

FRANKLIN MEDICAL OFFICE BUILDING



STATEMENT of USE

FRANKLIN MEDICAL OFFICE BUILDING (MOB) is a proposed new 23500 square foot medical building with associated parking and utilities.

PROPOSED STARTING & COMPLETION of CONSTRUCTION

ESTIMATED START DATE: 10/2019
ESTIMATED COMPLETION DATE: 10/2020

FRANKLIN, JOHNSON COUNTY, INDIANA

CONSTRUCTION PLANS

PROPOSED SITE

FRANKLIN MOB SITE TOTAL ACREAGE: 3.38
SITE ZONING = MXN

ADJACENT ZONING
NORTH = MXN SOUTH = IN
EAST = IN WEST = MXN

SITE ADDRESS: 1143 E. STATE ROAD 144
FRANKLIN, IN 46237

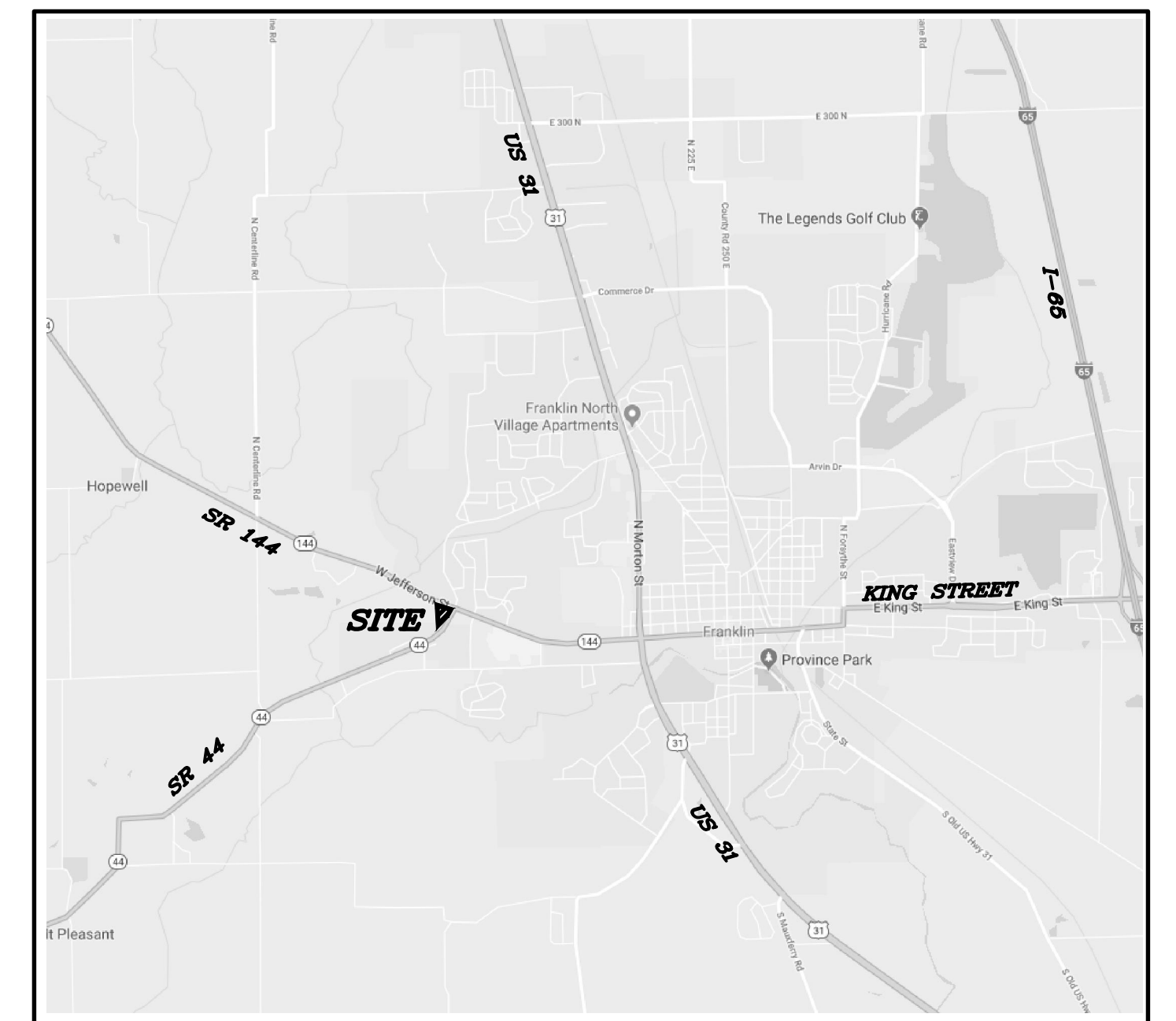
LEGAL DESCRIPTION

A part of the Northwest Quarter of the Southwest Quarter of Section 15, and a part of the North Half of the Southeast Quarter of Section 16, all in Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, being more particularly described as follows:

BEGINNING at the Southeast corner of said North Half of the Southeast Quarter of Section 16; thence South 89 degrees 53 minutes 48 seconds West (Basis of bearings are Indiana State Plane Coordinate System, IN East) along the South line of said North Half Quarter Section 200.00 feet; thence North 00 degrees 14 minutes 39 seconds West parallel to the East line of said North Half Quarter Section 548.43 feet to the Southern Right-of-Way of State Road 144; thence South 68 degrees 25 minutes 58 seconds East along said Southern Right-of-Way 291.02 feet to the Northwest corner of the land of the City of Franklin, Indiana, as recorded in Instrument Number 2019-007992, in the Office of the Johnson County Recorder; thence the next two (2) courses being along the Western lines of said City of Franklin; (1) South 48 degrees 59 minutes 34 seconds East 90.13 feet; (2) South 18 degrees 45 minutes 59 seconds East 76.18 feet to the Western Right-of-Way of State Road 44; thence the next three (3) courses being along said Western Right-of-Way; (1) South 21 degrees 34 minutes 02 seconds West 13.01 feet to a point of curvature of a curve concave Westerly with a Radius Point that bears North 68 degrees 25 minutes 58 seconds West 1577.02 feet; (2) Southerly along said curve through a Central Angle of 11 degrees 03 minutes 35 seconds, a distance of 304.41 feet to a point of Non-Tangency; (3) South 32 degrees 57 minutes 11 seconds West 32.36 feet to the Point of Beginning, containing 3.38 acres, more or less.

Subject to all Right-of-Ways, easements, and restrictions.

VICINITY MAP



OWNER
FRANKLIN INVESTORS, LLC
10201 N. ILLINOIS STREET, SUITE 400
INDIANAPOLIS, IN 46290

DEVELOPER
HOKANSON COMPANIES, INC.
10201 N. ILLINOIS STREET, SUITE 400
INDIANAPOLIS, IN 46290
CONTACT: BOYD ZOCCOLA
BRZ@hokansoninc.com

ARCHITECT
COOLER DESIGN, INC.
9135 NORTH MERIDIAN STREET, STE. A1
INDIANAPOLIS, IN 46260
CONTACT: BILL COOLER
bill@coolerdesign.com

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
C.100	TITLE SHEET
C.200	EXISTING CONDITIONS
C.300	DEVELOPMENT PLAN
C.400	DIMENSIONAL & UTILITY PLAN
C.500	STORM & SANITARY SEWER PLAN
C.600-602	EROSION CONTROL PLANS & DETAILS
C.700	LANDSCAPE PLAN
C.800-801	GENERAL DETAILS & SPECIFICATIONS
C.900	FUTURE ROUND-A-BOUT PLAN

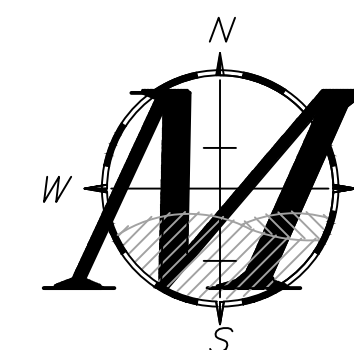
UTILITY STATEMENT:

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. (M) FURTHER STATES THAT THE UNDERGROUND UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS.

REVISIONS

DATE	SHEET NUMBER

PREPARED BY:



MAURER SURVEYING, INC.

4800 W. Smith Valley Road, Ste. P, Greenwood, Indiana 46142
Office - 317-881-3898 www.MaurerSurveying.com

LAND SURVEYING, LAND DEVELOPMENT & BUILDERS SERVICES

CERTIFIED BY:



Paul Maurer

Paul Maurer, P.L.S. #880006
paul@maurersurveying.com

9/5/19

SHEET

C.100

DATE

SEPTEMBER 5, 2019

JOB NO.

2331-C.100

CONTACTS

PLANNING

City of Franklin
70 East Monroe Street
Franklin, IN 46131
(317) 736-3631 Ext. 1252
Joanna Myers
jmyers@franklin.in.gov

ENGINEERING

City of Franklin
70 East Monroe Street
Franklin, IN 46131
(877) 736-3631 Ext. 1260
Mark Richards
mrichards@franklin.in.gov

STORMWATER

City of Franklin
796 South State Street
Franklin, IN 46131
(888) 736-3640
Tyler Urban
turban@franklin.in.gov

SANITARY SEWER

City of Franklin
796 South State Street
Franklin, IN 46131
(888) 736-3640
Sally K. Brown
sbrown@franklin.in.gov

WATER

Indiana American Water Company
555 East County Line Road
Greenwood, IN 46143
(317) 885-2426
Tracy White
tracy.s.white@amwater.com

ELECTRIC

Duke Energy
2515 North Morton Street
Franklin, IN 46131
(317) 736-2014
Reece Heilers
Reece.Heilers@duke-energy.com

GAS

Vectren Energy Delivery
4324 Middle Road
Columbus, IN 47203-1829
(812) 330-4010
Perry Cloyd
pcloyd@vectren.com

TELEPHONE

AT&T
240 North Meridian Street
Indianapolis, IN 46204
(317) 252-5072
Joshua Hewitt
jh6813@att.com

CABLE TV

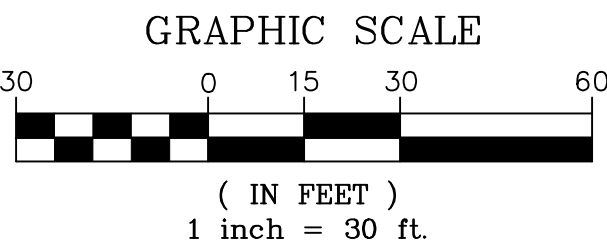
Comcast
1600 W. Vernal Pike
Bloomington, IN 47404
(812) 822-3267
Steve McArtor
steve_mcartor@cable.comcast.com

FIRE DEPARTMENT

City of Franklin Fire Department
1800 Thornburg Lane
Franklin, IN 46131
(317) 736-3650
Dan McElroy
dmcelroy@franklin.in.gov

NOTICE, PERMITS, and NOTES

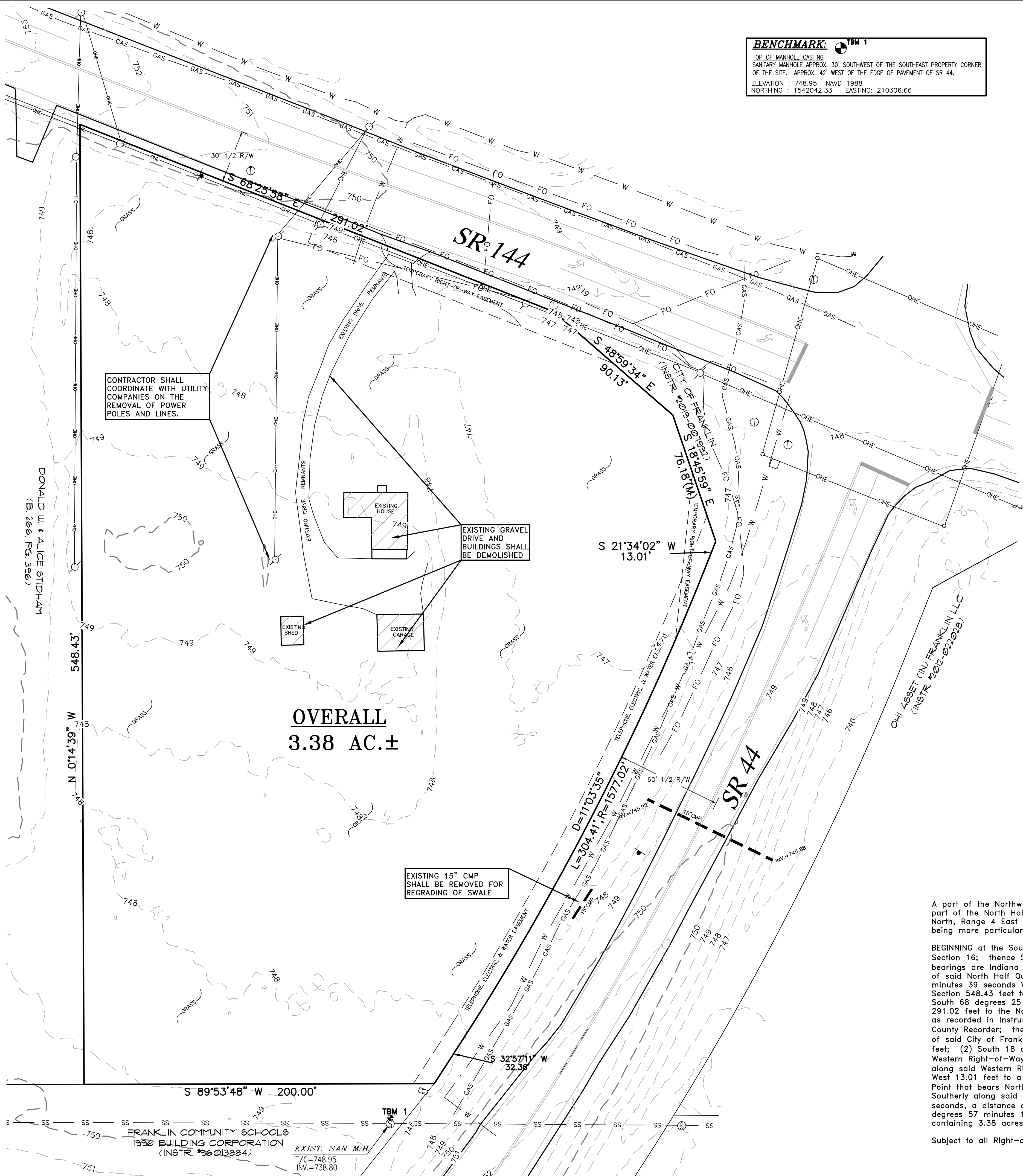
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BENCHMARK: TBM 1
TOP OF MANHOLE CASTING
SANITARY MANHOLE APPROX. 30' SOUTHWEST OF THE SOUTHEAST PROPERTY CORNER OF THE SITE. APPROX. 42' WEST OF THE EDGE OF PAVEMENT OF SR 44.
ELEVATION : 748.95 NAVD 1988
NORTHING : 1542042.33 EASTING: 210306.66

EXISTING LEGEND	
SS	-EXISTING SANITARY FORCE MAIN
⊙	-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
W	-EXISTING WATERLINE
⊕	-EXISTING WATER METER
⊕	-EXISTING WATER VALVE
⊕	-EXISTING CONTOUR LINE
⊕	-EXISTING OVERHEAD ELECTRIC
⊕	-EXISTING ELECTRIC TRANSFORMER
⊕	-EXISTING STREET SIGN
⊕	-EXISTING LITE

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SCALE: 1"=30'		DRAWN BY: AB	CHECKED BY: PM	CERTIFIED BY: PAUL MAURER
SEAL		REGISTERED PROFESSIONAL ENGINEER		
PROJECT NAME:		FRANKLIN MEDICAL OFFICE BUILDING		
REVISION:		1143 E. STATE ROAD 144, FRANKLIN, IN		
DATE:		EXISTING CONDITIONS		
SHEET NAME:				
MAURER SURVEYING, INC.				
4800 WEST SMITH VALLEY ROAD, STE P, GREENWOOD, IN 46142				
OFFICE: 317-881-1869				
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES				
COOLER DESIGN, INC.				
9135 NORTH MERIDIAN STREET, SUITE A1				
INDIANAPOLIS, IN 46260				
SHEET:				
C.200				
DATE:				
SEPTEMBER 5, 2019				
JOB NO.:				
2331-C.200				

NOTICE, PERMITS, and NOTES

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BENCHMARK:

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ELEVATION : 724.57 NAVD 1988
NORTHING: 1542042.33 EASTING: 210306.66

