

KCM

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

April 29, 2016

To: Hamilton County Drainage Board

Re: Little Eagle Creek Drain, Albany Place Section 1 Arm

Attached is a petition filed by Platinum Properties Management Company, LLC, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Albany Place Section 1 Arm, Little Eagle Creek Drain to be located in Clay 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. The drain will consist of the following:

12" RCP	514 ft.	24" RCP	1,080 ft.
15" RCP	485 ft.	30" RCP	163 ft.
18" RCP	42 ft.	36" RCP	327 ft.
21" RCP	379 ft.	42" RCP	294 ft.
Swale	194 ft.	6' SSD	6,197 ft.

The total length of the drain will be 9,675 feet.

The 194 feet of swale listed above is from Str. 842 to Str. 800.

The subsurface drains (SSD) to be part of the regulated drain are those located under the curbs and those main lines in rear yards. Only the main SSD lines which are located within the easement or right of way are to be maintained as regulated drain. Laterals for individual lots will not be considered part of the regulated drain. The portion of the SSD which will be regulated other than those under curbs are as follows:

Curbline SSD in Streets:
 Ormond Avenue

Rear Yard SSDs:
 Rear yard lot 1 from Str. 845 running east to riser

Millner Drive
Percival Drive
Dufton Court

Rear yard lots 2 and 3 from Str. 845 to Str. 818
Rear yard lot 4 from Str. 818 to Str. 854
Rear yard lots 4 and 5 from Str. 854 running west to riser
Rear yard lots 6 and 7 from Str. 854 to Str. 819
Rear yard lots 8 and 9 from Str. 819 running north to riser
Rear yard lots 47 and 48 from Str. 824 running east to riser
Rear yard lot 48 from Str. 824 to Str. 840
Rear yard lots 49 to 51 from Str. 840 running west to riser
Rear yard lots 45 and 46 from Str. 824 to Str. 803
Rear yard lots 44 to 43 from Str. 803 running north to riser
Rear yard lots 37 and 38 from Str. 849 running south to riser
Rear yard lots 36 to 34 from Str. 849 running north to riser

The retention ponds (lake) located in Common Areas #4 of Section 2 is not to be considered part of the regulated drain. Pond maintenance assumed by the Drainage Board shall only include the inlets and outlet as part of the regulated drain. The maintenance of the retention ponds (lakes) such as sediment removal and erosion control along the banks, mowing and aquatic vegetation maintenance and control will be the responsibility of the Homeowners Association. The Board will also retain jurisdiction for ensuring the storage volume for which the pond was designed will be retained. Thereby, allowing no fill or easement encroachments.

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 \$65.00 per platted lot, \$10.00 per acre for common areas, with a \$65.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain will be \$2,101.80.

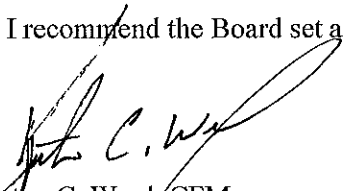
In accordance with IC 36-7-4-709, the petitioner did not submit surety for the proposed drain prior to construction commencing. If the petitioner/developer wants to submit final secondary plat for recording prior to the final inspection and approved as-built drawings, a bond will be required at that time.

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.

The off-site easement for the section 1 pipes that fall in future section 2 are on parcel 17-09-20-00-00-002.001, owned by James Thomas, and will be covered by the Albany Place Section 2 Plat in the future.

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 Albany Place Section 1 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for July 25, 2016.


Kenton C. Ward, CFM
Hamilton County Surveyor
KCW/pll

FILED

FEB 29 2016

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

OFFICE OF HAMILTON COUNTY SURVEYOR

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

In the matter of Albany Place Subdivision, Section
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 Albany Place, 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 or Non-Revocable Letter of Credit for the portion of the drainage system which will be made a regulated drain. The bond will be in the amount of 120% 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).

RECORDED OWNER(S) OF LAND INVOLVED

Paul Rioux

Signed

Signed

Paul Rioux
Printed Name

Printed Name

February 29, 2016
Date

Date

Signed

Signed

Printed Name

Printed Name

Date

Date

FINDINGS AND ORDER

CONCERNING THE MAINTENANCE OF THE

Little Eagle Creek Drain, Albany Place Section 1 Arm

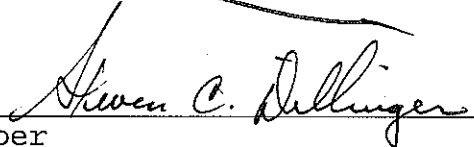
On this 25th day of July, 2016, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Little Eagle Creek Drain, Albany Place Section 1 Arm*.

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

Albany Place Section 1
Engineers Estimate - Storm Sewers & Monumentation
Prepared on: 4/21/2016

Item	Unit	Unit Cost	Quantities	Cost
Storm Drainage				
12" Pipe	LF	\$ 26.25	484 \$	12,705
12" End Section	EA	\$ 1,350.00	3 \$	4,050
12" Trash Guard	EA	\$ 580.00	3 \$	1,740
15" Pipe	LF	\$ 31.00	485 \$	15,035
15" End Section	EA	\$ 1,450.00	1 \$	1,450
15" Trash Guard	EA	\$ 625.00	1 \$	625
18" Pipe	LF	\$ 35.50	42 \$	1,491
18" End Section	EA	\$ 1,600.00	1 \$	1,600
18" Trash Guard	EA	\$ 800.00	1 \$	800
21" Pipe	LF	\$ 41.00	379 \$	15,539
24" Pipe	LF	\$ 47.00	1080 \$	50,760
30" Pipe	LF	\$ 59.00	163 \$	9,617
36" Pipe	LF	\$ 74.00	327 \$	24,198
42" Pipe	LF	\$ 107.00	294 \$	31,458
42" End Section	EA	\$ 3,650.00	2 \$	7,300
42" Trash Guard	EA	\$ 1,400.00	2 \$	2,800
Standard Storm Manholes	EA	\$ 2,360.00	1 \$	2,360
Storm Inlets	EA	\$ 3,200.00	24 \$	76,800
Sand Backfill and Bedding	TON	\$ 14.50	250 \$	3,625
	Sub-total			\$ 263,953
Sub-surface Drains - under curb	LF	\$ 10.50	4,224 \$	44,352
Sub-surface Drains - swales	LF	\$ 10.50	2,650 \$	27,825
Sub-surface Drains - sump laterals	EA	\$ 199.00	27 \$	5,373
	Sub-total			\$ 77,550
	Total			\$ 341,503
Monuments & Markers				
Lot Corner Monuments	LOT	\$ 100.00	27 \$	2,700
Street Centerline Monumentation	EA	\$ 170.00	5 \$	850
	Total			\$ 3,550
Erosion Control			LS	NA
--> Not Applicable - Property annexed by City of Carmel and governed by Carmel MS4 permit.			NA	NA
	Total			\$ -
Grand Total				\$ 345,053

BY:



Timothy J. Walter, P.E.
 Indiana Registration No. 19900152

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

Little Eagle Creek Drain, Albany Place Section 1 Arm

NOTICE

To Whom It May Concern and: _____

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **Little Eagle Creek Drain, Albany Place Section 1 Arm** on **July 25, 2016** at **9:15 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

Little Eagle Creek Drain, Albany Place Section 1 Arm

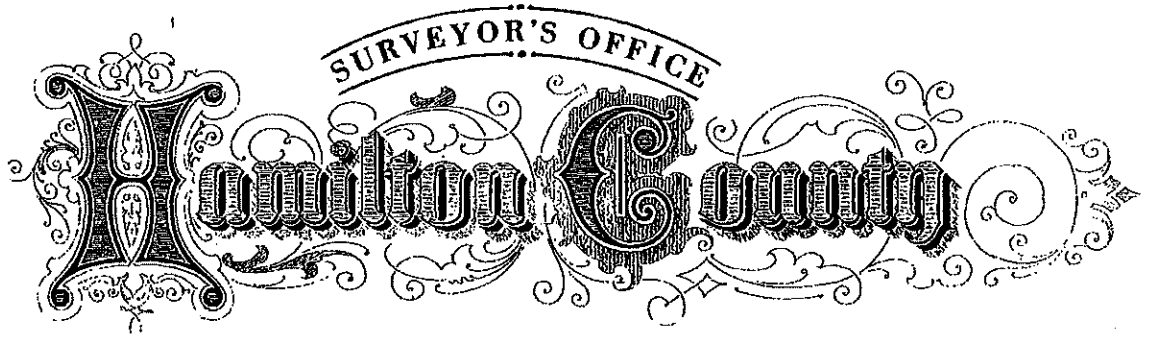
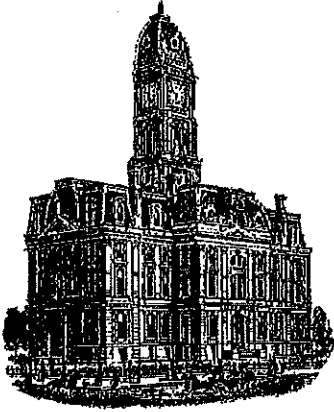
NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **July 25, 2016** 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



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

August 8, 2017

Re: Little Eagle Creek Drain: Albany Place Sec. 1

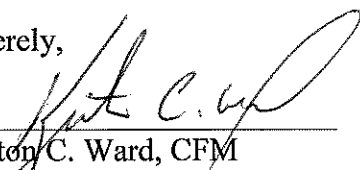
Attached are as-built, certificate of completion & compliance, and other information for Albany Place Sec. 1. An inspection of the drainage facilities for this section has been made and the facilities were found to be complete and acceptable.

During construction, changes were made to the drain, which will alter the plans submitted with my report for this drain-dated April 29, 2016. The report was approved by the Board at the hearing held July 25, 2016. (See Drainage Board Minutes Book 17, Pages 41-44)
The changes are as follows: structures 845 to 818 will be installed with section 2. The 12" RCP was shortened from 514 feet to 334 feet due to the deletion of this section of pipe. The 15" RCP was shortened from 485 feet to 463 feet. The 18" RCP was shortened from 42 feet to 41 feet. The 24" RCP was shortened from 1,080 feet to 1,076 feet. The 30" RCP was lengthened from 163 feet to 165 feet. The 36" RCP was divided into 124 feet of 36" and 204 feet of 33" RCP. The 42" RCP was shortened from 294 feet to 288 feet. The 6" SSD was lengthened from 6,197 to 6,205 feet. The swale was lengthened from 194 feet to 205 feet. The length of the drain due to the changes described above is now **9,484 feet**.

The non-enforcement was approved by the Board at its meeting on July 25, 2016 and recorded under instrument #2016060742. Also, in accordance with IC 36-7-4-709 the petitioner did not submit sureties.

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: Albany Place, 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.
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 12, 2016

Type or Print Name: Dennis D. Olmstead

Business Address: Stoepelwerth & Associates, Inc.

