

Members Present: Planning Director Gabriel Nelson, City Engineer Mark St. John, Greenwood Fire Marshal Tracy Rumble, City Planner Bric Butler, Senior Planner Kevin Tolloty, City Planner Nicki Mueller, Stormwater Chris Jones, Building Commissioner Kenneth Seal, and Recording Secretary Stevie Jarrett.

Petitioner: Chad Mayes Chad.Mayes@kimley-horn.com

PC2022-077 Chase Bank Primary Plat

Chad Mayes, Civil Engineer, Kimley Horn, presented this project. This project includes a new bank, parking lot, and utility infrastructure.

Gabriel Nelson, Planning Division, indicated all public notices have been satisfied the basic primary plat sheet has been provided. Nelson indicated landscape waivers have been submitted for foundation planting and parking lot perimeter landscaping. These submittals will require additional information addressing the five criteria as outlined in Attachment P. Please update the waiver, resubmit and planning will get this on a Plan Commission agenda in the future as no notice is required. Nelson also indicated final approval is needed from outside review to release this primary plat so any approval today will be contingent on that approval.

Mark St. John, Engineering Division, had no comments.

Paul Peoni, Engineering Division, expressed his concerns about the western drive cut. Mr. Peoni requested it be removed as it is opportune timing to do so with the site being redeveloped. This would add to the safety of turning from 135 or those trying to exit. Mr. Peoni was concerned about the area south of the drive-thru. Petitioner did run turning movements through the site.

Chris Jones, Stormwater, had no comments.

Terry Houston, Sanitation, had no comments.

Kenneth Seal, Building Division, reminded petitioner to file for CDR and send building permit application in. There was discussion about the demo permit.

Motion to approve by Mr. St. John, seconded by Mr. Jones. All ayes. **MOTION CARRIES.**

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES.

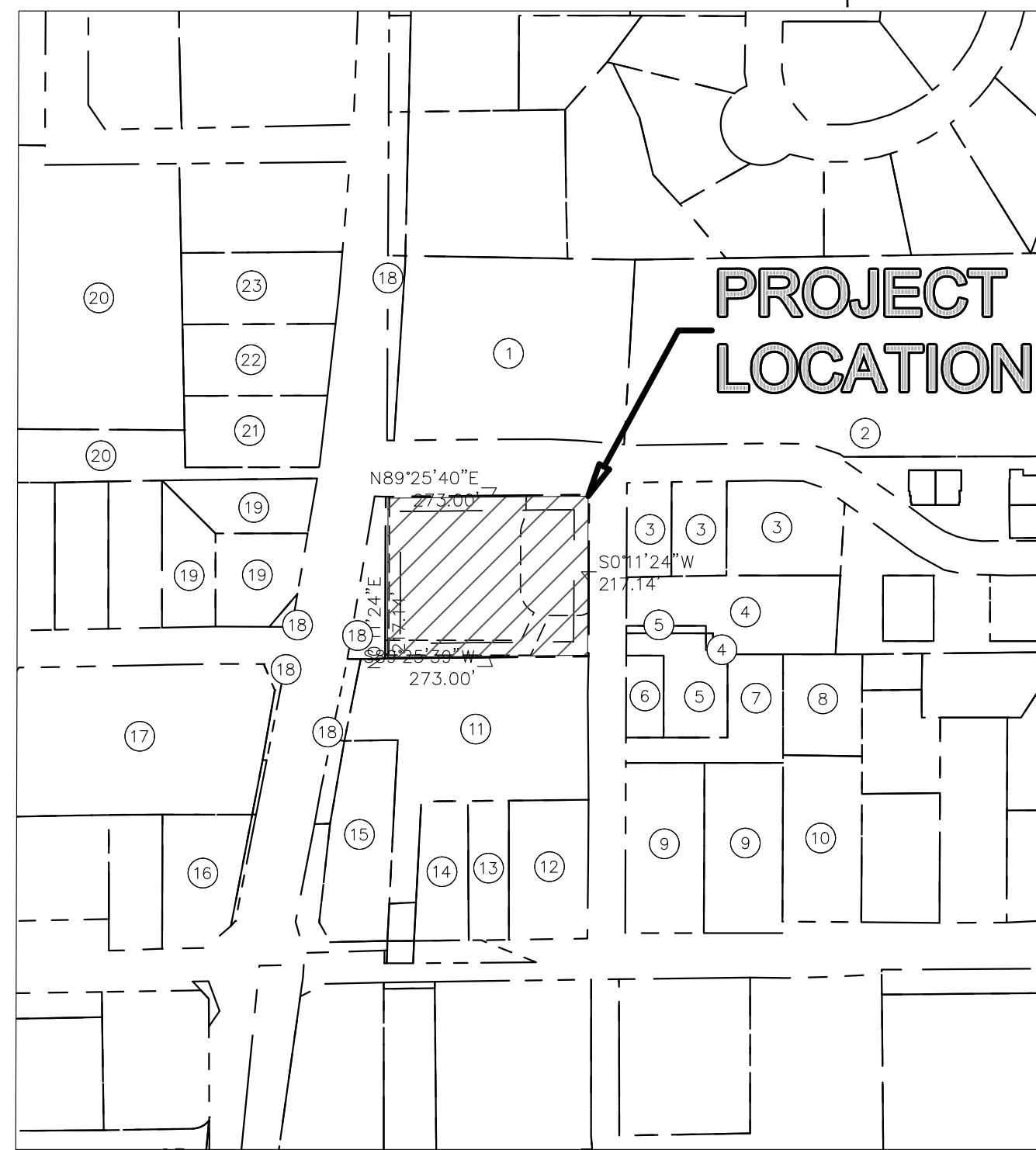
With the following standard conditions:

- All staff comments are addressed.
- Outside review approval.



