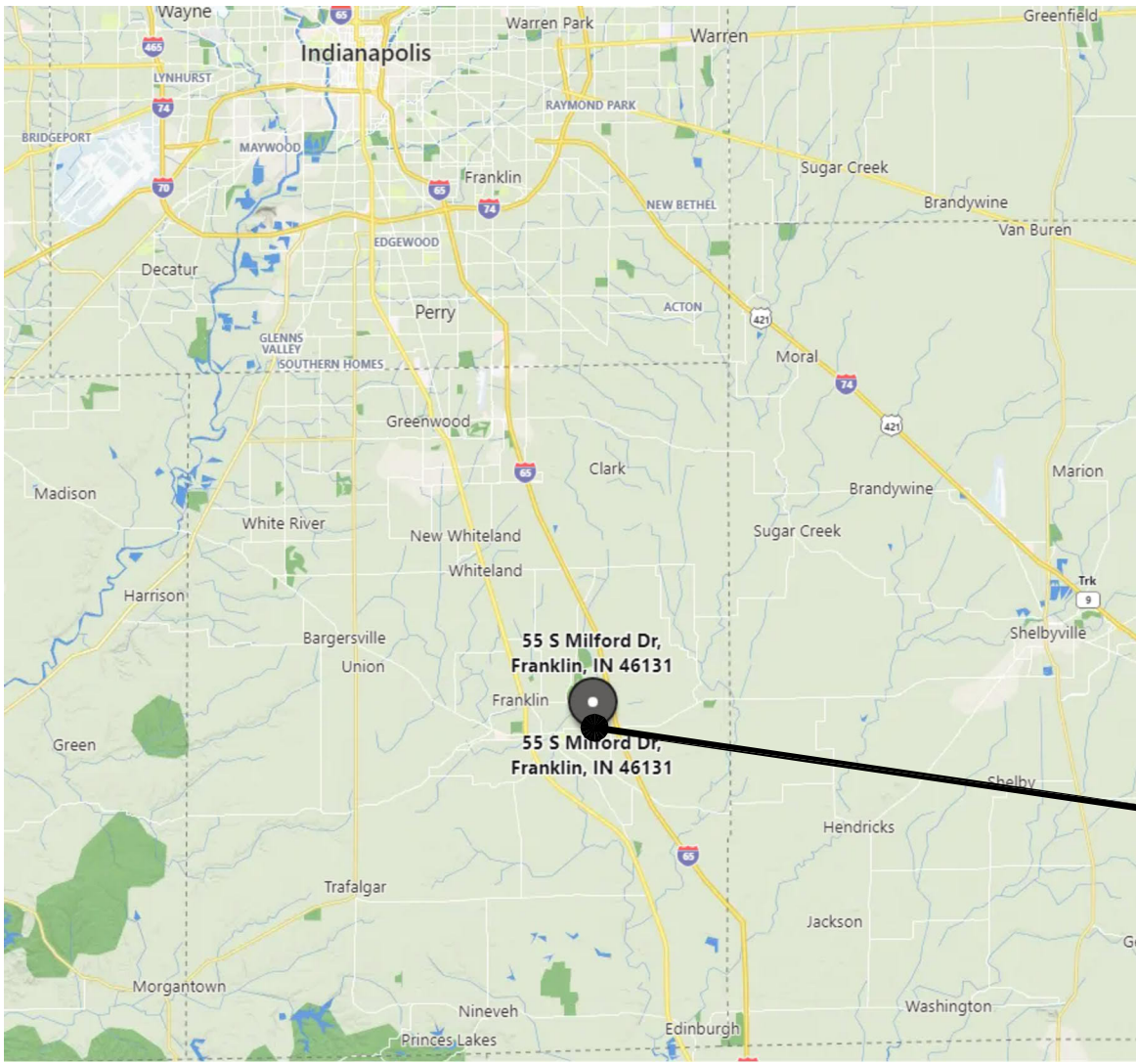
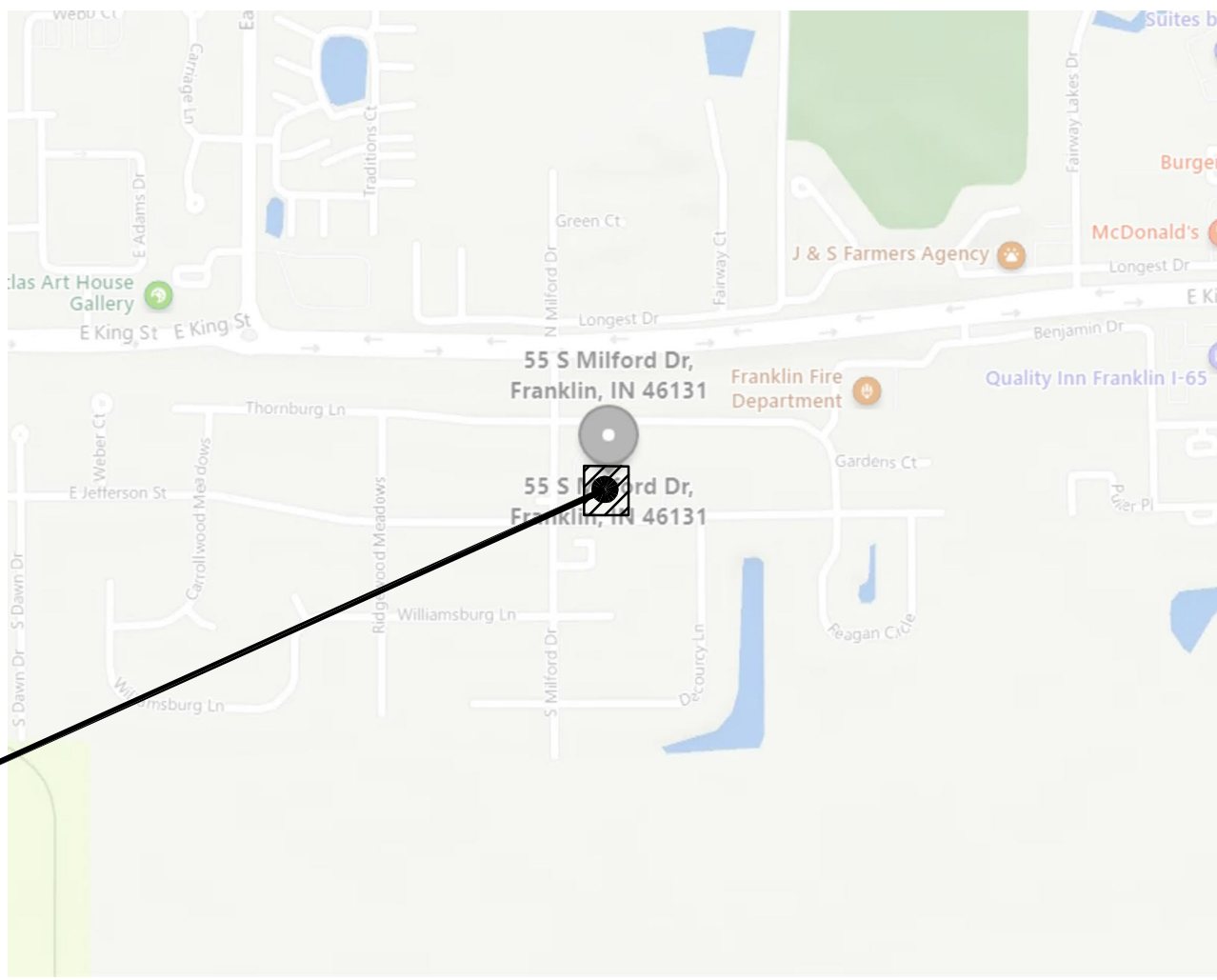


WINDROSE HEALTH

55 S MILFORD DRIVE FRANKLIN, IN 46131



VICINITY MAP



LOCATION MAP

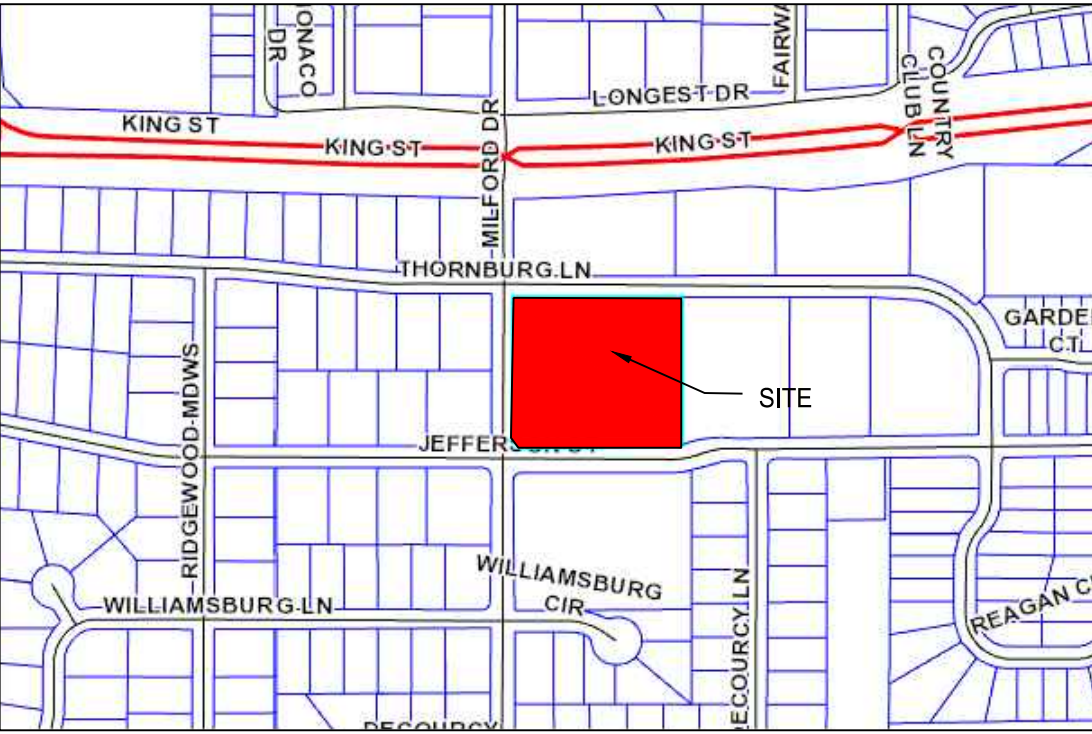
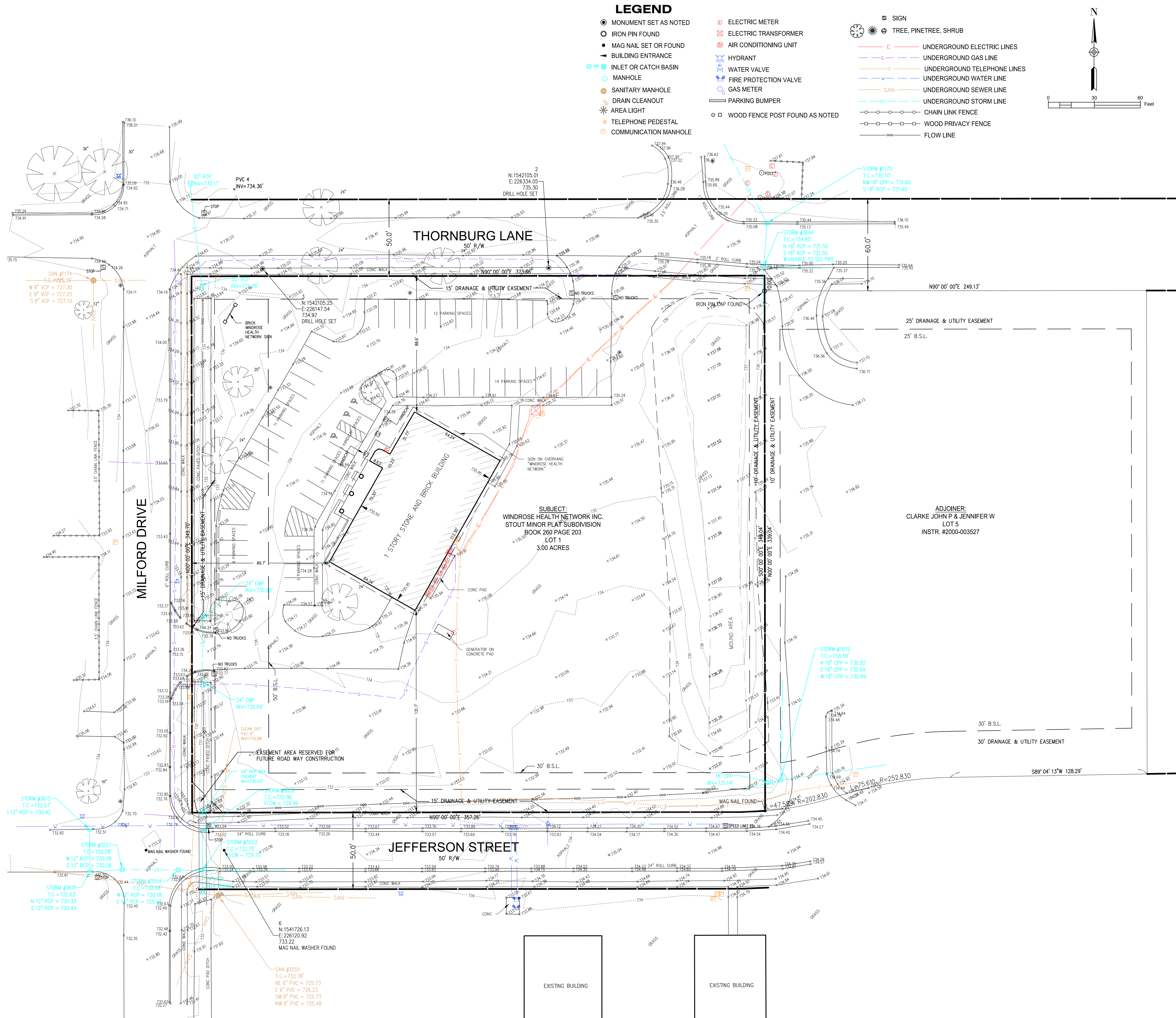
CONSTRUCTION DOCUMENTS

COVER SHEET		C300	SITE GRADING AND DRAINAGE PLAN
1 of 1	SURVEY	C400	SITE UTILITY PLAN
C001	PROJECT INFORMATION PLAN	C410	SITE UTILITY DETAILS
C100	STORMWATER POLLUTION PREVENTION PLAN	C411	SITE UTILITY DETAILS
C110	STORMWATER POLLUTION PREVENTION NOTES	C412	SITE UTILITY DETAILS
C111	STORMWATER POLLUTION PREVENTION DETAILS	C500	SITE IMPROVEMENT PLAN
C200	SITE DEMOLITION PLAN	C510	SITE IMPROVEMENT DETAILS
		C511	SITE IMPROVEMENT DETAILS
		C600	SITE LANDSCAPE PLAN
		C610	SITE LANDSCAPE PLAN & DETAILS

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Indianapolis, IN 46240
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www.jpconsultingengineers.com

JEFFREY R. BISCHOFF
No.
PE19900168
STATE OF
INDIANA
PROFESSIONAL ENGINEER
Jeffrey R. Bischoff

CONSTRUCTION
DOCUMENTS
6/9/2022
21JPSC87



LOCATION MAP N.T.S.

UTILITIES

This survey reflects above ground indications of utilities and information available from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although they are located as well as possible based upon the information provided. Except as indicated by invert elevations on sewer lines the surveyor has not physically located the underground utilities.

GAS
CENTERPOINT ENERGY (SOUTH)
(FORMERLY VECTREN)
JON EASTHAM
(765)287-2119
publicproject@centerpointenergy.com

TELEPHONE
CENTURYLINK (CTCL)
JOHN UNVERFERTH
(419)226-6342
john.c.unverferth@centurylink.com
944 S CENTRAL AVE.
LIMA, OH 45804

ELECTRIC
DUKE ENERGY
APRIL EDWARDS
(317)838-1564
du-dline-coord@duke-energy.com
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PLAINFIELD, IN 46268

CABLE TV
COMCAST CABLE (INDIANAPOLIS)
DON MCDUFFY
(317)776-5320
du-dline-coord@duke-energy.com
100 S MILL CREEK RD.
NOBLESVILLE, IN 46062

STORM
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(317)736-3640
sbrown@franklin.in.gov
1800 W 26TH ST.
FRANKLIN, IN 46131

SEWER, WATER
IN AMERICAN WATER
RYAN MOORE
(317)885-2404
inutilitycoordination@amwater.com
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RICK BOWEN
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EVANSVILLE, IN 47715

GENERAL NOTES:

This drawing is not intended to be represented as a retracement or original boundary survey, a route survey or a Surveyor Location Report.

The topographic data was gathered using 3D high definition laser scanning, and by global positioning equipment, utilizing the Real Time Kinematic Rovers on the Indiana GPS Network, NTRIP using State Plane NAD83 and NAVD88 Geoid12.

The elevations on natural surfaces are accurate to within 0.10 feet and on hard surfaces to within 0.05 feet.

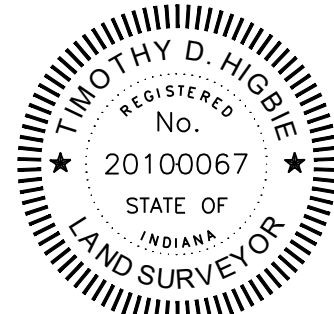
FLOOD STATEMENT

The accuracy of any Flood Hazard Data shown on this survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced flood insurance rate map. The Subject survey area lies within that Special Flood Hazard Zone X (areas outside of the annual 1% chance of flooding) per COMMUNITY PANEL # 18081C0232Dof the flood insurance rate maps for Johnson County, Indiana dated 8/2/2007.

CERTIFICATION

I, the undersigned hereby certify that to the best of my professional knowledge and belief that the within topographic survey plat accurately represents a survey performed under my supervision. The field survey was completed 12/15/2021.

