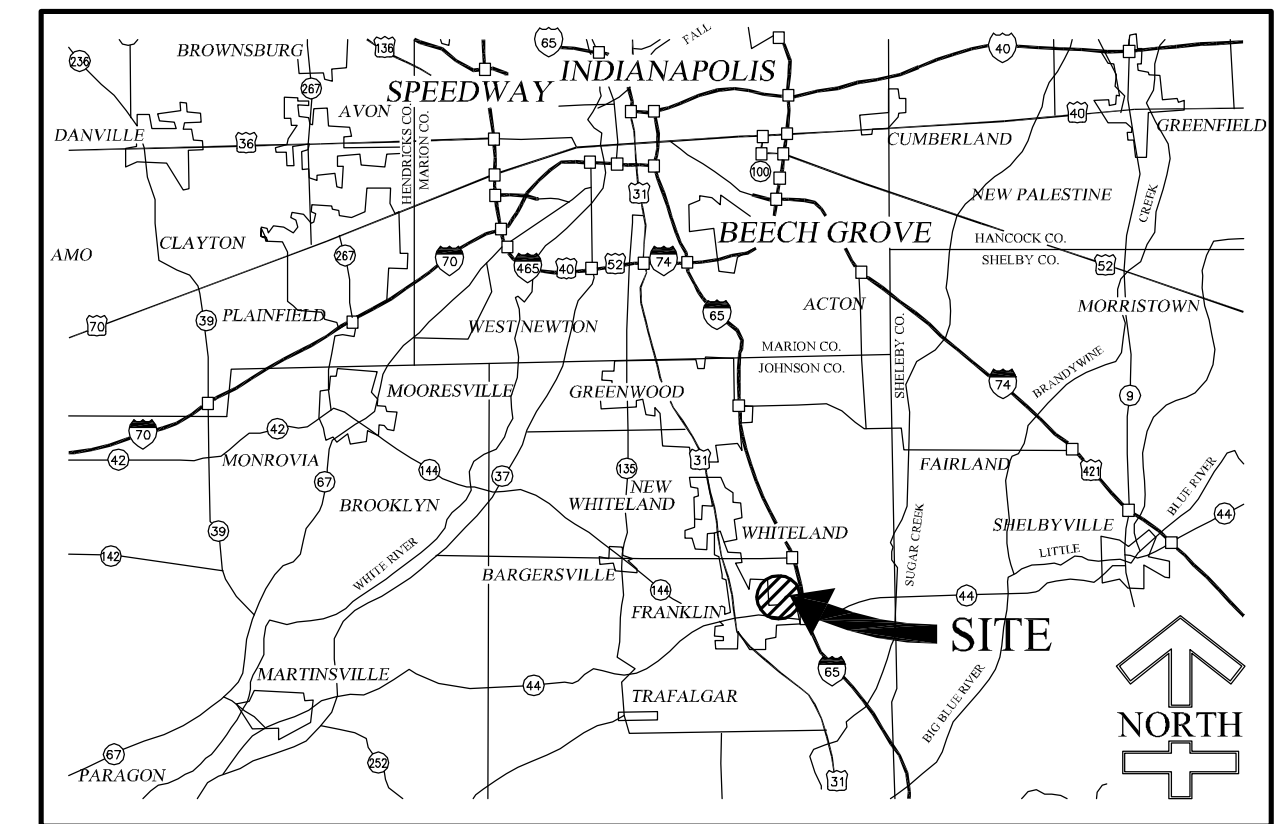


REZONE FOR BASTIN LOGAN SUBDIVISION CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA

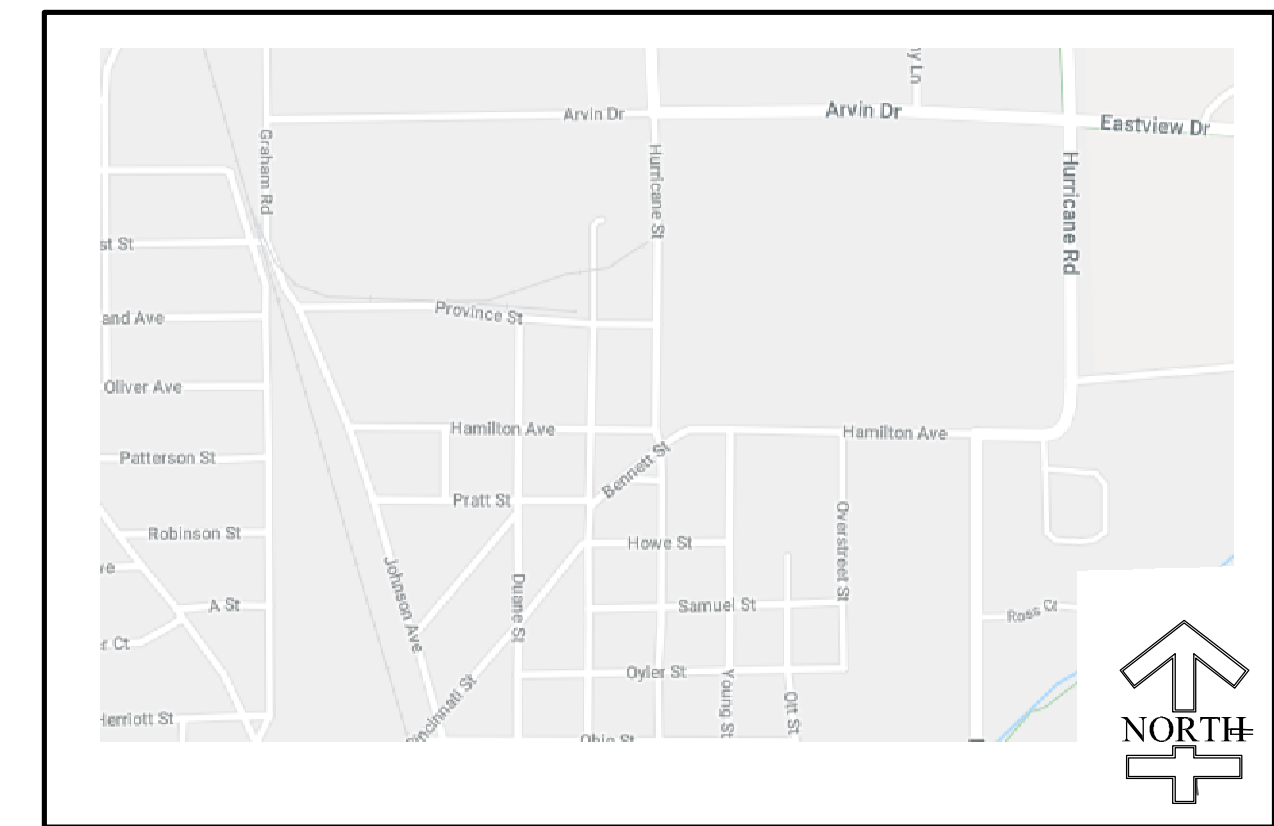


LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 13; THENCE SOUTH 87 DEGREES 15 MINUTES 18 SECONDS EAST (THE BASIS OF BEARINGS ARE REFERENCED TO GRID BEARINGS BASED ON NAD 83 INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE PER INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) CONTINUOUSLY OPERATING REFERENCE STATIONS (INCORS) REAL-TIME KINEMATIC (RTK) CORRECTION SERVICE FEBRUARY 2018) ALONG THE NORTH LINE THEREOF 1053.45 FEET TO THE CENTERLINE OF HURRICANE ROAD; THENCE SOUTH 00 DEGREES 11 MINUTES 42 SECONDS WEST ALONG SAID CENTERLINE 116.16 FEET TO A MAG SPIKE SET AT THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 11 MINUTES 42 SECONDS WEST ALONG SAID CENTERLINE 433.71 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 32 SECONDS WEST 622.03 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE FRANKLIN AND MARTINSVILLE RAILROAD (NOW ABANDONED); THENCE NORTH 55 DEGREES 11 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY LINE OF THE FRANKLIN AND MARTINSVILLE RAILROAD (NOW ABANDONED) 759.36 FEET TO THE POINT OF BEGINNING, CONTAINING 3.097 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENT AND RESTRICTIONS.



