

THE LUXURY APARTMENTS AT
YOUNG'S CREEK

690 STATE STREET, FRANKLIN IN 46131

CONSTRUCTION PLANS

OCTOBER 5, 2018



LOCATION MAP
JOHNSON COUNTY, INDIANA



VICINITY MAP

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UTILITY CONTACTS:

NATURAL GAS:
VECTREN
1630 N. Meridian St.
INDIANAPOLIS, IN 46202
PHONE: 317-926-3351
CUSTOMER SERVICE

ELECTRIC:
DUKE ENERGY
TAYLOR AUSTIN
2515 N MORTON STREET
FRANKLIN, IN 46131
PHONE: 317-412-8822

COMCAST CABLE
10 E COURT STREET
INDIANAPOLIS, IN 46204
PHONE: 317-936-9023

WATER:
INDIANA AMERICAN WATER
RON BALLARD
2501 ENDRESS PLACE
GREENWOOD, IN 46143
PHONE: 317-881-0270

TELEPHONE / FIBER / CABLE:
AT&T
1711 N MORTON ST
FRANKLIN, IN 46131
PHONE: 317-738-0965

WINDSTREAM
701 W HENRY ST STE 102
INDIANAPOLIS, IN 46225
PHONE: 317-472-2000

SEWER:
DEPARTMENT OF PUBLIC WORKS
796 S STATE ST.
FRANKLIN, IN 46131
PHONE: 317-736-3640
CUSTOMER SERVICE

CENTURYLINK
1147 N MORTON ST
FRANKLIN, IN 46131
PHONE: 888-984-7942

INFRASTRUCTURE:
CITY ENGINEER
MARK RICHARDS
70 E MONROE ST
FRANKLIN, INDIANA 46131
877-736-3631

METRO FIBERNET
111 COMMERCE DRIVE
FRANKLIN, IN 46131
PHONE: 317-739-0739

UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. INDIANA 811 ONE-CALL PUBLIC UTILITY LOCATE SERVICE TICKET NUMBERS 1804040379, 1804040542, 1804040727, 1804040781, AND 1804040917 WERE ISSUED FOR THIS SITE. BLOODHOUND (BHUG), A PRIVATE SUBSURFACE UTILITY LOCATING SERVICE, WAS CONTRACTED TO PERFORM THE PRIVATE UTILITY LOCATIONS FOR THE SUBJECT SITE.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

CONSULTANT TEAM:

DEVELOPER/OWNER

INDIANA MASONIC HOME
690 STATE STREET,
FRANKLIN, IN 46131
PH: (317) 924-6226
CONTACT: DENNY SHEETS

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL
CONSULTANTS, INC.
530 E. OHIO STREET, SUITE G
INDIANAPOLIS, IN 46204
PH: (317) 655-7777
CONTACT: AARON HURT

SURVEYOR

CIVIL & ENVIRONMENTAL
CONSULTANTS, INC.
530 E. OHIO STREET, SUITE G
INDIANAPOLIS, IN 46204
PH: (317) 655-7777
CONTACT: ANTHONY SYERS

CONSTRUCTION MANAGER

SHIEL SEXTON COMPANY, INC.
902 NORTH CAPITOL AVENUE
INDIANAPOLIS, IN 46204
PH: (317) 423-6000
CONTACT: ROSS DALTON

CITY OF FRANKLIN CODE COMPLIANCE

CODE COMPLIANCE OFFICIAL
70 E MONROE STREET
FRANKLINS, IN 46131
PH: (317) 736 - 3631 X 1256
CONTACT: DAVE WALTERS

NOTE:
TOTAL SITE AREA =

BENCHMARKS:
UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREON ARE BASED UPON AN OPUS SOLUTION AND ARE ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). IT IS MY OPINION THAT THE UNCERTAINTY IN THE ELEVATION OF THE PROJECT BENCHMARK DOES NOT EXCEED 0.10 FOOT.

TBM #1
CUT "SQUARE" ON THE SOUTHWEST CORNER OF A TRANSFORMER PAD
LOCATED AT THE NORTH END OF THE SITE.
ELEVATION = 724.45

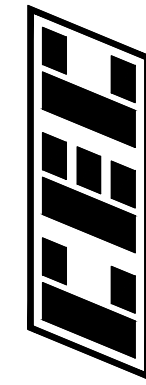
TBM #2
CUT "X" ON THE EAST BONNETT BOLT OF A FIRE HYDRANT LOCATED IN THE
CENTER OF THE SITE.
ELEVATION = 729.17

TBM #3
CUT "X" ON THE ARROW BONNETT BOLT OF A FIRE HYDRANT LOCATED IN
THE SOUTH PORTION OF THE SITE.
ELEVATION = 727.46



REVISION RECORD

NO	DATE	DESCRIPTION
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Civil & Environmental Consultants, Inc.
530 E. Ohio Street - Suite G - Indianapolis, IN 46204
317-655-7777 - 877-746-0749
www.cecinc.com

THE LUXURY APARTMENTS
AT YOUNG'S CREEK
690 STATE STREET
FRANKLIN, IN 46131

TITLE SHEET		DRAWING NO.:	
DATE:	OCTOBER 5, 2018	DRAWN BY:	MAM
DWG SCALE:		CHECKED BY:	RLG
PROJECT NO.:		APPROVED BY:	180-416
			RLG

PRICING SET
NOT FOR CONSTRUCTION
Date: 10/05/18 By: RLG

SHEET 01 OF 12



REVISION RECORD

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EXISTING CONDITIONS

DATE:	OCTOBER 5, 2018	DRAWN BY:	MAMI
DWG SCALE:	1" = 20'	CHECKED BY:	RLG
PROJECT NO:	180-416		
APPROVED BY:	RLG		

DRAWING NO.
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SHEET 0



PRICING SET
NOT FOR CONSTRUCTION
Date: 10/05/18 By: RLG



- (A) UNDERGROUND TUNNEL TO BE REMOVED.
- (B) UNDERGROUND ELECTRIC LINE TO BE REMOVED.
- (C) TUNNEL VENT TO BE REMOVED.
- (D) TEMPORARY CONSTRUCTION TRAILER AREA TO BE REMOVED
- (E) PLANTER TO BE REMOVED.
- (F) PORTION OF GRAVEL DRIVE TO BE REMOVED FOR WALKWAY CONNECTION TO EXISTING BUILDING.
- (G) TREE TO BE REMOVED.



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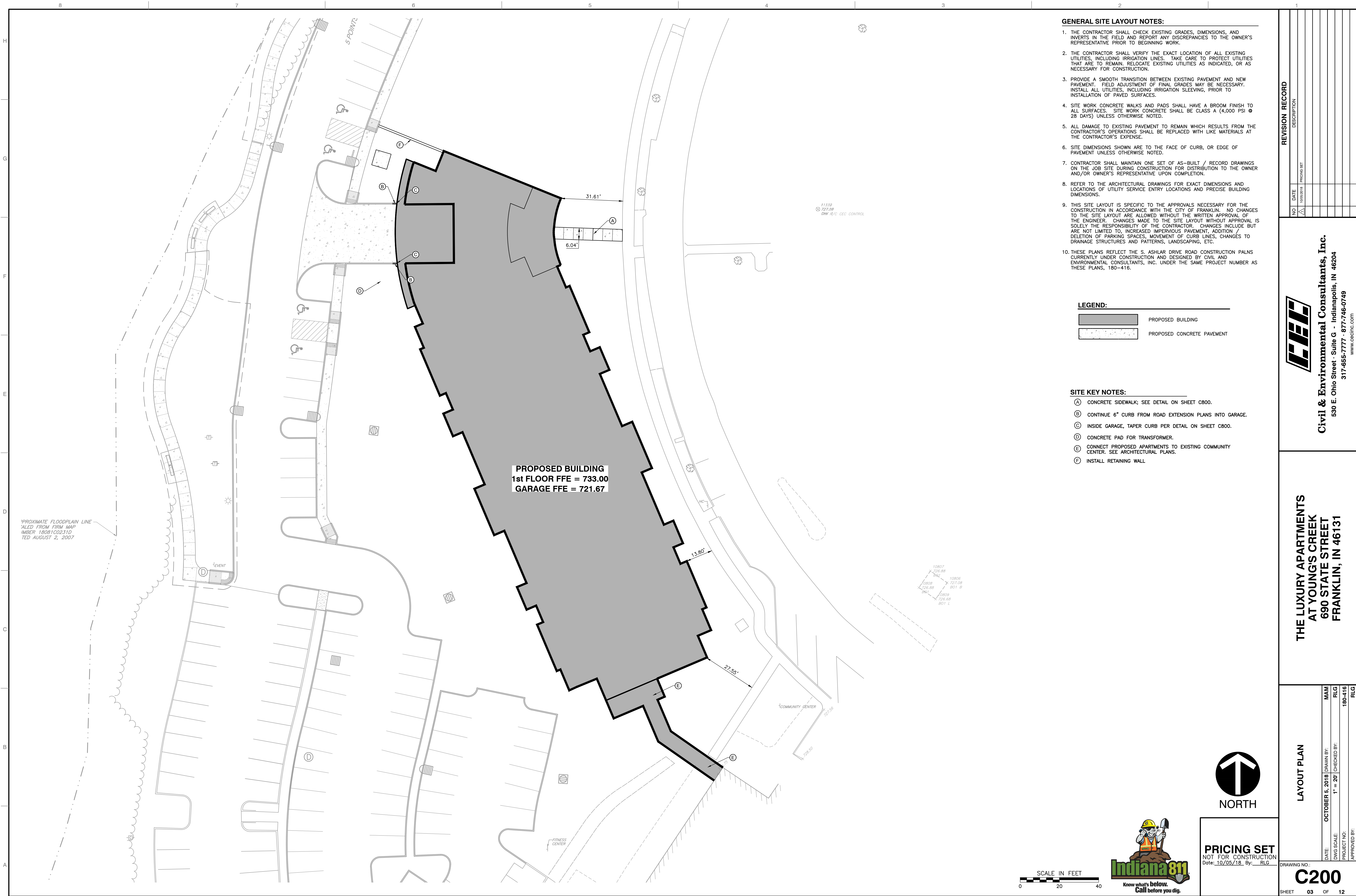
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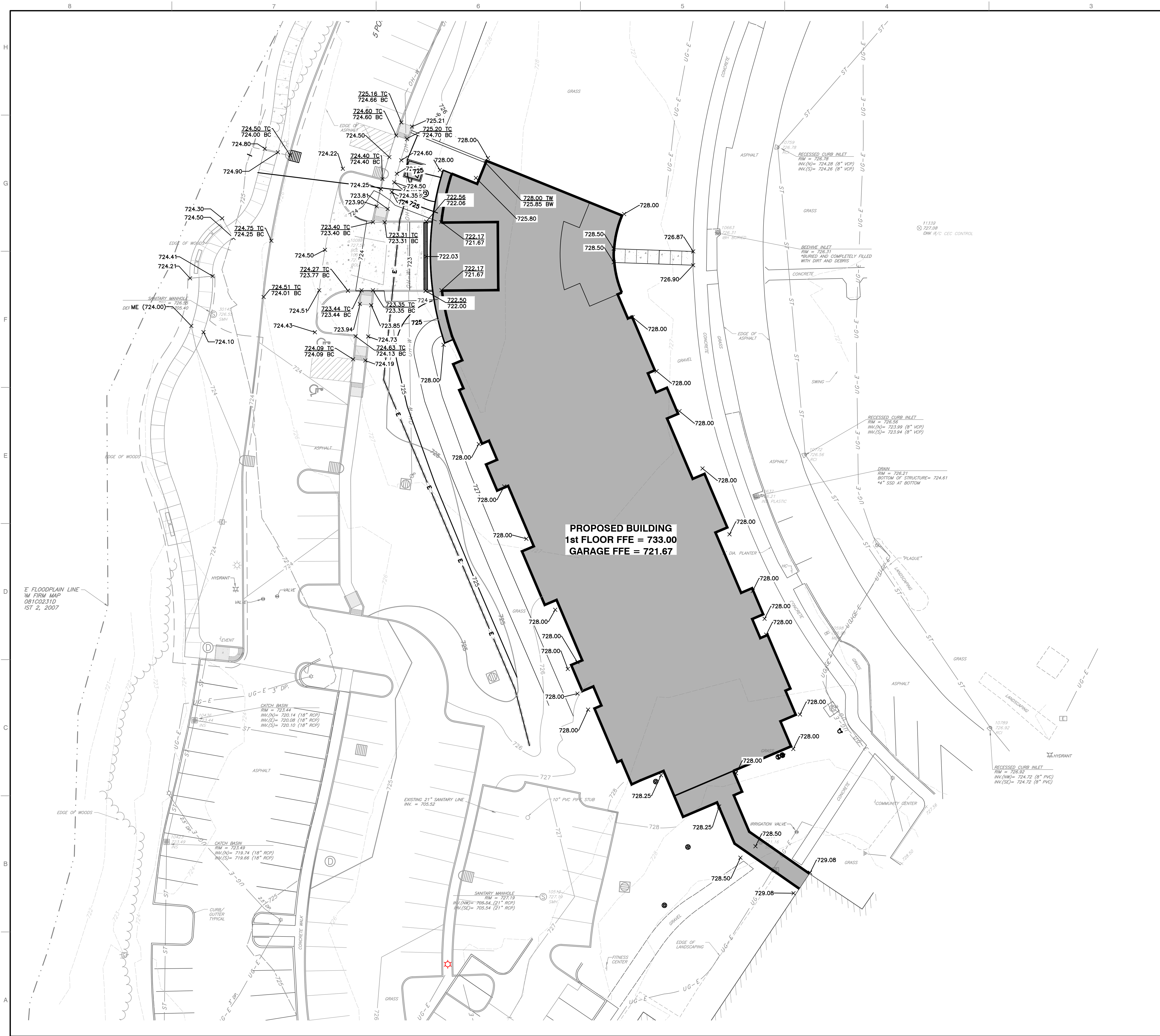
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GENERAL GRADING NOTES:

- CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION CONTROL MEASURES PREPARED FOR THIS PROJECT.
- EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
- CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TO A DEPTH INDICATED ON THE LANDSCAPE PLANS (6" MINIMUM), PAVEMENT SLOPES ACROSS ACCESSIBLE PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 2%.
- ALL SLOPES SHALL BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
- ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION CONTROL PLAN, UNLESS NOTED OTHERWISE.
- ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
- DRAINAGE SYSTEMS SHALL BE INSPECTED DURING CONSTRUCTION BY A REGISTERED PROFESSIONAL ENGINEER OR LAND SURVEYOR, WITHIN 30 DAYS AFTER COMPLETION OF ON AND OFF-SITE DRAINAGE FACILITIES, THE REGISTERED PROFESSIONAL SHALL CERTIFY IN WRITING THE COMPLIANCE OF THE DRAINAGE FACILITIES PER LOCAL REQUIREMENTS.
- CONTRACTOR SHALL PERPETUATE ALL DRAINS AND TILES ENCOUNTERED DURING CONSTRUCTION, COORDINATE WITH ENGINEER OF RECORD REGARDING THE CONNECTION TO THE PROPOSED STORM SEWER SYSTEM.
- STORM STRUCTURES RECEIVING SUB-SURFACE DRAINS (SSD) SHALL HAVE BOTH CONNECTIONS CORE DRILLED, T OR Y BLIND CONNECTIONS ARE NOT ALLOWED.
- REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY XXXX.
- THESE PLANS REFLECT THE S. ASHLAR DRIVE ROAD CONSTRUCTION PALNS GUARANTEES UNDER CONSTRUCTION AND DESIGNED BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC. UNDER THE SAME PROJECT NUMBER AS THESE PLANS, 180-416.

