



# ECLECTIC JADE BUILDING

FRANKLIN, JOHNSON COUNTY, INDIANA

## CONSTRUCTION PLANS

### STATEMENT of USE

ECLECTIC JADE BUILDING (MOB) is a proposed new 12560 square foot building for a boutique shop.

### PROPOSED STARTING & COMPLETION of CONSTRUCTION

ESTIMATED START DATE: 6/2023  
ESTIMATED COMPLETION DATE: 12/2023

### PROPOSED SITE

SITE TOTAL ACREAGE: 3.38  
SITE ZONING = MXB

ADJACENT ZONING  
NORTH = MXB SOUTH = MXB  
EAST = MXB WEST = MXB

SITE ADDRESS: 252 S. MAIN STREET  
FRANKLIN, IN 46131

### LEGAL DESCRIPTION

Part of Lot Number 87 in the Original Plat of the Town, now City of Franklin, Indiana, bounded as follows:

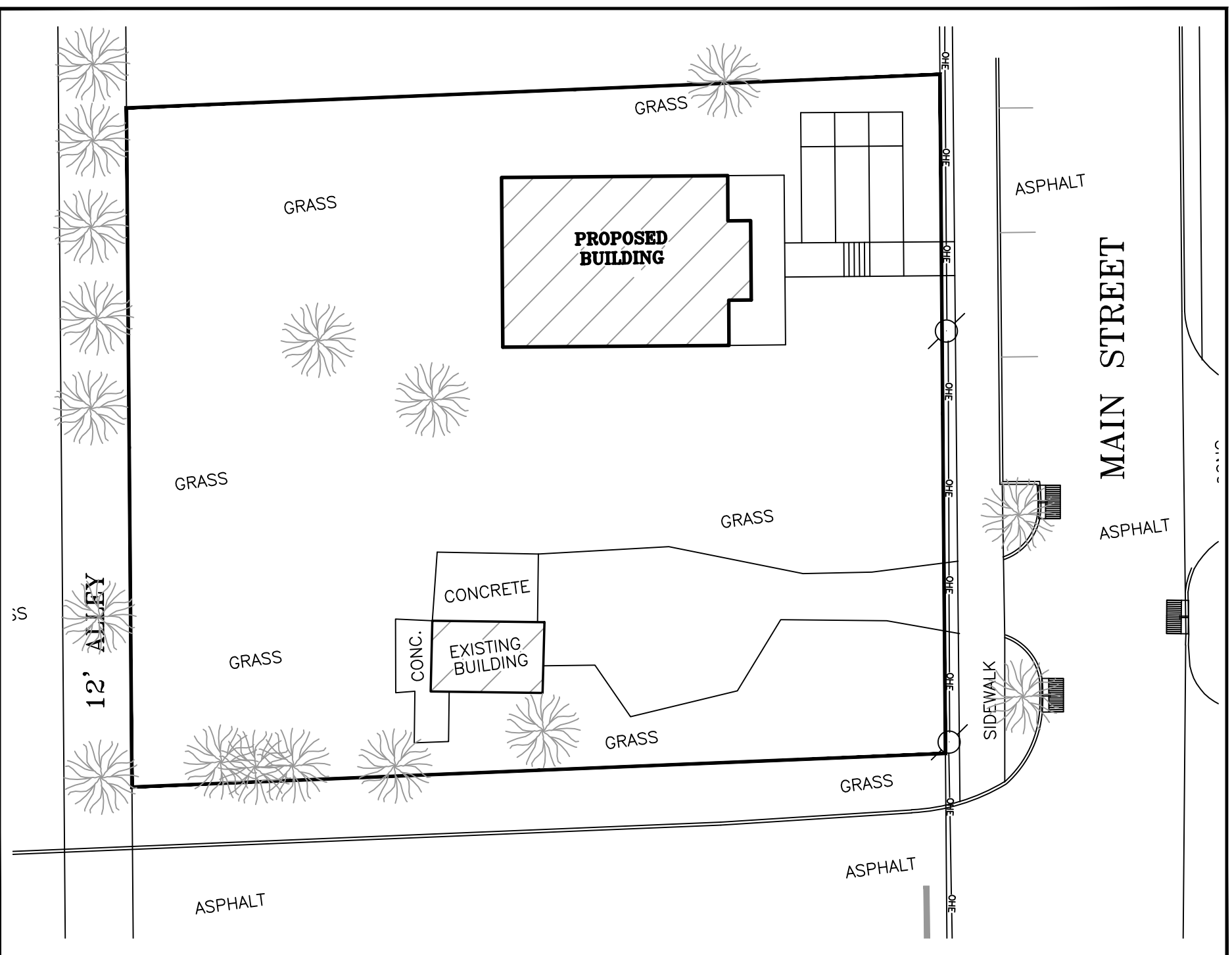
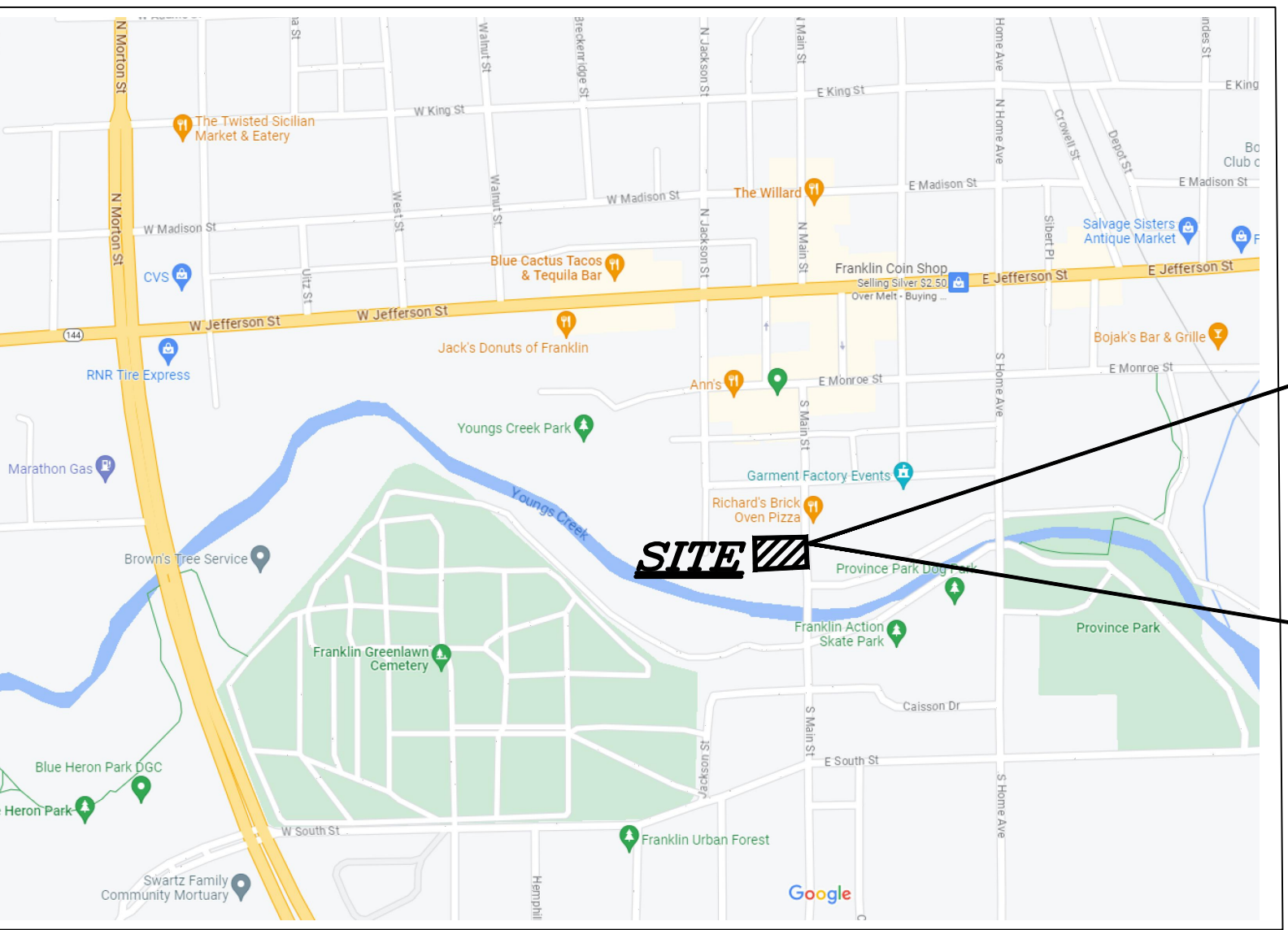
