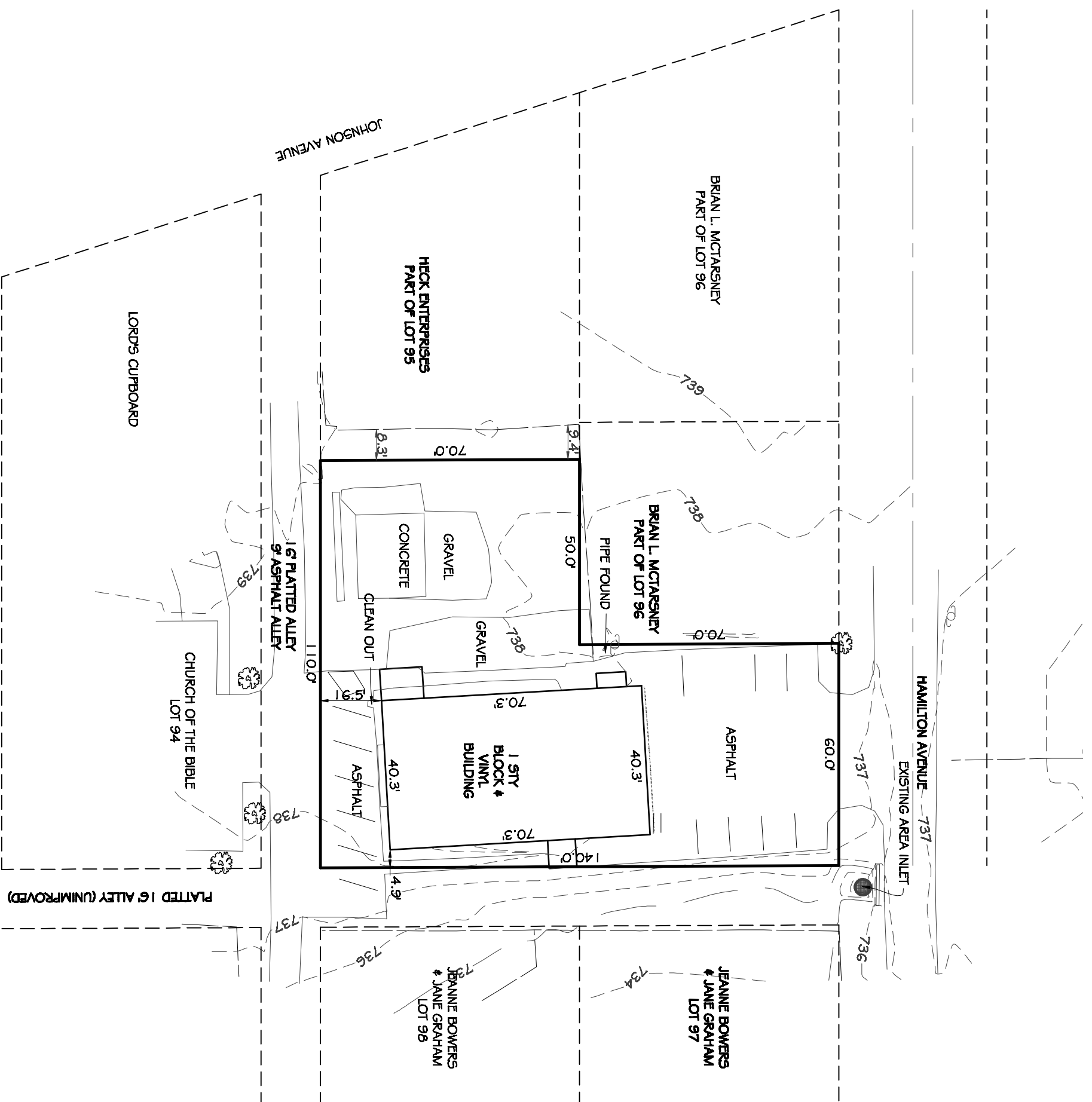


Existing Conditions

Part of Lots 95 & 96 ~ Hamilton and Oylers Addition to Franklin



LAND DESCRIPTION: INSTRUMENT #2010-0-019402

A PART OF LOTS 95 AND 96 IN HAMILTON AND OLEYE TOWNSHIP, 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 EASTERLY 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:

VARIANCE IN THE REFERENCED MONUMENTS;
DISCREPANCIES IN RECORDED DESCRIPTIONS AND PLATS;

THE ACCEPTABLE RELATIVE POSITIONAL ACCURACIES FOR EACH CLASSIFICATION OF SURVEY ARE AS FOLLOWS:

(1) URBAN SURVEYS: 0.07 FEET (21 MILLIMETERS) PLUS 50 PARTS PER MILLION.

