

INDEX OF DRAWINGS

SHEET NUMBER	SHEET DESCRIPTION
1.0	TITLE SHEET
2.0	EXISTING SITE CONDITIONS
3.0	PRIMARY PLAT
4.0	UTILITY PLAN

PAD Commercial, LLC a Limited Liability Company
Instrument Number 2015-023051
Parcel Numbers 41-08-10-012-002.000-009 | 41-08-10-012-001.001-009

DESCRIPTION

A part of the Northeast Quarter of Section 10, Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said quarter section marked by a stone found in place; thence South 89 degrees 59 minutes 17 seconds East on and along the North line thereof a distance of 288.16 feet to the Point of Beginning marked by an iron pin set this survey; thence continuing South 89 degrees 59 minutes 17 seconds East on and along said North line a distance of 700.00 feet to an iron pin found on the West right-of-way of US Highway Number 31; thence South 13 degrees 22 minutes 53 seconds East on and along said right-of-way line a distance of 350.00 feet; thence North 89 degrees 59 minutes 17 seconds West a distance of 700.00 feet; thence North 13 degrees 22 minutes 53 seconds West a distance of 350.00 feet to the Point of Beginning containing 5.47 Acre more or less.

ALSO

A part of the Northeast Quarter of Section 10, Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said quarter section; thence South 89 degrees 59 minutes 17 seconds East on and along the North line thereof a distance of 288.16 feet; thence South 13 degrees 22 minutes 53 seconds East a distance of 350.00 feet to the Point of Beginning; thence South 89 degrees 59 minutes 17 seconds East a distance of 610.00 feet; thence South 05 degrees 12 minutes 24 seconds East on and along the west line of the lands of Franklin Community School Corporation a distance of 48.65 feet; thence South 86 degrees 17 minutes 49 seconds West on and along the north right-of-way of Commerce Drive a distance of 594.96 feet; thence North 13 degrees 22 minutes 53 seconds West a distance of 89.43 feet to the Point of Beginning containing 0.94 Acres more or less.

Containing in all 6.41 Acres more or less.

FLOOD HAZARD STATEMENT

The subject parcel appears to be located in Zone "X" per the Flood Insurance Rate Map (FIRM) for the City of Franklin, Johnson County, Indiana, community panel 18081C0139E, effective date January 29, 2021 Federal Emergency Management Agency, Federal Insurance Administration. Per said FIRM, this parcel does not appear to lie within the boundary of the 100-year flood area. The accuracy of any flood hazard statement is subject to map scale uncertainty.

SITE BENCHMARK: TBM#1

CUT "SQUARE" ON NORTH CORNER OF CONCRETE BASE OF TRAFFIC CONTROL CABINET AT NORTHWEST INTERSECTION OF US 31 AND COMMERCE DRIVE.

ELEVATION = 762.529 NAVD 88

SITE BENCHMARK: TBM#2

CUT "SQUARE" IN CENTER OF HEADWALL AT THE WEST SIDE OF DRIVE ACCESS TO KINGDOM HIGH CHURCH.

ELEVATION = 762.018 NAVD 88

City of Franklin Planning & Engineering 70 East Monroe Street Franklin, Indiana 46131 317.736.3631	City of Franklin Fire Department 1800 Thornburg Lane Franklin, Indiana 46131 317.736.3650	Centerpoint Energy (South) (Formerly Vectren) 1800 West 26th Street Muncie, Indiana 47302 Jon Eastham 765.287.2119 publicproject@centerpointenergy.com	Centurylink 213 W. Laporte Street Plymouth, Indiana 46563 Bruce Emerick 574.926.1247
Duke Energy 390 North Main Street Martinsville, Indiana 46151 Tim Umbaugh 765.349.4012	Indiana American Water Ryan Moore 317.885.2404 iautilitycoordination@amwater.com	Metro Fibernet, LLC 3701 Communications Way Evansville, Indiana 47715 Mark Deckard 812.253.2196	

