



14020 Mississinewa Drive
Carmel, IN 46033
P: 317-324-8695
www.Fritz-Eng.com

February 2, 2021

Ms. Joanna Myers, Senior Planner
City of Franklin
Dept. of Planning & Engineering
70 E. Monroe St.
Franklin, IN 46131

**RE: BDH Commercial Subdivision
2140-2150 N. Morton Street, Franklin
FES Project # 2006003**

Dear Ms. Myers,

Please accept this letter as a reference narrative relative of the Primary Plat Application known as the BDH Commercial Subdivision. This application involves the subdivision of several existing lots into four commercial lots and a Common Area. The commercial lots will be developed separately through the Secondary Plat and Development Plan application process through the City of Franklin.

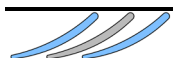
Project Description:

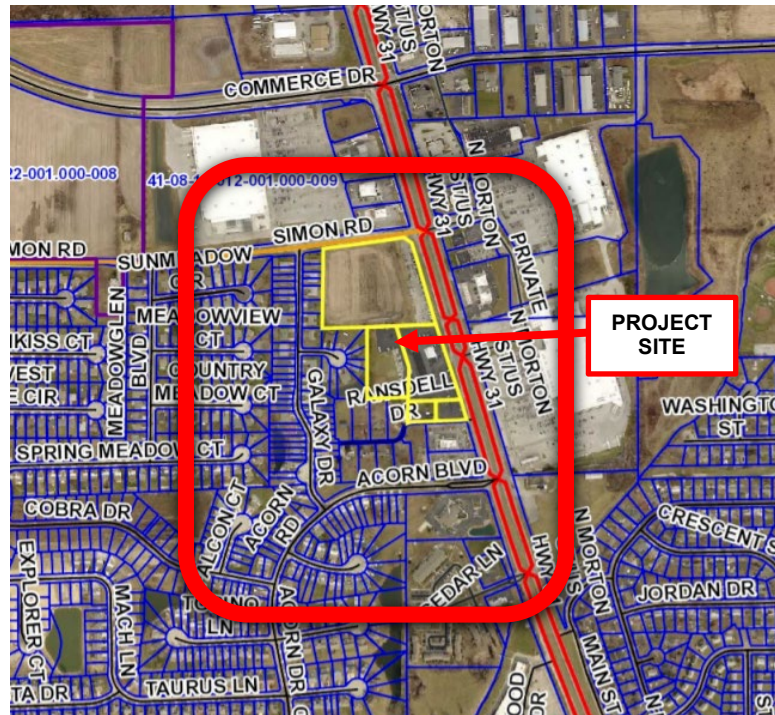
This project involves a Commercial Subdivision of the existing land into four commercial lots and one Common Area. The proposed lots will vary from 1.0 acres to 5.3 acres each. The existing car dealership building and single family residence will be demolished.

Site Location:

The project site is located at approximately 2140 & 2150 N. Morton Street, Franklin, Indiana 46131. The development is comprised of the follow Parcel #'s: 41-08-10-013-002.003-009, 41-08-10-014-001.000-009, 41-08-10-013-115.000-009, 41-08-10-014-022.000-009, and 41-08-10-014-002.001-009.

In total, the site is approximately 12.0 acres and contains an existing Hubler Ford dealership, a single-family residence on the south end of the site and a vacant area on the northern half. See below for an aerial depiction of the site.





Owner / Developer:

All parcels within the proposed project area are owned by:

BDH Realty, LLC
8220 South US Hwy 31
Indianapolis, IN 46227

Contact: John Haines, 317-716-6636, jhaines@drivehubler.com

Land Description:

Instr. #2019-019191:

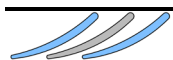
Part Of The Northeast Quarter Of Section 10, Township 12 North, Range 4 East Of The Second Principal Meridian, Described As Follows:

Beginning At Point 11 Chains And 74 Links West And 13 Chains And 57 Links North Of The Southeast Corner Of The West Half Of Said Southwest Quarter Section; Thence North, Parallel With The West Line Of Said Quarter Section, 7 Chains And 8 Links To The Middle Line Of A County Road; Thence North 81-1/4 Degrees East, With The Middle Line Of Said Road, 13 Chains And 42 Links To The West Line Of The Right Of Way Of The Indianapolis, Columbus And Southern Traction Company; Thence South 17 Degrees East With Said Right Of Way Line To A Point, 13 Chains And 57 Links North Of The South Line Of Said Quarter Section; Thence West To The Place Of Beginning, Containing 11.698 Acres More Or Less.

