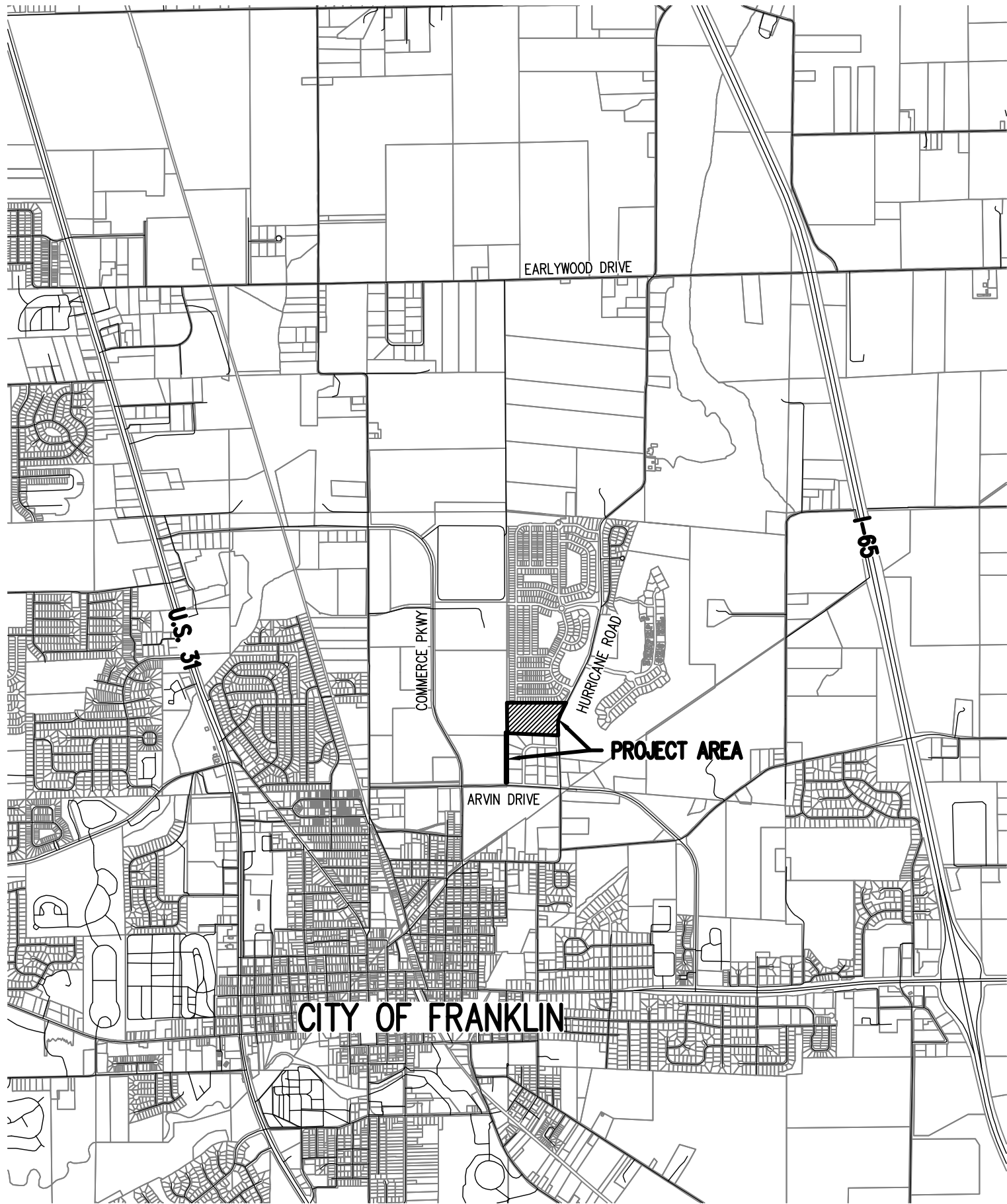
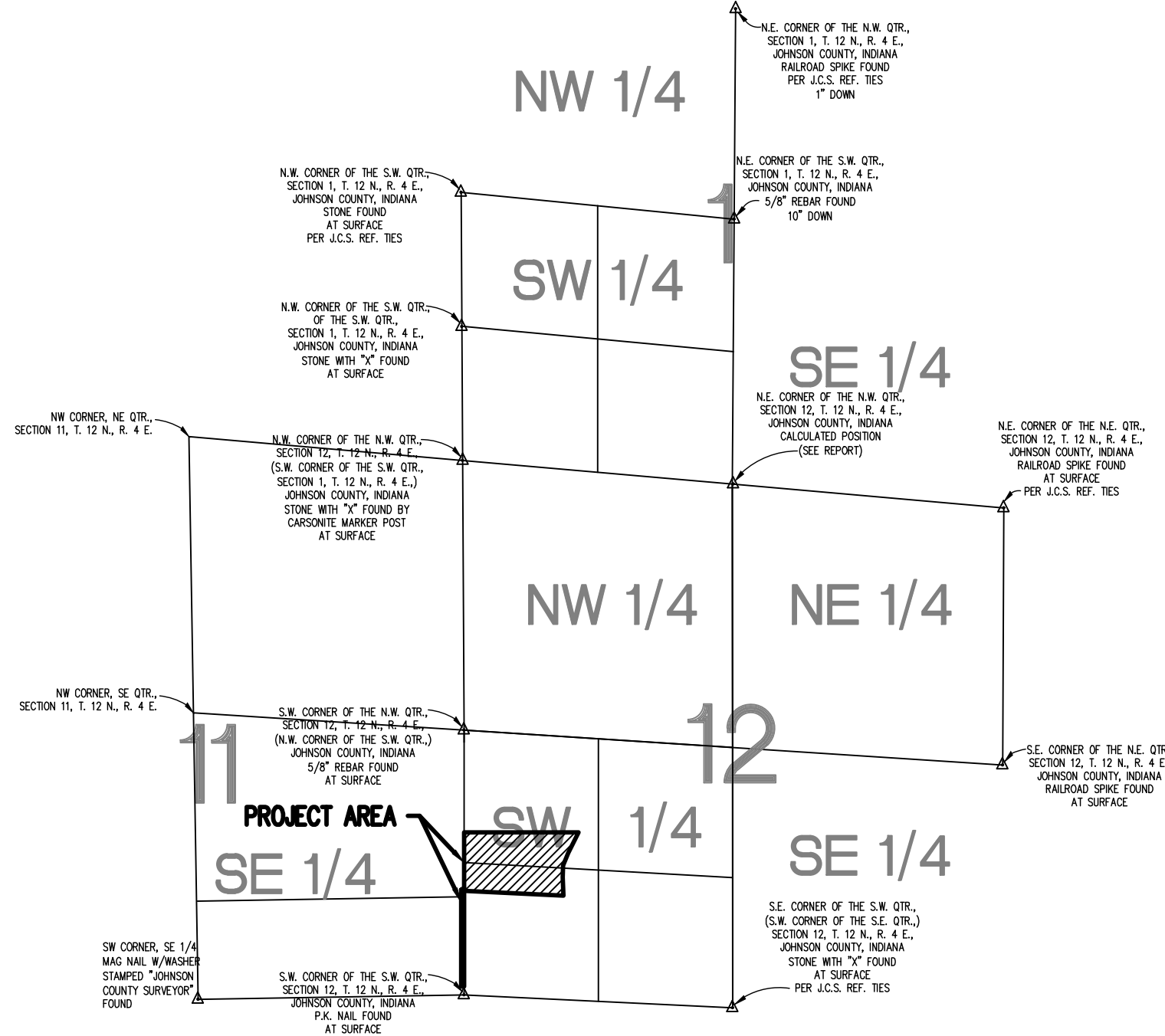


