

BOARD OF PUBLIC WORKS AND SAFETY
Agenda Request Form

(Form B-01-2012)

Organizations and individuals are asked to submit a request form and supporting documents to be placed on the agenda. You will be contacted by the City confirming the date of the meeting in which your request will be heard. Please make sure that your contact information is accurate in case we need to get in touch with you. The Board of Works meets on the 1st and 3rd Monday of each month at 5:00 p.m. in City Hall located at 70 E. Monroe Street.

| | | | |
|--|---------------------------------------|---------------|--------------|
| Date Submitted: | 6/27/16 | Meeting Date: | 7/18/16 |
| Contact Information: | | | |
| Requested by: | Rich Trivett | | |
| On Behalf of Organization or Individual: | Rich Trivett | | |
| Telephone: | 317-437-0805 | | |
| Email address: | Trivett17@gmail.com | | |
| Mailing Address: | 1230 Maclaren CT Franklin IN 46131 | | |
| Describe Request: | | | |
| reimburse + removal of 3 street trees | | | |
| List Supporting Documentation Provided: | | | |
| Proof of Landscaping according to city ordinance and covenants Emails forcing me to plant 3 street trees and admission of mistake Cost of trees not counting labor to install plus \$100 delivery charge | | | |
| Who will present the request? | | | |
| Name: | Rich Trivett | Telephone: | 317-437-0805 |

In order for an individual and/or agency to be considered for new business on the Board of Works agenda, this reservation form and supporting documents must be received in the Mayor's office no later than 4:00 p.m. on the Wednesday before the meeting.

DeGeyter Custom Homes for Rich and Jayne - per print

David DeGeyter Phone: 317-496-9256

Main Level 2050, 678 second, 400 porch, 660 garage 600 basement unfinished

Section I: Excavation, Grading, Landscaping

| | <u>Expected Cost</u> |
|--|----------------------|
| Lot Price: | 0 |
| Architect fees | 0 |
| Survey | 600 |
| House stake and final survey | |
| Finish Grade | 1200 |
| Landscaping | |
| Ground Cover | 500 |
| Seeded and straw | |
| Trees and Shrubs - Per covenants | 1500 |
| Permits | |
| Building and drive | 750 |
| Sewer tap fee | 1875 |
| Water tap fee | 1175 |
| Cleaning: | |
| Dumpster, toilet and job site cleaning | 1800 |

Section II: Concrete and Masonry work

| | <u>Expected Cost</u> |
|--|----------------------|
| Foundation and Basement | 27000 |
| Includes | |
| Footers and Piers | |
| Pea fill and backfill for garage: | |
| Garage Floor - 4" thick per plans | |
| Silt Fence | 300 |
| Stoops, Porches and walks - 4" thick per plans | |
| Front Porch - per plan | 500 |
| Driveway | 5000 |
| sideload | |
| Back stoop | 150 |
| Front Walk - 4' wide, 4" thick | 1200 |
| Public Walk - 4' wide, 4" thick | 1500 |
| Back patio concrete | 1200 |
| Brick and Stone | |
| Brick | 8500 |
| 23500 brick | |
| Angle Irons | 400 |
| standard brick | |
| Sand | 500 |
| Mortar | 800 |
| Misc items, wall ties etc. | 250 |
| Address Block | 100 |
| Stucco | |
| optional | |
| Masonry Labor | |
| Brick | 10000 |

Section III: Framing

| | <u>Expected Cost</u> |
|----------------------|----------------------|
| Framing Materials: | 27000 |
| Framing Labor: | 19200 |
| with covered patio | |
| Screen Patio | Material and labor |
| Finished Floors: | |
| Carpet: | 6000 |
| Twist fiber | |
| Special flooring: | 5000 |
| Vinyl in water areas | |
| Owner Assisted | |

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF THE MaCLAREN MANOR at the LEGENDS SUBDIVISION

A. Residential Setback Requirements.

(i) Front Setbacks. Unless otherwise provided in these restrictions or on the recorded Plat, all dwelling houses and above-ground structures shall be constructed or placed on residential lots in the Development so as to comply with the set-back lines, as established on the Plat of the Development.

(ii) Side Yards. Unless otherwise provided in these restrictions or on the recorded Plat, all dwelling houses and above-ground structures shall be constructed or placed on residential lots in the Development at a minimum distance of fifteen (15) between structures with no structure less than five (5) feet from the side yard lot line, so as to comply with the set-back lines, as established on the Plat of the Development

(iii) Rear Yards. Unless otherwise provided in these restrictions or on the recorded Plat, all dwelling houses and above-ground structures shall be constructed or placed on residential lots in the Development so as to comply with the set-back lines, as established on the Plat of the Development

B. Mailboxes and Landscaping. Any mailboxes must be approved by the Committee as to size, location, height, and composition before it may be installed. A standard mailbox design will be established by the Committee. Address numbers shall be permanently affixed on each mailbox in a manner consistent with the requirements of the Committee. Mailbox placement may be undertaken without special review if the proposed type and placement conforms to the standard design. Each Residence Unit shall contain a minimum of twelve (12) bushes or similar plants with a minimum height of 18 inches and at least two (2) deciduous trees having a caliper of not less than two inches.

