

PROPOSED SITE

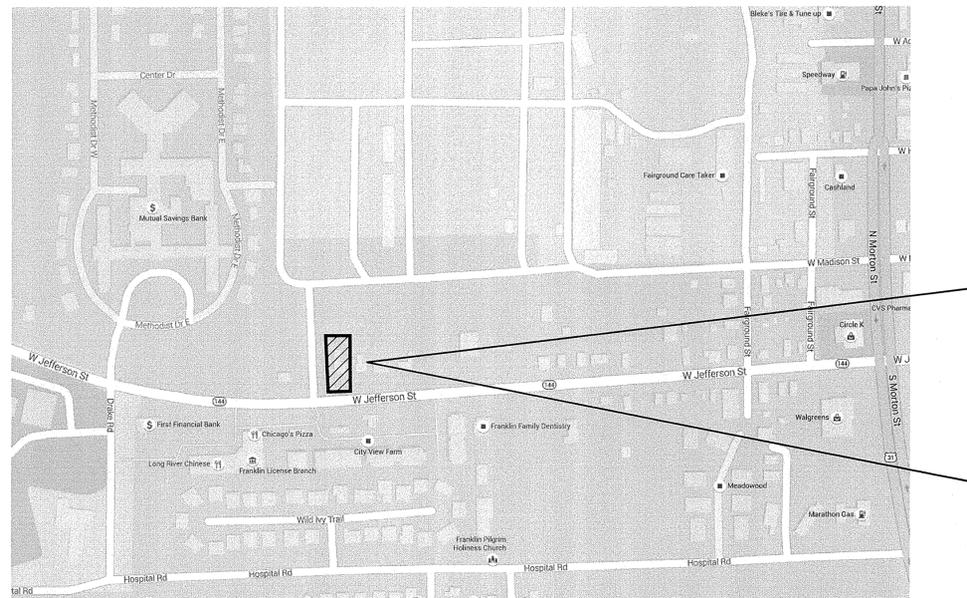
VAUGHT FAMILY EYE CARE
 SITE TOTAL ACREAGE: 0.41
 SITE ZONING = MXC
 ADJACENT ZONING
 NORTH = PUD SOUTH = MXC
 EAST = MXC WEST = MXC

STATEMENT of USE

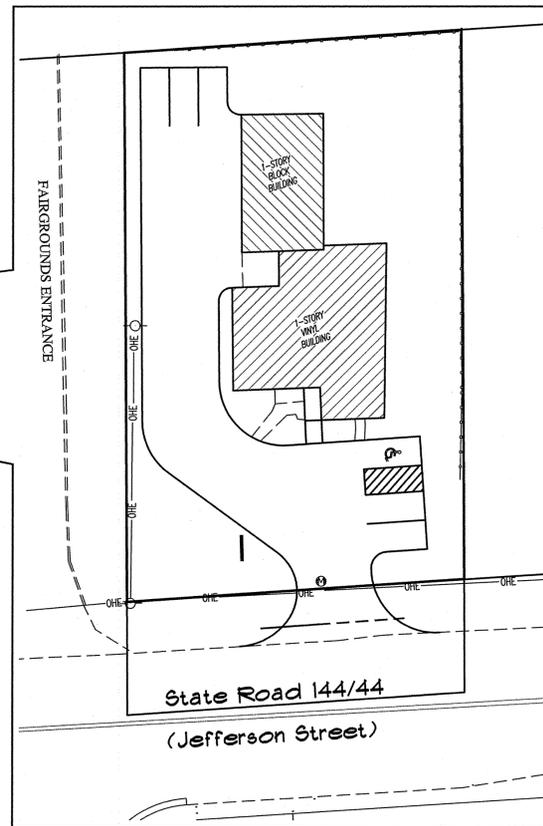
VAUGHT FAMILY EYE CARE PARKING LOT EXPANSION IS A PROPOSAL ONLY FOR THE EXPANSION OF AN EXISTING PARKING AND DRIVE LOCATED ON THE SITE.