Excepting There From That Part Of The Real Estate Conveyed To Thelma F. Young By Warranty Deed Recorded August 16, 1991 As Instrument No. 91-11799 In Book 262 Page 849 And Described As Follows:

A Part Of The Northeast Quarter Of Section 10, Township 12 North, Range 4 East Of The Second Principal Meridian, Franklin Township, Johnson County, Indiana, More Particularly Described As Follows:

Commencing At The Southwest Corner Of The Northeast Quarter Of Said Section; Thence East On And Along The South Line Of Said Quarter Section A Distance Of 569.04 Feet; Thence North 0 Degrees 01 Minus 30 Seconds East A Distance Of 895.67 Feet To The Point Of Beginning; Thence Continuing North 00 Degrees 01 Minutes 30 Seconds East Parallel To The West Line Of Said Quarter Section A Distance Of 456.99 Feet To A



Point In The Middle Of County Road 175 N; Thence North 82 Degrees 10 Minutes 14 Seconds East On And Along The Middle Of Said County Road A Distance Of 302.84 Feet; Thence South 00 Degrees 01 Minutes 30 Seconds West Parallel To The Said West Line A Distance Of 486.21 Feet; Thence South 87 Degrees 42 Minutes 05 Seconds West A Distance Of 300.25 Feet To The Point Of Beginning. (Containing 3.248 Acres More Or Less) Containing After Exception 8.45 Acres More Or Less. Modernized Legal Description Created By Jeffrey J. Kondy, R.L.S. As CKI Land Surveying, Inc. Job No. 1900080 Described As Follows: A Part Of The Northeast Quarter Of Section 10, Township 12 North, Range 4 East Of The Second Principal Meridian, Franklin Township, Johnson County, Indiana, More Particularly Described As Follows: Commencing At The Southwest Corner Of The Northeast Quarter Of Said Section 10; Thence East On And Along The South Line Of Said Northeast Quarter Section A Distance Of 569.04 Feet; Thence North 00 Degrees 41 Minutes 16 Seconds East (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 July 2019) Along The West Line (And The Extension Thereof) Of Deer Trace Subdivision Section One As Recorded In Plat Cabinet C, Page 518a In The Office Of The Recorder Of Johnson County, Indiana A Distance Of 1352.66 Feet To The Northwest Corner Of Said Deer Trace Subdivision Section One, Also Being The Centerline Of County Road 175 North (Simon Road) Also Being Parallel And 35 Feet South Of The South Line Of Meijer Franklin Subdivision, Phase Ii And Replat Of Lot 3 And Block 1 As Recorded As Instrument Number 2016-007279 In The Office Of The Recorder Of Johnson County, Indiana; Thence North 82 Degrees 45 Minutes 45 Seconds East Along Said Centerline A Distance Of 302.84 Feet To The Northeast Corner Of Said Deer Trace Section One And The Point Of Beginning, Marked By A Mag Nail Set; Thence Continuing Along Said Centerline North 82 Degrees 56 Minutes 45 Seconds East A Distance Of 466.75 Feet Marked By A Mag Nail Set; Thence South 07 Degrees 03 Minutes 15 Seconds East A Distance Of 16.5 Feet To The Existing Southwest Right-Of-Way Line As Shown On Indot Right-Of-Way Plans For U.S. 31; Division 4, Ind., 9(4) Rev. 1946 Marked By A Rebar And Cap Set; Thence South 55 Degrees Minus 01 Minutes 46 Seconds East Along Said Right-Of-Way A Distance 55.98 Feet To A Rebar Found At A Right-Of-Way Marker; Thence South 16 Degrees 19 Minutes 45 Seconds East Along Said Right-Of-Way Line A Distance Of 491.39 Feet To A Point On The North Line Of Instrument 2019-003349 Passing A Right-Of-Way Marker 1.8 Feet North Of Said North Line Marked By A Rebar And Cap Set; Thence South 87 Degrees 46 Minutes 19 Seconds West Along Said North Line A Distance Of 162.96 Feet To A Rebar And Cap Inscribed "Brci" Found; Thence South 88 Degrees 22 Minutes 44 Seconds West Along The North Line Of Lots 13 And 14 In Deer Trace Subdivision Section Two As Recorded In Plat Cabinet C, Page 603 In The Office Of The Recorder Of Johnson County, Indiana Also Being A Point On The East Line Of Said Deer Trace Section One A Distance Of 265.59 Feet Marked By A Rebar And Cap Set; Thence Along The East Line Of Said Deer Trace Section One North 00 Degrees 41 Minutes 16 Seconds East A Distance Of 485.93 Feet To The Point Of Beginning, Containing 6.73 Acres, More Or Less.

