

BENCH MARKS

BENCHMARK #1: EAST INVERT OF 30" RCP ALONG THE EAST SIDE OF US 31.
LOCATION: APPROXIMATELY 335' NORTH FROM THE US 31 AND SLOAN DRIVE INTERSECTION.
ELEV. = 773.92'

BENCHMARK #2: SOUTH INVERT OF 15" RCP ALONG THE NORTH SIDE OF SLOAN DRIVE.
LOCATION: APPROXIMATELY 42' EAST OF THE SOUTH EAST CORNER OF PROPERTY.
ELEV. = 776.85'

BENCHMARK #3: TOP OF CATCH BASIN.
LOCATION: APPROXIMATELY 110' SOUTH AND 140' EAST OF THE NORTH EAST PROPERTY CORNER.
ELEV. = 781.77'

GENERAL SUMMARY

ZONING PLANNED INDUSTRIAL DISTRICT (PI)
MINIMUM LOT SIZE 15,000 SQ. FT.
MINIMUM FRONTAGE NONE
FRONT YARD SETBACK 50' AND 20' FROM R/W
SIDE YARD SETBACK 15'
REAR YARD SETBACK 20'
TOTAL ACRES 5.00 AC.
% IMPERVIOUS 56.99%

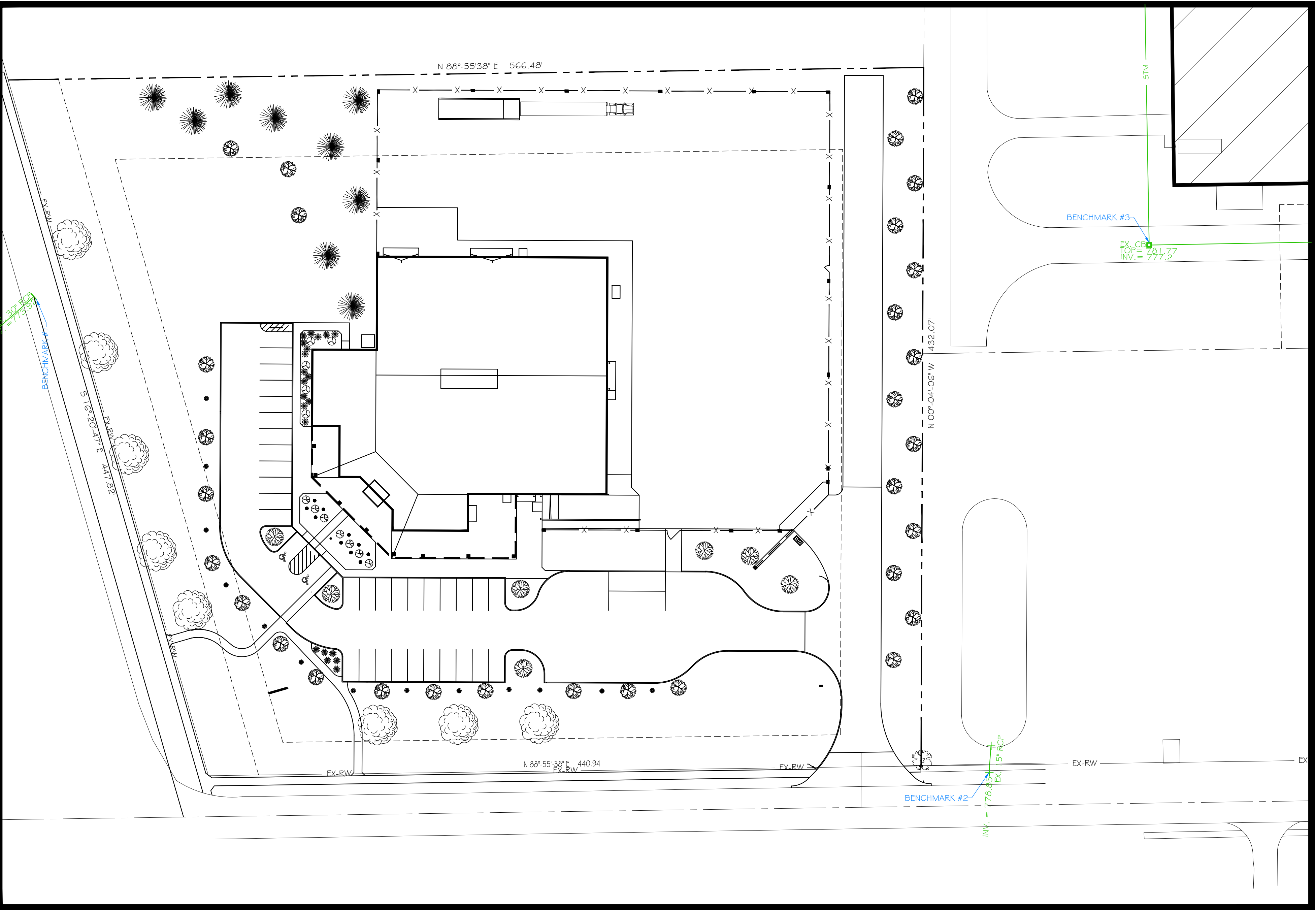
FLOODPLAIN

THE LOT IS LOCATED IN ZONE X, A ZONE DESCRIBED AS AREA OF MINIMAL FLOOD HAZARD ON FLOOD INSURANCE RATE MAP (FIRM), JOHNSON COUNTY, INDIANA, PANEL 139 OF 352 MAP NUMBER 18061C0139D, EFFECTIVE DATE (AUGUST 2, 2007).

