

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 28, 2014

To: Hamilton County Drainage Board

✓ slm

Re: Wheeler and Wheeler Drain, Brighton Knoll Sec. 6 Relocation

Attached is a petition and plans for the proposed Wheeler and Wheeler Drain, Brighton Knoll Sec. 6 Relocation. The reconstruction was petitioned by RH of Indiana LP. The proposal is to reconstruct the drain across parcels 10-11-17-00-00-009.000 and 10-11-17-00-24-037.000, owned by RH of Indiana LP and parcel 10-11-17-00-00-010.001, owned by Noblesville Schools, as part of the Brighton Knoll, Sec. 6 project per plans by Stoepfelwerth and Associates, Job No. 43400S6, dated 1/20/2014.

Per the plans, the Brighton Knoll Sec. 6 Relocation removes 875' of existing pipe and installs 426' of new pipe. This subtracts 449' from the regulated drain length at this location. (Note: This drain length reduction is offset by the pond expansion project in 2013 referenced below).

This line will consist of the following:

426' of 48" RCP 84' of 5'x8' Box Culvert 308' Open drain (flood route)

The Wheeler & Wheeler Drain at this location has had three previous petitions since 2011. In 2011, Noblesville Schools installed a pipe from the Northwest corner of their detention pond and reconstructed a portion of the drain across the future sections of Brighton Knoll. For more information on the 2011 reconstruction see my report dated June 8, 2011, which was approved at hearing on July 25, 2011, as recorded in Drainage Board minutes book 13, pages 486 - 487.

At a hearing on December 19, 2012, the Board approved the construction of a detention pond in Brighton Knoll subdivision that reconstructed the existing tile as open drain and storm sewer. For more information, see my report for Wheeler and Wheeler Drain, Brighton Knoll Pond #3 Reconstruction dated Dec. 13, 2012 as recorded in Drainage Board Minutes Book 14 pages 457 - 458.

At a hearing on September 23, 2013, the Board approved the petition to expand the Brighton Knoll pond further south. For more information, see my report for Wheeler & Wheeler Drain, Brighton Knoll Section 5 Pond Expansion dated August 20, 2013, as recorded in Drainage Board Minutes Book 15 pages 163-164.

The current petition proposes to relocate the pipe between the south end of the Brighton Knoll pond and the north bank of the detention pond on the Noblesville Schools property to accommodate the subdivision layout. The current project will shift the upstream terminus of the Wheeler & Wheeler drain from its current location at the northwest corner of the Noblesville School pond to the east along the north bank by approximately 360°. This will orient the drain in a more north-south direction between the two ponds at this location. This petition includes the drain route between storm structures 812B, 812, 903 and 810A. The drain will also include the emergency flood route and culvert, located adjacent to this run of pipe, as shown on the plans. As noted above, the Brighton Knoll pond is currently part of the regulated drain. The Noblesville Schools pond will remain private.

The cost of the relocation is the responsibility of RH of Indiana LP. The developer provided the Performance Bond as follows:

Name of Bonding Co.: North American Specialty Insurance Company
Bond #: 2183486
Bond Date: April 4, 2014
Bond Amount: \$88472.88

A Non-enforcement Request has been submitted at this time. The easement for the drain will be per the dimensions as shown on the secondary plat for Brighton Knoll, Sec. 6 for the above described relocated drain and emergency flood route. This includes the easement covering common areas 6-1, 6-2 and the rear yard easements of lots 287 and 288. I recommend approval of the non-enforcement at this time. The easement dimensions on the Noblesville School site will be the statutory 75' per half easement dimensions until such time in the future that a non-enforcement is approved by the Board.

I recommend a hearing be set for this petition for June 23, 2014.

Sincerely,



Kenton C. Ward
Hamilton County Surveyor

KCW/stc

HAMILTON COUNTY DRAINAGE BOARD
NOBLESVILLE, INDIANA

FILED

DEC 23 2013

IN RE: Brighton Knoll, Section 6)
Hamilton County, Indiana)

OFFICE OF HAMILTON COUNTY SURVEYOR

PETITION FOR RELOCATION AND RECONSTRUCTION

R. H. of Indiana, LP (hereinafter "Petitioner"),
hereby petitions the Hamilton County Drainage Board for authority to relocate and improve a
section of the Wheeler & Wheeler Drain, and in support of
said petition advises the Board that:

1. Petitioner owns real estate through which a portion of the Wheeler & Wheeler
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 Wheeler & Wheeler 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 Wheeler & Wheeler Drain, without cost to other property owners
on the watershed of the Wheeler & Wheeler Drain.

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


Signed _____

Kenneth E. Windler

Printed _____

STATE OF INDIANA)
) ss:
COUNTY OF HAMILTON)

BEFORE THE HAMILTON COUNTY
DRAINAGE BOARD
NOBLESVILLE, INDIANA

IN THE MATTER OF THE
RECONSTRUCTION OF THE
Wheeler & Wheeler Drain, Brighton Knoll Section 6 Relocation

FINDINGS AND ORDER FOR RECONSTRUCTION

The matter of the proposed Reconstruction of the *Wheeler & Wheeler Drain, Brighton Knoll Section 6 Relocation* came before the Hamilton County Drainage Board for hearing on *June 23, 2014*, on the Reconstruction Report consisting of the report and the Schedule of Damages and Assessments. The Board also received and considered the written objection of an owner of certain lands affected by the proposed Reconstruction, said owner being:

Evidence was heard on the Reconstruction Report and on the aforementioned objections.

The Board, having considered the evidence and objections, and, upon motion duly made, seconded and unanimously carried, did find and determine that the costs, damages and expenses of the proposed Reconstruction will be less than the benefits accruing to the owners of all land benefited by the Reconstruction.

The Board having considered the evidence and objections, upon motion duly made, seconded and unanimously carried, did adopt the Schedule of Assessments as proposed, subject to amendment after inspection of the subject drain as it relates to the lands of any owners which may have been erroneously included or omitted from the Schedule of Assessments.

The Board further finds that it has jurisdiction of these proceedings and that all required notices have been duly given or published as required by law.

Wherefore, it is ORDERED, that the proposed Reconstruction of the *Wheeler & Wheeler Drain, Brighton Knoll Section 6 Relocation* be and is hereby declared established.

Thereafter, the Board made inspection for the purpose of determining whether or not the lands of any owners had been erroneously included or excluded from the Schedule of Assessments. The Board finds on the basis of the reports and findings at this hearing as follows:

HAMILTON COUNTY DRAINAGE BOARD



PRESIDENT



Member



Member

ATTEST: 
Executive Secretary

KCW

FINDINGS AND ORDER

CONCERNING THE PARTIAL VACATION OF THE

Wheeler & Wheeler Drain, Brighton Knoll Section 6 Relocation

Structure 2 to Original Station 6+19


On this 23rd day of June, 2014, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the Wheeler & Wheeler Drain, Brighton Knoll Section 6 Relocation, Structure 2 to Original Station 6+19.

Evidence has been heard. Objections were presented and considered. The Board then adopted an order of action. The Board now finds that the costs of continued maintenance to the portion of the above drain exceed the benefits to the real estate benefited by the portion of the drain to be abandoned and issues this order vacating the above section of the Wheeler & Wheeler Drain, Brighton Knoll Section 6 Relocation, Structure 2 to Original Station 6+19.

HAMILTON COUNTY DRAINAGE BOARD



President



Member

Member

Attest: 



STOEPPELWERTH & ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS

March 24, 2014

David J. Stoepfelwerth
President, CEO
Professional Engineer
Professional Land Surveyor

Curtis C. Huff
Vice President, COO
Professional Land Surveyor

R.M. Stoepfelwerth
Founder
Professional Engineer
Professional Land Surveyor

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

Attention: Steve Cash

Re: Brighton Knoll Section 6

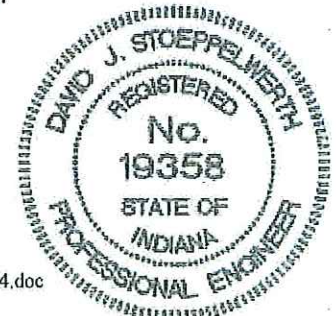
Dear Mr. Cash:

On behalf of the developer R.H. of Indiana, LP, please accept the following Engineer's Estimate for Brighton Knoll Section 6. The estimate is as follows:

Description	Quantity	Unit	Unit Price	Contract Amount	Performance Bond
Wheeler Wheeler Drain Dirtwork - Grading	1	LS	\$1,500.00	\$1,500.00	
Wheeler Wheeler Drain Storm					
48" RCP	426	LF	\$72.00	\$30,672.00	
5' x 2' Box Culvert	84	LF	\$308.25	\$25,893.00	
No. 8 Stone Bedding	244	Tons	\$14.85	\$3,623.40	
Sand Backfill	120	Tons	\$10.00	\$1,200.00	
Rip Rap	40	Tons	\$35.00	\$1,400.00	
48" CES	1	EA	\$2,940.00	\$2,940.00	
Special Inlet	1	EA	\$3,570.00	\$3,570.00	
Solid Manholes	1	EA	\$2,375.00	\$2,375.00	
Beehive Inlets	1	EA	\$1,415.00	\$1,415.00	
Flush - Video	426	LF	\$1.50	\$639.00	
			Totals	\$73,727.40	\$88,472.88

Witness my signature this 24th day of July 2014.


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



7965 East 106th Street
Fishers, Indiana
46038-2505

317.849.5935
Fax: 317.849.5942
www.Stoepfelwerth.com

Cc: Wes Livingston

BAH/meb
S:\43400RYL-S6\Blue_Book\Agency_Correspondence\HamiltonCountySurveyorCashEE03-24-14.doc



SUBDIVISION BOND

Bond No.: 2183486 _____

Principal Amount: \$88,472.88 _____

KNOW ALL MEN BY THESE PRESENTS, that we

RH of Indiana, L.P.

9025 N. River Road, Ste. 100, Indianapolis, IN 46240

as Principal, and

North American Specialty Insurance Company

650 Elm Street, Manchester, NH 03101

a

NH

Corporation, as Surety, are held and firmly bound unto

Hamilton County Board of Commissioners

One Civic Square, Noblesville, IN 46060

as Obligee, in the penal sum of

Eighty Eight Thousand Four Hundred Seventy Two Dollars and 88/100

(Dollars) (\$ 88,472.88), lawful money of the

United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, RH of Indiana, L.P.

has agreed to construct in

Brighton Knoll, Section 6 Subdivision, in

Noblesville, IN

the following

improvements:

Wheeler & Wheeler Storm Drain

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect, and the Surety, upon receipt of a resolution of the Obligee indicating that the improvements have not been installed or completed, will complete the improvements or pay to the Obligee such amount up to the Principal amount of this bond which will allow the Obligee to complete the improvements.

Upon approval by the Obligee, this instrument may be proportionately reduced as the public improvements are completed.

Signed, sealed and dated, this 4th day of April, 2014

RH of Indiana, L.P.

Principal

By:

North American Specialty Insurance Company

Surety

By:

Melissa Schmidt Attorney-in-Fact



NAS SURETY GROUP

NORTH AMERICAN SPECIALTY INSURANCE COMPANY
WASHINGTON INTERNATIONAL INSURANCE COMPANY

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT North American Specialty Insurance Company, a corporation duly organized and existing under laws of the State of New Hampshire, and having its principal office in the City of Manchester, New Hampshire, and Washington International Insurance Company, a corporation organized and existing under the laws of the State of New Hampshire and having its principal office in the City of Schaumburg, Illinois each does hereby make, constitute and appoint: Melissa Schmidt

Its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, the following surety bond:

Principal: RH of Indiana, L.P.

Bond Number: 2183486

Obligee: Hamilton County Board of Commissioners

Bond Amount: See Bond Form

Bond Description: Wheeler & Wheeler Storm Drain

Provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of:

FIFTY MILLION (\$50,000,000) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both North American Specialty Insurance Company and Washington International Insurance Company at meetings duly called and held on the 9th of May, 2012:

"RESOLVED, that any two of the Presidents, any Managing Director, any Senior Vice President, any Vice President, any Assistant Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By [Signature]
Steven P. Anderson, Senior Vice President of Washington International Insurance Company & Senior Vice President of North American Specialty Insurance Company

By [Signature]
David M. Layman, Vice President of Washington International Insurance Company & Vice President of North American Specialty Insurance Company



IN WITNESS WHEREOF, North American Specialty Insurance Company and Washington International Insurance Company have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 25th day of May 2012.

North American Specialty Insurance Company
Washington International Insurance Company

State of Illinois
County of Cook ss:

On this 25th day of May 2012, before me, a Notary Public personally appeared Steven P. Anderson, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and David M. Layman, Vice President of Washington International Insurance Company and Vice President of North American Specialty Insurance Company, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



[Signature]

Donna D. Sklens, Notary Public

I, Jeffrey Goldberg, the duly elected Assistant Secretary of North American Specialty Insurance Company and Washington International Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said North American Specialty Insurance Company and Washington International Insurance Company, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 4th day of April, 2014.

[Signature]

Jeffrey Goldberg, Vice President & Assistant Secretary of Washington International Insurance Company & Assistant Secretary of North American Specialty Insurance Company

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

*Wheeler & Wheeler Drain,
Brighton Knoll Section 6 Relocation*

NOTICE

To Whom It May Concern and: _____

Notice is hereby given of the hearing of the Hamilton County Drainage Board concerning the reconstruction of the **Wheeler & Wheeler Drain, Brighton Knoll Section 6 Relocation** on **June 23, 2014** at **9:45 A.M.** in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana. Construction and maintenance reports of the Surveyor and the Schedule of Assessments proposed 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

STATE OF INDIANA)
) SS BEFORE THE HAMILTON
)
COUNTY OF HAMILTON) DRAINAGE BOARD

**IN THE MATTER OF Wheeler & Wheeler Drain, Brighton Knoll
Section 6 Relocation**

NOTICE

Notice is hereby given that the Hamilton County Drainage Board at its regular meeting **June 23, 2014** adopted the reconstruction report of the Surveyor and the Amended Schedule of damages and assessments including annual assessment for periodic maintenance, finding that the costs, damages and expense of the proposed improvement would be less than the benefits which will result to the owner of lands benefited thereby.

The Board issued an order declaring the proposed improvement established. Such findings and order were marked filed and are available for inspection in the Office of the Hamilton County Surveyor.

If judicial review of the findings and order of the Board is not requested pursuant to Article VIII of the 1965 Indiana Drainage Code as amended within twenty (20) days from the date of publication of this notice, the findings and order shall become conclusive.

HAMILTON COUNTY DRAINAGE BOARD

BY: Mark Heirbrandt
PRESIDENT

ATTEST: Lynette Mosbaugh
SECRETARY



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

February 18, 2015

Re: Wheeler & Wheeler Drain – Brighton Knoll Sec. 6 Relocation

Attached are as-builts, certificate of completion & compliance, and other information for Brighton Knoll Section 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 April 28, 2014. The report was approved by the Board at the hearing held June 23, 2014. (See Drainage Board Minutes Book 16, Pages 455-457) The changes are as follows: the Box Culvert was lengthened from 84 feet to 85 feet. The Open drain (flood route) was lengthened from 308 feet to 324 feet. The length of the drain due to the changes described above is now **426 feet***.


Note:*409 feet is parallel drain. 878 feet of existing tile installed with the Noblesville Schools building project was removed.

The non-enforcement was approved by the Board at its meeting on June 23, 2014 and recorded under instrument #2015003773. The following sureties were guaranteed by North American Specialty Insurance Company and released by the Board on its February 17, 2015 meeting.

Bond-LC No: 2183486
Insured For: Storm Sewers
Amount: \$88,472.88
Issue Date: April 4, 2014

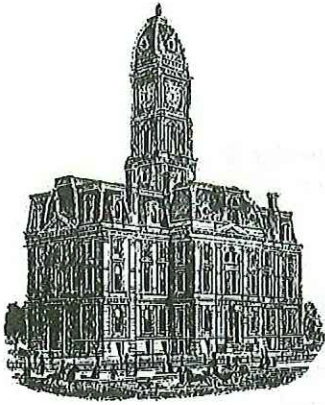
I recommend the Board approve the drain's construction as complete and acceptable.

Sincerely,



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/slm



Approved 6-23-2014
BK16 - P9 ~~455~~ - 457 KLD

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

Nob Sch Rebe

- 375 18"
 - 250 HDPE
 - 120
 - 133 (15" HDPE)

 878'

April 28, 2014

To: Hamilton County Drainage Board ✓ SLN

Re: Wheeler and Wheeler Drain, Brighton Knoll Sec. 6 Relocation

Attached is a petition and plans for the proposed Wheeler and Wheeler Drain, Brighton Knoll Sec. 6 Relocation. The reconstruction was petitioned by RH of Indiana LP. The proposal is to reconstruct the drain across parcels 10-11-17-00-00-009.000 and 10-11-17-00-24-037.000, owned by RH of Indiana LP and parcel 10-11-17-00-00-010.001, owned by Noblesville Schools, as part of the Brighton Knoll, Sec. 6 project per plans by Stoeppelwerth and Associates, Job No. 43400S6, dated 1/20/2014.

Per the plans, the Brighton Knoll Sec. 6 Relocation removes 875' of existing pipe and installs 426' of new pipe. This subtracts 449' from the regulated drain length at this location. (Note: This drain length reduction is offset by the pond expansion project in 2013 referenced below).

This line will consist of the following:

426'	85'	324'
426' of 48" RCP	84' of 5'x8' Box Culvert	308' Open drain (flood route)

The Wheeler & Wheeler Drain at this location has had three previous petitions since 2011. In 2011, Noblesville Schools installed a pipe from the Northwest corner of their detention pond and reconstructed a portion of the drain across the future sections of Brighton Knoll. For more information on the 2011 reconstruction see my report dated June 8, 2011, which was approved at hearing on July 25, 2011, as recorded in Drainage Board minutes book 13, pages 486 - 487.

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198
128
326

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The current petition proposes to relocate the pipe between the south end of the Brighton Knoll pond and the north bank of the detention pond on the Noblesville Schools property to accommodate the subdivision layout. The current project will shift the upstream terminus of the Wheeler & Wheeler drain from its current location at the northwest corner of the Noblesville School pond to the east along the north bank by approximately 360'. This will orient the drain in a more north-south direction between the two ponds at this location. This petition includes the drain route between storm structures 812B, 812, 903 and 810A. The drain will also include the emergency flood route and culvert, located adjacent to this run of pipe, as shown on the plans. As noted above, the Brighton Knoll pond is currently part of the regulated drain. The Noblesville Schools pond will remain private.

The cost of the relocation is the responsibility of RH of Indiana LP. The developer provided the Performance Bond as follows:

Name of Bonding Co.: North American Specialty Insurance Company
Bond #: 2183486
Bond Date: April 4, 2014
Bond Amount: \$88472.88

APPROVED
6-23-2014

A Non-enforcement Request has been submitted at this time. The easement for the drain will be per the dimensions as shown on the secondary plat for Brighton Knoll, Sec. 6 for the above described relocated drain and emergency flood route. This includes the easement covering common areas 6-1, 6-2 and the rear yard easements of lots 287 and 288. I recommend approval of the non-enforcement at this time. The easement dimensions on the Noblesville School site will be the statutory 75' per half easement dimensions until such time in the future that a non-enforcement is approved by the Board.

I recommend a hearing be set for this petition for June 23, 2014.

Sincerely


Kenton C. Ward
Hamilton County Surveyor

KCW/stc

FILED

OCT 15 2014

OFFICE OF HAMILTON COUNTY SURVEYOR

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: Brighton Knoll, Section 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. Stoepelwerth Date: September 25, 2014

Type or Print Name: David J. Stoepelwerth

Business Address: Stoepelwerth & Associates, Inc.

7965 East 106th Street, Fishers, Indiana 46038

Telephone Number: (317) 849-5935



INDIANA REGISTRATION NUMBER

No. 19358

FILED

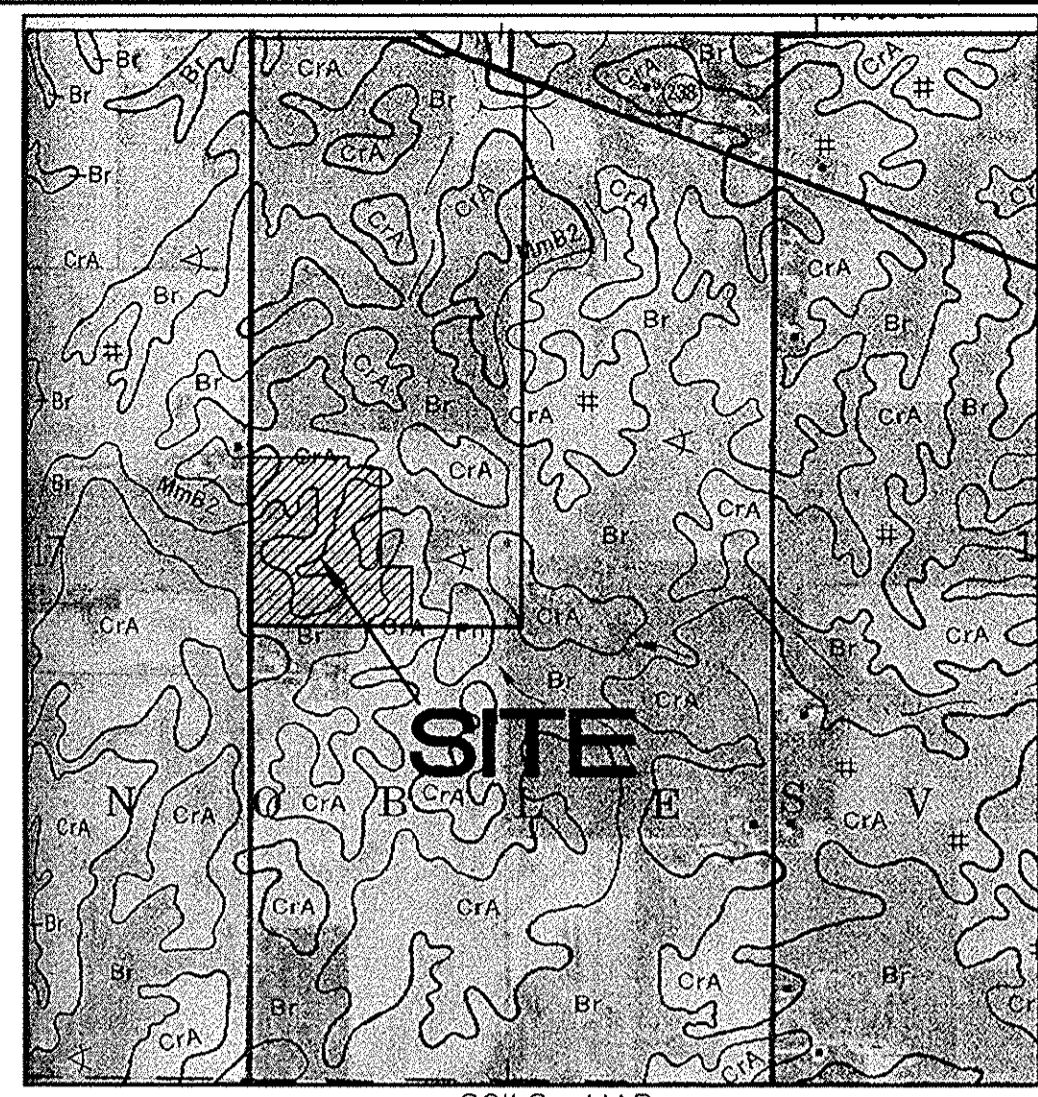
OCT 15 2014

OFFICE OF HAMILTON COUNTY SURVEYOR

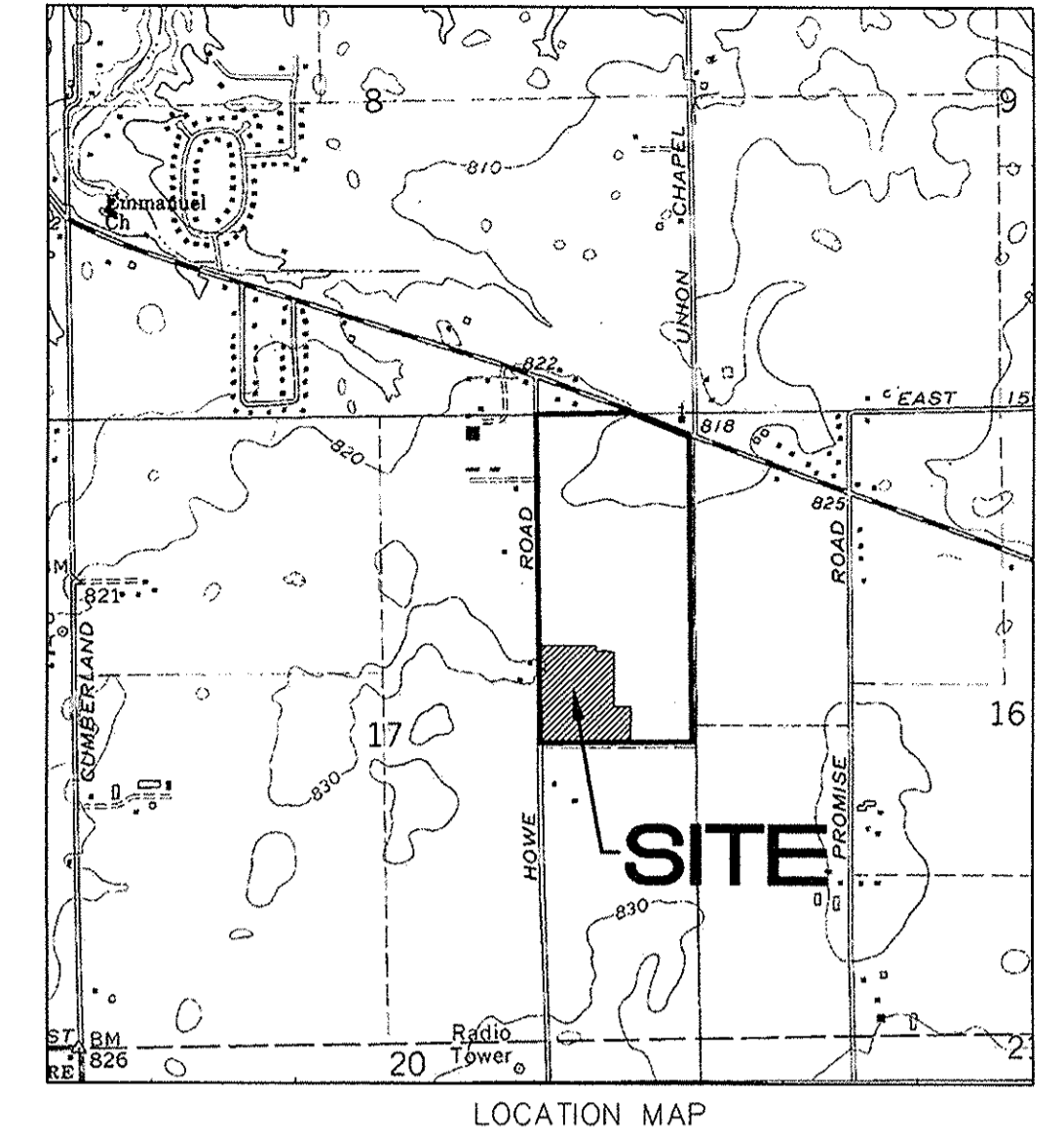
BRIGHTON KNOLL SECTION 6

Developed by:
RYLAND HOMES OF INDIANA, LP
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240

