

MIDLAND REALTY GROUP

NEW BUILDING - CITY OF FRANKLIN, INDIANA

CIVIL PLANS



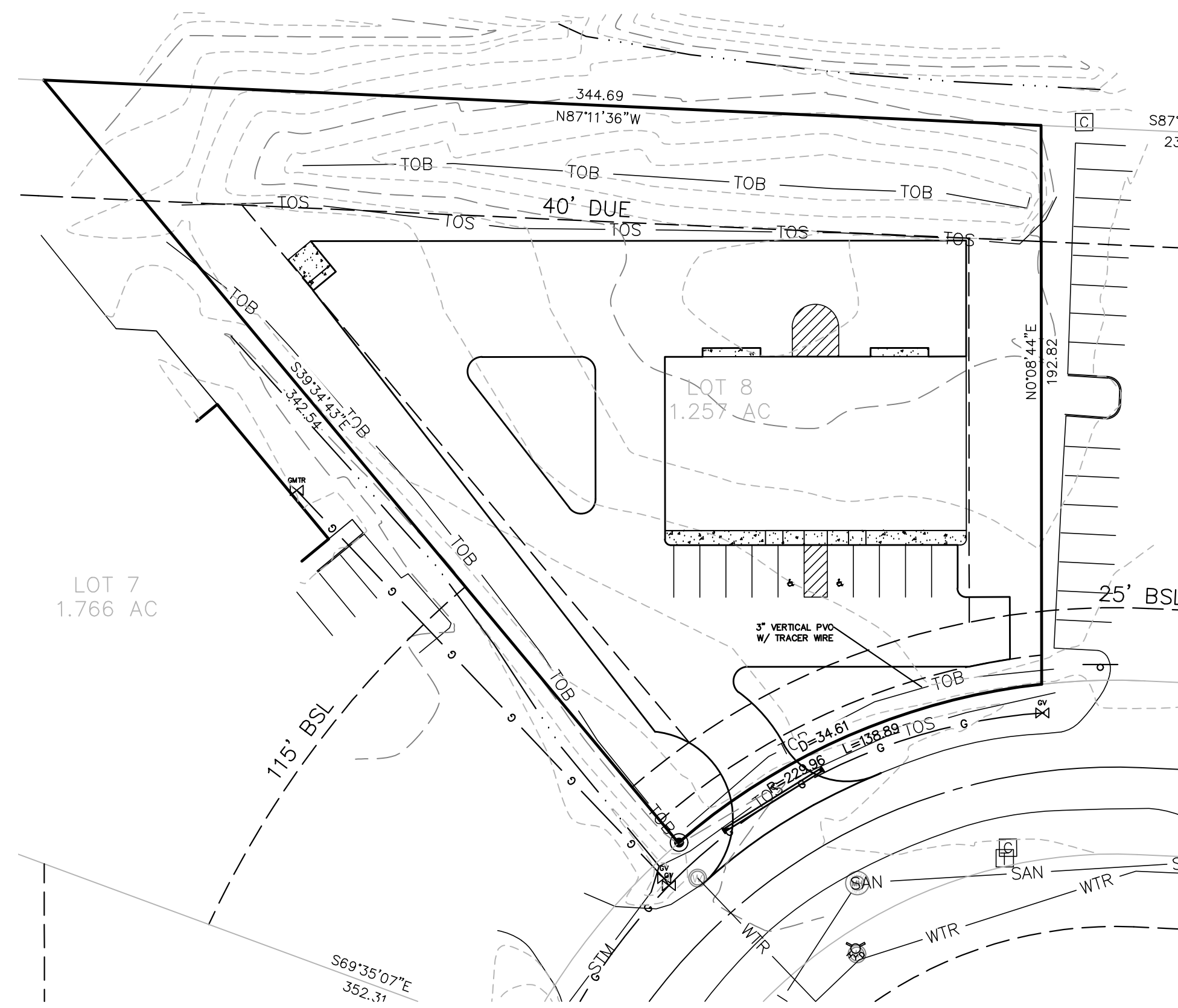
VICINITY MAP

SCALE : NONE



OWNER:
MIDLAND REALTY GROUP
5324 Elmwood Avenue
Indianapolis, Indiana 46203

ENGINEER:
SOLOMON CONSULTING
525 E. Morris Street
Indianapolis, Indiana 46203
Ph: 317-590-0658



SITE MAP

SCALE : 1" = 40'



ZONING:

PROJECT SITE: INDUSTRIAL, LIGHT (IL)
PROPOSED USE PERMITTED: WAREHOUSE & DISTRIBUTION FACILITY
ADJACENT SITE:
NORTH: PUD
EAST: IBO
SOUTH: IL
WEST: IL

FLOOD ZONE:

THE PROJECT IS LOCATED IN THE SHADED ZONE "X" (AREAS DETERMINED TO BE WITHIN THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN) AS INDICATED ON THE JOHNSON COUNTY, INDIANA FLOOD INSURANCE RATE MAP 18081C0231E, DATED JANUARY 29, 2021.

OPERATING AUTHORITIES

Franklin Planning and Engineering
70 East Monroe Street
Franklin, IN 46131
Contact: Mark Richards (City Engineer)
Phone: (877) 736-3631
Email: mrichards@franklin.in.gov

City of Franklin (storm)
Tyler Urban (MS4 Coordinator)
796 S State Street
Franklin, IN 46131
Phone: (888)736-3640

City of Franklin (wastewater)
Dept. of Public Works
Sally Brown, Superintendent
796 S State Street
Franklin, IN 46131
Phone: (888)736-3640x1200

Indiana American Water Company (water)
Troy Bryant
Phone: (317)831-3385

Johnson County REMC (electric)
750 International Drive
PO Box 309
Franklin, IN 46131

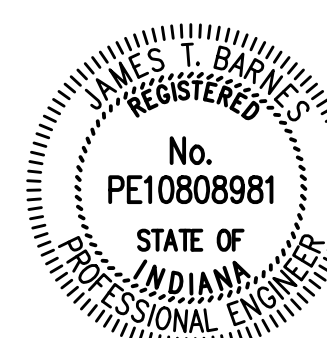
Vectren Energy (gas)
PO Box 209
Evansville, IN 47702
(812)464-4600

Century Link/Metronet/Comast
(Telephone/Fiber/Cable)

SITE BENCHMARK
TOP OF IRON PIN LOCATED AS SW LOT CORNER
ELEV. = 740.09 NAVD88

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C802	GENERAL SITE DETAILS	.
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CERTIFIED BY: JAMES BARNES P.E., L.S.

MIDLAND REALTY GROUP
5324 ELMWOOD AVENUE
INDIANAPOLIS, IN 46203

SOLOMON CONSULTING
525 E. MORRIS STREET
INDIANAPOLIS, INDIANA 46203
Ph: (317) 590-0658



DWN BY: CP
CHKD. BY: JB
SCALE: AS SHOWN
DATE: 10/11/2023

REVISIONS	DATE	BY	DESCRIPTION

NEW OFFICE/WAREHOUSE BUILDING
1594 AMY LANE
FRANKLIN, IN 46131

COVER SHEET

PROJECT NUMBER
22-101

DRAWING NUMBER
C100

SHEET 1 OF 12



Know what's below.
Call before you dig.

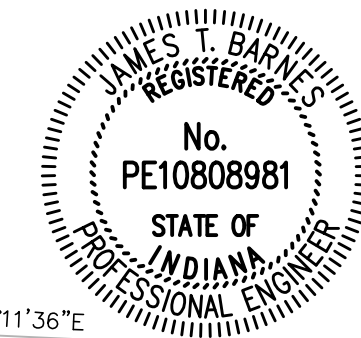
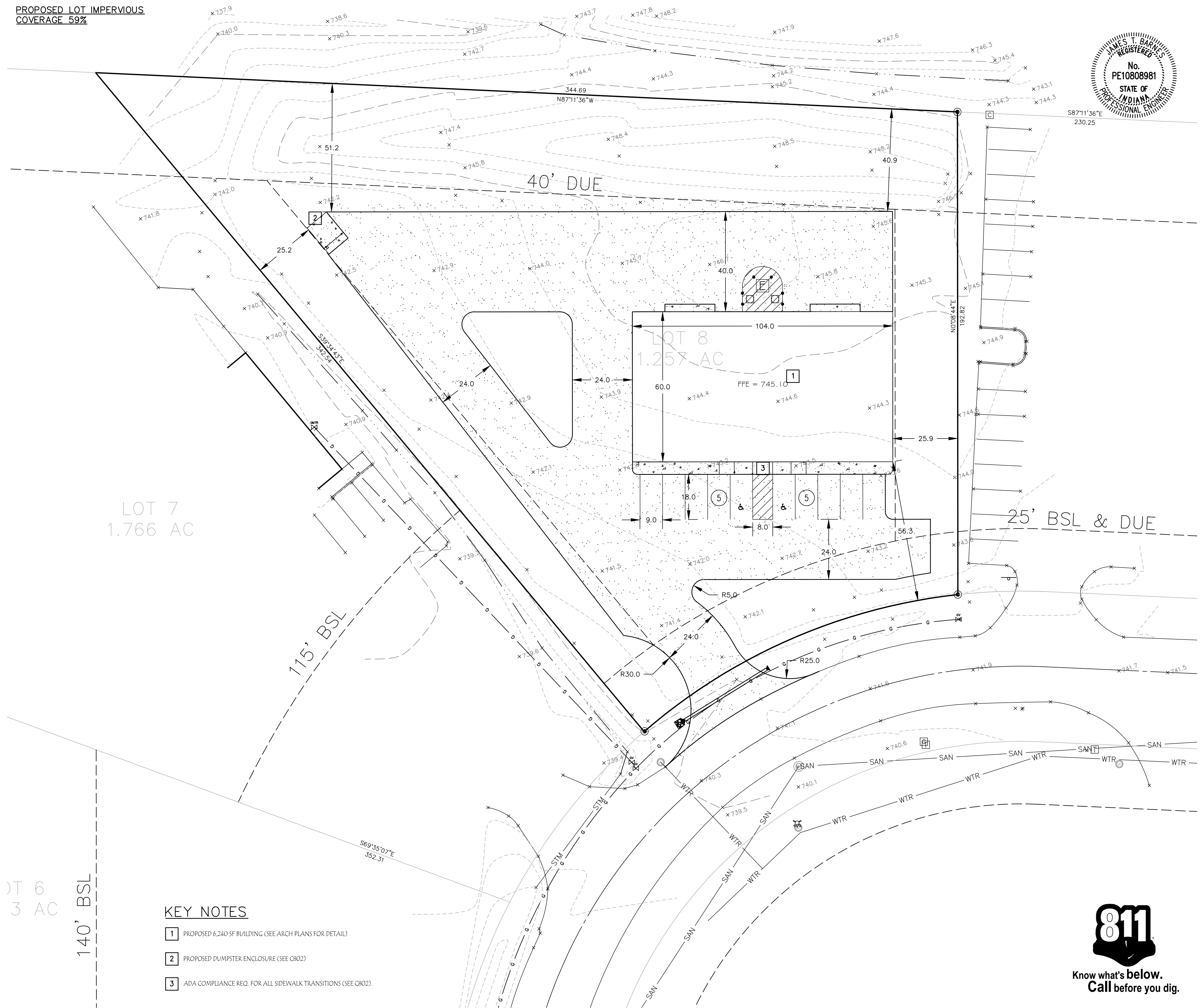
GENERAL NOTES

- IT SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO THEIR PHASE OF WORK. IT SHALL ALSO BE THE SUBCONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATION OF EACH UTILITY BEFORE WORK IS STARTED. THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
- STANDARD SPECIFICATIONS FOR THE LOCAL GOVERNING AGENCY SHALL APPLY FOR ALL SANITARY SEWERS, STORM SEWERS, AND WATER MAINS.
- ALL PARKING STRIPES ARE TO BE 4" PAINTED (WHITE). HANDICAPPED ACCESS AISLES SHALL BE 4" PAINTED (BLUE).
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, UNLESS NOTED OTHERWISE.
- THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING ASPHALT.
- ANY PART OF THE SANITARY OR STORM SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVED AREAS TO BE BACKFILLED WITH GRANULAR MATERIAL.
- ALL WATER MAINS TO HAVE A 54" MINIMUM COVER OVER TOP OF PIPE.
- WATER SERVICE LINE TO THE BUILDING SHALL HAVE A SHUT-OFF VALVE IN AN ACCESSIBLE LOCATION OUTSIDE OF THE BUILDING.
- STERILIZATION OF WATER MAIN SHALL BE IN ACCORDANCE WITH STATE BOARD OF HEALTH REQUIREMENTS.
- EXPANSION JOINTS ARE TO BE PLACED AT ALL WALK INTERSECTIONS AND BETWEEN WALKS AND PLATFORMS. SIDEWALK SCORES ARE TO BE EQUALLY PLACED BETWEEN EXPANSION JOINTS, CONTRACTION JOINTS, AND PERPENDICULAR SIDEWALKS AT 5' INTERVALS OR LESS WITH A CONTRACTION JOINT EVERY 20' OR LESS.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- ALL 6" PVC SANITARY SEWER LATERALS SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1.04%.
- ALL LATERALS ARE REQUIRED TO HAVE TRACER WIRE INSTALLED ON THE TOP OF THE PIPE FROM THE SEWER MAIN TO THE CLEANOUT.
- CONTRACTOR TO REFER TO SITE LIGHTING PLAN FOR LOCATION OF LIGHT POLES.
- CONTRACTOR TO PROVIDE SUFFICIENT CONDUIT WHERE ELECTRIC LINES CROSS PAVEMENT.

LEGEND

- SAN — (S) — EXISTING SANITARY SEWER & MANHOLE
- (S) — EXISTING STORM SEWER; INLET & M.H.
- G — EXISTING GAS LINE
- WTR — EXISTING WATER LINE
- OVHD — EXISTING ELECTRIC/TELEPHONE LINE (AERIAL)
- UGE — EXISTING UNDERGROUND ELECTRIC LINE
- UGT — EXISTING UNDERGROUND TELEPHONE LINE
- (XX) NUMBER OF PROPOSED PARKING SPACES
- [Stippled Area] DENOTES NEW PAVEMENT (25,270 SF)
- [Dotted Area] DENOTES CONCRETE WALKS AND PAVEMENT

PROPOSED LOT IMPERVIOUS COVERAGE 59%



KEY NOTES

- PROPOSED 6,240 SF BUILDING (SEE ARCH PLANS FOR DETAIL)
- PROPOSED DUMPSTER ENCLOSURE (SEE C802)
- ADA COMPLIANCE REQ. FOR ALL SIDEWALK TRANSITIONS (SEE C802).

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Ph: (317) 590-0658

DWN BY: CP
CHKD. BY: JB
SCALE: AS SHOWN
DATE: 10/11/2023

NO.	REVISIONS

NEW OFFICE/WAREHOUSE BUILDING
1594 AMY LANE
FRANKLIN, IN 46131

SITE PLAN

PROJECT NUMBER
22-101

DRAWING NUMBER
C101
SHEET 3 OF 12



Know what's below.
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GENERAL NOTES

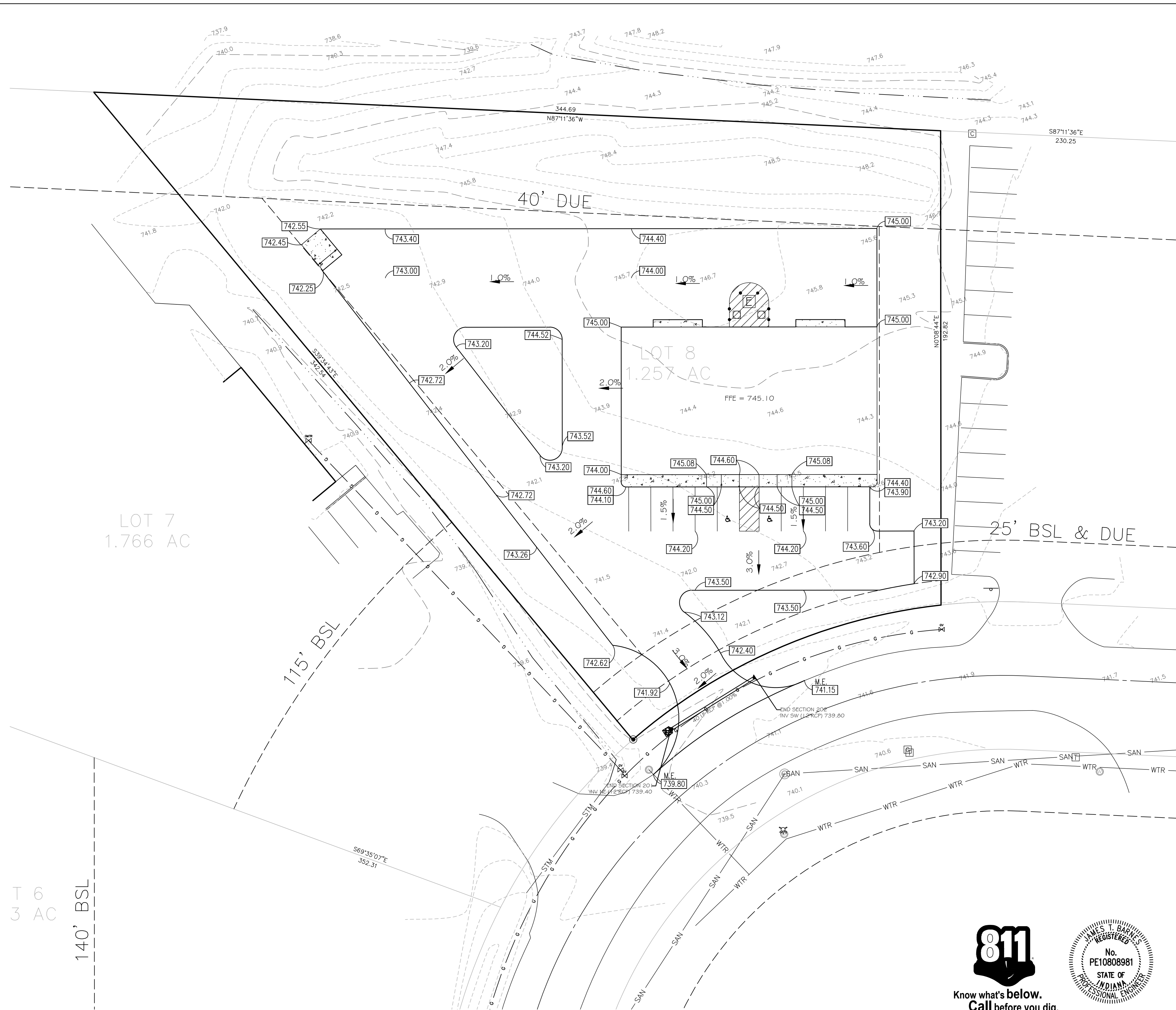
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14. CONTRACTOR TO REFER TO SITE LIGHTING PLAN FOR LOCATION OF LIGHT POLES.
15. CONTRACTOR TO PROVIDE SUFFICIENT CONDUIT WHERE ELECTRIC LINES CROSS PAVEMENT.

