

BOARD OF PUBLIC WORKS AND SAFETY
Agenda Request Form

(Form B-01-2012)

Organizations and individuals are asked to submit a request form and supporting documents to be placed on the agenda. You will be contacted by the City confirming the date of the meeting in which your request will be heard. Please make sure that your contact information is accurate in case we need to get in touch with you. The Board of Works meets on the 1st and 3rd Monday of each month at 5:00 p.m. in City Hall located at 70 E. Monroe Street.

Date Submitted: 4/27/22

Meeting Date: 5/16/22

Contact Information:

Requested by: Connor Blaker - Project Manager

On Behalf of Organization or Individual: CPM Construction, Inc.

Telephone: (317) 504-6531

Email address: cblaker@cpmconstruction.com

Mailing Address: 10053 Hague Rd. Indianapolis, IN 46256

Describe Request:

Requesting approval of temp fence plan which would encompass a section of the alley to the west of the project as well as the side walk and parallel parking spots along main to uphold safety.

List Supporting Documentation Provided:

Attached PDF, "150 S. Main Condos - Temp Fence Plan"

Who will present the request?

Name: Connor Blaker

Telephone: (317) 504-6531

In order for an individual and/or agency to be considered for new business on the Board of Works agenda, this reservation form and supporting documents must be received in the Mayor's office no later than 4:00 p.m. on the Wednesday before the meeting.

GENERAL NOTES:

- WHEREVER A CONFLICT OR DEFICIENCY OCCURS BETWEEN THE CONSTRUCTION STANDARDS AND SPECIFICATIONS ON THESE CONSTRUCTION DRAWINGS AND THE STANDARDS ADOPTED BY THE CITY OF FRANKLIN, THE CITY OF FRANKLIN STANDARDS OR SPECIFICATIONS SHALL APPLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE TOWN, COUNTY OR STATE AGENCIES PRIOR TO STARTING ANY CONSTRUCTION.
- ALL DIMENSIONS SHOWN ARE MEASURED TO THE FACE OF CURB, UNLESS OTHERWISE SHOWN.
- DIMENSIONS TO THE BUILDING ARE MEASURED TO THE EXTERIOR OF THE FOUNDATION WALL UNLESS OTHERWISE SHOWN.
- BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE. REFER TO RECORDED PLATS AND SURVEYS FOR ADDITIONAL PROPERTY INFORMATION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS.
- CONTRACTORS SHALL CONSULT ARCHITECTURAL, PLUMBING AND ELECTRICAL PLANS FOR: INVERT ELEVATIONS AND EXACT LOCATION OF DOWNSPOUTS, WATER LINES GAS LINES, TRANSFORMER'S PAD OR POLE, AND BUILDING DIMENSIONS.
- ALL GRASS AND/OR SHRUBBERY DISTURBED BY NEW CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUAINT HIMSELF WITH SUBSOIL CONDITIONS.
- TOPSOIL SHALL BE STRIPPED FROM ALL AREAS TO EXPOSE PAVING AND FROM WITHIN THE LIMITS OF PROPOSED BUILDINGS AND STRUCTURES. TOPSOIL SHALL BE STRIPPED TO THE DEPTH OF 6 INCHES.
- TOPSOIL SHALL BE PLACED TO A DEPTH OF 4 TO 6 INCHES IN ALL AREAS TO BE SEEDDED OR SOODED PER THE STORM WATER POLLUTION PREVENTION SPECIFICATIONS.
- EXCESS TOPSOIL SHALL BE REMOVED FROM SITE OR BE PLACED IN MOUNDING AREAS AND NONSTRUCTURAL FILL AREAS.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDDED, SOODED AND/OR LANDSCAPED.
- FINAL GRADES AT THE PROJECT BOUNDARY SHALL MATCH EXISTING ELEVATIONS UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL PERFORM AN EARTHWORK QUANTITY ANALYSIS PRIOR TO COMMENCING CONSTRUCTION TO CONFIRM SUCH QUANTITIES WITH THE ENGINEER. ADJUSTMENTS TO PROPOSED FINISH GRADES BASED UPON THE EARTHWORK QUANTITY ANALYSIS SHALL BE APPROVED BY THE ENGINEER.
- CONSTRUCTION OF ALL SEWER LINES AND STRUCTURES SHALL BE IN ACCORDANCE WITH LOCAL AND STATE CODE, RULES AND REGULATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING ANY CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO STARTING ANY CONSTRUCTION.
- ALL UTILITY CROSSINGS OR TRENCHES WITHIN (5) FEET OF THE EDGE OF OR PAVEMENT SHALL BE BACKFILLED TO THE SUB-GRADE WITH GRANULAR MATERIAL. THE UPPERMOST 48" OF GRANULAR MATERIAL SHALL BE #53 STONE) AND COMPACTED IN SIX INCH LIFTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION, SIZE, AND ELEVATION OF EXISTING UTILITIES, STRUCTURES, PIPES, PAVEMENTS, ETC. AS RELATED TO THEIR WORK. NOTIFY ENGINEER OF ANY CONFLICT AND/OR DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
- THE PLANS SHOW THE LOCATION OF ALL KNOWN UTILITIES LOCATED WITHIN THE LIMITS OF THE CONTRACT ACCORDING TO INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES. PREVIOUS CONSTRUCTION PLANS AND AS EVIDENCED BY OBSERVATION OF ABOVE GROUND CONDITIONS BY THE SURVEYOR. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED.
- THE STORM SEWER PIPE SYSTEM IS PRIVATELY OWNED AND MAINTAINED.
- ALL PAVEMENT PATCHING DUE TO UTILITIES 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 BY THE CONTRACTOR DURING THE WORK.
- THE PAVING/SUBGRADE CONTRACTOR SHALL NOTIFY THE ENGINEERING DEPARTMENT (317) 736-3831 AT LEAST 24 HOURS PRIOR TO PROOF ROLL ON THE PROPOSED STREETS WITHIN PUBLIC RIGHT OF WAY.
- ALL TRAFFIC CONTROL SIGNAGE AND DEVICES SHALL MEET I.M.U.C.T.D. STANDARDS.

