

SURVEYOR'S OFFICE

Hamilton County

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

February 15, 2019

To: Hamilton County Drainage Board

Re: Heron Hill Subdivision

Attached is a petition filed by Heron Hills Development LLC along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Heron Hills Subdivision to be located in Jackson Township. I have reviewed the submittals and petition and have found each to be in proper form.

I have made a personal inspection of the land described in the petition. Upon doing so, I believe that the drain is practicable, will improve the public health, benefit a public highway, and be of public utility and that the costs, damages and expenses of the proposed drain will probably be less than the benefits accruing to the owners of land likely to be benefited. As per the plans by Stoepelwerth & Associates Engineering, Project No. 75910NC-S1, the drain will consist of the following:

12" RCP	128 ft.	30" CMP	48 ft.
15" RCP	419 ft.	36" CMP	78 ft.
18" RCP	272 ft.	6" SSD	2,102 ft.
21" RCP	303 ft.	12" SSD	310 ft.
24" RCP	91 ft.	Open	315 ft.

The total length of the drain will be 4,066 feet.

The 6" subsurface drains (SSD) along the north side of lots 2 & 3 and along the east side of lot 2, the 12" SSD in the dry detention facility and the 6" SSD under the road curbs are to be part of the regulated drain. Only the main lines under the curbs and within the easements are to be maintained as regulated drains. Laterals for individual lots will not be accepted as part of the regulated drain.

The length of open drain listed above runs across parcel #03-06-02-00-00-013.301 owned by Eric W. & Jane Nichols is part of the regulated drain.

I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$150.00 per platted lot, \$25.00 per acre for common areas, with a \$150.00 minimum, and \$25.00 per acre for roadways. With this assessment the total annual assessment for this drain will be \$1,971.76. I further recommend that the collections for this be set at 8 times the annual assessment. Some tracts assessed to this drain may also be assessed to the Bear Slide Drain at some time in the future.

The dry detention area is not to be considered part of the regulated drain. The maintenance of the pond shall include the inlet, outlet and 12" underdrain as part of the regulated drain. The maintenance of the area including but not limited to sediment removal, and erosion control along the banks and mowing will be the responsibility of the Homeowners Association. The Board will also retain jurisdiction to enforce the storage volume for which the pond was designed will be retained, thereby, allowing no fill or easement encroachments. In the event the Homeowners Association or owner, in the sole discretion of the Board, fails to adequately maintain the required detention capacity, after 30 days written notice to the owner of record, the Board may perform the required maintenance and assess the cost thereof to the owner of record as a special assessment.

The 78 feet of 36" CMP is that which runs under 226th Street south of Lot 1. The ravine at the rear of Lots 6, 7, 5, 8 4 and 9 is not part of the regulated drain.

The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of Irrevocable Standby Letters of Credit from the developer are as follows:

Agent: First Merchants Bank
Date: August 28, 2018
Number: 3536300
For: Storm Sewers
Amount: \$164,700.00
HCDB-2018-00029

Agent: First Merchants Bank
Date: August 28, 2018
Number: 3536394
For: Erosion Control
Amount: \$33,081.60
HCDB-2018-00031

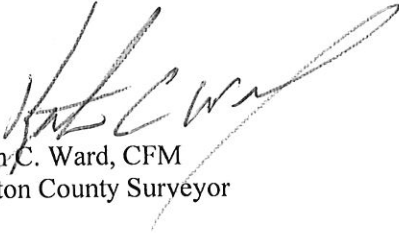
Agent: First Merchants Bank
Date: August 28, 2018
Number: 3536483
For: Monumentation
Amount: \$5,640.00
HCDB-2018-00030

Agent: First Merchants Bank
Date: August 28, 2018
Number: 3536343
For: Sub Surface drains
Amount: \$13,663.20
HCDB-2018-00028

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 request. The request will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plats for Heron Hills as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for April 22, 2019.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

FILED

OCT 11 2018

OFFICE OF HAMILTON COUNTY SURVEYOR

(Revised 12/2002)

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

TO: HAMILTON COUNTY DRAINAGE BOARD
% Hamilton County Surveyor
One Hamilton County Square, Suite 188
Noblesville, IN. 46060-2230

In the matter of Heron Hills Subdivision Drain Petition.

Petitioner is the owner of all lots in the land affected by the proposed new regulated drain. The drainage will affect various lots in Heron Hills, a subdivision in Hamilton County, Indiana. The general route of such drainage shall be in existing easements and along public roads as shown in the plans on file in the Surveyor's Office.

Petitioner believes that the cost, damages and expenses of the proposed improvement will be less than the benefits which will result to the owners of the land likely to be benefited thereby. Petitioner believes the proposed improvements will:


- (a) improve public health
- (b) benefit a public street
- (c) be of public utility


Petitioner agrees to pay the cost of construction of the drainage system and requests periodic maintenance assessments by the Board thereafter.

The Petitioner also agrees to the following:

1. To provide the Drainage Board a Performance Bond for the portion of the drainage system which will be made a regulated drain. The bond will be in the amount of 100% of the Engineer's estimate. The bond will be in effect until construction of 100% of the system is completed and so certified by the Engineer.
2. The Petitioner shall retain an Engineer throughout the construction phase. At completion of the project the Petitioner's Engineer shall certify that the drainage system which is to be maintained as a regulated drain has been constructed as per construction plans.
3. The Petitioner agrees to request in writing to the County Surveyor any changes from the approved plan and must receive written authorization from the County Surveyor prior to implementation of the change. All changes shall be documented and given to the Surveyor to be placed in the Drain file.
4. The Petitioner shall instruct his Engineer to provide a reproducible print on a 24" x 36" mylar of the final design of the Drainage System. This shall be submitted to the County Surveyor prior to the release of the Performance Bond.
5. The Petitioner shall comply with the Erosion Control Plan as specified on the construction plans. Failure to comply with the Erosion Control Plan shall be determined by the Board as being an obstruction to the drainage system. The County Surveyor shall immediately install or repair the needed measures at Petitioners cost as per IC 36-9-27-46.

The Petitioner further requests that the Drain be classified as an Urban Drain as per IC 36-9-27-69(d).



Signed


Printed Name

Signed

Printed Name

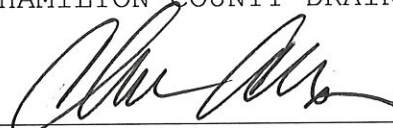
RECORDED OWNER(S) OF LAND INVOLVED Date OCTOBER 5, 2018

FINDINGS AND ORDER
CONCERNING THE MAINTENANCE OF THE
Heron Hills Drain

On this **22nd day of April, 2019**, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **Heron Hills Drain**.

Evidence has been heard. Objections were presented and considered. The Board then adopted the original/amended Schedule of Assessments. The Board now finds that the annual maintenance assessment will be less than the benefits to the landowners and issues this order declaring that this Maintenance Fund be established.

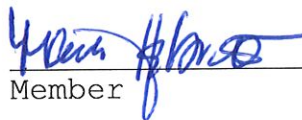
HAMILTON COUNTY DRAINAGE BOARD



President



Member



Member

Attest:


Executive Secretary



STOEPPELWERTH

ALWAYS ON

ofc: 317.849.5935
fax: 317.849.5942

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

July 16, 2018

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

Attention: Mr. Andy Conover

Re: Heron Hills

Dear Mr. Conover;

Per the request of the developer, please accept the following Engineer's Estimate for Heron Hills. The estimate is as follows:

DESCRIPTION	UNIT	TOTAL
6" Under Curb SSD per Plans	LS	\$11,386.00
Erosion Control/Seeding per Plans	LS	\$27,568.00
RCP, CMP & SSD Storm Structures & Pipe per Plans	LS	\$137,250.00
Street Centerline Monuments	LS	\$800.00
Concrete Monuments	LS	\$1,650.00
	TOTAL	\$178,654.00

If you have any questions, please give Brian Robinson a call at (317) 570-4700. Witness my signature this 16th day of July 2018.

David J. Stooppelwerth
Professional Engineer
No. 19358



Cc: Paul Vondersaar

BKR/meb
S:\75910PVD\Blue_Book\Agency_Correspondence\HamiltonCountySurveyor-ConoverEE07-16-18.docx

LAND DEVELOPMENT SUPPORT SOLUTIONS

ENGINEERING | SURVEYING

Heron Hills Engineer's Estimate - Bond Requirements			
Item	Estimate	120%	Bond
SSD	\$11,386.00	\$13,663.20	\$13,663.20
Erosion Control	\$27,568.00	\$33,081.60	\$33,081.60
Storm Drain	\$137,250.00	\$164,700.00	\$164,700.00
Street CL Monumentation	\$800.00	\$960.00	
Concrete Monuments	\$1,650.00	\$1,980.00	
Monumentation Total	\$2,450.00	\$2,940.00	\$5,640.00

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

Heron Hill Drain

NOTICE

To Whom It May Concern and: _____

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **Heron Hill Drain** on **April 22, 2019** at **9:00 A.M.** in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana, and which construction and maintenance reports of the Surveyor and the Schedule of Assessments made by the Drainage Board have been filed and are available for public inspection in the office of the Hamilton County Surveyor.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF THE

Heron Hills Drain

NOTICE

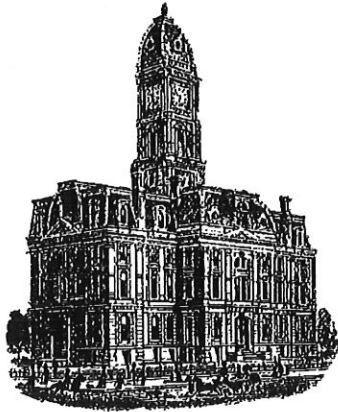
Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **April 22, 2019** has issued an order adopting the Schedule of Assessments, filed the same and made public announcement thereof at the hearing and ordered publication. If judicial review of the findings and order of the Board is not requested pursuant to Article Eight of this code within twenty (20) days from the date of this publication, the order shall be conclusive.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY

KLW



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

October 2, 2020

Re: Heron Hills Drain – Heron Hills Arm

Attached are as-built, certificate of completion & compliance, and other information for Heron Hills Arm. 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 were made to the drain, which will alter the plans submitted with my report for this drain-dated February 15, 2019. The report was approved by the Board at the hearing held April 22, 2019. (See Drainage Board Minutes Book 18, Pages 411-412) The changes are as follows: the 12” RCP was lengthened from 128 feet to 131 feet. The 15” RCP was lengthened from 419 feet to 421 feet. The 18” RCP was lengthened from 272 feet to 275 feet. The 21” RCP was lengthened from 303 feet to 304 feet. The 30” CMP was shortened from 48 feet to 40 feet. The 36” CMP was lengthened from 78 feet to 80 feet. The 6” SSD was shortened from 2,102 feet to 1,898 feet. The 12” SSD was shortened from 310 feet to 275 feet. The length of the drain due to the changes described above is now **3,830 feet**.

The non-enforcement was approved by the Board at its meeting on April 22, 2019 and recorded under instrument #2020069974.

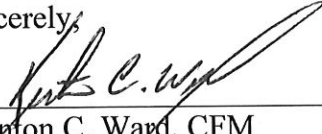
The following sureties were guaranteed by First Merchants Bank and released by the Board on its September 14, 2020 meeting.

Bond-LC No: 3536300
Amount: \$164,700.00
For: Storm Sewers
Issue Date: August 28, 2018

Bond-LC No: 3536343
Amount: \$13,663.20
For: Sub-surface Drains
Issue Date: August 28, 2018

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kenton C. Ward", written over a horizontal line.

Kenton C. Ward, CFM
Hamilton County Surveyor

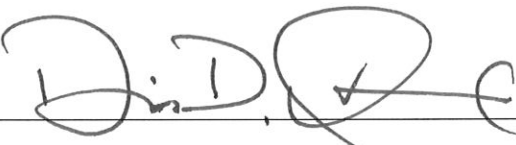
CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: Heron Hills, Section 1

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.

Signature:  Date: 8/24/2020

Type or Print Name: Dennis D. Olmstead

Business Address: Stoepelwerth & Associates, Inc.