GRADING LEGEND:

- 800 PROPOSED INDEX CONTOUR
- 798 PROPOSED INTERMEDIATE CONTOUR
- PROPOSED DRAINAGE SWALE
- PROPOSED GRADE BREAK
- PROPOSED STORM SEWER LINE
- PROPOSED UNDERDRAIN
- 766.90 PROPOSED SPOT ELEVATION
- 798.50 PROPOSED CURB SPOT ELEVATION; TOP OF CURB
- 798.00 ON TOP, GUTTER ELEVATION ON BOTTOM

ABBREVIATIONS:

- TC = TOP OF CURB
- BC = BOTTOM OF CURB
- TW = TOP OF WALL
- BW = BOTTOM OF WALL
- TR = TOP OF RAMP
- BR = BOTTOM OF RAMP
- ME = MATCH EXISTING

BENCHMARKS:

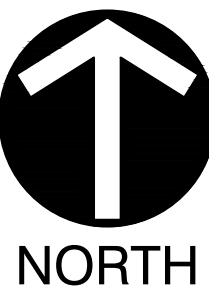
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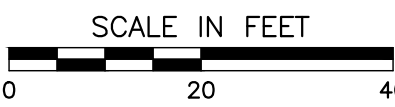
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Date: 10/05/18 By: RLG



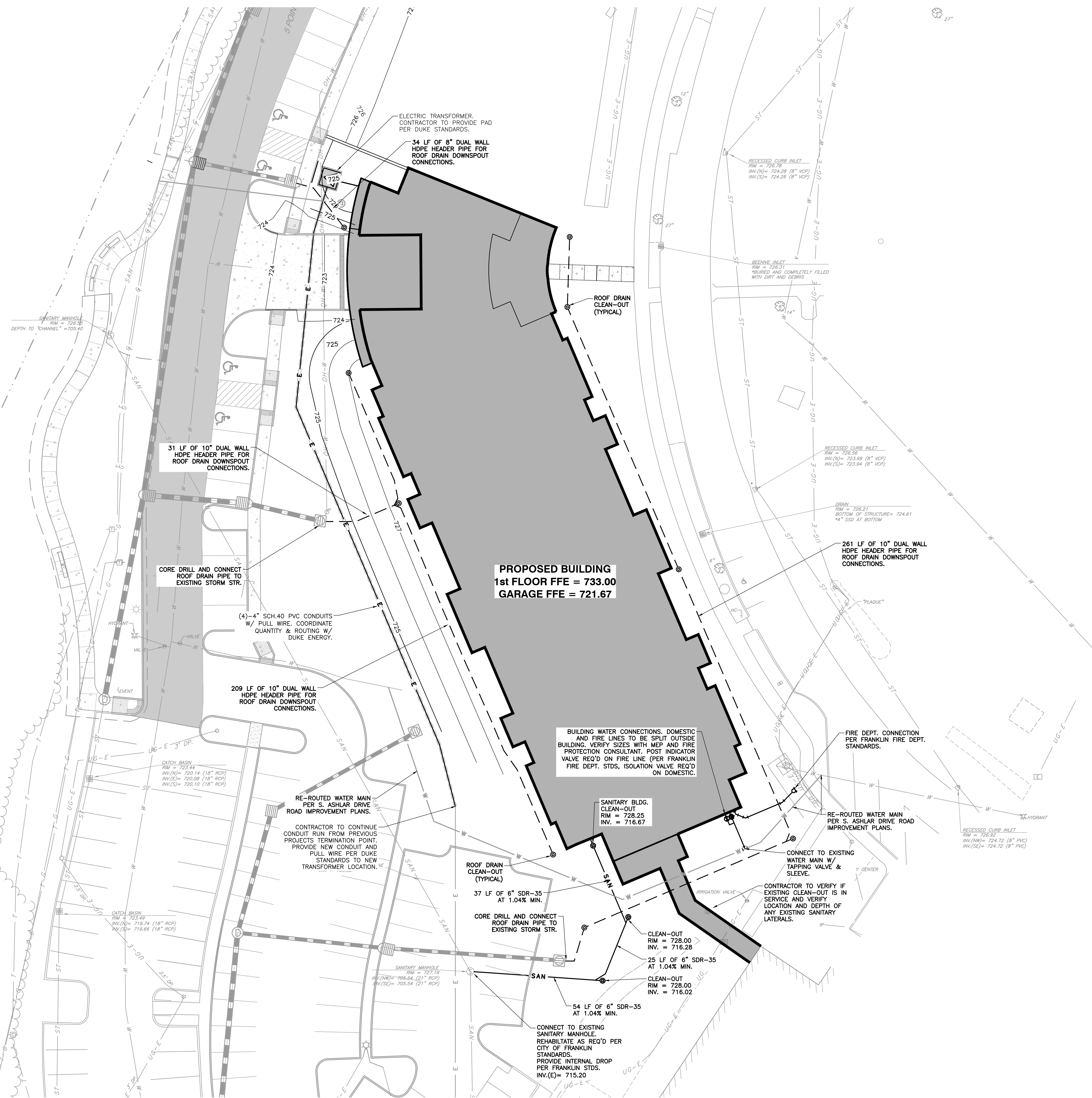
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GRADING PLAN
OCTOBER 5, 2018
DATE: OCTOBER 5, 2018
DRAWN BY: MAM
CHECKED BY: RLG
PROJECT NO: 180-416
APPROVED BY: DRAFT














DRAWING NO.:
C300
SHEET 05 OF 12



GENERAL UTILITY NOTES:

1. THE UTILITIES INDICATED ON THESE PLANS AND ON THE SURVEY MAY NOT BE A COMPLETE INVENTORY OF ALL THE EXISTING UTILITIES PRESENT ON OR UNDER THE SURVEYED PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER SHALL NOT BE HELD LIABLE FOR ANY INACCURATE UTILITY INFORMATION INDICATED, IMPLIED, OR NOT INDICATED ON THESE PLANS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH MAY BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR, AT HIS EXPENSE WITH THE PERMISSION OF THE OWNER.
3. BEFORE WORKING WITH OR AROUND EXISTING UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE CONTACTED BY THE CONTRACTOR.
4. WHEN CONNECTIONS ARE TO BE MADE TO EXISTING PIPING AND TO STRUCTURES OR OTHER CONSTRUCTION IS TO BE WITHIN THE EXISTING UTILITY LOCATION AND ELEVATION OF THE EXISTING PIPING SHALL BE FIELD VERIFIED AND NOTIFICATION GIVEN TO THE OWNER IF THE EXISTING PIPING IS FOUND TO BE DIFFERENT THAN THAT SHOWN ON THE DRAWINGS.
5. FOR CLARITY OF THESE DRAWINGS, PIPES MAY NOT BE DRAWN TO SCALE OR EXACTLY LOCATED.
6. ALL NEW WATER LINES SHALL HAVE A MINIMUM OF 54 INCHES OF COVER.
7. MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN NEW WATER AND SANITARY SEWER LINES. IF 18 INCHES OF CLEARANCE IS NOT PROVIDED THEN THE SEWER MUST BE CONSTRUCTED OF WELDED STEEL OR CAST IRON PIPE WITH MECHANICAL JOINTS WITHIN TEN FEET OF THE WATER LINE.
8. NEW 6" AND 8" SANITARY LATERALS SHALL BE SDR-35, SCHEDULE 80 OR SCHEDULE 40 PVC PIPE CONFORMING TO ASTM D2247, AND SHALL MEET THE DEFLECTION STANDARDS OF ASTM D-3303.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR CONTRACTORS TO OBTAIN ALL FEDERAL, STATE, COUNTY, CITY OR LOCAL PERMITS FOR ANY AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FOR ALL REQUIRED PERMITS BY ANY OR ALL AGENCIES MENTIONED ABOVE UNLESS OTHERWISE NOTED IN THE CONTRACT OR SPECIFICATIONS. ALL ASSOCIATED BONDING REQUIREMENTS AND COSTS ARE INCIDENTAL TO THE CONTRACT.
10. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE ENGINEERING PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
11. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
12. CONTRACTOR IS RESPONSIBLE FOR ELECTRIC, TELEPHONE, AND CABLE CONDUITS AND TRENCHING. COORDINATE WITH THE LOCAL UTILITY PROVIDERS AND MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR SIZES AND QUANTITIES.
13. WATER AND FIRE SERVICE SIZES AND CONNECTION LOCATIONS SHALL BE COORDINATED WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
14. THESE PLANS REFLECT THE S. ASHLAR DRIVE ROAD CONSTRUCTION PLANS CURRENTLY UNDER CONSTRUCTION AND DESIGNED BY CIVIL AND ENVIRONMENTAL PROFESSIONAL, INC. UNDER THE SAME PROJECT NUMBER AS THESE PLANS, 180-416.

UTILITY LEGEND:

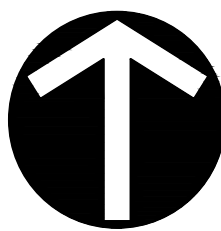
	PROPOSED STORM SEWER LINE
	PROPOSED SANITARY LINE
	PROPOSED ELECTRIC LINE
	PROPOSED TELEPHONE LINE
	PROPOSED GAS LINE
	PROPOSED WATER LINE
	PROPOSED OVERHEAD UTILITY LINE
	PROPOSED CONDUIT
	PROPOSED LIGHT POLE
	PROPOSED POST INDICATOR VALVE,
	ISOLATION VALVE, FREE STANDING FDS
	PROPOSED CLEAN OUT
	PROPOSED ELECTRIC TRANSFORMER

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NORTH



PRICING SET

NOT FOR CONSTRUCTION
Date: 10/05/18 By: PLG

UTILITY PLAN

OCTOBER 5, 2018	DRAWN BY:	MAM
1" = 20'	CHECKED BY:	RLG
		180-416
		RLG

DRAWING NO.

C500

SHEET 06 OF 12

REVISION RECORD

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







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LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	HEIGHT AT MATURITY
					COND		SPREAD AT MATURITY
	AS		Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2-1/2" Cal. B & B	Deciduous Tree	50' 50'
	AM		Amelanchier x grandiflora	Autumn Brilliance Serviceberry	5-6" Ht. B&B	Deciduous Tree	25-30' 25'
	DN		Deutzia gracilis 'Nikko'	Slender Deutzia	12" No. 3 Cont	Deciduous Shrub	2' 3-4'
	GT		Gleditsia tricanthos hormis 'Shademaster'	Shademaster Honeylocust	2-1/2" Cal. B & B	Deciduous Tree	80' 50'
	HH		Hemerocallis ssp. 'Mini Stella'	Mini Stella Daylily	12" No. 2 Cont.	Perennial Space 18" O.C.	18" 18"
	QR		Quercus rubra	Northern Red Oak	2-1/2" Cal. B & B	Deciduous Tree	70' 60'
	SB		Syringa meyeri 'Palibin'	Dwarf Lilac	18" - 24" No. 5 Cont.	Deciduous Shrub	4'-5' 4'-5'
	TM		Taxus x media 'Densiformis'	Densi Yew	18"-24" No. 5 Cont.	Evergreen Shrub	4'-5' 4'-5'
	TO		Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	4' B&B	Evergreen Shrub	5'-6' 2-3'

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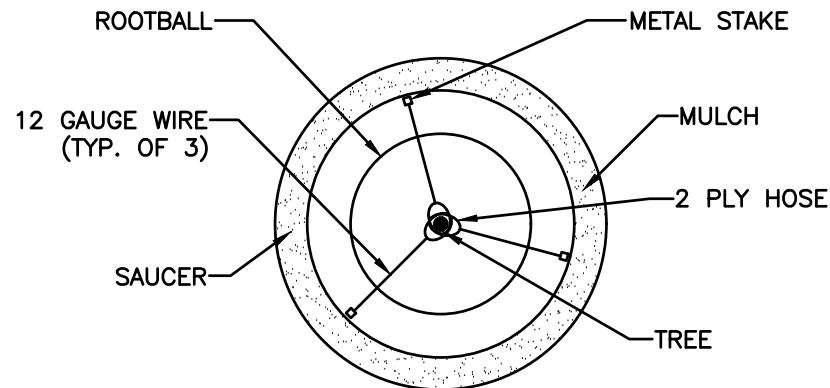
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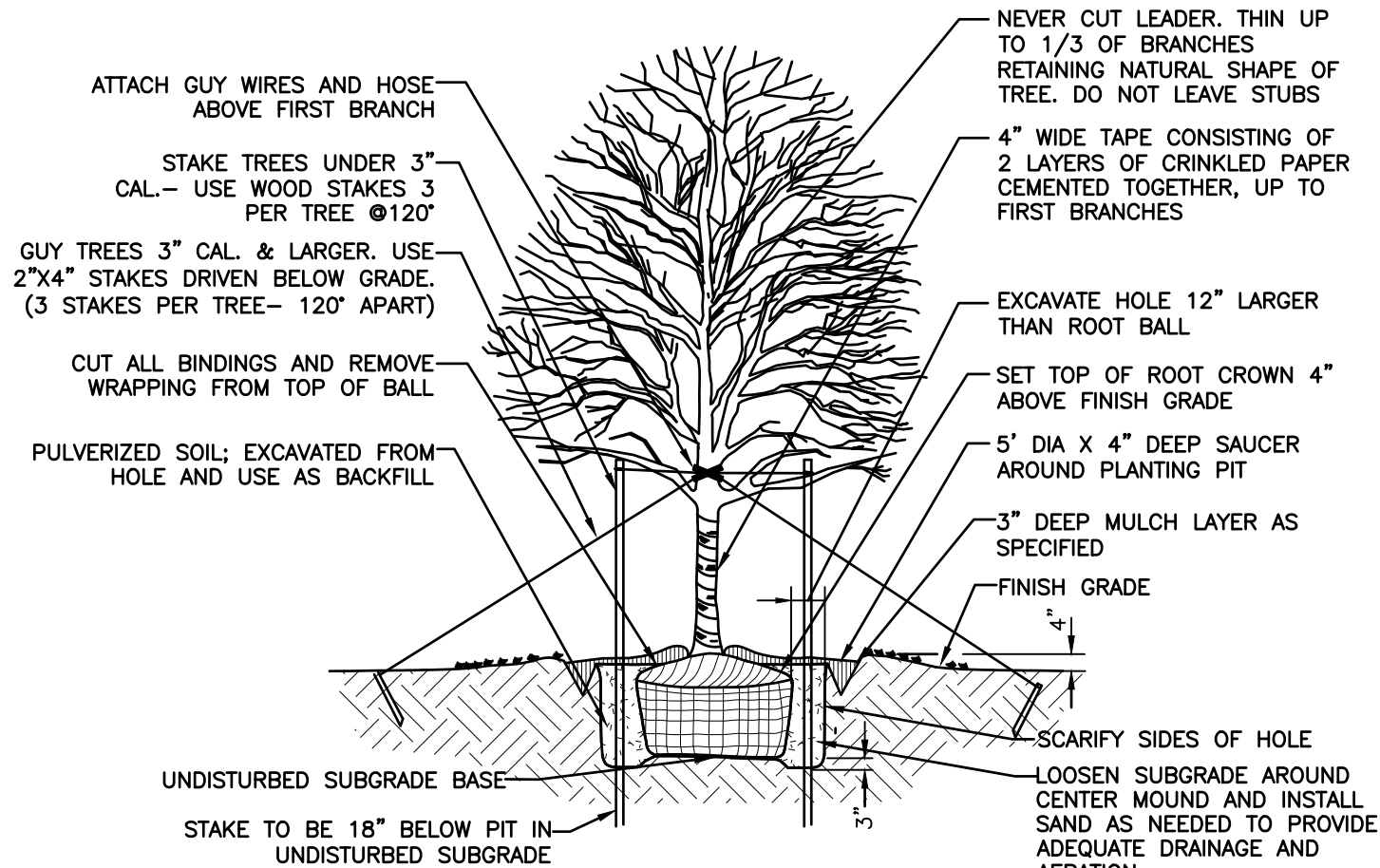
SCALE IN FEET

