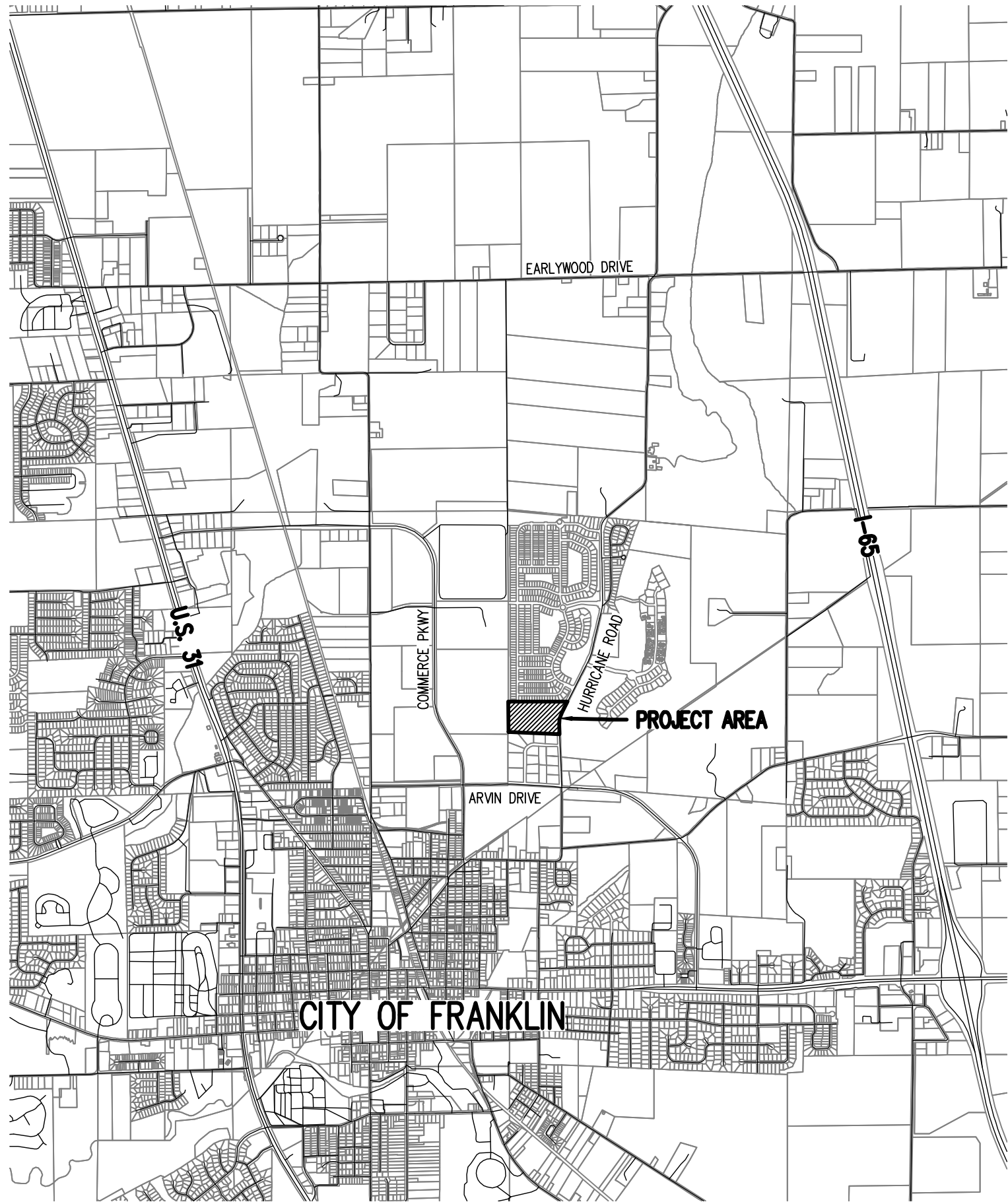
