

TOPOGRAPHICAL NOTES

1. CONTRACTOR SHALL DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
2. UTILITIES ARE GRAPHICAL REPRESENTATION PER SURVEY AND MAPPING. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
3. WELLS AND SEPTIC SYSTEMS SHALL BE ABANDONED PER ALL FEDERAL, STATE, AND LOCAL REGULATIONS. A REPRESENTATIVE FROM THE JOHNSON COUNTY HEALTH DEPARTMENT SHALL BE PRESENT DURING REMOVAL OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAZARDOUS MATERIAL TESTING AND REMOVAL (IF DEEMED NECESSARY) FOR THE EXISTING STRUCTURES.
4. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR SERVICE DIS-CONNECTIONS.

FLOODPLAIN INFORMATION

THE PROPERTY PLOTS BY SCALE AS BEING IN ZONE "A" & "Y" OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR JOHNSON COUNTY, INDIANA, COMMUNITY PANEL NO. 18081, C. 03220 AND 02010, DATED AUGUST 2, 2007. THE ACCURACY OF ALL FLOOD HAZARD DATA SHOWN ON THIS PROJECT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OF ELEVATION ON THE RECORDED FLOOD INSURANCE RATE MAP.

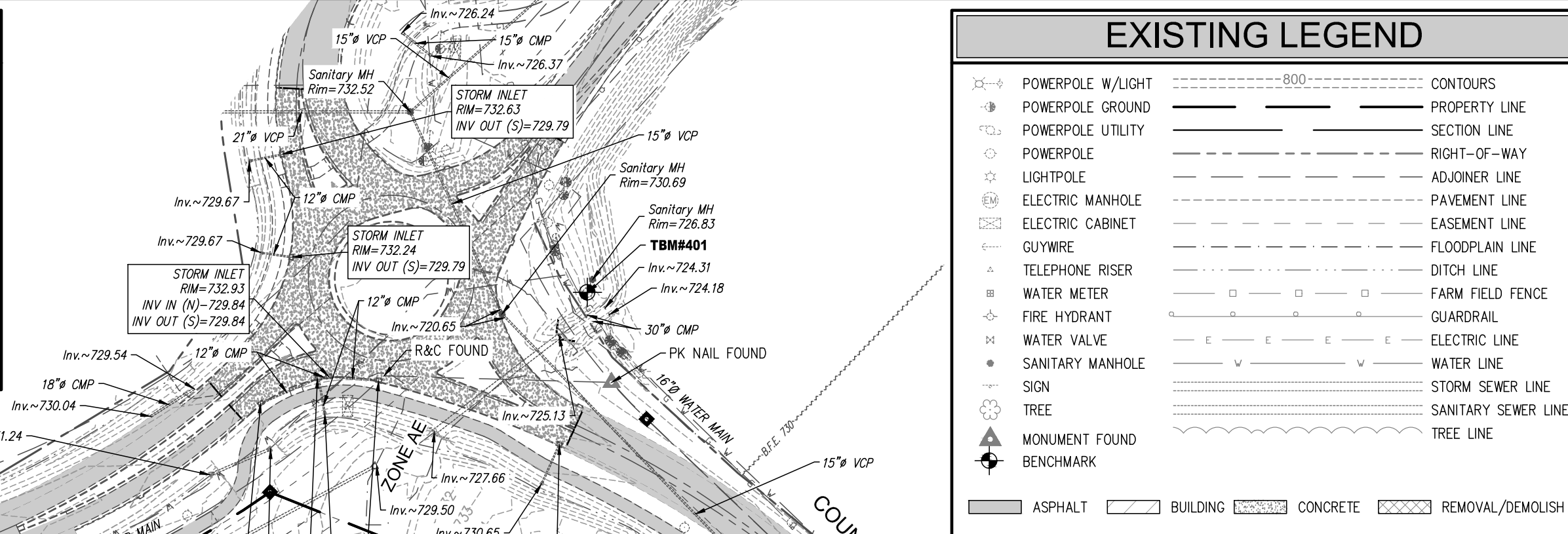
BENCHMARK INFORMATION

BENCHMARK - JON 6 - ELEVATION 721.534 FEET (DESIGN ELEVATION=720.604 FEET)
IN JOHNSON COUNTY, FRANKLIN QUADRANGLE, IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, AT FRANKLIN, 0.2 NORTH ALONG FORSYTHE STREET FROM ITS INTERSECTION WITH STATE ROAD 44 TO AN ELECTRIC TOWER, SET IN THE TOP OF THE SOUTHWEST CONCRETE SUPPORT OF THE ELECTRIC POWER TAKE OFF TOWER, 110 FEET EAST OF THE CENTERLINE OF FORSYTHE STREET, 50 FEET SOUTH OF HURRICANE CREEK, 1.0 FOOT ABOVE THE GROUND, AN INDIANA FLOOD CONTROL AND WATER RESOURCES COMMISSION BRASS CONTROL STATION TABLE, STAMPED "JON 6"

TBM#400
RR SPIKE SET IN SOUTH SIDE OF POWERPOLE UP ±1.0' (PP#58636) ELEV.=744.36

TBM#401
RR SPIKE SET IN SOUTHWEST SIDE OF POWERPOLE UP ±1.0' SQUARE METAL TAG SAYS "PUBLIC SERVICE CO. OF IND." (PP#50616) ELEV.=728.18

TBM#402
RR SPIKE SET IN NORTH SIDE OF POWERPOLE UP ±1.0' TAG SAYS "HE NEEDHAM JCT #2" (PP#8254196) ELEV.=736.65



LEGAL DESCRIPTION

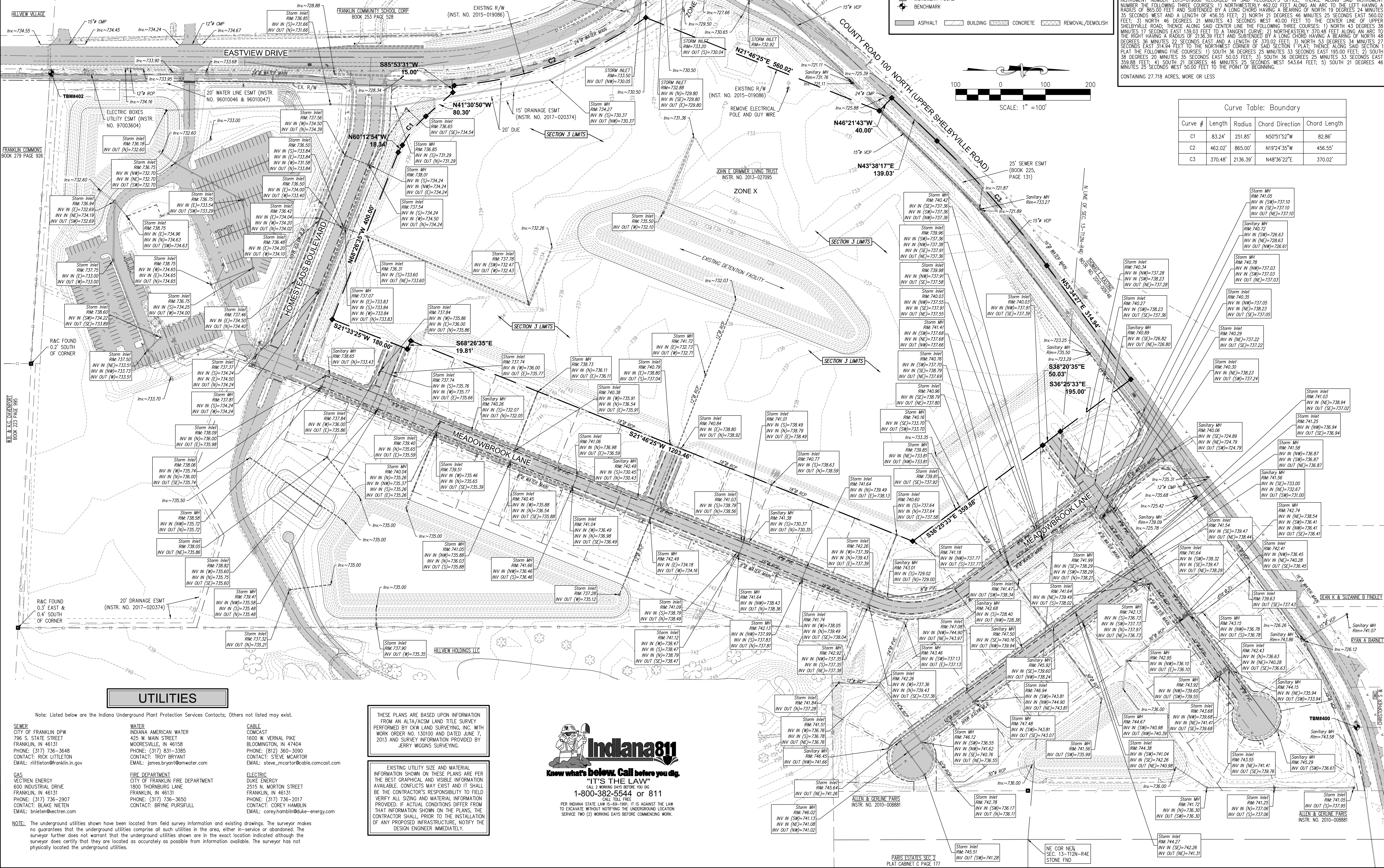
A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SAID SECTION 12, THENCE SOUTH 00 DEGREES 00 MINUTES 53 SECONDS EAST ON AND ALONG THE EAST LINE THEREOF 432.04 FEET, THENCE SOUTH 89 DEGREES 23 MINUTES 00 SECONDS EAST ON AND ALONG AN IRON ROD FOUND AND TO A SOUTHEAST CORNER OF THE PLAT OF HOMESTEADS AT HILLVIEW-SECTION 1 MAJOR SUBDIVISION SECONDARY PLAT, WHICH IS RECORDED IN PLAT CABINET E SLIDE 170 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, THENCE ALONG SAID PLAT THE FOLLOWING TWO COURSES: 1) SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 295.42 FEET, 2) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 185.52 FEET TO THE NORTHEAST CORNER OF THE PLAT OF HOMESTEADS AT HILLVIEW-SECTION 2 MAJOR SUBDIVISION SECONDARY PLAT RECORDED IN PLAT CABINET E SLIDE 239 IN SAID RECORDER'S OFFICE, THENCE ALONG BOTH PLATS THE FOLLOWING SEVEN COURSES: 1) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 295.42 FEET, 2) NORTH 68 DEGREES 13 MINUTES 35 SECONDS WEST 350.00 FEET, 3) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 82.38 FEET, 4) NORTH 68 DEGREES 13 MINUTES 35 SECONDS WEST 50.00 FEET, 5) NORTH 21 DEGREES 46 MINUTES 25 SECONDS EAST 37.00 FEET TO A NON-TANGENT CURVE, 6) THE LEFT HAVING A RADIUS OF 130.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 23 DEGREES 13 MINUTES 35 SECONDS WEST 177.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID SECTION 2 PLAT THE FOLLOWING EIGHT COURSES: 1) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 69.82 FEET, 2) SOUTH 68 DEGREES 26 MINUTES 35 SECONDS WEST 400.00 FEET, 3) NORTH 68 DEGREES 13 MINUTES 35 SECONDS WEST 180.00 FEET, 4) NORTH 68 DEGREES 26 MINUTES 35 SECONDS WEST 400.00 FEET, 5) NORTH 68 DEGREES 13 MINUTES 35 SECONDS WEST 180.00 FEET, 6) NORTH 68 DEGREES 26 MINUTES 35 SECONDS WEST 400.00 FEET, 7) NORTH 68 DEGREES 13 MINUTES 35 SECONDS WEST 180.00 FEET, 8) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 69.82 FEET, 9) NORTH 21 DEGREES 46 MINUTES 25 SECONDS EAST 37.00 FEET TO A NON-TANGENT CURVE, 10) NORTHWESTERLY 83.23 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 255.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 50 DEGREES 51 MINUTES 52 SECONDS WEST AND A LENGTH OF 62.86 FEET, 7) NORTH 41 DEGREES 30 MINUTES 52 SECONDS WEST 80.10 FEET, 8) SOUTH 85 DEGREES 53 MINUTES 31 SECONDS WEST 15.00 FEET TO NON-TANGENT CURVE ON THE EAST LINE OF EASTVIEW DRIVE PER INSTRUMENT NUMBER 2015-019086, RECORDED IN SAID RECORDER'S OFFICE, THENCE ALONG SAID INSTRUMENT NUMBER THE FOLLOWING THREE COURSES: 1) NORTHWESTERLY 462.02 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 865.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 19 DEGREES 24 MINUTES 35 SECONDS WEST AND A LENGTH OF 458.55 FEET, 2) NORTHWESTERLY 462.02 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 865.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 19 DEGREES 24 MINUTES 35 SECONDS WEST AND A LENGTH OF 458.55 FEET, 3) NORTH 46 DEGREES 21 MINUTES 43 SECONDS WEST 40.00 FEET TO THE CENTER LINE OF UPPER SHELBYVILLE ROAD, THENCE ALONG SAID CENTER LINE THE FOLLOWING THREE COURSES: 1) NORTH 43 DEGREES 38 MINUTES 17 SECONDS EAST 178.00 FEET TO A TANGENT CURVE, 2) NORTHEASTERLY 370.48 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 2136.39 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 48 DEGREES 20 MINUTES 35 SECONDS EAST AND A LENGTH OF 370.48 FEET, 3) NORTH 43 DEGREES 38 MINUTES 17 SECONDS EAST 314.94 FEET TO THE NORTHEAST CORNER OF SAID SECTION 1 PLAT, THENCE ALONG SAID SECTION 1 PLAT THE FOLLOWING FIVE COURSES: 1) SOUTH 36 DEGREES 25 MINUTES 33 SECONDS EAST 195.00 FEET, 2) SOUTH 36 DEGREES 25 MINUTES 33 SECONDS EAST 37.00 FEET, 3) SOUTH 36 DEGREES 25 MINUTES 33 SECONDS EAST 195.00 FEET, 4) SOUTH 36 DEGREES 25 MINUTES 33 SECONDS EAST 37.00 FEET, 5) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 543.64 FEET, 5) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.78 ACRES, MORE OR LESS

