

ABC3672IN LLC
INSTR. #2021-025685

S90°00'00"E 477.92'

DRY DETENTION POND
TOP OF BANK ELEV. = 740.00
100 YR. ELEV. = 737.86

EXISTING BUILDING
15,000 S.F.
F.F. - 744.00
PAD - 743.33

WK INVESTMENTS LLC
INSTR. #2018-004043

EXISTING BUILDING
11,999 S.F.
F.F. - 744.00

DRY DETENTION POND
TOP OF BANK ELEV. = 740.00
100 YR. ELEV. = 737.86

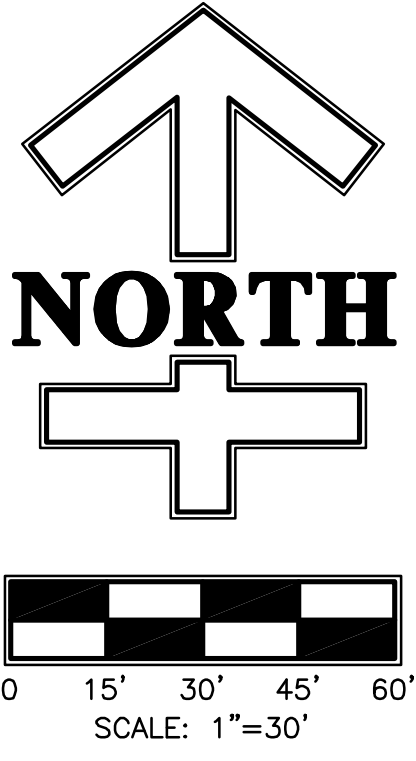
ARVIN DRIVE
(PUBLIC STREET)

COMMERCE PARKWAY
(PUBLIC STREET)

LINVILLE JASON CLAY & SULLIVAN

NOTICES AND PERMITS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS OBTAINED FROM THE RESPECTIVE CITY, COUNTY OR STATE AGENCIES PRIOR TO STARTING ANY CONSTRUCTION.
2. 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.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO STARTING ANY CONSTRUCTION.



EXISTING KEYNOTE LEGEND:

- ☐ EXISTING UTILITIES TO BE PROTECTED
- ▣ EXISTING ASPHALT/CONCRETE PAVEMENT (PROTECT)

LEGEND :

- EX. SAN — EXISTING SANITARY SEWER W/ MANHOLE
- EX. STORM — EXISTING STORM SEWER W/ END SECTION, DITCH INLET AND PAVEMENT INLET
- EX. W. — EXISTING WATER LINE W/ FIRE HYDRANT
- EX. G. — EXISTING GAS LINE
- EX. B.E.C. — EXISTING BURIED ELECTRIC CABLE
- EX. B.T.C. — EXISTING BURIED TELEPHONE CABLE
- EX. O.H.P. — EXISTING OVERHEAD POWERLINE
- EX. U.P. — EXISTING UTILITY POLE
- EX. P. — EXISTING PEDESTAL
- EX. M.B. — EXISTING MAILBOX
- EX. T.S. — EXISTING TRAFFIC SIGN
- EX. A.L. — EXISTING AREA LIGHT
- EX. T.L. — EXISTING TREELINE
- EX. C.F. — EXISTING CHAINLINK FENCE
- EX. S.E. — EXISTING SPOT ELEVATION
- 752 — EXISTING CONTOUR LINE

SITE BENCHMARK:

1. TOP OF SANITARY SEWER CASTING, LOCATED AT THE 480' NORTH OF THE ROUND-ABOUT OF ARVIN ROAD AND COMMERCE PARKWAY (ELEV. - 740.67)

