

PC2024-017 Honey Creek Primary Plat

Present: Planning Director Gabriel Nelson, City Planner Kevin Tolloty, City Planner Nicki Mueller, City Engineer Mark St. John, City Engineering Paul Peoni, Building Commissioner Kenneth Seal, Sanitation Terry Houston, Stormwater Chris Jones, Fire Marshal Tracy Rumble, JCREMC Caleb Drake and Recording Secretary Stevie Jarrett

Petitioner: Kevin Sumner sumnerk@weihe.net, Tony Bagato tony.bagato@lennar.com

Mr. Nelson explained that outside review fees have been paid. The Plan Commission hearing date is scheduled for June 24. Mr. Nelson discussed the zoning and commitments.

Mr. Sumner discussed the legal drain comments. They have not submitted to DNR yet.

Gabriel Nelson, Planning Division, stated that Town of Bargersville water sent a letter on June 10. Mr. Nelson discussed the waivers. The landscape waiver will need to be heard at the secondary plat. Mr. Nelson explained that sidewalk will need to connect to asphalt path. The exact trail location will be confirmed and completed at the secondary plat.

Mark St. John, Engineering Division, discussed roadway improvements. Honey Creek Road has pavement in pretty decent shape. There was discussion about widening and overlaying the roadway. Mr. St. John stated he is okay to keep working on the restrictive donation.

Mr. St. John discussed conditional approvals at Plan Commission.

Chris Jones, Stormwater, stated that they will need an O&M manual. Mr. Jones recommended fountains because it keeps the water fowl nuisance away. Mr. Jones asked for more information about the bridge. The bridge will be one of the last sections. There are sanitary mains and force mains running through this area.

Caleb Drake, JCREMC, stated that the easements look good.

Terry Houston, Sanitation, stated there are still some ongoing talks. Mr. Nelson asked if Sanitation is okay moving forward. Mr. Peoni stated that there has not been an agreement made yet.

There was discussion about how to run the main. Mr. Peoni discussed putting conditions on the recommendation.

Tracy Rumble, Greenwood Fire Department, had no comments.

Kenneth Seal, Building Division, stated that there are a number of dead ends that are about 2 lot depth. He asked if this was okay without the hammerheads and if this neighborhood would be extended. Mr. Nelson stated that streets would connect to a future project.

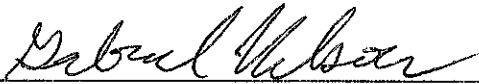
Mr. Peoni stated that the sanitary issue has not been resolved as of this tech meeting. Mr. Nelson discussed conditions: the commitments need to be recorded, stormwater waivers, sanitary needs

City of Greenwood Technical Review Committee
Wednesday, June 12, 2024

to be determined, and Lennar continues work with restrictive donations and the minimum amount should not be less than \$210,000.00.

Mr. Nelson moved to make a favorable recommendation so long as commitments are addressed, seconded by Mr. St. John. All ayes. **MOTION CARRIES.** That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES. **With the following conditions:**

- ORD24-01 commitments need to be recorded
- Stormwater waivers accepted by BPWS or compliance with stormwater technical standards
- Greenwood agreeance on a finalized sanitary sewer option
- Continue to refine a restrictive donation with the minimum amount not being less than \$210,000



Chairman

PC2024-017 Honey Creek Farms Primary

Present: Planning Director Gabriel Nelson, City Planner Alyssa Liebman, City Planner Nicki Mueller, City Planner Kevin Tolloty, City Engineer Mark St. John, City Engineering Paul Peoni, Building Commissioner Kenneth Seal, Sanitation Terry Houston, Stormwater Chris Jones, Fire Marshal Tracy Rumble, JCREMC Caleb Drake and Recording Secretary Stevie Jarrett

Petitioner: Kevin Sumner SumnerK@weihe.net

Kevin Sumner stated that they have submitted for waivers for the ponds. Planning sent out a letter about trail connectivity requirements.

Gabriel Nelson, Planning Division, explained to email the trail connectivity sheeting to Planning staff. Mr. Nelson stated that outside review comments need to be addressed and signed off before the Plan Commission meeting. Streetlights will need to be updated for this subdivision. There was discussion about connectivity to the school trail. The commitments will also need to be recorded as soon as possible and before primary plat approval.

Mark St. John, Engineering Division, discussed the ROW and utilities. Mr. St John discussed the roundabout. Mr. Sumner stated that this is still being evaluated. Mr. St. John stated that traffic needs to be addressed at the primary plat stage. Mr. Sumner explained that he has had conversation with Mr. Meier about the depth of the sewer.

Paul Peoni, Engineering Division, explained that the road note needs to be modified. There was conversation about widening both side of the road. There are a few different options.

Caleb Drake, JCREMC, stated that they have met with team members with Lennar.

Chris Jones, Stormwater, asked about discharge to Honey Creek. It drains to the north. There are easements here for drainage.

Terry Houston, Sanitation, had no comments.

Tracy Rumble, Greenwood Fire Department, discussed the number of lots and entrances.

Kenneth Seal, Building Division, asked about soil testing. Mr. Sumner stated they are getting GeoTech in for the entire site. They will try to know this information sooner rather than later.

There was discussion about a trail crossing at Smokey Row Road. Ms. Mueller stated they want to recognize that there is a trail system to the south. She explained that this is something to be thinking about. Mr. Sumner asked for expectations about the crossing. Mr. Nelson stated that the developer is the one bringing people to the area, Greenwood would like to see the developer bring the ideas for the crossing. Mr. Bagatti asked for an explanation about the safe crossing. Mr. Seal discussed crossing busy streets at Purdue University. Mr. St. John stated that HAWK system might be overkill.

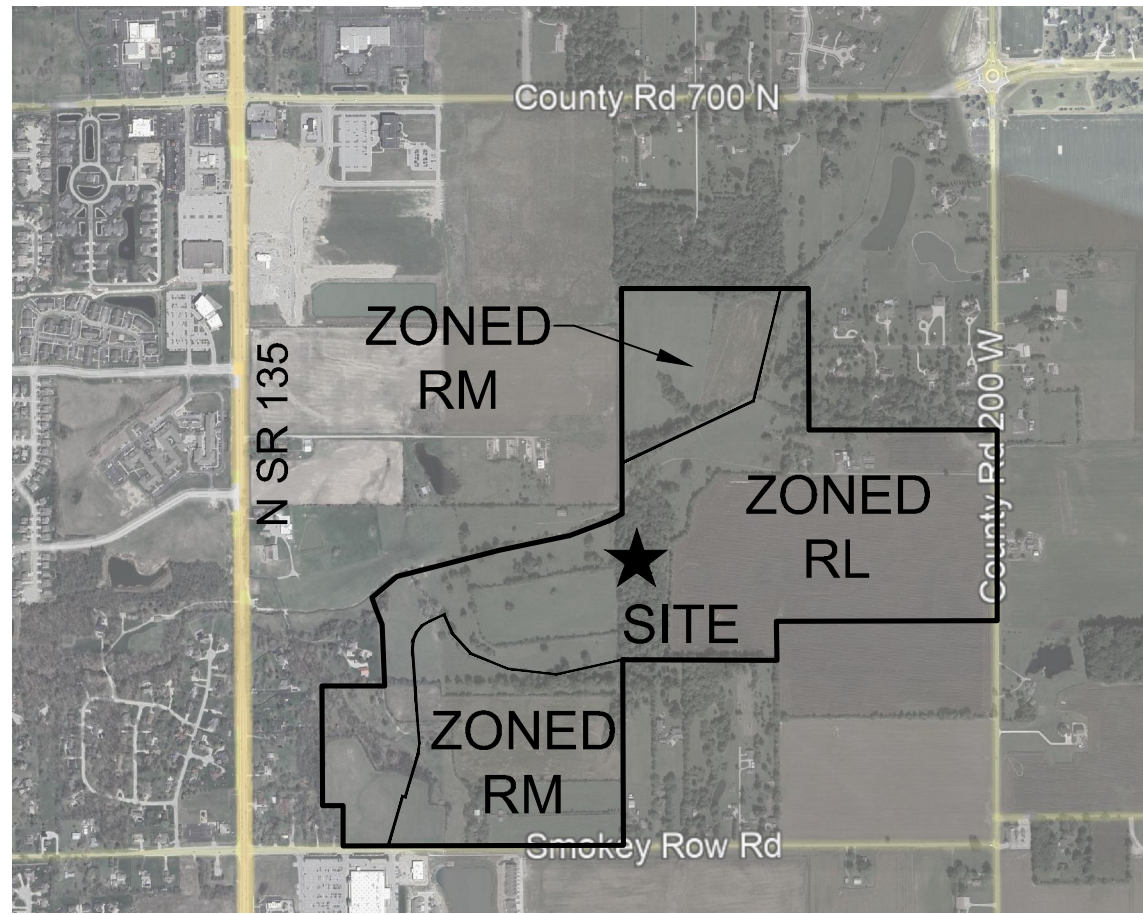
Mr. Nelson stated that it is the Parks Board that would approve Parks waivers.

City of Greenwood Technical Review Committee
Wednesday, May 1, 2024

Mr. Nelson moved to provide an unfavorable recommendation as the primary plat is not compliant with the subdivision control ordinance portion of Greenwood's Unified Development Ordinance as the plat is lacking compliance with recorded commitments, stormwater (needs waiver approval or needs to meet standards), minor streets connectivity to undeveloped tracks, street lights, block length breaks with trails, and traffic concerns seconded by Mr. St. John. All ayes. **MOTION CARRIES.**



Chairman



AREA MAP

LEGAL DESCRIPTION:

PART OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA BEING THAT TRACT OF LAND SHOWN ON A SURVEY CERTIFIED ON 03/15/2024 BY JOSHUA DAVID WERNER, PROFESSIONAL SURVEYOR, NUMBER LS21200020 UNDER WEIHE ENGINEERS INC. PROJECT NUMBER W230270, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13, THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION SOUTH 00 DEGREES 06 MINUTES 22 SECONDS WEST (BEARINGS ARE BASED ON THE INDIANA COORDINATE SYSTEM, EAST ZONE (NAD83(2011))) 1006.36 FEET TO A POINT BEING 1517.72 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER, SAID POINT BEING MARKED BY A MAG NAIL IN A WASHER STAMPED "NPES 20100076"; THENCE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SOUTH 89 DEGREES 49 MINUTES 09 SECONDS WEST 1587.73 FEET TO A POINT BEING 1109.46 FEET EAST OF THE WEST LINE OF SAID QUARTER AS MEASURED PARALLEL WITH SAID SOUTH LINE, SAID POINT BEING MARKED BY A REBAR WITH A PINK CAP STAMPED "NPES 20100076" (HEREINAFTER "NORTHPOINTE REBAR"); THENCE PARALLEL WITH THE WEST LINE OF SAID QUARTER SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST 284.35 FEET TO A SET FIVE-EIGHTHS-INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 00127" (HEREINAFTER "SET REBAR") ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 39 MINUTES 57 SECONDS WEST 1109.51 FEET TO A SET REBAR ON THE WEST LINE OF SAID QUARTER; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST 1337.32 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER BEING MARKED BY A MAG NAIL; THENCE ALONG THE SOUTH LINE OF SAID QUARTER SOUTH 89 DEGREES 54 MINUTES 35 SECONDS WEST 2019.75 FEET TO A SET MAG NAIL IN A WASHER STAMPED "WEIHE ENGR. 00127" (HEREINAFTER REFERRED TO AS "SET MAG NAIL"); THENCE PARALLEL WITH THE EAST LINE OF SAID QUARTER NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST 290.40 FEET TO A SET REBAR; THENCE PARALLEL WITH SAID SOUTH LINE SOUTH 89 DEGREES 54 MINUTES 35 SECONDS WEST 150.00 FEET TO A SET REBAR; THENCE PARALLEL WITH SAID EAST LINE NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST 889.93 FEET TO A POINT ON THE EXTENSION OF THE SOUTH LINE OF THE PONDER TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2017-008219 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE ALONG SAID SOUTH LINE AND THE EXTENSION THEREOF NORTH 89 DEGREES 37 MINUTES 59 SECONDS EAST PASSING THROUGH A NORTHPOINTE REBAR AT 0.93 FEET, A TOTAL DISTANCE OF 451.72 FEET TO A NORTHPOINTE REBAR; THENCE NORTH 02 DEGREES 27 MINUTES 35 SECONDS WEST 440.60 FEET TO A NORTHPOINTE REBAR; THENCE NORTH 20 DEGREES 21 MINUTES 48 SECONDS WEST 99.48 FEET TO A FENCE CORNER POST; THENCE NORTH 20 DEGREES 21 MINUTES 48 SECONDS WEST, PASSING THROUGH A SET REBAR AT 90.00 FEET, A TOTAL DISTANCE OF 110.66 FEET TO THE CENTER OF HONEY CREEK; THENCE ALONG THE CENTER OF HONEY CREEK THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 50 DEGREES 15 MINUTES 54 SECONDS EAST 232.39 FEET;
 - 2) NORTH 75 DEGREES 35 MINUTES 28 SECONDS EAST 762.36 FEET;
 - 3) NORTH 78 DEGREES 15 MINUTES 05 SECONDS EAST 520.87 FEET;
 - 4) NORTH 68 DEGREES 54 MINUTES 03 SECONDS EAST 315.53 FEET;
 - 5) NORTH 61 DEGREES 55 MINUTES 35 SECONDS EAST 94.75 FEET TO THE EAST LINE OF THE SAID SOUTHWEST QUARTER;
- THENCE ALONG SAID EAST LINE AND THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST, PASSING THROUGH A SET REBAR AT 44.09 FEET, A TOTAL DISTANCE OF 162.82 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION BEING MARKED BY A SET REBAR; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER NORTH 89 DEGREES 56 MINUTES 20 SECONDS EAST 1349.06 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER BEING MARKED BY A SET REBAR; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER SOUTH 00 DEGREES 05 MINUTES 08 SECONDS EAST 1018.81 FEET TO THE SOUTHWEST CORNER OF STONE RIDGE SUBDIVISION PER THE PLAT THEREOF RECORDED IN PLAT BOOK D, PAGES 102A AND 102B IN SAID RECORDERS OFFICE, SAID CORNER BEING MARKED BY A SET REBAR; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION AND THE EXTENSION THEREOF SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST 1357.11 FEET TO A SET MAG NAIL ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 11 MINUTES 59 SECONDS EAST 336.49 FEET TO THE POINT OF BEGINNING, CONTAINING 219.42 ACRES, 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

1. NO STRUCTURES, OR IMPROVEMENTS SHALL BE PERMITTED WITHIN THE LEGAL DRAIN EASEMENT. ALL UTILITIES, BUILDINGS, STRUCTURES, PLANTINGS, CROPS, TREES SHRUBS, AND WOODY VEGETATION GROWING, OR THE EASEMENT, OR DRAINAGE 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)
2. 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).
3. 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) 887-5607
KENNY DUNCAN

GREENWOOD ENGINEERING
300 S MADISON AVENUE
GREENWOOD, IN 46142
(317) 887-5230
MARK ST. JOHN

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
KEITH MEIER

TOWN OF BARGERSVILLE - WATER
24 NORTH MAIN STREET - PO BOX 24
BARGERSVILLE, IN 46106
(317) 422-3160
KEVIN KILLINGER

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

DUKE ENERGY
(812) 682-2007
JESSICA JACKSON
EMAIL: JESSICA.JACKSON@DUKE-ENERGY.COM
VECTREN ENERGY DISTRIBUTION
600 INDUSTRIAL DRIVE
FRANKLIN, IN 46131
(317) 736-2940
STEVE WASHBURN

AT&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
317-736-6174
KEVIN SHELLEY
SHELLEYK@JCRCMC.COM

CONSTRUCTION TIMELINE	
START CONSTRUCTION: JULY 2024	
END CONSTRUCTION: JUNE 2029	

PROPOSED CONDITIONS	
PROJECT AREA	219.42 AC
PROPOSED LOTS	328
PROPOSED DENSITY	1.49 LOTS/ACRE
COMMON AREA	93.83 AC

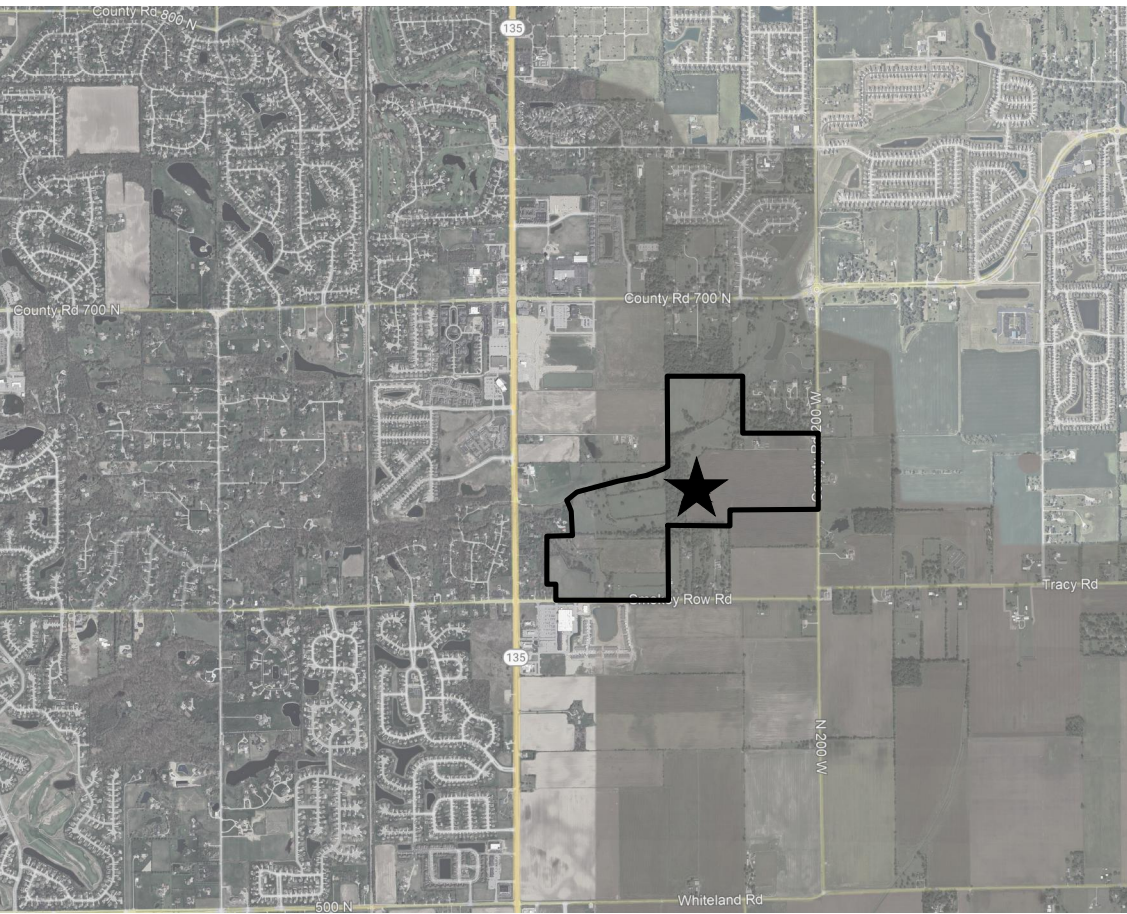
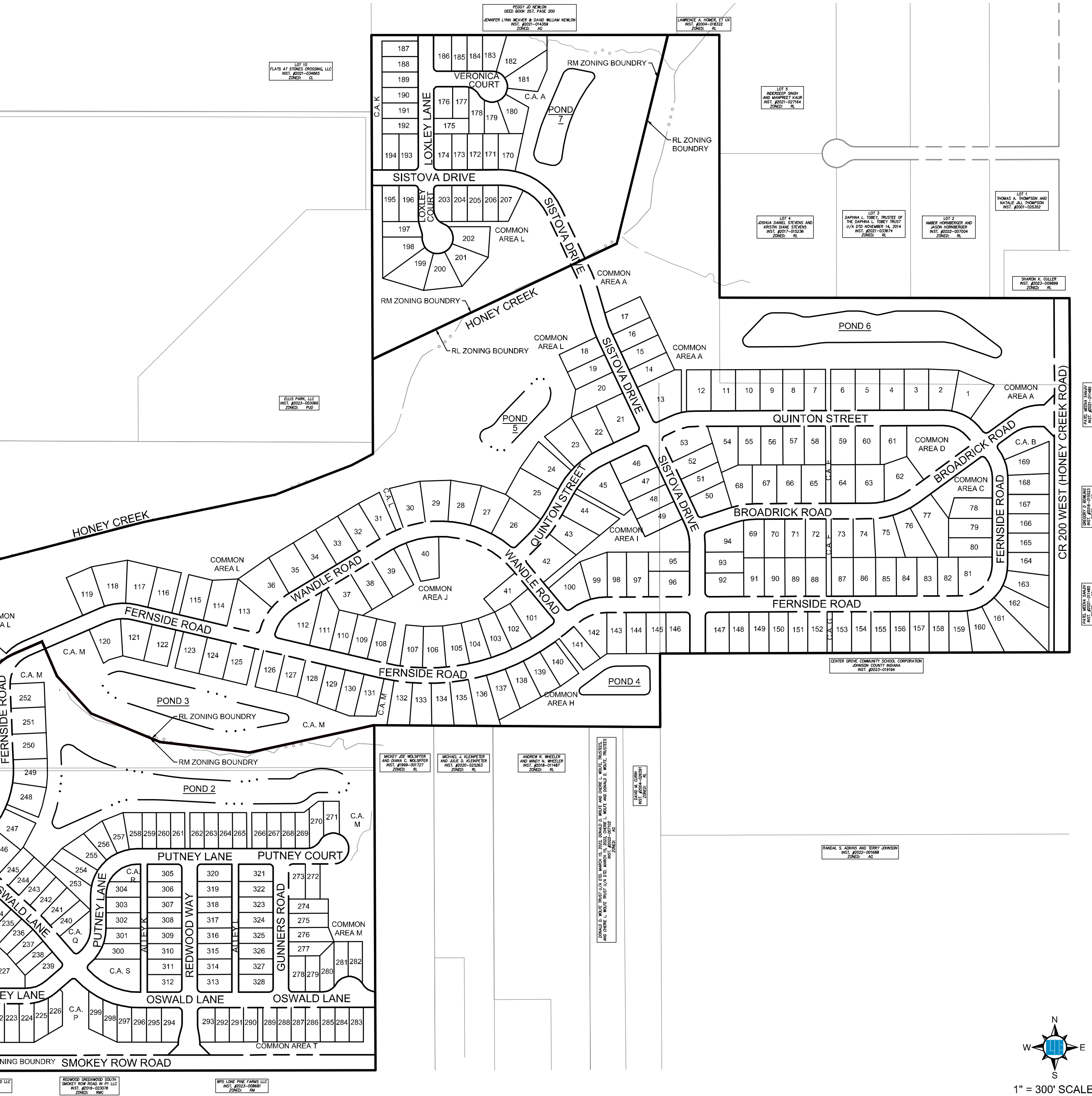
EXISTING ZONING*