7965 East 106th Street, Fishers, Indiana 46038

Telephone Number: (317) 849-5935

SEAL

INDIANA REGISTRATION NUMBER

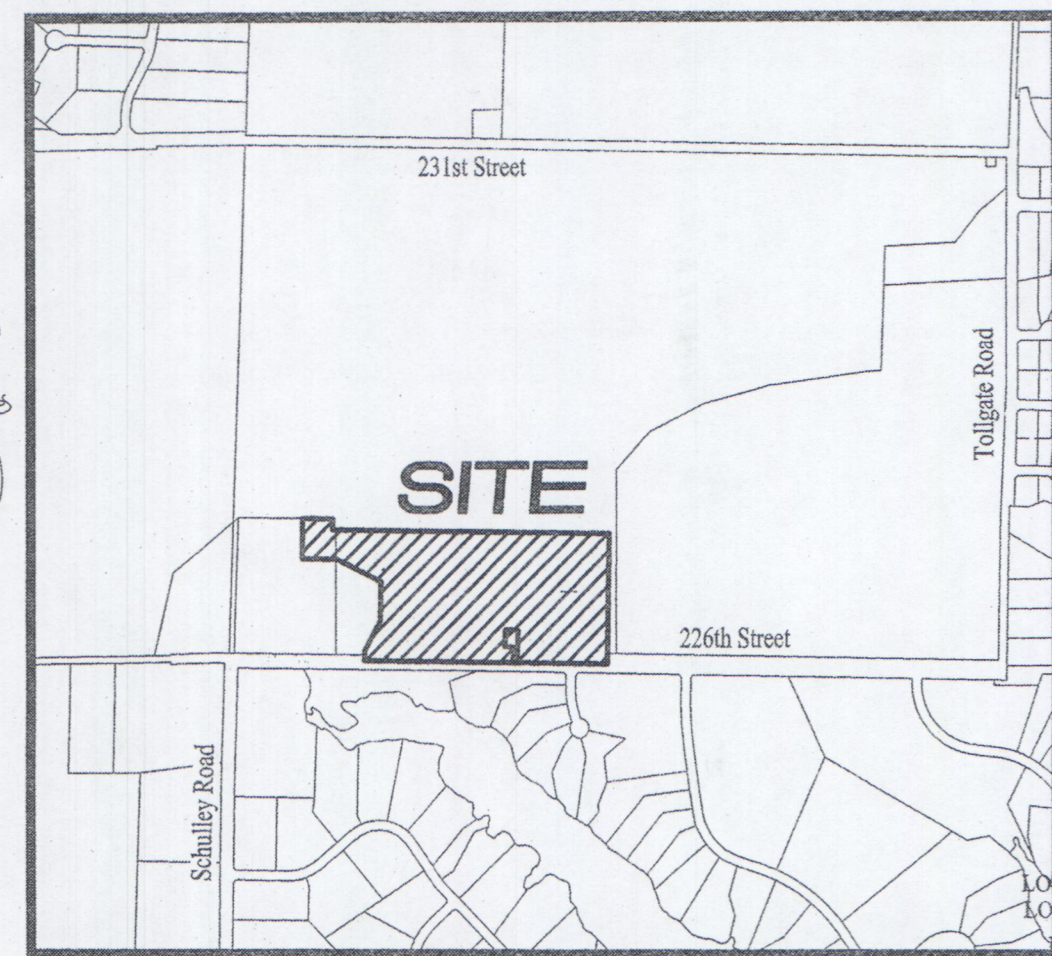
900012



HERON HILLS

SECTION 1 R2 Zoning

Developed by:
HERON HILLS, LLC
1105 Bear Cub Drive
Cicero, Indiana 46034
Phone: (317) 710-5157
Contact Person: Paul Vondersaar



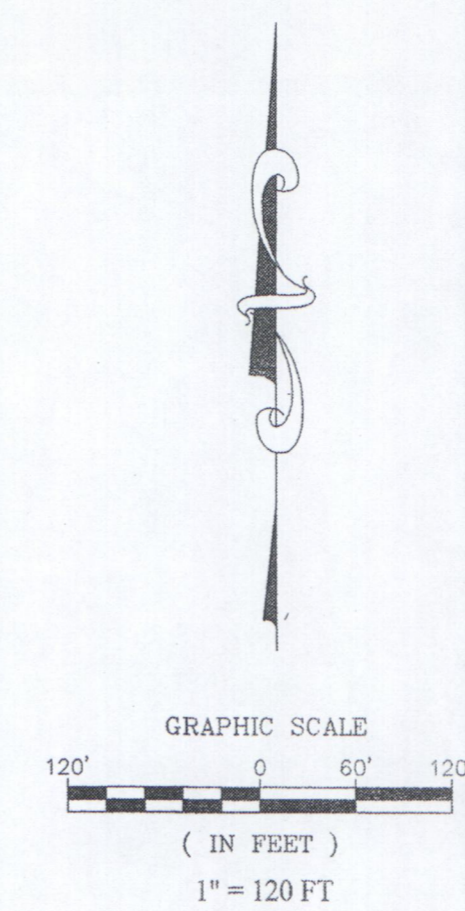
LOCATION MAP
SCALE: 1"=1000'



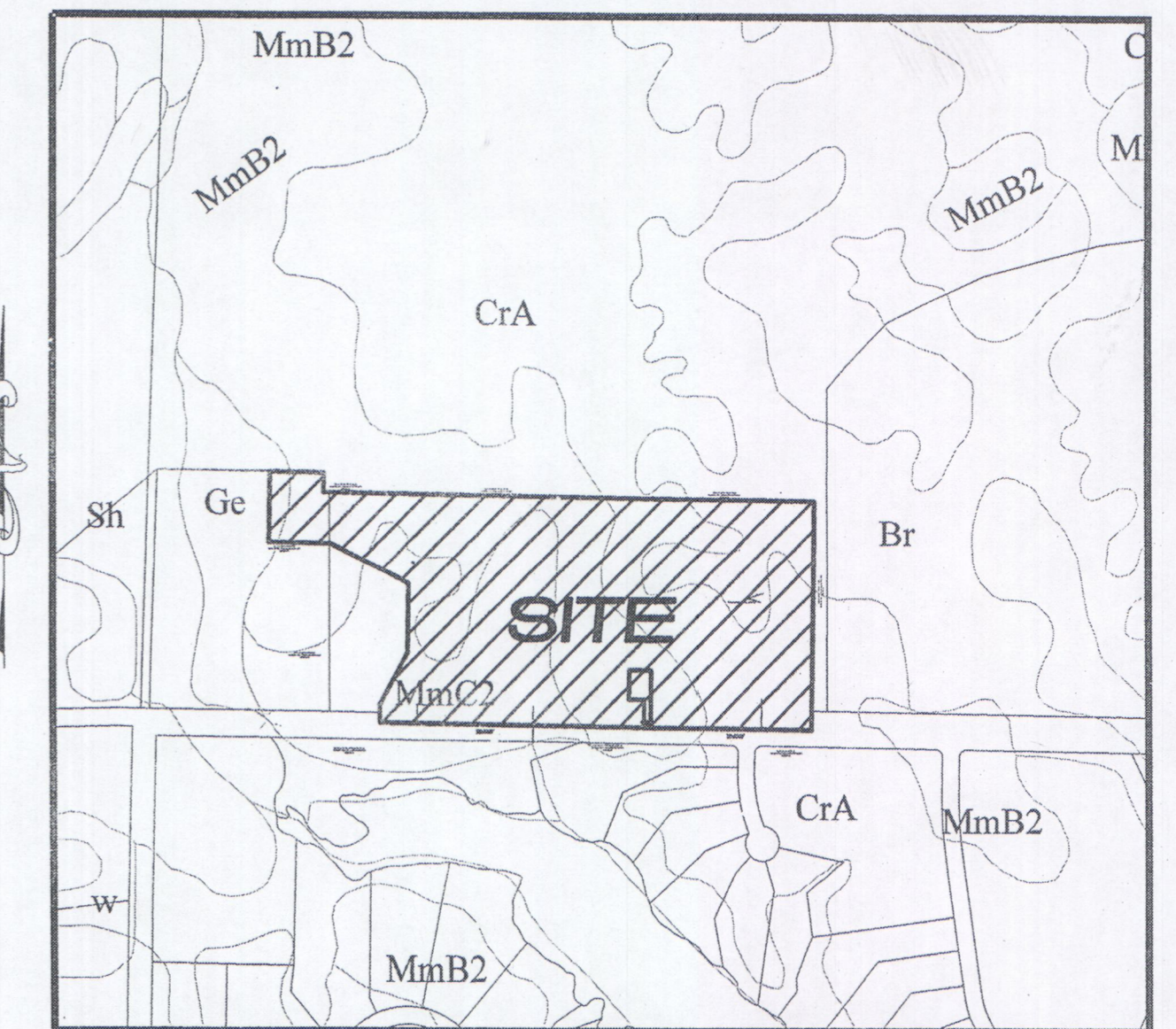
FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE PER
FIRM 18057C01310 DATED NOVEMBER 19, 2014

INDEX	
SHT.	DESCRIPTION
C001	COVER SHEET
C100 - C101	TOPOGRAPHICAL SURVEY
C200 - C201	SITE DEVELOPMENT PLAN
C202	EMERGENCY FLOOD ROUTE
C300 - C310	EROSION CONTROL PLAN & SPECIFICATIONS
C400 - C401	STREET PLAN & PROFILES
C402 - C403	TRAFFIC CONTROL PLAN & TRAFFIC MAINTENANCE PLAN
C404 - C405	ENTRANCE PLAN & INTERSECTION DETAILS
C600 - C601	STORM PLAN & PROFILES & SUB-SURFACE DRAIN/SUMP PLAN
C800 - C801	CONSTRUCTION DETAILS

REVISIONS	
SHT.	DESCRIPTION
ALL	REVISED PER TAC COMMENTS 08/31/17 PDR
ALL	REMOVED STORM PIPE AND STORM INLET 05/02/18 NAL
C200, C201, C400, C600, C601	ABUILTS 12/18/18 CRV



R2 ZONING:
 Lot size - 35,000 sq.ft. min.
 Lot width - 100' at building line min.
 Front yard- 30'
 Rear yard- 30'
 Side yard- 30'
 Max Lot Coverage- 40%



SOILS MAP
SCALE: 1"=500'

Br—Brookston Silty Clay Loam—This poorly drained soil has a seasonal high watertable above the surface or within 1.0 ft. and is in depressions. Slopes are 0 to 2 percent. The native vegetation is water tolerant grasses and hardwoods. The surface layer is silty clay loam and has moderate or high organic matter content (2.0 to 5.0 percent). Permeability is moderately slow (0.2 to 0.6 in/hr) in the most restrictive layer above 60 inches. Available water capacity is high (10.0 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 6.1 to 7.3. This soil is hydric. Wetness is a management concern for crop production. This soil responds well to tile drainage.

CrA—Crosby Silt Loam—This is a somewhat poorly drained soil and has a seasonal high watertable at 0.5 to 2.0 ft. and is on rises on uplands. Slopes are 0 to 2 percent. The native vegetation is hardwoods. The surface layer is silt loam and has moderately low or moderate organic matter content (1.0 to 3.0 percent). Permeability is very slow (<0.06 in/hr) in the most restrictive layer above 60 inches. Available water capacity is moderate (6.2 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 5.1 to 6.0. Droughtiness and wetness are management concerns for crop production. This soil responds well to tile drainage.

MmB2—Miami Silt Loam, eroded—This moderately well drained soil has a seasonal high watertable at 2.0 to 3.5 ft. and is on sideslopes and rises on uplands. Slopes are 2 to 6 percent. The native vegetation is hardwoods. The surface layer is silt loam and has moderately low organic matter content (1.0 to 2.0 percent). Permeability is very slow (<0.06 in/hr) in the most restrictive layer above 60 inches. Available water capacity is low (5.9 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 5.1 to 6.0. Droughtiness and water erosion are management concerns for crop production.

MmC2—Miami Silt Loam—This moderate sloping, deep, well drained soil is on knobs and breaks along streams and drainageways on uplands. The mapped areas are irregular in shape and range from 3 to 25 acres in size. In a typical profile the surface layer is brown silt loam about 5 inches thick. The subsoil is brown or dark yellowish brown, firm clay loam about 22 inches thick. The substratum, to a depth of 60 inches, is yellowish brown calcareous loam. In many areas the solum is less than 24 inches thick. In some areas the subsoil is redder and contains more gravel. Included with this soil in mapping are areas of severely eroded soils that have a surface layer of clay loam; in many of these areas cobbles and gravel are on the surface. Also included are small areas of soils that have slopes of more than 12 percent. Permeability is moderate in the subsoil and moderately slow in the substratum. Content of organic matter in the surface layer is moderate. Available water capacity is moderate. Surface runoff is medium. The surface layer of this soil is friable and can be till within a fairly wide range of moisture content.

