

1795 N. MORTON ST.  
FRANKLIN, JOHNSON COUNTY, INDIANA  
SECTION 10, TOWNSHIP 12N, RANGE 4E

PLANS PREPARED FOR:

## OPERATING AUTHORITIES

1. The construction plans shall govern over any other form of media, which includes digital files of this project.
2. The contractor shall be responsible for obtaining or verifying that all permits and approvals are obtained from the respective city, county, state & federal agencies prior to starting construction.
3. It shall be the contractors responsibility to determine the exact location of all existing utilities in the vicinity of the construction area prior to starting construction. Once all utilities have been located, it will be the contractor's responsibility to maintain in service all existing utilities encountered during construction unless otherwise indicated in the construction drawings.
4. Before working with or around existing utilities, the applicable utility company shall be contacted by the contractor. It shall be the contractor's responsibility to notify and coordinate construction with all respective utilities.
5. All construction methods and materials must conform to current standards and specifications for the governing municipality requirements.
6. Maintenance of traffic needed for this project shall be installed and maintained per INDOT specifications and the Indiana MUTCD Manual.
7. The contractor shall be responsible for all field dimensions and shall verify all dimensions on the site prior to start of construction. If any discrepancies are found in these plans from actual field conditions, the contractor shall notify the engineer immediately.
8. All quantities given on these construction plans or in the scope of work section are estimates and shall be confirmed by the bidding contractors.
9. It shall be the responsibility of the developer and contractor to maintain quality control throughout this project.
10. Bearings, dimensions, and easements are shown for reference only. See record surveys and plats for exact information.

**FLOOD ZONE:**

The project site is located within the FEMA Community Panel Map #18081C0227D dated August 2, 2007. Review of the map indicates the site is located within the Flood Designation 'Zone X' (unshaded). The proposed improvements are not located in Special Flood Hazard Area and are therefore not subject to Flood Control Ordinance requirements.

**SITE DATA:**

TOTAL SITE ACREAGE - 0.33 AC  
TOTAL ACREAGE OF DISTURBANCE - 0.33 AC  
GROSS SQUARE FOOTAGE OF BUILDING - 1,000 SF  
PROPOSED CONSTRUCTION START - SEPTEMBER 1, 2019  
PROPOSED CONSTRUCTION END - MARCH 31, 2019  
WORK IS SCHEDULED TO BE COMPLETED IN ONE CONTINUOUS CONSTRUCTION  
PHASE

**BENCHMARK:**

AS PROVIDED BY FIELD SURVEY PREPARED BY CKW LAND SURVEYING, INC.

BENCH MARK-DNR CD 1, 1988  
IN JOHNSON COUNTY, FRANKLIN QUADRANGLE, IN THE NE ¼ OF SECTION 10,  
TOWNSHIP 12 NORTH, RANGE 4 EAST, 2 ND PRINCIPAL MERIDIAN; AT FRANKLIN; AT  
THE U.S. 31 BRIDGE OVER CANARY DITCH; SET IN THE TOP OF THE SOUTHEAST  
CONCRETE WINGWALL OF THE BRIDGE, 25.8 FEET EAST OF  
THE CENTERLINE OF THE BRIDGE, 0.6 FEET NORTH OF THE SOUTH END OF THE  
WINGWALL, 1.0 FEET BELOW THE LEVEL OF THE ROAD; A "PK" NAIL SET IN A DRILL  
HOLE, INSIDE A CUT CIRCLE.  
2ND ORDER REVISED ELEVATION  
229.240 METERS N.G.V.D. 1929 752.099 FEET N.G.V.D. 1929

ON SITE T.B.M.  
RAILROAD SPIKE SET AT THE NORTHEAST PROPERTY CORNER 749.50 FEET  
G.P.S. ELEVATION PER INDOT CONTINUOUSLY OPERATING REFERENCE STATIONS  
(INCORS)  
REAL-TIME KINEMATIC (RTK) CORRECTION SERVICE JUNE 2019

LAND DESCRIPTION: (FROM SURVEY)

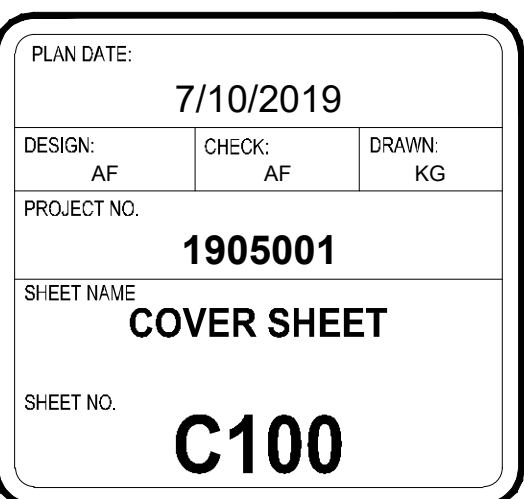
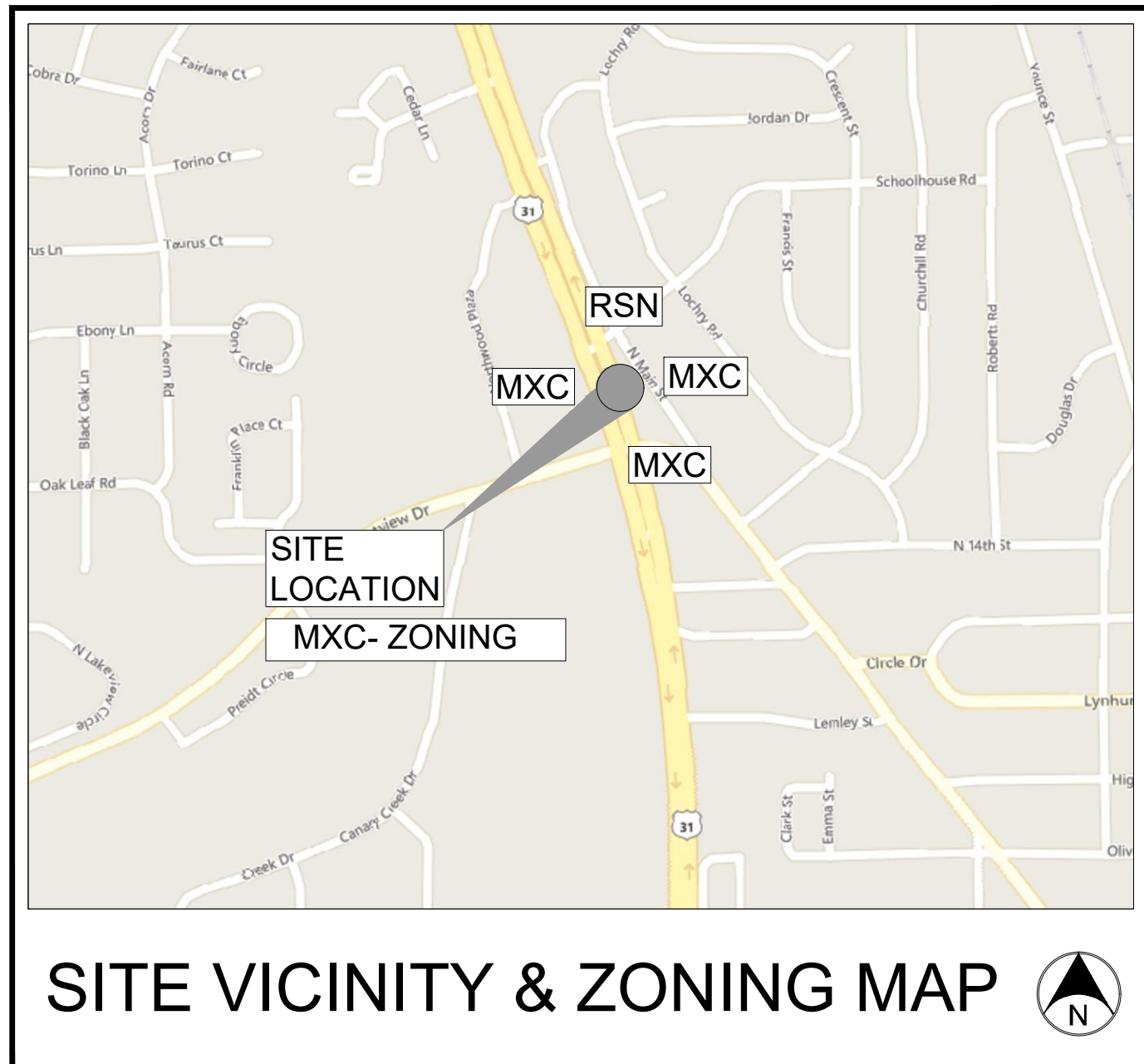
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN THE CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, BEING ALSO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11 IN THE SAME TOWNSHIP AND RANGE, THENCE NORTH 87 DEGREES 05 MINUTES 06 SECONDS EAST (ASSUMED BEARING) ON AND ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER QUARTER SECTION 10 A DISTANCE OF 68.97 FEET TO A POINT IN THE SOUTHWEST CORNER OF SAID SECTION 10, THENCE NORTH 87 DEGREES 05 MINUTES 06 SECONDS EAST ON A CURVE TO THE NORTHWESTERLY ON AND ALONG THE CENTERLINE OF SAID ROAD ON A CURVE TO THE LEFT HAVING A RADIUS OF 6366.20 FEET, AN ARC DISTANCE OF 688.0 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 697.65 FEET AND A BEARING OF NORTH 15 DEGREES 16 MINUTES 36 SECONDS WEST TO STATION 1165+00 ON SAID ROAD PROJECT; THENCE NORTH 71 DEGREES 34 MINUTES 57 SECONDS EAST 88.00 FEET TO A P-K NAIL FOUND IN PLACE ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD; THENCE ON AND ALONG AN ARC OF SAID RIGHT-OF-WAY, SAID ARC HAVING A RADIUS OF 6452.2 FEET, AN ARC DISTANCE OF 257.19 FEET, THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 20 DEGREES 28 MINUTES 10 SECONDS WEST AND A LENGTH OF 103.25 FEET TO A P-K NAIL FOUND IN PLACE AND MARKING THE PLACE OF BEGINNING OF THIS DESCRIBED TRACT; THENCE CONTINUING ON AND ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT, AN ARC DISTANCE OF 257.19 FEET, THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 20 DEGREES 28 MINUTES 10 SECONDS WEST AND A CHORD DISTANCE OF 257.17 FEET TO AN IRON PIN SET ON THE SOUTHWESTERLY EXTENDED SOUTH LINE OF SAID SECTION 10, BEING ALSO THE SOUTHWEST CORNER OF SAID SECTION 10, THENCE SOUTHWESTERLY ALONG FRANKLIN PLAT OF RECORD AS RECORDED IN PUBLIC BOOK 1, PAGE 78 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER, THENCE NORTH 50 DEGREES 48 MINUTES 30 SECONDS EAST ON AND ALONG SAID EXTENDED RIGHT-OF-WAY LINE 20.26 FEET TO AN IRON PIN SET; THENCE SOUTH 80 DEGREES 46 MINUTES 30 SECONDS EAST 14.23 FEET TO AN IRON PIN SET; THENCE SOUTH 32 DEGREES 21 MINUTES 30 SECONDS EAST 90.00 FEET TO A P-K NAIL SET ON THE SOUTHERLY LINE OF A 50.50 FEET WIDE RIGHT-OF-WAY AREA INDICATED ON SAID LOCHRY ADDITION PLAT, SAID RIGHT-OF-WAY AREA NOW BEING OWNED BY SAID CITY OF JOHNSON COUNTY, THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 173.82 FEET TO A 5.50" CITY PIN SET; THENCE SOUTH 69 DEGREES 30 MINUTES WEST 82.84 FEET TO THE PLACE OF BEGINNING, CONTAINING 15.93 SQUARE FEET (0.3566 ACRES), MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN THE CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

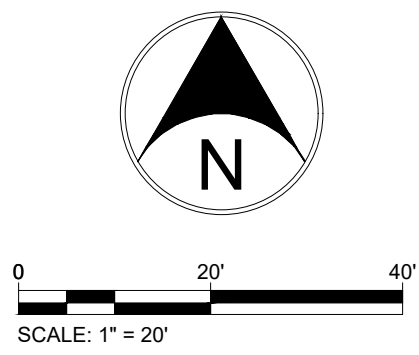
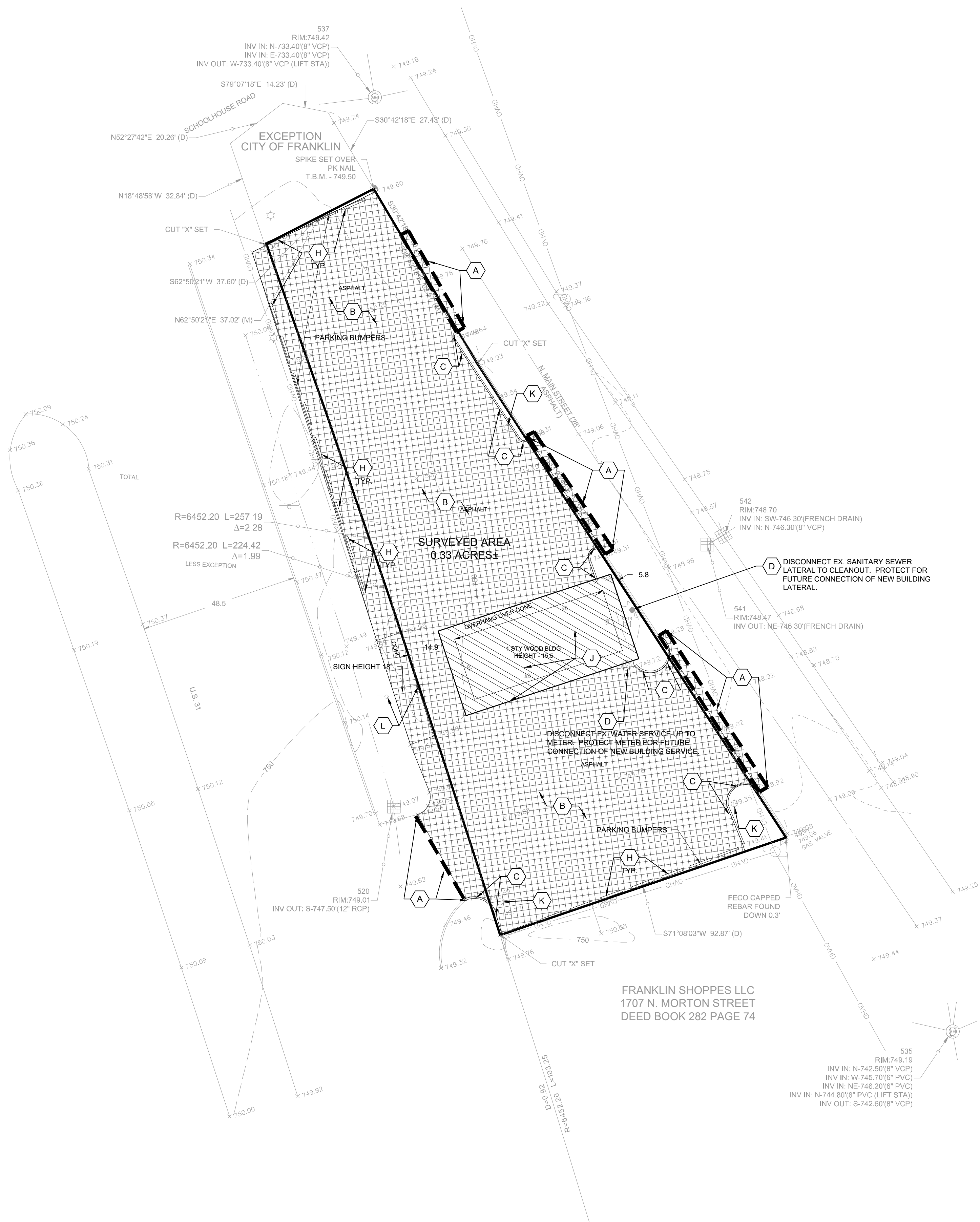
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, BEING ALSO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11 IN THE SAME TOWNSHIP AND RANGE, THENCE NORTH 87 DEGREES 05 MINUTES 06 SECONDS EAST (ASSUMED BEARING) ON AND ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION A DISTANCE OF 68.97 FEET TO A POINT IN THE SOUTHWEST CORNER OF SAID SECTION 10, THENCE NORTH 87 DEGREES 05 MINUTES 06 SECONDS EAST TO A POINT IN THE NORTHWESTLY CORNER AND ALONG THE CENTERLINE OF SAID ROAD ON A CURVE TO THE LEFT HAVING A RADIUS OF 6366.20 FEET, AN ARC DISTANCE OF 696.0 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 697.65 FEET AND A BEARING OF NORTH 15 DEGREES 16 MINUTES 36 SECONDS WEST TO STATION 1165+00 IN SAID ROAD PROJECT; THENCE NORTH 71 DEGREES 34 MINUTES 57 SECONDS EAST 86.00 FEET TO A P-K NAIL FOUND IN PLACE ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD PROJECT, THENCE NORTH 71 DEGREES 34 MINUTES 57 SECONDS EAST TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID ROAD PROJECT, THENCE NORTH 71 DEGREES 34 MINUTES 57 SECONDS EAST A DISTANCE OF 103.25 FEET, THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 18 DEGREES 32 MINUTES 40 SECONDS WEST AND A LENGTH OF 103.25 FEET TO A P-K NAIL FOUND IN PLACE, THENCE CONTINUING ON AND ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT, AN ARC DISTANCE OF 257.19 FEET, THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 20 DEGREES 28 MINUTES 10 SECONDS WEST AND A CHORD DISTANCE OF 257.17 FEET TO AN IRON PIN FOUND ON THE SOUTHWESTERLY EXTENDED SOUTH RIGHT-OF-WAY LINE OF THE SCHOOLHOUSE ROAD AS INDICATED ON THE PLAT OF SAID ROAD PROJECT, THENCE SOUTH 80 DEGREES 46 MINUTES 30 SECONDS EAST TO A POINT IN THE EAST RIGHT-OF-WAY AREA NOW BEING LOCALLY KNOWN AS NORTH MAIN STREET, THENCE SOUTH 61 DEGREES 11 MINUTES 09 SECONDS WEST 37.60 FEET TO AN IRON PIN SET, THENCE NORTH 20 DEGREES 28 MINUTES 10 SECONDS WEST 32.84 FEET TO THE PLACE OF BEGINNING, CONTAINING 712 SQUARE FEET (.026 ACRES), MORE OR LESS.