7965 East 106th Street, Fishers, Indiana 46038

Telephone Number: (317) 570-4700



INDIANA REGISTRATION NUMBER

900012

ALBANY PLACE

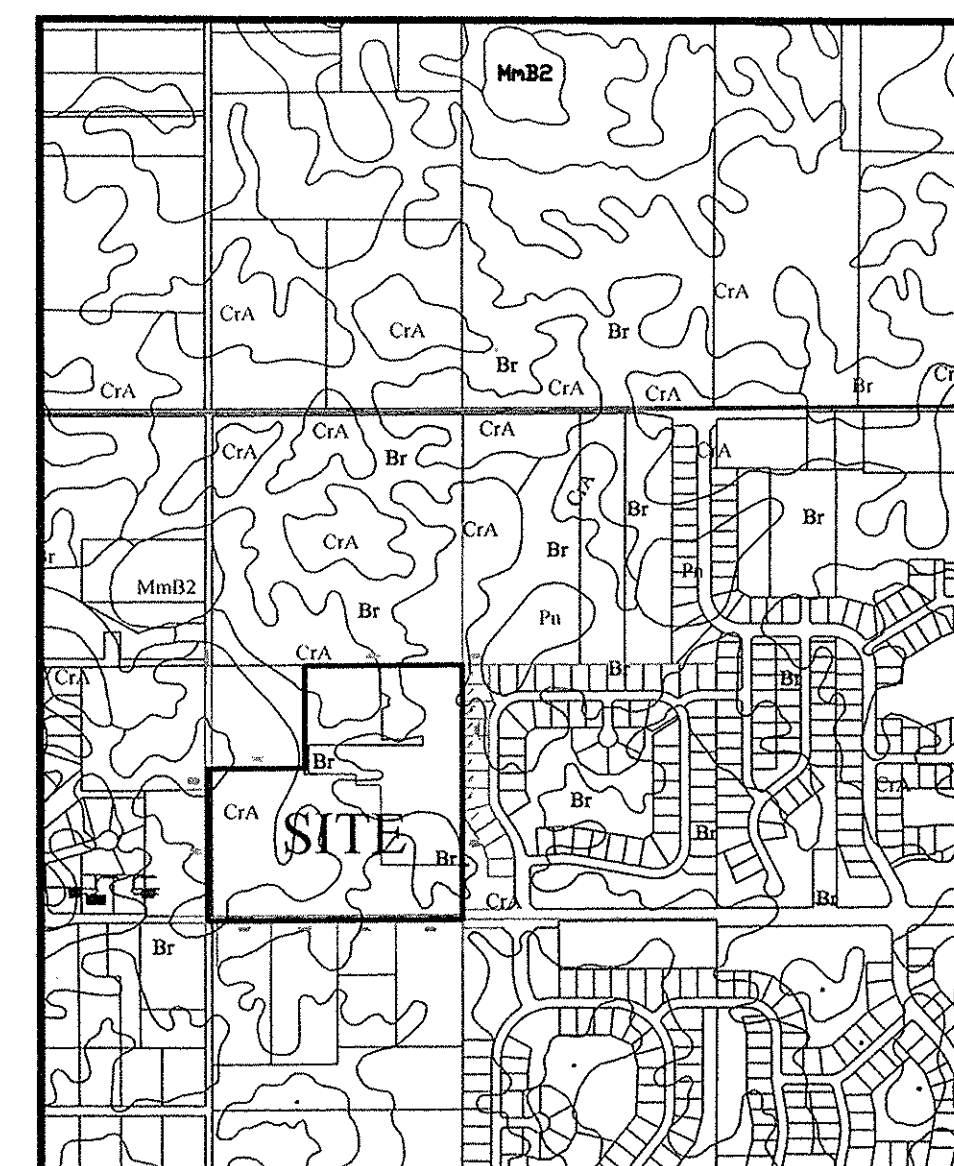
SECTIONS 1 and 2

PLANNED URBAN DEVELOPMENT ZONING

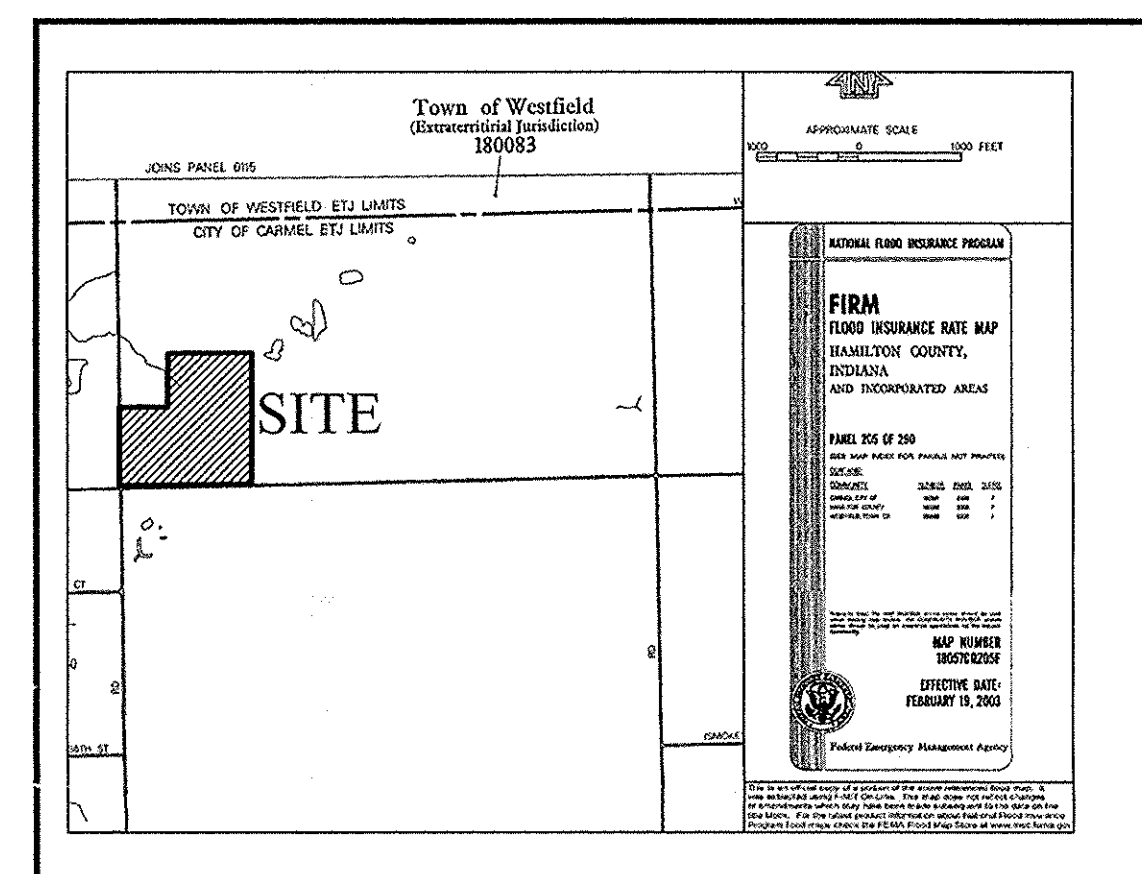
Owner & Developed by:
 Drees Premier Homes, Inc.
 900 East 96th Street, Suite 100
 Indianapolis, Indiana 46240
 Contact: Ty Rinehart
 (317) 710-1021
 TRinehart@dreeshomes.com



LOCATION MAP
SCALE: 1"=1000'



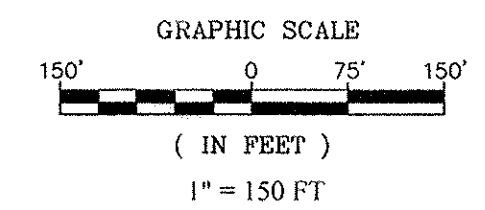
SOILS MAP
SCALE: 1"=1000'



FLOOD STATEMENT
 This is to certify that NO portion of the property is located within a Special Flood Hazard Area (Zone AE) as said property plots by scale on Community Panel No. 18057C 0205F of the Flood Insurance Rate Maps dated February 19, 2003.

INDEX	
SHT.	DESCRIPTION
C001	COVER SHEET
C100-C101	TOPOGRAPHICAL SURVEY
C200-C201	SITE DEVELOPMENT PLAN
C300-C307	INITIAL STORM WATER POLLUTION & PREVENTION PLAN TEMPORARY STORM WATER POLLUTION & PREVENTION PLAN PERMANENT SEDIMENT & EROSION CONTROL PLAN STORM WATER POLLUTION & PREVENTION SPECIFICATIONS STORM WATER POLLUTION & PREVENTION DETAILS
C400-C413	STREET PLAN & PROFILES INTERSECTION DETAILS ENTRANCE PLAN STRIPING PLAN MAINTENANCE OF TRAFFIC PLAN TRAFFIC CONTROL PLAN PAVING AND CONCRETE CURB POLICES
C500-C503	SANITARY SEWER PLAN & PROFILE
C600-C607	STORM SEWER PLAN & PROFILES SUB-SURFACE DRAIN PLAN
C700-C701	WATER PLAN
C800-C803	CONSTRUCTION DETAILS SANITARY STORM STREET

REVISIONS	
SHT.	DESCRIPTION
ALL	REVISED PLANS PER REVIEW COMMENT LETTERS - 01/19/16 - JSM
ALL	REVISED PLANS PER REVIEW COMMENT LETTERS - 02/26/16 - JSM
ALL	FINAL PLANS - 03/15/16 - JSM
C500, C501, C600-C603, C700-C701	ASBUILTS - 10/06/16 - ADG



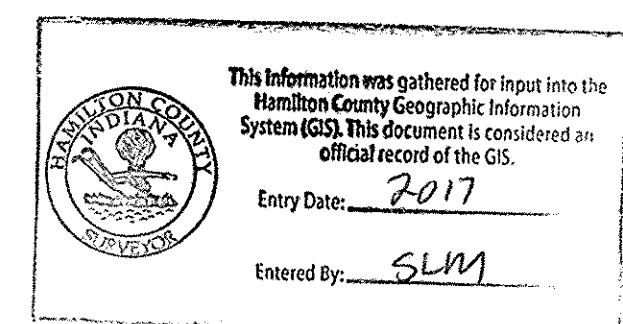
OPERATOR ON N.O.I. LETTER:

Drees Premier Homes, Inc.
 900 East 96th Street, Suite 100
 Indianapolis, Indiana 46240
 Contact: Ty Rinehart
 (317) 710-1021
 TRinehart@dreeshomes.com

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

BUILDING SETBACKS	
MIN. FRONT BUILDING LINE	25'
SIDE YARD/AGGREGATE	5' MIN./20' AGGREGATE
REAR YARD	20'

TOTAL LAND DISTURBANCE	
SECTION 1	16.6 ACRES
SECTION 2	11.9 ACRES
TOTAL	28.5 ACRES



LEGAL:
 ALBANY PLACE

I, the undersigned Registered Land Surveyor hereby certify that the included plat correctly represents a subdivision of part of the Southwest Quarter of the Northwest Quarter of Section 20, Township 18 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of said Quarter Quarter Section; thence North 00 degrees 05 minutes 21 seconds East 780.59 feet; thence North 89 degrees 23 minutes 30 seconds East 505.02 feet; thence North 00 degrees 05 minutes 21 seconds East 532.00 feet; thence North 89 degrees 36 minutes 39 seconds East 820.67 feet; thence South 00 degrees 03 minutes 54 seconds West 1,314.94 feet; thence South 89 degrees 37 minutes 59 seconds West 1,326.23 feet to the place of beginning, containing 33,839 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

UTILITY CONTACTS:
 Clay Township Regional Waste District
 10701 North College Avenue, Suite A
 Indianapolis, IN 46280-1098

Duke Energy
 16475 Southpark Drive
 Westfield, Indiana 46074

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

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

AT & T
 5858 North College Avenue
 Indianapolis, Indiana 46220

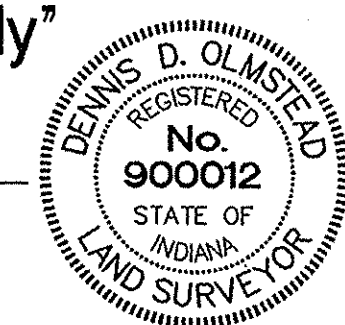
Vectren Energy
 16000 Allisonville Road
 Noblesville, Indiana 46060

