

ALLEY 12' R.O.W.

ZONE RTN - TRADITIONAL NEIGHBORHOOD

PARCEL DESCRIPTION:

PARCEL #: 41-08-14-043-003-000-009  
ADDRESS: 250 E MADISON ST  
TOWNSHIP: FRANKLIN, IN 46131  
COUNTY: JOHNSON

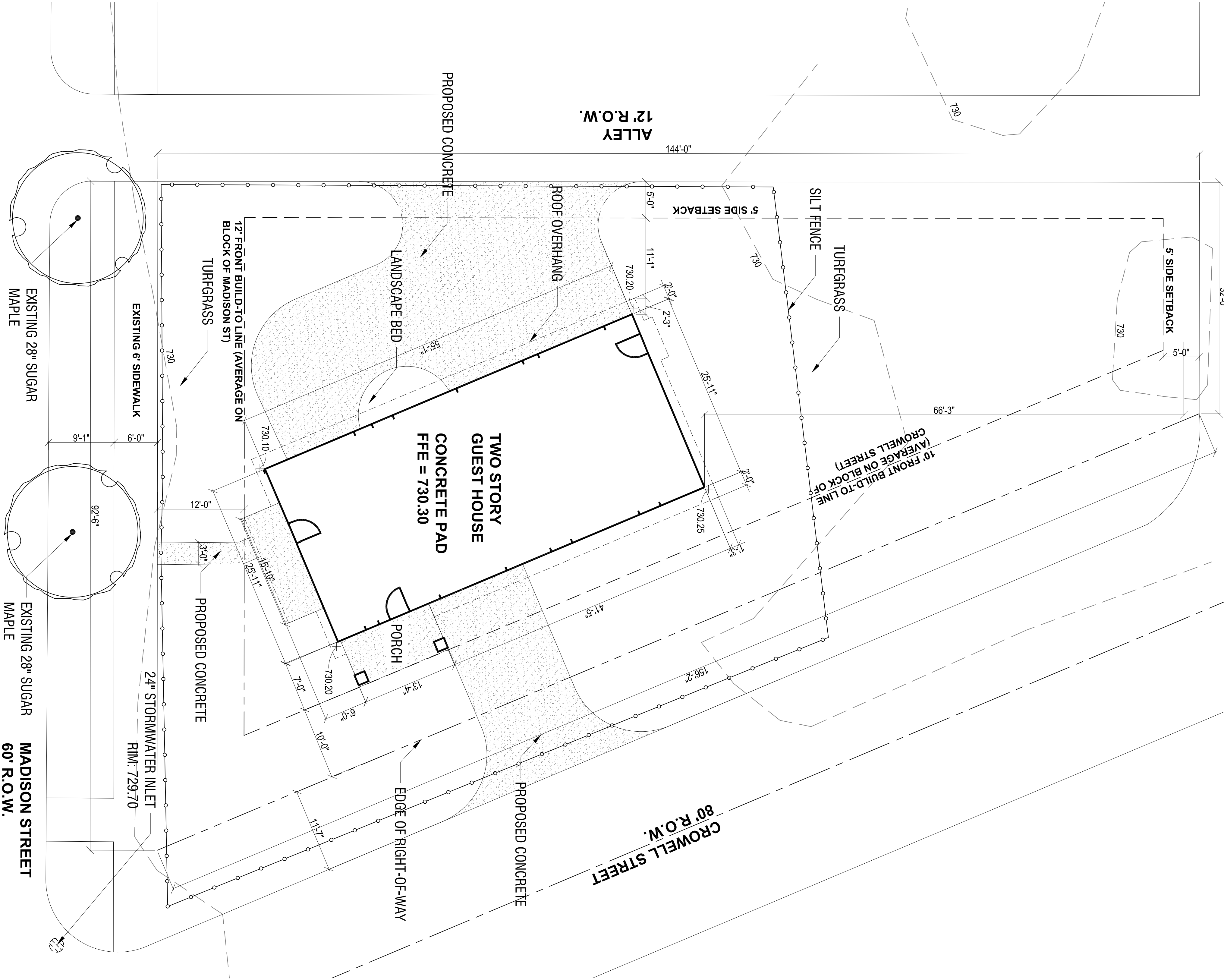
LEGAL DESCRIPTION: HICKS & BEARD 5TH ADD LOT 17

LOT COVERAGE CALCULATION

BUILDING FOOT AREA = 1,851 SQ FT  
PAVEMENT AREA = 1,294 SQ FT  
TOTAL COVERED AREA = 3,145 SQ FT  
LOT AREA = 8,960 SQ FT  
COVERED AREA = 35%  
UNCOVERED AREA (15% MIN) = 65%

SETBACK REQUIREMENTS:

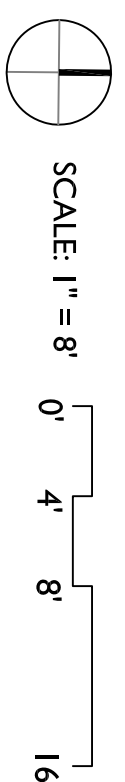
CORNER LOT -  
MADISON ST FRONT YARD SETBACK - 12' AVERAGE OF BLOCK  
CROWELL ST FRONT YARD SETBACK - 10' AVERAGE OF BLOCK  
SIDE YARD SETBACK - 5' SETBACK  
REAR YARD SETBACK - NO REAR YARD FOR CORNER LOTS



GENERAL NOTES:

- PROPOSED CHANGES TO EXISTING MATERIALS, PLANTING, AND UTILITIES SHALL BE SHOWN WITH DASHED LINES.
- EXISTING MATERIALS AND PLANTING SHALL BE SHOWN WITH SOLID LINES.
- VERIFY ALL DIMENSIONS IN FIELD.
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- CLEAN AND INSPECT ALL EXISTING CONDITIONS, SERVICES, UTILITIES, AND MATERIALS.

PROPOSED PLAN



GUEST HOUSE

250 E MADISON ST, FRANKLIN, IN 46131

SITE PLAN

Client:  
Craig Wells  
248 E Madison St,  
Franklin, IN 46131

Landscape Architect:  
Kessler Land Studio, LLC  
Luke Kessler, PLA, ASLA  
121 Penway St,  
Indianapolis, IN 46205  
luke@kesslerlandstudio.com

PLAN DATE: 5/26/2020

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