SITE DEVELOPMENT PLANS FOR

GOODWILL INDUSTRIES

CAREY SHOPS

SW¼ SEC.6-T18N-R4E, HAMILTON COUNTY, WESTFIELD, INDIANA

ZONED: PB

PLANS PREPARED FOR:
PEACOCK CAREY GWI, LLC
836 E. 64TH. STREET
INDIANAPOLIS, INDIANA 46240
PHONE: 317-253-3447
FAX: 317-205-9597
CONTACT: MICHAEL COX

PLANS PREPARED BY:
BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
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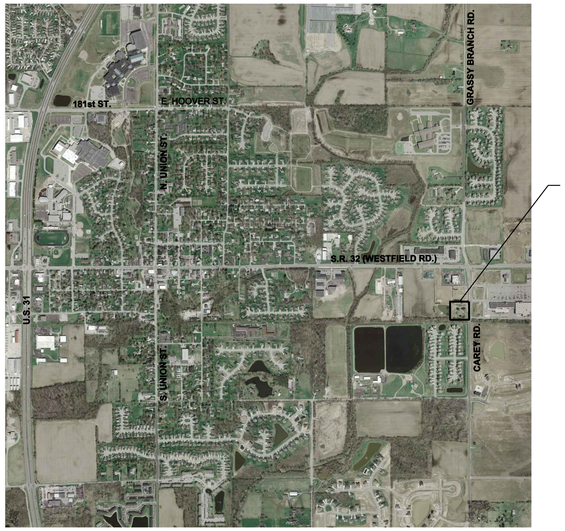
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com
CONTACT: RYAN LINDLEY

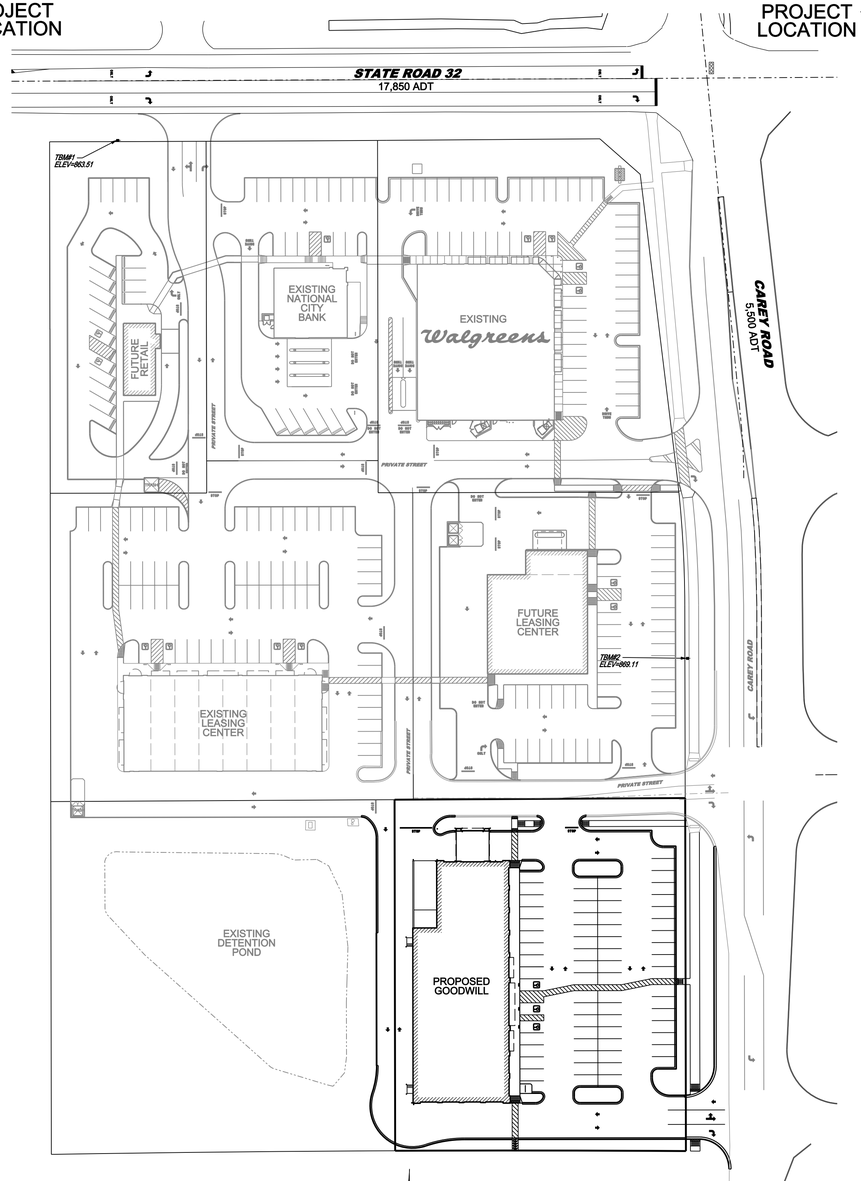


PROJECT LOCATION

AREA MAP
NO SCALE

PROJECT LOCATION

LOCATION MAP
NO SCALE



SITE MAP
1"=60'

LAND DESCRIPTION
(Goodwill Outlot)

That portion of the Northeast Quarter of Section 6, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Considering the east line of said Northeast Quarter as South 00 degrees 05 minutes 42 seconds East (assumed bearing) and all bearing contained within being relative thereto.

Commencing at the northeast corner of said Northeast Quarter; thence South 00 degrees 05 minutes 42 seconds East along the east line thereof 602.12 feet; thence South 89 degrees 40 minutes 50 seconds West 49.23 feet to the proposed west line of Carey Road and the POINT OF BEGINNING; thence South 00 degrees 07 minutes 13 seconds East along said proposed west line 294.01 feet to the north line of the former White River, Noblesville and Westfield Railroad, said point being the beginning of a curve to the left having a radius of 22,938.33 feet, a central angle of 00 degrees 36 minutes 18 seconds, and a radial line passing through said point which bears North 00 degrees 21 minutes 35 seconds East; thence westerly along said north line and the arc of said curve 242.18 feet; thence North 00 degrees 06 minutes 00 seconds West 292.41 feet; thence North 89 degrees 40 minutes 50 seconds East 242.08 feet to the POINT OF BEGINNING, containing 1.629 acres, more or less.

BENCHMARKS

BENCHMARK 107
Description per National Geodetic Survey – "1.4 MI. E. from Westfield. 1.4 miles east along the central Indiana Railway from the Station at Westfield, Hamilton County, 0.2 mile south of State Highway 32, about 800 feet north of an unpainted barn, in the southwest angle of the crossing of a gravel road, 21.1 feet west of the centerline of the gravel road, 20.1 feet south of the south rail, 4/7 feet northwest of a fence corner, and about 5 feet higher than the track. A state survey standard disk, stamped 107 and set in the top of a concrete post."
Elevation = 869.41 (NAVD 88)

Temporary Benchmark #1
Located towards the northwest quadrant of the subject site approximately 505 feet west of the centerline of Carey Road and approximately 48 feet south of the centerline of State Road 32. Railroad spike in north face of power pole.
Elevation = 863.51

Temporary Benchmark #2
From the intersection of Carey Road and State Road 32. South along Carey Road approximately 380 feet. A boat spike set in the east face of a power pole located approximately 40 feet west of the centerline of Carey Road.
Elevation = 869.11

SHEET INDEX

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C4.1	MISCELLANEOUS DETAILS
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C4.3	EROSION CONTROL DETAILS
C4.4	EROSION CONTROL SPECIFICATIONS
C4.5	SPECIFICATIONS
C4.6	STORMWATER POLLUTION PREVENTION PLAN
L1.1	LANDSCAPE PLAN
P1.1	LIGHTING PLAN

CONSTRUCTION DOCUMENTS

PROJECT MANAGER:_____ DATE:_____

THESE PLANS ARE NOT TO BE CONSIDERED FINAL OR TO BE UTILIZED FOR CONSTRUCTION UNLESS SIGNED AND DATED BY THE APPROPRIATE BANNING ENGINEERING PROJECT MANAGER.

