

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

November 1, 2019

To: Hamilton County Drainage Board

Re: Williams Creek Drain, The Hamlet at Jackson's Grant Section 2 Arm

Attached is a petition filed by Homes by John McKenzie, Inc., along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for The Hamlet at Jackson's Grant Section 1 Arm, Williams Creek Drain to be located in Clay Township. I have reviewed the submittals and petition and have found each to be in proper form.

Upon reviewing these plans, I believe that the drain is practicable, will improve the public health, benefit a public highway, and be of public utility and that the costs, damages and expenses of the proposed drain will probably be less than the benefits accruing to the owners of land likely to be benefited. The drain will consist of the following:

12" RCP	193 ft.
15" RCP	191 ft.

The total length of the drain will be 384 feet.

I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot to be assessed equally. I also believe that no damages will result to landowners by the constructor of this drain. I recommend a maintenance assessment of \$65.00 per lot, \$10.00 per acre for common areas, with \$65.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain will be \$1,755.00

The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of a performance bond are as follows:

Agent: Capital Indemnity Corporation

Date: November 4, 2019

Number: 60131829

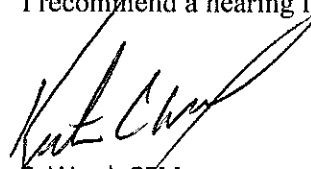
For: Storm Sewers

Amount: \$5,8751.40

I believe this proposed drain meets the requirements for urban drain classification as set out in IC 36-9-27-67 to 69. Therefore, this drain shall be designed as an urban drain.

I recommend that upon approval of the above proposed drain that the board also approve the attached non-enforcement request. The request will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plat for The Hamlet at Jackson's Grant, Section 2 as recorded in the office of the Hamilton County Recorder.

I recommend a hearing for this item be set for January 27, 2020.



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

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

RECORDED OWNER(S) OF LAND INVOLVED

John E. McKenzie
Signed
John E. McKenzie
Printed Name
3/19/19
Date

James D. McKenzie
Signed
James D. McKenzie
Printed Name
3/19/19
Date

Signed

Printed Name

Date

Signed

Printed Name

Date

FINDINGS AND ORDER

CONCERNING THE MAINTENANCE OF THE

Williams Creek Drain,
Hamlet at Jackson's Grant Section 2 Arm

On this 27th day of January, 2020, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Williams Creek Drain, Hamlet at Jackson's Grant Section 2 Arm*.

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

HAMILTON COUNTY DRAINAGE BOARD



President



Member



Member

Attest:


Executive Secretary

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

*Williams Creek Drain,
The Hamlet at Jackson's Grant Section 2 Arm*

NOTICE

To Whom It May Concern and: _____

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **Williams Creek Drain, The Hamlet at Jackson's Grant Section 2 Arm** on **January 27, 2020** at **9:30 A.M.** in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana, and which construction and maintenance reports of the Surveyor and the Schedule of Assessments made by the Drainage Board have been filed and are available for public inspection in the office of the Hamilton County Surveyor.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF THE

**Williams Creek Drain,
The Hamlet at Jackson's Grant Section 2 Arm**

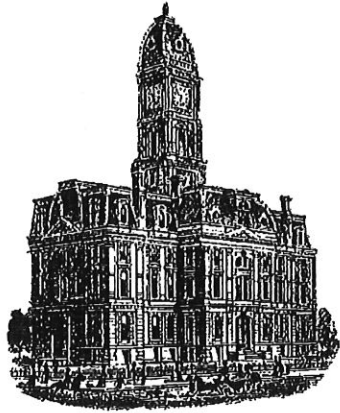
NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **January 27, 2020** has issued an order adopting the Schedule of Assessments, filed the same and made public announcement thereof at the hearing and ordered publication. If judicial review of the findings and order of the Board is not requested pursuant to Article Eight of this code within twenty (20) days from the date of this publication, the order shall be conclusive.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY



Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

To: Hamilton County Drainage Board

November 24, 2020

Re: Williams Creek Drain: Hamlet at Jackson's Grant Sec. 2

Attached are as-built, certificate of completion & compliance, and other information for Hamlet at Jackson's Grant Sec. 2. An inspection of the drainage facilities for this section has been made and the facilities were found to be complete and acceptable.

During construction, changes were made to the drain, which will alter the plans submitted with my report for this drain-dated November 1, 2019. The report was approved by the Board at the hearing held January 27, 2020. (See Drainage Board Minutes Book 19, Pages 124-125) The changes are as follows: the 12" RCP was shortened from 193 feet to 183 feet. The 15" RCP was shortened from 191 feet to 184 feet. The length of the drain due to the changes described above is now **367 feet**.

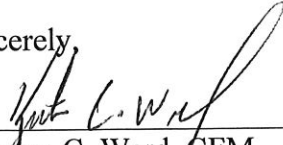
The non-enforcement was approved by the Board at its meeting on January 27, 2020 and recorded under instrument #2020084690.

The following sureties were guaranteed by Capital Indemnity Corporation and released by the Board on its October 12, 2020 meeting.

Bond-LC No: 60131829
Amount: \$58,751.40
For: Storm Sewers & SSD
Issue Date: June 24, 2014

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

Sincerely,

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

Kenton C. Ward, CFM
Hamilton County Surveyor

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: Hamlet at Jacksons Grant, Section 2

I hereby certify that:

1. I am a Registered Land Surveyor or Engineer in the State of Indiana.
2. I am familiar with the plans and specifications for the above referenced subdivision.
3. I have personally observed and supervised the completion of the drainage facilities for the above referenced subdivision.
4. The drainage facilities within the above referenced subdivision to the best of my knowledge, information and belief have been installed and completed in conformity with all plans and specifications.

Signature:  Date: July 7, 2020

Type or Print Name: Dennis D. Olmstead

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

Telephone Number: (317) 849-5935

SEAL

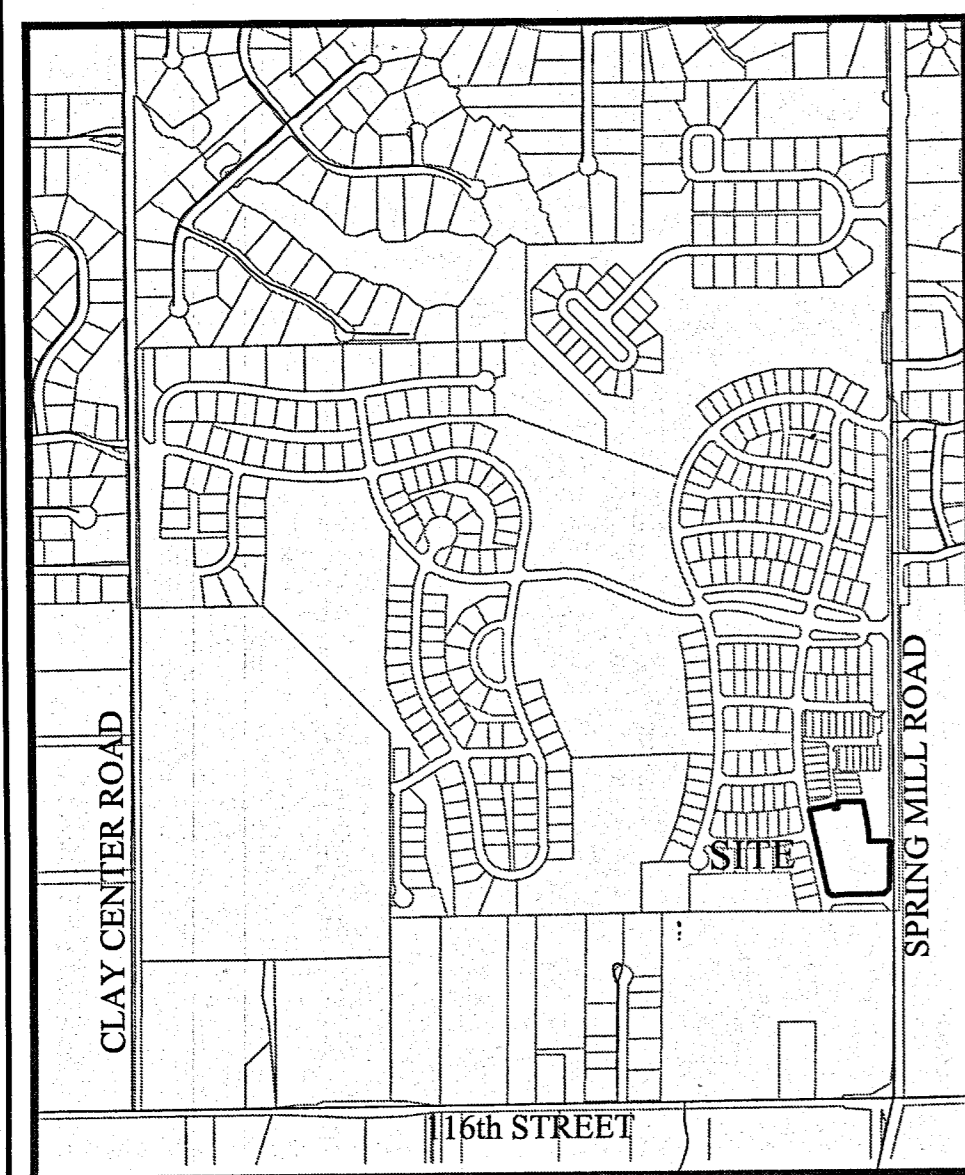
INDIANA REGISTRATION NUMBER

900012



THE HAMLET at JACKSON'S GRANT SECTION 2

Developed by:
HDC, LLC
 4631 Lisborn Drive
 Carmel, Indiana 46033
 Phone: (317) 574-7616
 Contact Person: **JOHN MCKENZIE**
 email: john@mckenziecollection.com



LOCATION MAP
SCALE: 1"=1000'

DESIGN DATA

22 LOTS		= 5.66 LOTS/ACRE
SIGILLARY WAY	383.52 L.F.	
RAYLE DRIVE	191.20 L.F.	
TOTAL	574.72 L.F.	
DESIGN SPEED LIMIT:	15 M.P.H.	