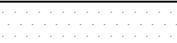
PLAN DATE: 7/10/2019		
DESIGN: AF	CHECK: AF	DRAWN: KG
PROJECT NO.  <b>1905001</b>		
SHEET NAME <b>GENERAL INFORMATION</b> <b>PLAN</b>		
SHEET NO.  <b>C101</b>		



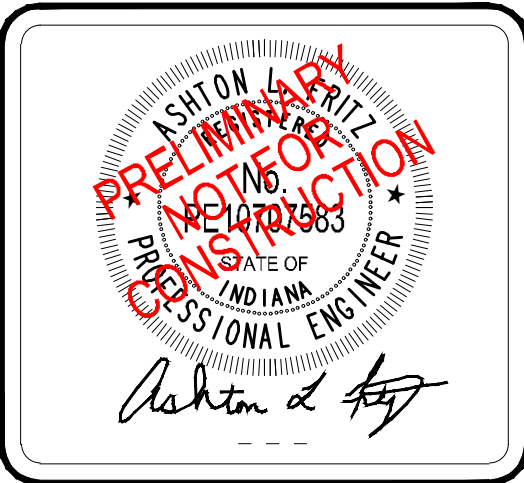


KEY NOTES:

- A SAW CUT PAVEMENT/CURB/CONCRETE
- B REMOVE EX. PAVEMENT
- C REMOVE EX. CURB
- D PROTECT EX. UTILITY THROUGHOUT CONSTRUCTION
- E EXISTING PAVEMENT/SIDEWALK TO REMAIN
- F EXISTING TREE TO REMAIN IN PLACE
- G REMOVE EXISTING TREE
- H REMOVE EXISTING CONCRETE WHEEL STOP
- J REMOVE EX. BUILDING, STRUCTURE, FOUNDATIONS, COMPLETE
- K COORDINATE REMOVAL/RELOCATION OF EXISTING LIGHT POLES WITH OWNER
- L REMOVE EXISTING POLE SIGN



**Fritz Engineering Services, LLC**  
14020 Mississinewa Drive  
Carmel, Indiana 46033  
P: 317.324.8695 F: 317.324.8717  
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REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

PROJECT:  
**TAKE 5 QUICK OIL CHANGE**

PROJECT LOCATION:  
1795 N. MORTON ST.  
FRANKLIN, INDIANA 46123  
JOHNSON COUNTY

SECTION, TOWNSHIP, RANGE:  
S10, T12N, R4E

CLIENT:  
**BALDWIN CAPITAL PARTNERS**  
10884 GRESHAM PLACE  
NOBLESVILLE, INDIANA 46060

PLAN DATE:  
7/10/2019

DESIGN: AF	CHECK: AF	DRAWN: KG
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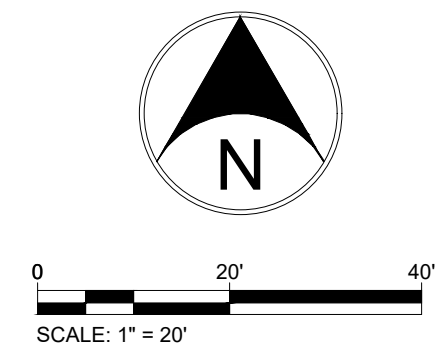
PROJECT NO.:  
**1905001**

SHEET NAME:  
**EXISTING CONDITIONS & DEMOLITION PLAN**

SHEET NO.:  
**C102**

"IT'S THE LAW"  
**811**  
Know what's below.  
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2 WORKING DAYS BEFORE YOU DIG.





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[illegible]

GENERAL NOTES / LEGEND:

KEY NOTES: (XX) 

- |    |   |  |
|----|---|--|
| A1 | RIGHT OF WAY PAVEMENT<br>(PER INDOT STANDARDS)  |  |
| A2 | HEAVY DUTY ASPHALT  |  |
| B  | LIGHT DUTY ASPHALT  |  |
| C  | CONCRETE PAVEMENT   |  |
| D  | CONCRETE WALK   |  |
| E  | 6" CONCRETE CURB  |  |
| E2 | COMBINED CURB & GUTTER, TYPE II   |  |
| F  | COMBINED CONCRETE CURB & WALK   |  |
| G  | VALLEY CURB & GUTTER  |  |
| H  | ADA RAMP, PERPENDICULAR   |  |
| I  | 4" WHITE PAVEMENT STRIPING, TYP.  |  |
| J  | ADA BLUE PAVEMENT STRIPING, TYP.  |  |
| K  | PAVEMENT MARKING (AS SHOWN)   |  |
| L  | LANDSCAPE AREA<br>(REF. LANDSCAPE PLAN)   |  |
| M  | DUMPSTER ENCLOSURE<br>(REF. ARCH. PLANS)  |  |
| N  | MATCH EXISTING PAVEMENT, CURB OR WALK   |  |
| O  | EXISTING SIDEWALK/PAVEMENT TO REMAIN  |  |
| P  | SIDEWALK TRANSITION<br>(PER INDOT DETAIL)   |  |
| Q  | BICYCLE PARKING<br>(U-SHAPED, BLACK THERMOPLASTIC POWDER COATED)  |  |
| S  | CURB TURNOUT  |  |
| T  | FLUSH CURB / CURB TAPER   |  |
| V  | POLE SIGN<br>(REF. SIGNAGE PLANS)   |  |
| W  | FLAG POLE<br>(CONCORD AMERICAN MODEL ISC25C51 WITH #G2A2508<br>GROUND TUBE AND 10" SQUARE BASEPLATE (OR APPROVED<br>EQUIV. INSTALL. PER MANUFACTURERS RECOMMENDATION.<br>REF. DETAILS C801) |  |

NOTES:

1. SEE SIGNAGE PLANS FOR ONSITE DIRECTIONAL SIGNAGE.
2. SEE ARCH. PLANS FOR BUILDING DIMENSIONS.



Know what's below.  
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PLAN DATE:		
7/10/2019		
DESIGN:	CHECK:	DRAWN:
AF	AF	KG
PROJECT NO.		
1905001		
SHEET NAME		
SITE PLAN		
SHEET NO.		
C201		

PROJECT:

## TAKE 5 QUICK OIL CHANGE

PROJECT LOCATION:

1795 N. MORTON ST.  
FRANKLIN, INDIANA 46123  
JOHNSON COUNTY

SECTION, TOWNSHIP, RANGE:  
S10, T12N

CLIENT:

**BALDWIN CAPITAL PARTNERS**  
10884 GRESHAM PLACE  
NOBLESVILLE, INDIANA 46060

PLAN DATE:

7/10/2019

DESIGN:  
AF

CHECK:	AF
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DRAWN: \_\_\_\_\_  
KG

PROJECT NO.

**1905001**

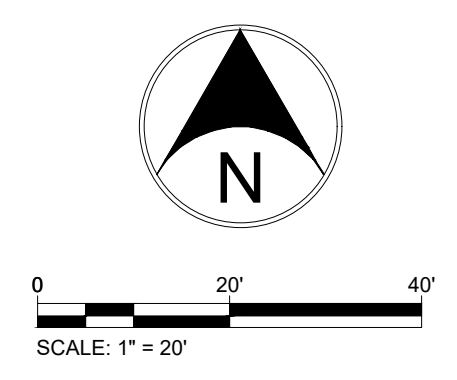
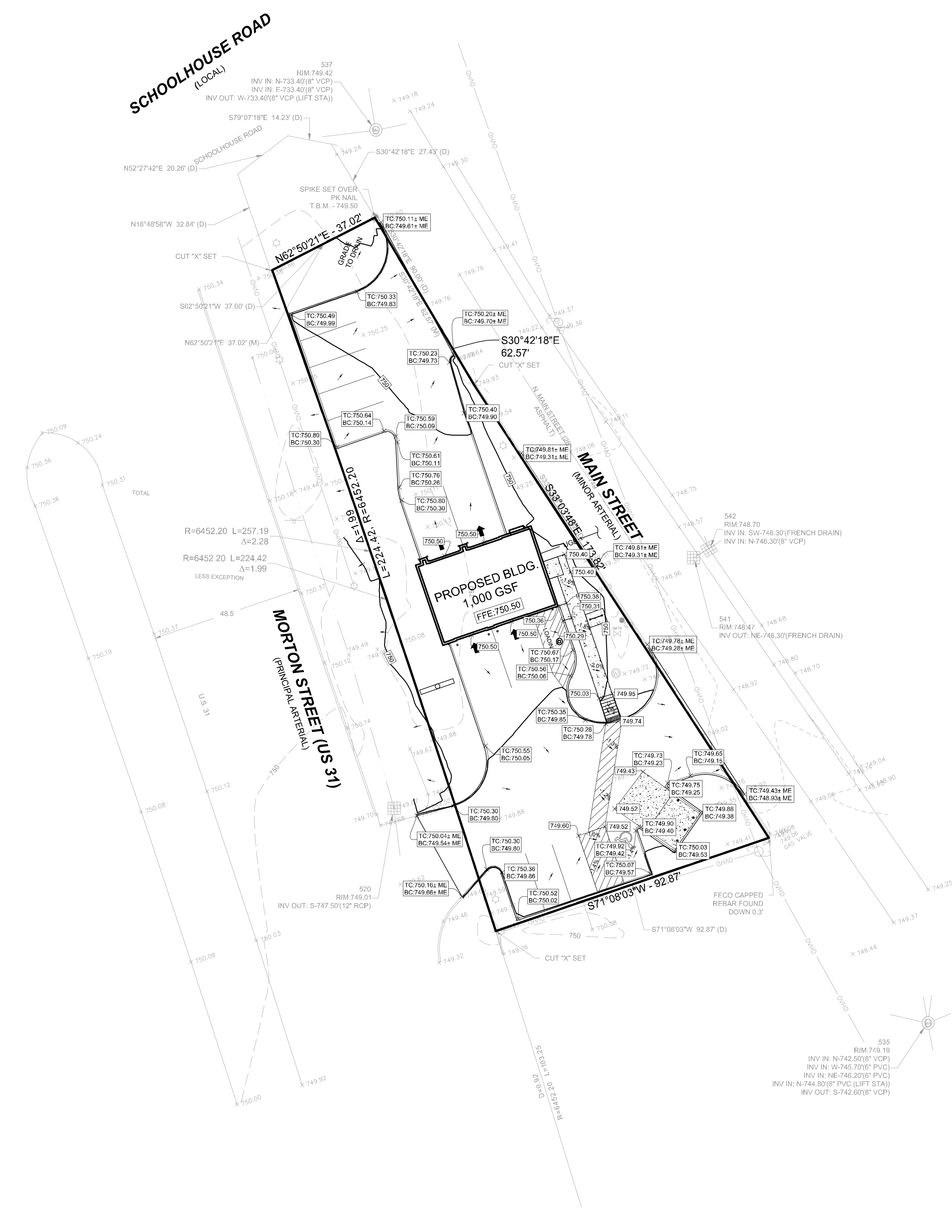
SHEET NAME

## SITE PLAN

SHEET NO.

# C201





**EXISTING RIGHT-OF-WAY NOTE**

DAMAGE TO THE EXISTING RIGHT-OF-WAY SHALL BE RESTORED/REPAIRED TO THE SATISFACTION OF THE CITY AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR IS ENCOURAGED TO INSPECT THE RIGHT-OF-WAY WITH THE CITY PRIOR TO THE START OF CONSTRUCTION TO DOCUMENT THE EXISTING CONDITION OF THE RIGHT-OF-WAY.