NOTICES AND PERMITS

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OF THE PERMITS FROM THE CITY OF FRANKLIN AND/OR STATE AGENCIES PRIOR TO STARTING ANY CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING ANY CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO STARTING ANY CONSTRUCTION.

LEGAL DESCRIPTION

LOT 77 IN THE ORIGINAL PLAT OF THE TOWN, NOW CITY OF FRANKLIN AN ADDITION TO THE CITY OF FRANKLIN AS REDWOOD PLAT BOOK 1 PAGE 1 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

PROPERTY LINES, DIMENSIONS AND EASEMENTS ARE PER THE ALIQUOT AND LAND TITLE SURVEY PREPARED BY PROJECTS PLUS D.B.A. GREENWOOD SURVEYING COMPANY, DATED APRIL 16, 2021. TOPOGRAPHICAL INFORMATION INCLUDING UTILITIES, ARE PER THE TOPOGRAPHIC SURVEY PREPARED BY PROJECTS PLUS D.B.A. GREENWOOD SURVEYING COMPANY.

General Contractor is requesting permission from the board of works to approve the placement of the temp fence area to include the alleyway along the west side of the project between our building and public parking lot. Also to allow staging room for a dumpster and unloading area, as well as keep things safe for the public, we are requesting approval to install our fence around the sidewalk and the parallel parking spots along Main street (just the width of the construction property).

This line indicates the temp fence placement.

CONSTRUCTION KEYNOTES

- [A]** PROPOSED ASPHALT PAVEMENT
[B] PROPOSED CONCRETE SIDEWALK
[C] PROPOSED CONCRETE PARKING BUMPER
[D] PROPOSED CONCRETE DUMPSTER PAD
[E] PROPOSED 6' x 9' ENCLOSED DUMPSTER
[H] PROPOSED BUILDING SUPPORT (SEE ARCHITECTURAL PLANS)
[J] PROPOSED GRASS AND MULCH AREA
[K] EXISTING ASPHALT PAVEMENT TO BE PROTECTED
[L] EXISTING CONCRETE CURB TO BE PROTECTED
[M] EXISTING CONCRETE SIDEWALK TO BE PROTECTED
[N] EXISTING POWER POLE TO BE PROTECTED
[O] EXISTING BRICK SHED TO BE PROTECTED
[P] EXISTING FENCE TO BE PROTECTED
[Q] EXISTING LANDSCAPING TO BE PROTECTED
[R] PROPOSED DECIDUOUS TREE TO BE PLANTED
[S] PROPOSED CONCRETE-FILLED BOLLARD