Brighthouse Networks
 3030 Roosevelt Avenue
 Indianapolis, Indiana 46218

RECORD DRAWING

"Section One Only"

Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 10/11/2016

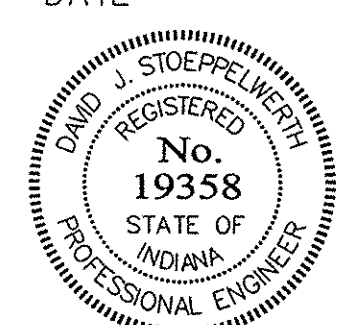


PLANS PREPARED BY:

STOEPPELWERTH & ASSOCIATES, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 7965 E. 106TH STREET, FISHERS, INDIANA 46038
 PHONE: (317)-849-5935
 FAX: (317)-849-5942
 CONTACT PERSON: BRETT A. HUFF
 EMAIL: BHUFF@STOEPPELWERTH.COM

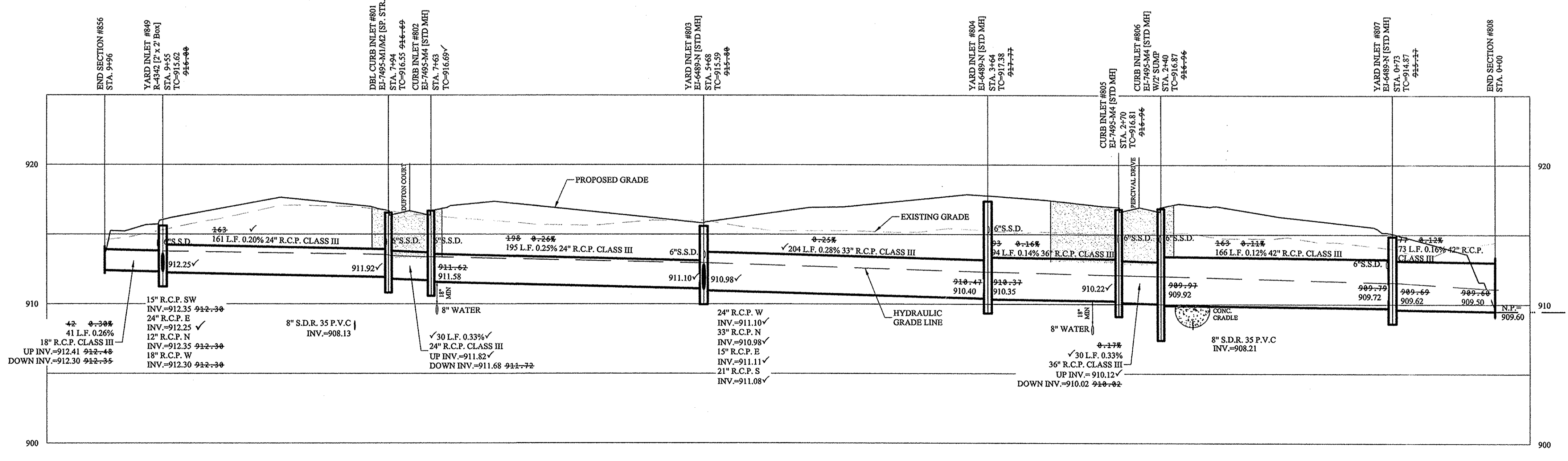
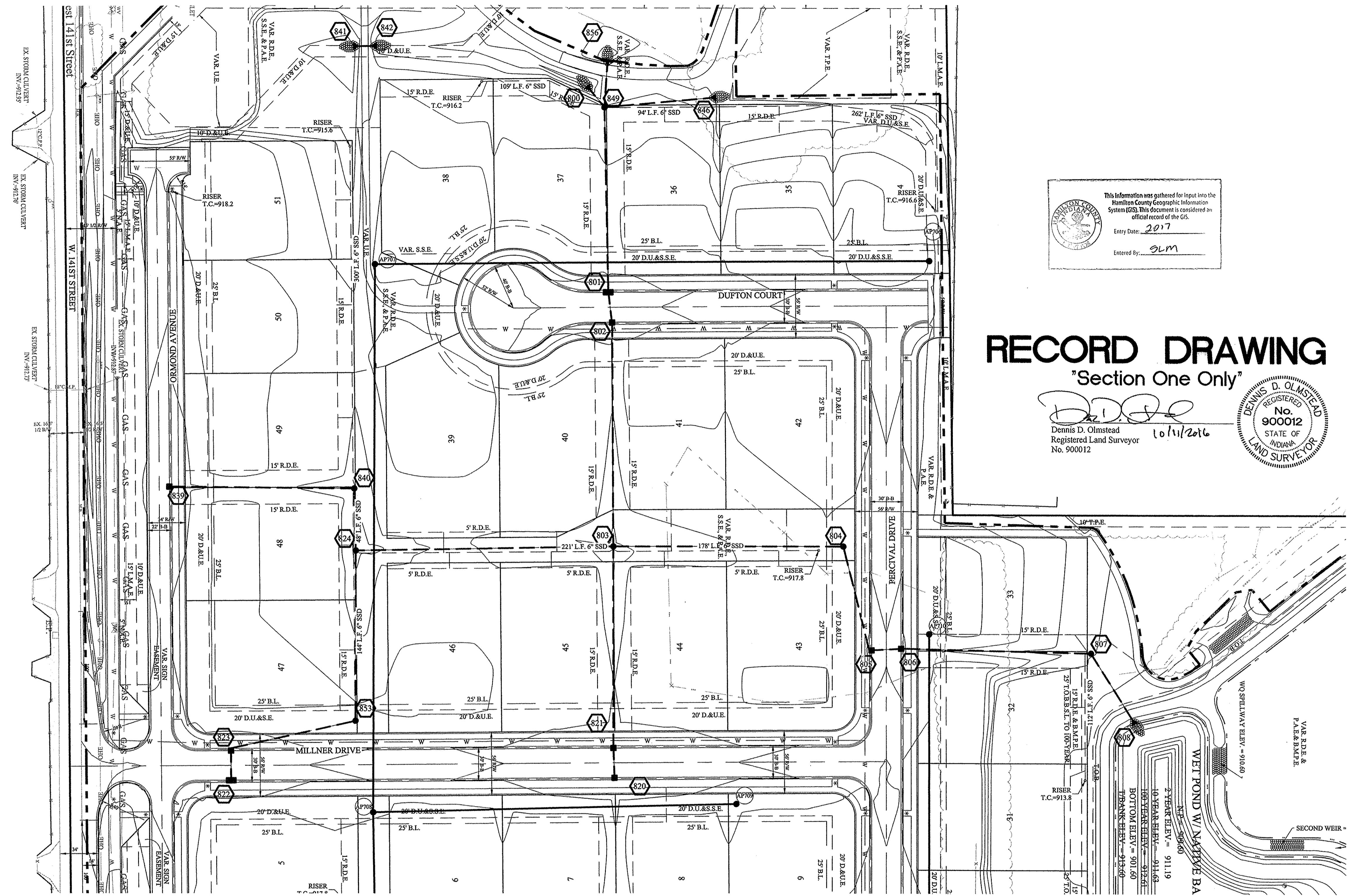
PLANS CERTIFIED BY:

David J. Stoepfelwerth
 DAVID J. STOEPPELWERTH
 PROFESSIONAL ENGINEER
 NO. 19358
 11/20/15
 DATE



File Name: S:\4485DRED\DWG\C600 Storm Sewer Plan & Profile.dwg - C600
 Modified / By: October 10, 2016 3:43:32 PM / aguyon
 Plotted / By: October 12, 2016 9:24:22 AM / Andre Guyon

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

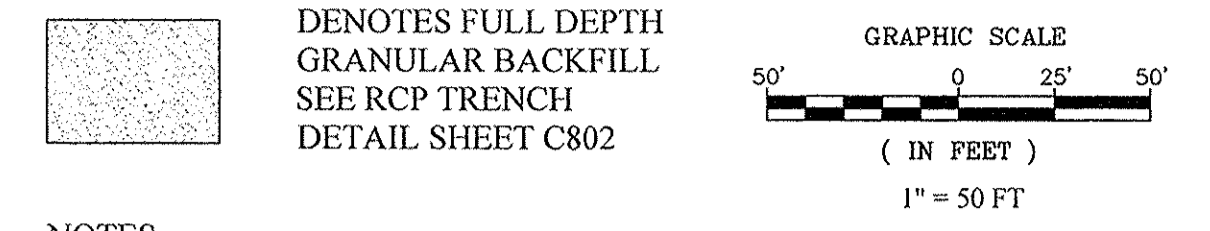


RECORD DRAWING

"Section One Only"

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: 2017
 Entered By: *SLM*

DDO
 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 10/11/2016



- 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 C801.
 - 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.
 - ALL TOP OF CASTING ELEVATIONS FOR STORM SEWERS SHALL BE CONSTRUCTED WITH A TOLERANCE OF 0.10 FT.±

MINIMUM COVER FOR PIPE: THE MINIMUM COVER FROM THE TOP OF THE INSTALLED PAVEMENT TO THE TOP OF THE INSTALLED PIPE SHALL BE THE PAVEMENT SECTION, THICKNESS (ALL BITUMINOUS AND AGGREGATE MATERIAL ABOVE THE SUBGRADE) PLUS 1'-0", BUT UNDER NO CIRCUMSTANCES SHALL THE COVER ALONG ANY PART OF THE PIPE FROM THE FINAL PAVEMENT OR FINAL GROUND SURFACE ELEVATION TO THE TOP OF THE PIPE BE LESS THAN 2.5 FEET.

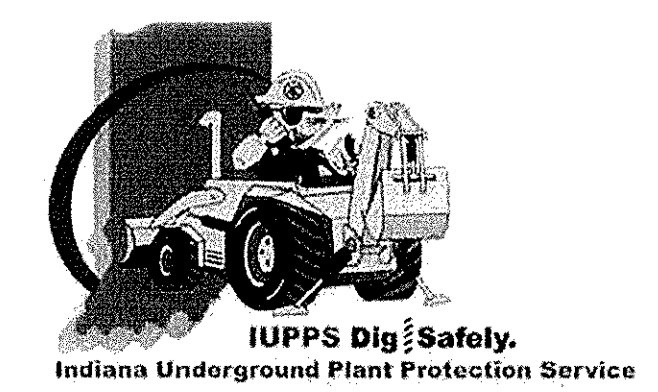
CONTRACTOR SHALL VERIFY DEPTHS OF ALL EXISTING ON-SITE UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE IS NOT ANY CONFLICTS WITH OTHER UTILITIES, STORM SEWERS OR STREETS. CONFLICTS AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.

