

CONSTRUCTION PLANS FOR: TAKE 5 QUICK OIL CHANGE

1795 N. MORTON ST.

FRANKLIN, JOHNSON COUNTY, INDIANA

SECTION 10, TOWNSHIP 12N, RANGE 4E

PLANS PREPARED FOR:

BALDWIN CAPITAL PARTNERS

10884 GRESHAM PLACE

NOBLESVILLE, INDIANA 46060

Contact Person: Elliot Smith

(574) 612-9998

elliott.smith@baldwincapitalpartners.com

OPERATING AUTHORITIES

CITY OF FRANKLIN PLANNING
70 E. Monroe St.
Franklin, In. 46131
(877) 736-3631

CITY OF FRANKLIN ENGINEERING
70 E. Monroe St.
Franklin, In. 46131
(877) 736-3631

CITY OF FRANKLIN STREET
DEPT.
2871 N Morton St
Franklin, IN 46131
(317) 736-3660

CITY OF FRANKLIN
STORMWATER
796 S State St
Franklin, IN 46131
(317) 736-3640

VECTREN
1630 N. Meridian
Indianapolis, Indiana 46202
(317) 718-3604

COMCAST
5330 E. 65th Street
Indianapolis, IN 46220
(317) 275-6356

AT&T
240 N. Meridian Street
Indianapolis, Indiana 46204-1915
(317) 722-2299

DUKE ENERGY
1000 East Main Street
Plainfield, Indiana 46168
(800) 521-2232

ZAYO BANDWIDTH
1805 29th St, Suite 2050
Boulder, CO 80301
(866) 364-6033

CENTURYLINK
1147 N Morton Street
Franklin, IN 46131
(317) 561-5166

JOHNSON COUNTY R.E.M.C.
750 International Drive
P.O. Box 309
Franklin, Indiana 46131
(317) 736-6174

INDIANA AMERICAN WATER
153 N. Emerson avenue
Greenwood, Indiana 46143
(800) 492-8373

GENERAL NOTES

- The construction plans shall govern over any other form of media, which includes digital files of this project.
- 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.
- It shall be the contractors responsibility to determinate 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.
- 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.
- All construction methods and materials must conform to current standards and specifications for the governing municipality requirements.
- Maintenance of traffic needed for this project shall be installed and maintained per INDOT specifications and the Indiana MUTCD Manual.
- 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.
- All quantities given on these construction plans or in the scope of work section are estimates and shall be confirmed by the bidding contractors.
- It shall be the responsibility of the developer and contractor to maintain quality control throughout this project.
- 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.

BENCHMARK-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

PLAN SHEET INDEX

SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C101	GENERAL INFORMATION PLAN
C102	EXISTING CONDITIONS & DEMOLITION PLAN
C201	SITE PLAN
C301	GRADING PLAN
C401	UTILITY PLAN
C501	INITIAL CONTROLS SWPP PLAN
C502	MASS GRADING & CONSTRUCTION SWPP PLAN
C503	POST CONSTRUCTION SWPP PLAN
C504	EROSION CONTROL DETAILS
C801	GENERAL DETAILS
C802	GENERAL DETAILS
C901	GENERAL SPECIFICATIONS
L101	LANDSCAPE PLAN

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 SOUTHEAST 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 A DISTANCE OF 68.97 FEET TO A POINT IN THE CENTERLINE OF U.S. HIGHWAY 31, DESIGNATED AS FEDERAL ROAD DIVISION NO. 4, INDIANA F1 PROJECT NO. 9(4)1946; THENCE 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 698.00 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 86.00 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 103.25 FEET, THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 18 DEGREES 52 MINUTES 40 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 RIGHT-OF-WAY LINE OF SCHOOLHOUSE ROAD AS INDICATED ON THE LOCHRY ADDITION-SECOND SECTION TO THE CITY OF FRANKLIN PLAT OF RECORD AS RECORDED IN PLAT BOOK 3, 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 50.35 FOOT WIDE RIGHT-OF-WAY AREA INDICATED ON SAID LOCHRY ADDITION PLAT, SAID RIGHT-OF-WAY AREA NOW BEING LOCALLY KNOWN AS NORTH MAIN STREET; THENCE SOUTH 34 DEGREES 43 MINUTES EAST 173.82 FEET TO A CONCRETE NAIL SET; THENCE SOUTH 69 DEGREES 30 MINUTES WEST 92.84 FEET TO THE PLACE OF BEGINNING, CONTAINING 15,535 SQUARE FEET (0.3566 ACRE), 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:

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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	0.0	0.3%
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	0.4	99.7%
Totals for Area of Interest		0.4	100.0%

SOIL MAP

ABBREVIATIONS AND TERMS

IN/INV	= INVERT ELEVATION
TC	= TOP OF CURB
RIM	= RIM / TOP OF CASTING
GUT	= GUTTER
RCP	= REINFORCED CONCRETE PIPE
HDPE	= HIGH DENSITY POLYETHYLENE PIPE
SSD	= SUB-SURFACE DRAIN
UD	= UNDERDRAIN
MH	= MANHOLE
STR	= STRUCTURE
RD&UE	= REGULATED DRAIN AND UTILITY EASEMENT
D&UE	= DRAINAGE AND UTILITY EASEMENT
S&UE	= SANITARY, DRAINAGE, AND UTILITY EASEMENT
W&UE	= WATER AND UTILITY EASEMENT
SE	= SANITARY EASEMENT
SAN	= SANITARY SEWER
HC	= HANDICAP RAMP
ME	= MATCH EXISTING
STM	= STORM SEWER
MPE	= MINIMUM PAD ELEVATION
NP	= NORMAL POOL
ELEV	= ELEVATION
TYP	= TYPICAL
PR	= PROPOSED
EX	= EXISTING
R	= RADIUS
B-B	= BACK TO BACK
ROW	= RIGHT OF WAY
LF	= LINEAR FEET
DE	= DRAINAGE EASEMENT

SURVEY/EXISTING CONDITION LEGEND

	SECTION MONUMENT		UTILITY POLE		FIRE HYDRANT
	BENCHMARK		STRAIN POLE		WATER MANHOLE
	ROW MONUMENT		POWER POLE		WELL
	PROPERTY MONUMENT		LIGHT POLE		WATER VALVE
	STAND PIPE		TELEPHONE POLE		SPRINKLER VALVE
	POST		GUY POLE		SPRINKLER
	AIR CONDITIONER		TELEPHONE BOOTH		WATER SPIGOT
	STORAGE TANK		TELEPHONE RISER		MONITORING WELL
	SEPTIC TANK		TELEPHONE MANHOLE		WATER METER
	GREASE PIT TANK		CABLE RISER		GAS MANHOLE
	FOUNTAIN		CABLE MANHOLE		GAS STORAGE WELL
	SHRUB		LOOP DETECTOR		GAS METER
	STUMP		LOOP DETECTOR HOUSING		NATURAL GAS WELL
	SATELLITE DISH		SANITARY MANHOLE		GAS VALVE
	ANTENNA		WET WELL		PROPANE TANK
	COAL CHUTE		LIFT STATION		PETROLEUM TEST WELL
	GUY WIRE		FORCE MAIN MANHOLE		PETROLEUM VALVE
	SIGN		CLEAN OUT		TRAFFIC MANHOLE
	CROSS LIGHT		COMBINATION MANHOLE		HAND HOLE
	GROUND LIGHT		STORM MANHOLE		CONTROLLER CABINET
	FLAG POLE		CURB INLET		TRAFFIC SIGNAL
	MAST ARM POLE		CATCH BASIN		ELECTRIC MANHOLE
			DROP INLET		ELECTRIC RISER
			END SECTION		ELECTRIC METER
			FLAP GATE		TRANSFORMER
			DOWN SPOUT		ELECTRIC OUTLET
	BARB-WIRE FENCE		TV		CABLE TV LINE**
	WOOD FENCE		E		ELECTRIC LINE**
	RAIL WOVEN FENCE		FO		FIBER OPTIC LINE
	CHAIN-LINK FENCE		STORM SEWER		SANITARY SEWER
	IRON FENCE		SANITARY SEWER		FORCE MAIN
	PRIVACY FENCE		FM		GAS LINE
	GUARD RAIL		G		TELEPHONE POLE**
	FLOW LINE		T		WATER LINE
	TREE/SHRUB LINE		W		

*FIRE PROTECTION SYMBOLS

**FIRE PROTECTION SYMBOLS

UG - UNDERGROUND

OH - OVERHEAD

PROPOSED LEGEND

HYDRANT			FLOW LINE, PAVEMENT
VALVE			FLOW LINE, SWALE (GRA
TEE			FOUNDATION DRAIN
ADAPTER			CABLE TV LINE**
BEND			ELECTRIC LINE**
TEMP. FLUSH HYDRANT			FIBER OPTIC LINE
BLOW-OFF			SUB-SURFACE DRAIN
THRUST BLOCK			STORM UNDERDRAIN
PLUG			STORM SEWER
REDUCER			SANITARY SEWER
M.J. SLEEVE			FORCE MAIN
CROSS			GAS LINE
WATER METER			TELEPHONE LINE**
POST INDICATOR VALVE			WATER LINE
FIRE CONNECTION			
TRANSFORMER PAD			
RELOCATED ELECTRIC/TELEPHONE POLE			
SIGN			
HANDICAP PARKING			
CLEAN OUT			
STORMTECH STORM CHAMBER			
SANITARY MANHOLE			
STORM MANHOLE			
STORM COMBINATION INLET			
STORM GRATE INLET			
STORM BEEHIVE/YARD DRAIN			
STORM END SECTION			
BMP/AQUA-SWIRL			
STORM STRUCTURE NUMBER			

SURVEY NOTES:

- 1) The utilities indicated on these construction plans and on the survey may not be a complete inventory of all existing utilities currently on or near the site. The size and location of these utilities may be approximate. The engineer shall not be held liable for any inaccurate utility information indicated, or not indicated on this survey.
- 2) Topographic information provided herein was obtained by field work performed by another firm and provided to Fritz Engineering Services, LLC. Fritz Engineering Services, LLC shall not be responsible for any existing conditions shown within this set of plans.

DEMOLITION NOTES:

- 1) It shall be the responsibility of the contractor to remove any materials and/or structures not located on this survey.
- 2) It shall be the responsibility of the contractor to verify all existing utilities and their locations pertaining to their phase of work and to verify which utilities will be removed by the utility company. Any and all utilities not removed by the utility company shall be removed by the contractor.
- 3) Utility locations shown are approximate and shall be relocated and/or capped at the Right-Of-Way line and abandoned before construction at no additional cost to the owner.
- 4) The owner gets the first right of salvage.
- 5) All demolition material not being salvage shall be properly disposed of offsite by the contractor.
- 6) The contractor shall obtain all demolition permits required by the local and state agencies.
- 7) The contractor shall maintain streets and shared drives free and clear of sediment and debris.
- 8) The contractor is responsible for the protection of all existing utility lines unless otherwise stated.
- 9) Contractor shall coordinate all temporary shut down of existing utility services with the appropriate utility department, owner, authority, etc.
- 10) Contractor shall coordinate any necessary street or drive closures required.

SITE/LAYOUT NOTES:

- 1) See architectural plans for all building dimensions. Any dimensions shown herein shall be considered conceptual.
- 2) All dimensions are to edge of pavement or face of curb, unless noted otherwise.
- 3) All dimensions are to face of brick or facing material, unless noted otherwise.
- 4) All parking area stripes are to be 4" white paint. Handicapped parking areas and access aisles shall be 4" blue paint.
- 5) Provide smooth transitions from new areas to existing features as appropriate.
- 6) The edge of existing asphalt pavement shall be properly sealed with a tack coat material in all areas where new asphalt pavement is indicated to join existing pavement.
- 7) Provide chamfer ends at curbs.
- 8) Verify sign locations & sign requirements with local governing municipality.