EXISTING SITE ZONING IS A MIX OF:
RESIDENTIAL - LARGE LOT ZONE (RL)
RESIDENTIAL - MEDIUM LOT ZONE (RM)

*= ZONING PER ORDINANCE NO. 24-01 WITH COMMITMENTS
RECORDED UNDER INSTR. #2024003178 ON 03/08/2024

LOT STANDARDS	
RL	
PROPOSED MINIMUM LOT AREA:	12,000 SF
PROPOSED MINIMUM FRONT SETBACK:	30'
PROPOSED MINIMUM SIDE YARD SETBACK:	10'
PROPOSED MINIMUM LOT REAR YARD SETBACK:	25'
NUMBER OF LOTS:	190
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 - 55' LOTS:	
NUMBER OF LOTS:	109
RM - ALLEY LOTS:	
NUMBER OF LOTS:	29

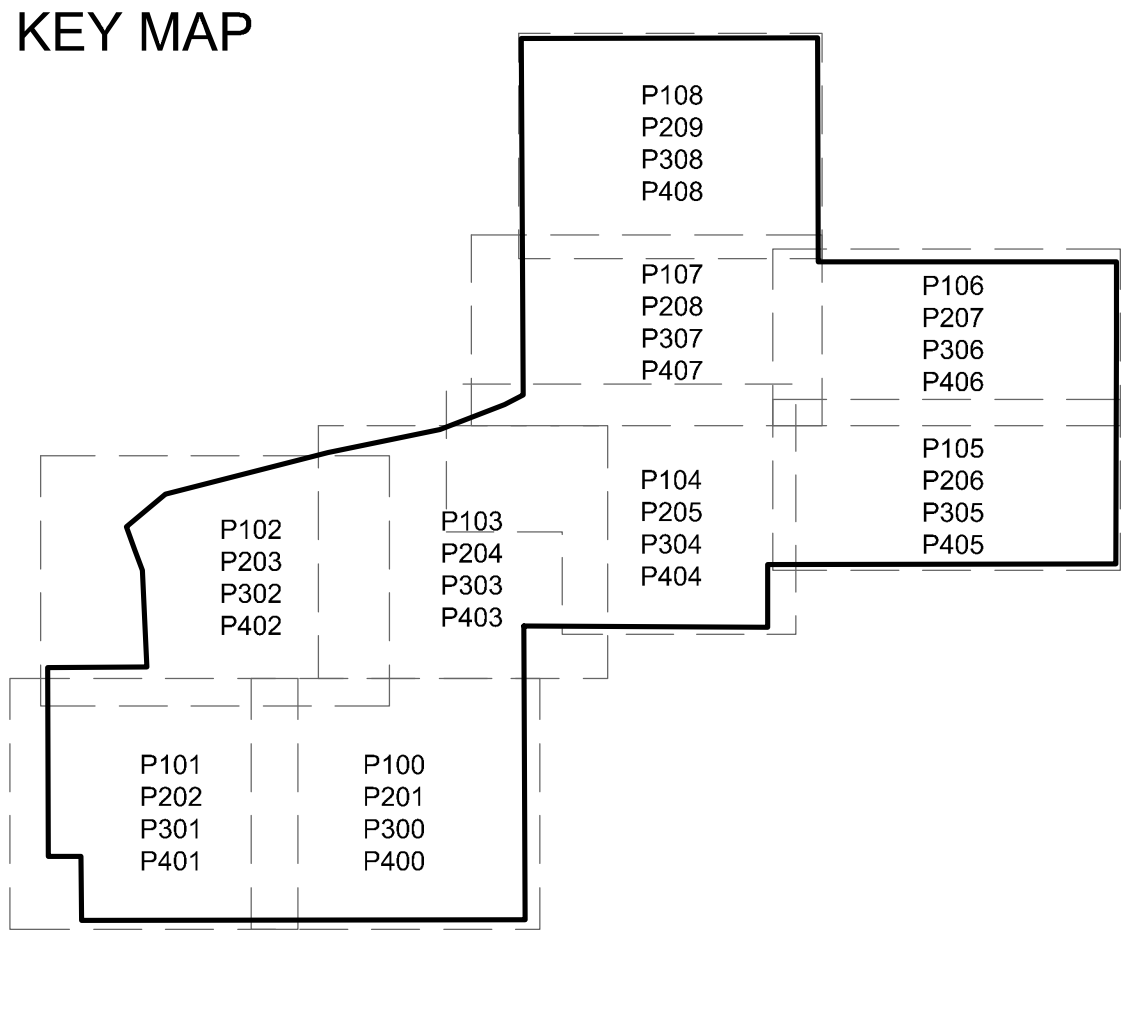
STREET LENGTHS	
FERNSIDE ROAD	5699'
BROADRICK ROAD	1575'
QUINTON STREET	2086'
SISTOVA DRIVE	2401'
WANDLE ROAD	1484'
OSWALD LANE	1748'
PUTNEY LANE	2114'
PUTNEY COURT	211'
REDWOOD WAY	830'
ALLEY K	556'
GUNNERS ROAD	556'
ALLEY L	556'
LOXLEY COURT	250'
LOXLEY LANE	553'
VERONICA COURT	264'



VICINITY MAP

★ PROJECT LOCATION

SHEET INDEX	
SHEET NO.	DESCRIPTION
P001	TITLE SHEET
P100-P108	EXISTING CONDITIONS
P200	OVERALL DEVELOPMENT PLAN
P201-P209	SITE PLAN
P300-P308	UTILITY PLAN
P400-P408	STREET TREE PLAN



STATEMENT OF USE

HONEY CREEK FARMS IS A 328 LOT MAJOR SUBDIVISION WITH ASSOCIATED ONSITE INFRASTRUCTURE.

DRAINAGE NARRATIVE

THE HONEY CREEK FARMS DEVELOPMENT IS PROPOSED TO BE A 328 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION THAT IS MASTERED 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 SEVEN (7) WET PONDS, BEFORE BEING OUTLET TO THE ULTIMATE OUTFALL LOCATION OF THE SITE, HONEY CREEK. ALL ONSITE RUNOFF OUTLETS TO HONEY CREEK IN THE EXISTING AND PROPOSED CONDITIONS.

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 28'-8" UNLESS OTHERWISE NOTED.
5. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
6. THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.
7. BUILDINGS SETBACK LINES WILL BE ESTABLISHED IN ACCORDANCE WITH GREENWOOD'S ZONING ORDINANCE.

LENNAR

PLANS PREPARED FOR
LENNAR HOMES OF INDIANA LLC.
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
TELEPHONE: (317) 339-9936
CONTACT PERSON: NEIL VANTREES, P.E.
EMAIL: NEIL.VANTREES@LENNAR.COM

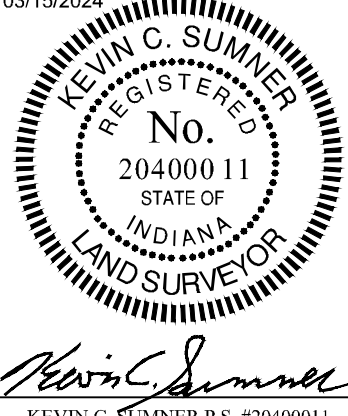
PLANS PREPARED BY
WEIHE ENGINEERS
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: SUMNERK@WEIHE.NET



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

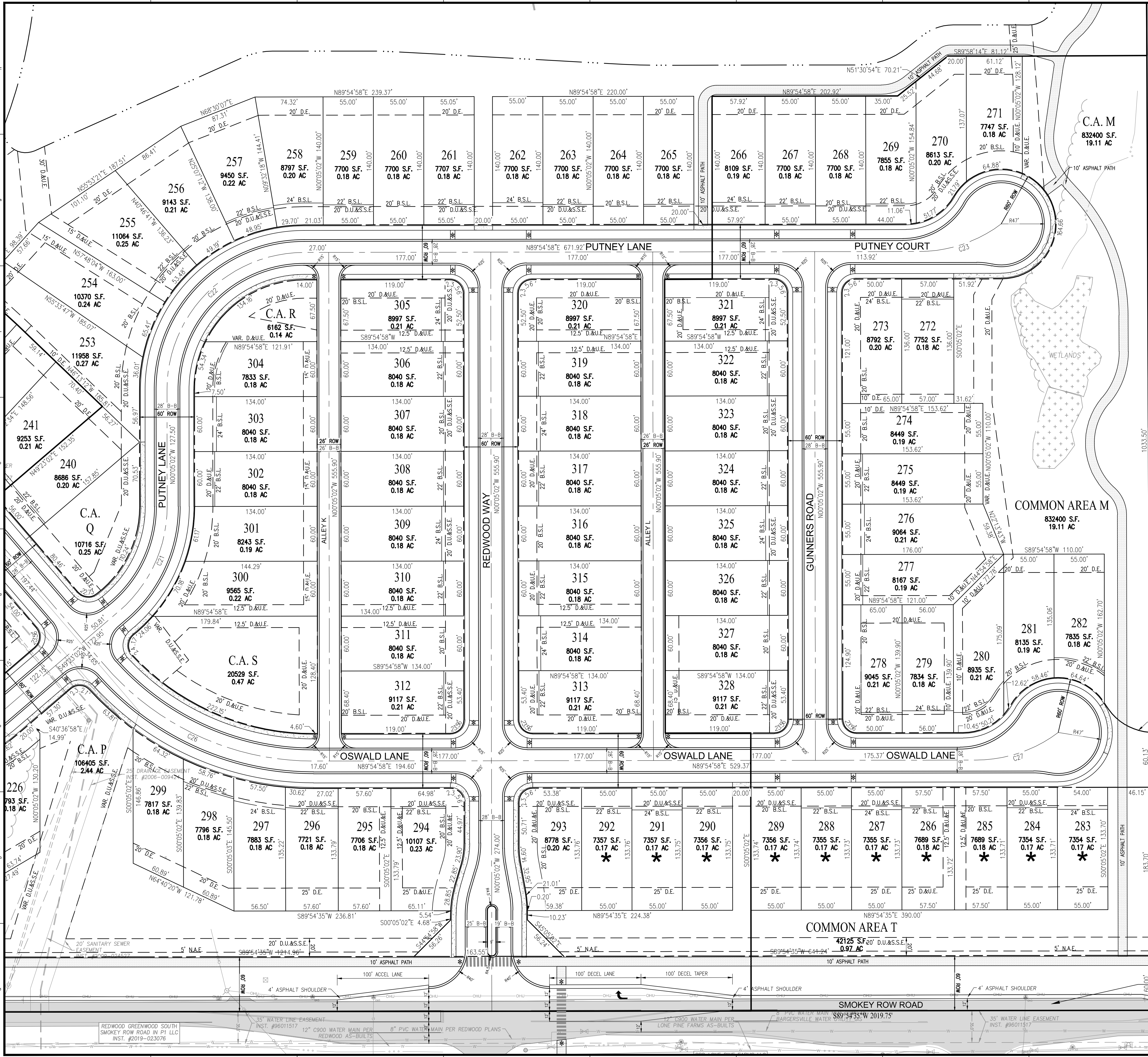
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

REVISIONS AND ISSUES	DATE	BY
1. REVISIONS PER ICSO PLANNING CITY ENGINEERING.	04/24/2024	BMV
2. REVISIONS PER ICSO COMMENTS.	05/29/2024	BMV
3. REVISIONS PER ICSO COMMENTS.	06/20/2024	BMV
4. REVISIONS PER ICSO COMMENTS.	07/10/2024	BMV
5. REVISIONS PER ICSO COMMENTS.	08/01/2024	BMV
6. REVISIONS PER ICSO COMMENTS.	09/02/2024	BMV
7. REVISIONS PER ICSO COMMENTS.	10/03/2024	BMV
8. REVISIONS PER ICSO COMMENTS.	11/04/2024	BMV
9. REVISIONS PER ICSO COMMENTS.	12/05/2024	BMV
10. REVISIONS PER ICSO COMMENTS.	01/06/2025	BMV