(2) SUBURBAN SURVEYS: 0.13 FEET (40 MILLIMETERS) PLUS 100 PARTS PER MILLION

(3) KURAL SURVEY IS: 0.26 FEE (1/9 MILLIMETERS) FUDS 200 PAKIS PER MILLION.
AS DEFINED IN IAC 865. THIS SURVEY IS A RETRACEMENT SURVEY AS DEFINED IN IAC 865, OF A TRACT OF LAND.

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 ADDITION, PROOF, THE FACT THAT SURVEYS REPORT 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-DISCLOSED MONUMENTS MAY NOT 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 UNKNOWN.

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 FOLLOWS:

DUE TO VARIANCES IN REFERENCE MONUMENTS: 1 FEET +/-
DUE TO DISCREPANCIES IN THE RECORD DESCRIPTIONS: NONE
DUE TO INCONSISTENCIES 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.

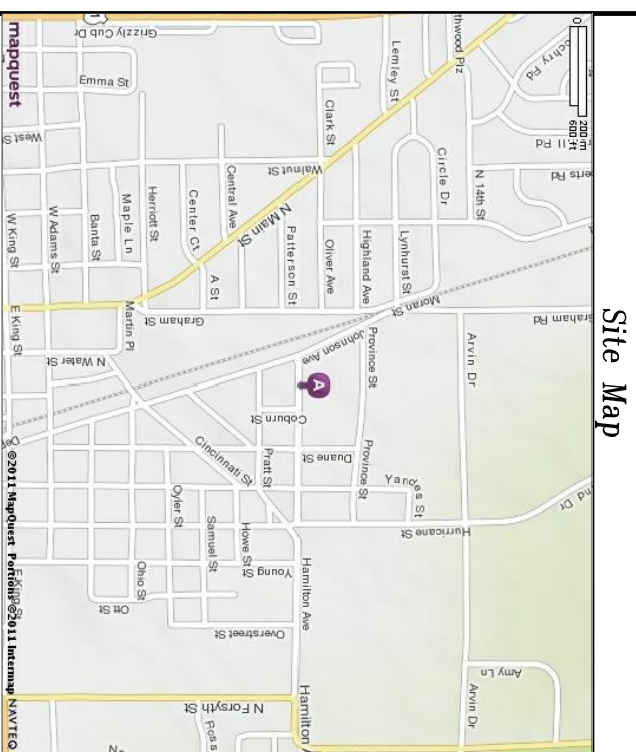
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE TITLE COMMITMENT AND IS SUBJECT TO ANY STATEMENT OF FACT DISCLOSED THEREIN.

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

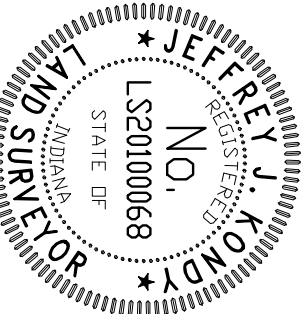
I FURTHER CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS REPORT CONFORMS TO THE REQUIREMENTS CONTAINED IN SECTION 1 THROUGH 19 OF THE IAC 865, 1.1-1.2 FOR A RETACEMENT OR RECORD DOCUMENT SURVEY.

DATE OF LAST FIELD WORK: DECEMBER 12, 2011.