AREA MAP
NOT TO SCALE



LOCATION MAP
SCALE: 1" = 3000'

PERTINENT DATA:

SUBDIVISION: BASTIN LOGANS COMMERCIAL SUBDIVISION
OWNER: BASTIN LOGAN WATER SERVICES, INC.
237 WEST MONROE STREET
FRANKLIN, IN 46131
SUBDIVIDER/ APPLICANT: BASTIN LOGANS WATER SERVICES, INC.
237 WEST MONROE STREET
FRANKLIN, IN 46131
JOE PASZEK
PHONE NO. (317) 738-4577
ENGINEER/ SURVEYOR: PROJECTS PLUS
2850 FAIRVIEW PLACE, SUITE "W"
GREENWOOD, INDIANA 46142
PHONE NO. (317) 882-5003
JEFFERY K. SMITH P.E. #19419
JEFFREY D. KNARR P.S. #200100069

DENSITY: TOTAL ACREAGE - 3.097 AC.
MAX. COMMERCIAL LOTS - 1
ZONING: EXISTING: IG (INDUSTRIAL GENERAL)
PROPOSED: IBD (INDUSTRIAL BUSINESS DEVELOPMENT)

NOTES:

- ALL CURBS SHALL BE TWO (2) FOOT CONCRETE ROLL CURB & GUTTER
- ALL LOTS SHALL BE SERVED BY THE FOLLOWING PUBLIC UTILITIES:
TELEPHONE - CENTURYLINK AND METRONET
ELECTRIC - DUKE ENERGY
GAS - VECTREN GAS CO.
SANITARY - FRANKLIN SANITATION
WATER - INDIANA-AMERICAN WATER CO.
CABLE TV - COMCAST
- THE DETENTION BASIN AREAS AND COMMON AREAS SHALL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION.
- ALL BUFFERYARDS, INTERIOR LANDSCAPING, PARKING LOT PERIMETER LANDSCAPING, PARKING LOT INTERIOR LANDSCAPING AND REQUIRED STREET TREES ARE TO MEET THE REQUIREMENTS OUTLINED IN CITY OF FRANKLIN DEVELOPMENT STANDARDS ARTICLES 6.15 (STREET TREE STANDARDS), 7.15 (BUFFERING AND SCREENING STANDARDS) AND 7.16 (LANDSCAPE STANDARDS).

BENCHMARK:
FRANKLIN 1920 NO 1 1974 = 730.55 (NAVD 1988)
REFERENCE MARK 1 IS A STANDARD DISK STAMPED FRANKLIN 1920 NO 1 1974 SET IN A DRILL HOLE IN THE TOP AND SOUTHWEST CORNER OF THE CONCRETE BASE OF RAILROAD CROSSING LIGHT, 24 FEET NORTH OF THE CENTERLINE OF MADISON STREET AND 16 FEET EAST OF THE EAST RAIL OF THE RAILROAD BETWEEN CROWELL AND DEPOT STREET.

STATEMENT OF PROPOSED USE:

PROPOSED SITE TO BE SUBDIVIDED INTO 2 LOTS. PROPOSED STARTING DATE OF CONSTRUCTION IS SPRING 2018 AND COMPLETED APPROXIMATELY FALL 2019.

ZONING IG (INDUSTRIAL GENERAL) REQUIREMENTS

- THE MINIMUM LOT AREA SHALL BE 2 ACRES (10,000 SQUARE FEET).
- THE MINIMUM LOT WIDTH IS 100 FEET.
- MINIMUM SIDE YARD SETBACK IS 50 FEET.
- MINIMUM REAR YARD SETBACK IS 50 FEET.
- MINIMUM FRONT YARD SETBACK:
50 FEET ADJACENT TO LOCAL STREET
50 FEET ADJACENT TO COLLECTOR STREET
50 FEET ADJACENT TO ARTERIAL STREET

FLOOD INFORMATION

THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" (AREA OUTSIDE OF 500 YEAR FLOODPLAIN) AS SCALED FROM FLOOD INSURANCE RATE MAP (FIRM) FOR JOHNSON COUNTY, INDIANA, COMMUNITY NUMBER 18081, PANEL NUMBER 0231 D, DATED 8/2/07

UTILITY CONTACT INFORMATION

TELEPHONE

CENTURYLINK
1147 NORTH MORTON STREET
FRANKLIN, IN 46131
PHONE #: (317) 736-4863
CONTACT: DAVID MEYERS
DAVID.MEYERS@CENTURYLINK.COM

TELEPHONE

METRONET
111 COMMERCE DRIVE
FRANKLIN, IN 46131
PHONE #: (317) 465-1048
CONTACT: CHRISTOPHER BLUTO
CHRISTOPHER.BLUTO@METRONETINC.COM

GAS

VECTREN ENERGY
600 INDUSTRIAL DRIVE
FRANKLIN, IN 46131
PHONE #: (317) 736-2989
CONTACT: RANDY CRUTCHFIELD
RCRUTCHFIELD@VECTREN.COM

ELECTRIC

DUKE ENERGY
2515 N. MORTON ST.
FRANKLIN, IN 46131
PHONE #: (317) 736-2014
CONTACT: REECE HEILERS
REECE.HEILERS@DUKE-ENERGY.COM