0 20 40

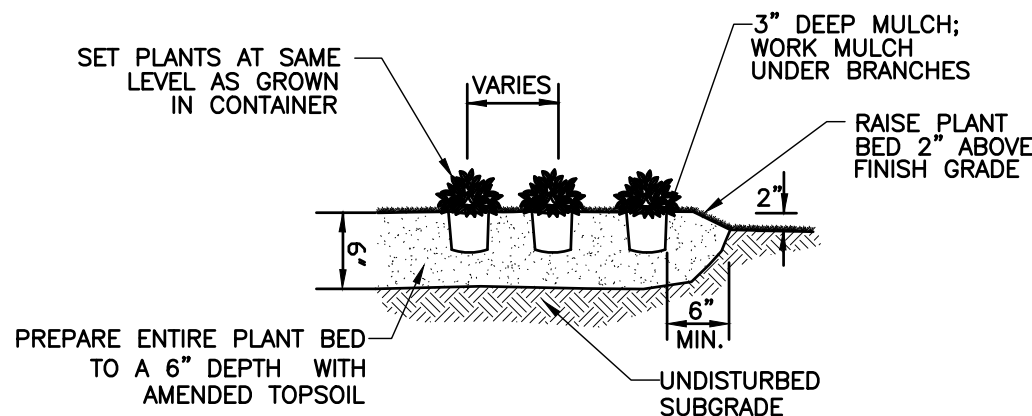
A:\2018\180-4161-CAD\Draw\DCI Apartments Construction Docs\180416-CAD-0700.dwg(7/11) LS(10/10/2018 - 8:06am) - Lp: 10/10/2018 1:31 PM



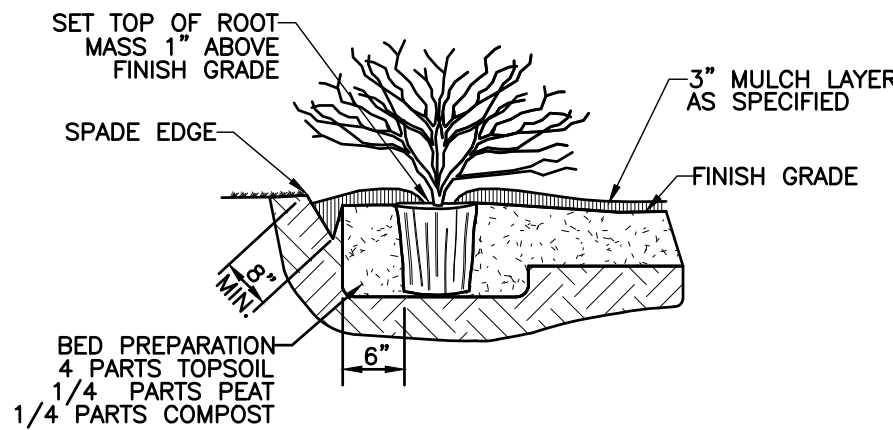
NOTE: LOCATE 1 STAKE DIRECTLY
SOUTHWEST OF TREE TRUNK
DETAIL 700 - TREE STAKING DETAIL
NOT TO SCALE



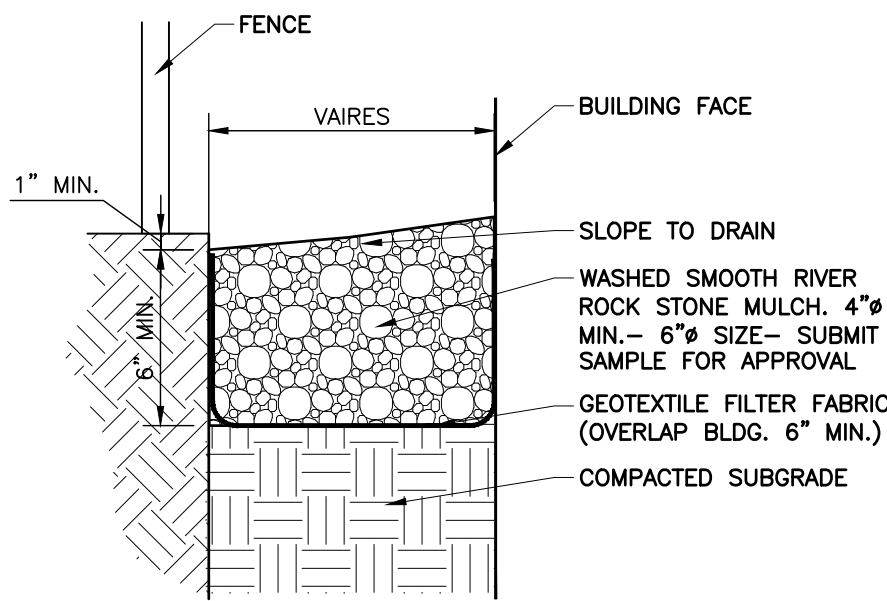
DETAIL 701 - SHADE TREE PLANTING DETAIL
NOT TO SCALE



**DETAIL 702- ORNAMENTAL GRASS/ PERENNIAL AND
GROUND COVER PLANTING DETAIL**
NOT TO SCALE



**DETAIL 703 - SHRUB/ SMALL TREE
PLANTING DETAIL**
NOT TO SCALE



DETAIL 704 - STONE MULCH DETAIL
NOT TO SCALE

GENERAL LANDSCAPE NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
3. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
4. NO CHANGES TO THE SITE LANDSCAPE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
5. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
6. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK, ANSI Z60.1-2004", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
7. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
8. ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL.
9. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE OR SHRUB.
10. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
11. THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY OWNER(S).
12. THE LANDSCAPE CONTRACTOR SHALL REFER TO CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION OF PROJECT.
14. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT SCHEDULE, THE PLANS SHALL TAKE PRECEDENCE.
15. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
16. STAKES AND OR GUY WIRES SHALL BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION.
17. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT, WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO OWNER.
18. IF PLANT SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.

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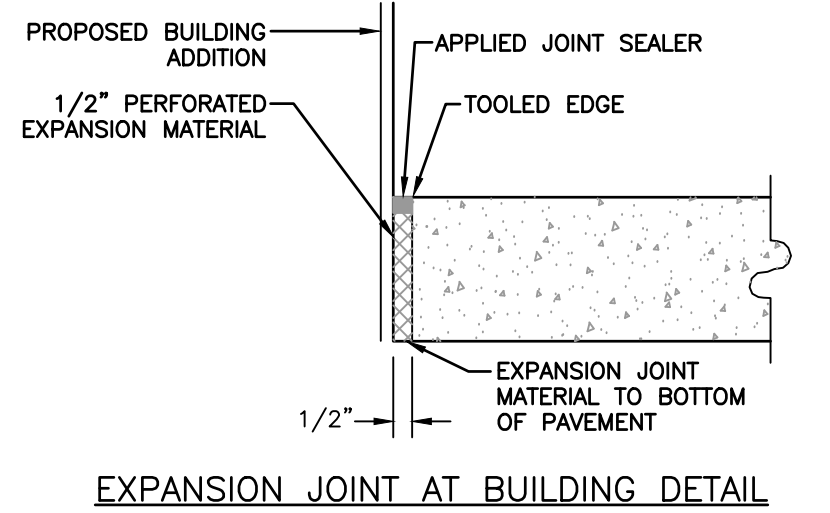
**THE LUXURY APARTMENTS
AT YOUNG'S CREEK
690 STATE STREET
FRANKLIN, IN 46131**

LANDSCAPE DETAILS

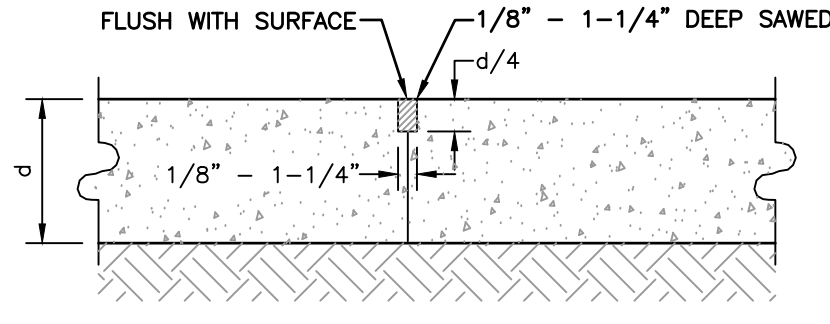
DATE:	OCTOBER 5, 2019	DRAWN BY:	SGJ
DWG SCALE:	1" = 20'	CHECKED BY:	RLG
PROJECT NO:	180-416	APPROVED BY:	RLG

