

Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

November 18, 2015

To: Hamilton County Drainage Board

Re: Tunis Garard Drain, The Overlook at The Legacy Section 2 Reconstruction

Attached is a petition from Platinum Properties Management Co, LLC, agent for Falcon Nest II, LLC, along with plans for the proposed reconstruction and relocation of Tunis Garard Arm 1, John Owens Arm, and Legacy Master Infrastructure Phase 2 Arm. The proposal is to reconstruct and relocate this drain with new pipe to allow for development of the tracts as The Overlook at The Legacy, Section 2.

Arm 1

The reconstructed drain shall consist of those lengths of pipes between the following structures as shown on sheets C200, C201, and C600 of the plans by Stoeppelwerth & Associates, Inc., dated March 21, 2015, and having job number 55115PLA-OLS2:

The new drain shall begin at existing Str. 601, of the Legacy Master Infrastructure Phase 2 Arm. The drain will continue to Str. 420A, then 420, then 421, then 422, and end at Str. 423, which is an end section at the collection basin in which multiple regulated drain arms of the Tunis Garrard drain to.

The drain will consist of the following lengths:

18" HDPE – 456 ft.
18" RCP – 476 ft.
Open Swale - 75 ft.

The open swale listed above is a flow path through the drainage collection basin area and is to allow for maintenance of flow from the tiles to the new end section. Any maintenance to the area other than the functionality of flow will be that of the property owner.

The total length of new drain for this arm shall be 1,007 feet. The 677 feet of the original drain between Sta. 23+00 and Sta. 29+77 of Arm 1 of the Tunis Garard Drain shall be vacated. This proposal will add 330 feet to this arm of the drains total length.

John Owens Arm

The John Owens Arm will be vacated from Sta. 14+86 to Sta. 18+65 with this reconstruction, as all this drainage is being captured and redirected in the new drainage system being installed. The 379 feet of the original drain between Sta. 14+86 and Sta. 18+85 shall be vacated. This proposal will remove 379 feet from this arm of the drains total length.

Legacy Master Infrastructure Phase 2 Arm

The Legacy Master Infrastructure Phase 2 Arm will be vacated from Sta. 18+65 of the John Owens Arm to Str. 600 of the Legacy Master Infrastructure Phase 2 Arm, which is 628 feet of open ditch, as all this drainage is being captured and redirected in the new drainage system being installed. The 628 feet of the drain in the location described above shall be vacated. This proposal will remove 628 feet from this arm of the drains total length.

The total change to all arms of the Tunis Garard Drain listed above is removal of 677 feet.

The cost of the reconstruction is to be paid by Falcon Nest II, LLC. Because the project is to be paid by the petitioner and is within the boundaries of the petitioner's property, the project falls under the requirements as set out in IC 36-9-27-52.5. Therefore, a noticed hearing is not required for the petition.

The petitioner has provided a Letter of Credit as follows:

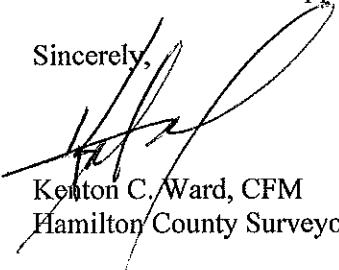
Bonding Company: STAR Financial Bank
Bond Number: 16787755
Bond Date: May 5, 2015
Bond Amount: \$49,300.00

I believe this proposed drain meets the requirements for Urban Drain Classification as set out in IC 36-9-27-67 to 69. Therefore, this drain shall be designated as an Urban Drain.

I recommend that upon approval of the above proposed drain that the Board also approve the attached non-enforcement requests. The request will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plats for The Overlook at The Legacy Section 2 as recorded in the office of the Hamilton County Recorder.

I recommend approval by the Board at this time.

Sincerely,



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

HAMILTON COUNTY DRAINAGE BOARD
NOBLESVILLE, INDIANA

IN RE: The Overlook at The Legacy, Section 2)
Hamilton County, Indiana)

FILED

AUG 19 2014

PETITION FOR RELOCATION AND RECONSTRUCTION


OFFICE OF HAMILTON COUNTY SURVEYOR

Platinum Properties Management Co., LLC (hereinafter Petitioner”),

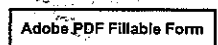
hereby petitions the Hamilton County Drainage Board for authority to relocate and improve a section of the Tunis-Garrard Drain, and in support of said petition advises the Board that:

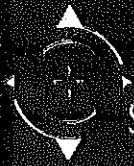
1. Petitioner owns real estate through which a portion of the Tunis-Garrard Drain runs.
2. Petitioner plans to develop its real estate with roads, buildings, utilities, storm drains, sanitary sewers and other structures.
3. Petitioner’s proposed development of its real estate will require relocation and reconstruction of a portion of the Tunis-Garrard Drain, as specifically shown on engineering plans and specifications filed with the Hamilton County Surveyor.
4. The work necessary for the proposed relocation and reconstruction will be undertaken at the sole expense of the Petitioner and such work will result in substantial improvement to the Tunis-Garrard Drain, without cost to other property owners on the watershed of the Tunis-Garrard Drain.
5. Proposed relocation and reconstruction will not adversely affect other land owners within the drainage shed.
6. Petitioner requests approval of the proposed relocation and reconstruction under IC 36-9-27-52.5.

WHEREFORE, Petitioner requests that an Order issued from the Hamilton County Drainage Board authorizing relocation and reconstruction of the Tunis-Garrard Drain, in conformance with applicable law and plans and specifications on file with the Hamilton County Surveyor.


Signed

Timothy J. Walter
Printed





STOEPPELWERTH

ALWAYS ON

ofc: 317.849.5935
fax: 317.849.5942

7965 East 106th Street
Fishers, IN 46038-2505
www.stoepfelwerth.com

August 25, 2014

Hamilton County Surveyor's Office
One Hamilton County Square, Suite 188
Noblesville, Indiana 46060

Attention: Greg Hoyes

Re: The Overlook at The Legacy, Section 2

Dear Mr. Hoyes:

Enclosed please find an Engineer's Estimate for The Overlook at The Legacy, Section 2 for purposes of establishing the performance guarantee requirements. The estimate is as follows:

Legal Drain Relocation Performance Bond Cost Estimate

Specifically covers construction of associated pipe and structures between existing manhole #601 and new end section #423. Also includes end sections on existing tiles as depicted on the construction plans.

Item	Unit	Unit Cost	Quantities	Cost
Storm Drainage				
18" Perforated HDPE Pipe, Bedding & Backfill	LF	\$ 25.00	455	\$ 11,375
18" Class III RCP, Bedding and Backfill	LF	\$ 28.50	110	\$ 3,135
18" Class V RCP, Bedding and Backfill	LF	\$ 48.50	364	\$ 17,654
18" HDPE End Section	EA	\$ 500.00	1	\$ 500
Standard Manholes	EA	\$1,800.00	4	\$ 7,200
End Sections on Existing Tile	EA	\$ 400.00	3	\$ 1,200
Total				\$ 41,070
Grand Total				\$ 41,070
Per Hamilton County Ordinance - Bond Amount			120%	\$ 49,300

If you have any questions regarding these estimates, please contact Brett A. Huff at (317) 570-4841.

Very truly yours,

STOEPPELWERTH & ASSOCIATES, INC.

David U. Stoepfelwerth, P.E.
Professional Engineer
No. 19358



Cc: Tim Walter

BAH/meb

S:\65115PLA-OL2\Blue_Book\Agency_Correspondence\HamiltonCountySurveyorHoyesEE08-25-14.doc

LAND DEVELOPMENT SUPPORT SOLUTIONS

ENGINEERING | SURVEYING

MAY 07 2015

OFFICE OF HAMILTON COUNTY SURVEYOR



16787755

**IRREVOCABLE LETTER OF CREDIT**

Borrower: Falcon Nest II LLC
1356 Beverly Road
Suite 250
McLean, VA 22101

Lender: STAR Financial Bank
Keystone
6230 Bluffton Road
PO Box 11409
Fort Wayne, IN 46809

Beneficiary:
Hamilton County Board of Commissioners
One Hamilton County Square, Suite 188
Noblesville, IN 46060

NO.: 16787755

EXPIRATION DATE. This letter of credit shall expire upon the earlier of the close of business on 05-05-2016 and all drafts and accompanying statements or documents must be presented to Lender on or before that time, or the day that Lender honors a draw under which the full amount of this Letter of Credit has been drawn (the "Expiration Date").

AMOUNT OF CREDIT. Lender hereby establishes at the request and for the account of Borrower, an Irrevocable Letter of Credit in favor of Beneficiary for a sum of Forty-nine Thousand Three Hundred & 00/100 Dollars (\$49,300.00) (the "Letter of Credit"). These funds shall be made available to Beneficiary upon Lender's receipt from Beneficiary of sight drafts drawn on Lender at Lender's address indicated above (or other such address that Lender may provide Beneficiary in writing) during regular business hours and accompanied by the signed written statements or documents indicated below.

WARNING TO BENEFICIARY: PLEASE EXAMINE THIS LETTER OF CREDIT AT ONCE. IF YOU FEEL UNABLE TO MEET ANY OF ITS REQUIREMENTS, EITHER SINGLY OR TOGETHER, YOU SHOULD CONTACT BORROWER IMMEDIATELY TO SEE IF THE LETTER OF CREDIT CAN BE AMENDED. OTHERWISE, YOU WILL RISK LOSING PAYMENT UNDER THIS LETTER OF CREDIT FOR FAILURE TO COMPLY STRICTLY WITH ITS TERMS AS WRITTEN.

DRAFT TERMS AND CONDITIONS. Lender shall honor drafts submitted by Beneficiary under the following terms and conditions:

Upon Lender's honor of such drafts, Lender shall be fully discharged of Lender's obligations under this Letter of Credit and shall not be obligated to make any further payments under this Letter of Credit once the full amount of credit available under this Letter of Credit has been drawn.

Beneficiary shall have no recourse against Lender for any amount paid under this Letter of Credit once Lender has honored any draft or other document which complies strictly with this Letter of Credit, and which on its face appears otherwise in order but which is signed, issued, or presented by a party or under the name of a party purporting to act for Beneficiary, purporting to claim through Beneficiary, or posing as Beneficiary without Beneficiary's authorization. By paying an amount demanded in accordance with this Letter of Credit, Lender makes no representation as to the correctness of the amount demanded and Lender shall not be liable to Beneficiary, or any other person, for any amount paid or disbursed for any reason whatsoever, including, without limitation, any nonapplication or misapplication by Beneficiary of the proceeds of such payment. By presenting upon Lender or a confirming bank, Beneficiary certifies that Beneficiary has not and will not present upon the other, unless and until Beneficiary meets with dishonor. Beneficiary promises to return to Lender any funds received by Beneficiary in excess of the Letter of Credit's maximum drawing amount.

USE RESTRICTIONS. All drafts must be marked "DRAWN UNDER STAR Financial Bank IRREVOCABLE LETTER OF CREDIT NO. 16787755 DATED 05.05.2015," and the amount of each draft shall be marked on the draft. Only Beneficiary or Beneficiary's transferee may complete a draft and accompanying statements or documents required by this Letter of Credit and make a draw under this Letter of Credit. This original Letter of Credit must accompany any draft drawn hereunder.

Partial draws are permitted under this Letter of Credit. Lender's honor of a partial draw shall correspondingly reduce the amount of credit available under this Letter of Credit. Following a partial draw, Lender shall return this original Letter of Credit to Beneficiary with the partial draw noted hereon; in the alternative, and in its sole discretion, Lender may issue a substitute Letter of Credit to Beneficiary in the amount shown above, less any partial draw(s).

