

Owner: CHURCH OF THE BIBLE

211 HAMILTON AVENUE FRANKLIN, IN 46131 (317) 738-0203

RESOURCES ¢ CONTACTS

FRANKLIN CITY PLANNING

DEPARTMENT:

317-736-3631

FRANKLIN CITY ENGINEERING

DEPARTMENT:

317-736-3631

FRANKLIN CITY, SEWER: 317-736-3640

DRAINAGE SOLUTIONS, INC. FRANKLIN, INDIANA (317) 346-4110

ENVIRO SCAPE EROSION
PRODUCTS:
OSKWOOD, OH
1-888-550-1999

CENTURY LINK, TELEPHONE: 1-800-366-8201

JOHNSON COUNTY SOIL AND
WATER DISTRICT:
317-346-6102

VECTREN, GAS: 1-800-382-5544 1-800-227-1376

DUKE, ELECTRIC: 1-800-521-2232

INDIANA-AMERICAN, WATER: 317-881-0270

FINAL CONSTRUCTION PLANS FOR Church of to he Bible

Franklın, Indiana

CHURCH OF THE 211 HAMILTON FRANKLIN, IN PREPARED BIBLE, INC. 46131 AVENUE FOR:

PROPERTY DESCRIPTION: INSTRUMENT #2010-019402

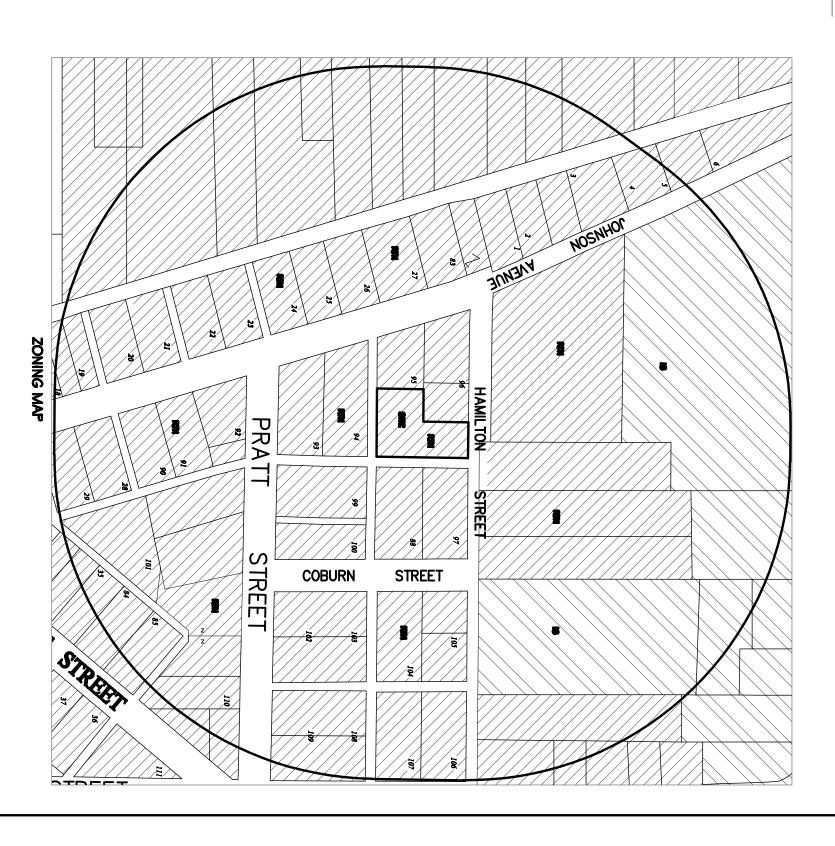
A PART OF LOTS 95 AND 96 IN HAMILTON AND OYLER ADDITION TO THE CITY OF FRANKLIN, INDIANA (PLAT BOOK 2 PAGE 6 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA) BEGINNING AT THE NORTHEAST CORNER OF SAID LOT NUMBER 96: THENCE SOUTH ON AND ALONG THE EAST LINE OF LOT 96 AND 95 140.0 FEET TO THE SOUTHEAST CORNER OF LOT NUMBER 95; THENCE WESTERLY ON AND ALONG THE SOUTH LINE OF LOT 95 1 10.00 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF LOTS 95 AND 96 70.00 FEET TO THE LINE DIVIDING LOTS 95 AND 96; THENCE EASTERLY ON AND ALONG SAID LINE 50.00 FEET TO A POINT ON THE NORTH LINE OF LOT 95; THENCE EASTERLY ON AND ALONG SAID LINE 60.00 FEET TO THE POINT OF RECENDING.