DEMOLITION PLAN NOTES

1. NOTIFY ENGINEER IMMEDIATELY IF THERE ARE QUESTIONS REGARDING THE DRAWINGS AND/OR THE SPECIFICATIONS, OR IF THERE ARE ANY CONFLICTS BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS.
2. ALL PERIMETER EROSION CONTROL AND/OR CONSTRUCTION FENCING SHALL BE IN PLACE PRIOR TO ANY SOIL DISTURBANCE.
3. THE EXISTING UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND PROJECTS PLUS MAKES NO GUARANTEES THAT THE UTILITY INFORMATION SHOWN COMPRISES ALL SUCH UTILITIES IN THE AREA, IN SERVICE OR ABANDONED. PROJECTS PLUS FURTHER STATES THAT THE UNDERGROUND UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS. ANY CONTRACTOR DOING ANY EXCAVATION WILL CALL IN THEIR OWN UTILITY LOCATES PRIOR TO COMMENCING WORK. ANY DAMAGE SHALL BE REPAIRED TO SATISFACTION OF STORAGE EXPRESS AND OPERATING AUTHORITY AT NO COST TO STORAGE EXPRESS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES TO BE REMOVED, RELOCATED OR ABANDONED PRIOR TO COMMENCING DEMOLITION ACTIVITIES.
4. THE CONTRACTOR SHALL COORDINATE WORK ASSOCIATED WITH THE REMOVAL, RELOCATION OR ABANDONMENT OF UTILITIES WITH THE UTILITY COMPANY OR ENTITY HAVING OWNERSHIP OF EACH RESPECTIVE UTILITY. COSTS FOR DISCONNECTION, REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN ON THE DRAWINGS OR AS NECESSARY TO ALLOW FOR EXECUTION OF THE WORK SHALL BE PAID BY THE CONTRACTOR.
5. ALL EXISTING ON-SITE UTILITIES SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL OR SHOULD THEY INTERFERE WITH PROJECT CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES TO REMAIN. ALL UTILITIES WITHIN THE PROPOSED BUILDING FOOTPRINT WILL BE REMOVED UNLESS OTHERWISE NOTED.
6. REMOVE EXISTING UTILITIES ONLY AFTER CRITICAL NEW SYSTEMS ARE IN PLACE AND OPERATIONAL (I.E. STORM DRAINAGE, SERVICES TO EXISTING STRUCTURES). IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE PROPER REMOVAL INCLUDING SAFE SEQUENCING OF REMOVAL FOR UTILITIES. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AT ALL TIMES.
7. THE OWNER HAS FIRST SALVAGE RIGHTS ON ALL ITEMS REMOVED. IF OWNER FORFEITS RIGHTS THEN ALL DEMOLISHED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF OFF-SITE UNLESS OTHERWISE SHOWN.
8. UNLESS SCHEDULED FOR DEMOLITION ON THE DRAWINGS, ALL TREES AND VEGETATION SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE PROJECT. PROTECTIVE MEASURES SHALL INCLUDE INSTALLATION AND MAINTENANCE OF TREE PROTECTION FENCING TO BE LOCATED WHERE SHOWN AND AT THE DRIFLINE OF ALL TREES LOCATED WITHIN CLOSE PROXIMITY OF AREAS WHERE HEAVY EQUIPMENT WILL OPERATE.
9. A CLEAN, STRAIGHT EDGE SHALL BE SAWCUT BETWEEN ALL CONCRETE AND ASPHALT SURFACES SCHEDULED FOR DEMOLITION AND CONCRETE AND ASPHALT SURFACES TO REMAIN IN-PLACE. TERMINAL ENDS OF UNDERGROUND UTILITIES ABANDONED IN-PLACE SHALL BE CUT, CAPPED AND PLUGGED. THE ENDS OF DISCONNECTED UNDERGROUND UTILITIES SHALL BE MARKED FOR FUTURE IDENTIFICATION WITH DETECTABLE LOCATOR TAPE OR A METAL ROD.
10. ALL FOUNDATIONS, SLABS, STRUCTURAL STEEL, MASONRY, SIDEWALKS, RETAINING WALLS, CURBS, APPARUSES, ETC., WITHIN THE DESIGNATED DEMOLITION LINES SHALL BE DEMOLISHED ACCORDING TO SPECIFICATIONS. ALL DEMOLITION WITHIN PROPOSED FOOTPRINT SHALL BE COORDINATED WITH THE BUILDING DRAWINGS. NO OPEN BURNING SHALL BE PERMITTED ON THE SITE.
11. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SAFE ACCESS FOR PEDESTRIANS AND VEHICLE TRAFFIC. THE CONTRACTOR WILL MAINTAIN ALL UTILITY SERVICES TO ALL BUSINESSES. IF UTILITY SERVICES MUST BE INTERRUPTED THE CONTRACTOR SHALL COORDINATE THAT SHUTDOWN TO MINIMIZE IMPACT TO THE BUSINESSES AND EXISTING FACILITIES. COORDINATE SHUTDOWN AT LEAST ONE WEEK IN ADVANCE WITH BUSINESS OWNERS REPRESENTATIVE AND FACILITY MANAGER.
12. MANHOLES, CATCH BASINS, CLEANOUTS, VALVE BOXES, FRAMES COVERS AND GRATES REMAINING IN USE SHALL BE PROTECTED AND ADJUSTED TO FINAL GRADES.

DATE	
REVISION	
SYMBOL	
SCALE	1"=30'
DRAWN	JPH
CHECKED	JKS
CERTIFIED	JKS
PROJECT	COMMERCE BUSINESS PARK BUILDING #2 EXPANSION
CITY	CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA
TITLE	EXISTING SITE PLAN
COMPANY	PROJECTS plus GREENWOOD SURVEYING COMPANY
SEAL	JEFFERY K. SMITH REGISTERED PROFESSIONAL ENGINEER No. 19419 STATE OF INDIANA
SIGNATURE	Jeffery K. Smith 10/2/23
JOB NUMBER	13011.03
SHEET	C201
DATE	OCTOBER 2, 2023