Instr. #2019-003350:

Parcel 1

Part Of The Northeast Quarter Of Section 10, Township 12 North, Range 4 East Of The Second Principal Meridian, Described As Follows:

Commencing On The West Right-Of-Way Line Of U.S. Highway 31, 344.04 Feet Due North Of The South Line Of The Said Quarter Section, Said Point Being 28.45 Feet Northwesterly From The Northwest Corner Of A Right-Of-Way Monument At Station 1190+00 Of The State Highway Plans For This Section; Thence South 87 Degrees 02 Minutes 34 Seconds West 156.54 Feet To The Place Of Beginning Of This Described Tract; Thence South 87 Degrees 02 Minutes 34 Seconds West 164.46 Feet; Thence North 0 Degrees 46 Minutes 19 Seconds West 112.00 Feet; Thence North 86 Degrees 58 Minutes 30 Seconds East 164.46 Feet; Thence South 0 Degrees 46 Minutes 33 Seconds East 112.19 Feet To The Place Of Beginning, Containing 0.423 Acres, More Or Less.

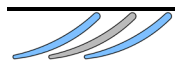
Parcel 2

Part Of The Northeast Quarter Of Section 10, Township 12 North, Range 4 East Of The Second Principal Meridian, Described As Follows:

Beginning At A Point 341 ½ Feet North Of The South Line Of Said Quarter Section And 321 Feet West Of The Right Of Way Line Of State Highway No. 31; Thence North 112 Feet; Thence East 290 Feet, More Or Less To The Right Of Way Line; Thence Southeast Along Said Right Of Way Line To A Point Due East Of The Place Of Beginning; Thence West 231 Feet To The Place Of Beginning, Containing .70 Of An Acre, More Or Less.

Excepting Therefrom The Following:

Part Of The Northeast Quarter Of Section 10, Township 12 North, Range 4 East Of The Second Principal Meridian, Described As Follows:



Commencing On The West Right-Of-Way Line Of U.S. Highway 31, 344.01 Feet Due North Of The South Line Of The Said Quarter Section, Said Point Being 28.45 Feet Northwesterly From The Northwest Corner Of A Right-Of-Way Monument At Station 1190+00 Of The State Highway Plans For This Section; Thence South 87 Degrees 02 Minutes 34 Seconds West 156.54 Feet To The Place Of Beginning Of This Described Tract; Thence South 87 Degrees 02 Minutes 34 Seconds West 164.46 Feet; Thence North 0 Degrees 46 Minutes 19 Seconds West 112.00 Feet; Thence North 86 Degrees 58 Minutes 30 Seconds East 164.46 Feet; Thence South 0 Degrees 46 Minutes 33 Seconds East 112.19 Feet To The Place Of Beginning; Containing 0.423 Acres, More Or Less..