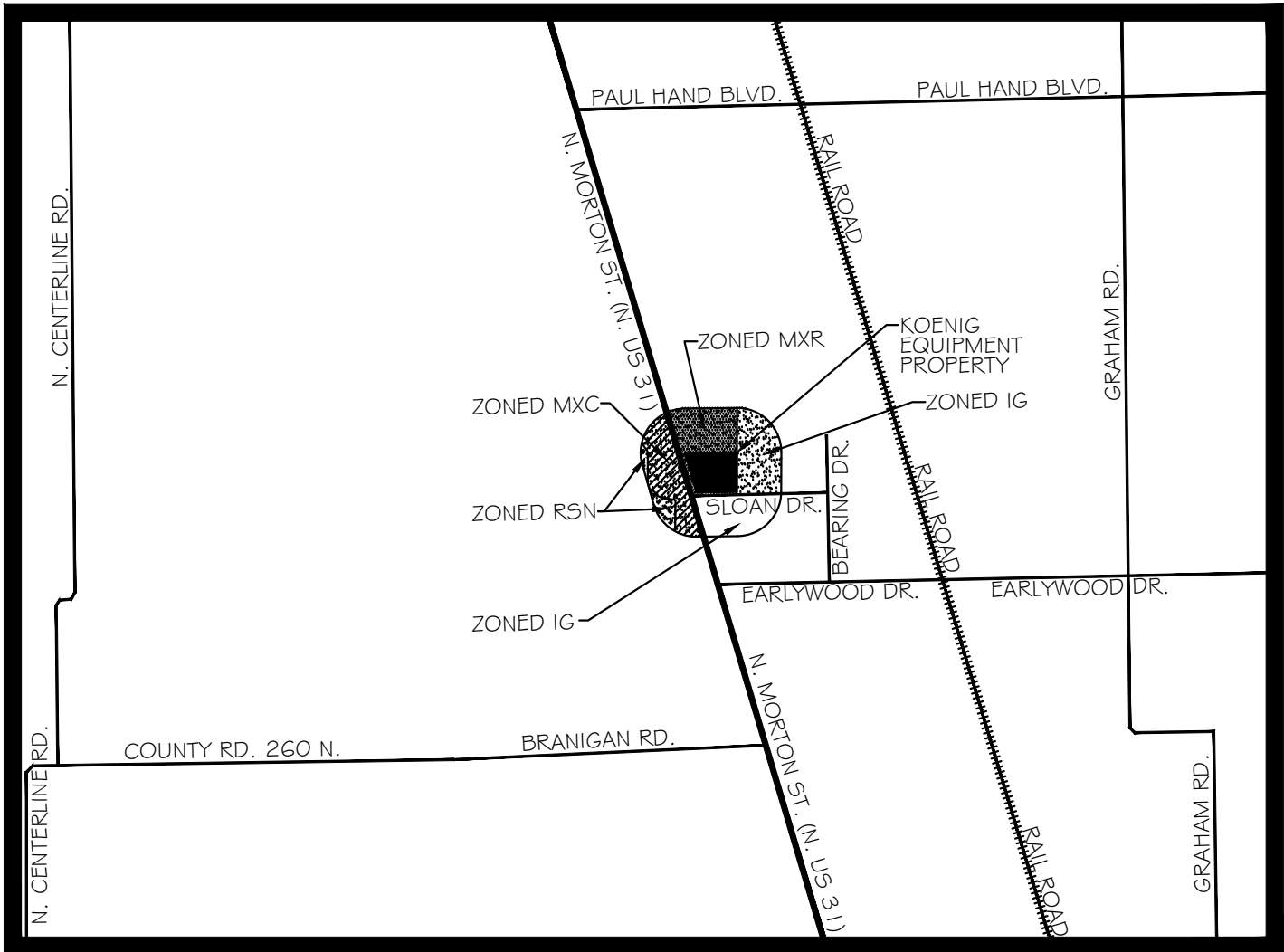
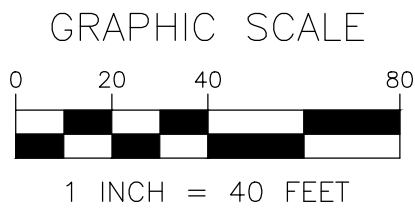
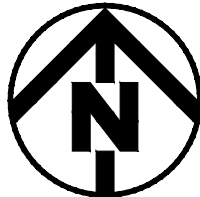
KOENIG EQUIPMENT - FRANKLIN
SOUTH 1/2 OF SECTION 34, TOWN 13
RANGE 4 (S 1/2 S34 T13 R4)

O SLOAN DR.
FRANKLIN, INDIANA 46131
FRANKLIN TOWNSHIP, JOHNSON COUNTY
THOMPSON COMMERCIAL SUBDIVISION

JUNE 2020



INDEX MAP



VICINITY MAP
N.T.S.
CENTER OF PROJECT
LATITUDE: 39°-31'-25.9" N
LONGITUDE: 86°-04'-32.2" W

SUMMARY STATEMENT

KOENIG EQUIPMENT IS A REGIONAL JOHN DEERE EQUIPMENT DEALERSHIP IN INDIANA AND OHIO. THE 5.00 ACRE SITE ALONG SLOAN DRIVE AND US 31 IS PROPOSED TO HAVE A NEW 20,780 SQUARE FOOT FACILITY WITH A SALES FLOOR AREA AND SERVICE AREA IN THE BACK. THE FACILITY IS TO INCLUDE ONE TRUCK DOCK AND ONE EQUIPMENT LOADING RAMP. THE BACK SIDE OF THE LOT IS TO BE SCREENED BY A SOLID 6' TALL FENCE. THE NEW FACILITY IS PLANNED TO HAVE APPROXIMATELY 25 EMPLOYEES THAT WILL PARK IN THE BACK LOT.

APPLICANT (PRIMARY CONTACT)

FERGUSON CONSTRUCTION CO.
BRANDON ROSE
400 CANAL STREET
SIDNEY, OHIO 45365
EMAIL: BROSE@FERGUSON-CONSTRUCTION.COM
PHONE: (937) 498-2381
FAX: (937) 498-2243

PROFESSIONAL ENGINEER

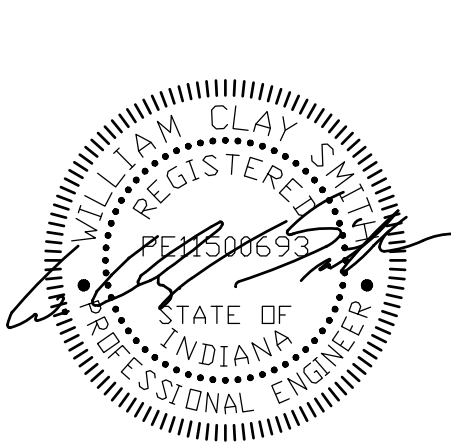
FERGUSON CONSTRUCTION CO.
W. CLAY SMITH
7157 W. 200 N.
GREENFIELD, INDIANA 46140
PHONE: (317) 477-3615
FAX: (317) 477-3630
EMAIL: CSMITH@FERGUSON-CONSTRUCTION.COM

OWNER / DEVELOPER

KOENIG EQUIPMENT
AARON KOENIG
P.O. BOX 549
BOKINS, OHIO 45306
PHONE: (937) 693-5065
EMAIL: AARON.KOENIG@EQUIPMENT.COM

SHEET INDEX

T-1.0 TITLE SHEET
PLAT PROPERTY SURVEY
C-1.1 NOTES & DETAILS
C-1.2 SITE PLAN
C-1.3 DRAINAGE PALN
C-1.4 CONSTRUCTION PLAN
C-1.5 STORM WATER POLLUTION PREVENTION PLAN
LP-1.1 LANDSCAPING PLAN
LIGHTING SITE LIGHTING PLAN
A-1.0 B FLOOR PLAN
A-3.2 B RENDERED ELEVATIONS



Revisions		
#	Date	Description

Copyright © 2020
Ferguson Construction Company
The dissemination or duplication of this architectural and engineering drawing is prohibited without the prior written consent of Ferguson Construction Company.