THESE PLANS ARE NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

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

COMMERCIAL REAL ESTATE SERVICES
836 E. 64th Street
Indianapolis, IN 46220
Ph. (317) 253-3447 Fx. (317) 205-9597

Drawn PJO
Checked RRL

Revisions:

PROPOSED DEVELOPMENT FOR:
GOODWILL INDUSTRIES
17404 CAREY ROAD
ST RD 32 AND CAREY ROAD (S/C)
WESTFIELD, INDIANA 46074

Issue Log:

Lamson & Condon
ARCHITECTURE
INTERIOR DESIGN
151 North Delaware Street • Suite 151 • Indianapolis, IN 46204 • (317) 266-9830 • Fax (317) 266-0468

TITLE SHEET

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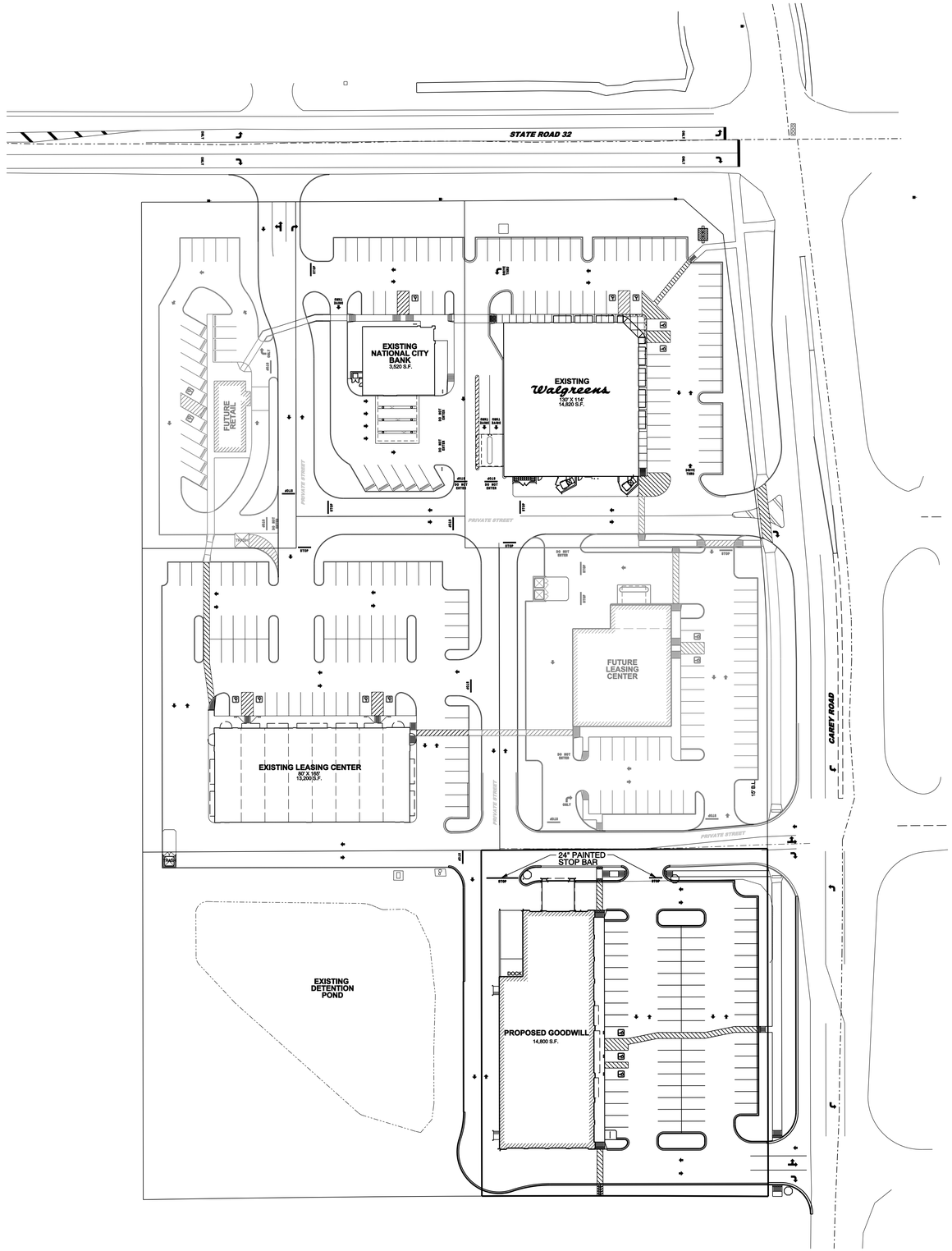
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Stamp:

Issue:
PRELIMINARY NOT FOR CONSTRUCTION

Date: 6/9/08
Project No.: 050986
File No.:

Sheet:
C1.1



STREET SIGN LEGEND

○ STOP SIGN – BY DEVELOPER

NOTE: SEE CITY OF WESTFIELD STANDARDS FOR DETAILS OF SIGNAGE.

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836 E. 64th Street
Indianapolis, Indiana 46220
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PROPOSED DEVELOPMENT FOR:
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17404 CAREY ROAD
ST RD 32 AND CAREY ROAD (SWC)
WESTFIELD, INDIANA 46074

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OVERALL PLAN

Drawn PJO
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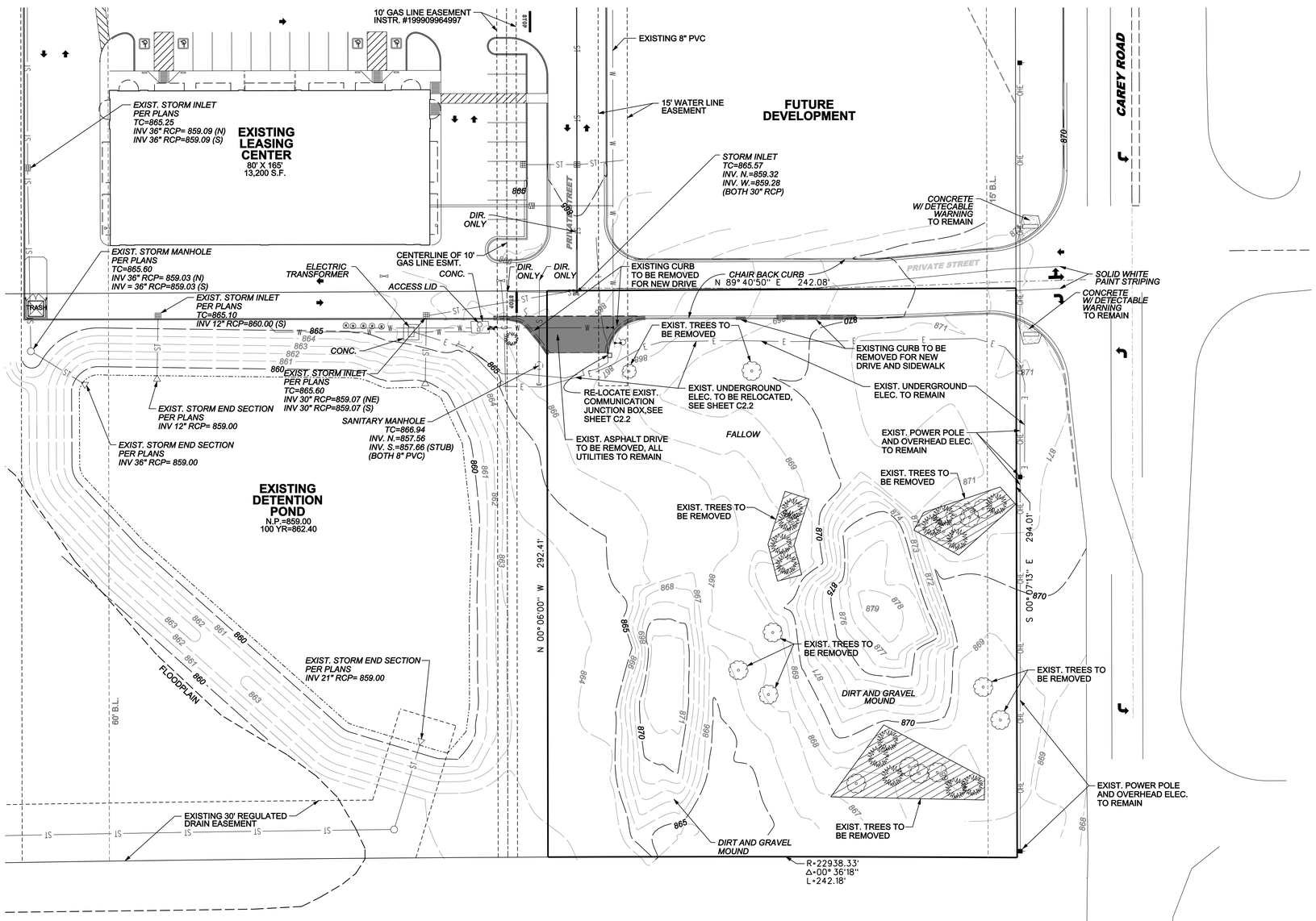

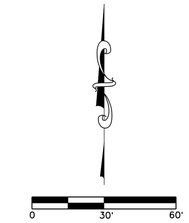

LEGEND

EXISTING

- POWER POLE
- FIRE HYDRANT
- WATER METER
- GAS VALVE
- WATER VALVE
- STORM INLET
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- MISC. ELECTRIC STRUCTURE
- INLET
- WELL
- ST — STORM SEWER
- E — BURIED ELECTRIC LINE
- OHE — OVERHEAD ELECTRIC
- W — WATER SERVICE
- G — GAS SERVICE
- T — BURIED TELEPHONE LINE
- S — SANITARY SEWER
- 867 — CONTOUR LINE
- DECIDUOUS TREE
- CONIFEROUS TREE

NOTE: UTILITY INFORMATION SHOWN IS BASED ON INFORMATION FROM PHASE 1 DESIGN PLANS AND MARKINGS BY INDIANA811. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO START OF CONSTRUCTION.