Chairman

SCALE: 1" = 200'



	OWNER OF RECORD
1	ALLEN J GREG
2	FRANKLIN-JOHNSON COUNTY PUBLIC LIBRARY
3	ENNIS MICHAEL D & GEORGE L
4	BALDWIN JOHN BARRY LLC
5	BAILEY JACK L & ALICIA R
6	PHOENIX PROPERTIES LLC
7	LIBRARY PARK LLC
8	CORY COMMERCIAL LLC
9	UNION PLANTERS BANK NATIONAL ASSOCIATION
10	COMMUNITY HOSPITALS OF INDIANA INC
11	SFS REAL ESTATE LLC
12	DEEGAN PROPERTIES 6090D LLC
13	CHRISTY HARDIN PARTNERS LLC
14	SMITH VALLEY INVESTMENT LLC
15	K & B DEVELOPMENT
16	KOOSTARD PROPERTY VIII LLC
17	SCP 2007 C27 037 LLC
18	STATE OF INDIANA
19	SUTTON PARK LLC
20	MENARD INC
21	KMB HOLDINGS LLC
22	MORGAN DAVID A TRUST U/A DTD 06-11-2013
23	THOMAS H WALKER LLC

PROJECT NARRATIVE

CONSTRUCTION OF A ±4,130 SF CHASE BANK ON 1.36 ACRES OF LAND ZONED CM-COMMERCIAL.
CONSTRUCTION START DATE: MAY 2023
ANTICIPATED COMPLETION DATE: AUGUST 2024

LOT 1: 1.36 ACRES
PROPOSED BUILDING: ±4,130 SF
TOTAL SITE: ±1.36 ACRES

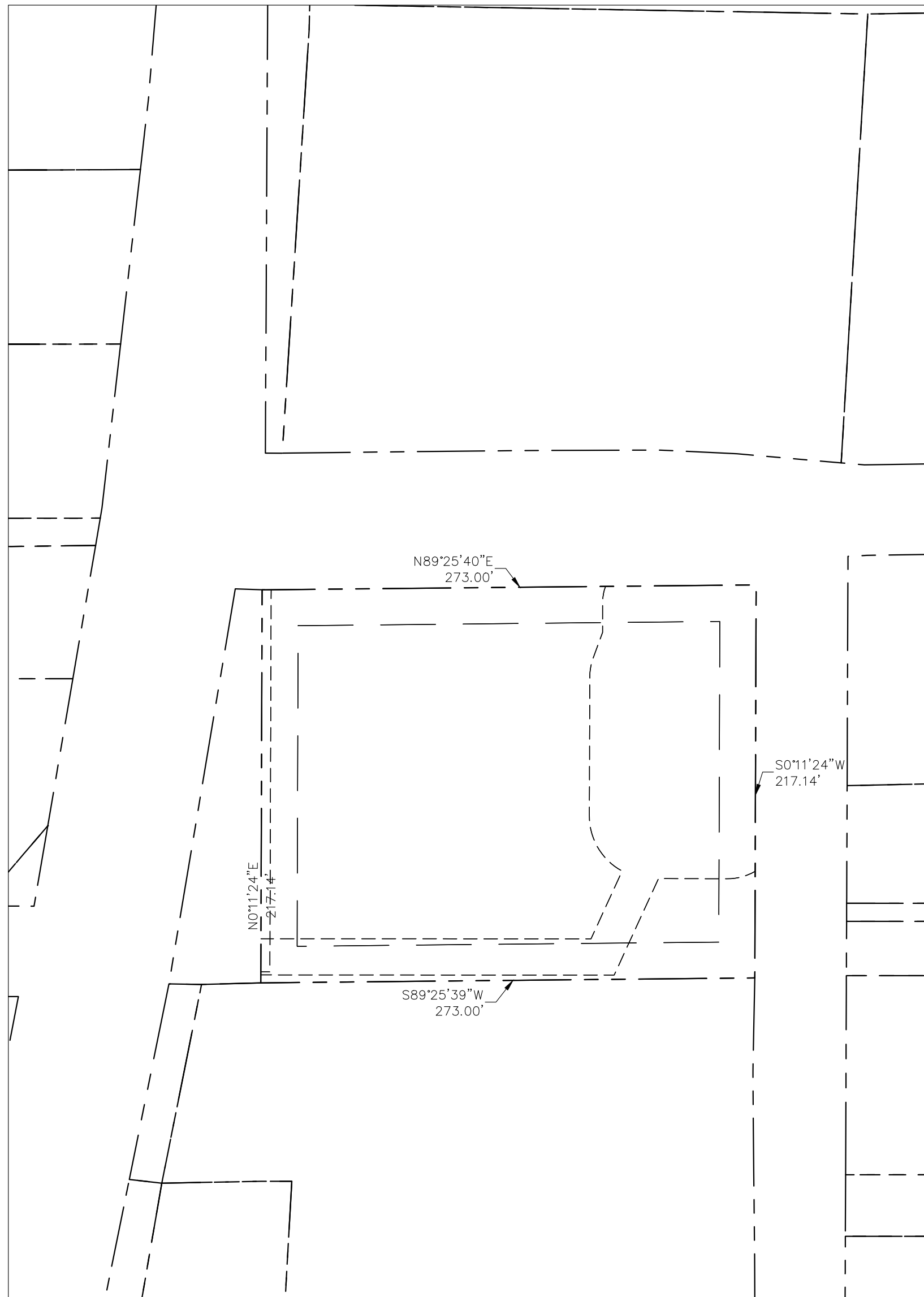
ROLE	COMPANY	ADDRESS	PHONE NUMBER	CONTACT
DEVELOPER/OWNER	JP MORGAN CHASE BANK, N.A.	1300 E 9TH STREET, FLOOR 18 CLEVELAND, OH 44114	(216) 781-2372	SETH BERK
ARCHITECT	THE ARCHITECTS PARTNERSHIP, LTD	200 SOUTH MICHIGAN AVENUE, SUITE 1020 CHICAGO, IL 60604	(312) 583-9800	TERRON WRIGHT
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH STREET, SUITE 580 INDIANAPOLIS, IN 46240	(317) 405-7121	CHAD MAYES

SHEET NUMBER	SHEET TITLE
C00	TITLE SHEET
C01	EXISTING SITE CONDITIONS
C02	PROPOSED SITE CONDITIONS
C03	PROPOSED SITE PLAN

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).

