

## **NARRATIVE OF PROPOSED DETAILED PLAN/PRIMARY PLAT CHANGES**

**November 13, 2014**

The Petitioner, Heritage Brookhaven Development LLC, is seeking approval of a Detailed Plan/Primary Plat Amendment for part of the Heritage PUD. The Heritage PUD was adopted by the City of Franklin Common Council on March 10, 2003 as Ordinance No. 2003-02, recorded May 14, 2003 as Instrument #2003-01859 in the Office of the Johnson County Recorder. The subject area of the Detailed Plan/Primary Plat to be amended is bounded on the south by Brookshire Drive, on the north by Fieldstone Drive, on the east by Blackthorn Drive and on the west by Bridlewood Drive. It is legally described in Exhibit "A" attached hereto.

The subject area is shown as cross-hatched on the existing Detailed Plan attached hereto as Exhibit "B". There are 67 undeveloped lots depicted on the approved Detailed Plan/Primary Plat within the subject area. These undeveloped lots are currently subject to Area "A" development standards (see below), are generally 41' in width, and are designed to have rear-lot vehicular access (from an alley).

The proposed Amendment will not significantly affect the lot and street configuration, the overall project drainage plan, or the utilities. The Amendment would result in slightly larger lots, fewer lots, and no alleys. The revised lot layout for the subject area is depicted in the Amended Detailed Plan attached hereto as Exhibit "C".

The proposed Amendment would:

1. Reduce the number of lots from 67 to 55.
2. Increase the minimum lot width from 40' to 50'.
3. Eliminate the alleys.
4. Replace the existing Area "A" development standards with Area "B" development standards

Area "A" development standards will be replaced by Area "B" development standards listed below.

### **AREA "A" TRADITIONAL RESIDENTIAL DEVELOPMENT STANDARDS**

- a. Minimum lot width of 40 feet, measured at the right-of-way.
- b. Minimum lot area of 4,000 square feet.
- c. Minimum home size of 1,200 square feet single-story, and 1,500 square feet two-story.
- d. Additional living quarters will be permitted above any detached garage.
- e. Maximum height of accessory structures with additional living quarters at 25 feet.
- f. No driveways or garages shall be permitted to access or front onto dedicated roadways.
- g. A minimum of a "one way" alley, 12 feet in width, shall be provided behind all homes.
- h. All alleys that will serve "two way" traffic will be a minimum of 15 feet in width.
- i. All residences shall have a minimum of a two car garage plus two spaces between garage and alley to provide for adequate off street parking.
- j. All alley intersections shall have an adequate turning radius to accommodate trash trucks
- k. Mailboxes shall be located along the dedicated roadway, not alleyways

### **AREA "B" SMALL LOT SUBURBAN RESIDENTIAL DEVELOPMENT STANDARDS**

- a. Minimum lot width of 50 feet, measured at the right-of-way.
- b. Minimum lot area of 5,000 square feet.
- c. Minimum home size of 1,200 square feet single-story, and 1,800 square feet two-story.
- d. Front yard setbacks at (1) 20 feet for residence, (2) 25 feet for garages.

**In summary**, the Petitioner requests approval of the proposed changes in the Detailed Plan and Primary Plat for Heritage PUD to allow the submission of construction plans for 50'-wide lots with no alleys. In all regards other than the changes noted in this Narrative, The Heritage PUD shall remain the same.