PRICING SET
NOT FOR CONSTRUCTION
Date: 10/05/18 By: RLG

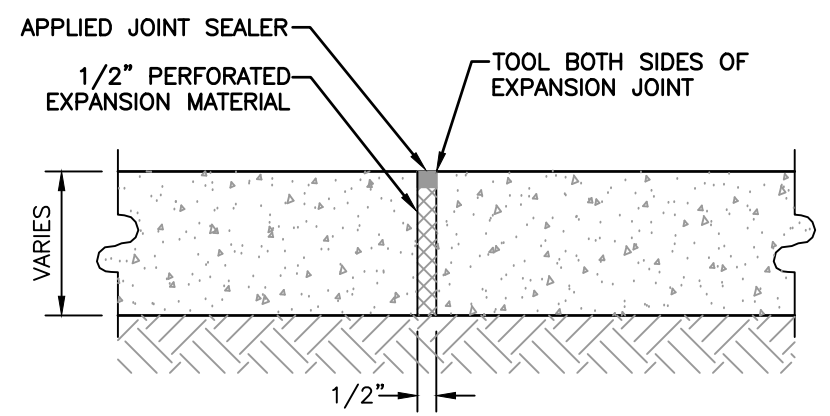
DRAWING NO.:
C700
SHEET 07 OF 12



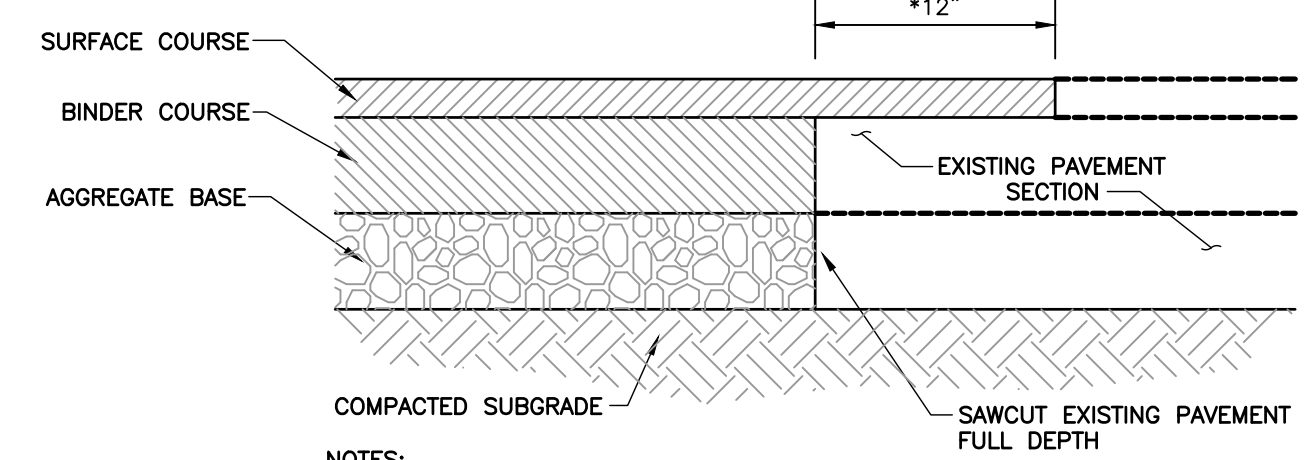
EXPANSION JOINT AT BUILDING DETAIL



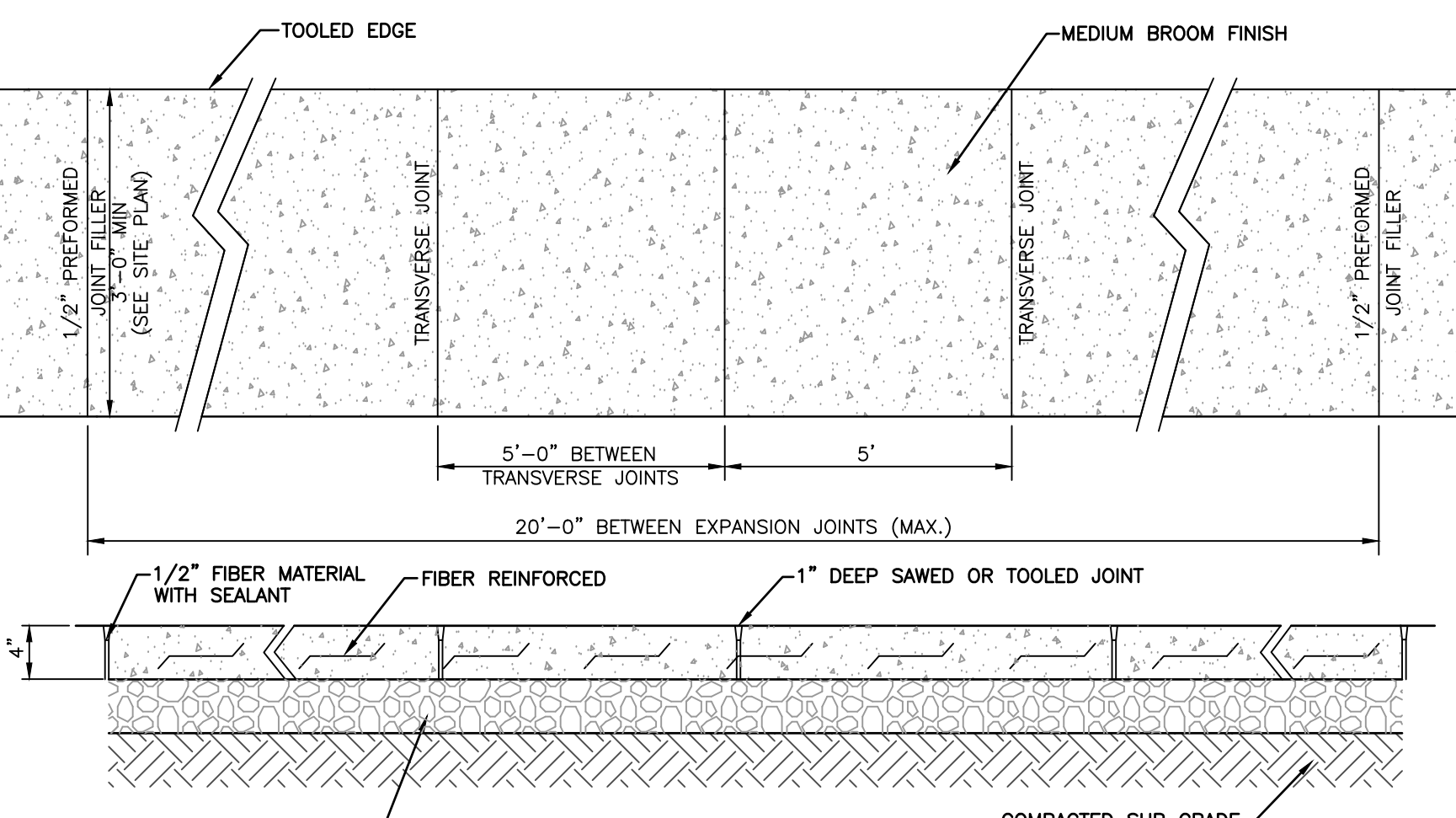
CONTROL JOINT



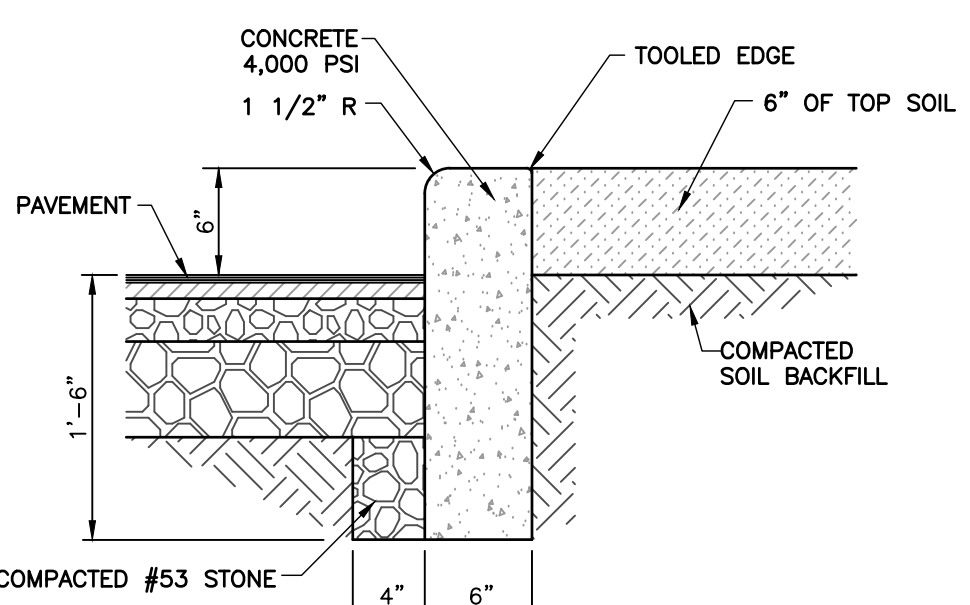
DETAIL 210 - CONCRETE JOINT DETAILS
NOT TO SCALE



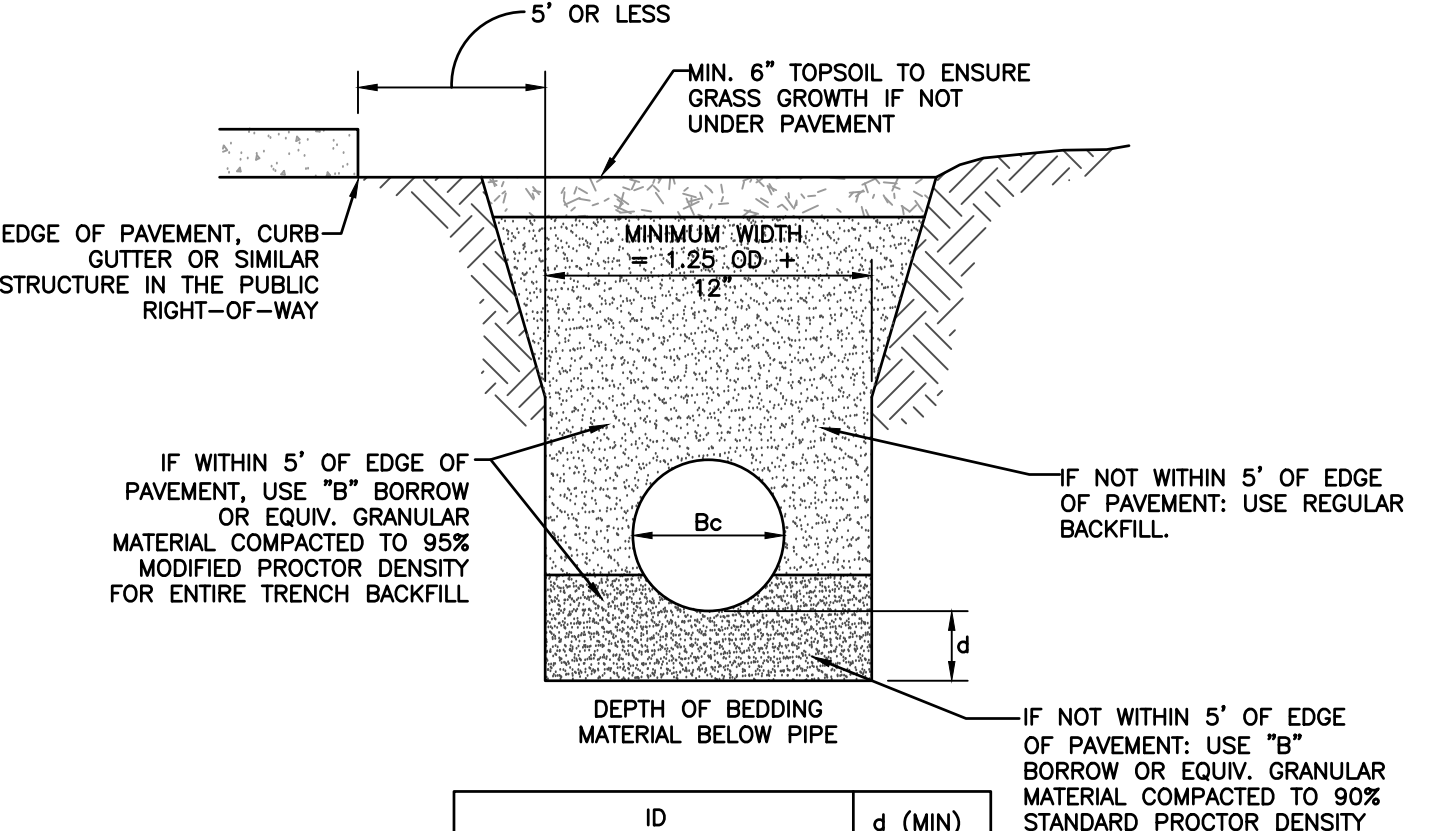
DETAIL 209 - LAP JOINT DETAIL
NOT TO SCALE



DETAIL 207 - CONCRETE SIDEWALK
NOT TO SCALE



DETAIL 205 - STRAIGHT CONCRETE CURB DETAIL
NOT TO SCALE

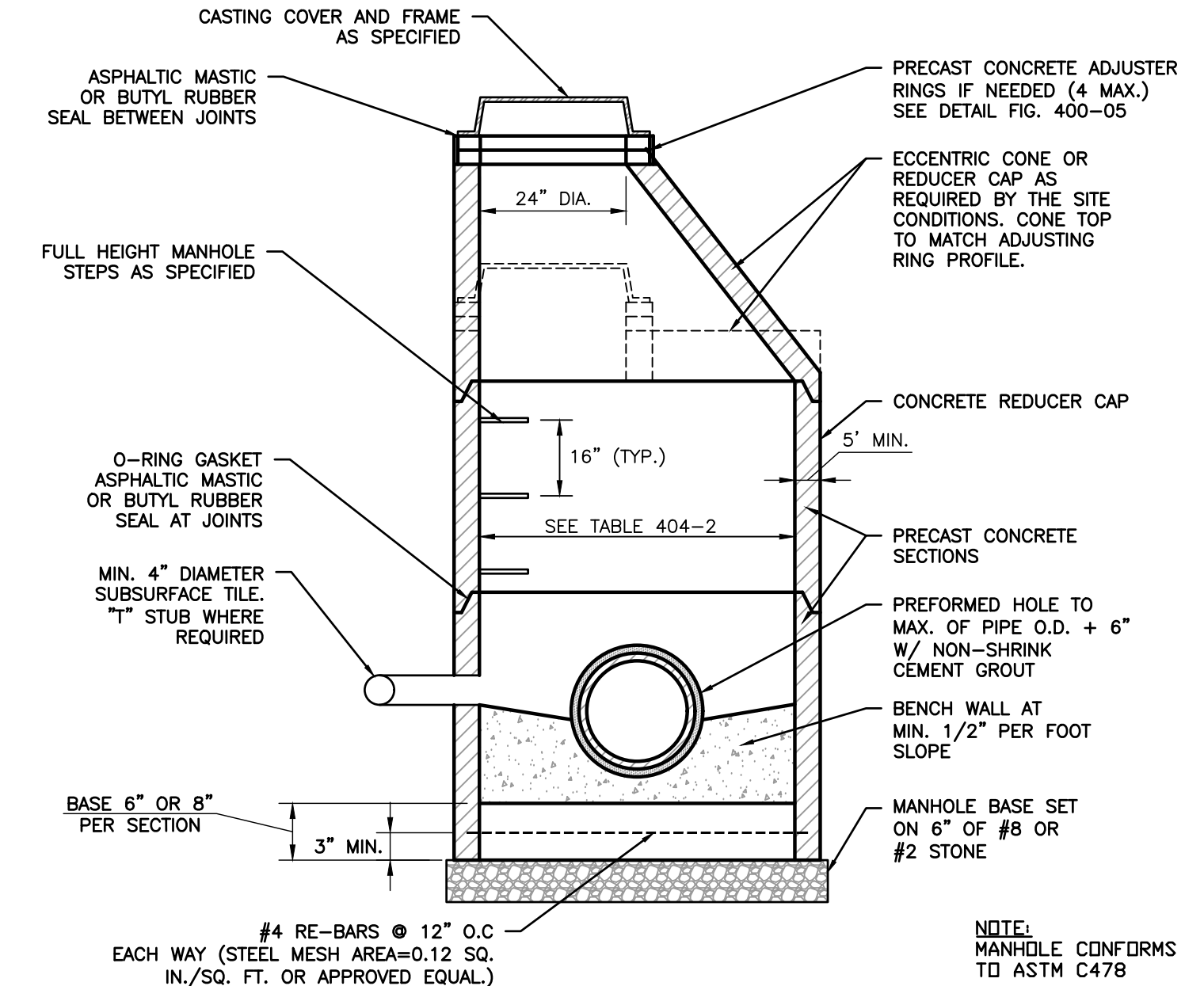


DETAIL 303 - REINFORCED CONCRETE PIPE (RCP)
BEDDING/TRENCH DETAIL
NOT TO SCALE

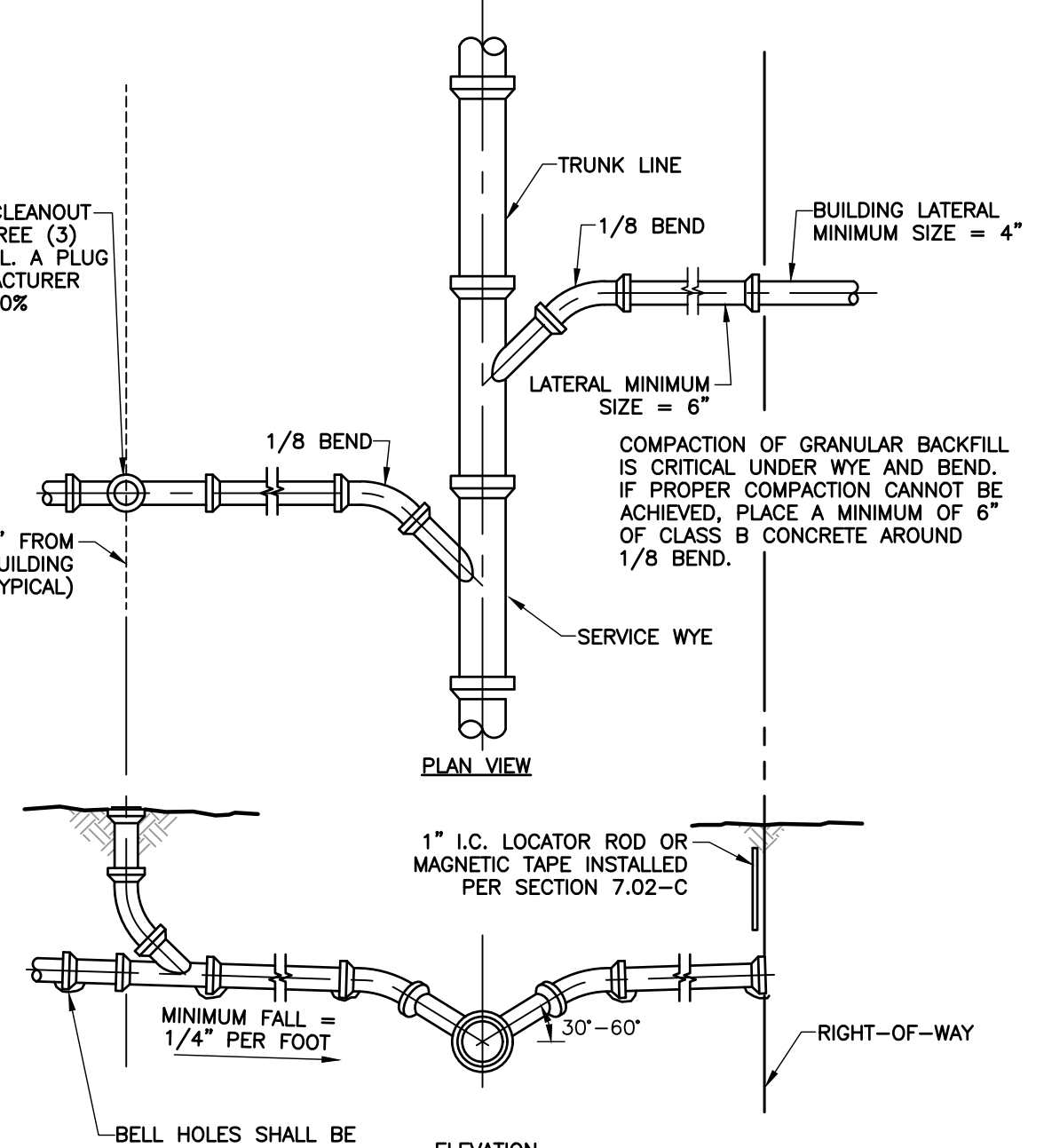
ID	d (MIN)
27" & SMALLER	3"
30" TO 60"	4"
66" & LARGER	6"

