

Amended  
Detailed Plan / Phase II

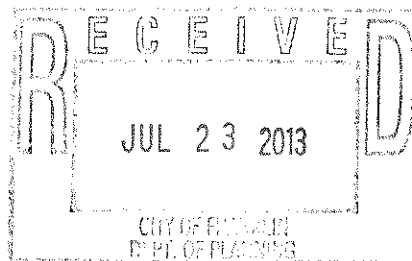
The Legends

Date submitted: July 23, 2013

Legends of Franklin, LLC  
Applicant

Stephen L. Huddleston  
Attorney for Applicant  
98 West Jefferson Street  
Post Office Box 9  
(317) 736-5121

**FILE COPY**



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| a. Traffic Generation Calculations and accompanying tables             |             |
| b. Letter of Intent from Indiana American Water                        |             |
| c. Letter of Intent from Cinergy / PSI Energy, Incorporated            |             |
| d. Letter of Intent from Sprint                                        |             |
| 9. Also submitted separately with original October 14, 2004 submittal: |             |
| a. Application for Sketch Plan & Primary Plat Review                   |             |
| b. Affidavit and Consent of Property Owner                             |             |
| c. Warranty Deed dated April 22, 1991 for subject property             |             |
| d. Filing Fee                                                          |             |
| e. Primary Plat sheets                                                 |             |

## Site Description

Name of applicant: Legends of Franklin, LLC

Address: 2555 Fairview Place, Suite A  
Greenwood, IN 46142

Telephone number of applicant: 882-5003

Name of engineer responsible for the Detailed Plan design: Projects Plus, Inc.  
2555 Fairview Pl., Ste. A  
Greenwood, IN 46142  
882-5003

Legal description of property: See attached.

The Amended Detailed Plan – Phase II affects Common Area Blocks 16 through 28 of Heather Glen at the Legends, as per plat thereof recorded in Plat Cabinet D, Page 640 A, B, and C in the Office of the Recorder of Johnson County, Indiana as Instrument No. 2006-008190

Common address of site: East side of Hurricane Road, south of Legends West, Section 2

Proposed name of development: The Legends

The Legends will consist of two (2) communities:

1. Maclaren Manor at The Legends
2. Heather Glen at The Legends

**THE LEGENDS  
LEGAL DESCRIPTION**

PART OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 61 IN LEGENDS WEST SECTION 2 AS PER PLAT THEREOF RECORDED IN PLAT BOOK "D" PAGE 275 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA; THENCE ALONG THE NORTH LINE THEREOF SOUTH 77 DEGREES 39 MINUTES 54 SECONDS EAST (ASSUMED BEARING) 97.21 FEET; THENCE ALONG THE EAST LINE OF LOT 62 IN SAID LEGENDS WEST SECTION 2 NORTH 12 DEGREES 01 MINUTES 09 SECONDS EAST 10.53 FEET; THENCE SOUTH 80 DEGREES 33 MINUTES 10 SECONDS EAST 347.28 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 31 SECONDS EAST 150.64 FEET; THENCE NORTH 47 DEGREES 56 MINUTES 35 SECONDS EAST 91.71 FEET; THENCE NORTH 10 DEGREES 56 MINUTES 28 SECONDS EAST 553.72 FEET; THENCE NORTH 25 DEGREES 22 MINUTES 37 SECONDS EAST 96.84 FEET; THENCE NORTH 70 DEGREES 22 MINUTES 40 SECONDS EAST 95.49 FEET; THENCE SOUTH 53 DEGREES 33 MINUTES 34 SECONDS EAST 69.58 FEET; THENCE SOUTH 27 DEGREES 00 MINUTES 46 SECONDS EAST 345.22 FEET; THENCE SOUTH 10 DEGREES 36 MINUTES 20 SECONDS WEST 95.93 FEET; THENCE SOUTH 35 DEGREES 33 MINUTES 19 SECONDS WEST 40.78 FEET; THENCE SOUTH 08 DEGREES 05 MINUTES 33 SECONDS WEST 91.49 FEET; THENCE SOUTH 06 DEGREES 00 MINUTES 53 SECONDS EAST 321.96 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 54 SECONDS EAST 108.84 FEET; THENCE SOUTH 01 DEGREE 20 MINUTES 24 SECONDS WEST 180.15 FEET; THENCE SOUTH 00 DEGREES 51 MINUTES 07 SECONDS EAST 374.66 FEET; THENCE SOUTH 06 DEGREES 27 MINUTES 40 SECONDS WEST 249.45 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 20 SECONDS WEST 266.66 FEET; THENCE SOUTH 17 DEGREES 01 MINUTES 58 SECONDS EAST 47.64 FEET; THENCE SOUTH 35 DEGREES 26 MINUTES 04 SECONDS EAST 139.38 FEET; THENCE SOUTH 02 DEGREES 25 MINUTES 38 SECONDS EAST 39.72 FEET; THENCE SOUTH 30 DEGREES 06 MINUTES 04 SECONDS WEST 20.12 FEET; THENCE SOUTH 47 DEGREES 29 MINUTES 48 SECONDS WEST 198.82 FEET; THENCE SOUTH 26 DEGREES 16