ZONING = SILVARA PUD ORDINANCE Z-553-11, VILLAGE NEIGHBORHOOD
 TOTAL SITE DISTURBANCE = 15.9 Acres

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

FLOOD STATEMENT
 THIS SITE DOES NOT LIE WITHIN A FLOODWAY OR FLOOD PLAIN PER THE WILLIAMS CREEK HYDRAULIC ANALYSIS PERFORMED BY CHRISTOPHER B. BURKE ENGINEERING, Ltd. PROJECT #07-760

SITE DATA

TOTAL SITE AREA	3.389 Ac±
TOTAL UNITS	22
TOTAL DISTURBED AREA	3.0 Ac±
LOT DENSITY	4.5 u/ac, Allowed per PUD
MIN. LOT WIDTH	0'
MIN. LOT SIZE	0 sq. ft.
MIN. FRONT YARD	5'
MIN. SIDE YARD	20'
MIN. REAR YARD	10'

OPERATOR ON NOI LETTER
 Homes by John McKinzie
 4631 Lisborn Drive
 Carmel, Indiana 46033
 Phone: (317) 574-7616
 Contact Person: **JOHN MCKENZIE**
 email: john@mckenziecollection.com

FLOOD MAP
 N.T.S.
 FIRM #18057C0206F /
 18057C0208F

INDEX

SHT.	DESCRIPTION
C001	COVER SHEET
C100	TOPOGRAPHICAL SURVEY
C200-C202	SITE DEVELOPMENT PLAN SITE PLAN EMERGENCY FLOOD 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-C403	STREET PLAN & PROFILES INTERSECTION DETAILS SIGNAGE PLAN PAVING POLICY
C500	SANITARY SEWER PLAN & PROFILE
C600	STORM SEWER PLAN & PROFILES
C601	SUMP PLAN
C602	UTILITY PLAN
C700	WATER PLAN
C800-C805	CONSTRUCTION DETAILS SANITARY STORM STREET
L1.0	LANDSCAPE PLANS
L1.1-L1.2	
L1.3, L1.4, L3.0	

REVISIONS

SHT.	DESCRIPTION
ALL	PER TAC COMMENTS 03/12/19 JAW
ALL	MOVED SANITARY STRUCTURE #GH202 07/01/19 KJM
C500 & C801	REVISED PER COMMENTS 07/08/19 ADG
C801	ADDED MANDREL NOTE PER IDEM 08/07/19 DCM
ALL	REV LOTS, SAN, STORM & WATER 01/31/20 ADG

UTILITY CONTACTS:

Vectren Energy
 16000 Allisonville Road
 Noblesville, Indiana 46060
 Attn: Joanie Clark
 (317) 776-5532
jlclark@vectren.com

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

Brighthouse Networks
 3030 Roosevelt Avenue
 Indianapolis, Indiana 46218

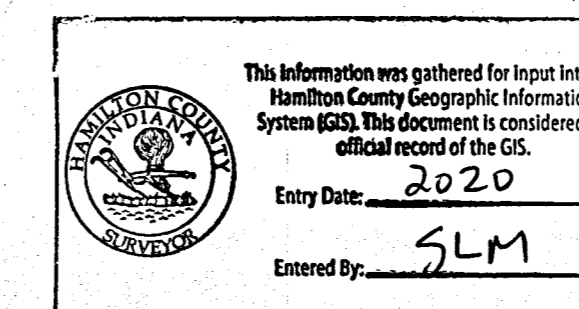
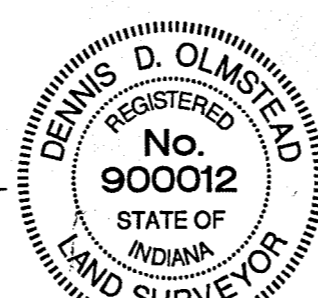
Regional Sewer Utility
 10701 College Avenue, Suite A
 Indianapolis, Indiana 46280
 Attn: Ryan Hartman
 (317) 844-9200
Ryan.hartman@trico.eco

Indianapolis Power & Light Company
 1230 West Morris Street
 Indianapolis, Indiana 46221
 Attn: Dan Davenport
 (317) 261-5497
Dan.davenport@aes.com

AT & T
 240 North Meridian Street
 2nd Floor, Room 280
 Indianapolis, Indiana 46204
 Attn: Steven Krebs
 (800) 288-2020
Sk4986@att.com

RECORD DRAWING

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



Owner:
Homes by John McKinzie
 4631 Lisborn Drive
 Carmel, Indiana 46033
 Phone: (317) 574-7616
 Contact Person: **JOHN MCKENZIE**
 email: john@mckenziecollection.com

THE HAMLET at JACKSON'S GRANT SECTION 2

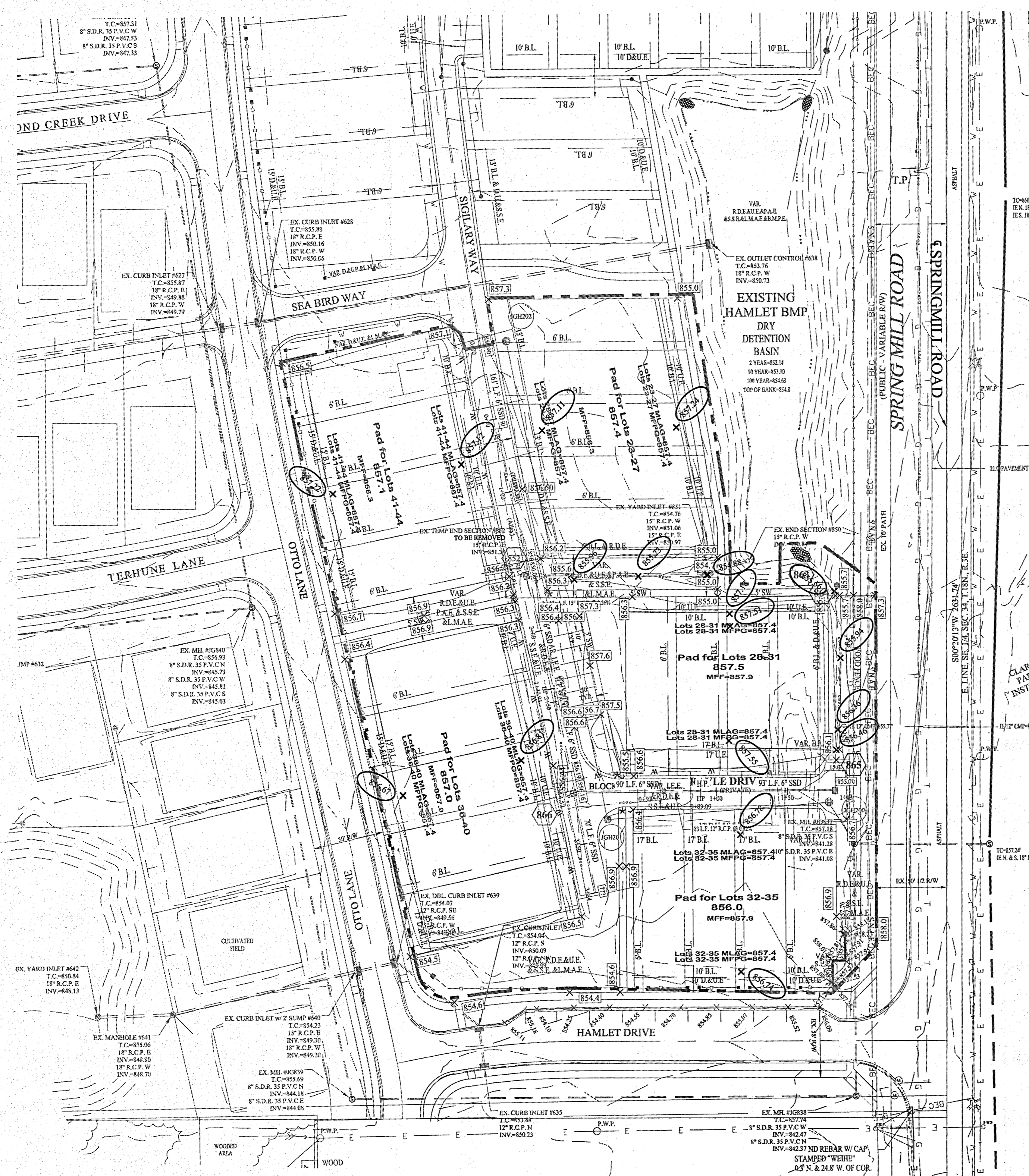
I, the undersigned Registered Land Surveyor hereby certify that the included plat correctly represents a subdivision of part of the Southeast Quarter of Section 34, Township 18 North, Range 3 East, Clay Township, Hamilton County, Indiana, more particularly described as follows:
 Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00 degrees 20 minutes 13 seconds East along the East line of said Southeast Quarter 777.77 feet to a point on the boundary of Jackson's Grant On Williams Creek, Section 5, recorded as Instrument #2017054815, P.C. #5, Slide #7158 in the Office of the Recorder for Hamilton County, Indiana; thence continuing North 00 degrees 20 minutes 13 seconds East along the aforesaid East line and said boundary 356.86 feet to the Right-of-Way dedication as recorded as Instrument Number 2017-002664 in the aforesaid Recorder's Office; thence North 89 degrees 39 minutes 47 seconds West 50.00 feet along said Right-of-Way dedication and the boundary of the aforesaid Jackson's Grant On Williams Creek, Section 5, to the POINT OF BEGINNING of this description said point also being on the boundary of The Hamlet at Jackson's Grant, Section 1, recorded as Instrument #2017040894, P.C. #5, Slide #715, in the aforesaid Recorder's Office; the following seven (7) courses are on and along the boundary of the aforesaid Jackson's Grant On Williams Creek, Section 5; (1) South 00 degrees 20 minutes 13 seconds West 240.50 feet; (2) South 45 degrees 20 minutes 13 seconds West 43.39 feet; (3) North 89 degrees 39 minutes 47 seconds West 183.33 feet to the point of curvature of a curve concave southerly, the radius point of said curve being South 00 degrees 20 minutes 13 seconds West 525.00 feet from said point; (4) West along said curve 81.05 feet to the point of tangency of said curve, said point being North 08 degrees 30 minutes 32 seconds West 525.00 feet from the radius point of said curve, said point also being the point of curvature of a curve concave northeasterly, the radius point of said curve being North 08 degrees 30 minutes 32 seconds West 25.00 feet from said point; (5) Northwest along said curve 37.56 feet to the point of tangency of said curve, said point being South 77 degrees 34 minutes 05 seconds West 25.00 feet from the radius point of said curve; (6) North 12 degrees 25 minutes 55 seconds West 314.73 feet to the point of curvature of a curve concave easterly, the radius point of said curve being North 77 degrees 34 minutes 05 seconds East 2,475.00 feet from said point; (7) North along said curve 113.93 feet to a point on said curve, said point being South 80 degrees 12 minutes 19 seconds West 2,475.00 feet from the radius point of said curve, said point also being a point on the boundary of the aforesaid The Hamlet at Jackson's Grant, Section 1; the following eight (8) courses are on and along said boundary: (1) North 78 degrees 34 minutes 51 seconds East 119.59 feet to a point on a curve concave southwesterly, the radius point of said curve being South 41 degrees 40 minutes 44 seconds West 28.00 feet from said point; (2) Southeast along said curve 18.66 feet to the point of tangency of said curve, said point being North 79 degrees 52 minutes 01 seconds East 28.00 feet from the radius point of said curve; (3) North 79 degrees 52 minutes 01 seconds East 24.00 feet; (4) North 09 degrees 45 minutes 24 seconds West 30.54 feet; (5) North 90 degrees 00 minutes 00 seconds East 132.22 feet; (6) South 09 degrees 39 minutes 32 seconds East 159.91 feet; (7) South 00 degrees 00 minutes 00 seconds East 47.23 feet; (8) North 90 degrees 00 minutes 00 seconds East 110.12 feet to the place of beginning, containing 3.389 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

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

PLANS CERTIFIED BY:

David J. Stoepelwirth 01/16/2019
 DAVID J. STOEPPEL WERTH
 PROFESSIONAL ENGINEER
 No. 19358





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

CONTRACTOR SHALL VERIFY DEPTHS OF ALL EXISTING 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.

