PERMIT SET

THE LINKS AT FRANKLIN
SITE DEVELOPMENT PLANS

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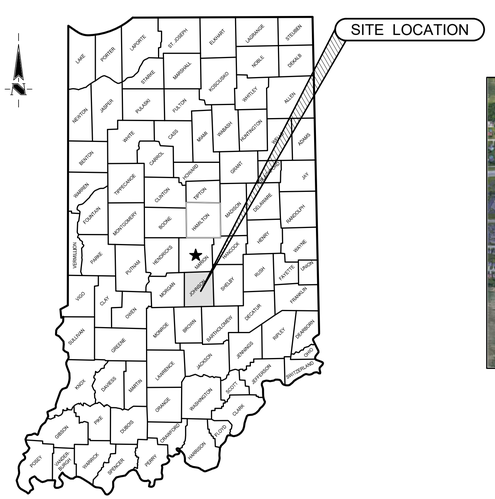

STATE OF INDIANA

VICINITY MAP

LOCATION MAP

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DRAWN BY: DBS

PROJECT NUMBER: 2020-493

PROJECT ISSUE DATE: JUNE 10, 2021

REV. NO.	DESCRIPTION	DATE

COVER SHEET

Drawing Path: P:\2020\400\493\CAD\Civil\Active\1_2020-493_CS.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:33am Last Edited: 6/10/21 - 11:26am

GENERAL NOTES

GENERAL

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, COUNTY, CITY, AND LOCAL PERMITS FOR ANY AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED. THIS SHALL INCLUDE ALL SUBMITTALS AS REQUIRED INCLUDING STORMWATER RUNOFF CONTROL (RULE 5). THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL REQUIRED PERMITS BY ANY OR ALL AGENCIES MENTIONED ABOVE UNLESS OTHERWISE NOTED BY THE CONTRACT OR SPECIFICATIONS.
3. CONTRACTOR SHALL VERIFY DATE OF PLANS WITH ENGINEER PRIOR TO CONSTRUCTION TO ENSURE USE OF CURRENT PLANS.
4. ALL QUANTITIES PROVIDED ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
5. ADDITIONAL INFORMATION CONCERNING EARTH MOVING MAY BE FOUND IN THE GEOTECHNICAL ENGINEERING INVESTIGATION BY _____ DATED _____. ALL REQUIREMENTS OF THE GEOTECHNICAL ENGINEERING INVESTIGATION SHALL BE FOLLOWED. THE INFORMATION SHOWN IN THE GEOTECHNICAL ENGINEERING INVESTIGATION IS FOR INFORMATION ONLY AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL EXISTING CONDITIONS. IN CASE OF CONFLICT BETWEEN THE CONSTRUCTION DOCUMENTS AND THE GEOTECHNICAL ENGINEERING INVESTIGATION, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
6. PROPERTY ZONING IS RM (RESIDENTIAL MULTI-FAMILY).
7. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.

DEMOLITION

1. DEMOLITION PERMIT WILL BE PROCURED BY THE SUBCONTRACTOR AND COST SHALL BE INCLUDED AS PART OF THEIR WORK.
2. DURING DEMOLITION PROCESS, EROSION CONTROL MEASURES SHALL BE ESTABLISHED. THESE SHALL INCLUDE TREATMENT OF DUST AND POTENTIAL STORMWATER DISCHARGE. REFER TO EROSION CONTROL DRAWINGS.
3. REMOVAL OF THE EXISTING IMPROVEMENTS ARE AS NOTED ON THE PLANS OR AS REQUIRED BY THE PROJECT. THE MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A PROPER AND LEGAL MANNER PER FEDERAL, STATE, AND OR LOCAL LAWS AND ORDINANCES.
4. EXISTING ITEMS TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. ANY DAMAGE DURING CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE. ALL DAMAGES SHALL BE RESTORED OR REPLACED TO AT LEAST THEIR ORIGINAL CONDITION OR AS REQUIRED OR DICTATED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL REGULATIONS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL THE UTILITY COMPANIES AND DEPARTMENTS 72 HOURS BEFORE DEMOLITION IS TO START TO VERIFY ANY UTILITIES THAT MAY BE PRESENT ON SITE. ALL VERIFICATIONS, LOCATIONS, SIZE AND DEPTHS SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES OR DEPARTMENTS. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THE UTILITY MAY BE PRESENT DURING THE EXCAVATION TO INSTRUCT AND OBSERVE DURING THE EXCAVATION.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH EACH UTILITY COMPANY AND OR AGENT WHO IS RESPONSIBLE TO REMOVE OR RELOCATE EACH EXISTING UTILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BEAR THE COST FOR THE REMOVAL, TERMINATION OR RELOCATION OF UTILITIES IF THE RESPONSIBILITY IS NOT COVERED BY THE UTILITY COMPANY.
7. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP UTILITIES INDICATED TO BE REMOVED OR ABANDONED IN PLACE.
8. REMOVAL OF EXISTING CONCRETE OR OTHER PAVED AREAS INDICATED ON THE PLANS SHALL INCLUDE ALL AGGREGATE BASE MATERIALS. AREAS TO BE REMOVED SHALL BE SAW CUT CLEAN, NEAT AND TRUE TO LINE. REMOVE ALL NON-ORGANIC MATTER THAT WOULD INTERFERE WITH THE GROWTH OF TURF OR PLANT MATERIAL.
9. ALL CONTRACTORS MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. ACTUAL FIELD LOCATIONS OF ALL EXISTING UTILITIES ARE THE CONTRACTORS RESPONSIBILITY AND MUST BE LOCATED EITHER BY THE REPRESENTATIVE OF THE UTILITY COMPANY OR BY A PRIVATE UNDERGROUND UTILITY LOCATING COMPANY PRIOR TO THE START OF DEMOLITION ACTIVITIES.
10. SAW CUT THE EDGES OF PAVED AREAS CLEAN, NEAT AND TRUE TO LINE SO NO UNWANTED CHIPPING OR BREAKING OF EXISTING PAVEMENT TO REMAIN WILL OCCUR.
11. UNLESS EXISTING FULL-DEPTH JOINTS COINCIDE WITH LINE OF DEMOLITION, NEATLY SAW-CUT ALONG LINE OF EXISTING PAVEMENT TO REMAIN BEFORE REMOVING ADJACENT EXISTING PAVEMENT. SAW-CUT FACES VERTICALLY.
12. DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION TO ACCUMULATE ON THE JOB SITE FOR MORE THAN 48 HOURS. REMOVE AND DISPOSE OF IN A LEGAL MANNER.
13. GRIND DOWN STUMPS AND REMOVE ROOTS, OBSTRUCTIONS, AND DEBRIS TO A DEPTH OF 18 INCHES BELOW EXPOSED SUBGRADE.
14. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT EACH DAY AND REMOVE ALL MUD, DIRT, GRAVEL AND LOOSE MATERIALS TRACKED, DUMPED, SPILLED OR WIND BLOWN FROM THIS SITE ONTO OTHER SITES, RIGHT OF WAYS, PUBLIC OR PRIVATE STREETS OR ROADS, DRIVEWAYS, YARDS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN OR PICK UP DAILY IF NECESSARY. THE CONTRACTOR SHALL REDUCE THE AIRBORNE DUST DURING THE ENTIRE DEMOLITION SCHEDULE. WATER MAY BE USED AS A REDUCER.
16. THE CONTRACTOR SHALL DOCUMENT THE FINAL DISPOSITION OF ALL MATERIALS REMOVED FROM THE SITE.
17. DEMOLITION ITEMS INCLUDE BUT ARE NOT LIMITED TO DEMOLITION ITEMS INDICATED ON THESE DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE OR RELOCATE ITEMS WHICH INTERFERE WITH NEW CONSTRUCTION.

SITE LAYOUT

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS 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 NOTIFY THE ENGINEER IMMEDIATELY.
2. DO NOT LOCATE OR STAKE BUILDING FROM SITE/CIVIL PLANS. USE ARCHITECTURAL AND STRUCTURAL PLANS. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, EXIT PORCHES, TRUCK DOCK, BUILDING DIMENSIONS AND BUILDING UTILITY ENTRANCE LOCATIONS.
3. DIMENSIONS SHOWN ARE TO FACE OF CURB AND TO FACE OF BUILDING UNLESS NOTED OTHERWISE.
4. RADII NOT DIMENSIONED ARE TO BE 5'.
5. ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
6. REFER TO APPROPRIATE SITE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
7. TAPER CURB HEIGHT TO 1" IN FINAL 2' OF ALL CURB ENDINGS.
8. EXACT LOCATION OF SIGNS TO BE COORDINATED WITH OWNER AND APPROVED PRIOR TO INSTALLATION.
9. SITE BOUNDARY, TOPOGRAPHY, UTILITY, STRUCTURES AND ROAD INFORMATION TAKEN FROM A SURVEY PREPARED BY PROJECTS PLUS, DATED xx/xx/xx.

GRADING AND EARTHWORK

1. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. IN THE AFFECTED CONSTRUCTION AREA. EXISTING UTILITY STRUCTURES ARE SHOWN IN ACCORDANCE WITH AVAILABLE INFORMATION. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH THE APPLICABLE UTILITY COMPANY) IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
3. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTH MOVING OPERATIONS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUAINT HIMSELF WITH SUBSOIL CONDITIONS PRIOR TO BIDDING.
5. CONTRACTOR SHALL VERIFY WITH OWNER EXACT LOCATION AND DEPTH OF ALL PRIVATE/OWNER INSTALLED UTILITIES PRIOR TO CONSTRUCTION.
6. DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED.
7. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTOR AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
8. 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 (LOCATIONS, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING 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.
9. EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. UNCLASSIFIED EXCAVATED MATERIALS MAY INCLUDE ROCK, SOIL MATERIALS, AND OBSTRUCTIONS.
10. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING THE PROJECT SITE AND SURROUNDING AREA. REROUTE SURFACE WATER RUNOFF AWAY FROM EXCAVATED AREAS. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. DO NOT USE EXCAVATED TRENCHES AS TEMPORARY DRAINAGE DITCHES.
11. STOCKPILE BULK MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST AND EROSION BY WATER. DO NOT STORE WITHIN DRIP LINE OF TREES THAT WILL REMAIN.
12. CONTRACTOR SHALL INSTALL ALL SLEEVES/CONDUITS AS REQUIRED BY THE UTILITY COMPANIES. COORDINATE FINAL LOCATIONS WITH THE UTILITY COMPANIES.
13. THE CONTRACTOR SHALL PROVIDE AT LEAST 18" OF COVER OVER ALL STORM SEWERS, UNLESS OTHERWISE INDICATED BY PLANS.
14. PROVIDE COMPACTED "B" BORROW BACKFILL OVER ALL UTILITIES IN PAVED AREAS.
15. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
16. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.
17. ALL EXISTING MANHOLE AND CATCH BASIN CASTINGS, WATER OR GAS VALVE BOXES SHALL BE ADJUSTED TO NEW FINISH GRADE ELEVATION.
18. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING, IN ALL AREAS. AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, "BIRD BATH" CONDITIONS.
19. MAXIMUM LAWN SLOPE IS 3:1.
20. DURING FINISH GRADING, ELIMINATE RILLS AND GULLIES. REMOVE ALL STONES, RUBBLE, STICKS, WIRE, PLANT MASS AND DEBRIS OVER 1 INCH IN ANY DIMENSION, AS WELL AS OBVIOUS QUANTITIES OF SMALL STONE.
21. REPAIR AND REESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE COMPLETED OR PARTIALLY COMPLETED SURFACES BECOME ERODED, RUTTED, SETTLED, OR WHERE COMPACTION IS LOST DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.
22. ADD ADDITIONAL TOPSOIL AND GRADE AS NECESSARY IN AREAS OF SETTLEMENT AND EROSION, AND AS REQUIRED TO MEET FINISH GRADE.

EROSION CONTROL

1. ALL EROSION CONTROL PLANNING AND IMPLEMENTATION OF PROTECTIVE MEASURES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND PROCEDURES OUTLINED IN THE IDEM "INDIANA STORM WATER QUALITY MANUAL".
2. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES DURING EARTHMOVING OPERATIONS.
3. DURING CONSTRUCTION KEEP PAVEMENTS AND SIDEWALKS CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. CLEAN WHEELS OF VEHICLES BEFORE LEAVING SITE TO AVOID TRACKING SOIL ONTO ROADS, WALKS, OR OTHER PAVED AREAS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL AND LIMIT THE TRACKING OF SILT AND SEDIMENT OFFSITE. THE CONTRACTOR SHALL BROOM AND COLLECT TRACKED SILT AND SEDIMENT IMMEDIATELY UPON DISCOVERY THE MATERIAL.
5. DO NOT COMMENCE SITE CLEARING OR EARTH MOVING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE.
6. DUST CONTROL IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL INCLUDE CONSTANT AND REPETITIVE APPLICATION OF WATERING AND STREET SWEEPING.
7. THE CONTRACTOR SHALL TEMPORARILY SEED ALL DISTURBED AREAS PLANNED FOR A PERIOD OF INACTIVITY EXCEEDING 15 DAYS.

SITE UTILITIES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE ENGINEER DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. CONTRACTOR SHALL VERIFY EXISTING STORM SEWER AND SANITARY SEWER CONDITIONS, LOCATION AND DEPTH PRIOR TO ANY OTHER SITE CONSTRUCTION TO ENSURE THAT THE NEW SEWERS CAN BE CONSTRUCTED AS SHOWN ON THESE PLANS. REPORT ANY DISCREPANCIES TO THE ENGINEER.
3. CONSTRUCTION OF ALL STORM AND SANITARY SEWER LINES AND STRUCTURES SHALL BE IN ACCORDANCE WITH LOCAL AND STATE CODES, RULES AND REGULATIONS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
5. EXISTING UTILITY STRUCTURES ARE SHOWN IN ACCORDANCE WITH AVAILABLE INFORMATION. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. IN THE AFFECTED CONSTRUCTION AREA. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR SHALL INSTALL ALL SLEEVES/CONDUITS AS REQUIRED BY THE UTILITY COMPANIES. COORDINATE FINAL LOCATIONS WITH THE UTILITY COMPANIES. CONTRACTOR SHALL SLEEVE ALL PIPING AT FOOTINGS AND BELOW GRADE WALLS. SLEEVES SHALL BE WATER TIGHT. COORDINATE ALL WALL PENETRATIONS WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
7. CONTRACTOR SHALL VERIFY WITH OWNER THE EXACT LOCATION AND DEPTH OF ALL PRIVATE/OWNER-INSTALLED UTILITIES PRIOR TO CONSTRUCTION.
8. CONTRACTORS SHALL CONSULT ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL PLANS FOR INVERT ELEVATIONS AND EXACT LOCATION OF DOWNSPOUTS, WATER LINES, STORM LINES, SANITARY LINES, GAS LINES, ELECTRICAL LINES, TELECOM LINES, TRANSFORMER PADS OR POLES, ETC.
9. ALL SITE WATER SERVICE LINES, SANITARY SEWER SERVICE LINES AND STORM SEWER LINES END 5' OUTSIDE THE BUILDING LINE.
10. SEE PLUMBING DRAWINGS FOR CONTINUATION OF WATER PIPING, SANITARY SEWER AND STORM SEWER INTO THE BUILDING.
11. SEE SITE ELECTRICAL PLANS FOR SITE LIGHTING, POWER AND TELECOM.
12. INSTALL PIPING BEGINNING AT LOW POINT, TRUE TO GRADES AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. PLACE BELL ENDS OF PIPING FACING UPSTREAM. INSTALL GASKETS, SEALS, SLEEVES, AND COUPLINGS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. REFER TO MANUFACTURER'S WRITTEN INSTRUCTIONS FOR USE OF LUBRICANTS, CEMENTS, AND OTHER INSTALLATION REQUIREMENTS.
13. INSTALL MANHOLES FOR CHANGES IN DIRECTION UNLESS FITTINGS ARE INDICATED. USE FITTINGS FOR BRANCH CONNECTIONS UNLESS DIRECT TAP INTO EXISTING SEWER IS INDICATED.
14. PVC AND HDPE STORM SEWER PIPE TO BE INSTALLED ONLY AT LOCATIONS INDICATED AND SHALL NOT BE SUBSTITUTED FOR LOCATIONS WHERE RCP PIPE IS SPECIFIED.
15. THE CONTRACTOR SHALL PROVIDE AT LEAST 18" OF COVER OVER ALL STORM SEWERS, UNLESS OTHERWISE INDICATED BY PLANS.
16. WATER LINES AND FIRE PROTECTION LINES SHALL BE INSTALLED WITH A MINIMUM BURY OF 5'-0" OR AS PER LOCAL UTILITY COMPANY REQUIREMENTS.
17. WHERE WATER LINES AND SEWERS CROSS AND THE WATER LINE CANNOT BE PLACED ABOVE OR BELOW THE SEWER WITH A MINIMUM OF 18" VERTICAL CLEARANCE, THE SEWER MUST BE CONSTRUCTED OF WATER WORKS GRADE DUCTILE IRON PIPE WITH MECHANICAL JOINTS OR PLASTIC PRESSURE (SDR 21) SEWER PIPE WITH GASKETED, COMPRESSION TYPE JOINTS WITHIN 10' OF THE WATER LINE. THE WATER LINES SHALL BE INSTALLED ABOVE THE SEWER WHEREVER POSSIBLE.
18. WHERE WATER LINES AND SEWERS RUN PARALLEL AND A MINIMUM SEPARATION DISTANCE OF 10' CANNOT BE MAINTAINED, THE SEWER MUST BE CONSTRUCTED OF WATER WORKS GRADE DUCTILE IRON PIPE WITH MECHANICAL JOINTS OR PLASTIC PRESSURE SEWER PIPE WITH GASKETED, COMPRESSION TYPE JOINTS.
19. ALL EXISTING MANHOLE AND CATCH BASIN CASTINGS, WATER OR GAS VALVE BOXES SHALL BE ADJUSTED TO NEW FINISH GRADE ELEVATION.
20. ANY STORM DRAIN, FIELD TILE, OR UTILITY ENCOUNTERED DURING CONSTRUCTION SHALL BE RELOCATED AND POSITIVE DRAINAGE MAINTAINED UNLESS OTHERWISE NOTED TO REMAIN. NOTIFY ENGINEER IF ANY DRAINS ARE ENCOUNTERED.
21. ALL PAVEMENT CUT DUE TO UTILITY INSTALLATION, CONSTRUCTION OF CURBS, ETC., OR DAMAGE TO EXISTING PAVEMENT DURING CONSTRUCTION SHALL BE PATCHED WITH A PAVEMENT SECTION WHICH MEETS OR EXCEEDS THE EXISTING SECTION.

LANDSCAPING

1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO THE UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. LANDSCAPE CONTRACTOR TO VERIFY EXISTING FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.
3. THE PLANT COUNTS INDICATED ON DRAWINGS ARE FOR LANDSCAPE ARCHITECT'S USE ONLY. LANDSCAPE CONTRACTOR SHALL MAKE THEIR OWN PLANT QUANTITY TAKEOFFS USING DRAWINGS AND PLANT SCHEDULE.
4. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING.
5. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
6. PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED.
7. SUSPEND PLANTING OPERATIONS DURING PERIODS OF EXCESSIVE SOIL MOISTURE UNTIL THE MOISTURE CONTENT REACHES ACCEPTABLE LEVELS TO ATTAIN THE REQUIRED RESULTS.
8. UNIFORMLY MOISTEN EXCESSIVELY DRY SOIL THAT IS NOT WORKABLE OR WHICH IS DUSTY.
9. DURING CONSTRUCTION KEEP PAVEMENTS AND SIDEWALKS CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
10. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, TREES, SHRUBS, AND PLANTINGS FROM DAMAGE CAUSED BY PLANTING OPERATIONS AND FROM HYDROSEEDING AND HYDROMULCHING OVERSPRAY. PROMPTLY REPAIR ANY DAMAGE CAUSED BY PLANTING OPERATIONS.
11. ESTABLISH TREE PROTECTIONS ZONES TO PROTECT EXISTING TREES AS REQUIRED BY SPECIFICATIONS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
12. ALL DISTURBED AREAS SHALL BE SEEDED PER SPECIFICATIONS.
13. ALL GRASS AND/OR LANDSCAPING DISTURBED BY NEW CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

MAINTENANCE OF TRAFFIC

1. THE MAINTENANCE OF TRAFFIC (MOT) EFFORTS CONDUCTED BY THE CONTRACTOR WILL INCLUDE PROVIDING, MANAGING AND MAINTAINING EQUIPMENT AND PERSONNEL NECESSARY FOR MAINTAINING SAFE TRAFFIC CONDITIONS AT ALL TIMES DURING THE PROJECT. TRAFFIC MAINTENANCE INCLUDES BOTH PROTECTING THE TRAVELING PUBLIC APPROACHING THE SITE AND INCORPORATING SAFE AND EFFICIENT CIRCULATION WITHIN THE CONSTRUCTION AREA.
2. THE CONTRACTOR SHALL FURNISH, ERECT, PLACE AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES DURING THE HOURS OF CONSTRUCTION OPERATIONS AND AT ALL OTHER TIMES IN ACCORDANCE WITH LOCAL AND INDOT STANDARDS. IN ADDITION TO THE LOCAL AND STATE STANDARDS, THE CONTRACTOR SHALL CONSULT THE U.S. DOT, FHA, AND MUTCD REGULATIONS REGARDING THE TYPE AND PLACEMENT OF TRAFFIC CONTROL DEVICES.
3. THE CONTRACTOR SHALL PROVIDE ALL DEVICES NECESSARY AND INSTALL TEMPORARY VEHICLE ROUTES, DETOURS AND RUNAROUNDS TO MAINTAIN THE OWNER'S ONGOING ACTIVITIES. MODIFICATIONS AND TEMPORARY SHUTDOWNS FOR THESE TRAFFIC ROUTES SHALL FIRST BE COORDINATED WITH THE OWNER.
4. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION.
5. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY OWNER OR AUTHORITIES HAVING JURISDICTION.
6. ALL SIDEWALK CLOSURES REQUIRE A SIGNED ALTERNATIVE ROUTE FOR PEDESTRIANS.
7. MAINTAIN FIRE, AMBULANCE AND POLICE VEHICLE ACCESS TO THE BUILDINGS AT ALL TIMES DURING CONSTRUCTION.
8. ALL REQUIRED COMMUNICATION, PERMITS OR NOTICES NEEDED BY THE LOCAL FIRE, POLICE AND CITY OFFICES WILL REMAIN THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL DETERMINE IF ANY LOCAL ROAD RESTRICTIONS ON WEIGHT OR OTHERWISE EXISTS BEFORE DIRECTING INCOMING AND OUTGOING CONSTRUCTION TRAFFIC.
9. SIGNS AND DEVICES SHOWN ON THE MAINTENANCE OF TRAFFIC PLAN REPRESENT THE MINIMUM STANDARDS. ADDITIONAL SIGNS AND ADJUSTMENTS TO LOCATION MAY BE REQUIRED TO ADDRESS CHANGING FIELD CONDITIONS.
10. PROMPTLY REMOVE TEMPORARY TRAFFIC CONTROL WHEN SIGNS AND DEVICES NO LONGER SERVE ANY PURPOSE.
11. TEMPORARY FACILITIES, INCLUDING REROUTING PEDESTRIAN PATHS AROUND THE WORK SITE ARE THE CONTRACTOR'S RESPONSIBILITY AND WILL BE BASED ON THE OWNER'S NEEDS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING SITE ACCESS AND PEDESTRIAN MOVEMENT AROUND THE CONSTRUCTION SITE PRIOR TO PLACING CONSTRUCTION FENCING, GATES AND EQUIPMENT OR MATERIALS ON SITE.
12. THE LOCATION OF CONSTRUCTION LAYDOWN AREAS MUST FIRST BE APPROVED BY THE OWNER. LAYDOWN AREAS SHALL BE FENCED AND PROTECTED FROM THE SURROUNDING PROPERTIES.
13. CONSTRUCTION ONSITE JOB TRAILERS SHALL BE COORDINATED WITH THE OWNER. FOR TRAILERS WITH PLUMBING, THE UNITS SHALL BE SERVED BY EITHER A PROPERLY PERMITTED SANITARY SEWER LATERAL OR TEMPORARY WASTE STORAGE REVIEWED AND APPROVED BY BOTH THE OWNER AND THE LOCAL AUTHORITIES.

LEGEND

SYMBOLS & ABBREVIATIONS

- INDICATES AREA OF CONCRETE REMOVAL
- INDICATES AREA OF ASPHALT REMOVAL
- PROPOSED ASPHALT
- PROPOSED BUILDING
- NEW CONCRETE PAVEMENT / SIDEWALK
- NEW GRAVEL SURFACE
- AREA TO BE SEEDED/SODDED/LANDSCAPED SEE LANDSCAPE PLAN
- EROSION CONTROL BLANKET
- CONCRETE WASHOUT AREA
- SF — SILT FENCE
- SEDIMENT BAG
- T.C. — TOP OF CASTING (GUTTER LINE FOR CURB INLETS)
- × 728.30 — EXISTING SPOT ELEVATION
- MEG — MATCH EXISTING GRADE
- + 650.00 — PROPOSED SPOT ELEVATION
- 600.50 TOP OF CURB ELEV. / 600.00 GUTTER ELEV. — PROPOSED SPOT ELEVATION
- 730 — EXISTING CONTOUR W/ ELEVATION
- 650 — PROPOSED CONTOUR W/ ELEVATION
- X — EXISTING CHAIN LINK FENCE
- X X X — PROPOSED CHAIN LINK FENCE
- C.O. — PROPOSED SEWER INLET STRUCTURES AND END SECTIONS
- UD — UNDERDRAIN
- ST — PROPOSED STORM
- SS — PROPOSED SANITARY SEWER
- FP — PROPOSED FIRE PROTECTION LINE
- W — PROPOSED WATER LINE
- E — PROPOSED ELECTRIC LINE
- G — PROPOSED GAS LINE
- PROPERTY LINE (RIGHT-OF-WAY)
- UNDERDRAINS
- 7 PA — # OF PLANTS REQUIRED ABBREVIATION FROM PLANT SCHEDULE
- SIGN
- ADA PARKING SYMBOL
- BOC — BACK OF CURB
- BENCHMARK
- DECIDUOUS TREE
- CONIFEROUS TREE

NOTE:
SEE TOPOGRAPHIC SURVEY FOR ADDITIONAL SYMBOLS AND ABBREVIATIONS

TLF, INC.
3901 West 86th Street, Suite 200
Indianapolis, Indiana 46268
Phone: 317-334-1500
Fax: 317-334-1552

Certified By:

REVISIONS		
LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

Title: GENERAL NOTES AND LEGEND

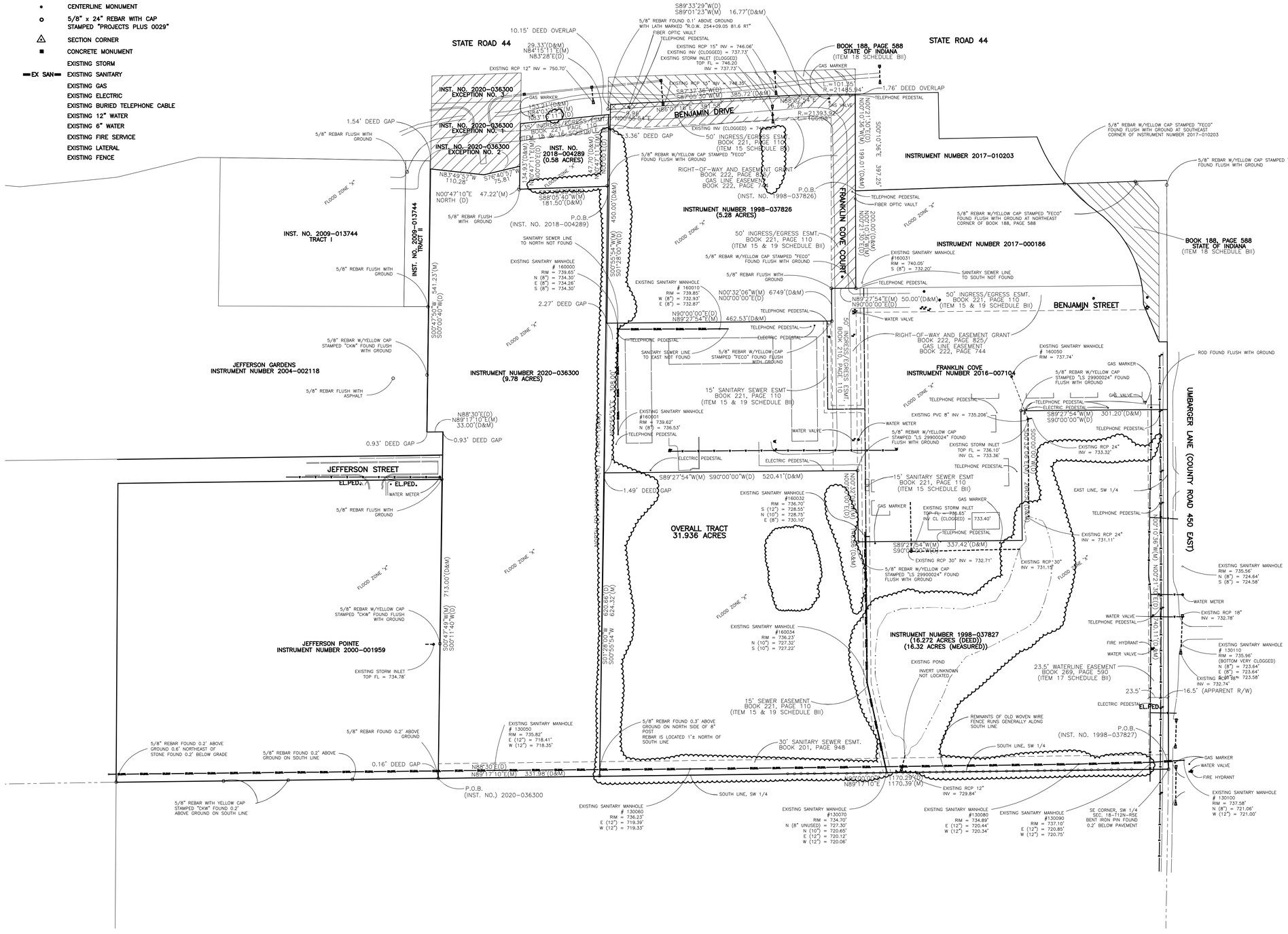
Sheet No.: C002

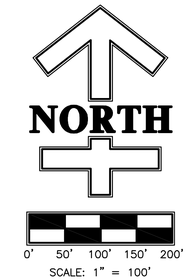
Drawing Path: P:\2020\400\493\CAD\Civil\Active\2-2020-493_GENERAL NOTES AND LEGEND_C002.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:33am Last Edited: 6/9/21 - 1:01pm

THIS INSTRUMENT PREPARED BY:
JEFFREY D. KNARR, P.S.
GREENWOOD SURVEYING, CO. d.b.a. PROJECTS PLUS
1257 AIRPORT PARKWAY, SUITE A
GREENWOOD, IN 46143
(317) 882-5003 EX. 301

LEGEND :

S.S.,D.&U.E.	SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
R/W	RIGHT-OF-WAY
N.A.E.	NO ACCESS EASEMENT
	LOT CURVE DATA
•	CENTERLINE MONUMENT
o	5/8" x 24" REBAR WITH CAP STAMPED "PROJECTS PLUS 0029"
△	SECTION CORNER
■	CONCRETE MONUMENT
	EXISTING STORM
EX SAN	EXISTING SANITARY
	EXISTING GAS
	EXISTING ELECTRIC
	EXISTING BURIED TELEPHONE CABLE
	EXISTING 12" WATER
	EXISTING 6" WATER
	EXISTING FIRE SERVICE
	EXISTING LATERAL
	EXISTING FENCE





SYMBOL	REVISION	DATE
△	ADDED MISSING SEWER INFORMATION	06/09/21

SCALE 1"=100'
DRAWN JDK
CHECKED JDK
CERTIFIED JDK

PROJECT
MULTI PRO APARTMENTS – FRANKLIN
CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA

TITLE
ALTA/NSPS LAND TITLE SURVEY

PROJECTS *plus*

GREENWOOD SURVEYING COMPANY

SITE ENGINEERING–LAND SURVEYING–CONSTRUCTION LAYOUT
1257 Airport Parkway Suite A – Greenwood, Indiana 46143
(317)–882–5003

SEAL

JOB NUMBER
21004

SHEET
1
OF **TWO** SHEETS

DATE
MARCH 12, 2021

811
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THIS INSTRUMENT PREPARED BY:
JEFFREY D. KNARR, P.S.
GREENWOOD SURVEYING, CO. d.b.a. PROJECTS PLUS
1257 AIRPORT PARKWAY, SUITE A
GREENWOOD, IN 46143
(317) 882-5003 Ex. 301

Surveyor's Report

1. I, the undersigned, hereby certify, to the best of my professional knowledge, information, and belief, the within plat represents the results of an Urban Survey, as defined in 865 IAC 1-12-7, completed, in the field, under my direct supervision, on March 8, 2021. The following paragraphs are observations and opinions regarding the uncertainties in the locations of monuments (found and set) record documents, and the deed lines as established by this survey, and as introduced by probable random errors in the measurements made due to the instrumentation and techniques employed. There may be differences between lines of occupation (possession) and the deed lines as shown on this survey. There may be unwritten rights regarding title over the land between the occupation and the deed line, the client should assume that the uncertainty of ownership of these areas is, at least, equal to the magnitude of the difference.

The survey may show differences between the record (R), deed (D), or plat (P) dimensions and the measured (M) dimensions along the deed lines. There may also be references made to monuments found at or near the corners, or along the deed lines of the subject real estate. In cases where the monument is not exactly in agreement with this survey, but within the tolerances for the acceptable relative positional accuracy of the survey, a new monument was not set, because the difference is deemed insignificant, the difference may be shown hereon to accentuate the uncertainty of that corner. In those cases where the difference is greater than the acceptable relative positional accuracy or uncertainty in referenced monuments, caution should be exercised before making any improvements along those lines affected. Those uncertainties considered to be significant are discussed below.

Unless otherwise noted or shown on the survey, there is no visible evidence of occupation (possession) along the deed lines of the subject real estate. Monuments set in earthen cover are 5/8" rebar with yellow plastic caps stamped "PROJECTS PLUS-0029", unless otherwise noted. Monuments set on hard surfaced areas are as indicated on the drawing. There may be 5/8" rebar with red plastic caps stamped "PROJECTS PLUS-CONTROL POINT" found on or near the subject real estate. These are working points and not to be confused as monuments marking the boundaries of the subject property.

If a natural body of water (lake, pond, stream, river, etc.) bounds the subject real estate on any side or crosses the property, it should be noted that water features can and often do change due to natural causes and it may or may not represent the actual limit of title.

This survey is an "Urban Survey" as defined in 865 IAC 1-12-7. The acceptable Relative Positional Accuracies for this survey is 0.07 feet plus 50 Parts Per Million.

Monuments

This survey is based on the below noted Section Corner and a survey prepared by Robert E. Etter with Major Land Surveying dated June 10, 1996, Job Number 9600519. Said Etter Survey shows a stone marked "H" found. Said stone was found 0.2' below grade with a 5/8" rebar 0.2' above grade found 0.6' northeast of said stone. Stone appears to be the Southwest corner of Jefferson Pointe the plat of which is recorded as Instrument Number 2000-001959. "Etter Survey" shows an iron pin found at the apparent southwesterly corner of "Jones Tract" as noted ("Etter Survey" notes iron pin was shown on a survey prepared by Freese and Aplanalp dated April 2, 1981). A 5/8" rebar was found at this corner and appears to be the southwest corner of Instrument Number 2020-036300 (former "Jones Tract").

Southeast Corner, Southwest Quarter Section 18 - Bent iron pin found 0.2' below pavement. Northerly end of pin located. Iron pin as shown on a survey prepared by Robert E. Etter with Major Land Surveying dated June 10, 1996, Job Number 9600519.

Northwest Corner, Southwest Quarter Section 18 - Stone found and called for per County Surveyor's "Section Corner Record" sheet.

Southeast Corner, Southeast Quarter Section 13 - Stone found and called for per County Surveyor's "Section Corner Record" sheet. Stone is also show on the "Etter Survey".

The Southwest Corner of the Southwest Quarter of Section 18 was established at the intersection of a line run between the Northwest Corner of the Southwest Quarter of Section 18 and the Southeast Corner of the Southeast Quarter of Section 13 and the westerly extension of the South line of the Southwest Quarter of said Section 18. Said line being a line ran from an iron pin found at the Southeast Corner of the Southwest Quarter of Section 18 and a stone marked with an "H" found on the South line of said Section 18. The distance of the South line as establish above is 2510.80' ("Etter Survey" has this line as 2511.12'). Instrument Number 2020-036300 begins at a point 1029.60' East of the Southwest Corner of the Southwest Quarter of Section 18. The measured distance is 1008.53' ("Etter Survey" measured 1008.54'). there appears to be an error of 21.07' (1029.60' - 1008.53') in the commencing distance. This error was also noted on the "Etter Survey" regarding the "Jones Tract".

A 5/8" rebar with a yellow cap stamped "FECO" at grade was used to establish the alignment of the East line of the Southwest Quarter of Section 18.

Several rebars were found during this survey and their locations are shown on the attached survey. 5/8" rebar with yellow cap stamped "LS 29900024" and 5/8" rebar with yellow cap stamped "FECO" appear to agree with the boundary lines of Franklin Cove Apartments, Instrument Number 2016-007104. 5/8" rebar with yellow cap stamped "CKW" were found along the East and South lines of Jefferson Pointe. CKW Land Surveying prepared the plat of Jefferson Pointe. A "CKW" capped rebar was also found along the East line of Jefferson Gardens. CWK Land Surveying prepared the plat of Jefferson Gardens.

Common Title Lines

A comparison was made between the calls within the deed for the subject real estate and the calls within the deeds of adjoining parcels of land. The following is my observations regarding the locations of common deed lines.

There are no apparent gaps or overlaps with common lines along the east and south adjoining parcels and along a portion of the north adjoining parcels.

An overlap exists along the north line of a position of the Subject Tract, Instrument Number 1998-037826, and the south line of Book 188, Page 588. Said overlap is from 1.76 feet (East end) to 10.15 feet (West end) as shown on the attached survey.

A gap exists between the west line of the Subject Tract, Instrument Number 2020-036300, and the East lines of Jefferson Estates commercial Park and Jefferson Pointe. Said gap is from 1.54 feet (North end) to 0.16 feet (South end) as shown on the attached survey.

Occupation Along Deed Lines

Occupation means some observable improvement either man made or natural barrier (manipulated by man) to delineate the property line; however, not all fences are erected to define property lines and caution is warranted before accepting a barrier as such. One should also be aware that these possible lines of occupation, when not in agreement with the title lines, may indicate unwritten rights to the lands between the title line and the occupation line.

Remnants of an old woven wire fence runs generally along the south line of the Subject Tract.

If fences are to be installed it should be kept in mind the uncertainties of corners found or set.

As a result of the above observations, it is to the best of my knowledge and belief that the uncertainties in the locations of the lines and corners established on this survey are as follows:

Due to variances in reference monuments: 1.0' North/South and 1.0' East/West

Due to discrepancies in the record description: 10.15' North/South (Instrument Number 1998-037826) and 21.07' East/West (Instrument Number 2020-036300, commencing distance).

Due to inconsistencies in lines of occupation: None apparent

2. The accuracy of the flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. According to the Federal Emergency Management Agency Flood Insurance Rate Map of City of Greenwood, Indiana, Community Panel Number 18081C0232D dated August 2, 2007, the described real estate lies within Zone "X".

3. Information regarding the ownership of the subject real estate or adjoining parcels is that as shown in local government records, or as furnished by others.

4. The right-of-way width of State Road 44 is per the adjoining deeds of record. The right-of-way width of Umbarger Lane (County Road 450 East) appears to be a 16.5' half right-of-way per east line of waterline easement recorder in Book 269, Page 590.

5. Evidence of source of title for the subject real estate was provided in the form of Johnson County Land Title Inc. Commitment File Number 18-71563, dated February 7, 2018 (Instrument Number 2018-004289) and Fidelity National Title Insurance Company Commitment File Number 20-1072IN-1, dated October 28, 2020 (Instrument Number 2020-036300) and Near North Title Company Commitment File Number IN2121052, dated January 7, 2021 (Instrument Number 1998-037826 and Instrument Number 1998-037827). Some of the items disclosed in Schedule BII may have been depicted on the survey and are identified by their record information. If there is a need for additional items to be shown on the survey, please advise and provide the appropriate information.

Items 15, 16, 17 18 and 19 of the Near North Title Group are shown and plotted on the attached Survey.

Certificate of Survey
ALTA/NSPS Land Title Survey

To: Chris Dowty

This is to certify that this map or plat, and the survey on which it is based were made in accordance with the "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 13 and 21 of Table "A" thereof. The field work was completed on March 8, 2021.

