

Kw

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

July 2, 2015

To: Hamilton County Drainage Board

Re: Williams Creek Drain, Jackson's Grant Section 1A Arm

Attached is a petition filed by Silvara Development Company, LLC., along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for Jackson's Grant Section 1A 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.

I have made a personal inspection of the land described in the petition. Upon doing so, I believe that the drain is practicable, will improve the public health, benefit a public highway, and be of public utility and that the costs, damages and expenses of the proposed drain will probably be less than the benefits accruing to the owners of land likely to be benefited. The drain will consist of the following:

12" RCP	4,229 ft.	48" RCP	48 ft.
15" RCP	1,191 ft.	36" CMP	40 ft.
18" RCP	906 ft.	6" SDR 35	32 ft.
24" RCP	865 ft.	6" SSD	20,223 ft.
27" RCP	496 ft.	12" SSD	650 ft.
30" RCP	158 ft.	15" SSD	449 ft.
Open Ditch	220 ft.	18" SSD	667 ft.

The total length of the drain will be 30,174 feet.

The open ditch listed above is 40 feet from Str. 441 to Str. 535, 5 feet from Str. 531 to Str. 461, and 175 feet from Str. 519 to the confluence with Williams Creek Regulated Drain.

The dry detention basins (BMPs) located as listed below are not to be considered part of the regulated drain. Basin maintenance assumed by the Drainage Board shall only include the inlets and outlet as part of the regulated drain. The maintenance of the dry detention basins (BMPs) such as sediment removal and erosion control along the banks, mowing, aquatic vegetation maintenance and control, and anything required per the Storm Water Quality Maintenance and Operations Manual will be the responsibility of the Homeowners Association. The Board will also retain jurisdiction for ensuring the storage volume for which the pond was designed will be retained. Thereby, allowing no fill or easement encroachments.

<u>Basin</u>	<u>Location</u>
BMP 34	Common Area #20
BMP 30	Common Area #19
BMP 27	Common Area #18
BMP 21A	Common Area #17
BMP 21B	Common Area #12
BMP 26A	Common Area #13
BMP 26B	Common Area #13
BMP 24	Common Area #13
BMP 25	Common Area #13
BMP 22B	Common Area #14
BMP 22A	Common Area #14
BMP 20A	Common Area #12
BMP 20B	Common Area #12
BMP 18A	Common Area #10
BMP 18B	Common Area #9
BMP 33A	Common Area #9
BMP 33B	Common Area #9
BMP 33C	Common Area #9
BMP 17A	Future Common Area
BMP 17B	Future Common Area
BMP 16	Future Common Area

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

Curblin SSD in Streets:

Bookwalter Drive
 Skytag Drive
 Frenzel Parkway
 Jackson's Grant Blvd.
 Ams Court
 Ams Run
 Domino Drive
 King Richard Drive

Rear Yard SSDs:

Common Area #20 from Str. 457 to Str. 454
 Common Area #20 from Str. 454 to Str. 453
 Common Area #20 from Str. 454 to Tee
 Rear yard lots 90 to 92 from riser to riser
 Rear yard lots 101 to 104 from Str. 449 to Str. 432
 Rear yard lots 72 and 73 from Str. 434 to riser
 Common Area #18 from Str. 433 to Str. 429
 Common Area #18 from Str. 429 to Str. 426
 Rear yard lots 99 and 98 from Str. 447 to riser
 Rear yard lots 99 and 100 from Str. 447 to Str. 446
 Common Area #18 from Str. 426 to Str. 425
 Common Area #13 from Str. 418 to riser
 Common Area #14 from Str. 411 to tee
 Common Area #12 from Str. 477 to Str. 482
 Common Area #12 from Str. 482 to Str. 478
 Rear yard lots 126 to 128 from riser to riser
 Common Area #13 from Str. 413 to riser
 Common Area #14 from Str. 407 to Tee
 Rear yard lots 117 to 120 from riser to riser
 Common Area #14 from Str. 407 to riser
 Common Area #9 from Str. 463 to riser

Common Area #9 from Str. 503 to Str. 504
CA #9, Lots 147 and 146 from Str. 504 to Str. riser
Common Area #10 from Str. 507 to Str. 508
Rear yard lots 133 & 134 from Str. 508 to riser
Rear yard lots 131 & 132 from Str. 510 to Str. 537
Common Area #12 from Str. 537 to Str. 538
Common Area #12 from Str. 538 to Str. 472
Common Area #12 from Str.476 to Tee
Common Area #12 from Str. 467 to riser
Rear yard lots 142 & 143 from Str. 514 to riser
Rear yard lots 144 & 145 from Str. 514 to riser
Future Common Area from Str. 528 to riser

I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$65.00 per 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 \$6,416.30.

The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of an Irrevocable Letter of Credit are as follows:

Agent: Standard Financial Corporation
Date: October 21, 2014
Number: 1143JG1A
For: Storm Sewers
Amount: \$643,277.58

I believe this proposed drain meets the requirements for Urban Drain Classification as set out in IC 36-9-27-67 to 69. Therefore, this drain shall be designated as an Urban Drain.

