

K.L.W.

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 2 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 2 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	436 ft.	18" RCP	421 ft.
15" RCP	203 ft.	6' SSD	4,449 ft.

The total length of the drain will be 5,509 feet.

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:

Curblin SSD in Streets:

Marsdale Place
 Percival Drive
 Marsdale Court

Rear Yard SSDs:

Rear yard lots 14 and 15 from Str. 827 running south to riser
 Rear yard lots 16 to 19 from Str. 827 to Str. 830
 Rear yard lot 20 from Str. 830 to Str. 855
 Rear yard lots 23 to 23 from Str. 855 running north to riser
 Rear yard lots 24 and 25 from Str. 848 running east to riser
 Rear yard lots 26 and 27 from Str. 833 running east to riser

Rear yard lots 31 and 32 from Str. 807 running east 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.

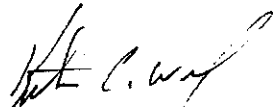
I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$65.00 per platted lot, \$10.00 per 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 \$1,833.60.

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.

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 2 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

**Gasb 34 Asset Price &
Drain Length Log**

Drain-Improvement: Albany Place Sec. 2

Drain Type:	Size:	Length	Length (DB Query)	Length Reconcile	If Applicable	
					Price:	Cost:
RCP	12	436	436	∅	\$26.25 ^{LF}	11,445 ⁰⁰
RCP	15	203	203	∅	\$31.00 ^{LF}	6,293 ⁰⁰
RCP	18	421	421	∅	\$35.50 ^{LF}	14,945 ⁵⁰
SSD	6	4449	4449	∅	\$10.50 ^{LF}	46,714 ⁵⁰
Inlets - Yard & Curb	—————			11 @	\$3200 ⁰⁰	35,200 ⁰⁰
12" End Section	—————			1 @	\$1350 ⁰⁰	1350 ⁰⁰
Swales		877			\$10 ⁵⁰ ^{LF}	9208 ⁵⁰

Sum: ——— ——— ——— \$125,155⁵⁰

Final Report: _____

Comments:
 Constr.
Numbers are based on plans. Unit Cost is based upon Albany Place Sec. 1 Engineer's Estimate.

FINDINGS AND ORDER

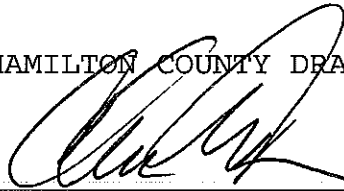
CONCERNING THE MAINTENANCE OF THE

Little Eagle Creek Drain, Albany Place Section 2 Arm

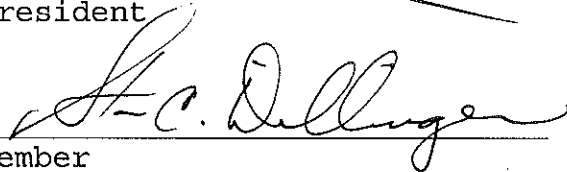
On this 25th day of July, 2016, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Little Eagle Creek Drain, Albany Place Section 2 Arm*.

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.

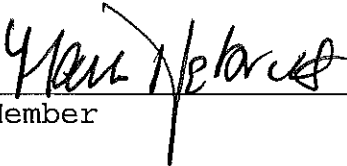
HAMILTON COUNTY DRAINAGE BOARD



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	NA	NA
--> Not Applicable - Property annexed by City of Carmel and governed by Carmel MS4 permit.				
	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 2 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 2 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 2 Arm

NOTICE

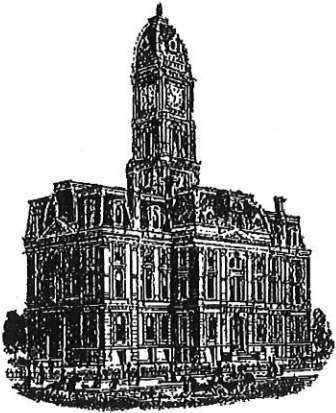
Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **July 25, 2016** has issued an order adopting the Schedule of Assessments, filed the same and made public announcement thereof at the hearing and ordered publication. If judicial 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

KLW



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

To: Hamilton County Drainage Board

May 1, 2019

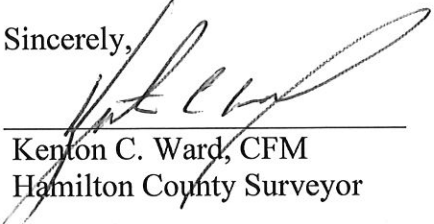
Re: Little Eagle Creek Drain – Albany Place Sec. 2

Attached are as-built, certificate of completion & compliance, and other information for Albany Place Section 2. 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 50-52) The changes are as follows: the 12" RCP was shortened from 436 feet to 430 feet. The 15" RCP was shortened from 203 feet to 199 feet. The 18" RCP was lengthened from 421 feet to 427 feet. The 6" SSD was lengthened from 4,449 feet to 4,460 feet. The length of the drain due to the changes described above is now **5,516 feet**.

The non-enforcement was approved by the Board at its meeting on July 25, 2016 and recorded under instrument #2018051589. Sureties were not submitted by the developer in accordance with IC 36-7-4-709.

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

Sincerely,

Kenton C. Ward, CFM
Hamilton County Surveyor



STOEPPELWERTH

ALWAYS ON

ofc: 317.849.5935
fax: 317.849.5942

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


CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: Albany Place, 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.

Signature:  Date: 10/17/2018

Type or Print Name: Dennis D. Olmstead

Business Address: Stoepfelwerth & Associates, Inc.
7965 East 106th Street, Fishers, Indiana 46038