A part of the Southwest Quarter of Section 2, Township 19 North, Range 4 East, Jackson Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 2; thence North 89 degrees 07 minutes 47 seconds West (assumed bearing) 726.00 feet along the South line of said Southwest Quarter to the POINT OF BEGINNING of this description; thence continuing North 89 degrees 07 minutes 47 seconds West 1,266.00 feet along said South line; thence North 00 degrees 52 minutes 13 seconds East 50.00 feet; thence North 28 degrees 30 minutes 01 seconds East 173.00 feet; thence North 00 degrees 52 minutes 06 seconds East 20.00 feet; thence North 63 degrees 52 minutes 04 seconds West 257.60 feet; thence North 89 degrees 07 minutes 47 seconds West 180.00 feet; thence North 00 degrees 52 minutes 13 seconds East 205.33 feet; thence South 89 degrees 07 minutes 47 seconds East 158.00 feet to a Northeast corner of the 8.74 acre tract owned by Eric W. and Jane Nichols as recorded in Inst. No. 98098074003, dated: December 22, 1998 in the Office of the Recorder, Hamilton County, Indiana; thence South 00 degrees 33 minutes 15 seconds West 56.50 feet; thence South 89 degrees 07 minutes 47 seconds East 1,439.76 feet to the northeast corner of the 21.35 acre tract owned by Eric W. and Jane Nichols as recorded in Inst. No. 2011017824, dated: April 5, 2011 in said Recorder's Office; thence South 00 degrees 52 minutes 06 seconds West 664.39 feet along the east line of said 21.35 acre tract to the place of beginning, containing 20.229 acres, more or less.

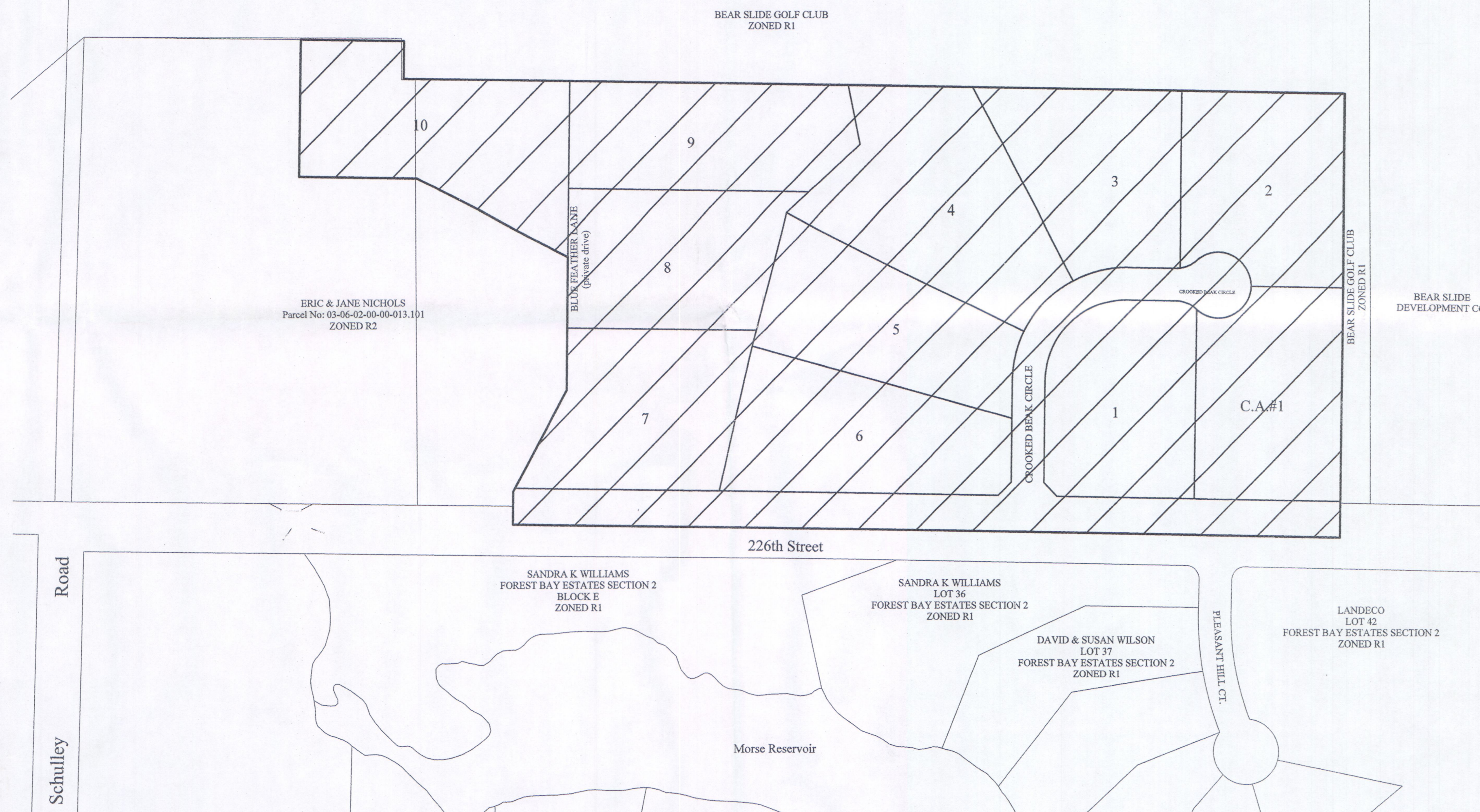
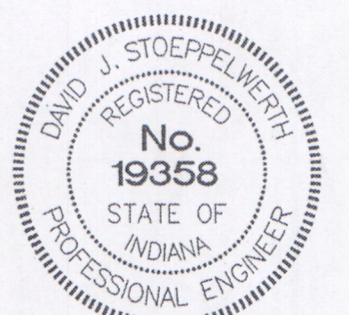
DESIGN PROFESSIONAL CERTIFYING PLANS FOR THE PROJECT ACKNOWLEDGES THEIR PROFESSIONAL RESPONSIBILITY FOR ENSURING THAT ALL WORK IS CORRECT, ACCURATE AND COMPLIES WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES. IF SUCH AN ERROR OR OMISSION IS FOUND, THE DESIGN PROFESSIONAL ACCEPTS FULL RESPONSIBILITY AND SHALL DETERMINE A SOLUTION THAT COMPLIES WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES. IF SUCH AN ERROR OR OMISSION IS FOUND, THE DEVELOPER IS NOT RELIEVED TO COMPLY WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES.

PLANS PREPARED BY:

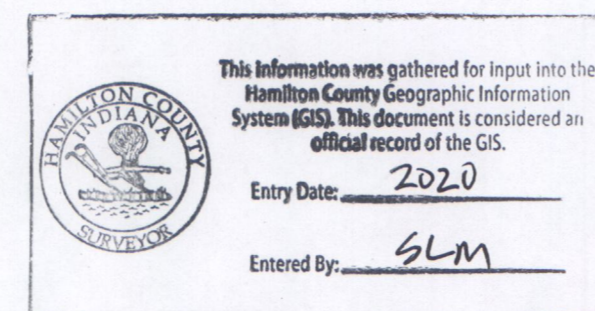
STOEPPEL WERTH & ASSOCIATES, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 7965 E. 106TH STREET, FISHERS, INDIANA 46038
 PHONE: (317)-849-5935
 FAX: (317)-849-5942
 CONTACT PERSON: BRIAN K. ROBINSON
 EMAIL: BROBINSON@STOEPPEL WERTH.COM

PLANS CERTIFIED BY:

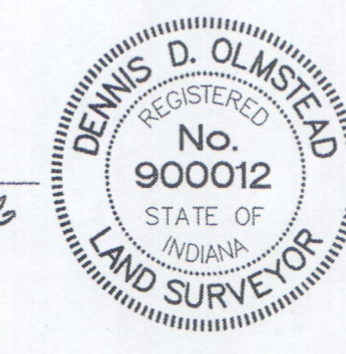
David J. Stoepfelwerth 04/20/17
 DAVID J. STOEPPEL WERTH DATE
 PROFESSIONAL ENGINEER
 NO. 19358

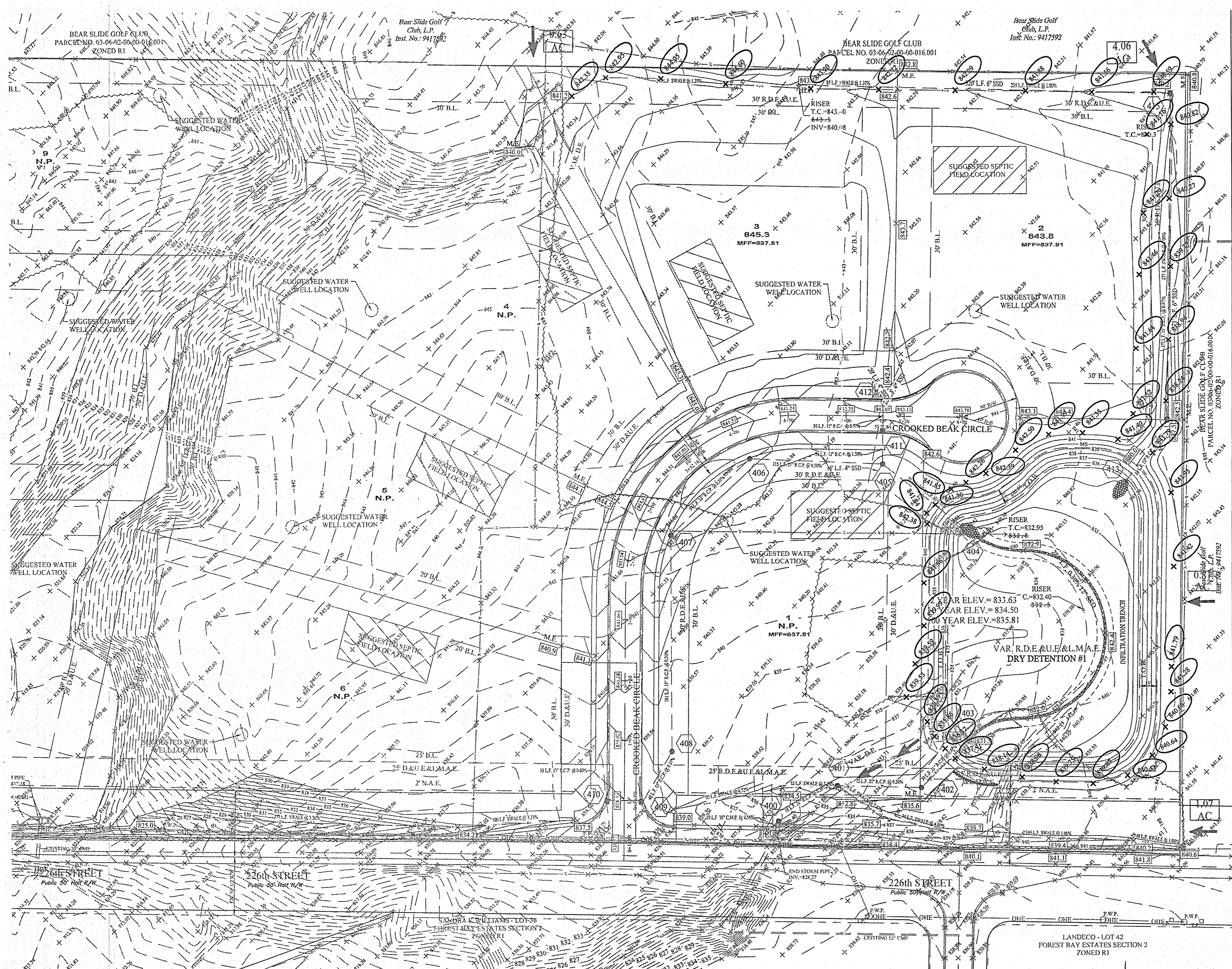


RECORD DRAWING



Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 12/20/2016





NOTES:

- THIS SUBDIVISION MEETS A.D.A. REQUIREMENTS, AND SUBDIVISION CODE STANDARDS.
- ALL OFF-SITE AND EXISTING DRAIN TILES SHALL BE TIED INTO THE PROPOSED STORM SYSTEM OF THIS SECTION (WHERE APPLICABLE). IF EXISTING FIELD TILES ARE ENCOUNTERED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERPETUATE THESE FIELD TILES INTO THE PROPOSED STORM SEWER SYSTEM. CONTRACTOR SHALL COORDINATE THESE CONNECTIONS WITH THE HAMILTON COUNTY'S SURVEYOR'S OFFICE AT 317-776-8495.
- LOWEST OPENINGS OF HOMES MUST BE AT LEAST 2 FEET ABOVE THE 100 YEAR POOL ELEVATION OF THE NEAREST POND.
- CONTRACTOR SHALL VERIFY DEPTHS OF ALL EXISTING ON-SITE 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.
- IT IS RECOMMENDED THAT ANY BASEMENT FLOOR IS AT LEAST A FOOT ABOVE THE NORMAL POOL ELEVATION TO AVOID THE OVERUSE OF SUMP PUMPS AND POTENTIAL FREQUENT FLOODING OF BASEMENTS.
 - (1) FOOT ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE, WHICHEVER IS LOWEST.
 - 15" (1.25') ABOVE THE ROAD ELEVATION
 - 6" (0.5') ABOVE THE MLAG
- THE BUILDINGS LOWEST ENTRY ELEVATION THAT IS ADJACENT TO AND FACING A ROAD SHALL BE A MINIMUM OF 15" ABOVE THE ROAD ELEVATION.
- SEE SHEET C800 FOR SUB SURFACE DRAIN INFORMATION.
- A ROAD CUT WILL NOT BE PERMITTED FOR ANY UTILITY AFTER A PROOF ROLL HAS BEEN COMPLETED. PRIOR TO ANY PROOF ROLL, ANY UTILITY PLACED WITHIN THE LIMITS OF THE ROADWAY SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.
- ANY PERMITS REQUIRED FOR OFFSITE UTILITY WORK OR ANY OTHER ACTIVITIES WITHIN THE RIGHT-OF-WAY SHALL BE PERMITTED THROUGH THE GOVERNMENT AGENCY HAVING JURISDICTION.
- DECORATIVE SIGNS, SPRINKLER SYSTEMS, TREES, LANDSCAPING MOUNDS, FENCES, LIGHT POLES, OR OTHER SUCH AMENITIES ARE NOT PERMITTED WITHIN THE RIGHT-OF-WAY OF 226th STREET.