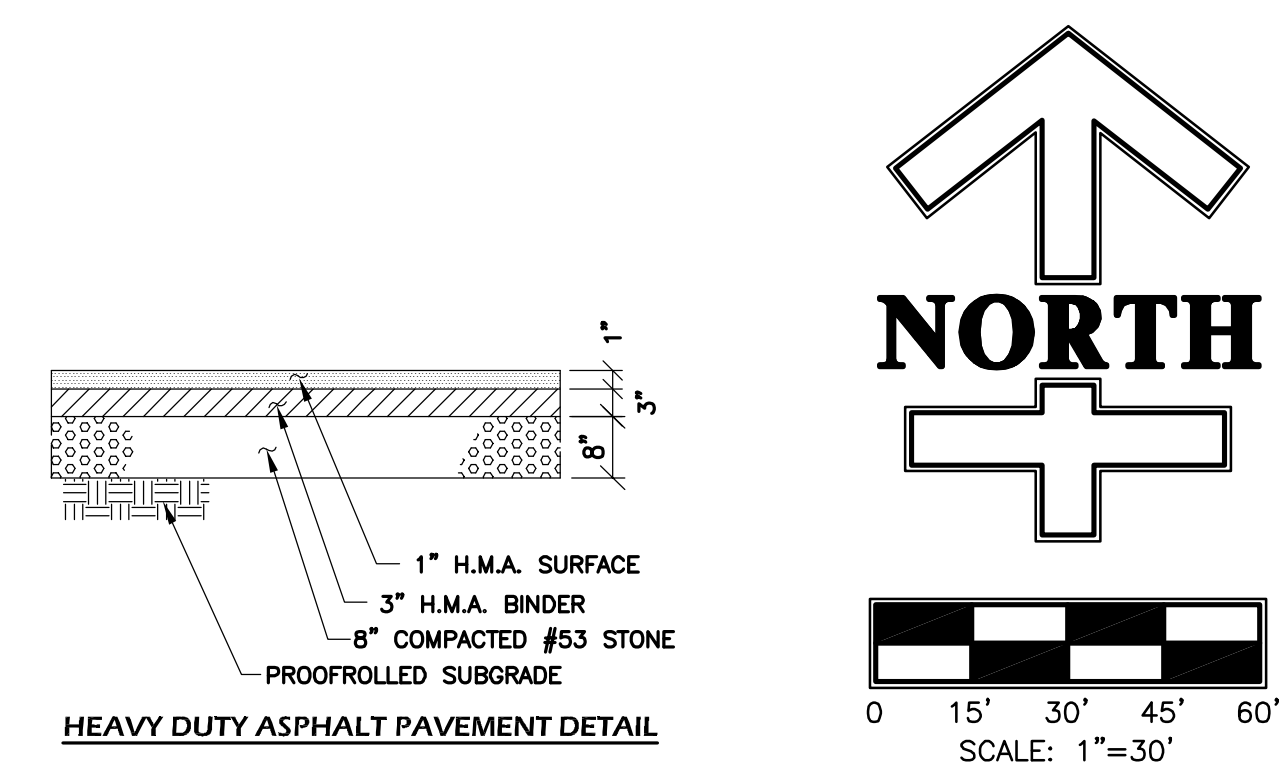


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PROPOSED KEYNOTES:

- [A] HEAVY DUTY INTERNAL PAVEMENT SECTION (4" BITUMINOUS OVER 8" STONE BASE)
- [B] LANDSCAPING AND LAWN
- [C] 7" CONC. APRON OVER COMPACTED STONE BASE

EXISTING KEYNOTES:

- [Z] EXISTING ASPHALT/CONCRETE PAVEMENT (PROTECT)

LEGEND :

- OHP — EXISTING OVERHEAD POWER LINE
- PWP EXISTING UTILITY POLE W/ GUYWIRE
- PEDEST EXISTING UTILITY PEDESTAL
- MAILBOX EXISTING MAILBOX
- TRAFFIC SIGN EXISTING TRAFFIC SIGN
- AREA LIGHT EXISTING AREA LIGHT
- CHAINLINK FENCE EXISTING CHAINLINK FENCE
- B.S.L. BUILDING SETBACK LINE
- R/W RIGHT-OF-WAY

GENERAL NOTES:

1. CONTRACTOR SHALL RECOGNIZE RESPECTIVE WORK AND RESPONSIBILITY TO VERIFY LOCATION, SIZE, AND ELEVATION OF EXISTING UTILITIES, STRUCTURES, PIPES, PAVEMENTS, ETC. AS RELATED TO THEIR WORK. NOTIFY ARCHITECT/ENGINEER OF ANY CONFLICT AND/OR DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUAINT HIMSELF WITH SUBSOIL CONDITIONS.
3. 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.
4. CONTRACTORS SHALL CONSULT ARCHITECTURAL, PLUMBING AND ELECTRICAL PLANS FOR: INVERT ELEVATIONS AND EXISTING LOCATION OF DOWNSPOUTS, WATER LINES GAS LINES, TRANSFORMER'S PAD OR POLE, AND BUILDING DIMENSIONS.
5. 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 JOHNSON COUNTY STANDARDS AS APPROVED BY THE ENGINEERING DEPARTMENT.
6. ALL GRASS AND/OR SHRUBBERY DISTURBED BY NEW CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
7. ALL EXISTING MANHOLE AND CATCH BASIN GRATES, WATER OR GAS VALVES SHALL BE ADJUSTED TO NEW FINISH GRADE ELEVATION.
8. ALL PIPE LENGTHS SHOWN ON DRAWINGS ARE FOR HYDRAULIC CALCULATION PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE EXACT LENGTHS REQUIRED FOR ACTUAL INSTALLATION.
9. CONSTRUCTION OF ALL SEWER LINES AND STRUCTURES SHALL BE IN ACCORDANCE WITH LOCAL AND STATE CODE, RULES AND REGULATIONS
10. DIMENSIONS TO FACE OF CURB.

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SITE DATA:

GENERAL:
BUILDING AREA - 8,400 S.F.
SITE AREA - 5.81 AC.
PROPOSED IMPERVIOUS IMPROVEMENTS - 0.40 AC.

ZONING DATA:
PROPOSED USE: INDUSTRIAL
ZONING DISTRICT: IG (INDUSTRIAL GENERAL)

ADJACENT ZONING CLASSIFICATIONS:
NORTH: IG (INDUSTRIAL: GENERAL)
WEST: IG (INDUSTRIAL: GENERAL)
SOUTH: IG (INDUSTRIAL: GENERAL)
EAST: IL (INDUSTRIAL: LIGHT)