STORM SEWER NOTE

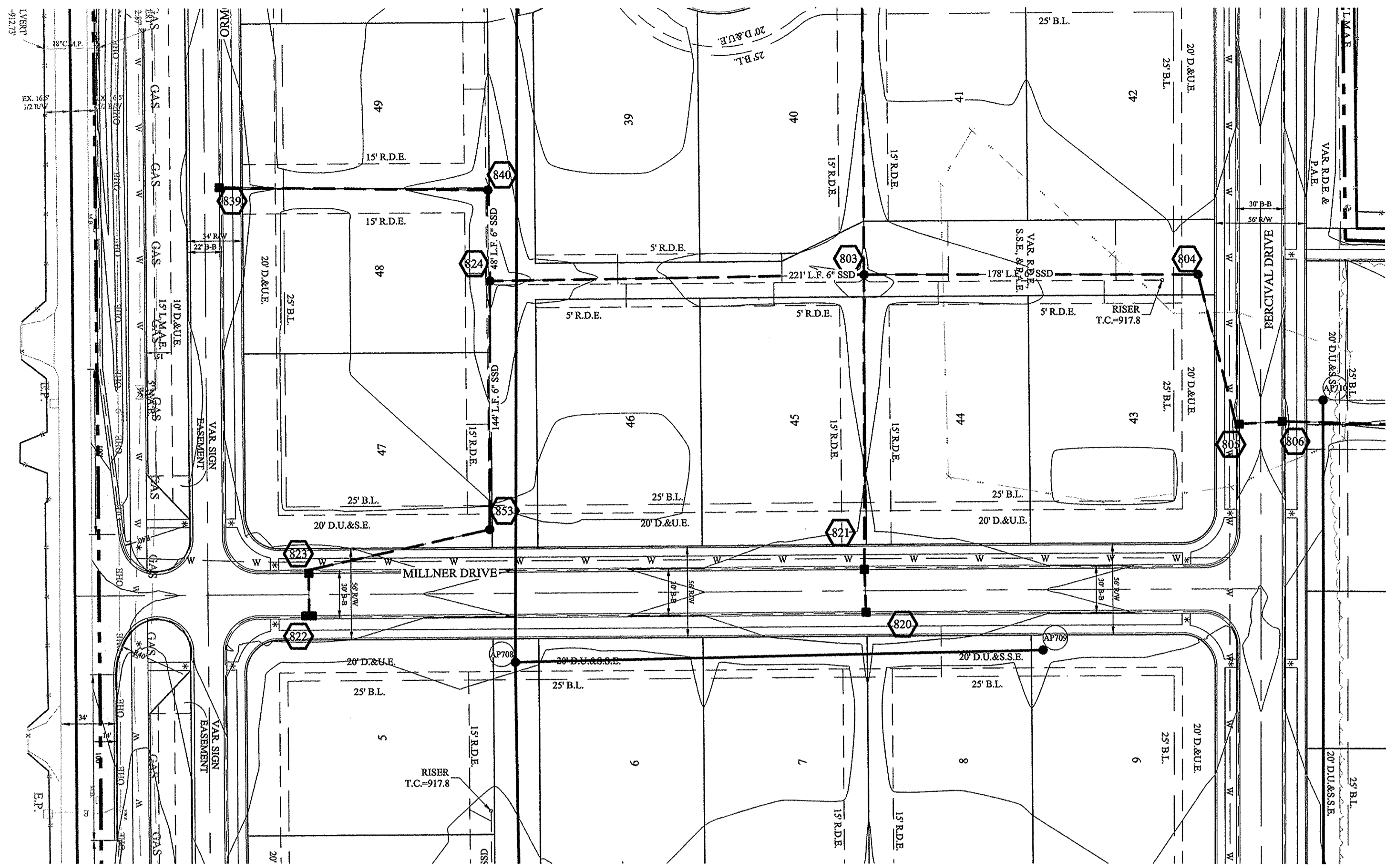
THE STORM SEWER SYSTEM SHALL BE CONSTRUCTED PER DESIGN SPECIFIED AND AS APPROVED BY THE CITY OF CARMEL ON THE FINAL APPROVED CONSTRUCTION PLANS. DESIGN SPECIFIED AND AS APPROVED BY THE CITY OF CARMEL ON THE FINAL APPROVED CONSTRUCTION PLANS. DEVIATIONS FROM THE APPROVED DESIGN SHALL ONLY BE PERMITTED 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.

STORM SYSTEM WITH THE EXCEPTION OF REAR YARD SSDS, STORM SEWERS FOR THIS DEVELOPMENT WILL BE PUBLIC.

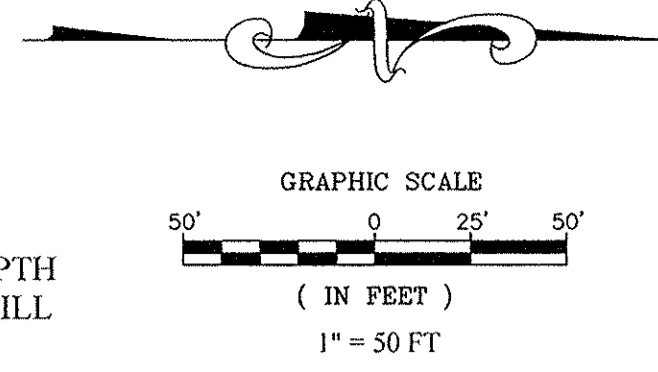
811
 Know what's below.
 Call before you dig.



FINAL PLANS	03/15/16	ASBUILTS	10/06/16	REVISED PLANS PER REVIEW COMMENTS	10/26/16	DATE	10/19/16	MARK	REVISIONS
<p>THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEY FOR LOCATION REPORT.</p> <p>CERTIFIED: 11/20/2015 <i>David J. Stoepelwerth</i> David J. Stoepelwerth REGISTERED PROFESSIONAL ENGINEER No. 19358 STATE OF INDIANA</p>									
<p>STORM SEWER PLAN & PROFILE</p> <p>ALBANY PLACE</p> <p>HAMILTON COUNTY, INDIANA CLAY TOWNSHIP</p>									
DRAWN BY: ADG					CHECKED BY: BAH				
SHEET NO. C600									
S.E.A. JOB NO. 4485DRE									



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: 2017
 Entered By: SLM

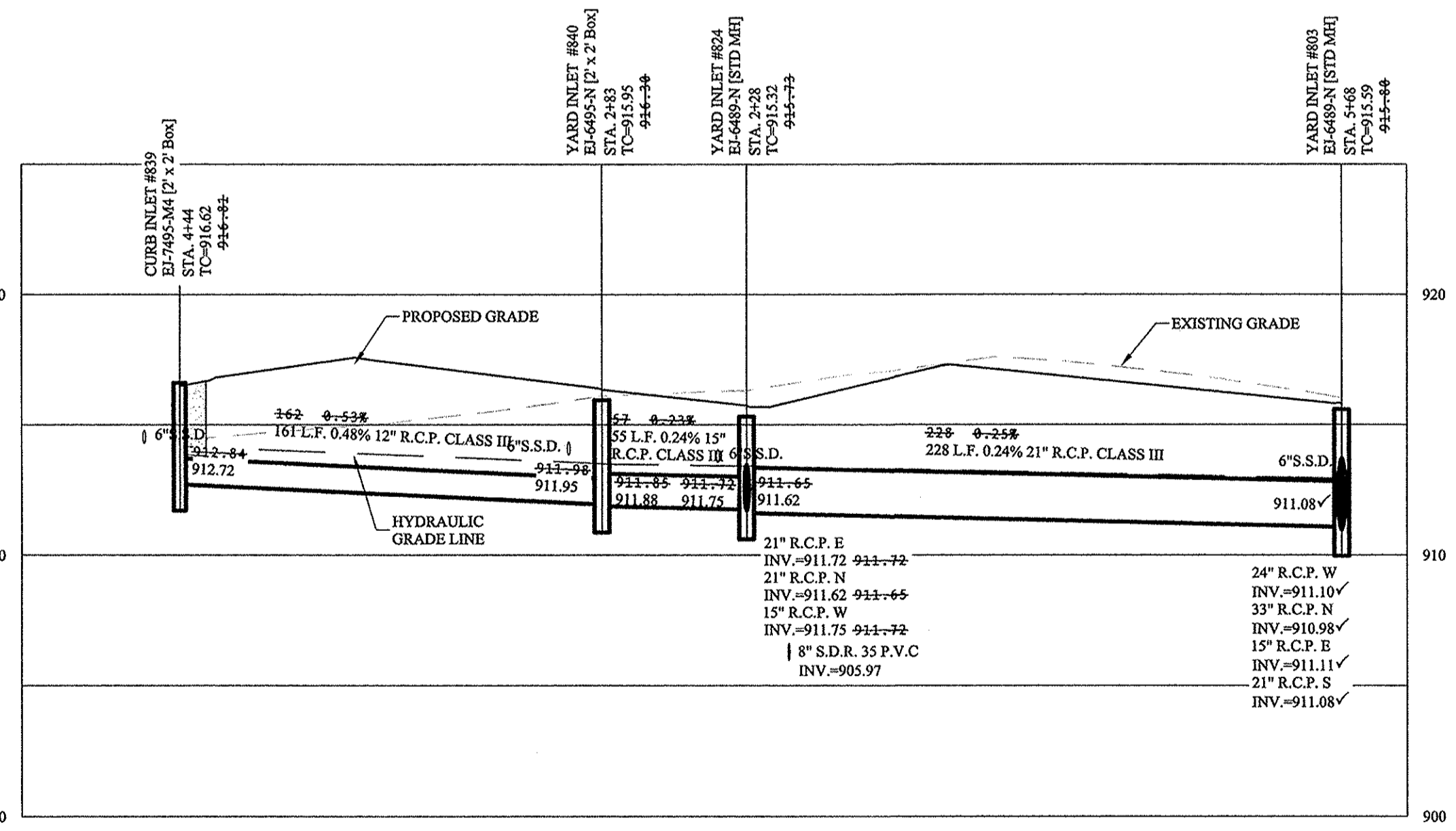


- NOTES:
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 - ALL STORM SEWERS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE RCP CLASS III.
 - FOR INSTALLATION OF STORM UNDER CITY STREETS AND COVER REQUIREMENTS, SEE SHEET No. C801 ON THE TRENCH DETAIL.
 - ALL TOP OF CASTING ELEVATIONS FOR STORM SEWERS SHALL BE CONSTRUCTED WITH A TOLERANCE OF 0.10 FT.±