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REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

PROJECT:  
**TAKE 5 QUICK OIL CHANGE**

PROJECT LOCATION:  
1795 N. MORTON ST.  
FRANKLIN, INDIANA 46123  
JOHNSON COUNTY

SECTION, TOWNSHIP, RANGE:  
S10, T12N, R4E

CLIENT:  
**BALDWIN CAPITAL PARTNERS**  
10884 GRESHAM PLACE  
NOBLESVILLE, INDIANA 46060

PLAN DATE:  
7/10/2019

DESIGN: AF	CHECK: AF	DRAWN: KG
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PROJECT NO.:  
**1905001**

SHEET NAME:  
**GRADING PLAN**

SHEET NO.:  
**C301**

"IT'S THE LAW"  
**811**

Know what's below.  
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SCHOOLHOUSE ROAD  
(LOCAL)

537  
RIM: 749.42  
INV IN: N-733.40(8" VCP)  
INV IN: E-733.40(8" VCP)  
INV OUT: W-733.40(8" VCP (LIFT STA))

TOTAL

LESS EXCEPTION

MORTON STREET (US 31)  
(PRINCIPAL ARTERIAL)

MAIN STREET  
(MINOR ARTERIAL)

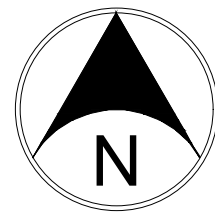
PROPOSED BLDG  
1,000 GSF  
FFE: 750.50

520  
RIM: 749.01  
INV OUT: S-747.50(12" RCP)

542  
RIM: 748.70  
INV IN: SW-746.30(FRENCH DRAIN)  
INV IN: N-746.30(8" VCP)


541  
RIM: 748.47  
INV OUT: NE-746.30(FRENCH DRAIN)

535  
RIM: 749.19  
INV IN: N-742.50(8" VCP)  
INV IN: W-745.70(6" PVC)  
INV IN: NE-746.20(6" PVC)  
INV IN: N-744.80(8" PVC (LIFT STA))  
INV OUT: S-742.60(8" VCP)



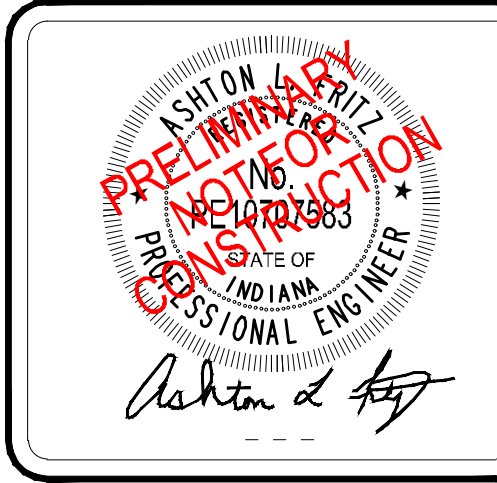
0 20' 40'  
SCALE: 1" = 20'

## KEY NOTES:

- E1 ELECTRIC - CONTRACTOR SHALL COORD. EXACT LOCATION, SIZE OF SERVICE WITH MEP PLANS AND POWER CO.
- SS1 SANITARY - 6" PVC SDR 26 LATERAL @ 1.04% MIN., SEE PLAN FOR LENGTH
- SS2 SANITARY - CLEANOUT, TYPE 1, SEE PLAN FOR INVERTS
- SS3 SANITARY - CONNECT LATERAL TO EXISTING SANITARY CLEANOUT PER SEWER DISTRICT STANDARDS. CONTRACTOR SHALL FIELD VERIFY EXACT INVERT OF EXISTING SANITARY LATERAL PRIOR TO CONSTRUCTION.
- ST1 STORM - PR. STRUCTURE, REF.  STORM STRUCTURE TABLE
- ST2 STORM - ROOF DOWNSPOUT, REF. ARCH. PLANS. DISCHARGE TO GRADE.
- ST3 STORM - EXISTING STORM INLET TO REMAIN. PROTECT THROUGHOUT CONSTRUCTION.
- W1 WATER - PR. 1" DOMESTIC WATER SERVICE (TYPE 'K' COPPER) FROM EXISTING WATER METER PER WATER COMPANY STANDARDS
- W2 WATER - CONTRACTOR SHALL FIELD VERIFY SIZE OF EXISTING WATER METER AND SERVICE LINE PRIOR TO CONSTRUCTION.
- UP1 PROPOSED POLE LIGHT - CREE MODEL OSQ-A-NM-3ME-B-57K ON 22', 4" STEEL POLE AND BASE.
- UX UTILITY CROSSING, APPROX. LOCATION SHOWN. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF ALL EX. UTILITIES WITHIN AREA OF WORK PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED OF ANY POTENTIAL CONFLICTS FOUND.

NOTES:  
- UTILITY CROSSINGS UNDER EX. PAVEMENT SHALL BE BORED OR JACK & BORED. OPEN CUTS SHALL BE AVOIDED.

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REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

PROJECT:  
**TAKE 5 QUICK OIL CHANGE**

PROJECT LOCATION:  
1795 N. MORTON ST.  
FRANKLIN, INDIANA 46123  
JOHNSON COUNTY

SECTION, TOWNSHIP, RANGE:  
S10, T12N, R4E

CLIENT:  
**BALDWIN CAPITAL PARTNERS**  
10884 GRESHAM PLACE  
NOBLESVILLE, INDIANA 46060

PLAN DATE:  
7/10/2019

DESIGN: AF	CHECK: AF	DRAWN: KG
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PROJECT NO.:  
**1905001**

SHEET NAME:  
**UTILITY PLAN**

SHEET NO.:  
**C401**

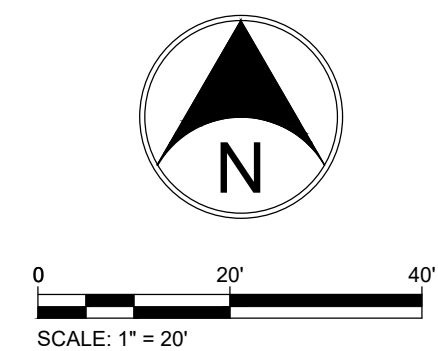


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PLAN DATE: <b>7/10/2019</b>		
DESIGN: AF	CHECK: AF	DRAWN: KG
PROJECT NO. <b>1905001</b>		
SHEET NAME <b>INITIAL CONTROLS SWPP PLAN C501</b>		
SHEET NO.		





IP FLEXSTORM INLET PROTECTION

CE CONSTRUCTION ENTRANCE

PS PERMANENT SEEDING

TS TEMPORARY SEEDING

EB EROSION CONTROL BLANKET WITH PERMANENT SEEDING

SS SOIL STOCKPILE

SF SILT FENCE

CL CONSTRUCTION LIMITS

CW CONCRETE WASHOUT

L LANDSCAPE MATERIAL  
(FOR POST CONSTR. TREATMENT SEE LANDSCAPE PLAN)

[illegible]

GENERAL NOTES / LEGEND:

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**TAKE 5 QUICK  
OIL CHANGE**  
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1795 N. MORTON ST.  
FRANKLIN, INDIANA 46123  
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SECTION, TOWNSHIP, RANGE:  
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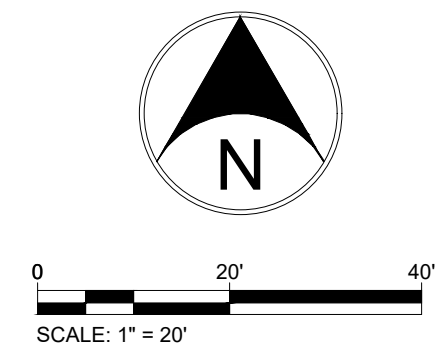
CLIENT:  
**BALDWIN CAPITAL PARTNERS**  
10884 GRESHAM PLACE  
NOBLESVILLE, INDIANA 46060

PLAN DATE: <b>7/10/2019</b>		
DESIGN: AF	CHECK: AF	DRAWN: KG
PROJECT NO. <b>1905001</b>		
SHEET NAME <b>MASS GRADING &amp; CONSTRUCTION SWPP PLAN</b>		
SHEET NO. <b>C502</b>		



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LAW"  
**811**  
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JOHNSON COUNTY  
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S10, T12N, R4E

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10884 GRESHAM PLACE  
NOBLESVILLE, INDIANA 46060

PLAN DATE: 7/10/2019		
DESIGN: AF	CHECK: AF	DRAWN: KG
PROJECT NO. <b>1905001</b>		
SHEET NAME <b>POST CONSTRUCTION</b>		
SHEET NO. <b>SWPP PLAN</b>		
<b>C503</b>		

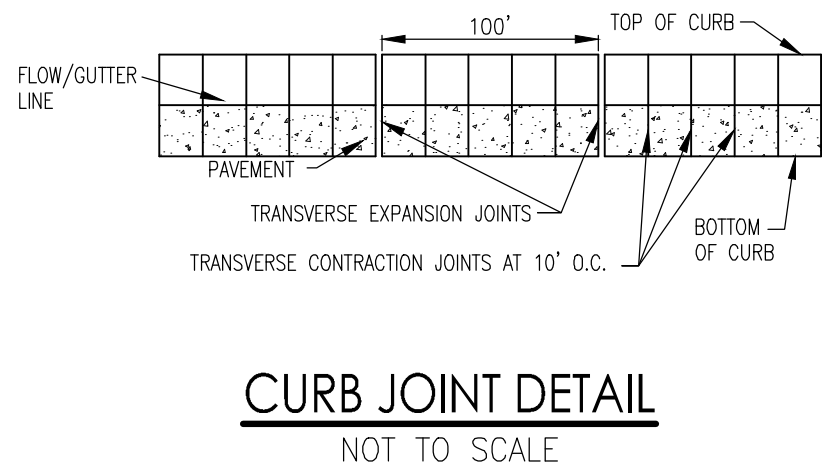
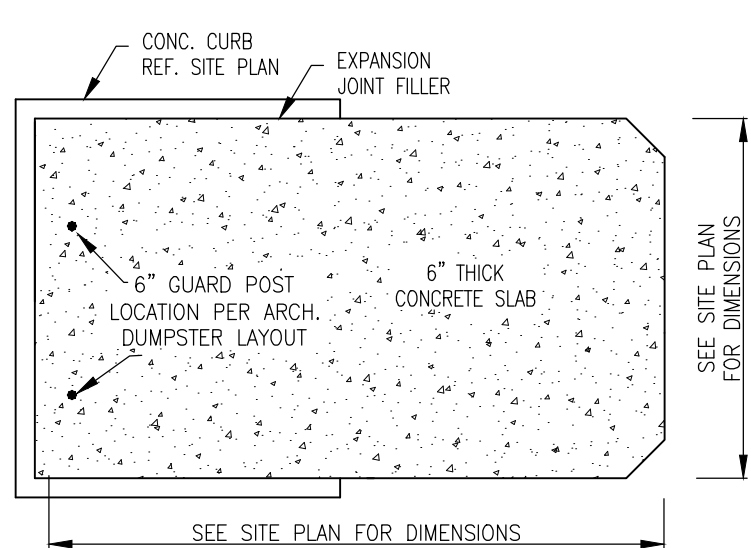
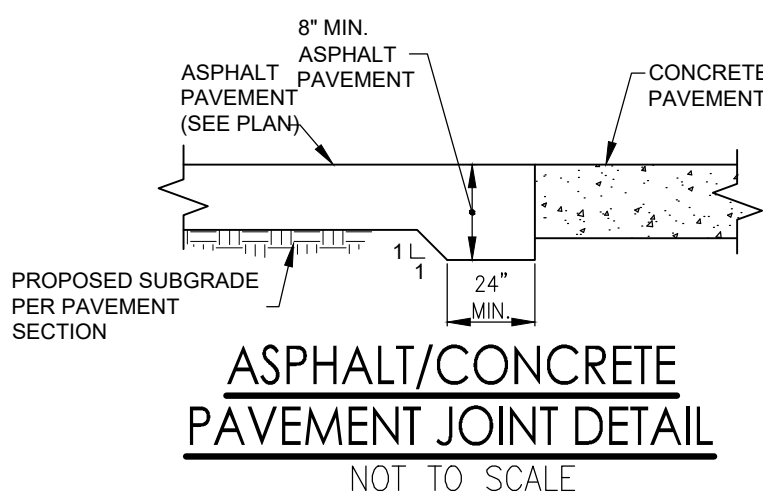