Jeffrey D. Knarr
Professional Surveyor #20100069
March 12, 2021
Revised: June 9, 2021
jknarr@projectsplus.org

JEFFREY D. KNARR
REGISTERED
No. 20100069
STATE OF INDIANA
LAND SURVEYOR

"I AFFIRM, UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."

Deeds of Record
Instrument Number 1998-037826

Part of the East half of the Southwest quarter of Section 18, Township 12 North, Range 5 East, Johnson County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said half quarter section: thence North 00 degrees 21 minutes 30 seconds East (assumed bearing) along the East line of said half quarter section 879.53 feet; thence North 89 degrees 38 minutes 30 seconds West 16.50 feet to the West right of way line of relocated County Road #450 E as shown on Indiana State Highway Plans for Project #I-65-3 (93) 85, dated 1968, Sheet #30 of 195 total sheets: (the next three (3) described courses being continuous and contiguous with said West right of way line); thence North 22 degrees 15 minutes 00 seconds West 83.18 feet to a point on a non-tangent 24.22859 degree curve to the left, the radius point of said curve being North 89 degrees 15 minutes 20 seconds West 236.48 feet from said point; thence Northwesterly along said curve 223.63 feet to the POINT OF REVERSE CURVATURE of a 17.02799 degree curve to the right, the radius point of said curve being North 36 degrees 33 minutes 40 seconds East 336.48 feet from said point; thence Northeasterly along said curve 82.82 feet to a point on the South line of a tract of ground conveyed to Baron Oil Company by Warranty Deed recorded in Deed Record 188, page 601 in the Office of the Recorder of Johnson County, Indiana, said point being South 50 degrees 39 minutes 47 seconds West 336.48 feet from the radius point of said curve; thence South 88 degrees 35 minutes 00 seconds West along the South line of said Baron Oil tract 434.98 feet to the Southwest corner of said tract and the POINT OF BEGINNING OF THIS DESCRIPTION: thence North 00 degrees 21 minutes 30 seconds East parallel with the East line of said half quarter section and along the West line of said Baron Oil tract 199.01 feet to the South limited access right of way of State Road #44 as shown on Indiana State Highway Plans for Project I-65-3 (93) 85, dated 1968, Sheet #27 of 195 total sheets, said point being on a non-tangent 0.26667 degree curve to the left, the radius point of said curve being South 00 degrees 10 minutes 18 seconds East 21,485.937 feet from said point; thence Westerly along said curve and right of way line 101.347 feet to the POINT OF TANGENCY thereof; thence South 89 degrees 33 minutes 29 seconds West along said right of way line 16.77 feet; thence South 87 degrees 37 minutes 36 seconds West along said limited access right of way line 385.72 feet; thence South 01 degrees 28 minutes 00 seconds West 450.00 feet; thence North 90 degrees 00 minutes 00 seconds East and parallel with the South line of said quarter section 462.53 feet; thence North 00 minutes 00 seconds East 67.49 feet; thence North 90 degrees 00 minutes 00 seconds East 50.00 feet; thence North 00 degrees 21 minutes 30 seconds East 200.00 feet to the BEGINNING POINT, containing 5.282 acres, more or less.

Instrument Number 1998-037827

PARCEL D

Part of the East half of the Southwest quarter of Section 18, Township 12 North, Range 5 East, Johnson County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of said half quarter section; thence North 00 degrees 21 minutes 30 seconds East (assumed bearing) along the East line of said half quarter section 740.11 feet; thence South 90 degrees 00 minutes 00 seconds West 301.20 feet; thence South 00 degrees 00 minutes 00 seconds West 266.50 feet; thence South 90 degrees 00 minutes 00 seconds West 337.42 feet; thence North 00 degrees 00 minutes 00 seconds East 146.86 feet; thence South 90 degrees 00 minutes 00 seconds West 520.41 feet; thence South 01 degrees 28 minutes 00 seconds West 620.66 feet to the South line of said half quarter section; thence North 90 degrees 00 minutes 00 seconds East along said South line 1170.29 feet to the PLACE OF BEGINNING, containing 16.272 acres, more or less.

Instrument Number 2018-004289

Part of the fractional Southwest quarter of Section 18, Township 12 North, Range 5 East of the Second Principal Meridian in Needham Township, Johnson County, Indiana, described as follows:

Commencing at an iron rod found on the south line of the said quarter section marking the southeast corner of a tract described in Deed Record 217, page 520 and the southwest corner of a tract described in Deed Record 231, page 171 said pin is described by deed as being 85.52 rods (1361.58 feet) east of the southwest corner of the said quarter section and by deed 1170.29 feet west of the southeast corner of said quarter section; thence north 00 degrees 00 minutes east on and along the line between the two said tracts 1214.11 feet to an iron rod set at the point of beginning of this described tract; thence south 87 degrees 18 minutes 30 seconds west 181.50 feet to an iron rod set; thence north 00 degrees 00 minutes east 134.93 feet to an iron rod set on the south limited access right-of-way of State Road 44; thence north 83 degrees 16 minutes 11 seconds east on and along the said right-of-way line 153.21 feet; thence north 83 degrees 28 minutes east on and along the said right-of-way line 29.33 feet to an iron rod set; thence south 00 degrees 00 minutes west 147.70 feet to the point of beginning, containing 0.588 acres, more or less.

Instrument Number 2020-036300

Part of the Southwest Quarter of Section 18, Township 12 North, Range 5 East, Johnson County, Indiana, more particularly described as follows:

Beginning at a point on the South line of said Quarter Section, distance 1,029.60 feet East of the Southwest corner thereof; running thence North 88 degrees 30 minutes East and along the South line thereof 331.98 feet; thence due North 1,214.11 feet to a point 239.25 feet South of the center of State Road No. 44 (Franklin-Shelbyville Road); thence South 87 degrees 18 minutes 30 seconds West and parallel with the center line of said S.R. 44, 181.50 feet; thence due North 239.25 feet to a point on the center line of said S.R. 44; thence South 87 degrees 18 minutes 30 seconds West and along said center line 183.48 feet to a point 996.60 feet East of the West line of said Quarter Section; thence South 0 degrees 00 minutes 40 seconds West 732.77 measured (726 feet Deed); thence North 88 degrees 30 minutes East and parallel with the South line of said Quarter Section 33.00 feet; thence South 0 degrees 11 minutes 40 seconds West 713.00 feet measured (709.5 feet Deed) to the Point of Beginning, containing 10.628 acres, more or less, subject to all legal highways and/or rights of way.

EXCEPTING THEREFROM THE FOLLOWING THREE (3) PARCELS OF REAL ESTATE:

Exception No. 1

A part of the Southwest Quarter of Section 18, Township 12 North, Range 5 East, Johnson County, Indiana, described as follows:

Commencing at the Southwest corner of said Quarter Section; thence Easterly 1,361.58 feet along the South line of said Quarter Section to an East line of the owner's land; thence North 0 degrees 20 minutes 15 seconds East 1,395.46 feet along said East line and said East line prolongation to the South boundary of S.R. 44; thence South 87 degrees 50 minutes 15 seconds West 181.50 feet along said South boundary to the Point of Beginning of this description, said Point of Beginning being on an East line of the owner's land; thence South 0 degrees 20 minutes 15 seconds West 134.74 feet along an East line of the owner's land; thence South 76 degrees 14 minutes 2 seconds West 75.78 feet; thence North 84 degrees 16 minutes 52 seconds West 110.29 feet to a West line of the owner's land; thence North 0 degrees 20 minutes 15 seconds East 134.86 feet along said West line to the South boundary of S.R. 44; thence North 87 degrees 50 minutes 15 seconds East 183.48 feet along said South boundary to the Point of Beginning and containing 0.599 acres, more or less.

Exception No. 2

A part of the Southwest Quarter of Section 18, Township 12 North, Range 5 East, Johnson County, Indiana, described as follows:

Commencing at the Southwest corner of said Quarter Section; thence Easterly 1,361.58 feet along the South line of said Quarter section to the East line of the owner's land; thence North 0 degrees 20 minutes 15 seconds East 1,395.46 feet along said East line prolongation to the South boundary of S.R. 44; thence South 87 degrees 50 minutes 15 seconds West 181.50 feet along said South boundary to an East line of the owner's land; thence South 0 degrees 20 minutes 15 seconds West 116.88 feet along said East line to the Point of Beginning of this description, which Point of Beginning is South 0 degrees 20 minutes 15 seconds West 174.78 feet from the center line of S.R. 44 as located on plans for Indiana state Highway Project S-843(3); thence South 0 degrees 20 minutes 15 seconds West 17.86 feet along the East line of the owner's land: thence South 76 degrees 14 minutes 2 seconds West 75.78 feet; thence North 84 degrees 16 minutes 52 seconds West 110.29 feet to the West line of the owner's land; thence North 0 degrees 20 minutes 15 seconds East 17.86 feet along said West line; thence South 84 degrees 16 minutes 52 seconds East 110.29 feet; thence North 76 degrees 14 minutes 2 seconds East 75.78 feet to the Point of Beginning and containing in the above-described exception 0.075 acres, more or less.

And containing in all as to Exceptions No. 1 and No. 2, 0.524 acres, more or less.

Exception No. 3

Part of the Southwest Quarter of Section 18, Township 12 North, Range 5 East, Johnson County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said Quarter Section; thence Easterly 1,361.58 feet along the South line of said Quarter Section to an East line of other real estate owned by Defendants Mozingo; thence North 0 degrees 20 minutes 15 seconds East 1,395.45 feet along said East line and said East line prolonged; thence South 87 degrees 50 minutes 15 seconds West 18150 feet to the Point of Beginning of this description; running thence North 61.70 feet to a point on the center line of S.R. 44, as constituted in the year 1969; thence South 87 degrees 18 minutes 30 seconds West 183.48 feet; thence South 0 degrees 0 minutes 40 seconds West 61.70 feet; thence North 87 degrees 50 minutes 15 seconds East 183.48 feet to the Point of beginning, containing .26 of an acre, more or less.

The below description has been prepared to combine the various Subject tracts into an overall description. New overall description does not include overlap along North line.

Part of the Southwest Quarter of section 18, Township 12 North, Range 5 east of the Second Principal Meridian, Johnson County, Indiana described as follows:

Beginning at the Southeast Corner of said Quarter Section; thence along the South line thereof South 89 degrees 17 minutes 10 seconds West (bearings based on State Plane Coordinates) 1502.27 feet; thence North 00 degrees 47 minutes 49 seconds East 713.00 feet; thence South 89 degrees 17 minutes 10 seconds West 33.00 feet; thence North 00 degrees 47 minutes 50 seconds East 541.23 feet; thence South 83 degrees 49 minutes 57 seconds East 110.28 feet; thence North 76 degrees 40 minutes 57 seconds East 75.81 feet; thence North 00 degrees 47 minutes 11 seconds East 87.71 feet; thence North 84 degrees 03 minutes 22 seconds East 153.21 feet; thence North 84 degrees 15 minutes 11 seconds East 32.71 feet; thence North 00 degrees 55 minutes 54 seconds East 9.96 feet; thence North 86 degrees 07 minutes 16 seconds East 381.58 feet; thence North 88 degrees 02 minutes 54 seconds East 16.77 feet to a curve concave southerly the radius point of said curve bears South 01 degree 57 minutes 05 seconds East 21,393.92 feet; thence easterly along said curve through a central angle of 00 degrees 17 minutes 03 seconds 106.08 feet; thence South 00 degrees 10 minutes 36 seconds East 397.25 feet; thence South 89 degrees 27 minutes 54 seconds West 50.00 feet; thence South 00 degrees 32 minutes 06 seconds East 67.49 feet to the North line of Franklin Cove recorded as Instrument Number 2016-007104 in the Office of the Recorder of Johnson County, Indiana. The next seven (7) courses are along the North, West and South lines thereof; 1) thence South 89 degrees 27 minutes 54 seconds West 462.53 feet; 2) thence South 00 degrees 55 minutes 53 seconds West 308.00 feet; 3) thence North 89 degrees 27 minutes 54 seconds East 520.41 feet; 4) thence South 00 degrees 32 minutes 06 seconds East 146.86 feet; 5) thence North 89 degrees 27 minutes 54 seconds East 337.42 feet; 6) thence North 00 degrees 32 minutes 06 seconds West 266.50 feet; 7) thence North 89 degrees 27 minutes 54 seconds East 301.20 feet to the East line of said Quarter Section; thence along last said East line South 00 degrees 10 minutes 36 seconds East 740.11 feet to the Point of Beginning containing 31.936 acres, more or less, subject to all rights-of-way, easements and restrictions.

Prepared by Jeffrey D. Knarr, P.S. Projects Plus 1257 Airport Parkway, Suite A, Greenwood, IN, 46143

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SYMBOL	REVISION	DATE
1	ADDED MISSING SEWER INFORMATION	06/09/21

SCALE ---
DRAWN JDK
CHECKED JDK
CERTIFIED JDK

PROJECT
MULTI PRO APARTMENTS - FRANKLIN
CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA

TITLE
ALTA/NSPS LAND TITLE SURVEY

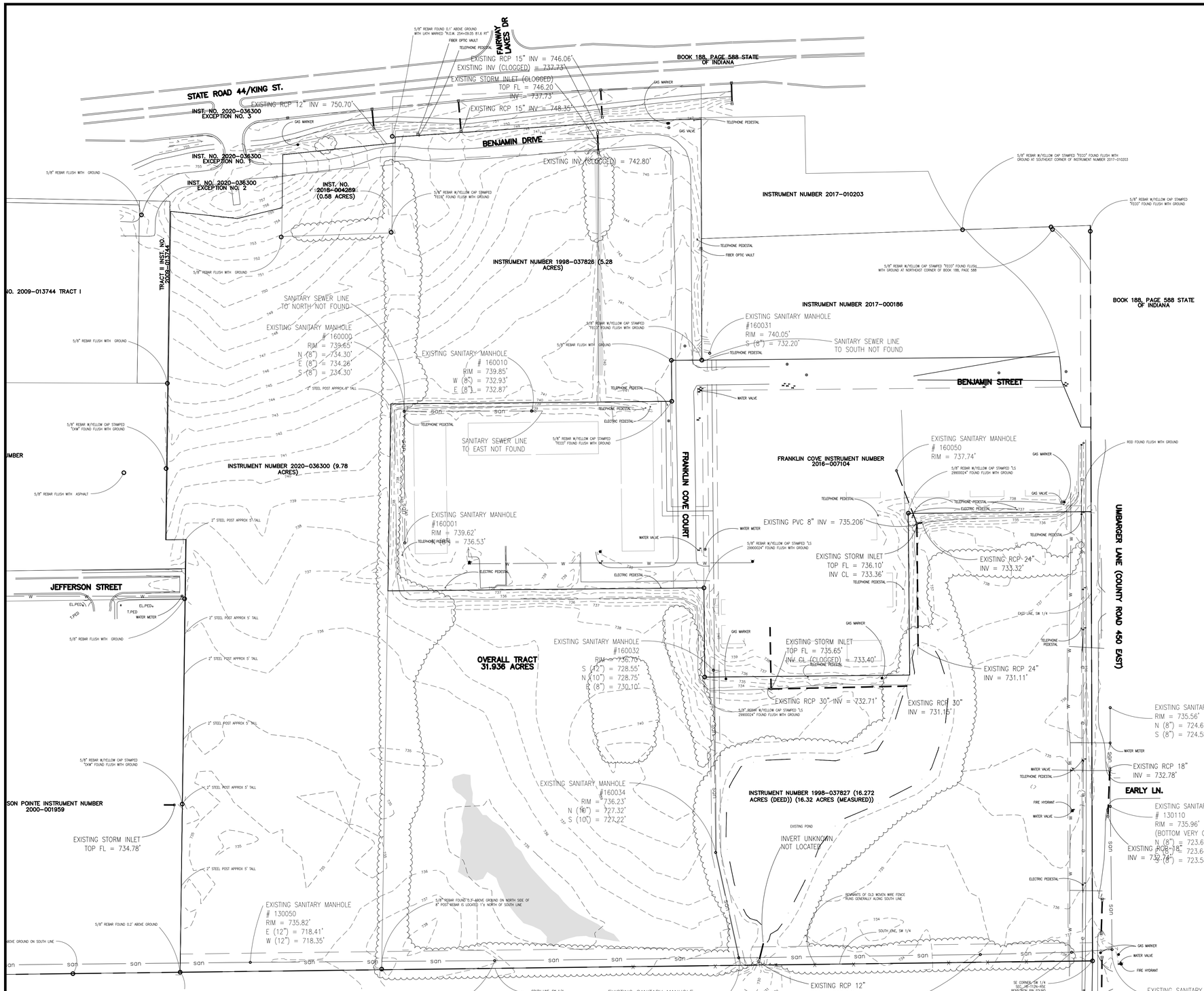
PROJECTS plus
GREENWOOD SURVEYING COMPANY
SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT
1257 Airport Parkway Suite A - Greenwood, Indiana 46143
(317)-882-5003

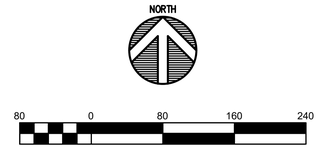
SEAL

JOB NUMBER
21004

SHEET
2
OF TWO SHEETS

DATE
MARCH 12, 2021





GENERAL NOTES

1. SEE DRAWING C001 FOR GENERAL NOTES AND ADDITIONAL LEGEND.
2. SEE DRAWINGS C101 - C103 FOR SITE DEMOLITION WORK.
3. TOPOGRAPHIC CONDITIONS AND EXISTING UTILITIES SHOWN WERE PROVIDED BY PROJECTS PLUS, DATED 05/04/2021. THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
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DEMOLITION LEGEND

	APPROXIMATE LIMITS OF EXISTING WETLAND
	EXISTING STORM SEWER
san	EXISTING SANITARY SEWER
w	EXISTING WATER LINE
e	EXISTING ELECTRIC LINE (OVERHEAD OR UNDERGROUND)
g	EXISTING GAS LINE

Site elevations are based on GPS Geoid "G2012bu7" using a projection of "Indiana East" and Datum NAD83 No Trans.

USGS BENCHMARK INFORMATION

811

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TLF

TLF, INC.
3901 West 86th Street, Suite 200
Indianapolis, Indiana 46268
Phone: 317-334-1500
Fax: 317-334-1552

Certified By:

REVISIONS

LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

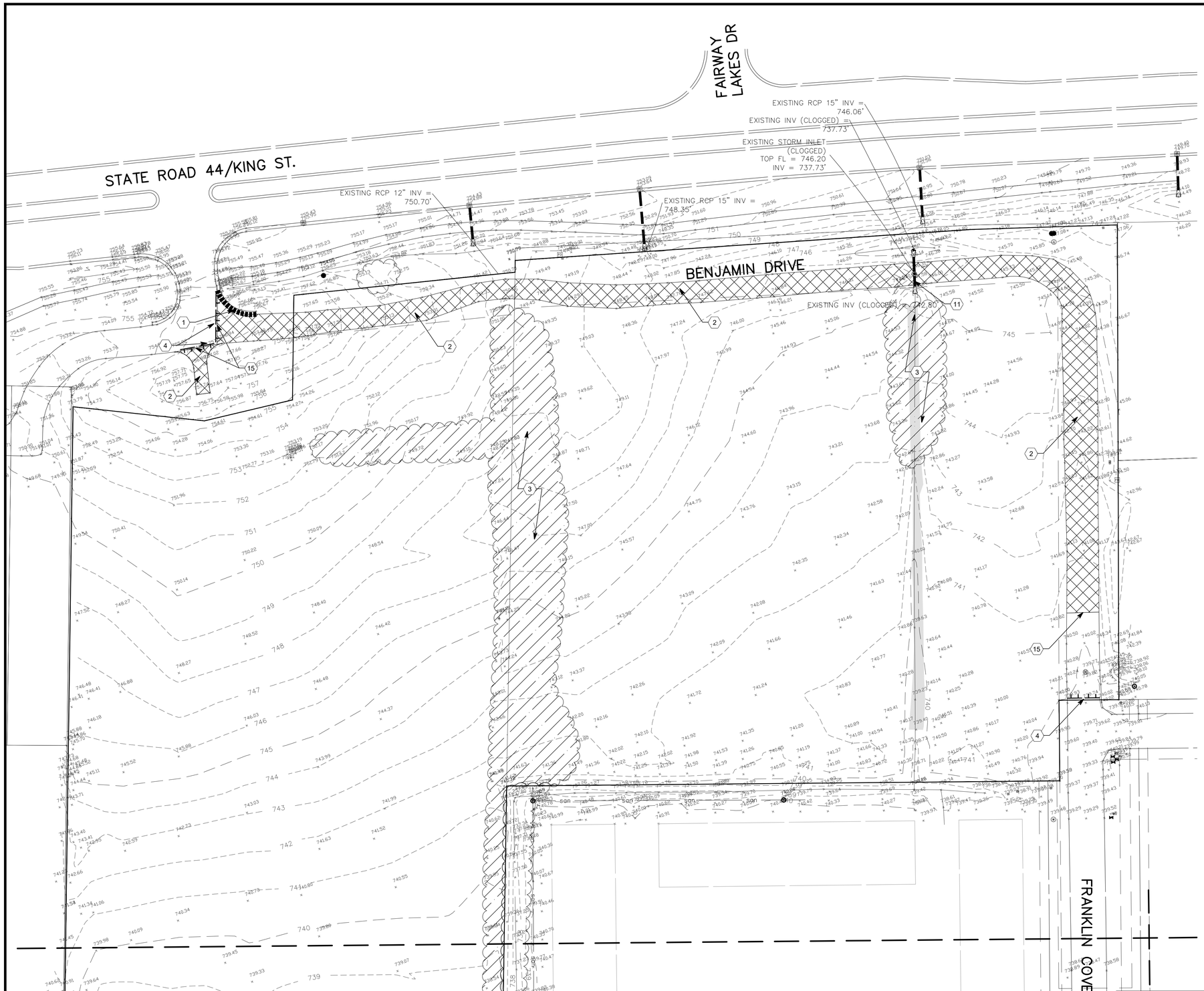
THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

Title:
OVERALL EXISTING CONDITIONS PLAN

Sheet No.:
C100

Drawing Path: F:\2020\400\493\CAD\Civil\Active\2A-2020-493_OVL DEMO PLAN.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:33am Last Edited: 6/9/21 - 3:55pm



NORTH

40 0 40 80 120

GENERAL NOTES

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DEMOLITION KEYNOTES

1. REMOVE EXISTING CONCRETE CURB
2. REMOVE EXISTING ASPHALT PAVEMENT
3. REMOVE EXISTING TREES/VEGETATION
4. INSTALL TEMPORARY BARRICADES AND KEEP IN PLACE THROUGHOUT CONSTRUCTION
5. RELOCATE EXISTING HYDRANT (SEE UTILITY PLANS)
6. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY TO RELOCATE EXISTING TELEPHONE PEDESTAL (SEE UTILITY PLANS)
7. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY TO RELOCATE EXISTING UTILITY POLE (SEE UTILITY PLANS)
8. PROTECT EXISTING UTILITY PEDESTAL TO REMAIN IN PLACE
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13. EXISTING STORM SEWER TO BE REMOVED
14. PROTECT EXISTING FENCE LINE TO REMAIN IN PLACE
15. SAWCUT EXISTING PAVEMENT
16. CONTRACTOR TO CORDINATE WITH WATER COMPANY TO ADJUST EXISTING VALVE TO PROPOSED GRADE (SEE UTILITY PLANS)
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DEMOLITION LEGEND

- APPROXIMATE LIMITS OF WETLANDS, STREAMS AND PONDS IMPACTED BY PROPOSED CONSTRUCTION
- APPROXIMATE LIMITS OF ASPHALT PAVEMENT REMOVAL
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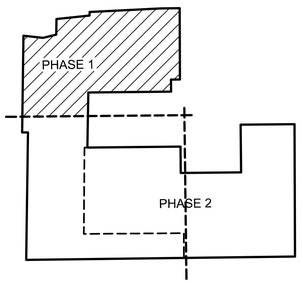

Site elevations are based on GPS Geoid "G2012bu7" using a projection of "Indiana East" and Datum NAD83 No Trans.

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Certified By:

REVISIONS		
LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

Title: EXISTING CONDITIONS & DEMO PLAN

Sheet No.: C101

Drawing Path: P:\2020\400\493\CAD\Civil\Active\28-2020-493_ENLARGED DEMO PLANS_C101 to 103.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:34am Last Edited: 6/9/21 - 3:50pm

GENERAL NOTES

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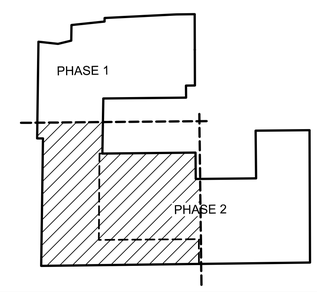
DEMOLITION LEGEND

- APPROXIMATE LIMITS OF WETLANDS, STREAMS AND PONDS IMPACTED BY PROPOSED CONSTRUCTION
- APPROXIMATE LIMITS OF ASPHALT PAVEMENT REMOVAL
- APPROXIMATE LIMITS OF VEGETATION REMOVAL
- APPROXIMATE LIMITS OF CURB REMOVAL



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Certified By:

REVISIONS		
LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

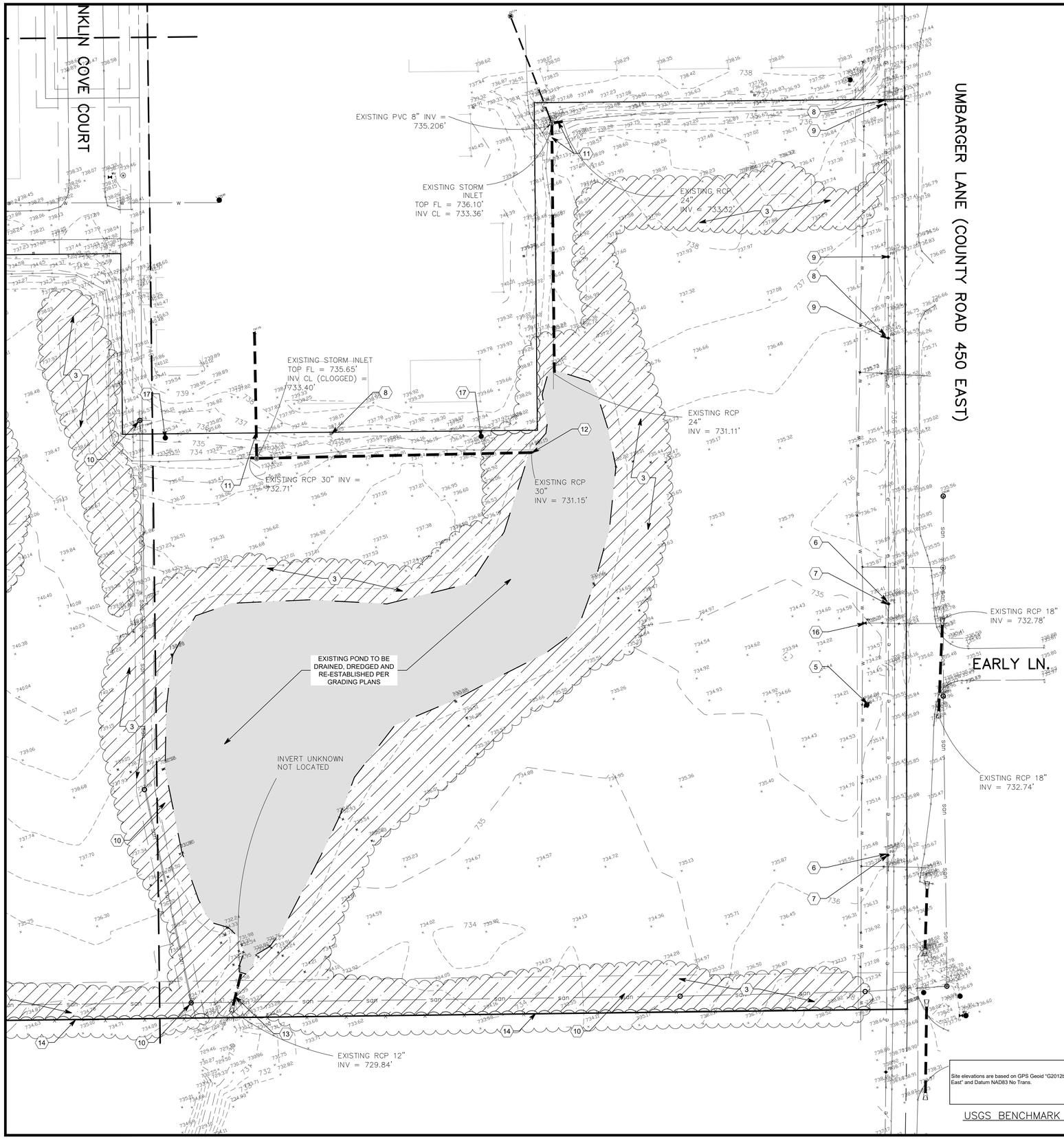
THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

Title: EXISTING CONDITIONS & DEMO PLAN

Sheet No.: C102

Drawing Path: F:\2020\400\493\CAD\Civil\Active\ZB-2020-493_ENLARGED DEMO PLANS_C101 to 103.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:34am Last Edited: 6/9/21 - 3:50pm



Site elevations are based on GPS Geoid "G2012bu7" using a projection of "Indiana East" and Datum NAD83 No Trans.

USGS BENCHMARK INFORMATION

NORTH

40 0 40 80 120

GENERAL NOTES

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DEMOLITION LEGEND

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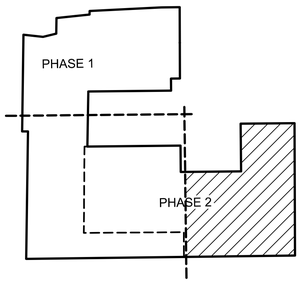

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Phone: 317-334-1500
Fax: 317-334-1552

Certified By:

REVISIONS

LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

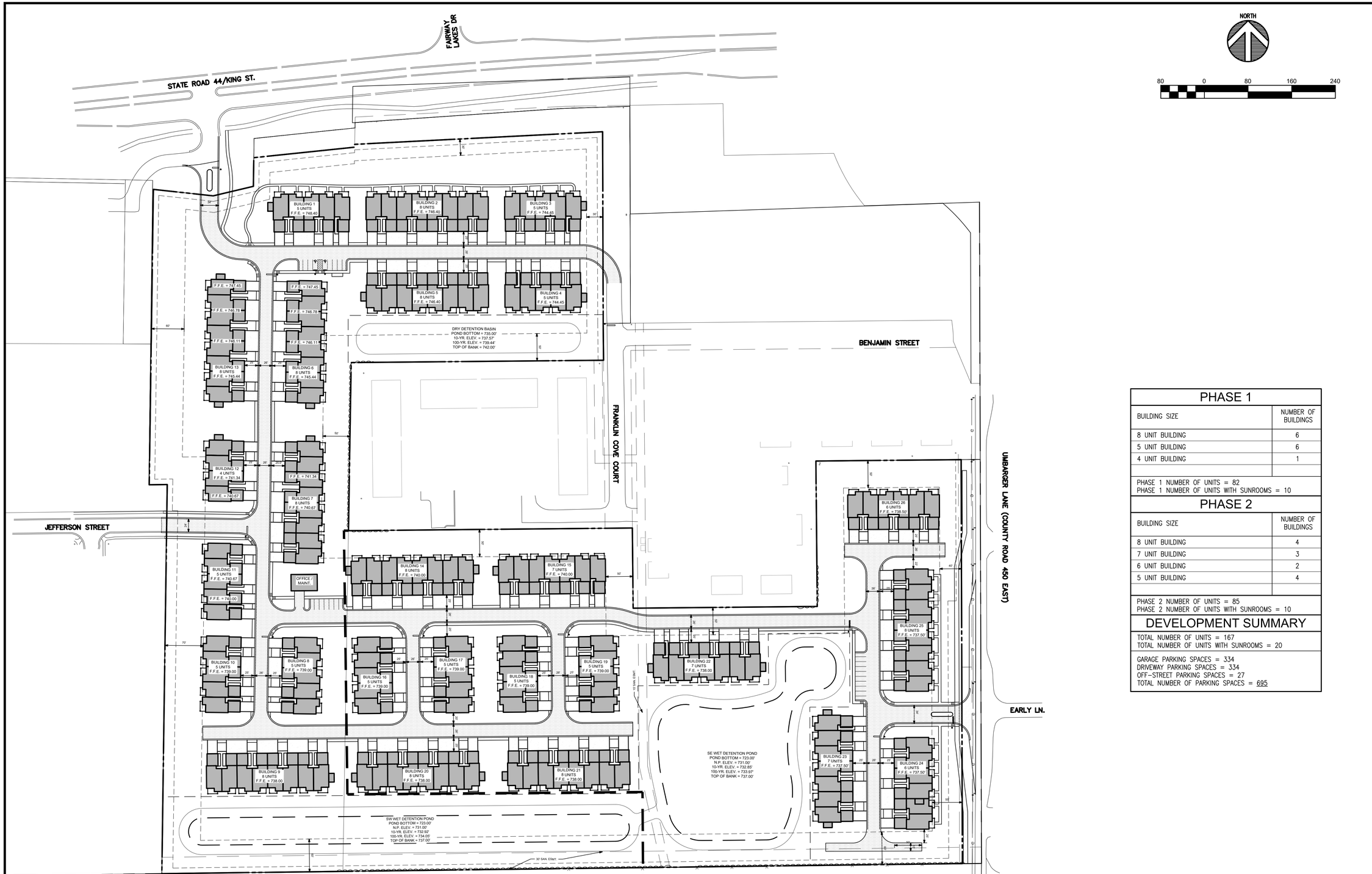
THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

Title: EXISTING CONDITIONS & DEMO PLAN

Sheet No.: C103

Drawing Path: P:\2020\400\493\CAD\Civil\Active\2B-2020-493_ENLARGED DEMO PLANS_C101 to 103.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:34am Last Edited: 6/9/21 - 3:50pm



PHASE 1	
BUILDING SIZE	NUMBER OF BUILDINGS
8 UNIT BUILDING	6
5 UNIT BUILDING	6
4 UNIT BUILDING	1
PHASE 1 NUMBER OF UNITS = 82 PHASE 1 NUMBER OF UNITS WITH SUNROOMS = 10	

PHASE 2	
BUILDING SIZE	NUMBER OF BUILDINGS
8 UNIT BUILDING	4
7 UNIT BUILDING	3
6 UNIT BUILDING	2
5 UNIT BUILDING	4
PHASE 2 NUMBER OF UNITS = 85 PHASE 2 NUMBER OF UNITS WITH SUNROOMS = 10	

DEVELOPMENT SUMMARY
TOTAL NUMBER OF UNITS = 167 TOTAL NUMBER OF UNITS WITH SUNROOMS = 20
GARAGE PARKING SPACES = 334 DRIVEWAY PARKING SPACES = 334 OFF-STREET PARKING SPACES = 27 TOTAL NUMBER OF PARKING SPACES = 695

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Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

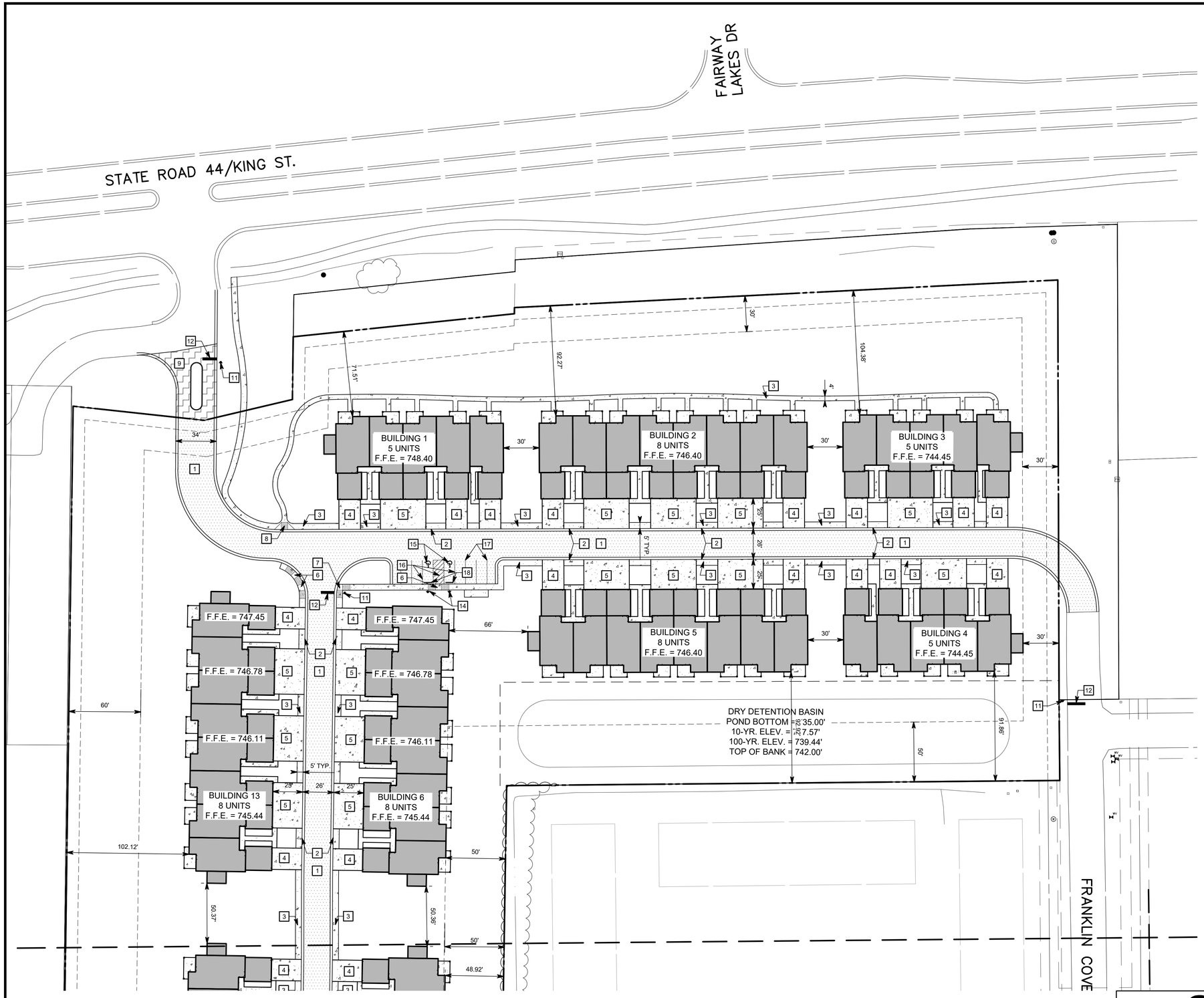
Title:

OVERALL SITE PLAN

Sheet No.:

C200

Drawing Path: P:\2020\400\493\CAD\Civil\Active\3-2020-493_OVL SITE PLAN.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:34am Last Edited: 6/10/21 - 9:10am



NORTH

40 0 40 80 120

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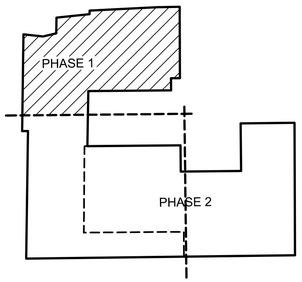
1 SITE KEYNOTES

1. HEAVY DUTY ASPHALT PAVEMENT - SEE DETAIL B/C600
2. ROLL CURB & GUTTER - SEE DETAIL G/C600
3. CONCRETE SIDEWALK - SEE DETAIL E/C600
4. 18' CONCRETE DRIVEWAY (1 UNIT x 2-CAR GARAGE) - SEE DETAIL F/C600
5. 38' CONCRETE DRIVEWAY (2 UNIT x 2-CAR GARAGE) - SEE DETAIL F/C600
6. ADA ACCESSIBLE RAMP (TYPE 2) - SEE DETAIL J/C601
7. ADA ACCESSIBLE RAMP (TYPE 3) - SEE DETAIL K/C601
8. ADA ACCESSIBLE RAMP (TYPE 1) - SEE DETAIL H/C601
9. RIGHT-OF-WAY ASPHALT PAVEMENT - SEE DETAIL A/C600
10. ASPHALT MULTI-USE PATH - SEE DETAIL C/C600
11. STOP SIGN - SEE DETAIL G/C601
12. 12" WHITE PAINTED STOP BAR
13. WHITE PAINTED CROSSWALK - SEE DETAIL E/C601
14. A.D.A. PARKING SIGN (VAN ACCESSIBLE AS NOTED) - SEE DETAIL F/C601
15. A.D.A. PARKING STALL SYMBOL - SEE DETAIL E/C601
16. 4" BLUE PAINTED PAVEMENT STRIPE (A.D.A. PARKING)
17. 4" WHITE PAINTED PAVEMENT STRIPE
18. PARKING BUMPER - SEE DETAIL A/C601

PROPOSED SITE LEGEND

- BUILDING
- CONCRETE SIDEWALK/DRIVEWAY
- RIGHT OF WAY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT (PRIVATE STREETS)
- ASPHALT MULTI-USE PATH



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REVISIONS		
LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
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Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

Title: SITE PLAN

Sheet No.: C201

Drawing Path: P:\2020\400\493\CAD\Civil\Active\4-2020-493_ENLARGED SITE PLANS_C201 to C203.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:34am Last Edited: 6/9/21 - 7:09pm

NORTH

40 0 40 80 120

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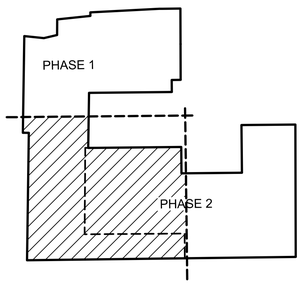
11. STOP SIGN - SEE DETAIL G/C601
12. 12" WHITE PAINTED STOP BAR
13. WHITE PAINTED CROSSWALK - SEE DETAIL E/C601
14. A.D.A. PARKING SIGN (VAN ACCESSIBLE AS NOTED) - SEE DETAIL F/C601
15. A.D.A. PARKING STALL SYMBOL - SEE DETAIL E/C601
16. 4" BLUE PAINTED PAVEMENT STRIPE (A.D.A. PARKING)
17. 4" WHITE PAINTED PAVEMENT STRIPE
18. PARKING BUMPER - SEE DETAIL A/C601

PROPOSED SITE LEGEND

- BUILDING
- CONCRETE SIDEWALK/DRIVEWAY
- RIGHT OF WAY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT (PRIVATE STREETS)
- ASPHALT MULTI-USE PATH



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CAUTION !!