NEW AG & TURF FACILITY FOR

KOENIG EQUIPMENT

JOHNSON COUNTY
O SLOAN DRIVE
FRANKLIN, IN 46131

FERGUSON
CONSTRUCTION CO.
www.ferguson-construction.com

Sidney, Ohio
400 Canal Street
Sidney, OH 45365-0726
Phone: (937) 498-2381
Fax: (937) 498-2243

Dayton, Ohio
2201 Embury Park Road
Dayton, OH 45414-5544
Phone: (937) 274-1173
Fax: (937) 277-1379

Columbus, Ohio
3595 Johnny Appleseed Ct.
Columbus, OH 43231
Phone: (614) 876-8496
Fax: (614) 876-8155

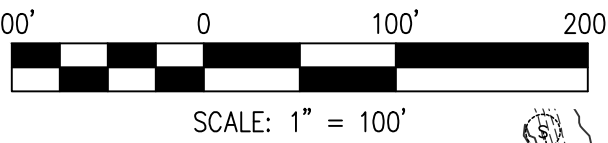
Indianapolis, Indiana
7157 West 200 North
Greenfield, IN 46140
Phone: (317) 477-3615
Fax: (317) 477-3630

Job Number	20-82021
Date	6/8/2020
Drawn By	BJR
Checked By	DJW

TITLE SHEET

T-1.0

THOMPSON COMMERCIAL SUBDIVISION
PRIMARY PLAT - EXISTING CONDITIONS



LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER MARKED BY A REBAR FOUND 0.8 FEET ABOVE GROUND IN AN EAST-WEST FENCE LINE (BRONCH); THENCE SOUTH 88 DEGREES 59 MINUTES 59 SECONDS WEST (GEODETIC BEARING) ON AND ALONG THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 446.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 59 MINUTES 59 SECONDS WEST A DISTANCE OF 925.57 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31; THENCE SOUTH 16 DEGREES 20 MINUTES 47 SECONDS EAST ON AND ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 1728.63 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 38 SECONDS EAST A DISTANCE OF 440.94 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 06 SECONDS WEST A DISTANCE OF 1669.08 FEET TO THE POINT OF BEGINNING, CONTAINING 26.17 ACRES, MORE OR LESS.

FLOODPLAIN INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS TRACT OF LAND DESCRIBED HEREON LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE 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 MAP NUMBER 18081001390, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 2, 2007.

LEGEND

	MONUMENT FOUND		EXISTING WATER LINE
	SANITARY MANHOLE		PROPOSED WATER LINE
	PROPOSED SANITARY MANHOLE		EXISTING GAS LINE
	PROPOSED STORM MANHOLE		EXISTING ELECTRIC LINE
	FIRE HYDRANT		EASEMENT
	WATER TEE		EXISTING RIGHT-OF-WAY
			CONTOURS



LOCATION MAP

NO SCALE

3601 US HIGHWAY 31
DEVELOPMENT DATA SUMMARY

EXISTING ZONING: MIXED USE: REGIONAL CENTER (MXR)
MINIMUM AREAS: 1 ACRE
MINIMUM WIDTH: 100 FT.
FRONT YARD SETBACK: 20 FT.*
SIDE YARD SETBACK: 15 FT.
REAR YARD SETBACK: 20 FT.
TOTAL NUMBER OF LOTS: 1 LOT
TOTAL NUMBER OF BLOCKS: 1 BLOCK
TOTAL DEVELOPMENT AREA: 26.17 AC.

* 50 FT ON US HIGHWAY 31

ZONING OF ADJACENT PROPERTIES:
NORTH = MXC/G
SOUTH = IG
EAST = IG
WEST = MXC

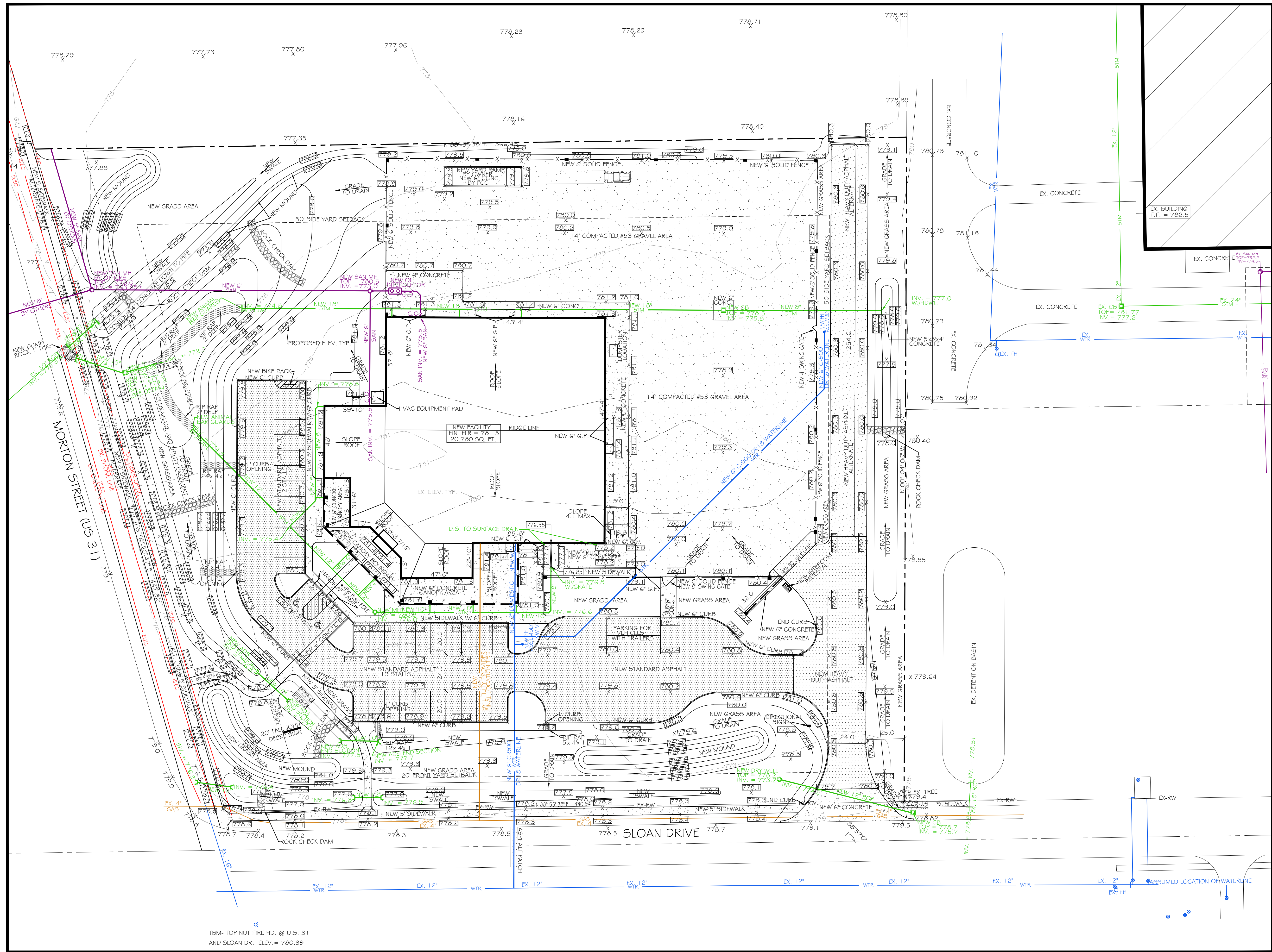
NOTE:
THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY JEFFREY J. KONDY LS NO. 20100007 WITH CKW LAND SURVEYING, INC., WORK ORDER NO. 160257, REVISION DATE OF OCTOBER 31, 2016. THE PROPERTY IS SUBJECT TO ANY OVERLAPS, GAPS, OR OTHER INCONSISTENCIES THAT SAID SURVEY MIGHT REVEAL.



