



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (March 12, 2014 Meeting)

Docket No. / Project Title: PUDF-14-04 (Columbus Crossing Lot 1B)
Staff: Allie Keen
Applicant: MAP Columbus Crossing, LLC
Property Size: 3.05 Acres
Current Zoning: PUD (Planned Unit Development)
Location: 2035-2145 W. Jonathon Moore Pike, in the City of Columbus

Background Summary:

MAP Columbus Crossing, LLC is requesting approval of an amendment to the Lot 1B Final PUD for the purpose of adding 30 new parking spaces along the west side of the property and an outdoor seating area. This property is currently occupied by a strip commercial center that includes Buffalo Wild Wings, Jimmy Johns, and several other businesses. The property is located within the Columbus Crossing Planned Unit Development (PUD).

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Is the proposed Final PUD consistent with the preliminary PUD?
2. How should the dead and missing trees planted around the building be replaced?
3. Does the missing/dying landscaping throughout the site that was approved on the original Final PUD (PUDF-05-07) need to be replaced?

Staff Recommendation:

Approval, with the following conditions:

1. All dying/missing trees and the replacement planters around the building shall be replaced with a combination of both tall grasses and flowers by no later than November 1, 2014. A planting plan for these areas shall be submitted for review and approval by the Planning Department staff prior to installation.
2. All other dying or missing landscaping shown on the original Lot 1B Final PUD site plan (PUDF-05-07) shall be replaced by no later than November 1, 2014.
3. The curbing to be provided at the southwest corner of the parking lot shall be clarified to ensure that the landscape area at that location is adequately protected from vehicles (consistent with Zoning Ordinance Section 7.2 (Part 4)(A)(5)(b)).
4. The cherry tree to be removed for the outdoor seating area shall be replaced elsewhere on the property as part of the construction project, with the site plan being revised to indicate the new location.

Current Property Information:	
Land Use:	Retail/Restaurant
Site Features:	The property features an existing 18,993 square foot strip center, a parking lot, and associated landscaping.
Flood Hazards:	The subject property is located entirely within the 100-year floodway fringe.
Vehicle Access:	Access easement (west) from Jonathon Moore Pike (Major Arterial, Commercial, Suburban) and an access easement/alley (south).

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	AP (Agriculture: Preferred) CR (Commercial: Regional)	Agriculture Walgreens
South:	PUD (Planned Unit Development)	Undeveloped Lot
East:	PUD (Planned Unit Development)	Centra Credit Union
West:	PUD (Planned Unit Development)	Undeveloped Lot

Interdepartmental Review:	
City Engineering:	The proposed PUD amendment will have minimal impact on access and drainage for Lot 1B. Disturbed area is substantially less than 1 acre; no new driveways are proposed; and no new storm sewer or inlets are proposed.
Code Enforcement:	No comments have been received.
City Fire Department:	Columbus Fire Department does not have any issues with this request.

History of this Location:

The relevant history of this property includes the following:

1. A portion of the Columbus Crossing properties received PUD rezoning and preliminary PUD approval in 2001 (PUD-01-02) and the remainder received preliminary PUD rezoning and approval in January 2003 (PUD-03-02). The total development consists of approximately 169.95 acres. The subject property is located on Lot 1B of the Columbus Crossing development.
2. On January 25, 2006, a Final PUD plan (PUDF-05-07) was approved by the Columbus Plan Commission for Lot 1B of the Columbus Crossing PUD. The final PUD included the construction of an 18,993 square foot multi-tenant strip center with associate parking and landscaping.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as commercial. The following Comprehensive Plan goal(s) *and/or* policy(ies) apply to this application:

1. **POLICY E-2-3:** Establish objective design standards (not an architectural review committee), to encourage development with appropriate landscaping, parking, setbacks, visually appealing buildings, and attractive and effective signage.
2. **GOAL F-5:** Promote adequate, attractive, and safe parking facilities.
3. **POLICY F-5-1:** Require new developments to construct sufficient but not excessive parking for their demand.
4. **POLICY F-5-5:** Require internal landscaping in all large parking lots.

This property is located in the Western Gateway character area. The following Planning Principle(s) apply to this application:

1. Commercial development and agriculture should continue to be the dominant land uses in this area.
2. In order to reflect the importance of this area as the city's primary entry, design standards should be adopted for layout, buildings, landscaping, signs, and lighting.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is proposing to amend their Final PUD site plan, which was approved in 2006 (PUDF-05-07), for the purpose of adding 30 new parking spaces along the west side of the subject property. In addition to the new parking, the applicant is requesting to add an outdoor seating area on the west side of the building which would consist of 30 seats. The applicant has also indicated that Manpower will be leaving and there will be a vacant tenant space available. The additional parking is to accommodate for the current and future parking needs of the strip center.
2. If this property were zoned CR (Commercial: Regional) and not included in the PUD, Section 7.1(Table 7.2) of the Zoning Ordinance would require a total of 124 parking spaces to accommodate the current uses on site. Currently, there are 163 parking spaces on site. Although there is sufficient parking according to the Ordinance, the strip center on site has 7 tenant spaces, with 3 occupied by a restaurant and 1 personal service use. Restaurants and personal service uses tend to require more parking than what is typically needed by a retail establishment. Additionally, the applicant indicated that there will be an available tenant space in the near future, and the new use has not yet been determined. Therefore, the proposed additional parking will help to alleviate parking needs for the current and potentially for the future uses of the property. The applicant is also proposing an outdoor seating area with approximately 30 seats, which would increase their parking needs according to the Zoning Ordinance.
3. The original Final PUD site plan stated that all landscaping shall be in accordance with the City of Columbus Zoning Ordinance. The proposed parking lot expansion would require additional Area #2 (Parking Lot Interior) landscaping, per Section 8.1(C)(2) of the Zoning Ordinance. The new parking would require approximately 304 square feet of interior landscaped islands/peninsulas, with 1 large or medium tree and 6 shrubs planted within those areas. The provided site plan does show the additional landscaping being planted in the southwest corner of the parking lot.

4. When the original Final PUD site plan for this property was approved, there was a landscape plan included and approved by the Plan Commission for the entire site. To accommodate the new parking spaces and outdoor seating, approximately 17 shrubs and 3 trees will be removed. The applicant has indicated on the provided site plan that the landscaping will be relocated on the site. However, there is one cherry tree planted on the west side of the building that will be removed for the outdoor seating area that is not shown as being relocated on the site plan.
5. During a site visit to the subject property, it was noted that several plants shown on the approved landscape plan are missing. Approximately 10 trees and 45 shrubs have either died or been removed on site. Several of the missing trees are located around the building. Currently, 4 of the 6 building perimeter trees have been removed and the two remaining will not survive. Instead of replacing these trees, the applicant has provided 3 planters with an evergreen tree on the sidewalk in place of the trees. The cuts in the sidewalk intended for the trees are too small for a tree to be successful. The use of tall grasses and flowers may be more successful in these locations, as well as be more consistent with similar properties within the PUD development rather than the use of planters.

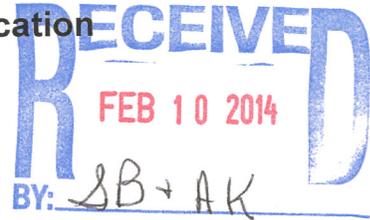
Decision Criteria:

When considering a request for an amendment to a final PUD approval the Plan Commission should ensure compliance with the requirements of the preliminary PUD and pay reasonable regard to the Comprehensive Plan. The preliminary PUD provides the basic parameters for the development, which may be further detailed by the Plan Commission at the time of final PUD review.