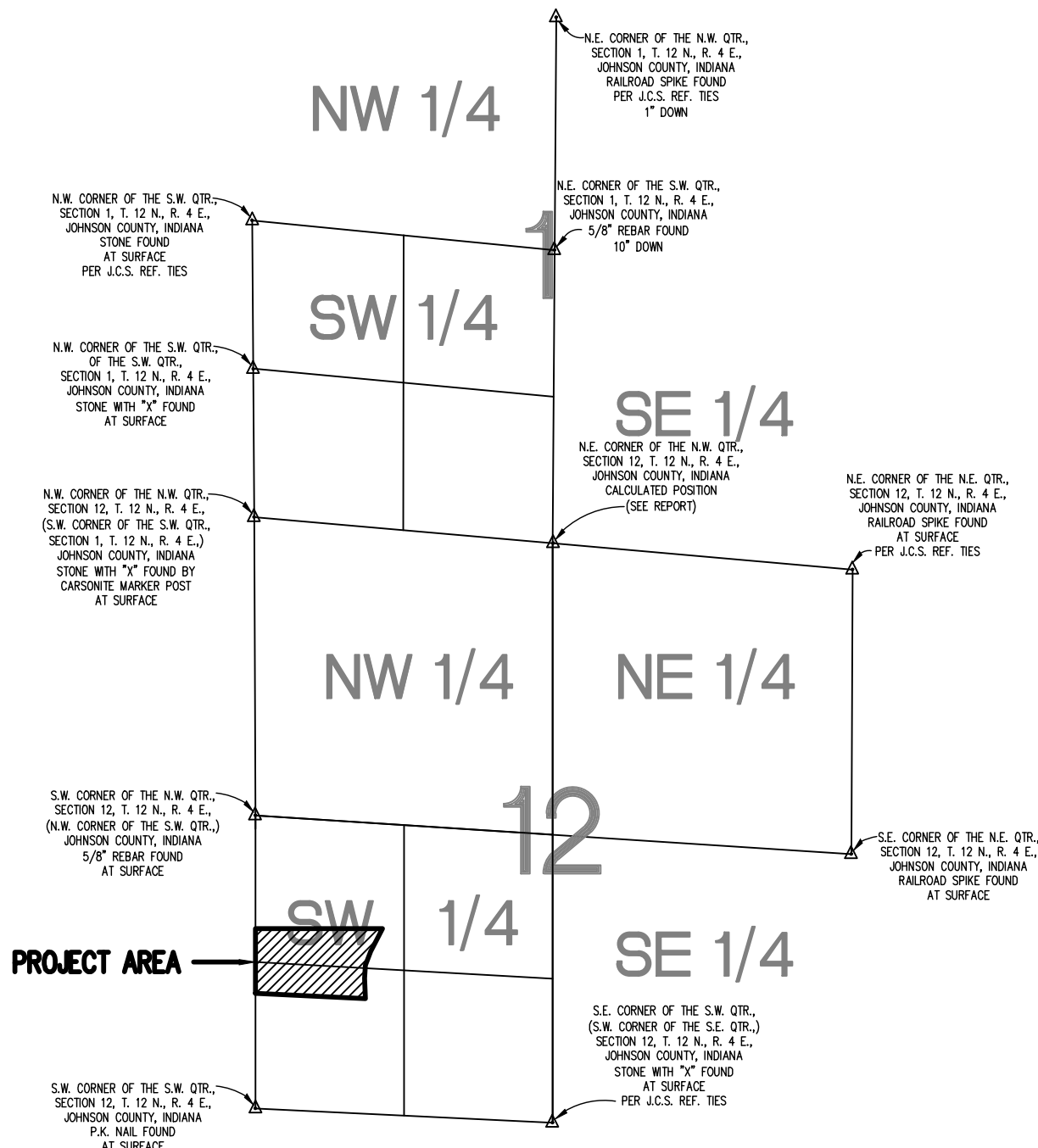