LEGEND

- EXISTING STORM SEWER INLET & MANHOLE
- PROPOSED STORM SEWER; INLET BEE HIVE INLET, M.H. AND END SECTION
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EASEMENT BOUNDARY
- RIGHT-OF-WAY
- FLOW ARROW

REQUIRED STATE/FEDERAL WATER QUALITY PERMITS

CSP, NOI



T 6
3 AC
140' BSL

<p>MIDLAND REALTY GROUP 5324 ELWOOD AVENUE INDIANAPOLIS, IN 46203</p>	<p>SOLOMON CONSULTING 525 E. MORRIS STREET INDIANAPOLIS, INDIANA 46203 Ph: (317) 590-0658</p>										
<p>DWN BY: CP CHKD. BY: JB SCALE: AS SHOWN DATE: 10/11/2023</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 50px; height: 20px;"> </td><td style="width: 50px;"> </td></tr> <tr><td style="width: 50px; height: 20px;"> </td><td style="width: 50px;"> </td></tr> <tr><td style="width: 50px; height: 20px;"> </td><td style="width: 50px;"> </td></tr> <tr><td style="width: 50px; height: 20px;"> </td><td style="width: 50px;"> </td></tr> <tr><td style="width: 50px; height: 20px;"> </td><td style="width: 50px;"> </td></tr> </table>										
<p>NEW OFFICE/WAREHOUSE BUILDING 1594 AMY LANE FRANKLIN, IN 46131</p>											
<p>GRADING AND DRAINAGE PLAN</p>											
<p>PROJECT NUMBER 22-101</p>											
<p>DRAWING NUMBER C102</p>											
<p>SHEET 4 OF 12</p>											



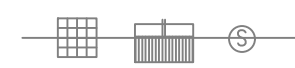

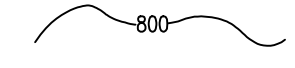
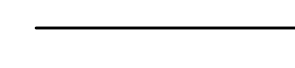
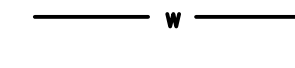

WATER LINE NOTES:

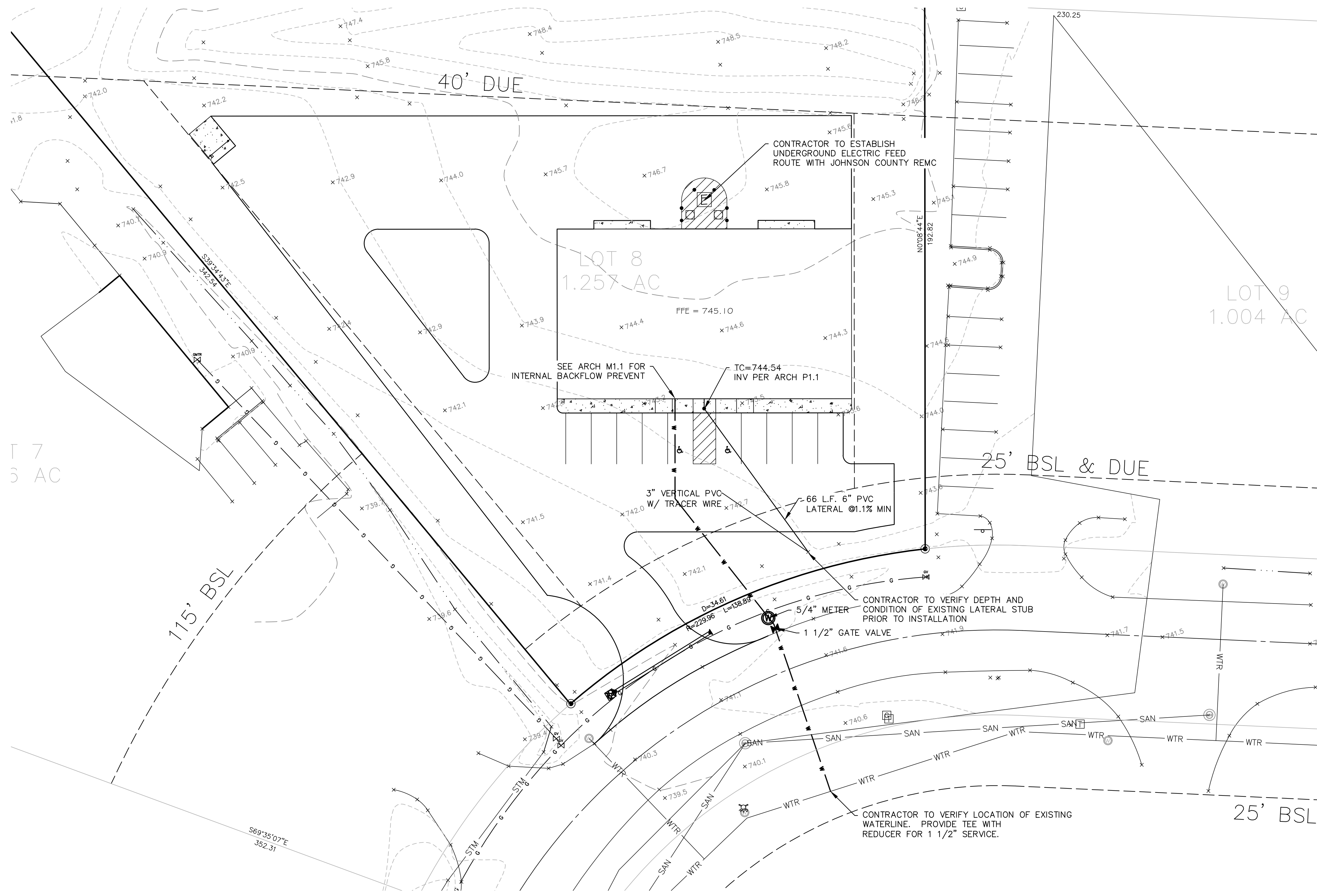
- 1) A MINIMUM OF 54" OF COVER OVER THE ENTIRE WATER LINE SHALL BE PROVIDED.
- 2) ALL PROPOSED WATER LINES SHALL HAVE A 10' LINEAR HORIZONTAL SEPARATION BETWEEN WATER PIPE EXTERIOR AND SANITARY OR SEWER LINE EXTERIORS.
- 3) A MINIMUM OF 18" OF VERTICAL SEPARATION SHALL BE MAINTAINED WHEN CROSSING UNDER ANY UTILITY OR DRAINAGE LINES.
- 4) ALL PC900 PIPE SHALL BE PRESSURE CLASS 200 MINIMUM UNLESS NOTED OTHERWISE.
- 5) ALL VALVES ARE GATE VALVES UNLESS NOTED OTHERWISE.
- 6) COORDINATE WITH LOCAL WATER COMPANY FOR FINAL LAYOUT AND INSTALLATION OF WATER LINE.
- 7) WATER PIPES, BEDDING AND BACKFILL, APPARATUSES, AND FIRE HYDRANTS SHALL CONFORM TO THE GOVERNING WATER COMPANY'S DETAILS AND SPECIFICATIONS.
- 8) PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, ALL WATER MAINS AND HYDRANTS FOR THE SITE DEVELOPMENT MUST BE INSTALLED PER APPROVED SPECIFICATIONS AND MADE SERVICEABLE UNLESS OTHERWISE APPROVED BY THE BUILDING DEPARTMENT AND FIRE DEPARTMENT.
- 9) ALL WATER MAIN INSTALLATION SHALL CONFORM TO INDIANA AMERICAN WATER DETAILS AND SPECIFICATIONS.
- 10) THE VAULT DESIGN WILL BE THE INDIANA AMERICAN WATER DESIGN THAT THE FIRE DEPARTMENT COMMITTEE AGREED ON.

UTILITY PLAN NOTES:

1. SEE ARCHITECTURAL PLANS FOR DETAILED INFORMATION AND EXACT LOCATIONS FOR UTILITIES COMING INTO THE BUILDING.
2. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE UTILITY COMPANIES FOR THE CONNECTIONS OF THE UTILITIES TO THE BUILDING.
3. FOR VIEWING CLARITY OF THESE CONSTRUCTION PLANS, PIPES OR STRUCTURES MAY NOT BE SHOWN TO SCALE.
4. A MINIMUM OF 18" VERTICAL SEPARATION AND 10' HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN WATER AND SANITARY LINES. IF THE SEPARATION CANNOT BE ACHIEVED, THEN THE SANITARY SEWER MUST BE CONSTRUCTED OF WATER WORKS DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND FITTINGS.
5. A MINIMUM OF 18" OF VERTICAL SEPARATION BETWEEN STORM AND SANITARY SEWERS SHALL BE PROVIDED. IF THE SEPARATION CANNOT BE ACHIEVED, THEN A CONCRETE SADDLE SHALL BE USED AT THESE CROSSINGS.
6. WHEN CONNECTIONS ARE TO BE MADE TO EXISTING PIPING AND STRUCTURES OR WHERE CONSTRUCTION IS IN THE VICINITY OF EXISTING PIPING, THE LOCATION AND ELEVATION OF THE EXISTING PIPING AND STRUCTURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR. IF ANY DISCREPANCIES ARE FOUND, THEN THE ENGINEERING SHALL BE NOTIFIED IMMEDIATELY.

LEGEND

-  EXISTING STORM SEWER INLET & MANHOLE
-  EXISTING CONTOUR LINE
-  PROPOSED CONTOUR LINE
-  PROPOSED LATERAL CONNECTION
-  PROPOSED WATER SERVICE
-  CONCRETE BOLLARD REQ.



SCALE: 1"=20'


OFF-SITE UTILITY NOTE

EXISTING UTILITIES OUTSIDE OF THE SITE LIMITS WERE NOT LOCATED AS PART OF THE SITE UTILITY LOCATES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES OUTSIDE OF THE SITE LIMITS PRIOR TO ANY WORK.



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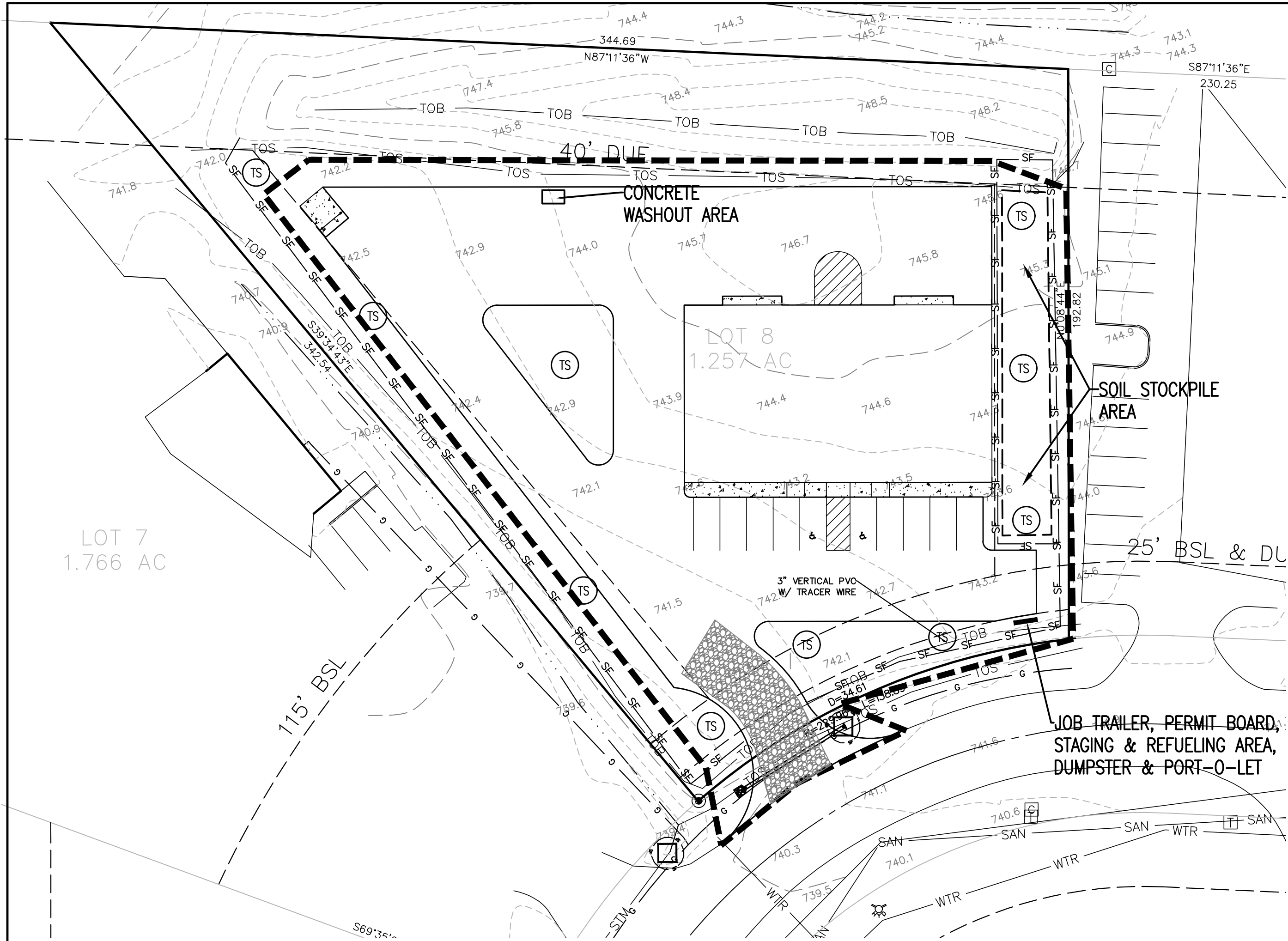
NEW OFFICE/WAREHOUSE BUILDING
1594 AMY LANE
FRANKLIN, IN 46131

UTILITY PLAN & PROFILE

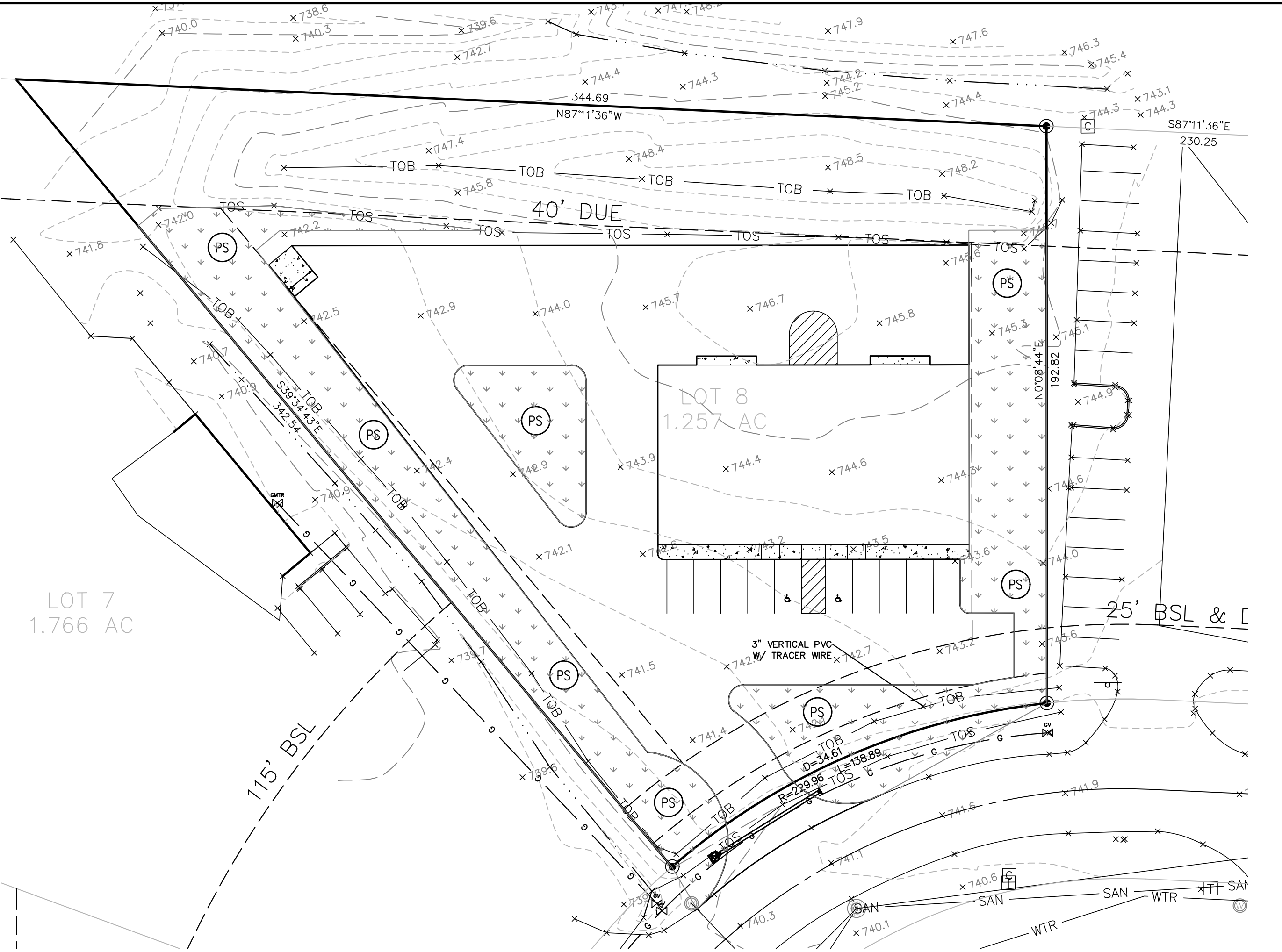
PROJECT NUMBER
22-101

DRAWING NUMBER
C103

SHEET 5 OF 12



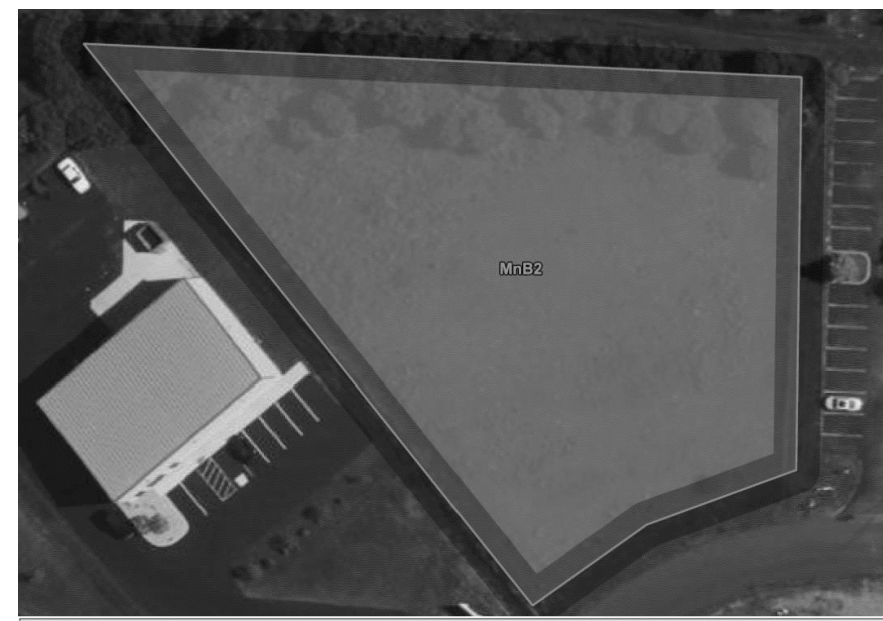
**CONSTRUCTION PHASE
EROSION CONTROL**



**POST CONSTRUCTION
EROSION CONTROL**

EROSION CONTROL NOTES

- CONTRACTOR SHALL INSTALL ALL REQUIRED SILT FENCES, SILT TRAPS, TREE PROTECTION AND INLET PROTECTION FOR EXISTING INLETS PRIOR TO THE START OF ANY EARTH MOVING OR STRIPPING.
- CONTRACTOR SHALL INSTALL A STONE CONSTRUCTION ENTRANCE OR SOME OTHER DEVICE PRIOR TO THE START OF EARTHWORK AS NECESSARY TO PREVENT SOIL FROM BEING TRACKED OR WASHED INTO EXISTING ROADWAYS.
- LAND ALTERATIONS WHICH STRIP THE LAND OF VEGETATION, INCLUDING REGRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED. AS GRADING IS DONE, INSTALL SILT TRAPS, SILT FENCES, SLOPE DRAINS, TEMPORARY DIVERSIONS AND OTHER RUNOFF CONTROL MEASURES AT APPROPRIATE LOCATIONS TO KEEP SEDIMENT CONTAINED ON SITE.
- ALL DISTURBED AREAS SHALL BE SEEDED AND STRAW MULCHED AS SHOWN ON THE PLANS IMMEDIATELY AFTER COMPLETION OF GROUND ACTIVITY. FOR LARGE PROJECTS, THIS SEEDED SHOULD BE COMPLETED IN PHASES AS THE DIFFERENT AREAS OF THE SITE ARE COMPLETED.
- PERMANENT AND FINAL VEGETATION OR STRUCTURAL EROSION CONTROL DEVICES SHALL BE INSTALLED AS SOON AS PRACTICAL UNDER THE CIRCUMSTANCES.
- THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM DEPENDING UPON THE WEATHER. IF CONSTRUCTION ACTIVITY IS TO CEASE FOR MORE THAN TWO WEEKS, THE DISTURBED AREAS SHALL BE TEMPORARILY SEEDED.
- ALL STORM SEWER INLET PROTECTION DEVICES SHALL BE PUT IN PLACE AT THE TIME EACH INLET IS CONSTRUCTED.
- THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES AND DEVICES DURING CONSTRUCTION AND UNTIL SILTATION OF THE STREETS AND STORM SEWERS WILL NO LONGER OCCUR.
- ONCE ONSITE EROSION AND SILTATION OF THE STREETS AND STORM SEWERS WILL NO LONGER OCCUR, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE TEMPORARY EROSION CONTROL DEVICES.
- THESE GENERAL PROCEDURES MAY NOT COVER ALL SITUATIONS. REFER TO EROSION CONTROL PLANS FOR SPECIFIC NOTES AND ADDITIONAL DETAILS.
- EROSION CONTROL TO COMPLY WITH INDIANA 327 IAC AND RULE #5, AND THE INDIANA STORM WATER QUALITY MANUAL.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE INSPECTOR.
- DIRT AND DEBRIS SHALL NOT BE TRACKED INTO THE ROADWAYS VIA CONSTRUCTION EQUIPMENT AND PERSONNEL.