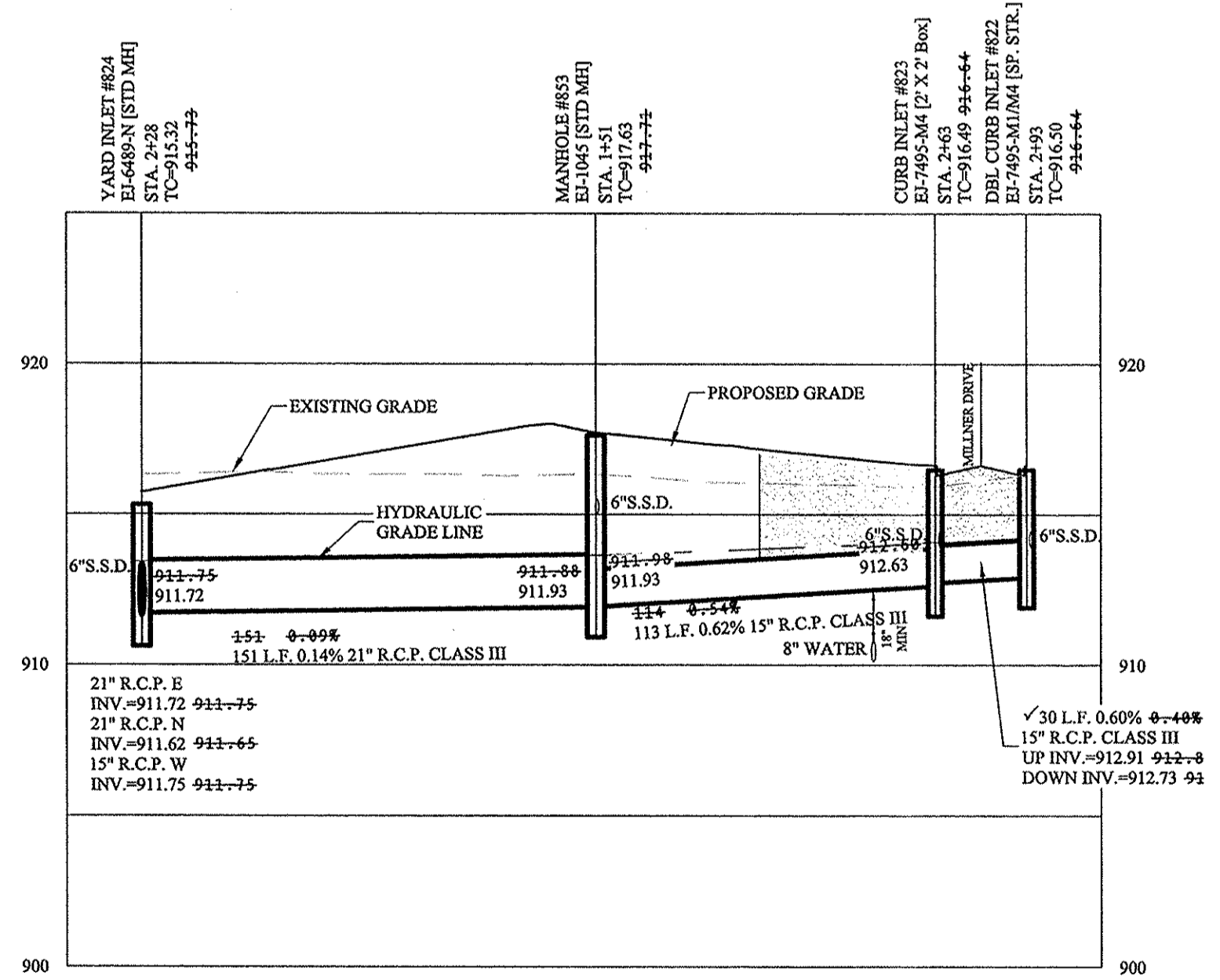
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SCALE: 1"=50' HOR.
 1"=5' VERT.



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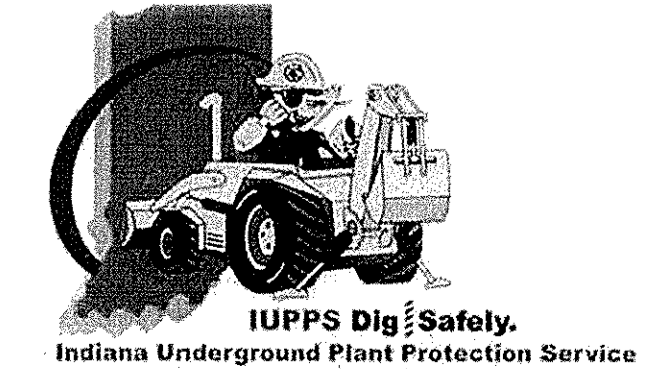
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STORM SYSTEM WITH THE EXCEPTION OF REAR YARD SSDS, STORM SEWERS FOR THIS DEVELOPMENT WILL BE PUBLIC.

RECORD DRAWING
 "Section One Only"
 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 10/11/2016

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



FINAL PLANS

03/15/16

ASBUILTS

10/06/16

REVISED ORAMOND AVENUE CL GRADERS

10/04/16

REVISED PLANS PER REVIEW COMMENTS

02/26/16

ISM

01/29/16

REVISED PLANS PER REVIEW COMMENT LETTERS

ISM

DATE

MARK

BY

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

CERTIFIED: 11/20/2015

David J. Stoepelwerth

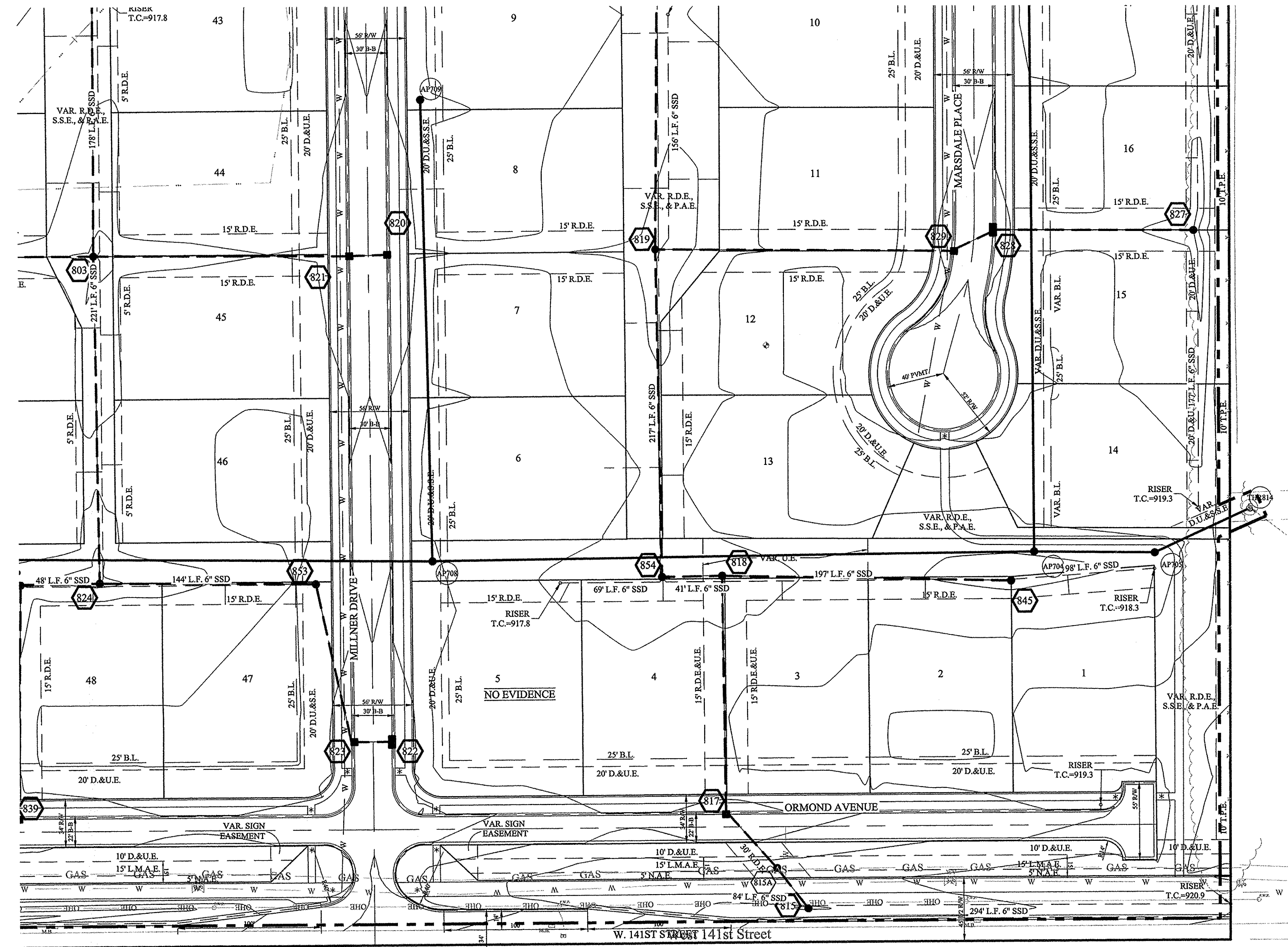
STOEPPELWERTH
 A I W A Y S O N
 7965 East 106th Street, Fishers, IN 46038-2905
 phone: 317.949.5935 fax: 317.949.5942

STORM SEWER PLAN & PROFILE
ALBANY PLACE
 HAMILTON COUNTY, INDIANA
 CLAY TOWNSHIP

DRAWN BY: ADG
 CHECKED BY: BAH

SHEET NO.
C601
 S & A JOB NO.
 44855DRE

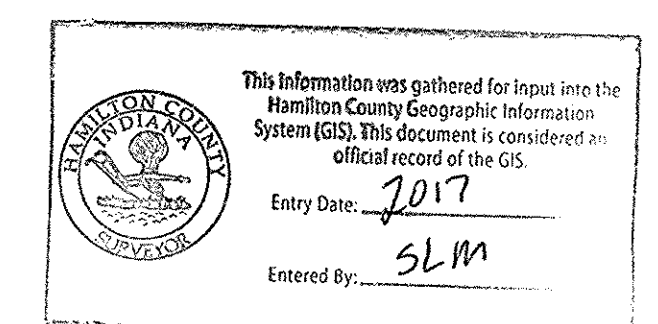
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 Plotted / By: October 12, 2016 9:24:37 AM / Andre Guyon



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■ DENOTES FULL DEPTH GRANULAR BACKFILL SEE RCP TRENCH DETAIL SHEET C802