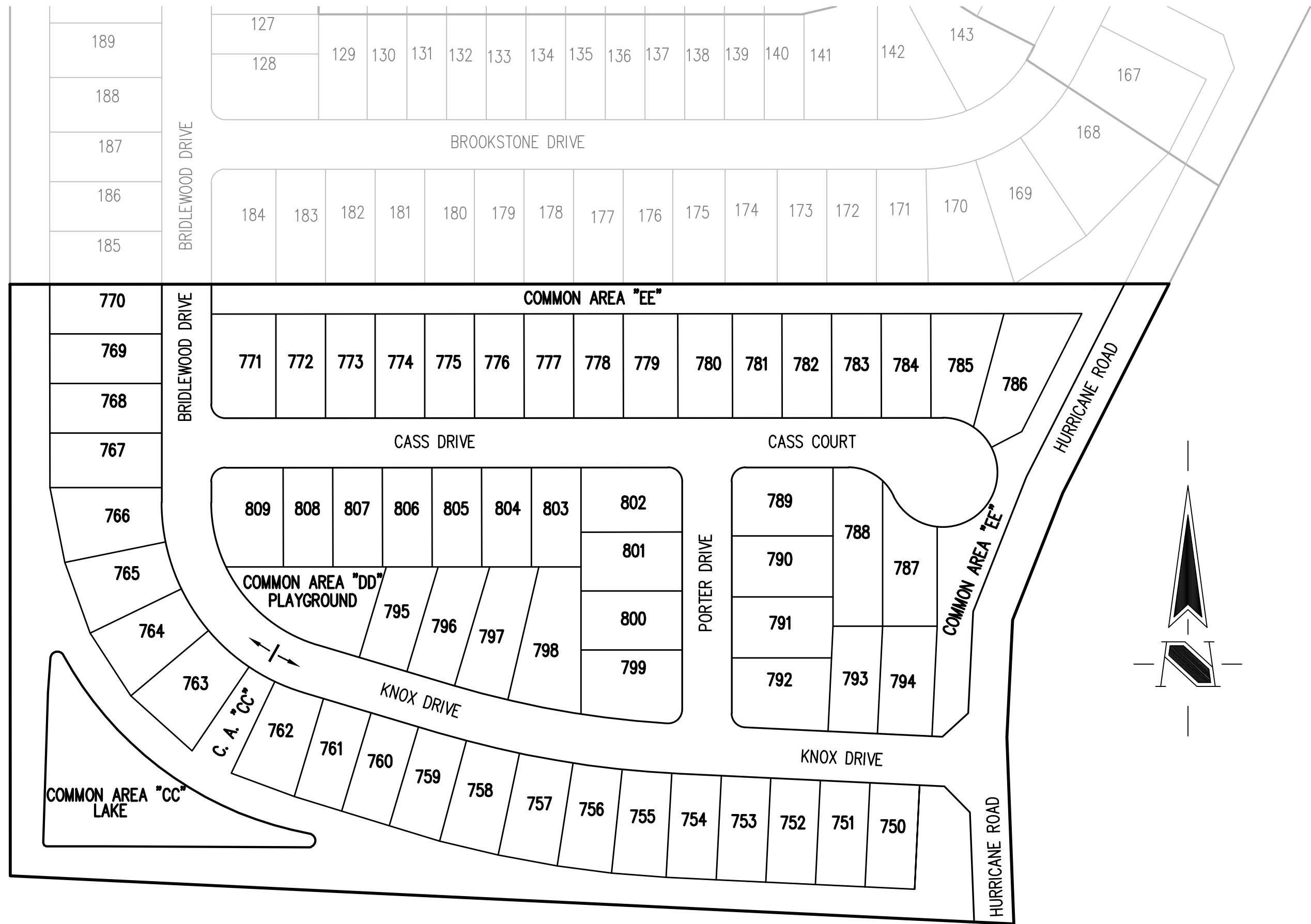
Plot Date: Oct 10, 2018 Plot Time: 3:33pm File Name: T:\4K\4569\1000\CAD\PRIMARYPLAT\45691000_Cover.dwg, Layout: 1 By: bphilips