SITE DATA:

GENERAL:
CONSTRUCTION AREA - 0.238 ACRES

PARKING:
PARKING REQUIRED : 24 PARKING SPACES (INCLUDING 1 ACCESS SPACE
PARKING PROVIDED : 24 PARKING SPACES (INCLUDING 1 ACCESS SPACE

ZONING DATA:
ZONING DISTRICT: MID - MIXED USE DOWNTOWN CENTER

ADJACENT ZONING CLASSIFICATIONS:
NORTH: MID - MIXED USE DOWNTOWN CENTER
WEST: MID - MIXED USE DOWNTOWN CENTER
SOUTH: MID - MIXED USE DOWNTOWN CENTER
EAST: MID - MIXED USE DOWNTOWN CENTER

FIRE DEPARTMENT NOTES:

- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS THE BRIMANOUS BASE AND BRICK LAYERS FOR ALL STREETS, DRIVERS AND PARKING LOTS TO BE INSTALLED AND ALL WATER MAINS AND HYDRANTS FOR THE SITE DEVELOPMENT MUST BE INSTALLED PER APPROVED SPECIFICATIONS AND MADE SERVICEABLE.
- PRIOR TO ISSUANCE OF ANY BUILDING PERMITS THE STONE SUB-BASE SHALL BE GRADED AND COMPACTED IN COMPLIANCE WITH FIRE DEPARTMENT SPECIFICATIONS. A PROOF ROLL SHALL BE WITNESSED BY THE FIRE DEPARTMENT OR THEIR DESIGNEE. THE FRANKLIN FIRE DEPARTMENT SHALL BE NOTIFIED 24 HOURS PRIOR TO THE INSPECTION, 317-736-3650.

LEGEND:

- [S]** EXISTING SANITARY SEWER AND MANHOLE
[D] EXISTING STORM SEWER AND STRUCTURE
[PP] EXISTING OVERHEAD POWER AND POWER POLE
[T] EXISTING BURIED COMMUNICATION CABLE AND MANHOLE
[O] EXISTING FENCE
[R] PROPOSED DECIDUOUS TREE TO BE PLANTED
[A] PROPOSED ASPHALT PAVEMENT
[B] PROPOSED CONCRETE WALK OR PAD

KEY	PLANT COMMON NAME	MIN. SIZE	PLANT BOTANICAL NAME	QUANTITY	CATEGORY
R	RED MAPLE	2 1/2"	ACER RUBRUM	2	SHADE

SYMBOL	REQUIREMENT	QUANTITY
R	STREET TREE - TO BE IN ACCORDANCE WITH THE MOST CURRENT CITY OF FRANKLIN SUBORDINATION CONTROL ORDINANCE 6.15. a. ONE STREET TREE FOR EVERY 30' OF STREET FRONTAGE. b. MIN. OF 2 1/2" CALIBER AT 6" FROM TOP OF ROOT BALL. c. NOT WITHIN 30' OF AN INTERSECTION. d. NOT WITHIN 2' OF SIDEWALK, CURB OR PAVEMENT. e. NOT WITHIN 10' OF HYDRANT OR LATERAL. f. PERMITTED TREE TYPES PER APPROVED SPECIES LIST DESCRIBED IN THE PERMITTED STREET TREE TABLE.	2 TREES



DATE: _____
REVISION: _____
SYMBOL: _____
SCALE: AS SHOWN
OWN: _____
M.D.: _____
J.K.S.: _____
C.K.S.: _____

PROJECT: 150 S. MAIN STREET CONDOMINIUMS
CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA
TILE: _____
PROPOSED SITE CONDITIONS
AND LANDSCAPING PLAN

PROJECTS plus
GREENWOOD SURVEYING COMPANY
D.B.A. GREENWOOD SURVEYING COMPANY
1551 Appleton Road, Suite 100
Franklin, IN 47301
(317) 882-5003

SEAL: _____
JERRY K. SHULTZ
REGISTERED PROFESSIONAL SURVEYOR
No. 19419
STATE OF INDIANA
2/1/22

JOB NUMBER: 21016
SHEET: C201

10 SHEETS
DATE: FEBRUARY 4, 2022

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Call before you dig.
IT'S THE LAW.
Call 811 before you dig.