PROPOSED STARTING & COMPLETION of CONSTRUCTION

ESTIMATED START DATE: 03/2016
 ESTIMATED COMPLETION DATE: 10/2016



PROPOSED SITE
 1040 W. JEFFERSON STREET



OWNER & DEVELOPER
VAUGHT BUILDING LLC

105 Queens Court
 Franklin, IN 46131
 Contact: Holly Vaught
 Phone: 317-736-7722
 Email: holly.vaught@gmail.com

VICINITY MAP



LEGAL DESCRIPTION

A part of the West Half of the Southeast Quarter of Section 15, Township 12 North, Range 4 East of the Second Principal Meridian, also being Lot Number 4 and the East Half of Lot Number 3, in Richardson's Subdivision, as recorded in Plat Cabinet "A", Page 479 (formerly in Plat Book 2, Page 152) in the Office of the Johnson County Recorder, located in Johnson County, Indiana, being more particularly described as follows:

BEGINNING at the Northwest corner of said East Half of Lot Number 3, formerly described as 808.80 feet East and 1913 feet South of the Northwest corner of the within East Half Section; thence North 86 degrees 05 minutes 32 seconds East (Basis of Bearings is State Plane Coordinates) along the North lines of said Lots Number 3 and Number 4 a distance of 105.00 feet to the Northeast corner of said Lot Number 4; thence South 00 degrees 23 minutes 32 seconds East along the East line of said Lot Number 4 a distance of 170.00 feet to the North Right-of-Way line of State Road 144/44; thence South 86 degrees 05 minutes 32 seconds West along said North Right-of-Way line 105.00 feet to the West line of said East Half of Lot Number 3; thence North 00 degrees 23 minutes 32 seconds West along said West line 170.00 feet to the Point of Beginning, containing 0.409 acres, more or less.

Subject to all easements, restrictions and rights-of-way.

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.

INDEX OF DRAWINGS

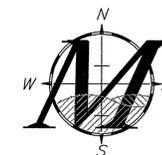
SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS & DEVELOPMENT PLAN
3	GENERAL DETAILS & SPECIFICATIONS

REVISIONS

DATE	SHEET NUMBER

HOLEY MOLEY SAYS,
 "DON'T
 DIG
 BLIND"

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



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.

LEGEND

- ⊙ - EXISTING SANITARY MANHOLE
- ⊕ - EXISTING STORM MANHOLE
- ⊕ - EXISTING FIRE HYDRANT
- ⊕ - EXISTING OVERHEAD ELECTRIC
- ⊕ - EXISTING POWER POLE
- ⊕ - EXISTING STORM GRATE
- ⊕ - EXISTING LIGHT POLE