GRADING NOTES:

- 1) Earthwork & grading shall not start until erosion control measures have been properly installed.
- 2) Occupational safety and health administration (OSHA) standards for excavations; final rule 29 cfr part 1926, subpart "p" applies to all excavations exceeding five (5) feet in depth.
- 3) Provide positive drainage that assures no ponding in all areas. After installation, contractor to test for, and correct, in any, standing water conditions are present.
- 4) All proposed spot elevations are the final pavement and grade elevations. See appropriate details and specifications to determine the subgrade elevations below finish grade elevations for construction.
- 5) All sanitary manholes in non-paved areas shall be 3" above grade.
- 6) The maximum slope to be used in non-paved areas shall be 3:1.
- 7) All A.D.A. parking spaces & access aisles shall be level with surface slopes not to exceed 2% (1:50) in any direction as which to comply with A.D.A. requirements.
- 8) All sidewalks cross slopes shall not exceed 2% (1:50) unless noted otherwise.
- 9) Provide smooth transitions from new areas to existing features as appropriate.

PARKING DATA

STANDARD SPACES:	8
ADA SPACES:	1
<hr/>	
TOTAL SPACES:	9

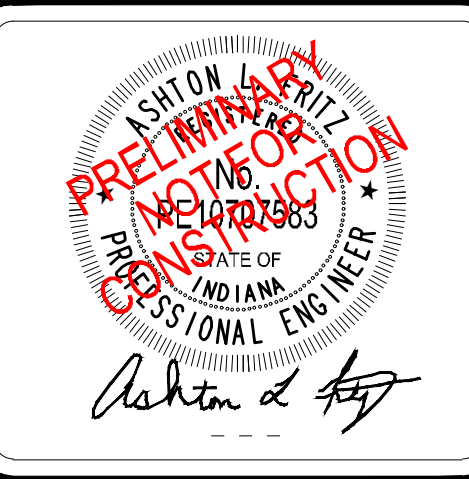
NOTE: PARKING DATA PROVIDED ABOVE
INCLUDES ONLY AREAS OF PROPOSED
CONSTRUCTION AND/OR RE-STRIPING.



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

[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

CLIENT:

BALDWIN CAPITAL PARTNERS
10884 GRESHAM PLACE
NOBLESVILLE, INDIANA 46060

PLAN DATE:

7/10/2019

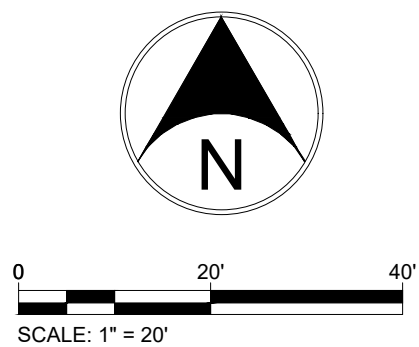
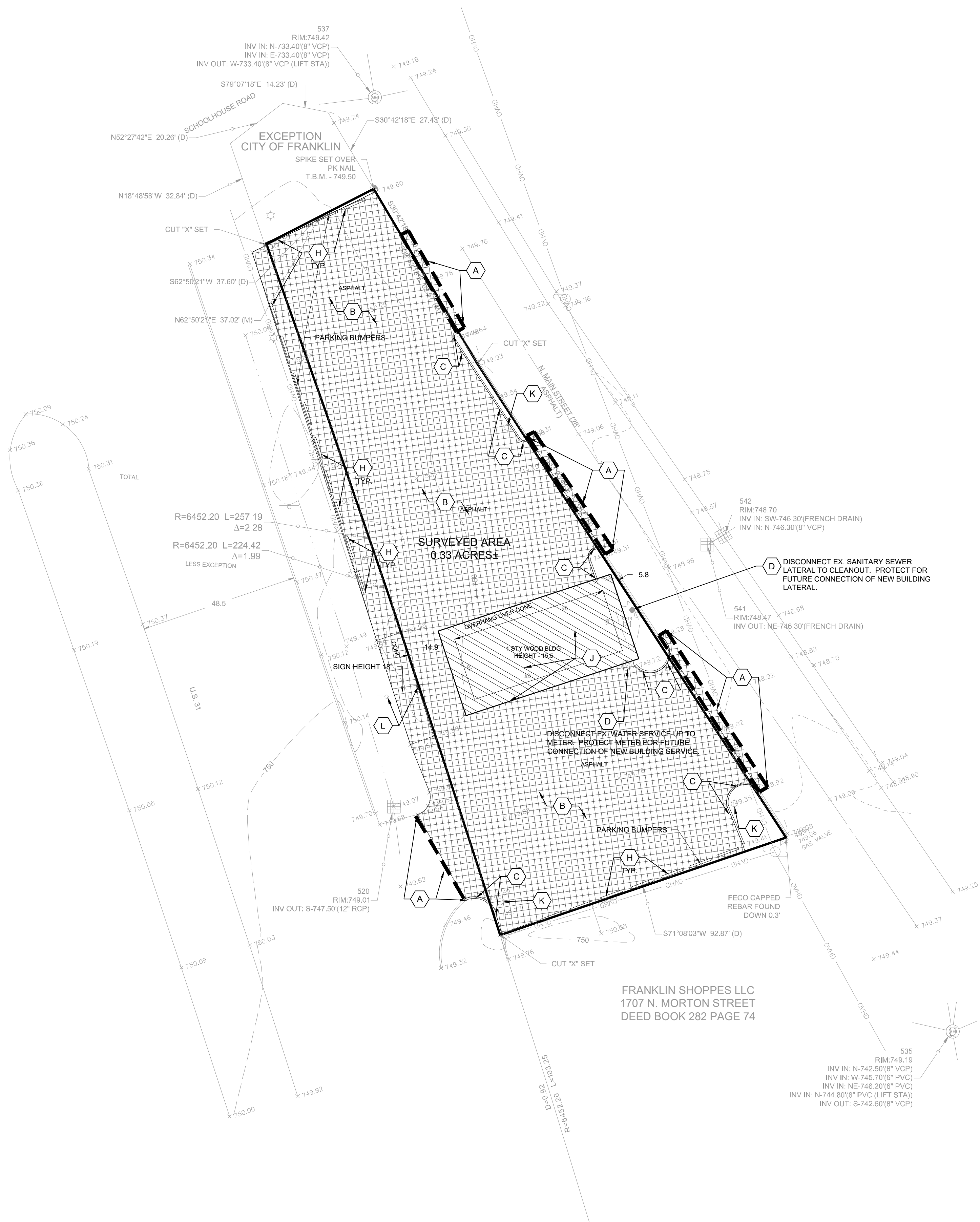
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PROJECT NO. **1905001**

SHEET NAME

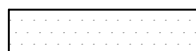
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SHEET NO. **C101**



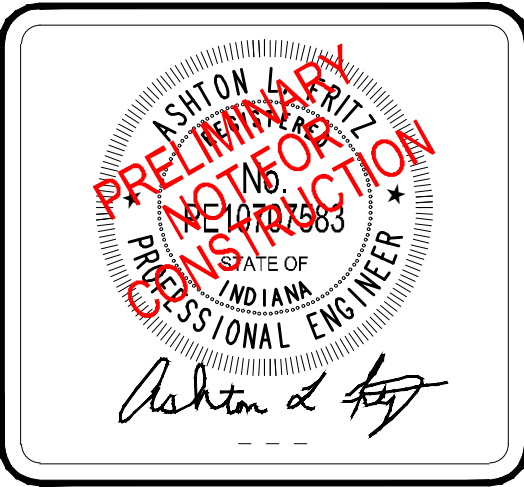
KEY NOTES:

- 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



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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

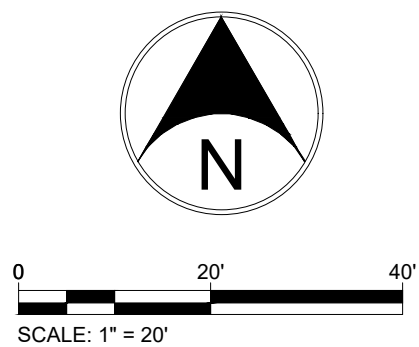
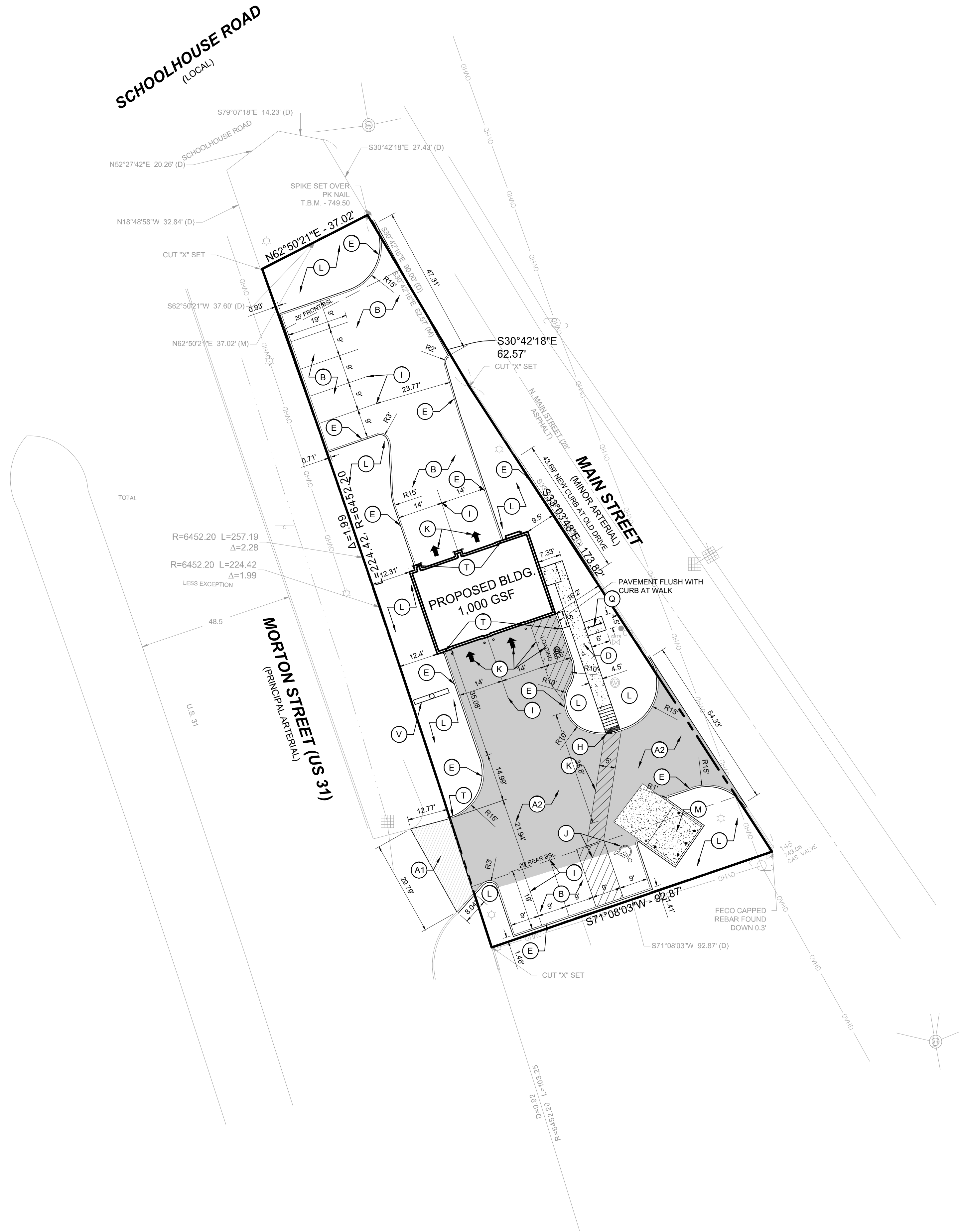
PLAN DATE:
7/10/2019

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

SHEET NAME:
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NO.:
C102

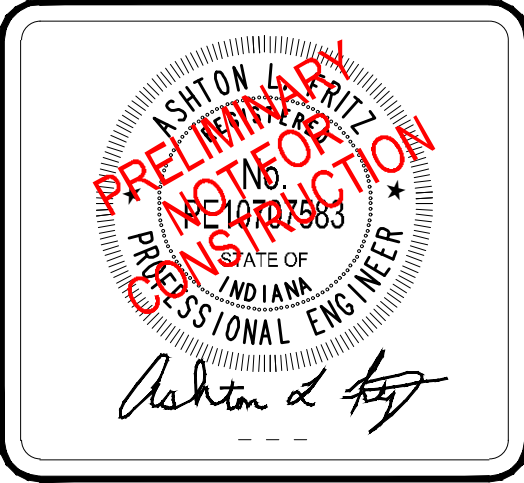


KEY NOTES: (XX)

