

REZONING PLANS FOR PROPOSED WAWA FOOD MARKET & FUELING STATION

NE HIGHWAY 31ST & E COUNTY ROAD 300 N
FRANKLIN, IN 46131

WAWA:
WAWA, INC.
260 WEST BALTIMORE PIKE
WAWA, PA 19063
PHONE: (217) 663-4065
CONTACT: PATRICK MOONE

ARCHITECT:
HFA
31 HAYWARD STREET
FRANKLIN, MA 02038
PHONE: (508) 528-0770 EXT. 409
CONTACT: HAILEY WEBER

ENGINEER:
CESO, INC.
7777 BONHOMME AVE, SUITE 1853
CLAYTON MO 63105
PHONE: (618) 604-7157
CONTACT: PAUL HANSON

GOVERNING AGENCIES AND UTILITY COMPANIES:

SEWER:
CITY OF FRANKLIN DEPARTMENT OF PUBLIC WORKS
796 S STATE
FRANKLIN, IN 46131
PHONE: (888) 736-3640

GAS SERVICE:
CENTERPOINT ENERGY
600 INDUSTRIAL DRIVE
FRANKLIN, IN 46131
PHONE: (866) 203-3749

WATER:
INDIANA AMERICAN WATER
425 W MAIN STREET
MOORESVILLE, IN 46168
PHONE: (317) 831-3385

COMMUNICATIONS:
TBD

STORMWATER:
CITY OF FRANKLIN DEPARTMENT OF ENGINEERING
70 E. MONROE STREET
FRANKLIN, IN 46131
PHONE: (317) 736-3631

ELECTRIC:
DUKE ENERGY
2515 N. MORTON STREET
FRANKLIN, IN 46131
PHONE: (866) 236-3749

ZONING:
CITY OF FRANKLIN DEPARTMENT OF ENGINEERING
70 E. MONROE STREET
FRANKLIN, IN 46131
PHONE: (317) 736-3631

PROPERTY DATA:

PARCEL OWNER: BEKAS STEVE TRUSTEE OF GEORGE S BEKAS MARTIAL TRUST FOR THE BENEFIT OF STRAVROULA VOULA BEKAS DTD AUGUST 19 2005

PARCEL ID: 41-05-34-034-023.000-009

ADDRESS: INTERSECTION OF US 31 S AND E COUNTY ROAD 300N (EARLYWOOD DRIVE) FRANKLIN, IN 46131

TOTAL PROPERTY AREA: 9.18 ACRES

WAWA PROPERTY AREA: 3.64 ACRES
COMMON GROUND PROPERTY AREA: 1.60 ACRES
LOT 2 PROPERTY AREA: 3.94 ACRES

PROPOSED ZONING: MIXED-USE REGIONAL CENTER (MXR)

PROPOSED USE: FUEL STATION & CONVENIENCE STORE

WAWA SITE DATA:

WAWA STORE #: 7426

BUILDING TYPE: U63

CANOPY TYPE: SLOPED

CANOPY CONFIGURATION: AUTO-STACKED

MPD'S: 8

TYPE OF MPD'S: 3+1

PARKING SPACES: 50

ADA PARKING SPACES: 3

TRUCK/OVERSIZED PARKING SPACES: 0

COVERAGES:

SQ. FT. ASPHALT (ON-SITE): 119,367

SQ. FT. OF LAWN AREA: (TO BE MOWED): 114,254

SQ. FT. OF MULCH AREA: 0

SQ. FT. OF RIVER ROCK: 0

	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONTAGE ALONG (EAST PRIVATE ROAD):	50'	158'
FRONTAGE ALONG (US 31 ROW):	50'	78'
FRONTAGE ALONG (EARLYWOOD DRIVE/ E 300 N):	50'	139'
SIDE:	15'	215'
REAR:	20'	N/A

	REQUIRED	PROPOSED
PARKING AREA SETBACKS		
FRONTAGE ALONG (EAST PRIVATE ROAD):	10'	60'
FRONTAGE ALONG (US 31 ROW):	10'	57'
FRONTAGE ALONG (EARLYWOOD DRIVE/ E 300 N):	10'	50'
SIDE:	10'	54'

MAXIMUM BUILDING HEIGHT: 50' 27'

PARKING:
1 SPACE PER 300 SF OF GROSS FLOOR AREA IN RETAIL SPACE OF CONVENIENCE STORE AND ONE SPACE PER EMPLOYEE WORKING THE LARGEST SHIFT

	REQUIRED	PROPOSED
TOTAL PARKING SPACES:	36	50
ADA PARKING SPACES:	2	3

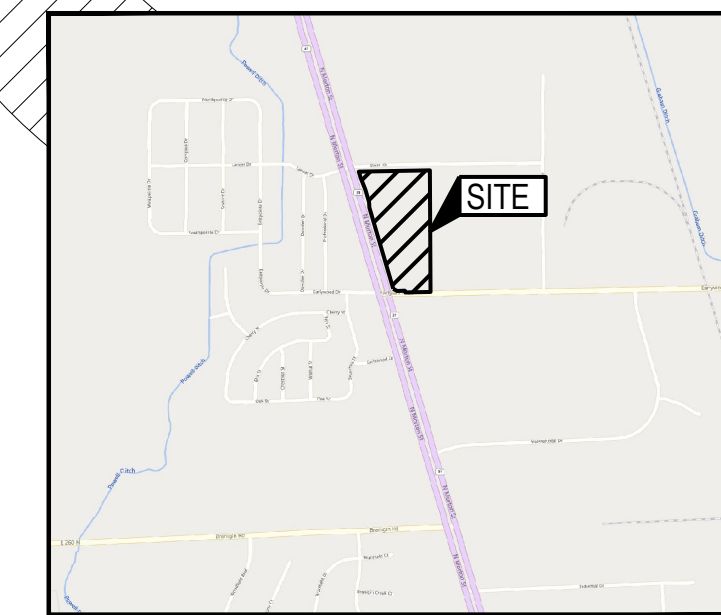
FLOODPLAIN DESIGNATION: PARCEL IS LOCATED WITHIN "ZONE X" AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 18081C0139E, EFFECTIVE DATE: 01/29/2021; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



AREA MAP
1" = 200'



LOCATION MAP
NO SCALE



VICINITY MAP
NO SCALE

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	ALTA
3	OVERALL SITE PLAN
4	SITE PLAN-SOUTH
5	SITE PLAN-NORTH
6	OVERALL GRADING
7	GRADING PLAN - SOUTH
8	GRADING PLAN - NORTH
9	ENLARGED STORMWATER MANAGEMENT DETAIL NORTH BASIN
10	ENLARGED STORMWATER MANAGEMENT DETAIL SOUTHEAST BASIN
11	UTILITY PLAN - SOUTH
12	UTILITY PLAN- NORTH
13	SANITARY PROFILE
14	UTILITY DETAIL SHEET
15	LANDSCAPE PLAN- SOUTH
16	LANDSCAPE PLAN- NORTH
17	LANDSCAPE DETAILS AND NOTES
17	LANDSCAPE PLAN- NORTH
17	LANDSCAPE DETAILS AND NOTES

BENCHMARK	
Vertical Datum: NAVD88 derived from GPS Observations	
BM "A":	Bench nail set northwest corner of power pole, South side of Earlywood Dr., east from service entrance to Dodge dealership. Elevation = 776.83'
BM "B":	Chiseled "X" southeast corner of concrete pad for signal pole. Northeast corner of U.S. 31 and Earlywood Dr., intersection, southwest from traffic control box. Elevation = 779.95'
BM "C":	Chiseled "X" on arrow bolt west side of hydrant, south side of Sloan Rd., across the street from the fire station, near the end of the sidewalk. Elevation = 780.33'
BM "D":	Chiseled "X" on bolt west side of hydrant. West from telephone box southeast corner of Sloan Rd. and U.S. 31. Elevation = 778.03'



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: INDIANA UTILITIES PROTECTION SERVICE AT 811 OR 800-392-5544 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



7711 Bonhomme Ave., Suite 600
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Phone: 314.634.0663 Fax: 888.208.4826



THE INFORMATION ON THIS DRAWING IS PRELIMINARY OR INCOMPLETE. IT IS NOT TO BE USED FOR CONSTRUCTION, RECORDING, OR FOR REGISTRATION.

WAWA
STORE #7426

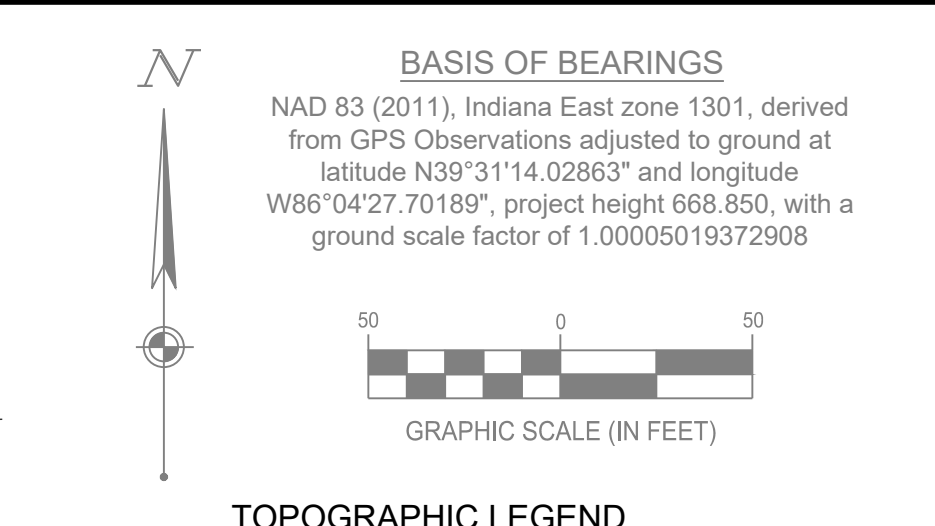
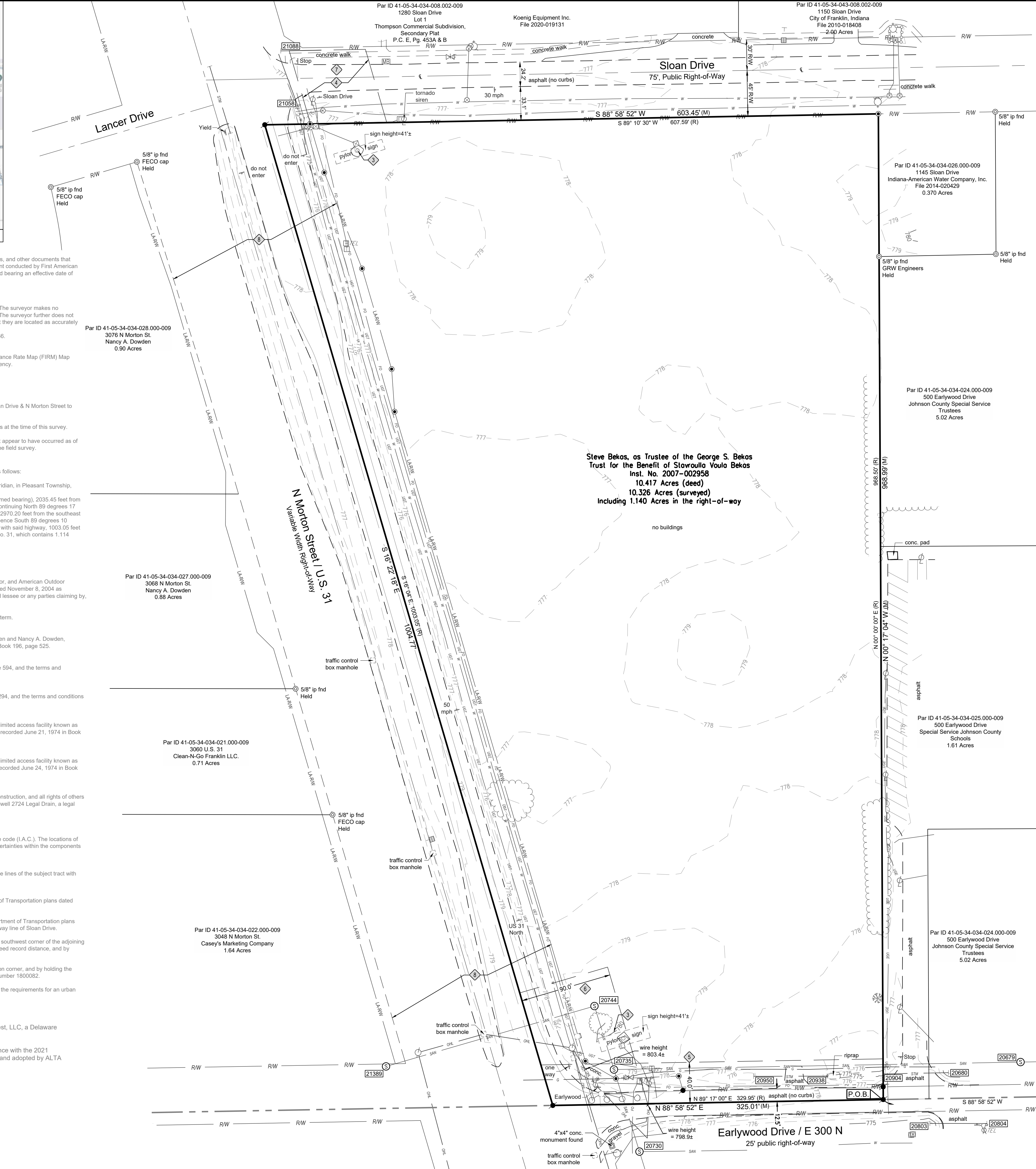
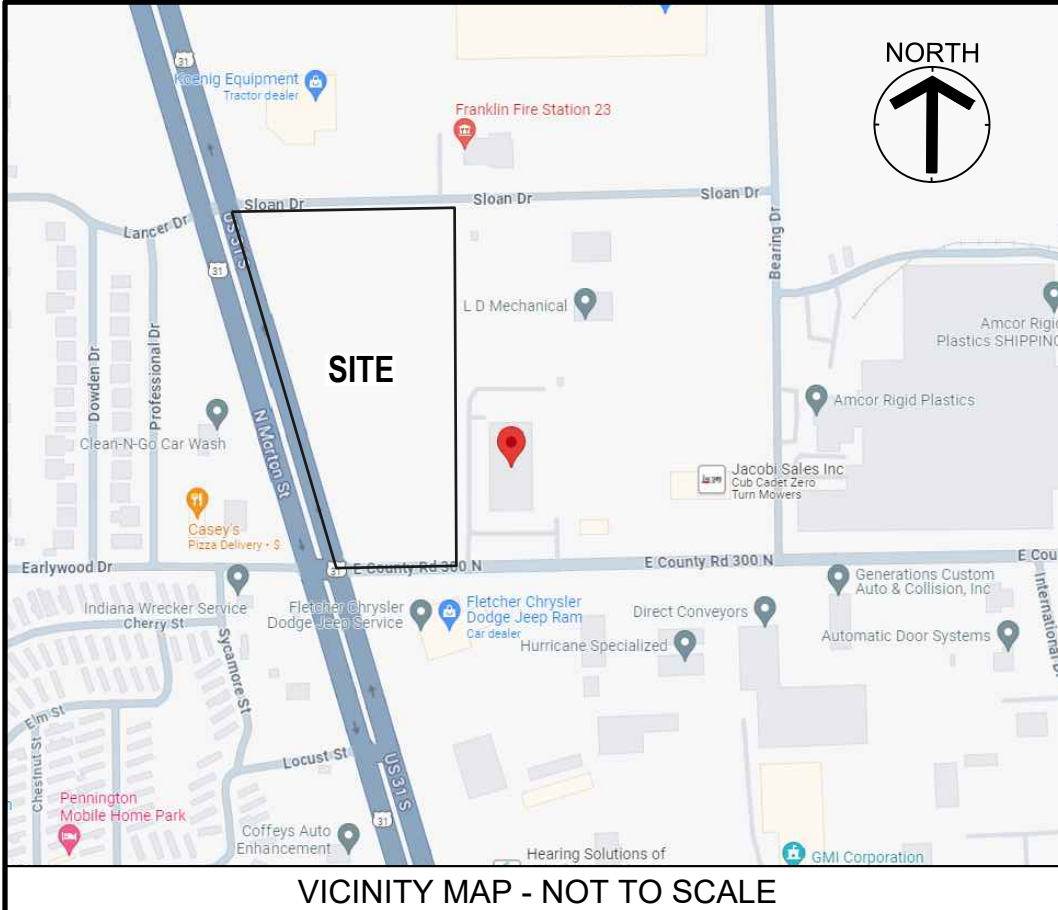
FRANKLIN, IN
NE HIGHWAY 31ST & E COUNTY ROAD 300 N (EARLYWOOD DRIVE)
FRANKLIN, IN 46131

Revisions / Submissions		
ID	Description	Date

© 2024 CESO, INC.

