UTILITY CONTACTS

INDIANA AMERICAN WATER CO.	317-881-0270
VECTREN ENERGY DELIVERY	1-800-227-1376
EMBARQ (CENTURY LINK)	1-800-382-5544
DUKE ENERGY	811
FRANKLIN DPW	317-736-3640
COMCAST	317-535-4198

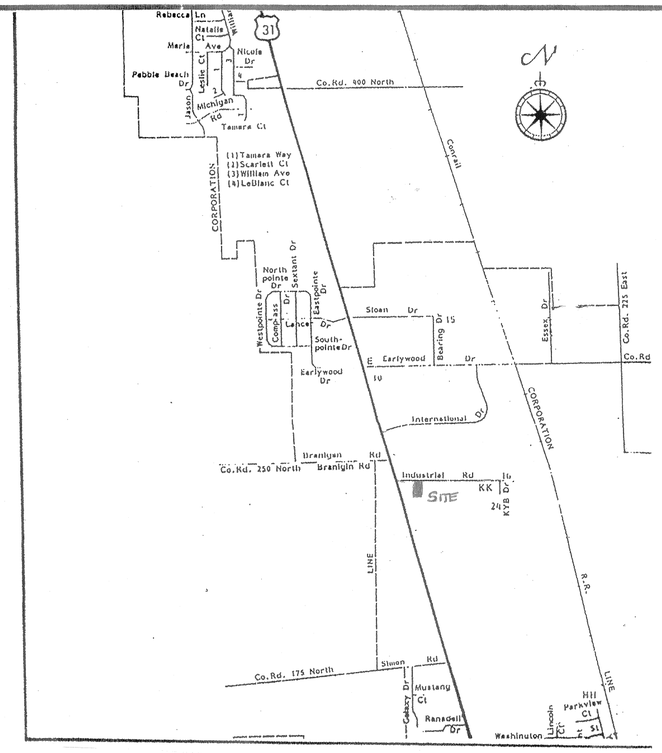
NOTE: CONTRACTOR TO REQUEST "CONSTRUCTION SET" PRIOR TO START OF CONSTRUCTION

LEGEND

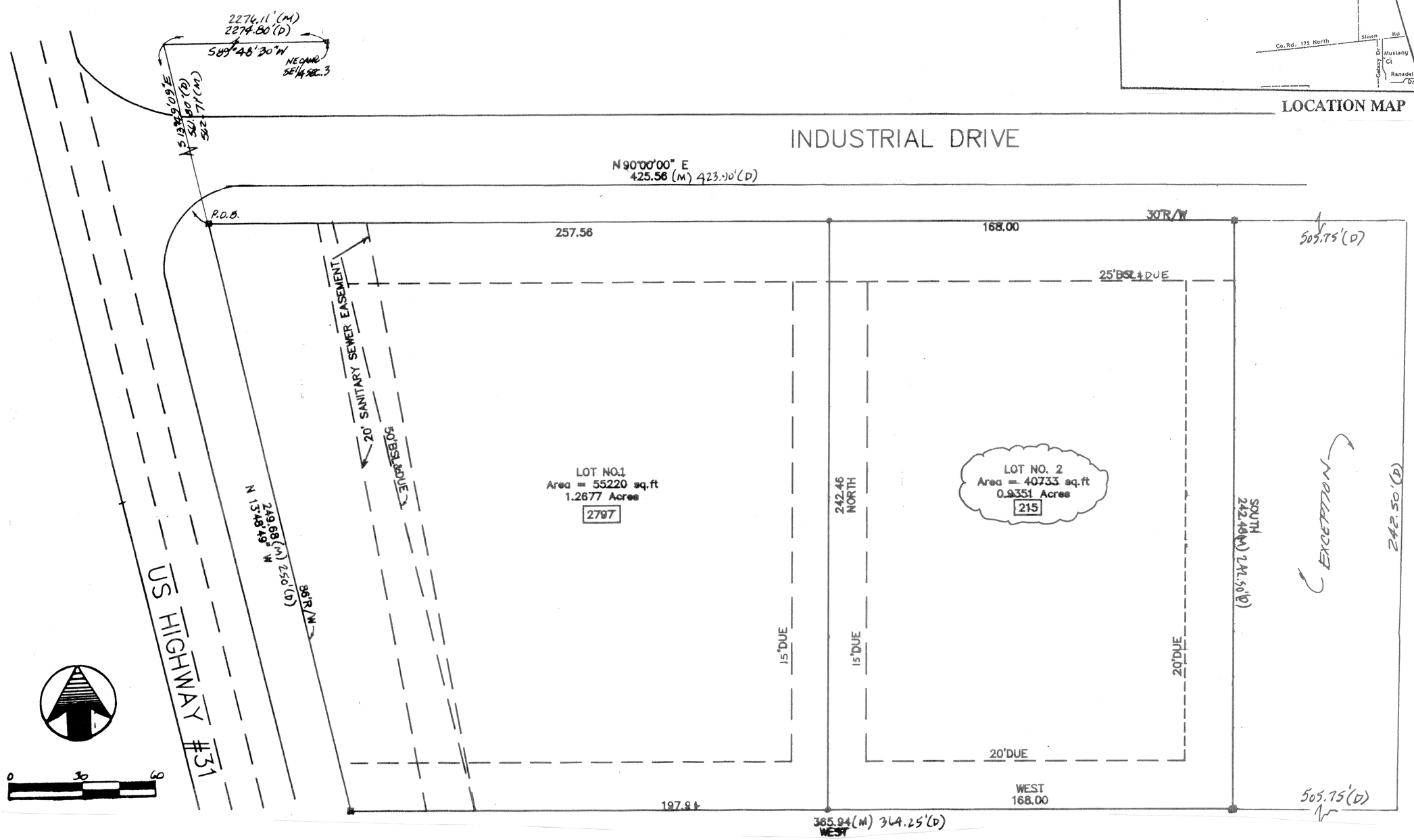
1. TITLE SHEET
2. EXISTING CONDITIONS SURVEY
3. PROPOSED SITE PLAN
4. LANDSCAPING AND EROSION CONTROL

LEGAL DESCRIPTION

Lot No. 2 in Industrial Drive Subdivision, Plat Cabinet "D" pages 447A & B, office of the Recorder of Johnson County, Indiana.



LOCATION MAP



STEVEN B. WILLIAMS REGISTERED No. 17207 STATE OF INDIANA PROFESSIONAL ENGINEER

DESIGNED:

DRAWN:

CHECKED:

TITLE SHEET
2012 BUILDING AND PARKING LOT ADDITION

JM STEVENS ENTERPRISES, LLC
215 INDUSTRIAL DRIVE, FRANKLIN

Steven B. Williams
Engineering and Surveying
2555 E. East 300 North
Whiteland, Indiana 46184
Phone: 317-660-7780 Fax: 317-535-1866 184549

REVISIONS

DATE	REVISION

PROJ. NO: SW-451

SCALE: 1"=60'