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

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

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

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

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

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

FLOOD STATEMENT
 THIS SITE DOES NOT LIE WITHIN A FLOODWAY OR FLOOD PLAIN PER THE WILLIAMS CREEK HYDRAULIC ANALYSIS PERFORMED BY CHRISTOPHER B. BURKE ENGINEERING, Ltd. PROJECT #07-760

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

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

DRAINAGE SUMMARY
 REFERENCE THIS SHEET FOR DRAINAGE SUMMARY INFORMATION.
 SEE SHEET C201 FOR SITE DIMENSION DETAILS.

ALL STREETS SHOWN TO BE CONSTRUCTED WITH THIS PROJECT WILL BE PRIVATE.

- EARTHWORK:**
- 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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

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

FOR SANITARY SEWER LOCATES
 CONTACT: TRICO REGIONAL SEWER UTILITY
 (317) 844-9200

NOTE:
 FOR STORM AND PIPE CHARTS SEE SHEET C201

STORM SEWER FOR THIS PROJECT WILL BE PRIVATE.

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

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.

LEGEND

- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED GRADE
- PROPOSED CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SWALE
- ADA RAMP TO BE INSTALLED

GRAPHIC SCALE
 1" = 50 FT

REAR RW
 MFPG=XXX.X
 XX
 XXX.X
 MFPG=XXX.X
 FRONT RW

MF XXX.X

MLAG XXX.X

CONSTRUCTION LIMITS

MINIMUM FINISH FLOOR ELEVATION IS BASED OFF OF THE BELLOV

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

MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)

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

1. 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. The Lowest Adjacent Grade for residential, commercial, or industrial buildings shall have two feet of freeboard above the flooding source's 100-year flood elevation under proposed conditions.
 - ii. For areas outside a Special Flood Hazards Area (SFHA) or FEMA or IDNR designated floodplain
 - i. The Lowest Adjacent Grade for all residential, commercial, or industrial buildings adjacent to ponds shall be a minimum of 2 feet above the 100-year pond elevation or 2 feet above the emergency overflow weir elevation, whichever is higher.
 - ii. The Lowest Adjacent Grade for all residential, commercial, or industrial buildings shall be set a minimum of 2 feet above the highest noted overflow pond-pounding elevation across the property frontage.
 - iii. 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:
 - a. Each lot that is adjacent to a pond, open ditch or flooding source has a flood protection grade. There are instances where there are multiple different flooding sources for 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 discharges to either flood source.
 - b. 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.

BMP PONDING DATA TABLE

	2YR. ELEV.	10YR. ELEV.	100YR. ELEV.
EXISTING HAMLET BMP	852.14	853.10	854.63

RECORD DRAWING

Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012

STATE OF INDIANA
 LAND SURVEYOR

DRAINAGE SUMMARY

OVERALL
 Site Acreage=1.266 ac.
 Offsite/Upstream Acreage=None
 Allowable Release Rate:
 10yr = 138.03 c.f.s. 100yr = 328.58 c.f.s.
 Post Developed Release Rate:
 10 yr = 128.19 c.f.s. 100 yr = 308.45 c.f.s.

THE HAMLET, SECTION 2
 Site Acreage=1.389 ac.
 Post Developed Release Rate:
 10 yr = 1.34 c.f.s. 100 yr = 3.54 c.f.s.

Is the primary water quality treatment for the development as planned in the Master Plan - YES
 IF NO, provide the following information per BMP (Only for BMPs with vegetative swale req.):
 *Length of vegetative swale treatment (from discharge point to outlet pipe) - N/A
 *Minimum length of vegetative swale treatment as required by the Master Plan - N/A

Is the primary water quantity treatment for the development as planned in the Master Plan - YES
 *IF YES, provide the following information:
 Total Master Plan contributing watershed = 203.53 Ac.
 Total Watershed Currently Built (or Approved) contributing to this system = 173.92 Ac.
 Total watershed from The Hamlet, Section 2 contributing to the system = 3.89 Ac.
 Total watershed available in the system post-project = 25.72 Ac.

Is the entire BMP treatment train to an outlet point being constructed with this section - No
 IF NO, provide the following information:
 *Master Plan BMP(s) downstream of this sections discharge location BMP 5, 4C, and 4D
 *BMP(s) downstream that have been previously constructed BMP 5, 4C, and 4D were constructed with Section 5 prior to this Hamlet Development.

Detention Basins BMP's Constructed with this section. (See BMP pond data table-this sheet) - N/A

Also, reference Post-Construction Stormwater Master Plan prepared by Williams Creek Consulting.

STORM STRUCTURE TABLE

STR.#	TYPE	T.C.	CASTING TYPE	DIA. IN	DIR. IN	INV. IN	DIA. OUT	DIR. OUT	INV. OUT	SLOPE	DESCRIPTION
852	INLET W/2 SUMP	855.97	R-3359	15	SE	851.40	15	E	851.26	0.26%	SEE CATCH BASIN DETAIL SHEET C802
863	END SECTION	852.92									SEE PRECAST CONCRETE END SECTION DETAIL ON SHEET C802
864	MANHOLE	856.32	R-1772	15	S	851.47	15	NW	851.47	0.23%	SEE MANHOLE DETAIL D-20 ON SHEET C802
865	INLET w/2 SUMP	855.80	R-3359	12	W	851.92	15	N	851.88	0.29%	SEE CATCH BASIN DETAIL SHEET C802
866	INLET	856.07	R-3359				12	E	852.50	0.32%	SEE CATCH BASIN DETAIL SHEET C802

STORM PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	MATERIAL
866-865	12"	183'	0.32%	R.C.P.
852-EX 15	15"	12'	0.26%	R.C.P.
864-863	15"	30'	0.23%	R.C.P.
EX BS-EX851	15"	117'	0.27%	R.C.P.
865-864 (1)	15"	142'	0.29%	R.C.P.

File Name: S:\60160HAM-S2DWC200 Site Development Plan.dwg - C200
 Modified By: [Signature]
 Plotted By: [Signature]

AS BUILT
 REV. 07/20/20
 REV. 07/01/20
 REV. 07/12/19
 COMMENTS
 MOVED SANITARY STRUCTURE #H02
 REVISED PER IAC COMMENTS

DATE
 MARK

REGISTERED
 No. 19358
 STATE OF INDIANA
 PROFESSIONAL ENGINEER

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

CERTIFIED: 01/16/19
 David J. Stoepelwerth

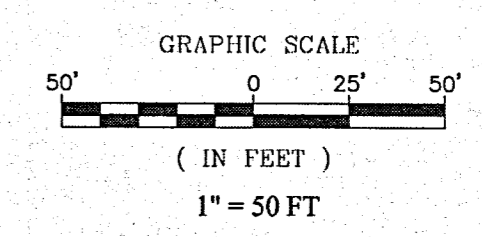
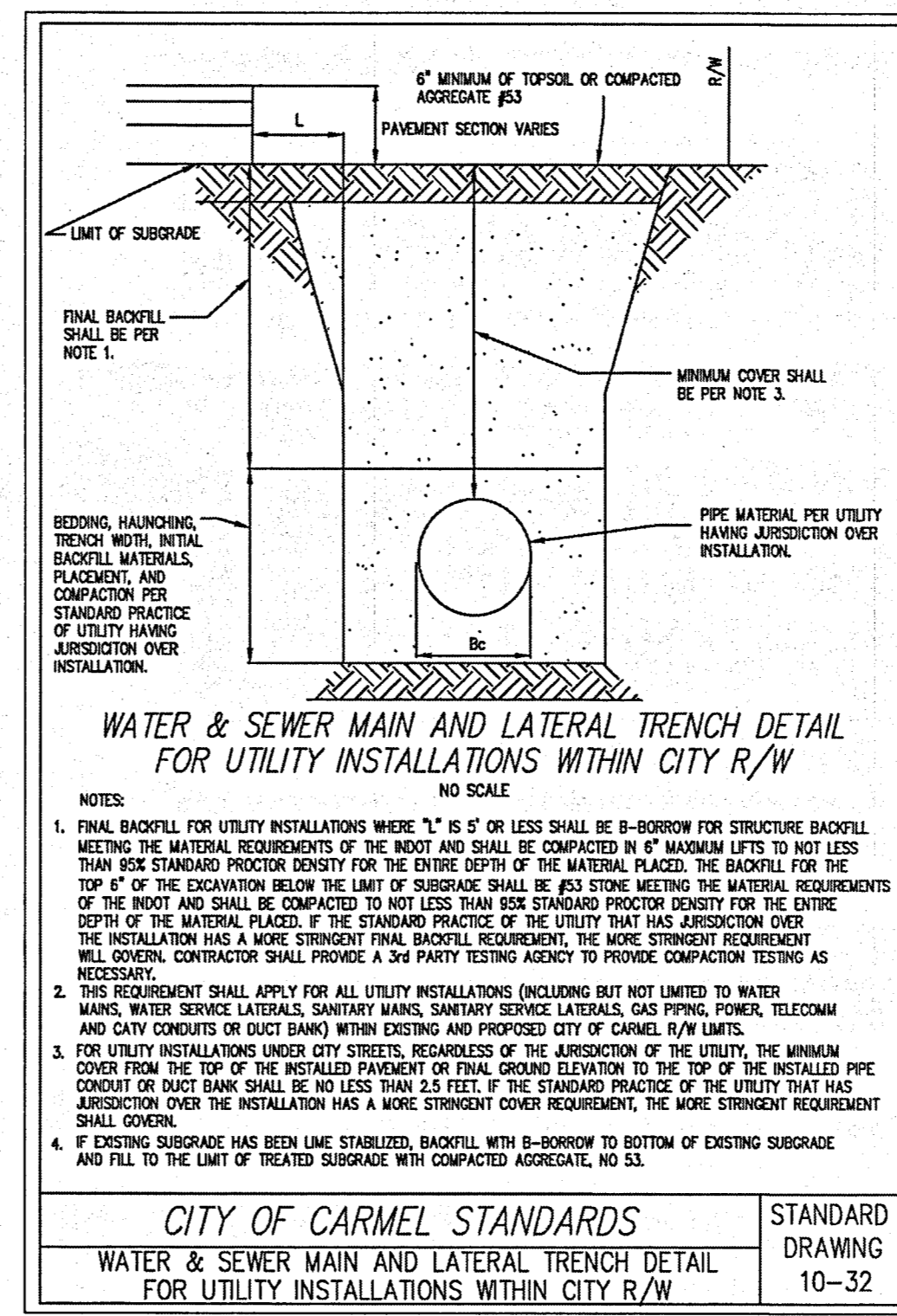
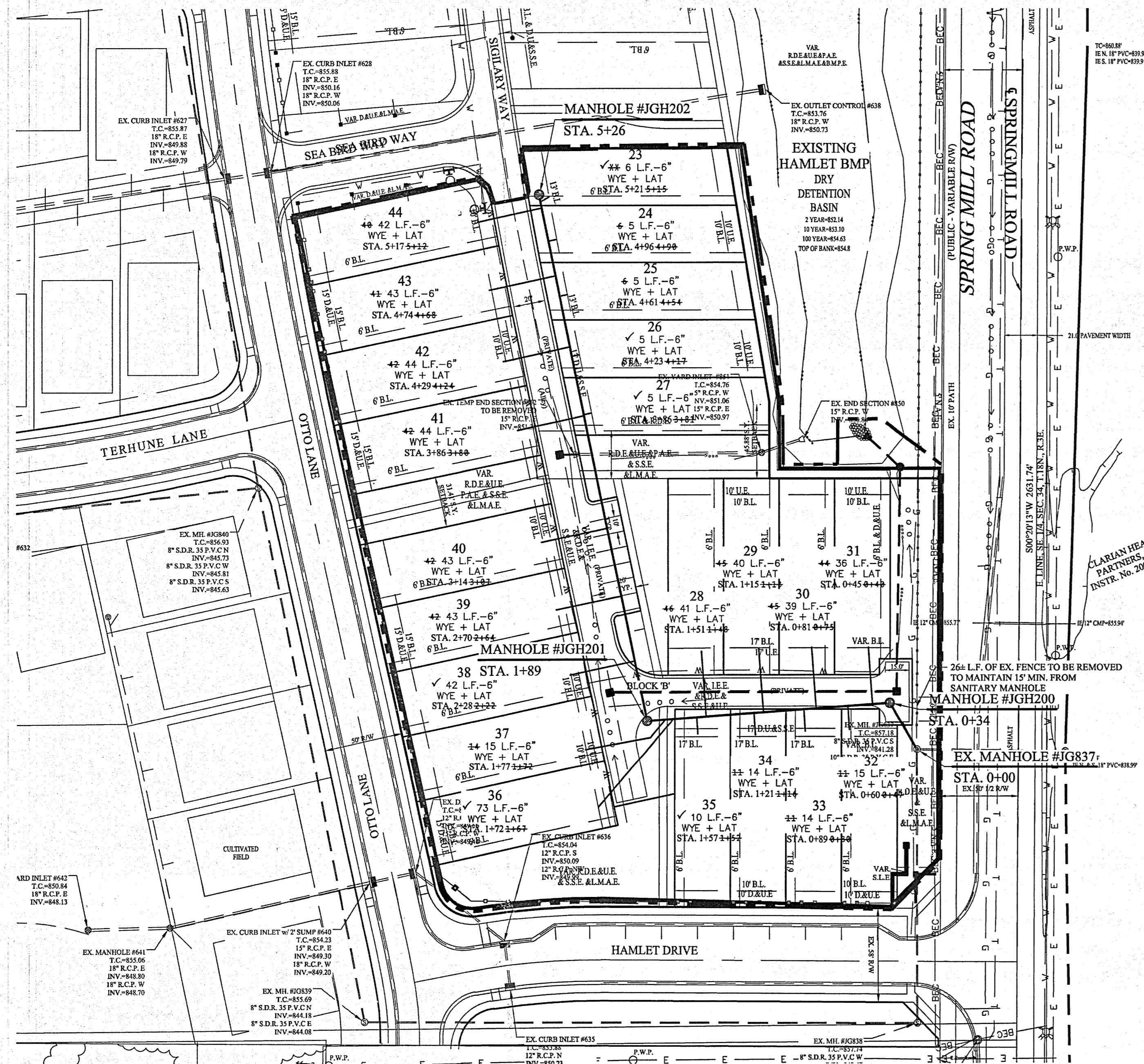
STOEPPELWERTH
 ALWAYS ON
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 phone: 317.849.5785 fax: 317.849.5742