DATE: JANUARY 6, 2012



Revisions	
REVISIONS PER CLIENT	CAP 1-6-12
REVISIONS PER CLIENT	CAP 1-9-12

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JEFFREY J. KONDY PROFESSIONAL LAND SURVEYOR NO. 20100066 			
CKW Land Surveying, Inc. 301 East Jefferson St. Franklin, Indiana 46131 (317) 736-0791 - Office (317) 736-0791 - Fax 			
Prepared For: Church of the Bible 211 Hamilton Avenue Franklin, Indiana 46131			
Project 211 Hamilton Avenue, Franklin, Indiana Johnson County			
Sheet Title Existing Conditions			
Scale 1" = 30'	Drawn CAP	Designed N/A	Checked JJK
Work Order No. 110322		Sheet Number	2
Date: January 6, 2012		of 10	

Site Plan
Part of Lots 95 & 96 ~ Hamilton and Oyler
Addition to Franklin

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

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 90 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.

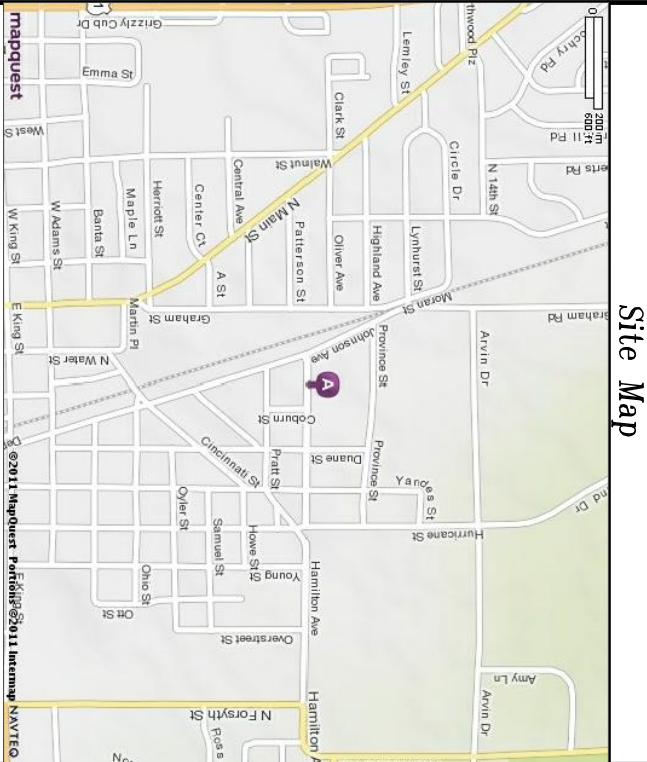
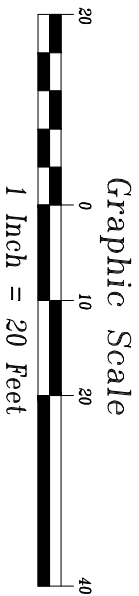
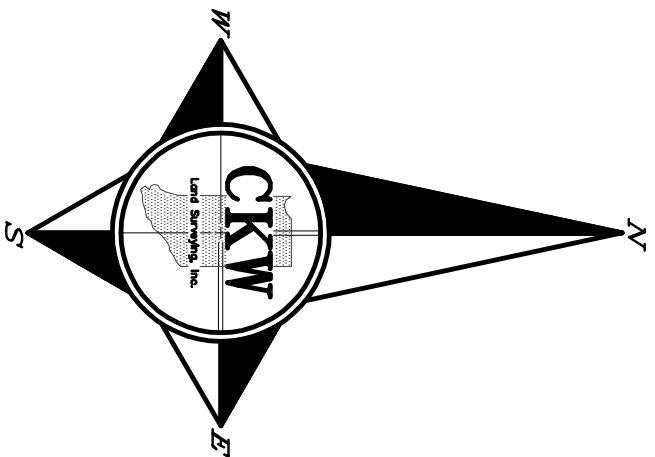
OFF STREET PARKING
ON SITE = 16
SOUTH LOT = 12
PROPOSED = 6
TOTAL = 34 (2 HANDICAPPED SPACES)

