

SHEET INDEX

- 1
- 2
- 3
- 4
- 5
- TITLE SHEET
- EXISTING FEATURES & TOPOGRAPHIC MAP
- PRIMARY PLAT
- PRELIMINARY DRAINAGE & STREET PLAN
- PRELIMINARY SANITARY SEWER & WATER PLAN



SITE MAP

FRANKLIN GATEWAY DEVELOPMENT – SECTION 4
PRIMARY PLAT & PRELIMINARY PLANS

WRITTEN DESCRIPTION OF LOCATION OF PROPERTY:
7.20 ACRES IN THE SOUTH HALF OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 5 EAST IN JOHNSON COUNTY, INDIANA, BEING BLOCK "A" IN FRANKLIN GATEWAY DEVELOPMENT SECTION 3 AND UNPLATTED GROUND, LOCATED ON THE EAST SIDE OF GRANVILLE DRIVE, GATEWAY DRIVE, AND PARIS DRIVE IN FRANKLIN, INDIANA.

CURRENT ZONING:
MIXED-USE, REGIONAL CENTER (MXR)

PARCEL NUMBERS:
AUDITOR'S MAP #41-07-18-042-005.000-018
AUDITOR'S MAP #41-07-18-042-004.000-018
AUDITOR'S MAP #41-07-18-031-003.000-018

LAND DESCRIPTION:
A PART OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 5 EAST, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BLOCK A OF "REPLAT OF BLOCK A FRANKLIN GATEWAY DEVELOPMENT – SECTION 3" AS RECORDED IN PLAT CABINET "E", SLIDE 493a,b AS INSTRUMENT #2021-007855 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIAN, CONTAINING 6.85 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

ALSO,
(*VERBATIM PER INSTRUMENT #2023-018131*)
PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 5 EAST, NEEDHAM TOWNSHIP, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 40 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 223.70 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 40 MINUTES 45 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 187.73 FEET TO THE NORTHERLY BOUNDARY OF GATEWAY DRIVE PER INSTRUMENT NUMBER 2016-014323, AS RECORDED IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA; THENCE NORTH 84 DEGREES 35 MINUTES 19 SECONDS WEST ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 120.70 FEET TO THE EASTERLY BOUNDARY OF PARIS DRIVE PER SAID INSTRUMENT NUMBER 2016-014323; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING THREE COURSES: 1) NORTH 07 DEGREES 27 MINUTES 18 SECONDS EAST A DISTANCE OF 52.41 FEET; 2) NORTH 31 DEGREES 16 MINUTES 01 SECOND EAST A DISTANCE OF 89.12 FEET; 3) NORTH 53 DEGREES 23 MINUTES 35 SECONDS EAST A DISTANCE OF 80.82 FEET TO THE PLACE OF BEGINNING, (CONTAINING 0.346 ACRES, MORE OR LESS) CONTAINING IN ALL, 7.20 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

FLOODPLAIN INFORMATION:
THIS SITE IS IN THE MAPPED FLOOD PLAIN (ZONE "X"-UNSHADED (OUTSIDE 500 YEAR FLOOD PLAIN) ON THE NATIONAL FLOOD INSURANCE RATE MAP – PANEL NUMBER 18081C02320, DATED AUGUST 2, 2007. ALL CONSTRUCTION, FILLING, GRADING OR ALTERATION OF THE MAPPED FLOOD PLAIN SHALL BE DONE IN ACCORDANCE WITH THE PROVISIONS IN THE FRANKLIN & JOHNSON COUNTY, INDIANA ZONING ORDINANCE AS PERIODICALLY AMENDED.

BENCHMARK INFORMATION:
THE HORIZONTAL COORDINATE SYSTEM IS NAD83 INDIANA EAST 1301 AND THE VERTICAL DATUM IS NAVD88 BASED ON THE INDIANA CONTINUOUSLY OPERATING REFERENCE SYSTEM (INCORS).

UTILITY INFORMATION:
THE EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ON THE DRAWING WERE OBTAINED FROM SURFACE MARKINGS BY OTHERS AND BY VISIBLE SURFACE INDICATIONS. INDEPENDENT LAND SURVEYING, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY OF THE SURFACE MARKINGS MADE BY OTHERS. THIS INFORMATION IS BELIEVED TO BE CORRECT BUT IS NOT GUARANTEED. LOCATION OF ALL UTILITIES SHOULD BE FIELD VERIFIED BEFORE ANY NEW CONSTRUCTION BEGINS. DEPTHS OF UNDERGROUND UTILITIES WERE NOT MARKED AND ARE UNKNOWN UNLESS NOTED OTHERWISE.