SUBJECT LAND	CM-COMMERCIAL
ADJACENT LAND	
NORTH	CM-COMMERCIAL
SOUTH	CM-COMMERCIAL
EAST	CM-COMMERCIAL
WEST	CM-COMMERCIAL/S STATE ROAD 135

NOT TO SCALE



THE PROPOSED DEVELOPMENT WILL PROVIDE ONSITE DETENTION USING A DRY DETENTION BASIN AND UNDERGROUND DETENTION WITH ALLOWABLE RELEASE RATES BASED ON THE CITY OF GREENWOOD ALLOWABLE RELEASE RATES. DISCHARGE WILL FLOW THROUGH AN EXISTING CULVERT UNDER I-65 PRIOR TO DISCHARGING TO THE SCOTT HIGHBRIDGE LEGAL DRAIN ON THE WEST SIDE OF I-65.

STORMWATER QUALITY WILL BE PROVIDED WITH A DRY DETENTION BASIN AND UNDERGROUND DETENTION ISOLATOR ROW. REFER TO THE DRAINAGE REPORT AND O&M MANUAL FOR MORE INFORMATION REGARDING DETENTION AND STORMWATER QUALITY MEASURES PERTAINING TO THIS DEVELOPMENT.

LAND PARCEL ID 41-03-36-033-017,000-041
LAND DESCRIPTION (per TITLE REPORT)

THE LAND REFERRED TO HEREIN BELONGS IS SITUATED IN THE COUNTY OF JOHNSON, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID QUARTER QUARTER SECTION 408.54 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH, IN AND ALONG SAID WEST LINE A DISTANCE OR 257.43 FEET TO A POINT 47.75 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 135; THENCE EAST ON A COURSE MAKING A DEFLECTION ANGLE OF 88 DEGREES 51 MINUTES TO THE RIGHT WITH THE COURSE LAST DESCRIBED; A DISTANCE OF 1280 FEET TO A POINT 100 FEET WEST OF THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH ON A COURSE MAKING A DEFLECTION ANGLE OF 90 DEGREES 49 MINUTES TO THE RIGHT WITH THE COURSE LAST DESCRIBED, A DISTANCE OF 257.40 FEET TO A POINT ALSO 68.71 FEET WEST OF SAID EAST 11NE; THENCE WEST ON A COURSE MAKING A DEFLECTION ANGLE OF 89 DEGREES 11 MINUTES TO THE RIGHT WITH THE COURSE LAST DESCRIBED, A DISTANCE OR 1262.99 FEET TO THE PLACE OF BEGINNING, CONTAINING 7.46 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID QUARTER QUARTER SECTION THENCE SOUTH 90 DEGREES 00 MINUTES EAST ON AND ALONG THE SOUTH LINE THEREOF 273.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT THENCE NORTH 0 DEGREES 55 MINUTES 20 SECONDS EAST 666.61 FEET, THENCE NORTH 89 DEGREES 58 MINUTES 57 SECONDS EAST 994.54 FEET, THENCE SOUTH 01 DEGREES 03 MINUTES 00 SECONDS WEST 257.40 FEET TO THE NORTHEAST CORNER OF BRANN SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 108 IN THE RECORDERS OFFICE OF JOHNSON COUNTY, INDIANA, THENCE NORTH 89 DEGREES 58 MINUTES 52 SECONDS WEST ON AND ALONG THE NORTH LINE THEREOF AND AN EXTENSION THEREOF 837.96 FEET, THENCE SOUTH 00 DEGREES 55 MINUTES 24 SECONDS WEST 408.55 FEET TO THE SOUTH LINE OF THE SAID QUARTER QUARTER SECTION; THENCE NORTH 90 DEGREES 00 MINUTES WEST ON AND ALONG THE SOUTH LINE 156.00 FEET TO THE POINT OF BEGINNING CONTAINING 7.333 ACRES, MORE OR LESS.

ALSO EXCEPTING LAND CONVEYED TO THE STATE OF INDIANA IN WARRANTY DEED RECORDED NOVEMBER 29, 1989 IN BOOK 255, PAGE 317 AS DOCUMENT NO. 89015359

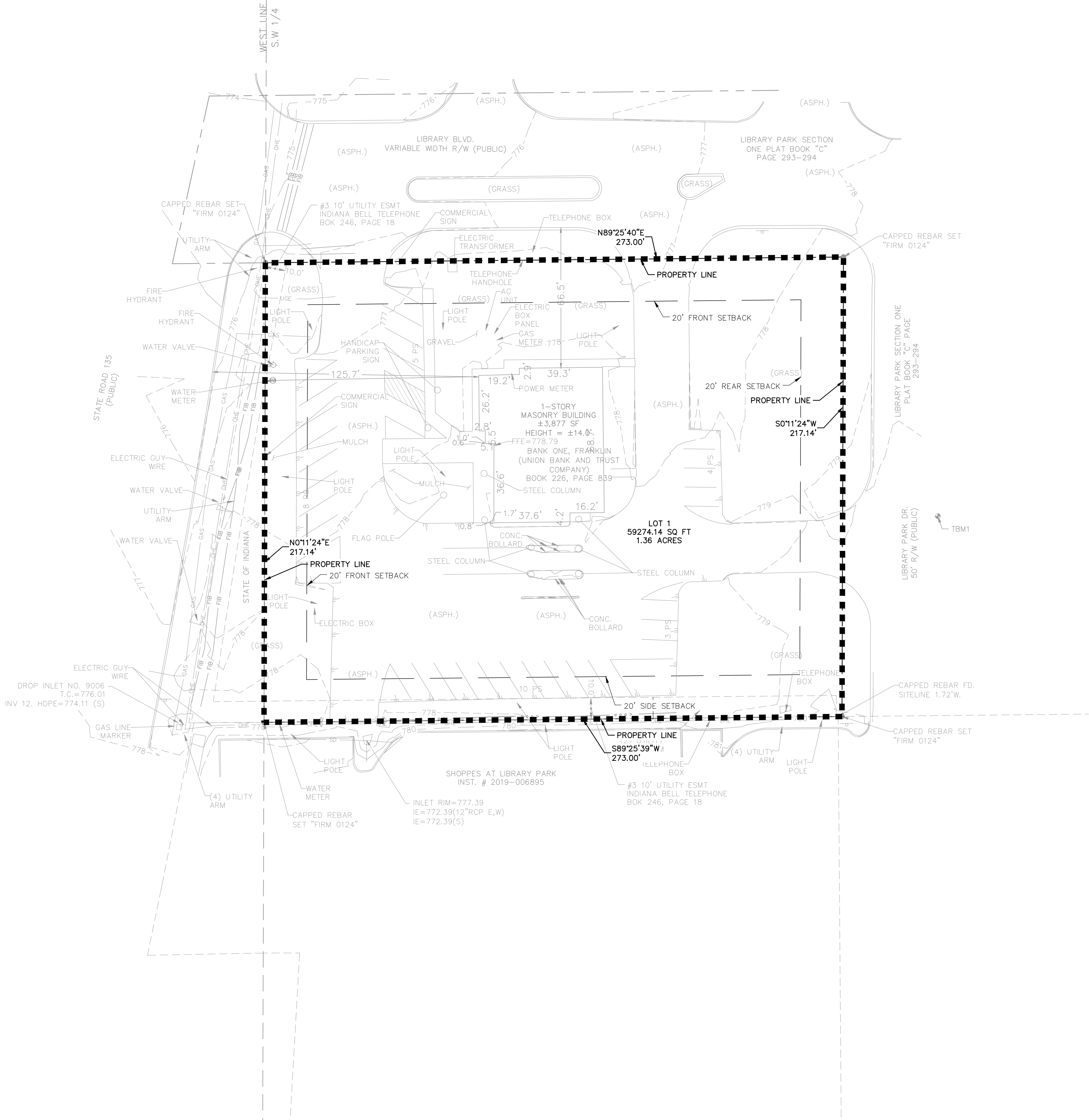
ALSO EXCEPTING ANY LAND FALLING WITHIN THE PLAT OF LIBRARY PARK SECTION 1 RECORDED IN PLAT BOOK C, PAGES 241 AND 242 AND RECORDED IN PLAT CABINET C, PAGES 293-294.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF INDIANA, INC. A/C# 1052599-CH12, DATED FEBRUARY 04, 2021. EASEMENTS CREATED OR RELINQUISHED AFTER THIS DATE ARE NOT SHOWN HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS: (ITEMS CIRCLED ARE SHOWN HEREON)