Map unit symbol	Map unit name	Rating	Acres in ACI	Percent of ACI
M-02	Miami silt loam, 2 to 6 percent slopes, eroded	C	1.2	100.0%
Totals for Area of Interest				1.2 100.0%

SOILS MAP
SCALE : N.T.S.



FEMA FLOOD MAP
SCALE : N.T.S.

CSGP INDEX

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| 3. C105 | 3. C104 |
| 4. C105 | 4. C103,C104 |
| 5. C1 | 5. C103,C104 |
| 6. C101 | 6. C103 |
| 7. C103 | 7. C103,C104 |
| 8. C105 | 8. C103,C104 |
| 9. C105 | 9. C105 |
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C. Post Construction

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- C105
- C801
- C105
- C105, O&M Manual
- C103

EROSION CONTROL CONTACT

BHR CONSTRUCTION SERVICES
ATTN: BILL ROLANDER
317-752-2257
wmsrolander@comcast.net

SITE NOTE

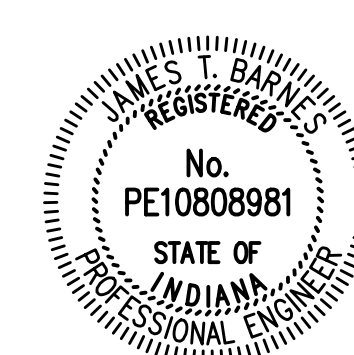
NO EARTH DISTURBING ACTIVITY MAY COMMENCE WITHOUT AN APPROVED STORMWATER MANAGEMENT PERMIT.

LEGEND

- (S)--- EXISTING SANITARY SEWER & MANHOLE
- (P)--- PROPOSED SANITARY SEWER & MANHOLE
- (S)--- EXISTING STORM SEWER; INLET & M.H.
- (P)--- PROPOSED STORM SEWER; INLET BEE HIVE INLET, M.H. AND END SECTION
- (70)--- EXISTING CONTOUR LINE
- (70)--- PROPOSED CONTOUR LINE
- (760.00)--- PROPOSED TOP OF CURB/GUTTER GRADE
- (759.50)--- PROPOSED GRADE
- (760.00)--- PROPOSED GRADE
- (S)--- DRAINAGE SWALE
- (S)--- SUBSURFACE DRAIN
- (TS) TEMPORARY SEEDED
- (PS) PERMANENT SEEDED
- (EB) EROSION CONTROL BLANKET
- (TP) TREE PROTECTION
- (SF)--- SILT FENCE
- (S)--- LIMITS OF CONSTRUCTION
- (S) SILT FENCE INLET PROTECTION
- (P) PAVED AREA INLET PROTECTION / CATCH BASIN SEDIMENT INSERT
- (A)--- DRAINAGE FLOW ARROW
- (S) CONSTRUCTION ENTRANCE
- (S) PERMANENT SEEDED



PER INDIANA STATE LAW IS-69-1991. IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.



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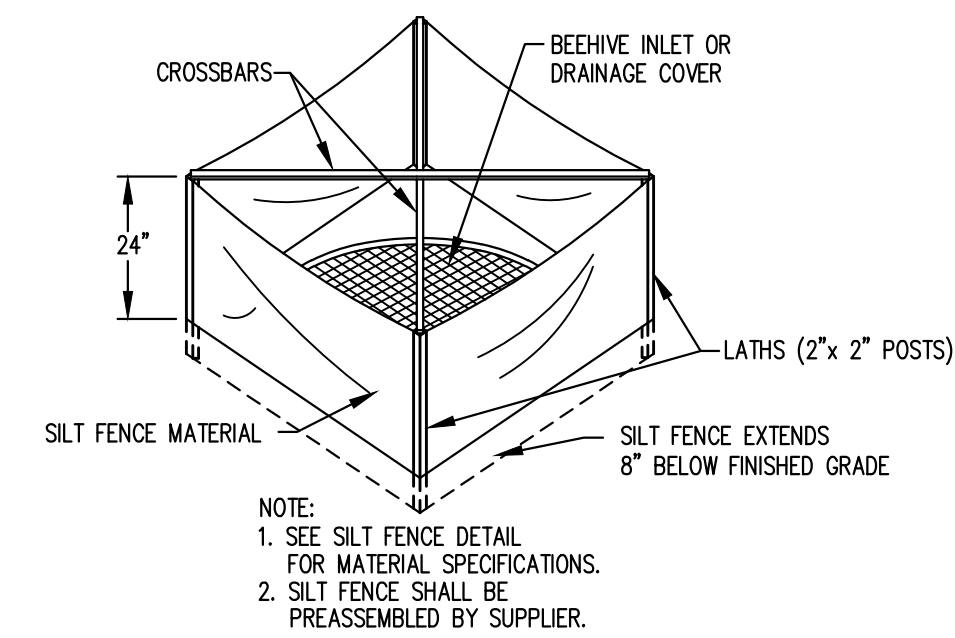
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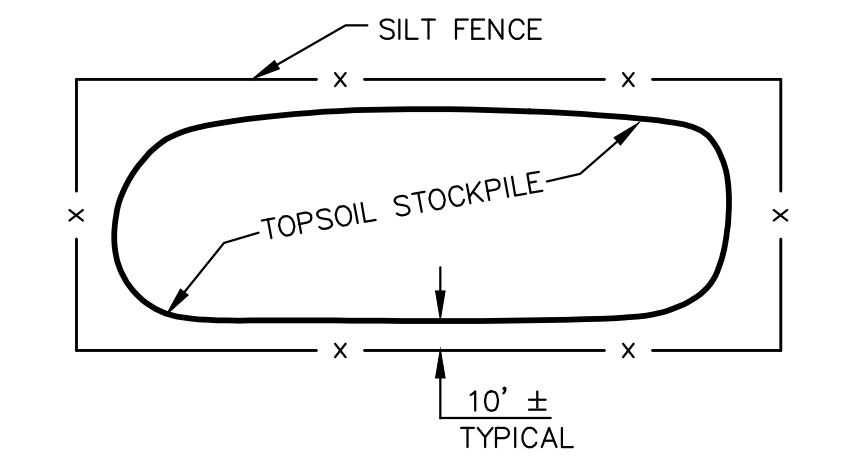
SWPPP

PROJECT NUMBER	22-101
DRAWING NUMBER	C104
SHEET	6 OF 12

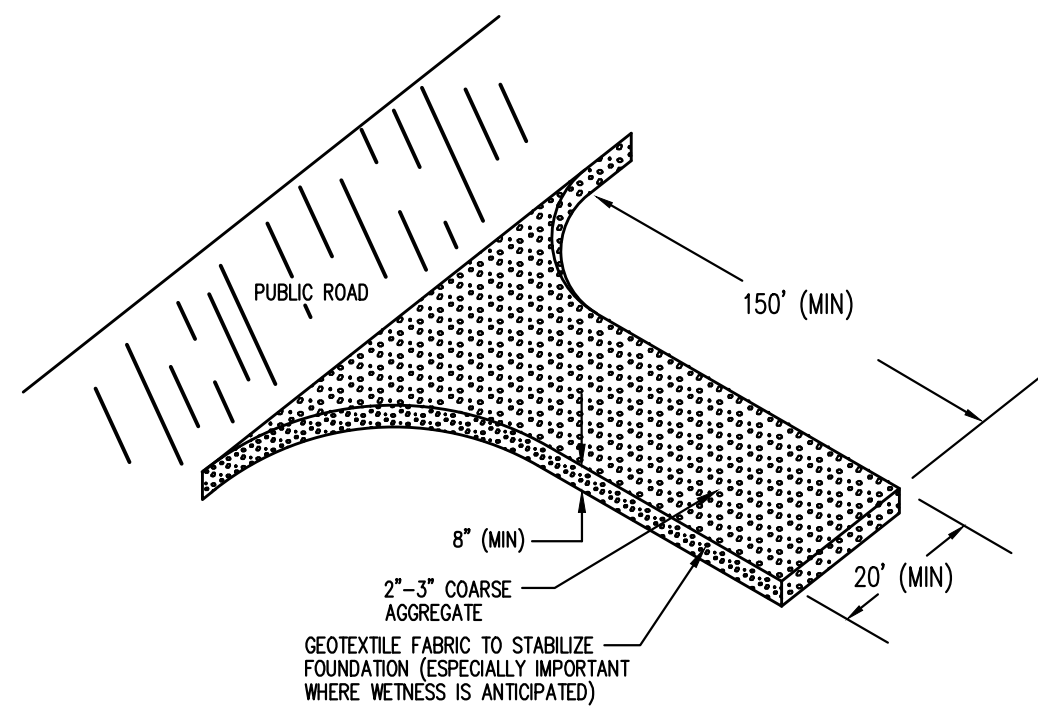


INLET PROTECTION - SILT FENCE

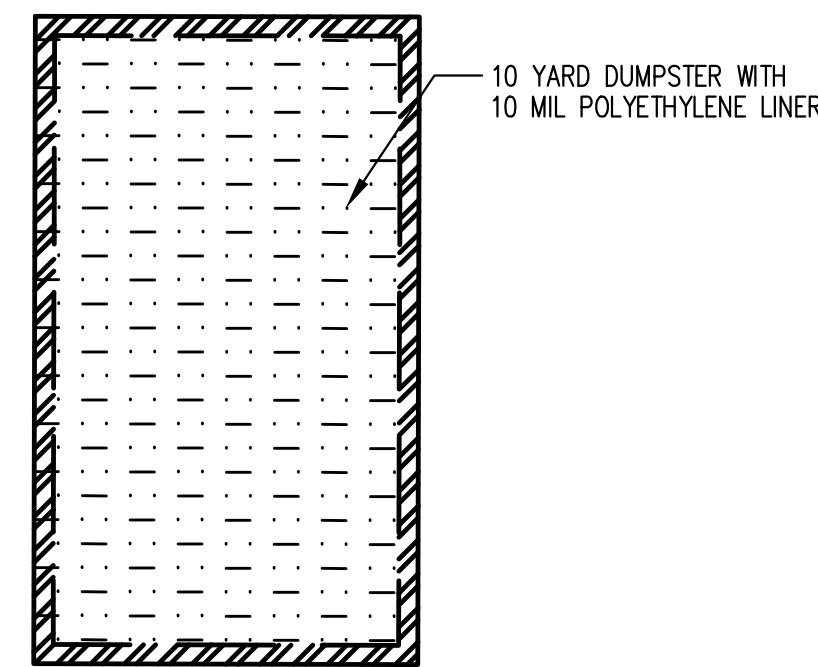
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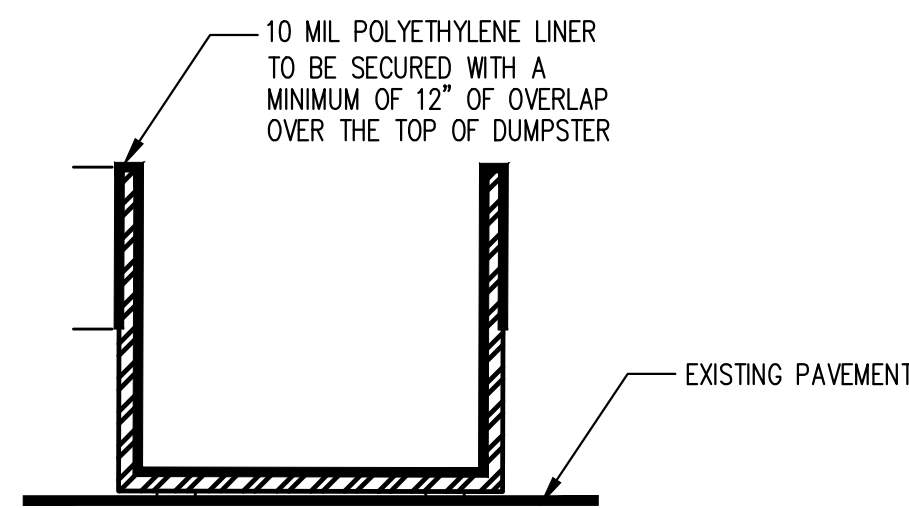
TYPICAL TOPSOIL STOCKPILE



TEMPORARY CONSTRUCTION ENTRANCE DETAIL

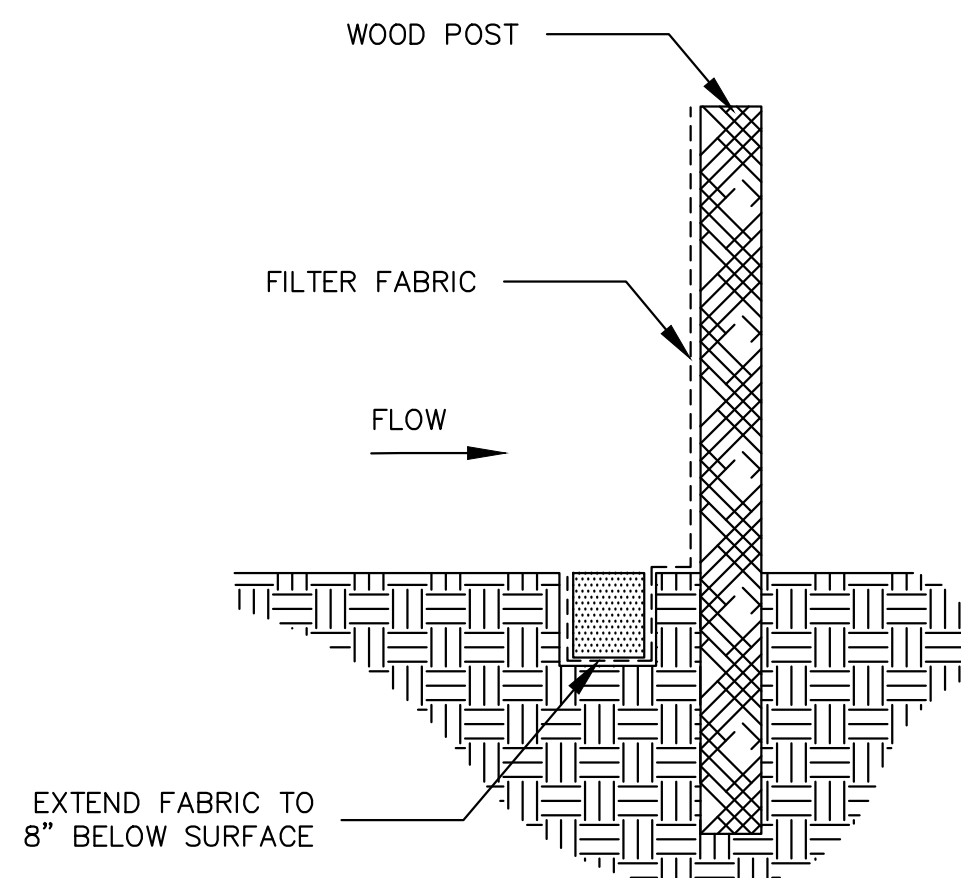


PLAN VIEW



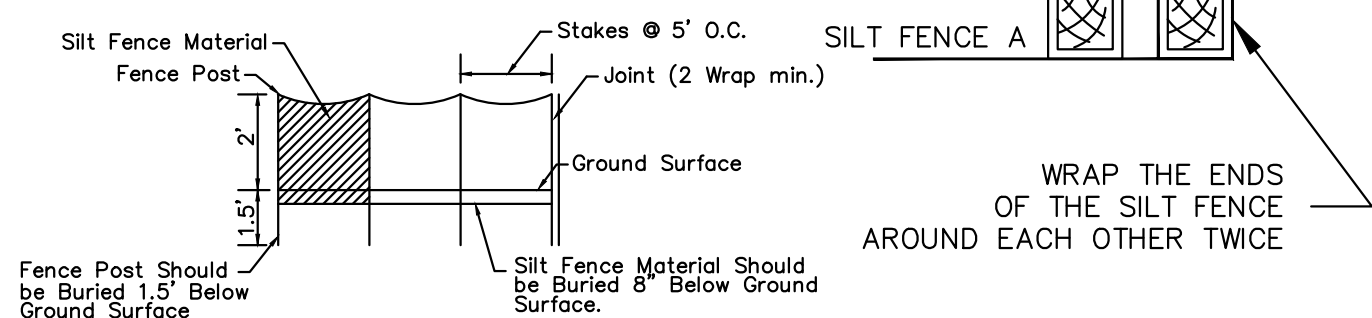
SECTION VIEW

CONCRETE WASHOUT DETAIL



SILT FENCE
Silt Fence shall be a machine produced, non-woven geotextile of 100% polypropylene meeting the physical properties below.
All stakes shall be 2" x 2" hardwood 36" tall with 24" tall lath stapled to stakes over fabric as reinforcement.
All silt fence shall be prefabricated by the supplier. No field assembly will be accepted.

- Fabric Weight..... 4 oz./syd
- Grab Strength..... Warp 125 lbs.
- Elongation..... Warp 50 %
- Trapezoidal Tear Strength..... 50 lbs.
- Burst Strength..... 200 psi
- UV Resistance..... > 70 %
- A.O.S..... 50-80
- Slurry Flow Rate..... 225 gpm/sq. ft
- Sediment Retention..... 75 %



SILT FENCE DETAIL

SOIL CONDITION	Wet		Normal		Dry		Stake Tolerance	Close Mowing to 2-3 1/2" Blades	Fertility Needs	Winter Hardiness	Flowering (days)	Mature Height (inches)	Emergence Time (days)	Salt Tolerance			
	1	2	1	2	1	2								Gen.	Soil	Spray	
Creeping Red Fescue <i>Festuca rubra</i>	2	1	2	1	1	1	1	1	Med.	1	20-25	12-18	7-21				S
Kentucky Bluegrass <i>Poa pratensis</i>	2	1	2	1	1	1	1	1	Med.	1	25-35	12-18	10-20				MT
Tall Fescue <i>Festuca L. arundinacea</i>	2	1	1	1	1	1	1	1	Low	1	24-35	24-36	5-14				T
Perennial ryegrass <i>Lolium perenne</i>	2	1	2	-	1	2	-	2	Med-High	2	15-20	12-18	5-10				MT
Crownvetch <i>Coronilla varia</i>	-	1	1	2	-	-	-	-	Low	1	5-10	24	14-21	T			
Red Clover <i>Trifolium pratense</i>	-	1	-	2	-	-	-	-	Med.	1	7-10	18	5-10	S	S		

Ranking:
1 Good
2 Medium
- Not Tolerant

Salt Tolerance (to both soil salts & spray):
MT Tolerance
MT Medium Tolerance
S Slight Tolerance

FIGURE 5-4

Seedbed Preparation

Apply lime to raise the pH to the level needed for species being seeded. Utilize phosphorus-free fertilizer unless required by soils test. Application of 150 lbs. of ammonium nitrate on areas low inorganic matter and fertility will greatly enhance vegetative growth.