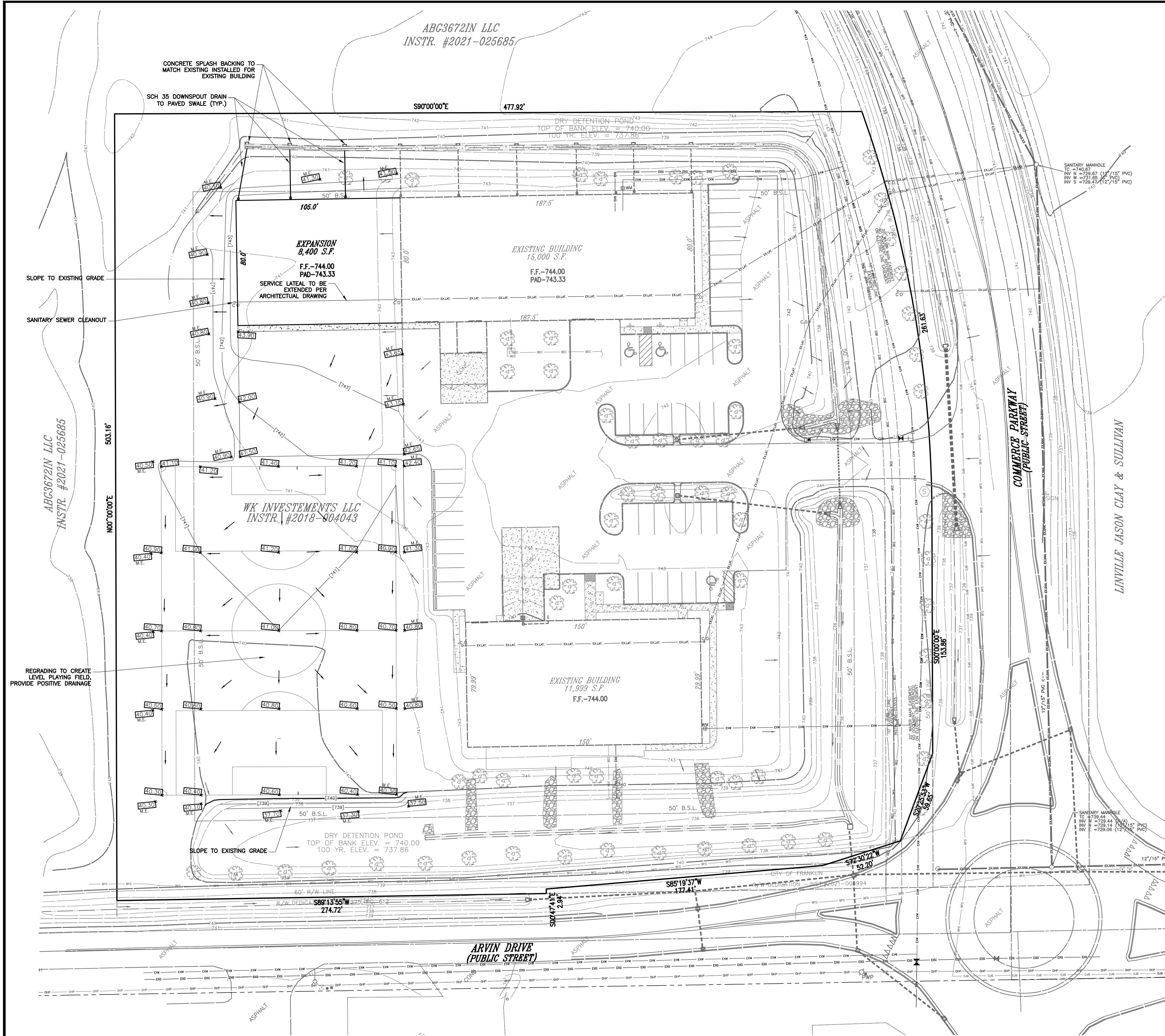
BUILDING SETBACK
FRONT: 50'
SIDE: 50'
REAR: 50'



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DATE	REVISION	SYMBOL	SCALE	DRAWN	CHECKED	CERTIFIED
			1"=30'	JPH	JKS	JKS
PROJECT: COMMERCE PARK BUILDING #2 EXPANSION			CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA			
TITLE: PROPOSED SITE CONDITIONS (DIMENSIONAL AND GEOMETRIC PLAN)						
PROJECTS plus GREENWOOD SURVEYING COMPANY						
SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT 1257 Airport Parkway, Suite A - Greenwood, Indiana 46143 (317)-882-5003						
SEAL JEFFERY K. SMITH REGISTERED PROFESSIONAL ENGINEER No. 19419 STATE OF INDIANA Jeffery K. Smith 10/2/23						
JOB NUMBER 13011.03 SHEET						
C301						
DATE OCTOBER 2, 2023						

ABC3672IN LLC
INSTR. #2021-025685



- LEGEND :**
- PROPOSED SPOT ELEVATION
 - MATCH EXISTING GRADE
 - PROPOSED CONTOUR LINE
 - EXISTING SANITARY SEWER W/ MANHOLE
 - EXISTING STORM SEWER W/ END SECTION, MANHOLE, YARD INLET, AND CURB INLET
 - EXISTING BURIED GAS MAIN W/ METER AND VALVE
 - EXISTING BURIED ELECTRIC CABLE W/ MANHOLE
 - EXISTING OVERHEAD POWER LINE
 - EXISTING UTILITY POLE W/ GUYWIRE
 - EXISTING UTILITY PEDESTAL
 - EXISTING MAILBOX
 - EXISTING TRAFFIC SIGN
 - EXISTING AREA LIGHT
 - EXISTING CHAINLINK FENCE
 - EXISTING CONTOUR LINE
 - B.S.L. BUILDING SETBACK LINE
 - R/W RIGHT-OF-WAY

- SITE BENCHMARK:**
- TOP OF SANITARY SEWER CASTING, LOCATED AT THE 480' NORTH OF THE ROUND-ABOUT OF ARVIN ROAD AND COMMERCE PARKWAY (ELEV. - 740.67)