THOMPSON COMMERCIAL SUBDIVISION
PRIMARY PLAT

PROJECT NO.	DRAWN	C.J.L.	CHECKED	G.J.I.	
DATE	MARCH 3, 2020	DESIGNED	G.J.I.	APPROVED	G.W.C.
				SHEET	1 OF 1

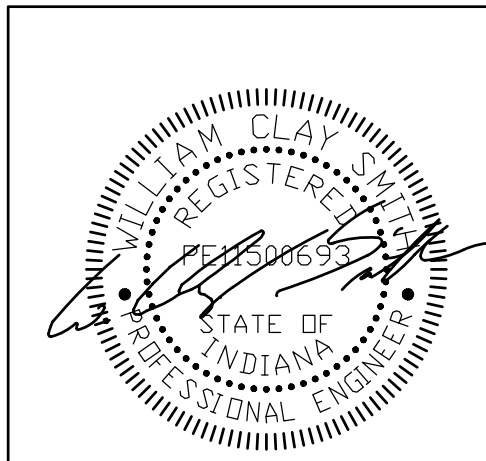
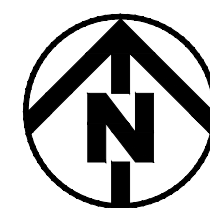
SHEET 1 OF 1



TBM- TOP NUT FIRE HD. @ U.S. 31
AND SLOAN DR. ELEV. = 780.39

SITE PLAN

SCALE : 1" = 30'-0"



Revisions		
#	Date	Description

Copyright © 2020
Ferguson Construction Company

The dissemination or duplication of this
architectural and engineering drawing is
prohibited without the prior written consent
of Ferguson Construction Company.

NEW AG & TURF FACILITY FOR

KOENIG EQUIPMENT

JOHNSON COUNTY
O SLOAN DRIVE
FRANKLIN, IN 46131

FERGUSON
CONSTRUCTION CO.

www.ferguson-construction.com

Sidney, Ohio
400 Canal Street
Sidney, OH 45365-0726
Phone: (937) 498-2381
Fax: (937) 498-2243

Dayton, Ohio
2201 Embury Park Road
Dayton, OH 45414-5544
Phone: (937) 274-1173
Fax: (937) 277-1379

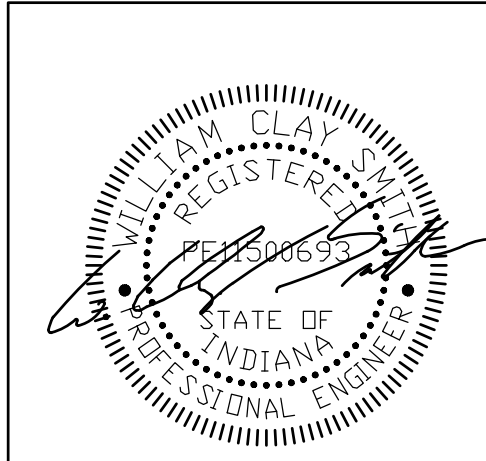
Columbus, Ohio
3595 Johnny Appleseed Ct.
Columbus, OH 43231
Phone: (614) 876-8496
Fax: (614) 876-8155

Indianapolis, Indiana
7157 West 200 North
Greenfield, IN 46140
Phone: (317) 477-3615
Fax: (317) 477-3630