MINUTES 48 SECONDS WEST 54.59 FEET; THENCE SOUTH 51 DEGREES 47  
MINUTES 50 SECONDS EAST 74.83 FEET; THENCE SOUTH 61 DEGREES 35  
MINUTES 14 SECONDS EAST 92.89 FEET; THENCE SOUTH 53 DEGREES 39  
MINUTES 41 SECONDS WEST 31.84 FEET; THENCE SOUTH 34 DEGREES 16  
MINUTES 00 SECONDS WEST 39.56 FEET; THENCE SOUTH 49 DEGREES 11  
MINUTES 28 SECONDS WEST 54.77 FEET; THENCE SOUTH 70 DEGREES 43  
MINUTES 39 SECONDS WEST 66.03 FEET; THENCE NORTH 88 DEGREES 56  
MINUTES 24 SECONDS WEST 64.15 FEET; THENCE SOUTH 79 DEGREES 05  
MINUTES 03 SECONDS WEST 94.11 FEET; THENCE SOUTH 37 DEGREES 03  
MINUTES 58 SECONDS WEST 41.86 FEET; THENCE SOUTH 54 DEGREES 25  
MINUTES 25 SECONDS WEST 45.31 FEET; THENCE SOUTH 55 DEGREES 59  
MINUTES 09 SECONDS WEST 112.82 FEET; THENCE SOUTH 45 DEGREES 44  
MINUTES 46 SECONDS WEST 151.72 FEET; THENCE SOUTH 57 DEGREES 49  
MINUTES 03 SECONDS WEST 42.73 FEET; THENCE SOUTH 49 DEGREES 21  
MINUTES 12 SECONDS WEST 140.59 FEET; THENCE SOUTH 48 DEGREES 14  
MINUTES 44 SECONDS WEST 148.05 FEET; THENCE SOUTH 35 DEGREES 54  
MINUTES 45 SECONDS WEST 62.48 FEET; THENCE SOUTH 47 DEGREES 53  
MINUTES 41 SECONDS WEST 16.74 FEET; THENCE SOUTH 21 DEGREES 59  
MINUTES 50 SECONDS WEST 91.36 FEET; THENCE SOUTH 66 DEGREES 26  
MINUTES 58 SECONDS WEST 21.37 FEET; THENCE NORTH 82 DEGREES 42  
MINUTES 29 SECONDS EAST 31.64 FEET; THENCE NORTH 29 DEGREES 21  
MINUTES 22 SECONDS WEST 26.10 FEET; THENCE NORTH 07 DEGREES 14  
MINUTES 24 SECONDS WEST 36.32 FEET; THENCE NORTH 36 DEGREES 40  
MINUTES 32 SECONDS WEST 118.17 FEET; THENCE NORTH 09 DEGREES 19  
MINUTES 12 SECONDS WEST 73.41 FEET; THENCE NORTH 22 DEGREES 19  
MINUTES 08 SECONDS EAST 44.76 FEET; THENCE NORTH 31 DEGREES 58  
MINUTES 30 SECONDS EAST 45.73 FEET; THENCE NORTH 18 DEGREES 19  
MINUTES 22 SECONDS WEST 39.62 FEET; THENCE NORTH 42 DEGREES 27  
MINUTES 17 SECONDS WEST 57.40 FEET; THENCE NORTH 21 DEGREES 46  
MINUTES 20 SECONDS WEST 35.40 FEET; THENCE NORTH 07 DEGREES 18  
MINUTES 49 SECONDS EAST 35.30 FEET; THENCE NORTH 23 DEGREES 39  
MINUTES 37 SECONDS EAST 60.77 FEET; THENCE NORTH 25 DEGREES 52  
MINUTES 19 SECONDS EAST 73.06 FEET; THENCE NORTH 39 DEGREES 59  
MINUTES 41 SECONDS EAST 79.07 FEET; THENCE NORTH 50 DEGREES 29  
MINUTES 47 SECONDS EAST 80.24 FEET; THENCE NORTH 57 DEGREES 27  
MINUTES 15 SECONDS EAST 175.55 FEET; THENCE NORTH 54 DEGREES 26  
MINUTES 43 SECONDS EAST 133.16 FEET; THENCE NORTH 44 DEGREES 21  
MINUTES 30 SECONDS EAST 30.03 FEET; THENCE NORTH 35 DEGREES 19  
MINUTES 46 SECONDS EAST 92.32 FEET; THENCE NORTH 21 DEGREES 54  
MINUTES 41 SECONDS WEST 42.53 FEET; THENCE NORTH 68 DEGREES 05  
MINUTES 19 SECONDS EAST 74.70 FEET; THENCE NORTH 38 DEGREES 25