Timothy D. Higbie
Timothy D. Higbie, P.S.
Professional Surveyor #20100067
State of Indiana
DATE: 12/15/2021
tim@surveyfirst.net



TOPOGRAPHIC SURVEY

WINDROSE HEALTH

55 S MILFORD DRIVE FRANKLIN, IN 46131
JOHNSON COUNTY, NEEDHAM TOWNSHIP

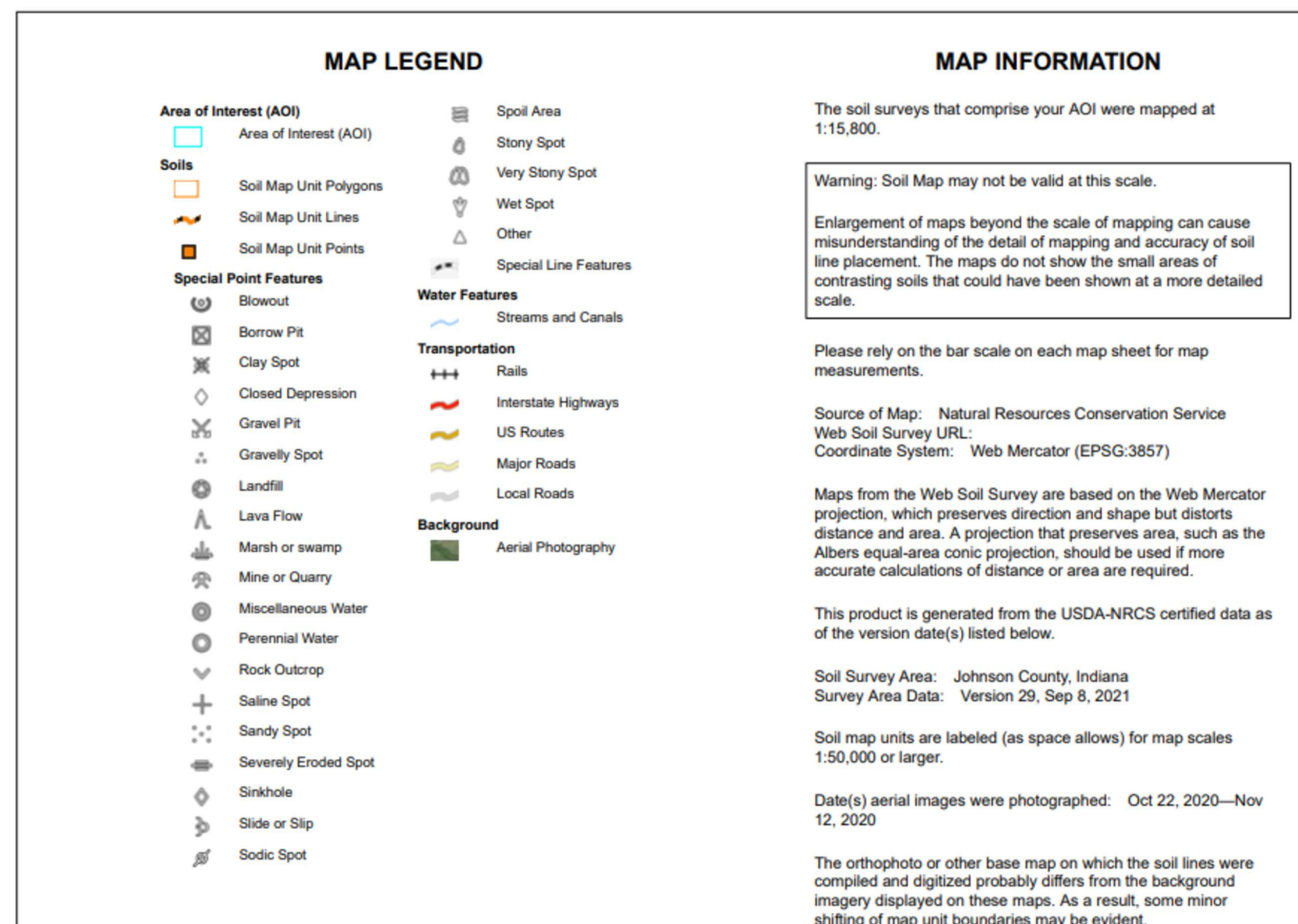
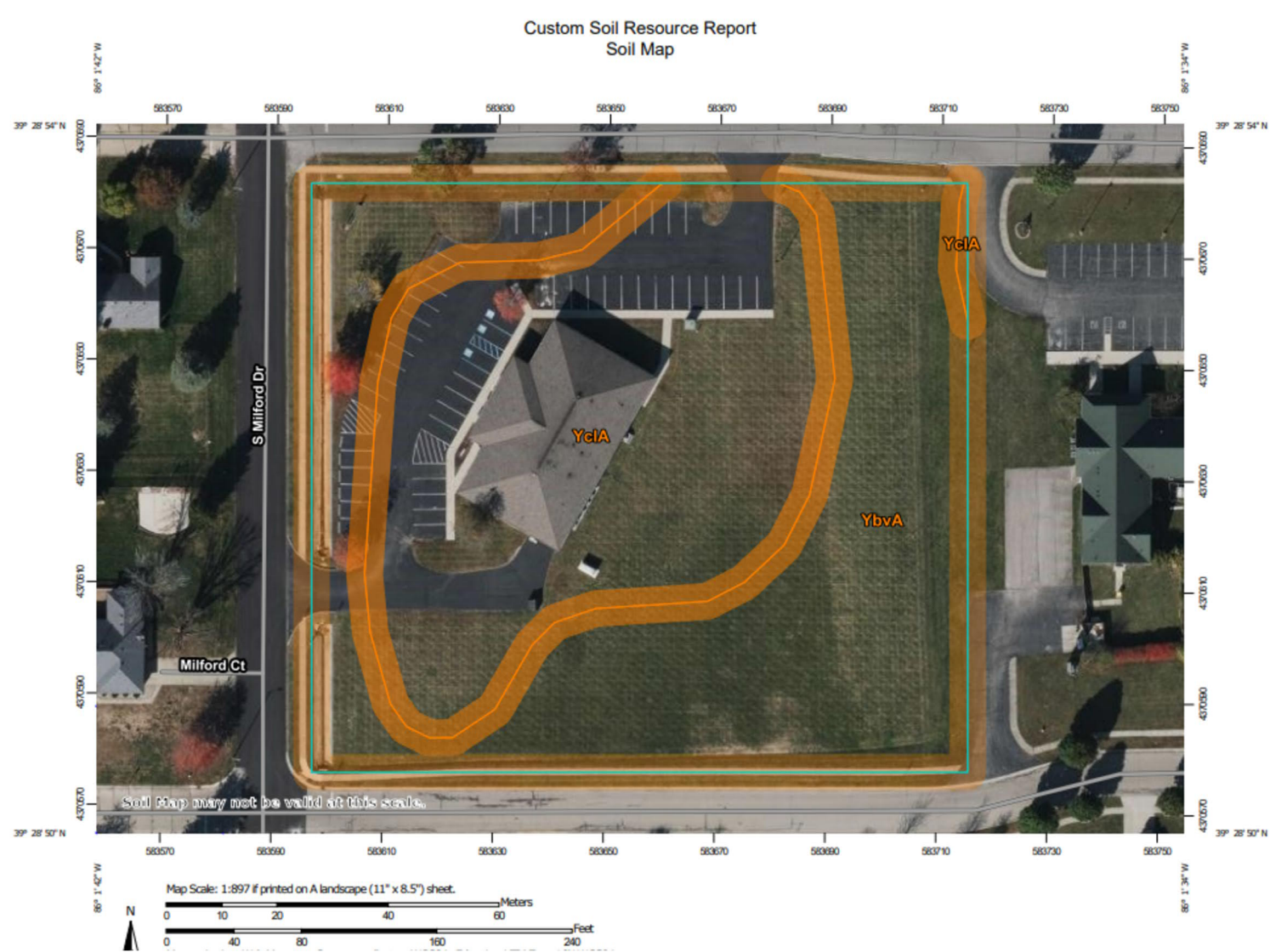
SURVEY

SHEET NO.:
1 OF 1

REVISIONS

PROJ. NO.: 2021-0089
DATE: 12/15/2021
DRAWING: 2021-0089V-TOPO
DRAWN BY: OWNER
SURVEYED BY: Timothy D. Higbie P.S.
EMAIL: tim@surveyfirst.net

COMPONENT	COMPANY	ADDRESS	CONTACT	PHONE #
WATER COMPANY	CITIZENS ENERGY GROUP	2150 DR. MARTIN LUTHER KING JR. ST. INDIANAPOLIS, IN 46200	SCOTT RITTER	317-927-4434
SANITARY	HENDRICKS COUNTY REGIONAL SEWER DISTRICT	355 S. WASHINGTON ST. DANVILLE, IN 46122	JIM MARDIS	317-718-6038
ELECTRIC	HENDRICKS POWER	PO BOX 309 DANVILLE, IN 46122	JASON STEWART	317-718-7621
NATURAL GAS	VECTREN/ CENTERPOINT	2345 E. MAIN ST. DANVILLE, IN 46122	KEVIN NOE	317-718-3633 KEVIN.NOE@CENTERPOINTENERGY.COM
TELEPHONE/FIBER	ATT	240 N. MERIDIAN ST. INDIANAPOLIS, IN 46204	--	317-556-4000
STORM	HENDRICKS COUNTY		DAVID GASTON	(317) 745-9237



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
YbvA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes	1.7	53.1%
YclA	Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes	1.5	46.9%
Totals for Area of Interest		3.1	100.0%

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, AND VERIFYING, THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, STATE AND FEDERAL AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY LOCATION AND INVERT ELEVATIONS OF EXISTING SEWERS PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR SHALL MAINTAIN A COMPLETE AND OPERABLE UTILITY SYSTEM AT ALL TIMES.
4. CONTRACTOR SHALL INCLUDE COSTS FOR CUTTING AND PATCHING AS REQUIRED IN THEIR BID PROPOSAL TO COMPLETELY INSTALL THE WORK INDICATED.
5. CONTRACTOR SHALL INCLUDE ALL TAP FEES, PERMIT FEES AND APPLICATION FEES IN THEIR BID PROPOSAL AS NECESSARY TO COMPLETELY INSTALL THE WORK INDICATED.
6. INFORMATION SHOWN WAS OBTAINED FROM AN OWNER FURNISHED SITE SURVEY OF EXISTING CONDITIONS AND IS UNCONFIRMED. CONTRACTOR IS REQUIRED TO FIELD VERIFY THIS INFORMATION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES SO MODIFICATION CAN BE MADE.
7. CONTRACTOR SHALL COORDINATE EXACT UTILITY LOCATIONS WITH THE OWNER AND LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK. UTILIZE THE INDIANA UNDERGROUND UTILITY LOCATION SERVICE AT 811 OR 800-382-5544 PRIOR TO ANY EXCAVATION ON THE SITE.

REFER TO SHEET ES1 FOR EXISTING SURVEY SYMBOLS AND ABBREVIATIONS

	NEW CONTOUR LINE		INVERT ELEVATION		LIGHTED BOLLARD
	NEW SPOT ELEVATION		NEW STRUCTURE		HELIPAD LIGHT
	TOP OF NEW CURB CURB GUTTER		CONSTRUCTION LIMIT LINE		LIGHT POLE BASE
	BOLLARD		SWALE		POWER POLE
	CLEANOUT		DIRECTION OF FLOW		SEWER STRUCTURE
	DOWNSPOUT		NEW UTILITY TO EXISTING UTILITY		STORM INLET
	AREA DRAIN		VALVE		WATER METER
	NEW UTILITY		FENCE		END SECTION
	PIPE MATERIAL		FIRE HYDRANT		WIND SOCK
	FIRE DEPARTMENT CONNECTION		FLAG POLE		SIGN
	GAS METER		TEE		HANDHOLE/PULL BOX
	ELECTRIC MANHOLE		TRANSFORMER		PARKING BUMPER
			POST INDICATOR VALVE		ADA RAMP
			ACCESSIBLE PARKING SYMBOL		

AD	AREA DRAIN	HDPE	HIGH DENSITY POLYETHYLENE PIPE	TW (TYP)	TOP OF WALL TYPICAL
BW	BOTTOM OF WALL	INV	INVERT ELEVATION	U/G	UNDERGROUND
CB	CATCH BASIN	ME	MATCH EXISTING	W	WATER
CC	CLEANOUT	MH	MANHOLE	WV	WATER VALVE
CS	DUCTILE IRON PIPE	O/H	OVERHEAD	C	CONDUIT
DS	DOWNSPOUT	PIV	POST INDICATOR VALVE	COMM	COMMUNICATION/FIBER OPTICS
E	ELECTRIC	PVC	POLYVINYL CHLORIDE PIPE	GV	Gas VALVE
EG	EXISTING GRADE	RPC	REINFORCED CONCRETE PIPE	HP	HIGH POINT
EX	EXISTING			LP	LOW POINT
FD	FIRE DEPARTMENT CONNECTION	SAN	SANITARY SEWER		
FH	FIRE HYDRANT	STM	STORM SEWER		
G	GAS	TELE	TELEPHONE		
ST	STEAM	TOC	TOP OF CASTING ELEVATION		
CWS	CHILLED WATER SUPPLY	CWR	CHILLED WATER RETURN		

[illegible]

A map of the Indianapolis area showing the location of 55 S Milford Dr, Franklin, IN 46131. The map includes major highways like I-465, I-70, and I-65, and surrounding cities like Decatur, Greenfield, and Shelbyville. A black dot marks the specific location.

National Flood Hazard Layer FIRMette



FLOOD MAP

DELV
DESIGN

WINDROSE HEALTH

55 S MILFORD DRIVE
FRANKLIN, IN 46131

ARCHITECT

DELV Design
212 W 10th St, STE F125
Indianapolis, IN 46202
(317) 296-7400

MEP

Advanced Engineering Consultants
8606 Allisonville Rd, STE 270
Indianapolis, IN 46250
(317) 413-5724

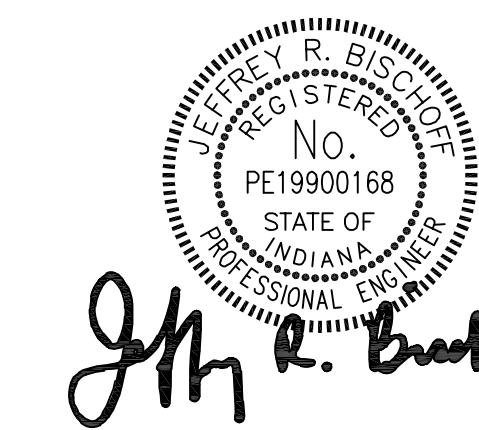
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CIVIL/LANDSCAPE

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CONSTRUCTION DOCUMENTS

[illegible]

PROJECT #: 21JPSC87
ISSUE DATE: 06/09/2022
DRW: NRS | CHK: JRB

PROJECT INFORMATION PLAN

C001

WINDROSE
HEALTH

55 S MILFORD DRIVE
FRANKLIN, IN 46131

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MEP

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CIVIL/LANDSCAPE

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CONSTRUCTION
DOCUMENTS



Jeffrey R. Biscione

No.	Description	Date

PROJECT #: 21JPSC87
ISSUE DATE: 06/09/2022
DRW: NRS | CHK: JRB

STORMWATER
POLLUTION
PREVENTION
PLAN

C100

GENERAL NOTES

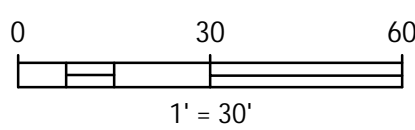
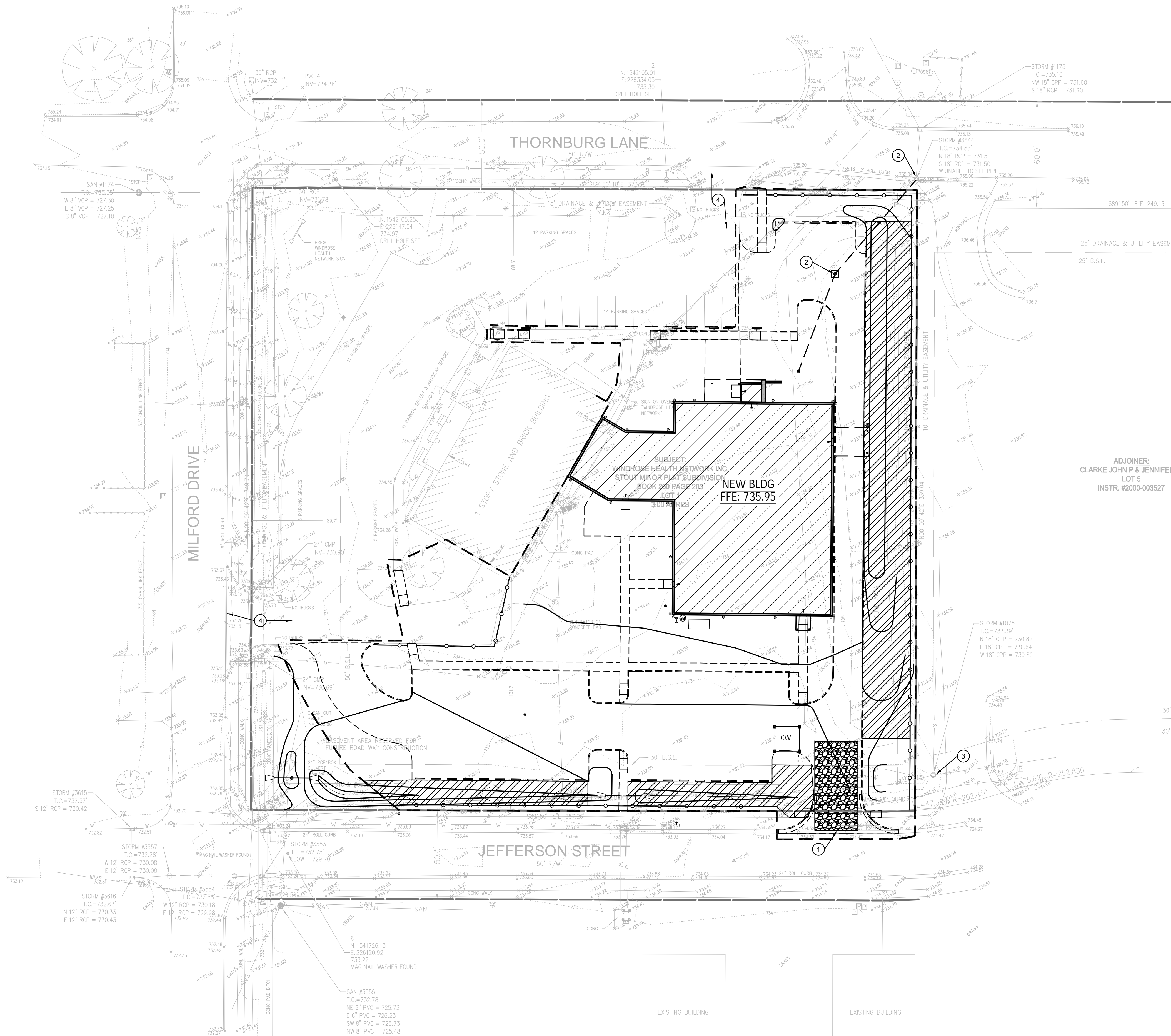
- TEMPORARILY SEED ALL DISTURBED AREA.
- REFER TO LANDSCAPE SHEETS FOR AREAS OF PERMANENT SEEDING AND/OR SOD.
- REFER TO STORMWATER POLLUTION PREVENTION NOTES AND DETAIL SHEETS.
- ALL PROPOSED EROSION AND SEDIMENT CONTROL SHALL BE IN CONFORMANCE WITH CHAPTER 600 OF THE CITY OF INDIANAPOLIS STORMWATER SPECIFICATIONS MANUAL, LATEST EDITION. DISCREPANCIES BETWEEN THE PLANS AND THE MANUAL SHALL NOT ALLEVIATE THE CONTRACTOR FROM ADHERING TO THE REQUIREMENTS AS SET FORTH IN THE MANUAL.
- ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE INSPECTOR.