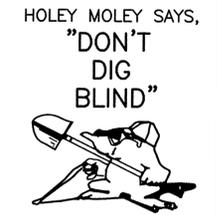
PROPOSED LEGEND

- ▭ - PROPOSED GRADE
- A - LAWN
- B - PROPOSED ASPHALT
- SF - PROPOSED SLIT FENCE

DRAINAGE AND EROSION CONTROL STATEMENT

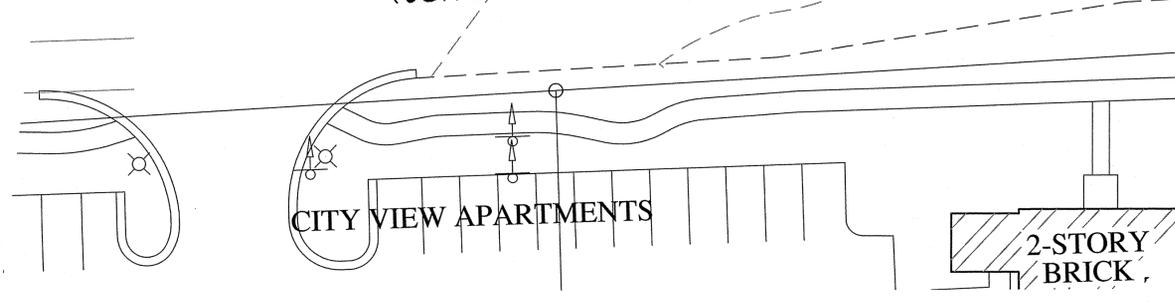
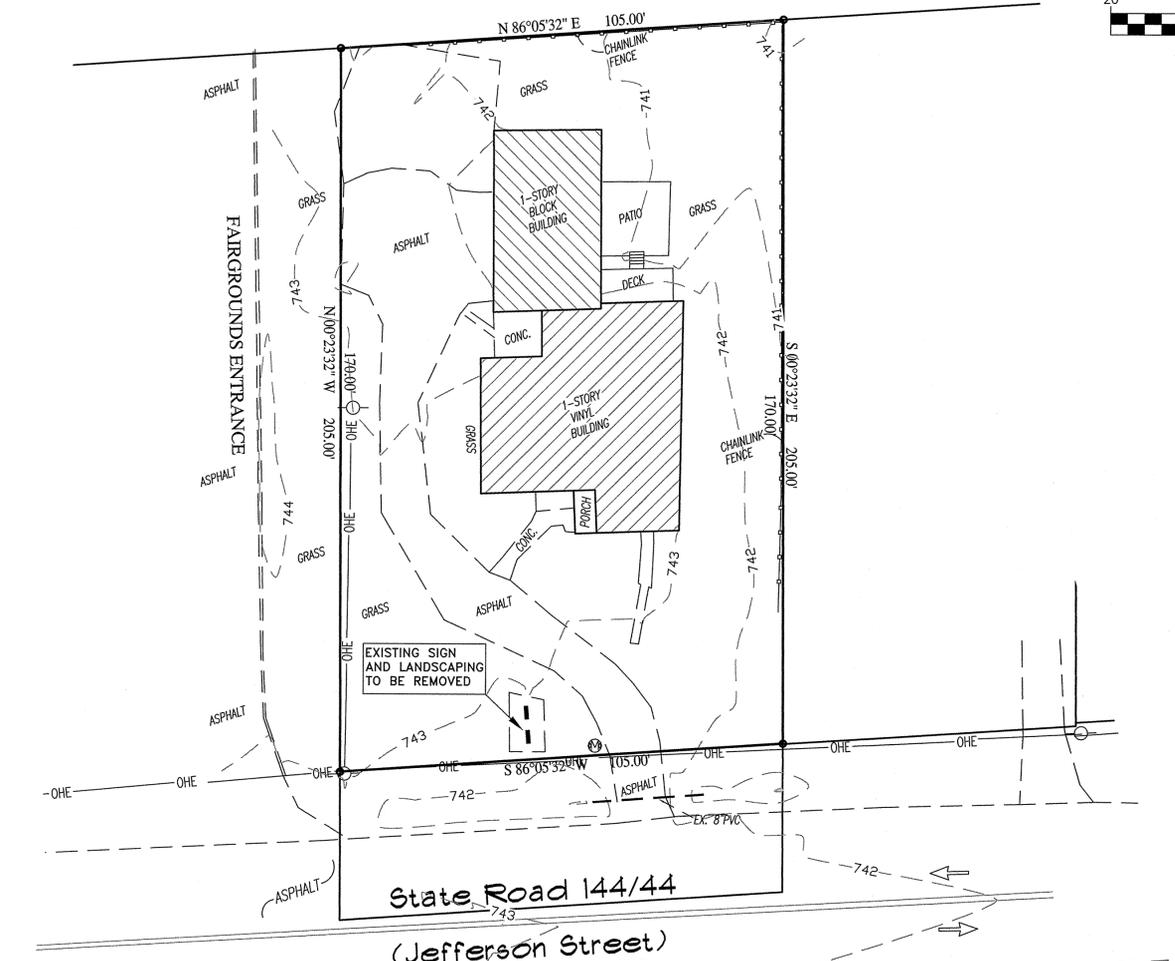
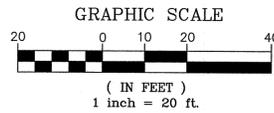
THE SMALL SIZE OF THIS PROJECT DOES NOT WARRANT HAVING A DRAINAGE REPORT PREPARED. THE PROJECT CONSISTS OF IMPROVING AN EXISTING DRIVEWAY FOR A NEW COMMERCIAL BUSINESS. THE INCREASE IN IMPERVIOUS AREA IS ONLY 0.10 ACRE WHICH IS TOO SMALL OF AN AREA TO REQUIRE A DRAINAGE REPORT. THERE DOES NOT APPEAR TO BE ANY DRAINAGE PROBLEMS IN THE AREA AND THE DRAINAGE PATTERN WILL REMAIN THE SAME AS IT PRESENTLY IS.