- GENERAL NOTES:**
- CONTRACTOR SHALL RECOGNIZE RESPECTIVE WORK AND RESPONSIBILITY TO VERIFY LOCATION, SIZE, AND ELEVATION OF EXISTING UTILITIES, STRUCTURES, PIPES, PAVEMENTS, ETC. AS RELATED TO THEIR WORK. NOTIFY ARCHITECT/ENGINEER OF ANY CONFLICT AND/OR DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
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- NOTICES AND PERMITS**
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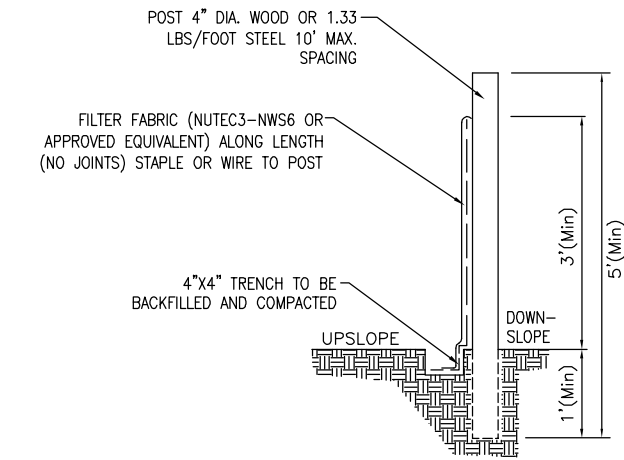
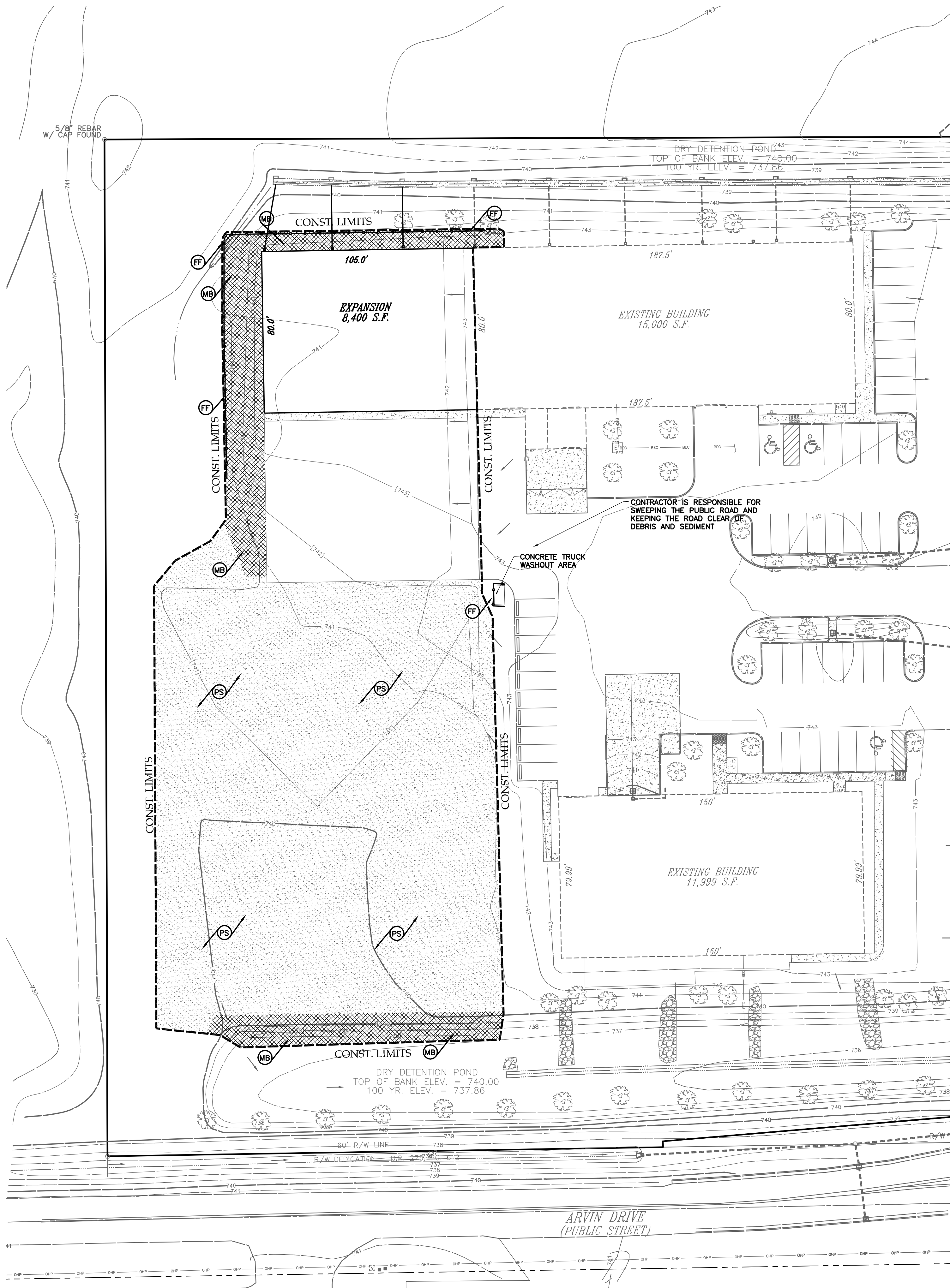
PROJECT: COMMERCE PARK BUSINESS PARK BUILDING #2 EXPANSION
CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA
TITLE: PROPOSED SITE CONDITIONS (GRADING PLAN)