PLAN NOTES

- CONSTRUCTION ENTRANCE.
- BASKET INLET PROTECTION.
- SILT FENCE INLET PROTECTION.
- NO CONSTRUCTION TRAFFIC

PLAN SYMBOLS

- CW CONCRETE WASHOUT AREA
- EROSION CONTROL BLANKET
- SILT FENCE
- PROPOSED STORM SEWERS
- CONSTRUCTION/GRADING LIMITS
- PROPOSED CONTOURS
- PROPOSED IMPROVEMENTS



JPS Consulting Engineers - K:\Civil\Projects\21JPS067 Windrose Franklin M06drawings\C110.dwg June 8, 2022 - 1:27 PM CWiller

SHEET PRINTED: 10/13/2020 12:09:38 PM

STORMWATER POLLUTION PREVENTION GENERAL NOTES

1. THE CONTRACTOR SHALL CONTROL WASTE, GARBAGE, DEBRIS, WASTEWATER, AND OTHER SUBSTANCES ON THE SITE IN SUCH A MANNER THAT THEY SHALL NOT BE TRANSPORTED FROM THE SITE BY THE ACTION OF WINDS, STORM WATER RUNOFF, OR OTHER FORCES. PROPER DISPOSAL OR MANAGEMENT OF ALL WASTES AND UNUSED BUILDING MATERIAL, APPROPRIATE TO THE NATURE OF THE WASTE OR MATERIAL, IS REQUIRED.
2. PUBLIC OR PRIVATE ROADWAY SHALL BE KEPT CLEARED OF ACCUMULATED SEDIMENT. BULK CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING THE AREA WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE POINT OF LIKELY ORIGIN OR OTHER SUITABLE LOCATION.
3. THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE IMPLEMENTED ON ALL DISTURBED AREAS. ALL MEASURES INVOLVING POLLUTION PREVENTION PRACTICES SHALL BE INSTALLED UNDER THE GUIDANCE OF QUALIFIED PERSONNEL EXPERIENCED IN POLLUTION PREVENTION, AND FOLLOWING THE PLANS AND SPECIFICATIONS INCLUDED HEREIN.
4. ALL STORMWATER POLLUTION PREVENTION PLAN PRACTICES SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS FOR MATERIALS, INSTALLATION AND MAINTENANCE STANDARDS.
5. SEED ALL DISTURBED AREAS WITHIN 14 DAYS AFTER GRADING SOIL. REFER TO SPECIFICATIONS FOR SEASONAL REQUIREMENTS AND SOIL PREPARATION.

STORMWATER POLLUTION PREVENTION MAINTENANCE NOTES

1. SILT FENCE: INSPECT SILT FENCE WEEKLY AND AFTER EACH STORM EVENT. IF FENCE FABRIC TEARS, STARTS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY. REMOVE DEPOSITED SEDIMENT WHEN IT REACHES HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT OR IS CAUSING THE FENCE TO BULGE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE THE FENCE AND SEDIMENT DEPOSITS, BRING THE DISTURBED AREA TO GRADE AND STABILIZE.
2. CATCH BASIN FILTER: INSPECT WEEKLY AND AFTER EACH STORM EVENT. REMOVE BUILT-UP SEDIMENT AND REPLACE THE GEOTEXTILE FABRIC AFTER EACH STORM EVENT. PERIODICALLY REMOVE SEDIMENT AND TRACKED ON SOIL FROM THE STREET (BUT NOT BY FLUSHING WITH WATER) TO REDUCE THE SEDIMENT LOAD ON THIS CURB INLET PRACTICE.
3. EROSION CONTROL BLANKETS: DURING VEGETATIVE ESTABLISHMENT, INSPECT AFTER STORM EVENTS FOR ANY EROSION BELOW THE BLANKET. IF ANY AREA SHOWS EROSION, PULL BACK THAT PORTION OF THE BLANKET COVERING IT, ADD SOIL, RE-SEED THE AREA, RE-LAY AND STAPLE THE BLANKET. CHECK THE TREATED AREAS PERIODICALLY.
4. STONE CONSTRUCTION ENTRANCE: INSPECT ENTRANCE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER STORM EVENTS OR HEAVY USE. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. TOP DRESS WITH CLEAN STONE AS NEEDED. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED IF THE WATER IS CONVEYED INTO A SEDIMENT TRAP OR BASIN. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.
5. CONCRETE WASHOUT: INSPECT DAILY FOR DAMAGE. REPAIR ANY DAMAGE IMMEDIATELY. MAINTAIN 12" MINIMUM FREEBOARD. CLEAN OR CONSTRUCT NEW WASHOUT ONCE EXISTING WASHOUT IS 75% FULL.

SEASONAL SOIL PROTECTION CHART

STABILIZATION PRACTICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
PERMANENT SEEDING *		A						A				
DORMANT SEEDING **			A								A	
TEMPORARY SEEDING		B					C					

- A = REFER TO SPECIFICATIONS FOR PERMANENT SEEDING MIXTURE. FERTILIZE AS RECOMMENDED BY SOIL TEST, IF TESTING IS NOT DONE, APPLY 400-600 LBS./ACRE OF 12-12-12 ANALYSIS, OR EQUIVALENT, FERTILIZER.
- B = SPRING OATS 3 BUSHEL/acre (2.3lbs. / 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.
- C = WHEAT OR RYE 2 BUSHEL/acre (3.5lbs. / 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.
- D = ANNUAL RYEGRASS 40 LBS./ACRE (1 LB./1000 SQ. FT.)
- * IRRIGATION NEEDED DURING JUNE, JULY, AUGUST AND SEPTEMBER
- ** INCREASE SEEDING APPLICATION BY 50%

PROJECT NARRATIVE

?

RULE 5 PLAN CONTENT CHECKLIST

SECTION A: ASSESSMENT OF CONSTRUCTION PLAN ELEMENTS

CHECKLIST REQUIREMENT		
ITEM	DESCRIPTION	ITEM INFORMATION / MISCELLANEOUS
A1	REQUIRED PLAN ELEMENT INDEX	STORMWATER POLLUTION PREVENTION NOTES
A2	PLAT DRAWING	TOPOGRAPHIC AND BOUNDARY SURVEY
A3	PROJECT NARRATIVE	STORMWATER POLLUTION PREVENTION NOTES
A4	VICINITY MAP	PROJECTION INFORMATION SHEET
A5	LEGAL DESCRIPTION	TOPOGRAPHIC AND BOUNDARY SURVEY
A6	LOCATION OF SITE IMPROVEMENTS	SITE IMPROVEMENT PLANS
A7	HYDROLOGIC UNIT CODE	05120204030070
A8	NOTATION OF ANY STATE OR FEDERAL WATER QUALITY PERMITS	N/A
A9	SPECIFIC POINTS WHERE STORMWATER DISCHARGE WILL LEAVE THE SITE	SITE GRADING AND DRAINAGE PLANS
A10	LOCATION AND NAME OF ALL WETLANDS, LAKES AND WATER COURSES ON /ADJACENT TO SITE	TOPOGRAPHIC AND BOUNDARY SURVEY
A11	IDENTIFICATION OF ALL RECEIVING WATERS	SITE GRADING AND DRAINAGE PLAN
A12	IDENTIFICATION OF POTENTIAL DISCHARGES	STORMWATER POLLUTION PREVENTION NOTES
A13	100 YEAR FLOODPLAINS, FLOODWAYS, AND FLOODWAY FRINGES	TOPOGRAPHIC AND BOUNDARY SURVEY
A14	PRE CONSTRUCTION AND POST CONSTRUCTION ESTIMATE OF PEAK DISCHARGE (10 YEAR STORM)	SEE DRAINAGE REPORT
A15	ADJACENT LANDUSE, INCLUDING UPSTREAM WATERSHED	TOPOGRAPHIC AND BOUNDARY SURVEY
A16	LOCATIONS AND APPROXIMATE BOUNDARIES OF ALL DISTURBED AREAS	STORMWATER POLLUTION PREVENTION PLANS
A17	IDENTIFICATION OF EXISTING VEGETATIVE COVER	TOPOGRAPHIC AND BOUNDARY SURVEY
A18	SOILS MAP INCLUDING SOIL DESCRIPTIONS AND LIMITATIONS	PROJECT INFORMATION SHEET
A19	LOCATIONS, SIZE AND DIMENSIONS OF PROPOSED STORMWATER SYSTEMS	SITE GRADING AND DRAINAGE PLANS
A20	PLANS FOR ANY OFF-SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT	N/A
A21	LOCATIONS OF PROPOSED SOIL STOCKPILES AND/OR BORROW/DISPOSAL AREAS	SEE SHEET C100
A22	EXISTING SITE TOPOGRAPHY AT AN INTERVAL APPROPRIATE TO INDICATE DRAINAGE PATTERNS	TOPOGRAPHIC AND BOUNDARY SURVEY
A23	PROPOSED FINAL TOPOGRAPHY AT AN INTERVAL APPROPRIATE TO INDICATE DRAINAGE PATTERNS	SITE GRADING AND DRAINAGE PLAN

SECTION B: CONSTRUCTION COMPONENT

CHECKLIST		
ITEM	DESCRIPTION	ITEM INFORMATION
B1	DESCRIPTION OF POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION ACTIVITIES	STORMWATER POLLUTION PREVENTION NOTES
B2	SEQUENCE OF STORMWATER QUALITY MEASURE IMPLEMENTATION	STORMWATER POLLUTION PREVENTION NOTES
B3	CONSTRUCTION ENTRANCE LOCATION AND SPECIFICATIONS	STORMWATER POLLUTION PREVENTION PLANS
B4	SEDIMENT CONTROL MEASURES FOR SHEET FLOW AREAS	STORMWATER POLLUTION PREVENTION PLANS
B5	SEDIMENT CONTROL MEASURES FOR CONCENTRATED FLOW AREAS	STORMWATER POLLUTION PREVENTION PLANS
B6	STORM SEWER INLET PROTECTION MEASURE LOCATIONS AND SPECIFICATIONS	STORMWATER POLLUTION PREVENTION PLANS
B7	RUNOFF CONTROL MEASURES	STORMWATER POLLUTION PREVENTION PLANS
B8	STORM WATER OUTLET PROTECTION SPECIFICATIONS	STORMWATER POLLUTION PREVENTION PLANS
B9	GRADE STABILIZATION STRUCTURE LOCATIONS AND SPECIFICATIONS	STORMWATER POLLUTION PREVENTION PLANS
B10	LOCATION, DIMENSIONS, SPECIFICATIONS AND CONSTRUCTION DETAILS OF EACH CONTROL MEASURE	STORMWATER POLLUTION PREVENTION PLANS
B11	TEMPORARY SURFACE STABILIZATION METHODS APPROPRIATE FOR EACH SEASON (INC. SEQUENCING)	STORMWATER POLLUTION PREVENTION PLANS
B12	TEMPORARY SURFACE STABILIZATION SPECIFICATIONS (INCLUDING SEQUENCING)	STORMWATER POLLUTION PREVENTION PLANS
B13	MATERIAL HANDLING AND SPILL PREVENTION PLAN	N/A
B14	MONITORING AND MAINTENANCE GUIDELINES A FOR EACH PROPOSED STORMWATER QUALITY MEASURE	STORMWATER POLLUTION PREVENTION PLANS
B15	EROSION AND SEDIMENT CONTROL SPECIFICATIONS FOR INDIVIDUAL BUILDING LOTS	N/A

SECTION C: POST CONSTRUCTION COMPONENT

CHECKLIST		
ITEM	DESCRIPTION	ITEM INFORMATION
C1	DESCRIPTION OF POLLUTANTS AND THEIR SOURCES ASSOCIATED WITH PROPOSED LAND USE	POTENTIAL POST CONSTRUCTION POLLUTANTS TO INCLUDE FUEL AND OIL FROM VEHICLES AND TRASH FROM PARKING LOT USERS.
C2	SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION	PERMANENT STORMWATER QUALITY TREATMENT WILL BE PROVIDED BY THE EXISTING DETENTION POND.
C3	DESCRIPTION OF PROPOSED POST CONSTRUCTION STORMWATER QUALITY MEASURES (INCLUDE A WRITTEN DESCRIPTION OF HOW THESE MEASURES WILL REDUCE DISCHARGE OF EXPECTED POLLUTANTS)	EXISTING POND WILL PROVIDE STORMWATER QUALITY.
C4	LOCATION, DIMENSIONS, SPECIFICATIONS AND CONSTRUCTION DETAILS OF EACH STORMWATER QUALITY MEASURE	SEE STORMWATER POLLUTION PREVENTION PLAN
C5	DESCRIPTION OF MAINTENANCE GUIDELINES FOR POST CONSTRUCTION STORMWATER QUALITY MEASURES	POND TO BE MAINTAINED WITH PROPER VEGETATION AND STABILIZATION

STORMWATER POLLUTION PREVENTION PLAN - CONSTRUCTION COMPONENT CONSTRUCTION SEQUENCE SCHEDULE

1. DESCRIPTION OF POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION ACTIVITIES POTENTIAL POLLUTION SOURCES ASSOCIATED WITH CONSTRUCTION ACTIVITY INCLUDE: SEDIMENT IN RUNOFF FROM EXPOSED SOILS, RUNOFF FROM CONSTRUCTION MATERIAL STORAGE, AND SPILLAGE FROM CONSTRUCTION EQUIPMENT AND REFUELING SITES. CONTRACTOR SHALL CONTAIN ALL SEDIMENT BY PROPER EROSION CONTROL PRACTICES AS INDICATED IN THE STORM WATER POLLUTION PREVENTION PLAN. CONTRACTOR SHALL CONTROL POLLUTION FROM MATERIAL STORAGE BY PROPER STORAGE PROCEDURES. MATERIALS THAT ARE A POTENTIAL SOURCE OF POLLUTION SHALL BE STORED IN CONTAINERS PROTECTED FROM ELEMENTS, OR IN THE JOB TRAILER. POLLUTION FROM REFUELING SHALL BE PREVENTED BY PROPER REFUELING PRACTICES. PROPER CONTAINMENT AND CLEANUP SHALL BE EMPLOYED IF A SPILL OCCURS.	
2. SEQUENCE DESCRIBING STORMWATER QUALITY MEASURES IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES.	
CONSTRUCTION PHASE (SPECIFIC ACTIVITIES OR EROSION CONTROL PRACTICES)*	CONSTRUCTION OPERATIONS
PRE-CONSTRUCTION ACTIONS (EVALUATION/PROTECTION OF IMPORTANT SITE CHARACTERISTICS)	BEFORE CONSTRUCTION, EVALUATE, MARK, AND PROTECT IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, UNIQUE AREAS (E.G. WETLANDS) TO BE PRESERVED, ON-SITE SEPTIC SYSTEM ABSORPTION FIELDS, AND VEGETATION SUITABLE FOR FILTER STRIPS, ESPECIALLY IN PERIMETER AREAS.
LAND CLEARING AND GRADING (CUTTING/FILLING/STOCKPILING, GRADING, DRAINS, SEDIMENT TRAPS, BARRIERS, DIVERSIONS, SURFACE ROUGHENING)	BEGIN MAJOR CLEARING AND GRADING AFTER INSTALLING THE KEY SEDIMENT AND RUNOFF MEASURES. CLEAR BORROW AND DISPOSAL AREAS AS NEEDED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES AND AROUND STOCKPILED AREAS.
BUILDING CONSTRUCTION (BUILDINGS, UTILITIES, PAVING)	INSTALL NECESSARY EROSION AND SEDIMENT CONTROL PRACTICES AS WORK TAKES PLACE.
LANDSCAPING AND FINAL STABILIZATION (TOP SOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING, RIP RAP)	STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS. REMOVE TEMPORARY CONTROL MEASURES AND STABILIZE.
3. STABILIZE CONSTRUCTION ENTRANCE LOCATIONS AND SPECIFICATIONS (AT ALL POINTS OF INGRESS AND EGRESS)	
CONSTRUCTION PHASE (SPECIFIC ACTIVITIES OR EROSION CONTROL PRACTICES)*	CONSTRUCTION OPERATIONS
CONSTRUCTION ACCESS (CONSTRUCTION ENTRANCES, CONSTRUCTION ROUTES, EQUIPMENT PARKING AREAS)	STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS WORK TAKES PLACE. (UTILIZE EXISTING PAVEMENT SURFACES THROUGHOUT CONSTRUCTION)
4. SEDIMENT CONTROL MEASURES FOR SHEET FLOW AREAS	
CONSTRUCTION PHASE (SPECIFIC ACTIVITIES OR EROSION CONTROL PRACTICES)*	CONSTRUCTION OPERATIONS
SURFACE STABILIZATION (TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIP RAP)	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETED. (NO AREA IS TO BE LEFT UNCOVERED MORE THAN 5 DAYS.)
5. SEDIMENT CONTROL MEASURES FOR CONCENTRATED FLOW AREAS	
CONSTRUCTION PHASE (SPECIFIC ACTIVITIES OR EROSION CONTROL PRACTICES)*	CONSTRUCTION OPERATIONS
STORMWATER CONVEYANCE SYSTEM (STABILIZED SWALES, STORM DRAINS, INLET AND OUTLET PROTECTION)	WHERE NECESSARY, STABILIZE SWALES AS EARLY AS POSSIBLE. INSTALL PRINCIPAL CONVEYANCE SYSTEM WITH RUNOFF CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING.
6. STORM SEWER INLET PROTECTION MEASURE LOCATIONS AND SPECIFICATIONS REFER TO STORMWATER POLLUTION PREVENTION PLAN AND INLET STRUCTURE FILTER DETAIL.	
7. RUNOFF CONTROL MEASURES (E.G. DIVERSIONS, ROCK CHECK DAMS, SLOPE DRAINS, ETC.) 8. STORMWATER OUTLET PROTECTION SPECIFICATIONS	
CONSTRUCTION PHASE (SPECIFIC ACTIVITIES OR EROSION CONTROL PRACTICES)*	CONSTRUCTION OPERATIONS
RUNOFF CONTROL (DIVERSIONS, PERIMETER DITCHES, DAMS, OUTLET PROTECTION)	INSTALL PRACTICES AFTER PRINCIPAL SEDIMENT TRAPS AND BARRIERS ARE INSTALLED BUT BEFORE LAND GRADING. INSTALL ADDITIONAL RUNOFF CONTROL MEASURES DURING GRADING AS NEEDED.
9. GRADE STABILIZATION STRUCTURE LOCATIONS AND SPECIFICATIONS	
CONSTRUCTION PHASE (SPECIFIC ACTIVITIES OR EROSION CONTROL PRACTICES)*	CONSTRUCTION OPERATIONS
SEDIMENT BARRIERS AND TRAPS (BASIN TRAPS, SILT FENCES, OUTLET PROTECTION)	INSTALL PRINCIPAL BASINS AFTER CONSTRUCTION SITE IS ASSESSED. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING.
10.LOCATION, DIMENSIONS, SPECIFICATIONS AND CONSTRUCTION DETAILS OF EACH STORM WATER QUALITY MEASURE REFER TO STORMWATER POLLUTION PREVENTION PLAN AND DETAILS	
11.TEMPORARY SURFACE STABILIZATION METHODS APPROPRIATE FOR EACH SEASON (INCLUDE SEQUENCING)	
12.PERMANENT SURFACE STABILIZATION SPECIFICATIONS (INCLUDE SEQUENCING) REFER TO SEASONAL SOIL PROTECTION CHART	
13.MATERIAL HANDLING AND SPILL PREVENTION PLAN CONTRACTOR SHALL CONTAIN ANY SPILL OF MATERIALS IN SUCH A MANNER TO PREVENT LEAKAGE INTO A STORM SEWER OR DRAINWAY. CONTACT THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (IDEM) OFFICE OF LAND AND QUALITY EMERGENCY RESPONSE SECTION, IDEM 24-HOUR SPILL LINE AT 888-233-7745, OR 317-233-7745 UPON DISCOVERY OF AN ACCIDENT TO DETERMINE IDEM'S INVOLVEMENT AND PROCEDURES FOR CLEANUP.	
14.MONITORING AND MAINTENANCE GUIDELINES FOR EACH PROPOSED STORMWATER QUALITY MEASURE. * MONITORING AND MAINTENANCE: (1) INSPECT PRACTICES AND REPAIR AS REQUIRED AT LEAST ONCE A WEEK, & (2) WITHIN 24 HOURS OF EVERY 1/2" RAIN EVENT	
15.SOIL STOCKPILE AND STAGING AREA SEE SHEET C100 FOR LOCATION. ALL DISTURBED GROUND SHALL NOT BE LEFT IDE FOR MORE THAN 2 WEEKS WITHOUT SEEDING FOR STABILIZATION. SOIL STOCKPILES SHALL BE SURROUNDED WITH SILT FENCE AND SEEDED IF NOT USED WITHIN 2 WEEKS.	