Job Number	20-82021
Date	6/8/2020
Drawn By	BJR
Checked By	DJW

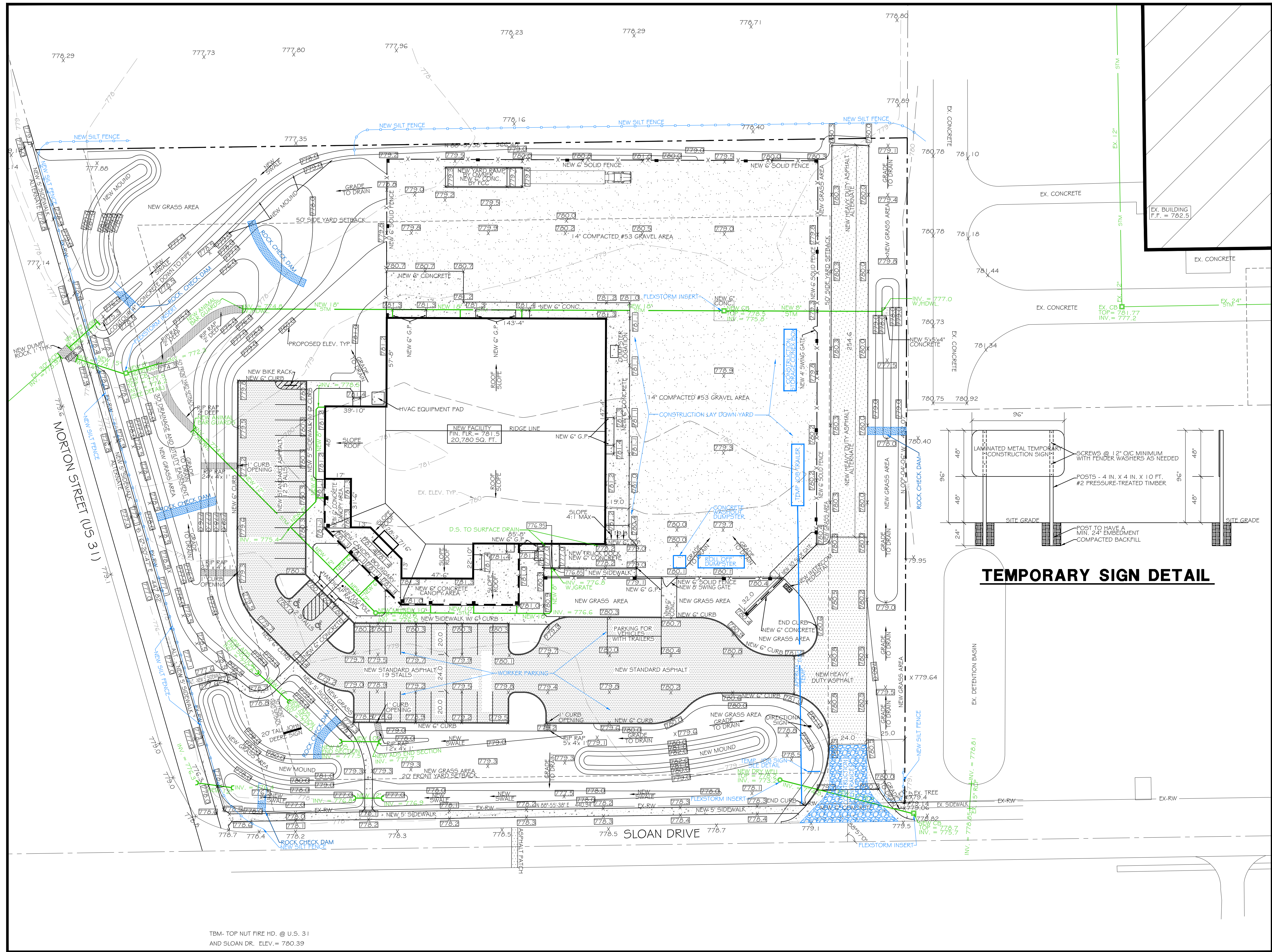
SITE PLAN

C-1.2



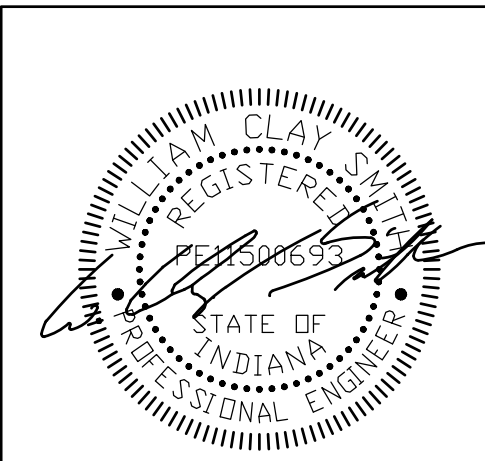
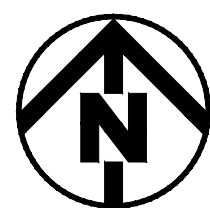
C-1.3

C-1.3



TBM- TOP NUT FIRE HD. @ U.S. 31
AND SLOAN DR. ELEV. = 780.39

CONSTRUCTION PLAN SCALE : 1" = 30'-0"



Revisions		
#	Date	Description

Copyright © 2020
Ferguson Construction Company

The dissemination or duplication of this architectural and engineering drawing is prohibited without the prior written consent of Ferguson Construction Company.

NEW AG & TURF FACILITY FOR

KOENIG EQUIPMENT

JOHNSON COUNTY
O SLOAN DRIVE
FRANKLIN, IN 46131



Sidney, Ohio
400 Canal Street
Sidney, OH 45365-0726
Phone: (937) 498-2381
Fax: (937) 498-2243

Dayton, Ohio
2201 Embury Park Road
Dayton, OH 45414-5544
Phone: (937) 274-1173
Fax: (937) 277-1379

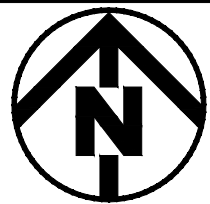
Columbus, Ohio
3595 Johnny Appleseed Ct.
Columbus, OH 43231
Phone: (614) 876-8496
Fax: (614) 876-8155

Indianapolis, Indiana
7157 West 200 North
Greenfield, IN 46140
Phone: (317) 477-3615
Fax: (317) 477-3630

Job Number 20-82021
Date 6/8/2020
Drawn By BJR
Checked By DJW

CONSTRUCTION
PLAN

C-1.4



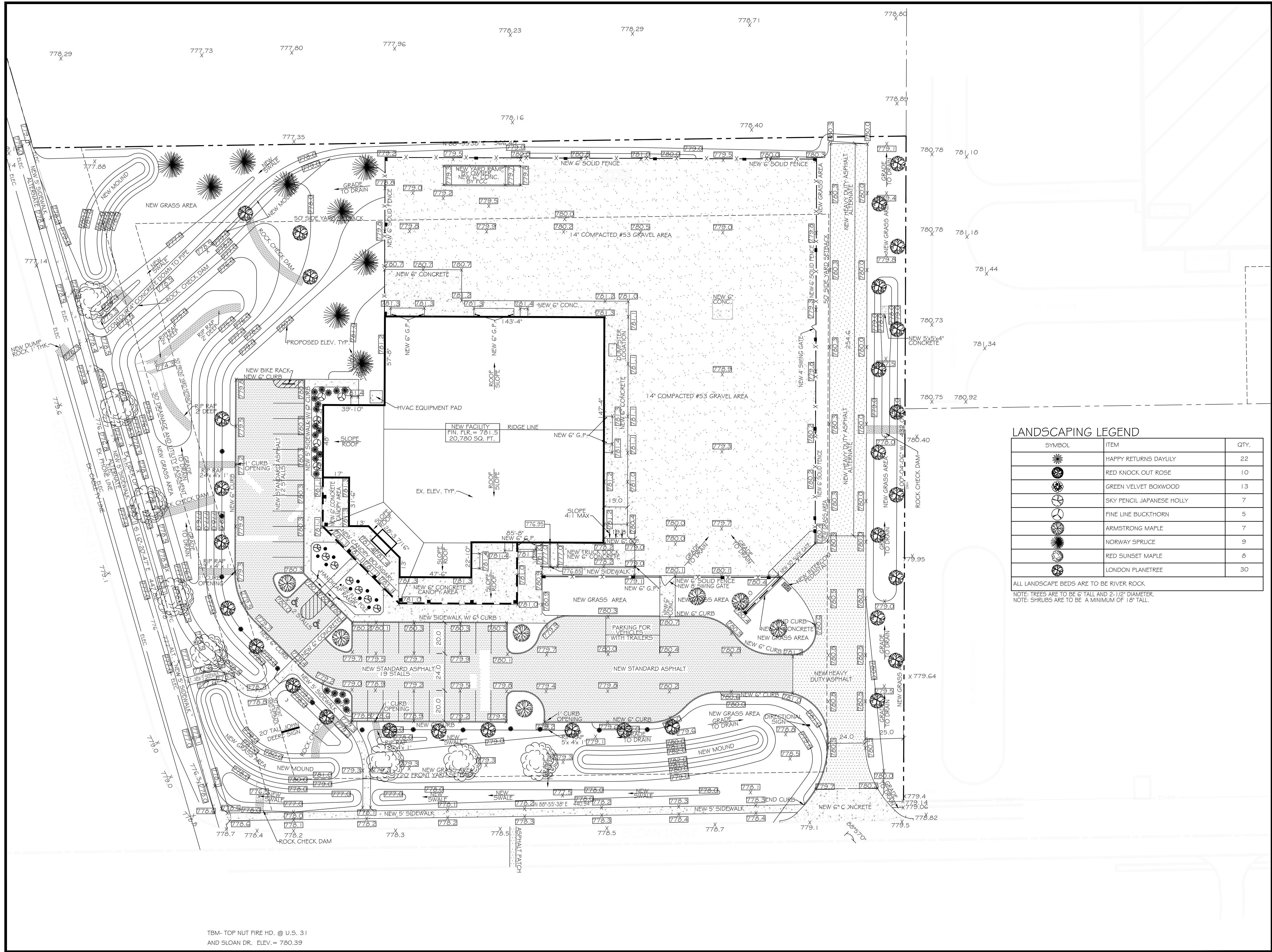
OWNER	KORING EQUIPMENT, INC. PO BOX 549 BOWLING, OHIO 43066
CONTRACTOR/DESIGNER	PERGUSON CONSTRUCTION CO. ATTN: P. 300 N. GREENVIEW RD. #140 ON SITE CONTACT* TO BE DETERMINED
DEVELOPMENT TYPE	COMMERCIAL - ZONING DISTRICT 'MAX' VARIANCES - NONE REQUIRED
SITE TOTAL ACREAGE	5.00 ACRES
DISTURBED ACREAGE	4.91 ACRES
PEE-DEVELOPED IMPERVIOUS AREA	0.00 ACRES
POST-DEVELOPED IMPERVIOUS AREA	2.84 ACRES
SITE GROUND COVER	EXISTING - FARM LAND / ROW CROPS PROPOSED - NEW BUILDING & PAVEMENT
ADJACENT AREAS	GENEVAL INDUSTRIAL AND MIXED RETAIL
PARCEL ID	41-05-34-054-008-002-009
STORM WATER MANAGEMENT	10% DETENTION BASIN ON THE WEST END OF PROPERTY KEEP OVERALL DRAINAGE PATTERN SIMILAR
STORM WATER DETENTION MAP #	1800 C13505 EFFECTIVE DATE: 6/2/2007 8/28/00 EDR# 18776