LEGEND
Bc = OUTSIDE DIAMETER
D = INSIDE DIAMETER
d = DEPTH OF BEDDING MATERIAL BELOW PIPE

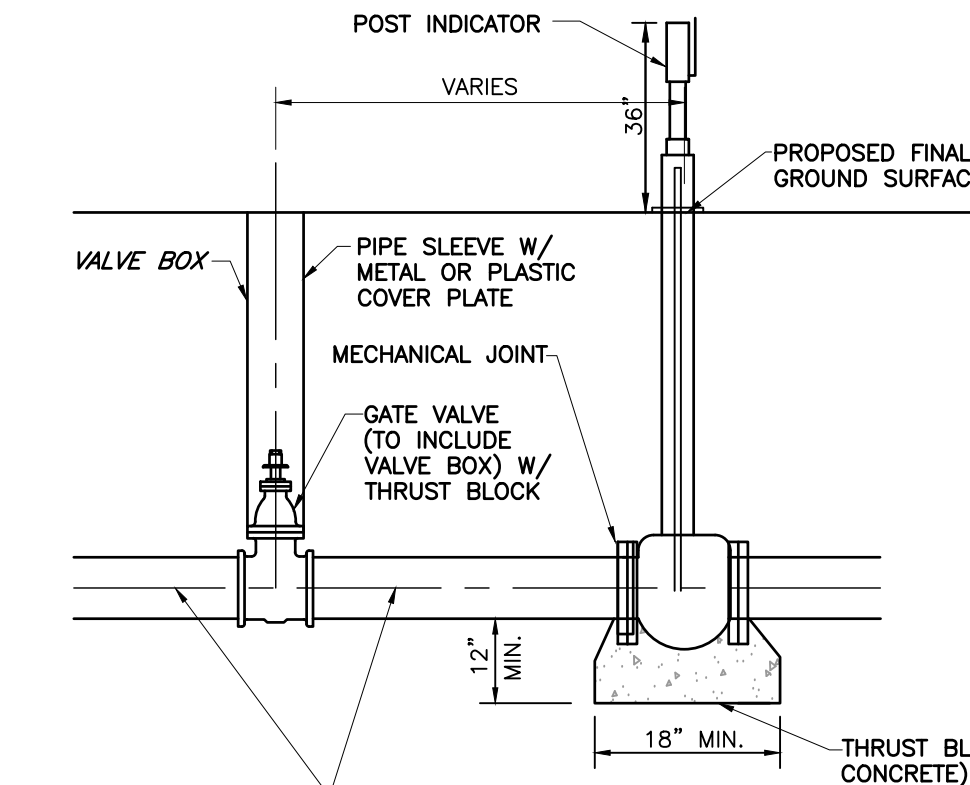
- NOTES:
1. ALL BEDDING & INITIAL BACKFILL SHALL BE INSTALLED IN 6" TO 12" BALANCED LIFTS
 2. A MINIMUM 9" OF CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF THE INSTALLED PIPE.



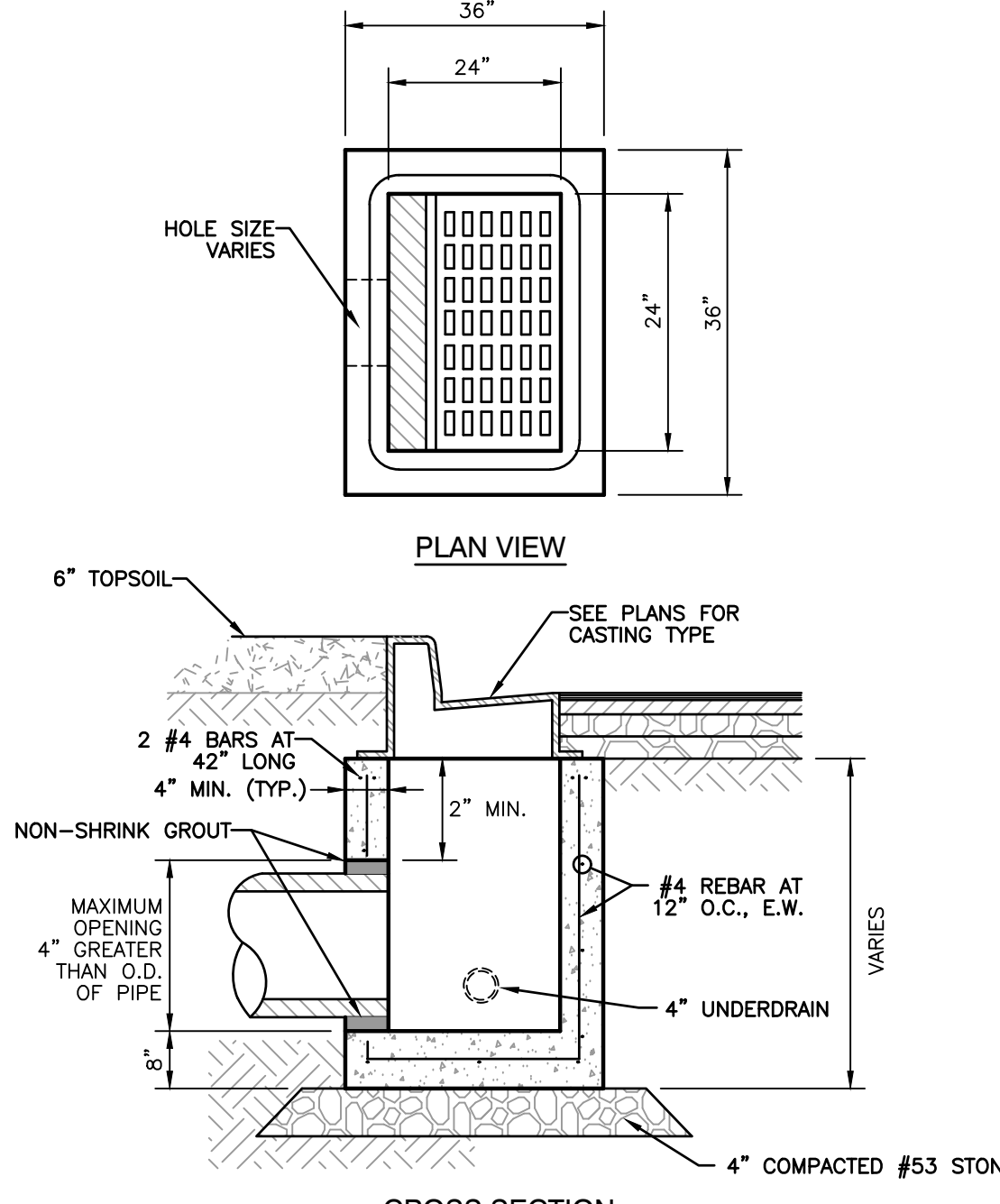
DETAIL 305 - STANDARD MANHOLE FOR PIPE SIZES 12" thru 24"
NOT TO SCALE



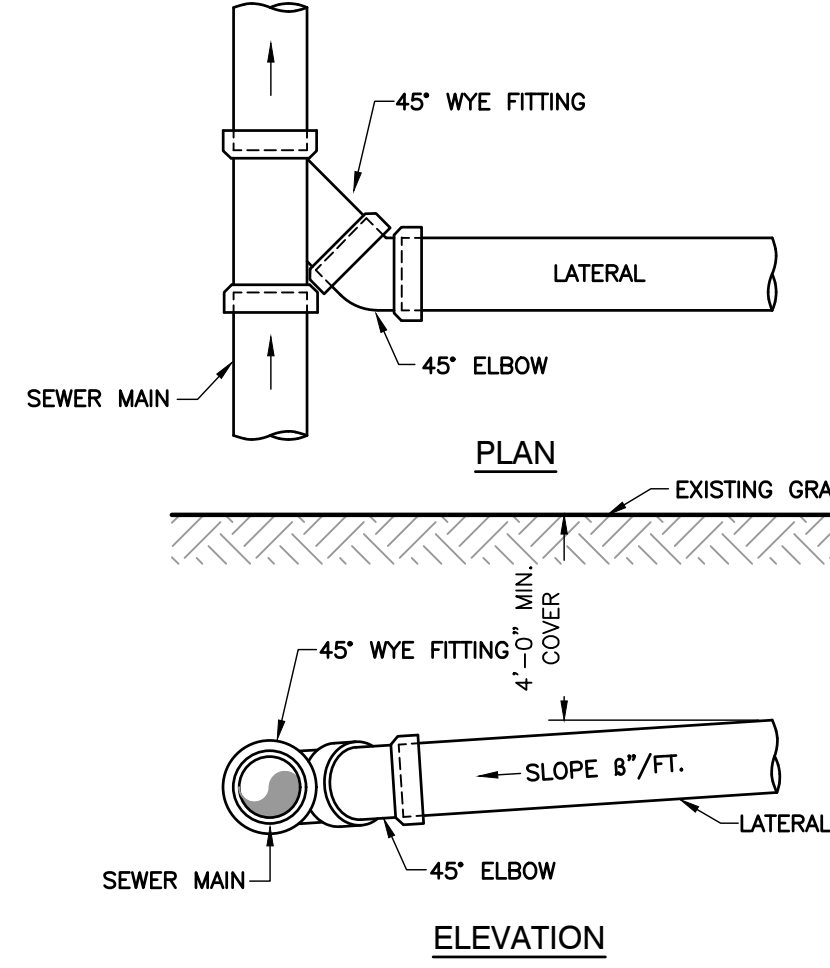
DETAIL # - LATERAL DETAIL "A"
(LESS THAN 15' DEEP)
NOT TO SCALE



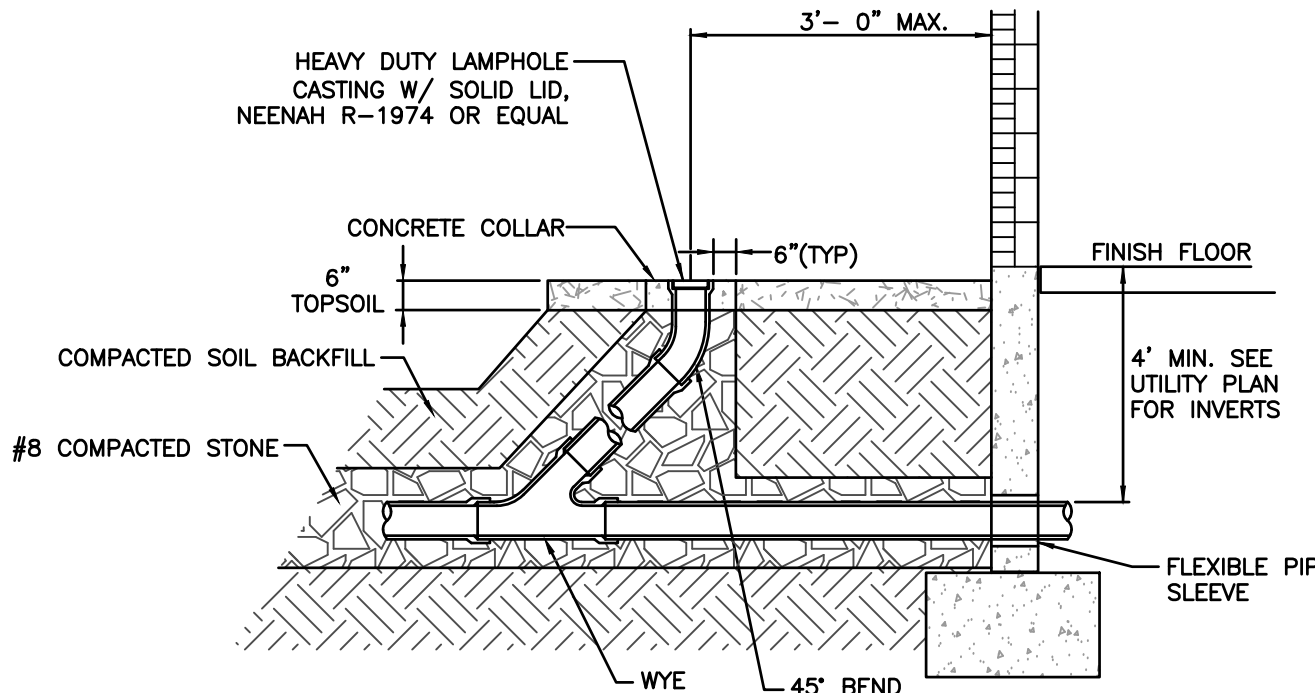
DETAIL # - POST INDICATOR VALVE INSTALLATION
NOT TO SCALE



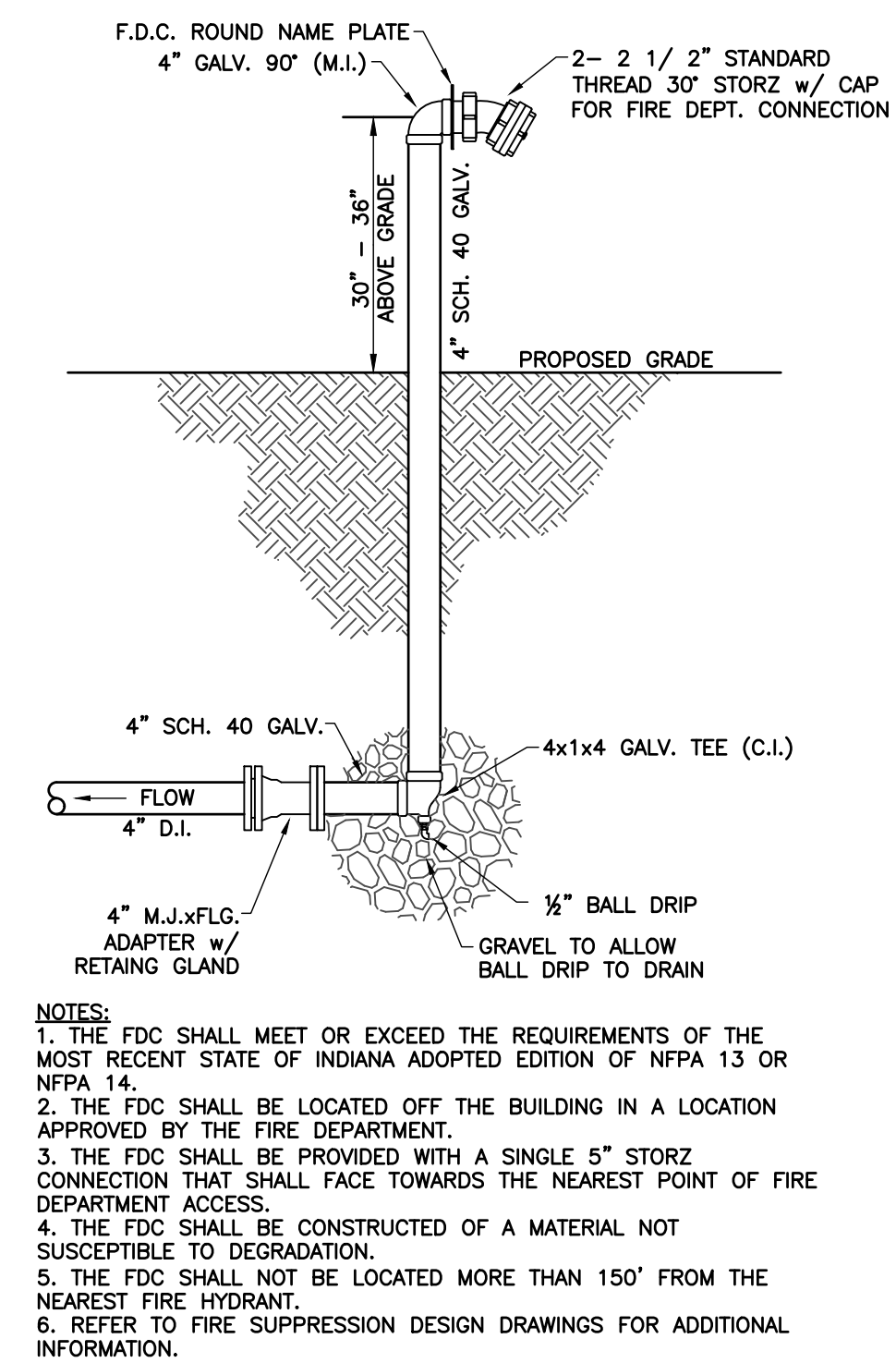
DETAIL 304 - CURB INLET TYPE "A"
NOT TO SCALE