EXISTING LEGEND

- EXISTING SANITARY LINE
- 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 FIRE HYDRANT
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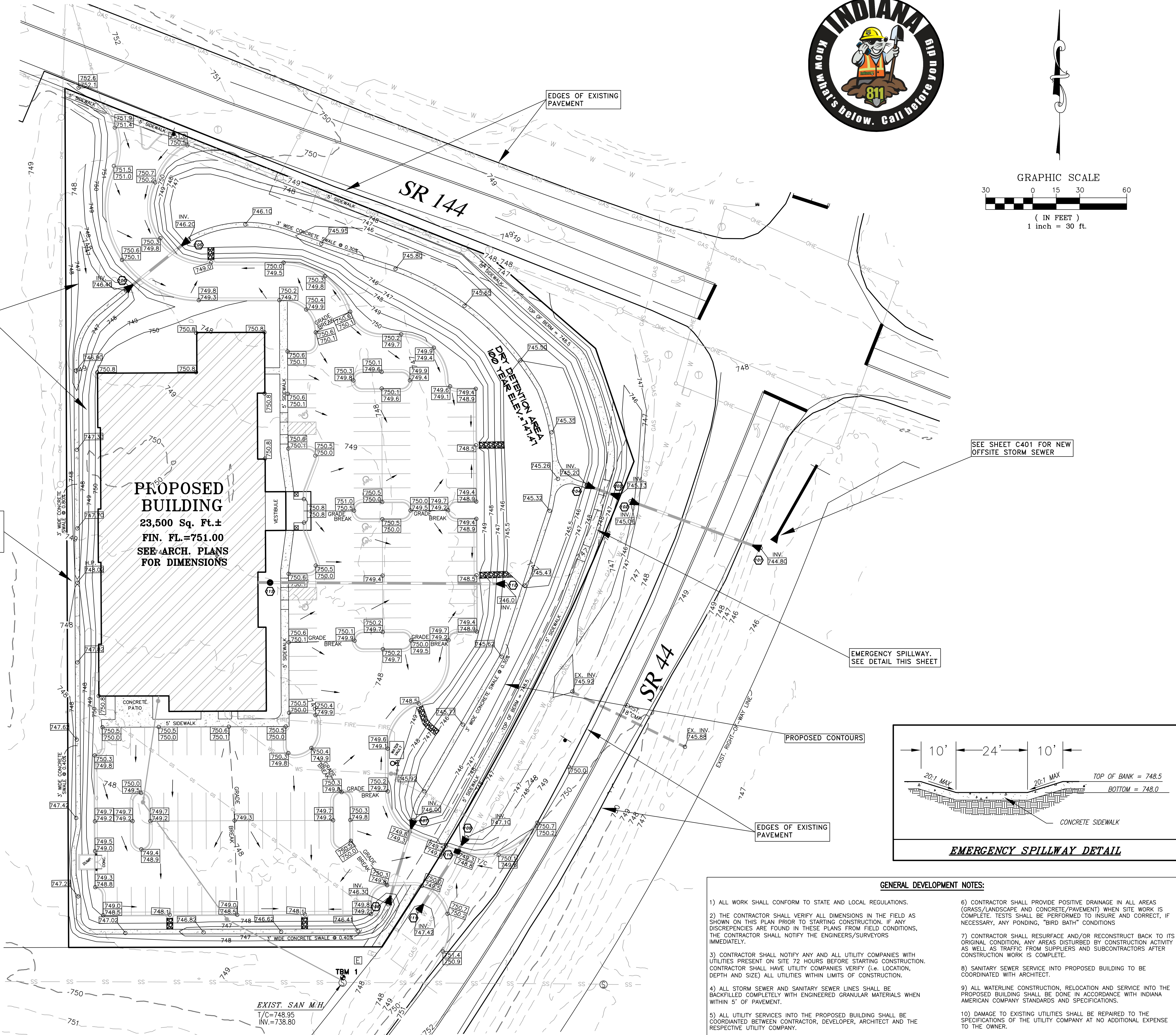
PROPOSED LEGEND

- PROPOSED STORM (CURB) INLET
- PROPOSED STORM STRUCTURE NUMBER
- BUILDING SETBACK LINE
- PROPOSED FIRE HYDRANT
- PROPOSED GRADE
- PROPOSED GRANULAR BACKFILL
- PROPOSED HANDICAP ACCESSIBLE RAMP
- PROPOSED ELECTRIC SERVICE
- PROPOSED GAS SERVICE
- PROPOSED WATER SERVICE

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SCALE: 1" = 30'	DRAWN BY: AB	CHECKED BY: PM	CERTIFIED BY: PAUL MAURER
PROJECT NAME: FRANKLIN MEDICAL OFFICE BUILDING			
SHEET NAME: DEVELOPMENT PLAN			
1143 E. STATE ROAD 144, FRANKLIN, IN			
MAURER SURVEYING, INC. 4600 WEST SMITH VALLEY ROAD, STE P, GREENWOOD, IN 46142 OFFICE: 317-881-8899 LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES COOLER DESIGN, INC. 9135 NORTH MERIDIAN STREET, SUITE A1 INDIANAPOLIS, IN 46260			
SHEET: C.300			
DATE: SEPTEMBER 5, 2019			
JOB NO.: 2331-C.300			

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EXISTING LEGEND

- FM - EXISTING SANITARY FORCE MAIN
- SM - EXISTING SANITARY MANHOLE
- SS - EXISTING STORM SEWER
- SB - EXISTING STORM (BEEHIVE) INLET
- SC - EXISTING STORM (CURB) INLET
- UP - EXISTING UTILITY POLE
- GV - EXISTING GAS VALVE
- GL - EXISTING GAS LINE
- TP - EXISTING TELEPHONE PEDESTAL
- CP - EXISTING CABLE PEDESTAL
- W - EXISTING WATERLINE
- WM - EXISTING WATER METER
- WV - EXISTING WATER VALVE
- CL - EXISTING CONTOUR LINE
- OHE - EXISTING OVERHEAD ELECTRIC
- E - EXISTING ELECTRIC TRANSFORMER
- SS - EXISTING STREET SIGN
- L - EXISTING LITE

PROPOSED LEGEND

- SI - PROPOSED STORM (CURB) INLET
- SN - PROPOSED STORM STRUCTURE NUMBER
- 90' B.S.L. - BUILDING SETBACK LINE
- PH - PROPOSED FIRE HYDRANT
- GR - PROPOSED GRADE
- GB - PROPOSED GRANULAR BACKFILL
- HC - PROPOSED HANDICAP ACCESSIBLE RAMP
- ES - PROPOSED ELECTRIC SERVICE
- GS - PROPOSED GAS SERVICE
- WS - PROPOSED WATER SERVICE

KEYNOTE LEGEND (** = SEE DETAIL)

- A - MONOLITHIC CURB & WALK **
- B - HEAVY DUTY PAVEMENT **
- C - 2' COMBINED CURB & GUTTER
- D - HANDICAP PAINT MARKINGS
- E - 4" PAINTED WHITE PARKING STRIPE
- F - LAWN
- HC - HANDICAP RAMP **

PARKING NOTES

GENERAL DEVELOPMENT NOTES:

PARKING REQUIRED:

1 PER 300 SQUARE FEET
23500 Sq. Ft. / 200 79 SPACES

TOTAL SPACES REQUIRED:

79 SPACES

PARKING PROVIDED:

10' X 18' STALLS 113 SPACES

HANDICAP SPACES:

8 SPACES

TOTAL SPACES PROVIDED:

121 SPACES

DIMENSION NOTES

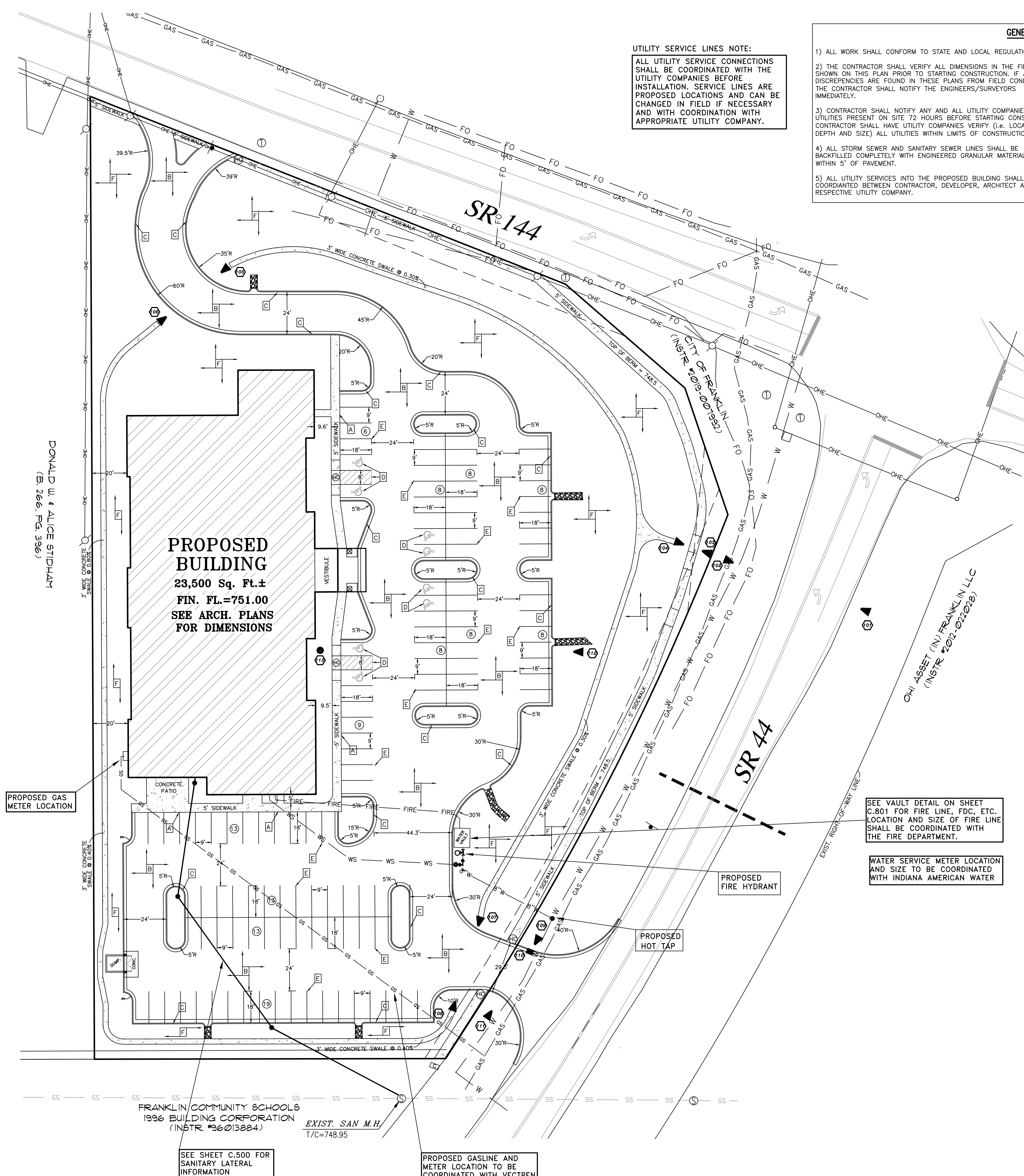
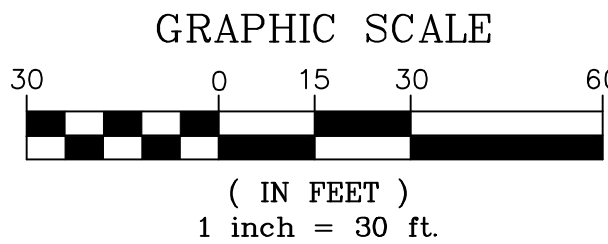
- ALL INTERIOR DIMENSIONS ARE TO "FACE OF CURB"
- ALL RADII DIMENSIONS ARE TO "BACK OF CURB"

UTILITY SERVICE LINES NOTE:

ALL UTILITY SERVICE CONNECTIONS SHALL BE COORDINATED WITH THE UTILITY COMPANIES BEFORE INSTALLATION. SERVICE LINES ARE PROPOSED LOCATIONS AND CAN BE CHANGED IN FIELD IF NECESSARY AND WITH COORDINATION WITH APPROPRIATE UTILITY COMPANY.

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) ALL STORM SEWER AND SANITARY SEWER LINES SHALL BE BACKFILLED COMPLETELY WITH ENGINEERED GRANULAR MATERIALS WHEN WITHIN 5' OF PAVEMENT.
- 5) ALL UTILITY SERVICES INTO THE PROPOSED BUILDING SHALL BE COORDINATED BETWEEN CONTRACTOR, DEVELOPER, ARCHITECT AND THE RESPECTIVE UTILITY COMPANY.
- 6) 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
- 7) 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.
- 8) SANITARY SEWER SERVICE INTO PROPOSED BUILDING TO BE COORDINATED WITH ARCHITECT.
- 9) ALL WATERLINE CONSTRUCTION, RELOCATION AND SERVICE INTO THE PROPOSED BUILDING SHALL BE DONE IN ACCORDANCE WITH INDIANA AMERICAN COMPANY STANDARDS AND SPECIFICATIONS.
- 10) DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED TO THE SPECIFICATIONS OF THE UTILITY COMPANY AT NO ADDITIONAL EXPENSE TO THE OWNER.



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SCALE: 1" = 30'

DATE: 9/5/19

PROJECT NAME: FRANKLIN MEDICAL OFFICE BUILDING

1143 E. STATE ROAD 144, FRANKLIN, IN

SHEET NAME: DIMENSIONAL & UTILITY PLAN

MAURER SURVEYING, INC.

4800 WEST SMITH VALLEY ROAD, STE P, GREENWOOD, IN 46142

OFFICE - 317-861-3090 www.maurersurveying.com

LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

COOLER DESIGN, INC.

9135 NORTH MERIDIAN STREET, SUITE A1

INDIANAPOLIS, IN 46260

SHEET: C.400

DATE: SEPTEMBER 5, 2019

JOB NO.: 2331-C.400

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- PG - PROPOSED GRADE
- GB - PROPOSED GRANULAR BACKFILL
- HA - PROPOSED HANDICAP ACCESSIBLE RAMP
- ES - PROPOSED ELECTRIC SERVICE
- GS - PROPOSED GAS SERVICE
- WS - PROPOSED WATER SERVICE

THIS SHEET FOR EROSION CONTROL PURPOSES ONLY

SEE DETAIL SHEETS FOR EROSION CONTROL DETAILS

SEE SHEET C.601 FOR SUMMARY & ADDITIONAL INFORMATION*

NOTE:

TRENCHES SHALL BE SHEETED AND BRACED AS NECESSARY TO PROTECT WORKMEN AND ADJACENT STRUCTURES. ALL TRENCHING SHALL BE DONE IN ACCORDANCE WITH O.S.H.A. STANDARDS TO PROTECT WORKMEN.

THE CONTRACTOR SHALL FIELD LOCATE AND MEASURE ALL SEWER LATERALS ON EACH LOT AND PROVIDE THE ENGINEER WITH MEASUREMENTS AND LOCATIONS FOR AS-BUILT DRAWING.

WHEREVER ANY SANITARY SEWERS CONSTRUCTED IN THIS SECTION CONNECT TO ANY EXISTING SANITARY SEWER OR SANITARY MANHOLE, THE EXISTING MANHOLE HOLE OR SEWER SHALL BE PLUGGED TO PREVENT ANY DEBRIS OR SURFACE WATER FROM ENTERING THE EXISTING SYSTEM.

ALL MANHOLES INDICATED ON THE CONSTRUCTION PLANS FOR THIS SECTION ARE TO BE COMPLETED IMMEDIATELY UPON COMMENCING CONSTRUCTION OF THE MANHOLE. ALL MATERIAL TO FINISH THE MANHOLE MUST BE ON SITE READY TO FINISH THE STRUCTURE ONCE THE BASE IS SET.

THE STORM WATER QUALITY UNIT SHOWN ON THESE PLANS SHALL BE THE UNIT INSTALLED DURING THE DEVELOPMENT OF THIS PROPERTY. NO SUBSTITUTIONS SHALL BE PERMITTED.

ALL CASTINGS SHALL HAVE STANDARD "ENVIRONMENTALLY FRIENDLY LOGOS" EMBOSSED INTO THE INLET.

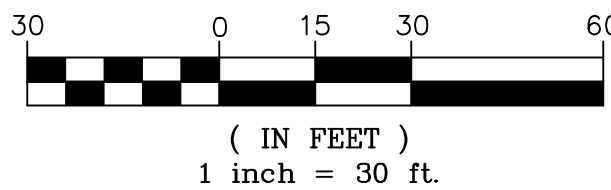
CITY ENGINEER HAS THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES IN THE FIELD AS CONDITIONS WARRANT.

LEGEND

- PS - PERMANENT SEED
- SF - SILT FENCE
- MB - EROSION CONTROL BLANKET
- IP - INLET PROTECTION

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.