EARTHWORK:

- EXCAVATION
 - Excavated material that is suitable may be used for fills. All unsuitable material and all surplus excavated material not required shall be removed from the site.
 - Provide and place any additional fill material from offsite as may be necessary to provide the grades required on plans. Fill obtained from offsite shall be of quality as specified for fills herein and the source approved by the Developer. It will be the responsibility of the Contractor for any costs for fill needed.
- REMOVAL OF TREES
 - All trees and stumps shall be removed from areas to be occupied by a road surface or structure area. Trees and stumps shall not be buried on site.
- PROTECTION OF TREES
 - The Contractor shall, at the direction of the Developer, endeavor to save and protect trees of value and worth which do not impair construction of improvements as designed.
 - In the event cut or fill exceeds 0.5 foot over the root area, the Developer shall be consulted with respect to protective measure to be taken, if any, to preserve such trees.
- REMOVAL OF TOPSOIL
 - All topsoil shall be removed from all areas beneath future pavements or building. Topsoil removal shall be to a minimum depth of 6 inches or to the depth indicated in the geotechnical report provided by the Developer to be excavated or filled. Topsoil should be stored at a location where it will not interfere with construction operations. The topsoil shall be free of debris and stones.
- UTILITIES
 - Rules and regulation governing the respective utility shall be observed in executing all work under this section.
 - It shall be the responsibility of the Contractor to determine the location of existing underground utilities 2 working days prior to commencing work. For utility locations to be marked call Toll Free 811.
- SITE GRADING
 - Do all cutting, filling, compacting of fills and rough grading required to bring entire project area to subgrade as shown on the drawing.
 - The tolerance for paved areas shall not exceed 0.05 feet above established subgrade. All other areas shall not exceed 0.05 feet plus or minus the established grade. Provide roundings at top and bottom of banks and other breaks in grade.
 - The Engineer shall be notified when the Contractor has reached the tolerance as stated above, so that field measurements and spot elevations can be verified by the Engineer. The Contractor shall not remove his equipment from the site until the Engineer has verified that the job meets the above tolerance.

LEGEND

- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED GRADE
- PROPOSED CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SWALE

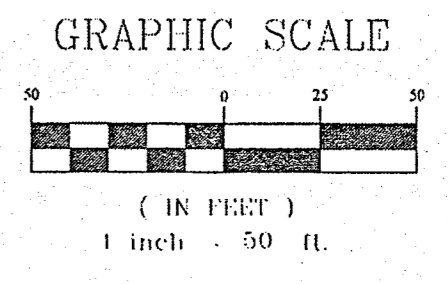
LOT NUMBER
PAD ELEVATION

M.F.F. 790.5
MINIMUM FINISH FLOOR ELEVATION IS BASED OFF OF THE BELOW

MLAG 795.5
MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)

M. E.
DENOTES MATCH EXISTING GRADE

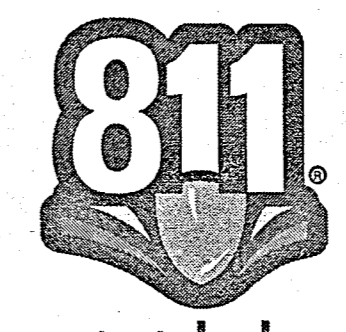
- FLOW LINE
- OVERHEAD ELECTRIC LINES
- TELEPHONE LINE
- WATER LINE
- FENCE LINE
- POWER POLES
- LIGHT POLE
- SANITARY WET WELL
- GUY WIRE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- GAS VALVE
- CLEANOUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT



STRUCTURE TABLE											
STR.#	STR. CALLOUT	STR. TYPE	T.C.	CASTING TYPE	DIAMETER IN	DIRECTION IN	INV_IN	DIAMETER OUT	DIRECTION OUT	INV_OUT	SLOPE
400	MANHOLE	48" STD. MH (D-20)	836.87	R-1772	21	NE	828.80	36	S	828.70	4.54%
401	YARD INLET	48" STD. MH (D-20)	832.80	R-4342	21	E	828.98	21	SW	828.98	0.31%
402	YARD INLET	48" STD. MH (D-20)	835.83	R-4342	21	NE	829.18	21	W	829.18	0.28%
403	OUTLET CONTROL STRUCT.	SEE DETAIL	835.06	SEE DETAIL	21	SW	829.42	21	SW	829.42	0.41%
404	END SECTION			ANIMAL DEBRIS GUARD	24	NW	832.94				
405	MANHOLE	48" STD. MH (D-20)	841.76	R-1772	21	N	833.28 835.15	24	SE	833.28	0.37%
406	MANHOLE	48" STD. MH (D-20)	844.06	R-1772	18	SW	833.62	21	E	833.62	0.30%
407	MANHOLE	48" STD. MH (D-20)	843.92	R-1772	18	S	833.92	18	NE	833.92	0.31%
408	MANHOLE	48" STD. MH (D-20)	839.95	R-1772	15	SW	834.55	18	N	834.45	0.30%
409	CURB INLET	BOX 30"x30"	838.50	R-3501-L2	15	W	834.80	15	NE	834.70	0.31%
410	CURB INLET	BOX 30"x30"	838.61	R-3501-L2	15	E	835.01	15	E	835.00	0.60%
411	CURB INLET	BOX 30"x30"	842.46	R-3501-L2	12	N	837.28	12	S	835.46	1.20%
412	CURB INLET	BOX 30"x30"	842.52	R-3501-L2	12	S	837.52	12	S	837.57	0.97%
413	END SECTION			ANIMAL DEBRIS GUARD	15	NE	835.95				
414	YARD INLET	BOX 30"x30"	837.35	R-4215-C	15	N	834.25	15	SW	834.15	0.30%
415	YARD INLET	BOX 30"x30"	839.77	R-4215-C	15	S	836.89	15	S	836.89	0.97%
418	END SECTION			ANIMAL DEBRIS GUARD							
419	END SECTION			ANIMAL DEBRIS GUARD	12	NE	832.86				

RECORD DRAWING

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



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACTION OF ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

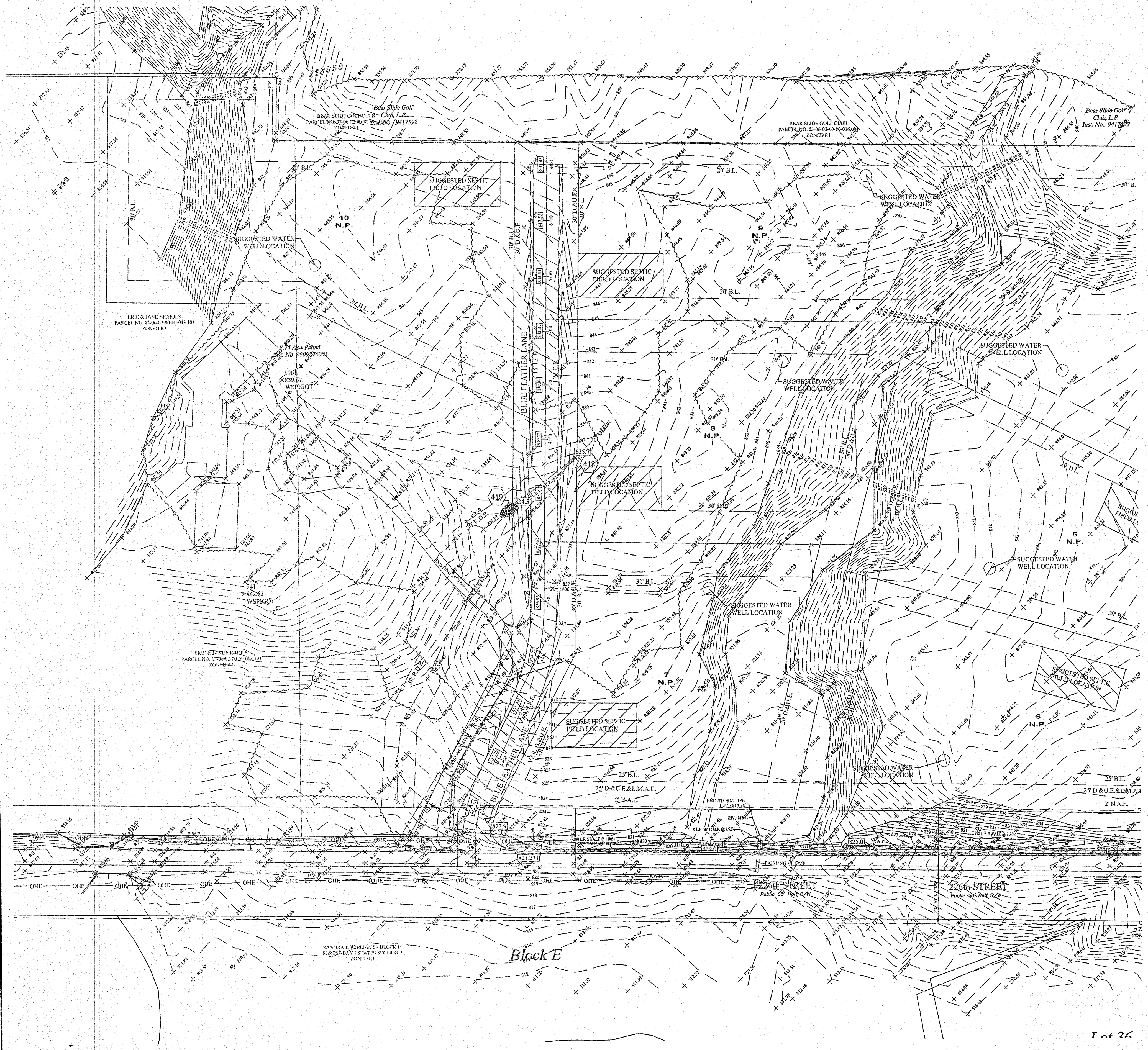
CERTIFIED: 03/01/17
David J. Stoppelwerth
REGISTERED PROFESSIONAL ENGINEER
No. 19358
STATE OF INDIANA

STOPELWERTH
ALWAYS ON
7945 East 106th Street, Fishers, IN 46038-2835
phone: 317.849.2935 fax: 317.849.5942

SITE DEVELOPMENT PLAN
HERON HILLS
SECTION 1
HAMILTON COUNTY, INDIANA
CICERO, JACKSON TOWNSHIP

DRAWN BY: DCM
CHECKED BY: BKR
SHEET NO. C200
S & A JOB NO. 75910NIC-S1

File Name: S:\75910NIC-S1\DWG\C200-Site Development Plan.dwg - C200
December 19, 2018 4:03:07 PM / cvaughn
December 20, 2018 9:18:38 AM / Christopher Vaughn
Modified / By:
Plotted / By:



NOTES:

- THIS SUBDIVISION MEETS A.D.A. REQUIREMENTS AND SUBDIVISION CODE STANDARDS.
- ALL OFF-SITE AND EXISTING DRAIN TILES SHALL BE TIED INTO THE PROPOSED STORM SYSTEM OF THIS SECTION (WHERE APPLICABLE). IF EXISTING FIELD TILES ARE ENCOUNTERED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERPETUATE THESE FIELD TILES INTO THE PROPOSED STORM SYSTEM. CONTRACTOR SHALL COORDINATE THESE CONNECTIONS WITH THE HAMILTON COUNTY'S SURVEYOR'S OFFICE AT 317-776-8495.
- LOWEST OPENINGS OF HOMES MUST BE AT LEAST 2 FEET ABOVE THE 100 YEAR POOL ELEVATION OF THE NEAREST POND.
- CONTRACTOR SHALL VERIFY DEPTHS OF ALL EXISTING ON-SITE 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.
- IT IS RECOMMENDED THAT ANY BASEMENT FLOOR IS AT LEAST A FOOT ABOVE THE NORMAL POOL ELEVATION TO AVOID THE OVERUSE OF SUMP PUMPS AND POTENTIAL FREQUENT FLOODING OF BASEMENTS.
- THE BUILDINGS LOWEST ENTRY ELEVATION THAT IS ADJACENT TO AND FACING A ROAD SHALL BE A MINIMUM OF 15" ABOVE THE ROAD ELEVATION.
- SEE SHEET C60 FOR SUB SURFACE DRAIN INFORMATION.