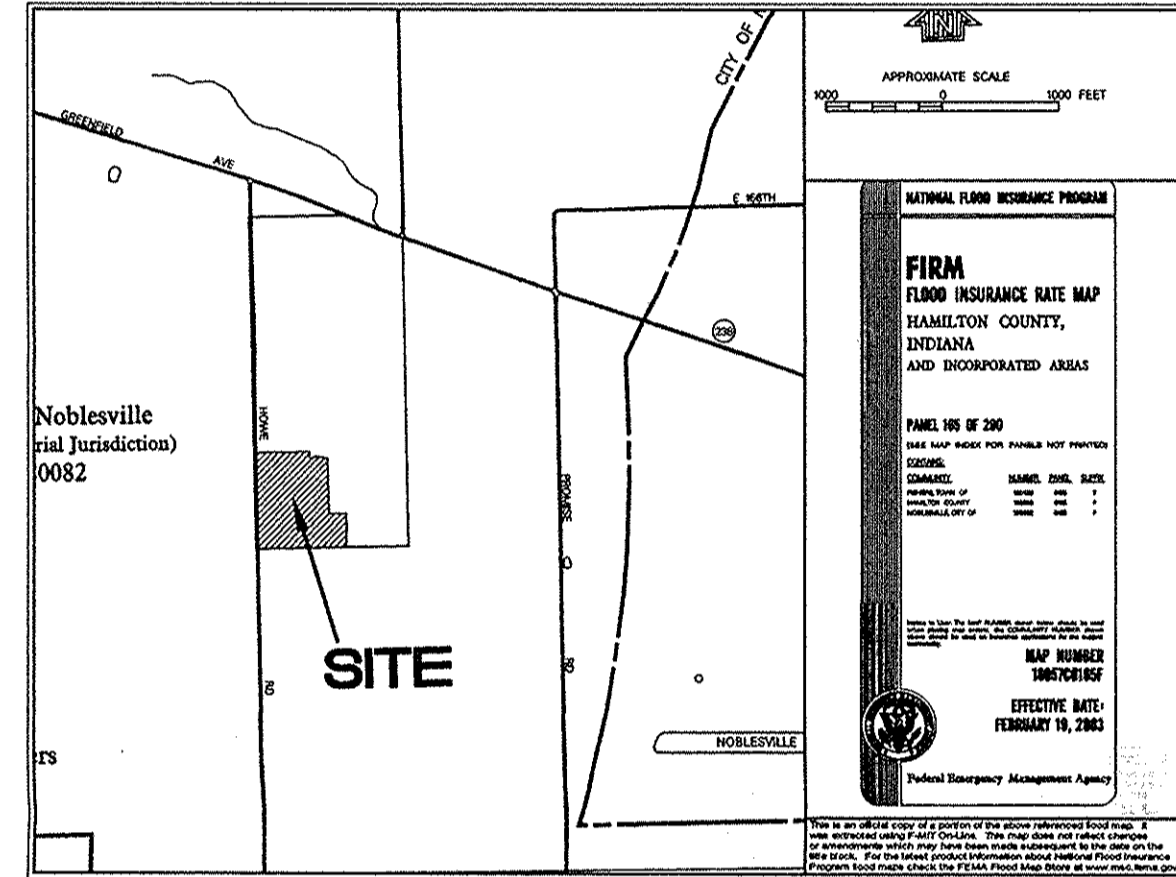
(317)846-4200
CONTACT PERSON: KENNETH E. WINDLER



SOILS MAP
Cra Crosby silt loam, 0-3 percent slopes- this soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between 20-40 inches. The main soil features that affect urban development uses are seasonal high water table, moderate shrink-swell potential, high potential frost action and slow permeability.
Br Brookston silty clay loam- this soil is dark colored, silty in texture and on sloping uplands. It is deep and very poorly drained with moderate permeability. It has high available water for plant growth and high organic matter content. It has compact till starting at a depth of 40 to 60 inches. The main soil features that affect the urban development uses are seasonal high water table, high potential frost action, moderate shrink-swell potential, moderate permeability and ponded surface water.
Mm2 Miami silt loam, 2-6 percent slopes- this soil is light colored, silty in texture and on sloping uplands. It is deep and well drained with moderate permeability. It has moderate available water for plant growth and a medium organic matter content. It has compact till starting at a depth between 20-40 inches. The main soil features that adversely affect urban development uses are moderate potential frost action, moderate shrink-swell potential, moderately slow permeability, low strength and erosion during construction.



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: Jan 2015
Entered By: SLM

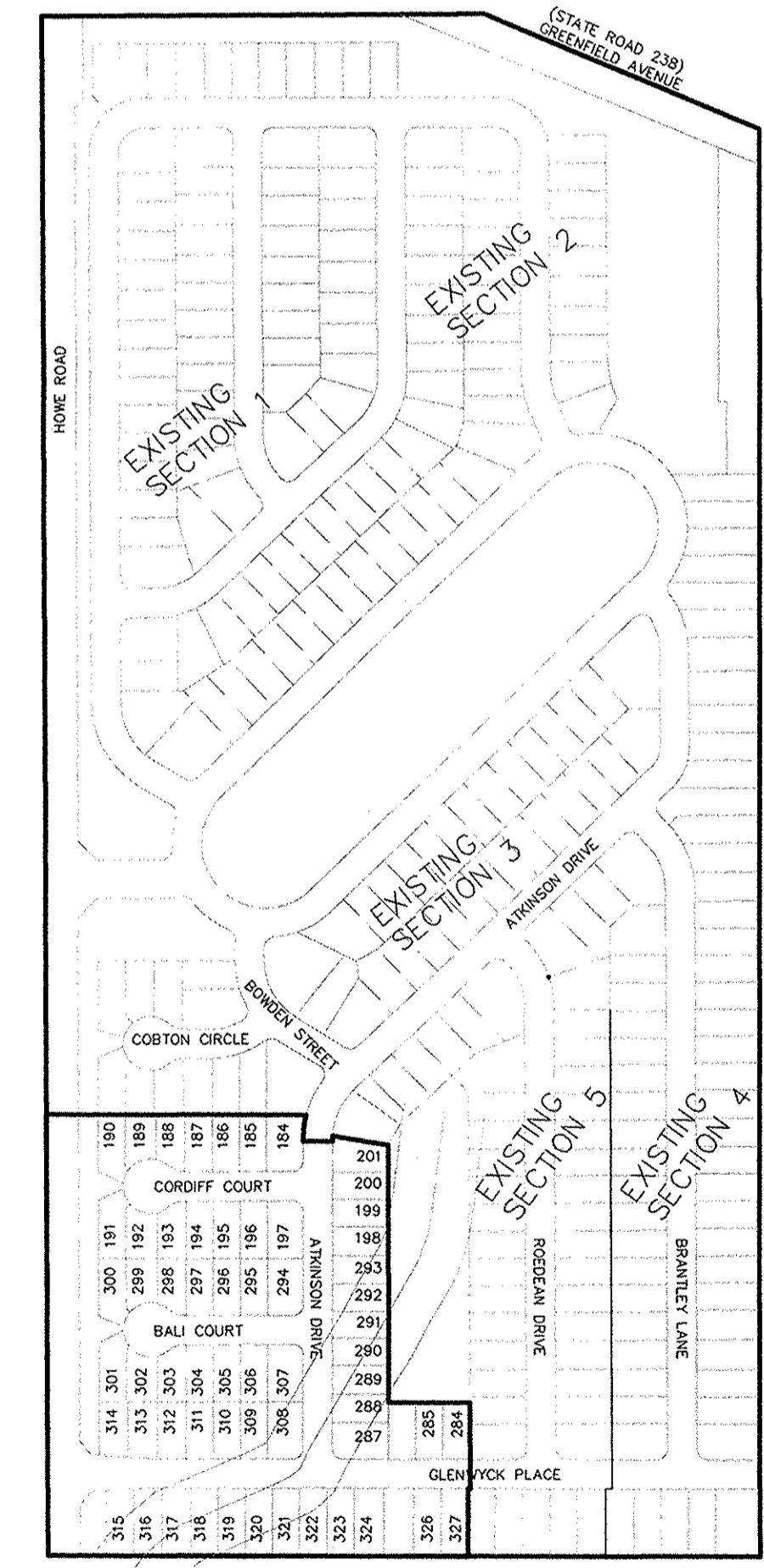


INDEX

SHT	DESCRIPTION
C001	COVER SHEET
C100	TOPOGRAPHICAL SURVEY & DEMO PLAN
C200	SITE DEVELOPMENT PLAN
C201	EMERGENCY FLOOD PLAN
C300	INITIAL SWPPP PLAN
C301	TEMPORARY SWPPP PLAN
C302	PERMANENT SWPPP PLAN
C303	STORM WATER POLL. & PREV. SPECS
C304	STORM WATER POLL. & PREV. DETAILS
C400	STREET PLAN & PROFILE
C401	STREET PLAN & PROFILE
C402	STREET PLAN & PROFILE
C403	INTERSECTION DETAIL
C404	INTERSECTION DETAIL
C405	TRAFFIC SIGNAGE PLAN
C406	TRAFFIC CONTROL PLAN
C407	HOWE ROAD CROSS SECTIONS
C500	SANITARY SEWER PLAN & PROFILE
C501	SANITARY SEWER PLAN & PROFILE
C600	STORM SEWER PLAN & PROFILE
C601	STORM SEWER PLAN & PROFILE
C602	STORM SEWER PLAN & PROFILE
C603	SUB-SURFACE DRAIN PLAN
C604	STORM SEWER STRUCTURE
C700	WATER PLAN
C701	WATER DETAIL

NOBLESVILLE DETAILS INDEX

SHT.	DESCRIPTION
1	DIRECTIONS FOR USE, & GENERAL NOTES
2	RIGHT-OF-WAY & UTILITY ESMT. GUIDELINES
3	PAVEMENT, CURB & SIDEWALK DETAILS AND NOTES
4	STORM SEWER BEDDING DETAILS AND NOTES
5	STORM SEWER MANHOLES, INLETS, & GENERAL NOTES
6	SANITARY SEWER BEDDING DETAILS AND NOTES
7	SANITARY SEWER DETAILS AND NOTES
8	MISCELLANEOUS DETAIL AND NOTES I
9	SIGN, DRIVEWAY, AND DECORATIVE SIDEWALK DETAILS
10	MISCELLANEOUS DETAILS AND NOTES III
11	STREET CUT DETAILS
12	STREET LIGHTING & TRAFFIC SIGNAL STANDARDS, DETAILS AND NOTES
13	LANDSCAPE PLANTING AND SEEDING DETAILS AND GENERAL NOTES



EROSION CONTROL

PERM SEEDING	3.93 Ac.
TEMP SEEDING	6.20 Ac.
EROS BLANKET	0.83 Ac.
TOTAL	10.96 Ac.

THERE ARE NO WETLANDS IMPACTED BY THE PROPOSED PLANS

SCALE: 1"=300'

UTILITIES

ELECTRIC	DUKE ENERGY 100 SO. MILL CREEK ROAD NOBLESVILLE, IN. 46060
TELEPHONE	AMERITECH 5858 NORTH COLLEGE INDIANAPOLIS, IN. 46220
GAS	VECTREN ENERGY 1600 ALLISONVILLE ROAD NOBLESVILLE, IN. 46060
CABLE	COMCAST 9750 EAST 150TH STREET, SUITE 1600 NOBLESVILLE, IN. 46060
WATER	INDIANA-AMERICAN WATER COMPANY 835 WAYNE STREET NOBLESVILLE, IN. 46060
SANITARY	NOBLESVILLE WASTEWATER 197 WASHINGTON STREET NOBLESVILLE, IN. 46060

RECORD DRAWING

Dennis D. Olmstead
Registered Land Surveyor
No. 900012



STREET INVENTORY (by segments)

STREET	SEGMENT	CL LENGTH
ATKINSON AVENUE	0+00 - 6+10.96	610.96
BALI COURT	0+00 - 3+07.32	307.32
GLENWYCK PLACE	0+00 - 7+76.74	776.74
CORDIFF COURT	0+00 - 3+07.32	307.32
TOTAL		2,002.34

SANITARY SEWER STRUCTURE

MANHOLE	DEPTH	NUMBER
TYPE "A"	6'-8"	3
TYPE "A"	8'-10"	3
TYPE "A"	10'-12"	0
TOTAL		6

SANITARY SEWER PIPE

PIPE	DEPTH	LENGTH
8" PVC SDR 35	8'-10"	1,618 L.F.
8" PVC SDR 35	10'-12"	0 L.F.
8" PVC SDR 26	12'-14"	0 L.F.
TOTAL		1,618 L.F.

STORM SEWER STRUCTURE

INLET	DEPTH	NUMBER
TYPE "A"	4'-6"	15
TYPE "B"	4'-6"	4
TYPE "C"	2'-4"	11
TOTAL		30

STORM SEWER PIPE

PIPE	DEPTH	LENGTH
12" RCP Type 3	4'-6"	709 L.F.
15" RCP Type 3	4'-6"	301 L.F.
18" RCP Type 3	4'-6"	233 L.F.
21" RCP Type 3	4'-6"	103 L.F.
24" RCP Type 3	4'-6"	1,063 L.F.
48" RCP Type 3	2'-4"	426 L.F.
2x5' CONC. Type BOX	2'-4"	84 L.F.
TOTAL		1,243 L.F.

SUB-SURFACE DRAIN

PIPE	DEPTH	LENGTH
6" HDPE Type SSD	2'-4"	3,756 L.F.
TOTAL		3,756 L.F.

SIDEWALK INVENTORY

SIZE	LENGTH
FULLEY DEVELOPED	4,632 L.F.

CURB

TYPE	LENGTH
Roll Curb	4,307 L.F.
Chairback Curb	0 L.F.

REGULARITY SIGNS

TYPE	NUMBER
STOP SIGN	4
STREET SIGN	4
SPEED LIMIT SIGN	3
TOTAL	11

STREET LIGHTING

TYPE	NUMBER
City Std. Decorative	6

DESIGN DATA
60 LOTS
12,489 AC. = 4.80 LOTS/ACRE

THE CITY OF NOBLESVILLE STANDARDS FOR PUBLIC INFRASTRUCTURE CONSTRUCTION SHALL BE INCORPORATED BY REFERENCE INTO THESE PLANS. IN THE EVENT THAT CONFLICTING STANDARDS OCCUR, THE FOLLOWING ORDER OF PRECEDENCE SHALL GOVERN.

- CITY OF NOBLESVILLE STANDARDS
- INDIANA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATION
- TEN STATE STANDARDS
- PROJECT SPECIFIC PROVISIONS
- ANY OTHER APPLICABLE STANDARDS AND SPECIFICATIONS.

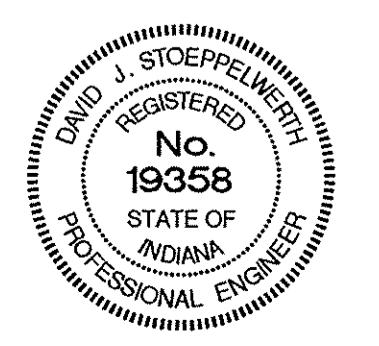
NO ALTERNATE SPECIFICATIONS OR MATERIALS OR NEW MATERIALS MAY BE USED WITHOUT THE EXPRESS WRITTEN APPROVAL FROM THE CITY OF NOBLESVILLE PRIOR TO THE COMPLETION OF THE WORK.

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

PLANS PREPARED BY:
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

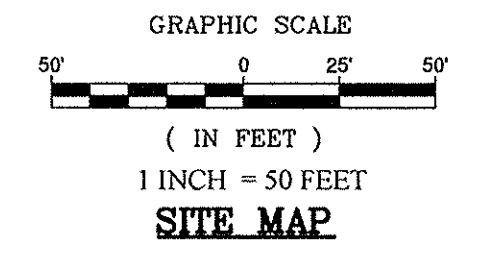
PLANS CERTIFIED BY:

David J. Stoepfelwerth 12/18/13
DAVID J. STOEPPELWERTH
PROFESSIONAL LAND SURVEYOR
NO. 19358



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 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.
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 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.
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.



NOTE TO HOME BUILDER:
 REAR YARD SLOPES SHALL NOT EXCEED 3:1 SLOPE FROM MIDDLE OF PAD TO SWALE. NO HOME OR HOME ADDITION SUCH AS PATIOS, FIRE PLACE, STOOP (ETC.) SHALL BE PLACED BEYOND THE EXTENT OF THE PAD ON LOTS OR IN AREAS WHERE A 3:1 SLOPE CANNOT BE MAINTAINED TO REAR SWALE.

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.

SEE SHEET C603 FOR SUB SURFACE DRAIN INFORMATION.

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

CERTIFIED: 12/18/2013

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

ASBUILTS: 01/07/14
 REMOVED ADA RAMP IN FRONT OF LOT 323: 01/20/14
 JSM
 REVISED PER REVIEW COMMENTS: 01/14/14
 JSM
 REVISED PER IDEM COMMENTS: 01/14/14
 DATE: 01/14/14
 MARK: BY

FORMEARTHWRK

NOTES:

1. THIS SUBDIVISION MEETS A D.A. REQUIREMENTS, AND SUBDIVISION CODE STANDARDS.
2. ALL OFF-SITE AND EXISTING DRAIN TILES SHALL BE TIED INTO THE PROPOSED STORM SYSTEM OF THIS SECTION (WHERE APPLICABLE).
3. ALL PADS SHOULD BE TESTED TO ASSURE A COMPACTION OF AT LEAST 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST METHOD.
4. LOWEST OPENINGS OF HOMES MUST BE AT LEAST 2 FEET ABOVE THE 100 YEAR POOL ELEVATION OF THE NEAREST POND.
5. 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.
6. IF EXISTING FIELD TILES ARE ENCOUNTERED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERPETUATE THESE FIELD TILES INTO THE PROPOSED STORM SEWER SYSTEM. CONTRACTOR SHALL COORDINATE THESE CONNECTIONS WITH THE HAMILTON COUNTY'S SURVEYOR'S OFFICE AT 317-776-8495.
7. CONTRACTOR SHALL STAMP THE LETTER "S" IN THE ROAD PERPENDICULAR TO THE LATERAL MARKER.
8. IT IS RECOMMENDED THAT ANY BASEMENT FLOOR IS AT LEAST A FOOT ABOVE THE NORMAL POOL ELEVATION TO AVOID THE OVERUSE OF SUMP PUMPS AND POTENTIAL FREQUENT FLOODING OF BASEMENTS.
9. SEE NOBLESVILLE STANDARD DETAILS (SHEET 5) FOR SWALE SPECIFICATIONS.
10. SEE NOBLESVILLE STANDARD DETAILS (SHEET 10) FOR LATERAL TO THE REAR YARD SWALE SPECIFICATIONS.
11. THE BUILDINGS LOWEST ENTRY ELEVATION THAT IS ADJACENT TO AND FACING A ROAD SHALL BE A MINIMUM OF 15" ABOVE THE ROAD ELEVATION.

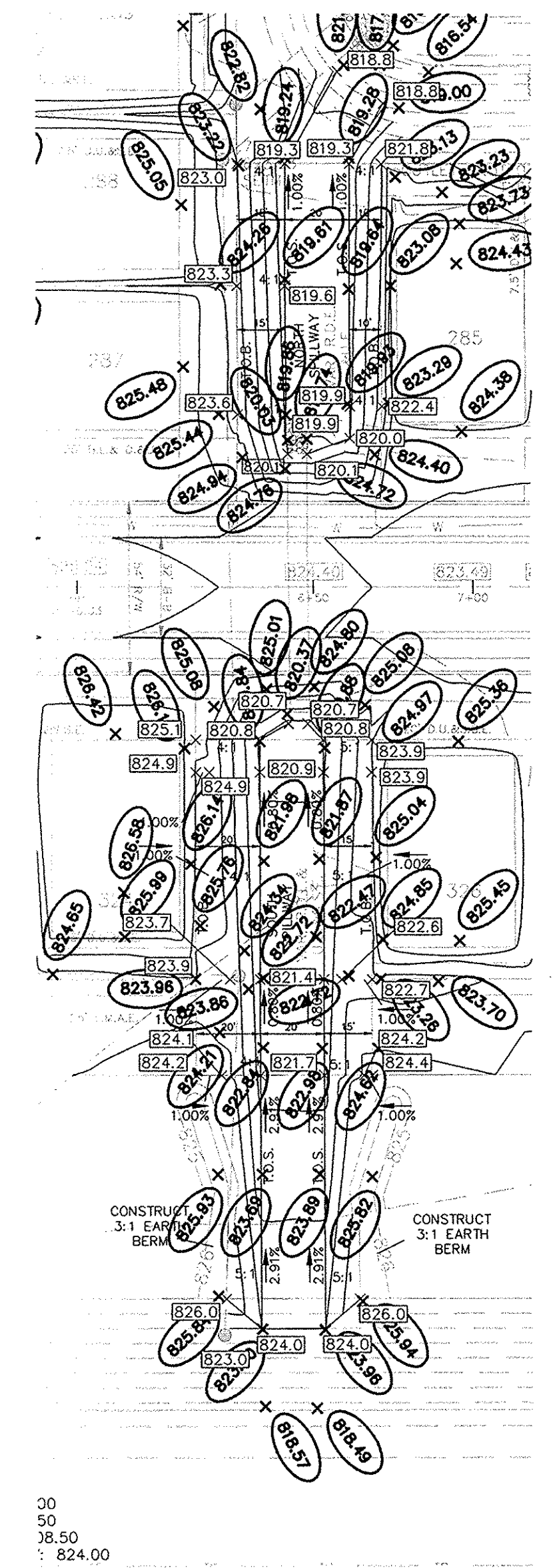
LEGEND

- - - - - 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)
- 25 847.9 LOT NUMBER PAD ELEVATION
- 20' 20' PROPOSED 6" UNDERDRAINS UNDER CURBS
- MFF 790.5 MINIMUM FINISH FLOOR ELEVATION IS BASED OFF OF THE BELOW
 1. (1) FOOT ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE, WHICHEVER IS LOWEST.
 2. 15" (1.25') ABOVE THE ROAD ELEVATION
 3. 6" (0.5') ABOVE THE MLAG
- MLAG 795.5 MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)
- M. E. DENOTES MATCH EXISTING GRADE