3. UTILITY EASEMENT IN FAVOR OF INDIANA BELL TELEPHONE COMPANY, INCORPORATED RECORDED OCTOBER 9, 1987 IN BOOK 246, PAGE 18.

Drawing name: K:\IND_LEV\170239000_LAP_Greenwood_IN\2 Design\CADD\Primary Plot Sheets\C01=EXISTING SITE CONDITIONS.dwg COI: Oct 17, 2022 11:50am by Chad Moyses
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LEGAL DESCRIPTION

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Indiana Utilities Protection Service
Call 811
before you dig

GRAPHIC SCALE IN FEET
0 15' 30' 60'

BENCHMARKS

BENCHMARK INFORMATION (NAVD 88 DATUM)

TBM1
FIRE HYDRANT N. MOST BOLT (TOP) ±150' EAST OF SE COR. CHASE BANK & ±18' E. C.L. LIBRARY PARK DR.
ELEV.: 781.46

K11940
DESCRIBED BY COAST AND GEODETIC SURVEY 1920 (JSB) ON THE W SIDE OF THE PENNSYLVANIA RAILROAD RIGHT-OF-WAY, 5.930 METERS 19.46 FEET FROM THE W AND NEAREST RAIL, ABOUT ONE-HALF MILE S OF GREENWOOD ON THE SOUTHERN END OF A CUT, ABOUT ONE-HALF MILE N OF MILEPOST 1 12, DIRECTLY OPPOSITE THE DAIRY BARN ON THE POLK FARM, AND ABOUT 7 YARDS FROM THE WESTERN RIGHT-OF-WAY FENCE LINE. THE STATION, UNDERGROUND AND REFERENCE MARKS ARE BRONZE TABLETS SET IN CONCRETE. THE REFERENCE MARK IS 14.722 METERS 48.30 FEET FROM THE STATION N 48 DEG 29 MIN W.
ELEV.: 820.2 (FEET) VERTCON