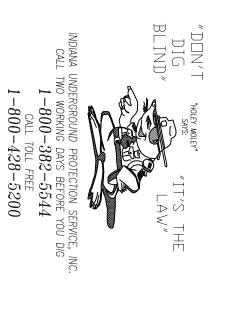
PROJECT SCOPE:

THE ADDITION OF SIX OFF STREET PARKING SPACES

PROJECT LOCATION:

THE PROJECT IS LOCATED ON THE SOUTH SIDE OF HAMILTON AVENUE, JUST EAST OF JOHNSON AVENUE.





* LS20100068

STATE OF

NDIANE

NUMBER

INDEX C SHEET NO.	INDEX OF DRAWINGS SHEET DESCRIPTION I COVER SHEET 2 EXISTING CONDITIONS 3 SITE PLAN	REVISIONS PER CLIENT PER CLIENT	DATE 1-19-12 1-19-12 1-19-12
1	COVER SHEET	PER CLIENT	1-19
2	EXISTING CONDITIONS	PER CLIENT	1-1
3	SITE PLAN	PER CLIENT	-
4	GRADING & EROSION PLAN	PER CLIENT	1-19-12
U	EROSION CONTROL DETAILS		
6	LANDSCAPE PLAN		
7	RAIN GARDEN PLAN		
8	RAIN GARDEN DETAILS & PPM		
9	DETAILS		
01	DETAILS & SUPP		

PLANS PREPARED BY:

ONDY C LAND SURVEYOR NO. 20100068

Franklin, Indiana 46131 (317) 736-0781 - Office (317) 736-0791 - Fax CKW Land Surveying, Inc. 301 East Jefferson St.

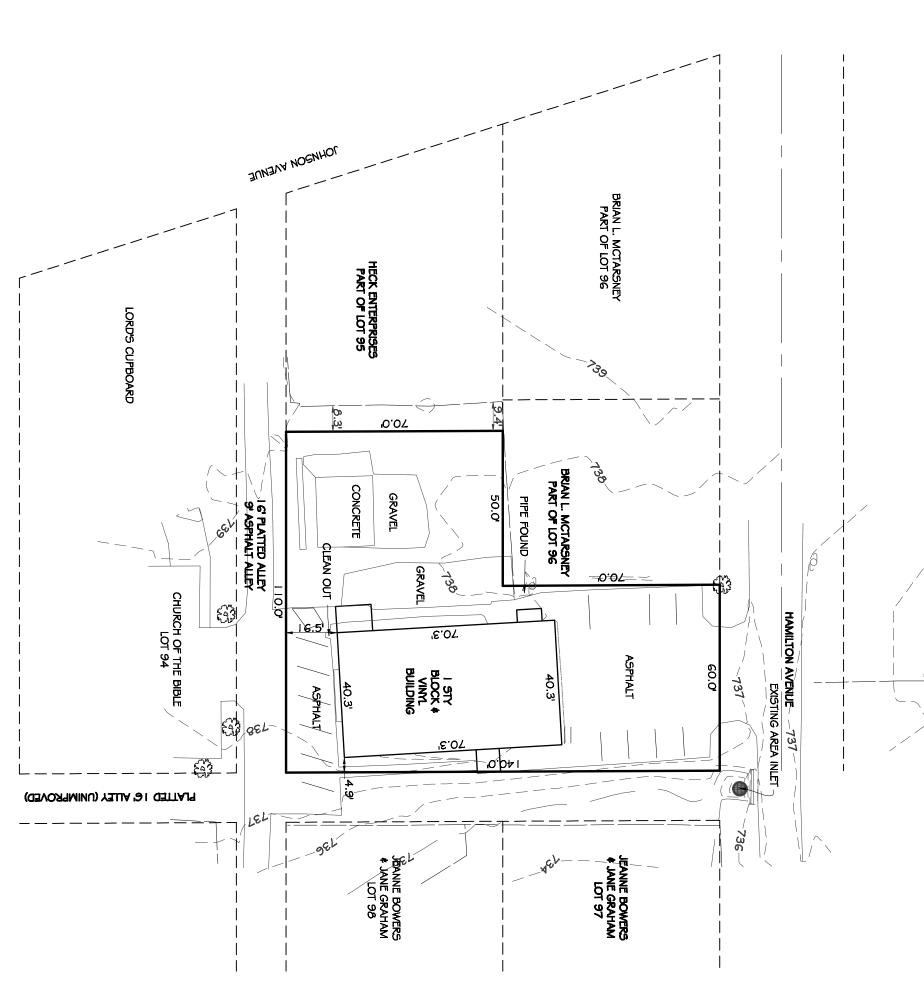
CKW Work Order Number: 1 10322 Page 1 of 10