SITE DEVELOPMENT PLAN
THE HAMLET at JACKSONS GRANT
SECTION 2
 CARMEL HAMILTON COUNTY, INDIANA

DRAWN BY: ADG
 CHECKED BY: BAH

SHEET NO.
C200
 S & A 678ND
 60160HAM-S2

File Name: S:\60160HAM-SZDW\G\C500 Sanitary Sewer Plan and Profile.dwg - C500
 Modified / By: July 7, 2020 10:56:44 AM / rmmoris
 Plotted / By: July 7, 2020 11:28:11 AM / Raven Morris



FULL DEPTH GRANULAR BACKFILL (SEE SHEET C800 FOR WATER & SANITARY SEWER TRENCH DETAIL)

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

MIN. SLOPES PER THE TEN STATE STANDARDS SHALL PREVAIL IN ALL CASES.

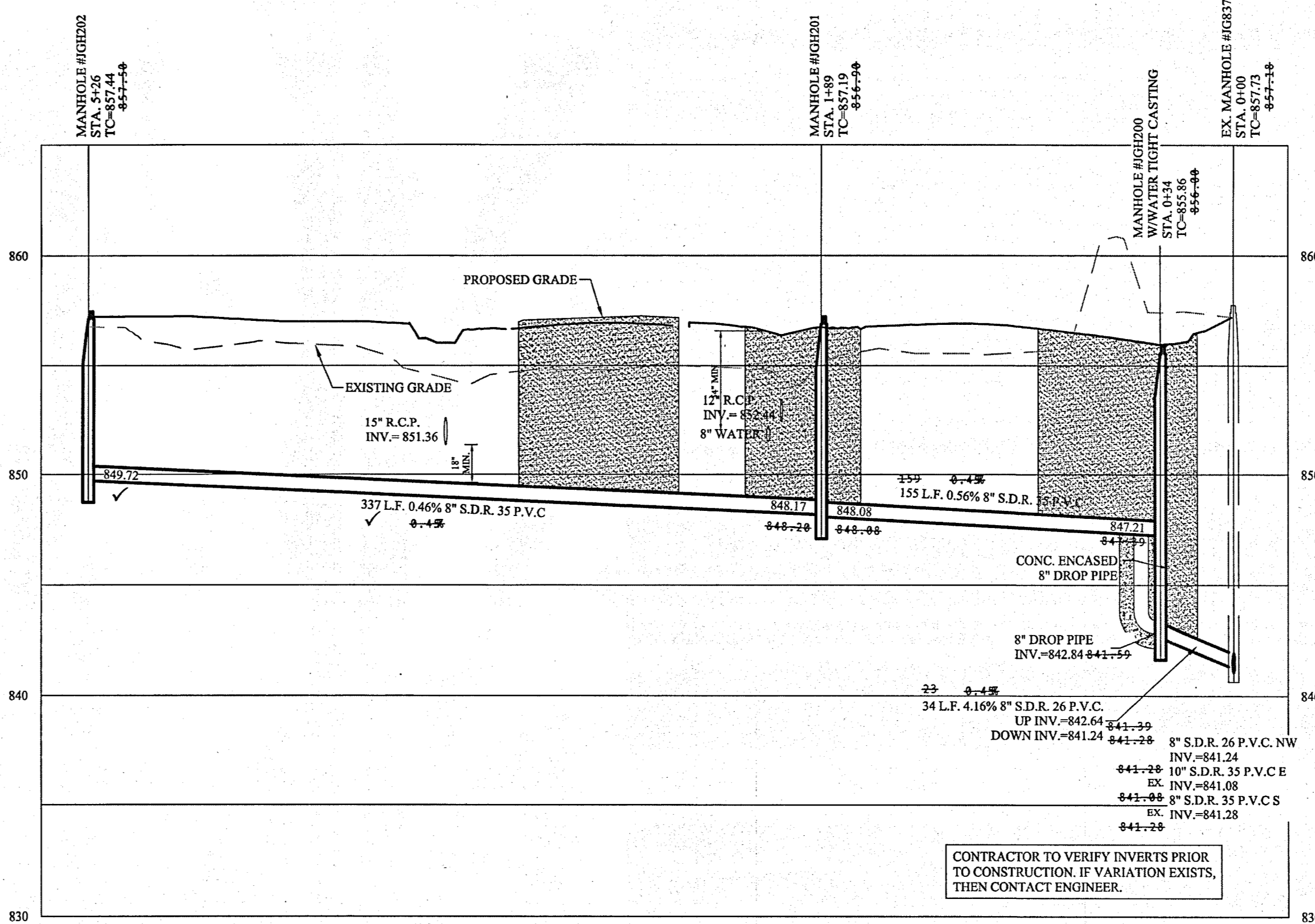
THE EXTERIORS OF ALL MANHOLES NEED TO BE COATED PER CLAY TOWNSHIP REGIONAL WASTE STANDARDS.

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

INSTALL A TRACER WIRE WITH ALL MAINS AND SERVICE CONNECTIONS.

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.

NOTE:
 ALL FINAL STRUCTURE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE TENTH (0.1) OF A FOOT OF DESIGN GRADE, AND ARE TO BE ESTABLISHED UTILIZING 1-4" RISER RING, NO MORE NO LESS, ON EACH STRUCTURE.



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

RECORD DRAWING

Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012



STOEPPELWERTH
 REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA

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 CERTIFIED: 01/11/19
 David J. Stoepfelwirth

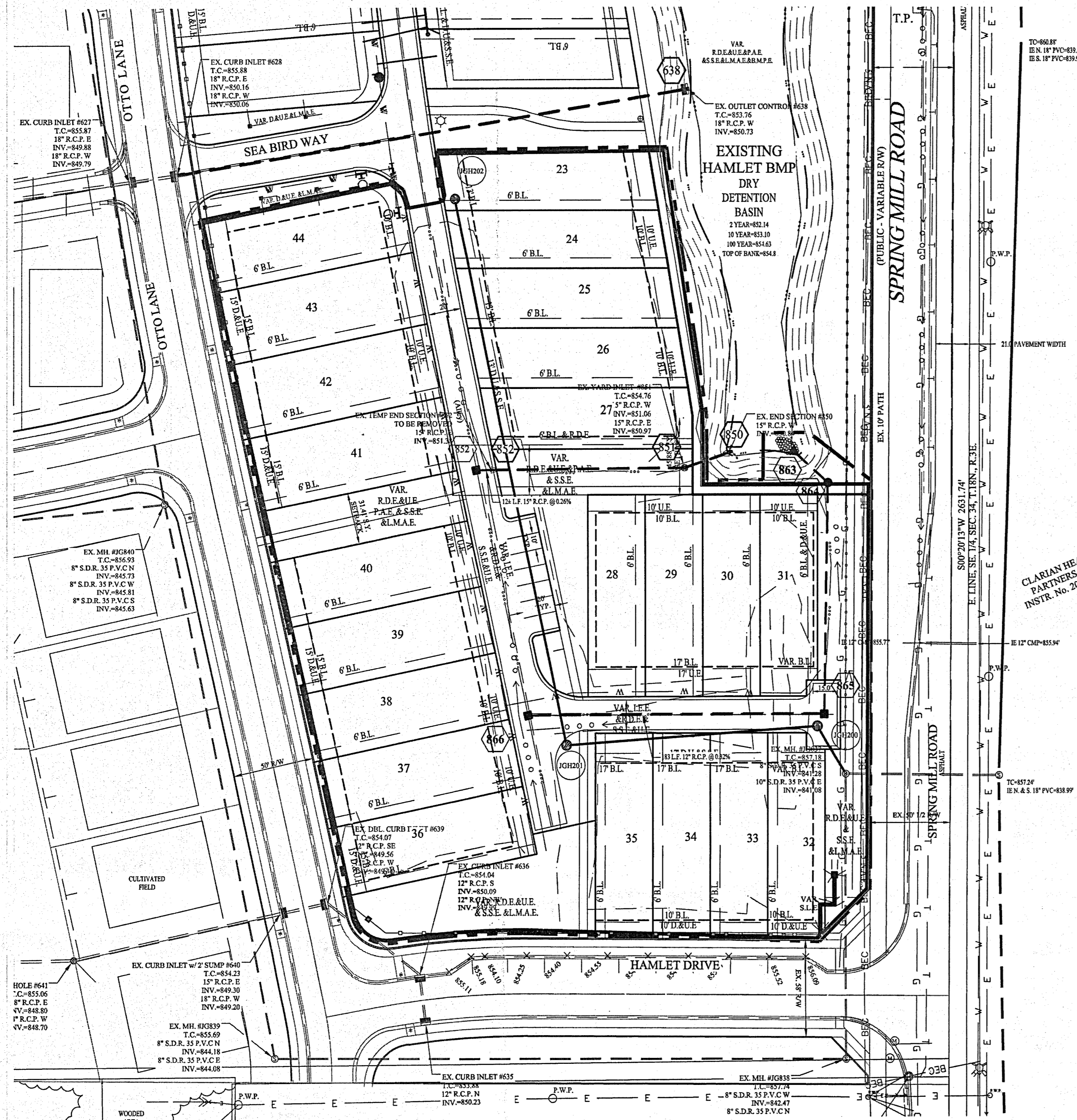
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SANITARY SEWER PLAN & PROFILE
THE HAMLET at JACKSONS GRANT
SECTION 2

