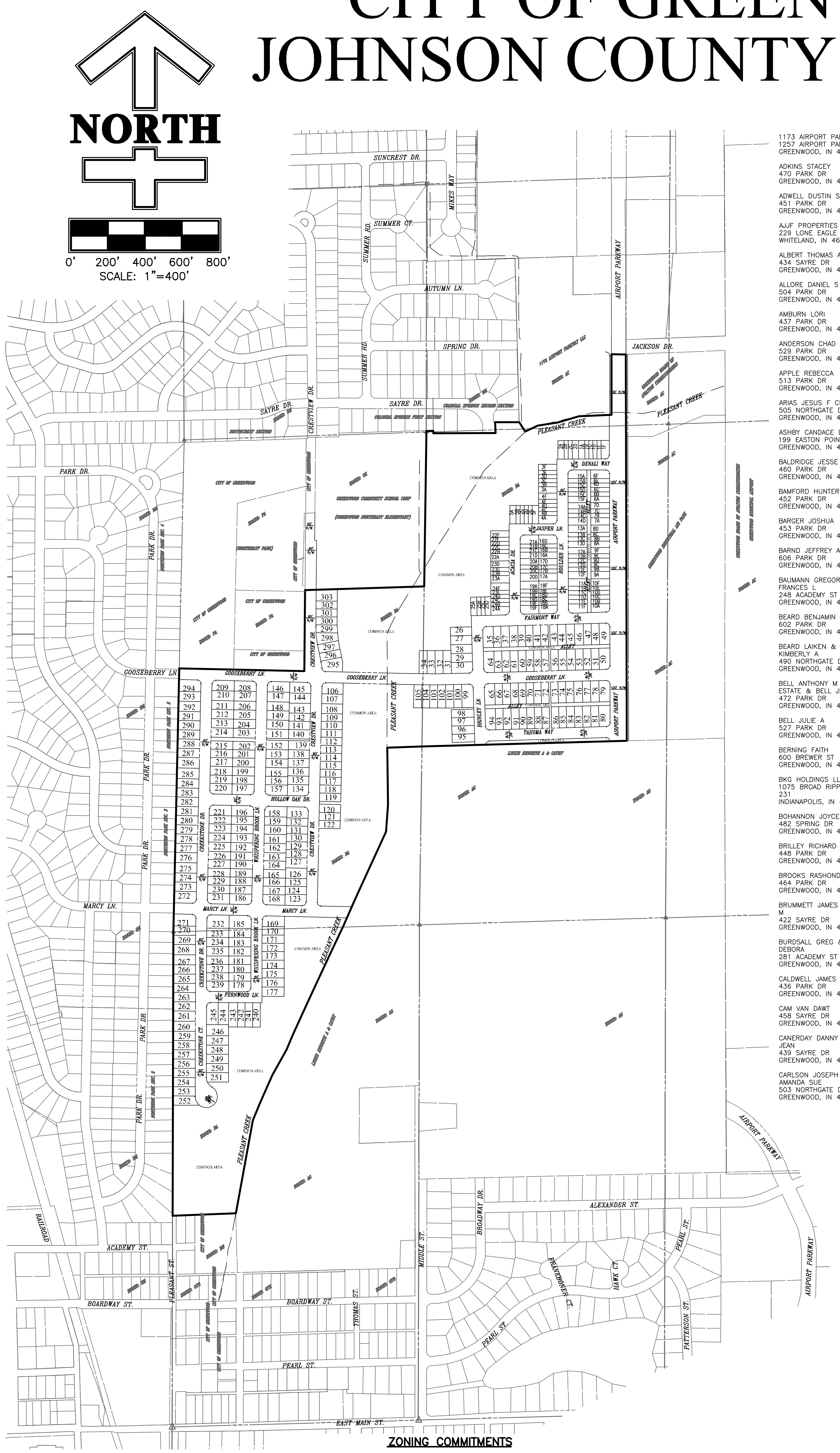
12. SUMP PUMP LATERAL AND UNDERDRAIN PIPES FOR SUMP PUMP LATERALS, LOCATED WITHIN DRAINAGE EASEMENTS, ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, INDIVIDUAL SUMP PUMP LATERALS ARE TO BE MAINTAINED BY INDIVIDUAL LOTS OWNERS.

13. STORM SEWERS AND TILE DRAINS 12-INCH (12") OR LARGER WITHIN DESIGNATED DRAIN EASEMENTS ARE EXTENSIONS OF THE CITY'S STORMWATER DRAINAGE SYSTEM AND ARE THE RESPONSIBILITY OF THE CITY. DRAINAGE SWALES, DETENTION AND RETENTION PONDS, AND POST CONSTRUCTION STORMWATER QUALITY MEASURES SHALL BE THE RESPONSIBILITY OF THE OWNER OR HOMEOWNER'S ASSOCIATION. IF NO HOMEOWNER'S ASSOCIATION EXISTS OR A HOMEOWNER'S ASSOCIATION DISSOLVES, OWNERS OF EACH LOT SHALL BE EQUALLY RESPONSIBLE FOR MAINTENANCE. IN THE EVENT THE PROPERTY OWNER(S) OR THE ASSOCIATION FAILS TO EXERCISE ITS OBLIGATION, THE CITY MAY PERFORM THE REQUIRED MAINTENANCE AND SHALL HAVE THE RIGHT TO ASSESS EACH LOT IN THE SUBDIVISION A PROPORTIONATE AMOUNT OF THE ASSOCIATED COSTS. IF NECESSARY, A NOTICE OF LIEN SHALL BE FILED AGAINST THE AFFECTED LOTS. THE LIEN SHALL BE ENFORCED IN THE SAME MANNER AS A MORTGAGE LIEN UNDER INDIANA LAW AND, THEREFORE, SHALL INCLUDE REIMBURSEMENT OF ATTORNEY'S FEES, TITLE EXPENSES, INTEREST, AND COSTS OF COLLECTION.

LEGAL DESCRIPTION

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 28 AND PART OF THE NORTHWEST QUARTER OF SECTION 33 ALL IN TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE ALONG THE NORTH LINE THEREOF NORTH 87 DEGREES 53 MINUTES 05 SECONDS EAST (BEARING BASED ON STATE PLANE COORDINATES) 1598.21 FEET; THENCE ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF THE PLAT OF INDIANA-AMERICAN OFFICE PARK SECTION ONE RECORDED IN PLAT BOOK "D", PAGE 381 A&B IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA, SAID WEST LINE AND THE WEST LINE OF INSTRUMENT NUMBER 2016-030033 AS RECORDED IN THE OFFICE OF SAID RECORDER SOUTH 00 DEGREES 05 MINUTES 29 SECONDS WEST 1756.29 FEET TO THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2016-030033; THENCE ALONG THE SOUTH LINE OF SAID INSTRUMENT NUMBER NORTH 88 DEGREES 03 MINUTES 53 SECONDS EAST 520.24 FEET TO THE NORTHWEST CORNER OF THE PLAT OF LASER & LIGHT SURGERY CENTER RECORDED AS INSTRUMENT NUMBER 2020-025364 IN THE OFFICE OF SAID RECORDER. THE NEXT TWO (2) COURSES ARE ALONG THE WEST AND SOUTH LINES THEREOF; 1) THENCE SOUTH 00 DEGREES 01 MINUTES 22 SECONDS EAST 208.00 FEET; 2) THENCE NORTH 88 DEGREES 03 MINUTES 54 SECONDS EAST 208.00 FEET TO THE WEST LINE OF DEDICATION OF PUBLIC RIGHT-OF-WAY RECORDED IN BOOK 267, PAGE 395 IN THE OFFICE OF SAID RECORDER. THE NEXT TWO (2) COURSES ARE ALONG SAID WEST LINE AND THE SOUTHERLY EXTENSION THEREOF; 1) THENCE SOUTH 00 DEGREES 01 MINUTE 21 SECONDS EAST 328.75 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT; 2) THENCE CONTINUING SOUTH 00 DEGREES 01 MINUTES 21 SECONDS EAST 327.37 FEET TO THE CENTER OF LEE PARK OPEN DITCH. THE NEXT FOUR (4) CALLS FOLLOW ALONG THE CENTERLINE OF LEE PARK OPEN DITCH; 1) THENCE SOUTH 87 DEGREES 18 MINUTES 04 SECONDS WEST 177.51 FEET; 2) THENCE SOUTH 73 DEGREES 40 MINUTES 00 SECONDS WEST 116.21 FEET; 3) THENCE SOUTH 80 DEGREES 35 MINUTES 32 SECONDS WEST 112.46 FEET; 4) THENCE SOUTH 64 DEGREES 50 MINUTES 56 SECONDS WEST 74.65 FEET; THENCE NORTH 32 DEGREES 31 MINUTES 17 SECONDS WEST 60.63 FEET TO THE SOUTHEAST CORNER OF COLONIAL SPRINGS SECOND SECTION THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 8, PAGE 31 IN THE OFFICE OF SAID RECORDER. THE NEXT FOUR (4) COURSES ARE ALONG THE SOUTH LINE THEREOF; 1) THENCE SOUTH 89 DEGREES 47 MINUTES 54 SECONDS WEST 130.00 FEET; 2) THENCE SOUTH 01 DEGREES 26 MINUTES 05 SECONDS EAST 58.00 FEET; 3) THENCE SOUTH 89 DEGREES 47 MINUTES 54 SECONDS WEST 337.00 FEET; 4) THENCE NORTH 00 DEGREES 12 MINUTES 06 SECONDS WEST 12.98 FEET TO THE SOUTHEAST CORNER OF COLONIAL SPRINGS FIRST SECTION THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 7, PAGE 31 IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 88 DEGREES 04 MINUTES 51 SECONDS WEST 36.95 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE ALONG SAID NORTHERLY EXTENSION AND SAID WEST LINE SOUTH 00 DEGREES 47 MINUTES 25 SECONDS WEST 835.37 FEET; THENCE SOUTH 88 DEGREES 07 MINUTES 23 SECONDS WEST 645.77 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 09 SECONDS WEST 438.42 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 51 SECONDS WEST 677.70 FEET TO THE EAST LINE OF NORTHERN PARK SECTION 2 THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 4, PAGE 81 IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE EAST LINE THEREOF SOUTH 01 DEGREES 15 MINUTES 09 SECONDS WEST 1427.13 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION; THENCE CONTINUING ALONG SAID EAST LINE AND THE EAST LINE OF NORTHERN PARK SECTION 3 THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 4, PAGE 86 IN THE OFFICE OF SAID RECORDER SOUTH 00 DEGREES 08 MINUTES 44 SECONDS WEST 1536.64 FEET TO THE NOTHWEST CORNER OF JOHN A. POLK ADDITION TO TOWN OF GREENWOOD RECORDED IN PLAT CABINET "A", PAGE 344 ABD 345 IN THE OFFICE OF SAID RECORDER; THENCE NORTH 87 DEGREES 47 MINUTES 14 SECONDS EAST 341.73 FEET ALONG SAID JOHN A. POLK ADDITION TO THE TOWN OF GREENWOOD AND THE NORTH LINE OF INSTRUMENT NUMBER 2020-005006 IN THE OFFICE OF SAID RECORDER TO THE CENTER OF LEE PARK OPEN DITCH. THE NEXT SIXTEEN (16) CALLS FOLLOW ALONG THE CENTERLINE OF LEE PARK OPEN DITCH; 1) THENCE NORTH 10 DEGREES 39 MINUTES 29 SECONDS EAST 215.08 FEET; 2) THENCE NORTH 10 DEGREES 12 MINUTES 56 SECONDS EAST 297.62 FEET; 3) THENCE NORTH 22 DEGREES 58 MINUTES 27 SECONDS EAST 110.45 FEET; 4) THENCE NORTH 23 DEGREES 27 MINUTES 26 SECONDS EAST 154.85; 5) THENCE NORTH 29 DEGREES 25 MINUTES 36 SECONDS EAST 158.37 FEET; 6) THENCE NORTH 22 DEGREES 28 MINUTES 24 SECONDS EAST 82.50; 7) THENCE NORTH 24 DEGREES 45 MINUTES 37 SECONDS EAST 148.62 FEET; 8) THENCE NORTH 24 DEGREES 37 MINUTES 08 SECONDS EAST 111.00 FEET; 9) THENCE NORTH 24 DEGREES 47 MINUTES 36 SECONDS EAST 236.60 FEET; 10) THENCE NORTH 25 DEGREES 15 MINUTES 55 SECONDS EAST 162.54 FEET; 11) THENCE NORTH 23 DEGREES 28 MINUTES 55 SECONDS EAST 116.92 FEET; 12) THENCE NORTH 24 DEGREES 44 MINUTES 38 SECONDS EAST 119.39 FEET; 13) THENCE NORTH 24 DEGREES 43 MINUTES 08 SECONDS EAST 163.75 FEET; 14) THENCE NORTH 24 DEGREES 12 MINUTES 18 SECONDS EAST 156.23 FEET; 15) THENCE NORTH 04 DEGREES 22 MINUTES 55 SECONDS EAST 146.79 FEET; 16) THENCE NORTH 00 DEGREES 48 MINUTES 29 SECONDS WEST 308.28 FEET; THENCE NORTH 88 DEGREES 04 MINUTES 44 SECONDS EAST 189.12 FEET TO EAST SECTION LINE OF SAID SECTION; THENCE NORTH 88 DEGREES 25 MINUTES 18 SECONDS EAST 1108.72 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 28 SECONDS WEST 2092.77; THENCE NORTH 89 DEGREES 47 MINUTES 02 SECONDS WEST 76.92 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT CONTAINING 108.08 ACRES ,MORE OR LESS. SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS



LIST OF ADJOINERS
300' FROM PROPERTY

1173 AIRPORT PARKWAY LLC
1257 AIRPORT PARKWAY STE A
GREENWOOD, IN 46143

ADKINS STACEY
470 PARK DR
GREENWOOD, IN 46143

ADWELL DUSTIN S
451 PARK DR
GREENWOOD, IN 46143

AJJF PROPERTIES LLC
229 LONE EAGLE LN
WHITELAND, IN 46184

ALBERT THOMAS A & LOIS A
434 SAYRE DR
GREENWOOD, IN 46143

ALLORE DANIEL S & DIANA
504 PARK DR
GREENWOOD, IN 46143

AMBURN LORI
437 PARK DR
GREENWOOD, IN 46143

ANDERSON CHAD & CHRISTINA
529 PARK DR
GREENWOOD, IN 46143

APPLE REBECCA
513 PARK DR
GREENWOOD, IN 46143

ARIAS JESUS F CRUZ
505 NORTHGATE DR
GREENWOOD, IN 46143

ASHBY CANDACE D
199 EASTON POINT WAY
GREENWOOD, IN 46142

BALDRIDGE JESSE RAY
460 PARK DR
GREENWOOD, IN 46143

BAMFORD HUNTER
452 PARK DR
GREENWOOD, IN 46143

BARGER JOSHUA
453 PARK DR
GREENWOOD, IN 46143

BARND JEFFREY A & JOLYNN
606 PARK DR
GREENWOOD, IN 46143

BAUMANN GREGORY THOMAS & FRANCES L
248 ACADEMY ST
GREENWOOD, IN 46143

BEARD BENJAMIN T
602 PARK DR
GREENWOOD, IN 46143

BEARD LAIKEN & MCKENZIE KIMBERLY A
490 NORTHGATE DR
GREENWOOD, IN 46143

BELL ANTHONY M JR LIFE ESTATE & BELL JENNIFER KAY
472 PARK DR
GREENWOOD, IN 46143

BELL JULIE A
527 PARK DR
GREENWOOD, IN 46143

BERNING FAITH
600 BREWER ST
GREENWOOD, IN 46143

BKG HOLDINGS LLC
1075 BROAD RIPPLE AVE, STE 231
INDIANAPOLIS, IN 46220

BOHANNON JOYCE & PAUL
482 SPRING DR
GREENWOOD, IN 46143

BRILLEY RICHARD D & ANITA F
448 PARK DR
GREENWOOD, IN 46143

BROOKS RASHONDA ARNITA
464 PARK DR
GREENWOOD, IN 46143

BRUMMETT JAMES E & TAMRA M
422 SAYRE DR
GREENWOOD, IN 46143

BURDSALL GREG & BEATY DEBORA
281 ACADEMY ST
GREENWOOD, IN 46143

CALDWELL JAMES P
436 PARK DR
GREENWOOD, IN 46143

CAM VAN DAWT
458 SAYRE DR
GREENWOOD, IN 46143

CANERDAY DANNY RAY & LINDA JEAN
439 SAYRE DR
GREENWOOD, IN 46143

CARLSON JOSEPH JOHN & AMANDA SUE
503 NORTHGATE DR
GREENWOOD, IN 46143

CARTER JOHN S
469 PARK DR
GREENWOOD, IN 46143

CARTER MARVIN JR & KINNEY-CARTER SHANNON K
259 ACADEMY ST
GREENWOOD, IN 46143

CATHCART DEANNA L
473 PARK DR
GREENWOOD, IN 46143

CITY OF GREENWOOD
300 S MADISON AVE
GREENWOOD, IN 46142

CLARK JACOB
431 SOUTHGATE DR
GREENWOOD, IN 46143

COKER NANCY M
480 PARK DR
GREENWOOD, IN 46143

COLEMAN BRIAN L
485 N PARK DR
GREENWOOD, IN 46143

COLEMAN BRITTANY
268 ACADEMY ST
GREENWOOD, IN 46143

COLLINS TERRI A
428 SAYRE DR
GREENWOOD, IN 46143

CORDER MATTHEW & DEBRA A
431 PARK DR
GREENWOOD, IN 46143

CUCHCATLA-OSORIO NATASHA R
434 PARK DR
GREENWOOD, IN 46143

CUNDIFF BRYAN H
511 PARK DR
GREENWOOD, IN 46143

DANEHY ALLAN R II & SHELLEY L
469 SAYRE DR
GREENWOOD, IN 46143

DAVIS DUSTIN & KATHERINE
427 PARK DR
GREENWOOD, IN 46143

DIXON BRENDA K
471 PARK DR
GREENWOOD, IN 46143

DOBLE J ANTHONY & MARY E
433 SAYRE DR
GREENWOOD, IN 46143

DODSON JAMES B & CATHY L
465 PARK DR
GREENWOOD, IN 46143

DUDENHOEFFER PAULA J REVOCABLE LIVING TRUST
605 PARK DR
GREENWOOD, IN 46143

DURPHEY BRETT & WANICKI TIFFANY
475 SAYRE DR
GREENWOOD, IN 46143

EARL REGINA E
452 SAYRE DR
GREENWOOD, IN 46143

ENDRIS PATRICK A & SHARI L
446 PARK DR
GREENWOOD, IN 46143

ENGLAND MICHAEL A & GWENDOLYN
487 SAYRE DR
GREENWOOD, IN 46143

EVANS DYLAN & NUNNO JILL
134 MARCY LN
GREENWOOD, IN 46143

FKH SFR PROPCO B-HLD LP
600 GALLERIA PKWY, SUITE 300
ATLANTA, GA 30339

FOOTE CHRISTINA
429 PARK DR
GREENWOOD, IN 46143

FOSTER MASON CADE
609 PARK DR
GREENWOOD, IN 46143

FRENCH RAYMOND C
501 N PARK DR
GREENWOOD, IN 46143

GARCIA ALESSANDRO MANUEL
258 ACADEMY ST
GREENWOOD, IN 46143

GARCIA LAURA L
275 ACADEMY ST
GREENWOOD, IN 46143

GARNER DYLAN JOSEPH & BOWLING MADISON NICOLE
99 PLEASANT ST
GREENWOOD, IN 46143

GETZ PAMELA J
2109 OBSERVATORY RD
MARTINSVILLE, IN 46151

GLAZE DONALD W & JONES CORINA L
475 PARK DR
GREENWOOD, IN 46143

GOAD VIRGIL A JR & JUDITH A TRUSTEES UNDER THE GOAD LIVING TRUST DATED APRIL 18, 2014
476 PARK DR
GREENWOOD, IN 46143

GOMEZ JORGE JR & GAYTAN-HOWARD MICHELLE
457 SAYRE DR
GREENWOOD, IN 46143

GREENWOOD BOARD OF AVIATION COMMISSIONERS
300 S MADISON AVE
GREENWOOD, IN 46142

GREENWOOD COMMUNITY SCHOOL CORPORATION
605 W SMITH VALLEY RD
GREENWOOD, IN 46142

GREENWOOD INDUSTRIAL AIR PARK
1736 PATHWAY DR N
GREENWOOD, IN 46143

GREENWOOD INDUSTRIAL AIR-PARK INC
1257 AIRPORT PARKWAY STE A
GREENWOOD, IN 46143

GREENWOOD PRACTICE LLC
875 AIRPORT PKWY
GREENWOOD, IN 46143

GUILLAUM BENJAMIN I
602 GOOSEBERRY LN
GREENWOOD, IN 46143

GUINTHER MARTIN L & NANCY M TRUSTEES OF LIVING TRUST
6124 TREMONT BLVD
BARGERSVILLE, IN 46106

GUNNING PAULA & DAVID
601 PARK DR
GREENWOOD, IN 46143

HALL DIXIE L
4127 BUSY BEE LN
INDIANAPOLIS, IN 46237

HICKMAN MICHELLE M
135 MARCY LN
GREENWOOD, IN 46143

HILL BECKY
PO BOX 824
GREENWOOD, IN 46142

HLIMA STEVEN
449 PARK DR
GREENWOOD, IN 46143

HOGUE KEITH A & ANGELA C
1143 GALAXIE DR
GREENWOOD, IN 46142

HOME SFR BORROWER IV LLC
810 7TH AVE 24 FLOOR
NEW YORK, NY 10282

HORSLEY ANDREW M
40 PICADILLY CT
BROWNSBURG, IN 46112

JACKSON STEVEN
445 SAYRE DR
GREENWOOD, IN 46143

JOHNSON GARY H & JEAN ANN
466 PARK DR
GREENWOOD, IN 46143

JOHNSON STEPHEN J JR
520 PARK DR
GREENWOOD, IN 46143

JONG CHONG M IRREVOCABLE TRUST
133 MARCY LN
GREENWOOD, IN 46143

KLUTZKE DENNIS & ROBIN
481 PARK DR
GREENWOOD, IN 46143

KLUTZKE DENNIS A & ROBIN J
481 PARK DR
GREENWOOD, IN 46143

KURTZ CLELL B & PHYLLIS
495 NORTHGATE DR
GREENWOOD, IN 46143

LAWSON JAMES A
519 PARK DR
GREENWOOD, IN 46143

LINZIE KENNETH A & CATHY JO CO-TRUSTEES OF THE REVOCABLE LIVING TRUST OF CATHY JO LINZIE AND KENNETH A LINZIE
25 N MIDDLE ST
GREENWOOD, IN 46143

LOVE CHRISTOPHER L & SARAH N
483 PARK DR
GREENWOOD, IN 46143

LYONS KATHY
493 SAYRE DR
GREENWOOD, IN 46143

MATHENA JESSE
443 PARK DR
GREENWOOD, IN 46143

MC ELYEA BRIAN & TINA
500 PARK DR
GREENWOOD, IN 46143

MC KEE JOHN B & DENISE E
526 PARK DR
GREENWOOD, IN 46143

MCKAY CASSITY
269 ACADEMY ST
GREENWOOD, IN 46143

MIDDLETON MARK L
607 PARK DR
GREENWOOD, IN 46143

MIER-CEBALLOS JOSE MANUEL
501 NORTHGATE DR
GREENWOOD, IN 46143

MILLER TERRY
5650 E RAYMOND ST
INDIANAPOLIS, IN 46203

MITCHELL BROOKE
508 PARK DR
GREENWOOD, IN 46143

MNSF T2 SPE LLC
6836 MORRISON BLVD STE 320
CHARLOTTE, NC 28211

MOEBS MATTHEW
445 PARK DR
GREENWOOD, IN 46143

MOORE FLOYD C
450 PARK DR
GREENWOOD, IN 46143

MOORE MARY MARTHA & ROBERT EUGENE
278 ACADEMY ST
GREENWOOD, IN 46143

MYERS MARK LEE & REBECCA ANN
481 SAYRE DR
GREENWOOD, IN 46143

NAPIER CARL
446 SAYRE DR
GREENWOOD, IN 46143

NELMS MICHAEL EDWARD
463 PARK DR
GREENWOOD, IN 46143

NEWKIRK DAVID J
447 PARK DR
GREENWOOD, IN 46143

NIMZ TRACI FKA BARND TRACI LYNN
604 PARK DR
GREENWOOD, IN 46143

NORTON DEBRA LYNN
600 PARK DR
GREENWOOD, IN 46143

PASSMORE JAMES R & EVANS BRANDY
468 PARK DR
GREENWOOD, IN 46143

PERO CHARLES W & TINA M
464 SAYRE DR
GREENWOOD, IN 46143

PETERS BRUCE A & DENA R
817 SURREY HILL LN
GREENWOOD, IN 46142

PRIDAN LLC
2911 SHELBY ST
INDIANAPOLIS, IN 46203

REDDING BONNIE KAY
517 PARK DR
GREENWOOD, IN 46143

REDDINGTON PETER A & EMILY
524 PARK DR
GREENWOOD, IN 46143

REYNOLDS LINDSAY
438 PARK DR
GREENWOOD, IN 46143

RICE BRYAN J & LAURA E
484 PARK DR
GREENWOOD, IN 46143

RIDDLE SHEILA K & JAMES W
509 NORTHGATE DR
GREENWOOD, IN 46143

ROSALES ADRIAN
518 PARK DR
GREENWOOD, IN 46143

SCHOLL CINDY
440 PARK DR
GREENWOOD, IN 46142

SCHROEDER KYLE
435 PARK DR
GREENWOOD, IN 46143

SEDAM JOHN F & CONNIE TRUSTEES OF THE JOHN & CONNIE SEDAM LIVING TRUST DTD 10/25/2022
510 PARK DR
GREENWOOD, IN 46143

SHILDMYER MARK T & LETICIA L
605 GOOSEBERRY LN
GREENWOOD, IN 46143

SHIMP DAWN H
506 PARK DR
GREENWOOD, IN 46143

SIMPSON JEAN M
470 SPRING DR
GREENWOOD, IN 46143

SMITH CLIFFORD DEAN & LEAH ANN
509 PARK DR
GREENWOOD, IN 46143

SMITH REBECCA S
441 PARK DR
GREENWOOD, IN 46143

SMITH TIFFANY ROBYN
463 SAYRE DR
GREENWOOD, IN 46143

SMOOT MARGARET L
603 PARK DR
GREENWOOD, IN 46143

SOSBE ANNA M
433 PARK DR
GREENWOOD, IN 46143

SPENCER LAURA SUE REVOCABLE LIVING TRUST
474 PARK DR
GREENWOOD, IN 46143

STILLABOWER KEITH D & CONNIE J
451 SAYRE DR
GREENWOOD, IN 46143

STOFLET ADAM
482 PARK DR
GREENWOOD, IN 46143

SURVANCE GLEN D & MARY ANN
6941 E HANNA AVE
INDIANAPOLIS, IN 46203

TANNER JAMES E
507 NORTHGATE DR
GREENWOOD, IN 46143

TANNER SHELBY
279 ACADEMY ST
GREENWOOD, IN 46143

TIMM TAYLOR & TURK OLIVIA
487 PARK DR
GREENWOOD, IN 46143

TOMKIEWICZ BRIAN
458 PARK DR
GREENWOOD, IN 46143

TUTTLE WINNIE P
502 PARK DR
GREENWOOD, IN 46143

VEERKAMP RON
505 PARK DR
GREENWOOD, IN 46143

VEERKAMP RONALD B
505 PARK DR
GREENWOOD, IN 46143

WALKER HEATHER
8754 SOUTHCREEK CT
INDIANAPOLIS, IN 46217

WHISNER ANDREW JAMES
522 PARK DR
GREENWOOD, IN 46143

WHITESIDE STEVEN R & PATRICIA A
454 PARK DR
GREENWOOD, IN 46143

WILDE CODY R
442 PARK DR
GREENWOOD, IN 46143

WILKERSON CHRISTOPHER L & WENDY S
525 PARK DR
GREENWOOD, IN 46143

YOUNG JANET S & SCOTT A
461 PARK DR
GREENWOOD, IN 46143

Z AND D PROPERTIES LLP
6397 TIMBER TRCE
BROWNSBURG, IN 46112

ZAMUDIO JOSE GABRIEL
817 W 169TH PL,
GARDENA, CA 90247

UTILITY CONTACTS

PHONE SERVICE
AT&T COMMUNICATION
5858 N. COLLEGE AVE.
INDIANAPOLIS, IN 46220
SAM GARDNER
317-610-5469
SG999N@ATT.COM

ELECTRIC SERVICE
DUKE ENERGY
2515 NORTH MORTON STREET
FRANKLIN, IN 46131
JESSICA TURNER
(812) 662-2007
JESSICA.TURNER3@DUKE-ENERGY.COM

GAS SERVICE
CENTERPOINT ENERGY
600 INDUSTRIAL DR.
FRANKLIN, IN 46131
KIMBERLY BURTON-KELLY
KIM.KELLY@CENTERPOINTENERGY.COM
(317) 736-2915

SANITARY SEWER SERVICE
GREENWOOD SANITATION
DEPARTMENT OF PUBLIC WORKS
367 S. WASHINGTON ST.
GREENWOOD, IN 46143
RANDY WEATHERS
WEATHER@GREENWOOD.IN.GOV
(317) 888-1254

WATER SERVICE
INDIANA-AMERICAN WATER COMPANY
153 N. EMERSON AVE.
GREENWOOD, IN 46143
TRACY S. WHITE
TRACY.S.WHITE@AMWATER.COM
(317) 885-2426

STORM SEWER SERVICE
STORMWATER SUPERINTENDENT
CITY OF GREENWOOD
367 S. WASHINGTON ST.
GREENWOOD, IN 46143
CHRIS JONES
JONESC@GREENWOOD.IN.GOV
(317) 887-4711

FIRE DEPARTMENT SERVICE
GREENWOOD FIRE DEPARTMENT
155 E. MAIN ST.
GREENWOOD, IN 46143
TRACY RUMBLE
GFDCODEENFORCEMENT@GREENWOOD.IN.GOV
(317) 882-2599

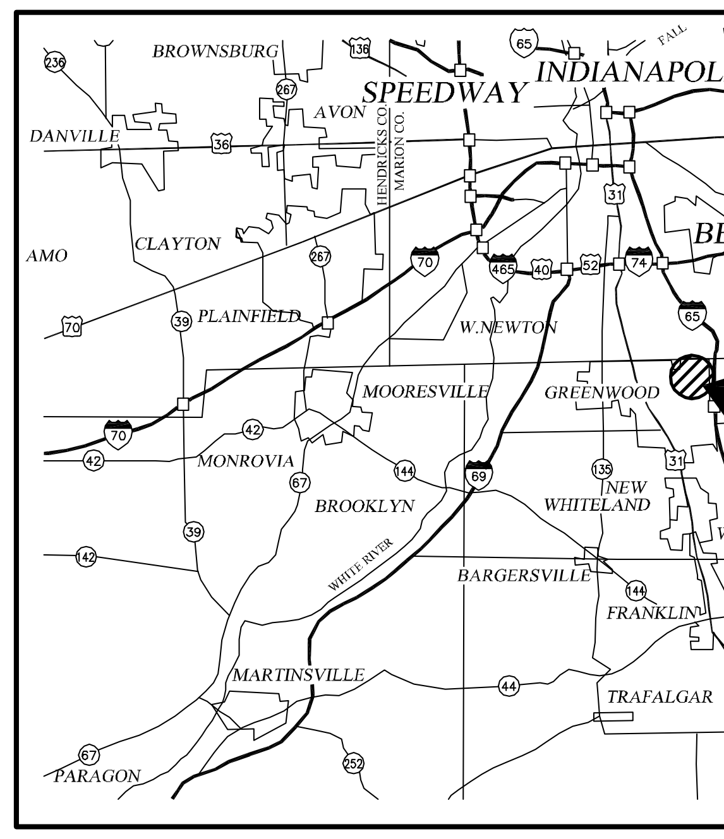
ZONING COMMITMENTS

THIS SITE IS SUBJECT TO ALL COMMITMENTS CONCERNING THE USE AND DEVELOPMENT OF THIS TRACT PER A REZONE CASE PC2024-054.