Curve Table: Boundary

Curve #	Length	Radius	Chord Direction	Chord Length
C1	83.24'	251.85'	N50°51'52"W	82.86'
C2	462.02'	865.00'	N19°24'35"W	456.55'
C3	370.48'	2136.39'	N48°36'22"E	370.02'



UTILITIES

Note: Listed below are the Indiana Underground Plant Protection Services Contacts; Others not listed may exist.

SEWER
CITY OF FRANKLIN DPW
796 S. STATE STREET
FRANKLIN, IN 46131
PHONE: (317) 736-3648
CONTACT: RICK LITTLETON
EMAIL: rlittleton@franklin.in.gov

WATER
INDIANA AMERICAN WATER
425 W. MAIN STREET
MOORESVILLE, IN 46158
PHONE: (317) 831-3385
CONTACT: TROY BRYANT
EMAIL: tjbryant@iamwater.com

GAS
VICTREN ENERGY
600 INDUSTRIAL DRIVE
FRANKLIN, IN 46131
PHONE: (317) 736-2907
CONTACT: BLAKE NIETEN
EMAIL: bnieten@victren.com

FIRE DEPARTMENT
CITY OF FRANKLIN FIRE DEPARTMENT
1800 THORNBERG LANE
FRANKLIN, IN 46131
PHONE: (317) 736-3650
CONTACT: BRYNE PURSIFULL
EMAIL: bryne.pursifull@duke-energy.com

ELECTRIC
DUKE ENERGY
2515 N. MORTON STREET
FRANKLIN, IN 46131
PHONE: (317) 736-2017
CONTACT: COREY HAMILTON
EMAIL: corey.hamilton@duke-energy.com

THESE PLANS ARE BASED UPON INFORMATION FROM AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY CKW LAND SURVEYING, INC. WITH WORK ORDER NO. 130100 AND DATED JUNE 7, 2013 AND SURVEY INFORMATION PROVIDED BY ERYR WIGGINS SURVEYING.

EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE FOR THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION. PROVIDED, IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

NOTE: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.



PER INDIANA STATE LAW IS 69-1991, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

1-800-382-5544 or 811

TOPOGRAPHICAL SURVEY

WINDSOR AT HILLVIEW - PUD

CROSSROAD ENGINEERS, PC
TRANSPORTATION & DEVELOPMENT CONSULTANTS
1000 N. STATE ST., SUITE 200
INDIANAPOLIS, IN 46204
CONTACT: (317) 736-3650
WWW.CROSSROADENGINEERS.COM

REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
No. 0300059
AUGUST 1998
AUGUST 2023
CONSTRUCTION

APPROVED

DESIGNED

CHECKED

DRAWN

DATE

JOB NO.

SCALE

DATE

BY

REVISIONS

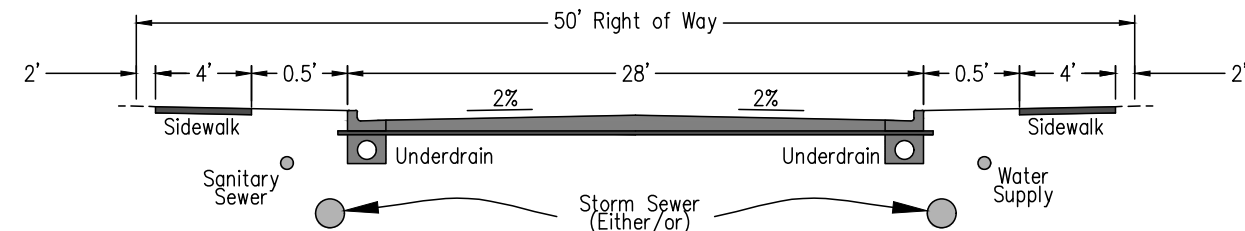
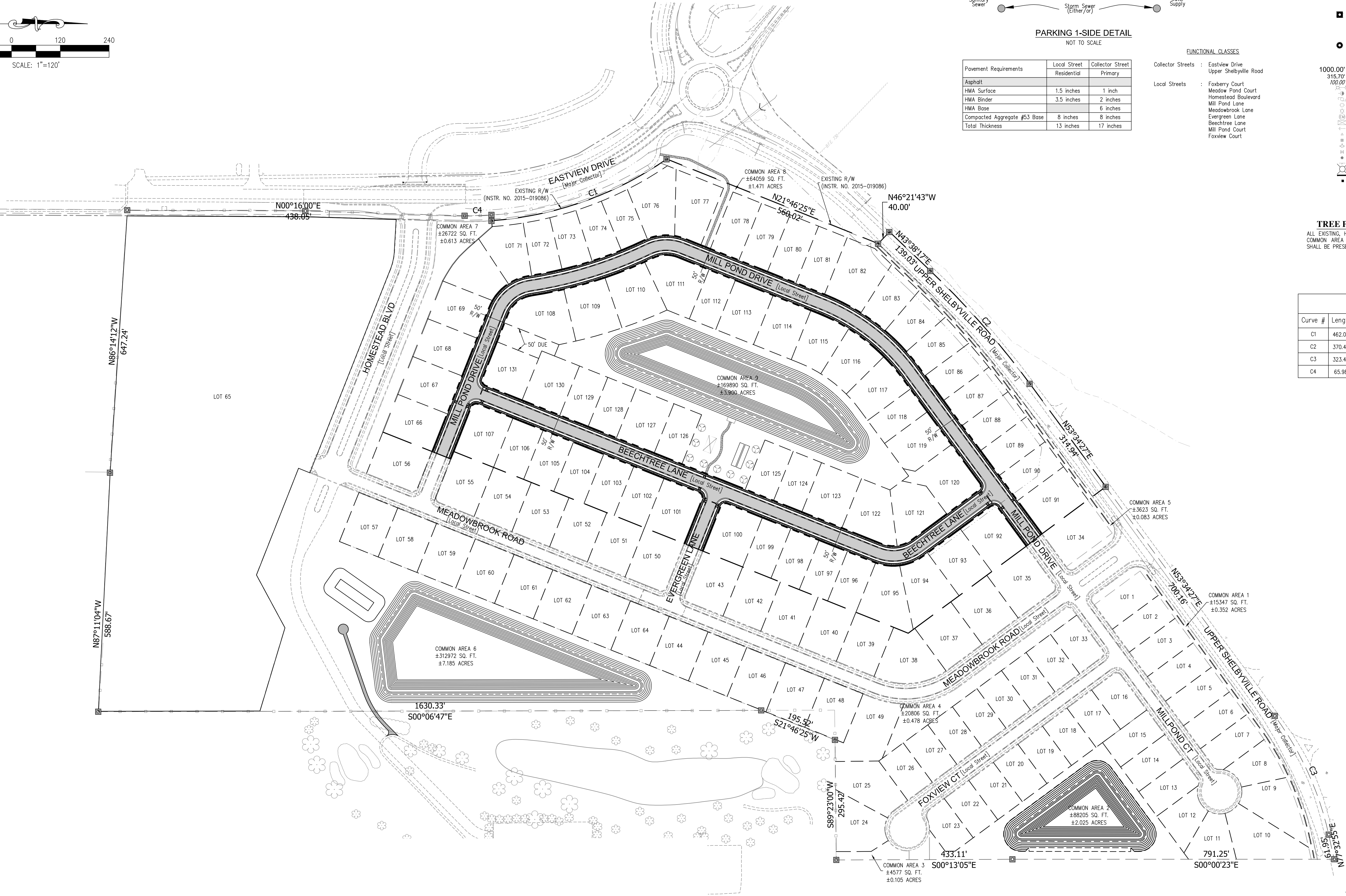
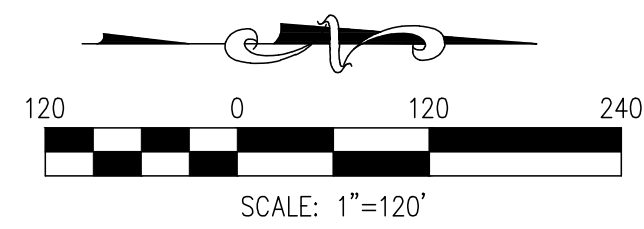
NO.

DATE

SHEET

200

DETAILED PUD PLAN
WINDSOR AT HILLVIEW



PARKING 1-SIDE DETAIL
NOT TO SCALE

Pavement Requirements	Local Street Residential	Collector Street Primary
Asphalt		
HMA Surface	1.5 inches	1 inch
HMA Binder	3.5 inches	2 inches
HMA Base		6 inches
Compacted Aggregate #53 Base	8 inches	8 inches
Total Thickness	13 inches	17 inches

- FUNCTIONAL CLASSES
- Collector Streets : Eastview Drive
Upper Shelbyville Road
- Local Streets : Foxberry Court
Meadow Pond Court
Homestead Boulevard
Mill Pond Lane
Meadowbrook Lane
Evergreen Lane
Beechtree Lane
Mill Pond Court
Foxview Court