Project Number: 763219
Scale: N/A
Drawn By: FAR
Checked By: JTK
Date: 12/04/2024
Issue: NOT FOR CONSTRUCTION

Drawing Title:
COVER SHEET



TOPOGRAPHIC LEGEND

Power / Telephone Pole	Signal Pole
Light Pole	Signal Box / Traffic Control Box
Power Pole	Electric Meter
Electric Box (Access)	Gas Line Marker
Gas Valve	Fire Hydrant
Sanitary Manhole	Water Valve
Storm Manhole	Water Meter
Catch Basin	Telephone Line Marker
End Storm Drain	Telephone Box
Structure Number	Bollard
Sign	Mail Box
LA-RW	Limited Access Right-of-Way Line
RW	Right-of-Way Line
G	Gas Line
W	Water Line
UGE	Underground Electric
UGT	Underground Communications
OHL	Overhead Utility Line
STM	Storm Sewer
SAN	Sanitary Sewer
FO	Fiber-Optic Line
	Tree / Brush Line

SURVEY MONUMENT LEGEND

- 5/8" Iron Pin Set w/cap CESO, Inc
- Iron Pin Found as Described
- Monument Found as Described
- PK Nail/Mag Nail Found
- PK Nail/Mag Nail Set
- Benchmark Set
- Deed Record
- Measured

BENCHMARK
Vertical Datum: NAVD88
derived from GPS Observations

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Structure Chart	Sanitary Structure Chart
Invert 20680 18" conc. W = 773.81'	sanitary manhole 21389 rim = 777.22' 15" clay NE = unable to open
Invert 20904 18" conc. E = 774.28'	sanitary manhole 20744 rim = 779.31'
Invert 20938 15" conc. W = 774.99'	15" clay SW = 759.96' 15" clay SE = 759.96'
Invert 20950 15" conc. E = 775.22'	sanitary manhole 20735 rim = 780.42'
Invert 20803 15" conc. E = 773.41'	15" clay NW = 759.86' 12" clay E = 759.86' 15" clay SE = 759.86'
Invert 20804 15" conc. W = 773.15'	sanitary manhole 20679 rim = 778.22'
Invert 21058 15" conc. N = 774.65'	12" clay W = 760.97' 12" clay E = 760.97'
Invert 21088 12" cmp E = 774.62'	sanitary manhole 20730 rim = 777.16'
	15" clay NW = 759.01' 12" clay E = 759.01' 15" clay SE = 759.01'

SURVEYOR NOTES:

- This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown herein we obtained through a certified title commitment conducted by First American Title Insurance Company National Commercial Services, Commitment Number NC12-225690-PHIL and bearing an effective date of June 26, 2024 at 7:30 AM.
- Direct access to the subject parcel is available via Earlywood Drive & Sloan Drive.
- The utilities shown are located from field survey information and/or existing drawings supplied by client. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available.
 - Indiana 811 ticket No: 2403042746, 2403042910, 2403042937, 2403044316, 2403044350, 2403044366.
 - Marking provided by The Underground Detective on 12/28/2023.
- Parcel is located within Zone "X" (Area of Area of Minimal Flood Hazard) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 18081C0138E, effective date: 1/29/2021 published by the Federal Emergency Management Agency.
- A zoning report was not provided to the surveyor at the time of this survey.
- There are no parking spaces on the surveyed property.
- The surveyed property is at the intersection of N Morton Street & Earlywood Drive to the south, and Sloan Drive & N Morton Street to the north.
- There was no observed evidence of current earth moving work, building construction or building additions at the time of this survey.
- U.S. 31 right-of-way plans provided to the surveyor are dated 3/1/2022, proposed street upgrades do not appear to have occurred as of the date of the field work. No evidence of street or sidewalk construction or repairs observed at time of the field survey.

EXHIBIT "A" LEGAL DESCRIPTION
The Land referred to herein below is situated in the County of Johnson, State of Indiana, and is described as follows:
A part of the southwest quarter of Section 34, Township 13 North, Range 4 East of the Second Principal Meridian, in Pleasant Township, Johnson County, Indiana, described as follows:
Beginning at a point on the south line of said quarter section that is North 89 degrees 17 minutes East (assumed bearing), 2025.45 feet from the southwest corner thereof, said point also being in the northbound lane of U.S. Highway No. 31; thence continuing North 89 degrees 17 minutes East on and along said south line, 329.95 feet to a point that is South 89 degrees 17 minutes West, 2970.20 feet from the southeast corner of the southeast quarter of said Section 34; thence North 00 degrees 00 minutes East, 968.50 feet; thence South 89 degrees 10 minutes 30 seconds West, 607.59 feet to a point in said highway; thence South 16 degrees 04 minutes East with said highway, 1003.05 feet to the Place of Beginning, containing 10.417 acres, more or less, including the right-of-way of u.s. highway no. 31, which contains 1.114 acres, more or less.

SCHEDULE B - PART II
Part One does not contain any easements. Part Two items 1, 2, and 10-14 are not survey related.

- Terms, provisions and conditions contained in Lease by and between George and Voula Bekos, Lessor, and American Outdoor Advertising Company, Lessee, dated October 24, 2003 as disclosed by a Sign Location Lease recorded November 8, 2004 as document 2004-032312, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.
Note: The term of the Lease is fifteen (15) years with right to renew for one (1) additional five (5) year term.
APPROXIMATE LOCATIONS OF THE LEASE AREAS ARE AS SHOWN HEREON.
- Reservation of easement for ingress and egress as contained in Warranty Deed from David W. Dowden and Nancy A. Dowden, husband and wife, to Evans Products Company of the City of Portland recorded January 18, 1973 in Book 196, page 525.
EASEMENT IS NOT ON, BUT ADJOINS THE SURVEYED PROPERTY AS SHOWN HEREON.
- Right-of-Way Easement in favor of City of Franklin, Indiana recorded April 11, 1975 in Book 203, page 594, and the terms and conditions contained therein.
EASEMENT IS ON THE SURVEYED PROPERTY AS SHOWN HEREON.
- Permanent Easement in favor of City of Franklin, Indiana recorded June 30, 1983 in Book 230, page 294, and the terms and conditions contained therein.
EASEMENT IS ON THE SURVEYED PROPERTY AS SHOWN HEREON.
- Permanent extinguishment of all rights and easements of ingress and egress to, from and across the limited access facility known as U.S.R. 31 and as Project U.S.-31(41) to and from the land as set out in a deed to the State of Indiana recorded June 21, 1974 in Book 201, page 486, in the Office of the Recorder of Johnson County, Indiana.
NOT ON, BUT ADJOINS, THE SURVEYED PROPERTY AS SHOWN HEREON.
- Permanent extinguishment of all rights and easements of ingress and egress to, from and across the limited access facility known as U.S.R. 31 and as Project US-31(41) to and from the land as set out in a deed to the State of Indiana recorded June 24, 1974 in Book 201, page 496, in the Office of the Recorder of Johnson County, Indiana.
RUNS THROUGH A PORTION OF THE SURVEYED PROPERTY AS SHOWN HEREON.
- 75 foot right of entry, setback and use restrictions, possible assessments for maintenance and/or reconstruction, and all rights of others entitled to the continued uninterrupted flow of water through the H O Canary 2740 Legal Drain and Powell 2724 Legal Drain, a legal drain established in accordance with I.C. 36-9-27-33.
DOCUMENT NOT PROVIDED

SURVEYOR'S REPORT:
This survey is prepared per title 865, article 1, chapter 12, section 1 through 19 of the Indiana Administrative code (I.A.C.). The locations of the boundary lines and corners as shown herein are reported to be accurate to the degree of error and uncertainties within the components of the survey as a result of the following:
A) Availability and condition of reference monuments.
B) Occupation or possession lines.
C) Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoining lines.
D) The relative positional accuracy of the measurements.

West Line: The west line was re-established by holding the stationing and offsets from Indiana Department of Transportation plans dated 3/1/2022, and being project number 1800082.
North Line: The north line was re-established by holding stationing and offsets of U.S. 31 from Indiana Department of Transportation plans dated 3/1/2022, and being project number 1800082, and holding a found 5/8" iron pin on the south right-of-way line of Sloan Drive.
East Line: The east line was re-established by holding a found 5/8" iron pin stamped GRW Engineers at the southwest corner of the adjoining property to the northeast, holding a found 5/8" iron pin at the northeast corner of said adjoining property with the deed record distance, and by holding the deed record distance from the southeast section corner.
South Line: The south line was re-established by holding the deed record distance from the southeast section corner, and by holding the stationing and offsets from Indiana Department of Transportation plans dated 3/1/2022, and being project number 1800082.

The relative positional accuracy of the corners of the surveyed property established per this survey is within the requirements for an urban survey 0.07 feet (21 millimeters) plus 50 parts per million as defined by I.A.C. 865.

SURVEYOR'S CERTIFICATION:
TO: (i) First American Title Insurance Company National Commercial Services (ii) Wawa Midwest, LLC, a Delaware limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17, 18 of Table A thereof. The fieldwork was completed on July 24, 2024.

Date of Plat or Map: August 9, 2024

Robert Matko, PS
Indiana Professional Surveyor # LS21500007
matko@cesoinc.com
13060 S. U.S. Hwy. 27, Suite D
DeWitt, Michigan 48820
(517) 212-4188



Wawa - Franklin, Indiana
North Morton Street
Southwest Quarter of Section 34., Town 13, Range 4

Revisions / Submissions

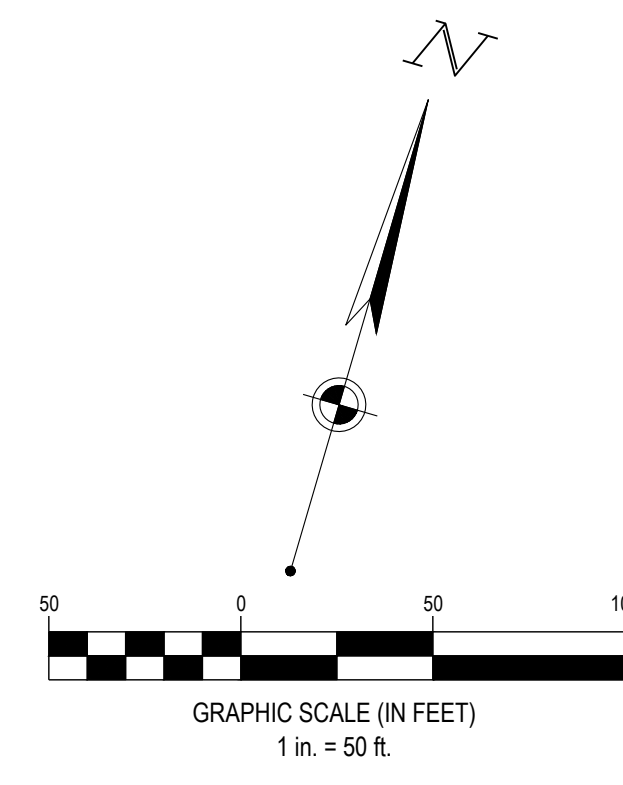
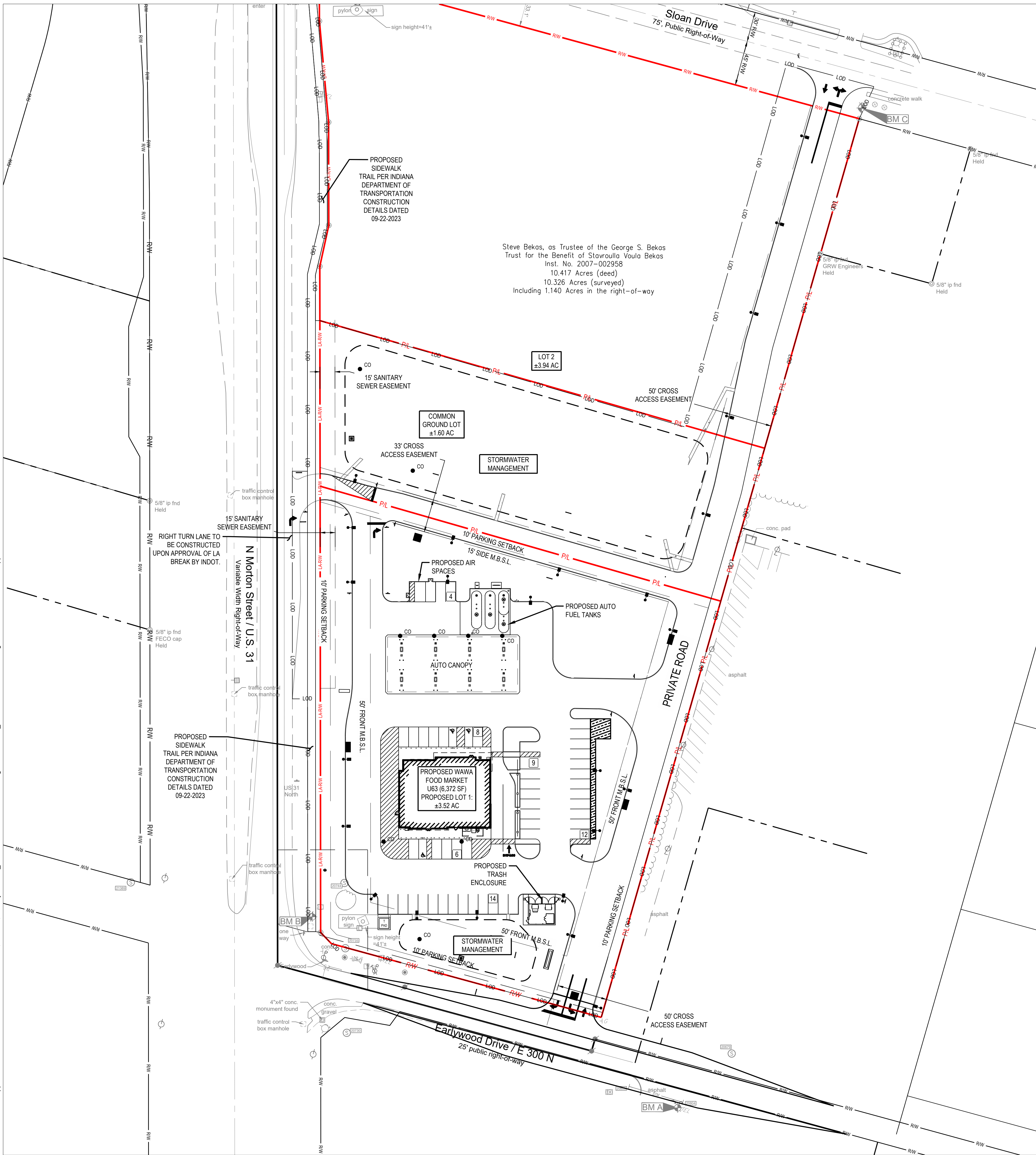
ID	Description	Date

Project Number: 763219
Scale: 1" = 50'
Drawn By: RSL
Checked By: RLC
Date: 8/9/2024
Issue: Survey

Drawing Title:
ALTA / NSPS LAND TITLE SURVEY

2 OF 6

C:\Users\francesca_rapposelli\OneDrive\Documents\CESO\03-CIVIL\PLANS\Re zoning Plans\763219_OVERALL SITE PLAN.dwg - 12/4/2024 - Francesca Rapposelli



SITE LEGEND

REFER TO ALTANSPS TOPOGRAPHIC SURVEY

EXISTING		PROPOSED	
	R/W		RIGHT-OF-WAY (BOUNDARY)
	PL		PROPERTY LINE
	LA-R/W		LANDSCAPE RIGHT OF WAY
			SETBACK
			EASEMENT
			BUILDING
			CONCRETE CURB
			PAVEMENT/WALK
	7		PARKING SPACE COUNT
			SIGN
			LIGHT POLE
			BOLLARD
			CLEAN OUT
			CURB INLET
			HEADWALL

BENCHMARK
Vertical Datum: NAVD88
derived from GPS Observations

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CESO
WWW.CESODINC.COM
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Wawa

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WAWA
STORE #7426

FRANKLIN, IN
NE HIGHWAY 31ST & E COUNTY ROAD 300 N (EARLYWOOD DRIVE)
FRANKLIN, IN 46131

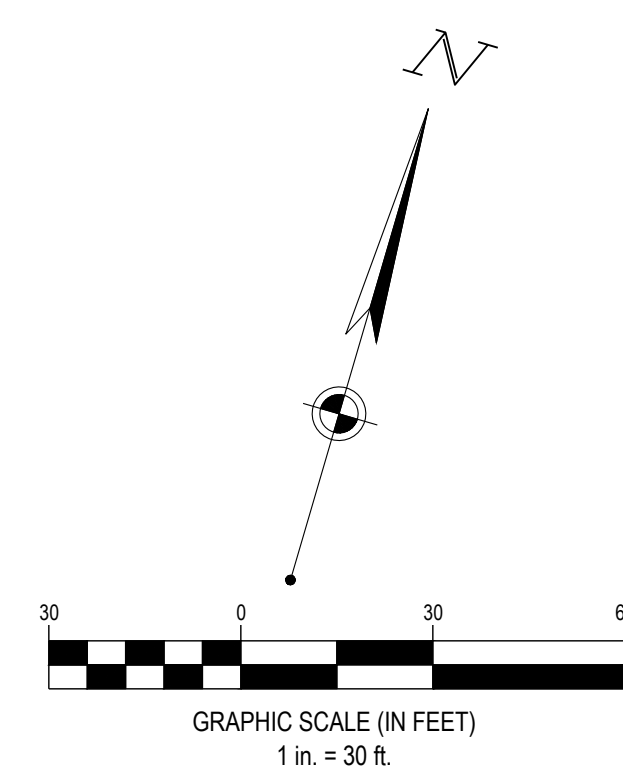
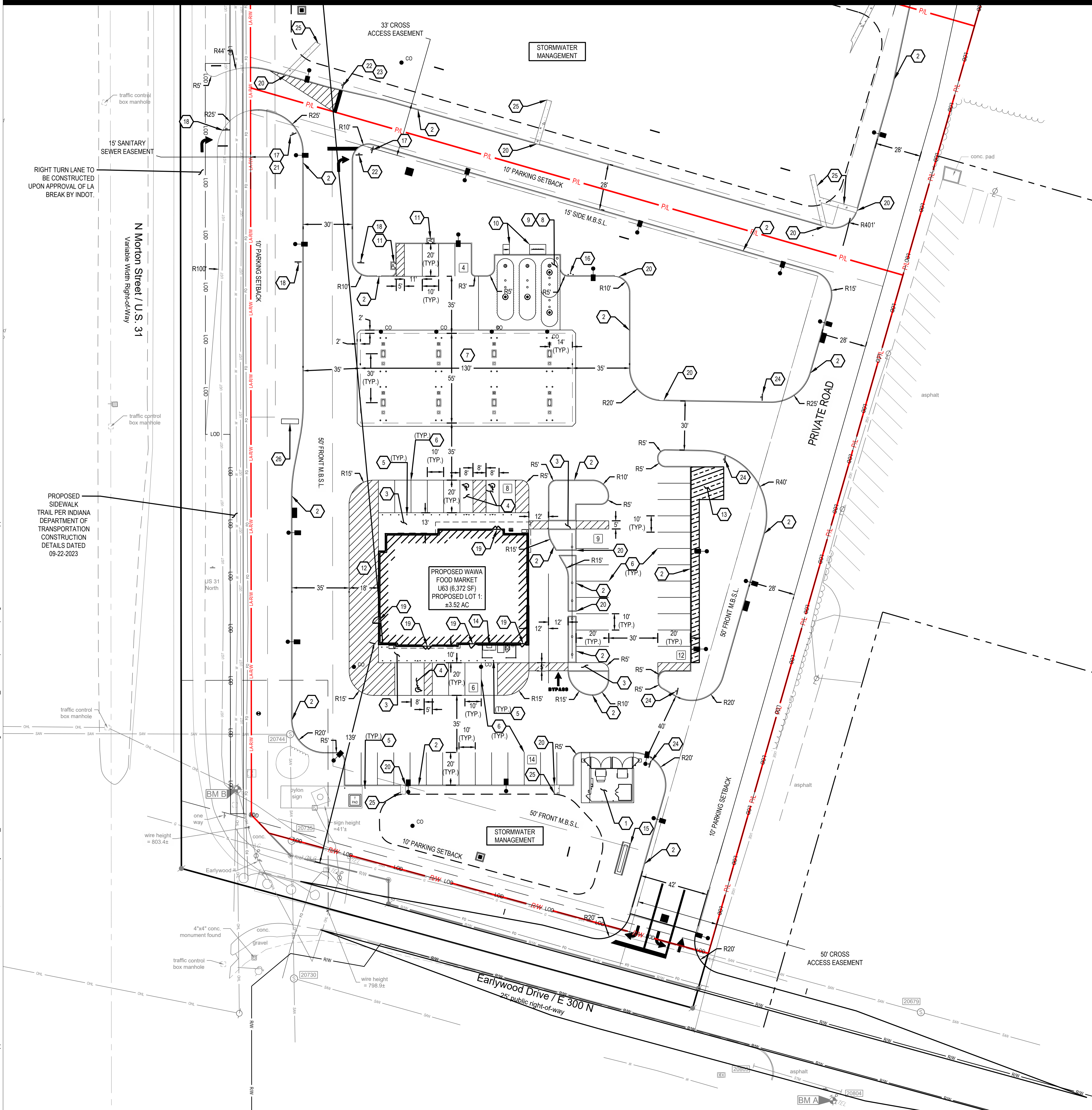
Revisions / Submissions