OWNER
J ENTERPRISES INN
OF GRANVILLE, LLC
430 2ND ST.
COLUMBUS, IN 47201
PHONE: 812-379-2173
CONTACT: JANEEN SPRAGUE
EMAIL: spraguecompany@comcast.net

OWNER
FRANKLIN GATEWAY
DEVELOPMENT, LLC
430 2ND ST.
COLUMBUS, IN 47201
PHONE: 812-379-2173
CONTACT: JANEEN SPRAGUE
EMAIL: spraguecompany@comcast.net

DEVELOPER
FRANKLIN GATEWAY DEVELOPMENT, LLC
430 2ND ST.
COLUMBUS, IN 47201
PHONE: 812-379-2173
CONTACT: JANEEN SPRAGUE
EMAIL: spraguecompany@comcast.net

SURVEYOR
INDEPENDENT LAND SURVEYING
414 SOUTH MAIN STREET
BROWNSTOWN, IN 47220
PHONE: 812-358-2882
CONTACT: JONATHAN M. ISAACS
EMAIL: jisaacs@ilsurveying.com

ENGINEER
INDEPENDENT LAND SURVEYING
414 SOUTH MAIN STREET
BROWNSTOWN, IN 47220
PHONE: 812-358-2882
CONTACT: JAMES C. LEINART
EMAIL: chad@ilsurveying.com

SUBJECT LAND OWNERS

- 1
- 2
- 3
- J ENTERPRISES INN OF GRANVILLE DRIVE, LLC
INST. #2018-027043
AUDITOR'S MAP #41-07-18-042-005.000-018
- FRANKLIN GATEWAY DEVELOPMENT LLC
INST. #2018-022664
AUDITOR'S MAP #41-07-18-042-004.000-018
- J ENTERPRISES INN OF GRANVILLE DRIVE, LLC
INST. #2023-018131
AUDITOR'S MAP #41-07-18-031-003.000-018

ADJOINING LAND OWNERS

- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- S & L PROPERTIES FRANKLIN LLC
INST. #2020-010366
AUDITOR'S MAP #41-07-18-042-008.000-018
- FRANKLIN RETAIL, LLC.
INST. #2019-012353
AUDITOR'S MAP #41-07-18-042-007.000-018
- FRANKLIN RETAIL, LLC.
INST. #2019-012353
AUDITOR'S MAP #41-07-18-042-006.000-018
- SHV27, LLC.
INST. #2007-026816
AUDITOR'S MAP #41-07-18-031-006.003-018
- MCDONALD'S CORPORATION
D.R. 241, PG. 412
AUDITOR'S MAP #41-07-18-031-006.001-018
- SHV REAL ESTATE 47 LLC
INST. #2022-007570
AUDITOR'S MAP #41-07-18-031-006.000-018
- FRANKLIN HOTEL ASSOCIATES, LLC.
INST. #2018-009330
AUDITOR'S MAP #41-07-18-031-008.000-018
- FAIRWAY LAKES DEVELOPMENT
FAIRWAY LAKES SEC. I COMMON AREA #1
AUDITOR'S MAP #41-07-18-031-016.000-018
- DIETRICH S. PAHL & J. MICHELLE PAHL
INST. #2013-011763
FAIRWAY LAKES SEC. II LOT 47
AUDITOR'S MAP #41-07-18-024-038.000-018
- MARK DOMINICK HENSLEY & JESSICA HENSLEY
INST. #2013-023281
FAIRWAY LAKES SEC. II LOT 46
AUDITOR'S MAP #41-07-18-024-037.000-018
- JOSEPH M. PFENNING & MARCIA DIANNE PFENNING
INST. #2018-013975
W. 1/2 LOT 178 – PARIS ESTATES SEC. 6
AUDITOR'S MAP #41-07-18-024-001.001-018
- KENNETH DICKEY
INST. #2021-001271
E. 1/2 LOT 178 – PARIS ESTATES SEC. 6
AUDITOR'S MAP #41-07-18-013-001.000-018
- JAMES H. FISHER
INST. #2022-021775
W. 1/2 LOT 177 – PARIS ESTATES SEC. 6
AUDITOR'S MAP #41-07-18-013-051.000-018
- JAMES H. FISHER
INST. #2022-021775
E. 1/2 LOT 177 – PARIS ESTATES SEC. 6
AUDITOR'S MAP #41-07-18-013-002.000-018
- BRIAN PFAHLER
INST. #2021-016090
LOT 178 – PARIS ESTATES SEC. 6
AUDITOR'S MAP #41-07-18-013-003.000-018
- MICHAEL G. WAUGH & KATHLEEN H. WAUGH
INST. #2023-006525
LOT 175 – PARIS ESTATES SEC. 6
AUDITOR'S MAP #41-07-18-013-004.000-018
- J ENTERPRISES INN OF NASHVILLE, LLC.
INST. #2018-019410
AUDITOR'S MAP #41-07-18-042-011.000-018

by	BAS	BAS
description	ADD 0.35 ACRES TO WEST, REVISE PER CITY TECH REVIEW COMMENTS	UPDATE RECORD DEED INFO FOR WEST 0.34 ACRES
date	11/13/23	11/15/23
rev. no.	1	2
PROJECT NAME	CLIENT: SPRAGUE COMPANIES FRANKLIN GATEWAY DEVELOPMENT – SECTION 4 PRIMARY PLAT & PRELIMINARY PLANS FRANKLIN, INDIANA 46131	
SHEET TITLE:		
drawn by:	BS	
scale:	1"=100'	
date:	10/9/23	
job no.	23338	
SHEET		
1/5		
23338 Primary Plat.dwg		