Part of Lots 95 \$ 96 DO Hamilton **.** and 0yler

Addition to

Franklin





LAND DES SCRIPTION: INSTRUMENT #2010-019402

A PART OF LOTS 95 AND 96 IN HAMILTON AND OYLER ADDITION TO THE CITY OF FRANKLIN, INDIANA (PLAT BOOK 2 PAGE 6 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA) BEGINNING AT THE NORTHEAST CORNER OF SAID LOT NUMBER 96: THENCE SOUTH ON AND ALONG THE EAST LINE OF LOT 96 AND 95 140.0 FEET TO THE SOUTHEAST CORNER OF LOT NUMBER 95; THENCE WESTERLY ON AND ALONG THE SOUTH LINE OF LOT 95 110.00 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF LOTS 95 AND 96 70.00 FEET TO THE LINE DIVIDING LOTS 95 AND 96; THENCE EASTERLY ON AND ALONG SAID LINE 50.00 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOTS 70.00 FEET TO A POINT ON THE NORTH LINE OF LOT 95; THENCE PASTERLY ON AND ALONG SAID LINE 60.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S REPORT:

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, RULE 12, SECTION 1 THROUGH 19 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

E IN THE REFERENCED MONUMENTS;
ANCIES IN RECORDED DESCRIPTIONS AND PLATS;
STENCIES IN LINES OF OCCUPATION;
EPTABLE RELATIVE POSITIONAL ACCURACIES FOR EACH CLASSIFICATION OF SURVEY ARE AS FOLLOWS:
EPTABLE RELATIVE POSITIONAL ACCURACIES FOR EACH CLASSIFICATION OF SURVEY ARE AS FOLLOWS:
IN SURVEYS: 0.07 FEET (21 MILLIMETERS) PLUS 50 PARTS PER MILLION.
IRBAN SURVEYS: 0.13 FEET (40 MILLIMETERS) PLUS 100 PARTS PER MILLION.
L SURVEYS: 0.26 FEET (79 MILLIMETERS) PLUS 200 PARTS PER MILLION.
L SURVEYS: 0.26 FEET (79 MILLIMETERS) PLUS 200 PARTS PER MILLION.

SURVEYOR'S COMMENTS:

THE PURPOSE OF THIS SURVEY WAS TO PERFORM A BOUNDARY RETRACEMENT ON THE ABOVE DESCRIBED REAL ESTATE. MONUMENTATION RECOVERED WITHIN THE PLAT OF RECORD WERE UTILIZED TO RECREATE THE SUBJECT LOT CORNERS IN ACCORDANCE WITH THE PLAT OF RECORD.