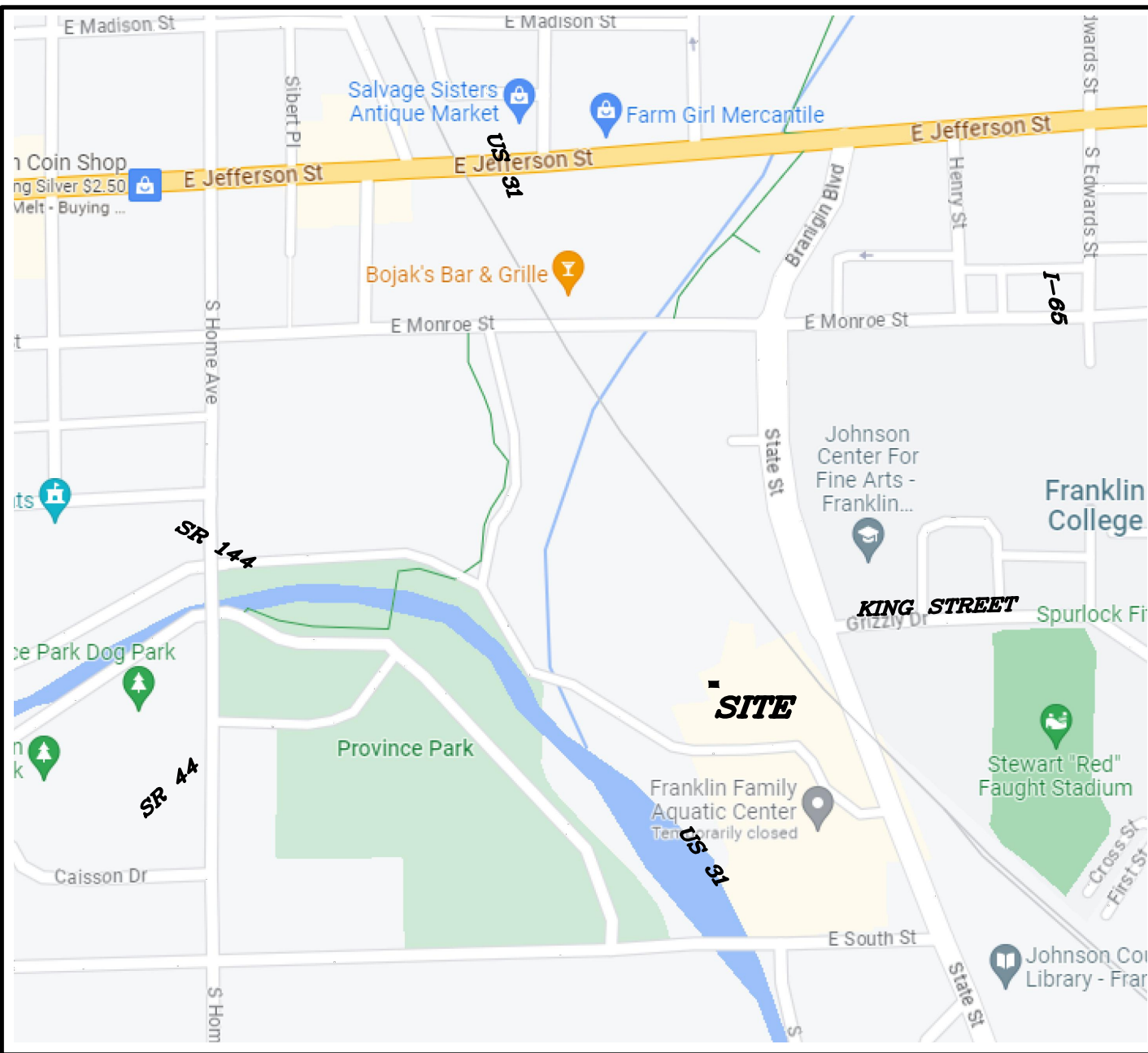
Commencing at a point on the East line of said lot, 112 feet South of the Northeast corner thereof; thence West parallel with the North line of said lot to the West line thereof; thence South on said West line, 80 feet; thence East parallel with the North line of said lot to the East line thereof; thence North 80 feet to the Place of Beginning.