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Entry Date: Jan 2015

Entered By: SLM

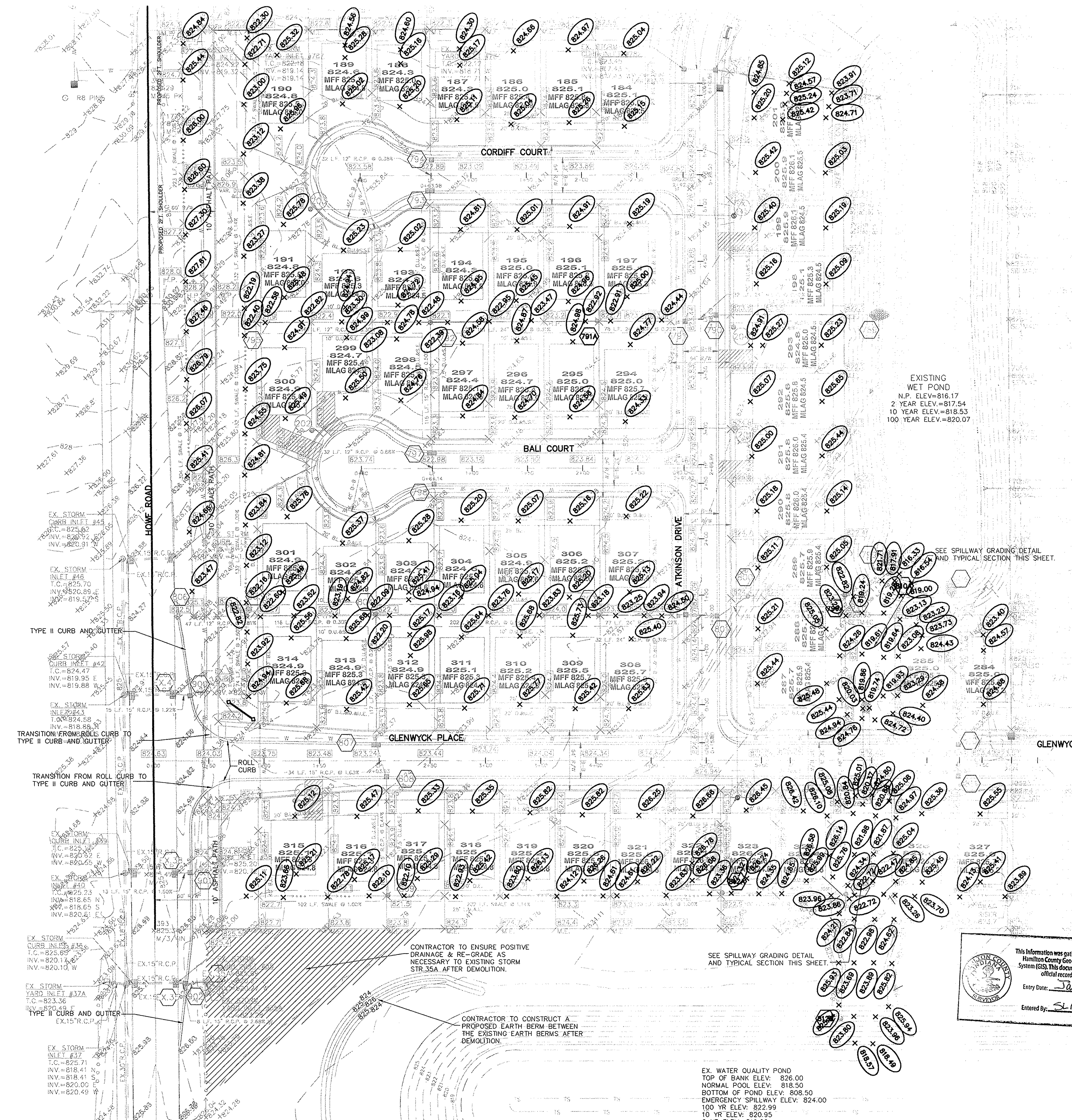


SPILLWAY GRADING DETAIL
 SCALE: 1"=40'

RECORD DRAWING

Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012

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

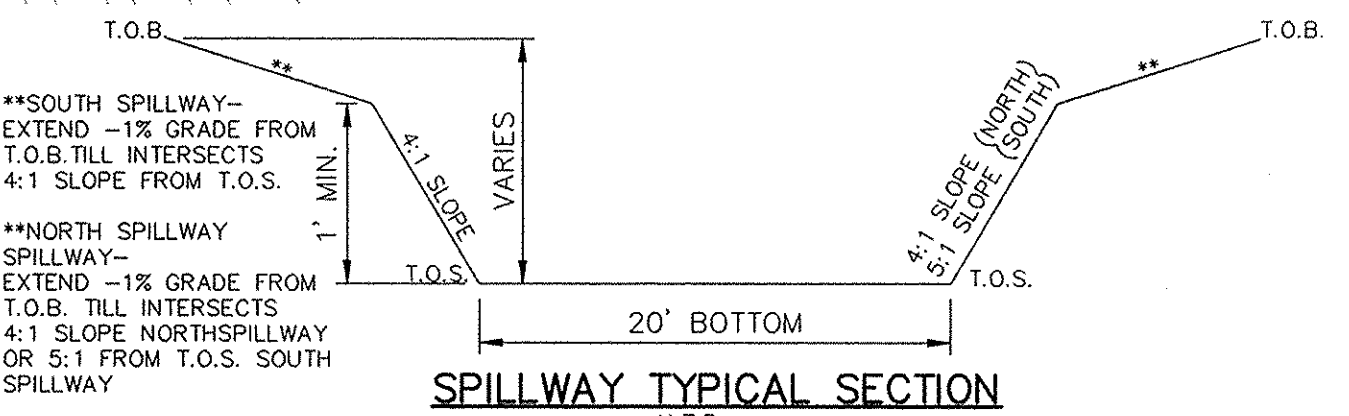


EXISTING WET POND
 N.P. ELEV.=816.17
 2 YEAR ELEV.=817.54
 10 YEAR ELEV.=818.53
 100 YEAR ELEV.=820.07

CONTRACTOR TO ENSURE POSITIVE DRAINAGE & RE-GRADE AS NECESSARY TO EXISTING STORM STR. 35A AFTER DEMOLITION.

CONTRACTOR TO CONSTRUCT A PROPOSED EARTH BERM BETWEEN THE EXISTING EARTH BERMS AFTER DEMOLITION.

EX. WATER QUALITY POND
 TOP OF BANK ELEV.: 826.00
 NORMAL POOL ELEV.: 818.50
 BOTTOM OF POND ELEV.: 808.50
 EMERGENCY SPILLWAY ELEV.: 824.00
 100 YR ELEV.: 822.99
 10 YR ELEV.: 820.95
 2 YR ELEV.: 819.92



**SOUTH SPILLWAY-
 EXTEND -1% GRADE FROM T.O.B. TILL INTERSECTS 4:1 SLOPE FROM T.O.S.

**NORTH SPILLWAY
 SPILLWAY-
 EXTEND -1% GRADE FROM T.O.B. TILL INTERSECTS 4:1 SLOPE NORTHSPILLWAY OR 5:1 FROM T.O.S. SOUTH SPILLWAY

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

IUPPS Dig Safely. Indiana Underground Plant Protection Service

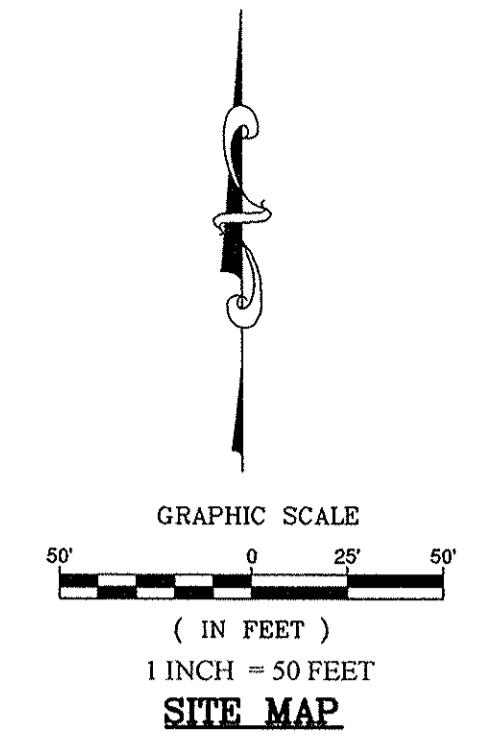
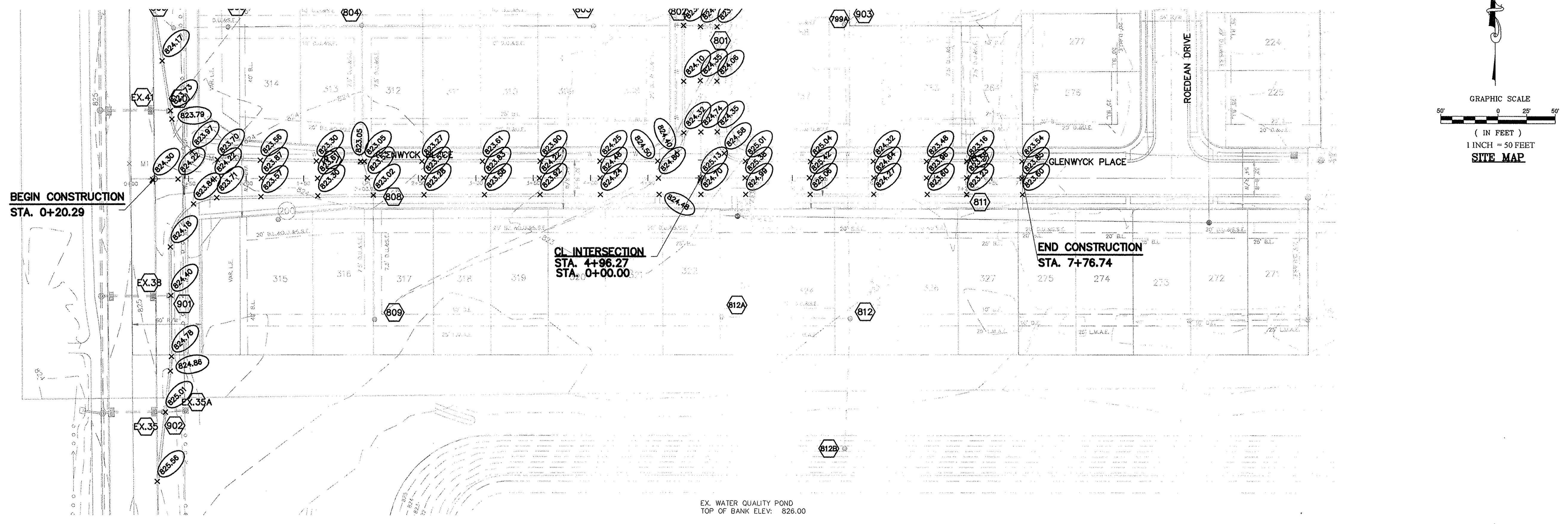
SITE DEVELOPMENT PLAN
 BRIGHTON KNOLL
 SECTION 6

ALWAYS ON
 7905 East 106th Street, Fishers, IN 46038-2505
 phone: 317.846.5985 fax: 317.846.5942

HAMILTON, INDIANA
 NOBLESVILLE

DRAWN BY: JSM CHECKED BY: BAH
 SHEET NO. C200
 S & A JOB NO. 4340056

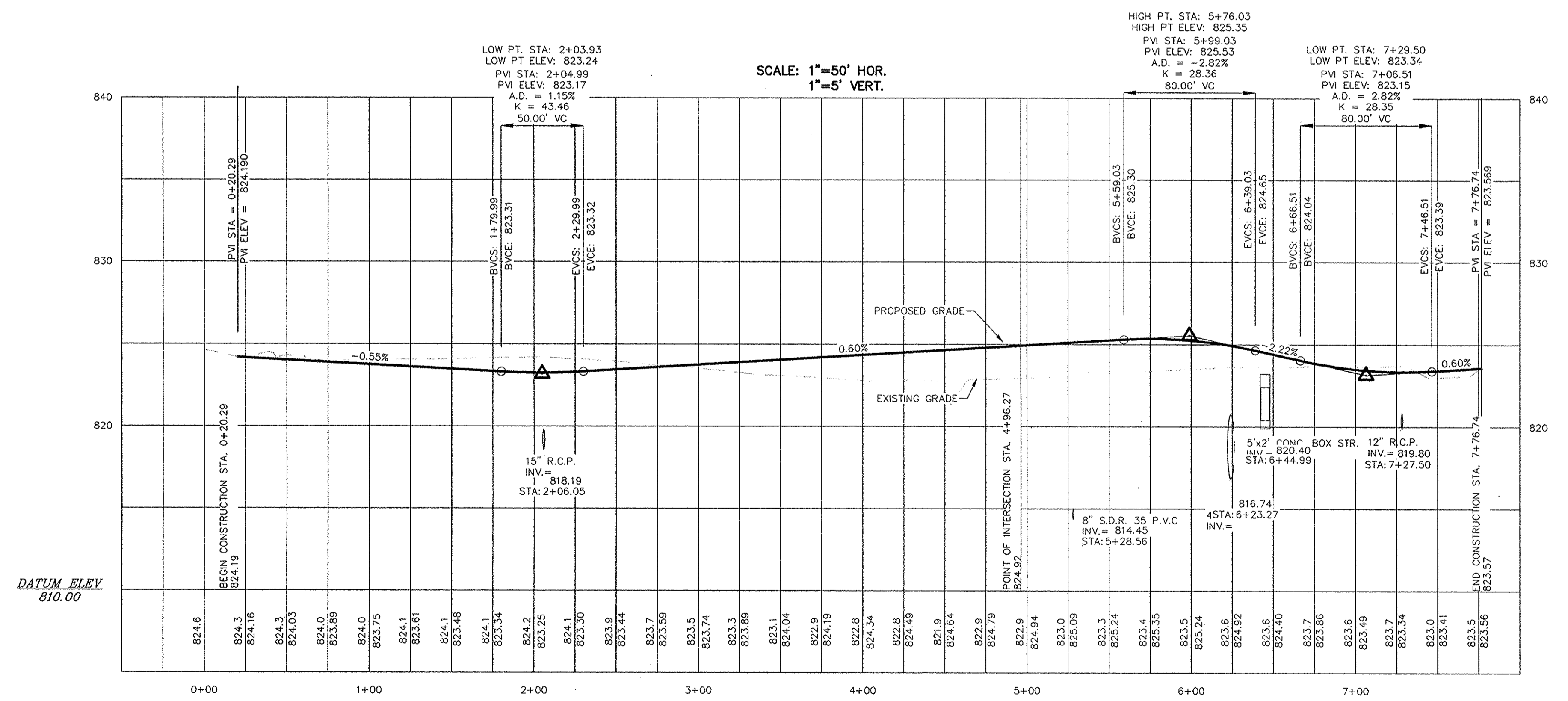
S:\1434\00RYL-S8\DWG\C400 STREET PLAN & PROFILE, 10/6/2014 10:17:10 AM, kmitchell, 11



BY	JSM
DATE	07/14/14
MARK	
REVISIONS	
REVISED PER IDEM COMMENTS	JSM 07/20/14
REMOVED ADA RAMP IN FRONT OF LOT 323	JSM 10/03/14
ASBUILTS	07/03/14

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY. A ROUTE REPORT OR A SURVEYOR LOCATION CERTIFIED: 12/18/2013
David J. Stoepfelwerth
 REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA

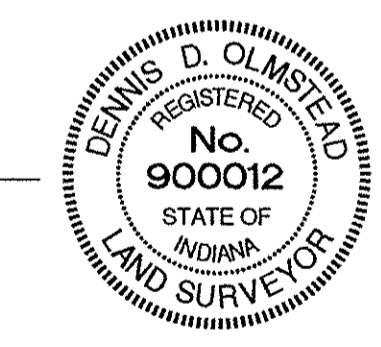
STOEPPELWERTH
 ALWAYS ON
 7965 East 10th Street, Fishers, IN 46038-2505
 phone: 317.849.5955 fax: 317.849.5942



GLENWYCK PLACE

RECORD DRAWING

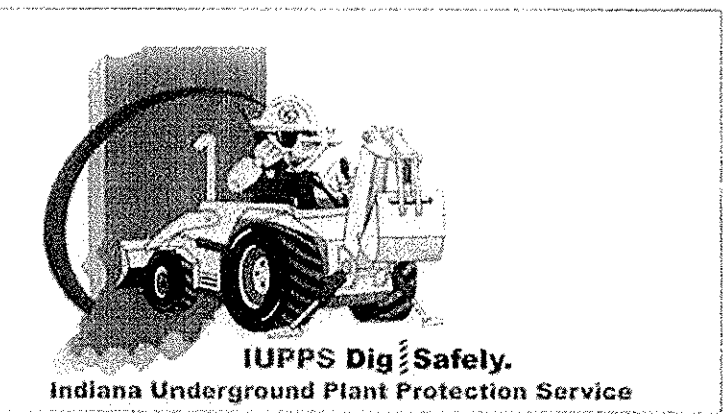
D.D.O.
 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012



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 Entry Date: Jan 2015
 Entered By: SLM

STREET PLAN & PROFILE
BRIGHTON KNOLL
SECTION 6
 HAMILTON, INDIANA

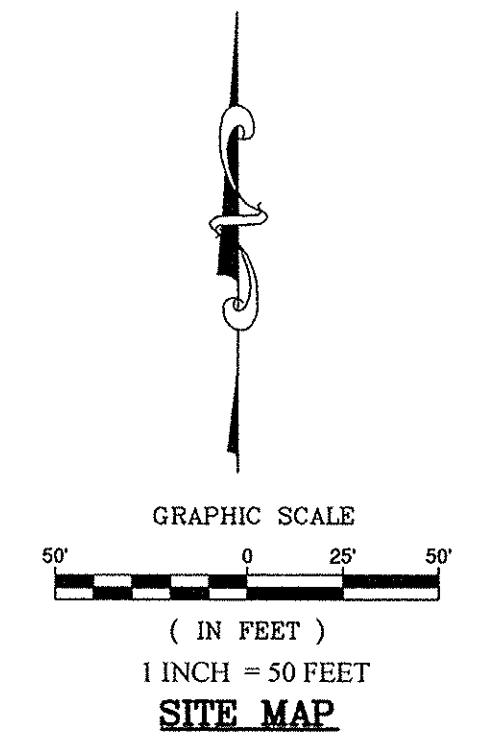
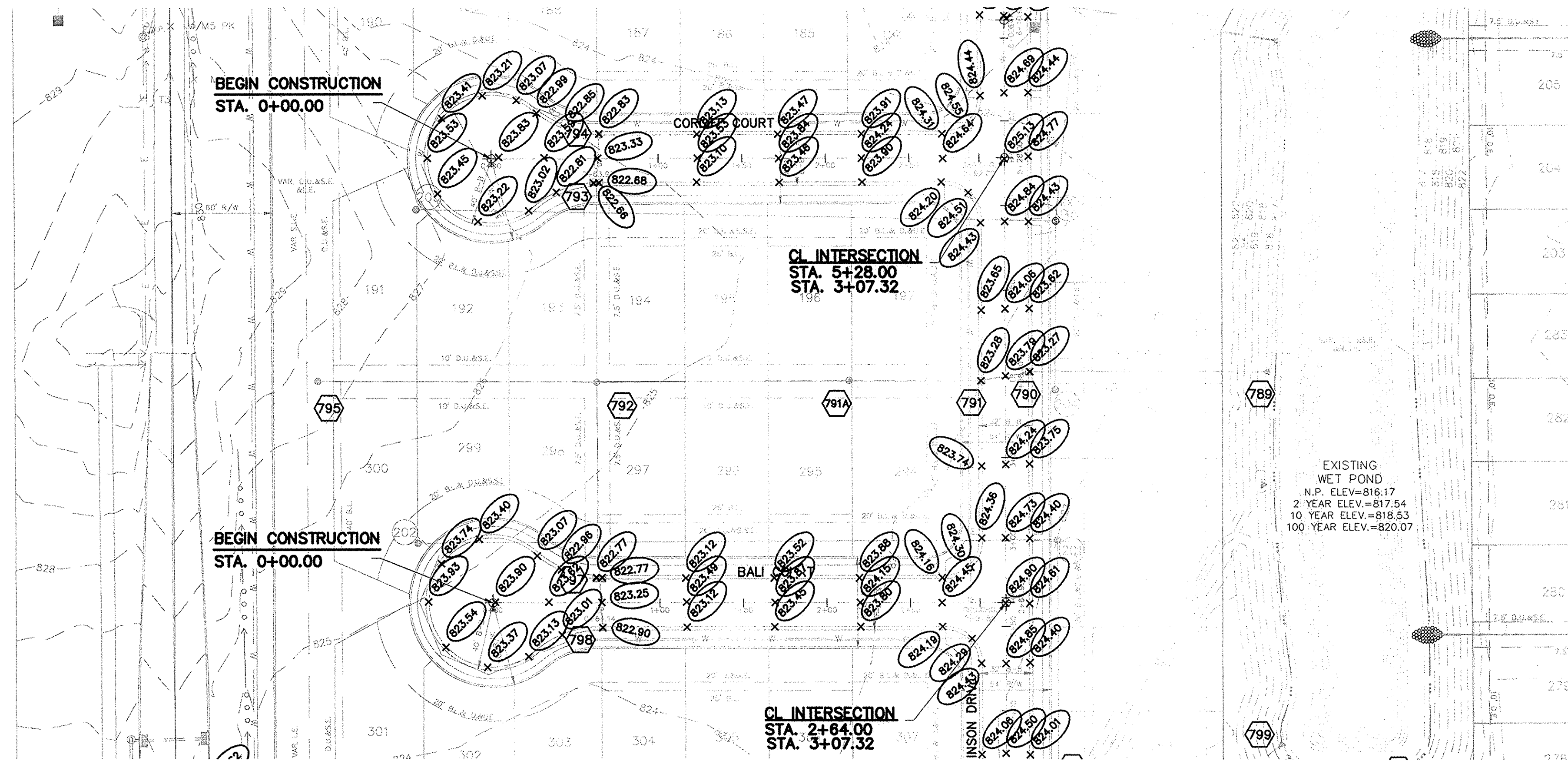
CONTRACTOR SHALL VERIFY DEPTHS OF ALL EXISTING ON-SITE UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE IS NOT ANY CONFLICTS WITH OTHER UTILITIES, STORM SEWERS OR STREETS. CONFLICTS AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.



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

DRAWN BY: JSM
 CHECKED BY: BAH
 SHEET NO. C400
 S & A JOB NO. 4340056

S:\43400RYL-S68DWG\C400 STREET PLAN & PROFILE_10/6/2014 10:17:37 AM.kntschell, 1:1



RECORD DRAWING

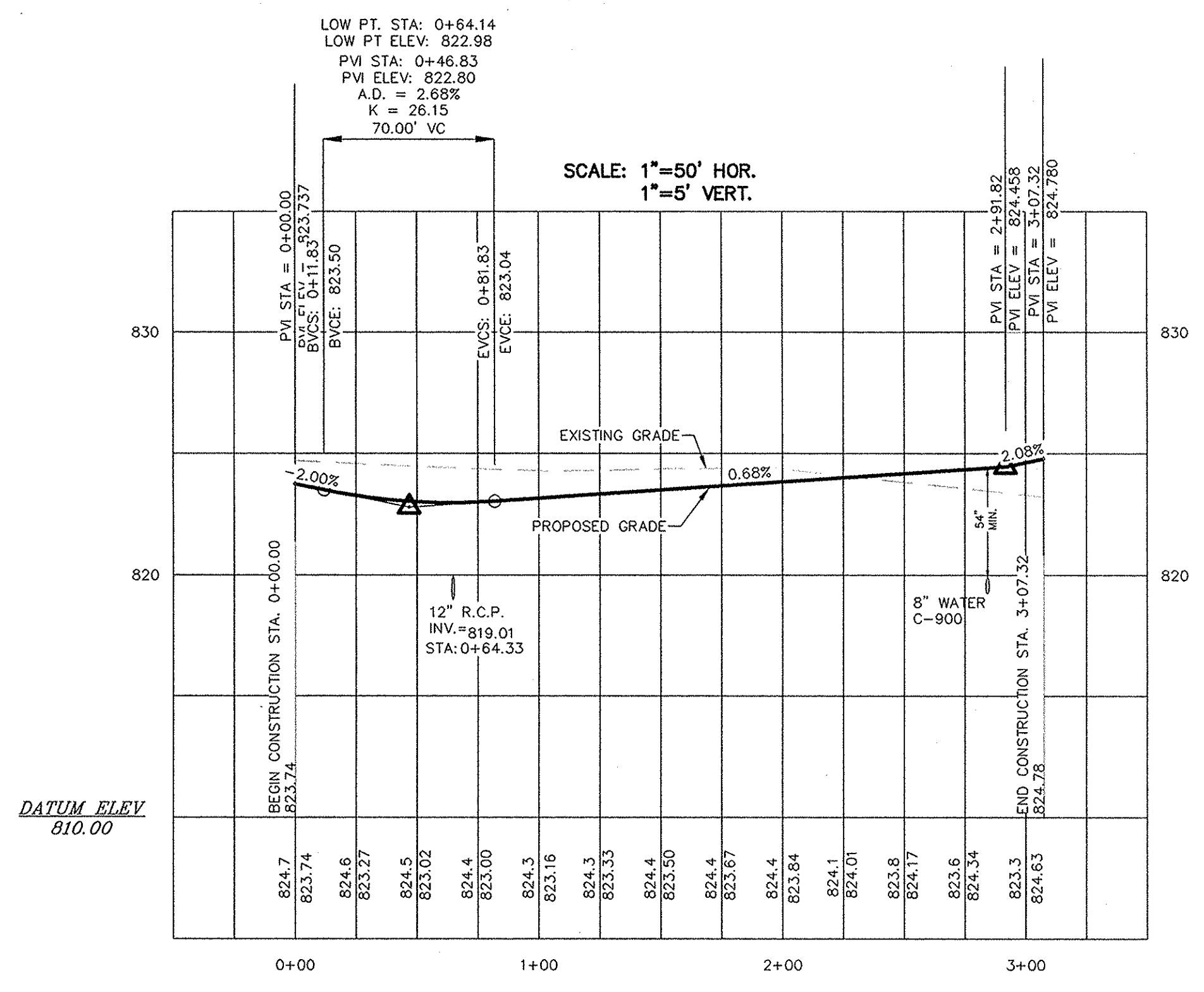
D. D. Olmstead
 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012