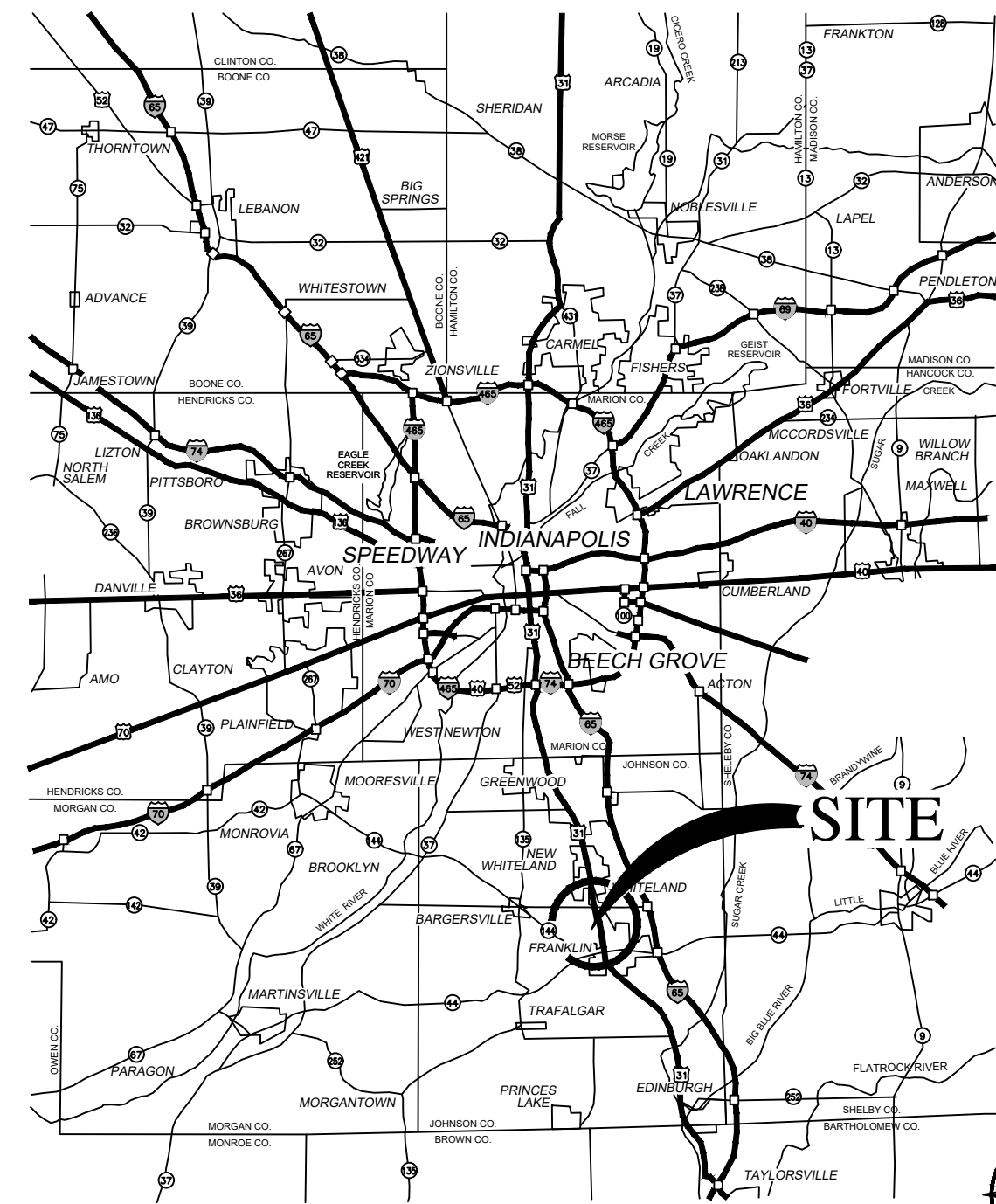
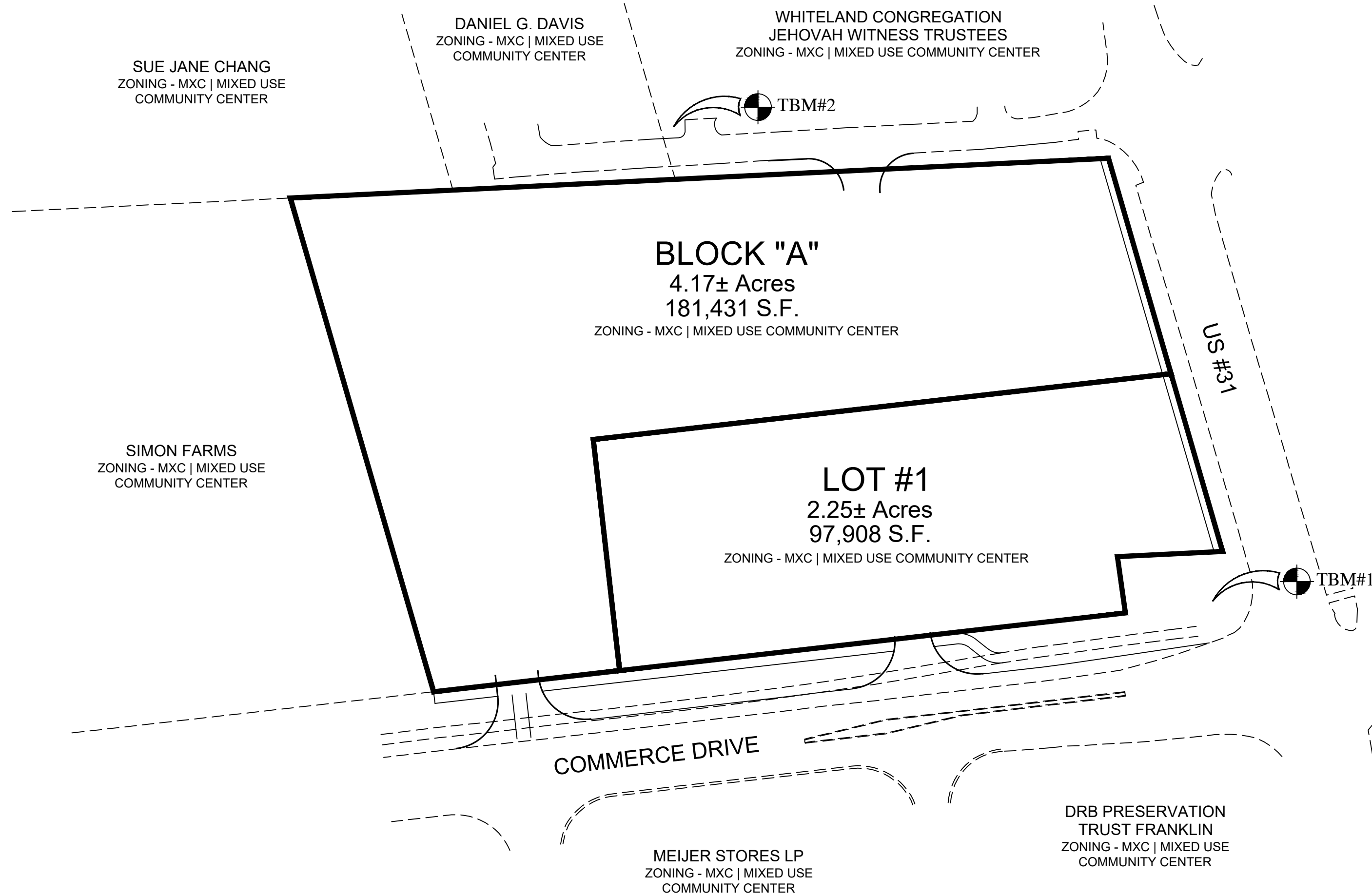
THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY.