PERMITTED TRANSFEREES. This Letter of Credit may be transferred by Beneficiary upon prior written notice to Lender of the transfer. The transferee shall be deemed the new Beneficiary of this Letter of Credit and the documents of the transferee, including drafts required under this Letter of Credit, will be processed by Lender (or any intermediary) without the original Beneficiary's intervention and without any further obligation of Lender to the original Beneficiary.

TRANSFEREES REQUIRED DOCUMENTS. When the presenter is a permitted transferee under the "Permitted Transferees" paragraph above (the "Permitted Transferee"), the documents required for a draw shall include all documents required elsewhere in this Letter of Credit, except that such documents may be in the name of and executed by either the original Beneficiary or the presenter permitted by the "Permitted Transferees" paragraph above.

COMPLIANCE BURDEN. Lender is not responsible for any impossibility or other difficulty in achieving strict compliance with the requirements of this Letter of Credit precisely as written. Beneficiary understands and acknowledges: (i) that unless and until the present wording of this Letter of Credit is amended with Lender's prior written consent, the burden of complying strictly with such wording remains solely upon Beneficiary, and (ii) that Lender is relying upon the lack of such amendment as constituting Beneficiary's initial and continued approval of such wording.

NON-SEVERABILITY. If any aspect of this Letter of Credit is ever declared unenforceable for any reason by any court or governmental body having jurisdiction, Lender's entire engagement under this Letter of Credit shall be deemed null and void ab initio, and both Lender and Beneficiary shall be restored to the position each would have occupied with all rights available as though this Letter of Credit had never occurred. This non-severability provision shall override all other provisions in this Letter of Credit, no matter where such provision appears within this Letter of Credit.

GOVERNING LAW. This Agreement will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Indiana without regard to its conflicts of law provisions, and except to the extent such laws are inconsistent with the 2007 Revision of the Uniform Customs and Practice for Documentary Credits of the International Chamber of Commerce, ICC Publication No. 600. This Agreement has been accepted by Lender in the State of Indiana.

EXPIRATION. Lender hereby agrees with Beneficiary that drafts drawn under and in compliance with the terms of this Letter of Credit will be duly honored if presented to Lender on or before the Expiration Date unless otherwise provided for above.

AUTO-RENEWAL LETTER OF CREDIT. It is a condition of this Letter of Credit that it is deemed to be automatically extended without amendment for one year from the expiry date hereof, or any future expiration dated, unless 90 days prior to any expiration date we notify you by registered mail that we elect not to consider this Letter of Credit renewed for any such additional period.

PURPOSE. This letter of credit is provided as surety for the completion of the legal drain relocation for The Overlook at Legacy Section 2 and draws may be made against the foregoing individual public facility improvement provided, however, that the maximum obligation under this Letter of Credit shall never exceed Forty-nine Thousand Three Hundred and 00/100 Dollars (\$49,300.00).

Dated: May 5, 2015

LENDER:

STAR FINANCIAL BANK

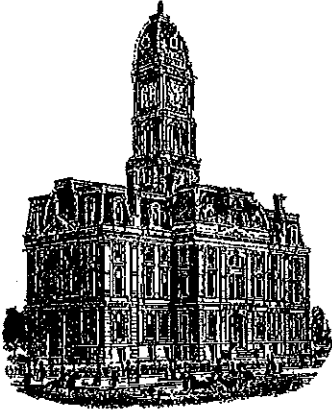
By: 
Mike Goldman
Senior Credit Officer

ENDORSEMENT OF DRAFTS DRAWN:

Date Negotiated By Amount In Words Amount In Figures



LASER PRO Lending, Ver. 13.4.0.034 Copr. Harland Financial Solutions, Inc. 1997, 2014. All Rights Reserved. - IN C:\PROSUTTE\CFILPL\IC43LOC.FC TR-24642 PR-34 (M)



Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

To: Hamilton County Drainage Board

December 23, 2015

Re: Tunis Garrard Drain: The Overlook at the Legacy Sec. 2 Reconstruction

Attached are as-built, certificate of completion & compliance, and other information for Overlook at the Legacy Sec. 2 Reconstruction. An inspection of the drainage facilities for this section has been made and the facilities were found to be complete and acceptable.

During construction, changes there were no significant changes made to the drainage plans submitted with my report for this drain dated November 18, 2015. The report was approved by the Board at the December 14, 2015 meeting. (See Drainage Board Minutes Book 16, Pages 406-407) Therefore, the length of the drain remains at **1,007 feet**.

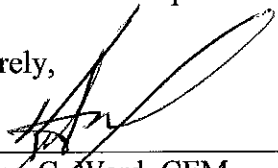
The non-enforcement was approved by the Board at its meeting on December 14, 2015 and recorded under instrument #2015064280.

The following sureties were guaranteed by STAR Financial Bank and released by the Board on its January 11, 2016 meeting.

Bond-LC No: 16787755
Amount: \$49,300.00
For: Storm Sewers & SSD
Issue Date: May 5, 2015

I recommend the Board approve the drain's construction as complete and acceptable.

Sincerely,



Kenton C. Ward, CFM
Hamilton County Surveyor

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: The Overlook at The Legacy, Section 2

I hereby certify that:

1. I am a Registered Land Surveyor or Engineer in the State of Indiana.
2. I am familiar with the plans and specifications for the above referenced subdivision.
3. I have personally observed and supervised the completion of the drainage facilities for the above referenced subdivision.
4. The drainage facilities within the above referenced subdivision to the best of my knowledge, information and belief have been installed and completed in conformity with all plans and specifications.
5. The drainage facilities within the above referenced subdivision to the best of my knowledge, information and belief have been correctly represented on the Record Drawings, Digital Record Drawings and the Structure Data Spreadsheet.

Signature:  Date: October 19, 2015

Type or Print Name: David J. Stoepfelwerth

Business Address: Stoepfelwerth & Associates, Inc.