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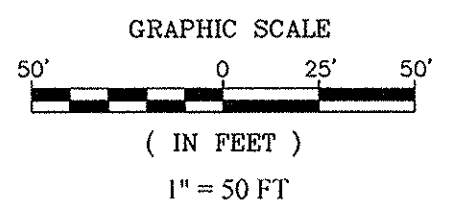
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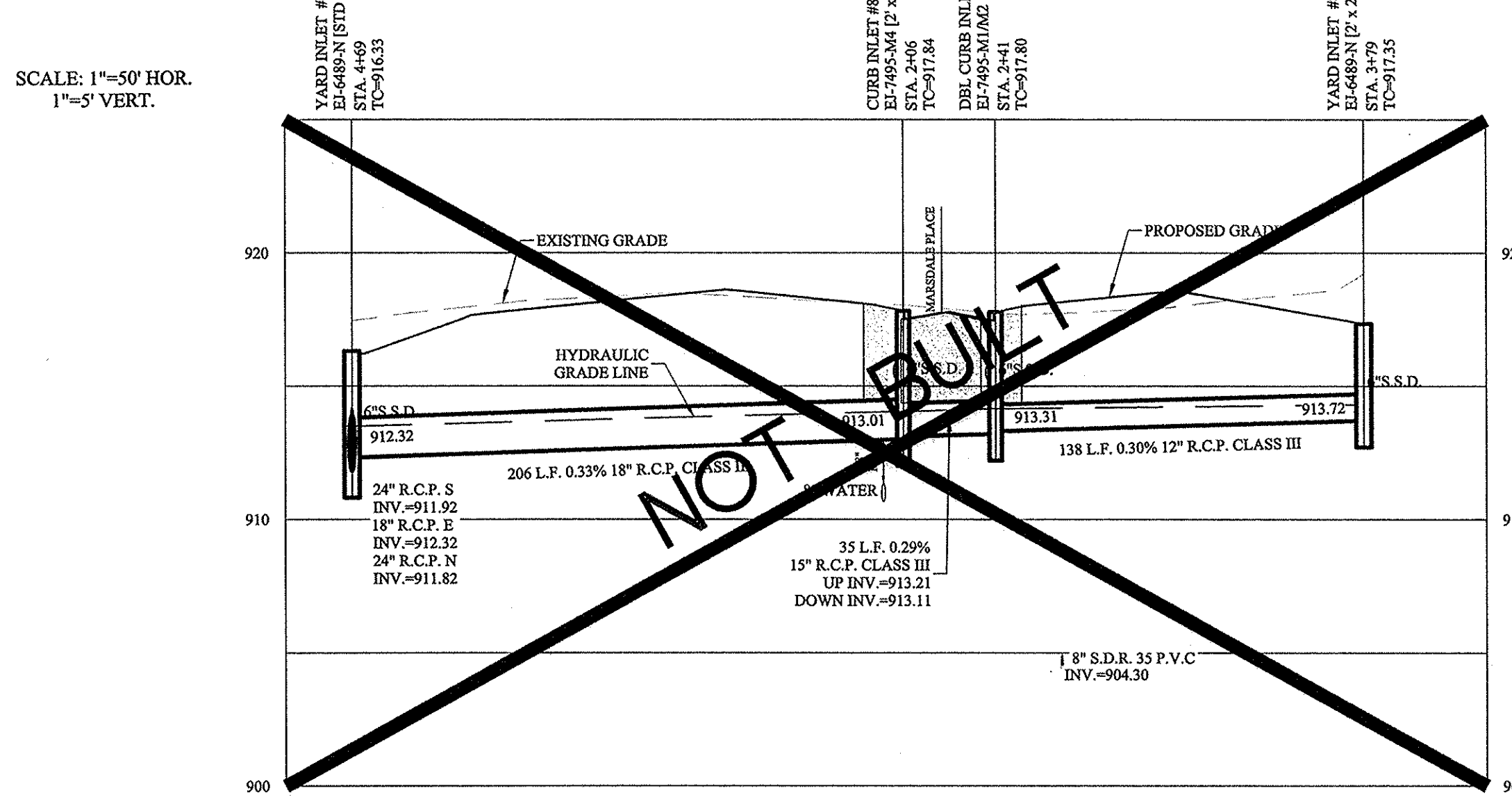
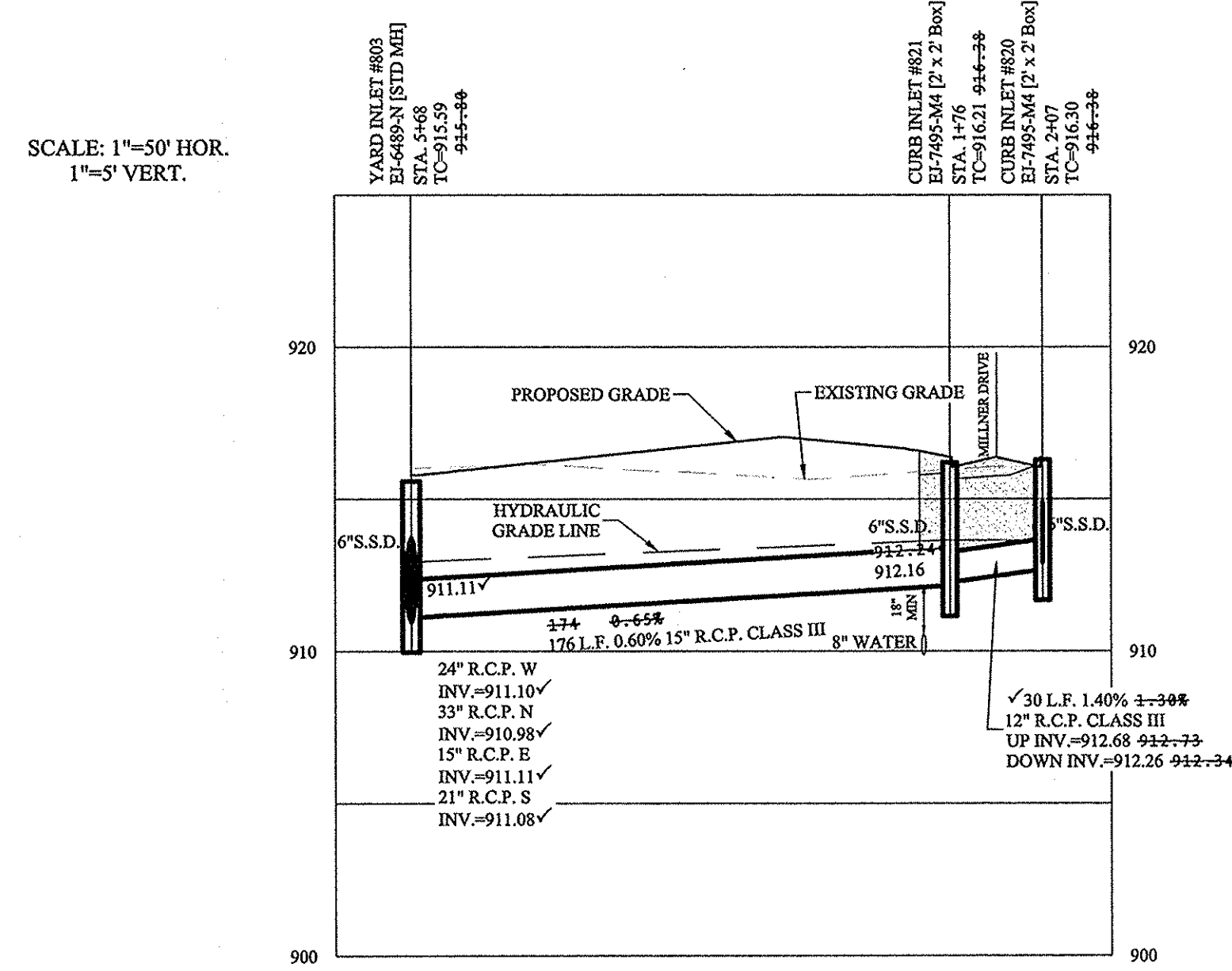
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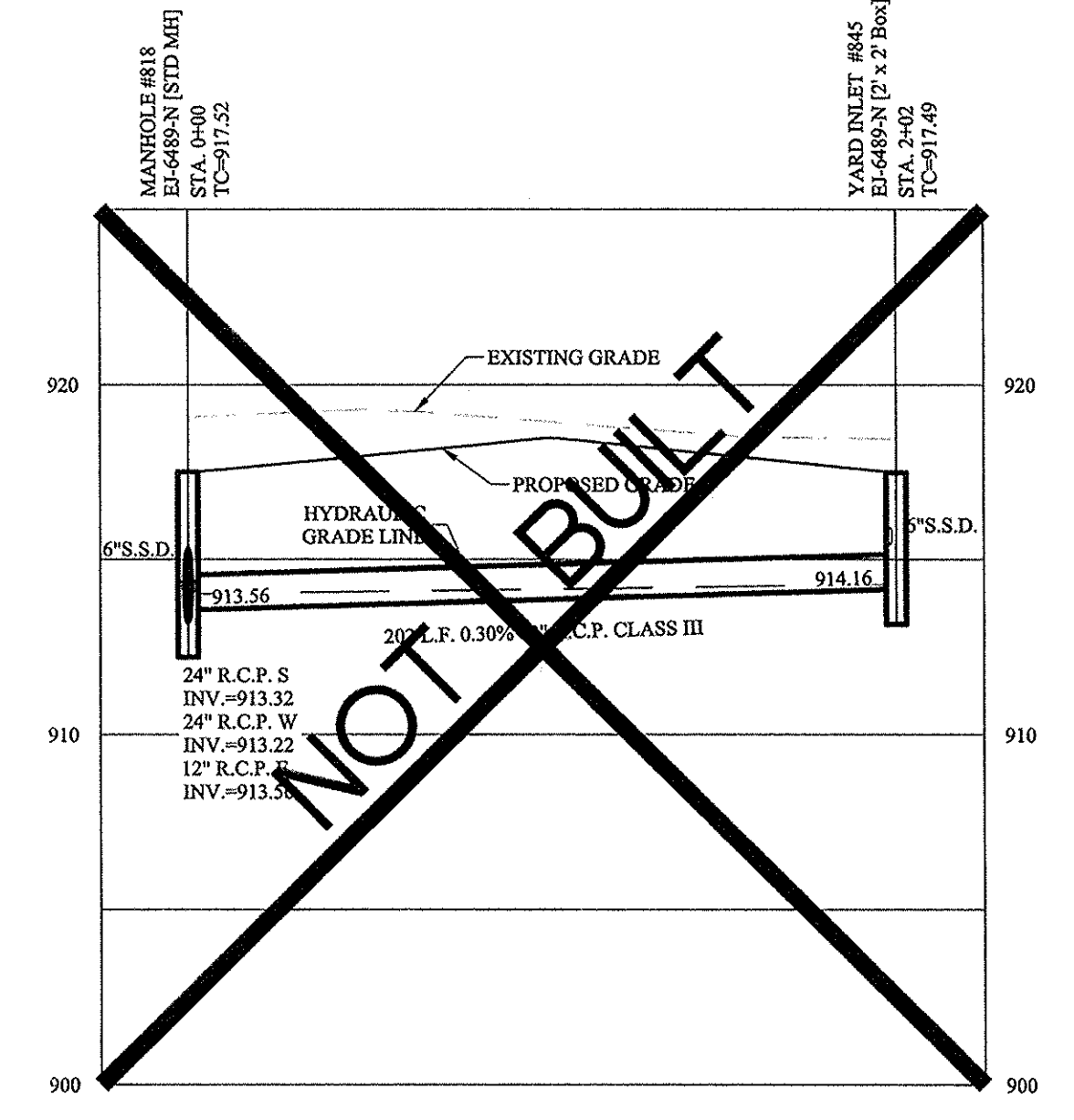


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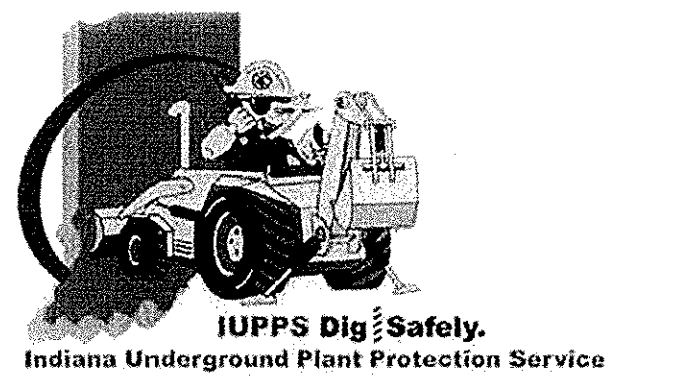


SCALE: 1"=50' HOR.
 1"=5' VERT.