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TLF

TLF, INC.
3901 West 86th Street, Suite 200
Indianapolis, Indiana 46268
Phone: 317-334-1500
Fax: 317-334-1552

Certified By:

REVISIONS

LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

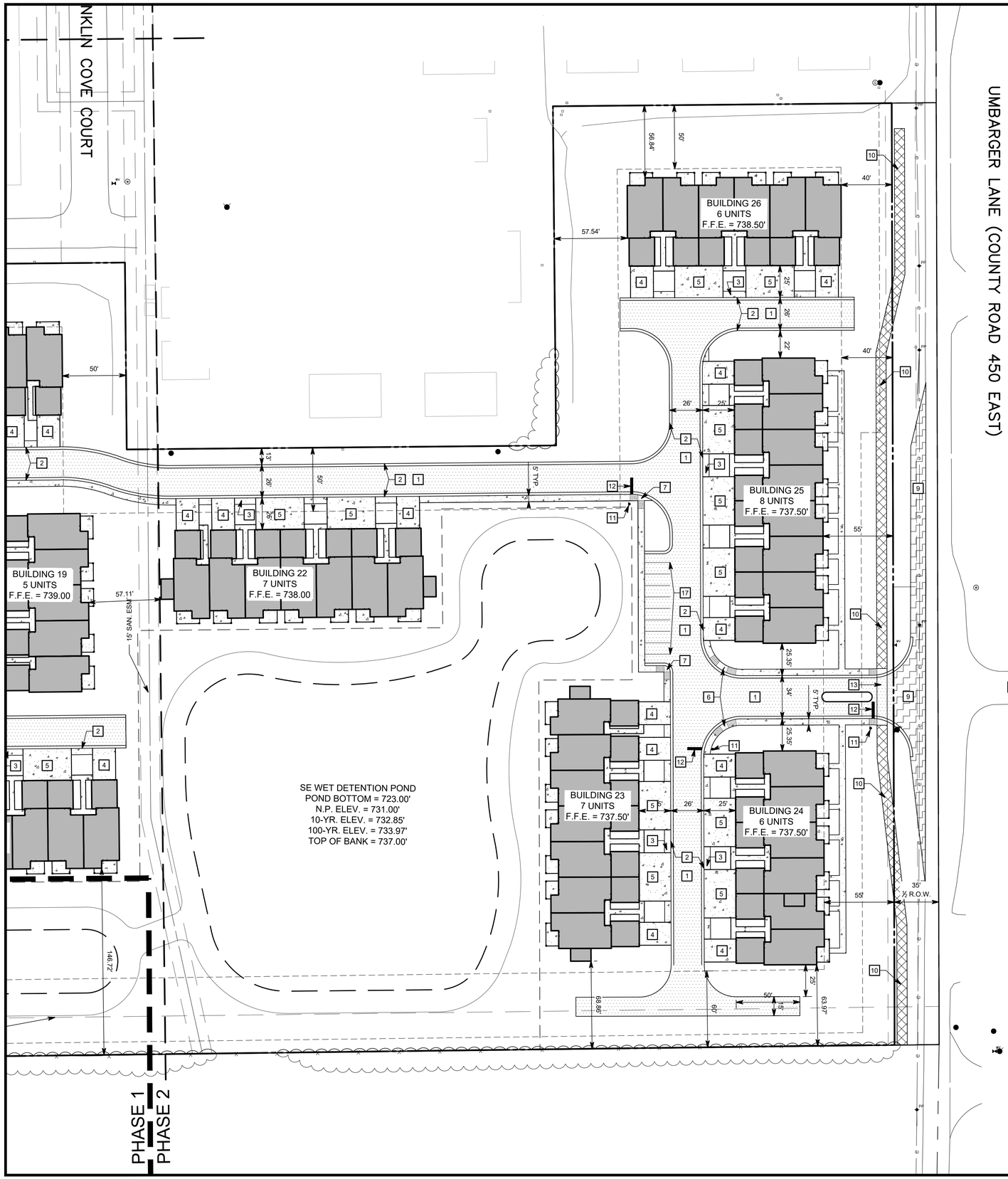
THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

Title: SITE PLAN

Sheet No.: C202

Drawing Path: P:\2020\400\493\CAD\Civil\Active\4-2020-493_ENLARGED SITE PLANS_C201 to C203.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:34am Last Edited: 6/9/21 - 7:09pm



NORTH

40 0 40 80 120

GENERAL NOTES

1. SEE DRAWING C001 FOR GENERAL NOTES AND ADDITIONAL LEGEND.
2. TOPOGRAPHIC CONDITIONS AND EXISTING UTILITIES SHOWN WERE PROVIDED BY THE SURVEYOR. THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
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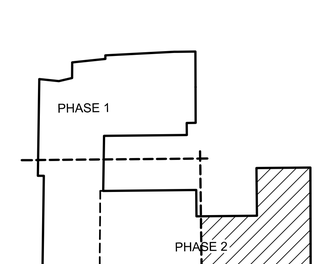
1 SITE KEYNOTES

1. HEAVY DUTY ASPHALT PAVEMENT - SEE DETAIL B/C600
2. ROLL CURB & GUTTER - SEE DETAIL G/C600
3. CONCRETE SIDEWALK - SEE DETAIL E/C600
4. 18' CONCRETE DRIVEWAY (1 UNIT x 2-CAR GARAGE) - SEE DETAIL F/C600
5. 38' CONCRETE DRIVEWAY (2 UNIT x 2-CAR GARAGE) - SEE DETAIL F/C600
6. ADA ACCESSIBLE RAMP (TYPE 2) - SEE DETAIL J/C601
7. ADA ACCESSIBLE RAMP (TYPE 3) - SEE DETAIL K/C601
8. ADA ACCESSIBLE RAMP (TYPE 1) - SEE DETAIL H/C601
9. RIGHT-OF-WAY ASPHALT PAVEMENT - SEE DETAIL A/C600
10. ASPHALT MULTI-USE PATH - SEE DETAIL C/C600
11. STOP SIGN - SEE DETAIL G/C601
12. 12" WHITE PAINTED STOP BAR
13. WHITE PAINTED CROSSWALK - SEE DETAIL E/C601
14. A.D.A. PARKING SIGN (VAN ACCESSIBLE AS NOTED) - SEE DETAIL F/C601
15. A.D.A. PARKING STALL SYMBOL - SEE DETAIL E/C601
16. 4" BLUE PAINTED PAVEMENT STRIPE (A.D.A. PARKING)
17. 4" WHITE PAINTED PAVEMENT STRIPE
18. PARKING BUMPER - SEE DETAIL A/C601

PROPOSED SITE LEGEND

- BUILDING
- CONCRETE SIDEWALK/DRIVEWAY
- RIGHT OF WAY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT (PRIVATE STREETS)
- ASPHALT MULTI-USE PATH



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Certified By:

REVISIONS

LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

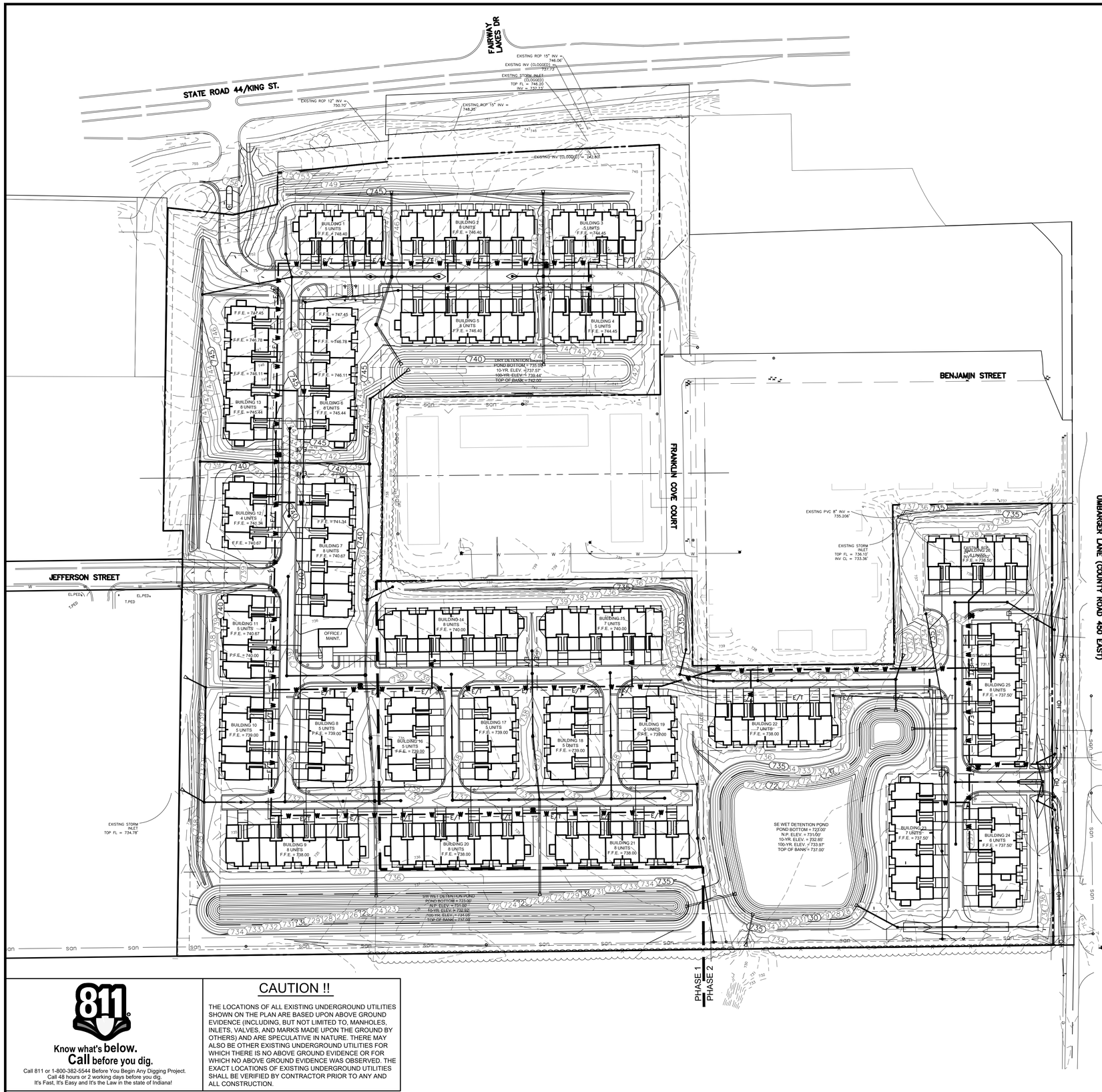
Title:

SITE PLAN

Sheet No.:

C203

Drawing Path: F:\2020\400\493\CAD\Civil\Active\4-2020-493_ENLARGED SITE PLANS_C201 to C203.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:35am Last Edited: 6/9/21 - 7:09pm



NORTH

80 0 80 160 240

GENERAL NOTES

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GRADING PLAN LEGEND

728.30 ×	EXISTING SPOT ELEVATION
MEG	MATCH EXISTING GRADE
TC	TOP OF CURB
BC	BOTTOM OF CURB
EP	EDGE OF PAVEMENT
FL	FLOWLINE
741	EXISTING CONTOUR W/ ELEVATION
745	PROPOSED CONTOUR W/ ELEVATION
750.65	PROPOSED SPOT ELEVATION
TC / BC	PROPOSED CURB ELEVATION

Site elevations are based on GPS Geoid "G2012bu7" using a projection of "Indiana East" and Datum NAD83 No Trans.

USGS BENCHMARK INFORMATION

811

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Certified By:

REVISIONS

LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

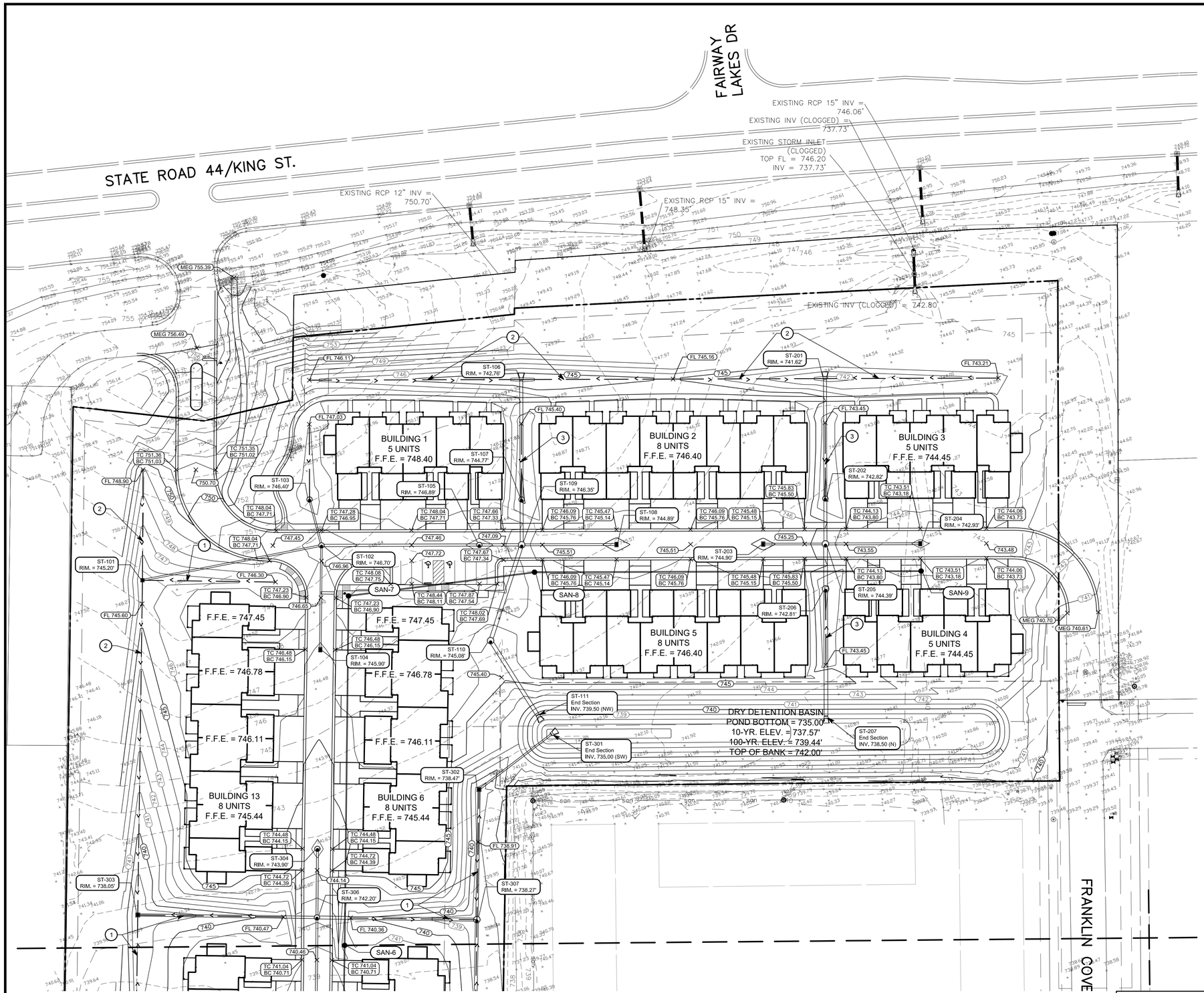
THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

Title: OVERALL GRADING PLAN

Sheet No.: C300

Drawing Path: P:\2020\400\493\CAD\Civil\Active\5-2020-493_OVL GRADING PLAN_C300.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:35am Last Edited: 6/10/21 - 10:45am



Site elevations are based on GPS Geoid "G2012bu7" using a projection of "Indiana East" and Datum NAD83 No Trans.

USGS BENCHMARK INFORMATION

NORTH

40 0 40 80 120

GENERAL NOTES

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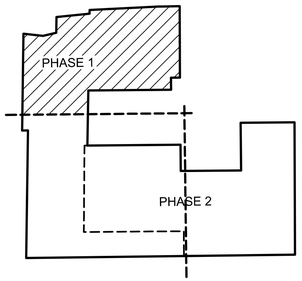
GRADING KEYNOTES

1. 2' FLAT-BOTTOM SWALE @ 1.00% MIN. SLOPE. - SEE DETAIL F ON SHEET C602
2. 2' FLAT-BOTTOM SWALE @ 2.00% MIN. SLOPE - SEE DETAIL F ON SHEET C602
3. V-BOTTOM SWALE @ 1.00% MIN. SLOPE
4. 2' FLAT-BOTTOM SWALE @ 0.50% MIN. SLOPE W/ UNDERDRAIN

GRADING PLAN LEGEND

728.30 ×	EXISTING SPOT ELEVATION
MEG	MATCH EXISTING GRADE
TC	TOP OF CURB
BC	BOTTOM OF CURB
EP	EDGE OF PAVEMENT
FL	FLOWLINE
741	EXISTING CONTOUR W/ ELEVATION
745	PROPOSED CONTOUR W/ ELEVATION
750.65 +	PROPOSED SPOT ELEVATION
TC / BC +	PROPOSED CURB ELEVATION



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TLF

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Certified By:

REVISIONS		
LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

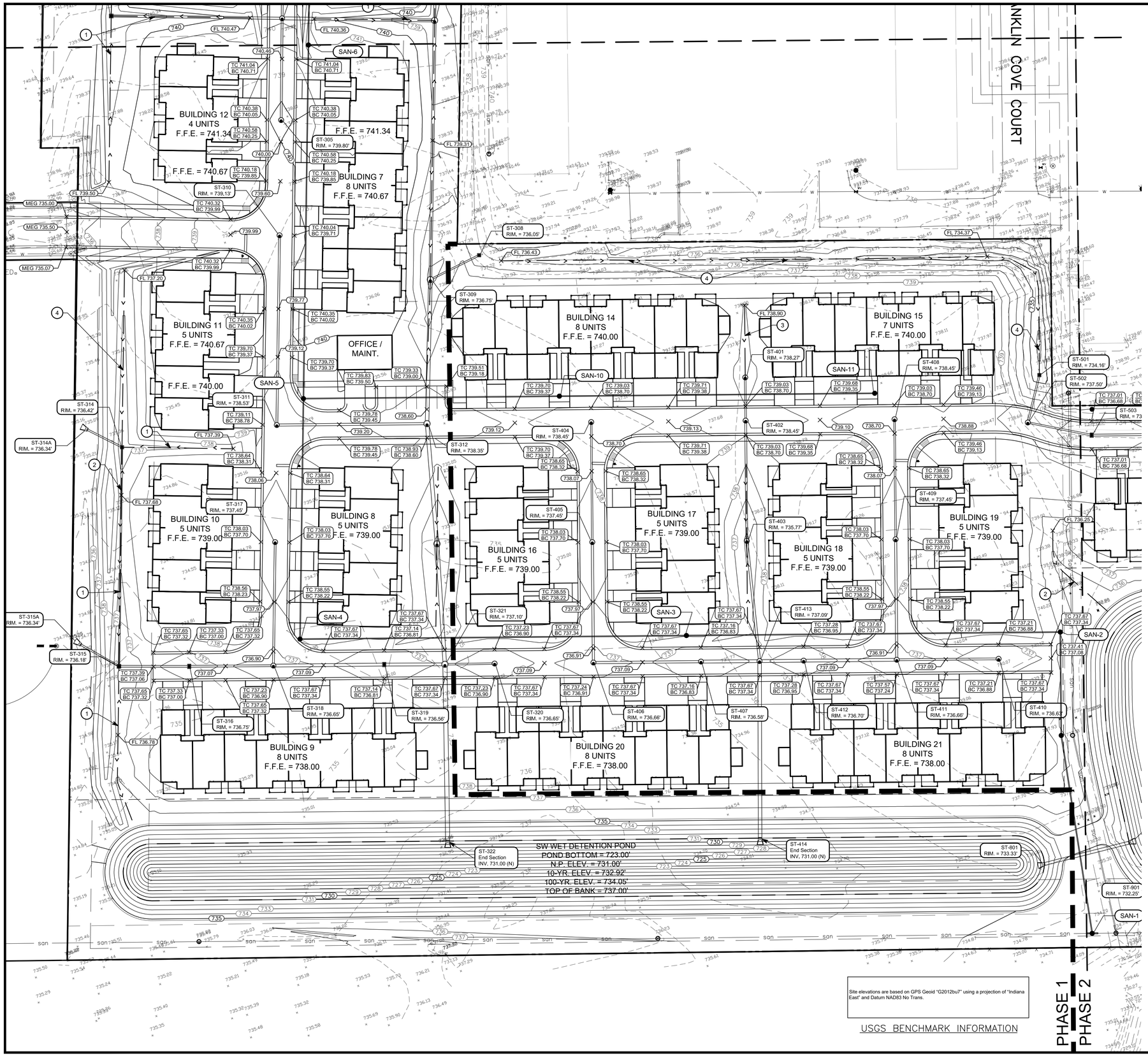
Title:

GRADING PLAN

Sheet No.:

C301

Drawing Path: P:\2020\400\493\CAD\Civil\Active\6-2020-493_ENLARGED GRADING PLANS_C301 to C303.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:35am Last Edited: 6/10/21 - 11:09am



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USGS BENCHMARK INFORMATION

NORTH

40 0 40 80 120

GENERAL NOTES

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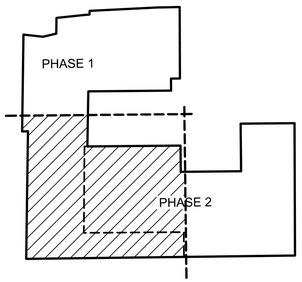
3. V-BOTTOM SWALE @ 1.00% MIN. SLOPE
4. 2' FLAT-BOTTOM SWALE @ 0.50% MIN. SLOPE W/ UNDERDRAIN

GRADING PLAN LEGEND

728.30 ×	EXISTING SPOT ELEVATION
MEG	MATCH EXISTING GRADE
TC	TOP OF CURB
BC	BOTTOM OF CURB
EP	EDGE OF PAVEMENT
FL	FLOWLINE
741	EXISTING CONTOUR W/ ELEVATION
745	PROPOSED CONTOUR W/ ELEVATION
750.65	PROPOSED SPOT ELEVATION
TC / BC	PROPOSED CURB ELEVATION



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TLF

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Certified By:

REVISIONS		
LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

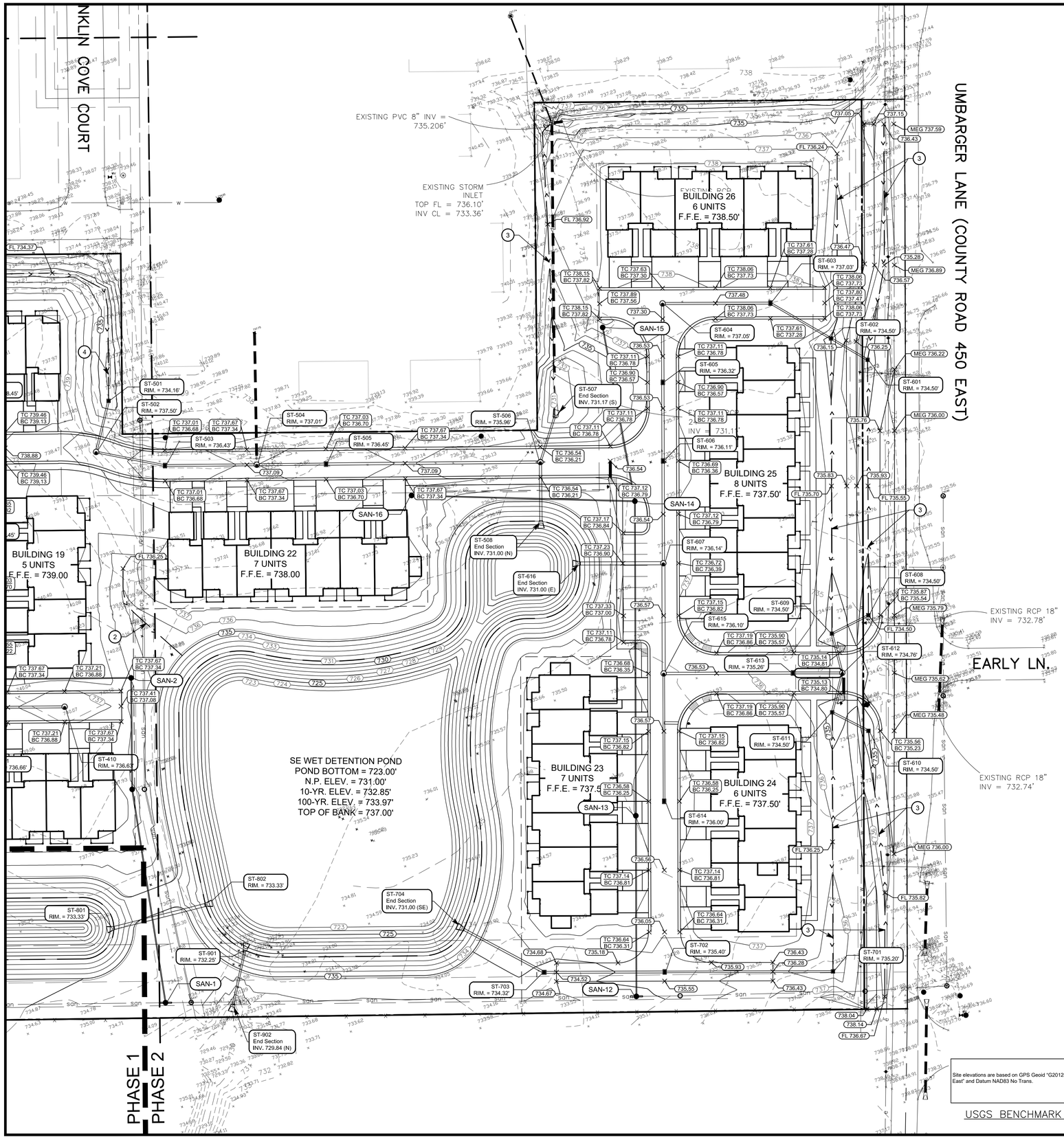
Title:

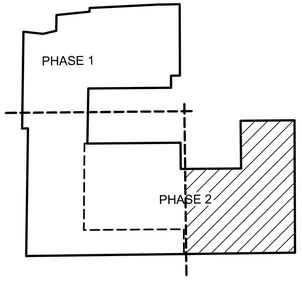
GRADING PLAN

Sheet No.:

C302

Drawing Path: P:\2020\490\493\CAD\Civil\Active\6-2020-493_ENLARGED GRADING PLANS_C301 to C303.dwg
Plotted By: dschmur Time of Plot: 6/10/21 - 11:35am Last Edited: 6/10/21 - 11:09am





GENERAL NOTES

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GRADING PLAN LEGEND

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MEG	MATCH EXISTING GRADE
TC	TOP OF CURB
BC	BOTTOM OF CURB
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745	PROPOSED CONTOUR W/ ELEVATION
750.65	PROPOSED SPOT ELEVATION
TC / BC	PROPOSED CURB ELEVATION

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Certified By:

REVISIONS		
LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

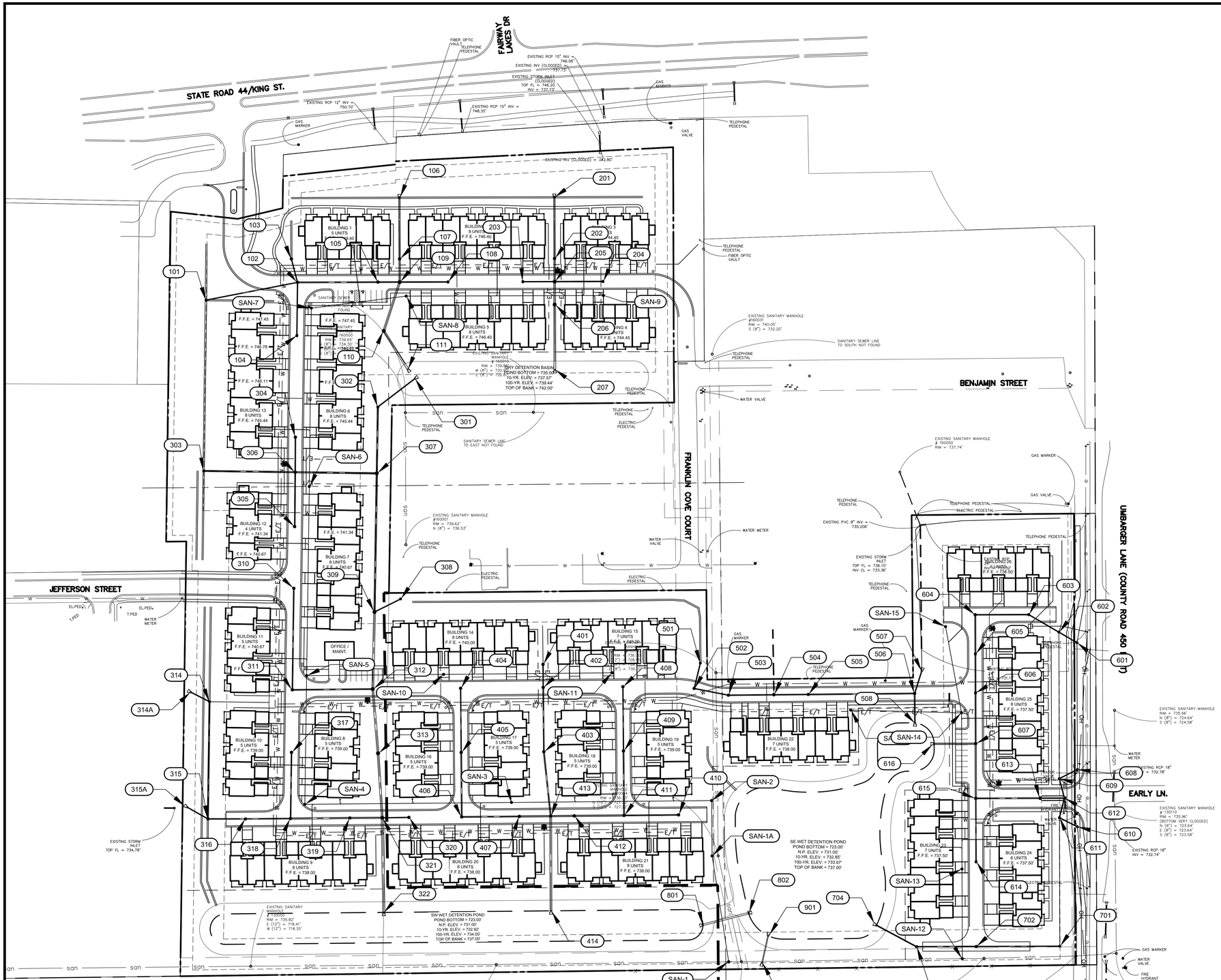
THE LINKS AT FRANKLIN MULTIPRO, LLC

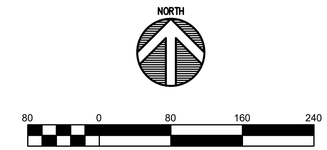
STATE ROAD 44
FRANKLIN, INDIANA

Title: GRADING PLAN

Sheet No.: C303

Drawing Path: P:\2020\400\493\CAD\Civil\Active\6-2020-493_ENLARGED GRADING PLANS_C301 to C303.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:35am Last Edited: 6/10/21 - 11:09am





GENERAL NOTES

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UTILITY LEGEND

- PROPOSED STORM SEWER
- PROPOSED ROOF DRAIN
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY LATERAL
- E/T — PROPOSED ELECTRIC/PHONE LINE
- EXISTING STORM SEWER
- w — EXISTING WATER LINE
- e — EXISTING ELECTRICAL LINE
- g — EXISTING GAS LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED LIGHT POLE

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Certified By:

REVISIONS		
LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

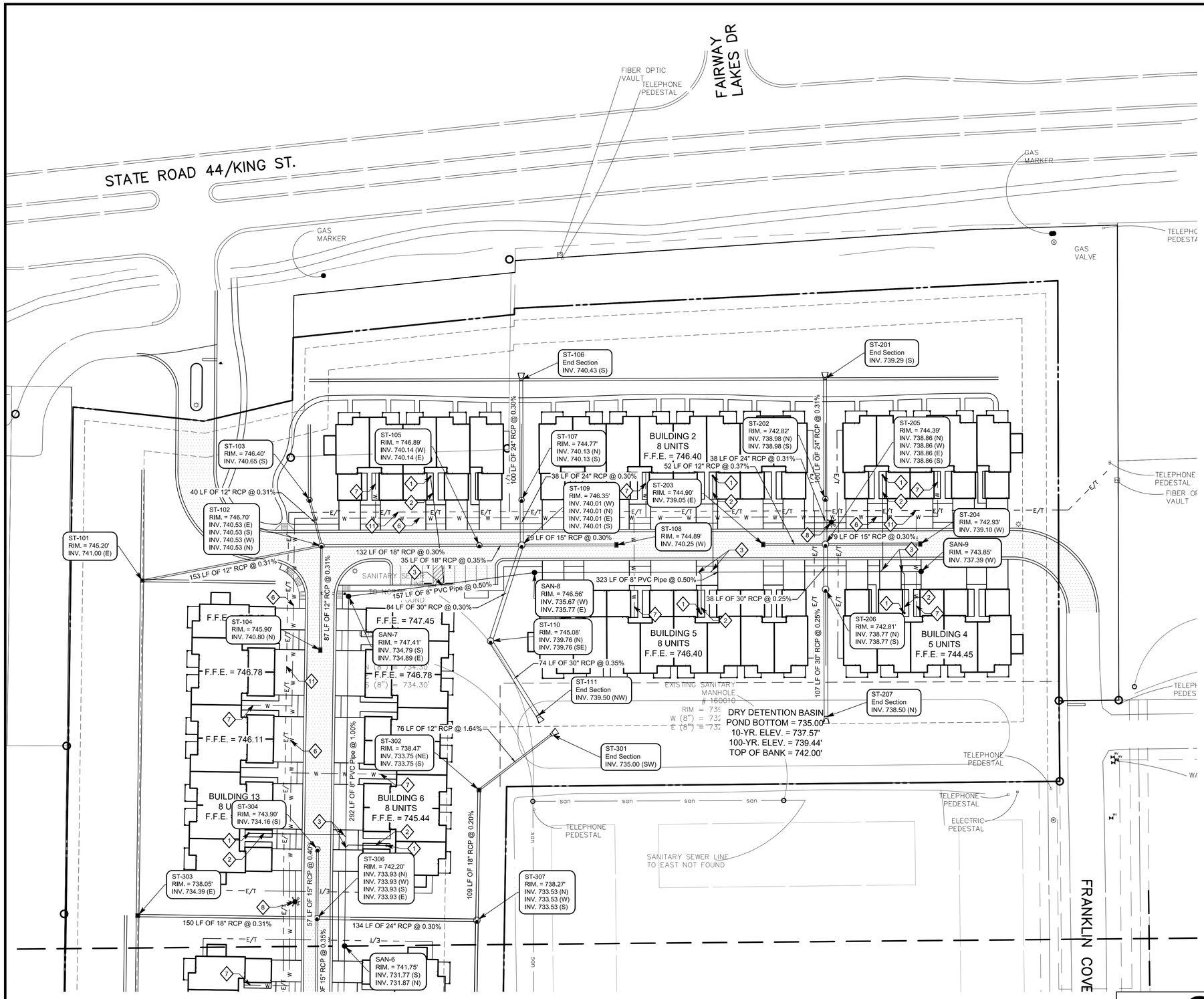
Title:

OVERALL UTILITY PLAN

Sheet No.:

C400

Drawing Path: F:\2020\400\493\CAD\Civil\Active\7-2020-493_OVL UTILITY PLAN_C400.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:36am Last Edited: 6/10/21 - 9:13am



NORTH

40 0 40 80 120

GENERAL NOTES

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◇ UTILITY KEYNOTES

1. PROPOSED SANITARY CLEANOUT
2. PROPOSED SANITARY LATERAL
3. PROPOSED SANITARY WYE CONNECTION
4. PROPOSED STORM ROOF DRAIN
5. PROPOSED STORM CLEANOUT
6. 8" C900 WATER MAIN
7. 2" "K" COPPER WATER LATERAL
8. PROPOSED FIRE HYDRANT
9. PROPOSED WATER VALVE
10. PROPOSED MASTER METER & VAULT
11. PROPOSED ELECTRIC/PHONE/DATA LINES

UTILITY LEGEND

- PROPOSED STORM SEWER
- PROPOSED ROOF DRAIN
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
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- PROPOSED SANITARY CLEANOUT
- PROPOSED FIRE HYDRANT
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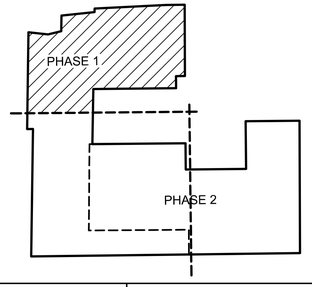
- PROPOSED STORM MANHOLE
- PROPOSED LIGHT POLE



TLF

TLF, INC.
3901 West 86th Street, Suite 200
Indianapolis, Indiana 46268
Phone: 317-334-1500
Fax: 317-334-1552

Certified By:

REVISIONS

LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44 FRANKLIN, INDIANA

Title: UTILITY PLAN

Sheet No.: C401

811 Know what's below. Call before you dig.

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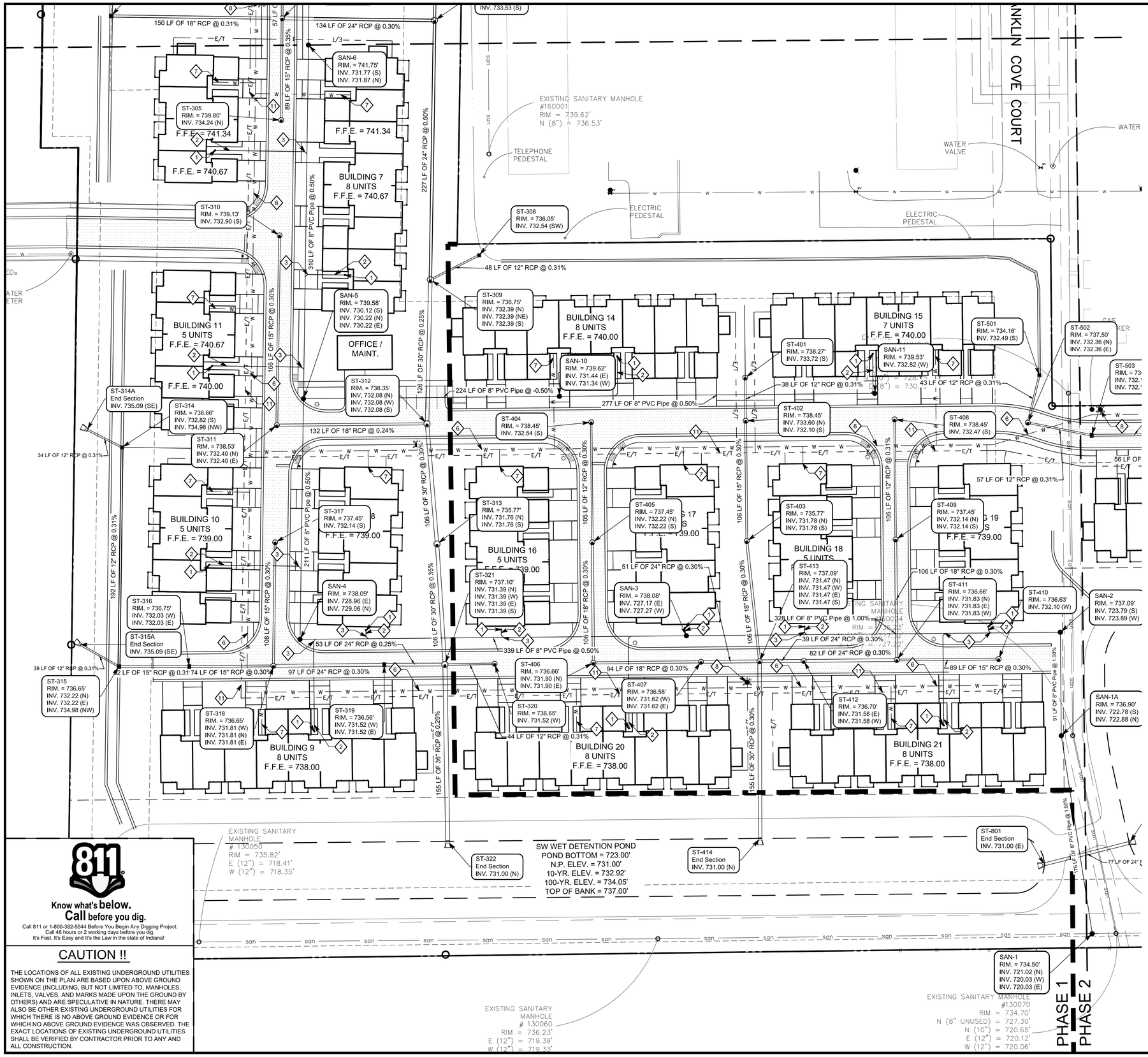
Drawing Path: P:\2020\490\493\CAD\Civil\Active\8-2020-493_ENLARGED UTILITY PLANS_C401 to C403.dwg
Plotted By: dschmur Time of Plot: 6/10/21 - 11:36am Last Edited: 6/10/21 - 11:09am



