

K.C.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: Elizabeth Warner Drain – The Ridge at The Legacy Section 6 Reconstruction

Attached is a petition from Platinum Properties Management Company, LLC, owner's representative for Falcon Nest II, LLC, along with non-enforcement requests, plans, calculations, and quantity summary for the proposed reconstruction of The Legacy Reconstruction Arm of the Elizabeth Warner Drain. The proposal is to reconstruct and relocate the drain for the development of The Meadows at The Legacy Section 4 and The Ridge at The Legacy Section 6.

The drain reconstruction will those lengths of pipes between the following structures as shown on sheet C200 of the plans for The Meadows at The Legacy, Section 4 and The Ridge at The Legacy, Section 6, designed by Stoeppelwerth and Associates, dated November 20, 2015, and having job number 55115PLA-ML4.

The new relocated drain shall begin at existing Str. 475 and then to pre-existing Str. 474, then 140 feet of open ditch, through the dry detention basin, between Str. 474 and new Str. 473, then from Str. 473 to new Str. 472 set on the original line about 40 feet north of existing Str. 138 per The Legacy Reconstruction plans by Stoeppelwerth and Associates, dated December 12, 2007, having last revision date of June 13, 2008, and having job number 55115-R1.

The total length of new drain for this arm shall be 335 feet. The 264 feet of the original drain between existing Str.475 and the new Str. 472 shall be vacated. This proposal will add 71 feet to the Elizabeth Warner Regulated Drain's total length.

The dry detention basin located in Common Area #8 in The Meadows at The Legacy Section 4 is not to be considered part of the regulated drain. Basin maintenance assumed by the Drainage Board shall only include the inlet and outlet which are part of the Elizabeth Warner Regulated Drain. The maintenance of the retention pond (lake) 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.

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

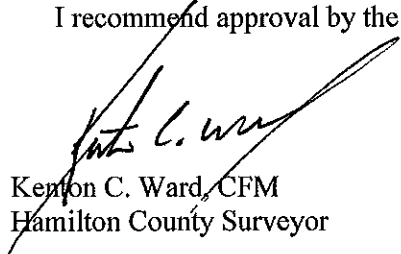
This reconstruction affects the following parcels and owners:

17-10-23-00-00-001.003

Falcon Nest II, LLC

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 plat for The Ridge at The Legacy Section 6 and The Meadows at The Legacy Section 4 as recorded in the office of the Hamilton County Recorder.

I recommend approval by the Board at this time.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pII

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

Drain-Improvement: Ridge at Legacy Sec. 6 Reconstruction

Drain Type:	Size:	Length	Length (DB Query)	Length Reconcile	If Applicable	
					Price:	Cost:
Open	n/a	140	140	0	\$19.55 LF	2737.00
RCP	36	195	195	0	\$32.25 LF	6288.75
Sum:		<u>335</u>	<u>335</u>	<u>0</u>		<u>\$9,025.75</u>

Final Report: _____

Comments:

HAMILTON COUNTY DRAINAGE BOARD
NOBLESVILLE, INDIANA

FILED

JAN 15 2016

IN RE: Elizabeth Warner Drain)
Hamilton County, Indiana)

OFFICE OF HAMILTON COUNTY SURVEYOR

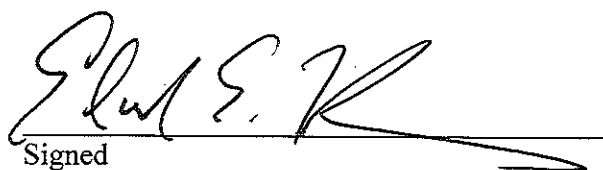
PETITION FOR RELOCATION AND RECONSTRUCTION

Platinum Properties Mgmt. Co., LLC (hereinafter "Petitioner"),

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

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

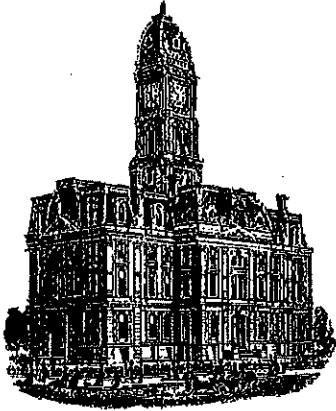
WHEREFORE, Petitioner requests that an Order issued from the Hamilton County Drainage Board authorizing relocation and reconstruction of the Elizabeth Warner Drain, in conformance with applicable law and plans and specifications on file with the Hamilton County Surveyor.



Signed

Edward E. Fleming

Printed



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

January 24, 2017

Re: Elizabeth Warner Drain: The Meadows at Legacy Sec. 6 Reconstruction

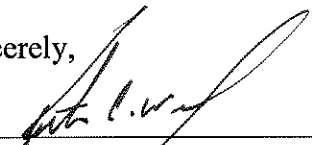
Attached are as-built, certificate of completion & compliance, and other information for The Meadows at Legacy Sec. 6 Reconstruction, formerly known as the Ridge at Legacy Sec. 6.,. An inspection of the drainage facilities for this section has been made and the facilities were found to be complete and acceptable.

During construction, changes were made to the drain, which will alter the plans submitted with my report for this drain-dated. The report was approved by the Board at the hearing held May 9, 2016. (See Drainage Board Minutes Book 16, Pages 549-550) The changes are as follows: the 36" RCP was shortened from 195 to 188 feet. The open ditch remained at 140 feet. The length of the drain due to the changes described above is now **328 feet**. It should be noted that this project removed 268 feet of existing 36" RCP installed with 2008 Legacy Reconstruction. Therefore, there was 60 feet of drain added to the drain's overall length.

The non-enforcements were approved by the Board at its meeting on May 9, 2016 and recorded under instrument #'s 2016060743 and 2017000900. Sureties were not made available for this project. However, the project was paid for by the developer.

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

Sincerely,



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/SLM

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: The Meadows at The Legacy, Sections 4 & 6

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: *David J. Stoeppelwerth* Date: December 15, 2016

Type or Print Name: David J. Stoeppelwerth

Business Address: Stoeppelwerth & Associates, Inc.

7965 East 106th Street, Fishers, Indiana 46038

Telephone Number: (317) 849-5935

SEAL



INDIANA REGISTRATION NUMBER

19358

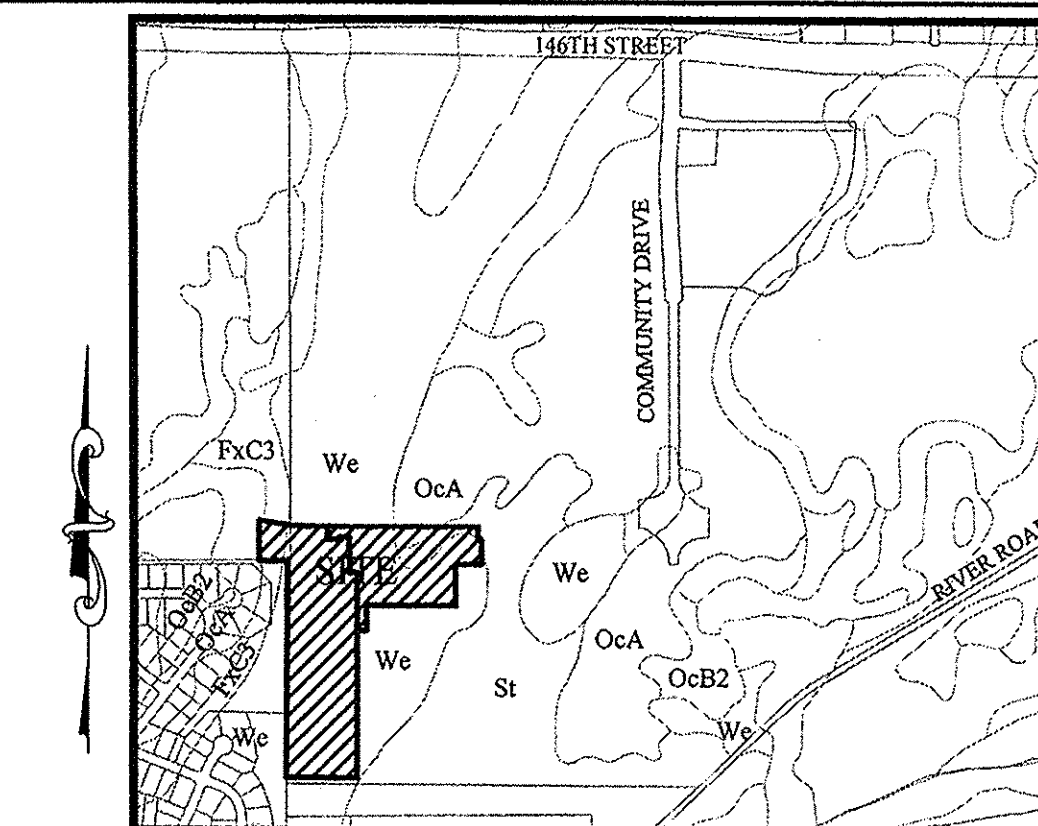
THE MEADOWS AT THE LEGACY SECTION FOUR & THE MEADOWS AT THE LEGACY SECTION SIX

(A.K.A. THE RIDGE AT THE LEGACY, SECTION SIX)

PUD ZONING

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

Developed by:
Platinum Properties Mgmt. Co. L.L.C.
9757 Westpoint Drive
Indianapolis, Indiana 46256
Phone: (317) 863-2057
Fax: (317) 590-8817
Contact Person: Tim Walter
Email: TWalter@Platinum-Properties.com



SOILS MAP
SCALE: 1"=1000'

Map Unit: OcA - Ockley silt loam, 0 to 2 percent slopes

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

Map Unit: FxC3 - Fox clay loam, 8 to 18 percent slopes, severely eroded

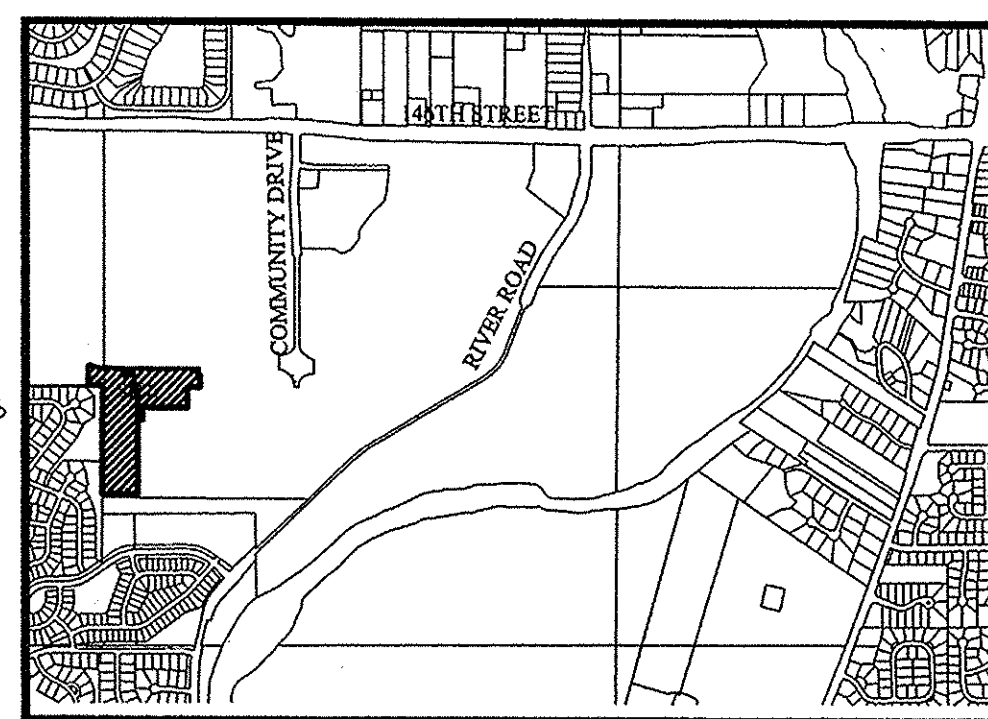
FxC3 - Fox clay loam, 8 to 18 percent slopes, severely eroded - This moderately sloping, well-drained soil is on side slopes adjacent to drainageways on terraces and in domelike areas on uplands. It is moderately deep over sand and gravelly sand. The mapped areas range from 3 to 40 acres in size.

Map Unit: St-Sleeth loam

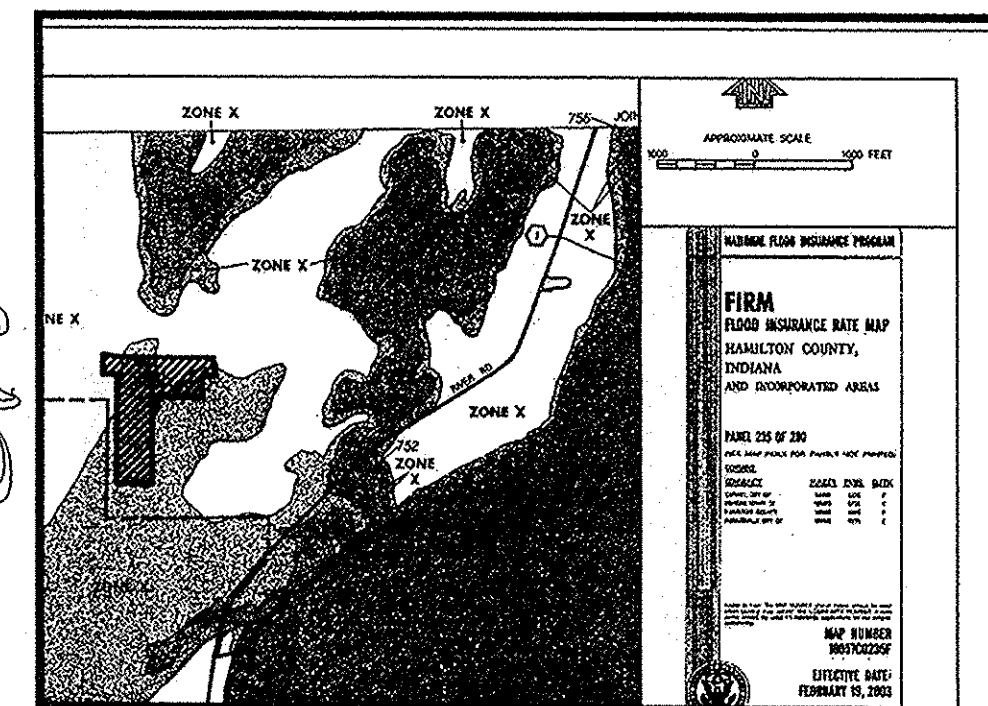
St - Sleeth loam - This nearly level, deep somewhat poorly drained soil is in slight depressions on broad terraces and along drainageways. The mapped areas are mostly elongated and are parallel to streams. Areas of this soil range from 3 to 40 acres in size.

