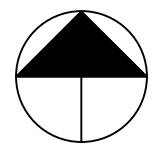
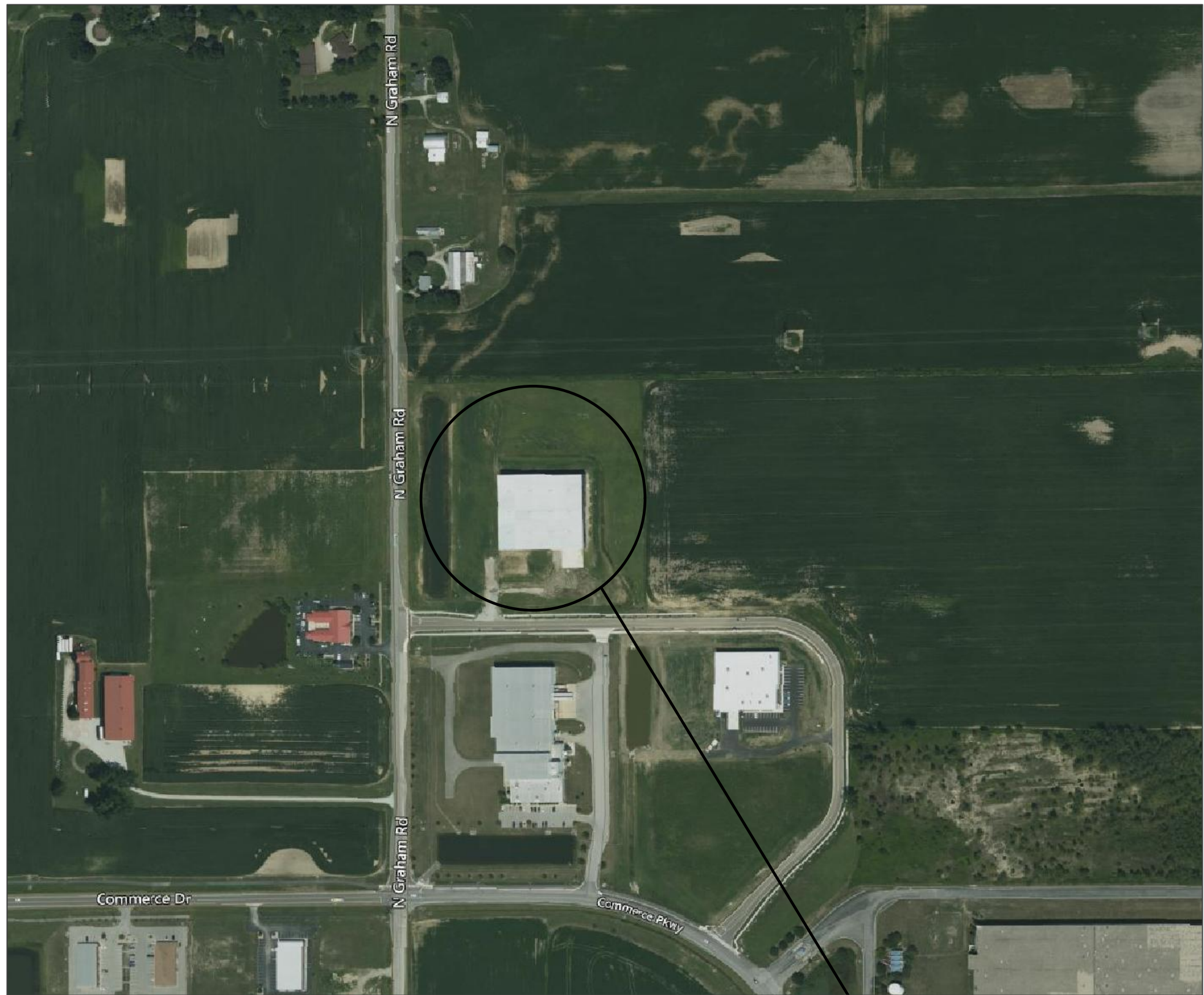


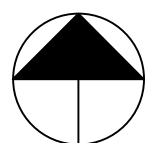
LOCATION MAP



Project Site



VICINITY MAP



Project Site

# PATCH LINVILLE WAY, LLC

## PERMIT PLANS

### 40 LINVILLE WAY

### FRANKLIN, IN

#### Sheet List Table

Sheet Number	Sheet Title
C001	TITLE SHEET
C100	EXISTING TOPOGRAPHY
C110	DEMOLITION PLAN
C200	SITE PLAN
C250	SITE DETAILS
C300	GRADING AND UTILITY PLAN
C450	UTILITY DETAILS
C500	EROSION CONTROL PLAN
C550	EROSION CONTROL DETAILS
C590	STORM WATER POLLUTION PROTECTION PLAN
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS
E1	PHOTOMETRIC PLAN

#### PROJECT DESCRIPTION

This project includes the following:

- Additional parking for the existing building
- Required service utilities

#### LAND DESCRIPTION

A portion of the property of Maurice Fred Linville and Helen Ann Linville  
Part of Deed Book 160, page 303  
June 16, 2017

A part of the Southeast Quarter of Section 2, Township 12 North, Range 4 East of the Second Principal Meridian, Franklin Township, Johnson County, Indiana, more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of said Section 2, Township 12 North, Range 4 East; thence North 00 degrees 30 minutes 09 seconds West (Basis of Bearings: Indiana State Plane Coordinates, East Zone, NAD 83) 1185.11 feet along the West Line of said Southeast Quarter to the northwestern corner of the tract of land granted to Maurice Fred Linville and Helen Ann Linville (recorded as Deed Book 160, page 303 in the Office of the Recorder of Johnson County Indiana) and the southwestern corner of the tract of land granted to Raymond Eugene Canary and Terry Lee Canary (recorded as Instrument Number 2007-012267 in said Recorder's Office); thence North 89 degrees 09 minutes 29 seconds East 40.00 feet along the common line of said tracts to a point lying 40.00 feet (measured easterly in a perpendicular direction) from the West Line of said Southeast Quarter) to the northeastern corner of the 3.805-acre proposed eastern right-of-way of Graham Road ("proposed right-of-way") as described in Exhibits A & B, prepared for the City of Franklin, Indiana by Crossroads Engineers, PC, being the POINT OF BEGINNING of this description; thence continue North 89 degrees 09 minutes 29 seconds East 840.19 feet along said common line; thence South 00 degrees 30 minutes 09 seconds East 682.45 feet parallel with the West Line of said Southeast Quarter to a northern line of said proposed right-of-way (all of the remaining courses are along said proposed right-of-way); thence South 89 degrees 09 minutes 29 seconds West 644.76 feet; thence North 83 degrees 26 minutes 06 seconds West 100.84 feet; thence South 89 degrees 09 minutes 29 seconds West 70.36 feet; thence North 45 degrees 40 minutes 20 seconds West 35.25 feet; thence North 00 degrees 30 minutes 09 seconds West 644.45 feet parallel with the West Line of said Southeast Quarter to the POINT OF BEGINNING, containing 13.112 acres, more or less.

#### CONTACT INFORMATION

Owner: PATCH LINVILLE WAY, LLC  
ALEX CHITTENDEN  
400 ALPHA DRIVE  
WESTFIELD, IN 46074  
(317) 563-2572

Developer: RUNNEBOHM CONSTRUCTION COMPANY  
KRIS LASURE  
144 EAST RAMPART STREET  
SHELBYVILLE, IN 46176  
(317) 563-2572

Civil Engineer: VERIDUS GROUP  
TIM JENSEN, PE  
6280 N. SHADELAND AVE., SUITE A,  
INDIANAPOLIS, IN 46220  
(317) 598-6647

Contractor: TBD

#### UTILITY STATEMENT

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



PROJECT  
PATCH LINVILLE WAY, LLC  
PERMIT PLANS  
40 LINVILLE WAY  
FRANKLIN, IN

REVISIONS		
NO.	DATE	DESCRIPTION

ISSUE DATE: 03/08/2021  
DRAWN BY: GCD  
CHECKED BY: TMJ

DRAWING TITLE  
TITLE SHEET

CERTIFIED BY  
APPROVED BY: TIMOTHY M. JENSEN  
Professional Engineer  
03/08/2021


















































PROJECT NUMBER  
2021.0108  
DRAWING NUMBER  
C001



# GENERAL NOTES

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1. ALL WORK TO CONFORM TO STATE AND LOCAL REGULATIONS.
2. CONTRACTOR SHALL KEEP ADJOINING PROPERTIES CLEAN OF CONSTRUCTION DEBRIS AND CONSTRUCTION TRAFFIC AT ALL TIMES.
3. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE BASE SURVEY CONTROL POINTS DURING DEMOLITION AND CONSTRUCTION.
4. ALL UTILITY INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR CONTACT ENGINEER IMMEDIATELY IF ANY VARIATION EXISTS.
5. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCY ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

SYMBOL LEGEND					
	Curb Inlet		Water Valve		Handicap Parking
	Storm Manhole		Fire Hydrant		Sign
	Storm Inlet		Water Meter		Clean Out
	Storm Manhole		Gas Meter		Bollard
	Circular Base Form		Gas Valve		Existing TREE
	Grease Trap Manhole		Flag Pole		Air Conditioner
	Telephone Pedestal		Area Light		Measured Distance (D)
	Electric Transformer		Ground Light		Measured Distance (M)
	Electric Meter		Utility Pole		Concrete strip of way marker
	Cable Pedestal		Guy Anchor		Building guard drain
	Gate Code Box		Yard Light		Riser Feed
	Capped 5/8" Riser Set		AT&T Box		Rail Road Spike Found
	Basketball Goal		Mag Nail Set		
 CITY  Overhead Water Line Marking  Overhead Utility Lines  Underground Gas Line Marking  Storm Pipe Underground  Sanitary Line Marking  Existing Fence  Mow line  Underground Utility Line   TOP OF BANK  TOE OF SLOPE					
<b>SCHEDULE B—II EXCEPTIONS:</b>					
<p>(11) grant of easement recorded September 21, 2020 as instrument number 2020-026255 granted to duke energy indiana, llc. (AFFECTS PROPERTY) (PLOTTED)</p>					
<p>(12) easement of public utilities, drainage, and sewer as shown on the p of subdivision. (AFFECTS PROPERTY) (PLOTTED)</p>					
<p>(13) building lines as shown on the plat of subdivision. (AFFECTS PROPERTY) (PLOTTED)</p>					
<p>(14) Covenants, conditions, and restrictions contained in the recorded p and Miscellaneous Record 67, page 1. Violation thereof will not cause forfeiture or reversion of title, but omitting any covenants or restrictions, if any, based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, race, origin, ancestry, or source of income, as set forth in applicable state federal laws, except to the extent that said covenant or restriction is permitted by applicable law. (AFFECTS PROPERTY) (UNABLE TO PLOT)</p>					

## BENCHMARK DATA

 Runnebohm  
CONSTRUCTION  
44 East Rampart Street  
Shelbyville, IN 46776  
Phone: (317) 398-4722 | [www.runnebohm.com](http://www.runnebohm.com)

PROJECT  
PATCH LINVILLE WAY, LLC  
PERMIT PLANS  
40 LINVILLE WAY  
FRANKLIN, IN

[illegible]