THE COMMITMENTS WERE RECORDED ON _______________, 20___ AS INST. #_______________ IN THE RECORDERS OFFICE OF THE JOHNSON COUNTY, INDIANA.

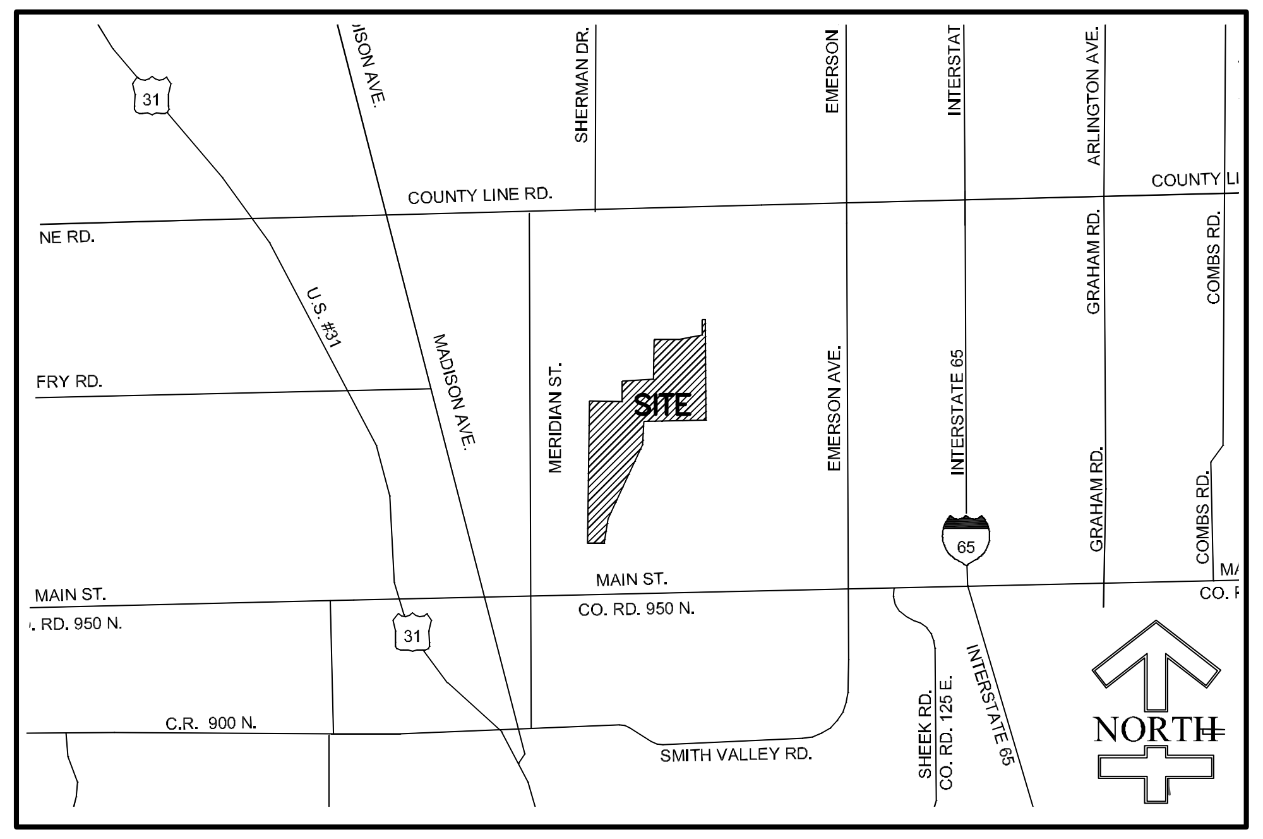
LEGAL DRAIN NOTICE

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)



AREA MAP

NOT TO SCALE



LOCATION MAP

SCALE: 1" = 4,000'

RESIDENTIAL ATTACHED SINGLE-FAMILY LOT ZONING (RA) REQUIREMENTS

1. AT LEAST 900 SQUARE FEET OF LIVING SPACE.
2. THE MINIMUM LOT SQUARE FOOTAGE SHALL BE 5,400 SQUARE FEET. REDUCED TO 4,700 SQUARE FEET FOR CORNERSTONE AND EDGE SERIES PER BZA2024-041.
3. THE MINIMUM LOT FRONT WIDTH IS 40 FEET. 20 FEET FOR ATTACHED TOWNHOMES UNITS, REDUCED FROM 24 FEET PER BZA2024-041.
4. MINIMUM SIDE YARD SETBACK IS 8 FEET. REDUCED TO 5 FEET FOR SIMPLICITY AND EDGE SERIES PER BZA2024-041. REDUCED TO 1 FOOT FOR CORNERSTONE SERIES PER BZA2024-041. 0 FEET FOR ATTACHED TOWNHOMES UNITS.
5. MINIMUM REAR YARD SETBACK IS 20 FEET.
6. MINIMUM FRONT YARD SETBACK IS 20 FEET.
7. MAXIMUM IMPERVIOUS LOT COVEREAGE IS 60% FOR DETACHED UNITS.
8. MAXIMUM BUILDING HEIGHT OF 40 FEET.

STATEMENT OF PROPOSED USE:

THE PROPOSED SITE WILL BE DIVIDED INTO 416 RESIDENTIAL UNITS. PROPOSED STARTING DATE OF CONSTRUCTION IS SUMMER 2025 AND COMPLETED IN THE FALL 2029.

FLOOD ZONE DESIGNATION

THIS LOT LIES PARTIALY IN FLOOD HAZARD ZONE X (AREA OUTSIDE 500 YR. FLOODPLAIN), SHADED ZONE X (500 YR. FLOODPLAIN), AND ZONE AE (100 YR. FLOODPLAIN) AS SCALE FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR JOHNSON COUNTY, INDIANA, COMMUNITY NAME, 18081C0038E AND 18081C0039E, DATED JANUARY 29, 2021

BENCHMARK INFORMATION

SITE ELEVATIONS ARE BASED ON GPS GEOID "G2012bu7" USING A PROJECTION OF "INDIANA EAST" AND DATUM NAD83 NO TRANS.

ONSITE BENCHMARK – ELEVATION 815.33 (NAVD 1983)
TOP OF MANHOLE LOCATED IN THE WALK APPROXIMATELY 36' EAST OF THE CENTERLINE OF AIRPORT PARKWAY AND 67' NORTH OF THE CENTERLINE OF JACKSON DRIVE

STATE PLANE COORDINATES – E ZONE
N.-1596247.69 E.-208010.50

NOTES:

1. MINIMUM 10' SIDEYARD MAINTENANCE, UTILITY, AND DRAINAGE EASEMENTS SHALL BE PROVIDED ALONG EACH LOT ADJACENT TO STORM SEWER LINE UNLESS OTHERWISE NOTED
2. MINIMUM 5 FOOT WIDE SIDEWALK SHALL BE ALONG BOTH SIDES OF ALL INTERIOR STREETS. A MINIMUM 10 FOOT WIDE MULTI-USE TRAIL SHALL BE REQUIRED ALONG PLEASANT CREEK.
3. 6" UNDERDRAINS SHALL BE PROVIDED UNDER THE CONCRETE ROLL CURB AND GUTTER.
4. ALL CURBS SHALL BE TWO 2 FOOT CONCRETE ROLL CURB & GUTTER
5. ALL LOTS SHALL BE SERVED BY THE FOLLOWING PUBLIC UTILITIES:
   TELEPHONE: ATT COMMUNICATIONS/METRONET
   ELECTRIC: DUKE ENERGY
   GAS: CENTERPOINT ENERGY
   SANITARY: GREENWOOD SANITATION
   WATER: INDIANA-AMERICAN WATER COMPANY
   CABLE: TV COMCAST CABLE/METRONET
6. ALL LOCAL STREETS ARE 28' WIDE UNLESS OTHERWISE NOTED.
7. THE COMMON AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

PERTINENT DATA:

SUBDIVISION:	CREEKSTONE SUBDIVISION	
OWNERS:	GREENWOOD INDUSTRIAL AIR PARK INC. FILMORE WILLSEY 1736 PATHWAY DR N. GREENWOOD, IN 46143	KENNETH A & CATHY JO LINZIE TRUSTEES 25 N MIDDLE ST GREENWOOD, IN 46143
SUBDIVIDER/: APPLICANT	TAYLOR MORRISON OF INDIANA, LLC 630 3RD AVE. SW, #200 CARMEL, IN 46032 (317) 714-3346 PCLAIRE@TAYLORMORRISON.COM PAUL CLAIRE	
ENGINEER/: SURVEYOR:	PROJECTS PLUS 1257 AIRPORT PARKWAY, SUITE "A" GREENWOOD, INDIANA 46143 PHONE NO. (317) 882-5003 JEFFERY K. SMITH P.E. #60019419 JEFFREY D. KNARR L.S. #200100069	
DENSITY:	TOTAL ACREAGE: 108.08 AC. UNITS: 406 UNITS PER ACRE: 3.76	
ZONING:	"RA"	

811
Know what's below.
Call before you dig.
"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG

DATE	REVISION	SYMBOL
3/4/25	REVISED PER GREENWOOD OUTSIDE REVIEW COMMENTS	1
3/24/25	REVISED PER GREENWOOD TRC REVIEW COMMENTS	2

SCALE 1"=200'
DRAWN JPH
CHECKED JKS
CERTIFIED JKS

PROJECT
PRIMARY PLAT FOR
CREEKSTONE SUBDIVISION
CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

TITLE
TITLE SHEET

PROJECTS plus
GREENWOOD SURVEYING COMPANY
SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT
1257 Airport Parkway Suite A Greenwood, Indiana 46143
(317)-882-5003

SEAL
JEFFERY K. SMITH
No. 19419
Jeffery K. Smith
3/24/25

JOB NUMBER
21001

SHEET
C101

DATE
FEBRUARY 14, 2025

EXISTING LEGEND :

- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING STORM SEWER W/ END SECTION, MANHOLE, YARD INLET, AND CURB INLET
- EXISTING WATER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING UTILITY POLE W/ GUYWIRE
- EXISTING TREE/SHRUB ROW
- EXISTING CONTOUR LINE
- EXISTING FENCE LINE

BENCHMARK INFORMATION

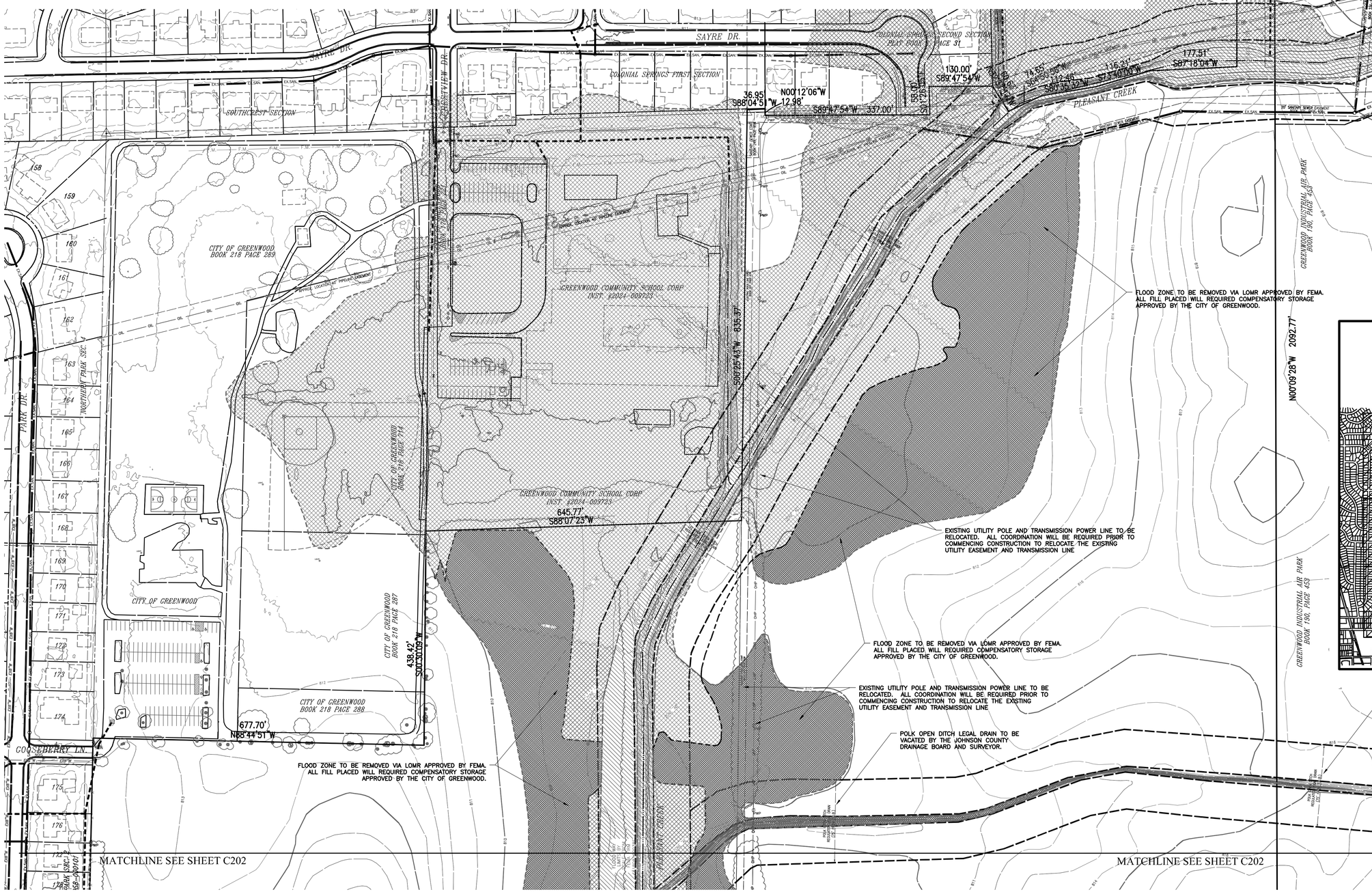
SITE ELEVATIONS ARE BASED ON GPS GEOID "G2012bu7" USING A PROJECTION OF "INDIANA EAST" AND DATUM NAD83 NO TRANS.

