

JCREMC - 752 INTERNATIONAL DRIVE



STATEMENT of USE

JCREMC - 752 International Drive is a 1.04 acre gravel storage area for JCREMC.

PROPOSED STARTING & COMPLETION of CONSTRUCTION

ESTIMATED START DATE: 7/2024
ESTIMATED COMPLETION DATE: 11/2024

FRANKLIN, JOHNSON COUNTY, INDIANA

CONSTRUCTION PLANS

SITE ADDRESS: 752 INTERNATIONAL DRIVE
FRANKLIN, IN 46131

PROPOSED SITE

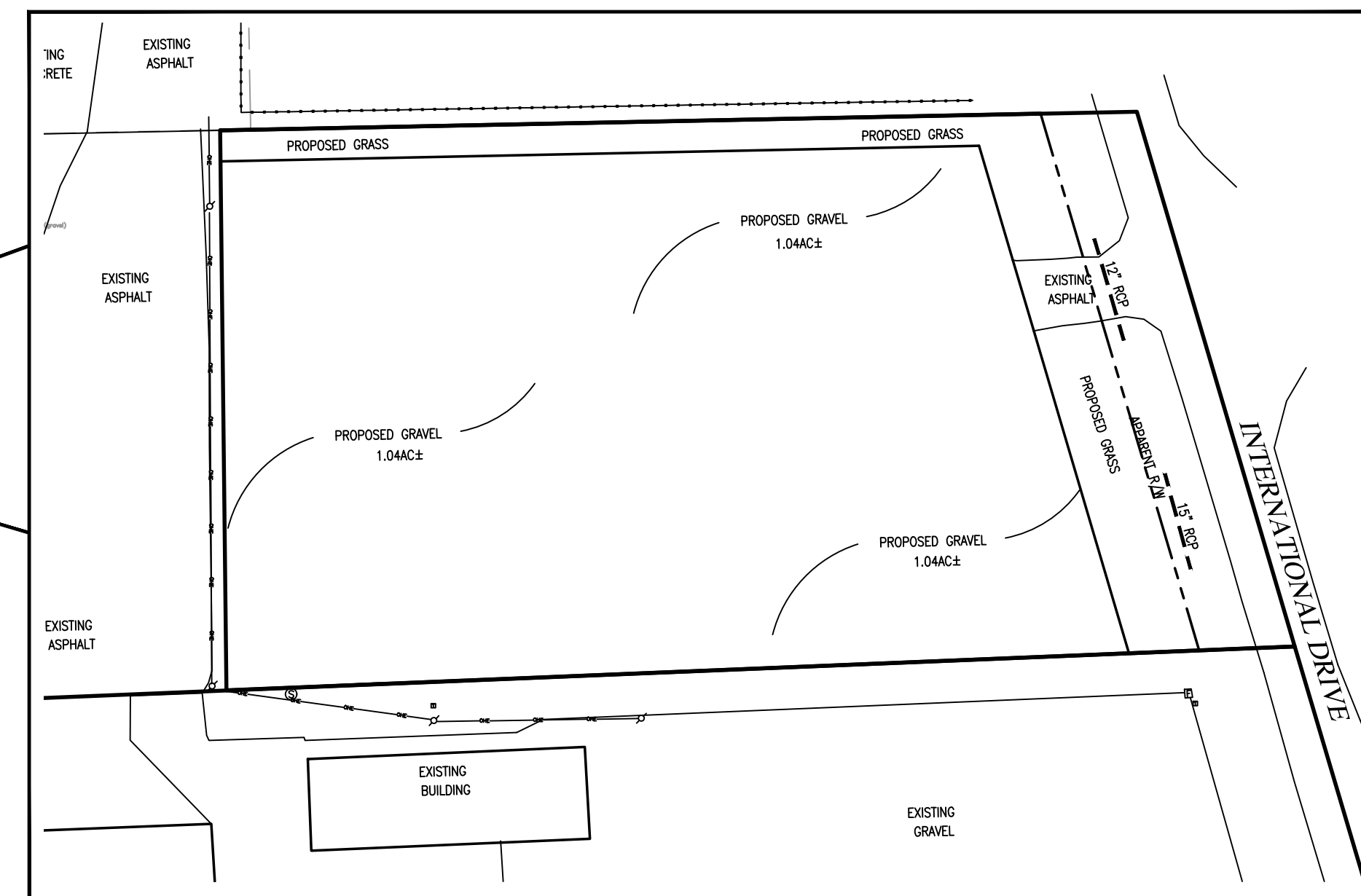
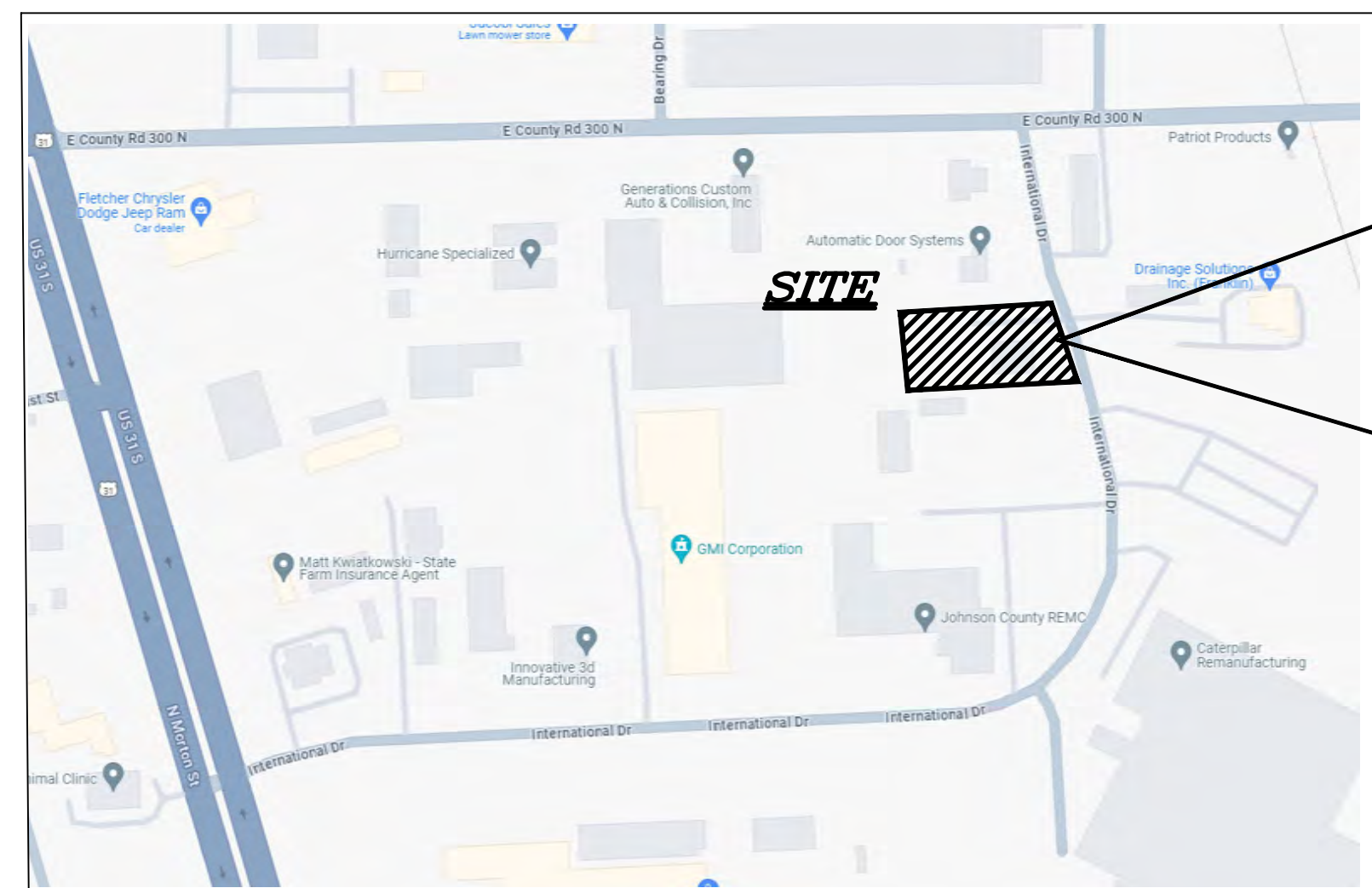
SITE TOTAL ACREAGE: 1.31
SITE ZONING = IC
ADJACENT ZONING
NORTH = IC SOUTH = IC
EAST = IC WEST = IC

