

# GMI PARKING ADDITION

HOLEY MOLEY SAYS,  
"DON'T  
DIG  
BLIND"  
  
1-800-382-5544  
CALL TOLL FREE  
1-800-428-5200  
FOR CALLS OUTSIDE OF INDIANA

## PROPOSED SITE

GMI PARKING ADDITION  
SITE TOTAL ACREAGE: 1.85  
SITE ZONING = 1G  
ADJACENT ZONING  
NORTH = 1G SOUTH = 1G  
EAST = 1G WEST = 1G

550 INTERNATIONAL DRIVE  
FRANKLIN, INDIANA

## CONSTRUCTION PLANS

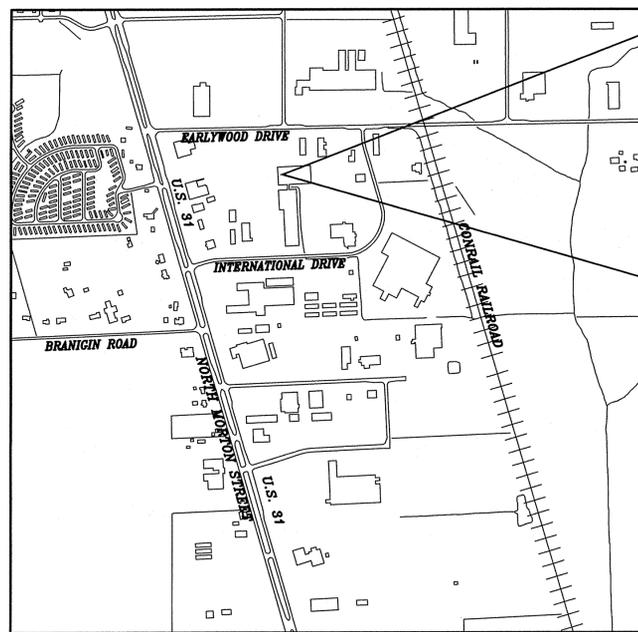
### STATEMENT of USE

GMI Parking Addition is a proposed parking lot for the GMI site located at 550 International Drive

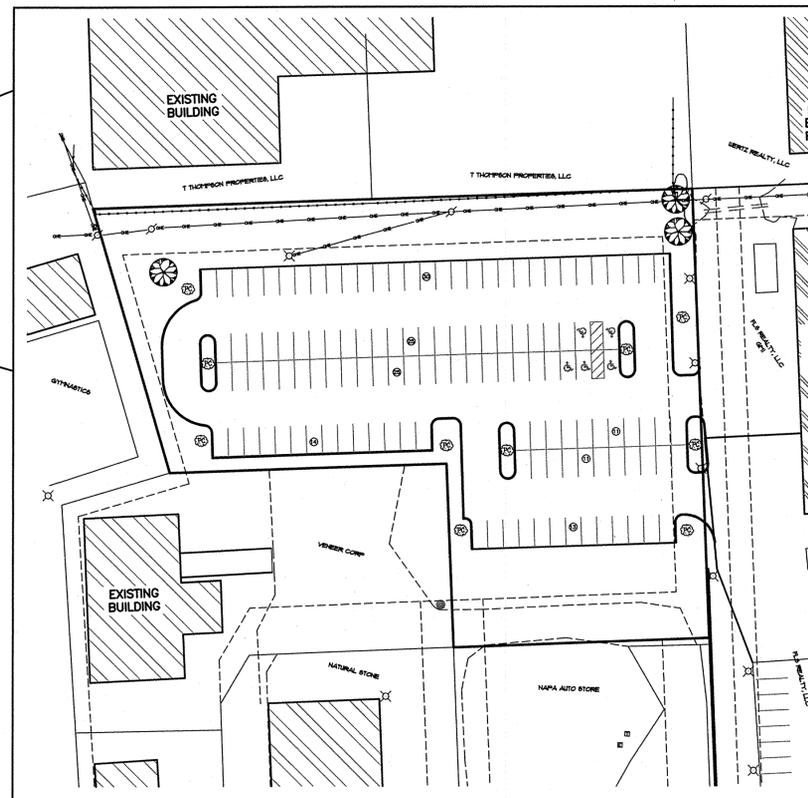
### PROPOSED STARTING & COMPLETION of CONSTRUCTION

ESTIMATED START DATE: 05/2015  
ESTIMATED COMPLETION DATE: 07/2015

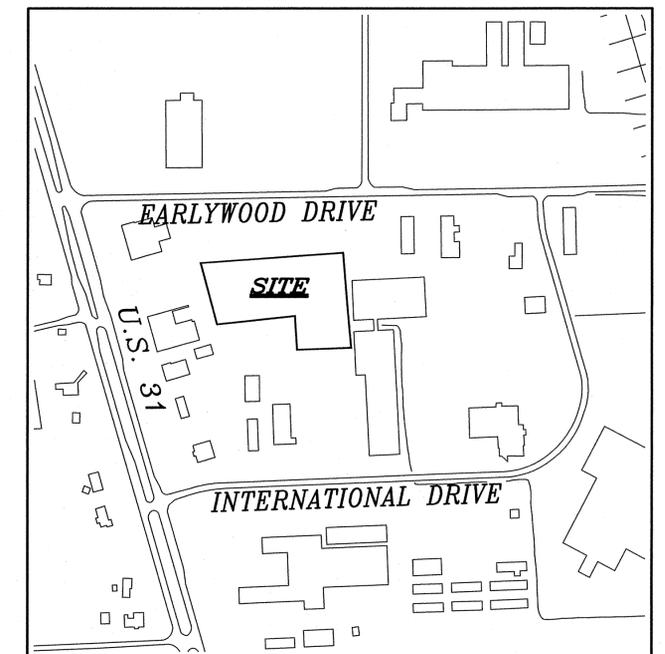
## PROPOSED SITE



VICINITY MAP



## VICINITY MAP



OWNER & DEVELOPER  
FLS REALTY LLC  
2001 MULLINEX ROAD  
GREENWOOD, IN 46143  
(317) 736-5116  
fred@teamgmi.net

## INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
C1	TITLE SHEET
C2	EXISTING CONDITIONS
C3	GRADING PLAN
C4	DIMENSIONAL, UTILITY, & LANDSCAPE PLAN
C5	EROSION CONTROL
C6	EROSION CONTROL
C7	GENERAL DETAILS & SPECIFICATIONS

THE DEVELOPER/OWNER IS ULTIMATELY RESPONSIBLE TO ENSURE THAT THE PROJECT IS IN COMPLIANCE WITH ALL PLAN COMMISSION AND/OR BOARD OF ZONING APPEALS CONDITIONS.

THE DEVELOPER/OWNER IS ULTIMATELY RESPONSIBLE TO ENSURE THAT THE PROJECT IS BUILT TO ALL CITY OF FRANKLIN STANDARDS AND SPECIFICATIONS.

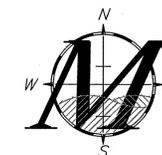
THE PROJECT ENGINEER/SURVEYOR IS RESPONSIBLE IN ENSURING THAT THE SITE DEVELOPMENT PLANS ARE DESIGNED TO ALL CITY OF FRANKLIN STANDARDS AND SPECIFICATIONS.

### UTILITY STATEMENT:

THE EXISTING UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND/OR EXISTING DRAWINGS. MAURER SURVEYING, INC. (M) MAKES NO GUARANTEES THAT THE UTILITY INFORMATION SHOWN COMPRISES ALL SUCH UTILITIES IN THE AREA, IN SERVICE OR ABANDONED. (M) FURTHER STATES THAT THE UNDERGROUND UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS.