POST CONSTRUCTION PLAN		
1	Pollutants and their sources.	An increase in impervious area and within the new contractors storage yard.
2	Sequence describing stormwater quality measures.	Stormwater to filter through overland flow over grass and gravel to detention basin.
3	Proposed post construction stormwater quality measures	Stormwater mitigation through off site detention and infiltration of runoff.
4	Additional details of stormwater quality measures	Sheet C-1.5
5	Maintenance guidelines for post construction stormwater quality	Property owner is responsible for maintenance

Revisions		
#	Date	Description

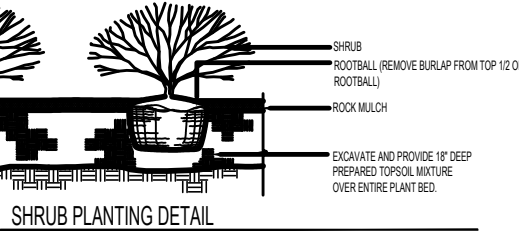
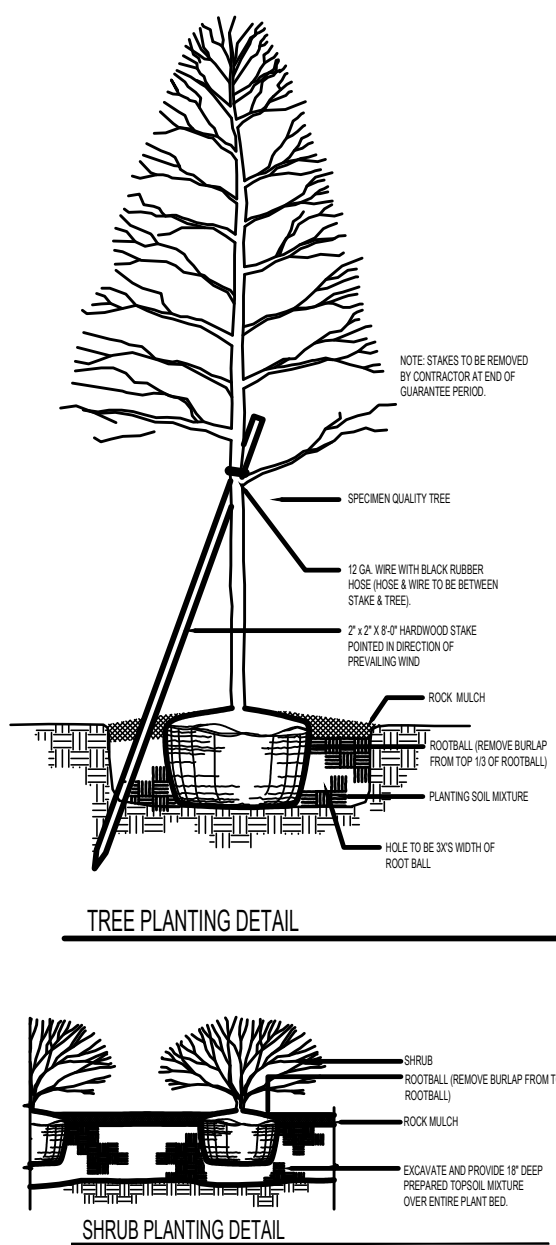
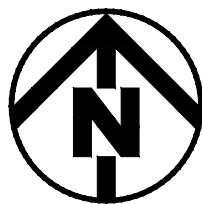
C-1.5



TBM- TOP NUT FIRE HD. @ U.S. 31
AND SLOAN DR. ELEV. = 780.39

SITE PLAN

SCALE : 1" = 30' 0"



LANDSCAPING LEGEND

SYMBOL	ITEM	QTY.
	HAPPY RETURNS DAYLILY	22
	RED KNOCK OUT ROSE	10
	GREEN VELVET BOXWOOD	13
	SKY PENCIL JAPANESE HOLLY	7
	FINE LINE BUCKTHORN	5
	ARMSTRONG MAPLE	7
	NORWAY SPRUCE	9
	RED SUNSET MAPLE	8
	LONDON PLANETREE	30

ALL LANDSCAPE BEDS ARE TO BE RIVER ROCK
NOTE: TREES ARE TO BE 6" TALL AND 2-1/2" DIAMETER.
NOTE: SHRUBS ARE TO BE A MINIMUM OF 18" TALL.

Revisions		
#	Date	Description

Copyright © 2020
Ferguson Construction Company
The dissemination or duplication of this
architectural and engineering drawing is
prohibited without the prior written consent
of Ferguson Construction Company.

