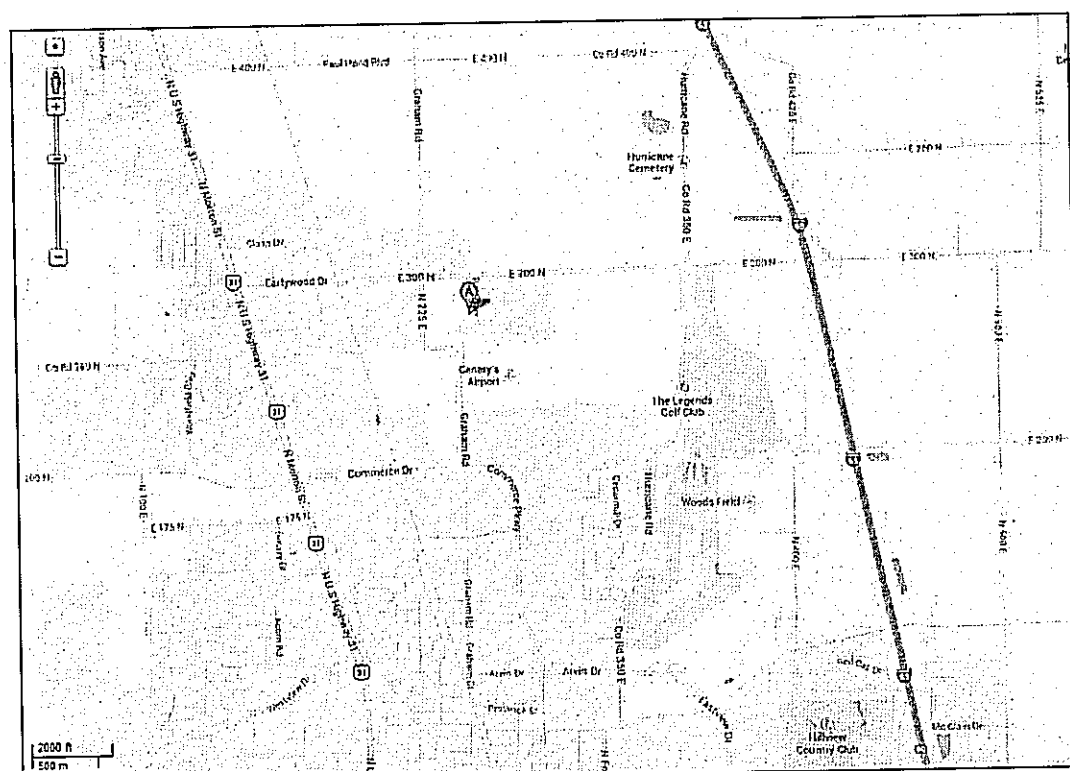


CONSTRUCTION PLANS FOR Storage Barn Plan

Franklin, Indiana

PREPARED FOR:
BILL NEVILLE
3030 R.J. PARKWAY
FRANKLIN, IN 46131



LOCATION MAP

Contractor:
MIKE DENNEY
317 710-6614

Owner:
BILL NEVILLE
3030 R.J. PARKWAY
FRANKLIN, IN 46131
812 371-7399

PROPERTY DESCRIPTION: INSTRUMENT #

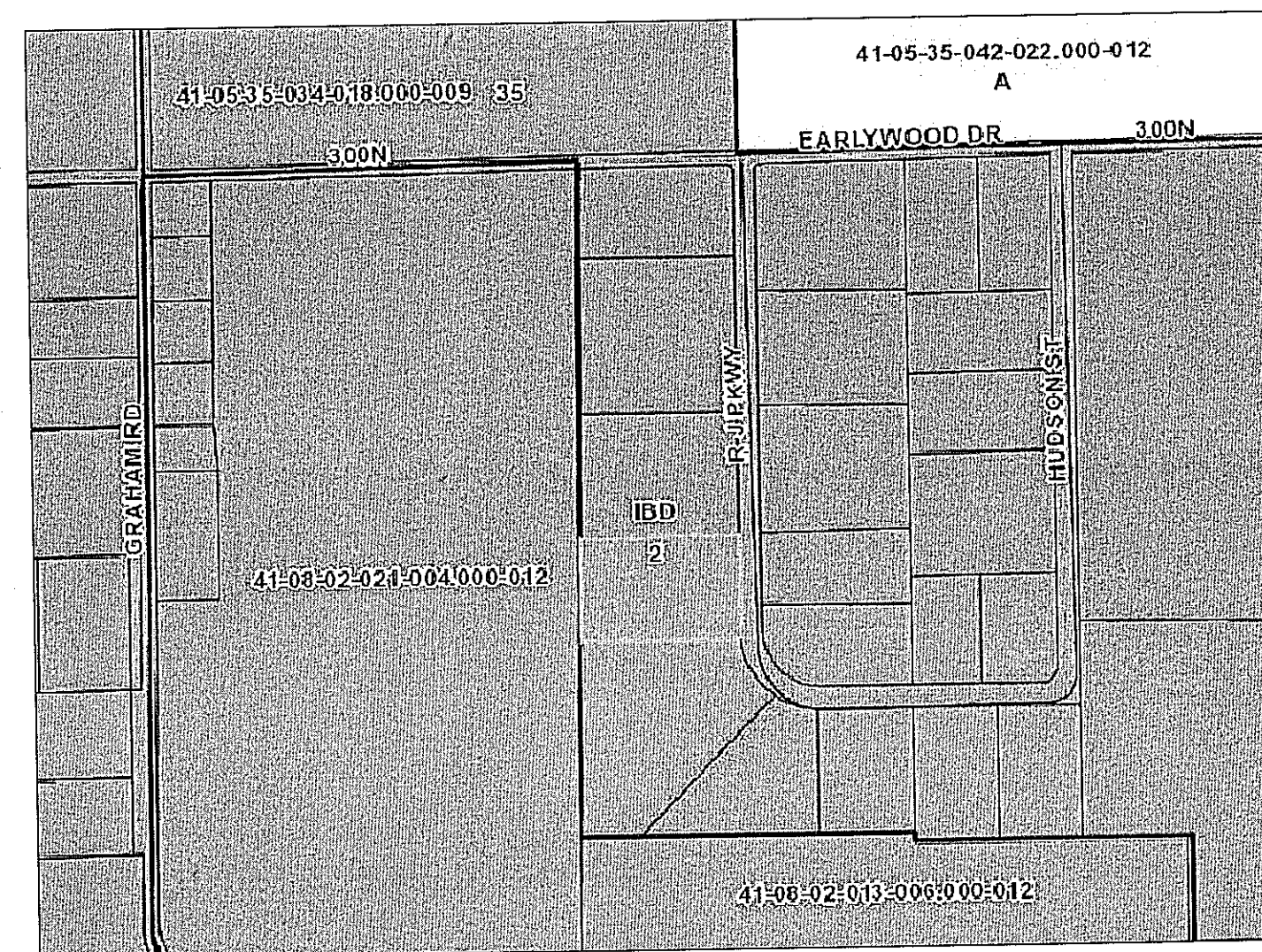
LOT NUMBERED 4 IN JOHNSON INDUSTRIAL PARK, JOHNSON COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT CABINET D, PAGE 117, IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

PROJECT SCOPE:

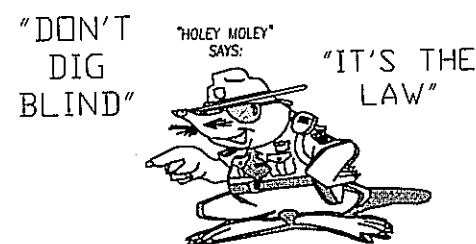
THE PETITION IS FOR A 7,700 SQ FT WAREHOUSE "COLD STORAGE BUILDING" TO BE CONSTRUCTED ON AN APPROXIMATELY 1.5 ACRE PLATTED COMMERCIAL LOT. SAID BUILDING WOULD BE WAREHOUSE ONLY, NO ON SITE EMPLOYEES. PETITIONER DOES NOT INTEND TO MAKE UTILITY CONNECTIONS.

PROJECT LOCATION:

SITE IS ON THE WEST SIDE OF R.J. PARKWAY, APPROXIMATELY 850 FOOT SOUTH OF COUNTY RD 300 N (EARLYWOOD DR), AND APPROXIMATELY 1,250 FOOT SOUTHEAST OF THE INTERSECTION OF EARLYWOOD DRIVE & GRAHAM ROADS.