File Name: T:\4k\4569\1000\CAD\PrimaryPlat\45691000_Cover.dwg, Layout: 1 By: bphilips Plot Date: Nov 05, 2018 Plot Time: 11:28am



AREA MAP
SCALE: 1"=2500'



SECTION DETAIL MAP
NOT TO SCALE



SITE MAP
SCALE: 1"=100'

S11 & S12-T12N-R4E

HERITAGE SOUTH

(PRIMARY PLAT)

JOHNSON COUNTY FRANKLIN, INDIANA

DEVELOPER:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
[317] 842-1875
CONTACT PERSON: LANTZ MCELROY, P.E.
E-MAIL: LantzM@YourArborHome.com

LATITUDE:
39° 29' 51"N
LONGITUDE:
86° 02' 38"W

NOTE:
THERE WILL BE NO PHASING. ALL 60 LOTS
WILL BE CONSTRUCTED AND FINAL PLATTED
AT ONE TIME.

SURVEYOR'S CERTIFICATE LAND DESCRIPTION

TRACT I (Part of Instrument #2005-026485)

A part of the West Half of the Southwest Quarter of Section 12; Township 12 North, Range 4 East of the Second Principal Meridian, in Johnson County, Indiana more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 12; thence South 00 degrees 01 minutes 25 seconds East along the west line of said Southwest Quarter a distance of 1042.24 feet to the Point of Beginning; thence North 89 degrees 58 minutes 32 seconds East a distance of 1168.17 feet to the centerline of Hurricane Road; thence the next 4 courses being along said centerline: 1) South 26 degrees 57 minutes 32 seconds West 236.57 feet; 2) South 21 degrees 35 minutes 12 seconds West 137.62 feet; 3) South 02 degrees 46 minutes 33 seconds West 118.33 feet; 4) South 02 degrees 09 minutes 52 seconds East 188.26 feet; thence North 87 degrees 15 minutes 16 seconds West a distance of 1012.58 feet to the west line of the Southwest Quarter of said Section 12; thence North 00 degrees 01 minutes 25 seconds West along said west line a distance of 596.15 feet to the Point of Beginning, containing 14.953 acres, more or less

TRACT II (Instrument #2018-020337)

Part of the Southeast Quarter of Section 11, Township 12 North, Range 4 East, of the Second Principal Meridian in Johnson County, Indiana, being described as follows:

COMMENCING at the southeast corner of said Southeast Quarter; thence North 00 degrees 01 minute 25 seconds West (basis of bearings is Indiana State Plane Coordinate System - East Zone) along the east line of said Quarter Section a distance of 85.93 feet to the north right-of-way line of Arvin Road granted to the City of Franklin per Warranty Deed recorded as Instrument #2016-001380 in the Office of the Recorder of Johnson County, Indiana, and the POINT OF BEGINNING; thence South 89 degrees 41 minutes 00 seconds West along said right-of-way line a distance of 30.00 feet; thence North 00 degrees 01 minute 25 seconds West parallel with the east line of said Quarter Section a distance of 986.44 feet; thence North 59 degrees 16 minutes 10 seconds East a distance of 34.89 feet to said east line; thence South 00 degrees 01 minute 25 seconds East along said line a distance of 1004.10 feet to the POINT OF BEGINNING, containing 0.69 acres, more or less.

Containing 15.643 acres, total.

REVISIONS:		
DATE:	BY:	DESCRIPTION:
11/05/18	BDF	ADDRESSED CITY OF FRANKLIN PRIMARY PLAT COMMENTS

PROJECT ENGINEER: BDF

CHECKED BY: BDF

DATE CHECKED: 10/09/18

THE SCHNEIDER CORPORATION
Historic Fort Harrison
8901 Otis Avenue
Indianapolis, IN 46216-1037
Telephone: 317.826.7100
Fax: 317.826.7200
www.schneidercorp.com



CERTIFIED BY: BRIAN D. FISHER
E-MAIL ADDRESS: bfisher@schneidercorp.com

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JOB No. 4569.1000

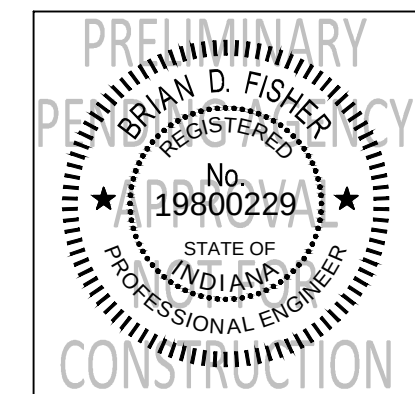
INDEX	
SHEET No.	DESCRIPTION
1	COVER
2	VICINITY MAP
3	CONTIGUOUS HOLDING MAP
P101-P102	PRIMARY PLAT
I101-I102	IMPROVEMENTS
L101	LANDSCAPE PLAN EXHIBIT

ZONING: ORDINANCE 2006-09 WITH WRITTEN COMMITMENTS
PC 2006-11 HERITAGE PUD (Heritage Sec. 7 - PUD Mod.)
SMALL SUBURBAN RESIDENTIAL DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS
MINIMUM LOT AREA: 4,400 sq.ft.
MINIMUM LOT WIDTH: 40'
MINIMUM LIVING AREA:
1,000 sq.ft. (maximum of 10% of lots)
1,200 sq.ft. (minimum of 90% of lots)
Homes adjacent to Hurricane Road: 1,800 sq.ft.
MINIMUM FRONT YARD BUILDING SETBACK: 20'
MINIMUM SIDE YARD SETBACK: 5' (10' aggregate)
MINIMUM REAR YARD SETBACK: 20'

NUMBER OF LOTS: 60
(LOT COUNT FOR HERITAGE SOUTH ONLY)

THESE DOCUMENTS ARE SUBJECT TO
PERIODIC REVISIONS BY THE SCHNEIDER
CORPORATION. THE HOLDER IS RESPONSIBLE
FOR VERIFYING THAT THESE DOCUMENTS
ARE THE MOST CURRENT PRIOR TO USE.