RECORD DRAWING
 "Section One Only"

Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 10/11/2016



FINAL PLANS	03/15/16	NO. 19358	REGISTERED PROFESSIONAL ENGINEER	STATE OF INDIANA
ASBUILTS	10/06/16	NO. 19358	REGISTERED PROFESSIONAL ENGINEER	STATE OF INDIANA
REVISED PLANS PER REVIEW COMMENTS	10/26/16	NO. 19358	REGISTERED PROFESSIONAL ENGINEER	STATE OF INDIANA
REVISED PLANS PER REVIEW COMMENTS	01/01/16	NO. 19358	REGISTERED PROFESSIONAL ENGINEER	STATE OF INDIANA
REVISIONS	DATE	MARK	BY	

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APPROVED: 11/20/2015
 David J. Stoppelwirth

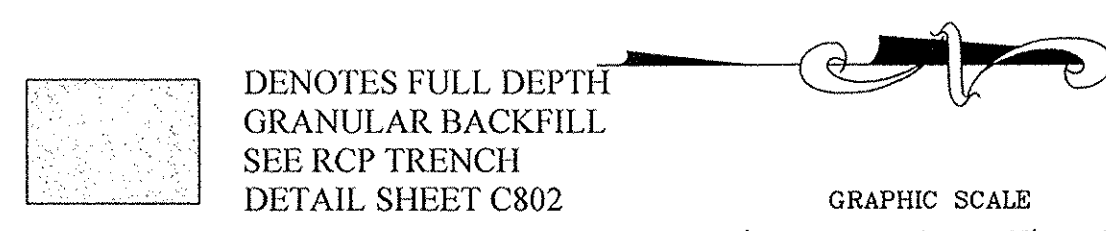
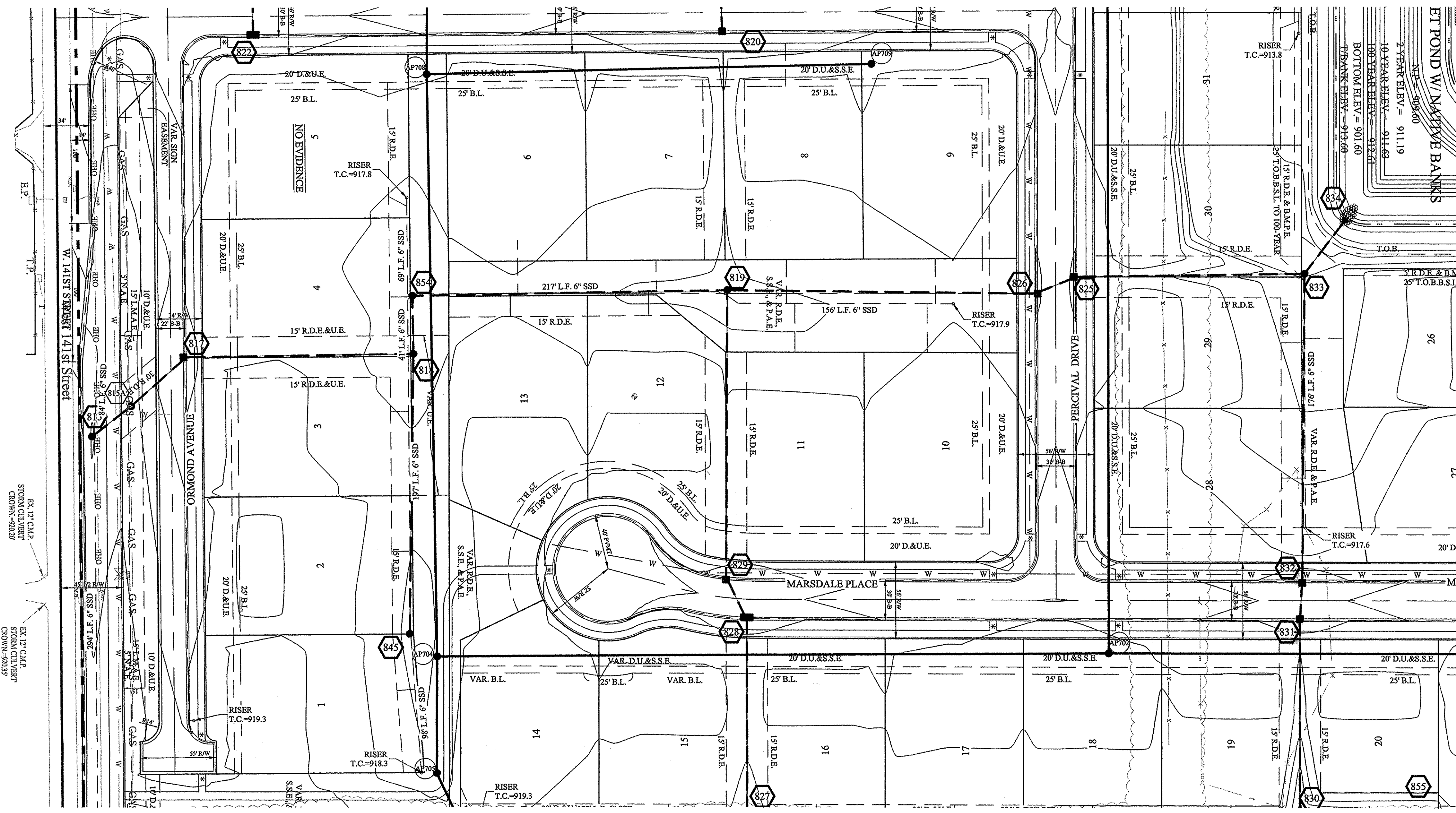
STOEPPELWERTH
 ALWAYS ON
 7945 Pen 10th Street, Fishers, IN 46038-2595
 phone: 317.685.5935 fax: 317.689.5942

CLAY TOWNSHIP
 HAMILTON COUNTY, INDIANA

STORM SEWER PLAN & PROFILE
 ALBANY PLACE

DRAWN BY: ADG
 CHECKED BY: BAH

SHEET NO. C602
 S.A. 208-ND
 4485DRE



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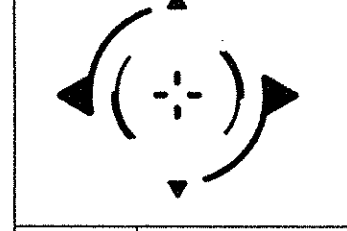
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NO.	DATE	REVISIONS
1	03/15/16	FINAL PLANS

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CERTIFIED: 11/20/2015
 David J. Stappewerth
 REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA

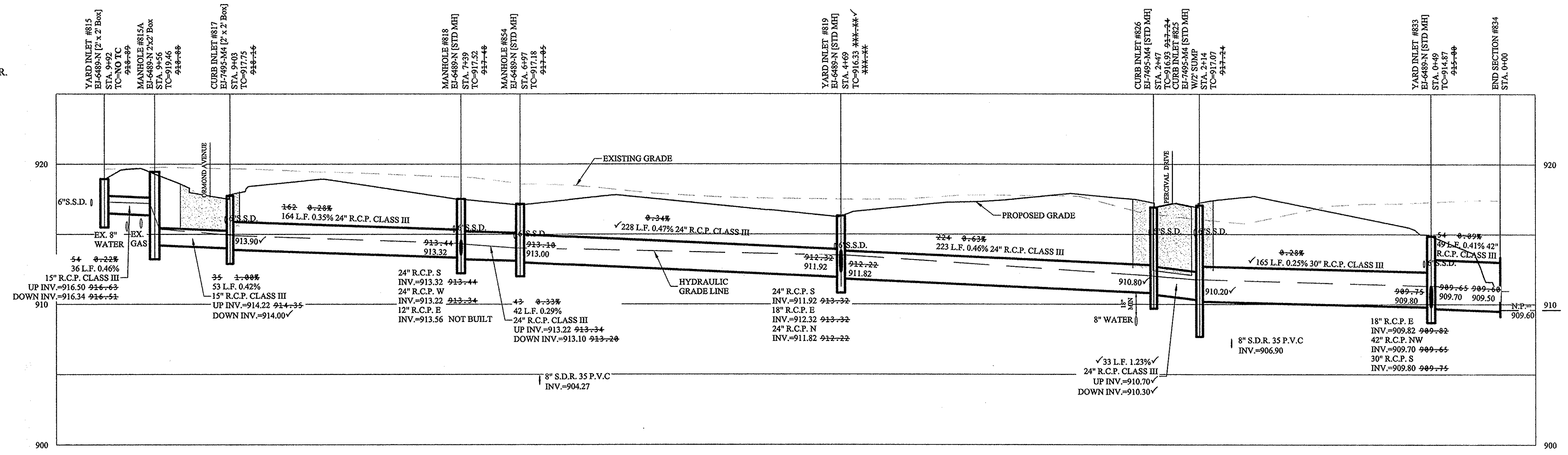
STOEPPELWERTH
 ALWAYS ON
 7965 East 110th Street, Fishers, IN 46038-2005
 phone: 317.949.5935 fax: 317.949.5942



HAMILTON COUNTY, INDIANA
 CLAY TOWNSHIP
STORM SEWER PLAN & PROFILE
ALBANY PLACE

DRAWN BY:	ADG	CHECKED BY:	BAH
SHEET NO.			
C603			
S.E.A. JOB NO.			
4485DRE			

1" HOR.
 T.



STORM SEWER NOTE

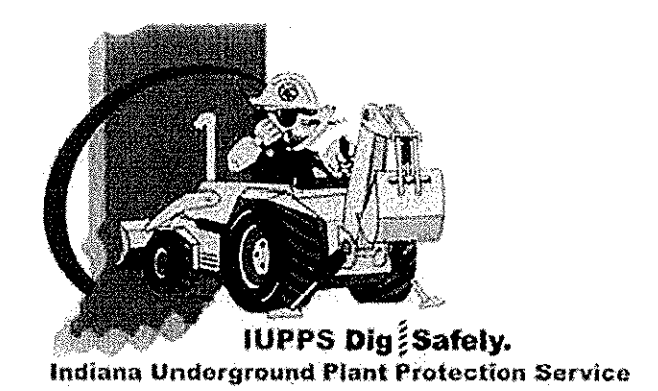
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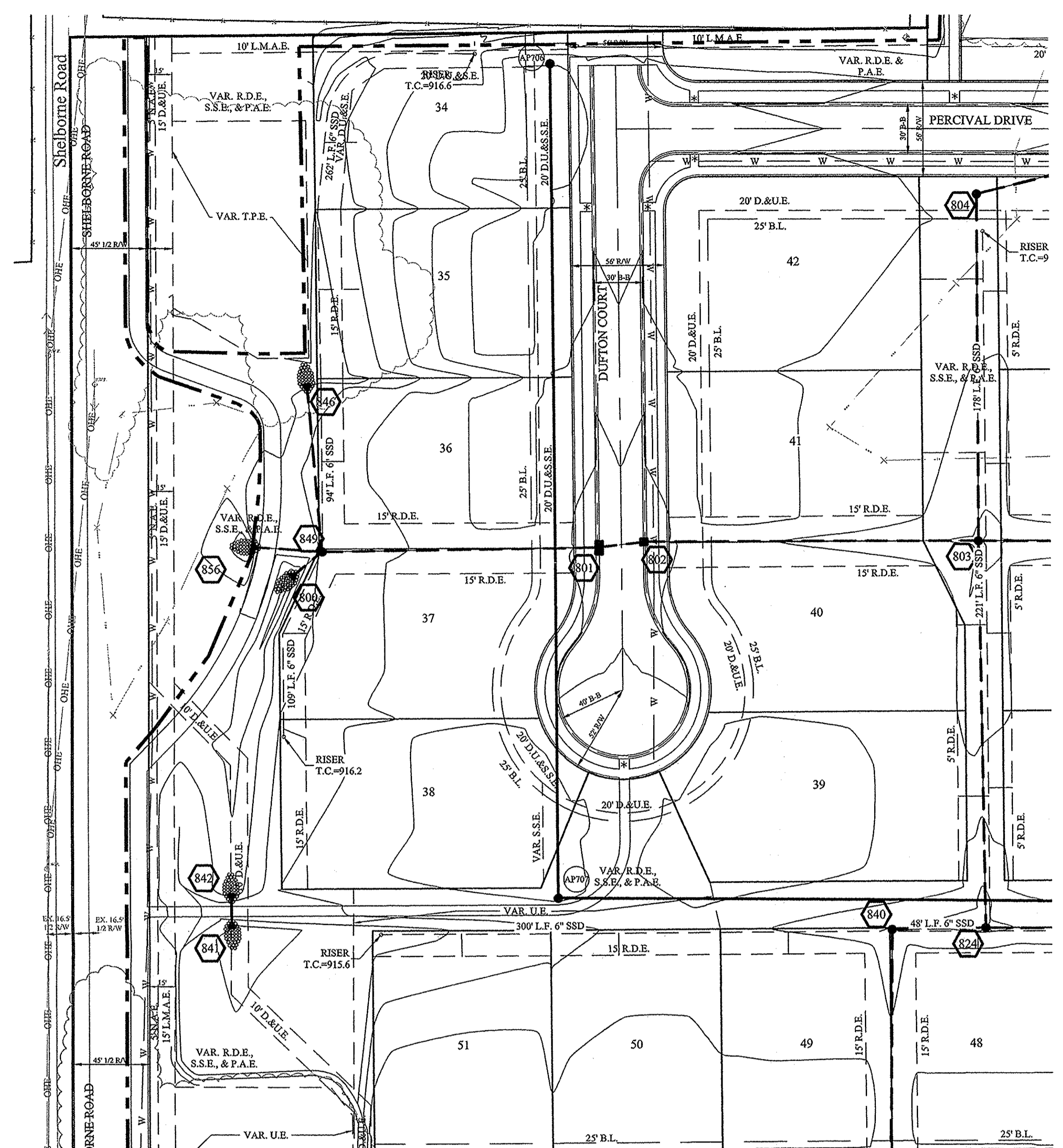
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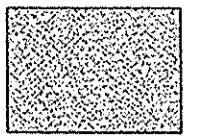
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RECORD DRAWING
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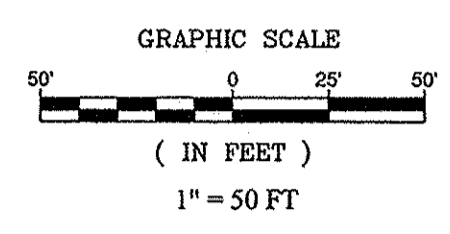
Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 10/11/2016
 DENNIS D. OLMSTEAD
 REGISTERED
 No. 900012
 STATE OF INDIANA
 LAND SURVEYOR