LEGEND

- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED GRADE
- PROPOSED CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SWALE

LOT NUMBER
PAD HEIGHT
GARAGE FLOOR
TOP OF FOUNDATION

M.F.F. 790.5 MINIMUM FINISH FLOOR ELEVATION IS BASED OFF OF THE BELOW
1. (1) FOOT ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE, WHICHEVER IS LOWEST.
2. 15" (1.25) ABOVE THE ROAD ELEVATION
3. 6" (0.5') ABOVE THE MLAG

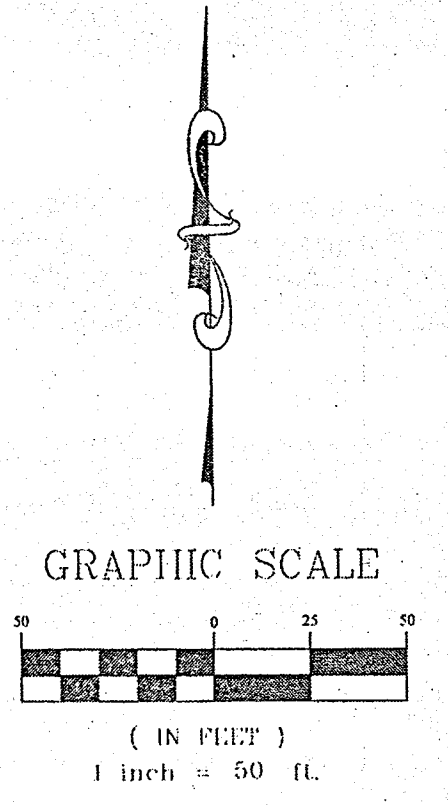
MLAG 795.5 MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)

M. E. DENOTES MATCH EXISTING GRADE

EARTHWORK:

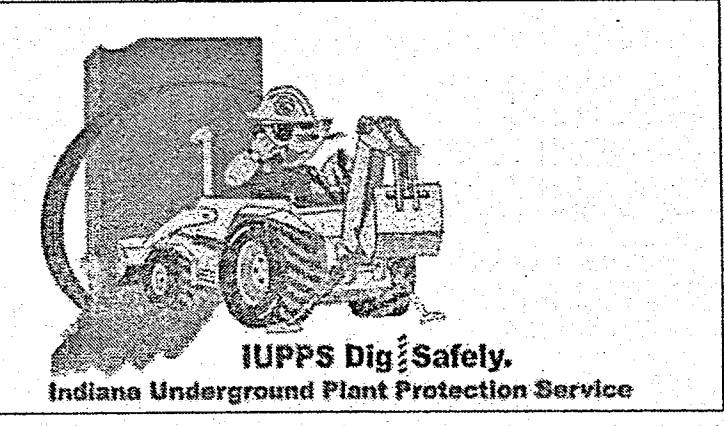
- EXCAVATION**
 - Excavated material that is suitable may be used for fills. All unsuitable material and all surplus excavated material not required shall be removed from the site.
 - Provide and place any additional fill material from offsite as may be necessary to produce the grades required on plans. Fill obtained from offsite shall be of quality as specified for fills herein and the source approved by the Developer. It will be the responsibility of the Contractor for any costs for fill needed.
- REMOVAL OF TREES**
 - All trees and stumps shall be removed from areas to be occupied by a road surface or structure area. Trees and stumps shall not be buried on site.
- PROTECTION OF TREES**
 - The Contractor shall, at the direction of the Developer, endeavor to save and protect trees of value and worth which do not impair construction of improvements as designed.
 - In the event cut or fill exceeds 0.5 foot over the root area, the Developer shall be consulted with respect to protective measure to be taken, if any, to preserve such trees.
- REMOVAL OF TOPSOIL**
 - All topsoil shall be removed from all areas beneath future pavements or building. Topsoil removal shall be to a minimum depth of 6 inches or to the depth indicated in the geotechnical report provided by the Developer to be excavated or filled. Topsoil should be stored at a location where it will not interfere with construction operations. The topsoil shall be free of debris and stones.
- UTILITIES**
 - Rules and regulation governing the respective utility shall be observed in executing all work under this section.
 - It shall be the responsibility of the Contractor to determine the location of existing underground utilities 2 working days prior to commencing work. For utility locations to be marked call Toll Free 811.
- SITE GRADING**
 - Do all cutting, filling, compacting of fills and rough grading required to bring entire project area to subgrade as shown on the drawing.
 - The tolerance for paved areas shall not exceed 0.05 feet above established subgrade. All other areas shall not exceed 0.05 feet plus or minus the established grade. Provide roundings at top and bottom of banks and other breaks in grade.
 - The Engineer shall be notified when the Contractor has reached the tolerance as stated above, so that field measurements and spot elevations can be verified by the Engineer. The Contractor shall not remove his equipment from the site until the Engineer has verified that the job meets the above tolerance.

- FLOW LINE
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- TELEPHONE LINE
- WATER LINE
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- SANITARY WET WELL
- GUY WIRE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- GAS VALVE
- CLEANOUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT



RECORD DRAWING

D.D.P.
Dennis D. Olmstead
Registered Land Surveyor
No. 900012
12/20/2018



811
Know what's below.
Call before you dig.

REV	BY	DATE	REVISIONS
AS BUILTS		12/18/18	REMOVED STORM PIPE AND STORM INLET
NAL		05/02/18	REVISED PER HIGHWAY DEPT. COMMENTS
DCM		10/09/17	REVISED PER TAC COMMENTS
PCR		08/11/17	
PDR			
BY			

DAVID J. STOEPPELWERTH
REGISTERED
No. 19358
STATE OF INDIANA
PROFESSIONAL ENGINEER

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A REFRACTION OR ORIGINAL BOUNDARY SURVEY. ANY ROUTE OR A SURVEY FOR LOCATION REPORT.

CERTIFIED: 05/01/17
David J. Stoepfelwerth

STOEPPELWERTH
ALWAYS ON
7965 East 110th Street, Fishers, IN 46038-2205
Phone: 317.849.2925 Fax: 317.849.2942

SITE DEVELOPMENT PLAN
HERON HILLS
SECTION 1

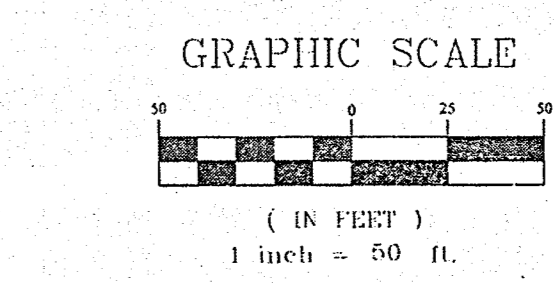
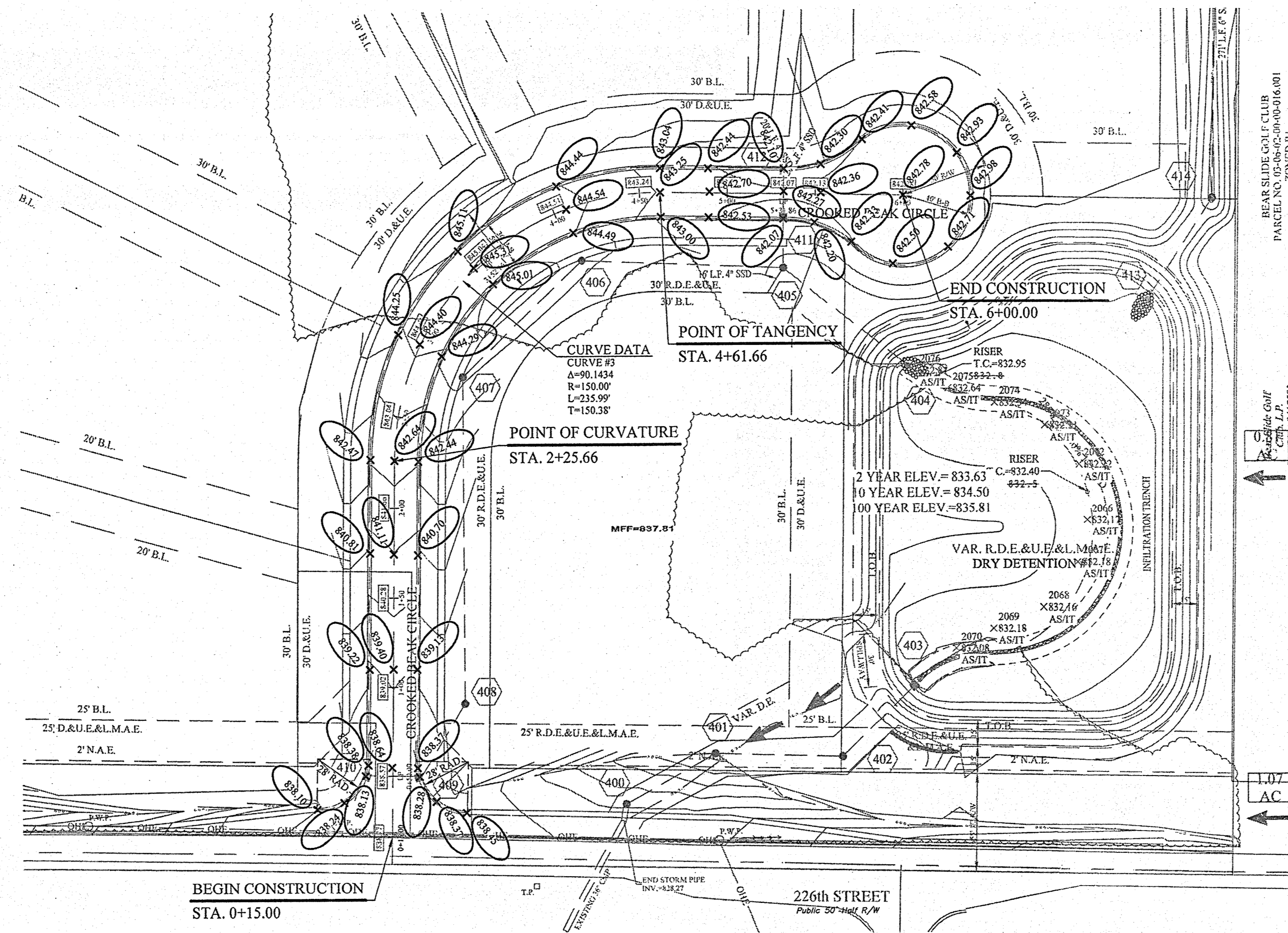
CICERO, JACKSON TOWNSHIP, HAMILTON COUNTY, INDIANA