ID	Description	Date

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Project Number: 763219
Scale: 1"=50'
Drawn By: FAR
Checked By: JTK
Date: 12/04/2024
Issue: NOT FOR CONSTRUCTION

Drawing Title:
OVERALL SITE PLAN



SITE LEGEND

REFER TO ALTA/SPS TOPOGRAPHIC SURVEY

EXISTING

PROPOSED

	R/W	RIGHT-OF-WAY
	P/L	PROPERTY LINE
	LA/RW	LANDSCAPE RIGHT OF WAY
		SETBACK
		EASEMENT
		BUILDING
		CONCRETE CURB
		PAVEMENT/WALK
		PARKING SPACE COUNT
		SIGN
		LIGHT POLE
		BOLLARD
		CLEAN OUT
		CURB INLET
		HEADWALL
		CATCH BASIN

SITE REQUIREMENTS:

- BUILDING SETBACKS:**
- FRONTAGE ALONG (EAST PRIVATE ROAD) - 50'
 - FRONTAGE ALONG (US 31 ROW) - 50'
 - FRONTAGE ALONG (EARLYWOOD DRIVE / E 300N) - 50'
 - SIDE YARD - 15'
 - REAR YARD - 20'
- PARKING SETBACKS:**
- FRONTAGE ALONG (EAST PRIVATE ROAD) - 10'
 - FRONTAGE ALONG (US 31 ROW) - 10'
 - FRONTAGE ALONG (EARLYWOOD DRIVE / E 300N) - 10'
 - SIDE YARD - 10'
 - REAR YARD - 10'
- STANDARD PARKING DIMENSIONS:**
- 10'Wx20'
- PARKING REQUIRED:**
- WAWA C-STORE:
 - (1) SPACE PER 300 S.F. OF GROSS FLOOR AREA
 - 6,372 x (1/300 GFA) = 22 SPACES
- TOTAL PARKING REQUIRED = 22 SPACES
- TOTAL PARKING PROPOSED = 53 SPACES

CODED NOTES:

- PROPOSED 8" MASONRY TRASH ENCLOSURE W/ 8" REINFORCED CONCRETE PAD.
- PROPOSED 6" STRAIGHT CURB.
- PROPOSED 4" CONCRETE SIDEWALK (4,000 PSI).
- ADA ACCESSIBLE PARKING SPACE WITH SIGNAGE.
- PROPOSED 6" CONCRETE BOLLARD. TYPICAL DISTANCE BETWEEN BOLLARDS ARE 5'.
- PROPOSED 4" YELLOW PAINT PARKING LOT PAVEMENT MARKINGS.
- PROPOSED 130' X 55' FUELING CANOPY (7,150 SF)
- PROPOSED 8" CONCRETE PAD (4,000 PSI)
- PROPOSED TWO (2) 22K AND TWO (2) 20K FUEL STORAGE TANKS. REFER TO FUELING PLANS FOR DETAILS.
- PROPOSED 6'X6' VENT RISER CONCRETE PAD (4,000 PSI) WITH TWO BOLLARDS.
- PROPOSED AIR PUMP.
- PROPOSED 8" CONCRETE LOADING ZONE (4,000 PSI).
- LIMITED BUILD AREA FOR FUTURE EV EQUIPMENT.
- PROPOSED ICE CHEST.
- PROPOSED GROUND MOUNTED SIGN.
- E-STOP BUTTON LOCATION.
- PROPOSED DO NOT ENTER SIGN.
- PROPOSED RIGHT-IN SIGN.
- PROPOSED BUILDING DOOR.
- PROPOSED 3" CURB CUT.
- PROPOSED ONE-WAY SIGN.
- PROPOSED STOP SIGN.
- PROPOSED LEFT TURN ONLY SIGN.
- PROPOSED DIRECTIONAL SIGN.
- PROPOSED 3" W CONCRETE FLUME.
- PROPOSED PYLON SIGN.

SITE NOTES:

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL INDOT STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL APPROVALS/PERMITTING AND INSPECTIONS AS NECESSARY PRIOR TO CONSTRUCTION.
- ALL WET OR OTHERWISE UNSUITABLE SOILS MUST BE STABILIZED PRIOR TO PAVEMENT CONSTRUCTION.
- ALL DIMENSIONS AND COORDINATES REFER TO EDGE OF PAVEMENT AND/OR FACE OF CURB WHERE APPLICABLE.
- ALL RADII TO BE 3'-0" UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT AND DIMENSIONS AND PROPOSED SIGNS.



VICINITY MAP
NO SCALE

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Revisions / Submissions		
ID	Description	Date

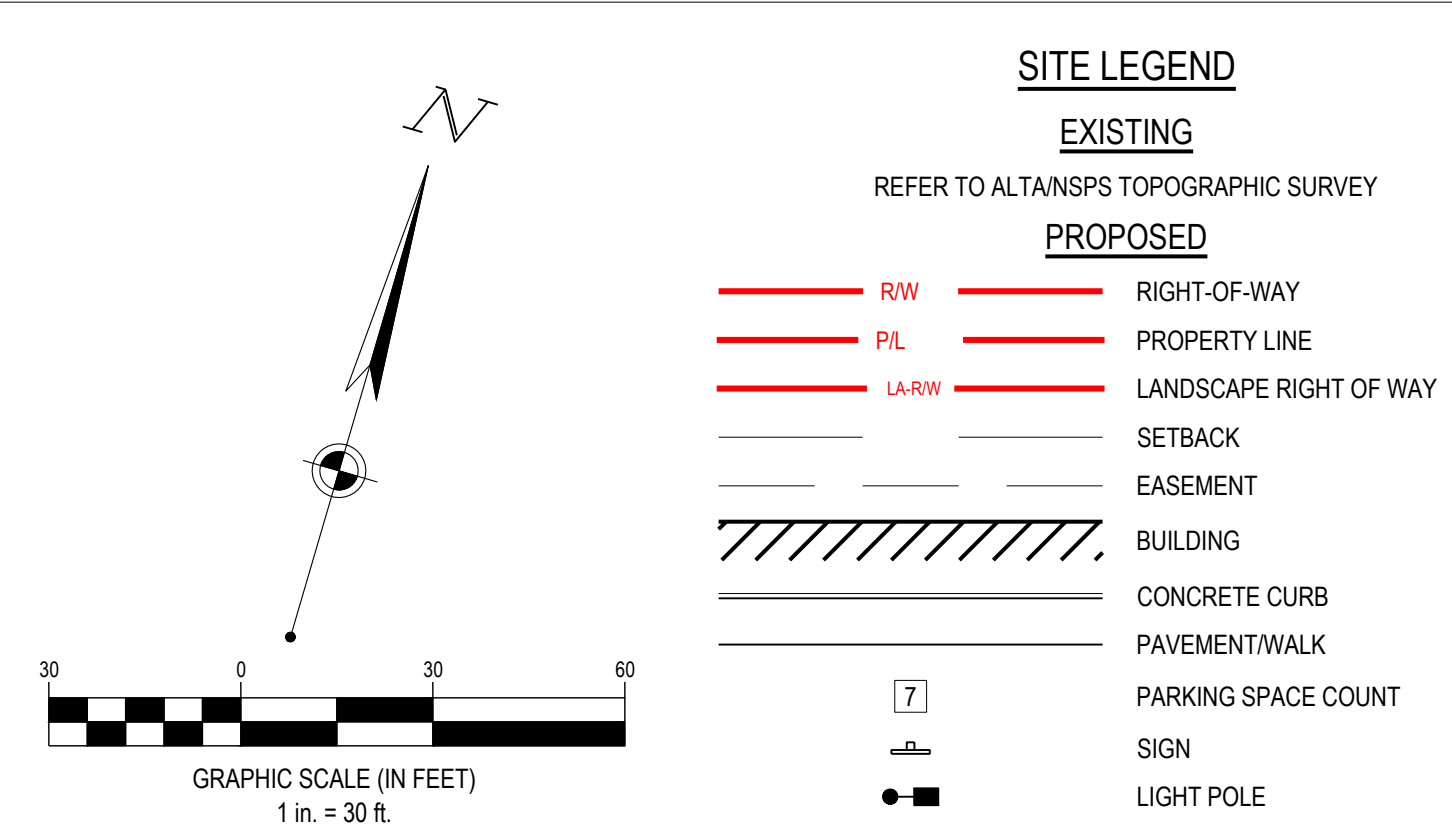
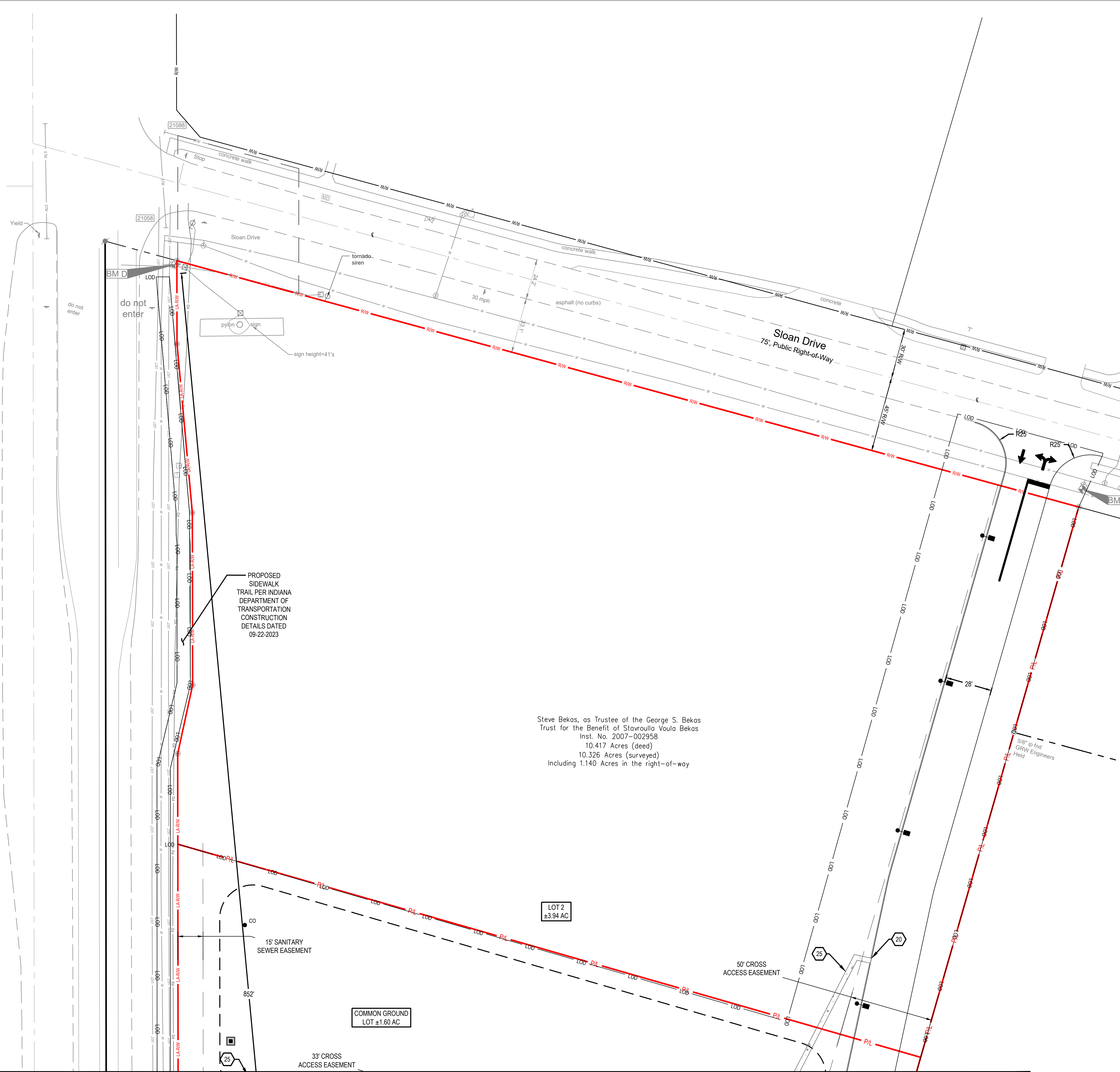
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Project Number: 763219
Scale: 1"=30'
Drawn By: FAR
Checked By: JTK
Date: 12/04/2024
Issue: NOT FOR CONSTRUCTION

Drawing Title:
SITE PLAN-SOUTH

4 OF 15

C:\Users\francesca.ropposelli\OneDrive\Documents\CESOWawa 7426 - US 31 - Franklin, IN\Project Files\CIVIL\PLAN\Re zoning Plans\763219_SITE PLAN (DETAILED).dwg - 12/4/2024 - Francesca Ropposelli



SITE REQUIREMENTS:

BUILDING SETBACKS:
 FRONTAGE ALONG (EAST PRIVATE ROAD) - 50'
 FRONTAGE ALONG (US 31 ROW) - 50'
 FRONTAGE ALONG (EARLYWOOD DRIVE / E 300N) - 50'
 SIDE YARD - 15'
 REAR YARD - 20'

PARKING SETBACKS:
 FRONTAGE ALONG (EAST PRIVATE ROAD) - 10'
 FRONTAGE ALONG (US 31 ROW) - 10'
 FRONTAGE ALONG (EARLYWOOD DRIVE / E 300N) - 10'
 SIDE YARD - 10'
 REAR YARD - 10'

STANDARD PARKING DIMENSIONS:
 10'x20'

PARKING REQUIRED:
WAWA C-STORE:
 (1) SPACE PER 300 S.F. OF GROSS FLOOR AREA
 6,372 x (1/300 GFA) = 22 SPACES
 TOTAL PARKING REQUIRED = 22 SPACES
 TOTAL PARKING PROPOSED = 53 SPACES

- CODED NOTES:**
- PROPOSED 8" MASONRY TRASH ENCLOSURE W/ 8" REINFORCED CONCRETE PAD.
 - PROPOSED 6" STRAIGHT CURB.
 - PROPOSED 4" CONCRETE SIDEWALK (4,000 PSI).
 - ADA ACCESSIBLE PARKING SPACE WITH SIGNAGE.
 - PROPOSED 6" CONCRETE BOLLARD. TYPICAL DISTANCE BETWEEN BOLLARDS ARE 5'.
 - PROPOSED 4" YELLOW PAINT PARKING LOT PAVEMENT MARKINGS.
 - PROPOSED 130' X 55' FUELING CANOPY (7,150 SF)
 - PROPOSED 8" CONCRETE PAD (4,000 PSI)
 - PROPOSED TWO (2) 22K AND TWO (2) 20K FUEL STORAGE TANKS. REFER TO FUELING PLANS FOR DETAILS.
 - PROPOSED 6'x6' VENT RISER CONCRETE PAD (4,000 PSI) WITH TWO BOLLARDS.
 - PROPOSED AIR PUMP.
 - PROPOSED 8" CONCRETE LOADING ZONE (4,000 PSI).
 - LIMITED BUILD AREA FOR FUTURE EV EQUIPMENT.
 - PROPOSED ICE CHEST.
 - PROPOSED GROUND MOUNTED SIGN.
 - E-STOP BUTTON LOCATION.
 - PROPOSED DO NOT ENTER SIGN.
 - PROPOSED RIGHT-IN SIGN.
 - PROPOSED BUILDING DOOR.
 - PROPOSED 3" CURB CUT.
 - PROPOSED ONE-WAY SIGN.
 - PROPOSED STOP SIGN.
 - PROPOSED LEFT TURN ONLY SIGN.
 - PROPOSED DIRECTIONAL SIGN.
 - PROPOSED 3" W CONCRETE FLUME.
 - PROPOSED PYLON SIGN.

- SITE NOTES:**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL INDOT STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL APPROVALS/PERMITTING AND INSPECTIONS AS NECESSARY PRIOR TO CONSTRUCTION.
 - ALL WET OR OTHERWISE UNSUITABLE SOILS MUST BE STABILIZED PRIOR TO PAVEMENT CONSTRUCTION.
 - ALL DIMENSIONS AND COORDINATES REFER TO EDGE OF PAVEMENT AND/OR FACE OF CURB WHERE APPLICABLE.
 - ALL RADII TO BE 3'-0" UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT AND DIMENSIONS AND PROPOSED SIGNS.