GRAPHIC SCALE



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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SCALE: 1" = 30'	DATE: 9/5/19
DRAWN BY: AB	CHECKED BY: PY
DESIGNED BY: PAUL MAURER	PROJECT NO.: 880006
STATE OF INDIANA	

REVISION:	DATE:	BY:

PROJECT NAME:	FRANKLIN MEDICAL OFFICE BUILDING
SHEET NAME:	EROSION CONTROL PLAN
ADDRESS:	1143 E. STATE ROAD 141, FRANKLIN, IN

MAURER SURVEYING, INC.	4600 WEST SOUTH VALLEY ROAD, STE P, GREENWOOD, IN 46142
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES	OFFICE: 317-881-9898
COOLER DESIGN, INC.	9135 NORTH MERIDIAN STREET, SUITE A1 INDIANAPOLIS, IN 46280

C.600

DATE: SEPTEMBER 5, 2019
JOB NO.: 2331-C.600

RULE 5 EROSION CONTROL PLAN INDEX

ELEMENT	SHEET	ELEMENT	SHEET	ELEMENT	SHEET	ELEMENT	SHEET
A1	C.601	A12	N/A	B1	C.601	B12	C.600&601
A2	ATTACHED	A13	N/A	B2	C.601	B13	C.601
A3	C.601	A14	C.601	B3	C.600	B14	C.601
A4	C.100	A15	C.601	B4	C.600	B15	C.601&602
A5	C.100	A16	C.601	B5	C.601		
A6	C.400	A17	C.200	B6	C.600&602	C1	C.601
A7	C.601	A18	C.601	B7	C.600	C2	C.600&601
A8	N/A	A19	C.700	B8	C.600	C3	C.601
A9	C.601	A20	N/A	B9	N/A	C4	C.601
A10	C.601	A21	N/A	B10	C.601	C5	C.601
A11	C.601	A23	C.300	B11	N/A		

- A2 - 11 by 17 inch Site Plan
- Submitted to the City of Franklin with application for a Commercial Site Plan.
- A3 - Narrative describing the nature and purpose of the project
- FRANKLIN MEDICAL OFFICE BUILDING is a 3.38 Acre Commercial Use Parcel. This project will entail a new 23,500 square foot Medical building, parking, and associated utilities.
- A4 - Vicinity map showing project location
- *A Vicinity Map is shown on the Title Sheet for this set of plans.*
- A5 - Legal Description of the Project Site
- *The legal description for this site is shown on the Title Page (Sheet # C.100), and this sheet.*
LATITUDE: N39°28'56" LONGITUDE: W86°05'02"
- A6 - Location of all lots and proposed site improvements (roads, utilities, structures, etc.)
- *The location of all proposed site improvements are as shown on the Dimensional Plan, Sheet C.400 of this set of plans.*
- A7 - Hydrologic unit code (14 digit)
- *The Hydrologic unit code for this site is 05120204090040*
- A8 - Notation of any State or Federal water quality permits.
- *NONE REQUIRED.*
- A9 - Specific points where stormwater discharge will leave the site
- *The stormwater runoff from this proposed site will sheet flow into a proposed dry detention pond which will outlet to the east into a proposed culvert under SR 44. The runoff will then flow through a road side ditch to the east which flows into a ditch flowing south ultimately outletting into Youngs Creek.*
- A10 - Location and name of all wetlands, lakes, and watercourses on and adjacent to the site
- *This proposed development lies within the Youngs Creek Watershed. No wetlands or Lakes are on site or adjacent to the site.*
- A11 - Identification of all receiving waters
- *This site lies within the Youngs Creek Watershed.*
- A12 - Identification of potential discharges to ground water (abandoned wells, sinkholes, etc.)
- *No discharge to ground water will occur. Runoff from the site will drain to a proposed dry detention area with the overflow running into Youngs Creek.*
- A13 - 100-year floodplains, floodways, and floodway fringes
- *None.*
- A14 - Pre-construction and post construction estimate of Peak Discharge (10-year storm event) ONSITE & OFFSITE
- *The pre-development peak discharge for the 10-year storm event for the overall site = 6,226 cfs*
- *The post-development peak discharge for the 10-year storm event for the overall site = 3,283 cfs*
- A15 - Adjacent land use, including upstream watershed
- *Commercial lot to the North, School to the South, Single Family Residential to the West, and adjacent care facility to the east*
- A16 - Locations and approximate boundaries of all disturbed areas (Construction Limits)
- *See detail on this sheet, which depicts the total disturbed area for the site*
- A17 - Identification of existing vegetation cover
- *The existing vegetation for this site is pavement and grass.*
- A18 - Soils map including soil descriptions and limitations Per Indiana Erosion Control Manual
- *See Soils Map this sheet*
- *Br = Brookston Silty Clay Loam, 0 to 2 percent slopes.*
- *OA = Crosby Silt Loam, 0 to 2 percent slopes.*
- A19 - Locations, size and dimensions of all stormwater discharge systems (e.g pipes, swales and channels)
- *The location of the proposed stormwater system is as shown on this plan. The size of all stormwater systems are as shown on sheet C.500 of these construction plans.*
- A20 - Plans for any off-site construction activities associated with this project (sewer/water tie-ins)
- *Sanitary Lateral Connection along South line*
- *Grading and storm sewer installation in SR 44 Right-of-way*
- A21 - Locations of proposed soil stockpiles and/or borrow/disposal areas
- *No Temporary stockpile areas are anticipated for this project. The contractor shall be responsible for removing all excess from project site.*
- A22 - Existing site topography at an interval appropriate to indicate drainage patterns
- *See the final site Conditions sheet being sheet C.200 of these plans*
- A23 - Proposed final topography at an interval appropriate to indicate drainage patterns
- *See the Development Plan being sheet C.300 of these plans*

B1 - Description of Potential pollutant sources associated with construction activities

- The potential pollutant sources associated with construction activities for this site would be material used for construction of the site, fuel storage areas, fueling locations, sediment, exposed soils, leaching wastes, and construction equipment, which could be exposed to the soils within the development.
- The contractor is urged to protect the site and maintain a single storage and fueling area on site, although fuel leakage is expected, the contractor is urged to maintain this area so that pollutants from this site are kept to a minimum.
- B2 - Sequence describing stormwater quality management implementation relative to land disturbing activities:
 - Install perimeter sediment control measures (e.g. silt fence)
 - Silt fence and appropriate erosion control measures shall be installed prior to any construction.
 - Silt fence to be "NUTEC 3 NWS-6" or approved equal.
 - Install stone for construction entrance and employee parking and vehicle maintenance area.
 - As areas are brought of rough grade, permanent seed fertilize & mulch
 - Construct basin and stabilization side slope, permanent seed and mulch or blanket
 - Protect storm inlets immediately after installation.
 - All installed erosion and sediment control practices must be monitored at least weekly and again after each rain event. Any noted deficiencies must be corrected immediately.
 - Any area of disturbed soil, which remain inactive for 15 days or more must be seeded with the appropriate temporary vegetative covers. (see temp. seeding dates)
 - The contractor/developer has full responsibility of inspecting the erosion control measures on a daily basis. At a minimum, practices need to be inspected weekly, after each storm event, and daily during prolonged storm events. Inspection of practices during a storm event is advantageous because the inspector can easily identify where measures need to be repaired or replaced. Failing practices should be repaired or replaced immediately.
 - Builders are to coordinate staging of erosion control as per detail labeled "Construction Sequence of Building Site Erosion Control Practices"
 - Developers and Contractors must meet the design criteria, standards and specifications outlined in the final handbook for the City of Los Angeles in Developing Areas
 - Developer to place permanent seed on all side and rear easement areas and temporary seed in all other areas, at appropriate time during construction
 - Maricopa County and the State has the right to require additional erosion control measures in the areas or conditions where:
 - See Details sheets of these plans for installation, Application and methods for erosion control devices and practices.
 - All slopes exposed during construction shall have SC-150 Erosion Control Blankets installed on them.
- B3 - Stable construction entrance locations and specifications (at all points of ingress and egress)
 - Construction entrance are proposed as shown on sheet C.600
- B4 - Sediment control measures for sheet flow areas
 - Silt fence is used to contain the sheet flow on the site and stone bays are used to the storm inlets. As areas are completed they will be seeded.
- B5 - Sediment control measures for concentrated flow areas
 - There are no concentrated flow areas for this site. The site is all sheet draining.

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****THIS SHEET FOR EROSION CONTROL PURPOSES ONLY****
****SEE DETAIL SHEET C.602 FOR EROSION CONTROL DETAILS****

B6 – Storm sewer inlet protection measures, locations and specifications
– *Inlet protection is shown on sheet C.600. See Detail on sheet C.602.*

B7 – Runoff control measures (e.g. diversions, rock check dams, slope drains, etc.).
– *Sediment in run-off water shall be trapped by the use of such methods as debris basins and silt traps until the disturbed area is stabilized.*

B8 – Storm water outlet protection specifications
– *None.*

B9 – Grade stabilization structures, locations and specifications
– *These items are not proposed within this development.*

B10 – Location, dimensions, specifications, and construction details of each stormwater quality measure
– *Stormwater quality is provided for this site by an Aqua Swirl AS-3 located at the Northeast corner of the site.*

B11 – Temporary surface stabilization methods appropriate for each season (including sequencing)
– *No temporary seeding is needed.*
– *Permanent surface stabilization specifications (include sequencing)*
– *Permanent surface stabilization is as shown on sheet C.600*

B13 – Material handling and spill prevention plan

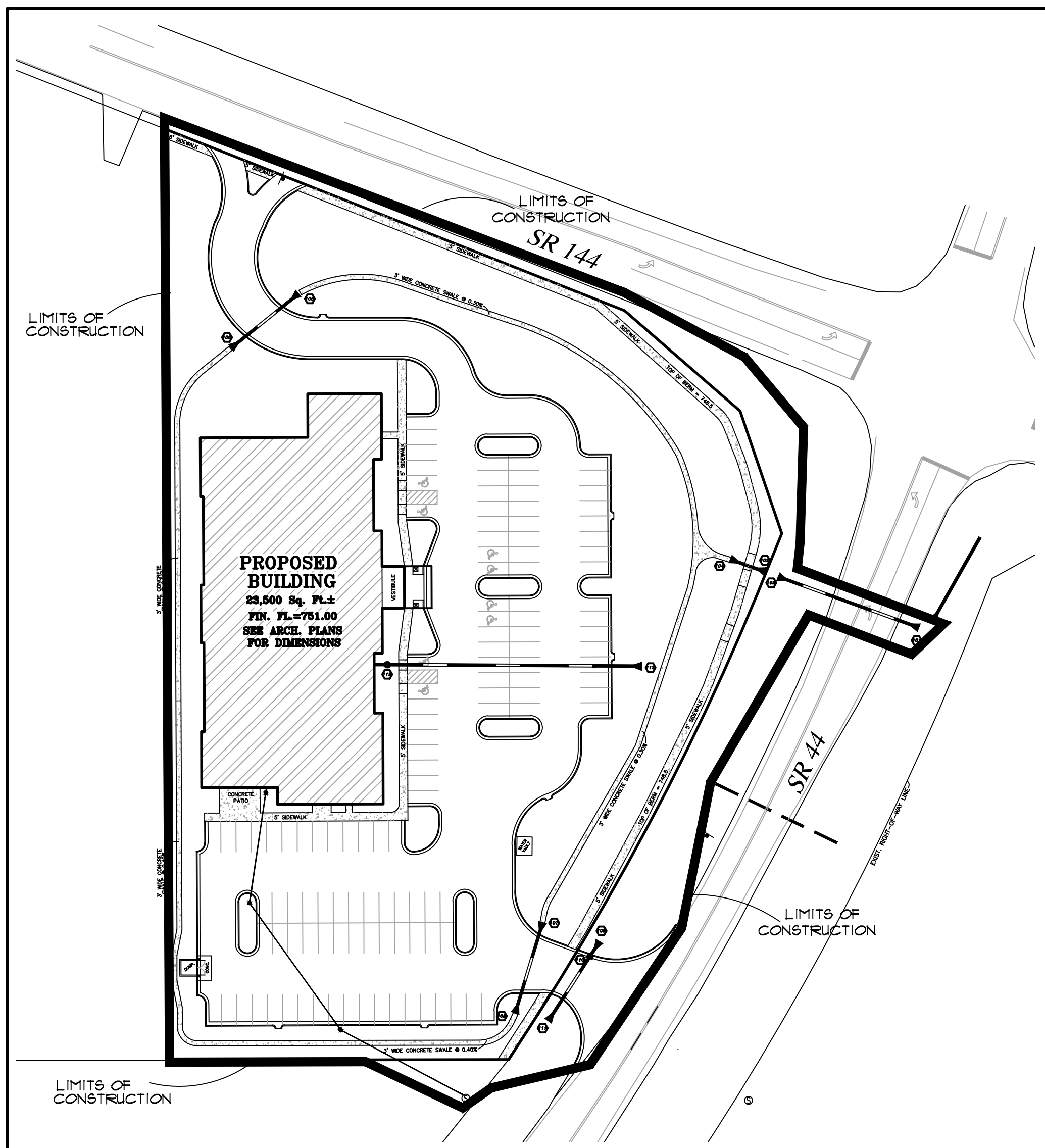
The potential pollutant sources associated with construction activities for this site would be used for the construction of the proposed project. These sources include vehicles and equipment, which could be exposed to the soils within the development. The contractor shall protect the site and maintain a single storage and fueling area on site. Although fuel leakage is possible, the contractor shall ensure that the fueling area is maintained in good condition to a minimum. Contractor to clean any spills immediately to protect the soils from pollutants. Sorbents shall be used to clean up any spills of petroleum or other pollutants. If the contractor determines that soil, soil or other media which has been contaminated with petroleum or other pollutants must be excavated or remediated in accordance with applicable laws and regulations to prevent contaminated soils from being used in the project, the contractor shall ensure that the material must be stored in containers or on plastic and covered so as to ensure that the contamination is not transferred back onto the ground surface. Emergency call IDEM 317-253-7745 and the Franklin Fire Department 317-735-3650.

- B14 Monitoring and maintaining guidelines for each proposed stormwater quality measure. *The contractor/developer has full responsibility of inspecting the erosion control measures on a daily basis during a minimum 10 day period after each storm event, and daily during prolonged storm events. Inspection of practices during a storm event is advantageous because the inspector can easily identify where erosion control measures need to be repaired. Repaired practices should be repaired or replaced immediately. See this sheet C.603 for details.*
- B15 Erosion & sediment control specifications for individual buildings
Buildings are to have erosion & sediment control practices as per a detail labeled "Construction Sequence of Building Site Erosion Control Practices". Developers and contractors must meet the design criteria, standards and specifications in the Building Erosion & Sediment Control in Developing Areas.

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

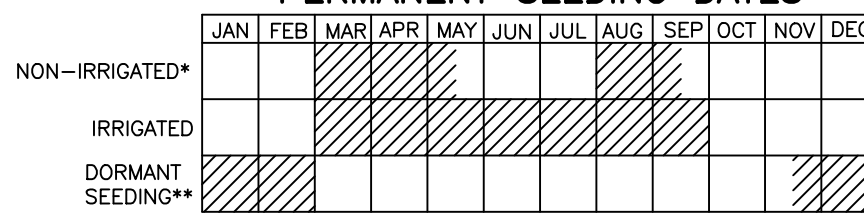
- C1 - Description of pollutants and their sources associated with the proposed land use
 - *The potential pollutants for this proposed land use are grease, oil, fertilizers, etc.*
- C2 - Sequence describing stormwater quality measure implementation
 - *Permanent stabilization (i.e. seeding, erosion control blanket) shall be implemented as construction disturbances have been minimized.*
- C3 - Description of proposed post construction stormwater quality measures
 - *The Dry Detention Area provides water quality for post construction.*
- C4 - Location, dimensions, specifications, and construction details of each stormwater quality measure.
 - *The Dry Detention Area is shown on sheet C-1.*
- C5 - Description of maintenance guidelines for post construction stormwater quality measures
 - *Proposed storm sewer inlets shall be monitored to ensure sediment accumulation does distract from the flow function and all grass areas including the Dry Detention Area to be monitored to ensure a vigorous vegetative growth.*

TOTAL DISTURBED AREA



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.

PERMANENT SEEDING DATES



 IRRIGATION NEEDED DURING THIS PERIOD, TO CONTROL EROSION AT TIMES OTHER THAN IN THE SHADED AREAS, USE MULCH.

* LATE SUMMER SEEDING DATES MAY BE EXTENDED 5 DAYS IF MULCH IS APPLIED.

** INCREASE SEEDING RATE BY 50 PERCENT.

LEGAL DESCRIPTION

A part of the Northwest Quarter of the Southwest Quarter of Section 15, and a part of the North Half of the Southeast Quarter of Section 16, all in Township 12 North, Range 2 East of the Second Principal Meridian, Johnson County, Indiana, being more particularly described as follows:

BEGINNING at the Southeast corner of said North Half of the Southeast Quarter of Section 16; thence South 89 degrees 53 minutes 48 seconds West (Basis of bearings are Indiana State Plane Coordinate System, IN East) along the South line of said North Half Quarter Section 200.00 feet; thence North 0 degrees 14 minutes 39 seconds East parallel to the East line of said North Half Quarter Section 548.43 feet; thence North 89 degrees 53 minutes 48 seconds West along the West line of said North Half Quarter Section 200.00 feet; thence East along South Southern Right-of-Way 291.02 feet to the Northwest corner of the land of the City of Franklin, Indiana, as recorded in Instrument Number 2019-007992, in the Office of the Johnson County Recorder; thence the next two (2) courses being along the Western lines of said City of Franklin; (1) South 89 degrees 53 minutes 48 seconds West along the West line of said North Half Quarter Section 200.00 feet; thence East 76.18 feet to the Western Right-of-Way of State Road 44; thence the next three (3) courses being along said Western Right-of-Way; (1) South 21 degrees 34 minutes 02 seconds West 13.01 feet to a point of curvature of a curve concave Westward with a Radius Point that bears North 68 degrees 25 minutes 58 seconds West 557.02 feet; (2) Southerly along said curve through a Central Angle of 11 degrees 03 minutes 58 seconds to a point of tangency with the Western Right-of-Way of State Road 44; thence 57 minutes 11 seconds West 32.38 feet to the Point of Beginning, containing 338 acres, more or less.

Subject to all Right-of-Ways, easements, and restrictions.

SEEDING LEGEND

ALL BARE AREAS SCHEDULED TO BE LEFT IDLE FOR 15 DAYS OR MORE MUST
BE STABILIZED WITH TEMPORARY SEEDING AND/OR MULCHING

ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.
STRAW MULCH AT 2 TONS PER ACRE

☐ PERMANENT SEED:
KENTUCKY BLUEGRASS AT 40 LBS. PER ACRE
CREEPING RED FESCUE AT 40 LBS. PER ACRE
STRAW MULCH AT 2 TONS PER ACRE

SEEDING NOTE:

ALL PERMANENT SEEDING SHALL BE DONE IN ACCORDANCE WITH SECTION 3.12 OF THE "INDIANA HANDBOOK for EROSION CONTROL in DEVELOPING AREAS".

