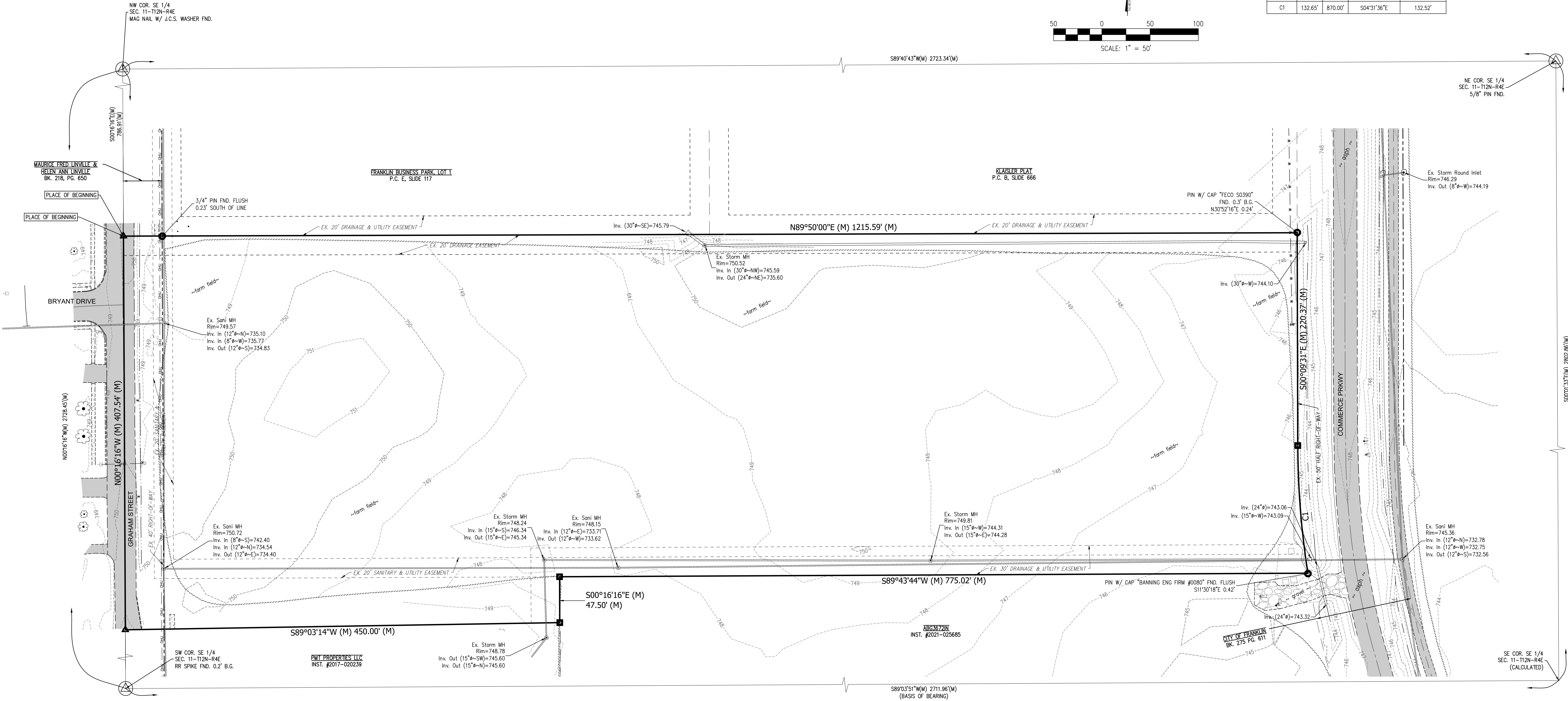


PRIMARY PLAT
STOR-A-LOT FRANKLIN
EXISTING CONDITIONS



BENCHMARK INFORMATION

ORIGINATING BENCHMARK

THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) WAS ASCERTAINED FROM USC AND GS SECOND ORDER BENCHMARK DNR TBM HC 8 A 1988

