

SITE BENCHMARK 
 MAG NAIL IN THE INTERSECTION OF ARVIN ROAD AND HURRICANE ROAD, 10 FEET EAST OF WEST EDGE OF PAVEMENT, EAST OF SITE.
 DATUM IS NAVD 1988
 ELEVATION : 735.50

PROPOSED SITE

KID CITY ACADEMY SITE TOTAL ACREAGE: 2.876
 SITE ZONING = IC
 ADJACENT ZONING
 NORTH = IBD/IL SOUTH = IC
 EAST = IBD WEST = IC

STATEMENT of USE

HURRICANE INDUSTRIAL COMPLEX PARKING LOT EXPANSION IS A PROPOSAL FOR ONLY FOR THE EXPANSION OF AN EXISTING PARKING LOCATED ON THE NORTHEAST SIDE OF THE HURRICANE INDUSTRIAL COMPLEX.

PROPOSED STARTING & COMPLETION of CONSTRUCTION

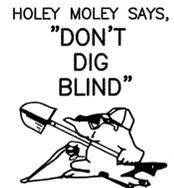
ESTIMATED START DATE: 11/2015
 ESTIMATED COMPLETION DATE: 1/2016

HURRICANE INDUSTRIAL COMPLEX

PARKING LOT EXPANSION

FRANKLIN, JOHNSON COUNTY, INDIANA

CONSTRUCTION PLANS

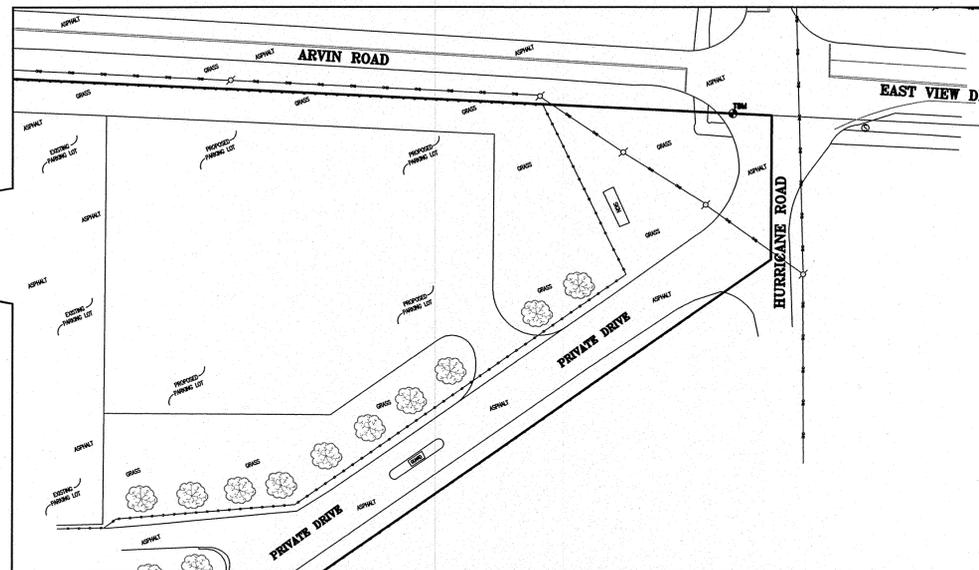
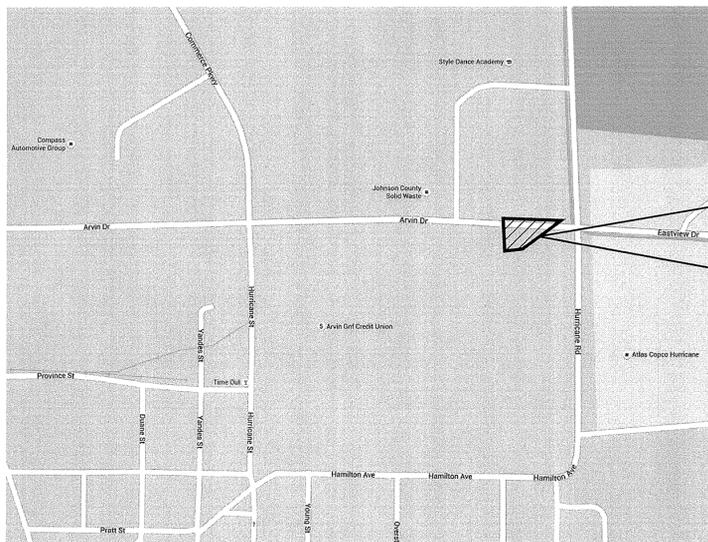


1-800-382-5544
 CALL TOLL FREE
 1-800-428-5200
 FOR CALLS OUTSIDE OF INDIANA

NORTH

OWNER & DEVELOPER
KDL INVESTMENTS LLC
 1800 CHURCH MAN RD.
 INDIANAPOLIS, IN 46203
 Contact: Gary Sells
 Phone: 317-850-3315
 Email: gsells@clreg.com

PROPOSED SITE
 1001 HURRICANE STREET



VICINITY MAP



LEGAL DESCRIPTION

TRACT I:
 Lots Numbered 14, 15, 19, 20, 21, 22, 23 and twelve (12) foot wide vacated alley lying between said Lots 14, 15 and Lots Numbered 22 and 23, as indicated on the Plat of Smith's Factory Addition, Franklin, Indiana, as recorded in Plat Book 2, page 96, of the Records of Johnson County Recorder, and being more particularly described as follows:

Beginning at the Southeast corner of said Lot Number 23 in Smith's Factory Addition; thence North 01 degree 53 minutes West on and along the Easterly line of said Lots Numbered 23, 22, 21, 20 and 19, a distance of 250 feet to the Northeast corner of said Lot Number 19; thence South 88 degrees 21 minutes West on and along the North line of said Lot 19, a distance of 120.00 feet to the Northwest corner thereof; thence South 01 degree 53 minutes East on and along the Westerly line of said Lots Numbered 19, 20 and 21, a distance of 150.00 feet to the Southwest corner of said Lot Number 21; thence South 88 degrees 21 minutes West and crossing said vacated alley and on and along the Northerly line of said Lot Number 15, a distance of 132.00 feet to the Northwest corner of said Lot Number 15; thence South 01 degree 53 minutes East on and along the Westerly line of said Lots Numbered 14 and 15, a distance of 100.00 feet to the Southwest corner of said Lot Number 14; thence North 88 degrees 21 minutes East on and along the Southerly line of said Lots Numbered 14 and 23 and crossing said vacated alley 252.00 feet to the PLACE OF BEGINNING, containing 0.99 acres, more or less.