## REVISIONS

DATE	SHEET NUMBER



PREPARED BY:

**MAURER SURVEYING, INC.**

4800 W. Smith Valley Road, Ste. P, Greenwood, Indiana 46142  
Office - 317-881-3898 Fax - 317-881-4099  
www.MaurerSurveying.com

LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

CERTIFIED BY:



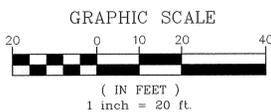
  
Paul Maurer, P.L.S. #880006  
paul@maurersurveying.com

**NOTICE, PERMITS, and NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING ANY CONSTRUCTION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH THE RESPECTIVE UTILITY COMPANIES, PRIOR TO STARTING ANY CONSTRUCTION.
4. ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE MOST UPDATED SET OF CONSTRUCTION PLANS PRIOR TO COMMENCING CONSTRUCTION.
6. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT INFORMATION TO THE ENGINEERING/SURVEYING COMPANY UPON COMPLETION OF CONSTRUCTION.

**EXISTING LEGEND**

- ⊙ - EXISTING SANITARY MANHOLE
- ⊕ - EXISTING STORM SEWER
- ⊕ - EXISTING STORM MANHOLE
- ⊕ - EXISTING STORM (B-HIVE) INLET
- ⊕ - EXISTING STORM (CURB) INLET
- ⊕ - EXISTING UTILITY POLE
- GAS - EXISTING GAS LINE
- TELEPHONE - EXISTING TELEPHONE PEDESTAL
- WATER - EXISTING WATERLINE
- WATER METER - EXISTING WATER METER
- CONTOUR - EXISTING CONTOUR LINE
- ELECTRIC - EXISTING UNDERGROUND ELECTRIC
- LITE - EXISTING LITE
- CABLE - EXISTING UNDERGROUND CABLE
- FIRE HYDRANT - EXISTING FIRE HYDRANT



**FLOOD HAZARD STATEMENT:**

The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced flood insurance rate map. The surveyed parcel lies within Zone "X" as said land plots by scale on Community Panel 18081C0139 D of the Flood Insurance Rate Maps for Johnson County, Indiana dated August 2, 2007.

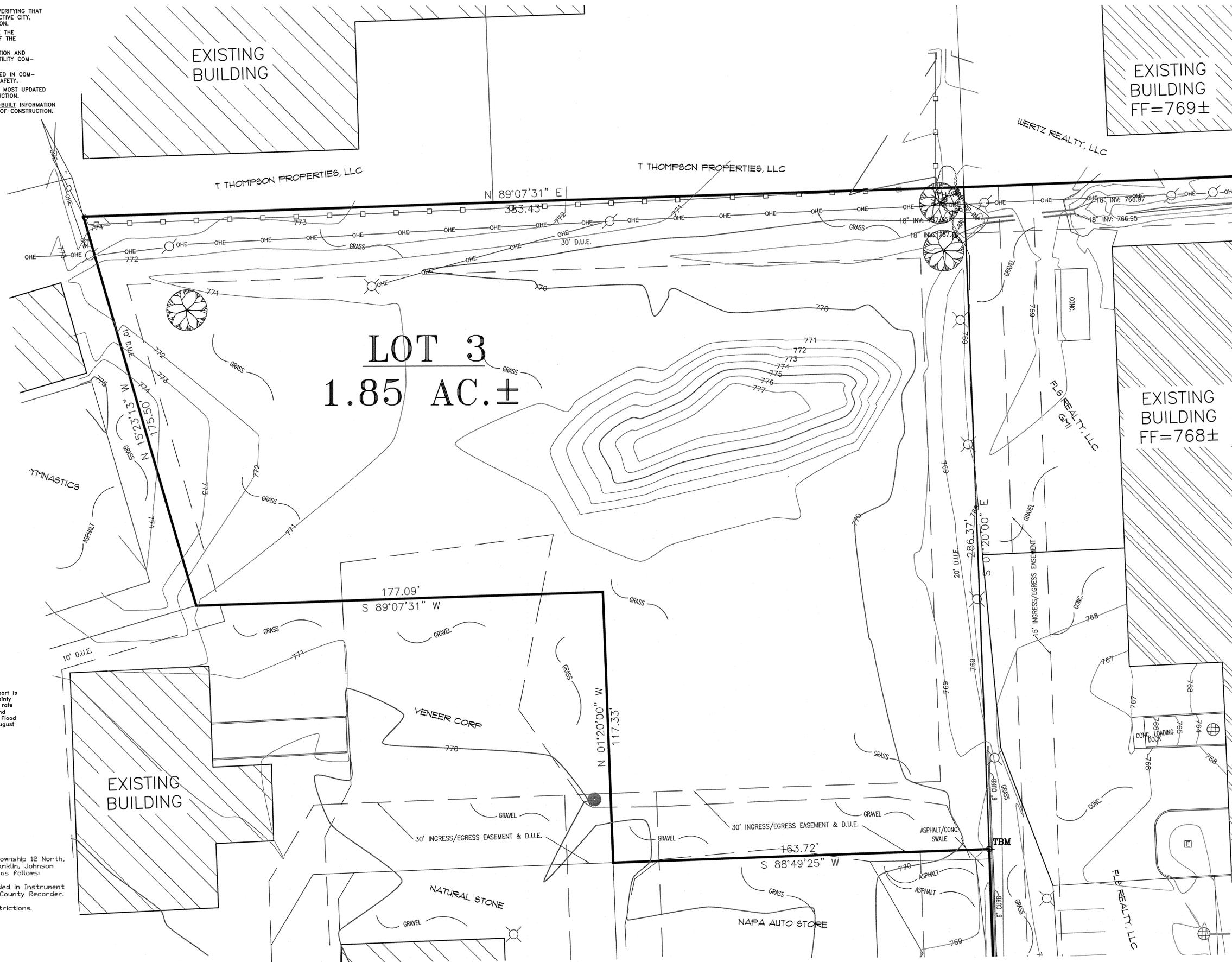
**LEGAL DESCRIPTION**

A part of the Northeast Quarter of Section 3, Township 12 North, Range 4 East of the Second Principal Meridian, Franklin, Johnson County, Indiana, being more particularly described as follows:

Lot 3 of R.S. BACON VENEER SUBDIVISION as recorded in Instrument Number 2001-010863, in the Office of the Johnson County Recorder. Subject to all Rights-of-Way, Easements, and Restrictions.

TBM: (+<sup>TBM</sup>)

CAPPED REBAR AT THE PROPERTY CORNER SOUTHEAST OF THE PROPOSED PARKING AREA.  
ELEVATION : 768.57 (NAVD 88)



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THIS DRAWING/COMPUTER FILE IS THE PROPERTY OF MAURER SURVEYING, INC. (M). 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 (M), BY ITS USE AGREES TO INDEMNIFY AND HOLD HARMLESS (M) FROM ANY LOSS, INCLUDING BUT NOT LIMITED TO ATTORNEY FEES, OCCURRING FROM THEIR USE.

SCALE: 1" = 20'  
DRAWN BY: AB  
CHECKED BY: PM  
DATE: 3/12/15

REVISION	DATE	BY	DESCRIPTION

PROJECT NAME:  
**GMI PARKING ADDITION  
550 INTERNATIONAL DRIVE**

SHEET NAME:  
**EXISTING CONDITIONS**

**MAURER SURVEYING, INC.**  
4800 W. SMITH VALLEY ROAD, STE P, GREENWOOD, INDIANA 46142  
OFFICE - 317-661-3696 www.maurer-surveying.com  
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

**FLS REALTY, LLC**  
2001 MULLINEX ROAD  
GREENWOOD, IN 46143

SHEET  
**C.2**

DATE  
MARCH 18, 2015

JOB NO.  
1823-C.2





**NOTICE, PERMITS, and NOTES**

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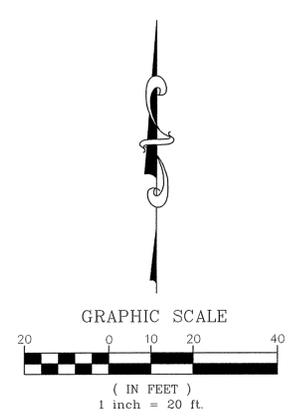
**\*THIS SHEET FOR EROSION CONTROL PURPOSES ONLY\***

**\*SEE DETAIL SHEETS FOR EROSION CONTROL DETAILS\***

**\*SEE SHEET C.6 FOR SUMMARY & ADDITIONAL INFORMATION\*\***

ALL EROSION CONTROL MEASURES SHALL BE IN COMPLIANCE WITH THE INDIANA STORM WATER QUALITY MANUAL - PLANNING AND SPECIFICATION GUIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL AND POST-CONSTRUCTION WATER QUALITY.