- A1 RIGHT OF WAY PAVEMENT (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 (REF. LANDSCAPE PLAN)
M DUMPSTER ENCLOSURE (REF. ARCH. PLANS)
N MATCH EXISTING PAVEMENT, CURB OR WALK
O EXISTING SIDEWALK/PAVEMENT TO REMAIN
P SIDEWALK TRANSITION (PER INDOT DETAIL)
Q BICYCLE PARKING (U-SHAPED, BLACK THERMOPLASTIC POWDER COATED)
S CURB TURNOUT
T FLUSH CURB / CURB TAPER
V POLE SIGN (REF. SIGNAGE PLANS)
W FLAG POLE (CONCORD AMERICAN MODEL ISC20C51 WITH #C0A2006 GROUND TUBE AND 10\" SQUARE BASEPLATE (OR APPROVED EQUAL), INSTALL PER MANUFACTURERS RECOMMENDATIONS. REF. DETAILS C801)

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

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

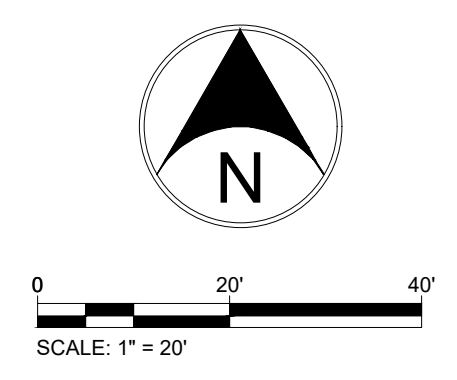
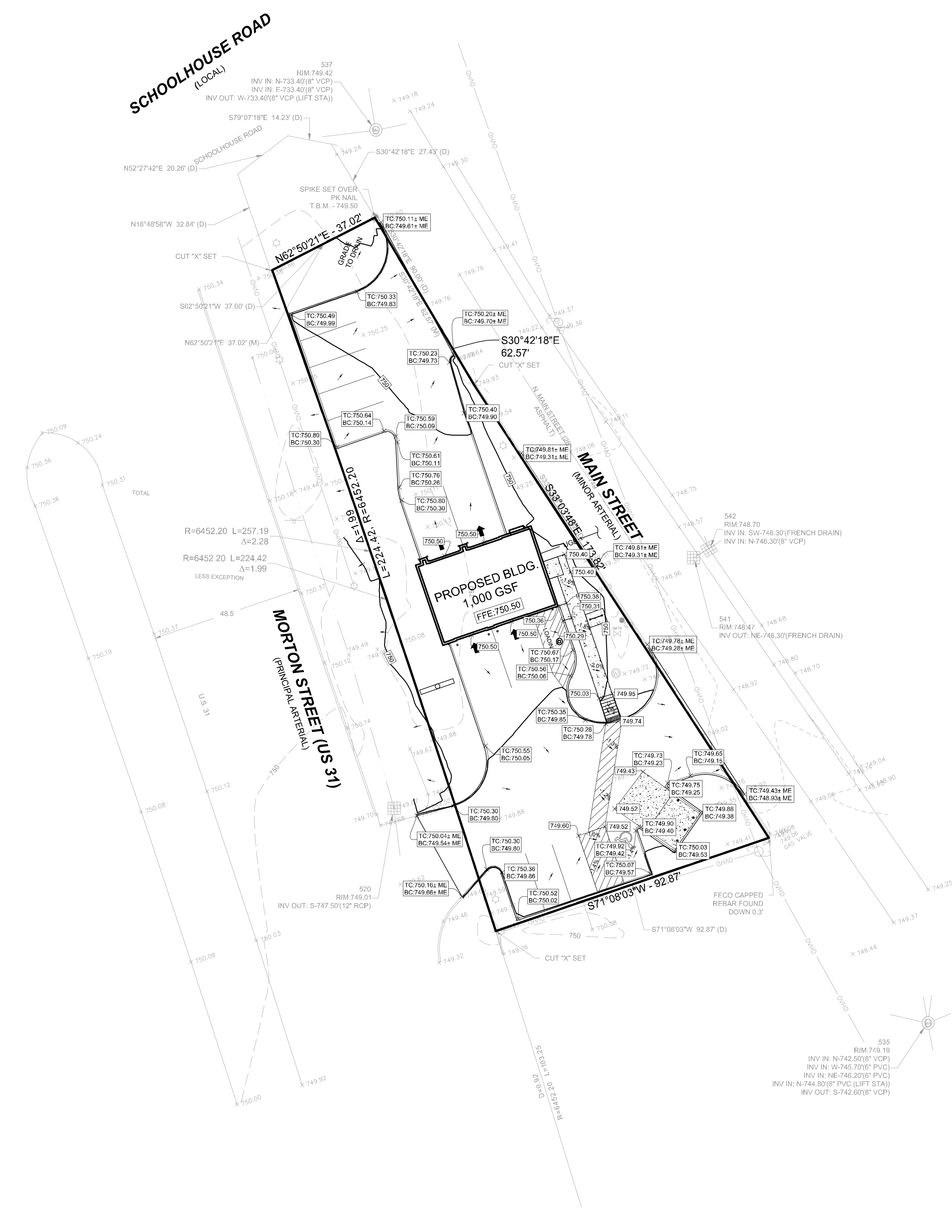
GENERAL NOTES / LEGEND:

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
PROJECT NO.: 1905001
SHEET NAME: SITE PLAN
SHEET NO.: C201

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811
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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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PRELIMINARY
NOT FOR CONSTRUCTION
Ashton L. Fritz
Professional Engineer
State of Indiana
License No. 14723

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"



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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

48.5

MORTON STREET (US 31)
(PRINCIPAL ARTERIAL)

PROPOSED BLDG
1,000 GSF
FFE: 750.50

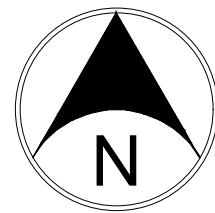
MAIN STREET
(MINOR ARTERIAL)

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)

146
749.06
GAS VALVE


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:

XX#

- 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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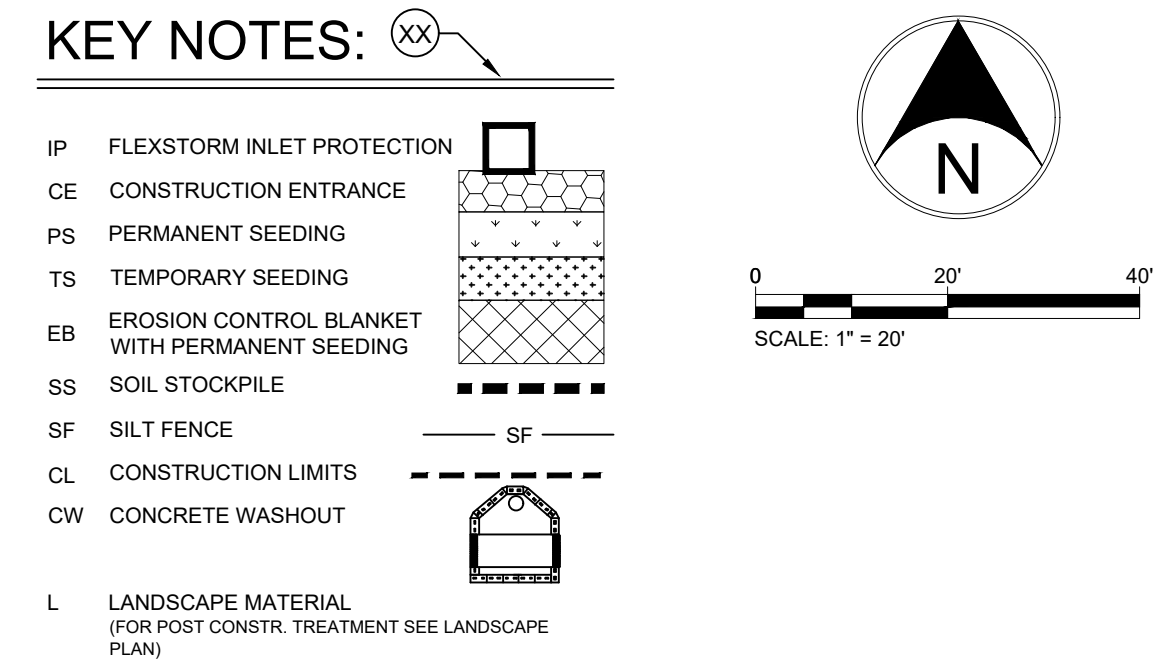
PROJECT NO.:
1905001

SHEET NAME:
UTILITY PLAN

SHEET NO.:
C401



Know what's below.
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1. Contractor shall schedule a Pre-Construction Meeting with the Town of Franklin Stormwater Management Dept. 317-736-3640
2. The following erosion control measures shall be in place prior to any land disturbing activities:
 - 2.1. Create a stabilized construction entrance
 - 2.2. Install Temporary Inlet Protection Measures on existing storm inlets.
 - 2.3. Install Temporary Silt Fence and/or Silt Sock Protection as shown on approved plans
 - 2.4. Install Temporary Concrete Washout
3. Contractor shall contact the Town of Franklin for an Initial Erosion Control Inspection to obtain full sign off on the Improvement Location Permit prior to earthwork activities.
4. Once land disturbing activities begin, the following practices shall be provided:
 - 4.1. The Trained Individual shall make weekly site inspections and after every rainfall event of 0.5 inches and greater.
 - 4.2. Positive drainage shall be maintained at all times. Contractor shall ensure the downstream drainage system and adjacent properties are not receiving sediment/debris laden runoff. If additional measures are necessary to protect adjacent properties or the downstream drainage system, the Contractor shall notify the Engineer and implement the necessary measures immediately.
 - 4.3. Once earth disturbing activities begin, the adjacent roadways, adjacent drives and parking lots shall be continuously monitored for sediment tracking. If sediment is found, immediate action is required to clean the offsite areas and the current erosion control practices will need to be inspected and modified accordingly to prevent any further sediment from leaving the project site.
 - 4.4. Once the new storm structures/pipes are in place, the appropriate type of inlet protection measures shall be placed.
 - 4.5. Continued monitoring of all exposed areas shall be performed in order to verify the surrounding areas are not becoming sediment laden from construction activities onsite.
 - 4.6. As the construction occurs, disturbed areas shall be stabilized as soon as they are at finished grade or will be left bare for more than 15 days.
 - 4.7. Provide final grade stabilization upon final grading of all areas including erosion control blanketing, seeding and sodding as appropriate.
 - 4.8. Storm sewers that become silted due to construction activities shall be cleaned with a jet vacuum and the material properly disposed of.
5. Construction Phase BMP's shall remain in place and continue to be inspected until the entire site has reached the minimum vegetative cover, 70% established.
6. Upon the site reaching the required minimum established vegetative cover, the IDEM Rule 5 Notice of Termination shall be submitted to the MS4 Department for approval prior to submitting it to IDEM.

1. All proposed erosion and sediment control shall be in conformance with JOHNSON COUNTY Standards. Discrepancies between the plans and the Manual shall not alleviate the contractor from adhering to the requirements as set forth in the Manual.
2. All erosion control practices shall be in accordance with the "Indiana Storm Water Quality Manual" and the SCS "Field Office Technical Guide".
3. The Town Engineer has the right to require additional erosion control measures in the field as conditions warrant.
4. Additional erosion and sediment control measures may be required by the inspector.
5. The storm water quality unit shown on these plans shall be the unit installed during the development of this property. No substitutions shall be permitted.

TOTAL SITE AREA = 0.33 ACRES
DISTURBED AREA = 0.33 ACRES

1. All erosion control practices shall be in accordance with the IDNR "Indiana Handbook For Erosion Control In Developing Areas; dated October 1992 and the SCS "Field Office Technical Guide.
2. The Town Engineer has the right to require additional erosion control measures in the field as conditions warrant.
3. Copies of the letter of intent and response from JOHNSON COUNTY office for Rule 5 compliance, when required.
4. Any other information reasonably required by the commission or administrator to properly evaluate the plan.
5. There shall be no dirt, debris, or storage of materials in the street.
6. All erosion control materials shall be approved by JOHNSON COUNTY prior to installation.
7. No soil will be removed or disposed of from the grading site.