TRACT II:
 A part of the Northeast Quarter of Section 14, and a part of the Northwest Quarter of Section 13, all in Township 12, Range 4 East of the Second Principal Meridian, AND Lots Numbered 37, 38, 39, 40, 41, 42 and Outlot Number 43 and portions of alleys that are vacated and as indicated on the Plat of Smith's Factory Addition, Franklin, Indiana, as per the plat recorded in Plat Book 2, page 96, in the Office of the Recorder of Johnson county, Indiana, and all being more particularly described as follows:

Beginning at the Northeast corner of said Northeast Quarter Section; thence South 86 degrees 20 minutes West (Plat bearing) on and along the North line of said Northeast Quarter Section 863.50 feet to the Northeast corner of a right-of-way from Arvin Industries to City of Franklin, Indiana; thence South 02 degrees 45 minutes East on and along the Easterly line of said right-of-way 462.14 feet to a point on the North line of the said Smith's Factory Addition; thence South 01 degree 53 minutes East on and along the Easterly right-of-way line of Hurricane Street as Indicated on the said Smith's Factory Addition plat 957.00 feet to the most Southwesterly corner of said Outlot Number 43; thence North 88 degrees 21 minutes East on and along the Southerly line of now abandoned Fairland, Franklin and Martinsville Railroad; thence North 52 degrees 27 minutes East and with said centerline 1416.09 feet; thence continuing Northeasterly with said centerline 847.50 feet to a point in the center of Road 350 East (Hurricane Road); thence North 02 degrees 33 minutes West and with said road 91.80 feet to a point on the North line of said Northwest Quarter Section; thence South 90 degrees 00 minutes West on and along the said North line of said Northwest Quarter Section 1053.45 feet to the PLACE OF BEGINNING, containing 34.90 acres, more or less.

EXCEPTING THEREFROM any portion of the real estate set forth in Corporate Quit-Claim Deed, from Arvin Industries, Inc. to William R. Brown, dated February 8, 1996 and recorded February 13, 1996 as Instrument Number 96003049 that lies within the above described real estate:

A part of the Northeast Quarter of Section 14, Township 12 North, Range 4 East of the Second Principal Meridian, City of Franklin, Johnson County, Indiana, more particularly described as follows:

Commencing at a point in the middle of Sugar Creek Gravel Road, 609 feet (deed distance) West of the intersection of said road with the East line of said Quarter Section; thence North 00 degrees 58 minutes 30 seconds East (previous survey bearing, survey dated July 31, 1986) 134.23 feet measured, (136.00 deed) to an iron rod found in place 20.00 feet measured right angles from the center of the main tract of the F.F. & M. Railroad and the POINT OF BEGINNING of this description; thence South 54 degrees 04 minutes 15 seconds West 228.72 feet measured, (235.00 feet deed) to a PK nail set; thence North 90 degrees 00 minutes 00 seconds West 34.08 feet to a capped re-bar set in the center of said railroad tracks; thence continuing North 90 degrees 00 minutes 00 seconds West 28.68 feet to a capped re-bar set in the approximate center of a drainage ditch; thence North 54 degrees 53 minutes 18 seconds East and approximately with the center of said ditch 302.29 feet to a capped re-bar set; thence South 00 degrees 58 minutes 30 seconds East 15.25 feet to a capped rebar set in the center of said railroad tracks; thence continuing South 00 degrees 58 minutes 30 seconds East 24.40 feet to the POINT OF BEGINNING.

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS
3	GRADING & DIMENSIONAL PLAN
4-5	EROSION CONTROL
6	GENERAL DETAILS & SPECIFICATIONS

REVISIONS

SHEET NO.	DATE	REVISION(S)

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.



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 10/14/2015
 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.

KEYNOTE LEGEND

A — CONCRETE
 B — LAWN

STATEMENT of USE

HURRICANE INDUSTRIAL COMPLEX PARKING LOT EXPANSION IS A PROPOSAL FOR ONLY FOR THE EXPANSION OF AN EXISTING PARKING LOCATED ON THE NORTHEAST SIDE OF THE HURRICANE INDUSTRIAL COMPLEX.

SITE BENCHMARK

MAG NAIL IN THE INTERSECTION OF ARVIN ROAD AND HURRICANE ROAD, 10 FEET EAST OF WEST EDGE OF PAVEMENT, EAST OF SITE.

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SCALE: 1" = 20'