Plan Commission Options:

In reviewing a request for an amendment to a final PUD the Plan Commission may (1) approve the request, (2) deny the request, or (3) continue the review to the next Plan Commission meeting. The Plan Commission may request modifications to the proposed detail PUD.

Columbus – Bartholomew County Planning Department
Planned Unit Development (PUD) Application



Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County

Docket No.: _____

Planned Unit Development (PUD) Application:

Application Type: Preliminary PUD Plan Final PUD Plan & Rezoning
 Minor Modification Major Modification (a Preliminary or Final PUD Revision)

PUD Title: COLUMBUS CROSSING

Applicant Information (the person or entity that will own and/or execute what is proposed):

Name: MAP Columbus Crossing, LLC
Address: 9000 Keystone Crossing, Ste. 850 Indianapolis IN 46240
(number) (street) (city) (state) (zip)
Phone No.: (317)580-9900 Fax No.: (317)580-1169 E-mail Address: aboyle@midlandatlantic.us

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: MAP Columbus Crossing, LLC
Address: 9000 Keystone Crossing, Ste. 850 Indianapolis IN 46240
(number) (street) (city) (state) (zip)
Phone No.: (317)580-9900 Fax No.: (317)580-1169 E-mail Address: aboyle@midlandatlantic.us

Property Information:

Property Size: 3.05 acres or _____ square feet
Address: 2035-2145 West Jonathon Moore Pike Columbus IN 47201
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, etc):

Lot 1B in Columbus Crossing as per plat recorded in Plat Cabinet R File No. 45-D
in the office of the Recorder of Bartholomew County, Indiana

- A legal description is attached.
(a legal description is required for the processing of all Final PUD Plan requests)
- The PUD document is attached.
(refer to Columbus & Bartholomew County Zoning Ordinance Section 5.3(B) for Preliminary PUD Plan requirements and Section 5.4(B) for Final PUD Plan & Rezoning Requirements)

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: T. Aaron Boyle
Address: 9000 Keystone Crossing, Ste. 850 Indianapolis IN 46240
(number) (street) (city) (state) (zip)
Phone No.: (317)580-9900 Fax No.: (317)580-1169 E-mail Address: aboyle@midlandatlantic.us
How would you prefer to receive information (please check one): E-mail Phone Fax Mail

Applicant's Signature:

The information included in and with this application is completely true and correct to the best of my knowledge and belief.



(Applicant's Signature)

2/10/14

(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.



(Owner's Signature)

2/10/14

(Date)

(Owner's Signature)

(Date)

**Columbus Crossing Shopping Center
Legal Description**

Lot 1B in Columbus Crossing, an addition to the City of Columbus, Indiana, as per plat therefore recorded in Plat Cabinet R File No. 45-D, in the office of the Recorder of Bartholomew County, IN

FINAL CIVIL CONSTRUCTION PLANS FOR

LOT 1B - COLUMBUS CROSSING PARKING LOT IMPROVEMENTS

2085 WEST JONATHAN MOORE PIKE COLUMBUS, INDIANA 47201



CITY OF COLUMBUS & INDIANA DEPARTMENT OF TRANSPORTATION
LATEST EDITION OF SPECIFICATIONS & STANDARDS TO BE USED WITH THESE PLANS

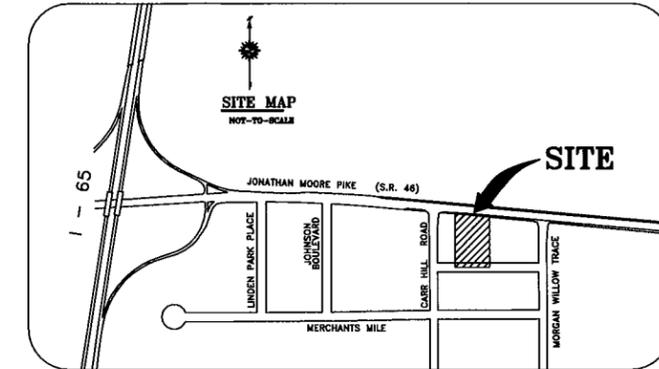
BENCHMARK

ORIGINATING BENCHMARK: (DESTROYED) USC&GS STANDARD BM DISK (S 53 RESET 1951) IN TOP OF A CONCRETE POST ON THE SOUTH SIDE OF SR 46 AND ON THE EAST SIDE OF THE SOUTHWEST ENTRANCE RAMP TO I-65. (BM 3 PAGE 28 & 29) ELEV.=620.053

RECOVERED BENCHMARK: STANDARD INDOT TABLET (03-S110) ON TOP OF CONCRETE POST IN THE SOUTHWEST QUADRANT OF I-65 AND SR 46 INTERCHANGE. (BM 6 PAGE 25) ELEV.=628.30

T.B.M.: FIRE HYDRANT OPEN ARROW 7.1' SOUTH OF NORTH LINE OF LOT 1B NEAR CENTER OF SAID LOT. ELEVATION = 624.73'

CONSTRUCTION PLAN INDEX	
C0.0	TITLE SHEET
C2.0	SITE PLAN
C3.0	GRADING & DRAINAGE PLAN
C4.0	STORMWATER POLLUTION PREVENTION PLAN
C4.1	STORMWATER POLLUTION PREVENTION DETAILS
C7.0	GENERAL DETAILS
C9.0	SPECIFICATIONS



VICINITY MAP
SCALE: N.T.S.

PROJECT DEVELOPER:

MAP COLUMBUS CROSSING, LLC.
9000 KEYSTONE CROSSING, SUITE 850
INDIANAPOLIS, INDIANA 46240
(317) 580-9900 (FAX) 580-1169

ENGINEER:



643 Massachusetts Avenue, Suite 200
Indianapolis, Indiana 46204
Ph: (317) 423-3305 Fax: (317) 423-3306

LAND DESCRIPTION

CURRENT PROPERTY OWNER: MAP COLUMBUS CROSSING, LLC.; 9000 KEYSTONE CROSSING, SUITE 850, INDIANAPOLIS, IN 46240 PER SPECIAL WARRANTY DEED.

LOT 1B IN COLUMBUS CROSSING, AN ADDITION TO THE CITY OF COLUMBUS, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT CABINET R FILE NO. 45-D, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

REVISION RECORD				
REV	DATE	DESCRIPTION	DES BY	APP BY
1	2/25/14	C2.0	KPB	BSC



CSG PROJECT NUMBER
MAP.006

DRAWING NUMBER
C0.0
SHEET 1 OF 6

PAVEMENT NOTE

ANY EXISTING ON-SITE PAVEMENT REMOVED SHALL BE SAWCUT, FULL DEPTH AND RESTORED TO MATCH THE EXISTING PAVEMENT CROSS SECTION WITH THE FOLLOWING CROSS SECTION AS A MINIMUM:
 1-INCHES BITUMINOUS WEARING COURSE-TYPE B 9.5mm
 2-INCHES BITUMINOUS LEVELING/BINDER COURSE-TYPE B 12.5 mm
 6-INCHES #53 COMPACTED AGGREGATE BASE

ALL JOINTS BETWEEN EXISTING AND NEW PAVEMENT TO BE FILLED WITH HOT POURED RUBBER JOINT SEALER PRODUCT. HOT POURED RUBBER JOINT SEALER SHALL BE ONE OF THE FOLLOWING (OR APPROVED EQUAL):
 • ROADSAVER 221, CRAFTCO INC.
 • PRODUCT #9905 or #9030, KOCH MATERIAL COMPANY
 • SEALTIGHT HI-SPEC, W.R. MEADOWS, INC.

