

INDEX OF DRAWINGS

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1.0	TITLE SHEET
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4.0	UTILITY PLAN
5.0	TRAFFIC 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 inatilitycoordination@amwater.com	Metro Fibernet, LLC 3701 Communications Way Evansville, Indiana 47715 Mark Deckard 812.253.2196	

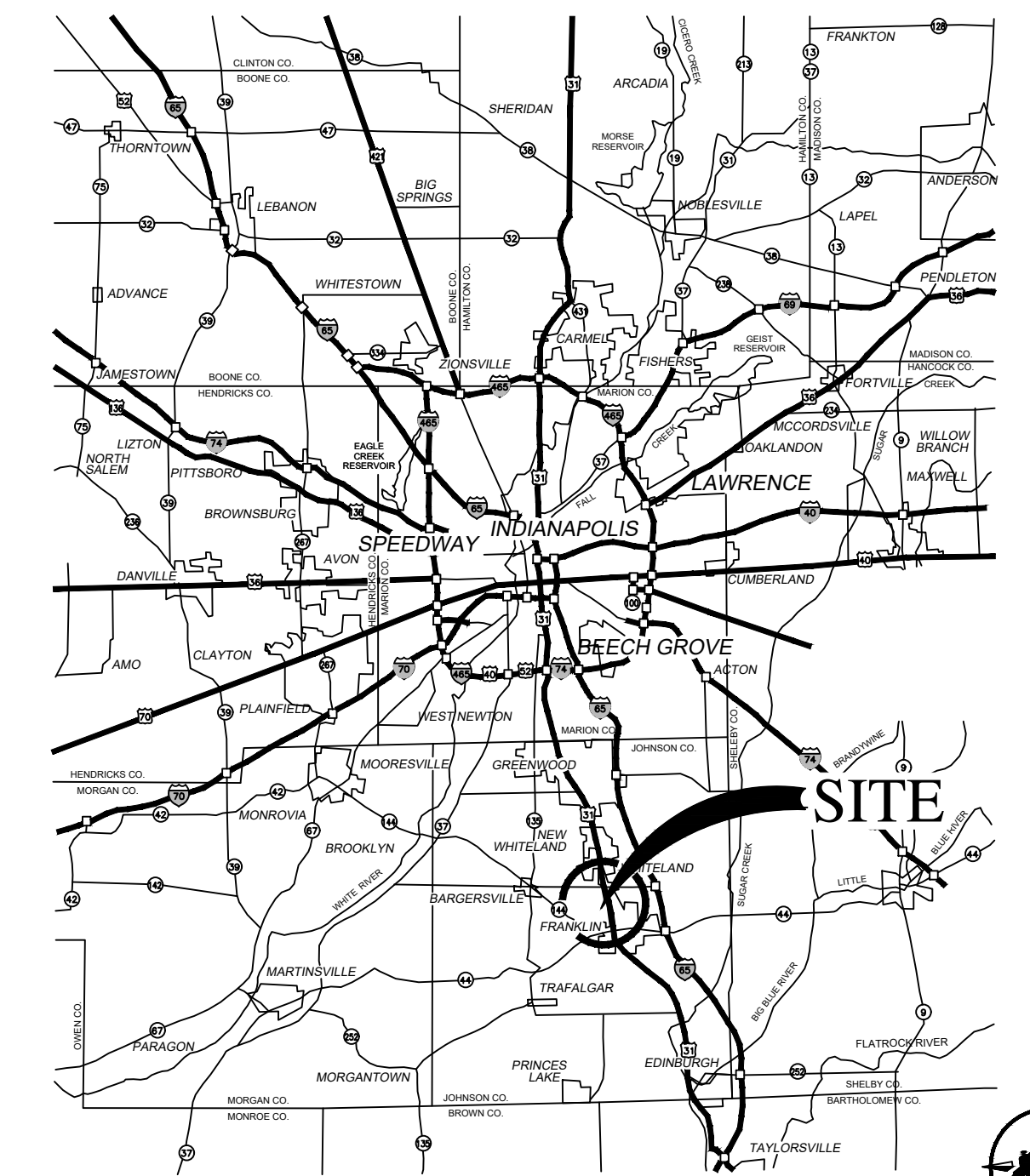