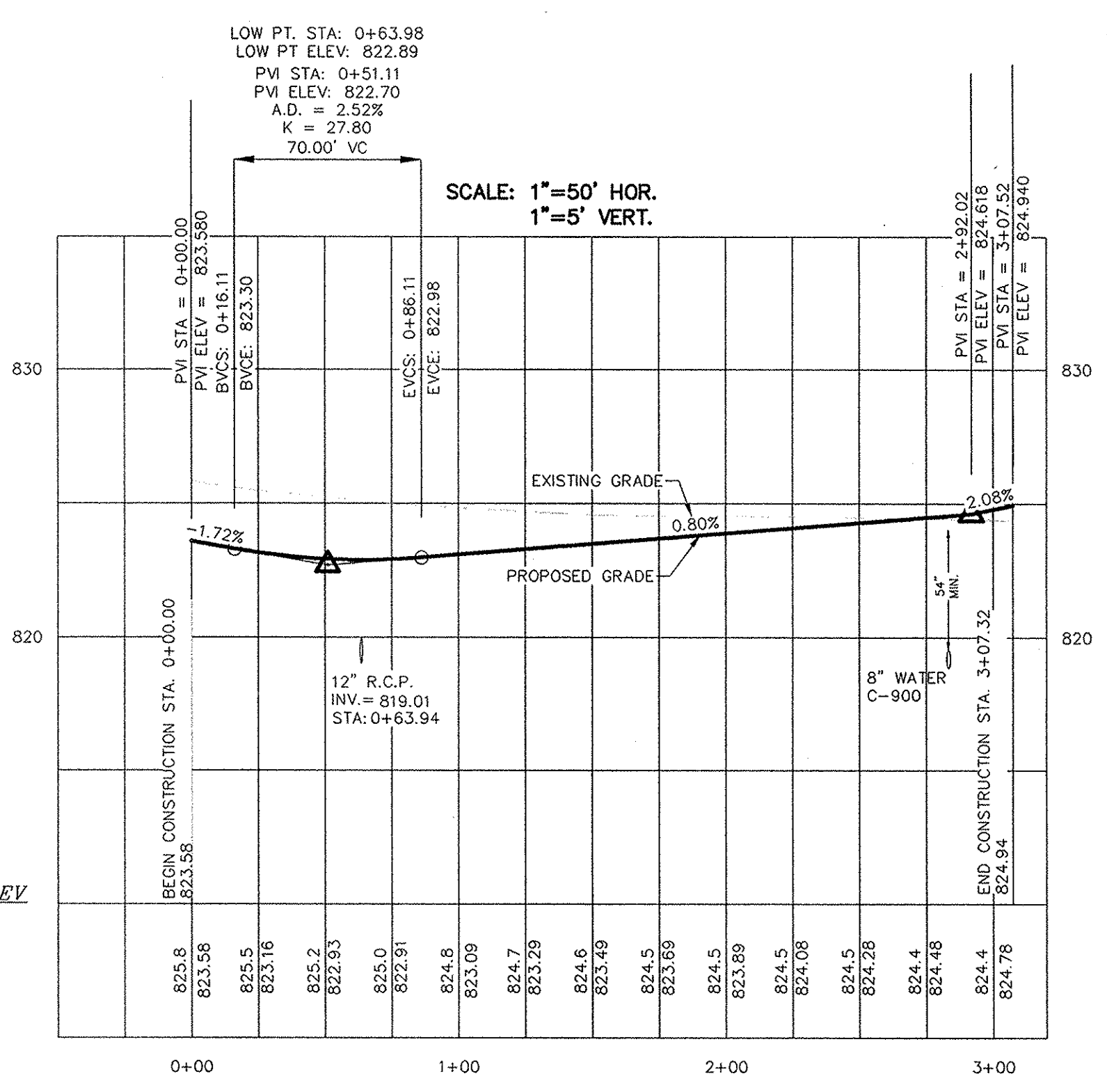
THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEY FOR LOCATION REPORT.
 CERTIFIED: 12/18/2013
David J. Stoepfelwerth

STOEPPELWERTH

ALWAYS ON
 796 East 10th Street, Fishers, IN 46038-2005
 phone: 317.849.5505 fax: 317.849.5942

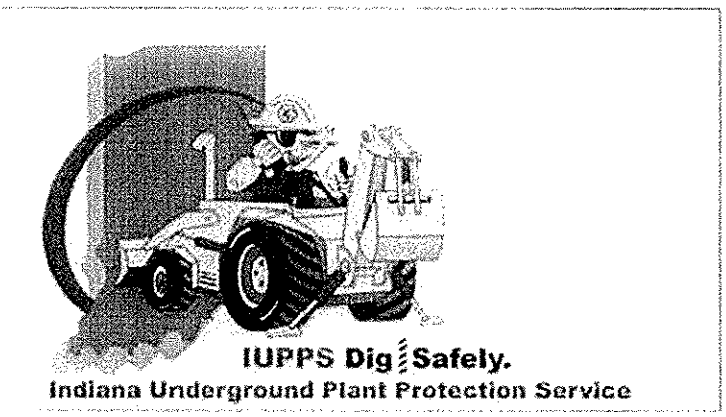


BALI COURT



CORDIFF COURT

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.

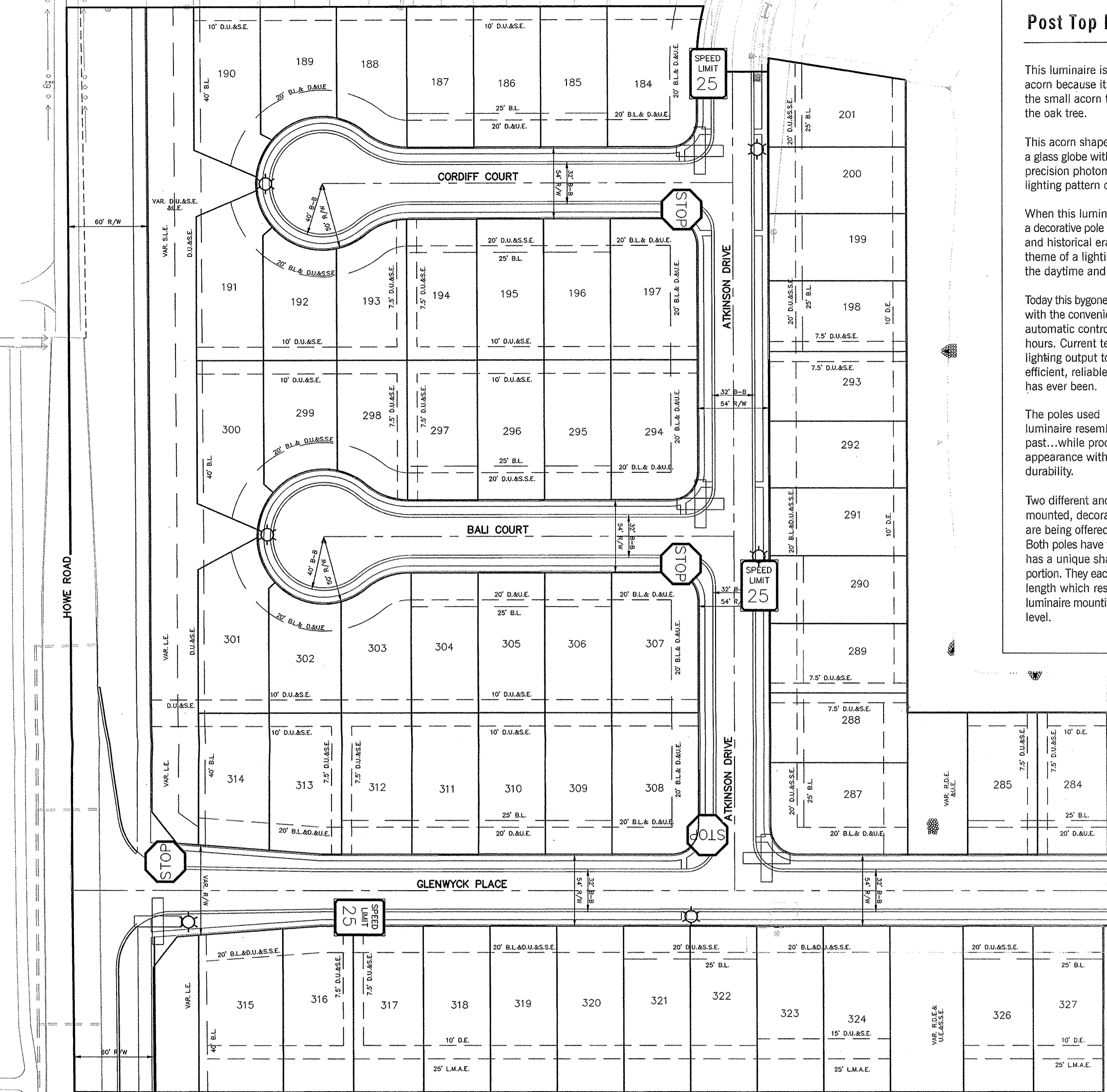


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 Know what's below.
 Call before you dig.

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 Entry Date: Jun 2015
 Entered By: SLM

STREET PLAN & PROFILE
 BRIGHTON KNOLL
 SECTION 6

DRAWN BY: JSM
 CHECKED BY: BAH
 SHEET NO.: C402
 S & A JOB NO.: 43400S6



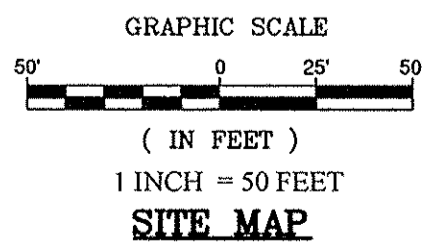
STREET NAME SIGNS

11-3LBS PER FT GALVANIZED POST

4-30" R1-1 H.I. 3M FILM ON .080 H32-5052 ALLOY BLANKS

3-24"x 30" R2-1 25 H.I. 3M FILM ON H32-5052 ALLOY BLANKS

8-9' H.I. EXTRUDED SIGN BLANKS WITH GREEN E.C FILM REVERSED OUT FOR STREET NAMES, 4-SUPR-LOC 12CRX AND 4-SUPR-LOC 12U-180X BRACKETS



Post Top Luminaire – Acorn Shaped

This luminaire is referred to as an acorn because it is shaped similar to the small acorn that is produced by the oak tree.

This acorn shaped luminaire features a glass globe with prismatic ridges for precision photometrics and efficient lighting pattern output.

When this luminaire is mounted on a decorative pole it suggests an elegant and historical era that enhances the theme of a lighting area during both the daytime and nighttime hours.

Today this bygone era can be recaptured with the convenience of electricity and automatic controls for the lighting hours. Current technology allows the lighting output to be more energy efficient, reliable and effective than it has ever been.

The poles used for mounting this luminaire resemble the styles of the past...while producing an aesthetic appearance with practicality and durability.

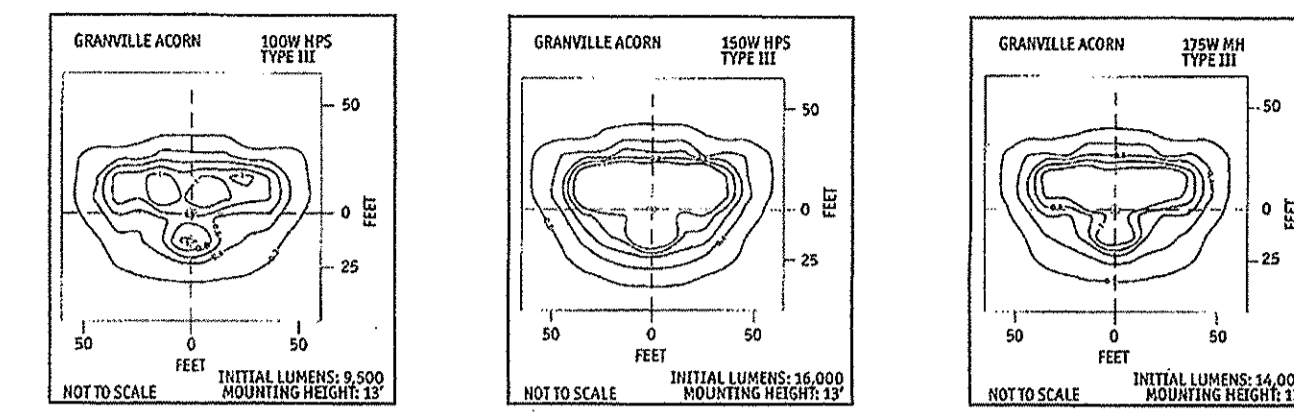
Two different anchor base, foundation mounted, decorative aluminum poles are being offered for this luminaire. Both poles have fluted shafts but each has a unique shape on the lower portion. They each have a 12 foot shaft length which results in a 13 foot luminaire mounting height from ground level.



Post Top Luminaire – Acorn Shaped

Application
This post top mounted luminaire is used in residential subdivisions, apartment or condominium complexes, downtown pedestrian areas, city parks, river walks, etc.

Photometrics
Lighting Output Distribution or Pattern for the Acorn Luminaire- The pole is located where the two center lines intersect. HPS or High Pressure Sodium provides a soft golden yellow light while the MH or Metal Halide provides a white light source.



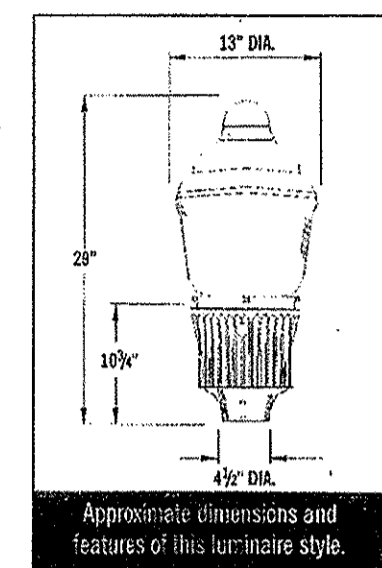
Wattage – Voltage-120V
High Pressure Sodium – 100W, 150W
Metal Halide-175W

Luminaire Construction
This acorn luminaire has cast aluminum housing with black, polyester, powder coat finish. The pull out power module, holds the ballast, terminal block, and plug-in starter, along with the hidden twistlock photocell, which uses a small window to measure outside light for off and on control.

Photometrics
The most common photometric pattern for this luminaire is Type III and this is considered a semi-cutoff off. (See above photometric patterns for examples.)

Mounting
This luminaire mounts directly onto a three-inch diameter tenon at the top of the pole.

Installation
This lighting equipment is installed with underground conductor and electrical facilities.



LEGEND

- ROAD NAME SIGN – 4 (D3)
- STOP SIGN – 4 (R1-1)
- SPEED LIMIT SIGN – 3 (R2-1)
- STREET LIGHT – 6

SEE CITY OF NOBLESVILLE CONSTRUCTION DETAIL SHEET 9 OF 16 FOR DETAILS & SPECIFICATIONS FOR REGULATORY SIGNS.

SEE DETAILS THIS SHEET FOR ALTERNATIVE TO THE THE CITY STANDARDS FOR STREET LIGHTING.

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Entry Date: Jan 2015

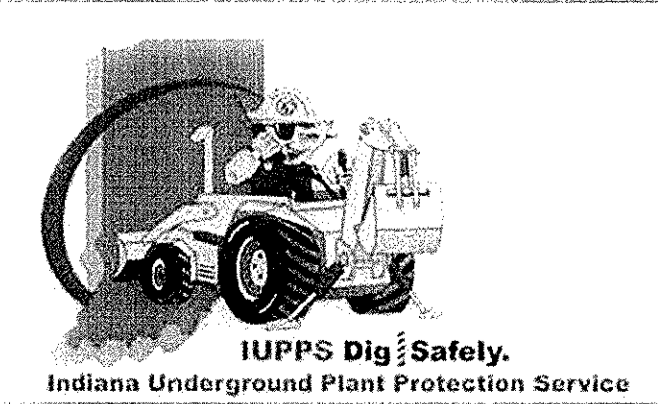
Entered By: SM

RECORD DRAWING

Dennis D. Olmstead
Registered Land Surveyor
No. 900012



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.



Know what's below.
Call before you dig.

STREET LIGHTING

Street Lighting is Required on All Streets. Street Lights, on New Local Streets Being Constructed with a Plat, Shall Be Shown on The Lighting Plan; At Entrances and Intersections, Within Cut-De-Sacs And At Specified Locations Requiring Additional Lighting, Lighting Plans Shall Be Submitted To The Noblesville Department Of Engineering For Approval.

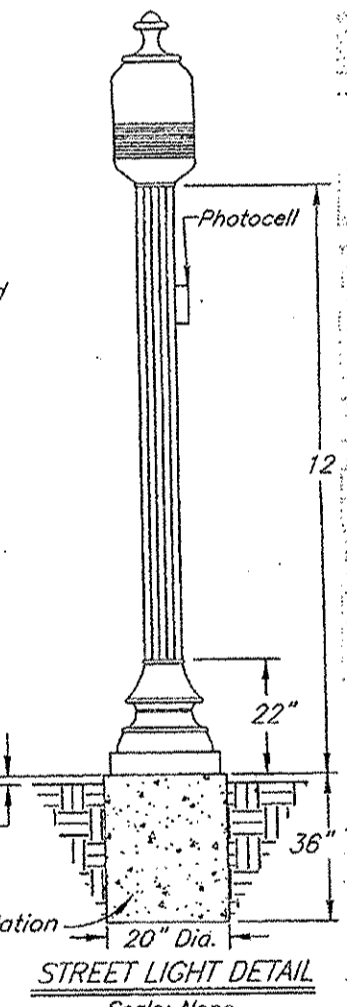
It Shall Be The Responsibility Of The Developer To Provide And Install All Street Lighting.

All Lighting Plans, Submitted For Approval, Shall Include, But Not Be Limited To The Following:

- a.) Location Of Each Light Standard And The Service Point Or Junction Box Serving Each Luminaire
- b.) Plan Notations Showing Conduit And Wire Size For Each Conduit Run.
- c.) Manufacturer's Catalog Cuts And Specifications For Light Fixtures, Appurtenances, Service Points And/Or Junction Box.
- d.) Paint Color Specimen Samples.

Copper Wire Shall Be Placed In 4-Inch Diameter PVC Sch-80 Conduit For All Runs Under Pavement.

Street Lights Style Shall Be The Washington, As Manufactured By Hinkley Lighting, Or Noblesville Approved Equal. Luminaires Style Shall Be Village Series (Environmentally Friendly), As Manufactured By Hinkley Lighting, Or Noblesville Approved Equal.



- Wattages**
Type: Village Series, Environmentally Friendly.
ght: 34 7/8"
ht: 15 3/4"
erial: 319 Alloy Cast Aluminum, Deep Hemlock (6348-5) Porter Paint.
e: P70343 Refractor Style TYP III or V
eld: FP3318-2 (Up Light Shield)
nging: 150-Watt High Pressure Sodium.
age: Multi Tap.
ket: Mad Base, AK Roted.
- Poles:**
Style: The Washington
Pole: 5" Dia. 0.125-Inch Thick Extruded A
Base: 16 3/4" Dia. Heavy Cast Aluminum.
Tenon: 3" O.D. x 3"
Access Door: 3" x 8" x 7" Secured With Tamper-Proof Screws.
Photo Cell: 70203 Supplied With Easy Access L

- Anchor Bolt Bases Are Required For Each Light Pole. Three 5/8" Dia. Galvanized J-Bolts Shall Be Tightly Secured For Each Light Base.
- Pole, Base And Final Shall Receive 1-1/2 Mil. Electrostatically-Applied Polyester Powder Coat To Match Color Deep Hemlock (6348-5), As Manufactured By Porter Paints. The Finish Shall Be Smooth. See Note 2.d.
- The Lighting Shall Be Placed Away From The Street On The Back Side Of The Sidewalk Or No Closer Than 9 Feet From The Back Of The Curb, Where Rollover

DATE	BY	REVISIONS
10/03/14	JSM	REVISIONS
06/27/14	JSM	REVISIONS
07/20/14	JSM	REVISIONS
07/14/14	JSM	REVISIONS

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

CERTIFIED: 12/18/2013

David J. Stoppelwerth

STOEPELWERTH
ALWAYS ON

TRAFFIC SIGNAGE PLAN
BRIGHTON KNOLL
SECTION 6

HAMILTON, INDIANA

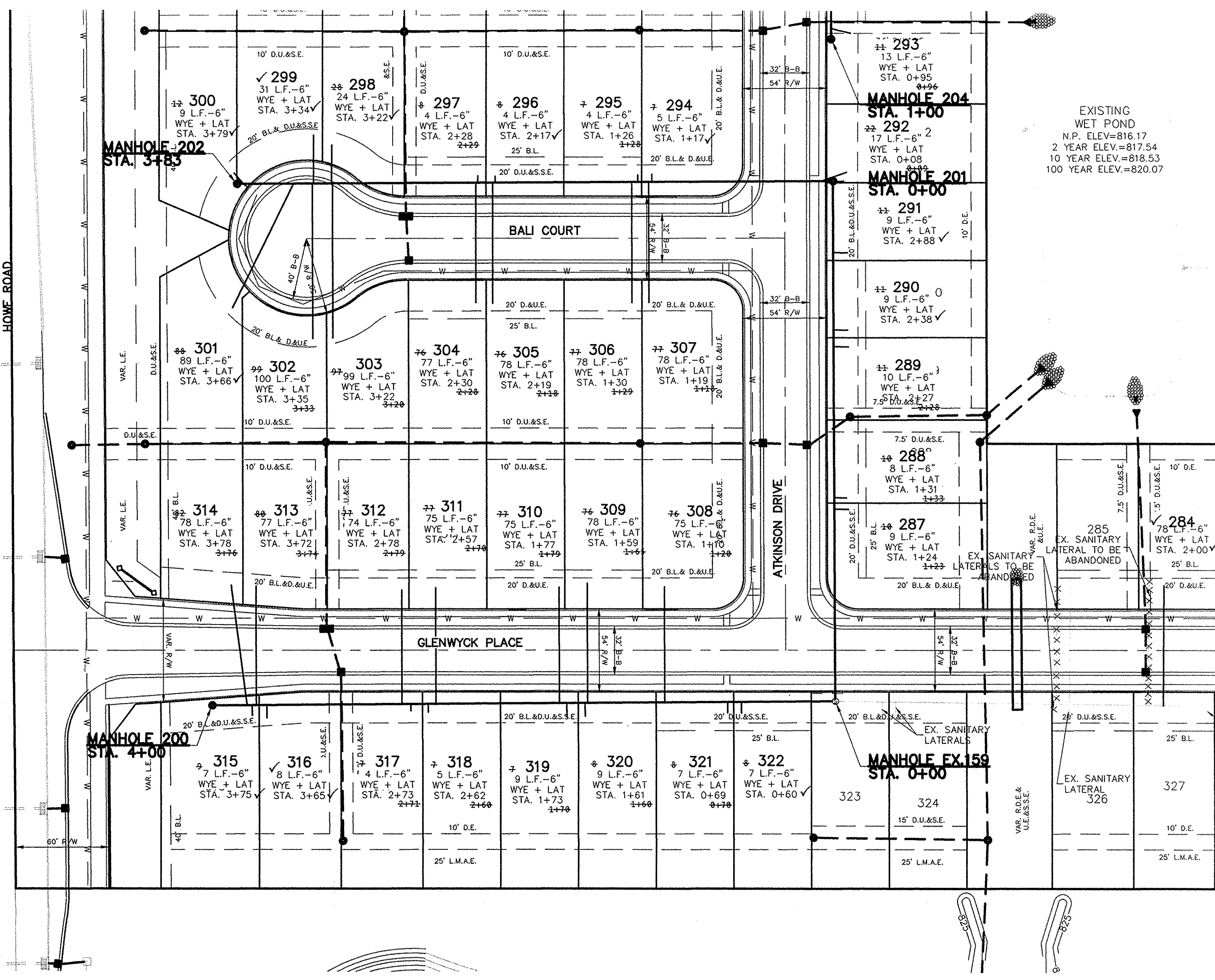
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DRAWN BY: JSM
CHECKED BY: BAH