SCALE: 1" = 20'  
 DRAWN BY: MAURER  
 CHECKED BY: AB  
 PROJECT NO: 880006  
 DATE: 3/18/15  
 MAURER SURVEYING, INC.  
 STATE OF INDIANA



**LEGEND**

- (PS) - PERMANENT SEED
- (SF) - SILT FENCE
- (TS) - TEMPORARY SEED
- (MB) - EROSION CONTROL BLANKET

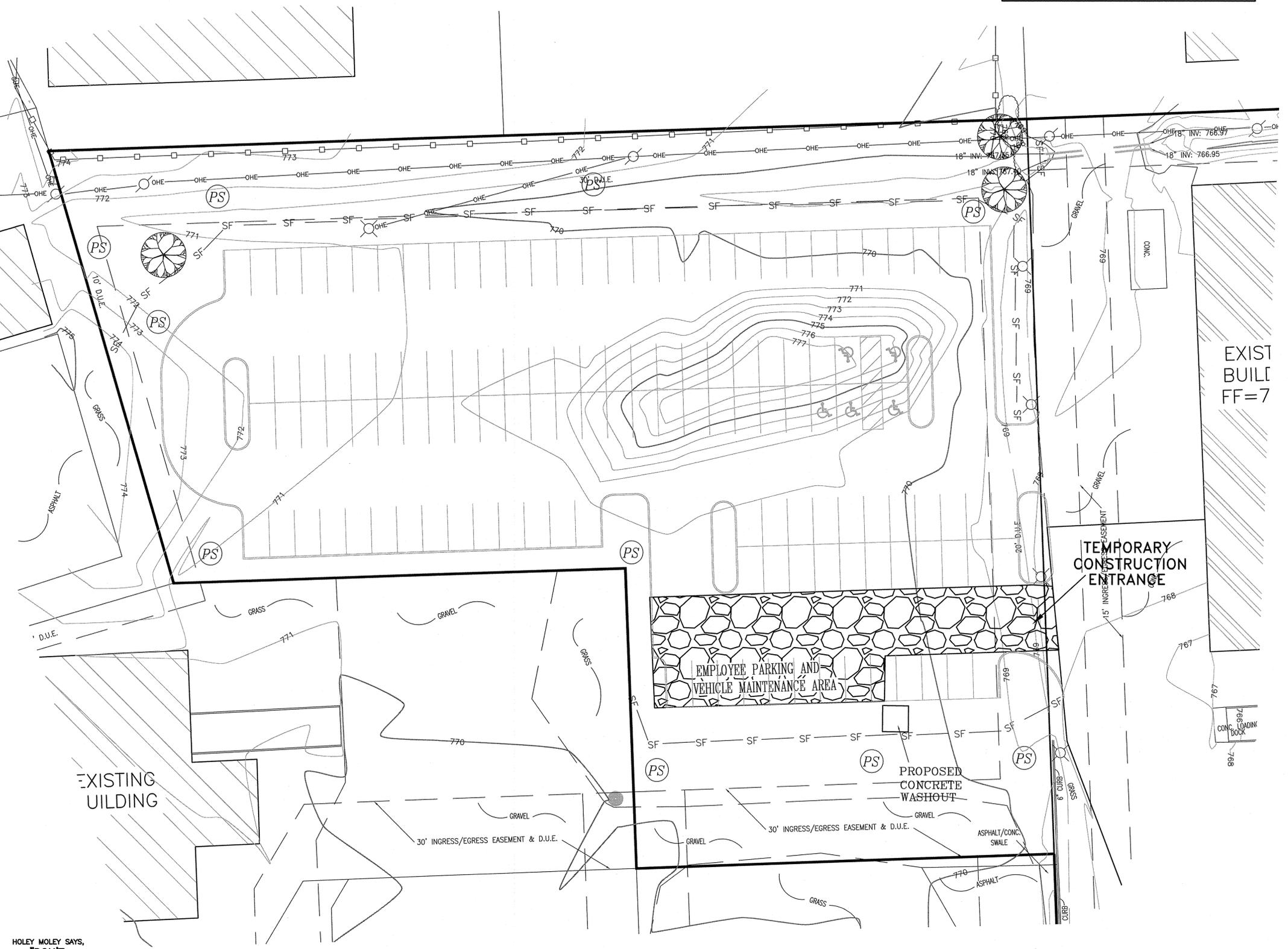
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**EXISTING LEGEND**

- (S) - EXISTING SANITARY MANHOLE
- (SS) - EXISTING STORM SEWER
- (SM) - EXISTING STORM MANHOLE
- (SH) - EXISTING STORM (B-HIVE) INLET
- (SI) - EXISTING STORM (CURB) INLET
- (UP) - EXISTING UTILITY POLE
- (GL) - EXISTING GAS LINE
- (TP) - EXISTING TELEPHONE PEDESTAL
- (WL) - EXISTING WATERLINE
- (WM) - EXISTING WATER METER
- (CL) - EXISTING CONTOUR LINE
- (UE) - EXISTING UNDERGROUND ELECTRIC
- (UL) - EXISTING LITE
- (UC) - EXISTING UNDERGROUND CABLE
- (FH) - EXISTING FIRE HYDRANT

**PROPOSED LEGEND**

- (□) - PROPOSED STORM (DROP GRATE) INLET
- (○) - PROPOSED STORM (B-HIVE) INLET
- (●) - PROPOSED STORM MANHOLE
- (14) - PROPOSED STORM STRUCTURE NUMBER
- (□) - PROPOSED DOWN SPOUT
- (FH) - PROPOSED FIRE HYDRANT
- (E2.50) - PROPOSED TOP OF CURB ELEV.
- (E2.00) - PROPOSED BOTTOM OF CURB ELEV.
- (---) - PROPOSED GRANULAR BACKFILL



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PROJECT NAME: GMI PARKING ADDITION 550 INTERNATIONAL DRIVE  
 SHEET NAME: EROSION CONTROL

MAURER SURVEYING, INC.  
 4800 W. SMITH VALLEY ROAD, STE P, GREENWOOD INDIANA 46142  
 OFFICE - 317-881-3898 www.MaurerSurveying.com  
 LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