Map Unit: We - Westland clay loam

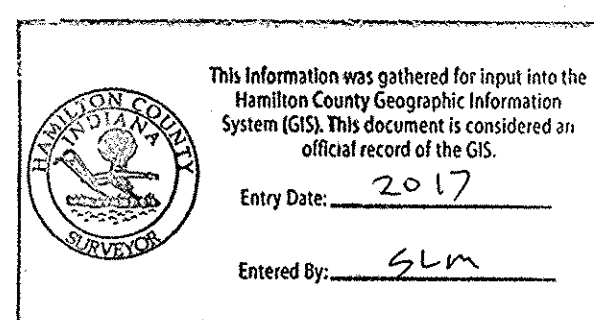
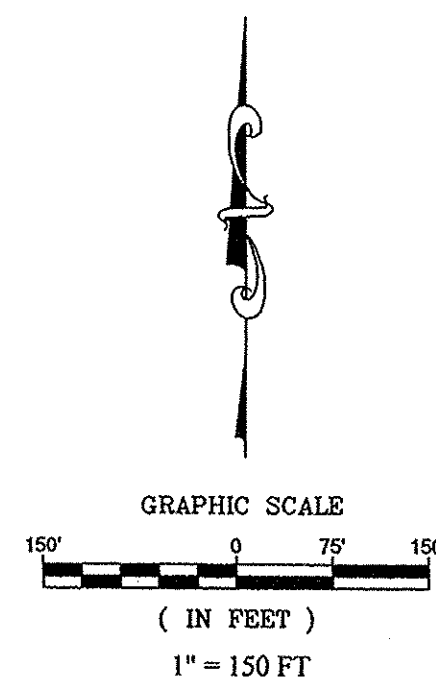
We - Westland silty clay loam - This nearly level, deep, very poorly drained soil is in depressions, swales, and narrow drainageways on outwash plains. Runoff from higher adjacent soils is ponded on this soil. The mapped areas are mostly elongated and are parallel to streams. The areas range from 3 to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



VICINITY MAP
SCALE: 1"=2000'

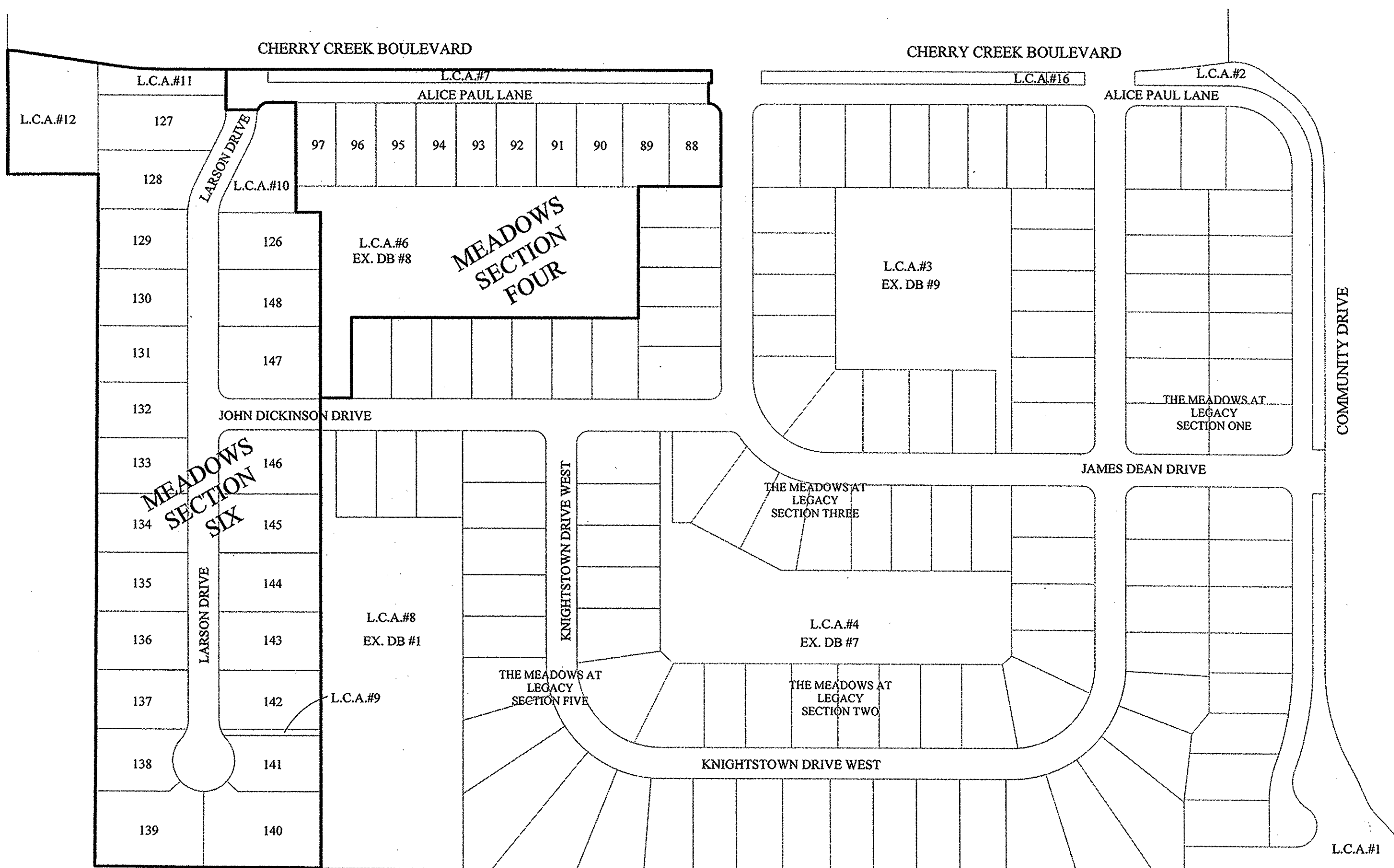


FLOOD MAP
SCALE: 1"=2000'



INDEX	
SHT.	DESCRIPTION
C001	COVER SHEET
C100	TOPOGRAPHICAL SURVEY
C200-C202	SITE DEVELOPMENT PLAN EMERGENCY STORM SEWER OVERFLOW ROUTE
C300-C305	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-C406	STREET PLAN & PROFILES / INTERSECTION DETAILS TRAFFIC CONTROL PLAN / PAVING POLICES / CURBING POLICES
C500-C501	SANITARY SEWER PLAN & PROFILE
C600-C602	STORM SEWER PLAN & PROFILES SUB SURFACE DRAIN PLAN
C700	WATER PLAN
C800-C803	CONSTRUCTION DETAILS SANITARY STORM STREET

REVISIONS	
SHT.	DESCRIPTION
ALL	REVISED PER TAC COMMENTS (01/XX/16)
C500 & C502	REVISED PER IDEM COMMENTS (02/11/16)
C200	ADD DEBRIS GUARD ON END SECTION #479A 3/30/16
C502, C601	ASBUILTS 10/07/16 ADG
C700	ASBUILTS 10/21/16 ADG
C200, C201, C500, C501, C600, C602	ASBUILTS 11/15/16 PDR/CCE



DESIGN DATA (SECTION FOUR)		DESIGN DATA (SECTION SIX)	
10 LOTS	5.768 AC.	23 LOTS	10.980 AC.
= 1.73 LOTS/ACRE		= 2.09 LOTS/ACRE	
ALICE PAUL LANE	756.75 L.F.	JOHN DICKINSON DRIVE	190.00 L.F.
LARSON DRIVE	65.30 L.F.	LARSON DRIVE	1,059.02 L.F.
TOTAL	822.05 L.F.	TOTAL	1,249.02 L.F.
DESIGN SPEED LIMIT:	25 M.P.H.	DESIGN SPEED LIMIT:	25 M.P.H.

ZONING: PUD (PLANNED UNIT DEVELOPMENT)		
BUILDING SETBACKS		
	MEADOWS SECTION 4	MEADOWS SECTION 6
FRONT BUILDING LINE	25'/20' FRONTAGE ROADS	25'/20' FRONTAGE ROADS
SIDE YARD/AGGREGATE	3' MIN./6' AGGREGATE	5' MIN./20' AGGREGATE
REAR YARD	20'	20'

DISTURBED AREA	
SECTION 4	5.768 Ac.
SECTION 6	10.980 Ac.
TOTAL	16.748 Ac.

FLOOD STATEMENT
A PORTION OF THIS SITE LIES WITHIN A ZONE "X" (500 YEAR FLOODPLAIN) PER FIRM 18057C0235F DATED FEB. 19, 2003. HOWEVER, NO PORTION OF THIS SITE LIES WITHIN A ZONE A.

BASED ON THE FEMA BASE FLOOD ELEVATION FOR THIS AREA, THERE WILL BE NO POTENTIAL FLOODING OF THIS PROPERTY VIA OUTFALL OR STORM PIPING SYSTEMS.

- UTILITY CONTACTS:**
- Carmel Sewer Department
760 3rd Avenue Southwest
Carmel, Indiana 46032
 - Carmel Water Utilities
3450 West 13th Street
Westfield, IN 46074
 - AT & T
5858 North College Avenue
Indianapolis, Indiana 46220
 - Brighthouse Networks
3030 Roosevelt Avenue
Indianapolis, Indiana 46218
 - Duke Energy
16475 Southpark Drive
Westfield, Indiana 46074
 - Vectren Energy
16000 Allisonville Road
Noblesville, Indiana 46060

RECORD DRAWING

Dennis D. Olmstead
Registered Land Surveyor
No. 900012
11/30/2016



A part of the Southwest Quarter and Northwest Quarter of Section 23, Township 18 North, Range 4 East, and part of the Northeast Quarter of Section 22, Township 18 North, Range 4 East, in Clay Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of The Meadows at the Legacy, Section Five, recorded as Instrument Number 2015049240, Plat Cabinet #5, Slide #290, in the Office of the Recorder of Hamilton County, Indiana, thence North 89 degrees 45 minutes 37 seconds West 366.46 feet to a point on the West line of the Southwest Quarter of said Section 23, thence North 00 degrees 19 minutes 58 seconds East 1,112.50 feet along said West line to the Northwest corner of said Southwest Quarter Section; thence South 89 degrees 37 minutes 22 seconds West 145.36 feet along the South line of the Northeast Quarter of Section 22, thence North 00 degrees 00 minutes 00 seconds East 200.00 feet to a point on a curve concave southerly, the radius point of said curve being South 01 degrees 43 minutes 44 seconds West 407.00 feet from said point, thence easterly along said curve 31.26 feet to the point of tangency of said curve, said point being North 08 degrees 07 minutes 45 seconds East 407.00 feet from the radius point of said curve; thence South 81 degrees 51 minutes 57 seconds East 151.76 feet to a point on a curve concave northerly, the radius point of said curve being North 08 degrees 07 minutes 44 seconds East 443.00 feet from said point; thence easterly along said curve 62.85 feet to the point of tangency of said curve, said point being South 00 degrees 00 minutes 00 seconds West 443.00 feet from the radius point of said curve; thence North 90 degrees 00 minutes 00 seconds East 109.78 feet; thence South 00 degrees 00 minutes 00 seconds East 65.30 feet; thence North 90 degrees 00 minutes 00 seconds East 31.34 feet to a point on a curve concave southerly, the radius point of said curve being South 07 degrees 22 minutes 02 seconds East 200.00 feet from said point; thence northerly along said curve 23.52 feet to the point of tangency of said curve, said point being North 00 degrees 00 minutes 00 seconds East 200.00 feet from the radius point of said curve; thence North 90 degrees 00 minutes 00 seconds East 42.95 feet; thence South 00 degrees 00 minutes 00 seconds East 178.16 feet; thence North 90 degrees 00 minutes 00 seconds East 39.48 feet; thence South 00 degrees 00 minutes 00 seconds East 296.00 feet to a point on the west boundary of said The Meadows at the Legacy, Section Five; thence continuing South 00 degrees 00 minutes 00 seconds East 757.67 feet along said west boundary to the place of beginning, containing 10,980 acres, more or less, subject to all legal highways, rights-of-way, easements, and restrictions of record.