DEVELOPMENT SUMMARY

NEW PAVEMENT ADDITION GROSS SQUARE FOOTAGE = 6,073 S.F.
 TOTAL SITE AREA = 3.05 Ac±
 DISTURBED AREA = 0.29 Ac±
 CURRENT ZONING = PUD
 TOTAL NUMBER OF PARKING SPACES = 193
 ADDITIONAL PARKING SPACES = 30

LAND DESCRIPTION

CURRENT PROPERTY OWNER: MAP COLUMBUS CROSSING, LLC.; 9000 KEYSTONE CROSSING, SUITE 850, INDIANAPOLIS, IN 46240 PER SPECIAL WARRANTY DEED.
 LOT 1B IN COLUMBUS CROSSING, AN ADDITION TO THE CITY OF COLUMBUS, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT CABINET R FILE NO. 45-D, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

LANDSCAPE NOTE

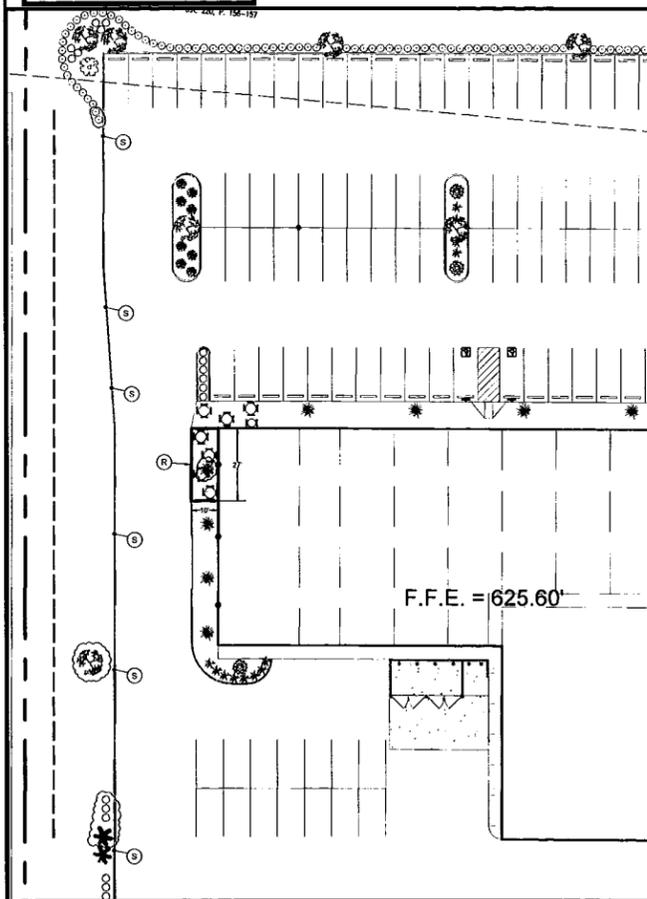
ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS ZONING ORDINANCE. THE MINIMUM LANDSCAPING IMPROVEMENTS ARE SUBJECT TO FINAL INSPECTION.

PLANTING SCHEDULE FOR NEW PARKING EXPANSION

SYMBOL	Quantity	Species	Per Plant	Total Points
⊙	2	ACER RUBRUM - "RED MAPLE" MIN 2-2.5" CAL.	300	600
⊙	3	TAXUS CUSPIDATA "JAPANESE YEW" # 30-38", 8" O.G. - TYP.	50	150
⊙	1	PECEA ABIES - "NORWAY SPRUCE" MIN. 8" TALL	120	120
⊙	5	JUNIPERUS CHINENSIS - "SEA GREEN" 24" HIGH, 1" O.G. - TYP.	10	50
⊙	9	SILV CRANATA "JAPANESE HOLLY" # 18-24", 3" O.G. - TYP.	10	90
			TOTAL POINTS	1310

NOTE

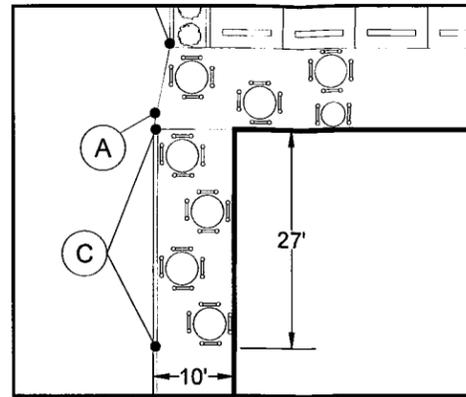
REFER TO ARCHITECTURAL & FOUNDATION PLANS FOR ALL BUILDING DIMENSIONS.



SITE DEMOLITION
SCALE: 1" = 30'

DEMOLITION NOTES:

- (S) SAW CUT EXISTING PAVEMENT
- (R) REMOVE EXISTING LANDSCAPE GRAVEL
- PROPERTY BOUNDARY
- ☁ REMOVE/REPLACE EXISTING LANDSCAPING & VEGETATION



OUTDOOR SEATING AREA
SCALE: 1" = 10'

SITE LAYOUT NOTES

- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE. UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB/SIDEWALK, RADI TO BACK OF CURB, WHERE APPLICABLE.
- ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE. CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL BUILDING DIMENSIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. 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.
- ALL EXCAVATED AREAS TO BE SEEDED AND/OR SOODED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SOODED/SEEDDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAMINIS OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
- ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
- ALL RADI INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.
- ALL PARKING SPACE DIMENSIONS ARE TO BE 9' WIDE BY 20' DEEP UNLESS OTHERWISE SPECIFIED.

REVISION RECORD

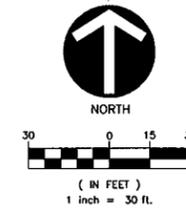
REV	DATE	DESCRIPTION	DES BY	APP BY
1	2/25/14	REVISIONS PER CITY PLANNING DEPT. REVIEW	KPB	BSC

PLAN NOTES:

- (A) EXISTING 6" CONCRETE CURB
- (B) PRECAST CONC. WHEEL STOP (QTY. 30). SEE DETAIL 01/C2.0
- (C) NEW CONCRETE SIDEWALK/PATIO

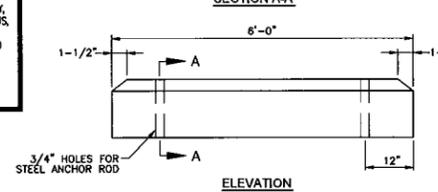
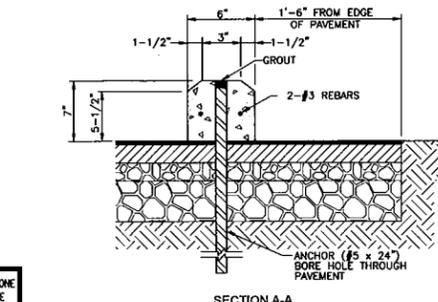
LEGEND:

- PROPERTY BOUNDARY
- APPROX. AREA OF NEW IMPROVEMENTS
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT. SEE DETAIL 02/C2.0
- EXISTING LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PATIO/SIDEWALK ADDITION. SEE DETAIL 03/C2.0