-EXISTING FEATURES & TOPOGRAPHIC MAP-

FRANKLIN GATEWAY DEVELOPMENT - SECTION 4
SECTION 18, TOWNSHIP 12 NORTH, RANGE 5 EAST
FRANKLIN, INDIANA

LAND DESCRIPTION:
A PART OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 5 EAST, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BLOCK A OF "REPLAT OF BLOCK A FRANKLIN GATEWAY DEVELOPMENT - SECTION 3" AS RECORDED IN PLAT CABINET "E", SLIDE 493a,b AS INSTRUMENT #2021-007855 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA, CONTAINING 6.85 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

ALSO,
(VERBATIM PER INSTRUMENT #2023-018131)
PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 5 EAST, NEEDHAM TOWNSHIP, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 40 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 223.70 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 40 MINUTES 45 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 187.73 FEET TO THE NORTHERLY BOUNDARY OF GATEWAY DRIVE PER INSTRUMENT NUMBER 2016-014323, AS RECORDED IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA; THENCE NORTH 84 DEGREES 35 MINUTES 19 SECONDS WEST ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 120.70 FEET TO THE EASTERLY BOUNDARY OF PARIS DRIVE PER SAID INSTRUMENT NUMBER 2016-014323; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING THREE COURSES: 1) NORTH 07 DEGREES 27 MINUTES 18 SECONDS EAST A DISTANCE OF 52.41 FEET; 2) NORTH 31 DEGREES 16 MINUTES 01 SECOND EAST A DISTANCE OF 89.12 FEET; 3) NORTH 53 DEGREES 23 MINUTES 35 SECONDS EAST A DISTANCE OF 80.82 FEET TO THE PLACE OF BEGINNING. (CONTAINING 0.346 ACRES, MORE OR LESS)

CONTAINING IN ALL, 7.20 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

LEGEND

- #XX ◆ CONTROL POINT
● FOUND 5/8" REBAR
■ FOUND MAG NAIL
B-# SOIL BORING
(R) RECORD PLAT DIMENSION
..... INTERIOR DEED LINE
- - - EASEMENT LINE
- - - SETBACK LINE
(M) EXISTING MANHOLE
EXISTING CURB INLET
EXISTING WATER VALVE
EXISTING WATER METER
EXISTING FIRE HYDRANT ASSEMBLY
EXISTING GAS VALVE
EXISTING GAS LINE MARKER
EXISTING COMMUNICATIONS HANDHOLE
EXISTING COMMUNICATIONS BOX/PEDESTAL
EXISTING COMMUNICATIONS LINE MARKER
EXISTING ELECTRIC METER
EXISTING ELECTRIC TRANSFORMER
EXISTING LIGHT
EXISTING SIGN
SAN EXISTING SANITARY SEWER MAIN
ST EXISTING STORM SEWER
W EXISTING WATER LINE
G EXISTING GAS LINE
E EXISTING UNDERGROUND ELECTRIC LINE
- - - - - EXISTING ELEVATION CONTOUR
x x x x x EXISTING SPOT ELEVATION
TC TOP OF CURB AND/OR CONCRETE
FL FLOWLINE OF CURB

CURVE TABLE					
CURVE	ARC DISTANCE	RADIUS	DELTA	TANGENT	CHORD BEARING
C1	41.82'(R)	1004.93'(R)	2'23'03"	20.91'(R)	S 11°16'42" W
C2	76.88'(R)	100.00'(R)	44°02'50"	40.45'(R)	S 68°19'49" E
C3	77.16'	100.00'	44°12'38"	40.62'	N 22°16'50" E
C4	63.82'	124.00'	29°29'27"	32.64'	S 29°38'25" W
C5	31.86'	124.00'	14°43'11"	16.02'	S 07°32'06" W

- NOTES:
1) THE BOUNDARY OF SUBJECT LAND, AND THE EASEMENTS CROSSING SUBJECT LAND, ARE SHOWN HEREON BY USING FOUND MONUMENTS, THE RECORD DEED DESCRIPTIONS, AND THE GEOMETRICS OF A SURVEY PERFORMED BY THIS FIRM, INDEPENDENT LAND SURVEY, INC. (JOB #19275); CERTIFIED BY TIM M. ALLEN ON OCTOBER 27, 2020; AND RECORDED IN PLAT CABINET "E", SLIDE 493a,b AS INSTRUMENT #2021-007855 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.
2) THE UTILITIES ARE SHOWN HEREON PER VISIBLE EVIDENCE, MARKINGS FROM AN UNDERGROUND UTILITY LOCATE REQUESTED THROUGH INDIANA 811 (TICKET NUMBER 2307264465) ON JULY 26, 2023 AT 1:43 P.M.(EST).
3) THE HORIZONTAL DATUM IS NAD83 (INDIANA EAST 1301 STATE PLANE). THE VERTICAL DATUM IS NAVD88. THE DATUMS ARE BASED ON THE INDIANA CONTINUOUSLY OPERATION REFERENCING SYSTEMS (INCORS).