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

SEAL
JEFFERY K. SMITH
REGISTERED PROFESSIONAL ENGINEER
No. 19419
STATE OF INDIANA
Jeffery K. Smith
10/2/23

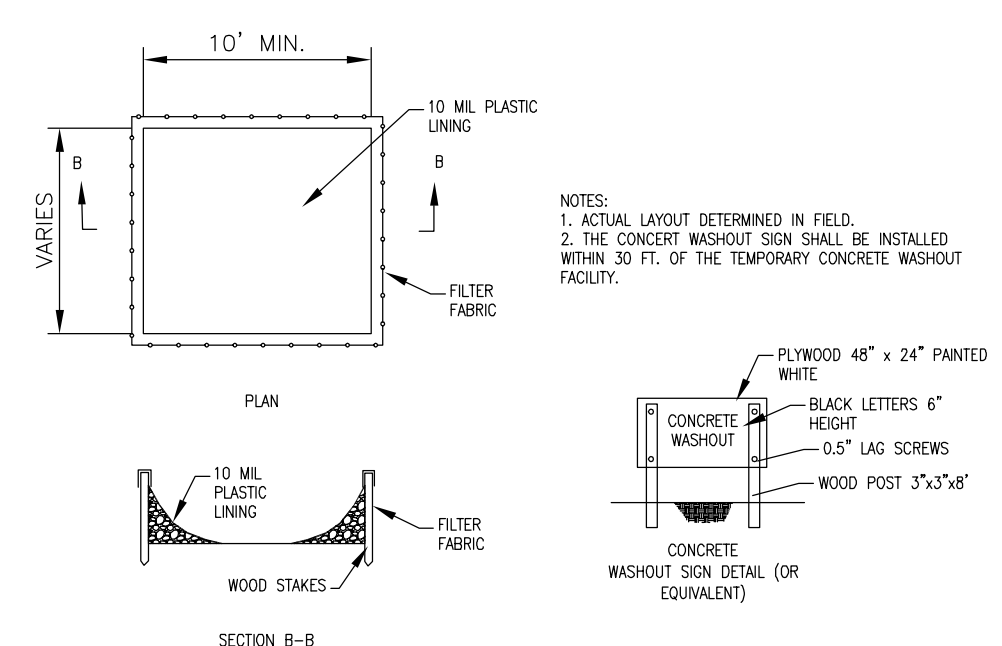
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JOB NUMBER: 13011.03
SHEET: C302
DATE: OCTOBER 2, 2023

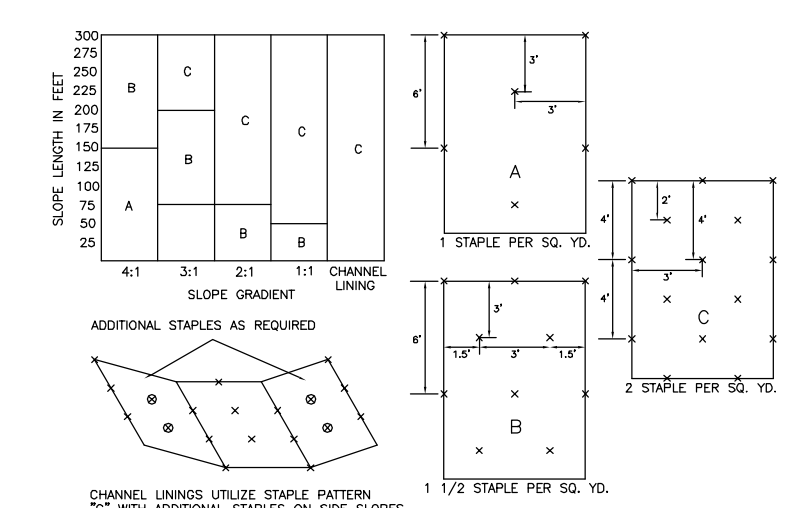


1. INSPECT ONCE PER WEEK OR AFTER EACH 1/2" OF RAINFALL.
2. IF FENCE FABRIC TEARS, STARTS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY.
3. REMOVE DEPOSITED SEDIMENT WHEN IT REACHES HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT OR IS CAUSING THE FABRIC TO BULGE.
4. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEAN OUT.
5. AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE THE FENCE AND SEDIMENT DEPOSITS BRING THE DISTURBED AREA TO GRADE, AND STABILIZE.

FILTER FENCE INSTALLATION DETAIL



CONCRETE WASHOUT DETAIL



EROSION CONTROL BLANKET STAPLE PATTERN

GENERAL STAPLE RECOMMENDATIONS

STAPLE PATTERNS APPLY TO ALL NORTH AMERICAN GREEN EROSION CONTROL BLANKETS. STAPLE PATTERNS MAY VARY DEPENDING UPON SOIL TYPE AND AVERAGE ANNUAL RAINFALL. AT SLOPE LENGTHS GREATER THAN 300 FEET OR WHERE DRAINAGE OVER LARGE AREAS IS DESIRED OVER THE BLANKETS, STAPLE PATTERN 1" SHOULD BE UTILIZED. CHANNEL LININGS REQUIRED A 2" MINIMUM OVERLAP AT LONGITUDINAL JOINTS. SCHEDULES SHALL REQUIRE A 2" MINIMUM OVERLAP WHERE OVERLAPS OCCUR. THE EROSION CONTROL BLANKET SHALL OVERLAP THE CONCRETE/STAPLE. IF OTHER THAN NORTH AMERICAN GREEN EROSION CONTROL BLANKETS ARE INSTALLED FOLLOW THE INSTALLATION INSTRUCTIONS RECOMMENDED BY THAT PRODUCTS COMPANY.

SECTION 1 - EMERGENCY RESPONSE NUMBERS

EMERGENCY RESPONSE TO ANY LIFE THREATENING PROBLEM	911
CITY OF FRANKLIN FIRE DEPARTMENT	888-736-3650
CITY OF FRANKLIN POLICE DEPARTMENT	317-736-3670
CITY OF FRANKLIN MS4	317-346-1212
INDIANA DEPARTMENT OF NATURAL RESOURCES	812-477-8773
INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT	317-233-7745
JOHNSON COUNTY SOIL AND WATER	317-342-5594

THIS PLAN TO BE USED FOR EROSION CONTROL PURPOSES ONLY. THE CITY ENGINEER AND MS4/EROSION CONTROL INSPECTOR HAS THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES IN THE FIELD AS CONDITIONS WARRANT.