ISSUE DATE: 03/08/2021	
DRAWN BY V&CDE	CHECKED BY TMJ

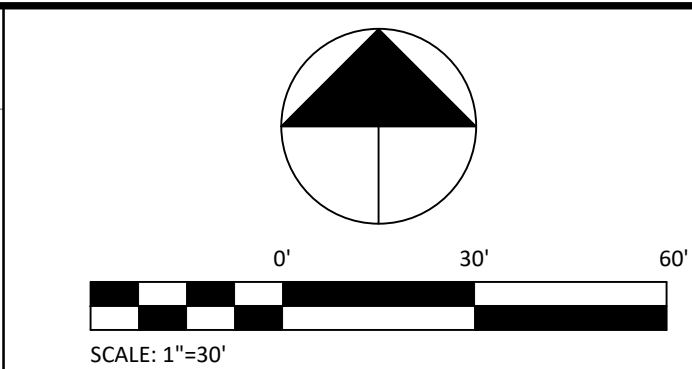
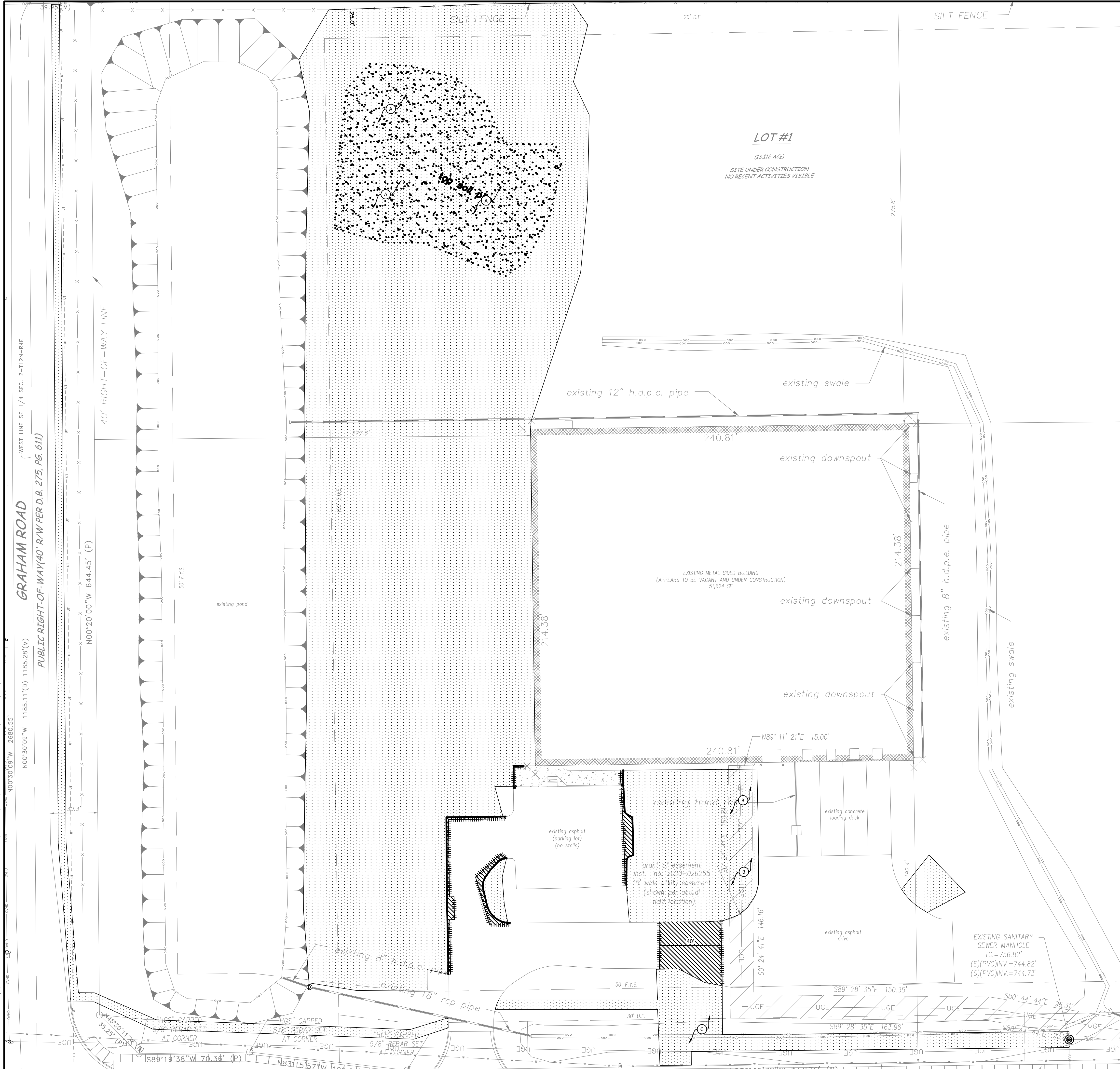
EXISTING  
TOPOGRAPHY

CERTIFIED BY

[illegible]

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	

PROJECT NUMBER
2021.0108
DRAWING NUMBER
C100



### KEYNOTES

- TOPSOIL MOUND TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH OWNER
- UTILITY LINE TO BE PROTECTED DURING CONSTRUCTION.
- CONTRACTOR TO ENSURE THE SWALE'S FLOW IS MAINTAINED DURING AND AFTER CONSTRUCTION.

### DEMOLITION LEGEND

- CONCRETE CURB & GUTTER TO BE REMOVED
- PAVEMENT TO BE SAWCUT
- UTILITY TO BE REMOVED
- ASPHALT TO BE REMOVED
- CONCRETE TO BE REMOVED
- VEGETATION TO BE CLEARED
- OBJECT TO BE PROTECTED

BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY H. GIBSON LAND SURVEYING, LLC. PROJECT NUMBER 21.028, DATED 2/11/24.

### GENERAL NOTES

- THE DEMOLITION PLAN IS BASED ON INFORMATION PROVIDED ON THE TOPOGRAPHIC SURVEY. CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND COMPARING THE DOCUMENTS TO THE FIELD CONDITIONS. IF DISCREPANCIES OCCUR, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE ALL EXISTING STRUCTURES, STONE, CONCRETE AND PAVEMENT OFF SITE UNLESS NOTED TO REMAIN ON THE CONTRACT DRAWINGS.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION. IF A MONUMENT IS MOVED OR DAMAGED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND SURVEYOR OF RECORD.
- THIS SECTION REQUIRES THE REMOVAL AND DISPOSAL, OFF SITE, OF THE FOLLOWING:
  - SPECIFIED OBJECTS
  - VEGETATION WITHIN THE WORK AREA.
- CONTRACTOR SHALL SUBMIT THE FOLLOWING IN ACCORDANCE WITH CONDITIONS OF THE CONTRACT AND APPROPRIATE SPECIFICATION SECTIONS:
  - A DETAILED SEQUENCE AND SCHEDULE OF DEMOLITION AND REMOVAL WORK TO BE COMPLETED.
- JOB CONDITIONS
  - SALVAGED MATERIALS: ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM SITE AS WORK PROGRESSES. TRANSPORT SALVAGED ITEMS FROM THE SITE AS THEY ARE REMOVED.
  - STORAGE OR SALE OF REMOVED ITEMS WILL NOT BE PERMITTED ON SITE.
  - EXPLOSIVES: USE OF ANY TYPE OF EXPLOSIVES WILL NOT BE PERMITTED.
  - TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
  - DO NOT CLOSE OR OBSTRUCT ROADS, STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE LOCAL AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRE BY GOVERNING AUTHORITIES.
  - PROTECTIONS: ENSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES, AND OTHER FACILITIES AND INJURY TO PERSONS.
  - DAMAGES: PROMPTLY REPAIR ANY DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS.
  - UTILITY SERVICES: MAINTAIN EXISTING UTILITIES TO STAY IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. DISCONNECT, CAP AND REMOVE UTILITY SERVICES PER LOCAL REQUIREMENTS. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTIONS HAVE BEEN COMPLETED TO THE SATISFACTION OF LOCAL UTILITIES. (AS REQUIRED)
- DEMOLITION
  - BELOW-GRADE CONSTRUCTION: DEMOLISH FOUNDATION WALLS AND BELOW-GRADE CONSTRUCTION, INCLUDING CONCRETE SLABS TO A DEPTH OF NOT LESS THAN 48 INCHES BELOW LOWEST FOUNDATION LEVEL.
  - FILLING VOIDS: COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION. BACK FILL TO BE COMPACTED TO 90% STANDARD PROCTOR OR 98% ON NEW STRUCTURES.
- DISPOSAL OF DEMOLISHED MATERIALS
  - GENERAL: REMOVE WEEKLY FROM SITE ACCUMULATED DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
  - REMOVAL: TRANSPORT MATERIALS REMOVED FROM DEMOLITION OPERATIONS AND LEGALLY DISPOSE OF OFF-SITE.
- TEMPORARY TRAFFIC CONTROL DURING DEMOLITION AND CONSTRUCTION SHALL CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.

### EXISTING LEGEND

SYMBOL LEGEND		

### BENCHMARK DATA



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.

**VERIDUS**  
ENGINEERING

6280 N. Shadeland Avenue, Suite A  
Indianapolis, IN 46220  
Phone: (317) 998-6647 | www.theveridusgroup.com

**Runnebohm**  
CONSTRUCTION

144 East Rampart Street  
Shelbyville, IN 47787  
Phone: (317) 398-4722 | www.runnebohm.com

**PROJECT**  
PATCH LINVILLE WAY, LLC  
PERMIT PLANS  
40 LINVILLE WAY  
FRANKLIN, IN

REVISIONS		
NO.	DATE	DESCRIPTION

ISSUE DATE: 03/08/2021  
DRAWN BY: GCD  
CHECKED BY: TMJ

DRAWING TITLE

DEMOLITION PLAN

CERTIFIED BY







PROJECT NUMBER  
2021.0108

DRAWING NUMBER  
**C110**



- A. PARKING STRIPING TYP.
- B. 6" CURB TYP.
- C. COMBINED CURB AND WALK
- D. ADA RAMP
- E. ADA STRIPING TYP.
- F. DUMPSTER ENCLOSURE
- G. CONCRETE SIDEWALK
- H. 7 BIKE RACKS PER DETAIL

## SITE LEGEND

	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	RIGHT-OF-WAY PAVEMENT
	CONCRETE
	GRAVEL
	ADA ACCESSIBLE PARKING SPACE

## SITE DATA

PROJECT AREA:	13.112 ACRES
BUILDING AREA:	51,624 SF
STANDARD PARKING:	181
HANDICAP PARKING PROVIDED (includes 6 van accessible space)	6
TOTAL PROPOSED PARKING PROVIDED	187

BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION  
PROVIDED BY H. GIBSON LAND SURVEYING, LLC. PROJECT  
NUMBER 21.028, DATED 2/11/24.

## GENERAL NOTES

1. ANY DISCREPANCY IN THE PLANS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR REVIEW.
2. ALL WORK TO CONFORM TO STATE AND LOCAL REGULATIONS AS APPLICABLE.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT (EOP) OR FACE OF CURB, UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
5. ALL DIMENSIONS ARE PARALLEL WITH OR PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THE FIELD, THE CONTRACTOR SHALL CORRECT THEM IMMEDIATELY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
7. CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCY IS DISCOVERED. ANY DAMAGE TO EXISTING FACILITIES WILL BE CORRECT AND PAID BY THE CONTRACTOR.
8. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM NEW CONSTRUCTION TO EXISTING FEATURES AS NECESSARY.
9. ALL EXCAVATED AREAS SHALL BE SEEDED AFTER FINISH GRADING OF IF LEFT UNDISTURBED FOR MORE THAN 7 DAYS UNLESS OTHERWISE NOTED. ALL NEW SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOP SOIL.
10. ALL EXCAVATION TRENCHES UNDER AND WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR MATERIAL.
11. ALL SIDEWALKS SHALL COMPLY WITH ADA STANDARDS, WITH A MAXIMUM CROSS SLOPE OF  $\frac{1}{4}$  FT. & MAXIMUM LINEAR SLOPE OF 1:20.
12. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION. IF A CORNER MONUMENT IS MOVED OR DAMAGED, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OR SURVEYOR OF RECORD.
13. CONCRETE JOINTS TO BE PROVIDED IN ACCORDANCE WITH ACI 308.
14. HORIZONTAL LAYOUT PLAN FOR CONSTRUCTION STAKING TO BE PROVIDED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

### EXISTING LEGEND

# SYMBOL LEGEND

	Curb Inlet		Water Valve		Handicap Parking
	Storm Manhole		Fire Hydrant		Sign
	Storm Inlet		Water Meter		Clean Out
	Sanitary Manhole		Gas Meter		Bollard
	Circular Base Form		Gas Valve		Existing TREE
	Gresse Trap Manhole		Flag Pole		Air Conditioner
	Telephone Pedestal		Area Light		Dist. Distance
	Electric Transformer		Ground Light		Measured Distance
	Electric Meter		Utility Pole		Scorn (right of way) meter
	Cable Pedestal		Guy Anchor		Balling pipe (in)
	Gate Code Box		Yard Light		Rider sign
	Capex 5'x8' Solar Panel		AT&T Box		Rail Road Spike Found
	Basketball Goal		Mail Nail Set		

	Underground Telephone/Cable Marking
	Underground Water Line Marking
	Overhead Utility Lines
	Underground Gas Line Marking
	Storm Pipe Underground
	Sanitary Line Marking
	Existing Fence
	Now Line
	Underground Utility Line

TOP OF BANK  
TOE OF SLOPE

## BENCHMARK DATA



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.