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
11	1543194.32'	229616.54'	743.92'	5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "ILS CONTROL POINT"
12	1543188.13'	229227.41'	744.51'	5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "ILS CONTROL POINT"
13	1543372.53'	229417.64'	741.61'	5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "ILS CONTROL POINT"
14	1543202.98'	229102.20'	745.08'	MAG NAIL
15	1543689.94'	229148.42'	743.73'	MAG NAIL (NOT SHOWN; TBM #1728 SHOWN ON PLAT CABINET "E", SLIDE 435a,b)

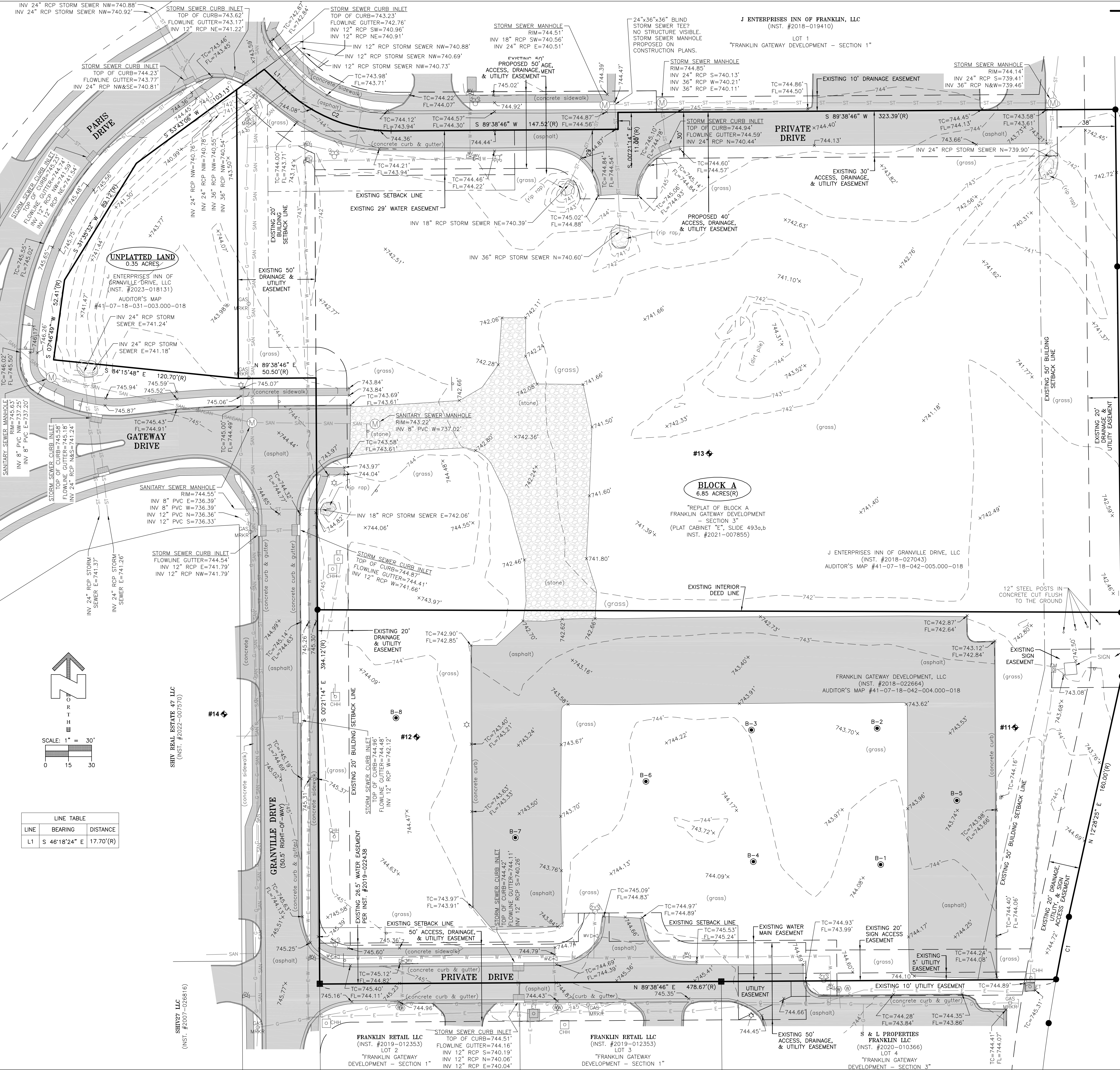
PROJECT NAME: CLIENT: SPRAGUE COMPANIES
PROJECT: FRANKLIN GATEWAY DEVELOPMENT - SECTION 4
SHEET: PRIMARY PLAT & PRELIMINARY PLANS
DATE: 11/15/23
BY: BAS
CHECKED: BAS
SCALE: 1" = 30'
DATE: 10/9/23
JOB NO. 23338