DATE: 10/10/18

SHEET
1
OF
8

FILE NAME: T:\4K\4569\1000\CAD\PRIMARYPLAT\45691000_COVER.DWG

LEGEND - PROPOSED

Sanitary Sewer
Storm Sewer

LEGEND - EXISTING

INLET OR CATCH BASIN
SEWER MANHOLE
TELEPHONE MANHOLE
ACCESS COVER
TRAFFIC MANHOLE
WATER MANHOLE
MANHOLE
CLEANOUT
AREA LIGHT
UTILITY POLE WITH GUY WIRE
UTILITY POLE WITH RISER
FLAG POLE
TRAFFIC POLE
UTILITY PEDESTAL
ELECTRIC METER
ELECTRIC TRANSFORMER
CONDITIONING UNIT
UTILITY VALVE
HYDRANT
WELL
WATER VALVE
WATER METER
GAS VALVE
GAS METER
SIGNS
MAILBOX
TREE, SHRUB
BENCHMARK
SOIL BORING
OVERHEAD UTILITY LINES
UNDERGROUND TELEVISION
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
UNDERGROUND FIBER OPTIC
UNDERGROUND FORCE MAIN
UNDERGROUND GAS LINE
UNDERGROUND WATER LINE
SEWER LINE
UNDERGROUND STORM SEWER
EDGE OF WOODS
FENCE LINE
FLOW LINE

BENCHMARK

BM - INDIANA STATE HIGHWAY COMMISSION - STANDARD DISK
STAMPED "TT 36 DWP 1946 RESET 1971", 1.3 MILES EAST OF PA.
RAILROAD, ALONG STATE HIGHWAY 44; 425 FEET WEST OF THE
SOUTHWEST CORNER OF COUNTRY CLUB GOLF COURSE; 114 FEET
NORTH OF THE CENTERLINE OF STATION 127-85 OF RELOCATED
HIGHWAY 44; IN A CONCRETE POST.
ELEVATION = 746.844 (NGVD 1929)

TBM 1 - CUT "X" ON THE NORTH BOLT ON FIRE HYDRANT, 30 FEET
WEST OF CENTERLINE COUNTY ROAD 350 EAST, 200 FEET SOUTH OF
GRAVEL DRIVE AT ADDRESS 1595 NORTH 350 EAST.
ELEVATION = 748.59 (NGVD 1929)

TBM 2 - CUT SQUARE AT THE END OF CURB ON THE SOUTH SIDE OF
SOMERSET DRIVE ALONG HURRICANE ROAD.
ELEVATION = 750.62 (NGVD 1929)

TBM 3 - CUT SQUARE AT THE END OF CURB ON THE SOUTH SIDE OF
LEGENDS WEST BOULEVARD ALONG HURRICANE ROAD.
ELEVATION = 759.69 (NGVD 1929)

TBM 4 - RAILROAD SPIKE SET 1 FOOT UP ON THE WEST SIDE OF
POWER POLE (NO NUMBER) 18 FEET WEST OF THE CENTERLINE OF
COUNTY ROAD 350 EAST, 530 FEET NORTH OF THE CENTERLINE OF
LEGENDS WEST BOULEVARD.
ELEVATION = 757.73 (NGVD 1929)

TBM 5 - RAILROAD SPIKE SET 1 FOOT UP ON THE WEST SIDE OF
POWER POLE #246-403, 16 FEET EAST OF THE CENTERLINE OF
HURRICANE ROAD, 1700 FEET NORTH OF THE CENTERLINE OF ARVIN
ROAD.
ELEVATION = 747.62 (NGVD 1929)

MAURICE FRED &
HELEN ANNI LINVILLE
D.B. 218, PAGE 650
EXECUTOR'S DEED

MAURICE FRED & HELEN ANNI LINVILLE
D.B. 218, PAGE 650
TAX PARCEL #41-08-11-041-001.000-009

MAURICE FRED &
HELEN ANNI LINVILLE
D.B. 218, PAGE 650
EXECUTOR'S DEED

TRACT II
HERITAGE BROOKHAVEN DEVELOPMENT LLC
INSTRUMENT #2018-020337
TAX PARCEL # NOT YET ASSIGNED
0.69 ACRES± (29,858.0 SQUARE FEET±)

MAURICE FRED & HELEN ANNI LINVILLE
DEED BOOK 218, PAGE 650
TAX PARCEL #41-08-11-044-001.000-009

TRACT II
HERITAGE BROOKHAVEN DEVELOPMENT LLC
INSTRUMENT #2018-020337
TAX PARCEL # NOT YET ASSIGNED
0.69 ACRES± (29,858.0 SQUARE FEET±)

STD. LLC
INSTRUMENT #201-022074
CORRECTIVE
WARRANTY DEED

POINT OF BEGINNING
TRACT II - INSTRUMENT #2018-020337

CITY OF FRANKLIN, INDIANA
INSTRUMENT #2016-001360

FIBER OPTIC POST

PUBLIC ROAD

SOUTH LINE, SE 1/4
SECTION 11-T12N-R4E

SOUTH LINE, SW 1/4
SECTION 12-T12N-R4E

WEST LINE, SW 1/4
SECTION 12-T12N-R4E

COMMON AREA "C"

COMMON AREA "A" LAKE

COMMON AREA "B" PLAYGROUND

COMMON AREA "C"

COMMON AREA "D"

COMMON AREA "E"

COMMON AREA "F"

COMMON AREA "G"

COMMON AREA "H"

COMMON AREA "I"

COMMON AREA "J"

COMMON AREA "K"

COMMON AREA "L"

COMMON AREA "M"

COMMON AREA "N"

COMMON AREA "O"

COMMON AREA "P"

COMMON AREA "Q"

COMMON AREA "R"

COMMON AREA "S"

COMMON AREA "T"

COMMON AREA "U"

COMMON AREA "V"

COMMON AREA "W"

COMMON AREA "X"

COMMON AREA "Y"

COMMON AREA "Z"

COMMON AREA "AA"

COMMON AREA "AB"

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COMMON AREA "CM"