C. Exterior Construction. The finished exterior of every building constructed or placed on any lot in the Development shall be of material consisting of stone, brick and Hardiplank siding and shall not consist of tar paper rollbrick siding, vinyl siding, T-111 plywood sheet, or aluminum siding, or any other similar material. All driveways must be concrete.

D. Garages Required. All residential dwellings in the Development shall include an enclosed attached two-car garage minimum.

E. Heating Plants. Every Residence Unit in the Development must contain a heating plant, installed in compliance with the required codes, and capable of providing adequate heat for year-round human habitation of the house.

From: Alex Getchell <agetchell@franklin.in.gov>
To: "rtrivett@juno.com" <rtrivett@juno.com>
Cc:
Date: Wed, 10 Dec 2014 20:52:34 +0000
Subject: Street Trees
Mr. Trivett,

I did some looking into the PUD requirements for Maclaren Manor and the building permits for your home and each new home since. The PUD ordinance requires a minimum of 2 trees, and 12 bushes (shrubs) for each lot. The PUD ordinance does not specifically address street trees.

There have been five new single family home permits pulled since yours; each and every one has the same requirement, to plant a minimum of 2 trees and 12 bushes, as required by the PUD ordinance. Your permit only required the 3 street trees. I do not know why the person reviewing your permit required the street trees, and did not require the 2 trees and 12 shrubs. My guess, is just an honest mistake. Your permit (2011) was the first permit pulled in Maclaren Manor since July 2006, and most of the other newer subdivisions only have a requirement for street trees. The building inspector, who is in charge of issuing the final certificate of occupancy, would have only gone off the condition that was attached to the permit by the planning staff.

Sorry for any confusion or distress this issue may have caused you. If you have any additional questions, please let me know.

Thanks,



Alex Getchell
Associate Planner
City of Franklin
70 E. Monroe Street
Franklin, IN 46131
P: [877.736.3631](tel:877.736.3631)
F: [317.736.5310](tel:317.736.5310)
agetchell@franklin.in.gov

Alex, Thank you for replying so quickly. I guess my question is why I was required to plant 3 street trees with a 2" caliper minimum before I could move in. I was told this was the requirement for not only our addition but for the city of Franklin with no exception on all new houses being built. Now I am the only house with street trees that I didn't want and that cost me \$1000 which I didn't have. How does this make any sense? I tried to plant smaller trees in the yard and was told by the inspector that if he came out 1 more time and it wasn't correct that I would be fined and charged additional cost for further inspections.

This doesn't seem fair or logical to me.

If this was an oversight, would the city like to reimburse me for the trees that I didn't want but was forced to purchase?

Mr. Trivett,

Before a Certificate of Occupancy can be issued, all items required by the building permit must be met; in your case, the permit stated 3 street trees were required. Additionally, the zoning ordinance requires ALL new broad leaf/deciduous trees to be 2-1/2 inch caliper at time of planting. (All shrubs are to be 18 inches in height at time of planting.) Therefore, the Building Inspector was not able to issue your C/O, because, as you have admitted, 1) you did not plant the number of trees required by, and written on the permit (see attached), 2) the trees were not planted in the location specified, and 3) the trees did not meet the caliper requirement.

The reason you were warned of a possible fine and re-inspection fee, was because you continued to disregard the requirements of the permit and Building Inspector, resulting in multiple inspections and wasted time. My records indicate the Building Inspector conducted a final inspection on 5/11/12, and a second final inspection on 5/25/12 with a note that the "trees still need planted." It wasn't until a third final inspection was conducted on 6/18/12, that the trees were finally planted as indicated on the permit, and the inspector was able to issue the C/O on 6/19/12.

We only now know, that the Building Inspector was given incorrect information about what trees & shrubs were required, by an individual who no longer works for the City. Maclaren Manor is an anomaly in the City; typically, one street tree is required for every 35' of lot road frontage, or any portion thereof, throughout the City. In Maclaren Manor, two trees and twelve shrubs are required, instead.

Regardless of whether they were supposed to be three street trees, or two trees and twelve 18" shrubs, all the trees and/or shrubs were required to be planted prior to the Building Inspector issuing a Certificate of Occupancy and you moving in.

Yesterday, on the phone, you mentioned you paid \$750 for the three trees; you would likely be looking at, at least \$250-\$300 for twelve shrubs (\$20-25/ea.), if you planted them yourself. It appears the costs would have been similar, if not cheaper for the third street tree versus what is required with twelve shrubs (and two trees).

If you have further issues or concerns, please direct them to my boss and the City Engineer, Travis Underhill. I have carbon-copied him on to our e-mail string. You can also reach him by phone, by calling the Department of Planning & Engineering at (317) 736-3631. Thank you and have a nice day,



Alex Getchell
Associate Planner
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agetchell@franklin.in.gov



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ROOT STIMULATOR when transplanting. **\$189⁹⁵**

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Plus installation and \$100 delivery charge and tax