MINUTES 50 SECONDS EAST 63.34 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY THE RADIUS OF WHICH BEARS NORTH 19 DEGREES 29 MINUTES 04 SECONDS EAST 98.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50 DEGREES 46 MINUTES 49 SECONDS 86.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY THE RADIUS OF WHICH BEARS SOUTH 70 DEGREES 15 MINUTES 53 SECONDS WEST 20.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64 DEGREES 55 MINUTES 48 SECONDS 22.66 FEET; THENCE NORTH 84 DEGREES 39 MINUTES 54 SECONDS WEST 107.72 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY THE RADIUS OF WHICH BEARS NORTH 05 DEGREES 20 MINUTES 06 SECONDS EAST 530.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12 DEGREES 09 MINUTES 08 SECONDS 112.41 FEET; THENCE NORTH 72 DEGREES 30 MINUTES 46 SECONDS WEST 101.79 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY THE RADIUS OF WHICH BEARS SOUTH 17 DEGREES 29 MINUTES 14 SECONDS WEST 470.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07 DEGREES 13 MINUTES 50 SECONDS 59.31 FEET; THENCE NORTH 79 DEGREES 44 MINUTES 37 SECONDS WEST 110.95 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY THE RADIUS OF WHICH BEARS NORTH 10 DEGREES 15 MINUTES 23 SECONDS EAST 530.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 24 MINUTES 08 SECONDS 151.72 FEET; THENCE NORTH 63 DEGREES 20 MINUTES 29 SECONDS WEST 103.67 FEET TO THE EASTERLY 35 FOOT RIGHT-OF-WAY OF HURRICANE ROAD; THENCE ALONG SAID RIGHT-OF-WAY NORTH 26 DEGREES 39 MINUTES 31 SECONDS EAST 60.00 FEET; THENCE SOUTH 63 DEGREES 20 MINUTES 29 SECONDS EAST 103.67 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY THE RADIUS OF WHICH BEARS NORTH 26 DEGREES 39 MINUTES 31 SECONDS EAST 470.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 24 MINUTES 08 SECONDS 134.55 FEET; THENCE SOUTH 79 DEGREES 44 MINUTES 37 SECONDS EAST 110.95 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY THE RADIUS OF WHICH BEARS SOUTH 10 DEGREES 15 MINUTES 23 SECONDS WEST 530.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07 DEGREES 13 MINUTES 50 SECONDS 66.89 FEET; THENCE SOUTH 72 DEGREES 30 MINUTES 46 SECONDS EAST 101.79 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY THE RADIUS OF WHICH BEARS NORTH 17 DEGREES 29 MINUTES 14 SECONDS EAST 470.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12