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: INDIANA UTILITIES PROTECTION SERVICE AT 811 OR 800-392-5544 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

CESO
 WWW.CESOINC.COM
 7711 Borzomme Ave., Suite 600
 Clayton, MO 63105
 Phone: 314.634.0663 Fax: 888.208.4826

Wawa

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WAWA
 STORE #7426

FRANKLIN, IN
 NE HIGHWAY 31ST & E COUNTY ROAD 300 N (EARLYWOOD DRIVE)
 FRANKLIN, IN 46131

Revisions / Submissions		
ID	Description	Date

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Project Number: 763219
 Scale: 1"=30'
 Drawn By: FAR
 Checked By: JTK
 Date: 12/04/2024
 Issue: NOT FOR CONSTRUCTION

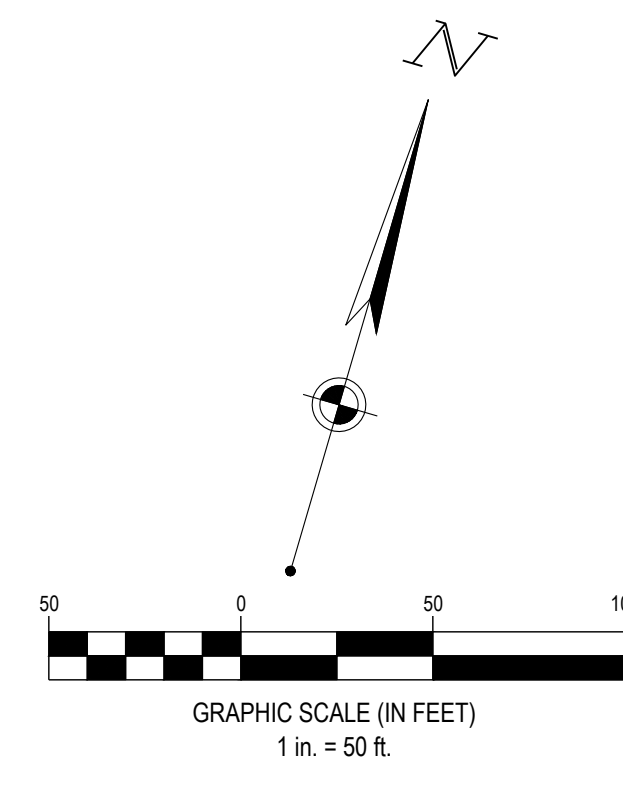
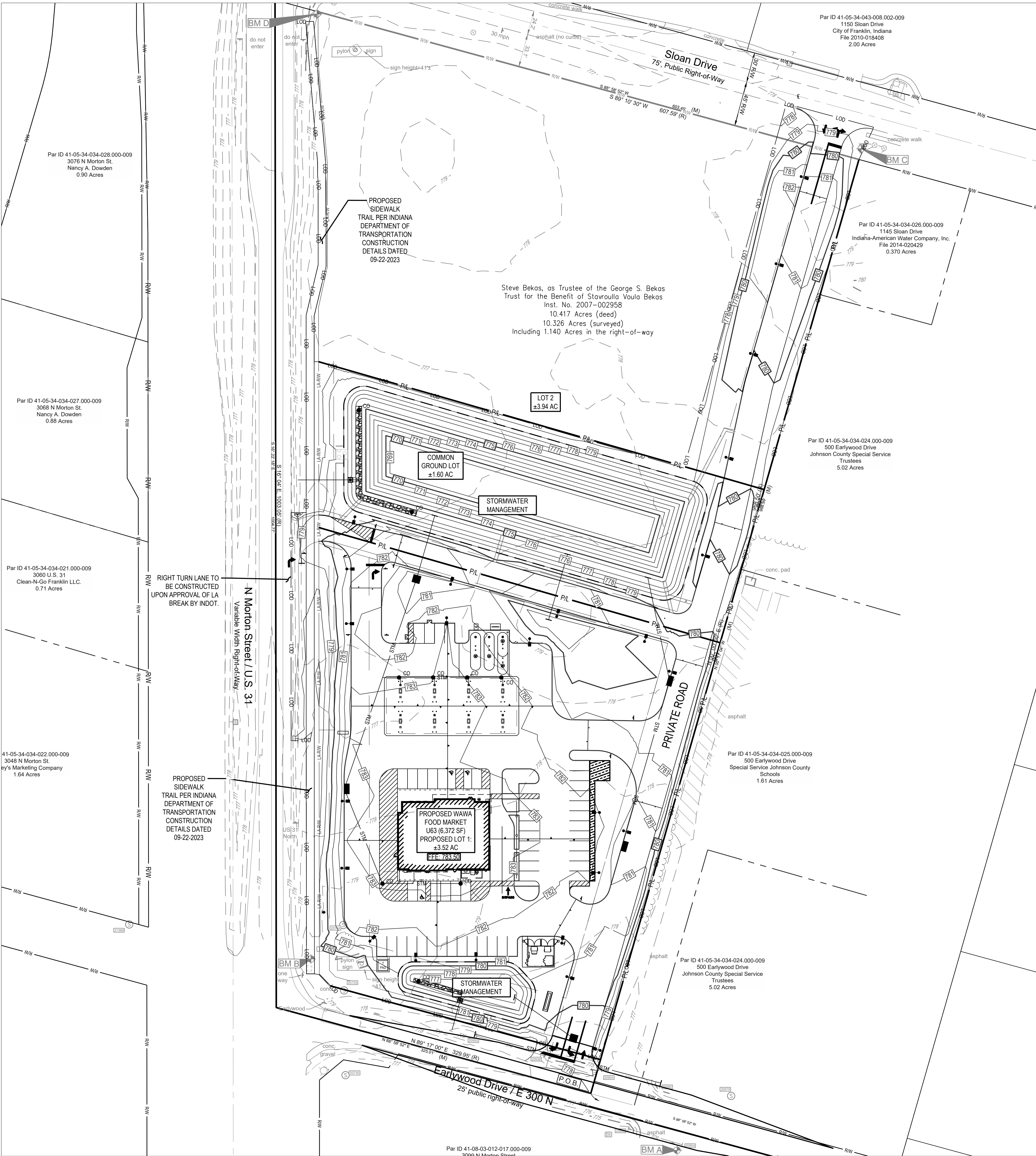
Drawing Title:
SITE PLAN-NORTH

5 OF 15

SEE SHEET 4 OF 15 SITE PLAN-SOUTH



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GRADING LEGEND

REFER TO ALTANSPS TOPOGRAPHIC SURVEY

EXISTING		PROPOSED	
---	PROPERTY LINE	---	PROPERTY LINE
---	SETBACK	---	SETBACK
---	EASEMENT	---	EASEMENT
▨	BUILDING	▨	BUILDING
---	MAJOR CONTOUR	---	MAJOR CONTOUR
---	MINOR CONTOUR	---	MINOR CONTOUR
---	GRADE BREAK	---	GRADE BREAK
●	CLEAN OUT	●	CLEAN OUT
■	CURB INLET	■	CURB INLET
---	STORM SEWER LINE	---	STORM SEWER LINE
---	HEADWALL	---	HEADWALL
■	CATCH BASIN	■	CATCH BASIN

- GRADING NOTES:**
- REFER TO SECTION 9 WAWA EARTHWORK / GRADING / CLEARING / DEMOLITION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS THAT SHOULD BE FACTORED IN BIDDING, PREPARING THE SITE, AND SITE TURNOVER. ANY CONFLICTS OR DISCREPANCIES BETWEEN THE PLANS AND SPECIFICATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER TO OBTAIN CLARIFICATION.



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EARTHWORK QUANTITIES

RAW CUT (CY)	RAW FILL (CY)
6599	23895

*ESTIMATED QUANTITIES NOT FOR BIDDING

BENCHMARK

Vertical Datum: NAVD88
derived from GPS Observations

BM "A":	Benchmark set northwest corner of power pole. South side of Earlywood Dr., east from service entrance to Dodge dealership. Elevation = 776.83'
BM "B":	Chiseled "X" southeast corner of concrete pad for signal pole. Northeast corner of U.S. 31 and Earlywood Dr., intersection, southwest from traffic control box. Elevation = 779.95'
BM "C":	Chiseled "X" on arrow bolt west side of hydrant, south side of Sloan Rd., across the street from the fire station, near the end of the sidewalk. Elevation = 780.33'
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WAWA
STORE #7426

FRANKLIN, IN
NE HIGHWAY 31ST & E COUNTY ROAD 300 N (EARLYWOOD DRIVE)
FRANKLIN, IN 46131

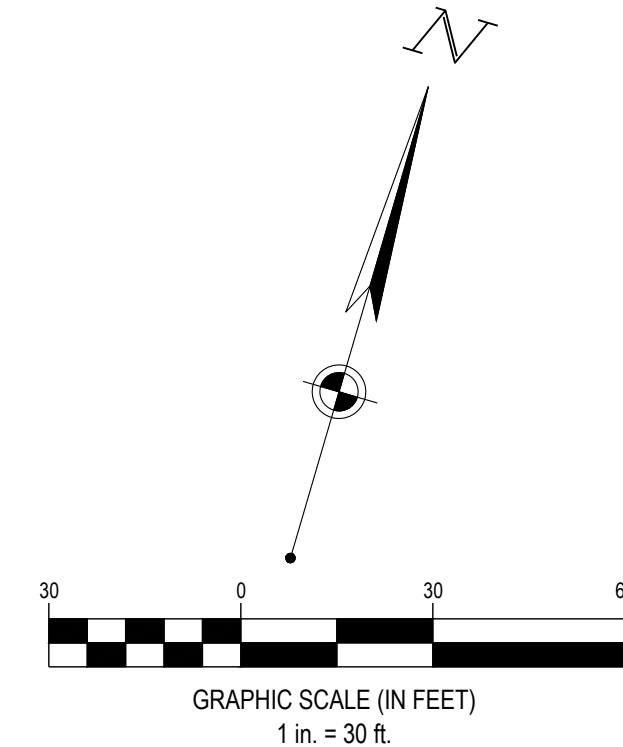
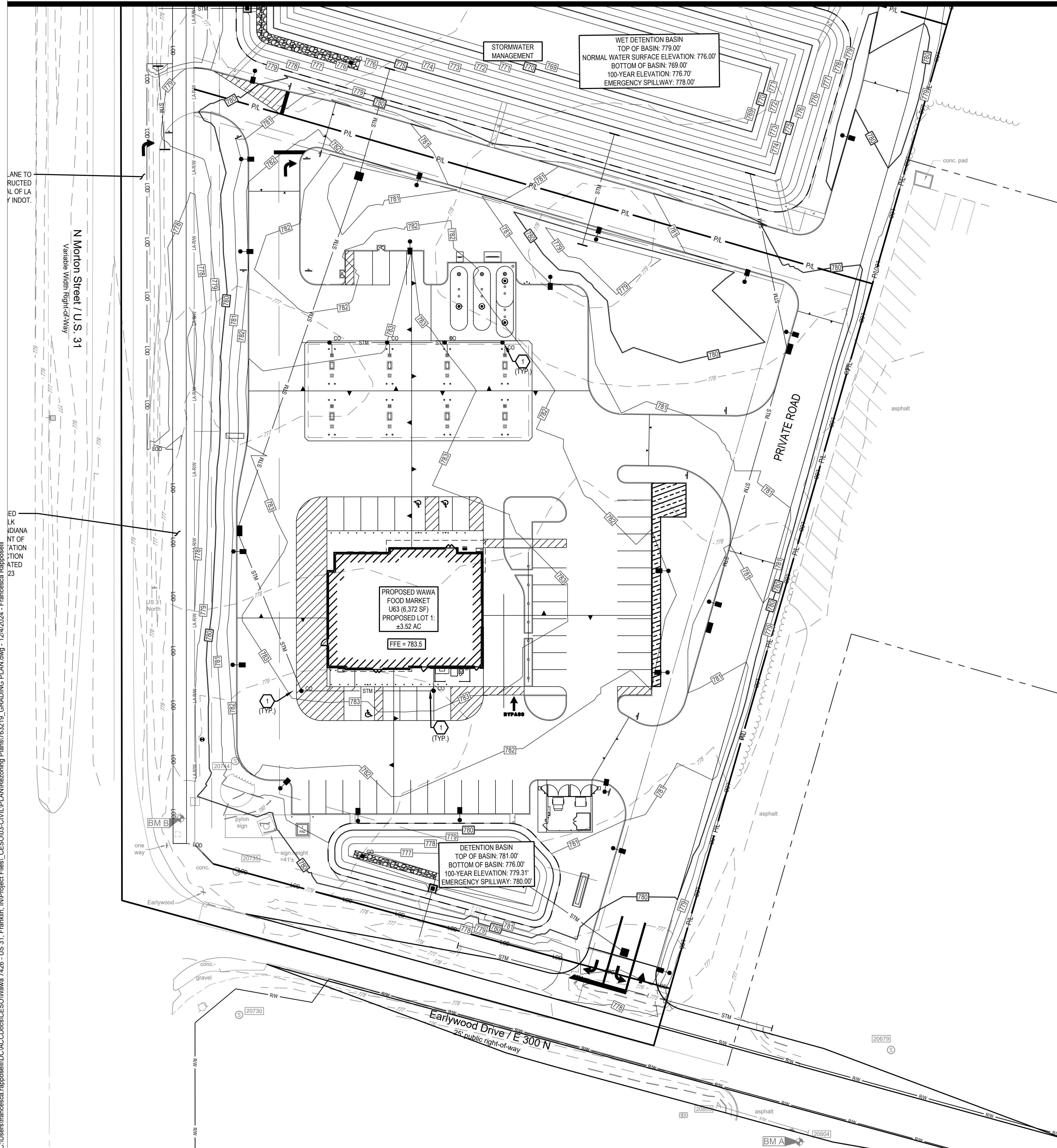
Revisions / Submissions

ID	Description	Date

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Project Number: 763219
Scale: 1" = 50'
Drawn By: FAR
Checked By: JTK
Date: 12/04/2024
Issue: NOT FOR CONSTRUCTION

Drawing Title:
OVERALL GRADING



- GRADING LEGEND**
- EXISTING**
REFER TO ALTA/SPS TOPOGRAPHIC SURVEY
- PROPOSED**
- RIGHT-OF-WAY
 - - - PROPERTY LINE
 - - - SETBACK
 - - - EASEMENT
 - ▨ BUILDING
 - 780 MAJOR CONTOUR
 - 781 MINOR CONTOUR
 - ▲ GRADE BREAK
 - CO CLEAN OUT
 - CURB INLET
 - STM STORM SEWER LINE
 - HEADWALL
 - CATCH BASIN

- GRADING NOTES:**
- REFER TO SECTION 9 WAWA EARTHWORK / GRADING / CLEARING / DEMOLITION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS THAT SHOULD BE FACTORED IN BIDDING, PREPARING THE SITE, AND SITE TURNOVER. ANY CONFLICTS OR DISCREPANCIES BETWEEN THE PLANS AND SPECIFICATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER TO OBTAIN CLARIFICATION.

- CODED NOTES:** ◻
- WYE CONNECTION

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*ESTIMATED QUANTITIES NOT FOR BIDDING

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

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7711 Borzommo Ave., Suite 600
Clayton, MO 63105
Phone: 314.834.0663 Fax: 888.208.4826

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WAWA
STORE #7426

FRANKLIN, IN
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FRANKLIN, IN 46131

Revisions / Submissions

ID	Description	Date

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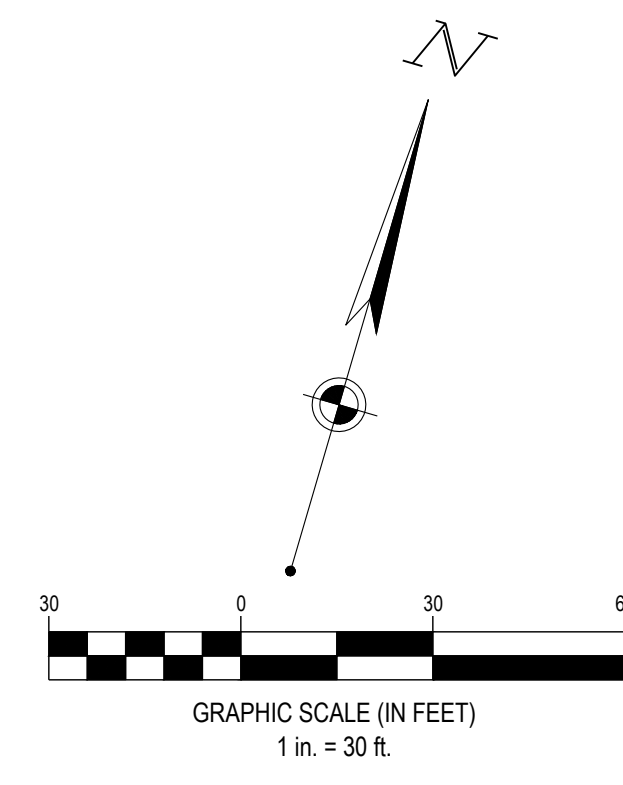
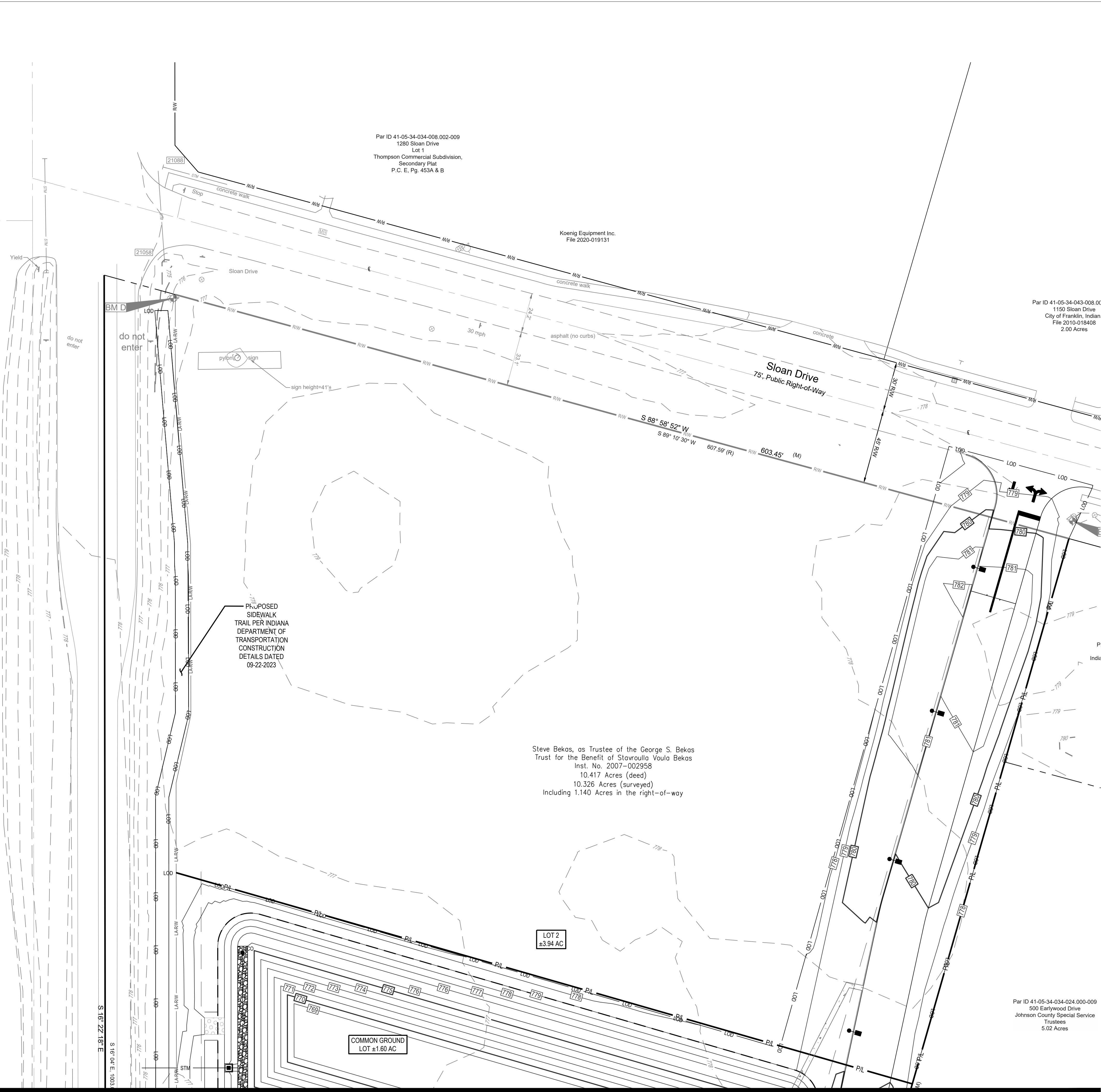
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Drawn By: FAR
Checked By: JTK
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Drawing Title:
GRADING PLAN - SOUTH