DESIGNATION- DNR TBM HC 8 A 1988
VERT. ORDER- SECOND

DESCRIPTION:

DNR TBM HC 8 A 1988
IN JOHNSON COUNTY, FRANKLIN QUADRANGLE, IN THE NE 1/4 OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 4 EAST, 2ND PM; AT FRANKLIN, AT THE 100 NORTH ROAD BRIDGE OVER HURRICANE CREEK; SET IN THE TOP OF THE NORTHEAST CONCRETE WINGWALL OF THE BRIDGE, 15.2 FEET NORTH OF THE CENTERLINE OF THE ROAD, 1.2 FEET NORTH OF THE NORTH FACE OF THE BRIDGE DECK, 0.9 FOOT EAST OF THE WEST FACE OF THE WINGWALL, 0.8 FOOT SOUTH OF THE NORTH FACE OF THE WINGWALL, 0.3 FOOT BELOW THE ROAD, A "PK" NAIL SET IN A DRILL HOLE, INSIDE A CUT CIRCLE.

ELEVATION= 730.449 (NGVD 29)

FLOODPLAIN INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS TRACT OF LAND DESCRIBED HEREON LIES WITHIN ZONE "X" (AREAS OUTSIDE THE 500-YEAR FLOODPLAIN) AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PLOTTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, INDIANA, COMMUNITY PANEL NO. 18081C0231E, WHICH BEARS AN EFFECTIVE DATE OF 01/29/2021.

- GENERAL NOTES**
- CONTRACTOR SHALL DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
 - UTILITIES ARE GRAPHICAL REPRESENTATION PER SURVEY AND MAPPING. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
 - IF IT WILL BE NECESSARY TO RELOCATE UTILITIES, THE EXPENSE OF SUCH RELOCATION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. ALL UTILITY POLES SHALL BE LOCATED WITHIN ONE-FOOT OF THE PROPOSED RIGHT-OF-WAY.
 - ALL PAVING WITHIN THE EXISTING AND PROPOSED CITY RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FRANKLIN ENGINEERING DEPARTMENT. CONTRACTOR SHALL CONTACT THE DEPARTMENT TO SCHEDULE A PRE-CONSTRUCTION MEETING TO REVIEW THE DEPARTMENT'S CONSTRUCTION REQUIREMENTS, STAFF NOTIFICATION REQUIREMENTS, REQUIRED INSPECTIONS FOR CERTAIN STAGES OF THE WORK AND TO REVIEW THE AUTHORITY OF THE DEPARTMENT AS IT RELATES TO WORK WITHIN THE EXISTING AND PROPOSED CITY RIGHT-OF-WAY.
 - CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES FOR SERVICE DIS-CONNECTIONS. CONTRACTOR SHALL PROVIDE REQUIRED NOTICE TO UTILITIES FOR THEM TO COMPLETE ALL WORK.
 - FOR ALL DRIVEWAY OR ROADWAY DEMOLITION WITHIN THE PROPOSED RIGHT-OF-WAY, THE CONTRACTOR SHALL FOLLOW ALL DEMOLITION AND RESTORATION GUIDELINES REQUIRED BY THE CITY OF FRANKLIN ENGINEERING DEPARTMENT.
 - CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AROUND ALL TREES TO BE PRESERVED PRIOR TO ANY ONSITE DEMOLITION.
 - ALL DISTURBED AREAS SHALL RECEIVE MULCHED SEEDING IMMEDIATELY FOLLOWING ANY NECESSARY GRADING ACTIVITIES OR AT THE STORM WATER INSPECTORS DISCRETION.
 - CONTRACTOR TO COORDINATE WITH CITY OF FRANKLIN AND JOHNSON COUNTY HEALTH DEPARTMENT IF ANY WELLS ARE FOUND ON SITE. CONTRACTOR SHALL FOLLOW ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY LAWS/STANDARDS/REQUIREMENTS FOR ABANDONMENT OF ANY EXISTING WELLS.