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17404 CAREY ROAD
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EXISTING TOPO AND DEMOLITION PLAN

BANNING ENGINEERING
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PLAINFIELD, IN 46168
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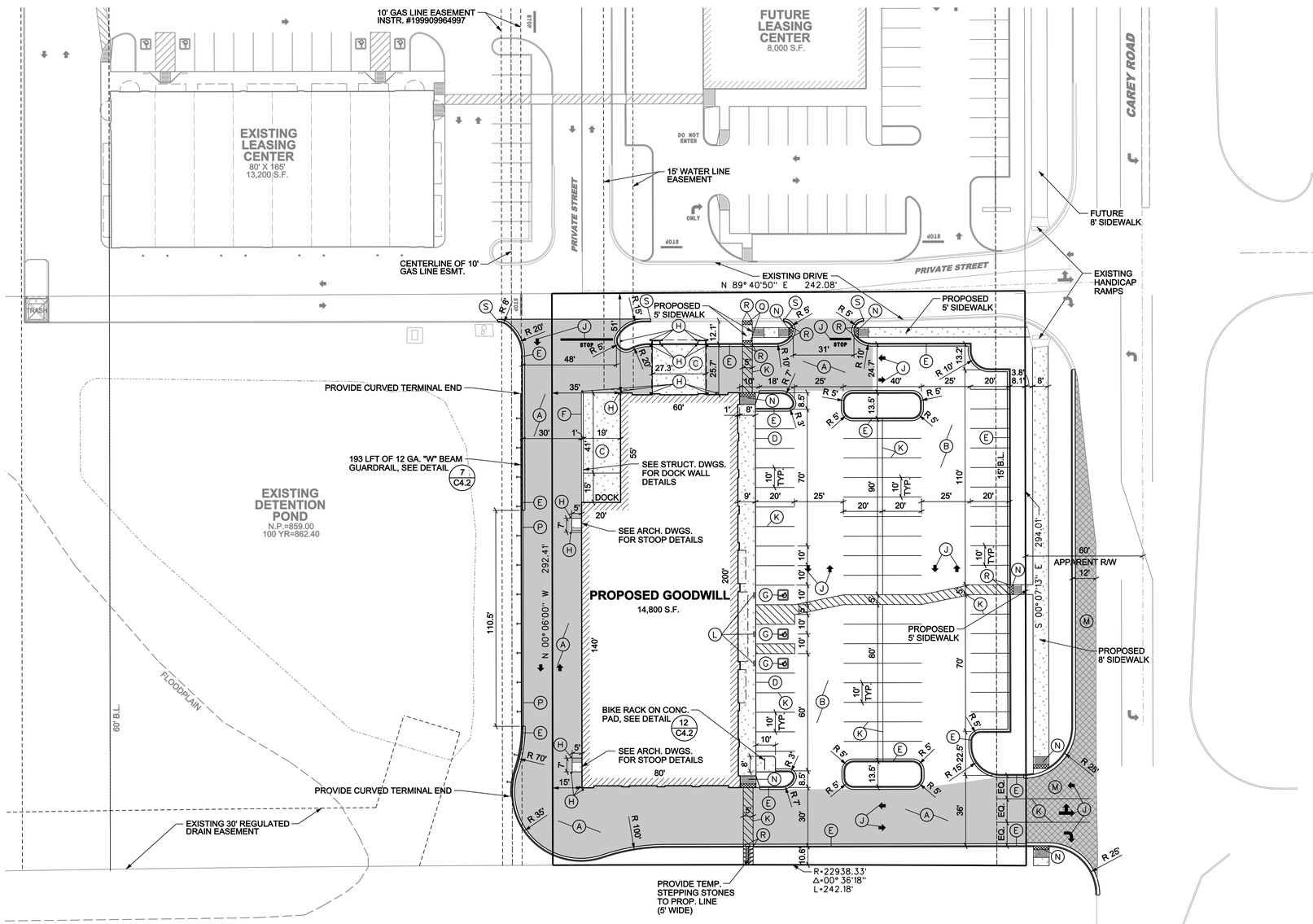

PLAN NOTES

- (A) HEAVY DUTY PAVEMENT, SEE DETAIL 1 C4.2
- (B) LIGHT DUTY PAVEMENT, SEE DETAIL 2 C4.2
- (C) CONCRETE PAVEMENT, SEE DETAIL 3 C4.2
- (D) INTEGRAL CURB/ WALK, SEE DETAIL 4 C4.2
- (E) 18" COMBINED CURB & GUTTER, SEE DETAIL 5 C4.2
- (F) RETAINING WALL AT DOCK, SEE ARCH. DWGS.
- (G) PAINTED HANDICAP PARKING SYMBOL, SEE DETAIL 8 C4.2
- (H) PIPE BOLLARD, SEE DETAIL 11 C4.2
- (J) PAINTED PAVEMENT MARKINGS (WHITE)
- (K) 4" PAINTED STRIPING (WHITE)
- (L) HANDICAP PARKING SIGN, SEE DETAIL 10 C4.2
- (M) CAREY ROAD PAVEMENT
  - 1" BITUMINOUS SURFACE (9.5MM)
  - 2" BITUMINOUS INTERMEDIATE (12.5 MM)
  - 6" BITUMINOUS BASE (25.0 MM)
  - 9" COMP. AGGR. (NO. 53) - 2 LIFTS
- (N) HANDICAP RAMP W/ DETECTABLE WARNING, SEE DETAIL 9 C4.2 15 C4.1
- (P) RETAINING WALL, SEE DETAIL 15 C4.2
- (Q) DETECTABLE WARNING IN SIDEWALK, SEE DETAIL 14 C4.1
- (R) TAPER CURB TO ASPHALT GRADE IN 2' FOR SIDEWALK
- (S) MATCH NEW CURB TO EXISTING

GENERAL NOTES

1. All work shall be performed in conformance with the Subdivision Control Ordinance of the City of Westfield and all other ordinances which pertain to this type of work.
2. No changes in or departure from the plans or specifications shall be made without prior approval, in writing, by the Engineer.
3. The Contractor shall be responsible for obtaining all Federal, State, County and City permits, or any other permits required.
4. Before construction begins, the Contractor shall field verify the location of all utilities shown on the plans, and contact all utility companies to locate all mains, conduits, service lines, etc., in the construction area, and shall protect all such utilities during construction.
5. Before construction begins, the Contractor shall notify the owners, and the owner's engineer, so that an inspector may be present.
6. It shall be the responsibility of the Contractor to maintain quality control throughout the project; failure to do so may result in removal and replacement of the defective work. It is recommended that the Owner have a qualified inspector on the job site at all times during construction.
7. It is essential that the work to be done in conjunction with this project shall be installed according to these specifications. The Engineer will be required to certify to certain portions of this project upon completion. Therefore, it is necessary to obtain approval and acceptance by the City that construction was done in compliance with these plans and specifications.
8. The Engineer shall be notified of all field tile located on the site during construction. All such field tile shall be incorporated into the storm sewer system so that it remains in working condition.
9. Plans shall be bid as a working system. Any errors or omissions shall be brought to the attention of the Engineer prior to construction. In the event of the contractor's failing to give such notice, he shall be held responsible for the results of any such errors or omissions, and the cost of rectifying the same.
10. Structural fill shall be compacted in maximum 6" lifts to 95% Standard Proctor.
11. Liability insurance policy shall be furnished to the Owner before any work is started.
12. The contractor shall notify the City of Westfield at least 72 hours prior to any bonded or bank credit letter site improvements are installed. A pre-construction meeting shall be set up by the Contractor with the City, the Owner and the Engineer prior to any construction.

NOTE: DIMENSIONS SHOWN ARE TO THE INSIDE FACE OF CURB (ASPHALT SIDE) UNLESS NOTED OTHERWISE.

Indiana811 Know what's below. Call before you dig.