COMMERCE POINT PRIMARY PLAT

2490 NORTH MORTON STREET, FRANKLIN INDIANA 46131
CITY OF FRANKLIN DOCKET #00000000

PREPARED FOR

Schoolcraft Development
586 South State Road 135
Suite G
Greenwood, Indiana 46142
317-889-6527



Location Map



Area Map



Plans Prepared By:



CERTIFIED BY:



Venus L.L. Thorne
Professional Engineer
State of Indiana
Registration Number 11200278



Donna Jo Smithers
Professional Surveyor
State of Indiana
Registration Number 20100076

Engineering, Land Surveying
Consulting & Inspection

Donna Jo Smithers
Professional Land Surveyor
President / Owner
Venus L.L. Thorne
Professional Engineer
Vice President
Martin K. Spees
Professional Engineer
Vice President

6125 South East Street, Suite "B"
Indianapolis, Indiana 46227-2147
Office - 317-884-3020
www.npesindy.com

NOTES:

- EXISTING STRUCTURES WILL NEED TO BE DEMOLISHED PRIOR TO ACCEPTANCE AND RECORDING OF SECONDARY PLAT.
- IT IS UNDERSTOOD INDOT APPROVAL WILL BE REQUIRED FOR ALL WORK PROPOSED WITHIN THE US 31/MORTON STREET RIGHT-OF-WAY AREA OF INFLUENCE.
- THE PROPERTY IS WITHIN THE LIMITS OF A 15-YEAR LAW SEWER SERVICE AGREEMENT WITH THE FRANKLIN COMMUNITY SCHOOL CORPORATION.
- PROPERTY IS LOCATED IN THE GATEWAY OVERLAY (GW-OL). FUTURE SITE DEVELOPMENT PLANS AND STRUCTURES WILL NEED TO MEET THESE ZONING REQUIREMENTS.
- ALL EXISTING PAVEMENT, CONCRETE, STONE TO BE REMOVED AND UTILITIES TO BE RELOCATED.