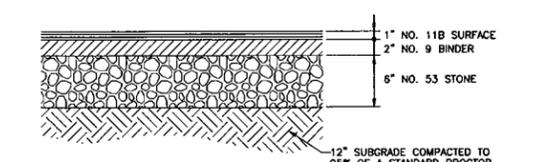


FLOOD NOTE

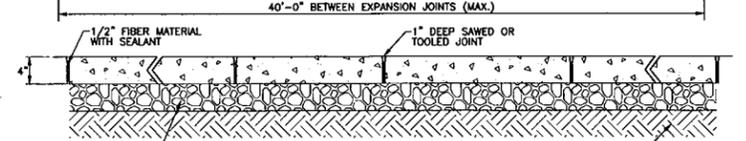
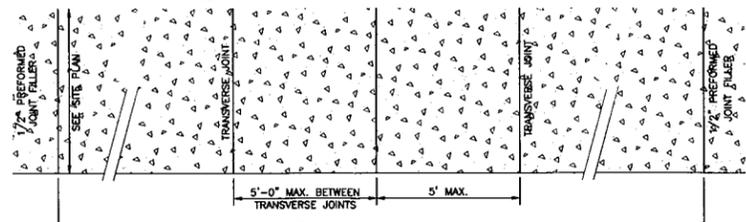
THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "AE" AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR BARTHOLOMEW COUNTY, INDIANA, COMMUNITY NAME CITY OF COLUMBUS, COMMUNITY NUMBER 180007, MAP NUMBER 1800070010, PANEL NUMBER 0015 D, DATED FEBRUARY 19, 1997.
 REFERENCE NFP FIRM MAP #1800070010, EFFECTIVE DATE: FEBRUARY 19, 1997



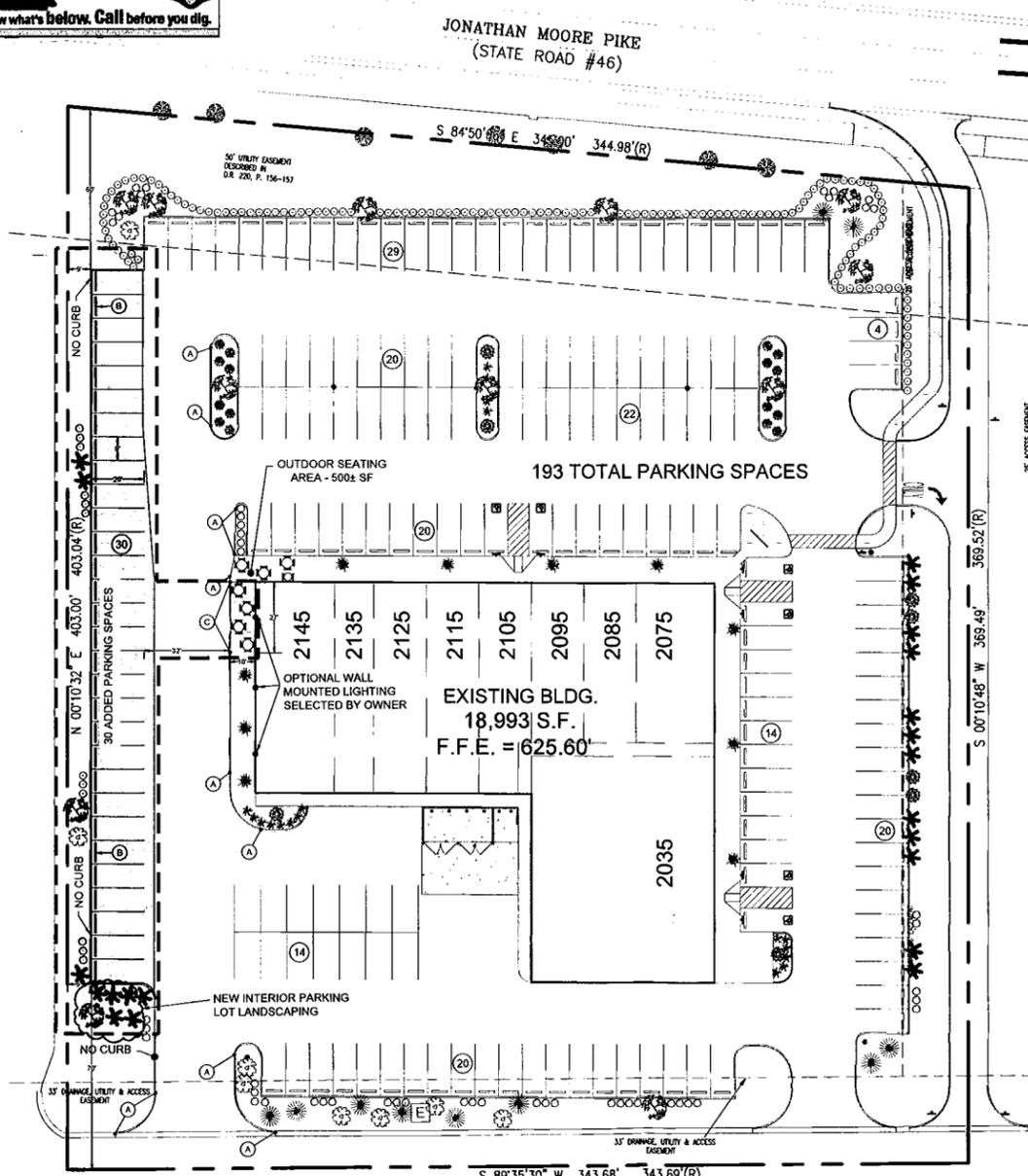
01 PRECAST CONCRETE WHEEL STOP
NOT TO SCALE



02 LIGHT DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



03 SIDEWALK DETAIL
NOT TO SCALE



MAP COLUMBUS CROSSING, LLC.
 9000 KEYSTONE CROSSING, STE. 850
 INDIANAPOLIS, INDIANA 46240
CIVIL SITE GROUP INC. CIVILSITE
 643 Massachusetts Avenue, Suite 200
 Indianapolis, Indiana 46204
 Ph: (317) 423-3305 Fax: (317) 423-3306



DWN BY: KPB
 CHKD. BY: BSC
 SCALE: 1" = 30'
 DATE: 02/10/14

LOT 1B - PARKING LOT IMPROVEMENTS
 2085 W. JONATHAN MOORE PIKE
 COLUMBUS, INDIANA 47201
SITE PLAN
 PROJECT NUMBER
MAP.006
 DRAWING NUMBER
C2.0
 SHEET 2 OF 6

GENERAL NOTES

CONTRACTOR TO KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF-SITE.
 DEPENDING ON THE CONSTRUCTION SEASON, MOISTURE CONTENT AND PROPERTIES OF THE SOILS ON SITE, CHEMICAL MODIFICATIONS AND/OR LIME STABILIZATION MAY BE REQUIRED. SEE SHEET C3.0 FOR SPECIFICATIONS.

FLOOD NOTE

THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "AE" AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR BARTHOLOMEW COUNTY, INDIANA, COMMUNITY NAME CITY OF COLUMBUS, COMMUNITY NUMBER 100007, MAP NUMBER 19000700150, PANEL NUMBER 0015 D, DATED FEBRUARY 19, 1997.
 REFERENCE NFP FIRM MAP #19000700150, EFFECTIVE DATE: FEBRUARY 19, 1997

LAND DESCRIPTION

CURRENT PROPERTY OWNER: MAP COLUMBUS CROSSING, LLC., 9000 KEYSTONE CROSSING, SUITE 850, INDIANAPOLIS, IN 46240 PER SPECIAL WARRANTY DEED.
 LOT 1B IN COLUMBUS CROSSING, AN ADDITION TO THE CITY OF COLUMBUS, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT CABINET R FILE NO. 45-D, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

BENCHMARK

ORIGINATING BENCHMARK: (DESTROYED) USC&GS STANDARD BM DISK (S 53 RESET 1951) IN TOP OF A CONCRETE POST ON THE SOUTH SIDE OF SR 46 AND ON THE EAST SIDE OF THE SOUTHWEST ENTRANCE RAMP TO I-65. (BM 3 PAGE 28 & 29) ELEV.=620.053
 RECOVERED BENCHMARK: STANDARD INDOT TABLET (03-S110) ON TOP OF CONCRETE POST IN THE SOUTHWEST QUADRANT OF I-65 AND SR 46 INTERCHANGE. (BM 6 PAGE 25) ELEV.=628.30
 T.B.M.: FIRE HYDRANT OPEN ARROW 7.1' SOUTH OF NORTH LINE OF LOT 1B NEAR CENTER OF SAID LOT. ELEVATION = 624.73