ALL EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE INDIANA STORM WATER QUALITY MANUAL, DATED OCTOBER 2007 BY THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (IDEM).

- PERMANENT SEEDING SPECIFICATIONS:**
- 1) ALL DISTURBED LAWN AREAS SHALL RECEIVE PERMANENT SEEDING IMMEDIATELY.
 - 2) ALL DISTURBED LAWN AREA TO HAVE A MINIMUM OF 6 INCHES OF TOPSOIL (COMPACTED THICKNESS).
 - 3) TOPSOIL TO BE FERTILE, FRAGILE, SANDY LOAM REASONABLY FREE OF SUBSOIL, CLAY LUMPS, STONES LARGER THAN 1/4", EXCESSIVE QUANTITIES OF SMALL STONE/GRAVEL, BRUSH AND OTHER LITTER.
 - 4) SOUV ANY SURFACE OR SUBSURFACE DRAINAGE PROBLEMS AND CONSTRUCT PERMANENT EROSION CONTROL STRUCTURES.
 - 5) PERFORM THE MAJOR FILLING, SHARPING AND SMOOTHING OF DULLES OR ERODED AREAS.
 - 6) HAVE TOPSOIL TESTED TO CHECK PH AND NUTRIENT LEVELS. PROVIDE FERTILIZER AND SOIL AMENDMENTS AS REQUIRED TO MEET/EXCEED MINIMUM REQUIREMENTS AS SUGGESTED ON SOILS TEST RESULTS FOR LAWNS.
 - 7) WORK FERTILIZER AND SOIL NUTRIENTS INTO TOP 2-3 INCHES OF THE TOPSOIL WITH A SMALL DISK, HARROW OR RAKE OPERATED ACROSS THE SLOPE AS MUCH AS POSSIBLE.
 - 8) ROLL THE TOPSOIL WITH A WATER BALLAST ROLLER WEIGHING 100 TO 300 POUNDS DEPENDING ON SOIL TYPE. ROLL WITH TOPSOIL IN A SEMI-DRY CONDITION IN TWO OPPOSITE DIRECTIONS (RIGHT ANGLES).
 - 9) RAKE OR SCARIFY AND CUT OR FILL IRREGULARITIES THAT DEVELOP AS REQUIRED AND AGAIN ROLL UNLESS AREA IS TRUE AND UNIFORM, FREE FROM LUMPS, DEPRESSIONS AND IRREGULARITIES.
 - 10) SOW SEED WITH ADEQUATE EQUIPMENT AT A TIME WHEN LITTLE OR NO WIND IS BLOWING. BROADCAST HALF OF SEED IN ONE DIRECTION AND THE OTHER HALF IN THE OPPOSITE DIRECTION (RIGHT ANGLES).
 - 11) COVER SEED TO A DEPTH OF 1/4" BY RAKING OR HARROWING. PROVIDE A LIGHT LAYER OF STRAW OR HAY MULCH AT A RATE OF 2 TONS PER ACRE. APPLY TACKLER TO STABILIZE MULCH.
 - 12) HYDROSEEDING IS ACCEPTABLE METHOD OF SEEDING.
 - 13) KEEP TOPSOIL RELATIVELY MOIST UNTIL LAWN IS ESTABLISHED.
 - 14) RESEED AREAS THAT DO NOT SHOW PROMPT GERMINATION AT 14 DAY INTERVALS UNTIL AN ACCEPTABLE STAND OF GRASS IS ASSURED.
 - 15) ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT END OF ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE REWORKED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
 - 16) ALL LAWNS TO BE MAINTAINED UNTIL FINAL INSPECTION BY LANDSCAPE DESIGNER BUT NOT LESS THAN 60 DAYS FROM TIME OF INSTALLATION. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWN.

TEMPORARY SEEDING DATES:

WHEAT OR RYE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
OATS												
ANNUAL RYEGRASS												

PERMANENT SEEDING DATES:

NON-IRRIGATED*	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
IRRIGATED												
DORMANT SEEDING**												

- * IRRIGATION NEEDED DURING THIS PERIOD. TO CONTROL EROSION AT TIMES OTHER THAN IN THE SHADED AREAS, USE MULCH.
- ** LATE SUMMER SEEDING DATES MAY BE EXTENDED 5 DAYS IF MULCH IS APPLIED.
- ** INCREASE SEEDING APPLICATION BY 50%.

FIGURE 5-3

TEMPORARY SEEDING:

KIND OF SEED	1000 SQ. FT.	ACRE	REMARKS
WHEAT OR RYE	3.5 LBS.	2 BU.	COVER SEED 1" TO 1-1/2" DEEP
SPRING OATS	2.3 LBS.	3 BU.	COVER SEED TO 1" DEEP
ANNUAL RYEGRASS	1 LB.	40 LBS.	COVER SEED TO 1/4" DEEP

* NOT NECESSARY WHERE MULCH IS APPLIED.