EXISTING LEGEND

POWERPOLE	800'	CONTOURS
POWERPOLE W/ RISER	PROPERTY LINE	
POWERPOLE W/ LIGHT	SECTION LINE	
LIGHT POLE	RIGHT-OF-WAY	
GUIDE WIRE	EASEMENT	
WATER VALVE	ADJOINER LINE	
FIRE HYDRANT	PAVEMENT LINE	
WATER METER	FIELD LINE	
GAS VALVE	PRIVACY FENCE	
SIGN	DITCH	
MAILBOX	GAS LINE	
STORM CURB INLET	TELEPHONE LINE	
TREE	WATER LINE	
TEMP. BENCHMARK	CABLE TV LINE	
	FIBER OPTIC LINE	
	ELECTRIC LINE	
	OVERHEAD UTILITY LINE	
ASPHALT	SANITARY SEWER	
GRAVEL	W/MANHOLE	
CONCRETE	STORM SEWER W/ INLET	

PIPE W/ CAP "GWCHARLES LS0800117" SET FLUSH

MAG NAIL W/ WASHER "GEORGE W CHARLES LS0800117" SET FLUSH

MONUMENT FOUND AS DESCRIBED



LOCATION MAP
NO SCALE

LEGAL DESCRIPTION

THIS DESCRIPTION WAS PREPARED BY GEORGE W. CHARLES II, LS 20800117, WITH CROSSROAD ENGINEERS PC, BASED ON AN ALTA/NSPS LAND TITLE SURVEY DATED JULY 22, 2022 TITLED "1725 N. GRAHAM ROAD". THE PURPOSE OF THIS DESCRIPTION IS TO DEFINE A REMAINDER PORTION OF A PARENT DEED, PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 4 EAST, FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

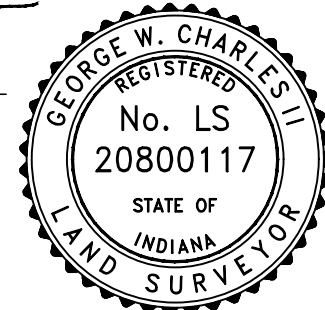
COMMENCING AT A 5/8" PIN AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 40 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 2723.34 FEET TO A MAG NAIL WITH A "JOHNSON COUNTY SURVEYOR" WASHER AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 16 MINUTES 16 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 786.91 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST A DISTANCE OF 1215.59 FEET TO THE WESTERLY BOUNDARY OF COMMERCE PARKWAY PER DEED BOOK 275, PAGE 611, AS RECORDED IN THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO COURSES: 1) SOUTH 00 DEGREES 09 MINUTES 31 SECONDS EAST A DISTANCE OF 220.37 FEET TO THE BEGINNING OF A TANGENT CURVE; 2) SOUTHEASTERLY 132.65 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 870.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 04 DEGREES 31 MINUTES 36 SECONDS EAST AND A LENGTH OF 132.52 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 44 SECONDS WEST A DISTANCE OF 775.02 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 16 SECONDS EAST A DISTANCE OF 47.50 FEET; THENCE SOUTH 89 DEGREES 03 MINUTES 14 SECONDS WEST A DISTANCE OF 450.00 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 16 MINUTES 16 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 407.54 FEET TO THE PLACE OF BEGINNING.

CONTAINING 10.394 ACRES, MORE OR LESS.

G. W. CHARLES II

GEORGE W. CHARLES II
INDIANA LAND SURVEYOR
NO. LS 20800117

I affirm under penalties for perjury,
that I have taken reasonable care to
redact each Social Security number in
this document, unless required by law.
George W. Charles II



EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

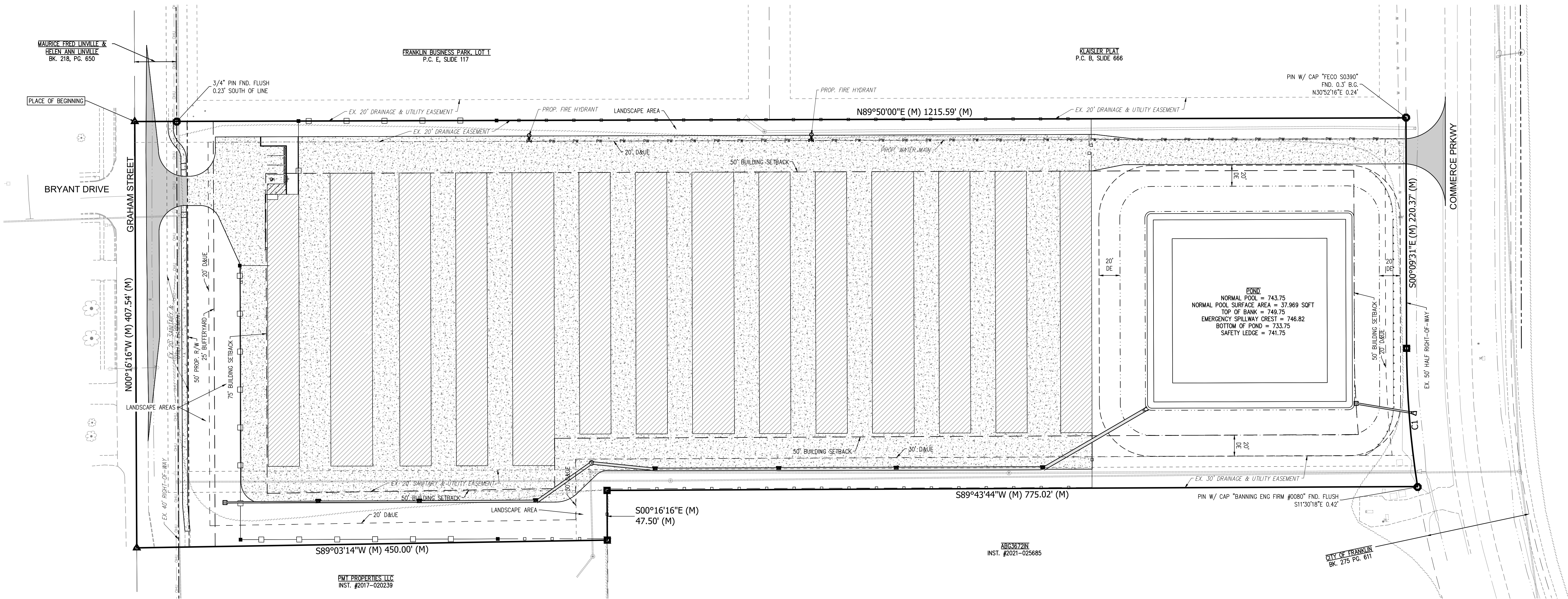
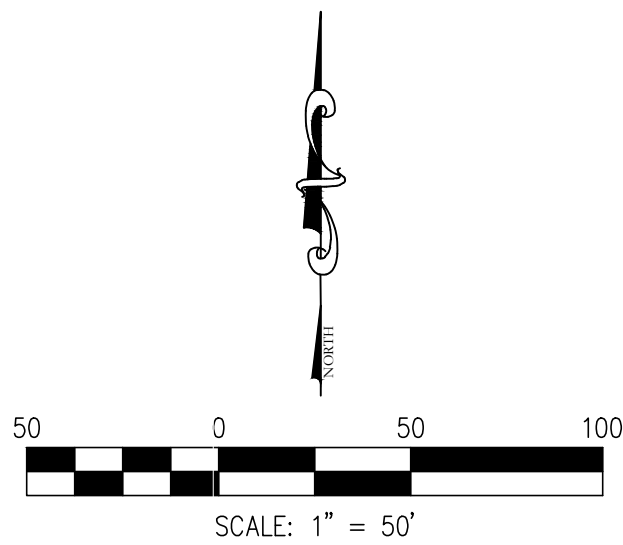
OWNER/DEVELOPER
STOR-A-LOT STORAGE
PO BOX 1949
MARTINSVILLE, IN 46151
PHONE: (762) 346-2724
CONTACT: SCOTT MATTINGLY
EMAIL: scottmattingly@rocketmail.com

