

PRIMARY PLAT FOR: BDH REALTY COMMERCIAL DEVELOPMENT

2140 N MORTON ST.
FRANKLIN, JOHNSON COUNTY, INDIANA
NE ¼, SECTION 10, TOWNSHIP 12N, RANGE 4E

PLANS PREPARED FOR:

HUBLER AUTOMOTIVE GROUP
8220 SOUTH US 31
INDIANAPOLIS, INDIANA 46227
Contact Person: John Haines
317-716-6636
JHAINES@DRIVEHUBLER.COM

OPERATING AUTHORITIES

<u>CITY OF FRANKLIN PLANNING</u> 70 E. Monroe St. Franklin, In. 46131 (877) 736-3631	<u>CITY OF FRANKLIN ENGINEERING</u> 70 E. Monroe St. Franklin, In. 46131 (877) 736-3631	<u>CITY OF FRANKLIN STREET DEPT.</u> 2871 N Morton St Franklin, IN 46131 (317) 736-3660	<u>CITY OF FRANKLIN STORMWATER</u> 796 S State St Franklin, IN 46131 (317) 736-3640
<u>VECTREN</u> 1630 N. Meridian Indianapolis, Indiana 46202 (317) 718-3604	<u>COMCAST</u> 5330 E. 65th Street Indianapolis, IN 46220 (317) 275-6356	<u>AT&T</u> 240 N. Meridian Street Indianapolis, Indiana 46204-1915 (317) 722-2299	<u>DUKE ENERGY</u> 1000 East Main Street Plainfield, Indiana 46168 (800) 521-2232
<u>ZAYO BANDWIDTH</u> 1805 29th St, Suite 2050 Boulder, CO 80301 (866) 364-6033	<u>CENTURYLINK</u> 1147 N Morton Street Franklin, IN 46131 (317) 561-5166	<u>JOHNSON COUNTY R.E.M.C.</u> 750 International Drive P.O. Box 309 Franklin, Indiana 46131 (317) 736-6174	<u>INDIANA AMERICAN WATER</u> 153 N. Emerson avenue Greenwood, Indiana 46143 (800) 492-8373

GENERAL NOTES

- The construction plans shall govern over any other form of media, which includes digital files of this project.
- The contractor shall be responsible for obtaining or verifying that all permits and approvals are obtained from the respective city, county, state & federal agencies prior to starting construction.
- It shall be the contractors responsibility to determinate the exact location of all existing utilities in the vicinity of the construction area prior to starting construction. Once all utilities have been located, it will be the contractor's responsibility to maintain in service all existing utilities encountered during construction unless otherwise indicated in the construction drawings.
- Before working with or around existing utilities, the applicable utility company shall be contacted by the contractor. It shall be the contractor's responsibility to notify and coordinate construction with all respective utilities.
- All construction methods and materials must conform to current standards and specifications for the governing municipality requirements.
- Maintenance of traffic needed for this project shall be installed and maintained per INDOT specifications and the Indiana MUTCD Manual.
- The contractor shall be responsible for all field dimensions and shall verify all dimensions on the site prior to start of construction. If any discrepancies are found in these plans from actual field conditions, the contractor shall notify the engineer immediately.
- All quantities given on these construction plans or in the scope of work section are estimates and shall be confirmed by the bidding contractors.
- It shall be the responsibility of the developer and contractor to maintain quality control throughout this project.
- Bearings, dimensions, and easements are shown for reference only. See record surveys and plats for exact information.

FLOOD ZONE:

The project site is located within the FEMA Community Panel Map #18081C0139D dated August 2, 2007. Review of the map indicates the site is located within the Flood Designation 'Zone X' (unshaded). The proposed improvements are not located in Special Flood Hazard Area and are therefore not subject to Flood Control Ordinance requirements.