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COMMON AREA "CQ"

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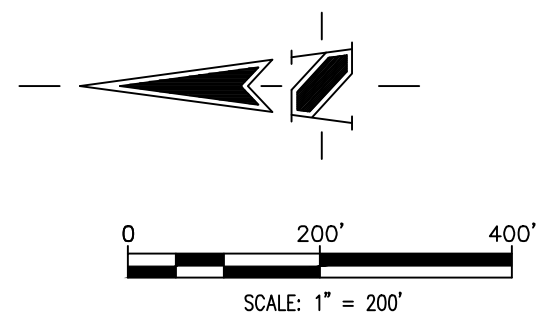
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COMMON AREA "IW"

COMMON AREA "IX"

COMMON AREA "IY"



ARBOR HOMES
9225 HARRISON PARK COURT, INDIANAPOLIS, IN 46216

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REVISIONS:
1 BDP 11/05/18: ADDRESSED CITY OF FRANKLIN PRIMARY PLAT COMMENTS

DEVELOPER:
ARBOR HOMES
9225 Harrison Park Court
Indianapolis, IN 46216
(317) 842-1875
Contact: Lantz McElroy, P.E.
E-mail: LantzM@YourArborHome.com

SECTIONS 11 & 12 - TOWNSHIP 12 NORTH - RANGE 4 EAST
HERITAGE SOUTH
SMALL LOT SUBURBAN RESIDENTIAL DEVELOPMENT
ZONING: PUD (HERITAGE PUD)

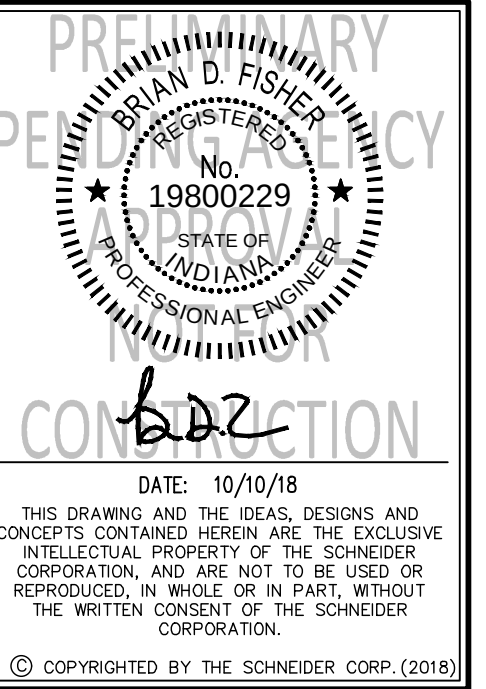
EXISTING HERITAGE SECTION TWO
INSTR. #2004-025738
P.B. D, PAGE 529 A-D

LEGEND - PROPOSED

- BL Building Setback Line
- EL Easement Line
- ROW Public Right-of-Way
- BL Boundary Line
- DUSE Drainage, Utility, and Sewer Easement
- LDUSE Landscaping, Drainage, Utility, and Sewer Easement

LEGEND - EXISTING

- INLET OR CATCH BASIN
- SEWER MANHOLE
- TELEPHONE MANHOLE
- ACCESS COVER
- TRAFFIC MANHOLE
- WATER MANHOLE
- MANHOLE
- CLEANOUT
- AREA LIGHT
- UTILITY POLE WITH GUY WIRE
- UTILITY POLE WITH RISER
- FLAG POLE
- TRAFFIC POLE
- UTILITY PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- CONDITIONING UNIT
- UTILITY VALVE
- HYDRANT
- WELL
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- SIGNS
- MAILBOX
- TREE, SHRUB
- BENCHMARK
- SOIL BORING
- OVERHEAD UTILITY LINES
- UNDERGROUND TELEVISION
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- UNDERGROUND FORCE MAIN
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- SEWER LINE
- UNDERGROUND STORM SEWER
- UNDERGROUND SANITARY SEWER
- EDGE OF WOODS
- FENCE LINE
- FLOW LINE



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Civil Engineering
GIS • LIS
Land Surveying
Landscape Architecture

HERITAGE SOUTH
PRIMARY PLAT
CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA
ARBOR HOMES
9225 HARRISON PARK COURT, INDIANAPOLIS, IN 46216

DATE: 10/04/18 PROJECT NO: 4569.1000
DRAWN BY: BDP CHECKED BY: BDF
SHEET TITLE: PRIMARY PLAT
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PI1337.dwg
PI1338.dwg
PI1339.dwg
PI1340.dwg

**DEVELOPER,
ARBOR HOMES**
9225 Harrison Park Court
Indianapolis, IN 46216
(317) 842-1875
Contact: Lantz McElroy, P.E.
E-mail: LantzM@YourArborHome.com

**HERITAGE SOUTH
SMALL LOT SUBURBAN RESIDENTIAL DEVELOPMENT
ZONING: PUD (HERITAGE PUD)**

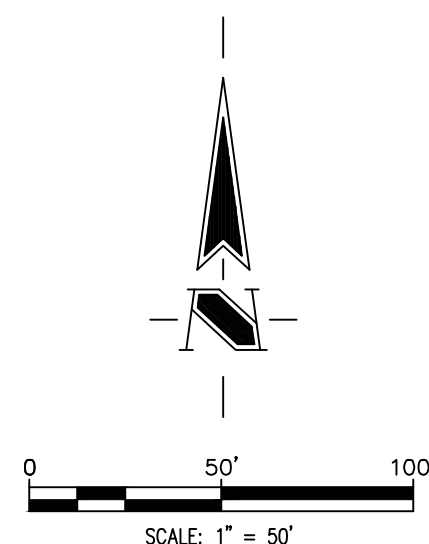
LEGEND - PROPOSED

Diagram illustrating property boundaries and easements:

- Building Setback Line**: Indicated by a dashed line and the label "# BL".
- Easement Line**: Indicated by a dashed line.
- Public Right-of-Way**: Indicated by a solid line.
- Boundary Line**: Indicated by a solid line.
- Drainage, Utility, and Sewer Easement**: Indicated by a dashed line and the label "# DUSE".
- Landscaping, Drainage, and Sewer Easement**: Indicated by a dashed line and the label "AMY LAAN # LDUSE".