Instr. #2019-003349:

Parcel 1:

Part Of The Northeast Quarter Of Section 10, Township 12 North, Range 4 East Of The Second Principal Meridian Described As Follows:

Beginning On The West Right-Of-Way Line Of U.S. Highway 31 At A Point That Is 455.87 Feet North Of The South Line Of The Said Quarter Section; Thence South 86 Degrees 58 Minutes 30 Seconds West 285.00 Feet To A Point That Is 453.50 Feet North Of The Said South Line; Thence North 01 Degrees 11 Minutes 30 Seconds West 203.20 Feet; Thence North 16 Degrees 21 Minutes West 247.50 Feet; Thence North 87 Degrees 37 Minutes 30 Seconds East 231.00 Feet To The Said Right-Of-Way Line; Thence South 16 Degrees 21 Minutes East On And Along The Said Right-Of-Way Line 453.50 Feet To The Place Of Beginning, Containing 2.47 Acres, More Or Less .

Parcel 2:

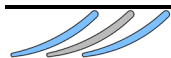
Part Of The Northeast Quarter Of Section 10, Township 12 North, Range 4 East Of The Second Principal Meridian, City Of Franklin, Johnson County, Indiana, More Particularly Described As Follows:

Commencing At A Point On The West Right-Of-Way Line Of U.S. 31 North 0 Degrees 00 Minutes 00 Seconds East A Distance Of 344.41 Feet From The South Line Of Said Quarter Section; Thence South 87 Degrees 02 Minutes 34 Seconds West A Distance Of 321.00 Feet To The Point Of Beginning Marked By An Iron Pin Found In Place; Thence South 03 Degrees 05 Minutes 58 Seconds West A Distance Of 116. 79 Feet To An Iron Pin Set This Survey; Thence South 86 Degrees 45 Minutes 55 Seconds West A Distance Of 129.68 Feet To An Iron Pin Set This Survey; Thence North 03 Degrees 18 Minutes 05 Seconds West A Distance Of 257.63 Feet To An Iron Pin Set This Survey; Thence South 86 Degrees 41 Minutes 55 Seconds West A Distance Of 291. 75 Feet To An Iron Pin Set This Survey; Thence South 03 Degrees 18 Minutes 05 Seconds East A Distance Of 224.00 Feet To An Iron Pin Found This Survey; Thence North 86 Degrees 41 Minutes 55 Seconds East A Distance Of 17.43 Feet To An Iron Pin Set This Survey; Thence South 03 Degrees 18 Minutes 05 Seconds East A Distance Of 33.63 Feet (30 Feet Deed Reference Gap For Ransdall Drive) To An Iron Pin Found This Survey; Thence South 03 Degrees 18 Minutes 05 Seconds East A Distance Of 218.00 Feet To An Iron Pin Set This Survey; Thence South 87 Degrees 58 Minutes 44 Seconds West A Distance Of 414.21 Feet To An Iron Pin Set At A Fence Corner Post This Survey; Thence North 0 Degrees 01 Minutes 30 Seconds East On And Along An Existing Fence Line A Distance Of 895.67 Feet To An Iron Pin Found This Survey; Thence North 87 Degrees 42 Minutes 05 Seconds East A Distance Of 728.24 Feet To An Iron Pin Found This Survey; Thence South 16 Degrees 20 Minutes 20 Seconds East A Distance Of 247.50 Feet (South 16 Degrees 21 Minutes East Deed Bearing) To An Iron Pin Found In Place; Thence South 01 Degrees 11 Minutes 30 Seconds East A Distance Of 203.04 Feet (Deed Reference Bearing And Deed Distance= 203.20 Feet) To An Iron Pin Found In Place; Thence South 86 Degrees 59 Minutes 01 Seconds West A Distance Of 5.00 Feet To An Iron Pin Found In Place; Thence South 00 Degrees 46 Minutes 19 Seconds East A Distance Of 112.00 Feet To An Iron Pin Found In Place Being The Point Of Beginning Containing 12.556 Acres, More Or Less.