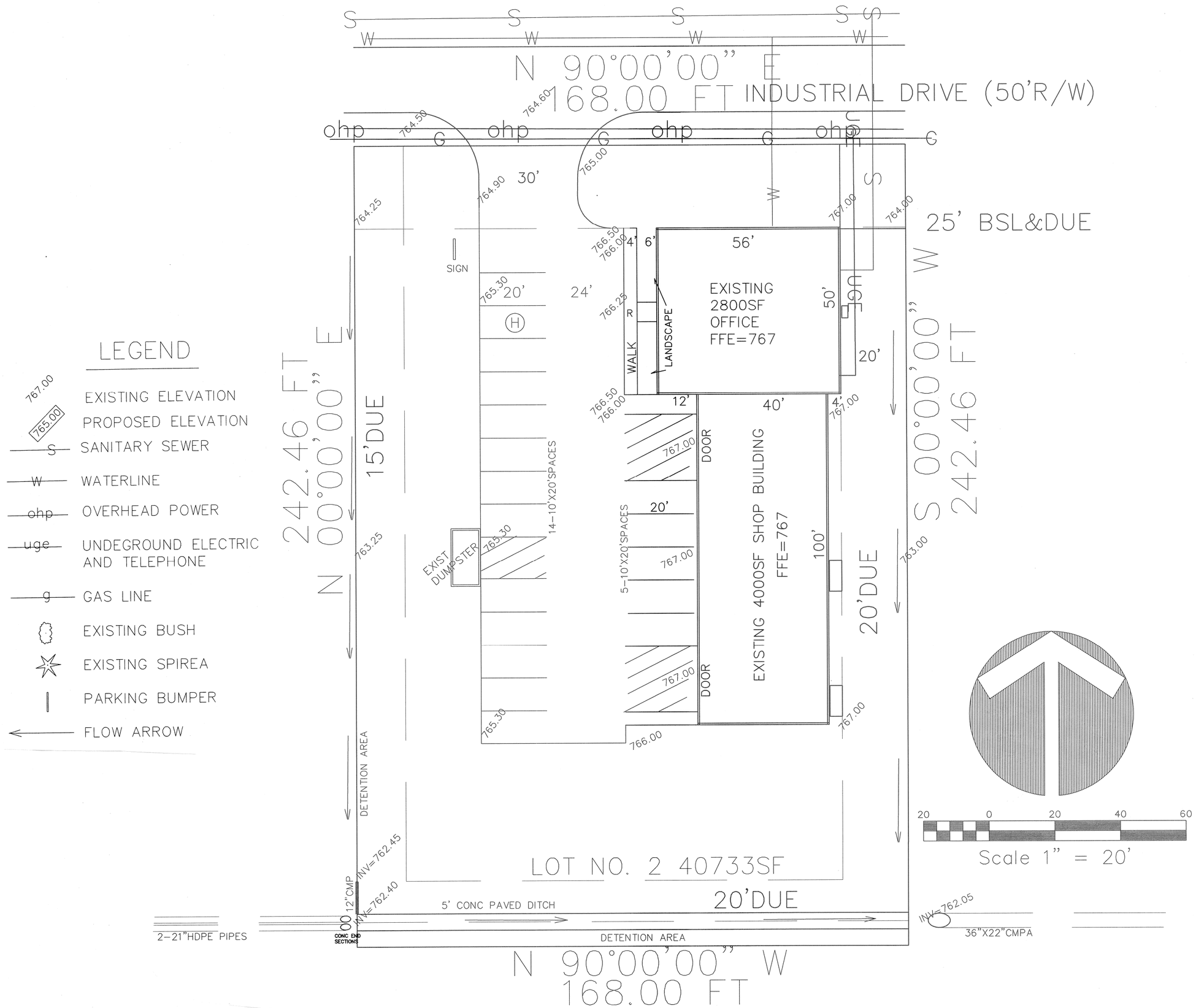
DATE: 5-15-12

FILE NO:

SHT 1 OF 4

N418023

IKON



STEVEN B. WILLIAMS
REGISTERED
No. 17207
STATE OF INDIANA
PROFESSIONAL ENGINEER

DESIGNED:
DRAWN:
CHECKED:

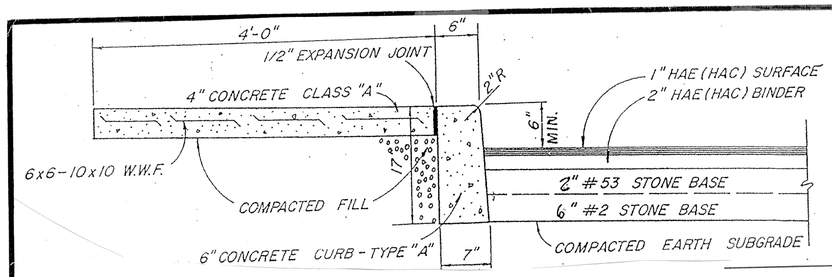
EXISTING CONDITIONS SURVEY
2012 BUILDING AND PARKING LOT ADDITION
JM STEVENS ENTERPRISES, LLC
215 INDUSTRIAL DRIVE, FRANKLIN