LEGAL DESCRIPTION

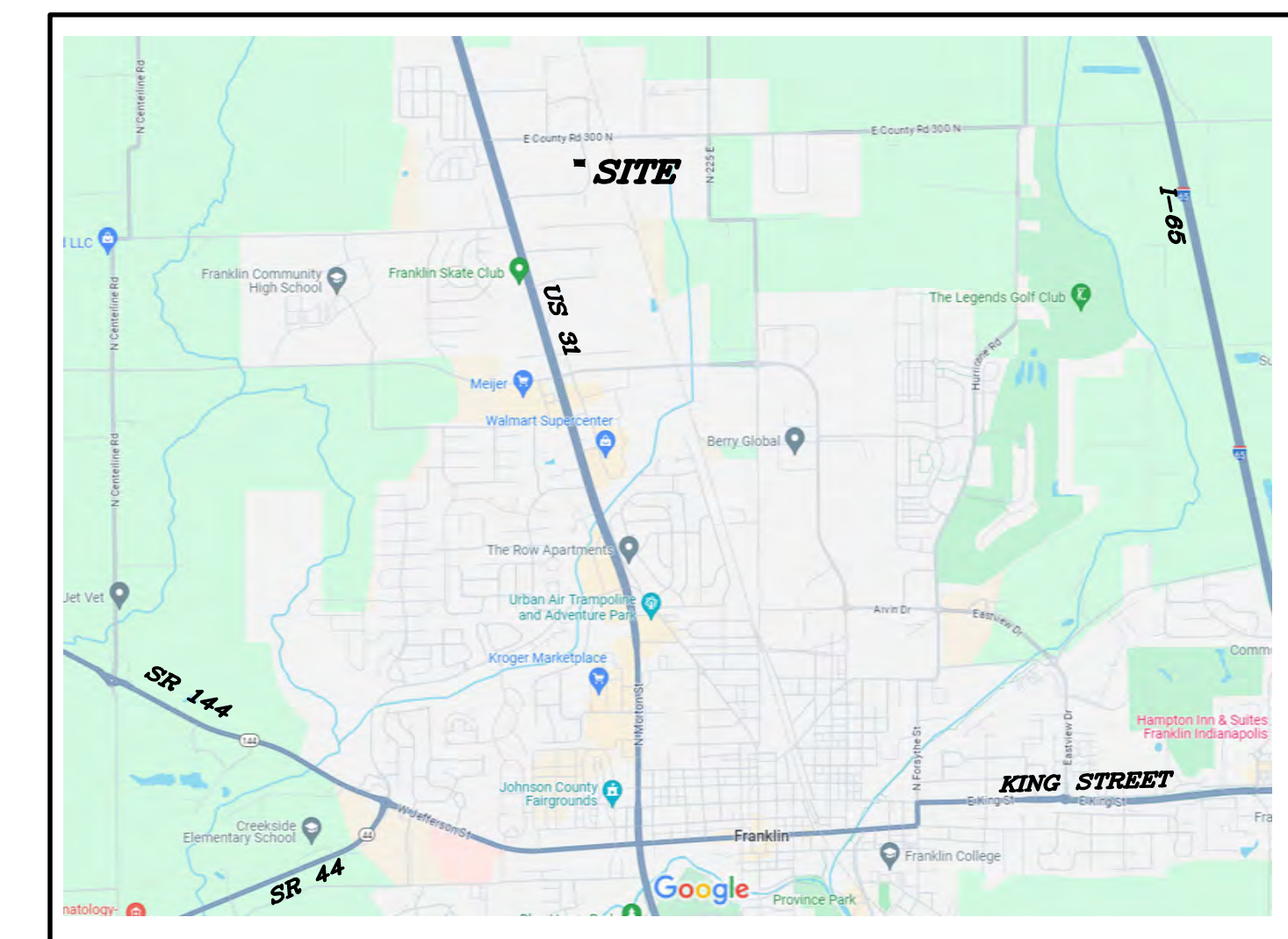
Part of the northeast quarter of Section 3, Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, described as follows:
Commencing at the Northwest corner of the said quarter section; thence South 88 degrees 42 minutes East on and along the North line thereof 1312.55 feet; thence South 01 degrees 18 minutes West 344.10 feet to the Point of Beginning of this described tract; thence South 01 degrees 18 minutes West 185.19 feet; thence North 89 degrees 58 minutes 00 seconds East 549.53 feet to the centerline of International Drive in the City of Franklin, Indiana; thence North 14 degrees 08 minutes 00 seconds West on and along the said centerline 180.15 feet; thence North 88 degrees 50 minutes 39 seconds West 501.44 feet to the Point of Beginning, containing 2.168 acres, more or less.

EXCEPT: Part of the Northeast Quarter of Section 3, Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, described as follows:

Commencing at the North line of the said Quarter Section a distance of 1312.55 feet East of the Northwest corner thereof; thence South 01 degree 18 minutes West a distance of 344.10 feet to the point of beginning; thence continuing South 01 degree 18 minutes 00 seconds West a distance of 185.19 feet; thence North 89 degrees 58 minutes 00 seconds East a distance of 204.06 feet; thence North 01 degrees 40 minutes 07 seconds East a distance of 180.96 feet; thence North 88 degrees 50 minutes 39 seconds West a distance of 205.17 feet to the point of beginning.



VICINITY MAP



CONTACTS

- PLANNING**
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Dan McElyea
dmceleya@franklin.in.gov

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
C.100	TITLE SHEET
C.200	EXISTING CONDITIONS
C.300	DEVELOPMENT PLAN
C.400	DETENTION PLAN
C.500-502	EROSION CONTROL PLANS

OWNER/DEVELOPER

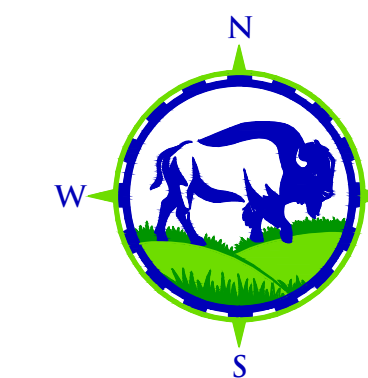
JCREMC
750 INTERNATIONAL DRIVE
FRANKLIN, IN 46131

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.



BARKOCY SURVEYING INC.

PROFESSIONAL LAND SURVEYING & LAND DEVELOPMENT SERVICES
4800 WEST SMITH VALLEY ROAD, SUITE O * GREENWOOD, IN 46142
OFFICE - 317-881-3898 * WWW.BARKOCYSURVEYING.COM



CERTIFIED BY:

Andrew Barkocy

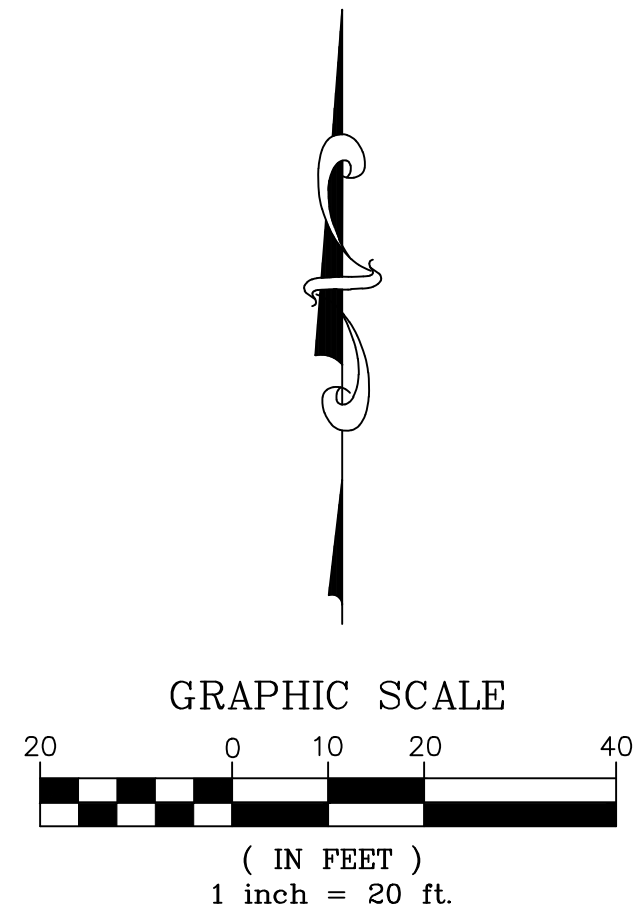
Andrew Barkocy, P.L.S. #21800016
andrew@barkocysurveying.com

6/5/2024

SHEET	C.100
DATE	JUNE 5, 2024
JOB NO.	2695-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.
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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.