Work the fertilizer and lime into the soil to a depth of 2-3 inches with a harrow, disk or rake operated across the slope as much as possible.

Seeding

Select a seed mixture based on projected use of the area (Figure 5-2), while considering best seeding dates. See Figure 5-3 this sheet. If tolerances are a problem, such as salt tolerance of seedings adjacent to streets and highways, see Figure 5-4 this sheet before final selection.

Mulch Rate

Mulch is to be applied at 2,000 to 3,000 pounds per acre in areas not covered by erosion control blanketing. Mulch must be anchored using a mulch anchoring tool or farm disk with dull, serrated, straight set blades, or bulldozer cleats driven up and down slope.

Figure 5-2: Permanent Seed Mixtures

Species	Seeding Rate lbs/acre	Suitable pH sq. ft.	Site Suitability*		
			wet	Droughty	Drained
Level and Sloping, Open Areas					
1. Tall Fescue	35	.8	5.5-8.3	2	1 2
2. Tall Fescue Red Clover**	25 5	.6 .12	5.5-8.3		1
3. Kentucky Bluegrass Creeping Red Fescue	15 15	.4 .4	5.5-7.5	2	1
Steep Banks and Cuts					
4. Tall Fescue	15	.4	5.8-7.5	2	1 2
5. Kentucky Bluegrass	25	.6			
5. Tall Fescue Emerald Crownvetch**	35 10	.8 .25	5.5-8.3	2	1
Lawns and High Maintenance Areas					
6. Kentucky Bluegrass	40	.9	5.8-7.5	2	1
7. Perennial Ryegrass (Turf Type)	40 170	.9 4.0	5.0-7.5		1
8. Tall Fescue	170	4.0	5.5-8.3	2	1 2

* 1 - Preferred 2 - Will Tolerate ** Inoculate with specific Inoculant.

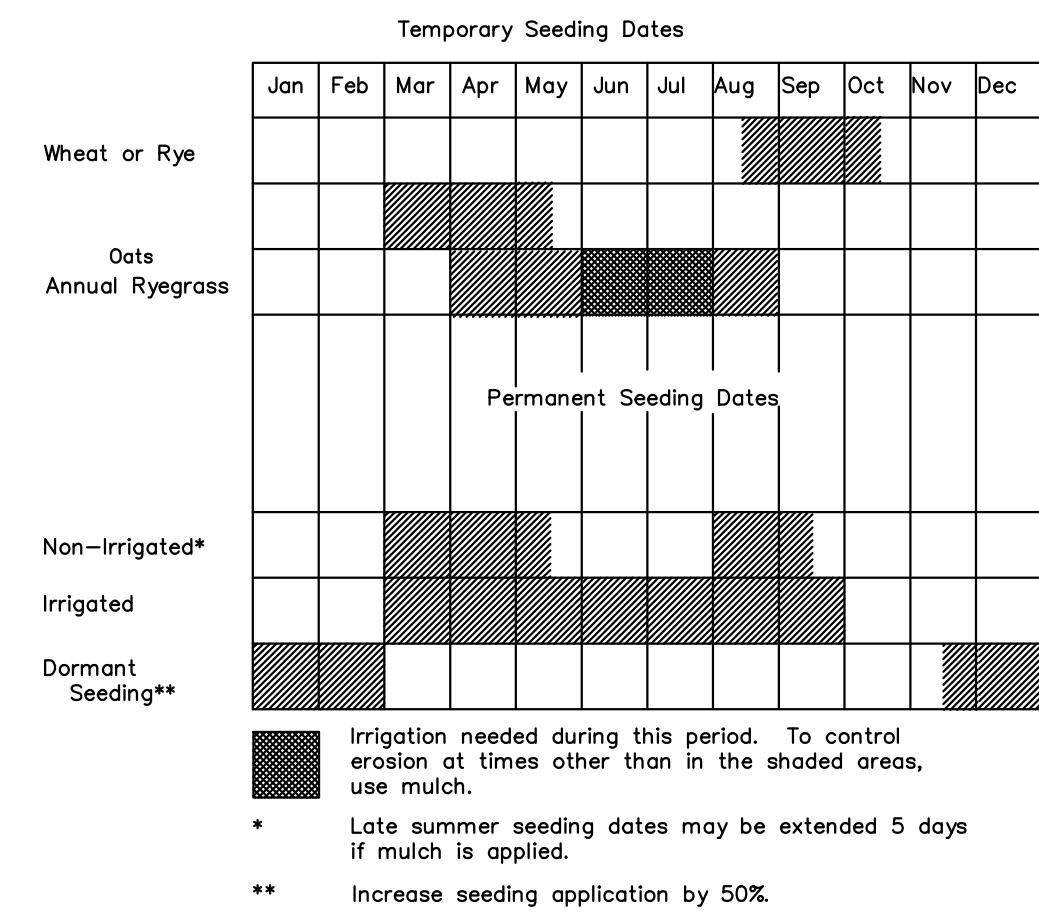


FIGURE 5-3

Kind of Seed	Temporary Seedings		Remarks
	1000 Sq. Ft.	Acre	
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 1" deep
Annual ryegrass	1 lb.	40 lbs.	Cover seed 1/4" deep*

* Not necessary where mulch is applied.

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DWN BY: CP
CHKD. BY: JB
SCALE: AS SHOWN
DATE: 10/11/2023

REVISIONS									

NEW OFFICE/WAREHOUSE BUILDING
1594 AMY LANE
FRANKLIN, IN 46131

EROSION CONTROL DETAILS

PROJECT NUMBER
22-101

DRAWING NUMBER
C105

SHEET 7 OF 12

A3 - NARRATIVE OF THE NATURE AND PURPOSE OF THE PROJECT
This project is located at 1594 Amy Lane in Franklin, Indiana. The parcel area by plat is 1.26 AC. The existing site consists of turf grass, excepting the north line which serves as a wooded buffer. The proposed improvements will consist of adding an office / warehouse building, asphalt pavement, landscaping, and utility infrastructure.

A4 - LATITUDE AND LONGITUDE TO THE NEAREST 15 SECONDS
Lat: 39.496090 Long: -86.044160

A5 - LEGAL DESCRIPTION OF THE PROJECT SITE
See Sheet C1

A6 - 11 X 17-INCH PLAT SHOWING BUILDING LOT NUMBERS/BOUNDARIES AND ROAD LAYOUT/NAMES
See Sheet C101

A7 - BOUNDARIES OF THE ONE HUNDRED (100) YEAR FLOODPLAINS, FLOODWAY FRINGES, AND FLOODWAYS
None exist

A8 - LAND USE OF ALL ADJACENT PROPERTIES
North: Residential - PUD
West: Industrial - IL
South: Transportation - IL
East: Industrial - IBD

A9 - IDENTIFICATION OF A U.S. EPA APPROVED OR ESTABLISHED TMDL
A Total Maximum Daily Load (TMDL) Report for the Ray Creek or Youngs Creek has not yet been completed.

A10 - NAME (S) OF THE RECEIVING WATER (S) :
Runoff from the project site eventually discharges to Youngs Creek.

HUC14 - 05120204090040

A11 - IDENTIFICATION OF DISCHARGES TO A WATER ON THE CURRENT 303 (D) LIST OF IMPAIRED WATERS AND THE POLLUTANT (S) FOR WHICH IT IS IMPAIRED:
Youngs Creek is listed for E. Coli as well as low dissolved oxygen content.

A12 - SOILS MAP OF THE PREDOMINANT SOIL TYPES:
For soils map see sheet C103. USDA web soil survey mapping identified entirely Miami silt loam; considered to be Hydrologic Soil Grouping 'C' which are considered resistive to infiltration when saturated. The proposed drainage design will not utilize infiltration measures as the site is pre-planned to drain to a shared wet pond BMP offsite.

A13 - IDENTIFICATION AND LOCATION OF ALL KNOWN WETLANDS, LAKES, AND WATER COURSES ON OR ADJACENT TO THE PROJECT SITE
There are no wetlands, lakes, or watercourses within or adjacent to the subject lot. All discharges will be routed to a wet pond BMP prior to eventual discharge to Youngs Creek.

A14 - IDENTIFICATION OF ANY OTHER STATE OR FEDERAL WATER QUALITY PERMITS OR AUTHORIZATIONS THAT ARE REQUIRED FOR CONSTRUCTION ACTIVITIES:
CSGP, Notice of Intent

A15 - IDENTIFICATION AND DELINEATION OF EXISTING COVER, INCLUDING NATURAL BUFFERS:
The existing site consists of turf grass with woods at the north end that will not be disturbed. The site has been prepared beforehand for future development.

A21 - LOCATIONS WHERE STORMWATER MAY BE DIRECTLY DISCHARGED INTO GROUND WATER, SUCH AS ABANDONED WELLS, SINKHOLES, OR KARST FEATURES
The drainage improvements on site are expected to diminish infiltration of stormwater excesses by rapid routing to existing drainage infrastructure for treatment in an offsite wet pond.

A22 - SIZE OF THE PROJECT AREA EXPRESSED IN ACRES
±1.26 AC

A23 - TOTAL EXPECTED LAND DISTURBANCE EXPRESSED IN ACRES
±0.86 AC

A30 - CONSTRUCTION SUPPORT ACTIVITIES THAT ARE EXPECTED TO BE PART OF THE PROJECT
All Equipment staging and refueling areas will be located on-site. Offsite construction will be limited to right-of-way activities necessary for the connection of utilities.

A31 - LOCATION OF ANY IN-STREAM ACTIVITIES THAT ARE PLANNED FOR THE PROJECT INCLUDING, BUT NOT LIMITED TO, STREAM CROSSINGS AND PUMP AROUNDS
N/A

B1 - Description of the potential pollutant generating sources and pollutants, including all potential non-stormwater discharges
Potential pollutants sources relative to a construction site may include, but are not limited to material and fuel storage areas, fueling locations, exposed soils and leaking vehicle/equipment. Potential pollutants that may appear at the site due to construction activities include, but are not limited to diesel fuel, gasoline, concrete and concrete washout, solid waste, sediment, paint and solvents, equipment repair products, anti-freeze and fertilizer. No Non-stormwater discharge sources were identified for this project site.

In order to contain potential pollutants several construction stage measures will be implemented. This includes a stable construction entrance, paved area inlet protection on and adjacent to the site, perimeter silt fencing, and temporary stabilization as necessary.

B2 - Stable construction entrance locations and specifications
A stone construction entrance will be located at the east of the site. See Sheet C104 for plan location and Sheet C105 for details and specifications.

B3 - Specifications for temporary and permanent stabilization
Seeding will be used as temporary surface stabilization measures as well as Permanent surface stabilization measures. The location of each surface stabilization measure are on sheet C104. The details and specifications for each stated measure are on sheet C105. install temporary seeding after a specific stage of construction has been completed (temporary or final) where areas will be idle of construction activities for a period of 15 days or more.

B4 - Sediment control measures for concentrated flow areas
Temporary seeding will be used as erosion control measures for concentrated flows. The location of each measure is located on sheet C104. The details and specifications for each stated sediment control measure is on sheet C105.

B5 - Sediment control measures for sheet flow areas
Silt Fencing will be installed along the perimeter of the site. The location of each measure are on sheet C104. The details and specifications for each stated measure are on sheet C105.

B6 - Run-off control measures
N/A - Site runoff routed to an offsite pond for treatment.

B7 - Stormwater outlet protection location and specifications
Rip-rap is specified at the single culvert outlet on C102.

B8 - Grade stabilization structure locations and specifications
No proposed grades exceed 4:1 (H:V). Grade stabilization will be installed on any construction phase slopes 3:1 or greater such as the top soil stockpile area. The location of each measure are on sheet C104. The details and specifications for each stated measure are on sheet C105.

B9 - Dewatering applications and management methods
N/A

B10 - Measures utilized for work within waterbodies
N/A

B11 - Maintenance guidelines for each proposed stormwater quality measure
N/A

- SILT FENCE**
- inspect the silt fence periodically 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 fabric to bulge.
 - take care to avoid undermining the fence during clean out.
 - after the contributing drainage area has been stabilized, remove the fence and sediment deposits, bring the disturbed area to grade, and stabilize. temporary sediment trap maintenance requirements
 - inspect temporary sediment traps after each storm event and immediately repair any erosion and piping holes
 - remove sediment when it has accumulated to one-half the design depth.
 - replace spillway gravel facing if clogged.
 - inspect vegetation, and re-seed if necessary.
 - check the spillway depth periodically to ensure a minimum of 1.5 ft. depth from the lowest point of the settled embankment to highest point of the spillway crest, and fill any low areas to maintain design elevation.
 - promptly replace any displaced riprap, being careful that no stones in the spillway are above design grade.
 - after all disturbed areas have been stabilized, remove the structure and sediment, smooth the site to blend with adjoining areas, and stabilize.

EROSION CONTROL BLANKET (SURFACE APPLIED)

- During vegetative establishment, inspect after storm events for any erosion.
- if any area shows erosion, pull back that portion of the blanket covering it, add soil, re-seed the area, and re-lay and staple the blanket.
- after vegetative establishment, check the treated area periodically. temporary gravel construction entrance maintenance requirements
- inspect entrance pad and sediment disposal area weekly and after storm events or heavy use.
- reshape pad as needed for drainage and runoff control.
- topdress 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.

B12 - PLANNED CONSTRUCTION SEQUENCE THAT DESCRIBES THE IMPLEMENTATION OF STORMWATER QUALITY MEASURES IN RELATION TO LAND DISTURBANCE

step # 1: contractor to setup pre-construction meeting with the ms4 coordinator prior to construction. contractor to install construction staging area, place perimeter silt fence, existing inlet sediment protection, stable construction entrance prior to the pre-con meeting (1 week prior to the start of construction).

step # 2: overall earth work shall begin the second week of construction, including removing the existing surface preparing the building pad. temporary seed all disturbed areas if construction activities are not anticipated within ten days after initial disturbance. (throughout the duration of the project)

step # 3: construction of storm sewer, sanitary lateral, and utilities may begin. install inlet sediment barriers upon construction of inlets. An excavated drop inlet shall be placed until inlets have pavement around them and sediment barriers can be placed (within one month of construction) once the aquaswift water quality units have been placed the units must be protected from construction phase sediment runoff. The units must be monitored and maintained as outlined in the post construction stormwater pollution prevention plan.

step # 4: contractor shall temporary seed any disturbed areas during construction of storm sewer, sanitary sewer, utilities or roadways. (throughout the duration of the project)

step # 5: finish grade slopes, & mounds. seed all areas as noted, and install erosion control blanketing where noted.

step # 6: complete drive aisles/parking areas. install pavement area inlet protection.

step # 7: construct building and final grade of landscape areas.

step # 8: install landscaping and final seeding. submit to IDEM Notice of Termination.

Note: install temporary seeding after a specific stage of construction has been completed (temporary or final) where areas will be idle of construction activities for a period of 15 days or more.

B13 - Erosion and sediment control on individual residential building lots
N/A

B14 & B15 - Material handling and spill prevention and spill response plan meeting the requirements in 327 IAC 2-6.1:

Expected materials that may appear at the site due to construction activities include, but are not limited to petroleum products, fertilizers, paint and solvents, and concrete. Materials shall be stored in the designated material storage area.

Spill prevention for vehicle and equipment fueling shall conform to the following practices: vehicle equipment fueling procedures and practices are designed to prevent fuel spills and leaks, and reduce or eliminate contamination of stormwater. This can be accomplished by using offsite facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors in proper fueling procedures. Limitations: Onsite vehicle and equipment fueling should only be used where it is impractical to send vehicles and equipment offsite for fueling. Sending vehicles and equipment offsite should be done in conjunction with a Stabilized Construction Entrance/Exit. Implementation: Use offsite fueling stations as much as possible. Discourage "topping-off" of fuel tanks. Absorbent spill cleanup materials and spill kits should be available in fueling areas and on fueling trucks, and should be disposed of properly after use. Drip pans or absorbent pads should be used during vehicle and equipment fueling, unless the fueling is performed over an impermeable surface in a dedicated fueling area. Use absorbent materials on small spills. Do not hose down or bury the spill. Remove the absorbent materials promptly and dispose of properly. Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. Train employees and subcontractors in proper fueling and cleanup procedures. Dedicated fueling areas should be protected from stormwater runoff and runoff, and should be located at least 50 ft away from downstream drainage facilities and watercourses. Fueling must be performed on level-grade area. Protect fueling areas with berms and dikes to prevent runoff, and to contain spills. Nozzles used in vehicle and equipment fueling should be equipped with an automatic shutoff to control drips. Fueling operations should not be left unattended. Federal, state, and local requirements should be observed for any stationary above ground storage tanks.

Vehicles and equipment should be inspected each day of use for leaks. Leaks should be repaired immediately or problem vehicles or equipment should be removed from the project site. Keep ample supplies of spill cleanup materials onsite. Immediately clean up spills and properly dispose of contaminated soils.

Spill prevention for solid waste shall conform to the following practices: Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors. Solid waste generated from trees and shrubs removed during land clearing, demolition of existing structures, and building construction. Packaging materials including wood, paper, and plastic. Scrap or surplus building materials including scrap metals, rubber, plastic, glass pieces and masonry products. Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers, and cigarettes. Construction wastes including brick, mortar, timber, steel and metal scraps, pipe and electrical cuttings, non-hazardous equipment parts, Styrofoam and other package construction materials. Select designated waste collection areas onsite. Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Inspect dumpsters for leaks and repair any dumpster that is not watertight. Provide an adequate number of containers with lids or covers that can be placed over the container to keep rain out or to prevent loss of wastes when it is windy. Plan for additional containers and more frequent pickup during the demolition phase of construction. Collect site trash daily, especially during rainy and windy conditions. Remove this solid waste promptly since erosion and sediment control devices tend to collect litter. Make sure that toxic liquid wastes (used oils, solvents and paints) and chemicals (acids, pesticides, additives, curing compounds) are not disposed of in dumpsters designed for construction debris. Do not hose out dumpsters on the construction site. Leave dumpster cleaning to the trash hauling contractor. Arrange for regular waste collection before containers overflow. Clean up immediately if a container does spill. Make sure that construction waste is collected, removed, and disposed of only at authorized disposal areas. Solid waste storage areas should be located at least 50 ft from drainage facilities and watercourses and should not be located in areas prone to flooding or ponding. Inspect construction waste area regularly. Arrange for regular waste collection.

Spill prevention for concrete washout shall conform to the following practices: Store dry and wet materials under cover, away from drainage areas. Avoid mixing excess amounts of fresh concrete. Perform washout of concrete trucks offsite or in designated areas only. Do not wash out concrete trucks into storm drains, open ditches, streets, or streams. Do not allow excess concrete to be dumped onsite, except in designated areas. Locate washout areas at least 50 ft from storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste. Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly. Avoid creating runoff by draining water to a bermed or level area when washing concrete to remove fine particles and expose the aggregate. Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose in the trash.