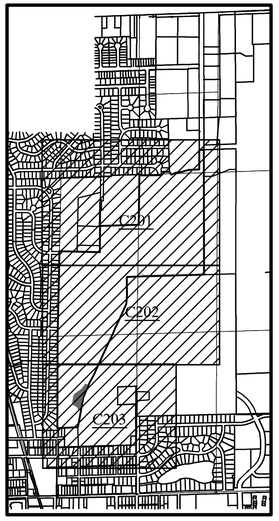
SECTION TIES AND STATE PLANE COORDINATES

1. REFER TO THE TITLE SHEET (SHEET C300) FOR REFERENCES TO SECTION CORNERS FOR THE SUBJECT TRACT.
2. REFER TO THE TITLE SHEET (SHEET C300) FOR REFERENCES TO STATE PLANE COORDINATES FOR THE SUBJECT TRACT.

NORTH

0' 50' 100' 150' 200'
SCALE: 1"=100'





SHEET INDEX MAP

811
Know what's below.
Call before you dig.
"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG

SYMBOL	REVISION	DATE
1	REVISED PER GREENWOOD TRC REVIEW COMMENTS	3/24/25

SCALE 1"=100'
DRAWN JPH
CHECKED JKS
CERTIFIED JKS

PROJECT
PRIMARY PLAT FOR
CREEKSTONE SUBDIVISION
CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

TITLE
EXISTING SITE CONDITIONS

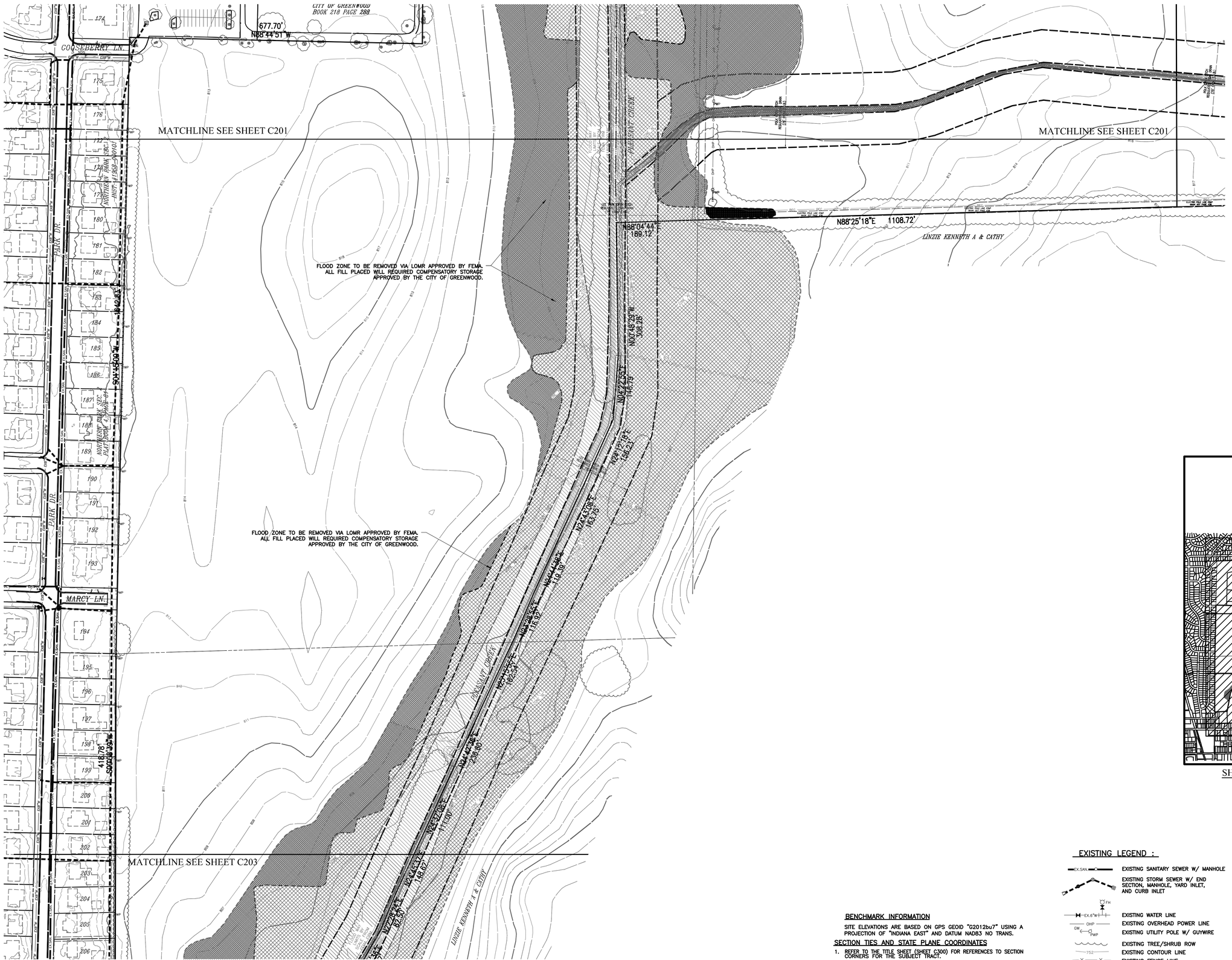
PROJECTS plus
GREENWOOD SURVEYING COMPANY
SITE ENGINEERING–LAND SURVEYING–CONSTRUCTION LAYOUT
1257 Airport Parkway, Suite A, Greenwood, Indiana 46143
(317)–882–5003

SEAL
JEFFERY K. SMITH
REGISTERED
No. 19419
STATE OF INDIANA
PROFESSIONAL ENGINEER
3/24/25

JOB NUMBER 21001

SHEET C201

DATE FEBRUARY 14, 2025



SHEET INDEX MAP

EXISTING LEGEND :

- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING STORM SEWER W/ END SECTION, MANHOLE, YARD INLET, AND CURB INLET
- EXISTING WATER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING UTILITY POLE W/ GUYWIRE
- EXISTING TREE/SHRUB ROW
- EXISTING CONTOUR LINE
- EXISTING FENCE LINE

BENCHMARK INFORMATION

SITE ELEVATIONS ARE BASED ON GPS GEOID "G2012bu7" USING A PROJECTION OF "INDIANA EAST" AND DATUM NAD83 NO TRANS.

SECTION TIES AND STATE PLANE COORDINATES

1. REFER TO THE TITLE SHEET (SHEET C300) FOR REFERENCES TO SECTION CORNERS FOR THE SUBJECT TRACT.
2. REFER TO THE TITLE SHEET (SHEET C300) FOR REFERENCES TO STATE PLANE COORDINATES FOR THE SUBJECT TRACT.

811

Know what's below.
Call before you dig.
"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG

SYMBOL	REVISION	DATE
2	REVISED PER GREENWOOD TRC REVIEW COMMENTS	3/24/25

SCALE 1"=100'
DRAWN JPH
CHECKED JKS
CERTIFIED JKS

PROJECT
PRIMARY PLAT FOR
CREEKSTONE SUBDIVISION
CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

TITLE
EXISTING SITE CONDITIONS

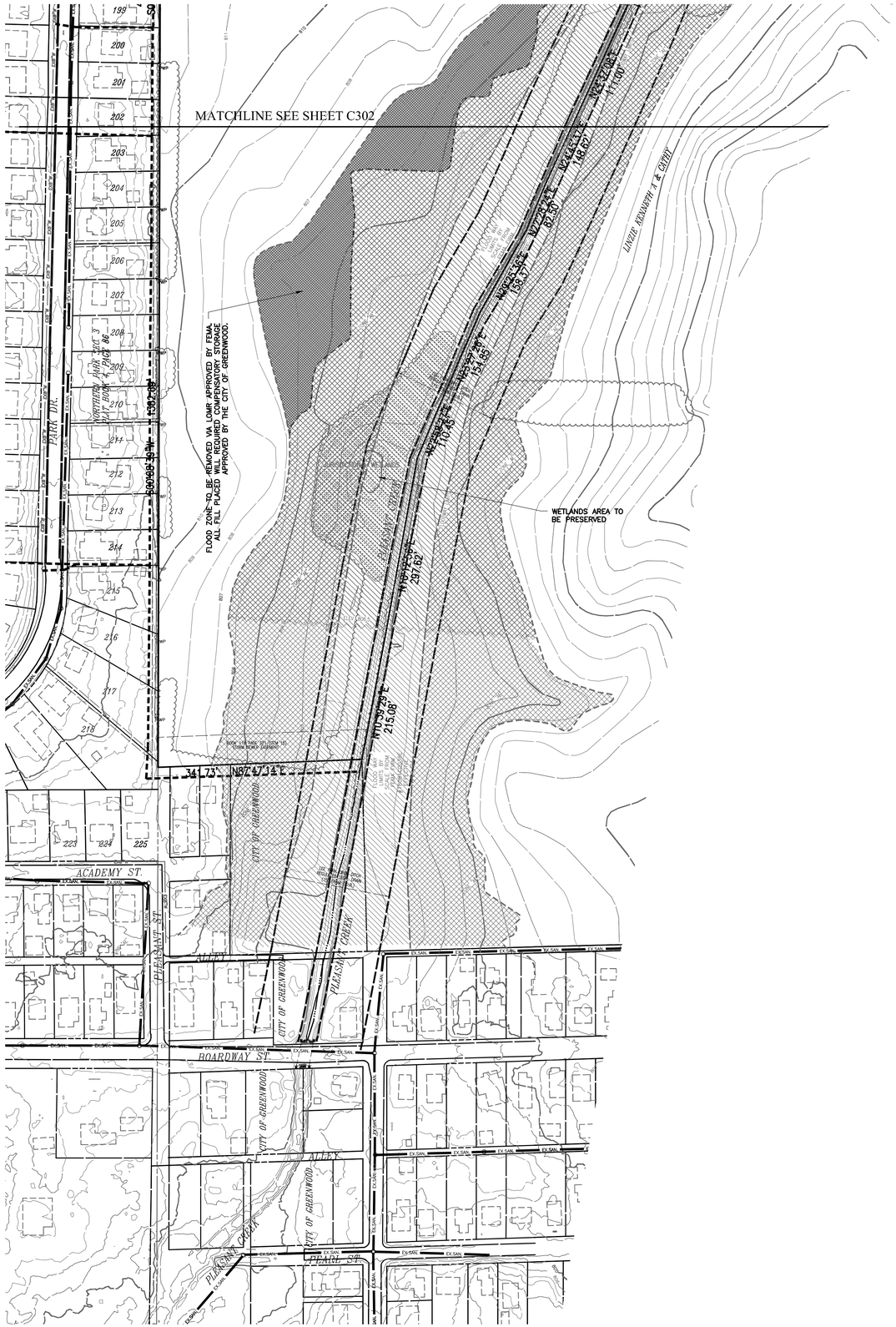
PROJECTS plus
GREENWOOD SURVEYING COMPANY
SITE ENGINEERING–LAND SURVEYING–CONSTRUCTION LAYOUT
1257 Airport Parkway Suite A Greenwood, Indiana 46143
(317)–882–5003

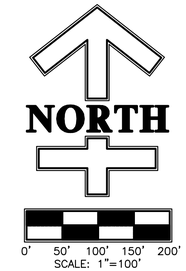
SEAL
JEFFERY K. SMITH
REGISTERED
No. 19419
STATE OF INDIANA
PROFESSIONAL ENGINEER
3/24/25

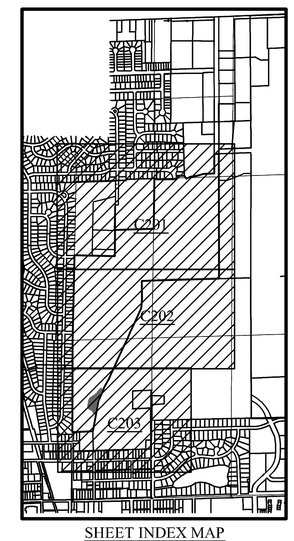
JOB NUMBER
21001

SHEET
C202

DATE
FEBRUARY 14, 2025







SHEET INDEX MAP

BENCHMARK INFORMATION

SITE ELEVATIONS ARE BASED ON GPS GEOID "G2012bu7" USING A PROJECTION OF "INDIANA EAST" AND DATUM NAD83 NO TRANS.

SECTION TIES AND STATE PLANE COORDINATES

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2. REFER TO THE TITLE SHEET (SHEET C300) FOR REFERENCES TO STATE PLANE COORDINATES FOR THE SUBJECT TRACT.

EXISTING LEGEND :

- EX.SAN. — EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING STORM SEWER W/ END SECTION, MANHOLE, YARD INLET, AND CURB INLET
- EX.6"W — EXISTING WATER LINE
- OHP — EXISTING OVERHEAD POWER LINE
- GW / PWP — EXISTING UTILITY POLE W/ GUYWIRE
- EXISTING TREE/SHRUB ROW
- 752 — EXISTING CONTOUR LINE
- X — X — EXISTING FENCE LINE

811
Know what's below.
Call before you dig.
"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG

SYMBOL	REVISION	DATE
2	REVISED PER GREENWOOD TRC REVIEW COMMENTS	3/24/25

SCALE 1"=100'
DRAWN JPH
CHECKED JKS
CERTIFIED JKS

PROJECT
PRIMARY PLAT FOR
CREEKSTONE SUBDIVISION
CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

TITLE
EXISTING SITE CONDITIONS

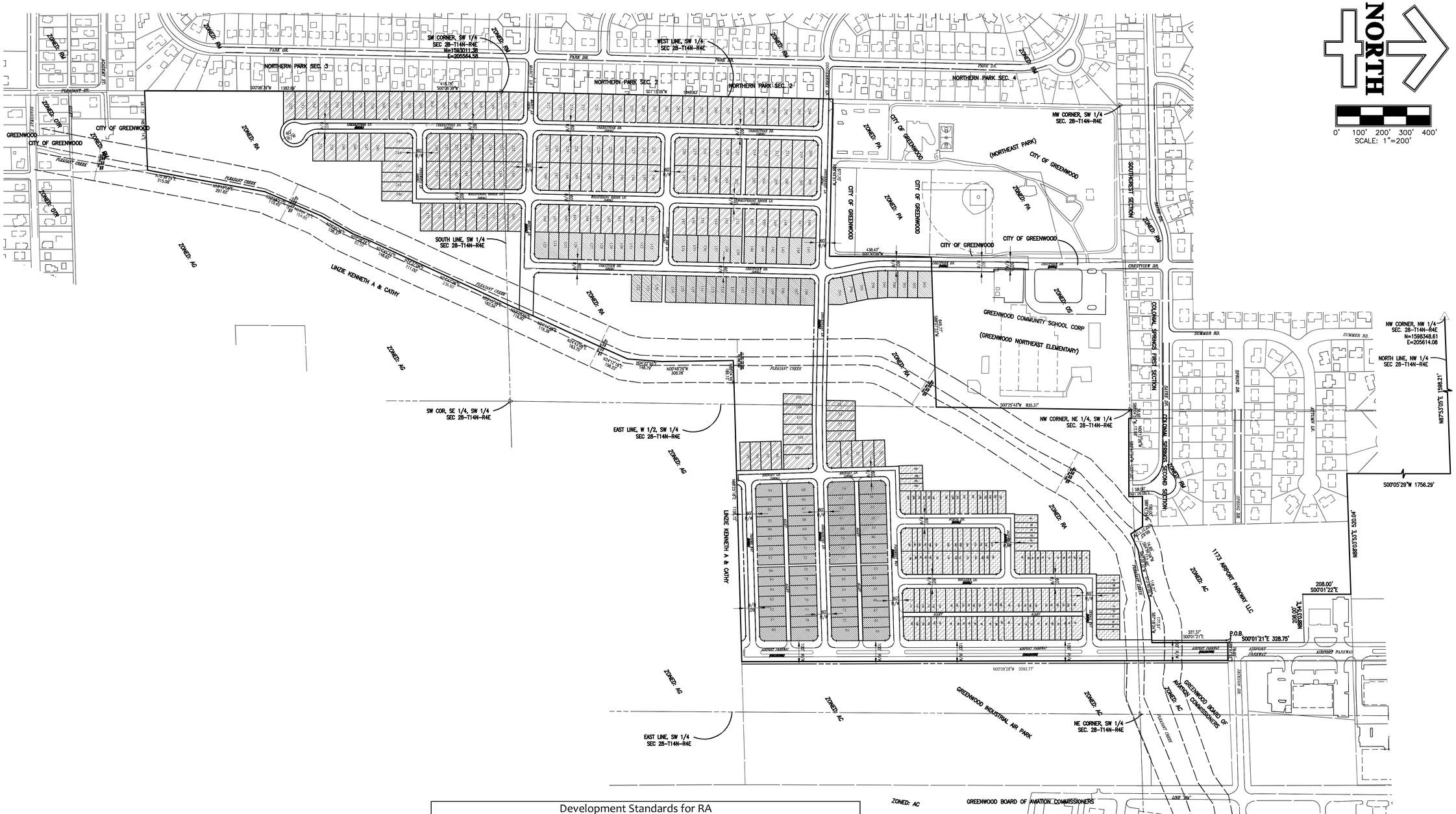
PROJECTS plus
GREENWOOD SURVEYING COMPANY
SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT
1257 Airport Parkway, Suite A Greenwood, Indiana 46143
(317)-882-5003