LEGAL DESCRIPTION

Part of the northeast quarter of Section 3, Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, described as follows:
 Commencing at the Northwest corner of the said quarter section; thence South 88 degrees 42 minutes East on and along the North line thereof 1312.55 feet; thence South 01 degrees 18 minutes West 344.10 feet to the Point of Beginning of this described tract; thence South 01 degrees 18 minutes West 185.19 feet; thence North 89 degrees 58 minutes 00 seconds East 549.53 feet to the centerline of International Drive in the City of Franklin, Indiana; thence North 14 degrees 08 minutes 00 seconds West on and along the said centerline 180.15 feet; thence North 88 degrees 50 minutes 39 seconds West 501.44 feet to the Point of Beginning, containing 2.168 acres, more or less.

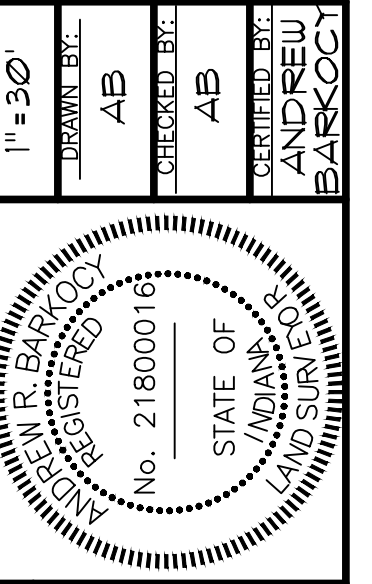
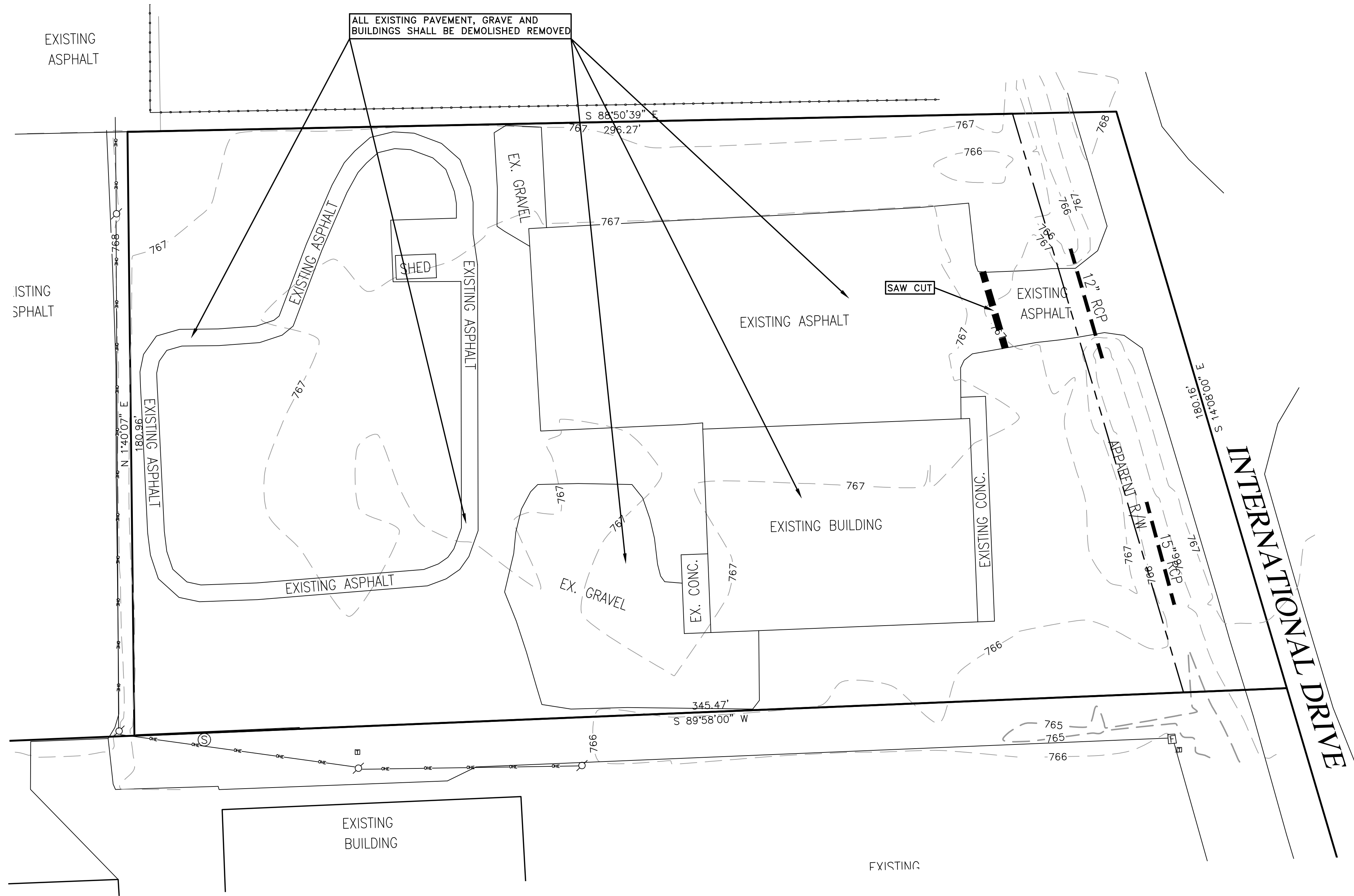
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THIS DRAWING/COMPUTER FILE IS THE PROPERTY OF BARKOCY SURVEYING, INC. (B). ANY REPRODUCTION OR REUSE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THE PROJECT FOR WHICH IT WAS ORIGINALLY INTENDED, WITH OR WITHOUT PERMISSION FROM (B), BY ITS USE AGREES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



SCALE:	1" = 50'
DRAWN BY:	AB
CHECKED BY:	AB
DATE:	
REVISION:	

PROJECT NAME:
JCREMC - 752 INDUSTRIAL DRIVE
 FRANKLIN, JOHNSON COUNTY, INDIANA

SHEET NAME:
EXISTING CONDITIONS

BARKOCY SURVEYING INC.
 PROFESSIONAL LAND SURVEYING & LAND DEVELOPMENT SERVICES
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 FRANKLIN, IN 46131
 OFFICE: (317) 681-5858 WWW.BARKOCYSURVEYING.COM