The cleanup parameters shall conform to the following practices: The developer / homeowners association shall be continually kept informed, maintain lists of qualified contractors and available Vac-trucks, tank pumps and other equipment readily accessible for cleanup operations. In addition, a continually updated list of available absorbent materials and cleanup supplies should be kept on site. All maintenance personnel will be made aware of techniques for prevention of spills. They will be informed of the requirements and procedures outlined in this plan. They will be kept abreast of current developments or new information on the prevention of spills and / or necessary alteration to this plan. When spills occur which could endanger human life and this become primary concern, the discharge of the life saving protection function will be carried out by the local police and fire departments. Absorbent materials, which are used in cleaning up spilled materials, will be disposed of in a manner subject to the approval of the Indiana Department of Environmental Management. Flushing of spilled material with water will not be permitted unless so authorized by the Indiana Department of Environmental Management.

Spill prevention for vehicle and equipment maintenance shall conform to the following practices: Prevent or reduce the contamination of stormwater resulting from vehicle and equipment maintenance by running a "dry and clean site". The best option would be to perform maintenance activities at an offsite facility. If this option is not available then work should be performed in designated areas only, while providing cover for materials stored outside, checking for leaks and spills, and containing and cleaning up spills immediately. These procedures are suitable on all construction projects where an onsite yard area is necessary for storage and maintenance of heavy equipment and vehicles. Onsite vehicle and equipment maintenance should only be used where it is impractical to send vehicles and equipment offsite for maintenance and repair. Sending vehicles / equipment offsite should be done in conjunction with a stabilized construction entrance / exit. Out door vehicle or equipment maintenance is a potentially significant source of stormwater pollution. Activities that can contaminate stormwater include engine repair and service, changing or replacement of fluids, and outdoor equipment storage and parking (engine fluid leaks). If maintenance must occur onsite, use designated areas, located away from drainage courses. Dedicated maintenance areas should be protected from stormwater runoff and runoff, and should be located at least 50 ft from downstream drainage facilities and water courses. Drip pans or absorbent pads should be used during vehicle and equipment maintenance work that involves fluids, unless the maintenance work is performed over and impermeable surface in a dedicated maintenance area. Place a stockpile of spill cleanup materials where it will be readily accessible. All fueling trucks and fueling areas are required to have spill kits and/or use other spill protection devices. Use absorbent materials on small spills. Remove the absorbent materials promptly and dispose of properly. Inspect onsite vehicles and equipment daily at startup for leaks, and repair immediately. Deep vehicles and equipment clean; do not allow excessive buildup of oil and grease. Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic and transmission fluids. Provide secondary containment and covers for these materials if stored onsite.

B14 & B15 - Cont.

Train employees and subcontractors in proper maintenance and spill cleanup procedures. Drip pans or plastic sheeting should be placed under all vehicles and equipment placed on docks, barges, other structures over water bodies when the vehicle or equipment is planned to be idle for more than 1 hour. Properly dispose of used oils, fluids, lubricants, and spill cleanup materials. Properly dispose of or recycle used batteries. Do not place used oil in a dumpster or pour into a storm drain or water course. Properly dispose of used oils, fluids, lubricants, and spill cleanup materials. Don not bury tires. Repair leaks of fluids and oil immediately.

Spill prevention for fertilizers shall conform to the following practices: Fertilizer's used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Spill prevention for paint and solvents shall conform to the following practices: All containers will be tightly sealed and stored when not required for use. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM but will be properly disposed of according to manufacturers' instructions or State or local regulations.

Spill prevention and cleanup shall conform to IDEM form 327 IAC 2-6 and the IDEM Spill Response Center (888-233-7745) shall be contacted in the case of a material spill occurring.

C1 - DESCRIPTION OF POLLUTANTS AND THEIR SOURCES ASSOCIATED WITH THE PROPOSED LAND USE

The final land use for the site will be to support office / warehouse space. Potential pollutant sources that may appear at the site due to proposed land use activities, but are not limited to vehicles, exposed soil and trash. Potential pollutants include, but are not limited to oil, grease, antifreeze, brake fluid, brake dust, rubber fragments, gasoline, diesel fuel and other hydrocarbons, metals from vehicular and other sources, grit (sediment) from wearing of the road surface and falling or washing off of vehicles, trash (including bacteria and other biological agents contained in the trash) from littering and other types of improper disposal or storage, and elevated receiving water temperatures from stormwater run-off contact with impervious surfaces.

C2 - DESCRIPTION OF PROPOSED POST-CONSTRUCTION STORMWATER MEASURES

Permanent seeding must be established prior to construction cessation. Healthy turf can help filter stormwater and encourage settlement of suspended solids prior to travel offsite.

C4 - SEQUENCE DESCRIBING STORMWATER MEASURE IMPLEMENTATION
After final landscaping and seeding and the completion of all construction activities, it is the responsibility of the Contractor/Responsible entity to remove any trash or sedimentation from the site.

C5 - MAINTENANCE GUIDELINES FOR PROPOSED POST-CONSTRUCTION STORMWATER MEASURES

The turf grass and landscaping maintenance is not typically critical and is not expected to go beyond typical aesthetic actions.

Any debris in the parking areas should be picked up and placed in the trash receptacle. The parking area shall be kept clean and be swept every 3 months.

Storm Sewer System

Inspect the entrance culvert every 6 months. Evaluate the condition of the system and confirm no riprap failures, no evidence of non-stormwater discharges or excessive sedimentation. Inspect and clean the system once annually. Call a local company to remove sediments, oil, and other floatable pollutants as required. Dispose of all waste in accordance with federal, state and local requirements. Water and sediment from cleaning procedures should NOT be dumped into a sanitary sewer.

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DWN BY: CP
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REVISIONS

NEW OFFICE/WAREHOUSE BUILDING
1594 AMY LANE
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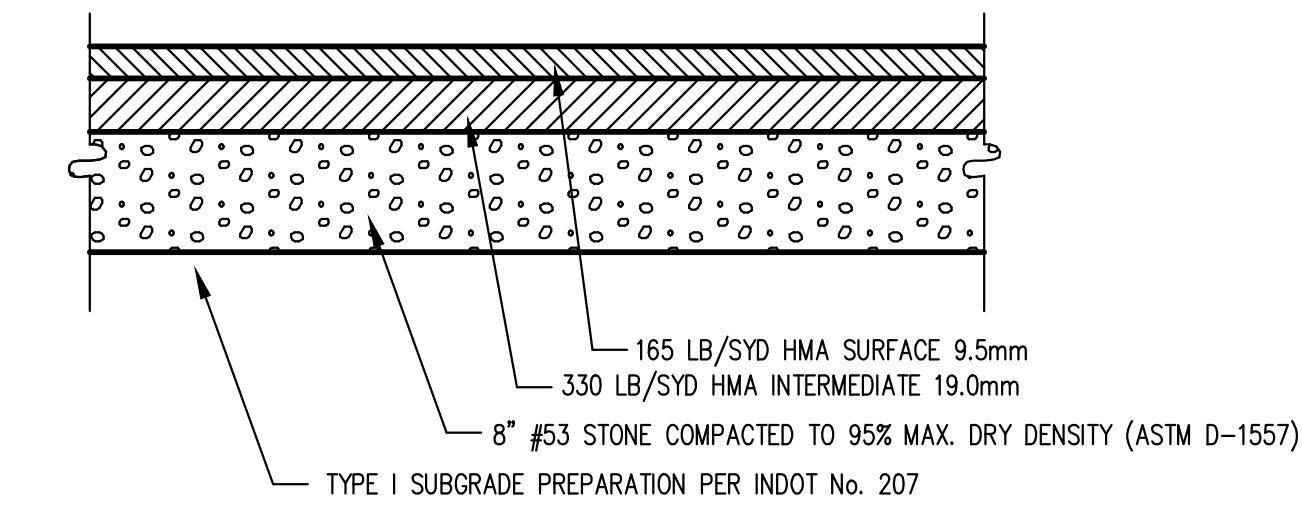
EROSION CONTROL NOTES

PROJECT NUMBER
22-101

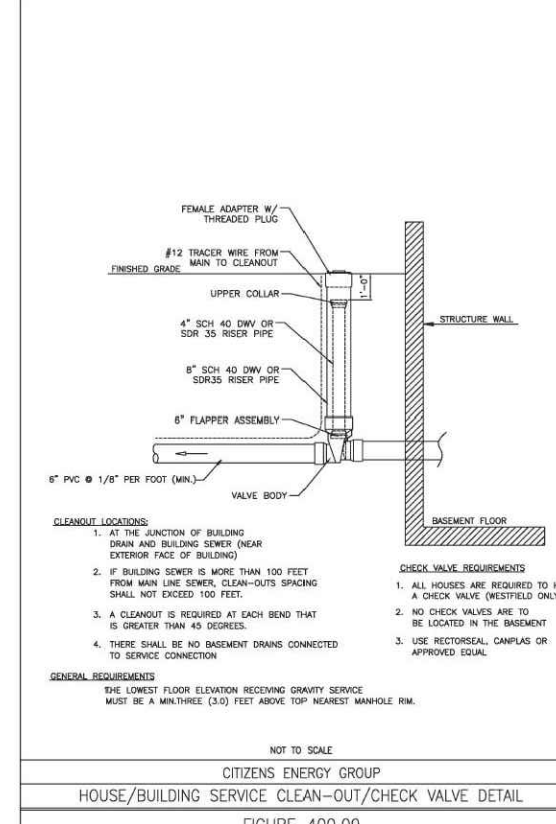
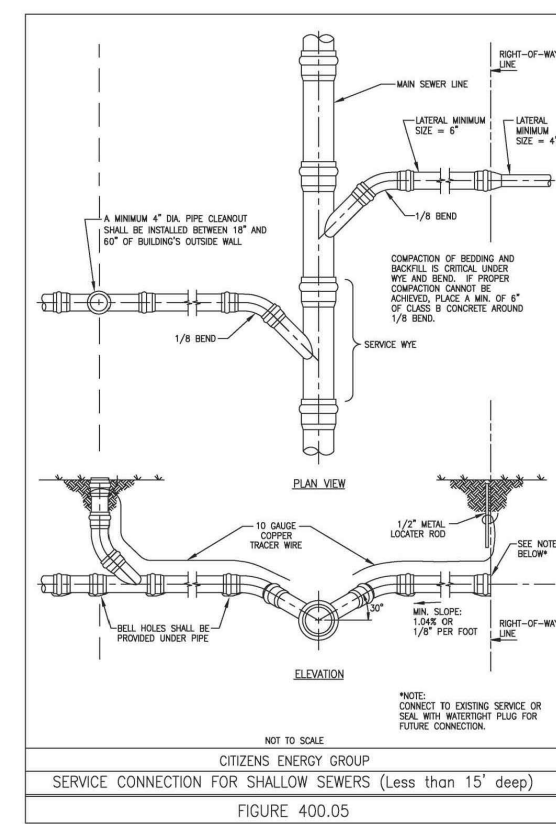
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SHEET 8 OF 12

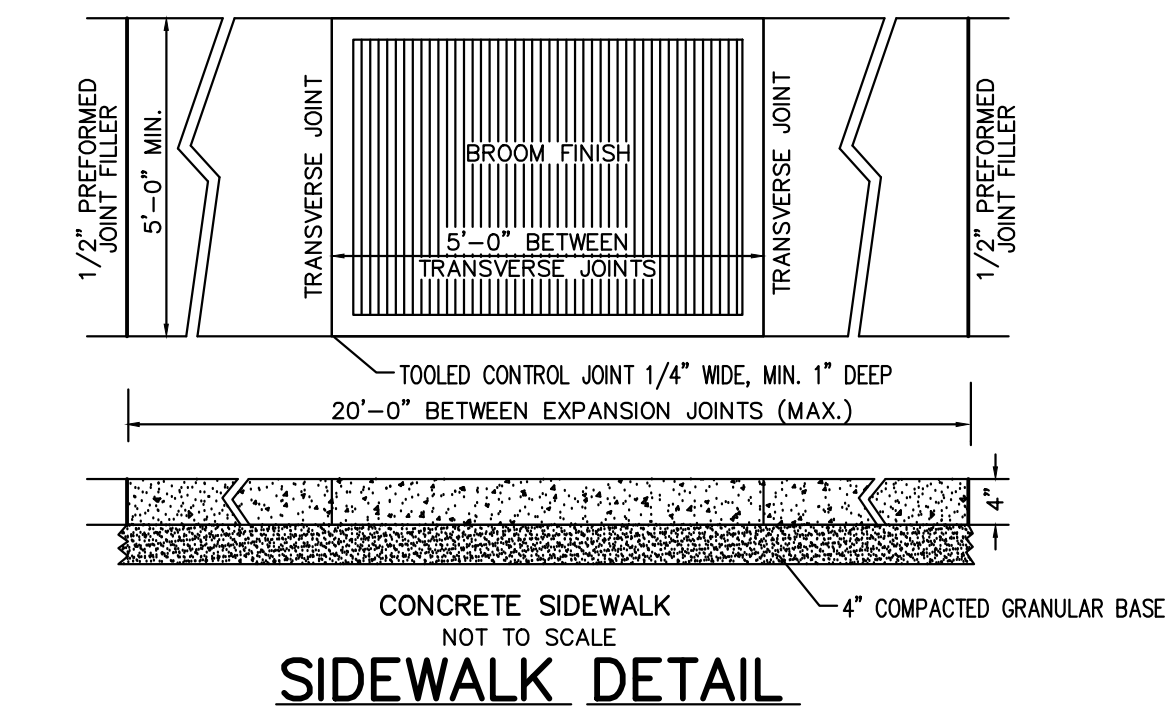




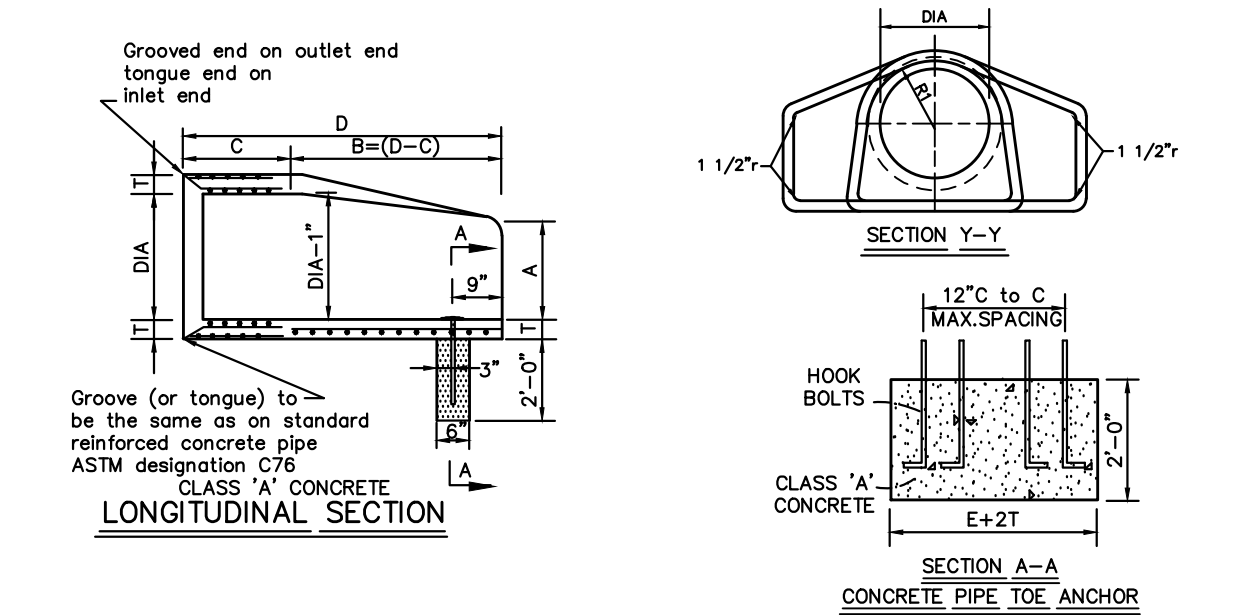
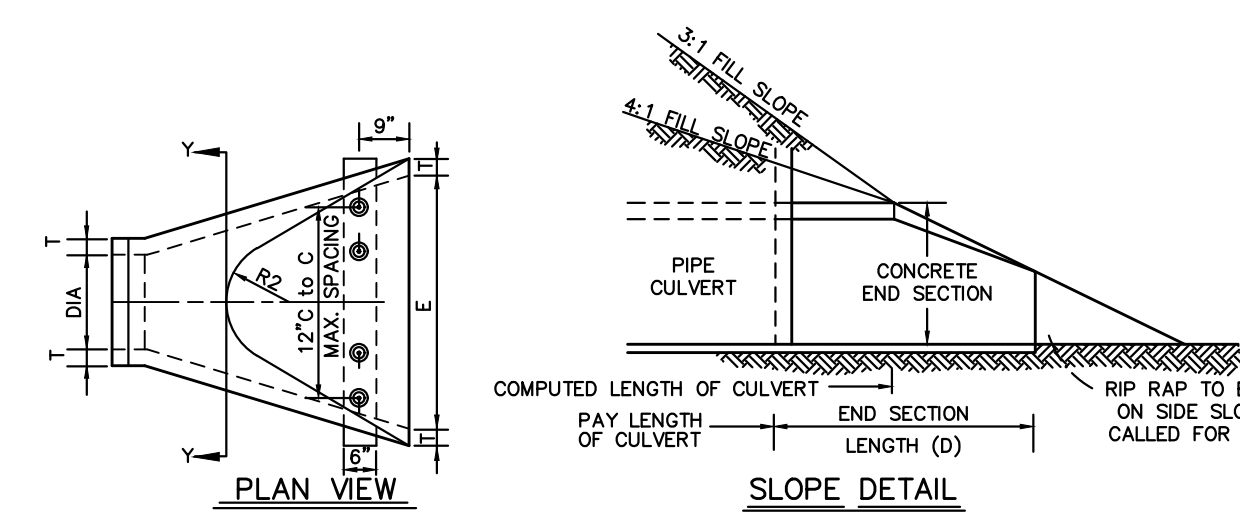
ASPHALT SITE PAVEMENT SECTION



SUBGRADE UNDER ALL CURB, SIDEWALK, AND DRIVES SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 207.02 OF THE STANDARD SPECIFICATIONS.