SEAL
JEFFERY K. SMITH
REGISTERED
No. 19419
STATE OF INDIANA
PROFESSIONAL ENGINEER
3/24/25

JOB NUMBER
21001

SHEET
C203

DATE
FEBRUARY 14, 2025



Development Standards for RA *BZA2024-041 approved variances				
	Townhomes Lots 1A to 25D	Cornerstone Lots 106-145, 295-303	Edge Lots 35-94	Simplicity Lots 26-34, 95- 105, 146-294
Lot Min	5,400 sq ft for project as a whole	4,700 sq ft*	4,700 sq ft*	5,400 sq ft
Lot Width Min	20'*	40'	40'	40'
Front Setback Min	20'	20'	20'	20'
Side Setback	Min8'; 0' between attached units	1'* (with 10' building separation)	5'*	5'*
Rear Setback Min	20'	20'	20'	20'
Max impervious lot coverage	60 % (townhomes for project as a whole, not individual lots)	60%	60%	60%

SIMPLICITY - 168 LOTS

CORNERSTONE - 50 LOTS

EDGE - 60 LOTS

TOWNHOMES - 128 UNITS

811
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SYMBOL	REVISION	DATE
1	REVISED PER GREENWOOD OUTSIDE REVIEW COMMENTS	3/4/25
2	REVISED PER GREENWOOD TRC REVIEW COMMENTS	3/24/25

SCALE 1"=200'
DRAWN JPH
CHECKED JKS
CERTIFIED JKS

PROJECT
PRIMARY PLAT FOR
CREEKSTONE SUBDIVISION
CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

TITLE
PROPOSED SITE CONDITIONS
(OVERALL SITE PLAN)

PROJECTS plus
GREENWOOD SURVEYING COMPANY
SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT
1257 Airport Parkway, Suite A, Greenwood, Indiana 46143
(317)-882-5003

SEAL
JEFFERY K. SMITH REGISTERED No. 19419 STATE OF INDIANA PROFESSIONAL ENGINEER
3/24/25

JOB NUMBER
21001

SHEET
C300

DATE
FEBRUARY 14, 2025

SECTION TIES AND STATE PLANE COORDINATES

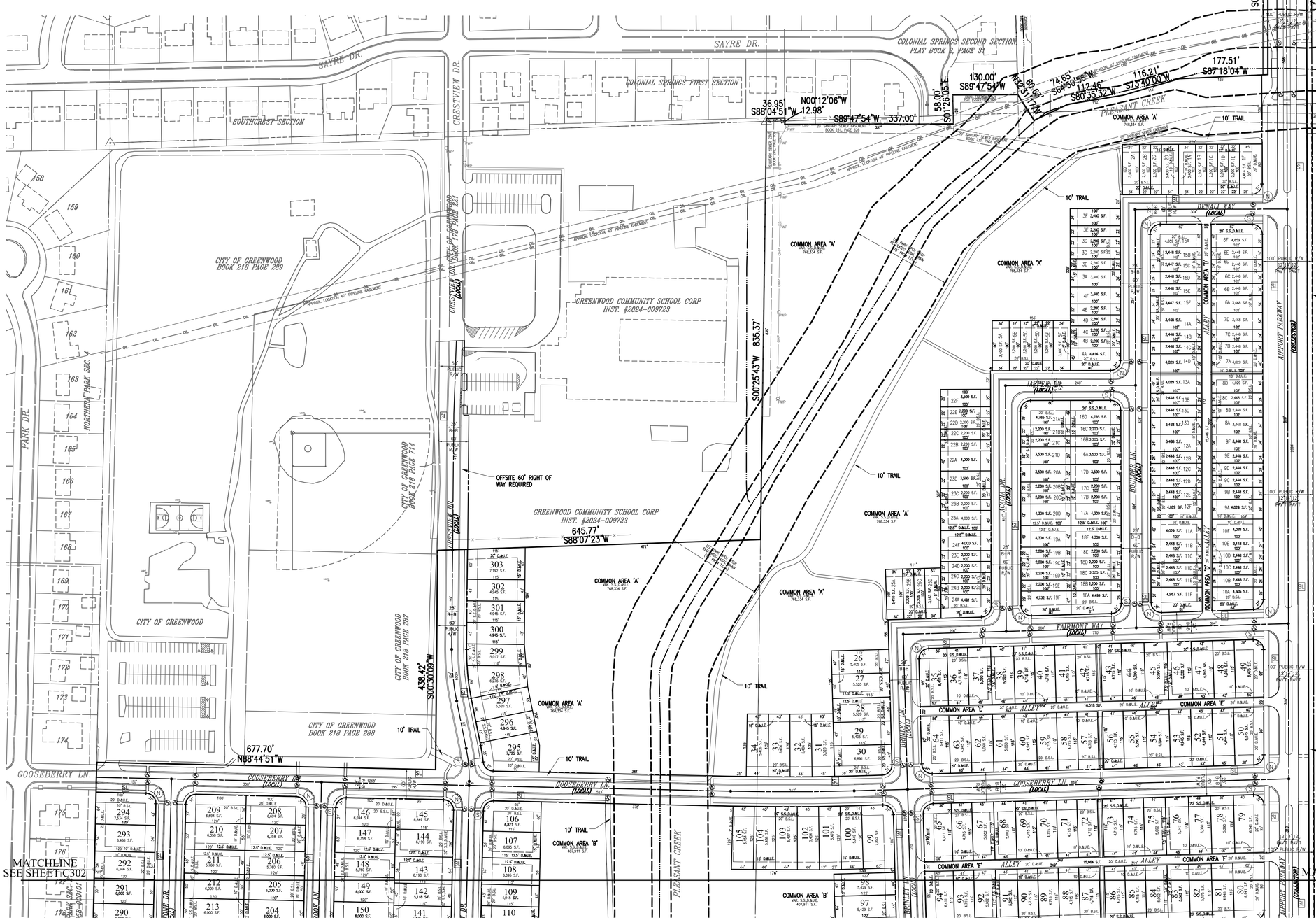
1. REFER TO THE TITLE SHEET (SHEET C300) FOR REFERENCES TO SECTION CORNERS FOR THE SUBJECT TRACT.
2. REFER TO THE TITLE SHEET (SHEET C300) FOR REFERENCES TO STATE PLANE COORDINATES FOR THE SUBJECT TRACT.

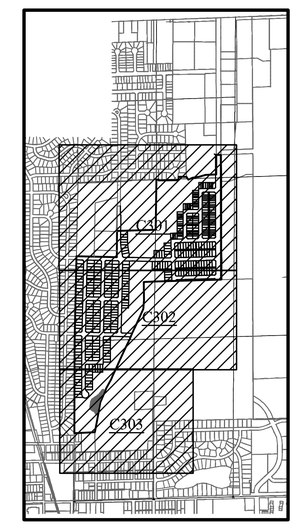
NOTES:

1. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS THE AGGREGATE BASE LAYERS FOR ALL STREETS, DRIVES AND PARKING LOTS AND ALL WATER MAINS AND HYDRANTS FOR THE SITE DEVELOPMENT MUST BE INSTALLED PER APPROVED SPECIFICATIONS AND MADE SERVICEABLE.
2. ALL CURB RADII AT THE INTERSECTIONS SHALL BE HAVE A RADIUS OF 25' UNLESS OTHERWISE NOTED. ALL ENTRANCE CURB RADII SHALL BE HAVE A RADIUS OF MINIMUM 40' RADIUS MEETING GREENWOOD STANDARD ENTRANCE DETAIL REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS.

LEGEND :

27	LOT NUMBER
12,200 S.F.	LOT SQUARE FOOTAGE
S.S.,D.&U.E.	SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
R/W	RIGHT-OF-WAY
	PROPOSED HANDICAP ACCESS RAMP
N	PROPOSED STREET NAME SIGN
S	PROPOSED STOP SIGN
SL	PROPOSED SPEED LIMIT SIGN





SHEET INDEX MAP

Know what's below. Call before you dig. "IT'S THE LAW" CALL 2 WORKING DAYS BEFORE YOU DIG

SYMBOL	REVISION	DATE
1	REVISED PER GREENWOOD OUTSIDE REVIEW COMMENTS	3/4/25
2	REVISED PER GREENWOOD TRC REVIEW COMMENTS	3/24/25

SCALE 1"=100' | DRAWN JPH | CHECKED JKS | CERTIFIED JKS

PROJECT
PRIMARY PLAT FOR CREEKSTONE SUBDIVISION
CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

TITLE
PROPOSED SITE CONDITIONS (GEOMETRICS)

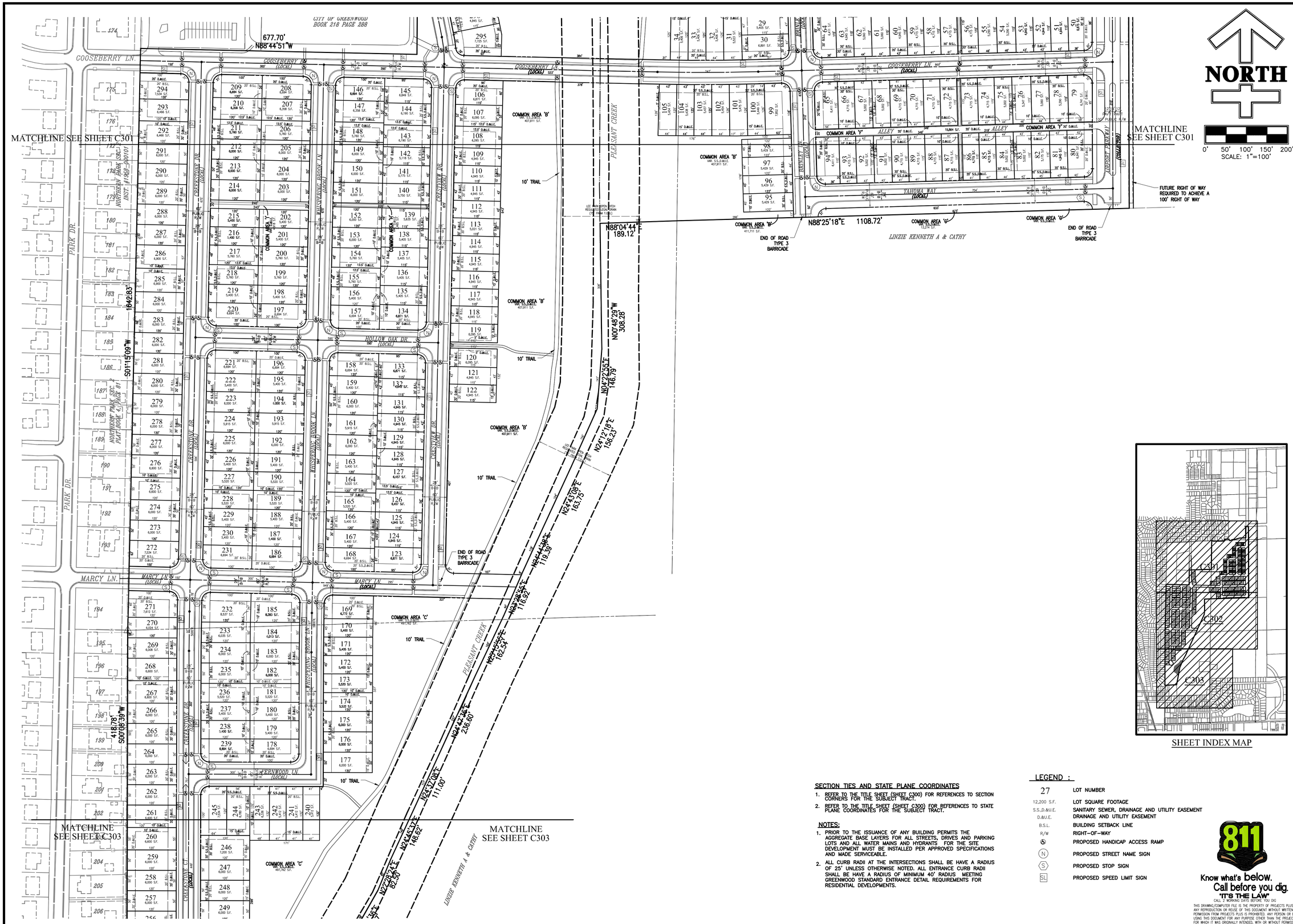
PROJECTS plus
GREENWOOD SURVEYING COMPANY
SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT
1257 Airport Parkway, Suite 200, Greenwood, Indiana 46143
(317)-882-5003

SEAL
JEFFERY K. SMITH REGISTERED No. 19419 STATE OF INDIANA PROFESSIONAL ENGINEER
3/24/25

JOB NUMBER 21001

SHEET C301

DATE FEBRUARY 14, 2025



SECTION TIES AND STATE PLANE COORDINATES

1. REFER TO THE TITLE SHEET (SHEET C300) FOR REFERENCES TO SECTION CORNERS FOR THE SUBJECT TRACT.
2. REFER TO THE TITLE SHEET (SHEET C300) FOR REFERENCES TO STATE PLANE COORDINATES FOR THE SUBJECT TRACT.

NOTES:

1. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS THE AGGREGATE BASE LAYERS FOR ALL STREETS, DRIVES AND PARKING LOTS AND ALL WATER MAINS AND HYDRANTS FOR THE SITE DEVELOPMENT MUST BE INSTALLED PER APPROVED SPECIFICATIONS AND MADE SERVICEABLE.
2. ALL CURB RADII AT THE INTERSECTIONS SHALL BE HAVE A RADIUS OF 25' UNLESS OTHERWISE NOTED. ALL ENTRANCE CURB RADII SHALL BE HAVE A RADIUS OF MINIMUM 40' RADIUS MEETING GREENWOOD STANDARD ENTRANCE DETAIL REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS.