THE CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL AND STORM WATER POLLUTION PREVENTION FOR THE PROJECT AREA:

Name: BALDWIN CAPITAL PARTNERS c/o ELLIOT SMITH
Address: 10884 GRESHAM PLACE
Phone: (574) 612-9998

List of Qualifications:
Contractor is to inform JOHNSON COUNTY of who this stormwater pollution prevention individual is at the pre-construction meeting, prior to any earth disturbing & construction activities.

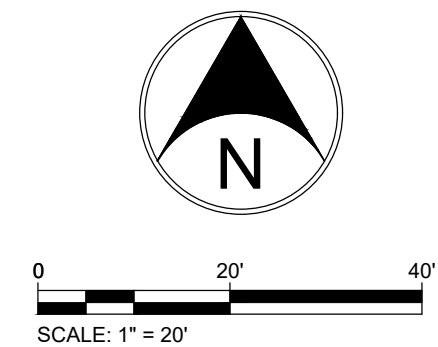
THE INDIANA STORM WATER QUALITY MANUAL & JOHNSON COUNTY STANDARDS SHALL BE USED IN CONJUNCTION WITH THIS SET OF EROSION CONTROL PLANS.

EROSION CONTROL SCHEDULE		
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
EXISTING INLET PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
TREE PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
TEMPORARY DIVERSIONS	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	ALONG WITH ROUGH GRADING
TEMPORARY SEEDING	WATER AS NEEDED	AFTER ROUGH GRADING
PERMANENT SEEDING	WATER AS NEEDED	AFTER FINISH GRADING
EROSION CONTROL MATTING	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	AFTER FINISH GRADING
STRAW BALES	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	AFTER FINISH GRADING
INLET PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	AFTER EACH INLET IS PLACED
SEED, SOIL & LANDSCAPE AROUND UNITS FINISHED	WATER AS NEEDED	AFTER FINISHED GRADING AROUND FINISHED UNITS
REMOVAL OF STRAW BALES	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED
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

* - SEE CHART FOR MAINTENANCE REQUIREMENTS



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



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

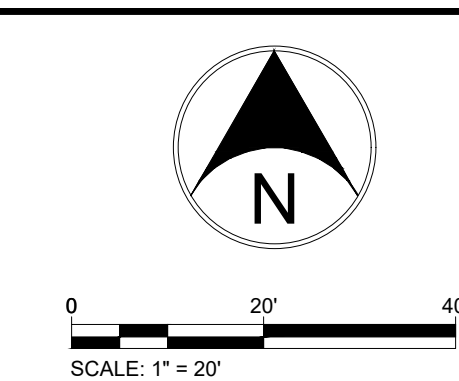
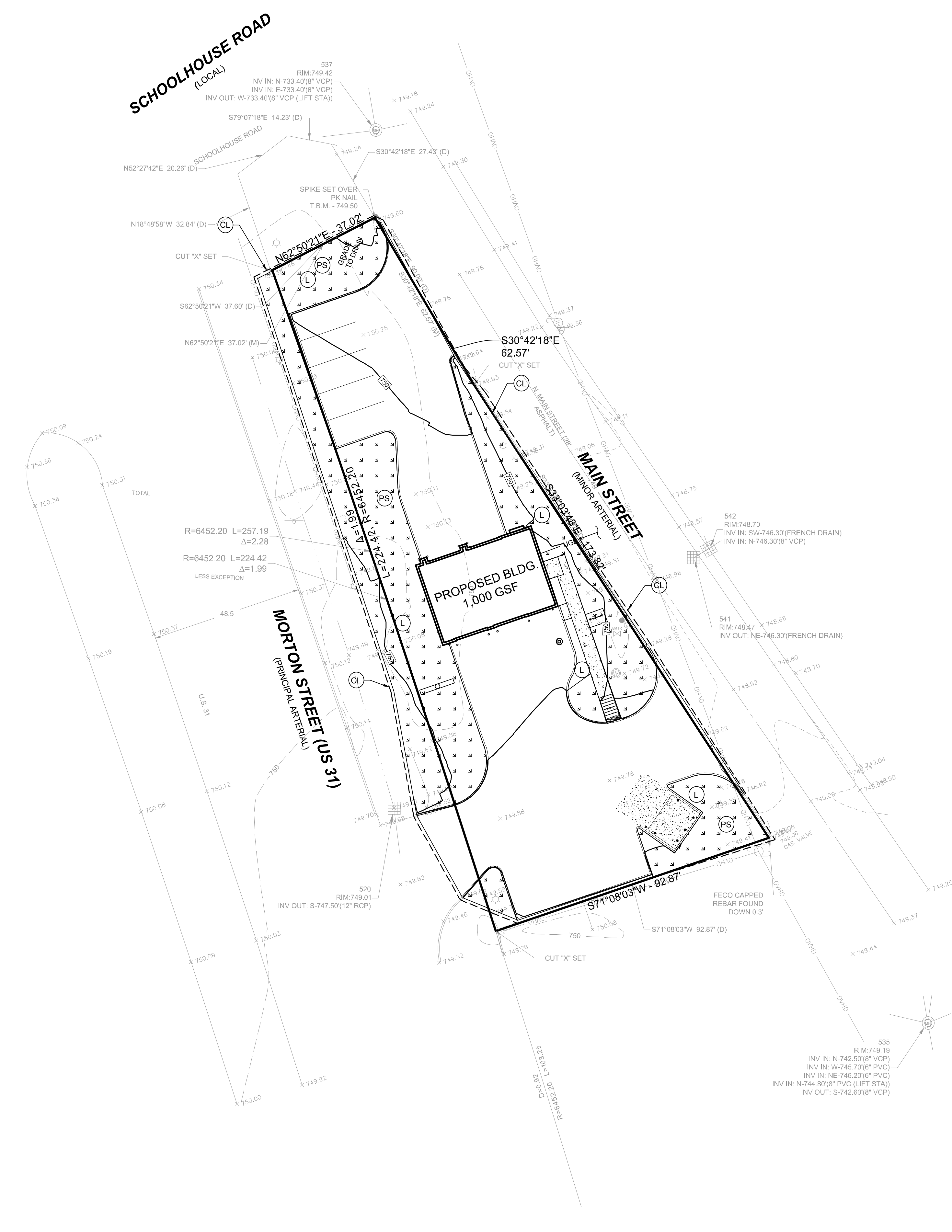
PROJECT:
**TAKE 5 QUICK
OIL CHANGE**
PROJECT LOCATION:
1795 N. MORTON ST.
FRANKLIN, INDIANA 46123
JOHNSON COUNTY
SECTION, TOWNSHIP, RANGE:
S10, T12N, R4E

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 MASS GRADING & CONSTRUCTION SWPP PLAN		
SHEET NO. C502		



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KEY NOTES: XX

- 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)

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REVISIONS AND ISSUES	DATE	BY

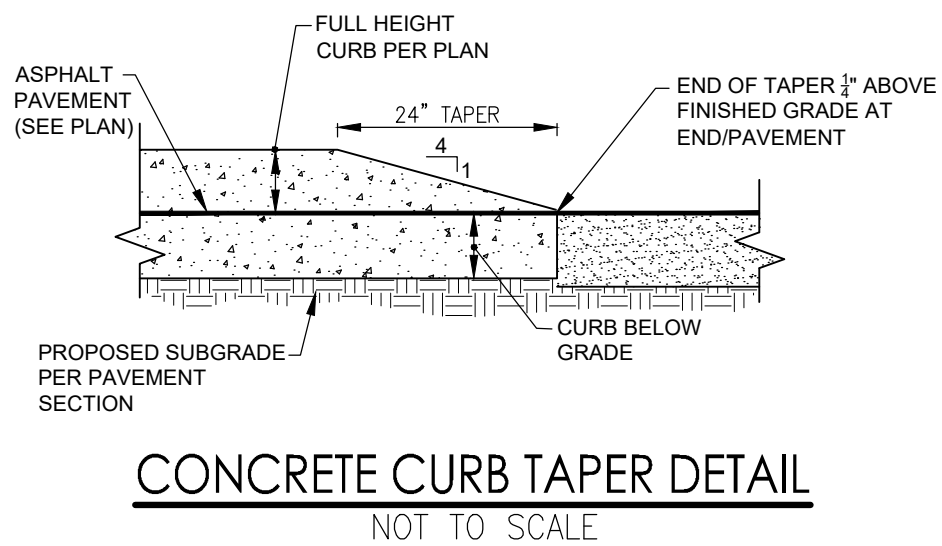
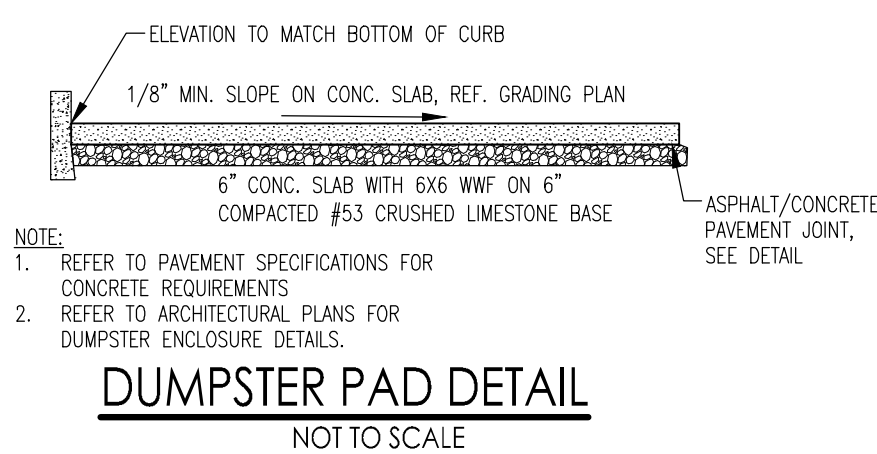
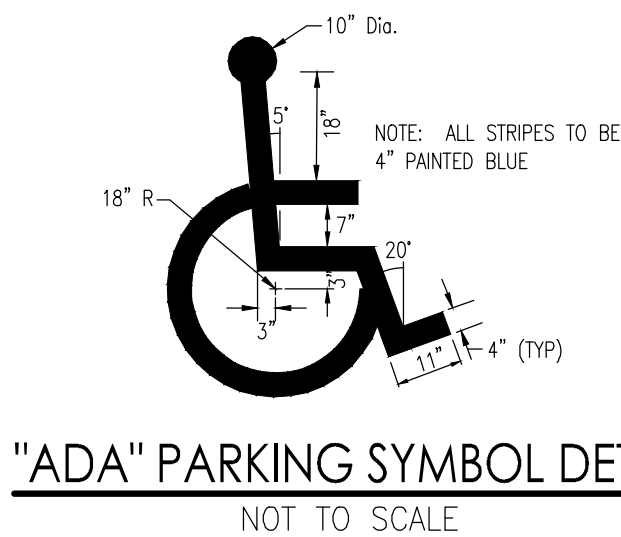
GENERAL NOTES / LEGEND:

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

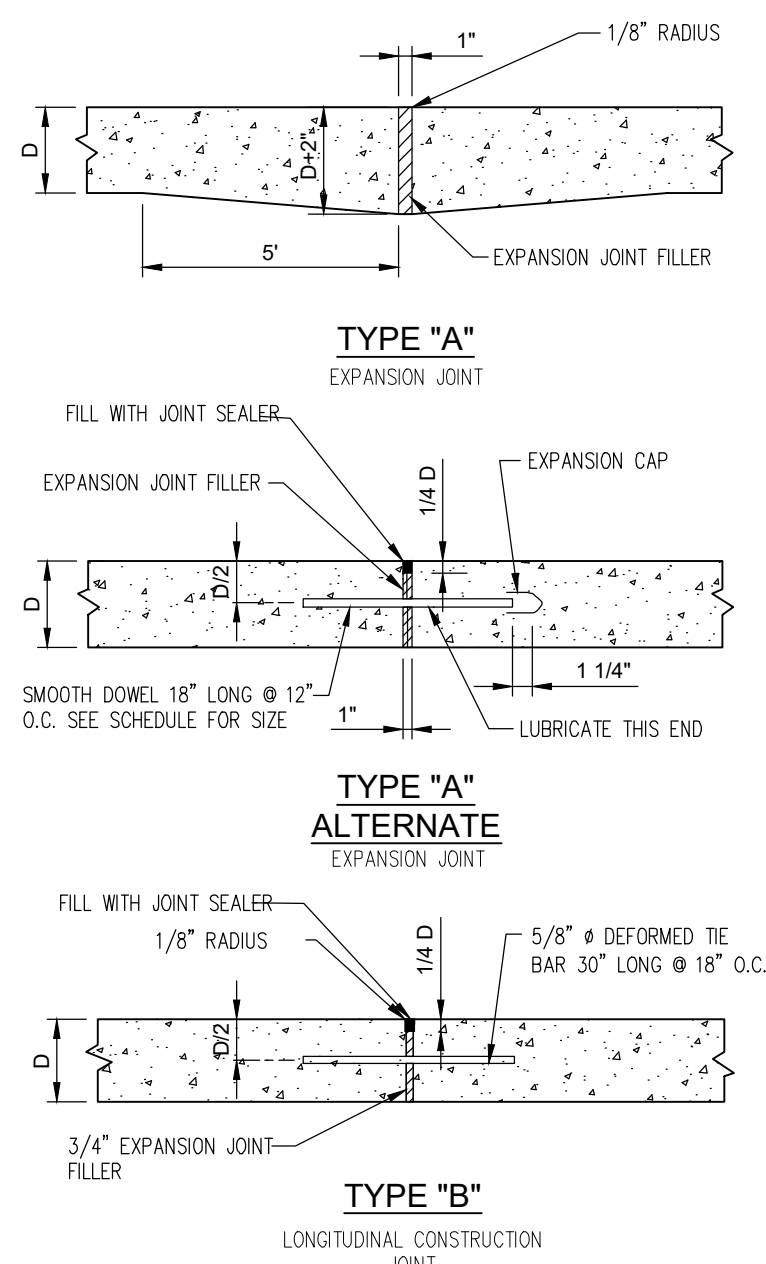
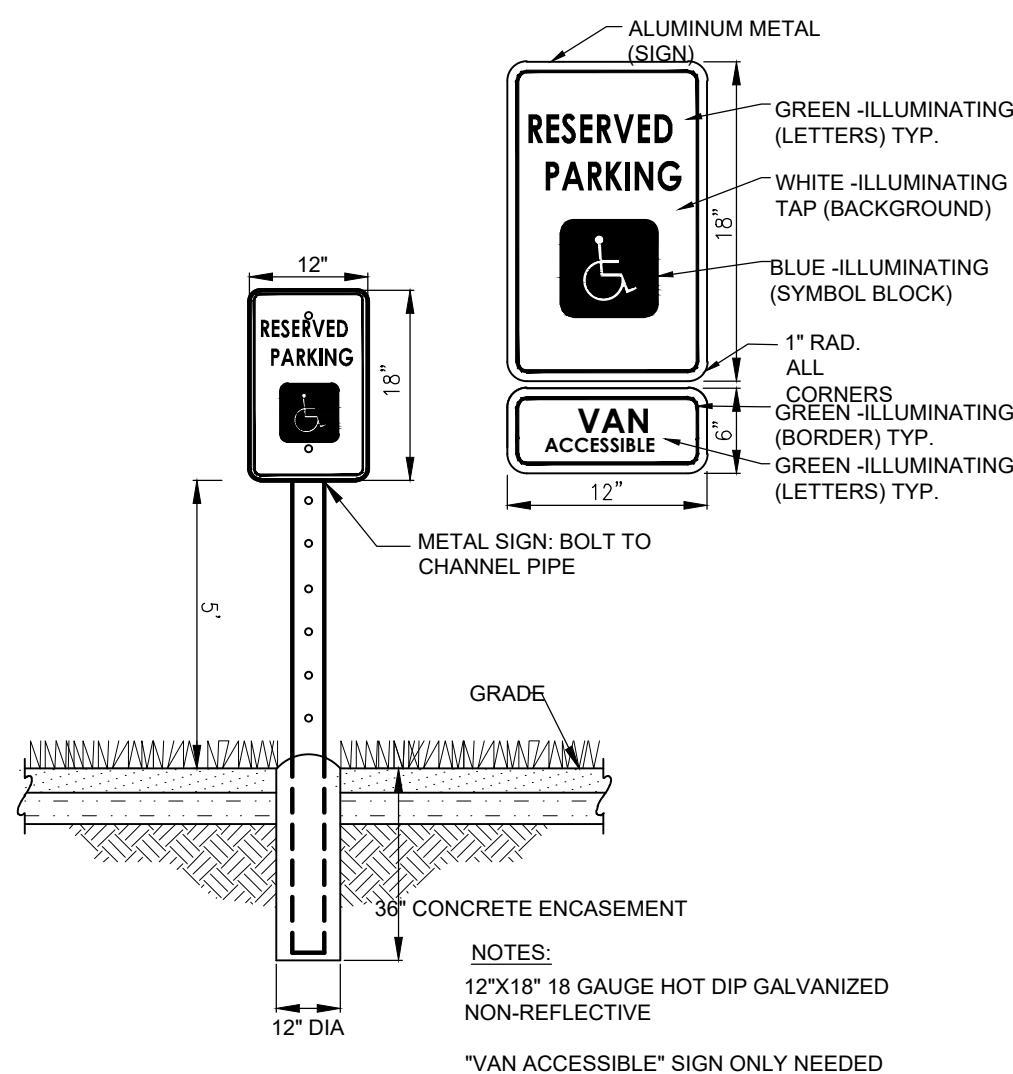
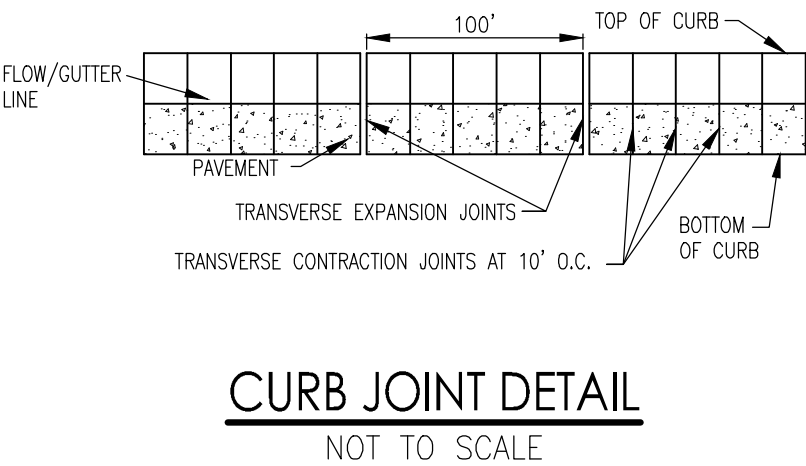
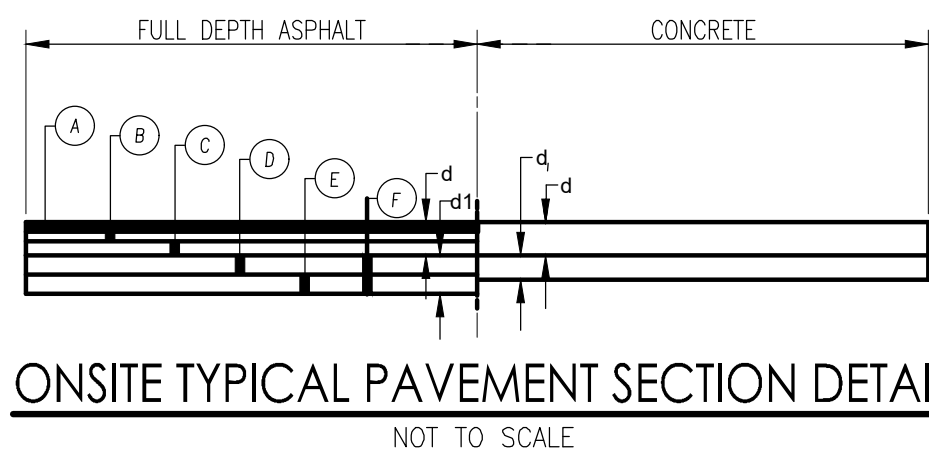
PLAN DATE: 7/10/2019
DESIGN: AF CHECK: AF DRAWN: KG
PROJECT NO.: 1905001
SHEET NAME: POST CONSTRUCTION SWPP PLAN
SHEET NO.: C503