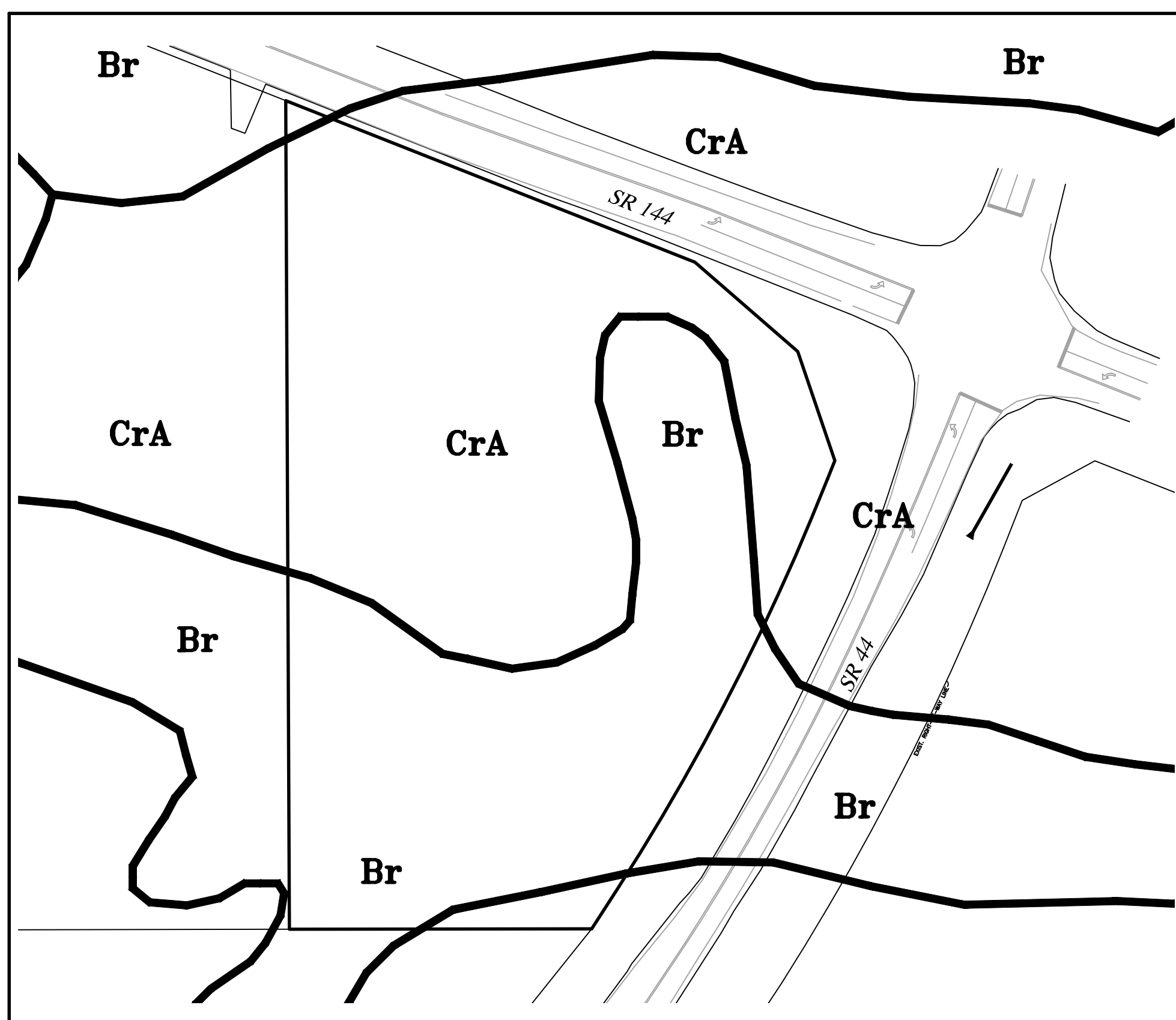
ADDITIONAL NOTES:

-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

-ALL SILT FENCE MATERIAL SHALL BE "NUTEC 3 NWS-6 OR APPROVED EQUAL.

SOILS MAP



	MAURER SURVEYING, INC. 4800 WEST SMITH VALLEY ROAD, STE. P, GREENWOOD, IN 46142 OFFICE - 317-861-3898 www.Maurer-Surveying.com LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES		PROJECT NAME: FRANKLIN MEDICAL OFFICE BUILDING 1143 E. STATE ROAD 144, FRANKLIN, IN		DATE:	REVISION:	SCALE:	DRAWN BY: N/A CHECKED BY: AB IN CHARGE: PM SURVEYED BY: PAUL MAURER DATE: 8/20/19
	PREPARED FOR: COOLER DESIGN, INC. 9135 NORTH MERIDIAN STREET, SUITE A1 INDIANAPOLIS, IN 46260		SHEET NAME: EROSION CONTROL PLAN					
SHEET C.601		DATE SEPTEMBER 5, 2019		JOB NO. 2331-C.601				

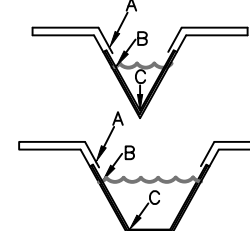
SCALE: N/A
DRAWN BY: AB
CHECKED BY: FM
CERTIFIED BY: PAUL MAURER
SEAL:

REGISTERED
 PAUL MAURER
 No. 880006
 STATE OF INDIANA
 LAND SURVEYOR

[illegible]

MAURER SURVEYING, INC.
8000 WEST SMITH VALLEY ROAD, STE P, GREENWOOD, IN 46142
OFFICE • 317-681-3968 www.MaurerSurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

DESIGNER FOR
COOLER DESIGN, INC.
9135 NORTH MERIDIAN STREET, SUITE A1
INDIANAPOLIS, IN 46260



GENERAL STAPLE PATTERN AND RECOMMENDATIONS

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.

TREE AND BUSH NOTE

ALL TREES AND BUSHES SHALL CONFORM TO THE "CITY OF FRANKLIN ZONING ORDINANCE".

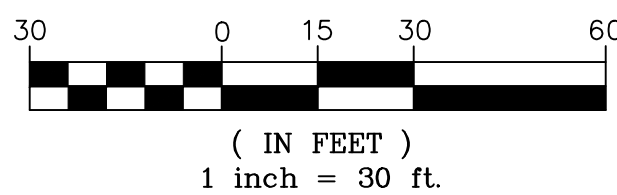
THE TYPES SHOWN ARE FOR THE "TYPE" REFERENCE ONLY. DEVELOPER SHALL PROVIDE THE CITY OF FRANKLIN WITH INFORMATION ABOUT SPECIFIC PLANTINGS, TO ASSURE THAT THE SPECIES THEY USE ARE ON THE "ZONING ORDINANCES" LIST OF ACCEPTABLE TYPES.

INSTALLATION OF PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT INDUSTRY STANDARDS OF THE AMERICAN ASSOCIATION OF NURSEYMEN. THE LANDSCAPE CONTRACTOR SHALL PLACE A COMPACTED LAYER OF 4" TOPSOIL OVER AREAS TO BE ESTABLISHED SHRUB BEDS. SUBSTITUTION MAY BE PERMITTED PROVIDED THE NURSERY CAN DEMONSTRATE THAT THE SUBSTITUTION IS SUPERIOR IN QUALITY AND LESS SUSCEPTIBLE TO INSECT DAMAGE.

LOT COVERAGE NOTES

REQUIRED ISLAND AREA:	5% OF PARKING/DRIVES
PARKING & DRIVES	55,011 sq. ft.
ISLAND AREA REQUIRED	2,751 sq. ft.
ISLAND AREA ACTUAL	3,870 sq. ft.
ACTUAL ISLAND AREA:	7.0% OF PARKING/DRIVES
YARD AREA FOR ENTIRE SITE	
= 15% MINIMUM OF SITE AREA	
= 147,233 X 0.15 = 22,085 S.F. REQUIRED	
TOTAL YARD AREA PROVIDED = 64,468 S.F. (44%)	

GRAPHIC SCALE



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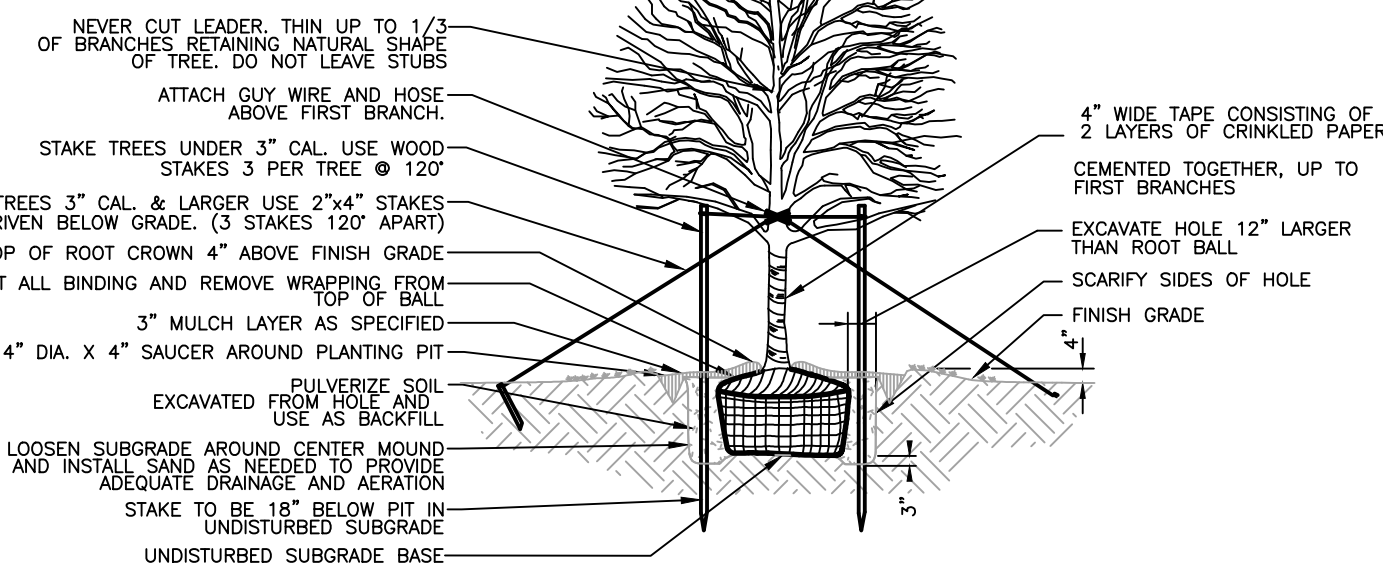
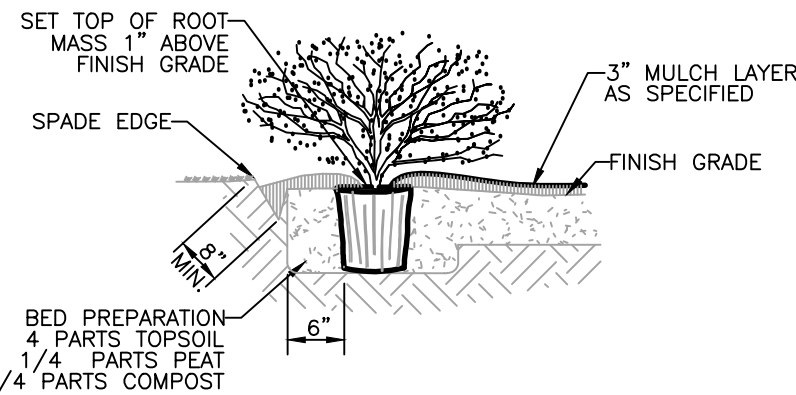
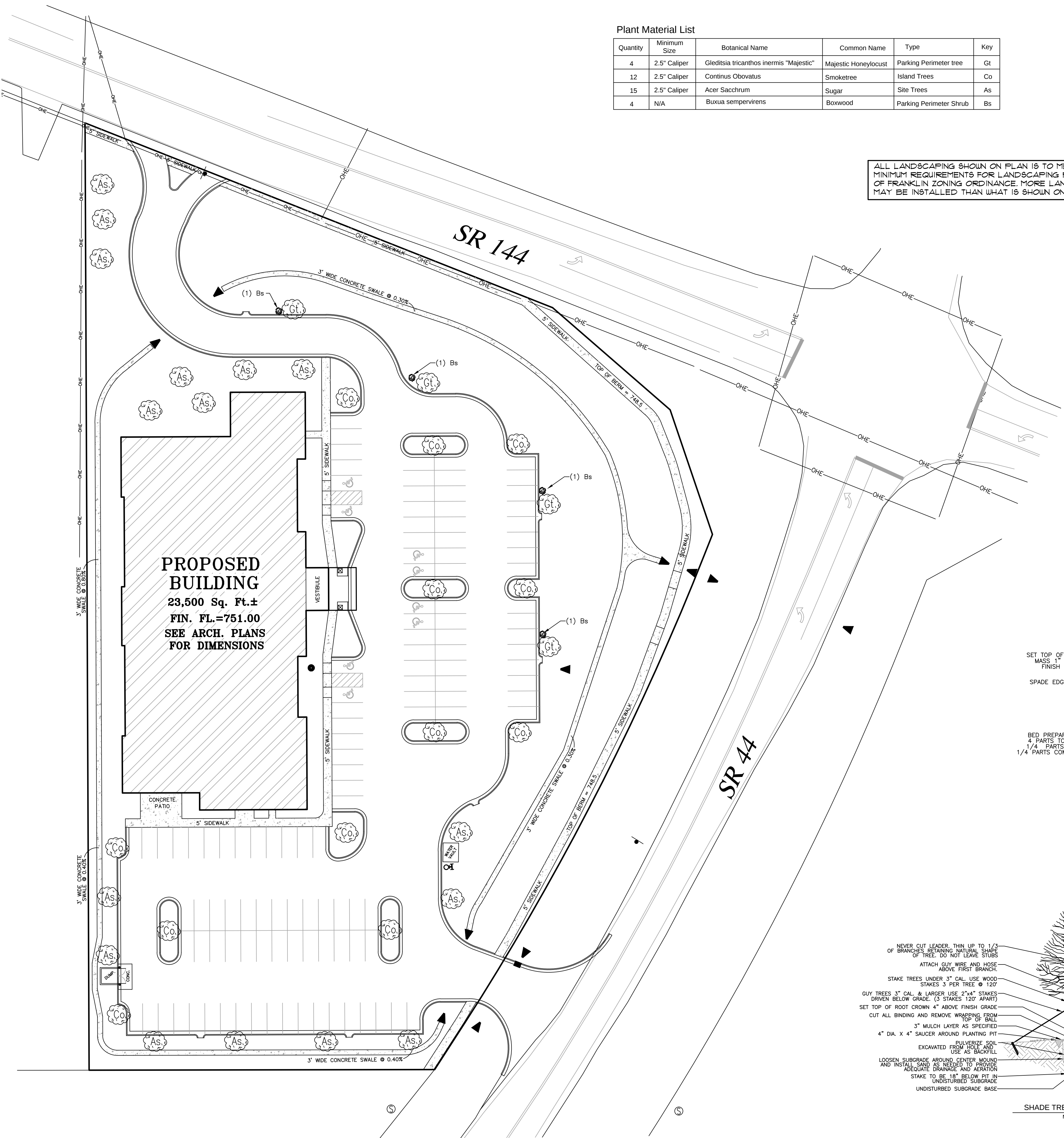
Plant Material List

Quantity	Minimum Size	Botanical Name	Common Name	Type	Key
4	2.5" Caliper	Gleditsia tricanthos inermis "Majestic"	Majestic Honeylocust	Parking Perimeter tree	Gt
12	2.5" Caliper	Continus Obovatus	Smoketree	Island Trees	Co
15	2.5" Caliper	Acer Sacchrum	Sugar	Site Trees	As
4	N/A	Buxua sempervirens	Boxwood	Parking Perimeter Shrub	Bs

ALL LANDSCAPING SHOWN ON PLAN IS TO MEET THE MINIMUM REQUIREMENTS FOR LANDSCAPING PER THE CITY OF FRANKLIN ZONING ORDINANCE. MORE LANDSCAPING MAY BE INSTALLED THAN WHAT IS SHOWN ON THIS PLAN.



SCALE:	1" = 30'
DRAWN BY:	AB
CHECKED BY:	PM
DATE:	9/5/19
PROJECT NAME:	FRANKLIN MEDICAL OFFICE BUILDING
PROJECT ADDRESS:	1143 E. STATE ROAD 144, FRANKLIN, IN
SHEET NAME:	LANDSCAPE PLAN

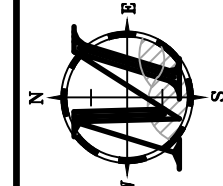


MAURER SURVEYING, INC.