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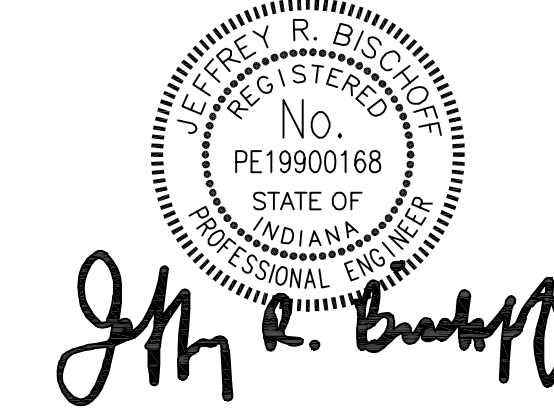
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ISSUE DATE: 06/09/2022
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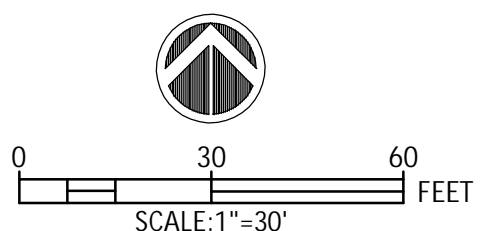
STORMWATER POLLUTION PREVENTION NOTES

C110

C111

1 SILT FENCE DETAIL

NO SCALE



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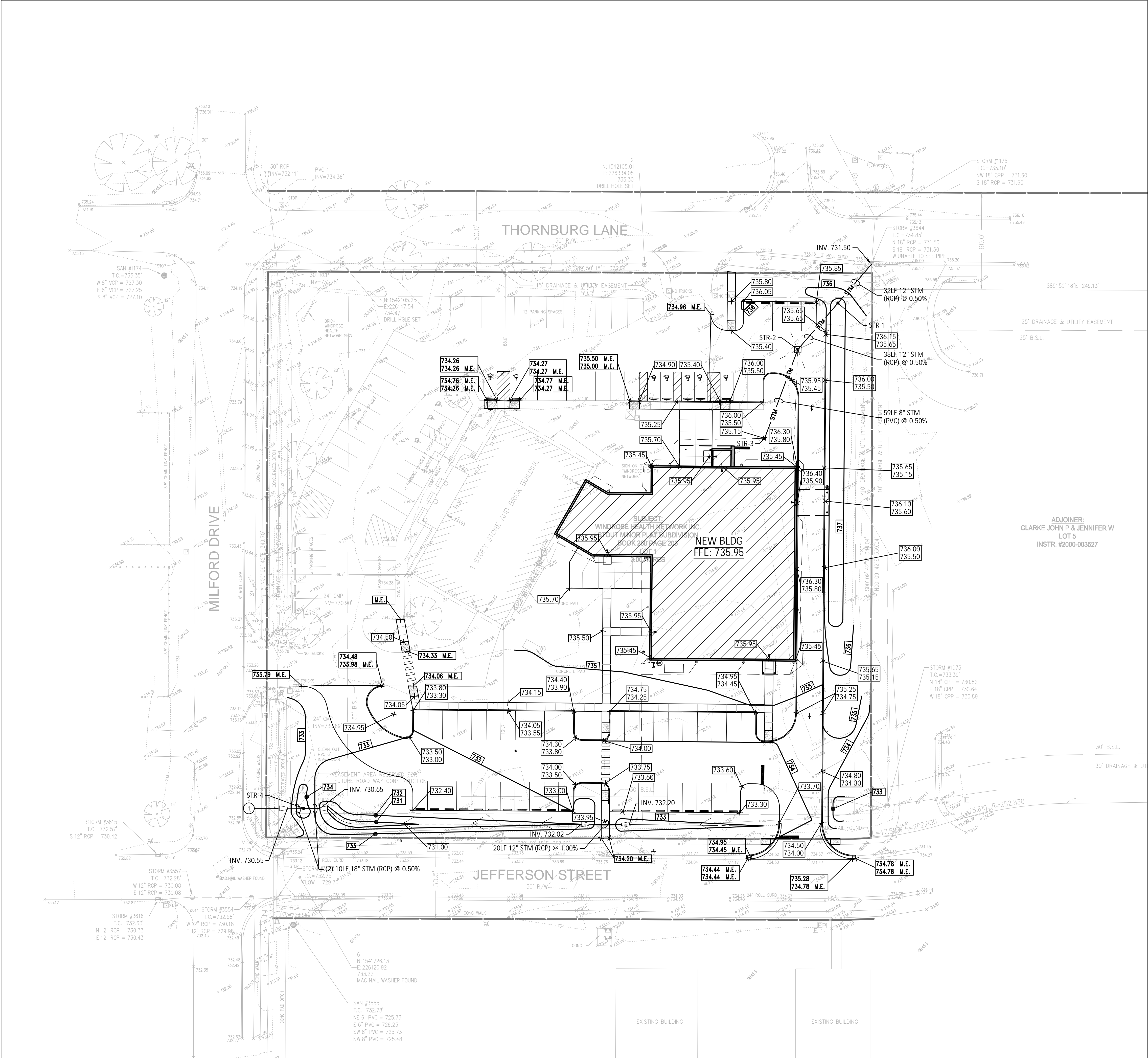


No.	Description	Date

PROJECT #: 21JPC87
ISSUE DATE: 06/09/2022
DRW: NRS | CHK: JRB

SITE
GRADING
PLAN

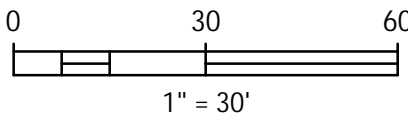
C300



STRUCTURE SCHEDULE						
MARK	INVERT		CASTING		STRUCTURE	
	INLET	OUTLET	ELEVATION	TYPE	TYPE	DETAIL
STR-1	732.02	732.00	737.10	SEE DETAIL	BMP	C411
STR-2	732.20	732.20	735.20	R-3405	INLET BOX	C410
STR-3	-	732.49	735.15	SEE DETAIL	YARD DRAIN	C410
STR-4	730.62	730.60	734.20	SEE DETAIL	BMP	C412
-	-	-	-	-	-	-

PLAN NOTES

- NOTCH EXISTING CONCRETE SWALE FOR END OF STORM PIPE. CUT OFF EXCESS PIPE TO BE FLUSH WITH CONCRETE SWALE. GROUT ANY GAPS.



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ISSUE DATE: 06/09/2022
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SITE
UTILITY
PLAN

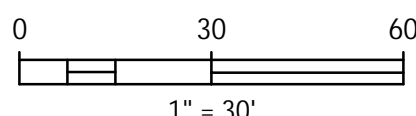
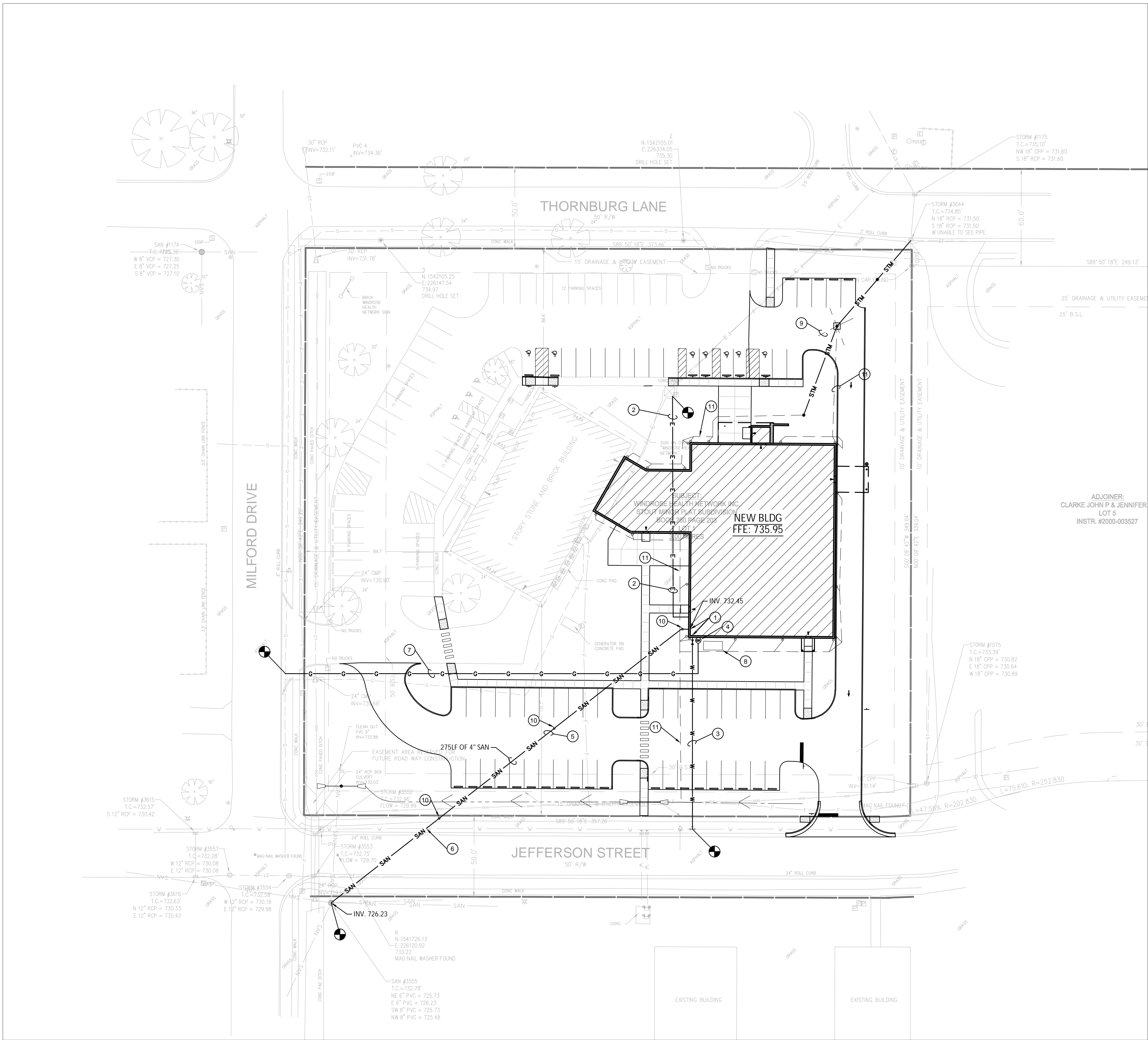
C400

GENERAL NOTES

- A. REFER TO UTILITY DETAILS FOR NOTE REFERENCES.
B. REFER TO GRADING AND DRAINAGE SHEETS FOR STORM SEWER INFORMATION.
C. COORDINATE PIPE INVERTS AT THE BUILDING WITH PLUMBING PLANS.
D. CASTING TO BE NEENAH TYPE OR APPROVED EQUAL.

PLAN NOTES

- COORDINATE SIZE, LOCATION AND ELEVATION OF PIPING WITH PLUMBING PLANS.
- 2 NEW 4" CONDUITS.
- NEW 2 1/2" DOMESTIC WATER SERVICE.
- NEW GAS METER BY UTILITY COMPANY.
- NEW 4" SANITARY (PVC) @ 2.00% MIN SLOPE. INSTALL NEW TRACER WIRE ABOVE SANITARY LATERAL.
- WATER AND SEWER CROSSING, MINIMUM 18" CLEARANCE OR USE CONCRETE CRADLE.
- NEW 1 1/4" GAS LINE; REFER TO PLUMBING DRAWING FOR MORE INFORMATION.
- NEW EQUIPMENT SUPPORT PAD.
- NEW INLET SUBSURFACE DRAIN.
- NEW EXTERIOR CLEANOUT.
- NEW SUBSURFACE DRAIN.



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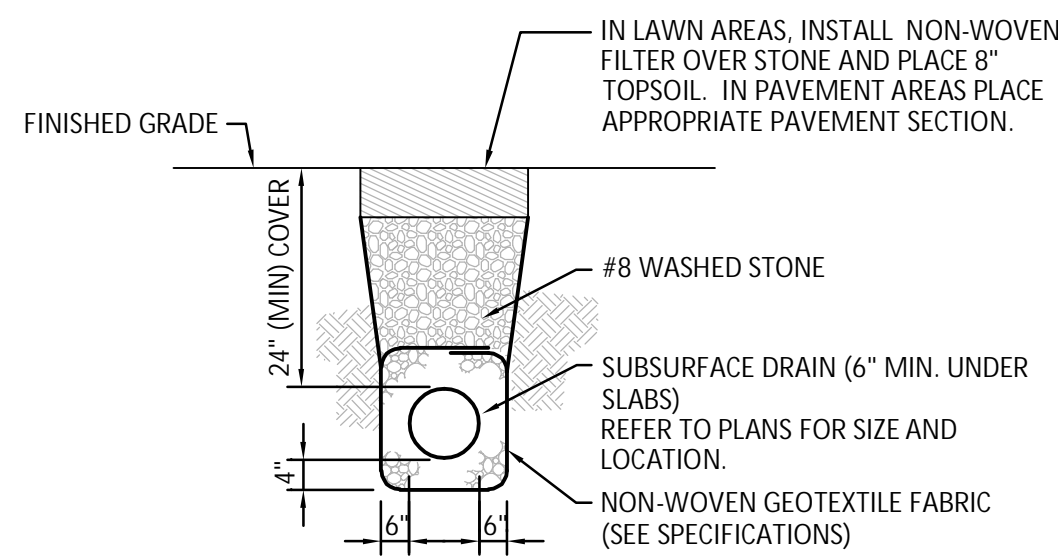
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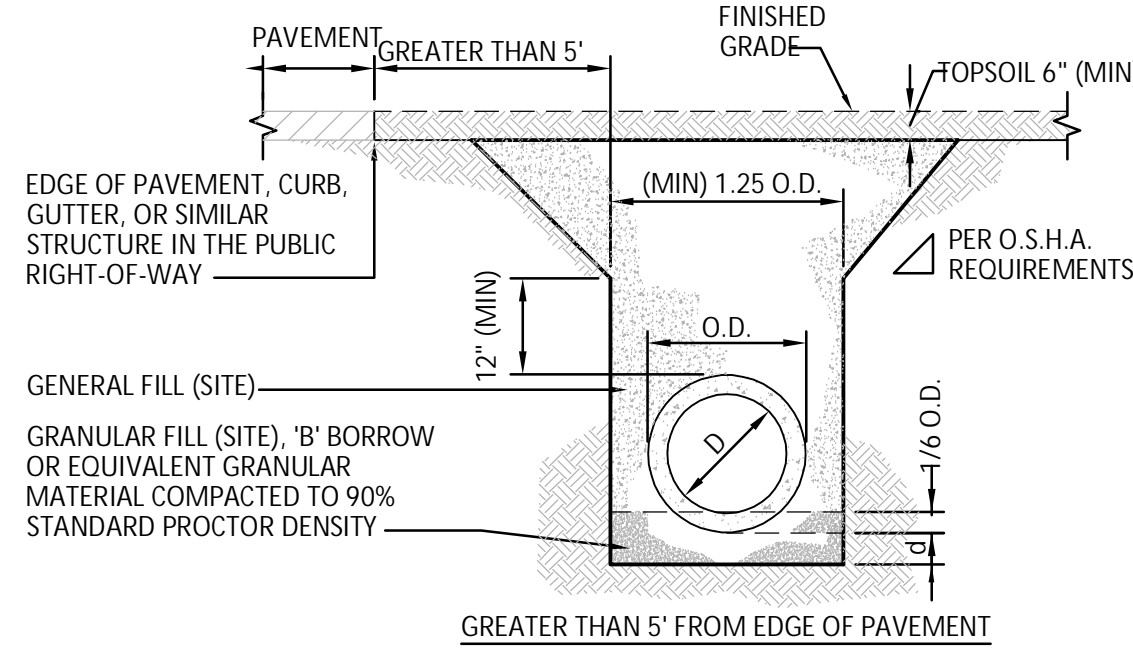
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SITE
UTILITY
DETAILS

C410



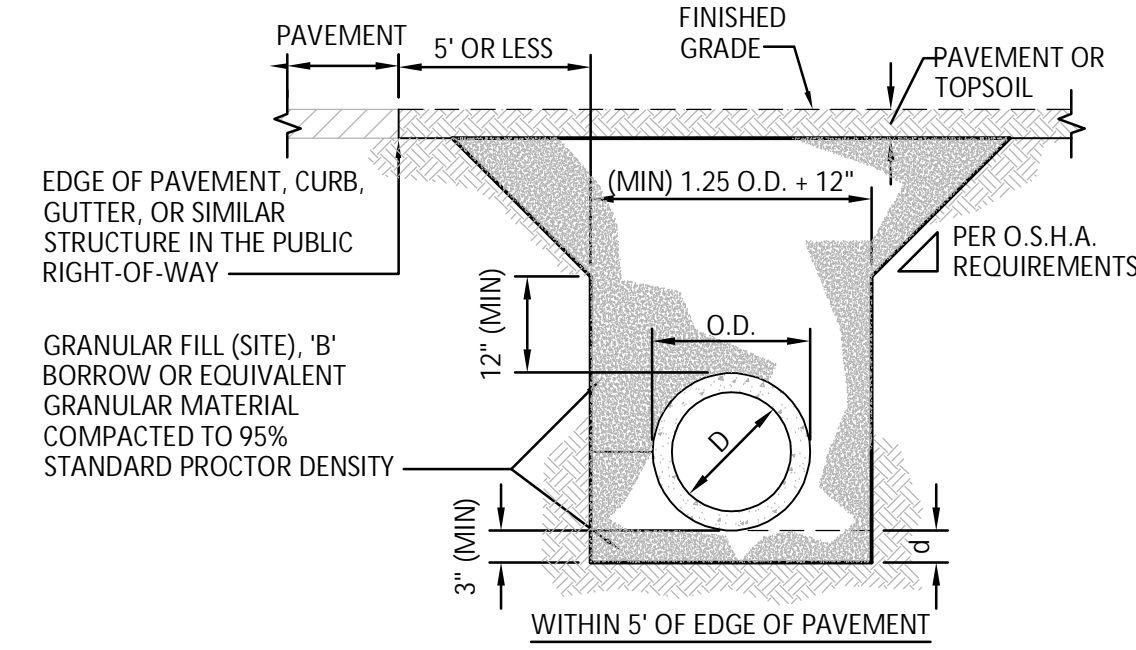
11 SUBSURFACE DRAIN DETAIL
NO SCALE



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

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

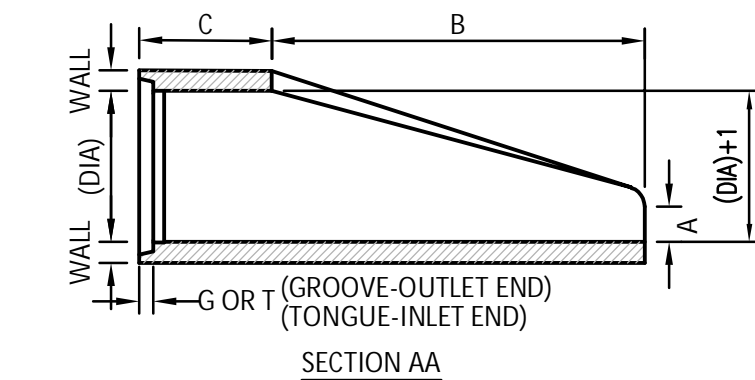
6 RIGID PIPE (RCP) BEDDING DETAIL
NO SCALE