PROJECT  
PATCH LINVILLE WAY, LLC  
PERMIT PLANS

[illegible]

ISSUE DATE: 03/08/2021

DRAWN BY GCD	CHECKED BY TMJ
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DRAWING TITLE

## SITE PLAN

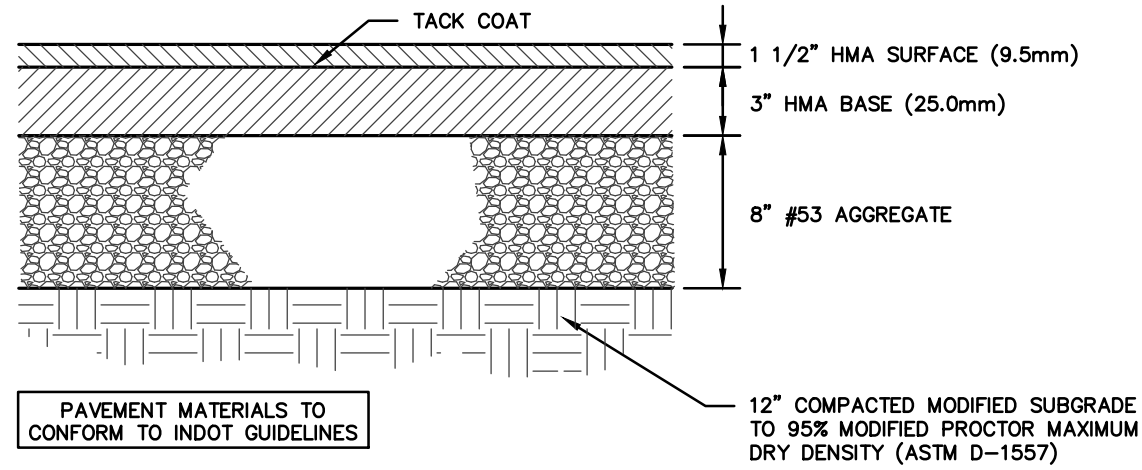
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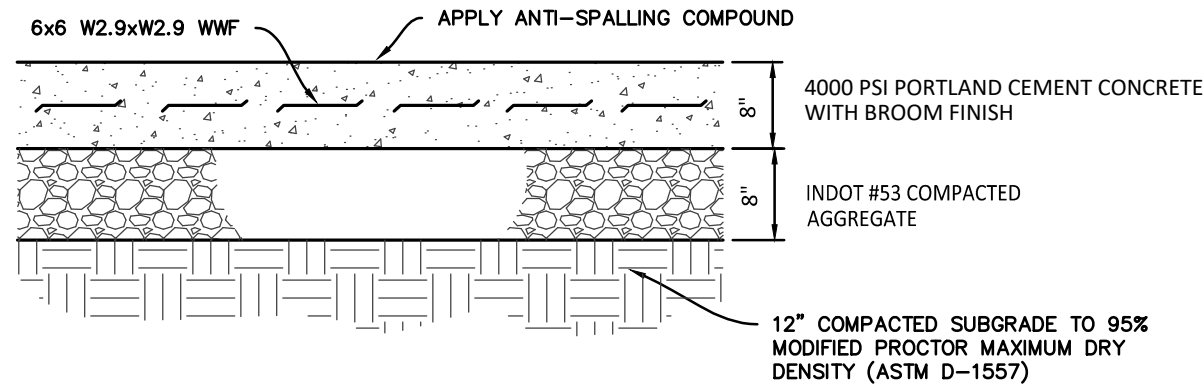
PROJECT NUMBER  
2021.0108

DRAWING NUMBER

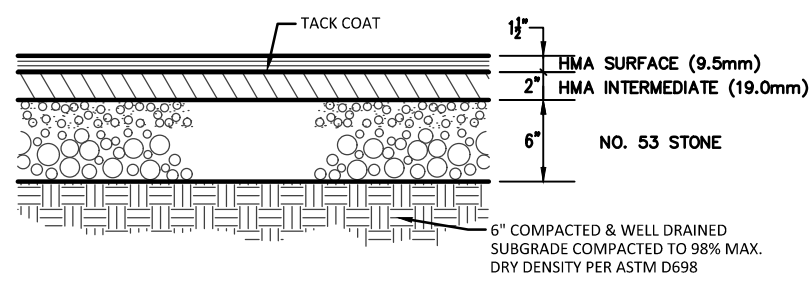
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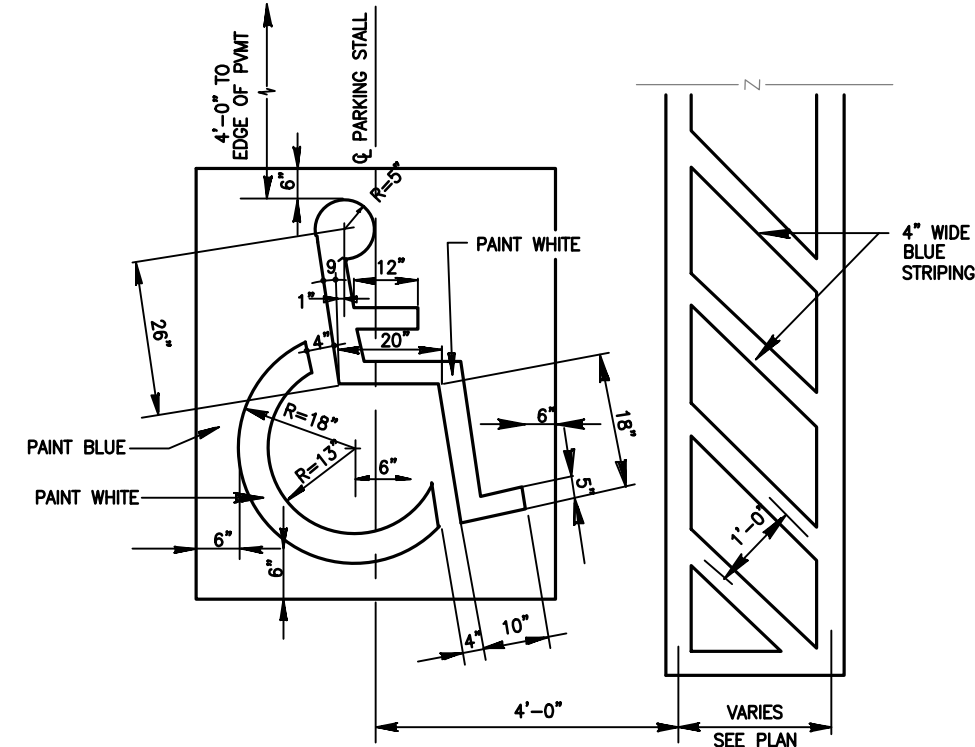
HEAVY DUTY ASPHALT PAVEMENT  
NOT TO SCALE



HEAVY DUTY CONCRETE PAVEMENT  
NOT TO SCALE



AUTOMOBILE LIGHT DUTY ASPHALT PAVEMENT  
SECTION



ADA PARKING SPACE AND SYMBOL



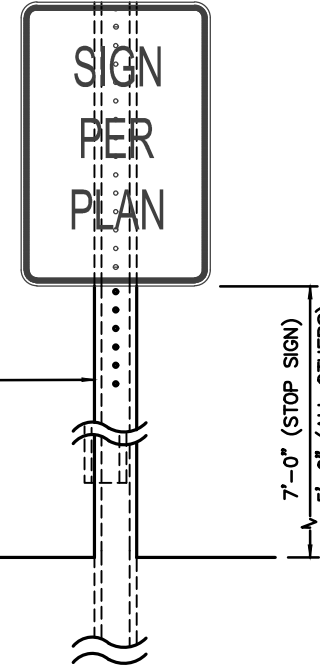
NOTE:  
ALL SIGNS SHALL BE IN COMPLIANCE WITH  
RIVER RIDGE COMMERCIAL CENTER  
DEVELOPMENT STANDARDS.



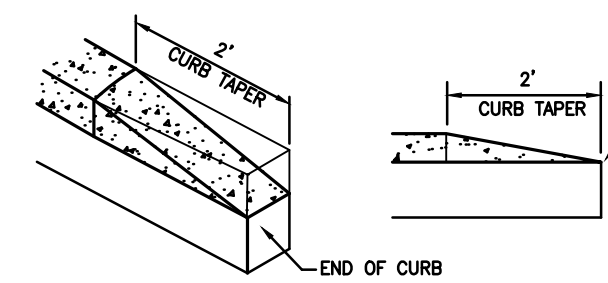
1-3/4\"/>



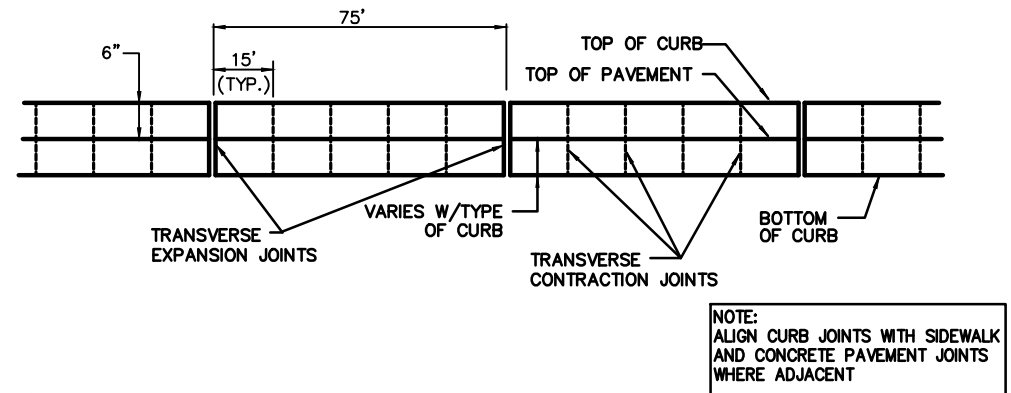
TO BE ADDED TO SPACES  
DESIGNATED FOR THAT USE