FINDING OF FACTS:

WITHOUT ADDITIONAL PROOF, THE FACT THAT SURVEYS ACCEPT A MONUMENT DOES NOT MAKE IT CORRECT. THE MONUMENT MUST HAVE BEEN INITIALLY CORRECT. COMMON REPORT AND REPUTATION EVIDENCE DOES NOT OVERCOME CONTRARY PROOF. THEREFORE, THE LOCATION OF ANY OF THE ABOVE-DISCUSSED MONUMENTS MAY YET BE CONTRADICTED AND OVERCOME BY UNDISCOVERED EVIDENCE. AS A RESULT, ANY PROPERTY BOUNDARY, WHOSE LOCATION IS DEPENDENT ON THESE CORNER MONUMENTS, IS SUBJECT TO UNDISCOVERED EVIDENCE, WHICH MIGHT RESULT IN A DIFFERENT LOCATION FOR THE CORNERS. BECAUSE A DIMENSIONAL VALUE TO THE UNCERTAINTY OF THESE CORNERS IS SUBJECTIVE, AND FOR THESE REASONS CITED ABOVE, THE UNCERTAINTY OF THESE CORNERS IS SUBJECTIVE, AND FOR THESE REASONS CITED ABOVE, THE UNCERTAINTY OF THESE CORNERS IS SUBJECTIVE, AND FOR THESE REASONS CITED ABOVE, THE UNCERTAINTY OF

FENCING EXISTS ALONG A PORTION OF THE SURVEYED LAND. THE LOCATION OF SUCH FENCING, IN RELATION TO THE SURVEYED BOUNDARIES, IS SHOWN. THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THE LOCATION OF THIS FENCING.

IF FENCES ARE TO BE INSTALLED, IT SHOULD BE KEPT IN MIND THE UNCERTAINTIES OF CORNERS FOUND AND SET. AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AREA AS

DUE TO W ARIANCES IN REFERENCE MONUMENTS: I FEET +/-NSCREPANCIES IN THE RECORD DESCRIPTIONS: NONE NCONSISTENCIES IN LINES OF OCCUPATION: 10 FEET +/-

CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PLAT AND DESCRIPTION REPRESENT A SURVEY COMPLETED UNDER MY DIRECTION.

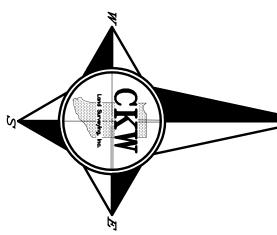
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE TITLE COMMITMENT AND IS SUBJECT TO ANY STATEMENT OF FACT DISCLOSED THEREIN.

I FURTHER CERTIFY THAT THE SURVEY WORK PERFORMED ON THE PROJECT SHOWN IS TRUE AND CORRECT TO THE BEST OF MY BELIEF.

FURTHER CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS REPORT CONFORMS TO THE REQUIREMENTS CONTAINED IN SECTION | THROUGH | 9 OF THE IAC 865, |.|-|2 FOR A RETRACEMENT OR RECORD DOCUMENT SURVEY.

DATE OF LAST FIELD WORK: DECEMBER 12, 2011.

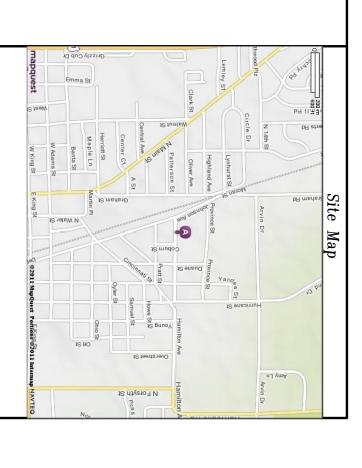
DATE: JANUARY 6, 2012.



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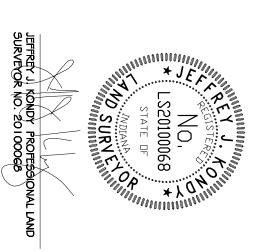
Graphic Scale

30 Feet



Revisions		
REVISIONS PER CLIENT	CAP	1-6-1;
REVISIONS PER CLIENT	CAP	1-19-12

Revisions		
ISIONS PER CLIENT	CAP	1-6-12
ISIONS PER CLIENT	CAP	1-19-12



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Prepared For:

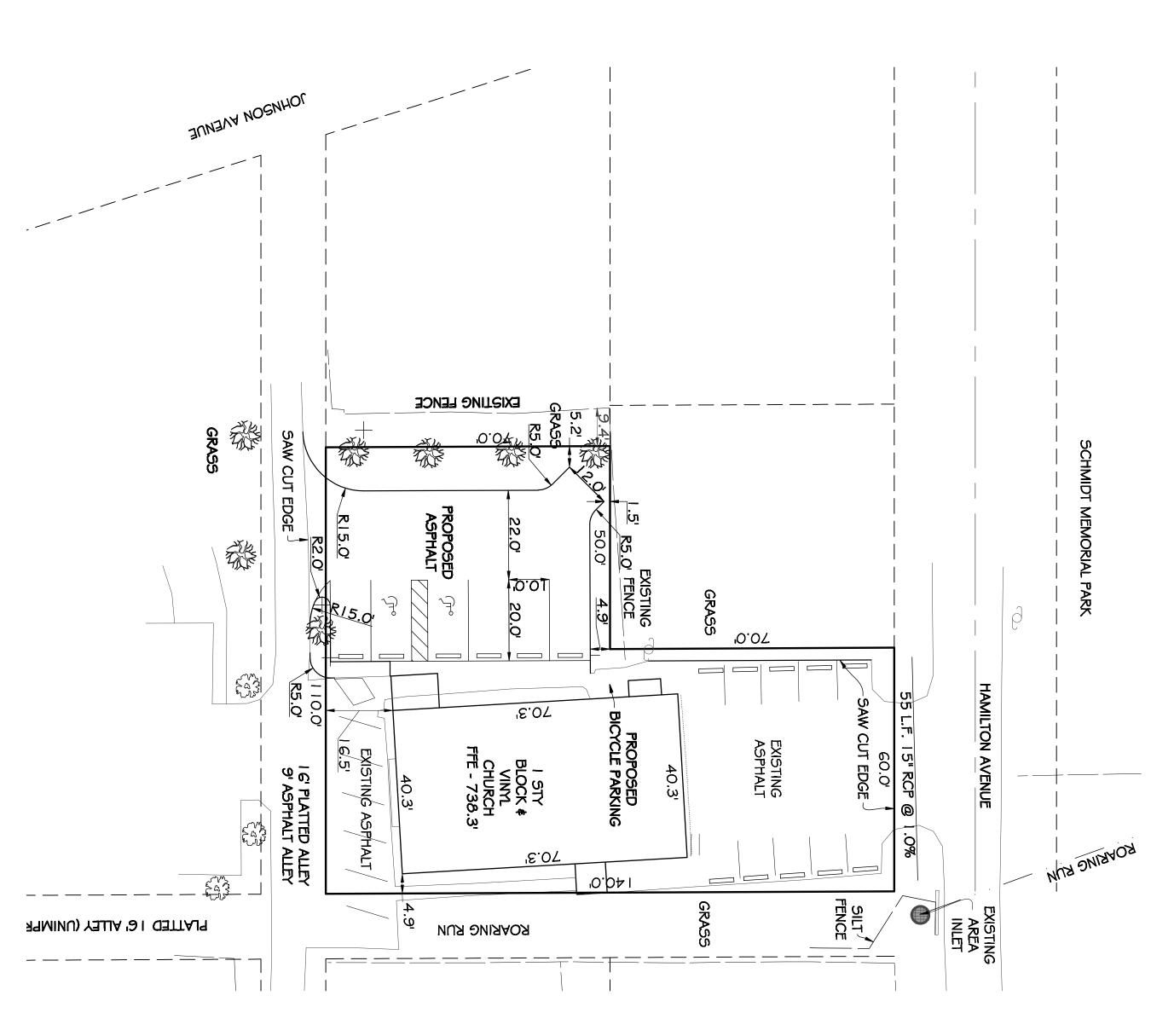
Church of the Bible 211 Hamilton Avenue Franklin, Indiana 46131

Project

211 Hamilton Avenue, Franklin, Indiana Johnson County

Existing Conditions Sheet Title

Date: Januarv 6. 2012	Work Order 110322	Scale 1" = 30'	
te: 6. 2012	Work Order No. 110322	$egin{aligned} Drawn \ CAP \end{aligned}$	
<i>7</i> 2	Sheet Number	$\begin{array}{c} De \text{signed} \\ N/A \end{array}$	
of 10		$Checked\ JJK$	