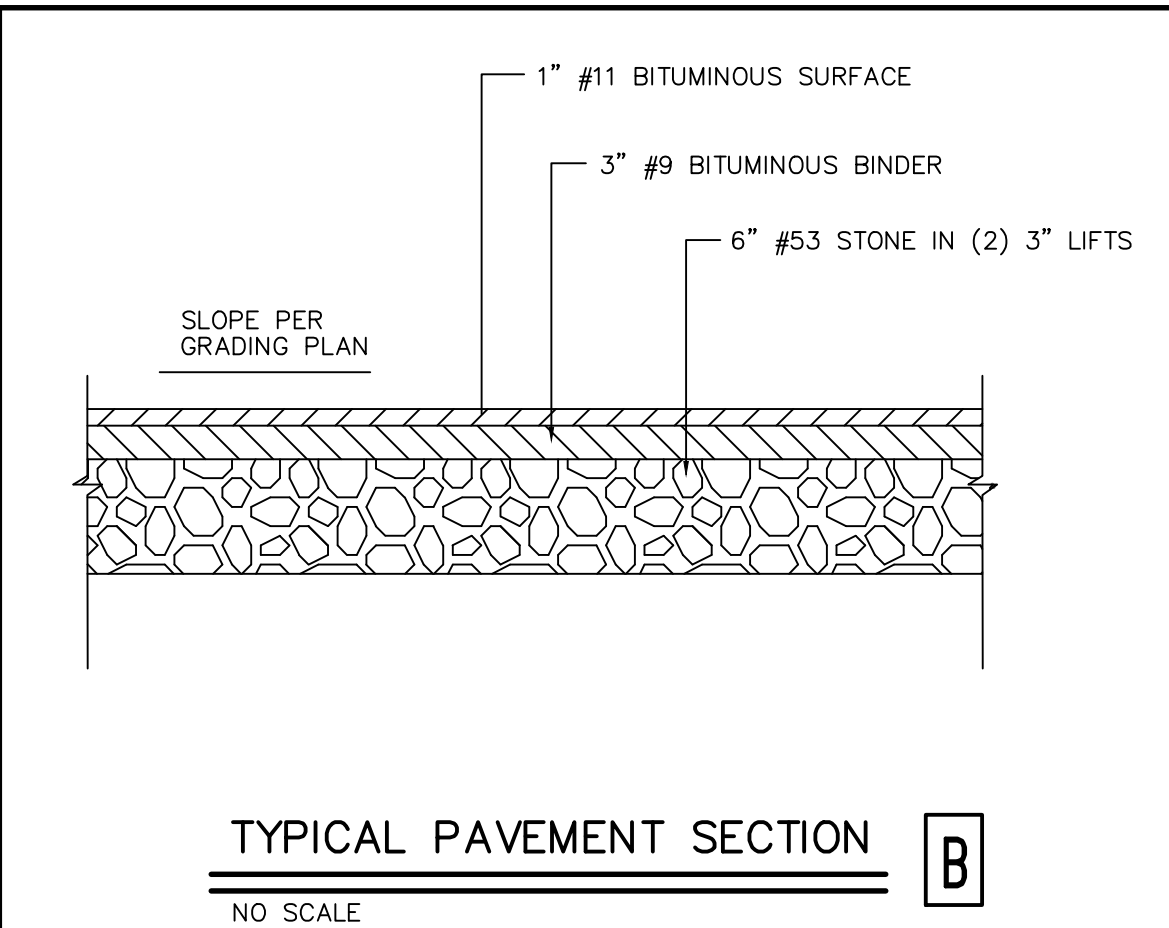
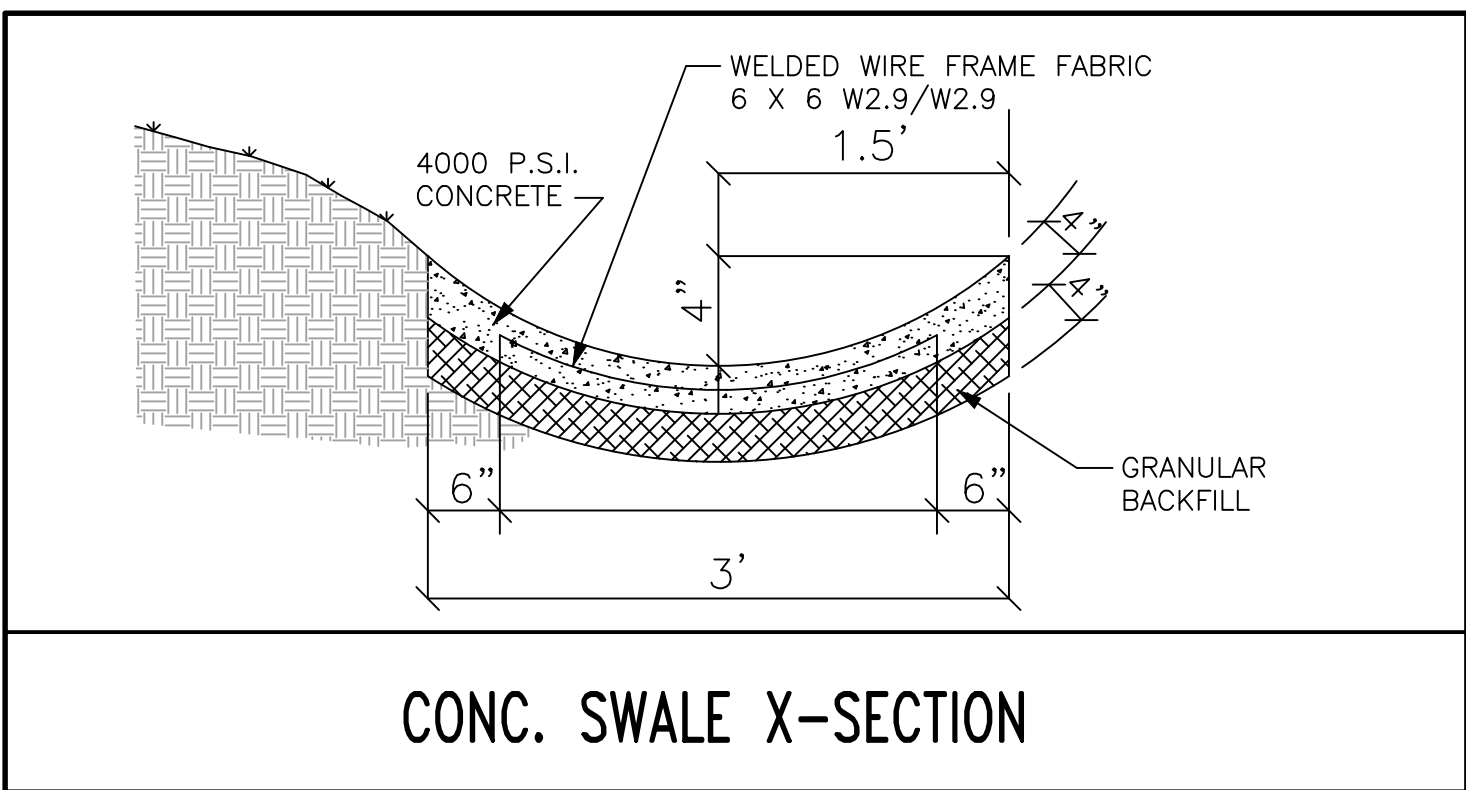
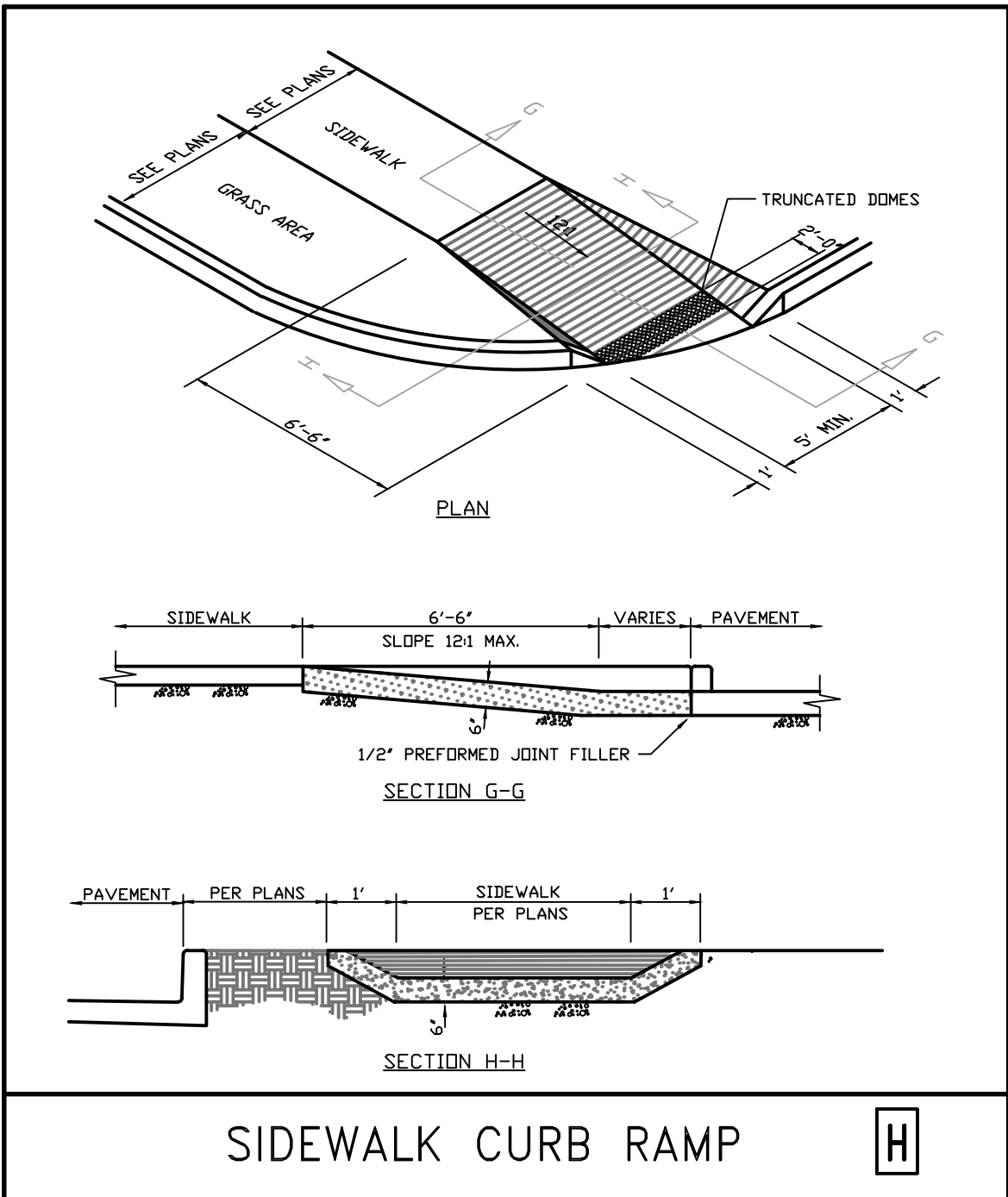
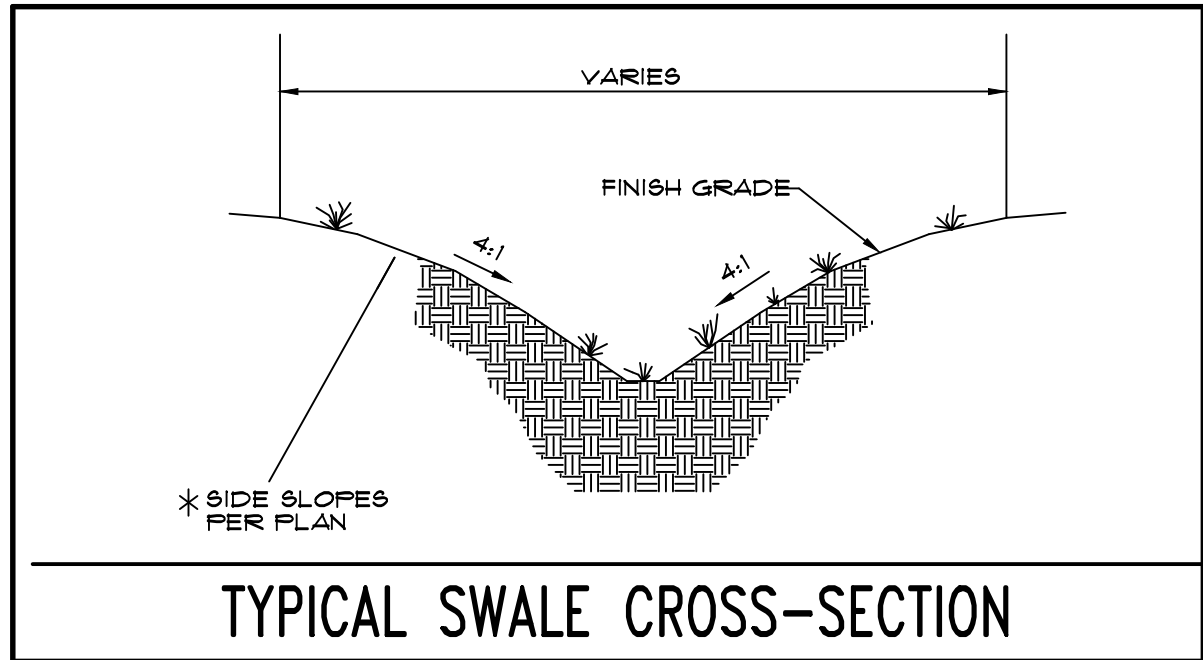
4800 WEST SMITH VALLEY ROAD, STE P, GREENWOOD, IN 46142
OFFICE - 317-861-3686 www.maurersurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

COOLER DESIGN, INC.

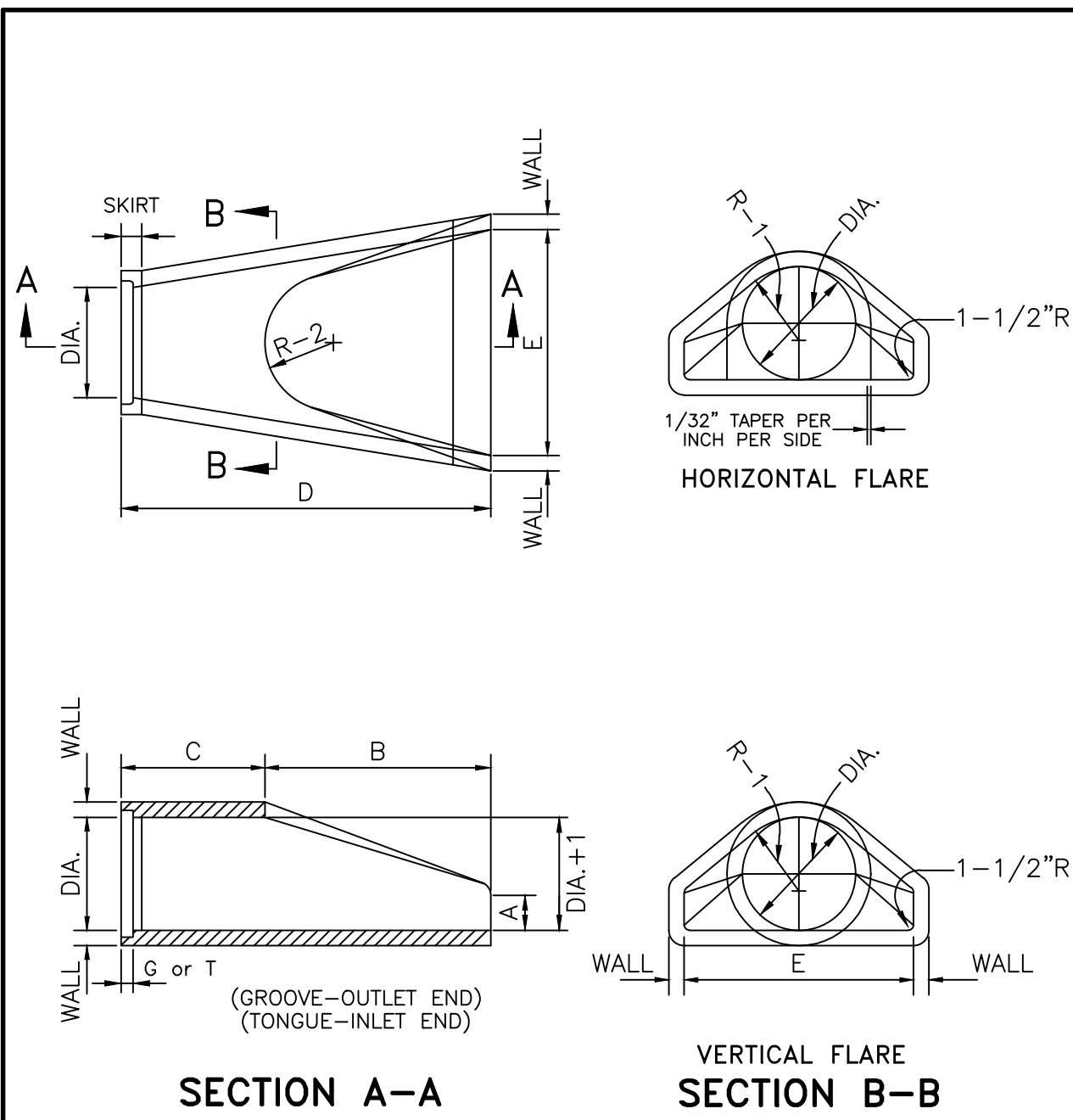
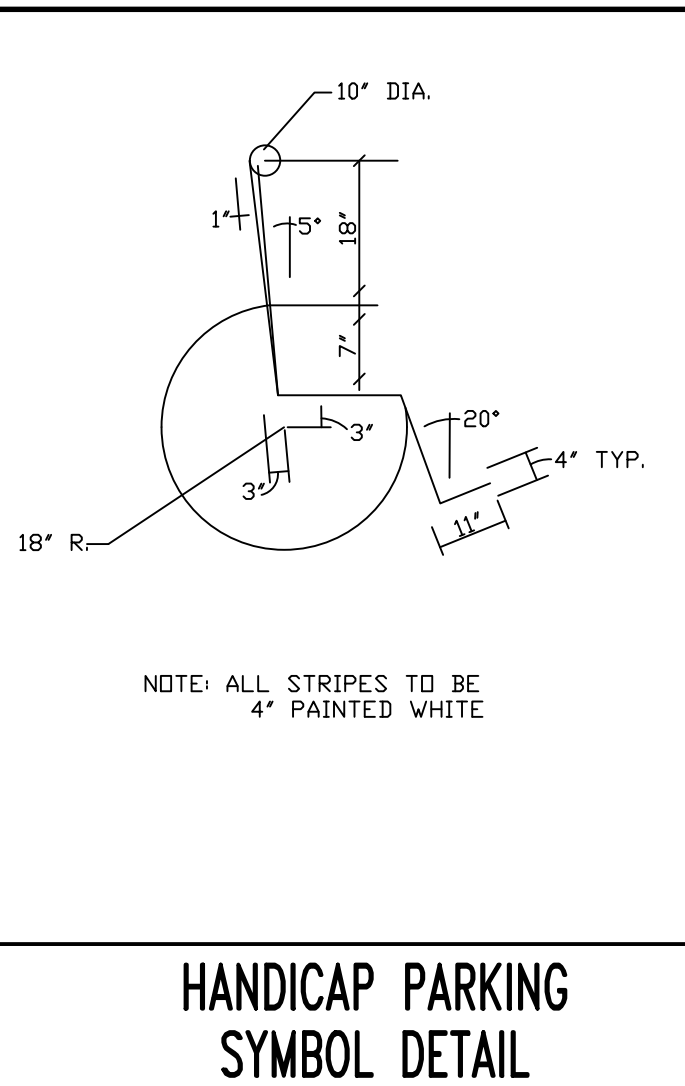
9135 NORTH MERIDIAN STREET, SUITE A1
INDIANAPOLIS, IN 46260