HAMILTON COUNTY, INDIANA
 CARMEL

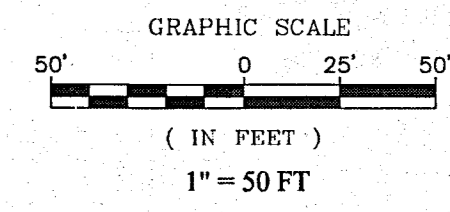
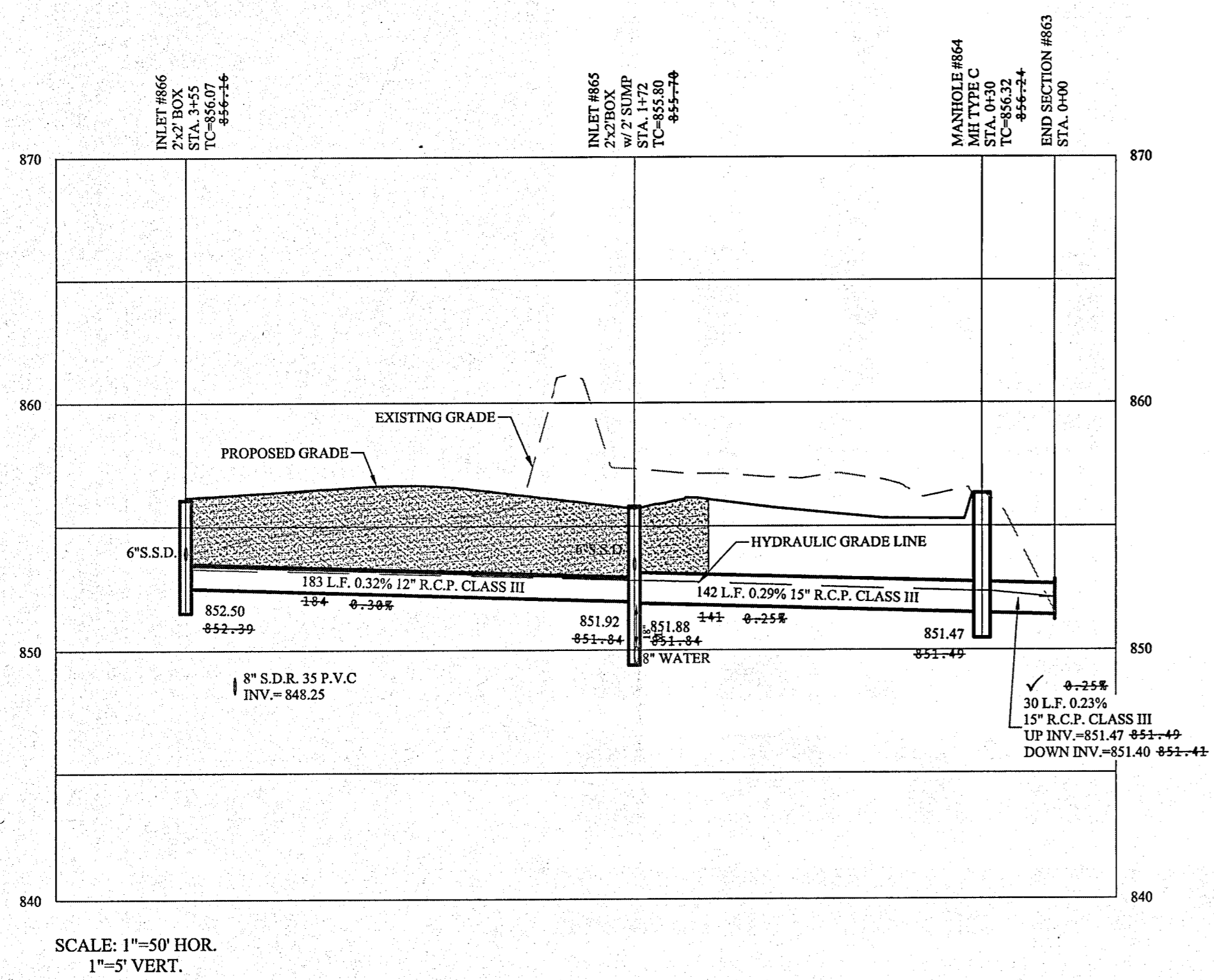
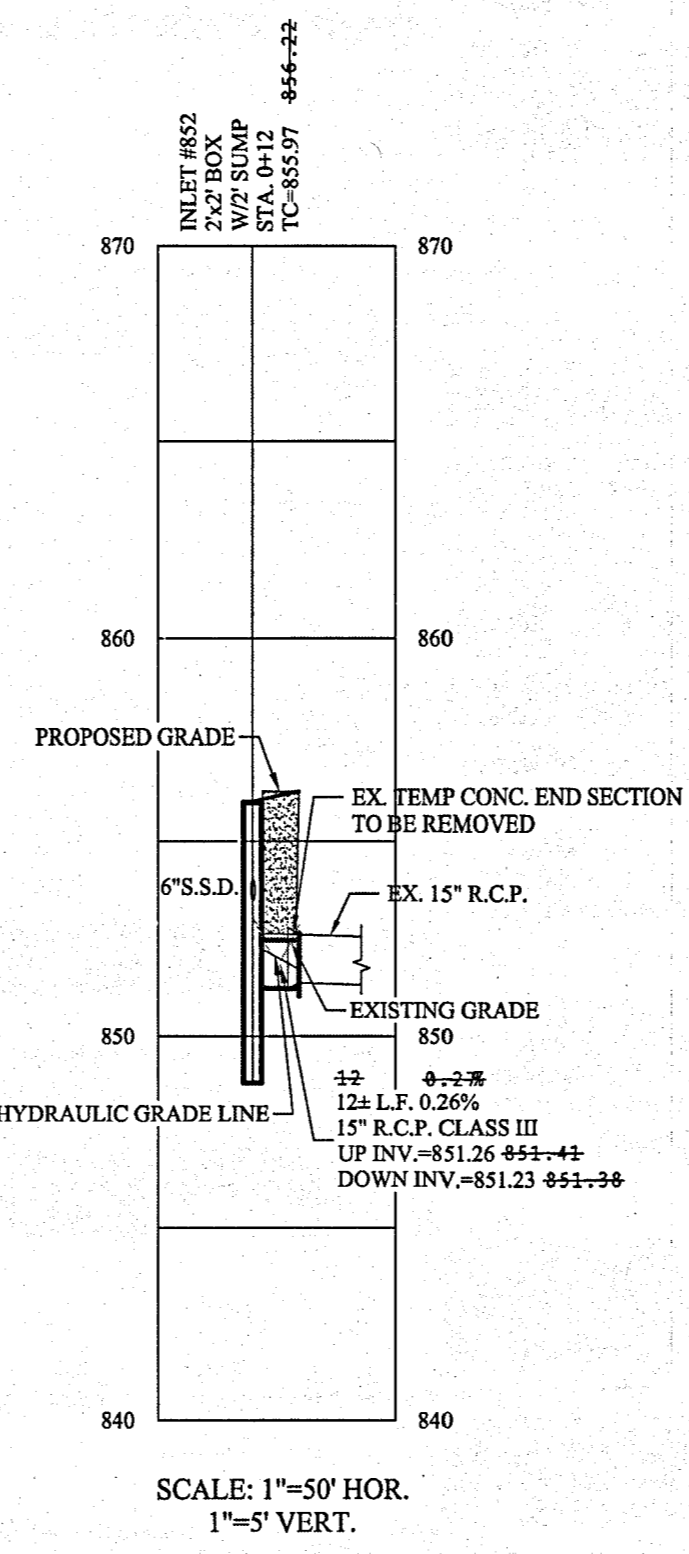
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S & A JOB NO. 60160HAM-S2	

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 Plotted / By: July 7, 2020 10:25:54 AM / Raven Morris



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.

DENOTES FULL DEPTH GRANULAR BACKFILL (SEE DETAIL 10-31 ON SHEET C802)



- NOTES:
- ALL STORM STRUCTURES TO RECEIVE SOLID LID CASTINGS ARE TO BE CONSTRUCTED TO PROVIDE ONE 4" RISER RING NO MORE, NO LESS TO ACHIEVE PLAN RIM GRADE.
 - ALL YARD INLETS ARE TO BE CONSTRUCTED AT A TOLERANCE OF +0.00' TO -0.20' OF PLAN GRADE.
 - ALL STORM SEWER CASTINGS SHALL BE LABELED "DUMP NO WASTE-DRAINS TO WATERWAY"
 - ALL SSD'S (SUBSURFACE DRAINS) WILL NEED TO BE DOUBLE WALL SMOOTH BORE PERFORATED (HDPE) PIPE.
 - DEBRIS GUARDS ARE TO BE INSTALLED ON ALL OPEN ENDED INLETS.
 - FOR STORM STRUCTURE SIZING AND CASTING TABLE SEE DETAIL D-18 ON SHEET C802.
 - 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. C802 ON THE TRENCH DETAIL.
 - 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.

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. 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
 STORM SEWERS FOR THIS DEVELOPMENT WILL BE PRIVATE.