Steven B. Williams
Engineering and Surveying
3368 East 700 South
Whiteland, Indiana 46184
Phone: 317-460-7730, Fax: 317-535-1864

REVISIONS	
DATE	REVISION

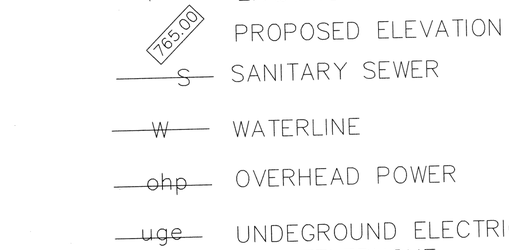
PROJ. NO: SW-451
SCALE: 1"=20'
DATE: 5-15-12
FILE NO:
SHT 2 OF 4

IKON N418028



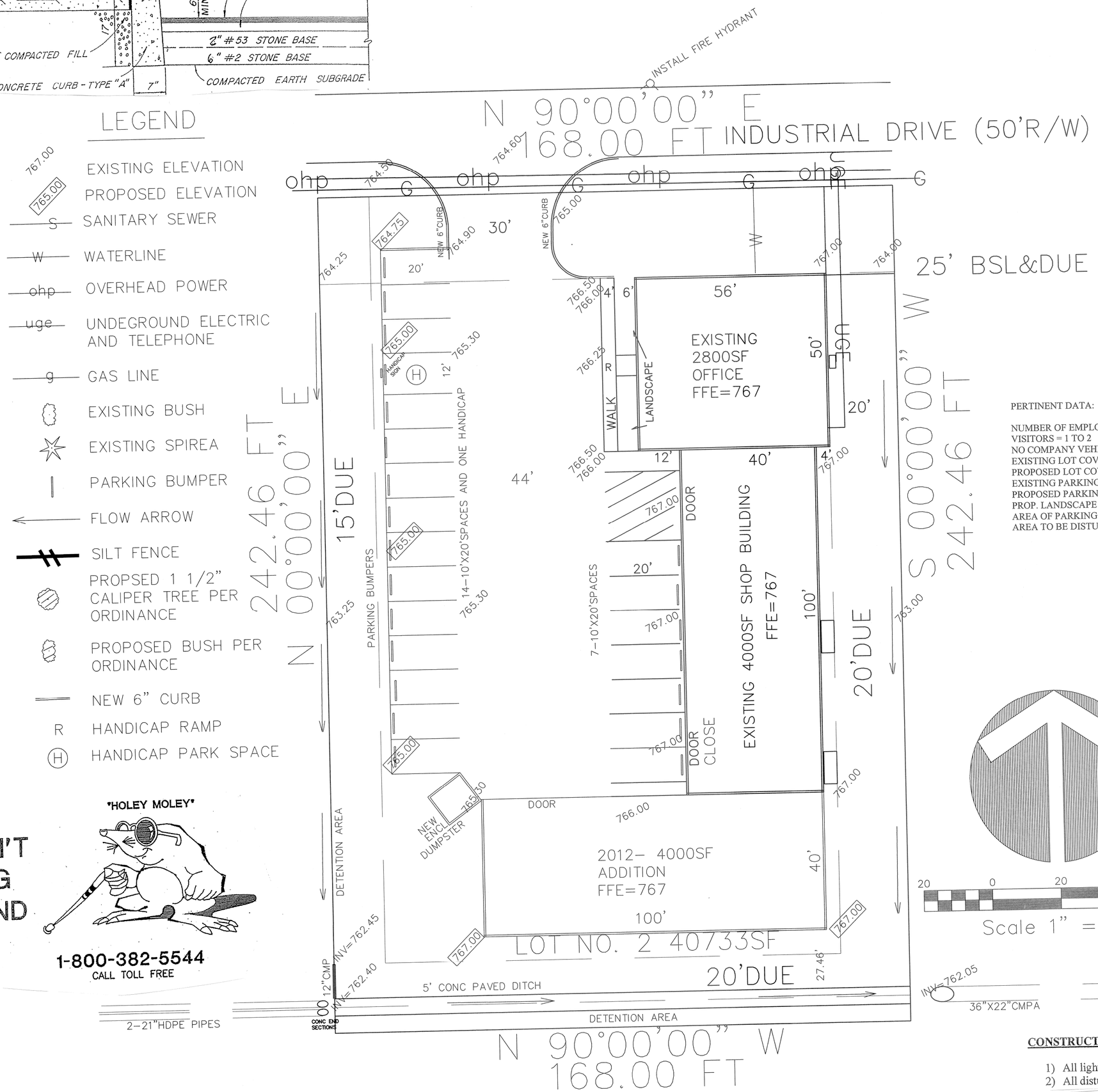
LEGEND

- 767.00 EXISTING ELEVATION
- 765.00 PROPOSED ELEVATION
- S SANITARY SEWER
- W WATERLINE
- ohp OVERHEAD POWER
- uge UNDEGROUND ELECTRIC AND TELEPHONE
- g GAS LINE
- EXISTING BUSH
- EXISTING SPIREA
- PARKING BUMPER
- FLOW ARROW
- SILT FENCE
- PROPSED 1 1/2" CALIPER TREE PER ORDINANCE
- PROPOSED BUSH PER ORDINANCE
- NEW 6" CURB
- R HANDICAP RAMP
- (H) HANDICAP PARK SPACE



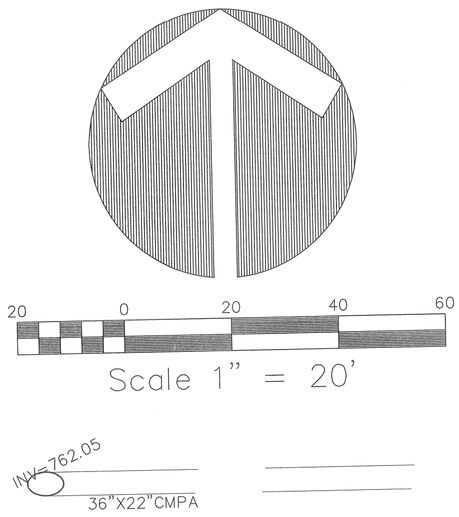
DON'T DIG BLIND

1-800-382-5544
CALL TOLL FREE



PERTINENT DATA:

NUMBER OF EMPLOYEES = 20 (ONE SHIFT)
VISITORS = 1 TO 2
NO COMPANY VEHICLES
EXISTING LOT COVERAGE = 42%
PROPOSED LOT COVERAGE = 60%
EXISTING PARKING SPACES = 19
PROPOSED PARKING SPACES = 22
PROP. LANDSCAPE AREA = 4275SF OR 40%
AREA OF PARKING AND DRIVES = 10750SF
AREA TO BE DISTURBED = 7500SF OR .17AC



CONSTRUCTION NOTES:

1) All lighting used must be 90 degrees shielded down.
2) All disturbed areas must be permanently seeded.

STEVEN B. WILLIAMS
REGISTERED
No. 17207
STATE OF INDIANA
PROFESSIONAL ENGINEER

DESIGNED:
DRAWN:
CHECKED:

PROPOSED SITE PLAN
2012 BUILDING AND PARKING LOT ADDITION
JM STEVENS ENTERPRISES, LLC
215 INDUSTRIAL DRIVE, FRANKLIN

Steven B. Williams
Engineering and Surveying
3868 East 700 South
Whitelands, Indiana 46184
Phone: 317-460-7730, Fax: 317-535-1864