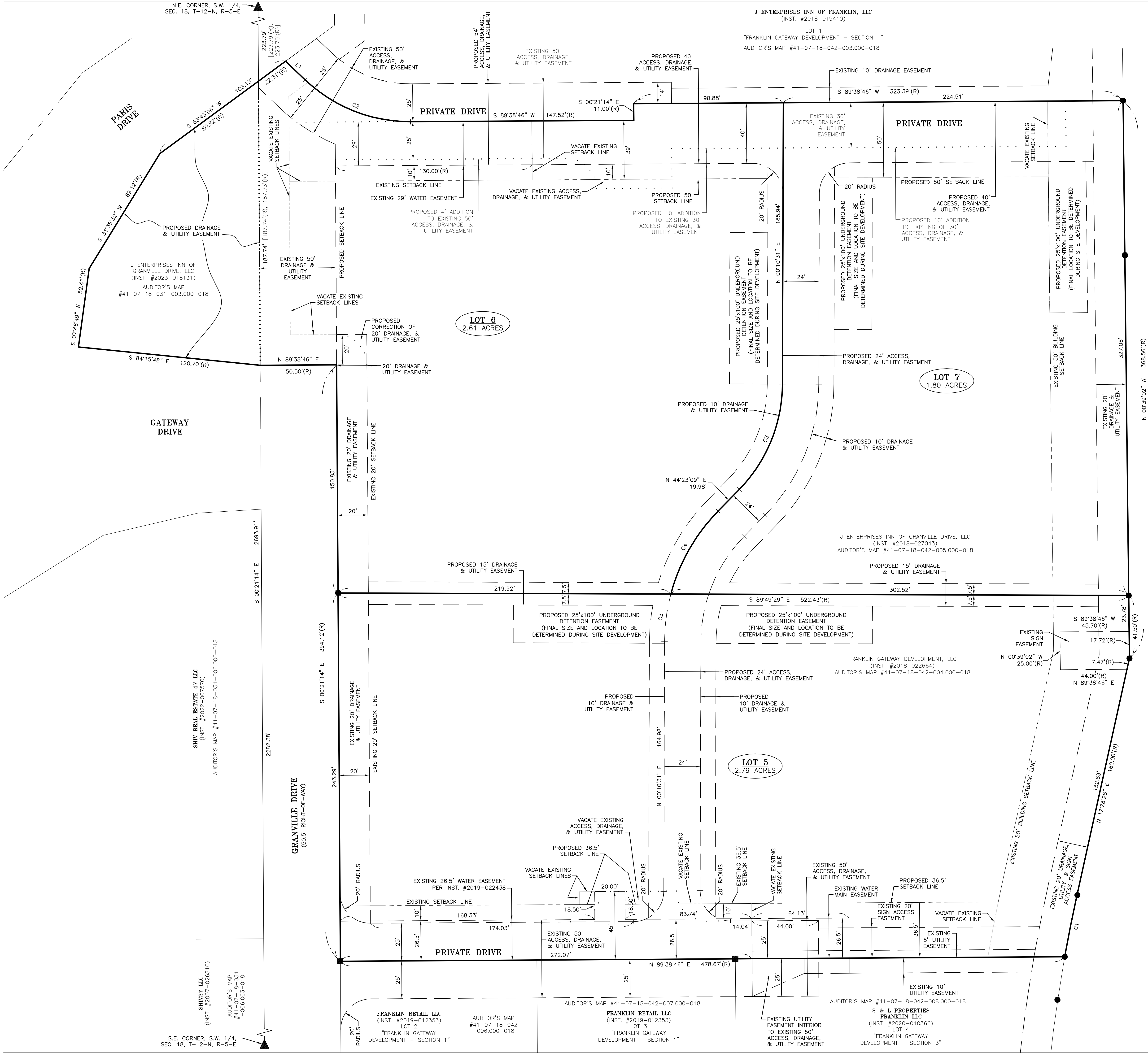
INDEPENDENT LAND SURVEYING
414 South Main Street
Brownstown, Indiana 47220
Tel: 812-358-2605
Fax: 812-358-2605
3200 Sycamore Ct., Ste 2A
Columbus, Indiana 47203
Phone: 812-372-0996
Fax: 812-602-0464
www.ilsurveying.com

REGISTERED PROFESSIONAL ENGINEER
JAMES C. LEINART
No. 10707850
STATE OF INDIANA

REGISTERED LAND SURVEYOR
JONATHAN M. LEINART
No. LS20200015
STATE OF INDIANA

23338 Primary Plat.dwg





-PRIMARY PLAT-

FRANKLIN GATEWAY DEVELOPMENT - SECTION 4

SECTION 18, TOWNSHIP 12 NORTH, RANGE 5 EAST

FRANKLIN, INDIANA

LAND DESCRIPTION:
A PART OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 5 EAST, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BLOCK A OF "REPLAT OF BLOCK A FRANKLIN GATEWAY DEVELOPMENT - SECTION 3" AS RECORDED IN PLAT CABINET "E", SLIDE 493a,b AS INSTRUMENT #2021-007855 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIAN, CONTAINING 6.85 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

ALSO,
(VERBATIM PER INSTRUMENT #2023-018131)
PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 5 EAST, NEEDHAM TOWNSHIP, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

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CONTAINING IN ALL, 7.20 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