REVISION RECORD

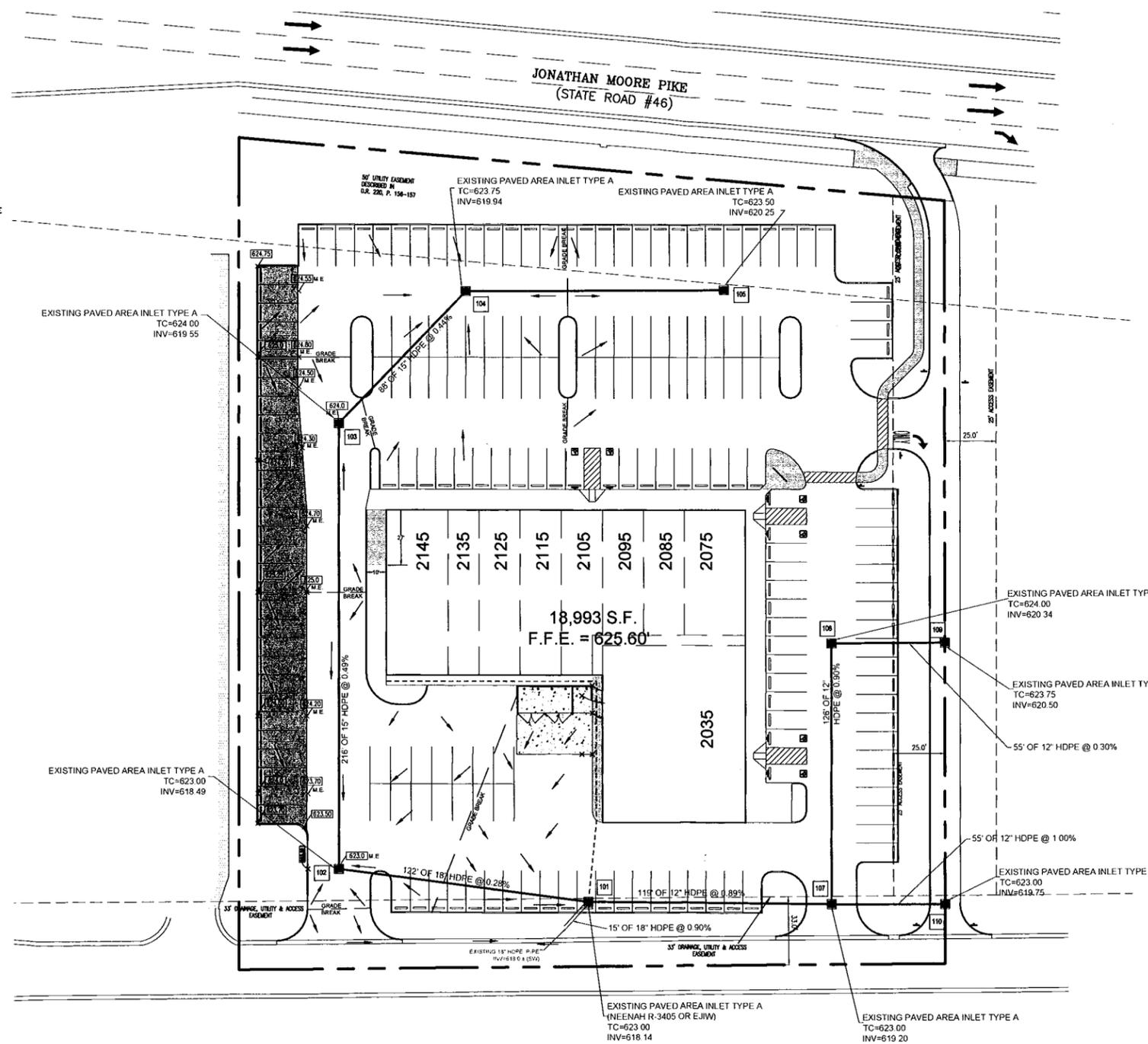
REV	DATE	DESCRIPTION	DES BY	APP BY

STORMWATER RELEASE

THE ALLOWABLE STORMWATER DISCHARGE FROM THE SITE SHALL NOT EXCEED 8.63 CFS IN THE 10-YEAR RAINFALL EVENT PER COLUMBUS PLAN COMMISSION APPROVAL CONDITION (PUDF-05-07).

GRADING NOTES

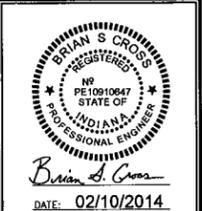
- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
- TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH ENGINEERED GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
- AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED PARKING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
- PROVIDE POSITIVE DRAINAGE WITHOUT PONDING. IN ALL AREAS, AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, "BIRD BATH" CONDITIONS.
- ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
- SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
- FLOW LINE ELEVATIONS GIVEN AT END OF CONCRETE END SECTIONS.
- SIDEWALK AGAINST BUILDING SHALL SLOPE AWAY FROM BUILDING AT 1.04% SLOPE MIN.



LEGEND:

- 878.35 PROPOSED SPOT ELEVATION
- 860.17 PROPOSED CURB ELEVATION
- ME MATCH EXISTING GRADE
- TC TOP OF CURB/STORM CASTING ELEVATION
- BC BOTTOM OF CURB ELEVATION
- EP EDGE OF PAVEMENT ELEVATION
- TW TOP OF WALL ELEVATION
- INV. STORM SEWER INVERT ELEVATION
- - - - - PROPOSED/EXISTING GRADE BREAK
- 845 PROPOSED CONTOUR
- 847 EXISTING CONTOUR
- - - - - EXISTING STORM SEWER
- - - - - EXISTING ROOF DRAIN STORM SEWER
- EXISTING STORM STRUCTURES

MAP COLUMBUS CROSSING, LLC.
 9000 KEYSTONE CROSSING, STE. 850
 INDIANAPOLIS, IN 46240
CIVIL SITE GROUP, INC.
 643 Massachusetts Avenue, Suite 200
 Indianapolis, Indiana 46204
 Ph: (317) 423-3305 Fax: (317) 423-3306
GROUP, INC.



DWN BY: KPB
 CHKD. BY: BSC
 SCALE: 1" = 30'
 DATE: 02/10/14

LOT 1B - PARKING LOT IMPROVEMENTS
 2085 W. JONATHAN MOORE PIKE
 COLUMBUS, INDIANA 47201
GRADING & DRAINAGE PLAN

PROJECT NUMBER
MAP.006
 DRAWING NUMBER
C3.0
 SHEET 3 OF 6



FLOOD NOTE

THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "AE" AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR BARTHOLOMEW COUNTY, INDIANA, COMMUNITY NAME CITY OF COLUMBUS, COMMUNITY NUMBER 180007, MAP NUMBER 18000700150, PANEL NUMBER 0015 D, DATED FEBRUARY 19, 1997.
 REFERENCE FIRM MAP #18000700150, EFFECTIVE DATE: FEBRUARY 19, 1997

ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE INSPECTOR

DEVELOPMENT SUMMARY

TOTAL SITE AREA = 3.05 ACRES +/-
 TOTAL DISTURBED AREA = 0.26 ACRES +/-

SOILS DESCRIPTIONS & LIMITATIONS

- Rossburg silty clay loam (RtxAH - 40% Project Area)** The Rossburg series consists of very deep, well drained soils formed in loamy alluvium on flood plains. Slope ranges from 0 to 3 percent. Saturated hydraulic conductivity is moderately high in the solum and high in the underlying material. Permeability is moderate in the solum and moderately rapid in the underlying material.
- Shoals silt loam (SidAH - 60% Project Area)** The Shoals series consists of very deep, somewhat poorly drained soils that formed in alluvium on flood plains. Slope ranges from 0 to 2 percent. Potential for surface runoff is negligible or very low. Saturated hydraulic conductivity is moderately high or high. Permeability is moderate in the solum and moderate or moderately rapid in the substratum.