REVISIONS	
DATE	REVISION

PROJ. NO: SW-451
SCALE: 1"=20'
DATE: 5-15-12
FILE NO:
SHT 3 OF 4

IKON N418028

Concrete Waste Management

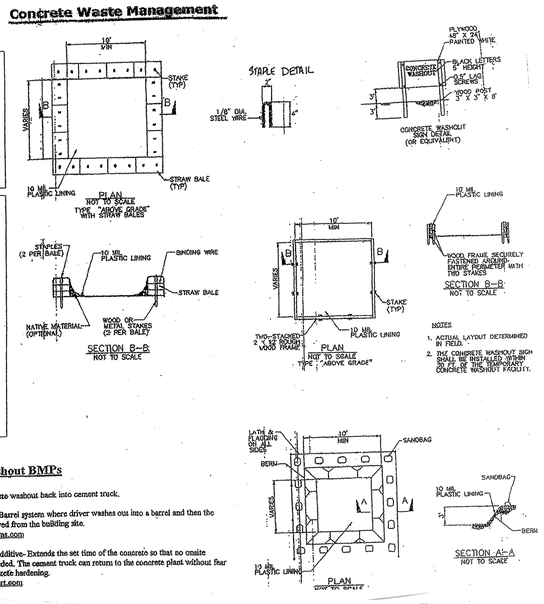
Exhibit 3.15-B. Mulch Materials, Rates, and Comments.

Material	Rate	Comments
Straw or hay	1½-2 tons/acre	Should be dry, unchopped, free of undesirable seeds. Spread by hand or machine. Must be crimped or anchored (see *Exhibit 3.15-D*).
Wood fiber or cellulose	1 ton /acre	Apply with a hydromulcher and use with tacking agent.
Long fiber wood (excelsior)	1/2-3/4 ton/acre	Anchor in areas subject to wind.

Exhibit 3.15-D. Mulch Anchoring Methods.

Anchoring method	How to apply
Mulch anchoring tool OR Farm disk (dull, serrated, and set straight)	Crimp or punch the straw or hay into the soil 2-4 in. Operate machinery on the contour of the slope.
Cleating with dozer tracks	Operate dozer up and down slope, not across, or else the tracks will form rills.
Wood hydromulch fibers	Apply 1-2 tons/acre using a hydromulcher at a rate of 750 lbs/acre with a tacking agent (or according to contractor specifications). Do not use in areas of concentrated flow.
Asphalt emulsion	Emulsified asphalt should conform to the requirements of ASTM Spec. #977. Apply with suitable equipment at a rate of 0.05 gal./sq. yd. Do not use in areas of concentrated flow.
Synthetic tackifier, binder or soil stabilizer	Apply according to manufacturer's recommendation.
Biodegradable netting (polypropylene or similar material)*	Apply over mulch and staple with 6-8 in. wire staples. Follow manufacturer's recommendations for installation. Best suited to slope application.

* Install the netting immediately after applying the mulch. In areas of concentrated water flow, lay it parallel to the direction of flow; on other slopes, lay it either parallel or perpendicular to direction of flow. Edges of adjacent netting strips should overlap 4-6 in., with the strip on the upgrade side of any lateral water flow on top. Installation details are site specific, so follow manufacturer's directions.



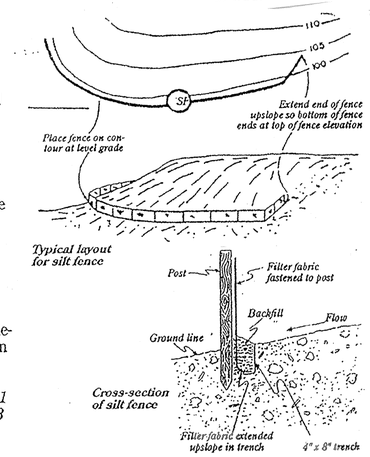
Concrete Washout BMPs

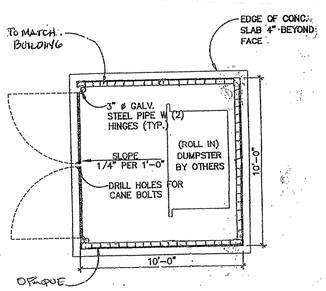
- Recycle concrete washout back into cement truck.
- KIC systems- Barrel system where driver washes out into a barrel and then the barrel is removed from the building site. www.kicsystems.com
- Delayed Set Additive- Extends the set time of the concrete so that no onsite washout is needed. The cement truck can return to the concrete plant without fear of excess concrete hardening. www.kfsupport.com