DEGREES 09 MINUTES 08 SECONDS 99.69 FEET; THENCE SOUTH 84 DEGREES 39 MINUTES 54 SECONDS EAST 107.72 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY THE RADIUS OF WHICH BEARS NORTH 05 DEGREES 20 MINUTES 06 SECONDS EAST 20.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64 DEGREES 55 MINUTES 48 SECONDS 22.66 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY THE RADIUS OF WHICH BEARS SOUTH 59 DEGREES 35 MINUTES 41 SECONDS EAST 98.00 FEET; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 133 DEGREES 44 MINUTES 23 SECONDS 228.75 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY THE RADIUS OF WHICH BEARS NORTH 74 DEGREES 08 MINUTES 41 SECONDS EAST 20.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65 DEGREES 59 MINUTES 50 SECONDS 23.04 FEET; THENCE SOUTH 81 DEGREES 51 MINUTES 09 SECONDS EAST 31.53 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY THE RADIUS OF WHICH BEARS NORTH 08 DEGREES 08 MINUTES 51 SECONDS EAST 197.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45 DEGREES 27 MINUTES 15 SECONDS 156.29 FEET; THENCE NORTH 05 DEGREES 21 MINUTES 28 SECONDS EAST 91.04 FEET; THENCE NORTH 18 DEGREES 13 MINUTES 06 SECONDS WEST 92.85 FEET; THENCE NORTH 04 DEGREES 45 MINUTES 25 SECONDS EAST 194.66 FEET; THENCE NORTH 10 DEGREES 02 MINUTES 45 SECONDS WEST 42.35 FEET; THENCE NORTH 00 DEGREES 52 MINUTES 10 SECONDS EAST 213.34 FEET; THENCE NORTH 12 DEGREES 12 MINUTES 53 SECONDS EAST 98.46 FEET; THENCE NORTH 02 DEGREES 51 MINUTES 34 SECONDS EAST 39.45 FEET; THENCE NORTH 19 DEGREES 02 MINUTES 54 SECONDS EAST 57.52 FEET; THENCE NORTH 05 DEGREES 11 MINUTES 54 SECONDS EAST 38.96 FEET; THENCE NORTH 11 DEGREES 04 MINUTES 54 SECONDS WEST 52.51 FEET; THENCE NORTH 12 DEGREES 35 MINUTES 25 SECONDS WEST 161.52 FEET; THENCE NORTH 03 DEGREES 37 MINUTES 57 SECONDS WEST 108.93 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 07 SECONDS WEST 164.34 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 31 SECONDS WEST 142.19 FEET; THENCE NORTH 80 DEGREES 33 MINUTES 10 SECONDS WEST 353.42 FEET TO THE EAST LINE OF THE AFORESAID LOT 61 IN LEGENDS WEST SECTION TWO; THENCE ALONG SAID EAST LINE SOUTH 12 DEGREES 01 MINUTES 09 SECONDS WEST 16.49 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 6 NORTH 77 DEGREES 39 MINUTES 54 SECONDS WEST 104.51 FEET TO THE EASTERLY RIGHT-OF-WAY OF SOMERSET DRIVE; THENCE ALONG SAID RIGHT-OF-WAY NORTH 19 DEGREES 17 MINUTES 55 SECONDS EAST 56.43 FEET TO THE POINT OF

BEGINNING, CONTAINING 39.23 ACRES, MORE OR LESS. SUBJECT TO ALL  
EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS.