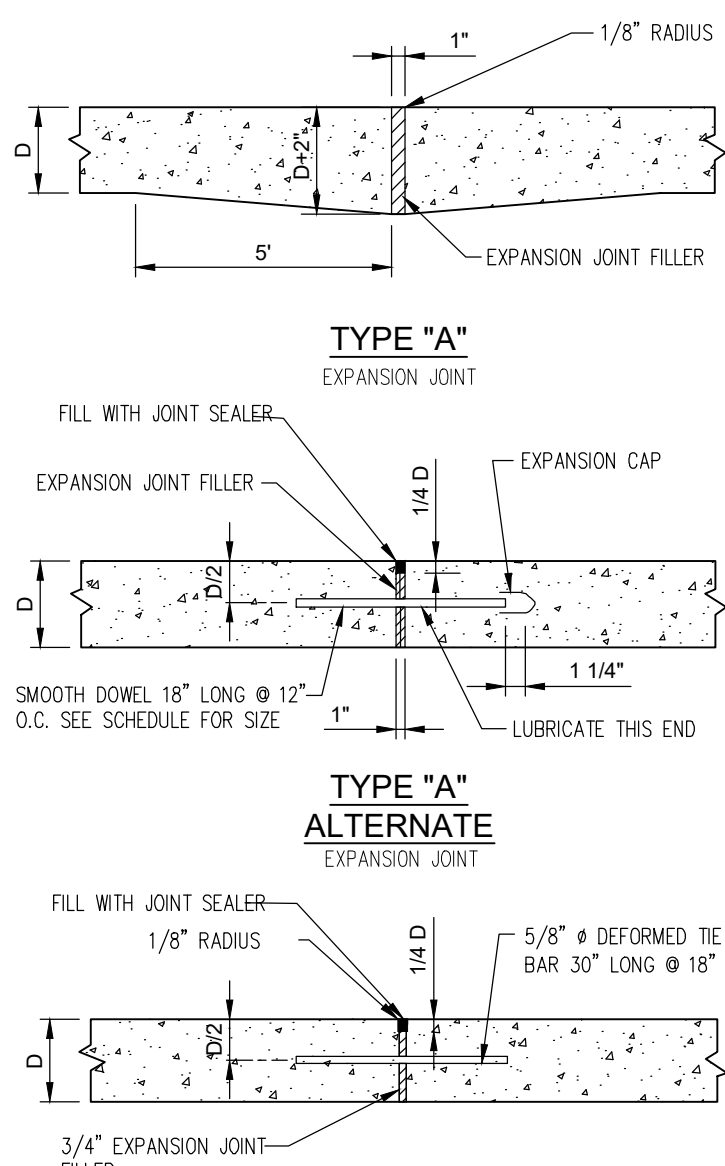
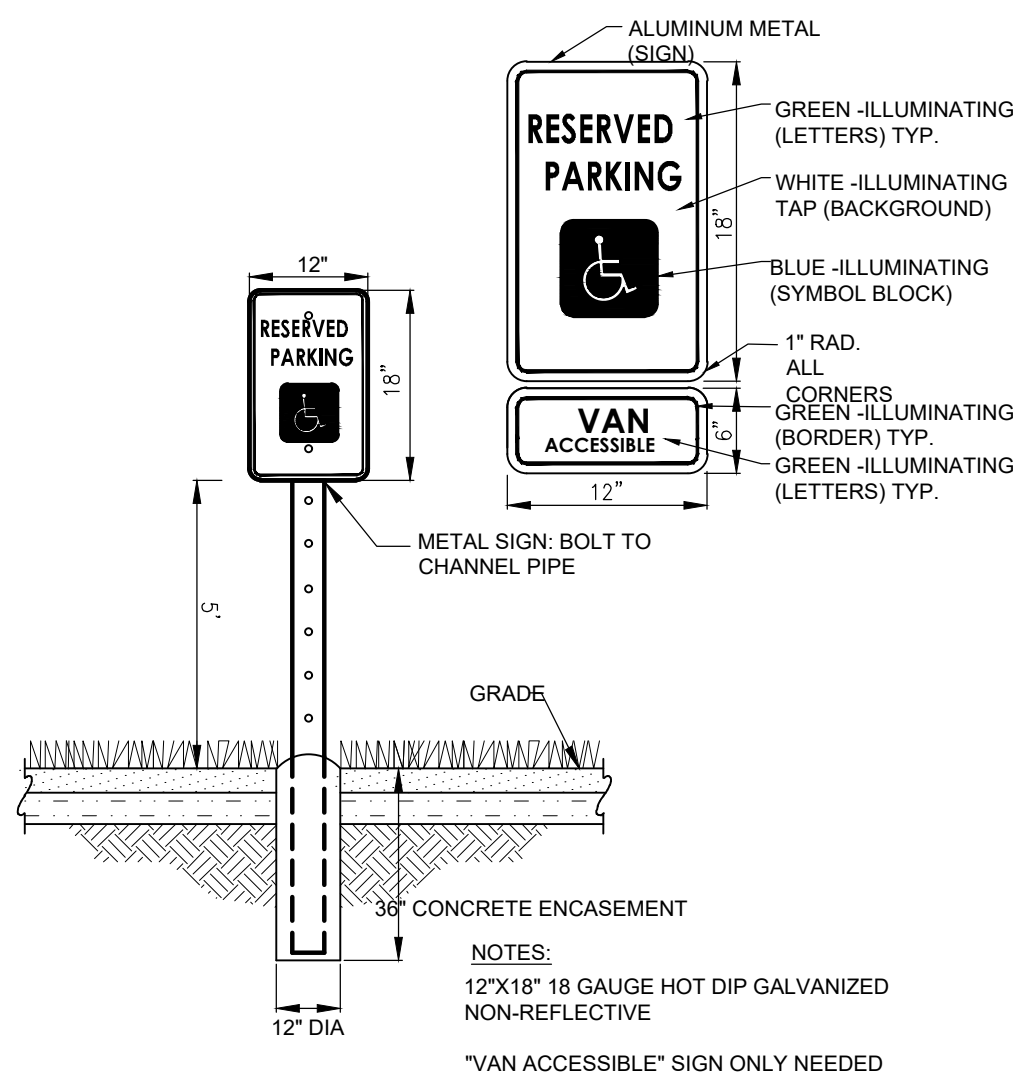
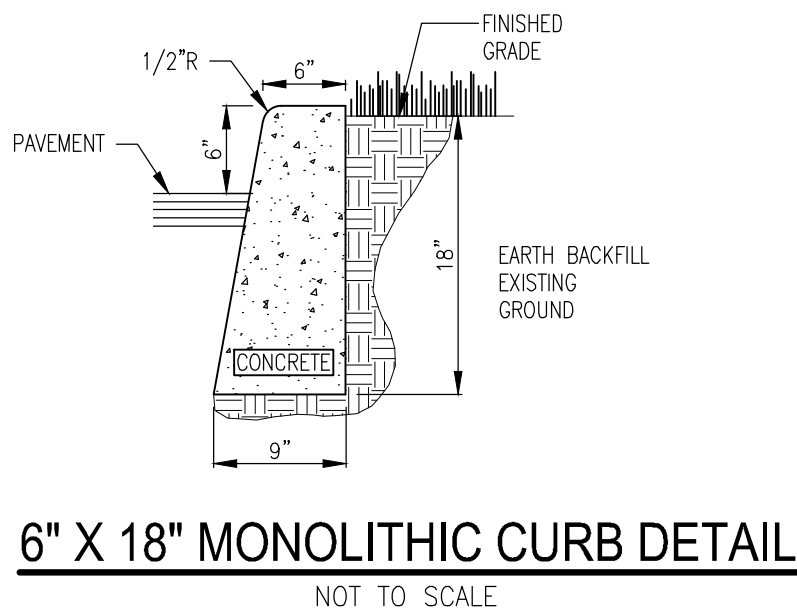
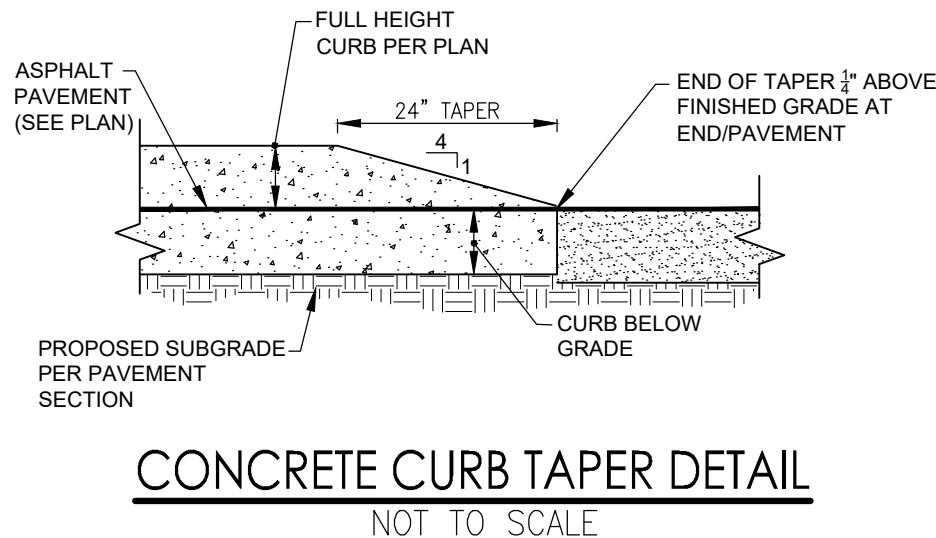
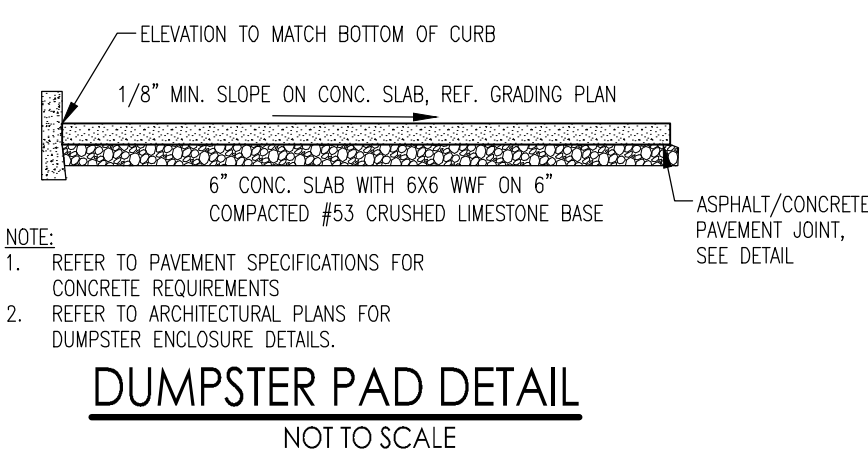
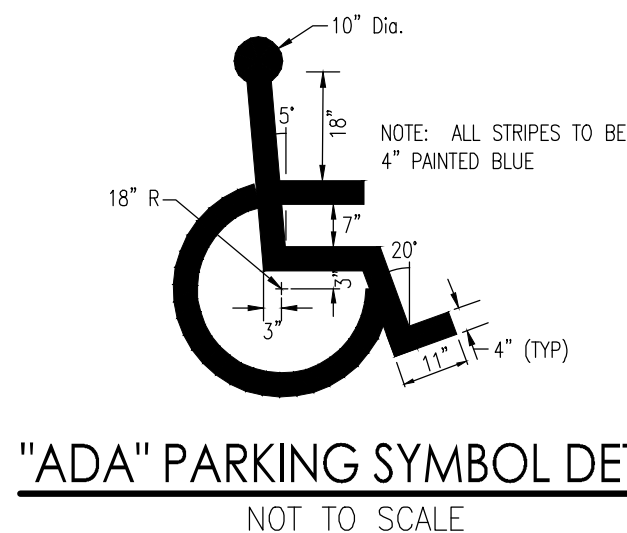
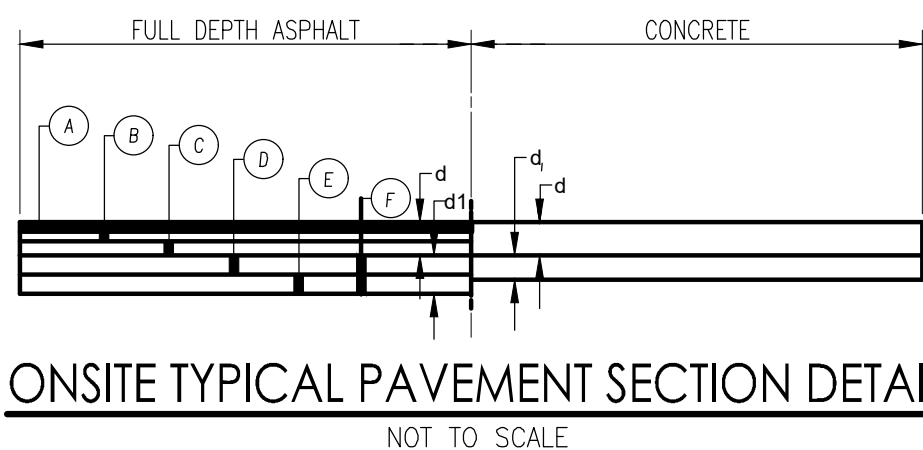


Know what's below.  
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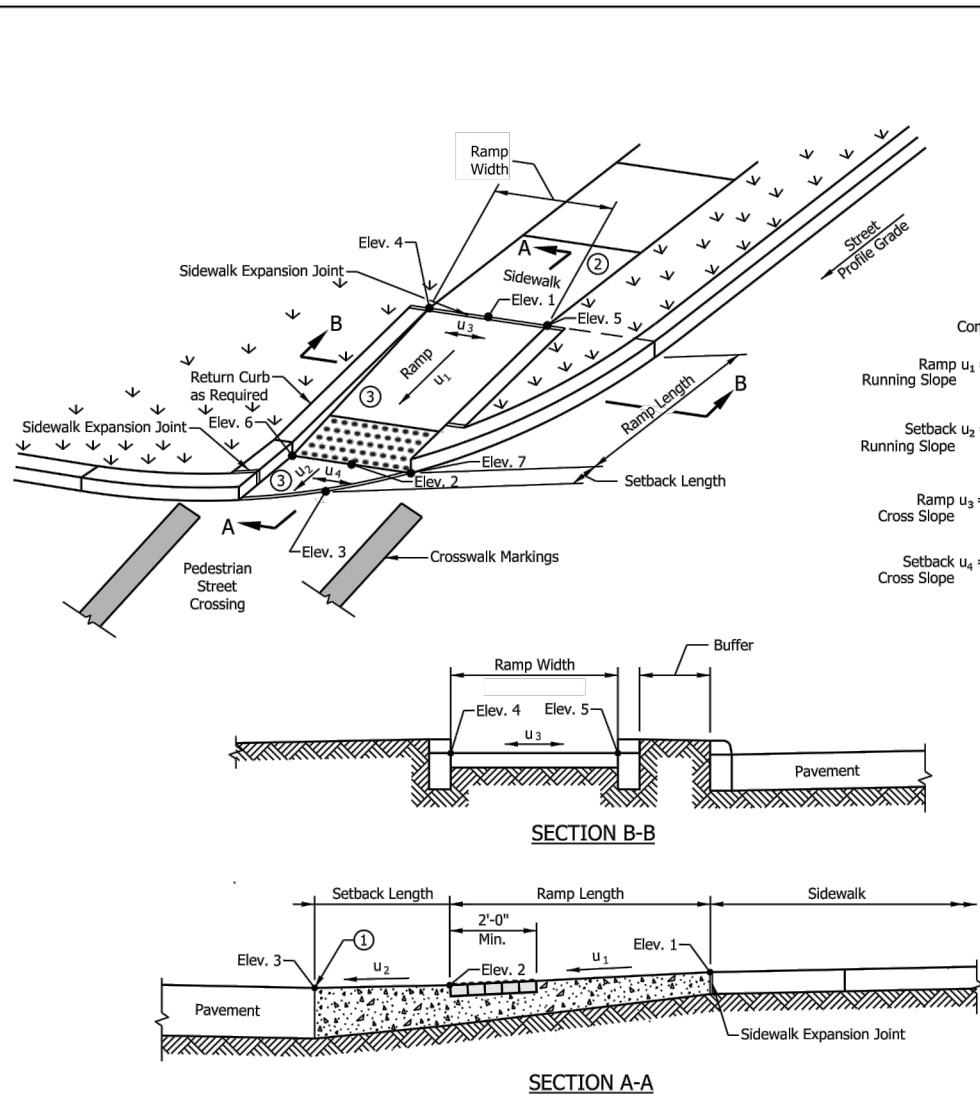
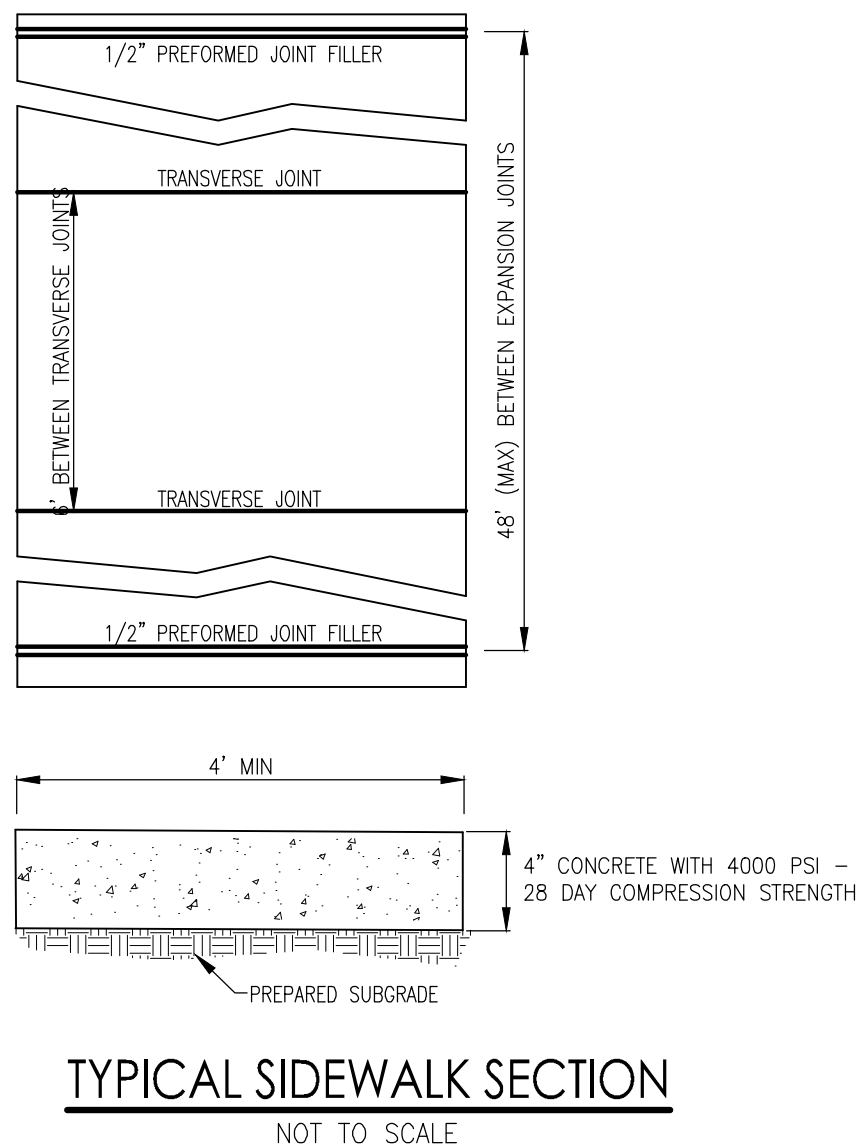
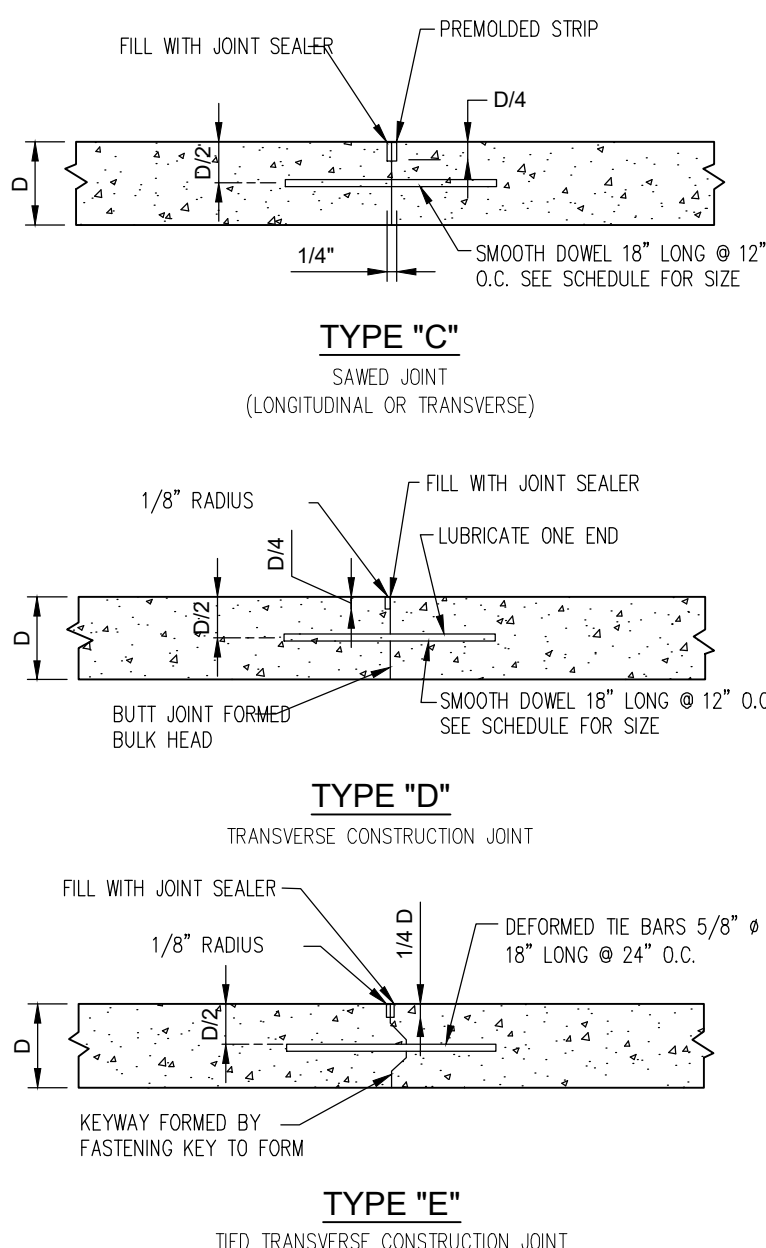