LINE TABLE	
LINE	BEARING DISTANCE
L1	S 46°18'24" E 17.70°(R)

CURVE TABLE					
CURVE	ARC DISTANCE	RADIUS	DELTA	TANGENT	CHORD BEARING CHORD DISTANCE
C1	41.82°(R)	1004.93°(R)	2°23'03"	20.91°(R)	S 11°16'42" W 41.82°(R)
C2	76.88°(R)	100.00°(R)	44°02'50"	40.45°(R)	S 68°19'49" E 75.00°(R)
C3	77.16°	100.00°	44°12'38"	40.62°	N 22°16'50" E 75.26°
C4	63.82°	124.00°	29°29'27"	32.64°	S 29°38'25" W 63.12°
C5	31.86°	124.00°	14°43'11"	16.02°	S 07°32'06" W 31.77°

INTERSTATE 65 EXIT RAMP

LEGEND

- FOUND 5/8" REBAR
- FOUND MAG NAIL
- (R) RECORD PLAT DIMENSION
- VACATE DEED LINE
- EASEMENT LINE
- VACATE EASEMENT LINE
- SETBACK LINE
- VACATE SETBACK LINE

NOTES:

- THE BOUNDARY OF SUBJECT LAND, AND THE EASEMENTS CROSSING SUBJECT LAND, ARE SHOWN HEREON BY USING FOUND MONUMENTS, THE RECORD DEED DESCRIPTIONS, AND THE GEOMETRICS OF A SURVEY PERFORMED BY THIS FIRM, INDEPENDENT LAND SURVEY, INC. (JOB #19275); CERTIFIED BY TIM M. ALLEN ON OCTOBER 27, 2020; AND RECORDED IN PLAT CABINET "E", SLIDE 493a,b AS INSTRUMENT #2021-007855 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.
- ANY PROPOSED CONSTRUCTION OR IMPROVEMENTS SHALL NOT IMPAIR OR NEGATIVELY IMPACT ANY PRIVATE DRAIN TILE (IC 36-9-27-2), OR NATURAL SURFACE WATERCOURSE (IC 36-9-27-4-3). WHEN ENCOUNTERED, SAID TILE OR WATERCOURSE WILL BE RE-ROUTED SO NOT TO IMPAIR OR NEGATIVELY IMPACT SURFACE OR SUBSURFACE WATER FLOW.

PROJECT NAME	CLIENT: SPRAGUE COMPANIES	PROJECT NO.	11/13/23	DATE	11/15/23	DESCRIPTION	ADD 0.35 ACRES TO WEST, REUSE PER CITY TECH REVIEW COMMENTS	BY	BAS
FRANKLIN GATEWAY DEVELOPMENT - SECTION 4									
PRIMARY PLAT & PRELIMINARY PLANS									
FRANKLIN, INDIANA 46131									

414 South Main Street
Brownsburg, Indiana 47220
Phone: 812-358-2605
Fax: 812-358-2605

3200 Sycamore Ct, Ste 2A
Columbus, Indiana 47203
Phone: 812-372-0996
Fax: 812-602-0454

www.ilsurveying.com

INDEPENDENT
LAND
SURVEYING

SHEET TITLE: PRIMARY PLAT

drawn by: SS, BS

scale: 1"=30'