DRAWN BY: DCM
CHECKED BY: BKR

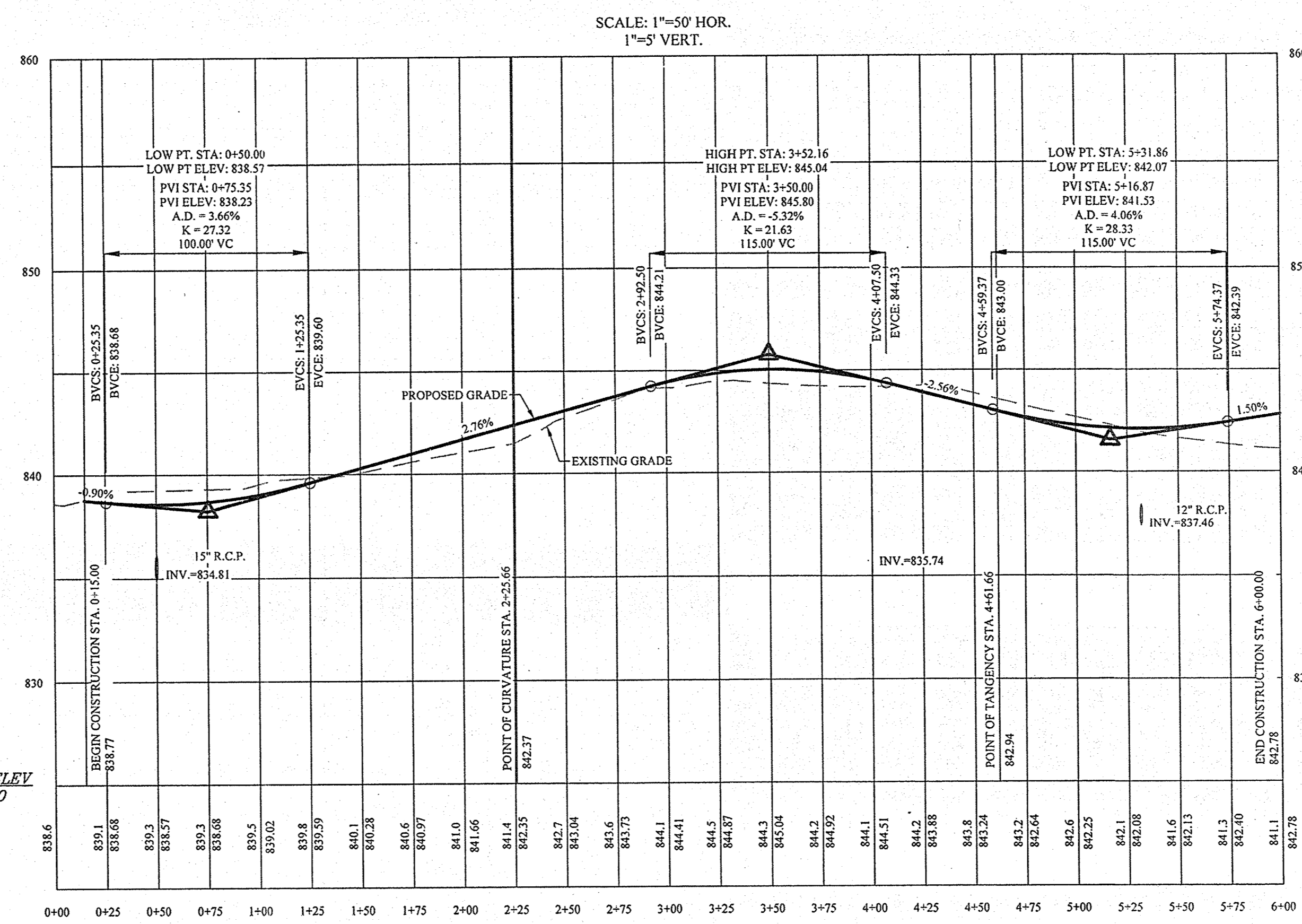
SHEET NO.
C201
S & A JOB NO.
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December 18, 2018 4:03:07 PM / cvaughn
Modified / By: December 20, 2018 9:18:48 AM / Christopher Vaughn
Plotted / By:

CURVE TABLE: ROAD ☺						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	121.18'	52.31'	26.57'	51.91'	N13°14'15"E	24°44'03"
C2	226.05'	97.59'	49.57'	96.84'	N13°14'11"E	24°44'10"
C3	150.00'	235.99'	150.38'	212.40'	N45°48'56"E	90°08'36"



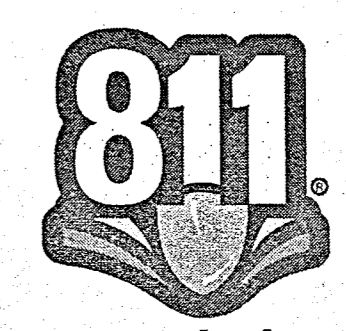
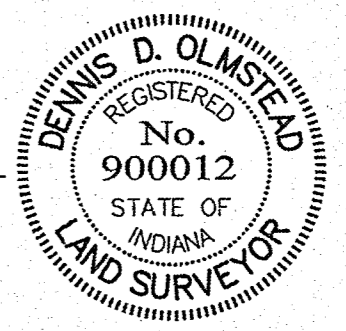
NOTE:
CONTRACTOR SHALL VERIFY DEPTHS OF ALL EXISTING ONSITE UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE IS NOT ANY CONFLICTS WITH OTHER UTILITIES, STORM SEWERS OR STREETS. CONFLICTS AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.



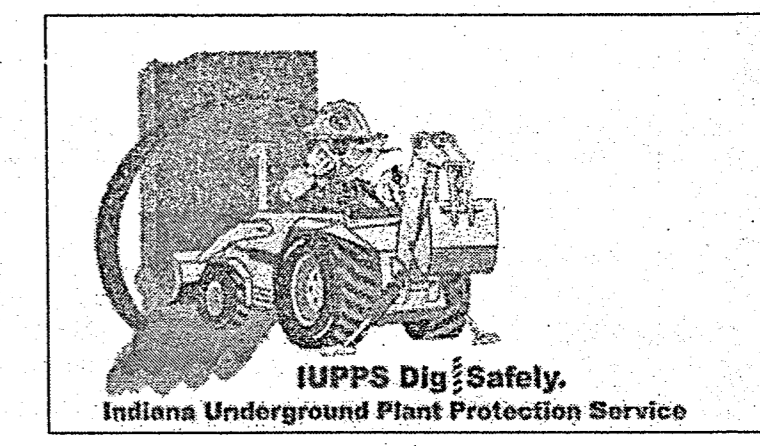
CROOKED BEAK CIRCLE

RECORD DRAWING

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



Know what's below.
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STOEPPELWERTH
ALWAYS ON
795 East 106th Street, Fishers, IN 46038-2555
phone: 317.895.5955 fax: 317.895.5942