Telephone Number: (317) 849-5935

SEAL

INDIANA REGISTRATION NUMBER

900012



LAND DEVELOPMENT SUPPORT SOLUTIONS

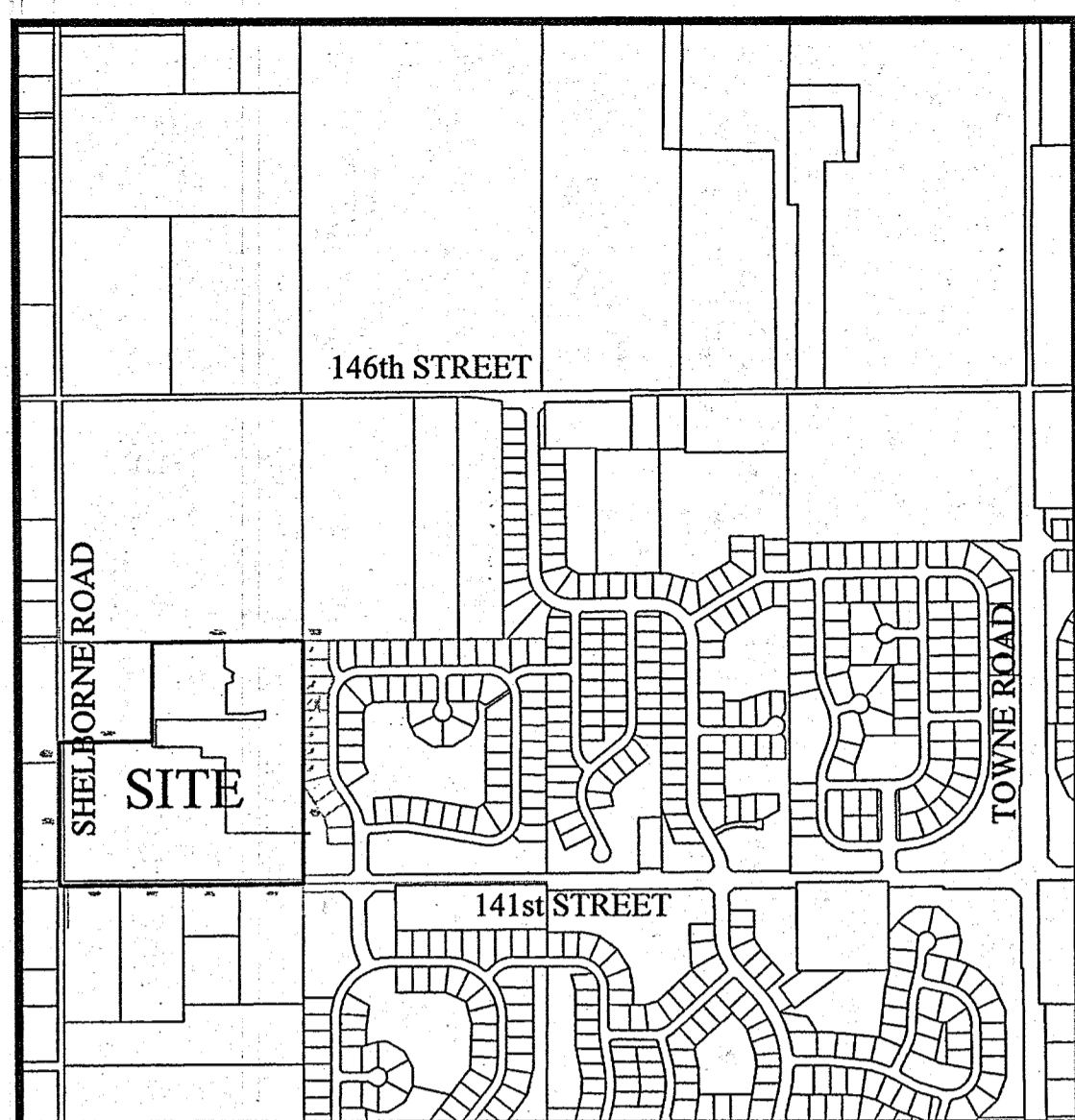
ENGINEERING | SURVEYING

ALBANY PLACE

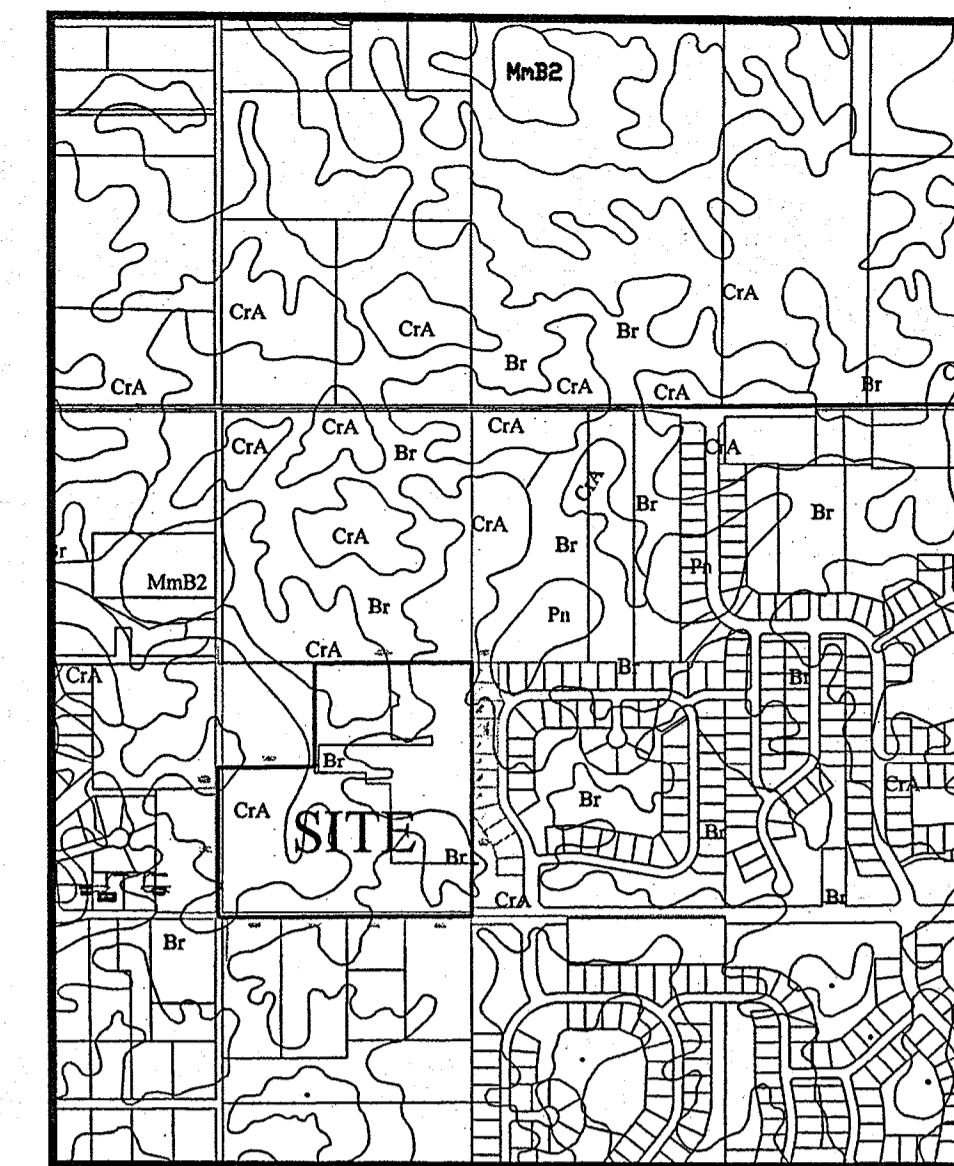
SECTIONS 1 and 2

PLANNED URBAN DEVELOPMENT ZONING

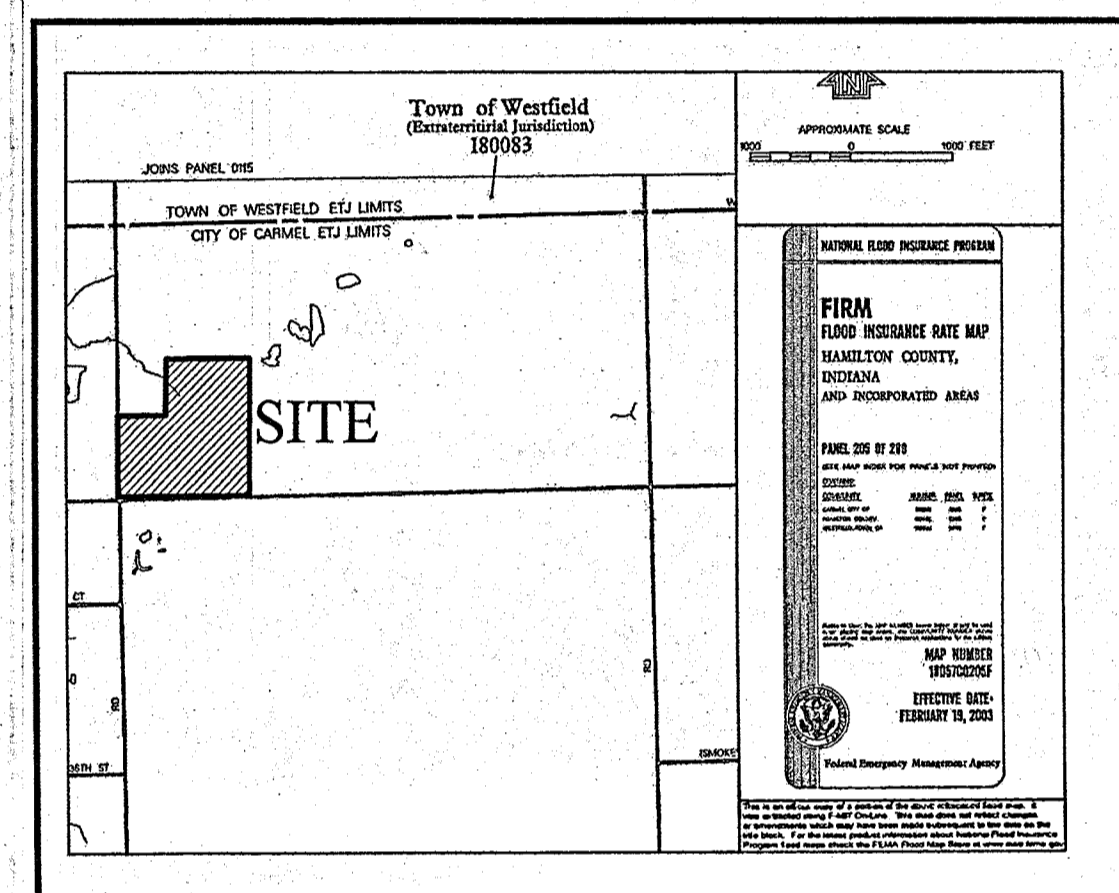
Owner & Developed by:
 Drees Premier Homes, Inc.
 900 East 96th Street, Suite 100
 Indianapolis, Indiana 46240
 Contact: Ty Rinehart
 (317) 710-1021
 TRinehart@dreeshomes.com



LOCATION MAP
SCALE: 1"=1000'



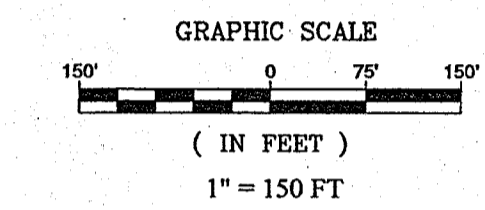
SOILS MAP
SCALE: 1"=1000'



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, 2005.

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
C200, C201, C502, C503, C602, C603, C605, C606, C71, C700, C701	ASBUILTS - 10/08/18 - JAW



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	

Map Unit: Br - Brookston silt clay loam

Br--Brookston silt clay loam
 This poorly drained soil has a seasonal high water table 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 silt clay loam and has moderate to 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.

Map Unit: Cra - Crosby silt loam, 0 to 2 percent slopes

Cra--Crosby silt loam, 0 to 2 percent slopes
 This is a somewhat poorly drained soil and has a seasonal high water table 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 to 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.

Pn - Patton silt clay loam

In a typical profile the surface layer is very dark gray and black silt clay loam about 12 inches thick. The subsoil is dark gray, olive gray and light olive gray, mottled, firm silt clay loam about 26 inches thick. The substratum, to a depth of 60 inches, is calcareous and is olive gray and gray silt loam and light silt clay loam. In some areas, the surface layer is less than 12 inches thick or the substratum is stratified loamy material. In some areas calcareous loam till is at a depth of less than 60 inches and part of the subsoil below a depth of 40 inches formed in glacial till. Many areas that are surrounded by eroded soils have an overwash of light colored soil material on the original surface layer.

DESIGN DATA

51 LOTS
 33.839 AC. = 1.51 LOTS/ACRE

ORMOND AVENUE	1,092.00 L.F.
MILLNER DRIVE	722.02 L.F.
PERCIVAL DRIVE	826.41 L.F.
DUFTON COURT	330.04 L.F.
MARSDALE PLACE	916.66 L.F.
MARSDALE COURT	153.86 L.F.
TOTAL	4,040.99 L.F.

DESIGN SPEED LIMIT: 25 M.P.H.

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 780.50 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 39 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

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:

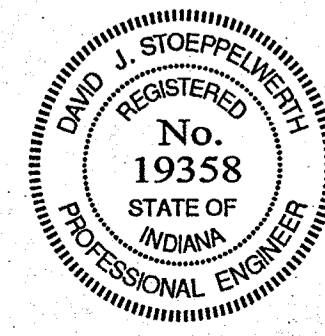
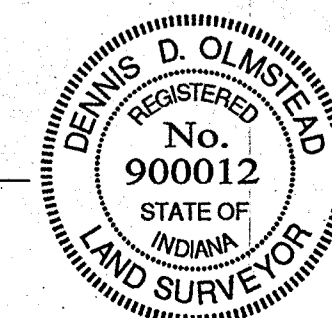
David J. Stoepfelwerth
 DAVID J. STOEPPELWERTH
 PROFESSIONAL ENGINEER
 No. 19358

11/20/15
 DATE

RECORD DRAWING

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: 2019
 Entered By: SLM

Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 10/16/2018



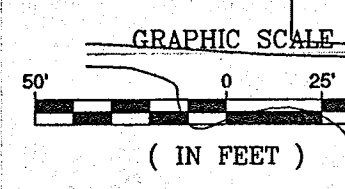
MATCHLINE "A"
SEE SHEET C201

STEVEN J. &
KIMBERLY S. BABB
PARCEL
#17-09-19-00-00-005.202

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: 2019

Entered By: SLM



UTILITY RELOCATIONS REQUIRED BY THE PROJECT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. UTILITY LINE RELOCATIONS REQUIRED FOR ROAD PROJECTS THAT RESULT IN A CONFLICT WITH PROPOSED DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RESOLVE WITH THE UTILITY. EXISTING POLE LINES REQUIRED TO BE RELOCATED TO WITHIN ONE FOOT OF PROPOSED RIGHT-OF-WAY LINE.

DRAINAGE SUMMARY
OVERALL
Overall Site Acreage = 53.35
(Above acreage includes Tallyn's Ridge, which is a part of a combined Master Drainage Model)

Tallyn's Ridge	Albany Place	Shelborne/141st R/W
18.5 Ac.	32.65 Ac.	2.2 Ac.

Allowable Rate Calculation:
0.1 cfs/acre = 10-yr 0.30 cfs/acre = 100-yr

Allowable (Based off 53.35 Ac. +/-)	10 Yr.	100 Yr.
	5.335 cfs	16.005 cfs
Post Developed	10 Yr.	100 Yr.
	3.132 cfs	6.498 cfs
Direct discharge	1.736 cfs	3.371 cfs
Total	4.868 cfs	9.869 cfs

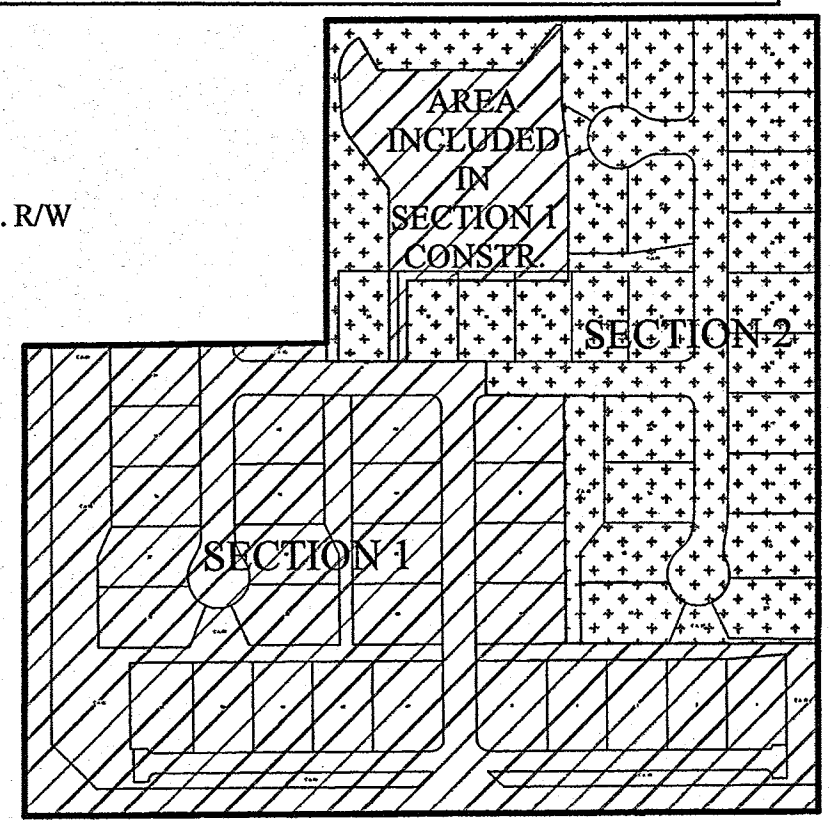
VOLUME DETENTION REQUIRED
Wet Pond/Constructed Wetland = 192,912

VOLUME DETENTION PROVIDED
Wet Pond/Constructed Wetland = 301,158

VOLUME DETENTION REQUIRED
There is no offsite to Lake #1

FOR WATER LOCATES
CONTACT: CARMEL UTILITIES
(317) 571-2648

FOR SANITARY SEWER LOCATES
CONTACT: CLAY TOWNSHIP
REGIONAL WASTE DISTRICT
(317) 844-9200



RECORD DRAWING

Dennis D. Olnstead
Registered Land Surveyor
No. 900012

10/16/2018



- 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 1-800-382-5544 within Indiana or 1-800-428-5200 outside Indiana.
 - 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
- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- ADA RAMP TO BE INSTALLED
- 4" SSD TO LOT
- RISER TC (SEE SUB-SURFACE DRAIN PLAN SHEET C602)
- 6" DUAL WALL HANCOR HI-Q TYPE 4 SSD

LEGEND

- REAR R. MFGP-XXXX
- 25 757.5
- FRONT RAW MFGP-XXXX
- MINIMUM FINISH FLOOR ELEVATION IS BASED OFF OF THE BELOW
- (1) FOOT ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE, WHICHEVER IS LOWEST.
- 2.5" (1.25') ABOVE THE ROAD ELEVATION
- 3. 6" (0.5') ABOVE THE MLAG
- MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)

BENCHMARK INFO

VERTICAL DATUM SHALL BE BASED ON NORTH AMERICAN VERTICAL DATUM, NAVD 88.
HORIZONTAL DATUM SHALL BE BASED ON INDIANA STATE PLANE COORDINATES, NAD83.
HORIZONTAL CONTROL/CORRDINATE:
BM DNR
DNR HAM 40 1989 NAVD 88
ELEV.=906.076

TBM #3
R.R. SPIKE SET 1' UP ON THE NORTH SIDE OF POWER POLE 074697. SAID POLE IS THE 4TH POLE EAST OF THE INTERSECTION OF 146TH & SHELBORNE ON THE SOUTHSIDE OF 146TH STREET. 1ST POLE WEST OF BUCKEYE GAS CROSSING.

ELEV.=914.51

REFER TO SHEET C201 FOR NOTES AND SHEET C202 FOR STORM STRUCTURE AND PIPE TABLES

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 STRUCTS. CONFLICTS AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.