PAD Commercial, LLC a Limited Liability Company
Instrument Number 2015-023051
Parcel Numbers 41-08-10-012-002.000-009 | 41-08-10-012-001.001-009

DESCRIPTION

A part of the Northeast Quarter of Section 10, Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said quarter section marked by a stone found in place; thence South 89 degrees 59 minutes 17 seconds East on and along the North line thereof a distance of 288.16 feet to the Point of Beginning marked by an iron pin set this survey; thence continuing South 89 degrees 59 minutes 17 seconds East on and along said North line a distance of 700.00 feet to an iron pin found on the West right-of-way of US Highway Number 31; thence South 13 degrees 22 minutes 53 seconds East on and along said right-of-way line a distance of 350.00 feet; thence North 89 degrees 59 minutes 17 seconds West a distance of 700.00 feet; thence North 13 degrees 22 minutes 53 seconds West a distance of 350.00 feet to the Point of Beginning containing 5.47 Acre more or less.

ALSO

A part of the Northeast Quarter of Section 10, Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said quarter section; thence South 89 degrees 59 minutes 17 seconds East on and along the North line thereof a distance of 288.16 feet; thence South 13 degrees 22 minutes 53 seconds East a distance of 350.00 feet to the Point of Beginning; thence South 89 degrees 59 minutes 17 seconds East a distance of 610.00 feet; thence South 05 degrees 12 minutes 24 seconds East on and along the west line of the lands of Franklin Community School Corporation a distance of 48.65 feet; thence South 86 degrees 17 minutes 49 seconds West on and along the north right-of-way of Commerce Drive a distance of 594.96 feet; thence North 13 degrees 22 minutes 53 seconds West a distance of 89.43 feet to the Point of Beginning containing 0.94 Acres more or less.

Containing in all 6.41 Acres more or less.

FLOOD HAZARD STATEMENT

The subject parcel appears to be located in Zone "X" per the Flood Insurance Rate Map (FIRM) for the City of Franklin, Johnson County, Indiana, community panel 18081C0139E, effective date January 29, 2021 Federal Emergency Management Agency, Federal Insurance Administration. Per said FIRM, this parcel does not appear to lie within the boundary of the 100-year flood area. The accuracy of any flood hazard statement is subject to map scale uncertainty.

LEGEND - EXISTING

	-EXISTING STORM (CURB) INLET
	-EXISTING STORM MANHOLE
	-EXISTING STORM SEWER
	-EXISTING SANITARY MANHOLE
	-EXISTING SANITARY LATERAL MARKER
	-EXISTING SANITARY MAIN
	-EXISTING FIRE HYDRANT
	-EXISTING WATER MAIN
	-EXISTING WATER VALVE
	-EXISTING LIGHT POLE
	-EXISTING ELECTRIC TRANSFORMER
	-EXISTING ELECTRIC LINE
	-EXISTING GAS LINE
	-EXISTING GAS VALVE
	-EXISTING GAS LINE MARKER
	-EXISTING TELEPHONE LINE
	-EXISTING TELEPHONE PEDESTAL
	-EXISTING TELEPHONE MANHOLE
	-EXISTING TELEPHONE SPLICE TUB
	-EXISTING FIBER OPTIC
	-EXISTING SIGN
	-EXISTING SPOT ELEVATIONS
	-EXISTING CONTOUR ELEVATION