LENNAR

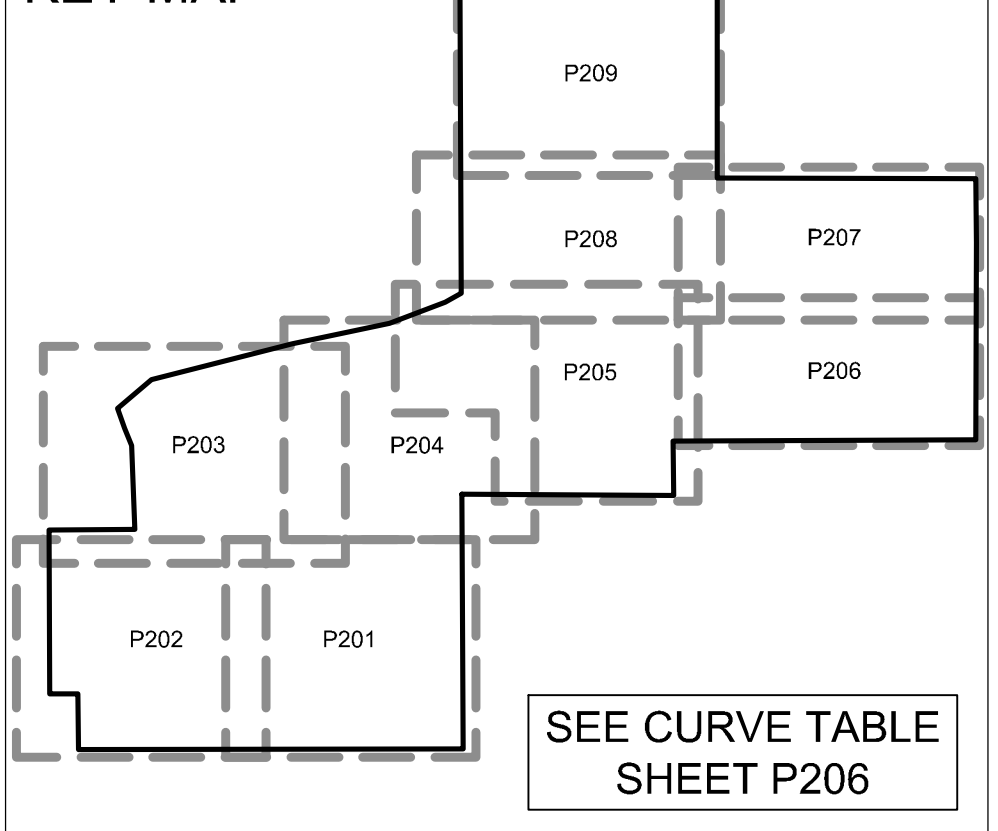
HONEY CREEK FARMS
1538 WEST SMOKEY ROW ROAD, GREENWOOD, IN 46143
TITLE SHEET
SHEET NO. **P001**
PROJECT NO. **W230270**



PROJECT BM

DNR TBM J03N0002 21, 2008
IN JOHNSON COUNTY, BARGERSVILLE QUADRANGLE, IN THE SW 1/4 OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 3 EAST, 2ND P.M., ABOUT 0.8 MILE SOUTH OF STONES CROSSING, AT THE STATE ROAD 135 BRIDGE OVER HONEY CREEK, SET IN THE TOP OF THE NORTHEAST CONCRETE WING WALL OF THE BRIDGE, 300 FEET SOUTH-SOUTHEAST OF A UTILITY POLE, ABOUT 15 FEET EAST OF THE EAST METAL GUARDRAIL, ALONG THE ROAD, ABOUT 10 FEET BELOW THE ROAD, 97 FOOT NORTH OF THE SOUTH FACE OF THE WINGWALL, 0.8 FOOT NORTHWEST OF THE SOUTHEAST FACE OF THE WINGWALL, 0.5 FOOT EAST OF THE EAST FACE OF THE EAST CONCRETE HEADWALL OF THE BRIDGE, A CUT AND CHISELED TRIANGLE.
REVISED 2ND ORDER ELEVATION 2014.
ELEV. 759.89 (NAVD 88)
SITE TBM #201
CUT "X" SET ON THE NORTHEAST SIDE OF A SANITARY SEWER MANHOLE CASTING ON THE NORTH SIDE OF HONEY CREEK, APPROXIMATELY 196 FEET WEST OF A BRANCH OF HONEY CREEK, AND APPROXIMATELY 1024 FEET EAST OF STATE ROAD 135.
ELEV. 756.08 (NAVD 88)
SITE TBM #202
CUT "X" SET ON THE SOUTHWEST SIDE OF A SANITARY SEWER MANHOLE CASTING ON THE SOUTHWEST SIDE OF HONEY CREEK, APPROXIMATELY 185 FEET EAST FROM A BRIDGE OVER HONEY CREEK ALONG A GRAVEL PATH THAT RUNS TO SOUTH HONEY CREEK ROAD AND BEING APPROXIMATELY 2,510 FEET WEST OF HONEY CREEK ROAD.
ELEV. 765.74 (NAVD 88)
SITE TBM #203
BENCHMARK SET ON THE WEST SIDE OF A UTILITY POLE ON THE EAST SIDE OF SOUTH HONEY CREEK ROAD, APPROXIMATELY 631 FEET NORTH OF THE DRIVEWAY AT 3481 SOUTH HONEY CREEK ROAD.
ELEV. 793.94 (NAVD 88)
SITE TBM #204
BENCHMARK SET ON THE NORTH SIDE OF A UTILITY POLE ON THE SOUTH SIDE OF WEST SMOKEY ROW ROAD, APPROXIMATELY 407 FEET WEST OF REDWOOD WAY, AND 514 FEET EAST OF THE EAST-MOST ENTRANCE TO KROGER.
ELEV. 794.93 (NAVD 88)

KEY MAP



PLANS PREPARED FOR
LENNAR

LENNAR HOMES OF INDIANA LLC.
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
TELEPHONE: (317) 339-9936
CONTACT PERSON: NEIL VANTREES, P.E.
EMAIL: NEIL.VANTREES@LENNAR.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

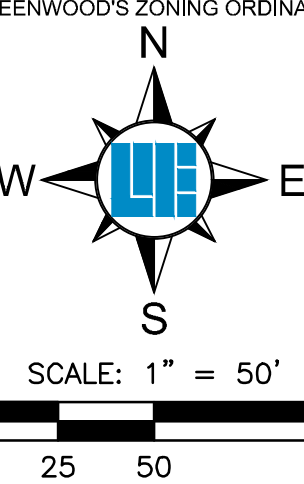
- = PROPERTY BOUNDARY
- = ADJOINER
- = RIGHT-OF-WAY LINE
- = BUILDING SETBACK LINE (B.S.L.)
- = EXISTING EASEMENT
- = EASEMENT
- = EXISTING OVERHEAD UTILITY & POLE
- = EXISTING TREE LINE
- = PROPOSED CURB
- = PROPOSED 5' CONCRETE WALK
- = PROPOSED 10' ASPHALT PATH
- = PROPOSED CENTERLINE
- = SECTION 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

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 28' B-B UNLESS OTHERWISE NOTED.
- ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
- THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.
- BUILDINGS SETBACK LINES WILL BE ESTABLISHED IN ACCORDANCE WITH GREENWOOD'S ZONING ORDINANCE.

LOTS DENOTED WITH *
FALL UNDER THE 20/20
OPTION (GREENWOOD
ZONING ORDINANCE
SEC. 10-06-03 A)

NOTE:
TYPICAL COUNTY ROAD OPTION #1
PER CITY OF GREENWOOD
STANDARDS TO BE CONSTRUCTED
ALONG THE NORTH SIDE OF
SMOKEY ROW ROAD FOR THE SITE
FRONTAGE. EXISTING ASPHALT TO
BE RECEIVED MILL AND OVERLAY
FROM THE CENTERLINE TO THE
NORTH EDGE OF ASPHALT.



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

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

PROJECT NO.: W230270
DWG NAME: W230270-P201 Site Plan
DESIGNED BY: JTO
DRAWN BY: BMW
CHECKED BY: KCS
DATE: 03/15/2024

REVISIONS AND ISSUES:
1. REVISIONS PER JCSC PLANNING CITY ENGINEERING.
2. AND GET COMMENTS
3. REVISIONS PER JCSC COMMENTS

DATE: 03/15/2024

REGISTERED
No. 20400011
STATE OF INDIANA
LAND SURVEYOR
Kevin C. Sumner, P.S.
Kevin C. Sumner, P.S. #2900011

LENNAR

PREPARED FOR:
HONEY CREEK FARMS
1538 WEST SMOKEY ROW ROAD, GREENWOOD, IN 46143
SITE PLAN
SHEET NO. **P201**
PROJECT NO. **W230270**

NOTE:
TYPICAL COUNTY ROAD OPTION #1 PER CITY
OF GREENWOOD STANDARDS TO BE
CONSTRUCTED ALONG THE NORTH SIDE OF
SMOKEY ROW ROAD FOR THE SITE FRONTAGE.
EXISTING ASPHALT TO BE RECEIVED MILL AND
OVERLAY FROM THE CENTERLINE TO THE
NORTH EDGE OF ASPHALT.

WILLIAM E. DORRELL & MOLLY E. DORRELL
DEED BOOK 120, PAGE 325

PATRICK C. SMITH AND SHAWN SMITH
INST. #2010-014965

BOWMAN FAMILY
RESIDENTIAL PROPERTY,
LLC
INST. #2022-002854

MAX B. WALKER AND PATRICIA J. WALKER
DEED BOOK 236, PAGE 947

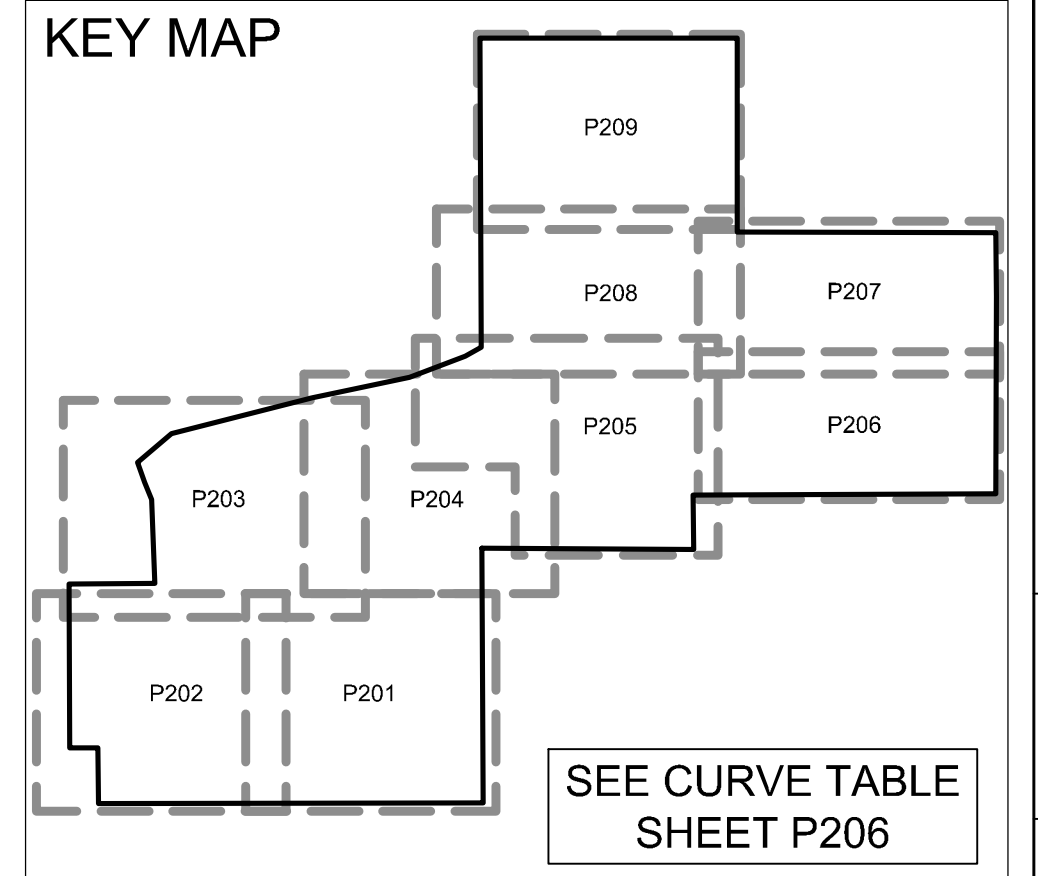
THE JOINT REVOCABLE TRUST AGREEMENT OF ARTHUR
AND JUDITH BECHERER DATED JULY 22, 2022
INST. #2022-021105