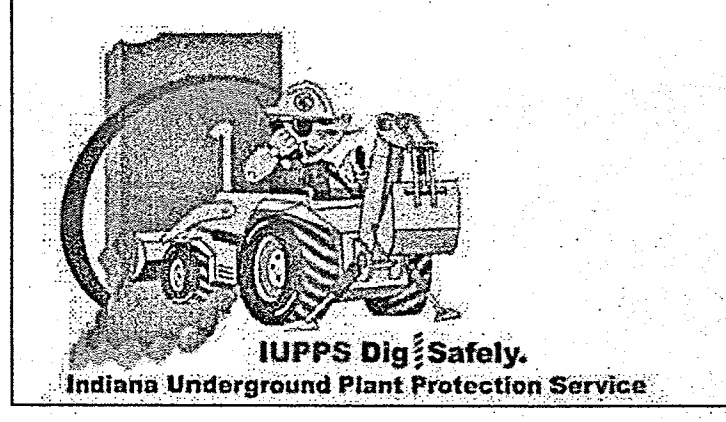
FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A FLOODWAY OR FLOOD PLAIN PER FIRM 18057C0205F DATED FEB. 19, 2003

VEGETATIVE COVER
EXISTING SITE CONSIST MOSTLY OF GRASS AND WEEDS WITH WOODS ON THE SITE.

ADJACENT PROPERTIES
NORTH: AGRICULTURE
EAST: RESIDENTIAL
SOUTH: RESIDENTIAL
WEST: AGRICULTURE



Know what's below.
Call before you dig.



FINAL PLANS

6/21/16

ASBULLIS

REVISIONS

DATE

MARK

NO. 19358

STATE OF INDIANA

PROFESSIONAL ENGINEER

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

11/20/2015

David J. Stoepelwerth

ALWAYS ON

795 East 106th Street, Ellettsville, IN 46035-2805

Phone: 317.847.9525 Fax: 317.847.9492

HAMILTON COUNTY, INDIANA

CLAY TOWNSHIP

SITE DEVELOPMENT PLAN

ALBANY PLACE

DRAWN BY: ADG

CHECKED BY: BAH

SHEET NO. C200

SA A JOB NO. 44855DRE

NOTES TO CONTRACTOR:

ALL PADS SHOULD BE TESTED TO ASSURE A COMPACTION OF AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST METHOD.

ANY PRIVATE TILES LOCATED ON THIS SITE WILL NEED TO BE LOCATED; BREAKERS SET AT THE DOWNSTREAM PROPERTY LINE AND CRUSHED OR REMOVED ACROSS THIS SITE. IF ANY OF THESE TILES EXTEND BEYOND THE LIMITS OF THIS PROJECT, THEY WILL NEED TO BE PROVIDED A POSITIVE OUTLET AND ALLOWED TO CONTINUE TO FUNCTION, AS IT IS ILLEGAL TO BLOCK OFF A PRIVATE "MUTUAL" TILE.

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.

CONTRACTOR SHALL CONTACT THE DEPARTMENT OF ENGINEERING TO SCHEDULE A PRE-CONSTRUCTION MEETING TO REVIEW THE DEPARTMENT'S CONSTRUCTION REQUIREMENTS, STAFF NOTIFICATION REQUIREMENTS, REQUIRED INSPECTIONS FOR CERTAIN STAGES OF WORK TO REVIEW THE AUTHORITY OF THE DEPARTMENT AS IT RELATES TO WORK WITHIN THE EXISTING AND PROPOSED CITY R/W.

EXISTING PAVEMENT TO BE SAW CUT TO A CLEAN EDGE ADJACENT TO ANY WIDENING, AUXILIARY LANES, ETC.

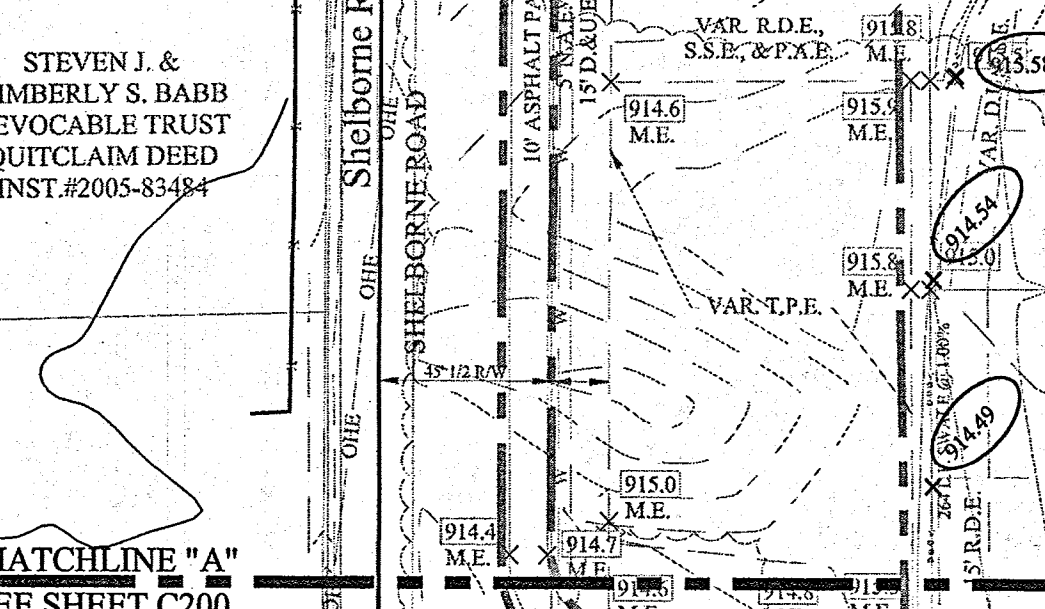
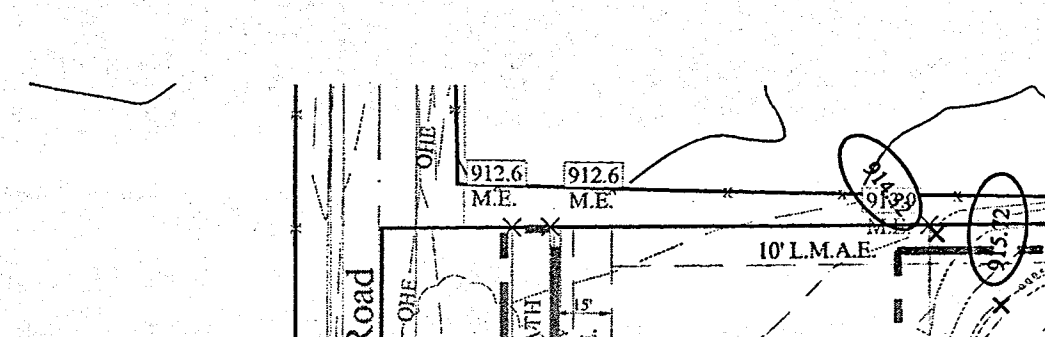
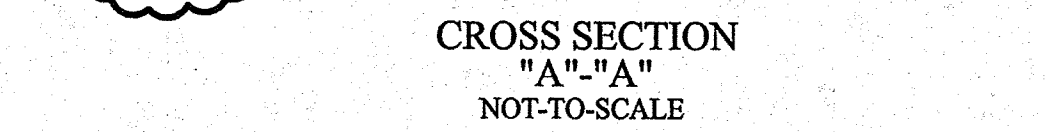
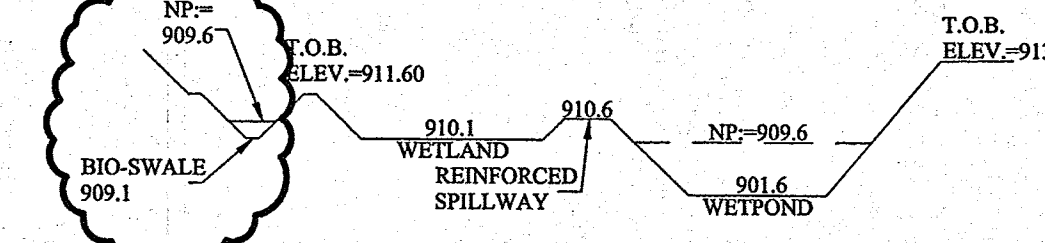
NO EARTH DISTURBING ACTIVITY MAY TAKE PLACE WITHOUT AN APPROVED STORM WATER MANAGEMENT PERMIT.

THERE IS TO BE NO DRIVEWAY ENCROACHMENTS INTO EASEMENTS BETWEEN LOTS.

IF IT WILL BE NECESSARY TO RELOCATE EXISTING UTILITIES, THE EXPENSE OF SUCH RELOCATION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. ALL UTILITY POLES SHALL BE LOCATED WITHIN ONE-FOOT OF THE PROPOSED RIGHT-OF-WAY.

DAMAGE TO THE EXISTING RIGHT-OF-WAY SHALL BE RESTORED/REPAIRED TO THE SATISFACTION OF THE CITY AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR IS ENCOURAGED TO INSPECT THE RIGHT-OF-WAY WITH THE CITY PRIOR TO THE START OF CONSTRUCTION TO DOCUMENT THE EXISTING CONDITION OF THE RIGHT-OF-WAY.

ALL PAVING WITHIN THE EXISTING AND PROPOSED RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF ENGINEERING.



UTILITY RELOCATIONS REQUIRED BY THE PROJECT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. UTILITY LINE RELOCATIONS REQUIRED FOR ROAD PROJECTS THAT RESULT IN A CONFLICT WITH PROPOSED DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RESOLVE WITH THE UTILITY. EXISTING POLE LINES REQUIRED TO BE RELOCATED TO WITHIN ONE FOOT OF PROPOSED RIGHT-OF-WAY LINE.

FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A FLOODWAY OR FLOOD PLAIN PER FIRM 18057C0205F DATED FEB. 19, 2003

VEGETATIVE COVER
EXISTING SITE CONSIST MOSTLY OF GRASS AND WEEDS WITH WOODS ON THE SITE.

ADJACENT PROPERTIES
NORTH: AGRICULTURE
EAST: RESIDENTIAL
SOUTH: RESIDENTIAL
WEST: AGRICULTURE

DRAINAGE SUMMARY
REFERENCE SHEET C200 FOR DRAINAGE SUMMARY INFORMATION.

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.

NOTE:
ALL PAVING WITHIN THE EXISTING AND PROPOSED CITY RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF ENGINEERING. THE CONTRACTOR SHALL CONTACT THE DEPARTMENT OF ENGINEERING TO SCHEDULE A PRE-CONSTRUCTION MEETING TO REVIEW THE DEPARTMENT'S CONSTRUCTION REQUIREMENTS, STAFF NOTIFICATION REQUIREMENTS, REQUIRED INSPECTIONS FOR CERTAIN STAGES OF THE WORK AND TO REVIEW THE AUTHORITY OF THE DEPARTMENT AS IT RELATES TO WORK WITHIN THE EXISTING AND PROPOSED CITY RIGHT-OF-WAY.

REFER TO SHEET C200 FOR EARTHWORK NOTES AND SHEET C202 FOR STORM STRUCTURE AND PIPE TABLES

LEGEND

- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED GRADE
- PROPOSED CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- ADA RAMP TO BE INSTALLED
- 4" SSD TO LOT
- RISER TC (SEE SUB-SURFACE DRAIN PLAN SHEET C602)
- 6" DUAL WALL HANCOR HI-Q TYPE 4 SSD

BENCHMARK INFO

BM DNR
DNR HAM 40 1989 NAVD 88
ELEV.=906.076

TBM #3
R.R. SPIKE SET 1' UP ON THE NORTH SIDE OF POWER POLE 074697. SAID POLE IS THE 4TH POLE EAST OF THE INTERSECTION OF 146TH & SHELBORNE ON THE SOUTHSIDE OF 146TH STREET. 1ST POLE WEST OF BUCKEYE GAS CROSSING.
ELEV.=914.51

REAR R.
MFFG=XXXX
25
757.5
MFFG=XXX.X
FRONT RW

MLG XXX.X

FOR WATER LOCATES
CONTACT: CARMEL UTILITIES
(317) 571-2648

FOR SANITARY SEWER LOCATES
CONTACT: CLAY TOWNSHIP REGIONAL WASTE DISTRICT
(317) 844-9200

LEGEND

Minimum Flood Protection Grades From Sections 104.02, 202.06 and 303.07 of the City of Carmel Storm Water Technical Standards Manual

1. Definitions

- Minimum Flood Protection Grade of all structures fronting a pond or open ditch shall be no less than 2 feet above any adjacent 100-year local or regional flood elevations, whichever is greater, for all windows, doors, pipe entrances, window wells, and any other structure member where floodwaters can enter a building.
- Lowest Adjacent Grade is the elevation of the lowest grade adjacent to a structure, where the soil meets the foundation around the outside of the structure (including structural members such as basement walls, patios, decks, porches, support posts or piers, and rim of the window well).

2. Standard: Lowest Adjacent Grade

a. General

- The Lowest Adjacent Grade for residential, commercial, or industrial buildings shall have two feet of freeboard above the flooding source's 100-year flood elevation under proposed conditions.
- For areas outside a Special Flood Hazard Area (SFHA) or FEMA or IDNR designated floodplain:
 - The Lowest Adjacent Grade for all residential, commercial, or industrial buildings adjacent to ponds shall be set a minimum of 2 feet above the 100-year flood elevation or 2 feet above the emergency overflow weir elevation, whichever is higher.
 - The Lowest Adjacent Grade for all residential, commercial, or industrial buildings shall be set a minimum of 2 feet above the highest noted overflow path/pooling elevation across the property frontage.
 - In addition to the Lowest Adjacent Grade requirements, any basement floor must be at least a foot above the normal water level of any wet-bottom pond.