	LIGHT DUTY ASPHALT (4+4=10')	HEAVY DUTY ASPHALT (6+6=12' or 8+8=16')	RIGHT OF WAY PAVEMENT	HEAVY DUTY CONCRETE PAVEMENT
A	1.5" HMA 9.5MM SURFACE, TYPE A	1.5" HMA 9.5MM SURFACE, TYPE A	PER CITY STANDARD DETAILS	d=6" CONCRETE B/G W.W.F.
B	2.5" HMA 12.5MM BINDER, TYPE A	2.5" HMA 12.5MM BINDER, TYPE A		
C	6" #53 CRUSHED LESTONE	2.5" HMA 25MM BASE, TYPE A		
D	N/A	8" #53 CRUSHED LESTONE		
E	N/A			
F	N/A			

- NOTES:
- SUBGRADE SHALL BE PREPARED PER INDOT STANDARD SPECIFICATIONS SECTION 207, TYPE II.
  - ADD TACK COAT BETWEEN LIFTS.
  - CONTRACTOR SHALL COORDINATE PAVEMENT SECTIONS SHOWN W/ OWNER'S GEOTECHNICAL CONSULTANT.



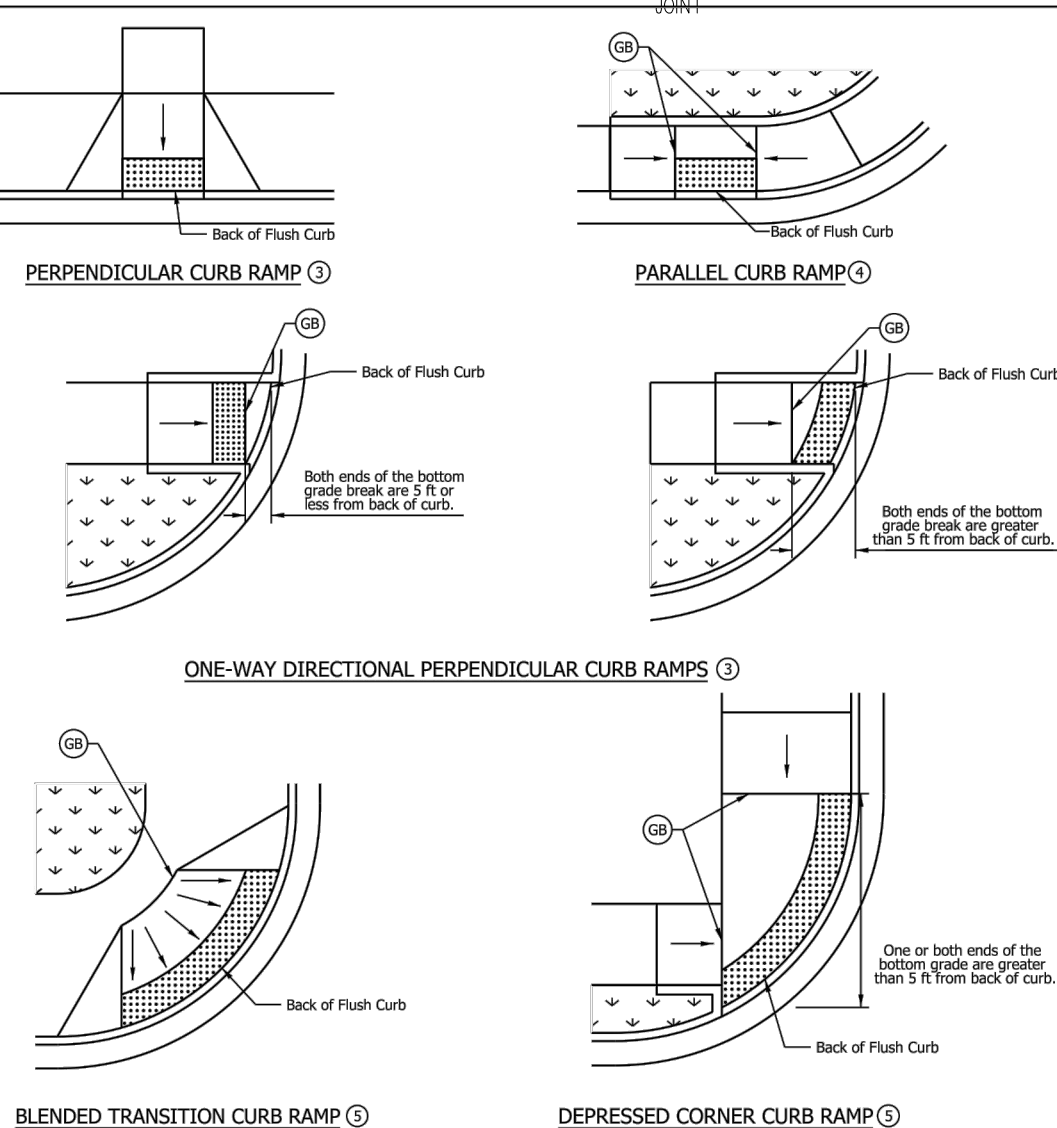
PAVEMENT THICKNESS "D"	SMOOTH DOWEL SIZE
6"	3/4" Ø
7"	7/8" Ø
8"	1" Ø
9"	1-1/8" Ø



- NOTES:
- The bottom edge of the ramp or setback and top of curb shall be flush with the edge of adjacent pavement and gutter line.
  - A turning space is not required at the top of the ramp for a one-way directional perpendicular curb ramp.
  - Curb ramp surface shall be coarse broomed transverse to the running slope.
  - See Standard Drawing E 604-SWCR-01 for cross slope exceptions.
  - See Standard Drawing E 604-SWCR-12, -13, and -14 for Detectable Warning Surface placement, configuration, and details.
  - See Standard Drawing E 604-CS3-01 for sidewalk expansion joint details.

LEGEND:			
	Buffer or Other Non-Walkable Surface		
	Ramp		
	Detectable Warning Surface		

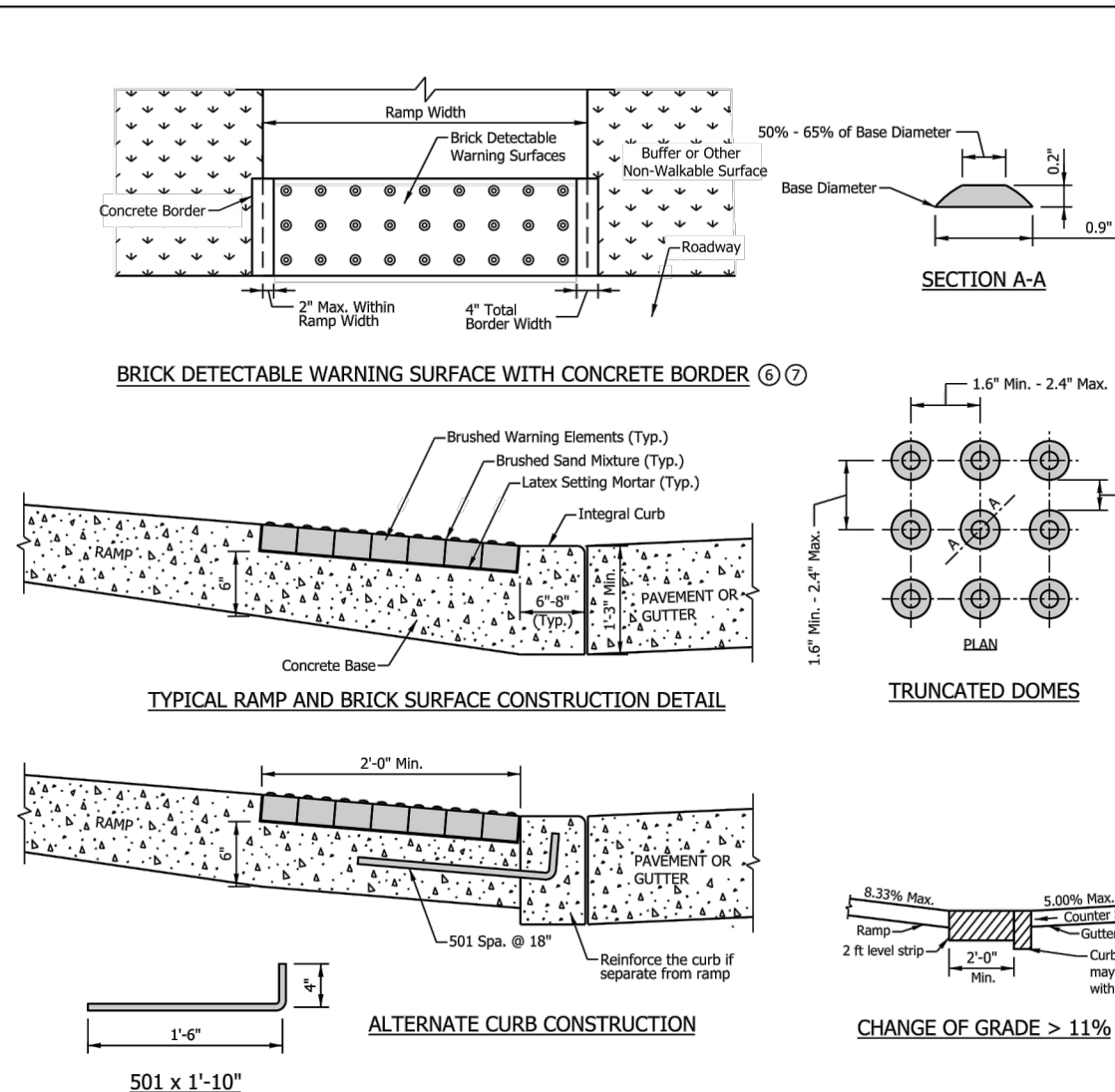
INDIANA DEPARTMENT OF TRANSPORTATION			
ONE-WAY DIRECTIONAL PERPENDICULAR CURB RAMP COMPONENT DETAILS			
SEPTEMBER 2016			
STANDARD DRAWING NO.	E 604-SWCR-06		
DESIGNED BY	1/Elizabeth W. Phillips	03/15/16	
CHECKED BY	1/Mark A. Miller	03/18/16	



- NOTES:
- A detectable warning surface shall be placed at each street, highway, or railroad crossing. See Standard Drawing E 604-SWCR-03 for a detectable warning surface placement at a sidewalk driveway crossing.
  - The detectable warning surface shall extend a minimum of 2 ft in the direction of pedestrian travel and extend the full width as shown. The detectable warning surface shall not be placed across a grade break.
  - Where the of the bottom grade break on a perpendicular curb ramp is 5 ft or less from the back of curb, the detectable warning surface shall be placed on the ramp within one dome spacing of the bottom grade break. Where the bottom grade break is more than 5 ft from the back of curb, the detectable warning surface shall be placed at the back of curb.
  - The detectable warning surface on a parallel curb shall be placed on the turning space at the flush transition between the street and turning space at the back of curb.
  - The detectable warning surface on a blended transition or depressed corner curb ramp shall be placed at the back of curb.
  - See Standard Drawing E 604-SWCR-14 where a concrete border is used as an edge restraint for a brick detectable warning surface.

- LEGEND:
- Buffer or Other Non-Walkable Surface
  - Detectable Warning Surface
  - Ramp
  - Grade Break

INDIANA DEPARTMENT OF TRANSPORTATION			
DETECTABLE WARNING SURFACE PLACEMENT AND CONFIGURATION			
SEPTEMBER 2016			
STANDARD DRAWING NO.	E 604-SWCR-12		
DESIGNED BY	1/Elizabeth W. Phillips	03/15/16	
CHECKED BY	1/Mark A. Miller	03/18/16	



- NOTES:
- Detectable warning surface shall consist of truncated domes and shall be aligned in a square or radial grid pattern. Where truncated domes are arrayed radially, they may differ in diameter and center-to-center spacing within the ranges specified.
  - The detectable warning surface shall be manufactured to fit the radii. Field cutting shall not alter the truncated dome spacing between the adjacent panels outside of the allowable range.
  - The detectable warning surface shall contrast visually with adjacent surfaces, either light-on-dark or dark-on-light.
  - The detectable warning surface shall extend a minimum of 2 ft in the direction of pedestrian travel and extend the full width as shown. The detectable warning surface shall not be placed across a grade break.
  - The maximum counter slope of the gutter or street at the bottom of the ramp shall be 5.00%. Where the algebraic difference between the running slope and the counter slope exceeds 11%, a 2-ft minimum level strip should be provided at the bottom of the ramp.
  - Where concrete border is used for forming, the border shall be cast monolithically with the curb ramp concrete. The concrete border shall not exceed 2 in. within the ramp width.
  - Where forming other than a concrete border is used, the edge restraint shall not encroach upon the ramp width.