A part of the Southwest Quarter and Northwest Quarter of Section 23, Township 18 North, Range 4 East, Clay Township, Hamilton County, Indiana, more particularly described as follows:

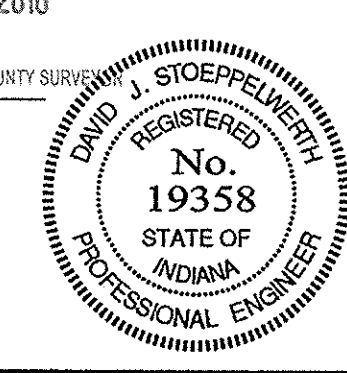
Beginning at the Northeast corner of The Meadows at the Legacy, Section Five, recorded as Instrument Number 2015049240, Plat Cabinet #5, Slide #290, in the Office of the Recorder of Hamilton County, Indiana, the following three (3) courses are along the southern boundary of said The Meadows at the Legacy, Section Five: (1) South 90 degrees 00 minutes 00 seconds West 465.00 feet; (2) South 00 degrees 00 minutes 00 seconds East 128.88 feet; (3) South 90 degrees 00 minutes 00 seconds West 50.52 feet; thence North 00 degrees 00 minutes 00 seconds East 295.00 feet; thence South 90 degrees 00 minutes 00 seconds West 39.48 feet; thence North 00 degrees 00 minutes 00 seconds East 178.16 feet; thence South 90 degrees 00 minutes 00 seconds West 42.95 feet to the point of curvature of a curve concave southeasterly, the radius point of said curve being South 00 degrees 00 minutes 00 seconds East 200.00 feet from said point; thence southeasterly along said curve 23.52 feet to the point of tangency of said curve, said point being North 07 degrees 22 minutes 02 seconds West 200.00 feet from the radius point of said curve; thence South 00 degrees 00 minutes 00 seconds East 51.34 feet; thence North 00 degrees 00 minutes 00 seconds East 65.30 feet; thence North 90 degrees 00 minutes 00 seconds East 786.75 feet to a point on the west boundary of The Meadows at the Legacy, Section Three, recorded as Instrument Number 2014054240, Plat Cabinet #5, Slide #280, in the Office of the Recorder of Hamilton County, Indiana, the following seven (7) courses are along said western boundary: (1) South 00 degrees 00 minutes 00 seconds East 200.00 feet; (2) South 90 degrees 00 minutes 00 seconds West 5.00 feet; (3) South 00 degrees 00 minutes 00 seconds East 33.00 feet to a point on a curve concave southeasterly, the radius point of said curve being South 00 degrees 00 minutes 00 seconds East 20.00 feet from said point; (4) southeasterly along said curve 31.42 feet to the point of tangency of said curve, said point being North 90 degrees 00 minutes 00 seconds East 200.00 feet from the radius point of said curve; (5) South 00 degrees 00 minutes 00 seconds East 115.00 feet; (6) South 90 degrees 00 minutes 00 seconds West 134.00 feet; (7) South 00 degrees 00 minutes 00 seconds East 209.28 feet to the place of beginning, containing 5,768 acres, more or less, subject to all legal highways, rights-of-way, easements, and restrictions of record.

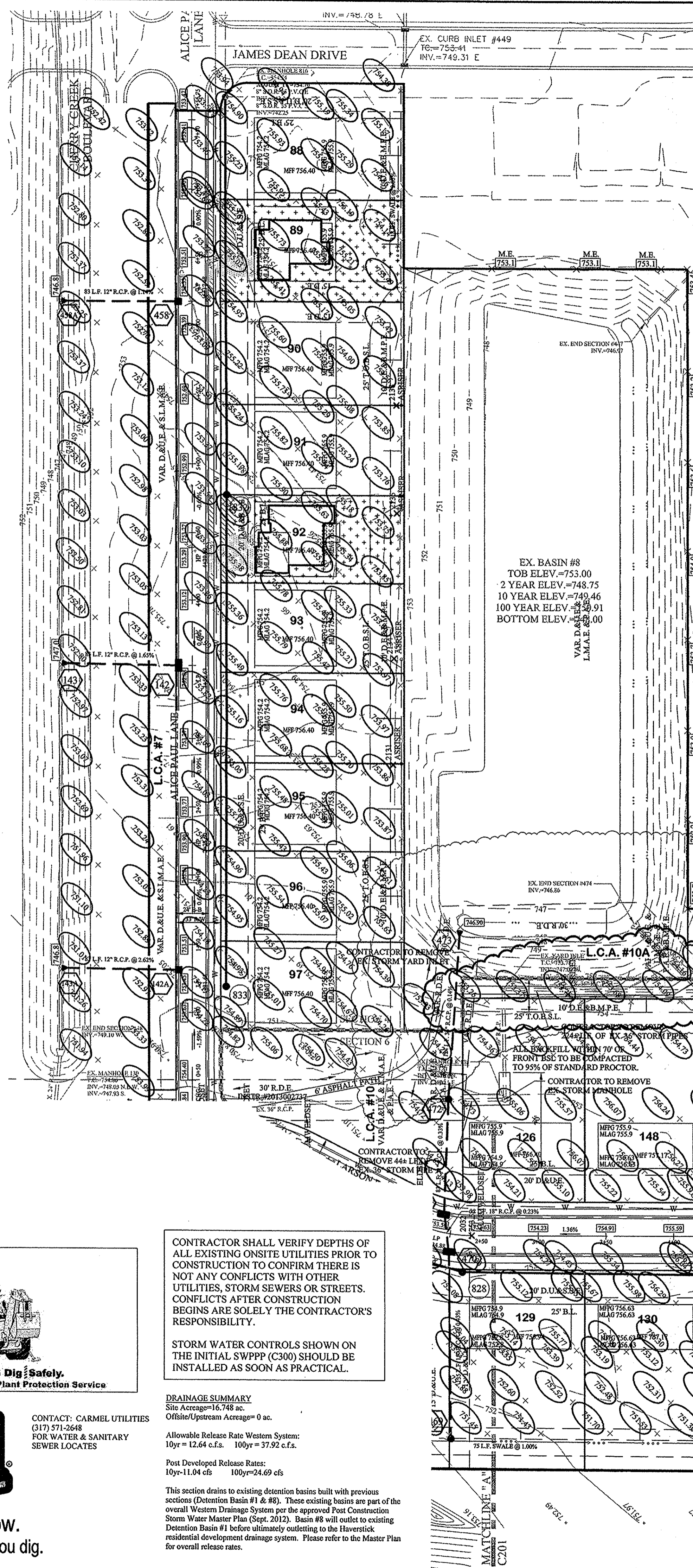
OPERATOR ON N.O.I. LETTER:
FALCON NEST II, L.L.C.
1356 BEVERLY ROAD
MCLEAN, VA 22101
PHONE: (317) 863-2057
FAX: (317) 216-8636
CONTACT PERSON: TIM WALTER

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

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 HUFF
bhuff@stoepelwerth.com

PLANS CERTIFIED BY:
David J. Stoepelwerth
DAVID J. STOEPPELWERTH
PROFESSIONAL LAND SURVEYOR
NO. 19358
11/20/15
DEC 02 2016





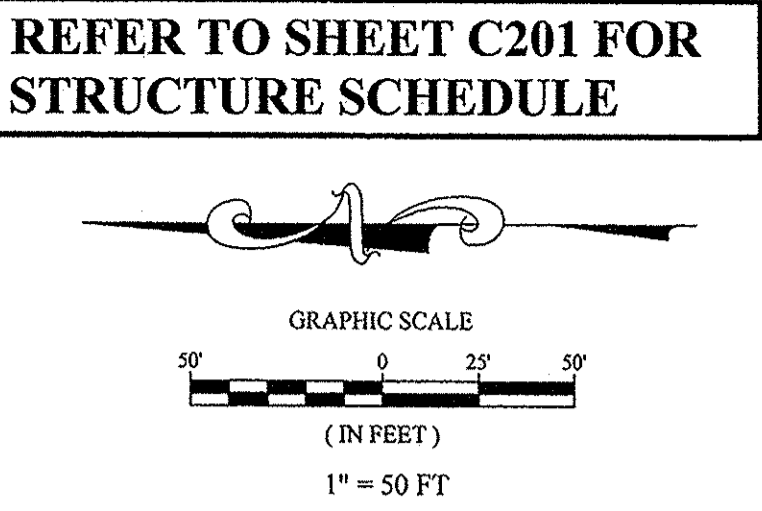
- EARTHWORK:**
- EXCAVATION**
 - Excavated material that is suitable may be used for fills. All unsuitable material and all surplus excavated material not required shall be removed from the site.
 - Provide and place any additional fill material from offsite as may be necessary to produce the grades 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 ditches 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.

FLOOD STATEMENT
 A PORTION OF THIS SITE LIES WITHIN A ZONE "X" (50 YEAR FLOODPLAIN) PER FIRM 18057C0355 DATED FEB. 19, 2003. HOWEVER, NO PORTION OF THIS SITE LIES WITHIN A ZONE A.
 BASED ON THE FEMA BASE FLOOD ELEVATION FOR THIS AREA, THERE WILL BE NO POTENTIAL FLOODING OF THIS PROPERTY VIA OUTFALL OR STORM PIPING SYSTEMS.

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

ADJACENT PROPERTIES
 NORTH: GRASS & WEEDS
 EAST: RESIDENTIAL
 SOUTH: RESIDENTIAL
 WEST: RESIDENTIAL

- 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



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, REPAIRED OR REPLACED PRIOR TO CONSTRUCTION. 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 PROTECT, AS IT IS ILLEGAL TO BLOCK OFF A PRIVATE "MUTUAL" TILE.

CONTRACTOR SHALL VERIFY DEPTHS OF ALL EXISTING ON-SITE UTILITIES PRIOR TO CONSTRUCTION TO CONTRADICT 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 REQUIREMENTS FOR CERTAIN STAGES OF WORK TO REVIEW THE AUTHORITY OF THE DEPARTMENT AS IT RELATES TO WORK WITHIN THE EXISTING AND PROPOSED CITY ROW.

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 PLAN.

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.

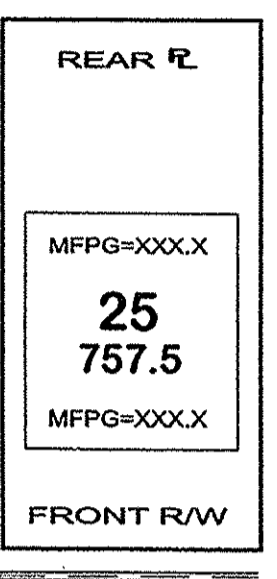
DAMAGE TO THE EXISTING RIGHT-OF-WAY SHALL BE RESTORED/PREPARED TO THE SATISFACTION OF THE CITY AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR IS ENCOURAGED TO INSPECT THE RIGHT-OF-WAY WITH THE CITY PRIOR TO THE START OF CONSTRUCTION TO DOCUMENT THE EXISTING CONDITION OF THE RIGHT-OF-WAY.

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 SHALL BE RELOCATED TO WITHIN ONE FOOT OF PROPOSED HIGH-WAY LINE.

DAMAGE TO THE EXISTING RIGHT-OF-WAY SHALL BE RESTORED/PREPARED 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 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 THE REVIEW THE AUTHORITY OF THE DEPARTMENT AS IT RELATES TO WORK WITHIN THE EXISTING AND PROPOSED RIGHT-OF-WAY.



REAR R.P.
 MFPG=XXX.X
757.5
 MFPG=XXX.X
 FRONT R.P.

Denotes REAR FLOOD PROTECTION GRADE (SEE SHEET C201 FOR FLOOD PROTECTION NOTES)

LOT NUMBER
 PAD ELEVATION

Denotes FRONT FLOOD PROTECTION GRADE (SEE SHEET C201 FOR FLOOD PROTECTION NOTES)

PROPOSED 6" UNDERDRAINS

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Entry Date: 2/17
 Entered By: [Signature]

MFF=XXX
 MLAG=XXX.X

MINIMUM FINISH FLOOR ELEVATION IS BASED OFF OF THE BELOW

- 6" (0.5') ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE, WHICHEVER IS LOWEST.
- 15" (1.25') ABOVE THE ROAD ELEVATION
- 6" (0.5') ABOVE THE MLAG

MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)

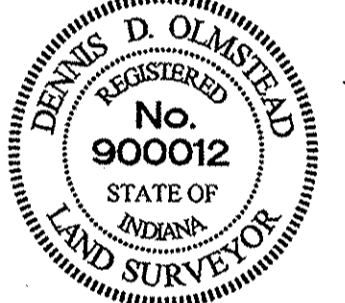
RECORD DRAWING

WITH THE EXCEPTION OF REAR YARD SSDs, STORM SEWER FOR THIS PROJECT WILL BE PUBLIC.

ALL STORM SEWERS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE RCP CLASS III.

Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012

11/20/2016



EX. BASIN #1
 TOB ELEV.=751.54
 2 YEAR ELEV.=748.32
 10 YEAR ELEV.=748.98
 100 YEAR ELEV.=749.54
 BOTTOM ELEV.=744.00

CURB REMOVAL IS TO THE NEAREST JOINT FOR CONTINUATION OF EXISTING COASTWAYS SAWCUT EXISTING EDGE OF PAVEMENT TO THESE LOCATIONS.

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 WATER CONTROLS SHOWN ON THE INITIAL SWPPP (C300) SHOULD BE INSTALLED AS SOON AS PRACTICAL.

DRAINAGE SUMMARY
 Site Acreage=16.748 ac.
 Offsite/Upstream Acreage= 0 ac.

Allowable Release Rate Western System:
 10yr = 12.64 c.f.s. 100yr = 37.92 c.f.s.