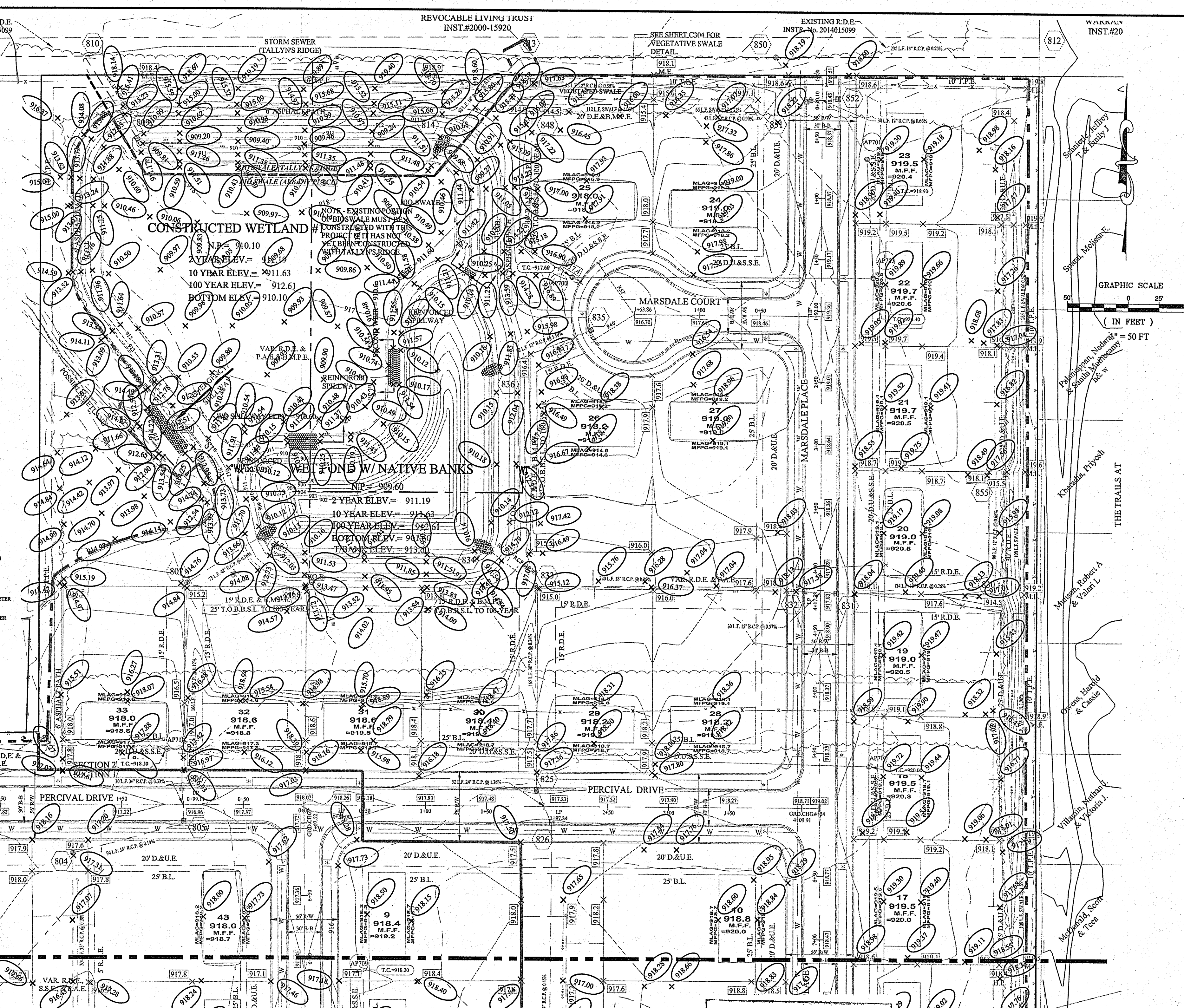
3. Design Notes:

- Each lot that is adjacent to a pond, open ditch or flooding source has a flood protection grade. There are instances where there are multiple different flooding sources for a structure. In this case, there should be a flood protection grade listed for each side of the structure in the event that piping from the structure discharge to either flood source.
- Finished floor elevation on the lowest building entry elevation shall be no less than 6 inches above finished grade around the building. Also, the building's lowest entry elevation that is adjacent to and facing a road shall be a minimum of 15 inches above the road elevation.

RECORD DRAWING

DENNIS D. OLNSTEAD
REGISTERED LAND SURVEYOR
No. 900012
STATE OF INDIANA

10/16/2018



STOEPPELWERTH
ALWAYS ON
705 East 108th Street, Fishers, IN 46038-2905
Phone: 317.845.5955 Fax: 317.845.9492

SITE DEVELOPMENT PLAN
ALBANY PLACE

REVISIONS

NO.	DATE	DESCRIPTION
01/15/16		FINAL PLANS
02/08/18		AS-BUILTS
06/12/16		REVISED INVERT ELEVATIONS
02/26/16		REVISED PLANS PER REVIEW COMMENTS
07/19/16		REVISED PLANS PER REVIEW COMMENTS
		REVISIONS

REGISTERED PROFESSIONAL ENGINEER
No. 19358
STATE OF INDIANA

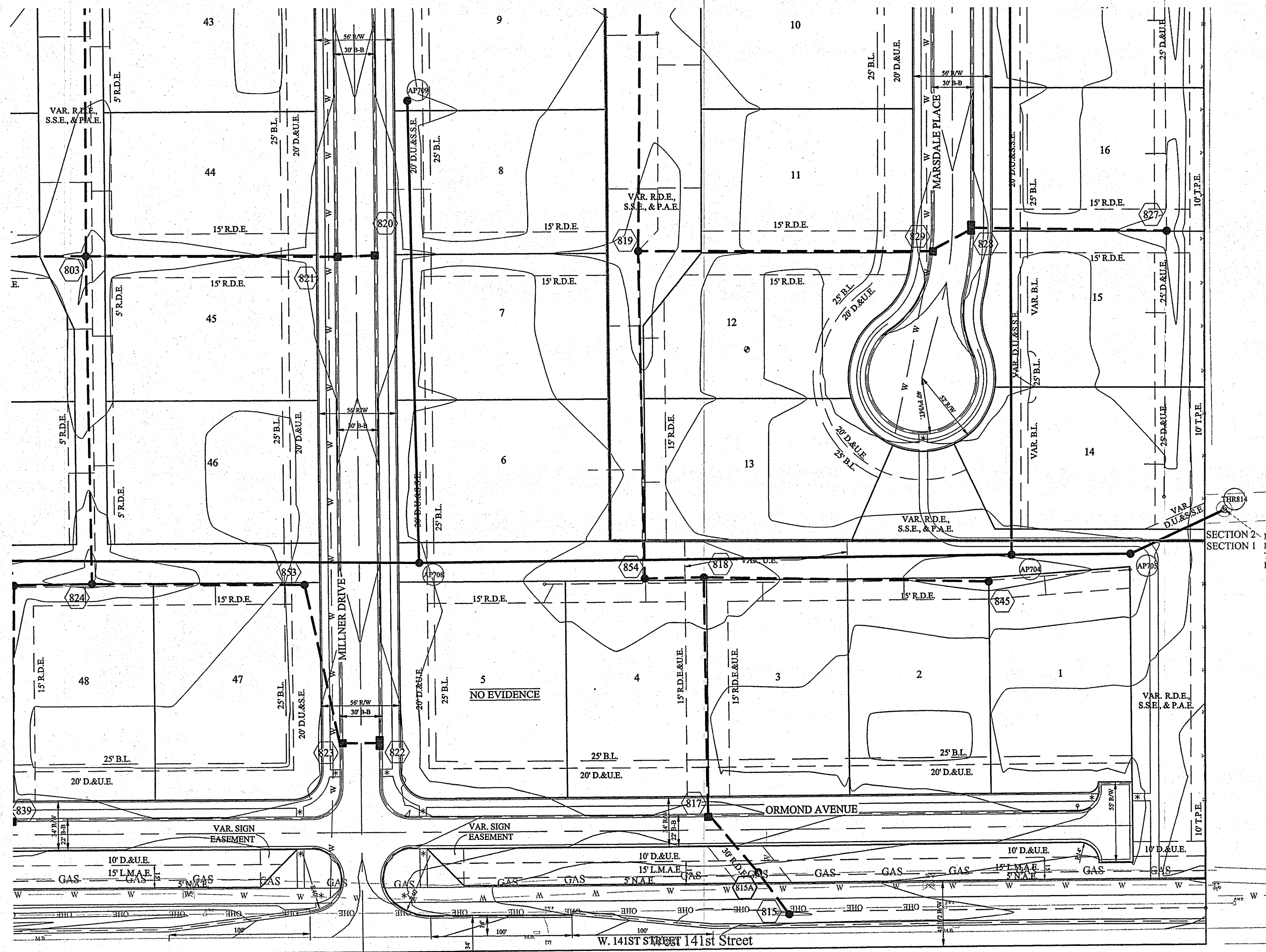
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CERTIFIED: 11/20/2015
David J. Stoepfelwerth

DRAWN BY: ADG
CHECKED BY: BAH
SHEET NO. C201
S & A JOB NO. 44855DRE

S:\44855DRE\DWG\C200 Site Development Plan.dwg - C201
October 8, 2018 9:07:04 AM J.Willis
October 16, 2016 2:15:46 PM J. Jennifer Willis
File Name:
Modified By:
Plotted By:

File Name: S:\4485DRE\DWG\C602 Storm Sewer Plan & Profile.dwg - C602
 Modified By: October 5, 2018 12:16:19 PM / Willis
 Plotted By: October 15, 2018 2:19:23 PM / Jennifer Willis



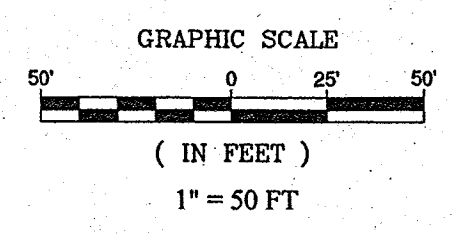
STORM SEWER NOTE

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.

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

- 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.±



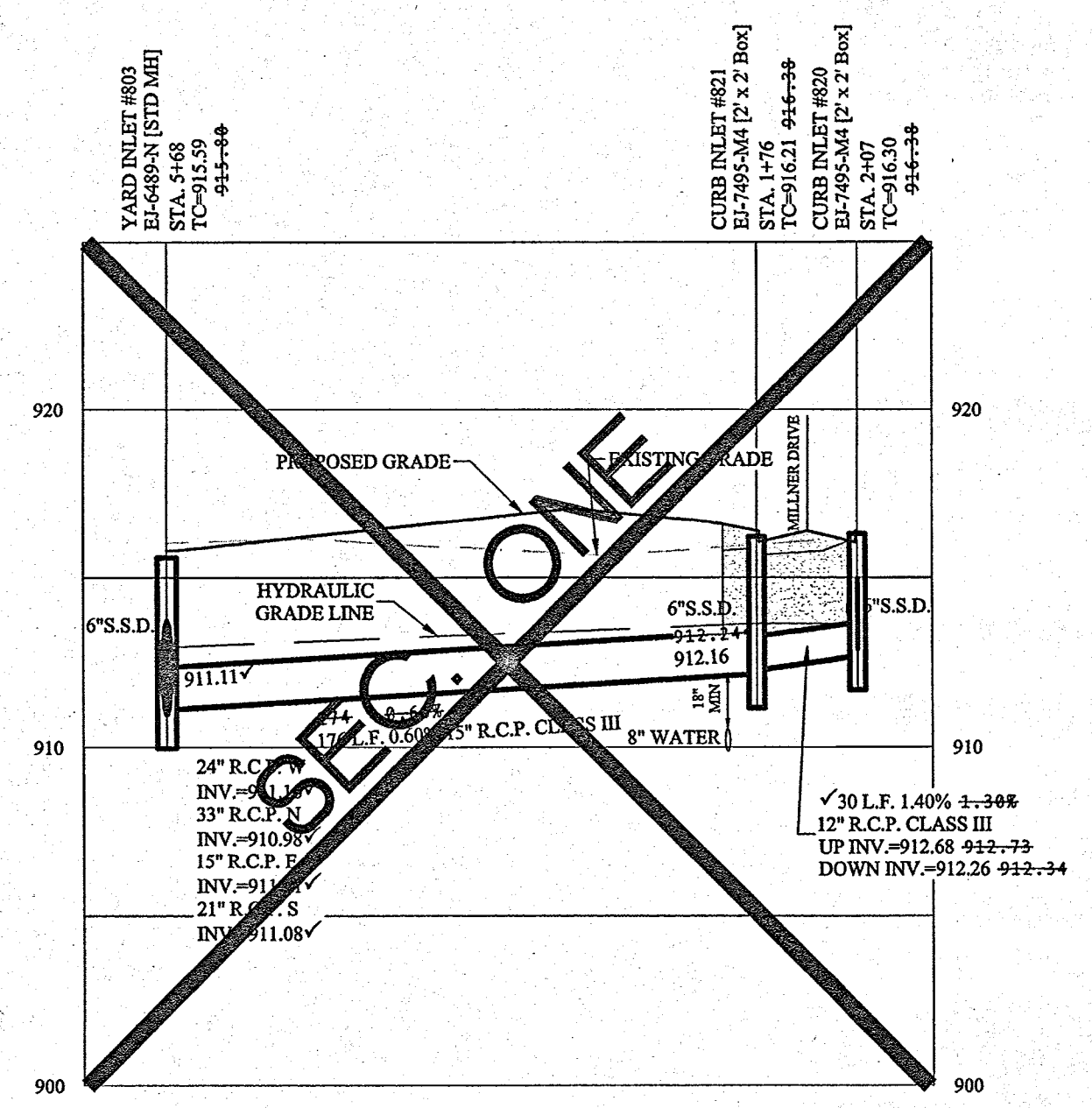
MINIMUM COVER FOR PIPE: THE MINIMUM COVER FROM THE TOP OF THE INSTALLED PAVEMENT TO THE TOP OF THE INSTALLED PIPE SHALL BE THE PAVEMENT SECTION THICKNESS (ALL BITUMINOUS AND AGGREGATE MATERIAL ABOVE THE SUBGRADE) PLUS 1'-0", BUT UNDER NO CIRCUMSTANCES SHALL THE COVER ALONG ANY PART OF THE PIPE FROM THE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