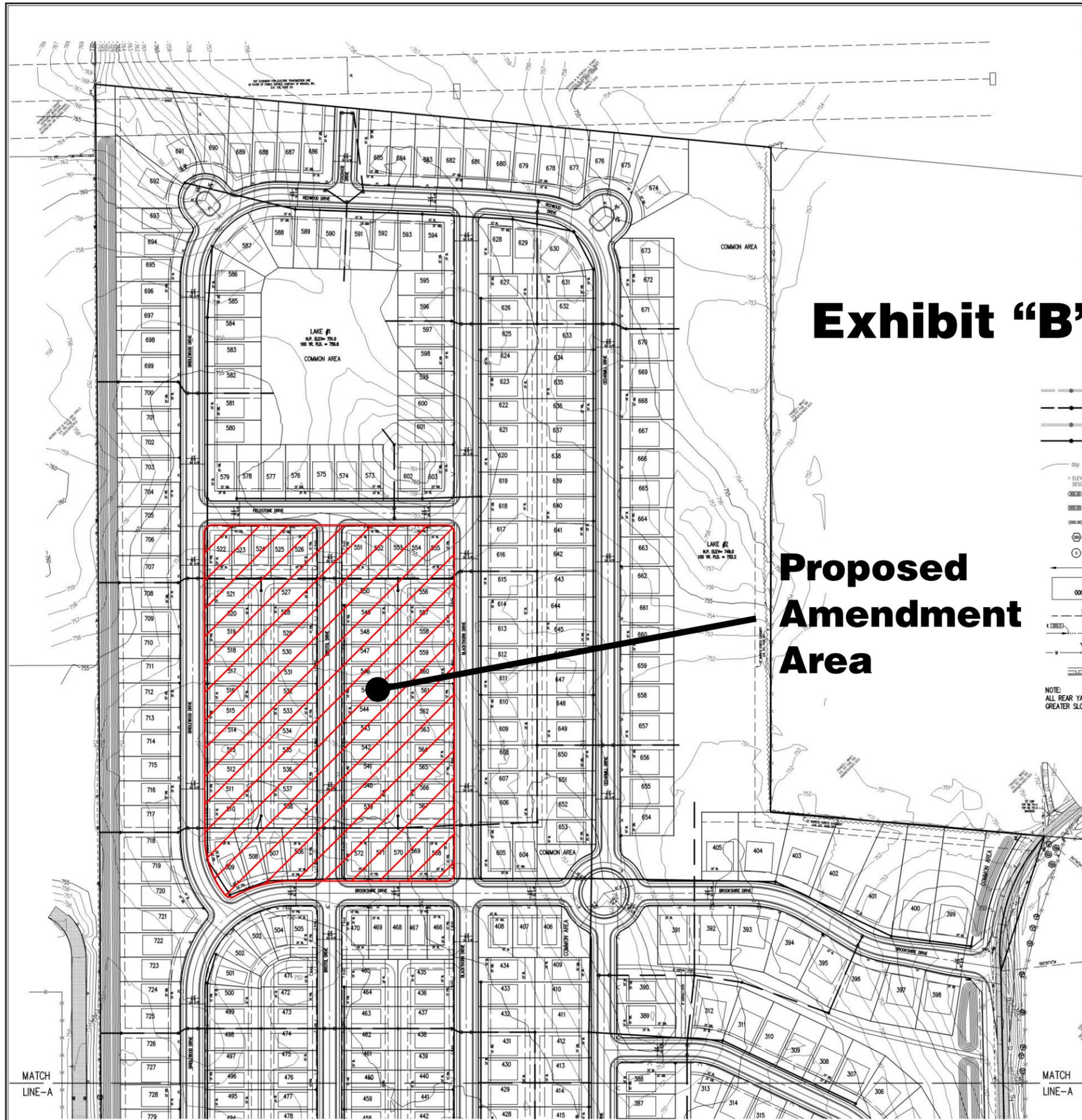
## EXHIBIT "A"

### Land Description

A part of the Southwest Quarter of the Southwest Quarter of Section 1 and part of the Northwest Quarter of Section 12, both being in Township 12 North, Range 4 East of the Second Principal Meridian, in Johnson County, Indiana, being more particularly described as follows:

BEGINNING at the Southwest Corner of the Southwest Quarter of the Southwest Quarter of said Section 1; thence North 00 degrees 19 minutes 56 seconds West (plat bearing, Heritage Section 3) along the West line of said Quarter Quarter a distance of 553.80 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 219.39 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 24.10 feet to a curve to the left having a radius of 14.00 feet, the radius point of which bears North 90 degrees 00 minutes 00 seconds East; thence southerly, southeasterly and easterly along said curve an arc distance of 21.99 feet to a point which bears South 00 degrees 00 minutes 00 seconds East from said radius point; thence North 90 degrees 00 minutes 00 seconds East a distance of 482.00 feet to a curve to the left having a radius of 14.00 feet, the radius point of which bears North 00 degrees 00 minutes 00 seconds East; thence easterly, northeasterly and northerly along said curve an arc distance of 21.99 feet to a point which bears North 90 degrees 00 minutes 00 seconds East from said radius point; thence North 90 degrees 00 minutes 00 seconds East a distance of 50.00 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 5.20 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 120.00 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 785.00 feet to a north line of Heritage Section 3, a subdivision in Johnson County, Indiana, the plat of which is recorded as Instrument Number 2005-28486 in the Office of the Recorder of Johnson County, Indiana, the next fifteen (15) courses being along the northerly lines thereof; (1) South 90 degrees 00 minutes 00 seconds West a distance of 106.00 feet to a curve to the right having a radius of 14.00 feet, the radius point of which bears North 00 degrees 00 minutes 00 seconds East; (2) westerly, northwesterly and northerly along said curve an arc distance of 21.99 feet to a point which bears South 90 degrees 00 minutes 00 seconds West from said radius point; (3) South 90 degrees 00 minutes 00 seconds West a distance of 50.00 feet to a non-tangent curve to the right having a radius of 14.00 feet, the radius point of which bears South 90 degrees 00 minutes 00 seconds West; (4) southerly, southwesterly and westerly along said curve an arc distance of 21.99 feet to a point which bears South 00 degrees 00 minutes 00 seconds East from said radius point; (5) South 90 degrees 00 minutes 00 seconds West a distance of 202.00 feet to a curve to the right having a radius of 14.00 feet, the radius point of which bears North 00 degrees 00 minutes 00 seconds East; (6) westerly, northwesterly and northerly along said curve an arc distance of 21.99 feet to a point which bears South 90 degrees 00 minutes 00 seconds West from said radius point; (7) South 90 degrees 00 minutes 00 seconds West a distance of 50.00 feet to a non-tangent curve to the right having a radius of 14.00 feet, the radius point of which bears South 90 degrees 00 minutes 00 seconds West; (8) southerly, southwesterly and westerly along said curve an arc distance of 21.99 feet to a point which bears South 00 degrees 00 minutes 00 seconds East from said radius point; (9) South 90 degrees 00 minutes 00 seconds West a distance of 41.00 feet to a curve to the left having a radius of 225.00 feet, the radius point of which bears South 00 degrees 00 minutes 00 seconds East; (10) westerly and southwesterly along said curve an arc distance of 121.11 feet to a point of reverse curvature of a curve having a radius of 14.00 feet, the radius point of which bears North 30 degrees 50 minutes 24 seconds West; (11) southwesterly, westerly and northwesterly along said curve an arc distance of 19.64 feet to a point which bears South 49 degrees 33 minutes 08 seconds West from said radius point; (12) South 49 degrees 52 minutes 12 seconds West a distance of 50.00 feet to a non-tangent curve to the right having a radius of 225.00 feet, the radius point of which bears North 49 degrees 37 minutes 22 seconds East; (13) northwesterly along said curve an arc distance of 7.00 feet to a point which bears South 51 degrees 24 minutes 18 seconds West from said radius point; (14) South 90 degrees 00 minutes 00 seconds West a distance of 173.85 feet; (15) South 89 degrees 44 minutes 02 seconds West a distance of 40.00 feet to the West line of the Northwest Quarter of said Section 12; thence North 00 degrees 15 minutes 58 seconds West along said West line a distance of 316.40 feet to the POINT OF BEGINNING.

Containing 16.541 acres, more or less.



VICINITY MAP  
SCALE: 1"=2000'

ASSUMED NORTH  
SCALE: 1"=100'

HOLEY MOLEY SAYS  
"DON'T DIG BLIND"  
"IT'S THE LAW"  
CALL 2 WORKING DAYS BEFORE YOU DIG  
1-800-382-5544  
CALL TOLL FREE  
PER INDIANA STATE LAW 15-59-1991,  
IT IS AGAINST THE LAW TO EXCAVATE  
WITHOUT NOTIFYING THE UNDERGROUND  
LOCATION SERVICE TWO (2) WORKING  
DAYS BEFORE COMMENCING WORK.

# Exhibit "B"

## Proposed Amendment Area

### GENERAL NOTES

- ALL GRADES AT BOUNDARY SHALL MEET EXISTING GRADES.
- IT SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO THIS PHASE OF WORK. IT SHALL ALSO BE THE SUBCONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATION OF EACH UTILITY BEFORE WORK IS STARTED. THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
- STANDARD SPECIFICATIONS FOR THE CITY OF FRANKLIN INDIANA SHALL APPLY FOR ALL SANITARY SEWERS AND STORM SEWERS.
- ANY PART OF THE SANITARY OR STORM SEWER TRENCHES RUNNING UNDER PAVED AREAS AND WITHIN 5' FROM EDGE OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
- THE SIZE AND LOCATION OF EXISTING UTILITIES SHOWN ARE PER INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. ALL UTILITY COMPANIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION FOR FIELD LOCATION OF SERVICES.
- SERVICE WALKS SHALL BE NON-REINFORCED CONCRETE 4" THICK AND 4' IN WIDTH.
- CONCRETE SERVICE WALK ACROSS FRONTAGE OF EACH LOT TO BE CONSTRUCTED BY OTHERS.
- EXPANSION JOINTS ARE TO BE PLACED AT ALL WALK INTERSECTIONS AND BETWEEN WALKS AND PLATFORMS. SIDEWALK SCORES ARE TO BE EQUALLY SPACED BETWEEN EXPANSION JOINTS, CONTRACTION JOINTS AND PERPENDICULAR SIDEWALKS AT 5' INTERVALS OR LESS WITH A CONTRACTION JOINT EVERY 20' OR LESS.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
- ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
- CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING TREES.
- REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD TILE CROSSES PROPOSED HOUSE PADS. ALL FIELD TILES INTERCEPTED TO BE PERPETUATED INTO STORM SEWER SYSTEM OR LAKE. THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
- ALL FILL AREAS SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY (ASTM D-1557). FILL UNDER THE FOOTING SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY (ASTM D-1557).
- TRAFFIC CONTROL BARRICADES ARE TO REMAIN DURING ALL CONSTRUCTION AND ALL TRAFFIC CONTROL AND STREET NAME SIGNAGE TO MEET MUTCD STANDARDS.