Excepting Therefrom The Following:

A Part Of The Northeast Quarter Of Section 10, Township 12 North, Range 4 East Of The Second Principal Meridian, City Of Franklin, Johnson County, Indiana More Particularly Described As Follows:

Commencing At A Point On The West Rights-Of-Way Line Of U.S. #31 North 0 Degrees 00 Minutes 00 Seconds East A Distance Of 344.01 Feet From The South Line Of Said Quarter Section; Thence South 87 Degrees 02 Minutes 34 Seconds West A Distance Of 321.00 Feet; Thence South 03 Degrees 05 Minutes 58 Seconds West A Distance Of 116. 79 Feet; Thence South 86 Degrees 41 Minutes 55 Seconds West A Distance Of 129.68 Feet; Thence North 03 Degrees 18 Minutes 05 Seconds West A Distance Of 257.63 Feet; Thence South 86 Degrees 41 Minutes 55 Seconds West A Distance Of 97.25 Feet To The Point Of Beginning; Thence South 86 Degrees 41 Minutes 55 Seconds West A Distance Of 194.50 Feet; Thence South 03 Degrees 18 Minutes 05 Seconds East A Distance Of 224.00 Feet; Thence North 86 Degrees 41 Minutes 1 55 Seconds East A Distance Of 17.43



Feet; Thence South 03 Degrees 18 Minutes 05 Seconds East A Distance Of 51.63 Feet; Thence South 87 Degrees 58 Minutes 44 Seconds West A Distance Of 414.21 Feet; Thence North 0 Degrees 01 Minutes 30 Seconds East A Distance Of 895.67 Feet; Thence North 87 Degrees 42 Minutes 05 Seconds East A Distance Of 564.72 Feet; Thence South 0 Degrees 10 Minutes 52 Seconds West A Distance Of 418.67 Feet To The Point Of Beginning, Containing 9.724 Acres More Or Less.

Also Excepting Therefrom:

Part Of The Northeast Quarter Of Section 10, Township 12 North, Range 4 East Of The Second Principal Meridian, City Of Franklin, Johnson County, Indiana, More Particularly Described As Follows:

Commencing At A Point On The West Right-Of-Way Line Of U.S. #31 North 00 Degrees 00 Minutes 00 Seconds East A Distance Of 344.01 Feet From The South Line Of Said Quarter Section; Thence South 87 Degrees 02 Minutes 34 Seconds West A Distance Of 321.00 Feet To The Point Of Beginning, Hence South 03 Degrees 05 Minutes 58 Seconds West A Distance Of 116.79 Feet; Thence South 86 Degrees 18 Minutes 05 Seconds West A Distance Of 257.63 Feet; Thence South 81 Degrees 11 Minutes 57 Seconds East A Distance Of 138.11 Feet; Thence South 00 Degrees 46 Minutes 19 Seconds East A Distance Of 112.00 Feet To The Point Of Beginning, Containing 0.732 Acres More Or Less.

Project Description:

This project involves a Commercial Subdivision of the existing land into four commercial lots and one Common Area. The proposed lots will vary from 1.0 acres to 5.3 acres each. The existing car dealership building and single family residence will be demolished.

Access & Utility Services:

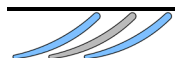
All lots will have adequate frontage on public roads. Two existing drive entrances will remain along N. Morton Street. A new drive is proposed into the development from Simon Road. This drive aligns with the Meijer drive on the north side of Simon. One existing drive on N. Morton Street and one drive on Ransdell Drive will be eliminated. Each commercial lot will have access from public roads through the proposed internal private drives. Lot 3 is anticipated to be developed as an automobile dealership and will have direct access onto N. Morton Street.

New sanitary sewer services will be provided to each lot through the Franklin Sanitary Sewer Department. An onsite main extension will be provided to accommodate the northern portion of the development. The proposed auto dealership will utilize the existing service connection or provide a new lateral connection to the existing interceptor/manhole onsite.

Water will be provided by Indiana American Water. A proposed 12" water main will extend along the eastern edge of the site connecting the existing 12" main in Simon Road to the existing 12" main at Ransdell Drive.

Natural gas may be provided by Vectren, as needed. Electricity will be provided by Duke Energy. Water service will be provided by

Stormwater drainage infrastructure will consist of onsite storm inlets and piping that will collect and convey runoff to one of two proposed detention basins. The detention basins will discharge out to N. Morton Street right of way.



Please review the above and attached Primary Plat and let me know if there are any questions or additional information we can provide.

Best Regards,

Fritz Engineering Services, LLC



Ashton L. Fritz, PE, CFM

Principal

(Licensed in Indiana, Ohio, Kentucky, Michigan, Colorado, Alabama)

Cc: John Haines, Hubler Automotive