LEGEND :

27	LOT NUMBER
12,200 S.F.	LOT SQUARE FOOTAGE
S.S.,D.&U.E.	SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
R/W	RIGHT-OF-WAY
	PROPOSED HANDICAP ACCESS RAMP
N	PROPOSED STREET NAME SIGN
S	PROPOSED STOP SIGN
SL	PROPOSED SPEED LIMIT SIGN

SHEET INDEX MAP

811
Know what's below.
Call before you dig.
"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG

SYMBOL	REVISION	DATE
2	REVISED PER GREENWOOD OUTSIDE REVIEW COMMENTS	3/4/25
1	REVISED PER GREENWOOD TRC REVIEW COMMENTS	3/24/25

SCALE 1"=100'
DRAWN JPH
CHECKED JKS
CERTIFIED JKS

PROJECT
PRIMARY PLAT FOR
CREEKSTONE SUBDIVISION
CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

TITLE
PROPOSED SITE CONDITIONS
(GEOMETRICS)

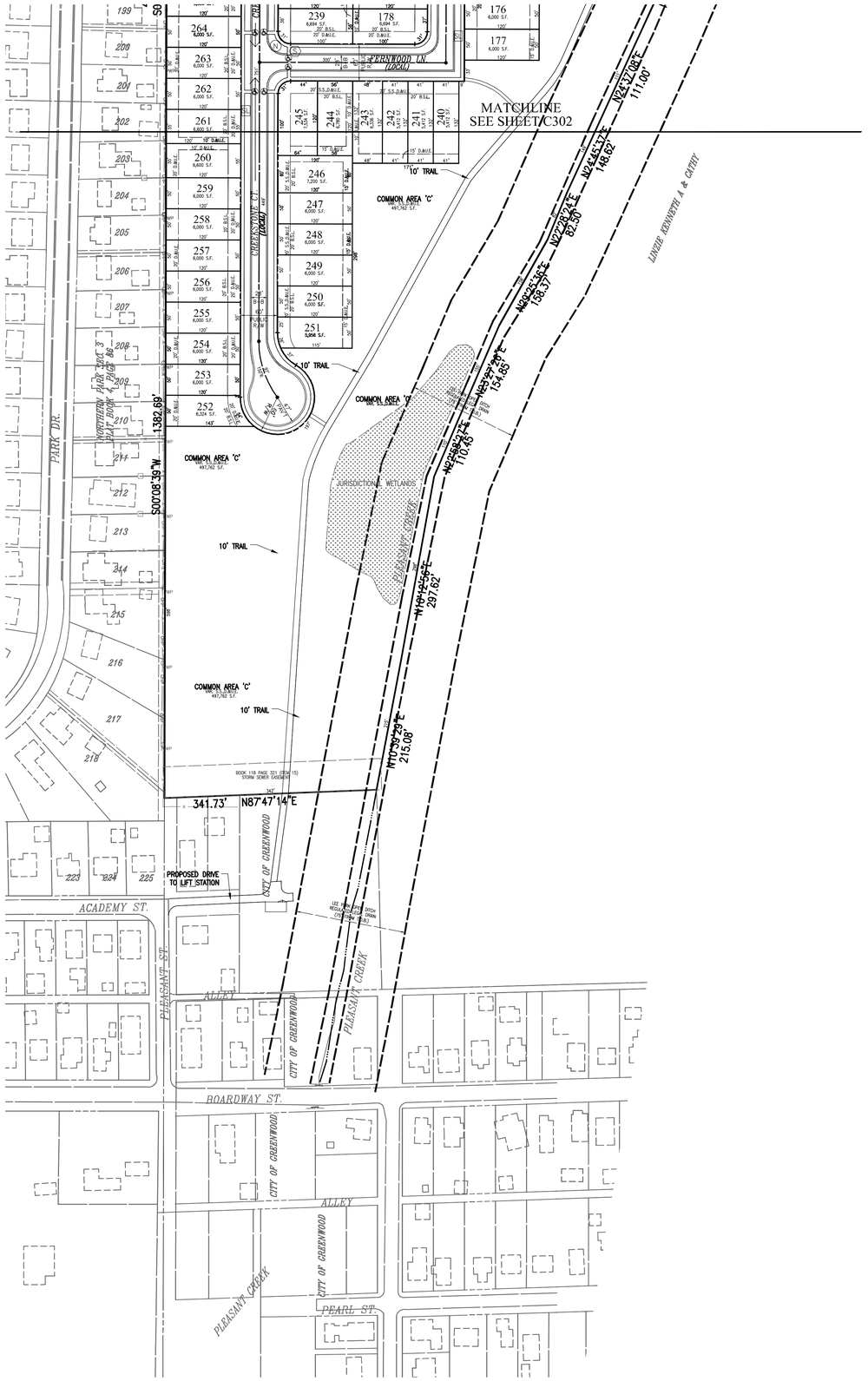
PROJECTS plus
GREENWOOD SURVEYING COMPANY
SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT
1257 Airport Parkway, Suite A, Greenwood, Indiana 46143
(317)-882-5003

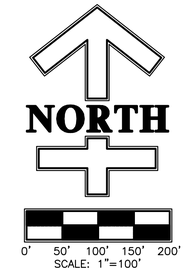
SEAL
JEFFERY K. SMITH
REGISTERED
No. 19419
STATE OF INDIANA
PROFESSIONAL ENGINEER
3/24/25

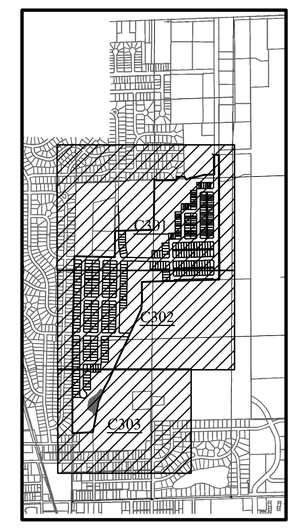
JOB NUMBER
21001

SHEET
C302

DATE
FEBRUARY 14, 2025







SHEET INDEX MAP

SECTION TIES AND STATE PLANE COORDINATES

1. REFER TO THE TITLE SHEET (SHEET C300) FOR REFERENCES TO SECTION CORNERS FOR THE SUBJECT TRACT.
2. REFER TO THE TITLE SHEET (SHEET C300) FOR REFERENCES TO STATE PLANE COORDINATES FOR THE SUBJECT TRACT.

NOTES:

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2. ALL CURB RADII AT THE INTERSECTIONS SHALL BE HAVE A RADIUS OF 25' UNLESS OTHERWISE NOTED. ALL ENTRANCE CURB RADII SHALL BE HAVE A RADIUS OF MINIMUM 40' RADIUS MEETING GREENWOOD STANDARD ENTRANCE DETAIL REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS.

LEGEND :

27	LOT NUMBER
12,200 S.F.	LOT SQUARE FOOTAGE
S.S.,D.&U.E.	SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
R/W	RIGHT-OF-WAY
♿	PROPOSED HANDICAP ACCESS RAMP
(N)	PROPOSED STREET NAME SIGN
(S)	PROPOSED STOP SIGN
SL	PROPOSED SPEED LIMIT SIGN

811
Know what's below.
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SYMBOL	REVISION	DATE
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2	REVISED PER GREENWOOD TRC REVIEW COMMENTS	3/24/25

SCALE 1"=100'
DRAWN JPH
CHECKED JKS
CERTIFIED JKS

PROJECT
PRIMARY PLAT FOR
CREEKSTONE SUBDIVISION
CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

TITLE
PROPOSED SITE CONDITIONS
(GEOMETRICS)

PROJECTS plus
GREENWOOD SURVEYING COMPANY
SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT
1257 Airport Parkway, Suite A, Greenwood, Indiana 46143
(317)-882-5003

SEAL
JEFFERY K. SMITH
REGISTERED
No. 19419
STATE OF INDIANA
PROFESSIONAL ENGINEER
3/24/25

JOB NUMBER
21001

SHEET
C303

DATE
FEBRUARY 14, 2025

NOTE

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS THE AGGREGATE BASE LAYERS FOR ALL STREETS, DRIVES AND PARKING LOTS AND ALL WATER MAINS AND HYDRANTS FOR THE SITE DEVELOPMENT MUST BE INSTALLED PER APPROVED SPECIFICATIONS AND MADE SERVICEABLE.

WATER NOTE:

WHENEVER THE WATERMAIN ALIGNMENT IS A CURVE (SUCH AS PARALLEL TO A WINDING STREET) THE RADIUS OF SAID CURVE HAS BEEN LABELED. THE WATERMAIN ON SAID CURVES SHALL BE OPTAINED BY USING A COMBINATION OF HORIZONTAL PIPE JOINT DEFLECTIONS (WITHIN THE MANUFACTURE'S RECOMMENDATIONS AND/OR FITTINGS)

LEGAL DRAIN NOTICE

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)

SECTION TIES AND STATE PLANE COORDINATES

1. REFER TO THE TITLE SHEET (SHEET C300) FOR REFERENCES TO SECTION CORNERS FOR THE SUBJECT TRACT.
2. REFER TO THE TITLE SHEET (SHEET C300) FOR REFERENCES TO STATE PLANE COORDINATES FOR THE SUBJECT TRACT.

BENCHMARK INFORMATION

SITE ELEVATIONS ARE BASED ON GPS GEOID "G2012bu7" USING A PROJECTION OF "INDIANA EAST" AND DATUM NAD83 NO TRANS.

PROPOSED LEGEND :

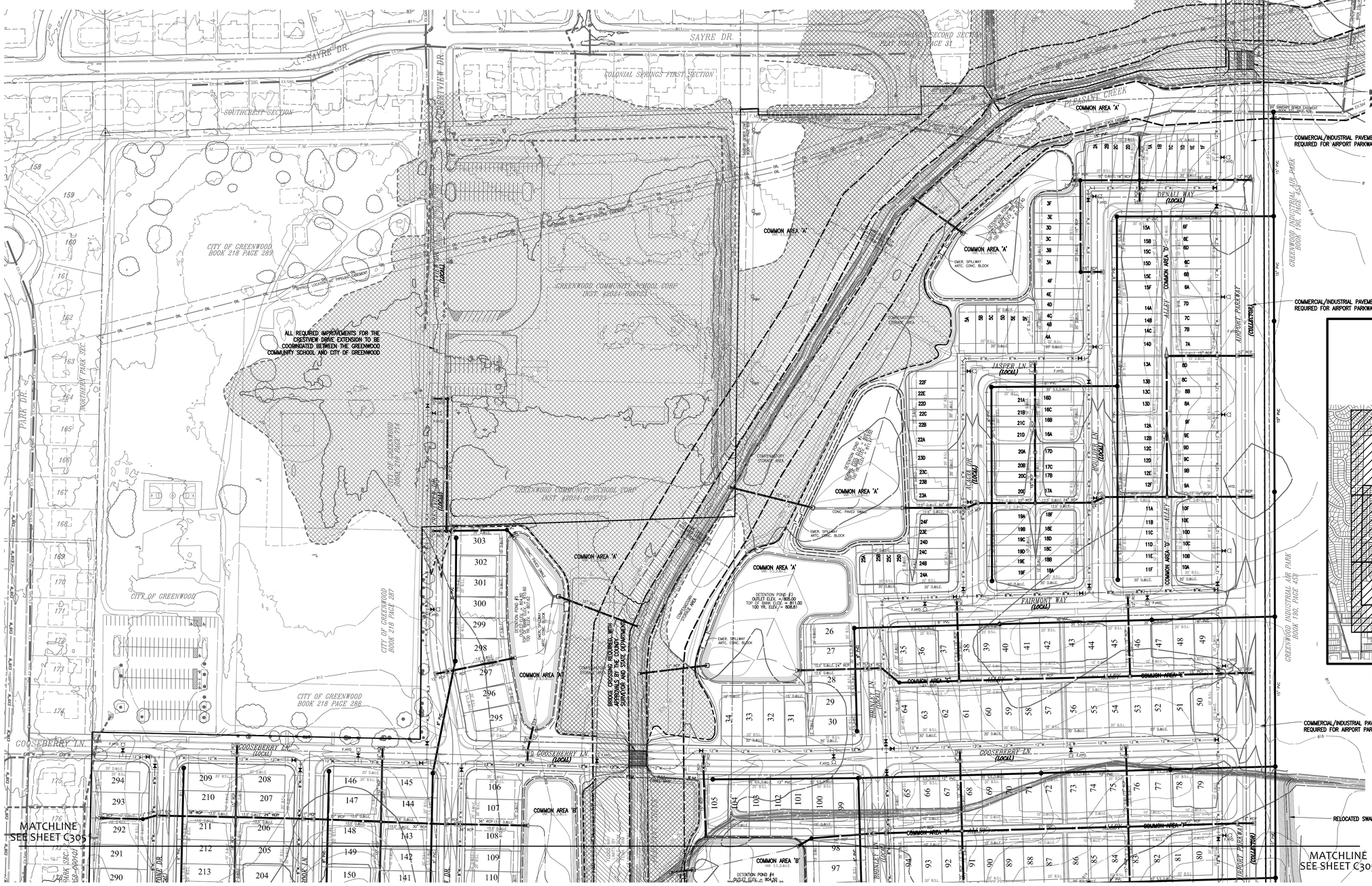
- 27 — LOT NUMBER
- 8" PVC — PROPOSED SANITARY SEWER W/ MANHOLE
- 24" RCP, 12" RCP — PROPOSED STORM SEWER W/ END SECTION, DITCH INLET AND CURB INLET
- F.HYD. — PROPOSED WATER LINE W/ VALVE AND FIRE HYDRANT AND ASSEMBLY
- 8"W — SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
- S.S.,D.&U.E. — DRAINAGE AND UTILITY EASEMENT
- D.&U.E. — BUILDING SETBACK LINE
- B.S.L. — PROPOSED CONTOUR LINE
- [752] — PROPOSED REAR YARD SWALE

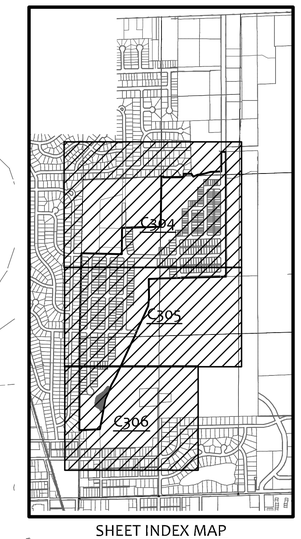
EXISTING LEGEND :

- EX.SAN — EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING STORM SEWER W/ END SECTION, MANHOLE, YARD INLET, AND CURB INLET
- EX.8"W — EXISTING WATER LINE W/ VALVE AND FIRE HYDRANT ASSEMBLY
- OHP — EXISTING OVERHEAD POWER LINE
- GW, PWP — EXISTING UTILITY POLE W/ GUYWIRE
- EXISTING TREE/SHRUB ROW
- 752 — EXISTING CONTOUR LINE

NORTH

0' 50' 100' 150' 200'
SCALE: 1"=100'





SHEET INDEX MAP

811
Know what's below.
Call before you dig.
"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG

SYMBOL	REVISION	DATE
1	REVISED PER GREENWOOD OUTSIDE REVIEW COMMENTS	6/16/23
2	REVISED PER GREENWOOD OUTSIDE REVIEW COMMENTS	7/6/23

SCALE 1"=100'
DRAWN JPH
CHECKED JKS
CERTIFIED JKS

PROJECT
PRIMARY PLAT FOR CREEKSTONE SUBDIVISION
CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

TITLE
PROPOSED SITE CONDITIONS (UTILITIES)