ZONING MAP



INDIANA UNDERGROUND PROTECTION SERVICE, INC.
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1-800-382-5544
CALL TOLL FREE
1-800-428-5200



JEFFREY J. KONDY
PROFESSIONAL LAND SURVEYOR NO. 20100068

FRANKLIN CITY PLANNING
DEPARTMENT:
317-736-3631

FRANKLIN CITY, SEWER:
317-736-3640

FRANKLIN CITY ENGINEERING
DEPARTMENT:
317-736-3631

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

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

CITY OF FRANKLIN MS4:
317-736-3640

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

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

DUKE, ELECTRIC:
1-800-521-2232

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

INDIANA-AMERICAN, WATER:
317-881-0270

INDEX OF DRAWINGS			
SHEET NO.	DESCRIPTION	REVISIONS	DATE
1	COVER SHEET		
2	EXISTING CONDITIONS		
3	SITE PLAN		
4	EROSION CONTROL PLAN		

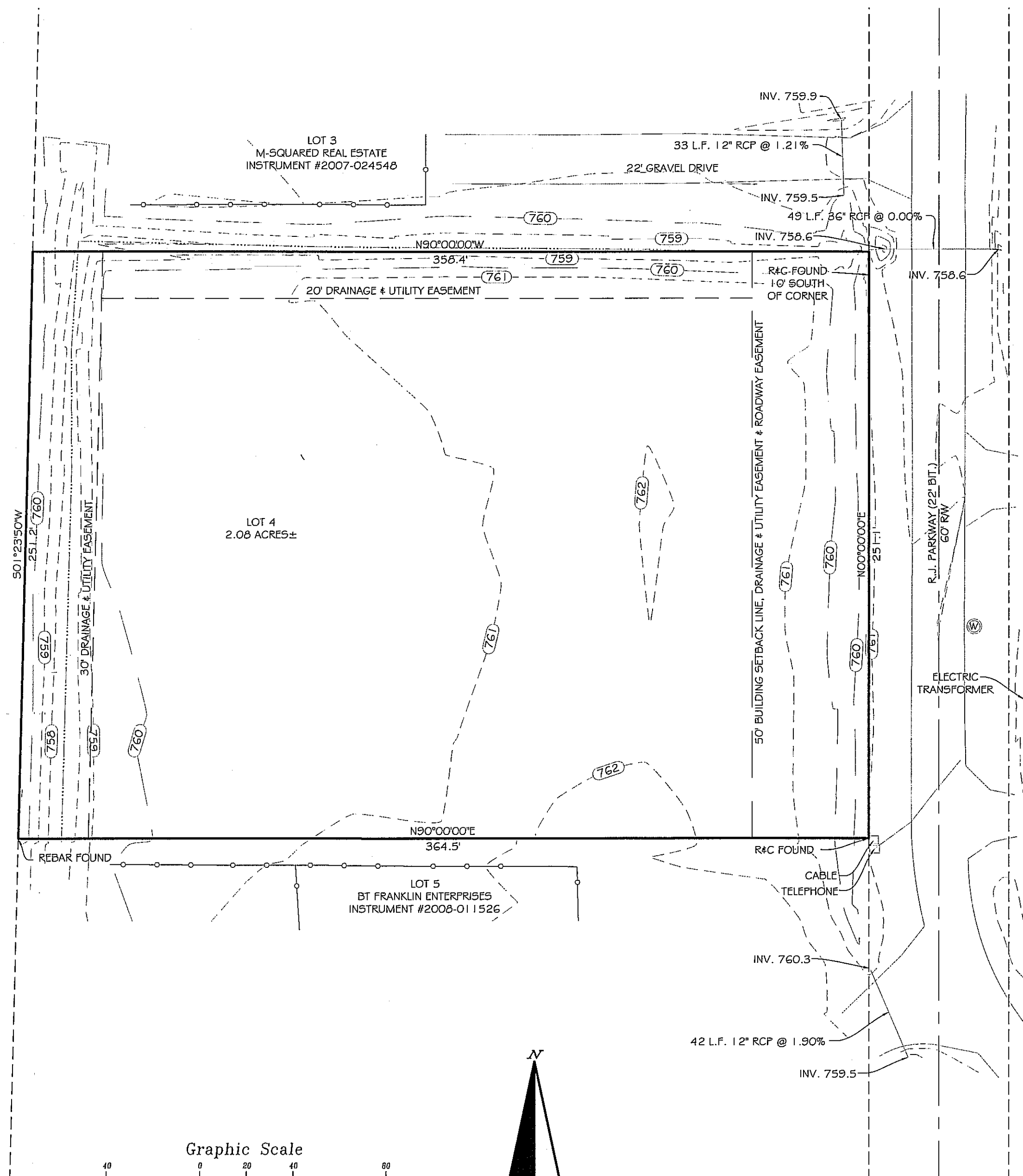
PLANS PREPARED BY:



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

Existing Conditions

Lot 4 ~ Johnson Industrial Park



LAND DESCRIPTION -

LOT NUMBERED 4 IN JOHNSON INDUSTRIAL PARK, JOHNSON COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT CABINET D, PAGE 117, IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

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;
INCONSISTENCIES IN LINES OF OCCUPATION;
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) RURAL SURVEYS: 0.26 FEET (79 MILLIMETERS) PLUS 200 PARTS 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.