INDIANA DEPARTMENT OF TRANSPORTATION			
DETECTABLE WARNING SURFACE DETAILS			
SEPTEMBER 2016			
STANDARD DRAWING NO.	E 604-SWCR-14		
DESIGNED BY	1/Elizabeth W. Phillips	03/15/16	
CHECKED BY	1/Mark A. Miller	03/18/16	

**Fritz Engineering Services, LLC**  
14020 Mississinewa Drive  
Carmel, Indiana 46033  
P: 317.324.8695 F: 317.324.8717  
www.Fritz-Eng.com



REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

PROJECT: **TAKE 5 QUICK OIL CHANGE**  
PROJECT LOCATION: 1795 N. MORTON ST. FRANKLIN, INDIANA 46123 JOHNSON COUNTY  
SECTION, TOWNSHIP, RANGE: S10, T12N, R4E

CLIENT: **BALDWIN CAPITAL PARTNERS**  
10884 GRESHAM PLACE  
NOBLESVILLE, INDIANA 46060

PLAN DATE: 7/10/2019  
DESIGN: AF CHECK: AF DRAWN: KG  
PROJECT NO: 1905001  
SHEET NAME: GENERAL DETAILS  
SHEET NO: C801



[illegible]

GENERAL NOTES / LEGEND

PROJECT:

## TAKE 5 QUICK OIL CHANGE

PROJECT LOCATION:  
1795 N. MORTON ST.  
FRANKLIN, INDIANA 46123  
JOHNSON COUNTY

SECTION, TOWNSHIP, RANGE:  
S10, T12N, R4E

CLIENT:  
**BALDWIN CAPITAL PARTNER**  
10884 GRESHAM PLACE  
NOBLESVILLE, INDIANA 46060

PLAN DATE:

7/10/2019

DESIGN: AF	CHECK: AF	DRAWN: KO
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PROJECT NO. **1905001**

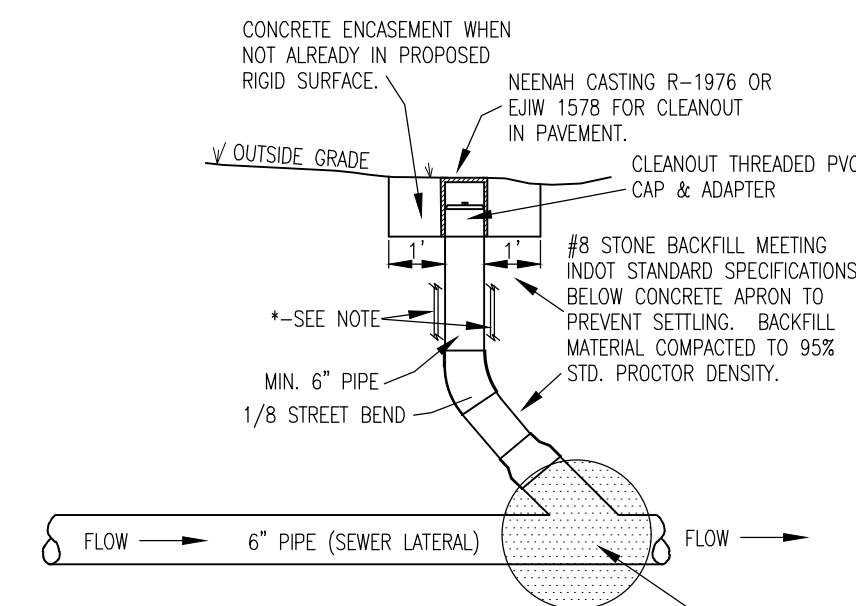
SHEET NAME	GENERAL DETAILS
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SHEET NO.

C802

GENERAL NOTES:

- SANITARY LATERAL/CLEANOUT SHALL BE IN ACCORDANCE WITH NOBLESVILLE CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- LATERAL CONNECTION TO CLEANOUT STRUCTURE TO BE WITHIN 3.0' (THREE FEET) OF THE FOUNDATION WALL.
- CLEANOUT & LATERAL MATERIAL SHALL BE PVC SDR-26 PIPE UNLESS SPECIFIED OTHERWISE

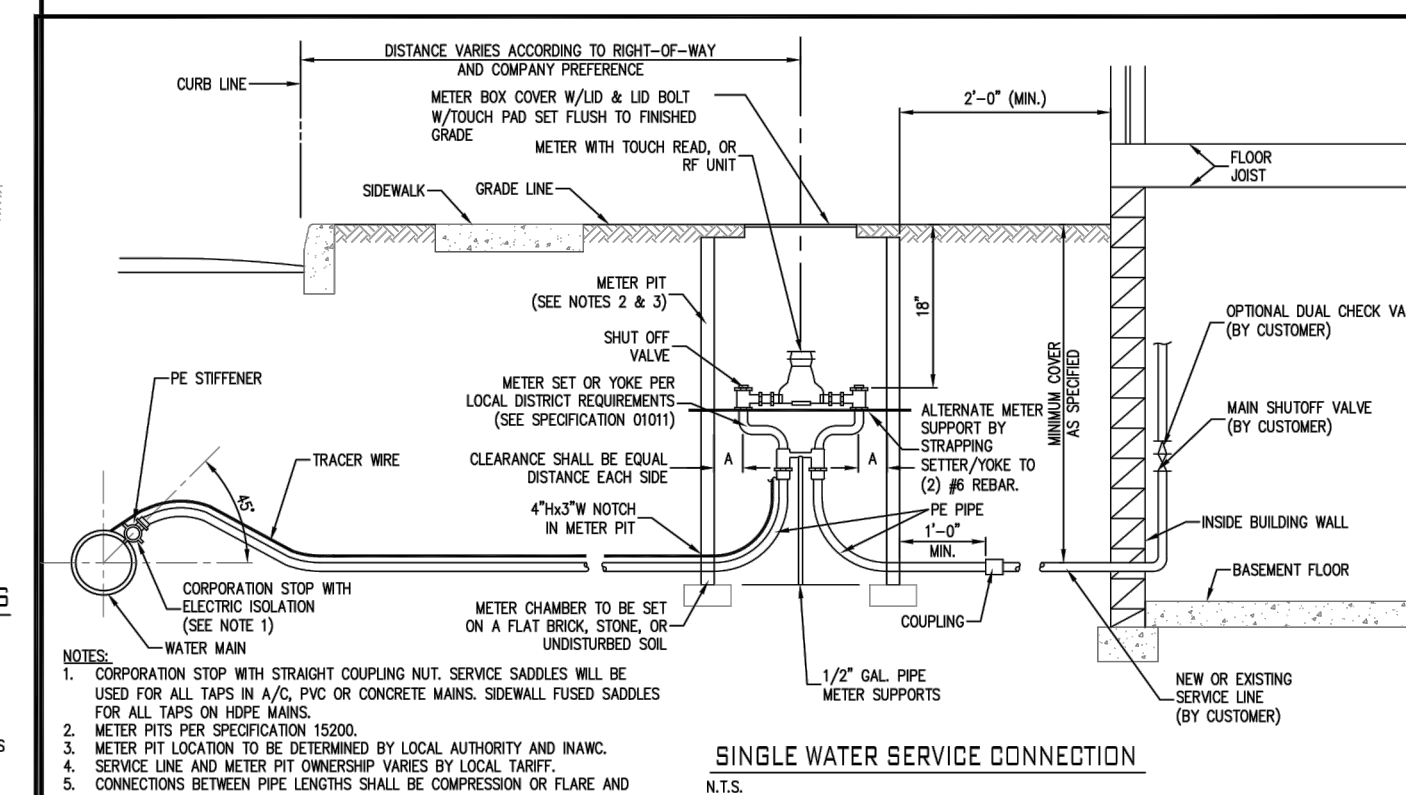
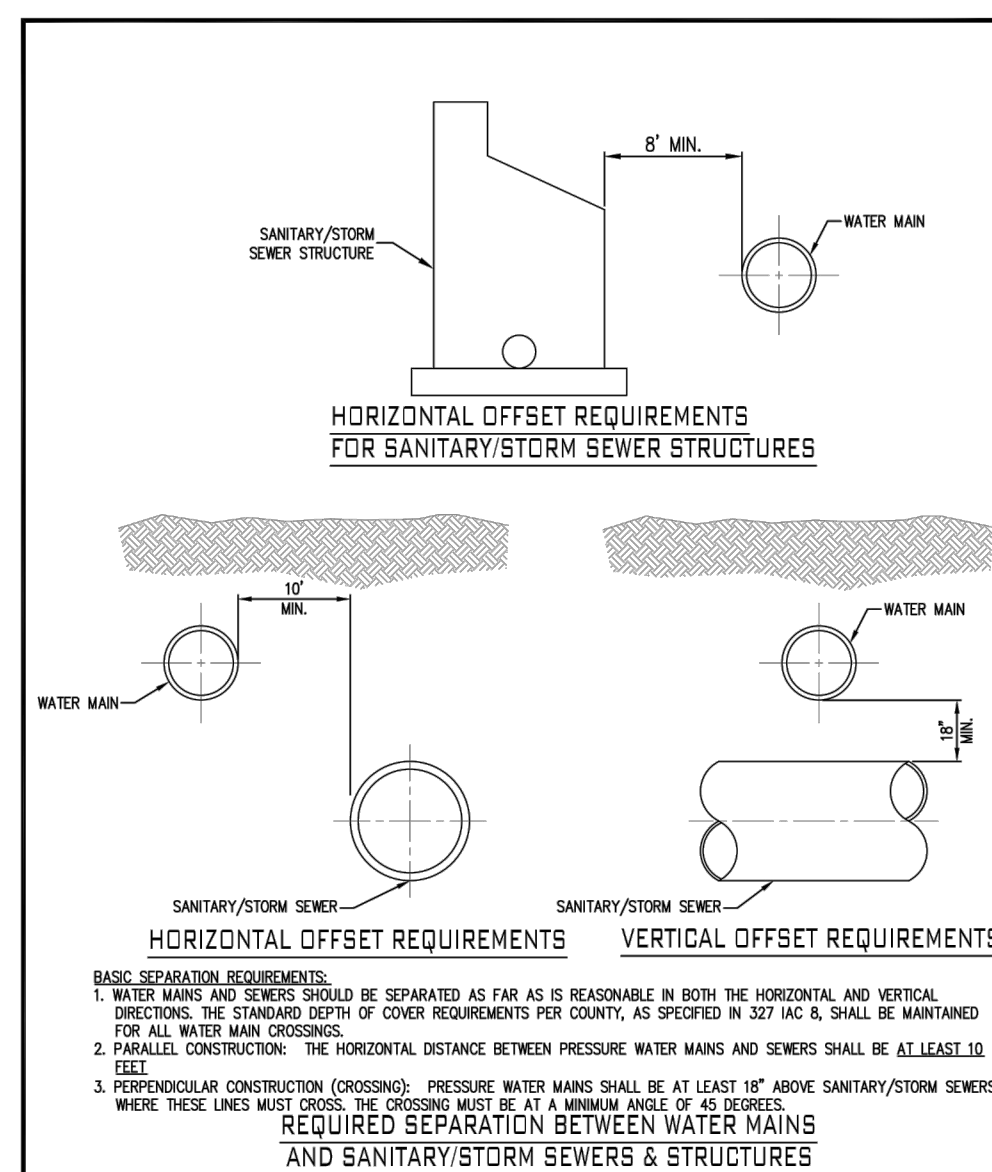


\* NOTE:  
PLACE MINIMUM 10" DIAMETER HDPE PIPE  
AROUND LATERAL PRIOR TO BACKFILLING  
HDPE PIPE TO EXTEND INTO CONCRETE

IF UNDER RIGID SURFACE:  
MIN. OF 4" CONCRETE ENCASEMENT, NOT  
TO EXTEND BEYOND FIRST PIPE JOINT OF  
WYE. - MIN. CONCRETE STRENGTH OF  
3500 PSI, 28 DAY COMPRESSIVE STRENGTH

### TYPICAL SANITARY CLEANOUT, TYPE 1

NOT TO SCALE



## STANDARD DETAIL

## SEWER SEPARATION

DATE: JANUARY, 2018	DRAWN BY: S. FORD
LATEST REV: JULY, 2018	APP'D BY: E.N.



## STANDARD DETAIL

### SINGLE WATER SERVICE

DATE: JANUARY, 2018	DRAWN BY: S. FOR
LATEST REV: JANUARY, 2018	APP'D BY: E.N.



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PAVEMENT

#### A. SCOPE OF WORK

1. The work required under this section includes all exterior concrete and bituminous paving and related items necessary to complete the work indicated on drawings and described in the specifications, including but not limited to:
- All drives, parking areas within contract limits
  - Curbs and gutters
  - Sidewalks, concrete slabs, exterior steps

## B. MATERIALS

1. Concrete: Concrete shall be ready-mixed and shall be a mix of proportioned fine and coarse aggregates with Portland cement and water. Minimum cement content shall be 6 bags per cubic yard of concrete and maximum water content shall be 5.5 U.S. gallons per sack of cement, including moisture in the aggregate. Slump for normal weight concrete shall be a maximum of 4 inches and a minimum of 2 inches. The slump of machine placed concrete shall be no less than 1-1/4 inches or more than 3 inches. Standard test ASTM C-143 shall be used to measure slump. Minimum compressive strength of concrete at 28 days shall be 4000 psi. All exterior concrete shall have air entrainment of 5% to 8% by volume per ASTM C-260. Re-tempering of delivered concrete shall not be permitted. Concrete shall be composed of:
  - a. Portland cement: conforming to ASTM C-150, Type IA or type IIIA.
  - b. Aggregates: conforming to ASTM C-33.
  - c. Water: Shall be clear and free from injurious amounts of oils, acids, alkalis organic materials or other deleterious substances.
2. Pre-molded Joint Filler: Shall be non-extruding type meeting ASTM D-544, except that pre-molded joint filler used in concrete walk construction may be either non-extruding or resilient.
3. Bituminous Pavement Materials: All materials proposed for the construction of bituminous pavements shall comply with the Indiana Department of Transportation Standard Specifications, latest revisions.
4. Compacted Aggregate Sub-base:
  - If a certain type of aggregate is specified and labeled per the plans and/or details, then that aggregate shall meet and be in accordance with the INDOT Standard Specifications.
  - If the aggregate is not specified or labeled than it shall be crushed stone or gravel meeting the following requirements. Crushed gravel shall be a minimum of 35% crushed material. Fines shall be firm to a maximum of 8% of the total. Material shall be free from an excess of flat, elongated thinly laminated soft or disintegrated pieces, and shall be free from fragments coated with dirt.Compacted aggregate shall have a gradation as presented below.