COMMERCIAL REAL ESTATE SERVICES
836 E. 64th Street
Indianapolis, IN 46220
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Checked RBL

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ST RD 32 AND CAREY ROAD (SAC)
WESTFIELD, INDIANA 46074

Issue Log:

Lamson & Condon
ARCHITECTURE
INTERIOR DESIGN
151 North Delaware Street • Suite 151 • Indianapolis, IN 46204 • (317) 266-9830 • Fax (317) 266-0468

SITE LAYOUT PLAN

BANNING
863 COLUMBIA ROAD, SUITE #151
BOSTON, MA 02125-3310
BUS. (617) 703-3700, FAX. (617) 703-3800
E-MAIL: info@banningengineering.com
WEB: www.Banningengineering.com

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Issue:
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Date: 6/9/08
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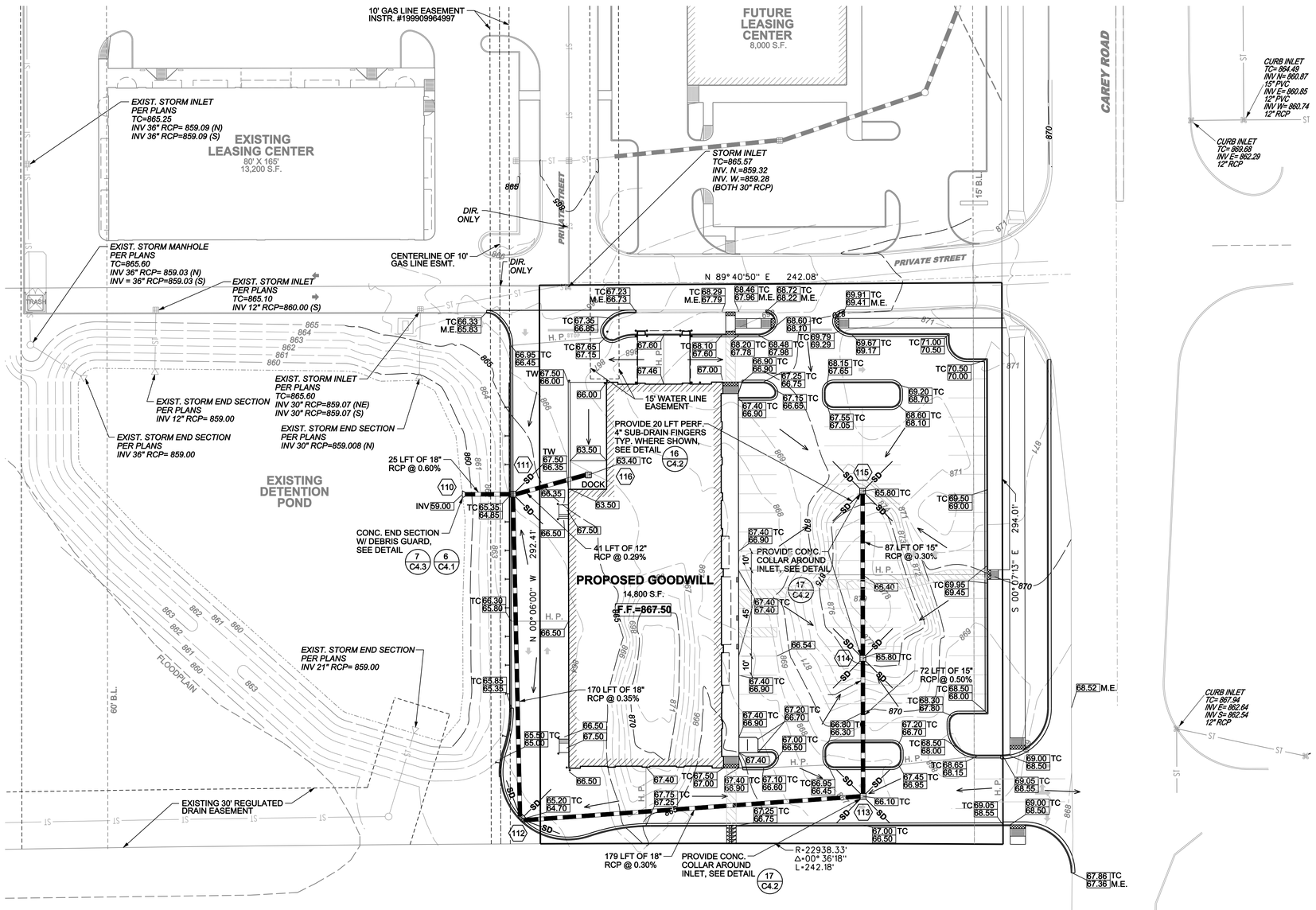

0 30' 60'

LEGEND

869	EXISTING CONTOUR
ST	EXISTING STORM SEWER
	PROPOSED STORM SEWER
SD	PROPOSED SUB-DRAIN (SMOOTH BORE, DOUBLE WALL PIPE)
65.50 OR TC 65.50 / 65.00	TOP OF CURB ELEVATION (ADD 800) / PAVEMENT ELEVATION (ADD 800)
INV	INVERT
→	DRAINAGE FLOW
M.E.	MATCH EXISTING
TC	TOP CURB OR TOP CASTING
TW	TOP RETAINING WALL
FF	FINISHED FLOOR
110	STORM STRUCTURE NUMBER

STORM STRUCTURE DATA

110 CONC. END SECTION W/ DEBRIS GUARD
INV.=859.00

111 4' DIAM. MANHOLE
W/ "NEENAH" R-3070 CASTING
T.C.=TOP CURB=865.35
INV. 18" RCP S=859.15
INV. 12" RCP E=859.65
INV. 18" RCP W=859.15

112 4' DIAM. MANHOLE
W/ "NEENAH" R-3070 CASTING
T.C.=TOP CURB=865.20
INV. 18" RCP N=859.74
INV. 18" RCP E=859.74

113 INLET TYPE "1A" (36" X 24" W/ CONC. CAP FOR 24" SQ. OPENING)
W/ "NEENAH" R-3402-E CASTING
T.C.=866.10
INV. 15" RCP N=860.53
INV. 18" RCP W=860.28

114 INLET TYPE "1A" (36" X 24" W/ CONC. CAP FOR 24" SQ. OPENING)
W/ "NEENAH" R-3402-E CASTING
T.C.=865.80
INV. 15" RCP N=860.89
INV. 15" RCP S=860.89

115 INLET TYPE "1A" (36" X 24" W/ CONC. CAP FOR 24" SQ. OPENING)
W/ "NEENAH" R-3402-E CASTING
T.C.=865.80
INV. 15" RCP S=861.15

116 INLET TYPE "1A" (24" X 24")
W/ "NEENAH" R-3402-E CASTING
T.C.=863.40
INV. 12" RCP W=859.77

NOTE: ALL CASTINGS SHALL BE PRE-STAMPED "STORM SEWER" OR AS DIRECTED BY WESTFIELD DPW

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GRADING AND DRAINAGE PLAN

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ENGINEERING
855 COLUMBIA ROAD, SUITE #101
PLAINFIELD, INDIANA 46168
BUS. (317) 707-7700, FAX. (317) 707-3600
E-MAIL: info@Banningengineering.com
WEB: www.Banningengineering.com