NEW AG & TURF FACILITY FOR
KOENIG EQUIPMENT
JOHNSON COUNTY
O SLOAN DRIVE
FRANKLIN, IN 46131

FERGUSON
CONSTRUCTION CO.
www.ferguson-construction.com

Sidney, Ohio
400 Canal Street
Sidney, OH 45365-0726
Phone: (937) 498-2381
Fax: (937) 498-2243

Dayton, Ohio
2201 Embury Park Road
Dayton, OH 45414-5544
Phone: (937) 274-1173
Fax: (937) 277-1379

Columbus, Ohio
3595 Johnny Applesseed Ct.
Columbus, OH 43231
Phone: (614) 876-8496
Fax: (614) 876-8155

Indianapolis, Indiana
7157 West 200 North
Greenfield, IN 46140
Phone: (317) 477-3615
Fax: (317) 477-3630

Job Number 20-82021
Date 6/8/2020
Drawn By BJR
Checked By DJW

LANDSCAPE PLAN

LP-1.1





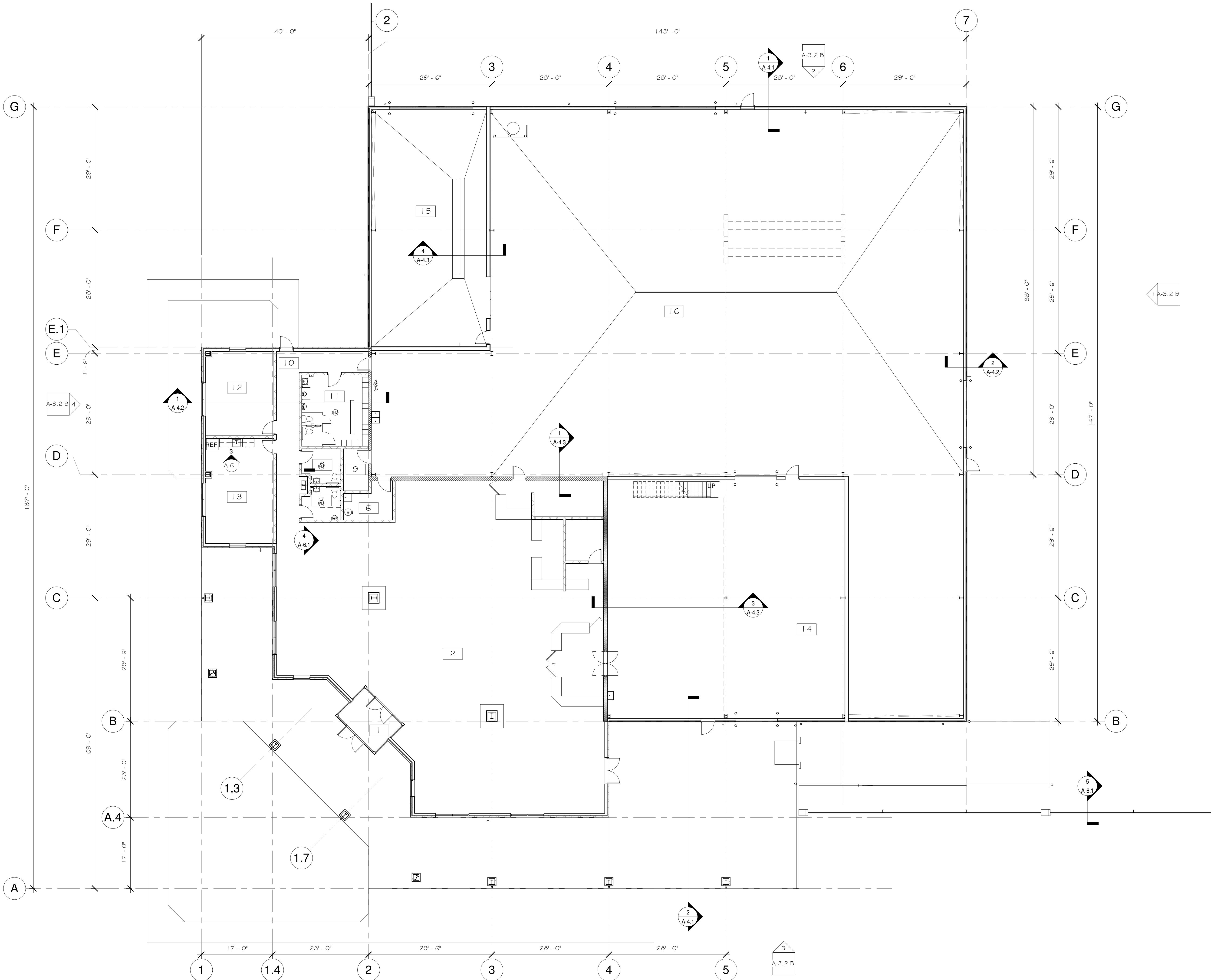
Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	12	Type SPL	SINGLE	24951	0.900	TF200-NW-01-Y-FL-8-B2
	7	WP	SINGLE	15469.54	0.900	WP-LED120-B-5K-BR2-CL
	8	Type LSF	SINGLE	N.A.	0.900	L3-LED51-B-5K-BR2
	2	Type FP	SINGLE	N.A.	0.900	L3-LED51-B-5K-BR2



3233 N Post Rd
Indianapolis, IN 46226
317.248.2360

New AG and Turf Facility
Franklin, IN

Drawn By:
Checked By:
Date:6/10/2020
Revision: 4 6-10-20
Scale: 1" = 20'



1 FLOOR PLAN
3/32" = 1'-0"

Revisions

#	Date	Description

Copyright © 2020
Ferguson Construction Company
The dissemination or duplication of this
architectural and engineering drawing is
prohibited without the prior written consent
of Ferguson Construction Company.

NEW AG & TURF FACILITY FOR
KOENIG EQUIPMENT
JOHNSON COUNTY
FRANKLIN, IN 46131



Sidney, Ohio
400 Canal Street
Sidney, OH 45365-0726
Phone: (937) 498-2381
Fax: (937) 498-2243

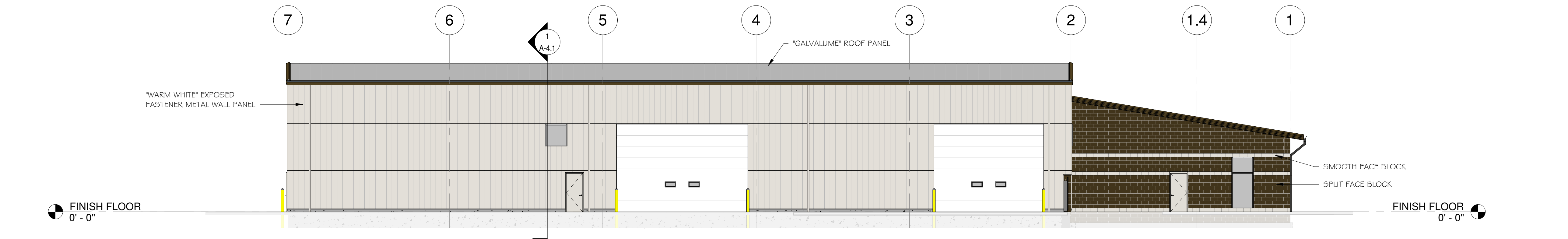
Dayton, Ohio
2201 Embury Park Road
Dayton, OH 45414-5544
Phone: (937) 274-1173
Fax: (937) 277-1379