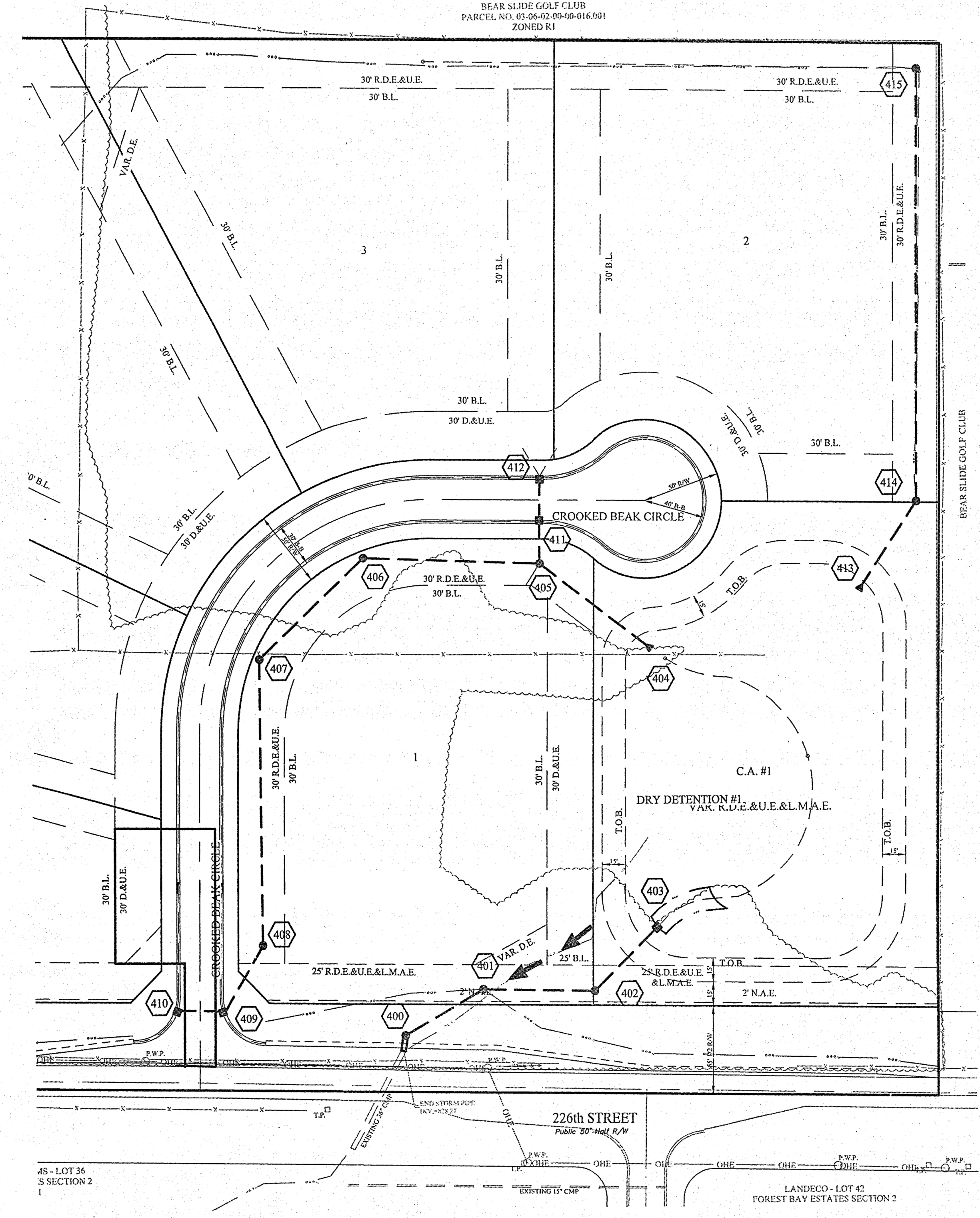
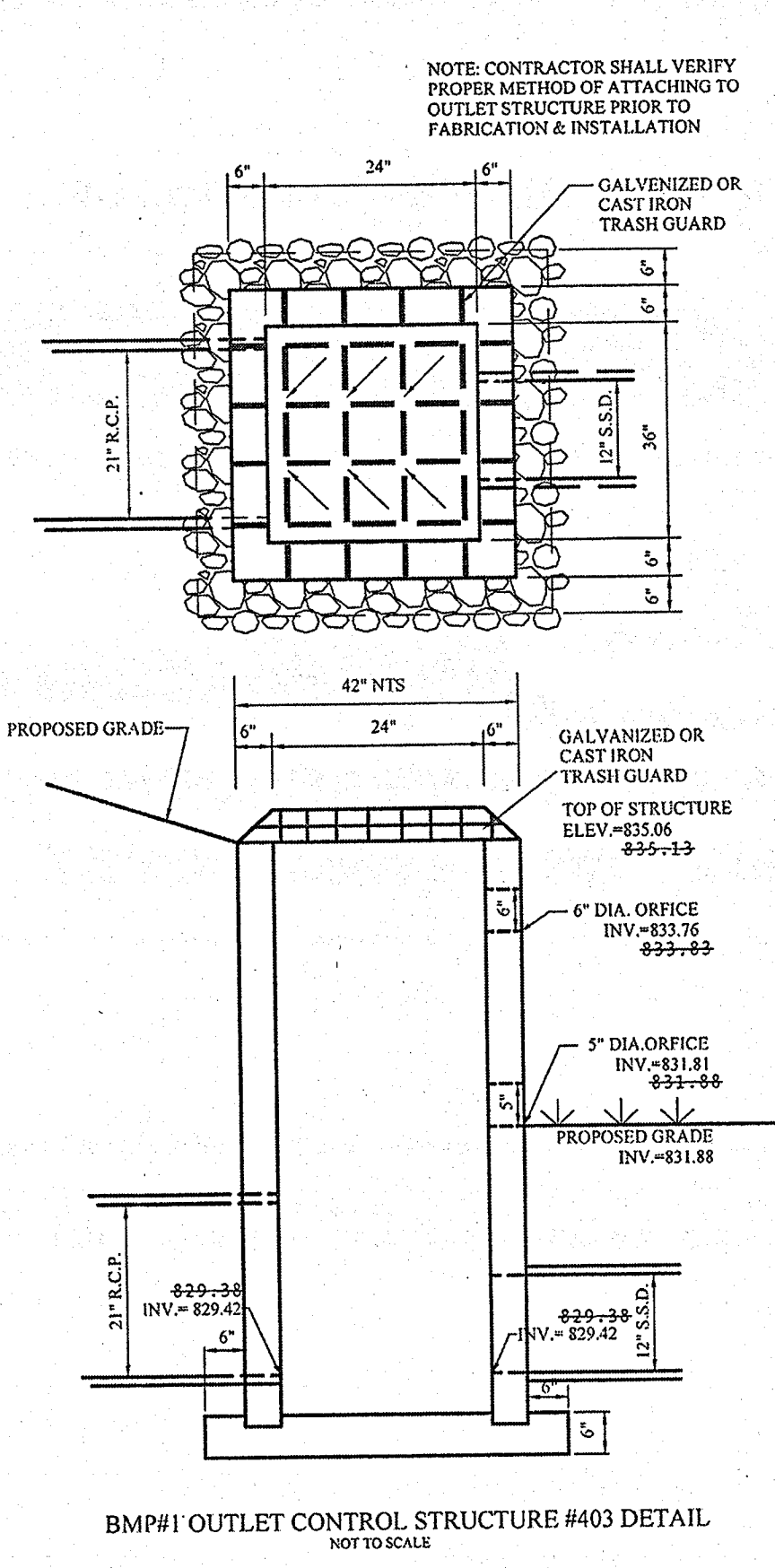
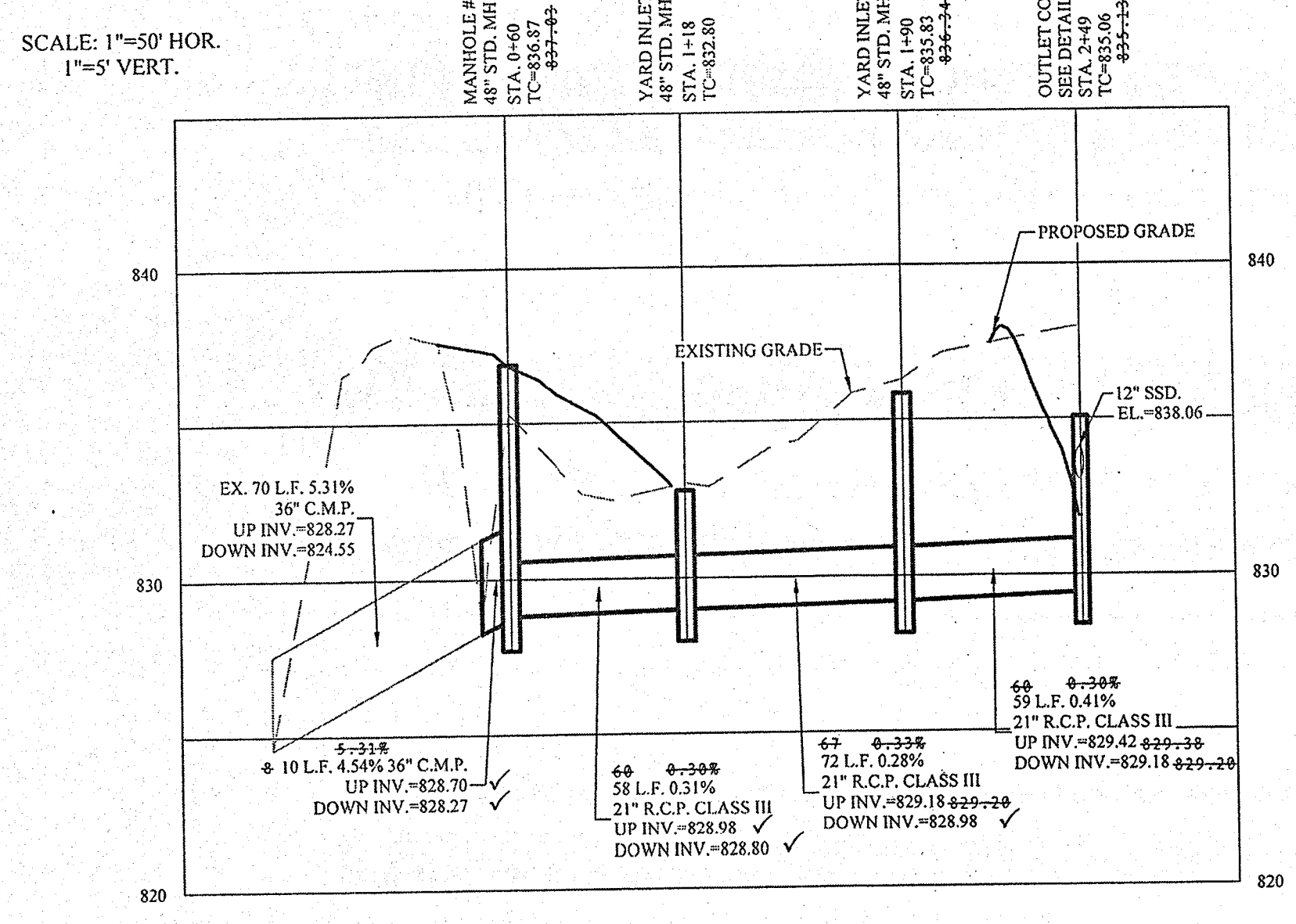
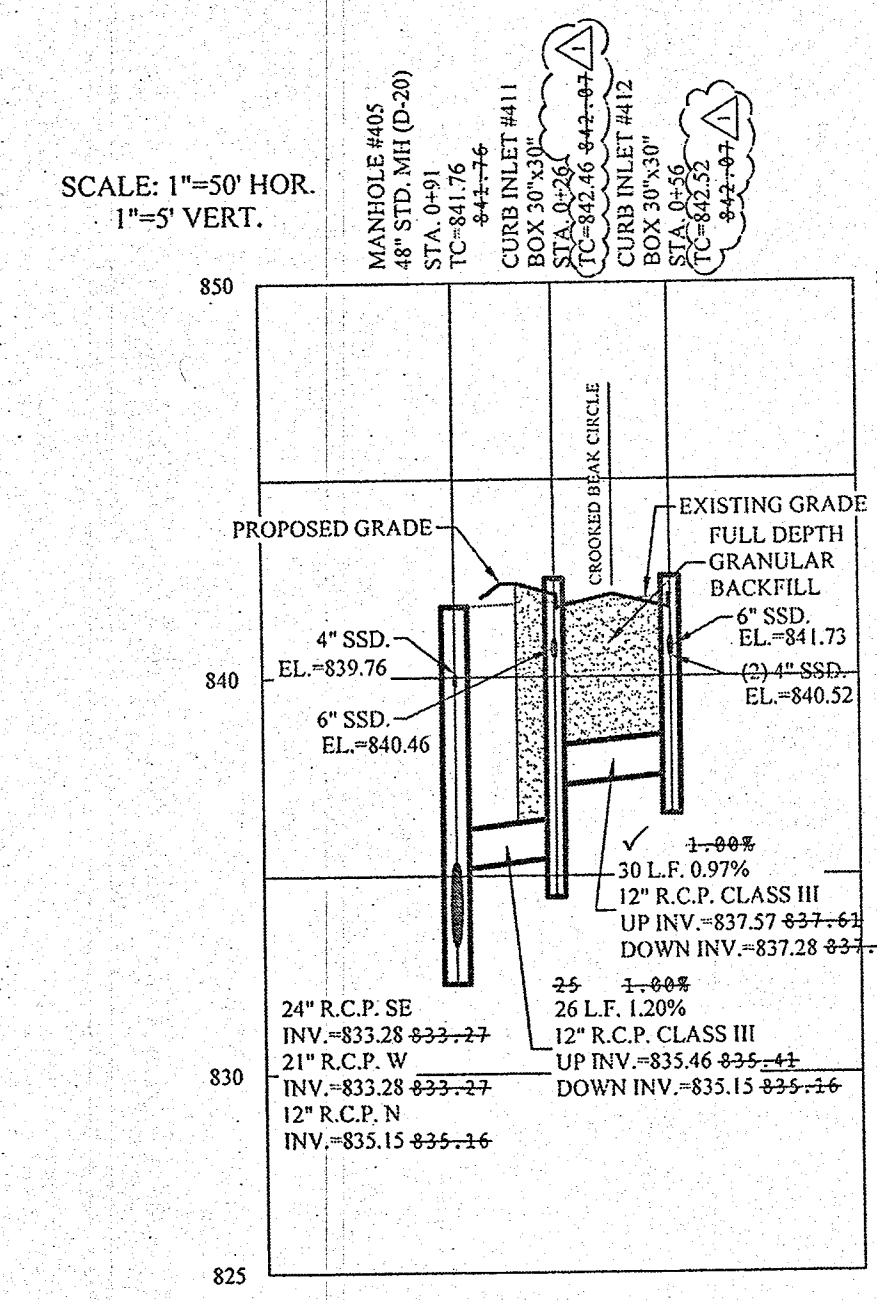
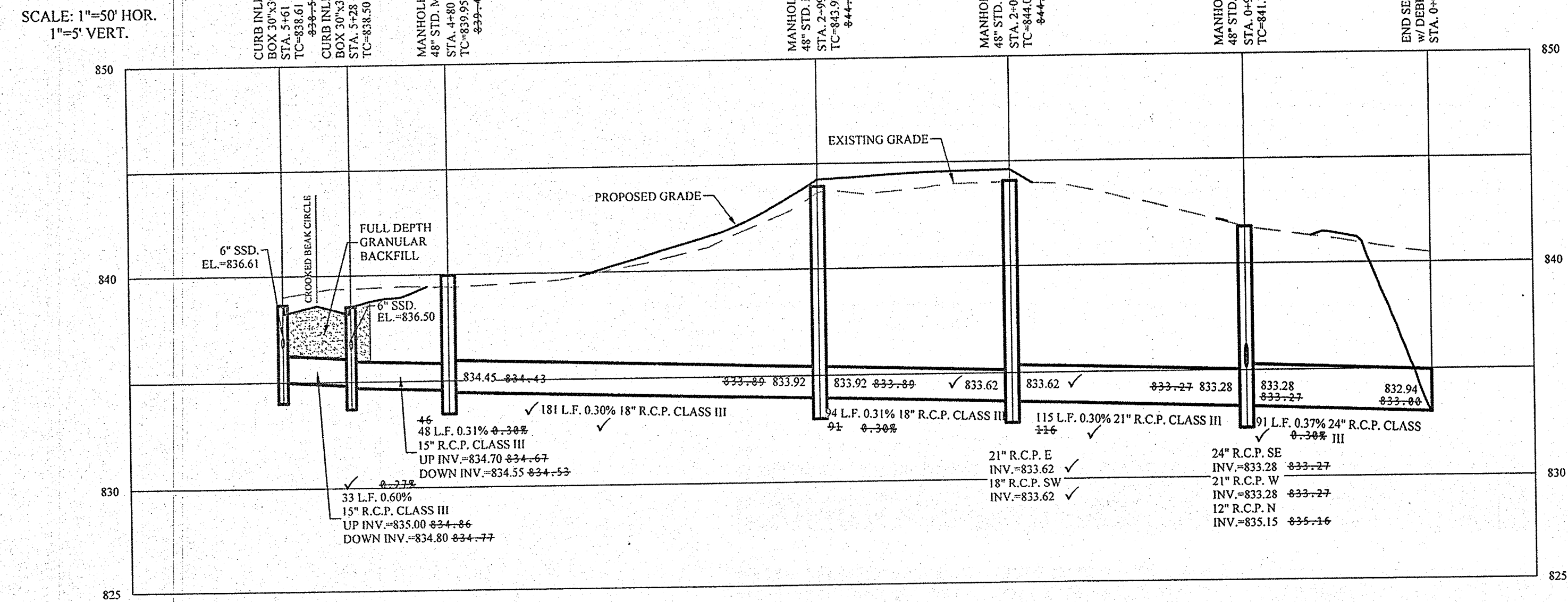
STREET PLAN & PROFILES
HERON HILLS
SECTION 1
CICERO, JACKSON TOWNSHIP
HAMILTON COUNTY, INDIANA

DATE	MARK	BY
08/17/17		DCM
05/02/18		NAL
12/18/18		CRV

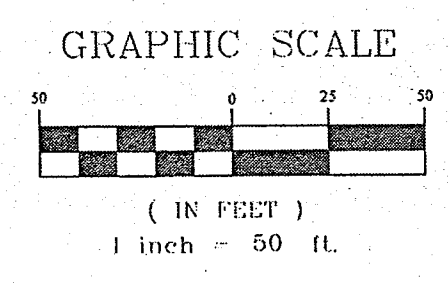
THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACTION OR SUPPLEMENT TO A SURVEY OR LOCATION REPORT.
CERTIFIED: 05/01/17
David J. Stoppelwerth
REGISTERED PROFESSIONAL ENGINEER
No. 19358
STATE OF INDIANA

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December 20, 2018 9:19:42 AM / Christopher Vaughn

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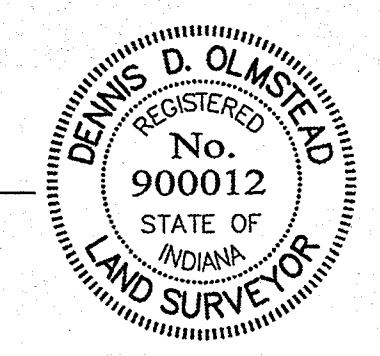
- NOTES:
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 - ALL STORM CASTINGS SHALL BE LABELED "DUMP NO WASTE-DRAINS TO FRESH WATER".