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. 18081 C 0143 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.

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 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: 2 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.

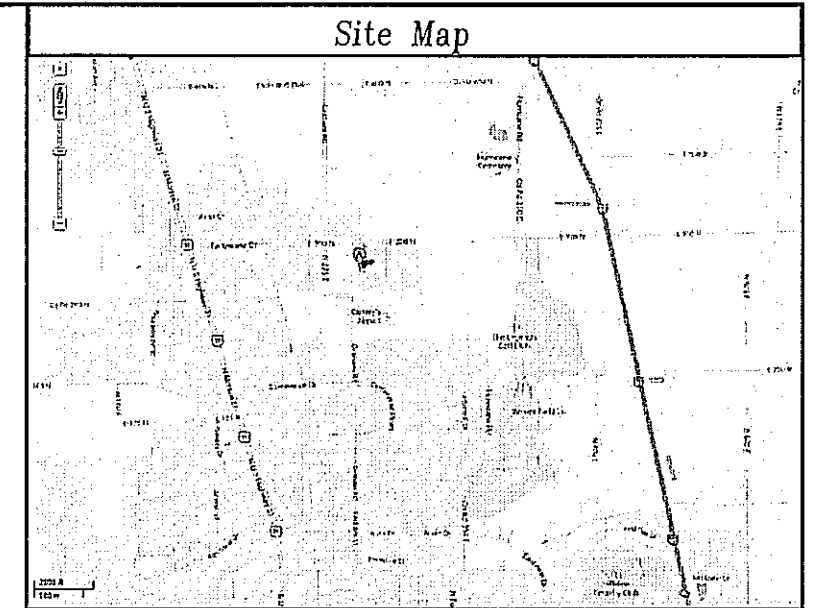
I FURTHER CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS REPORT CONFORMS TO THE REQUIREMENTS CONTAINED IN SECTION 1 THROUGH 19 OF THE IAC 865, 1.1-1.2 FOR A RETRACEMENT OR RECORD DOCUMENT SURVEY.

DATE OF LAST FIELD WORK: JUNE 28, 2013.

DATE: JULY 3, 2013.

SURVEYOR'S SIGNATURE

JEFFREY J. KONDY, PROFESSIONAL LAND SURVEYOR NO. 20100068



Revisions



JEFFREY J. KONDY, PROFESSIONAL LAND SURVEYOR NO. 20100068

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Prepared For:

Bill Neville
3030 R.J. Parkway
Franklin, Indiana 46131

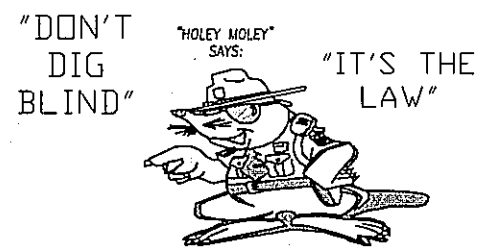
Project

3030 R.J. Parkway
Franklin, Indiana

Sheet Title

Existing Conditions

Scale 1" = 40'	Drawn CAP	Designed N/A	Checked JKK
Work Order No. 130175		Sheet Number	
Date: July 17, 2013		2 of 4	