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

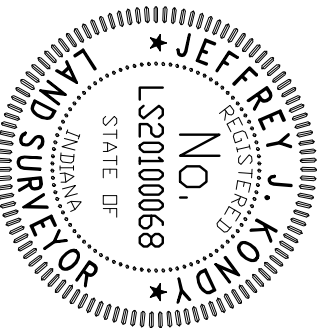
TOTAL ADDITIONAL HARD SURFACE FOR THE SIX NEW OFF STREET PARKING SPACES IS LESS THAN 2,500 SQUARE FEET OR 0.06 ACRES AND IF YOU CONSIDER THE EXISTING HOUSE THE ADDED HARD SURFACE IS ONLY 1,400 SQUARE FEET. BECAUSE OF THE SMALL SIZE OF THIS ADDITION, NO ADDITIONAL STORM WATER DETENTION OR WATER QUALITY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

NOTES:

1. NO ADDITIONAL LIGHTING IS PROPOSED.
2. SEVEN TREES ARE PROPOSED.
3. EXISTING CONCRETE PAD TO BE REMOVED.

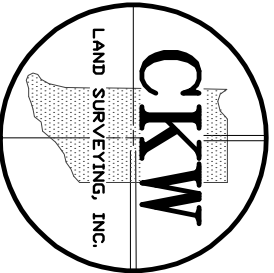


Revisions		
REVISIONS PER CLIENT	CAP	1-6-12
REVISIONS PER CLIENT	CAP	1-19-12



JEFFREY J. KONDY PROFESSIONAL LAND
SURVEYOR NO. 20100068

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Prepared For:

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211 Hamilton Avenue
Franklin, Indiana 46131

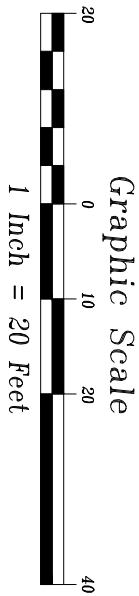
Project

211 Hamilton Avenue,
Franklin, Indiana
Johnson County

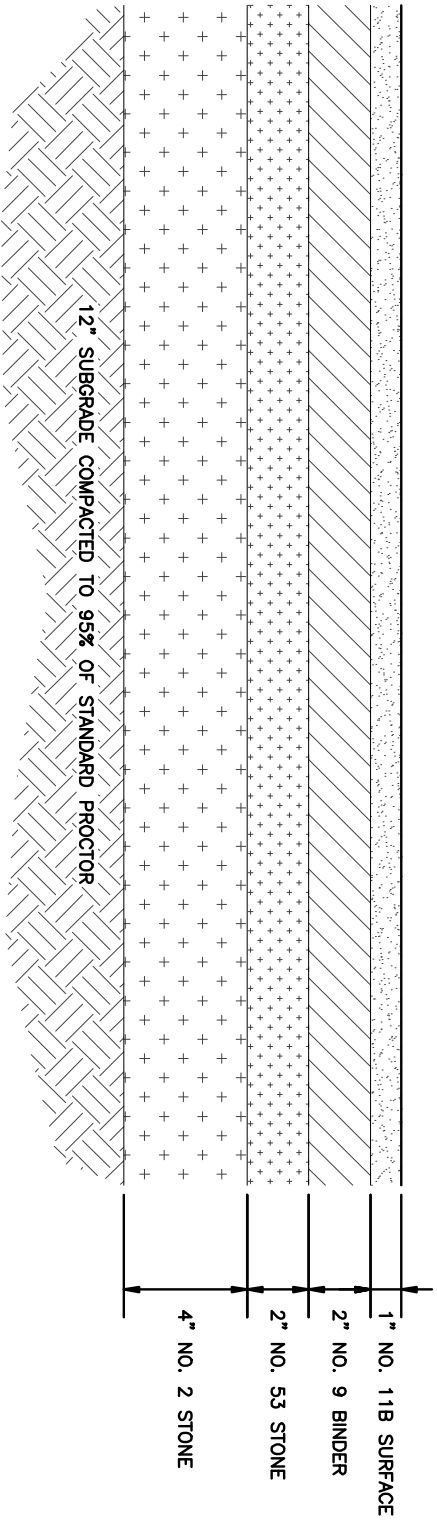
Sheet Title
Site Plan

Scale 1" = 20'	Drawn CAP	Designed N/A	Checked JKR
Work Order No. 110322	Sheet Number 3 of 10		
Date: January 6, 2012			

Grading & Erosion Plan
Part of Lots 95 & 96 ~ Hamilton and Oyer
Addition to Franklin