ALSO:

Part of Lot Number 87 in the Original Plat of the Town, now City of Franklin, Indiana bounded as follows:

Commencing at a point on the East line of said lot, 112 feet South of the Northeast corner thereof; thence West parallel with the North line of said lot to the West line thereof; thence South on said West line 40 feet; thence East parallel with said North line to the East line of said lot; thence North 40 feet to the Place of Beginning.

### VICINITY MAP



### CONTACTS

**PLANNING**  
City of Franklin  
70 East Monroe Street  
Franklin, IN 46131  
(317) 736-3631 Ext. 1252  
Joanna Myers  
jmyers@franklin.in.gov

**ENGINEERING**  
City of Franklin  
70 East Monroe Street  
Franklin, IN 46131  
(877) 736-3631 Ext. 1260  
Mark Richards  
mrichards@franklin.in.gov

**STORMWATER**  
City of Franklin  
796 South State Street  
Franklin, IN 46131  
(888) 736-3640  
Tyler Urban  
turban@franklin.in.gov

**SANITARY SEWER**  
City of Franklin  
796 South State Street  
Franklin, IN 46131  
(888) 736-3640  
Sally K. Brown  
sbrown@franklin.in.gov

**WATER**  
Indiana American Water Company  
2501 Endress Place  
Greenwood, IN 46143  
(317) 881-0270 ext. 1  
Adam Boone  
adam.boone@iawater.com

**ELECTRIC**  
Duke Energy  
2515 North Morton Street  
Franklin, IN 46131  
(317) 736-2014  
Reece Hellers  
Reece.Hellers@duke-energy.com

**GAS**  
Vectren Energy Delivery  
4324 Middle Road  
Columbus, IN 47203-1829  
(812) 330-4010  
Perry Cloyd  
pcloyd@vectren.com

**TELEPHONE**  
CenturyLink  
50 North Jackson Street  
Franklin, IN 46131  
(419) 226-6342  
John Unverferth  
John.C.Unverferth@centurylink.com

**CABLE TV**  
Comcast  
1600 W. Vernal Pike  
Bloomington, IN 47404  
(812) 822-3267  
Steve McArtor  
steve\_mcartor@cable.comcast.com

**FIRE DEPARTMENT**  
City of Franklin Fire Department  
1800 Thornburg Lane  
Franklin, IN 46131  
(317) 736-3650  
Dan McElroy  
dmcelroy@franklin.in.gov

### INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
C.100	TITLE SHEET
C.200	EXISTING CONDITIONS
C.300	DEVELOPMENT PLAN

OWNER/DEVELOPER  
ALLYSON ENTERPRISES, LLC  
6634 N. HURRICANE ROAD  
WHITELAND, IN 46184

### REVISIONS

DATE	SHEET NUMBER

### UTILITY STATEMENT:

THE EXISTING UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND/OR EXISTING DRAWINGS. BARKOCY SURVEYING, INC. (B) MAKES NO GUARANTEES THAT THE UTILITY INFORMATION SHOWN COMPRISES ALL SUCH UTILITIES IN THE AREA, IN SERVICE OR ABANDONED. (B) FURTHER STATES THAT THE UNDERGROUND UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS.



CERTIFIED BY:

Andrew Barkocy, P.L.S. #21800016  
andrew@barkocysurveying.com


5/11/2023

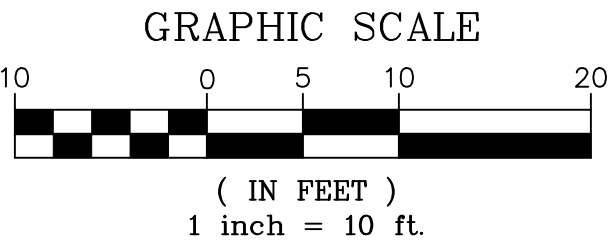
SHEET  
**C.100**  
DATE  
MAY 11, 2023  
JOB NO.  
2624-C.100



NOTICE, PERMITS, and NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING ANY CONSTRUCTION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH THE RESPECTIVE UTILITY COMPANIES, PRIOR TO STARTING ANY CONSTRUCTION.
4. ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE MOST UPDATED SET OF CONSTRUCTION PLANS PRIOR TO COMMENCING CONSTRUCTION.
6. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT INFORMATION TO THE ENGINEERING/SURVEYING COMPANY UPON COMPLETION OF CONSTRUCTION.