THE ONLY EROSION CONTROL MEASURES SHOWN ARE SILT FENCE TO BE IN PLACE EAST AND SOUTH OF THE PARKING TO PREVENT MATERIAL FLOWING INTO THE SWALE ALONG WEST JEFFERSON STREET.

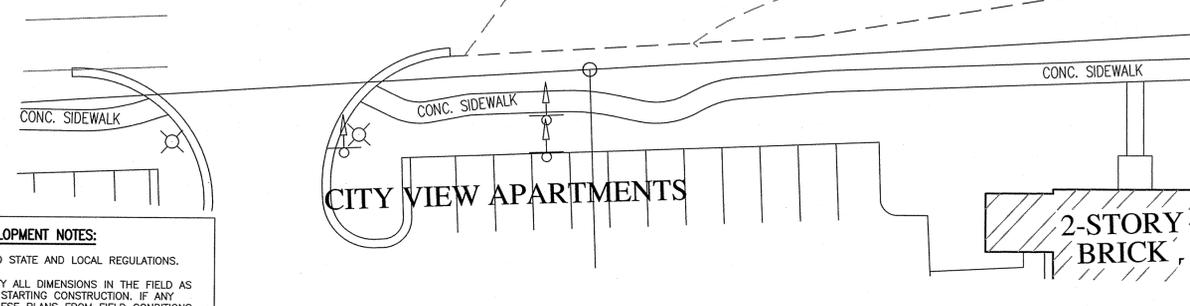
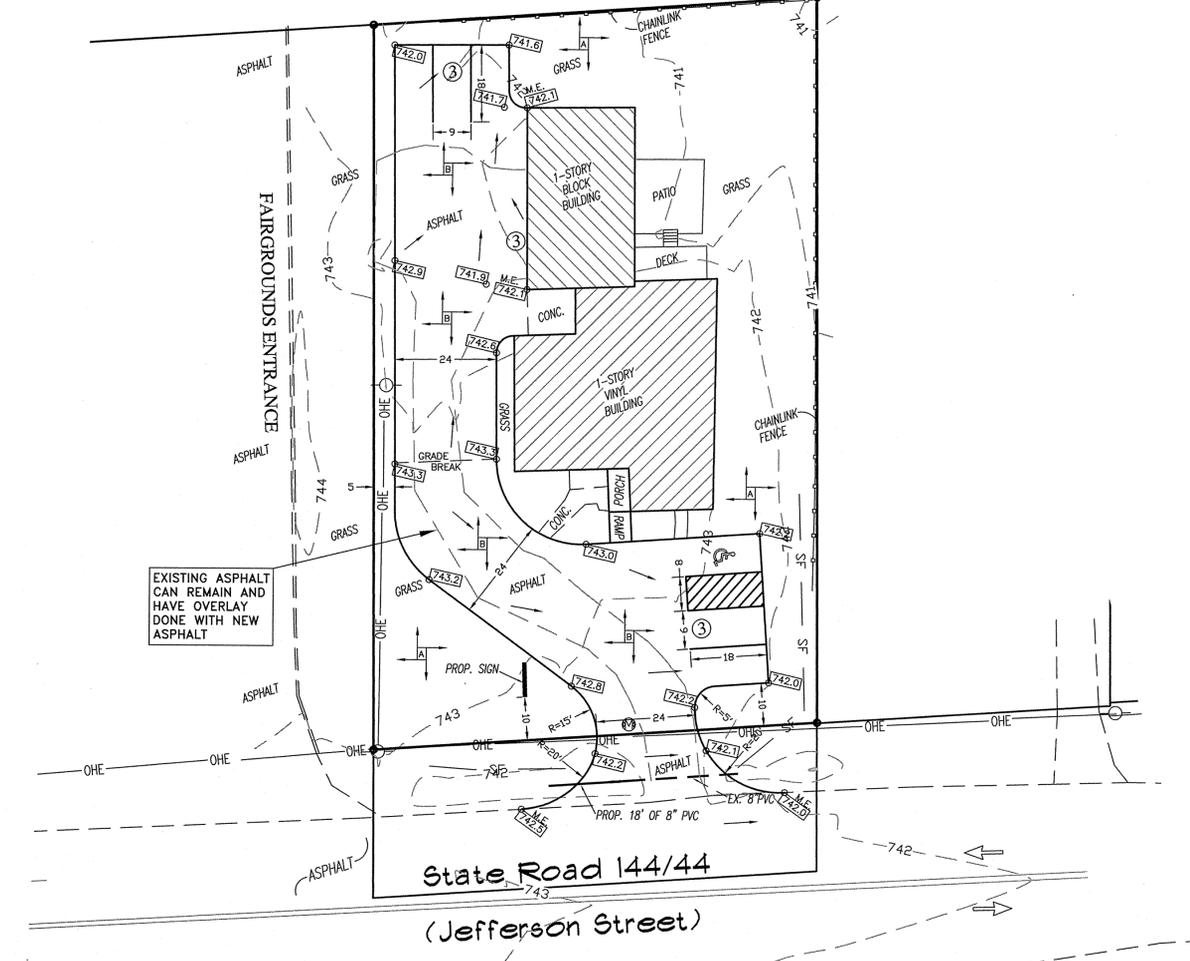