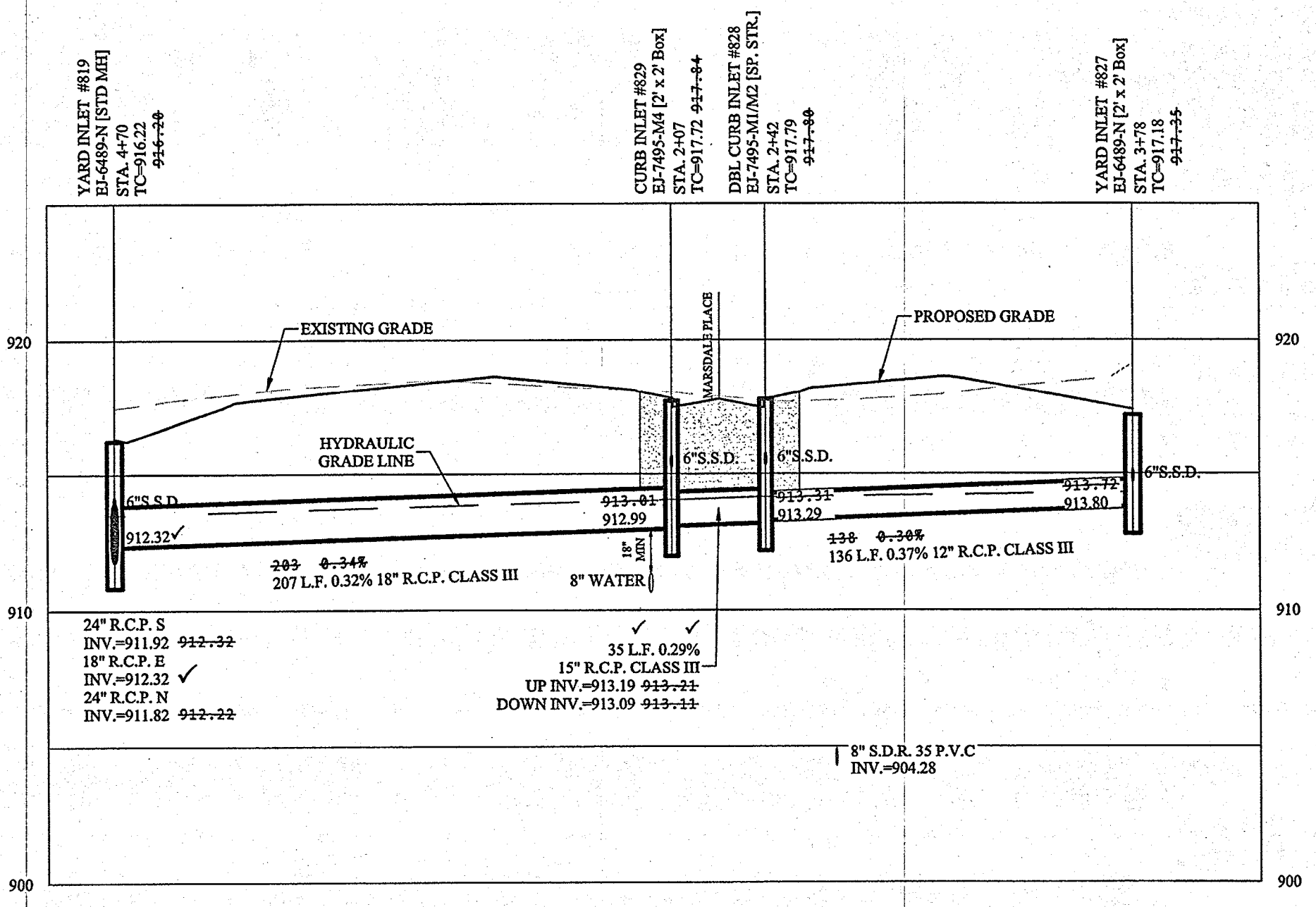
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 Entry Date: 2019
 Entered By: SLM

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

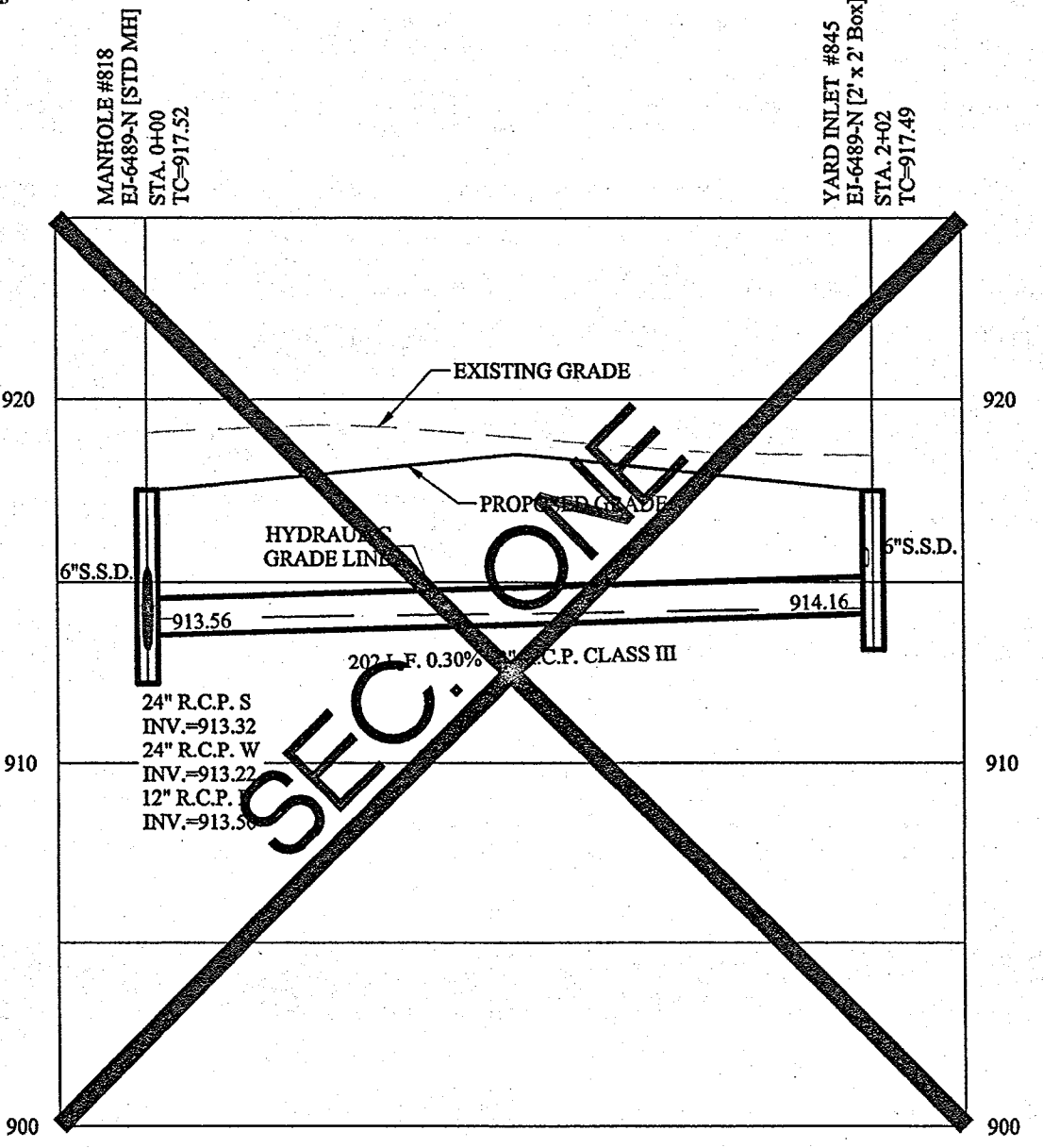
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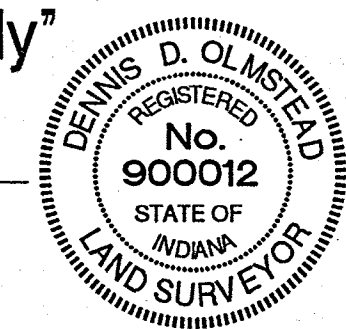


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 1"=5' VERT.



RECORD DRAWING
 "Section Two Only"

Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 6/11/2018



STOEPPELWERTH
 ALWAYS ON
 7945 East 106th Street, Fishers, IN 46038-2505
 phone: 317.492.9285 fax: 317.491.5942

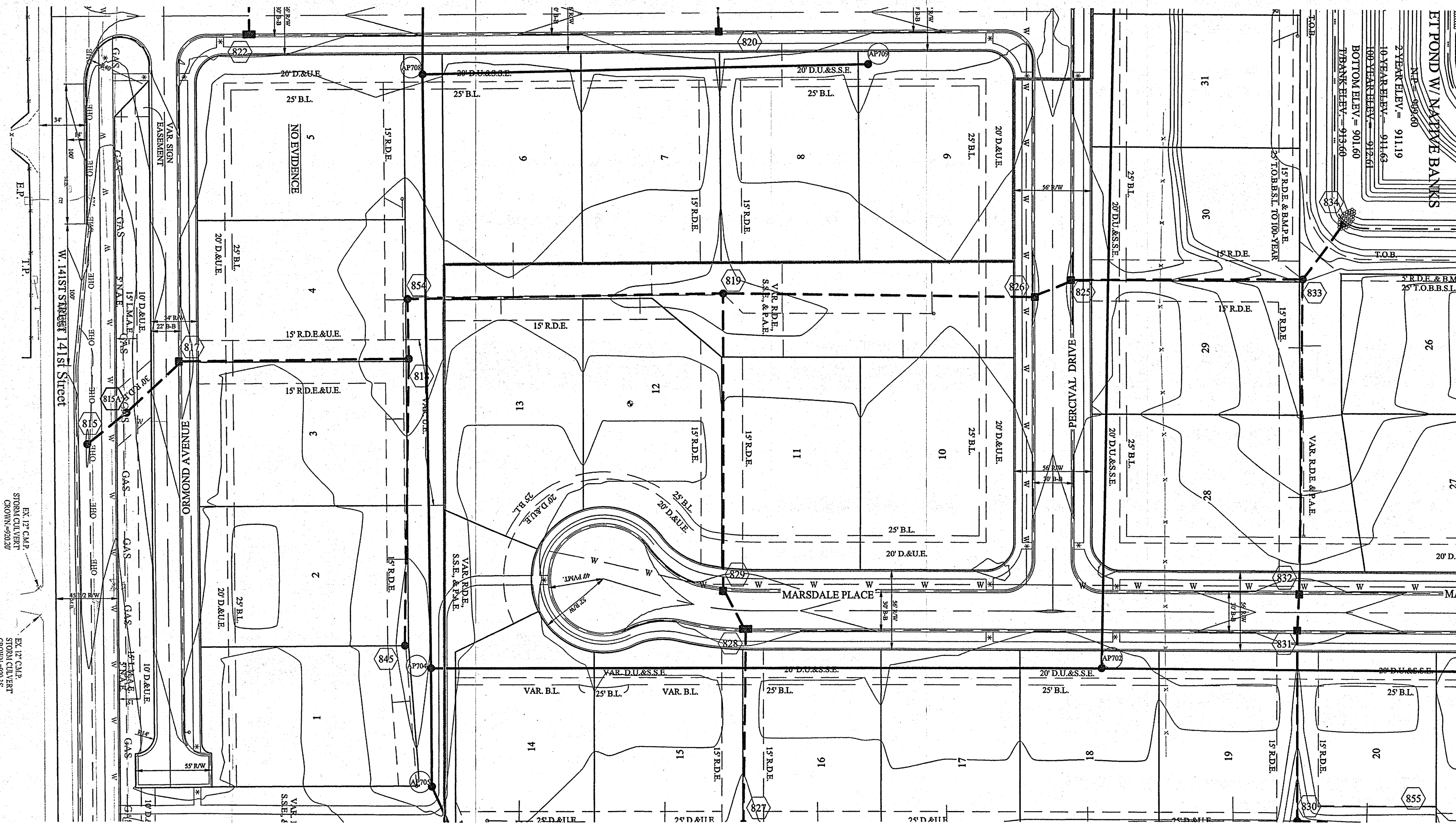
REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA
 David J. Stoepelwerth