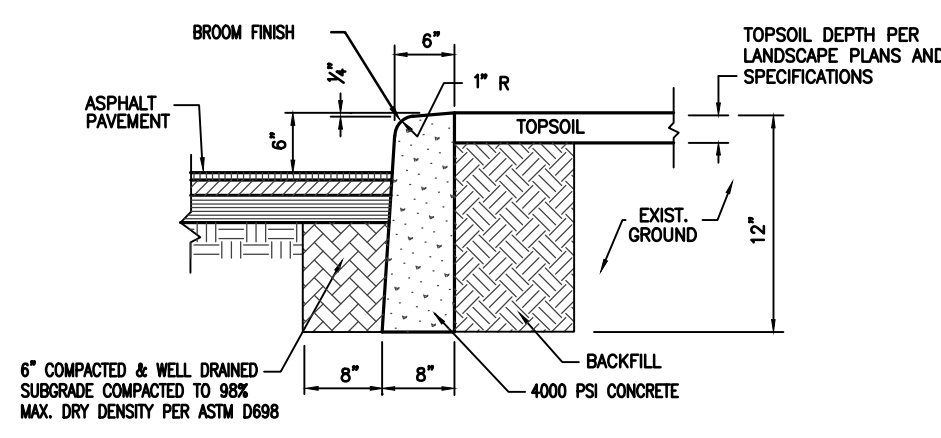
PARKING SIGNS



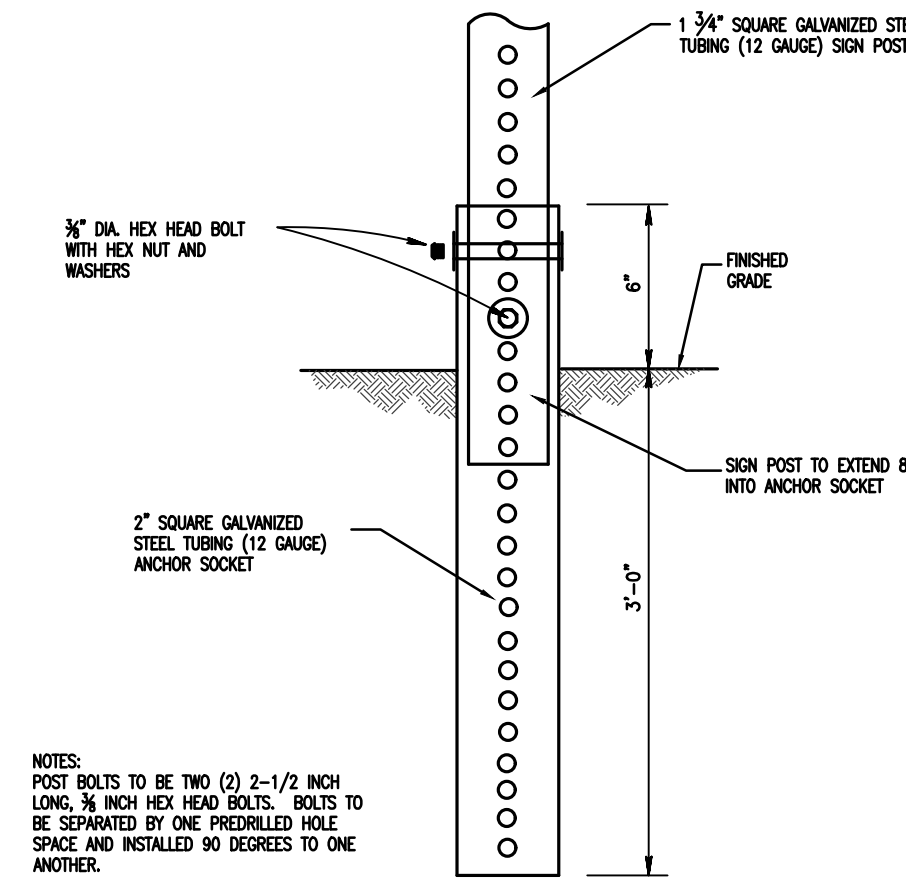
CONCRETE CURB TAPER



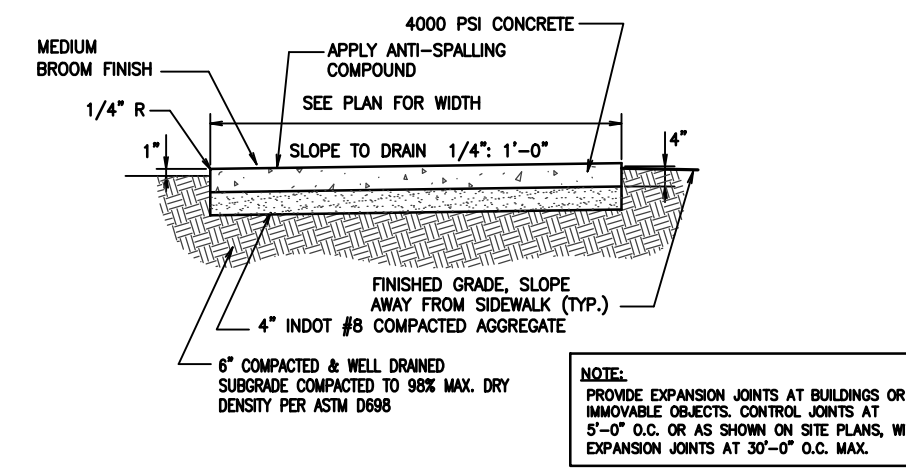
CURB JOINT DETAIL



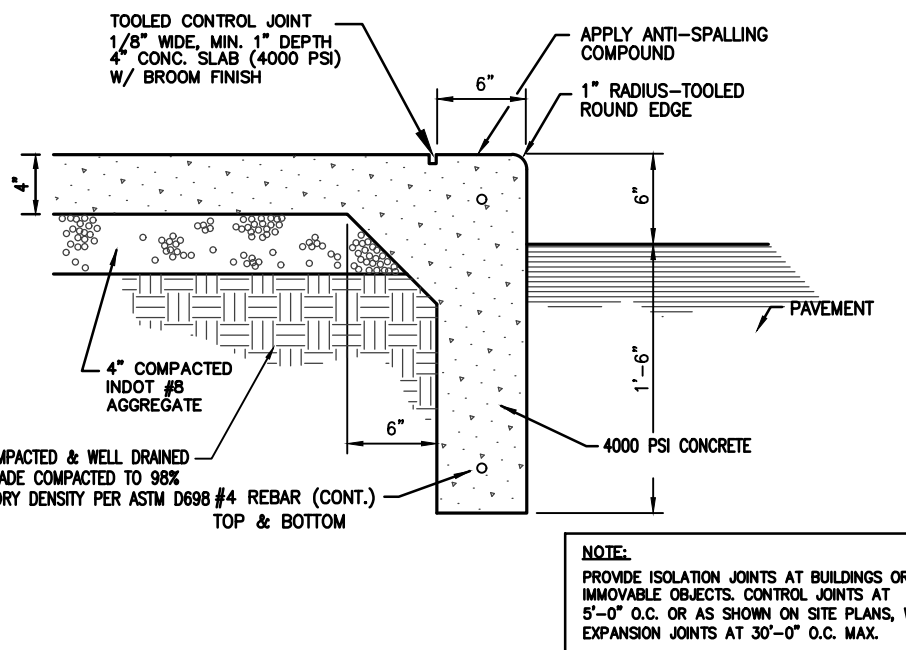
6\"/>



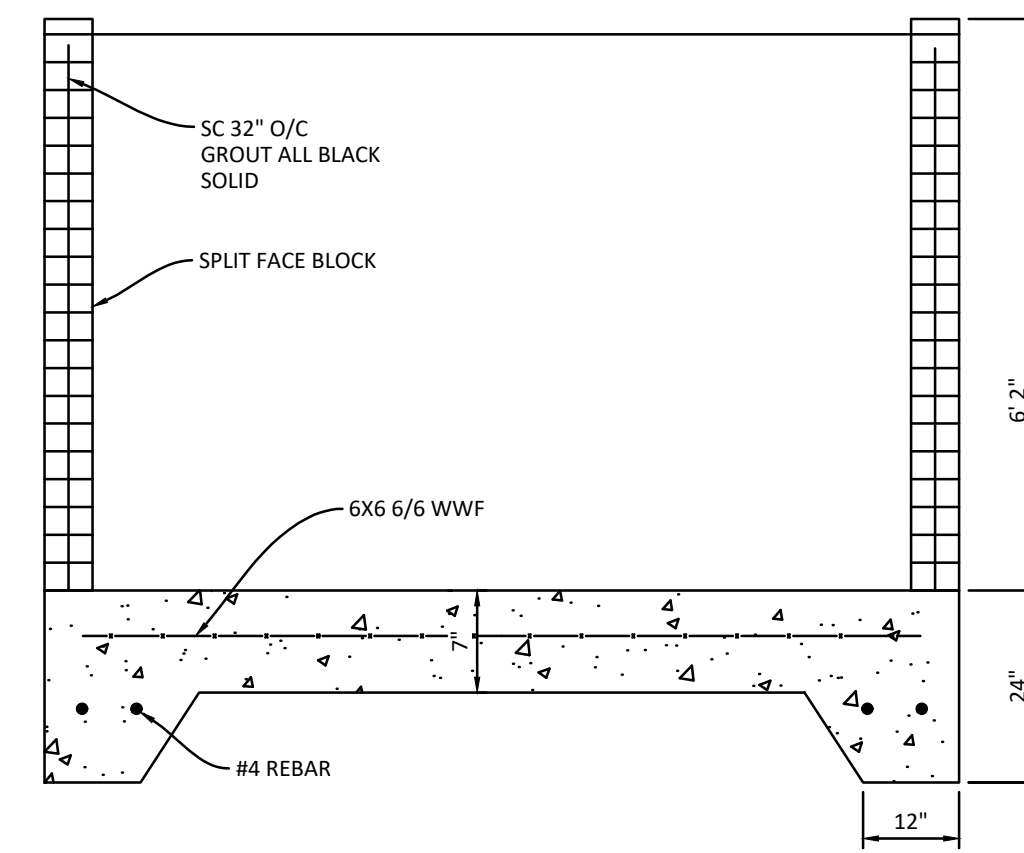
BREAKAWAY POST



CONCRETE SIDEWALK

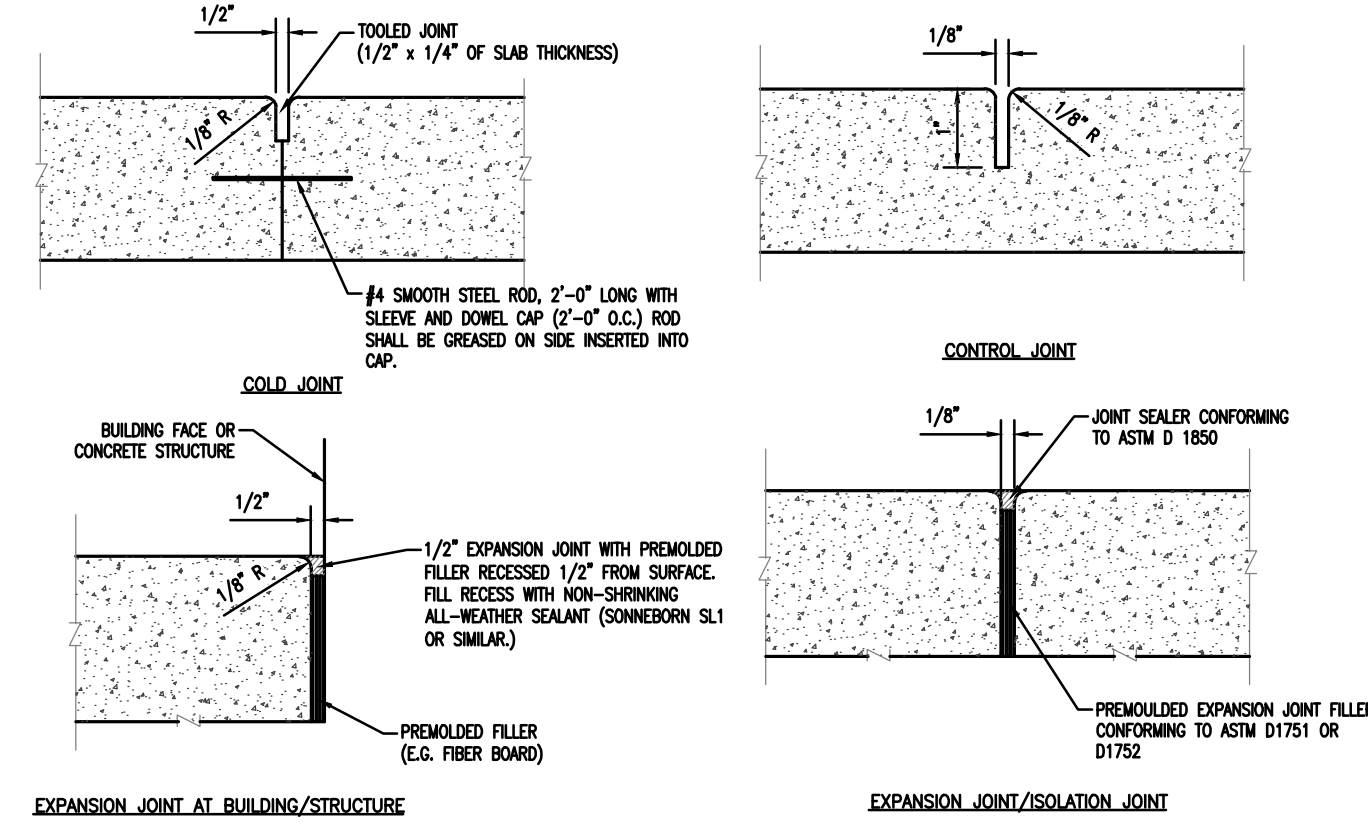


COMBINED CONCRETE CURB AND WALK



NOTE: ENCLOSURE TO HAVE STEEL FRAME GATE WITH POLY FENCE

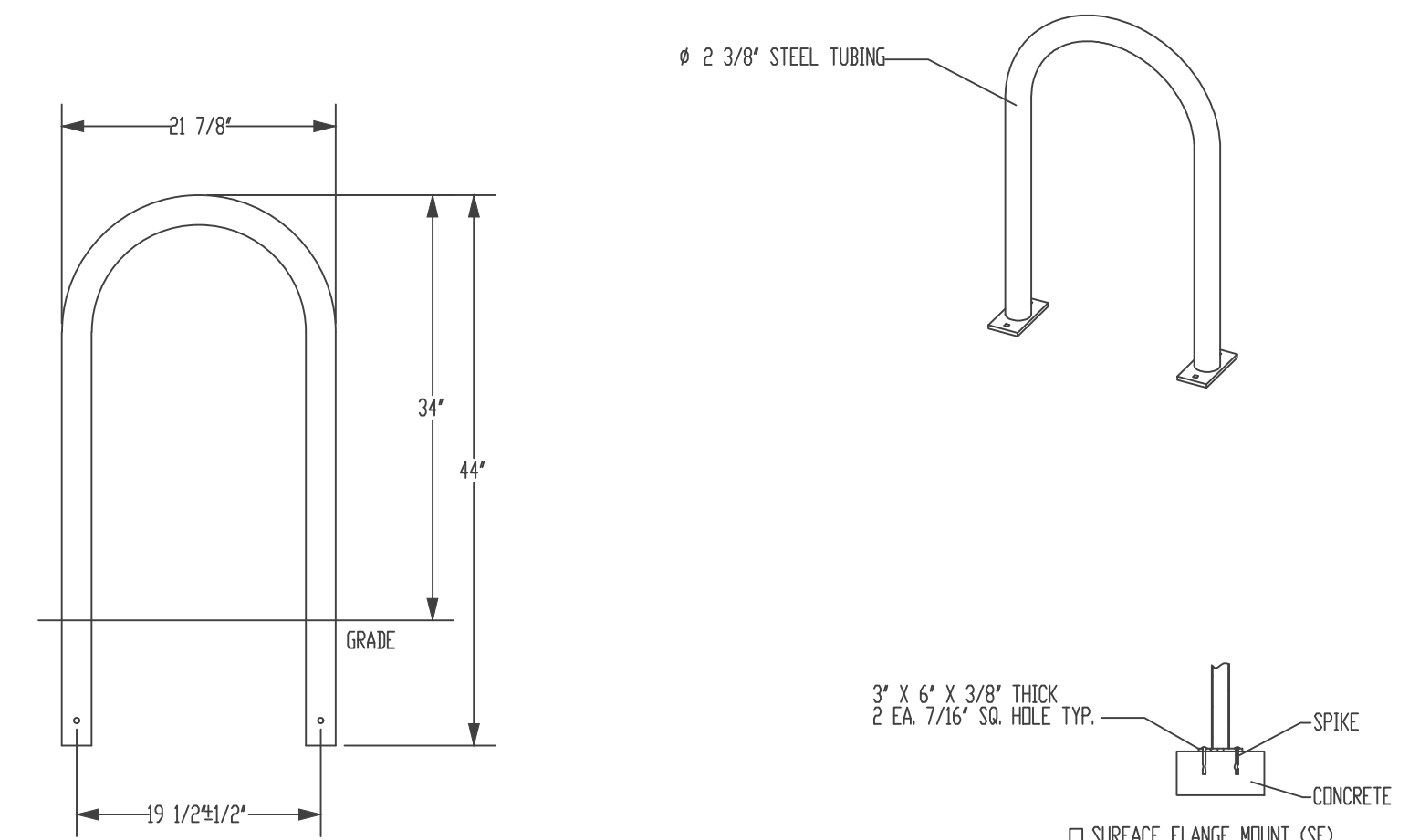
DUMPSTER ENCLOSURE  
NOT TO SCALE



TYPICAL CONCRETE JOINT DETAILS

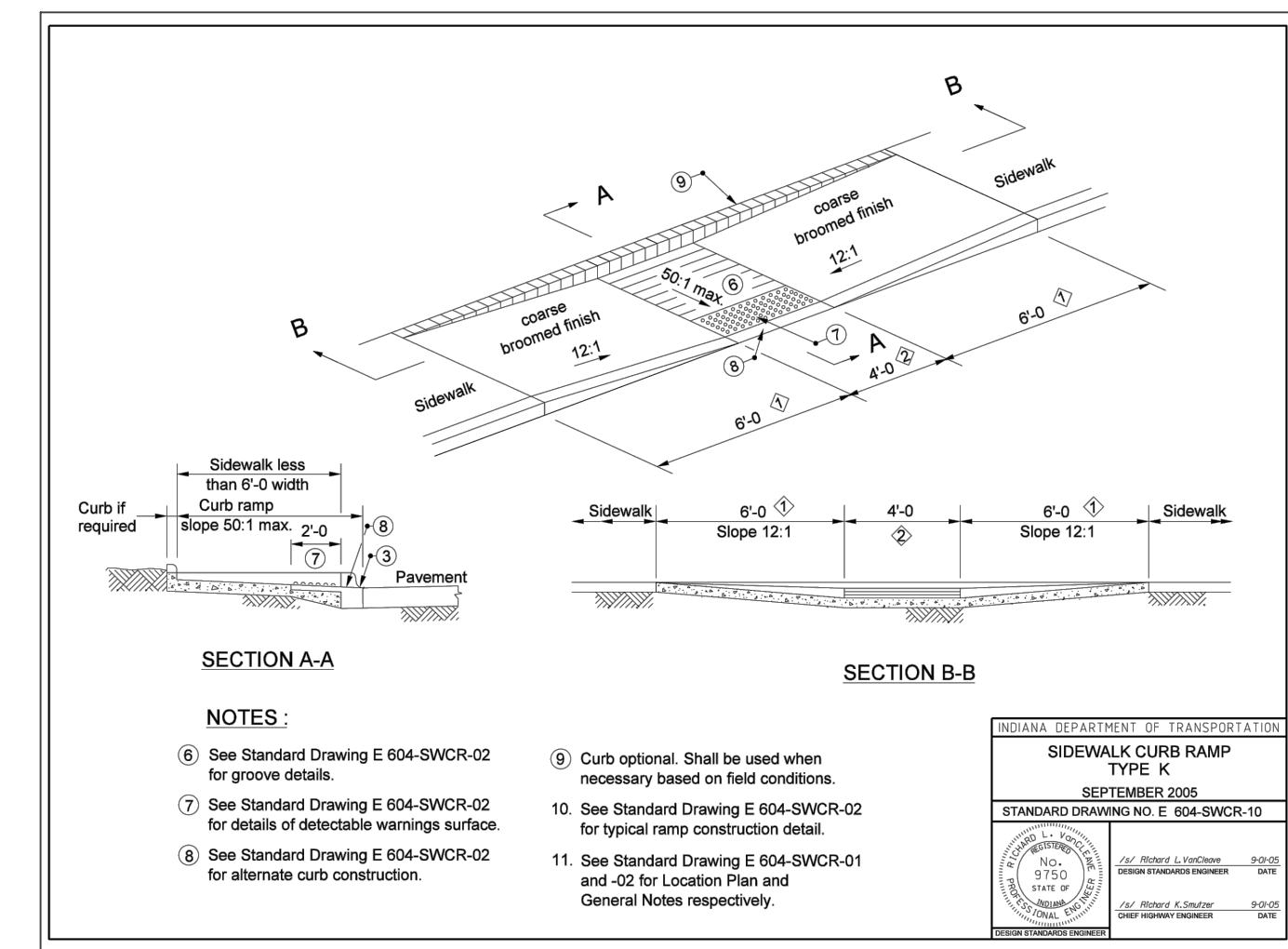


MADRAX DIVISION  
GRABER MANUFACTURING, INC.  
1800 LINCOLN DRIVE  
WARRICK, IN 46793  
PHONE: (800) 448-7933, (317) 849-1000, (317) 849-1001  
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



PRODUCT: 1/238-16(SF)  
DESCRIPTION: "U" BIKE RACK  
DATE: 10-4-18  
ENG: SNC  
CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED  
TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC.  
SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.  
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NOTES:  
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.  
2. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.  
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.



ADA ACCESSIBLE RAMP, TYPE 'K'

NOTE:  
DETECTABLE WARNING STRIP NOT REQUIRED  
FOR PRIVATE DRIVE



6280 N. Shadeland Avenue, Suite A  
Indianapolis, IN 46220  
Phone: (317) 398-6647 | www.theveridusgroup.com



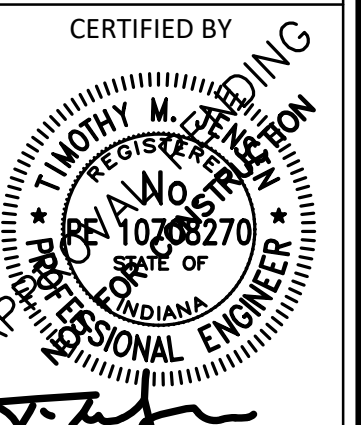
144 East Rampart Street  
Shelbyville, IN 46176  
Phone: (317) 398-4722 | www.runnebohm.com

PROJECT  
PATCH LINVILLE WAY, LLC  
PERMIT PLANS  
40 LINVILLE WAY  
FRANKLIN, IN

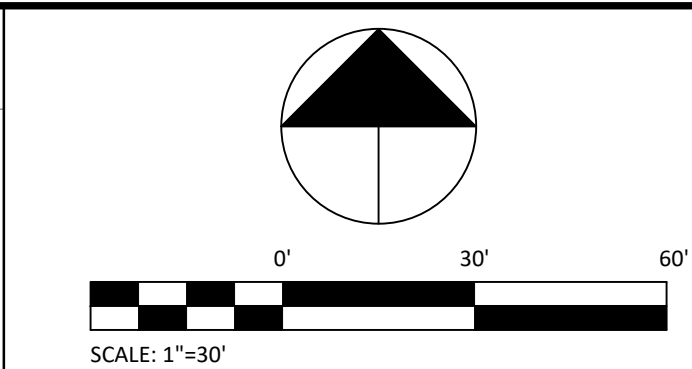
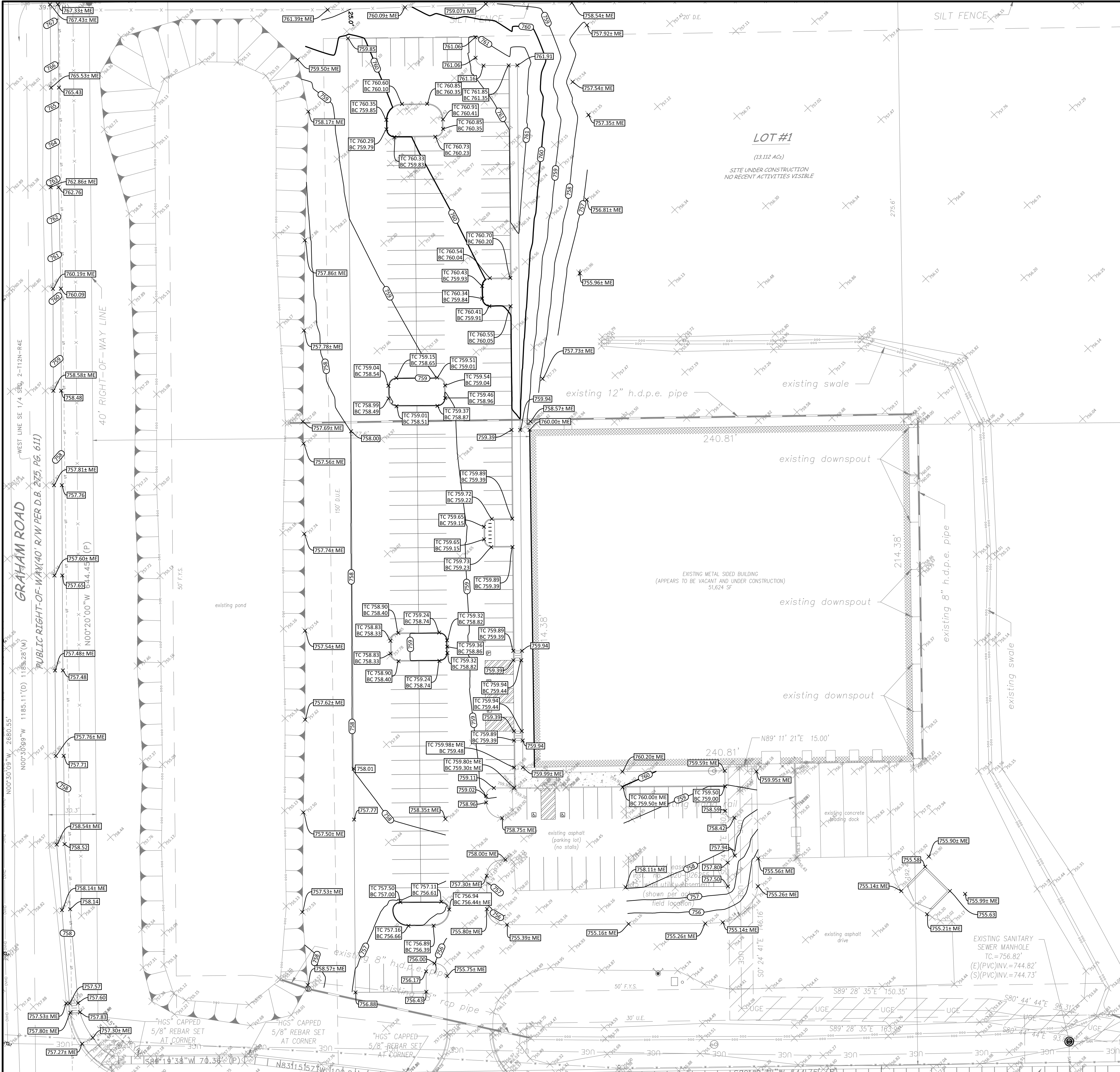
REVISIONS		
NO.	DATE	DESCRIPTION

ISSUE DATE: 03/08/2021  
DRAWN BY: GCD  
CHECKED BY: TMJ

DRAWING TITLE  
SITE DETAILS



CERTIFIED BY  
TIMOTHY M. HARDING  
03/08/2021  
PROJECT NUMBER  
2021.0108  
DRAWING NUMBER  
C250



### GRADING LEGEND

ME	MATCH EXISTING
HP	HIGH POINT
LP	LOW POINT
BC	BOTTOM OF CURB
TC	TOP OF CURB
TR	TOP OF RIM/CASTING
FL	FLOWLINE
---	CONTOURS
---	FLOW LINE
TC 000.00 BC 000.00	CURB ELEVATIONS
000.00	SPOT ELEVATIONS
→	FLOW ARROW

BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION  
PROVIDED BY H. GIBSON LAND SURVEYING, LLC. PROJECT  
NUMBER 21.028, DATED 2/11/24.