AREA MAP
SCALE: 1"=2500'



SECTION DETAIL MAP
NOT TO SCALE



SITE MAP
SCALE: 1"=100'

S12-T12N-R4E
HERITAGE
SECTION 10
(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

INDEX	
SHEET No.	DESCRIPTION
1	COVER
2	VICINITY MAP
3	CONTIGUOUS HOLDING MAP
P101	PRIMARY PLAT
I101	IMPROVEMENTS

SURVEYOR'S CERTIFICATE
LAND DESCRIPTION

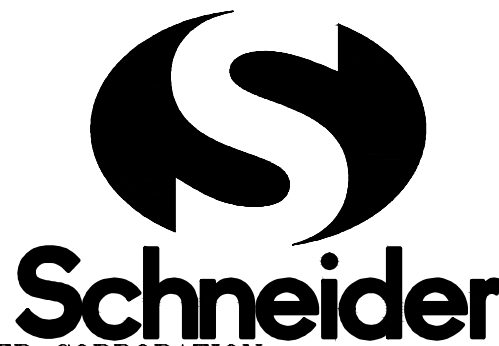
Part of the West Half of the Southwest Quarter of Section 12, Township 12 North, Range 4 East of the Second Principal Meridian, in Johnson County, Indiana, being more particularly described as follows:

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** (said point also being the Southwest Corner of Heritage Section 2, a subdivision in Johnson County, Indiana, the plat of which is recorded as Instrument No. 2004-025738 in the office of the Recorder of Johnson County, Indiana); thence North 89 degrees 58 minutes 32 seconds East along the South Line of said Heritage Section 2 a distance of 1168.17 feet to the centerline of Hurricane Road (the next four (4) described courses being along said centerline); 1) South 28 degrees 57 minutes 32 seconds West a distance of 236.57 feet; 2) South 21 degrees 35 minutes 12 seconds West a distance of 137.62 feet; 3) South 02 degrees 46 minutes 33 seconds West a distance of 118.33 feet; 4) South 02 degrees 09 minutes 52 seconds East a distance of 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.

ZONING: 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 HOME SIZE:
One-Story: **1,000** sq.ft.
Two-Story: **1,200** sq.ft.
MINIMUM FRONT YARD BUILDING SETBACK: **20'**
MINIMUM SIDE YARD SETBACK: **5'** (10' aggregate)
MINIMUM REAR YARD SETBACK: **20'**

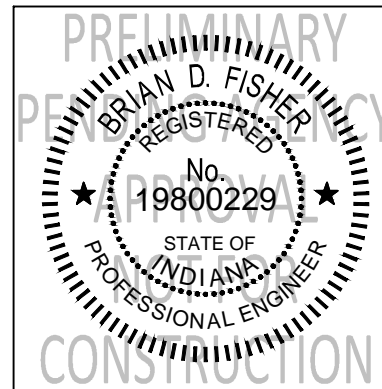
NUMBER OF LOTS: **60**
(LOT COUNT FOR HERITAGE SECTION 10 ONLY)



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Civil Engineering
GIS * LIS
Land Surveying
Landscape Architecture

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

REVISIONS:		
DATE:	BY:	DESCRIPTION:

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

PROJECT ENGINEER: BDF
CHECKED BY: BDF DATE CHECKED: 10/09/18

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JOB No. 4569.1000

SHEET
1
OF
5

LEGEND - PROPOSED

Sanitary Sewer
Storm Sewer

LEGEND - EXISTING

● INLET OR CATCH BASIN	○ GAS VALVE
○ SEWER MANHOLE	○ GAS METER
● TELEPHONE MANHOLE	○ SIGNS
○ ACCESS COVER	○ MAILBOX
○ TRAFFIC MANHOLE	○ TREE, SHRUB
○ WATER MANHOLE	○ BENCHMARK
● MANHOLE	○ SOIL BORING
○ CLEANOUT	○ OVERHEAD UTILITY LINES
☆ AREA LIGHT	○ T V UNDERGROUND TELEVISION
○ UTILITY POLE WITH GUY WIRE	○ E UNDERGROUND ELECTRIC
○ UTILITY POLE WITH RISER	○ T UNDERGROUND TELEPHONE
○ FLAG POLE	○ F O UNDERGROUND FIBER OPTIC
○ TRAFFIC POLE	○ F UNDERGROUND FORCE MAIN
○ UTILITY PEDESTAL	○ G UNDERGROUND GAS LINE
○ ELECTRIC METER	○ W UNDERGROUND WATER LINE
○ ELECTRIC TRANSFORMER	○ S 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	