SILT FENCE

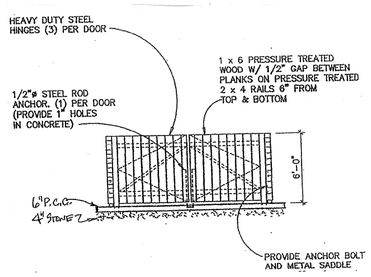
1. Install parallel to the contour of the land.
2. Extend ends upslope enough to allow water to pond behind the fence.
3. Excavate a trench 8 inches deep and 4 inches wide.
4. Install fence with stakes on the downslope side.
5. Bury 12 inches of fabric in the trench, extending the bottom 4 inches toward the upslope side.
6. Backfill trench with soil material, and compact.
7. Join silt fence sections by overlapping sections and nailing with lath to the nearest post.
8. Inspect twice a week and after each storm event. Repair as needed, and remove sediment deposits when they reach one-half the fence height.

(NOTE: Silt fence has a life expectancy of 6 months to 1 year, whereas straw bale barriers have a limited life of 3 months or less.)





TRASH ENCLOSURE PLAN



TRASH ENCL. ELEVATIONS

Seasonal Soil Protection Chart
TABLE "A"

Stabilization Practice	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Permanent Seeding	A											
Dormant Seeding	B										B	
Temporary Seeding	C					D						
	E											
Seeding	F											
Mulching	G											

A = Kentucky Bluegrass 40 lbs/acre; Creeping Red Fescue 40 lbs/acre; plus 2 tons straw mulch/acre, or add Annual Ryegrass 20 lbs/acre.

B = Kentucky Bluegrass 60 lbs/acre; Creeping Red Fescue 60 lbs/acre; plus 2 tons straw mulch/acre, or add Annual Ryegrass 30 lbs/acre.

C = Spring Oats 3 bushel/acre.

D = Wheat or Rye 2 bushel/acre.