PREPARED FOR:  
 FLS REALTY, LLC  
 2001 MILLINEY ROAD  
 GREENWOOD, IN 46143

SHEET: C.5  
 DATE: MARCH 18, 2015  
 JOB NO.: 1823-C.5

**\*THIS SHEET FOR EROSION CONTROL PURPOSES ONLY\***  
**\*SEE DETAIL SHEET FOR EROSION CONTROL DETAILS\***

**PROJECT INDEX**

**Assessment of Construction Plan Elements (Section A)**

- A1 - Index showing locations of required Plan Elements
- A2 - 11 by 17 Inch Site Plan
- A3 - Narrative describing the nature and purpose of the project  
 - GREENWOOD MACHINERY PARKING ADDITION is a 1.85 Acre Industrial Use Parcel. This project will include a new 51,923 square parking lot containing 135 parking spaces.
- A4 - Vicinity map showing project location  
 - A Vicinity Map is shown on the Title Sheet for this set of plans.
- A5 - Legal Description of the Project Site  
 - The legal description for this site is shown on the Existing Site Conditions (Sheet # C.2), and this sheet.
- A6 - Location of all lots and proposed site improvements (roads, utilities, structures, etc.)  
 - The location of all proposed site improvements are as shown on the Sheet C.4 of this set of plans.  
 LATITUDE: N39°31'07" LONGITUDE: W06°04'20"
- A7 - Hydrologic unit code (14 digit)  
 - The Hydrologic unit code for this site is 05120201140010
- A8 - Notation of any State or Federal water quality permits.  
 - NONE REQUIRED.
- A9 - Specific points where stormwater discharge will leave the site  
 - The stormwater runoff from this proposed site will flow Northerly to a dry detention area. The flow of the dry detention area will flow Easterly into an existing ditch, which eventually flows into Canary Ditch.
- A10 - Location and name of all wetlands, lakes, and watercourses on an adjacent to the site  
 - This proposed development lies within the Canary Ditch Watershed. No wetlands or Lakes are on site or adjacent to the site.
- A11 - Identification of all receiving waters  
 - This site lies within the Canary Ditch Watershed and ultimately feeds the Youngs Creek Watershed.
- A12 - Identification of potential discharges to ground water (abandoned wells, sinkholes, etc.)  
 - No discharge to ground water will occur. Runoff from the site will be sheet drained to a dry detention area with its overflow running Easterly into an existing ditch system.
- A13 - 100-year floodplains, floodways, and floodway fringes  
 - The 100 yr floodway, floodplains, and flood fringe will lie within the banks of the proposed pond.
- A14 - Pre-construction and post construction estimate of Peak Discharge (10-year storm event)  
 - The pre-development peak discharge for the 10-year storm event for the site = 0.78 cfs  
 - The post-development peak discharge for the 10-year storm event for the site = 0.48 cfs
- A15 - Adjacent land use, including upstream watershed  
 - Major Highway to the West, Commercial to the East South and North.
- A16 - Locations and approximate boundaries of all disturbed areas (Construction Limits)  
 - See detail this sheet, which depicts the total disturbed area for the site
- A17 - Identification of existing vegetation cover  
 - The existing vegetation for this site is pavement and grass.
- A18 - Soils map including soil descriptions and limitations Per Indiana Erosion Control Manual  
 - See Soils Map this sheet  
 - By = Brokenston Silty Clay Loam, 0 to 2 percent slopes.  
 - CrA = Crosby Silt Loam, 0 to 2 percent slopes.
- A19 - Locations, size and dimensions of proposed stormwater systems (e.g pipes, swales and channels)  
 - The location of the proposed stormwater system is as shown on this plan. The size of all stormwater systems are as shown on sheet C.3 of these construction plans.
- A20 - Plans for any off-site construction activities associated with this project (sewer/water tie-ins)  
 - None
- A21 - Locations of proposed soil stockpiles and/or borrow/disposal areas  
 - No Temporary stockpile areas are anticipated for this project, the contractor shall be responsible for removing all excess from project site.
- A22 - Existing site topography at an interval appropriate to indicate drainage patterns  
 - See the Existing Site Conditions sheet being sheet C.2 of these plans
- A23 - Proposed final topography at an interval appropriate to indicate drainage patterns  
 - See the Grading Plan being sheet C.3 of these plans

**Assessment of Stormwater Pollution Prevention Plan (Section B)**

- B1 - Description of Potential pollutant sources associated with construction activities  
 - The potential pollutant sources associated with construction activities for this site would be material used for construction of the site, fuel storage areas, fueling locations, leaking vehicles and equipment, which could be exposed to the soils within the development. The contractor is urged to protect the site and maintain a single storage and fueling area on site. Although fuel leakage will happen, the contractor is urged to maintain this area so that pollutants to the soil is kept to a minimum.
- B2 - Sequence describing stormwater quality measure implementation relative to land disturbing activities:  
 - Install perimeter sediment control measures (e.g. silt fence)  
 - Silt fence and appropriate erosion control measures shall be installed prior to any construction.  
 - Silt fence to be "NUTEC 3 NWS-6" or approved equal.  
 - Install stone for construction entrance and employee parking and vehicle maintenance area.  
 - As areas are brought to rough grade, permanent seed fertilizer & mulch  
 - Construct basin and stabilize side slopes with permanent seed and mulch or blanket  
 - Construct forays and set sediment markers as shown in detail on sheet S.  
 - Protect storm inlets immediately after installation  
 - All installed erosion and sediment control practices must be monitored at least weekly and again after each rain event. Any noted deficiencies must be corrected immediately.  
 - Any area of disturbed soil, which will remain inactive for 15 days or more must be seeded with the appropriate temporary vegetative covers. (see temp. seeding dates)  
 - The contractor/developer has full responsibility of inspecting the erosion control measures on a daily basis. At a minimum, practices need to be inspected weekly, after each storm event, and daily during prolonged storm events. Inspection of practices during a storm event is advantageous because the inspector can easily identify where measures need to be repaired or replaced. Failing practices should be repaired or replaced immediately.  
 - Builders are to coordinate staging of erosion control as per detail labeled "Construction Sequence of Building Site Erosion Control Practices"  
 - Developers and Contractors must meet the design criteria, standards and specifications outlined in the Indiana Handbook for Erosion Control in Developing Areas.  
 - Developer to place permanent seed on all side and rear easement areas and temporary seed in all other areas, at appropriate time during construction  
 - Marion County and the State has the right to require additional erosion control measures in the field as conditions warrant.  
 - See Details sheets of these plans for installation, Application and methods for erosion control devices and practices.  
 - All slopes exposed during construction shall have SC-150 Erosion Control Blankets installed on them.
- B3 - Stable construction entrance locations and specifications (at all points of Ingress and egress)  
 - Construction entrance are proposed as shown on sheet C.5.
- B4 - Sediment control measures for sheet flow areas  
 - The majority of this site is sheet flow
- B5 - Sediment control measures for concentrated flow areas  
 - All swale and street areas will maintain a concentrated flow. This plan shows the proposed seeding and sequence for these areas along with the proposed inlet protection.
- B6 - Storm sewer inlet protection measures, locations and specifications.  
 - Inlet protection is shown on this plan. See Details sheet for details and specifications.
- B7 - Runoff control measures (e.g. diversions, rock check dams, slope drains, etc.)  
 - Sediment in run-off water shall be trapped by the use of such methods as debris basins and silt traps until the disturbed area is stabilized.
- B8 - Storm water outlet protection specifications  
 - 50 square yards of 12" hand laid rip-rap to be installed at the upstream side of the outlet structure and 15 square yards of 12" hand laid rip-rap to be installed on the downstream side of the outlet pipe.
- B9 - Grade stabilization structures, locations and specifications  
 - These items are not proposed within this development
- B10 - Location, dimensions, specifications, and construction details of each stormwater quality measure  
 - All proposed measures are as shown on this plan, details of each measure are shown on sheet B.
- B11 - Temporary surface stabilization methods appropriate for each season (including sequencing)  
 - No Temporary seeding is needed.
- B12 - Permanent surface stabilization specifications (include sequencing)  
 - Permanent surface stabilization is as shown on sheet C.5.

- B13 - Material handling and spill prevention plan  
 - The potential pollutant sources associated with construction activities for this site would be material used for construction of the site, fuel storage areas, fueling locations, leaking vehicles and equipment, which could be exposed to the soils within the development. The contractor is urged to protect the site and maintain a single storage and fueling area on site. Although fuel leakage will happen, the contractor is urged to maintain this area so that pollutants to the soil is kept to a minimum. All pollutants that could enter the stormwater during construction would be routed through proposed water quality structures.  
 - Contractor to clean up spills immediately to protect the soils from pollutants.
- B14 - Monitoring and maintaining guidelines for each proposed stormwater quality measure  
 - The contractor/developer has full responsibility of inspecting the erosion control measures on a daily basis. At a minimum, practices need to be inspected weekly, after each storm event, and daily during prolonged storm events. Inspection of practices during a storm event is advantageous because the inspector can easily identify where measures need to be repaired or replaced. Failing practices should be repaired or replaced immediately. See this sheet and sheet C.5 for details.
- B15 - Erosion & sediment control specifications for individual building lots  
 - Builders are to coordinate staging of erosion control as per detail labeled "Construction Sequence of Building Site Erosion Control Practices"  
 - Developers and Contractors must meet the design criteria, standards and specifications outlined in the Indiana Handbook for Erosion Control in Developing Areas.

