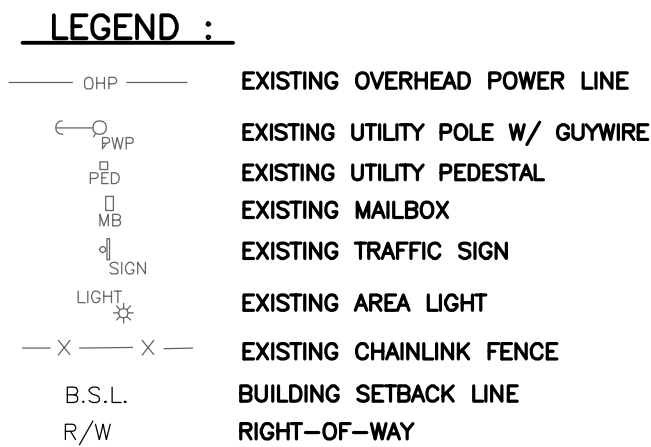


BENCHMARKS:
SITE ELEVATIONS ARE BASED ON GPS GEIOD "G2012bu17" USING A PROJECTION OF "INDIANA EAST" AND DATUM NAD83 NO TRANS.
ONSITE BENCHMARK - ELEVATION 742.82 (NAVD 1983)
METAL REBAR FOUND FLUSH IN THE PAVEMENT, 39.8' EAST OF INTERSECTION OF HURRICANE ROAD AND AMY LANE



BUILDING SETBACK
FRONT: 50'
SIDE: 25'
REAR: 25'


1. CONTRACTOR SHALL RECOGNIZE RESPECTIVE WORK AND RESPONSIBILITY TO VERIFY LOCATION, SIZE, AND ELEVATION OF EXISTING UTILITIES, AND THE DEPTH OF PIPELINES. CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY ARCHITECT/ENGINEER OF ANY CONFLICT AND/OR DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUAINT HIMSELF WITH SUBSOIL CONDITIONS.
3. THE PLANS SHOW THE LOCATION OF ALL KNOWN UTILITIES LOCATED WITHIN THE LIMITS OF THE CONTRACT ACCORDING TO INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES, PREVIOUS CONSTRUCTION PLANS AND AS EVIDENCED BY OBSERVATION OF ABOVE GROUND CONDITIONS BY THE SURVEYOR. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED.
4. CONTRACTORS SHALL CONSULT ARCHITECTURAL, PLUMBING AND ELECTRICAL PLANS FOR: INVERT ELEVATIONS AND EXACT LOCATION OF ALL WATER LINES GAS LINES, TRANSFORMERS PAID FOR, POLE, AND BUILDING DIMENSIONS.
5. ALL PAVEMENT PATCHING DUE TO UTILITIES INSTALLATION: CONSTRUCTION OF CURBS, ETC., OR DAMAGE TO EXISTING PAVEMENT DURING CONSTRUCTION SHALL BE PATCHED WITH A PAVEMENT SECTION MATCHING THAT OF THE ADJACENT COUNTY STANDARDS AS APPROVED BY THE ENGINEERING DIVISION.
6. ALL GRASS AND/OR SHRUBBERY DISTURBED BY NEW CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
7. ALL EXISTING MANHOLE AND CATCH BASIN GRASSES, WATER OR GAS VALVES SHALL BE ADJUSTED TO NEW FINISH GRADE ELEVATION.
8. ALL PIPE LENGTHS SHOWN ON DRAWINGS ARE FOR HYDRAULIC CALCULATION PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE EXACT LENGTHS REQUIRED FOR ACTUAL INSTALLATION.
9. CONSTRUCTION OF ALL SEWER LINES AND STRUCTURES SHALL BE IN ACCORDANCE WITH LOCAL AND STATE CODE, RULES AND REGULATIONS.
10. WHERE WATER LINES AND SEWERS CROSS AND THE WATER LINE CANNOT BE DEPTHER THAN THE SEWER WITH A MINIMUM OF 18" VERTICAL CLEARANCE, THE SEWER MUST BE CONSTRUCTED OF WATER WORKS GRADE DUCTILE IRON PIPE WITH MECHANICAL JOINTS OR PLASTIC (SDR 26) SEWER PIPE WITH GASKETED, COMPRESSION-TYPE JOINTS WITHIN 10' OF THE WATER LINE.
11. WHERE WATER LINES AND SEWERS RUN PARALLEL AND A MINIMUM SEPARATION DISTANCE OF 10' CANNOT BE MAINTAINED, THE SEWER MUST BE CONSTRUCTED OF WATER WORKS GRADE DUCTILE IRON PIPE WITH MECHANICAL JOINTS OR PLASTIC (SDR 26) SEWER PIPE WITH GASKETED, COMPRESSION-TYPE JOINTS.

12. ANY FIELD TILES ENCOUNTERED DURING THE COURSE OF CONSTRUCTION SHALL BE PERTURBED IN COMPLIANCE WITH STATE AND LOCAL LAWS AND REGULATIONS.
13. ALL STORM CASTINGS ARE TO BE OF THE "ENVIRONMENTAL" TYPE AND EMBOSSED WITH THE APPROPRIATE LANGUAGE AND SYMBOLS. USE NPDES PHASE II COMPLIANT CASTINGS (DUMP NO WASTE; DRAINS TO RIVER) WHERE AVAILABLE.
14. DIMENSIONS TO FACE OF CURB.
15. CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED CONCRETE SIDEWALK OR CONCRETE CURB DISTRIBUTED BY CONSTRUCTION.

1. THE CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY OR STATE AGENCIES PRIOR TO STARTING ANY CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING ANY CONSTRUCTION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO STARTING ANY CONSTRUCTION.



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PROJECTS <i>plus</i> GREENWOOD SURVEYING COMPANY SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT 1257 Airport Parkway, Suite A - Greenwood, Indiana 46143 (317)-882-5003		SEAL  <i>Jeffery K. Smith</i> 6/29/23		DATE FEBRUARY 17, 2023	
JOB NUMBER 23003		SHEET C301		DATE FEBRUARY 17, 2023	
PROJECT WARWEG BUILDING AT HURRICANE INDUSTRIAL PARK - LOTS 15 & 16 CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA		TITLE DIMENSIONAL PLAN		SCALE 1" = 20' DRAWN JPH CHECKED JKS CERTIFIED JKS	
SYMBOL A A		REVISION REVISED PER CITY OF FRANKLIN TECHNICAL REVIEW COMMENTS REVISED TO REMOVE EAST PARKING ISLAND		DATE 3/28/23 6/28/23	