

Scale: 1" = 20'

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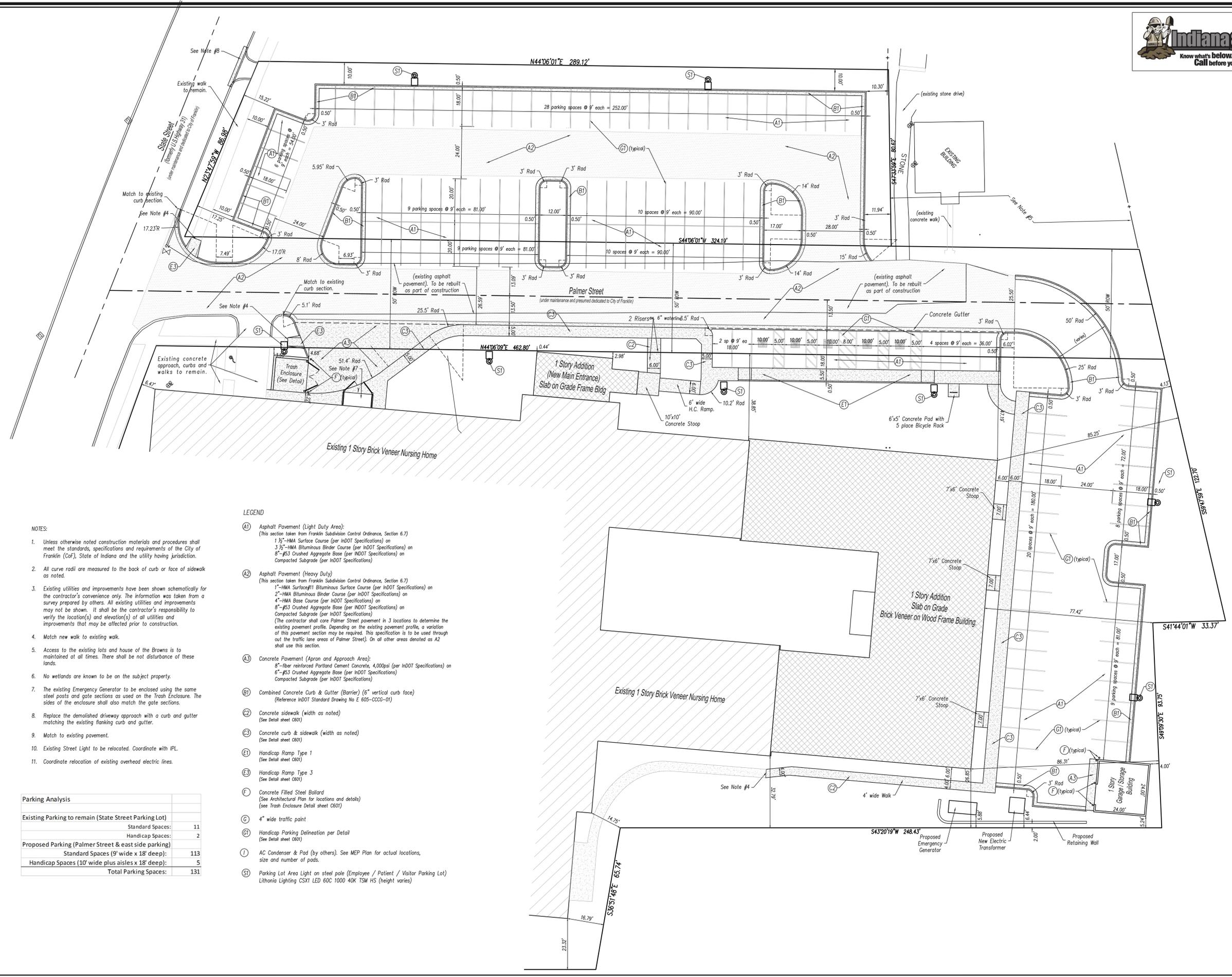
Client
Date: **08.19.2016**

Revision	Date

Project: **Homeview Health & Rehabilitation Center**
601 S. State Street
City of Franklin, Johnson County, Indiana
Sheet Title: **Site Location Plan**

Sheet No. **C201**

of 15 Civil Sheets



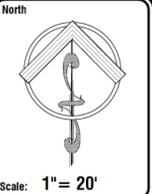
NOTES:

- Unless otherwise noted construction materials and procedures shall meet the standards, specifications and requirements of the City of Franklin (CoF), State of Indiana and the utility having jurisdiction.
- All curve radii are measured to the back of curb or face of sidewalk as noted.
- Existing utilities and improvements have been shown schematically for the contractor's convenience only. The information was taken from a survey prepared by others. All existing utilities and improvements may not be shown. It shall be the contractor's responsibility to verify the location(s) and elevation(s) of all utilities and improvements that may be affected prior to construction.
- Match new walk to existing walk.
- Access to the existing lots and house of the Browns is to be maintained at all times. There shall be no disturbance of these lands.
- No wetlands are known to be on the subject property.
- The existing Emergency Generator to be enclosed using the same steel posts and gate sections as used on the Trash Enclosure. The sides of the enclosure shall also match the gate sections.
- Replace the demolished driveway approach with a curb and gutter matching the existing flanking curb and gutter.
- Match to existing pavement.
- Existing Street Light to be relocated. Coordinate with IPL.
- Coordinate relocation of existing overhead electric lines.

Parking Analysis	
Existing Parking to remain (State Street Parking Lot)	
Standard Spaces:	11
Handicap Spaces:	2
Proposed Parking (Palmer Street & east side parking)	
Standard Spaces (9' wide x 18' deep):	113
Handicap Spaces (10' wide plus aisles x 18' deep):	5
Total Parking Spaces:	131

LEGEND

- (A1) Asphalt Pavement (Light Duty Area):
(This section taken from Franklin Subdivision Control Ordinance, Section 6.7)
1 1/2" HMA Surface Course (per INDOT Specifications) on
3 1/2" HMA Bituminous Binder Course (per INDOT Specifications) on
8" #53 Crushed Aggregate Base (per INDOT Specifications) on
Compacted Subgrade (per INDOT Specifications)
- (A2) Asphalt Pavement (Heavy Duty)
(This section taken from Franklin Subdivision Control Ordinance, Section 6.7)
1" HMA Surface Course (per INDOT Specifications) on
2" HMA Bituminous Binder Course (per INDOT Specifications) on
4" HMA Base Course (per INDOT Specifications) on
8" #53 Crushed Aggregate Base (per INDOT Specifications) on
Compacted Subgrade (per INDOT Specifications)
(The contractor shall core Palmer Street pavement in 3 locations to determine the existing pavement profile. Depending on the existing pavement profile, a variation of this pavement section may be required. This specification is to be used through out the traffic lane areas of Palmer Street). On all other areas denoted as A2 shall use this section.
- (A3) Concrete Pavement (Apron and Approach Area):
8" fiber reinforced Portland Cement Concrete, 4,000psi (per INDOT Specifications) on
6" #53 Crushed Aggregate Base (per INDOT Specifications)
Compacted Subgrade (per INDOT Specifications)
- (B1) Combined Concrete Curb & Gutter (Barrier) (6" vertical curb face)
(Reference INDOT Standard Drawing No E 605-CCCC-01)
- (C2) Concrete sidewalk (width as noted)
(See Detail sheet C601)
- (C3) Concrete curb & sidewalk (width as noted)
(See Detail sheet C601)
- (E1) Handicap Ramp Type 1
(See Detail sheet C601)
- (E3) Handicap Ramp Type 3
(See Detail sheet C601)
- (F) Concrete Filled Steel Ballard
(See Architectural Plan for locations and details)
(see Trash Enclosure Detail sheet C601)
- (G) 4" wide traffic paint
- (G1) Handicap Parking Delineation per Detail
(See Detail sheet C601)
- (I) AC Condenser & Pad (by others). See MEP Plan for actual locations, size and number of pads.
- (S1) Parking Lot Area Light on steel pole (Employee / Patient / Visitor Parking Lot)
Lithonia Lighting CSX1 LED 60C 1000 40K TSM HS (height varies)