WATER

INDIANA - AMERICAN WATER CO.
153 N. EMERSON AVE.
GREENWOOD, IN 46143
PHONE #: (317) 885-2426
CONTACT: TRACY S. WHITE
TRACY.S.WHITE@AMWATER.COM

CABLE

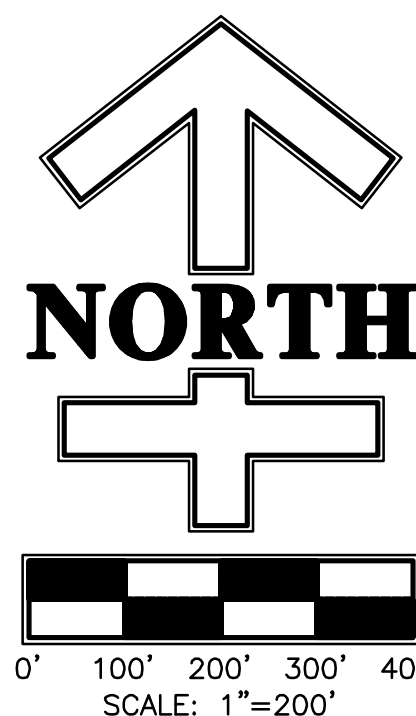
COMCAST COMMUNICATION
1600 WEST VERNAL PIKE
BLOOMINGTON IN 47404
PHONE #: (812) 355-7822
CONTACT: STEVE MCARTOR
STEVE.MCARTOR@CABLE.COMCAST.COM

SANITARY SEWERS

FRANKLIN PUBLIC WORKS
796 SOUTH STATE ST.
FRANKLIN, IN 46131
PHONE #: (317) 736-3640
CONTACT: RICK LITTLETON
DPWSUPERINTENDENT@FRANKLIN.IN.GOV

LIST OF ADJOINERS (250' FROM PROPERTY)

- | | | |
|---|---|--|
| 1 41-08-13-022-011.000-009
BASTIN LOGAN WATER SERVICES INC
PO BOX 45
FRANKLIN, IN 46131-0000 | 9 41-08-13-023-052.000-009
COOPER TAMARA
1001 HAMILTON AVE
FRANKLIN, IN 46131-0000 | 17 41-08-13-021-001.000-018
KYKA PROPERTIES LLC
PO BOX 441
FRANKLIN, IN 46131 |
| 2 41-08-12-033-006.016-018
WILSON FARM PROPERTIES LLC
622 N MADISON AVE. STE 11
GREENWOOD, IN 46142 | 10 41-08-13-023-053.000-009
BARNHIZER MICHAEL R & CHERYL A
540 NORTH DR
FRANKLIN, IN 46131 | 18 41-08-13-021-003.000-017
LAMBERT PROPERTY MANAGEMENT LLC
2095 FAIRWAY LAKES DR
GREENWOOD, IN 46143 |
| 3 41-08-12-033-009.002-017
CITY OF FRANKLIN
70 E MONROE ST
FRANKLIN, IN 46131-0000 | 11 41-08-13-023-079.001-009
BARNETT GERALD
757 HAMILTON AVE
FRANKLIN, IN 46131-9502 | 19 41-08-13-022-011.000-009
LANCER LEASING LLC
2095 FAIRWAY LAKES DR
FRANKLIN, IN 46131-0000 |
| 4 41-08-12-033-009.004-017
REED SAMUEL D
PO BOX 37
FRANKLIN, IN 46131-0037 | 12 41-08-13-022-012.000-009
CROP PRODUCTION SERVICES INC
3000 ROCKY MOUNTAIN AVE
LOVELAND, CO 80583 | 20 41-08-13-023-031.000-009
SKOTER LYMAN A & CORBALDO A
1004 E KING ST
FRANKLIN, IN 46131-1925 |
| 5 41-08-13-021-002.000-017
CLAWSON ROBERT L D / B / A HURRICANE RD INDUST DEV
PO BOX 127
FRANKLIN, IN 46131-0127 | 13 41-08-13-022-032.000-009
DOUGHERTY DENNIS H REVOCABLE TRUST
PO BOX 1032
FRANKLIN, IN 46131 | 21 41-08-13-022-033.000-009
CROWTHERS BRENT
880 HAMILTON AVE
FRANKLIN, IN 46131 |
| 6 41-08-13-023-080.000-009
WATERS ASHLEY B
851 HAMILTON AVE
FRANKLIN, IN 46131 | 14 41-08-13-023-057.000-009
JOHNSON COUNTY FARM BUREAU CO-OPERATIVE ASSOCIATION INC
PO BOX 304
SEYMOUR, IN 47274 | 22 41-08-13-023-034.000-009
WAGLER CHAD
860 HAMILTON AVE
FRANKLIN, IN 46131 |
| 7 41-08-13-023-084.000-009
CITY OF FRANKLIN
70 E MONROE ST
FRANKLIN, IN 46131-2300 | 15 41-08-13-023-035.000-009
HAMILTON AVENUE LLC
2095 FAIRWAY LAKES DR
FRANKLIN, IN 46131-0000 | 23 41-08-13-023-035.000-009
ROBERTS JOSHUA W & STEPHANIE
770 HAMILTON AVE
FRANKLIN, IN 46131 |
| 8 41-08-13-023-091.000-009
WOOD DONALD L & MICHAEL R
899 HAMILTON AVE
FRANKLIN, IN 46131 | 16 41-08-14-011-001.000-009
K D I INVESTMENTS LLC
1800 CHURCHMAN AVE
INDIANAPOLIS, IN 46203-2900 | 24 41-08-13-022-036.000-009
KRUZIGEL PROPERTY MANAGEMENT LLC
6543 QUAIL RIDGE E DR
PLAINFIELD, IN 46168 |