**LEGEND**

	Existing Storm Sewer
	New Storm Sewer
	Existing Sanitary Sewer
	New Sanitary Sewer (Letters are shown for reference only See Sanitary Plan & Profiles for Locations)
	Existing Contour
	Existing Elevation w/ description
	New Pavement Grade
	All Other Finish Grades
	Corrected Grades
	Storm Structure Number
	Sanitary Structure Number
	Flow Arrow
	Denotes Elevation and Approximate Pod Size
	6" Subsurface Drain (w/4" Lateral Connection)
	Swale (I)
	Water Main
	Handicap Ramp (at all street crossings)

NOTE:  
ALL REAR YARD SWALES ARE GRADED AT A 1% OR GREATER SLOPE UNLESS OTHERWISE NOTED.

- NOTE:
- BUILDING SETBACK LINES PER BROOKHAVEN PUD ZONING COMMITMENTS.
  - MINIMUM CURB RADII OF 25- FEET AT INTERSECTIONS

#### UTILITIES

Indiana Underground Utility Location Service (1-800-382-5544) was contacted on 13 Mar 03 for marking of utilities on 18 Mar 03 confirmation #A030072618-00A, #A030072640-00A, #A030072688-00A, #A030072706-00A, #A030072491-00A

Water Indiana American Water Company 110 South Park Boulevard Greenwood, Indiana 46143 317-881-0270 Ron Ballard Ext.#224 Diana Mercer Ext.#227	Maintains Storm Sewer Franklin Street Department 951 Hamilton Street Franklin, Indiana 46131 317-736-3660	Gas Vectren Energy Delivery 1630 North Meridian Street Indianapolis, Indiana 46202 800-777-2060
Telephone Sprint P.O. Box 248 Franklin, Indiana 46131 317-736-4863	Sanitary Sewer/Inspection of Storm Sewer Franklin Department of Public Works 796 South State Street Franklin, Indiana 46131 317-736-3640	Electric Cinergy 50 North Jackson Street Franklin, Indiana 46131 317-736-3716
	Cable Insight Communications 2520 Endress Place Greenwood, Indiana 46131 317-535-7288	

Utility Hotline: within Indiana 1-800-382-5544

Note  
The nature, size and location of utilities are per plans and locations provided by the respective utility companies. The above list constitutes some, if not all, of the utility companies which may provide service in the area of, and adjacent to, the subject project, based upon the information available through such plans and locations, and any incidental visual inspection. All utility companies should be notified prior to any excavation for field location of services and verification of size and nature of services.

REVISIONS:

**DAREN T. PITTMAN**  
REGISTERED  
No. 10000128  
STATE OF INDIANA  
PROFESSIONAL ENGINEER

*Daren T. Pittman*

DATE: July 22, 2003

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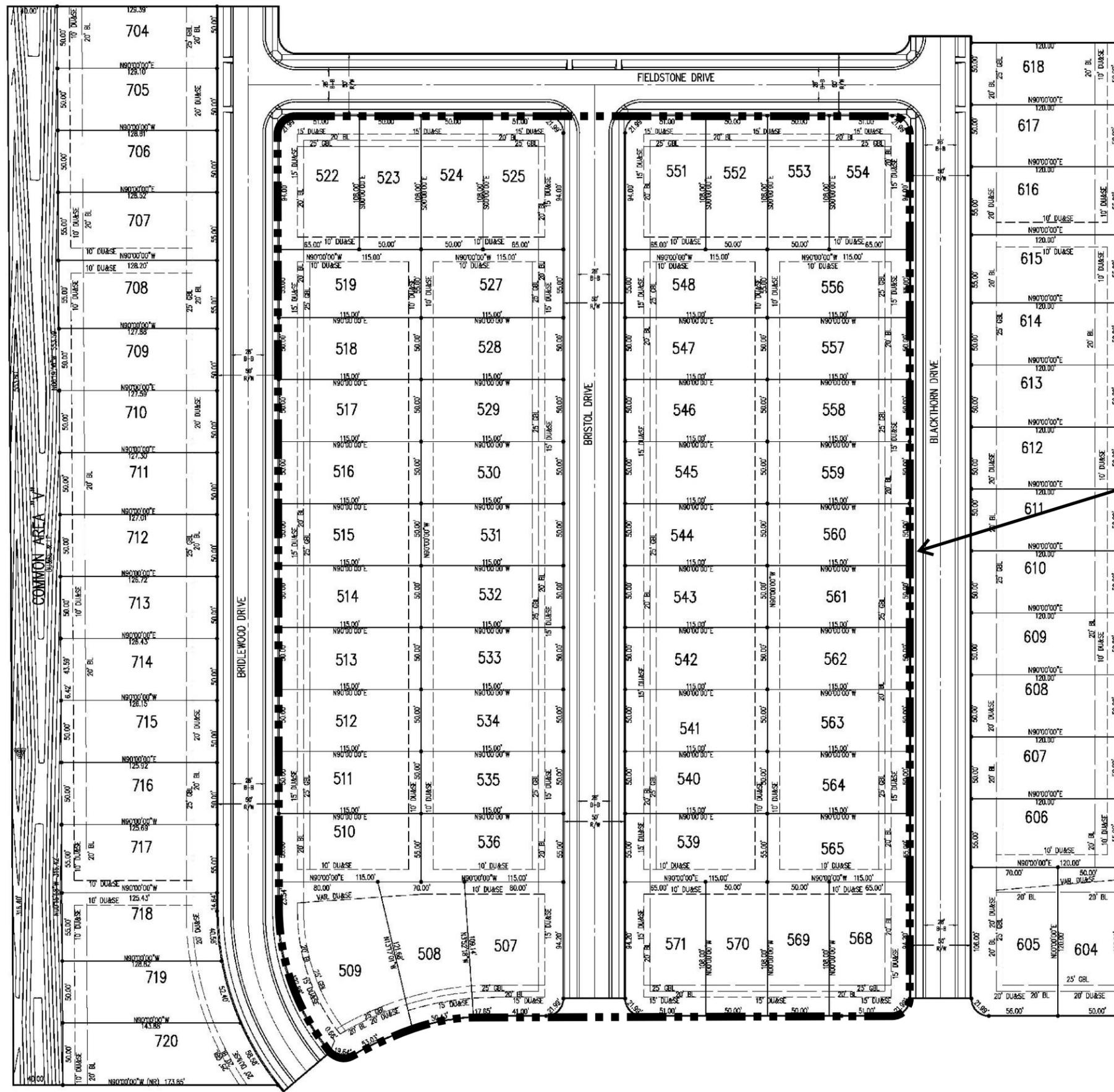
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HERITAGE  
CITY OF FRANKLIN, JOHNSON COUNTY  
HERITAGE ROAD / NORTH OF ARVIN DRIVE  
HERITAGE BROOKHAVEN DEVELOPMENT, LLC  
8653 BASH STREET, INDIANAPOLIS, INDIANA 46256

DATE: APRIL 2003 PROJECT NO.: 4569.001  
DRAWN BY: BGG CHECKED BY:  
SHEET TITLE: DETAILED PLAN REVISED 11/13/2014  
DRAWING FILES:  
FILE: R:\46\4569\001\dwg\Primary C101-3.dwg  
REF: R:\46\4569\001\dwg\grc base.dwg  
REF: R:\46\4569\001\dwg\4569001.dwg  
SHEET NO.: C101

FOR CONTINUATION SEE SHEET C102

11/13/2014



Proposed Amendment Area

Amendment Area to be subject to the development standards of Area "B" as defined in the Heritage PUD Ordinance, #2003-02, as amended

REVISIONS

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**HERITAGE - AMENDED  
DETAILED PLAN**  
HERITAGE BROOKHAVEN DEVELOPMENT LLC  
6925 E. 96TH ST., STE. 200, INDIANAPOLIS, IN 46250

DATE: 11/07/14	PROJECT NO.: 4569.106
DRAWN BY: BDP	CHECKED BY:
REVIEW TITLE:	
DRAWING FILES: T:\4\4568\105\pda\5693\05_B5.dwg SHP: T:\4\4568\105\pda\5693\05.dwg	
SHEET NO.:	
<b>EXHIBIT "C"</b>	