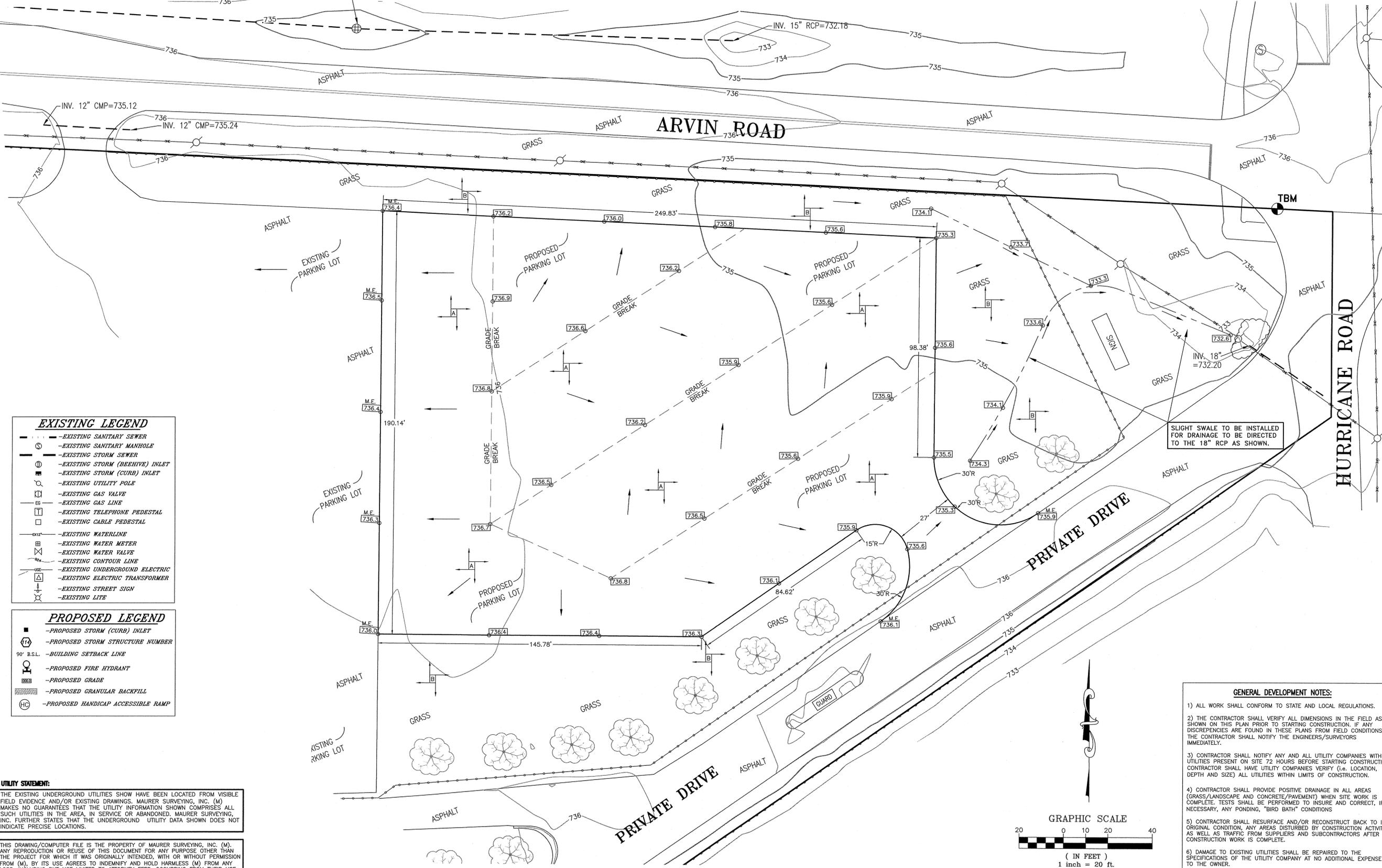
PROJECT NO. 880006

DATE: 10/14/15

DESIGNED BY: MAURER SURVEYING, INC.

CHECKED BY: MAURER SURVEYING, INC.

DATE: 10/14/15



EXISTING LEGEND

- - - EXISTING SANITARY SEWER
- ⊙ EXISTING SANITARY MANHOLE
- - - EXISTING STORM SEWER
- ⊙ EXISTING STORM (BEEHIVE) INLET
- ⊙ EXISTING STORM (CURB) INLET
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING GAS VALVE
- ⊙ EXISTING GAS LINE
- ⊙ EXISTING TELEPHONE PEDESTAL
- ⊙ EXISTING CABLE PEDESTAL
- EXISTING WATERLINE
- ⊙ EXISTING WATER METER
- ⊙ EXISTING WATER VALVE
- EXISTING CONTOUR LINE
- ⊙ EXISTING UNDERGROUND ELECTRIC
- ⊙ EXISTING ELECTRIC TRANSFORMER
- ⊙ EXISTING STREET SIGN
- ⊙ EXISTING LITE

PROPOSED LEGEND

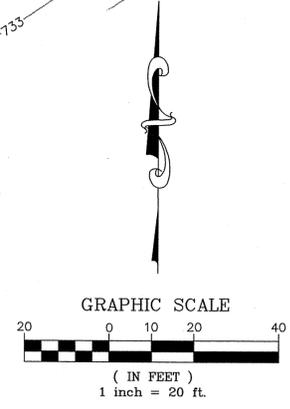
- ⊙ PROPOSED STORM (CURB) INLET
- ⊙ PROPOSED STORM STRUCTURE NUMBER
- 90' B.S.L. — BUILDING SETBACK LINE
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED GRADE
- ⊙ PROPOSED GRANULAR BACKFILL
- ⊙ PROPOSED HANDICAP ACCESSIBLE RAMP

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. 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.

- GENERAL DEVELOPMENT NOTES:**
- 1) ALL WORK SHALL CONFORM TO STATE AND LOCAL REGULATIONS.
 - 2) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AS SHOWN ON THIS PLAN PRIOR TO STARTING CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEERS/SURVEYORS IMMEDIATELY.
 - 3) CONTRACTOR SHALL NOTIFY ANY AND ALL UTILITY COMPANIES WITH UTILITIES PRESENT ON SITE 72 HOURS BEFORE STARTING CONSTRUCTION. CONTRACTOR SHALL HAVE UTILITY COMPANIES VERIFY (i.e. LOCATION, DEPTH AND SIZE) ALL UTILITIES WITHIN LIMITS OF CONSTRUCTION.
 - 4) CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL AREAS (GRASS/LANDSCAPE AND CONCRETE/PAVEMENT) WHEN SITE WORK IS COMPLETE. TESTS SHALL BE PERFORMED TO INSURE AND CORRECT, IF NECESSARY, ANY PONDING, "BIRD BATH" CONDITIONS.
 - 5) CONTRACTOR SHALL RESURFACE AND/OR RECONSTRUCT BACK TO ITS ORIGINAL CONDITION, ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY AS WELL AS TRAFFIC FROM SUPPLIERS AND SUBCONTRACTORS AFTER CONSTRUCTION WORK IS COMPLETE.
 - 6) DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED TO THE SPECIFICATIONS OF THE UTILITY COMPANY AT NO ADDITIONAL EXPENSE TO THE OWNER.



PROJECT NAME:
**HURRICANE INDUSTRIAL COMPLEX
 PARKING LOT EXPANSION
 1001 HURRICANE ROAD, FRANKLIN**

SHEET NAME:
GRADING & DIMENSIONAL PLAN

MAURER SURVEYING, INC.
 4800 WEST VALLEY ROAD, STE P, GREENWOOD, IN 46142
 OFFICE - 317-881-8898 www.MaurerSurveying.com
 LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