Columbus, Ohio
3595 Johnny Appleseed Ct.
Columbus, OH 43231
Phone: (614) 876-8496
Fax: (614) 876-8155

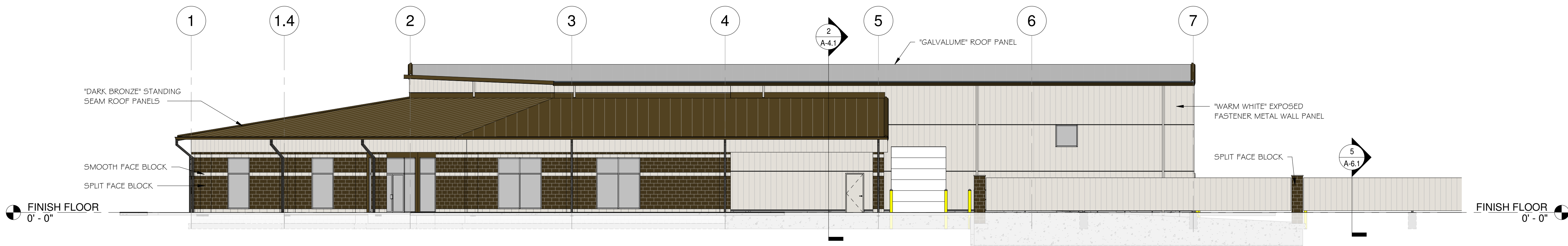
Columbus, Indiana
7157 West 200 North
Greenfield, IN 46140
Phone: (317) 477-3615
Fax: (317) 477-3630

Job Number	20-82021
Date	6/8/20
Drawn By	JMS
Checked By	JWM

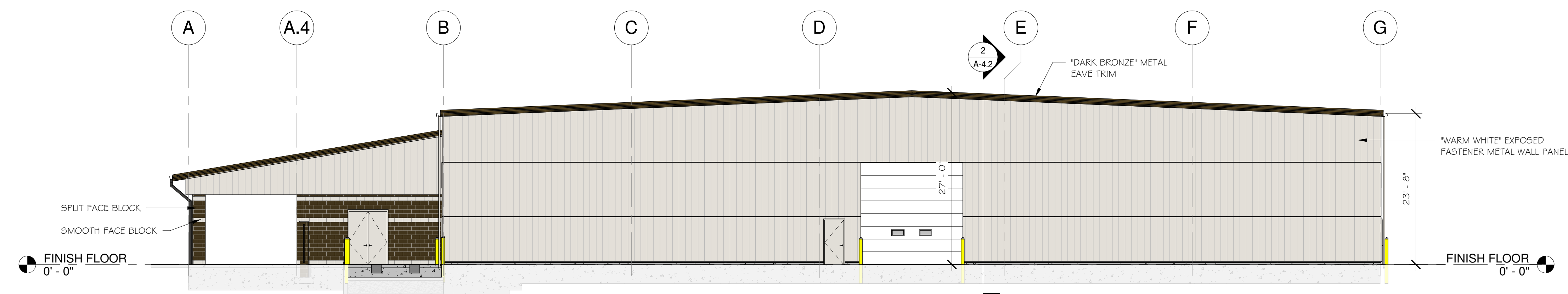
FLOOR PLAN
A-1.0 B



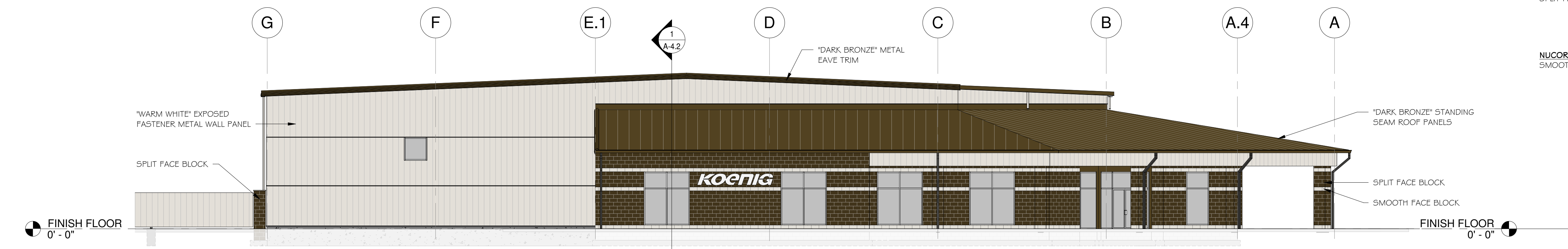
2 NORTH - COLOR
3/32" = 1'-0"



3 SOUTH - COLOR
3/32" = 1'-0"



1 EAST - COLOR
3/32" = 1'-0"



4 WEST - COLOR
3/32" = 1'-0"

MATERIAL COLOR LEGEND

- NUCOR COLOR (ROOF/TRIM) - "DARK BRONZE"
SPLIT FACE CONC. BLOCK - PAINTED TO MATCH
- NUCOR COLOR (WALL PANEL & FENCE) - "WARM WHITE"
SMOOTH FACE CONC. BLOCK - PAINTED TO MATCH

Revisions		
#	Date	Description

Copyright © 2020
Ferguson Construction Company

The dissemination or duplication of this architectural and engineering drawing is prohibited without the prior written consent of Ferguson Construction Company.

NEW AG & TURF FACILITY FOR

KOENIG EQUIPMENT

JOHNSON COUNTY
FRANKLIN, IN 46131

FERGUSON
CONSTRUCTION CO.

www.ferguson-construction.com

Sidney, Ohio
400 Canal Street
Sidney, OH 45365-0726
Phone: (937) 498-2381
Fax: (937) 498-2243

Dayton, Ohio
2201 Embury Park Road
Dayton, OH 45414-5544
Phone: (937) 274-1173
Fax: (937) 277-1379

Columbus, Ohio
3595 Johnny Appleseed Ct.
Columbus, OH 43231
Phone: (614) 876-8496
Fax: (614) 876-8155

Columbus, Indiana
7157 West 200 North
Greenfield, IN 46140
Phone: (317) 477-3615
Fax: (317) 477-3630

Job Number	20-82021
Date	6/8/20
Drawn By	JMS
Checked By	JWM

RENDERED
ELEVATIONS

A-3.2 B