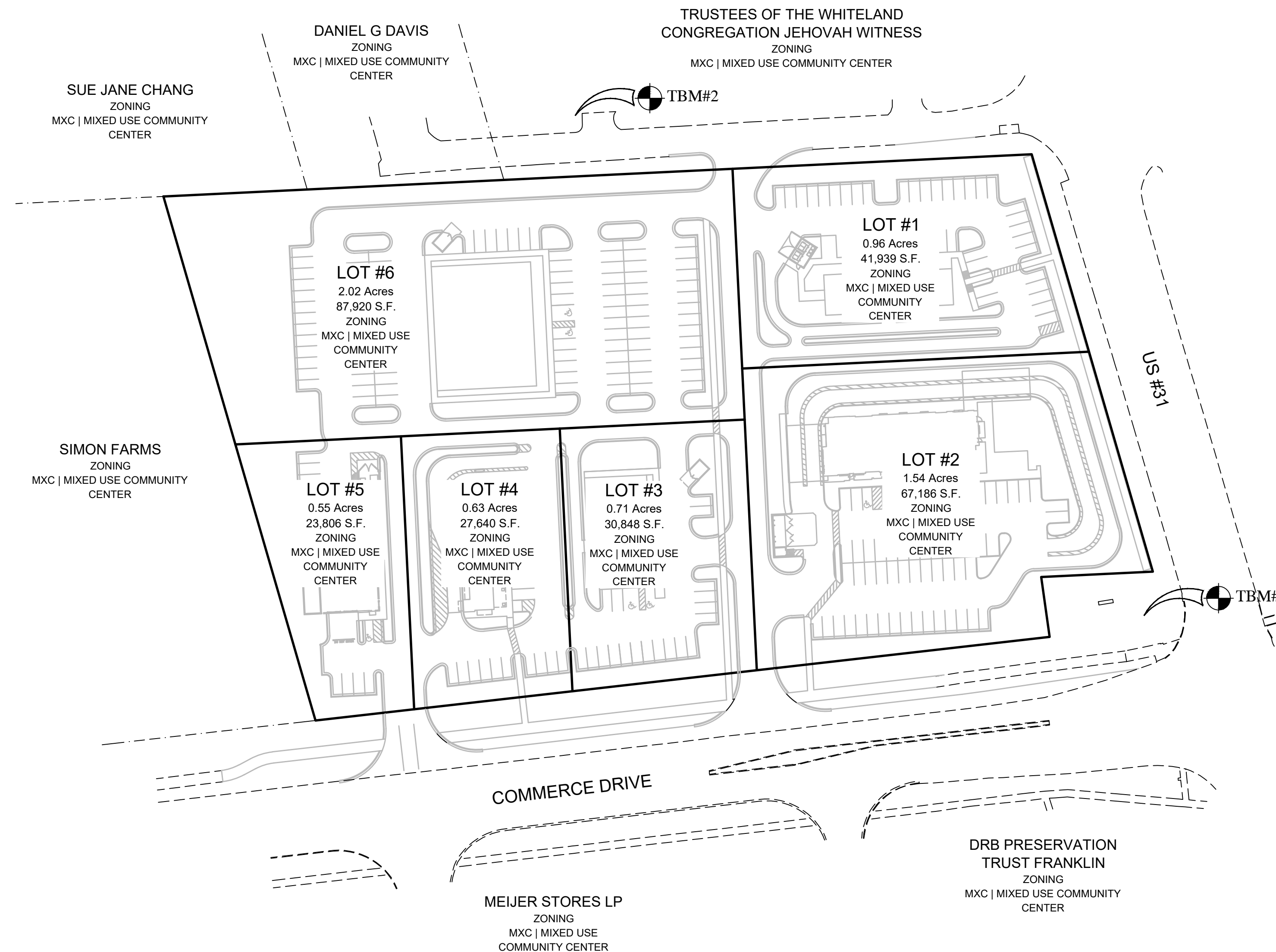
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COMMERCE POINT PRIMARY PLAT

2490 NORTH MORTON STREET, FRANKLIN INDIANA 46131
 CITY OF FRANKLIN DOCKET #0000000

PREPARED FOR

PAD Commercial LLC
 P.O. Box 5
 Trafalgar, Indiana 46181



Location Map



Area Map



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

Plans Prepared By:



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
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 Indianapolis, Indiana 46227-2147
 Office - 317-884-3020
 www.npsindy.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

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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

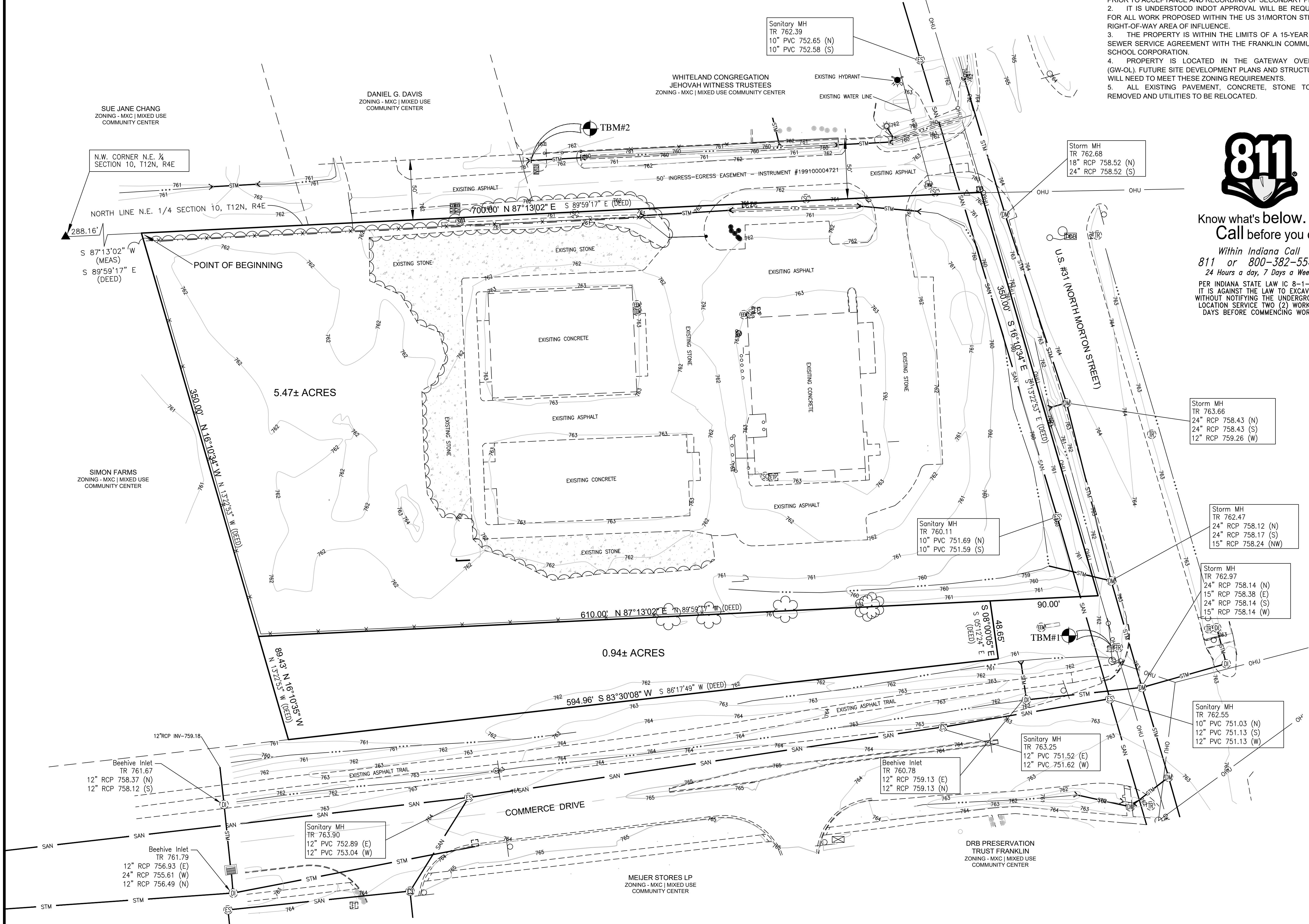
SITE BENCHMARK: TBM#1
CUT "SQUARE" ON NORTH CORNER OF CONCRETE BASE OF TRAFFIC CONTROL CABINET AT NORTHWEST INTERSECTION OF US 31 AND COMMERCE DRIVE.
ELEVATION = 762.529 NAVD 88

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



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PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.