 DENOTES FULL DEPTH GRANULAR BACKFILL SEE RCP TRENCH DETAIL SHEET C802

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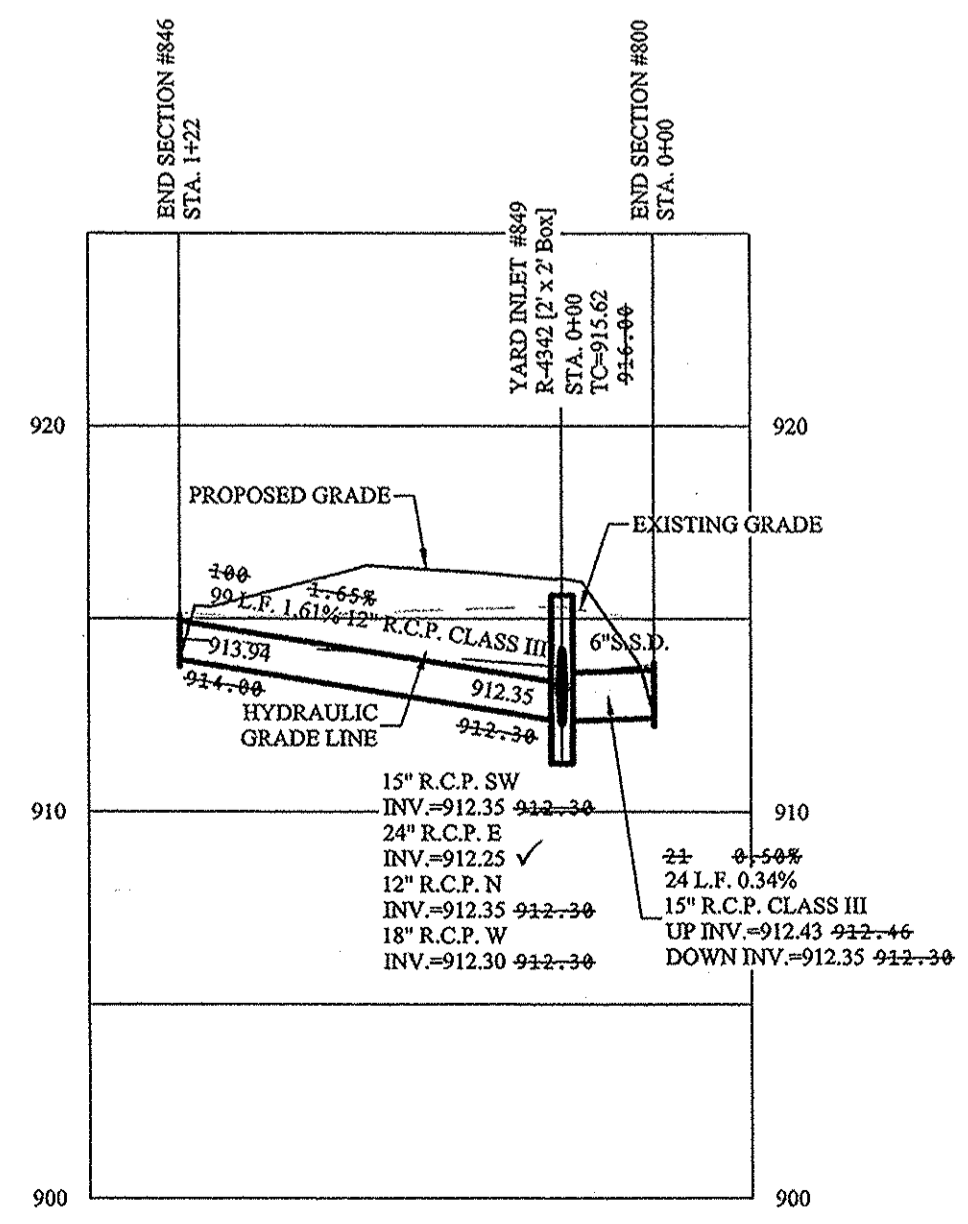
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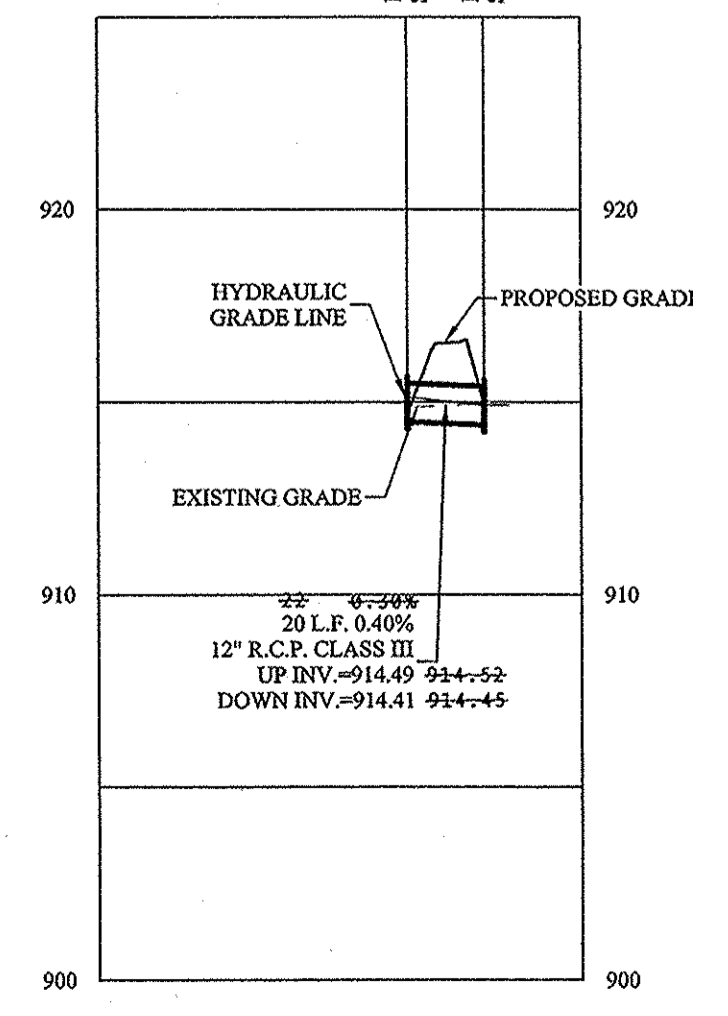
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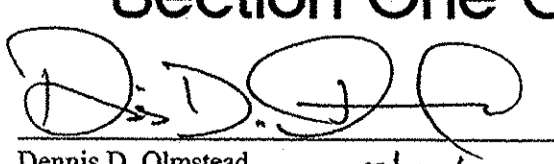
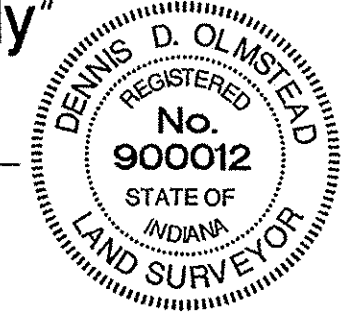
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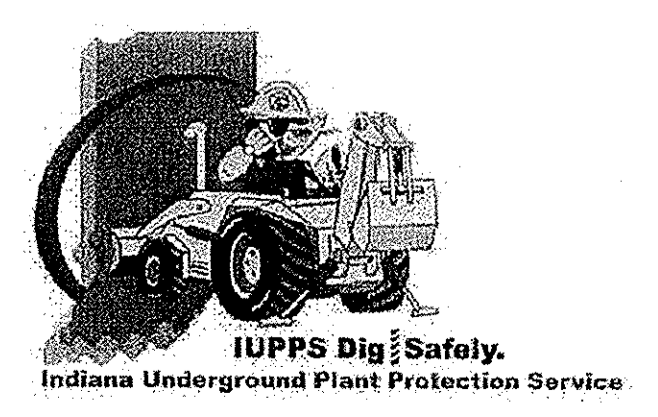


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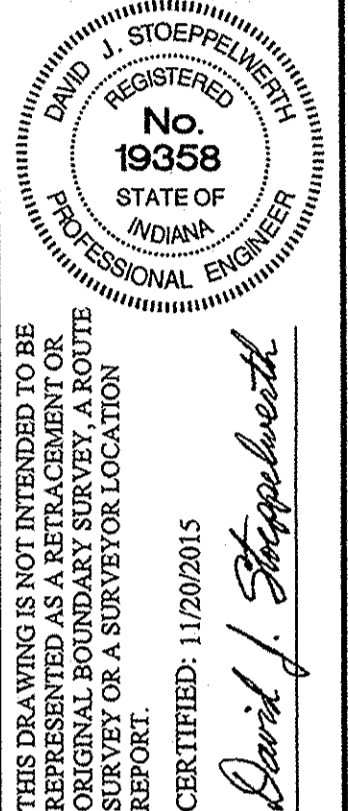


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RECORD DRAWING
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 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 7/20/2017




FINAL PLANS
 08/15/16
 AS BUILTS
 07/20/17
 REVISED PLANS PER REVIEW COMMENTS
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 REVISED PLANS PER REVIEW COMMENTS
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 MARK
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 BY

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 CERTIFIED: 11/20/2015


STOEPPELWERTH
 ALWAYS ON
 7945 East 10th Street, Fishers, IN 46038-5005
 phone: 317.849.5935 fax: 317.849.5942

STORM SEWER PLAN & PROFILE
ALBANY PLACE
 HAMILTON COUNTY, INDIANA
 CLAY TOWNSHIP

DRAWN BY: ADG
 CHECKED BY: BAH
 SHEET NO.
C604
 S & A JOB NO.
 44855DRE

File Name: S:\44855DRE\DWG\C600 Storm Sewer Plan & Profile.dwg - C804
 Modified / By: July 20, 2017 10:24:34 AM / cesposito
 Plotted / By: July 20, 2017 10:25:03 AM / Christian Esposito