7965 East 106th Street, Fishers, Indiana 46038

Telephone Number: (317) 849-5935



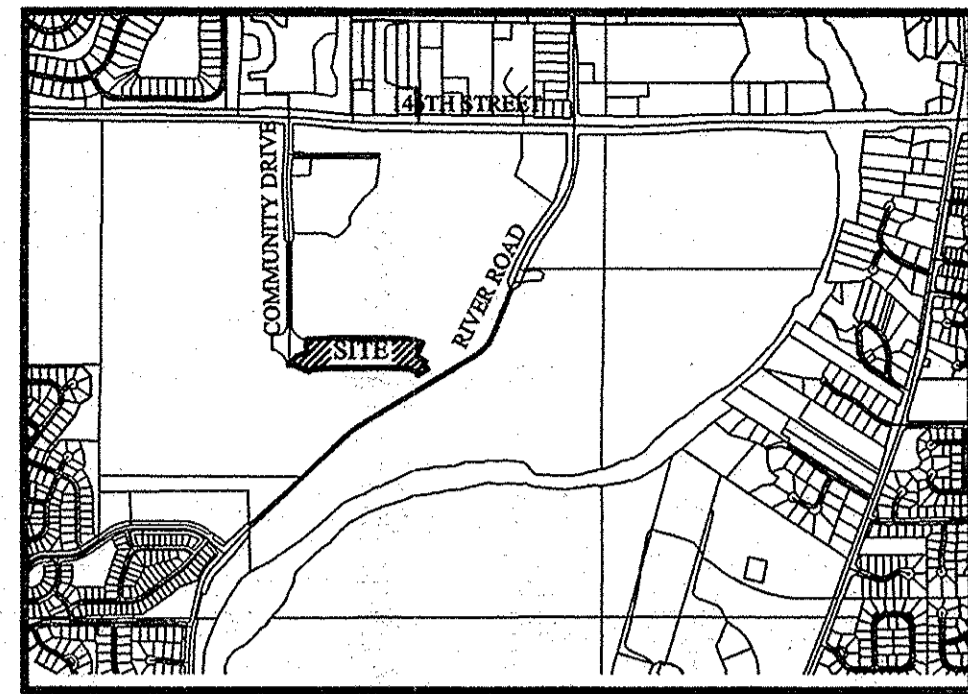
INDIANA REGISTRATION NUMBER

19358

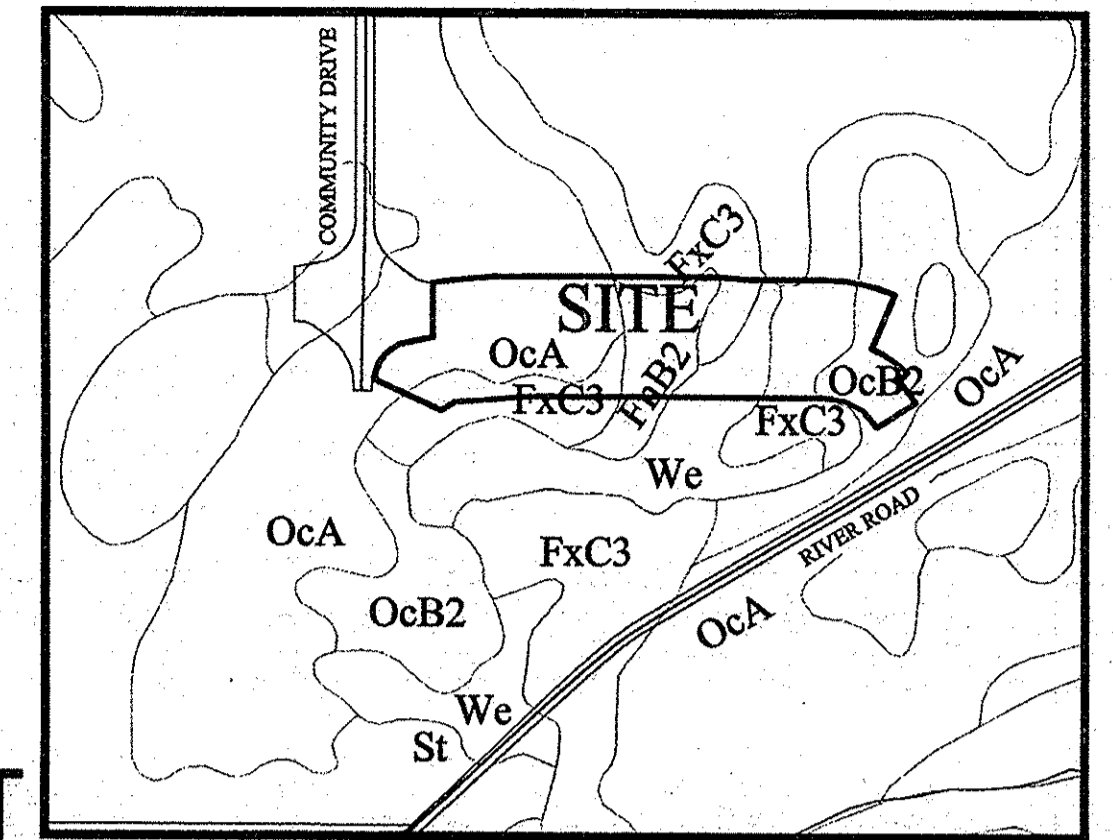
THE OVERLOOK AT THE LEGACY

SECTION 2

PUD ZONING



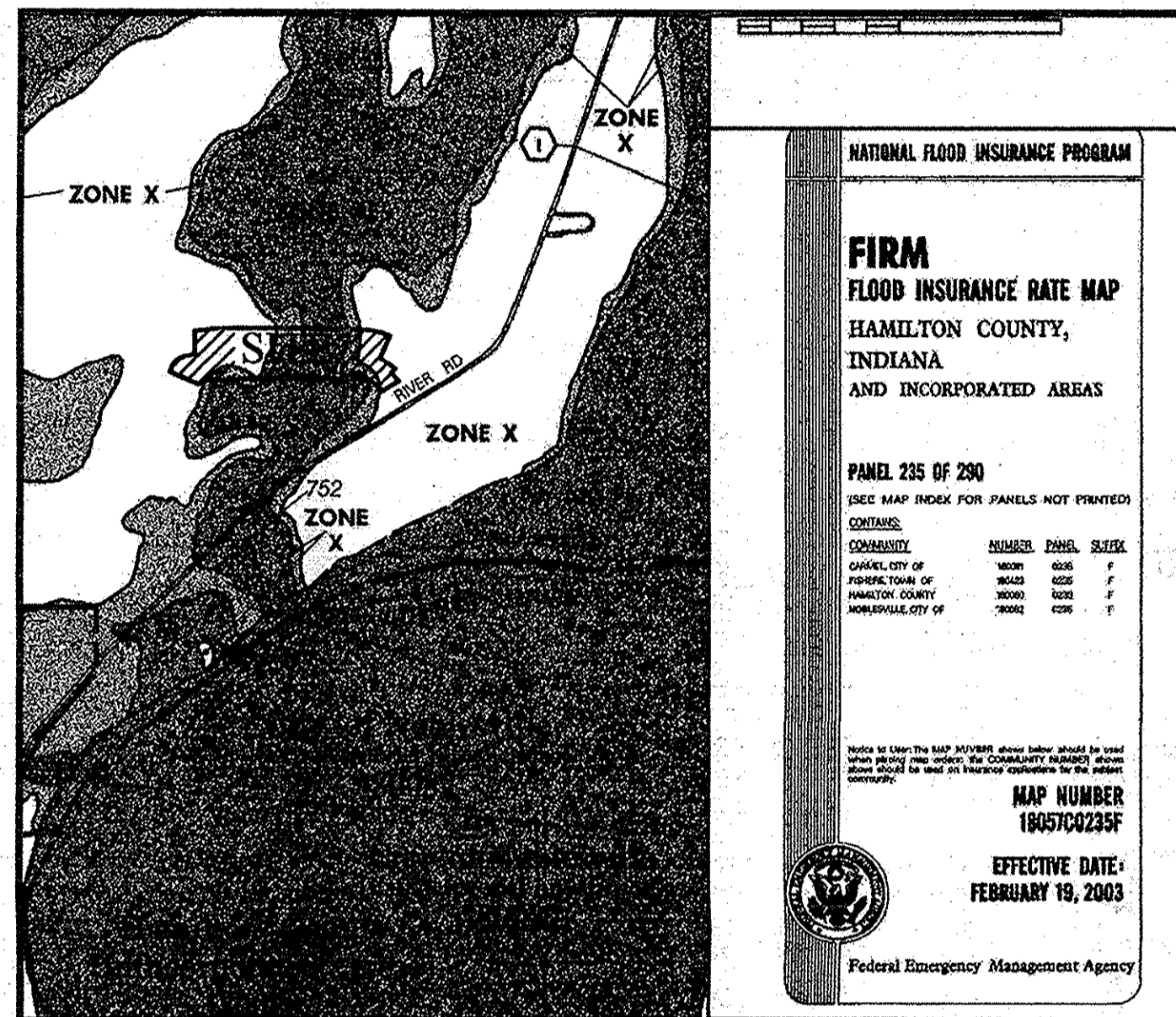
VICINITY MAP
SCALE: 1"=2000'



SOILS MAP
SCALE: 1"=500'

Owner:
Falcon Nest II, LLC
1356 Beverly Road
McLean, VA 22101
Contact: Rajai Zumot
Email: rzumot@zumot.net

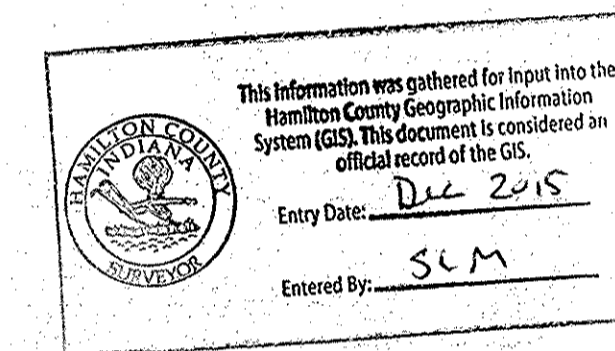
Developed by:
PLATINUM PROPERTIES MANAGEMENT
CO. L.L.C.
9757 WESTPOINT DRIVE
INDIANAPOLIS, INDIANA 46256
Phone: (317) 863-2057
Contact Person: TIM WALTER



FLOOD MAP
SCALE: 1"=1000'

FLOOD STATEMENT
 THIS SITE DOES LIE WITHIN THE ZONE AE AND ZONE X
 FLOODWAY PER FIRM 18057C0235F DATED FEB. 19, 2003.

NOTE:
 The Base Flood Elevation for the White River in this area is 752.0. Flooding of the White River will be allowed to back up into the large detention basin and to the stormwater park to the north to a peak elevation of 752.0. All building structures are proposed at a 754.0 elevation or higher and will not be impacted by this potential flooding.



SHT.	INDEX DESCRIPTION
C001	COVER SHEET
C100-C101	TOPOGRAPHICAL SURVEY
C200-C201	SITE DEVELOPMENT PLANS
WC1	WILLIAMS CREEK WALL DESIGN
C300-C306	STORMWATER POLLUTION & PREVENTION PLANS & SPECS
C400-406	STREET PLAN & PROFILES/ENTRANCE PLAN/INTERSECTION DETAILS/TRAFFIC CONTROL PLAN/PAVING POLICIES/CURBING POLICIES
C500	SANITARY SEWER PLAN & PROFILES
C600-C602	STORM PLAN & PROFILES / SUMP PLAN
C700	WATER PLAN
C800-C803	CONSTRUCTION DETAILS

UTILITY CONTACTS:

Carmel Sewer Department
 760 3rd Avenue Southwest
 Carmel, Indiana 46032

Carmel Water Utilities
 3450 West 131st Street
 Westfield, IN 46074

AT & T
 5858 North College Avenue
 Indianapolis, Indiana 46220

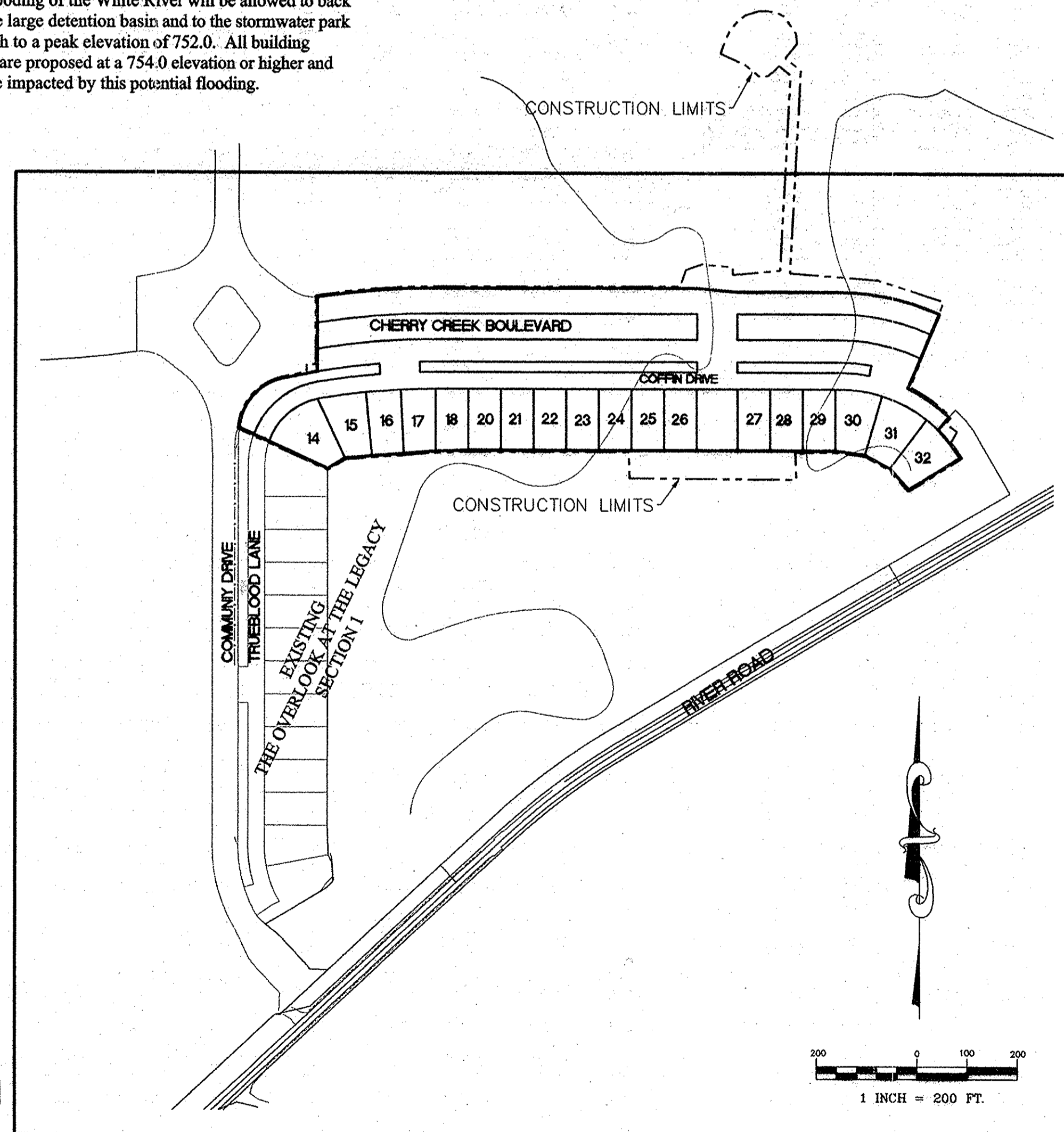
Brighthouse Networks
 3030 Roosevelt Avenue
 Indianapolis, Indiana 46218

Duke Energy
 16475 Southpark Drive
 Westfield, Indiana 46074

Indianapolis Power & Light Company
 3600 North Arlington Avenue
 Indianapolis, Indiana 46218

Vectren Energy
 16000 Allisonville Road
 Noblesville, Indiana 46060

SHT.	REVISIONS DESCRIPTIONS
ALL	REVISED PER TAC COMMENTS 06/13/14 KJIM
C200-C202	REVISED PER FINAL COMMENTS 07/21/14 KJIM
C200-C202	ASBUILTS 10/16/15 ADG
C600-C700	



OPERATOR ON N.O.I. LETTER:

PLATINUM PROPERTIES MANAGEMENT CO. L.L.C.
 9757 WESTPOINT DRIVE, SUITE 600
 INDIANAPOLIS, INDIANA 46256
 PHONE: (317) 863-2057
 FAX: (317) 216-8636
 CONTACT PERSON: TIM WALTER

OPERATING AUTHORITY
 CITY OF CARMEL (317) 571-2441
 ONE CIVIC SQUARE
 CARMEL, INDIANA 46032

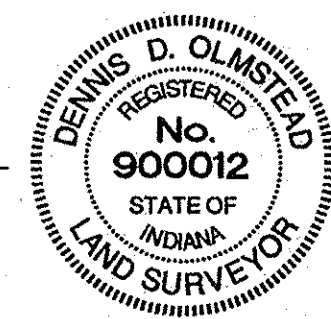
THE OVERLOOK SECTION 2

A part of Section 23, Township 18 North, Range 4 East of the 2nd Principal Meridian, Clay Township, Hamilton County, Indiana described more particularly as follows:

Beginning at the Northwest corner of The Overlook at the Legacy, Section 1 recorded as Instrument No 2013002733 in the Office of the Recorder of Hamilton County, Indiana; said point also being a point on a curve concave southeasterly, the radius point of said curve being South 84 degrees 38 minutes 57 seconds East 110.00 feet from said point; thence northeasterly along said curve 138.91 feet to the point of tangency of said curve, said point being North 12 degrees 17 minutes 50 seconds West 110.00 feet from the radius point of said curve to a point on a curve concave southerly, the radius point of said curve being South 12 degrees 17 minutes 47 seconds East 1,432.00 feet from said point; thence easterly along said curve 70.14 feet to a point on said curve, said point being North 09 degrees 29 minutes 25 seconds West 1,432.00 feet from the radius point of said curve; thence North 00 degrees 00 minutes 00 seconds East 144.84 feet to a point on a curve concave southerly, the radius point of said curve being South 08 degrees 35 minutes 36 seconds East 1,581.89 feet from said point; thence easterly along said curve 236.99 feet to a point on said curve, said point being North 00 degrees 00 minutes 00 seconds East 520.72 feet; thence North 84 degrees 59 minutes 58 seconds East 80.31 feet; thence North 90 degrees 00 minutes 00 seconds East 205.43 feet to the point of curvature of a curve concave southerly, the radius point of said curve being South 00 degrees 00 minutes 00 seconds East 480.02 feet from said point; thence easterly along said curve 194.98 feet to the point of tangency of said curve, said point being North 23 degrees 43 minutes 25 seconds West 156.66 feet to a point on a curve concave southwesterly, the radius point of said curve being South 23 degrees 43 minutes 25 seconds West 312.00 feet from said point; thence southeasterly along said curve 108.78 feet to a point on said curve and to a point on the North line of afore said The Overlook at the Legacy, Section 1, said point being North 43 degrees 41 minutes 59 seconds East 312.00 feet from the radius point of said curve; the next eleven (11) calls being on and along said North line; (1) South 42 degrees 13 minutes 32 seconds West 33.01 feet to a point on a curve concave southwesterly, the radius point of said curve being South 43 degrees 52 minutes 28 seconds West 279.00 feet from said point; (2) southeasterly along said curve 70.15 feet to a point on said curve, said point being North 58 degrees 16 minutes 51 seconds East 279.00 feet from the radius point of said curve; (3) South 58 degrees 16 minutes 51 seconds West 120.00 feet; (4) North 41 degrees 58 minutes 46 seconds West 56.64 feet; (5) North 62 degrees 25 minutes 31 seconds West 56.25 feet; (6) North 82 degrees 54 minutes 47 seconds West 58.83 feet; (7) South 90 degrees 00 minutes 00 seconds West 731.32 feet; (8) South 88 degrees 26 minutes 04 seconds West 65.09 feet; (9) South 85 degrees 38 minutes 57 seconds West 180.90 feet; (10) South 58 degrees 50 minutes 12 seconds West 39.83 feet; (11) North 65 degrees 51 minutes 24 seconds West 193.52 feet to the place of beginning, containing 9.349 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

RECORD DRAWING

[Signature]
 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 10/16/2015



Map Unit: FxB2- Fox loam, 2 to 6 percent slopes
 FxB2 - Fox loam, 2 to 6 percent slopes, eroded - This gently sloping, well drained soil is on broad terraces on small domelike areas on uplands. It is moderately deep over sand and gravelly coarse sand. Most mapped areas on terraces are elongated and range from 3 to 50 acres in size. The mapped areas on uplands are irregular in shape and range from 3 to 15 acres in size.

Map Unit: FxC3- Fox clay loam, 8 to 18 percent slopes
 FxC3 - Fox clay loam, 8 to 18 percent slopes, severely eroded - This moderately sloping, well drained soil is on side slopes adjacent to drainageways on terraces and in domelike areas on uplands. It is moderately deep over sand and gravelly sand. The mapped areas on terraces are mostly elongated and are parallel to streams; these areas range from 3 to 40 acres in size. The mapped areas on uplands are irregular in shape and range from 3 to 20 acres in size.

Map Unit: OcA - Ockley silt loam, 0 to 2 percent slopes
 OcA - Ockley silt loam, 0 to 2 percent slopes - This nearly level, deep, well drained soil is mainly on broad terraces. It is also on small rises on uplands. Most of the mapped areas are elongated and are parallel to major streams. Some areas on uplands are irregular in shape. The mapped areas range from 2 to 250 acres in size.

Map Unit: OcB2 - Ockley silt loam, 2 to 6 percent slopes, eroded
 OcB2 - Ockley silt loam, 2 to 6 percent slopes, eroded - This gently sloping, deep, well drained soil is mostly on broad outwash terraces. It is also on small knobs on uplands. The mapped areas on terraces are mostly elongated and range from 3 to 40 acres in size. The mapped areas on uplands are irregular in shape and range from 3 to 15 acres in size. Slopes are short.

Map Unit: St-Sleeth loam
 St - Sleeth loam - This nearly level, deep somewhat poorly drained soil is in slight depressions on broad terraces and along drainageways. The mapped areas are mostly elongated and are parallel to streams. Areas of this soil range from 3 to 40 acres in size.

Map Unit: We - Westland clay loam
 We - Westland silty clay loam - This nearly level, deep, very poorly drained soil is in depressions, swales, and narrow drainageways on outwash plains. Runoff from higher adjacent soils is ponded on this soil. The mapped areas are mostly elongated and are parallel to streams. The areas range from 3 to 200 acres in size.

DESIGN DATA

SITE = 9.349 Ac.±
 18 LOTS = 0.52 LOTS/ACRE

COFFIN DRIVE	1,430.13 L.F.
CHERRY CREEK BLVD. NORTH LANE	1,222.37 L.F.
CHERRY CREEK BLVD. SOUTH LANE	1,186.29 L.F.
TOTAL	3,838.79 L.F.

DESIGN SPEED LIMIT: 25 MPH

BUILDING SETBACKS	
FRONT BUILDING LINE	20' / 25' *
SIDE YARD / AGGREGATE	3' MIN./6' AGG
REAR YARD	20'

*20' FOR DWELLINGS WITH A COURTYARD SIDE-ENTRY GARAGE. 25' FOR ALL OTHER DWELLINGS.

PLANS PREPARED BY:

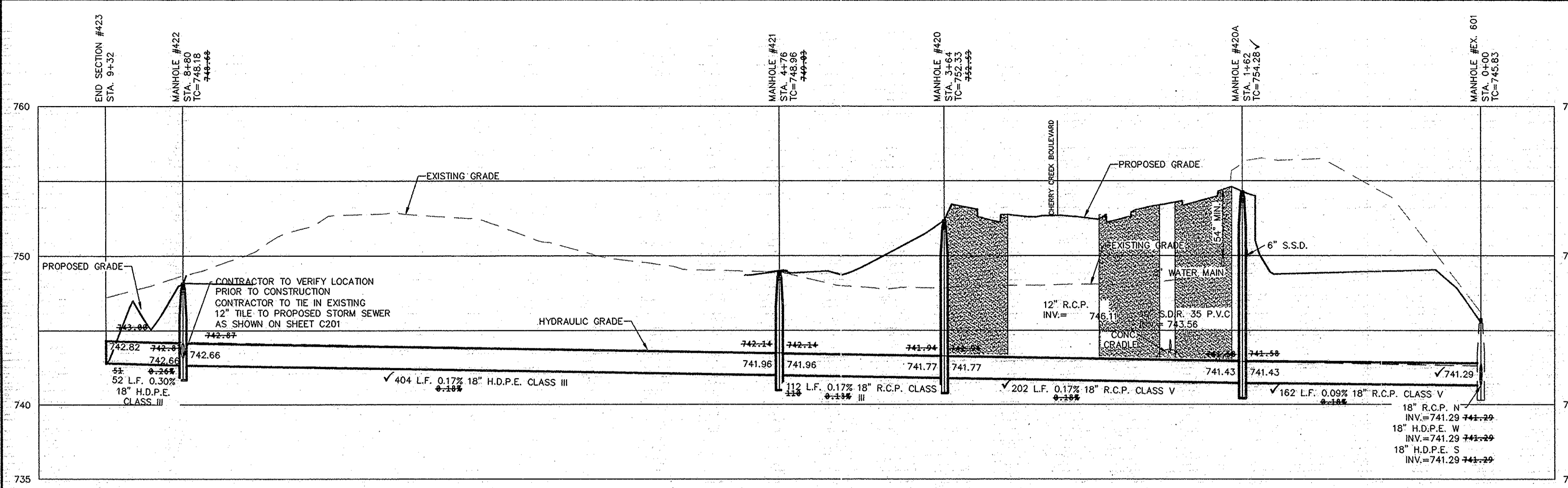
STOEPPELWERTH & ASSOCIATES, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 7965 E. 106th STREET FISHERS, INDIANA 46038
 PHONE: (317)-570-4841
 FAX: (317)-849-5942

CONTACT PERSON: Brett A. Huff
EMAIL: BHUFF@STOEPPELWERTH.COM

PLANS CERTIFIED BY:

David J. Stoepfelwerth
 DAVID J. STOEPPELWERTH
 PROFESSIONAL ENGINEER
 No. 19358
 3/21/14
 DATE





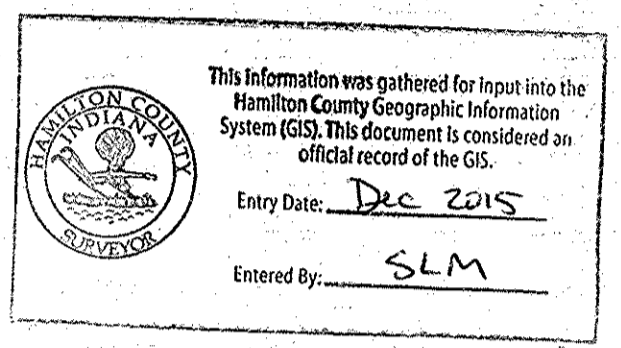
STORM SEWER NOTE

THE STORM SEWER SYSTEM SHALL BE CONSTRUCTED PER DESIGN SPECIFIED AND AS APPROVED BY THE CITY OF CARMEL ON THE FINAL APPROVED CONSTRUCTION PLANS. DEVIATIONS FROM THE APPROVED DESIGN SHALL ONLY BE PERMITTED DUE TO SPECIAL CIRCUMSTANCES OR DIFFICULTY DURING CONSTRUCTION AND WILL REQUIRE PRIOR FIELD APPROVAL FROM A DESIGNATED REPRESENTATIVE OF THE CITY OR CARMEL IN ADDITION TO SUPPLEMENTAL APPROVAL BY THE DESIGN ENGINEER. AN EXPLANATION OF ANY SUCH DEVIATION SHALL BE INCLUDED AS A REQUIREMENT ON AS-BUILT/RECORD DRAWINGS SUBMITTED FOR RELEASE OF PERFORMANCE GUARANTEES. APPROVED DESIGN SLOPES IDENTIFIED AS GENERATING VELOCITIES OF 2.5 FPS OR LESS AND 10 FPS OR GREATER (AT FULL FLOW CAPACITY) SHALL REQUIRE AS-BUILT CERTIFICATION AT THE TIME OF CONSTRUCTION, PRIOR TO BACKFILLING THE PIPE. THE CONTRACTOR IS INSTRUCTED TO AS-BUILT EACH SECTION OF STORM PIPE AS IT IS BEING INSTALLED TO ENSURE COMPLIANCE WITH THE DESIGN PLANS AND AS APPROVED BY THE CITY OF CARMEL.