**Stormwater Pollution Prevention Plan - Post Construction Component (Section C)**

- C1 - Description of pollutants and their sources associated with the proposed land use  
 - The potential pollutants for this proposed land use are grease, oil, fertilizers, etc.
- C2 - Sequence describing stormwater quality measure implementation  
 - Permanent stabilization (i.e. seeding, erosion control blanket) shall be implemented as construction disturbances have been eliminated. Swale along the North line shall be inspected after each storm event until good stabilization has been acquired.
- C3 - Description of proposed post construction stormwater quality measures  
 - Grass swales increase infiltration into the soil and the grass helps to take up nutrients in run-off in and before eventually reaching the creek.
- C4 - Location, dimensions, specifications, and construction details of each stormwater quality measure.  
 - All proposed measures are as shown on these plans and details.
- C5 - Description of maintenance guidelines for post construction stormwater quality measures  
 - Proposed storm sewer inlets shall be monitored to ensure sediment accumulation does not obstruct proper flow/function. All grass areas to be monitored to ensure a vigorous vegetative growth. All BMP maintenance should be as stated in the BMP Operation and Maintenance Manual.

**NOTE:**

- A SELF-MONITORING PROGRAM THAT INCLUDES THE FOLLOWING MUST BE IMPLEMENTED:
- A) A TRAINED INDIVIDUAL SHALL PERFORM A WRITTEN EVALUATION OF THE PROJECT SITE:
    1. BY THE END OF THE NEXT BUSINESS DAY FOLLOWING EACH MEASURABLE STORM EVENT; AND
    2. AT A MINIMUM OF ONE (1) TIME PER WEEK.
  - B) THE MAINTENANCE OF EXISTING STORM WATER QUALITY MEASURES TO ENSURE THEY ARE FUNCTIONING PROPERLY; AND
  2. IDENTIFY ADDITIONAL MEASURES NECESSARY TO REMAIN IN COMPLIANCE WITH ALL APPLICABLE STATUTES AND RULES.
  - C) WRITTEN EVALUATION REPORTS MUST INCLUDE:
    1. THE NAME OF THE INDIVIDUAL PERFORMING THE ACTION;
    2. THE DATE OF THE EVALUATION;
    3. PROBLEMS IDENTIFIED AT THE PROJECT SITE; AND
    4. DETAILS OF CORRECTIVE ACTIONS RECOMMENDED AND COMPLETED.

**TEMPORARY SEEDING DATES**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
WHEAT or RYE												
OATS												
ANNUAL RYEGRASS												

**PERMANENT SEEDING DATES**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
NON-IRRIGATED*												
IRRIGATED												
DORMANT SEEDING**												

- IRRIGATION NEEDED DURING THIS PERIOD, TO CONTROL EROSION AT TIMES OTHER THAN IN THE SHADDED AREAS, USE MULCH.
- LATE SUMMER SEEDING DATES MAY BE EXTENDED 5 DAYS IF MULCH IS APPLIED.
- \*\* INCREASE SEEDING RATE BY 50 PERCENT.

**SEEDING LEGEND**

- TEMPORARY SEED: SEE NOTE BELOW FOR AREAS TO BE SEED  
 ALL BARE AREAS SCHEDULED TO BE LEFT IDLE FOR 15 DAYS OR MORE MUST BE STABILIZED WITH TEMPORARY SEEDING AND/OR MULCHING
- ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.  
 STRAW MULCH AT 2 TONS PER ACRE
- PERMANENT SEED:  
 KENTUCKY BLUEGRASS AT 40 LBS. PER ACRE  
 CREEPING RED FESCUE AT 40 LBS. PER ACRE  
 STRAW MULCH AT 2 TONS PER ACRE
- TEMPORARY SEED:  
 ANNUAL RYEGRASS AT 40 LB. PER ACRE  
 SPRING OATS AT 100 LBS. PER ACRE

**SEEDING NOTE:**

ALL TEMPORARY SEEDING SHALL BE DONE IN ACCORDANCE WITH SECTION 3.11 OF THE INDIANA HANDBOOK FOR EROSION CONTROL IN DEVELOPING AREAS.  
 ALL PERMANENT SEEDING SHALL BE DONE IN ACCORDANCE WITH SECTION 3.12 OF THE INDIANA HANDBOOK FOR EROSION CONTROL IN DEVELOPING AREAS.

**ADDITIONAL NOTES:**

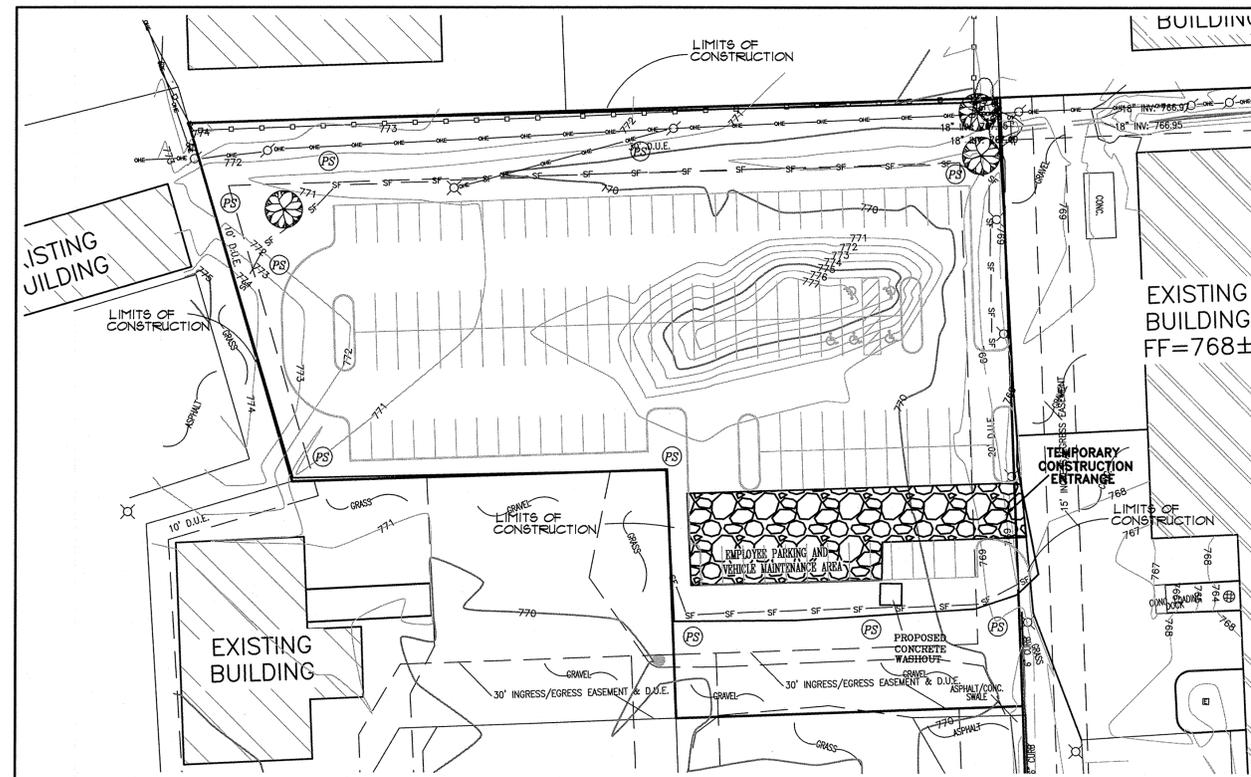
- THE SILT FENCE AND APPROPRIATE EROSION CONTROL SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION.
- ALL SLOPES EXPOSED DURING CONSTRUCTION SHALL HAVE SC-150 EROSION CONTROL BLANKETS INSTALLED ON THEM.
- ALL SILT FENCE MATERIAL SHALL BE "NUTEC 3 NWS-6 OR APPROVED EQUAL."