DETAIL # - LATERAL DETAIL "A"
NOT TO SCALE



DETAIL # - CLEANOUT DETAIL
NOT TO SCALE



DETAIL # - STORZ FIRE DEPT. CONNECTION DETAIL
NOT TO SCALE

- NOTES:
1. THE FDC SHALL MEET OR EXCEED THE REQUIREMENTS OF THE MOST RECENT STATE OF INDIANA ADOPTED EDITION OF NFPA 13 OR NFPA 14.
 2. THE FDC SHALL BE LOCATED OFF THE BUILDING IN A LOCATION APPROVED BY THE FIRE DEPARTMENT.
 3. THE FDC SHALL BE PROVIDED WITH A SINGLE 5" STORZ CONNECTION THAT SHALL FACE TOWARDS THE NEAREST POINT OF FIRE DEPARTMENT ACCESS.
 4. THE FDC SHALL BE CONSTRUCTED OF A MATERIAL NOT SUSCEPTIBLE TO DEGRADATION.
 5. THE FDC SHALL NOT BE LOCATED MORE THAN 150' FROM THE NEAREST FIRE HYDRANT.
 6. REFER TO FIRE SUPPRESSION DESIGN DRAWINGS FOR ADDITIONAL INFORMATION.



PRICING SET
NOT FOR CONSTRUCTION
Date: 10/05/18 By: RLG

REVISION RECORD

NO	DATE	DESCRIPTION
1	10/05/18	FINAL SET

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**THE LUXURY APARTMENTS
AT YOUNG'S CREEK**
690 STATE STREET
FRANKLIN, IN 46131

SITE DETAILS

DATE:	DRAWN BY:	DATE:	CHECKED BY:	DATE:	APPROVED BY:
OCTOBER 5, 2018	MAM	OCTOBER 5, 2018	RLG	OCTOBER 5, 2018	RLG
DWG SCALE:		PROJECT NO:		PROJECT NO:	

DRAWING NO.:
C800
SHEET 09 OF 12

A:\2018\180-416\CD\DWG\180-416-CD-Stormwater Prevention Plan.dwg (180-416-CD-Stormwater Prevention Plan.dwg) - LP: 10/10/2018 1:31 PM



GENERAL EROSION CONTROL NOTES:

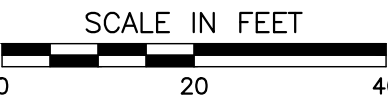
1. CONTRACTOR SHALL INSTALL ALL REQUIRED SILT FENCES, SILT TRAPS, TREE PROTECTION AND INLET PROTECTION FOR EXISTING INLETS PRIOR TO THE START OF ANY EARTH MOVING OR STRIPPING.
2. CONTRACTOR SHALL INSTALL A STONE CONSTRUCTION ENTRANCE OR SOME OTHER DEVICE PRIOR TO THE START OF EARTHWORK AS NECESSARY TO PREVENT SOIL FROM BEING TRACKED OR WASHED INTO EXISTING ROADWAYS.
3. LAND ALTERATIONS WHICH STRIP THE LAND OF VEGETATION, INCLUDING REGRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED. AS GRADING IS DONE, INSTALL SILT TRAPS, SILT FENCES, SLOPE DRAINS, TEMPORARY DIVERSIONS AND OTHER RUNOFF CONTROL MEASURES AT APPROPRIATE LOCATIONS TO KEEP SEDIMENT CONTAINED ON SITE.
4. ALL DISTURBED AREAS SHALL BE SEEDED AND STRAW MULCHED AS SHOWN ON THE PLANS IMMEDIATELY AFTER COMPLETION OF GROUND ACTIVITY. FOR LARGE PROJECTS, THIS SEEDED SHOULD BE COMPLETED IN PHASES AS THE DIFFERENT AREAS OF THE SITE ARE COMPLETED.
5. PERMANENT AND FINAL VEGETATION OR STRUCTURAL EROSION CONTROL DEVICES SHALL BE INSTALLED AS SOON AS PRACTICAL UNDER THE CIRCUMSTANCES.
6. THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM DEPENDING UPON THE WEATHER. IF CONSTRUCTION ACTIVITY IS TO CEASE FOR MORE THAN TWO WEEKS, THE DISTURBED AREAS SHALL BE TEMPORARILY SEEDED.
7. ALL STORM SEWER INLET PROTECTION DEVICES SHALL BE PUT IN PLACE AT THE TIME EACH INLET IS CONSTRUCTED.
8. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES AND DEVICES DURING CONSTRUCTION AND UNTIL SILTATION OF THE STREETS AND STORM SEWERS WILL NO LONGER OCCUR.
9. ONCE ONSITE EROSION AND SILTATION OF THE STREETS AND STORM SEWERS WILL NO LONGER OCCUR, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE TEMPORARY EROSION CONTROL DEVICES.
10. THESE GENERAL PROCEDURES MAY NOT COVER ALL SITUATIONS. REFER TO EROSION CONTROL PLANS FOR SPECIFIC NOTES AND ADDITIONAL DETAILS
11. EROSION CONTROL TO COMPLY WITH INDIANA 327 IAC AND RULE #5, AND INDIANA STORMWATER QUALITY HANDBOOK.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE INSPECTOR.
13. PORTABLE TOILETS MUST BE ANCHORED TO PREVENT SPILLS.
14. THESE PLANS REFLECT THE S. ASHLAR DRIVE ROAD CONSTRUCTION PALNS CURRENTLY UNDER CONSTRUCTION AND DESIGNED BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC. UNDER THE SAME PROJECT NUMBER AS THESE PLANS, 180-416.

PROPOSED LEGEND:

- CONSTRUCTION ENTRANCE
- SEEDING AREAS
- SILT FENCE OR SILT SOCK
- LIMITS OF DISTURBANCE
- INLET PROTECTION
- CONCRETE WASHOUT

EROSION CONTROL NOTES:

- (A) SILT FENCE
- (B) CONSTRUCTION ENTRANCE
- (C) CONCRETE WASH OUT
- (D) SEEDING (SEED ALL DISTURBED AREAS)
- (E) INLET PROTECTION
- (F) LIMITS OF DISTURBANCE



PRICING SET
NOT FOR CONSTRUCTION
Date: 10/05/18 By: RLG

STORMWATER POLLUTION
PREVENTION PLAN

THE LUXURY APARTMENTS
AT YOUNG'S CREEK
690 STATE STREET
FRANKLIN, IN 46131

Civil & Environmental Consultants, Inc.
530 E. Ohio Street - Suite G - Indianapolis, IN 46204
317-655-7777 - 877-746-0749
www.cecinco.com

DATE:	OCTOBER 5, 2019	DRAWN BY:	MAM
DWG SCALE:	1" = 20'	CHECKED BY:	RLG
PROJECT NO:	180-416	APPROVED BY:	RLG

DRAWING NO.:
C900

SHEET 10 OF 12

REVISION RECORD

NO	DATE	DESCRIPTION
1	10/05/18	FINAL SET

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ASSESSMENT OF CONSTRUCTION PLAN ELEMENTS (SECTION A)

(A1) PLAN INDEX

THE PROPOSED EROSION CONTROL MEASURES CAN BE FOUND ON SHEET C900. THE CORRESPONDING EROSION CONTROL DETAILS ARE SHOWN ON SHEET C902. THE REQUIRED EROSION CONTROL CHECKLIST ITEMS ARE LISTED ON THIS SHEET.

(A2) PLAN/PLAT SHOWING BOUNDARIES AND LOT NAMES

PLEASE REFER TO SHEET C100 INCLUDED WITH THE SUBMITTAL.

(A3) PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A NEW APARTMENT BUILDING AND ASSOCIATED WALKS, LANDSCAPING, AND UTILITY CONNECTIONS. LOCATED AT 690 STATE STREET, FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA.

ESTIMATED START DATE: DECEMBER 2018
ESTIMATED COMPLETION DATE: DECEMBER 2020

(A4) VICINITY MAP

THE VICINITY MAP SHOWING THE PROJECT LOCATION CAN BE SEEN ON COVER SHEET.

(A5) LEGAL DESCRIPTION

A LEGAL DESCRIPTION IS SHOWN ON SHEET C100.

TOWNSHIP: SECTION 23
LONGITUDE: 39 W 28° 19"
LATITUDE: 86 W 2° 52"

(A6) LOT LOCATION AND SITE IMPROVEMENTS

THE PROJECT BOUNDARIES CAN BE SEEN ON SHEET C900.

(A7) HYDROLOGIC UNIT CODE

05120204090060

(A8) REQUIRED STATE OR FEDERAL WATER QUALITY PERMITS

AN IDEM RULE 5 NOTICE OF INTENT (NOI) PERMIT WILL BE REQUIRED FOR THIS PROJECT.

(A9) STORMWATER DISCHARGE POINTS

DISCHARGES INTO PROPOSED STORM SEWER SYSTEM THEN INTO EXISTING YOUNGS CREEK WEST OF SOUTH ASHLAR DRIVE.

(A10) SITE WETLANDS, LAKES AND WATER COURSES

THERE ARE NO WETLANDS ON OR ADJACENT TO THE IMMEDIATE PROJECT BOUNDARY.

(A11) RECEIVING WATERS

DISCHARGES INTO PROPOSED STORM SEWER SYSTEM THEN INTO EXISTING YOUNGS CREEK WEST OF SOUTH ASHLAR DRIVE.

(A12) POTENTIAL DISCHARGES TO GROUNDWATER

THERE ARE NO SINKHOLES OR UNCAPPED ABANDONED WELLS LOCATED ON THE PROJECT SITE OR DOWNSTREAM OF THE PROJECT SITE.

(A13) 100 YEAR FLOODPLAIN, FLOODWAYS AND FRINGES

THE PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOODPLAIN AND/ OR THE FLOODWAY AREA.

(A14) ESTIMATED PEAK DISCHARGE

THE APPLICABLE STORM WATER RUNOFF RATES ARE LISTED BELOW.

	PRE-DEVELOPED	POST-DEVELOPED
10-YEAR	7.14 CFS	3.79 CFS
100-YEAR	11.17 CFS	7.01 CFS

(A15) ADJACENT LANDUSE

THE EXISTING LAND USES ADJACENT TO THE SITE ARE AS FOLLOWS:

NORTH: INSTITUTIONAL
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: INSTITUTIONAL, MIXED USE

(A16) CONSTRUCTION LIMITS

THE OVERALL DISTURBED AREA IS APPROXIMATELY ±1.41 ACRES. REFER TO SHEET C900.

(A17) EXISTING VEGETATIVE COVER

THE EXISTING SITE IS CURRENTLY A DISTURBED GRASSY AREA WITH TWO TREES.

(A18) SOIL MAP

REFER TO SHEET C902.

(A19) LOCATION OF PROPOSED STORMWATER SYSTEMS

REFER TO SITE DEVELOPMENT PLAN SHEET C300.

(A20) OFF-SITE CONSTRUCTION PLAN

THERE IS NO OFF-SITE CONSTRUCTION PLANNED FOR THIS PROJECT.

(A21) SOIL STOCKPILE, BORROW AND/OR DISPOSAL

NO PERMANENT SOIL STOCKPILES ARE PLANNED FOR THIS DEVELOPMENT. IF TEMPORARY STOCKPILE OR BORROW AREAS ARE UTILIZED DURING CONSTRUCTION THEN THE PERIMETER OF THE STOCKPILE AREA SHALL BE ENCOMPASSED WITH SILT FENCE.

(A22 & A23) EXISITNG & FINAL SITE TOPOGRAPHY

REFER TO EXISTING TOPOGRAPHY SHEET C100 AND SITE GRADING PLAN SHEET C300.

ASSESSMENT OF STORMWATER POLLUTION PREVENTION PLAN CONSTRUCTION COMPONENT (SECTION B)

(B1) POTENTIAL CONSTRUCTION POLLUTANTS

POTENTIAL POLLUTANTS SOURCES RELATIVE TO A CONSTRUCTION SITE MAY INCLUDE, BUT ARE NOT LIMITED TO MATERIALS AND FUEL STORAGE AREAS, FUELING LOCATIONS, EXPOSED SOILS AND LEAKING VEHICLE/EQUIPMENT. POTENTIAL POLLUTANTS THAT MAY APPEAR AT THE SITE DUE TO CONSTRUCTION ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO DIESEL FUEL, GASOLINE, CONCRETE AND CONCRETE WASHOUT, SOLID WASTE, SEDIMENT, PAINT AND SOLVENTS, EQUIPMENT REPAIR PRODUCTS, ANTI-FREEZE AND FERTILIZER.

(B2) STORMWATER QUALITY SEQUENCE

PRE-CONSTRUCTION ACTIVITIES:

- SCHEDULE A PRE-CONSTRUCTION MEETING WITH CITY OF FRANKLIN AND CITY OF FRANKLIN MS-4.
- DESIGNATE A PERSON TO BE RESPONSIBLE FOR THE SITE INSPECTIONS AFTER EACH 1/2" RAIN AND A MINIMUM OF ONCE EACH WEEK.
- CALL THE INDIANA UNDERGROUND PLANT PROTECTION SYSTEMS, INC. (HOLEY MOLEY) AT 1-800-382-5544 TO CHECK LOCATIONS OF ANY EXISTING UTILITIES- MIN, 2 DAYS PRIOR BEFORE CONSTRUCTION ACTIVITY.
- ESTABLISH ONSITE LOCATION FOR OWNER/OPERATOR/CONTRACTOR PLACEMENT OF APPROVED PLANS AND RULE 5 NOI AND RULE 5 INSPECTION DOCUMENTATION.
- INSTALL SILT FENCE AND OTHER EROSION CONTROL MEASURES AS INDICATED ON DRAWINGS.
- INSTALL GRAVEL CONSTRUCTION ENTRANCE AS INDICATED ON DRAWINGS- ADD ADDITIONAL STONE AS NEEDED.
- ESTABLISH CONSTRUCTION STAGING AREA FOR EQUIPMENT AND VEHICLES.