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.
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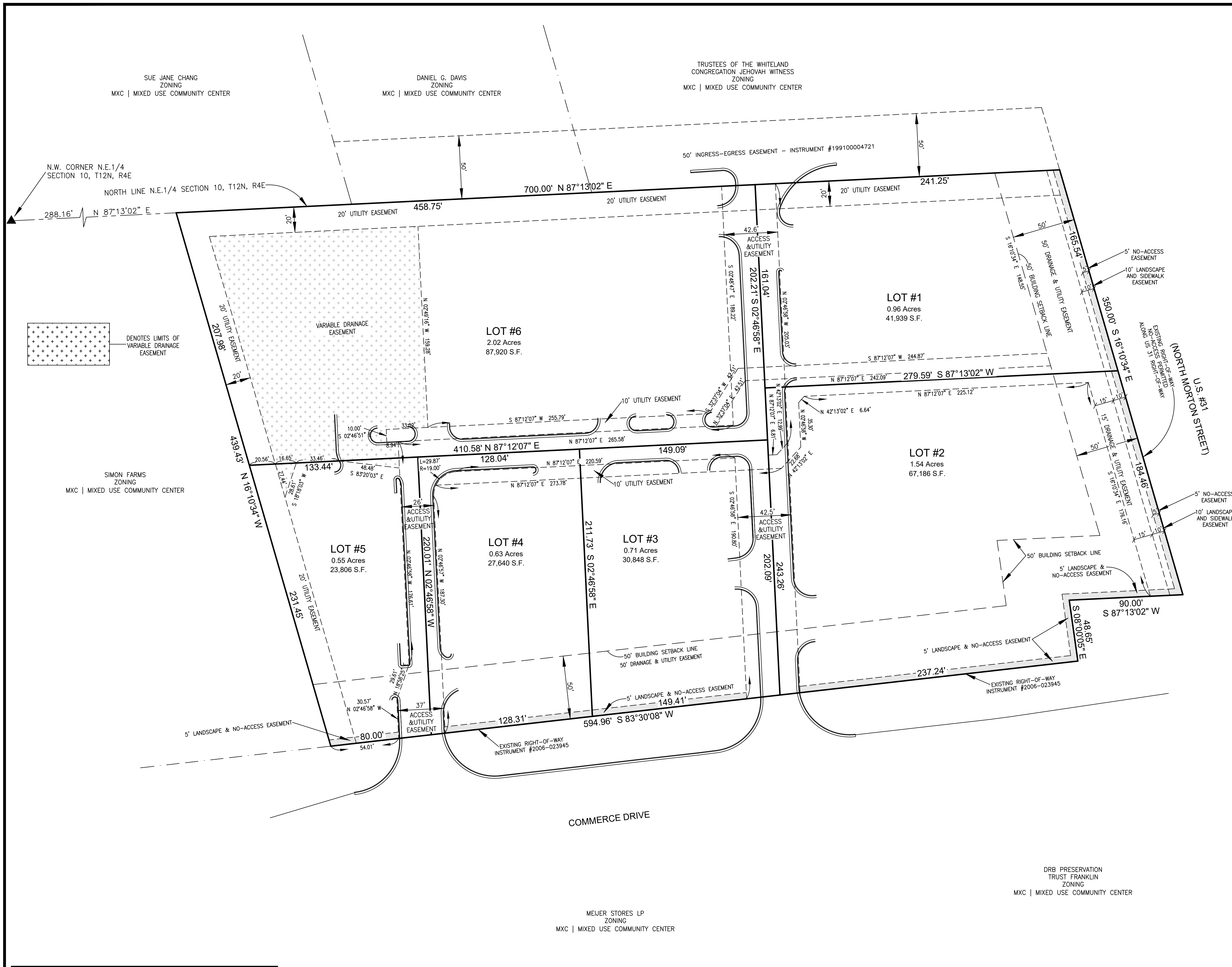
DONNA JO SMITHERS
REGISTERED
No. 20100076
STATE OF INDIANA
PROFESSIONAL SURVEYOR