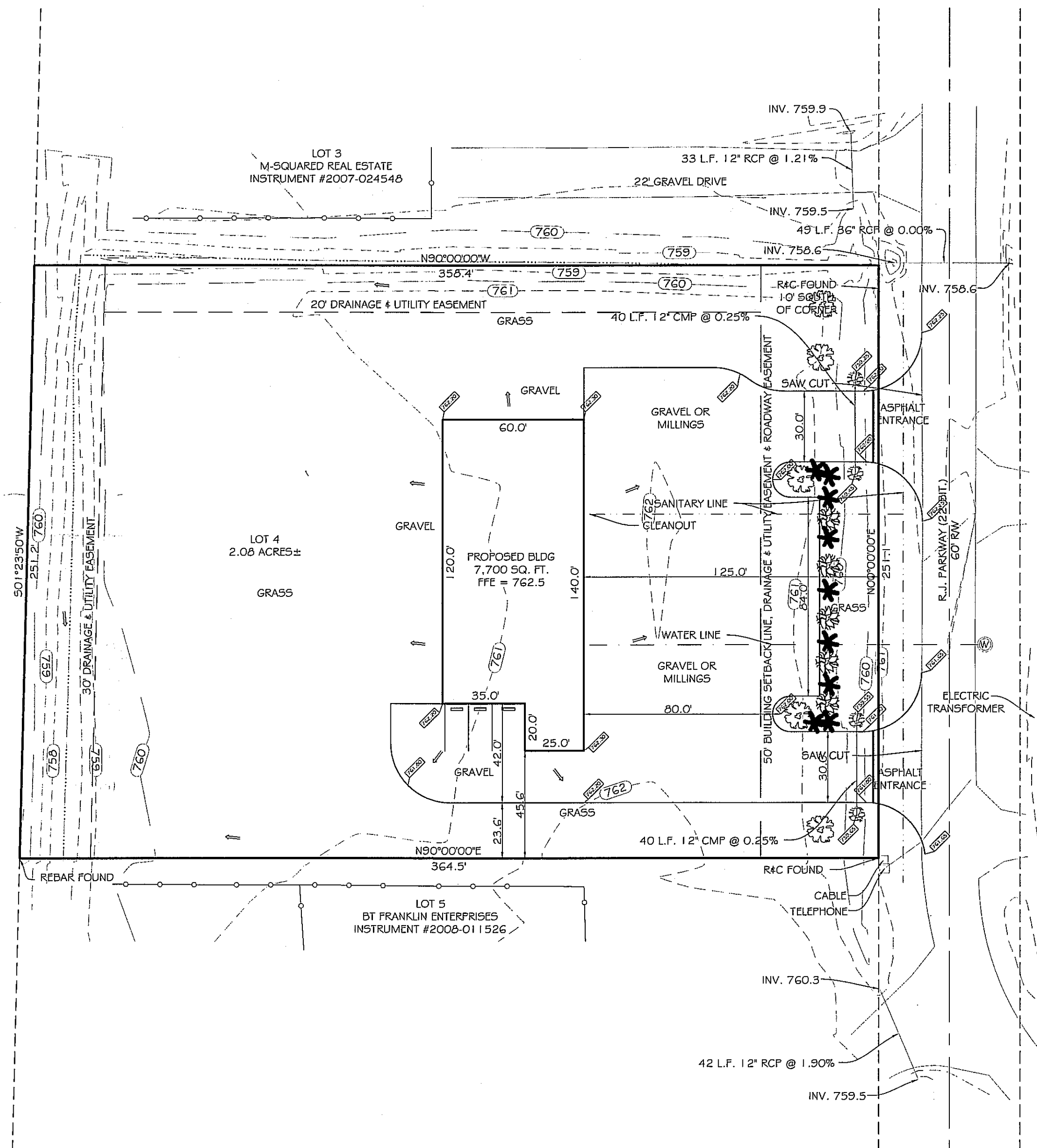
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CALL TOLL FREE
1-800-428-5200

IBD STANDARDS

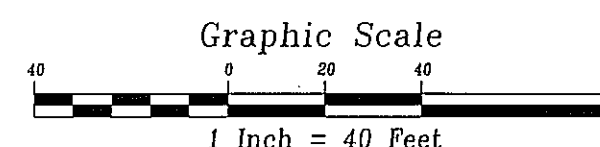
MAXIMUM LOT COVERAGE75%
FRONT SETBACK LINE50 FEET
PRIMARY SIDE SETBACK LINE ...25 FEET
MAXIMUM BUILDING HEIGHT50 FEET

Site Plan

Lot 4 ~ Johnson Industrial Park



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



NOTES:

THE PETITION IS FOR A 7,700 SQ FT WAREHOUSE "COLD STORAGE BUILDING" TO BE CONSTRUCTED ON AN APPROXIMATELY 1.5 ACRE PLATTED COMMERCIAL LOT. SAID BUILDING WOULD BE WAREHOUSE ONLY, NO ON SITE EMPLOYEES.

PETITIONER DOES NOT INTEND TO MAKE UTILITY CONNECTIONS. UTILITIES WILL BE INSTALLED UP TO BUILDING.

NO DUMPSTER PAD IS PROPOSED.