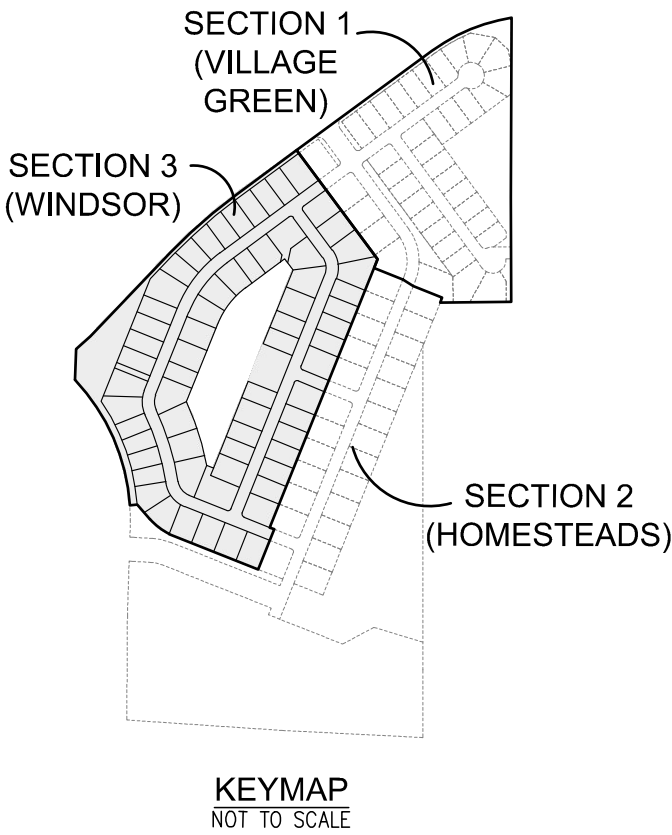
- LEGEND
- PERMANENT OUTSIDE BOUNDARY CORNER (4"x4" PRECAST CONCRETE, SCORED ON TOP WITH A DEEP CROSS, SET FLUSH)
 - PERMANENT PROPERTY LOT CORNER (3/4" PIPE OR 2" MAG NAIL SET FLUSH)
 - PROPERTY BOUNDARY TEXT
 - LOT BOUNDARY TEXT
 - EASEMENT TEXT
 - EXISTING POWERPOLE WITH LIGHT
 - EXISTING POWERPOLE GROUND
 - EXISTING POWERPOLE UTILITY
 - EXISTING LIGHTPOLE
 - EXISTING ELECTRIC MANHOLE
 - EXISTING ELECTRIC CABINET
 - EXISTING GUYWIRE
 - EXISTING TELEPHONE RISER
 - EXISTING WATER METER
 - EXISTING HYDRANT
 - EXISTING WATER VALVE
 - EXISTING SANITARY MANHOLE
 - EXISTING SIGN
 - PROPOSED LIGHT POLE
 - PROPOSED ENTRY SIGNS
 - PROPOSED NEIGHBORHOOD MARKER POST
 - RIGHT-OF-WAY SETBACKS
 - SECTION LINE
 - EASEMENT
 - PROPOSED LOT LINE
 - EXISTING ADJOINERS
 - EXISTING EASEMENT
 - FLOODPLAIN
 - PROPOSED EASEMENT
 - PROPOSED RIGHT-OF-WAY
 - PROPERTY LINE
 - EXISTING DITCH
 - PROPOSED DITCH
 - EXISTING TREE LINE
 - EXISTING FARM FIELD FENCE
 - EXISTING GUARDRAIL
 - EXISTING POWERPOLE
 - EXISTING ELECTRIC LINE
 - EXISTING WATER LINE
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE

TREE PRESERVATION NOTE

ALL EXISTING, HEALTHY, MATURE TREES LOCATED WITHIN ANY COMMON AREA THAT CAN BE PRESERVED BY THE PROJECT SHALL BE PRESERVED.

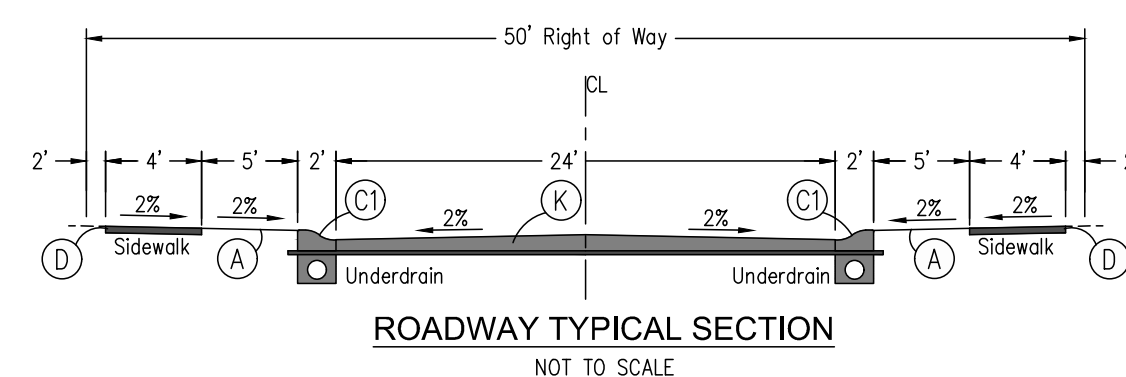
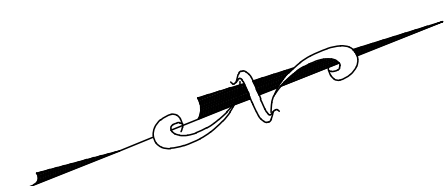
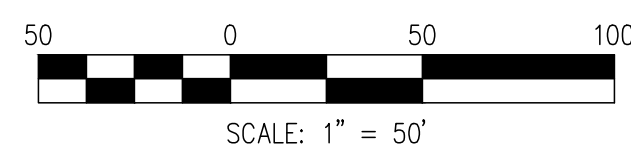
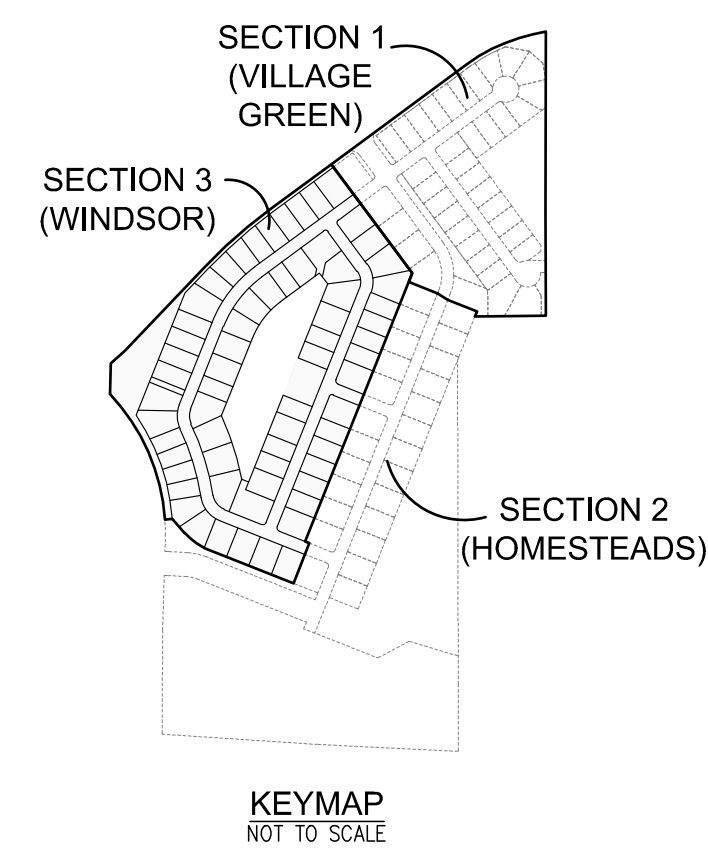
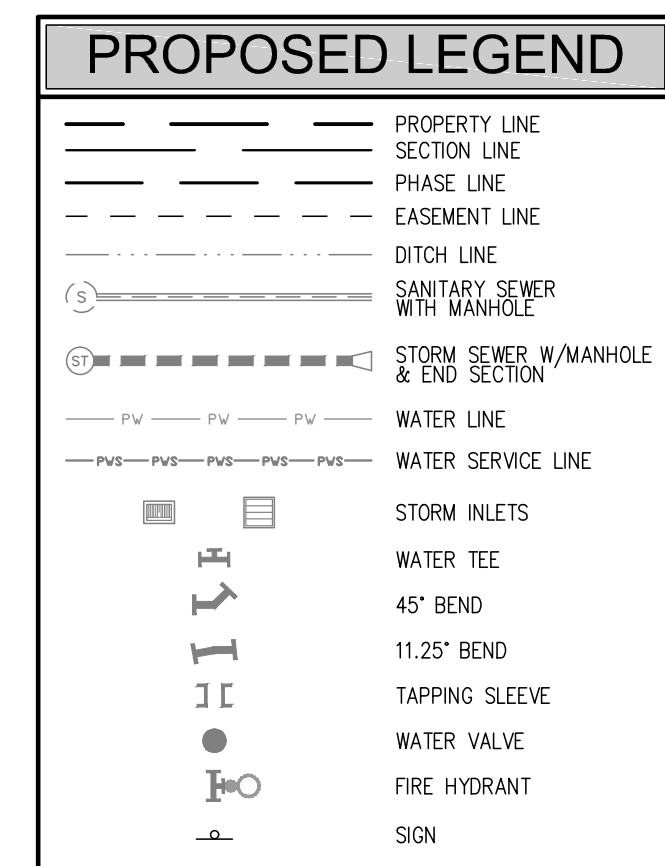
Boundary Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	482.02'	865.00'	N19°24'35"W	456.55'
C2	370.48'	2136.39'	N48°36'22"E	370.02'
C3	323.40'	772.90'	N65°33'41"E	321.05'
C4	65.98'	850.00'	N01°57'25"W	65.96'



PREPARED BY:

CROSSROAD ENGINEERS, PC
TRANSPORTATION & DEVELOPMENT CONSULTANTS
3417 SHERMAN DRIVE
BEECH GROVE, IN 46107
(317) 780-1555
CROSSROADENGINEERS.COM
MARCH 11, 2021



SITE DIMENSION LEGEND			
(A)	SEE LANDSCAPE ARCHITECT AMENITY PLAN FOR DETAILS	(K)	TYPICAL ASPHALT SECTION 1 1/2" HMA SURFACE 9.5mm, ON 3 1/2" HMA INTERMEDIATE 19.0mm, ON 8" COMPACTED AGGREGATE #53, ON COMPACTED SUBGRADE
(B)	ASPHALT BUTT JOINT	(1)	STOP BAR, THERMOPLASTIC, SOLID WHITE, 24"
(C)	CONCRETE ROLL CURB	(2)	SIGNAGE STOP SIGN
(C2)	MODIFIED ROLL CURB	(X)	DECORATIVE LIGHT POLES & FOUNDATIONS (PER OWNER/PUD)
(D)	4' CONCRETE SIDEWALK	(+)	STREET NAME SIGNAGE
(F)	HANDICAP RAMP, TYPE "C"		
(J)	SAWCUT		

SITE DIMENSION NOTES

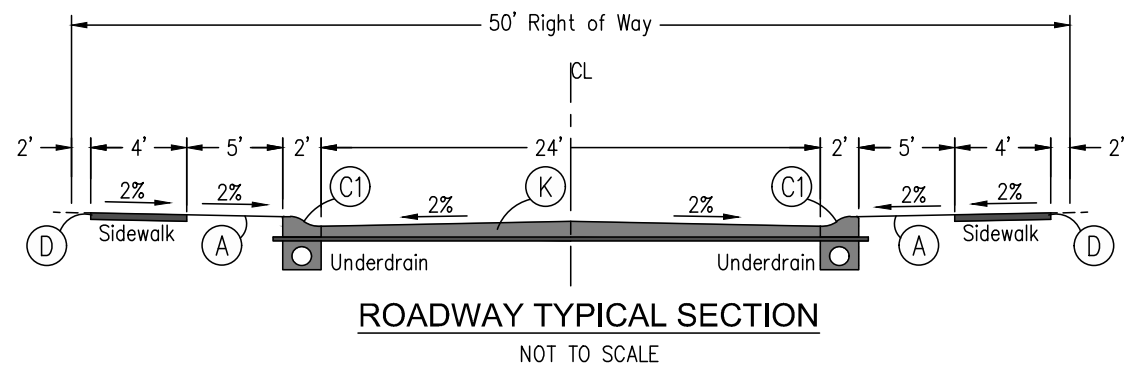
1. STREET SIGNAGE AND LIGHTING SHALL CONFORM TO CITY OF FRANKLIN AND HOMESTEADS AT HILLVIEW PUD STANDARDS. CONTRACTOR SHALL COORDINATE WITH OWNER, PUD DOCUMENTS AND/OR CITY OF FRANKLIN FOR LIGHT STYLES AND LAYOUT.
2. REFER MAIN INSTALLATION SHALL BE IN ACCORDANCE WITH THE INDIANA AMERICAN WATER COMPANY'S STANDARDS AND SPECIFICATIONS AND SHALL HAVE MINIMUM 54" OF COVER. CONTRACTOR SHALL COORDINATE WITH INDIANA AMERICAN WATER COMPANY FOR PERMITTING, CONNECTION AND TESTING PROCEDURES AND REQUIREMENTS.
3. CONTRACTOR SHALL NOTIFY OWNER, ENGINEER, AND CITY OF FRANKLIN PRIOR TO PROOF ROLL OF SUBGRADE. IF PROOF ROLL EXCEEDS MAXIMUM OF A QUARTER INCH (2%) DEFLECTION, CONTRACTOR SHALL COORDINATE WITH ENGINEER AND CITY OF FRANKLIN TO DETERMINE IF SUBGRADE STABILIZATION IS REQUIRED.
4. ALL RADI DIMENSIONS ARE ON THE FACE OF PROPOSED CURB.
5. SIGNAGE SHALL INCLUDE ALL NECESSARY HARDWARE AND FITTINGS, INCLUDING 10 FT. OF 1" GAUGE FLANGED CHANNEL SIGN POST. REFERENCE SIGNAGE PER CITY OF FRANKLIN.
6. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL SIGNAGE, VERIFY CONFLICTS WITH OWNER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLARELS, SIGNALS, ETC. DURING CONSTRUCTION. ALL APPLICABLE U.T.C.I.C. STANDARDS SHALL GOVERN THE WORK.
8. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANY FOR WATER, CABLE, ELECTRIC, GAS, AND TELEPHONE CONNECTION SERVICE POINTS.
9. CONTRACTOR SHALL COORDINATE WITH OWNER, PUD DOCUMENTS AND CITY OF FRANKLIN FOR ALL LANDSCAPING STANDARDS AND SPECIFICATIONS.
10. EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZES AND MATERIAL. INFORMATION PROVIDED ON THESE PLANS IS FOR INFORMATION ONLY. IF THE INFORMATION SHOWN ON THESE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