SITE BENCHMARK: TBM#1

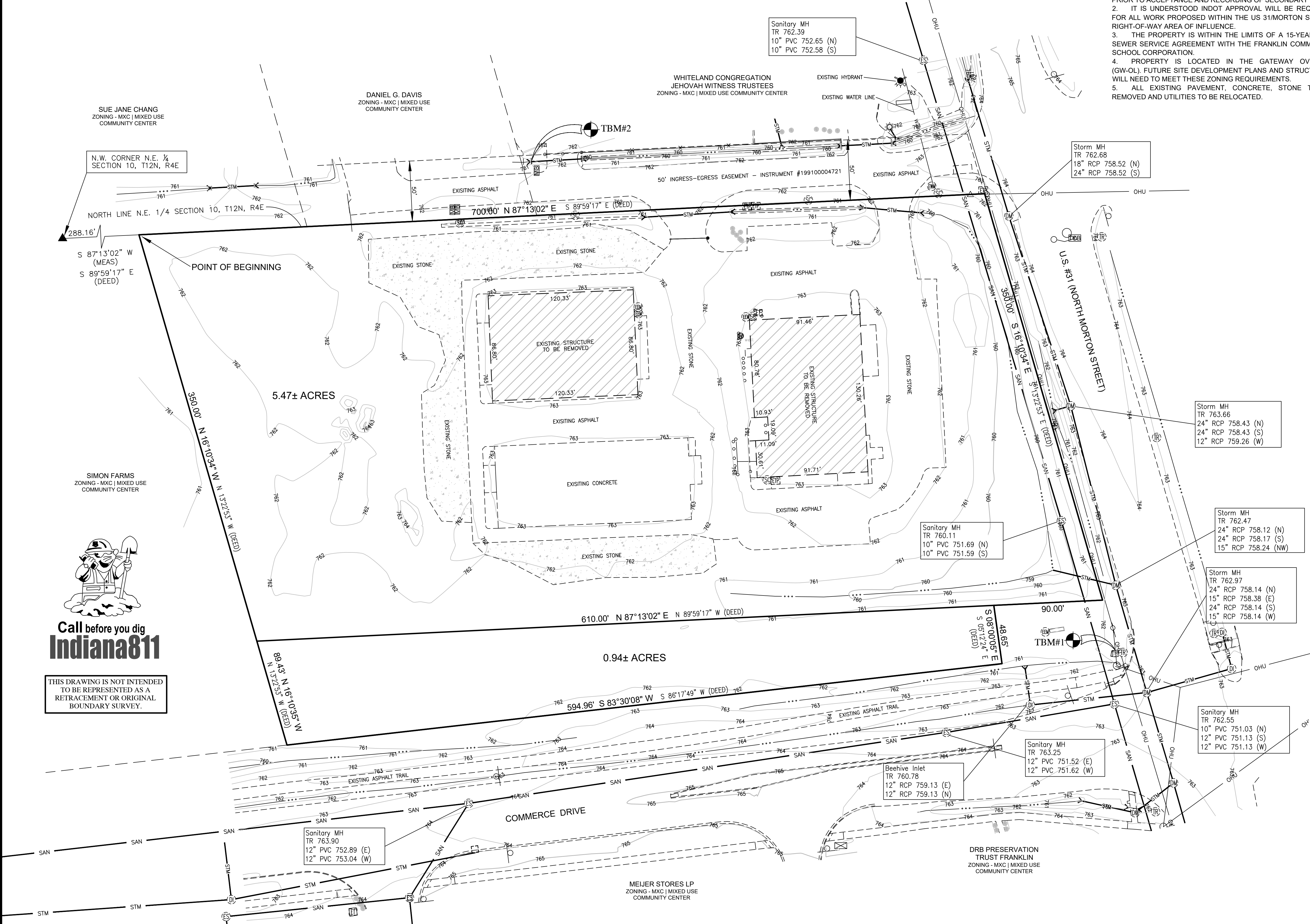
CUT "SQUARE" ON NORTH CORNER OF CONCRETE BASE OF TRAFFIC CONTROL CABINET AT NORTHWEST INTERSECTION OF US 31 AND COMMERCE DRIVE.

ELEVATION = 762.529 NAVD 88

SITE BENCHMARK: TBM#2

CUT "SQUARE" IN CENTER OF HEADWALL AT THE WEST SIDE OF DRIVE ACCESS TO KINGDOM HIGH CHURCH.

ELEVATION = 762.018 NAVD 88



UTILITY STATEMENT:
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON.

THIS DRAWING/COMPUTER FILE IS THE PROPERTY OF NORTHPOINTE ENGINEERING & SURVEYING, INC. (NPES) ANY REPRODUCTION OR REUSE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THE PROJECT FOR WHICH IT WAS ORIGINALLY INTENDED, WITH OR WITHOUT PERMISSION FROM NPES, BY ITS USE AGREES TO INDEMNIFY AND HOLD HARMLESS NORTHPOINTE FROM ANY LOSS, INCLUDING BUT NOT LIMITED TO ATTORNEY FEES, OCCURRING FROM THEIR USE.

NORTHPOINTE
ENGINEERING & SURVEYING, Inc.

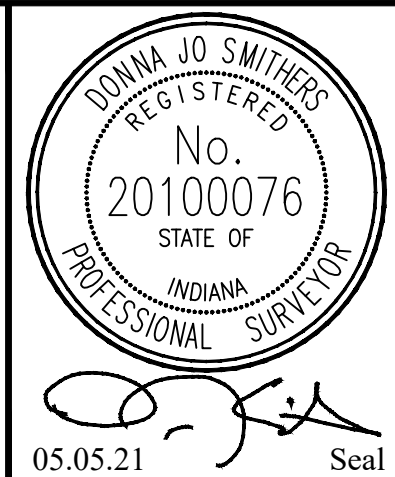
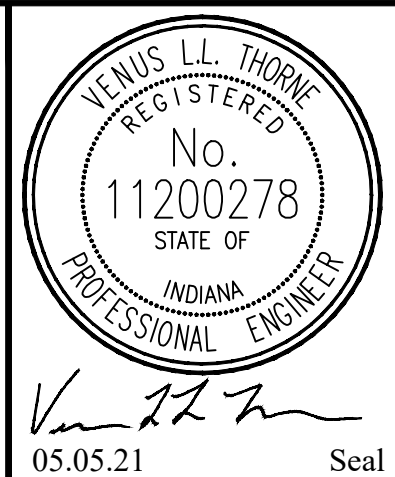
Engineering, Land Surveying
Consulting & Inspection