LEGEND - EXISTING

- | | | | |
|---|----------------------------|---|----------------------------|
|  | INLET OR CATCH BASIN |  | GAZ VALVE |
|  | SEWER MANHOLE |  | GAZ METER |
|  | TELEPHONE MANHOLE |  | SIGNS |
|  | ACCESS COVER |  | MAILBOX |
|  | TRAFFIC MANHOLE |  | TREE, SHRUB |
|  | WATER MANHOLE |  | BENCHMARK |
|  | MANHOLE |  | SOIL BORING |
|  | CLEANOUT |  | OVERHEAD UTILITY LINES |
|  | AREA LIGHT |  | UNDERGROUND TELEVISION |
|  | UTILITY POLE WITH GUY WIRE |  | UNDERGROUND ELECTRIC |
|  | UTILITY POLE WITH RISER |  | UNDERGROUND TELEPHONE |
|  | FLAG POLE |  | UNDERGROUND FIBER OPTIC |
|  | TRAFFIC POLE |  | UNDERGROUND FORCE MAIN |
|  | UTILITY PEDESTAL |  | UNDERGROUND GAS LINE |
|  | ELECTRIC METER |  | UNDERGROUND WATER LINE |
|  | ELECTRIC TRANSFORMER |  | SEWER LINE |
|  | CONDITIONING UNIT |  | UNDERGROUND STORM SEWER |
|  | UTILITY VALVE |  | UNDERGROUND SANITARY SEWER |
|  | HYDRANT |  | EDGE OF WOODS |
|  | WELL |  | FENCE LINE |
|  | WATER VALVE |  | FLOW LINE |
|  | WATER METER | | |



REVISIONS:

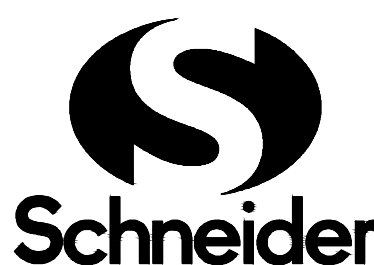
DATE	BY	REVISIONS
11/05/18	ADD	ADDRESSED CITY OF FRANKLIN PRIMARY PLAT COMMENTS



 DATE: 10/10/18

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HERITAGE SOUTH
PRIMARY PLAT

ARBOR HOMES
9225 HARRISON PARK COURT. INDIANAPOLIS, IN 46216

DATE: 10/04/18	PROJECT NO.: 4569.1000
DRAWN BY: BDP	CHECKED BY: BDF
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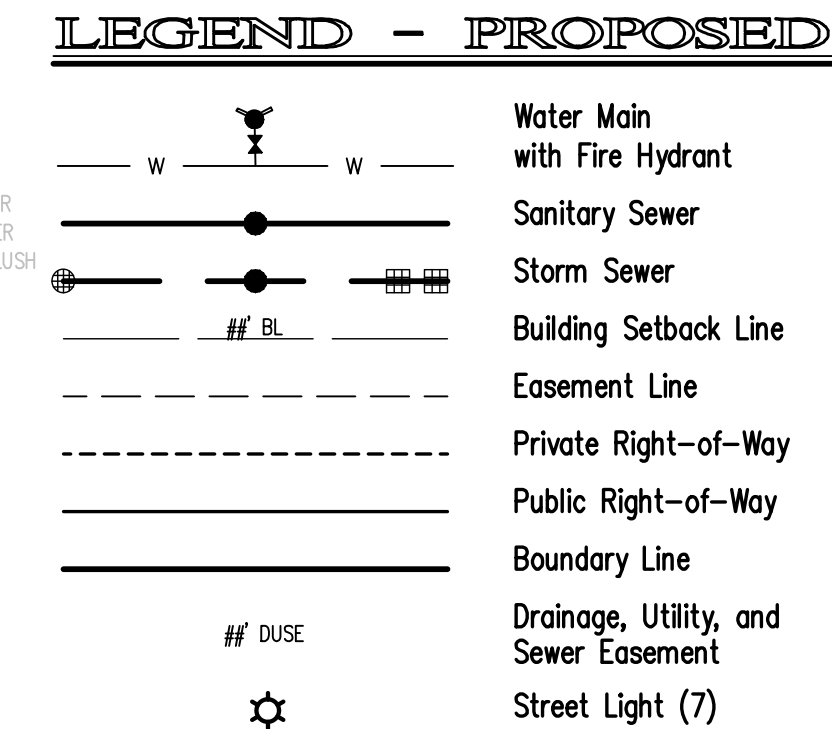
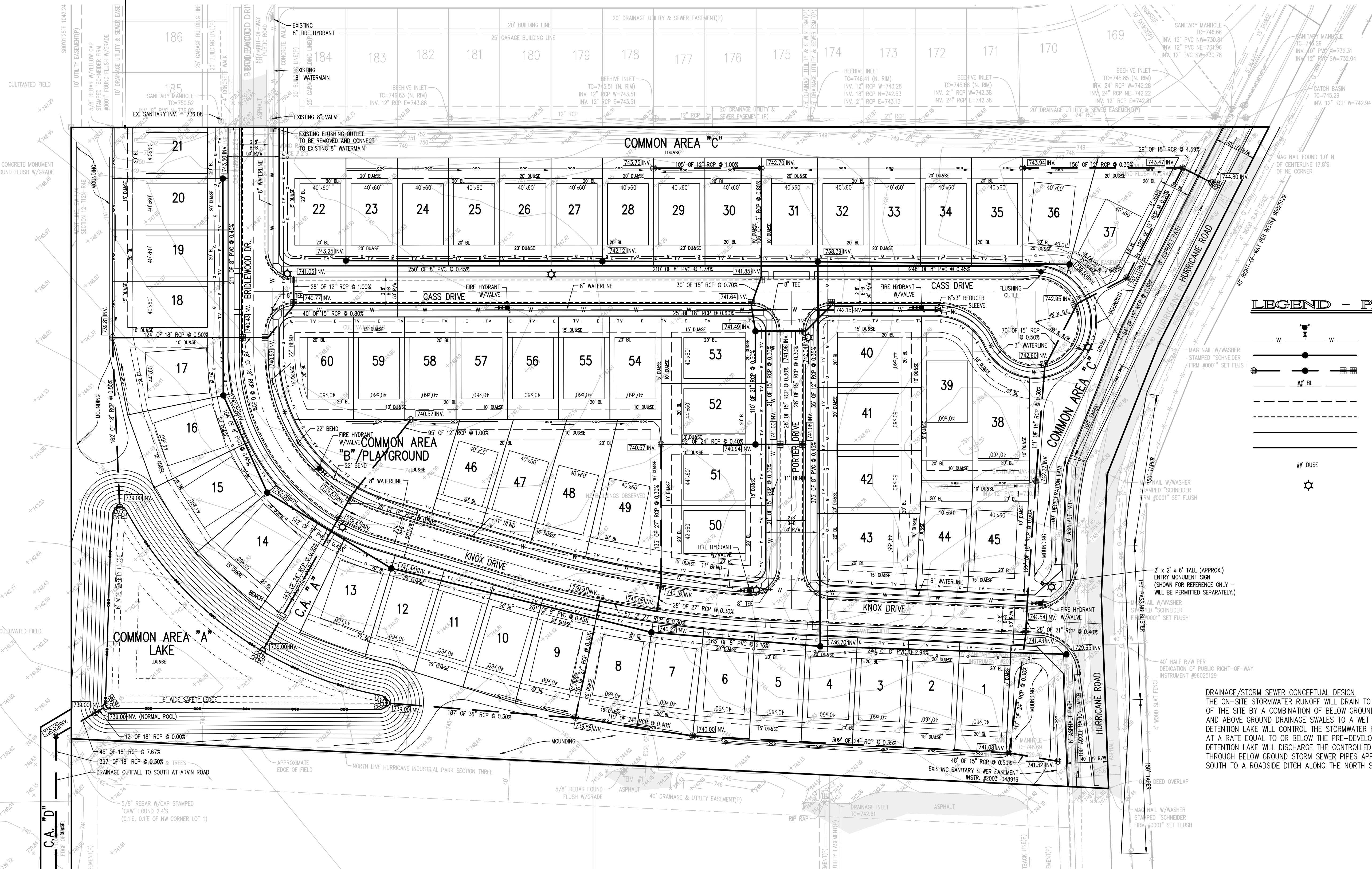
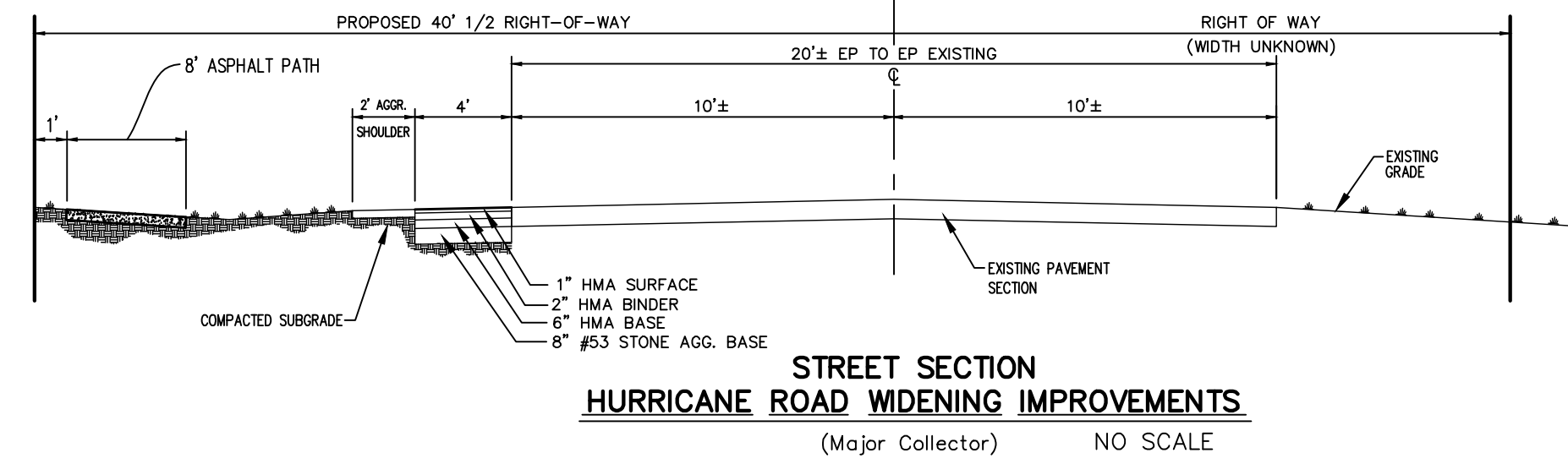
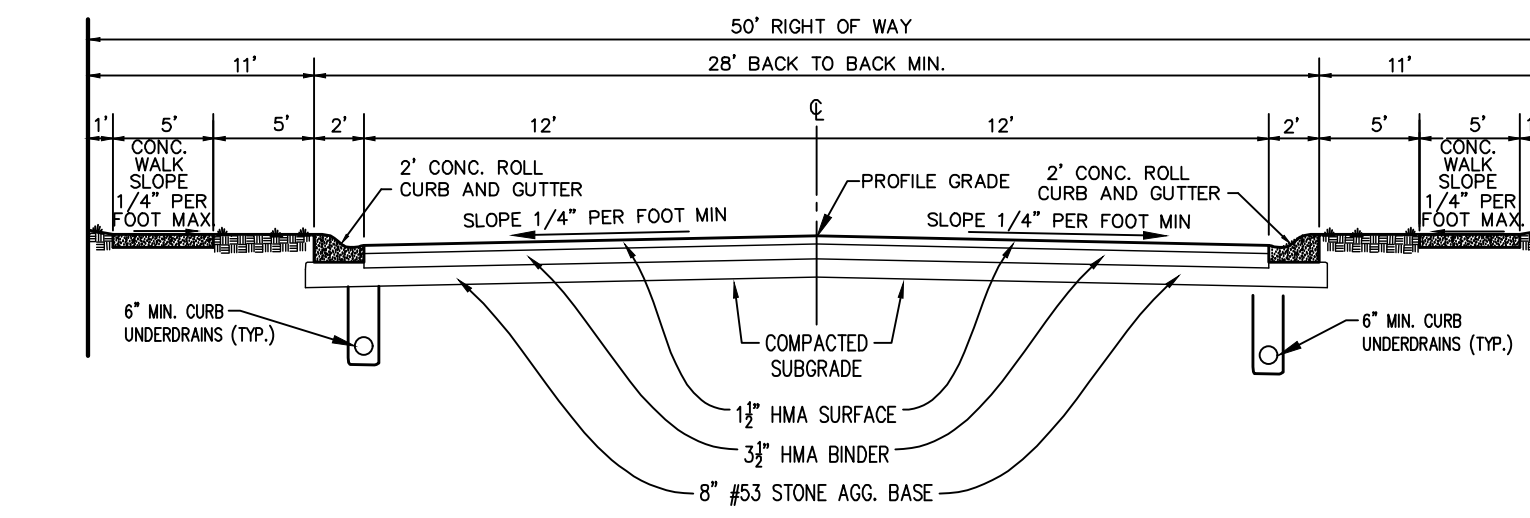
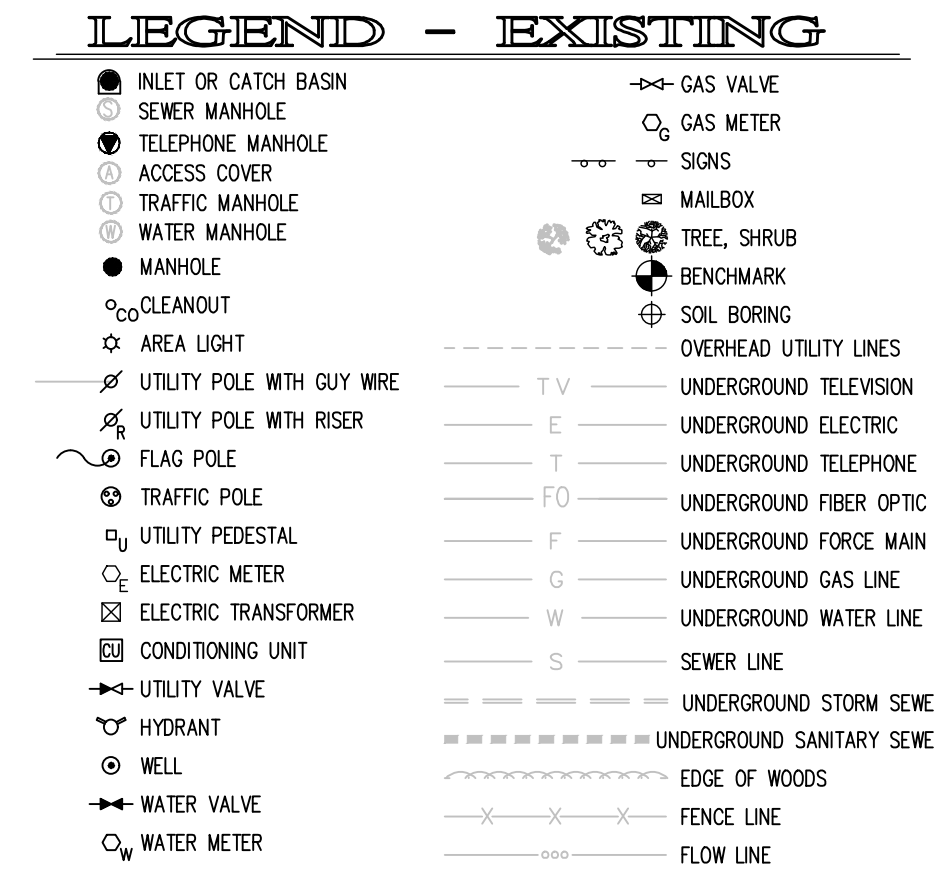
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P102