PREPARED FOR:
KDL INVESTMENTS
 1001 HURRICANE STREET
 FRANKLIN, IN 46131

— SHEET —

C.3

— DATE —

October 14, 2015

— JOB NO. —

1917-C.3

NOTICE, PERMITS, and NOTES

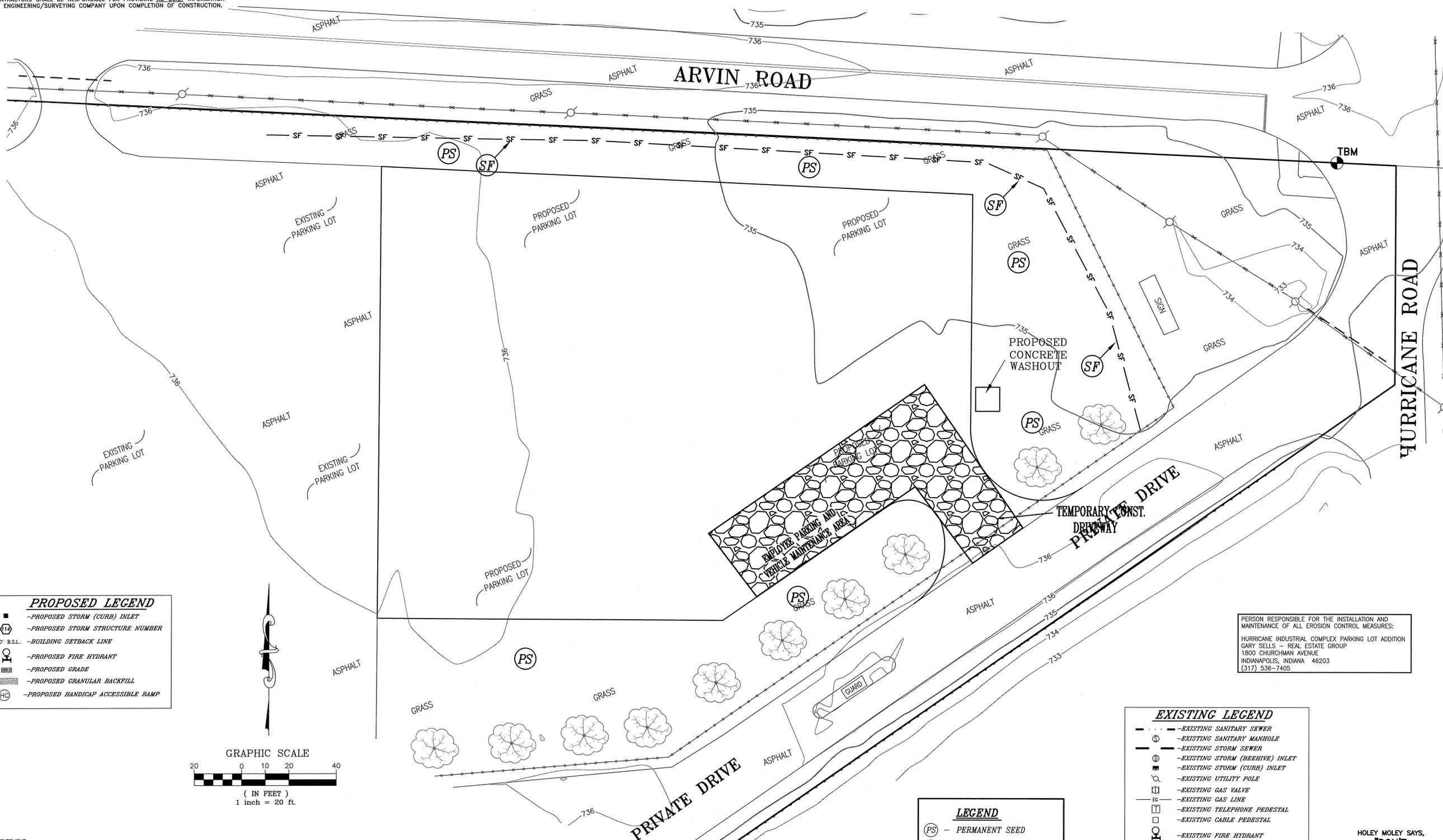
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5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE MOST UPDATED SET OF CONSTRUCTION PLANS PRIOR TO COMMENCING CONSTRUCTION.
6. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT INFORMATION TO THE ENGINEERING/SURVEYING COMPANY UPON COMPLETION OF CONSTRUCTION.

THIS SHEET FOR EROSION CONTROL PURPOSES ONLY

SEE DETAIL SHEETS FOR EROSION CONTROL DETAILS

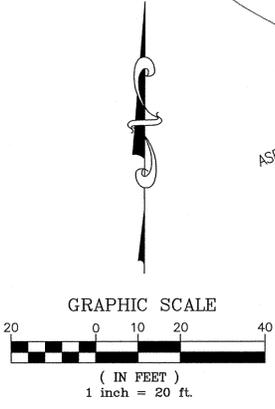
SEE SHEET C.6 FOR SUMMARY & ADDITIONAL INFORMATION*

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.



PROPOSED LEGEND

- - PROPOSED STORM (CURB) INLET
- Ⓧ - PROPOSED STORM STRUCTURE NUMBER
- 90° B.S.L. - BUILDING SETBACK LINE
- Ⓜ - PROPOSED FIRE HYDRANT
- ▭ - PROPOSED GRADE
- ▨ - PROPOSED GRANULAR BACKFILL
- HC - PROPOSED HANDICAP ACCESSIBLE RAMP



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. MAURER SURVEYING, INC. FURTHER STATES THAT THE UNDERGROUND UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS.

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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 18081C0231 D of the Flood Insurance Rate Maps for Johnson County, Indiana dated August 2, 2007.

LEGEND

- Ⓧ - PERMANENT SEED
- Ⓧ - SILT FENCE
- Ⓧ - TEMPORARY SEED
- Ⓧ - EROSION CONTROL BLANKET

EXISTING LEGEND

- - EXISTING SANITARY SEWER
- Ⓧ - EXISTING SANITARY MANHOLE
- - EXISTING STORM SEWER
- Ⓧ - EXISTING STORM (BEEHIVE) INLET
- Ⓧ - EXISTING STORM (CURB) INLET
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- Ⓧ - EXISTING UNDERGROUND ELECTRIC
- Ⓧ - EXISTING ELECTRIC TRANSFORMER
- Ⓧ - EXISTING STREET SIGN
- Ⓧ - EXISTING LITE

PERSON RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES:
 HURRICANE INDUSTRIAL COMPLEX PARKING LOT ADDITION
 GARY SELLS - REAL ESTATE GROUP
 1800 CHURCHMAN AVENUE
 INDIANAPOLIS, INDIANA 46203
 (317) 536-7405

HOLEY MOLEY SAYS,
"DON'T DIG BLIND"

1-800-382-5544
 CALL TOLL FREE
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 FOR CALLS OUTSIDE OF INDIANA

SCALE: 1" = 20'
 DRAWN BY: AB
 CHECKED BY: FM
 DESIGNED BY: PAUL MAURER

PROJECT NO.: 880006
 SHEET NO.: 1917-C.4

REVISIONS:

NO.	DATE	DESCRIPTION

**HURRICANE INDUSTRIAL COMPLEX
 PARKING LOT EXPANSION**
 1001 HURRICANE ROAD, FRANKLIN
EROSION CONTROL PLAN

MAURER SURVEYING, INC.
 4000 WEST SMITH VALLEY ROAD, STE P, GREENWOOD, IN 46142
 OFFICE - 317-881-8888 www.MaurerSurveying.com
 LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