Donna Jo Smithers
Professional Land Surveyor
President / Owner

Venus L.L. Thorne
Professional Engineer
Vice President

Martin K. Spees
Professional Engineer
Vice President Engineering

6125 South East Street, Suite "B"
Indianapolis, Indiana 46227-2147
Office - 317-884-3020
www.agesindy.com



Scale: 1"=40'

0 20' 40' 80'

Bar Scale

PREPARED FOR
Schoolcraft
Development
586 South State Road 135
Suite G
Greenwood, Indiana 46142
317.889.6527

PROJECT NAME
COMMERCE POINTE
CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA

SHEET TITLE
EXISTING SITE CONDITIONS









DATE
05.05.2021
NPES Job # 19-0216

Sheet 2.0




THIS DRAWING IS NOT INTENDED
TO BE REPRESENTED AS A
RETRACEMENT OR ORIGINAL
BOUNDARY SURVEY.

LEGEND - PROPOSED

	-PROPOSED STORM INLET
	-PROPOSED DRAINAGE INLET
	-PROPOSED DRAINAGE MANHOLE
	-PROPOSED STORM SEWER
	-PROPOSED DRAINAGE INLET
	-PROPOSED SANITARY SEWER
	-PROPOSED WATER LINE
	-PROPOSED FIRE HYDRANT

FLOOD HAZARD STATEMENT

The subject parcel appears to be located in Zone "X" per the Flood Insurance Rate Map (FIRM) for the City of Franklin, Johnson County, Indiana, community panel 18081C0139E, effective date January 29, 2021 Federal Emergency Management Agency, Federal Insurance Administration. Per said FIRM, this parcel does not appear to lie within the boundary of the 100-year flood area. The accuracy of any flood hazard statement is subject to map scale uncertainty.

SITE BENCHMARK:  TBM#2
 CUT "SQUARE" IN CENTER OF HEADWALL AT THE WEST SIDE OF DRIVE ACCESS TO KINGDOM HIGH CHURCH.
 ELEVATION = 762.018 NAVD 88

D FOR craft ment Road 135 G Indiana 46142 5527	<u>PROJECT NAME</u> COMMERCE POINTE CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA	DATE 05.05.2021
		NPES Job # 19-0216
	<u>SHEET TITLE</u> PRIMARY PLAT	Sheet 3.0



NORTHPOINTE
ENGINEERING
 &
SURVEYING, Inc.

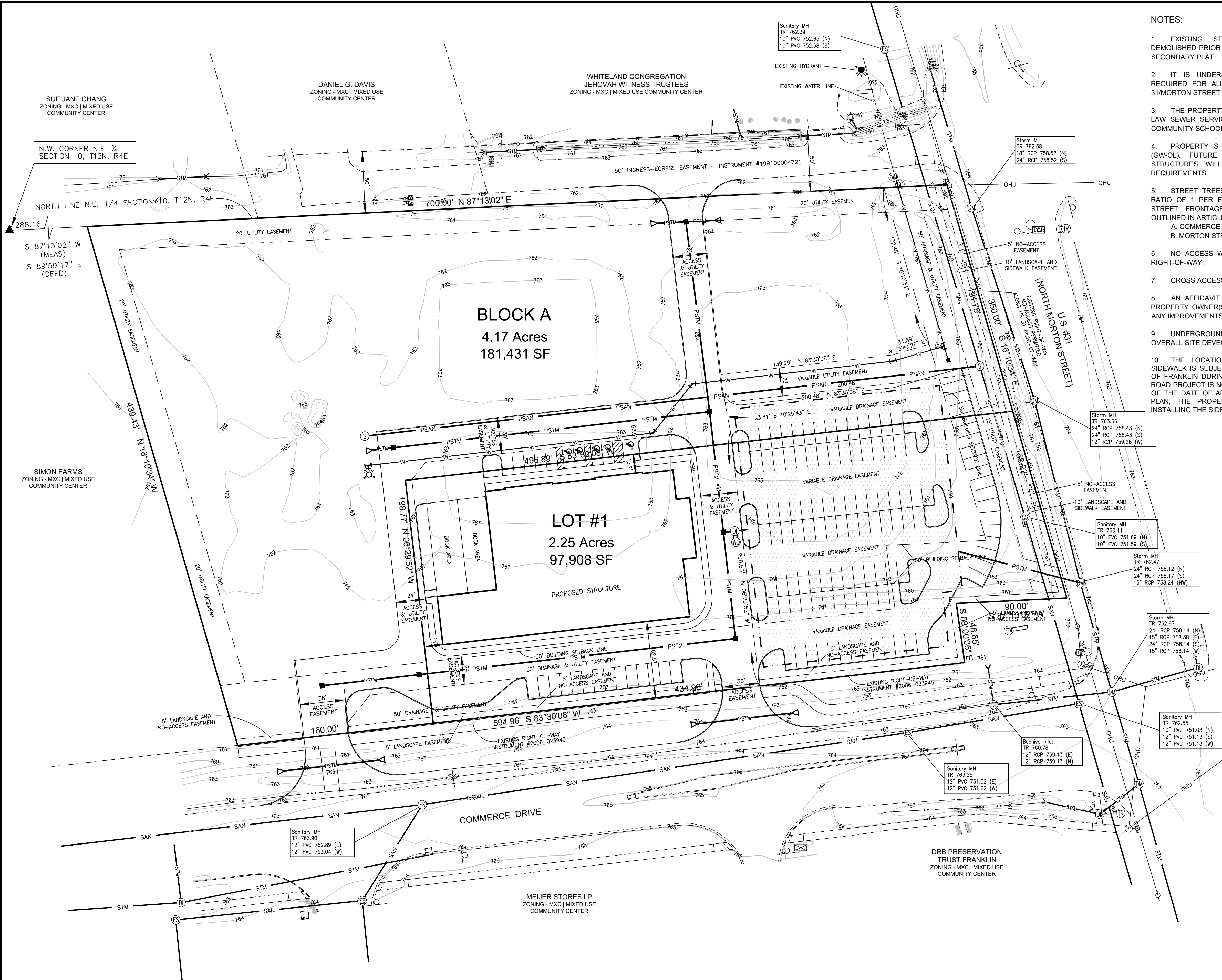
Donna Jo Smithers
REGISTERED
No.
20100076
STATE OF
INDIANA
PROFESSIONAL SURVEYOR