SUMMARY

LOT 1: 1.36 ACRES
PROPOSED BUILDING: ±59,241 SF

TOTAL SITE: ±1.36 ACRES

LEGEND

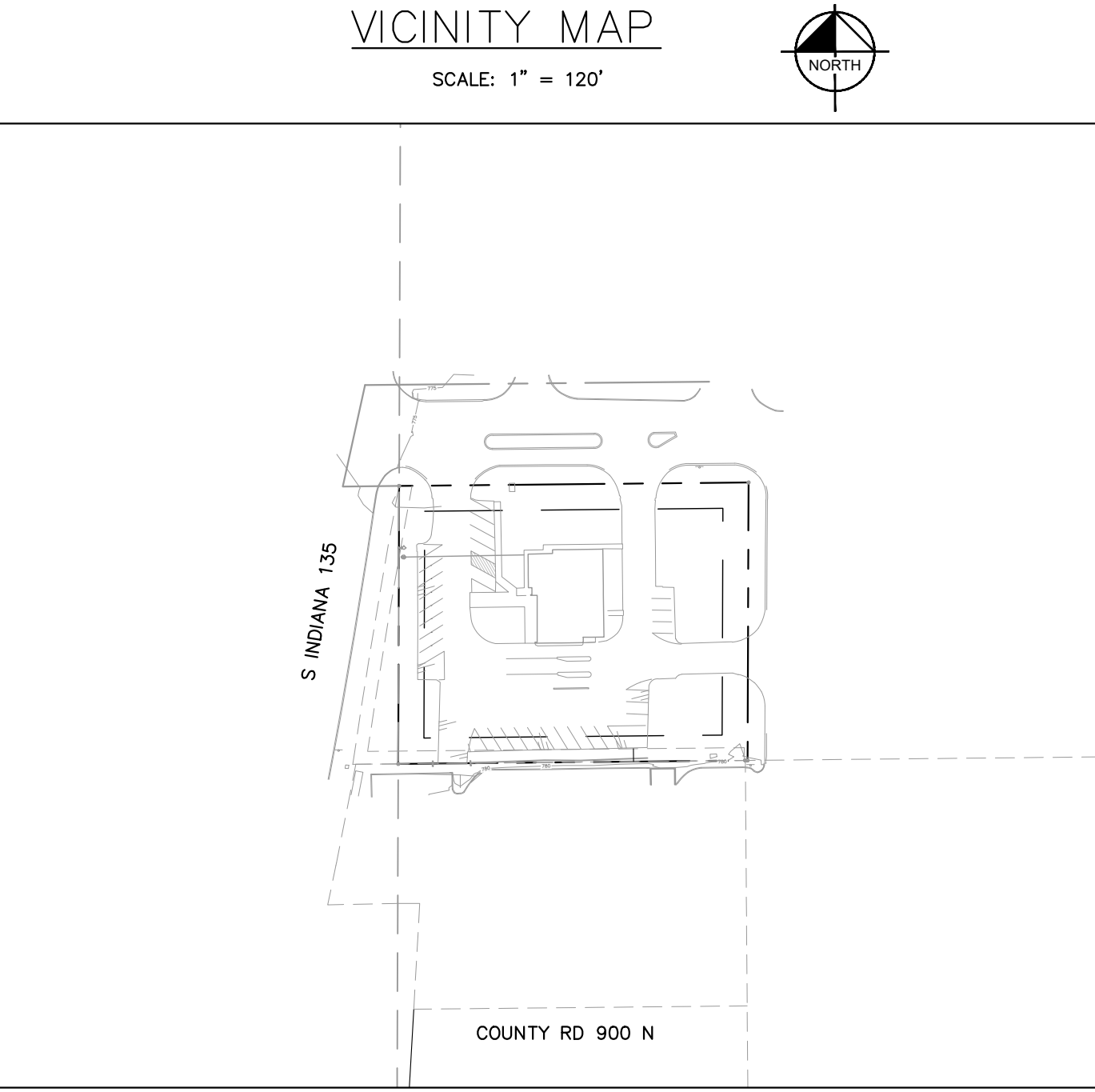
EXISTING DRAINAGE AREA

SETBACK INFORMATION

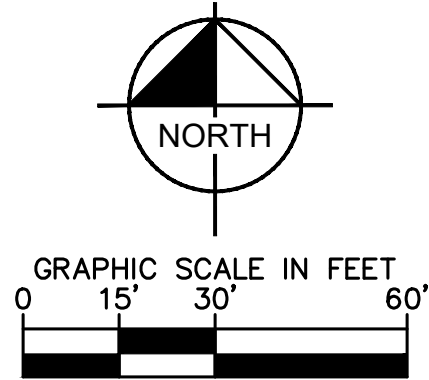
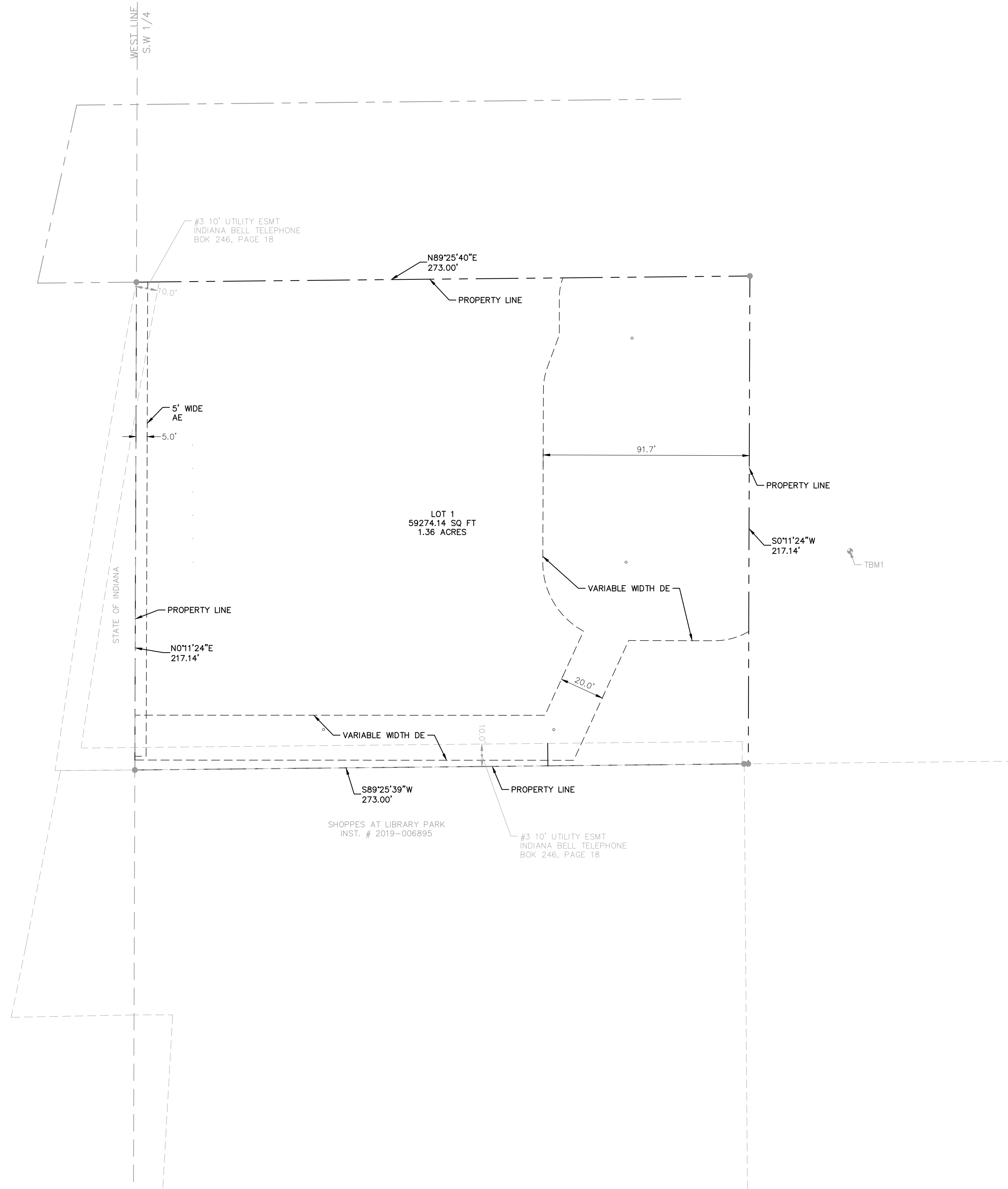
BUILDING SETBACK LINES WILL BE ESTABLISHED IN ACCORDANCE WITH THE CITY OF GREENWOOD'S ZONING ORDINANCE.