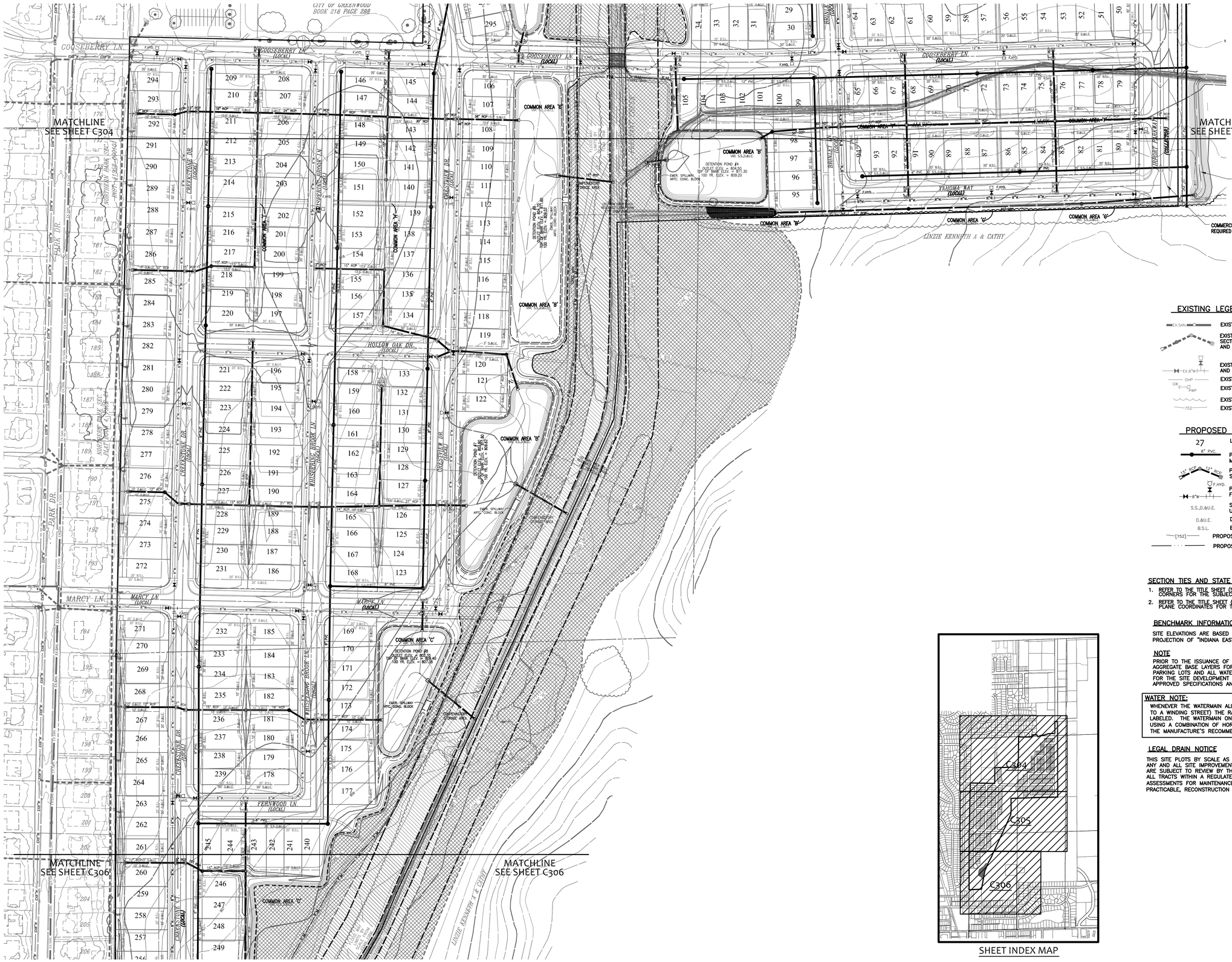
PROJECTS plus
GREENWOOD SURVEYING COMPANY
SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT
1257 Airport Parkway, Greenwood, Indiana 46143
(317)-882-5003

SEAL
JEFFERY K. SMITH REGISTERED No. 19419 STATE OF INDIANA PROFESSIONAL ENGINEER
3/24/25

JOB NUMBER 21001

SHEET C304

DATE FEBRUARY 14, 2025



EXISTING LEGEND :

- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING STORM SEWER W/ END SECTION, MANHOLE, YARD INLET, AND CURB INLET
- EXISTING WATER LINE W/ VALVE AND FIRE HYDRANT ASSEMBLY
- EXISTING OVERHEAD POWER LINE
- EXISTING UTILITY POLE W/ GUYWIRE
- EXISTING TREE/SHRUB ROW
- EXISTING CONTOUR LINE

PROPOSED LEGEND :

- 27 — LOT NUMBER
- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED STORM SEWER W/ END SECTION, DITCH INLET AND CURB INLET
- PROPOSED WATER LINE W/ VALVE AND FIRE HYDRANT AND ASSEMBLY
- S.S.,D.&U.E. — SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
- D.&U.E. — DRAINAGE AND UTILITY EASEMENT
- B.S.L. — BUILDING SETBACK LINE
- {752} — PROPOSED CONTOUR LINE
- PROPOSED REAR YARD SWALE

SECTION TIES AND STATE PLANE COORDINATES

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BENCHMARK INFORMATION

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SHEET INDEX MAP

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SYMBOL	REVISION	DATE
1	REVISED PER GREENWOOD OUTSIDE REVIEW COMMENTS	6/16/23
2	REVISED PER GREENWOOD OUTSIDE REVIEW COMMENTS	7/6/23

SCALE 1"=100'
DRAWN JPH
CHECKED JKS
CERTIFIED JKS

PROJECT
PRIMARY PLAT FOR
CREEKSTONE SUBDIVISION
CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

TITLE
PROPOSED SITE CONDITIONS
(UTILITIES)

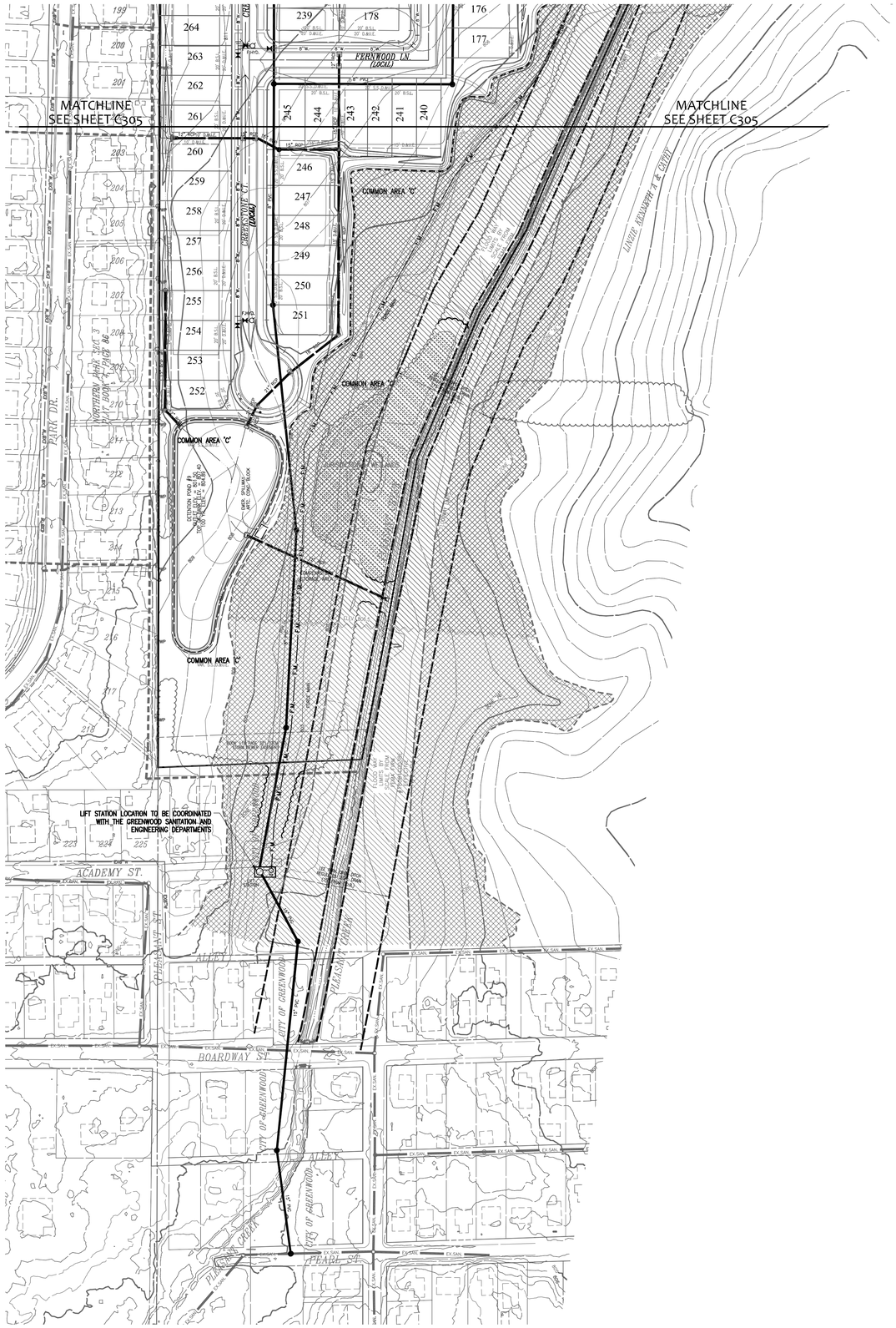
PROJECTS plus
GREENWOOD SURVEYING COMPANY
SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT
1257 Airport Parkway, Suite A, Greenwood, Indiana 46143
(317)-882-5003

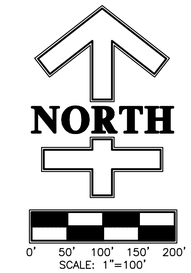
SEAL
JEFFERY K. SMITH
REGISTERED
No. 19419
STATE OF INDIANA
PROFESSIONAL ENGINEER
3/24/25

JOB NUMBER
21001

SHEET
C305

DATE
FEBRUARY 14, 2025





EXISTING LEGEND :

- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING STORM SEWER W/ END SECTION, MANHOLE, YARD INLET, AND CURB INLET
- EXISTING WATER LINE W/ VALVE AND FIRE HYDRANT ASSEMBLY
- EXISTING OVERHEAD POWER LINE
- EXISTING UTILITY POLE W/ GUYWIRE
- EXISTING TREE/SHRUB ROW
- EXISTING CONTOUR LINE

PROPOSED LEGEND :

- 27 — LOT NUMBER
- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED STORM SEWER W/ END SECTION, DITCH INLET AND CURB INLET
- PROPOSED WATER LINE W/ VALVE AND FIRE HYDRANT AND ASSEMBLY
- S.S.,D.&U.E. — SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
- D.&U.E. — DRAINAGE AND UTILITY EASEMENT
- B.S.L. — BUILDING SETBACK LINE
- {752} — PROPOSED CONTOUR LINE
- PROPOSED REAR YARD SWALE

SECTION TIES AND STATE PLANE COORDINATES

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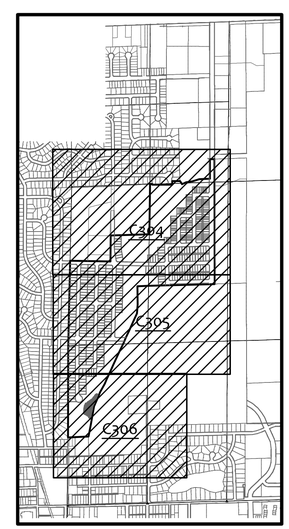

SHEET INDEX MAP

811
Know what's below.
Call before you dig.
"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG

SYMBOL	REVISION	DATE
1	REVISED PER GREENWOOD OUTSIDE REVIEW COMMENTS	6/16/23
2	REVISED PER GREENWOOD OUTSIDE REVIEW COMMENTS	7/6/23

SCALE 1"=100' | DRAWN JPH | CHECKED JKS | CERTIFIED JKS

PROJECT
PRIMARY PLAT FOR
CREEKSTONE SUBDIVISION
CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

TITLE
PROPOSED SITE CONDITIONS
(UTILITIES)

PROJECTS plus
GREENWOOD SURVEYING COMPANY
SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT
1257 Alpert Parkway, John A. Greenwood, Indiana 46143
(317)-882-5003

SEAL
JEFFERY K. SMITH
REGISTERED
No. 19419
STATE OF
INDIANA
PROFESSIONAL ENGINEER
3/24/25

JOB NUMBER
21001

SHEET
C306

DATE
FEBRUARY 14, 2025

LEGAL DRAIN NOTICE

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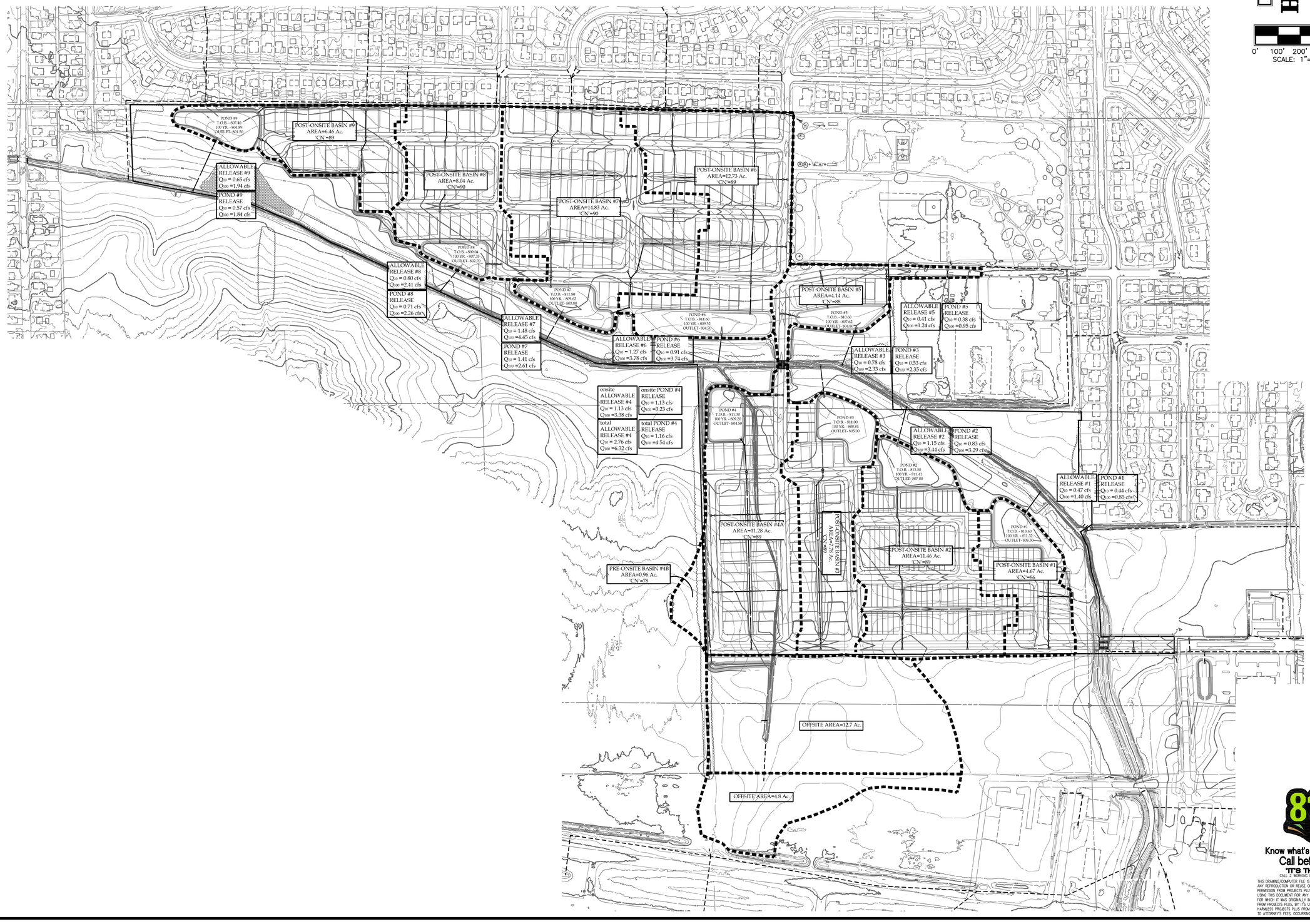
NORTH

0' 100' 200' 300' 400'
SCALE: 1"=200'