SEEDING SCHEDULE

LEGEND :

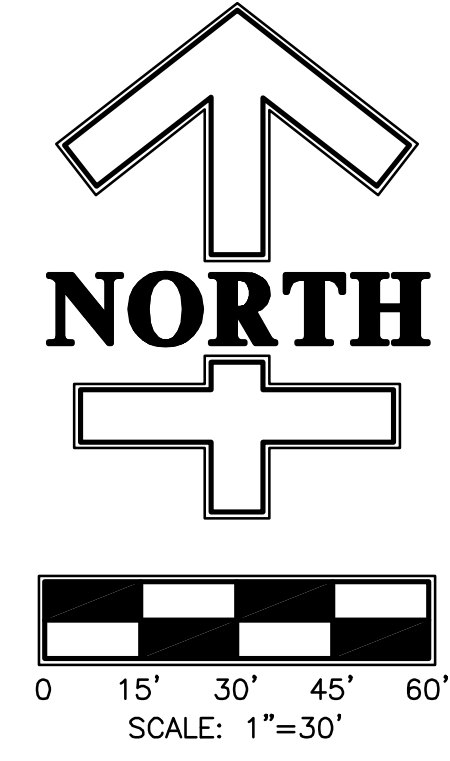
- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING STORM SEWER W/ END SECTION, MANHOLE, YARD INLET, AND CURB INLET
- EXISTING CONTOUR LINE
- FF FILTER FENCE
- MB PERMANENT-SEEDING WITH NORTH AMERICAN GREEN SC-150 BLANKET OR EQUIVALENT
- PS PERMANENT-SEEDING

- GENERAL NOTES:**
1. FERTILIZER AND AGRICULTURAL LIMESTONE SHALL BE SPREAD UNIFORMLY OVER THE AREA TO BE SEEDING. THEY SHALL BE MIXED INTO THE TOP 2" OF SOIL WITH A DISK HARROW, ROTARY TILLER, OR OTHER APPROVED EQUIPMENT. FERTILIZER SHALL BE SPREAD AT THE RATE OF 400 POUNDS PER ACRE, AND AGRICULTURAL LIMESTONE AT THE RATE OF 1/2 TON PER ACRE UNLESS OTHERWISE SPECIFIED.
 2. TEMPORARY SEEDING: THE AREAS WHERE STRIPPING, CUTS OR FILLS HAVE BEEN GRADED SHALL BE SEEDING FOR SILT AND EROSION PROTECTION WITH ONE OF THE FOLLOWING METHODS:
 - A. EARLY SPRING MIX: 100% OATS SEEDING RATE: 50 LBS./ACRE
 - B. SPRING OR LATE FALL MIX: 100% ANNUAL RYE SEEDING RATE: 50 LBS./ACRE
 - C. FALL MIX: 100% PERENNIAL RYE SEEDING RATE: 50 LBS./ACRE
 STRAW OR MULCH AS APPROVED BY THE ENGINEER SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE.
 3. MULCH-SEEDING: MULCH-SEEDING SHALL BE AS PER I.S.W.Q.M. SPECIFICATIONS, DATED OCTOBER 2007. FERTILIZER SHALL BE 12-12-12 APPLIED AT THE RATE OF 400 POUNDS PER ACRE. SEED MIXTURE SHALL BE 60 POUNDS PER ACRE OF PERENNIAL RYE GRASS AND 60 POUNDS PER ACRE OF KENTUCKY 31 FESCUE OR ALTA FESCUE.
 4. WATER QUALITY MAINTENANCE- AT THE COMPLETION OF CONSTRUCTION ALL EXCESS SOIL AND OTHER MATERIAL SHALL BE REMOVED FROM THE SITE TO ENSURE PROPER WATER QUALITY. THE SITE AND ITS STORM WATER CONVEYANCE FACILITIES SHALL BE INSPECTED AT REGULAR INTERVALS AND AFTER ALL MAJOR RAIN EVENTS. THE STORM WATER CONVEYANCE SYSTEMS SHALL BE KEPT FREE OF DEBRIS AND FLUIDS THAT COULD POTENTIALLY POLLUTE STORM WATER RUNOFF.
 5. PROJECT SITE OWNER OR THEIR REPRESENTATIVE, KNOWLEDGEABLE IN EROSION AND SEDIMENT CONTROL, SHALL INSPECT THE SITE FOR STORM WATER POLLUTION PREVENTION DEFICIENCIES AT LEAST WEEKLY AND AGAIN WITHIN 24 HOURS OF EVERY 1/2 INCH RAIN EVENT.
 6. ALL HAZARDOUS MATERIALS USED DURING THE CONSTRUCTION OF THIS SITE SHALL BE HANDLED AT ALL TIMES ACCORDING TO RECOMMENDATIONS IN THE MATERIAL SAFETY DATA SHEETS PROVIDED BY THE MANUFACTURER. SITE CONTRACTOR TO IMPLEMENT A SPILL PREVENTION PLAN PRIOR TO START OF CONSTRUCTION.
 7. ALL EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE "INDIANA STORM WATER QUALITY MANUAL" AND THE SCS "FIELD OFFICE TECHNICAL GUIDE".

NOTICES AND PERMITS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE APPLICABLE CITY, COUNTY OR STATE AGENCIES PRIOR TO STARTING ANY CONSTRUCTION.
2. 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.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO STARTING ANY CONSTRUCTION.

- NOTES:**
1. EROSION CONTROL MEASURES INDICATED SHALL BE MAINTAINED BY THE CONTRACTOR AND OWNER.
 2. THE CITY OF FRANKLIN RESERVES THE RIGHT TO REQUIRE ADDITIONAL ONSITE CONTROLS AS DEEMED NECESSARY TO MAINTAIN COMPLIANCE WITH 327 IAC 15-5 AND THE CITY'S STORMWATER MANAGEMENT ORDINANCE. ALL EROSION AND SEDIMENT CONTROL, BEST MANAGEMENT PRACTICES AND POLLUTION PREVENTION MEASURES MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE INDIANA STORMWATER QUALITY MANUAL.



DATE	
REVISION	
SYMBOL	
SCALE	1"=30'
DRAWN	JPH
CHECKED	JKS
CERTIFIED	JKS
PROJECT: COMMERCE BUSINESS PARK BUILDING #2 EXPANSION	
CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA	
TITLE: STORM WATER POLLUTION PREVENTION PLAN	
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	13011.03
SHEET	C401
DATE	OCTOBER 2, 2023