PROJECT	REVISION	DATE
REZONE FOR BASTIN LOGAN SUBDIVISION CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA		
TITLE SHEET		

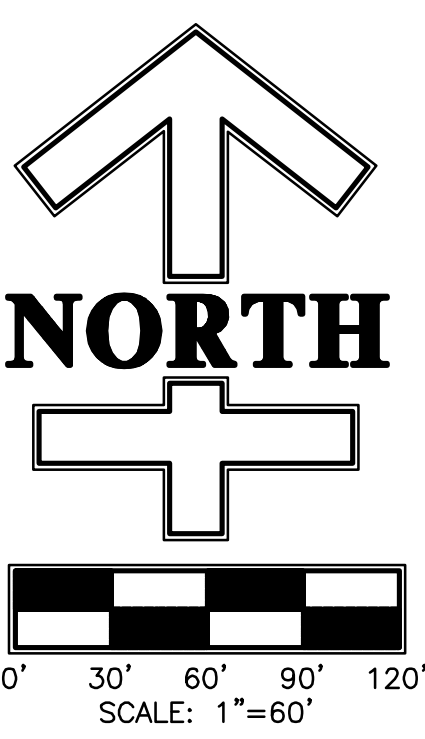
SCALE	1"=200'	DRAWN	CHECKED	JKS	CERTIFIED

PROJECTS plus
GREENWOOD SURVEYING COMPANY
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING CONSTRUCTION MANAGEMENT
2650 Fairview Plaza Suite W - Greenwood, Indiana
(317)-882-5003

SEAL
JEFFERY K. SMITH
REGISTERED
No. 19419
STATE OF INDIANA
PROFESSIONAL ENGINEER
Jeffery K. Smith
10/14/18

JOB NUMBER
17022
SHEET
1
OF 3 **SHEETS**
DATE
OCTOBER 4, 2018








811
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BENCHMARK:
FRANKLIN 1920 NO 1 1974 = 730.55 (NAVD 1988)