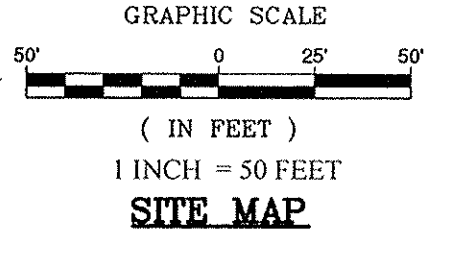
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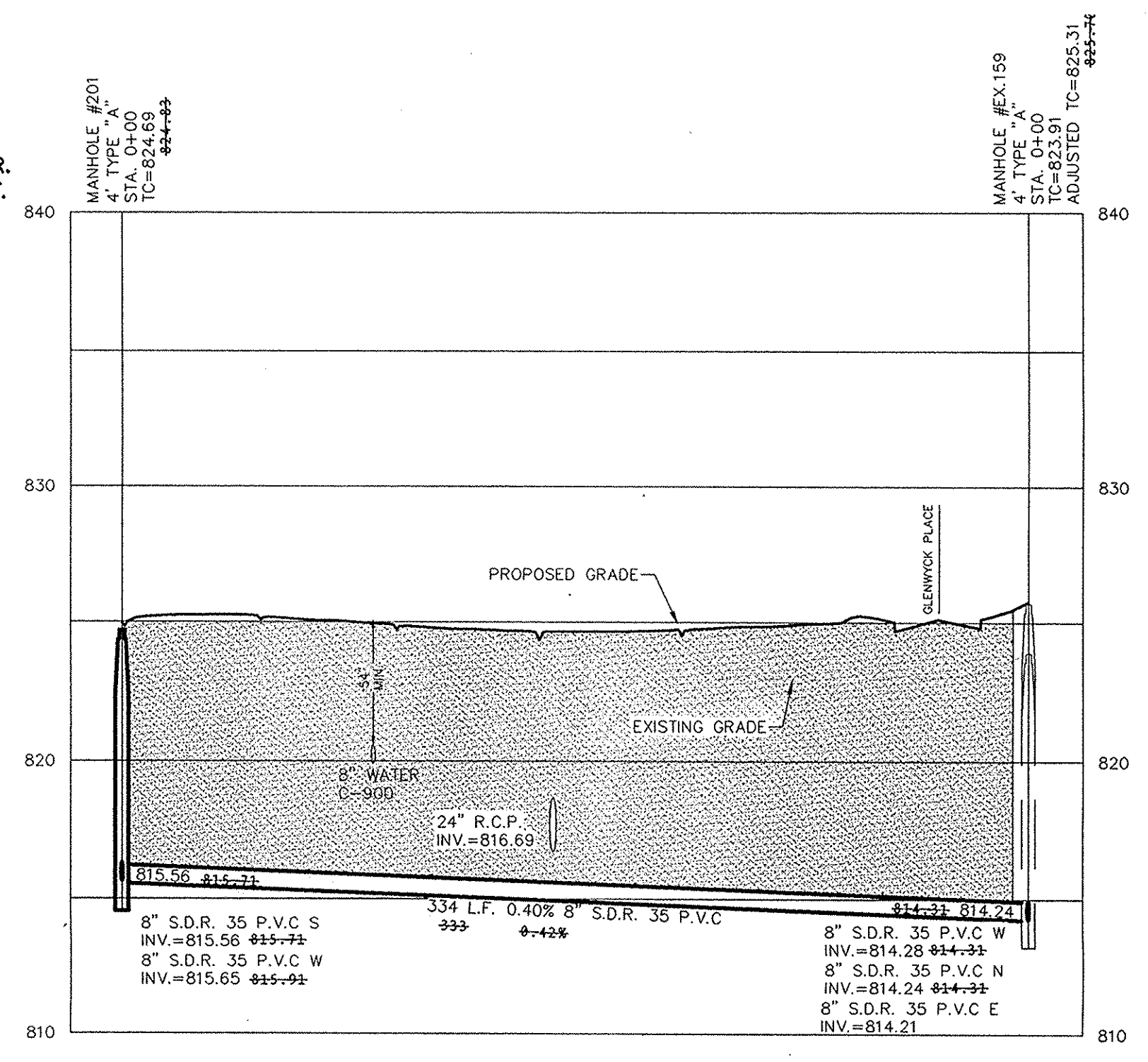
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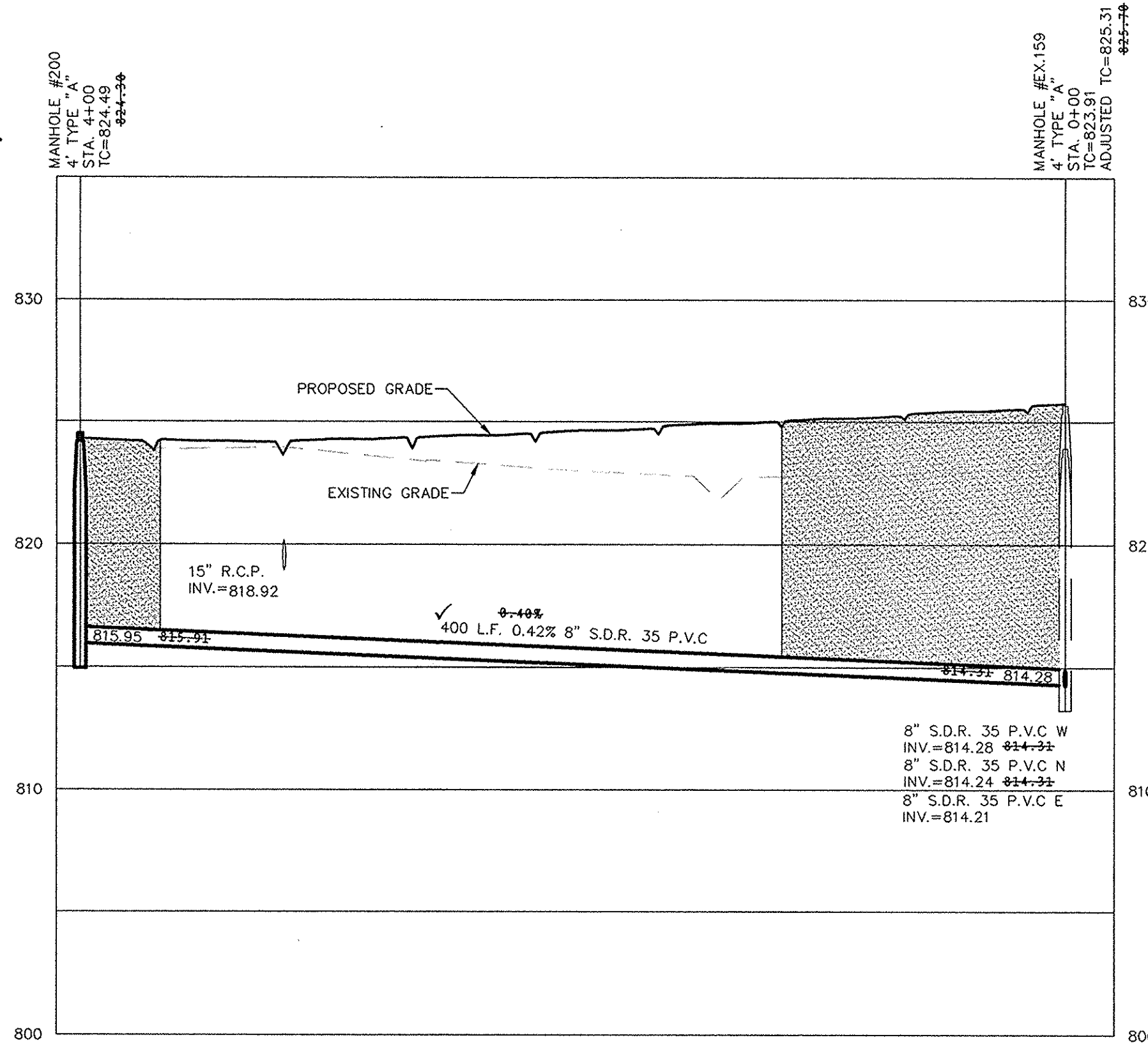
NOTES
 FULL DEPTH GRANULAR BACKFILL SHALL BE INSTALLED PER NOBLESVILLE STANDARDS. SEE SHEET 6 OF 16 OF THE CITY OF NOBLESVILLE DETAILS FOR SPECIFICATIONS.
 MIN. SLOPES PER THE TEN STATE STANDARDS SHALL PREVAIL IN ALL CASES.
 CONTRACTOR SHALL INSTALL LATERAL NO CLOSER THAN 5' FROM BUILDING LINE AND NO GREATER THAN 6' DEEP AT LATERAL END.
 REFER TO THE NOBLESVILLE CONSTRUCTION STANDARDS FOR DETAILS OF LATERAL STUBS.
 WHERE WATERMAIN AND SANITARY SEWERS CROSS, A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE MUST BE MAINTAINED. IF THE 18 INCH VERTICAL SEPERATION CANNOT BE MAINTAINED, THE SEWER MUST BE CONSTRUCTED OF WATERWORKS GRADE DUCTILE IRON PIPE WITH MECHANICAL JOINTS WITHIN 10 FEET OF THE WATERMAIN.



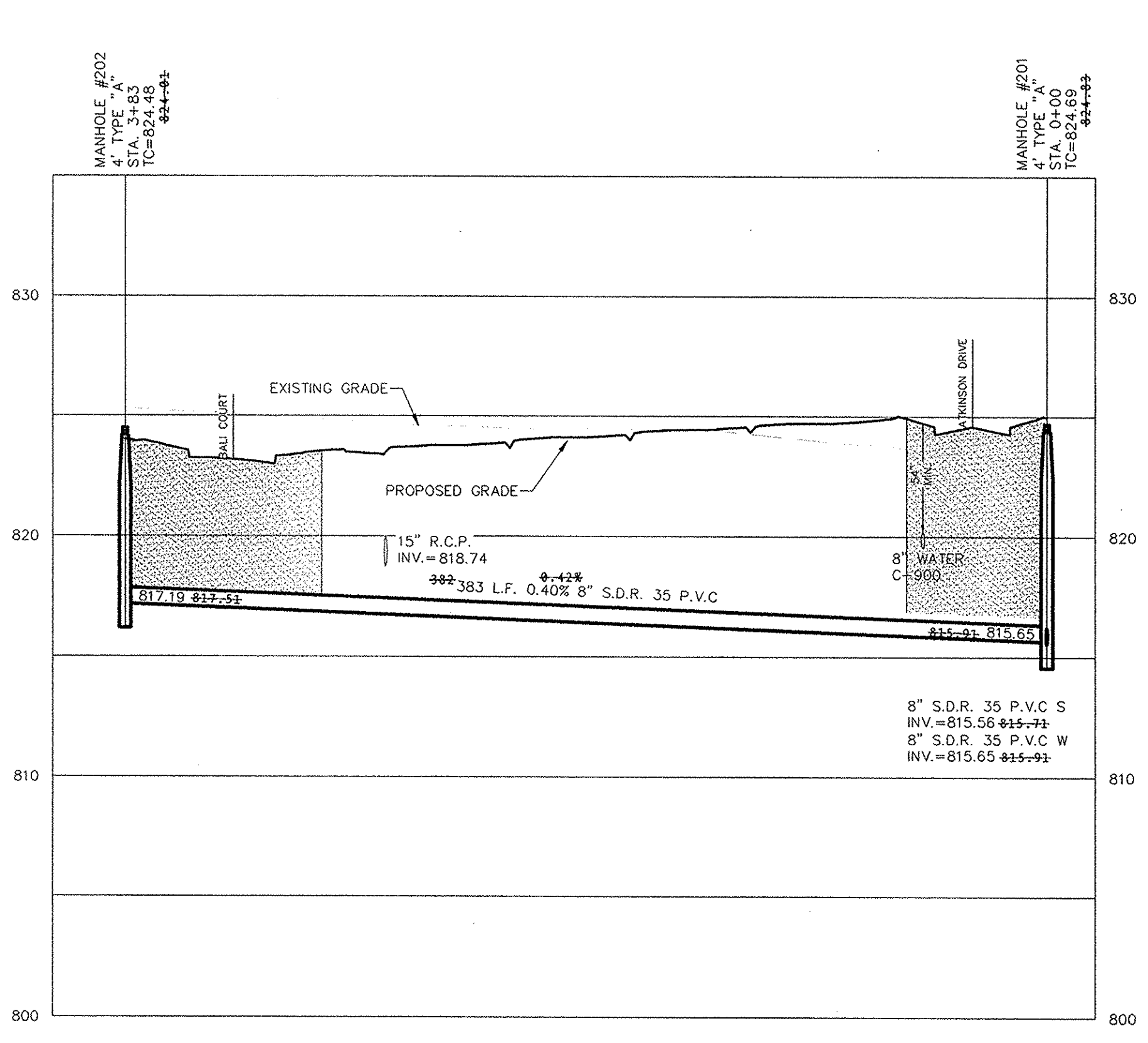
SCALE: 1"=50' HOR.
 1"=5' VERT.



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



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



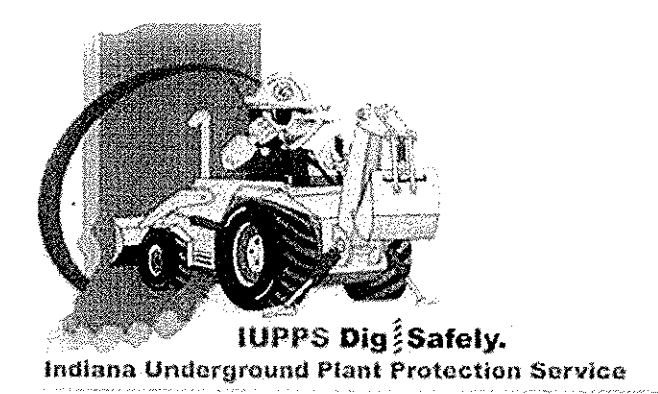
RECORD DRAWING

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



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: Jan 2015
 Entered By: SLM

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.



STOEPPELWERTH

SANITARY SEWER PLAN & PROFILE BRIGHTON KNOLL SECTION 6

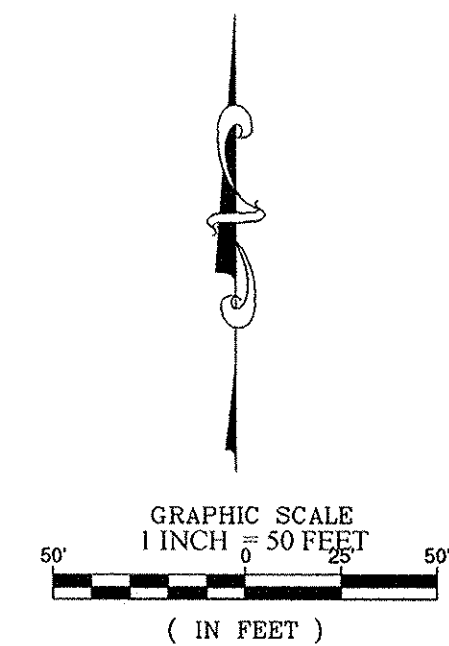
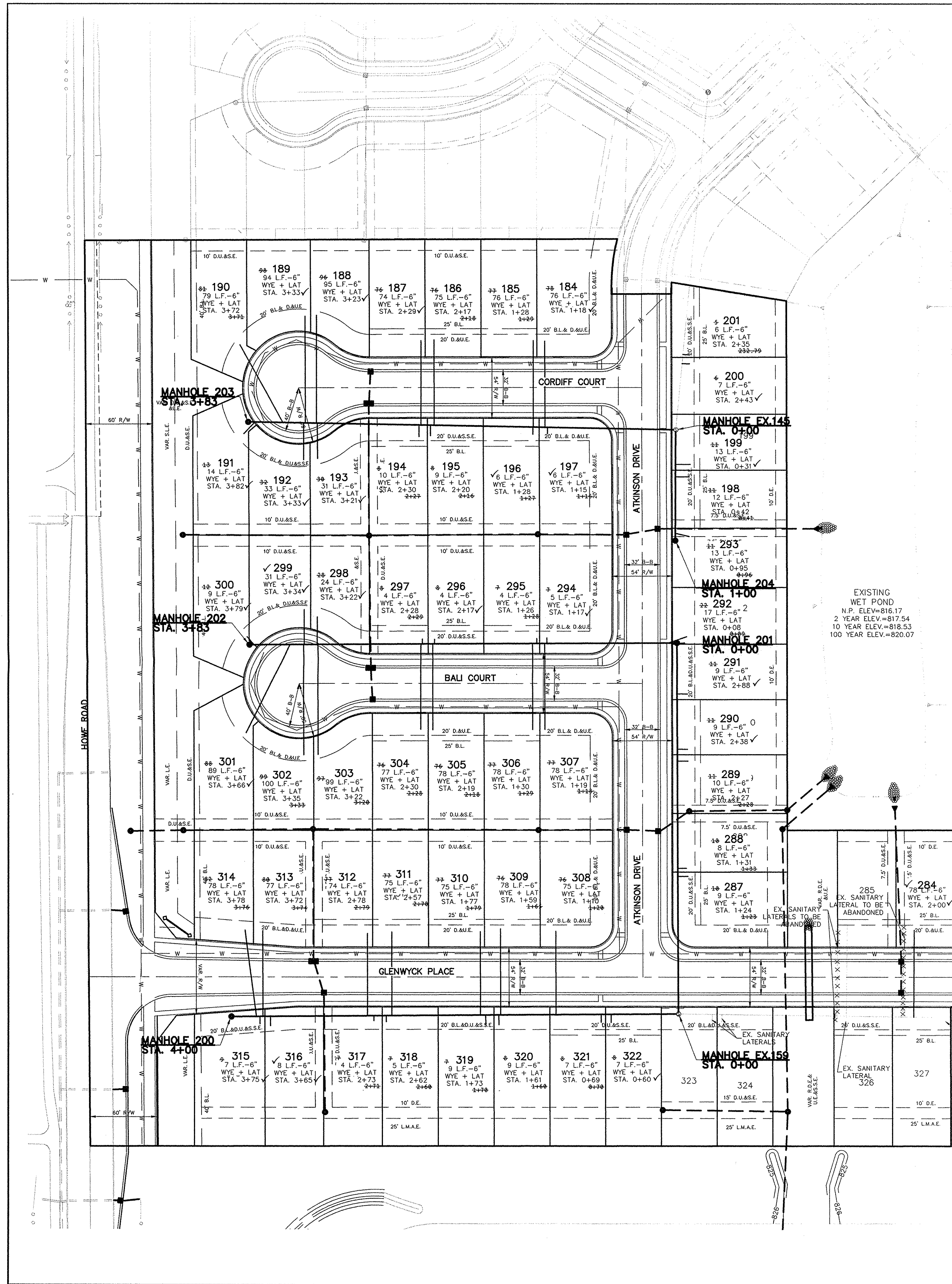
DATE	MARK	REVISIONS
10/03/14	ASBULTS	REMOVED ADA RAMPS IN FRONT OF LOT 323
06/17/14	K-JAM	REMOVED PER REVIEW COMMENTS
01/20/14	JSM	REMOVED PER DEM. COMMENTS
01/17/14	JSM	REMOVED PER DEM. COMMENTS

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR SURVEY OR A SURVEYOR LOCATION REPORT.
 CERTIFIED: 12/18/2013
David J. Stoppelwerth
 REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA
 TC=825.31
 ADJUSTED TC=824.69

ALWAYS ON
 796 East 10th Street, Fishers, IN 46038-2505
 phone: 317.849.5595 fax: 317.849.5542

DRAWN BY: JSM CHECKED BY: BAH
 SHEET NO. C500
 S & A JOB NO. 43400S6

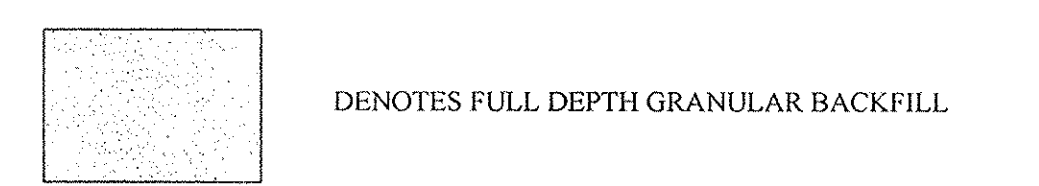
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SITE MAP

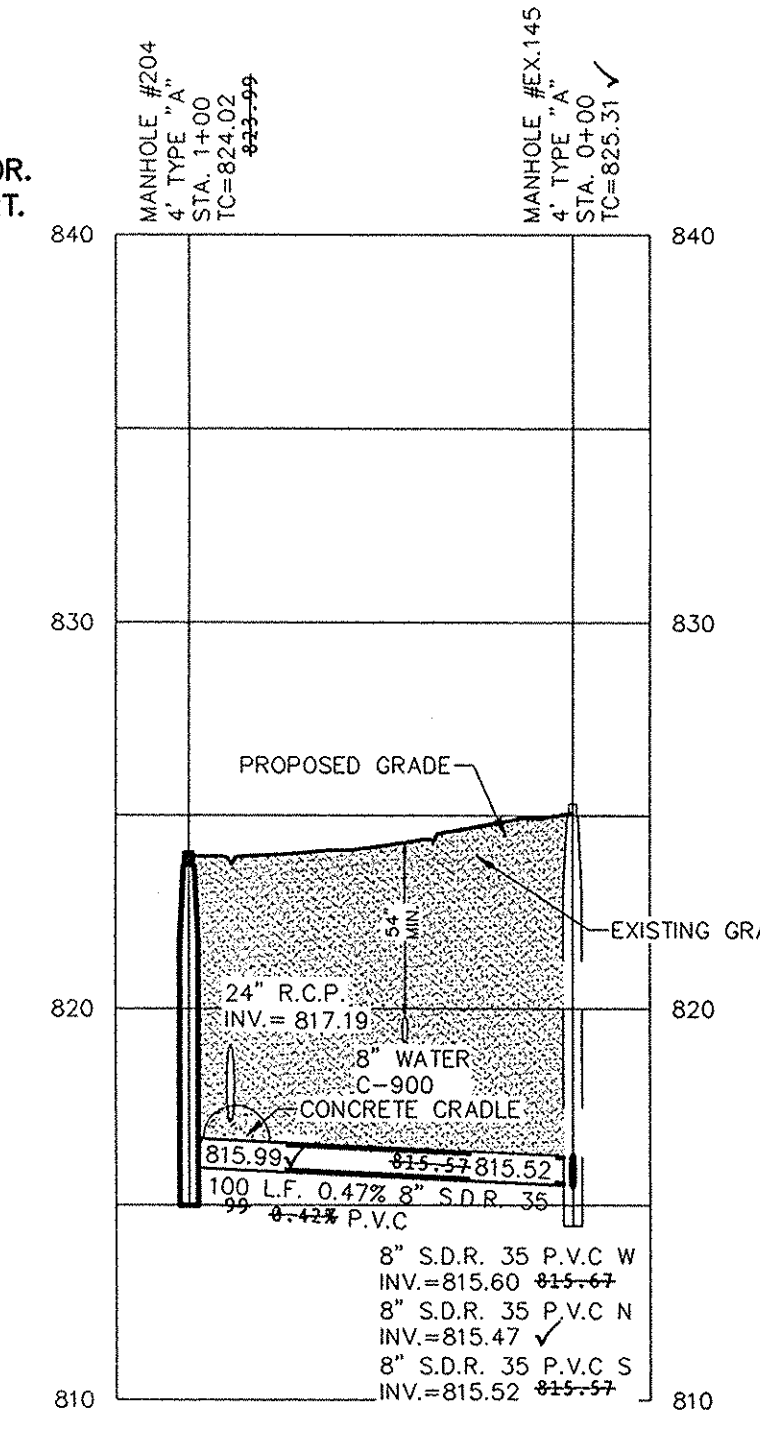
NOTES

- FULL DEPTH GRANULAR BACKFILL SHALL BE INSTALLED PER NOBLESVILLE STANDARDS. SEE SHEET 6 OF 16 OF THE CITY OF NOBLESVILLE DETAILS FOR SPECIFICATIONS.
- MIN. SLOPES PER THE TEN STATE STANDARDS SHALL PREVAIL IN ALL CASES.
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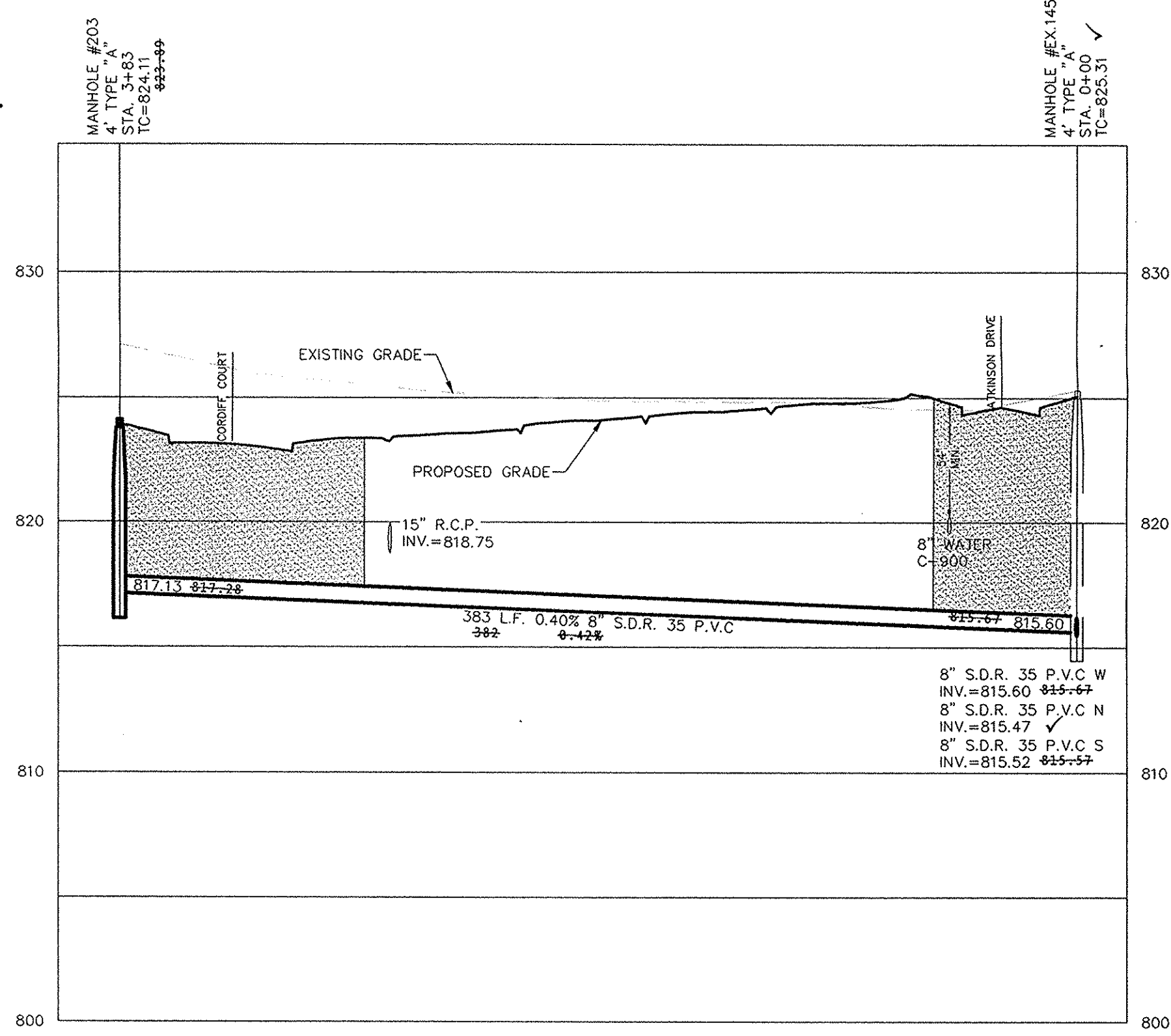


NOTES

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



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



RECORD DRAWING

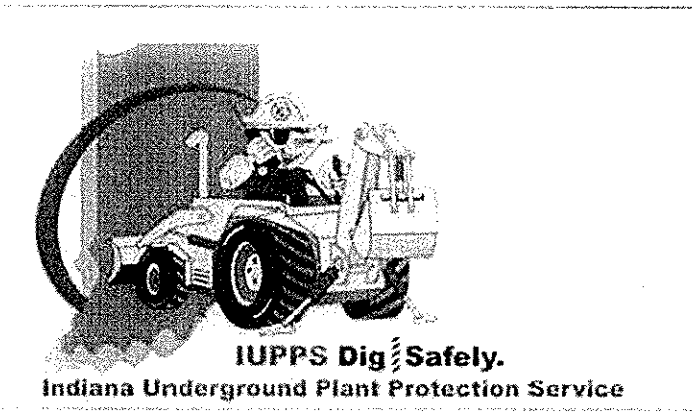
This information was gathered for input into the Hamilton County Geographic Information System (GIS). This document is considered an official record of the GIS.