BOLLARD GAS METER HANDICAPPED PARKING ELECTRIC METER TRAFFIC DIRECTION AREA LIGHT TION YILITU PROPOSED SIGN SYMBOL PROPOSED TREE LEGEND AIR CONDITIONING UNIT EXISTING TREE FIRE HYDRANT PROPOSED BUSH SANITARY MANHOLE GROUND LIGHT WATER METER

Part

of Lots

95

80

96

Hamilton

and

0yler

Addition

to

Franklin

PROJECT SCOPE

THIS PROJECT IS A SMALL PARKING LOT ADDITION, ON A SMALL LOT THAT WAS PURCHASED BY THE CHURCH LAST YEAR. THE PROPOSED 2,350 SQ FT LOT, REPLACES A 950 SQ FT (+1,400 SQ FT) HOME WITH GARAGE THAT WAS REMOVED LAST YEAR IN PREPARATION FOR THIS PROJECT. WITH BOTH TRACTS COMBINED THE COMBINED SITE IS ONLY 11,900 SQ FT, OR JUST OVER A QUARTER OF AN ACRE.

THE NEW PARKING SPACES WILL BE BUILT SO TO DRAIN NORTH & NORTHWEST AWAY FROM THE CHURCH. SAID STORM WATER WILL BE COLLECTED IN A GRASSY DEPRESSION, OR SWALE, THAT WILL RUN FROM SOUTH TO NORTH ALONG THE WEST SIDE OF SAID PROPERTY. THE SWALE WILL HAVE AN UNDER DRAIN, AND ALL WATER EVENTUALLY MAKES ITS WAY TO THE NORTH FORK OF ROARING RUN, THAT RUNS ALONG THE EAST SIDE OF THIS TRACT. THE SITE CURRENTLY HAS A 6" UNDER DRAIN THAT RUNS SOUTH TO NORTH ALONG THE EXISTING WEST SIDE OF THE CHURCH BUILDING, BUT THE TILE APPEARS TO BE IN NEED OF REPAIR AND BETTER SWALE DEFINITION. THIS PLAN ALSO CALLS FOR A DRIVEWAY PIPE AT THE EXISTING NORTH ENTRANCE, THE ADDITION OF A 15" RCP AND CLEANING OF THE ROADSIDE DITCH WILL ALSO ENSURE PROPER DRAINAGE IN THIS AREA.

LOT SIZE: 11,900 SQ. FT. EXISTING HARD SURFACE AREA: 7,500 SQ. FT. PROPOSED PARKING ADDITION: 2,350 SQ. FT.

OFF STREET PARKING
ON SITE = 16
SOUTH LOT = 12
PROPOSED = 6
TOTAL = 34 (2 HANDICAPPED SPACES)

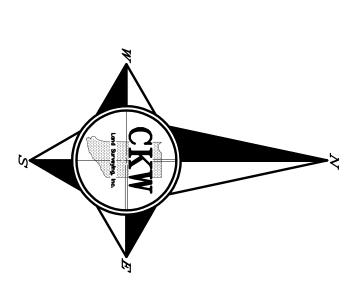
PROPOSED PARKING ADDITION - 2,350 SQ. FT. OR 0.05 ACRES PROPOSED DISTURBED AREA - 3,000 SQ. FT. OR 0.06 ACRES

TOTAL ADDITIONAL HARD SURFACE FOR THE SIX NEW OFF STREET PARKING SPACES IS LESS THAN 2,500 SQUARE FEET OR 0.06 ACRES AND IF YOU CONSIDER THE EXISTING HOUSE THE ADDED HARD SURFACE IS ONLY 1,400 SQUARE FEET.
BECAUSE OF THE SMALL SIZE OF THIS ADDITION, NO ADDITIONAL STORM WATER DETENTION OR WATER QUALITY IS PROPOSED.