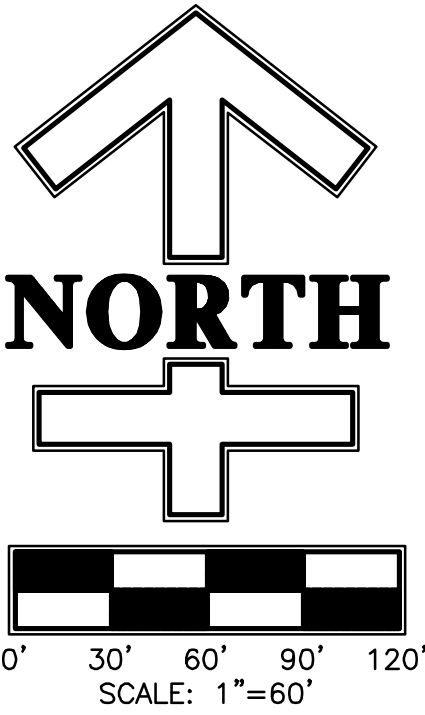
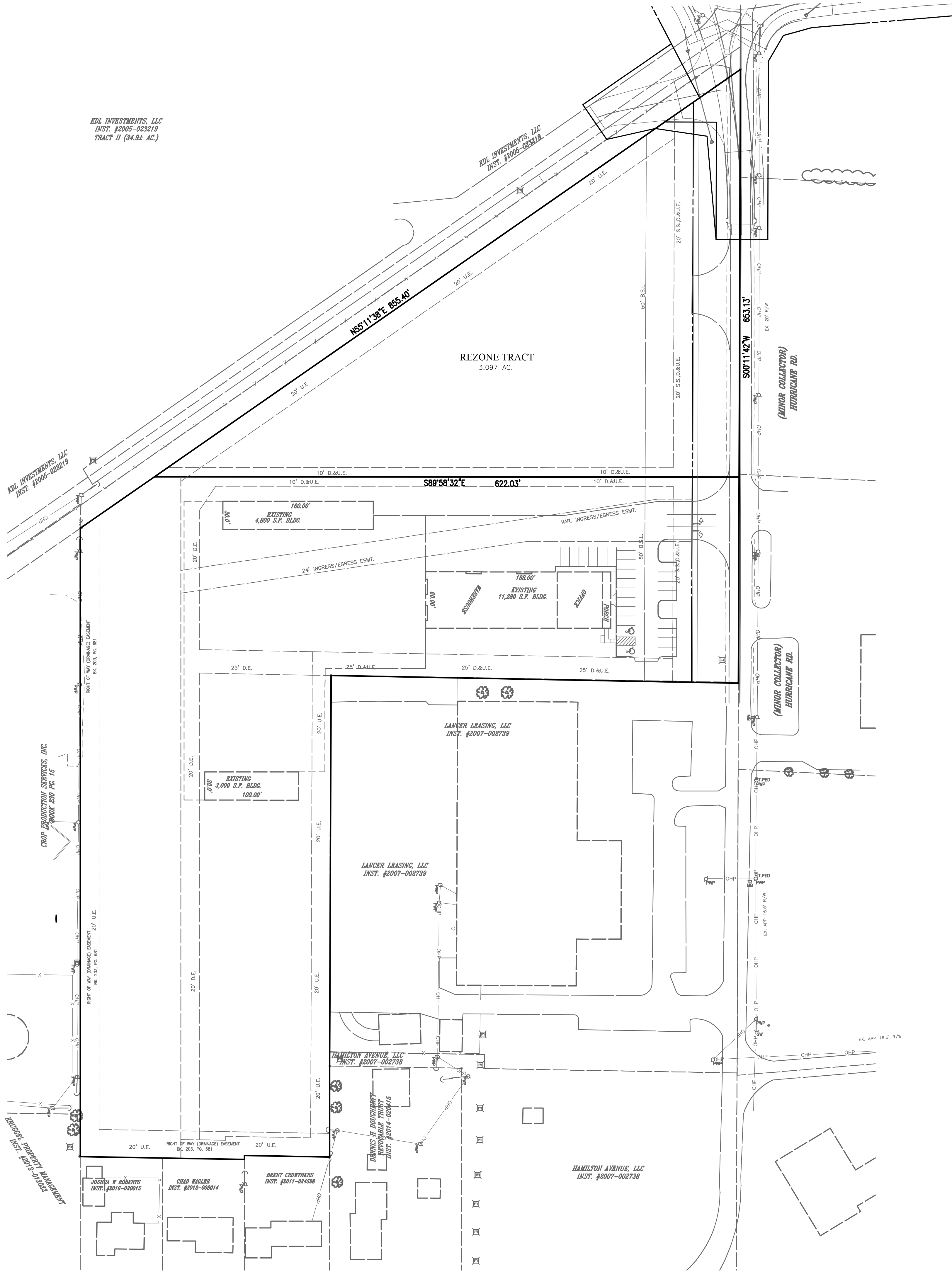
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EXISTING LEGEND :

-  EX. SAN.
  EXISTING STORM SEWER W/ END SECTION, MANHOLE, YARD INLET, AND CURB INLET
-  FH
  EX. 6" W"
-  OHP
  GW
-  752
- EXISTING WATER LINE
 EXISTING OVERHEAD POWER LINE
 EXISTING UTILITY POLE W/ GUYWIRE
 EXISTING TREE/SHRUB ROW
 EXISTING CONTOUR LINE

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[illegible]