KROGER LIMITED PARTNERSHIP
INST. #2016-016107

BRADFORD JACOBS GREENWOOD LLC
INST. #2022-009386

REDWOOD GREENWOOD SOUTH
SMOKEY ROW ROAD IN P1 LLC
INST. #2019-023076

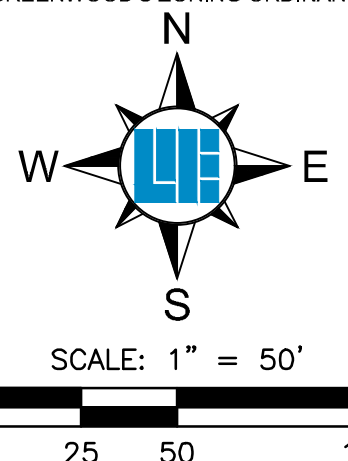
PROJECT BM
DNR TBM J03N0002 21, 2008
IN JOHNSON COUNTY, BURGESSVILLE QUADRANGLE, IN THE SW 1/4 OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 3 EAST,
2ND P.M., ABOUT 0.5 MILE SOUTH OF STONES CROSSING, AT THE STATE ROAD 135 BRIDGE OVER HONEY CREEK, SET IN
THE TOP OF THE NORTHEAST CONCRETE WING WALL OF THE BRIDGE, 30.0 FEET SOUTHEAST OF A UTILITY POLE
ABOUT 15 FEET EAST OF THE EAST METAL GUARDRAIL, ALONG THE ROAD, ABOUT 10 FEET BELOW THE ROAD, 0.7 FOOT
NORTH OF THE SOUTH FACE OF THE WINGWALL, 0.8 FOOT NORTHWEST OF THE SOUTHEAST FACE OF THE WINGWALL, 0.5
FOOT EAST OF THE EAST FACE OF THE EAST CONCRETE HEADWALL OF THE BRIDGE, A CUT AND CHISELED TRIANGLE.
REVISED 2ND ORDER ELEVATION 2014.
ELEV. 750.889 (NAVD 88)
SITE TBM #201
CUT "C" SET ON THE NORTHEAST SIDE OF A SANITARY SEWER MANHOLE CASTING ON THE NORTH SIDE OF HONEY CREEK
APPROXIMATELY 196 FEET WEST OF A BRANCH OF HONEY CREEK, AND APPROXIMATELY 1024 FEET EAST OF STATE ROAD
135.
ELEV. 756.68 (NAVD 88)
SITE TBM #202
CUT "C" SET ON THE SOUTHEAST SIDE OF A SANITARY SEWER MANHOLE CASTING ON THE SOUTHEAST SIDE OF HONEY
CREEK, APPROXIMATELY 185 FEET EAST FROM A BRIDGE OVER HONEY CREEK ALONG A GRAVEL PATH THAT RUNS TO
SOUTH HONEY CREEK ROAD AND BEING APPROXIMATELY 2,510 FEET WEST OF HONEY CREEK ROAD.
ELEV. 765.74 (NAVD 88)
SITE TBM #203
BENCHMARK SET ON THE WEST SIDE OF A UTILITY POLE ON THE EAST SIDE OF SOUTH HONEY CREEK ROAD,
APPROXIMATELY 631 FEET NORTH OF THE DRIVEWAY AT 3481 SOUTH HONEY CREEK ROAD.
ELEV. 793.94 (NAVD 88)
SITE TBM #204
BENCHMARK SET ON THE NORTH SIDE OF A UTILITY POLE ON THE SOUTH SIDE OF WEST SMOKEY ROW ROAD
APPROXIMATELY 407 FEET WEST OF REDWOOD WAY, AND 514 FEET EAST OF THE EAST-MOST ENTRANCE TO KROGER.
ELEV. 794.93 (NAVD 88)



PLANS PREPARED FOR
LENNAR
LENNAR HOMES OF INDIANA LLC,
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
TELEPHONE: (317) 339-9936
CONTACT PERSON: NEIL VANTREES, P.E.
EMAIL: NEIL.VANTREES@LENNAR.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 10' ASPHALT PATH
 - - - = PROPOSED CENTERLINE
 - - - = 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

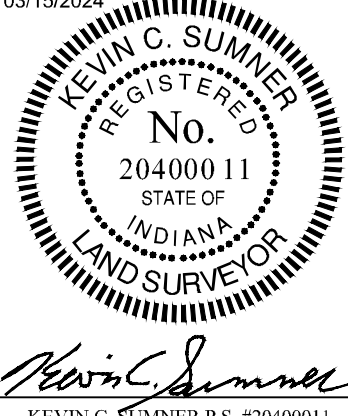
- NOTES**
1. THE DESIGN AND CONSTRUCTION OF THIS DEVELOPMENT SHALL COMPLY WITH THE CURRENT CITY OF GREENWOOD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS.
 2. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 15' RADIUS UNLESS OTHERWISE NOTED.
 3. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 60' UNLESS OTHERWISE NOTED.
 4. ALL INTERIOR STREET WIDTHS TO BE 28' B-B UNLESS OTHERWISE NOTED.
 5. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
 6. THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.
 7. BUILDING SETBACK LINES WILL BE ESTABLISHED IN ACCORDANCE WITH GREENWOOD'S ZONING ORDINANCE.



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

PREPARED FOR:
HONEY CREEK FARMS
1538 WEST SMOKEY ROW ROAD, GREENWOOD, IN
46143
SITE PLAN
SHEET NO.
P202
PROJECT NO.
W230270

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
1. REVISIONS PER JACO PLANNING CITY ENGINEERING.	04/24/2024	BMV	W230270
2. AND GET COMMENTS	05/29/2024	BMV	W230270
3. REVISIONS PER LVC COMMENTS			
DESIGNED BY			
CHECKED BY			
DATE			



LENNAR

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

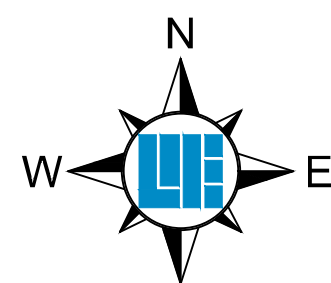
LENNAR®

PLANS PREPARED BY

	= 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 10' 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

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 28'-8" UNLESS OTHERWISE NOTED.
5. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
6. THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

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



811
Know what's below.
Call before you dig.

Within Indiana Call
11 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.

SEE BENCHMARK
SHEET P200-P202
SEE CURVE TABLE
SHEET P206

JACQUELINE BOWMAN PONDER
INST. #2017-008219

REMAINDER OF
BOWMAN FAMILY INVESTMENT PROPERTY, LLC
INST. #2023-007065

20' SANITARY SEWER EASEMENT
INST. #2009-024527

COMMON AREA L

1437465 S.F.
33.00 AC

COMMON AREA M

832400 S.F.
10 11 AC

POND 3

POND 2

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

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

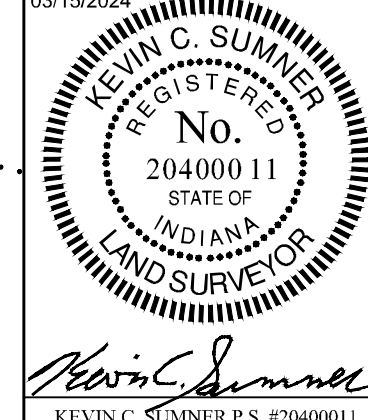
ALLAN H. WEIHE, P.E., L.S. - FOUNDER



WEIHE
ENGINEERS

and Surveying | Civil Engineering
| Landscape Architecture

Build with confidence.[™]

[illegible]

LENNAR®

PREPARED FOR: **HONEY CREEK FARMS**

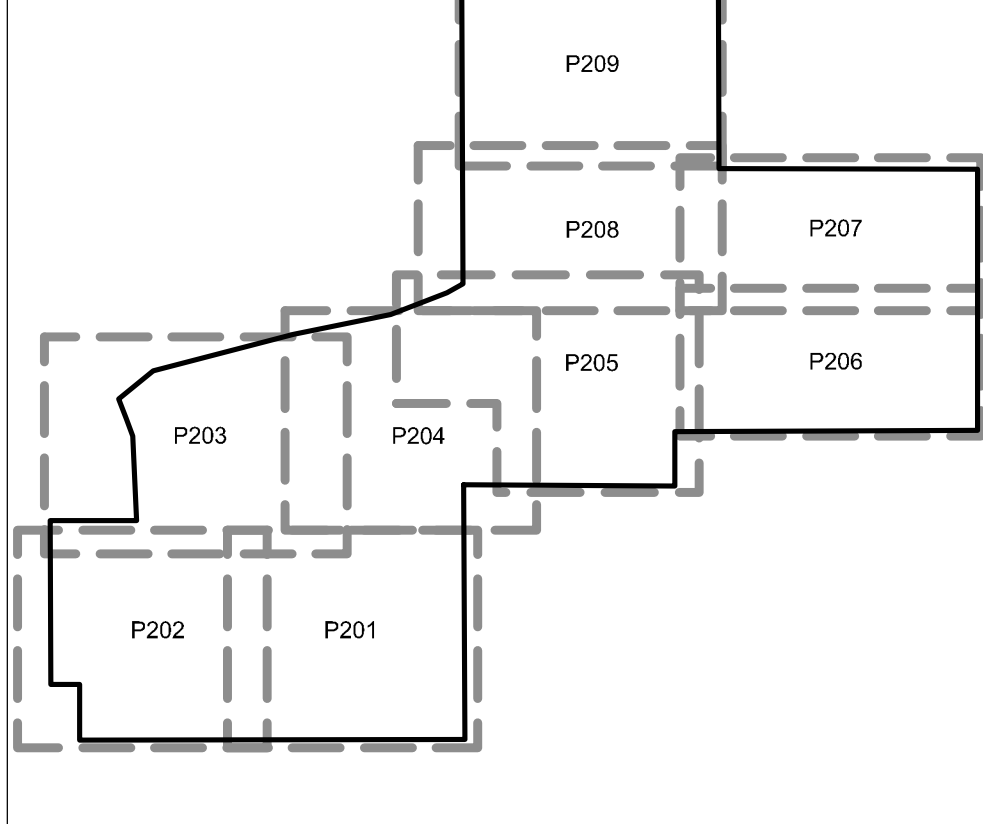
1538 WEST SMOKEY ROW ROAD, GREENWOOD, IN
46143