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UTILITY LEGEND

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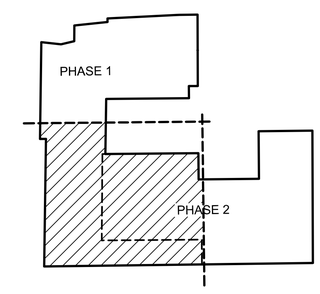

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Certified By:

REVISIONS		
LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

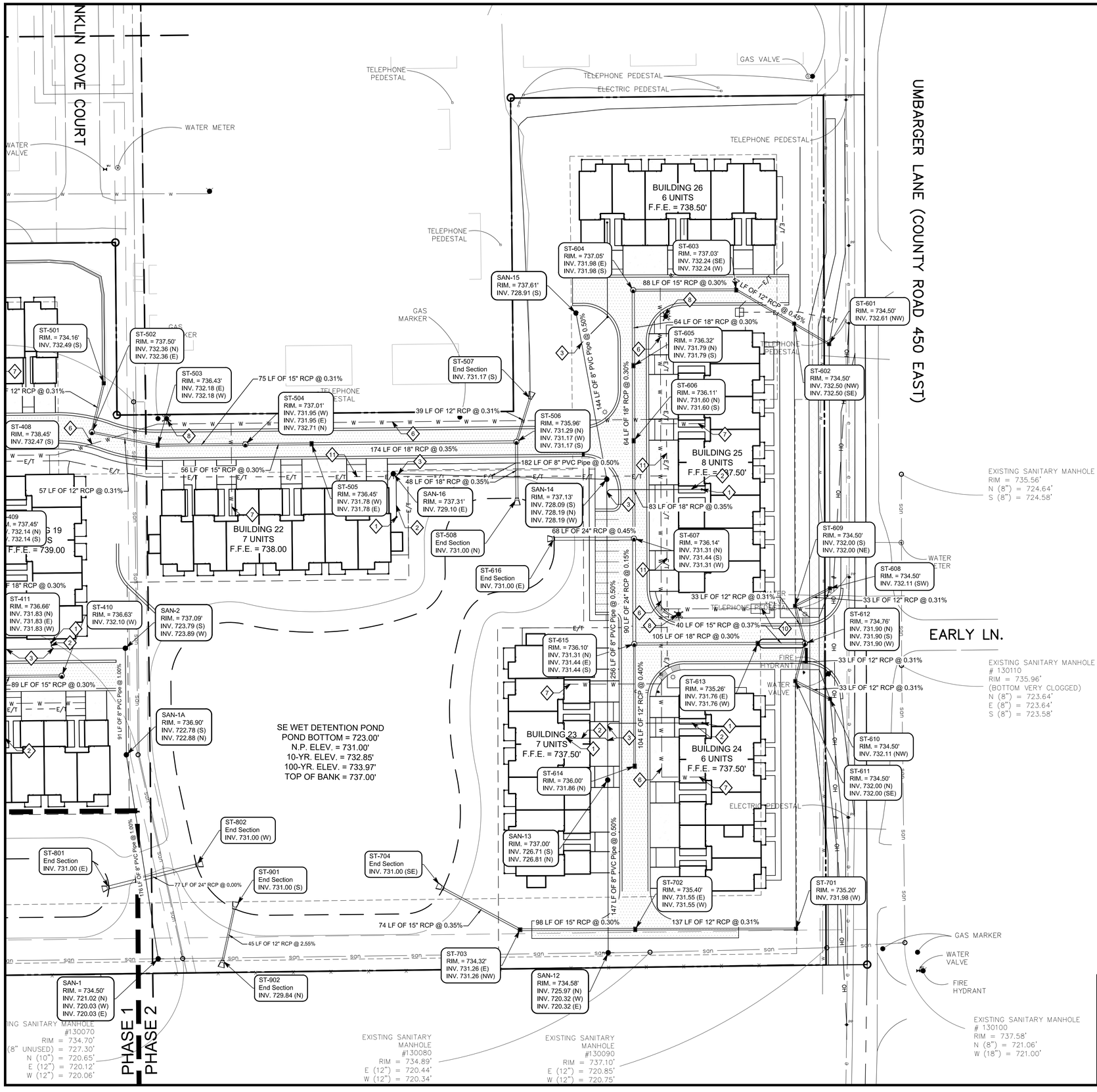
Title:

UTILITY PLAN

Sheet No.:

C402

Drawing Path: P:\2020\400\493\CAD\Civil\Active\8-2020-493_ENLARGED UTILITY PLANS_C401 to C403.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:36am Last Edited: 6/10/21 - 11:09am



NORTH

40 0 40 80 120

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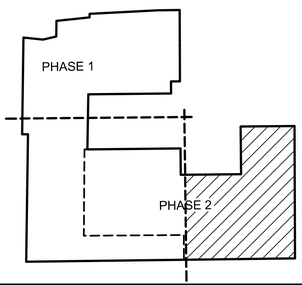

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TLF

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Certified By:

REVISIONS		
LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

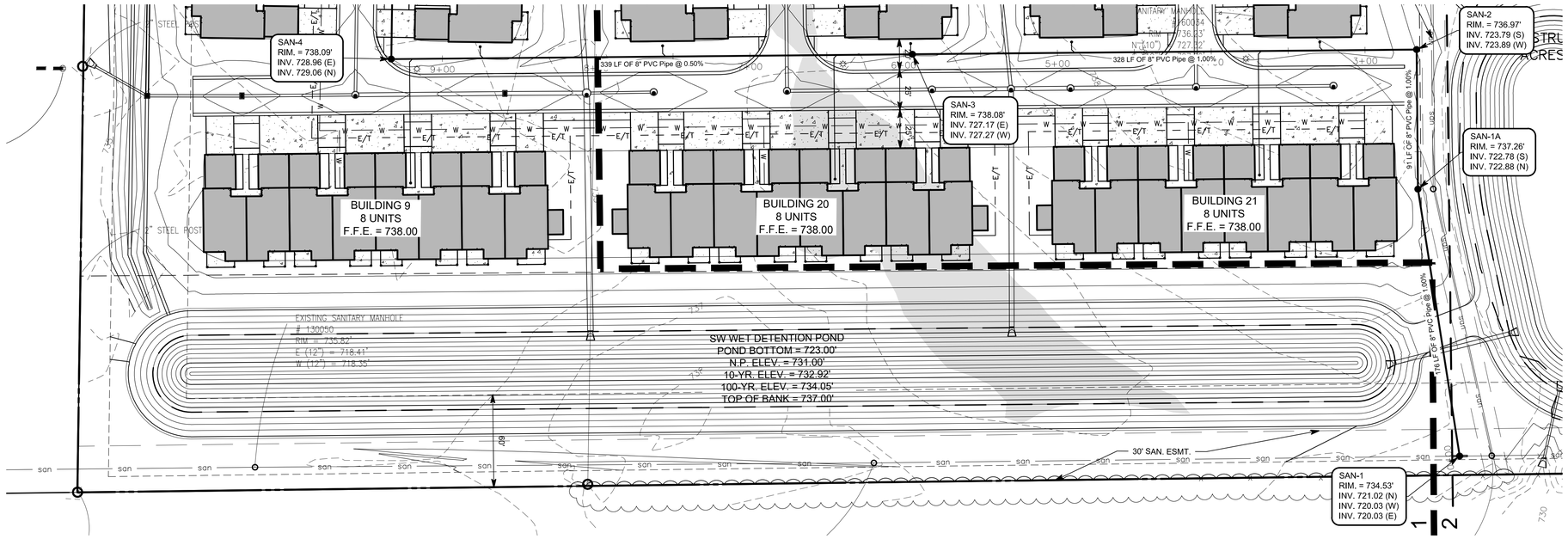
Title:

UTILITY PLAN

Sheet No.:

C403

Drawing Path: P:\2020\400\493\CAD\Civil\Active\8-2020-493_ENLARGED UTILITY PLANS_C401 to C403.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:35am Last Edited: 6/10/21 - 11:09am



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UTILITY LEGEND

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- PROPOSED ROOF DRAIN
- PROPOSED WATER LINE
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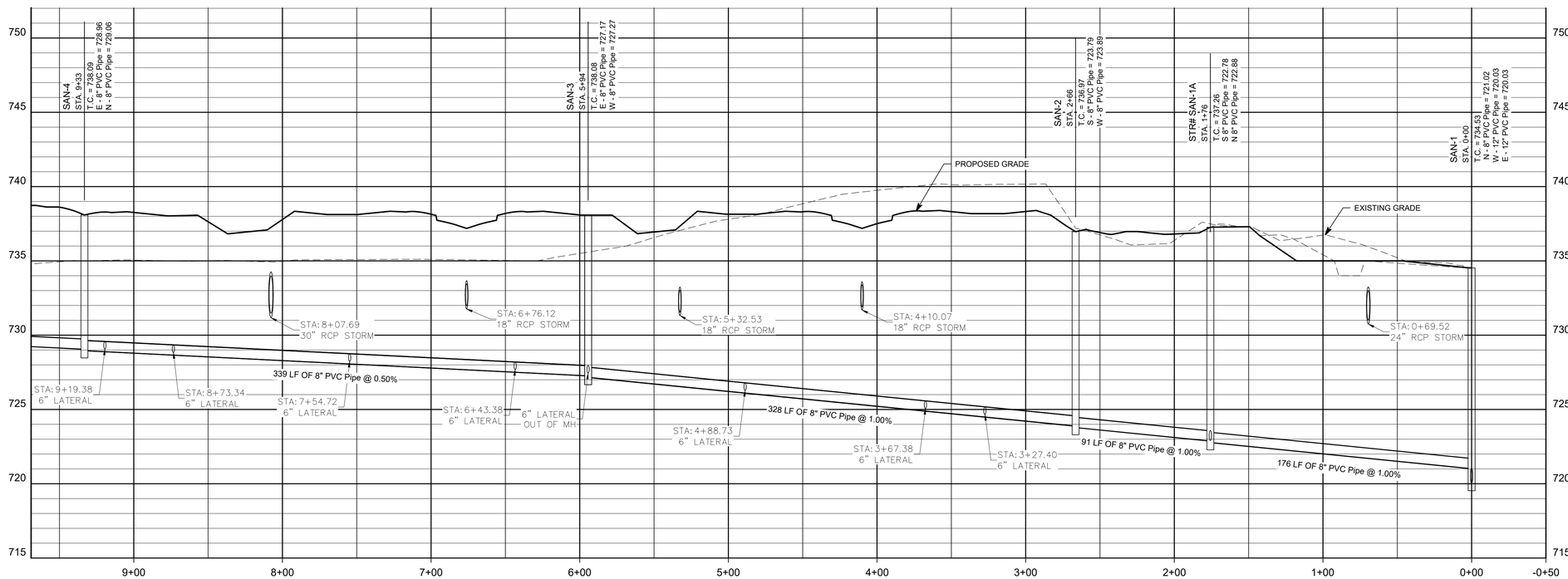

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NOTE:

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NORTH

40 0 40 80 120

TLF

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Indianapolis, Indiana 46268
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Certified By:

REVISIONS		
LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

Title:

SANITARY SEWER PLAN & PROFILE

Sheet No.:

C404

Drawing Path: P:\2020\400\493\CAD\Civil\Active\8A-2020-493_SANITARY PLAN AND PROFILES_C404 to C408.dwg
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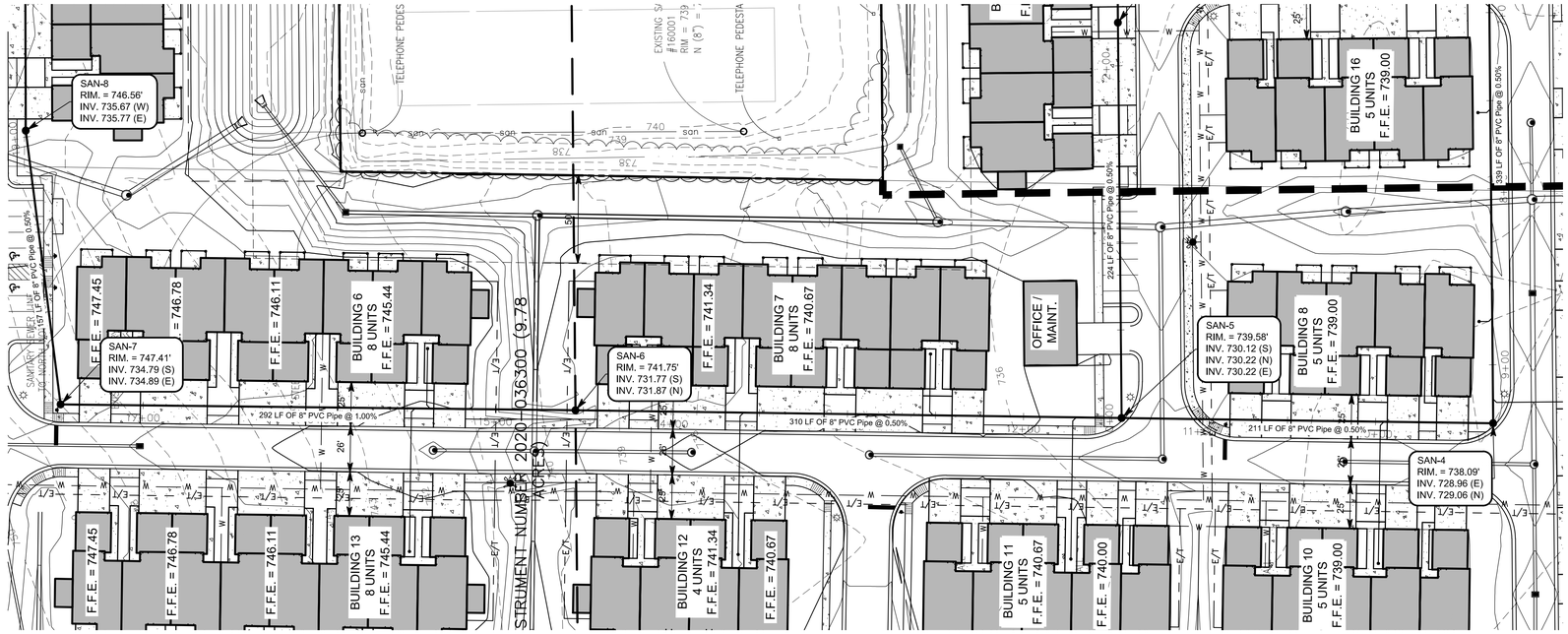

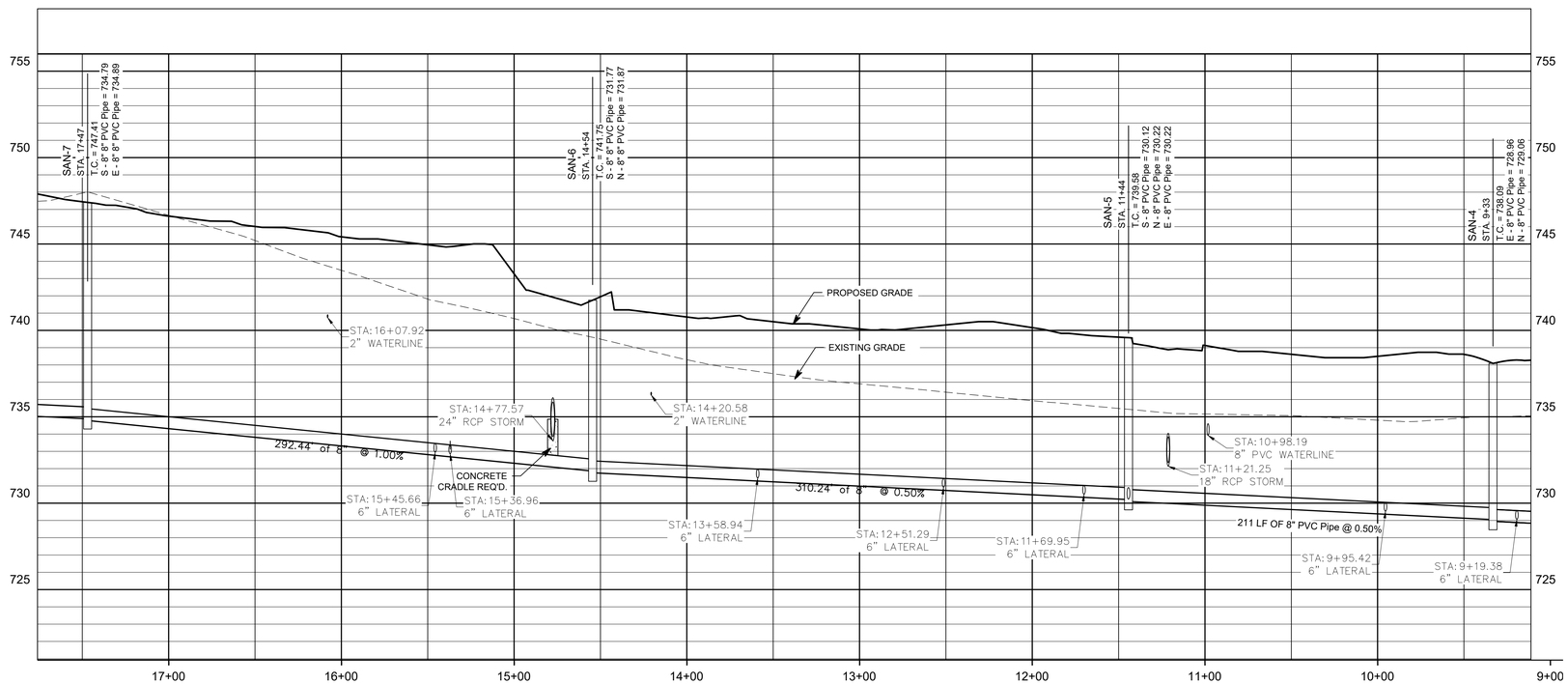

NORTH

40 0 40 80 120

GENERAL NOTES

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UTILITY LEGEND

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- PROPOSED ROOF DRAIN
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
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TLF

TLF, INC.
3901 West 86th Street, Suite 200
Indianapolis, Indiana 46268
Phone: 317-334-1500
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Certified By:

REVISIONS

LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

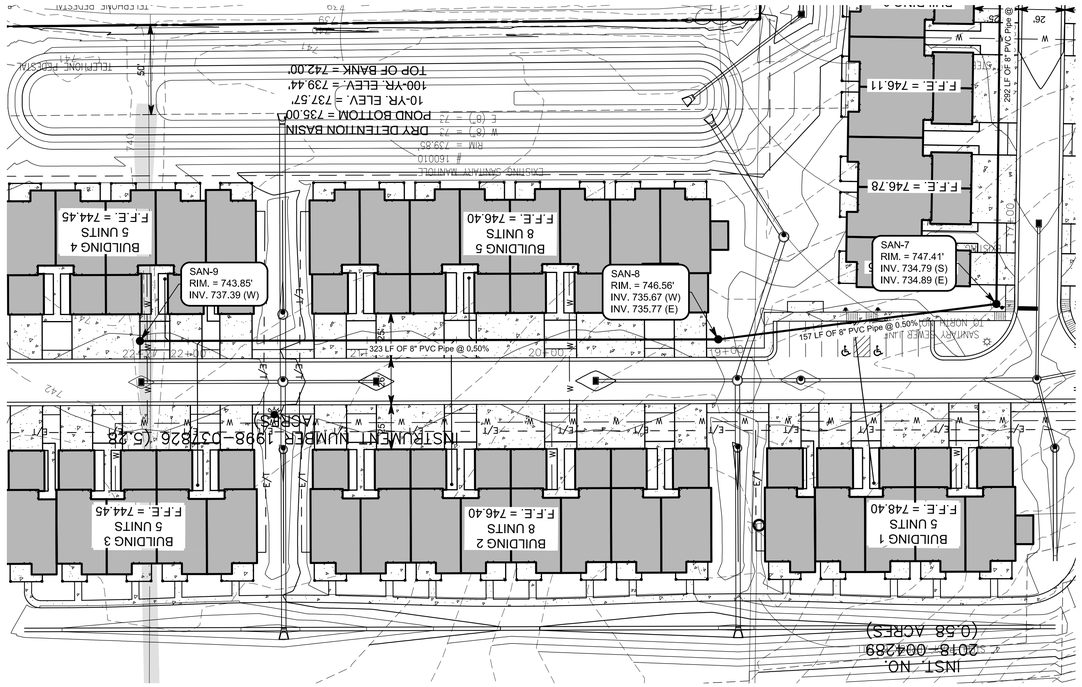
Title:

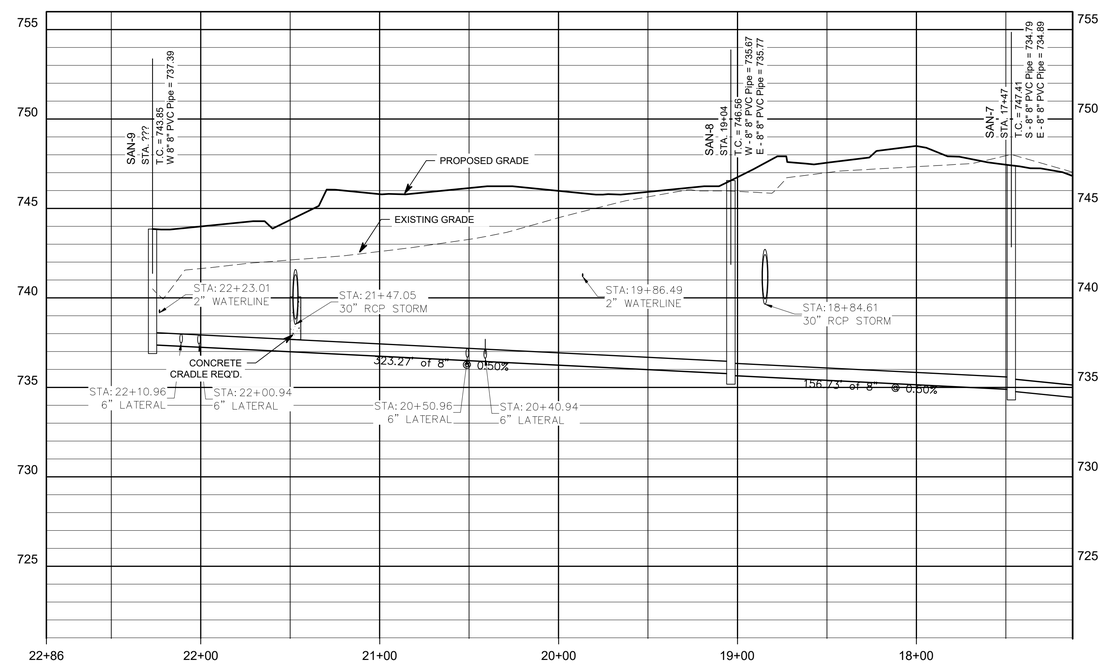
SANITARY SEWER PLAN & PROFILE

Sheet No.:

C405

Drawing Path: P:\2020\400\493\CAD\Civil\Active\8A-2020-493_SANITARY PLAN AND PROFILES_C404 to C408.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:37am Last Edited: 6/10/21 - 10:32am





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REVISIONS		
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Project No.: 2020-493
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Drawn By: DBS
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THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

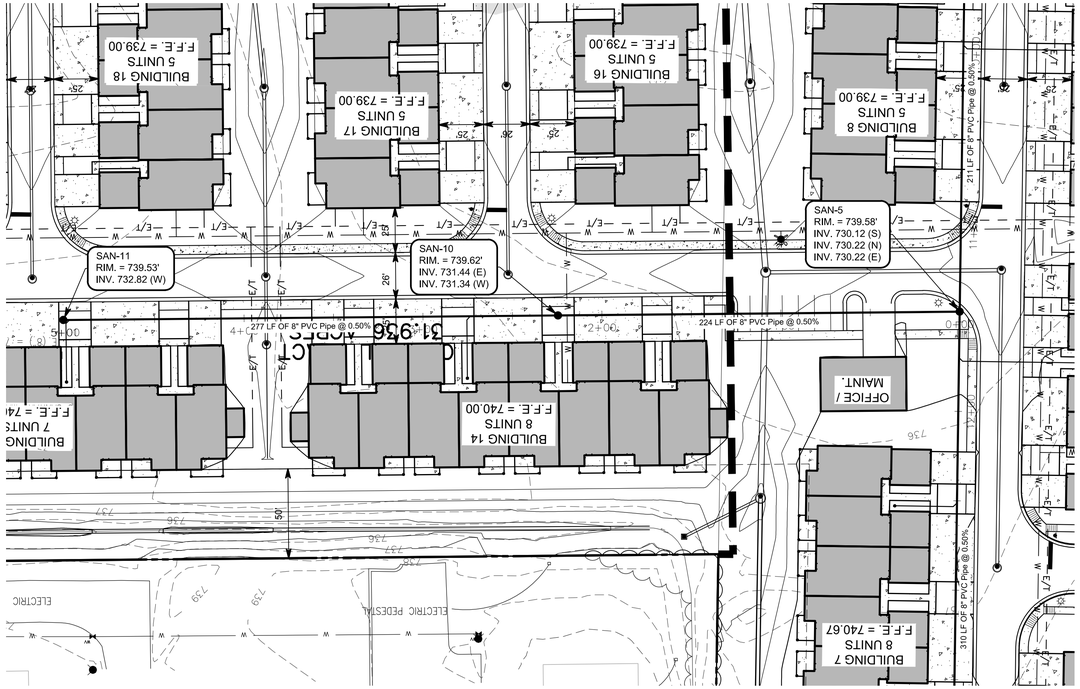
Title:

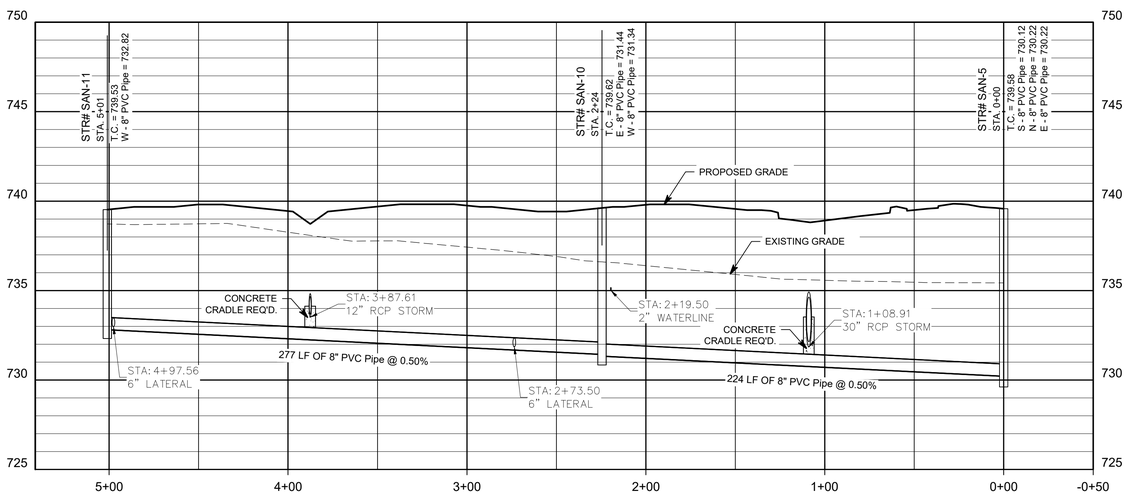
SANITARY SEWER PLAN & PROFILE

Sheet No.:

C406

Drawing Path: P:\2020\400\493\CAD\Civil\Active\8A-2020-493_SANITARY PLAN AND PROFILES_C404 to C408.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:37am Last Edited: 6/10/21 - 10:32am





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- w — EXISTING WATER LINE
- e — EXISTING ELECTRICAL LINE
- g — EXISTING GAS LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED LIGHT POLE

SANITARY STRUCTURE TABLE

STR. NO.	STRUCTURE	CASTING TYPE	RIM	INCOMING PIPE DATA (DIRECTION) [FROM STR]	OUTGOING PIPE DATA (DIRECTION) [TO STR]	OUTGOING PIPE L.F.	OUTGOING PIPE SIZE	OUTGOING GRADE	CONNECT TO STR.	REMARKS
SAN-1	48" Manhole	Neenah R-1772	734.53	8" PVC Pipe 721.02 (N) [SAN-1A]	12" PVC Pipe 720.03 (W) [] 12" PVC Pipe 720.03 (E) []	EXISTING	12" 12"	EXISTING		-
SAN-1A	48" Manhole	Neenah R-1772	737.26	8" PVC Pipe 722.88 (N) [SAN-2]	8" PVC Pipe 722.78 (S) [SAN-1]	176'	8"	1.00%	SAN-1	-
SAN-2	48" Manhole	Neenah R-1772	736.97	8" PVC Pipe 723.89 (W) [SAN-3]	8" PVC Pipe 723.79 (S) [SAN-1A]	91'	8"	1.00%	SAN-1A	-
SAN-3	48" Manhole	Neenah R-1772	738.08	8" PVC Pipe 727.27 (W) [SAN-4]	8" PVC Pipe 727.17 (E) [SAN-2]	328'	8"	1.00%	SAN-2	-
SAN-4	48" Manhole	Neenah R-1772	738.09	8" PVC Pipe 729.06 (N) [SAN-5]	8" PVC Pipe 728.96 (E) [SAN-3]	339'	8"	0.50%	SAN-3	-
SAN-5	48" Manhole	Neenah R-1772	739.58	8" PVC Pipe 730.22 (N) [SAN-6] 8" PVC Pipe 730.22 (E) [SAN-10]	8" PVC Pipe 730.12 (S) [SAN-4]	211'	8"	0.50%	SAN-4	-
SAN-6	48" Manhole	Neenah R-1772	741.75	8" PVC Pipe 731.87 (N) [SAN-7]	8" PVC Pipe 731.77 (S) [SAN-5]	310'	8"	0.50%	SAN-5	-
SAN-7	48" Manhole	Neenah R-1772	747.41	8" PVC Pipe 734.89 (E) [SAN-8]	8" PVC Pipe 734.79 (S) [SAN-6]	292'	8"	1.00%	SAN-6	-
SAN-8	48" Manhole	Neenah R-1772	746.56	8" PVC Pipe 735.77 (E) [SAN-9]	8" PVC Pipe 735.67 (W) [SAN-7]	157'	8"	0.50%	SAN-7	-
SAN-9	48" Manhole	Neenah R-1772	743.85		8" PVC Pipe 737.39 (W) [SAN-8]	323'	8"	0.50%	SAN-8	-
SAN-10	48" Manhole	Neenah R-1772	739.62	8" PVC Pipe 731.44 (E) [SAN-11]	8" PVC Pipe 731.34 (W) [SAN-5]	224'	8"	0.50%	SAN-5	-
SAN-11	48" Manhole	Neenah R-1772	739.53		8" PVC Pipe 732.82 (W) [SAN-10]	277'	8"	0.50%	SAN-10	-

SANITARY STRUCTURE TABLE

STR. NO.	STRUCTURE	CASTING TYPE	RIM	INCOMING PIPE DATA (DIRECTION) [FROM STR]	OUTGOING PIPE DATA (DIRECTION) [TO STR]	OUTGOING PIPE L.F.	OUTGOING PIPE SIZE	OUTGOING GRADE	CONNECT TO STR.	REMARKS
SAN-12	48" Manhole	Neenah R-1772	734.58	8" PVC Pipe 725.97 (N) [SAN-13]	12" PVC Pipe 720.32 (W) [] 12" PVC Pipe 720.32 (E) []	EXISTING	12" 12"	EXISTING		-
SAN-13	48" Manhole	Neenah R-1772	737.00	8" PVC Pipe 726.81 (N) [SAN-14]	8" PVC Pipe 726.71 (S) [SAN-12]	147'	8"	0.50%	SAN-12	-
SAN-14	48" Manhole	Neenah R-1772	737.13	8" PVC Pipe 728.19 (N) [SAN-15] 8" PVC Pipe 728.19 (W) [SAN-16]	8" PVC Pipe 728.09 (S) [SAN-13]	256'	8"	0.50%	SAN-13	-
SAN-15	48" Manhole	Neenah R-1772	737.61		8" PVC Pipe 728.91 (S) [SAN-14]	144'	8"	0.50%	SAN-14	-
SAN-16	48" Manhole	Neenah R-1772	737.55		8" PVC Pipe 729.10 (E) [SAN-14]	182'	8"	0.50%	SAN-14	-

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Certified By:

REVISIONS

LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

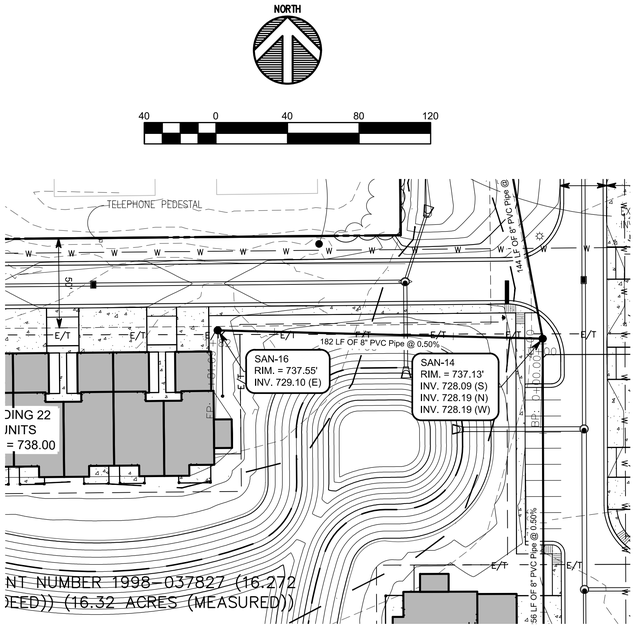
Title:

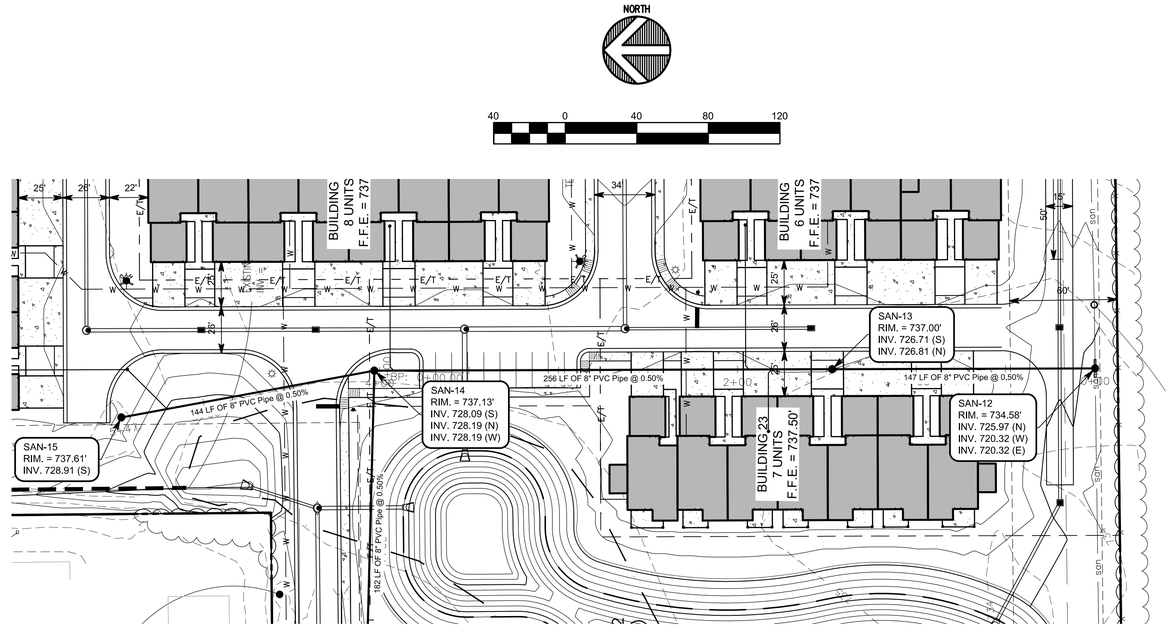
SANITARY SEWER PLAN & PROFILE

Sheet No.:

C407

Drawing Path: P:\2020\400\493\CAD\Civil\Active\8A-2020-493_SANITARY PLAN AND PROFILES_C404 to C408.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:37am Last Edited: 6/10/21 - 10:32am



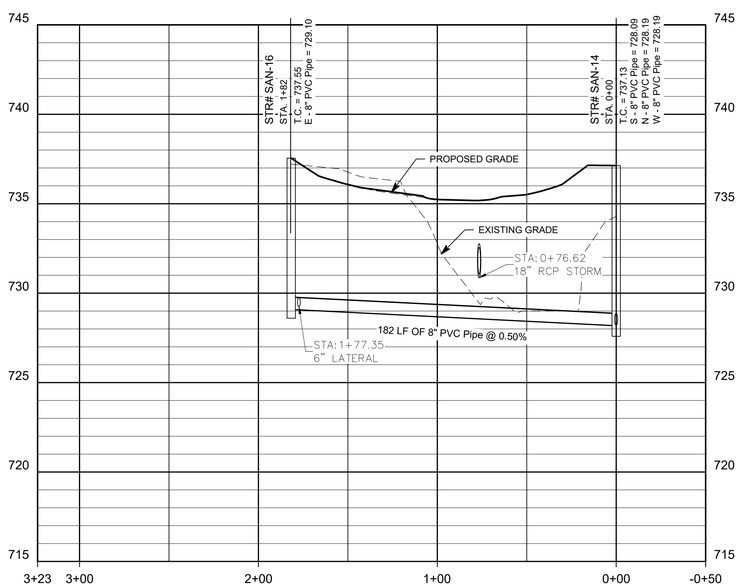


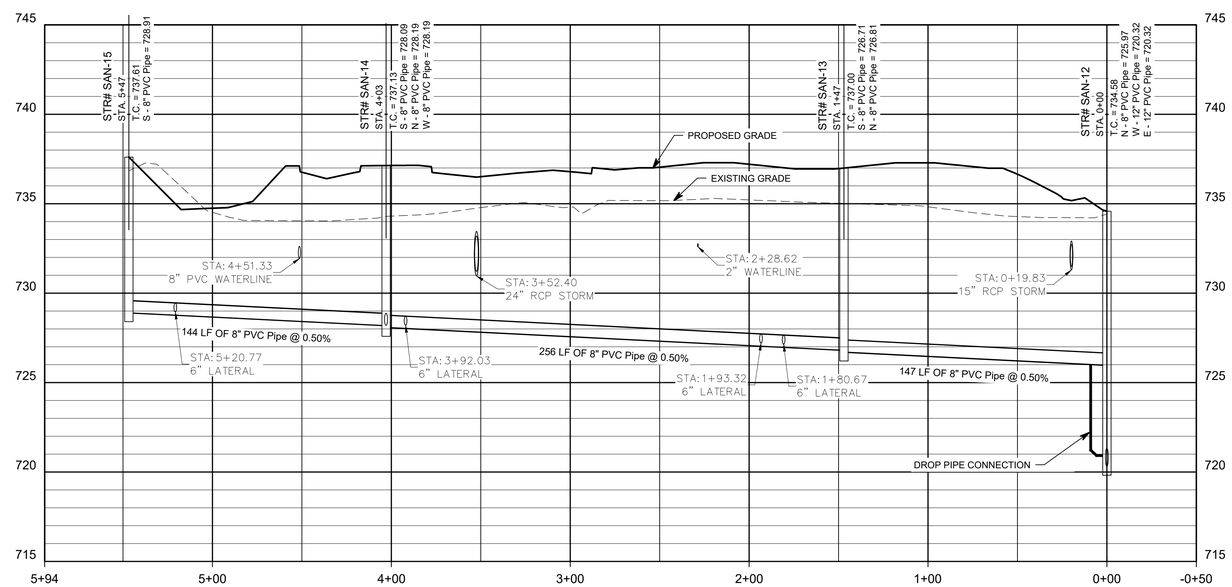
GENERAL NOTES

1. SEE DRAWING C001 FOR GENERAL NOTES AND ADDITIONAL LEGEND.
2. TOPOGRAPHIC CONDITIONS AND EXISTING UTILITIES SHOWN WERE PROVIDED BY PROJECTS PLUS, DATED 04/28/2021. THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE PROJECT AREA INCLUDING UNDERGROUND UTILITY CONDITIONS, LOCATION AND DEPTH PRIOR TO ANY OTHER SITE CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER.
4. SEE SHEET C407 FOR SANITARY SEWER STRUCTURE DATA TABLE.