KDL INVESTMENTS
 1001 HURRICANE STREET
 FRANKLIN, IN 46151

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
A4 - Vicinity map showing project location
A5 - Legal Description of the Project Site
A6 - Location of all lots and proposed site improvements (roads, utilities, structures, etc.)
A7 - Hydrologic unit code (14 digit)
A8 - Notation of any State or Federal water quality permits.
A9 - Specific points where stormwater discharge will leave the site
A10 - Location and name of all wetlands, lakes, and watercourses on and adjacent to the site
A11 - Identification of all receiving waters
A12 - Identification of potential discharges to ground water
A13 - 100-year floodplains, floodways, and floodway fringes
A14 - Pre-construction and post construction estimate of Peak Discharge (10-year storm event)
A15 - Adjacent land use, including upstream watershed
A16 - Locations and approximate boundaries of all disturbed areas (Construction Limits)
A17 - Identification of existing vegetation cover
A18 - Soils map including soil descriptions and limitations Per Indiana Erosion Control Manual
A19 - Locations, size and dimensions of proposed stormwater systems (e.g pipes, swales and channels)
A20 - Plans for any off-site construction activities associated with this project (sewer/water tie-ins)
A21 - Locations of proposed soil stockpiles and/or borrow/disposal areas
A22 - Existing site topography at an interval appropriate to indicate drainage patterns
A23 - Proposed final topography at an interval appropriate to indicate drainage patterns

Assessment of Stormwater Pollution Prevention Plan (Section B)

- B1 - Description of Potential pollutant sources associated with construction activities
B2 - Sequence describing stormwater quality measure implementation relative to land disturbing activities
B3 - Stable construction entrance locations and specifications (at all points of ingress and egress)
B4 - Sediment control measures for sheet flow areas
B5 - Sediment control measures for concentrated flow areas
B6 - Storm sewer inlet protection measures, locations and specifications
B7 - Runoff control measures (e.g. diversions, rock check dams, slope drains, etc.)
B8 - Storm water outlet protection specifications
B9 - Grade stabilization structures, locations and specifications
B10 - Location, dimensions, specifications, and construction details of each stormwater quality measure
B11 - Temporary surface stabilization methods appropriate for each season (including sequencing)
B12 - Permanent surface stabilization specifications (include sequencing)

- B13 - Material handling and spill prevention plan
B14 - Monitoring and maintaining guidelines for each proposed stormwater quality measure
B15 - Erosion & sediment control specifications for individual building lots

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

- C1 - Description of pollutants and their sources associated with the proposed land use
C2 - Sequence describing stormwater quality measure implementation
C3 - Description of proposed post construction stormwater quality measures
C4 - Location, dimensions, specifications, and construction details of each stormwater quality measure
C5 - Description of maintenance guidelines for post construction stormwater quality measures

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.

FLOOD HAZARD STATEMENT:

The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any uncertainty in location or elevation on the referenced flood insurance rate map.

TEMPORARY SEEDING DATES

Calendar grid for temporary seeding dates for Wheat or Rye, Oats, and Annual Ryegrass from Jan to Dec.

PERMANENT SEEDING DATES

Calendar grid for permanent seeding dates for Non-irrigated, Irrigated, and Dominant Seeding* from Jan to Dec.

SEEDING LEGEND

TEMPORARY SEED: SEE NOTE BELOW FOR AREAS TO BE SEEDDED
ALL BARE AREAS SCHEDULED TO BE LEFT IDLE FOR 15 DAYS OR MORE MUST BE STABILIZED WITH TEMPORARY SEEDING AND/OR MULCHING.

SEEDING NOTE:

ALL TEMPORARY SEEDING SHALL BE DONE IN ACCORDANCE WITH SECTION 3.11 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.

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

LEGAL DESCRIPTION

TRACT I:
Lots Numbered 14, 15, 19, 20, 21, 22, 23 and twelve (12) foot wide vacated alley lying between said Lots 14, 15 and Lots Numbered 22 and 23, as indicated on the Plat of Smith's Factory Addition, Franklin, Indiana, as recorded in Plat Book 2, page 96, of the Records of Johnson County Recorder, and being more particularly described as follows:

Beginning at the Southeast corner of said Lot Number 23 in Smith's Factory Addition; thence North 01 degree 53 minutes West on and along the Easterly line of said Lots Numbered 23, 22, 21, 20 and 19, a distance of 250 feet to the Northeast corner of said Lot Number 19; thence South 88 degrees 21 minutes West on and along the North line of said Lot 19, a distance of 120.00 feet to the Northwest corner thereof; thence South 01 degree 53 minutes East on and along the Westerly line of said Lots Numbered 19, 20 and 21, a distance of 150.00 feet to the Southwest corner of said Lot Number 21; thence South 88 degrees 21 minutes West and crossing said vacated alley and on and along the Northerly line of said Lot Number 15, a distance of 132.00 feet to the Northwest corner of said Lot Number 15; thence South 01 degree 53 minutes East on and along the Westerly line of said Lots Numbered 14 and 15, a distance of 100.00 feet to the Southwest corner of said Lot Number 14; thence North 88 degrees 21 minutes East on and along the Southerly line of said Lots Numbered 14 and 23 and crossing said vacated alley 252.00 feet to the PLACE OF BEGINNING, containing 0.99 acres, more or less.