SITE PLAN

SHEET NO.
P203
PROJECT NO.
W230270

SEE BENCHMARK SHEET P200-P202, P206-P209
SEE CURVE TABLE SHEET P206

KEY MAP



PLANS PREPARED FOR

LENNAR

LENNAR HOMES OF INDIANA LLC,
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
TELEPHONE: (317) 339-9936
CONTACT PERSON: NEIL VANTREES, P.E.
EMAIL: NEIL.VANTREES@LENNAR.COM

PLANS PREPARED BY

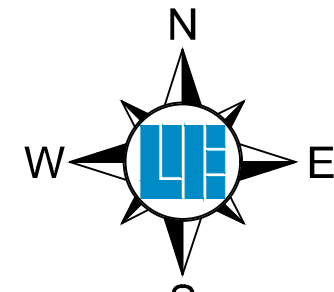
WEIHE ENGINEERS
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: SUMNERK@WEIHE.NET

NOTES

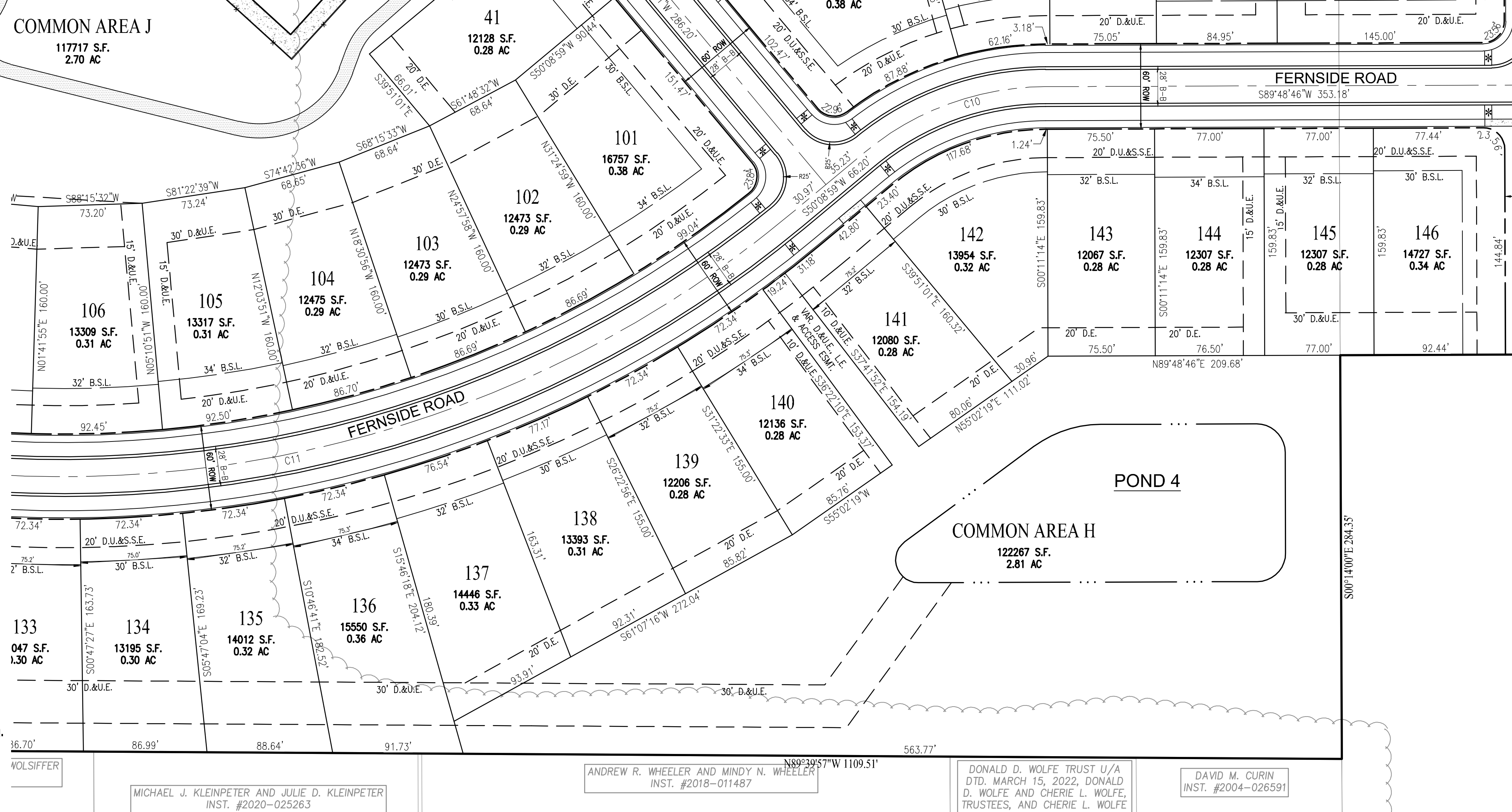
1. THE DESIGN AND CONSTRUCTION OF THIS DEVELOPMENT SHALL COMPLY WITH THE CURRENT CITY OF GREENWOOD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS.
2. ALL STREET RIGHT-OF-WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 15' RADIUS UNLESS OTHERWISE NOTED.
3. ALL INTERIOR RIGHT-OF-WAY WIDTHS TO BE 60' UNLESS OTHERWISE NOTED.
4. ALL INTERIOR STREET WIDTHS TO BE 28' B-B UNLESS OTHERWISE NOTED.
5. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
6. THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.
7. BUILDINGS SETBACK LINES WILL BE ESTABLISHED IN ACCORDANCE WITH GREENWOOD'S ZONING ORDINANCE.

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 10' 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



Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week,
PER INDIANA STATE LAW IC 8-1-20,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
UTILITY SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



REVISIONS AND ISSUES	DATE	BY
1. REVISIONS PER LSCC PLANNING CITY ENGINEERING	04/24/2024	BMV
2. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
3. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
4. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
5. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
6. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
7. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
8. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
9. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
10. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
11. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
12. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
13. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
14. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
15. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
16. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
17. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
18. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
19. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
20. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
21. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
22. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
23. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
24. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
25. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
26. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
27. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
28. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
29. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
30. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
31. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
32. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
33. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
34. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
35. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
36. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
37. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
38. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
39. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
40. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
41. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
42. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
43. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
44. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
45. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
46. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
47. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
48. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
49. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
50. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
51. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
52. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
53. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
54. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
55. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
56. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
57. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
58. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
59. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
60. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
61. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
62. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
63. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
64. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
65. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
66. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
67. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
68. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
69. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
70. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
71. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
72. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
73. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
74. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
75. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
76. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
77. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
78. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
79. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
80. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
81. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
82. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
83. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
84. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
85. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
86. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
87. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
88. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
89. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
90. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
91. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
92. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
93. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
94. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
95. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
96. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
97. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
98. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
99. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
100. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
101. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
102. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
103. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
104. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
105. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
106. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
107. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
108. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
109. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
110. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
111. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
112. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
113. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
114. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
115. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
116. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
117. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
118. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
119. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
120. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
121. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
122. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
123. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
124. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
125. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
126. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
127. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
128. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
129. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
130. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
131. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
132. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
133. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
134. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
135. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
136. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
137. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
138. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
139. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
140. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
141. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
142. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
143. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
144. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
145. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV
146. REVISIONS PER LSCC PLANNING CITY ENGINEERING	05/29/2024	BMV



LENNAR

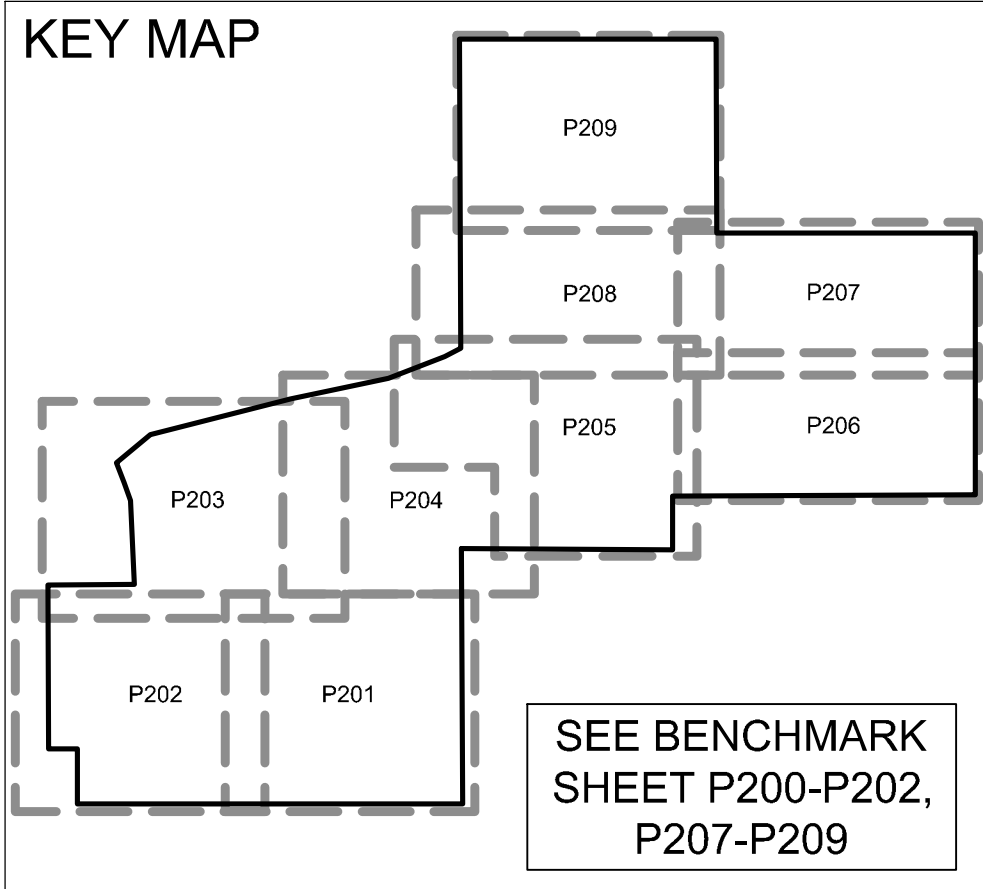
PREPARED FOR:
HONEY CREEK FARMS
1538 WEST SMOKEY ROW ROAD, GREENWOOD, IN
46143
SITE PLAN
SHEET NO.
P205
PROJECT NO.
W230270

WEIHE ENGINEERS
Land Surveying/Civil Engineering
Landscape Architecture
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

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C1	94.80'	150.00'	036°12'44"	N71° 53' 43"E	93.23'
C2	188.62'	300.00'	036°01'25"	N71° 48' 03"E	185.53'
C3	95.96'	300.00'	018°19'35"	N80° 38' 58"E	95.55'
C4	106.65'	150.00'	040°44'11"	S20° 15' 44"E	104.42'
C5	129.74'	150.00'	049°33'25"	S65° 24' 32"E	125.73'
C6	87.59'	200.00'	025°05'39"	N77° 15' 57"E	86.90'
C7	186.44'	300.00'	035°36'27"	N46° 54' 54"E	183.45'
C8	143.27'	500.00'	016°25'02"	N37° 19' 12"E	142.78'
C9	123.39'	150.00'	047°07'58"	S23° 40' 21"W	119.94'
C10	138.45'	200.00'	039°39'47"	S69° 58' 52"W	135.70'
C11	741.02'	800.00'	053°04'18"	S76° 41' 08"W	714.81'
C12	32.26'	400.00'	004°37'16"	N42° 09' 39"W	32.25'
C13	534.60'	400.00'	076°34'32"	N82° 45' 33"W	495.69'
C14	159.63'	200.00'	045°43'54"	S36° 05' 14"W	155.43'
C15	127.91'	200.00'	036°38'40"	S84° 53' 57"W	125.74'
C16	180.74'	150.00'	069°02'12"	N32° 03' 31"E	170.00'
C17	279.65'	330.11'	048°32'12"	N21° 49' 04"E	271.36'
C18	241.52'	150.00'	092°15'20"	N00° 01' 57"W	216.27'
C19	114.99'	150.00'	043°55'25"	N68° 07' 20"W	112.20'
C20	106.11'	150.00'	040°31'56"	S69° 39' 00"W	103.91'