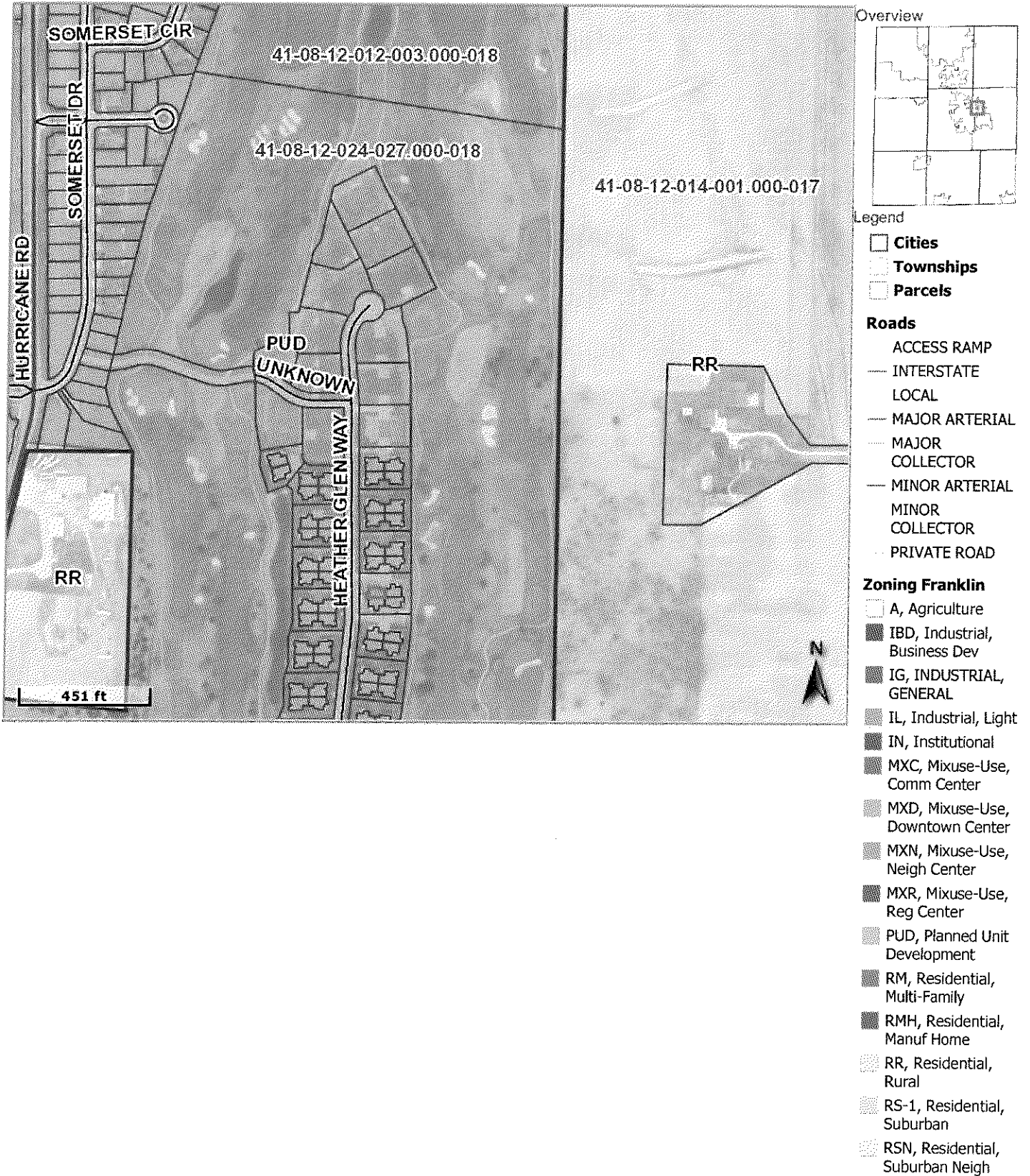
# Vicinity Map (Lot numbers are in black type)

Date Created: 7/22/2013



## Zone map

Date Created: 7/22/2013



## Common Holdings Map

The applicant does not own or control any property adjacent to the property subject to the Detailed Plan/Primary Plat.

The applicant owns property in these subdivisions that are part of The Legends golf community:

Heather Glen at the Legends  
Maclaren Manor at the Legends

### Sewerage Verification:

While the City Zoning Ordinance requires the applicant to include a letter from the City Public Works Superintendent verifying that the proposed development shall be served, for the original October 14, 2004 submission, Rick Littleton would not provide such a letter to the applicant.

Mr. Littleton indicated that since the project was within the City limits, he assumed it would be served.

## **Existing Site Conditions:**

- a. Built Features:* See enclosed aerial map from Johnson County GIS.
- b. Easements:* See enclosed recorded plat for Heather Glen at the Legends which was recorded in Plat Book "D," Page 640 A, B, and C, as Instrument No. 2006-008190 in the Office of the Recorder of Johnson County, Indiana
- c. Topography:* See Primary Plat Sheets that were filed with original plan on October 14, 2004
- d. Natural Features:* See enclosed aerial map.
- e. Historic Features:* None
- f. Other Features:* This project is part of The Legends golf community.