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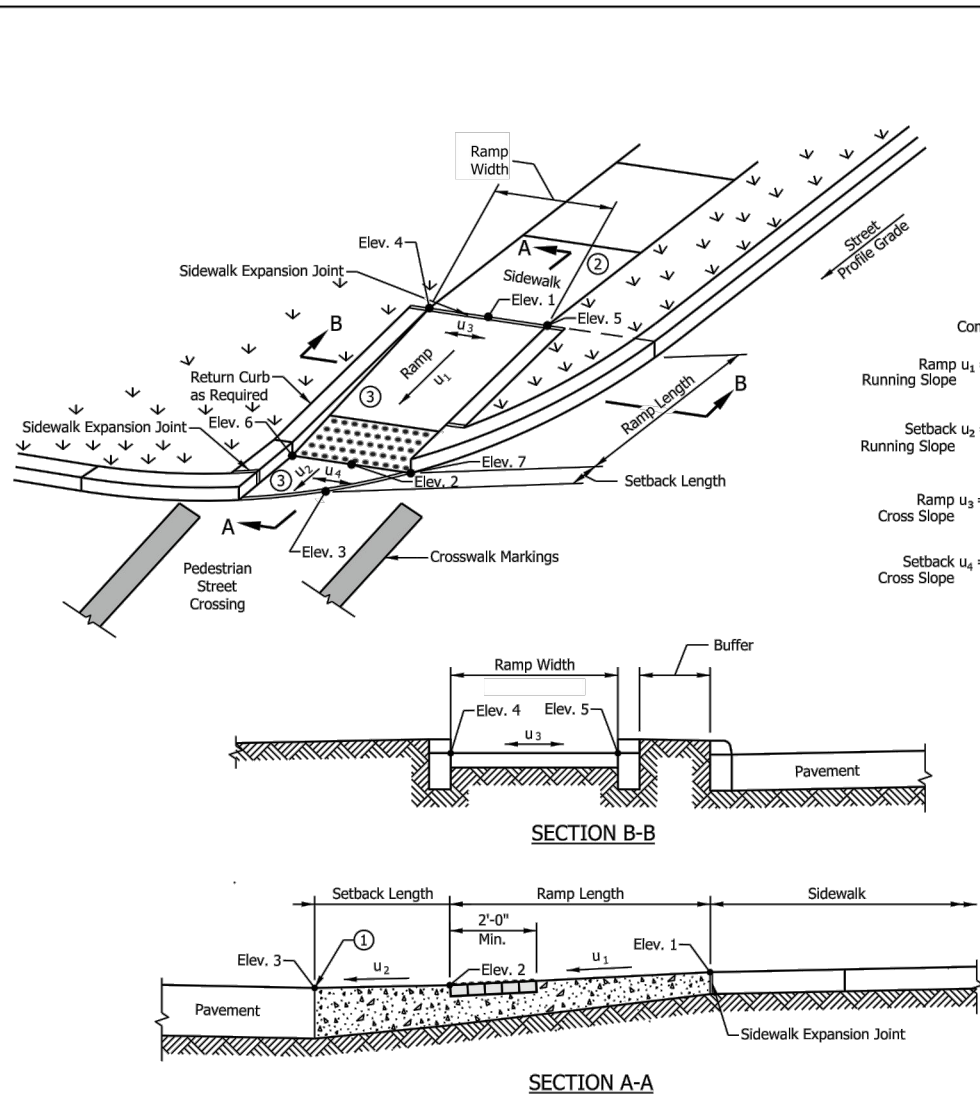
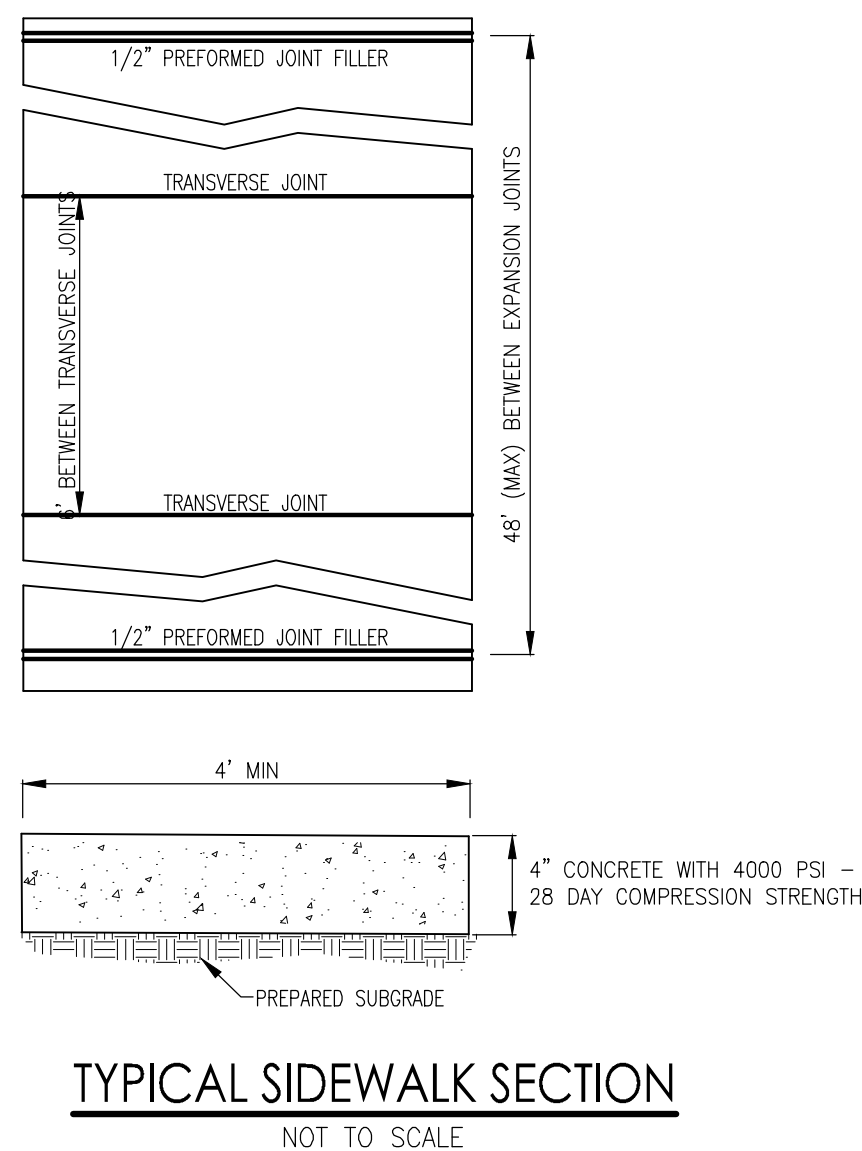
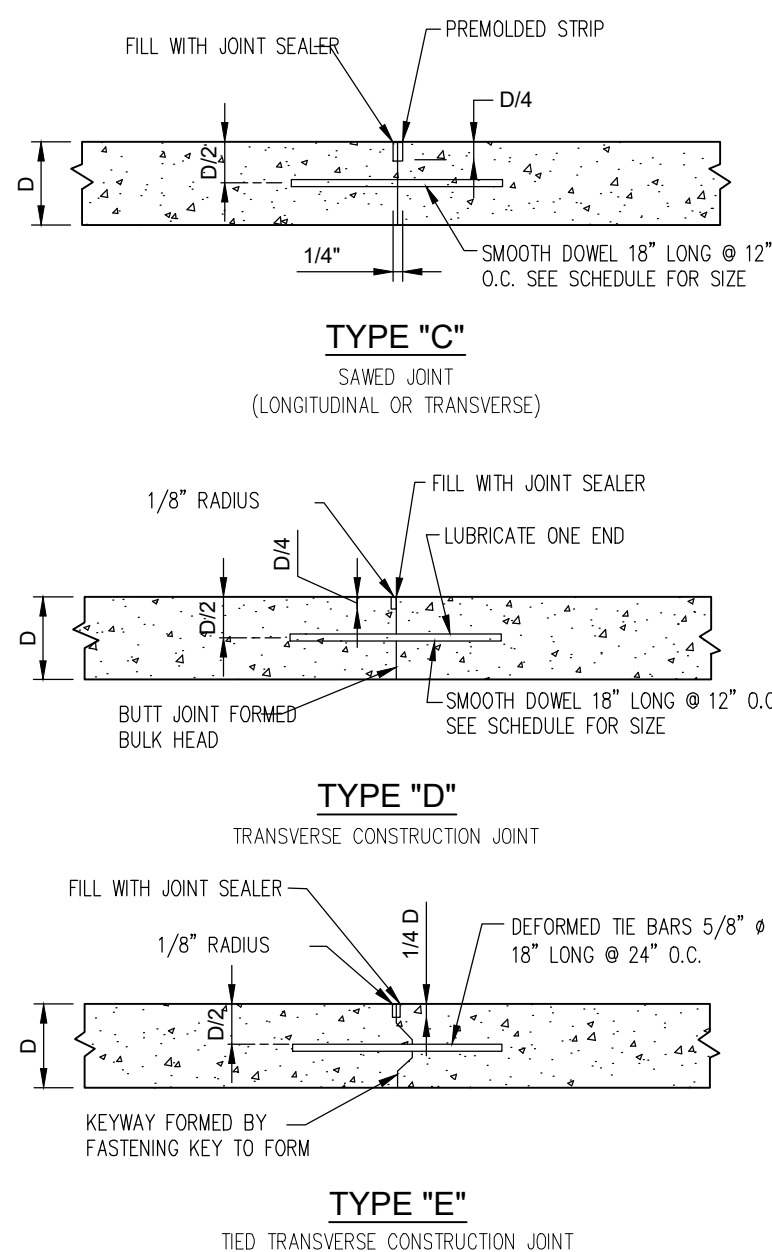
NOTES:

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



DOWEL SCHEDULE

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




NOTES:

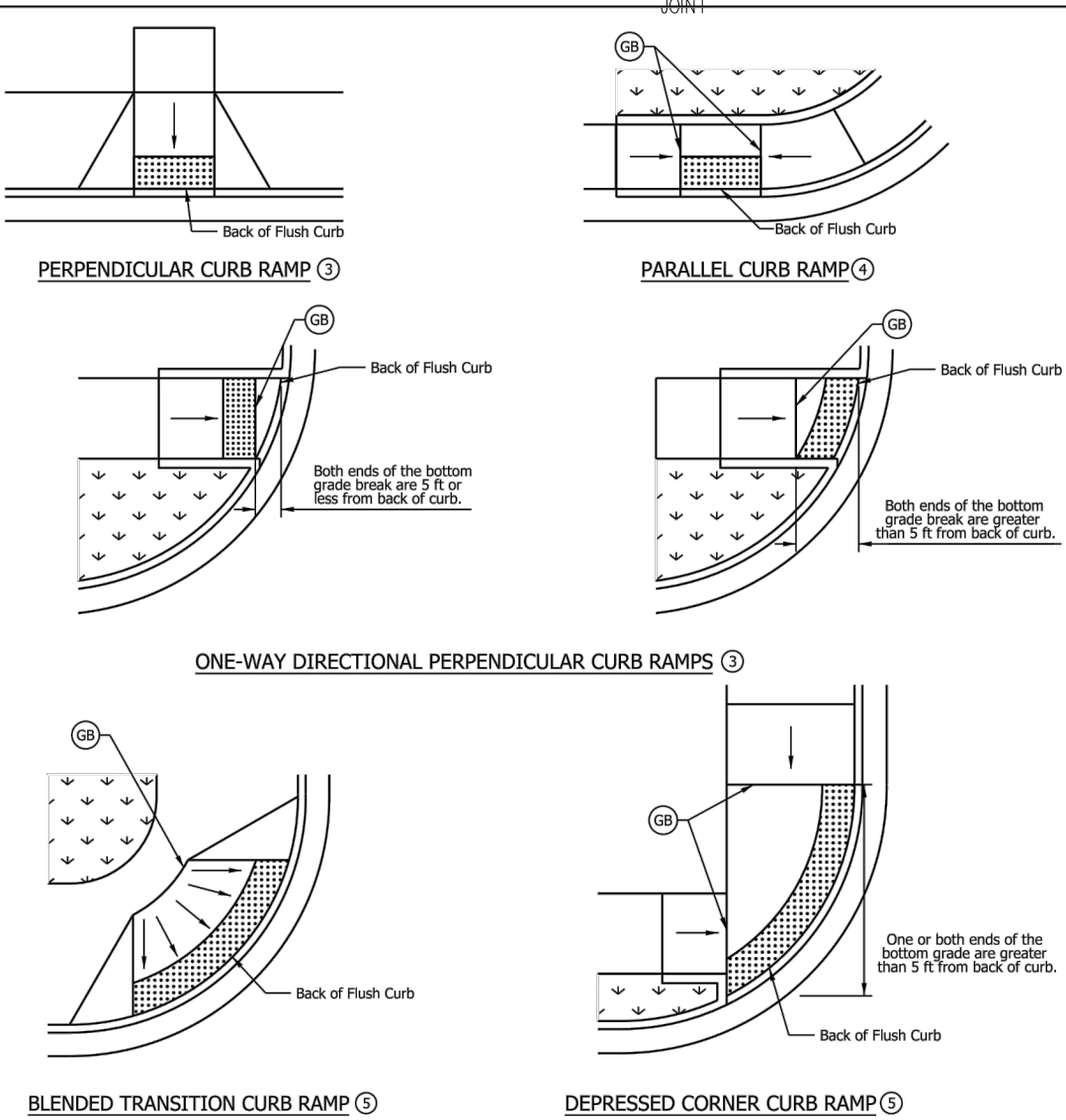
- 1 The bottom edge of the ramp or setback and top of curb shall be flush with the edge of adjacent pavement and gutter line.
- 2 A turning space is not required at the top of the ramp for a one-way directional perpendicular curb ramp.
- 3 Curb ramp surface shall be coarse broomed transverse to the running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

LEGEND:

 Buffer or Range

 Range


INDIANA DEPARTMENT OF TRANSPORTATION	
ONE-WAY DIRECTIONAL PERPENDICULAR CURB RAMP COMPONENT DETAILS	
SEPTEMBER 2016	
STANDARD DRAWING NO.	E 604-SWCR-06
	<i>s/ Elizabeth W. Phillips</i> 03/15/16 DESIGN STANDARDS ENGINEER DATE <i>s/ Mark A. Miller</i> 03/18/16 CHIEF ENGINEER DATE