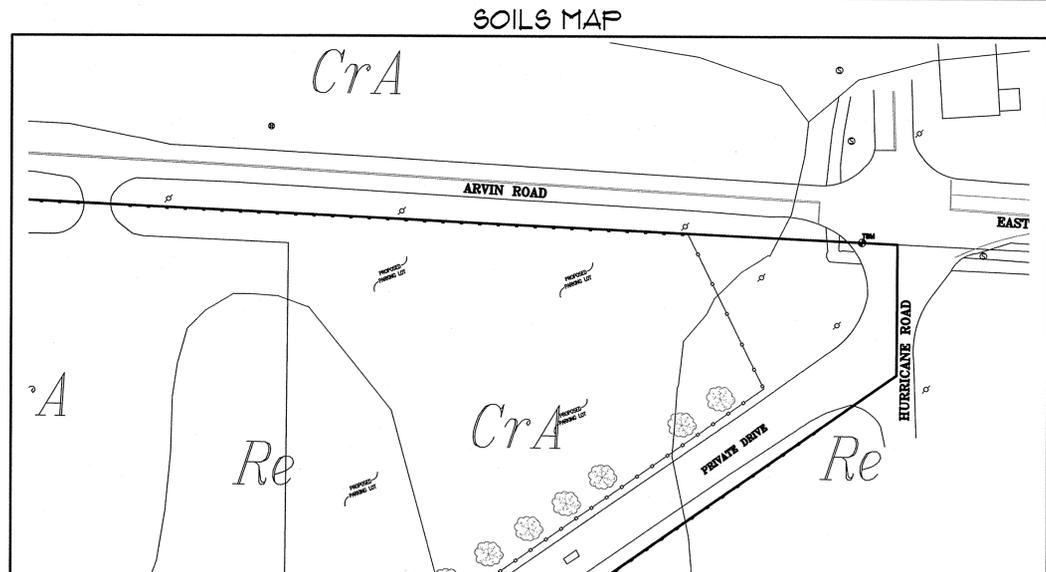
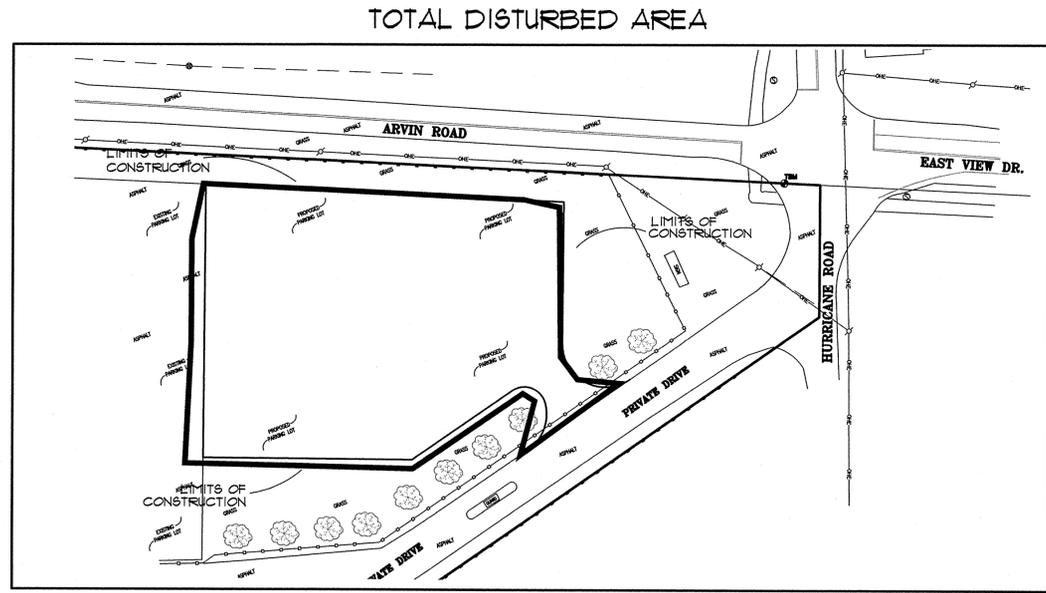
TRACT II:
A part of the Northeast Quarter of Section 14, and a part of the Northwest Quarter of Section 13, all in Township 12, Range 4 East of the Second Principal Meridian, AND Lots Numbered 37, 38, 39, 40, 41, 42 and Durtlot Number 43 and portions of alleys that are vacated and as indicated on the Plat of Smith's Factory Addition, Franklin, Indiana, as per the plat recorded in Plat Book 2, page 96, in the Office of the Recorder of Johnson county, Indiana, and all being more particularly described as follows:

Beginning at the Northeast corner of said Northeast Quarter Section; thence South 86 degrees 20 minutes West (Plat bearing) on and along the North line of said Northeast Quarter Section 863.50 feet to the Northeast corner of right-of-way from Arvin Industries to City of Franklin, Indiana; thence South 02 degrees 45 minutes East on and along the Easterly line of said right-of-way 462.14 feet to a point on the North line of the said Smith's Factory Addition; thence South 01 degree 53 minutes East on and along the Easterly right-of-way line of Hurricane Street as Indicated on the said Smith's Factory Addition plat 957.00 feet to the most Southwesterly corner of said Durtlot Number 43; thence North 88 degrees 21 minutes East on and along the Southerly line of now abandoned Fairland, Franklin and Martinsville Railroad; thence North 52 degrees 27 minutes East and with said centerline 1416.09 feet; thence continuing Northeasterly with said centerline 847.50 feet to a point in the center of Road 350 East (Hurricane Road); thence North 02 degrees 53 minutes West and with said road 91.80 feet to a point on the North line of said Northwest Quarter Section; thence South 90 degrees 00 minutes West on and along the said North line of said Northwest Quarter Section 1053.45 feet to the PLACE OF BEGINNING, containing 34.90 acres, more or less.

EXCEPTING THEREFROM any portion of the real estate set forth in Corporate Quit-Claim Deed, from Arvin Industries, Inc. to William R. Brown, dated February 8, 1996 and recorded February 13, 1996 as Instrument Number 96003049 that lies within the above described real estate:

A part of the Northeast Quarter of Section 14, Township 12 North, Range 4 East of the Second Principal Meridian, City of Franklin, Johnson County, Indiana, more particularly described as follows:

Commencing at a point in the middle of Sugar Creek Gravel Road, 609 feet (deed distance) West of the intersection of said road with the East line of said Quarter Section; thence North 00 degrees 58 minutes 30 seconds East (previous survey bearing, survey dated July 31, 1968) 134.23 feet measured, (136.00 deed) to an iron rod found in place 20.00 feet measured right angles from the center of the main tract of the F.F. & M. Railroad and the POINT OF BEGINNING of this description; thence South 54 degrees 04 minutes 15 seconds West 228.72 feet measured, (235.00 feet deed) to a PK nail set; thence North 90 degrees 00 minutes 00 seconds West 34.08 feet to a capped re-bar set in the center of said railroad tracks; thence continuing North 90 degrees 00 minutes 00 seconds West 28.68 feet to a capped re-bar set in the approximate center of a drainage ditch; thence North 54 degrees 53 minutes 18 seconds East and approximately with the center of said ditch 302.29 feet to a capped re-bar set; thence South 00 degrees 58 minutes 30 seconds East 15.25 feet to a capped re-bar set in the center of said railroad tracks; thence continuing South 00 degrees 58 minutes 30 seconds East 24.40 feet to the POINT OF BEGINNING.