date: 10/9/23

job no. 23338

JAMES C. LEINART
REGISTERED
No. 10707550
STATE OF
INDIANA
PROFESSIONAL ENGINEER

NATHAN M. ISAACS
REGISTERED
No. LS20200015
STATE OF
INDIANA
LAND SURVEYOR

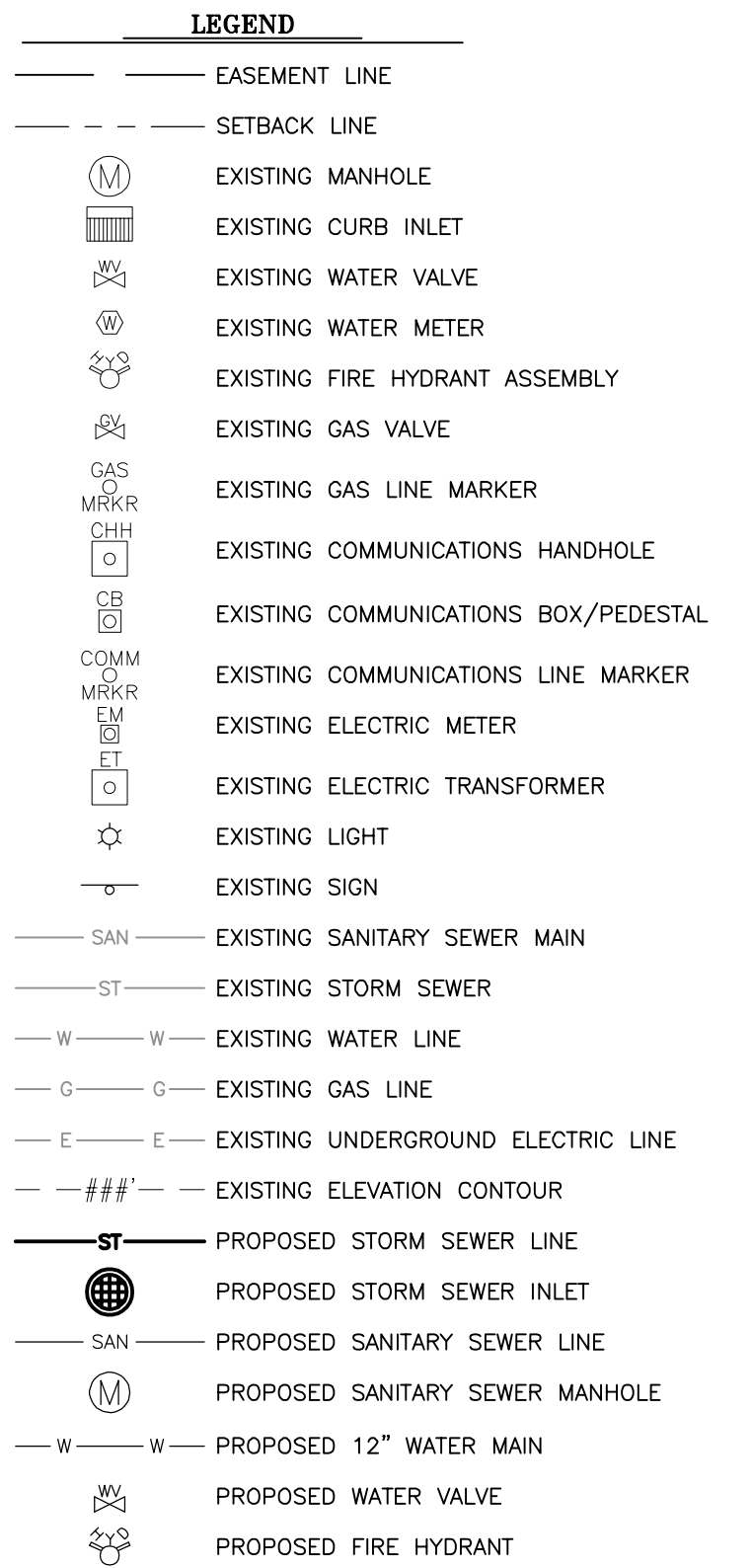
Jordan M. Jones

SHEET

3/5

23338 Primary Plat.dwg

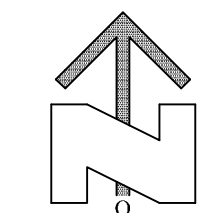
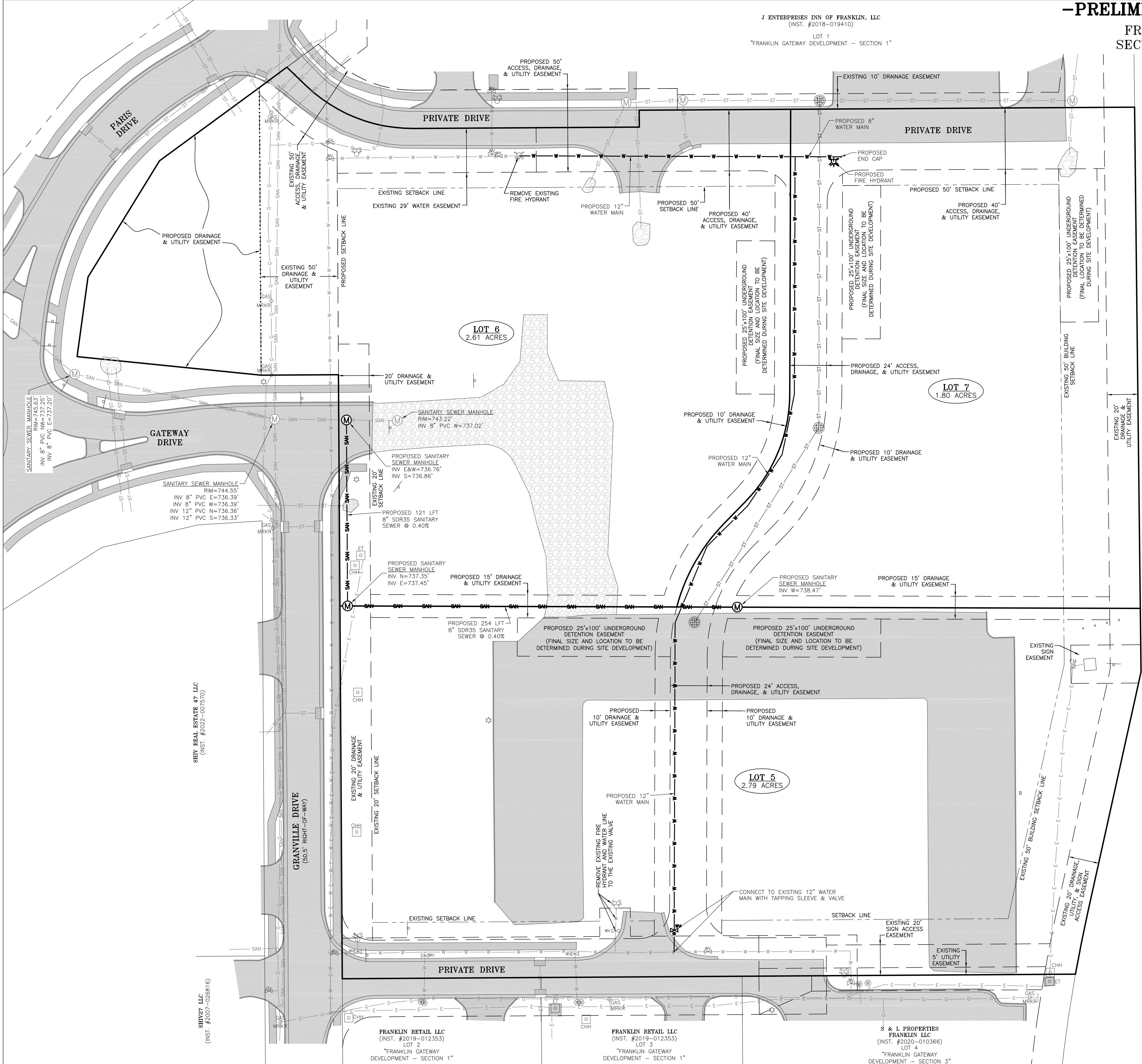
FRANKLIN GATEWAY DEVELOPMENT - SECTION 4
SECTION 18, TOWNSHIP 12 NORTH, RANGE 5 EAST
FRANKLIN, INDIANA