SHEET:	C.700
DATE:	SEPTEMBER 5, 2019
JOB NO.:	2331-C.700



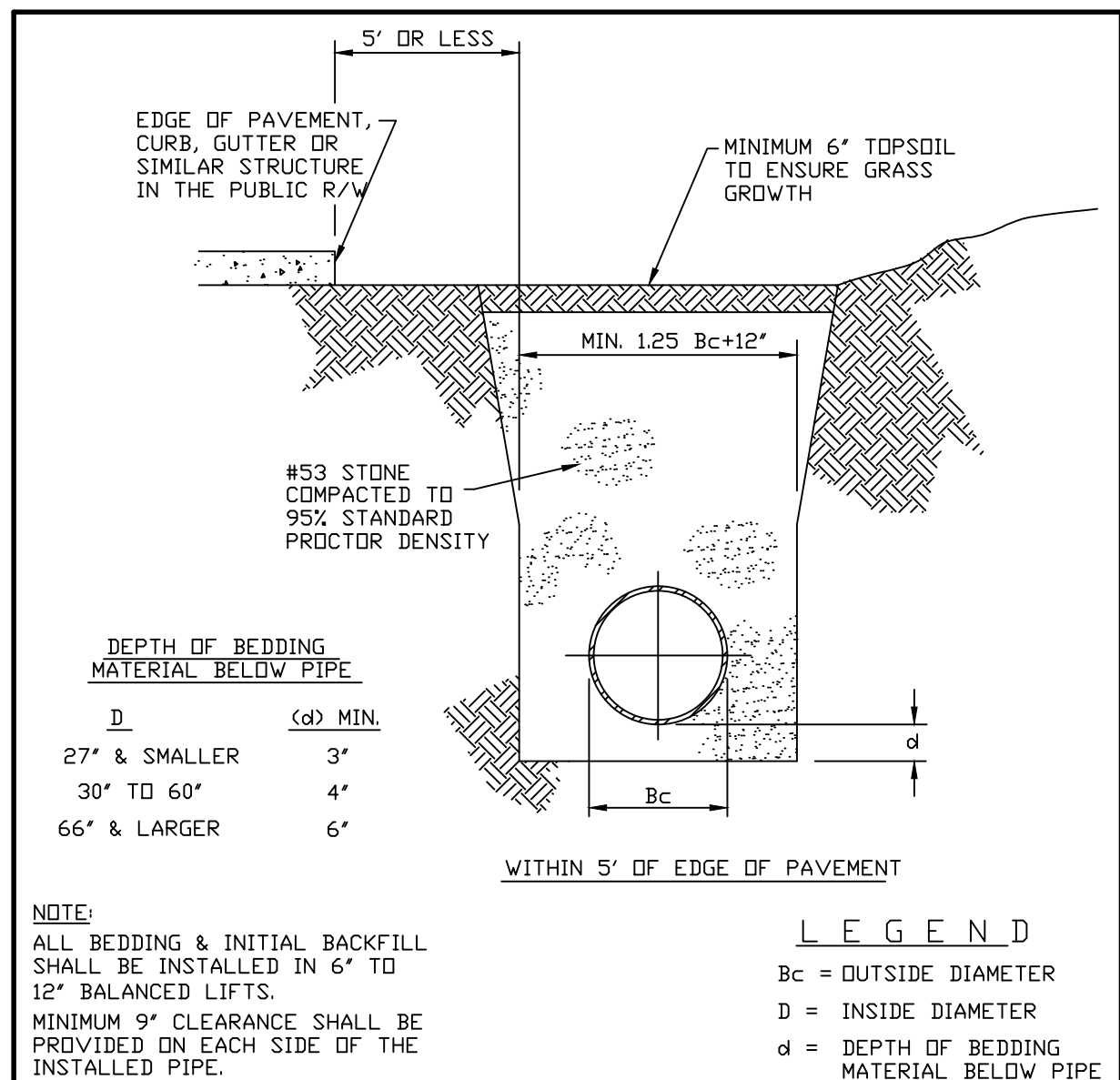
"HEAVY DUTY" BITUMINOUS PAVEMENT SECTION



DIA.	WALL	C or T	WT. SEC.	A	B	C	D	E	DIA.+1	R-1	R-2	SKIRT		
12	2	1 1/2	530	4	24	48	7/8	72	7/8	24	13	10 1/16	9	3 1/2
15	2	1/4	740	6	27	46	73	30	16	12 1/2	11	3 1/2		
18	2	1/2	990	9	27	46	73	36	19	15 1/2	12	4		
21	2	3/4	1280	9	35	38	73	42	22	16 7/8	13	4		
24	3	2 1/2	1520	9 1/2	43 1/2	30	73	1/2	48	25	16 11/16	14	4 1/2	
27	3	1/4	1930	10 1/2	48	25 1/2	73	1/2	54	28	17 3/4	14 1/2	4 1/2	
30	3	1/2	2190	12	54	19 3/4	73	3/4	60	31	18 5/16	15	5	
33	3	3/4	3150	13 1/2	58 1/2	39 1/4	97	3/4	66	34	23 3/4	17 1/2	5 1/2	
36	4	3 1/2	4100	15	63	34 3/4	97	3/4	72	37	24 1/16	20	5 1/2	
42	4	1/2	5380	21	63	35	98	78	43	27 1/4	22	5 1/2		
48	5	4 1/4	6550	24	72	26	98	84	49	18 7/8	22	5 3/4		
54	5	1/2	8040	27	65	35	100	90	55	32 7/8	24	6 1/4		
60	6	5	8750	30	60	39	99	96	61	36 3/4	24	6 3/4		
66	6	1/2	10630	24	78	21	99	102	67	35 11/16	24	7 1/4		
72	7	6	12520	34	78	21	99	108	73	38 5/8	24	7 3/4		
78	7	1/2	14430	24	78	21	99	114	79	41 15/16	24	8 1/2		1 1/2
84	8	7	16350	24	78	21	99	120	85	44 13/16	24	9		

NOTES:
1. MANUFACTURE OF END SECTION IS IN ACCORDANCE WITH APPLICABLE PORTIONS OF A.S.T.M. SPECIFICATION C76.

PRECAST CONCRETE FLARED HEADWALLS



REINFORCED CONCRETE PIPE (RCP) TRENCH DETAIL WITHIN 5' OF EDGE OF PAVEMENT

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

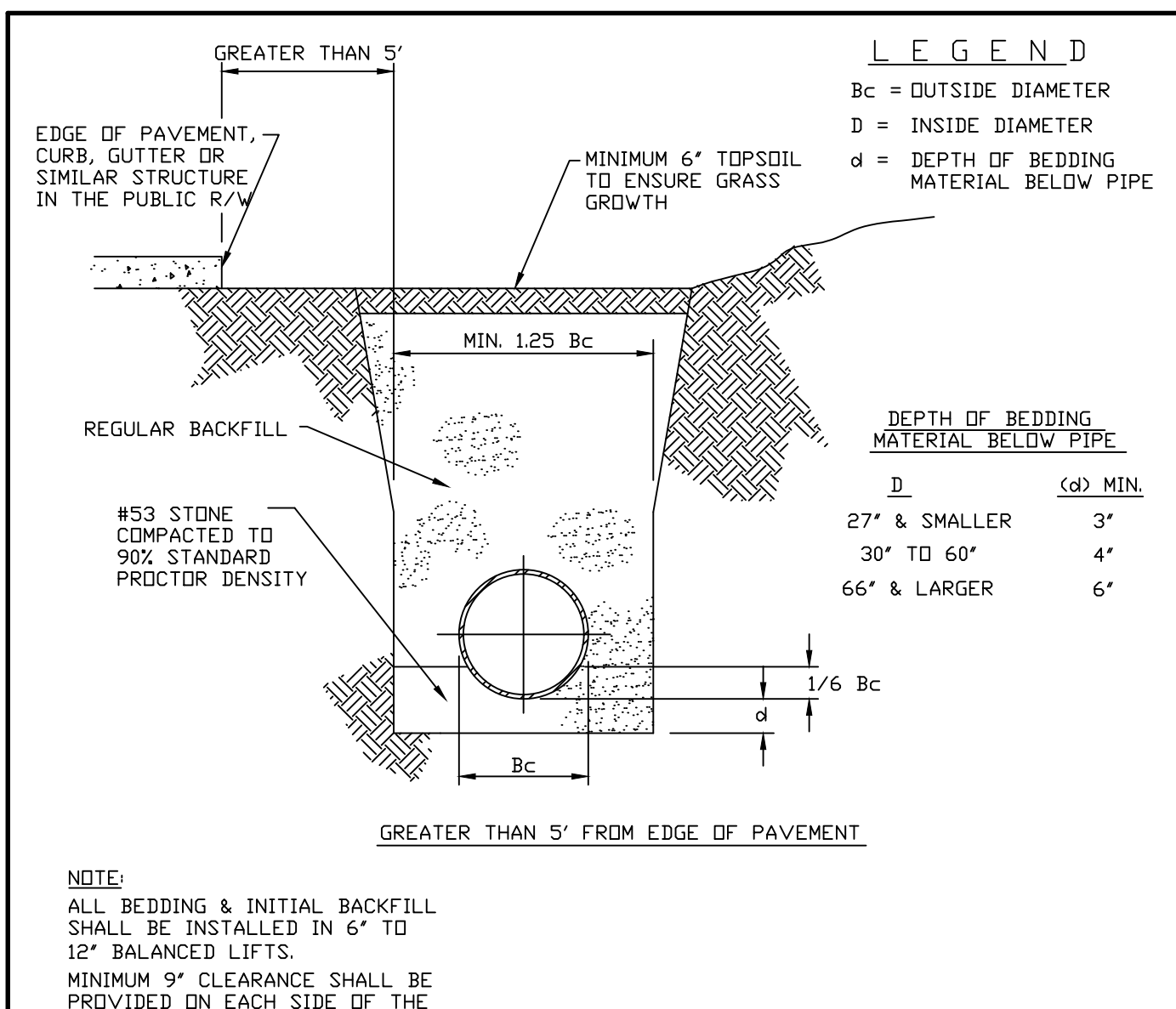
- Clearing and grubbing shall consist of cutting, removal and satisfactory disposal of all trees, down timber, brush, projecting roots, stumps, rubbish, boulders, broken concrete, fencing (as designated) and other material on the project site and within the boundary as shown on the Construction Documents 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 practices 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.



REINFORCED CONCRETE PIPE (RCP) TRENCH DETAIL GREATER THAN 5' OF EDGE OF PAVEMENT

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 G. 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 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.
 - 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 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.

PROJECT NAME:
**FRANKLIN MEDICAL
OFFICE BUILDING**

1143 E. STATE ROAD 147, FRANKLIN, IN

SHEET NAME:
**GENERAL DETAILS
& SPECIFICATIONS**

MAURER SURVEYING, INC.
4800 WEST SMITH VALLEY ROAD, STE. P, GREENWOOD, IN 46142
OFFICE: 317-841-3898
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

COOLER DESIGN, INC.
9135 NORTH MERIDIAN STREET, SUITE A1
INDIANAPOLIS, IN 46260

SCALE:
DRAWN BY:
CHECKED BY:
DESIGNED BY:
DATE:

REVISION:
DATE:

DATE:
DATE:
DATE:
DATE:
DATE:

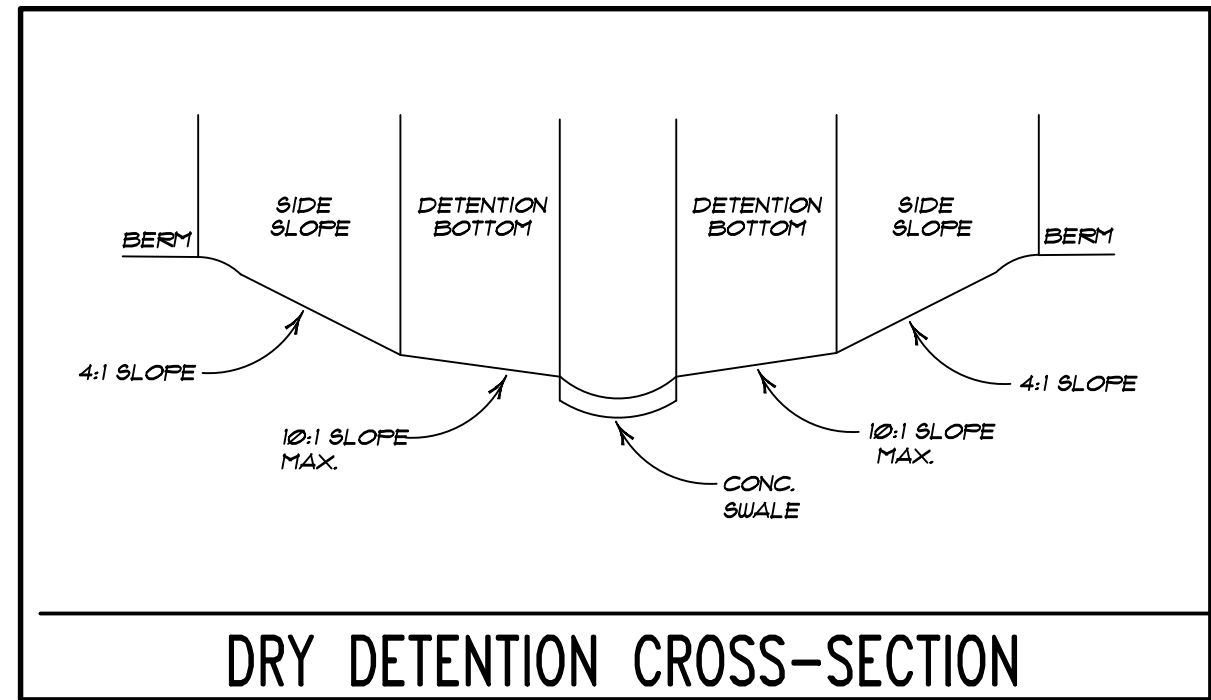
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STATE OF INDIANA
LAND SURVEYOR
JULY 1, 2008
JULY 1, 2011
JULY 1, 2014
JULY 1, 2017
JULY 1, 2020
JULY 1, 2023