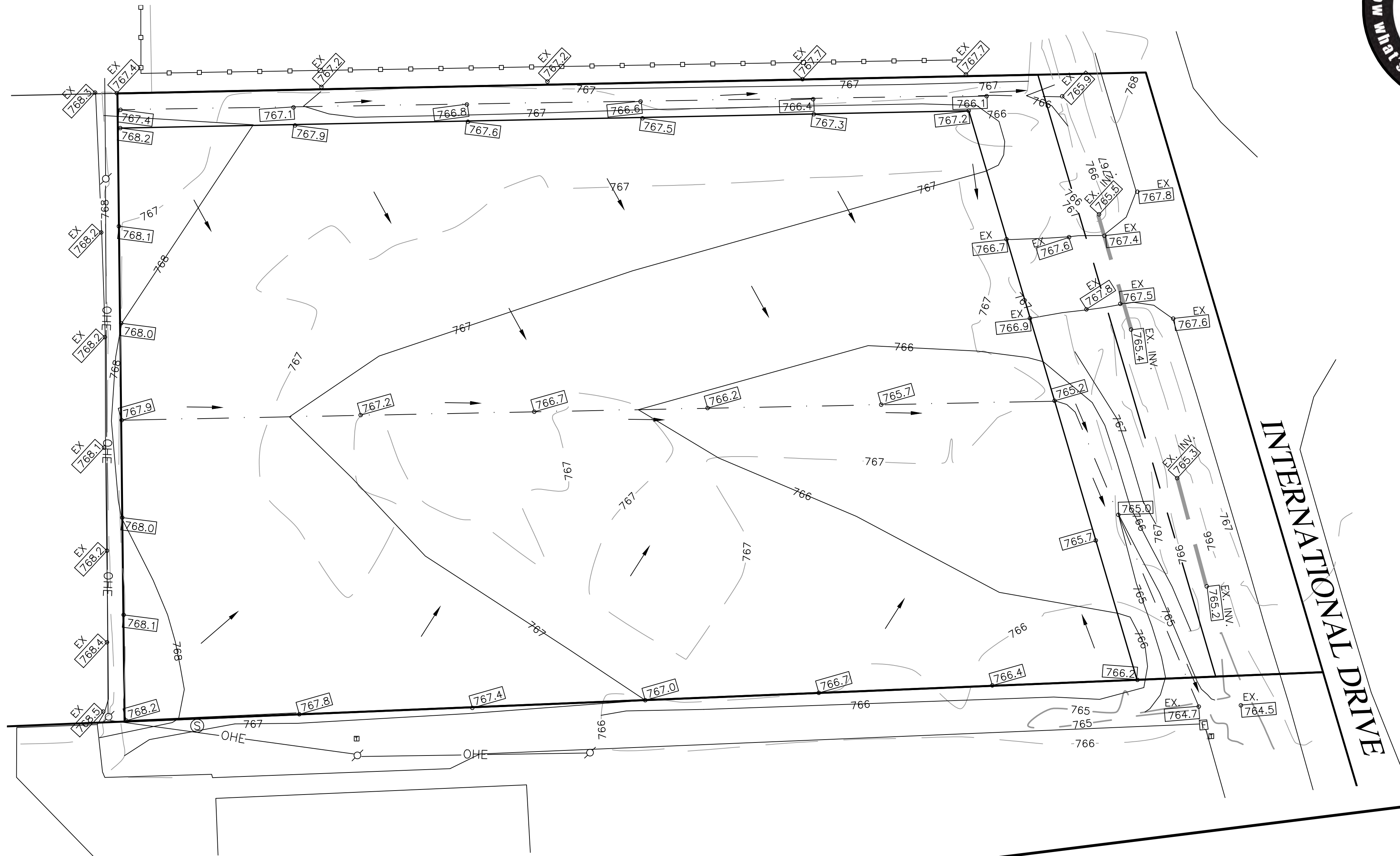
PREPARED FOR:
JCREMC
 750 INTERNATIONAL DRIVE
 FRANKLIN, IN 46131

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 Zone "X"(unshaded) as said land plots by scale on Community Panel No. 18081C0139 E of the Flood Insurance Rate Map for Johnson County, Indiana, dated January 29, 2021.

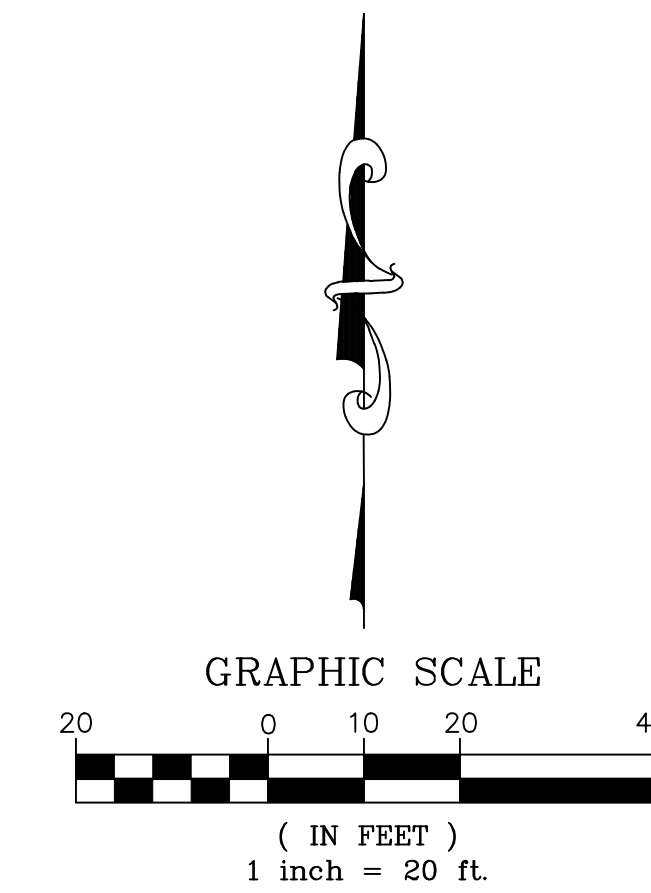
SHEET:	C.200
DATE:	JUNE 5, 2024
JOB NO.:	2695-C.200

GRADING PLAN



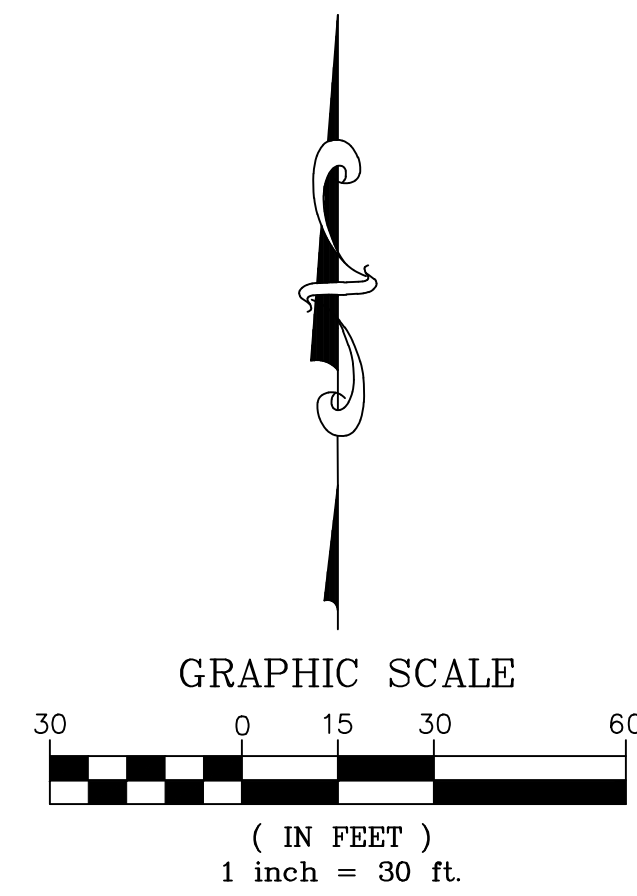
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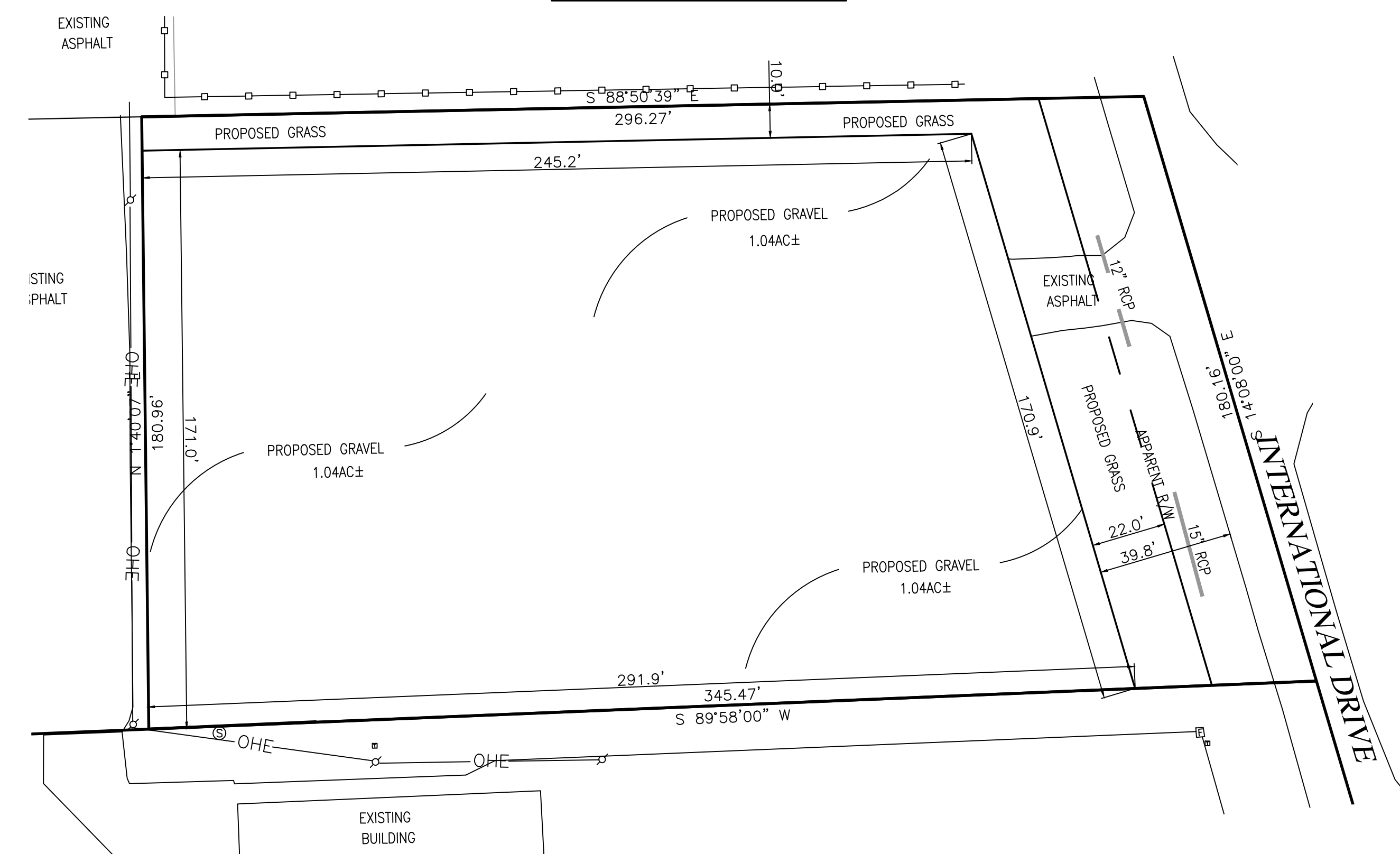