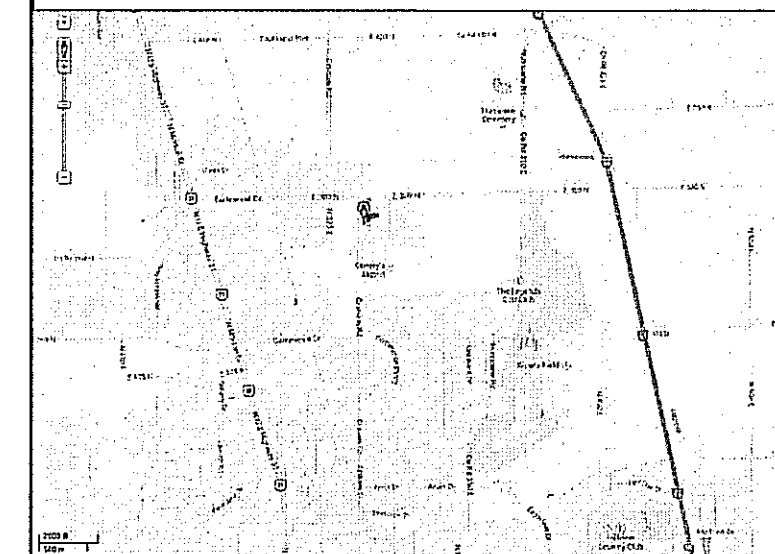
PROPOSED ENTRY TO BE HEAVY DUTY ASPHALT PER FRANKLIN CITY SPECIFICATIONS WITHIN RAW ONLY. ALL BUT ONE LOT WITHIN THIS AREA HAVE UTILIZE GRAVEL SURFACE.

ALL DEMOLITION, AND OFF-SITE DISPOSAL TO BE DONE IN A RESPONSIBLE MANNER, AND IN ACCORDANCE WITH ALL FEDERAL, STATE, AND (LOCAL) CITY OF FRANKLIN REQUIREMENTS.

CONTRACTOR IS RESPONSIBLE TO CALCULATE THEIR OWN QUANTITIES (DIRT, CONCRETE, ASPHALT, CONCRETE, PIPING, LANDSCAPING, EROSION CONTROL, ETC.) THE CONTRACTOR, AND SUBS ARE ALSO RESPONSIBLE TO CALC THEIR OWN DIRT BALANCE, CHECK EXISTING GRADES AGAINST PROPOSED.

CONTRACTOR, AND SUB-CONTRACTORS ARE RESPONSIBLE FOR OBTAINING UTILITY LOCATIONS, AND NECESSARY INSPECTIONS NO LESS THAN 48 HOURS PRIOR TO STARTING THIS PROJECT, OR ANY ASPECT OF THIS PROJECT.

Site Map



Revisions



JEFFREY J. KANDY PROFESSIONAL LAND SURVEYOR NO. 20100068

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Franklin, Indiana 46131

Project

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Franklin, Indiana

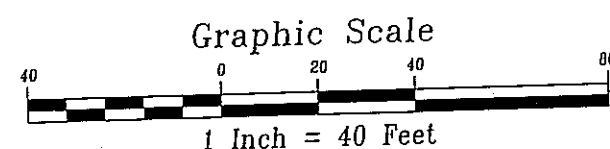
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Site Plan

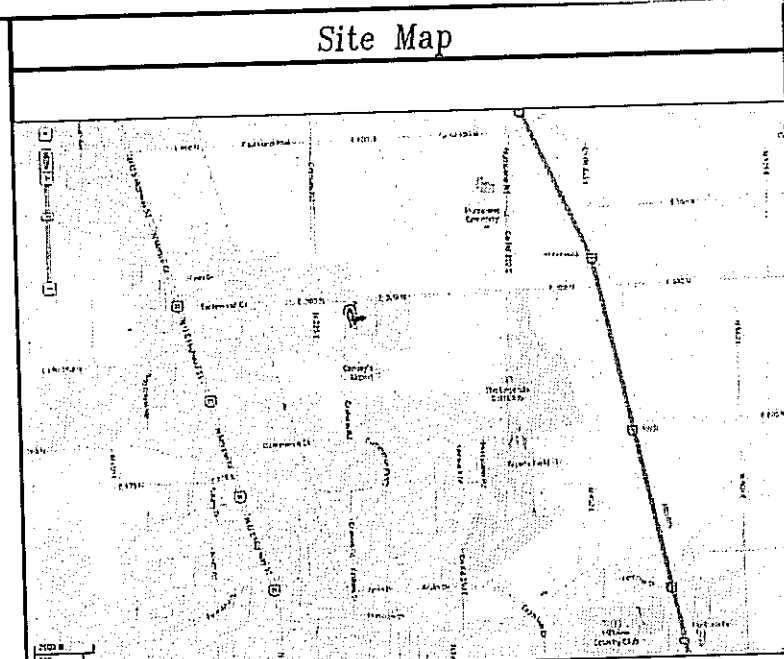
Scale 1" = 20'	Drawn CAP	Designed N/A	Checked JK
Work Order No. 130175		Sheet Number	
Date: July 17, 2013		3	or 4