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Issue:
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Date: 6/9/08
Project No.: 050986
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Sheet:
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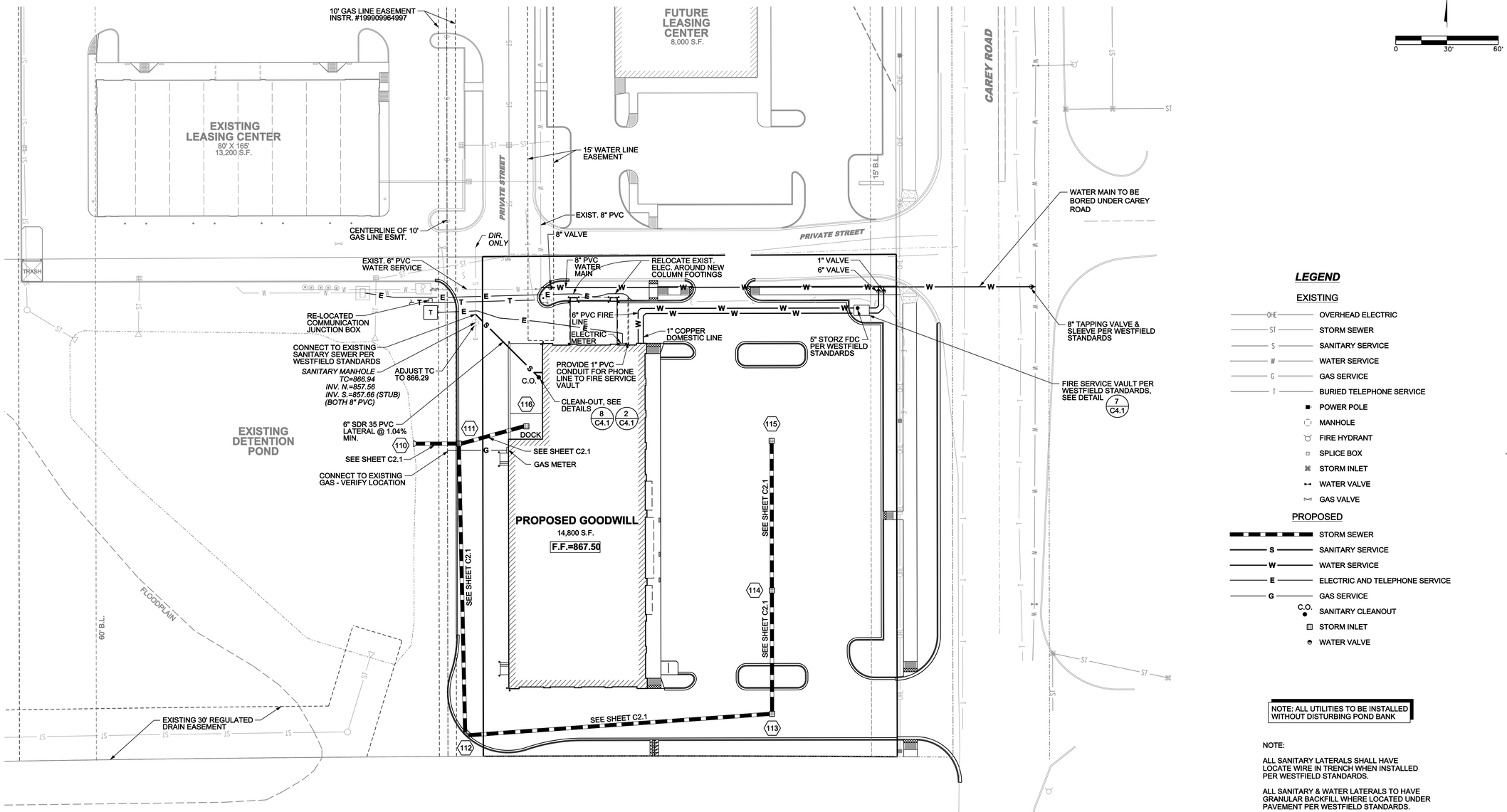

LEGEND

EXISTING

- OHE — OVERHEAD ELECTRIC
- ST — STORM SEWER
- S — SANITARY SERVICE
- W — WATER SERVICE
- G — GAS SERVICE
- T — BURIED TELEPHONE SERVICE
- POWER POLE
- MANHOLE
- FIRE HYDRANT
- SPLICE BOX
- STORM INLET
- WATER VALVE
- GAS VALVE

PROPOSED

- STORM SEWER
- S — SANITARY SERVICE
- W — WATER SERVICE
- E — ELECTRIC AND TELEPHONE SERVICE
- G — GAS SERVICE
- C.O. SANITARY CLEANOUT
- STORM INLET
- WATER VALVE

NOTE: ALL UTILITIES TO BE INSTALLED WITHOUT DISTURBING POND BANK

NOTE:

ALL SANITARY LATERALS SHALL HAVE LOCATE WIRE IN TRENCH WHEN INSTALLED PER WESTFIELD STANDARDS.

ALL SANITARY & WATER LATERALS TO HAVE GRANULAR BACKFILL WHERE LOCATED UNDER PAVEMENT PER WESTFIELD STANDARDS.

ALL ROOF DRAINS TO DISCHARGE TO GROUND SURFACE

THE MINIMUM DEPTH FOR SANITARY LATERALS SHALL BE 36" MIN. TO TOP OF PIPE. THE MINIMUM DEPTH FOR WATER LATERAL PIPING SHALL BE 54" TO TOP OF PIPE.

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UTILITY PLAN

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Stamp:

Issue: PRELIMINARY NOT FOR CONSTRUCTION

Date: 6/9/08
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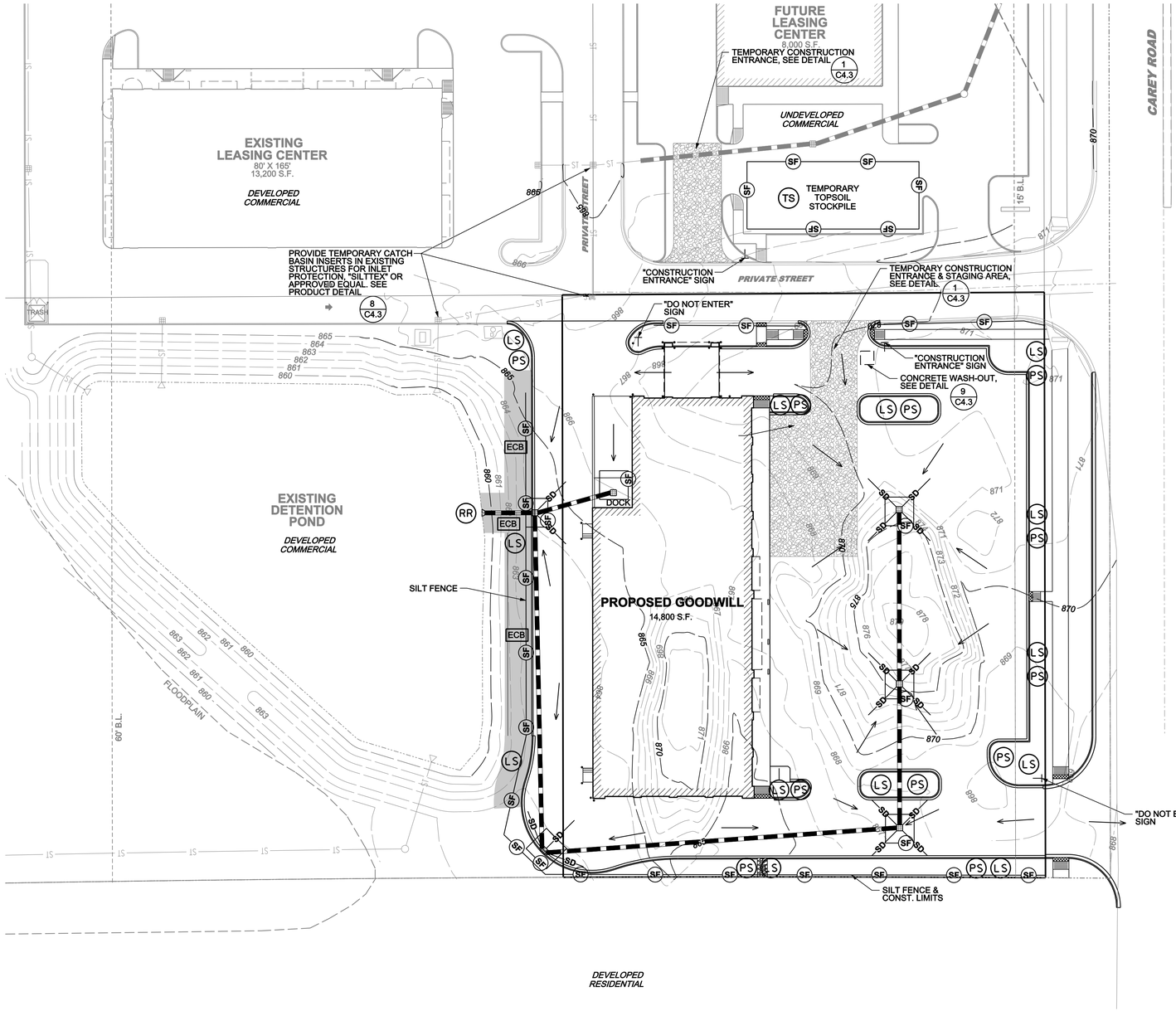
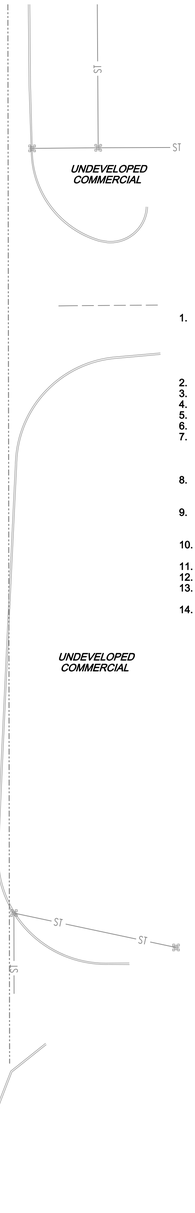