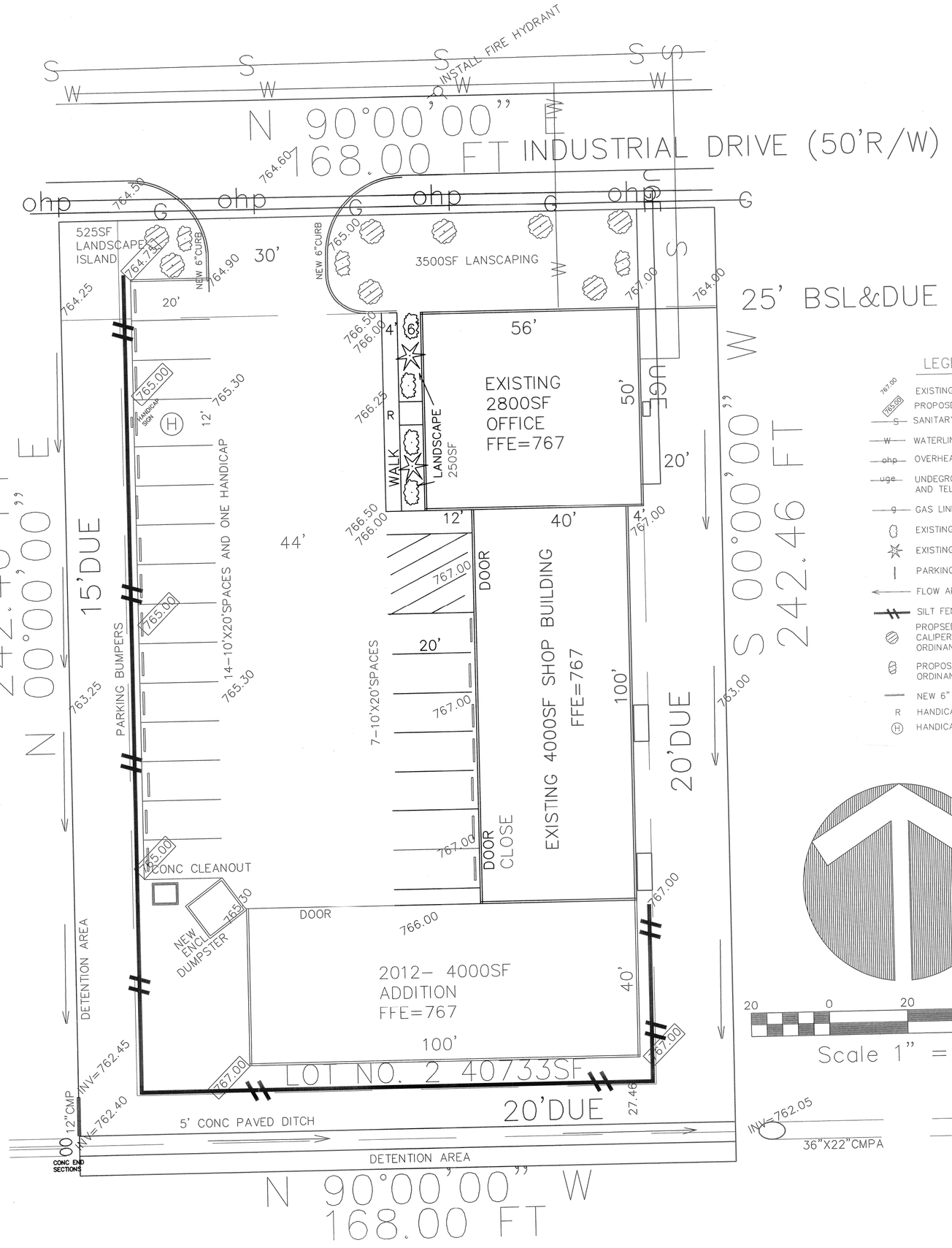
E = Annual Ryegrass 40 lbs/acre. (1 lb/1000 sq. ft.)

F = Sod

G = Straw Mulch 2 tons/acre.

●/I/● Irrigation needed during June, July, and/or September.

●● Irrigation needed for 2 to 3 weeks after applying sod.



LEGEND

- 767.00 EXISTING ELEVATION
- 765.00 PROPOSED ELEVATION
- S SANITARY SEWER
- W WATERLINE
- ohp OVERHEAD POWER
- uge UNDERGROUND ELECTRIC AND TELEPHONE
- g GAS LINE
- EXISTING BUSH
- EXISTING SPIREA
- PARKING BUMPER
- FLOW ARROW
- SILT FENCE
- PROPSED 1 1/2" CALIPER TREE PER ORDINANCE
- PROPOSED BUSH PER ORDINANCE
- NEW 6" CURB
- R HANDICAP RAMP
- H HANDICAP PARK SPACE

STEVEN B. WILLIAMS REGISTERED No. 17207 STATE OF INDIANA PROFESSIONAL ENGINEER

DESIGNED:

DRAWN:

CHECKED:

LANDSCAPE AND EROSION CONTROL PLAN
2012 BUILDING AND PARKING LOT ADDITION
JM STEVENS ENTERPRISES, LLC
215 INDUSTRIAL DRIVE, FRANKLIN

Steven B. Williams
Engineering and Surveying
2305 S. State Rd. 135
Nineveh, Indiana 46164
Phone: 317.861.7780, Fax: 317.535.1866

REVISIONS

DATE	REVISION

PROJ. NO: SW-451

SCALE: 1" = 20'

DATE: 5-15-12

FILE NO:

SHT 4 OF 4

N418028

IKON