Erosion Plan

Lot 4 ~ Johnson Industrial Park



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	

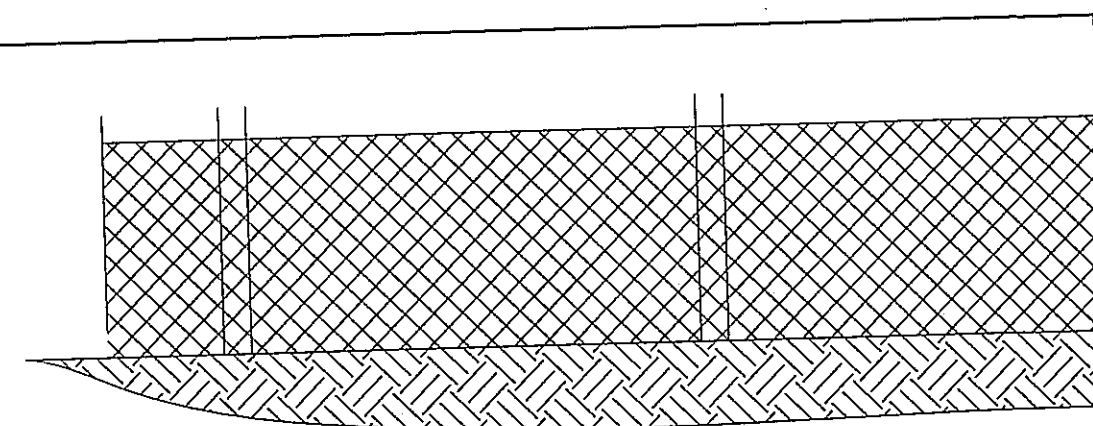
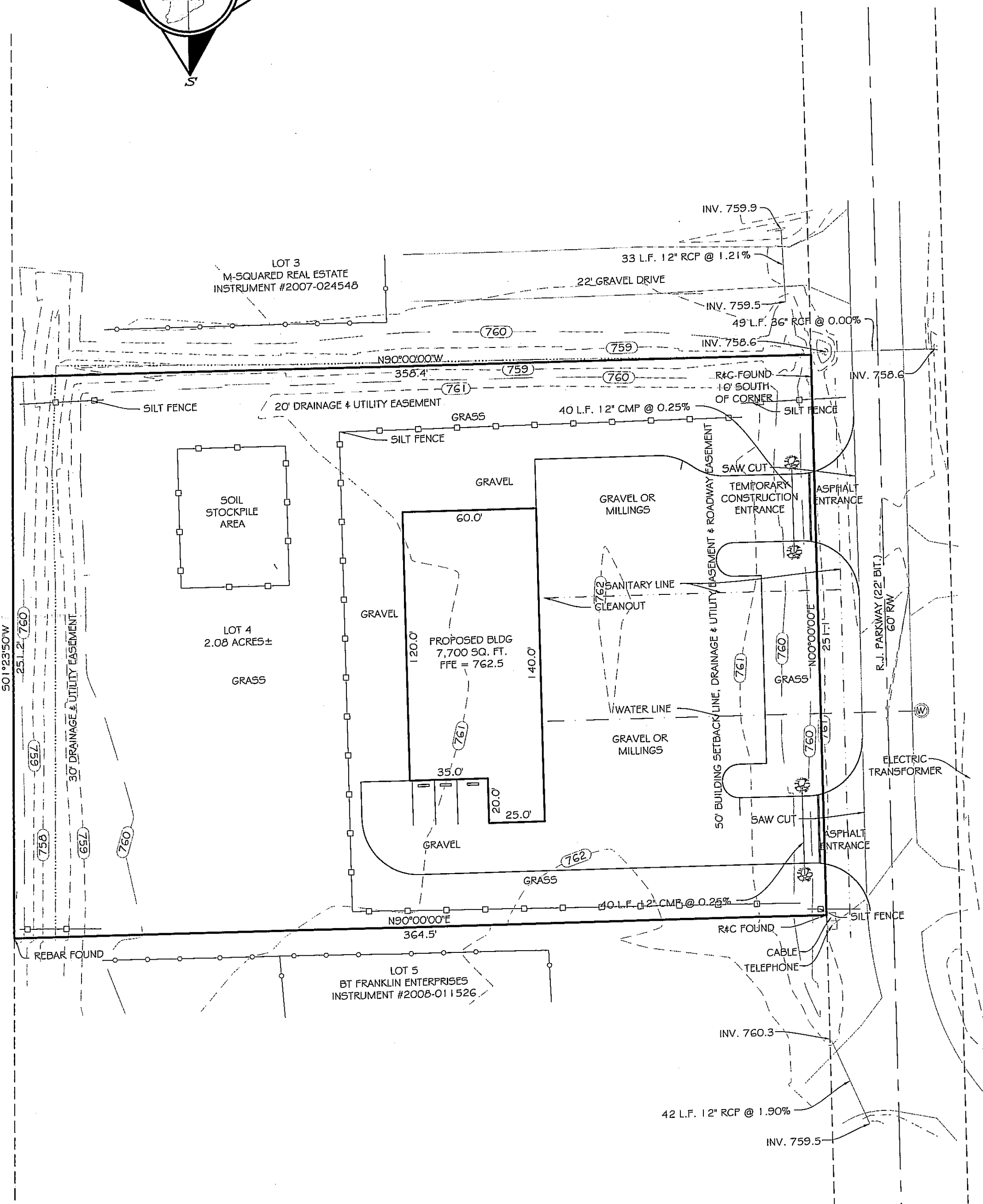