SIDEWALK DETAIL

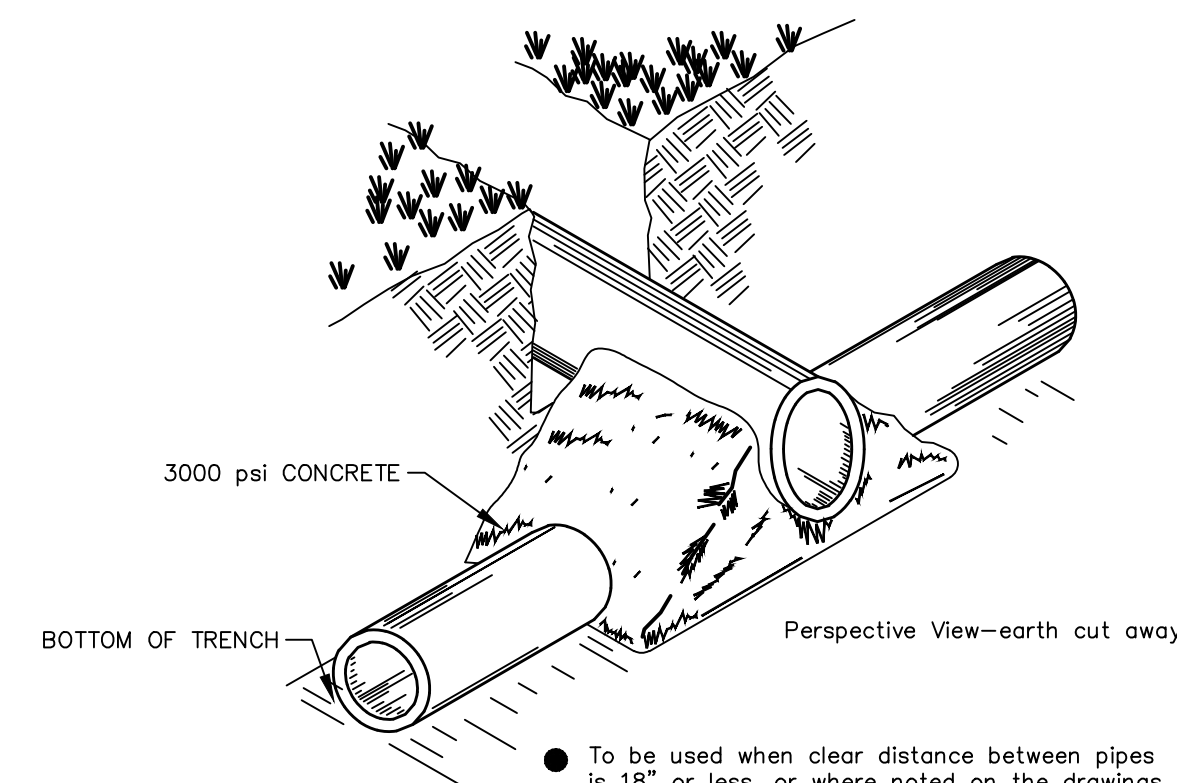


DIMENSIONS OF CONCRETE END SECTIONS FOR ROUND PIPE

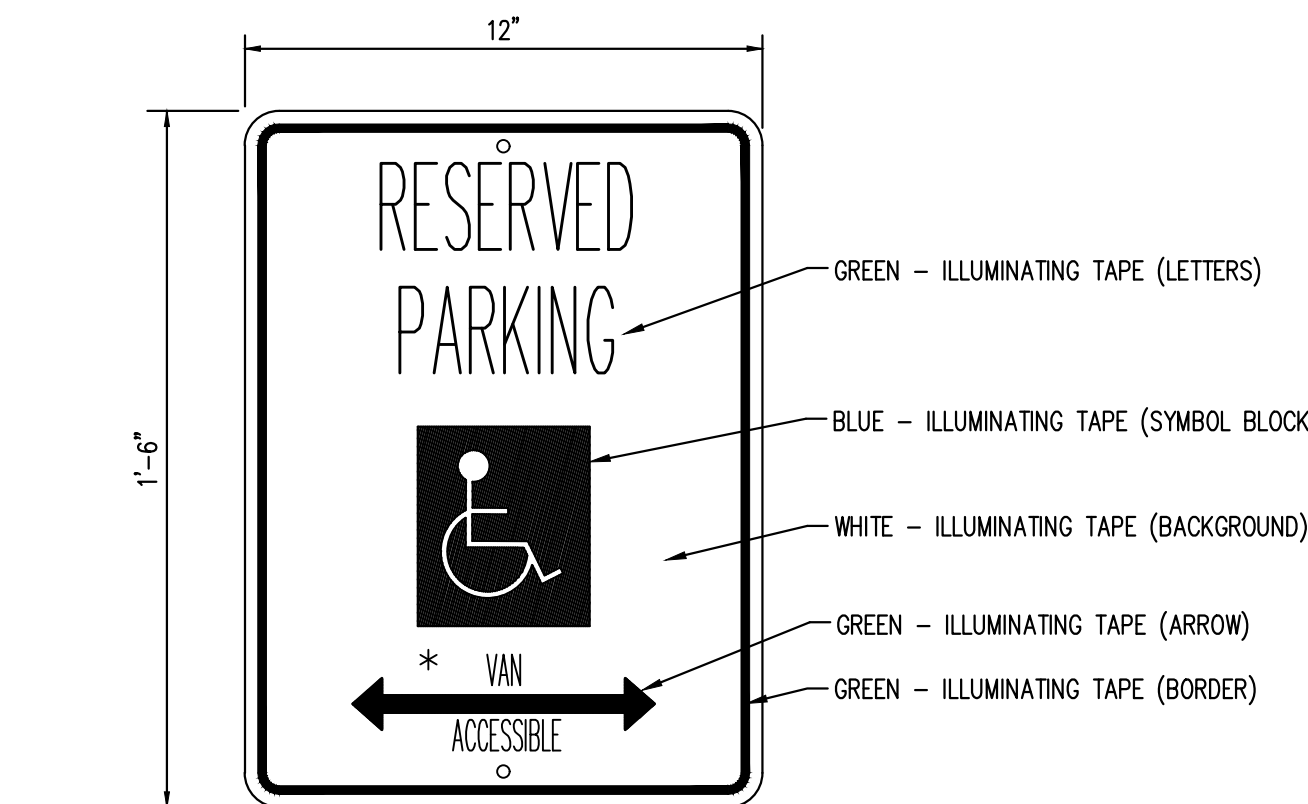
DIA	T (MIN)	A*	C*	D*	E*	K	R ₁	R ₂	APPROX. WEIGHT
12"	2"	5"	4'-3"	6'-2"	2'-0"	1.3	10 1/8"	9"	800
15"	2 1/4"	7"	4'-0"	6'-3"	2'-6"	1.5	12 1/2"	11"	1,100
18"	2 1/2"	11"	4'-1"	6'-2"	3'-0"	1.8	15 1/2"	12"	1,300
21"	2 3/4"	11"	3'-6"	6'-3"	3'-6"	2.1	16 1/8"	13"	1,500
24"	3"	1'-0"	2'-8"	6'-3"	4'-0"	2.3	16 3/16"	14"	1,800
27"	3 1/4"	1'-1"	2'-5"	6'-3"	4'-6"	2.6	18 1/2"	14 1/2"	2,100
30"	3 1/2"	1'-2"	1'-10"	6'-3"	5'-0"	2.9	18 3/16"	15"	2,400
33"	3 3/4"	1'-3"	3'-6"	8'-3"	5'-6"	3.1	18 1/2"	17 1/2"	4,100
36"	4"	1'-5"	3'-1"	8'-3"	6'-0"	3.4	23 3/4"	20"	4,200
48"	5"	2'-0"	2'-2"	8'-2"	7'-0"		28 1/8"	22"	6,500

* TOLERANCE +/- 1"