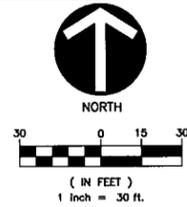
OWNER / EROSION CONTROL CONTACT:

AARON BOYLE
 MAP COLUMBUS CROSSING, LLC
 9000 KEYSTONE CROSSING, STE. 850
 INDIANAPOLIS, INDIANA 46240
 (317) 580-9900

ENGINEER:

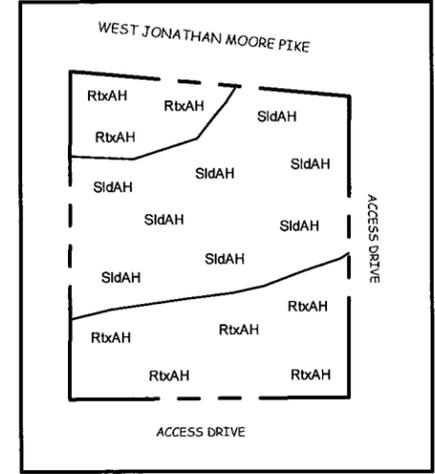
CIVIL SITE GROUP, INC.
 643 MASSACHUSETTS AVENUE
 SUITE 200
 INDIANAPOLIS, INDIANA 46204
 (317) 423-3305

REVISION RECORD				
REV	DATE	DESCRIPTION	DES BY	APP BY



GENERAL NOTES

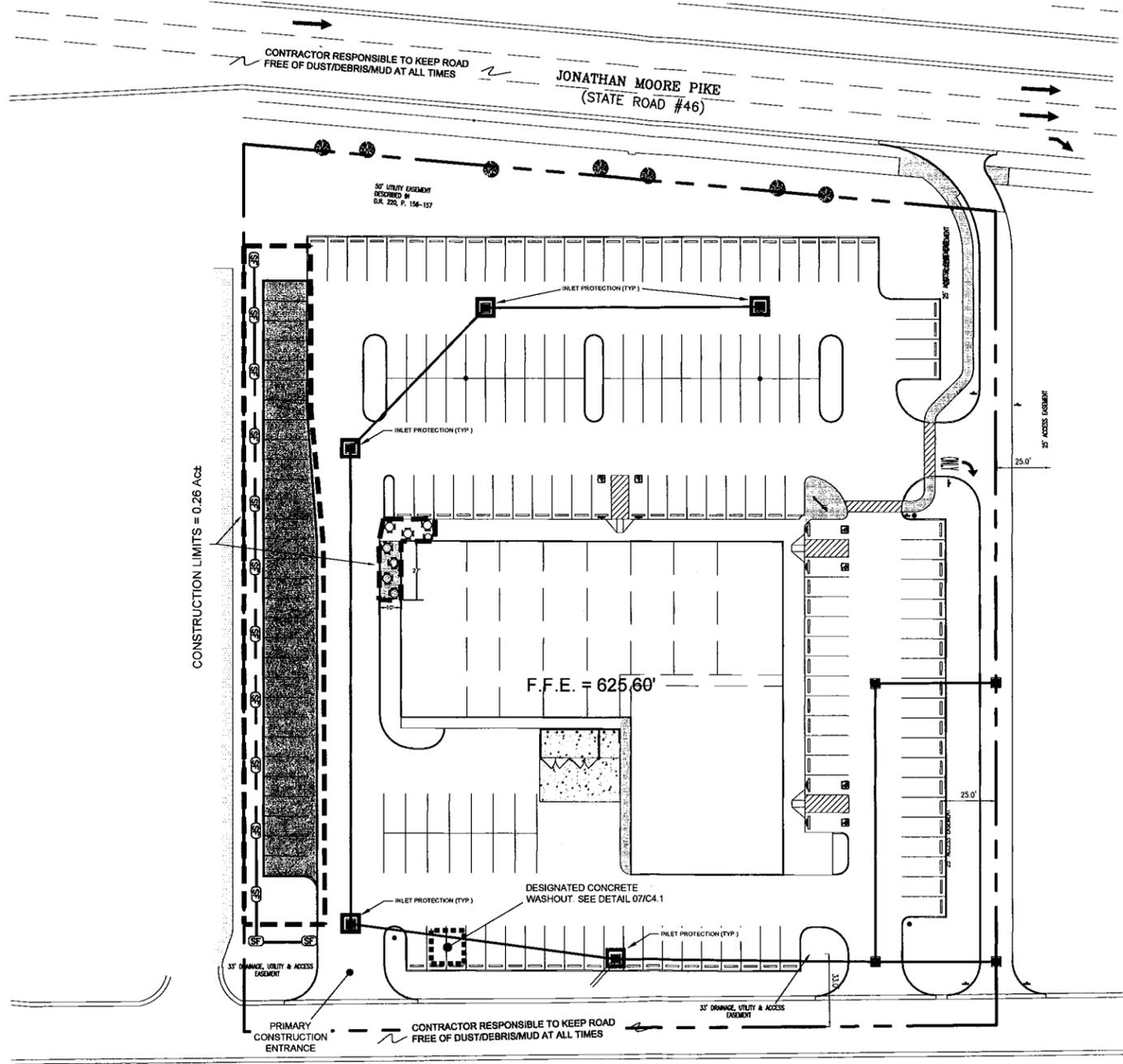
- CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF COLUMBUS INFRASTRUCTURE PROJECT MANAGER PRIOR TO COMMENCING WITH CONSTRUCTION.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
- ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL EXISTING ELEVATIONS BEFORE CONSTRUCTION BEGINS.



SOILS MAP
 SCALE: 1" = 100'

EROSION CONTROL NOTES

- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING REGRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- SEDIMENT LADEN WATER SHALL BE DETAINED BY EROSION CONTROL PRACTICES AS NEEDED TO MINIMIZE SEDIMENTATION IN THE RECEIVING STREAM. NO STORM WATER SHALL BE DISCHARGED FROM THE SITE IN A MANNER THAT CAUSES EROSION AT THE POINT OF DISCHARGE.
- WASTES AND UNUSED BUILDING MATERIALS SHALL NOT BE ALLOWED TO BE CARRIED FROM THE SITE BY STORMWATER RUNOFF. PROPER DISPOSAL OF ALL WASTES AND UNUSED BUILDING MATERIALS IS REQUIRED.
- SEDIMENT BEING TRACED ONTO PUBLIC OR PRIVATE ROADWAYS SHALL BE MINIMIZED. CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE SITE FOR DISPOSAL.
- SOIL WHICH HAS ACCUMULATED NEXT TO EROSION CONTROL DEVICES SHALL BE COLLECTED AND REDISTRIBUTED ON SITE AFTER EACH RAINFALL EVENT, AND AT LEAST ONCE A WEEK.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- ALL EXISTING STRUCTURES, FENCING, TREES AND ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE. BURNING IS NOT ALLOWED ON-SITE.
- SCHEDULE OF EARTHWORK ACTIVITIES:
 - THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM. THE AREA SHALL BE STABILIZED SOON AS POSSIBLE. TEMPORARY VEGETATION OR MULCHING SHALL BE USED TO PROTECT EXPOSED AREAS IF PERMANENT VEGETATION CANNOT BE SEEDING WITHIN 14 DAYS OR ACTIVITY CEASES FOR MORE THAN 21 DAYS OR AS DIRECTED BY THE ENGINEER.
 - TOPSOIL REPLACEMENT SHALL TAKE PLACE FROM MARCH 1 TO OCTOBER 31. STOCKPILE TOPSOIL AT ALL OTHER TIME OF THE YEAR. PERMANENT AND FINAL VEGETATION AND STRUCTURAL EROSION CONTROL DEVICES SHALL BE INSTALLED WITHIN SEVEN (7) DAYS AFTER FINAL GRADING OR AS SOON AS POSSIBLE.