0 30' 60'

NOTE:
-NO EVIDENCE OF STORMWATER ENTERING GROUNDWATER EXIST ON THIS SITE
-TRIBUTARY TO COOL CREEK
-PROJECT DATA
DISTURBED AREA = 2 +/- ACRES
START DATE = 9/2/08
END DATE = 9/2/10
-SOIL TYPES = CrA - CROSBY SILT LOAM, 0 TO 2 PERCENT SLOPES
MmB2 - MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED
-ALL GRASS AREAS TO BE SOD
-EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL 3 TO 1 SLOPES OR GREATER WHERE SHOWN ON PLAN
-EXCESS TOPSOIL SHALL BE REMOVED FROM SITE
-NO WATER QUALITY PERMITS ARE NEEDED
-THERE ARE NO WETLANDS, LAKES OR WATER COURSES ADJACENT TO THE SITE
-HYDROLOGIC UNIT CODE - 05120201090030
-LATITUDE 40°02'27" N - LONGITUDE 86°06'35" W
-ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN FIELD BY THE OWNER, ENGINEER OR WPWD INSPECTOR
-THE EROSION CONTROL PLAN MUST BE EXECUTED BEFORE CONSTRUCTION BEGINS

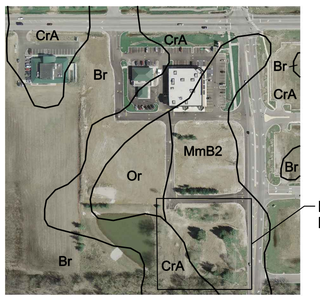
CONSTRUCTION SEQUENCING

1. CONTRACTOR TO SET UP A PRE-CONSTRUCTION MEETING WITH CONTRACTOR, ENGINEER, OWNER & CITY OF WESTFIELD REPRESENTATIVE TO DISCUSS SCHEDULING AND SEQUENCING PROJECT. CONTRACTOR TO DISCUSS TEMPORARY STOCKPILE AREA AND METHOD OF PROTECTING STREET AND TRAFFIC DURING GRADING. THE CONTRACTOR SHALL NOTIFY THE CITY OF WESTFIELD AT LEAST 72 HOURS PRIOR TO ANY SITE IMPROVEMENTS ARE INSTALLED.
2. ESTABLISH CONSTRUCTION ENTRANCE AND STAGING AREA AS DELINEATED ON PLAN.
3. INSTALL PERIMETER SILT FENCE AS DELINEATED ON PLAN.
4. DEMOLISH SITE, REMOVE AND PROPERLY DISPOSE OF ALL NON-USEABLE MATERIALS.
5. CHECK AND STABILIZE PERIMETER UPON COMPLETION OF INTERIOR SITE DEMOLITION.
6. EVALUATE LOCATION OF SOIL STOCKPILE AREA AND PREP WITH SILT FENCE.
7. WITH EROSION AND SEDIMENT CONTROL MEASURES IN PLACE, BEGIN LAND CLEARING FOLLOWED IMMEDIATELY BY ROUGH GRADING. DO NOT LEAVE LARGE AREAS UNPROTECTED FOR MORE THAT 15 DAYS. ANY AREAS THAT WILL BE IDLE FOR MORE THAN 15 DAYS MUST BE STABILIZED IMMEDIATELY.
8. LIME STABILIZATION OF PARKING LOT AREAS (IF REQUIRED) SHOULD BE DONE PRIOR TO THE INSTALLATION OF STORM SEWERS TO PREVENT THE TRANSMISSION OF LIME DUST TO RECEIVING WATERS.
9. UPON COMPLETION OF MASS GRADING. INSTALL STORM SEWERS AND OTHER UNDERGROUND UTILITES. AS STORM SEWERS ARE CONSTRUCTED, INSTALL INLET PROTECTION MEASURES AS INDICATED ON PLANS.
10. UPON COMPLETION OF UTILITY CONSTRUCTION PROCEED WITH PARKING LOT AND DRIVEWAY CONSTRUCTION. INSTALL PARKING AND DRIVE AGGREGATE.
11. BEGIN BUILDING CONSTRUCTION.
12. UPON COMPLETION OF BUILDING, INSTALL CURBS, SIDEWALKS AND PAVEMENT.
13. ONCE PAVEMENT AND CURBS ARE IN PLACE, FINAL GRADE ALL AREAS. UPON COMPLETION OF ALL GRADING, INSTALL SOD AND/OR LANDSCAPING PER PLANS.
14. CONTRACTOR IS RESPONSIBLE FOR INSPECTING EROSION AND SEDIMENT CONTROL MEASURES EVERY 7 DAYS AND WITHIN 24 HOURS AFTER EACH ½" RAINFALL EVENT WITH REPAIRS TO BE COMPLETED WITHIN 7 DAYS OF INSPECTION.

IMPORTANT – CONTRACTOR TO NOTE

LEGEND

- SF — SILT FENCE, SEE DETAIL 2 C4.3
- TS — TEMPORARY SEEDING
- PS — SOD
- M — MULCH
- LS — LANDSCAPING
- SF — TEMPORARY SILT FENCE DROP INLET PROTECTION, SEE DETAIL 3 C4.3
- ECB — EROSION CONTROL BLANKET, SEE DETAIL 4 C4.3 5 C4.3 (NORTH AMERICAN GREEN S-150)
- RR — RIP-RAP REQ'D. (D_{50}=7", 15" THICK)



SOILS MAP
NO SCALE

SOIL LIMITATIONS:
Soil Types:

CrA - Crosby silt loam, 0 to 2 percent slopes
Rated severe; very poorly drained; seasonal high water table ; fair to poor compaction, shear strength, stability; moderate to low shrink-swell potential; medium to high compressibility, subject to frost heave, slow permeability.
MmB2 - Miami Silt Loam, 2 to 6 percent slopes, eroded
Rated moderate; fair to poor compaction, shear strength, stability; moderate to low shrink-swell potential; medium to high compressibility, subject to frost heave, moderate permeability.

NOTE: FOR STORMWATER POLUTION AND PREVENTION NARRATIVE SEE SHEET C4.6

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COMMERCIAL REAL ESTATE SERVICES
836 E. 64th Street
Indianapolis, Indiana 46220
Ph. (317) 253-3447 Fx. (317) 205-6997

Drawn PJO
Checked RRL

Revisions:

PROPOSED DEVELOPMENT FOR:
GOODWILL INDUSTRIES
17404 CAREY ROAD
ST RD 32 AND CAREY ROAD (SAC)
WESTFIELD, INDIANA 46074

Issue Log:

Lamson & Condon
ARCHITECTURE
INTERIOR DESIGN
151 North Delaware Street • Suite 151 • Indianapolis, IN 46204 • (317) 266-9830 • Fax (317) 266-0468

EROSION & SEDIMENT CONTROL PLAN

BANNING
853 COLUMBIA ROAD, SUITE #101
DANVILLE, IN 46122
BLDG: (317) 707-2700, FAX: (317) 707-3600
E-MAIL: Banning@Banningengineering.com
WEB: www.Banningengineering.com

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Date: 6/9/08
Project No.: 050986
File No.:

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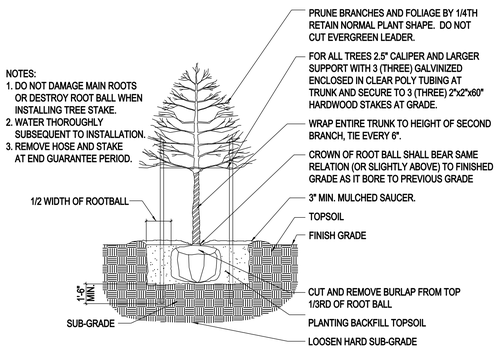
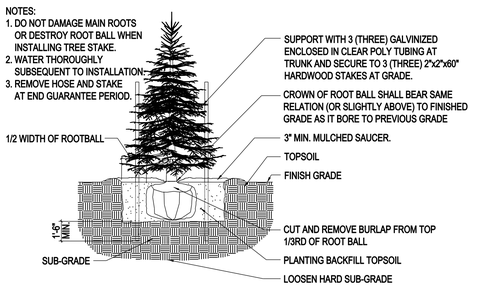
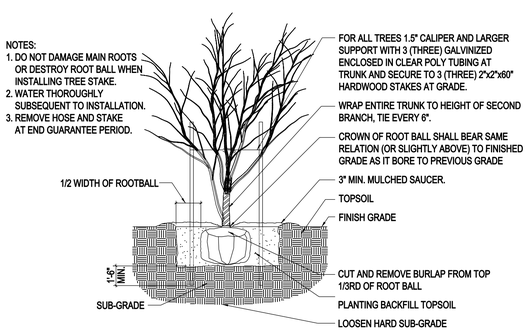