RECORD DRAWING

Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012



AS BUILT	DATE	MARK	BY
ADG	07/02/20		
ADG	07/01/19		
KJM	07/01/19		
KJM	07/01/19		
JAV	07/01/19		
JAV	07/01/19		

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

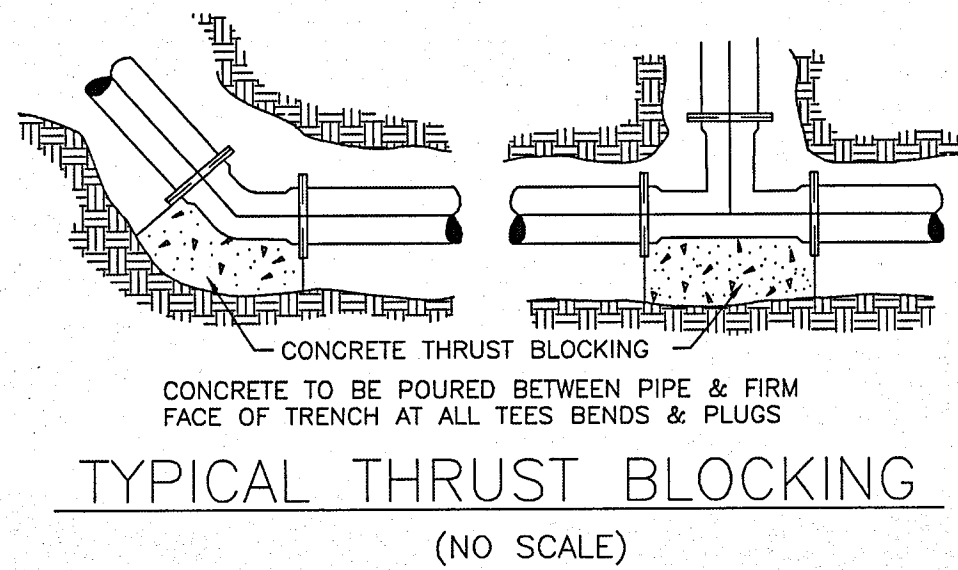
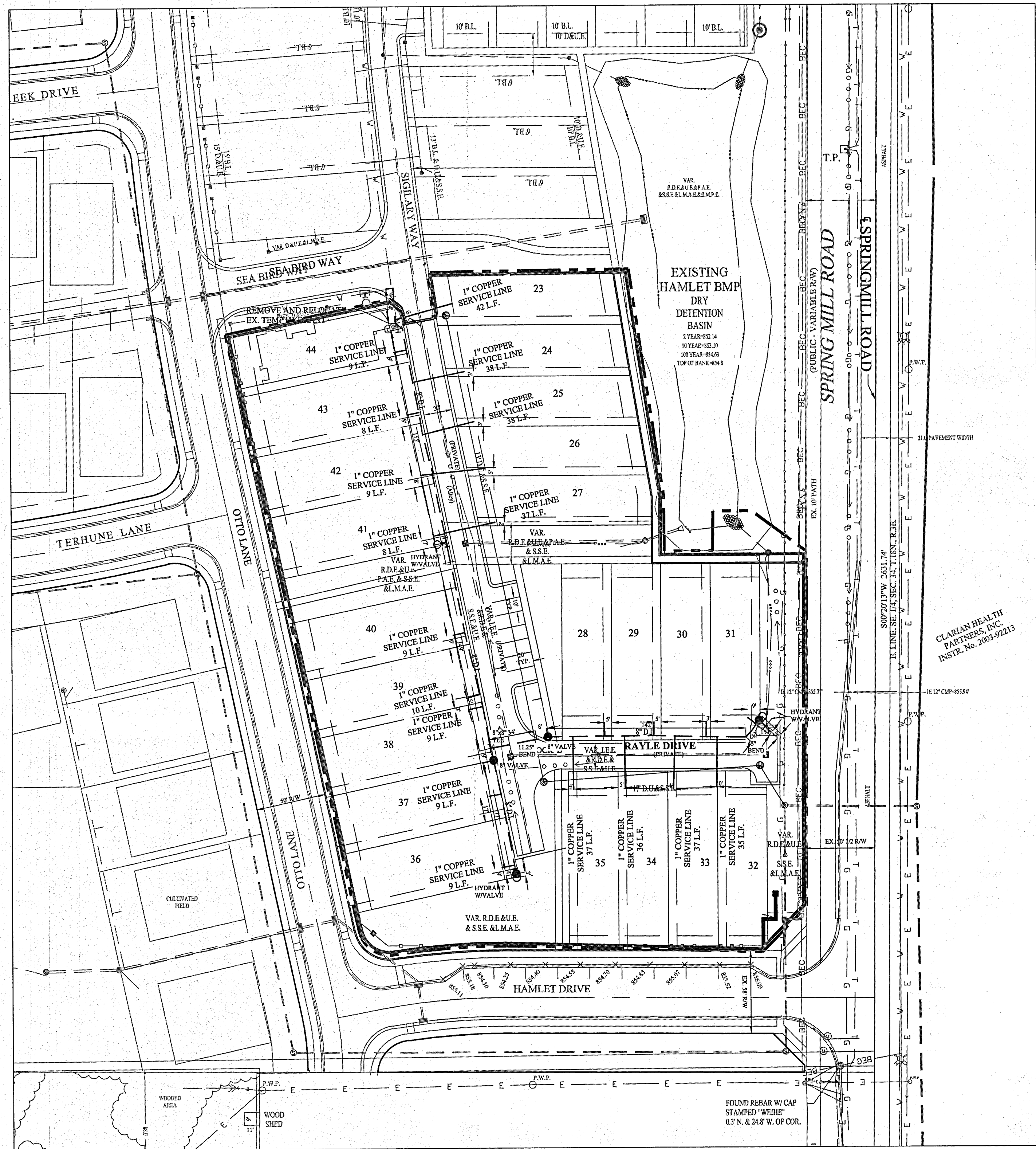
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 CERTIFIED: 01/16/19
 David J. Stoepfelwerth

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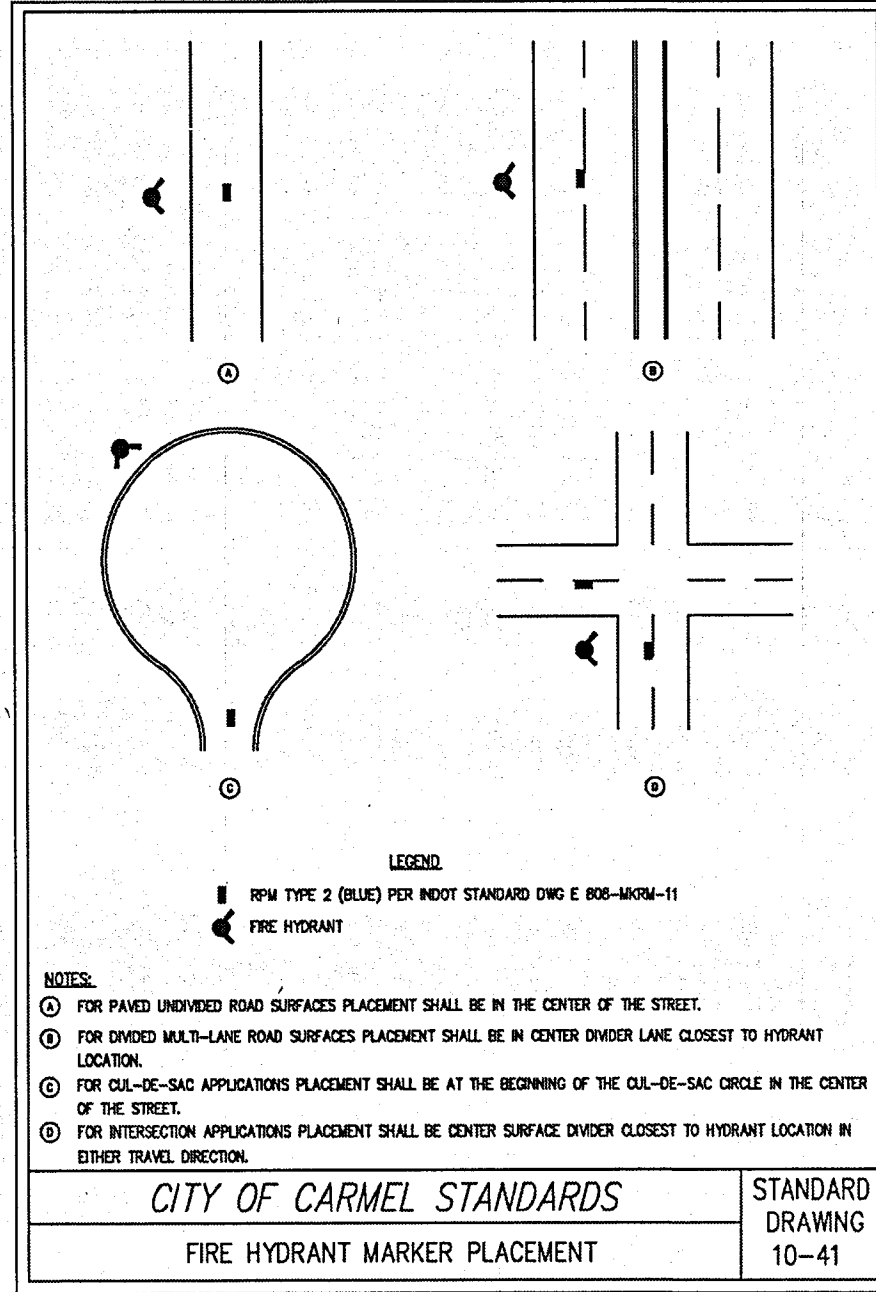
STORM SEWER PLAN & PROFILE
 THE HAMLET at JACKSONS GRANT
 SECTION 2
 HAMILTON COUNTY, INDIANA
 CARMEL

DRAWN BY: ADG
 CHECKED BY: BAH
 SHEET NO. C600
 S & A JOB NO. 60160HAM-S2

File Name: S:\60160HAM\SD\W\700 Water Plan.dwg - C700
 Modified / By: July 7, 2020 1:23:44 AM / morris
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NOTES:
 NO EARTH DISTURBING ACTIVITIES MAY TAKE PLACE WITHOUT AN APPROVED STORM WATER MANAGEMENT PERMIT.
 FOR INSTALLATION OF SANITARY AND WATER UNDER CITY STREETS AND COVER REQUIREMENTS, SEE THE TRENCH DETAIL ON SHEET C700.
 THERE ARE TO BE NO WATER VALVES OR MANHOLES WITHIN THE PAVEMENT, CURB, OR SIDEWALK WITH THE EXCEPTION OF CURB INLETS.
 ALL WATERMAIN SERVICE LINES TO TERMINATE 5 FEET BEHIND SIDEWALK AND MARKED WITH A 4" PVC PIPE WITH A PAINTED BLUE TOP.
 POST-CAPS OR EQUIVALENT IS REQUIRED ON ALL WATER VALVE INSTALLATION AND MEGA LUGS MUST BE INSTALLED AT ALL MECHANICAL JOINTS.
 ALL DUCTILE IRON WATERMANS SHALL BE BEDDED IN SAND, FROM THE BOTTOM OF THE TRENCH TO 12" ABOVE THE PIPE
 INSTALL WATERMAIN TRACER WIRE WITH ALL WATER MAINS LAID AND BLUE REFLECTOR TAPE MUST BE INSTALLED 12" TO 18" ABOVE ALL WATERMANS LAID.
 ALL WATERMANS SHALL BE DUCTILE IRON AND INSTALLED PER THE CITY OF CARMEL SPECIFICATIONS
 FULL DEPTH GRANULAR BACKFILL PER CITY STANDARDS SHALL BE PLACED FOR ALL STREET CROSSINGS
 FIRE HYDRANT MARKERS TO BE INSTALLED IN THE STREET PAVEMENT PERPENDICULAR TO THE FIRE HYDRANT.
 ONLY MUELLER HYDRANTS AND VALVES MAY BE USED.

