PROJECTS *plus*

GREENWOOD SURVEYING COMPANY

CIVIL ENGINEERING – LAND SURVEYING
LAND PLANNING – CONSTRUCTION MANAGEMENT
2555 Fairview Place Suite A • Greenwood, Indiana 46142
(317)-882-3003

SEAL

JOB NUMBER 1501S.01

SHEET 3 OF 15

DATE NOVEMBER 12, 2015

PROJECT

DEER MEADOWS – SECTION ONE

CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA

TITLE

PROPOSED SITE CONDITIONS

DATE	REVISION	SYMBOL
11/30/15	REVISED PER CITY OF FRANKLIN TECHNICAL MEETING ON 11/25/15	

SCALE 1"=60'

DRAWN JPH

CHECKED JKS

CERTIFIED JKS

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CALL 3 WORKING DAYS BEFORE YOU DIG

Know what's below. Call before you dig. 811 THE LAW

LEGEND :

27	LOT NUMBER
754.50	PROPOSED EARTHEN PAD ELEVATION
	PROPOSED SANITARY SEWER W/ MANHOLE
	PROPOSED STORM SEWER W/ END SECTION, DITCH INLET AND CURB INLET
	EXISTING SANITARY SEWER W/ MANHOLE
	EXISTING STORM SEWER W/ END SECTION, DITCH INLET AND CURB INLET
406	STRUCTURE NUMBER
754.60	PROPOSED SPOT ELEVATION
754.45	MATCH EXISTING GRADE
752	EXISTING CONTOUR LINE

S.S.D.&U.E. SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.&U.E. DRAINAGE AND UTILITY EASEMENT
B.S.L. BUILDING SETBACK LINE
HANDICAP PROPOSED HANDICAP ACCESS RAMP
LIGHT PROPOSED AREA LIGHT
N PROPOSED STREET NAME SIGN
S PROPOSED STOP SIGN
NP PROPOSED NO PARKING SIGN
CENTERLINE MONUMENT (5/8" REBAR 24" LONG, 1.04 lb./ft.)

MINIMUM SETBACKS

1. SIDE YARDS – THE SIDE YARD SETBACK LINES SHALL BE A MINIMUM OF FIVE (5) FEET FROM THE SIDE LINES OF THE LOT.
2. REAR YARD– THE REAR YARD SETBACK SHALL BE A MINIMUM OF FIFTEEN (15) FEET FROM THE REAR LINE OF THE LOT.

NOTES

1. ALL UTILITY CROSSINGS OR TRENCHES WITHIN (5) FEET OF THE EDGE OF PAVEMENT SHALL BE BACKFILLED TO THE SUBGRADE WITH GRANULAR MATERIAL. THE UPPERMOST 4" OF GRANULAR MATERIAL SHALL BE #53 STONE) AND COMPACTED IN SIX INCH LIFTS.
2. TRAFFIC CONTROL DEVICES SHALL MEET I.M.U.T.C.D. STANDARDS
3. THE PAVING/SUBGRADE CONTRACTOR SHALL NOTIFY THE CITY OF GREENWOOD ENGINEERING DEPARTMENT (317)-887-5230 AT LEAST 24 HOURS PRIOR TO PROOF ROLL ON THE PROPOSED STREETS.
4. FOR UNDERDRAIN LOCATIONS SEE STREET PLAN AND PROFILES.
5. FOR SERVICE LATERAL LOCATIONS SEE LATERAL PLAN
6. FOR HANDICAP ACCESS RAMP DETAILS SEE STREET DETAILS.
7. THE PAD GRADE SHOWN ON THIS PLAN
8. ALL EXISTING FIELD TILES DISTURBED DURING CONSTRUCTION SHALL BE RE-DIRECTED TO THE NEAREST STORM STRUCTURE AND SHOWN ON AS-BUILT DRAWINGS.
9. PRIOR TO ISSUANCE OF ANY BUILDING PERMITS THE BITUMINOUS BASE AND BINDER LAYERS FOR ALL STREETS, DRIVES AND ARKING LOTS TO BE INSTALLED AND ALL WATER MAINS HYDRANTS FOR THE SITE DEVELOPMENT MUST BE INSTALLED PER APPROVED SPECIFICATIONS AND MADE SERVICEABLE.
10. STREET TREES ARE REQUIRED FOR EVERY LOT AT A RATIO OF 1 PER EVERY 35 FT. OR PORTION THEREOF OF STREET FRONTAGE AND MEET THE REQUIREMENTS OUTLINED IN ARTICLE 6.15.

FOR EASEMENT LOCATIONS AND DESIGNATIONS SEE FINAL RECORD PLAT AND RESTRICTIONS

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 OR STATE AGENCIES PRIOR TO STARTING ANY CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL 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.