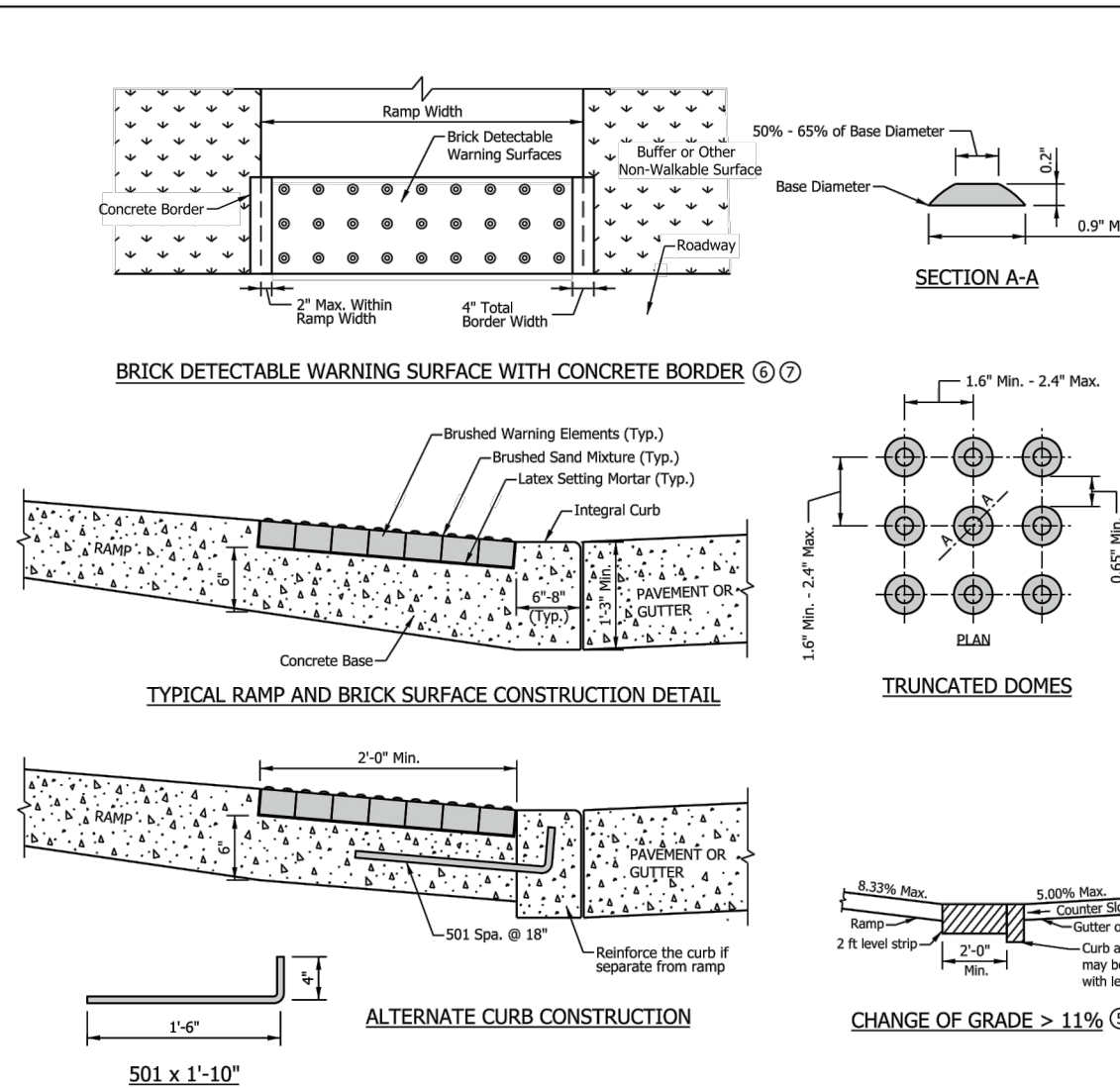


NOTES:

1. A detectable warning surface shall be placed at each street, highway, or railroad crossing. See Standard Drawing E-604-SWDR-03 for a detectable warning surface placed at a sidewalk driveway crossing.
2. The detectable warning surface shall extend a minimum of 2 ft in the travel direction of traffic on each side of the crossing. The detectable warning surface shall not be placed across the back of the curb.
3. Where the top of the bottom grade break on a perpendicular curb ramp is 5 ft or less from the back of the curb, the detectable warning surface shall be placed within 1 ft of the curb. Where the spacing of the bottom grade break, where the bottom grade break is more than 5 ft from the back of the curb, the detectable warning surface shall be placed at the back of the curb.
4. 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 the curb.
5. The detectable warning surface on a blended transition or depressed curb shall be placed at the back of the curb.
6. See Standard Drawing E-604-SWDR-14 where a concrete border is used as an edge restraint for a detectable warning surface.


LEGEND:

INDIANA DEPARTMENT OF TRANSPORTATION		
DETECTABLE WARNING SURFACE PLACEMENT AND CONFIGURATION SEPTEMBER 2016		
STANDARD DRAWING NO.		E 604-SWCR-12
	<i>/s/ Elizabeth W. Phillips</i> DESIGN STANDARDS ENGINEER	03/15/18 DATE
	<i>/s/ Mark A. Miller</i> CHIEF ENGINEER	03/18/18 DATE



NOTES:

1. Detachable warning surface shall consist of truncated domes and shall be aligned in a square or radial grid pattern. When truncated domes are arrayed radially, they may differ in diameter and center-to-center spacing within the ranges specified.
2. The detachable warning surface shall be manufactured to fit the radii of the curb and gutter. The curb-to-curb dome spacing between the adjacent panels outside of the allowable range.
3. The detachable warning surface shall contrast visually with adjacent surfaces, either light-or-dark or dark-on-light.
4. The detachable warning surface shall extend a minimum of 2 ft in the direction of travel away from the curb and gutter full width of the ramp. The maximum curb slope shall not be placed across a grade break.
5. The detachable warning surface shall be provided at the bottom of the ramp shall be 5.00%. Where the algebraic difference between the maximum and minimum curb slope exceeds 11% or a 2.28 ft minimum level strip should be provided at the bottom of the ramp.
6. Where concrete border is used for forming, the border shall be cast monolithically with the curb ramp concrete. The concrete border shall extend 2 ft, within the ramp width.
7. Where forming other than a concrete border is used, the edge restraint shall extend 2 ft, within the ramp width.

INDIANA DEPARTMENT OF TRANSPORTATION		
DETECTABLE WARNING SURFACE DETAILS		
SEPTEMBER 2016		
STANDARD DRAWING NO.		E 604-SWCR-14
	<i>/s/ Elizabeth W. Phillips</i>	03/15/16
	DESIGN STANDARDS ENGINEER	DATE
	<i>/s/ Mark A. Miller</i>	03/18/16
	CHIEF ENGINEER	DATE

[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:	CHECK:	DRAWN:
AF	AF	KO
PROJECT NO.		
1905001		
SHEET NAME		
GENERAL DETAILS		
SHEET NO.		
C801		

[illegible]

GENERAL NOTES / LEGEND

PROJECT:

TAKE 5 QUICK OIL CHANGE

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

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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**

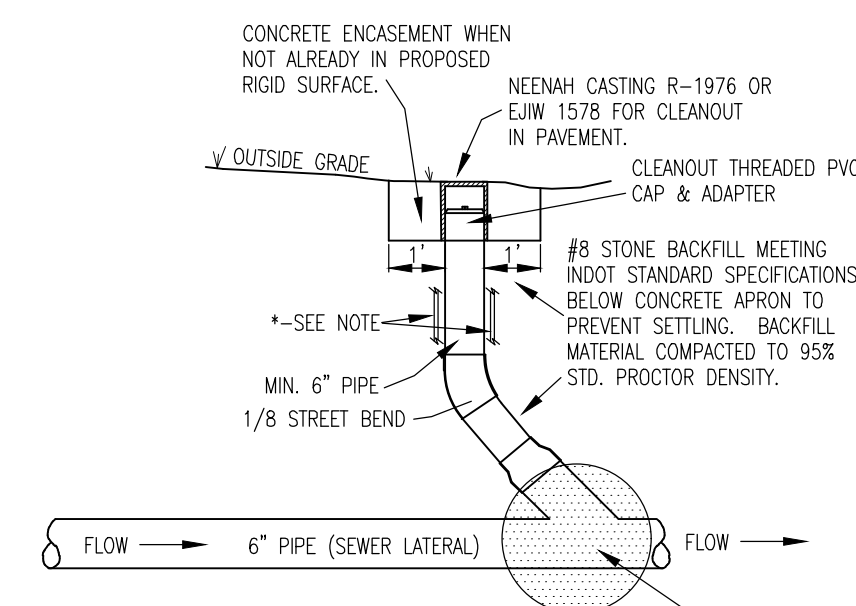
SHEET NAME
GENERAL DETAILS

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

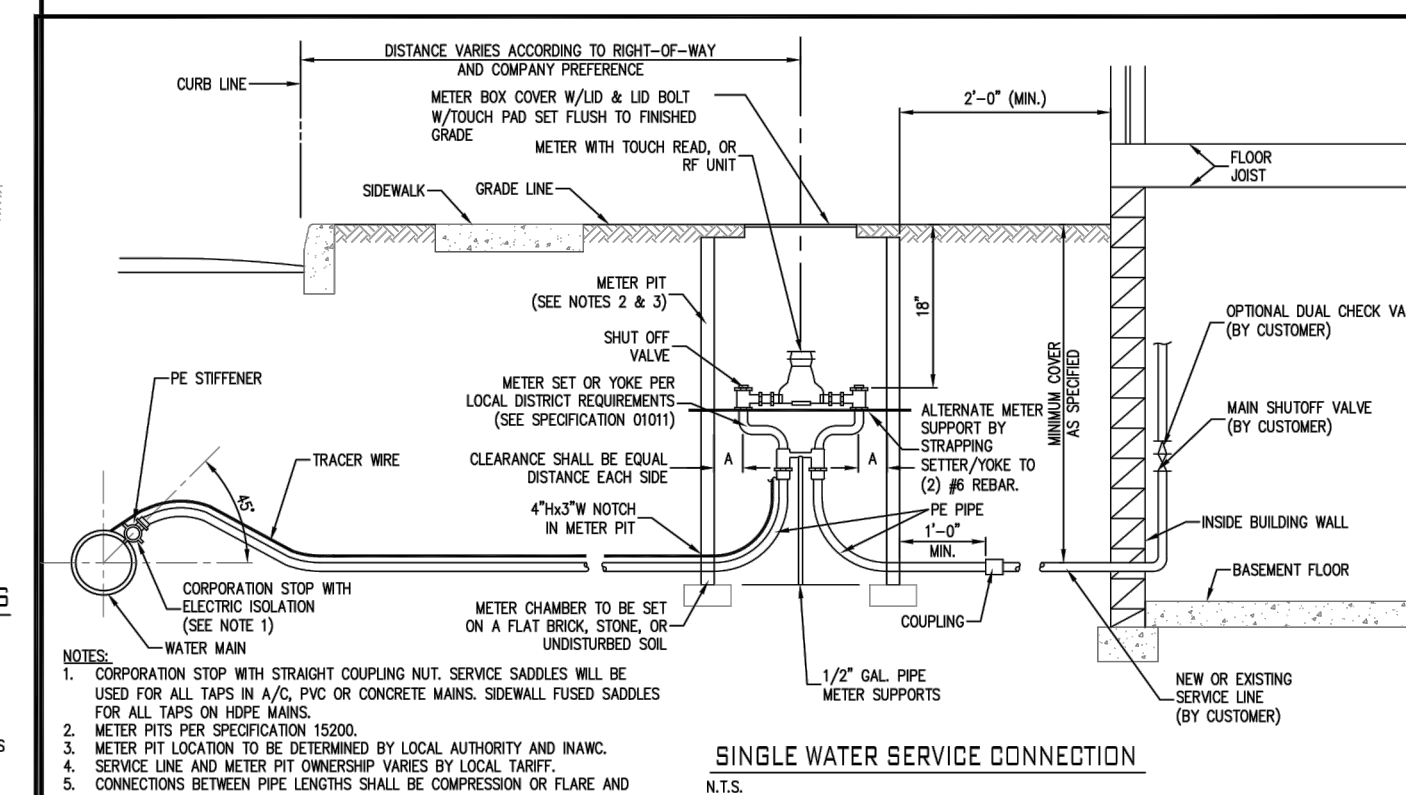
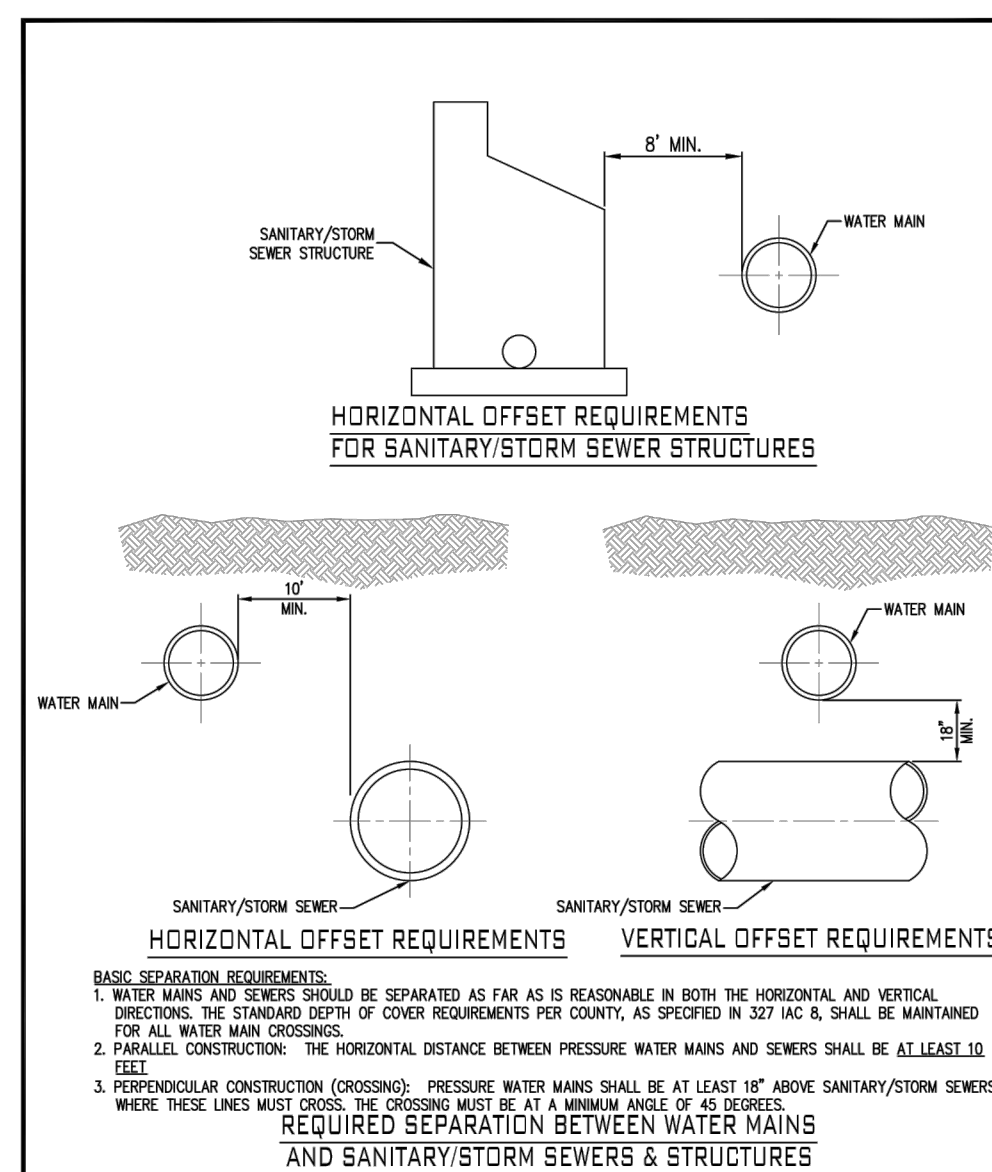