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 CERTIFIED: 11/20/2015

FINAL PLANS
 10/15/18
 ASBUILT SECTION TWO
 10/04/18
 ASBUILT'S
 10/06/18
 REVISED PLANS PER REVIEW COMMENTS
 02/26/19
 REVISED PLANS PER REVIEW COMMENTS
 07/09/19

DRAWN BY: ADG CHECKED BY: BAH
 SHEET NO: C602
 S & A JOB NO: 4485DRE

CLAY TOWNSHIP
 HAMILTON COUNTY, INDIANA



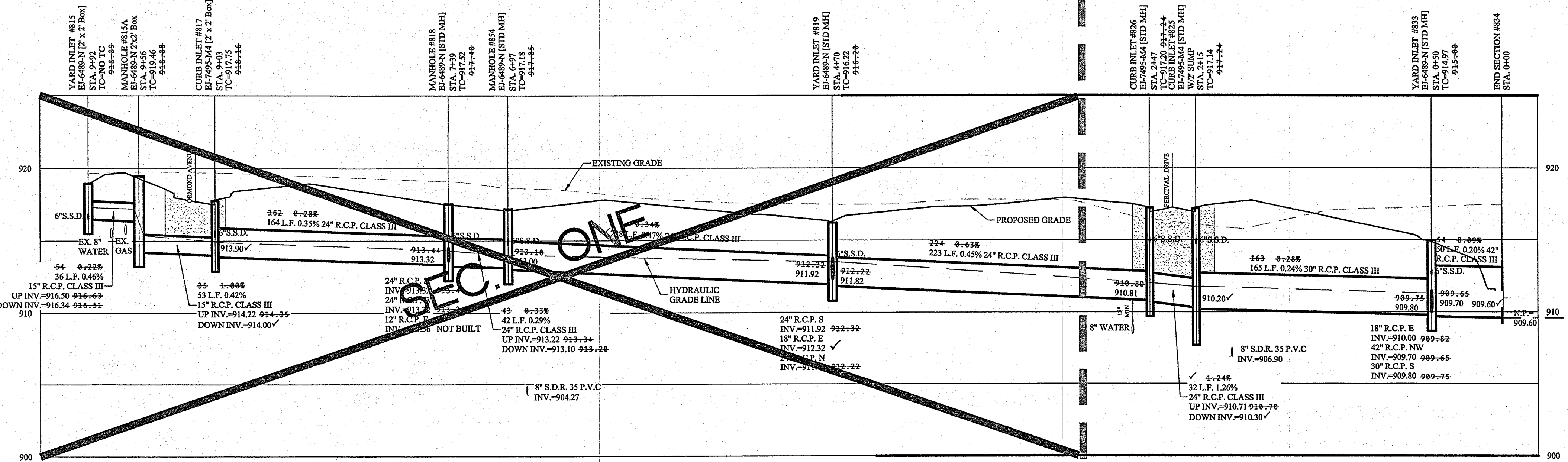
DENOTES FULL DEPTH GRANULAR BACKFILL SEE RCP TRENCH DETAIL SHEET C802
 GRAPHIC SCALE
 1" = 50 FT
 (IN FEET)

- 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.
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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.

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



STORM SEWER NOTE

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

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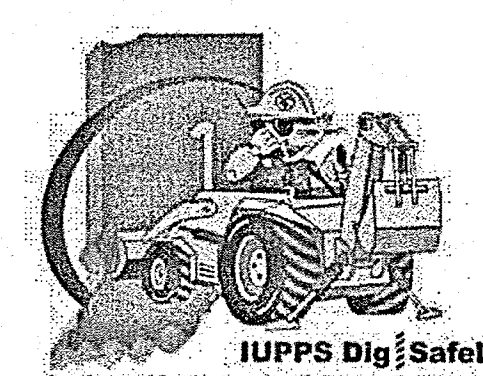
RECORD DRAWING

"Section Two Only"

Dennis D. Olmstead
Registered Land Surveyor
No. 900012
10/16/2018

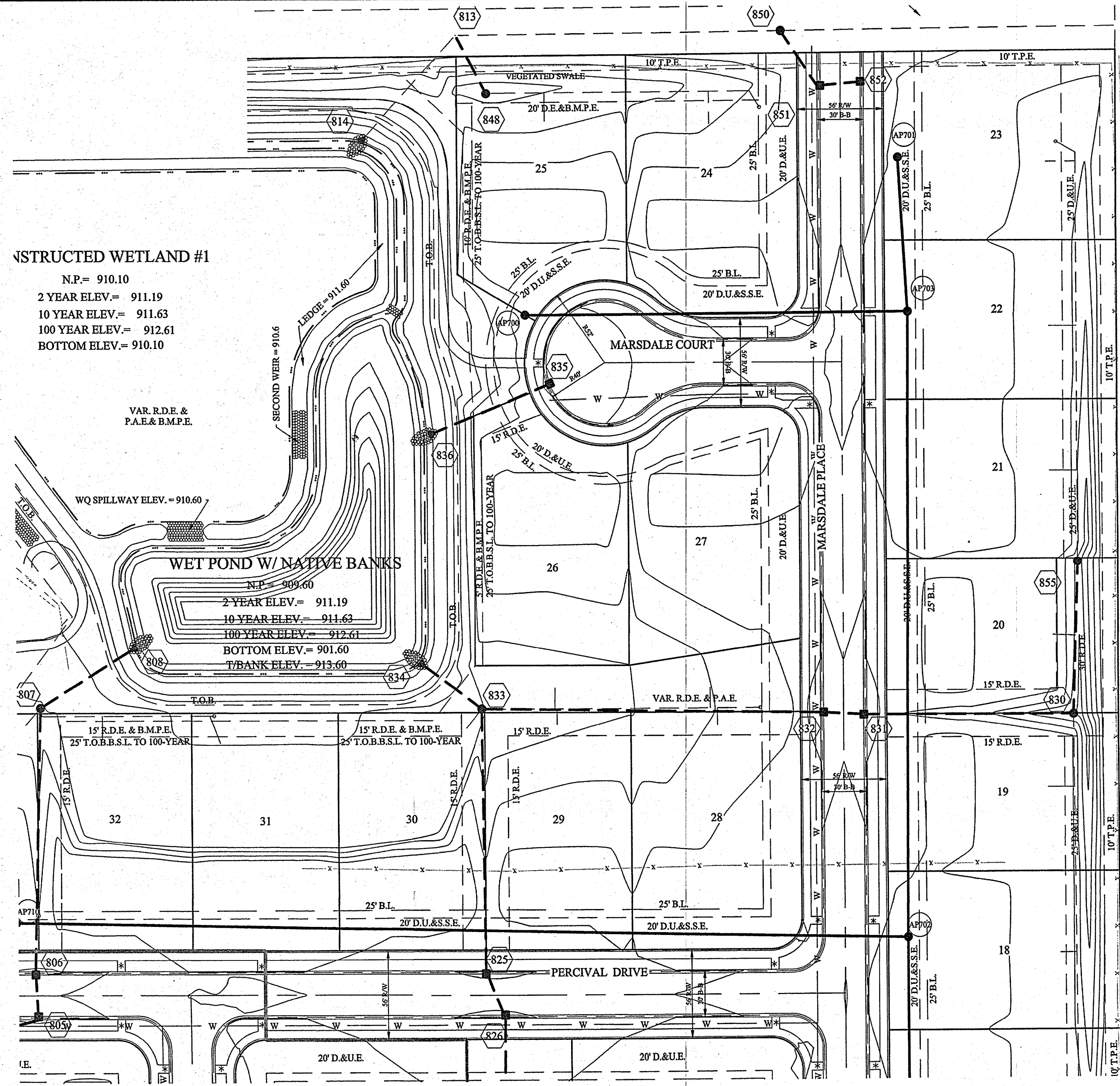


Know what's below.
Call before you dig.

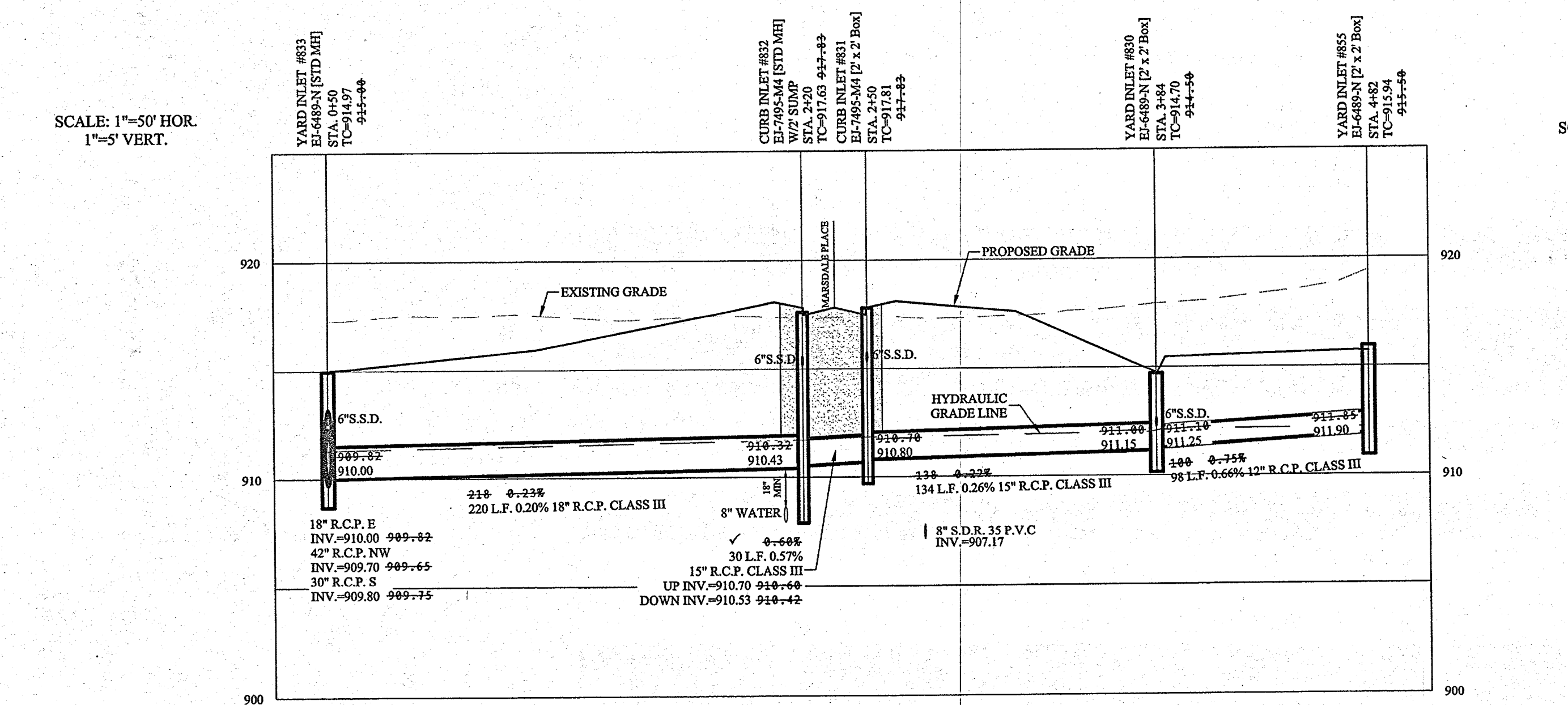


STOEPPELWERTH
 ALWAYS ON
 746 East 10th Street, Fishers, IN 46033-2505
 phone: 317.899.5945 fax: 317.899.5942
 HAMILTON COUNTY, INDIANA
ALBANY PLACE
 CLAY TOWNSHIP
 DRAWN BY: ADG CHECKED BY: BAH
 SHEET NO: C603
 5A A 208 NO 44855DRE