$$\frac{4}{5}$$

-PRELIMINARY SANITARY SEWER & WATER PLAN-

FRANKLIN GATEWAY DEVELOPMENT - SECTION 4
SECTION 18, TOWNSHIP 12 NORTH, RANGE 5 EAST
FRANKLIN, INDIANA

J ENTERPRISES INN OF FRANKLIN, LLC
(INST. #2018-019410)
LOT 1
"FRANKLIN GATEWAY DEVELOPMENT - SECTION 1"



SCALE: 1" = 30'
0 15 30

- LEGEND**
- EASEMENT LINE
 - SETBACK LINE
 - EXISTING MANHOLE
 - EXISTING CURB INLET
 - EXISTING WATER VALVE
 - EXISTING WATER METER
 - EXISTING FIRE HYDRANT ASSEMBLY
 - EXISTING GAS VALVE
 - EXISTING GAS LINE MARKER
 - EXISTING COMMUNICATIONS HANDHOLE
 - EXISTING COMMUNICATIONS BOX/PEDESTAL
 - EXISTING COMMUNICATIONS LINE MARKER
 - EXISTING ELECTRIC METER
 - EXISTING ELECTRIC TRANSFORMER
 - EXISTING LIGHT
 - EXISTING SIGN
 - SAN EXISTING SANITARY SEWER MAIN
 - EXISTING STORM SEWER
 - W-W EXISTING WATER LINE
 - G-G EXISTING GAS LINE
 - E-E EXISTING UNDERGROUND ELECTRIC LINE
 - ST PROPOSED STORM SEWER LINE
 - PROPOSED STORM SEWER INLET
 - SAN PROPOSED 8" SDR35 SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER MANHOLE
 - W-W PROPOSED 12" WATER MAIN
 - PROPOSED WATER VALVE
 - PROPOSED FIRE HYDRANT

INTERSTATE 65 EXIT RAMP

SHIV REAL ESTATE 47 LLC
(INST. #2022-007510)

SHIV27 LLC
(INST. #2007-026616)

FRANKLIN RETAIL LLC
(INST. #2019-012353)
LOT 2
"FRANKLIN GATEWAY DEVELOPMENT - SECTION 1"

FRANKLIN RETAIL LLC
(INST. #2019-012353)
LOT 3
"FRANKLIN GATEWAY DEVELOPMENT - SECTION 1"

S & L PROPERTIES
FRANKLIN LLC
(INST. #2020-010366)
LOT 4
"FRANKLIN GATEWAY DEVELOPMENT - SECTION 3"

by	BAS
description	ADD 0.35 ACRES TO WEST, REVISE PER CITY TECH REVIEW COMMENTS UPDATE RECORD DEED INFO FOR WEST 0.34 ACRES
date	11/13/23
rev. no.	1
PROJECT NAME	CLIENT: SPRAGUE COMPANIES FRANKLIN GATEWAY DEVELOPMENT - SECTION 4 PRIMARY PLAT & PRELIMINARY PLANS FRANKLIN, INDIANA 46131
SHEET TITLE:	PRELIMINARY SANITARY SEWER & WATER PLAN
drawn by:	SS, BS
scale:	1" = 30'
date:	10/9/23
job no.	23338
REGISTERED PROFESSIONAL ENGINEER	JAMES C. LEINART REGISTERED NO. 10707850 STATE OF INDIANA
REGISTERED LAND SURVEYOR	JOHN THAN M. ISAACS REGISTERED NO. LS20000015 STATE OF INDIANA
SHEET	5/5
23338 Primary Plat.dwg	