SURVEYOR'S NOTE

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).



AS NOTED	DESIGNED BY LDS	DRAWN BY: MV	CHECKED BY: CSM
KIMLEY-HORN			
©2022 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 550, INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM			
CITY COMMENTS			
10/11/22			
DATE			
BY			
REVISIONS			
No.			
CHAD STEVEN REGISTERED PROFESSIONAL ENGINEER NOT APPROVED FOR CONSTRUCTION 10/17/2022			
CHASE			
EXISTING SITE CONDITIONS			
CHASE BANK - WHITE RIVER 565 S STATE RD 135 GREENWOOD, IN 46142			
ORIGINAL ISSUE: 09/09/2022			
KHA PROJECT NO. 170239000			
SHEET NUMBER			
C01			



BENCHMARKS

BENCHMARK INFORMATION (NAVD 88 DATUM)

TMB1
FIRE HYDRANT N. MOST BOLT (TOP) $\pm 150'$ EAST OF SE COR. CHASE BANK
& $\pm 18'$ E C.L. LIBRARY PARK DR.
ELEV: 781.46

KA1940
DESCRIBED BY COAST AND GEODETIC SURVEY 1920 (JSB) ON THE W SIDE
OF THE PENNSYLVANIA RAILROAD RIGHT-OF-WAY, 5,930 METERS 19.46
FEET FROM THE W AND NEAREST RAIL, ABOUT ONE-HALF MILE S OF
GREENWOOD ON THE SOUTHERN END OF A CUT, ABOUT ONE-HALF MILE N
OF MILEPOST 11 1/2, DIRECTLY OPPOSITE THE DAIRY BARN ON THE
FARM AND ABOUT 100 YARDS FROM THE WESTERN RIGHT-OF-WAY FENCE
LINE. THE STATION, UNDERGROUND AND REFERENCE MARKS ARE BRONZE
TABLETS SET IN CONCRETE. THE REFERENCE MARK IS 14.722 METERS
48.30 FEET FROM THE STATION N 48 DEG 29 MIN W.
ELEV. 820.2 (FEET) VERTCON

SUMMARY

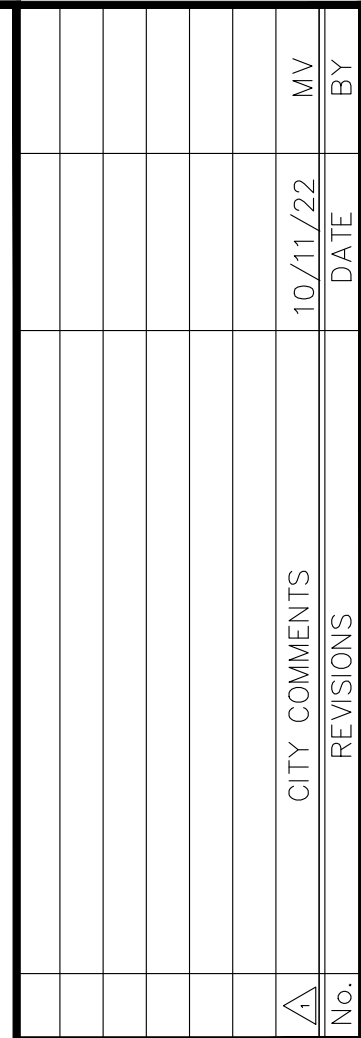
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PROPOSED BUILDING: ±59,241 SF
TOTAL SITE: ±1.36 ACRES

DEVELOPMENTAL STANDARDS
(CURRENT 2022 ZONING ORDINANCE)

ZONING	CM-COMMERCIAL
SETBACK STANDARDS	
FRONT	20'
SIDE	20'-AGGREGATE COMBINED BOTH SIDE YARDS
REAR	30'

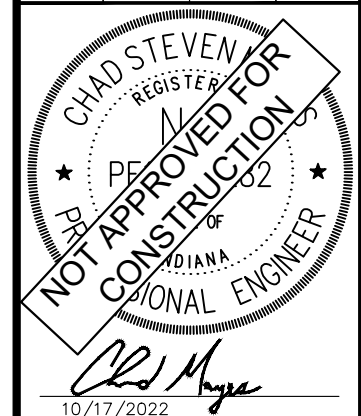
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250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	LDS
DRAWN BY:	MV
CHECKED BY:	CSM