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SECTIONS 11 & 12 – TOWNSHIP 12 NORTH – RANGE 4 EAST

**HERITAGE SOUTH
SMALL LOT SUBURBAN RESIDENTIAL DEVELOPMENT
ZONING: PUD (HERITAGE PUD)**



DRAINAGE/STORM SEWER CONCEPTUAL DESIGN

THE ON-SITE STORMWATER RUNOFF WILL DRAIN TO THE SOUTHWEST CORNER OF THE SITE BY A COMBINATION OF BELOW GROUND STORM SEWER PIPES AND ABOVE GROUND DRAINAGE SWALES TO A WET DETENTION LAKE. THE DETENTION LAKE WILL CONTROL THE STORMWATER RUNOFF TO BE RELEASED AT A RATE EQUAL TO OR BELOW THE PRE-DEVELOPED RUNOFF RATE. THE DETENTION LAKE WILL DISCHARGE THE CONTROLLED STORMWATER RUNOFF THROUGH BELOW GROUND STORM SEWER PIPES APPROXIMATELY 1000 FEET SOUTH TO A ROADSIDE DITCH ALONG THE NORTH SIDE OF ARVIN ROAD.



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HERITAGE SOUTH
PRIMARY PLAT
CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA

ARBOR HOMES
15 HARRISON PARK COURT, INDIANAPOLIS, IN 46203

[illegible]

II101

Plot Date: Nov 05, 2018

ARBOR HOMES

E-mail: LantzM@YourArborHome.com



**HERITAGE SOUTH
SMALL LOT SUBURBAN RESIDENTIAL DEVELOPMENT
ZONING: PUD (HERITAGE PUD)**

DRAINAGE/STORM SEWER CONCEPTUAL DESIGN

THE ON-SITE STORMWATER RUNOFF WILL DRAIN TO THE SOUTHWEST CORNER OF THE SITE BY A COMBINATION OF BELOW GROUND STORM SEWER PIPES AND ABOVE GROUND DRAINAGE SWALES TO A WET DETENTION LAKE. THE DETENTION LAKE WILL CONTROL THE STORMWATER RUNOFF TO BE RELEASED AT A RATE EQUAL TO OR BELOW THE PRE-DEVELOPED RUNOFF RATE. THE DETENTION LAKE WILL DISCHARGE THE CONTROLLED STORMWATER RUNOFF THROUGH BELOW GROUND STORM SEWER PIPES APPROXIMATELY 1000 FEET SOUTH TO A ROADSIDE DITCH ALONG THE NORTH SIDE OF ARVIN ROAD.

LEGEND - EXISTING

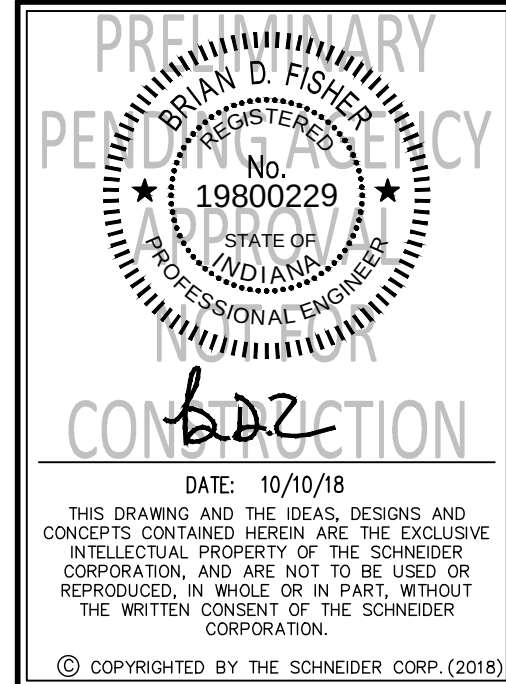
-
- LEGEND**
- | | | | |
|----------------------------|-----------------------|-------------|----------------------------|
| INLET OR CATCH BASIN | TO DRAINAGE & UTILITY | TO DRAINAGE | TO GAS VALVE |
| SEWER MANHOLE | | | TO GAS METER |
| TELEPHONE MANHOLE | | | TO SIGN |
| ACCESS COVER | | | TO MAILBOX |
| TRAFFIC MANHOLE | | | TO TREE, SHRUB |
| WATER MANHOLE | | | TO BENCHMARK |
| MANHOLE | | | TO SOIL BORING |
| CLEANOUT | | | OVERHEAD UTILITY LINES |
| AREA LIGHT | | | UNDERGROUND TELEVISION |
| UTILITY POLE WITH GUY WIRE | | | UNDERGROUND ELECTRIC |
| UTILITY POLE WITH RISER | | | UNDERGROUND TELEPHONE |
| FLAG POLE | | | UNDERGROUND FIBER OPTIC |
| TRAFFIC POLE | | | UNDERGROUND POWER CABLE |
| UTILITY PEDESTAL | | | UNDERGROUND GAS LINE |
| ELECTRIC METER | | | UNDERGROUND WATER LINE |
| ELECTRIC TRANSFORMER | | | SEWER LINE |
| CONDITIONING UNIT | | | UNDERGROUND STORM SEWER |
| UTILITY VALVE | | | UNDERGROUND SANITARY SEWER |
| HYDRANT | | | EDGE OF WOODS |
| WELL | | | FENCE LINE |
| WATER VALVE | | | FLOW LINE |
| WATER METER | | | |