UTILITY LEGEND

- PROPOSED STORM SEWER
- PROPOSED ROOF DRAIN
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY LATERAL
- PROPOSED ELECTRIC/PHONE LINE
- EXISTING STORM SEWER
- EXISTING WATER LINE
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED LIGHT POLE





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NOTE:

ALL SANITARY SEWERS WITHIN 5' OF ANY PAVED AREA SHALL HAVE GRANULAR BACKFILL.

TLF

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Certified By:

REVISIONS		
LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

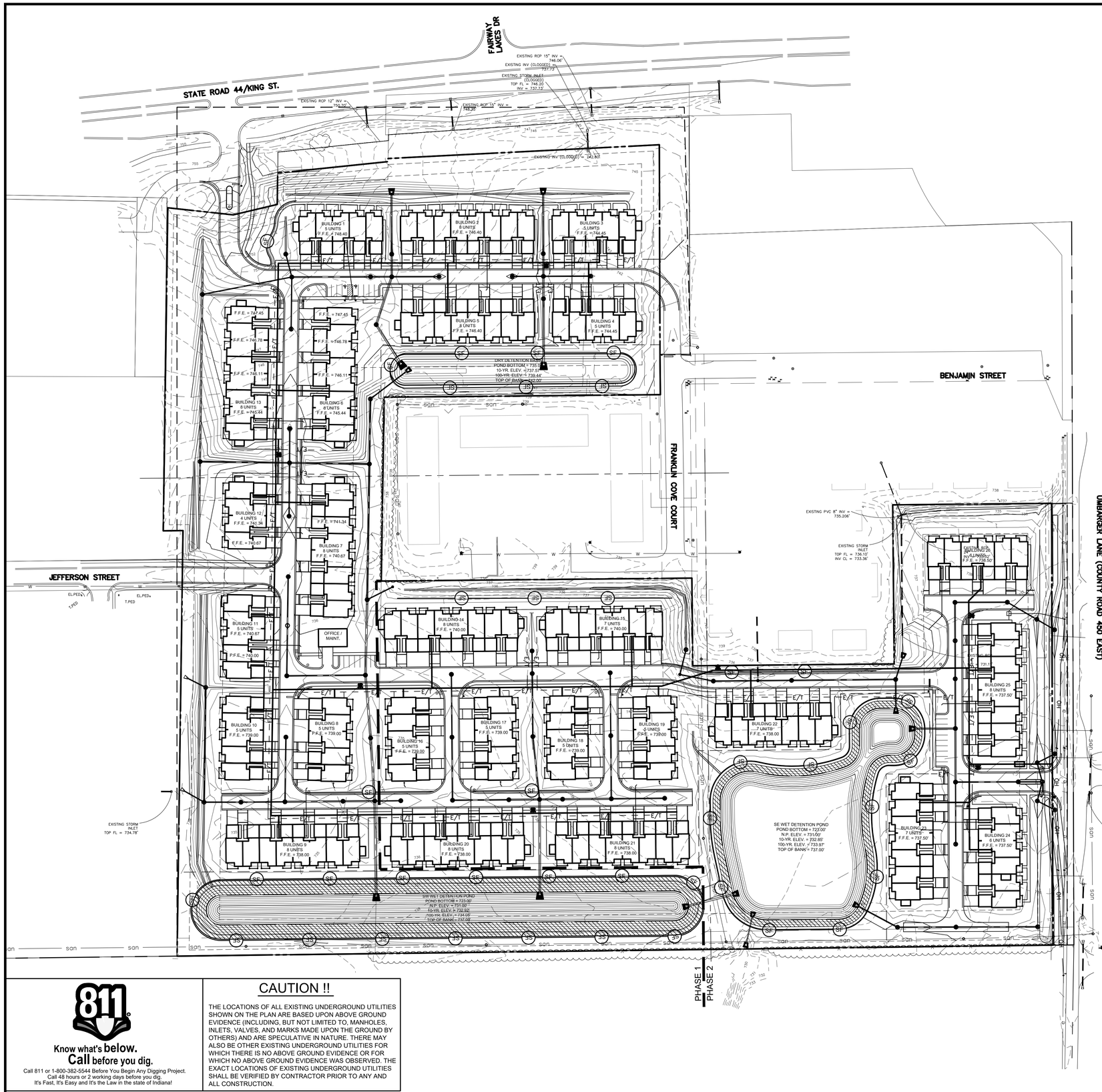
Title:

SANITARY SEWER PLAN & PROFILE

Sheet No.:

C408

Drawing Path: P:\2020\400\493\CAD\Civil\Active\8A-2020-493_SANITARY PLAN AND PROFILES_C404 to C408.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:37am Last Edited: 6/10/21 - 10:32am



NORTH

80 0 80 160 240

GENERAL NOTES

1. SEE DRAWING C002 FOR GENERAL NOTES AND ADDITIONAL LEGEND.
2. SEE DRAWING C505 FOR EROSION CONTROL DETAILS.
3. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE INSPECTOR.

EROSION CONTROL LEGEND

- SEDIMENT BAG INLET PROTECTION
- APPROXIMATE LIMITS OF CONSTRUCTION
- APPROXIMATE LIMITS OF TEMPORARY SEEDING
- EROSION CONTROL BLANKET
- SILT FENCE

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REVISIONS		
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Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

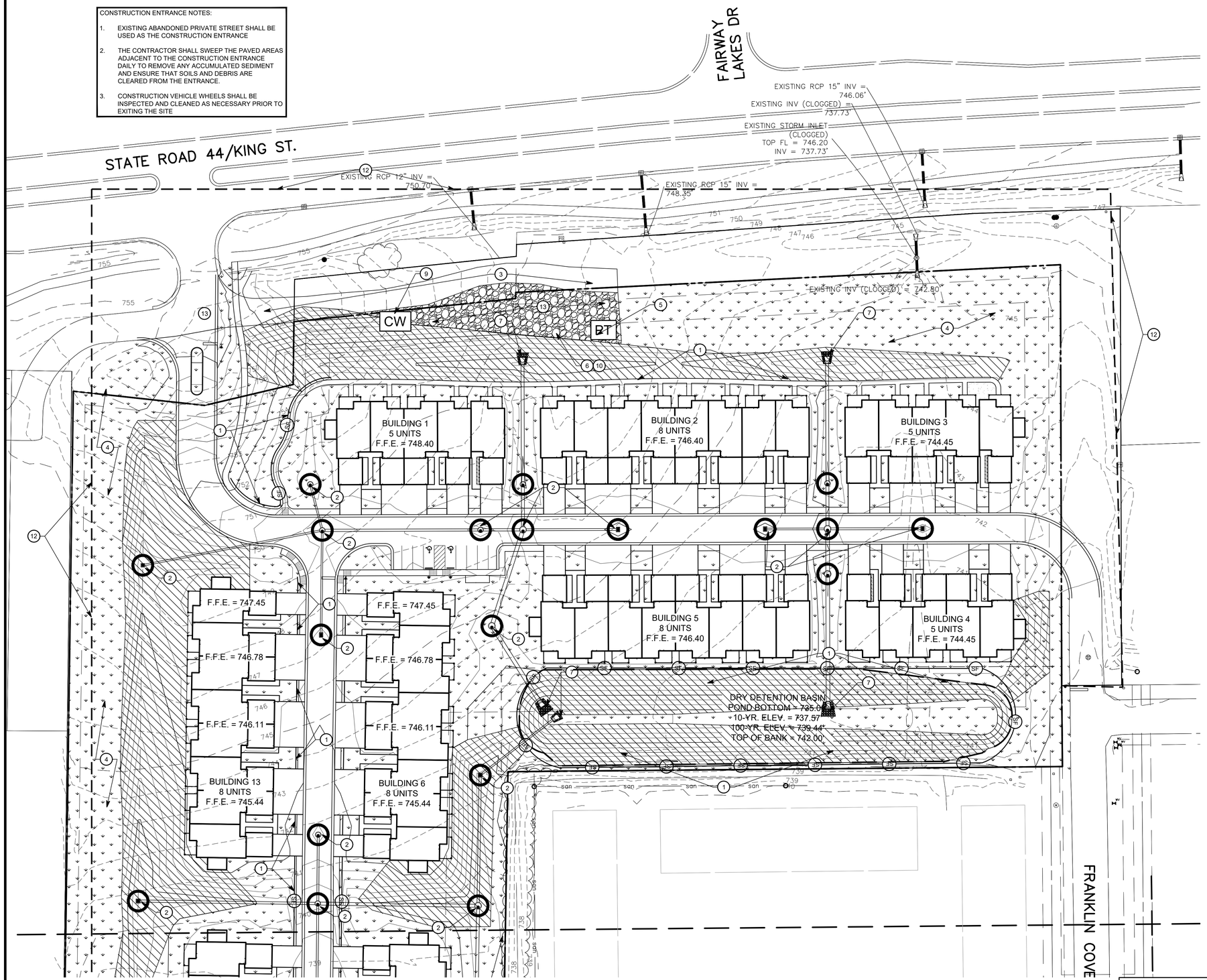
Title: OVERALL EROSION CONTROL PLAN

Sheet No.: C500

Drawing Path: P:\2020\400\493\CAD\Civil\Active\9-2020-493_OVL EROSION CONTROL PLAN_C500.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:37am Last Edited: 6/10/21 - 10:02am

CONSTRUCTION ENTRANCE NOTES:

1. EXISTING ABANDONED PRIVATE STREET SHALL BE USED AS THE CONSTRUCTION ENTRANCE
2. THE CONTRACTOR SHALL SWEEP THE PAVED AREAS ADJACENT TO THE CONSTRUCTION ENTRANCE DAILY TO REMOVE ANY ACCUMULATED SEDIMENT AND ENSURE THAT SOILS AND DEBRIS ARE CLEARED FROM THE ENTRANCE.
3. CONSTRUCTION VEHICLE WHEELS SHALL BE INSPECTED AND CLEANED AS NECESSARY PRIOR TO EXITING THE SITE



GENERAL NOTES

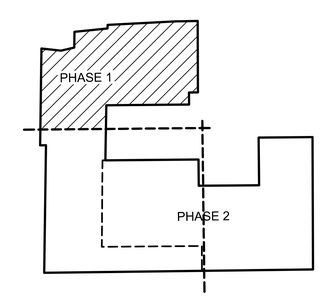
1. SEE DRAWING C002 FOR GENERAL NOTES AND ADDITIONAL LEGEND.
2. SEE DRAWING C505 FOR EROSION CONTROL DETAILS.
3. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE INSPECTOR.

○ EROSION CONTROL KEYNOTES

1. SILT FENCE
2. INLET SEDIMENT PROTECTION
3. CONSTRUCTION ENTRANCE DRIVE (UTILIZE EXISTING PAVED DRIVE)
4. SEED DISTURBED AREAS
5. PORTABLE TOILET - ANCHOR TO PREVENT SPILLS
6. CONSTRUCTION TRAILER
7. RIPRAP AT AREA OF END SECTION
8. ROCK DONUT
9. CONCRETE WASHOUT
10. SWPPP INFORMATION BOARD
11. EROSION CONTROL BLANKET
12. CONSTRUCTION LIMITS
13. DURING CONSTRUCTION KEEP PAVEMENT AND SIDEWALKS CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. CLEAN WHEELS OF VEHICLES BEFORE LEAVING SITE TO AVOID TRACKING SOIL ONTO ROADS OR OTHER PAVED AREAS.

EROSION CONTROL LEGEND

- SEDIMENT BAG INLET PROTECTION
- APPROXIMATE LIMITS OF CONSTRUCTION
- APPROXIMATE LIMITS OF TEMPORARY SEEDING
- EROSION CONTROL BLANKET
- CW — INDICATES LOCATION OF CONCRETE WASHOUT
- PT — INDICATES LOCATION OF PORTABLE TOILETS
- SF — SILT FENCE



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Certified By:

REVISIONS		
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Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

Title:

EROSION CONTROL PLAN

Sheet No.:

C501

Drawing Path: P:\2020\400\493\CAD\Civil\Active\10-2020-493_ENLARGED EROSION CONTROL PLANS PLANS_C501 to C503.dwg
Plotted By: dschmur Time of Plot: 6/10/21 - 11:38am Last Edited: 6/10/21 - 10:10am

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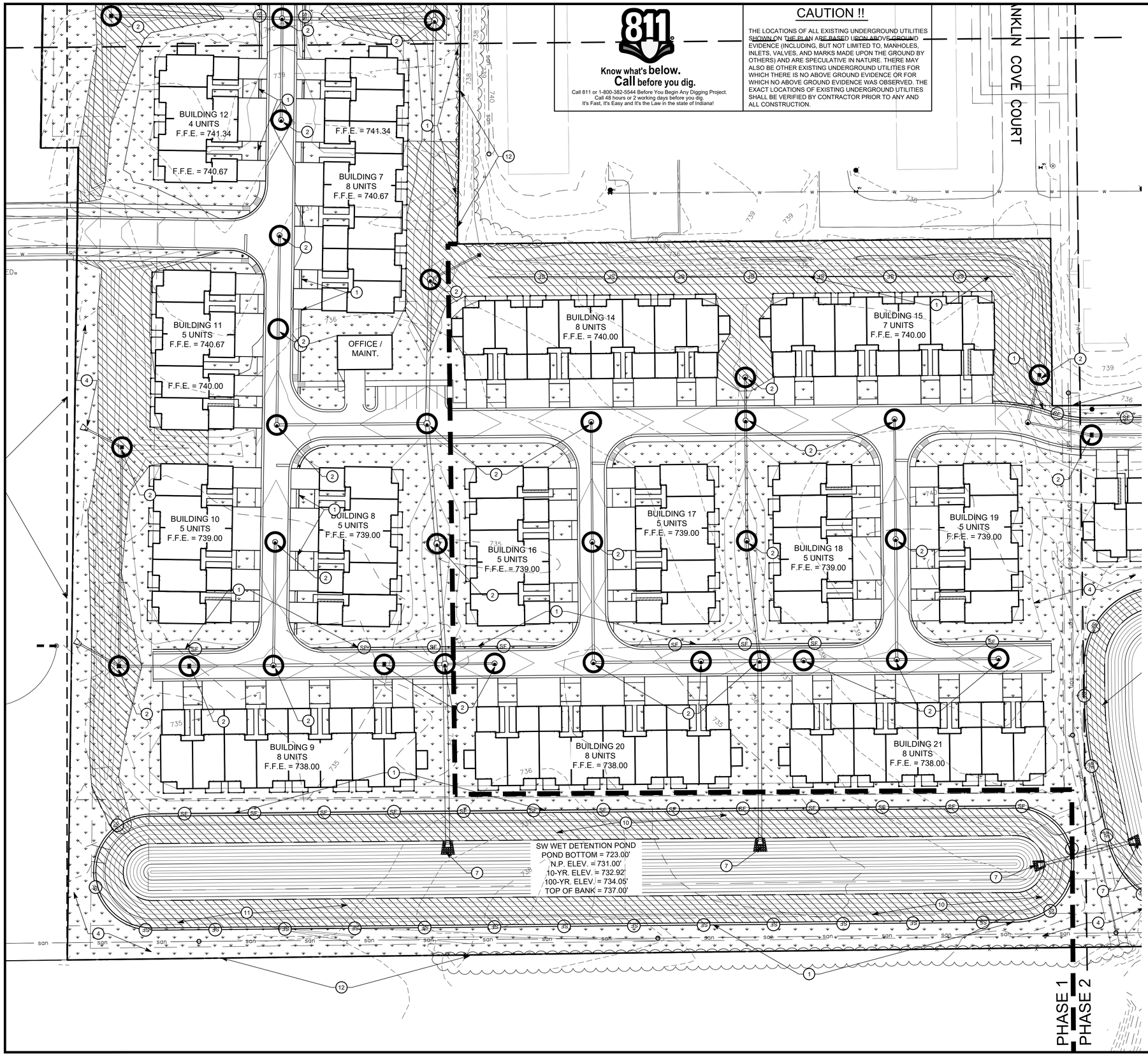


NORTH

40 0 40 80 120

GENERAL NOTES

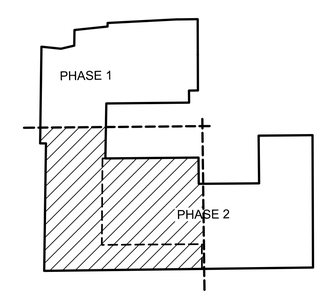
1. SEE DRAWING C002 FOR GENERAL NOTES AND ADDITIONAL LEGEND.
2. SEE DRAWING C505 FOR EROSION CONTROL DETAILS.
3. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE INSPECTOR.

○ EROSION CONTROL KEYNOTES

1. SILT FENCE
2. INLET SEDIMENT PROTECTION
3. CONSTRUCTION ENTRANCE DRIVE (UTILIZE EXISTING PAVED DRIVE)
4. SEED DISTURBED AREAS
5. PORTABLE TOILET - ANCHOR TO PREVENT SPILLS
6. CONSTRUCTION TRAILER
7. RIPRAP AT AREA OF END SECTION
8. ROCK DONUT
9. CONCRETE WASHOUT
10. SWPPP INFORMATION BOARD
11. EROSION CONTROL BLANKET
12. CONSTRUCTION LIMITS
13. DURING CONSTRUCTION KEEP PAVEMENT AND SIDEWALKS CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. CLEAN WHEELS OF VEHICLES BEFORE LEAVING SITE TO AVOID TRACKING SOIL ONTO ROADS OR OTHER PAVED AREAS.

EROSION CONTROL LEGEND

- SEDIMENT BAG INLET PROTECTION
- APPROXIMATE LIMITS OF CONSTRUCTION
- APPROXIMATE LIMITS OF TEMPORARY SEEDING
- EROSION CONTROL BLANKET
- CW — INDICATES LOCATION OF CONCRETE WASHOUT
- PT — INDICATES LOCATION OF PORTABLE TOILETS
- SF — SILT FENCE



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Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

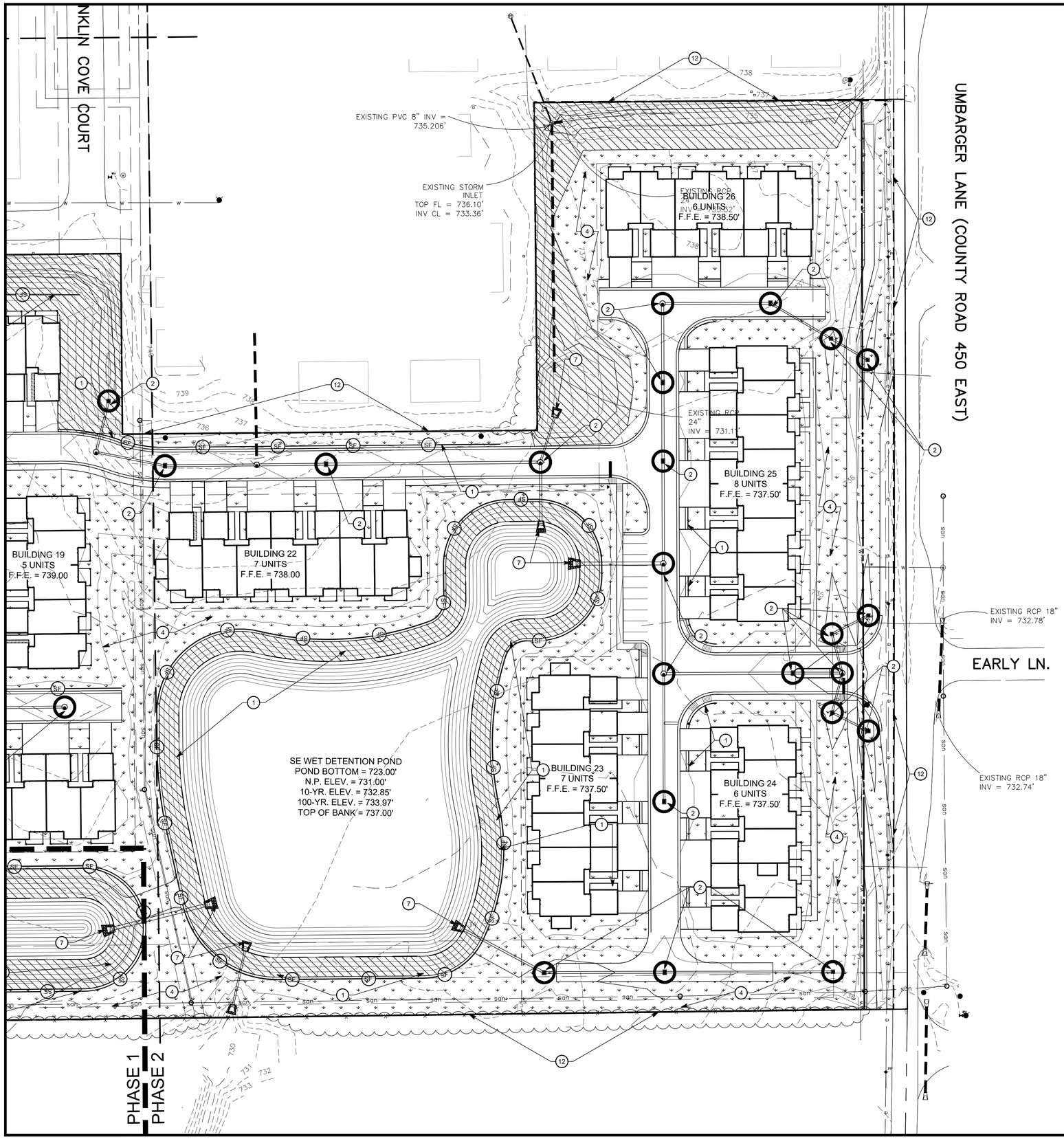
Title:

EROSION CONTROL PLAN

Sheet No.:

C502

Drawing Path: P:\2020\490\493\CAD\Civil\Active\10-2020-493_ENLARGED EROSION CONTROL PLANS PLANS_C501 to C503.dwg
Plotted By: dschmur Time of Plot: 6/10/21 - 11:38am Last Edited: 6/10/21 - 10:10am



NORTH

40 0 40 80 120

GENERAL NOTES

1. SEE DRAWING C002 FOR GENERAL NOTES AND ADDITIONAL LEGEND.
2. SEE DRAWING C505 FOR EROSION CONTROL DETAILS.
3. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE INSPECTOR.

○ EROSION CONTROL KEYNOTES

1. SILT FENCE
2. INLET SEDIMENT PROTECTION
3. CONSTRUCTION ENTRANCE DRIVE (UTILIZE EXISTING PAVED DRIVE)
4. SEED DISTURBED AREAS
5. PORTABLE TOILET - ANCHOR TO PREVENT SPILLS
6. CONSTRUCTION TRAILER
7. RIPRAP AT AREA OF END SECTION
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9. CONCRETE WASHOUT
10. SWPPP INFORMATION BOARD
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13. DURING CONSTRUCTION KEEP PAVEMENT AND SIDEWALKS CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. CLEAN WHEELS OF VEHICLES BEFORE LEAVING SITE TO AVOID TRACKING SOIL ONTO ROADS OR OTHER PAVED AREAS.

EROSION CONTROL LEGEND

- SEDIMENT BAG INLET PROTECTION
- APPROXIMATE LIMITS OF CONSTRUCTION
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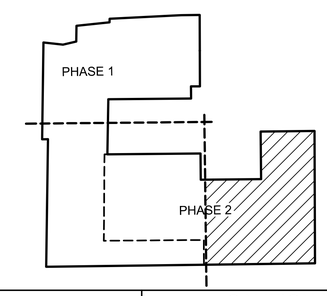
- SF — SILT FENCE



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REVISIONS		
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Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

Title:

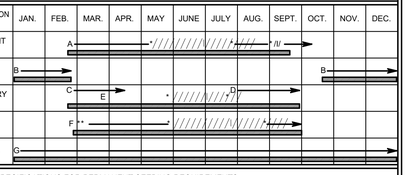
EROSION CONTROL PLAN

Sheet No.:

C503

Drawing Path: P:\2020\400\493\CAD\Civil\Active\10-2020-493_ENLARGED EROSION CONTROL PLANS PLANS_C501 to C503.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:38am Last Edited: 6/10/21 - 10:10am

SEASONAL SOIL PROTECTION CHART



A = SEE SPECIFICATIONS FOR PERMANENT SEEDING REQUIREMENTS.

B = KENTUCKY BLUEGRASS 120 LBS/ACRE; CREEPING RED FESCUE 120 LBS/ACRE; PLUS 2 TONS STRAW MULCH/ACRE, OR ADD ANNUAL RYE GRASS 30 LBS/ACRE FERTILIZE AS RECOMMENDED BY SOIL TEST. IF TESTING IS NOT DONE, APPLY 400-600 LBS./ACRE OF 12-12-12 ANALYSIS, OR EQUIVALENT, FERTILIZER.

C = SPRING OATS 3 BUSHELS/ACRE FERTILIZE AS RECOMMENDED BY SOIL TEST. IF TESTING IS NOT DONE, APPLY 400-600 LBS./ACRE OF 12-12-12 ANALYSIS, OR EQUIVALENT, FERTILIZER.

D = WHEAT OR RYE 2 BUSHELS/ACRE FERTILIZE AS RECOMMENDED BY SOIL TEST. IF TESTING IS NOT DONE, APPLY 400-600 LBS./ACRE OF 12-12-12 ANALYSIS, OR EQUIVALENT, FERTILIZER.

E = ANNUAL RYE GRASS 40 LBS/ACRE (1 LB/1000 SQ. FT.) FERTILIZE AS RECOMMENDED BY SOIL TEST. IF TESTING IS NOT DONE, APPLY 400-600 LBS./ACRE OF 12-12-12 ANALYSIS, OR EQUIVALENT, FERTILIZER.

F = SOD

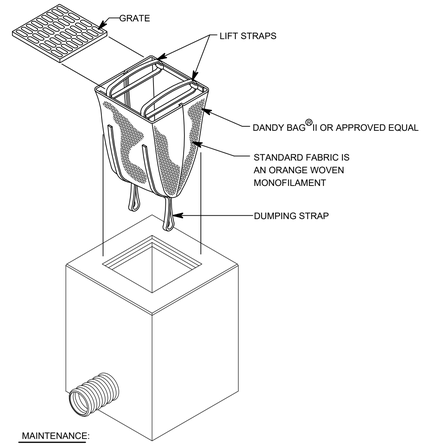
G = STRAW MULCH 2 TONS/ACRE

* /U * = IRRIGATION NEEDED DURING JUNE, JULY, AUGUST AND/OR SEPTEMBER

** = IRRIGATION NEEDED FOR 2 WEEKS AFTER SUPPLYING SOD

SOIL EROSION CONTROL SUMMARY

1. CONTRACTOR SHALL AT ALL TIMES INSURE THAT EROSION CONTROL MEASURES PROTECTING EXISTING DRAINAGE FACILITIES BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY PHASE OF CONSTRUCTION OR LAND ALTERATION ACTIVITY.
2. AS SOON AS AREAS ARE BROUGHT TO FINISH GRADE OR NEW DRAINAGE FACILITIES ARE CONSTRUCTED, CONTRACTOR SHALL CONSTRUCT THE APPLICABLE EROSION CONTROL MEASURES REQUIRED BY AND DELINEATED ON THE APPROVED PLAN.
3. DURING SITE CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL: CONSTRUCT ALL PERIMETER SILT BARRIERS. INSTALL AND MAINTAIN CLEAN CRUSHED STONE AT ALL CONSTRUCTION ENTRANCES/EXITS TO THE SITE AND ANY AREAS USED FOR PARKING. PREVENT CONSTRUCTION SILTS FROM LEAVING THE SITE AT ALL TIMES AND PLACE EXCAVATED MATERIALS AWAY FROM ANY DIRECT DRAINAGE FLOW RUNOFF FROM THE SITE.
4. TEMPORARY VEGETATION SHALL BE INSTALLED WITHIN 7 DAYS FOLLOWING COMPLETION OF ANY PHASE OF GRADING.
5. PERIMETER SILTATION BARRIERS SHALL BE MAINTAINED AT ALL TIMES.
6. AT SUCH TIME THAT ROUGH GRADING OF THE SITE IS COMPLETE AND DRAINAGE DIVERTED TO INLETS, INLET EROSION CONTROL MEASURES SHALL BE INSTALLED AT ALL INLET STRUCTURES TO KEEP PIPING SYSTEMS FREE OF SILTATION.
7. EROSION CONTROL MEASURES, CONSTRUCTION ENTRANCES AND SILTATION BARRIERS SHALL REMAIN IN PLACE UNTIL A GOOD STAND OF GRASS HAS BEEN OBTAINED AND/OR PAVING OPERATIONS ARE COMPLETE. AFTER COMPLETE VEGETATIVE ESTABLISHMENT OR PAVING, ALL SILT IN PIPES, DETENTION FACILITIES AND SWALES SHALL BE REMOVED WITHIN 10 DAYS SO THAT FINISHED GRADES ARE MET.
8. CONTRACTOR SHALL CONTROL MUD ACCUMULATION ON ALL STREETS SURROUNDING THE PROJECT BY INSTALLING STONE SURFACE AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC LEAVES THE SITE. DUST SHALL BE KEPT TO A MINIMUM BY UTILIZING SPRINKLING, CALCIUM CHLORIDE, VEGETATIVE COVER, SPRAY ON ADDITIVES OR OTHER APPROVED METHODS. MUD OR SEDIMENT SHALL BE REMOVED FROM ROADS AND STREETS.
9. THE IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO MINIMIZE SEDIMENTATION (FROM ON-SITE CONSTRUCTION ACTIVITIES) FROM BEING DEPOSITED ONTO ADJACENT PROPERTIES AND RECEIVING STREAMS/DITCHES IN STRICT COMPLIANCE WITH "RULE 5" (327 IAC 15-5, CONSTRUCTION ACTIVITY STORMWATER RUNOFF CONTROL). IT IS THE CONTRACTOR'S AND OWNER'S RESPONSIBILITY TO OBTAIN ANY APPROVALS REQUIRED FROM THE LOCAL AUTHORITIES.

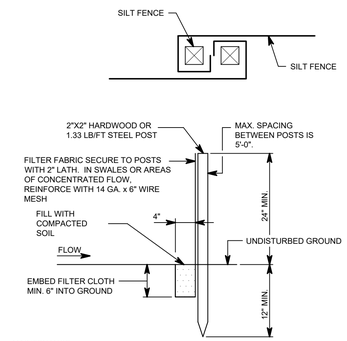


MAINTENANCE:

1. INSPECT WEEKLY AND AFTER EACH STORM EVENT.
2. IF FABRIC IS TORN OR DETERIORATED, REPLACE IMMEDIATELY.
3. REMOVE SEDIMENT ON A REGULAR SCHEDULE
4. AFTER DRAINAGE AREA IS STABILIZED, REMOVE SEDIMENT BAG

AREA INLET SEDIMENT BAG - DETAIL E

NO SCALE

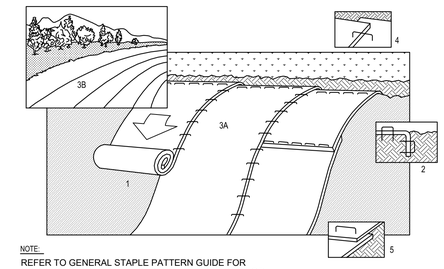


MAINTENANCE:

1. INSPECT WEEKLY AND AFTER EACH STORM EVENT.
2. IF FABRIC IS TORN OR DETERIORATED, REPLACE SECTION IMMEDIATELY.
3. REMOVE SEDIMENT WHEN HEIGHT REACHES 1/3 OF OF THE HEIGHT OF THE FENCE OR IS CAUSING FABRIC TO BULGE.
4. TAKE CARE NOT TO UNDERMINE THE ENTRENCHED FABRIC.
5. AFTER DRAINAGE AREA IS STABILIZED, REMOVE FENCE AND SEDIMENT, BRING DISTURBED AREA TO GRADE AND STABILIZE IT.

SILT FENCE - DETAIL C

NO SCALE



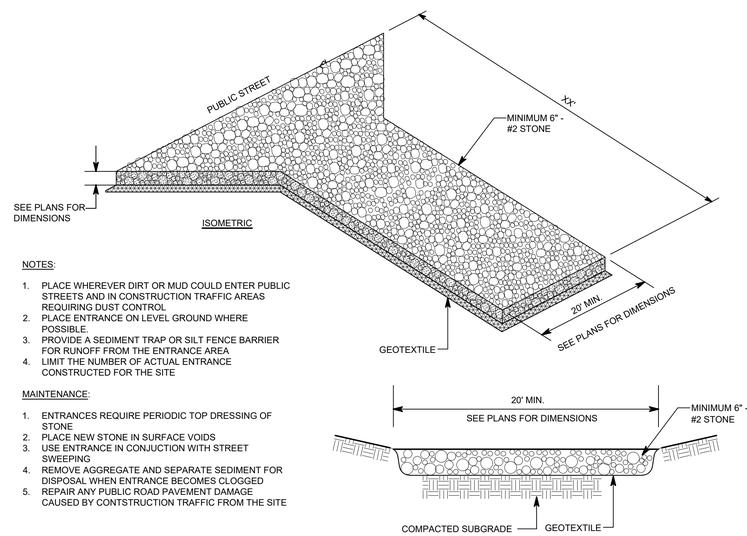
NOTE:

REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

EROSION CONTROL BLANKET SLOPE INSTALLATION - DETAIL A

NO SCALE



NOTES:

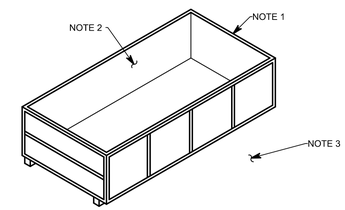
1. PLACE WHEREVER DIRT OR MUD COULD ENTER PUBLIC STREETS AND IN CONSTRUCTION TRAFFIC AREAS REQUIRING DUST CONTROL
2. PLACE ENTRANCE ON LEVEL GROUND WHERE POSSIBLE.
3. PROVIDE A SEDIMENT TRAP OR SILT FENCE BARRIER FOR RUNOFF FROM THE ENTRANCE AREA
4. LIMIT THE NUMBER OF ACTUAL ENTRANCE CONSTRUCTED FOR THE SITE

MAINTENANCE:

1. ENTRANCES REQUIRE PERIODIC TOP DRESSING OF STONE
2. PLACE NEW STONE IN SURFACE VOIDS
3. USE ENTRANCE IN CONJUCTION WITH STREET SWEEPING
4. REMOVE AGGREGATE AND SEPARATE SEDIMENT FOR DISPOSAL WHEN ENTRANCE BECOMES CLOGGED
5. REPAIR ANY PUBLIC ROAD PAVEMENT DAMAGE CAUSED BY CONTSTRUCTION TRAFFIC FROM THE SITE

CONSTRUCTION ENTRANCE - DETAIL F

NONE

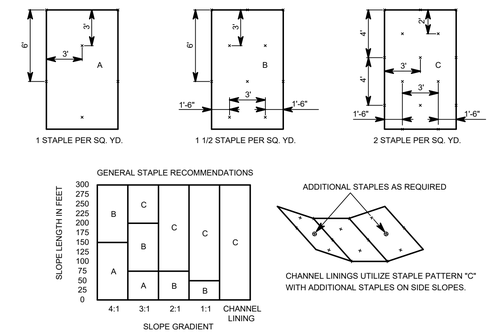


NOTES:

1. PROVIDE 10 YD. OR 15 YD. ROLL OFF DUMPSTER FOR STORAGE OF CONCRETE WASHOUT MATERIAL. SERVICE DUMPSTER WHEN APPROACHING 2/3 FULL USING CARE SO THAT GREY WATER IS NOT SPILLED OUT WHEN DUMPSTER IS MOVED.
2. PROVIDE LEAKPROOF (10 MIL MIN.) PLASTIC LINER.
3. LOCATE DUMPSTER IN DESIGNATED AND APPROVED LOCATION

STANDARD WASHOUT - DETAIL D

NONE

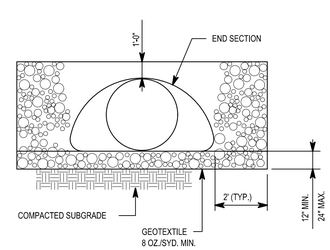


NOTES:

1. STAPLE PATTERNS APPLY TO ALL NORTH AMERICAN GREEN EROSION BLANKETS.
2. STAPLE PATTERNS MAY VARY DEPENDING UPON SOIL TYPE AND AVERAGE ANNUAL RAINFALL.
3. AT SLOPE LENGTHS GREATER THAN 300 FEET OR WHERE DRAINAGE OVER LARGE AREAS IS DIRECTED ONTO BLANKETS, STAPLE PATTERN "C" SHALL BE UTILIZED.
4. CHANNEL LININGS REQUIRE A 2' (MIN.) OVERLAP AT LONGITUDINAL JOINTS AND SIDE SLOPES REQUIRE A 6" (MIN.) OVERLAP. WHERE OVERLAPS OCCUR, THE UPSTREAM BLANKET SHALL OVERLAP THE DOWNSTREAM.
5. IF OTHER THAN NORTH AMERICAN GREEN EROSION CONTROL BLANKETS ARE INSTALLED, FOLLOW THE INSTALLATION DIRECTIONS RECOMMENDED BY THAT MANUFACTURER.

EROSION CONTROL BLANKET STAPLE PATTERN - DETAIL B

NO SCALE



NOTE:

RIPRAP SHALL EXTEND 5'-0" OUT FROM END SECTION.

RIPRAP AT END SECTION - DETAIL G

NO SCALE

TLF, INC.