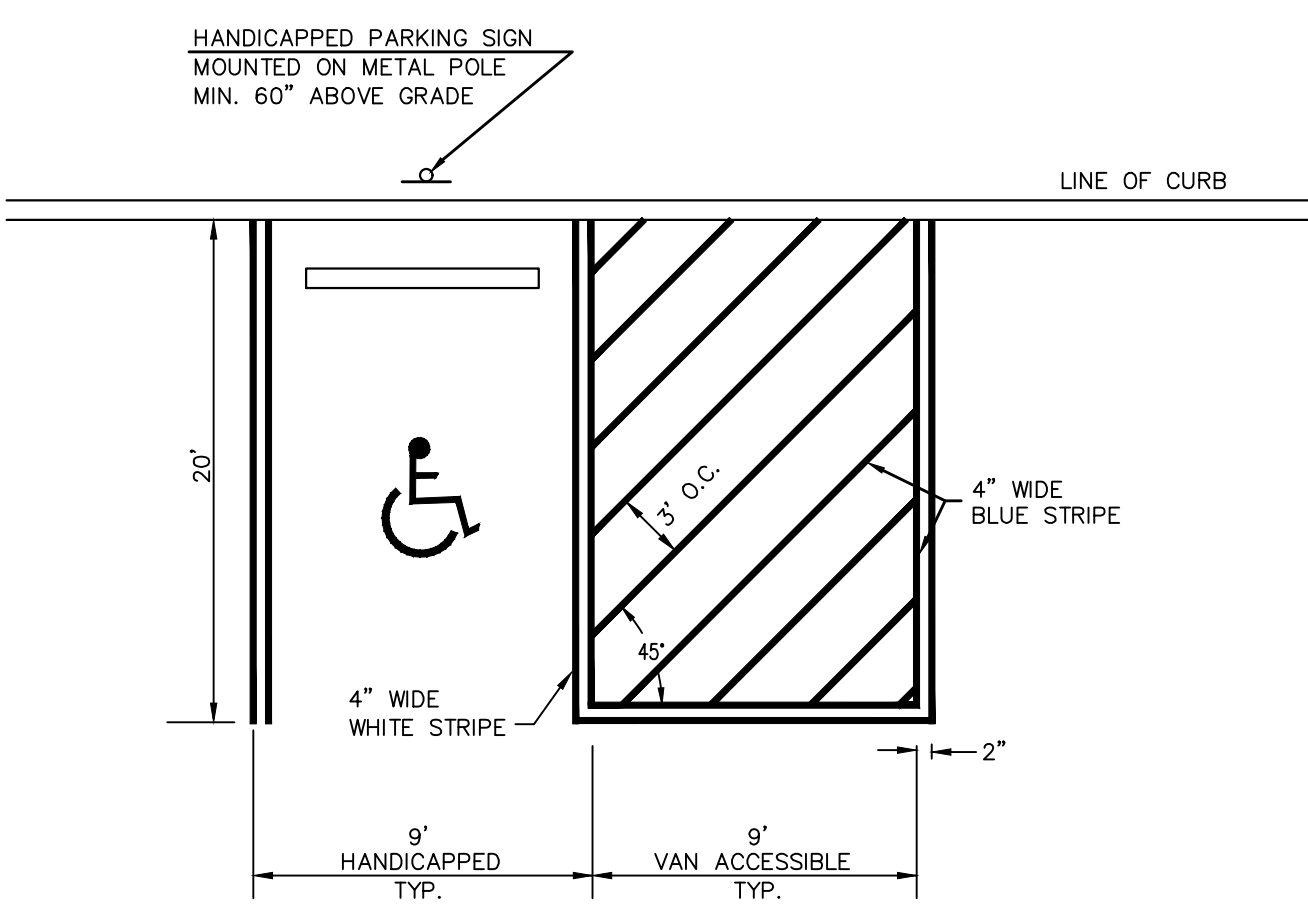
PRECAST CONCRETE END SECTION



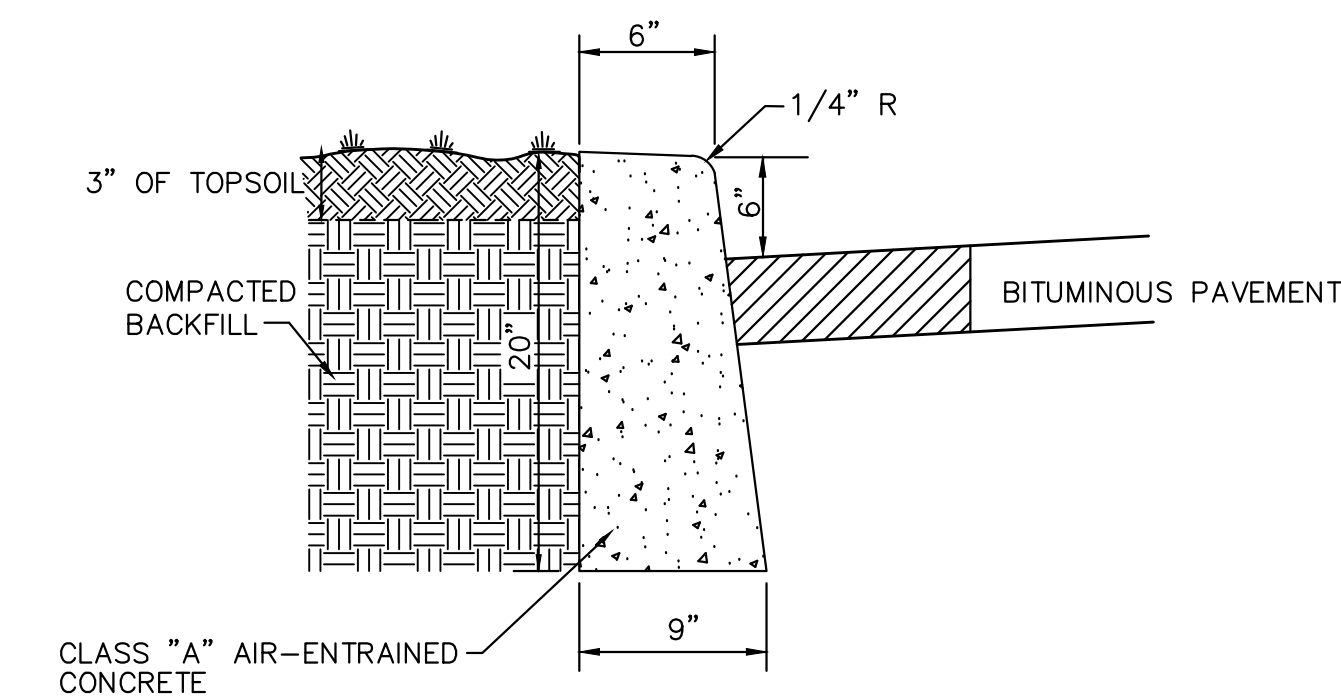
CONCRETE CRADLE



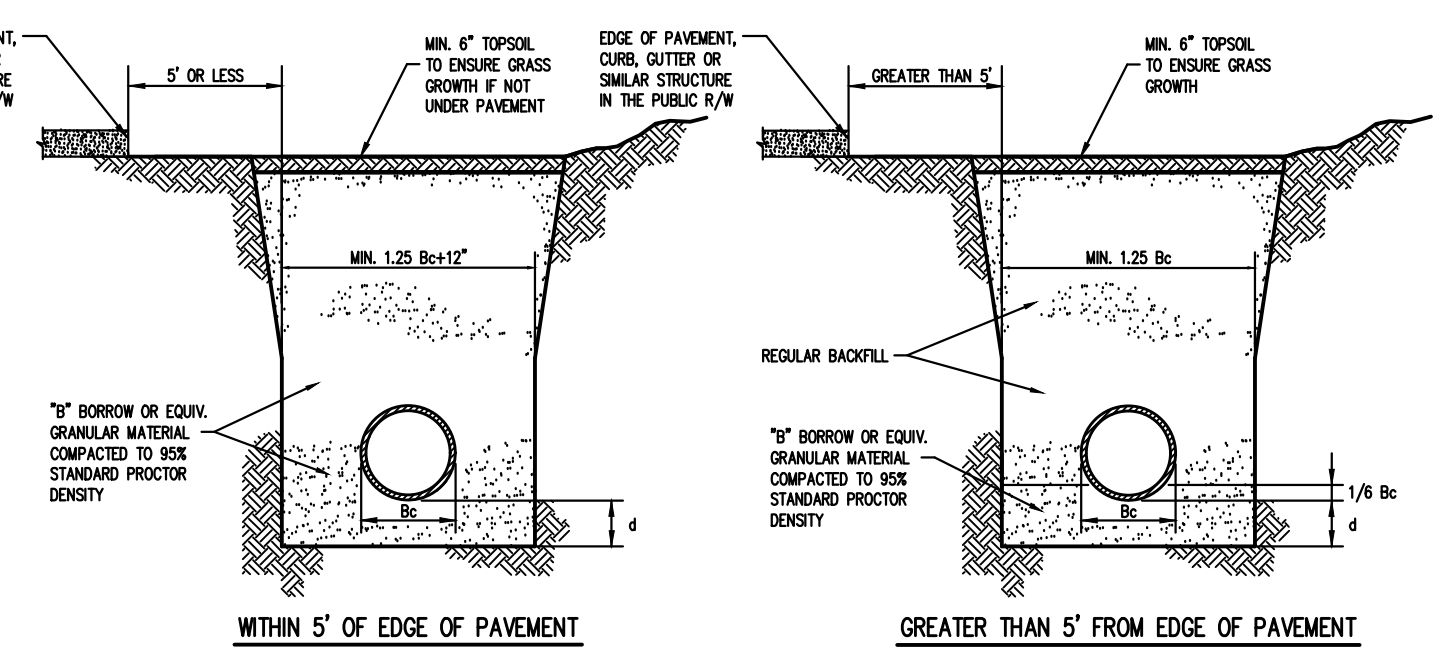
HANDICAP PARKING SIGN DETAIL



HANDICAP PARKING STALLS



STRAIGHT CONCRETE CURB



TRENCH DETAIL

MIDLAND REALTY GROUP
5324 ELWOOD AVENUE
INDIANAPOLIS, IN 46203

SOLOMON CONSULTING
525 E. MORRIS STREET
INDIANAPOLIS, INDIANA 46203
Ph: (317) 590-0658

DWN BY: CP
CHKD. BY: JB
SCALE: AS SHOWN
DATE: 10/11/2023

REVISIONS

NO.	DATE	DESCRIPTION

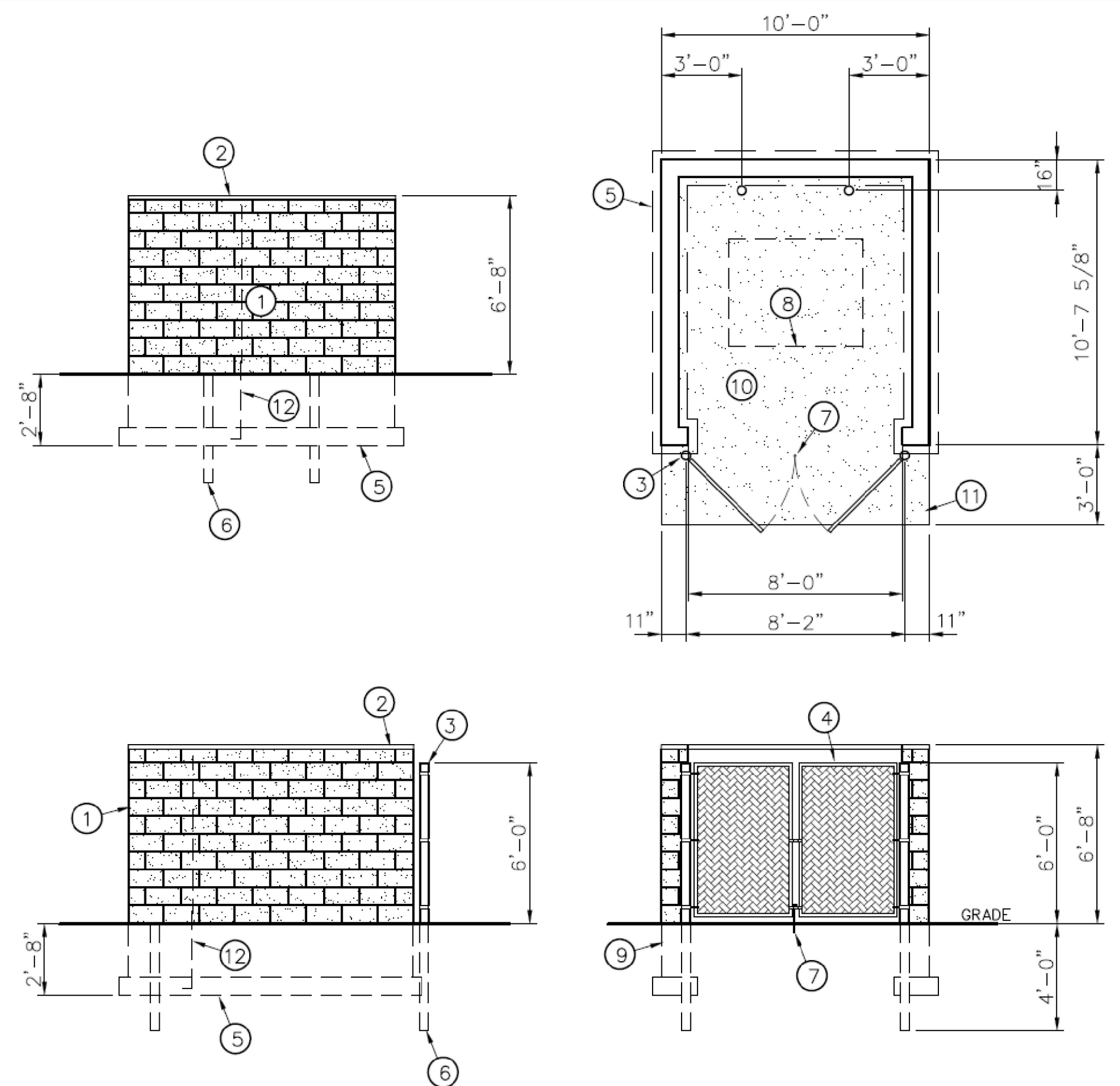
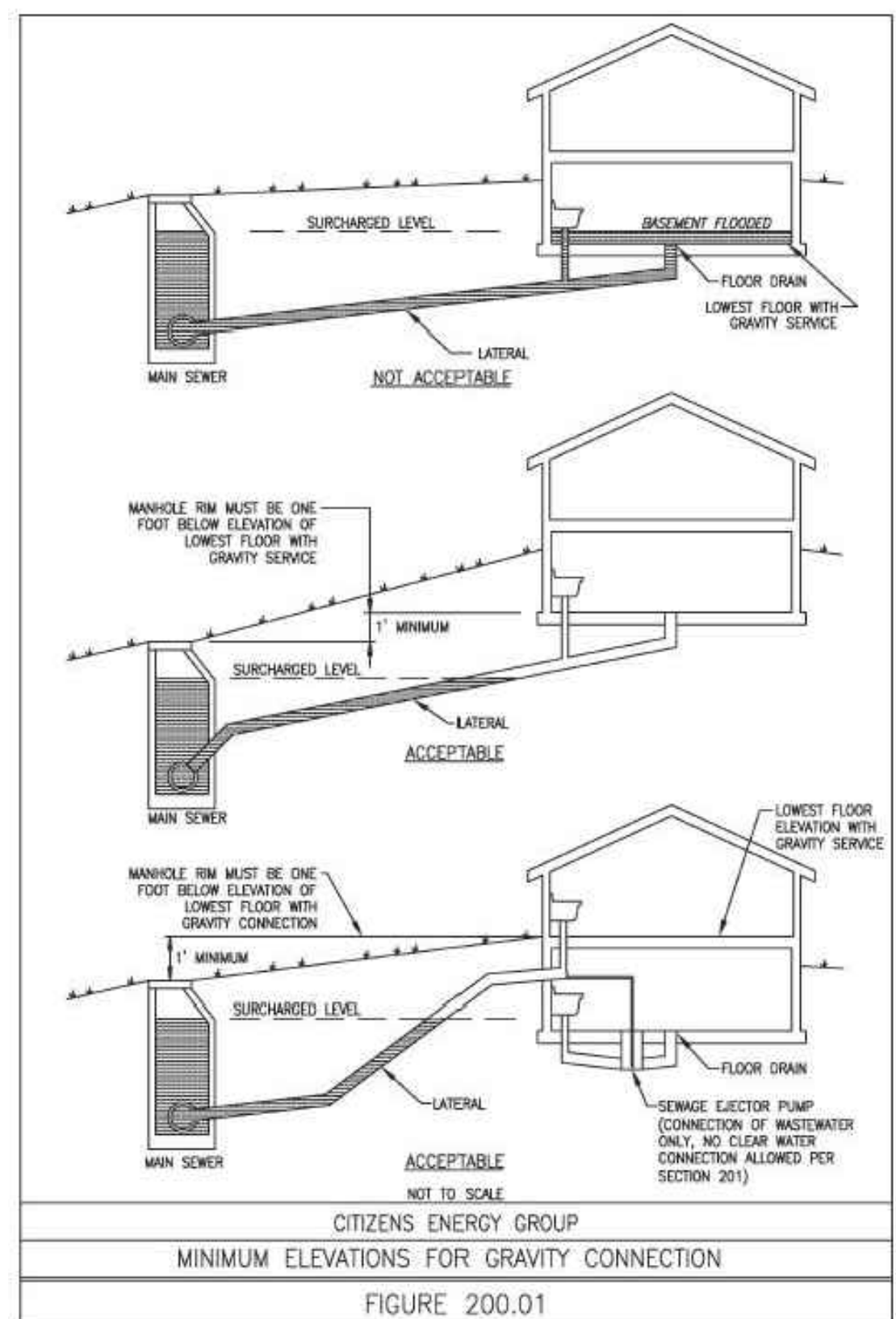
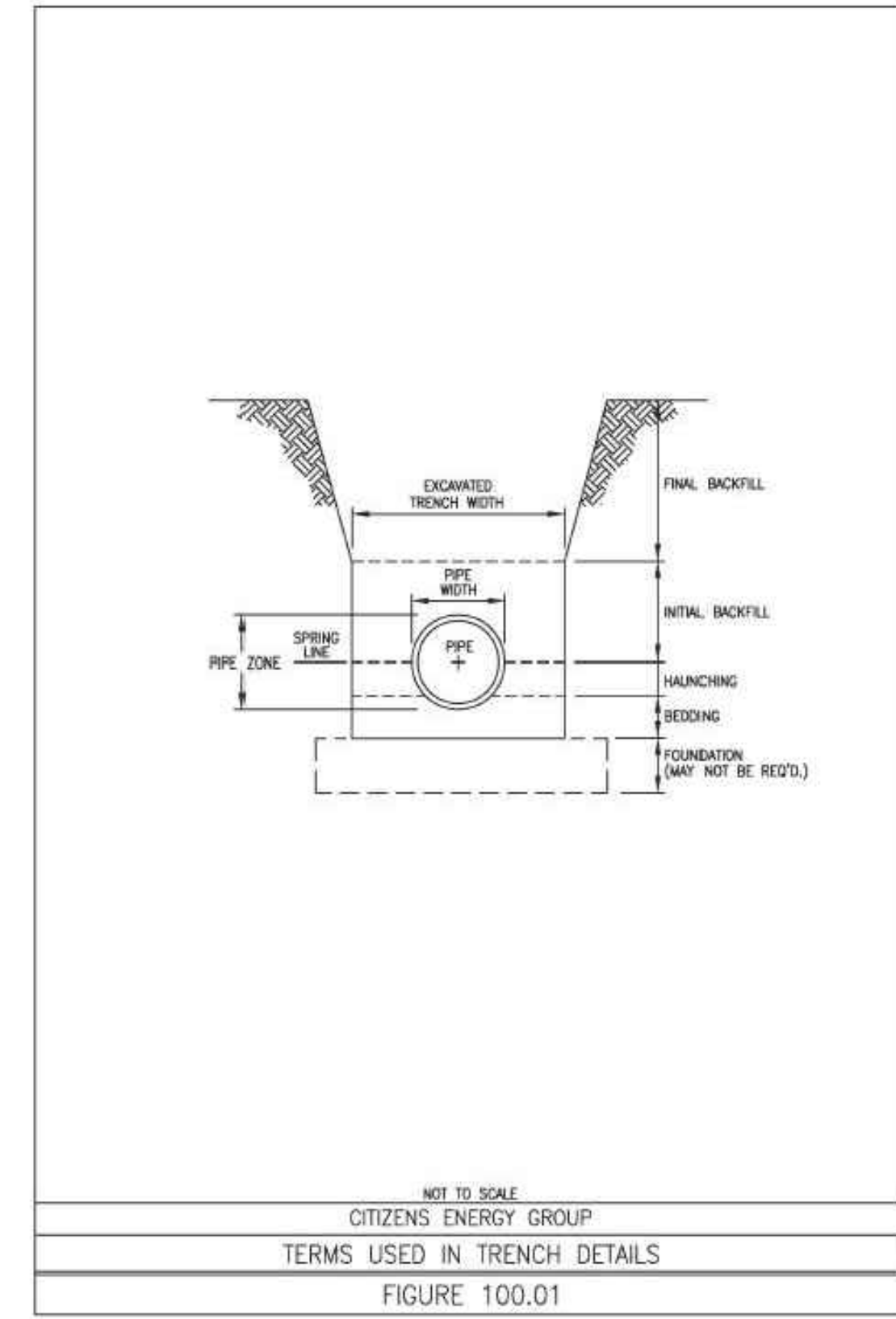
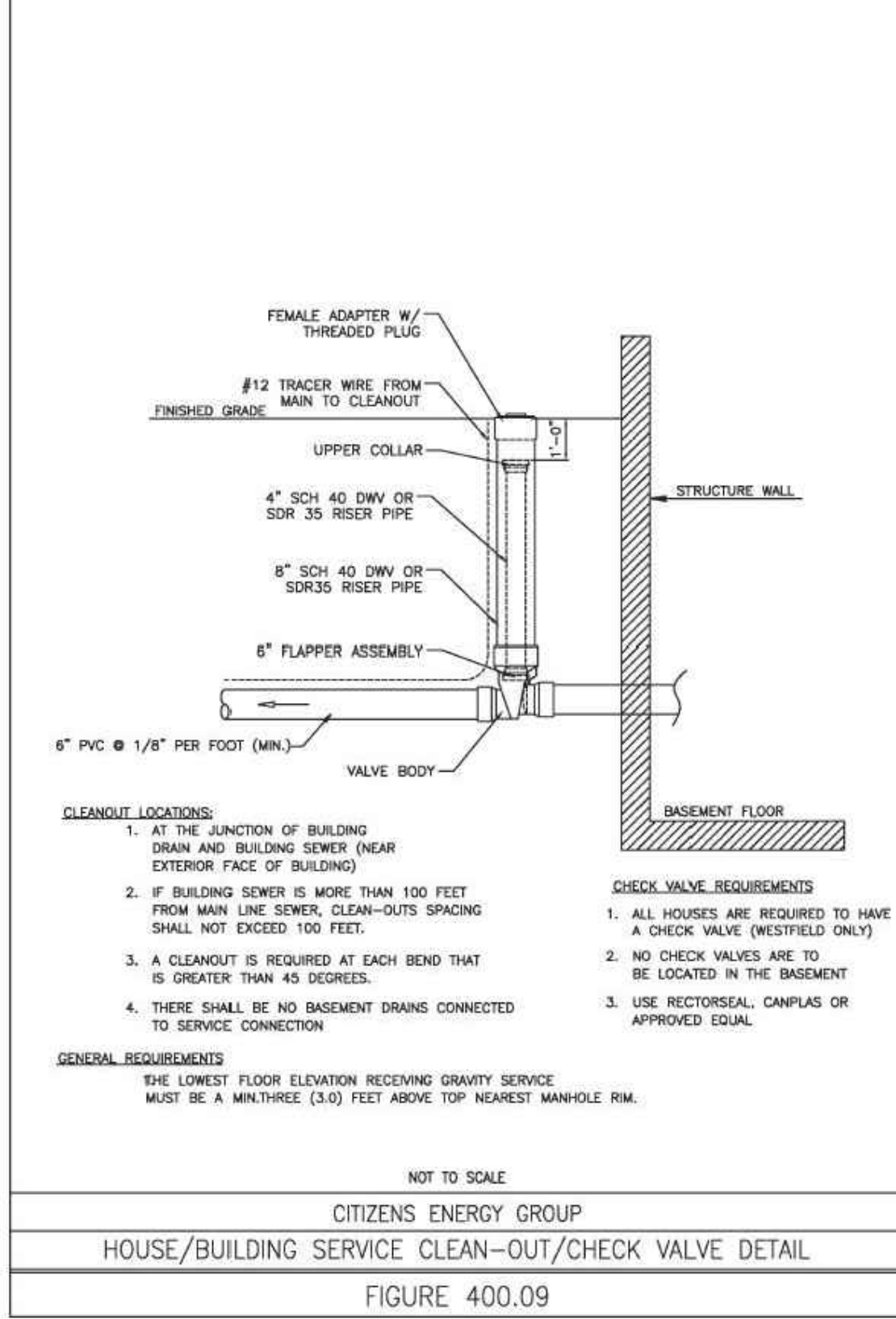
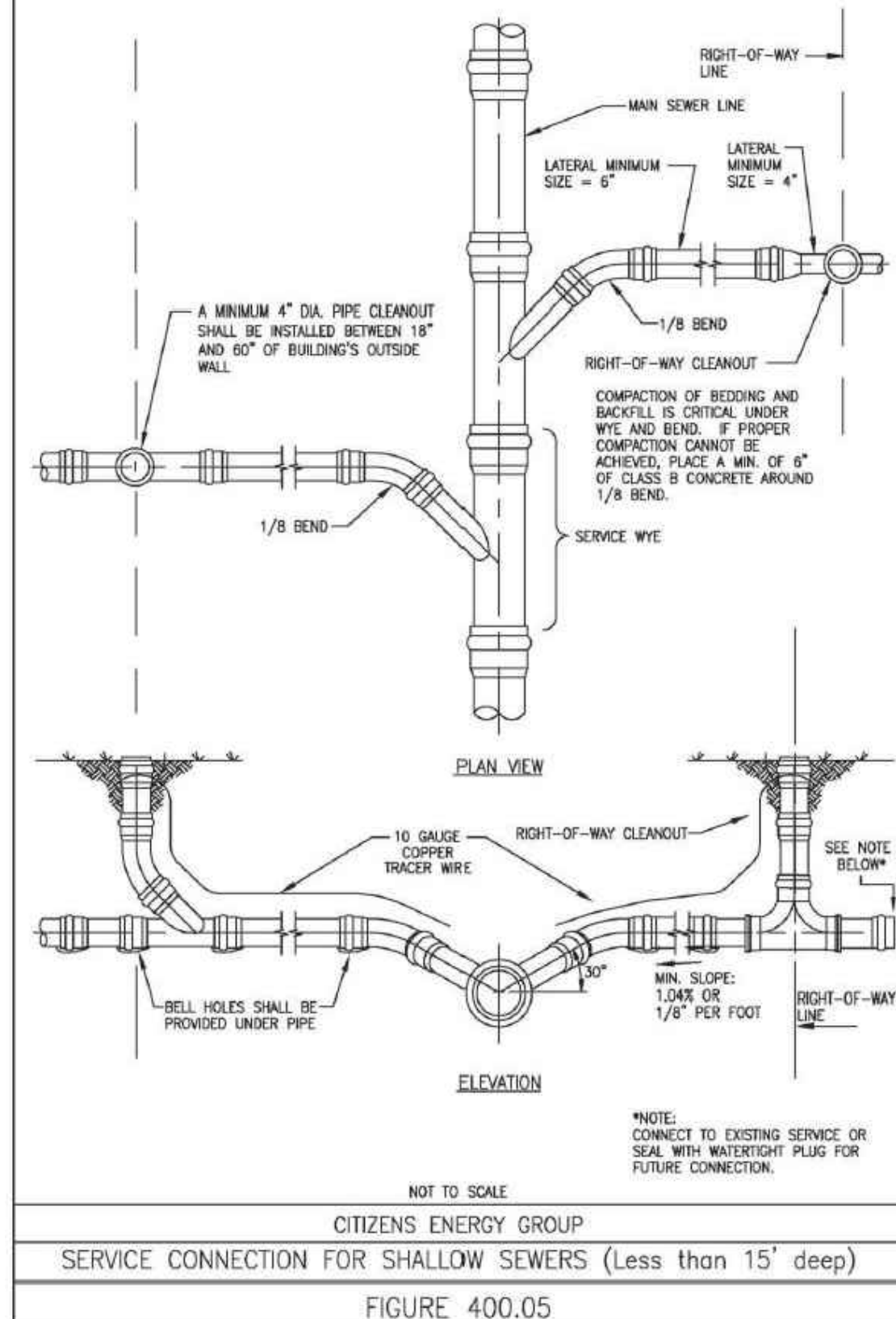
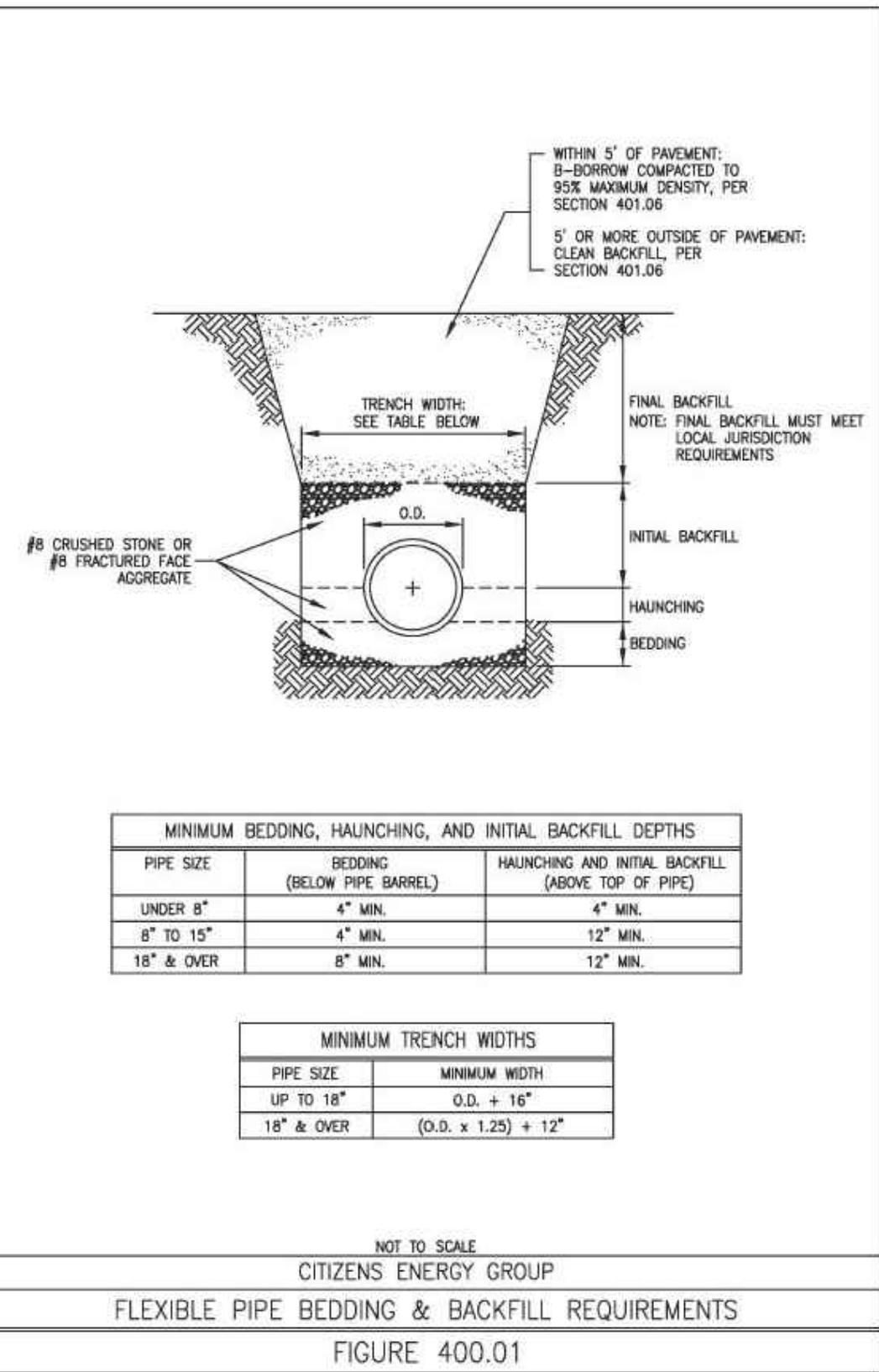
NEW OFFICE/WAREHOUSE BUILDING
1594 AMY LANE
FRANKLIN, IN 46131

GENERAL SITE DETAILS

PROJECT NUMBER
22-101

DRAWING NUMBER
C801

SHEET 9 OF 12



TRASH ENCLOSURE PLAN NOTES:

- 1 PAINTED (2) COATS MIN. WITH (LATEX EXTERIOR PAINT) SPLIT FACED 8x16x8 BLOCK WALL. PROVIDE/INSTALL #4 REBAR AT 32" O.C. HORIZONTALLY AND TIE INTO FOOTING. FOOTING TO HAVE (2) #4 BARS CONTINUOUS 3" OFF OF BOTTOM OF FOOTING @ 8" O.C. WALL TO HAVE LADDER REINFORCING EVERY OTHER COURSE HORIZONTALLY. COLOR PER OWNER.
- 2 PRE-FINISHED ALUMINUM COPING CAP TO FIT 8" BLOCK WITH 1" DRIP ANGLE AND SLOPE TOP TO OUTSIDE/DOWN. SEAL ALL EDGES AND CORNERS WHERE OVERLAP WITH SEALANT. COLOR PER OWNER, OR TO MATCH BUILDING.
- 3 4" GALVANIZED POST WITH HINGES, LOCKING HASP, PIN AT BOTTOM, AND POST CAPS. DO NOT PAINT. MESH SHALL BE PRE-FINISHED PLASTIC OR APPROVED EQUAL. COLOR PER OWNER.
- 4 GALVANIZED PIPE RAILING/FRAME. DO NOT PAINT. VERIFY WITH OWNER PRIOR TO INSTALL.
- 5 POURED CONCRETE (4,000 PSI) FOOTING WITH REBAR PER NOTE #1.
- 6 IMBED POST INTO GRADE MIN. 48". FILL AROUND WITH CONCRETE MIN. 12" (SONO-TUBE).
- 7 LOCKING PIN INTO GALVANIZED SLEEVE INTO CONCRETE WITH 1/2" PIN WITH 2" LEG (REBAR).
- 8 DASHED LINE INDICATES DUMPSTER BY OTHERS.
- 9 CONTINUOUS POURED/BLOCK STEM WALL. REFER TO PLAN DIMENSIONS FOR DEPTH. SMOOTH FACED BLOCK. INCLUDE REBAR PER NOTE #1. GROUT FILL CORES AT VERTICAL REBAR.
- 10 6" POURED CONCRETE SLAB ON 6" COMPACTED GRANULAR FILL WITH FIBER MESH AND (4,000 PSI CONCRETE) SMOOTH FINISH. SLOPE DOWN TOWARD OPENING FOR DRAINAGE.
- 11 CONTINUE SLAB OUT MIN. 36" x FULL WIDTH FOR APRON. NO JOINT. TURN DOWN EDGES 8" WIDE x 12" VERTICALLY. INSTALL ON 6" COMPACTED GRANULAR FILL WITH FIBER MESH REINF.
- 12 TYPICAL EXAMPLE OF VERT. #4 REBAR AT 32" O.C. HORIZONTALLY FULL HEIGHT WITH WIRED SECTIONS. TIE INTO HORIZONTAL REBAR IN BOTTOM OF FOOTING.