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)

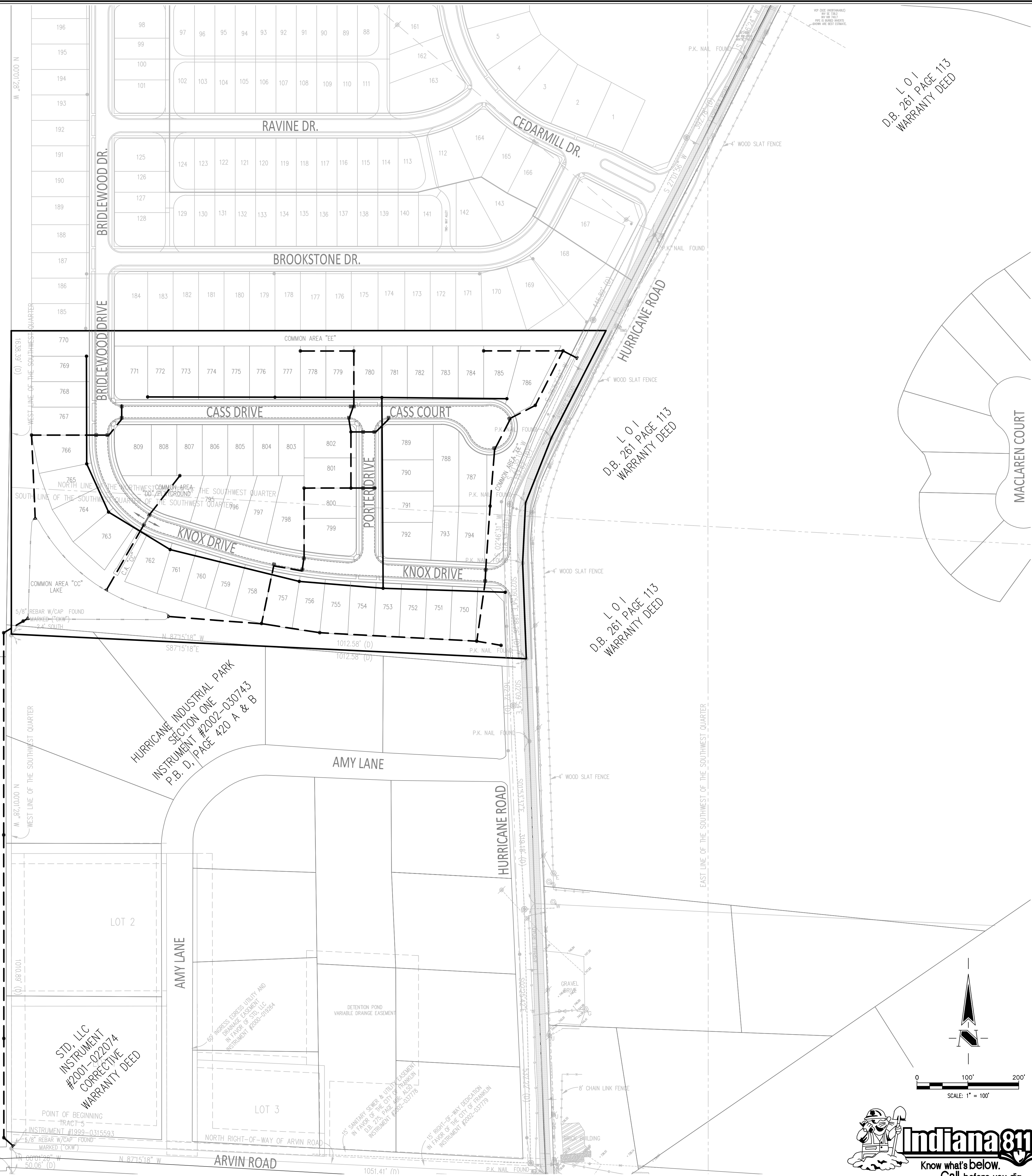
TBM 3 - CUT SQUARE AT THE END OF CURB ON THE SOUTH SIDE OF LEGENDS WEST BOULEVARD ALONG HURRICANE ROAD.
ELEVATION = 759.73 (NGVD 1929)