- LANDSCAPE NOTE:**
1. ALL BUFFERYARDS, INTERIOR LANDSCAPING, PARKING LOT PERIMETER LANDSCAPING, PARKING LOT INTERIOR LANDSCAPING AND REQUIRED STREET TREES ARE TO MEET THE REQUIREMENTS OUTLINED IN CITY OF FRANKLIN DEVELOPMENT STANDARDS ARTICLES 6.15 (STREET TREE STANDARDS), 7.15 (BUFFERING AND SCREENING STANDARDS) AND 7.16 (LANDSCAPE STANDARDS).
- NOTES:**
1. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS THE AGGREGATE BASE LAYERS FOR ALL STREETS, DRIVES AND PARKING LOTS AND ALL WATER MAINS AND HYDRANTS FOR THE SITE DEVELOPMENT MUST BE INSTALLED PER APPROVED PLANS & SPECIFICATIONS.
 2. ALL CURB RADII AT THE INTERSECTIONS SHALL BE HAVE A RADIUS OF 25' UNLESS OTHERWISE NOTED

- LEGEND :**
- | LOT 2 | LOT NUMBER |
|--------------|---|
| 12,200 S.F. | LOT SQUARE FOOTAGE |
| D.&U.E. | DRAINAGE AND UTILITY EASEMENT |
| B.S.L. | BUILDING SETBACK LINE |
| R/W | RIGHT-OF-WAY |
| D.E. | DRAINAGE EASEMENT |
| U.E. | UTILITY EASEMENT |
| S.S.,D.&U.E. | SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT |



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DATE	REVISION	SYMBOL	SCALE	PROJECT	TITLE
			1"=60'	REZONE FOR	PROPOSED SITE CONDITIONS
			DRAWN	BASTIN LOGAN SUBDIVISION	(GEOMETRICS)
			CHECKED	CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA	
			JKS		
			CERTIFIED		
			JKS		