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

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

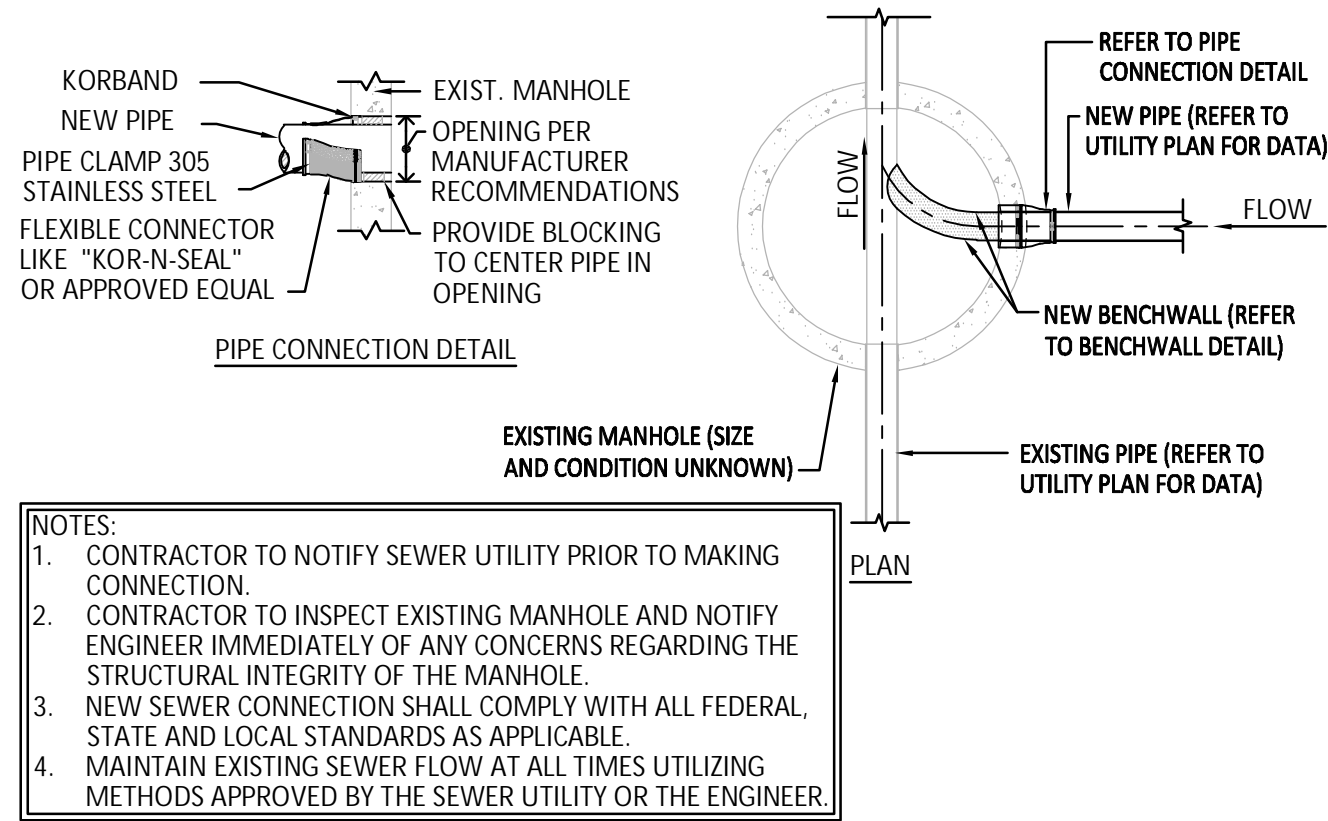
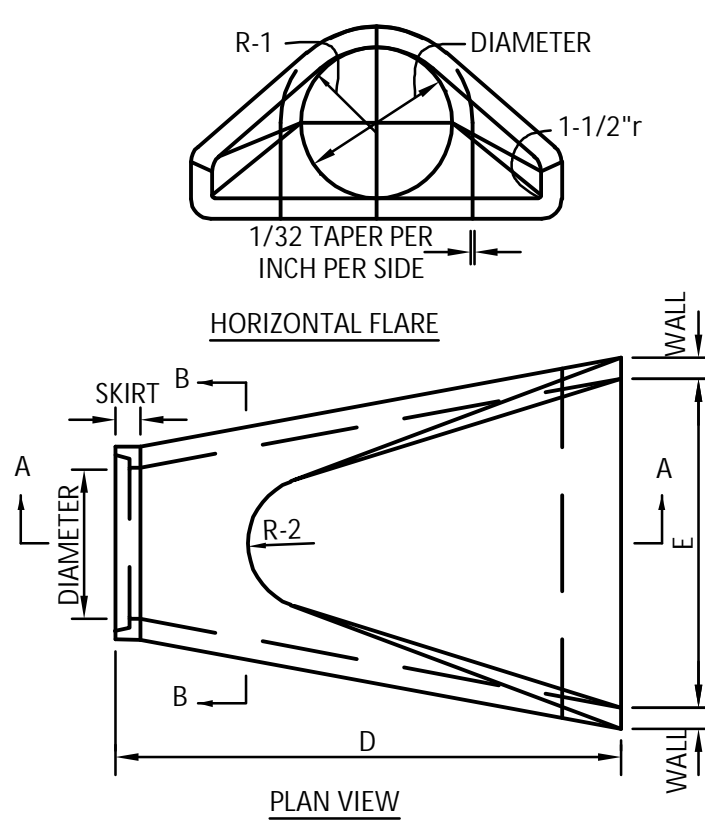
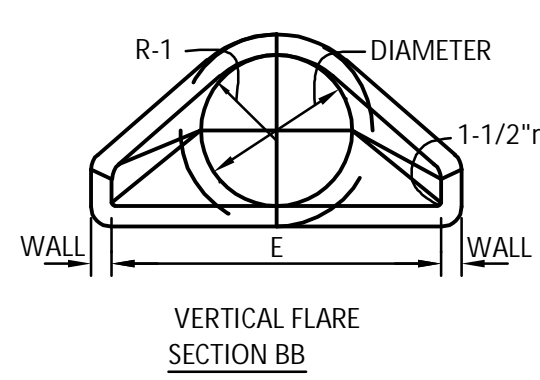
5 FLEXIBLE PIPE (PVC & HDPE) BEDDING DETAIL
NO SCALE



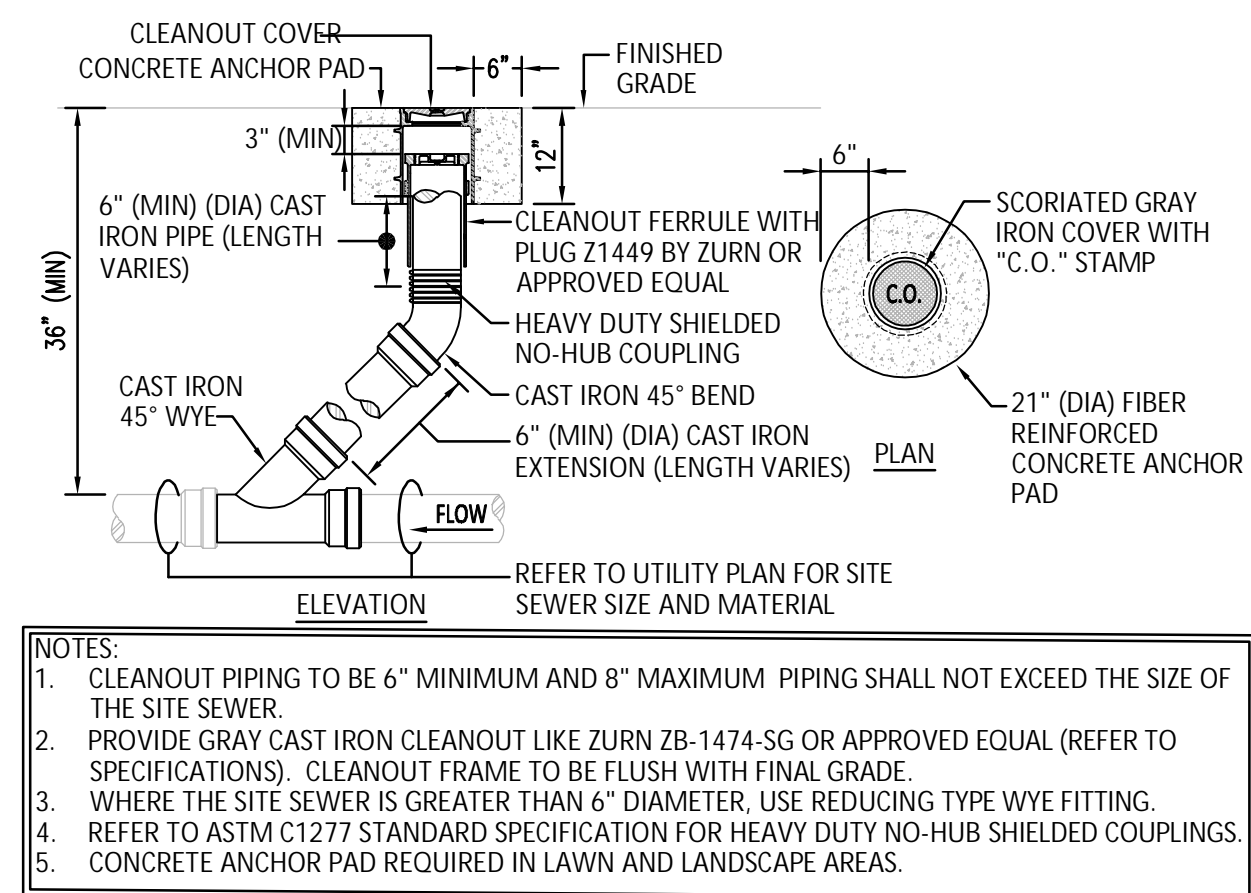
(DIA)	WALL	G or T	WT. SEC.	A	B	C	D	E	(DIA) + 1	R-1	R-2	SKIRT
12	2	1 1/2	530	4	24	48 7/8	72 7/8	24	13	10 1/16	9	3 1/2
15	2 1/4	2	740	6	27	46	73	30	16	12 1/2	11	3 1/2
18	2 1/2	2 1/2	990	9	27	46	73	36	19	15 1/2	12	4
21	2 3/4	2 1/4	1280	9	35	38	73	42	22	16 1/8	13	4
24	3	2 1/2	1520	9 1/2	43 1/2	30	73 1/2	48	25	16 11/16	14	4 1/2
30	3 1/2	3	2190	12	54	19 3/4	73 3/4	60	31	18 5/16	15	5
36	4	3 1/2	4100	15	63	34 3/4	97 3/4	72	37	24 1/16	20	5 1/2

MANUFACTURE OF END SECTION SHALL BE IN ACCORDANCE WITH APPLICABLE PORTIONS OF A.S.T.M. SPECIFICATION C76.

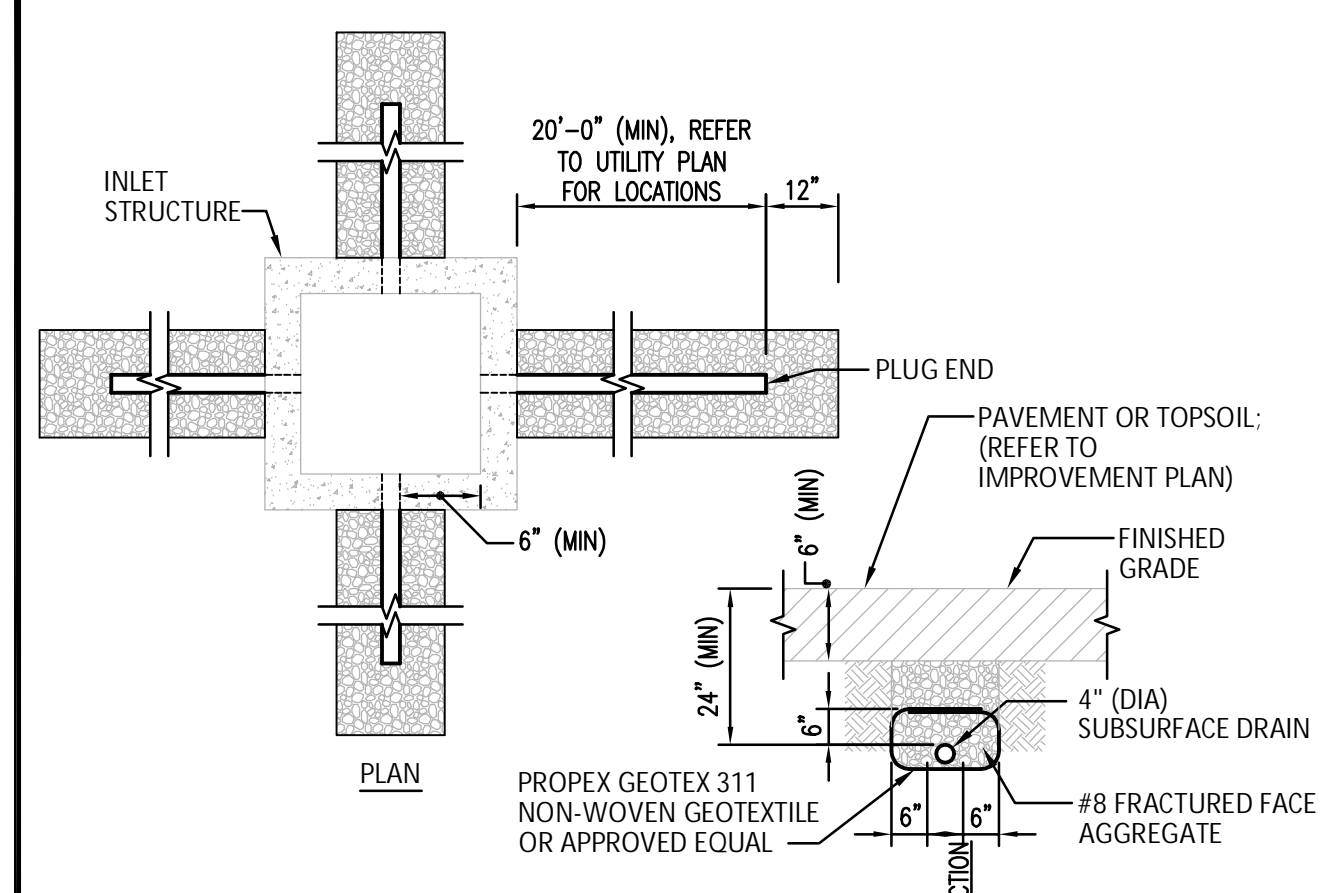
10 CONCRETE FLARED END SECTION
NO SCALE



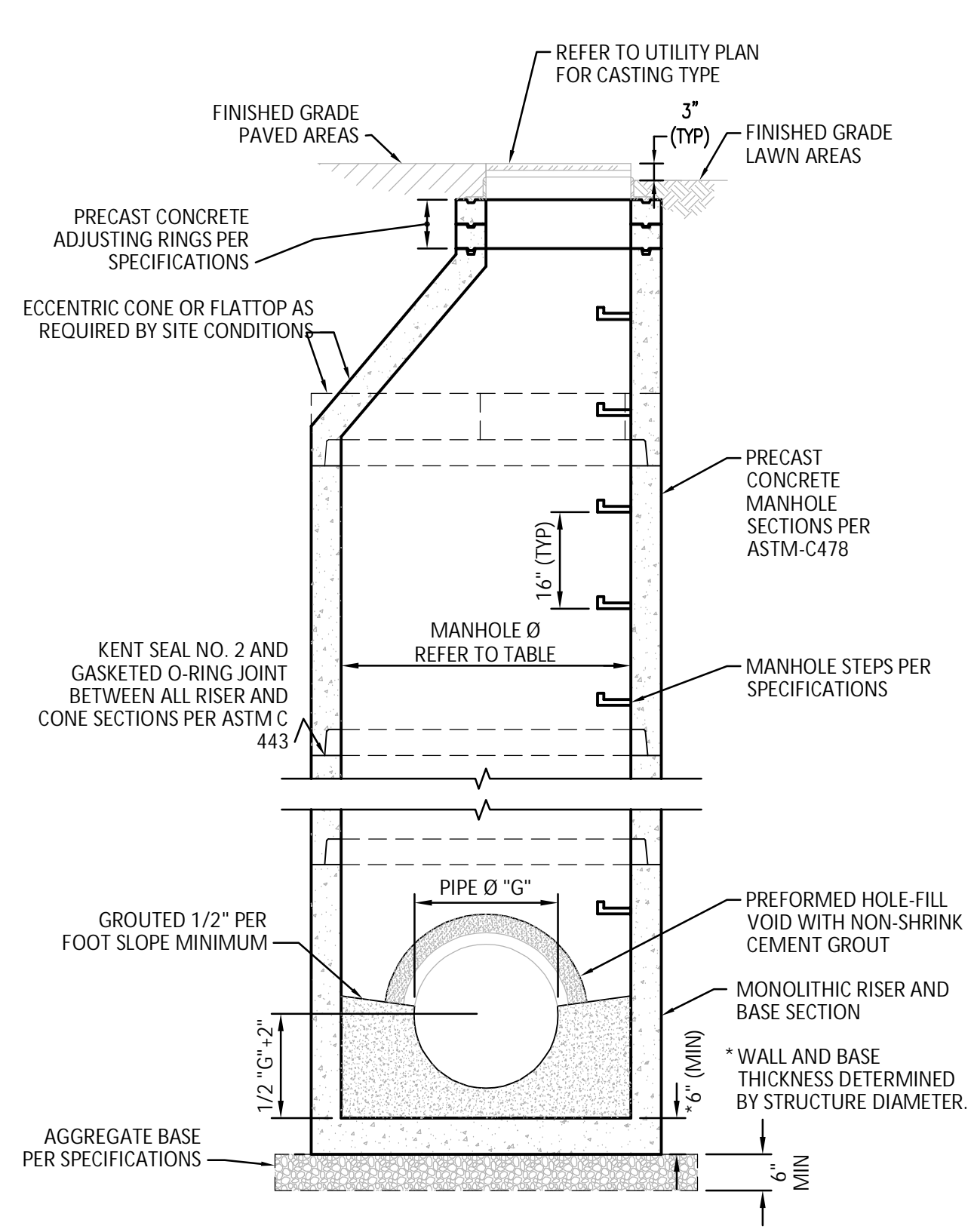
8 NEW SANITARY PIPE TO EXISTING
SANITARY MANHOLE DETAIL
(FOR EXISTING STRUCTURE DIAMETERS GREATER THAN 48")