Post Developed Release Rates:
 10yr=11.04 cfs 100yr=24.69 cfs

This section drains to existing detention basins built with previous sections (Detention Basin #1 & #8). These existing basins are part of the overall Western Drainage System per the approved Post Construction Storm Water Master Plan (Sept. 2012). Basin #8 will outlet to existing Detention Basin #1 before ultimately outletting to the Haverstick residential development drainage system. Please refer to the Master Plan for overall release rates.

CONTACT: CARMELO UTILITIES
 (317) 571-2648
 FOR WATER & SANITARY SEWER LOCATES



Know what's below.
 Call before you dig.

STOEPPELWERTH
 ALWAYS ON
 7945 East 106th Street, Fishers, IN 46038-2505
 phone: 317.842.5925 fax: 317.842.5942

SITE DEVELOPMENT PLAN
 THE MEADOWS AT THE LEGACY, SECTION FOUR
 THE MEADOWS AT THE LEGACY, SECTION SIX
 CLAY TOWNSHIP
 HAMILTON COUNTY, INDIANA

DRAWN BY: ADG CHECKED BY: BAH

DATE: DEC 02 2016

C200
 55115PLA-ML4

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

CERTIFIED: 11/20/2015

STORM STRUCTURE TABLE										
STR.#	TYPE	T.C.	CASTING TYPE	DIA. IN	DIR. IN	INV. IN	DIA. OUT	DIR. OUT	INV. OUT	SLOPE
142	DBL CURB INLET	752.95	EI-7495-M1/M2				12	N	748.56	1.65%
142A	CURB INLET	753.55	EI-7495-M4				12	N	749.32	2.62%
143	END SECTION			12	S	747.19				
143A	END SECTION	748.31		12	S	747.14				
458	CURB INLET	752.36	EI-7495-M4						748.15	1.14%
458A	END SECTION	749.50		12	S					
469	YARD INLET	751.23	EI-6489-N				15	E	748.27	0.43%
470	DBL CURB INLET	753.44	EI-7495-M1/M2			747.70	18	E	747.67	0.23%
471	DBL CURB INLET	753.47	EI-7495-M1/M2			747.60	21	E	747.50	0.33%
472	MANHOLE	754.43	EI-1045			747.23	36	E	747.18	0.14%
473	END SECTION	750.34			W	747.01				
479	YARD INLET	749.44	EI-6489-N				15	E	746.85	0.30%
479A	END SECTION	749.13					12	S	747.96	1.07%
480	CURB INLET	754.00	EI-7495-M4	15	W	746.44			746.34	0.30%
481	CURB INLET	753.87	EI-7495-M4	18	W	746.25	18	SE	746.15	0.50%
482	END SECTION	748.56	EI-1045 (STD. MH.)	24	W	745.58	24	E	745.48	0.46%
482A	MANHOLE	750.56	EI-1045 (STD. MH.)	24	W	745.58	24	E	745.48	0.46%
483	CURB INLET	755.34	EI-7495-M1				12	E	751.71	0.90%
484	CURB INLET	755.37	EI-7495-M2			751.44	12	E	751.44	1.60%
484A	MANHOLE	755.63	EI-1045			751.10	12	N	751.00	1.63%
484B	MANHOLE	754.32	EI-1045 (STD. MH.)	18	S	747.90	24	NW	746.04	0.50%

STORM PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	START	END
142-143	12"	83.14'	1.65%	R.C.P.	
142A-143A	12"	83.40'	2.62%	R.C.P.	
458-458A	12"	83.39'	1.14%	R.C.P.	
469-470	15"	134.74'	0.43%	R.C.P.	
470-471	18"	31.64'	0.33%	R.C.P.	
471-472	21"	31.64'	0.33%	R.C.P.	
472-473	36"	12.90'	0.14%	R.C.P.	
479-480	15"	13.60'	0.30%	R.C.P.	
479A-479	12"	10.70'	0.07%	R.C.P.	
480-481	15"	30.37'	0.30%	R.C.P.	
481-482	18"	22.67'	0.50%	R.C.P.	
482-482A	24"	34.80'	0.46%	R.C.P.	
483-484	12"	30.21'	0.90%	R.C.P.	
484-485	12"	14.51'	1.60%	R.C.P.	
485-485A	12"	190.38'	1.63%	R.C.P.	
485A-482A	24"	163.74'	0.22%	R.C.P.	

EARTHWORK:

1. EXCAVATION

- A. 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.
- B. 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.

2. REMOVAL OF TREES

- A. 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.

3. PROTECTION OF TREES

- A. 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.
- B. In the event out 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.

4. REMOVAL OF TOPSOIL

- A. 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.

5. UTILITIES

- A. Rules and regulation governing the respective utility shall be observed in executing all work under this section.
- B. 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.

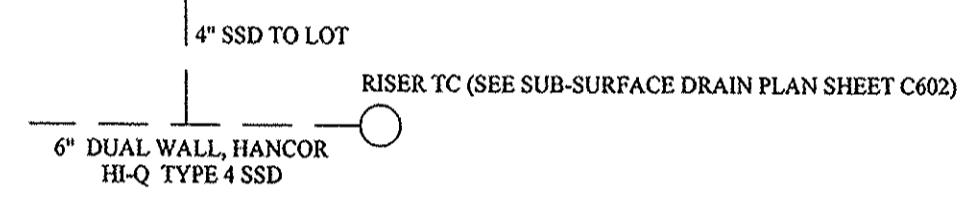
6. SITE GRADING

- A. Do all cutting, filling, compacting of fills and rough grading required to bring entire project area to subgrade as shown on the drawing.
- B. 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.
- C. 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.

FORMEARTHWRK

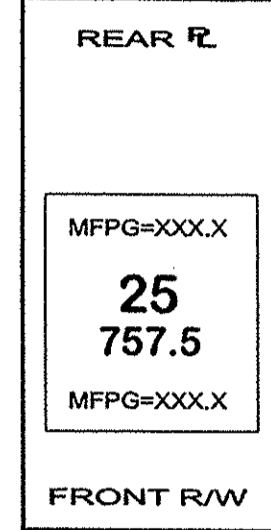
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Entry Date: 2017
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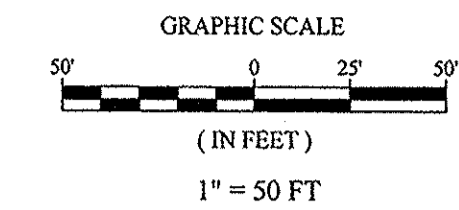


LEGEND

- 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



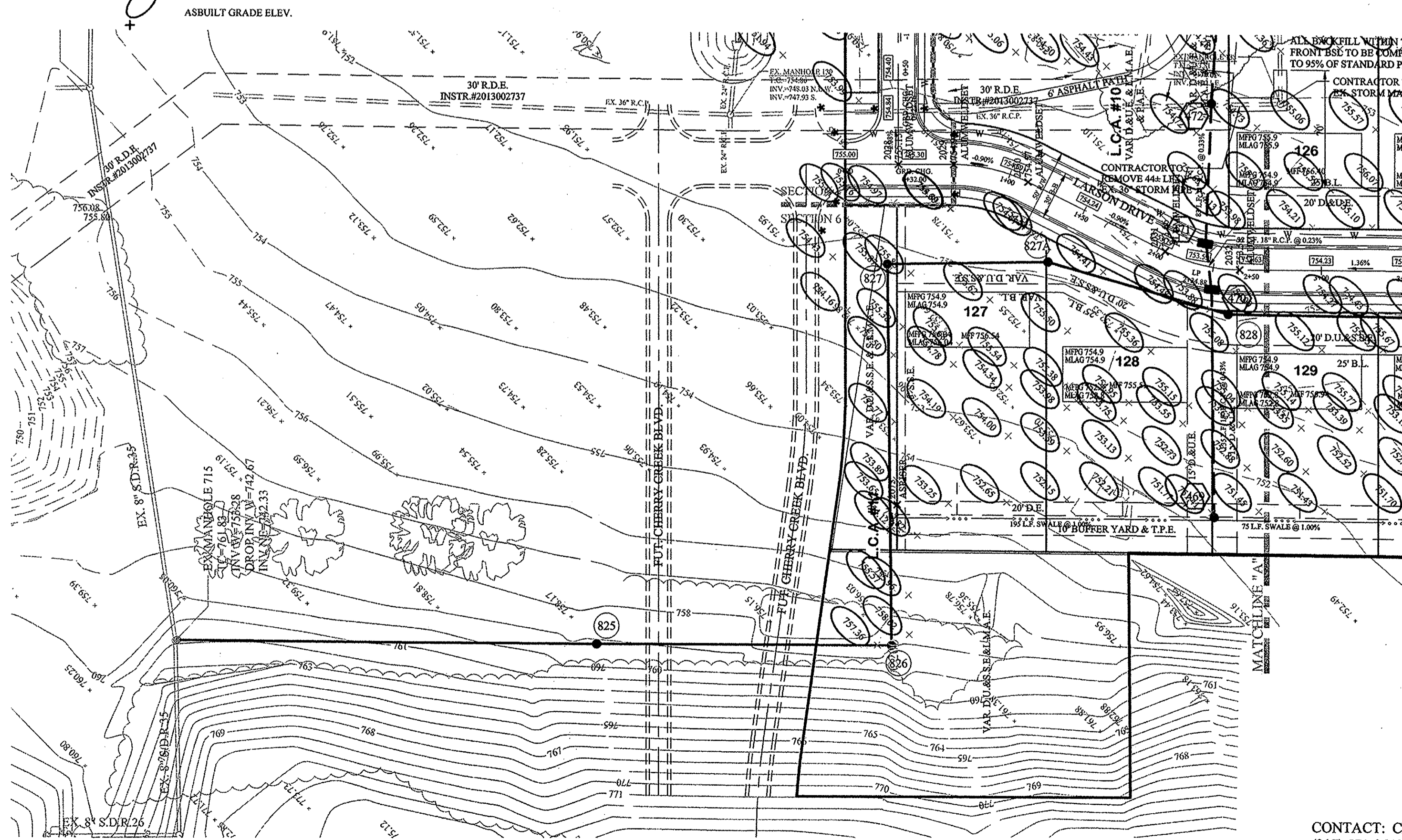
- MFP XXXX MINIMUM FINISH FLOOR ELEVATION IS BASED OFF OF THE BELOW
 1. 6" (0.5') ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE, WHICHEVER IS LOWEST.
 2. 15" (1.25') ABOVE THE ROAD ELEVATION
 3. 6" (0.5') ABOVE THE MLAG
- MLAG XXXX MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)



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 TIES LOCATED ON THIS SITE WILL NEED TO BE LOCATED, BRUSHED SET AT THE DOWNSTREAM PROPERTY LINE AND CRUSHED OR REMOVED ACROSS THIS SITE. IF ANY OF THESE TIES ARE FOUND 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 "NATURAL" TIE.
CONTRACTOR SHALL VERIFY DEPTHS OF ALL EXISTING ONSITE UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE ARE NO 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 PARTICIPATION 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 ROW.
EXISTING PAVEMENT TO BE SAW CUT TO A CLEAN EDGE ADJACENT TO ANY WIDENING, AUXILIARY LINES, 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/PREPARED 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.
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RECORD DRAWING

Dennis D. Olmstead
Registered Land Surveyor
No. 900012



FLOOD STATEMENT
A PORTION OF THIS SITE LIES WITHIN A ZONE "X" (500 YEAR FLOODPLAIN) PER FIRM 1805C0235 DATED FEB. 19, 2003. HOWEVER, NO PORTION OF THIS SITE LIES WITHIN A ZONE A.
BASED ON THE FEMA BASE FLOOD ELEVATION FOR THIS AREA, THERE WILL BE NO POTENTIAL FLOODING OF THIS PROPERTY VIA OUTFALL OR STORM PIPING SYSTEMS.

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

ADJACENT PROPERTIES
NORTH: GRASS & WEEDS
EAST: RESIDENTIAL
SOUTH: RESIDENTIAL
WEST: RESIDENTIAL

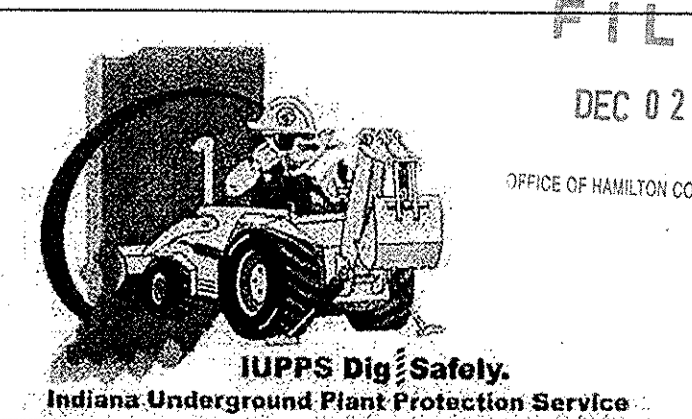
Minimum Flood Protection Grades
From Sections 104.02, 302.06 and 303.07 of the City of Carmel Storm Water Technical Standards Manual

Definitions:

- a. 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.
- b. 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 walkout, patios, decks, porches, support posts or piers, and rim of the window well).
- 2. Standard: Lowest Adjacent Grade
 - a. General
 - i. or industrial buildings shall have two feet of freeboard above the flooding source's 100-year flood elevation under proposed conditions.
 - ii. 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 pond 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/ponding elevation across the property footage.
 - 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.
 - b. Design Notes:
 - i. Each lot that is adjacent to a pond, open ditch or flooding source as a flood protection grade. There are instances where there are multiple different flooding sources for 1 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.
 - ii. Finished floor elevation or 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.

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 WATER CONTROLS SHOWN ON THE INITIAL SWPPP (C300) SHOULD BE INSTALLED AS SOON AS PRACTICAL.