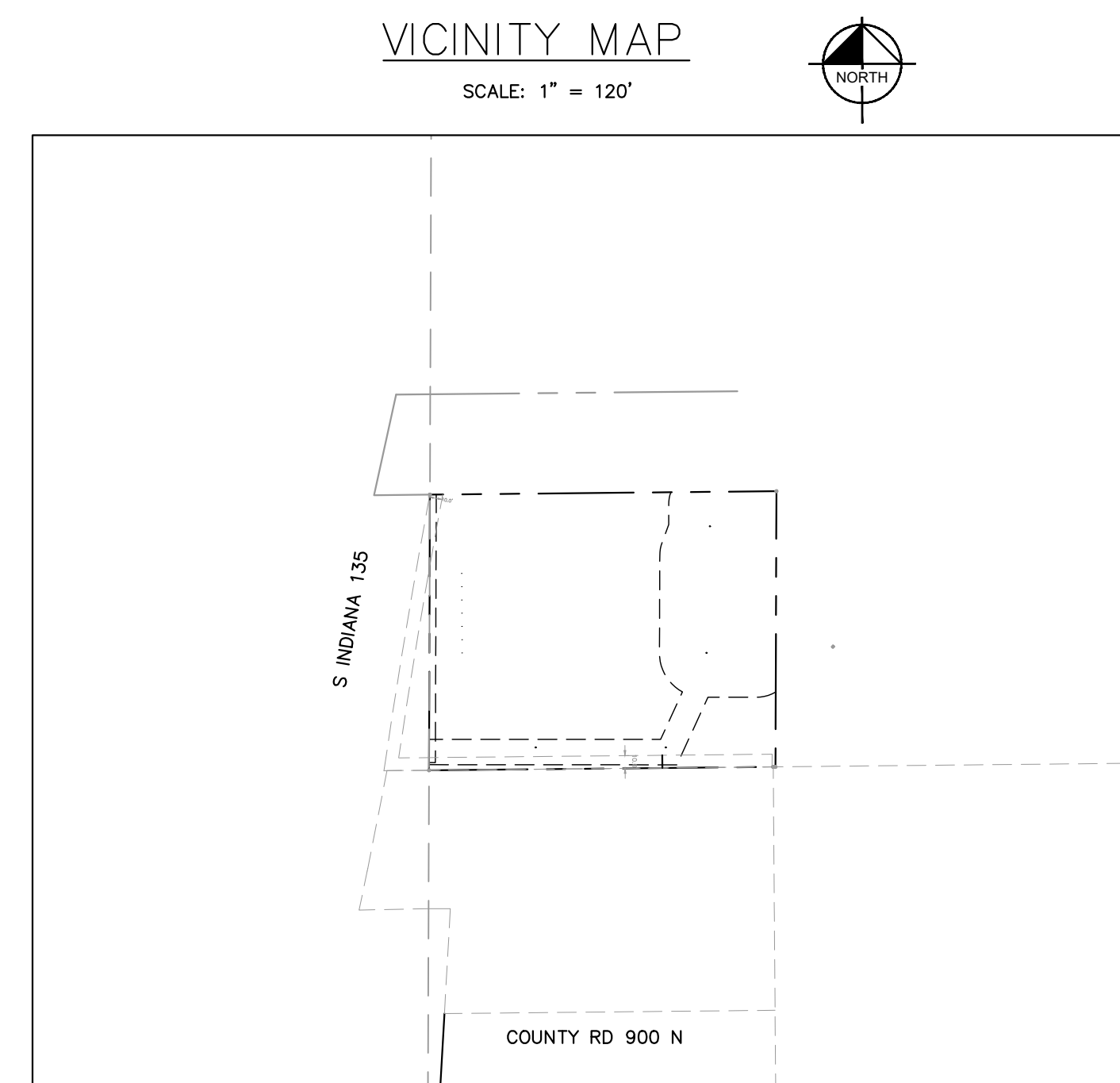


PROPOSED SITE CONDITIONS

CHASE BANK -
WHITE RIVER
565 S STATE RD 135
GREENWOOD, IN 46142

ORIGINAL ISSUE: 09/09/2022
KHA PROJECT NO. 170239000
SHEET NUMBER

C02

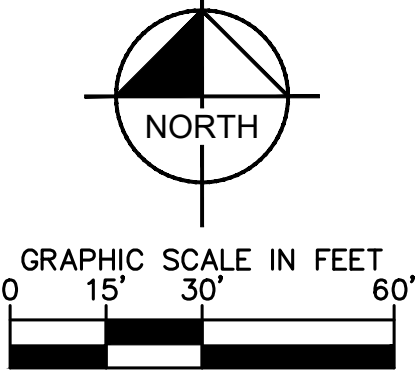
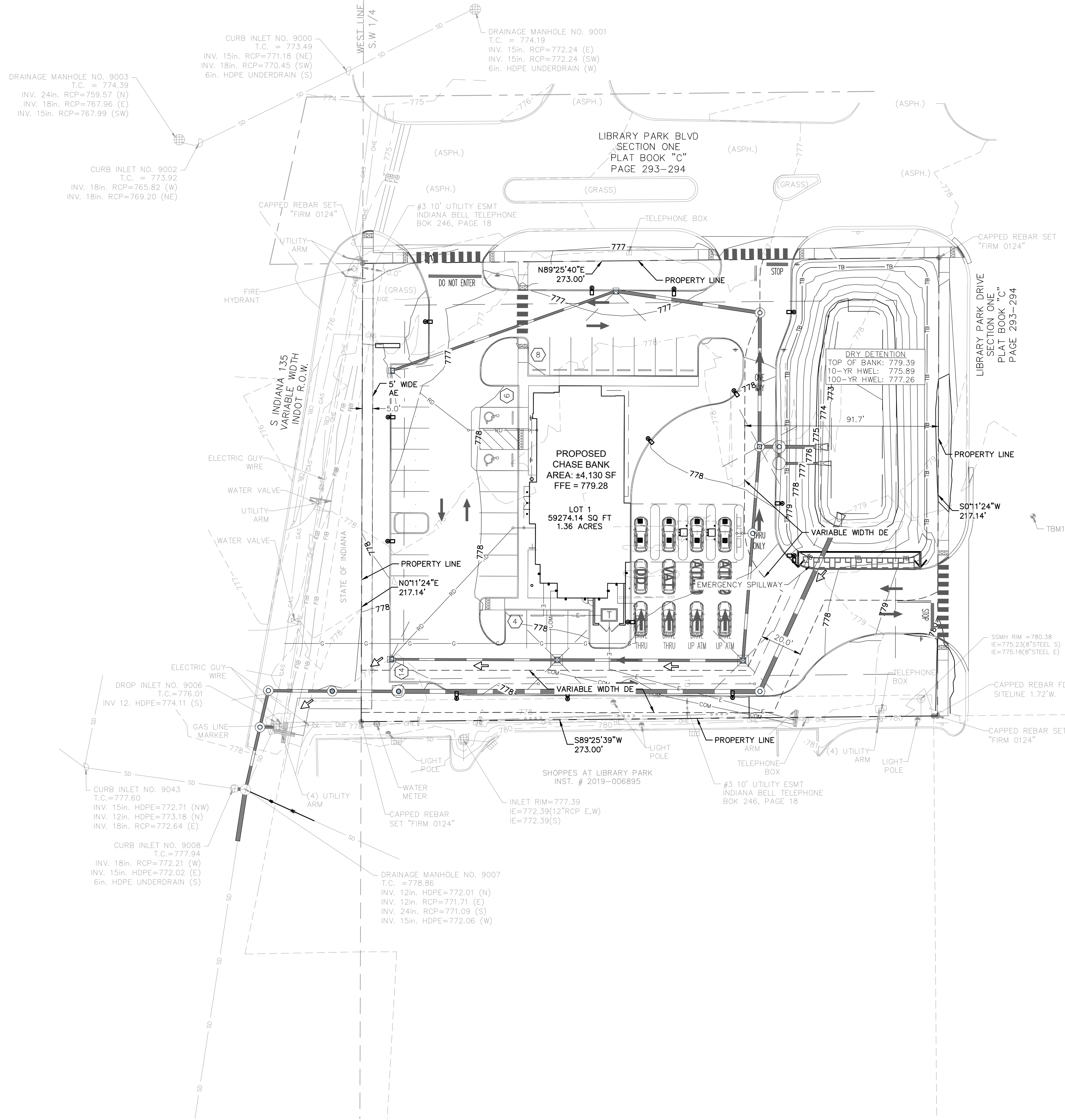