SETBACK TABLE	
DEVELOPMENT STANDARD	WINDSOR - LOTS 66-131
FRONT YARD SETBACK (ADJACENT TO LOCAL STREET)	20 FT.
SIDE YARD SETBACK	7.5 FT. - PRIMARY STRUCTURE 5 FT. - ACCESSORY STRUCTURE
REAR YARD SETBACK	20 FT. - PRIMARY STRUCTURE* 5 FT. - ACCESSORY STRUCTURE



SETBACK TABLE	
DEVELOPMENT STANDARD	WINDSOR - LOTS 66-131
FRONT YARD SETBACK (ADJACENT TO LOCAL STREET)	20 FT.
SIDE YARD SETBACK	7.5 FT. - PRIMARY STRUCTURE 5 FT. - ACCESSORY STRUCTURE
REAR YARD SETBACK	20 FT. - PRIMARY STRUCTURE* 5 FT. - ACCESSORY STRUCTURE
*UNLESS NOTED WITH 20' DUE	

SITE DIMENSION LEGEND	
(A) SEE LANDSCAPE ARCHITECT AMENITY PLAN FOR DETAILS	(K) TYPICAL ASPHALT SECTION 1 1/2" HMA SURFACE 9.5mm, ON 3/4" HMA INTERMEDIATE 19.0mm, ON 8" COMPACTED AGGREGATE #53, ON COMPACTED SUBGRADE
(B) ASPHALT BUTT JOINT	(1) STOP BAR, THERMOPLASTIC, SOLID WHITE, 24"
(C1) CONCRETE ROLL CURB	(2) SIGNAGE STOP SIGN
(C2) MODIFIED ROLL CURB	(X) DECORATIVE LIGHT POLES & FOUNDATIONS (PER OWNER/PUD)
(D) 4" CONCRETE SIDEWALK	(+) STREET NAME SIGNAGE
(F) HANDICAP RAMP, TYPE "C"	
(J) SAWCUT	

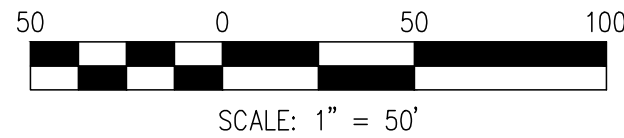
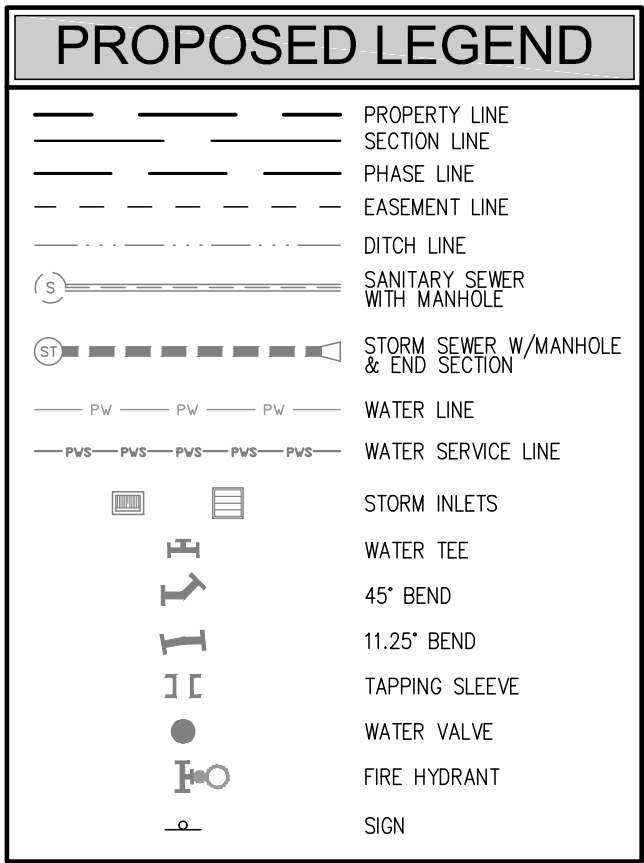


- SITE DIMENSION NOTES**
- STREET SIGNAGE AND LIGHTING SHALL CONFORM TO CITY OF FRANKLIN AND HOMESTEADS AT HILLVIEW PUD STANDARDS. CONTRACTOR SHALL COORDINATE WITH OWNER, PUD DOCUMENTS AND/OR CITY OF FRANKLIN FOR LIGHT STYLES AND LAYOUT.
 - WATER MAIN INSTALLATION SHALL BE IN ACCORDANCE WITH THE INDIANA AMERICAN WATER COMPANY'S STANDARDS AND SPECIFICATIONS AND SHALL HAVE MINIMUM 54" OF COVER. CONTRACTOR SHALL COORDINATE WITH INDIANA AMERICAN WATER COMPANY FOR PERMITTING, CONNECTION AND TESTING PROCEDURES AND REQUIREMENTS.
 - CONTRACTOR SHALL NOTIFY OWNER, ENGINEER, AND CITY OF FRANKLIN PRIOR TO PROOF ROLL OF SUBGRADE. IF PROOF ROLL EXCEEDS MAXIMUM OF A QUARTER INCH (2") DEFLECTION, CONTRACTOR SHALL COORDINATE WITH ENGINEER AND CITY OF FRANKLIN TO DETERMINE IF SUBGRADE STABILIZATION IS REQUIRED.
 - ALL RADI DIMENSIONS ARE TO THE FACE OF PROPOSED CURB.
 - SIGNAGE SHALL INCLUDE ALL NECESSARY HARDWARE AND FITTINGS, INCLUDING 10 FT. OF 11 GAUGE FLANGED CHANNEL SIGN POST, DECORATIVE SIGNAGE PER OWNER.
 - REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL SIGNAGE. VERIFY CONFLICTS WITH OWNER.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLAGMAN, BARRELS, SIGNAGE, ETC. DURING CONSTRUCTION. ALL APPLICABLE M.U.T.C.D. STANDARDS SHALL GOVERN THIS WORK.
 - CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANY FOR WATER, CABLE, ELECTRIC, GAS, AND TELEPHONE CONNECTION SERVICE POINTS.
 - LANDSCAPING PLAN TO BE PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE WITH OWNER, PUD DOCUMENTS AND CITY OF FRANKLIN FOR ALL LANDSCAPING STANDARDS AND SPECIFICATIONS.
 - EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

Curve Table: Boundary				
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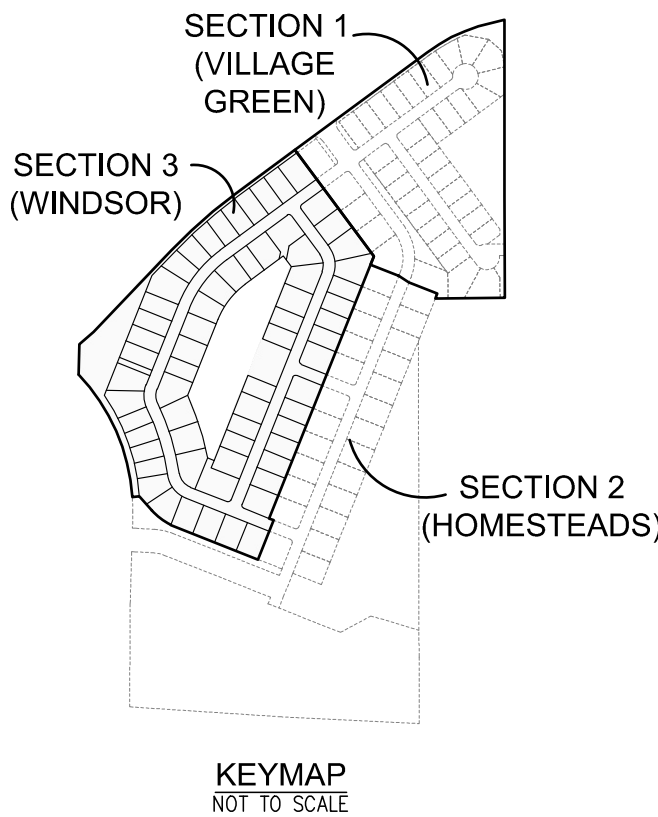
Curve Table: Alignments				
Curve #	Radius	Length	Chord Direction	Chord Length
C4	100.00'	104.25'	N38°34'40"W	99.59'
C5	1035.00'	306.33'	N17°11'30"W	305.21'
C6	100.00'	82.81'	N01°56'54"W	80.46'
C7	500.00'	277.51'	N37°40'26"E	273.96'
C8	100.00'	101.58'	N07°19'34"W	97.27'

Curve Table: Lot				
Curve #	Length	Radius	Chord Direction	Chord Length
C9	83.23'	255.00'	N50°51'52"W	82.86'
C10	461.95'	880.00'	S19°08'48"E	456.67'
C11	14.17'	2081.37'	N43°49'59"E	14.17'
C12	91.59'	2081.37'	N45°17'20"E	91.59'
C13	86.44'	2081.37'	N47°44'21"E	86.43'
C14	76.69'	2081.37'	N49°59'04"E	76.69'
C15	76.57'	2081.37'	N52°05'38"E	76.56'
C16	15.49'	2081.37'	N53°21'40"E	15.49'
C17	20.42'	13.00'	N08°34'27"E	18.38'
C18	20.42'	13.00'	N23°13'35"W	18.38'
C19	20.42'	13.00'	N66°46'25"E	18.38'
C20	20.47'	13.00'	N23°20'05"W	18.42'
C21	279.64'	1190.00'	N17°45'49"W	278.99'
C22	191.48'	345.00'	N37°40'26"E	189.03'
C23	20.42'	13.00'	S81°25'33"E	18.38'
C24	20.37'	13.00'	N66°39'55"E	18.35'



THESE PLANS ARE BASED UPON INFORMATION FROM AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY CKW LAND SURVEYING, INC. WITH WORK ORDER NO. 130100 AND DATED JUNE 7, 2013 AND SURVEY INFORMATION PROVIDED BY JERRY WIGGINS SURVEYING.

Indiana811
Know what's below. Call before you dig.
"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-382-5544 or 811
CALL TOLL FREE
PER INDIANA STATE LAW IS-69-1991, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.