4 EXTERIOR CLEANOUT DETAIL
NO SCALE

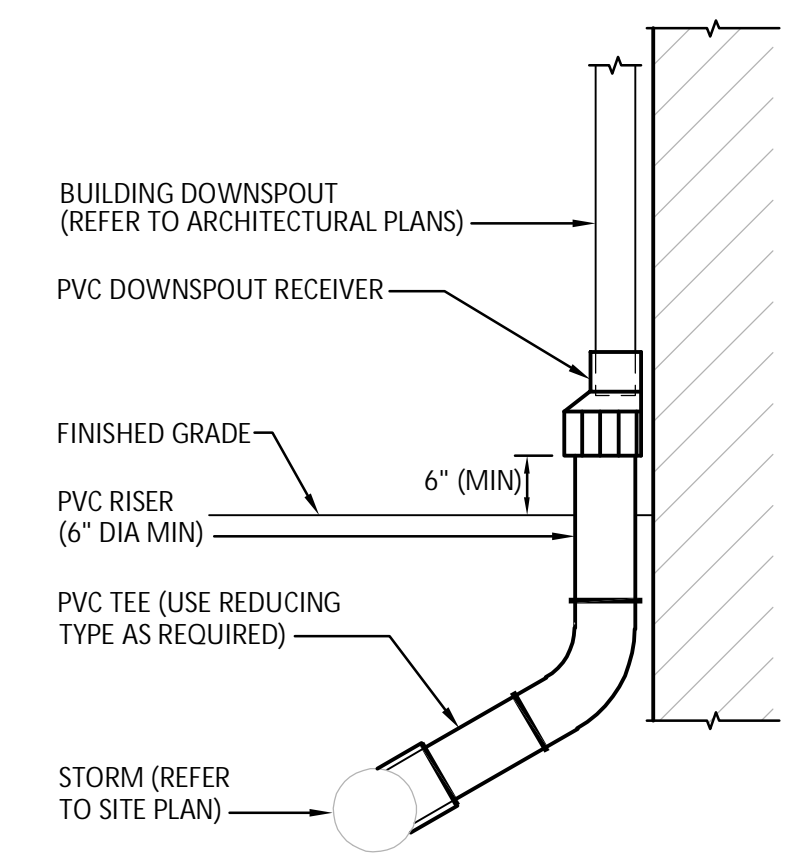


2 INLET SUBSURFACE DRAIN DETAIL
NO SCALE

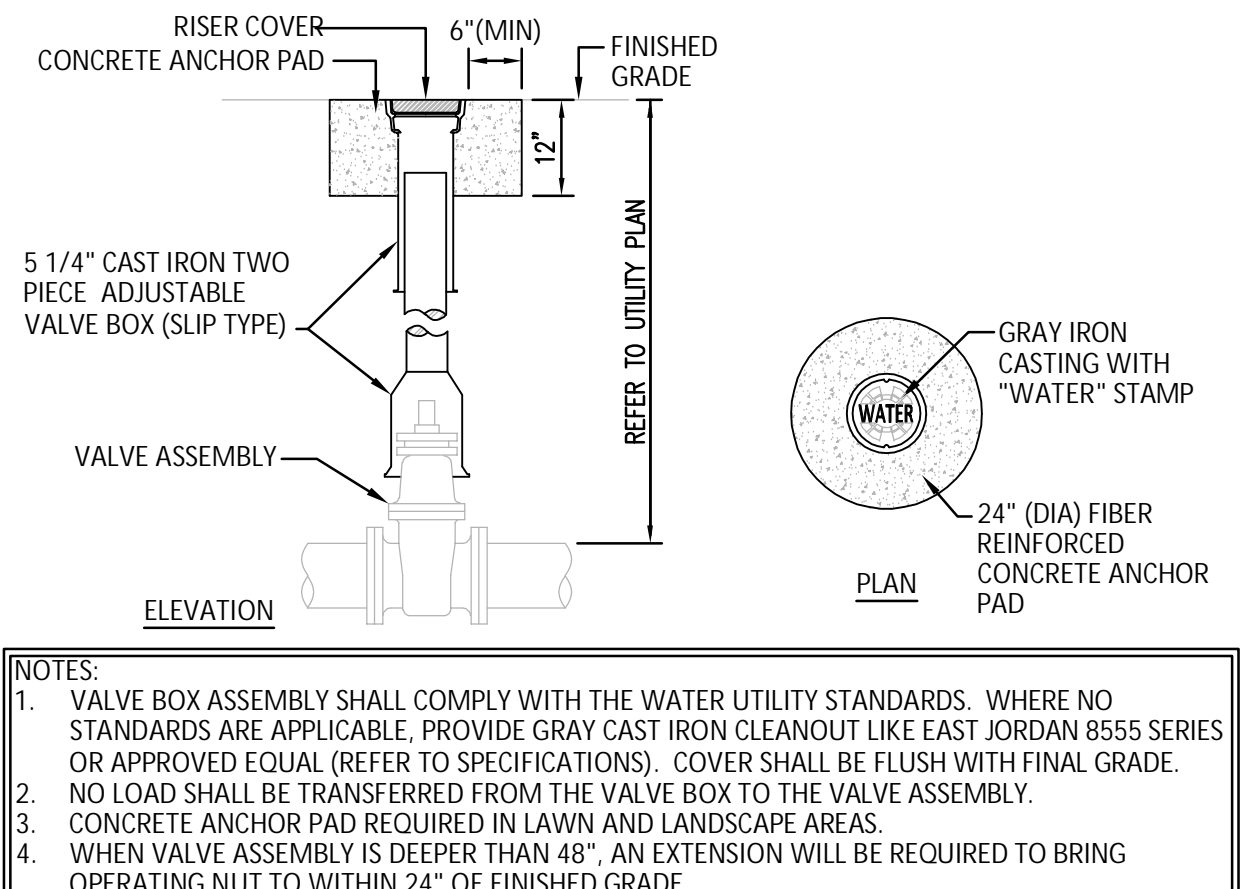


STORM MANHOLE DIAMETER TABLE			
PIPE DIA "G"	PIPES ENTERING OR LEAVING AT A 0°-45° ANGLE	PIPES ENTERING OR LEAVING AT A 46°-90° ANGLE	
12"-21"	48"	48"	
24"	48"	60"	
27"-30"	60"	60"	
30"-36"	60"	72"	

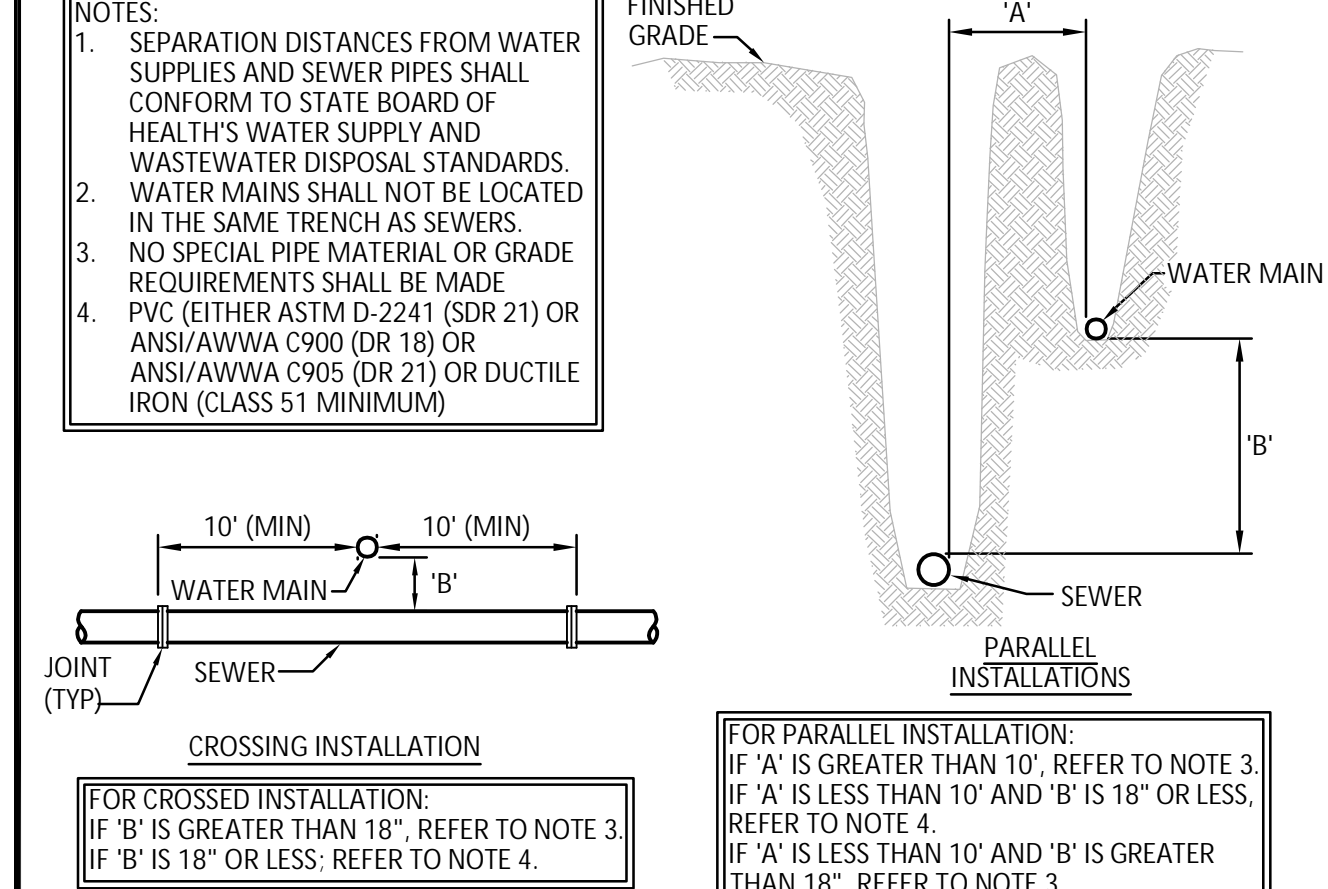
9 STORM MANHOLE DETAIL
NO SCALE



7 DOWNSPOUT ADAPTER DETAIL
NO SCALE



3 WATER VALVE BOX DETAIL
NO SCALE



1 WATER AND SEWER CROSSING DETAIL
NO SCALE



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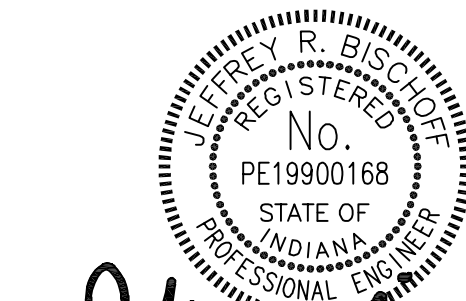
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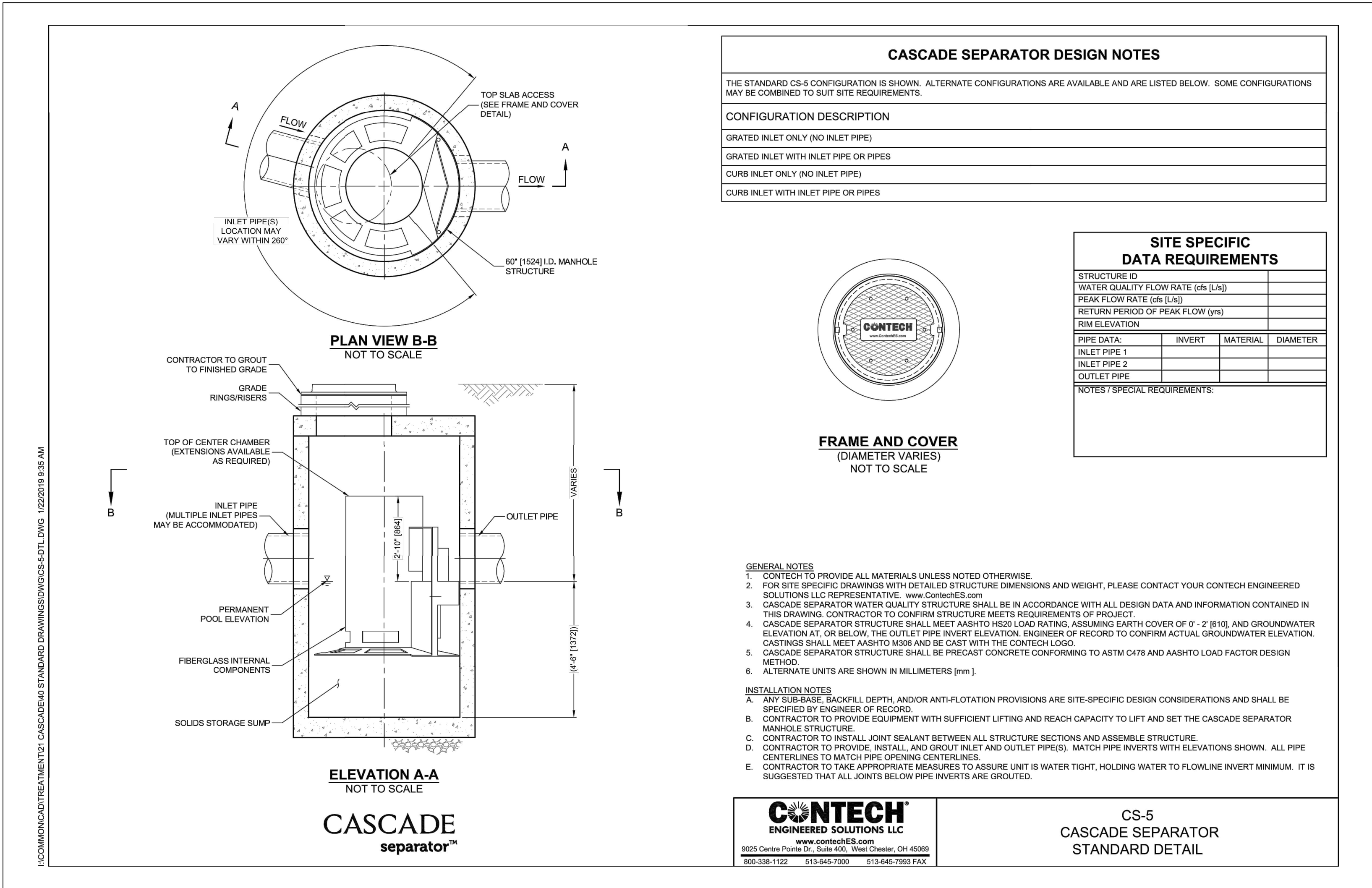


Jeffrey R. Biscione

No.	Description	Date

PROJECT #: 21JPSC87
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DRW: NRS | CHK: JRB

SITE
UTILITY
DETAILS



PARKING TYPE	# OF SPACES
STANDARD	56
EXISTING STANDARD	38
HANDICAP ACCESSIBLE	7
EXISTING HANDICAP ACCESSIBLE	3
TOTAL	104
TOTAL REQUIRED	67

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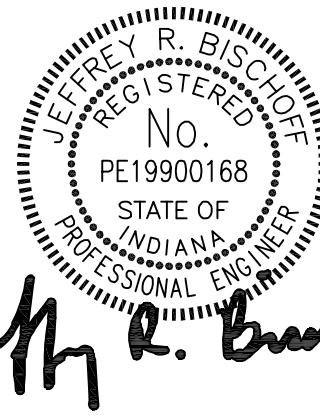
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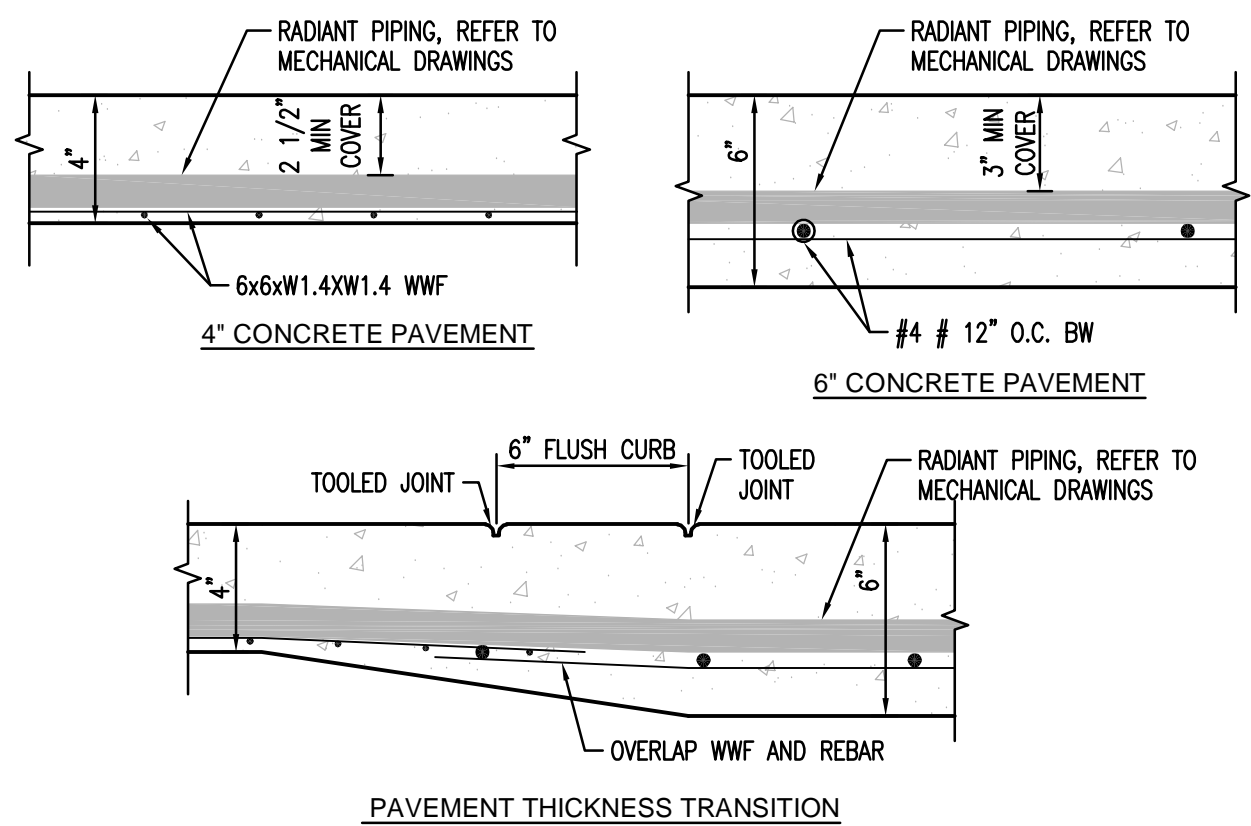
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DOCUMENTS