SITE DATA:

TOTAL SITE ACREAGE - 12.0 AC
TOTAL ACREAGE OF DISTURBANCE - 12.0 AC
GROSS SQUARE FOOTAGE OF BUILDING
CAR WASH - 5,200
OFFICE BUILDING - 5,100
MULTI-TENANT- 19,000 SF
AUTO DEALERSHIP - 27,500 SF

PROPOSED CONSTRUCTION START - MAY 1, 2021
PROPOSED CONSTRUCTION END - NOVEMBER 1, 2022
WORK IS SCHEDULED TO BE COMPLETED IN ONE CONTINUOUS CONSTRUCTION PHASE

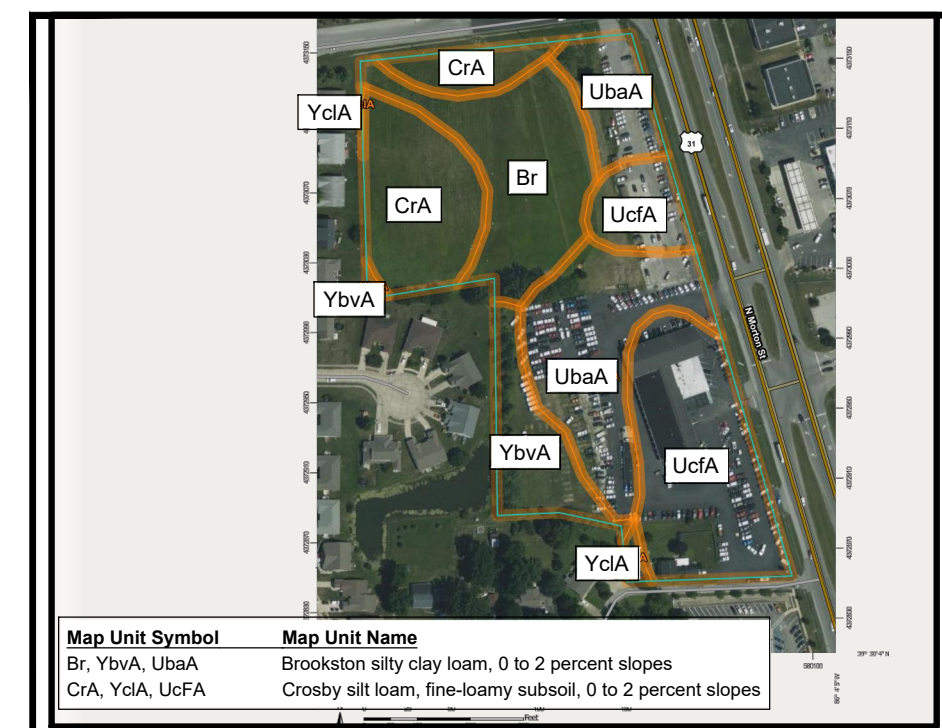
BENCHMARK:

CITY OF FRANKLIN CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION, TO BE USED AS SUPPLEMENTAL INFORMATION WITH THESE PLANS.

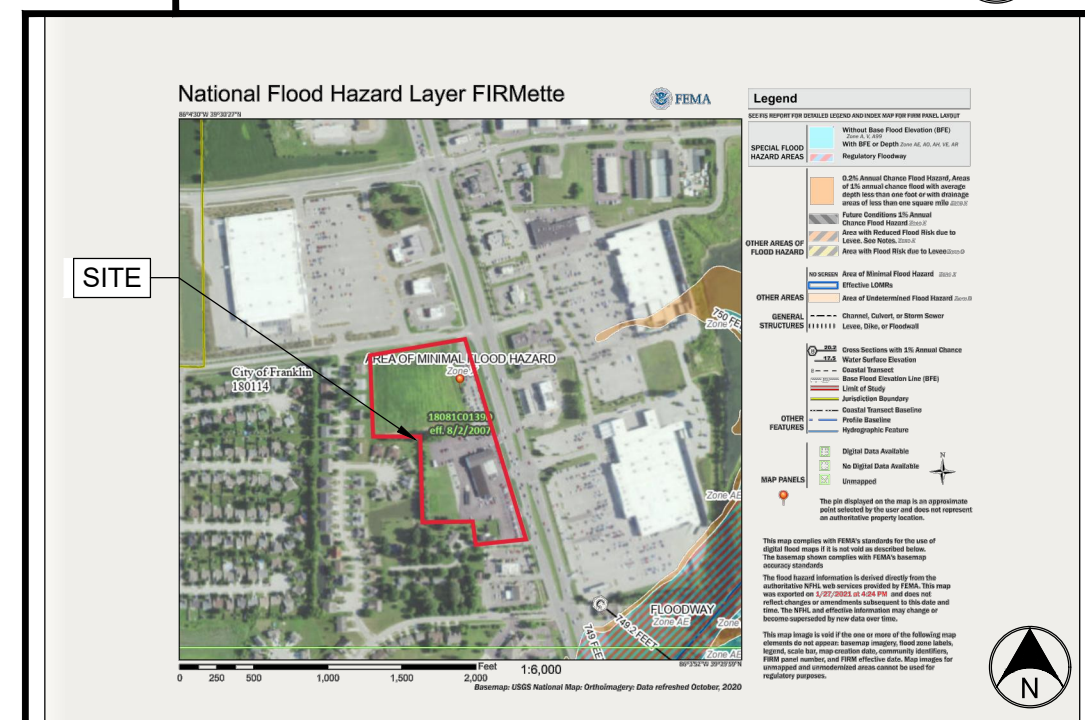
INDIANA STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION, TO BE USED AS SUPPLEMENTAL INFORMATION WITH THESE PLANS.