2. SEVEN TREES ARE PROPOSED. I. NO ADDITIONAL LIGHTING IS PROF

3. EXISTING CONCRETE PAD TO BE



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Prepared	
For:	

Church of the Bible 211 Hamilton Avenue Franklin, Indiana 46131

211 Hamilton Avenue, Franklin, Indiana Johnson County Project

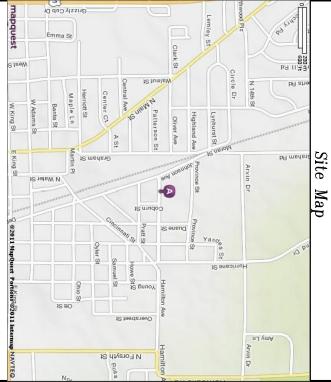
Sheet Title Site Plan

Graphic Scale

1 Inch = 20 Feet

Date:	Work Order No	Scale
January 6, 2012	110322	1" = 20'
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6, 2012	322	CAP
ಬ	Sheet Number	Designed N/A
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REVISIONS PER CLIENT	CAP	1-6-12
REVISIONS PER CLIENT	CAP	1-19-12

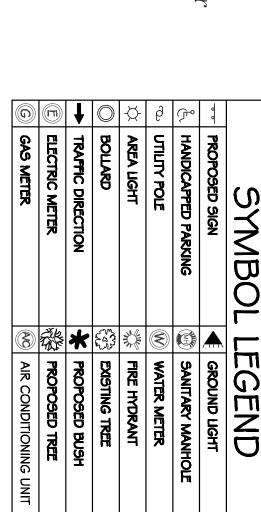
DRAWING/COMPUTER FILE, IDEAS, DESIGN AND	JEFFREY J. KONDY PROFES SURVEYOR NO. 20100068	LS20100068 STATE OF NO. STATE OF NO. STATE OF NO. STATE OF NO. NO. NO. NO. NO. NO. NO. N		VISIONS PER CLIENT
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Graphic Scale