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
EXECUTOR'S DEED



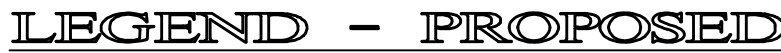
REVISIONS:

PRELIMINARY
REGISTERED
No. 19800229
STATE OF INDIANA
PROFESSIONAL ENGINEER
b22
DATE: 10/10/18
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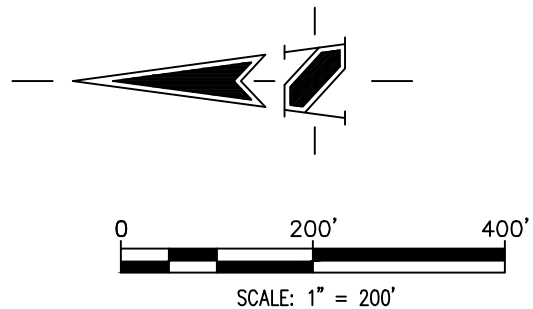
HERITAGE 10
PRIMARY PLAT
CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA
ARBOR HOMES
9225 HARRISON PARK COURT, INDIANAPOLIS, IN 46216

DATE: 10/04/18 PROJECT NO: 4569.1000
DRAWN BY: BDP CHECKED BY: BDF
SHEET TITLE: VICINITY MAP
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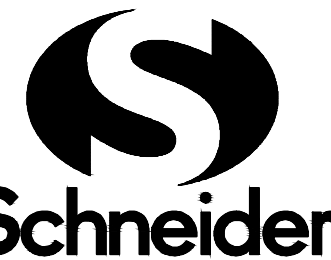
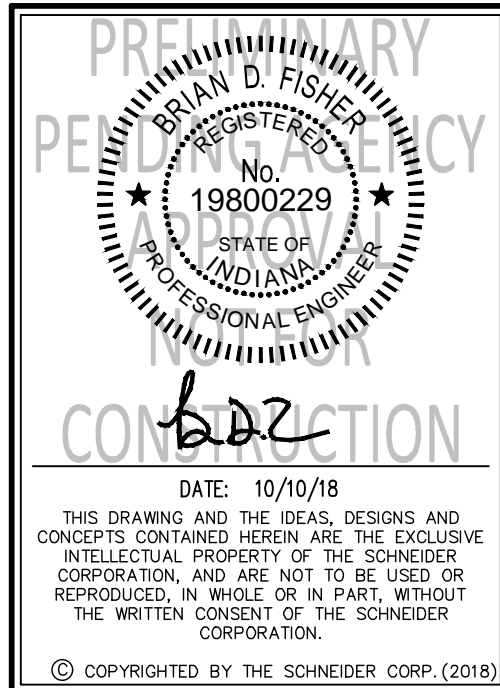


Sanitary Sewer

Storm Sewer



REVISIONS:



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

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Landscape Architecture

HERITAGE 10
PRIMARY PLAT

ARBOR HOMES
9225 HARRISON PARK COURT, INDIANAPOLIS, IN 46216

DATE:	PROJECT NO.:
10/04/18	4569.1000
DRAWN BY:	CHECKED BY:
BDP	BDF
SHEET TITLE:	
CONTIGUOUS HOLDING MAP	

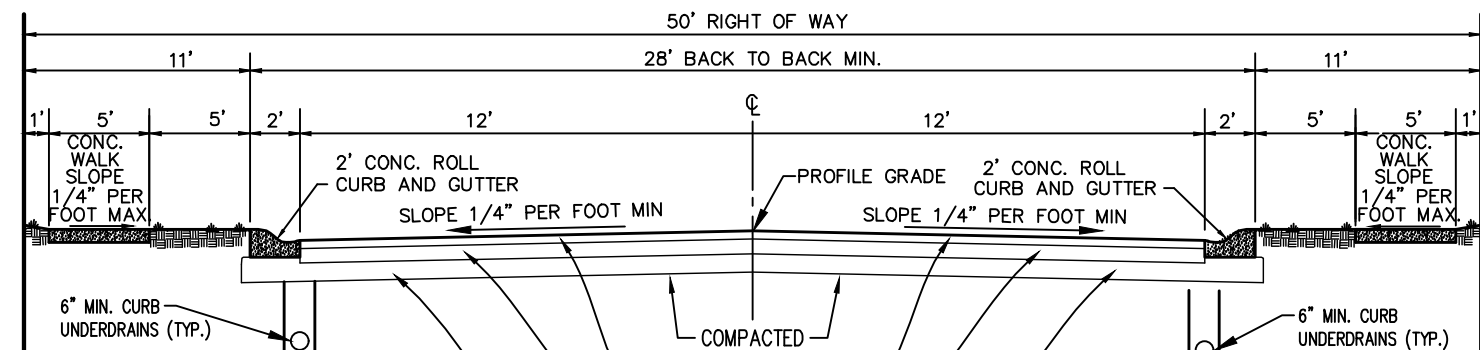
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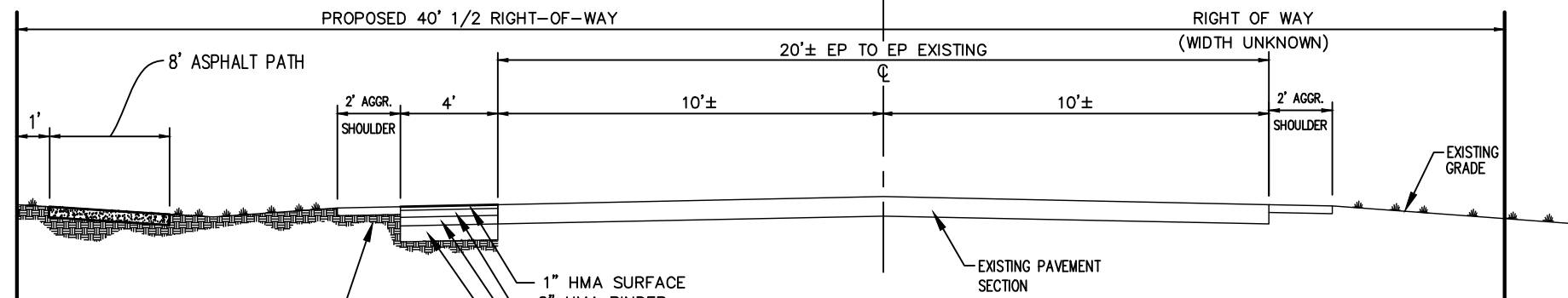
Indiana 811
Know what's below.
Call before you dig.

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

SECTION 12 - TOWNSHIP 12 NORTH - RANGE 4 EAST
HERITAGE SECTION 10
SMALL LOT SUBURBAN RESIDENTIAL DEVELOPMENT
ZONING: PUD (HERITAGE PUD)



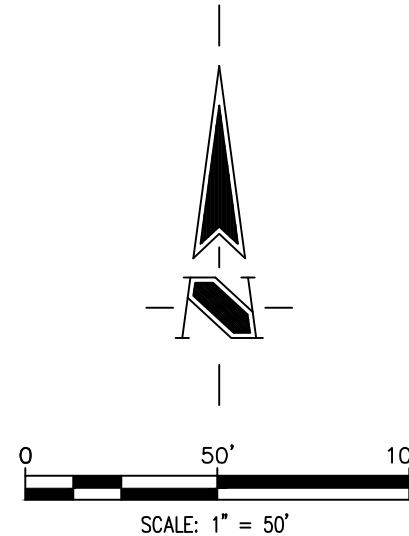
TYPICAL STREET SECTIONS
(Local Residential) NO SCALE



STREET SECTION
HURRICANE ROAD WIDENING IMPROVEMENTS
(Major Collector) NO SCALE

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
- 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



REVISIONS:

PRELIMINARY
PERMIT APPLICATION
No. 19800229
STATE OF INDIANA
PROFESSIONAL ENGINEER
b22
DATE: 10/10/18
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HERITAGE 10
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: IMPROVEMENTS

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