**BENCHMARK:**  **TBM 1**  
TOP OF MANHOLE CASTING  
SANITARY MANHOLE APPROX. 30' SOUTHWEST OF THE SOUTHEAST PROPERTY CORNER OF THE SITE. APPROX. 42' WEST OF THE EDGE OF PAVEMENT OF SR 44.  
ELEVATION : 748.95 NAVD 1988  
NORTHING : 1542042.33 EASTING: 210306.66



LEGAL DESCRIPTION

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Commencing at a point on the East line of said lot, 112 feet South of the Northeast corner thereof; thence West parallel with the North line of said lot to the West line thereof; thence South on said West line, 80 feet; thence East parallel with the North line of said lot to the East line thereof; thence North 80 feet to the Place of Beginning.

ALSO:

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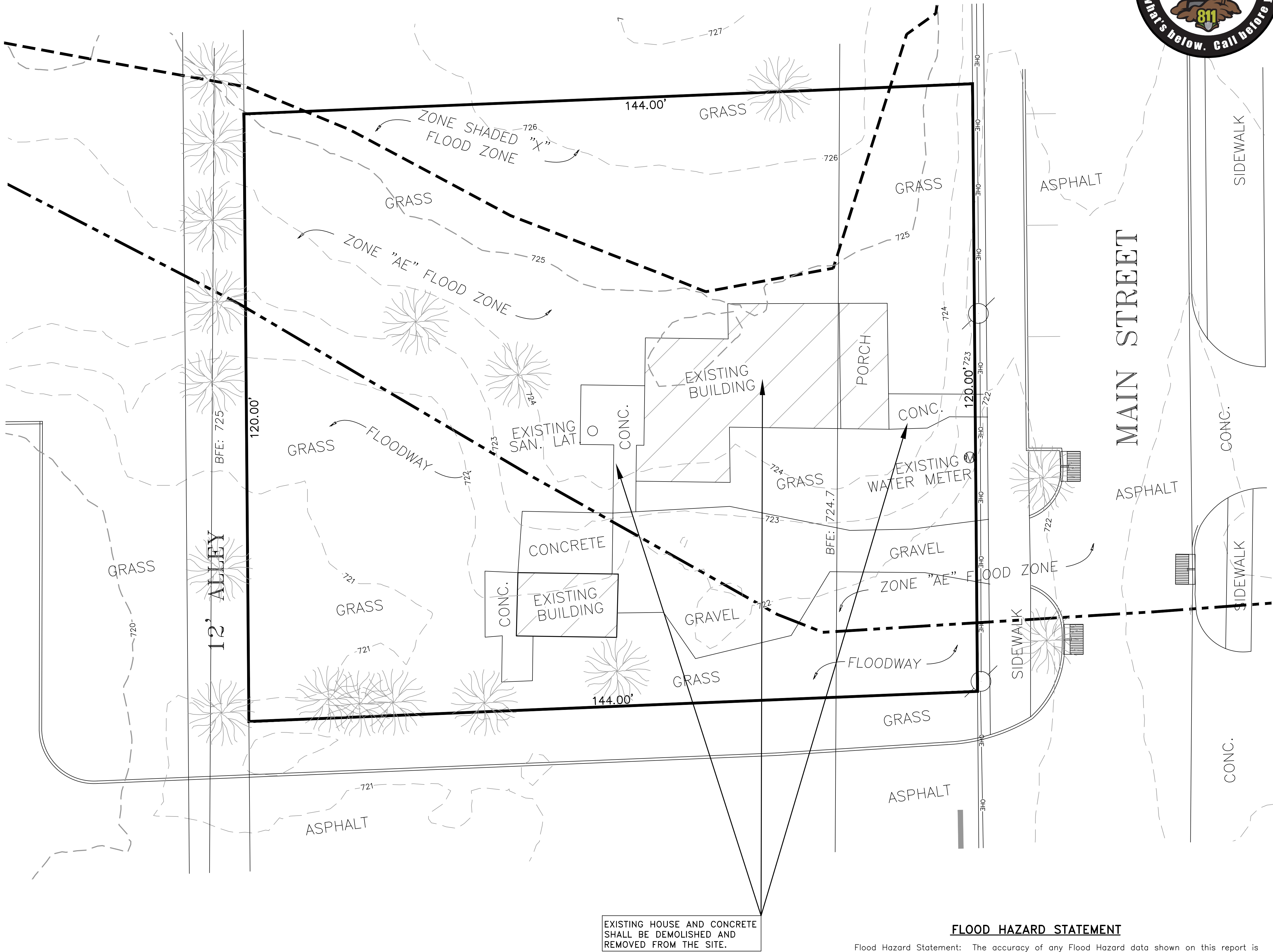
Commencing at a point on the East line of said lot, 112 feet South of the Northeast corner thereof; thence West parallel with the North line of said lot to the West line thereof; thence South on said West line 40 feet; thence East parallel with said North line to the East line of said lot; thence North 40 feet to the Place of Beginning.