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2	REVISED PER GREENWOOD TRC REVIEW COMMENTS	3/24/25

SCALE 1"=100'
DRAWN JPH
CHECKED JKS
CERTIFIED JKS

PROJECT
PRIMARY PLAT FOR
CREEKSTONE SUBDIVISION
CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

TITLE
POST-DEVELOPED DRAINAGE BASINS

PROJECTS plus
GREENWOOD SURVEYING COMPANY
SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT
1257 Airport Parkway Suite A Greenwood, Indiana 46143
(317)-882-5003

SEAL
JEFFERY K. SMITH
REGISTERED
No 19419
STATE OF INDIANA
PROFESSIONAL ENGINEER
3/24/25

JOB NUMBER
21001

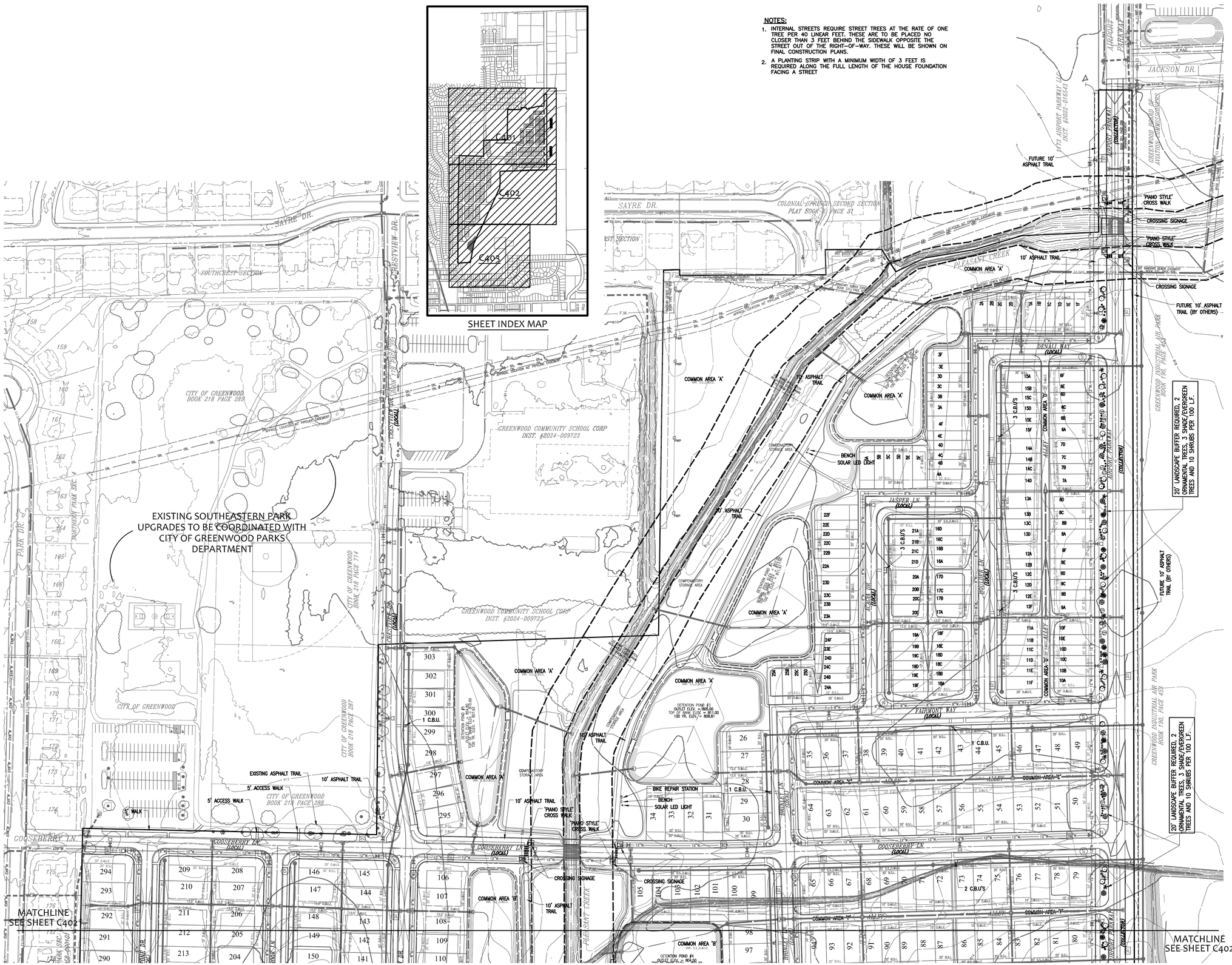
SHEET
C307

DATE
FEBRUARY 14, 2025

NOTES:

1. INTERNAL STREETS REQUIRE STREET TREES AT THE RATE OF ONE TREE PER 40 LINEAR FEET. THESE ARE TO BE PLACED NO CLOSER THAN 3 FEET BEHIND THE SIDEWALK OPPOSITE THE STREET OUT OF THE RIGHT-OF-WAY. THESE WILL BE SHOWN ON FINAL CONSTRUCTION PLANS.
2. A PLANTING STRIP WITH A MINIMUM WIDTH OF 3 FEET IS REQUIRED ALONG THE FULL LENGTH OF THE HOUSE FOUNDATION FACING A STREET

SHEET INDEX MAP



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SCALE 1"=100'
DRAWN JPH
CHECKED JKS
CERTIFIED JKS

PROJECT
PRIMARY PLAT FOR
CREEKSTONE SUBDIVISION
CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

TITLE
PROPOSED SITE CONDITIONS
(LANDSCAPING AND AMMENITIES)

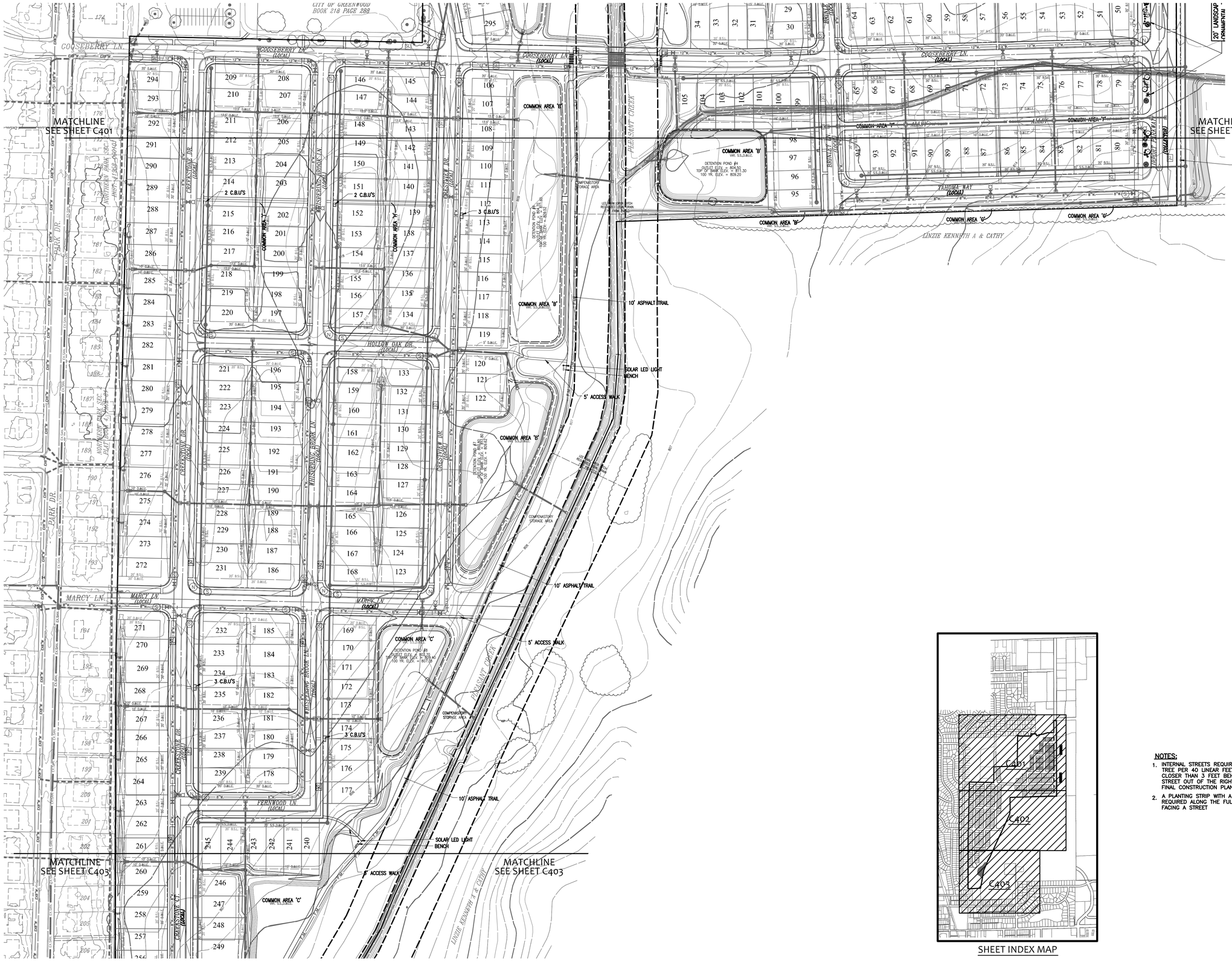
PROJECTS plus
GREENWOOD SURVEYING COMPANY
SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT
1257 Airport Parkway - John A. Drive - Greenwood, Indiana 46143
(317)-882-5003

SEAL
JEFFERY K. SMITH
REGISTERED
No. 19419
STATE OF INDIANA
PROFESSIONAL ENGINEER
3/24/25

JOB NUMBER
21001

SHEET
C401

DATE
FEBRUARY 14, 2025



SHEET INDEX MAP

NOTES:

1. INTERNAL STREETS REQUIRE STREET TREES AT THE RATE OF ONE TREE PER 40 LINEAR FEET. THESE ARE TO BE PLACED NO CLOSER THAN 3 FEET BEHIND THE SIDEWALK OPPOSITE THE STREET OUT OF THE RIGHT-OF-WAY. THESE WILL BE SHOWN ON FINAL CONSTRUCTION PLANS.
2. A PLANTING STRIP WITH A MINIMUM WIDTH OF 3 FEET IS REQUIRED ALONG THE FULL LENGTH OF THE HOUSE FOUNDATION FACING A STREET

811
Know what's below.
Call before you dig.
"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG

SYMBOL	REVISION	DATE
1	REVISED PER GREENWOOD OUTSIDE REVIEW COMMENTS	6/16/23
2	REVISED PER GREENWOOD OUTSIDE REVIEW COMMENTS	7/6/23

SCALE 1"=100'
DRAWN JPH
CHECKED JKS
CERTIFIED JKS

PROJECT
PRIMARY PLAT FOR
CREEKSTONE SUBDIVISION
CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

TITLE
PROPOSED SITE CONDITIONS
(LANDSCAPING AND AMMENTIES)

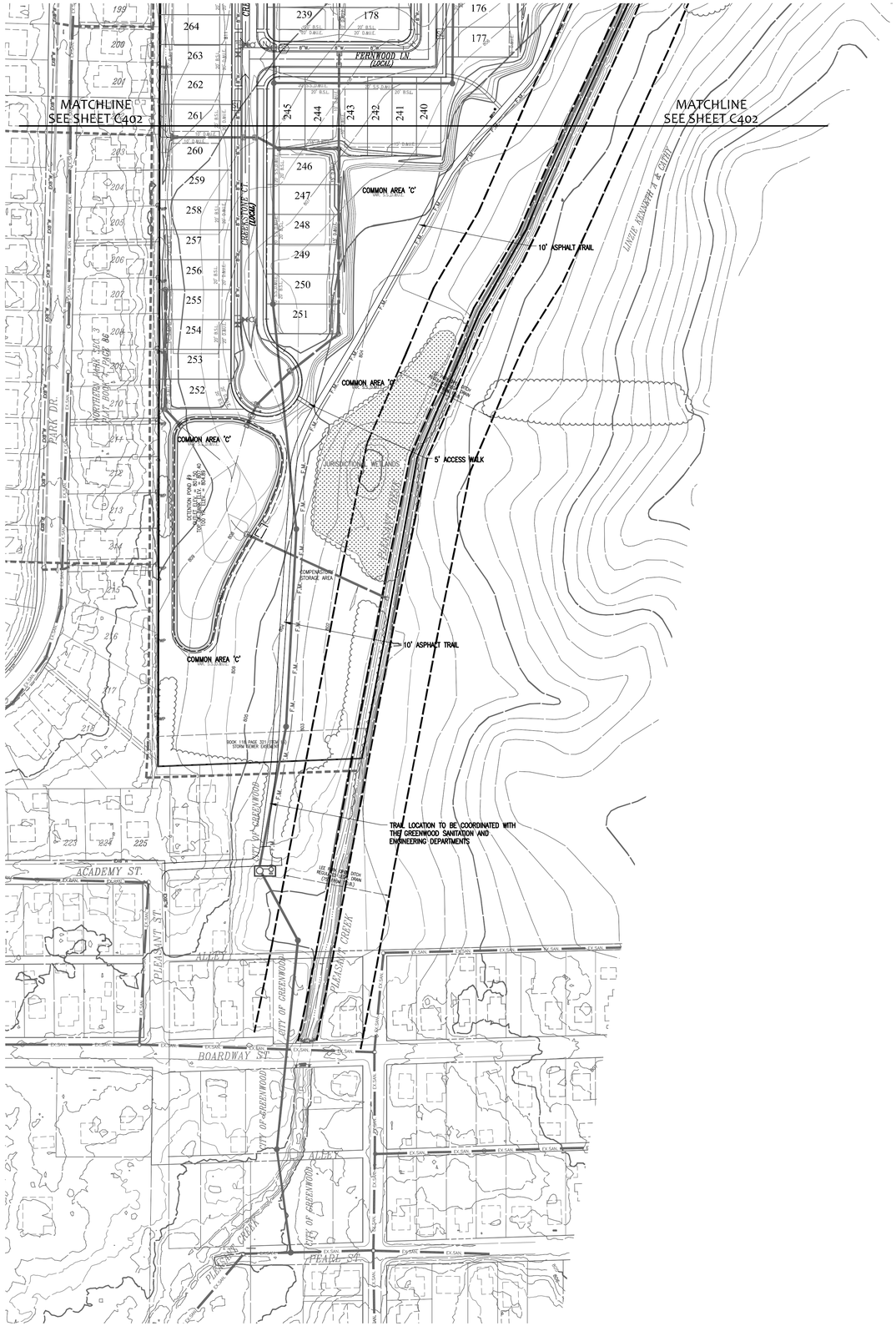
PROJECTS plus
GREENWOOD SURVEYING COMPANY
SITE ENGINEERING–LAND SURVEYING–CONSTRUCTION LAYOUT
1257 Airport Parkway, John A. Greenwood, Indiana 46143
(317)-882-5003

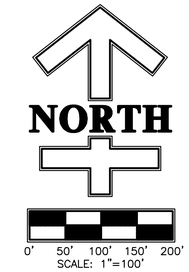
SEAL
JEFFERY K. SMITH
REGISTERED
No. 19419
STATE OF INDIANA
PROFESSIONAL ENGINEER
3/24/25

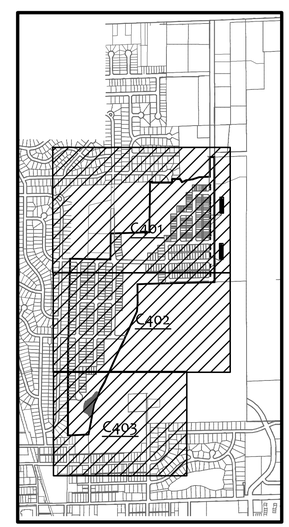
JOB NUMBER
21001

SHEET
C402

DATE
FEBRUARY 14, 2025







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