EXISTING LEGEND

SS	SANITARY SEWER
⊙	SANITARY MANHOLE
---	STORM SEWER
#	STORM INLET
■	STORM (CURB) INLET
---	GAS LINE
□	TELEPHONE/CABLE PEDESTAL
---	WATERLINE
---	CONTOUR LINE
OHE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
UF	UNDERGROUND FIBER
E	ELECTRIC TRANSFORMER
⊗	LIGHT POLE



DIMENSIONAL PLAN



SCALE:	AS SHOWN
DESIGNED BY:	AB
CHECKED BY:	SB
DRAWN BY:	ANDREW BARKOCY
DATE:	NO. 21800019
STATE OF:	INDIANA
CITY/TOWN:	FRANKLIN
PROJECT NO.:	2695-C.300

REVISION:	
DATE:	

PROJECT NAME:
JCREMC - 752 INDUSTRIAL DRIVE
 FRANKLIN, JOHNSON COUNTY, INDIANA

SHEET NAME:
DEVELOPEMENT PLAN

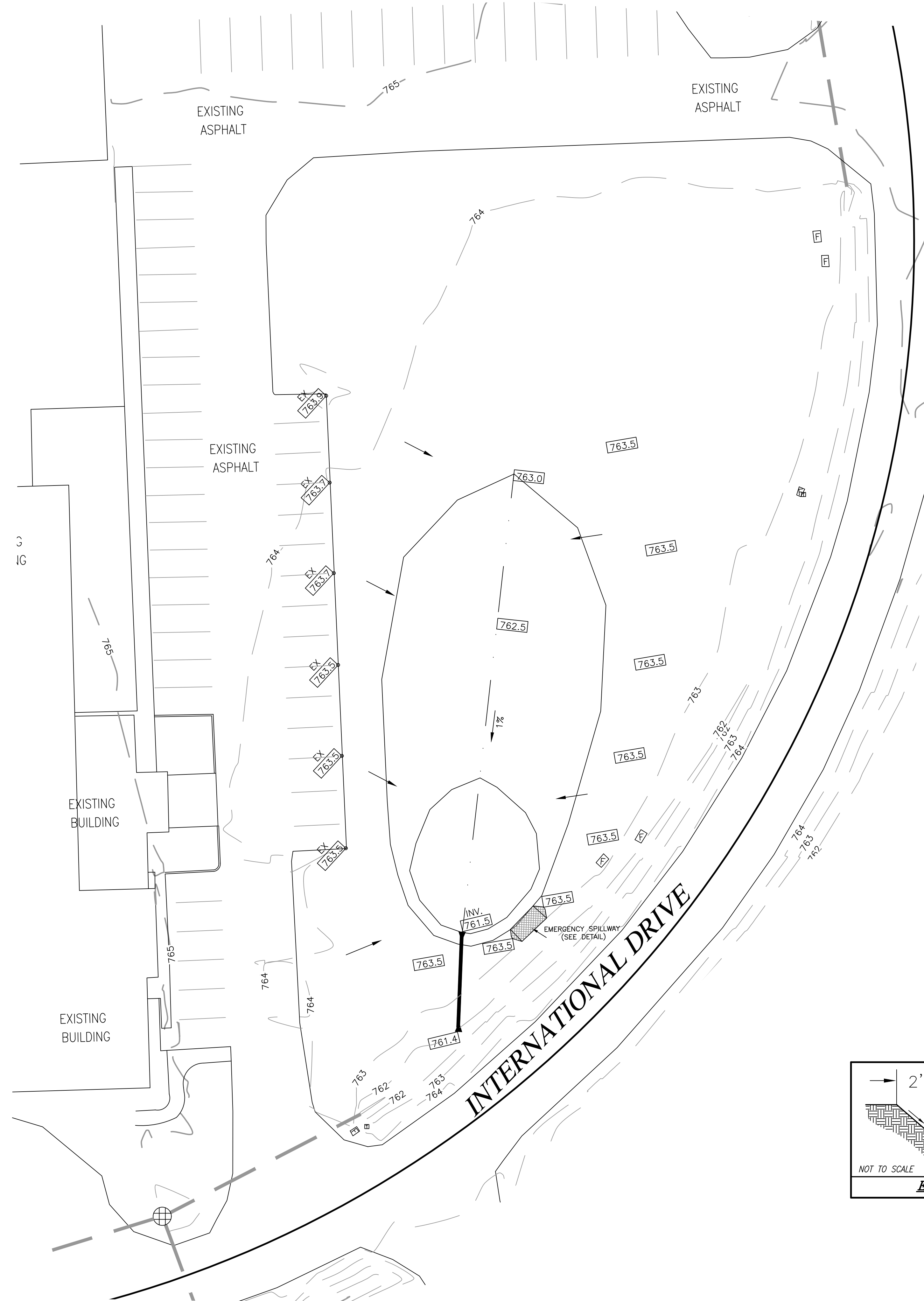
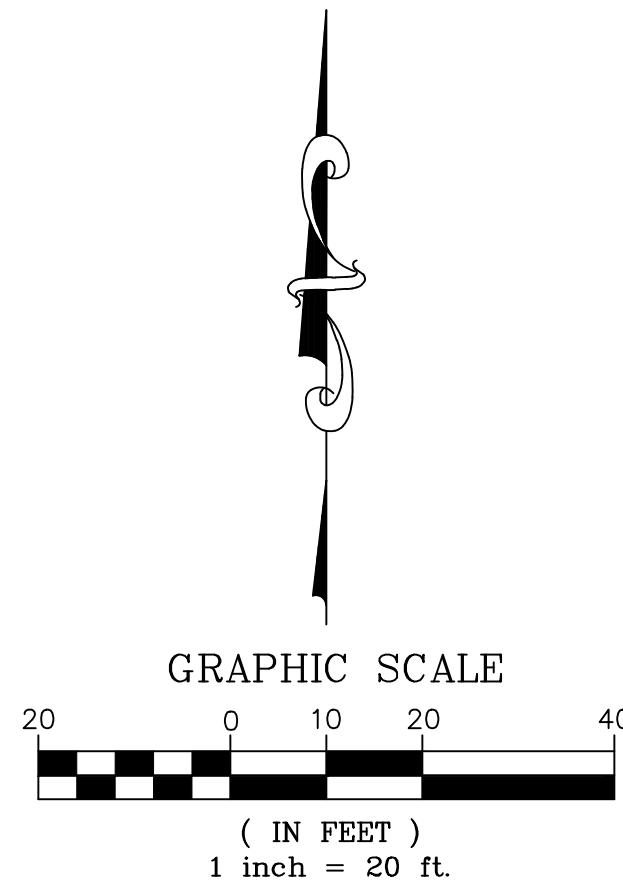
BARKOCY SURVEYING INC.
 PROFESSIONAL LAND SURVEYING & LAND DEVELOPMENT SERVICES
 4800 WEST SHILOH VALLEY ROAD, SUITE C • GREENWOOD, IN 46142
 OFFICE: 317.481.1388 • WWW.BARKOCYSURVEYING.COM