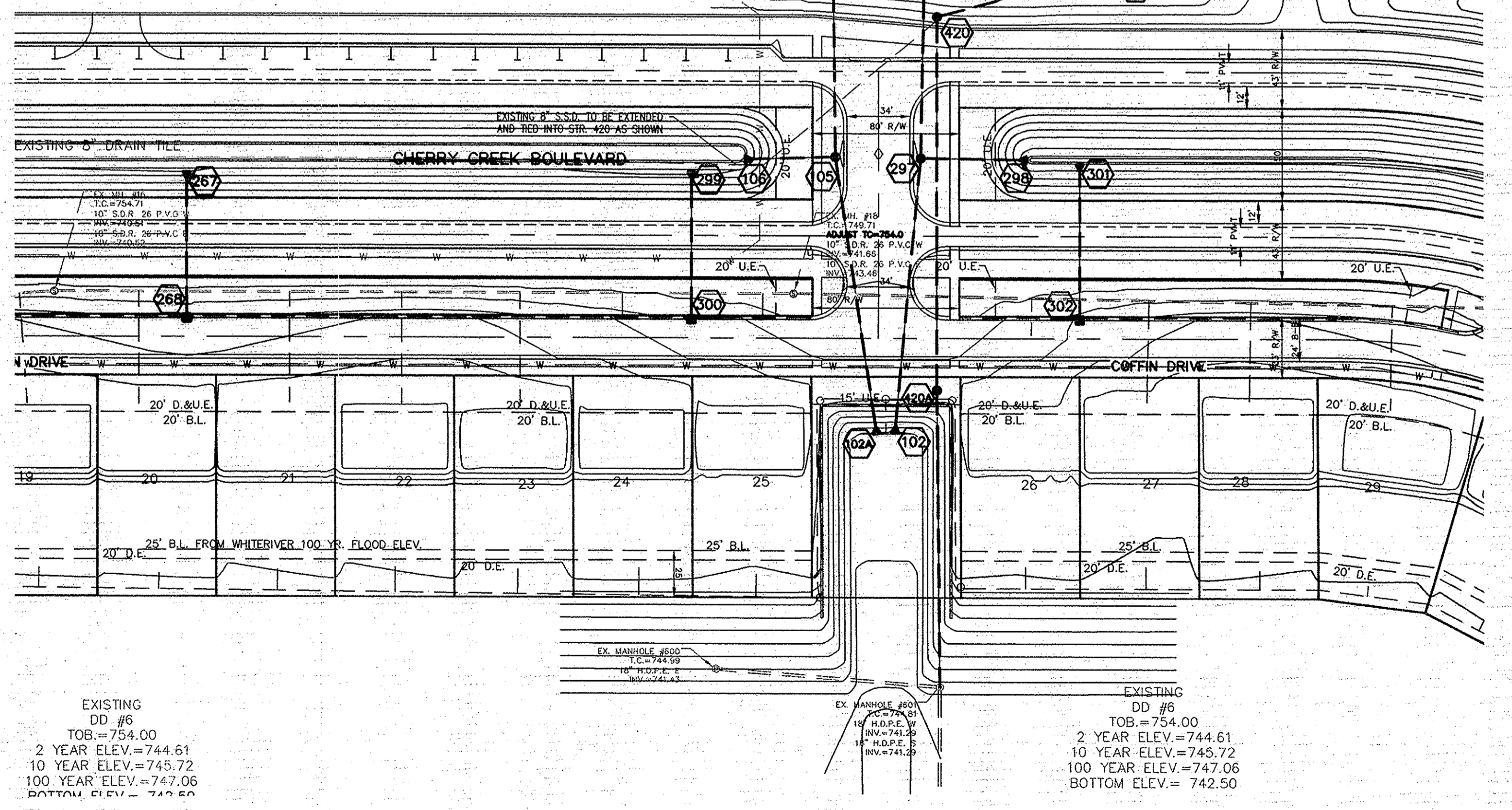
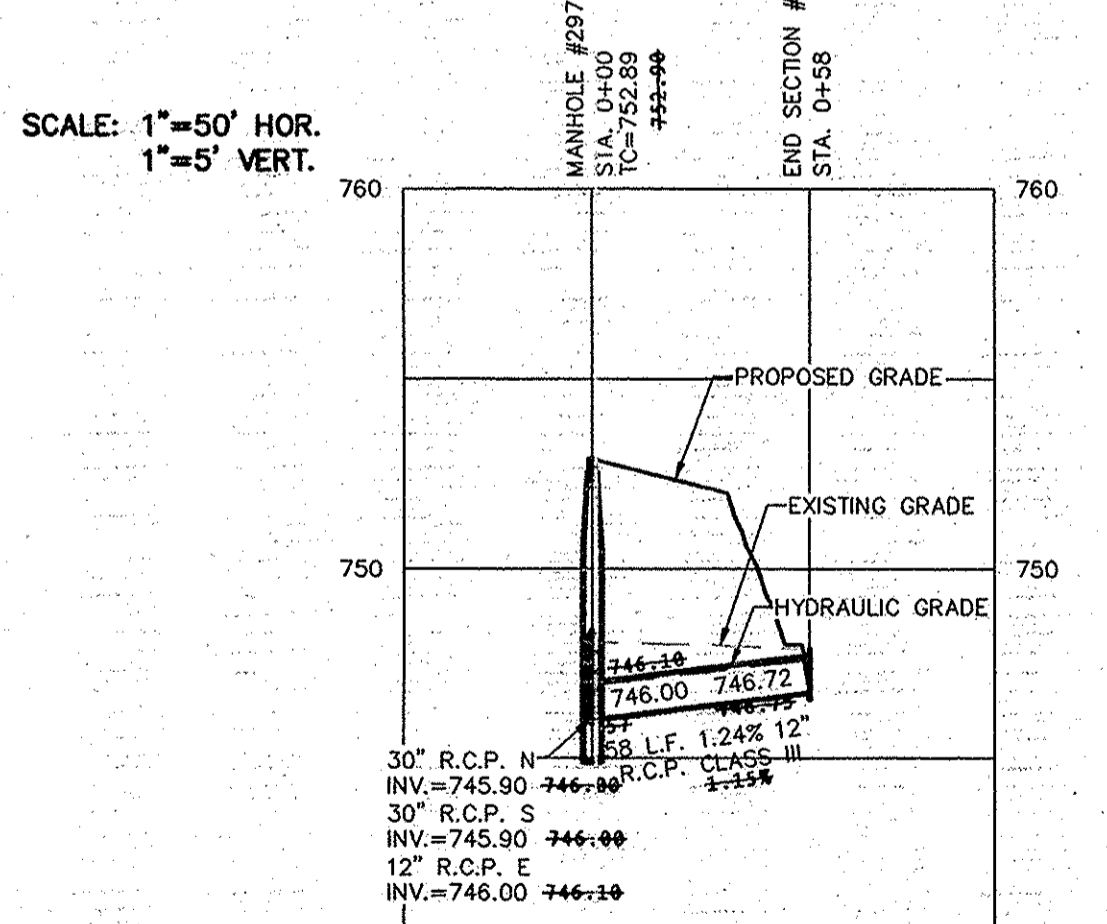
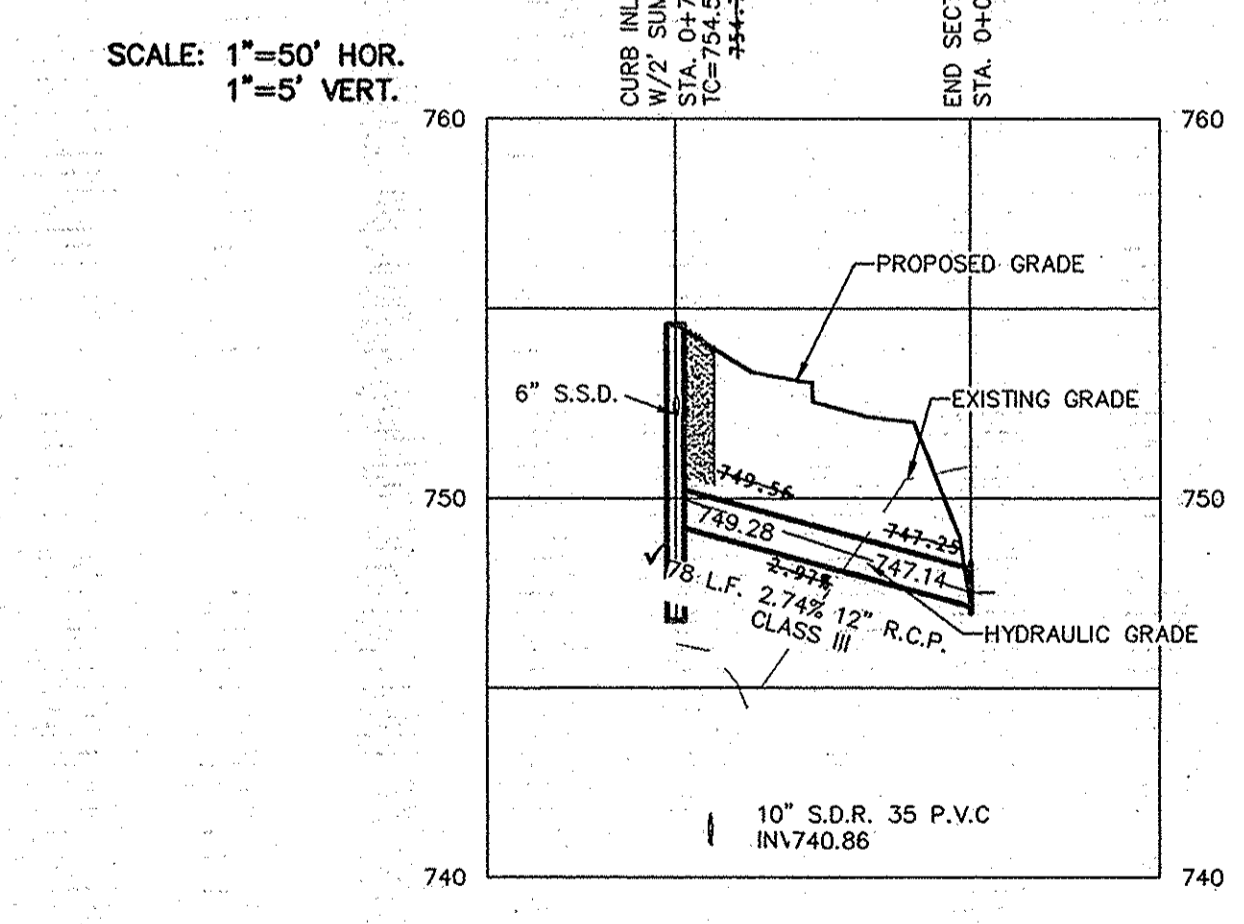
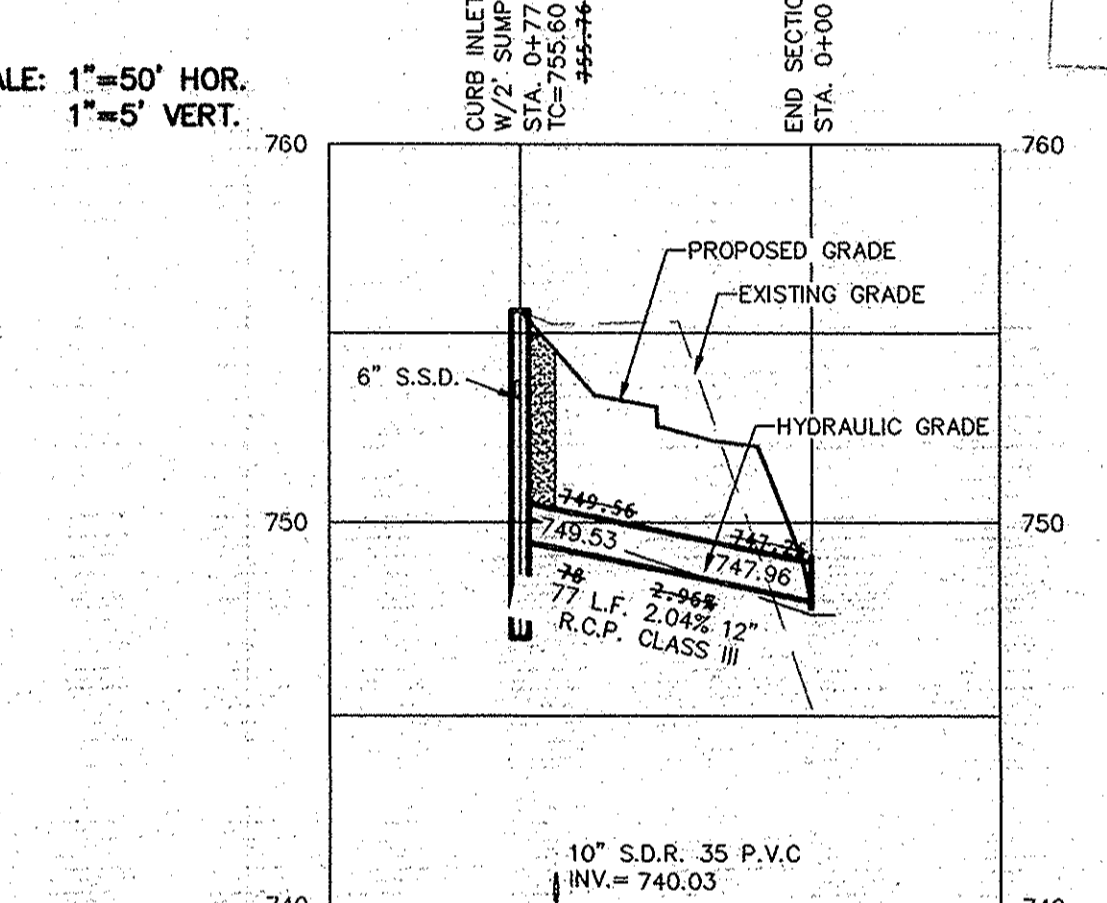
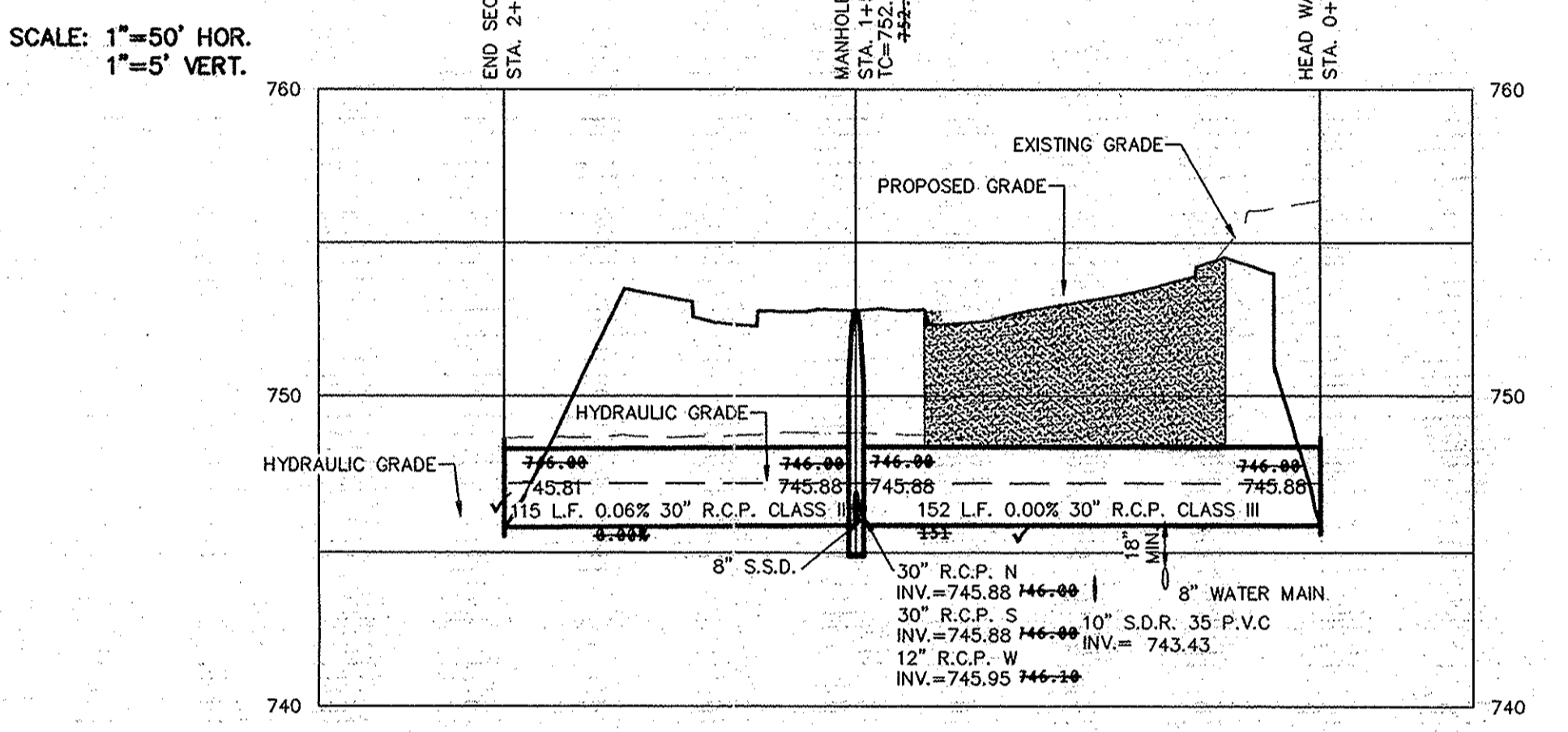
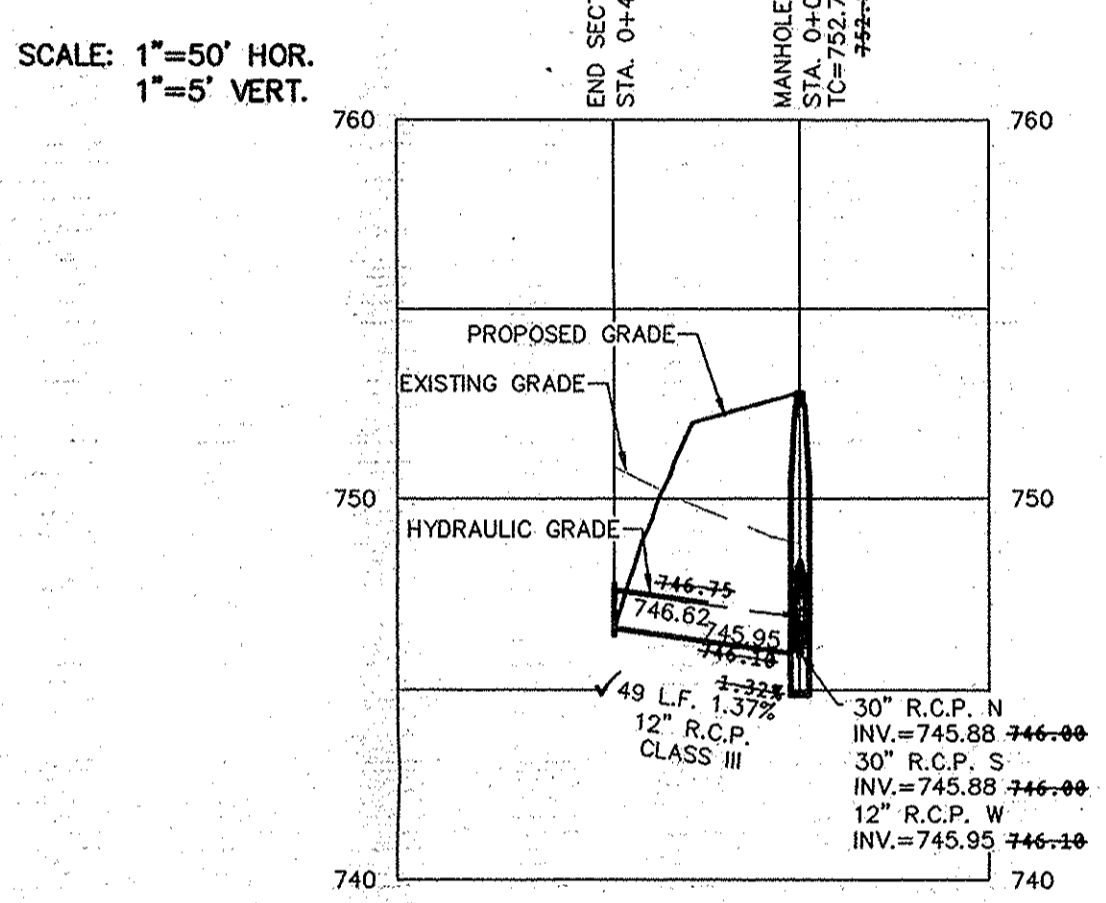
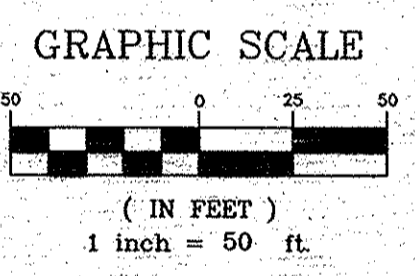
CONTRACTOR SHALL VERIFY DEPTHS OF ALL EXISTING ONSITE UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE IS NOT ANY CONFLICTS WITH OTHER UTILITIES, STORM SEWERS OR STREETS. CONFLICTS AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.