CONSTRUCTION ACTIVITY PHASING:

- AFTER EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE, BEGIN LAND CLEARING FOLLOWED IMMEDIATELY BY ROUGH GRADING. DO NOT LEAVE LARGE AREAS UNPROTECTED FOR MORE THAN 15 DAYS.
- CONSTRUCT CONCRETE WASH STATION BEFORE CONCRETE WORK IS TO COMMENCE ON SITE. REFER TO PLAN FOR LOCATION.
- INSTALL SEWERS, ALL UTILITIES AND UNDERDRAINS. ADD INLET PROTECTION MEASURES AS INDICATED ON PLANS.
- AFTER COMPLETION OF MASS GRADING AND FINAL GRADING: SEED ALL DISTURBED AREAS, COMMON AREAS AND SWALES IMMEDIATELY AFTER GRADING IS COMPLETED.
- PLACE TOPSOIL IN ALL TURF AND LANDSCAPE AREAS.
- INSTALL PAVEMENT AND FINAL GRADE AREA.
- INSTALL LANDSCAPING AND FINAL SEEDING.
- REMOVE ALL SEDIMENT CONTROL PRACTICES ONCE THE SITE IS STABILIZED.
- NOTE: INSTALL TEMPORARY SEEDING AFTER A SPECIFIC STAGE OF CONSTRUCTION HAS BEEN COMPLETED (TEMPORARY OR FINAL) WHERE AREAS WILL BE IDLE OF CONSTRUCTION ACTIVITIES FOR A PERIOD OF 15 DAYS OR MORE.

(B3) CONSTRUCTION ENTRANCE INFORMATION

THE LOCATION OF THE CONSTRUCTION ENTRANCE IS ON SHEET C900.

(B4) SHEET FLOW SEDIMENT CONTROL

SILT FENCE, TEMPORARY SEEDING AND EROSION CONTROL INLET PROTECTION WILL BE USED AS EROSION CONTROL MEASURES FOR SHEET FLOWS. THE LOCATION, DETAILS, AND SPECIFICATIONS FOR EACH STATED SEDIMENT CONTROL MEASURE IS ON SHEETS C900-C903, AS WELL AS SHEETS 16-18 OF THE FRANKLIN STANDARDS.

(B5) CONCENTRATED FLOW SEDIMENT CONTROL

THERE ARE NOT ANY PROPOSED CONCENTRATED FLOW AREAS FOR THE POST CONSTRUCTION CONDITION. HOWEVER, THEY MAY ARISE DURING CONSTRUCTION. THE DETAILS, AND SPECIFICATIONS FOR EACH STATED CONCENTRATED FLOW MEASURE IS ON SHEETS C900 & C902, AS WELL AS SHEETS 16-18 OF THE FRANKLIN STANDARDS.

(B6) INLET PROTECTION LOCATIONS AND SPECS

INLET PROTECTION WILL BE PLACED AT ALL INLETS. THE LOCATION, DETAILS, AND SPECIFICATIONS FOR INLET PROTECTION MEASURES ARE ON SHEETS C900 & C902, AS WELL AS SHEETS 16-18 OF THE FRANKLIN STANDARDS.

(B7) RUNOFF CONTROL MEASURES

SILT FENCE, TEMPORARY SEEDING AND EROSION CONTROL INLET PROTECTION WILL BE USED TO CONTROL RUN OFF. THE LOCATION, DETAILS, AND SPECIFICATIONS FOR EACH STATED SEDIMENT CONTROL MEASURE IS ON SHEETS C900 & C902, AS WELL AS SHEETS 16-18 OF THE FRANKLIN STANDARDS.

(B8) OUTLET PROTECTION SPECIFICATIONS

REFER TO PLANS FOR THE LOCATION, DETAILS, AND SPECIFICATIONS FOR OUTLET PROTECTION- SHEETS C900 & C902, AS WELL AS SHEETS 16-18 OF THE FRANKLIN STANDARDS.

(B9) GRADE STABILIZATION MEASURES

EROSION CONTROL BLANKETS WILL BE USED IN THIS PHASE ON GRADES GREATER THAN 6:1 AND/ OR EXPOSED TO CONCENTRATED FLOW. REFER TO CONSTRUCTION PLANS FOR LOCATIONS.

IF LIME STABILIZATION MEASURES ARE NEEDED DURING CONSTRUCTION TO OBTAIN COMPACTION, THE CONTRACTOR SHALL CONTAIN LIME FROM ENTERING EXISTING STORM SEWER SYSTEM BY ADEQUATELY CONTROLLING RUNOFF. CONTACT ENGINEER FOR SPECIFIC PLANS BASED ON THE AREA OF WORK.

(B10) STORMWATER QUALITY DETAILS

REFER TO CONSTRUCTION PLANS FOR LOCATION, DIMENSIONS, SPECIFICATIONS AND CONSTRUCTION DETAILS FOR EACH STORMWATER QUALITY MEASURES.

(B11) TEMPORARY SURFACE STABILIZATION

TEMPORARY SEEDING AND EROSION CONTROL MATTING WILL BE USED AS TEMPORARY SURFACE STABILIZATION MEASURES. DUE TO THE ACCELERATED CONSTRUCTION TIMELINE OF THIS PROJECT, TEMPORARY SEEDING SHOULD NOT BE NECESSARY. REFER TO SHEET C900 FOR SEEDING AREAS. CONTRACTOR TO SEED ALL DISTURBED AREAS. REFER TO SEEDING TABLES ON SHEET 18 OF THE FRANKLIN STANDARDS.

- SELECT APPROPRIATE SEED MIXTURE AND APPLICATION RATE FROM TABLE ON SHEET 18 OF THE LEBANON STANDARDS. APPLY SEED UNIFORMLY.
- INSPECT 24 HOURS AFTER EACH RAIN EVENT AND OR AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- USE PHOSPHOROUS FREE FERTILIZER (12-0-12) UNLESS SOIL TESTING SHOWS A NEED.

(B12) PERMANENT SURFACE STABILIZATION

PERMANENT SEEDING WILL BE USED AS PERMANENT SURFACE STABILIZATION MEASURES. REFER TO SHEET C900 FOR SEEDING AREAS. CONTRACTOR TO SEED ALL DISTURBED AREAS. REFER TO SEEDING TABLES ON SHEET 18 OF THE FRANKLIN STANDARDS.

- SELECT APPROPRIATE SEED MIXTURE AND APPLICATION RATE FROM TABLE ON SHEET 18 OF THE LEBANON STANDARDS. APPLY SEED UNIFORMLY.
- INSPECT 24 HOURS AFTER EACH RAIN EVENT AND OR AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- USE PHOSPHOROUS FREE FERTILIZER (12-0-12) UNLESS SOIL TESTING SHOWS A NEED.

(B13) MATERIAL HANDLING AND SPILL PREVENTION

Expected materials that may appear at the site due to construction activities include, but are not limited to petroleum products, fertilizers, paint and solvents, and concrete. Materials shall be stored in the designated material storage area.

Spill prevention for vehicle and equipment fueling shall conform to the following practices: vehicle equipment fueling procedures and practices are designed to prevent fuel spills and leaks, and reduce or eliminate contamination of stormwater. This can be accomplished by using offsite facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors in proper fueling procedures. Limitations: Onsite vehicle and equipment fueling should only be used where it is impractical to send vehicles and equipment offsite for fueling. Sending vehicles and equipment offsite should be done in conjunction with a Stabilized Construction Entrance/Exit. Implementation: Use offsite fueling stations as much as possible. Discourage "topping-off" of fuel tanks. Absorbent spill cleanup materials and spill kits should be available in fueling areas and on fueling trucks, and should be disposed of properly after use. Drip pans or absorbent pads should be used during fueling operations to absorb the fueling, unless the fueling is performed over an impermeable surface in a dedicated fueling area. Use absorbent materials on small spills. Do not hose down or bury the spill. Remove the absorbent materials promptly and dispose of properly. Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. Train employees and subcontractors in proper fueling and cleanup procedures. Dedicated fueling areas should be protected from stormwater runoff and runoff, and should be located at least 50 ft away from downstream drainage facilities and watercourses. Fueling must be performed on level-grade area. Protect fueling areas with berms and dikes to prevent runoff, runoff, and to contain spills. Nozzles used in vehicle and equipment fueling should be equipped with an automatic shutoff to control drips. Fueling operations should not be left unattended. Federal, state, and local requirements should be observed for any stationary above ground storage tanks.

Vehicles and equipment should be inspected each day of use for leaks. Leaks should be repaired immediately or problem vehicles or equipment should be removed from the project site. Keep ample supplies of spill cleanup materials onsite. Immediately clean up spills and properly dispose of contaminated soils.

Spill prevention for solid waste shall conform to the following practices: Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors. Solid waste generated from trees and shrubs removed during land clearing, demolition of existing structures, and building construction. Packaging materials including wood, paper, and plastic. Scrap or surplus building materials including scrap metals, rubber, glass pieces and masonry products. Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers, and cigarettes. Construction wastes including brick, mortar, timber, steel and metal scraps, pipe and electrical cuttings, non-hazardous equipment parts, Styrofoam and other package construction materials. Select designated areas on-site that you will accept only watertight dumpsters for onsite use. Inspect dumpsters for leaks and repair any dumpster that is not watertight. Provide an adequate number of containers with lids or covers that can be placed over the container to keep rain out or to prevent loss of wastes when it is windy. Plan for additional containers and more frequent pickup during the demolition phase of construction. Collect site trash daily, especially during rainy and windy conditions. Remove this solid waste promptly since erosion and sediment control devices tend to collect litter. Make sure that toxic liquid wastes (used oils, solvents and paints) and chemicals (acids, pesticides, additives, curing compounds) are not disposed of in dumpsters designed for construction debris. Do not hose out dumpsters on the construction site. Leave dumpster cleaning to the trash hauling contractor. Arrange for regular waste collection before containers overflow. Clean up immediately if a container does spill. Make sure that construction waste is collected, removed, and disposed of only at authorized disposal areas. Solid waste storage areas should be located at least 50 ft from drainage facilities and watercourses and should not be located in areas prone to flooding or ponding. Inspect construction waste area regularly. Arrange for regular waste collection.

Spill prevention for concrete washout shall conform to the following practices: Store dry and wet materials under cover, away from drainage areas. Avoid mixing excess amounts of fresh concrete. Perform washout of concrete trucks offsite or in designated areas only. Do not wash out concrete trucks into storm drains, open ditches, streets, or streams. Do not allow excess concrete to be dumped onsite, except in designated areas. Locate washout areas at least 50 ft from storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste. Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly. Avoid creating runoff by draining water to a bermed or level area when washing concrete to remove fine particles and expose the aggregate. Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose in the trash.

The cleanup parameters shall conform to the following practices: The developer shall be continually kept informed, maintain lists of qualified contractors and available Vac-trucks, tank pumpers and other equipment readily accessible for cleanup operations. In addition, a continually updated list of available absorbent materials and cleanup supplies should be kept on site. All maintenance personnel will be made aware of techniques for prevention of spills. They will be informed of the requirements and procedures outlined in this plan. They will be kept abreast of current developments or new information on the prevention of spills and / or necessary alteration to this plan. When spills occur which could endanger human life and this become primary concern, the discharge of the life saving protection function will be carried out by the local police and fire departments. Absorbent materials, which are used in cleaning up spilled materials, will be disposed of in a manner subject to the approval of the Indiana Department of Environmental Management. Flushing of spilled material with water will not be permitted unless so authorized by the Indiana Department of Environmental Management.

Spill prevention for vehicle and equipment maintenance shall conform to the following practices: Prevent or reduce the contamination of stormwater resulting from vehicle and equipment maintenance by running a "dry and clean site". The best option would be to perform maintenance activities at an offsite facility. If this option is not available, then work should be performed in designated areas only, while providing cover for materials stored outside, checking for leaks and spills, and containing and cleaning up spills immediately. These procedures are suitable on all construction projects where an onsite yard area is necessary for storage and maintenance of heavy equipment and vehicles. Onsite vehicle and equipment maintenance should be used where it is impractical to send vehicles and equipment offsite for maintenance and repair. Sending vehicles / equipment offsite should be done in conjunction with a stabilized construction entrance / exit. Out door vehicle or equipment maintenance is a potentially significant source of stormwater pollution. Activities that can contaminate stormwater include engine repair and service, changing or replacement of fluids, and outdoor equipment storage and parking (engine fluid leaks). If maintenance must occur onsite, use designated areas, drainage courses. Drainage courses should be protected from stormwater runoff and runoff, and should be located at least 50 ft from downstream drainage facilities and water courses. Drip pans or absorbent pads should be used during vehicle and equipment maintenance work that involves fluids, unless the maintenance work is performed over an impermeable surface in a dedicated maintenance area. Place a stockpile of spill cleanup materials where it will be readily accessible. All fueling trucks and fueling areas are required to have spill kits and/or use other spill protection devices. Use absorbent materials on small spills. Remove the absorbent materials promptly and dispose of properly. Inspect onsite vehicles and equipment daily at startup for leaks, and repair immediately. Keep vehicles and equipment clean; do not allow excessive buildup of oil and grease. Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic and transmission fluids. Provide secondary containment and covers for these materials if stored onsite. Train employees and subcontractors in proper maintenance and spill cleanup procedures. Drip pans or plastic sheeting should be placed under all vehicles and equipment placed on docks, barges, other structures over water bodies when the vehicle or equipment is planned to be idle for more than 1 hour. Properly dispose of used oils, fluids, lubricants, and spill cleanup materials. Properly dispose of or recycle used batteries. Do not place used oil in a dumpster or pour into a storm drain or water course. Properly dispose of used oils, fluids, lubricants, and spill cleanup materials. Do not bury tires. Repair leaks of fluids and oil immediately.

Spill prevention for fertilizers shall conform to the following practices: Fertilizer's used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Spill prevention for paint and solvents shall conform to the following practices: All containers will be tightly sealed and stored when not required for use. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM but will be properly disposed of according to manufacturers' instructions or State or local regulations.

Spill prevention for portable toilets shall conform to the following practice: All portable toilets must be anchored to prevent spills.

Spill prevention and cleanup shall conform to IDEM form 327 IAC 2-6 and the Franklin Fire Department shall be contacted in the case of a material spill occurring.