SIEVE SIZE	% PASSING
1-1/2"	100
1"	80-100
3/4"	70-90
1/2"	55-80
#4	35-60
#8	25-50
#30	2-30
#200	5-10

### C. APPLICATION

1. Grading: Do any necessary grading in addition to that performed in accordance with EARTHWORK Section, to bring sub-grades, after final compaction, to the required grades and sections for stable improvement.
2. Preparation of Sub-grade: Remove spongy and otherwise unsuitable material and replace with stable material. No traffic shall be allowed on prepared sub-grade prior to paving.
3. Compaction of Sub-grade: Refer to Section 207 of the INDOT Standard Specification Manual.
4. Utility Structures: Check for correct elevation of all manhole covers, inlets, valve boxes and similar structures located within areas to be paved and mark, or have made any necessary adjustments to such structures.
5. Placing Concrete:
  - a. Sub-grade: Place concrete only on a moist, compacted sub-grade of base free from loose material. No concrete shall be placed on a muddy or frozen subgrade.
  - b. Forms: All forms shall be free from warp, tight enough to prevent leakage and substantial enough to maintain their shape and position without springing or settling when concrete is placed. Forms shall be clean and smooth immediately before concreting.
  - c. Placing Concrete: Concrete shall be deposited so as to require as little handling as practicable. When concrete is to be placed at an atmospheric temperature of 35 degrees (F) or less, the Indiana Department of Transportation Standard Specifications, latest revision shall be followed.
6. Concrete Curb and Gutter:
  - a. Expansion Joints: Shall be 1/2 inch thick pre-moulded at ends of all returns and a maximum spacing of 100 feet.
  - b. Contraction Joints: Unless otherwise provided, contraction joints shall be joints spaced 10 feet on center.
  - c. Finish: Tamp and spread concrete as soon as placed, and fill any honeycombed places. Finish square corners to 1/4 inch radius or as otherwise required.
7. Concrete Walks and Exterior Steps:
  - a. Slopes: Provide 1/4 inch per foot cross slope. Contractor shall make field adjustments in slopes at walk intersections as necessary to provide proper drainage.
  - b. Dimensions: Walks and steps shall be one course construction and of widths and thickness shown on the drawings.
  - c. Finish: Spread concrete and trowel with a steel trowel to a hard dense surface after surface water has disappeared. Apply medium broom finish and scribe control joints at 6 foot spacing. Provide 1/2 inch expansion joints where sidewalks intersect and at a maximum spacing of 48 feet along walks.
8. Curing Concrete: Except as otherwise specified, cure all concrete by one of the methods described in the Indiana Department of Transportation Standard Specifications, latest revision.
9. Bituminous Pavement: Hot asphalt concrete pavement shall be as specified in the Indiana Department of Transportation Standard Specifications, latest revisions. Paving will not be permitted during unfavorable weather or when the temperature is 40 degrees (F) or below and falling.
10. Compacted Aggregate Sub-base: The thickness shown on the drawings is the minimum thickness of the fully compacted sub-base. Compaction shall be accomplished by rolling with a smooth wheeled roller weighing 8 to 10 tons. Compact to 95% compaction using Standard Testing Procedures. Along curbs, headers and walls and at all places not accessible to the roller, the aggregate material shall be tamped with mechanical tampers.

## EARTHWORK

#### A. SCOPE OF WORK

1. The work required under this section consists of all excavating, filling, rough grading and related items necessary to complete the work indicated on the drawings and described in the specifications. The Contractor shall notify in writing the Owners and the Engineer of any changes, errors, or omissions found on the plans or in the field, before work is started or resumed.
- a. In general, the items of work to be performed under this section shall include clearing and grubbing, removal of trees and stumps (where required), protection of trees to remain, stripping and storage of topsoil, fill, compaction and rough grading of entire site as indicated on the drawings.
- b. Excavated material that is suitable may be used for fill. All unsuitable material and all surplus excavated material not required shall be removed from the site by the Contractor. The location of dump and length of haul shall be the Contractor's responsibility.
- c. Provide and place any additional fill material from off the site as may be necessary to produce the grades required. Fill obtained from offsite shall be of kind and quality as specified herein, and as approved by the Engineer & Owner.
2. The Contractor shall accept the site as he finds it and shall remove all trash, rubbish and debris from the site prior to starting excavation.
3. Work not included: The following items of related work are specified and included in other sections of these specifications.
- a. Excavation, grading and backfilling for utility lines.
- b. Storm drainage systems.
- c. Sanitary sewer systems.
- d. Water supply systems.
- e. Drives and paving.

## B. BENCHMARKS

1. Maintain carefully all bench marks, monuments and other reference points. If disturbed or destroyed, replace as directed by the Engineer.

### C. REMOVAL OF TREES

1. Remove all trees and stumps from area to be occupied by road and surfaced areas. Removal of trees outside these areas shall only be done as noted on drawings or approved by the Owner.
2. All brush, stumps, wood and other refuse from the trees shall be removed from the site or burned with proper permits (where applicable).

#### D. PROTECTION OF TREES

1. General Protection: the Contractor shall be responsible for the 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 work is started; do not stockpile within branch spread. Remove interfering branches without injury to trunks and cover scars with tree paint.

### E. STRIPPING OF TOPSOIL

1. Remove topsoil to a depth of 6 inches (or as indicated by Owner's Geotechnical Engineer) from the areas to be occupied by roads, walks, buildings, and parking areas. Pile and store topsoil at a location where it will not interfere with construction operations. Top soil shall be reasonably free from subsoil, debris and stones larger than 2 inches.

#### F. DISPOSITION OF UTILITIES

1. Rules and regulations governing the respective utilities shall be observed in executing all work under this section.
2. It shall be the responsibility of each contractor to verify all existing utilities and conditions pertaining to his phase of the work. It shall be the contractor's responsibility to contact the owners of any various utilities before work is started. The contractor shall notify in writing the owners or the engineers of any changes, errors or omissions found on these plans, and/or in the field before work is started or resumes.
3. Where active utilities are encountered but not shown on the drawings, the Contractor shall notify the Utility Company, Owner and Engineer prior to proceeding with any work. An appropriate course of action shall be agreed upon by the Utility Company, Owner and Engineer prior to work commencing.
4. Inactive and abandoned utilities encountered in excavating and grading operations shall be reported to the Engineer. They shall be removed, plugged or capped as directed by the Engineer and/or Utility Company.

## G. SITE GRADING

1. Grades: Perform all cutting, filling, compacting of fills and rough grading required to bring entire project area to subgrade as shown on the drawings. Undercut open areas 4" for topsoil.
2. Rough grading: the tolerance for paved areas shall not exceed 0.10 feet above established subgrade. All other areas shall not exceed 0.10 feet plus or minus the established grade. Provide roundings at top and bottom of banks and other breaks in grade. All open areas shall be graded a minimum of 0.5% and a maximum of 3H:1V slope.
3. Sub-grade shall be proof rolled with suitable equipment and all spongy and otherwise unsuitable material shall be removed and replaced with suitable material. Contractor shall coordinate the proof roll procedure with the agency having jurisdiction to ensure proper representation is in attendance for the test.
4. Sub-grade for building areas shall be compacted to a minimum compaction of 95% Modified Proctor Density or per the Architectural/Structural Construction Plans for the corresponding building area. The Architectural/Structural plans shall govern.
5. Sub-grade for streets and paved areas - See PAVEMENT specifications.
6. See PAVEMENT section for additional information.
7. All fill material shall be formed from soil free of deleterious material. Prior to placement of fill, a sample of the proposed material shall be submitted to the Owner's Geotechnical Engineer for approval. The fill material shall be placed in layers not to exceed 8" in loose thickness and shall be spread and compacted at the proper moisture content.
8. All fill material in areas outside of building and pavement areas shall be compacted lightly with each lift and protected from erosion. Areas of building construction shall have suitable fill material placed and compacted in accordance with the Soils Engineer's report and per sub-section 4 described above in this Section.
9. The Contractor shall verify all earthwork quantities prior to the start of construction. The Contractor shall notify the Owner and Engineer in writing if excess or shortage of earth quantities is encountered and verify requirements for stockpiling, removal or importing earth. Owner and Engineer hereby reserve the right to allow minor adjustments in proposed grades to reduce an earth quantity disparity.

#### H. SEEDING PREPARATION

1. Contractor shall resolve any surface or subsurface drainage problems and construct permanent erosion control structures.
2. Remove all rocks, roots or other materials that may interfere with seedbed preparation.
3. Perform the major filling, shaping and smoothing of gullied or severely eroded areas.
4. Have soil tested to check pH and fertility levels. Apply lime at rate specified in seeding specifications on the plans.
5. Work all lime and fertilizer into the soil to a depth of 2-3 inches with a small disk, harrow or rake operated across the slope as much as possible.
6. Firm the soil bed where possible. Do not over pack the soil to ensure compacting does not restrict water and root penetration into the soil.

## STORM SEWER SYSTEMS

Storm construction procedures, materials, testing, details and specifications shall be in accordance with CITY OF FRANKLIN STORMWATER AND ENGINEERING TECHNICAL AND CONSTRUCTION STANDARDS. Please refer to these standards, specifications, and details for all storm sewer system construction.

## SANITARY SEWER SYSTEMS

Sanitary construction procedures, materials, testing, details and specifications shall be in accordance with CITY OF FRANKLIN WASTEWATER STANDARDS & SPECIFICATIONS. Please refer to these standards, specifications, and details for all sanitary sewer system construction.

## WATER & FIRE SUPPRESSION SYSTEMS

Water construction procedures, materials, testing, details and specifications shall be in accordance with INDIANA AMERICAN WATER WATER TECHNICAL & CONSTRUCTION STANDARDS. Please refer to these standards, specifications, and details for all water system construction.

Fire Suppression systems construction procedures, materials, testing, details and specifications shall be in accordance with INDIANA AMERICAN WATER UTILITY AND FRANKLIN FIRE DEPARTMENT TECHNICAL & CONSTRUCTION STANDARDS. Please refer to these standards, specifications, and details for all fire suppression system construction.

## DEWATERING AND CONTROL OF SURFACE WATER

Whenever groundwater encountered, the CONTRACTOR shall make every practical effort to secure a dry trench bottom before laying pipe. The CONTRACTOR shall provide, install and operate sufficient trenches, sumps, pumps, hose, piping, well points, etc. to depress and maintain the groundwater level below the base of the excavation. If the CONTRACTOR is unable to remove the standing water in the trench, the CONTRACTOR shall over-excavate the proposed bottom grade of the sewer bedding, and place not less than three (3) inches of No. 8 crushed stone in the over-excavated area.

THE CONTRACTOR shall keep the site free of surface water at all times and shall install drainage, ditches, dikes, pumps, and perform other work necessary to divert or remove rainfall and other accumulation of surface water from excavations. The diversion and removal of surface and/or groundwater shall be performed in a manner which will prevent the accumulation of water within the construction area. **UNDER NO CIRCUMSTANCES SHALL SURFACE WATER AND/OR GROUNDWATER BE DISCHARGED TO, DISPOSED OF OR ALLOWED TO FLOW INTO AN ACTIVE SANITARY SEWER SYSTEM.**

[illegible]

GENERAL NOTES / LEGEND:

CLIENT:  
**BALDWIN CAPITAL PARTNERS**  
10884 GRESHAM PLACE  
NOBLESVILLE, INDIANA 46060

PLAN DATE:		
7/10/2019		
DESIGN:	CHECK:	DRAWN:
AF	AF	KG
PROJECT NO.		
1905001		
SHEET NAME		
GENERAL SPECIFICATIONS		
SHEET NO.		
C901		

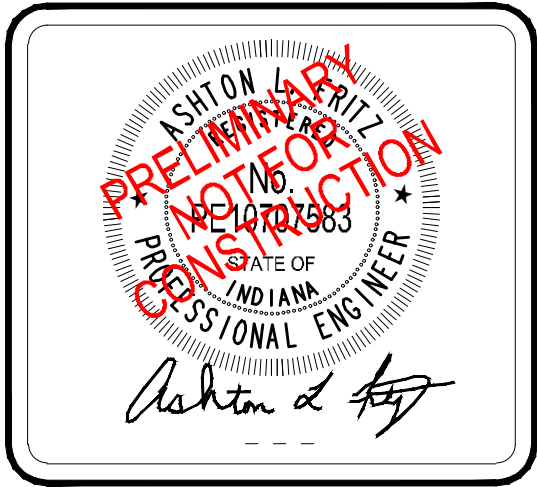
1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CITY OF INDIANAPOLIS CONSTRUCTION STANDARDS AND SPECIFICATIONS (STANDARDS) UNLESS SPECIFICALLY NOTED OTHERWISE.
2. INDIANA STATE DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS, LATEST EDITION, TO BE USED WITH THESE PLANS. (SUPPLEMENTAL SPECIFICATIONS)
3. IN THE EVENT THESE PLANS OR SUPPLEMENTAL SPECIFICATIONS ARE IN CONFLICT WITH SAID STANDARDS, THE MORE STRINGENT REQUIREMENTS SHALL BE USED.



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REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

PROJECT: **TAKE 5 QUICK OIL CHANGE**

PROJECT LOCATION:  
1795 N. MORTON ST.  
FRANKLIN, INDIANA 46123  
JOHNSON COUNTY

SECTION, TOWNSHIP, RANGE:  
S10, T12N, R4E

CLIENT:  
**BALDWIN CAPITAL PARTNERS**  
10884 GRESHAM PLACE  
NOBLESVILLE, INDIANA 46060

PLAN DATE:  
7/10/2019

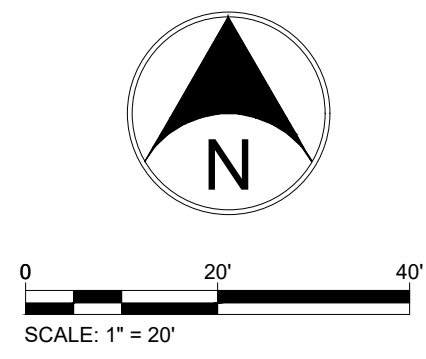
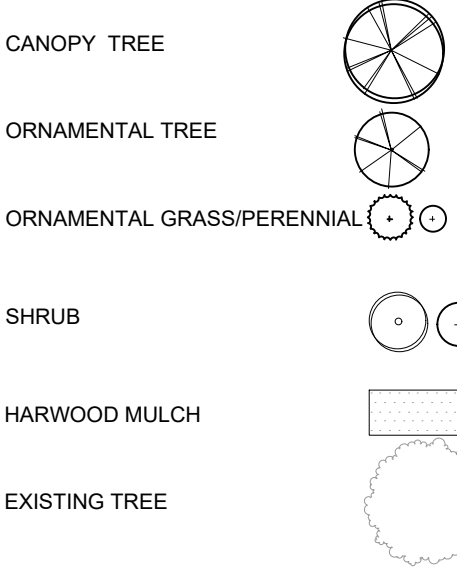
DESIGN: AF CHECK: AF DRAWN: KG