MAURER
JULY 1, 2023

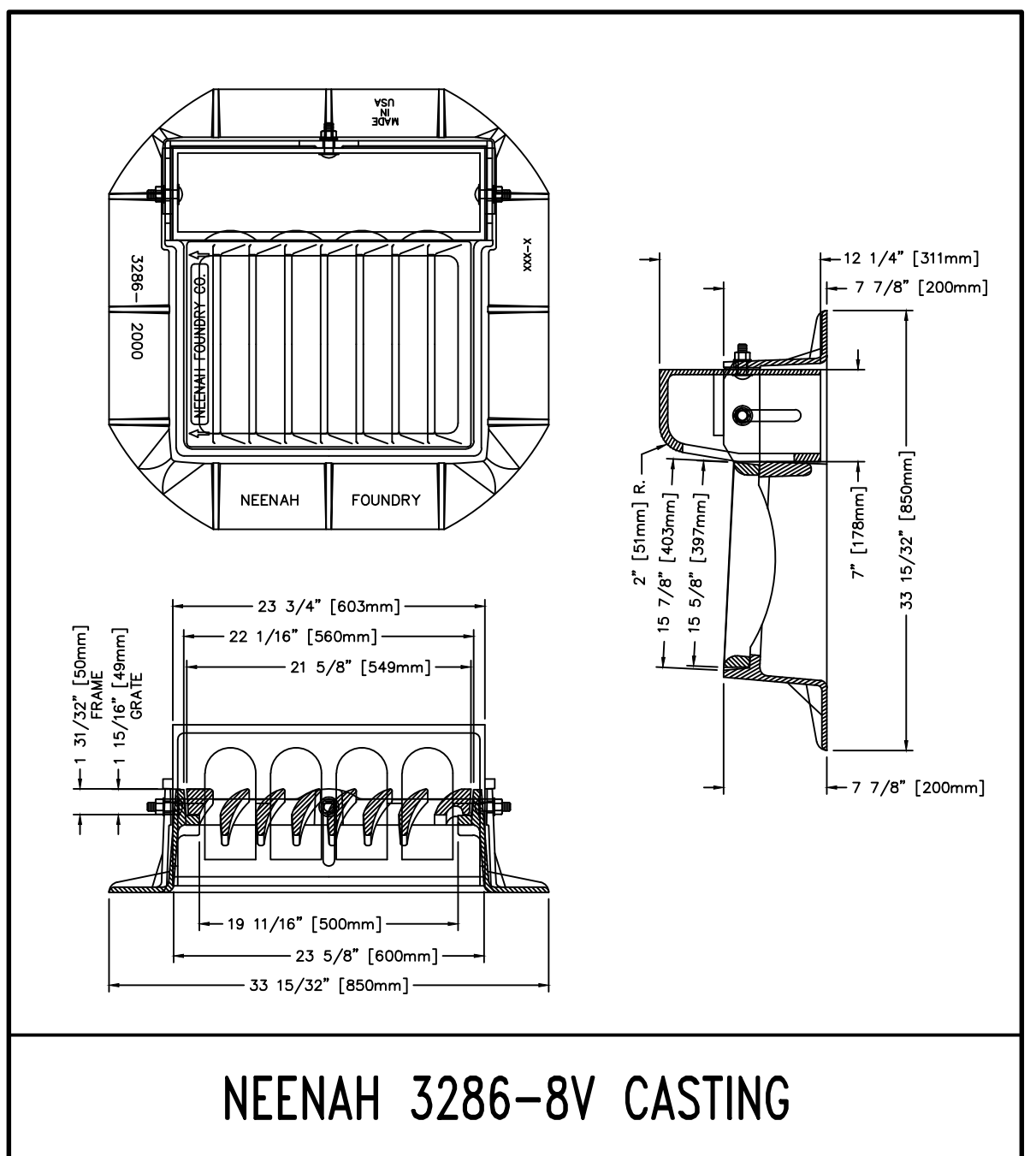
SHEET
C.800

DATE
SEPTEMBER 5, 2019

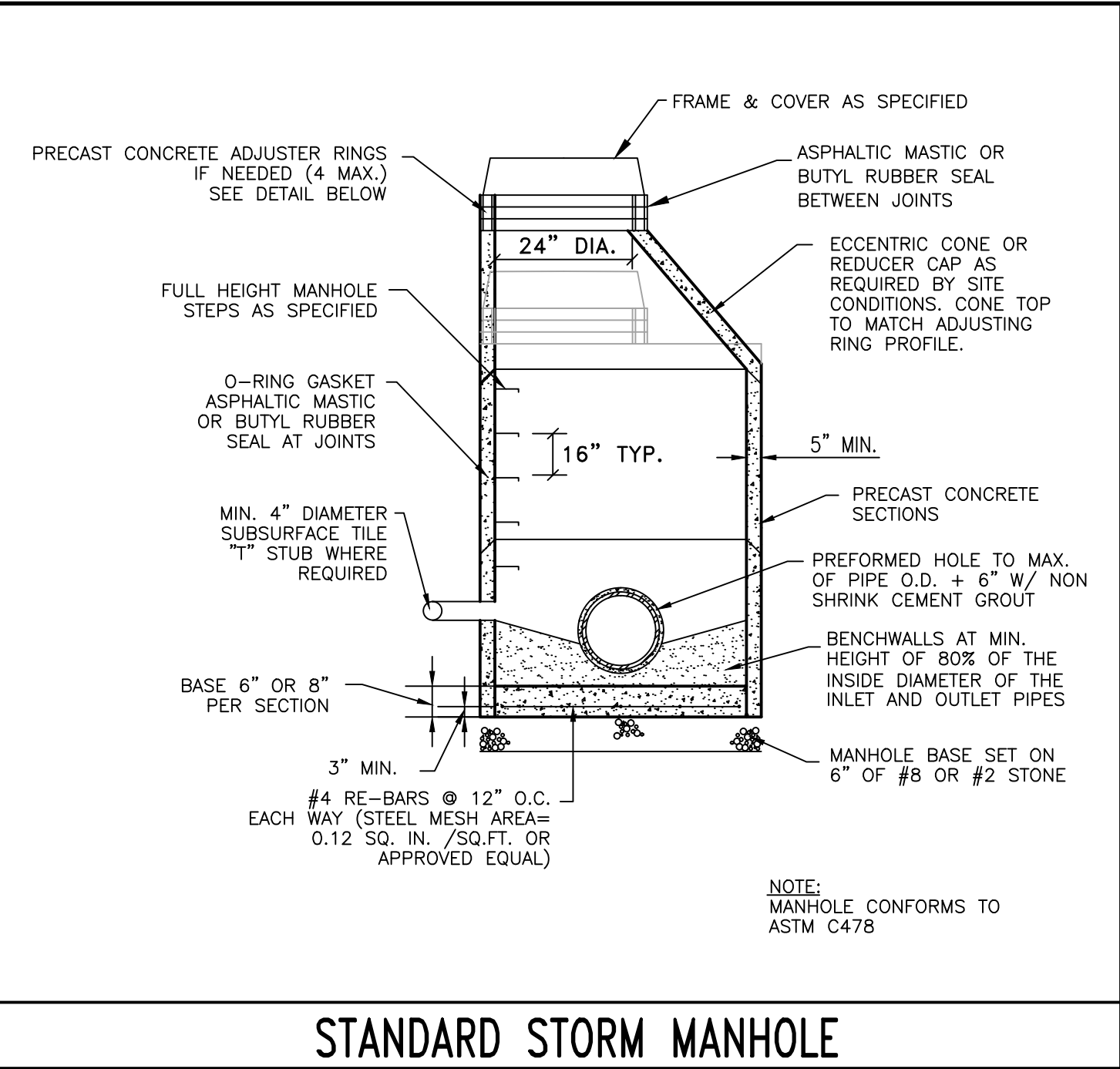
JOB NO.
2331-C.800



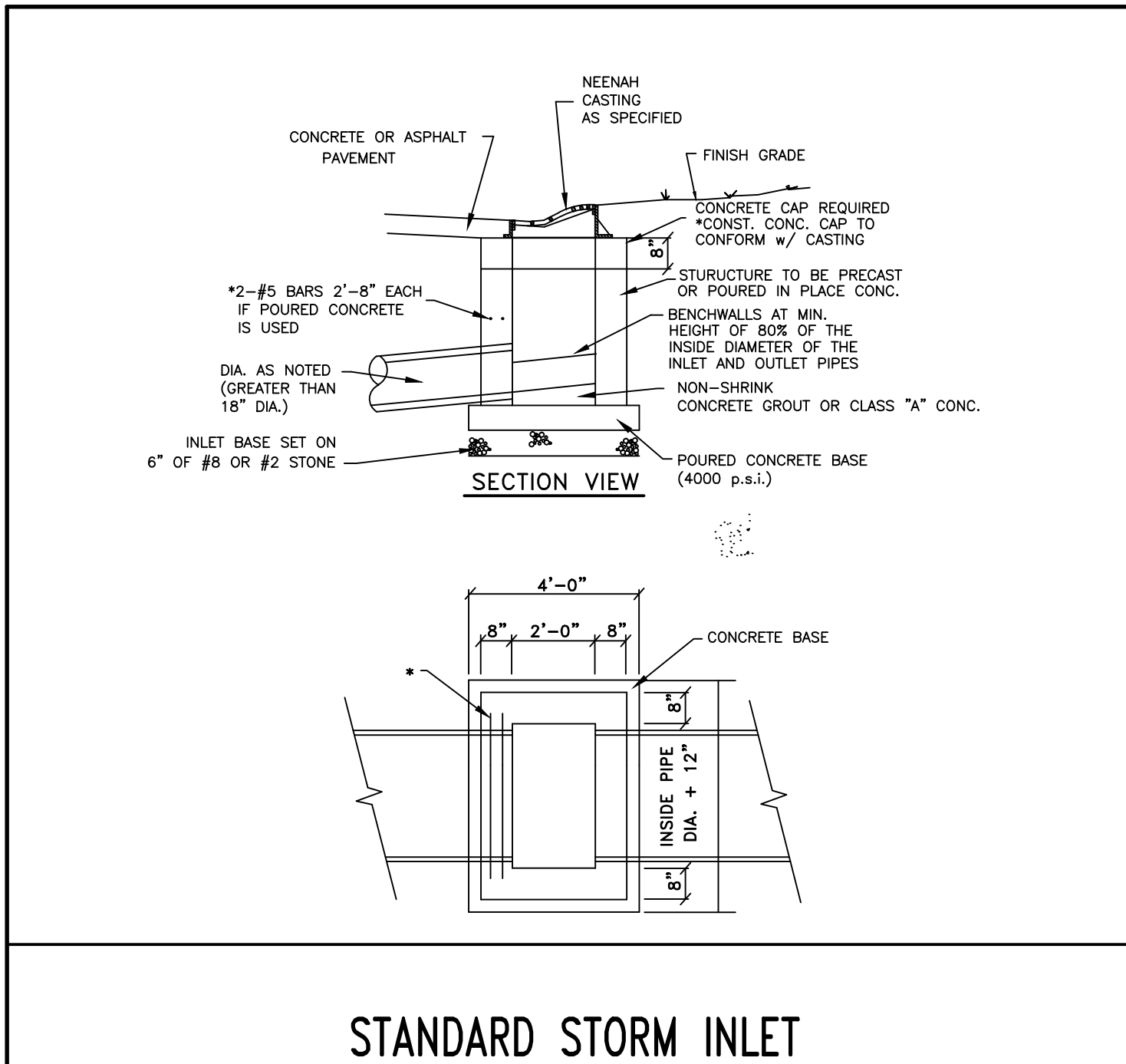
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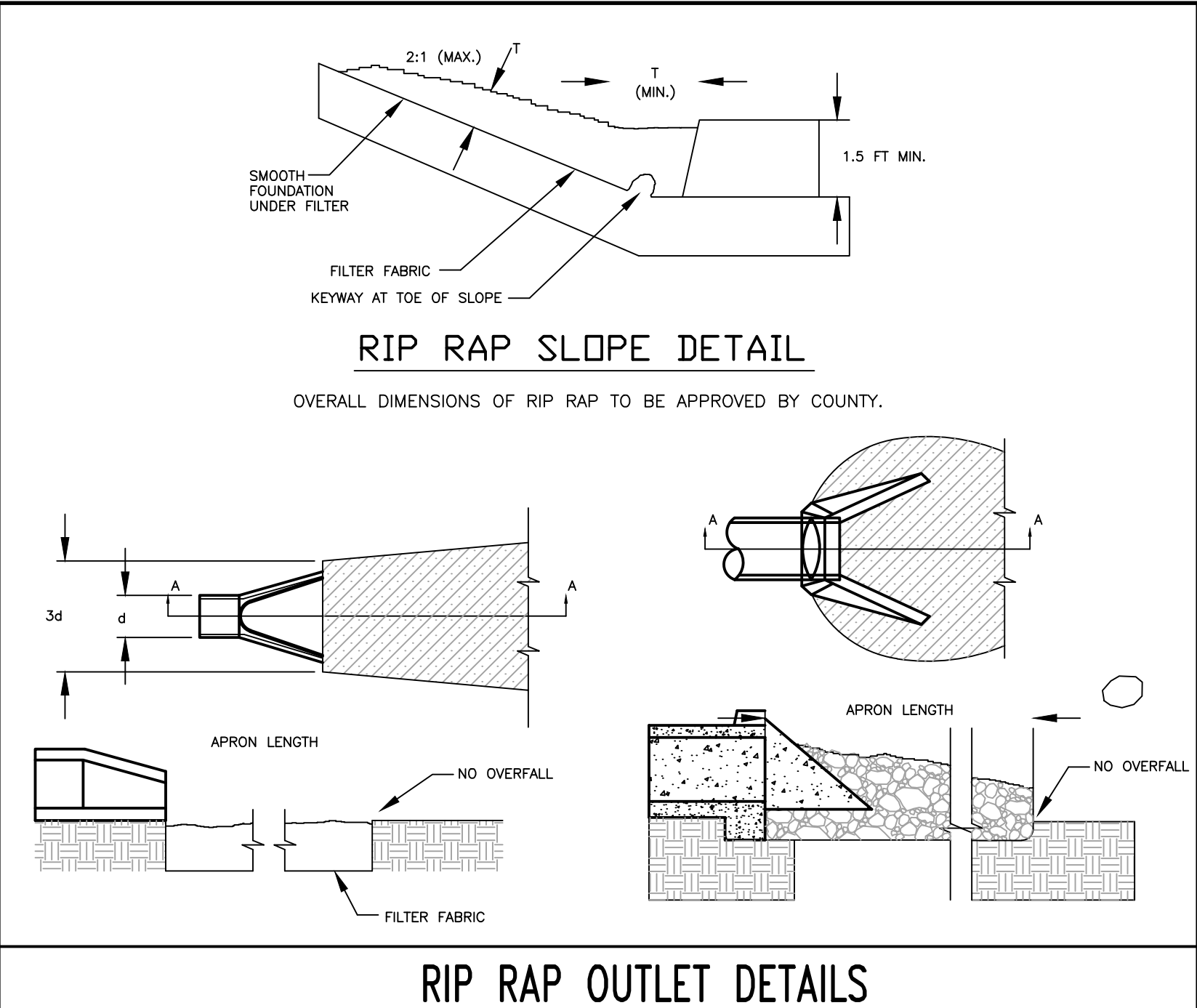
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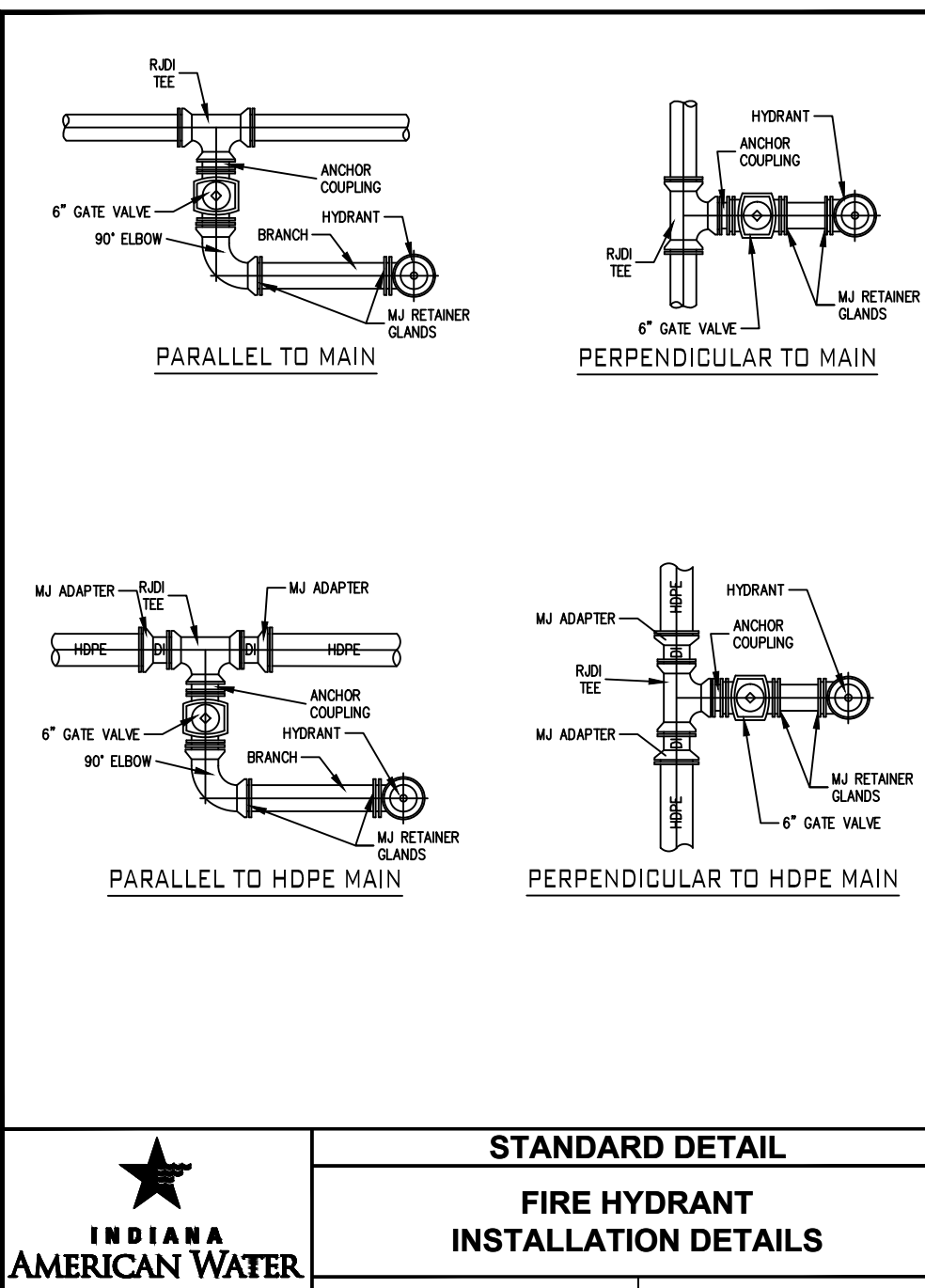
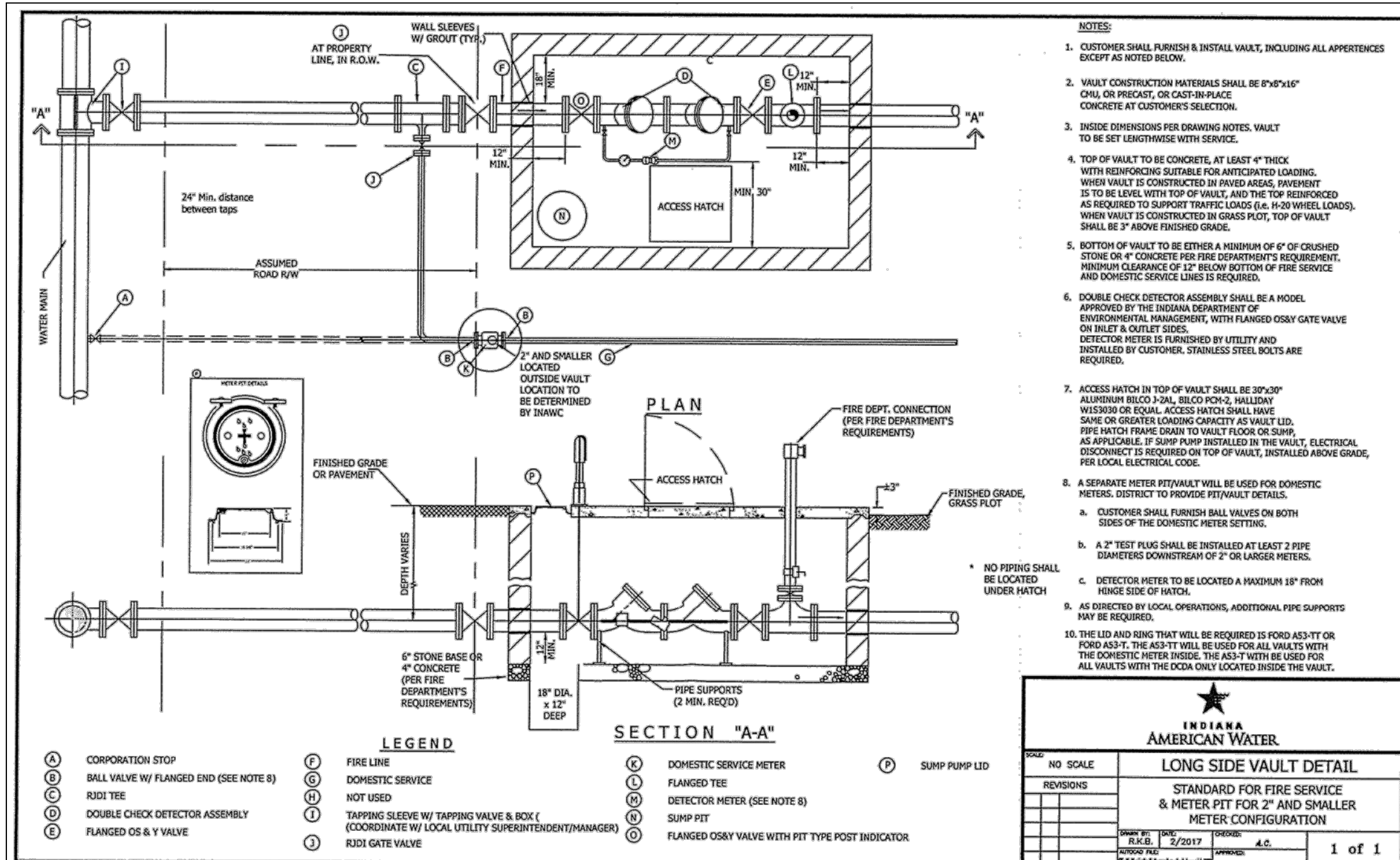
STANDARD STORM MANHOLE