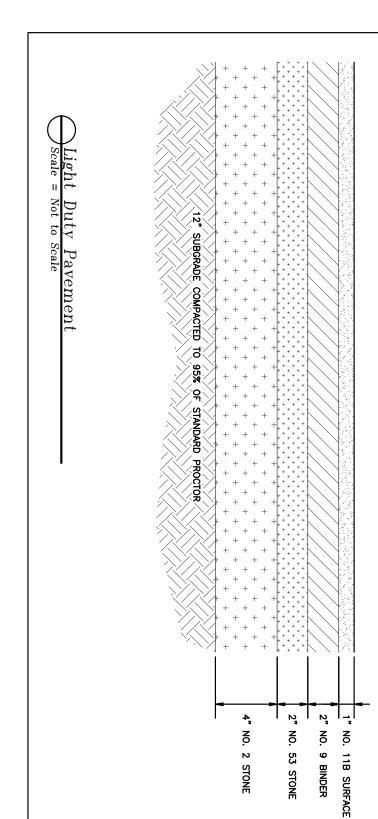
Inch = 20 Feet



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N Forsyth St

Site Map



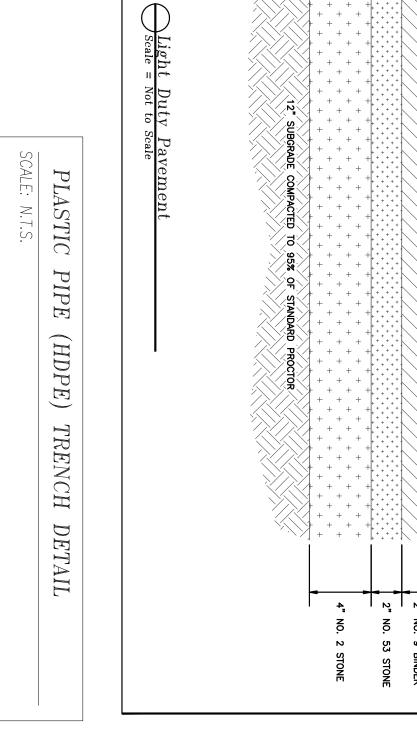
REVISIONS PER CLIENT

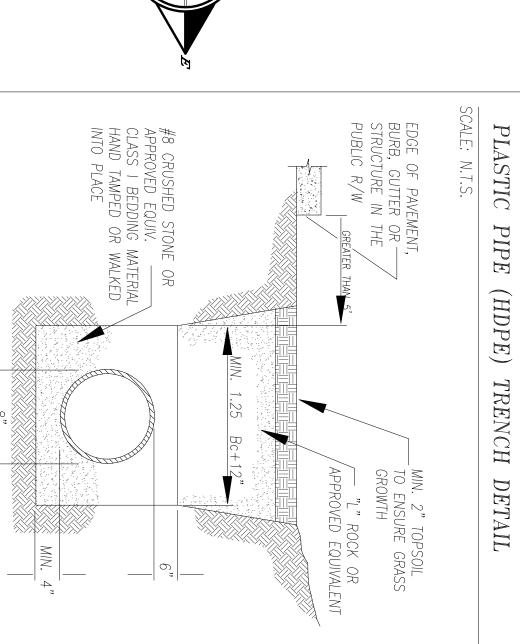
CAP

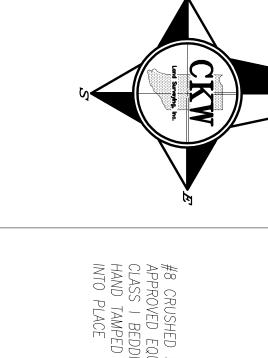
1-19-12

Revisions

SCHMIDT MEMORIAL PARK







EXISTING FENCE

PROPOSED ASPHALT

7

10.0Y

75

10.01

738

1E.OT

E.OT

20.0

BLOCK ¢ VINYL CHURCH FFE - 736.3'

ROARING RUN

201

<u>50.Q</u>

R5.0' FENCE

PROPOSED BICYCLE PARKING

10,64

EXISTING

GRASS

733.60

EXISTING ASPHALT

131.60

40.3

33.0

SAW CUT EDGE

\$55 L.F. 15" RCP @ 1.0

HAMILTON AVENUE

_737

EXISTING AREA

337.00

736

33.780 N 131.90

FLOOD HAZARD STATEMENT

THE PROPERTY PLOTS BY SCALE AS BEING IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR JOHNSON COUNTY, INDIANA, COMMUNITY PANEL NO. 1808 I C 023 I D, DATED AUGUST 2, 2007. THE ACCURACY OF ALL FLOOD HAZARD DATA SHOWN ON THIS PROJECT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OF ELEVATION ON THE RECORDED FLOOD INSURANCE RATE MAP.

I DETTAIN

BENCHMARK

A STANDARD BRONZE BENCHMARK TABLET STAMPED "BM JON 6"; SET IN THE TOP OF THE SOUTHWEST CONCRETE SUPPORT OF THE ELECTRIC POWER TAKEOFF TOWER ON FORSYTH STREET, APPROXIMATELY 0.2 MILE NORTH OF STATE ROAD 44 (EAST KING STREET). ESTABLISHED BY THE INDIANA FLOOD CONTROL AND WATER RESOURCES COMMISSION. ELEVATION = 721.537

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GRASS

SAW CUT EDGE

130,00

R5.0

O' ASPHAKT ALLEY

10.0

9

ΩĪ.

EXISTING ASPHALT

40.3

139.60

R15.0

NOTES:

I. INLET TO BE PROTECTED BY DANDY SACK AND SILT FENCE.

2. UNDER DRAIN TO BE 8" HDPE PERFORATED WITH SOCK, BACKFILLED WITH WASHED GRAVEL EXCEPT UNDER PAVEMENT. IT SHALL BE PVC WITH COMPACTED NO. 53 STONE.

3. EXISTING ENTRANCE TO HAVE 15" RCP AND ROAD SIDE DITCH TO BE RE-DEFINED.

4. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED.



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Prepared For:

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Project

211 Hamilton Avenue, Franklin, Indiana Johnson County

Grading & Erosion Plan Sheet Title

4
Sheet Number
$\begin{array}{c} Designed \\ N/A \end{array}$