### GENERAL NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO STATE AND LOCAL REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS (VERTICAL AND HORIZONTAL) IN THE FIELD PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND INSPECTED BY THE RESPONSIBLE PARTY.
4. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
5. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START. TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES WHEN EXCAVATING IS AROUND OR OVER EXISTING UTILITIES. THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
6. TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH SELECT GRANULAR MATERIAL IF UNDER OR WITHIN 5 FEET OF PAVEMENT.
7. AFTER STRIPPING TOPSOIL MATERIAL, THE CONTRACTOR SHALL PROOF ROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUB-DRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED PARKING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
8. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL AREAS. AFTER INSTALLATION, CONTRACTOR SHALL TEST FOR, AND CORRECT ANY DEFICIENT CONDITIONS.
9. ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
10. SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
11. ALL STORM SEWER MATERIALS AND INSTALLATION SHALL CONFORM TO STANDARD INDOT SPECIFICATIONS.
12. INVERTS AT PIPE OUTLETS ARE GIVEN AT END OF PIPE END SECTION.
13. CONTRACTOR SHALL VERIFY ELEVATION OF ALL EXISTING STORM SEWERS BEFORE INSTALLATION OF THE PROPOSED STORM SEWER. IF A CONDITION IS DISCOVERED THAT PREVENTS INSTALLATIONS PER THE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
14. CONTRACTOR SHALL PERFORM GRADING AND COMPACTION AND LIME STABILIZATION OF PAVEMENT SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
15. STRUCTURES RECEIVING SUBSURFACE DRAINS SHALL HAVE BOTH PORTS CORE DRILLED. TOP Y BLIND CONNECTIONS ARE NOT ALLOWED.
16. ANY OFFSITE BORROW AND/OR WASTE SITES THAT ARE NEEDED SHALL BE PERMITTED AS PART OF THIS PERMIT OR BE PART OF AN EXISTING PERMIT.

### EXISTING LEGEND

SYMBOL LEGEND		
	Water Valve	Handicap Parking
	Fire Hydrant	Sign
	Water Meter	Clean Out
	Gas Meter	Boiler
	Gas Valve	Existing TREE
	Flag Pole	Air Conditioner
	Area Light	Deed Distance
	Ground Light	Measured Distance
	Utility Pole	Concrete right of way marker
	Guy Anchor	Building gutter drain
	Yard Light	Rail Fund
	Mag Nail Set	Rail Road Spike Found

	Underground Telephone/Cable Marking
	Underground Water Line Marking
	Overhead Utility Lines
	Underground Gas Line Marking
	Storm Pipe Underground
	Sanitary Line Marking
	Existing Fence
	Mow line
	Underground Utility Line

	TOP OF BANK
	TOE OF SLOPE

### BENCHMARK DATA



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.

**VERIDUS ENGINEERING**

6280 N. Shadeland Avenue, Suite A  
Indianapolis, IN 46220  
Phone: (317) 598-6647 | www.theveridusgroup.com

**Runnebohm CONSTRUCTION**

144 East Rampart Street  
Shelbyville, IN 47170  
Phone: (317) 398-4722 | www.runnebohm.com

**PROJECT**

**PATCH LINVILLE WAY, LLC**

**PERMIT PLANS**

40 LINVILLE WAY  
FRANKLIN, IN

REVISIONS		
NO.	DATE	DESCRIPTION

ISSUE DATE: 03/08/2021  
DRAWN BY: GCD  
CHECKED BY: TMJ

### DRAWING TITLE

### GRADING PLAN

CERTIFIED BY

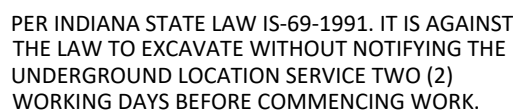
**ARNDT M. KRAVITZ**

Professional Engineer  
No. 10208270  
State of Indiana

03/08/2021

PROJECT NUMBER  
2021.0108

DRAWING NUMBER  
**C300**



[illegible]

DRAWN BY GCD	CHECKED BY TMJ
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## UTILITY DETAILS

APPROVED FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER

TIMOTHY M. JENNINGS

NO. 10708270

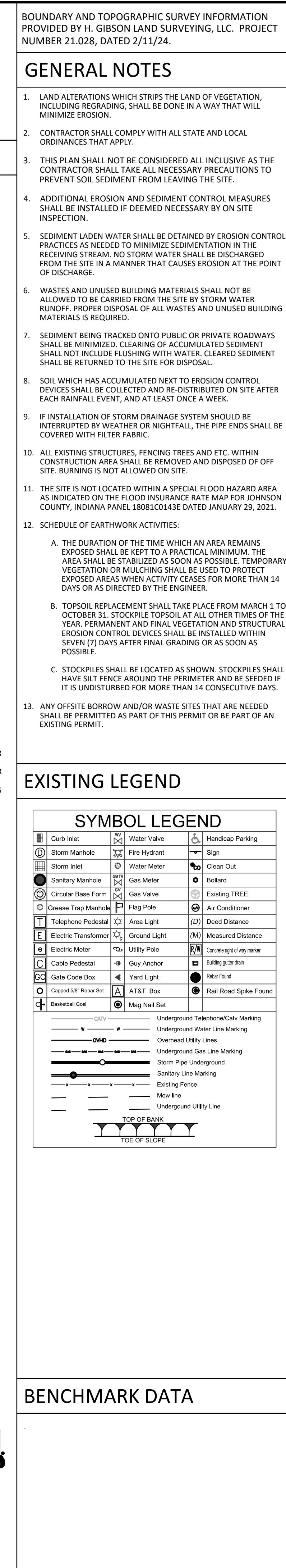
STATE OF INDIANA

MECHANICAL ENGINEERING

PROJECT NUMBER	2021.0108
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DRAWING NUMBER

**C450**

[illegible]



**Sanitary Facilities**  
Contractors and subcontractors must comply with all state and local sanitary sewer, portable toilet, or septic system regulations. Sanitary facilities shall be provided at the site by each contractor or subcontractor throughout construction activities. The sanitary facilities should be utilized by all construction personnel and be serviced regularly. All expenses associated with providing sanitary facilities are the responsibility of the contractors and subcontractors. The location of any sanitary facilities should be indicated on the stormwater pollution prevention plan by the operator following on-site location of said facilities.

**Water Source**  
Water used to establish and maintain grass, to control dust, and for other construction purposes must originate from a public water supply or private well approved by the State or local health department.

**Equipment Fueling and Storage Areas**  
Equipment fueling, maintenance, and cleaning should only be completed in protected areas (i.e., bermed area). Leaking equipment and maintenance fluids will be collected and not allowed to discharge onto soil where they may be washed away during a rain event.  
Equipment wash down (except for wheel washes) should take place within an area surrounded by a berm. The use of detergents is prohibited.

**Hazardous Material Storage**  
Chemicals, paints, solvents, fertilizers, and other toxic or hazardous materials should be stored in their original containers (if original container is not reusable, store the products in clearly labeled, waterproof containers). Except during application, the containers should be kept upright and in bermed areas within covered storage facilities. Runoff containing such materials shall be collected, removed from the site, and disposed of in accordance with the federal, state, and local regulations.  
As may be required by federal, state or local regulations, the Contractor should have a Hazardous Materials Management Plan and a Hazardous Materials Management and Prevention Program in place. A foreman or supervisor should be designated in writing to oversee, enforce, and instruct construction workers on proper hazardous materials storage and handling procedures. The location of any hazardous material storage areas should be indicated on the stormwater pollution prevention plan by the operator following on-site location of the storage areas.

**Material Handling and Spill Prevention**  
Discharge of hazardous substances or oil into stormwater is subject to reporting requirements. In the event of a spill of a hazardous substance, the operator is required to notify the National Response Center (1-800-424-8802) to properly report the spill. In addition, the operator shall submit a written description of the release (including the type and amount of material released, the date of the release, the circumstances of the release, and the steps to be taken to prevent future spills) to the local governing authority. The SWPPP must be revised within 14 calendar days after the release to reflect the release, stating the information above along with modifications to minimize the possibility of future occurrences. Each contractor and subcontractor is responsible for complying with these reporting requirements.

**Concrete Washout**  
Concrete trucks wash water material shall be completely contained and disposed in accordance with all local, state, and federal regulations. A pit or container is required when cleaning concrete chutes.

**Spill Response Plan**  
Minor - Small spills that typically involve oil, gasoline, paint, hydraulic fluid, etc., can be controlled by the first responder at the discovery of the spill.  
• Contain spill to prevent material from entering storm or ground water. Do not flush with water or bury.  
• Use absorbent material to clean-up spill material and any subsequently contaminated soil and dispose of properly.  
Semi-Significant Spills - Approximately ten gallons or less of pollutant with no contamination of ground or surface waters. Minor spills can be generally controlled by the first responder with help from other site personnel. This response may require other operations to stop to make sure the spill is quickly and safely addressed. At the discovery of the spill:  
• Contain spill to prevent material from entering storm or ground water. Do not flush with water or bury.  
• Use absorbent material to clean-up spills and dispose of properly. Spills on impervious surfaces should be disposed of as soon as possible to prevent migration deeper into the soil and groundwater. Dispose of contaminated soils or absorbents properly.  
• Contact 911 if the spill could be a safety issue.  
• Contact supervisors and designated site inspectors immediately.  
• Contaminated solids are to be removed to an approved landfill.

**Major or Hazardous Spills -** More than ten gallons, there is the potential for death, injury or illness to humans or animals, or has the potential for surface or groundwater pollution.  
• Control or contain the spill without risking bodily harm. Temporarily plug storm drains if possible to prevent migration of the spill into the stormwater system.  
• Immediately contact the local Fire Department at 911 to report any hazardous material spill.  
• Contact supervisors and designated site inspectors immediately. Governing authorities responsible for storm water facilities should be contacted as well. The contractor is responsible for having these contact numbers available at the job site.  
• A written report should be submitted to the owner as soon as possible.  
• As soon as possible but within 2 hours of discovery, contact the local agency responsible for spill management. The following information should be noted for future reports to the agency:  
• Name, address and phone number of person making the spill report  
• The location of the spill  
• The time of the spill  
• Identification of the spilled substance  
• Approximate quantity of the substance that has been spilled or may be further spilled  
• The duration and source of the spill  
• Name and location of the damaged waters  
• Name of spill response organization  
• What measures were taken in the spill response  
• Other information that may be significant

Additional regulations or requirements may be present. A spill response professional should be consulted to make sure all appropriate and required steps have been taken. Contaminated solids should only be removed from the site after approval is given by the appropriate agency.

**814 MONITORING AND MAINTENANCE GUIDELINES FOR EACH PROPOSED STORMWATER QUALITY MEASURE**

**Inspection Schedule/Reporting**  
All impacted areas, as well as all erosion and sediment control devices, will be inspected every seven (7) calendar days and within 24 hours after a rainfall of 0.5 inch or greater. Where sites have been final or temporarily stabilized or on sites where runoff is unlikely due to winter conditions (e.g., site is covered with snow, ice, or frozen ground exists), such inspections shall be conducted at least once every month.