■ DENOTES FULL DEPTH GRANULAR BACKFILL

STORM SYSTEM
STORM SEWERS FOR THIS DEVELOPMENT WILL BE PUBLIC

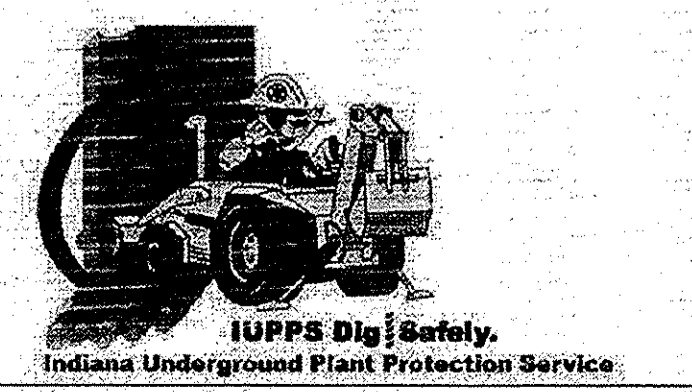
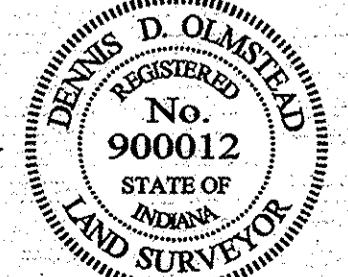


- NOTES:**
- ALL STORM STRUCTURES TO RECEIVE SOLID LID CASTINGS ARE TO BE CONSTRUCTED TO PROVIDE ONE 4" RISER RING NO MORE, NO LESS TO ACHIEVE PLAN RIM GRADE.
 - ALL YARD INLETS ARE TO BE CONSTRUCTED AT A TOLERANCE OF +0.00' TO -0.20' OF PLAN GRADE.
 - ALL STORM SEWER CASTINGS SHALL BE LABELED "DUMP NO WASTE-DRAINS TO WATERWAY"
 - ALL SSD'S (SUBSURFACE DRAINS) WILL NEED TO BE DOUBLE WALL SMOOTH BORE PERFORATED (HDPE) PIPE.
 - DEBRIS GUARDS ARE TO BE INSTALLED ON ALL OPEN ENDED INLETS.
 - FOR STORM STRUCTURE SIZING AND CASTING TABLE SEE DETAIL D-18 ON SHEET C802.
 - ALL STORM SEWERS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE RCP CLASS III.
 - FOR INSTALLATION OF STORM UNDER CITY STREETS AND COVER REQUIREMENTS, SEE SHEET No. C801 ON THE TRENCH DETAIL.