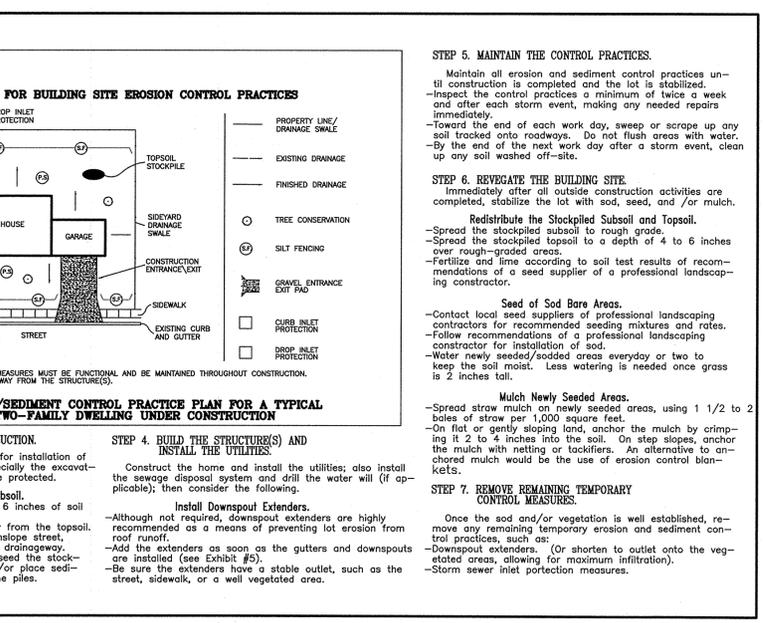
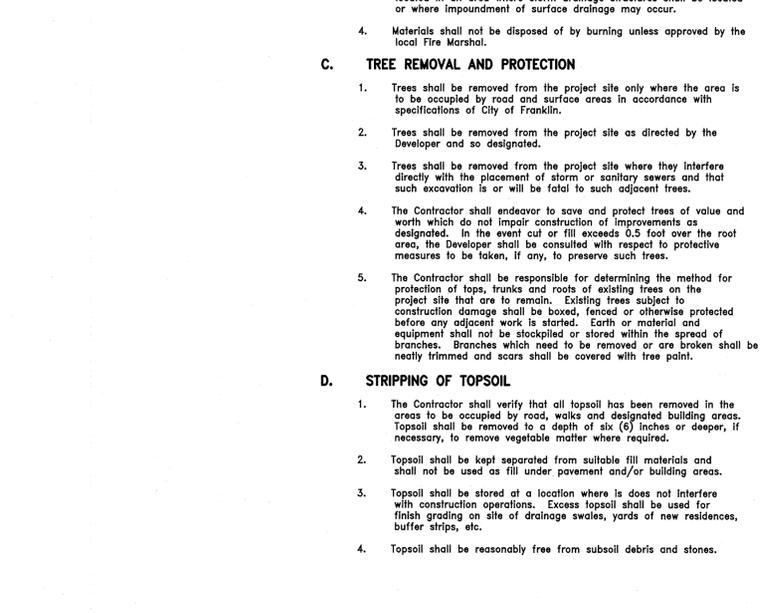
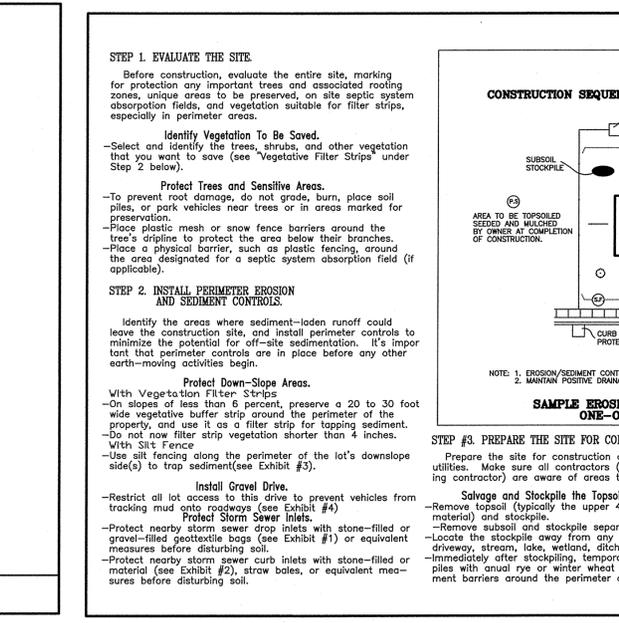
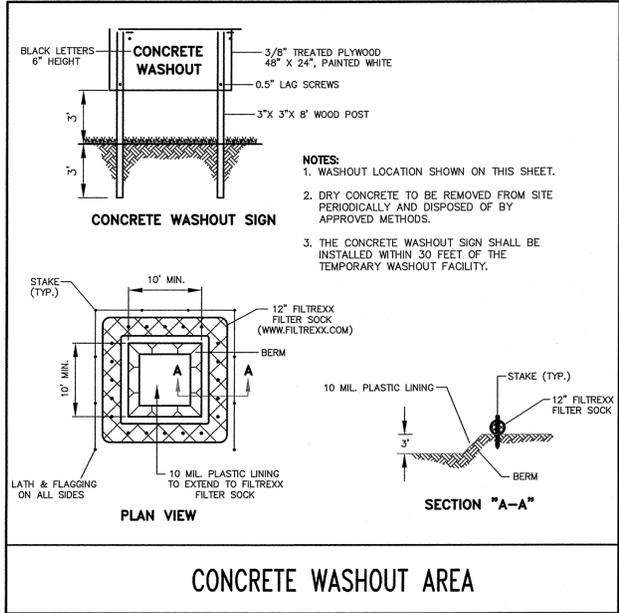
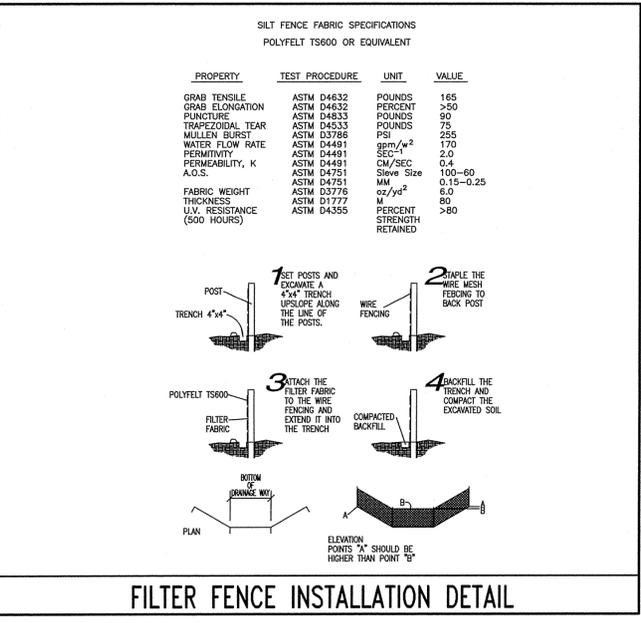
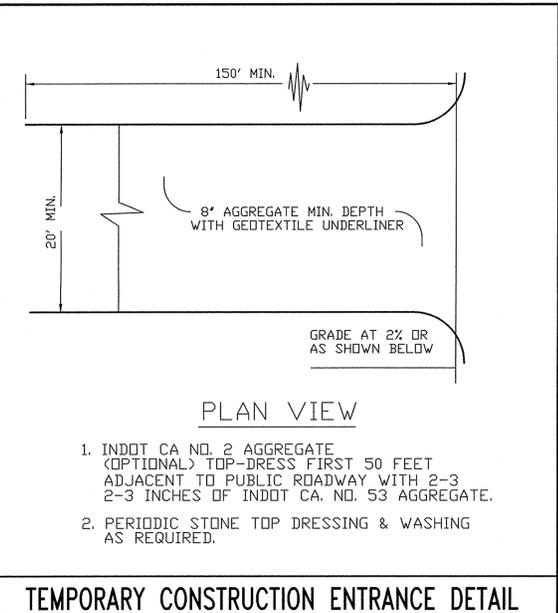
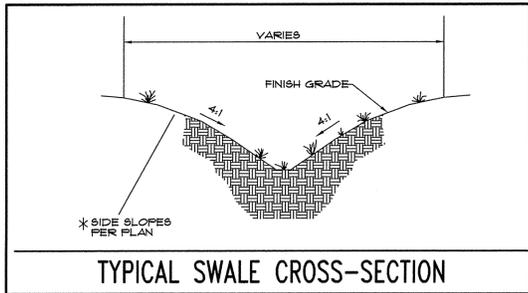
ALL EROSION CONTROL MEASURES SHALL BE IN COMPLIANCE WITH THE INDIANA STORM WATER QUALITY MANUAL - PLANNING AND SPECIFICATION GUIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL AND POST-CONSTRUCTION WATER QUALITY.