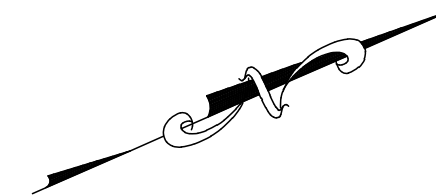
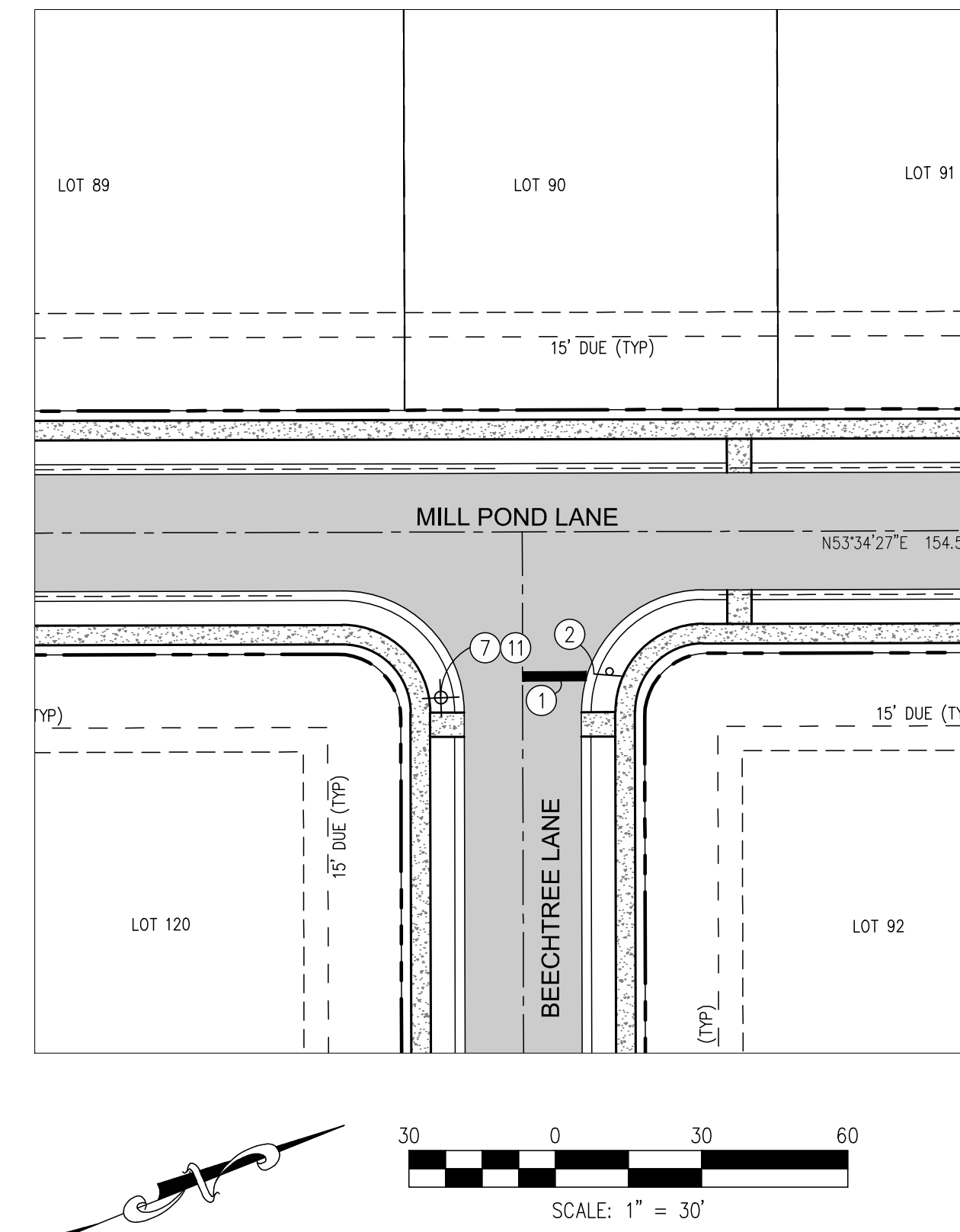
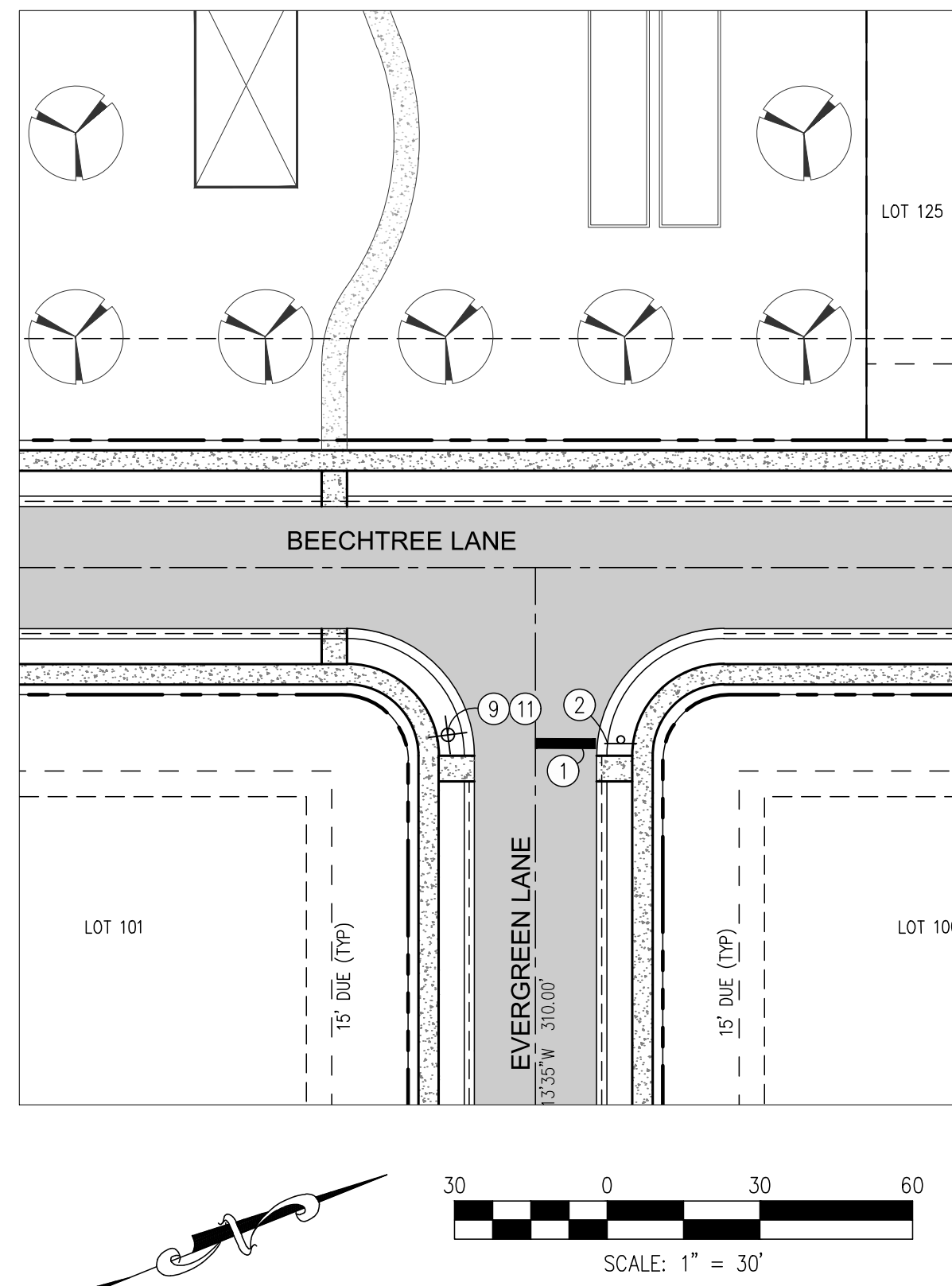
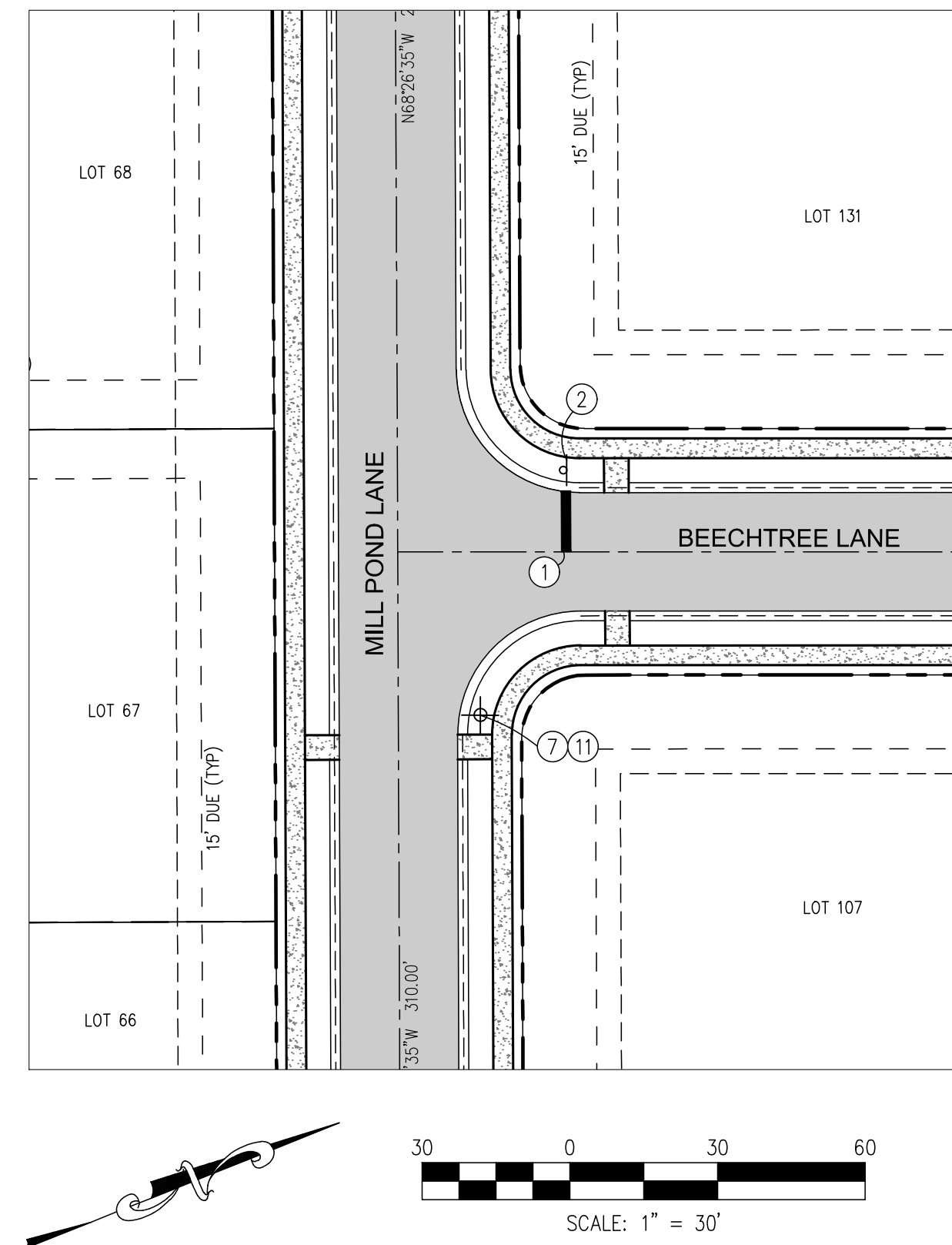
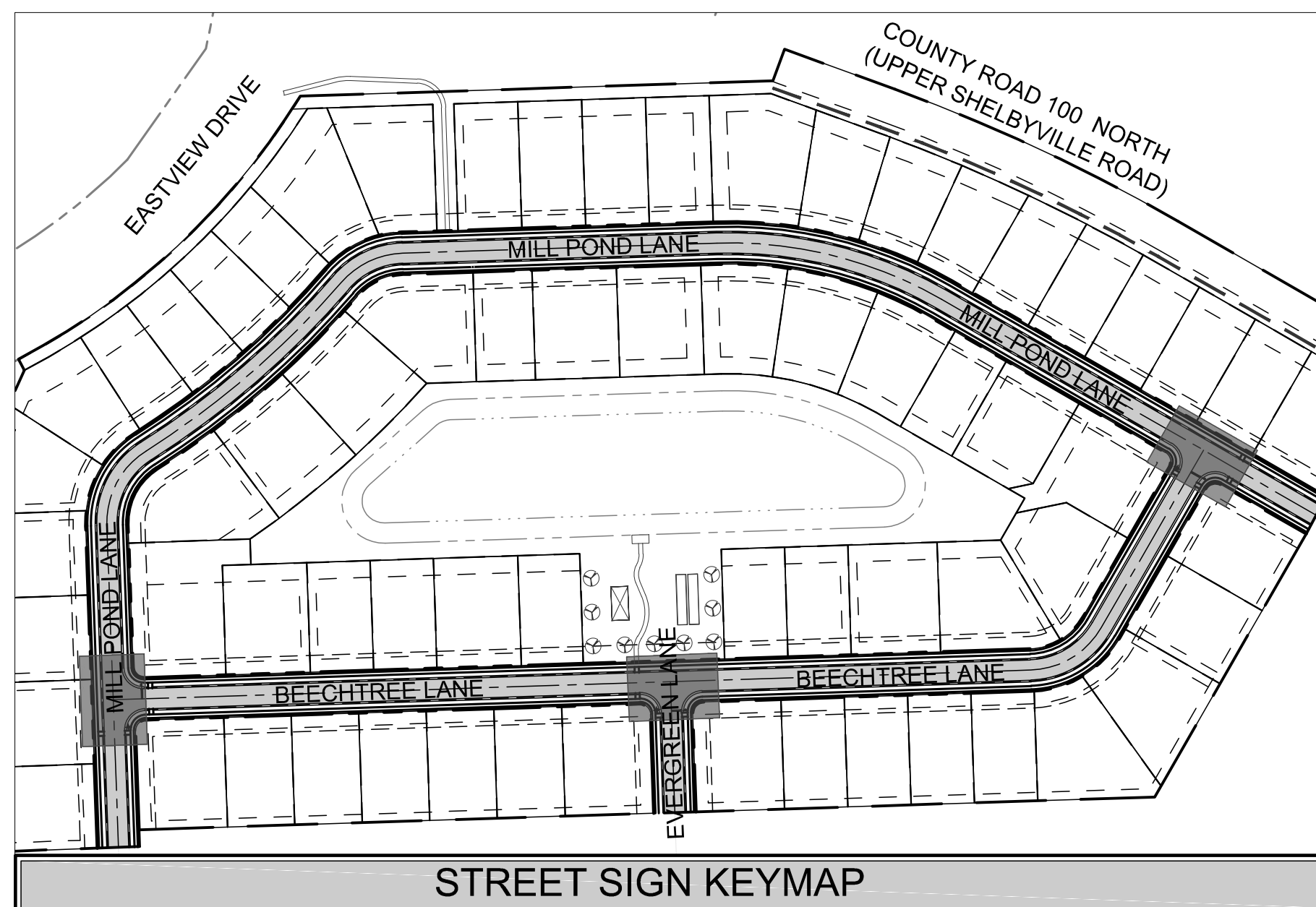
SITE DIMENSION PLAN