7 OF 15

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GRADING LEGEND

EXISTING
REFER TO ALTANSPS TOPOGRAPHIC SURVEY

PROPOSED

[Symbol]	RIGHT-OF-WAY
[Symbol]	PROPERTY LINE
[Symbol]	SETBACK
[Symbol]	EASEMENT
[Symbol]	BUILDING
[Symbol]	MAJOR CONTOUR
[Symbol]	MINOR CONTOUR
[Symbol]	GRADE BREAK
[Symbol]	CLEAN OUT
[Symbol]	CURB INLET
[Symbol]	STORM SEWER LINE
[Symbol]	HEADWALL
[Symbol]	CATCH BASIN

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CODED NOTES:

- WYE CONNECTION



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EARTHWORK QUANTITIES

RAW CUT (CY)	RAW FILL (CY)
6599	23895

*ESTIMATED QUANTITIES NOT FOR BIDDING

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derived from GPS Observations

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FRANKLIN, IN
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Revisions / Submissions

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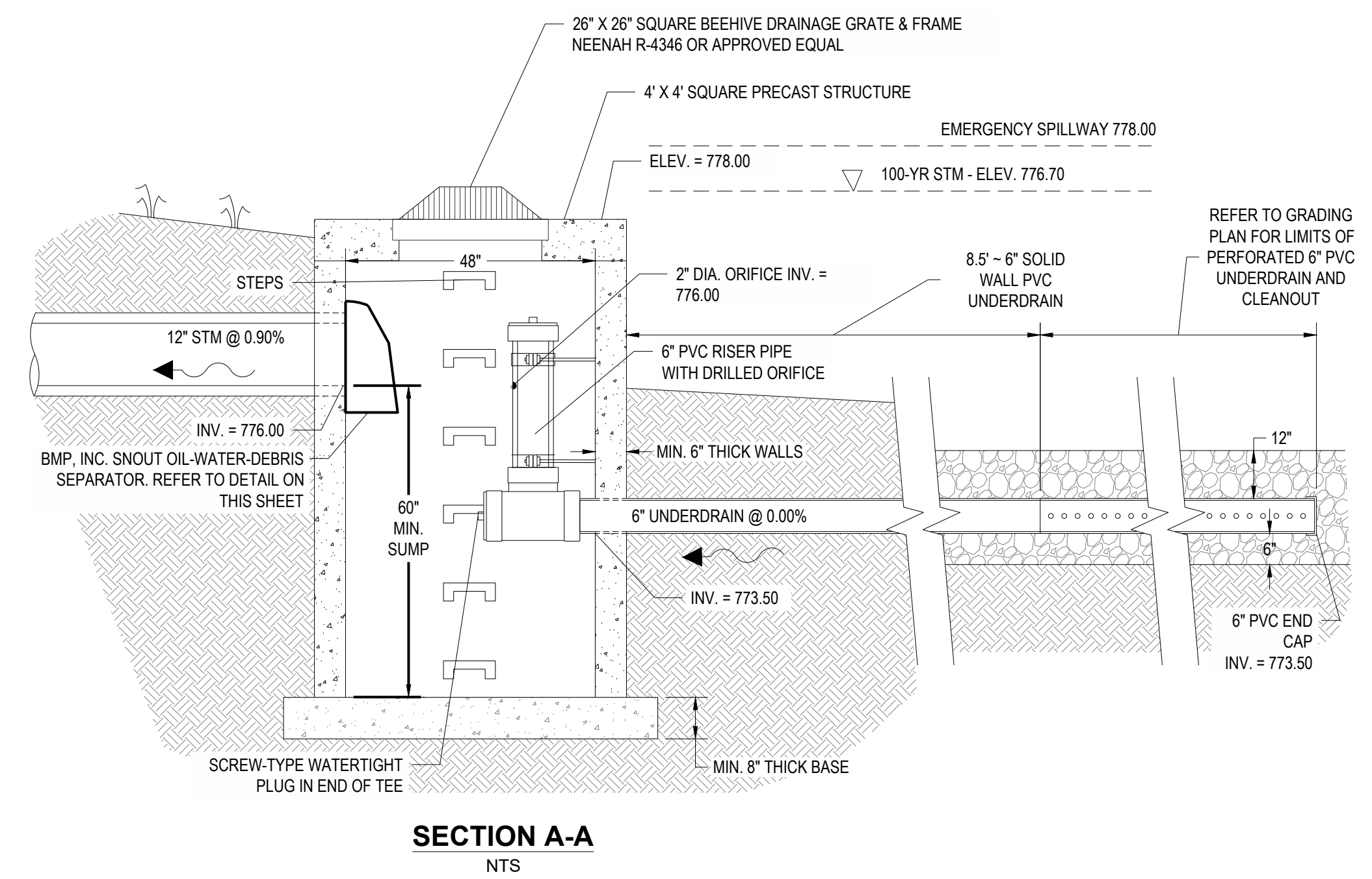
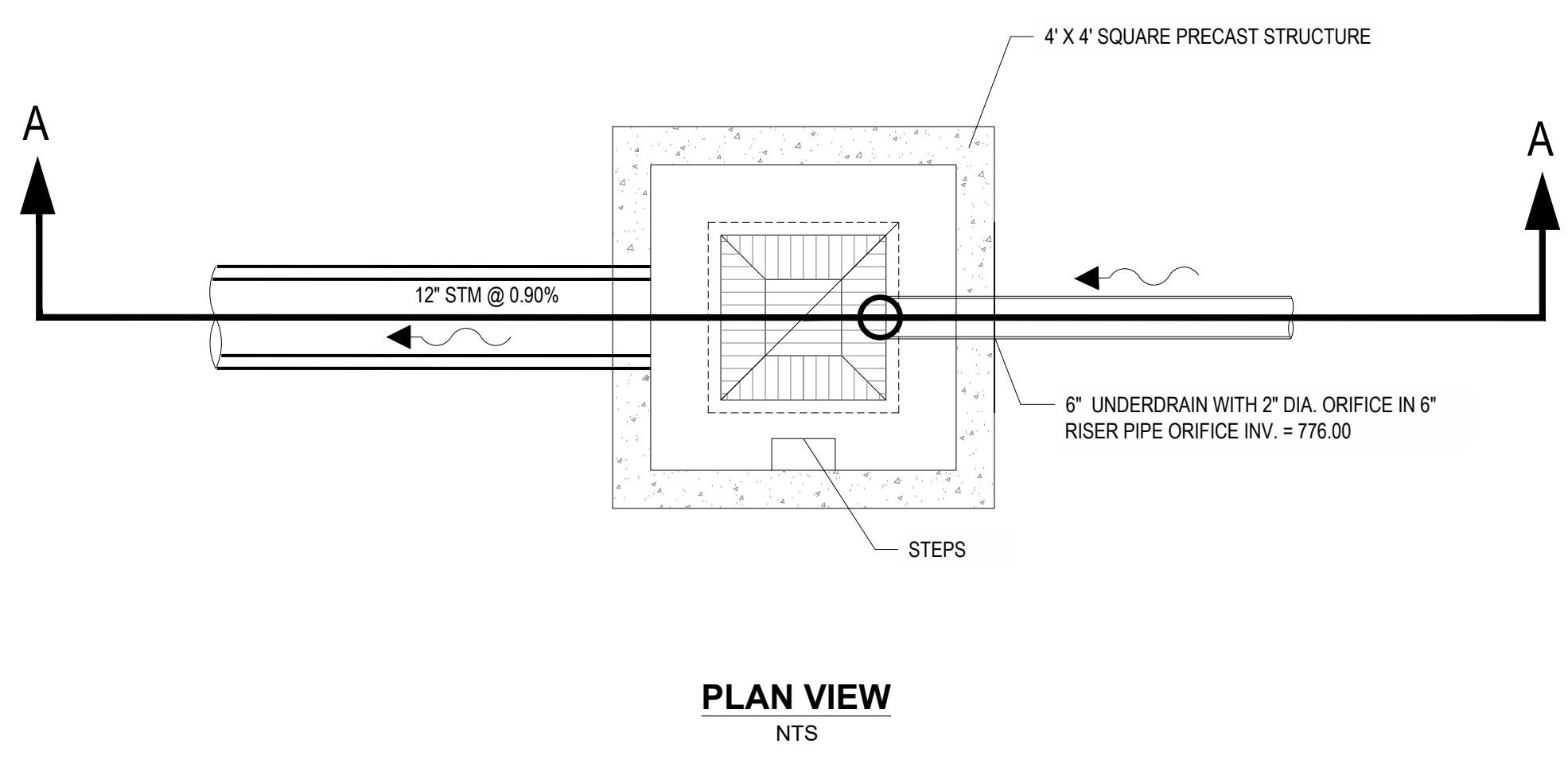
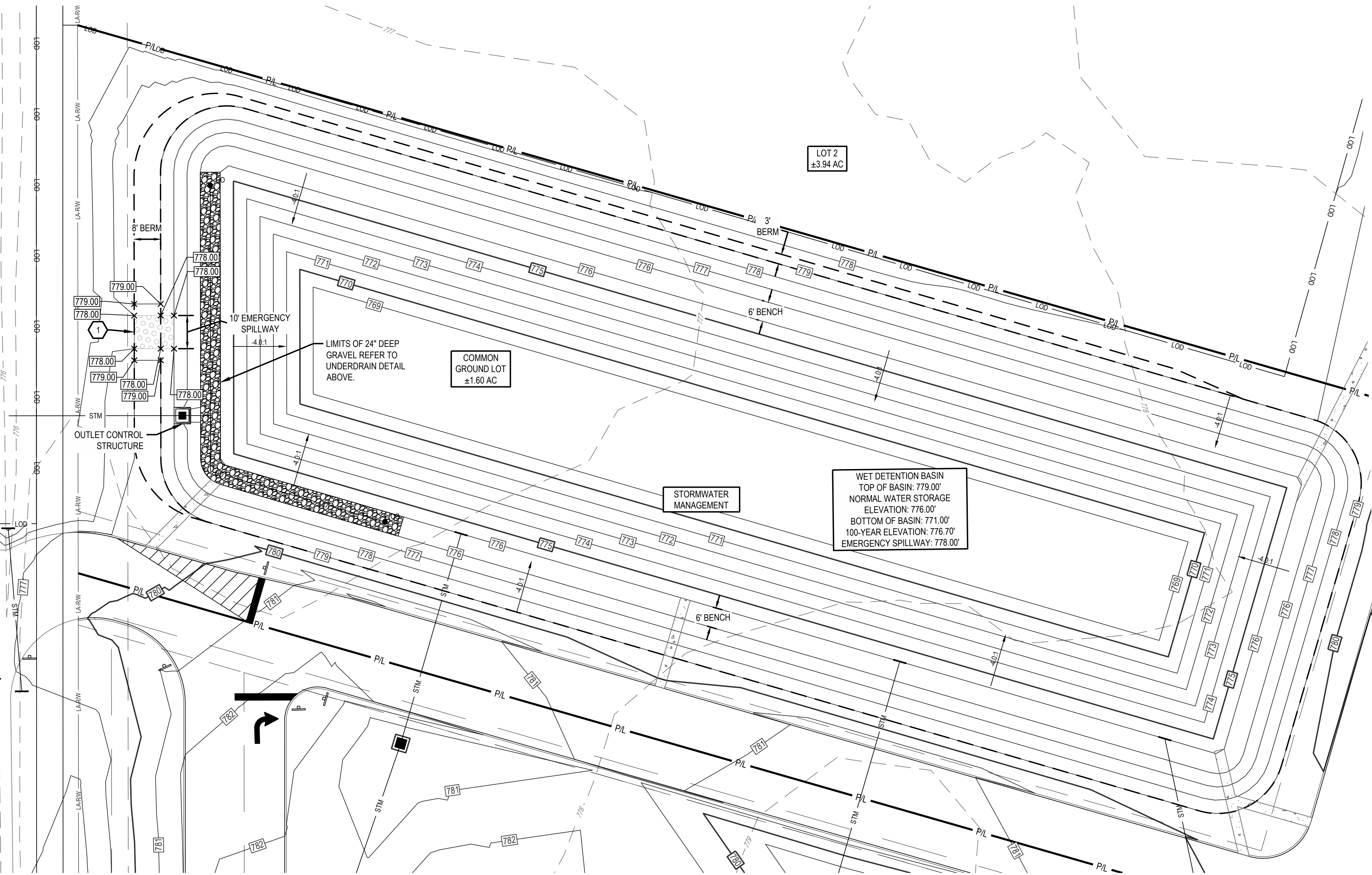
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Drawn By: FAR
Checked By: JTK
Date: 12/04/2024
Issue: NOT FOR CONSTRUCTION

Drawing Title:
GRADING PLAN - NORTH

8 OF 15

SEE SHEET 7 OF 15 GRADING PLAN - SOUTH

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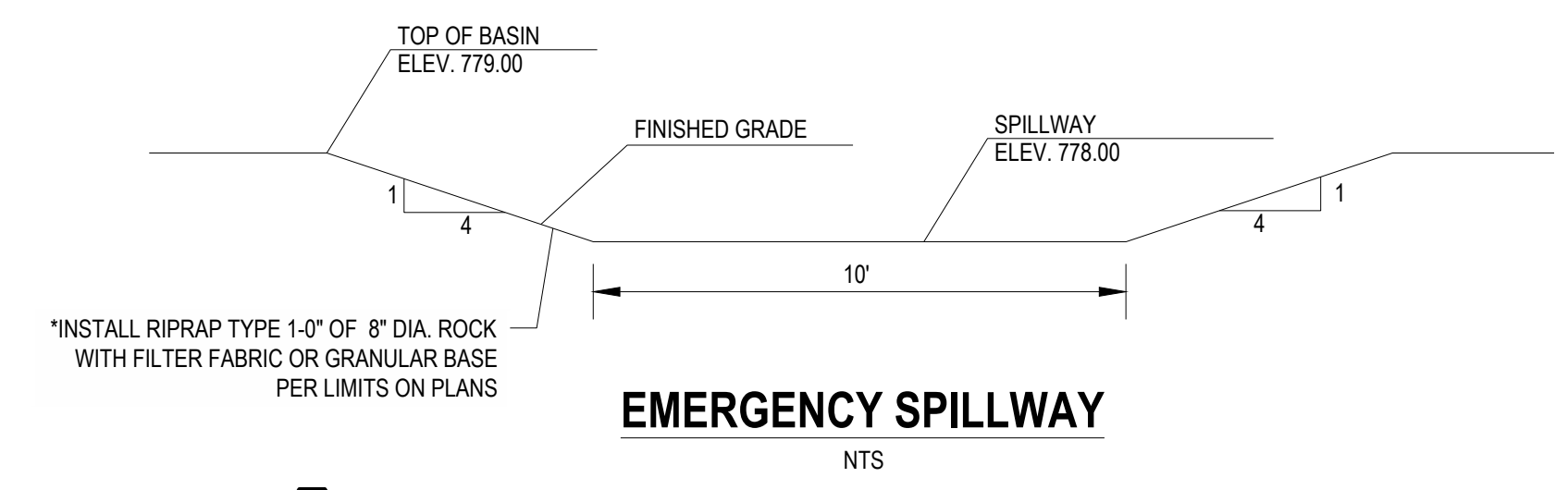
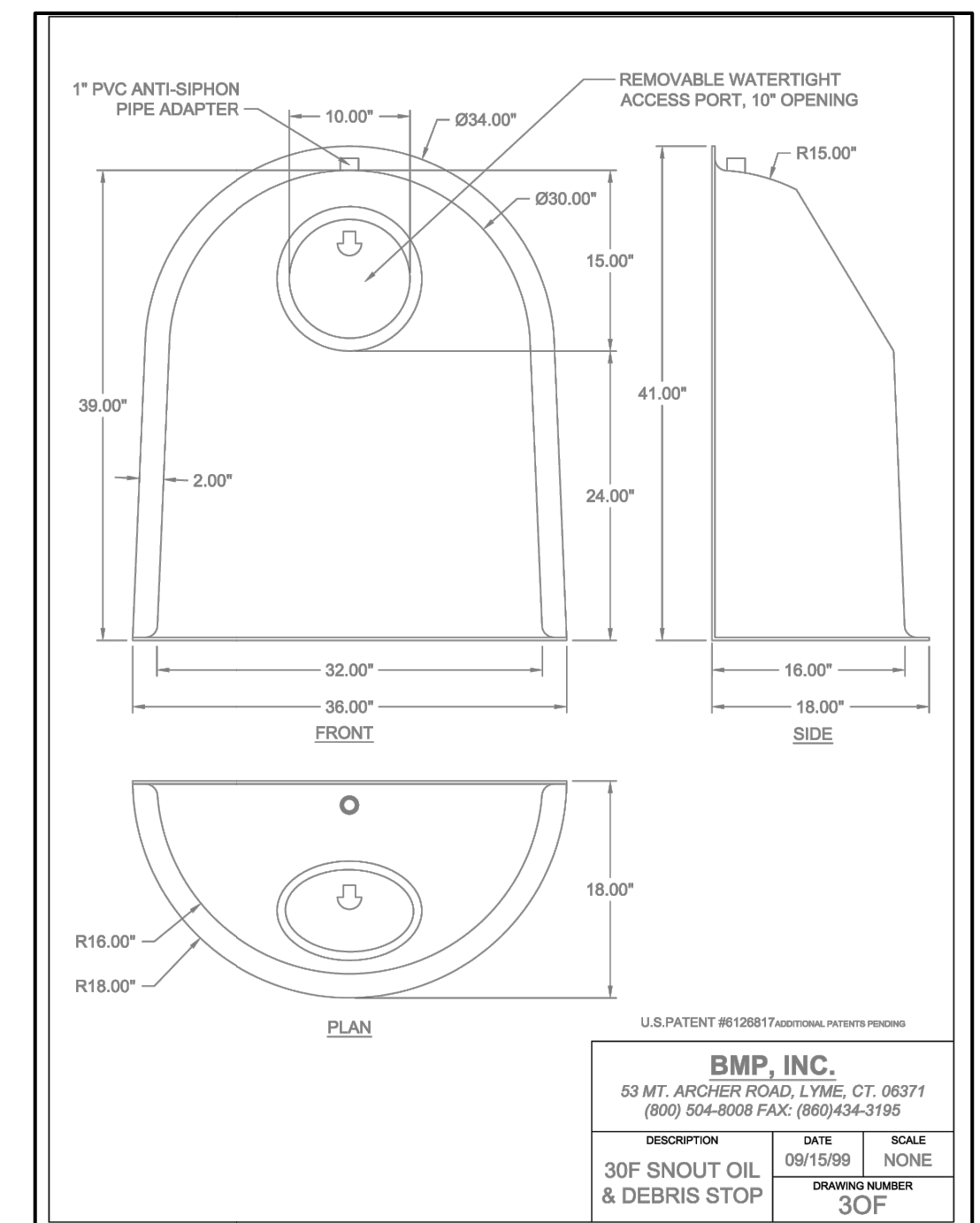
OUTLET STRUCTURE
NTS