HOLEY MOLEY SAYS, "DON'T DIG BLIND"
1-800-382-5544
1-800-428-5200

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. 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.
HURRICANE INDUSTRIAL COMPLEX PARKING LOT EXPANSION
1001 HURRICANE ROAD, FRANKLIN, INDIANA 46131
KDL INVESTMENTS
1001 HURRICANE STREET, FRANKLIN, IN 46131
SHEET C.5
DATE: October 14, 2015
JOB NO. 1917-C.5



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

- 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.
- 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.
- It shall be the Contractor's responsibility for notification and coordination of all construction with the respective utility companies.
- 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.
- 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

- 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".
- Special care shall be taken to insure that the trees to be left remaining in the project area shall not receive limb, 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.
- All "unsuitable material" from clearing operations stated in Item B-1 shall be removed to disposal area(s) off of the project site; unless a "Bury Pit" 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.
- Materials shall not be disposed of by burning unless approved by the local Fire Marshal.

C. TREE REMOVAL AND PROTECTION

- 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.
- Trees shall be removed from the project site as directed by the Developer and so designated.
- 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.
- 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.
- 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

- 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.
- Topsoil shall be kept separated from suitable fill materials and shall not be used as fill under pavement and/or building areas.
- 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.
- Topsoil shall be reasonably free from subsoil debris and stones.

E. GRADING

- The Contractor shall perform all grading operations to bring subgrades, after final compaction, to the required grades and sections for site improvement.
- Subgrade shall be proofrolled with suitable equipment and all spongy and otherwise unsuitable material shall be removed and replaced with suitable material.
- Subgrade shall be prepared in compliance with IN D.O.T. standard specifications and as per City of Franklin Subdivision Control and Land Development ordinance.
- See ROAD CONSTRUCTION
- 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 Soil Engineer for his approval.
- 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 C. Areas where building and pavement construction is feasible shall not have unsuitable material placed in that location and 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

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

G. STORM SEWER CONNECTION

- Storm sewer structures shall comply with current specifications of the City, County and all agencies in respect to design and quality of construction.
- 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.
- 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.
- 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 seals as specified by the manufacturer. C.M.P. may be either aluminum pipe or zinc coated steel sheets in accordance with A.S.T.M. A-444.
- 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.
- Precast concrete and steel for manholes and inlets shall be in accordance with A.S.T.M. C-478.
- Castings shall be as shown on the detail sheet(s) for manufacturer, type and model number.

H. UTILITIES

- Electric and Telephone:
 - Conduit shall be required for all crossings under pavement areas.
 - Granular backfill shall be required for all crossings under pavement areas.
 - 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.
 - 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

- 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.
 - Concrete shall be 6 bag, Class "A" (minimum 4000 psi after curing, 5% to 7% air entrainment and curing compound required.
 - See details for bituminous pavement section.
- Subgrade shall be prepared in compliance with IN D.O.T. standard specifications. No traffic shall be permitted on the prepared subgrade prior to paving.
- 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

- See detail sheet for type and details.
- Concrete shall be ready mixed Portland cement conforming to A.S.T.M. C-150 and aggregate shall conform 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.
- Application
 - Place concrete only on a moist, compacted subgrade or base free from loose material. Place no concrete on muddy or frozen subgrade.
 - 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.
 - 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

- 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 finish grades and contours after rolling and natural settlement. New grades shall slope uniformly from grades established on the plans and intersections of new grades with existing grades shall be uniform and smooth.
- 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: N/A
 DRAWN BY: F.M.
 CHECKED BY: F.M.
 CREDITED BY: PAUL MAURER
 MAURER SURVEYING, INC.
 4800 WEST SMITH VALLEY ROAD, STE. P, GREENWOOD, IN 46142
 OFFICE - 317-861-3998 www.MaurerSurveying.com
 LAND SURVEYING, LAND DEVELOPMENT & BUILDERS SERVICES
 PREPARED FOR: KDL INVESTMENTS
 1001 HURRICANE STREET, FRANKLIN, IN 46131
 PROJECT NAME: HURRICANE INDUSTRIAL COMPLEX PARKING LOT EXPANSION
 SHEET NAME: 1001 HURRICANE ROAD, FRANKLIN
 NO. 880006
 STATE OF INDIANA
 10/14/15

REVISION:	DATE:

GENERAL DETAILS & SPECIFICATIONS

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