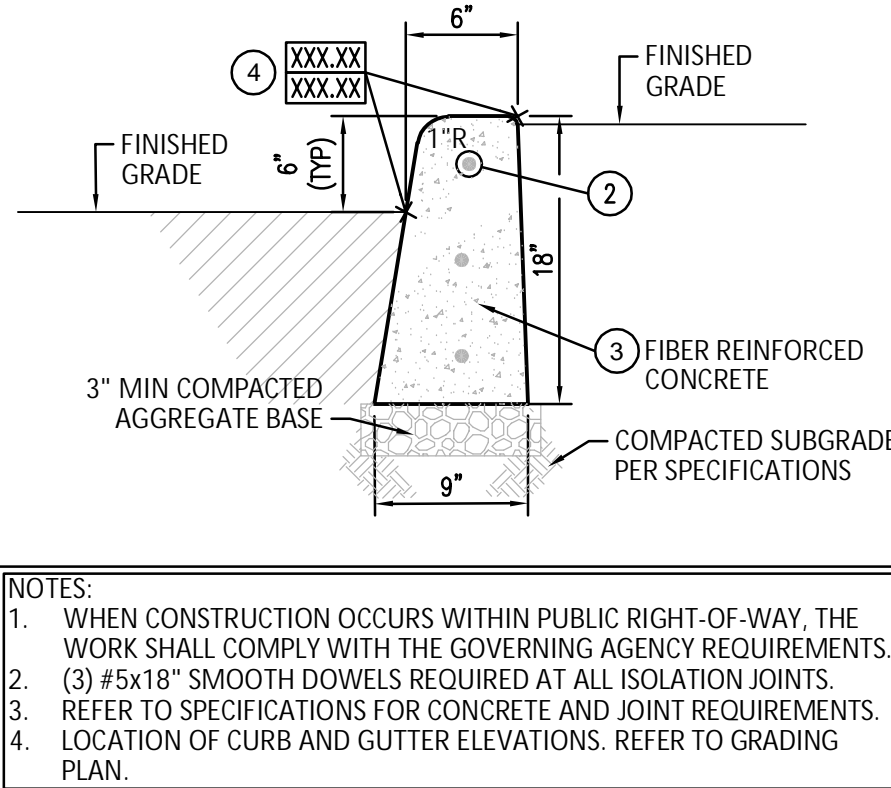
No.	Description	Date

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DRW: NRS | CHK: JRB

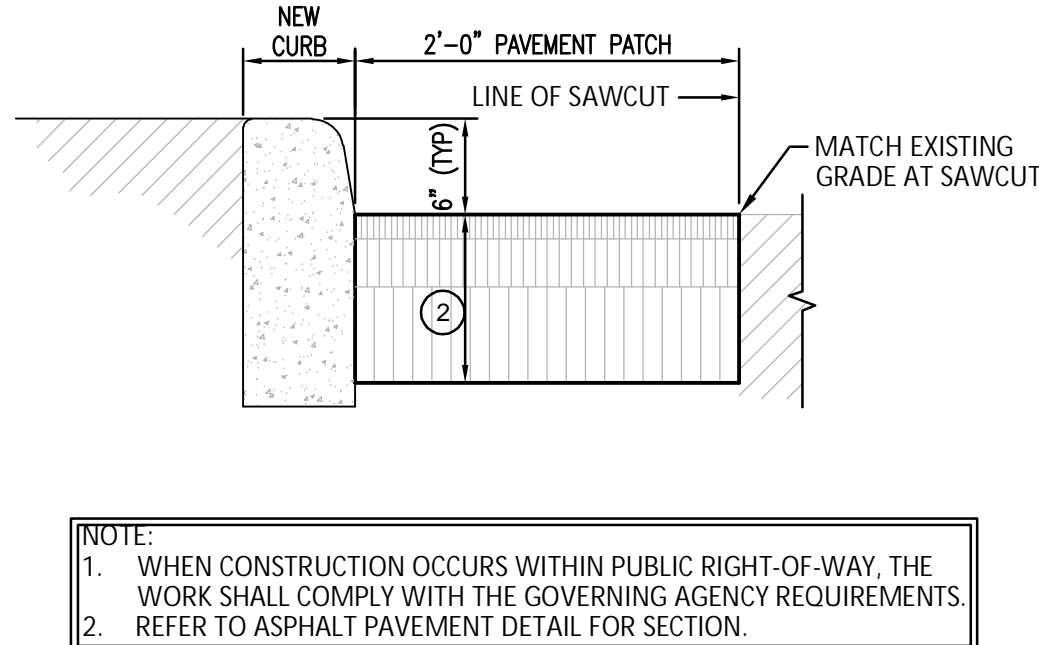
SITE
IMPROVEMENT
DETAILS



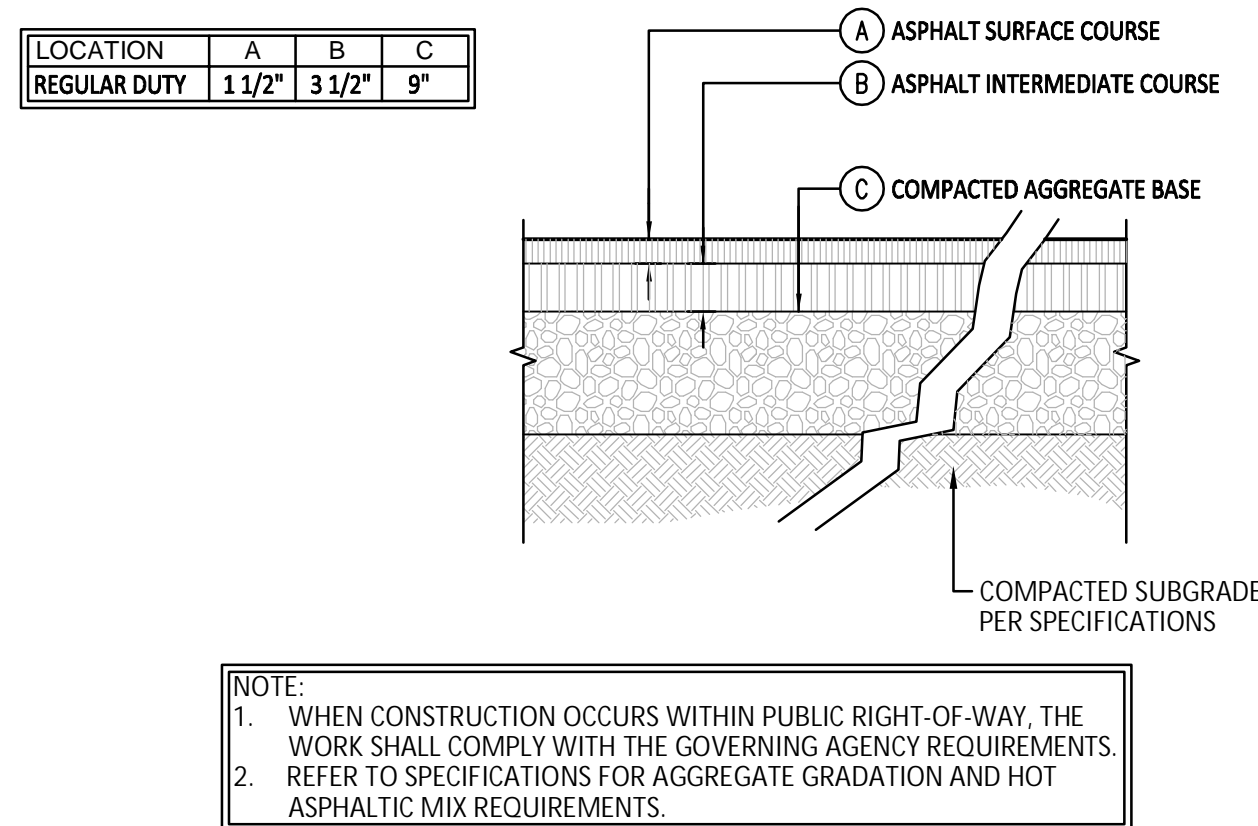
11 CONCRETE SECTIONS WITH SNOW MELT SYSTEM
NO SCALE



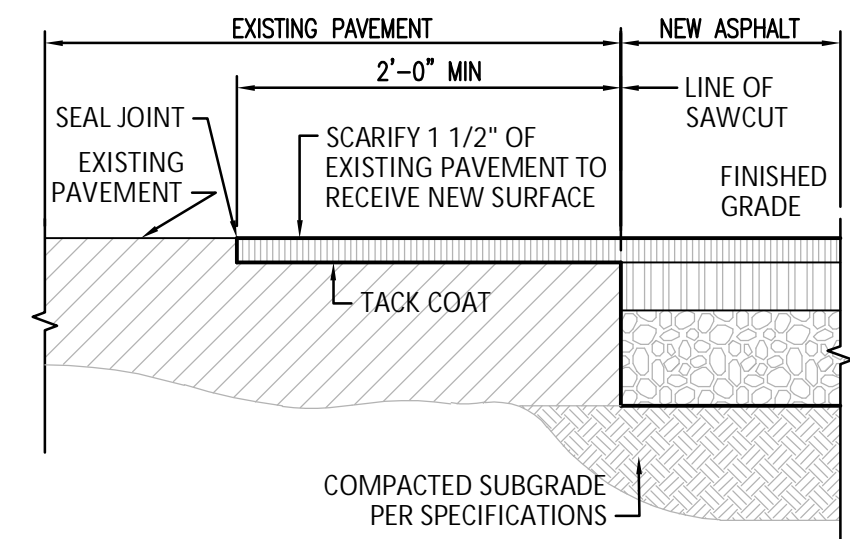
9 STRAIGHT CONCRETE CURB DETAIL
NO SCALE



6 NEW CURB TO EXISTING
ASPHALT PAVEMENT DETAIL
NO SCALE

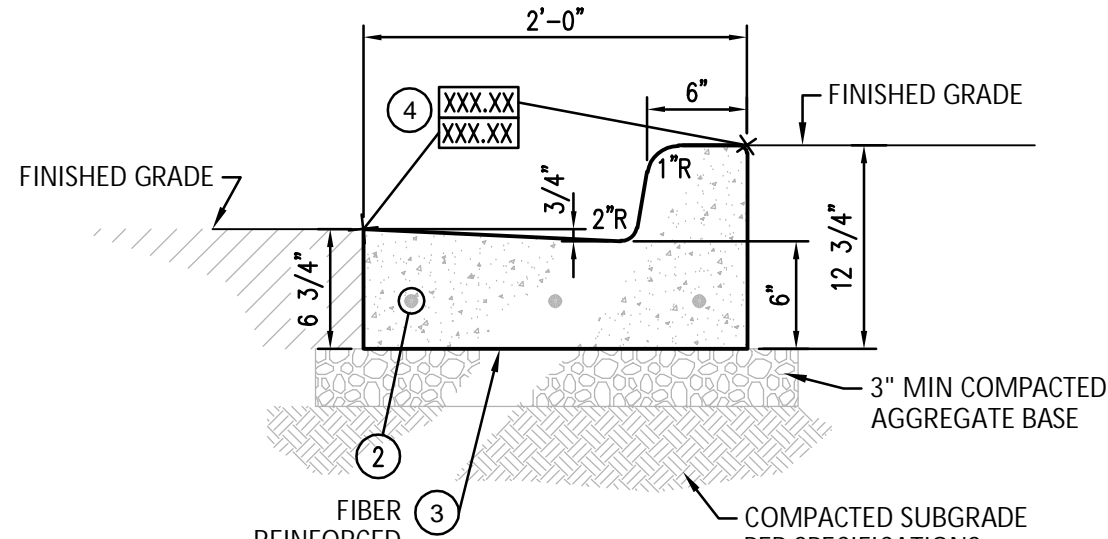


3 ASPHALT PAVEMENT DETAIL
NO SCALE



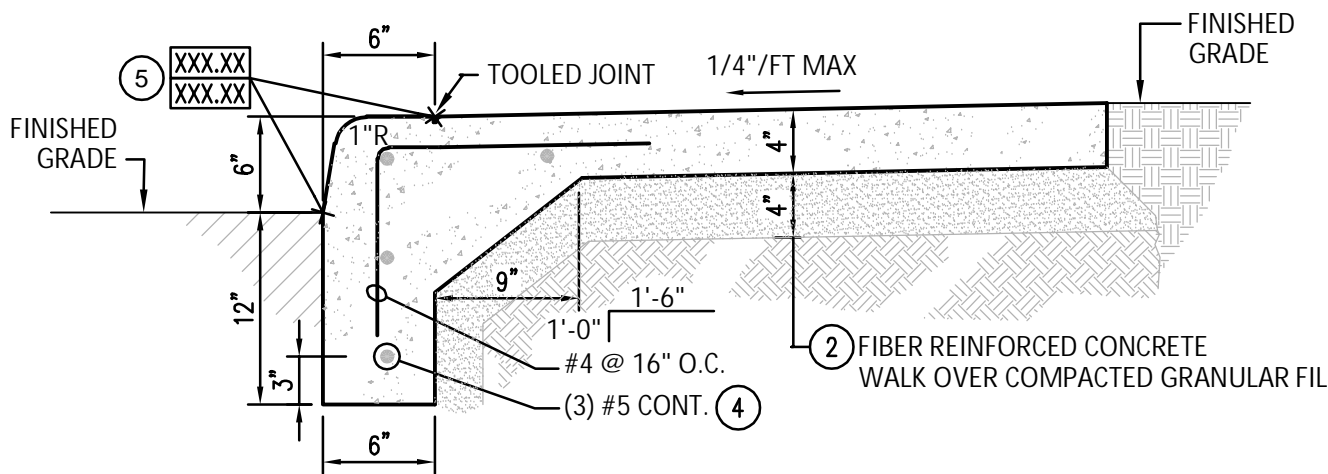
- NOTE:
1. WHEN CONSTRUCTION OCCURS WITHIN PUBLIC RIGHT-OF-WAY, THE WORK SHALL COMPLY WITH THE GOVERNING AGENCY REQUIREMENTS.
 2. REPAIR DAMAGED OR FAILING PAVEMENT PRIOR TO APPLICATION OF NEW SURFACE. REFER TO SPECIFICATIONS FOR HOT ASPHALTIC MIX REQUIREMENTS.

10 NEW ASPHALT PAVEMENT TO
EXISTING ASPHALT PAVEMENT DETAIL
NO SCALE



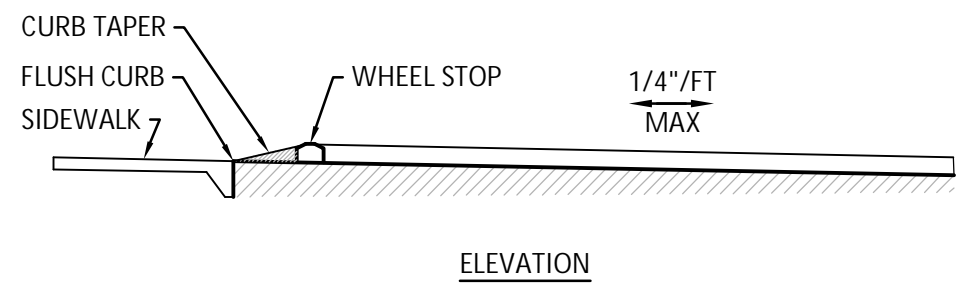
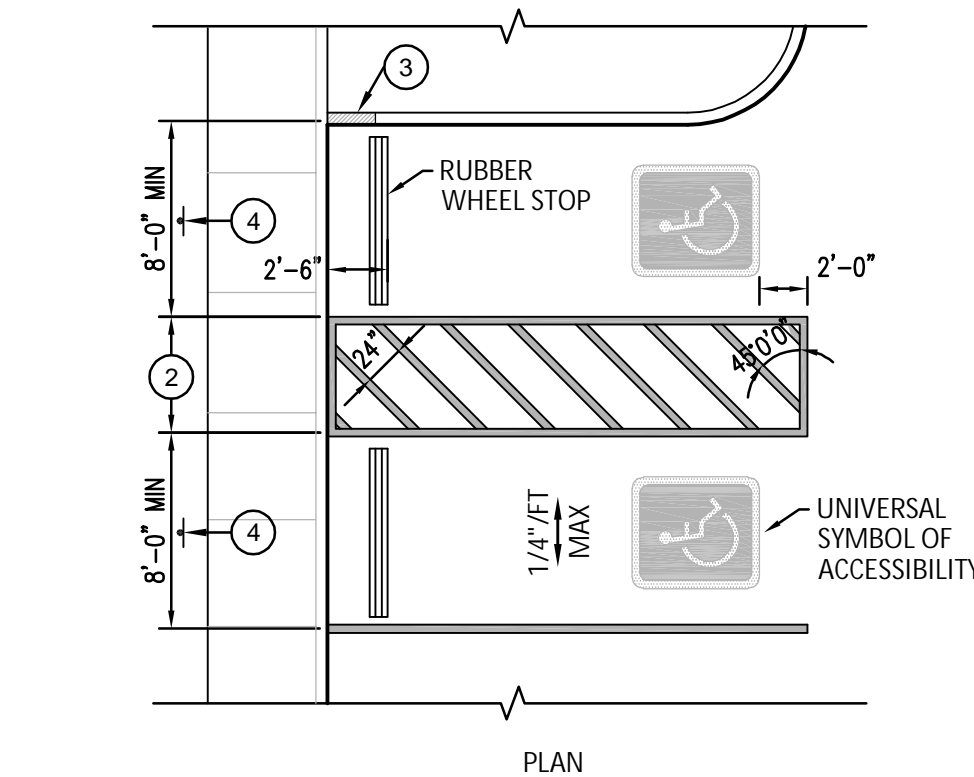
- NOTES:
1. WHEN CONSTRUCTION OCCURS WITHIN PUBLIC RIGHT-OF-WAY, THE WORK SHALL COMPLY WITH THE GOVERNING AGENCY REQUIREMENTS.
 2. (3) #5x18" SMOOTH DOWELS REQUIRED AT ALL ISOLATION JOINTS.
 3. REFER TO SPECIFICATIONS FOR CONCRETE AND JOINT REQUIREMENTS.
 4. LOCATION OF CURB GRADE ELEVATIONS. REFER TO GRADING PLAN.

8 CURB AND GUTTER DETAIL
NO SCALE



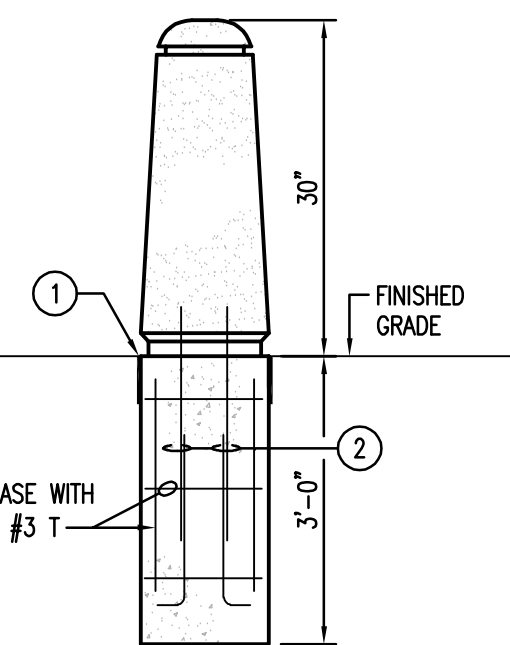
- NOTES:
1. WHEN CONSTRUCTION OCCURS WITHIN PUBLIC RIGHT-OF-WAY, THE WORK SHALL COMPLY WITH THE GOVERNING AGENCY REQUIREMENTS.
 2. REFER TO SPECIFICATIONS FOR CONCRETE AND JOINT REQUIREMENTS.
 3. REFER TO IMPROVEMENT PLAN FOR WALK WIDTH AND JOINT PATTERN.
 4. END CONTINUOUS REBAR AT ISOLATION/CONSTRUCTION JOINTS. PLACE (3) #5x12 SMOOTH DOWELS (DO NOT OVERLAP).
 5. LOCATION OF CURB AND GUTTER ELEVATIONS. REFER TO GRADING PLAN.