**LEGAL DESCRIPTION**

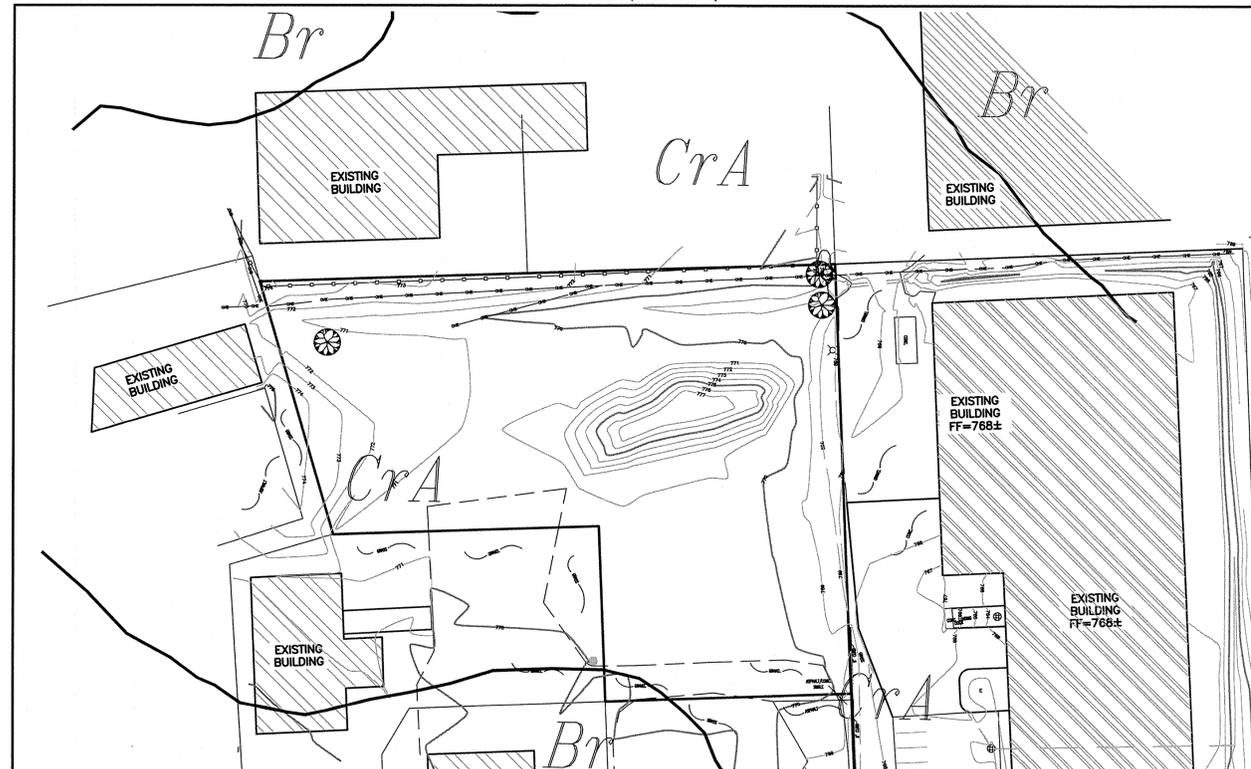
A part of the Northeast Quarter of Section 3, Township 12 North, Range 4 East of the Second Principal Meridian, Franklin, Johnson County, Indiana, being more particularly described as follows:  
 Lot 3 of R.S. BACON VENEER SUBDIVISION as recorded in Instrument Number 2001-010883, in the Office of the Johnson County Recorder.  
 Subject to all Rights-of-Way, Easements, and Restrictions.

ALL EROSION CONTROL MEASURES SHALL BE IN COMPLIANCE WITH THE INDIANA STORM WATER QUALITY MANUAL - PLANNING AND SPECIFICATION GUIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL AND POST-CONSTRUCTION WATER QUALITY.

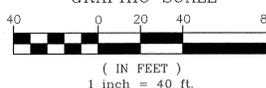
**TOTAL DISTURBED AREA**



**SOILS MAP**



**GRAPHIC SCALE**



**UTILITY STATEMENT:**  
 THE EXISTING UNDERGROUND UTILITIES SHOW HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND/OR EXISTING DRAWINGS. MAURER SURVEYING, INC. (M) MAKES NO GUARANTEES THAT THE UTILITY INFORMATION SHOWN COMPRISES ALL SUCH UTILITIES IN THE AREA, IN SERVICE OR ABANDONED. MAURER SURVEYING, INC. FURTHER STATES THAT THE UNDERGROUND UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS.

THIS DRAWING/COMPUTER FILE IS THE PROPERTY OF MAURER SURVEYING, INC. (M). 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 (M), BY ITS USE AGREES TO INDEMNIFY AND HOLD HARMLESS (M) FROM ANY LOSS, INCLUDING BUT NOT LIMITED TO ATTORNEY FEES, OCCURRING FROM THEIR USE.

MAURER SURVEYING, INC.  
 4800 W. SMITH VALLEY ROAD, STE F, GREENWOOD INDIANA 46142  
 OFFICE - 317-861-3886 www.MaurerSurveying.com  
 LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

PREPARED FOR:  
 FLS REALTY, LLC  
 2001 MULLEN ROAD  
 GREENWOOD, IN 46143

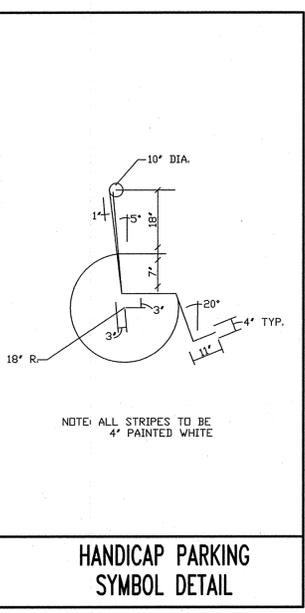
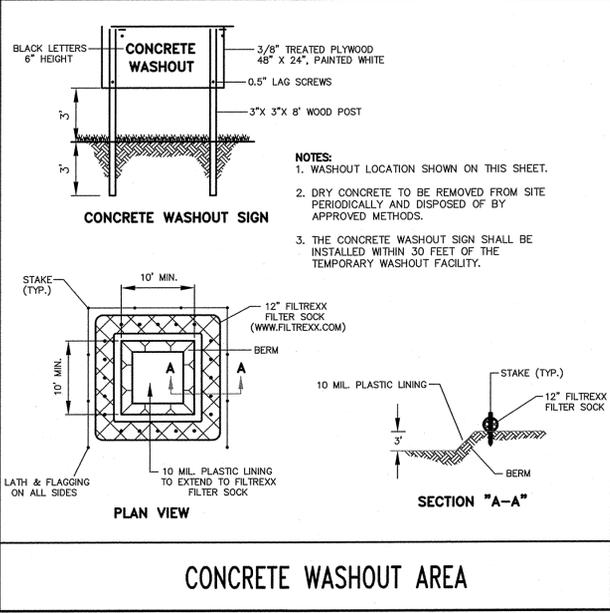
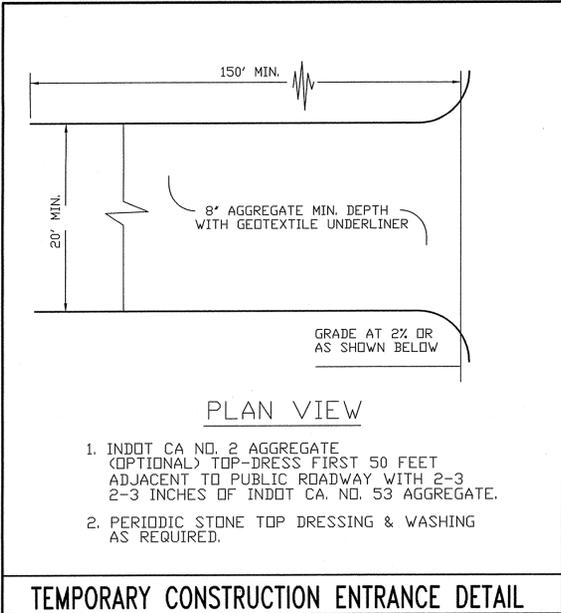
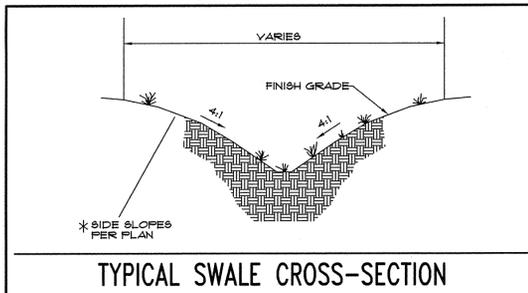
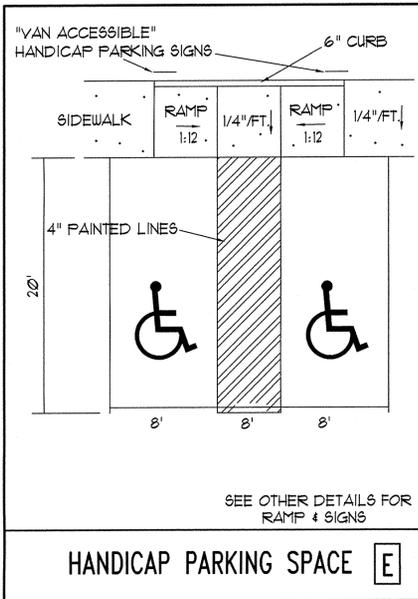
HOLEY MOLEY SAYS,  
 "DON'T DIG BLIND"