CONTACT: CARMEL UTILITIES
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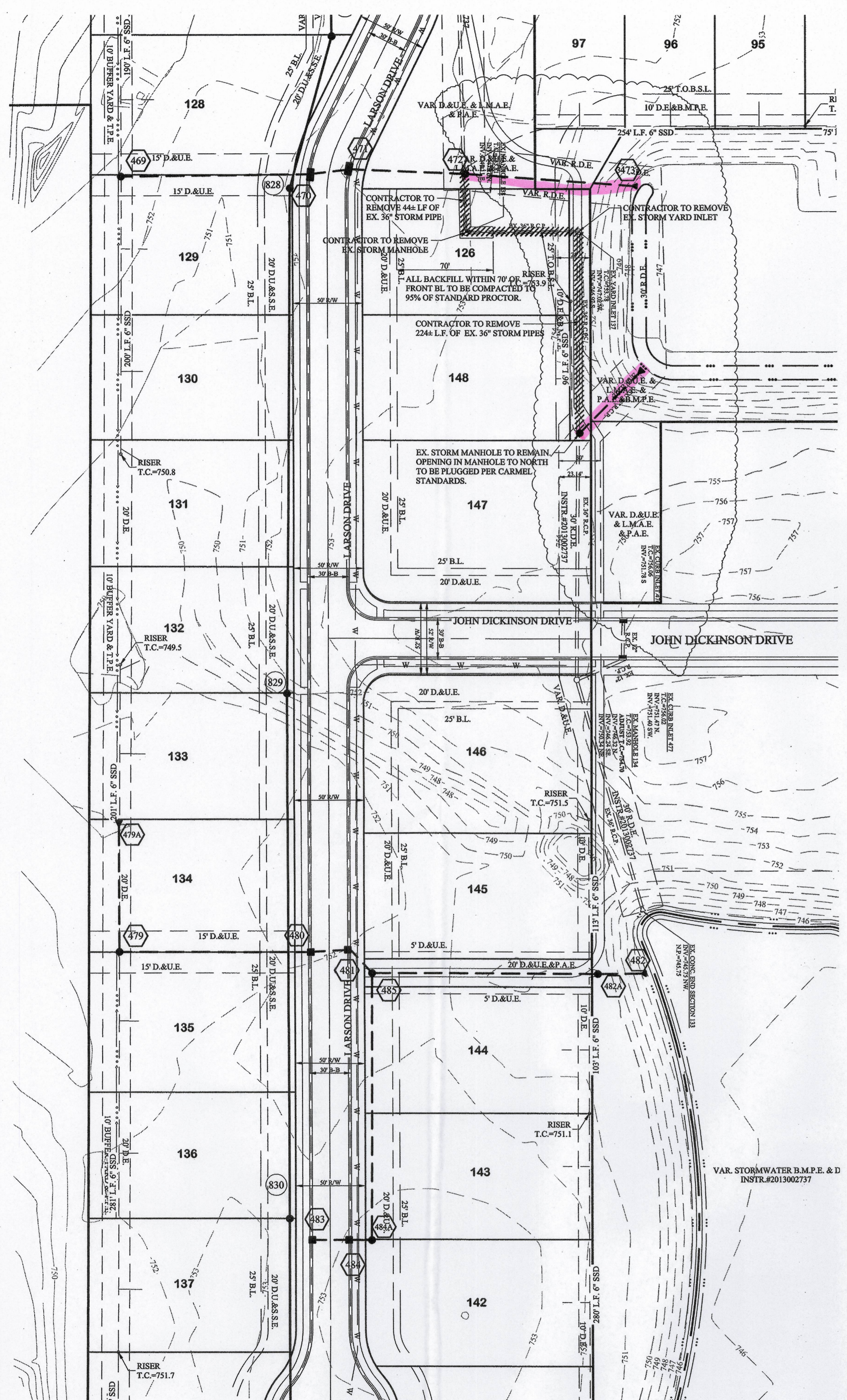
REGISTERED PROFESSIONAL ENGINEER
No. 19358
STATE OF INDIANA
CERTIFIED: 11/20/2015
David J. Stoppelwirth

FILED
DEC 02 2016
OFFICE OF HAMILTON COUNTY SURVEYOR

SITE DEVELOPMENT PLAN
THE MEADOWS AT THE LEGACY, SECTION FOUR
THE MEADOWS AT THE LEGACY, SECTION SIX
CLAY TOWNSHIP
HAMILTON COUNTY, INDIANA

SHEET NO. C201
S & A JOB NO. 55145PLA-M1.4

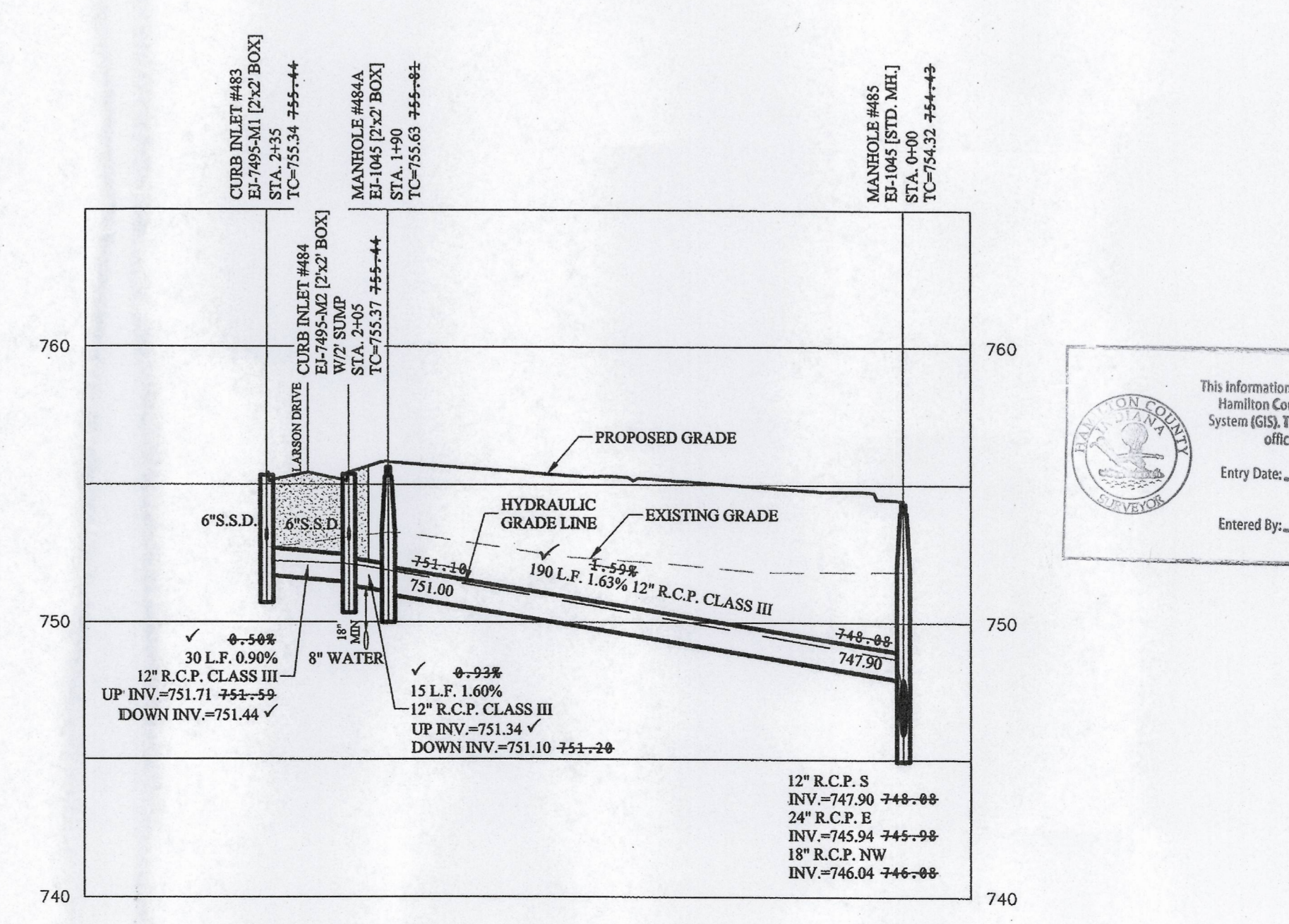
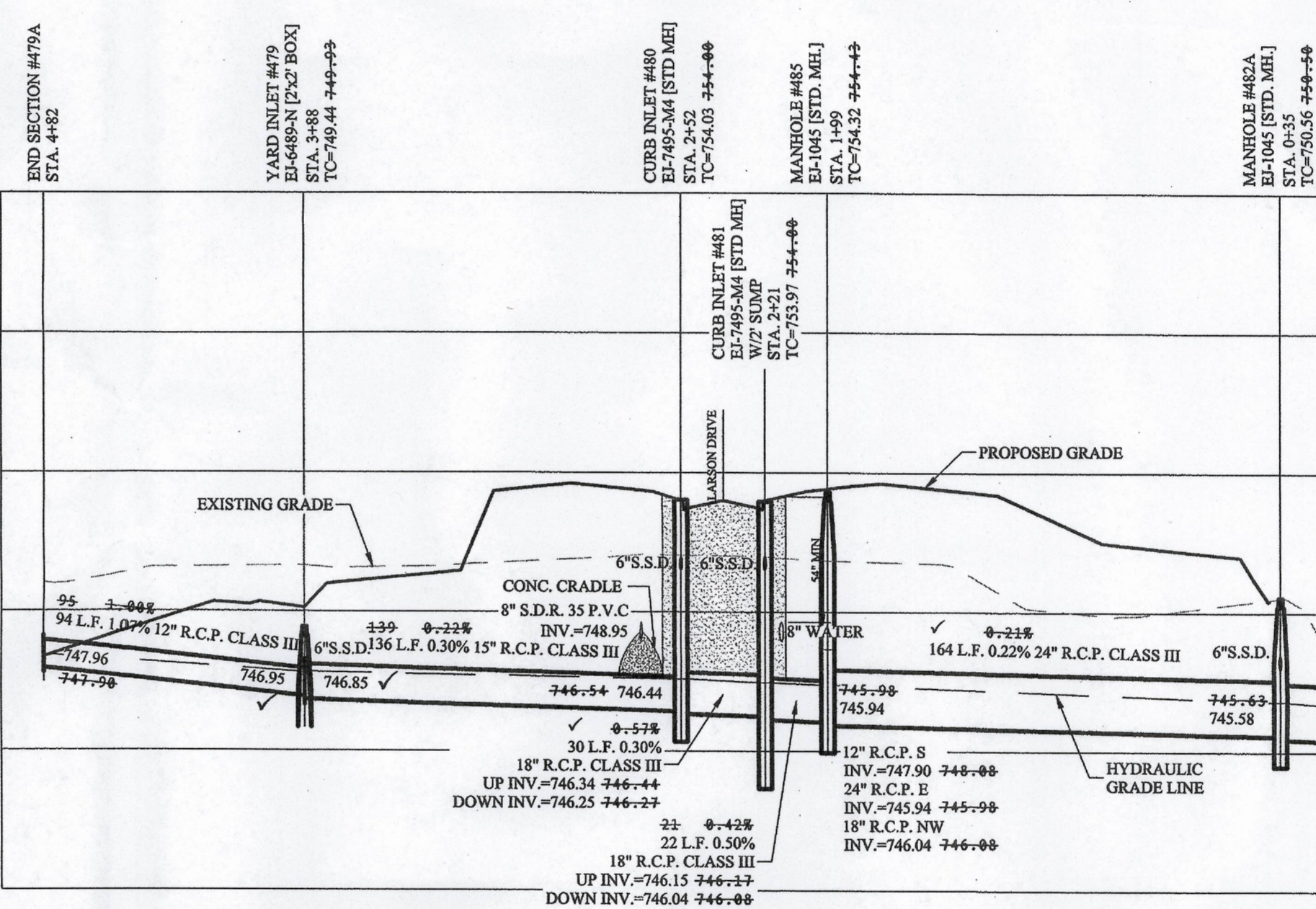
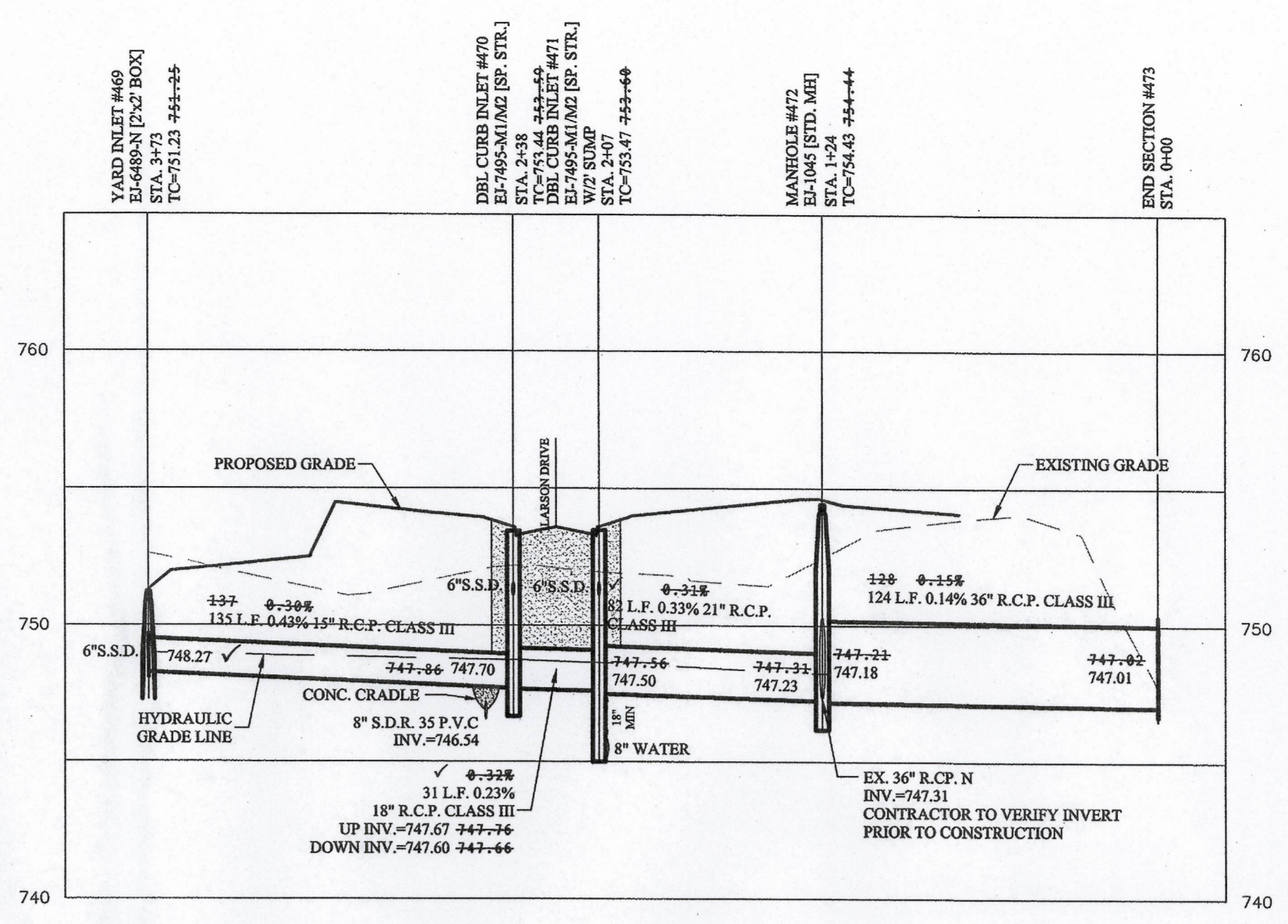
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BY: ADG
CHECKED BY: BAH