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FOR CALLS OUTSIDE OF INDIANA

PROJECT NO. 20
DRAWN BY: AB
CHECKED BY: FJM
DATE: 2/8/2016



EXISTING SITE



PROPOSED SITE PLAN

- 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.

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.

PROJECT NAME:
VAUGHT FAMILY EYE CARE
1040 W. JEFFERSON STREET, FRANKLIN
SHEET NAME:
EXISTING CONDITIONS & DEVELOPMENT PLAN

MAURER SURVEYING, INC.
4800 W. SMITH VALLEY RD., STE. P. GREENWOOD INDIANA 46142
OFFICE - 317-881-8888 www.MaurerSurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES
PREPARED FOR:
VAUGHT BUILDING LLC
105 QUEENS COURT
FRANKLIN, INDIANA 46131

SHEET
C.2
DATE
FEBRUARY 8, 2016
JOB NO.
1927-C.2

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 Soils 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, most current 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

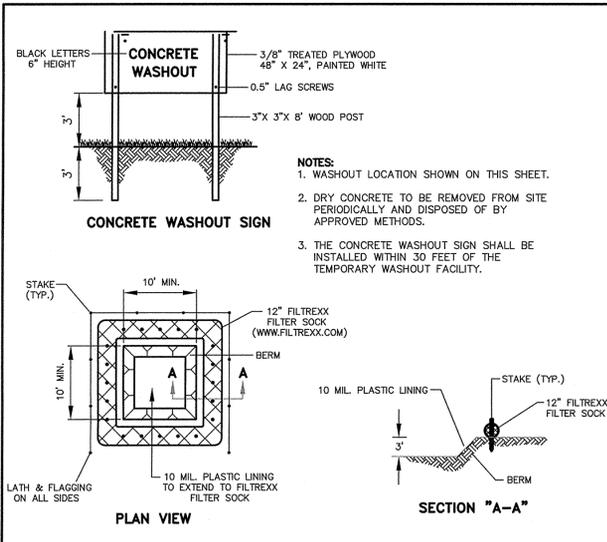
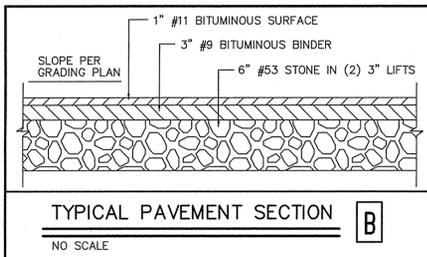
- All street construction shall be in accordance with the plans and specifications and conform to the minimum standards of IN D.O.T. Standard Specifications, most current Edition.
 - Concrete shall be 6 bag Class "A" (minimum 4000 psi after curing, 5% to 7% air entrainment and curing compound required.
 - 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 water. 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, most current Edition.

L. FINISH GRADING AND SEEDING

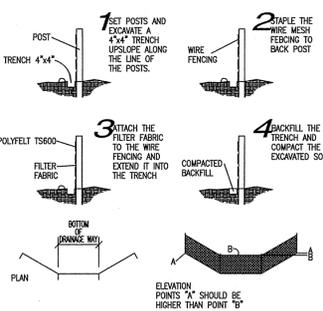
- Over the approved rough grade (see Section E), spread 4" minimum of topsoil or approved fill to such depth as will finish to the required finish grades and contours after rolling and natural settlement. New grades shall slope uniformly between levels established on the plans and intersections of new 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.



CONCRETE WASHOUT AREA

SILT FENCE FABRIC SPECIFICATIONS
POLYFELT TS600 OR EQUIVALENT

PROPERTY	TEST PROCEDURE	UNIT	VALUE
GRAB TENSILE	ASTM D4632	POUNDS	165
GRAB ELONGATION	ASTM D4632	PERCENT	>50
PUNCTURE	ASTM D4633	POUNDS	80
TRAPEZOIDAL TEAR	ASTM D4533	POUNDS	75
MILLEN BURST	ASTM D3786	PSI	255
WATER FLOW RATE	ASTM D4491	gpm/ft ²	170
PERMITIVITY	ASTM D4491	SEC	2.0
PERMEABILITY, K	ASTM D4491	CM/SEC	0.4
A.O.S.	ASTM D4751	Sieve Size	100-60
FABRIC WEIGHT	ASTM D3776	oz/yd ²	6.0
THICKNESS	ASTM D1777	M	80
U.V. RESISTANCE (500 HOURS)	ASTM D4355	PERCENT STRENGTH RETAINED	>80



FILTER FENCE INSTALLATION DETAIL

SCALE: N/A
 DRAWN BY: PM
 CHECKED BY: PM
 CERTIFIED BY: PAUL MAURER
 SEAL: PAUL MAURER
 REGISTERED PROFESSIONAL ENGINEER
 NO. 880006
 STATE OF INDIANA
 2/18/2016

REVISION:

DATE:

PROJECT NAME: VAUGHT FAMILY EYE CARE
 1040 W. JEFFERSON STREET, FRANKLIN
 SHEET NAME: GENERAL DETAILS & SPECIFICATIONS

MAURER SURVEYING, INC.
 4800 WEST SMITH VALLEY ROAD, STE P, GREENWOOD, IN 46142
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 PREPARED FOR: VAUGHT BUILDING LLC
 108 QUEENS COURT
 FRANKLIN, INDIANA 46131

SHEET: C.3
 DATE: FEBRUARY 8, 2015
 JOB NO.: 1927-C.3