05.05.21

PREPARED FOR

**Schoolcraft
Development**

**586 South State Road 135
Suite G
Greenwood, Indiana 46142
317.889.6527**



- NOTES:
- EXISTING STRUCTURES WILL NEED TO BE DEMOLISHED PRIOR TO ACCEPTANCE AND RECORDING OF SECONDARY PLAT.
 - IT IS UNDERSTOOD INDOT APPROVAL WILL BE REQUIRED FOR ALL WORK PROPOSED WITHIN THE US 31/MORTON STREET RIGHT-OF-WAY AREA OF INFLUENCE.
 - THE PROPERTY IS WITHIN THE LIMITS OF A 15-YEAR LAW SEWER SERVICE AGREEMENT WITH THE FRANKLIN COMMUNITY SCHOOL CORPORATION.
 - PROPERTY IS LOCATED IN THE GATEWAY OVERLAY (GW-OL). FUTURE SITE DEVELOPMENT PLANS AND STRUCTURES WILL NEED TO MEET THESE ZONING REQUIREMENTS.
A. COMMERCE DRIVE - 17 STREET TREES
B. MORTON STREET - 10 STREET TREES
 - STREET TREES ARE REQUIRED FOR EVERY LOT A RATIO OF 1 PER EVERY 35' OR PORTION THEREOF OF STREET FRONTAGE AND MEET THE REQUIREMENTS OUTLINED IN ARTICLE 6.15.
 - NO ACCESS WILL BE PERMITTED ALONG THE US 31 RIGHT-OF-WAY.
 - CROSS ACCESS WILL BE REQUIRED FOR ALL LOTS.
 - AN AFFIDAVIT OF CONSENT FROM THE NORTHERN PROPERTY OWNER(S) WILL BE NEEDED TO PROVIDE FOR ANY IMPROVEMENTS ON THEIR PROPERTY.
 - UNDERGROUND DETENTION IS PROPOSED FOR THE OVERALL SITE DEVELOPMENT. SEE DRAINAGE REPORT.
 - THE LOCATION AND MATERIAL OF THE PUBLIC SIDEWALK IS SUBJECT TO COORDINATION WITH THE CITY OF FRANKLIN DURING THE US 31 ROAD PROJECT. IF THE ROAD PROJECT IS NOT UNDER CONTRACT WITHIN 5 YEARS OF THE DATE OF APPROVAL OF THE SITE DEVELOPMENT PLAN, THE PROPERTY OWNER IS RESPONSIBLE FOR INSTALLING THE SIDEWALK AS APPROVED.