SHADE TREE PLANTING DETAIL
NO SCALE



EVERGREEN TREE PLANTING DETAIL
NO SCALE



ORNAMENTAL TREE PLANTING DETAIL
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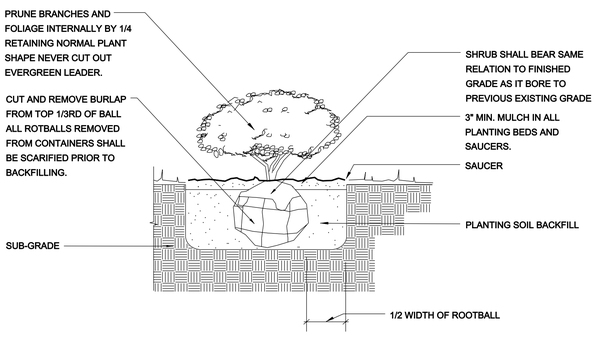

SHRUB PLANTING DETAIL
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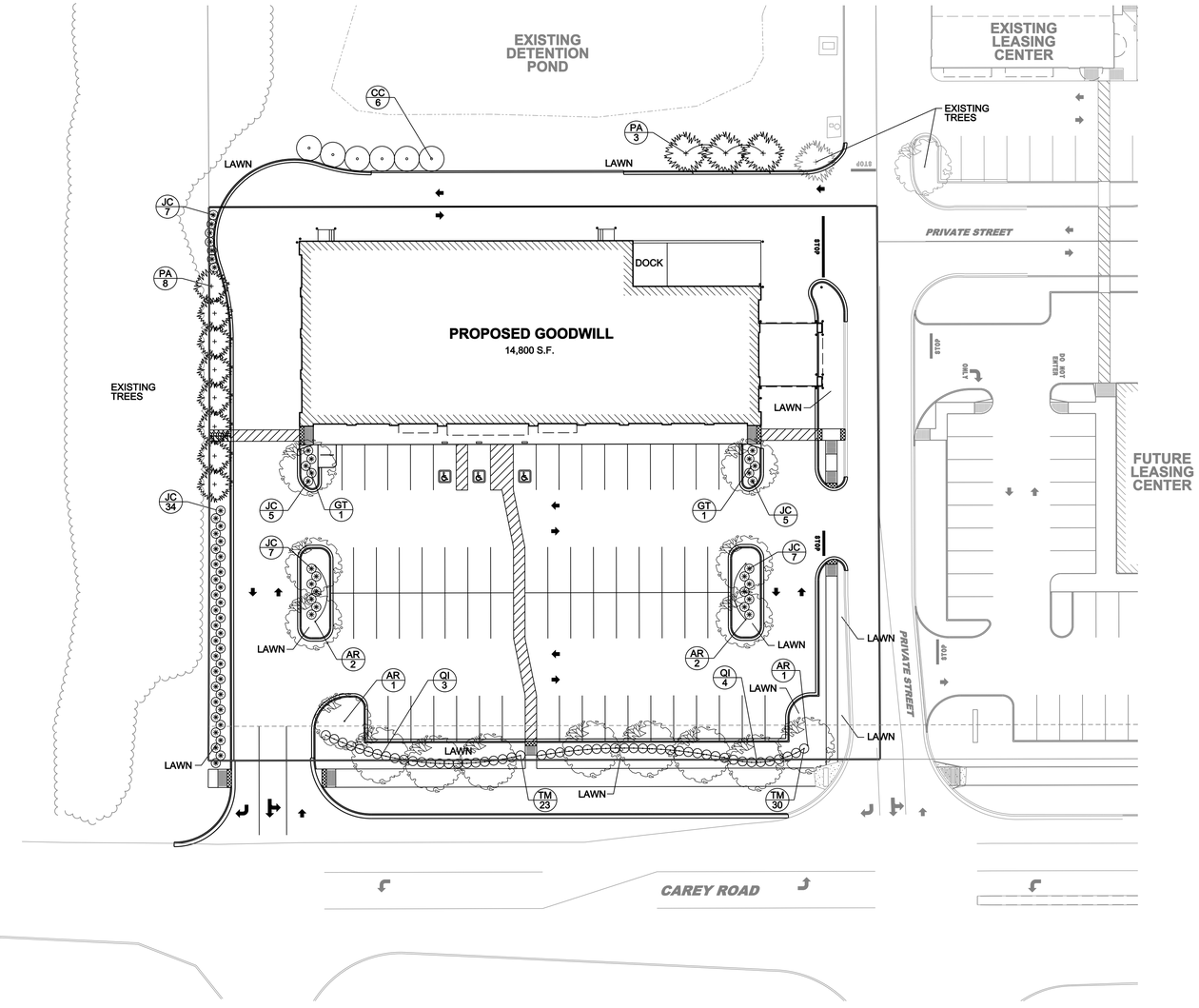

Goodwill Industries Landscape Plan

Scale 1"=30'

PLANT SCHEDULE

KEY	COMMON/BOTANIC PLANT NAME	SIZE
AR	Acer rubrum 'October Glory / October Glory Red Maple	2.5" Caliper
CC	Crataegus crus-galli inermis / Thornless Hawthorn	1.5" Caliper
GT	Gleditsia tri. 'Skycole' / Skyline Honeylocust	2.5" Caliper
JC	Juniperus chin. 'Sea Green' / Sea Green Juniper	24" Height
PA	Picea abies / Norway Spruce	6' Height
QI	Quercus imbricaria / Shingle Oak	2.5" Caliper
TM	Taxus m. 'Runyan' / Runyan Yew	24" Height

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 on-site topsoil, 1 part imported topsoil, 1 part compost and 1/2 pound plant specified fertilizer per cubic yard.
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, sunscald 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.
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 (811) 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.
SODDED LAWN: Complete all other landscape plantings, mulching, fine grading and staking prior to sodding lawn areas. Provide sodded lawn for all lawn areas utilizing Warren's Turf Type Tall Fescue Sod. Apply fertilizer at a rate of 4 pounds of actual nitrogen per 1,000 square feet. Spread topsoil over lawn areas to a depth of two inches and cultivate soil to a depth of three inches prior to sodding. Sod bed shall be in a firm but uncompacted condition with a relatively fine texture at time of sodding. Contractor shall maintain sodded 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 SYMBOLOGY

- CANOPY TREE
- ORNAMENTAL TREE
- DECIDUOUS / EVERGREEN SHRUB
- EVERGREEN TREE

0 30' 60'

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830 E. 64th Street
Indianapolis, IN 46220
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Checked RRL

Revisions:

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Issue Log:

Lamson & Condon
ARCHITECTURE
INTERIOR DESIGN
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LANDSCAPE PLAN

BANNING ENGINEERING
855 COLUMBIA ROAD, SUITE #151
PLAINFIELD, INDIANA 46168
BUS. (317) 707-3700, FAX. (317) 707-3800
E-MAIL: info@banningengineering.com
WEB: www.Banningengineering.com