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C21	129.51'	150.00'	049°28'04"	S24° 39' 00"W	125.52'
C22	235.62'	150.00'	090°00'00"	S44° 54' 58"W	212.13'
C23	96.53'	150.00'	036°52'18"	S71° 28' 55"W	94.87'
C24	13.01'	200.00'	003°43'35"	N45° 46' 05"W	13.01'
C25	36.73'	300.00'	007°00'55"	N44° 07' 26"W	36.71'
C26	259.01'	300.00'	049°28'04"	N85° 21' 00"W	251.04'
C27	96.53'	150.00'	036°52'12"	S71° 28' 52"W	94.87'
C28	79.54'	100.00'	045°34'23"	S67° 16' 51"E	77.46'
C29	98.24'	100.00'	056°17'12"	N28° 12' 38"W	94.34'
C30	254.41'	225.00'	064°47'09"	S57° 40' 27"E	241.08'
C31	54.98'	350.00'	009°00'04"	S20° 46' 51"E	54.93'
C32	70.51'	408.73'	009°53'03"	S21° 16' 13"E	70.42'
C33	23.63'	200.00'	006°46'05"	S21° 53' 50"E	23.61'
C34	63.97'	200.00'	018°19'33"	N09° 21' 01"W	63.70'

KEY MAP



PLANS PREPARED FOR

LENNAR

LENNAR HOMES OF INDIANA LLC.
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
TELEPHONE: (317) 339-9936
CONTACT PERSON: NEIL VANTREES, P.E.
EMAIL: NEIL.VANTREES@LENNAR.COM

PLANS PREPARED BY



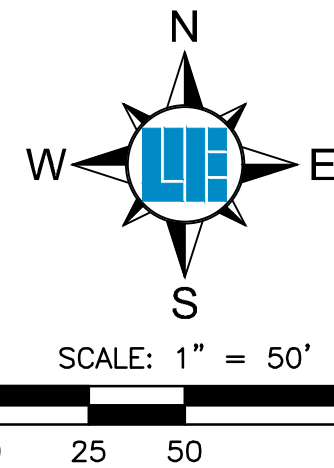
WEIHE ENGINEERS
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: SUMNERK@WEIHE.NET

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 28' B-B UNLESS OTHERWISE NOTED.
- ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
- THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.
- BUILDINGS SETBACK LINES WILL BE ESTABLISHED IN ACCORDANCE WITH GREENWOOD'S ZONING ORDINANCE.

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 10' 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



NOTE:
TYPICAL COUNTY ROAD OPTION #1 PER
CITY OF GREENWOOD STANDARDS TO
BE CONSTRUCTED ALONG THE WEST
SIDE OF HONEY CREEK ROAD FOR THE
SITE FRONTAGE.



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

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

Build with confidence.

REVISIONS AND ISSUES

DATE	BY	PROJECT NO.
04/24/2024	BMV	W230270
05/29/2024	BMV	W230270

DESIGNED BY: TPO
DRAWN BY: BMV
CHECKED BY: KCS
DATE: 03/15/2024

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

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

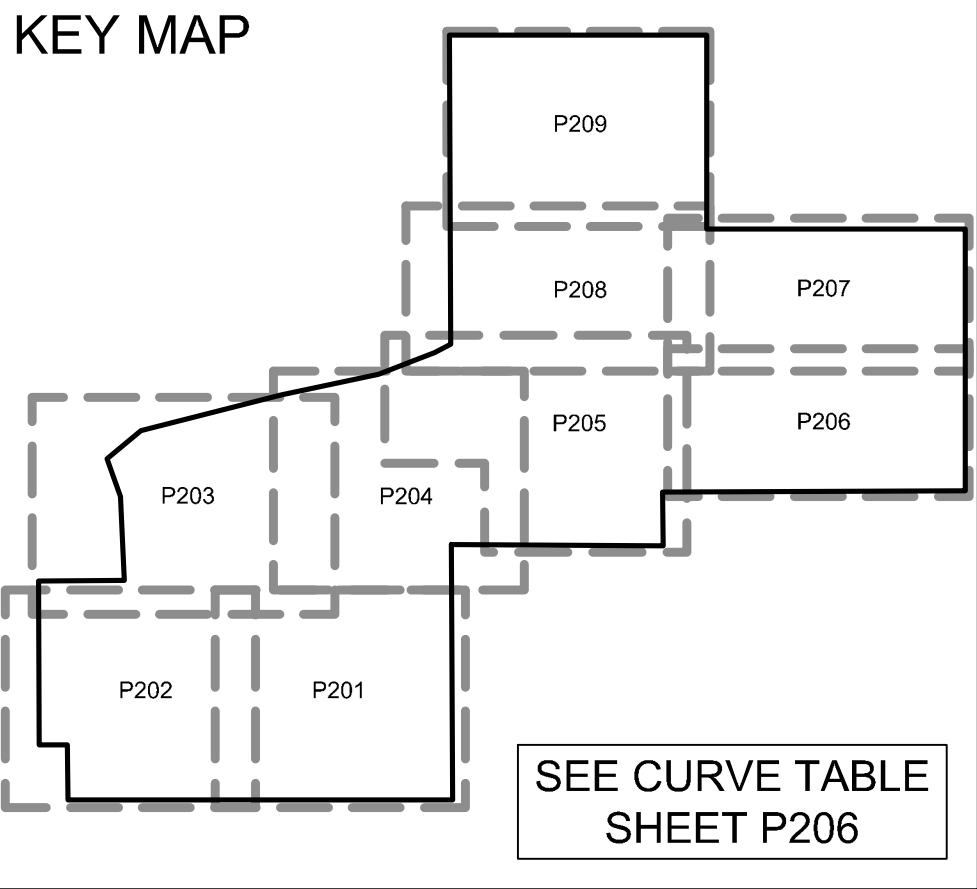
LENNAR

PREPARED FOR:
HONEY CREEK FARMS
1538 WEST SMOKEY ROW ROAD, GREENWOOD, IN
46143
SITE PLAN

SHEET NO.
P206
PROJECT NO.
W230270

PROJECT BM
DNR TBM J03N020 21, 2009
IN JOHNSON COUNTY, BARGERSVILLE QUADRANGLE, IN THE SW 1/4 OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 3 EAST, 2ND
P.M. ABOUT 0.8 MILE SOUTH OF STONES CROSSING, AT THE STATE ROAD 135 BRIDGE OVER HONEY CREEK, SET IN THE TOP OF
THE NORTHEAST CONCRETE WING WALL OF THE BRIDGE, 300 FEET SOUTHWEST OF A UTILITY POLE, ABOUT 15 FEET
EAST OF THE EAST METAL GUARDRAIL, ALONG THE ROAD, ABOUT 10 FEET BELOW THE ROAD, 1/2 FOOT NORTH OF THE SOUTH
FACE OF THE WINGWALL, 0.6 FOOT NORTHWEST OF THE SOUTHEAST FACE OF THE WINGWALL, 0.5 FOOT EAST OF THE EAST
FACE OF THE EAST CONCRETE HEADWALL, OF THE BRIDGE, A CUT AND CHECKED TRIANGLE.
REVISED 2ND ORDER ELEVATION 2014.
ELEV. 756.899 (NAVD 83)
SITE TBM #201
CUT "X" SET ON THE NORTHEAST SIDE OF A SANITARY SEWER MANHOLE, CASTING ON THE NORTH SIDE OF HONEY CREEK,
APPROXIMATELY 190 FEET WEST OF A BRANCH OF HONEY CREEK, AND APPROXIMATELY 1024 FEET EAST OF STATE ROAD 135.
ELEV. 756.899 (NAVD 83)
SITE TBM #202
CUT "X" SET ON THE SOUTHEAST SIDE OF A SANITARY SEWER MANHOLE, CASTING ON THE SOUTHEAST SIDE OF HONEY CREEK,
APPROXIMATELY 185 FEET EAST FROM A BRIDGE OVER HONEY CREEK ALONG A GRAVEL PATH THAT RUNS TO SOUTH HONEY
CREEK ROAD AND BEING APPROXIMATELY 2.510 FEET WEST OF HONEY CREEK ROAD.
ELEV. 765.74 (NAVD 83)
SITE TBM #203
BENCHMARK SET ON THE WEST SIDE OF A UTILITY POLE ON THE EAST SIDE OF SOUTH HONEY CREEK ROAD, APPROXIMATELY 631
FEET NORTH OF THE DRIVEWAY AT 3481 SOUTH HONEY CREEK ROAD.
ELEV. 763.34 (NAVD 83)
SITE TBM #204
BENCHMARK SET ON THE NORTH SIDE OF A UTILITY POLE ON THE SOUTH SIDE OF WEST SMOKEY ROW ROAD APPROXIMATELY 407
FEET WEST OF REDWOOD WAY, AND 514 FEET EAST OF THE EASTMOST ENTRANCE TO KROGER.
ELEV. 794.93 (NAVD 83)

KEY MAP



PLANS PREPARED FOR

LENNAR

LENNAR HOMES OF INDIANA LLC.
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
TELEPHONE: (317) 339-9936
CONTACT PERSON: NEIL VANTREES, P.E.
EMAIL: NEIL.VANTREES@LENNAR.COM

PLANS PREPARED BY



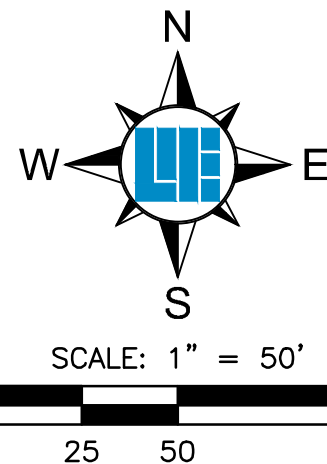
WEIHE ENGINEERS
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
CONTACT PERSON: KEVIN SUMNER, P.S.
EMAIL: SUMNERK@WEIHE.NET

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 28' B-B UNLESS OTHERWISE NOTED.
5. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
6. THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.
7. BUILDINGS SETBACK LINES WILL BE ESTABLISHED IN ACCORDANCE WITH GREENWOOD'S ZONING ORDINANCE.