GRADING LEGEND

EXISTING
REFER TO ALTANSPS TOPOGRAPHIC SURVEY

PROPOSED

	MAJOR CONTOUR
	MINOR CONTOUR
	CURB INLET
	STORM SEWER LINE
	HEADWALL
	CLEANOUT



- CODED NOTES:**
- SHOREMAX FLEXIBLE TRANSITION MAT.

North Basin Spillway Calculations

(Q100) Estimated 100-yr Flow = 21.45 cfs

(Qs) Spillway Capacity = $C_w \cdot L \cdot (h^{3/2})$

Spillway Coefficient, $C_w = 2.90$

Bottom Width, $L = 10.00$ ft

Height, $h = 1.00$ ft

$Q_s = 29.00$ cfs

EARTHWORK QUANTITIES

RAW CUT (CY)	RAW FILL (CY)
5791	23947

*ESTIMATED QUANTITIES NOT FOR BIDDING

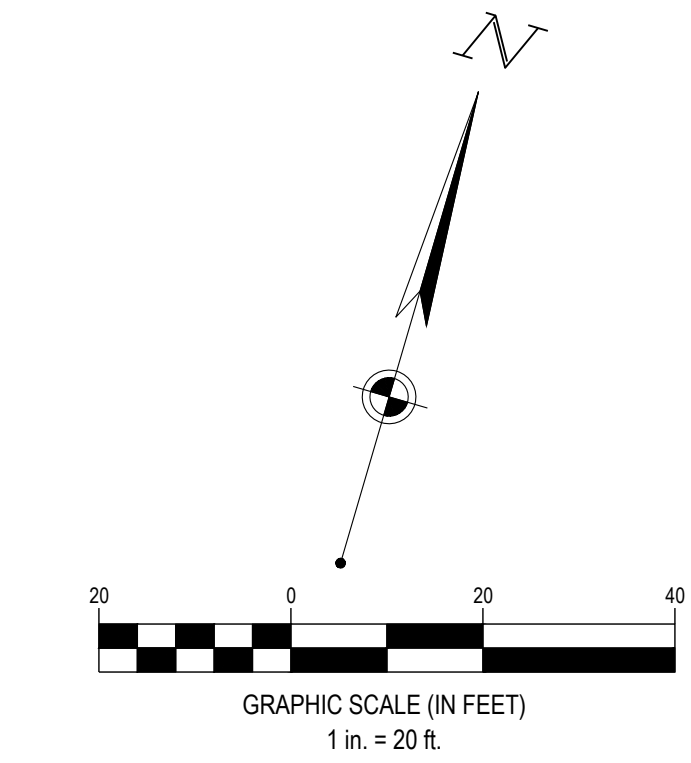
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BMP WATER QUALITY STRUCTURE NOTICE

THE OUTLET STRUCTURE IS AN INTEGRAL PART OF THE PRIVATE STORM SEWER SYSTEM DEPICTED IN THESE DRAWINGS. RESPONSIBILITY AND ASSURANCE OF PERIODIC MAINTENANCE AND THE CONTINUOUS FUNCTIONALITY OF THESE STORMWATER QUALITY DEVICES IS PERPETUAL, BEGINNING WITH THE OWNER AT THE TIME OF INSTALLATION AND CONTINUING TO ALL FUTURE OWNERS OF SAID PRIVATE STORM SEWER SYSTEM.

CONTRACTOR TO ENSURE THAT THE DETENTION SYSTEM (INCLUDING ALL DETENTION STRUCTURES AND WATER QUALITY STRUCTURES) IS CLEAN AND FUNCTIONS PROPERLY BEFORE SYSTEM IS TURNED OVER TO THE OWNER.



FOURTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: INDIANA UTILITIES PROTECTION SERVICE AT 811 OR 800-392-5544 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



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WAWA
STORE #7426

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NE HIGHWAY 31ST & E COUNTY ROAD 300 N (EARLYWOOD DRIVE)
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Revisions / Submissions

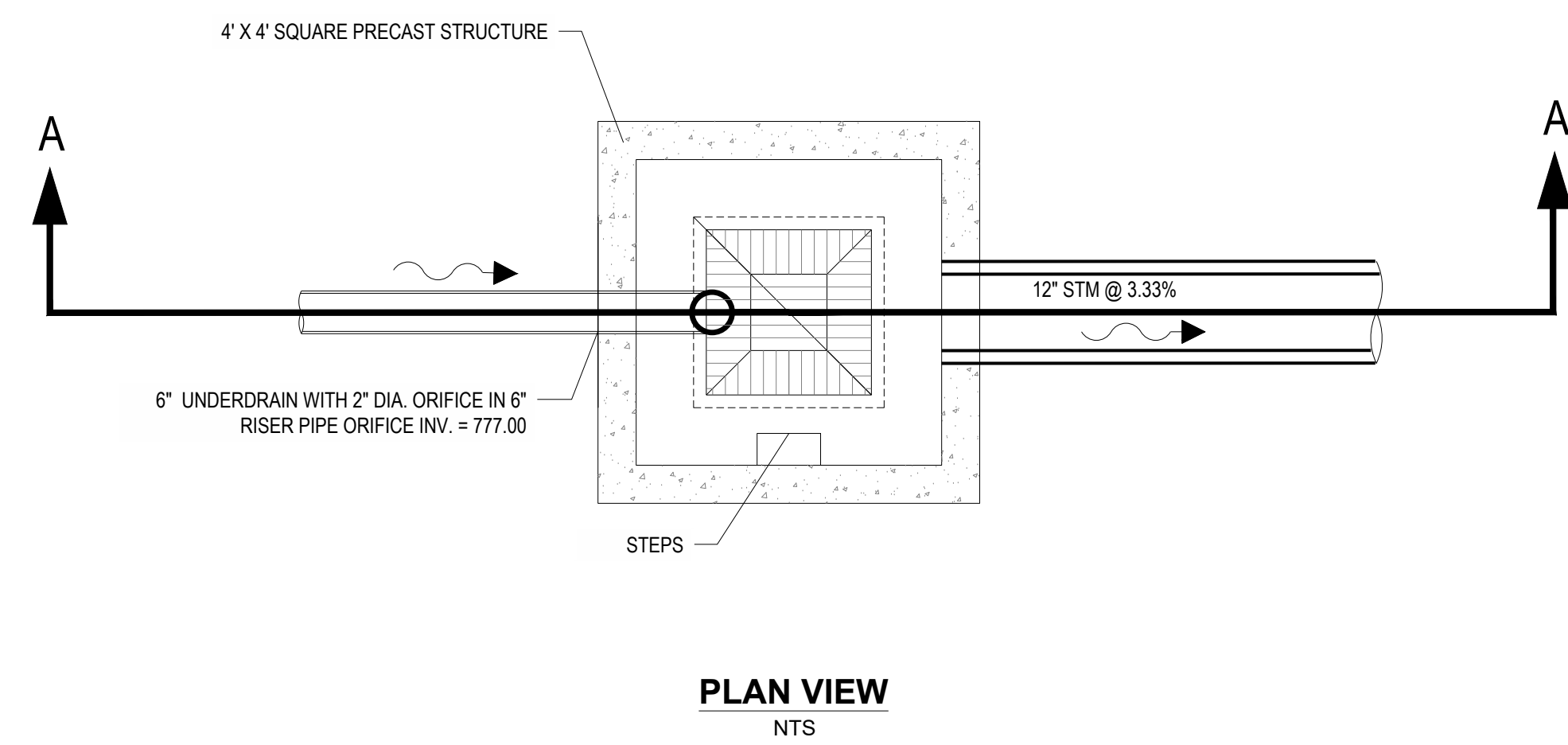
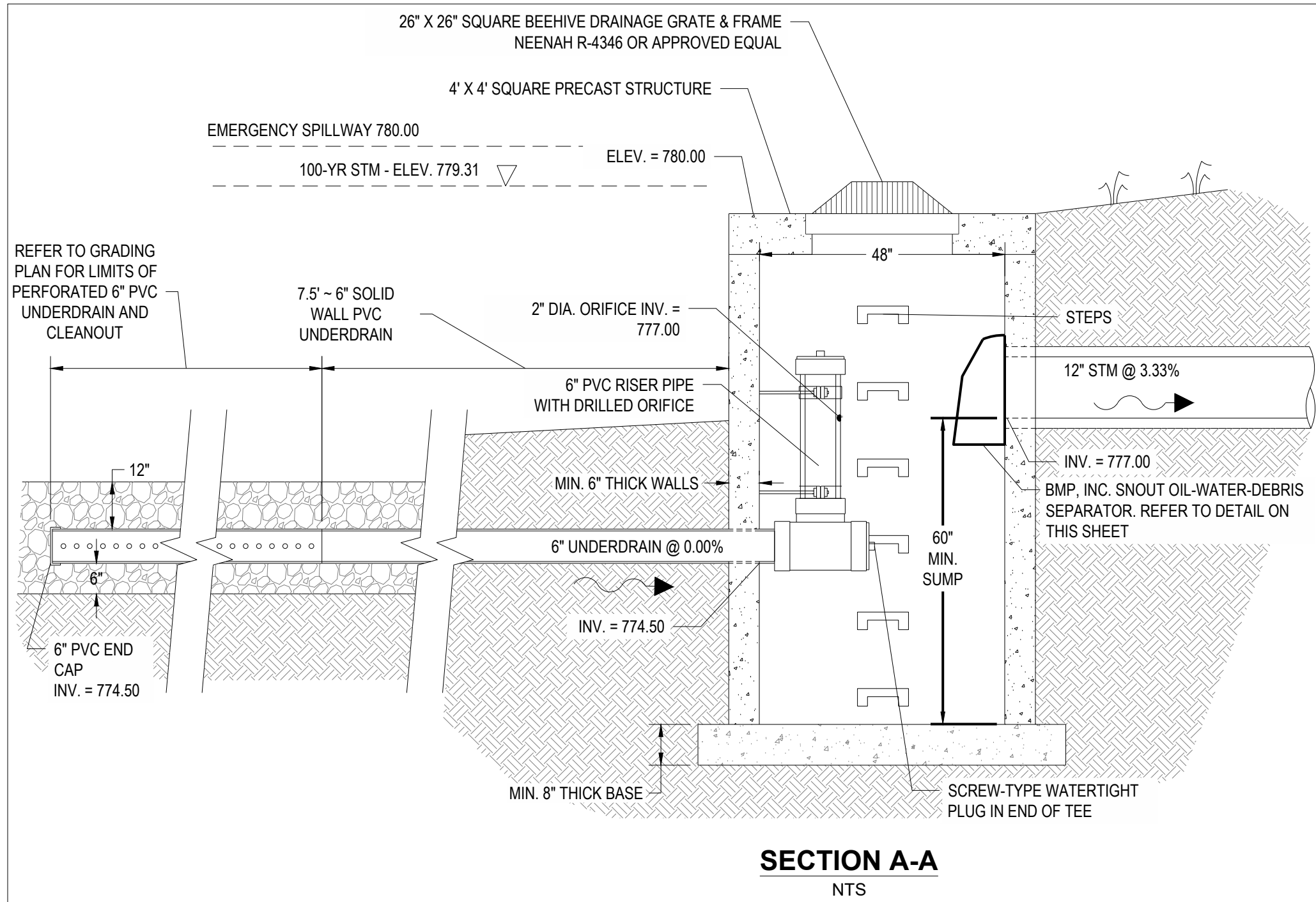
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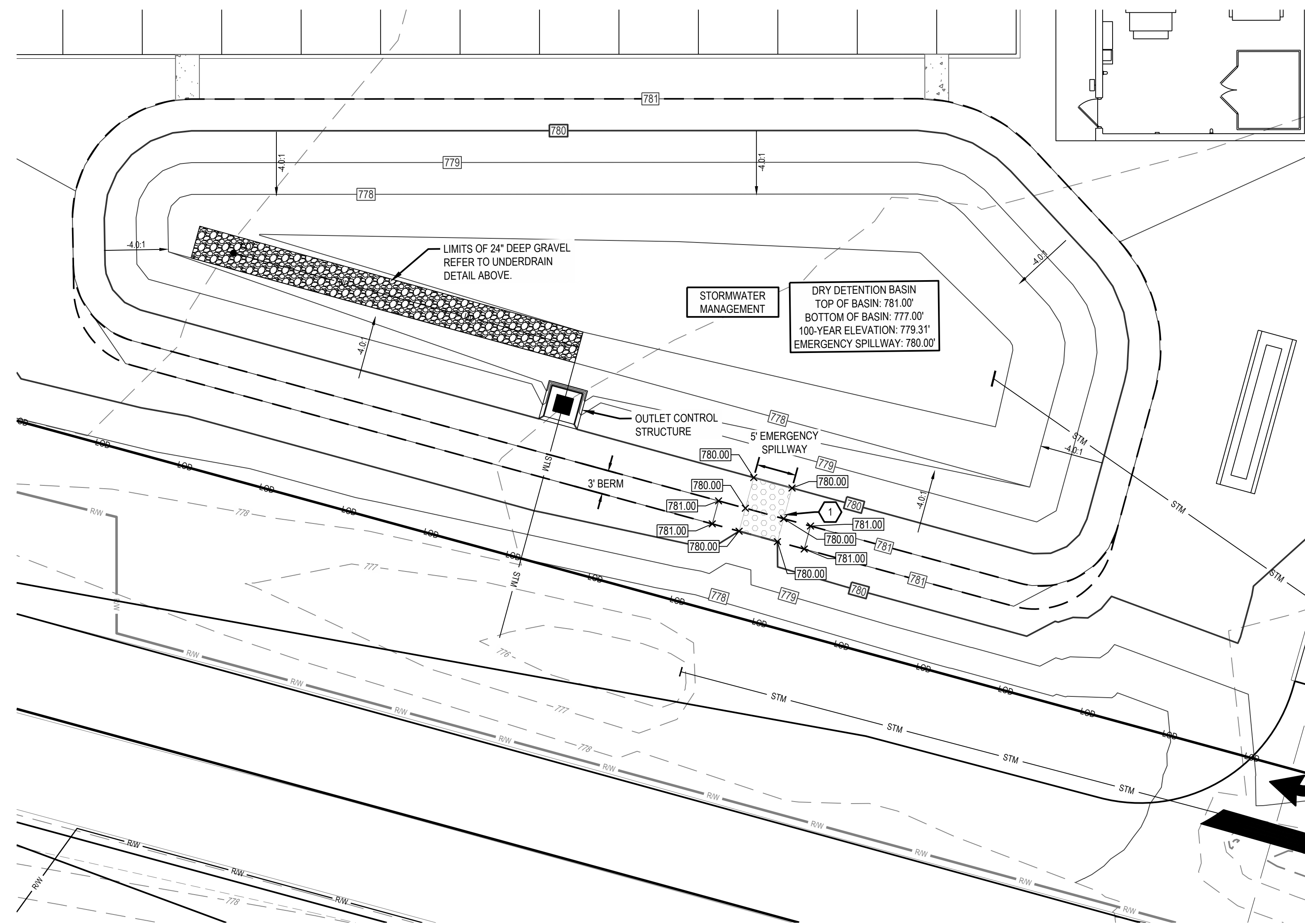
Project Number: 763219
Scale: 1"=20'
Drawn By: FAR
Checked By: JTK
Date: 12/04/2024
Issue: NOT FOR CONSTRUCTION