Entry Date: Jan 2015
Entered By: slm

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



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.



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

STOEPPELWERTH
ALWAYS ON
796 East 10th Street, Fishers, IN 46038-2005
phone: 317.895.5985 fax: 317.895.5942

SANITARY SEWER PLAN & PROFILE
BRIGHTON KNOLL
SECTION 6

HAMILTON, INDIANA
NOBLESVILLE

NO. 19358
STATE OF INDIANA
REGISTERED PROFESSIONAL ENGINEER

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR SURVEY OR A SURVEYOR LOCATION.

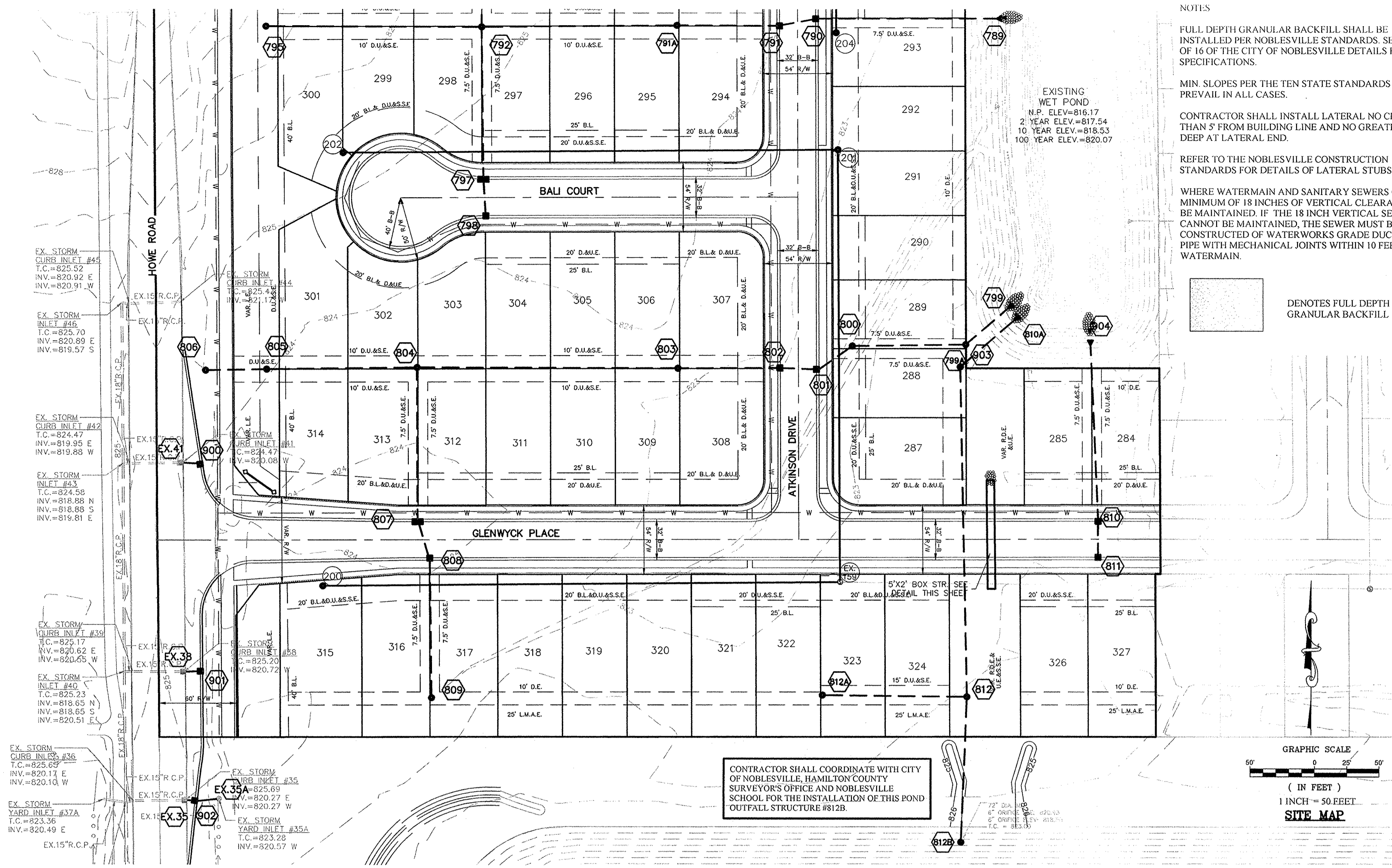
CERTIFIED: 12/18/2013
David J. Stoppelwerth

DATE MARK REVISIONS

ASBUILTS	01/02/14	REMOVED ADA RAMPS IN FRONT OF LOT 323	JSM
ASBUILTS	01/20/14	REMOVED PER REVIEW COMMENTS	JSM
ASBUILTS	01/14/14	REMOVED PER IDEM COMMENTS	JSM

DRAWN BY: JSM CHECKED BY: BAH
SHEET NO. C501
S & A JOB NO. 4340056

S:\43400RYL\S61DWIG600 STORM PLAN & PROFILE.dwg, C600-STORM SEWER PLAN & PROFILE, 10/6/2014 9:11:31 AM, kmitchell, 11



NOTES:

FULL DEPTH GRANULAR BACKFILL SHALL BE INSTALLED PER NOBLESVILLE STANDARDS. SEE SHEET 6 OF 16 OF THE CITY OF NOBLESVILLE DETAILS FOR SPECIFICATIONS.

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46 MIN. RADIUS 6" = CIRCUM BAR DIA.

MINIMUM LAP EQUAL TO SPACING OF LONGITUDINAL WIRES + 2" (TYP.)

HAUNCH (H)

STEEL REINFORCEMENT (TIE OR LAP WELDED-TYP.)

1" COVER (TYP.)

2" COVER (TOP OUTSIDE ONLY)

46 MIN. RADIUS 6" = CIRCUM BAR DIA.

NOMINAL LAID LENGTH = 8.04'

** 1/2" MIN. 2" MAX. (TYP.)

4" LIP

1" COVER

INSIDE OF R.C. BOX

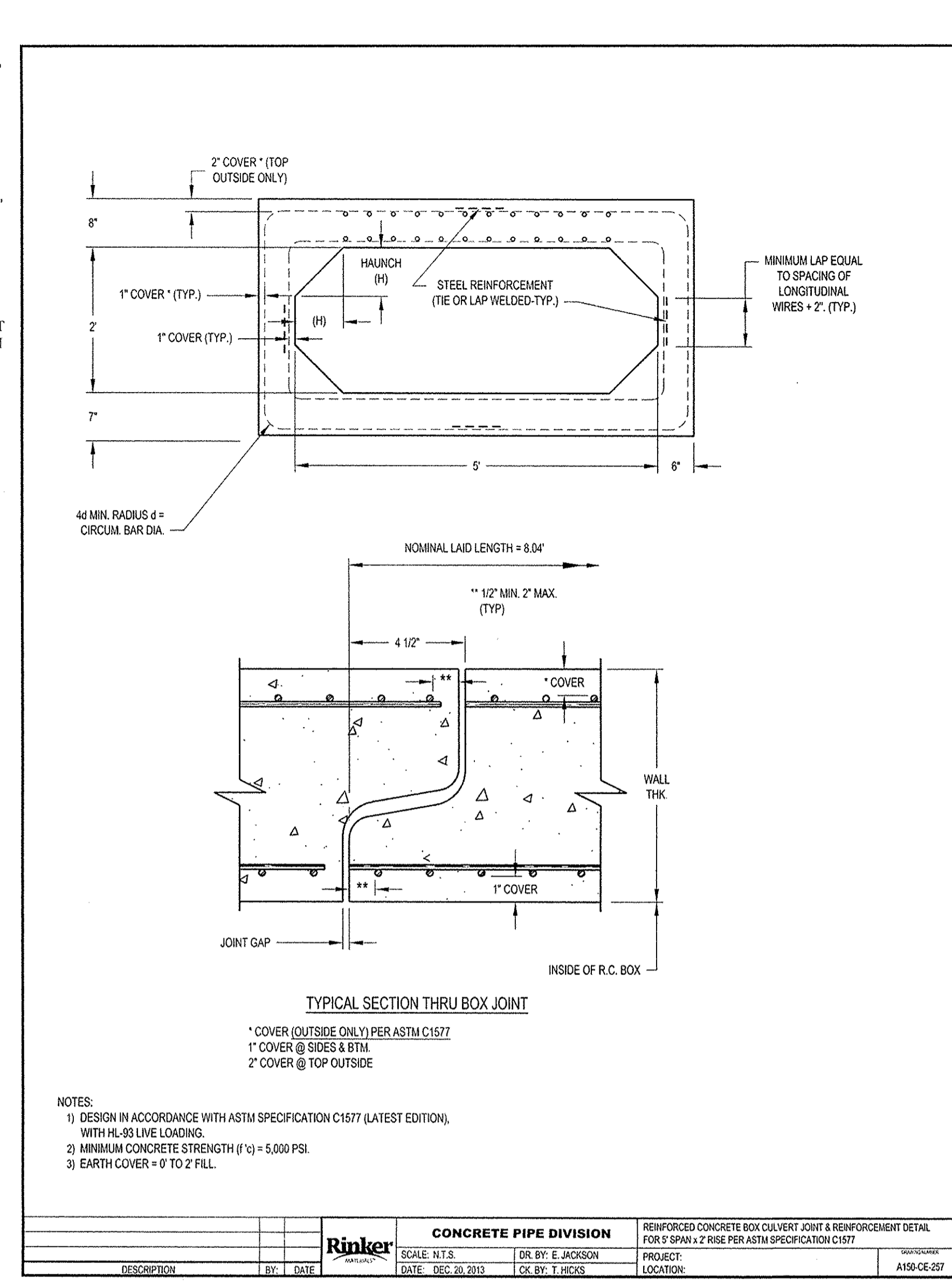
WALL THK

TYPICAL SECTION THRU BOX JOINT

* COVER (OUTSIDE ONLY) PER ASTM C1577
 1" COVER @ SIDES & BTM
 2" COVER @ TOP OUTSIDE

NOTES:

- DESIGN IN ACCORDANCE WITH ASTM SPECIFICATION C1577 (LATEST EDITION), WITH HL-93 LINE LOADING.
- MINIMUM CONCRETE STRENGTH (F'c) = 5,000 PSI.
- EARTH COVER = 0 TO 2' FILL.



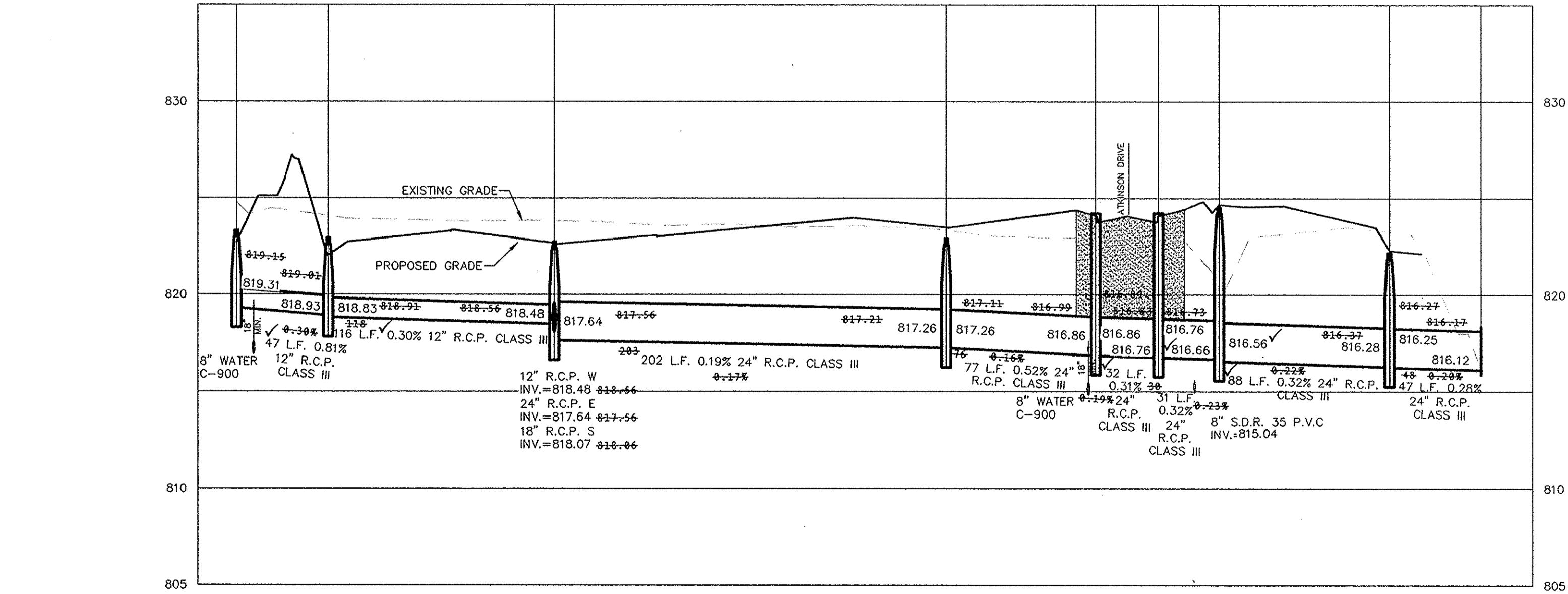
RECORD DRAWING

Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012

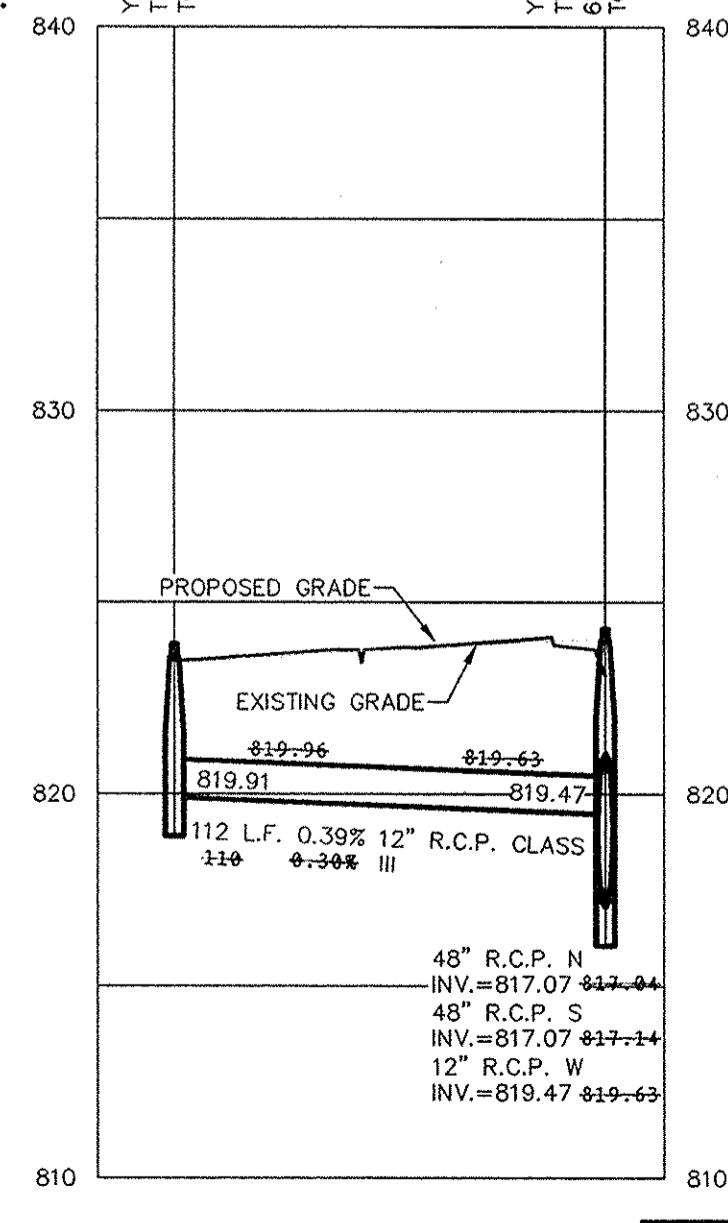


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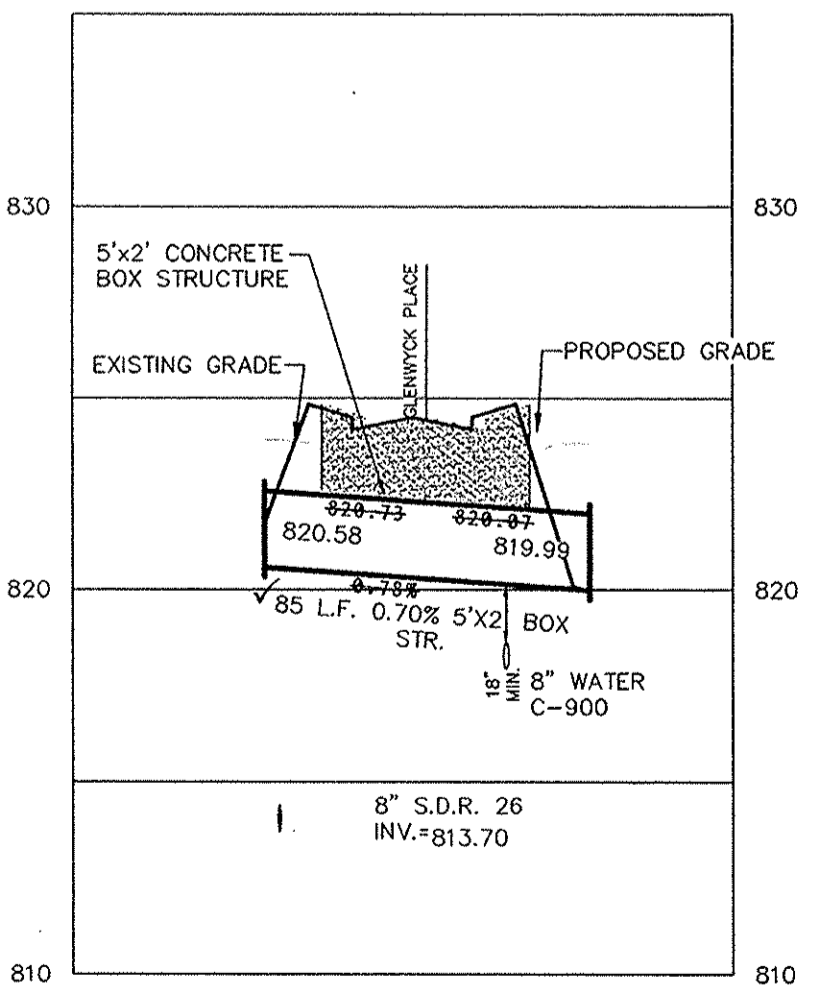
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 1"=5' VERT.



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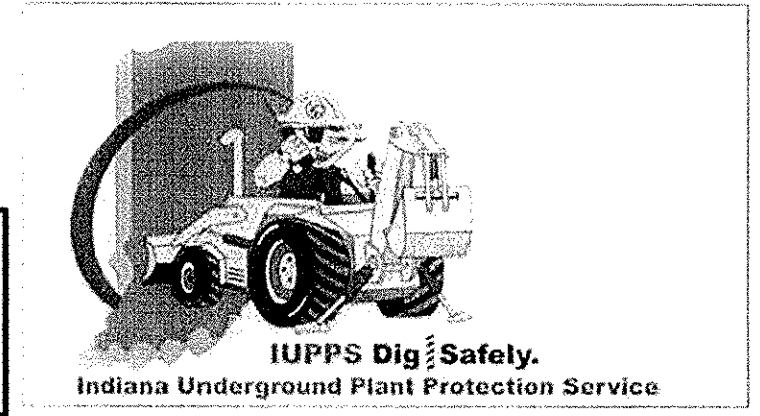
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 1"=5' VERT.



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Entry Date: 5/16/2015

Entered By: SLM



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STORM SEWER PLAN & PROFILE
 BRIGHTON KNOLL
 SECTION 6

NOBLESVILLE, INDIANA

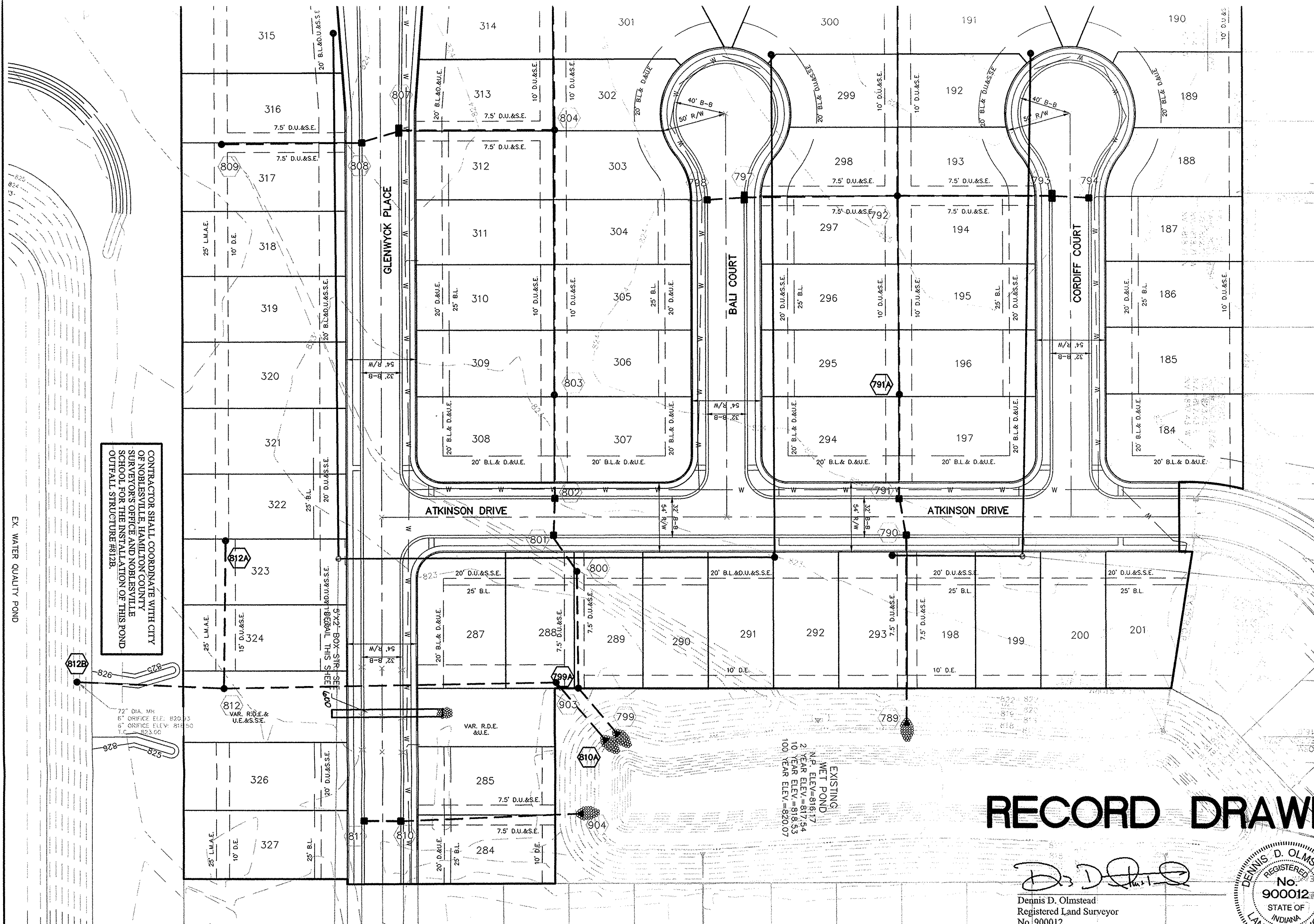
ALWAYS ON
 795 East 10th Street, Fishers, IN 46038-2505
 phone: 317.849.5905 fax: 317.849.5942