LEGEND - PROPOSED

- | | |
|--|--|
| | Water Main
with Fire Hydrant |
| | Sanitary Sewer |
| | Storm Sewer |
| | Building Setback Line |
| | Easement Line |
| | Private Right-of-Way |
| | Public Right-of-Way |
| | Boundary Line |
| | Drainage, Utility, and
Sewer Easement |

REVISIONS:

DATE	BY	REVISIONS
11/05/18	ADD	ADDRESSED CITY OF FRANKLIN PRIMARY PLAT COMMENTS



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HERITAGE SOUTH
PRIMARY PLAT

ARBOR HOMES
9225 HARRISON PARK COURT. INDIANAPOLIS. IN 46216

DATE: 10/04/18	PROJECT NO.: 4569.1000
DRAWN BY: BDP	CHECKED BY: BDF

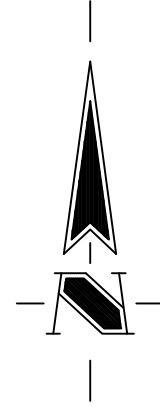
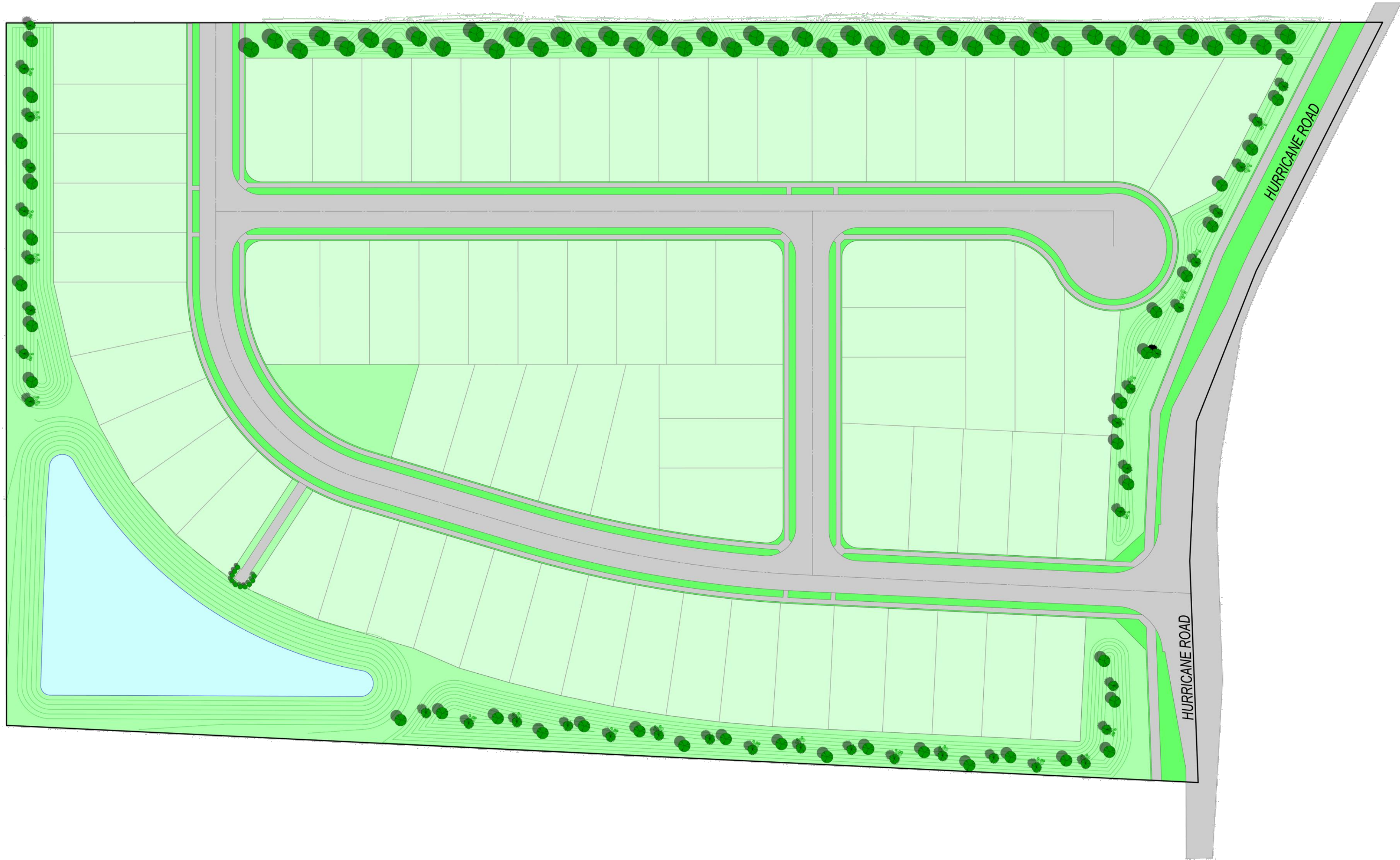
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I102



REVISIONS:
1. 11/05/18, ADDED PER CITY OF FRANKLIN COMMENTS

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Michael R. Krosschnell
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HERITAGE SOUTH
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CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA
ARBOR HOMES
9225 HARRISON PARK COURT, INDIANAPOLIS, IN 46216

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