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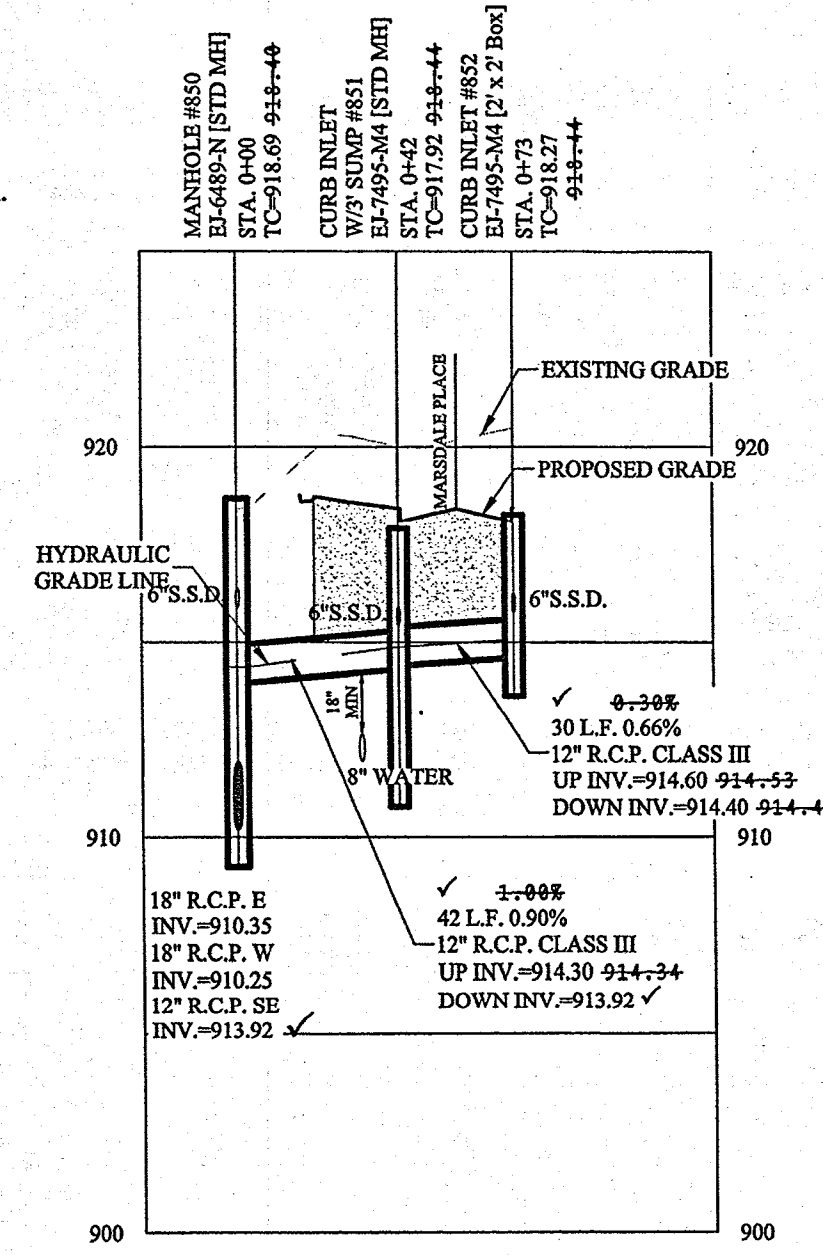


STRUCTURED WETLAND #1
 N.P. = 910.10
 2 YEAR ELEV. = 911.19
 10 YEAR ELEV. = 911.63
 100 YEAR ELEV. = 912.61
 BOTTOM ELEV. = 910.10

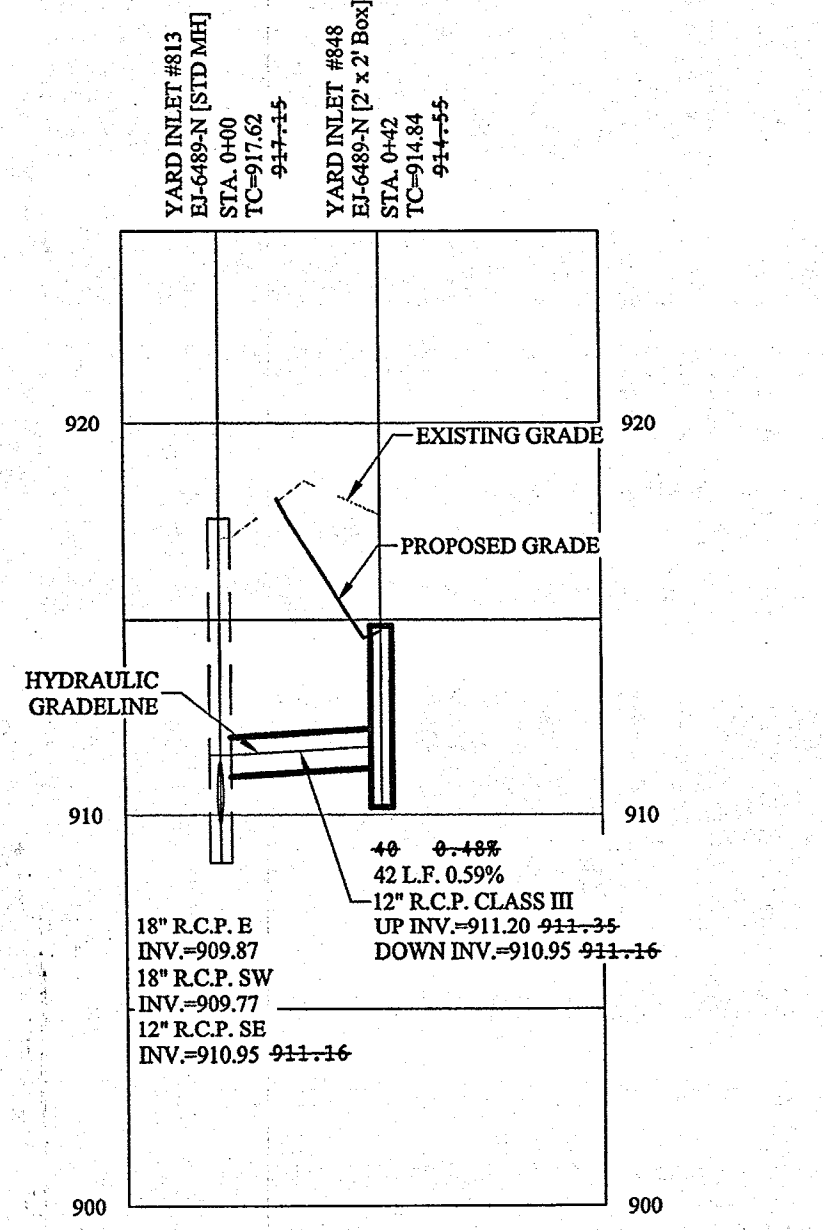


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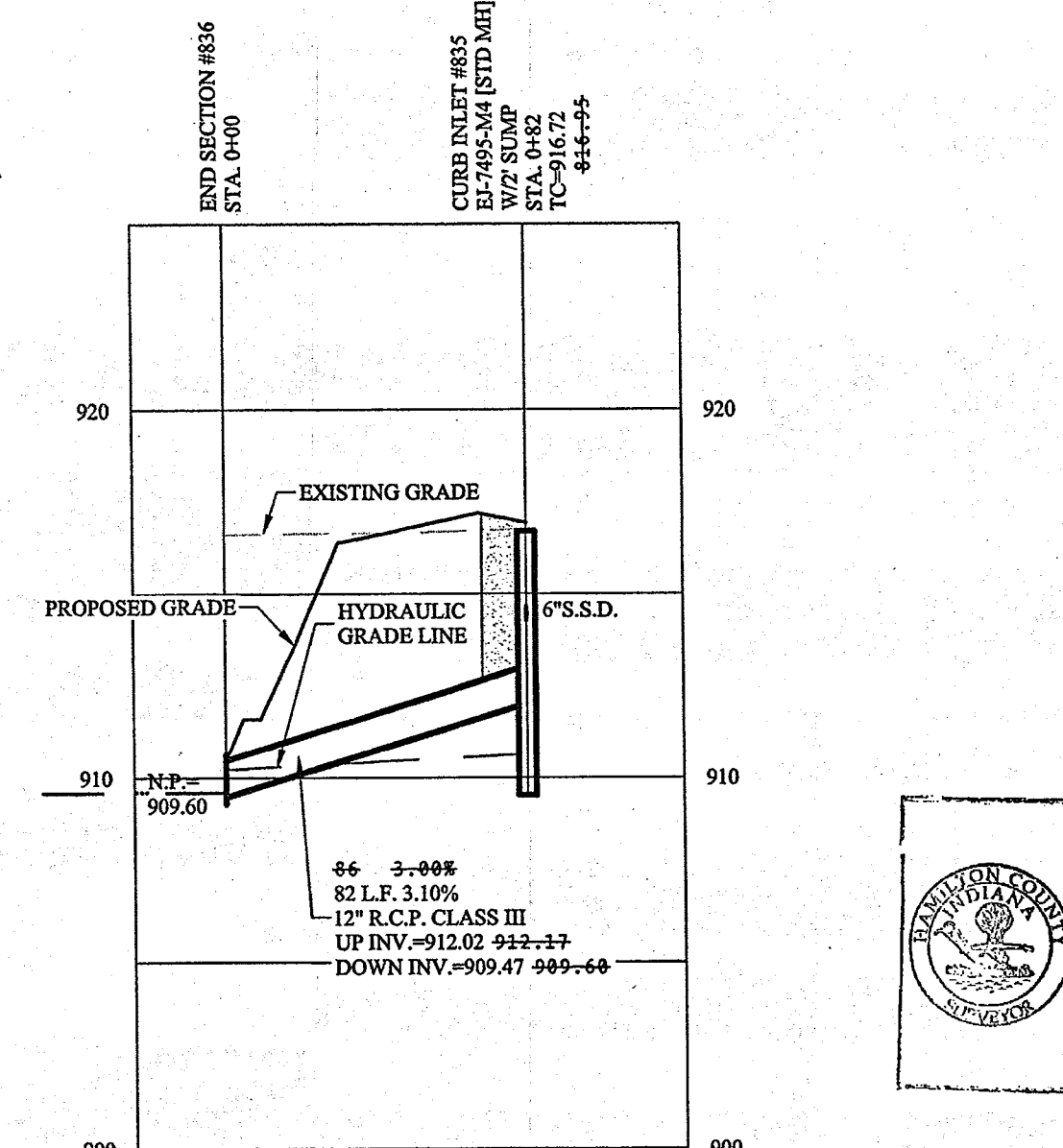
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SCALE: 1"=50' HOR.
 1"=5' VERT.



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



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

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 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.

STORM SEWER NOTE

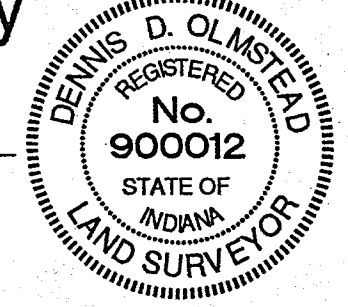
THE STORM SEWER SYSTEM SHALL BE CONSTRUCTED PER DESIGN SPECIFIED AND AS APPROVED BY THE CITY OF CARMEL ON THE FINAL APPROVED CONSTRUCTION PLANS. DESIGN SPECIFIED AND AS APPROVED BY THE CITY OF CARMEL ON THE FINAL APPROVED CONSTRUCTION PLANS. DEVIATIONS FROM THE APPROVED DESIGN SHALL ONLY BE PERMITTED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

RECORD DRAWING

"Section Two Only"

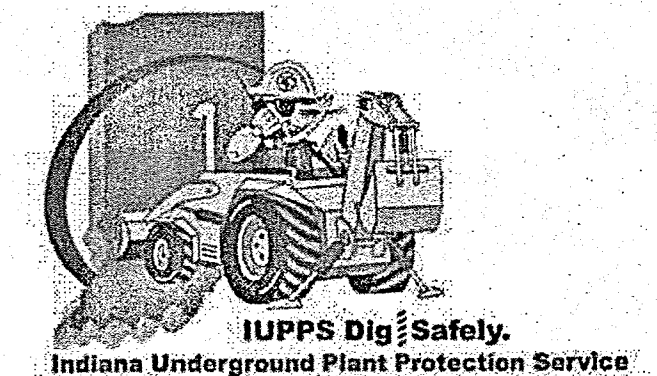
Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012



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 ALWAYS ON
 7165 East 10th Street, Fishers, IN 46038-2505
 phone: 317.895.9395 fax: 317.895.5942