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

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

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



FULL DEPTH GRANULAR BACKFILL
(SEE RCP TRENCH DETAIL 10-28 ON
SHEET C801 FOR MATERIAL AND
SPECIFICATIONS.)

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 CROSSINGS OF CITY STREETS:
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
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.

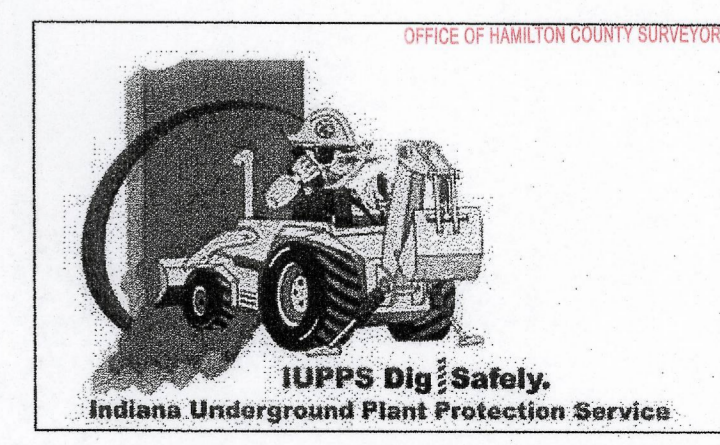
STORM SYSTEM
WITH THE EXCEPTION OF REAR YARD SSDS, STORM
SEWERS FOR THIS DEVELOPMENT WILL BE PUBLIC.

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Entry Date: 2017
Entered By: JLM

FILED
DEC 02 2016

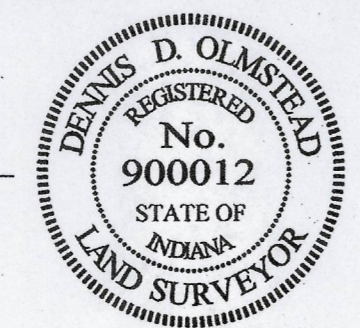


Know what's below.
Call before you dig.



RECORD DRAWING

Dennis D. Olmstead
Registered Land Surveyor
No. 900012
11/30/2016



STOEPPELWERTH
ALWAYS ON
7965 East 10th Street, Fishers, IN 46038-2505
phone: 317.848.5905 fax: 317.848.5942

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

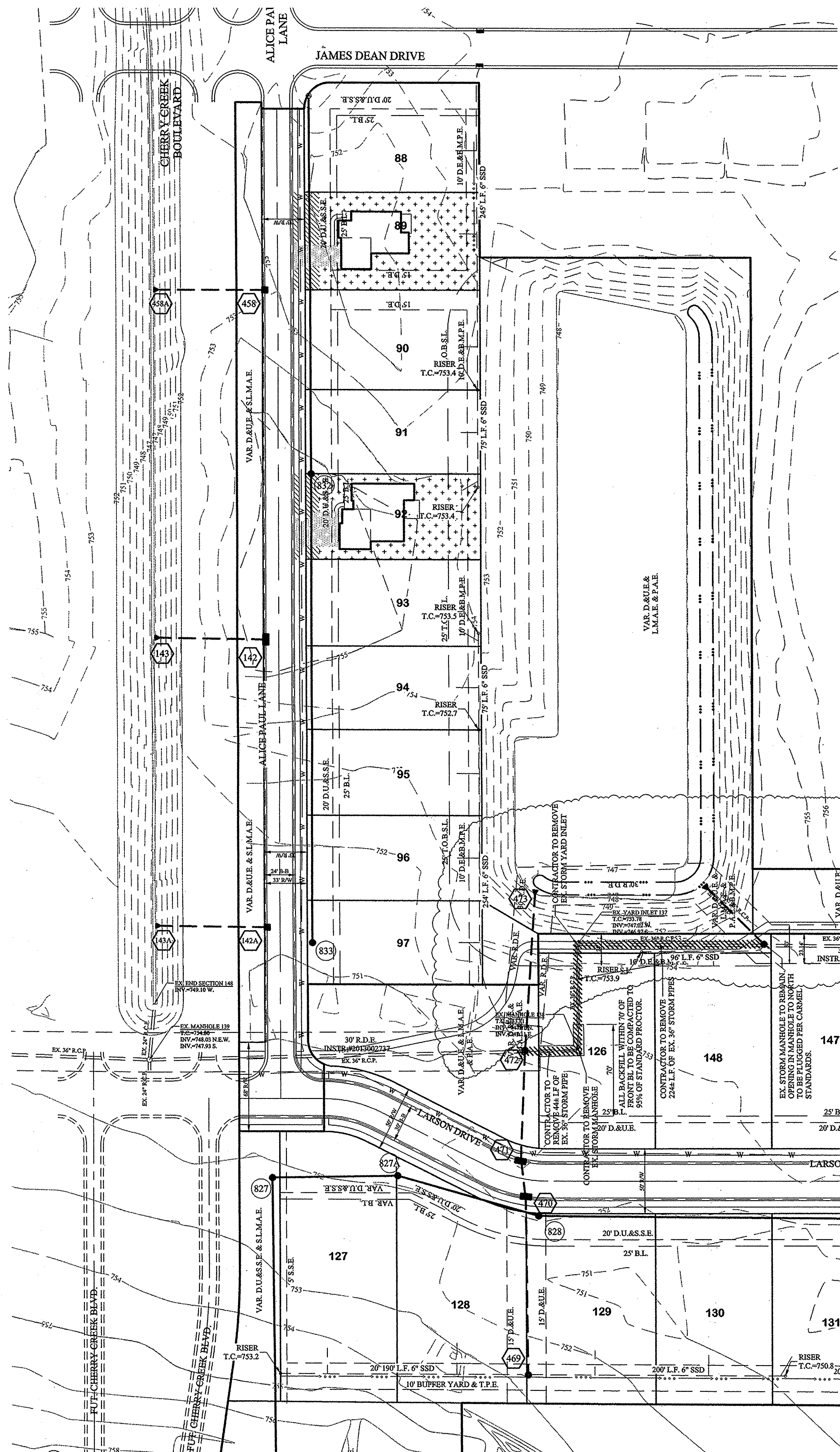
THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A REFERENCE OR
ORIGINAL BOUNDARY SURVEY. A ROUTE
REPORT OR A SURVEYOR LOCATION
REPORT.
CERTIFIED: 11/20/2015
David J. Stoepfelwerth

STORM SEWER PLAN & PROFILE
THE MEADOWS AT THE LEGACY, SECTION FOUR
THE MEADOWS AT THE LEGACY, SECTION SIX
HAMILTON COUNTY, INDIANA
CLAY TOWNSHIP