3901 West 86th Street, Suite 200
Indianapolis, Indiana 46268
Phone: 317-334-1500
Fax: 317-334-1552

Certified By:

REVISIONS

LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

Title:

EROSION CONTROL DETAILS

Sheet No.:

C505

Drawing Path: P:\2020\400\493\CAD\Civil\Active\11-2020-493_EROSION CONTROL DETAILS_C505.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:45am Last Edited: 6/4/21 - 3:37pm

ASSESSMENT OF CONSTRUCTION PLAN ELEMENTS SECTION A

A2	**11 BY 17 INCH PLAT** REFER TO SITE PLAN
A3	**PROJECT NARRATIVE** THIS PROJECT INVOLVES THE CONSTRUCTION OF A MULTI-FAMILY RESIDENTIAL DEVELOPMENT, RELATED UNDERGROUND UTILITIES AND STORM DRAINAGE FACILITIES.
A4	**VICINITY MAP** THE VICINITY MAP IS LOCATED ON THIS SHEET. LATITUDE **N 39° 28' 40"**; LONGITUDE **W 86° 01' 12"**
A5	**LEGAL DESCRIPTION** THE PROJECT PROPERTY IS LOCATED IN T12N, R05E, SECTION 18 IN **NEEDHAM** TOWNSHIP; **JOHNSON** COUNTY INDIANA. (SEE SURVEY SHEET FOR LEGAL DESCRIPTION)
A6	**LOCATION OF ALL LOTS AND PROPOSED SITE IMPROVEMENTS** ALL LOT INFORMATION IS INCLUDED IN THE PLAN VIEW OF THE EROSION CONTROL PLANS.
A7	**HYDROLOGIC UNIT CODE** THE HYDROLOGIC UNIT CODE FOR THIS PROJECT IS: **05120204090060**
A8	**STATE AND/OR FEDERAL WATER QUALITY PERMITS** THERE ARE NO ADDITIONAL WATER QUALITY PERMITS REQUIRED.
A9	**STORMWATER DISCHARGE** STORMWATER DISCHARGE WILL LEAVE THE SITE VIA **OUTLET PIPES FROM THE EXISTING AND PROPOSED DETENTION PONDS**. THIS RUNOFF EVENTUALLY OUTLETS INTO YOUNGS CREEK.
A10	**WETLANDS, LAKES AND WATER COURSES** THERE **ARE 2** WETLAND AREAS LOCATED WTHIN THE PROJECT SITE. PLEASE REFER TO THE WETLAND DELINEATION REPORT PREPARED BY CARDNO, DATED FEBRUARY, 2021
A11	**RECEIVING WATERS** THE RECEIVING WATER IS **YOUNGS CREEK** LOCATED **SOUTHWEST** OF THE PROJECT SITE.
A12	**POTENTIAL DISCHARGES TO GROUND WATER** STORM WATER FROM THE DEVELOPED AREA COULD POSSIBLY INTERACT WITH GROUND WATER SOURCES THROUGH NATURAL PERCOLATION PROCESS.
A13	**100 YR. FLOOD PLAINS, FLOODWAYS AND FLOODWAY FRINGES** THE PROJECT SITE **DOES NOT** LIE WITHIN A FLOOD PLAIN.
A14	**PRE-CONSTRUCTION AND POST CONSTRUCTION PEAK DISCHARGE** Q PRE (10 YR.) = **12** cfs Q POST (10 YR.) = **5** cfs
A15	**ADJACENT LAND USE** ADJACENT LAND USE IS **RESIDENTIAL** IN ALL DIRECTIONS.
A16	**DISTURBED AREAS** DISTURBED AREAS ARE NOTED ON THE EROSION CONTROL PLAN. THE TOTAL OF DISTURBED AREA IS TO BE **41.79** ACRES.
A17	**EXISTING VEGETATIVE COVER** THE EXISTING SITE IS **PRIMARILY OPEN FIELD AND FARMLAND**.
A18	**SOILS MAP AND SOIL DESCRIPTION** THE SOILS MAP AND SOIL DESCRIPTIONS CAN BE FOUND ON THIS SHEET.
A19	**PROPOSED STORMWATER SYSTEMS** THE PROPOSED STORMWATER SYSTEM INCLUDES **STORM PIPE, INLETS, AND DETENTION SYSTEMS**. SIZES AND DIMENSIONS ARE LOCATED ON THE SITE UTILITY AND DRAINAGE PLAN.
A20	**OFF-SITE CONSTRUCTION ACTIVITIES** THERE ARE NO OFF-SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
A21	**SOIL STOCKPILES, BORROW/DISPOSAL AREAS** SOIL STOCKPILES WILL BE CREATED AS PART OF THIS PROJECT. LOCATIONS ARE SHOWN ON THE EROSION CONTROL PLANS. ALL DEMOLITION MATERIALS WILL REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED SITE.
A22	**EXISTING SITE TOPOGRAPHY** THE EXISTING SITE TOPOGRAPHY CAN BE FOUND ON THE SITE SURVEY.
A23	**PROPOSED SITE TOPOGRAPHY** THE PROPOSED SITE TOPOGRAPHY CAN BE FOUND ON THE GRADING PLANS AND EROSION CONTROL PLANS.

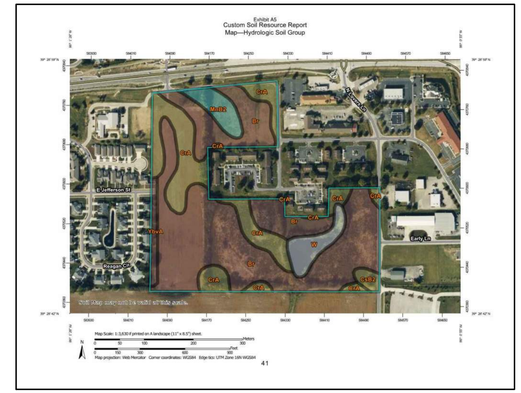
STORMWATER POLLUTION PREVENTION – DURING CONSTRUCTION SECTION B

B1	**POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION ACTVITIES** THERE IS A POTENTIAL FOR POLLUTANTS ASSOCIATED WITH CONSTRUCTION MACHINERY INCLUDING DIESEL FUEL, HYDRAULIC FLUID, ENGINE OILS AND LUBRICANTS, ANTIFREEZE AND OTHER PETROLEUM PRODUCTS. SOIL AND SEDIMENT DISTURBED DURING EARTHWORK ACTIVITIES COULD BE BECOME POLLUTANTS IF THE TRANSPORT OF THESE MATERIALS BY WIND AND/OR WATER IS NOT MEDIATED BY EROSION CONTROL MEASURES.
B2	**SEQUENCE OF STORMWATER QUALITY MEASURE IMPLEMENTATION** PRIOR TO MOBILIZING HEAVY EQUIPMENT, THE TEMPORARY STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED. IMMEDIATELY UPON MOBILIZING, THE CONTRACTOR SHALL POST THE NECESSARY PERMITS AND RULE 5 DOCUMENTATION AT THE WEST END OF THE SITE. PRIOR TO STARTING EARTHWORK OPERATIONS OR ANY OTHER SOIL DISTURBING ACTIVITY, ALL THE SILT FENCE SHALL BE INSTALLED . ALONG WITH THE SILT FENCE INSTALLATION, ALL EXISTING INLETS SHALL BE PROTECTED AS INDICATED ON THE PLAN.TEMPORARY SEEDING, EROSION CONTROL BLANKET AND RIPRAP SHALL BE INSTALLED AS EARTHWORK IS IMPLEMENTED.
B3	**CONSTRUCTION ENTRANCE** THE CONSTRUCTION ENTRANCE SHALL BE LOCATED AT THE ENTRANCE TO THE PROJECT. THE PLANNED LOCATION CAN BE FOUND ON THE EROSION CONTROL PLAN.
B4	**SEDIMENT CONTROL MEASURES FOR SHEET FLOW** SILT FENCE SEDIMENT CONTROL MEASURES ARE SHOWN ON THE EROSION CONTROL PLANS. DETAILS CAN BE FOUND ON THE EROSION CONTROL PLAN.
B5	**SEDIMENT CONTROL MEASURES FOR CONCENTRATED FLOW** EROSION CONTROL BLANKET SERVES AS CONCENTRATED FLOW SEDIMENT CONTROL MEASURES.THESE MEASURES ARE SHOWN ON THE EROSION CONTROL PLANS. DETAILS CAN BE FOUND ON THE EROSION CONTROL PLAN.
B6	**STORM SEWER INLET PROTECTION** STORMWATER INLET CONTROL MEASURES CONSISTING OF TEMPORARY SEDIMENT BAGS ARE SHOWN ON THE EROSION CONTROL PLANS. DETAILS CAN BE FOUND ON THE EROSION CONTROL PLAN.
B7	**RUNOFF CONTROL MEASURES** RUNOFF CONTROL MEASURES INCLUDE SILT FENCE WHICH IS SHOWN ON THE EROSION CONTROL PLANS. DETAILS CAN BE FOUND ON THE EROSION CONTROL PLAN.
B8	**STORMWATER OUTLET PROTECTION** STORM WATER OUTLETS ALL DISCHARGE DIRECTLY TO NEW STORM SEWER STRUCTURES. OUTLETS ARE SHOWN ON THE EROSION CONTROL PLANS.
B9	**GRADE STABILIZATION STRUCTURES** **NO** GRADE STABILIZATION STRUCTURES ARE REQUIRED FOR THIS PROJECT.
B10	**LOCATION, DIMENSION, SPECIFICATIONS AND DETAILS OF EACH STORMWATER QUALITY MEASURE** EACH STORMWATER QUALITY MEASURE IS SHOWN ON THE EROSION CONTROL PLANS. DETAILS CAN BE FOUND ON THE EROSION CONTROL PLAN.
B11	**TEMPORARY SURFACE STABILIZATION** TEMPORARY SURFACE STABILIZATION IS REQUIRED WHEN DISTURBED AREAS ARE EXPECTED TO REMAIN INACTIVE FOR A PERIOD EXCEEDING 15 DAYS. THESE AREAS ARE PLANNED FOR TEMPORARY SEEDING ACCORDING TO THE SEEDING TABLE PROVIDED ON THE EROSION CONTROL PLAN.
B12	**PERMANENT SURFACE STABILIZATION** ALL AREAS ARE PLANNED FOR PERMANENT SURFACE COVER INCLUDING PAVED AREAS, PAVED WALKS, BUILDING ROOF TOPS, OR VEGETATIVE COVER. WHEN SEASONAL VARIATIONS PREVENT THE INSTALLATION OF THESE SURFACE COVERS, THE CONTRACTOR SHALL INSTALL MULCHING OR EROSION CONTROL BLANKET OVER VULNERABLE DISTURBED AREAS.
B13	**MATERIAL HANDLING AND SPILL PREVENTION** SPILL PREVENTION SHALL BE ACCOMPLISHED BY UTILIZING SPILLGUARDS FOR EQUIPMENT FUELING AND SERVICING OPERATIONS. SPILLGUARDS SHALL BE 3'X3'X6" AND SHALL BE CONSTRUCTED OF A MATERIAL RESISTANT TO PETROLEUM PRODUCTS. ON-SITE FUEL STORAGE TANKS SHALL HAVE EMERGENCY STORAGE CAPACITY DIRECTLY BELOW THE TANK IN CASE OF RUPTURE. ANY HAZARDOUS MATERIAL SPILLAGE SHALL BE COLLECTED AND/OR CLEANED IMMEDIATELY BY A TRAINED INDIVIDUAL AND DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
B14	**MONITORING AND MAINTENANCE GUIDELINES** MONITORING AND MAINTENANCE GUIDELINES FOR EACH EROSION CONTROL BEST MANAGEMENT PRACTICE IS INCLUDED WITH THE DETAIL FOR THAT PRACTICE. EROSION CONTROL PRACTICE DETAILS ARE FOUND ON THE EROSION CONTROL PLAN. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETING WEEKLY INSPECTION REPORTS FOR THE PURPOSE OF EVALUATING THE EFFECTIVENESS AND CONDITIONS OF THE INSTALLED PRACTICES. DAILY INSPECTIONS ARE REQUIRED DURING PERIODS OF RAINFALL EQUAL TO OR EXCEEDING 1/2".
B15	**EROSION AND SEDIMENT CONTROL MEASURES BUILDING LOTS** THERE ARE NO INDIVIDUAL BUILDING LOTS CREATED AS PART OF THIS PROJECT.

STORMWATER POLLUTION PREVENTION – POST CONSTRUCTION SECTON C

C1	**POTENTIAL POLLUTANTS ASSOCIATED WITH PROPOSED LAND USE** THE EXISTING AND FUTURE USE OF THE IMPROVED AREAS INVOLVES THE DRIVING AND PARKING OF PRIVATE VEHICLES ON ASPHALT PAVED SURFACES. CONTAMINANTS TYPICALLY FOUND IN PARKING AREAS AND ON ROADS INCLUDE THE FOLLOWING; 1. OIL & GREASE 2. ANTIFREEZE 3. BRAKE FLUID & BRAKE DUST 4. RUBBER FRAGMENTS 5. GASOLINE, DIESEL FUEL AND OTHER HYDROCARBONS 6. METALS FROM VEHICLES 7. GRIT AND SEDIMENT FROM WEARING OF THE ROAD SURFACE 8. MATERIAL FALLING OR WASHING OFF OF VEHICLES 9. TRASH AND OTHER BIOLOGICAL AGENTS CONTAINED IN THE TRASH
C2	**POST CONSTRUCTION STORMWATER QUALITY MEASURE IMPLEMENTATION** 1. THE **STORMWATER DETENTION** WILL REMAIN IN PLACE AS A PERMANENT FEATURE AFTER CONSTRUCTION IS COMPLETED. THE PURPOSE OF THIS MEASURE IS TO RESTRICT STORMWATER DISCHARGE AND PROVIDE A SEDIMENT REMOVAL FUNCTION. 2. BROOM CLEAN ALL PAVED AREAS PRIOR TO REMOVING INLET PROTECTION.
C3	**PROPOSED POST CONSTRUCTION STORMWATER QUALITY MEASURES** DETENTION SYSTEM DETENTION SYSTERM WILL TEMPORARILY HOLD, AND GRADUALLY RELEASE EXCESS STORMWATER FROM STORM EVENTS. DETENTION IS ACHIEVED THROUGH THE USE OF AN OUTLET STRUCTURE THAT REGULATES THE RATE OF STORMWATER OUTFLOW. SEDIMENT SUMP A SEDIMENT SUMP IS DESIGNED TO RETAIN GRIT AND DETRITUS BELOW THE POINT OF OVERFLOW. GOOD HOUSE KEEPING MEASURES GOOD HOUSEKEEPING MEASURES SUCH AS REGULAR STREET SWEEPING, INSTALLATION OF TRASH RECEPTACLES, AND REDUCTION IN FERTILZER OVERSPRAY CAN BE INCORPORATED BY THE OWNER AND/OR OCCUPANT.
C4	**LOCATION, DIMENSION, SPECIFICATIONS AND DETAILS OF EACH STORMWATER QUALITY MEASURE** THE FOLLOWING ITEMS ARE STORMWATER QUALITY MEASURES THAT WILL BE INSTALLED DURING CONSTRUCTION. THESE ITEMS WILL REMAIN IN PLACE AFTER CONSTRUCTION IS COMPLETED AND ARE CONSIDERED TO SERVE AS INCIDENTAL FUNCTION AS POST-CONSTRUCTION STORMWATER QUALITY BMPs. **DETENTION SYSTEM** THE DETENTION SYSTEMS ARE LOCATED **AT BOTH THE NORTH AND SOUTH ENDS OF SITE**. **SEDIMENT SUMP** A SEDIMENT SUMP IS PROVIDED AT STORM STRUCTURES.
C5	**MAINTENANCE GUIDELINES OF POST CONSTRUCTION STORMWATER QUALITY MEASURES** MAINTENANCE REQUIREMENTS FOR THE STORMWATER QUALITY MEASURES WHICH WILL REMAIN IN PLACE AFTER CONSTRUCTION IS COMPLETE, ARE DESCRIBED BELOW. REFER TO THE BMP OPERATIONS AND MAINTENANCE MANUAL FOR MORE DETAILED MAINTENANCE REQUIREMENTS. **DETENTION SYSTEM** INSPECT PERIODICALLY AS NEEDED AFTER EACH MAJOR RAINFALL EVENT OR AT LEAST EVERY SIX MONTHS. ANY TRASH OR DEBRIS ACCUMULATED WITHIN THE SYSTEM SHOULD BE REMOVED IMMEDIATELY. SEDIMENT AND TRASH DEBRIS SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH ALL APPLICABLE LAWS. **SEDIMENT SUMP** FREQUENT INSPECTION AND CLEANING IS CRITICAL FOR PREVENTING/REDUCING SEDIMENT FROM ENTERING THE UNDERGROUND DETENTION SYSTEM. RECOMMEND INSPECTING AFTER EACH MAJOR RAINFALL EVENT.

LOCATION MAP



SOILS MAP

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	B/D	20.5	63.2%
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	C/D	7.7	23.7%
CsB2	Crosby-Miami silt loams, 2 to 4 percent slopes, eroded	C/D	0.5	1.4%
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	C	1.4	4.4%
W	Water		1.6	5.0%
YbvA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes	B/D	0.7	2.3%
Totals for Area of Interest			**32.4**	**100.0%**

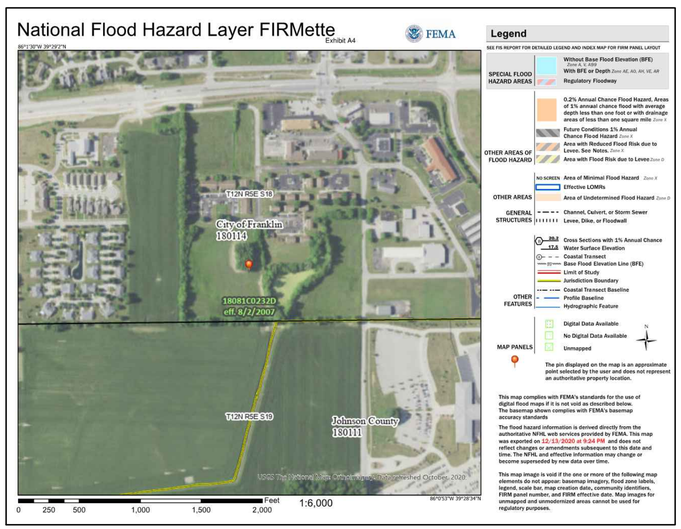
Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

SOILS TYPES



FIRM

CONSTRUCTION SOLID WASTE MANAGEMENT

1. PROVIDE CONTINUOUS SITE MONITORING AND CLEANUP. COLLECT TRASH ON A DAILY BASIS. PROVIDE AS MANY WASTE BINS AS NEEDED TO KEEP SITE CLEAN OF LITTER AND WASTE, DURING EXTENDED PERIODS OF RAINFALL, WASTE BINS MUST BE COVERED.
2. LOOSE MATERIALS RESULTING FROM THE CONSTRUCTION AND DEMOLITION SHALL BE PROMPTLY REMOVED FROM THE SITE BY THE CONTRACTOR. WHEN NECESSARY TO STORE CONSTRUCTION AND DEMOLITION DEBRIS ONSITE, THE MATERIALS SHALL BE CONCEALED IN COVERED DUMPSTERS OR STOCKPILED AND COVERED. LOCATE STOCK PILES SUFFICIENTLY FAR AWAY FROM DRAINAGE INLETS (50 FT MINIMUM SEPARATION).
3. SEGREGATE AND RECYCLE WASTE MATERIALS WHEN APPROPRIATE.
4. ARRANGE FOR REGULAR WASTE COLLECTION BY LICENSED TRASH HAULER.
5. PROVIDE SECONDARY CONTAINMENT FOR HAZARDOUS MATERIAL CONTAINERS.
6. COMPLY WITH ALL STATE AND LOCAL SOLID WASTE DISPOSAL AND NUISANCE REQUIREMENTS.
7. TRAIN EMPLOYEES AND SUBCONTRACTORS TO USE PROPER SOLID WASTE MANAGEMENT PRACTICES.

SANITARY WASTE MANAGEMENT

1. DO NOT PLACE TEMPORARY FACILITIES (PORT-O-LETS) ON PAVED AREAS. LOCATE TEMPORARY FACILITIES AT LEAST 50 FEET FROM STORM DRAINAGE INLETS.
2. UNTREATED RAW WASTEWATER MAY NOT BE DISCHARGED TO LAND, THE STORM DRAIN SYSTEM OR TO SURFACE WATER BODIES.
3. SANITARY/SEPTIC FACILITIES SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY A LICENSED SERVICE PROVIDER.
4. ARRANGE REGULAR WASTE COLLECTION BY A LICENSED HAULER.

811
Know what's below.
Call before you dig.
Call 811 or 1-800-382-5544 Before You Begin Any Digging Project.
Call 48 hours or 2 working days before you dig.
It's Fast, It's Easy and It's the Law in the state of Indiana!

CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

TLF

TLF, INC.
3901 West 86th Street, Suite 200
Indianapolis, Indiana 46268
Phone: 317-334-1500
Fax: 317-334-1552

Certified By:

REVISIONS

LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

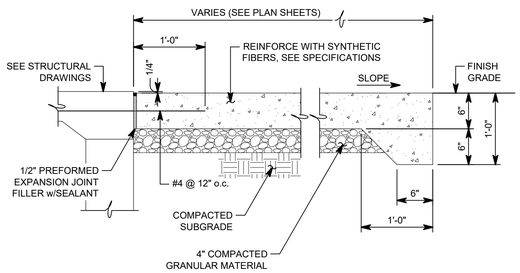
THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

Title:
STORMWATER POLLUTION PREVENTION PLAN

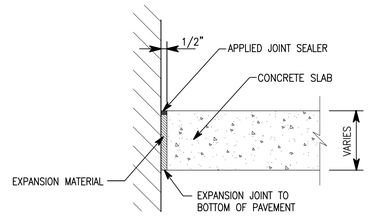
Sheet No.:
C506

Drawing Path: P:\2020\400\493\CAD\Civil\Active\12-2020-493_SWPPP_C506.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:45am Last Edited: 6/4/21 - 3:37pm



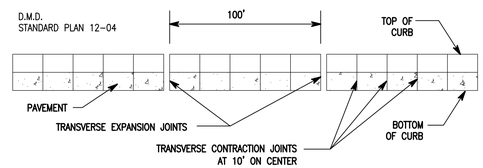
CONCRETE STOOP - DETAIL M

1" = 1'-0"



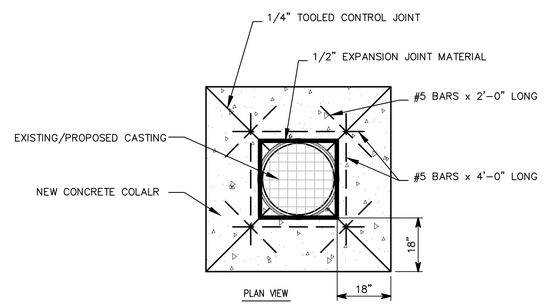
ISOLATION JOINT - DETAIL J

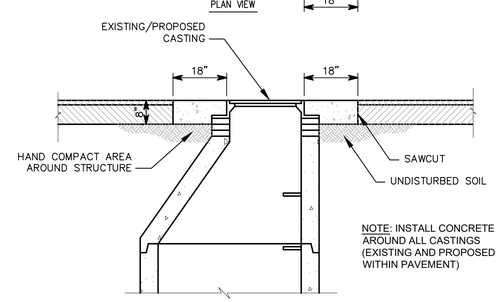
NO SCALE



CURB JOINT - DETAIL K

NO SCALE

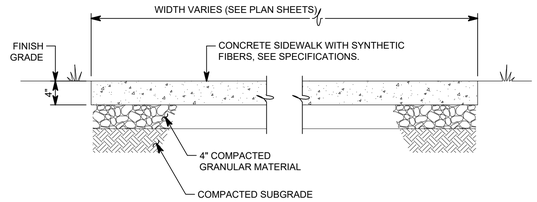




NOTE: INSTALL CONCRETE AROUND ALL CASTINGS (EXISTING AND PROPOSED WITHIN PAVEMENT)

CONCRETE COLLAR - DETAIL L

NONE

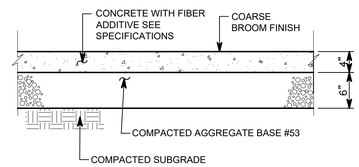


NOTES:

1. CONTROL JOINTS, EXPANSION JOINTS AND EDGES OF SIDEWALK SHALL BE HAND-TOOLED AFTER EACH FINISHING OPERATION.
2. PROVIDE EXPANSION JOINT AT INTERSECTION WITH ANOTHER SIDEWALK, BETWEEN WALKS AND BUILDINGS AND AT SUCH OTHER POINTS AS INDICATED ON THE DRAWINGS.
3. SIDEWALK SHALL HAVE 1/2" EXP. JTS. @ 48' MAX. & CONTROL JOINTS @ 6' MAX.

CONCRETE SIDEWALK WITH FIBER - DETAIL E

1" = 1'-0"

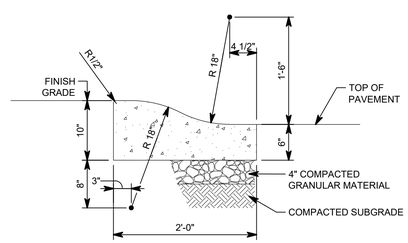


NOTES:

1. CONTROL JOINTS, EXPANSION JOINTS AND EDGES OF SIDEWALK SHALL BE HAND-TOOLED AFTER EACH FINISHING OPERATION.
2. PROVIDE EXPANSION JOINT AT INTERSECTION WITH ANOTHER SIDEWALK, BETWEEN WALKS AND BUILDINGS AND AT SUCH OTHER POINTS AS INDICATED ON THE DRAWINGS.
3. PAVEMENT SHALL HAVE 1/2" EXPANSION JOINTS AT 80' MAX. AND CONTROL JOINTS AT 15' MAX.
4. FIBER ADDITIVE: VIRGIN NYLON FIBERS. 3/4" LENGTH, NYCON BY NYCON INC., OR FORTA NYLON BY FORTA CORPORATION, ADDED AT THE BATCH PLANT AT 1 LB. PER CU. YD. OF CONCRETE.

CONCRETE PAVEMENT WITH FIBER- DETAIL F

SCALE: 1" = 1'-0"

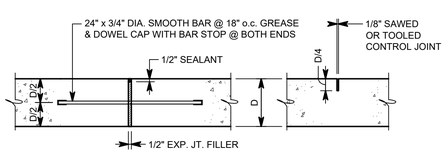


NOTES:

1. PROVIDE CONTROL JOINTS AT 10' MAX. SPACING.
2. PROVIDE EXPANSION JOINTS AT 80' MAX. SPACING AND AT ENDS OF ALL RADII.

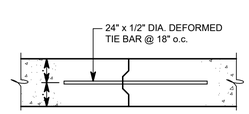
ROLL CURB & GUTTER - DETAIL G

1" = 1'-0" (DRY TYPE)



EXPANSION JOINT CONTROL JOINT

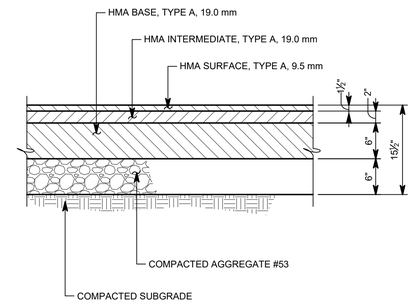
NOTE:
CONSTRUCT EXPANSION JOINTS AT 40' MAX. AND CONTROL JOINTS AT 2.5 x THICKNESS OF SLAB EXPRESSED IN FEET, UNLESS OTHERWISE NOTED.



LONGITUDINAL JOINT

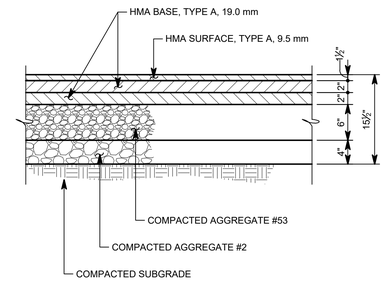
CONCRETE JOINTS - DETAIL H

1" = 1'-0"



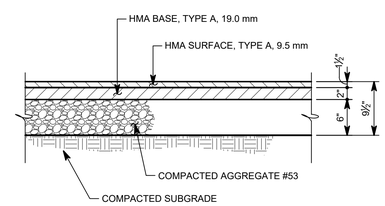
RIGHT OF WAY ASPHALT PAVEMENT - DETAIL A

1" = 1'-0" - RIGHT OF WAY ASPHALT PAVEMENT (NOTE: ASPHALT ALTERNATIVE FOR USE ON CITY OF FRANKLIN LOCAL STREET)



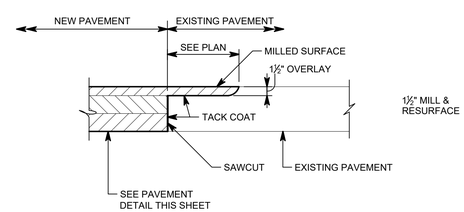
HEAVY DUTY H.A.C. PAVEMENT - DETAIL B

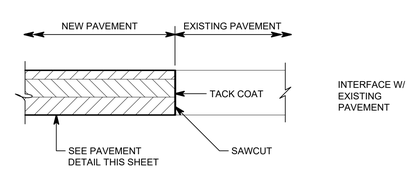
1" = 1'-0"



ASPHALT PATH SECTION - DETAIL C

1" = 1'-0"





PAVEMENT INTERFACE - DETAIL D

1" = 1'-0"

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Designed By: DBS
Drawn By: DBS
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THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

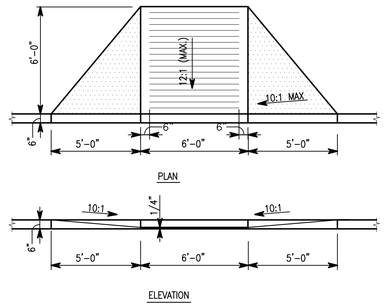
Title:

SITE DETAILS

Sheet No.:

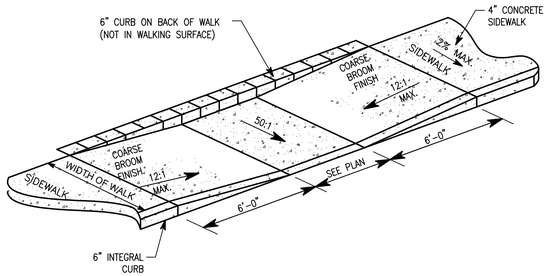
C600

Drawing Path: P:\2020\400\493\CAD\Civil\Active\13-2020-493_SITE DETAILS_C600 to C604.dwg
Plotted By: dschmur Time of Plot: 6/10/21 - 11:45am Last Edited: 6/10/21 - 10:16am



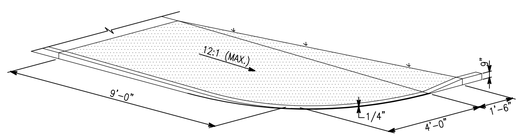
ADA RAMP - TYPE 1 - DETAIL H

NO SCALE



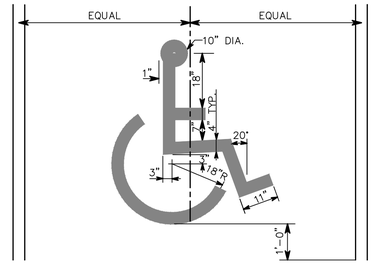
ADA RAMP - TYPE 2- DETAIL J

NO SCALE



ADA RAMP - TYPE 3 - DETAIL K

NO SCALE

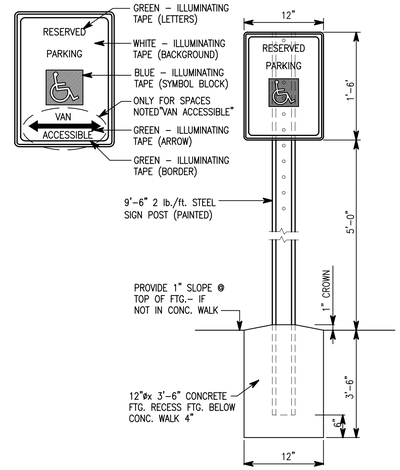


NOTE:

1. SEE SPECIFICATIONS SECTION 321723 FOR PAINT REQUIREMENTS.

PAINTED A.D.A. SYMBOL- DETAIL E

NO SCALE



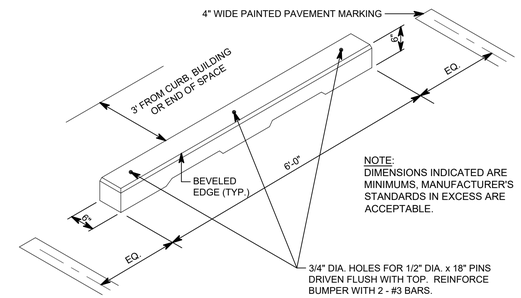
HANDICAP PARKING SIGN - DETAIL F

NO SCALE

NOTE:
SIGN IS TO BE MOUNTED ON 3 LB/FT. GALV. U-POST
PAINTED GREEN PER INDOT AND INDIANA MANUAL ON UNIFORM
TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS

STOP SIGN (24"x24") - DETAIL G

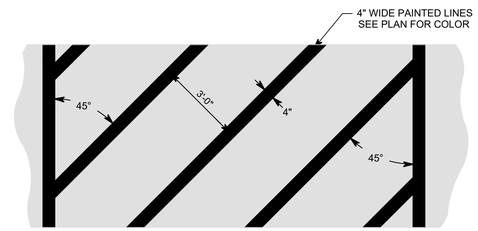
NO SCALE



NOTE:
DIMENSIONS INDICATED ARE MINIMUMS, MANUFACTURER'S STANDARDS IN EXCESS ARE ACCEPTABLE.

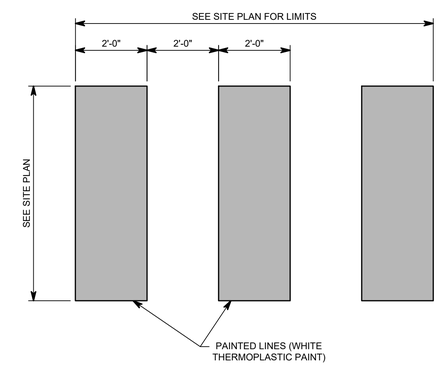
PARKING BUMPER - DETAIL A

NO SCALE



PAINTED PARKING ISLANDS - DETAIL B

NO SCALE



CROSSWALK STRIPE - DETAIL D

NO SCALE

TLF

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Certified By:

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Project No.: 2020-493
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Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

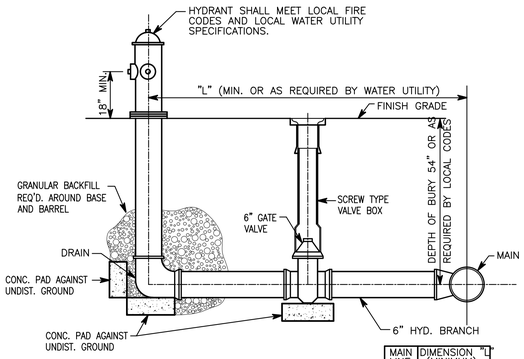
Title:

SITE DETAILS

Sheet No.:

C601

Drawing Path: P:\2020\400\493\CAD\Civil\Active\13-2020-493_SITE DETAILS_C600 to C604.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:46am Last Edited: 6/10/21 - 10:16am

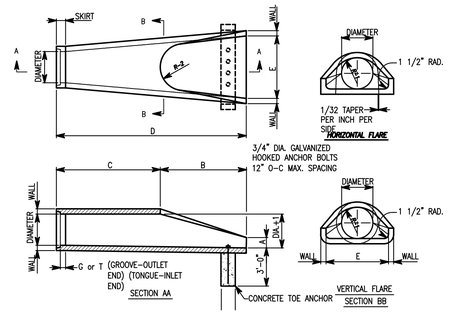


NOTE:
FIRE HYDRANT SHALL BE SET A MINIMUM OF 6' FROM ALL DRIVEWAY OPENINGS.

MAIN LINE	DIMENSION "L" (MINIMUM)
6"	35"
8"	36"
12"	39"
16"	42"

FIRE HYDRANT ASSEMBLY - DETAIL H

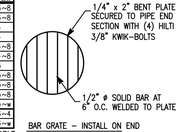
NO SCALE



SIZE SCHEDULE

DIA.	WALL	G or T	WT. SEC	A	B	C	D	E	(DIA.+1)	R-1	R-2	SKIRT
12	2	1~8	530	4	24	48~r	72~r	24	13	10~1	9	3~8
15	2~4	2	740	6	27	46	73	30	16	12~8	11	3~8
18	2~8	2~8	990	9	27	46	73	36	19	15~8	12	4
21	2~w	2~4	1280	9	35	38	73	42	22	16~2	13	4
24	3	2~8	1520	9~8	43~8	30	73~8	48	25	16~q	14	4~8
27	3~4	2~8	1930	10~8	48	25~8	73~8	54	28	17~w	14~8	4~8
30	3~8	3	2190	12	54	19~w	73~w	60	31	18~5	15	5
33	3~w	3~6	3150	13~8	58~8	39~4	97~w	66	34	23~w	17~8	5~8
36	4	3~8	4100	15	63	34~w	97~w	72	37	24~1	20	5~8
42	4~8	3~w	5380	21	63	35	98	78	43	27~4	22	5~8
48	5	4~4	6550	24	72	26	98	84	49	28~2	22	5~w
54	5~8	4~w	8040	27	65	35	100	90	55	32~r	24	6~4
60	6	5	8750	30	60	39	99	96	61	36~w	24	6~w

NOTE: MANUFACTURER OF END SECTION IS IN ACCORDANCE WITH APPLICABLE PORTIONS OF A.S.T.M. SPECIFICATION C76.



BAR GRATE - INSTALL ON END SECTIONS AT DETENTION BASIN (STR. 100, 200, 300)

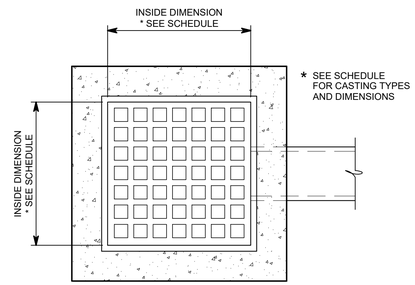
ENTIRE ASSEMBLY SHALL BE HOT - DIP GALVANIZED

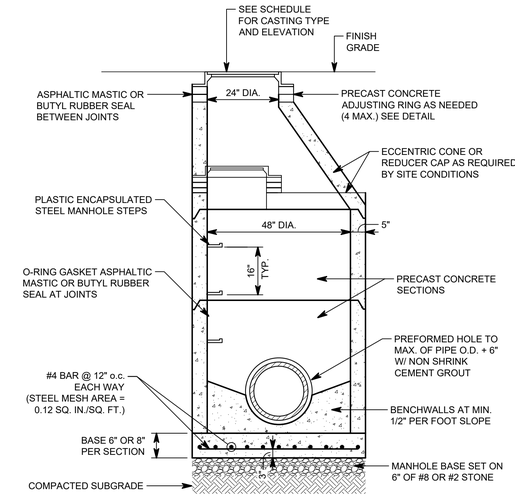
PRECAST FLARED END SECTION TOE ANCHOR - DETAIL E

NO SCALE

STRUCTURE SIZING CHART

INSIDE DIMENSIONS	INLET TYPE	COMMENTS
24" X 24"	"A" (MOD.)	18" MAX. STRAIGHT CONNECT 15" MAX. SKEW/CORNER
24" X 36"	"M"	18" MAX. SHORT WALL STRAIGHT CONNECT 27" MAX. LONG WALL STRAIGHT CONNECT 15" MAX. SHORT WALL/SKEW, CORNER 18" MAX. LONG WALL/SKEW, CORNER
30" X 30"	"E" OR "F"	24" MAX. STRAIGHT CONNECT 15" MAX. SKEW/CORNER

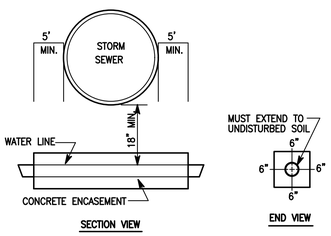




NOTES:
MANHOLE CONFORMS TO ASTM C478
JOINTS CONFORM TO ASTM C443

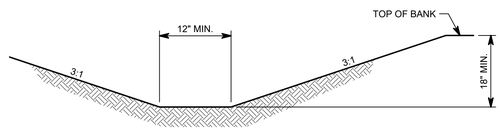
STORM MANHOLE 4' - DETAIL A

1/2" = 1'-0"



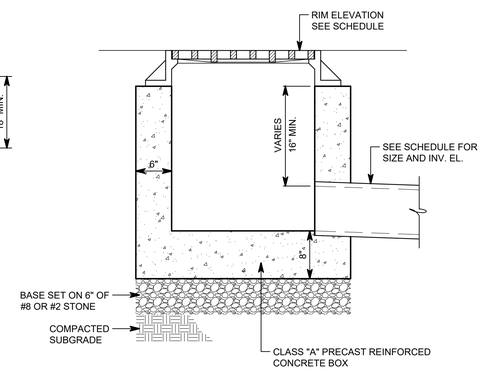
WATER LINE - STORM SEWER CROSSING - DETAIL J

NONE



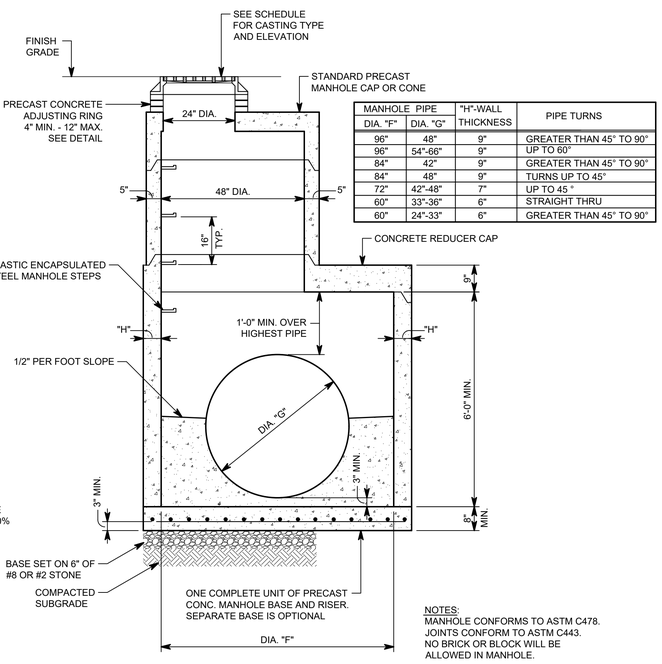
TYPICAL SWALE SECTION - DETAIL F

NOT TO SCALE



CONCRETE BOX INLET - DETAIL C

1" = 1'-0"

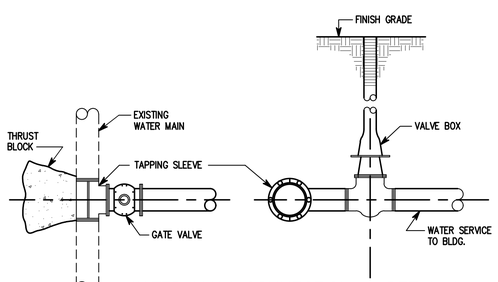


MANHOLE DIA. "F"	PIPE DIA. "G"	"H"-WALL THICKNESS	PIPE TURNS
96"	48"	9"	GREATER THAN 45° TO 90°
96"	54"-66"	9"	UP TO 60°
84"	42"	9"	GREATER THAN 45° TO 90°
84"	48"	9"	TURNS UP TO 45°
72"	42"-48"	7"	UP TO 45°
60"	33"-36"	6"	STRAIGHT THRU
60"	24"-33"	6"	GREATER THAN 45° TO 90°

NOTES:
MANHOLE CONFORMS TO ASTM C478.
JOINTS CONFORM TO ASTM C443.
NO BRICK OR BLOCK WILL BE ALLOWED IN MANHOLE.