Franklin Fire Department: (317) 736-3650
Franklin Police Department: (317) 736-3670
City of Franklin: (317) 346-1212
IDEM Emergency Spill Reporting: (317) 233-7745 or (888) 233-7745

(B14) MONITORING AND MAINTENANCE GUIDELINES

EROSION CONTROL MEASURE	* MAINTENANCE	INSTALLATION SEQUENCE
STONE ENTRANCE	AS NEEDED	PRIOR TO CLEARING AND GRADING
SILT FENCE	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
ROCK CHECK DAMS	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	ALONG WITH ROUGH GRADING
PERMANENT SEEDING	WATER AS NEEDED	AFTER FINISH GRADING
EROSION CONTROL BLANKET	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	AFTER FINISH GRADING
SEED, SOIL & LANDSCAPE AROUND	WATER AS NEEDED	AFTER FINISH GRADING
DUST CONTROL	AS NEEDED	ALONG WITH ALL EARTHWORK ACTIVITIES
CONCRETE WASHOUT	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO START OF ANY CONCRETE WORK
REMOVAL OF INLET PROTECTION	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED
REMOVAL OF SILT FENCE	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED
REMOVAL OF ROCK CHECK DAMS	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED

* - SEE CHART FOR MAINTENANCE REQUIREMENTS

EROSION CONTROL MEASURES MAINTENANCE REQUIREMENTS

SILT FENCE MAINTENANCE REQUIREMENTS:

- INSPECT THE SILT FENCE PERIODICALLY AND AFTER EACH STORM EVENT.
- IF FENCE FABRIC TEARS, STARTS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY.
- REMOVE DEPOSITED SEDIMENT WHEN IT REACHES HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT OR IS CAUSING THE FABRIC TO BULGE.
- TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEAN OUT.
- AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE THE FENCE AND SEDIMENT DEPOSITS, BRING THE DISTURBED AREA TO GRADE, AND STABILIZE.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE MAINTENANCE REQUIREMENTS:

- INSPECT ENTRANCE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER STORM EVENTS OR HEAVY USE.
- RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
- TOPDRESS WITH CLEAN STONE AS NEEDED.

- IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED IF THE WATER IS CONVEYED INTO A SEDIMENT TRAP OR BASIN.

EROSION CONTROL BLANKET MAINTENANCE REQUIREMENTS:

- INSPECT EACH EROSION CONTROL BLANKET AREAS WEEKLY AND AFTER STORM EVENTS OR HEAVY USE.
- CHECK FOR DISPLACEMENT OF BLANKET.
- AREAS DISPLACED, PULL BACK PORTION OF BLANKET COVERING THE ERODED AREA, ADD SOIL AND TAMP, RESEED THE AREA. REPLACE AND STAPLE BLANKET.

CONCRETE WASHOUT MAINTENANCE REQUIREMENTS:

- INSPECT EACH CONCRETE WASHOUT AREAS DAILY AND AFTER STORM EVENTS OR HEAVY USE.
- INSPECT THE INTEGRITY OF THE OVERALL STRUCTURE. CHECK FOR LEAKS, SPILLS OR TRACKING OF SOIL BY EQUIPMENT.
- REMOVE EXCESS CONCRETE WHEN WASHOUT SYSTEMS REACHES SIZE OF THE DESIGN CAPACITY. UPON REMOVAL, INSPECT STRUCTURE. REPAIR AS NEEDED.
- DISPOSE OF ALL CONCRETE IN A LEGAL MANNER.
- REPLACE PLASTIC LINER AFTER EVERY CLEANING. ENLARGE AS NECESSARY TO MAINTAIN CAPACITY.

EROSION CONTROL MEASURES MAINTENANCE REQUIREMENTS (cont.)

INLET PROTECTION MAINTENANCE REQUIREMENTS:

- INSPECT EACH INLET PROTECTION MEASURE WEEKLY AND AFTER STORM EVENTS OR HEAVY USE.
- INSPECT STORM INLET BASKET OR GEOTEXTILE FABRIC AND MAKE REPAIRS.
- REMOVE ANY SEDIMENT. AVOID DAMAGING OR UNDERCUTTING FABRIC.

(B15) EROSION CONTROL SPECIFICATIONS FOR INDIVIDUAL LOTS

NO ADDITIONAL EROSION CONTROL SPECIFICATIONS ARE NEEDED FOR THIS PHASE.

ASSESSMENT OF STORMWATER POLLUTION PREVENTION PLAN COMPONENT (SECTION C)

(C1) POTENTIAL LANDUSE POLLUTANTS

POTENTIAL POLLUTANT SOURCES THAT MAY APPEAR AT THE SITE DUE TO PROPOSED LAND USE ACTIVITIES, BUT ARE NOT LIMITED TO VEHICLES, EXPOSED SOIL AND TRASH. POTENTIAL POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO OIL, GREASE, DIESEL FUEL, GASOLINE, ANTI-FREEZE, AUTO SOAP AND FERTILIZER.

(C2) STORMWATER QUALITY IMPLEMENTATION

THE STORMWATER QUALITY MEASURE IMPLEMENTATION SHALL BE BEGIN AFTER SUBSTANTIAL COMPLETION OF THE CONSTRUCTION ACTIVITIES FOR THE PROPOSED PROJECT. ADDITIONAL STORMWATER QUALITY MEASURES WILL BE IMPLEMENTED AT THE DEVELOPMENT OF SUBSEQUENT CONSTRUCTION PHASES. FOLLOWING CONSTRUCTION, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED UNTIL ALL PERMANENT MEASURES, WATER QUALITY PLANTINGS AND VEGETATION HAS BEEN ESTABLISHED AND CONSTRUCTION, INCLUDING LANDSCAPING, IS COMPLETE.

INDIVIDUAL EROSION CONTROL MEASURES MAY BE REMOVED FROM INLET PROTECTION STATUS FOLLOWING SEEDING AND AFTER SUFFICIENT VEGETATION HAS BEEN ESTABLISHED IN AN AREA TO PREVENT SILT AND SOIL EROSION INTO THE STORM SEWER SYSTEM.

INSPECTION AND MAINTENANCE OF ALL COMMON AREAS, LANDSCAPE AREAS AND INFRASTRUCTURE IMPROVEMENTS, MECHANICAL BMP UNIT, AND DETENTION POND ARE THE RESPONSIBILITY OF THE DEVELOPER/OWNER AND OR LOCAL AGENCIES TAKING JURISDICTION OVER THE INFRASTRUCTURE IMPROVEMENTS.

(C3) POST CONSTRUCTION STORMWATER QUALITY DESCRIPTION MEASURES:

POST CONSTRUCTION STORMWATER QUALITY MEASURES TO AID IN REDUCING THE AMOUNT OF POLLUTANTS:

- POST CONSTRUCTION STORMWATER QUALITY MEASURES WILL CONSIST OF VEGETATIVE COVER ON THE PERMANENT GRASS AREAS AND EROSION CONTROL BLANKETS IN SPECIFIED AREAS. BOTH THE VEGETATIVE COVER AND EROSION CONTROL BLANKETS ARE INTENDED TO STABILIZE THE DISTURBED AREAS AND TO SERVE AS A SEDIMENT TRAP FOR FINE PARTICLES WITHIN THE STORM SEWER SYSTEM.
- THE USE OF INLETS WITHIN THE STORM SEWER SYSTEM HAS BEEN UTILIZED. MAINTENANCE OF THE INLETS WILL BE THE RESPONSIBILITY OF THE OWNER AND/OR AGENCY TAKING JURISDICTION OVER THE STORM SEWER INFRASTRUCTURE IMPROVEMENTS.
- ENERGY DISSIPATION MEASURES HAVE BEEN INCLUDED AT ALL END SECTIONS LOCATIONS FOR THE OUTLET POINTS OF THE STORM SEWER SYSTEM AND WILL NEED TO BE MAINTAINED TO INSURE PROPER SLOPE BANK STABILITY.
- AN UNDERGROUND DETENTION AREA IS PROPOSED TO BOTH DETAIN STORMWATER RUNOFF AND PROVIDE A WATER QUALITY IMPROVEMENTS.
- ALTHOUGH NOT CURRENTLY A PART OF THE PROPOSED SYSTEM, THE OWNER SHOULD BE AWARE THAT IF AN EXCESS OF POLLUTANTS IS DETERMINED TO BE FOUND LEAVING THE SITE, ADDITIONAL MEASURES SUCH AS INLET DROP IN FILTERS MAY BE REQUIRED IN THE FUTURE TO FURTHER REDUCE THE AMOUNT OF FINES AND PETROLEUM PRODUCTS ENTERING THE STORM SEWER SYSTEM FROM THE ROADWAY SYSTEM.

(C4) LOCATION, DIMENSIONS, SPECIFICATIONS, AND CONSTRUCTION DETAILS OF EACH STORMWATER QUALITY MEASURE

THE STORMWATER QUALITY MEASURES FOR POST CONSTRUCTION ACTIVITIES ARE INDICATED WITHIN THESE CONSTRUCTION DOCUMENTS. REFER TO SHEETS C900 & C902, AS WELL AS SHEETS 16-18 OF THE FRANKLIN STANDARDS FOR EROSION CONTROL MEASURES TO BE IMPLEMENTED WITHIN THE PROJECT SITE. REFER TO SHEET C300 FOR STORM SEWER IMPROVEMENTS, DRY DETENTION, AND MECHANICAL BMP ARE INTENDED TO SERVE THE POST CONSTRUCTED AREA. DIMENSIONS, SPECIFICATIONS AND CONSTRUCTION DETAILS FOR THESE STORMWATER QUALITY MEASURES ARE INCLUDED WITHIN THE AFOREMENTIONED SERIES OF CONSTRUCTION DOCUMENTS.

(C5) POST CONSTRUCTION MAINTENANCE GUIDELINES

OWNER WILL PROVIDE MAINTENANCE ACTIVITIES FOR THE POST CONSTRUCTION WATER QUALITY MEASURES. MAINTENANCE ACTIVITIES WILL BE COMPLETED AS DESCRIBED BELOW.

- ALL INLET CASTINGS WILL BE INSPECTED MONTHLY. DEBRIS AND TRASH AROUND OR OBSTRUCTING INLETS WILL BE REMOVED AND DISPOSED PROPERLY.
- END SECTIONS WILL BE INSPECTED QUARTERLY. TRASH, STICKS, DEBRIS, AND SEDIMENT WILL BE REMOVED TO ENSURE PROPER PERFORMANCE OF THE END SECTION. RESET RIPRAP IF DISPLACED BY A LARGE RAIN EVENT. ADD ADDITIONAL RIPRAP IF NECESSARY.
- GRASS AREAS SURROUNDING INLETS WILL BE MAINTAINED ON A REGULAR MOWING CYCLE. TRASH AND DEBRIS WILL BE REMOVED FROM SEEDED AND PAVED AREAS.
- DAMAGE TO INLET CASTINGS, INLET STRUCTURES, STORM STRUCTURES, OR CATCH BASINS SHOULD BE REPAIRED AS SOON AS POSSIBLE.

PRICING SET
NOT FOR CONSTRUCTION
Date: 10/05/18 By: RLG

REVISION RECORD

NO	DATE	DESCRIPTION
1	10/05/18	FINAL SET

THE LUXURY APARTMENTS AT YOUNG'S CREEK 690 STATE STREET FRANKLIN, IN 46131

Civil & Environmental Consultants, Inc.
530 E. Ohio Street - Suite G - Indianapolis, IN 46204
317-655-7777 - 877-746-0749
www.cedcinc.com

STORMWATER POLLUTION PREVENTION PLAN

DATE: OCTOBER 2, 2018
DRAWN BY: MAM
DWG SCALE: 1" = 20'
PROJECT NO: 180-416
CHECKED BY: RLG
APPROVED BY: RLG

DRAWING NO.: C901

SHEET 11 OF 12

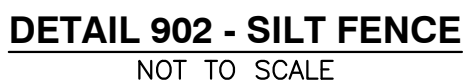
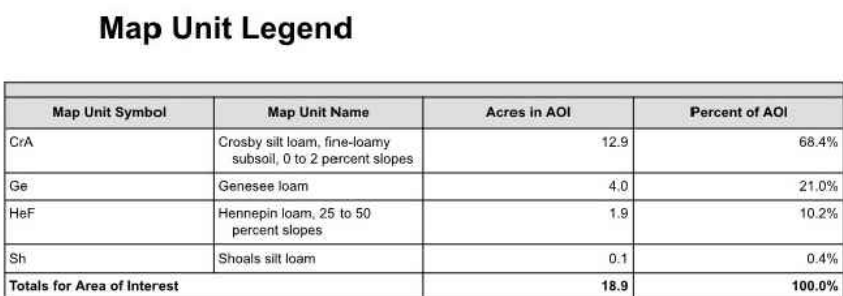
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
WHEAT OR RYE												
DATS												
ANNUAL RYEGRASS												

1. APPLY LIME TO RAISE THE pH TO THE LEVEL AS NEEDED FOR SPECIES BEING SEEDDED.
2. APPLY 23 POUNDS OF PHOSPHOROUS FREE FERTILIZER: 12-0-12 ANALYSIS (OR EQUIVALENT) PER 1000 SQ. FT. (APPROXIMATELY 1000 POUNDS PER ACRE) OR FERTILIZE ACCORDING TO TEST. APPLICATION OF 150 LBS. OF AMMONIUM NITRATE ON LOW ORGANIC MATTER AND FERTILITY WILL GREATLY ENHANCE VEGETATIVE GROWTH.
3. WORK THE FERTILIZER AND LIME INTO THE SOIL TO A DEPTH OF 2-4 INCHES WITH A HARROW, DISK OR RAKE OPERATED ACROSS THE SLOPE AS MUCH AS POSSIBLE.

SELECT A SEED MIXTURE BASED ON PROJECTED USE OF THE AREA (SEE PERMANENT SEED MIXTURE CHART). WHILE CONSIDERING BEST SEEDING DATES, IF PERMANENT SEEDING IS NOT PERMITTED USE TEMPORARY SEEDING UNTIL PERMANENT SEEDING CAN BE APPLIED. IF TOLERANCES ARE A PROBLEM, SUCH AS SALT TOLERANCE OF SEEDINGS ADJACENT TO STREETS AND HIGHWAYS, SEE SEED TOLERANCE CHART.

PERMANENT SEEDING						
SPECIES	SEEDING RATE		SUITABLE	pH	SITE SUITABILITY	
	LBS/ACRE	LBS/1000 SQ. FT.			DROUGHTY	WELL DRAINED
LEVEL AND SLOPING, OPEN AREAS						
1. TALL FESCUE	35	8	5.5-8.3	2	1	2
2. TALL FESCUE	25	6	5.5-8.3	2	1	2
RED CLOVER	5	12				
3. KENTUCKY BLUEGRASS	15	4	5.8-7.5	2	1	
4. CREEPING RED FESCUE	15	4				
STEEP BANKS AND CUTS						
4. TALL FESCUE	25	6	5.8-7.5	2	1	2
5. KENTUCKY BLUEGRASS	15	4				
5. TALL FESCUE	25	8	5.5-8.3	2	1	
6. EMERALD CROWN VETCH**	10	25				
LAWNS AND HIGH MAINTENANCE AREAS						
6. KENTUCKY BLUEGRASS	40	9	5.8-7.5	2	1	
7. CREEPING RED FESCUE	40	9				
7. PERENNIAL RYEGRASS	170	40	5.0-7.5	2	1	
8. TURF TALL FESCUE	170	40				
8. TALL FESCUE	170	40	5.5-8.3	2	1	2

■ = 1 - PREFERRED 2 - WILL TOLERATE ** INOCULATE WITH SPECIFIC INOCULANT.

[illegible]