Inspections shall be conducted and a written report prepared, by a designated and qualified person familiar with the USEPA NPDES Storm Water General Permit, this SWPPP, and the Project.

Inspection reports shall be completed including scope of the inspection, name(s) and qualifications of personnel making the inspection, the date and time of the inspection, the results of the inspection, and the actions taken as a result of incidents of noncompliance noted during the inspection. The inspection report should state whether the site was in compliance or identify any incidents of noncompliance. The contractor shall keep a copy of the inspection reports on site and permanently for a period of two years following construction. The on-site reports may be requested by inspections conducted by the local governing authority.

**Construction Entrance**  
Locations where vehicles exit the site shall be inspected for evidence of off-site sediment tracking. Each contractor and subcontractor shall be responsible for maintaining the Construction Entrance and other controls as described in this SWPPP.

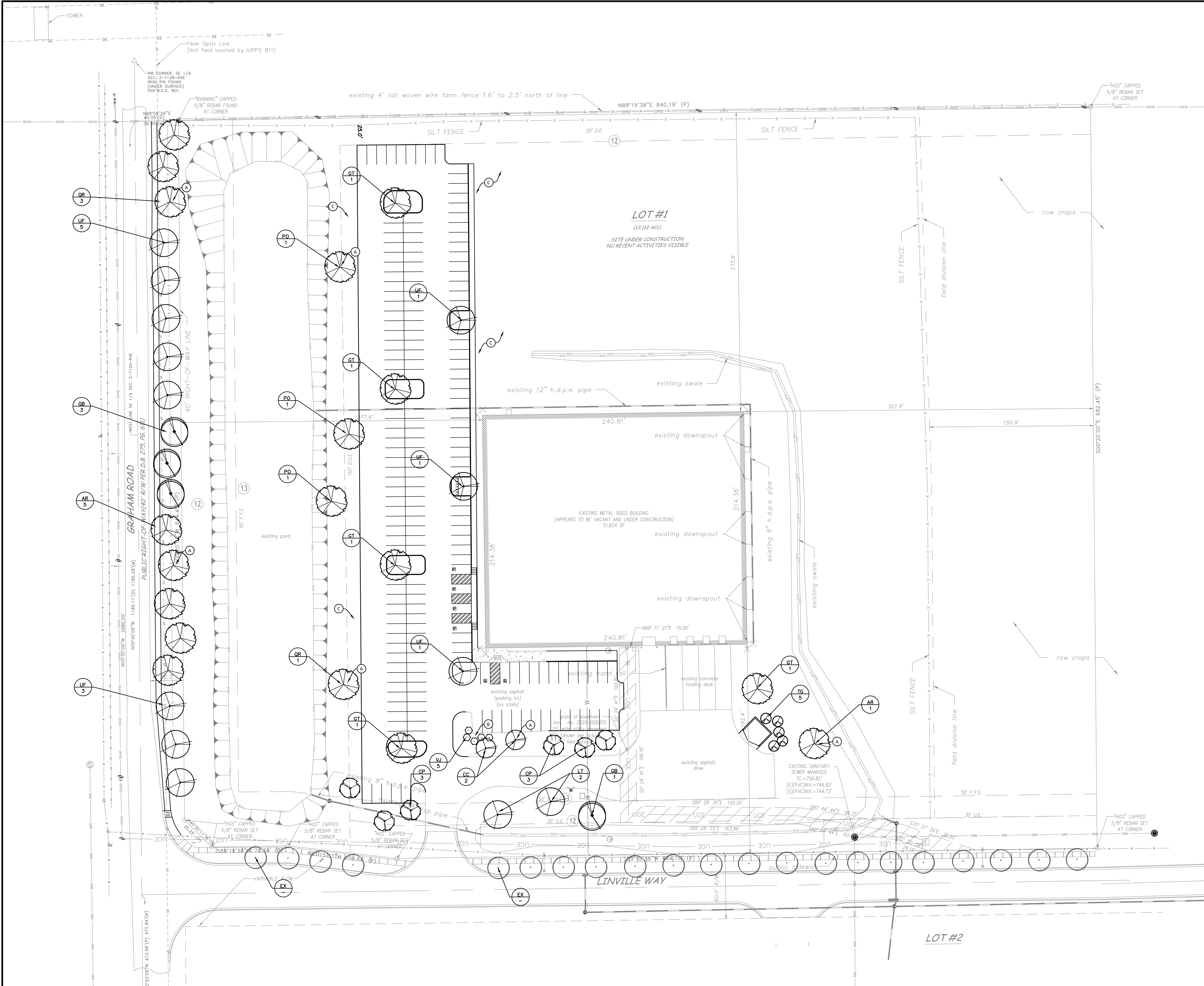
**Material Storage Inspections**  
Materials must be evaluated as to use for storage of materials that are exposed to precipitation. The purpose is to ensure that materials are protected and/or impounded so that pollutants cannot discharge from storage areas. Off-site material storage areas used solely by the subject project are considered to be part of the project and must be included in the erosion control plan and the site inspection reports.

**Soil Stabilization Inspections**  
Seeded areas will be inspected to confirm that a healthy stand of vegetation is maintained. The site has achieved final stabilization once all areas are covered with pavement or have a stand of vegetation with at least 70% of the background vegetation density. The density of 70% or greater must be maintained to be considered as stabilized. The operator or their representative will monitor, fertilize, and reseed disturbed areas as needed to achieve this goal.

**Erosion and Sediment Control Inspections**  
All controls should be inspected at least once every seven (7) calendar days and following any storm event of 0.5 inch or greater. The following is a list of inspection/maintenance practices that will be used for specific controls:

1. Geotextiles/Erosion Control Mats: Missing or loose matting must be replaced or re-anchored.
2. Silt Protection: If silt fence inlet protection is to be used, sediment should be removed when it reaches approximately one-half the height of the fence. If a sump is used, sediment should be removed when the volume of the basin is reduced by 50%.
3. Diversion Swales: Clean debris or other obstructions as needed. Damage from storms or normal construction activities (i.e., tire ruts) shall be repaired immediately.
4. Mulching: Inspect for thin or bare spots caused by natural decomposition or weather-related events. Mulch in thin traffic areas should be replaced on a regular basis to maintain uniform protection.
5. Sediment Trap: Accumulated sediment shall be removed and the basin shall be regraded to its original dimensions at such point that the capacity of the impoundment has been reduced to one-half of its original storage capacity. The removed sediment shall be stockpiled or redistributed in areas that are protected from erosion.
6. Sediment Basin: Inspect frequently to check for damage and to ensure obstructions are not diminishing the effectiveness of the structures. Sediment shall be removed and the basin shall be regraded to its original dimensions at such point that the capacity of the impoundment has been reduced to 20% of its original storage capacity. The removed sediment shall be stockpiled or redistributed in areas that are protected from erosion.
7. Silt Fence: Removal of built-up sediment will occur when the sediment reaches one-third the height of the fence.
8. Stabilized Construction Entrance: Periodic re-grading and top dressing with additional stone.
9. Straw Bales: Replace straw bales that show signs of deterioration.
10. Vegetation: Protect newly seeded areas from excessive runoff and traffic until vegetation is established. Establish a watering and fertilizing schedule.
11. Good Housekeeping: Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharge through screening of outfalls and daily pickup of litter.

[illegible]



### KEYNOTES

A. INDIVIDUAL TREES TO BE PLANTED AND MULCHED IN ACCORDANCE WITH DETAIL. (TYP.)

B. SHRUBS TO BE PLANTED AND MULCHED IN CONTINUOUS PLANTING BED. SEE DETAIL.

C. ALL DISTURBED LAWN TO RECEIVE FINISH GRADE AND SEED.

### EXISTING LEGEND

SYMBOL LEGEND	
	Water Valve
	Fire Hydrant
	Water Meter
	Gas Meter
	Gas Valve
	Flag Pole
	Area Light
	Ground Light
	Utility Pole
	Guy Anchor
	Yard Light
	Mag Nail Set
	Sign
	Bollard
	Existing TREE
	Dead Distance
	Bulb
	Rail Road Spike Found

Underground Telephone/Cable Marking

Underground Water Line Marking

Overhead Utility Lines

Underground Gas Line Marking

Storm Pipe Underground

Sanitary Line Underground

Existing Fence

Mow Line

Underground Utility Line

TOP OF BANK

TOE OF SLOPE

### SITE LEGEND

	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	RIGHT-OF-WAY PAVEMENT
	CONCRETE
	GRAVEL
	ADA ACCESSIBLE PARKING SPACE

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.

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Indianapolis, IN 46220  
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PROJECT  
PATCH LINVILLE WAY, LLC  
PERMIT PLANS  
40 LINVILLE WAY  
FRANKLIN, IN