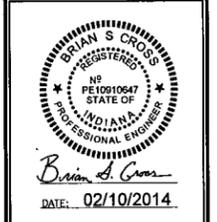


LEGEND:

	PROPERTY BOUNDARY
	PROPOSED SWALE FLOWLINE
	TOP OF CURB GRADE
	PAVEMENT OR EARTH GRADE
	CONSTRUCTION LIMITS
	Existing Contour
	PROPOSED SILT FENCE-Typical in all areas where sediment could leave the site. SEE DETAIL 06/C4.1
	NURSERY SOO
	PROPOSED EROSION CONTROL BLANKET SEE DETAIL 05/C4.1
	TEMPORARY SEEDING WITH STRAW MULCH - TYPICAL WHERE CONSTRUCTION ACTIVITIES WILL REMAIN FOR A PERIOD OF 15 DAYS OR MORE.
	Point where stormwater will leave the site.
	Inlet Protection - Typical for all paved area inlets. SEE DETAIL 01 & 02/C4.1
	PROPOSED CONTOUR

MAP COLUMBUS CROSSING, LLC.
 9000 KEYSTONE CROSSING, STE. 850
 INDIANAPOLIS, IN 46240

CIVIL SITE GROUP, INC.
 643 Massachusetts Avenue, Suite 200
 Indianapolis, Indiana 46204
 Ph: (317) 423-3305 Fax: (317) 423-3306



DWN BY: KPB
 CHKD BY: BSC
 SCALE: 1" = 30'
 DATE: 02/10/14

LOT 1B - PARKING LOT IMPROVEMENTS
 2085 W. JONATHAN MOORE PIKE
 COLUMBUS, INDIANA 47201

STORMWATER POLLUTION PREVENTION PLAN

PROJECT NUMBER
MAP.006

DRAWING NUMBER
C4.0
 SHEET 4 OF 6



EARTHWORK

1. SCOPE OF WORK

A. Extent: The work required under this section consists of all excavating, filling, rough grading and related items necessary to complete the work indicated on the drawings and described in the specifications. The Contractor shall notify in writing the owner and the Engineer of any changes, errors or omissions found on the plans or in the field before work is started or resumed.

1. In general, the items of work to be performed under this section shall include: clearing and grubbing, removal of trees and stumps (where required), protection of trees to remain, stripping and storage of topsoil, fill compaction and rough grading of entire site.

2. Excavated material that is suitable may be used for fill. All unsuitable material and all surplus excavated material not required shall be removed from the site. The location of dump and length of haul shall be the Contractor's responsibility.

3. Provide and place any additional fill material from off the site as may be necessary to produce the grades required. Fill obtained from off site shall be of kind and quality as specified for fills herein and the source approved by the Owner.

4. The Contractor shall accept the site as he finds it and shall remove all trees, rubbers and debris from the site prior to starting excavation.

B. Work not included: The following items of related work are specified and included in other sections of these specifications:

1. Excavation, grading and backfilling for utility lines
2. Storm drainage systems
3. Sanitary sewer systems
4. Streets and paving
5. Water supply system

2. BENCH MARKS

Maintain carefully all bench marks, monuments and other reference points, if disturbed or destroyed. Contractor shall contact engineer. Replacement shall be at Contractor's expense.

3. REMOVAL OF TREES

A. Remove all trees and stumps from area to be occupied by road and surfaced areas. Removal of trees outside these areas shall only be done as noted on drawings or approved by the Owner.

B. All brush, stumps, wood and other refuse from the trees shall be removed to disposal areas off the site. Disposal by burning shall not be permitted unless proper permits are obtained (where applicable). ~~Fire pits shall be approved by the owner and the Engineer if permitted.~~

4. PROTECTION OF TREES

A. General Protection: The Contractor shall be responsible for the protection of logs, trunks and roots of existing trees on the project site that are to remain. Existing trees subject to construction damage shall be boxed, fenced or otherwise protected before any work is started; do not stockpile within branch spread. Remove interfering branches without injury to trunks and cover scars with tree paint.

5. HANDLING OF TOPSOIL

A. Remove all organic material from the areas to be occupied by buildings, roads, walks and parking areas. Pile and store topsoil at a location where it will not interfere with construction operations. Topsoil shall be reasonably free from subsoil, debris, weeds, grass, stones, etc.

B. After completion of site grading and subsurface utility installation, top soil shall be replaced in areas designated on the erosion control plan for seeding and/or sod. Any remaining topsoil shall be used for finished grading around structures and landscaping areas.

6. DISPOSITION OF UTILITIES:

A. Rules and regulations governing the respective utilities shall be observed in executing all work under this section.

B. If active utilities are encountered but not shown on the drawings, the Engineer shall be advised before work is continued.

C. Inactive and abandoned utilities encountered in excavating and grading operations shall be reported to the Engineer. They shall be removed, plugged or capped as directed by the Utility Company or the Engineer.

D. It shall be the responsibility of each contractor to verify all existing utilities and conditions pertaining to his phase of the work. It shall also be the contractor's responsibility to contact the owners of the various utilities before work is started.

7. SITE GRADING:

A. Grades: Contractor shall perform all cutting, filling, compaction of fills and rough grading required to bring entire project area to grade as shown on the drawings.

B. Rough Grading: The tolerance for paved areas shall not exceed 0.10 feet plus or minus above the established subgrade. All other areas shall not exceed 0.10 feet plus minus the established grade. All banks and other breaks in grade shall be rounded at top and bottom.

C. Compaction Requirements:

1. All areas under building pads and paved areas shall be compacted to 100% standard proctor density.
2. All other fill areas shall be compacted to 90% standard proctor density.
3. All areas where cut is necessary to meet the design sub-grade are required to be scarified 12 inches below sub-grade and meet the above compaction requirements.

B. EARTH WORK BALANCE

A. The Contractor shall confirm all earthwork quantities prior to start of construction. If an excess or shortage of earth is encountered, the Contractor shall confirm with the Owner and Engineer the requirements for stockpiling, removal or importing of earth.

B. Minor adjustments to the grades may be required to earthwork balances when minor excess material or shortages are encountered. It is recognized by the parties hereto that the calculations of the Engineer in determining earthwork quantities shall be accomplished in accordance with the American Society of Civil Engineers Standards for such calculations. Further, that these calculations are subject to the interpretations of soil borings as the physical limits of the various soil types, the allowable variation in finish grade and compaction permitted the contractor, and that all of these parameters may cause either an excess or shortage of actual earthwork materials to complete the project. If such an actual minor excess or shortage of materials occurs, the contractor shall contact the Engineer to determine if adjustment can be made to correct the imbalance of earth.

9. TESTING

A. Contractor shall hire of Contractor's expense an independent soil testing service to ensure soil compaction with scope of testing to be approved by Engineer. Copies of test results shall be submitted to the Engineer.