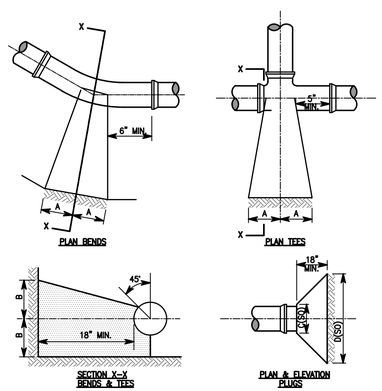
STORM MANHOLE - DETAIL B

1/2" = 1'-0"



WATER MAIN CONNECTION - DETAIL K

NONE

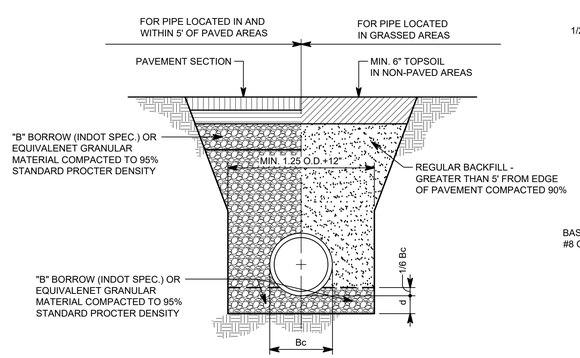


TYPE	SIZE	1/4 BENDS A	1/4 BENDS B	1/8 BENDS A	1/8 BENDS B	1/16 BENDS A	1/16 BENDS B	TEES A	TEES B	PLUGS A	PLUGS B
TYPE I	6"	6"	10"	6"	8"	3"	8"	8"	8"	10"	15"
4000 PSF SOIL	8"	12"	12"	8"	10"	5"	9"	9"	12"	12"	20"
TYPE II	6"	16"	10"	9"	10"	6"	8"	10"	12"	10"	20"
2000 PSF SOIL	8"	22"	13"	12"	13"	8"	10"	13"	16"	12"	29"

NOTE:
BASED ON 100 PSI STATIC PLUS A W W A WATER HAMMER
CONCRETE TO BE CAST AGAINST UNDISTURBED BEARING SURFACE.

STANDARD THRUST BLOCKS FOR WATER MAINS - DETAIL G

NO SCALE



DEPTH OF BEDDING MATERIAL BELOW PIPE	
D	(d) MIN.
27" & SMALLER	3"
30" TO 60"	4"
66" & LARGER	6"

NOTES:
1. ALL BEDDING & INITIAL BACKFILL SHALL BE INSTALLED IN 6" TO 12" BALANCED LIFTS.
2. A MIN. 9" CLEARANCE EACH SIDE OR PIPE FOR 42" DIA. AND LESS.

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

R.C. PIPE TRENCH BEDDING - DETAIL D

3/4" = 1'-0"

TLF, INC.
3901 West 86th Street, Suite 200
Indianapolis, Indiana 46268
Phone: 317-334-1500
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Certified By:

REVISIONS		
LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

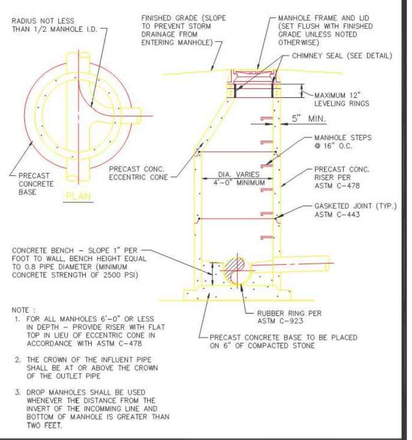
THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

Title:
SITE DETAILS

Sheet No.:
C602

Drawing Path: P:\2020\400\493\CAD\Civil\Active\13-2020-493_SITE DETAILS_C600 to C604.dwg
Plotted By: dscbnur Time of Plot: 6/10/21 - 11:46am Last Edited: 6/10/21 - 10:16am



STANDARD MANHOLE DETAIL

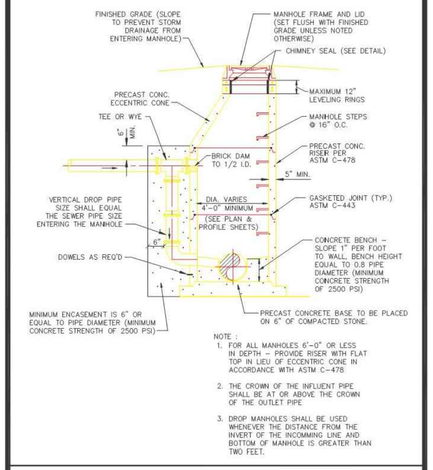
REVISION DATE

CITY of FRANKLIN, INDIANA

DPW

FIGURE

Illustration 5-1



PRECAST DROP MANHOLE DETAIL

REVISION DATE

CITY of FRANKLIN, INDIANA

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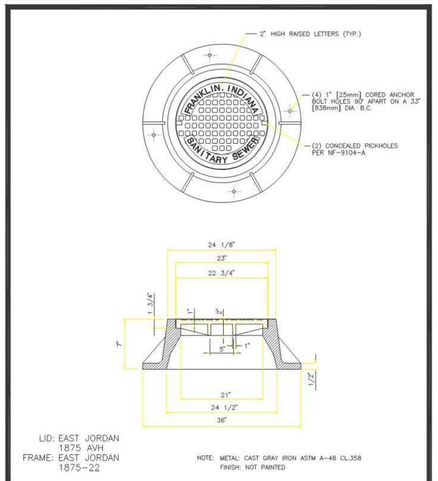
FIGURE

Illustration 5-4



STANDARD FRAME AND LID

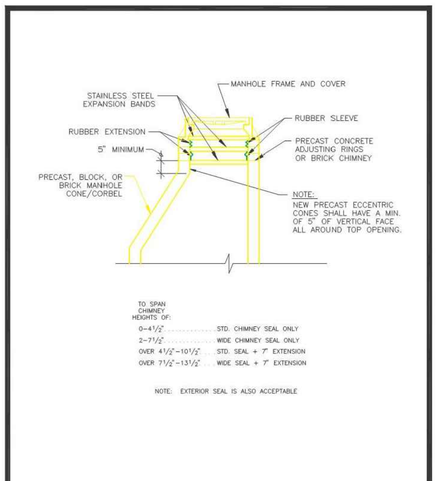
REVISION DATE

CITY of FRANKLIN, INDIANA

DPW

FIGURE

Illustration 5-8



TYPICAL CHIMNEY SEAL DETAIL

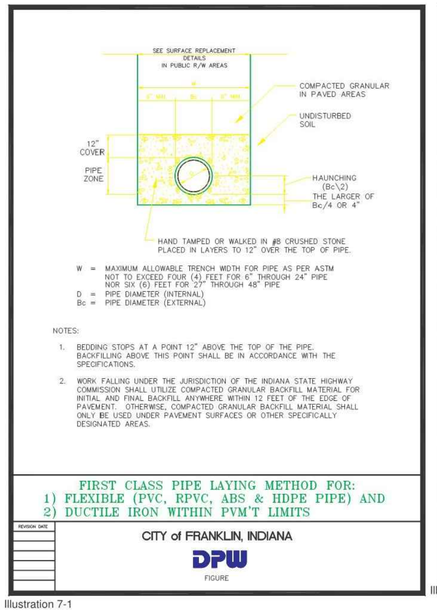
REVISION DATE

CITY of FRANKLIN, INDIANA

DPW

FIGURE

Illustration 5-10



FIRST CLASS PIPE LAYING METHOD FOR:
1) FLEXIBLE (PVC, RPVC, ABS & HDPE PIPE) AND
2) DUCTILE IRON WITHIN PVM'T LIMITS

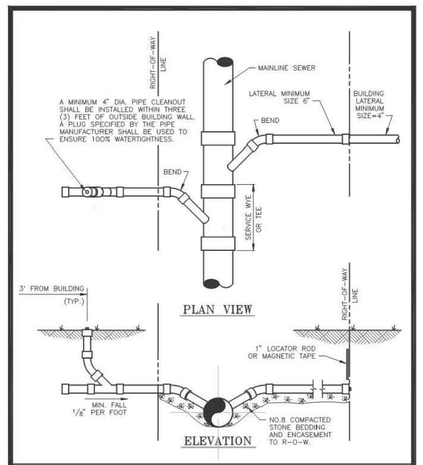
REVISION DATE

CITY of FRANKLIN, INDIANA

DPW

FIGURE

Illustration 7-1



SERVICE CONNECTION FOR SHALLOW SEWERS
(LESS THAN 15' DEEP)

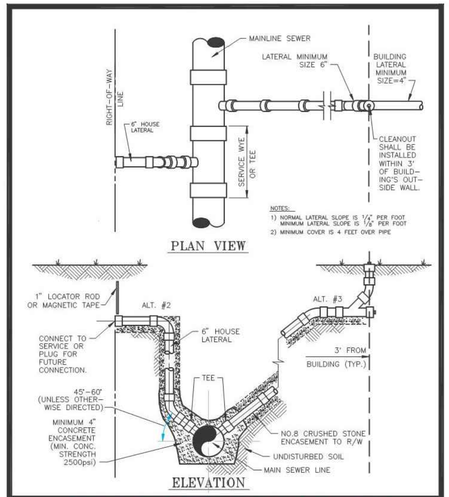
REVISION DATE

CITY of FRANKLIN, INDIANA

DPW

FIGURE

Illustration 7-4



SERVICE CONNECTION FOR SHALLOW SEWERS
(ALT.#2 & ALT.#3)
(LESS THAN 15' DEEP)

REVISION DATE

CITY of FRANKLIN, INDIANA

DPW

FIGURE

Illustration 7-6

TLF

TLF, INC.
3901 West 86th Street, Suite 200
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Phone: 317-334-1500
Fax: 317-334-1552

Certified By:

REVISIONS

LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

Title:

SITE DETAILS

Sheet No.:

C603

Drawing Path: P:\2020\400\493\CAD\Civil\Active\13-2020-493_SITE DETAILS_C600 to C604.dwg
Plotted By: dschnur Time of Plot: 6/10/21 – 11:46am Last Edited: 6/10/21 – 10:16am

STORM STRUCTURE TABLE

STR. NO.	STRUCTURE	CASTING TYPE	RIM	INCOMING PIPE DATA (DIRECTION) [FROM STR]	OUTGOING PIPE DATA (DIRECTION) [TO STR]	OUTGOING PIPE L.F.	OUTGOING PIPE SIZE	OUTGOING GRADE	CONNECT TO STR.	REMARKS
403	Type "C" Manhole	R-2564	735.77	15" RCP 731.78 (N) [402]	18" RCP 731.78 (S) [413]	106'	18"	0.30%	413	-
404	Type "C" Manhole	R-2564	738.45		12" RCP 732.54 (S) [405]	105'	12"	0.30%	405	-
405	Type "C" Manhole	R-2564	737.45	12" RCP 732.22 (N) [404]	18" RCP 732.22 (S) [406]	106'	18"	0.30%	406	-
406	Type "C" Manhole	R-2564	736.66	18" RCP 731.90 (N) [405]	18" RCP 731.90 (E) [407]	94'	18"	0.30%	407	-
407	Type "C" Manhole	R-2564	736.58	18" RCP 731.62 (W) [406]	24" RCP 731.62 (E) [413]	51'	24"	0.30%	413	-
408	Type "C" Manhole	R-2564	738.45		12" RCP 732.47 (S) [409]	105'	12"	0.31%	409	-
409	Type "C" Manhole	R-2564	737.45	12" RCP 732.14 (N) [408]	18" RCP 732.14 (S) [411]	106'	18"	0.30%	411	-
410	Type "C" Manhole	R-2564	736.63		15" RCP 732.10 (W) [411]	89'	15"	0.30%	411	-
411	Type "C" Manhole	R-2564	736.66	18" RCP 731.83 (N) [409] 15" RCP 731.83 (E) [410]	24" RCP 731.83 (W) [412]	82'	24"	0.30%	412	-
412	Type "C" Manhole	R-2564	736.70	24" RCP 731.58 (E) [411]	24" RCP 731.58 (W) [413]	39'	24"	0.30%	413	-
413	Type "C" Manhole	R-2564	737.09	18" RCP 731.47 (N) [403] 24" RCP 731.47 (W) [407] 24" RCP 731.47 (E) [412]	30" RCP 731.47 (S) [414]	155'	30"	0.30%	414	-
414	End Section	N/A		30" RCP 731.00 (N) [413]						
501	Inlet Type "A"	R-4342	734.16		12" RCP 732.49 (S) [502]	43'	12"	0.31%	502	-
502	Type "C" Manhole	R-1772	737.50	12" RCP 732.36 (N) [501]	12" RCP 732.36 (E) [503]	57'	12"	0.31%	503	-
503	Inlet Type "M"	R-3455-C	736.43	12" RCP 732.18 (W) [502]	15" RCP 732.18 (E) [504]	75'	15"	0.31%	504	-
504	Type "C" Manhole	R-1772	737.01	15" RCP 731.95 (W) [503] 30" RCP 732.71 (N) []	15" RCP 731.95 (E) [505]	56'	15"	0.30%	505	-
505	Inlet Type "M"	R-3455-C	736.45	15" RCP 731.78 (W) [504]	18" RCP 731.78 (E) [506]	174'	18"	0.35%	506	-
506	Type "C" Manhole	R-3472	735.96	18" RCP 731.17 (W) [505]	12" RCP 731.29 (N) [507] 18" RCP 731.17 (S) [508]	39' 48'	12" 18"	0.31% 0.35%	507 508	-
507	End Section	N/A		12" RCP 731.17 (S) [506]						
508	End Section	N/A		18" RCP 731.00 (N) [506]						
601	Inlet Type "A"	R-4342	734.50		12" RCP 732.61 (NW) [602]	34'	12"	0.31%	602	-
602	Inlet Type "A"	R-4342	734.50	12" RCP 732.50 (SE) [601]	12" RCP 732.50 (NW) [603]	57'	12"	0.45%	603	-
603	Inlet Type "M"	R-3455-C	737.03	12" RCP 732.24 (SE) [602]	15" RCP 732.24 (W) [604]	88'	15"	0.30%	604	-
604	Type "C" Manhole	R-3472	737.05	15" RCP 731.98 (E) [603]	18" RCP 731.98 (S) [605]	64'	18"	0.30%	605	-
605	Inlet Type "M"	R-3455-C	736.32	18" RCP 731.79 (N) [604]	18" RCP 731.79 (S) [606]	64'	18"	0.30%	606	-
606	Inlet Type "M"	R-3455-C	736.11	18" RCP 731.60 (N) [605]	18" RCP 731.60 (S) [607]	83'	18"	0.35%	607	-
607	Type "C" Manhole	R-3472	736.14	18" RCP 731.31 (N) [606]	24" RCP 731.44 (S) [615] 24" RCP 731.31 (W) [616]	90' 68'	24" 24"	0.15% 0.45%	615 616	-
608	Inlet Type "A"	R-4342	734.50		12" RCP 732.11 (SW) [609]	33'	12"	0.31%	609	-
609	Inlet Type "A"	R-4342	734.50	12" RCP 732.00 (NE) [608]	12" RCP 732.00 (S) [612]	33'	12"	0.31%	612	-
610	Inlet Type "A"	R-4342	734.50		12" RCP 732.11 (NW) [611]	33'	12"	0.31%	611	-
611	Inlet Type "A"	R-4342	734.50	12" RCP 732.00 (SE) [610]	12" RCP 732.00 (N) [612]	33'	12"	0.31%	612	-
612	Type "C" Manhole	R-3287-10V	734.76	12" RCP 731.90 (N) [609] 12" RCP 731.90 (S) [611]	15" RCP 731.90 (W) [613]	40'	15"	0.37%	613	-
613	Inlet Type "M"	R-3287-10V	735.26	15" RCP 731.76 (E) [612]	18" RCP 731.76 (W) [615]	105'	18"	0.30%	615	-
614	Inlet Type "M"	R-3455-C	736.00		12" RCP 731.86 (N) [615]	104'	12"	0.40%	615	-
615	Type "C" Manhole	R-3472	736.10	24" RCP 731.31 (N) [607] 18" RCP 731.44 (E) [613] 12" RCP 731.44 (S) [614]						-
616	End Section	N/A		24" RCP 731.00 (E) [607]						
701	Inlet Type "A"	R-4342	735.20		12" RCP 731.98 (W) [702]	137'	12"	0.31%	702	-
702	Inlet Type "M"	R-3455-C	735.40	12" RCP 731.55 (E) [701]	15" RCP 731.55 (W) [703]	98'	15"	0.30%	703	-
703	Inlet Type "F"	R-4215-C	734.32	15" RCP 731.26 (E) [702]	15" RCP 731.26 (NW) [704]	74'	15"	0.35%	704	-
704	End Section	N/A		15" RCP 731.00 (SE) [703]						
801	End Section	N/A			24" RCP 731.00 (E) [802]	77'	24"	0.00%	802	
802	End Section	N/A		24" RCP 731.00 (W) [801]						
901	End Section	N/A			12" RCP 731.00 (S) [902]	45'	12"	2.55%	902	
902	End Section	N/A		12" RCP 729.84 (N) [901]						

STORM STRUCTURE TABLE

STR. NO.	STRUCTURE	CASTING TYPE	RIM	INCOMING PIPE DATA (DIRECTION) [FROM STR]	OUTGOING PIPE DATA (DIRECTION) [TO STR]	OUTGOING PIPE L.F.	OUTGOING PIPE SIZE	OUTGOING GRADE	CONNECT TO STR.	REMARKS
101	Inlet Type "A"	R-4342	745.20		12" RCP 741.00 (E) [102]	153'	12"	0.31%	102	-
102	Type "C" Manhole	R-3472	746.70	12" RCP 740.53 (S) [104] 12" RCP 740.53 (W) [101] 12" RCP 740.53 (N) [103]	18" RCP 740.53 (E) [105]	132'	18"	0.30%	105	-
103	Type "C" Manhole	R-4342	746.40		12" RCP 740.65 (S) [102]	40'	12"	0.31%	102	-
104	Inlet Type "M"	R-3455-C	745.90		12" RCP 740.80 (N) [102]	87'	12"	0.31%	102	-
105	Type "C" Manhole	R-3472	746.89	18" RCP 740.14 (W) [102]	18" RCP 740.14 (E) [109]	35'	18"	0.35%	109	-
106	End Section	N/A			24" RCP 740.43 (S) [107]	100'	24"	0.30%	107	
107	Type "C" Manhole	R-4342	744.77	24" RCP 740.13 (N) [106]	24" RCP 740.13 (S) [109]	38'	24"	0.30%	109	-
108	Inlet Type "M"	R-3455-C	744.89		15" RCP 740.25 (W) [109]	79'	15"	0.30%	109	-
109	Type "J" Manhole	R-1772	746.35	18" RCP 740.01 (W) [105] 24" RCP 740.01 (N) [107] 15" RCP 740.01 (E) [108]	30" RCP 740.01 (S) [110]	84'	30"	0.30%	110	-
110	Type "J" Manhole	R-4342	745.08	30" RCP 739.76 (N) [109]	30" RCP 739.76 (SE) [111]	74'	30"	0.35%	111	-
111	End Section	N/A		30" RCP 739.50 (NW) [110]						
201	End Section	N/A			24" RCP 739.29 (S) [202]	100'	24"	0.31%	202	
202	Type "C" Manhole	R-4342	742.82	24" RCP 738.98 (N) [201]	24" RCP 738.98 (S) [205]	38'	24"	0.31%	205	-
203	Inlet Type "M"	R-3455-C	744.90		12" RCP 739.05 (E) [205]	52'	12"	0.37%	205	-
204	Inlet Type "M"	R-3455-C	742.93		15" RCP 739.10 (W) [205]	79'	15"	0.30%	205	-
205	Type "J" Manhole	R-1772	744.39	24" RCP 738.86 (N) [202] 12" RCP 738.86 (W) [203] 15" RCP 738.86 (E) [204]	30" RCP 738.86 (S) [206]	38'	30"	0.25%	206	-
206	Type "J" Manhole	R-4342	742.81	30" RCP 738.77 (N) [205]	30" RCP 738.77 (S) [207]	107'	30"	0.25%	207	-
207	End Section	N/A		30" RCP 738.50 (N) [206]						
301	End Section	N/A			12" RCP 735.00 (SW) [302]	76'	12"	1.64%	302	
302	Inlet Type "F"	R-4215-C	738.47	12" RCP 733.75 (NE) [301]	18" RCP 733.75 (S) [307]	109'	18"	0.20%	307	-
303	Inlet Type "E"	R-4215-C	738.05		18" RCP 734.39 (E) [306]	150'	18"	0.31%	306	-
304	Type "C" Manhole	R-3472	743.90		15" RCP 734.16 (S) [306]	57'	15"	0.40%	306	-
305	Type "C" Manhole	R-3472	739.80		15" RCP 734.24 (N) [306]	89'	15"	0.35%	306	-
306	Type "C" Manhole	R-3472	742.20	15" RCP 733.93 (N) [304] 18" RCP 733.93 (W) [303] 15" RCP 733.93 (S) [305]	24" RCP 733.93 (E) [307]	134'	24"	0.30%	307	-
307	Type "J" Manhole	R-4342	738.27	18" RCP 733.53 (N) [302] 24" RCP 733.53 (W) [306]	24" RCP 733.53 (S) [309]	227'	24"	0.50%	309	-
308	Inlet Type "A"	R-4342	736.05		12" RCP 732.54 (SW) [309]	48'	12"	0.31%	309	-
309	Type "J" Manhole	R-4342	736.75	24" RCP 732.39 (N) [307] 12" RCP 732.39 (NE) [308]	30" RCP 732.39 (S) [312]	126'	30"	0.25%	312	-
310	Type "C" Manhole	R-3472	739.13		15" RCP 732.90 (S) [311]	166'	15"	0.30%	311	-
311	Type "C" Manhole	R-3472	738.53	15" RCP 732.40 (N) [310]	18" RCP 732.40 (E) [312]	132'	18"	0.24%	312	-
312	Type "J" Manhole	R-3472	738.35	30" RCP 732.08 (N) [309] 18" RCP 732.08 (W) [311]	30" RCP 732.08 (S) [313]	106'	30"	0.30%	313	-
313	Type "J" Manhole	R-4342	735.77	30" RCP 731.76 (N) [312]	30" RCP 731.76 (S) [321]	106'	30"	0.35%	321	-
314A	End Section	N/A			12" RCP 735.09 (SE) [314]	34'	12"	0.31%	314	
314	Inlet Type "A"	R-4342	736.66	12" RCP 734.98 (NW) [314A]	12" RCP 732.82 (S) [315]	192'	12"	0.31%	315	-
315A	End Section	N/A			12" RCP 735.09 (SE) [315]	39'	12"	0.31%	315	
315	Inlet Type "F"	R-4215-C	736.65	12" RCP 732.22 (N) [314] 12" RCP 734.98 (NW) [315A]	15" RCP 732.22 (E) [316]	62'	15"	0.31%	316	-
316	Inlet Type "M"	R-3455-C	736.75	15" RCP 732.03 (W) [315]	15" RCP 732.03 (E) [318]	74'	15"	0.30%	318	-
317	Type "C" Manhole	R-3472	737.45		15" RCP 732.14 (S) [318]	108'	15"	0.30%	318	-
318	Type "C" Manhole	R-3472	736.65	15" RCP 731.81 (W) [316] 15" RCP 731.81 (N) [317]	24" RCP 731.81 (E) [319]	97'	24"	0.30%	319	-
319	Inlet Type "M"	R-3455-C	736.56	24" RCP 731.52 (W) [318]	24" RCP 731.52 (E) [321]	53'	24"	0.25%	321	-
320	Type "C" Manhole	R-3472	736.65		12" RCP 731.52 (W) [321]	44'	12"	0.31%	321	-
321	Type "J" Manhole	R-1772	737.10	30" RCP 731.39 (N) [313] 24" RCP 731.39 (W) [319] 12" RCP 731.39 (E) [320]	36" RCP 731.39 (S) [322]	155'	36"	0.25%	322	-
322	End Section	N/A		36" RCP 731.00 (N) [321]						
401	Type "C" Manhole	R-2564	738.27		12" RCP 733.72 (S) [402]	38'	12"	0.31%	402	-
402	Type "C" Manhole	R-2564	738.45	12" RCP 733.60 (N) [401]	15" RCP 732.10 (S) [403]	106'	15"	0.30%	403	-

TLF

TLF, INC.

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Certified By:

REVISIONS

LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

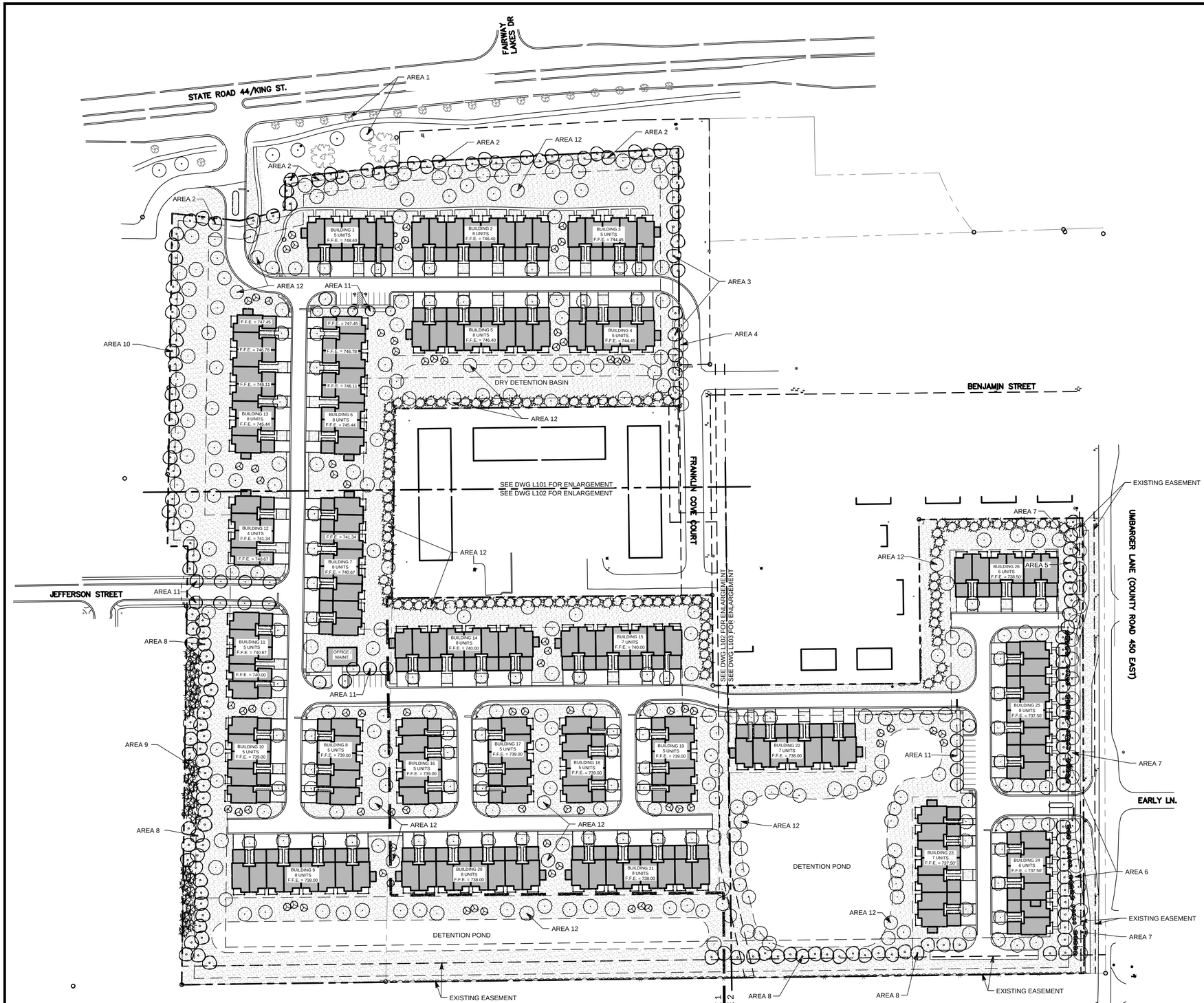
Title:

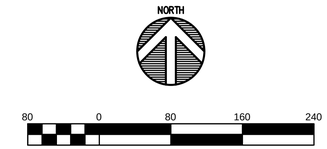
SITE DETAILS

Sheet No.:

C604

Drawing Path: P:\2020\400\493\CAD\Civil\Active\13-2020-493_SITE DETAILS_C600 to C604.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:46am Last Edited: 6/10/21 - 10:16am





LANDSCAPE NOTES

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6. ALL TREES IN LAWN AREAS TO HAVE SHREDDED HARDWOOD MULCH TREE RING PER DETAIL A/L200
7. WASHED RIVER ROCK BEDS THAT ABUT LAWNS TO HAVE STEEL EDGING PER DETAIL D/L200.

LEGEND

- LAWN
- STREET TREE (2 1/2" DECIDUOUS TREE)
- BUFFERYARD TREE (2 1/2" DECIDUOUS TREE)
- BUFFERYARD EVERGREEN TREE (6' HT.)
- PARKING LOT INTERIOR TREE (2 1/2" DECIDUOUS TREE)
- YARD TREE (2 1/2" DECIDUOUS TREE)
- EXISTING TREE

ZONING SUMMARY

AREA 1 - STREET TREES (828' LENGTH)
- 1 DECIDUOUS TREE EVERY 35 LF = 24 DECIDUOUS TREES REQUIRED
18 EXISTING TREES & 6 DECIDUOUS TREES PROVIDED

AREA 2 - BUFFERYARD LEVEL 1 (10' DEPTH) (875' LENGTH)
- 1 DECIDUOUS TREE EVERY 30 LF = 29 DECIDUOUS TREES REQUIRED
29 DECIDUOUS TREES PROVIDED

AREA 3 - BUFFERYARD LEVEL 1 (10' DEPTH) (418' LENGTH)
- 1 DECIDUOUS TREE EVERY 30 LF = 14 DECIDUOUS TREES REQUIRED
14 DECIDUOUS TREES PROVIDED

AREA 4 - STREET TREES (165' LENGTH)
- 1 DECIDUOUS TREE EVERY 35 LF = 5 DECIDUOUS TREES REQUIRED
5 DECIDUOUS TREES PROVIDED

AREA 5 - BUFFERYARD LEVEL 1 (10' DEPTH) (259' LENGTH)
- 1 DECIDUOUS TREE EVERY 30 LF = 9 DECIDUOUS TREES REQUIRED
9 DECIDUOUS TREES PROVIDED

AREA 6 - BUFFERYARD LEVEL 3 (25' DEPTH) (481' LENGTH)
- 1 DECIDUOUS TREE EVERY 20 LF = 24 DECIDUOUS TREES REQUIRED
- 1 EVERGREEN TREE EVERY 10 LF = 48 EVERGREEN TREES REQUIRED
24 DECIDUOUS TREES & 48 EVERGREEN TREES PROVIDED

AREA 7 - STREET TREES (740' LENGTH)
- 1 DECIDUOUS TREE EVERY 35 LF = 21 DECIDUOUS TREES REQUIRED
21 DECIDUOUS TREES PROVIDED, TREES PLANTED OUTSIDE R.O.W. DUE TO EXISTING EASEMENT

AREA 8 - BUFFERYARD LEVEL 1 (10' DEPTH) (1,467' LENGTH)
- 1 DECIDUOUS TREE EVERY 30 LF = 49 DECIDUOUS TREES REQUIRED
49 DECIDUOUS TREES PROVIDED, TREES PLANTED OUTSIDE 10' DEPTH DUE TO EXISTING EASEMENT, HALF OF TREES PLANTED ALONG SOUTHERN PROPERTY EDGE, OTHER HALF OF TREES PLANTED ALONG WEST PROPERTY DUE TO DETENTION PONDS ABUTTING EXISTING EASEMENT

AREA 9 - BUFFERYARD LEVEL 2 (20' DEPTH) (639' LENGTH)
- 1 DECIDUOUS TREE OR 2 EVERGREEN TREES EVERY 25 LF = 13 DECIDUOUS TREES & 26 EVERGREEN TREES REQUIRED
- 13 DECIDUOUS TREES & 26 EVERGREEN TREES PROVIDED

AREA 10 - BUFFERYARD LEVEL 1 (10' DEPTH) (615' LENGTH)
- 1 DECIDUOUS TREE EVERY 30 LF = 21 DECIDUOUS TREES REQUIRED
21 DECIDUOUS TREES PROVIDED

AREA 11 - PARKING LOT INTERIOR (135,800 SF)
135,800 SF X 5% = 6,790 SF REQUIRED LANDSCAPE ISLANDS
1 TREE PER 300 SF LANDSCAPE ISLAND = 23 DECIDUOUS TREES REQUIRED
23 DECIDUOUS TREES PROVIDED

AREA 12 - YARD (31.9 ACRES)
31.9 ACRES X 35% = 486,347 SF / 1000 = 486 DECIDUOUS/EVERGREEN TREES REQ.
486 DECIDUOUS/EVERGREEN PROVIDED

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CAUTION !!

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TLF

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Certified By:

REVISIONS

LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

Title: OVERALL LANDSCAPE PLAN

Sheet No.: L100

Drawing Path: P:\2020\400\493\CAD\Civil\Active\14-2020-493_OVL LANDSCAPE PLAN.dwg
Plotted By: bheidenreichTime of Plot: 6/10/21 - 12:11pm Last Edited: 6/10/21 - 12:11pm

NORTH

40 0 40 80 120

LANDSCAPE NOTES

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LEGEND

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- BUFFERYARD TREE (2 1/2" DECIDUOUS TREE)
- BUFFERYARD EVERGREEN TREE (6' HT.)
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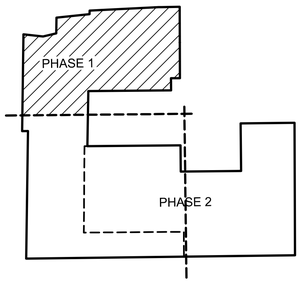
- YARD TREE (2 1/2" DECIDUOUS TREE)
- EXISTING TREE

KEYNOTES

1. SEEDED LAWN AREA - PER SPECIFICATIONS
2. MULCHED TREE RING - PER DETAIL A/L200
3. PROTECT EXISTING TREE TO REMAIN
4. WASHED RIVER ROCK - PER DETAIL C/L200



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Certified By:

REVISIONS		
LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

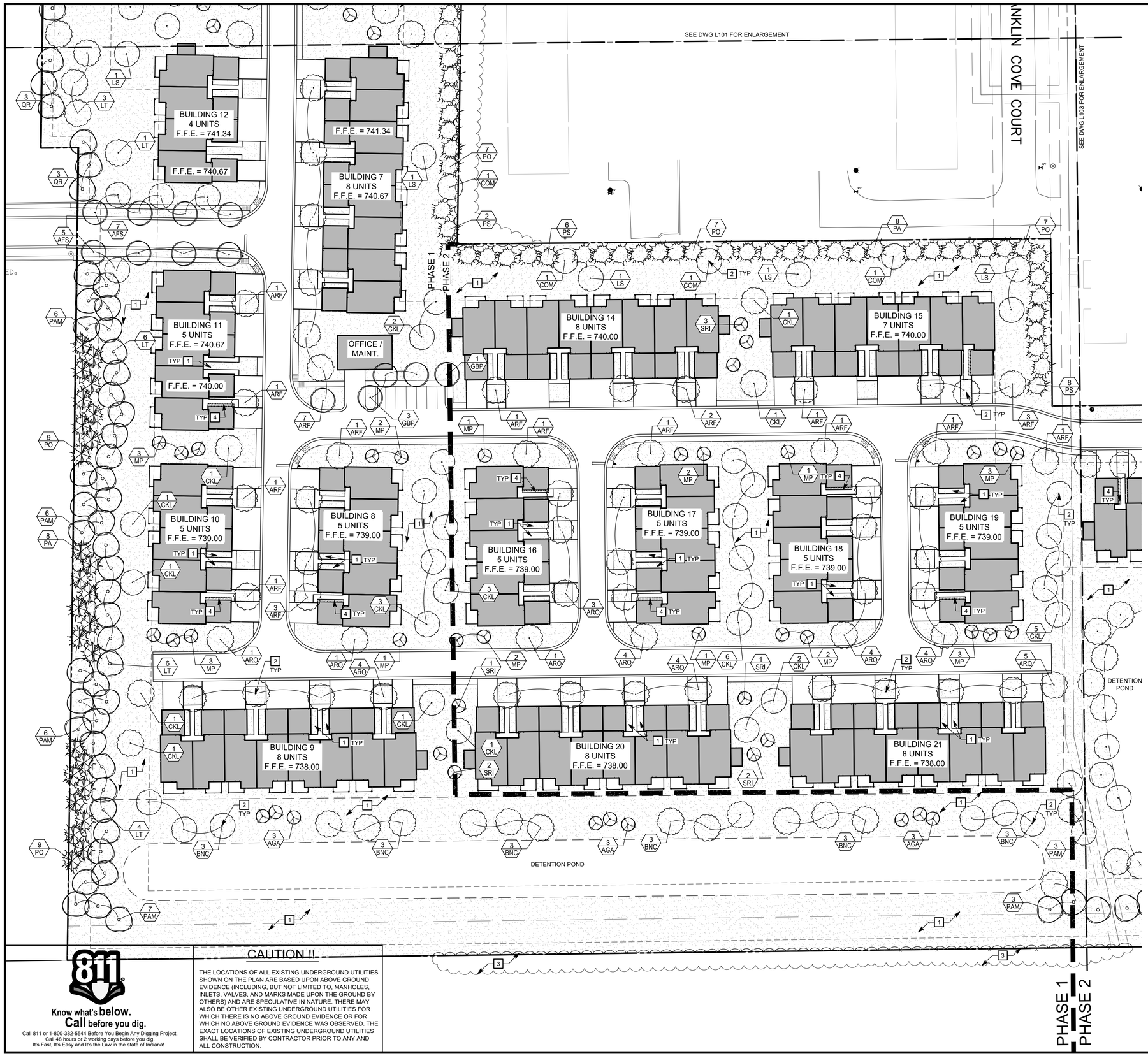
Title:

LANDSCAPE PLAN

Sheet No.:

L101

Drawing Path: P:\2020\400\493\CAD\Civil\Active\15-2020-493_ENLARGED LANDSCAPE PLANS_L101 to L104.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:47am Last Edited: 6/10/21 - 10:20am



NORTH

40 0 40 80 120

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LEGEND

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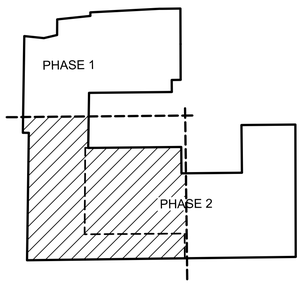

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Certified By:

REVISIONS

LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

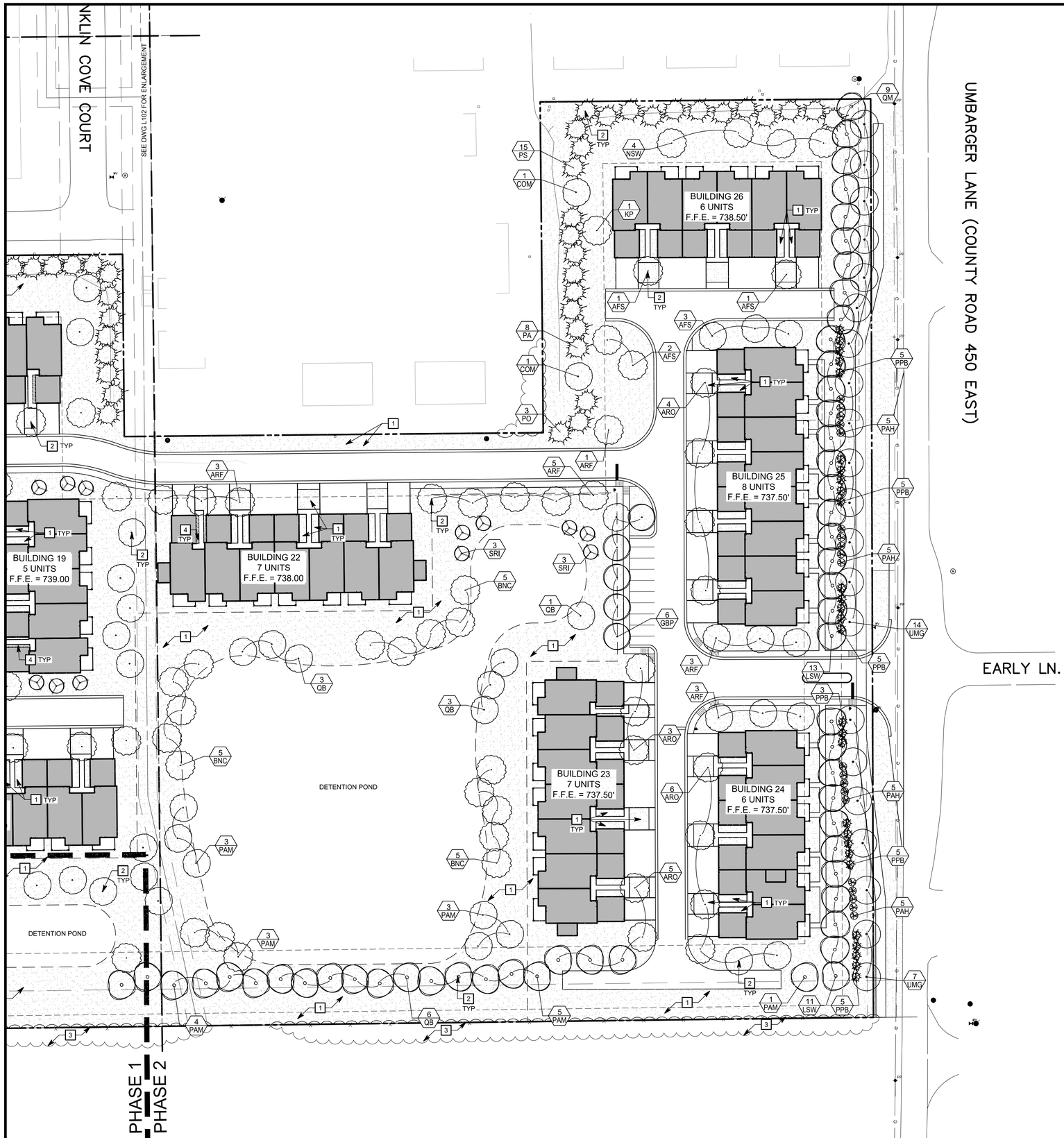
Title:

LANDSCAPE PLAN

Sheet No.:

L102

Drawing Path: P:\2020\400\493\CAD\Civil\Active\15-2020-493_ENLARGED LANDSCAPE PLANS_L101 to L104.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:47am Last Edited: 6/10/21 - 10:20am



NORTH

40 0 40 80 120

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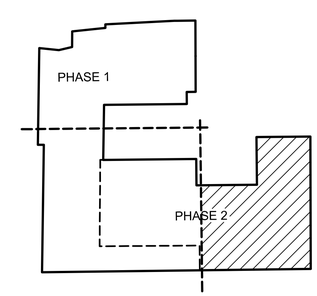

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Certified By:

REVISIONS

LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN
MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

Title:

LANDSCAPE PLAN

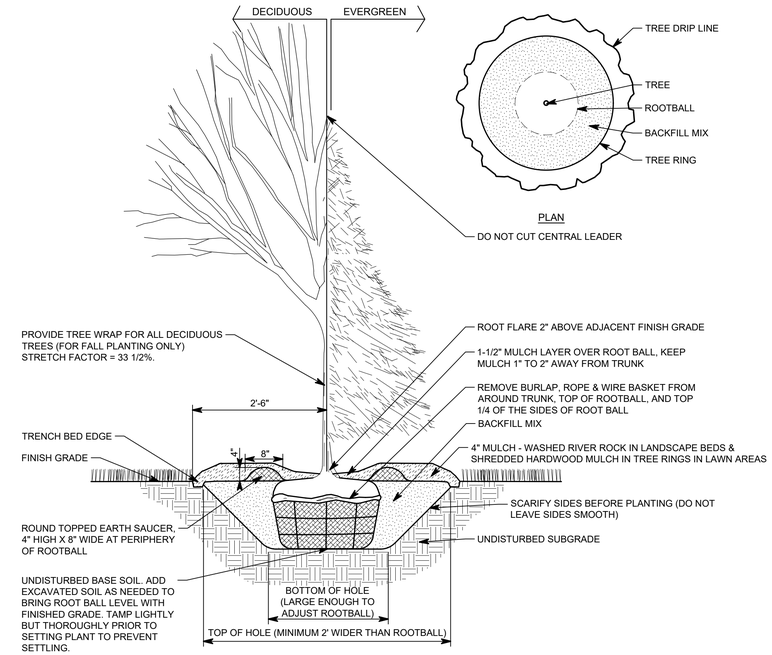
Sheet No.:

L103

Drawing Path: P:\2020\400\493\CAD\Civil\Active\15-2020-493_ENLARGED LANDSCAPE PLANS_L101 to L104.dwg
Plotted By: dscbnur Time of Plot: 6/10/21 - 11:47am Last Edited: 6/10/21 - 10:20am

PLANT SCHEDULE

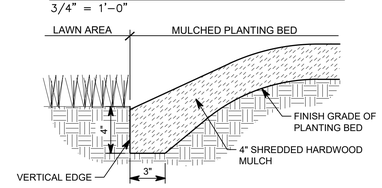
QUANTITY TOTAL	QUANTITY PHASE 1	QUANTITY PHASE 2	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
DECIDUOUS TREE									
26	26	0	AFJ	ACER X FREEMANII JEFFERSRED	AUTUMN BLASE FREEMAN MAPLE	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
19	12	7	AFS	ACER X FREEMANII 'SIENNA' PP 11322	SIENNA GLEN FREEMAN MAPLE	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
49	22	27	ARF	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2 1/2"	B&B	AS SHOWN	MULTI-STEM, MATCHED
49	6	43	ARO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
41	26	15	BNC	BETULA NIGRA 'CULLY' PP4409	HERITAGE RIVER BIRCH	12' HT.	B&B	AS SHOWN	MULTI-STEM
7	2	5	COM	CELTIS OCCIDENTALIS 'MAGNIFICA'	MAGNIFICA HACKBERRY	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
28	9	19	CKL	CLADRASTIS KENTUCKEA 'LUTEA'	AMERICAN YELLOWWOOD	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
16	9	7	GBP	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
8	7	1	KP	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
21	17	4	LS	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
24	0	24	LSW	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEETGUM	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
50	50	0	LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
4	0	4	NSW	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO BLACKGUM	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
54	35	19	PAM	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANE TREE	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
19	6	13	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
35	26	9	QM	QUERCUS MACROCARPA	BUR OAK	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
33	33	0	QR	QUERCUS RUBRA	RED OAK	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
16	16	0	UJP	ULMUS JAPONICA X PUMILA 'NEW HORIZON'	NEW HORIZON HYBRID ELM	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
21	0	21	UMG	ULMUS 'MORTON GLOSSY' TRIUMPH	TRIUMPH HYBRID ELM	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
EVERGREEN TREE									
32	16	16	PA	PICEA ABIES	NORWAY SPRUCE	6' HT.	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
20	0	20	PAH	PICEA ABIES 'HILLSIDE UPRIGHT'	HILLSIDE UPRIGHT NORWAY SPRUCE	6' HT.	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
51	34	17	PO	PICEA OMORIKA	SERBIAN SPRUCE	6' HT.	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
28	0	28	PPB	PICEA PUNGENS BABY BLUE	BABY BLUE BLUE SPRUCE	6' HT.	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
44	15	29	PS	PINUS STROBUS	WHITE PINE	6' HT.	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
ORNAMENTAL TREE									
15	15	0	AGA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6' HT.	B&B	AS SHOWN	MULTI-STEM
24	9	15	MP	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE CRABAPPLE	1 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
24	24	0	MSS	MALUS 'SUTYZAM' SUGAR TYME PP7062	SUGAR TYME CRABAPPLE	1 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
15	0	15	SRI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	1 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED



NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. WATER THOROUGHLY AFTER PLANTING.
3. LIFT, CARRY AND SET THE TREE BY THE ROOTBALL ONLY. DO NOT LIFT USING THE TREE TRUNK OR USE TREE TRUNK AS A LEVER.
4. DO NOT USE TREE WITH BROKEN OR CRACKED ROOTBALL.
5. TREES OF THE SAME SPECIES SHALL BE MATCHED IN GROWTH CHARACTER AND UNIFORMITY.
6. IF HEAVY CLAY OR A RESTRICTIVE HARD PAN IS ENCOUNTERED, AUGER 6" DIAMETER DRAINAGE HOLES, 2'-0" APART, INTO FREE-DRAINING STRATA OR TO A DEPTH OF 3'-0" BELOW BOTTOM OF ROOTBALL HOLE.
7. BACKFILL MIX TO BE THE EXCAVATED NATIVE SOIL, UNLESS EXISTING SOIL IS UNSUITABLE. UNSUITABLE SOIL IS CLAY, SANDY, ROCKY OR COMPACTED SOIL. BACKFILL FOR UNSUITABLE SOIL SHALL BE 1 PART HUMUS TO 3 PARTS TOPSOIL.
8. REMOVE EXCESS EXCAVATED SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.

TREE PLANTING – DETAIL A

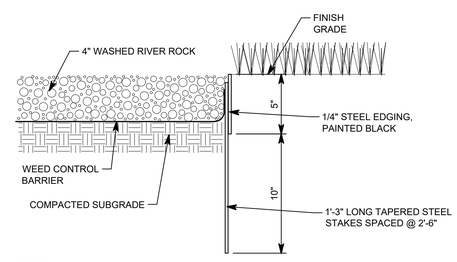
3/4" = 1'-0"



NOTES:
1. TRENCH EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN MULCHED PLANTING BEDS & LAWN AREAS. THE EDGE SHALL CREATE A SMOOTH AND EVEN LINE AS SHOWN ON PLANS.
2. PLACE SOIL FROM TRENCH EDGE WITHIN BED.
3. TRENCH BED EDGE SHALL BE USED AT THE EDGES OF ALL MULCHED PLANTING BEDS THAT ABUT LAWN AREAS FOR CONTAINMENT.

TRENCH BED EDGE – DETAIL B

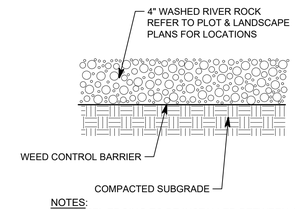
1" = 6"



NOTES:
1. STEEL EDGING COLOR TO BE BLACK.
2. STEEL EDGING TO BE INSTALLED BETWEEN ALL WASHED RIVER ROCK BEDS AND LAWN AREAS.
3. STEEL EDGING TO BE INSTALLED FLUSH WITH ADJACENT FINISHED GRADE.
4. WEED CONTROL BARRIER TO BE NONWOVEN GEOTEXTILE FILTER FABRIC PER SPECIFICATIONS.

STEEL EDGING - DETAIL D

1" = 6"



NOTES:
1. STEEL EDGING TO BE INSTALLED BETWEEN ALL WASHED RIVER ROCK BEDS AND LAWN AREAS.
2. WEED CONTROL BARRIER TO BE NONWOVEN GEOTEXTILE FILTER FABRIC PER SPECIFICATIONS.

WASHED RIVER ROCK BED - DETAIL C

1" = 6"

811
Know what's **below.**
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Call 48 hours or 2 working days before you dig.
It's Fast, It's Easy and It's the Law in the state of Indiana!

CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

TLF

TLF, INC.
3901 West 86th Street, Suite 200
Indianapolis, Indiana 46268
Phone: 317-334-1500
Fax: 317-334-1552

Certified By:

REVISIONS

LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

Title:

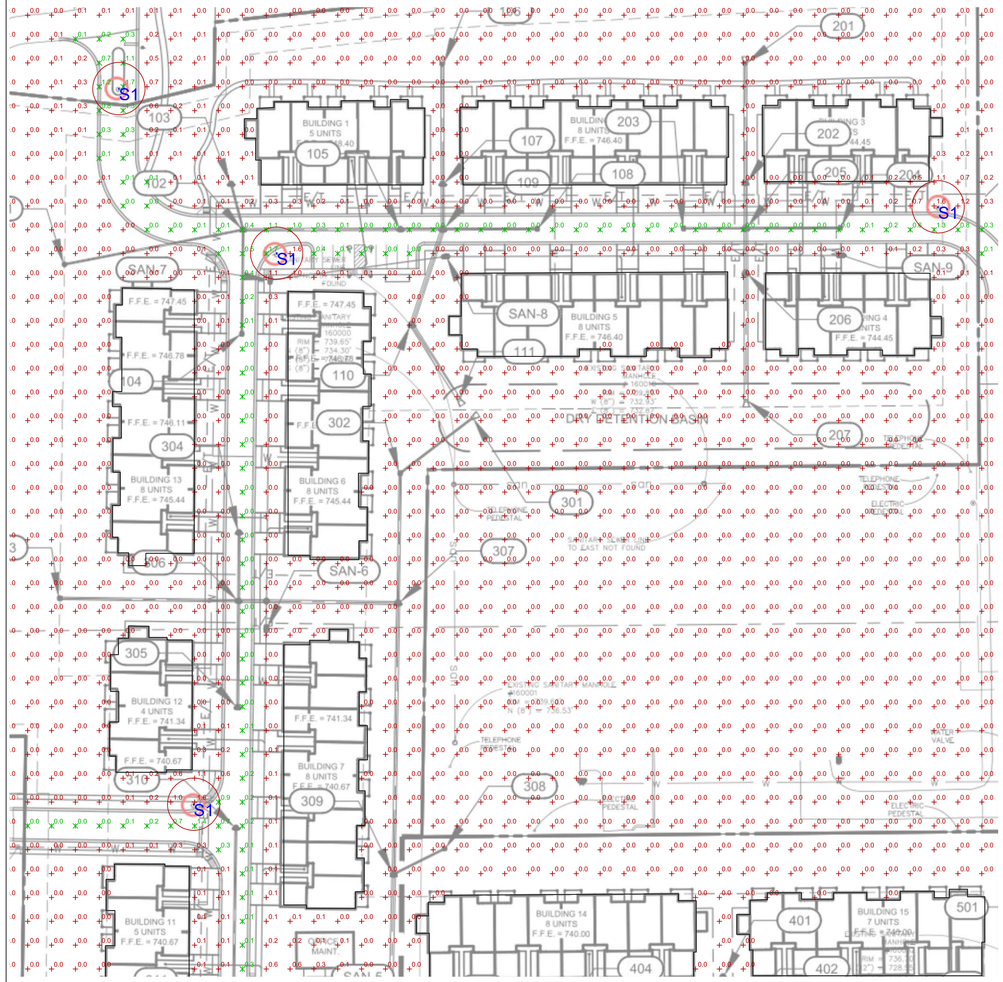
LANDSCAPE DETAILS

Sheet No.:

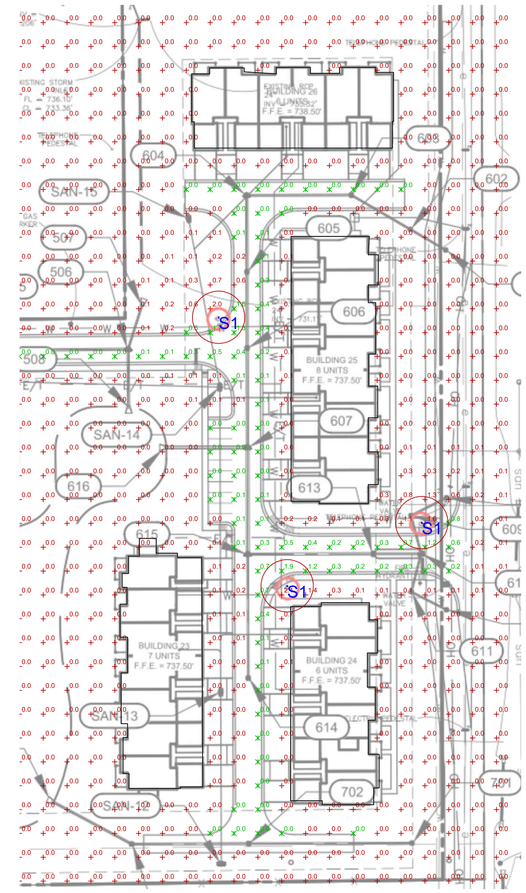
L200

Drawing Path: P:\2020\490\493\CAD\Civil\Active\16-2020-493_LANDSCAPE DETAILS_L200.dwg
Plotted By: dschmur Time of Plot: 6/10/21 - 11:47am Last Edited: 6/9/21 - 4:24pm

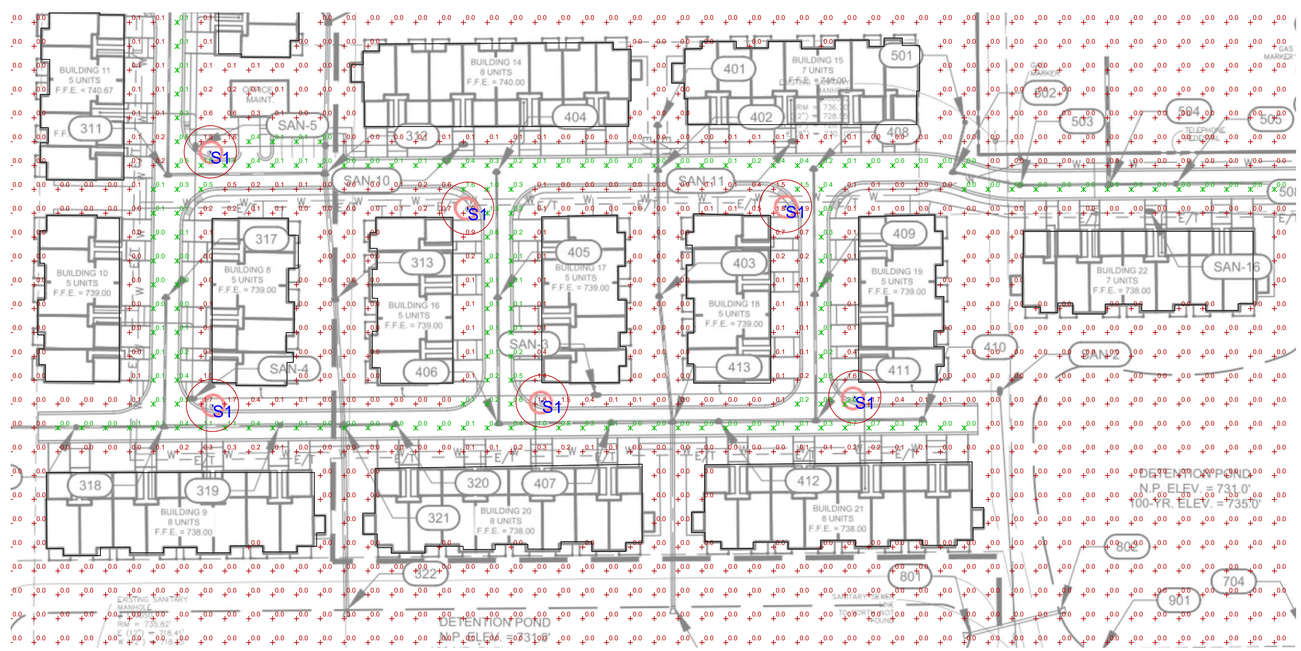
NORTHWEST CORNER:



SOUTHEAST CORNER:



SOUTHWEST CORNER:



LIGHTING PHOTOMETRIC
SCALE : 1" = 60FT

Disclaimer
This lighting submittal is strictly based on the information provided to LIGHTsource, and is provided without warranty as to accuracy, completeness, reliability or otherwise. If the information (including but not limited to, the layout, dimensions, specifications, and any other specifications) provided to Acuity Brands is incomplete or not current (i.e., newer versions exist), the accuracy of proposed design may be adversely affected. Once this lighting submittal is received by the customer or end-user (as applicable) it is the obligation of the customer or end-user (as applicable) to consult with a professional engineering advisor to determine whether the proposed design meets the applicable project requirements for lighting system performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will LIGHTsource be responsible for any loss resulting from any use of any information contained in this lighting submittal.

GENERAL NOTES

GENERAL PLAN NOTES:

- MH: 17.5'
- POINTS CALCULATED AT: GRADE
- LIGHT LOSS FACTOR: AS NOTED

No.	Revision/Issue	Date

Firm Name and Address
LIGHTsource
THE LIGHTING & CONTROLS EXPERTS
8719 CASTLE PARK DRIVE
INDIANAPOLIS, IN 46256
WWW.LIGHTSOURCEINDIANA.COM
p:317-598-6900

Project Name and Address
THE LINKS AT FRANKLIN
SITE LIGHTING PHOTOMETRIC

Drawn By: ARH
Scale: As Noted
Date: 6/9/21
Drawing #: **LS-21-2085**
Sheet No.: **E101**

ANP Lighting — Specifications LF1544

Project:
Fixture Type: Quantity:
Customer:

Specifications

Fitter: Fitter is durable 356 cast aluminum. All hardware provided shall be stainless steel or zinc plated steel.

Acorn Globe: Acorn Globes available in clear stipple or white stipple with decorative spun aluminum top.

Fixture Mounting: Post Mount: Post Cap with set screws. Fits 3" and 4" poles.

Drivers: Universal voltage 120-277 is standard. 0-10V dimming is standard for LED platforms and towers.

See page 2 table for LED engine and driver specs, voltage and dimming protocols

Electrical: Approximately 12" of pull wire extends from luminaire. Additional pull wire provided for post mount arms and wall mounts.

Finish: A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion.

Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

Modifications: Consult factory for custom or modified designs.

LF1544
LED

Weight: 21 lbs
EPA: 1.76

Catalog Logic: LF1544 - 12 - CL - T042LD4 - D - T5 - 40K - PC - FIN02 - WM2141 - 72
(Luminaire Series, Cage, Lens, Light Source & Wattage, Dimming, Optic, CCT, Accessories, Finial, Mounting, Finish)

Catalog Number: LF1544 | 1 | 2 | 3 | 4: D | 5 | 6 | – 7 | – 8 | – 9 | 10

1 OPTIONAL CAGES
See Page 3 for Style/Design
- 11, 12, 13, 14, 15
- 21, 22, 23, 24, 25
- 31, 32, 33, 34, 35
- 41, 42, 43, 44, 45

2 LENS
- CL (Clear Stipple Polycarbonate)
- WH (White Stipple Polycarbonate)

3 LIGHT SOURCE & WATTAGES
- P029LD4 (29w Platform; 400ma Driver)
- P046LD4 (46w Platform; 400ma Driver)
- T042LD4 (42w Tower; 400ma Driver)
- T073LD4 (73w Tower; 400ma Driver)
- T104LD4 (104w Tower; 400ma Driver)

4 DIMMING
D (Dimming)
See page 2 table for LED engine and driver specs, voltage and dimming protocols.

5 OPTICS

Platform	Tower
T2 (Type II)	T5 (Type V)
T3 (Type III)	
T5 (Type V)	

6 COLOR TEMPERATURE (CCT)

Platform	Tower
27K (2700K)	-
30K (3000K)	-
35K (3500K)	-
40K (4000K)	40K (4000K)

7 ACCESSORIES
- HSS90 (90° House Side Shield, polished)
- HSS120 (120° House Side Shield, polished)
- PHSS90 (90° House Side/Uplight Shield, polished)
- PHSS120 (120° House Side/Uplight Shield, polished)
- *EMG-LED20HV (20w, High Voltage LED Emergency Driver, remote placement, for use with Platforms and Towers, 78w or less)
- HLMSPC-06 (High-Low Motion Sensor/Photocell; 15' - 30' Sensor Mounting Height)
- HLMSPC-10 (High-Low Motion Sensor/Photocell; 8' - 15' Sensor Mounting Height)
- PC (Button Photo Cell)
- RNR (Reinforcing Neck Ring)
- SP (Surge Protector, 10kA & 10kV)
- TLPC (Twist Lock photo cell, includes receptacle & photo cell)
- TL (Twist Lock receptacle only)
- TL5 (5-pin Twist Lock receptacle)
- TL7 (7-pin Twist Lock receptacle)

*For Emergency lumen output data, see Resources section at www.ANPlighting.com.

8 OPTIONAL FINIALS
*See Page 4 for Style/Size
FIN02, FIN04, FIN05, FIN06, FIN10, FIN12, FIN15, FIN18, FIN28, FIN39, FIN41, FIN42, FIN48, FIN64, FIN70

9 MOUNTING SOURCE

Post Mount Arms *See Page 4 for Style/Size		Wall Mount Arms *See Page 4 for Style/Size	
PA5151	PA8711	WM2141	WM8581
PA5171	PA8831	WM2211	WM8831
PA5411		WM3351	
PA5621		WM4511	
PA5651		WM5131	
PA6211		WM5161	
PA7911		WM5311	
PA8031		WM5601	
PA8521		WM7411	
PA8571		WM8011	

Column Mount *See Page 4 for Style/Size
CM Column Mount

10 FINISHES

Standard Grade	Marine Grade		Standard Grade	Marine Grade	
40	NA	Raw Unfinished	53	100	Copper Clay
41	101	Black	56	109	Silver
42	102	Forest Green	61	106	Black Verde
43	114	Bright Red	70	118	Painted Chrome
44	107	White	71	105	Painted Copper
45	112	Bright Blue	72	108	Textured Black
46	123	Sunny Yellow	73	125	Matte Black
47	120	Aqua Green	76	121	Textured Architectural Bronze
49	NA	Galvanized	77	127	Textured White
50	111	Navy	78	124	Textured Silver
51	103	Architectural Bronze	10	130	Aspen Green
52	104	Patina Verde	11	131	Cantaloupe
12	133	Lilac	13	132	Putty

Consult factory for additional paint charges and availability

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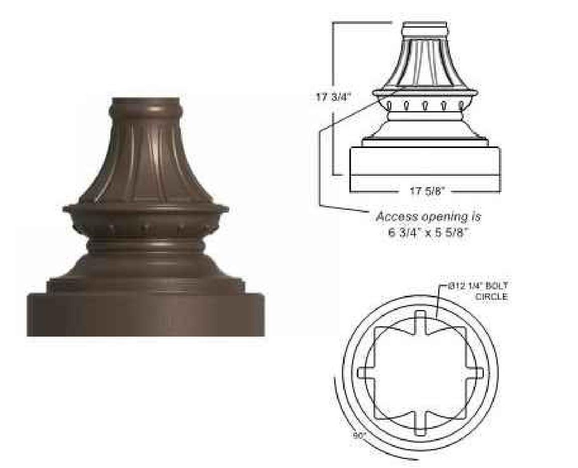
ANP Lighting — Specifications CB1501

Project:
Fixture Type: Quantity:
Customer:



Specifications

Material: All parts are durable 356 cast aluminum and high strength extruded aluminum.

Shafts are available in 3", 4", and 5" diameter and wall thickness of .125 or .188.

All hardware provided shall be stainless steel or zinc plated steel.

Mounting: Standard anchor bolts provided are 3/4" x 18" x 3". Bolts, nuts and washers shall be hot dipped galvanized steel.

Bolt pattern diameter is 12 1/4".

Access Hand access opening and cover are provided in cast base. Hand hole cover is secured by two stainless steel machine screws. (Tamper-proof screws provided upon request). See drawing for position of hand hole.

8 3/8" bottom hole provided for conduit access.

Grounding All cast bases are provided with an aluminum grounding lug integrated to inner wall of shaft, 180 degrees to hand hole. Grounding lug is drilled and tapped to accommodate ¼-20 stainless steel machine screw.

Pole Height Maximum pole height is 16 feet.

Finish: A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion.

Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

Modifications: Consult factory for custom or modified designs.

CB1501

Weight: 34.5 lbs
Anchor Bolts: 4

Catalog Logic: CB1501 - 5S16.188 - GFI20 - 72
(Cast Base, Shaft, Accessory, Finish)

Catalog Number: CB1501 – 1 – 2 – 3

Additional heights and pole diameters may be available. Contact factory for your specific needs.

1 Smooth Shaft Catalog No.	1 Fluted Shaft Catalog No.	Shaft Diameter	Finished Height	Wall Thickness
3S8.125	3F8.125	3"	8'	.125
3S9.125	3F9.125	3"	9'	.125
3S10.125	3F10.125	3"	10'	.125
-	-	-	-	-
3S10.188	3F10.188	3"	10'	.188
3S11.188	3F11.188	3"	11'	.188
3S12.188	3F12.188	3"	12'	.188
-	-	-	-	-
4S10.125	-	4"	10'	.125
4S11.125	-	4"	11'	.125
4S12.125	-	4"	12'	.125
4S13.125	-	4"	13'	.125
4S14.125	-	4"	14'	.125
-	-	-	-	-
-	4F10.188	4"	10'	.188
-	4F11.188	4"	11'	.188
4S12.188	4F12.188	4"	12'	.188
4S13.188	4F13.188	4"	13'	.188
4S14.188	4F14.188	4"	14'	.188
-	-	-	-	-
5S12.125	-	5"	12'	.125
5S13.125	-	5"	13'	.125
5S14.125	-	5"	14'	.125
5S15.125	-	5"	15'	.125
5S16.125	-	5"	16'	.125
-	-	-	-	-
5S12.188	5F12.188	5"	12'	.188
5S13.188	5F13.188	5"	13'	.188
5S14.188	5F14.188	5"	14'	.188
5S15.188	5F15.188	5"	15'	.188
5S16.188	5F16.188	5"	16'	.188

2 ACCESSORIES
- GFI15 (15 amp GFCI receptacle outlet)
- GFI20 (20 amp GFCI receptacle outlet)
- GFI-WPU (20 amp GFCI receptacle with weather proof in-use cover)
- BAA (Cast Banner Arm A for 24" wide banner)
- BAB (Cast Banner Arm B for 30" wide banner)
- BAC (Cast Banner Arm C for 30" wide banner)
- LR1 (Cast Ladder Rest 1)
- LR3 (Cast Ladder Rest 3)
- LR4 (Cast Ladder Rest 4)
- LR5 (Cast Ladder Rest 5)
- SIGN A (Cast Sign A; 30" x 9", 8 letters/numbers on one line; requires Banner Arm to hang)
- SIGN B (Cast Sign B; 31" x 7", 12 letters/numbers on one line; requires Banner Arm to hang)
- SIGN C (Cast Sign C; 27" x 11", two rows of 8 letters/numbers on each line, requires Banner Arm to hang)
- SIGN D (Cast Sign D; 11" x 6 1/2", 4 letters/numbers on one line)
- SIGN E (Cast Sign E; comes with pole clamp, 24 1/2" x 6", 9 letters/numbers on one line)
- FPH1 (Flag Pole Holder)
- TP (Tamper Proof Screws)

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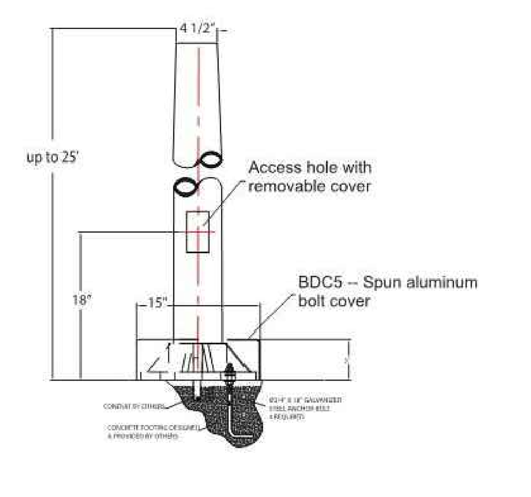
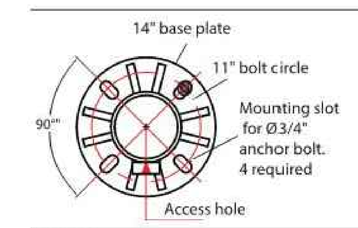
ANP Lighting — Bolt Down Round Aluminum Tapered Poles

Project:
Fixture Type: Quantity:
Customer:





MOUNTING DETAIL
Various heights and fixture configurations may require a different bolt circle. Consult factory for specific bolt circle required.

Material
Aluminum pole bases and base plates shall be cast from 356 aluminum alloy. Shafts shall be extruded 6061-T6 aluminum. Available in 3", 4", 5" or 6" diameter. Wall thickness 0.125" or 0.188".

Mounting
Four anchor bolts provided are ¾"x18". Anchor bolts, nuts and washers are hot dipped galvanized steel. Spun aluminum bolt cover provided.

Access
All poles are provided with a hand access opening and cover. Hand hole cover is secured by two stainless steel machine screws. (Tamper-proof screws provided upon request).

Grounding
All poles are provided with an aluminum grounding lug integrated to inner wall of shaft, 180 degrees to hand hole. Grounding lug is drilled and tapped to accommodate ¼-20 stainless steel machine screw.

Pole Height
Maximum pole height is 25-feet.

Accessories
Banner arms, ladder rests, signage, flag pole holder and GFI receptacles are optional.

Finish
A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion.
Marine grade finish provides superior salt, humidity, and UV protection. This coating withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

Catalog Logic: BD6-4.5TPS25.188 - BAA - CCS2902 - 41
(Pole, Accessory, Clamshell, Finish)

Catalog Number: 1 – 2 – 3 – 4

1 Item Number	OD	Height	Wall	80 MPH	100 MPH
BD4-3TPS10	3.00"	10'	.125	10.40	6.10
BD4-3TPS12	3.00"	12'	.125	7.90	4.30
BD4-3TPS14	3.00"	14'	.125	5.80	2.70
BD5-3TPS16	3.00"	16'	.125	4.60	2.10
BD5-3TPS18	3.00"	18'	.125	2.90	1.30
BD6-4.5TPS20	4.50"	20'	.188	11.90	7.10
BD6-4.5TPS25	4.50"	25'	.188	6.90	3.80

12152017

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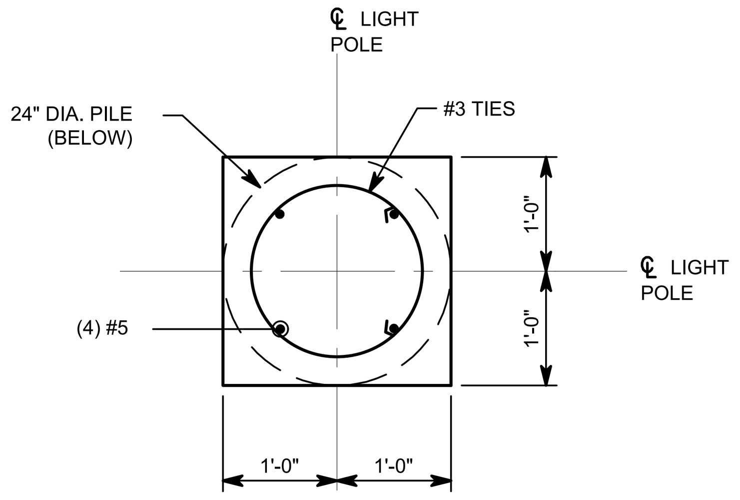
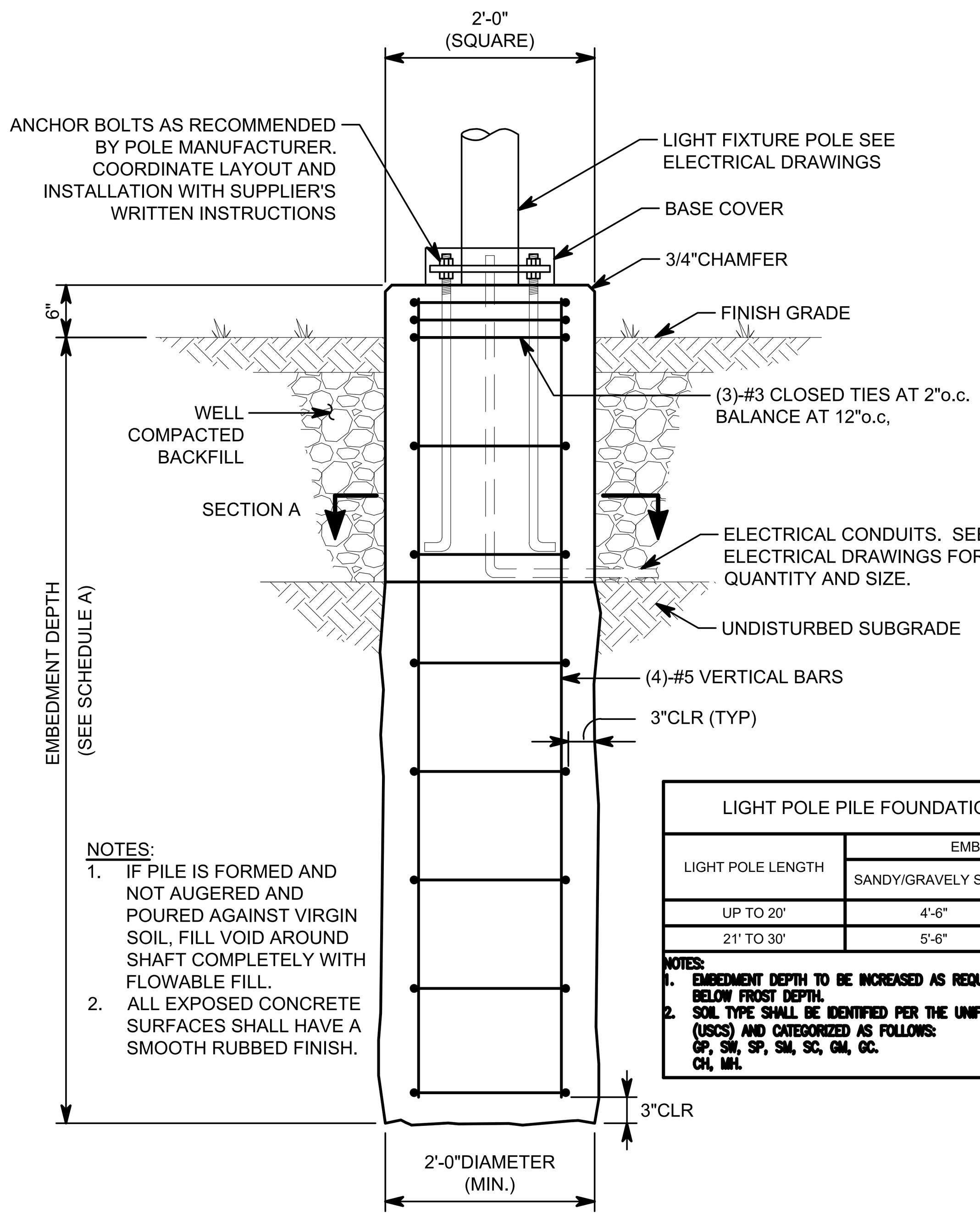


SECTION A
3/4" = 1'-0"



NOTES:
1. IF PILE IS FORMED AND NOT AUGERED AND POURED AGAINST VIRGIN SOIL, FILL VOID AROUND SHAFT COMPLETELY WITH FLOWABLE FILL.
2. ALL EXPOSED CONCRETE SURFACES SHALL HAVE A SMOOTH RUBBED FINISH.

LIGHT POLE PILE FOUNDATION - SCHEDULE A

LIGHT POLE LENGTH	EMBEDMENT DEPTH	
	SANDY/GRAVELY SOILS	CLAYEY SOILS
UP TO 20'	4'-6"	7'-6"
21' TO 30'	5'-6"	8'-6"

NOTES:
1. EMBEDMENT DEPTH TO BE INCREASED AS REQUIRED TO BEAR BELOW FROST DEPTH.
2. SOIL TYPE SHALL BE IDENTIFIED PER THE UNIFIED SOIL CLASSIFICAITON SYSTEM (USCS) AND CATEGORIZED AS FOLLOWS: SANDY/GRAVELY SOILS: GW, GP, SW, SP, SM, SC, GM, GC. CLAYEY COILS = CL, ML, CH, MH.

LIGHT POLE PILE FOUNDATION DETAIL
3/4" = 1'-0"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PavedArea_Grade		0.2 fc	2.0 fc	0.0 fc	N/A	N/A
Site_Grade		0.0 fc	2.1 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
	S1	13	ANP	LF154445CLP046LD4DT 540K	100W, 5000K, 14,000 LUMEN, 120-277V, ACORN CAST ALUMINUM FINAL 16' TAPERED POLE	14796	0.95	103.34

TLF, INC.
3901 West 86th Street, Suite 200
Indianapolis, Indiana 46268
Phone: 317-334-1500
Fax: 317-334-1552

Certified By:

REVISIONS

LEVEL	DESCRIPTION	DATE

Project No.: 2020-493
Date: 06/10/2021
Designed By: DBS
Drawn By: DBS
Checked By: BNH

THE LINKS AT FRANKLIN
MULTIPRO, LLC

STATE ROAD 44
FRANKLIN, INDIANA

Title:
SITE LIGHTING DETAILS

Sheet No.:
E102

Drawing Path: P:\2020\400\493\CAD\Civil\Active\17-2020-493_SITE LIGHTING DETAILS_E102.dwg
Plotted By: dschnur Time of Plot: 6/10/21 - 11:47am Last Edited: 6/9/21 - 2:09pm