* NOTE:
PLACE MINIMUM 10" DIAMETER HDPE PIPE
AROUND LATERAL PRIOR TO BACKFILLING
HDPE PIPE TO EXTEND INTO CONCRETE

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



SINGLE WATER SERVICE CONNECTION
N.T.S.

N.T.




**INDIANA
AMERICAN WATER**
ENGINEERING DEPARTMENT
153 N. EMERSON AVENUE
GREENWOOD, INDIANA 46143

STANDARD DETAIL

SEWER SEPARATION

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



**INDIANA
AMERICAN WATER**
ENGINEERING DEPARTMENT
153 N. EMERSON AVENUE
GREENWOOD, INDIANA 46143

STANDARD DETAIL

SINGLE WATER SERVICE

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

"IT'S THE
LAW"



Know what's below.

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2 WORKING DAYS BEFORE YOU DIG.

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 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 and 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-266. 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 IIA.
 - 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, than 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 limited to a maximum of 8% of the total. Material shall be free from an excess of flat, elongated thin 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, pipe, 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

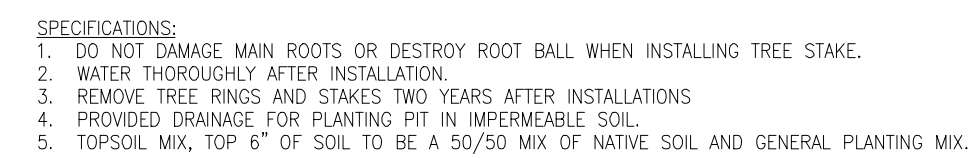
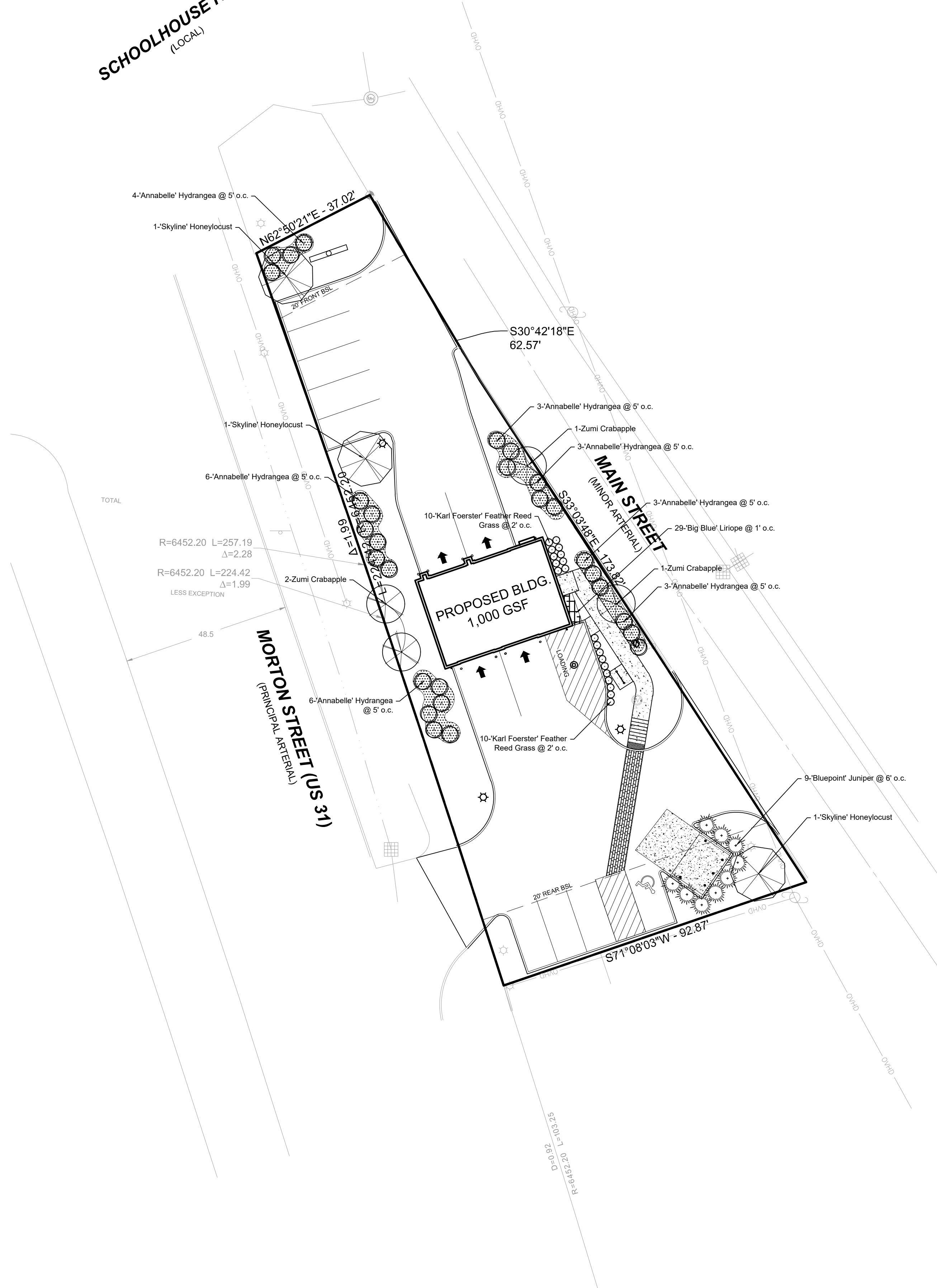
PLAN DATE:		
7/10/2019		
DESIGN: AF	CHECK: AF	DRAWN: KG
PROJECT NO.		
1905001		
SHEET NAME		
GENERAL SPECIFICATIONS		
SHEET NO.		
C901		

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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1/2" DIA. BLACK PLASTIC HOSE

1/8" (NO.11 GA.) GALV. WIRE COIL EACH END TIGHTLY

ENLARGED DETAIL

TRIM BRANCHES TO REMAIN NATURAL FORM OF TREE

USE APPROVED TREE DRESSING ON ALL ROOT AND BRANCH CUTS OVER 1/4" DIA.

WRAP TRUNKS GREATER THAN 2" CALIPER WITH BURLAP

2 T-1 BARS 2'X2'X8" LONG

MAINTAIN TREE BARK AT OR SLIGHTLY HIGHER THAN EXISTING GRADE, TO ALLOW FOR SETTLEMENT

MUCH

CREATE SAUCER AROUND TREE

FINISHED GRADE

CUT AND REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL

B&O ROOT BALL

COMPACTED TOPSOIL MIX AS SPECIFIED BELOW

SCARIFY PIT BOTTOM (MIN. 6")

- SPECIFICATIONS:**
1. TOPSOIL MIX. TOP 6 INCHES OF SOIL TO BE A 50/50 MIX OF NATIVE SOIL AND GENERAL PLANTING MIX.
 2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 3. WATER THOROUGHLY AFTER INSTALLATION.
 4. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
 5. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
 6. ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.

Diagram illustrating the components of a tree planting pit:

- TOP OF ROOT BALL SHALL BE LEVEL WITH FINISHED GRADE
- FORM SAUCER WITH 3" CONTINUOUS RIM
- BACKFILL MIXTURE: 5:1 TOPSOIL ORGANIC HUMUS
- BOTTOM LAYER OF BACKFILL SHALL BE LIGHTLY TAMPED AND SETTLED WITH WATER PRIOR TO PLACEMENT
- MULCH 2" MIN. AWAY FROM TRUNK OF PLANT
- 2"-3" SHREDDED HARDWOOD BARK
- PRUNE TO REMOVE DEAD OR BROKEN BRANCHES
- CUT & REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL. NON-DEGRADABLE BURLAP SHALL BE REMOVED OR ROLLED UNDER BALL AFTER PLACEMENT OF PLANT
- PROVIDE DRAINAGE IN PLANTING PIT AS NECESSARY

24	Hydrangea ar
Ornamental Grass	
20	'Karl Foerster'
Perennials	
28	Liriope musca

SHRUB PLANTING DETAIL

CANOPY TREE

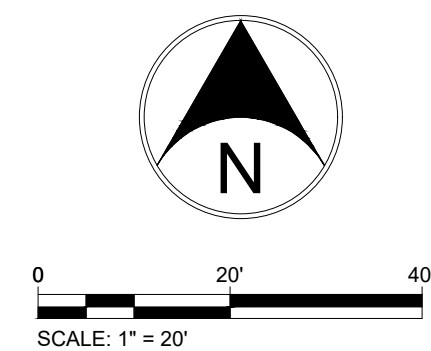
ORNAMENTAL TREE

ORNAMENTAL GRASS/PERENNIAL

SHRUB

HARWOOD MULCH

EXISTING TREE



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

1. 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.
 2. 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.
 3. 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.
 - a. 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.
 - b. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, GRAFFITI, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
 - c. ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED OR REPLACED PERIODICALLY TO MAINTAIN AESTHETICALLY APPROPRIATE AND STRUCTURALLY SOUND CONDITIONS.
 - d. 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.
4. 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.
 5. 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.

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



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**Fritz Engineering
Services, LLC**

14020 Mississinewa Drive
Carmel, Indiana 46033

P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com

ASHTON L. FRITZ
REGISTERED
No.
PE10707583
STATE OF
INDIANA
PROFESSIONAL ENGINEER
Ashton L. Fritz
8/1/2019

[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		
LANDSCAPE PLAN		
SHEET NO.		
L101		