PREPARED FOR:
JCREMC
 750 INTERNATIONAL DRIVE
 FRANKLIN, IN 46131

SHEET	C.300
DATE	JUNE 5, 2024
JOB NO.	2695-C.300

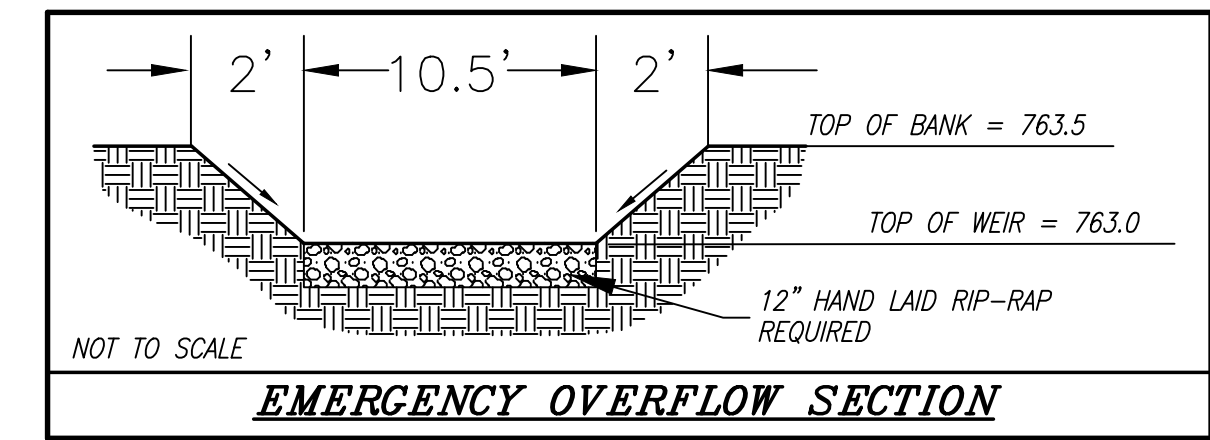
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EXISTING LEGEND

- SS — SANITARY SEWER
- ⊙ — SANITARY MANHOLE
- — STORM SEWER
- — STORM INLET
- — STORM (CURB) INLET
- — GAS LINE
- ⊓ — TELEPHONE/CABLE PEDESTAL
- — WATERLINE
- — CONTOUR LINE
- — OVERHEAD ELECTRIC
- — UNDERGROUND ELECTRIC
- — UNDERGROUND TELEPHONE
- — UNDERGROUND FIBER
- ⊕ — ELECTRIC TRANSFORMER
- ⊗ — LIGHT POLE



SCALE: 1" = 20'

DESIGNED BY: AB

CHECKED BY: 9B

CERTIFIED BY: ANDREW BARKOCY

STATE OF INDIANA

No. 21800019

LAND SURVEYING

REVISION:

DATE:

PROJECT NAME: JCREMC - 752 INDUSTRIAL DRIVE
FRANKLIN, JOHNSON COUNTY, INDIANA

SHEET NAME: DETENTION PLAN

BARKOCY SURVEYING INC.

PROFESSIONAL LAND SURVEYING & LAND DEVELOPMENT SERVICES
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OFFICE: 317-881-1388 • WWW.BARKOCYSURVEYING.COM

PREPARED FOR: JCREMC
750 INTERNATIONAL DRIVE
FRANKLIN, IN 46131

SHEET: **C.400**

DATE: JUNE 5, 2024

JOB NO.: 2695-C.400

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THIS SHEET FOR EROSION CONTROL PURPOSES ONLY

SEE DETAIL SHEETS FOR EROSION CONTROL DETAILS

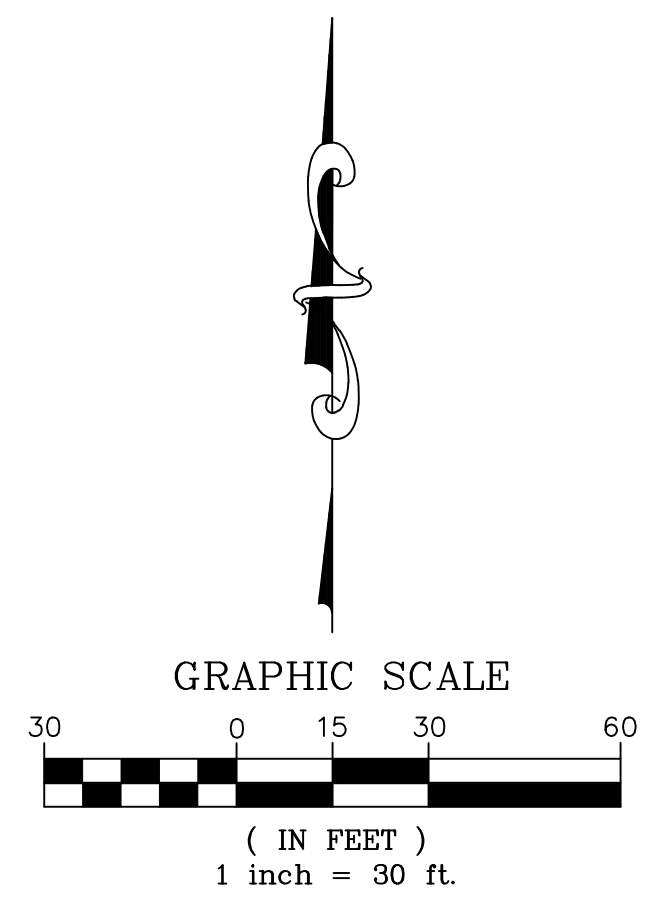
SEE SHEET C.501 FOR SUMMARY & ADDITIONAL INFORMATION*



LEGEND

- (PS) - PERMANENT SEED
- (SF) - SILT FENCE
- (IP) - INLET PROTECTION

ALL EROSION CONTROL MEASURES SHALL BE IN COMPLIANCE WITH THE INDIANA STORM WATER QUALITY MANUAL - PLANNING AND SPECIFICATION GUIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL AND POST-CONSTRUCTION WATER QUALITY.