DAVID J. STOEPPELWERTH
 REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA
 CERTIFIED: 12/18/2013
 David J. Stoepfelwerth

REVISIONS

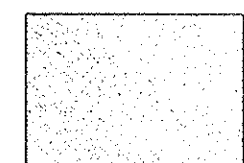
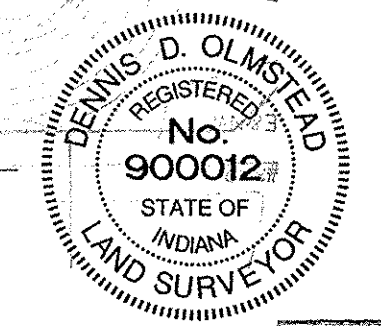
NO.	DATE	BY	MARK	REVISIONS
1	07/20/14	JSM		REVISION PER REVIEW COMMENTS
2	07/14/14	JSM		REVISION PER IDEM COMMENTS
3	07/03/14	JSM		REVISION PER REVIEW COMMENTS
4	06/20/14	JSM		REVISION PER REVIEW COMMENTS
5	06/11/14	JSM		REVISION PER IDEM COMMENTS

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 SHEET NO. C600
 S & A JOB NO. 4340056

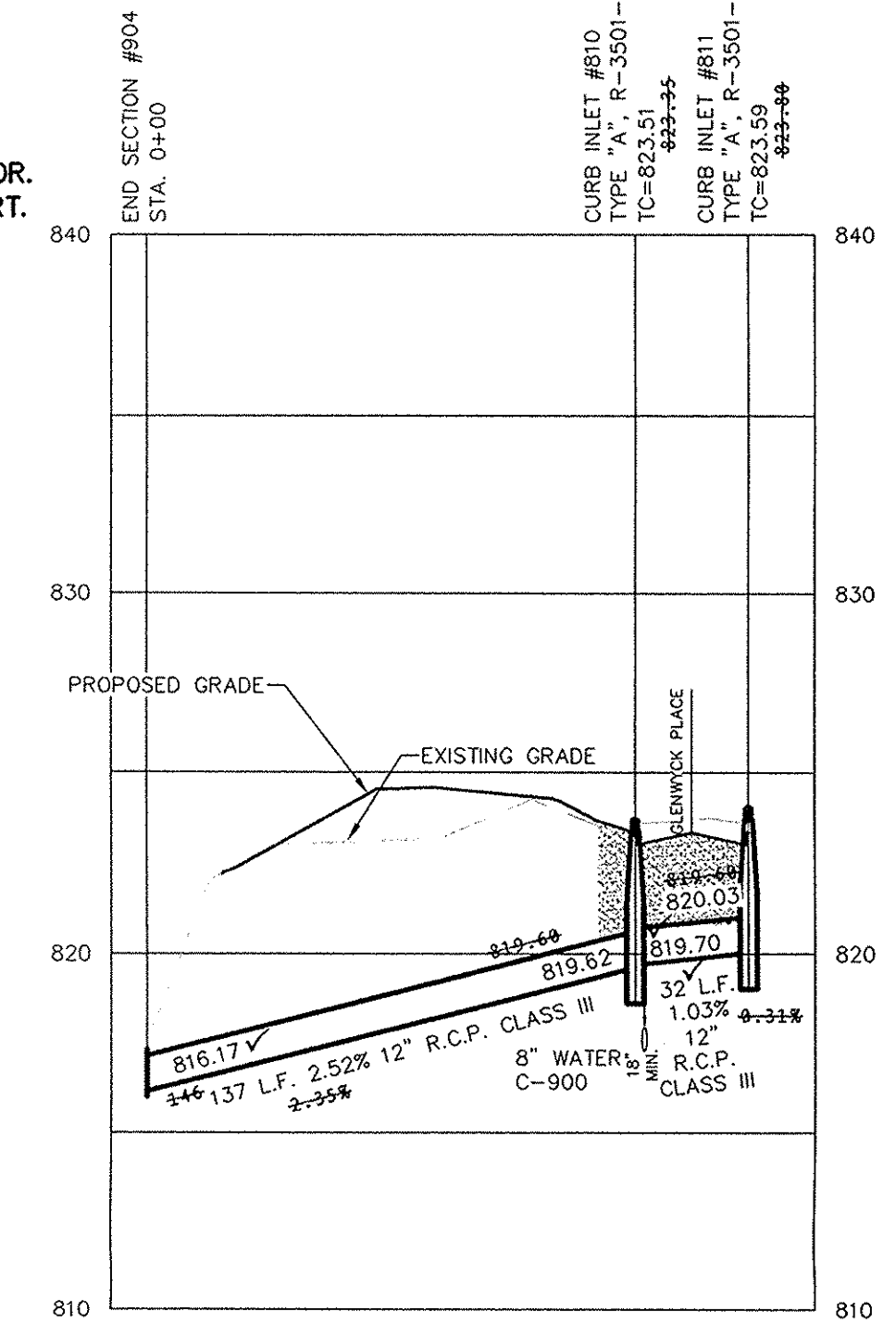
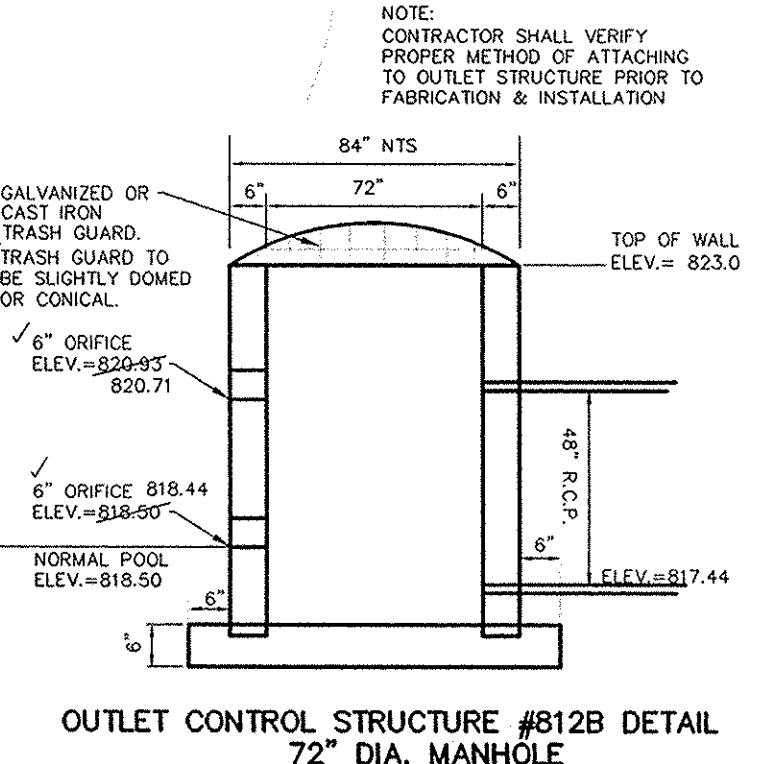
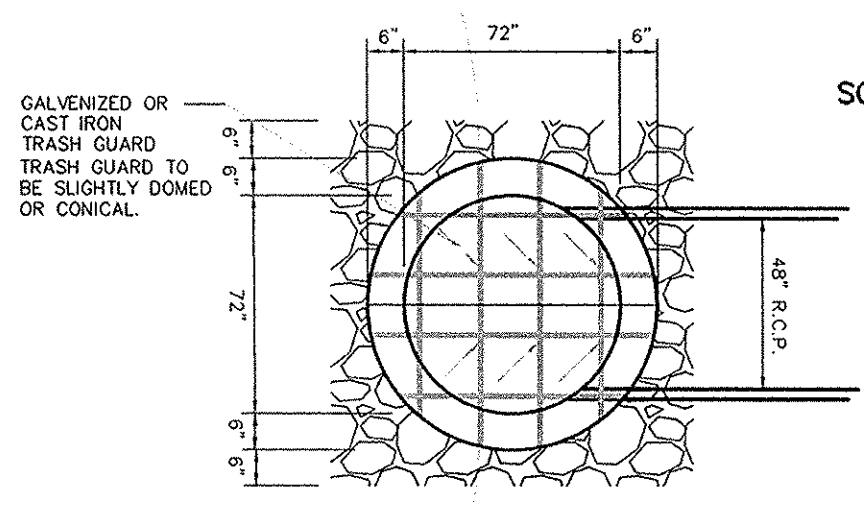


RECORD DRAWING

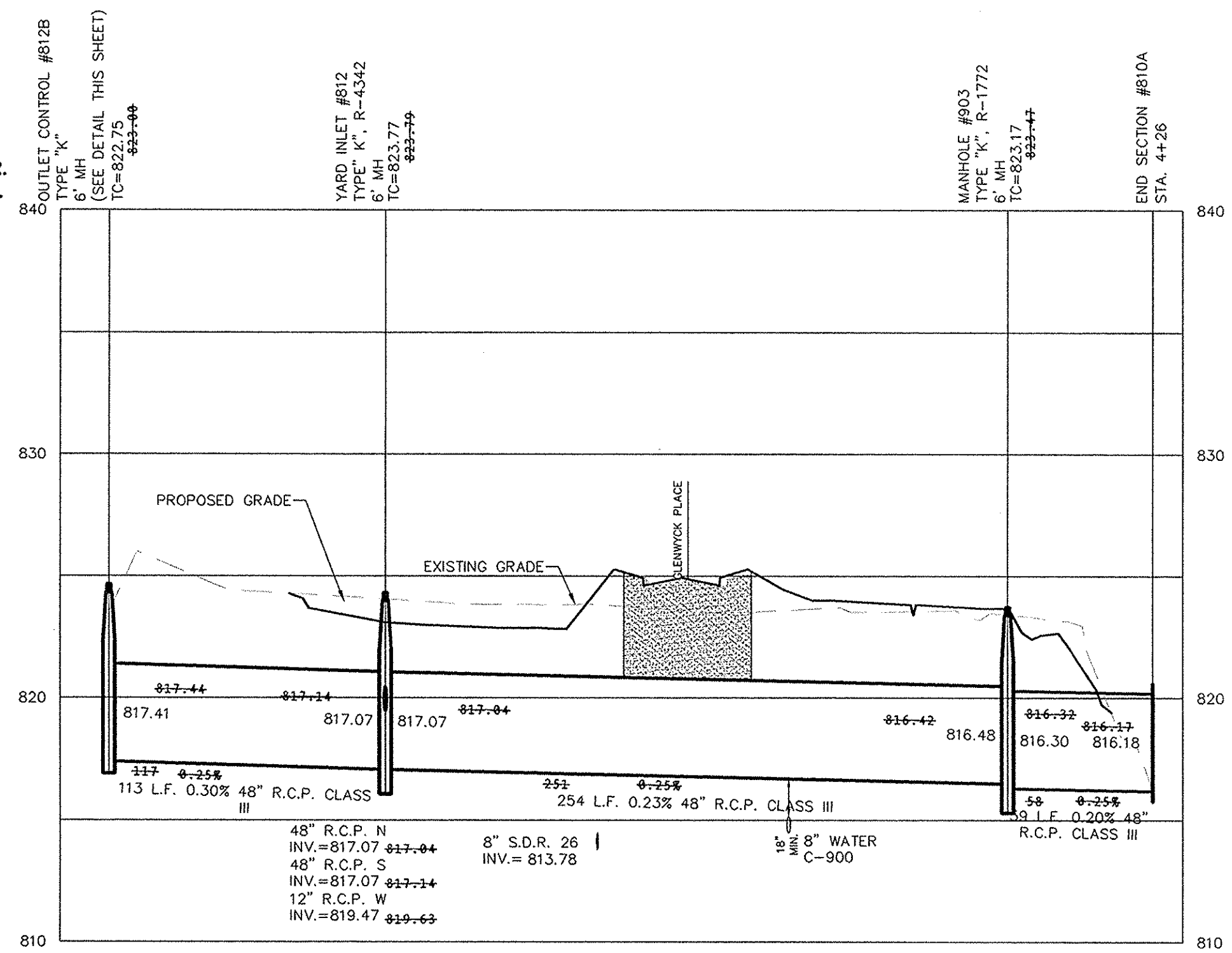
Dennis D. Olmstead
Registered Land Surveyor
No. 900012



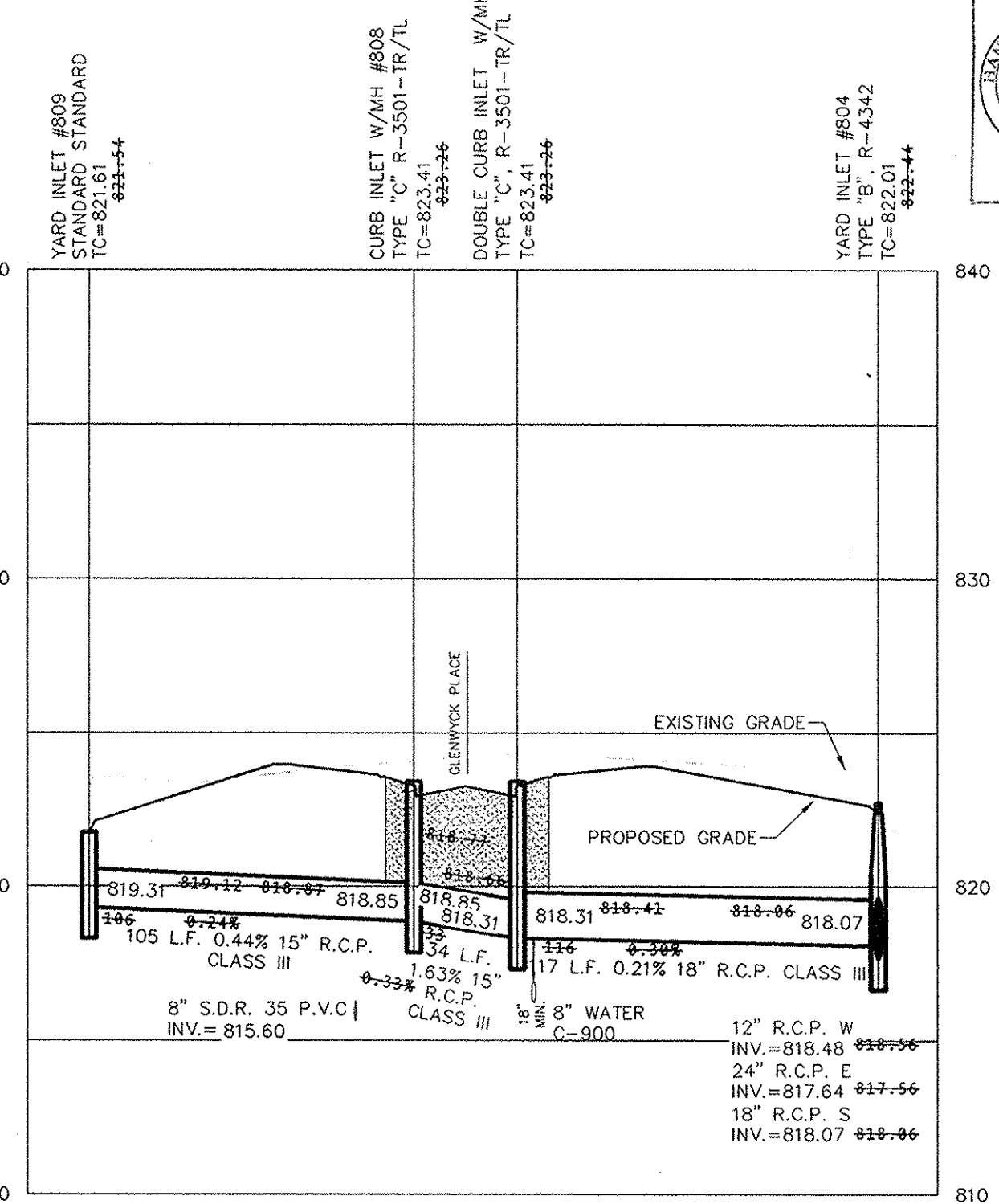
NOTES:
FULL DEPTH GRANULAR BACKFILL SHALL BE INSTALLED PER NOBLESVILLE STANDARDS. SEE SHEET 4 OF 16 OF THE CITY OF NOBLESVILLE DETAILS FOR SPECIFICATIONS.



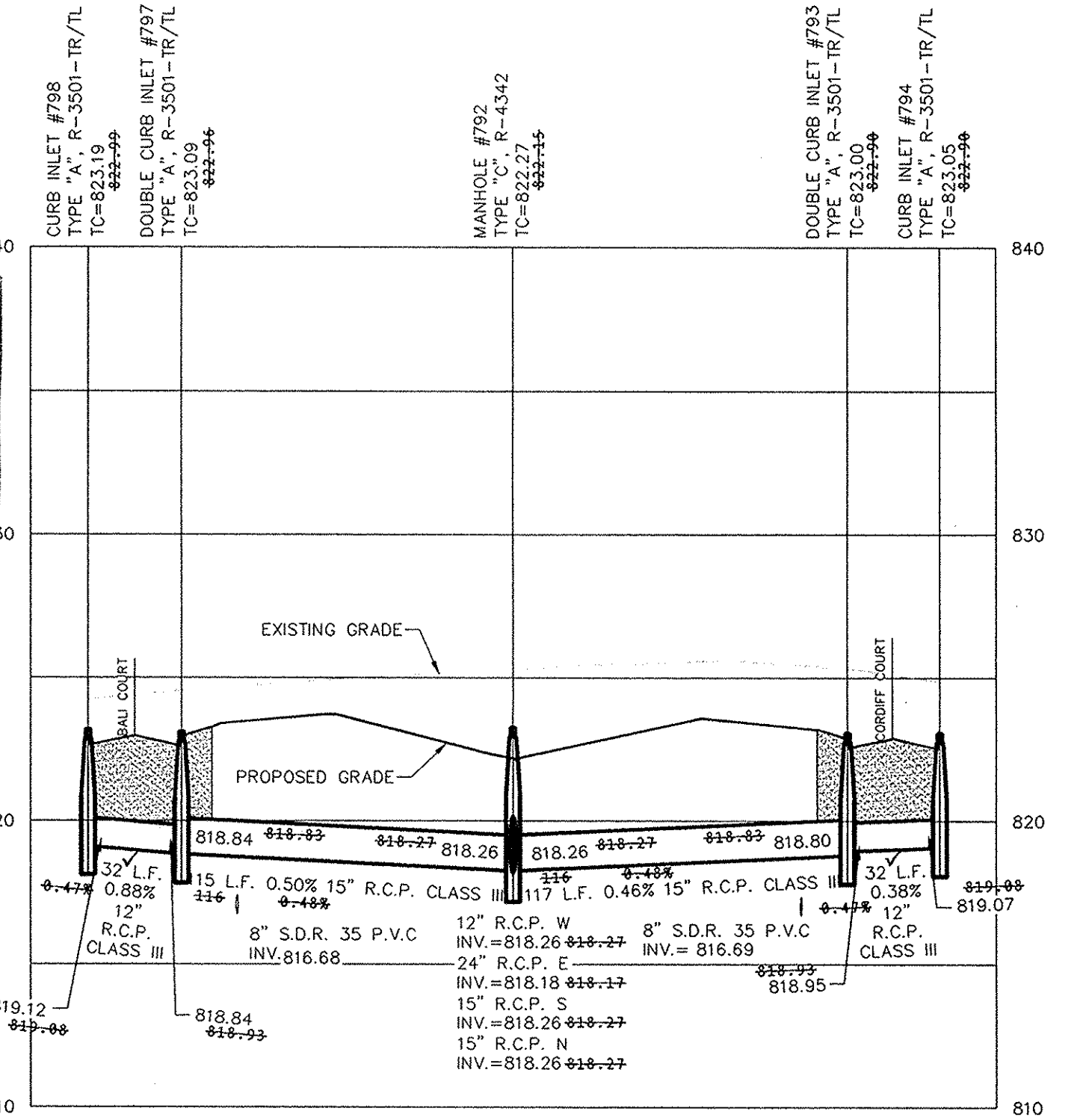
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1"=5' VERT.



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

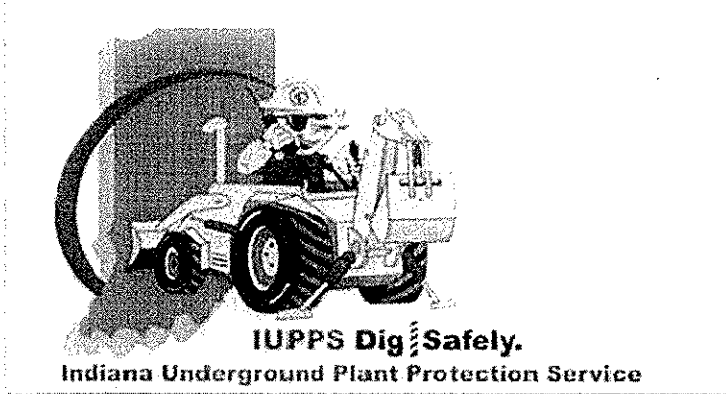


SCALE: 1"=50' HOR.
1"=5' VERT.



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Entry Date: Jan 2015
Entered By: SLM

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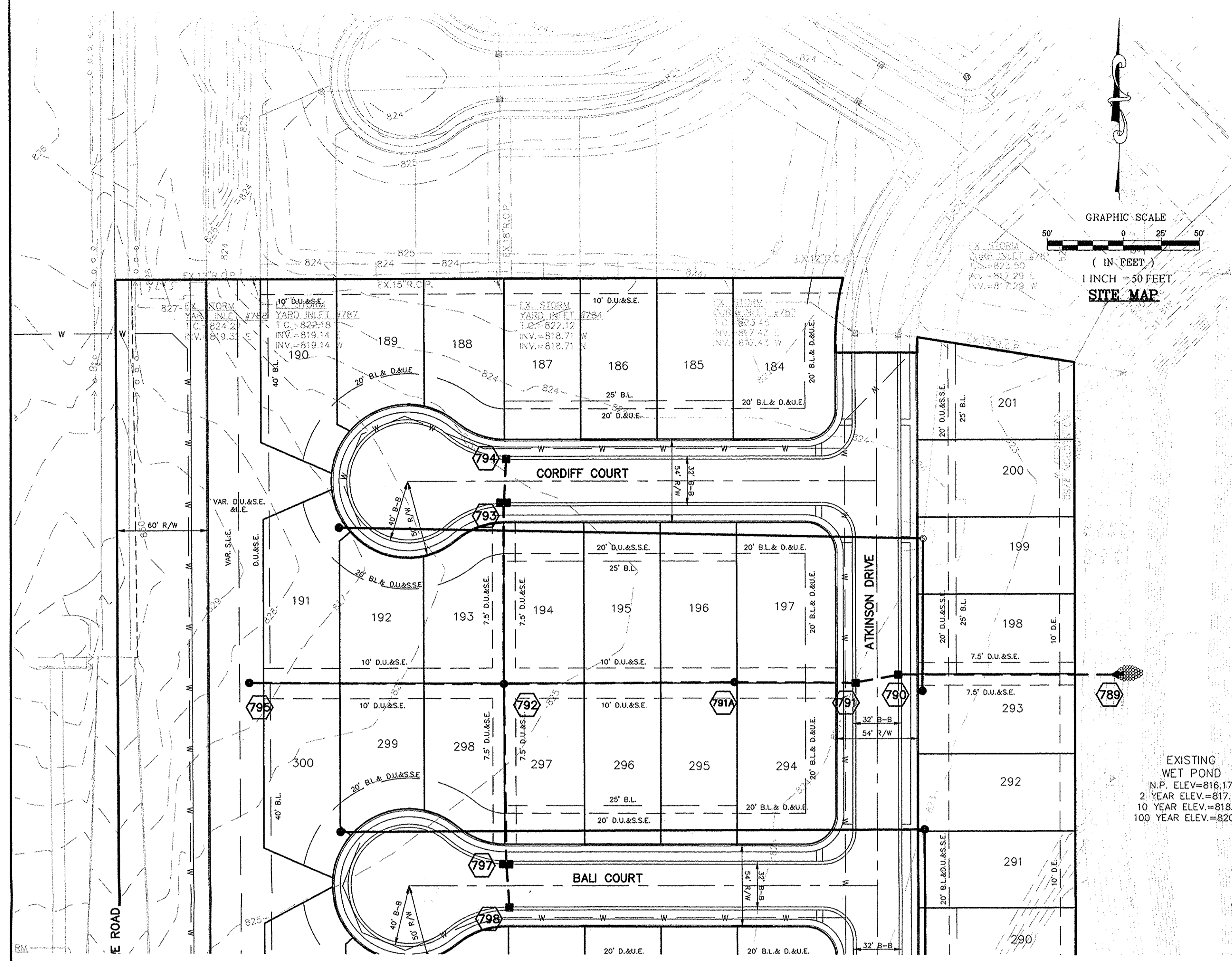
STORM SEWER PLAN & PROFILE
BRIGHTON KNOLL
SECTION 6

STOEPPELWERTH
ALWAYS ON
7905 East 108th Street, Fishers, IN 46038-2505
Phone: 317.849.5925 Fax: 317.849.5942

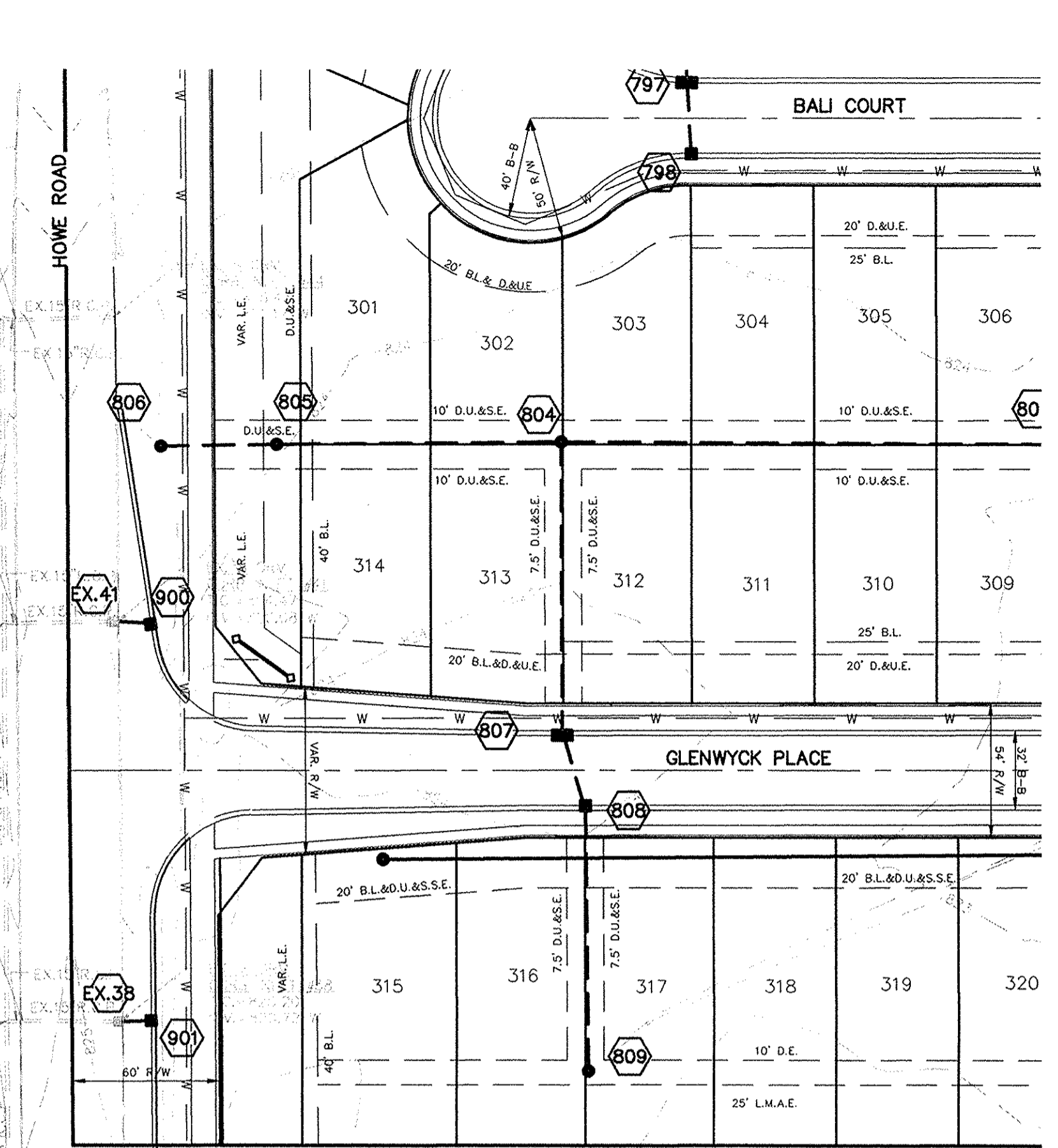
DRAWN BY: JSM CHECKED BY: BAH
SHEET NO: C601
DATE: 12/18/2013
SCALE: 1"=50' HOR. 1"=5' VERT.