WINDSOR AT HILLVIEW - PUD

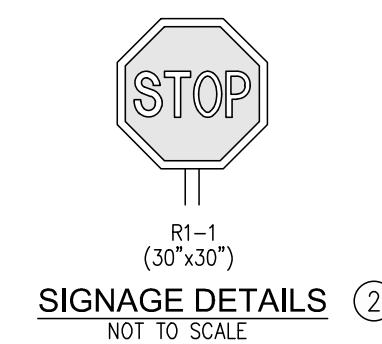
NO.	9	8	7	6	5	4	3	2	1	DATE
REVISIONS										
BY										APPR.
DESIGNED										D.M.
DRAWN										KLF/LMC/DEP
CHECKED										TEN
APPR.										CJ
DATE										MARCH 11, 2021
JOB NO.										

301

SHEET



LEGEND	
①	STOP BAR, THERMOPLASTIC, SOLID WHITE, 24"
②	SIGNAGE STOP SIGN
⑦	STREET SIGNAGE, MILL POND LANE (SEE DETAIL, THIS SHEET)
⑨	STREET SIGNAGE, EVERGREEN LANE (SEE DETAIL, THIS SHEET)
⑪	STREET SIGNAGE, BEECHTREE LANE (SEE DETAIL, THIS SHEET)
✕	DECORATIVE LIGHT POLES AND FOUNDATION (PER OWNER/PUD)

[illegible]

Panel Style: Hollow Section (L)
MULTI-2000 Edition

Panel Style: Hollow Section (L)
MULTI-2000 Edition

Panel Style: Hollow Section (L)
Dimensions are in inches/mm

LETTER POSITIONS (X)

LETTER	POSITION (X)	LENGTH	SPACES/INCH
A	10.0	1.0	1.0
B	10.0	1.0	1.0
C	10.0	1.0	1.0
D	10.0	1.0	1.0
E	10.0	1.0	1.0
F	10.0	1.0	1.0
G	10.0	1.0	1.0
H	10.0	1.0	1.0
I	10.0	1.0	1.0
J	10.0	1.0	1.0
K	10.0	1.0	1.0
L	10.0	1.0	1.0
M	10.0	1.0	1.0
N	10.0	1.0	1.0
O	10.0	1.0	1.0
P	10.0	1.0	1.0
Q	10.0	1.0	1.0
R	10.0	1.0	1.0
S	10.0	1.0	1.0
T	10.0	1.0	1.0
U	10.0	1.0	1.0
V	10.0	1.0	1.0
W	10.0	1.0	1.0
X	10.0	1.0	1.0
Y	10.0	1.0	1.0
Z	10.0	1.0	1.0
1	10.0	1.0	1.0
2	10.0	1.0	1.0
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40	10.0	1.0	1.0
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42	10.0	1.0	1.0
43	10.0	1.0	1.0
44	10.0	1.0	1.0
45	10.0	1.0	1.0
46	10.0	1.0	1.0
47	10.0	1.0	1.0
48	10.0	1.0	1.0
49	10.0	1.0	1.0
50	10.0	1.0	1.0

[illegible]

STREET SYSTEM PLAN

WINDSOR AT HILLVIEW - PUD

JOB No.	DRAWN	K/LF/JMC/DEP	CHECKED	TEN	DEVELOPMENT CONSULTANTS
DATE	MARCH 11, 2021	DESIGNED	DJM	APPR.	CJJ
					SHEET 302



SHEET		302		
NO.	DATE	REVISIONS	BY	APPR.
1				
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9				

DIRECTORY PATH : R:\Hillview\John Gorman\Hillview CC Property\Old Town PUD Modifications\Design\CAD PLANS
FILENAME : 401 PRELIMINARY PLAT.dwg
DATE/USER : 3/11/2021 1:09 PM / Dphiso

DEDICATION CERTIFICATE

WE THE UNDERSIGNED, HILLVIEW PROPERTIES, LLC, OWNERS OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THE SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS WINDSOR AT HILLVIEW – SECTION 3, AN ADDITION TO THE CITY OF FRANKLIN. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

THERE ARE STRIPS OF GROUND VARIOUS FEET IN WIDTH AS SHOWN ON THIS PLAT AND MARKED "EASEMENT", RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, AND SIGNS SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

ALL LANDS IN THE SUBDIVISION AND THE USE OF LANDS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO DECLARATION OF COVENANTS, AND THE RESTRICTIONS OF THE WINDSOR AT HILLVIEW – SECTION 3 OWNERSHIP ("DECLARATION") AS RECORDED IN INSTRUMENT NUMBER _____ ON THE ____ DAY OF _____, ____ IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA. IN ADDITION,

NO IMPROVEMENTS, ALTERATIONS, REPAIRS, EXCAVATION, CHANGES IN GRADE OR OTHER WORK WHICH IN ANY WAY ALTERS THE EXTERIOR OF ANY LOT OR THE IMPROVEMENTS LOCATED THEREON FROM ITS NATURAL OR IMPROVED STATE EXISTING ON THE DATE SUCH LOT WAS FIRST CONVEYED IN FEE BY THE UNDERSIGNED TO AN OWNER SHALL BE MADE OR DONE WITHOUT THE PRIOR APPROVAL OF THE ARCHITECTURAL REVIEW BOARD, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THE ACCOMPANYING DECLARATION RECORDED IN CONJUNCTION WITH THIS PLAT, ON FILE AT THE JOHNSON COUNTY OFFICES.

THE FOREGOING COVENANTS, OR RESTRICTION, ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2046, (A 25-YEAR PERIOD IS SUGGESTED), AT WHICH TIME SAID COVENANTS, OR RESTRICTIONS, SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS CHANGED BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDINGS COVERED BY THESE COVENANTS, OR RESTRICTIONS, IN WHOLE OR IN PART. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS OR RESTRICTIONS, BY JUDGEMENT OR COURT ORDER, SHALL IN NO WAY AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THE MAINTENANCE OF THE STORM DRAINAGE SYSTEM FOR THIS SUBDIVISION BY THE LOT OWNERS ASSOCIATION SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE MAINTENANCE OF ALL INLETS, OPEN DITCHES, PIPES, SWALES, MANHOLES AND DETENTION PONDS. THE COST AND EXPENSE OF SUCH MAINTENANCE SHALL BE ASSESSED AS PART OF THE GENERAL ASSESSMENT AGAINST THE OWNERS OF ALL LOTS IN THIS SUBDIVISION AS PROVIDED IN THE DECLARATION AND SHALL BE SECURED BY A LIEN AGAINST ALL LOTS IN THIS SUBDIVISION.

INVALIDATION OF ANY OF THE FOREGOING COVENANTS AND RESTRICTIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT REMAINING PORTIONS NOT SO AFFECTED.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 2021.

STATE OF INDIANA)
) SS:
COUNTY OF JOHNSON)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED _____ FOR EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC: _____

RESIDENT OF _____ COUNTY, INDIANA

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL

AFTER HAVING GIVEN PUBLIC NOTICE OF THE TIME, PLACE AND NATURE OF HEARING ON THE APPLICATION FOR PRIMARY APPROVAL OF THIS SUBDIVISION BY PUBLICATION IN A NEWSPAPER OF LOCAL CIRCULATION MORE THAN TEN (10) DAYS BEFORE THE HEARING THEREON, UNDER AUTHORITY PROVIDED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY A MAJORITY OF THE MEMBERS OF THE FRANKLIN PLAN COMMISSION AT A MEETING HELD ON THE _____ DAY OF _____, 2021.

CITY OF FRANKLIN PLAN COMMISSION BY:

JIM MARTIN, PRESIDENT

SUZANNE FINDLEY, SECRETARY

THIS PLAT IS HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF FRANKLIN BY:

JOANNA MYERS, SENIOR PLANNER

MARK RICHARDS, CITY ENGINEER

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA, THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021.

STEVE BARNETT, MAYOR

MELISSA L. JONES, MEMBER

BOB SWINEHAMER, MEMBER

ATTEST:

JAYNE RHOADES, CLERK--TREASURER

ENTERED FOR TAXATION THIS _____ DAY OF _____, 2021.

PAMELA J. BURTON, AUDITOR

RECEIVED BY THE JOHNSON COUNY ASSESSOR THIS ____ DAY OF _____, 2021.

MARK ALEXANDER, ASSESSOR

NO. _____

RECEIVED FOR RECORD THIS _____ DAY OF _____, 2021.


AT _____ AND RECORDED IN PLAT BOOK _____ PAGE _____

FEE _____

TERESA K. PETRO, RECORDER

SURVEYOR'S CERTIFICATE

I, GEORGE W. CHARLES, II, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED BY COW LAND SURVEYING, INC DATED JUNE 7, 2013 AND THAT THIS SURVEY IS IN ACCORDANCE WITH TITLE 865, ARTICLE 1, AND RULE 12 OF INDIANA ADMINISTRATIVE CODE.