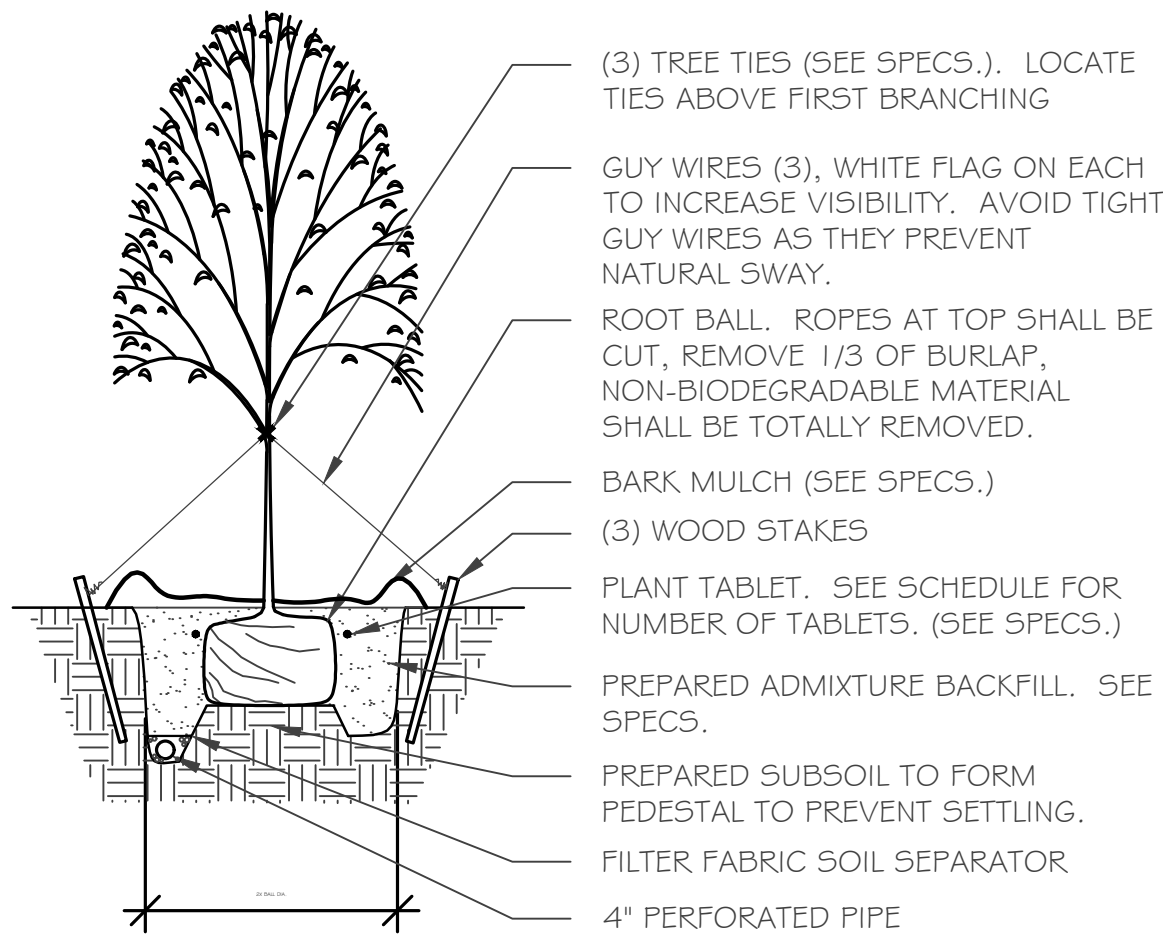
REVISIONS		
NO.	DATE	DESCRIPTION

ISSUE DATE: 03/08/2021  
DRAWN BY: GCD  
CHECKED BY: TMJ

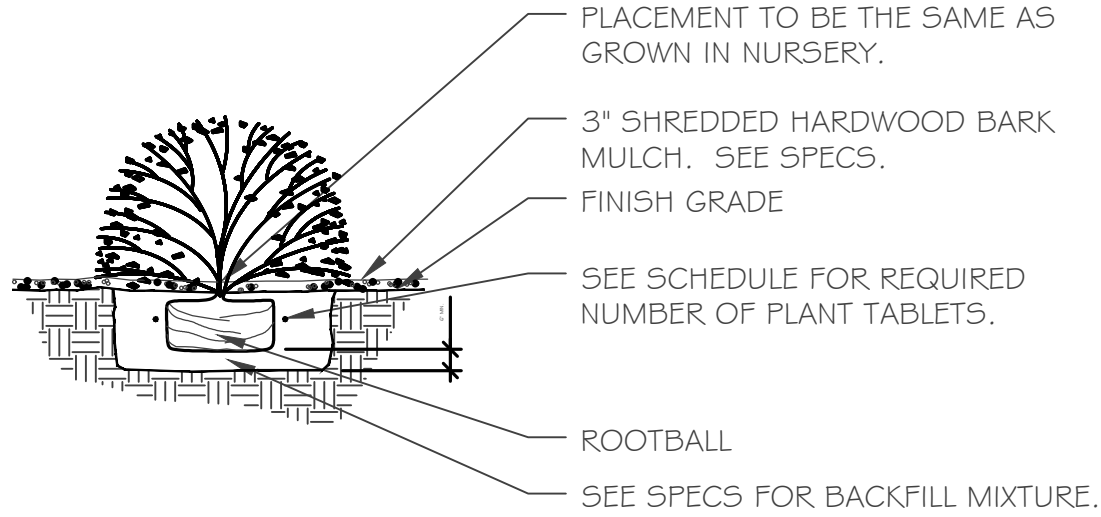
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LANDSCAPE PLAN

CERTIFIED BY

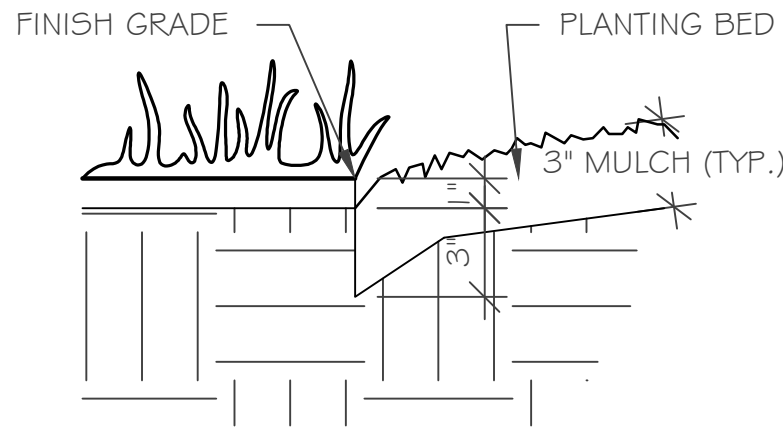
03/08/2021  
PROJECT NUMBER  
2021.0108  
DRAWING NUMBER  
L100



1 TREE PLANTING DETAIL  
NOT TO SCALE



2 SHRUB PLANTING DETAIL  
NOT TO SCALE



3 SPADE EDGE DETAIL  
NTS

PLANTING SCHEDULE - TREES							
LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	MATURE HEIGHT
					COND		MATURE SPREAD
TREES							
	AR	6	Acer rubrum 'franksred'	Franks Red Maple	2-1/2"	Deciduous Shade Tree	35'
					B & B		25'
	CC	2	Cercis Canadensis	Eastern Redbud	2"	Deciduous Ornamental Tree	15'
					B & B		15'
	CP	6	Crataegus Phaenopyrum	Washington Thornless Hawthorn	2"	Deciduous Ornamental Tree	20'
					B & B		20'
	GB	4	Ginkgo Biloba 'Autumn Gold'	Autumn Gold Ginkgo	2-1/2"	Deciduous Shade Tree	30'
					B & B		25'
	GT	5	Gleditsia Triacanthos inermis	Shademaster Honey Locust	2-1/2"	Deciduous Shade Tree	50'
					B & B		40'
	LT	2	Liriodendron tulipifera	Tulip Tree	2-1/2"	Deciduous Shade Tree	50'
					B & B		25'
	PO	3	Platanus x. acerifolia	London Planetree	2-1/2"	Deciduous Shade Tree	60'
					B & B		50'
	QR	4	Quercus rubra	Red Oak	2-1/2"	Deciduous Shade Tree	60'
					B & B		35'
	TG	5	Thuja occidentalis	Green Giant Arborvitae	8'	Evergreen	20'
					B & B		10'
	UF	11	Ulmus 'frontier'	Frontier Elm	2-1/2"	Deciduous Shade Tree	30'
					B & B		20'
	EX	-	Existing Street Trees		-		-
					-		-
PLANTING SCHEDULE - SHRUBS							
LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	MATURE HEIGHT
					COND		MATURE SPREAD
SHRUBS							
	VJ	5	Viburnum x juddii	Judd Viburnum Hydrangea	18-24"	Deciduous Shrub	48"
					Cont.		48"

NOTE:  
ALL SHRUBS MUST BE A MINIMUM OF 18" IN HEIGHT AT TIME OF PLANTING  
IF A DISCREPANCY EXISTS BETWEEN PLAN AND SUMMARY TABLE QUANTITIES, PLAN QUANTITY SHALL CONTROL.

## PLANTING NOTES:

1. IN CASE OF DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST - THE PLAN SHALL DICTATE.

2. ALL SHRUB PLANTING AREAS TO BE COVERED W/ 3" LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED W/ 2" HARDWOOD BARK MULCH. MUCH SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATION. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.

3. ALL INTERIOR PARKING ISLANDS SHALL BE VOID OF STONE BASE FROM PAVING PREPARATIONS. ISLANDS SHALL INCLUDE BACKFILL OF MIN. (1 2") OF APPROVED TOPSOIL AND (6") OF PLANTING MEDIUM INCLUDING  $\frac{3}{4}$  TOPSOIL &  $\frac{1}{4}$  SPHAGNUM PEAT MOSS PER CUBIC YARD PLACED . PLANTING MEDIUM SHALL BE TILLED INTO THE TOP THIRD OF TOPSOIL AND ALL STONES AND DEBRIS GREATER THAN 1 -  $\frac{1}{2}$  " SHALL BE REMOVED.

4. ALL LANDSCAPE PLANTING BEDS SHALL PREPARED BY THE REMOVAL OF ALL STONES & DEBRIS GREATER THAN 1 -  $\frac{1}{2}$  ", BACKFILLED WITH (6") OF APPROVED TOPSOIL AND TOPPED WITH (4") OF SPHAGNUM PEAT MOSS. PEAT MOSS SHALL BE TILLED INTO THE TOP THIRD OF TOPSOIL AND FINISHED TO AN ELEVATION OF (4") BELOW ALL PERIMETER WALKS OR CURBS, AND (2") BELOW FINISHED LAWN.

5. BACKFILL FOR TREE PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.

6. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH VARIETY.

7. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED, IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO BID IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED W/ PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY THE LANDSCAPE ARCHITECT.

8. ALL PLANTS SHALL MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK ANSI Z60.1-2020 EDITION, AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

9. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS AS DIRECTED BY ARCHITECT.

10. ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY ARCHITECT. AT THE END OF THIS PERIOD, PLANT MATERIAL DEEMED DEAD OR UNSATISFACTORY BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR.

11. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.

12. PEAT MOSS TO BE USED ON PROJECT SHALL BE DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR, AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO BE MILDLY ACIDIC IN CHARACTER AND SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

13. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITHING PRIOR TO BID DATE OF ANY PLANTS HE / SHE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.

14. ALL DISTURBED LAWN AREAS SHALL BE SEEDED. LAWN AREAS SHALL RECEIVE (6") OF APPROVED TOPSOIL PRIOR TO SEEDING OPERATIONS. SITE CONTRACTOR TO DISTRIBUTE TOPSOIL AND ROUGH GRADE SITE PRIOR TO LANDSCAPE INSTALLATION. SEEDING PREPARATION SHALL INCLUDE FINE GRADING AND REMOVAL OF ALL ROCKS AND DEBRIS GREATER THAN (1") IN ANY DIRECTION, TILL AND LOOSEN SOILS TO A DEPTH OF (4") AND FINE GRADE TO FINISHED ELEVATIONS PER GRADING PLAN. APPLY TURF-TYPE TALL FESCUE SEED AT A RATE OF 8-10 LBS. PER 1,000 SQ. FT. SEEDING APPLICATIONS MAY BE PERFORMED VIA HYDROSEED OR CONVENTIONAL SEED AND STRAW. IF CONVENTIONAL SEEDING IS PERFORMED, ALL PERIMETER WALKS, CURBS, PAVEMENTS, ETC SHALL BE ALIGNED WITH ONE (8'-0") ROLL OF 5-150 EROSION CONTROL BLANKET TO MAINTAIN STRAW IN PLACE. HYDROSEEDING APPLICATIONS SHALL INCLUDE KEEPING ALL FINISHED SURFACES FREE OF SLURRY. SEEDING SHALL INCLUDE STARTER FERTILIZER (10-20-20) OR APPROVED EQUAL AT A RATE OF 1,000 LBS PER ACRE.



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.



6280 N. Shadeland Avenue, Suite A  
Indianapolis, IN 46220  
Phone: (317) 598-6647 | www.theveridusgroup.com



144 East Rampart Street  
Shelbyville, KY 40177  
Phone: (502) 398-4722 | www.runnebohm.com

PROJECT  
PATCH LINVILLE WAY, LLC  
PERMIT PLANS  
40 LINVILLE WAY  
FRANKLIN, IN

REVISIONS		
NO.	DATE	DESCRIPTION

ISSUE DATE: 03/08/2021  
DRAWN BY GCD  
CHECKED BY TMJ

DRAWING TITLE

LANDSCAPE  
DETAILS

CERTIFIED BY ING



03/08/2021

PROJECT NUMBER  
2021.0108

DRAWING NUMBER

L101

Patch Linville Way  
THE VERIDUS GROUP  
SITE LIGHTING

STAMP

REVISIONS		
NO	DATE	BY
01	03-08-2021	WP

DRAWN BY: ---  
ISSUE DATE: 3/8/21  
DRAWING CHECKED BY: RT

SHEET SIZE ARCH: Expand D (36.00 X 24.00 inches)

CB11445-SITE-R1

LIGHTING NOTES:

1. Pole mounted fixtures are mounted 30'-6" A.F.G. (28' POLE, 2'-6" BASE)
2. Wall mounted fixtures are 30' A.F.F.
3. Foot-Candle values calculated at grade.



Calculation Summary						
Label	Units	Avg	Max	Min	Avg Min	Max/Min
ALL CALCULATION POINTS	Fc	0.38	4.5	0.0	N/A	N/A
ACCESS DRIVE AND TRUCK DRIVE	Fc	1.36	4.2	0.0	N/A	N/A
PARKING AND PAVED AREAS	Fc	1.96	4.5	0.1	19.60	45.00
TRUCK DOCKS	Fc	1.99	2.5	1.4	1.42	1.79

Luminaire Schedule							Lum. Watts	Total Watts
Symbol	Qty	Label	Arrangement	LLF	Description			
	2	SL1	SINGLE	0.900	SINGLE POLE MOUNT CBMC DL11388 / 268 WATT LED / TYPE IV-E / 28' POLE		267.8	535.6
	4	SL2	D180°	0.900	TWIN POLE MOUNT CBMC DL11745 / 268 WATT LED / TYPE V-E / 28' POLE		267.7	2141.6
	4	WM1	SINGLE	0.900	WALL MOUNT CBMC DL11388 / 268 WATT LED / TYPE IV-E / WALL BRACKET		267.8	1071.2

National Lighting Vendor:

For pricing and technical assistance contact: Rob Thomson of  
CBMC INC, tel# 317-828-4119

Rob Thomson - Program Manager - rthomson@cbmcinc.com

William Proctor - Lighting Consultant - wproctor@cbmcinc.com

LIGHTING PHOTOMETRY

1" = 40' (24 x 36) 1" = 80' +/- (11 x 17)

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps, and other variable field conditions.