DRAWN BY: ADC CHECKED BY: BAH
SHEET NO. C600
S&A JOB NO. 55115PLA-ML4

DATE: 11/07/16
REVISIONS: ASBUILTS
DATE: 11/07/16
MARK: REVISIONS PER TAC COMMENTS
BY: ADG

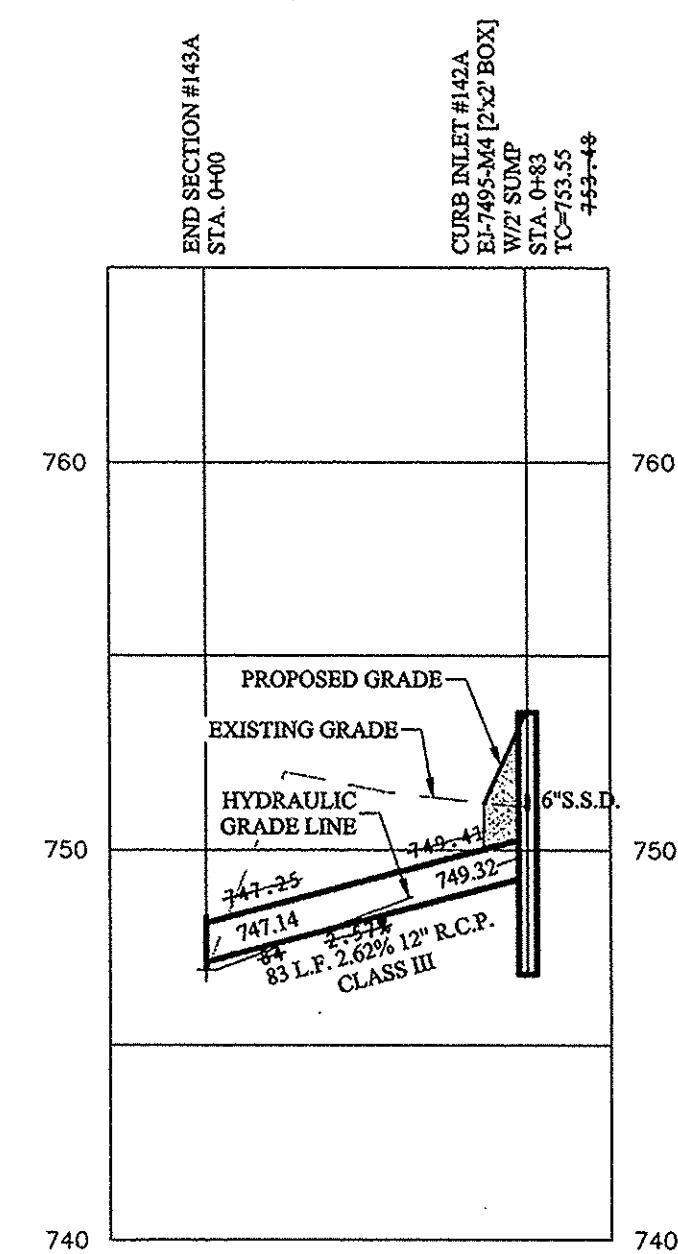
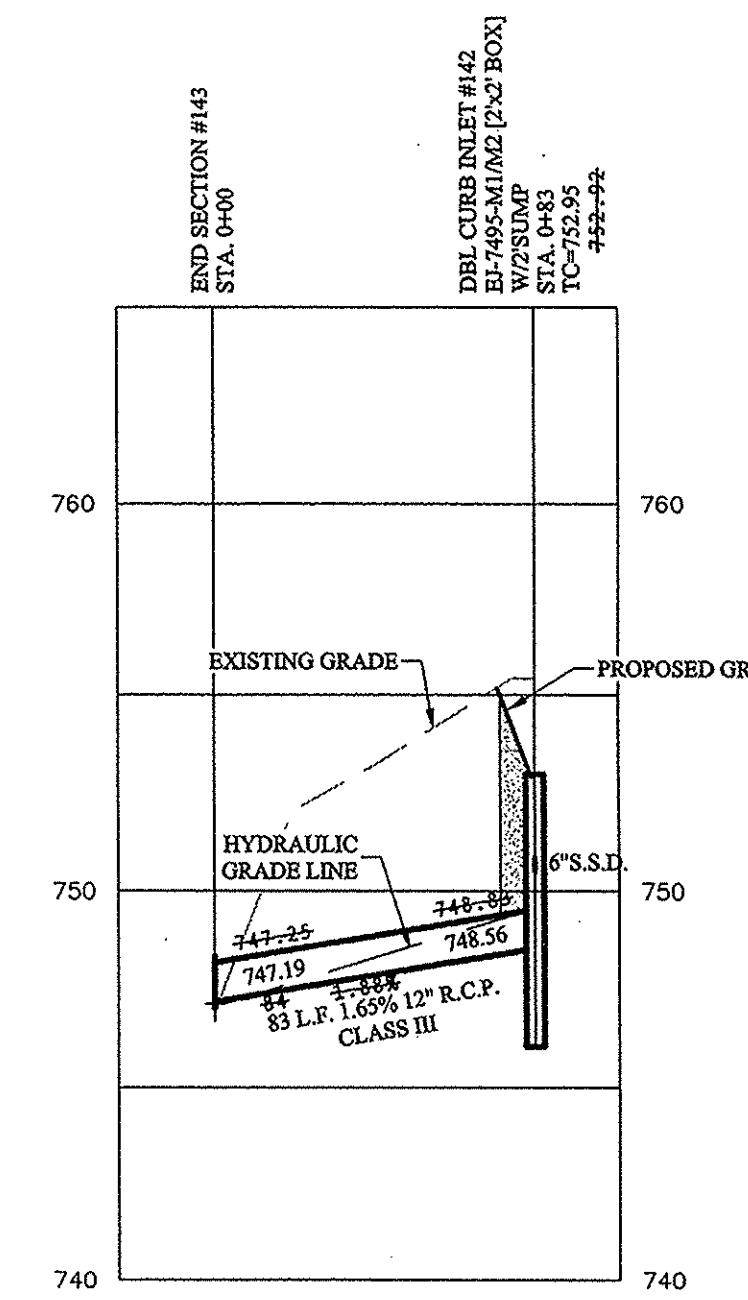
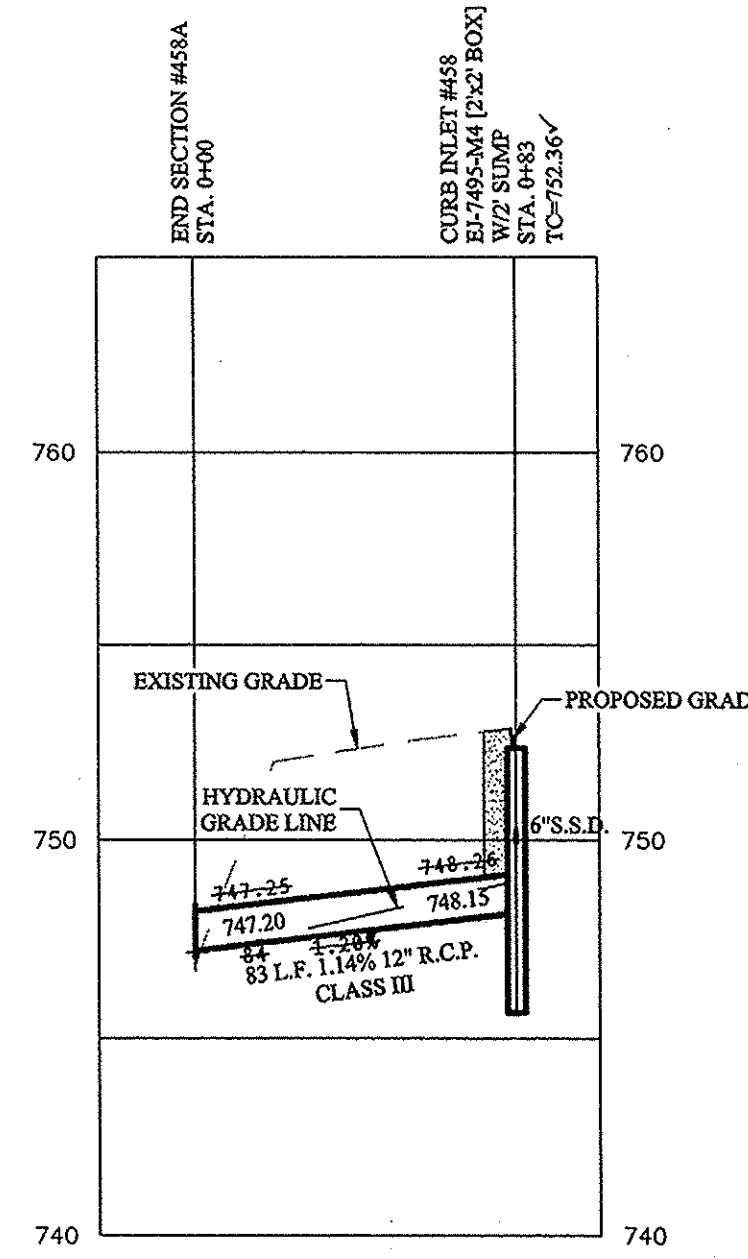
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 Created: November 7, 2016 1:38:12 PM / jrichards
 Edited: November 30, 2016 4:35:07 PM / Christian Espinoza



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

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

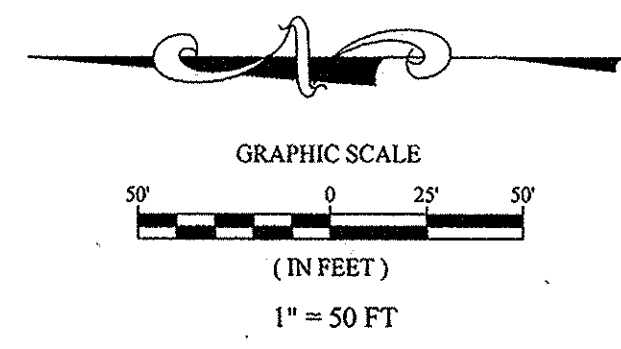
SCALE: 1"=50' HOR.
 1"=5' VERT.



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.



FULL DEPTH GRANULAR BACKFILL (SEE RCP TRENCH DETAIL 10-28 ON SHEET C801 FOR MATERIAL AND SPECIFICATIONS.)

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.±

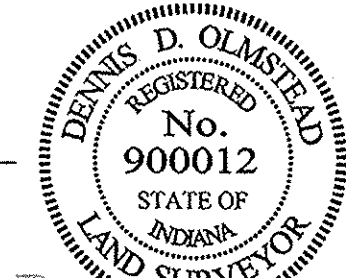
MINIMUM COVER FOR PIPE CROSSINGS OF CITY STREETS: THE MINIMUM COVER FROM THE TOP OF THE INSTALLED PAVEMENT TO THE TOP OF THE INSTALLED PIPE SHALL BE THE PAVEMENT SECTION, THICKNESS (ALL BITUMINOUS AND AGGREGATE MATERIAL ABOVE THE SUBGRADE) PLUS 1'-0", BUT UNDER NO CIRCUMSTANCES SHALL THE COVER ALONG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

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

RECORD DRAWING

Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 11/30/2016



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DEC 02 2016



811
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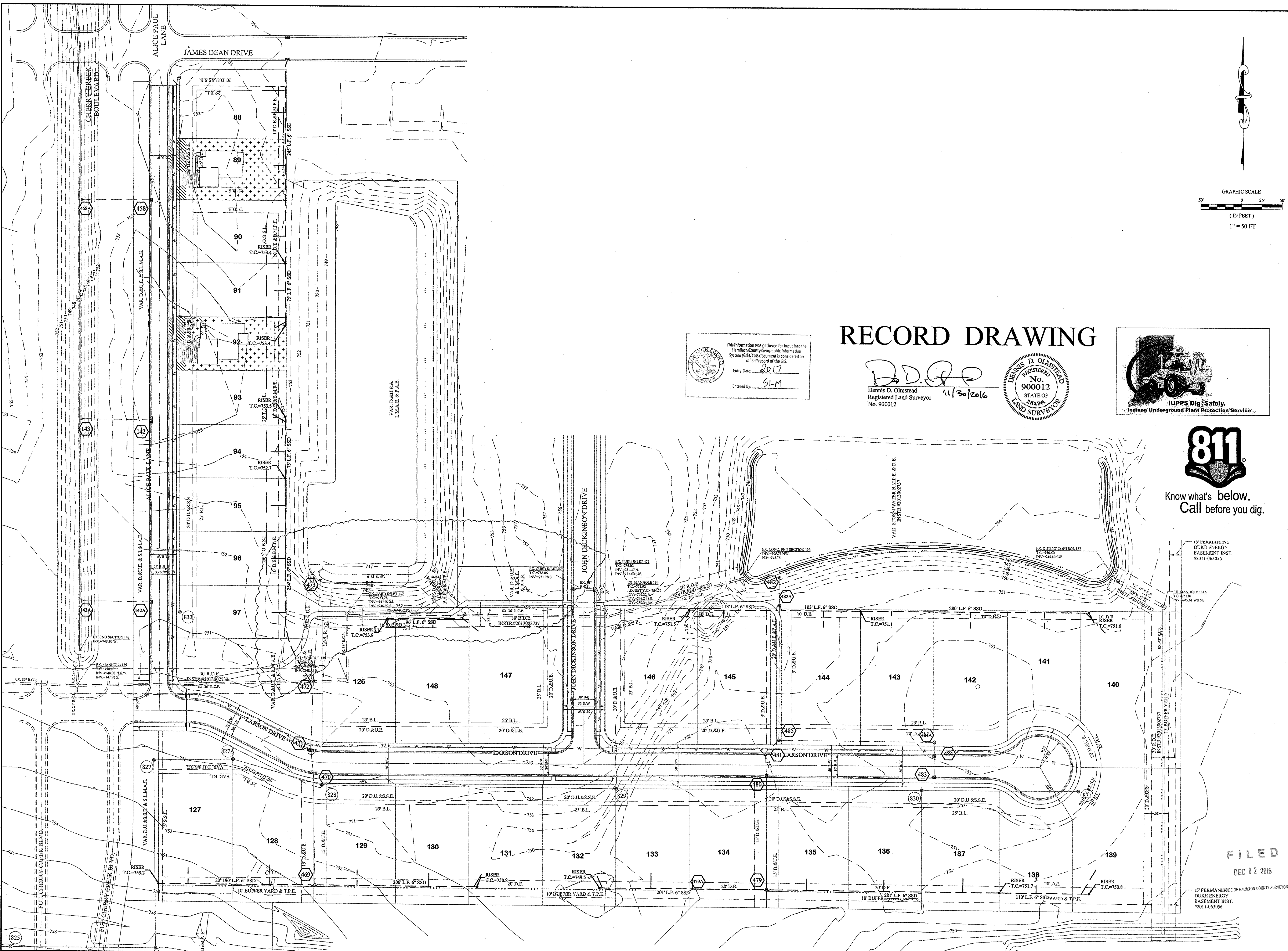
STORM SEWER PLAN & PROFILE
 THE MEADOWS AT THE LEGACY, SECTION FOUR
 THE MEADOWS AT THE LEGACY, SECTION SIX
 HAMILTON COUNTY, INDIANA
 CLAY TOWNSHIP

David J. Stoepelwerth
 Registered Professional Engineer
 No. 19358
 State of Indiana
 CERTIFIED: 11/20/2015

NO.	DATE	REVISIONS
ASBUILTS	10/07/16	REVISED PER TAC COMMENTS
ADG	03/11/16	ADG
ADG		BY

DRAWN BY: ADG
 CHECKED BY: BAH
 SHEET NO. C601
 S.E.A. JOB NO. 55115PLA-ML4

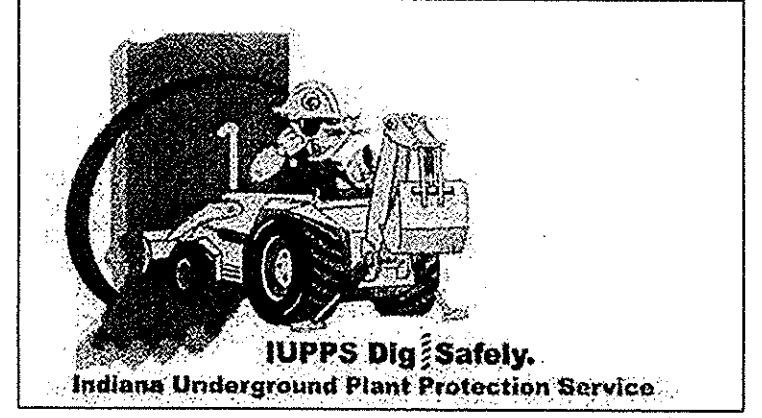
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 Drawn By: November 30, 2016 4:35:14 PM / Christian Espinosa