SHEET  
**C.6**

DATE  
 MARCH 18, 2015

JOB NO.  
 1823-C.6

1-800-382-5544  
 1-800-428-5200  
 FOR CALLS OUTSIDE OF INDIANA



SILT FENCE FABRIC SPECIFICATIONS  
POLYFELT T5600 OR EQUIVALENT

PROPERTY	TEST PROCEDURE	UNIT	VALUE
GRAB TENSILE	ASTM D4632	POUNDS	165
GRAB ELONGATION	ASTM D4632	PERCENT	>50
PUNCTURE	ASTM D4632	POUNDS	90
TRAPEZOIDAL TEAR	ASTM D4633	POUNDS	75
MULLEN BURST	ASTM D3786	PSI	255
WATER FLOW RATE	ASTM D4491	gpm/ft <sup>2</sup>	170
PERMITIVITY	ASTM D4491	SEC-1	2.0
PERMEABILITY, K	ASTM D4491	CM/SEC	0.4
A.O.S.	ASTM D4751	Slit Size	100-60
FABRIC WEIGHT	ASTM D4751	MW	0.15-0.25
THICKNESS	ASTM D3776	IN	6.0
U.V. RESISTANCE (600 HOURS)	ASTM D1777	M PERCENT STRENGTH RETAINED	>80

1. SET POSTS AND EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG THE LINE OF THE POSTS.

2. STAPLE THE WIRE MESH TO BACK POST

3. ATTACH THE FILTER FABRIC TO THE WIRE FENCING AND EXTEND IT INTO THE TRENCH

4. BACKFILL THE TRENCH AND COMPACT THE EXCAVATED SOIL

POLYFELT T5600

4"x4" TRENCH

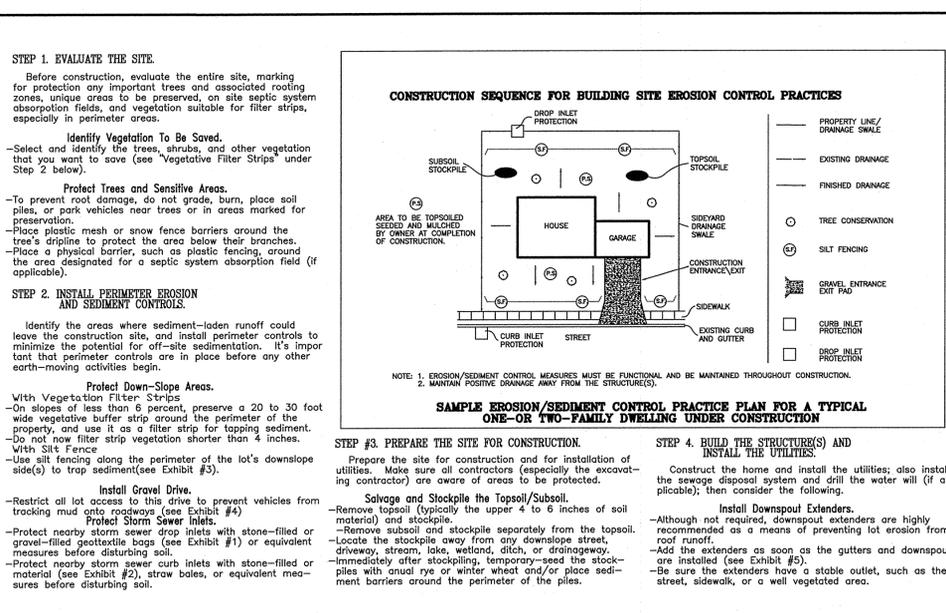
WIRE FENCING

COMPACTED BACKFILL

PLAN

ELEVATION POINTS "A" SHOULD BE HIGHER THAN POINT "B"

FILTER FENCE INSTALLATION DETAIL



**SITE WORK GENERAL NOTES AND SPECIFICATIONS**

GENERAL: WHEREVER A CONFLICT OR DEFICIENCY OCCURS BETWEEN THE CONSTRUCTION STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF FRANKLIN, THE HIGHER OR MORE RESTRICTIVE STANDARD OR SPECIFICATION SHALL APPLY.

**A. NOTICES AND PERMITS**

1. The contractor shall be responsible for obtaining or verifying that all permits and approvals are obtained from the respective city, county and state agencies prior to starting construction.
2. It shall be the Contractor's responsibility to determine the exact location of all existing utilities in the vicinity of the construction area prior to starting construction.
3. It shall be the Contractor's responsibility for notification and coordination of all construction with the respective utility companies.
4. It shall be the responsibility of the Developer and Contractor to maintain quality control throughout the project; failure to do so may result in removal and replacement of the defective work. It is recommended that the Developer have a qualified inspector on the job site at all times during construction.
5. It is essential that the work to be done in conjunction with this project shall be installed according to these specifications. The Engineer will be required to certify to certain portions of this project upon completion. Therefore, it is necessary to obtain approval and acceptance by the City of Franklin that construction was done in compliance with these plans and specifications.

**B. CLEARING AND GRUBBING**

1. Clearing and grubbing shall consist of cutting, removal and satisfactory disposal of all trees, down timber, brush, projecting roots, stumps, rubbish, boulders, broken concrete, fencing (as designated) and other material on the project site and within the boundary as shown on the Construction Documents and/or as designated by "Construction Limits".
2. Special care shall be taken to insure that the trees to be left remaining in the project area shall not receive limbs, bark or root injuries. When such injuries occur, all rough edges of scarred areas shall be removed in accordance with accepted horticultural practice and the scars coated thoroughly with an asphaltum base tree paint.
3. All "unsuitable material" from clearing operations stated in Item B-1 shall be buried to disposal area(s) off of the project site; unless a "Bury Fill" shall be utilized in an area where it shall not be beneath building areas and/or pavement areas and shall not be located in an area where storm drainage structures shall be located or where impoundment of surface drainage may occur.
4. Materials shall not be disposed of by burning unless approved by the local Fire Marshal.