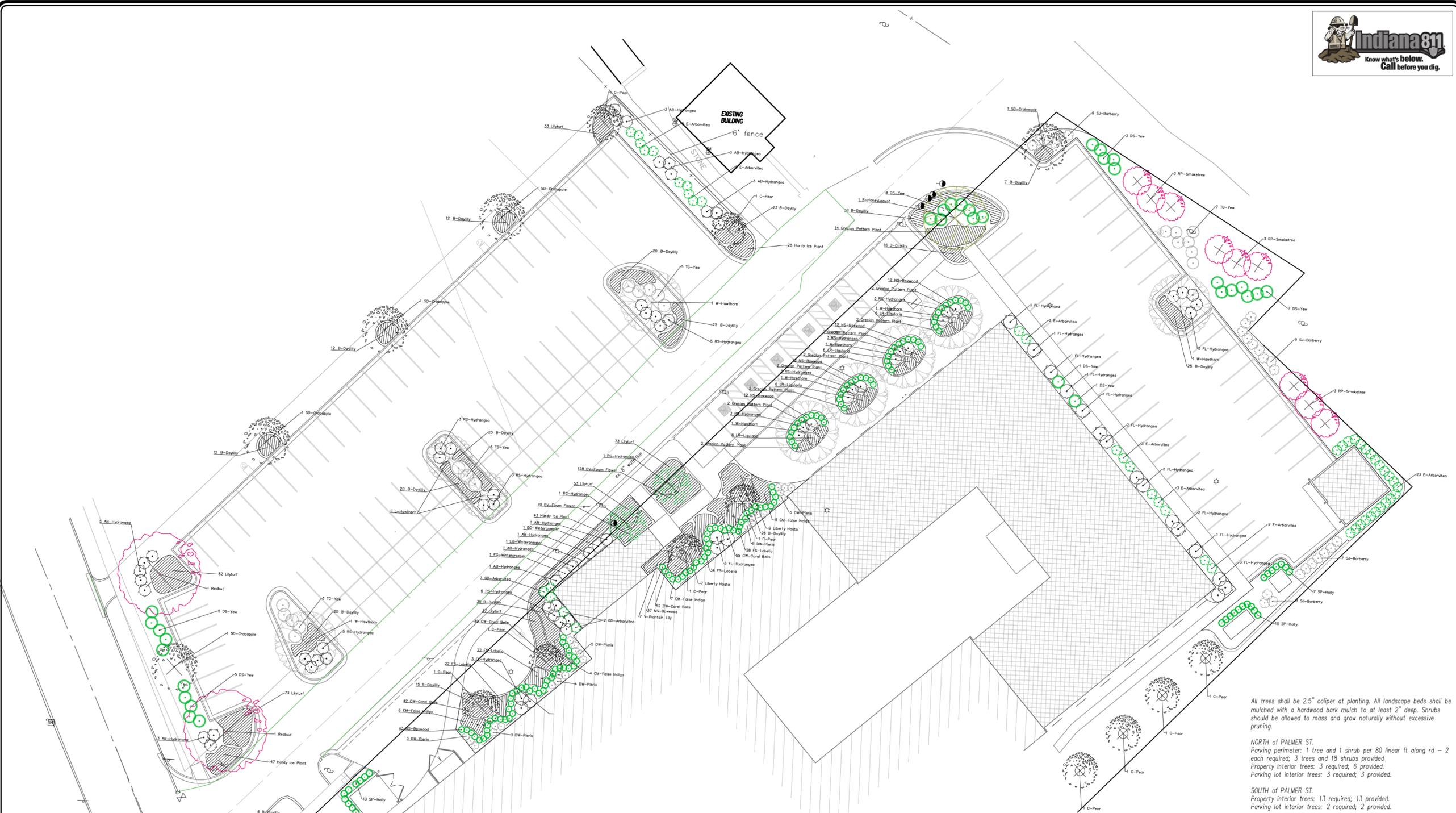
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Client: Homeview Center of Franklin
Date: 08.19.2016

Project: Homeview Health & Rehabilitation Center
651 S. State Street
City of Franklin, Johnson County, Indiana
Sheet Title: Site Landscape Plan

Sheet No. **C401**
15 Civil Sheets



All trees shall be 2.5" caliper at planting. All landscape beds shall be mulched with a hardwood bark mulch to at least 2" deep. Shrubs should be allowed to mass and grow naturally without excessive pruning.

NORTH of PALMER ST.
Parking perimeter: 1 tree and 1 shrub per 80 linear ft along rd - 2 each required; 3 trees and 18 shrubs provided
Property interior trees: 3 required; 6 provided
Parking lot interior trees: 3 required; 3 provided.

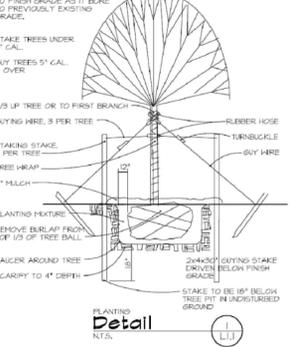
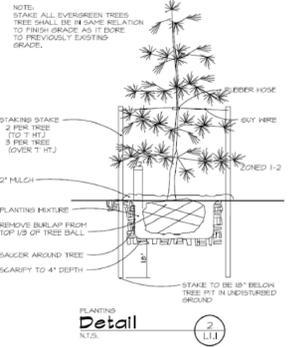
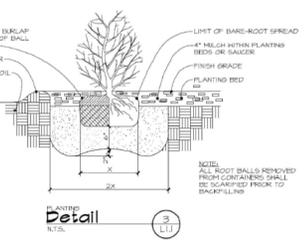
SOUTH of PALMER ST.
Property interior trees: 13 required; 13 provided
Parking lot interior trees: 2 required; 2 provided.