## **Proposed Development:**

*a. Street Systems:* The project will have 6,152 lineal feet of private streets as shown on the Primary Plat Sheets that were submitted with the original plan dated October 14, 2004.

*b. Land uses:* Two communities of residential homes and a clubhouse for residents.

**Maclaren Manor at The Legends** will consist of single-family homes.

Section One: 19 lots / 19 units  
10.054 acres  
1.88 units per acre

Section Two: 19 lots / 19 units  
8.260 acres  
2.3 units per acre

**Heather Glen at The Legends** will consist of attached and detached condominiums made up of single-family dwellings, two-family dwellings, and no more than four-family dwellings. The total units will not exceed 106 units.

Overall land density: 144 units on 39.226 acres = 3.67 / acre

*c. Open Space:*

This Primary Plat contains three open space locations consisting of 2.53 acres.

Two of the three locations contain water features that will be constructed as part of Phase One construction. These two areas contain 1.11 acres and will be maintained by the Homeowners Associations for the two communities. They can be accessed by the golf course cart paths as well as unimpeded access via common area between the condominium units.

The third open space location is located centrally between the two communities and will contain park benches with views of the golf course, landscaping and recreational equipment. A clubhouse is located in this central open space as well. This area consists of 0.42 acres and will be maintained by the two respective

Homeowners Associations. Both of these communities will be connected to the cart paths on the golf course.

Ancillary open space benefits available to these communities include access to the existing golf course facilities including: snack bar, the pro shop, driving range, practice facility, the 18-hole par 3 course and the 27-hole golf course. Golf memberships will be offered with each of the units as well as a discounted rate for a golf cart. In conjunction with the development of these communities, a new swimming facility will be constructed adjacent to the existing driving range, available for use by the entire golf course community.

*d. Landscaping:* See Primary Plat Sheets filed with original plan on October 14, 2004. As lots are developed, proposed landscaping will be depicted on plot plans submitted to the City of Franklin.

*e. Natural features* See aerial map, enclosed.

*f. Historic Features:* None

*g. Development Requirements:*

1. Minimum Lot Size: 10,000 sq.ft.
2. Minimum Lot Width: 75 ft.
3. Minimum Side Setback (Single-family): 7.5 feet
4. Minimum Between Buildings (Condominiums):

|                                                                  |     |
|------------------------------------------------------------------|-----|
| Quad/quad                                                        | 30' |
| Quad/duplex (garage door on side)                                | 30' |
| Quad/duplex (garage door in front)                               | 30' |
| Quad /single detached                                            | 30' |
| Duplex (garage door on side) /<br>duplex (garage door on side)   | 30' |
| Duplex (garage door on side) /<br>duplex (garage door in front)  | 30' |
| Duplex (garage door in front) /<br>duplex (garage door in front) | 10' |
| Duplex (garage door in front) /<br>single detached               | 10' |

|                                                   |     |
|---------------------------------------------------|-----|
| Duplex (garage door on side) /<br>single detached | 10' |
| Single detached / single detached                 | 6'  |

5. Minimum Rear Setback (Single-family): 15 ft.

6. Private Street Easement: 50 ft.

7. Minimum Private Cul-de-sac Easement Radius: 45 ft.

8. 4 ft. sidewalks required (Single-family only)

9. Minimum Living Area:

a. Single-family: 1,500 sq.ft. for McClaron Manor at The Legends

b. Condominiums: 1,100 sq.ft. for Heather Glen at The Legends

10. The Homeowner's Associations shall maintain all common areas, exteriors of the condominiums, private street easements, landscaping and drainage.

*h. Written Commitments:* Written commitments may be provided.

*i. Covenants:* Written covenants may be provided.

*j. Drainage:* Pursuant to an agreement with the City Engineer, drainage plans will be provided prior to the Technical Review Committee meeting.

*k. Project phasing:*

The Legends is proposed to include two communities: Maclaren Manor at The Legends, a Single-family community, and Heather Glen at The Legends, a Condominium community consisting of 4-unit, 2-unit, and single-unit attached and detached condominiums. Each community will be developed in two phases, Section One and Section Two.