5 CONCRETE CURB AND WALK DETAIL
NO SCALE



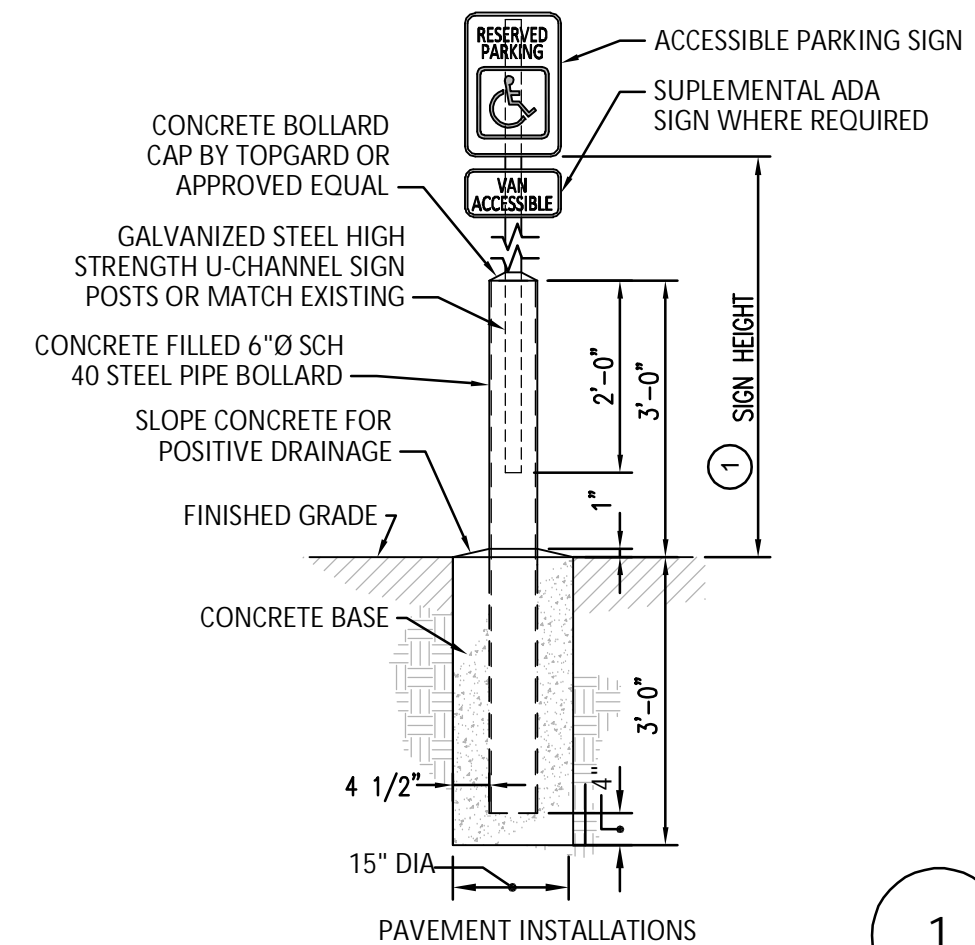
- NOTES:
1. ACCESSIBLE SPACE DIMENSIONS SHALL COMPLY WITH FEDERAL, STATE OR LOCAL REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE.
 2. ACCESS AISLE SHALL BE 5'-0" FOR CARS AND 8'-0" FOR VANS. REFER TO SITE IMPROVEMENT PLAN.
 3. WHEN CURB IS ADJACENT TO PEDESTRIAN TRAFFIC, PAINT TOP AND SIDES OF CURB YELLOW IN LOCATIONS WHERE CURB HEIGHT IS BETWEEN 0" AND 6". PER SPECIFICATION, APPLY SILICA SAND TO WET PAINT TO PROVIDE A NON-SLIP SURFACE.
 4. ACCESSIBLE PARKING SIGN (REFER TO ACCESSIBLE PARKING SIGN DETAIL). SIGN SHALL BE LOCATED 12" BEHIND FACE OF CURB, OR 12" BEHIND BACK OF PAVEMENT.
 5. BLUE MARKINGS SHALL BE USED FOR PARKING SPACES FOR PERSONS WITH DISABILITIES. COLOR SHALL BE FEDERAL STANDARD 595 COLOR FS 35180.

2 ACCESSIBLE PARKING SPACE DETAIL
NO SCALE



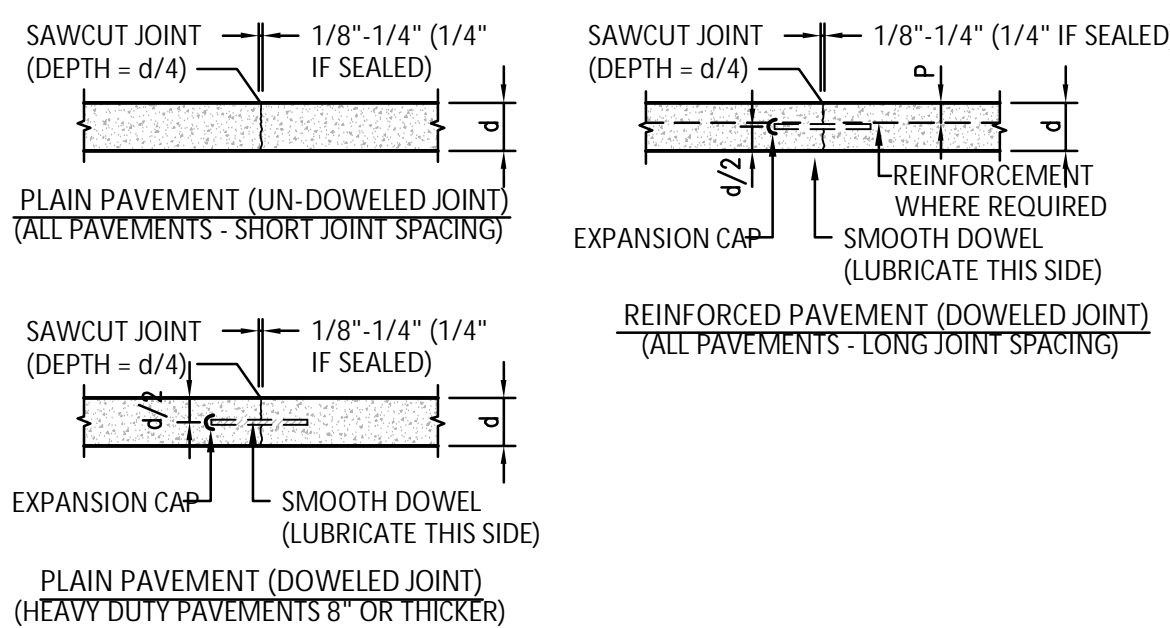
- NOTE:
1. PROVIDE BOND BREAK OR ISOLATION JOINT WHERE BOLLARD ABUTS CONCRETE (SEAL JOINT).
 2. PROVIDE AND INSTALL REINFORCING AND ANCHORING AS RECOMMENDED BY BOLLARD MANUFACTURER.
 3. PRECAST CONCRETE BOLLARD AS MANUFACTURED BY DURA ART. PROVIDE COLOR SAMPLES FOR ARCHITECT/ENGINEER.

4 PRECAST CONCRETE BOLLARD DETAIL
NO SCALE

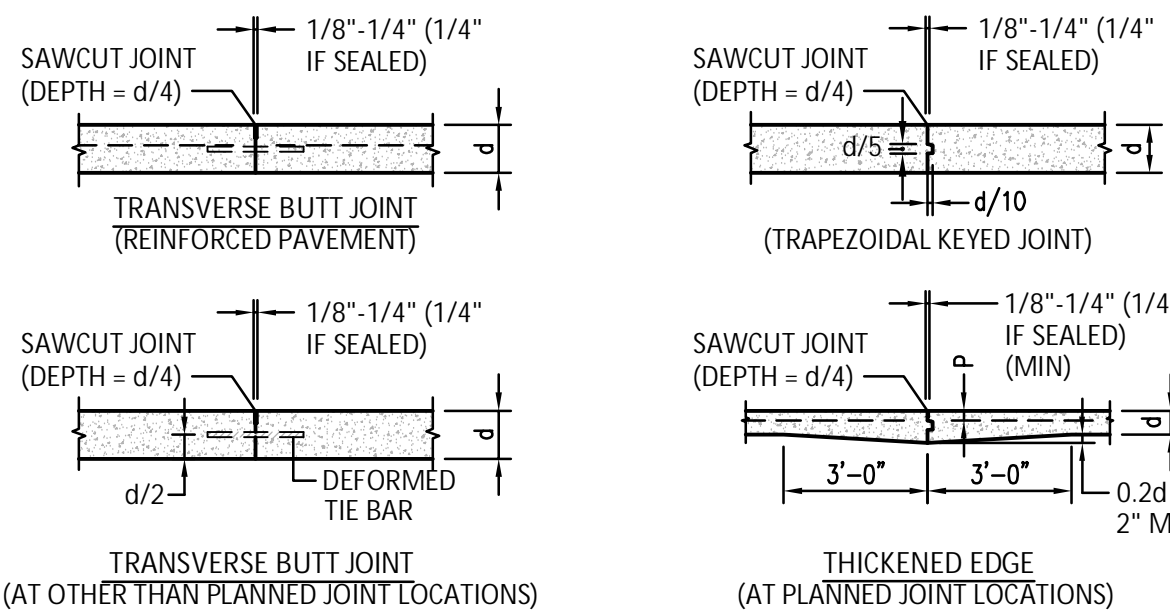


- NOTES:
1. SIGNAGE TYPE, LOCATION AND INSTALLATION SHALL COMPLY WITH THE LATEST FEDERAL, STATE AND LOCAL ACCESSIBILITY REQUIREMENTS.
 2. MOUNTING HARDWARE SHALL BE TAMPER RESISTANT.
 3. PROVIDE SHOP DRAWINGS OF SIGNS AND POSTS PRIOR TO ORDERING AND INSTALLATION.
 4. BOLLARD AND POST COLOR SHALL BE BLUE OR AS APPROVED BY OWNER/ARCHITECT.

1 ACCESSIBLE PARKING SIGN DETAIL
NO SCALE



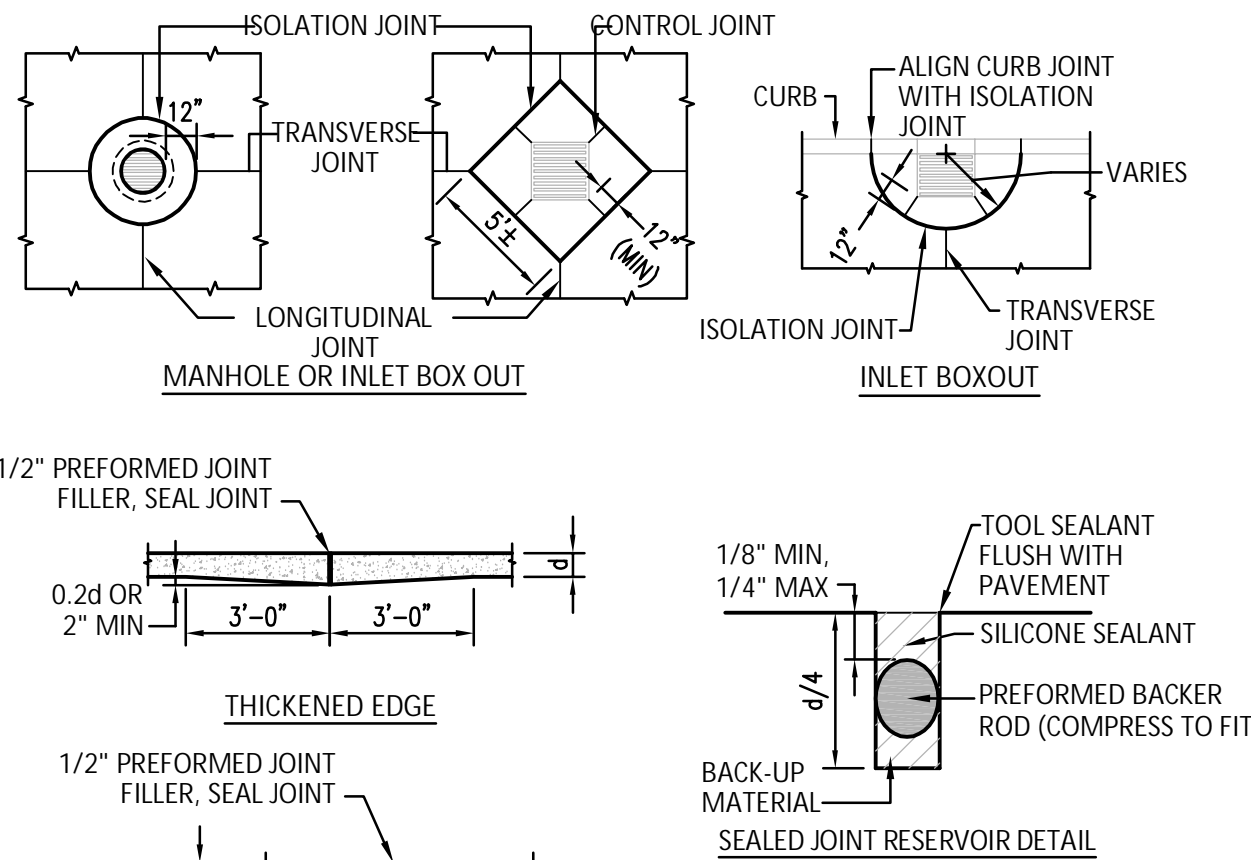
CONTROL JOINT DETAILS
(LONGITUDINAL OR TRANSVERSE JOINTS)



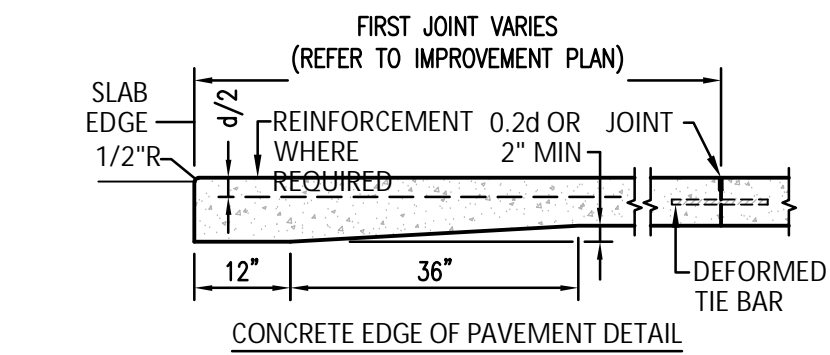
CONSTRUCTION JOINT DETAILS

- NOTES:
1. REFER TO IMPROVEMENT PLAN FOR PAVEMENT THICKNESS (d).
 2. REFER TO TABLE FOR DEFORMED STEEL TIE BAR SIZE.
 3. DISCONTINUE DISTRIBUTED STEEL REINFORCEMENT AT JOINTS.
 4. REFER TO SPECIFICATIONS FOR CONCRETE AND JOINT REQUIREMENTS.

7 CONCRETE PAVEMENT DETAIL
NO SCALE



ISOLATION JOINT DETAILS



JOINT SPACING AND REINFORCEMENT REQUIREMENTS				
PAVEMENT THICKNESS (d)	MAXIMUM JOINT SPACING	REINFORCEMENT REQUIRED IF JOINT L TO W RATIO EXCEEDS	MINIMUM REINFORCING COVER (P)	*MINIMUM REINFORCING SIZE (IF REQUIRED)
7"	15'	1.25	2 3/4"	#4 @ 15"
				7/8" x 1'-2"

* ALL REINFORCEMENT DOWELS SHALL BE EPOXY COATED 60 KSI

John R. Buckoff

C511



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CONSTRUCTION
DOCUMENTS



Jeremy R. Bischoff

No.	Description	Date

PROJECT #: 21JPC87
ISSUE DATE: 06/09/2022
DRW: NRS | CHK: JRB

SITE
LANDSCAPE
PLAN

C600

PLANT LIST					
COUNT	MARK	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
6	ACE-F	ACER x FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2 ½"-3" CAL.	B&B
17	GYM-D	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEE TREE	2 ½"-3" CAL.	B&B
15	PLA-A	PLATANUS x ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2 ½"-3" CAL.	B&B
4	QUE-B	QUERCUS BICOLOR	SWAMP WHITE OAK	2 ½"-3" CAL.	B&B
ORNAMENTAL TREES					
2	ACE-P	ACER GRISEUM	PAPERBARK MAPLE	1 ½"-2" CAL.	B&B
EVERGREEN TREE					
7	PIC-A	PICEA ABIES	NORWAY SPRUCE	8' HEIGHT	B&B
3	PIC-F	PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT COLORADO SPRUCE		
EVERGREEN SHRUBS					
119	ILE-M	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18"-24"	PROVIDE 1 JIM DANDY WINTERBERRY FOR EVERY 5 RED SPRITE WINTERBERRY
		ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	18"-24"	
22	JUN-C	JUNIPERUS CHINENSIS 'SARGENTII'	SARGENT JUNIPER	18"-24"	
34	MYR-P	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	30"-36"	
SHRUBS					
25	RHU-A	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18"-24"	
GRASSES					
27	CAL-A	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER'S FEATHER REED GRASS	#2 CONT.	3' O.C.
PERENNIALS					
100	AST-A	ASTILBE ARENDsii 'BRIDAL VEIL'	BRIDAL VEIL ASTILBE	#1 CONT.	2' O.C.
92	ATH-F	ATHYRIUM FILIX-FEMINA	LADY FERN	#1 CONT.	2' O.C.
521	CAR-S	CAREX SPRENGELII	LONG BEAKED SEDGE	PLUG	2' O.C.
263	HEM-S	HEMEROCALLIS 'SERENA SUNBURST'	SERENA SUNBURST DAYLILY	#1 CONT.	18" O.C.
92	HOS-F	HOSTA x 'FRANCEE'	FRANCEE HOSTA	#1 CONT.	2' O.C.
91	HOS-H	HOSTA X 'HUMPBACK WHALE'	HUMPBACK WHALE HOSTA	#1 CONT.	2' O.C.
35	IRI-S	IRIS SIBIRICA 'CAESAR'S BROTHER'	CAESAR'S BROTHER IRIS	#1 CONT.	2' O.C.
34	NEP-F	NEPETA X FAASSENII 'JUNIOR WALKER'	JUNIOR WALKER CATMINT	#1 CONT.	18" O.C.
41	PEN-D	PENSTEMON DIGITALIS 'MIDNIGHT MASQUERADE'	MIDNIGHT MASQUERADE PENSTEMON	#1 CONT.	18" O.C.

LANDSCAPE ORDINANCE CHART				
ORDINANCE SECTION	DESCRIPTION	MEASUREMENT	PLANTINGS REQUIRED	PLANTINGS PROVIDED
6.15	STREET TREES 1 SHADE TREE PER 40 LF OF STREET FRONTAGE	1,100 LF	29 TREES	29 TREES
7.16-D	LOT INTERIOR 1 SHADE TREE PER 1500 SF OF YARD AREA	38,000 SF	25 TREES	26 TREES
7.16-E	PARKING LOT PERIMETER 1 TREE PER 80 LF OF PERIMETER, 1 SHRUB PER 80 LF OF PERIMETER	950 LF	12 TREES 12 SHRUBS	12 TREES 19 SHRUBS
7.16-F	INTERIOR PARKING LOT LANDSCAPING 5% OF ALL PAVED SURFACES MIN. 300 SF PER ISLAND 1 TREE/ EVERY 300 SF REQUIRED LS AREA	5% OF 31767 SF	1,589 SF WITH 6 TREES	1,832 SF AND 7 TREES

GENERAL NOTES
A. ALL DISTURBED LAWN AREAS TO BE SEEDED
GENERAL NOTES
1. SPADE EDGE 2. STONE MULCH AND METAL EDGE 3. TABLE AND CHAIRS AS SOLD BY LANDSCAPE FORMS. (6) CHIPMAN 45" DIA. FREESTANDING DINING TABLES. TITANIUM POWDERCOAT FINISH, MODEL NUMBER (24) CHIPMAN CHAIRS WITHOUT ARMS. TITANIUM POWDERCOAT FINISH, MODEL NUMBER 4. (2) TRASH CANS FGP LITTER. TITANIUM POWDERCOAT FINISH AND EXTERIOR ASH WOOD. AS SOLD BY LANDSCAPE FORMS.