CONTRACTOR SHALL COORDINATE ALL UTILITY LOCATES AND SERVICE DISCONNECTS WITH THE APPROPRIATE UTILITY COMPANIES.

UTILITY STATEMENT:

THE EXISTING UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND/OR EXISTING DRAWINGS. BARKOCY SURVEYING, INC. (B) MAKES NO GUARANTEES THAT THE UTILITY INFORMATION SHOWN COMPRISES ALL SUCH UTILITIES IN THE AREA, IN SERVICE OR ABANDONED. BARKOCY SURVEYING, INC. FURTHER STATES THAT THE UNDERGROUND UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS.

THIS DRAWING/COMPUTER FILE IS THE PROPERTY OF BARKOCY SURVEYING, INC. (B). ANY REPRODUCTION OR REUSE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THE PROJECT FOR WHICH IT WAS ORIGINALLY INTENDED, WITH OR WITHOUT PERMISSION FROM (B), BY ITS USE AGREES TO INDEMNIFY AND HOLD HARMLESS (B) FROM ANY LOSS, INCLUDING BUT NOT LIMITED TO ATTORNEY FEES, OCCURRING FROM THEIR USE.



EXISTING HOUSE AND CONCRETE SHALL BE DEMOLISHED AND REMOVED FROM THE SITE.

FLOOD HAZARD STATEMENT

Flood Hazard Statement: The accuracy of any Flood Hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map (FIRM). The within described land lies within Zones "Floodway", "AE", "X"(shaded), and "X"(unshaded) as said land plots by scale on Community Panel No. 180114 0231 E of the Flood Insurance Rate Map for Johnson County, Indiana, dated January 29, 2021.



SCALE: 1" = 30'	DRAWN BY: AB	CHECKED BY: AB	CERTIFIED BY: ANDREW BARKOCY
STATE OF INDIANA No. 21800016 REGISTERED PROFESSIONAL SURVEYOR 6/1/2023			

REVISION:	DATE:

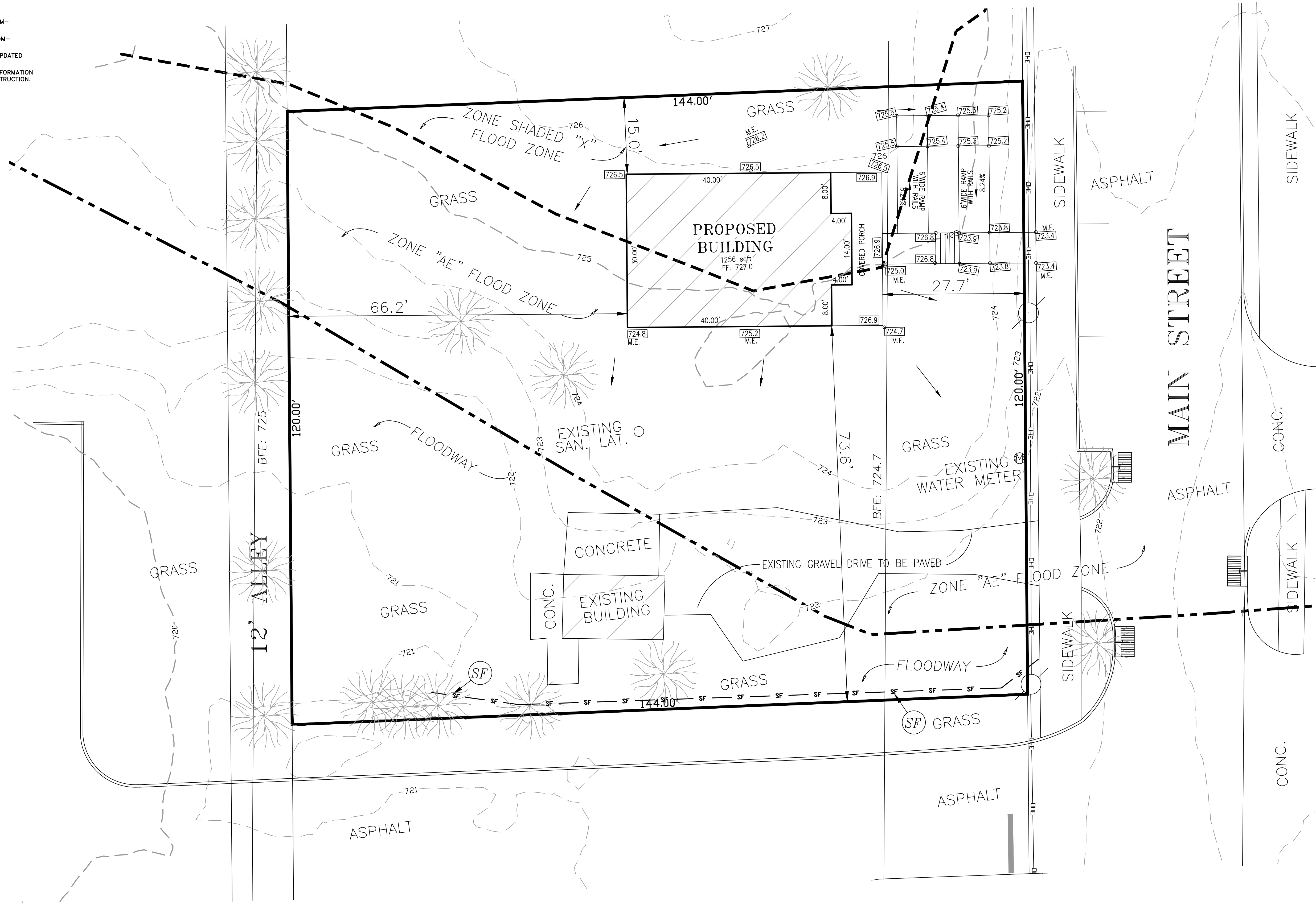
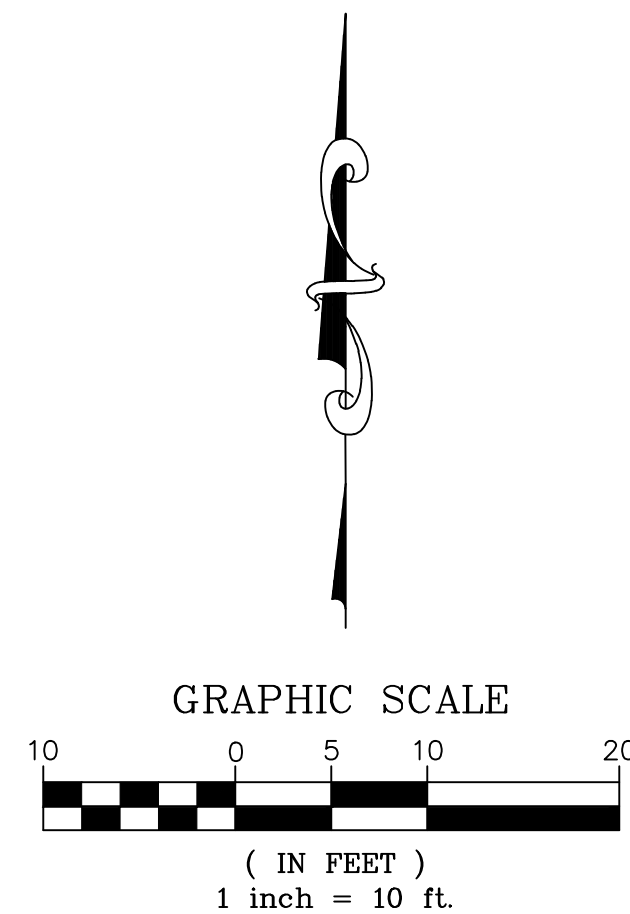
PROJECT NAME: <b>ECLECTIC JADE BUILDING</b> <b>252 S. MAIN STREET, FRANKLIN, IN</b>
SHEET NAME: <b>EXISTING CONDITIONS</b>