Maclaren Manor at The Legends, Section One and Heather Glen at The Legends, Section One will be included in Phase One. Maclaren Manor at the Legends, Section One will include 19 lots and Section Two will include 19 lots.

Heather Glen at The Legends will include attached and detached condominiums for a total of no more than 106 units. The clubhouse will also be included in the development of Phase One.

## Supplemental Information:

### Traffic Generation Calculations

Single-family units: 38 units

Condominiums: 106 units  
Total: 144 units

Vehicle trip ends (VTE) per unit: 10 VTE

$$144 \text{ units} \times \frac{10 \text{ VTE}}{1 \text{ unit}} = 1440 \text{ VTE}$$

$$\frac{1440 \text{ VTE}}{2} = 720 \text{ Vehicles/day}$$

See the following Tables, Table III, IV, V, VI, VII, and VIII.

TABLE III

| Type of Commercial Building | Vehicle Trip Ends Per |          |         |           |
|-----------------------------|-----------------------|----------|---------|-----------|
|                             | 1,000 GSF             |          | Acre    |           |
|                             | Average               | Range    | Average | Range     |
| General Office:             |                       |          |         |           |
| 10,000 GSF                  | 25                    | --       | --      | --        |
| 50,000 GSF                  | 17                    | --       | --      | --        |
| 100,000 GSF                 | 14                    | --       | --      | --        |
| 150,000 GSF                 | 13                    | --       | --      | --        |
| 200,000 GSF                 | 12                    | --       | --      | --        |
| 300,000 GSF                 | 11                    | --       | --      | --        |
| 400,000 GSF                 | 10                    | --       | --      | --        |
| 500,000 GSF                 | 10                    | --       | --      | --        |
| 600,000 and Over GSF        | 9                     | --       | --      | --        |
| Medical Office              | 35                    | 23 - 43  | --      | --        |
| Government Office           | 69                    | --       | --      | --        |
| Post Office                 | 87                    | 36 - 335 | --      | --        |
| Office Park                 | 12                    | 8 - 31   | 196     | 152 - 341 |
| Research Center             | 6                     | 2 - 13   | 67      | 16 - 323  |

TABLE IV

| Type of Industrial Building | Vehicle Trip Ends Per |        |         |           |
|-----------------------------|-----------------------|--------|---------|-----------|
|                             | 1,000 GSF             |        | Acre    |           |
|                             | Average               | Range  | Average | Range     |
| Truck Terminals             | 10                    | --     | 82      | 66 - 100  |
| Mini Warehouse              | 8                     | 3 - 16 | 40      | 15 - 65   |
| Warehousing                 | 5                     | 2 - 17 | 56      | 21 - 256  |
| Manufacturing               | 4                     | 1 - 52 | 39      | 3 - 396   |
| Industrial Park             | 7                     | 1 - 37 | 63      | 14 - 1272 |
| General Heavy               | 2                     | 1 - 2  | 16      | 2 - 55    |
| General Light               | 7                     | 2 - 17 | 53      | 6 - 160   |

TABLE V

| Type of Service Building             | Vehicle Trip Ends Per: | Average | Range      |
|--------------------------------------|------------------------|---------|------------|
| Motel (Sleeping Accommodations Only) | Occupied Room          | 11      | 5 - 15     |
| Hotel - Outside C.B.D.               | Room                   | 9       | 6 - 10     |
| Restaurant - Quality                 | 1,000 GSF              | 96      | 49 - 140   |
| Restaurant - Sit Down                | 1,000 GSF              | 201     | 112 - 345  |
| Restaurant - Fast Food               | 1,000 GSF              | 632     | 284 - 1360 |
| New Car Sale                         | 1,000 GSF              | 48      | 16 - 79    |
| Service Station                      | Station                | 748     | 620 - 1000 |
|                                      | Pump                   | 133     | 103 - 170  |
| Bank                                 | 1,000 GSF              | 292     | 160 - 817  |