NOBLESVILLE HAMILTON, INDIANA

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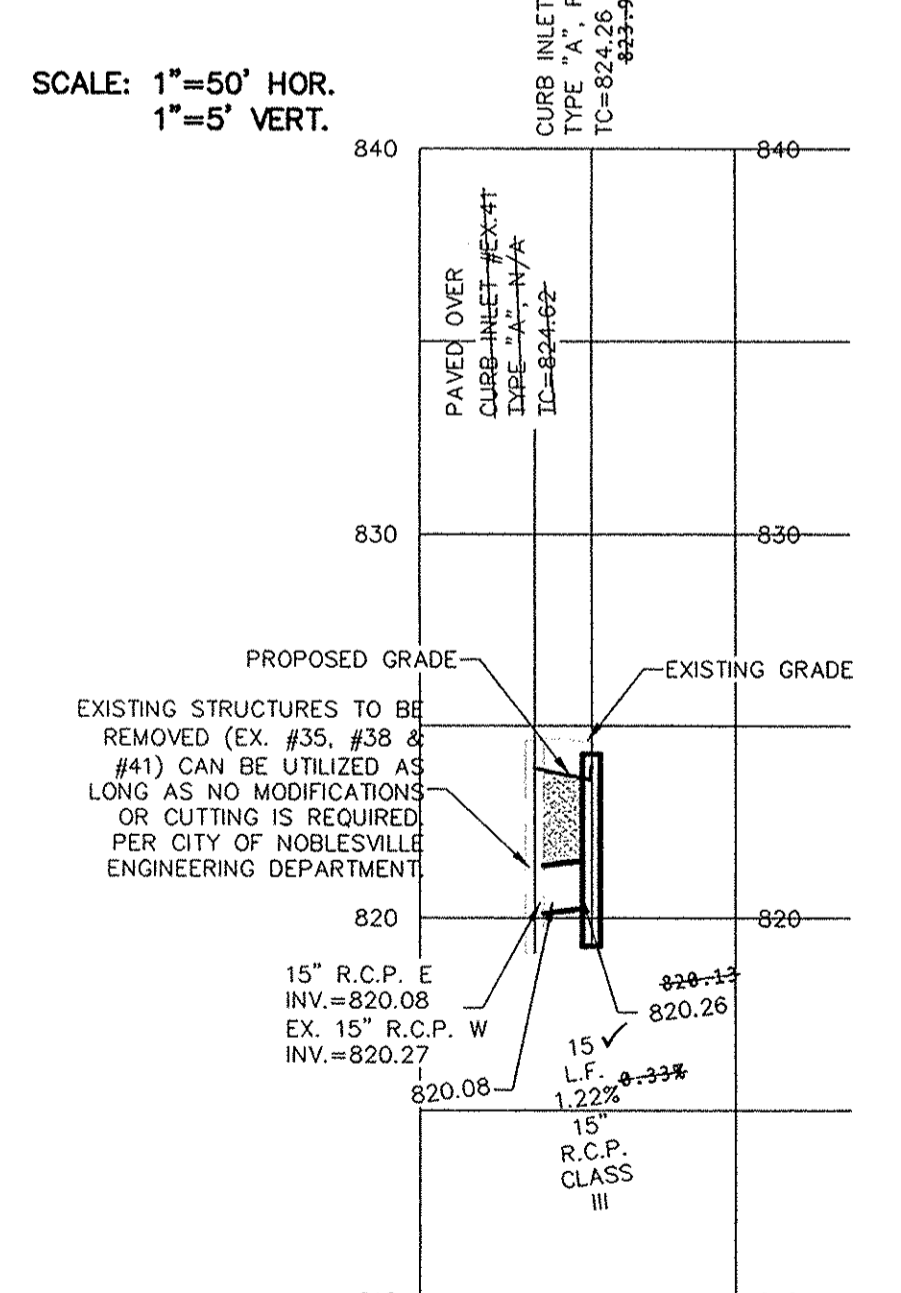
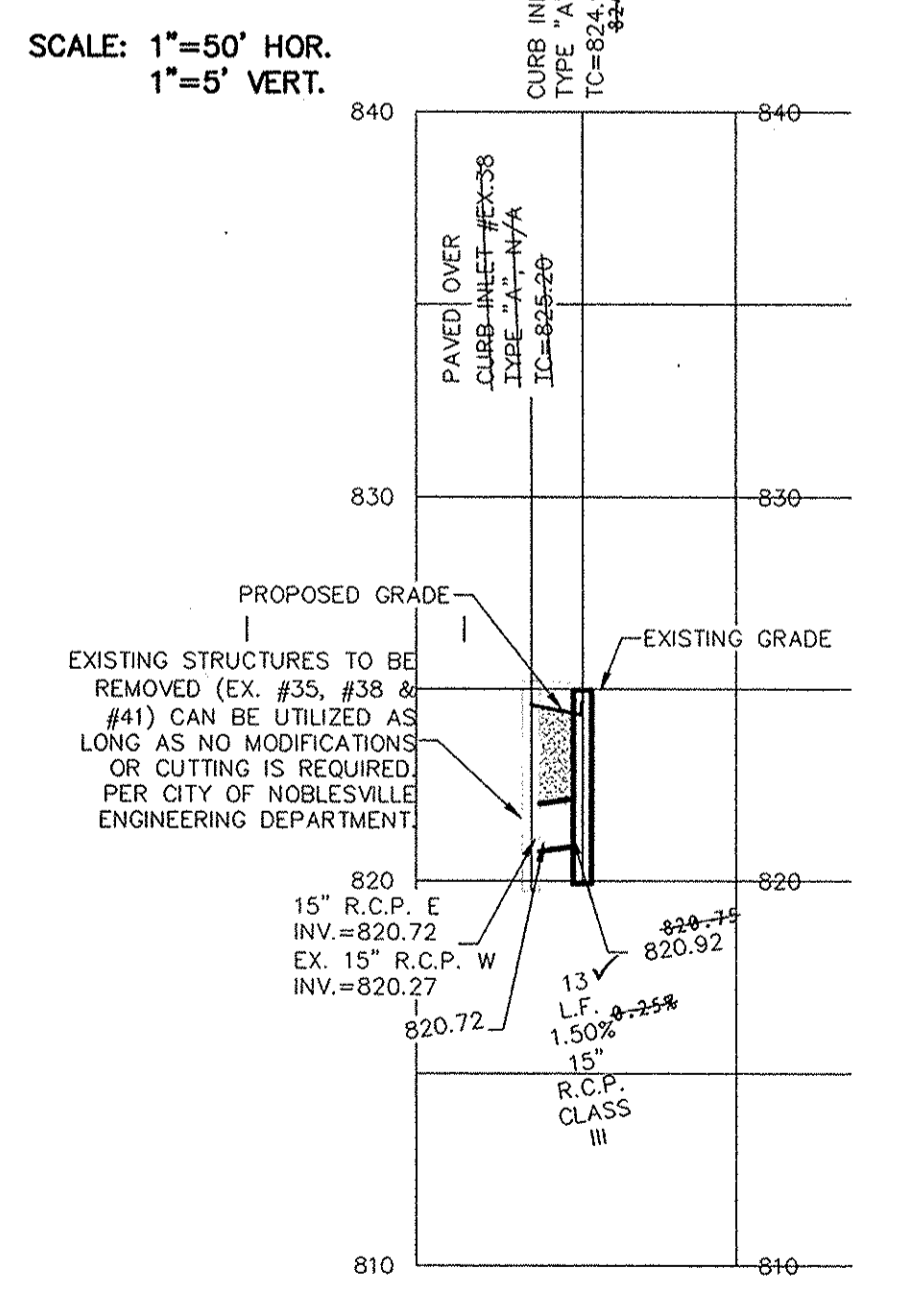
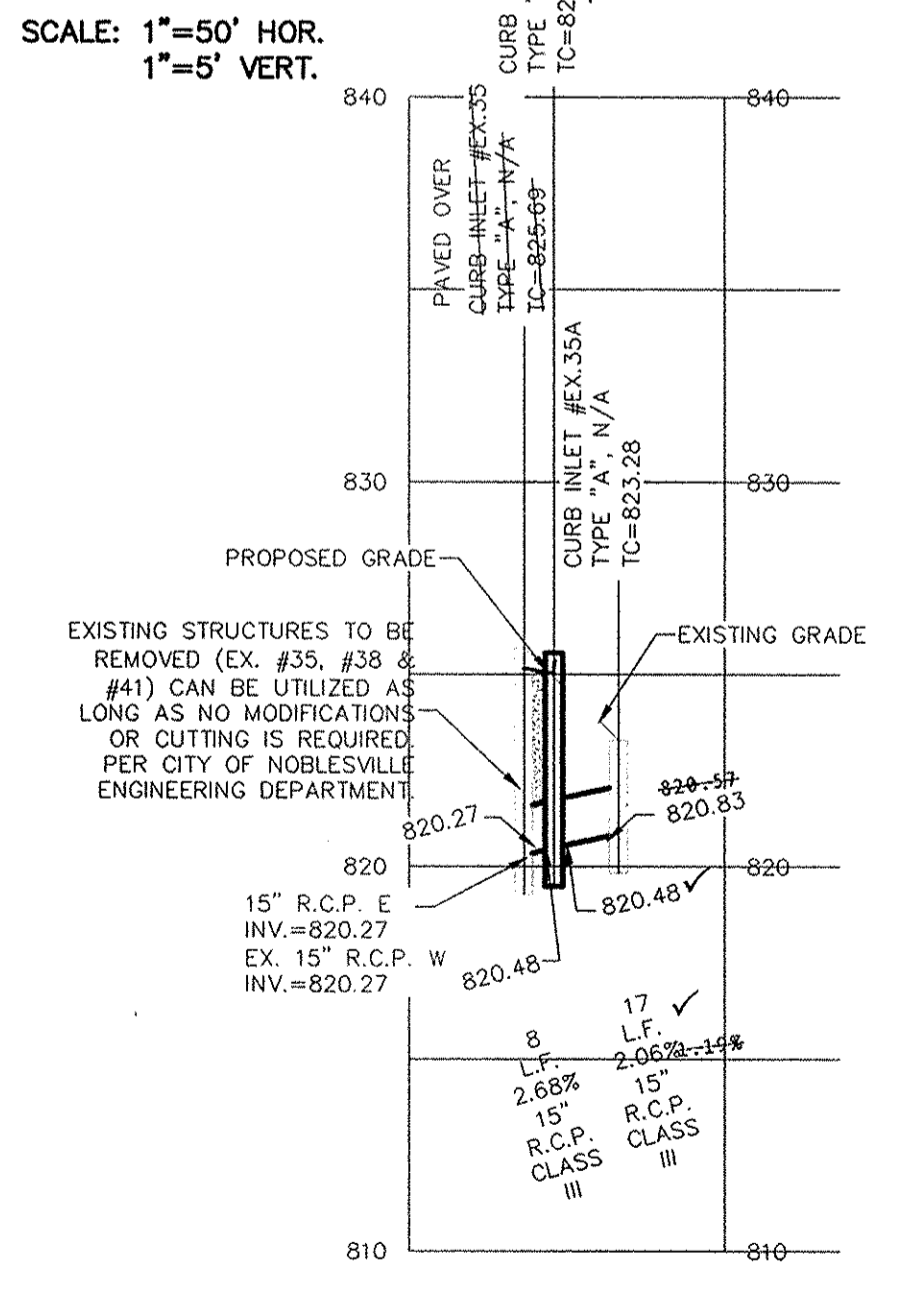
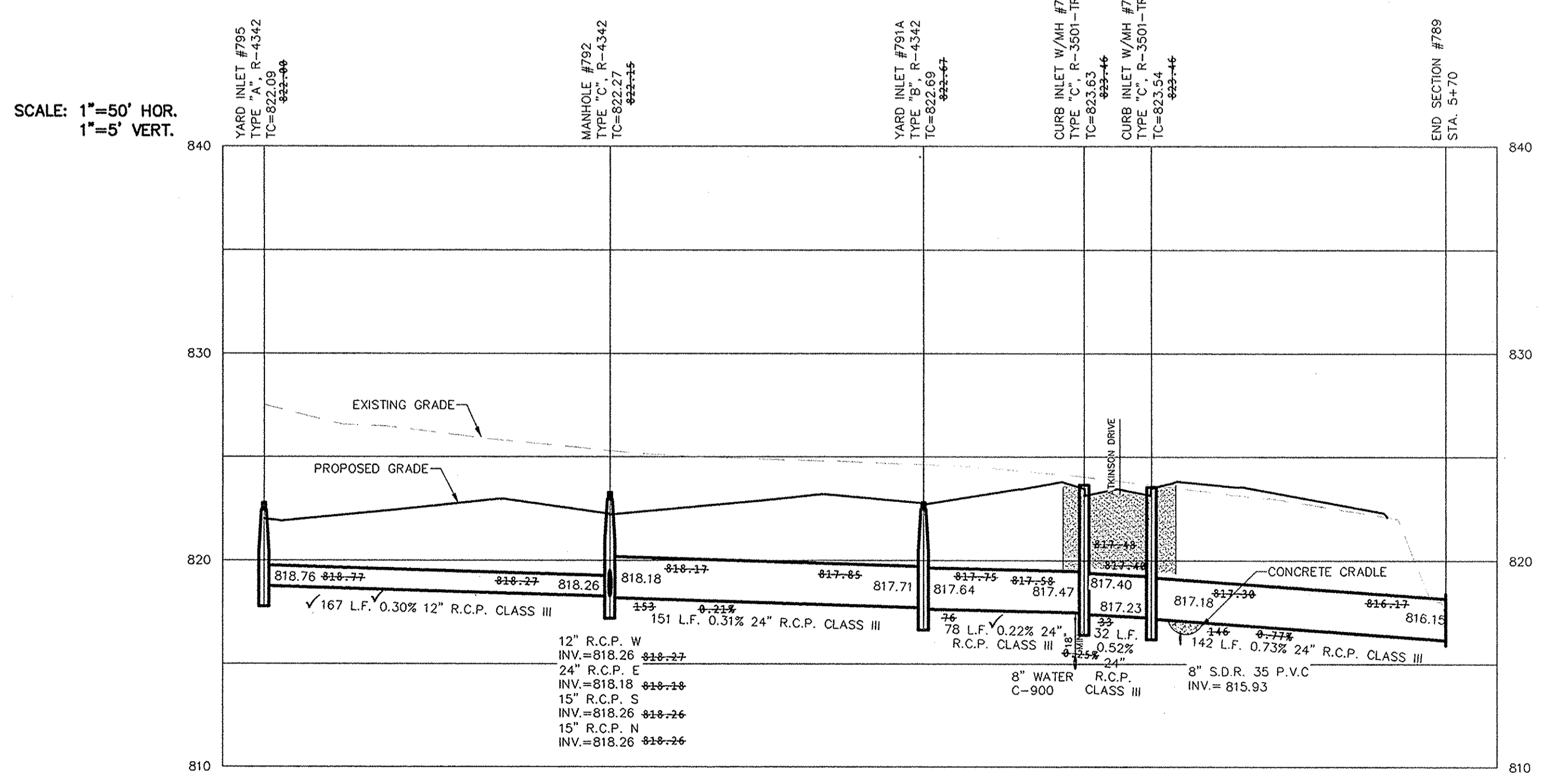


EXISTING WET POND
N.P. ELEV.=816.17
2 YEAR ELEV.=817.
10 YEAR ELEV.=818.
100 YEAR ELEV.=82X



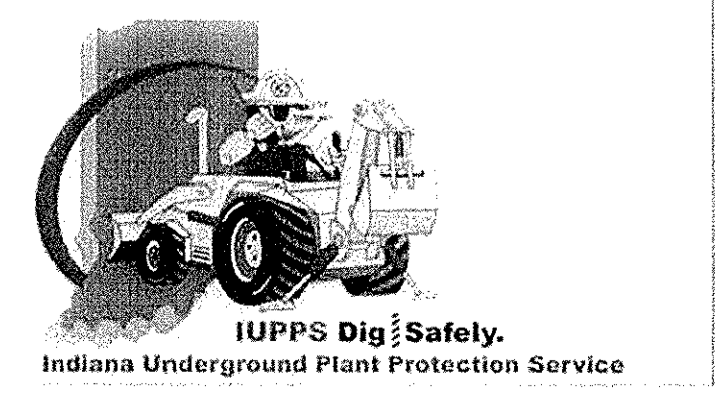
RECORD DRAWING

D. D. Oimstead
Dennis D. Oimstead
Registered Land Surveyor
No. 900012



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: July 2015
Entered By: SLM

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Know what's below.
Call before you dig.

STORM SEWER PLAN & PROFILE
BRIGHTON KNOLL
SECTION 6
NOBLESVILLE
HAMILTON, INDIANA

STOEPPELWERTH
ALWAYS ON
796 East 10th Street, Fishers, IN 46038-2505
phone: 817.849.5985 fax: 817.849.5942

THIS DRAWING IS NOT INTENDED TO BE PRESENTED AS AN ACCESS ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.
CERTIFIED: 12/18/2013
David J. Stoppelwirth
David J. Stoppelwirth
REGISTERED
No. 19358
STATE OF INDIANA
PROFESSIONAL ENGINEER

DATE	BY	REVISIONS
01/14/14	JSM	REVISED PER IDEM COMMENTS
01/20/14	JSM	REMOVED ADA RAMPS IN FRONT OF LOT 323
02/03/14	JSM	ASBUILTS


DRAWN BY: JSM
CHECKED BY: BAH
SHEET NO. C602
S & A 258 HD, 4340056

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: Jan 2015
 Entered By: SLM

STRUCTURE TABLE										
STR.#	TYPE	T.C.	CASTING TYPE	DIAMETER IN	DIRECTION IN	INV_IN	DIAMETER OUT	DIRECTION OUT	INV_OUT	SLOPE
789	END SECTION			24	W	816.15				
790	CURB INLET W/MH	823.54	R-3501-TR/TL	24	W	817.23	24	E	817.18	0.73%
791	CURB INLET W/MH	823.63	R-3501-TR/TL	24	W	817.47	24	E	817.40	0.52%
791A	YARD INLET	822.79	R-4342	24	W	817.71	24	E	817.64	0.22%
792	MANHOLE	823.26	R-4342	12 15 15	W S N	818.26 818.26 818.26	24	E	818.18	0.31%
793	DOUBLE CURB INLET	823.07	R-3501-TR/TL	12	N	818.95	15	S	818.80	0.46%
794	CURB INLET	823.07	R-3501-TR/TL				12	S	819.07	0.38%
795	YARD INLET	822.76	R-4342				12	E	818.76	0.30%
797	DOUBLE CURB INLET	823.11	R-3501-TR/TL	12	S	818.84	15	N	818.84	0.50%
798	CURB INLET	823.19	R-3501-TR/TL				12	N	819.12	0.88%
799	END SECTION			24	SW	816.12				
799A	YARD INLET	822.17	R-4342	24	W	817.28	24	NE	816.25	0.28%
800	YARD INLET	824.53	R-1772	24	SW	818.86	24	E	816.56	0.32%
801	CURB INLET W/MH	824.23	R-3501-TR/TL	24	W	818.76	24	NE	816.76	0.32%
802	CURB INLET W/MH	824.22	R-3501-TR/TL	24	W	816.86	24	E	816.86	0.31%
803	YARD INLET	822.90	R-4342	24	W	817.26	24	E	817.26	0.52%
804	YARD INLET	822.72	R-4342	18 18	W S	818.00 818.00	24	E	817.64	0.19%
805	YARD INLET	822.93	R-4342	12	W	818.93	12	E	818.83	0.30%
806	YARD INLET	823.31	R-4342	12	E	819.31	12	E	819.31	0.81%
807	DOUBLE CURB INLET W/MH	823.41	R-3501-TR/TL	15	S	818.31	18	N	818.31	0.21%
808	CURB INLET W/MH	823.41	R-3501-TR/TL	15	S	818.85	15	N	818.85	1.63%
809	YARD INLET	821.75	Standard				15	N	819.31	0.44%
810	CURB INLET	823.70	R-3501-TR/TL	12	S	819.70	12	N	819.62	2.52%
810A	END SECTION			48	SW	816.18				
811	CURB INLET	824.03	R-3501-TR/TL				12	N	820.03	1.03%
812	YARD INLET	824.32	R-4342	48 12	S W	817.07 819.47	48	N	817.07	0.23%
812A	YARD INLET	823.91	R-4342				12	E	819.91	0.39%
812B	OUTLET CONTROL	824.66					48	N	817.41	0.30%
900	CURB INLET	824.26	R-3501-TR/TL				15	W	820.26	1.22%
901	CURB INLET	824.96	R-3501-TR/TL				15	W	820.92	1.50%
902	CURB INLET	825.55	R-3501-TR/TL	15	E	820.48	15	W	820.48	2.68%
903	MANHOLE	823.73	R-1772	48	S	816.48	48	NE	816.30	0.20%
904	END SECTION			12	S	816.17				
EX.35	CURB INLET	825.69	N/A	15	E	820.27				
EX.35A	CURB INLET	823.28	N/A				15	W	820.83	2.06%
EX.38	CURB INLET	825.20	N/A	15	E	820.72				
EX.41	CURB INLET	824.62	N/A	15	E	820.08				

SEE RECORD DRAWINGS

DATE	MARK	REVISIONS
01/07/14		ASBUILTS
05/17/14		REMOVED ADA RAMPS IN FRONT OF LOT 323
07/20/14		REVISED PER REVIEW COMMENTS
07/14/14		REVISED PER DEM COMMENTS

THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.
 CERTIFIED: 12/18/2013

 David J. Stoepfelwerth

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STORM SEWER STRUCTURE
 BRIGHTON KNOLL
 SECTION 6
 HAMILTON, INDIANA
 NOBLESVILLE

DRAWN BY: JSM
 CHECKED BY: BAH
 SHEET NO. C603
 S & A JOB NO. 4340056