PROJECT NO.: 1905001

SHEET NAME: **LANDSCAPE PLAN**

SHEET NO.: **L101**

SYMBOL LEGEND

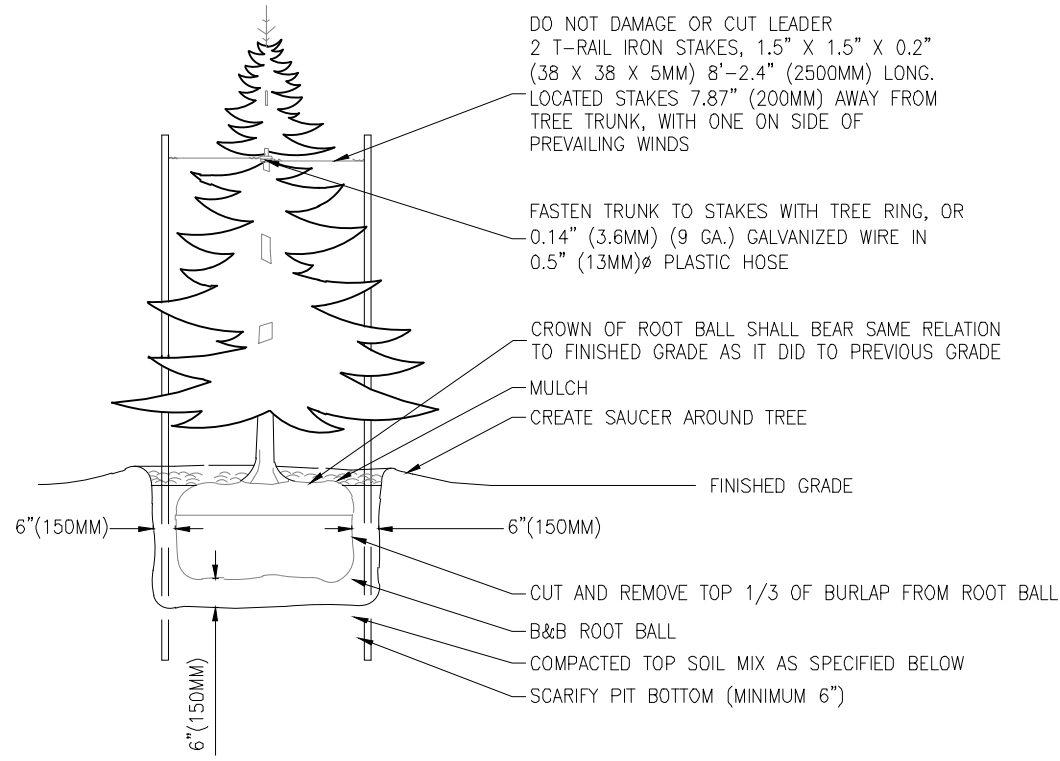


GENERAL NOTES

PLANT MATERIAL SHALL BE SELECTED AND INSTALLED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

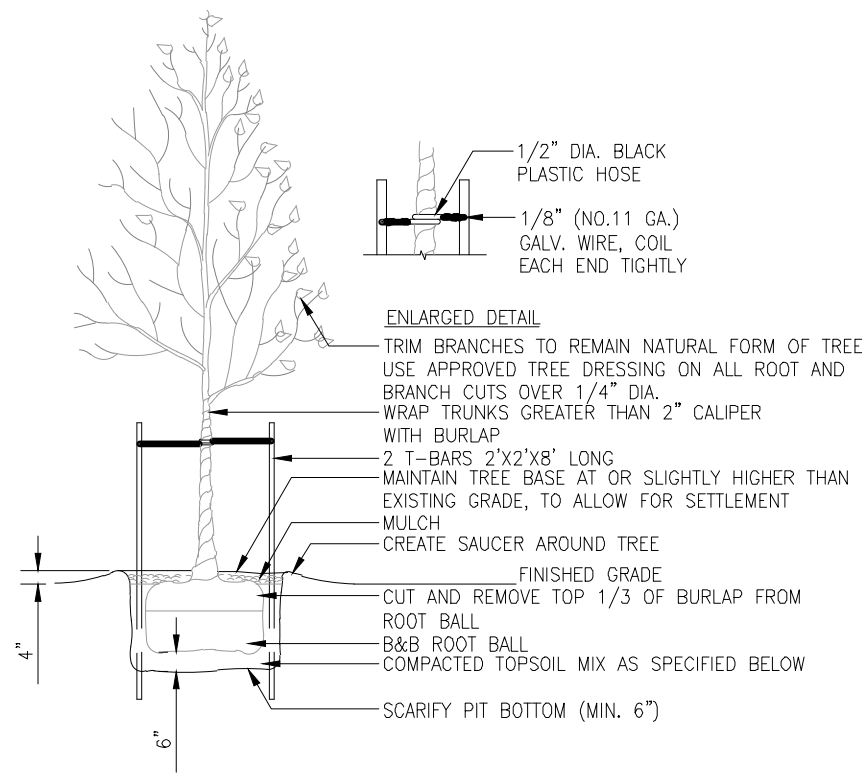
- LANDSCAPE MATERIALS SELECTED SHALL BE APPROPRIATE TO LOCAL GROWING AND CLIMATE CONDITIONS AND FOLLOW THE GUIDELINES SET BY THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (CURRENT EDITION) AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANTS SHALL BE OF SPECIMEN QUALITY, SUPERIOR FORM, HEALTHY, VIGOROUS, WELL BRANCHED, DENSELY FOLIATED WHEN IN LEAF, FREE OF DISEASE AND INSECTS EGGS OR LARVAE AND SHALL HAVE WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL BE FREE FROM DAMAGE OR CONDITIONS THAT WOULD PREVENT NORMAL GROWTH.
- ALL PLANTING MATERIAL SHALL BE IN ACCORDANCE WITH THE MOST CURRENT PUBLICATION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
  - ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS AND ALL PLANT MATERIALS WHICH DIE FOLLOWING THEIR INSTALLATION SHALL BE REPLACED WITH IDENTICAL VARIETIES OR SUITABLE SUBSTITUTIONS.
  - ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, GRAFFITI, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
  - ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED OR REPLACED PERIODICALLY TO MAINTAIN AESTHETICALLY APPROPRIATE AND STRUCTURALLY SOUND CONDITIONS.
  - THE MAINTENANCE AND ROUTINE CARE OF PLANT MATERIAL LOCATED WITHIN THE RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS.

FOR PURPOSES OF THIS SECTION, MAINTENANCE AND CARE SHALL INCLUDE BUT NOT BE LIMITED TO PRUNING, WATERING, FERTILIZING, AND MULCHING, OR ANY ITEM THAT WOULD CONSTITUTE A SAFETY HAZARD TO PEDESTRIAN OR VEHICULAR TRAFFIC.
- IRRIGATION SYSTEMS SHALL NOT BE INSTALLED IN THE CITY OWNED RIGHT-OF-WAY WITHOUT APPROVAL BY THE BOARD OF PUBLIC WORKS. THE CITY DOES NOT ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED TO AN UNPERMITTED IRRIGATION SYSTEM THAT IS CAUSED BY WORK BEING PERFORMED IN THESE AREAS.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNERS AND THEIR AGENTS TO INSURE PROPER MAINTENANCE OF ALL TREES, SHRUBBERY AND OTHER LANDSCAPING APPROVED AS PART OF THE DEVELOPMENT PLAN/ADLS PLANS. THIS SHOULD CONSIST OF WATERING, FERTILIZING, PROPER MULCHING, CLEARING OF DEBRIS AND WEEDS, MONITORING FOR PESTS AND DISEASE, MOWING, PRUNING, THE REMOVAL AND TIMELY REPLACEMENT OF DEAD, HAZARDOUS OR DYING PLANTS, TREATING FOR DISEASE OR INJURY, OR ANY OTHER SIMILAR ACT(S) WHICH PROMOTES GROWTH, HEALTH, BEAUTY AND THE LIFE OF TREES, SHRUBS, TURF AND OTHER PLANTS.



- SPECIFICATIONS:
- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
  - WATER THOROUGHLY AFTER INSTALLATION.
  - REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
  - PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL
  - TOPSOIL MIX, TOP 6" OF SOIL TO BE A 50/50 MIX OF NATIVE SOIL AND GENERAL PLANTING MIX.

CONIFEROUS TREE PLANTING DETAIL

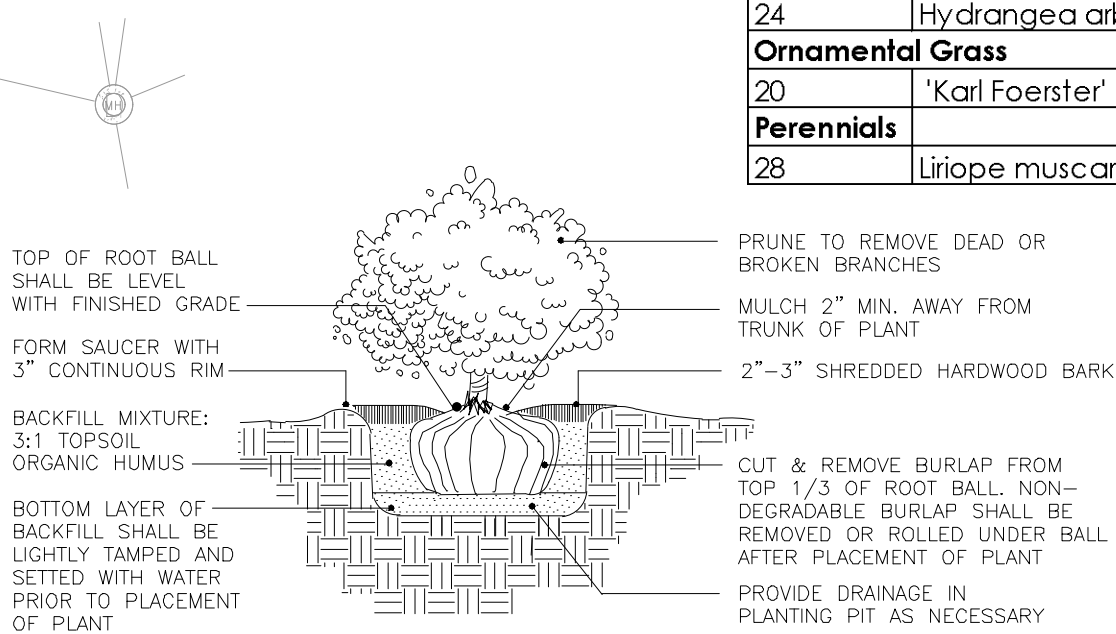


- SPECIFICATIONS:
- TOPSOIL MIX, TOP 8 INCHES OF SOIL TO BE A 50/50 MIX OF NATIVE SOIL AND GENERAL PLANTING MIX.
  - DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
  - WATER THOROUGHLY AFTER INSTALLATION.
  - REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
  - PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL
  - ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.

TREE PLANTING DETAIL

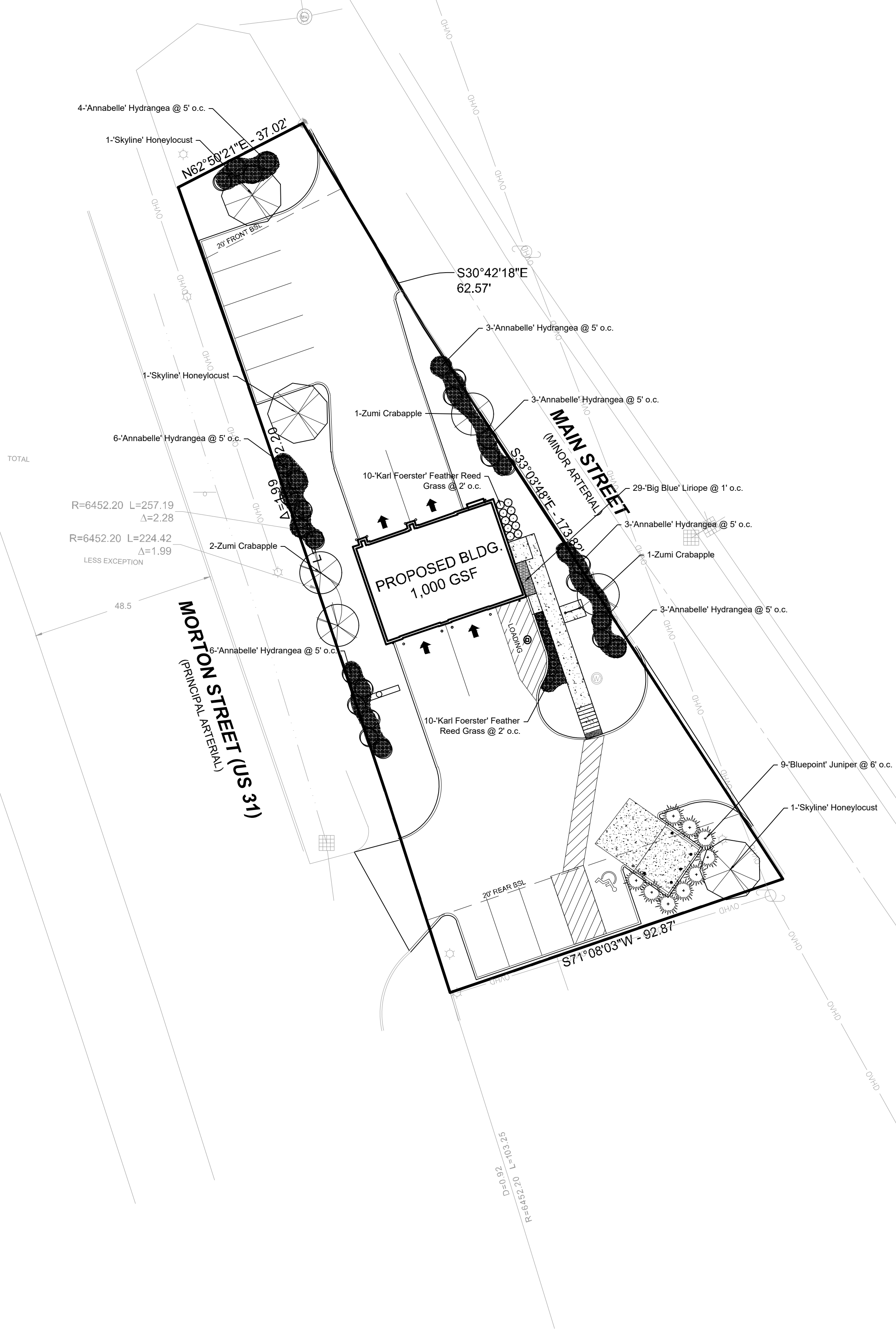
NOTE: ALL PLANT MATERIAL TO MATCH THE CURRENT TOWN OF FRANKLIN APPROVED PLANT MATERIAL LIST

PLANTING SCHEDULE					
Quantity	Botanical Name	Common Name	Condition	Size	Comments
<b>Canopy Trees</b>					
3	Gleditsia trianthos	Skyline Honeylocust	B&B	2.5" Cal.	For spacing see plan
<b>Ornamental Trees</b>					
4	Malus Zumi	Zumi Crabapple	B&B	1.5" Cal.	For spacing see plan
<b>Evergreen Tree</b>					
9	Juniperus chinensis 'Blue Point'	Blue Point Juniper	Cont.	5'	
<b>Deciduous Shrub</b>					
24	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	Cont.	24"	For spacing see plan
<b>Ornamental Grass</b>					
20	'Karl Foerster' Feather Reed Grass	Clamagrostis x acutiflora	Cont.	18"	For spacing see plan
<b>Perennials</b>					
28	Liriope muscari 'Big Blue'	Big Blue Liriope	Cont.	#1	For spacing see plan



SHRUB PLANTING DETAIL

SCHOOLHOUSE ROAD  
(LOCAL)



Know what's below.  
Call before you dig.  
2 WORKING DAYS BEFORE YOU DIG.