STREETS AND PAVING

1. SCOPE OF WORK

A. The work required under this section includes all concrete and bituminous paving and related items necessary to complete the work indicated on drawings and described in the specifications, including but not limited to:

- All streets, parking areas in contract limits
- Curbs and gutters.
- Sidewalks and concrete slabs, exterior steps.

2. MATERIALS

A. Concrete - Concrete shall be ready-mixed concrete and shall be a mix of proportioned fine and coarse aggregates with Portland cement and water. Minimum cement content shall be 6 bags per cubic yard of concrete and maximum water content shall be 5.5 U.S. gallons per sack of cement, including moisture in the aggregate. Slump for normal weight concrete shall be a maximum of 4 inches and a minimum of 2 inches. The slump of machine place concrete shall be no less than 1-1/4 inches nor more than 3 inches. Standard test ASTM C-143 shall be used to measure slump. Compressive strength of concrete at 28 days shall be 4000 psi. All exterior concrete shall have an environment of 5% to 8% by volume per ASTM C-260. Retempering delivered concrete will not be allowed. Concrete shall be composed of:

1. Portland cement - Conforming to ASTM C-150, Type IA or Type IIA.
2. Aggregates: Conforming to ASTM C-33

3. Water - Shall be clear and free from injurious amounts of oils, acids, alkalis, organic materials or other deleterious substances.

B. Welded Steel Wire Fabric - Where required for concrete reinforcement shall conform to ASTM A185.

C. Preformed Joint Filler - Shall be of non-extruding type meeting ASTM D-544 except that preformed joint filler used in concrete walk construction may be either non-extruding or resilient.

D. Bituminous Paving Materials - All materials proposed for the construction of bituminous pavements shall comply with the Indiana Department of Transportation specifications, per latest revision.

E. Compacted Aggregate Subbase: Shall be crushed stone or gravel. Crushed gravel shall be a minimum of 50% crushed material. Gravel shall be limited to a maximum of 8% of the total. Material shall be free from an excess of flat, elongated, thin, lamellar, soft or disintegrated pieces, and shall be free from fragments coated with dirt. Compacted aggregate shall be graded as follows:

SIZE	% PASSING
1-1/2"	100
1"	80-100
3/4"	55-80
1/2"	35-60
3/8"	25-50
NO. 20	12-30
NO. 40	5-10

3. APPLICATION

A. Grading - Do any necessary grading in addition to that performed in accordance with Earthwork Section, to bring subgrades and final finish compaction, to the required grades and sections for site improvement.

B. Preparation of Subgrade - Remove spongy and otherwise unsuitable material and replace with stable material. No traffic will be allowed on prepared subgrade prior to paving.

C. Compaction of Subgrade - The first 12 inches below the subgrade shall be compacted to at least 100% of the maximum dry density as determined by the provisions of ASTM D-155. Water shall be prevented from standing on the compacted subgrade.

D. Compacted Aggregate Subbase - The thickness shown on the drawings is the minimum thickness of the fully compacted subbase. Compaction shall be accomplished by rolling with a smooth wheeled roller weighing 8 to 10 tons. Compact to 95% standard proctor density (ASTM D698) along curbs, headers and walls and at all placed not accessible to the roller, the aggregate material shall be tamped with mechanical tampers or with approved hand tampers.

E. Bituminous Paving - Hot asphalt concrete pavement shall be as specified in Section 400-410 of the Indiana Department of Transportation Specifications latest revision. Paving will not be permitted during unfavorable weather or when the temperature is not in compliance with section 401.03 of the INDOT Specifications.

F. Utility Structures - Check for correct elevation of all manhole covers, valve boxes and similar structures located within areas to be paved, and make, or have made, any necessary adjustments in such structures.

G. Paving Concrete

1. Subgrade - Place concrete only on a moist, compacted subgrade or base free from loose material. Place no concrete on a muddy or frozen subgrade.

2. Forms - All forms shall be free from warp, tight enough to prevent leakage and substantial enough to maintain their shape and position without springing or settling, when concrete is placed. Forms shall be clean and smooth and coated with form release before placement of concrete.

3. Paving Concrete - Concrete shall be deposited so as to require as little rehandling as practicable. When concrete is to be placed at an atmospheric temperature of 35 degrees F. or less, paragraph 702.10 of the Indiana Department of Transportation Specifications latest revision shall be followed.

H. Concrete Curb

1. Expansion Joints - Shall be 1/2 inch thick preformed at ends of all returns and at a maximum spacing of 100 feet.

2. Contraction Joints - Unless otherwise provided, contraction joints shall be sawed joints spaced 20 feet on center.

3. Finish - Tamp and screed concrete as soon as placed, and fill any honey combed places. Finish square corners to 1/4" radius and other corners to radii shown.

I. Concrete Walks and Exterior Steps

1. Slopes - Provide 1/4 inch per foot cross slope. Make adjustments in slopes of walk intersections as necessary to provide proper drainage.

2. Dimensions - Walks and steps shall be one course construction and of widths and details shown on the drawings.

3. Finish - Screed concrete and trowel with a steel trowel to a hard dense surface after surface water has disappeared. Apply medium broom finish and scribe control joints at 5 foot spacing. Provide 1/2" expansion joints where sidewalks intersect, and at a maximum spacing of 48 feet between expansion joints.

J. Curing Concrete - Except as otherwise specified, cure all concrete by one of the methods described in Section 501.17 of the Indiana Department of Transportation Specifications, latest revision.

K. Finish Pavement Grade - The tolerance for paved areas shall not exceed 1/2-inch ± from finished grade as shown on the design plan. Under no circumstances will "bird baths" holding 1/4-inch of stormwater be accepted by the engineer/owner and contractor will be required to repair/replace/repave the area of no additional cost to owner.

PER INDOT SPECIFICATION SECTION 215-"CHEMICAL MODIFICATION OF SOILS":

215.01 - DESCRIPTION
THIS WORK SHALL CONSIST OF THE MODIFICATION OF SOILS BY UNIFORMLY MIXING DRY PORTLAND CEMENT, FLY ASH, LIME, OR A COMBINATION OF THE MATERIALS WITH SOIL TO AID IN ACHIEVING THE WORKABILITY OF SOILS HAVING AN EXCESSIVE MOISTURE CONTENT.

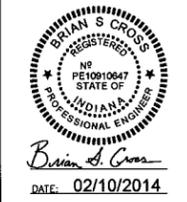
215.02 - MATERIALS
215.03 - TESTING AND MIX DESIGN
215.04 - STORAGE AND HANDLING
215.05 - WEATHER LIMITATIONS
215.06 - PREPARATION OF SOILS
215.07 - SPREADING OF CHEMICAL MODIFIERS
215.08 - MIXING
215.09 - COMPACTION
215.10 - MEASUREMENT
215.11 - BASIS OF PAYMENT

SECTION 913 -"SOIL TREATMENT MATERIALS":

- 913.01 - WATER
- 913.02 - CALCIUM CHLORIDE
- 913.03 - SODIUM CHLORIDE
- 913.04 - LIME

MAP COLUMBUS CROSSING, LLC.
9000 KEYSTONE CROSSING, STE. 850
INDIANAPOLIS, IN 46240

CIVIL SITE GROUP, INC.
643 Massachusetts Avenue, Suite 200
Indianapolis, Indiana 46204
Ph: (317) 423-3305 Fax: (317) 423-3306



DWN BY: BSC

CHKD. BY: BSC

SCALE: N/A

DATE: 02/10/14

LOT 1B - PARKING LOT IMPROVEMENTS
2085 W. JONATHAN MOORE PIKE
COLUMBUS, INDIANA 47201

SPECIFICATIONS

PROJECT NUMBER
MAP.006

DRAWING NUMBER
C9.0
SHEET 6 OF 6