**C. TREE REMOVAL AND PROTECTION**

1. Trees shall be removed from the project site only where the area is to be occupied by road and surface areas in accordance with specifications of City of Franklin.
2. Trees shall be removed from the project site as directed by the Developer and so designated.
3. Trees shall be removed from the project site where they interfere directly with the placement of storm or sanitary sewers and that such excavation is or will be fatal to such adjacent trees.
4. The Contractor shall endeavor to save and protect trees of value and worth which do not impair construction of improvements as designated. In the event cut or fill exceeds 0.5 foot over the root area, the Developer shall be consulted with respect to protective measures to be taken, if any, to preserve such trees.
5. The Contractor shall be responsible for determining the method for protection of tops, trunks and roots of existing trees on the project site that are to remain. Existing trees subject to construction damage shall be boxed, fenced or otherwise protected before any adjacent work is started. Earth or material and equipment shall not be stockpiled or stored within the spread of branches. Branches which need to be removed or are broken shall be neatly trimmed and scars shall be covered with tree paint.

**D. STRIPPING OF TOPSOIL**

1. The Contractor shall verify that all topsoil has been removed in the areas to be occupied by road, walks and designated building areas. Topsoil shall be removed to a depth of six (6) inches or deeper, if necessary, to remove vegetable matter where required.
2. Topsoil shall be kept separated from suitable fill materials and shall not be used as fill under pavement and/or building areas.
3. Topsoil shall be stored at a location where it does not interfere with construction operations. Excess topsoil shall be used for finish grading on site of drainage swales, yards of new residences, buffer strips, etc.
4. Topsoil shall be reasonably free from subsoil debris and stones.

**E. GRADING**

1. The Contractor shall perform all grading operations to bring subgrades, after final compaction, to the required grades and sections for site improvement.
2. Subgrade shall be profiled with suitable equipment and all spongy and otherwise unsuitable material shall be removed and replaced with suitable material.
3. Subgrade shall be prepared in compliance with IN D.O.T. standard specifications and as per City of Franklin Subdivision Control and Land Development ordinances.
4. See ROAD CONSTRUCTION
5. All fill material shall be formed from soil free of deleterious material. Prior to placement of fill a sample of the proposed fill material should be submitted to the Soils Engineer for his approval.
6. All fill material in areas outside building and pavement areas shall be compacted lightly and protected from erosion by one or more of the methods of Item G. Areas where building and pavement construction is feasible shall not have unsuitable material placed in that location as fill shall be compacted to 95% Standard Proctor or better. These areas shall be determined by the Developer's representative.

**F. EROSION PROTECTION DURING CONSTRUCTION**

1. The Contractor shall provide adequate erosion protection measure during construction such as, but not limited to:
  - a. Siltation basins
  - b. Silt traps
  - c. Straw bale dams
  - d. Soil cement
  - e. Mulch and seeding
  - f. Soil stabilization fabric
  - g. Jute netting
2. Details and placement specifications for the above items are available on request from the Engineer.
3. See "Erosion Control Plan" and Details for more erosion control measures.

**G. STORM SEWER CONNECTION**

1. Storm sewer structures shall comply with current specifications of the City of Franklin and all agencies in respect to design and quality of construction.
2. All storm sewer construction inside public right-of-way, either existing or to be dedicated, shall be in accordance with IN D.O.T. Standard Specifications, 1988 Edition.
3. Where reinforced concrete pipe is shown on the construction plans, it shall be in accordance with A.S.T.M. C-76 Class III Wall "B" unless otherwise specified on the plans. All concrete pipes must have O-Ring joints.
4. Where corrugated metal pipe is shown on the construction plans, it shall be 14 gauge unless otherwise specified and shall have the connecting bands and/or pavement areas and shall not be located in an area where storm drainage structures shall be located or where impoundment of surface drainage may occur.
5. Manholes, catchbasins and inlets will be poured in place or precast concrete. If the contractor elects to use precast structures, he shall submit shop drawings to the engineer prior to construction.
6. Precast concrete and steel for manholes and inlets shall be in accordance with A.S.T.M. C-478.
7. Castings shall be as shown on the detail sheet(s) for manufacturer, type and model number.

**H. UTILITIES**

1. Electric and Telephone:
  - a. Conduit shall be required for all crossings under pavement areas.
  - b. Granular backfill shall be required for all crossings under pavement areas.
  - c. Concrete pads for electric and telephone transformers shall be set at the approximate ground grade as shown on the Site Development Grading Plans for the respective locations.
  - d. The Contractor shall be responsible for coordinating with each utility their installation of any lines or conduits or any other equipment required in the project. The utilities shall be notified prior to the placement of pavement a minimum of 48 hours so that they might install any crossings.

**I. GRANULAR BACKFILL**

Shall be in accordance with IN D.O.T. Standard Specifications. The material shall be Compacted Aggregate No. 53 under or within 5 feet of all pavement per City of Franklin.

**J. PAVEMENT CONSTRUCTION**

1. All street construction shall be in accordance with the plans and specifications and conform to the minimum standards of IN D.O.T. Standard Specifications, 1988 Edition.
  - a. Concrete shall be 6 bag, Class "A" (minimum 4000 psi air entraining, 5% to 7% air entrainment and curing compound required.
  - b. See details for bituminous pavement section.
2. Concrete shall be prepared in compliance with IN D.O.T. standard specifications. No traffic shall be permitted on the prepared subgrade prior to paving.
3. Backfilling of utility trenches with granular material under pavement areas is required and shall be compacted to 95% Standard Proctor. (See Section J).

**K. CONCRETE CURB AND WALKS**

1. See detail sheet for type and details.
2. Concrete shall be ready mixed Portland cement conforming to A.S.T.M. C-150 and aggregate conforming to A.S.T.M. C-33. Concrete shall be 6 bag Class "A" with compressive strength of concrete at 28 days being minimum 4000 p.s.i. Where required, reinforcement shall be welded steel wire fabric conforming to A.S.T.M. A-185. 5% to 7% air entrainment and curing compound required.
3. Application
  - a. Place concrete only on a moist, compacted subgrade or base free from loose material. Place no concrete on muddy or frozen subgrade.
  - b. Concrete shall be deposited so as to require as little rehandling as practicable. When concrete is to be placed at an atmospheric temperature of 35 degrees F or less, IN D.O.T. Specifications, 1988 Edition shall apply.
  - c. Except as otherwise specified, cure all concrete by one of the methods described in IN D.O.T. Specifications, 1988 Edition.

**L. FINISH GRADING AND SEEDING**

1. Over the approved rough grade (see Section E), spread 4" minimum of topsoil or approved fill to such depth as will finish to the required final grades and contours after rolling and natural settlement. New grades shall slope uniformly between levels established on the plans and intersections of new grades with existing grades shall be uniform and smooth.
2. Fertilizer and agricultural limestone shall be spread uniformly over the area to be seeded. They shall be mixed into the top 2" of soil with a disk harrow, rotary tiller or other approved equipment. Fertilizer shall be spread at the rate of 800 pounds per acre and agricultural limestone at the rate of 1/2 ton per acre unless otherwise specified.

SCALE: NA NA AB AB PY PY PAUL MAURER

SEAL: MAURER SURVEYING, INC. 880006 STATE OF INDIANA

NO. 880006

DATE: 3/18/15

REVISION:


PROJECT NAME: GMI PARKING ADDITION 550 INTERNATIONAL DRIVE

SHEET NAME: GENERAL DETAILS & SPECIFICATIONS

MAURER SURVEYING, INC.

4800 W. SMITH VALLEY ROAD, STE. P, GREENWOOD INDIANA 46114

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LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

PREPARED FOR: FLS REALTY, LLC

2001 MULLEN ROAD GREENWOOD, IN 46143

SHEET: C.7

DATE: MARCH 18, 2015

JOB NO. 1823-C.7