SYMBOL LEGEND			
	PROPOSED SIGN		GROUND LIGHT
	HANDICAPPED PARKING		SANITARY MANHOLE
	UTILITY POLE		WATER METER
	AREA LIGHT		FIRE HYDRANT
	BOLLARD		EXISTING TREE
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	ELECTRIC METER		PROPOSED TREE
	GAS METER		AIR CONDITIONING UNIT

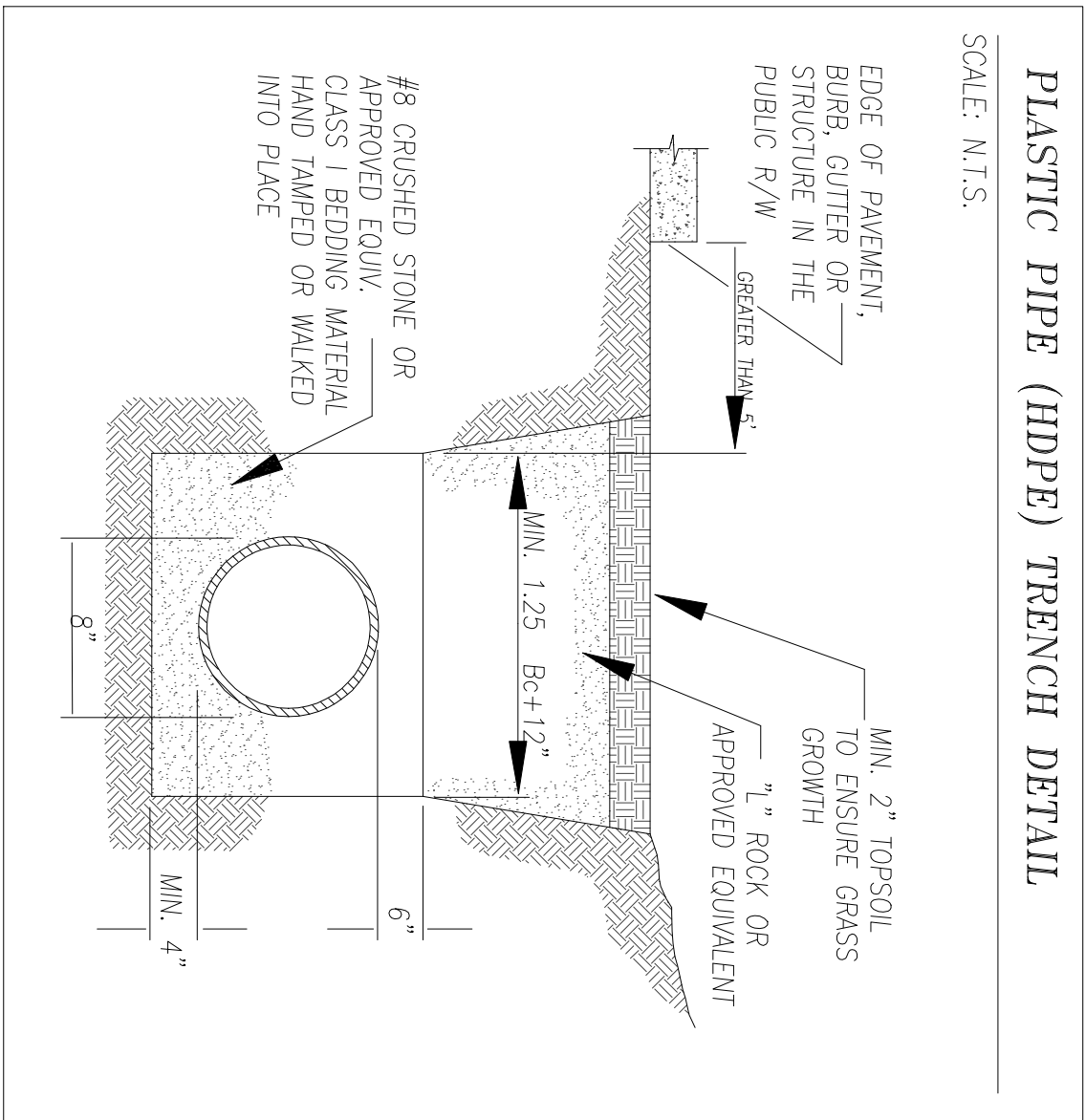


Light Duty Pavement

Scale = Not to Scale

PLASTIC PIPE (HDPE) TRENCH DETAIL

SCALE: N.T.S.