RECORD DRAWING

Dennis D. Olmstead
Registered Land Surveyor
No. 900012
10/16/2015



Know what's below.
Call before you dig.

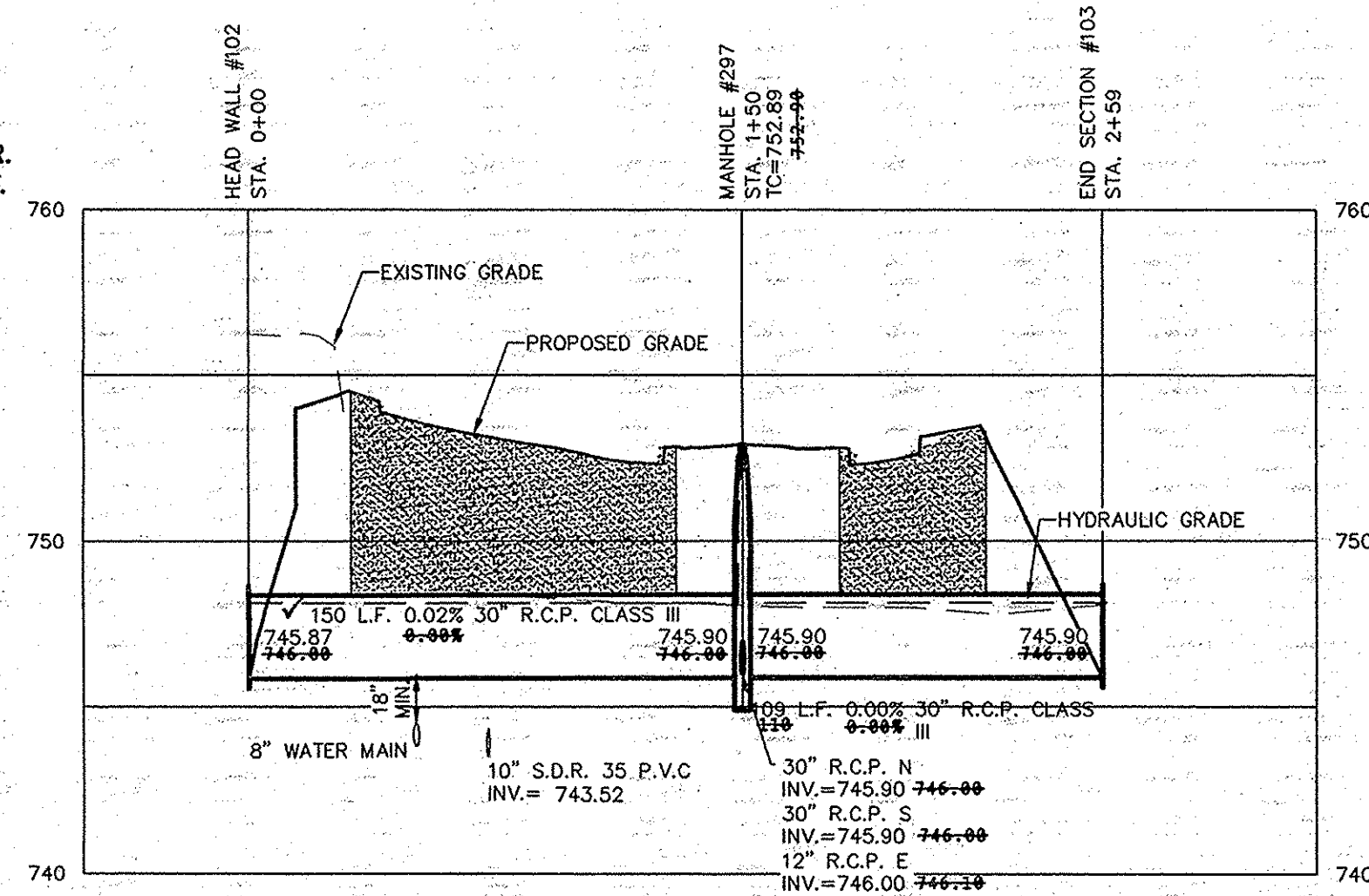
STOEPPELWERTH
ALWAYS ON
7845 East 104th Street, Fishers, IN 46038-2505
Phone: 317.849.3935 Fax: 317.849.2942

STORM PLAN & PROFILE
THE OVERLOOK AT THE LEGACY
SECTION 2
CLAY TOWNSHIP
HAMILTON COUNTY, INDIANA

REGISTERED PROFESSIONAL ENGINEER
No. 19358
STATE OF INDIANA
CERTIFIED: 3/21/14
David J. Stoepelwerth

DRAWN BY: KRG
CHECKED BY: SAH
SHEET NO. C600
S & A JOB NO. 55115PLA-OLS2

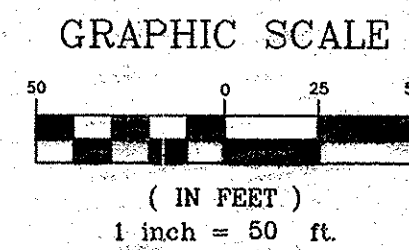
SCALE: 1"=50' HOR.
1"=5' VERT.



STORM SEWER NOTE

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STORM SYSTEM
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DENOTES FULL DEPTH GRANULAR BACKFILL

This information was gathered for input into the Hamilton County Geographic Information System (GIS). This document is considered an official record of the GIS.
Entry Date: Dec 2015
Entered By: SLM

NOTES:

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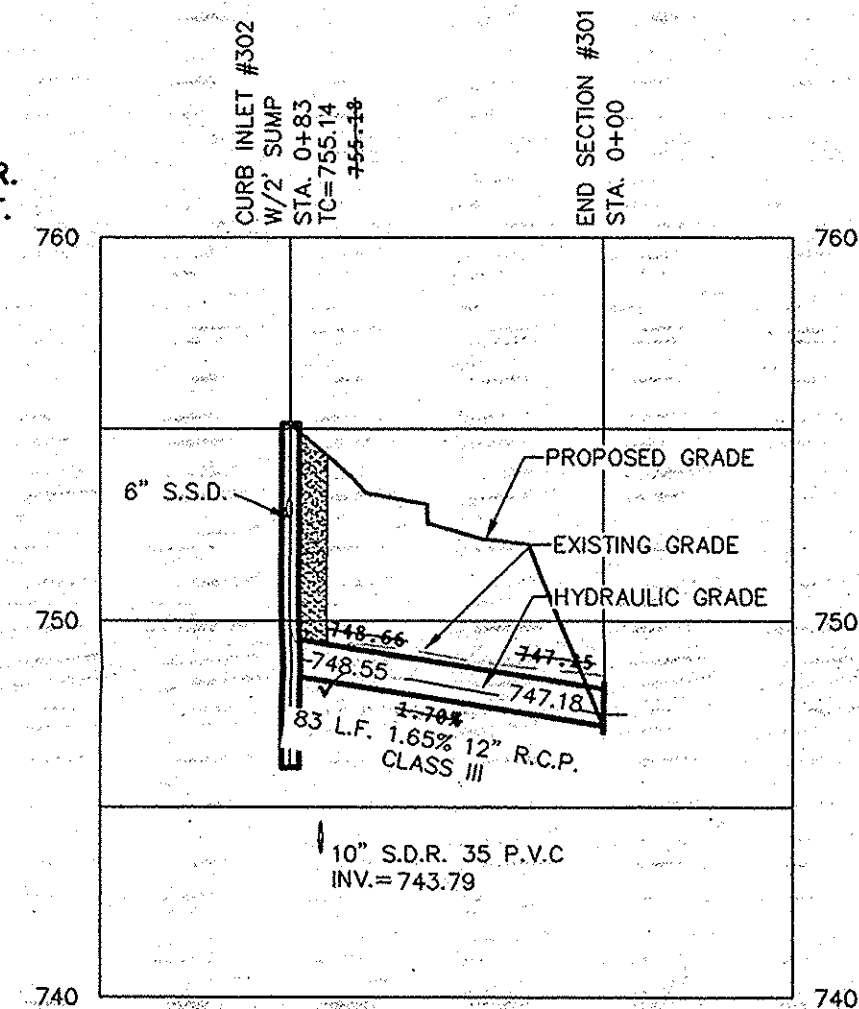
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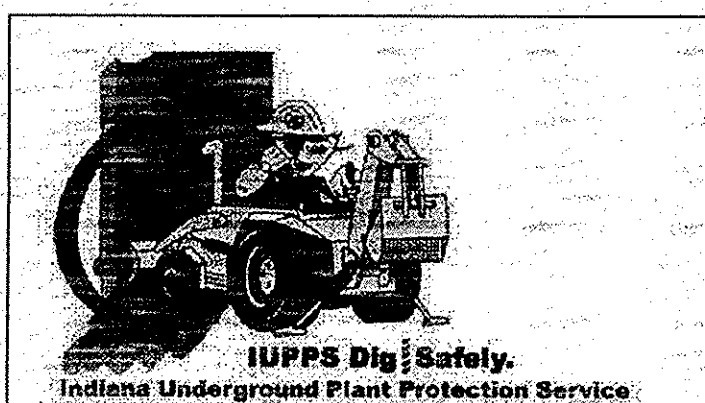
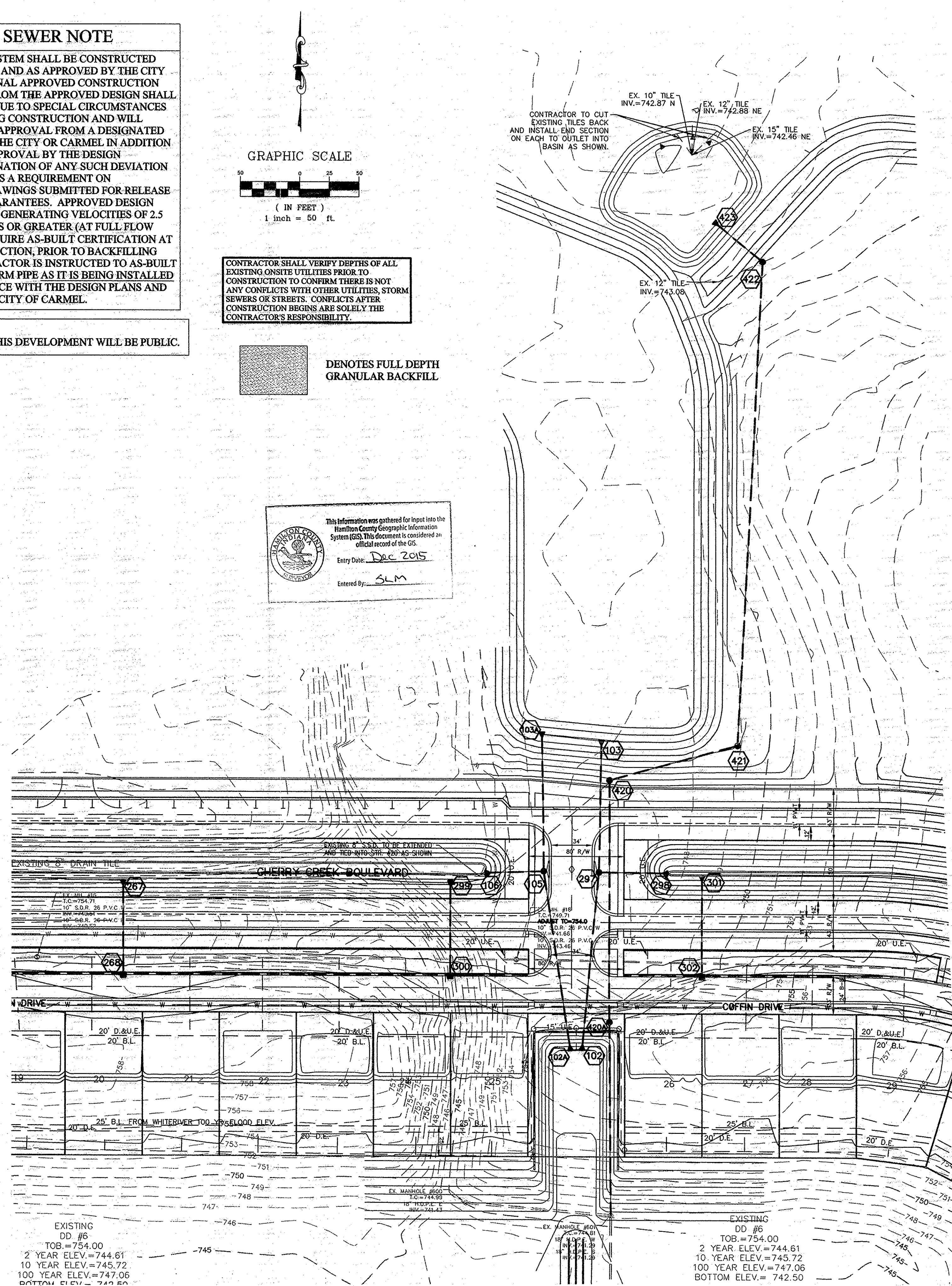
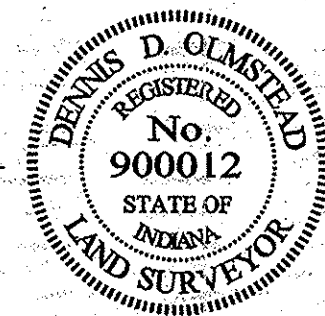
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SCALE: 1"=50' HOR.
1"=5' VERT.