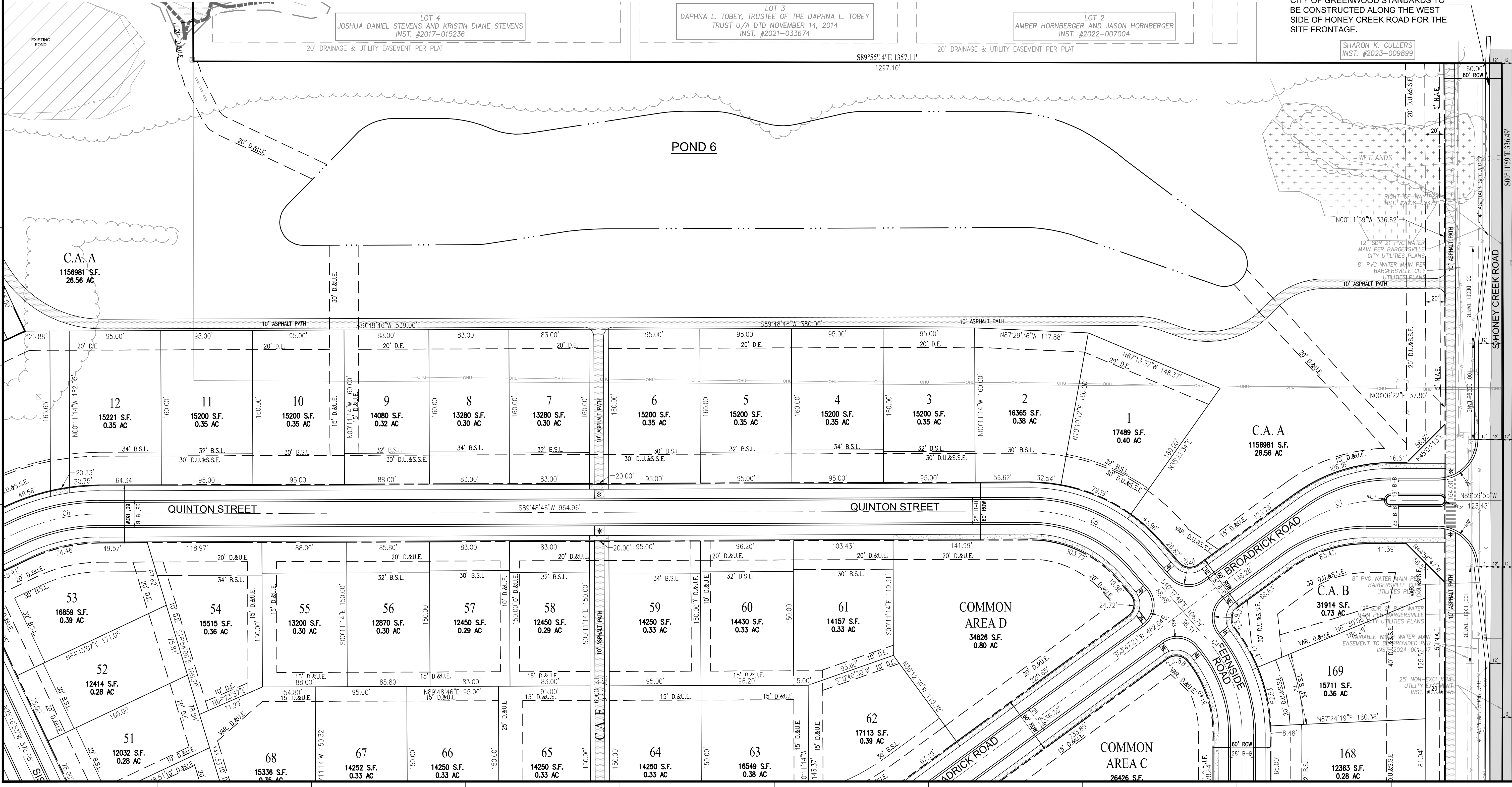
LEGEND

- = 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 10' 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



NOTE:
TYPICAL COUNTY ROAD OPTION #1 PER
CITY OF GREENWOOD STANDARDS TO
BE CONSTRUCTED ALONG THE WEST
SIDE OF HONEY CREEK ROAD FOR THE
SITE FRONTAGE.

SHARON K. CULLERS
INST. #2023-009899



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

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

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

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

Build with confidence.

PROJECT NO.	W230270
DWG NAME	W230270-P201 Site Plan
DESIGNED BY	KEVIN C. SUMNER
DRAWN BY	BMW
CHECKED BY	KCS
DATE	03/15/2024



LENNAR

HONEY CREEK FARMS

1538 WEST SMOKEY ROW ROAD, GREENWOOD, IN
46143

SITE PLAN

SHEET NO.
P207
PROJECT NO.
W230270

LOCATION: I:\2023\W230270 (Engineering)\plan\W230270-2021 Site Plan.dwg
DATE/TIME: May 28, 2024 - 5:47pm
PLOTED BY: weih

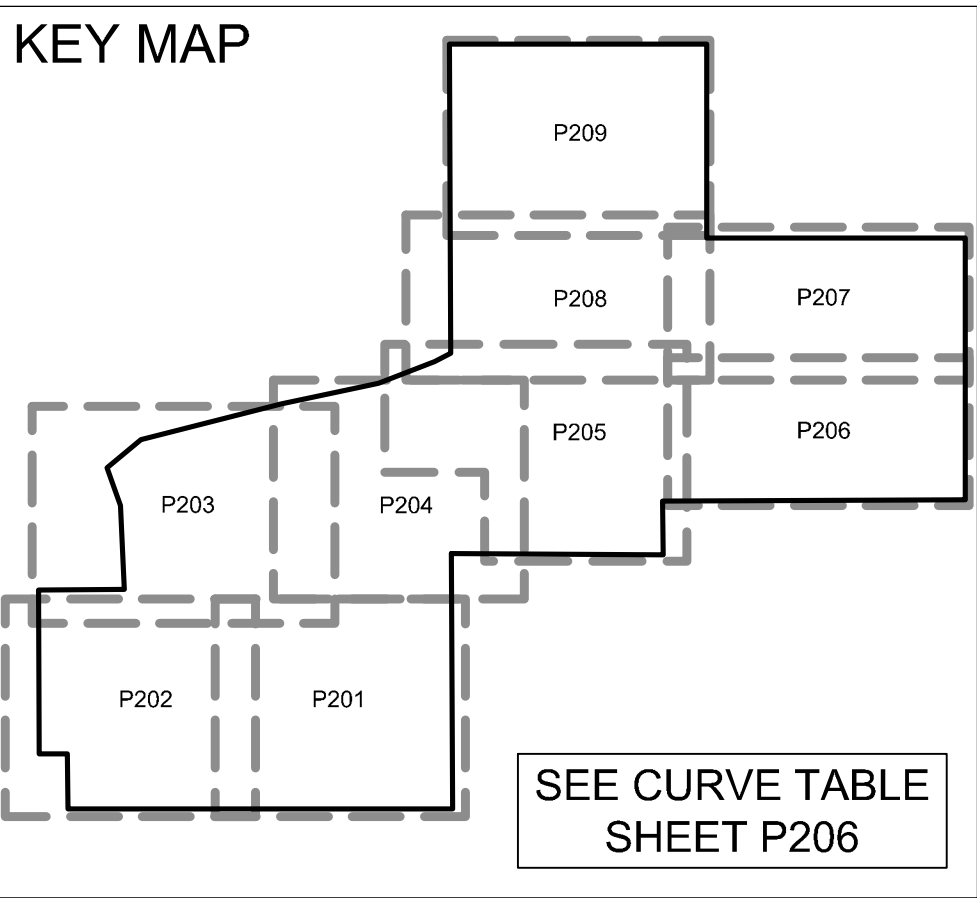
PROJECT BM
DNR TBM JOHNSONCO 21, 2009
IN JOHNSON COUNTY, BARGERSVILLE QUADRANGLE, IN THE SW ¼ OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 3 EAST, 2ND P.M. ABOUT 0.6 MILE SOUTH OF STONES CROSSING, AT THE STATE ROAD 135 BRIDGE OVER HONEY CREEK, SET IN THE TOP OF THE NORTHEAST CONCRETE WING WALL OF THE BRIDGE, 300 FEET SOUTH-SOUTHEAST OF A UTILITY POLE, ABOUT 19 FEET EAST OF THE EAST METAL GUARDRAIL, ALONG THE ROAD, ABOUT 10 FEET BELOW THE ROAD, 1/4 FOOT NORTH OF THE SOUTH FACE OF THE WINGWALL, 0.6 FOOT NORTHWEST OF THE SOUTHEAST FACE OF THE WINGWALL, 0.5 FOOT EAST OF THE EAST FACE OF THE EAST CONCRETE HEADWALL, OF THE BRIDGE, A CUT AND CHEELED TRIANGLE.
REVISED 2ND ORDER ELEVATION 2014.
ELEV. 756.899 (NAVD 83)

SITE TBM #201
CUT "X" SET ON THE NORTHEAST SIDE OF A SANITARY SEWER MANHOLE, CASTING ON THE NORTH SIDE OF HONEY CREEK, APPROXIMATELY 190 FEET WEST OF A BRANCH OF HONEY CREEK, AND APPROXIMATELY 1024 FEET EAST OF STATE ROAD 135.
ELEV. 756.899 (NAVD 83)

SITE TBM #202
CUT "X" SET ON THE SOUTHEAST SIDE OF A SANITARY SEWER MANHOLE, CASTING ON THE SOUTHEAST SIDE OF HONEY CREEK, APPROXIMATELY 185 FEET EAST FROM A BRIDGE OVER HONEY CREEK, ALONG A GRAVEL PATH THAT RUNS TO SOUTH HONEY CREEK ROAD AND BEING APPROXIMATELY 2.510 FEET WEST OF HONEY CREEK ROAD.
ELEV. 765.74 (NAVD 83)

SITE TBM #203
BENCHMARK SET ON THE WEST SIDE OF A UTILITY POLE ON THE EAST SIDE OF SOUTH HONEY CREEK ROAD, APPROXIMATELY 631 FEET NORTH OF THE DRIVEWAY AT 3481 SOUTH HONEY CREEK ROAD.
ELEV. 763.34 (NAVD 83)

SITE TBM #204
BENCHMARK SET ON THE NORTH SIDE OF A UTILITY POLE ON THE SOUTH SIDE OF WEST SMOKEY ROW ROAD APPROXIMATELY 407 FEET WEST OF REDWOOD WAY, AND 514 FEET EAST OF THE EASTMOST ENTRANCE TO KROGER.
ELEV. 794.93 (NAVD 83)



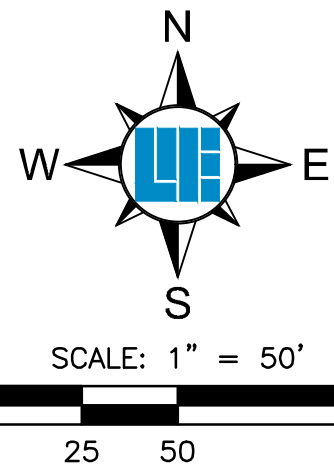
PLANS PREPARED FOR
LENNAR
LENNAR HOMES OF INDIANA LLC.
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
TELEPHONE: (317) 339-9936
CONTACT PERSON: NEIL VANTREES, P.E.
EMAIL: NEIL.VANTREES@LENNAR.COM

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



- 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 28' B-B UNLESS OTHERWISE NOTED.
 5. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
 6. THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.
 7. BUILDINGS SETBACK LINES WILL BE ESTABLISHED IN ACCORDANCE WITH GREENWOOD'S ZONING ORDINANCE.

- 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 10' 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



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

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

REVISIONS AND ISSUES	DATE	BY
1. REVISIONS PER LSCC PLANNING CITY ENGINEERING.	04/24/2024	BMV
2. REVISIONS PER LSCC COMMENTS	05/29/2024	BMV
3. REVISIONS PER LSCC COMMENTS	06/11/2024	BMV

PROJECT NO.: W230270
DWG NAME: W230270-P201 Site Plan
DESIGNER: KCS
DRAWN BY: BMV
CHECKED BY: KCS
DATE: 03/15/2024

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

LENNAR

HONEY CREEK FARMS
1538 WEST SMOKEY ROW ROAD, GREENWOOD, IN 46143
SHEET NO. **P208**
PROJECT NO. W230270

SITE PLAN
Part of Section 13, Township 13 North, Range 3 East, White River Township, Johnson County, Indiana