ENLARGED STORMWATER MANAGEMENT DETAIL NORTH BASIN

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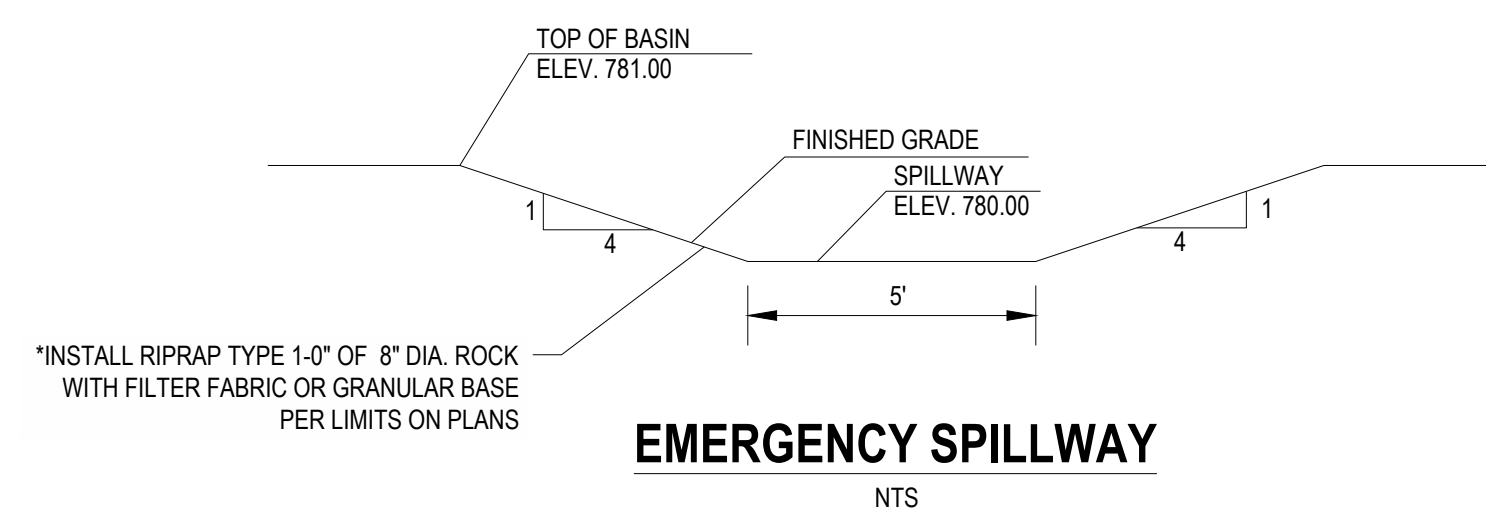
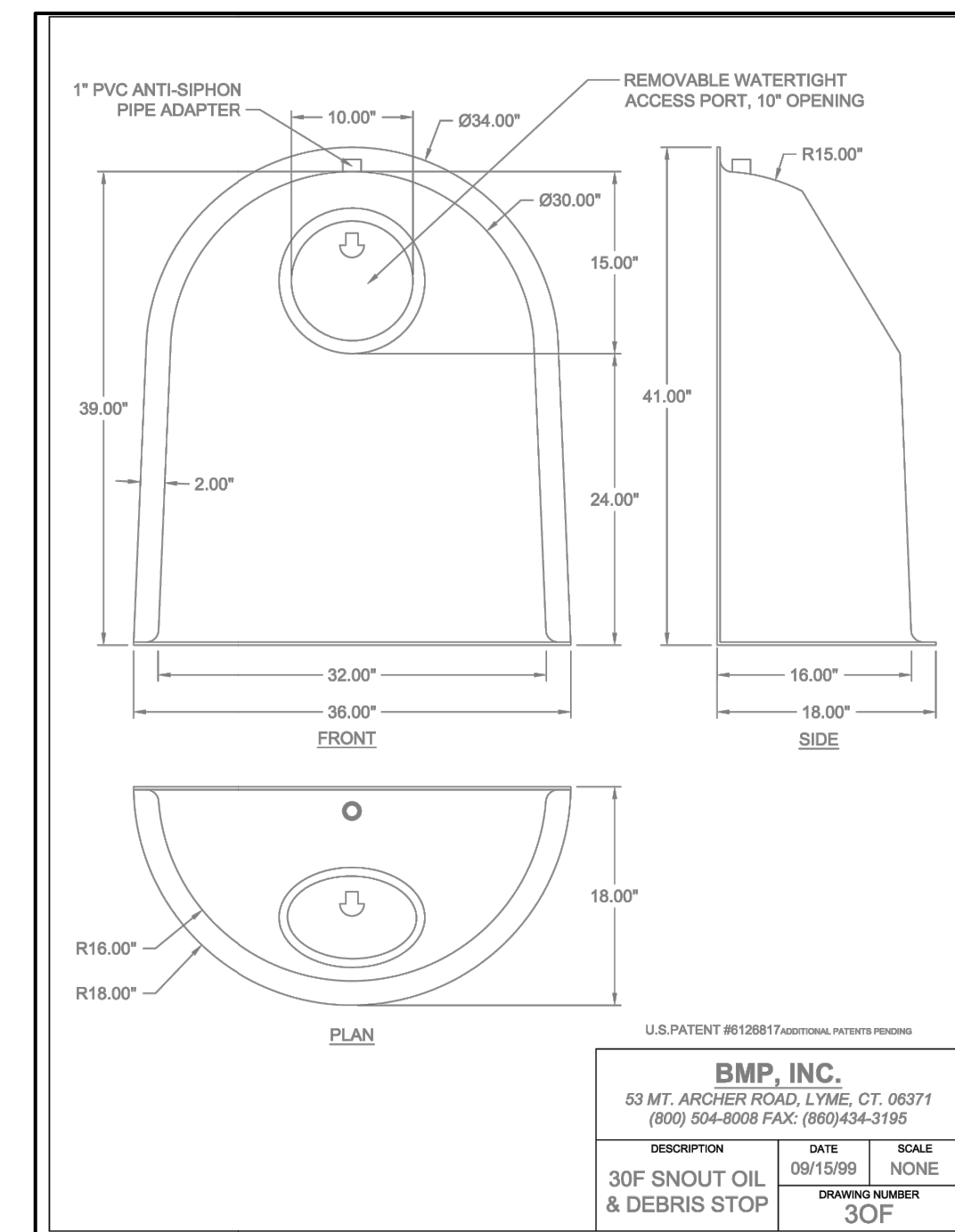


OUTLET STRUCTURE
NTS



GRADING LEGEND

EXISTING	
(Symbol)	REFER TO ALTANSPS TOPOGRAPHIC SURVEY
PROPOSED	
(Symbol)	MAJOR CONTOUR
(Symbol)	MINOR CONTOUR
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(Symbol)	STORM SEWER LINE
(Symbol)	HEADWALL
(Symbol)	CLEANOUT



- CODED NOTES:**
- SHOREMAX FLEXIBLE TRANSITION MAT.

Southeast Basin Spillway Calculations

(Q100) Estimated 100-yr Flow = 5.56 cfs

(Qs) Spillway Capacity = $C_w \cdot L \cdot (h^{3/2})$

Spillway Coefficient, C_w = 2.90

Bottom Width, L = 5.00 ft

Height, h = 1.00 ft

Q_s = 14.50 cfs

EARTHWORK QUANTITIES

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5791	23947

*ESTIMATED QUANTITIES NOT FOR BIDDING

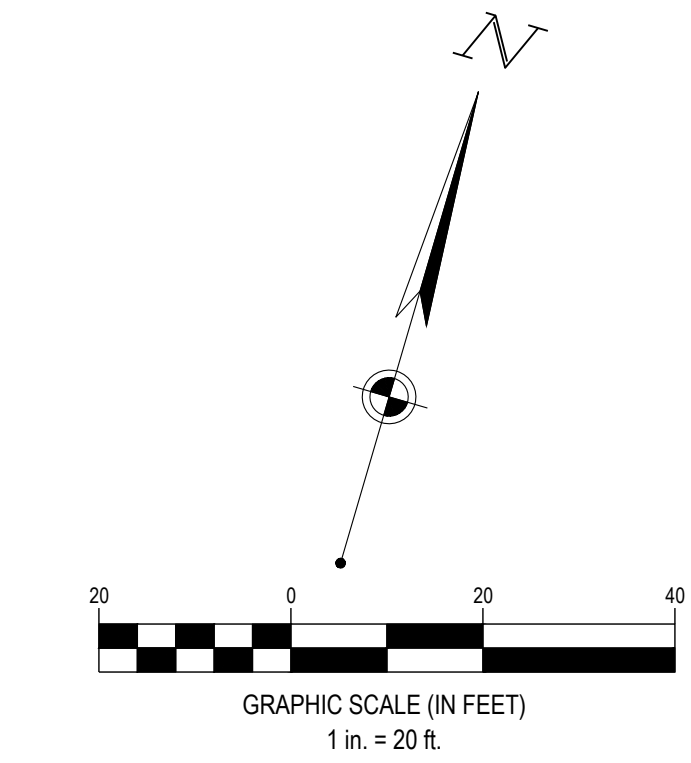
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THE OUTLET STRUCTURE IS AN INTEGRAL PART OF THE PRIVATE STORM SEWER SYSTEM DEPICTED IN THESE DRAWINGS. RESPONSIBILITY AND ASSURANCE OF PERIODIC MAINTENANCE AND THE CONTINUOUS FUNCTIONALITY OF THESE STORMWATER QUALITY DEVICES IS PERPETUAL, BEGINNING WITH THE OWNER AT THE TIME OF INSTALLATION AND CONTINUING TO ALL FUTURE OWNERS OF SAID PRIVATE STORM SEWER SYSTEM.

CONTRACTOR TO ENSURE THAT THE DETENTION SYSTEM (INCLUDING ALL DETENTION STRUCTURES AND WATER QUALITY STRUCTURES) IS CLEAN AND FUNCTIONS PROPERLY BEFORE SYSTEM IS TURNED OVER TO THE OWNER.



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: INDIANA UTILITIES PROTECTION SERVICE AT 811 OR 800-392-5544 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



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WAWA
STORE #7426

FRANKLIN, IN
NE HIGHWAY 31ST & E COUNTY ROAD 300 N (EARLYWOOD DRIVE)
FRANKLIN, IN 46131

Revisions / Submissions

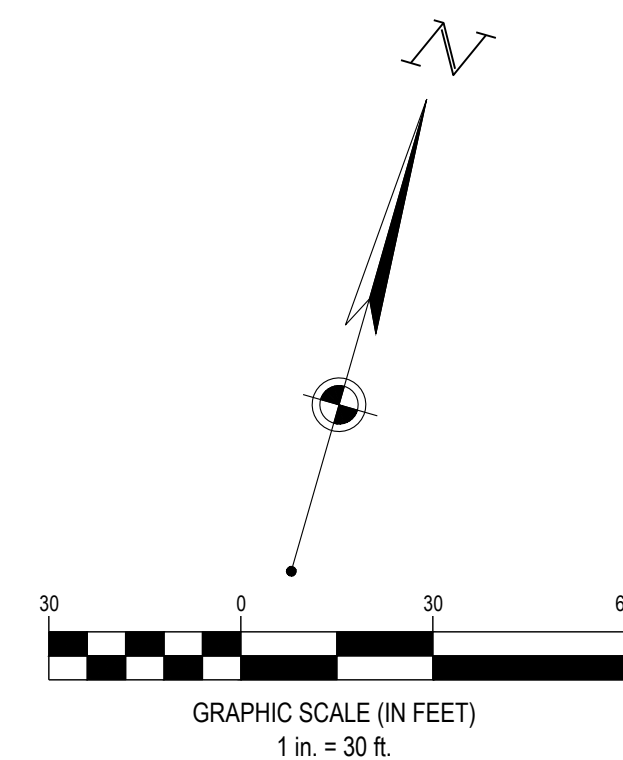
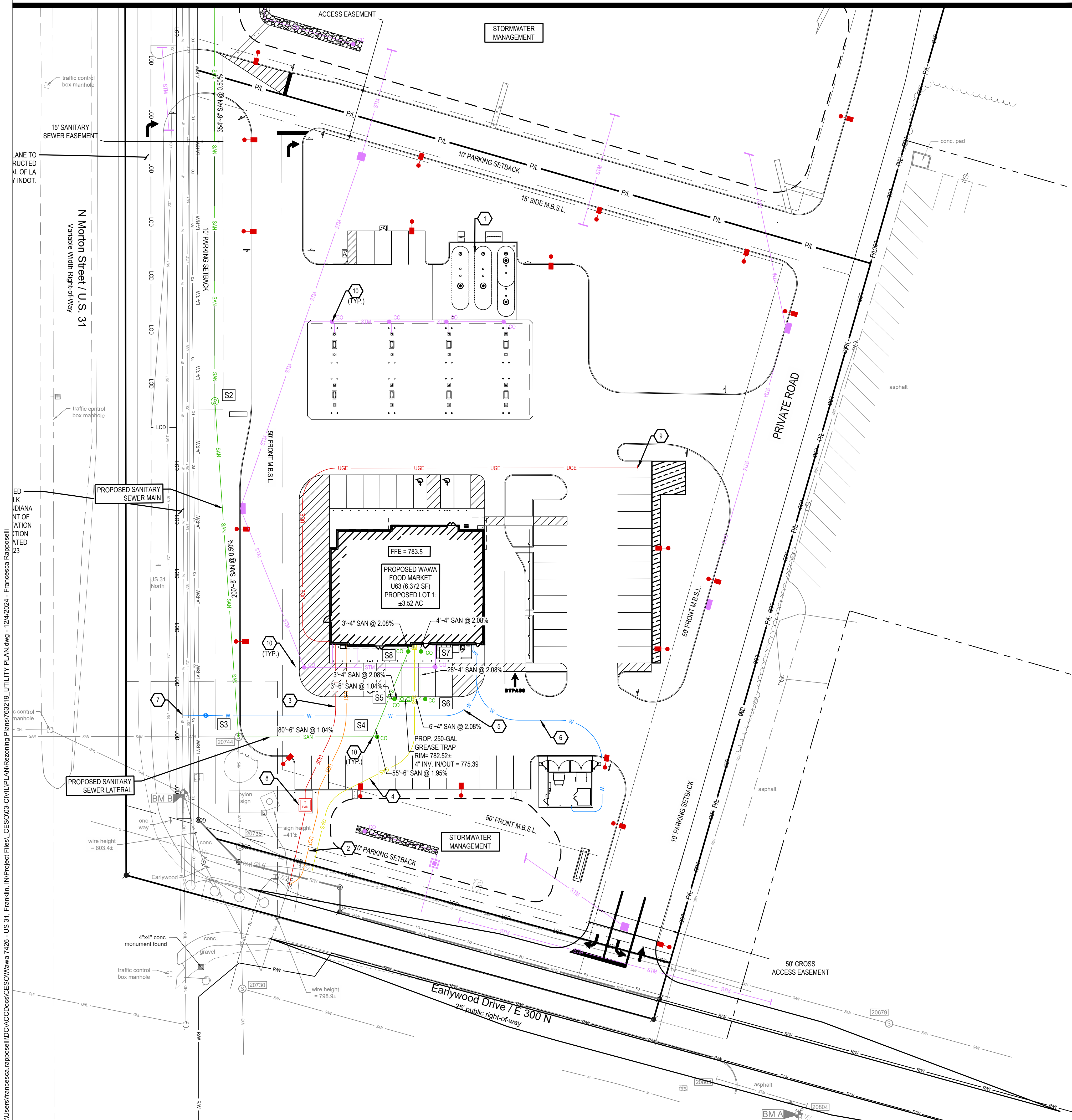
ID	Description	Date

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Project Number: 763219
Scale: 1"=10'
Drawn By: FAR
Checked By: JTK
Date: 12/04/2024
Issue: NOT FOR CONSTRUCTION

Drawing Title:
ENLARGED STORMWATER MANAGEMENT DETAIL SOUTHEAST BASIN

10 OF 15



UTILITY LEGEND

REFER TO XXX FOR EXISTING FEATURES LEGEND

EXISTING	
	BUILDING
	CONCRETE CURB
	PAVEMENT/WALK
	STORM SEWER LINE
	SANITARY SEWER LINE
	DOMESTIC WATER SERVICE LINE
	GAS SERVICE LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	STORM SEWER
	SANITARY SEWER
	CURB INLET
	CLEANOUT
	ELECTRICAL TRANSFORMER PAD
	WATER VALVE
	HEADWALL
	LIGHT POLE

- UTILITY NOTES:**
- REFER TO WAWA SECTION 12 WET UTILITY/SWM PIPING SPECIFICATION FOR ADDITIONAL REQUIREMENTS.

- CODED NOTES:**
- UNDERGROUND STORAGE TANKS. REFER TO ARCHITECTURAL PLANS AND FUELING PLANS
 - PROPOSED UNDERGROUND TELEPHONE SERVICE. COORDINATE FINAL LOCATION WITH TELEPHONE COMPANY.
 - PROPOSED UNDERGROUND ELECTRIC SERVICE. COORDINATE FINAL LOCATION WITH ELECTRIC COMPANY.
 - PROPOSED GAS SERVICE. CONTRACTOR TO COORDINATE WITH GAS PROVIDER FOR FINAL LOCATION TO THE GAS METER AND CONNECTION TO MAIN.
 - PROPOSED 2" BLACK POLY DOMESTIC WATER SERVICE. CONTRACTOR TO COORDINATE METER WITH UTILITY COMPANY.
 - PROPOSED 3/4" POWER WASH SUPPLY TO REMOTE TRASH COMPOUND. FROST FREE YARD HYDRANT TO BE INSTALLED AT COMPOUND.
 - PROPOSED 2" WATERLINE TO CONNECT TO EXISTING WATERLINE WITH TAPPING SLEEVE AND VALVE. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY.
 - PROPOSED TRANSFORMER PAD WITH BOLLARD PROTECTION PER POWER COMPANY.
 - PROVIDE 6" CONDUIT FOR FUTURE EV CHARGING.
 - WYE CONNECTION.