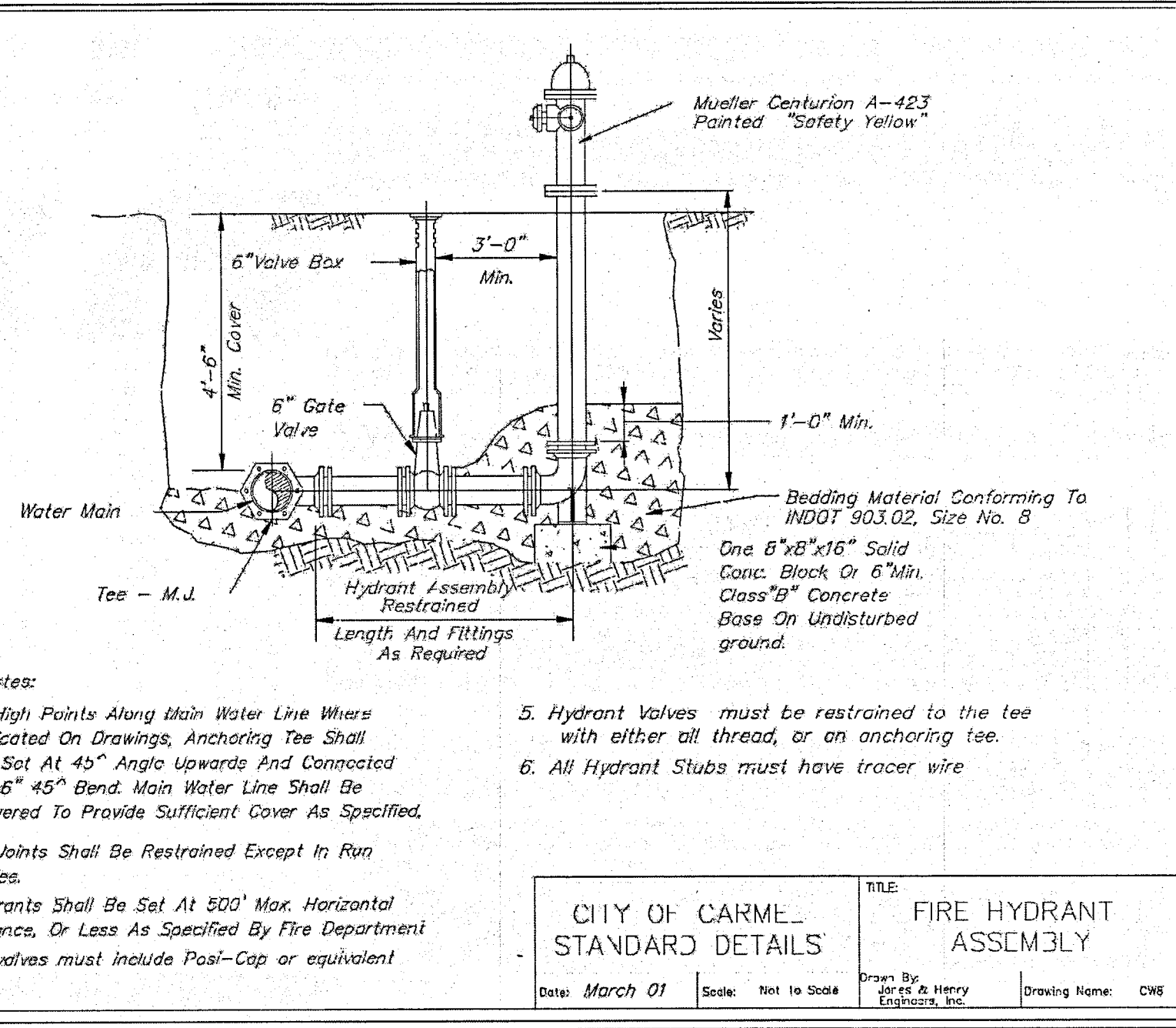


PRESSURE PIPE JOINT RESTRAINT TABLE

LENGTH OF PIPE TO BE RESTRAINED
 IN EACH DIRECTION FROM 1/4 OF BEND
 BASED ON 150 PSI TEST PRESSURE

DEGREE OF BEND	6"	8"	10"	12"	14"	16"	18"	20"	24"	30"
90° TEES & PLUGS	27'	35'	42'	50'	58'	65'	73'	80'	95'	115'
45°	7'	9'	11'	13'	15'	17'	19'	21'	24'	29'
22-1/2°	3'	4'	5'	6'	7'	8'	9'	10'	12'	14'
11-1/4°	2'	2'	3'	3'	4'	4'	5'	5'	6'	7'

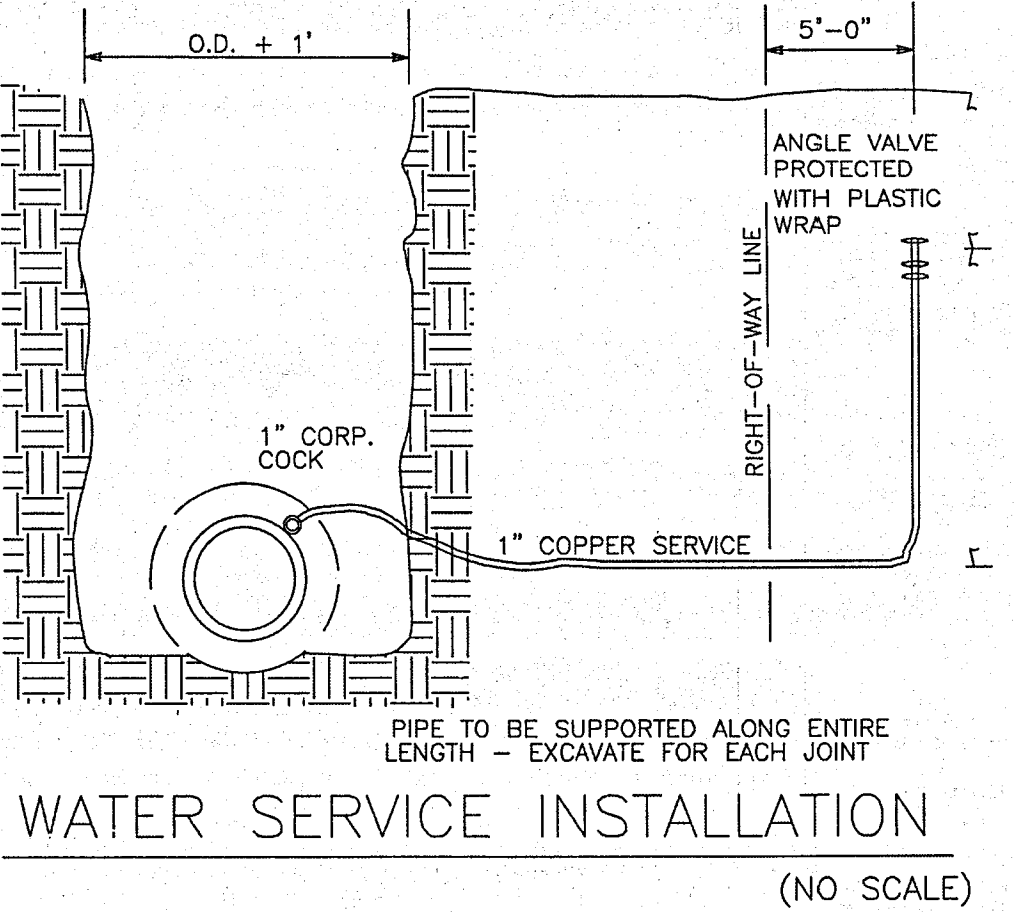
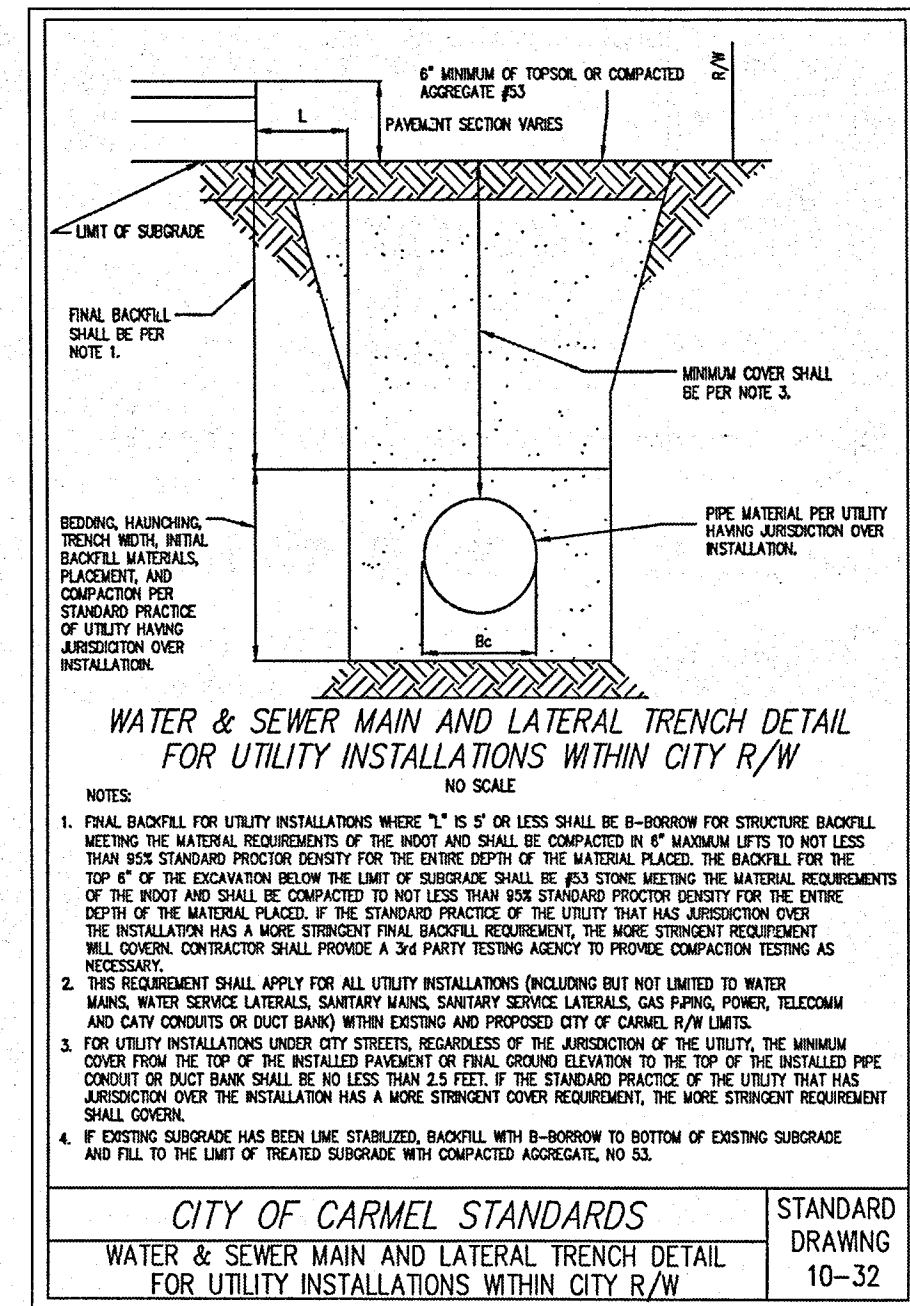
RESTRAINED JOINTS SHALL BE MECHANICAL JOINT WITH RETAINER GLANDS, US PIPE TR FLEX JOINT SYSTEM, US PIPE FIELD LOK GASKET SYSTEM.
 NOTE: THE ABOVE RESTRAINED JOINT LENGTHS ARE MINIMUM LENGTHS THE DESIGN ENGINEER SHALL DETERMINE IF LONGER LENGTHS ARE REQUIRED.