TABLE VI

| Type of Public Institution | Vehicle Trip Ends Per: | Average | Range   |
|----------------------------|------------------------|---------|---------|
| Elementary School          | Student                | 1       | 1 - 2   |
| High School                | Student                | 2       | 1 - 3   |
| Community College          | Student                | 2       | 1 - 3   |
| University                 | Student                | 3       | 2 - 4   |
| Church                     | 1,000 GSF              | 8       | 5 - 14  |
| Library                    | 1,000 GSF              | 46      | 29 - 91 |
| Hospital                   | Bed                    | 12      | 3 - 33  |
|                            | 1,000 GSF              | 17      | 12 - 45 |
| Nursing Home               | Bed                    | 3       | 2 - 4   |

TABLE VII

| Type of Recreational Facility | Vehicle Trip Ends Per |        |         |         |
|-------------------------------|-----------------------|--------|---------|---------|
|                               | Parking Space         |        | Acre    |         |
|                               | Average               | Range  | Average | Range   |
| Golf Course                   | 7                     | 2 - 18 | 9       | 3 - 24  |
| State Park                    | 1                     | 1 - 3  | 1       | 1 - 17  |
| County Park                   | 3                     | 1 - 21 | 6       | 1 - 82  |
| City Park                     | --                    | --     | 4       | 1 - 130 |
| Recreation - General          | 4                     | 1 - 6  | 4       | 1 - 297 |

TABLE VIII

| Type of Facility Generator         | % of Generator ADT<br>Peak Hour |
|------------------------------------|---------------------------------|
| <b>Residential Developments</b>    | <b>10</b>                       |
| Shopping Center:                   |                                 |
| To 600,000 GSF                     | 8                               |
| Over 600,000 GSF                   | 9                               |
| Retail Store                       | 10                              |
| General Commercial Office Building | 15                              |
| Industrial Building                | 20                              |
| Local Educational Buildings        | 20                              |
| Community/Public Institutions      | 12                              |



Wednesday, 13 October 2004

Franklin City Plan Commission  
44 N. Jackson Street  
Franklin, IN 46131

Re: Intent to provide service for The Legends

Dear Commissioners:

The preliminary plat/plans for the above-referenced project have been reviewed and a determination has been made that Indiana-American Water Co., Inc. has the capacity and facilities to adequately service this proposed development, subject to our standard policies and procedures.

This shall not be construed as approval of plans for said project, but rather a statement that adequate capacity and facilities to provide service are available (or can be made readily available.) Developer financed main extensions may be required.

Sincerely,  
Indiana-American Water Co., Inc.

A handwritten signature in black ink, appearing to read "R. Ballard".

Ron Ballard, Operations Supervisor  
Johnson County District

Cc: Joanna Myers, Projects Plus  
File

American Water  
110 South Park Blvd.  
P.O. Box 99  
Greenwood, IN 46143  
USA  
T 217.887.0190  
F 217.887.1054  
I www.indiana-american.co



Cinergy Corp.  
2515 North Morton Street  
Franklin, IN 46131

**CINERGY.**  
PSI

To: Projects Plus  
From: Cinergy / PSI Energy, Incorporated  
Date: Oct 12, 2004  
Re: Intent to Provide Utility Services

Project: The Legends

Location: Hurricane Rd / Sunset Dr.

The preliminary plat/plans for the above referenced project have been reviewed and a determination has been made that Cinergy / PSI, Incorporated has the capacity and facilities to provide adequate service to this proposed development, subject to our standard policies and procedures.

This shall not be construed as approval of plans for said project, but rather a statement that the capacity and facilities to provide service are available (or can be made readily available).

Cinergy / PSI, Incorporated

BY: W.D. Williams  
W.D. Williams  
Customer Project Coordinator



To: Franklin City planning department.

October 11, 2004

RE: Intent to provide utility service.

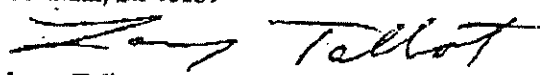
Project: The Legends

Applicant: Projects Plus

The plans to the above referenced project have been reviewed and a determination has been made that Sprint local telephone company has the capacity and the facilities to provide adequate service to this proposed development, subject to our policies and procedures.

This shall not be construed as approval of plans for said project, but rather a statement that the capacity and facilities to provide service are available or can be made readily available.

Sprint  
50 N. Jackson St.  
Franklin, In. 46131

  
Larry Talbot  
Network Engineer.