LEGEND - EXISTING	
	-EXISTING STORM (CURB) INLET
	-EXISTING STORM MANHOLE
	-EXISTING STORM SEWER
	-EXISTING SANITARY MANHOLE
	-EXISTING SANITARY LATERAL MARKER
	-EXISTING SANITARY MAIN
	-EXISTING FIRE HYDRANT
	-EXISTING WATER MAIN
	-EXISTING WATER VALVE
	-EXISTING LIGHT POLE
	-EXISTING ELECTRIC TRANSFORMER
	-EXISTING ELECTRIC LINE
	-EXISTING GAS LINE
	-EXISTING GAS VALVE
	-EXISTING GAS LINE MARKER
	-EXISTING TELEPHONE LINE
	-EXISTING TELEPHONE PEDESTAL
	-EXISTING TELEPHONE MANHOLE
	-EXISTING TELEPHONE SPLICE TUB
	-EXISTING FIBER OPTIC
	-EXISTING SIGN
	-EXISTING SPOT ELEVATIONS
	-EXISTING CONTOUR ELEVATION

LEGEND - PROPOSED	
	-PROPOSED STORM INLET
	-PROPOSED DRAINAGE INLET
	-PROPOSED DRAINAGE MANHOLE
	-PROPOSED STORM SEWER
	-PROPOSED DRAINAGE INLET
	-PROPOSED SANITARY SEWER
	-PROPOSED WATER LINE
	-PROPOSED FIRE HYDRANT
	-PROPOSED UNDERGROUND DETENTION

FLOOD HAZARD STATEMENT

The subject parcel appears to be located in Zone "X" per the Flood Insurance Rate Map (FIRM) for the City of Franklin, Johnson County, Indiana, community panel 18081C0139E, effective date January 29, 2021 Federal Emergency Management Agency, Federal Insurance Administration. Per said FIRM, this parcel does not appear to lie within the boundary of the 100-year flood area. The accuracy of any flood hazard statement is subject to map scale uncertainty.



SITE BENCHMARK: TBM#1
CUT "SQUARE" ON NORTH CORNER OF CONCRETE BASE OF TRAFFIC CONTROL CABINET AT NORTHWEST INTERSECTION OF US 31 AND COMMERCE DRIVE.
ELEVATION = 762.529 NAVD 88

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY.

SITE BENCHMARK: TBM#2
CUT "SQUARE" IN CENTER OF HEADWALL AT THE WEST SIDE OF DRIVE ACCESS TO KINGDOM HIGH CHURCH.
ELEVATION = 762.018 NAVD 88

UTILITY STATEMENT:
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON.

THIS DRAWING/COMPUTER FILE IS THE PROPERTY OF NORTHPOINTE ENGINEERING & SURVEYING, INC. (NPES) ANY REPRODUCTION OR REUSE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THE PROJECT FOR WHICH IT WAS ORIGINALLY INTENDED, WITH OR WITHOUT PERMISSION FROM NPES, BY ITS USE AGREES TO INDEMNIFY AND HOLD HARMLESS NORTHPOINTE FROM ANY LOSS, INCLUDING BUT NOT LIMITED TO ATTORNEY FEES, OCCURRING FROM THEIR USE.



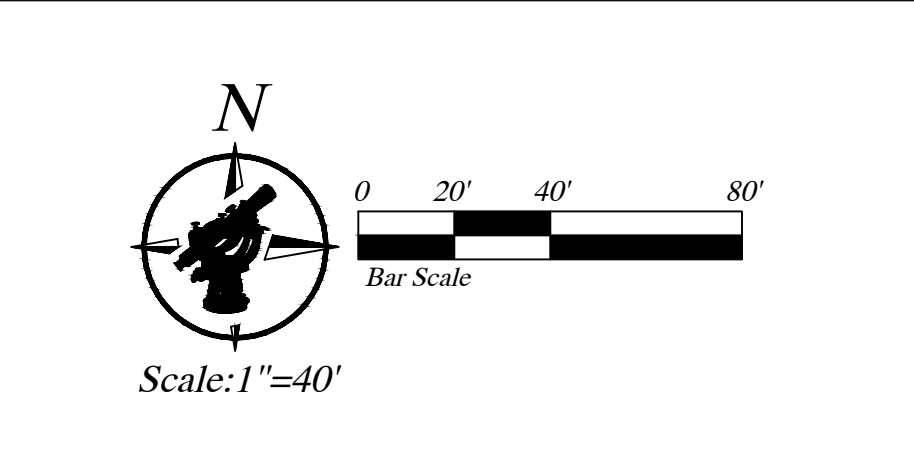
Engineering, Land Surveying
Consulting & Inspection

Donna Jo Smithers
Professional Land Surveyor
President / Owner

Venus L.L. Thorne
Professional Engineer
Vice President

Martin K. Spees
Professional Engineer
Vice President Engineering

6125 South East Street, Suite "B"
Indianapolis, Indiana 46227-2147
Office - 317-884-3020
www.agesindy.com



PREPARED FOR

Schoolcraft
Development

586 South State Road 135
Suite G
Greenwood, Indiana 46142
317.889.6527

PROJECT NAME

COMMERCE POINTE

CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA

SHEET TITLE

UTILITY PLAN

DATE

05.05.2021

NPES Job # 19-0216

Sheet 4.0