PROJECTS

plus

GREENWOOD SURVEYING COMPANY

CIVIL ENGINEERING

LAND PLANNING

CONSTRUCTION MANAGEMENT

2850 Fairview Plaza Suite W - Greenwood, Indiana 46142

(317)-882-5003

SEAL

JEFFERY K. SMITH

REGISTERED

No. 19419

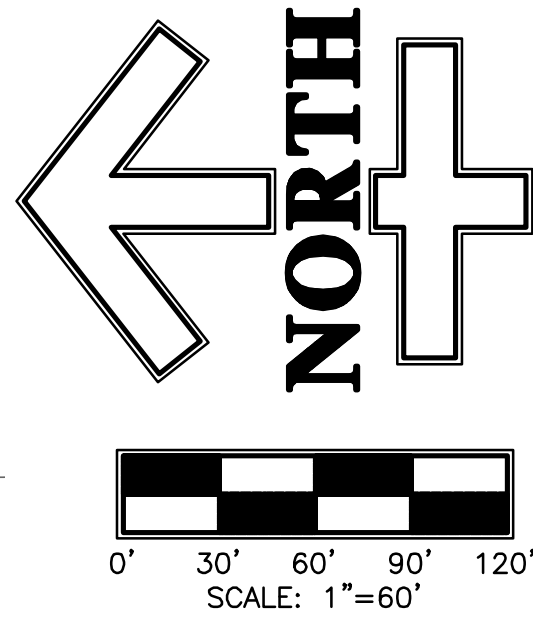
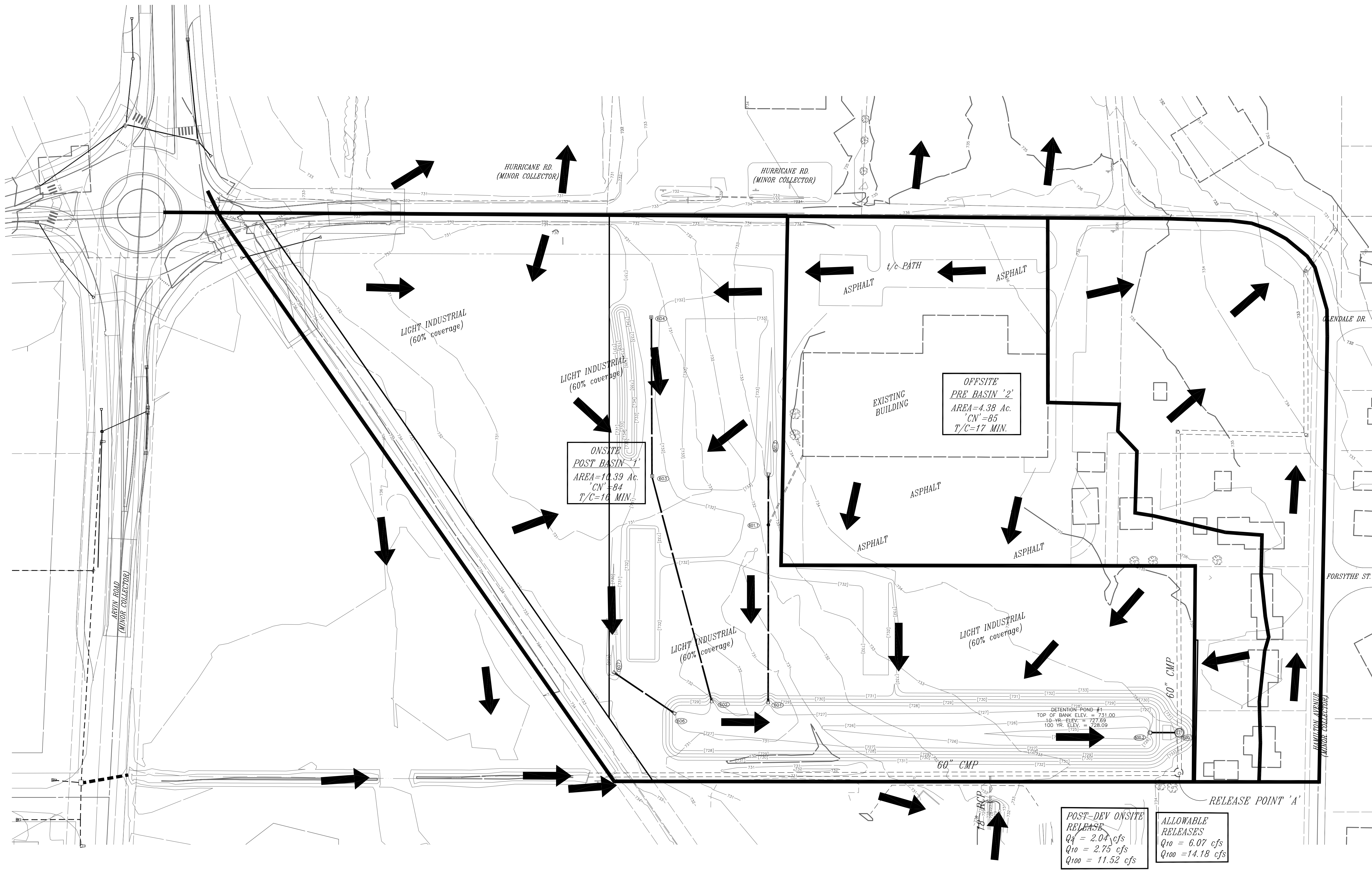
STATE OF INDIANA

PROFESSIONAL ENGINEER

Jeffery K. Smith

10/14/18

JOB NUMBER	17022
SHEET	3A
OF	3 SHEETS
DATE	OCTOBER 4, 2018



POST-DEV ONSITE RELEASE	
Q ₃	= 2.04 cfs
Q ₁₀	= 2.75 cfs
Q ₁₀₀	= 11.52 cfs

ALLOWABLE RELEASES	
Q ₃	= 6.07 cfs
Q ₁₀	= 14.18 cfs

PROPOSED LEGEND :	
27	LOT NUMBER
	PROPOSED STORM SEWER W/ END SECTION, DITCH INLET AND CURB INLET
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
R/W	RIGHT-OF-WAY

EXISTING LEGEND :	
	EXISTING STORM SEWER W/ END SECTION, MANHOLE, YARD INLET, AND CURB INLET
	EXISTING CONTOUR LINE



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DATE	
REVISION	
SYMBOL	
SCALE	1"=60'
DRAWN	JDK
CHECKED	JDK
JKS	
CERTIFIED	JKS
PROJECT FOR REZONE FOR BASTIN LOGAN SUBDIVISION CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA	
TITLE POST-DEVELOPED DRAINAGE BASINS	
PROJECTS plus GREENWOOD SURVEYING COMPANY CIVIL ENGINEERING - LAND SURVEYING LAND PLANNING - CONSTRUCTION MANAGEMENT 2850 Fairview Plaza Suite W - Greenwood, Indiana 46142 (317)-882-5003	
JOB NUMBER 17022	
SHEET 3C	
OF 3 SHEETS	
DATE OCTOBER 4, 2018	