GRAPHIC SCALE
 50' 0' 25' 50'
 (IN FEET)
 1" = 50 FT

LEGEND

- PROPOSED HYDRANT W/6" VALVE
- VALVE
- BLOW OFF ASSEMBLY
- REDUCER
- EX. WATER METER
- EX. WATER VALVE
- EX. FIRE HYDRANT
- CONSTRUCTION LIMITS



RECORD DRAWING

Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012

DATE: March 01 SCALE: Text to Scale
 TITLE: FIRE HYDRANT ASSEMBLY
 DRAWING NAME: CWS

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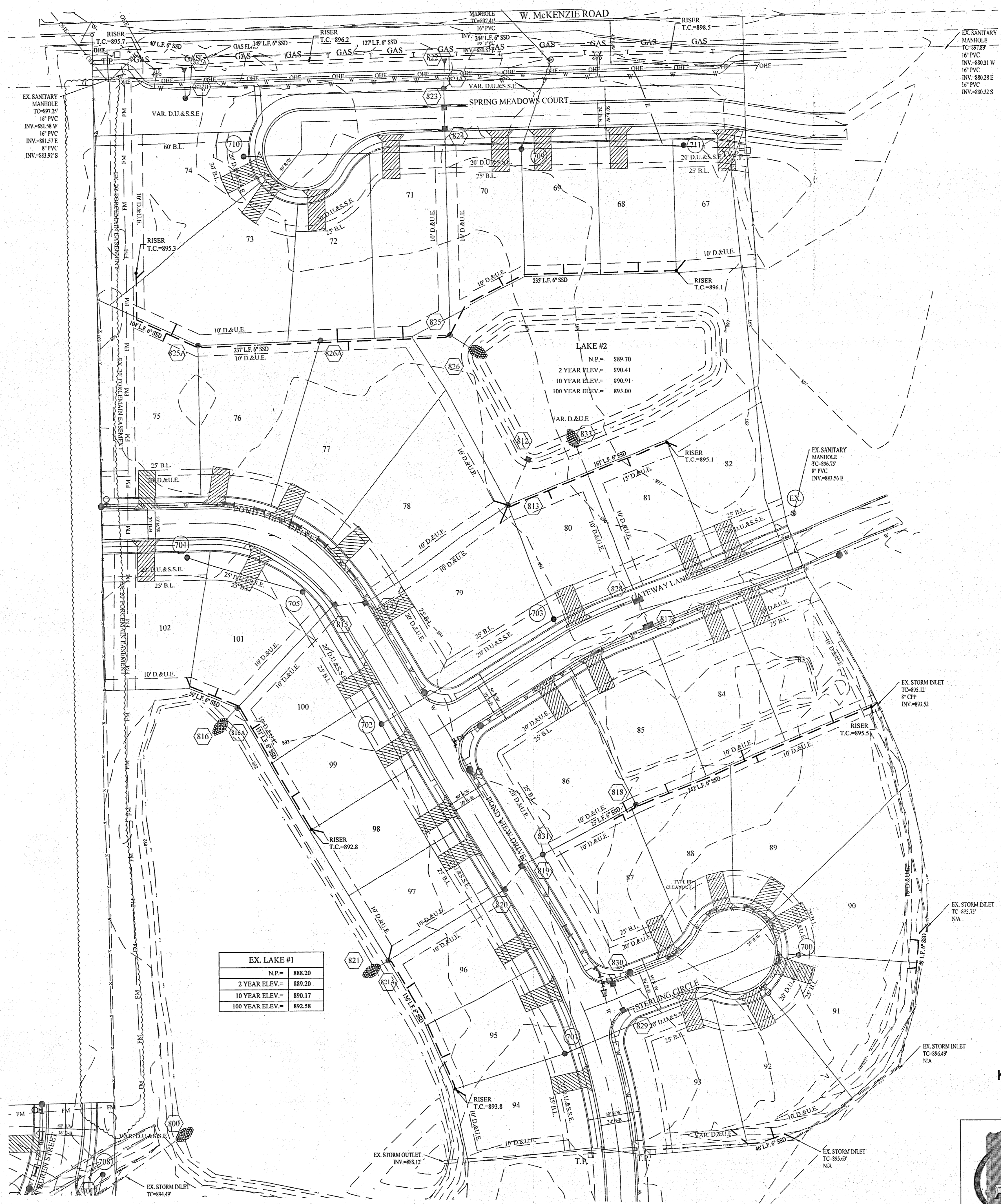
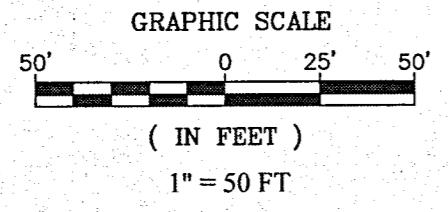
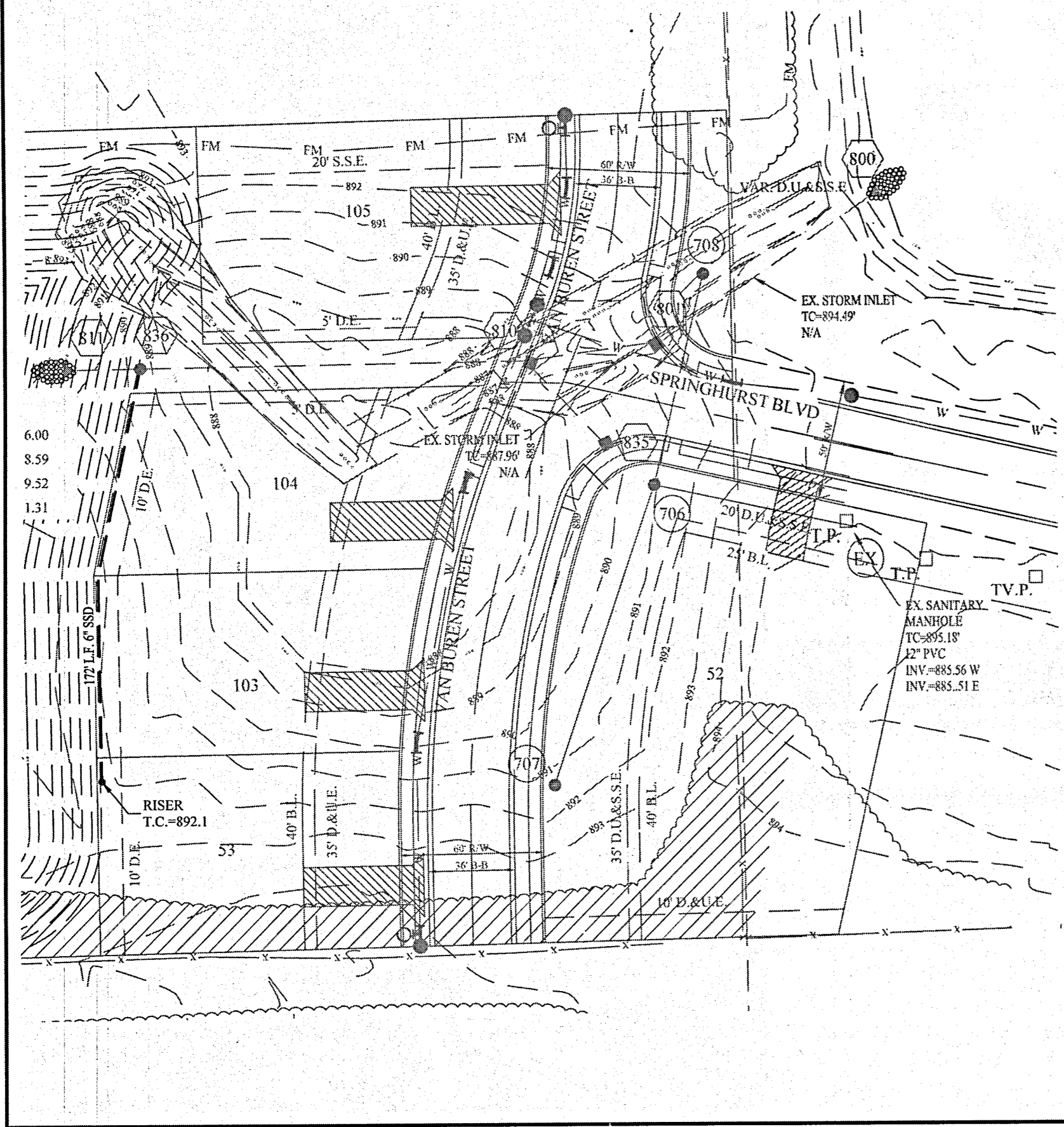
THE HAMLET at JACKSONS GRANT SECTION 2

REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA
 David J. Stoepelwerth
 CERTIFIED: 01/16/19

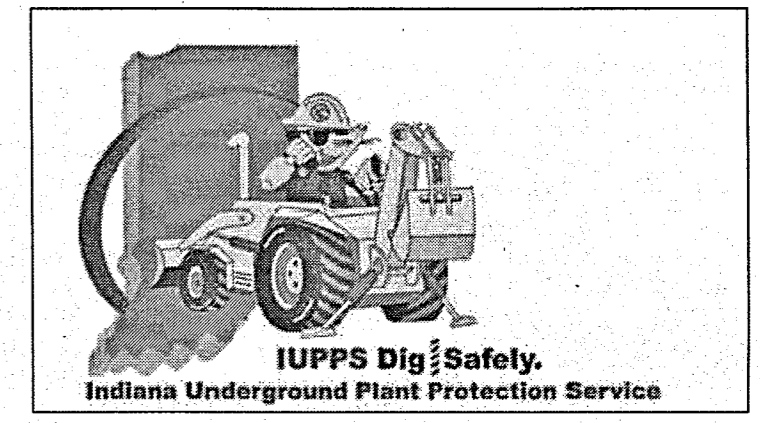
AS BUILTS 07/02/20
 REV. LOTS, SAN. STORM, & WATER 01/20/20
 MOVED HYD. & VALV NEAR STM STRUCT 07/01/19
 MOVED SANITARY STRUCTURE #0202 07/01/19
 REVISED PER TAC COMMENTS 03/12/19

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 SHEET NO. C700
 S & A JOB NO. 60160HAM-52

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 STATE OF INDIANA
 Certified: 03/06/18
 David Stoepelwerth

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DATE	MARK	REVISIONS
03/04/18		REVISED PER TAG COMMENTS
03/29/18		REVISED B.B. WIDTH ALONG VAN BUREN ST.
04/17/2020		ADJUSTED SSD ALONG MCKENZIE

DRAWN BY: KJMJ
 CHECKED BY: BAH
 SHEET NO. C603
 S & A JOB NO. 67695GRT-S2

SUB-SURFACE DRAIN PLAN
 THE MEADOW AT SPRINGHURST
 SECTION 2A & 2B
 GREENFIELD, CENTER TOWNSHIP
 HANCOCK COUNTY, INDIANA