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 Entered By: SLM

RECORD DRAWING

D.D.O.
 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 11/30/2016



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 DEC 02 2016

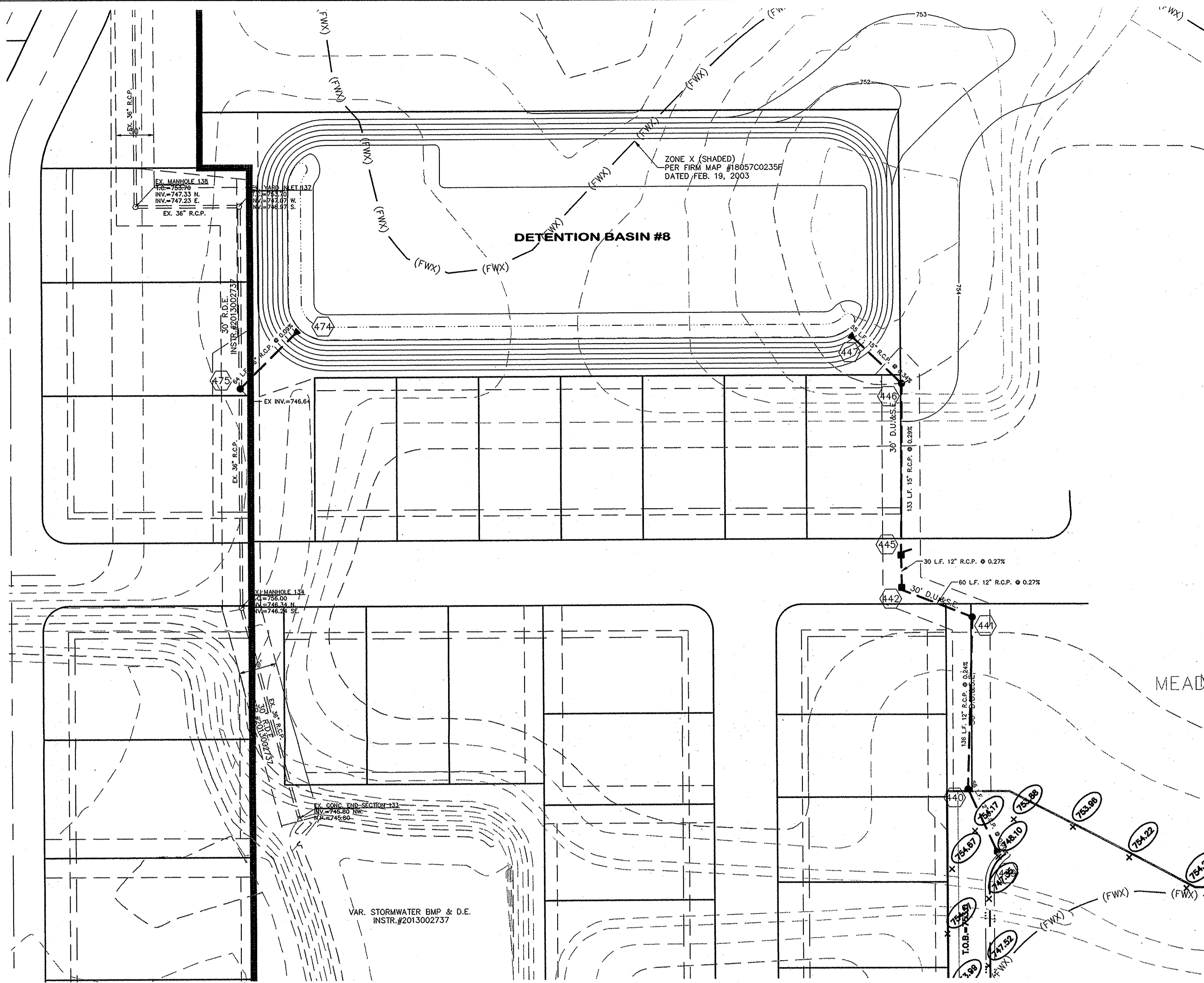
DATE	MARK	REVISIONS	BY
11/27/16	ADG	REVISED PER TAC COMMENTS	ADG

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. Stoppelwerth
 David J. Stoppelwerth
 Registered Professional Engineer
 No. 19358
 STATE OF INDIANA

STOEPPELWERTH
 ALWAYS ON
 7965 East 116th Street, Fishers, IN 46038-2595
 phone: 317.848.5555 fax: 317.849.5592

SUB-SURFACE DRAIN PLAN
 THE MEADOWS AT THE LEGACY, SECTION FOUR
 THE MEADOWS AT THE LEGACY, SECTION SIX
 HAMILTON COUNTY, INDIANA
 CLAY TOWNSHIP

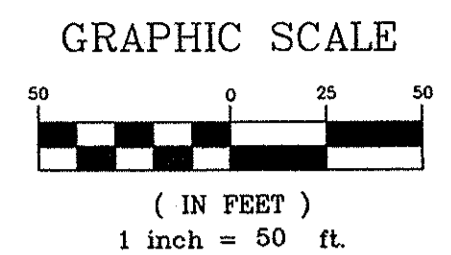
DRAWN BY: ADG
 CHECKED BY: BAH
 SHEET NO: **C602**
 S&A JOB NO: 55115PLA-ML4



FULL DEPTH GRANULAR BACKFILL

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.



NOTES:
 NO EARTH DISTURBING ACTIVITIES MAY TAKE PLACE WITHOUT AN APPROVED STORM WATER MANAGEMENT PERMIT.

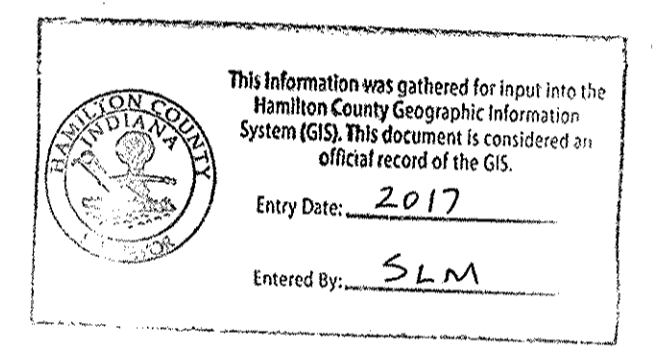
FOR INSTALLATION OF STORM UNDER CITY STREETS AND COVER REQUIREMENTS, SEE SHEET No. C801 ON THE TRENCH DETAIL.

THERE ARE TO BE NO WATER VALVES OR MANHOLES WITHIN THE PAVEMENT, CURB, OR SIDEWALK WITH THE EXCEPTION OF CURB INLETS.

ALL STORM SEWERS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE RCP CLASS III.

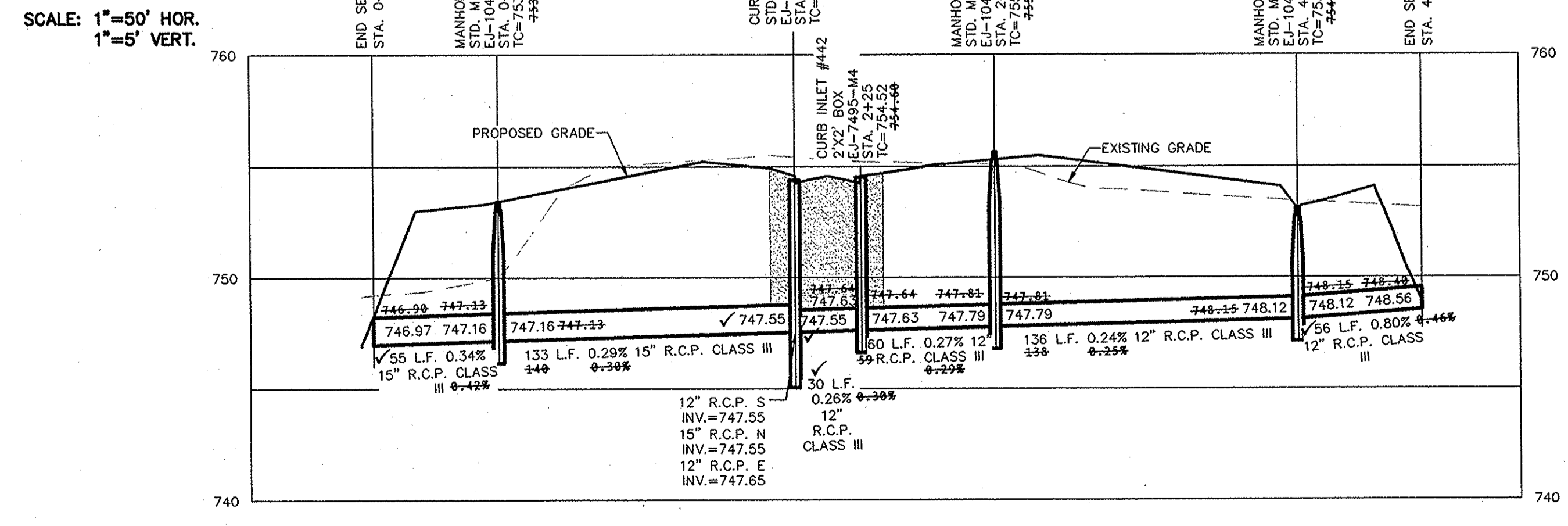
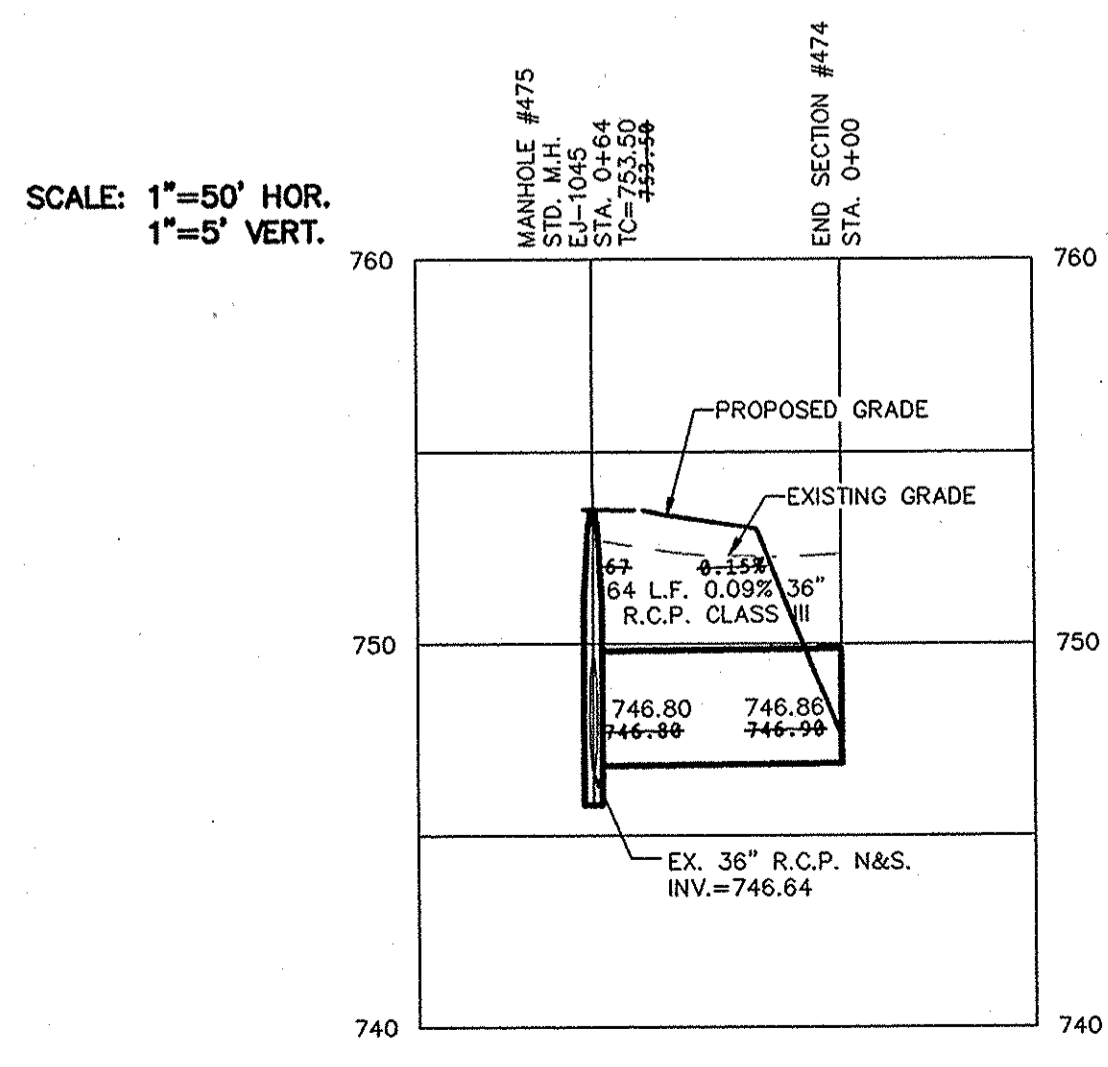
FOR STORM STRUCTURE SIZING AND CASTING TABLE SEE DETAIL D-18 ON SHEET C800.

ALL TOP OF CASTING ELEVATIONS FOR STORM SEWERS SHALL BE CONSTRUCTED WITH A TOLERANCE OF 0.20FT.±



RECORD DRAWING

Dennis D. Olmstead
 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 7/9/2014



STORM PLAN & PROFILES
 THE MEADOWS AT THE LEGACY
 SECTION 2

HAMILTON COUNTY, INDIANA
 CLAY TOWNSHIP

STOEPPELWERTH
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 Phone: 317.649.2555 Fax: 317.649.2542

REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA
 David J. Stoepfelwirth
 CERTIFIED: 05/17/13

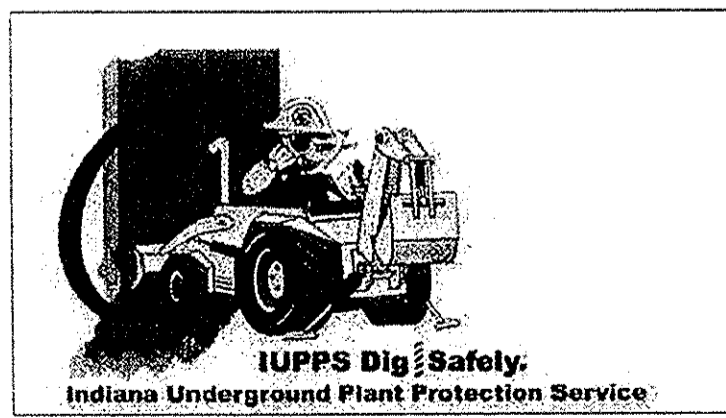
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DATE	MARK	REVISIONS
06/29/14	01/21/2014	ASBUILT'S REVISED PER TAC COMMENTS
		CWM
		AUG
		BY

DRAWN BY: LAB
 CHECKED BY: BAH

SHEET NO.
C601

S & A JOB NO.
 55115PLA-ML2



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