IUPPS Dig Safety
 Indiana Underground Plant Protection Service

RECORD DRAWING

D. D. Olmstead
 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 12/20/2018



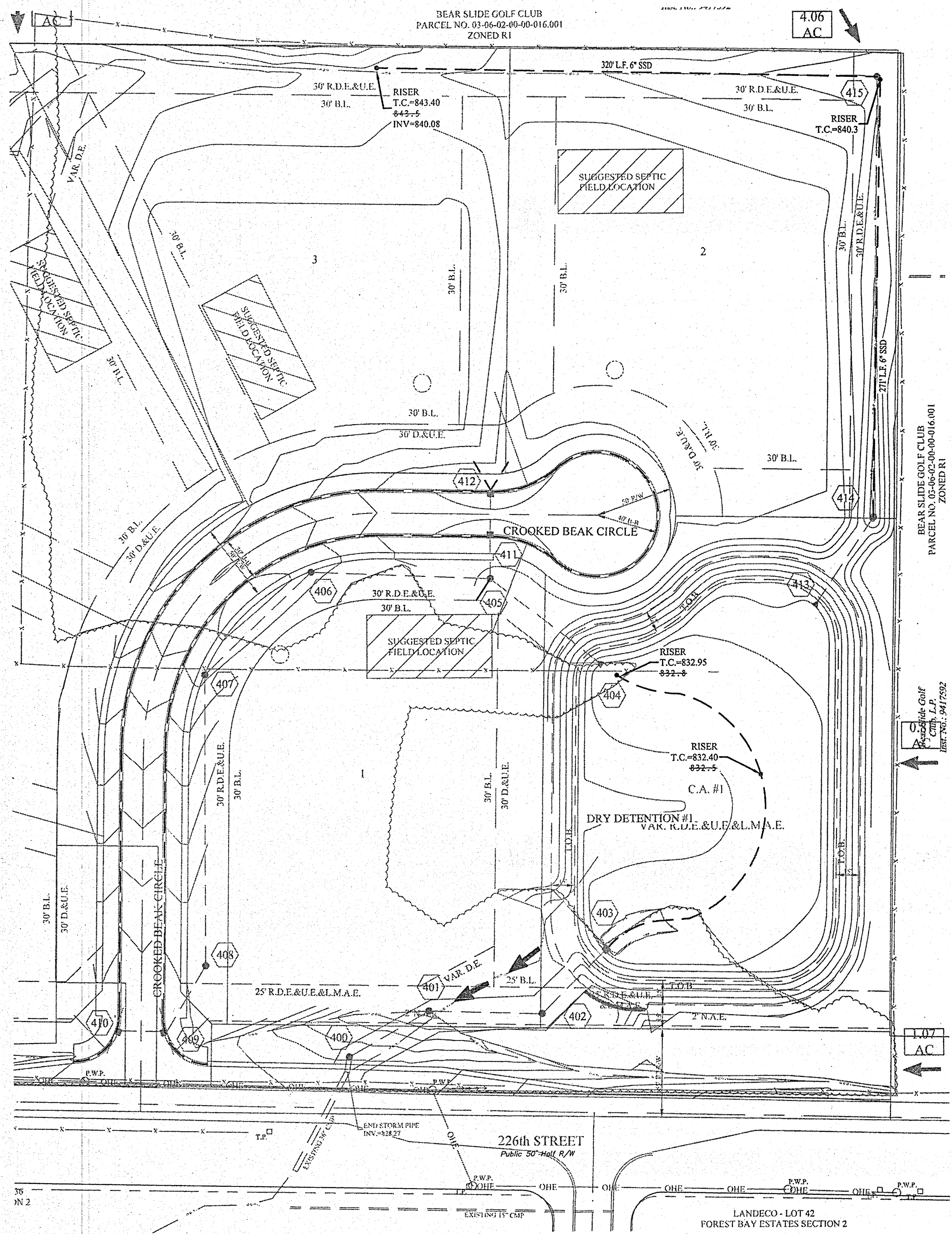
STOEPPELWERTH
 ALWAYS ON
 7905 East 108th Street, Fishers, IN 46038-2505
 phone: 317.849.5985 fax: 317.849.5942

REV	BY	DATE	MARK	REVISIONS

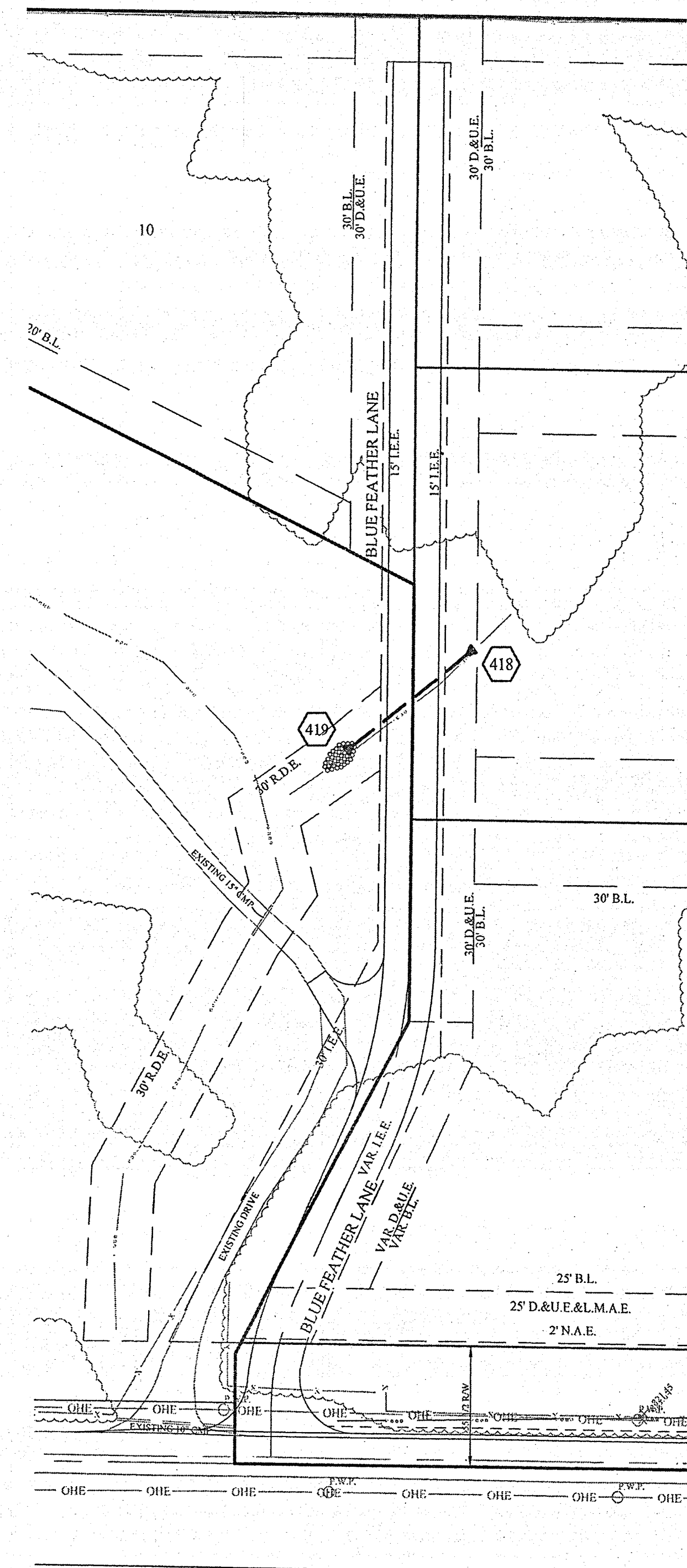
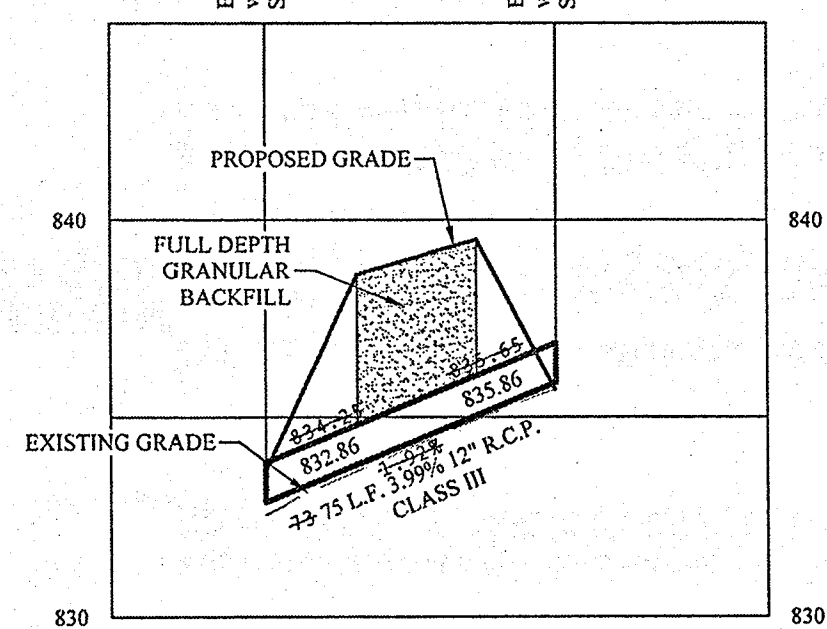
STORM PLAN & PROFILES
HERON HILLS
 SECTION 1

DRAWN BY: DCM
 CHECKED BY: BKR

SHEET NO. **C600**
 S.A. D8800
 75910NIC-S1



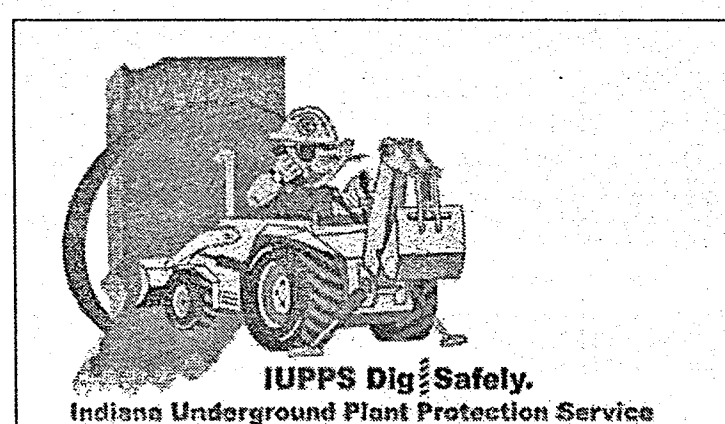
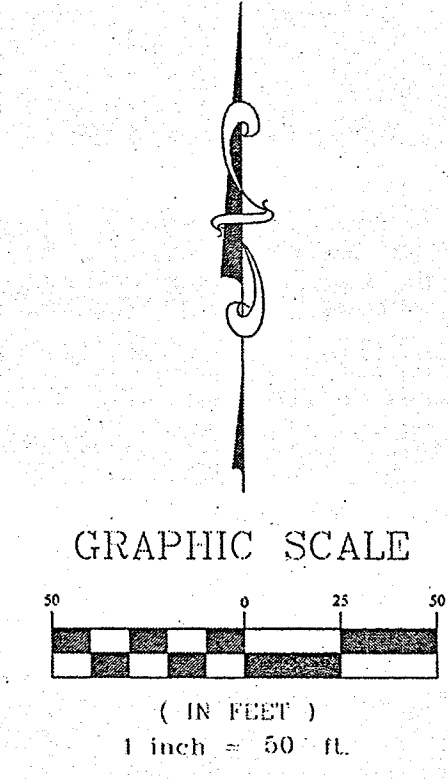
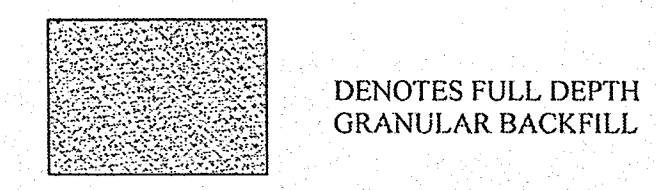
SCALE: 1"=50' HOR.
1"=5' VERT.



LIAMS - BLOCK E
STATES SECTION 2
ZED R1

NOTES:

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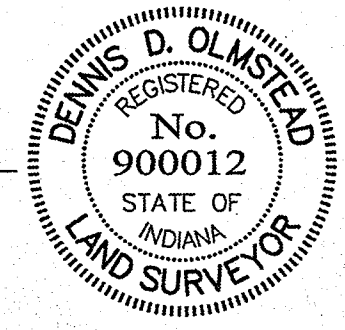


811
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RECORD DRAWING

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

12/20/2018



BY	DCM	REVISIONS
DCM	AS BUILT	
NAL	REMOVED STORM PIPE AND STORM INLET	
DCM	REVISED PER HIGHWAY DEPT. COMMENTS	
PDR	REVISED PER TAC COMMENTS	
DATE	MARK	
DATE	MARK	
THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A REFACEMENT OR SURVEY OR A SURVEYOR LOCATION REPORT. CERTIFIED: 05/01/17 <i>David J. Stoppelwerth</i>		
STOEPPELWERTH REGISTERED PROFESSIONAL ENGINEER No. 19358 STATE OF INDIANA AL WAYS ON 7945 East 105th Street, Fishers, IN 46038-2505 phone: 317.849.5925 fax: 317.849.5942		
STORM PLAN & PROFILES/SUB-SURFACE DRAIN HERON HILLS SECTION 1 CINCERO, JACKSON TOWNSHIP HAMILTON COUNTY, INDIANA		
DRAWN BY:	CHECKED BY:	SHEET NO.
DCM	BKR	C601
S & A 30010 75910NIC-51		

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