NOTE:

- TRENCHES SHALL BE SHEETED AND BRACED AS NECESSARY TO PROTECT WORKMEN AND ADJACENT STRUCTURES. ALL TRENCHING SHALL BE DONE IN ACCORDANCE WITH O.S.H.A. STANDARDS TO PROTECT WORKMEN.
- THE CONTRACTOR SHALL FIELD LOCATE AND MEASURE ALL SEWER LATERALS ON EACH LOT AND PROVIDE THE ENGINEER WITH MEASUREMENTS AND LOCATIONS FOR AS-BUILT DRAWING.
- WHEREVER ANY SANITARY SEWERS CONSTRUCTED IN THIS SECTION CONNECT TO ANY EXISTING SANITARY SEWER OR SANITARY MANHOLE, THE EXISTING MANHOLE HOLE OR SEWER SHALL BE PLUGGED TO PREVENT ANY DEBRIS OR SURFACE WATER FROM ENTERING THE EXISTING SYSTEM.
- ALL MANHOLES INDICATED ON THE CONSTRUCTION PLANS FOR THIS SECTION ARE TO BE COMPLETED IMMEDIATELY UPON COMMENCING CONSTRUCTION OF THE MANHOLE. ALL MATERIAL TO FINISH THE MANHOLE MUST BE ON SITE READY TO FINISH THE STRUCTURE ONCE THE BASE IS SET.
- THE STORM WATER QUALITY UNIT SHOWN ON THESE PLANS SHALL BE THE UNIT INSTALLED DURING THE DEVELOPMENT OF THIS PROPERTY. NO SUBSTITUTIONS SHALL BE PERMITTED.
- ALL CASTINGS SHALL HAVE STANDARD "ENVIRONMENTALLY FRIENDLY LOGOS" EMBOSSED INTO THE INLET.
- CITY ENGINEER HAS THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES IN THE FIELD AS CONDITIONS WARRANT.

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DATE: JUNE 5, 2024
SHEET: C.500
JOB NO.: 2695-C.500

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4800 WEST SMITH VALLEY ROAD, SUITE O * GREENWOOD, IN 46142
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PREPARED FOR: JCREMC
750 INTERNATIONAL DRIVE
FRANKLIN, IN 46131

PROJECT NAME: JCREMC - 752 INDUSTRIAL DRIVE
FRANKLIN, JOHNSON COUNTY, INDIANA

SHEET NAME: EROSION CONTROL PLAN

DATE:	REVISION:

SCALE: 1" = 30'

DRAWN BY: AB

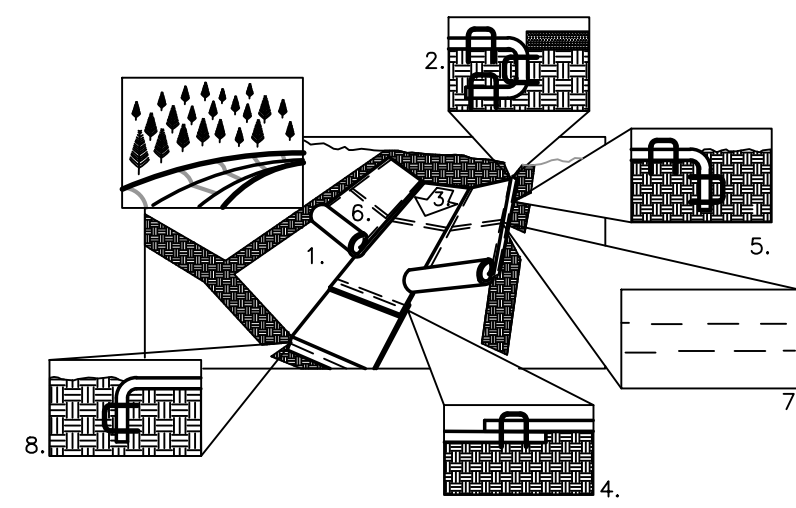
CHECKED BY: SB

CERTIFIED BY: ANDREW BARKOCY

STATE OF INDIANA LAND SURVEYOR

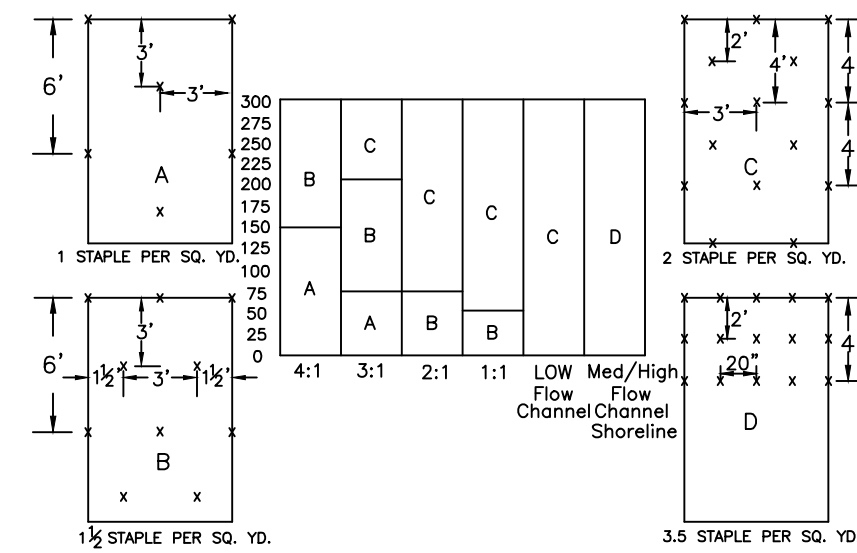
ANDREW R. BARKOCY REGISTERED No. 21800016

THIS SHEET FOR EROSION CONTROL PURPOSES ONLY



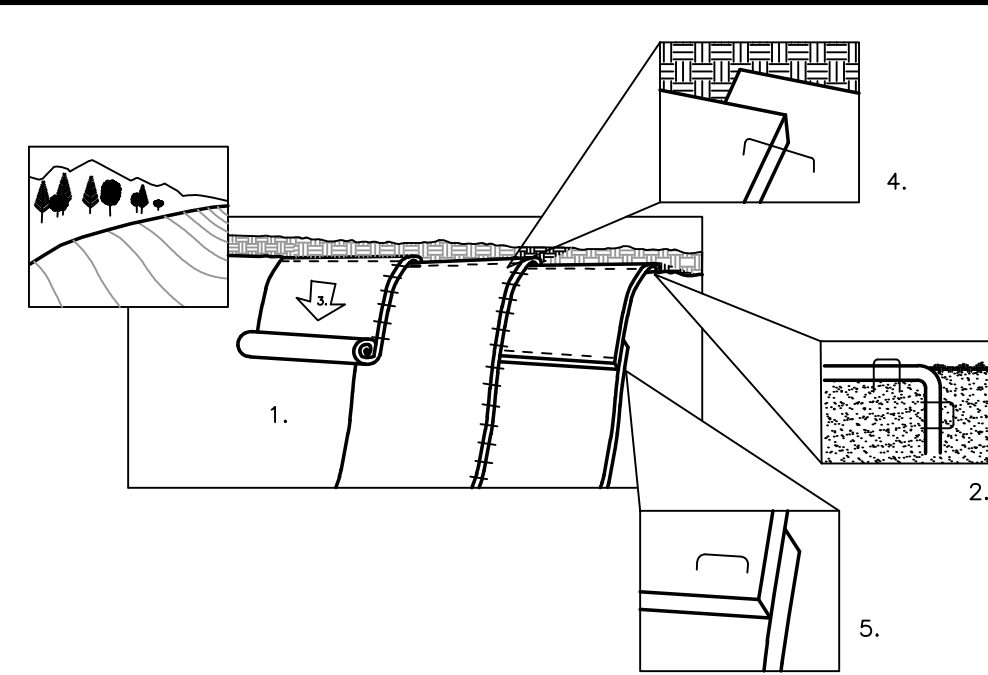
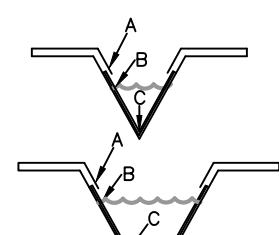
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP X 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED.
7. IN MEDIUM/HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER THE ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