 *G. W. Charles II*

GEORGE W. CHARLES, II
INDIANA LAND SURVEYOR
No. LS 20800117
DATED: MARCH 09, 2021

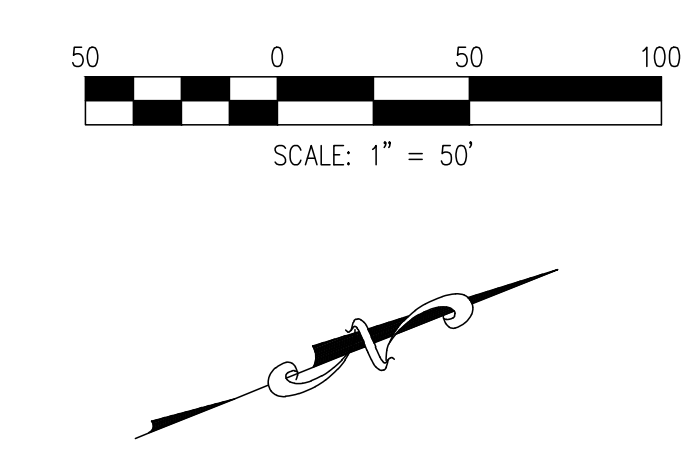
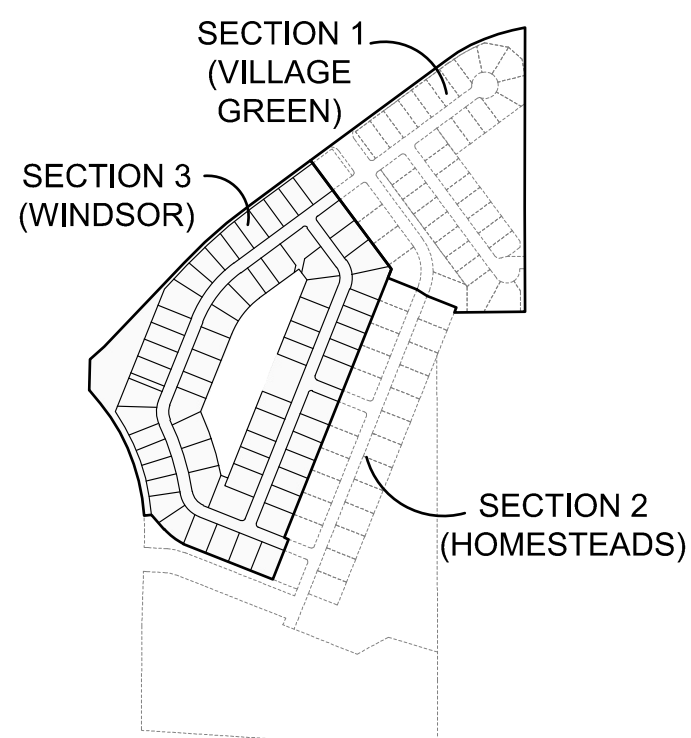
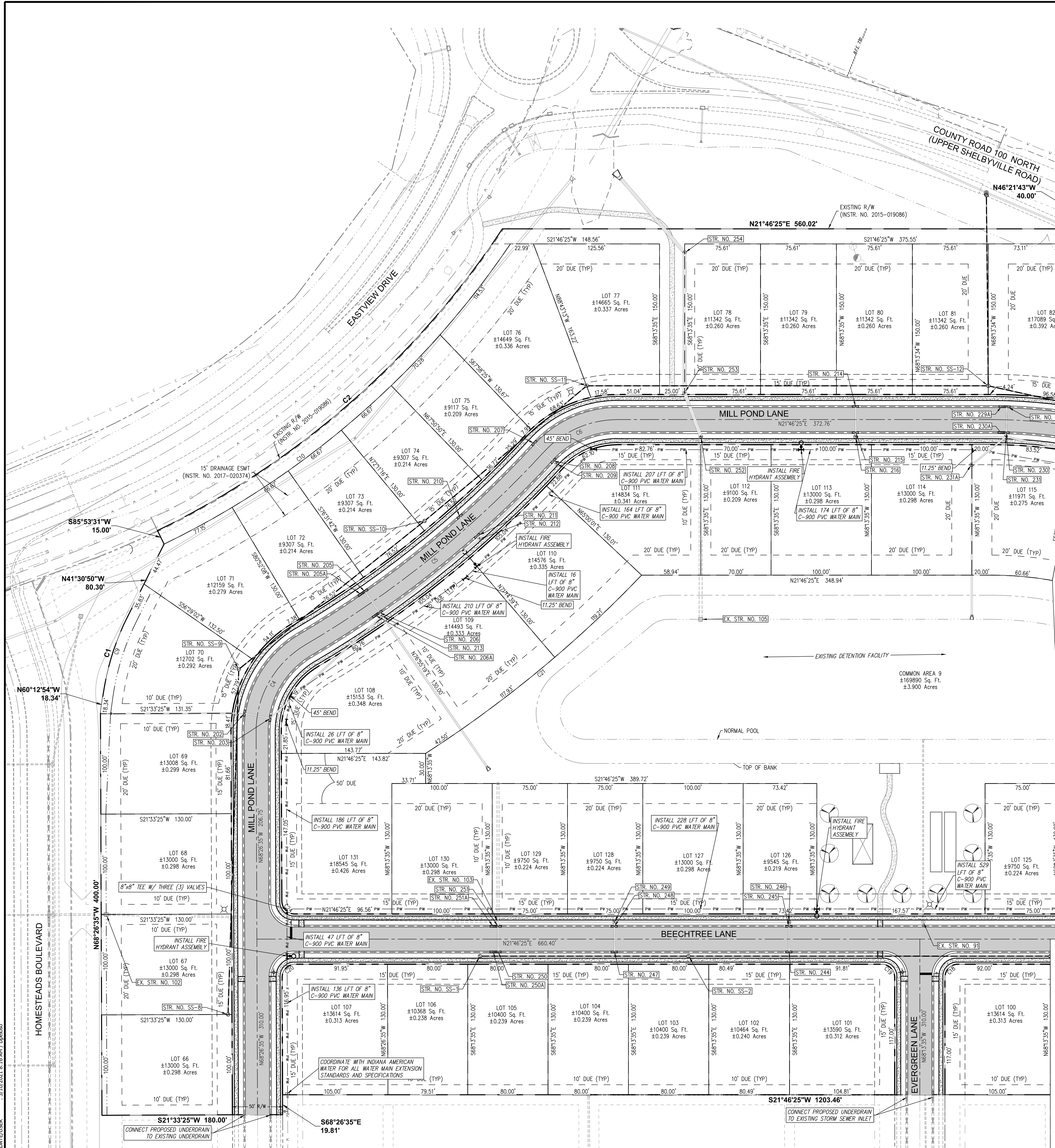
THIS SUBDIVISION IS SUBJECT TO ALL DRAINAGE SYSTEM DESIGN AND CONSTRUCTION STANDARDS OF THE FRANKLIN SUBDIVISION CONTROL ORDINANCE, ALL OTHER APPLICABLE ADOPTED STANDARDS OF THE CITY OF FRANKLIN, AND THE REQUIREMENTS OF THE CITY ENGINEER THAT PROVIDE FOR THE REPAIR AND MAINTENANCE OF THE SYSTEM. PROPER FUNCTION AND MAINTENANCE OF THE DRAINAGE SYSTEM MAY BE ENFORCED BY THE BOARD OF PUBLIC WORKS AND THE CITY ENGINEER. DRAINAGE EASEMENTS SHALL PROVIDE THE CITY OF FRANKLIN THE RIGHT OF ACCESS.

5																	
4																	
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NO.	DATE	REVISIONS	BY	APPR.													
<div><div>WINDSOR AT HILLVIEW - SECTION 3 MAJOR SUBDIVISION PRELIMINARY PLAT</div><div><div>A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA.</div><div><table><tr><td>JOB No.</td><td>-</td><td>DRAWN</td><td>LMC/DEP</td><td>CHECKED</td><td>TEN</td></tr><tr><td>DATE</td><td>MAR. 11, 2021</td><td>DESIGNED</td><td>DJM</td><td>APPR.</td><td>GWC</td></tr></table></div></div></div>						JOB No.	-	DRAWN	LMC/DEP	CHECKED	TEN	DATE	MAR. 11, 2021	DESIGNED	DJM	APPR.	GWC
JOB No.	-	DRAWN	LMC/DEP	CHECKED	TEN												
DATE	MAR. 11, 2021	DESIGNED	DJM	APPR.	GWC												
SHEET 3 of 3																	

Curve Table: Boundary				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	83.24'	251.85'	N50°51'52"W	82.86'
C2	462.02'	865.00'	N19°24'35"W	456.55'
C3	370.48'	2136.39'	N48°36'22"E	370.02'

Curve Table: Alignments				
Curve #	Radius	Length	Chord Direction	Chord Length
C4	100.00'	104.25'	N38°34'40"W	99.59'
C5	1035.00'	306.33'	N17°11'30"W	305.21'
C6	100.00'	82.81'	N01°56'54"W	80.46'
C7	500.00'	277.51'	N37°40'26"E	273.96'
C8	100.00'	101.58'	N07°19'34"W	97.27'

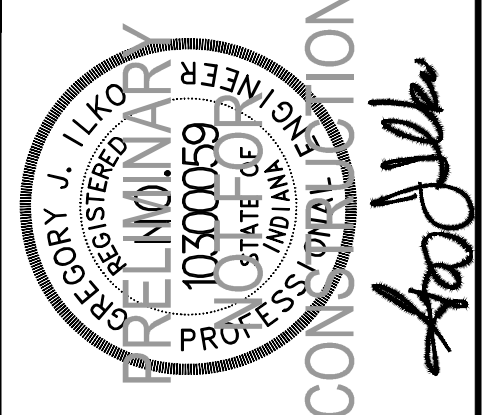
Curve Table: Lot				
Curve #	Length	Radius	Chord Direction	Chord Length
C9	83.23'	255.00'	N50°51'52"W	82.86'
C10	461.95'	880.00'	S19°08'48"E	456.67'
C11	14.17'	2081.37'	N43°49'59"E	14.17'
C12	91.59'	2081.37'	N45°17'20"E	91.59'
C13	86.44'	2081.37'	N47°44'21"E	86.43'
C14	76.69'	2081.37'	N49°59'04"E	76.69'
C15	76.57'	2081.37'	N52°05'38"E	76.56'
C16	15.49'	2081.37'	N53°21'40"E	15.49'
C17	20.42'	13.00'	N08°34'27"E	18.38'
C18	20.42'	13.00'	N23°13'35"W	18.38'
C19	20.42'	13.00'	N66°46'25"E	18.38'
C20	20.47'	13.00'	N23°20'05"W	18.42'
C21	279.64'	1190.00'	N17°45'49"W	278.99'
C22	191.48'	345.00'	N37°40'26"E	189.03'
C23	20.42'	13.00'	S81°25'33"E	18.38'
C24	20.37'	13.00'	N66°39'55"E	18.35'



UTILITY PLAN

WINDSOR AT HILLVIEW - PUD

JOB No.	DRAWN	KLF/LMC/DEP	CHECKED	TEN
DATE MARCH 11, 2021	DESIGNED	DJM	APPR.	GJJ

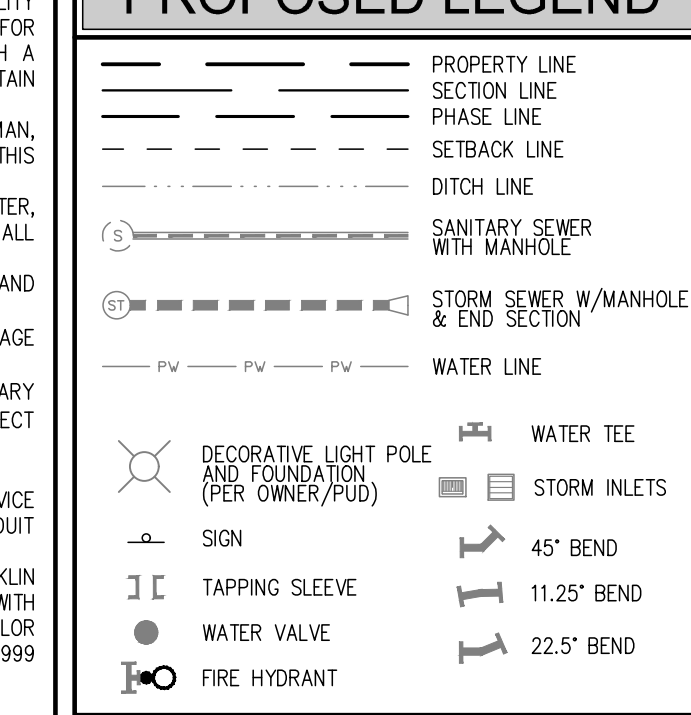


SHEET		500		REVISIONS		BY		APPR.	
NO.	DATE								
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UTILITIES NOTES

1. WATER MAIN INSTALLATION SHALL BE IN ACCORDANCE WITH THE INDIANA AMERICAN WATER UTILITY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH THE AMERICAN WATER UTILITY CONNECTION AND TESTING PROCEDURES AND REQUIREMENTS. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM 54 INCHES OF COVER FROM FINISH GRADE. MAIN SHALL BE DEFLECTED AS REQUIRED TO MAINTAIN PROPER SEPARATION FROM EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLAGMAN, BARRELS, SIGNAGE, ETC. DURING CONSTRUCTION. ALL APPLICABLE M.U.T.C. STANDARDS SHALL GOVERN THIS WORK.
2. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES AND BUILDING PLANS FOR WATER, CABLE, ELECTRIC, AND TELEPHONE CONNECTION SERVICE POINTS. ALL LIGHTING FIXTURES AND POLES SHALL BE PER OWNER, PUD DOCUMENTS, AND DUKE ENERGY.
3. CONTRACTOR TO COORDINATE WITH DUKE ENERGY FOR NECESSARY ELECTRIC SERVICE REQUIREMENTS AND SPECIFICATIONS, AND BUILDING PLANS FOR ALL SERVICE POINTS AT EACH BUILDING.
5. ALL FIELD TIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED/CONNECTED TO NEW DRAINAGE FACIES.
6. DURING CONSTRUCTION, CONTRACTOR SHALL INSTALL TWO (2) GREEN METAL SIGN POSTS AT EACH SANITARY MANHOLE, AND ONE (1) GREEN METAL SIGN POST AT EACH LATERAL STUB. CONTRACTOR SHALL PROTECT POSTS DURING CONSTRUCTION ACTIVITIES.
7. ALL UNDERDRAIN PIPE SHALL BE 6" PERFORATED HDPE.
8. CONTRACTOR SHALL COORDINATE WITH DUKE ENERGY FOR ALL PRIMARY SERVICE LINES, SECONDARY SERVICE LINES, AND TRANSFORMER LOCATIONS. ALSO, COORDINATE WITH DUKE ENERGY FOR ALL CONDUIT REQUIREMENTS.
9. COORDINATE INSTALLATION OF FIRE HYDRANTS WITH INDIANA AMERICAN WATER AND THE CITY OF FRANKLIN FIRE DEPARTMENT. TYPE, MATERIAL, AND MANUFACTURER OF FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH FRANKLIN FIRE DEPARTMENT REQUIREMENTS. ALL HYDRANTS ARE TO BE YELLOW WITH THE TOP CAP COLOR CHANGING TO SHOW WATER FLOW. AT FOLLOWING PRESSURES: 100-149gpm - YELLOW, 150-249gpm - ORANGE, 250-399gpm - ORANGE. ALL HYDRANTS SHALL HAVE A STORZ CONNECTION.
10. ALL HYDRANTS WITHIN 300 FEET SHALL BE OPERATIONAL BEFORE ANY ABOVE GRADE CONSTRUCTION.
11. ALL SEWER SECTIONS SHALL BE IN ACCORDANCE WITH THE CITY OF FRANKLIN WASTEWATER STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH THE FRANKLIN WASTEWATER UTILITY FOR ALL INSTALLATION AND TESTING PROCEDURES AND REQUIREMENTS.
12. EXISTING UTILITIES SHALL BE IDENTIFIED BY THE CITY OF FRANKLIN. ALL PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ANY ADVERSE CONDITIONS DETECTED FROM THE FIELD, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY. PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