SURVEYOR
CROSSROAD ENGINEERS, PC
115 N. 17th AVENUE
BEECH GROVE, IN 46107
PHONE: (317)780-1555
CONTRACT: GEORGE W. CHARLES II
EMAIL: gwcharles@crossroadengineers.com

PRIMARY PLAT
STOR-A-LOT FRANKLIN
PROPOSED IMPROVEMENTS

A PART OF THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 12 NORTH, RANGE 4 EAST IN FRANKLIN
TOWNSHIP, JOHNSON COUNTY, INDIANA

Boundary Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	132.65'	870.00'	S04°31'36"E	132.52'



EXISTING LEGEND	
POWERPOLE	800'
POWERPOLE W/ RISER	PROPERTY LINE
POWERPOLE W/ LIGHT	SECTION LINE
LIGHT POLE	RIGHT-OF-WAY
GUIDE WIRE	EASEMENT
WATER VALVE	ADJOINER LINE
FIRE HYDRANT	PAVEMENT LINE
WATER METER	FIELD LINE
GAS VALVE	PRIVACY FENCE
SIGN	DITCH
MAILBOX	GAS LINE
STORM CURB INLET	TELEPHONE LINE
TREE	WATER LINE
TEMP. BENCHMARK	CABLE TV LINE
	FIBER OPTIC LINE
	ELECTRIC LINE
	OVERHEAD UTILITY LINE
	SANITARY SEWER
	W/ MANHOLE
	STORM SEWER W/ INLET

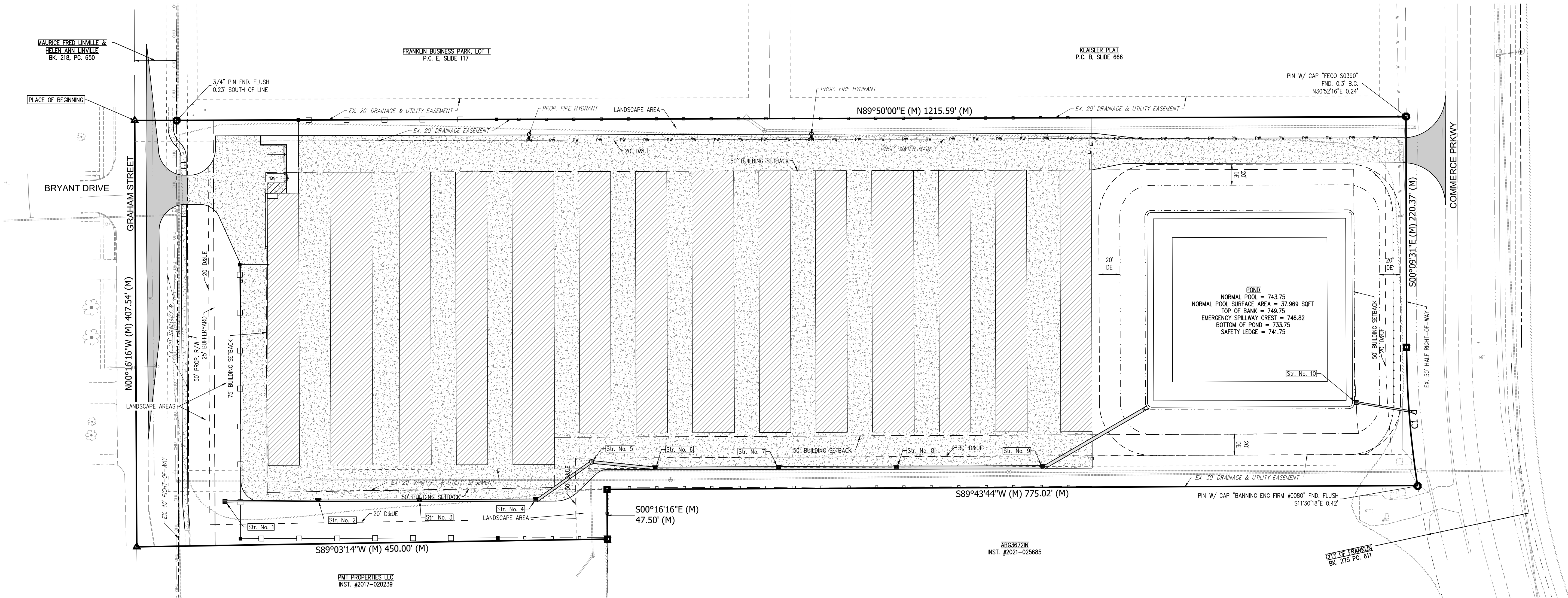
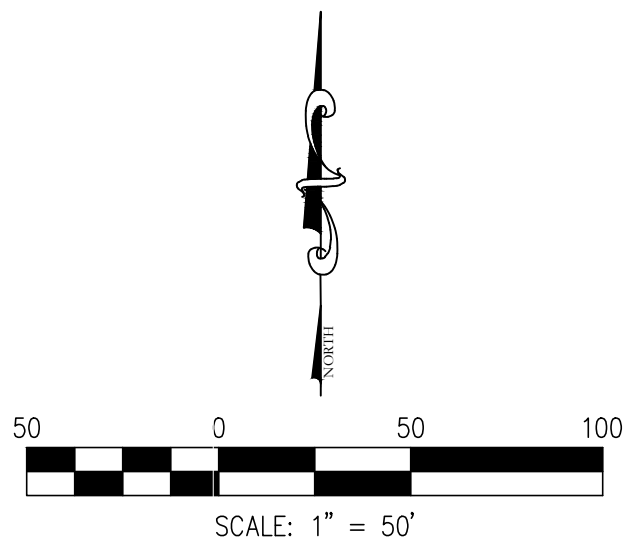
DEVELOPMENT DATA SUMMARY	
CURRENT ZONING:	IG
FRONT YARD SETBACK:	50'
SIDE YARD SETBACK:	50'
REAR YARD SETBACK:	50'
TOTAL NUMBER OF LOTS:	1 LOT
TOTAL DEVELOPMENT AREA:	10.394 AC.
TOTAL DEVELOPMENT AREA w/o R/W:	9.927 AC.