CHANNEL APPLICATIONS for EROSION CONTROL BLANKET



NOTE: HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

CRITICAL POINTS
 A. OVERLAPS AND SEAMS
 B. PROJECTED WATER LINE
 C. CHANNEL BOTTOM SIDE SLOPE VERTICES



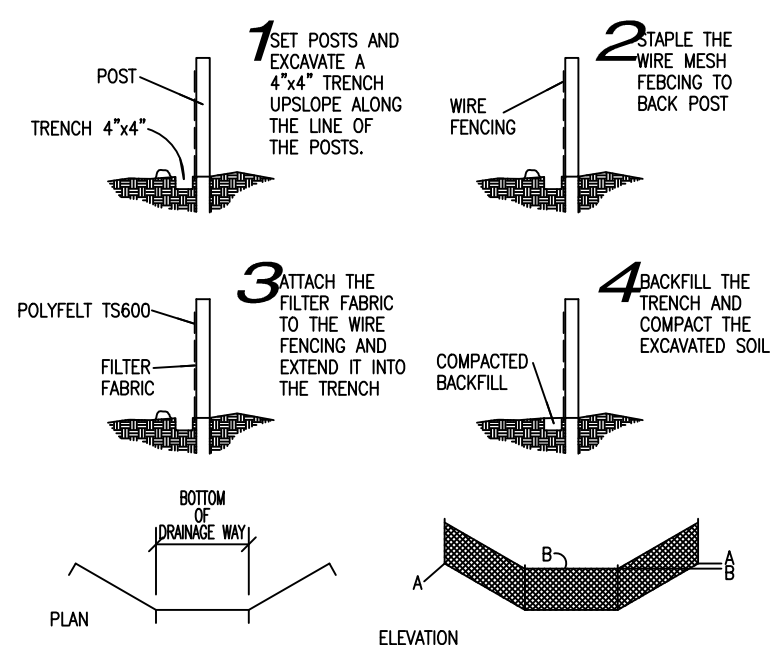
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND SEED. NOTE: WHEN USING SCC225, DO NOT SEED PREPARED AREA. AREA, SCC225 MUST BE INSTALLED WITH PAPER SIDE DOWN.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
 4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
 5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
- REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

SLOPE APPLICATIONS for EROSION CONTROL BLANKET

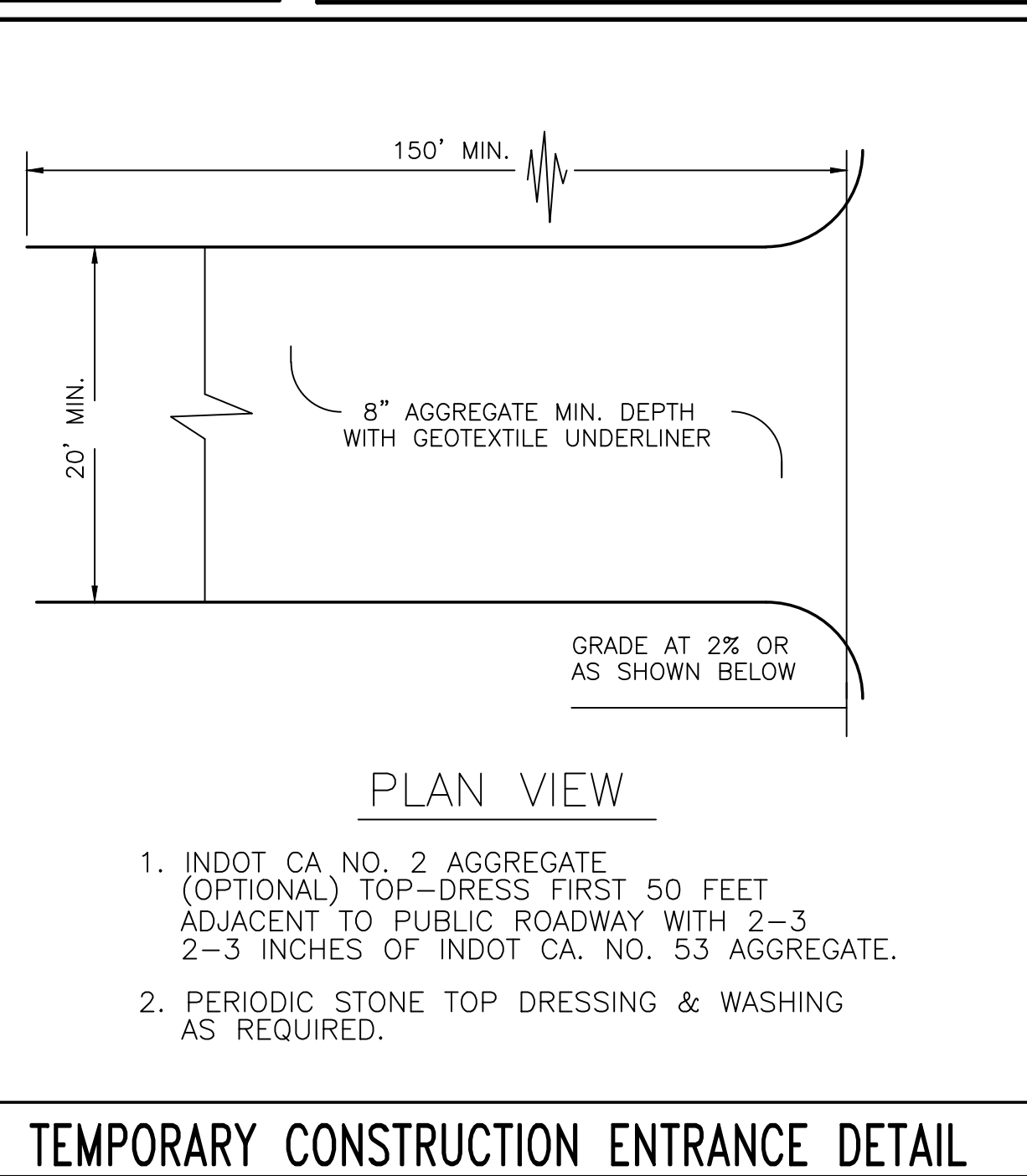
GENERAL STAPLE PATTERN AND RECOMMENDATIONS

SILT FENCE FABRIC SPECIFICATIONS
 POLYFELT TS600 OR EQUIVALENT

PROPERTY	TEST PROCEDURE	UNIT	VALUE
GRAB TENSILE	ASTM D4632	POUNDS	165
GRAB ELONGATION	ASTM D4632	PERCENT	>50
PUNCTURE	ASTM D4833	POUNDS	90
TRAPEZOIDAL TEAR	ASTM D4533	POUNDS	75
MULLEN BURST	ASTM D3786	PSI	255
WATER FLOW RATE	ASTM D4491	gpm/ft ²	170
PERMITIVITY	ASTM D4491	SEC ⁻¹	2.0
PERMEABILITY, K	ASTM D4491	CM/SEC	0.4
A.O.S.	ASTM D4751	Slieve Size	100-60
	ASTM D4751	MM	0.15-0.25
FABRIC WEIGHT	ASTM D3776	oz/yd ²	6.0
THICKNESS	ASTM D1777	M	90
U.V. RESISTANCE (500 HOURS)	ASTM D4355	PERCENT STRENGTH RETAINED	>80

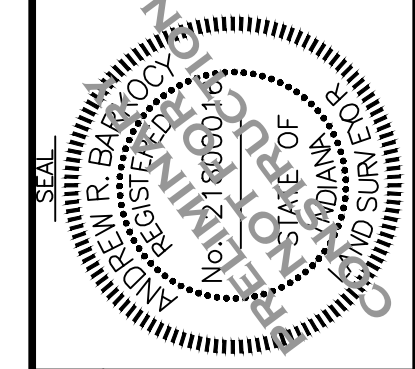


FILTER FENCE INSTALLATION DETAIL



TEMPORARY CONSTRUCTION ENTRANCE DETAIL

SCALE:	N/A
DRAWN BY:	AB
CHECKED BY:	9B
DATE:	



REVISION:	
DATE:	

PROJECT NAME:
JCREMC - 752 INDUSTRIAL DRIVE
 FRANKLIN, JOHNSON COUNTY, INDIANA

SHEET NAME:
EROSION CONTROL DETAILS

BARKOCY SURVEYING INC.
 PROFESSIONAL LAND SURVEYING & LAND DEVELOPMENT SERVICES
 4800 N. STATE ST. SUITE 100
 OFFICE: (317) 681-8888 • WWW.BARKOCYSURVEYING.COM

PREPARED FOR:
JCREMC
 750 INTERNATIONAL DRIVE
 FRANKLIN, IN 46131

SHEET:	C.502
DATE:	JUNE 5, 2024
JOB NO.:	2695-C.502