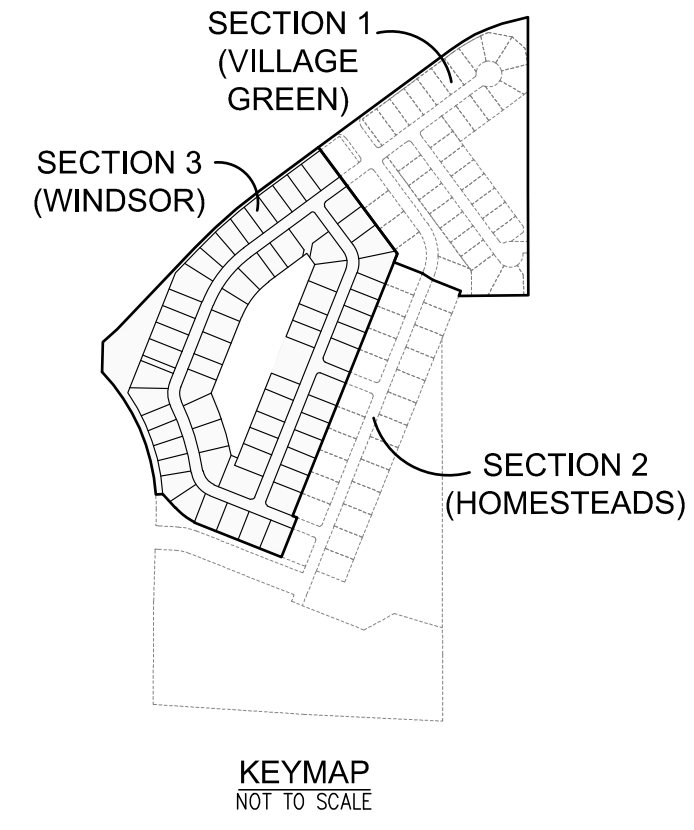
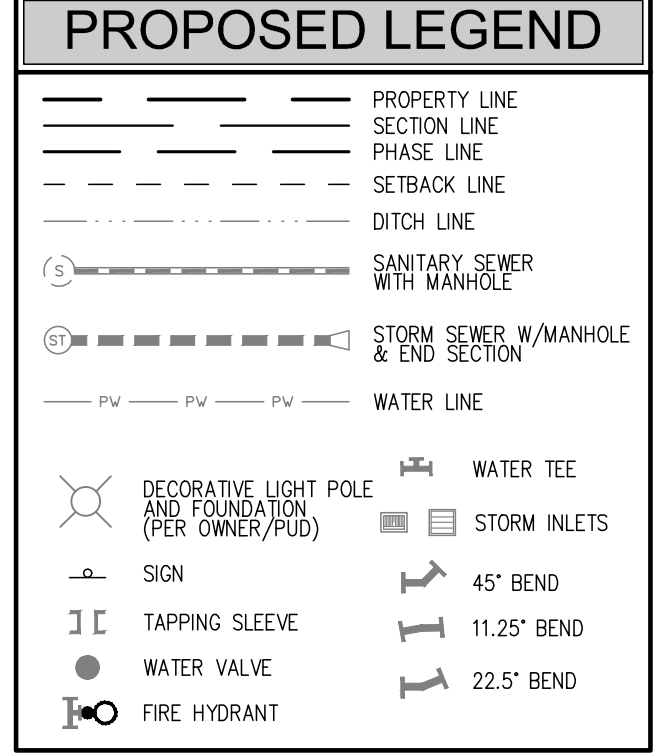
PROPOSED LEGEND



DIRECTORY PATH : R:\Active\John Giermer\Hillview CC Property\Old Town PUD Modifications\Design\CAD\PLANS
DATE/USER : 3/10/2021 11:09 AM / Jdopazo



- ### UTILITIES NOTES
- WATER MAIN INSTALLATION SHALL BE IN ACCORDANCE WITH THE INDIANA AMERICAN WATER UTILITY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH INDIANA AMERICAN WATER FOR CONNECTION AND TESTING PROCEDURES AND REQUIREMENTS. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM 54 INCHES OF COVER FROM FINISH GRADE. MAIN SHALL BE DEFLECTED AS REQUIRED TO MAINTAIN MINIMUM SEPARATION REQUIREMENTS AT ALL UTILITY CROSSINGS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLAGMAN, BARRELS, SIGNAGE, ETC. DURING CONSTRUCTION. ALL APPLICABLE M.U.T.C.D. STANDARDS SHALL GOVERN THIS WORK.
 - CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES AND BUILDING PLANS FOR WATER, CABLE, ELECTRIC, AND TELEPHONE CONNECTION SERVICE. POINTS. ALL LIGHTING FIXTURES AND POLES SHALL BE PER OWNER, PUD DOCUMENTS, AND DUKE ENERGY.
 - CONTRACTOR TO COORDINATE WITH DUKE ENERGY FOR NECESSARY ELECTRIC SERVICE REQUIREMENTS AND SPECIFICATIONS, AND BUILDING PLANS FOR ALL SERVICE POINTS AT EACH BUILDING.
 - ALL FIELD TILES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED/CONNECTED TO NEW DRAINAGE FACILITIES.
 - DURING CONSTRUCTION, CONTRACTOR SHALL INSTALL TWO (2) GREEN METAL SIGN POSTS AT EACH SANITARY MANHOLE, AND ONE (1) GREEN METAL SIGN POST AT EACH LATERAL STUB. CONTRACTOR SHALL PROTECT POSTS DURING CONSTRUCTION ACTIVITIES.
 - ALL UNDERDRAIN PIPE SHALL BE 6" PERFORATED HDPE.
 - CONTRACTOR SHALL COORDINATE WITH DUKE ENERGY FOR ALL PRIMARY SERVICE LINES, SECONDARY SERVICE LINES, AND TRANSFORMER LOCATIONS. ALSO, COORDINATE WITH DUKE ENERGY FOR ALL CONDUIT REQUIREMENTS.
 - COORDINATE INSTALLATION OF FIRE HYDRANTS WITH INDIANA AMERICAN WATER AND THE CITY OF FRANKLIN FIRE DEPARTMENT. TYPE, MATERIAL, AND MANUFACTURER OF FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH FRANKLIN FIRE DEPARTMENT REQUIREMENTS. ALL HYDRANTS ARE TO BE YELLOW WITH THE TOP CAP COLOR CODED TO SHOW WATER FLOW, AS FOLLOWS: 1500 gpm=BLUE, 1000-1499 gpm=GREEN, AND 500-999 gpm=ORANGE. ALL HYDRANTS SHALL HAVE A STORZ CONNECTION.
 - ALL HYDRANTS WITHIN 300 FEET SHALL BE OPERATIONAL BEFORE ANY ABOVE GRADE CONSTRUCTION.
 - SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF FRANKLIN WASTEWATER STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH THE FRANKLIN WASTEWATER UTILITY FOR ALL INSTALLATION AND TESTING PROCEDURES AND REQUIREMENTS.
 - EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.



THESE PLANS ARE BASED UPON INFORMATION FROM AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY CKW LAND SURVEYING, INC. WITH WORK ORDER NO. 130100 AND DATED JUNE 7, 2013 AND SURVEY INFORMATION PROVIDED BY JERRY WIGGINS SURVEYING.



UTILITY PLAN

WINDSOR AT HILLVIEW - PUD

JOB NO.	DRAWN	CHECKED	TEN
DATE	MARCH 11, 2021	DESIGNED	DJM
APPR.	CJJ		

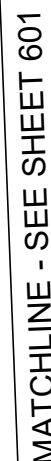
APPROVED

Gregory J. Ilkko

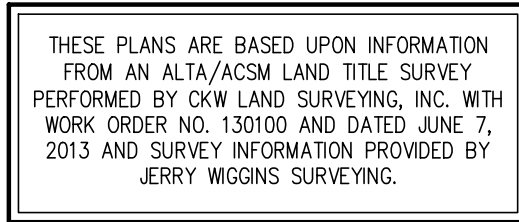
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SHEET

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4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL VEGETATION AND LEAVING ALL LANDSCAPE AREAS AT TWO INCHES BELOW FINAL GRADE, INCLUDING THE TOP OF THE CURB/PAVEMENT, AND THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR BRINGING THE POND AREA TO FINAL GRADE. THE LANDSCAPE CONTRACTOR WILL PROVIDE AND SPREAD A COMPACTED TWO INCH DEPTH OF TURF TOP DRESSING TO THE ENTIRE POND AREA, INCLUDING THE TOP OF CURB/FINAL GRADE (COMPACTED). THE LANDSCAPE CONTRACTOR WILL PROVIDE AND INSTALL A FOUR INCH DEPTH OF PLANTING MIX TO ALL PLANTING AREAS, INCLUDING THE TOP OF CURB/FINAL GRADE (COMPACTED). SEE THE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.)
5. A THREE INCH DEPTH OF SHREDED HARDWOOD BARK MULCH WILL BE USED AS MULCH FOR ALL PLANTING AREAS. THE LANDSCAPE CONTRACTOR SHALL MAKE OWN PLANT QUANTITY TAKEOFFS USING DRAWINGS, SPECIFICATIONS AND PLANT SCHEDULE. PLANT SCHEDULE REQUIREMENTS (I.E. GROUND COVER) SHALL UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE DESIGNER. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL MEASUREMENTS AND INSTALL APPROPRIATE QUANTITIES AS GOVERNED BY THE LANDSCAPE DESIGNER. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE QUANTITIES OF THE LOCAL GOVERNING AUTHORITY ARE MET (I.E. MINIMUM PLANT QUANTITIES).
6. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED IF PLANTS ARE AVAILABLE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER IN WRITING (WA PROPER CHANNELS). PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE FORSITE BY THE OWNER OR THE LANDSCAPE DESIGNER.
7. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LANDSCAPE MAINTENANCE OF THIS PROJECT UNTIL FINAL ACCEPTANCE. TURF AREAS WILL NOT BE MAINTAINED UNTIL THE PLANTS ARE 1-1/2 INCHES TALL, AND NO BARE AREAS LARGER THAN 12 SQUARE INCHES.



- SMALL TREES**
-  SNOWDRIFT CRABAPPLE [SC]
MALUS 'SNOWDRIFT'
2-1/2" CALIPER
-  EASTERN REDBUD [ER]
CERIS CANADENSIS
2-1/2" CALIPER
- LARGE TREES**
-  'RED SUNSET' RED MAPLE [R]
ACER RUBRUM 'RED SUNSET'
2-1/2" CALIPER
-  LAUREL OAK [LO]
QUERCUS HEMISPHAERICA
2-1/2" CALIPER