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Solomon Consulting

DWN BY: CP
CHKD. BY: JB
SCALE: AS SHOWN
DATE: 10/11/2023

REVISIONS	DATE	DESCRIPTION
1	10/31/2022	- DRN Comments
2	12/07/2022	- ADDL DBNS Comments
3	1/13/2023	- CEG Comments

NEW OFFICE/WAREHOUSE BUILDING
1594 AMY LANE
FRANKLIN, IN 46131

GENERAL SITE DETAILS

PROJECT NUMBER
22-101

DRAWING NUMBER
C802

SHEET 10 OF 12

LANDSCAPE SPECIFICATIONS

These specifications cover the furnishing of labor, plants, equipment, and materials to perform landscape operations in connection with this construction project at the locations shown on the landscape drawing.

LANDSCAPE MATERIALS:

FERTILIZER: Granular non-burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer, 20% nitrogen, 10% phosphoric acid, and 5% potash by weight or similarly approved composition.

PLANTING BACKFILL SOIL: Backfill plant pits with the following topsoil mixture: 1 part topsoil, 1 part soil amendment and 1 part soil from excavation. Topsoil: ASTM D5268, PH Range of 5.5 to 7, MIN. 4 percent organic material, free of stones 1 inch and larger. Soil Amendment: Sphagnum peat moss or EPA rated class IV compost. Prepare planting backfill soil on site. Notify landscape architect one week prior to commencing planting to arrange site inspection to conform sufficient quantities of imported topsoil, compost and fertilizer are on site for planting operations.

PLANT MATERIALS: Provide trees and shrubs as indicated. Comply with sizing and grading standards of "American Standard for Nursery Stock". Provide only sound, healthy vigorous plants free from defects, disfiguring knots, sun scold injuries, frost cracks, plant diseases, insects or any other form of disease or infestation. All plants shall have fully developed form without voids or open spaces.

PLANTING BED MULCH: 3 inches of Premium grade shredded hardwood mulch (Dark Tan in color) over pre-emergent weed control granules.

PROJECT EXECUTION:

SUBSURFACE UTILITIES: Contractor shall determine utility line locations prior to commencing work. Any conflicts between utility locations, excavation and/or landscape operations shall be brought to Owner's attention prior to commencing excavation and/or grading work. Contractor assumes responsibility for any utility damage resulting from landscape operations. CONTRACTOR SHALL NOTIFY UTILITY LOCATE SERVICE (1-800-382-5544) A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION.

PLANTING EXCAVATION: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage or obstructions, notify owner before planting. See planting details for planting, pruning and staking requirements. All plant beds including tree rings found in lawn areas shall have a 4" spade edge, NO EDGING.

SEEDING LAWN: Complete all other landscape plantings, mulching and staking prior to seeding lawn areas. Apply fertilizer at a rate equal to 4 pounds of actual nitrogen per 1,000 square feet. Spread topsoil over lawn areas to a depth of two inches prior to seed bed preparation. Cultivate soil to a depth of three inches prior to seeding. Seed bed shall be in a firm but uncompacted condition with a relatively fine texture at time of seeding. Apply Warren's Turf Type Tall Fescue, Frontrunner, or equivalent, at the rate of 7 pounds per 1,000 square feet. Spread weed and seed free straw uniformly over seeded areas and secure to place with emulsified tackifier. Contractor shall maintain seeded lawn for a period of 60 days beyond final acceptance by mowing and watering as required to maintain vigorous growth during establishment period.

PROJECT WARRANTY: Contractor shall warrant trees, shrubs, and plants for a period of one year after date of substantial completion against defects including death and unsatisfactory growth, except for defects resulting from neglect by the Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond installer's control. Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period.

LANDSCAPE NOTES

All species of plant materials and substitutions thereof are subject to acceptance by the City of Indianapolis Planning Department approval and of the Owner(s) or a representative of the Owner(s).

All plant material is to be warranted for a period of no less than one year from final acceptance by the Owner(s) or a representative of the Owner(s).

All plant material is to be planted in a manner that ensures its survival. Any environmental or other type of situation that is noted by the landscape Contractor that could potentially injure the plant or shorten its longevity is to be made known to the Owner(s) and potential substitutions or corrections to the situation can be made at no expense to the Contractor.

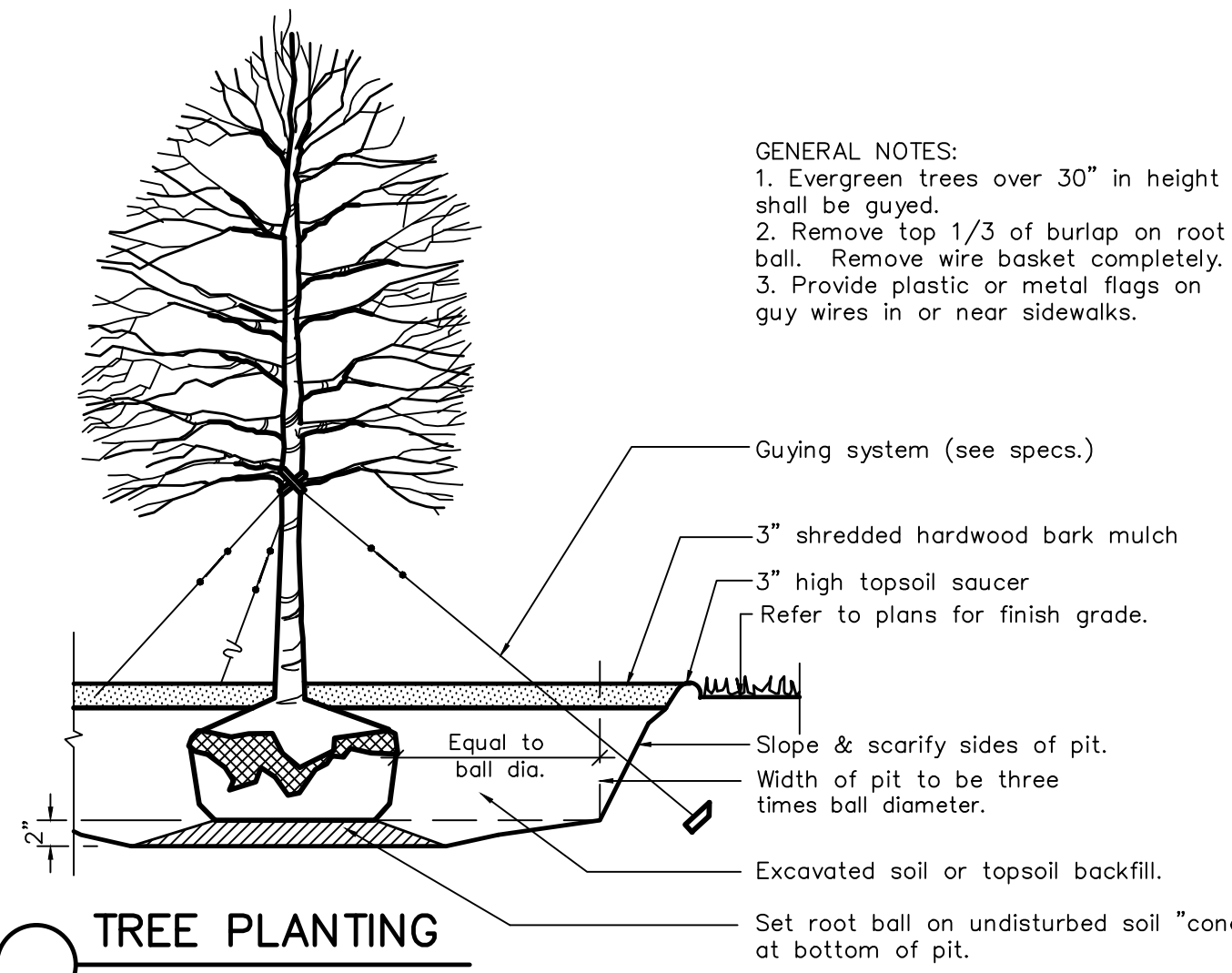
All materials failing the one year warranty period are to be replaced at the expense of the Landscape Contractor.

Any deviation from responsible landscape practices and the City of Indianapolis Zoning Ordinance will result in the immediate termination of the Landscape Contract and the Contractor will pay all costs associated with the corrections.

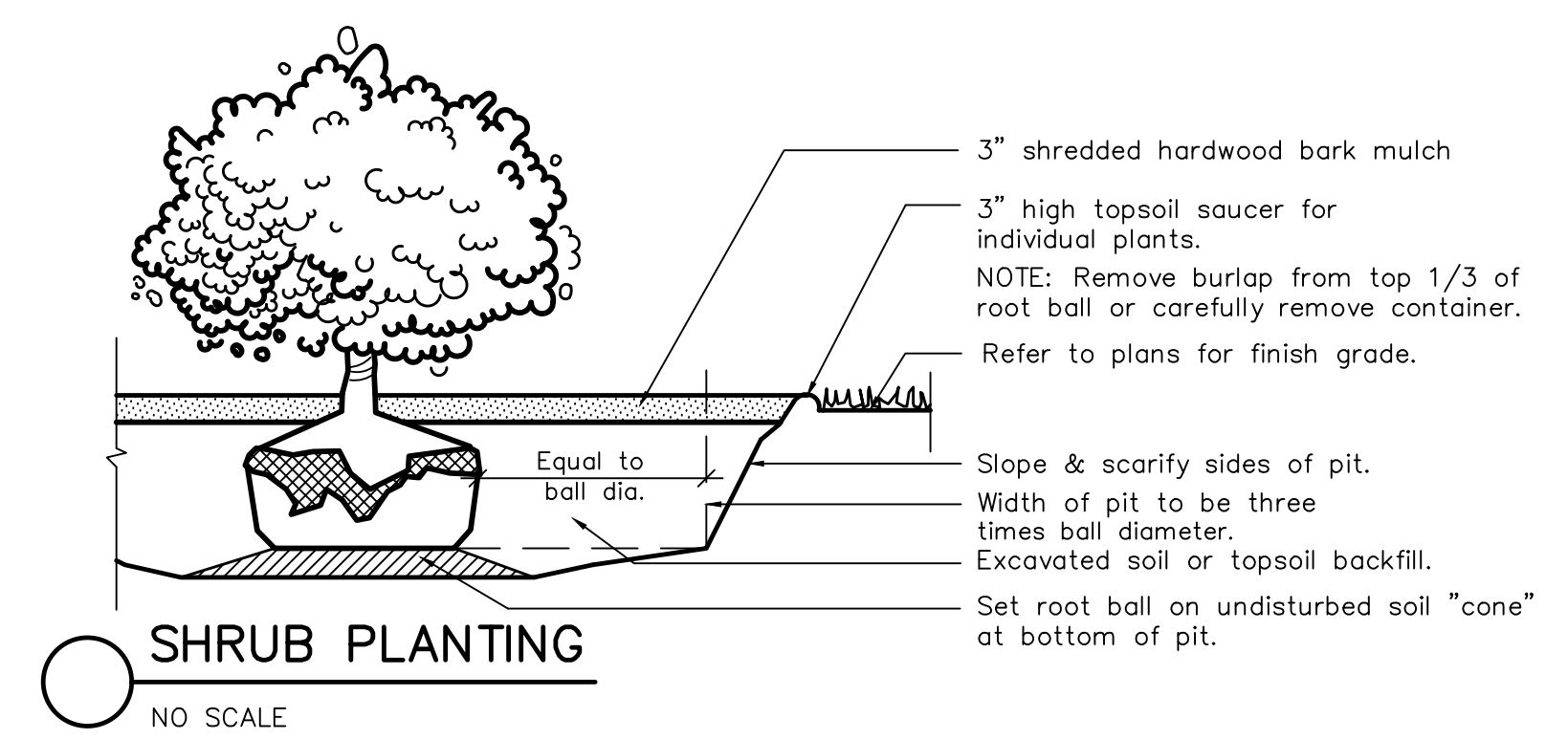
All plant material is to come from respectable sources within 100 miles of the site on which it is being installed. If no source for a plant species is available within this area, the project Landscape Architect/Engineer is to be notified immediately to make a determination of possible options.

All plant material is subject to approval by the project Landscape Architect/Engineer prior to installation and may be rejected for reasons of health, aesthetics, size or other reasonable causes.

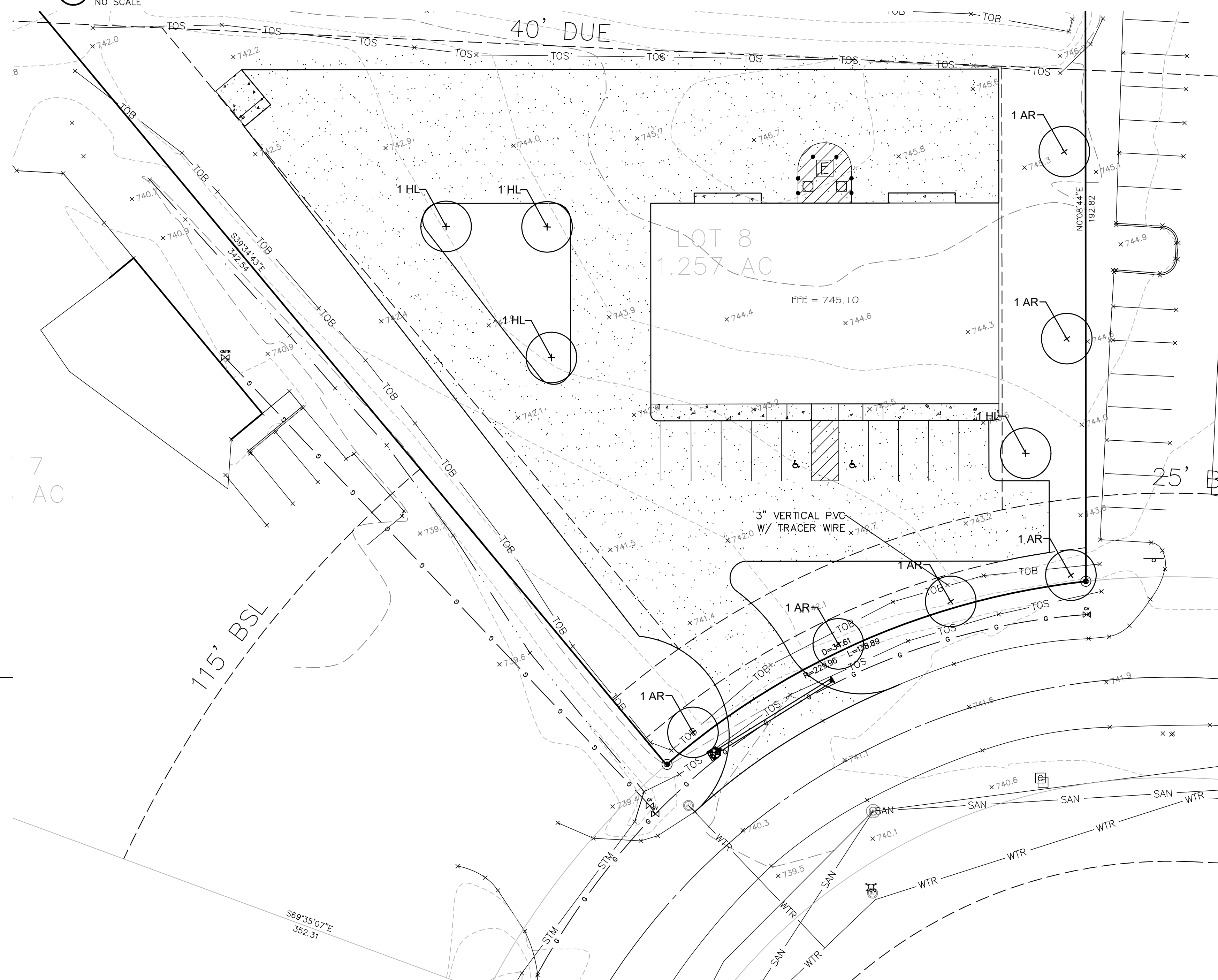
The Landscape Contractor is responsible for the timely installation of all material in his contract. Should there be a delay due to weather or other unforeseeable, natural circumstances, the timeline will be adjusted.



TREE PLANTING
NO SCALE



SHRUB PLANTING
NO SCALE



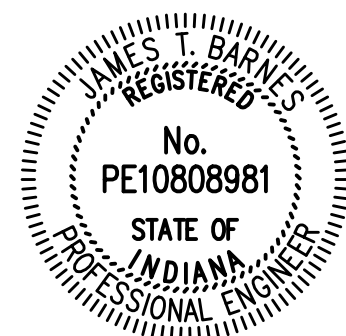
ASSUMED NORTH
SCALE: 1"=20'

LANDSCAPE MATERIAL SCHEDULE

Key	Common Name	Detail	Size	Qty.	Botanical Name	Cond.
AR	ARMSTRONG MED MAPLE	⊕	2.5' cal.	6	ACER RUBRUM	B & B
HL	MAJESTIC HONEYLOCUST	⊕	2.5' cal.	4	GLEDTZIA TRICANTHOS INERM	B & B

REFER TO THE EROSION CONTROL PLAN FOR ALL LAWN AREA TREATMENTS.

	Required % Open Area	Required Yard Area (sf)	Trees Provided
Site Interior Plantings	0.15	8213	2
Parking Lot Perimeter	139		4
Parking Lot Interior	20500	1025	4



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REVISIONS

NEW OFFICE/WAREHOUSE BUILDING
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LANDSCAPE PLAN

PROJECT NUMBER
22-101

DRAWING NUMBER

L101

SHEET 12 OF 12