Scale: 1"=40'

PREPARED FOR
PAD Commercial LLC
P.O. Box 5
Trafalgar, Indiana 46181

PROJECT NAME
COMMERCE POINT
2490 North Morton Street
CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA
SHEET TITLE
EXISTING SITE CONDITIONS

DATE
11.07.2024
NPES Job # 19-0216
Sheet 2 of 5



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
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	-EXISTING GAS VALVE
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	-EXISTING TELEPHONE MANHOLE
	-EXISTING TELEPHONE SPLICE TUB
	-EXISTING FIBOR OPTIC
	-EXISTING SIGN
	-EXISTING SPOT ELEVATIONS
	-EXISTING CONTOUR ELEVATION

LEGEND - PROPOSED

	-PROPOSED STORM INLET
	-PROPOSED DRAINAGE INLET
	-PROPOSED DRAINAGE MANHOLE
	-PROPOSED WATER QUALITY STRUCTURE
	-PROPOSED STORM SEWER
	-PROPOSED DRAINAGE INLET
	-PROPOSED SANITARY SEWER
	-PROPOSED WATER LINE
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- NOTES:**
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 - IT IS UNDERSTOOD INDOT APPROVAL WILL BE REQUIRED FOR ALL WORK PROPOSED WITHIN THE US 31/MORTON STREET RIGHT-OF-WAY AREA OF INFLUENCE.
 - PROPERTY IS LOCATED IN THE GATEWAY OVERLAY (GW-OL). FUTURE SITE DEVELOPMENT PLANS AND STRUCTURES WILL NEED TO MEET THESE ZONING REQUIREMENTS.
 - 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.
 - A. COMMERCE DRIVE - 17 STREET TREES
 - B. MORTON STREET - 10 STREET TREES
 - 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.
 - THE UNDERGROUND DETENTION SHOWN ON LOT 6 PROVIDES DETENTION FOR LOTS 3, 4, 5, & 6. LOT 1 AND 2 WILL HAVE THEIR OWN DETENTION (UNDERGROUND) AS SHOWN ON THE PRIMARY PLAT AND IN THE 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.



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

DATE	DESCRIPTION
11.25.24	REVISED NOTES
	REMOVED IMPROVEMENTS

FLOOD HAZARD STATEMENT

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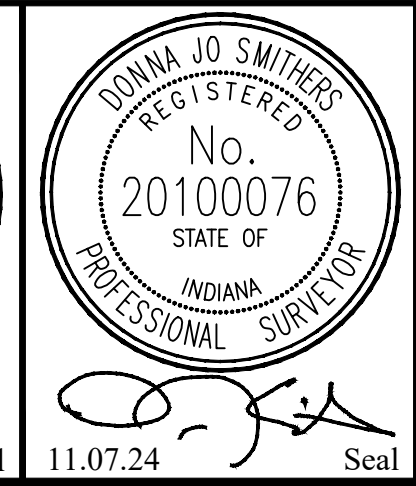
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Scale: 1"=40'

PREPARED FOR
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 P.O. Box 5
 Trafalgar, Indiana 46181