SANITARY SEWER STRUCTURE SCHEDULE

NO.	STRUCTURE	RIM	INVERT
S2	48" SANITARY MANHOLE	779.03	772.89 (8") S 772.89 (8") N
S3	48" SANITARY MANHOLE	781.80	774.06 (6") E 773.89 (8") N
S4	CLEANOUT	782.22	774.88 (6") N 774.89 (6") W
S5	CLEANOUT	782.87	775.33 (4") E 775.17 (6") W
S6	CLEANOUT	782.86	775.51 (4") N 775.51 (4") W
S7	CLEANOUT	783.43	776.10 (4") N 776.10 (4") S
S8	CLEANOUT	783.44	776.12 (4") N 775.95 (6") S

REFER TO STRUCTURE NOTES ON THIS SHEET

STRUCTURE NOTES:

STORM MANHOLE
SEE UTILITY DETAIL SHEET SHEET 14 OF 15 FOR DETAILS.

BENCHMARK

Vertical Datum: NAVD88
derived from GPS Observations

BM "A": Bench nail set northwest corner of power pole. South side of Earlywood Dr., east from service entrance to Dodge dealership.
Elevation = 776.83'

BM "B": Chiseled "X" southeast corner of concrete pad for signal pole. Northeast corner of U.S. 31 and Earlywood Dr., intersection, southwest from traffic control box.
Elevation = 779.95'

BM "C": Chiseled "X" on arrow bolt west side of hydrant, south side of Sloan Rd., across the street from the fire station, near the end of the sidewalk.
Elevation = 780.33'

BM "D": Chiseled "X" on bolt west side of hydrant. West from telephone box southeast corner of Sloan Rd. and U.S. 31.
Elevation = 778.03'



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: INDIANA UTILITIES PROTECTION SERVICE AT 811 OR 800-382-5544 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

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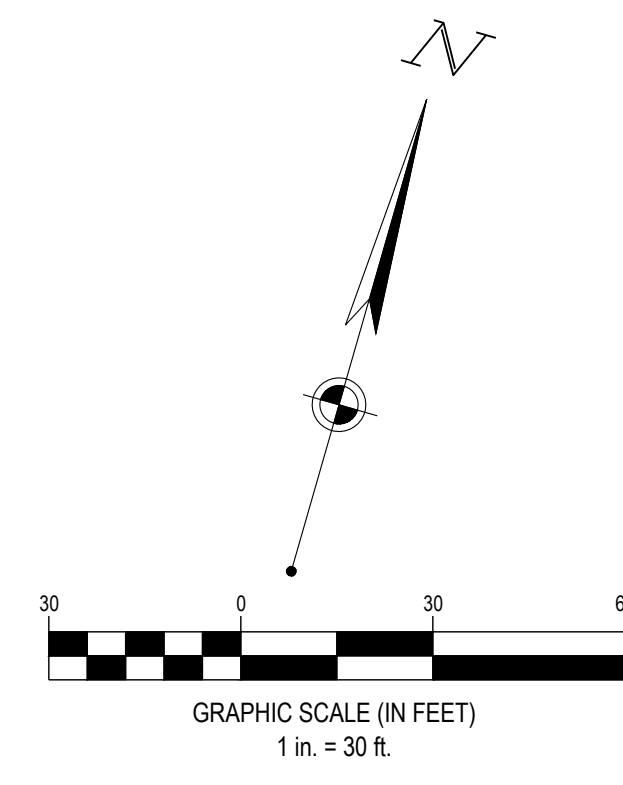
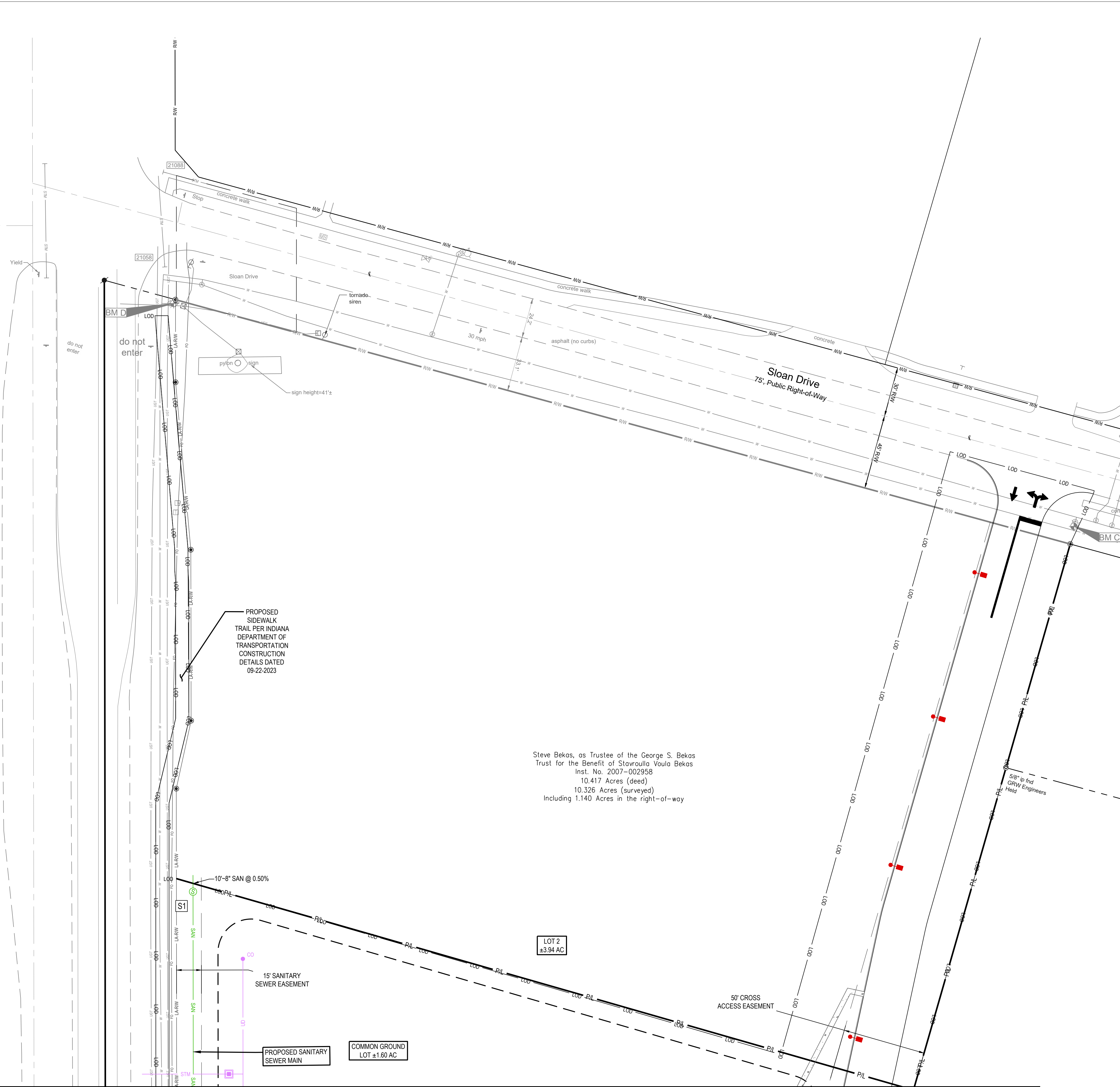
Revisions / Submissions

ID	Description	Date

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UTILITY LEGEND

REFER TO XXX FOR EXISTING FEATURES LEGEND

EXISTING	PROPOSED
///	BUILDING
—	CONCRETE CURB
—	PAVEMENT/WALK
—	STORM SEWER LINE
—	SANITARY SEWER LINE
—	DOMESTIC WATER SERVICE LINE
—	GAS SERVICE LINE
—	UNDERGROUND ELECTRIC LINE
—	UNDERGROUND TELEPHONE LINE
○	STORM SEWER
○	SANITARY SEWER
□	CURB INLET
□	CLEANOUT
□	ELECTRICAL TRANSFORMER PAD
○	WATER VALVE
—	HEADWALL
—	LIGHT POLE

- UTILITY NOTES:**
- REFER TO WAWA SECTION 12 WET UTILITY/SWM PIPING SPECIFICATION FOR ADDITIONAL REQUIREMENTS.

- CODED NOTES:**
- UNDERGROUND STORAGE TANKS. REFER TO ARCHITECTURAL PLANS AND FUELING PLANS
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 - PROVIDE 6" CONDUIT FOR FUTURE EV CHARGING.
 - WYE CONNECTION.

SANITARY SEWER STRUCTURE SCHEDULE

NO.	STRUCTURE	RIM	INVERT
S1	48" SANITARY MANHOLE	776.78	771.12 (8') S 771.12 (8') N

BENCHMARK
Vertical Datum: NAVD88
derived from GPS Observations

BM "A":	Bench nail set northwest corner of power pole. South side of Earlywood Dr., east from service entrance to Dodge dealership. Elevation = 776.83'
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FRANKLIN, IN 46131

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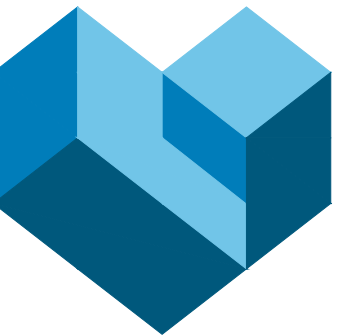
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Issue: NOT FOR CONSTRUCTION

Drawing Title:
UTILITY PLAN- NORTH

SEE SHEET 11 OF 15 UTILITY PLAN - SOUTH

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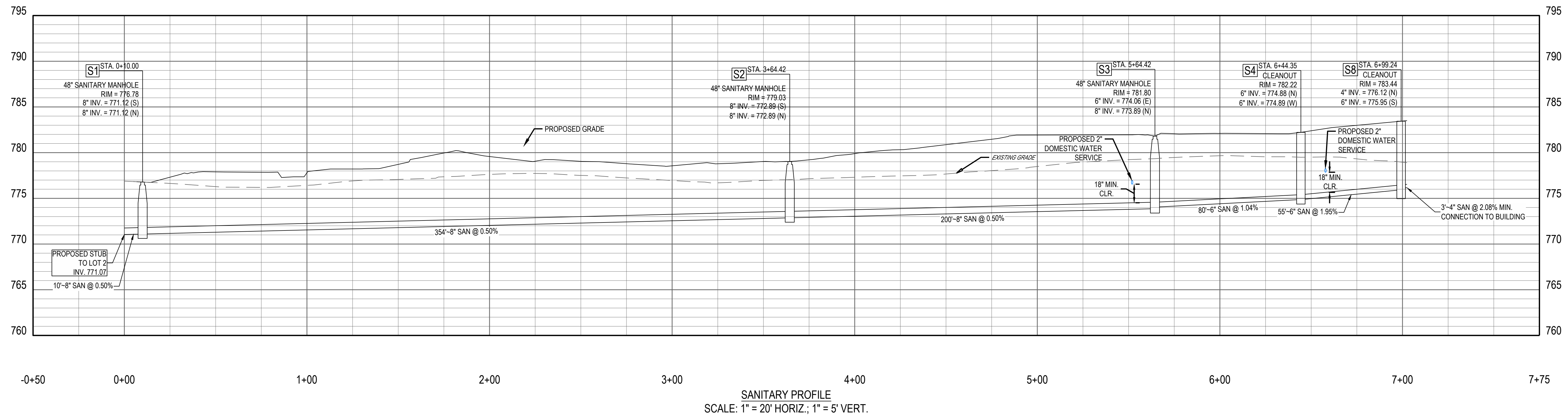


UTILITY NOTES:

- ON-SITE SANITARY SEWER LINE MATERIAL SHALL BE AS FOLLOWS:

MATERIAL	PRESSURE RATING	PIPE SPEC	FITTINGS	INSTALLATION	ACCEPTABLE AREAS OF USE
POLY VINYL CHLORIDE (PVC)	SDR 35	ASTM D3034	ASTM D3212	ASTM D2321 WITH TYPE 1 BEDDING	ON SITE, 4" OR 6" DIA., LESS THAN 12' OF COVER
POLY VINYL CHLORIDE (PVC)	SDR 26	ASTM 3034	ASTM D3212	ASTM 2321 WITH TYPE 1 BEDDING	ON SITE, 4" OR 6" DIA., GREATER THAN OR EQUAL TO 12' OF COVER

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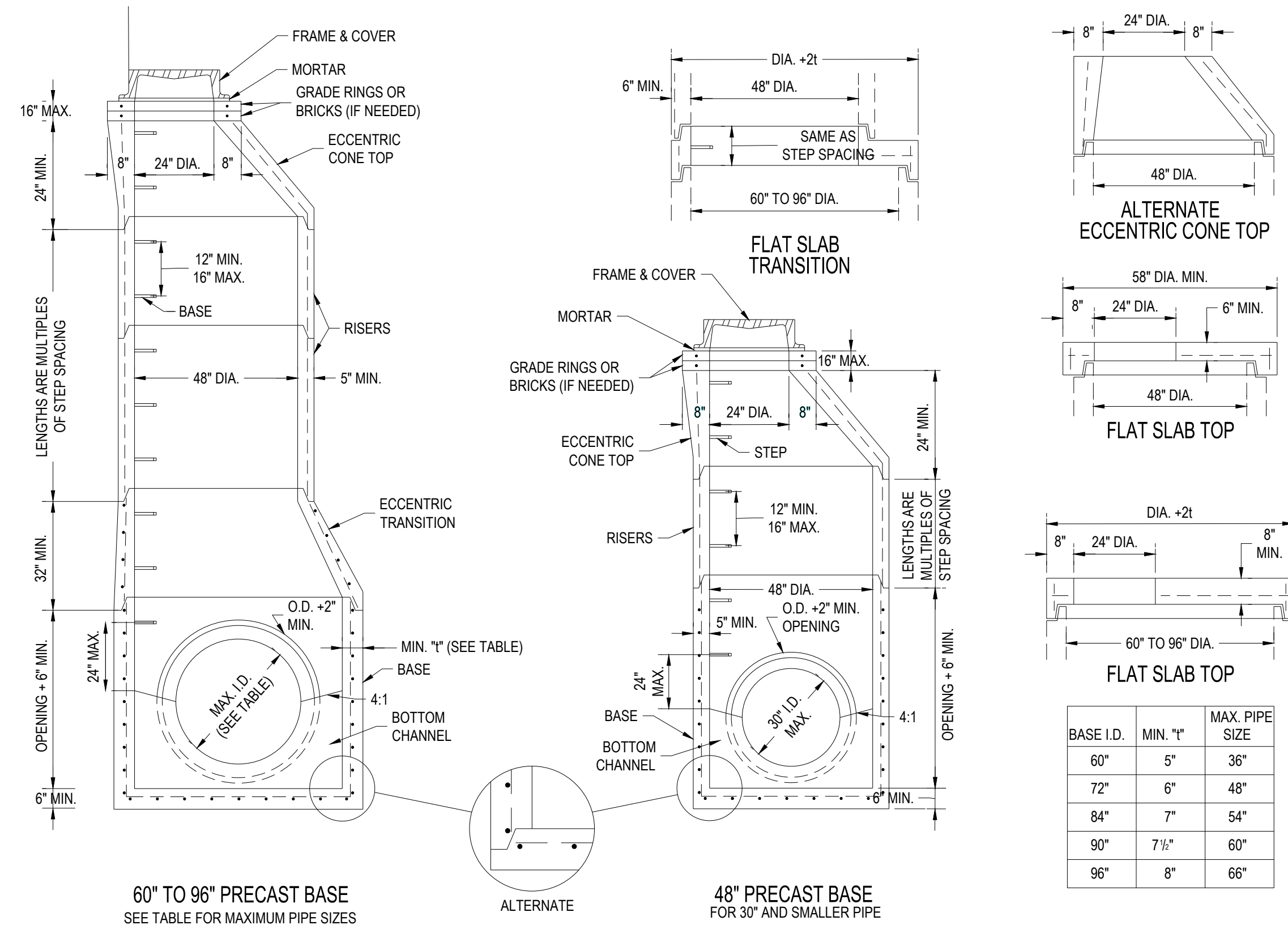
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SANITARY PROFILE



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NOTES:

- SECTIONS OF THE PRECAST MANHOLE SHALL BE CAST AND ASSEMBLED WITH EITHER ALL TONGUE OR ALL GROOVE ENDS UP. LIFT HOLES MAY BE PROVIDED IN EACH SECTION FOR HANDLING.
- TOP AND TRANSITION (OR REDUCER) SECTIONS MAY BE EITHER ECCENTRIC CONE, CONCENTRIC CONE, OR FLAT SLAB.
- BASES FOR MANHOLES ARE SHOWN WITH MONOLITHIC FLOOR AND RISER WHICH MAY BE CAST IN ONE OR TWO OPERATIONS. A PERMISSIBLE ALTERNATE IS TO CAST AND SHIP THE FLOOR AND BARREL SEPARATELY. OPENINGS FOR INLET AND OUTLET PIPE SHALL BE PROVIDED EITHER WHEN THE UNIT IS CAST OR LATER, TO MEET PROJECT REQUIREMENTS. BOTTOM CHANNELS MAY BE FORMED OF CONCRETE PRECAST IN THE BASE OR BY FIELD CONSTRUCTION. BASES MAY ALSO BE POURED IN PLACE. ALL INLETS AND OUTLETS ARE TO BE IDENTIFIED. OPENINGS IN RISER SECTIONS FOR 18" AND SMALLER INLET PIPES SHALL BE PREFABRICATED. FLEXIBLE CONNECTIONS SHALL BE PROVIDED FOR SANITARY AND COMBINED SEWERS.
- JOINT SEAL BETWEEN PRECAST MANHOLE SECTIONS AND PIPES SHALL BE RESILIENT AND FLEXIBLE GASKET JOINTS PER ASTM C-923 OR LATEST EDITION.
- G-RINGS JOINT, BETWEEN MANHOLE SECTIONS SHALL BE FLEXIBLE BUTYL RUBBER SEAL PER ASTM C-890.
- PRECAST MANHOLE SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478. CONCRETE SHALL BE 4000 PSI.
- SEAL LIFT HOLES WITH NON-SHRINK GROUT.
- FRAME AND COVER:
1. FRAME WITH SOLID COVER USE EAST JORDAN 1710A, WITH APPROPRIATE LETTERING OR APPROVED OTHER.
2. FRAME WITH GRATE USE EAST JORDAN 1710M OR APPROVED OTHER.



PRECAST CONCRETE MANHOLE
NTS



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FRANKLIN, IN

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FRANKLIN, IN 46131

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Checked By: JTK
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Drawing Title:
UTILITY DETAIL SHEET



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