ALBANY PLACE

STORM SEWER PLAN & PROFILE

DRAWN BY: ADG CHECKED BY: BAH

SHEET NO. **C605**

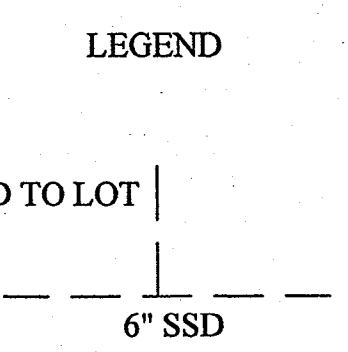
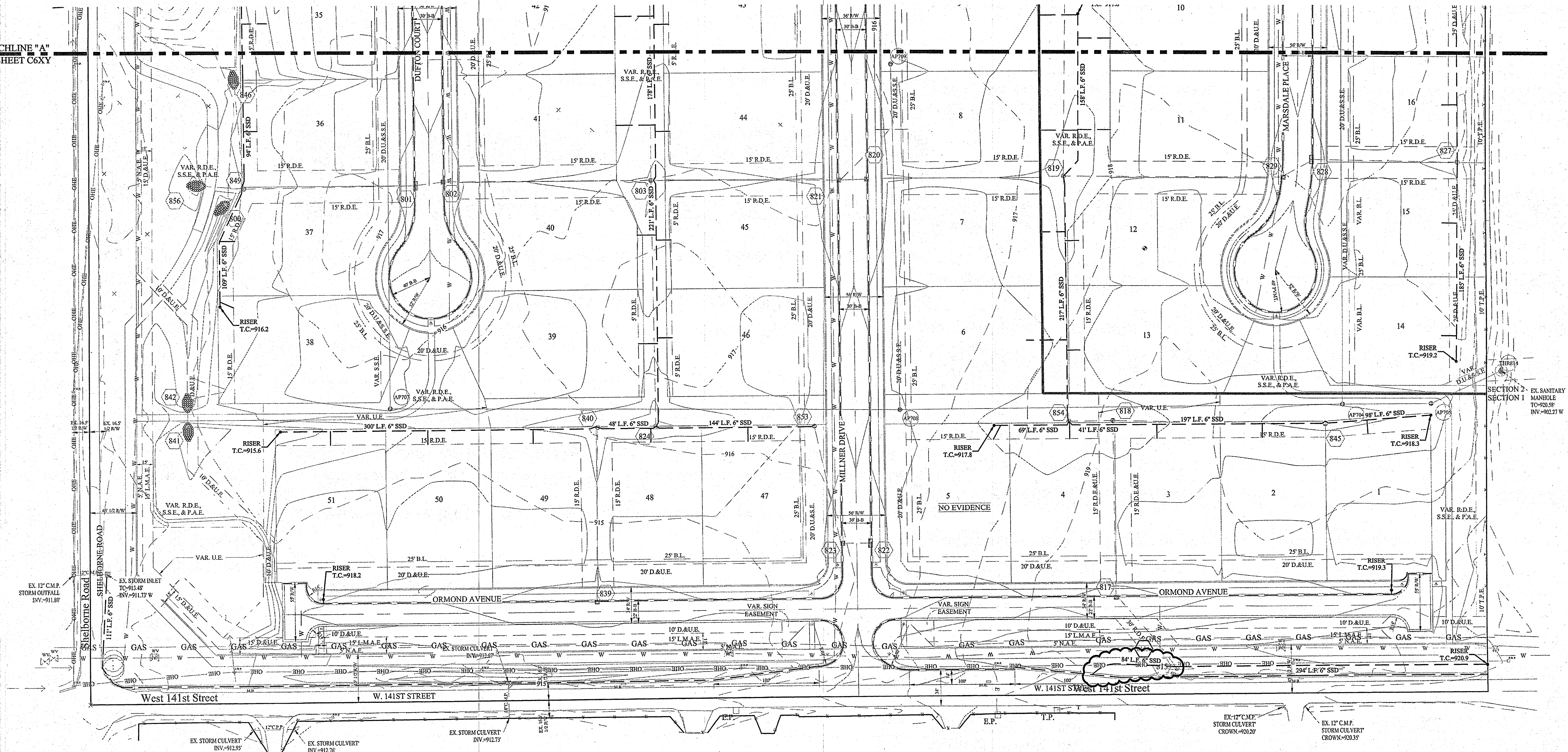
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REV	DATE	MARK	REVISIONS
1	09/25/16		FINAL PLANS
2	09/28/16		AS-BUILTS
3	02/24/16		REVISED PLANS PER REVIEW COMMENTS
4	01/29/16		REVISED PLANS PER REVIEW COMMENTS LETTERS
5			REVISIONS

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

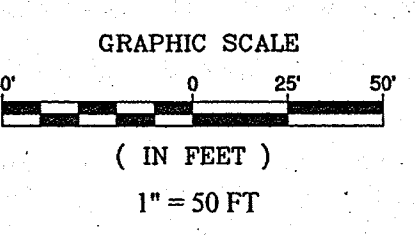
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 October 16, 2018 2:20:08 PM / Jennifer Willis
 Modified / By:
 Plotted / By:

MATCHLINE "A"
SEE SHEET C605



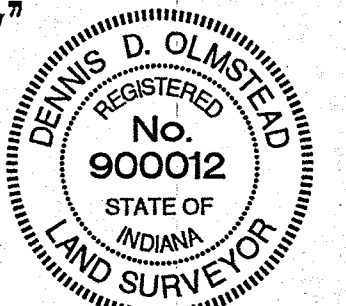
NOTE: SUBSURFACE DRAIN LATERALS MUST BE EXTENDED OUT OF THE EASEMENTS FOR REAR YARD CONNECTIONS.

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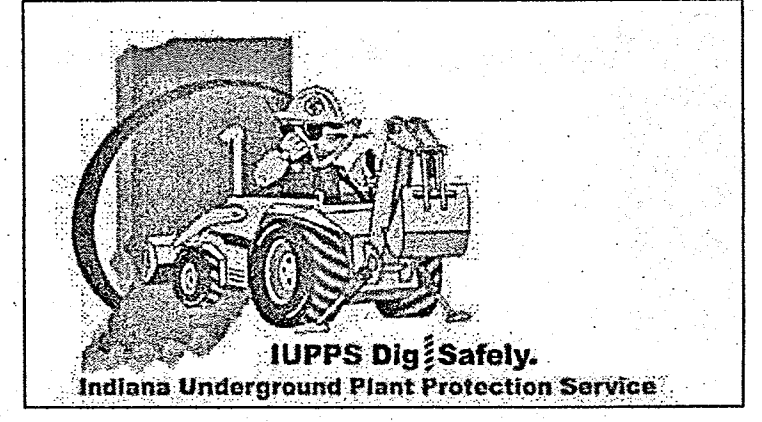


RECORD DRAWING
"Section Two Only"

Dennis D. Olmstead
Registered Land Surveyor
No. 900012
10/10/2018



UTILITY CROSSINGS
CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE ARE NO CROSSING CONFLICTS. CONFLICTS THAT ARE DISCOVERED AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.



CLAY TOWNSHIP
HAMILTON COUNTY, INDIANA

SUB SURFACE DRAIN PLAN
ALBANY PLACE

STOEPPELWERTH
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phone: 317.849.5255 fax: 317.849.5292

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

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.
CERTIFIED: 11/20/2015
David J. Stoeppelewert

DATE	MARK	REVISIONS
01/15/16		FINAL PLANS
03/14/18		ASBUILT SECTION 100
07/15/16	3	REVISED SSD LENGTH
01/19/16		REVISED PLANS PER REVIEW COMMENT LETTERS
		BY

DRAWN BY: ADG
CHECKED BY: BAH
SHEET NO. C606
S&A JOB NO. 44855DRE

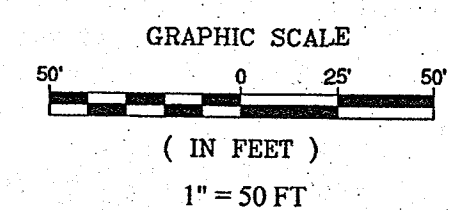
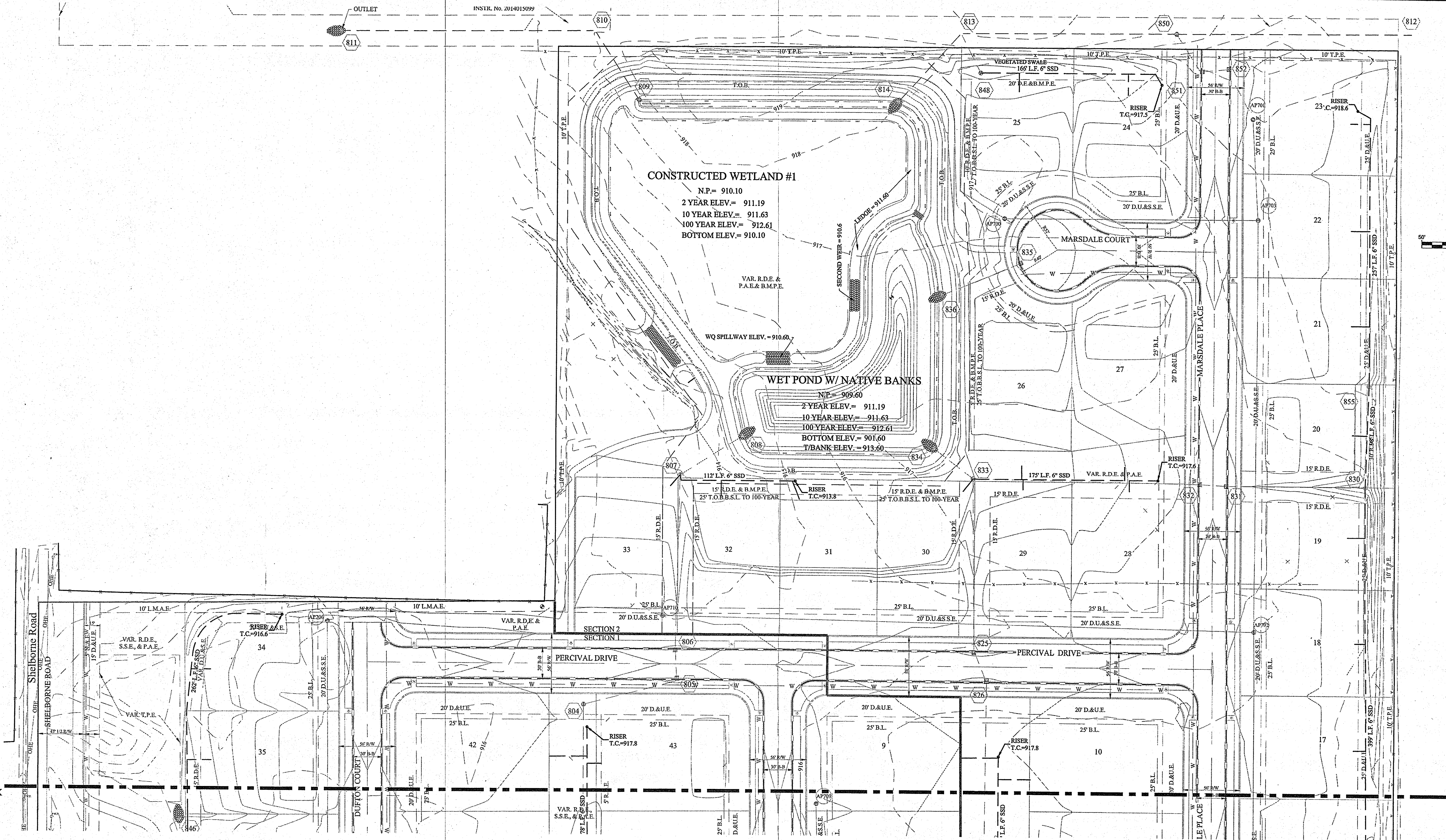
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Modified / By: October 5, 2018 12:16:08 PM / Jill Willis
Plotted / By: October 16, 2018 2:21:28 PM / Jennifer Willis

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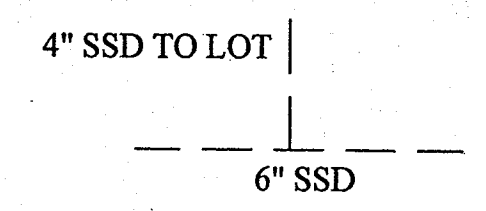
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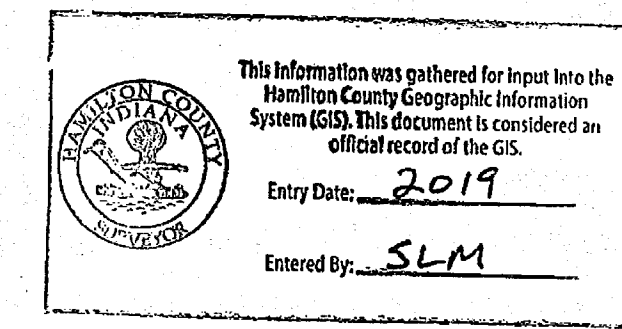
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 SEE SHEET C6XX



LEGEND



NOTE: SUBSURFACE DRAIN LATERALS MUST BE EXTENDED OUT OF THE EASEMENTS FOR REAR YARD CONNECTIONS.



UTILITY CROSSINGS

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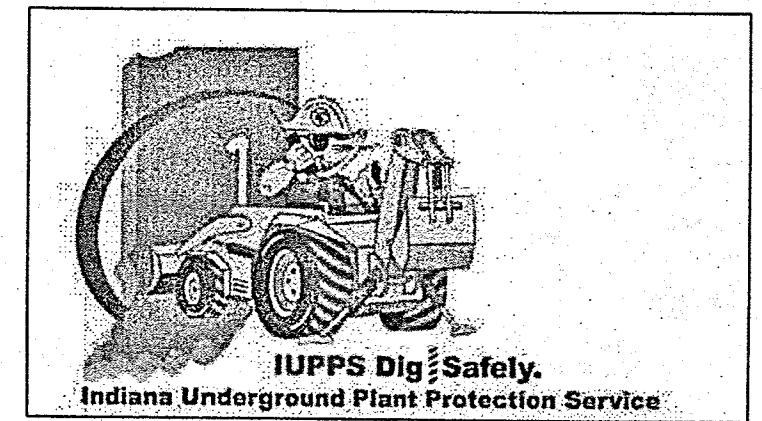
RECORD DRAWING

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Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 10/16/2018



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DATE	BY	REVISIONS
03/15/16	JSM	FINAL PLANS
10/04/18	JAV	ASBUILT SECTION TWO
01/19/16	JSM	REVISED PLANS PER REVIEW COMMENT LETTERS

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

STOEPPELWERTH
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HAMILTON COUNTY, INDIANA
 CLAY TOWNSHIP

SUB SURFACE DRAIN PLAN
 ALBANY PLACE

DRAWN BY: ADG
 CHECKED BY: BAH
 SHEET NO. C607
 S & A JOB NO. 44855DRE