RECORD DRAWING

Dennis D. Olmstead
Registered Land Surveyor
No. 900012
10/16/2015

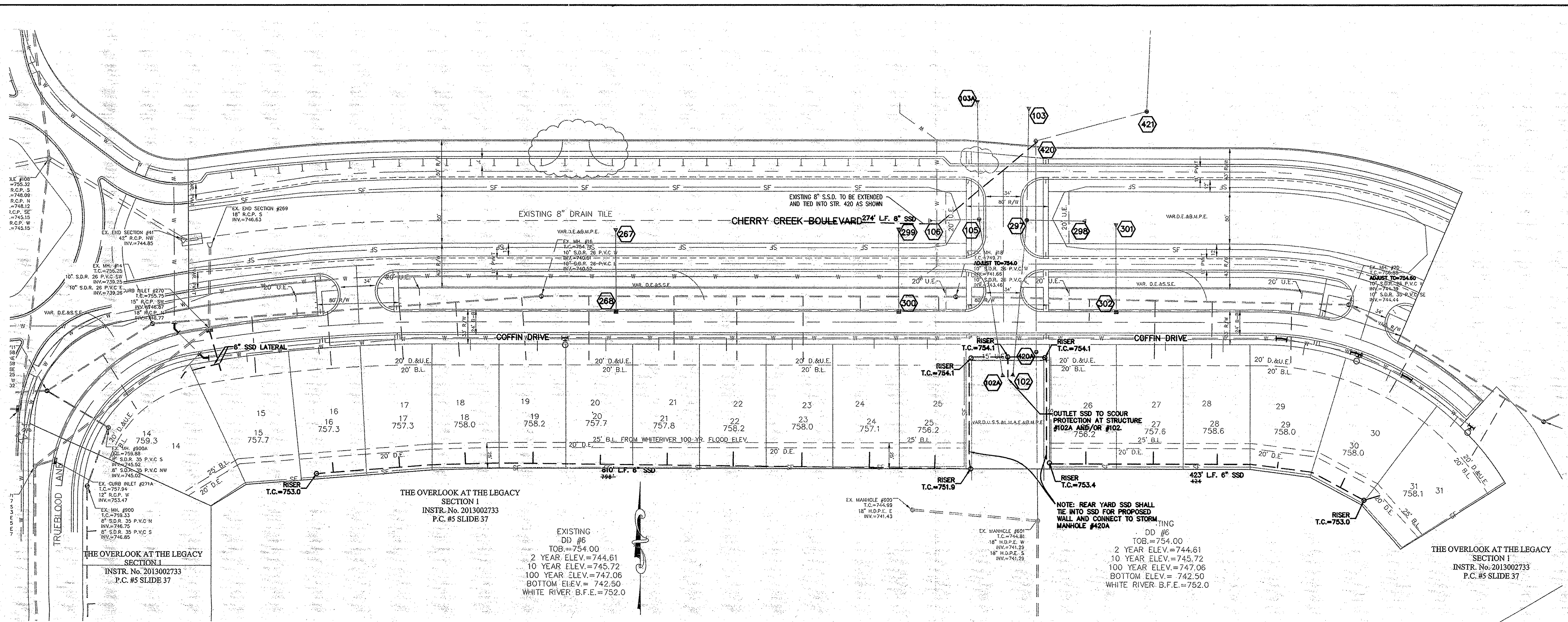


811
Know what's below.
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STOEPPELWERTH
REGISTERED PROFESSIONAL ENGINEER
No. 19358
STATE OF INDIANA
DAVID J. STOEPPELWERTH
CERTIFIED: 3/21/14
317.865.5935
317.865.5942

STORM PLAN & PROFILE
THE OVERLOOK AT THE LEGACY
SECTION 2
CLAY TOWNSHIP
HAMILTON COUNTY, INDIANA

DRAWN BY: KRG
CHECKED BY: BAH
SHEET NO. C601
S & A JOB NO. 55115PLA-0LS2



THE OVERLOOK AT THE LEGACY SECTION 1
INSTR. No. 2013002733
P.C. #5 SLIDE 37

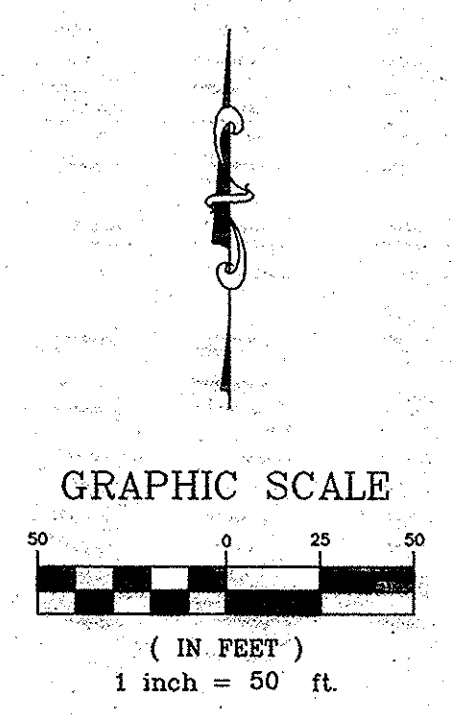
THE OVERLOOK AT THE LEGACY SECTION 1
INSTR. No. 2013002733
P.C. #5 SLIDE 37

EXISTING DD #6
TOB. = 754.00
2 YEAR ELEV. = 744.61
10 YEAR ELEV. = 745.72
100 YEAR ELEV. = 747.06
BOTTOM ELEV. = 742.50
WHITE RIVER B.F.E. = 752.0

NOTE: REAR YARD SSD SHALL TIE INTO SSD FOR PROPOSED WALL AND CONNECT TO STORM MANHOLE #420A

DD #6
TOB. = 754.00
2 YEAR ELEV. = 744.61
10 YEAR ELEV. = 745.72
100 YEAR ELEV. = 747.06
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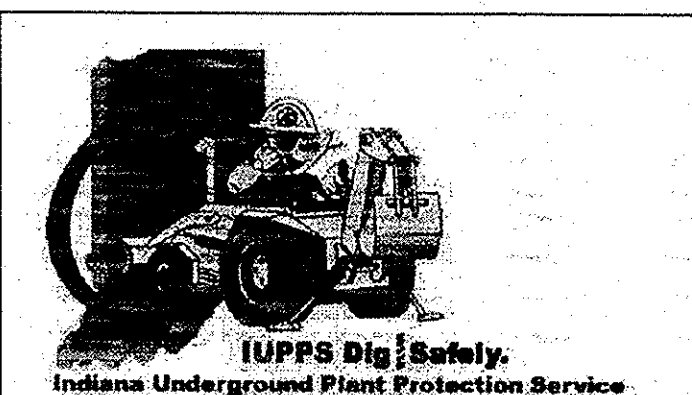
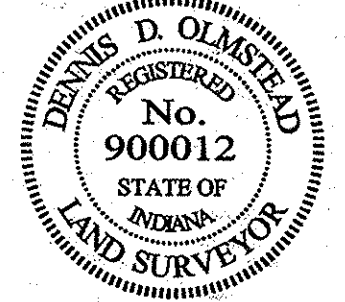
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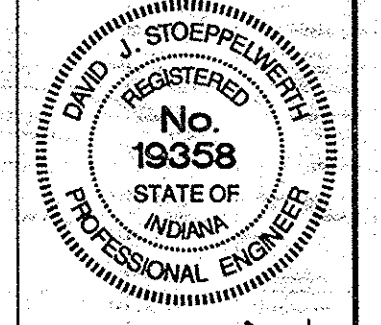
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RECORD DRAWING

D.D. OLMSTEAD
Dennis D. Olmstead
Registered Land Surveyor
No. 900012



DATE	MARK	REVISIONS
06/13/14		REVISED PER PAC COMMENTS
06/14/14		REVISED SSD
07/17/15		THE SSD INTO STR 420
07/27/15		ASBUILT'S



CERTIFIED: 3/21/14
David J. Stoepelwerth

STOEPPELWERTH
ALWAYS ON
7945 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

SUB-SURFACE DRAIN/SUMP CONNECTION PLAN
THE OVERLOOK AT THE LEGACY SECTION 2
CLAY TOWNSHIP HAMILTON COUNTY, INDIANA

DRAWN BY: KRG
CHECKED BY: BAH
SHEET NO. C602
S & A 428 NO. 55115PLA-0LS2