<b>BARKOCY SURVEYING INC.</b> PROFESSIONAL LAND SURVEYING & LAND DEVELOPMENT SERVICES 4800 N. HURRICANE ROAD, SUITE 100 OFFICE: 317.681.5898 • WWW.BARKOCYSURVEYING.COM
PREPARED FOR: <b>ALLYSON ENTERPRISES LLC</b> 6634 N. HURRICANE ROAD WHITEBLAND, IN 46184

SHEET: <b>C.200</b>
DATE: MAY 11, 2023
JOB NO.: 2624-C.200



1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING ANY CONSTRUCTION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL WORK WITH THE RESPECTIVE UTILITY COMPANIES, PRIOR TO STARTING ANY CONSTRUCTION.
4. ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE MOST UPDATED CONSTRUCTION PLANS AND SPECIFICATIONS PRIOR TO STARTING ANY CONSTRUCTION.
6. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT INFORMATION TO THE ENGINEERING/SURVEYING COMPANY UPON COMPLETION OF CONSTRUCTION.





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1) ALL WORK SHALL CONFORM TO STATE AND LOCAL REGULATIONS.	6) CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL AREAS (GRASS/LANDSCAPE AND CONCRETE/PAVEMENT) WHEN SITE WORK IS COMPLETE. TESTS SHALL BE PERFORMED TO INSURE AND CORRECT, IF NECESSARY, ANY PONDING, "BIRD BATH" CONDITIONS
2) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AS SHOWN ON THIS PLAN PRIOR TO STARTING CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEERS/SURVEYORS IMMEDIATELY.	7) CONTRACTOR SHALL RESURFACE AND/OR RECONSTRUCT BACK TO ITS ORIGINAL CONDITION, ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY AS WELL AS TRAFFIC FROM SUPPLIERS AND SUBCONTRACTORS AFTER CONSTRUCTION WORK IS COMPLETE.
3) CONTRACTOR SHALL NOTIFY ANY AND ALL UTILITY COMPANIES WITH UTILITIES PRESENT ON SITE 72 HOURS BEFORE STARTING CONSTRUCTION. CONTRACTOR SHALL HAVE UTILITY COMPANIES VERIFY (i.e. LOCATION, DEPTH AND SIZE) ALL UTILITIES WITHIN LIMITS OF CONSTRUCTION.	8) SANITARY SEWER SERVICE INTO PROPOSED BUILDING TO BE COORDINATED WITH ARCHITECT.
4) ALL STORM SEWER AND SANITARY SEWER LINES SHALL BE BACKFILLED COMPLETELY WITH ENGINEERED GRANULAR MATERIALS WHEN WITHIN 5' OF PAVEMENT.	9) ALL WATERLINE CONSTRUCTION, RELOCATION AND SERVICE INTO THE PROPOSED BUILDING SHALL BE DONE IN ACCORDANCE WITH INDIANA AMERICAN COMPANY STANDARDS AND SPECIFICATIONS.
5) ALL UTILITY SERVICES INTO THE PROPOSED BUILDING SHALL BE COORDINATED BETWEEN CONTRACTOR, DEVELOPER, ARCHITECT AND THE RESPECTIVE UTILITY COMPANY.	10) DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED TO THE SPECIFICATIONS OF THE UTILITY COMPANY AT NO ADDITIONAL EXPENSE TO THE OWNER.

		<b>BARKOCY</b> — SURVEYING INC. — PROFESSIONAL LAND SURVEYING & LAND DEVELOPMENT SERVICES 4800 WHEAT STATION ROAD, SUITE O GREENWOOD, IN 46142 OFFICE: 771-3481 • FAX: 771-3482 <a href="http://WWW.BARKOCYSURVEYING.COM">WWW.BARKOCYSURVEYING.COM</a>		<u>PROJECT NAME:</u>  <b>ECLECTIC JADE BUILDING</b>  <i>252 S. MAIN STREET, FRANKLIN, IN</i>		<u>SCALE:</u> 1" = 30' <u>DRAWN BY:</u> AB <u>CHECKED BY:</u> AB <u>REGISTERED BY:</u> ANDREU BARKOCY No. 21800016 STATE OF INDIANA 5-01-23	
		<u>SHEET NAME:</u>  <b>EXISTING CONDITIONS</b>		DATE: REVISION:			
<u>SHEET</u> <b>C.300</b>		<u>DATE</u> MAY 11, 2023		<u>JOB NO.</u> 2624-C.300			