Revisions

CONTRACTOR SHALL TEMPORARILY SEED AND MULCH ALL DISTURBED AREAS OF BARE GROUND, IN-BETWEEN CONSTRUCTION ELEMENT IMPLEMENTATIONS, UNTIL FINAL SEEDING CAN BE ESTABLISHED.

OWNER IS RESPONSIBLE FOR MAINTAINING, AND OVERSEEING THE IMPLEMENTATION OF THIS SITE'S STORM WATER OPERATION & MAINTENANCE MANUAL, DURING AS WELL AS POST CONSTRUCTION.

THE CITY ENGINEER, OR MS4 COORDINATOR RESERVES THE RIGHT TO REQUIRE ADDITIONAL, OR DIFFERENT EROSION CONTROL MEASURES PRIOR TO, DURING, OR POST CONSTRUCTION.

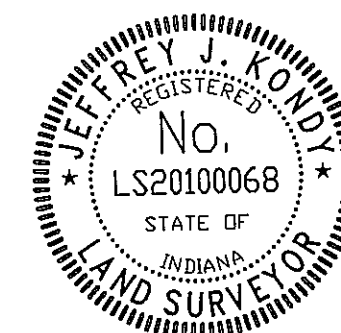
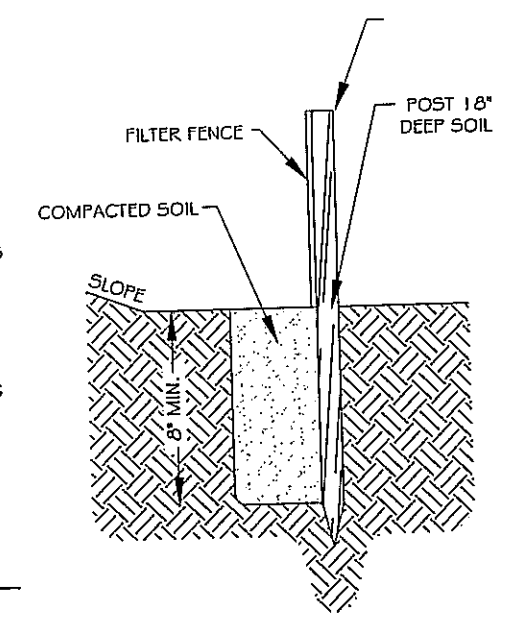


NOTE:
POSTS SHALL HAVE A MINIMUM LENGTH OF 36 INCHES PLUS BURIAL DEPTH. POST MATERIAL SHALL BE WOOD, STEEL, OR SYNTHETIC, AND SHALL BE OF SUFFICIENT STRENGTH TO RESIST DAMAGE DURING INSTALLATION AND TO SUPPORT APPLIED LOADS.

FABRIC SHALL BE A WOVEN GEOTEXTILE FABRIC CONSISTING OF STRONG, ROT RESISTANT MATERIALS RESISTANT TO DEGRADATION FROM ULTRAVIOLET AND HEAT EXPOSURE.

SILT FENCE 36/ 36/ 8L OR EQUIVALENT. FOLLOW MANUFACTURER'S SPECIFICATIONS

SILT FENCE CONSTRUCTION
Scale = Not to Scale



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Project

3030 R.J. Parkway
Franklin, Indiana

Sheet Title

Grading & Erosion Plan

Scale 1" = 40'	Drawn CAP	Designed N/A	Checked JJK
Work Order No. 130175		Sheet Number 4	
Date: July 17, 2013		of 4	