GENERAL NOTES	
1.	STREET TREES ARE REQUIRED FOR EVERY LOT AT A RATIO OF 1 TREE PER EVERY 35 FEET OF STREET FRONTAGE, OR FRACTION THEREOF, AND SHALL MEET THE REQUIREMENTS OUTLINED IN ARTICLE 6.15 OF THE SUBDIVISION CONTROL ORDINANCE. STREET TREES SHALL BE PLANTED AT THE TIME OF THE DEVELOPMENT OF EACH LOT.
2.	PUBLIC SIDEWALKS SHALL BE INSTALLED ALONG ALL RIGHT-OF-WAYS OR WITHIN A SIDEWALK EASEMENT AT THE TIME OF THE DEVELOPMENT OF EACH LOT.
3.	THE FIRE DEPARTMENT SHALL HAVE ACCESS TO THE SITE FROM BOTH ENTRANCES OFF GRAHAM STREET AND COMMERCE PARKWAY. THE COMMERCE PARKWAY ENTRANCE WILL BE GATED AND SECURED FOR EMERGENCY AND MAINTENANCE USE ONLY. THE LARGEST FIRE TRUCK WILL ONLY HAVE ACCESS OFF COMMERCE AND WILL BE REQUIRED TO MAKE TURNING MOVEMENTS THROUGH THE SITE VIA THE WESTERN AND EASTERN MOST DRIVE ISLES.