STANDARD STORM INLET



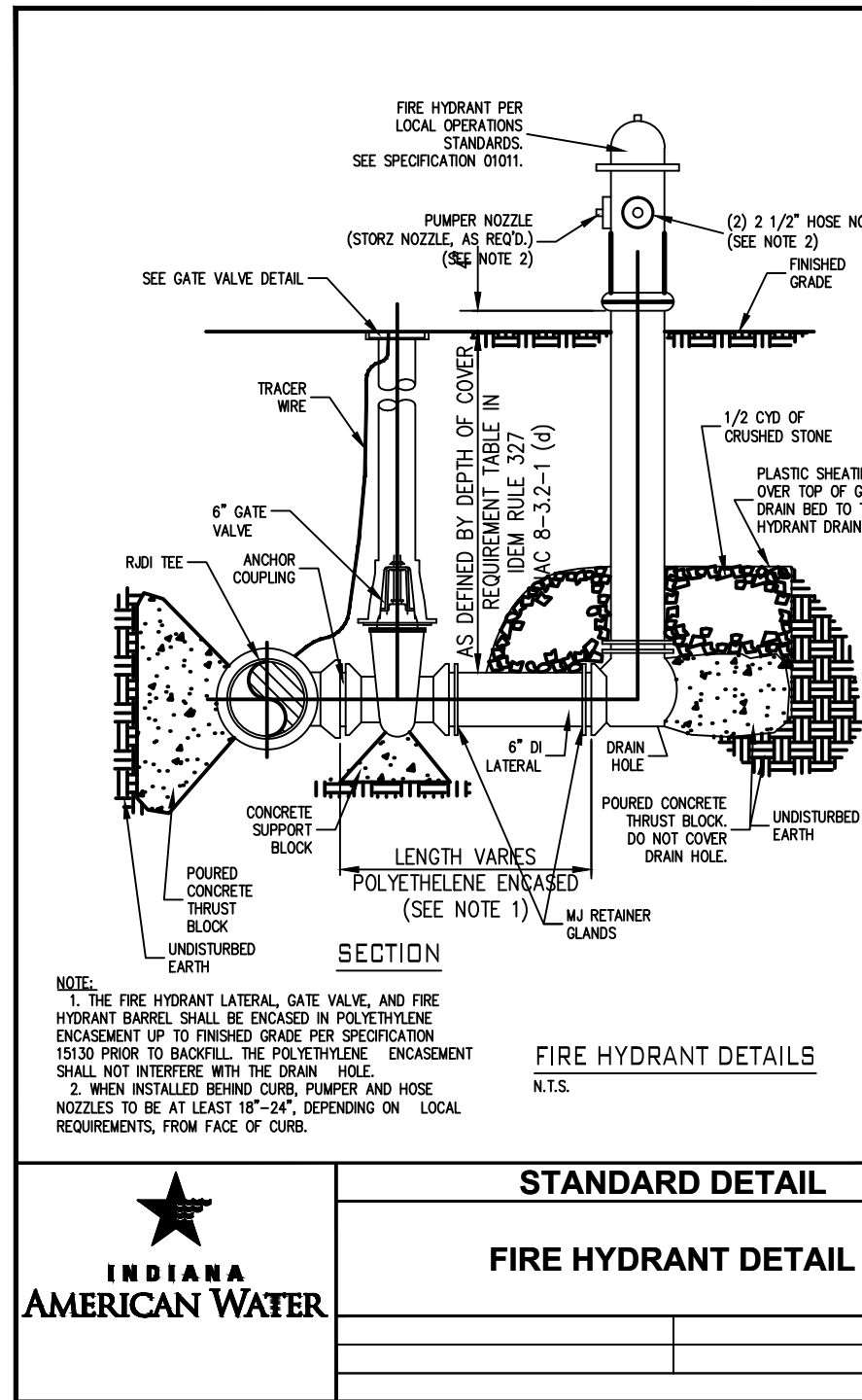
RIP RAP OUTLET DETAILS



STANDARD DETAIL

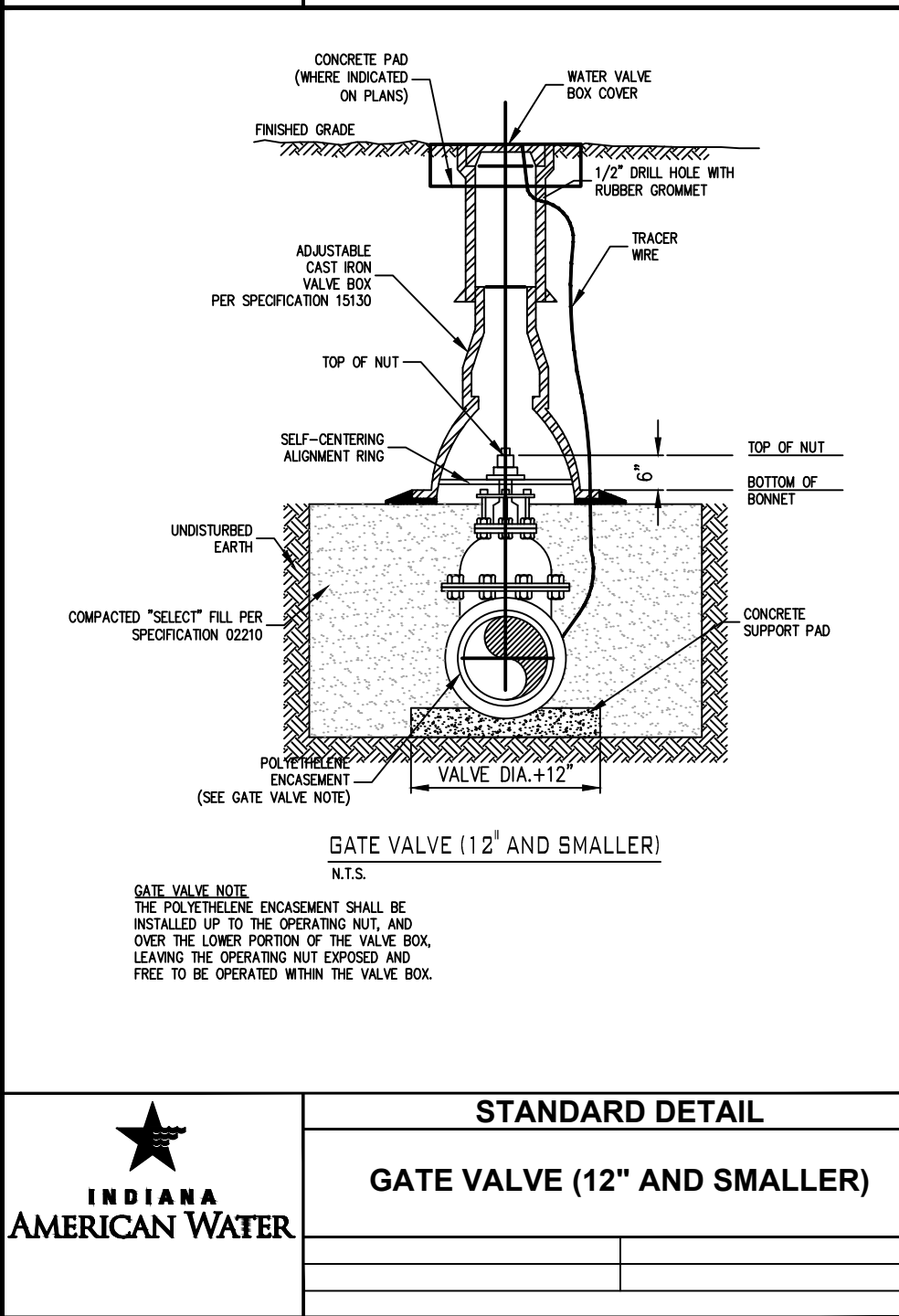
FIRE HYDRANT

INSTALLATION DETAILS



STANDARD DETAIL

FIRE HYDRANT DETAIL



STANDARD DETAIL

GATE VALVE (12\"/>

AND SMALLER)

SCALE: NA	DATE: 9/1/19		
DESIGNED BY: AB	REVISION:		
CHECKED BY: PM	DATE:		
CERTIFIED BY: PAUL MAURER	DATE:		
PROJECT NAME: FRANKLIN MEDICAL OFFICE BUILDING 1143 E. STATE ROAD 144, FRANKLIN, IN 46142			SHEET NAME: GENERAL DETAILS
MAURER SURVEYING, INC. 4800 WEST SOUTH VALLEY ROAD, STE. P, GREENWOOD, IN 46142			
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES 9135 NORTH MERIDIAN STREET, SUITE A1 INDIANAPOLIS, IN 46260			
COOLER DESIGN, INC. 9135 NORTH MERIDIAN STREET, SUITE A1 INDIANAPOLIS, IN 46260			
SHEET: C.801			DATE: SEPTEMBER 5, 2019
JOB NO.: 2331-C.801			

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.

EXISTING LEGEND

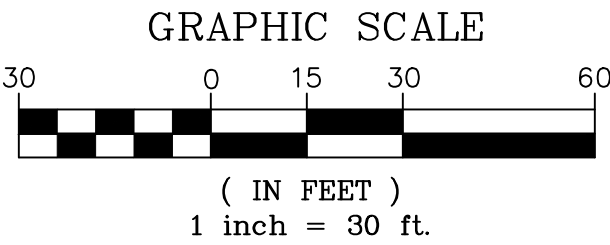
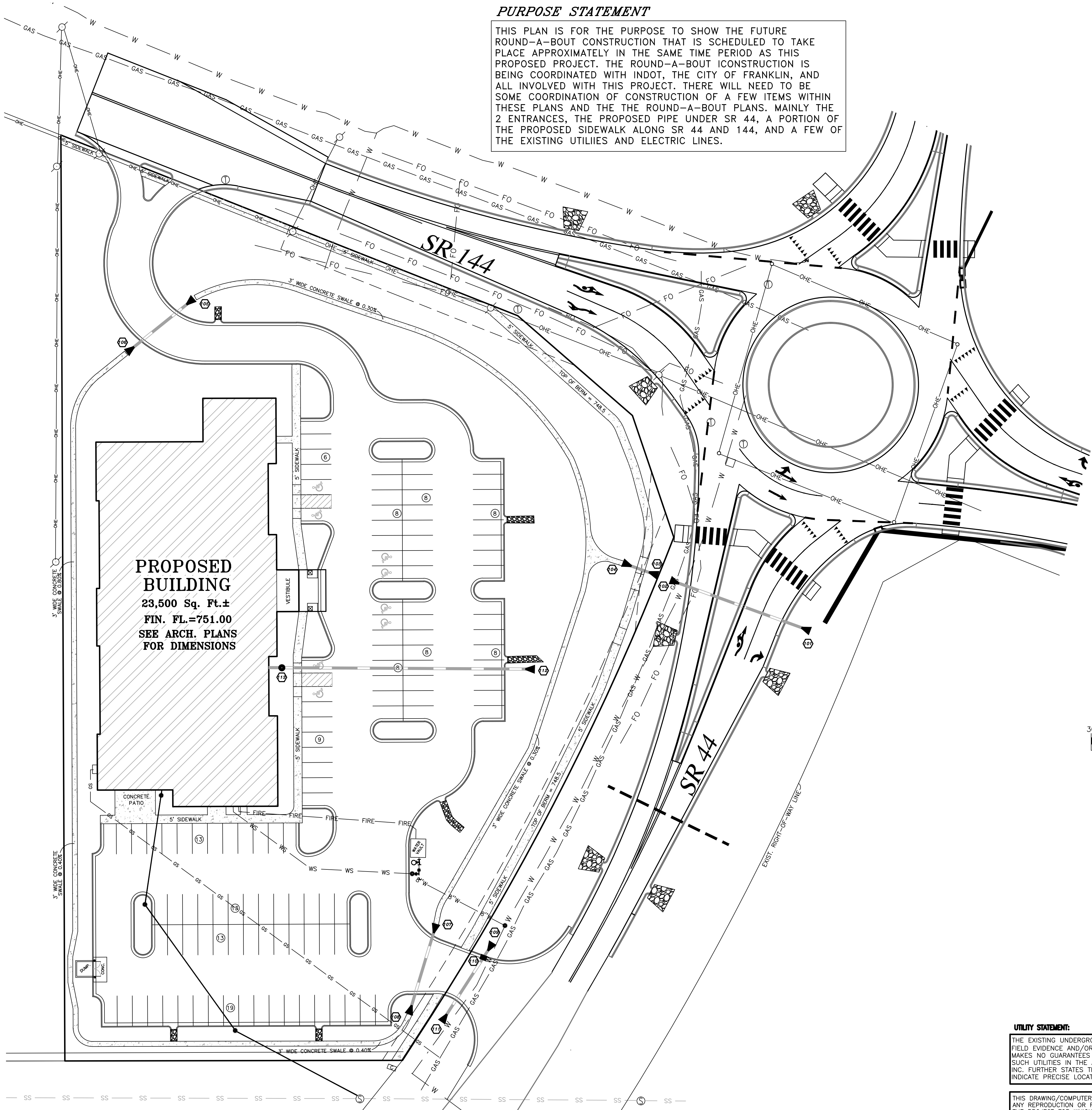
- FM — EXISTING SANITARY FORCE MAIN
- ⊙ — EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER
- ⊕ — EXISTING STORM (BEEHIVE) INLET
- EXISTING STORM (CURB) INLET
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- GAS — EXISTING GAS LINE
- EXISTING TELEPHONE PEDESTAL
- EXISTING CABLE PEDESTAL
- W — EXISTING WATERLINE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING CONTOUR LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC TRANSFORMER
- EXISTING STREET SIGN
- EXISTING LITE

PROPOSED LEGEND

- — PROPOSED STORM (CURB) INLET
- 14 — PROPOSED STORM STRUCTURE NUMBER
- 90' B.S.L. — BUILDING SETBACK LINE
- PROPOSED FIRE HYDRANT
- PROPOSED GRADE
- PROPOSED GRANULAR BACKFILL
- HC — PROPOSED HANDICAP ACCESSIBLE RAMP
- ES — PROPOSED ELECTRIC SERVICE
- GS — PROPOSED GAS SERVICE
- WS — PROPOSED WATER SERVICE

PURPOSE STATEMENT

THIS PLAN IS FOR THE PURPOSE TO SHOW THE FUTURE ROUND-A-BOUT CONSTRUCTION THAT IS SCHEDULED TO TAKE PLACE APPROXIMATELY IN THE SAME TIME PERIOD AS THIS PROPOSED PROJECT. THE ROUND-A-BOUT CONSTRUCTION IS BEING COORDINATED WITH INDOT, THE CITY OF FRANKLIN, AND ALL INVOLVED WITH THIS PROJECT. THERE WILL NEED TO BE SOME COORDINATION OF CONSTRUCTION OF A FEW ITEMS WITHIN THESE PLANS AND THE THE ROUND-A-BOUT PLANS. MAINLY THE 2 ENTRANCES, THE PROPOSED PIPE UNDER SR 44, A PORTION OF THE PROPOSED SIDEWALK ALONG SR 44 AND 144, AND A FEW OF THE EXISTING UTILITIES AND ELECTRIC LINES.



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.

SCALE: 1" = 30'	DRAWN BY: AB	CHECKED BY: PY	CREATED BY: PAUL MAURER
REVISION:			
DATE:			
PROJECT NAME: FRANKLIN MEDICAL OFFICE BUILDING			
1143 E. STATE ROAD 144, FRANKLIN, IN			
SHEET NAME: FUTURE ROUND-A-BOUT PLAN			
MAURER SURVEYING, INC. 4600 WEST VALLEY ROAD, STE P, GREENWOOD, IN 46142 OFFICE: 317-481-3898 LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES			
COOLER DESIGN, INC. 9135 NORTH MERIDIAN STREET, SUITE A1 INDIANAPOLIS, IN 46260			
SHEET: C.900			
DATE: SEPTEMBER 5, 2019			
JOB NO.: 2331-C.900			