NOTES:

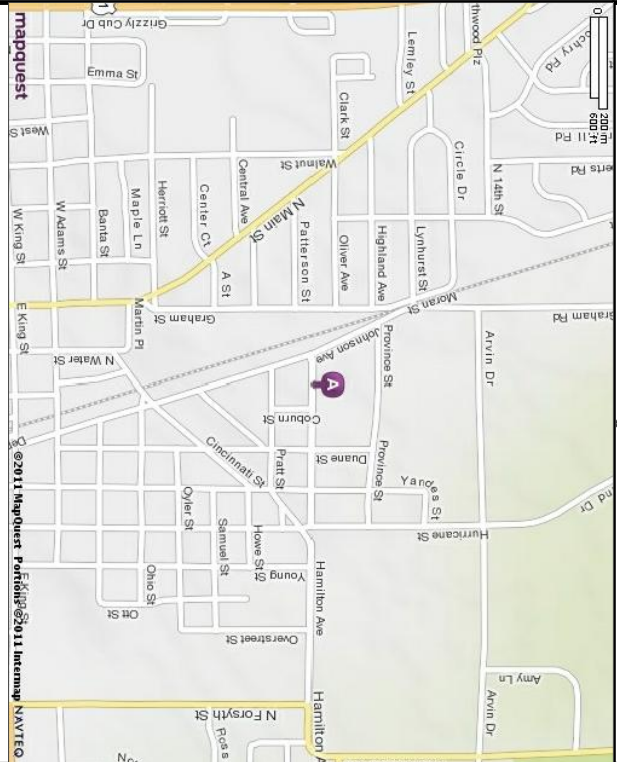
1. INLET TO BE PROTECTED BY DANDY SACK AND SILT FENCE.
2. UNDER DRAIN TO BE 8" HDPE PERFORATED WITH SOCC, BACKFILLED WITH WASHED GRAVEL EXCEPT UNDER PAVEMENT. IT SHALL BE PVC WITH COMPACTED NO. 53 STONE.
3. EXISTING ENTRANCE TO HAVE 15" RCP AND ROAD SIDE DITCH TO BE RE-DEFINED.
4. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED.
- DRAINAGE REPORT:
- 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. 18061 C 0231 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.

BENCHMARK

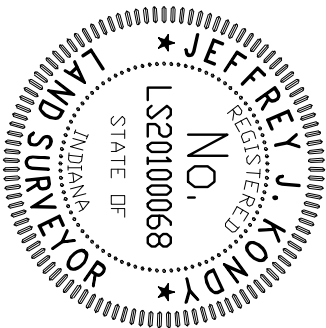
A STANDARD BRONZE BENCHMARK TABLE STAMPED "BM JON 6", SET IN THE TOP OF THE SOUTHWEST CONCRETE SUPPORT OF THE ELECTRIC POWER TAKEOFF TOWER ON FORSYTH STREET, APPROXIMATELY 0.2 MILE NORTH OF STATE ROAD 44 (EAST KING STREET), ESTABLISHED BY THE INDIANA FLOOD CONTROL AND WATER RESOURCES COMMISSION. ELEVATION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

Site Map



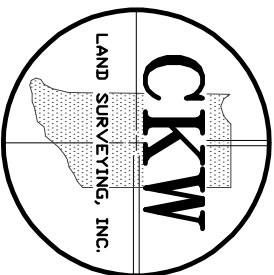
Revisions

REVISIONS PER CLIENT CAP 1-19-12



JEFFREY J. KANDY PROFESSIONAL LAND SURVEYOR NO. 20100068

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Franklin, Indiana 46131

Project

211 Hamilton Avenue,
Franklin, Indiana
Johnson County

Sheet Title
Grading & Erosion Plan

Scale 1" = 20'	Drawn CAP	Designed N/A	Checked JKR
Work Order No. 110922	Sheet Number 4 or 10		
Date: January 6, 2012			