BENCHMARK: ELEV.=755.95

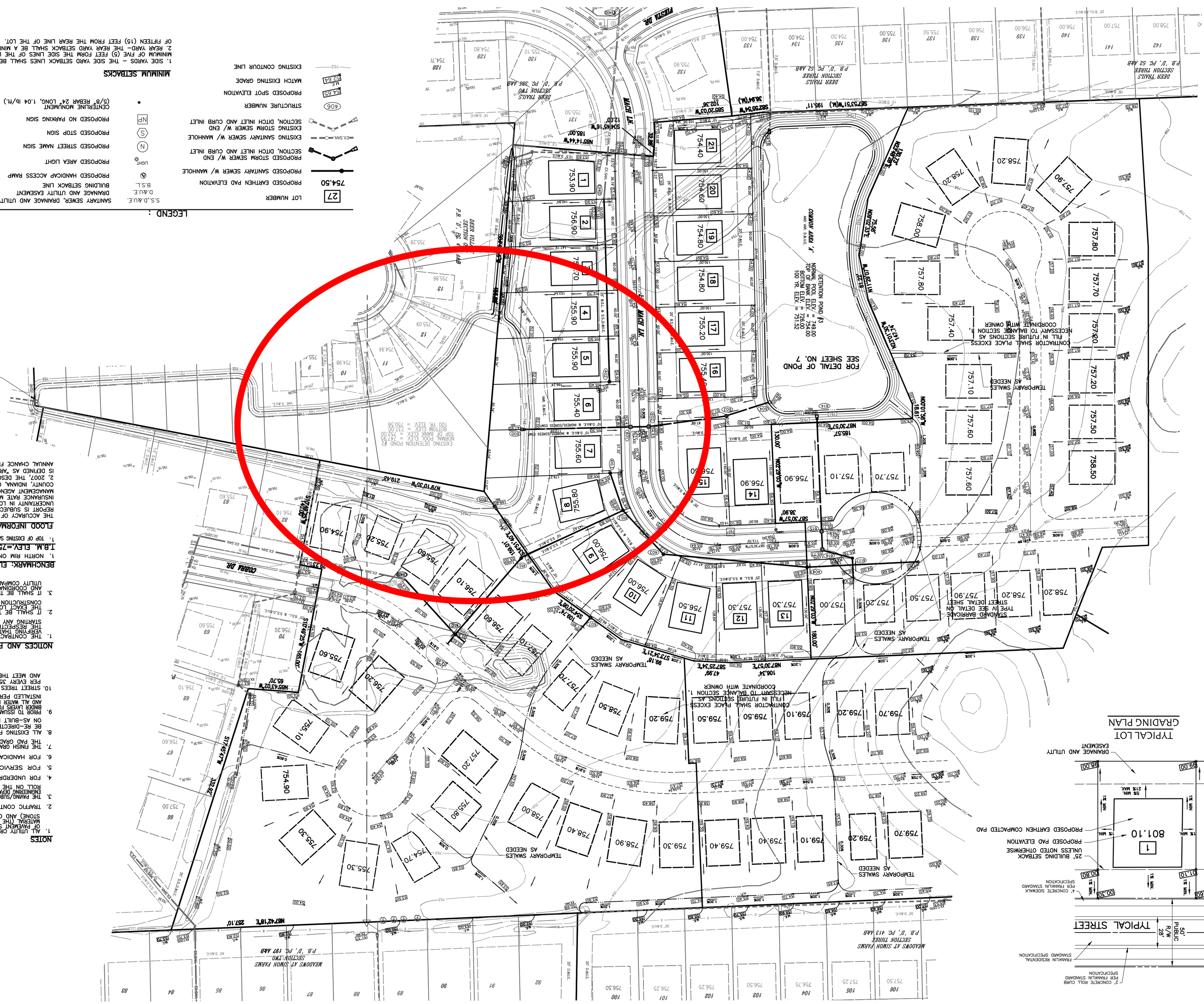
1. NORTH RIM ON MANHOLE NO. 8 IN DEER TRACE SUBDIVISION.

T.B.M. ELEV.=753.39

1. TOP OF EXISTING SANITARY MANHOLE AT CORNER OF LOT #29 IN DEER RUN SEC. 2.

FLOOD INFORMATION

THE ACCURACY OF THE 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. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF JOHNSON COUNTY, INDIANA, COMMUNITY PANEL #180611C0227D DATED AUGUST 2, 2007, THE DESCRIBED REAL ESTATE LIES WITHIN ZONE "X", WHICH IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN".

0 30' 60' 90' 120'

NORTH