NOTES:

All lawn areas and landscape / planting beds shall be irrigated with a system approved by the owner.

All areas not otherwise denoted as landscape or planting beds shall be seeded with a landscaper's grass blend on 4" prepared, fertilized topsoil and covered in straw lawn mulch.

The area inside the fence screening the HVAC equipment shall be covered with 2"-3" of a stone landscape mulch over a weed prevention fabric.



Category	QTY.	ABRV.	Common Name	Botanical Name
Deciduous Shade Trees	7	W-Hawthorn	Washington Hawthorn	Crataegus phaenopynum
	10	S-Honeylocust	Sunburst Honeylocust	Gleditsia triacanthos var. inermis 'Sunburst'
Deciduous Ornamental Trees	1	C-Pear	Chanticleer Pear	Pyrus calleryana 'Chanticleer'
	2	Redbud	Eastern Redbud	Cercis canadensis
	2	L-Hawthorn	Lavalle Hawthorn	Crataegus x lavaliei
	5	SD-Crabapple	Snowdrift Crabapple	Malus 'Snowdrift'
	9	RP-Smoketree	Royal Purple Smoketree	Cotinus coccinea 'Royal Purple'
	2	PG-Drumstick	PeeGee Panicle Hydrangea (tree form)	Hydrangea paniculata 'Grandiflora'
Deciduous Shrubs	26	FL-Hydrangea	Fire Light Hardy Hydrangea	Hydrangea paniculata 'SMHPL' P.P.A.F. Can. P.B.R.A.F.
	34	RS-Hydrangea	Next Generation Red Sensation Hydrangea	Hydrangea macrophylla 'Red Sensation' P.P. #18,197
	26	AB-Hydrangea	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'
Evergreen Shrubs	25	SI-Barberry	Sensation Japanese Barberry	Berberis thunbergii 'Mony' P.P.# 11332, Can. PBR #3487
	48	E-Arborvitae	Emerald Arborvitae	Thuja occidentalis 'Smaragd'
	128	NS-Boxwood	North Star Boxwood	Buxus sempervirens 'Katerberg' P.P. #15,998, C.B.R. #2,635
	25	DW-Forsythia	Dorothy Wycoff Forsythia	Pieris japonica 'Dorothy Wycoff'
	5	GD-Arborvitae	Gold Drop Arborvitae	Thuja occidentalis 'Gold Drop'
	3	EG-Wintercreeper	Emerald 'n Gold Wintercreeper	Euonymus fortunei 'Emerald 'n Gold'
	22	TG-Yew	Huber's Tawny Gold Spreading Yew	Taxus x media 'Huber's Tawny Gold'
	32	DS-Yew	Dense Spreading Yew	Taxus x media 'Densiformis'
	30	SP-Holly	Sky Pencil Japanese Holly	Ilex crenata 'Sky Pencil'
Perennials/Herbs/Groundcover	356	Lilyturf	Lilyturf	Liriope muscari
	150	Hardy Ice Plant	Hardy Ice Plant	Delosperma cooperi
	316	B-Daylily	Bitsy Daylily	Hemerocallis 'Bitsy'
	26	CM-Falseindigo	Carolina Moonlight False Indigo	Baptisia x 'Carolina Moonlight'
	106	FS-Lobelia	Fan Scarlet Lobelia	Lobelia x speciosa 'Fan Scarlet'
	198	CW-Coral Bells	Carnival Watermelon Coral Bells	Heuchera x villosa 'Watermelon' P.P.A.F.
	16	Liberty Hosta	Liberty Hosta	Hosta x 'Liberty' P.P.# 12,531
	7	V-Plantain Lily	Victory Plantain Lily	Hosta x 'Victory'
	30	Greecian Pattern Plant	Greecian Pattern Plant	Acanthus mollis 'Oak Leaf'
	24	LR-Ligularia	Little Rocket Ligularia	Ligularia 'Little Rocket'
	198	BV-FoamFlower	Black Velvet Foam Flower	Tiarella x 'Black Velvet' P.P.# 12348
Ornamental Grass	2	Maiden Grass	Maiden Grass	Miscanthus sinensis 'Gracillimus'

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