PRIMARY PLAT
STOR-A-LOT FRANKLIN
UTILITY PLAN

A PART OF THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 12 NORTH, RANGE 4 EAST IN FRANKLIN
TOWNSHIP, JOHNSON COUNTY, INDIANA

Boundary Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	132.65'	870.00'	S04°31'36"E	132.52'



EXISTING LEGEND			
	POWERPOLE		CONTOURS
	POWERPOLE W/RISER		PROPERTY LINE
	POWERPOLE W/LIGHT		SECTION LINE
	LIGHT POLE		RIGHT-OF-WAY
	GUIDE WIRE		EASEMENT
	WATER VALVE		ADJUNCTION LINE
	FIRE HYDRANT		PAVEMENT LINE
	WATER METER		FIELD LINE
	GAS VALVE		PRIVACY FENCE
	SIGN		DITCH
	MAILBOX		GAS LINE
	STORM CURB INLET		TELEPHONE LINE
	TREE		WATER LINE
	TEMP. BENCHMARK		CABLE TV LINE
			FIBER OPTIC LINE
			ELECTRIC LINE
			OVERHEAD UTILITY LINE
			SANITARY SEWER W/MANHOLE
			STORM SEWER W/ INLET

STORM SEWER STRUCTURE TABLE	
STR. DATA	
STR. NO. 1	INSTALL INLET TYPE 'E' WITH NEENAH R-4215-C CASTING OR APPROVED EQUAL AND 89 LFT OF 15" RCP @ 0.35% RIM=748.94 INV OUT (15°~E)=747.00
STR. NO. 2	INSTALL TYPE 'J' INLET WITH NEENAH R-3287-5 CASTING OR APPROVED EQUAL AND 97 LFT OF 18" RCP @ 0.36% RIM=750.00 INV IN (15°~W)=746.69 INV OUT (18°~E)=746.69
STR. NO. 3	INSTALL TYPE 'J' INLET WITH NEENAH R-3287-5 CASTING OR APPROVED EQUAL AND 111 LFT OF 24" RCP @ 0.36% RIM=750.00 INV IN (18°~W)=746.34 INV OUT (24°~E)=746.34
STR. NO. 4	INSTALL TYPE 'J' INLET WITH NEENAH R-3287-5 CASTING OR APPROVED EQUAL AND 65 LFT OF 30" RCP @ 0.34% RIM=750.00 INV IN (24°~W)=745.94 INV OUT (30°~NE)=745.94
STR. NO. 5	INSTALL TYPE 'C' MANHOLE WITH NEENAH R-1772 CASTING OR APPROVED EQUAL AND 61 LFT OF 30" RCP @ 0.33% RIM=750.20 INV IN (30°~SW)=745.72 INV OUT (30°~E)=745.72
STR. NO. 6	INSTALL TYPE 'J' INLET WITH NEENAH R-3287-5 CASTING OR APPROVED EQUAL AND 118 LFT OF 30" RCP @ 0.37% RIM=750.00 INV IN (30°~W)=745.52 INV OUT (36°~E)=745.52
STR. NO. 7	INSTALL TYPE 'J' INLET WITH NEENAH R-3287-5 CASTING OR APPROVED EQUAL AND 112 LFT OF 36" RCP @ 0.36% RIM=750.00 INV IN (30°~W)=745.09 INV OUT (36°~E)=745.09
STR. NO. 8	INSTALL TYPE 'J' INLET WITH NEENAH R-3287-5 CASTING OR APPROVED EQUAL AND 140 LFT OF 36" RCP @ 0.36% RIM=750.00 INV IN (36°~W)=744.68 INV OUT (36°~E)=744.68
STR. NO. 9	INSTALL TYPE 'J' INLET WITH NEENAH R-3287-5 CASTING OR APPROVED EQUAL AND ONE (1) CONCRETE END SECTION AND 115 LFT OF 36" RCP @ 0.37% RIM=750.00 INV IN (36°~W)=744.18 INV OUT (36°~NE)=744.18
STR. NO. 10	INSTALL TYPE 'E' INLET WITH NEENAH R-4215-C CASTING OR APPROVED EQUAL AND ONE (1) CONCRETE END SECTION AND 58 LFT OF 18" RCP @ 0.43% RIM=747.70 INV OUT (18°~E)=743.75