VICINITY MAP

SCALE: 1" = 120'



Drawing name: K:\IND_LEV\170239000_LAP_ChaseBank_Greenwood_IN\2 Design\CADD\Primary Plot Sheets\C03-PROPOSED SITE PLAN.dwg C03 Oct 17, 2022 11:51am by Chad Mayes
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(CURRENT 2022 ZONING ORDINANCE)

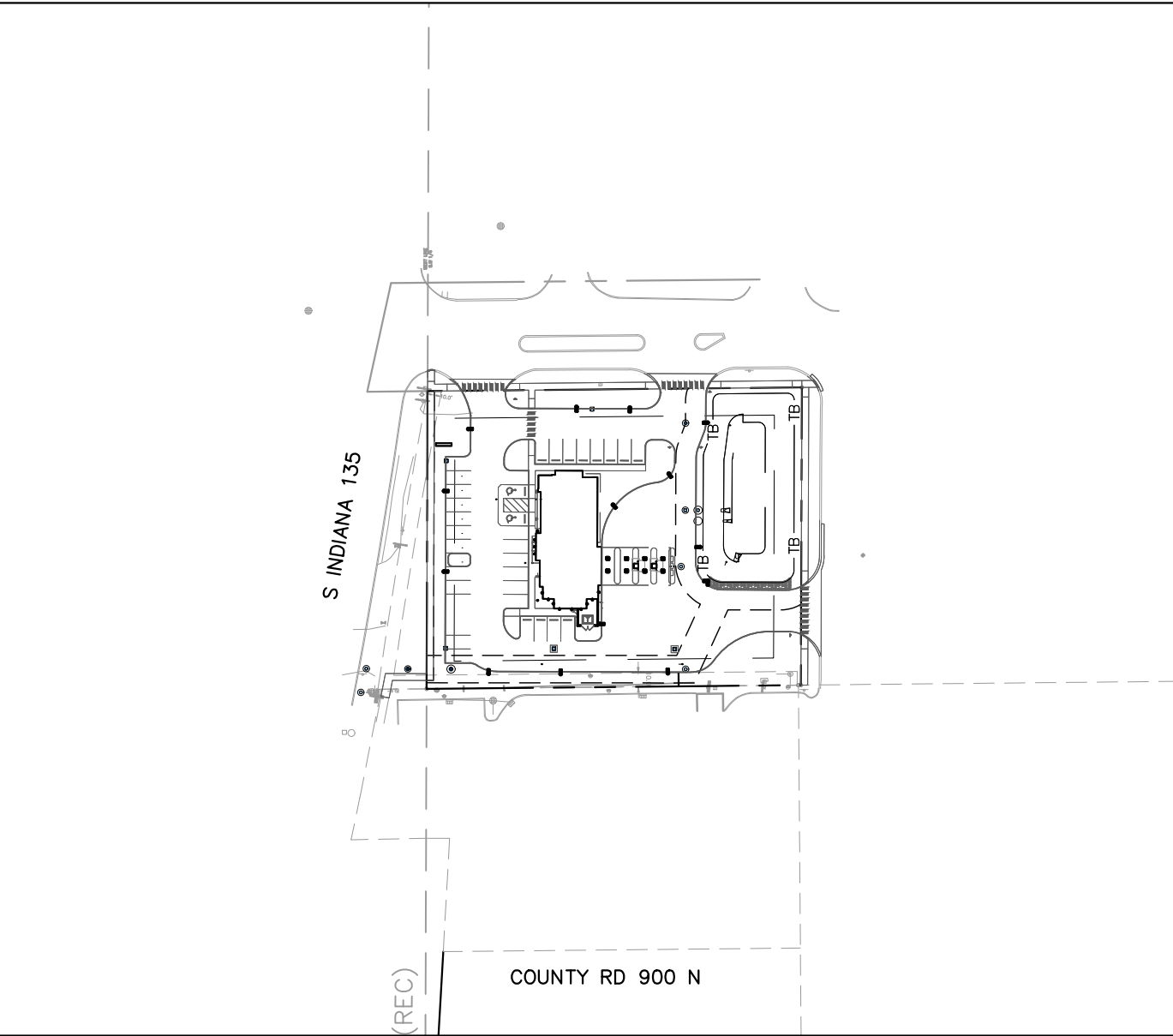
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SIDE	20'-AGGREGATE COMBINED BOTH SIDE YARDS
REAR	30'

SURVEYOR'S NOTE

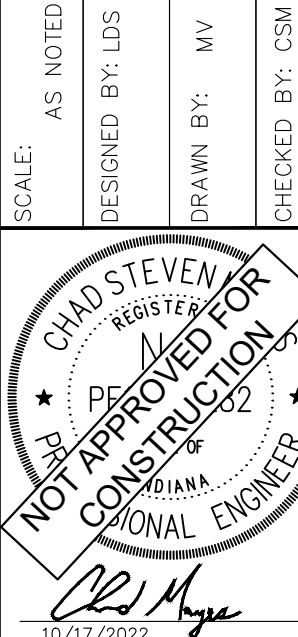
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VICINITY MAP

SCALE: 1" = 120'



Kimley-Horn
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250 EAST 96TH STREET, SUITE 550,
INDIANAPOLIS, IN 46240
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CHASE

PROPOSED SITE
PLAN

CHASE BANK -
WHITE RIVER
565 S STATE RD 135
GREENWOOD, IN 46142

ORIGINAL ISSUE:
09/09/2022

KHA PROJECT NO.
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SHEET NUMBER

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