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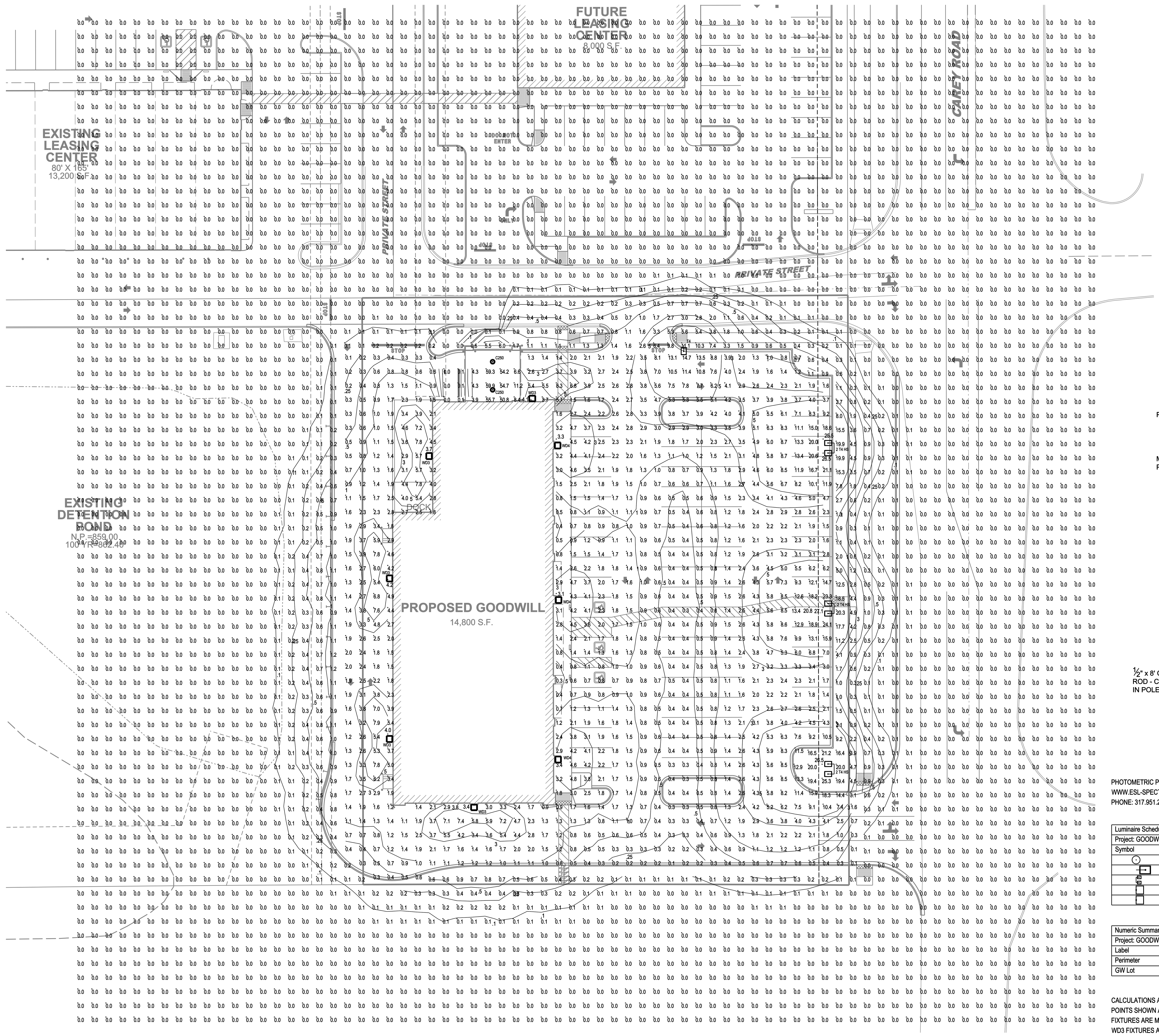

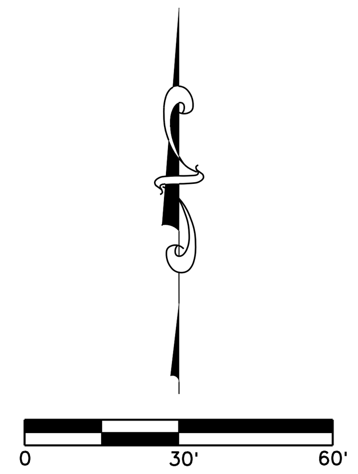

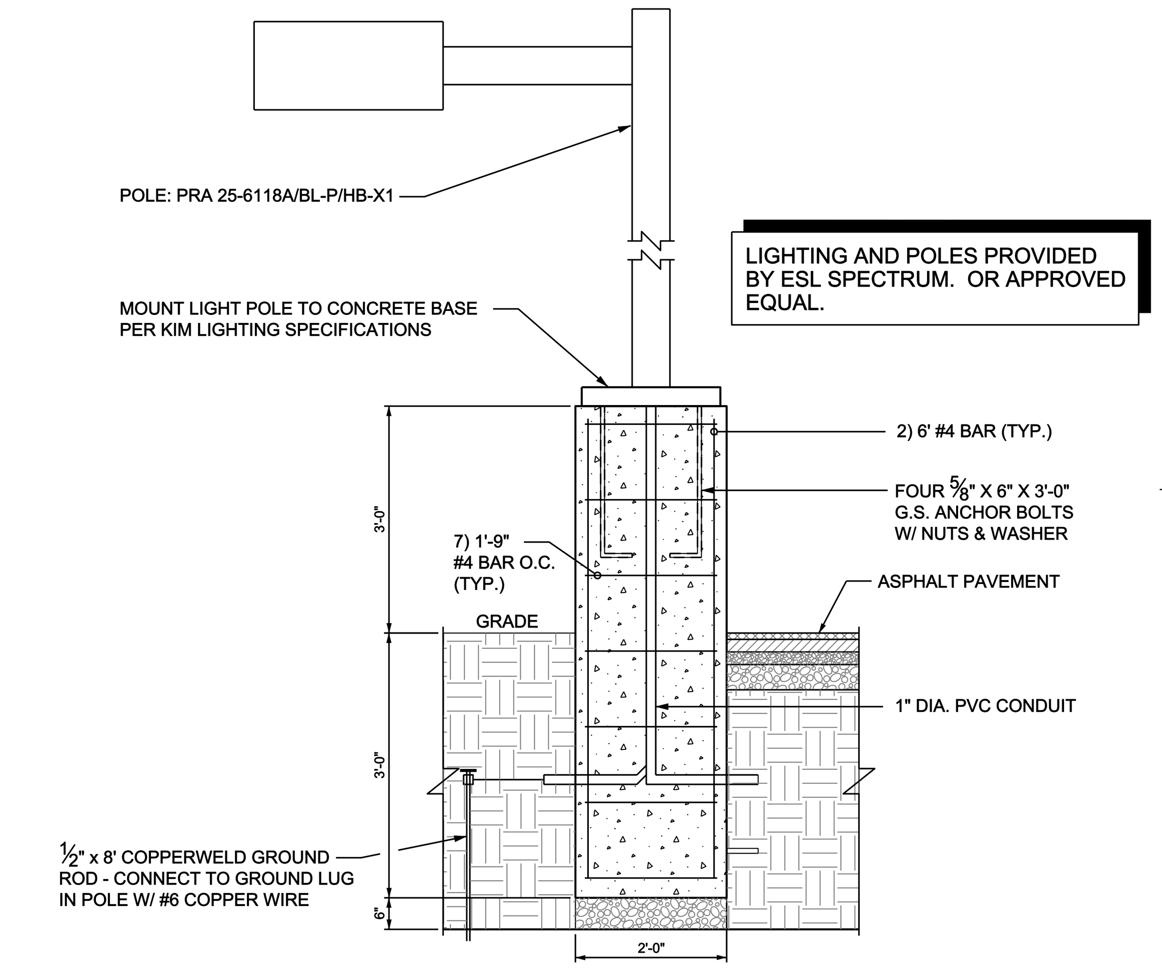

POLE LIGHT FOUNDATION DETAIL

NOT TO SCALE

PHOTOMETRIC PLAN DESIGNED BY ESL-SPECTRUM
WWW.ESL-SPECTRUM.COM
PHONE: 317.951.2300

Luminaire Schedule							
Project: GOODWILL - WESTFIELD, IN - SITE LIGHTING 20080196							
Symbol	Qty	Label	Arrangement	Watts	Lumens	LLF	Description
⊙	2	C250	SINGLE	0.75	21000	0.750	1238M10-250MHFE-ST850L
	1	T4	SINGLE	400	36000	0.750	CR1-A-H40-H4
	3	2 T4 HS	TWIN	400	36000	0.750	CR1-A-H40-H4-HS
	5	WD3	SINGLE	250	23000	0.750	WD18D3-250MH-HS
	3	WD4	SINGLE	250	23000	0.750	WD18D4-250MH-HS

Numeric Summary							
Project: GOODWILL - WESTFIELD, IN - SITE LIGHTING 20080196							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Perimeter	Illuminance	Fc	0.19	26.5	0.0	N.A.	N.A.
GW Lot	Illuminance	Fc	3.16	59.9	0.0	N.A.	N.A.

CALCULATIONS ARE MAINTAINED HORIZONTAL ILLUMINANCE FIGURES IN FOOT-CANDLES
POINTS SHOWN ARE AT GRADE
FIXTURES ARE MOUNTED ON 20' POLES AND ASSUMED 2'-6" BASE (22'-6" TOTAL A.F.G.)
WD3 FIXTURES ARE WALL MOUNTED 16' A.F.G.
C175 & C250 FIXTURES ARE RECESSED MOUNTED UNDER CANOPIES 10' A.F.G.

THE FIXTURE TYPES SPECIFIED MUST BE USED IN ORDER TO MEET THE EXACT CRITERIA SHOWN ON THIS LAYOUT.

Indiana 811
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ST RD 32 AND CAREY ROAD (SWC)
WESTFIELD, INDIANA 46074

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LIGHTING PLAN

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
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WEB: www.BanningEngineering.com

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