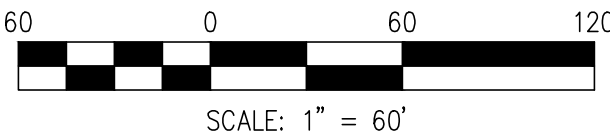
PRIMARY PLAT
STOR-A-LOT FRANKLIN
VICINITY MAP

A PART OF THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 12 NORTH, RANGE 4 EAST IN FRANKLIN
TOWNSHIP, JOHNSON COUNTY, INDIANA

LEGEND

- PROPERTY LINE

250' BOUNDARY
AROUND SUBJECT
PROPERTY



OWNERS

- ①

LEEDOM & TERRELL LLC
5 W EPLER AVE, INDIANAPOLIS, IN 46217
INSTR. NO. 2020-000381
- ②

ROBERT P LEEPER
1590 GRAHAM ST FRANKLIN, IN 46131
INSTR. NO.
- ③

GARRETT DUKE & EMILY HOFFMAN
355 BRYANT DR FRANKLIN, IN 46131
INSTR. NO. 2021014864
- ④

TONY L FROST
365 BRYANT DR FRANKLIN, IN 46131
INSTR. NO.
BROOKS VIRGINIA B & LIFE ESTATE INTEREST &
REMAINDER LIFE INTEREST TO DEWITT CHARLIE E &
DEWITT BRYAN A & DEWITT DAVID W & DEWITT BRYAN A
& WALTER REBECCA & MOORE MICHAEL
1590 GRAHAM ST FRANKLIN, IN 46131
INSTR. NO.
- ⑤

BRYAN CURTIS RIEGER
360 BRYANT DR FRANKLIN, IN 46131
INSTR. NO. 2019010874
- ⑥

NICHOLAS A & KELSEY A LEONARD
10 BRYANT CT FRANKLIN, IN 46131
INSTR. NO.
- ⑦

SHAWNIA ARLENE BLEDSOE
20 BRYANT CT FRANKLIN, IN 46131
INSTR. NO. 2021033859
- ⑧

NEIL & LINDA HILL
30 BRYANT CT FRANKLIN, IN 46131
INSTR. NO.
- ⑨

CHARLES VERNON II LACEFIELD
1640 GRAHAM ST FRANKLIN, IN 46131
INSTR. NO. 2019023147
- ⑩

ALPHA ROBERT II & BRENDA RALPH & RACHEL ANN MUSE
1630 GRAHAM ST FRANKLIN, IN 46131
INSTR. NO.
- ⑪

BRANDY CATHERSON
1920 GRAHAM ST FRANKLIN, IN 46131
INSTR. NO.
- ⑫

BRENDA LANE
1610 GRAHAM ST FRANKLIN, IN 46131
INSTR. NO. 2021037532
- ⑬

CITY OF FRANKLIN
70 E MONROE ST FRANKLIN, IN 46131
INSTR. NO.
- ⑭

BROOKSIDE INDUSTRIAL PARK LIMITED LIABILITY COMPANY
2335 TREESDALE CIR CARMEL, IN 46032
INSTR. NO. 2019024906
- ⑮

TEAM SIX PROPERTIES LLC
1800 COMMERCE PKWY FRANKLIN, IN 46131
INSTR. NO.
- ⑯

CITY OF FRANKLIN
70 E MONROE ST FRANKLIN, IN 46131
INSTR. NO.
- ⑰

MAURICE FRED & HELEN ANN UNIVILLE
2504 N GRAHAM RD FRANKLIN, IN 46131
INSTR. NO. 2018020337
- ⑱

ABC3672IN LLC
42 W 18TH ST NEW YORK, NY 10011
INSTR. NO. 2021026865
- ⑲

PMT PROPERTIES LLC
1565 GRAHAM ST FRANKLIN, IN 46131
INSTR. NO. 2018000691
- ⑳

CITY OF FRANKLIN
70 E MONROE ST FRANKLIN, IN 46131
INSTR. NO.