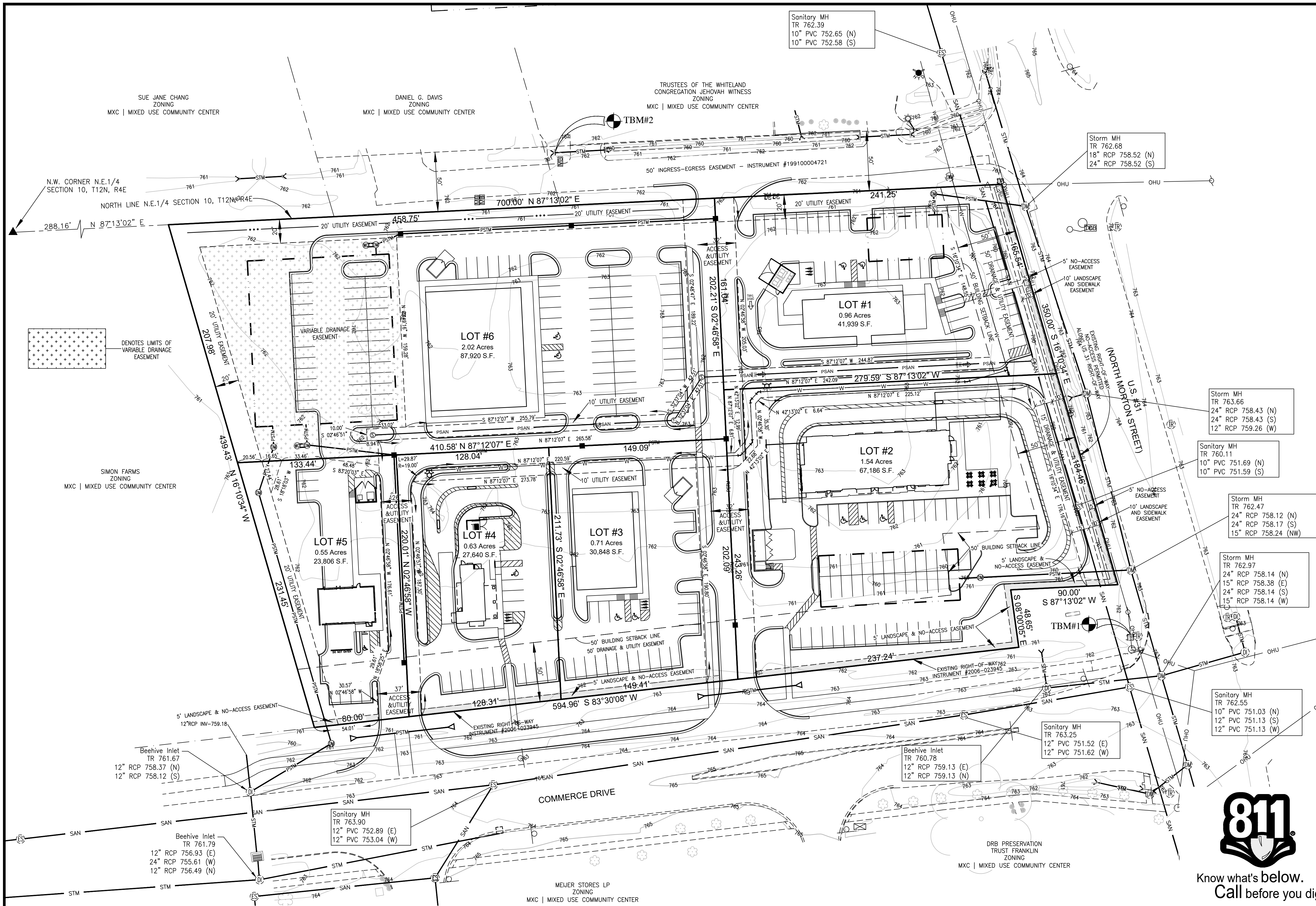
PROJECT NAME
 COMMERCE POINT
 2490 North Morton Street
 CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA

SHEET TITLE
 PRIMARY PLAT

DATE
 11.07.2024

NPES Job # 19-0216

Sheet 3 of 5



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	-EXISTING STORM (CURB) INLET
	-EXISTING STORM MANHOLE
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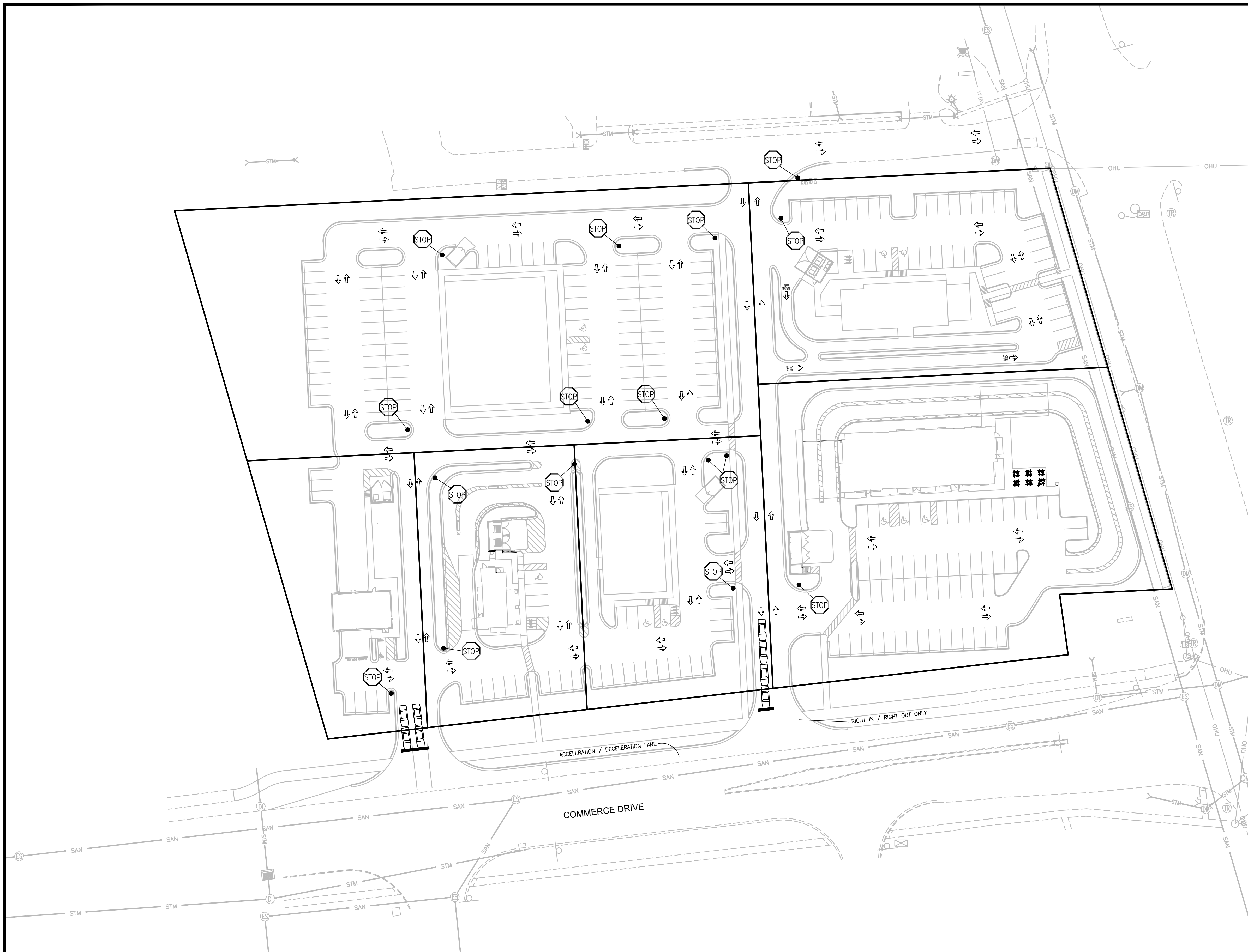
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SHEET TITLE
UTILITY PLAN

DATE
11.07.2024

NPES Job # 19-0216

Sheet 4 of 5



LEGEND - EXISTING

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	-EXISTING SPOT ELEVATIONS
	-EXISTING CONTOUR ELEVATION

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	-PROPOSED STORM INLET
	-PROPOSED DRAINAGE INLET
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- 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.
 - PROPERTY IS LOCATED IN THE GATEWAY OVERLAY (GW-OL). FUTURE SITE DEVELOPMENT PLANS AND STRUCTURES WILL NEED TO MEET THESE ZONING REQUIREMENTS.
 - 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.
 - COMMERCE DRIVE - 17 STREET TREES
 - MORTON STREET - 10 STREET TREES
 - 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.
 - THE UNDERGROUND DETENTION SHOWN ON LOT 6 PROVIDES DETENTION FOR LOTS 3, 4, 5, & 6. LOT 1 AND 2 WILL HAVE THEIR OWN DETENTION (UNDERGROUND) AS SHOWN ON THE PRIMARY PLAT AND IN THE 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.



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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 = 762.528 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

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.

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 IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY.
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PROJECT NAME
COMMERCE POINT
2490 North Morton Street
CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA

DATE
11.07.2024
NPES Job # 19-0216

SHEET TITLE
TRAFFIC CONTROL PLAN

Scale: 1"=40'

DATE
11.07.2024
NPES Job # 19-0216

Sheet 5 of 5