PLAN SHEET INDEX

SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
PP101	PRIMARY PLAT
PP102	OVERALL EX. CONDITIONS PLAN
PP103	OVERALL DEVELOPMENT PLAN



SOILS MAP



FLOOD INSURANCE RATE MAP

SURVEY NOTES:

BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY HAMILTON DESIGNS (PROJ. #2020-187) DATED AUGUST 2020.

BASIS OF BEARINGS: INDIANA STATE PLANE COORDINATES, EAST ZONE

BENCH MARK (NAVD88):
TBM 1: 756.76' - MAGNAIL SET ±1' AG IN N SIDE OF PWP AT N END OF SITE
TBM 2: 758.72' - CUT "X" ON LIGHT POLE BASE SOUTH END OF SITE

FLOOD ZONE:

THE SUBJECT TRACT LIES WITHIN FLOOD HAZARD ZONE 'X' (UN-SHADED), AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN FLOOD HAZARD ZONE 'AE'. AREAS WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SCALED OFF THE FEMA FIRM MAP NUMBER 18081C0139D, DATED AUGUST 2, 2007.

Fritz Engineering Services, LLC
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Carmel, Indiana 46033
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www.Fritz-Eng.com
ashton@Fritz-Eng.com

ASHTON & PARTNERS
APPROVAL PENDING
NOT FOR CONSTRUCTION
PROFESSIONAL ENGINEER

GENERAL NOTES / LEGEND:

PROJECT:
BDH REALTY COMMERCIAL DEVELOPMENT

PROJECT LOCATION:
2140 N MORTON ST.
FRANKLIN, INDIANA 46131
JOHNSON COUNTY

SECTION, TOWNSHIP, RANGE:
NE ¼, S10, T12N, R4E

CLIENT:
HUBLER AUTOMOTIVE GROUP
8220 SOUTH US 31
INDIANAPOLIS, INDIANA 46227

PLAN DATE:
2/2/2021

DESIGN: AF CHECK: AF DRAWN: KG

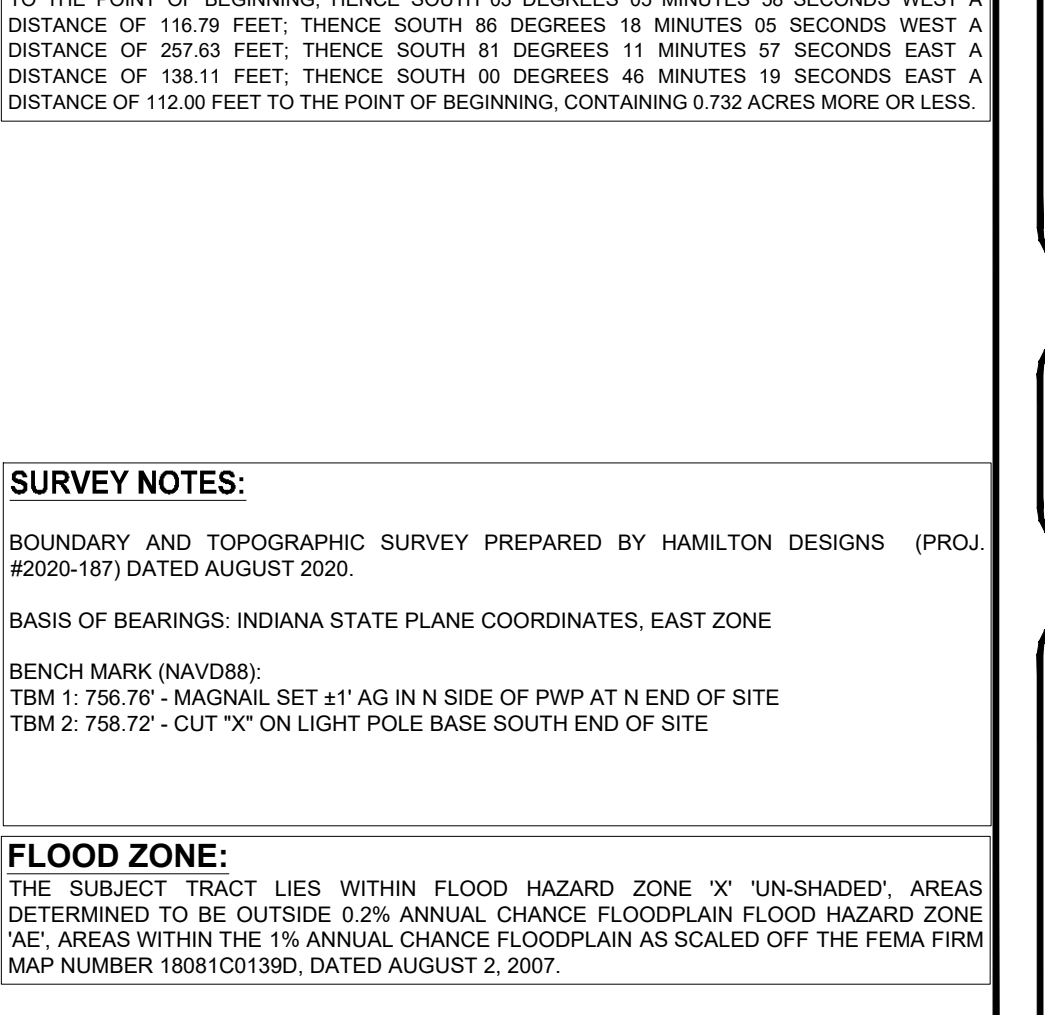
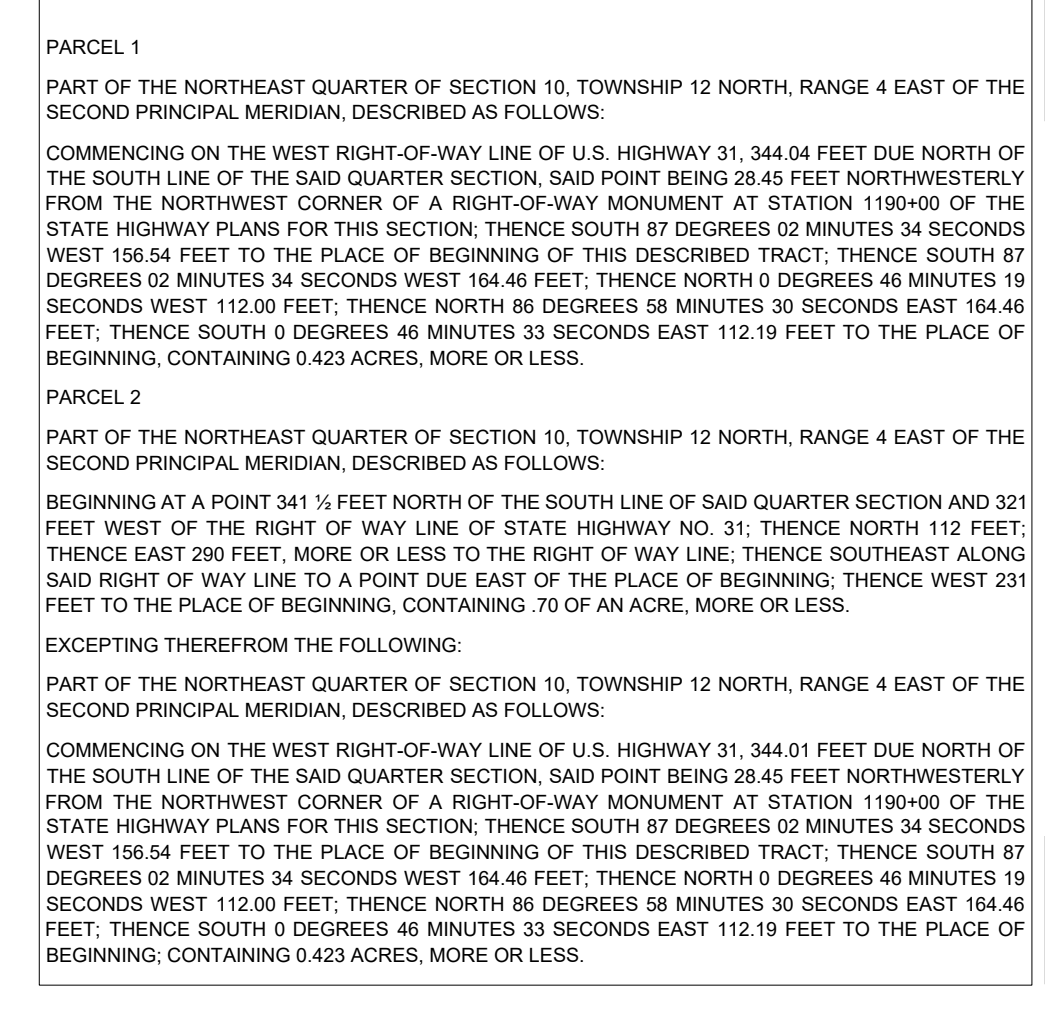
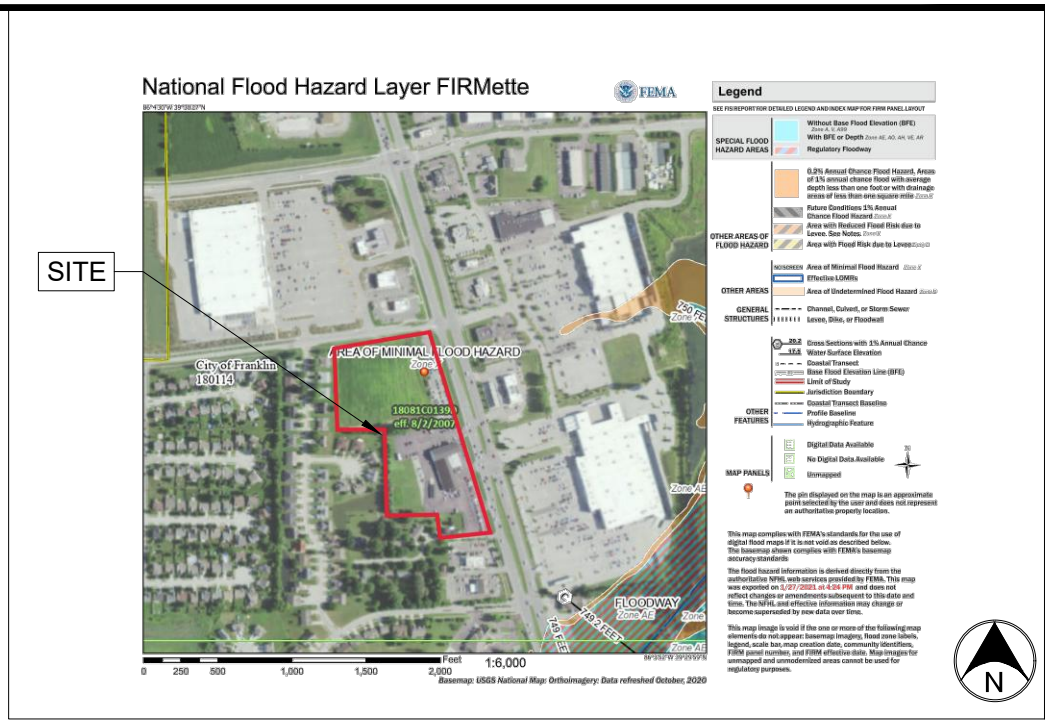
PROJECT NO.
2006003

SHEET NAME

COVER SHEET

SHEET NO.

C100



PLAN DATE: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">2/2/2021</div>		
DESIGN: <small>AF</small>	CHECK: <small>AF</small>	DRAWN: <small>KG</small>
PROJECT NO. <div style="text-align: center; font-weight: bold; font-size: 1.2em;">2006003</div>		
SHEET NAME: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">OVERALL EX. CONDITIONS PLAN</div>		
SHEET NO. <div style="text-align: center; font-weight: bold; font-size: 1.5em;">PP102</div>		