I recommend that upon approval of the above proposed drain that the Board also approve the attached non-enforcement request. The request will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plat for Jackson's Grant, Section 1A as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for August 24, 2015.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

FILED

MAY 14 2014

OFFICE OF HAMILTON COUNTY SURVEYOR

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

In the matter of Jackson's Grant on Williams Creek aka Silvara Subdivision, Section
1A Drain Petition.

Petitioner is the owner of all lots in the land affected by the proposed new regulated drain. The drainage will affect various lots in Jackson's Grant on Williams Creek, a subdivision in Hamilton County, Indiana. The general route of such drainage shall be in existing easements and along public roads as shown in the plans on file in the Surveyor's Office.

Petitioner believes that the cost, damages and expenses of the proposed improvement will be less than the benefits which will result to the owners of the land likely to be benefited thereby. Petitioner believes the proposed improvements will:

- (a) improve public health
- (b) benefit a public street
- (c) be of public utility

Petitioner agrees to pay the cost of construction of the drainage system and requests periodic maintenance assessments by the Board thereafter.

The Petitioner also agrees to the following:

1. To provide the Drainage Board a Performance Bond or Non-Revocable Letter of Credit for the portion of the drainage system which will be made a regulated drain. The bond will be in the amount of 120% of the Engineer's estimate. The bond will be in effect until construction of 100% of the system is completed and so certified by the Engineer.
2. The Petitioner shall retain an Engineer throughout the construction phase. At completion of the project the Petitioner's Engineer shall certify that the drainage system which is to be maintained as a regulated drain has been constructed as per construction plans.
3. The Petitioner agrees to request in writing to the County Surveyor any changes from the approved plan and must receive written authorization from the County Surveyor prior to implementation of the change. All changes shall be documented and given to the Surveyor to be placed in the Drain file.
4. The Petitioner shall instruct his Engineer to provide a reproducible print on a 24" x 36" Mylar of the final design of the Drainage System. This shall be submitted to the County Surveyor prior to the release of the Performance Bond.
5. The Petitioner shall comply with the Erosion Control Plan as specified on the construction plans. Failure to comply with the Erosion Control Plan shall be determined by the Board as being an obstruction to the drainage system. The County Surveyor shall immediately install or repair the needed measures at Petitioners cost as per IC 36-9-27-46.

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

RECORDED OWNER(S) OF LAND INVOLVED

SILVARA REAL ESTATE Co., LLC

Douglas B. Wagner, Dir. Res. Dev.
Signed *Silvara Dev. Co. LLC, Manager*

Douglas B. Wagner
Printed Name

APRIL 17, 2014
Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

FINDINGS AND ORDER

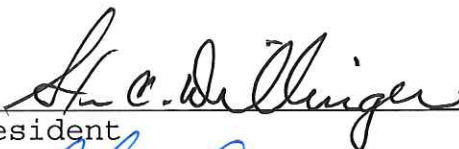
CONCERNING THE MAINTENANCE OF THE

Williams Creek Drain, Jackson's Grant Section 1A Arm

On this 24th day of August, 2015, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Williams Creek Drain, Jackson's Grant Section 1A 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

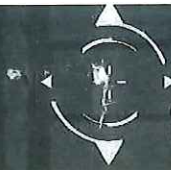


Member



Member *all*

Attest: 
Executive Secretary



STOEPPELWERTH

ALWAYS ON

ofc: 317.849.5935
fax: 317.849.5942

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

October 7, 2014

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

Attention: Greg Hoyes

Re: Jackson's Grant on Williams Creek, Section 1A

Dear Mr. Hoyes:

On behalf of the developer Silvara Real Estate Company, LLC by Silvara Development Co., LLC its manager, please accept this Engineer's Estimate for Jackson's Grant on Williams Creek, Section 1A. The estimate is as follows:

Storm Sewer

	QTY	UNIT	UNIT \$	TOTALS
Manholes	10	EA	\$1,447.49	\$14,474.90
Beehoves	17	EA	\$1,133.15	\$19,263.55
Outlet Control Structures (incl. stone at base)	20	EA	\$1,914.08	\$38,281.60
Double Curb Inlet	8	EA	\$2,264.78	\$18,118.24
Curb Inlet	47	EA	\$1,370.98	\$64,436.06
6" PVC	32	EA	\$9.09	\$290.88
12" RCP	3769	LF	\$13.63	\$51,371.47
12" RCP 9' Deep	146	LF	\$15.91	\$2,322.86
15" RCP	922	LF	\$15.15	\$13,968.30
15" RCP 9' Deep	200	LF	\$17.42	\$3,484.00
18" RCP	1253	LF	\$17.42	\$21,827.26
24" RCP	963	LF	\$25.00	\$24,075.00
24" RCP 10' Deep	150	LF	\$28.03	\$4,204.50
24" RCP 11' Deep	120	LF	\$29.54	\$3,544.80
30" RCP	197	LF	\$31.81	\$6,266.57
48" RCP	48	LF	\$65.90	\$3,163.20
Remove CMP/Replace/Flowable Clay Centered	1	LS	\$5,756.62	\$5,756.62
Cap and Seal 12" with Steel Plate	1	EA	\$340.85	\$340.85
Remove and Dispose 48" Farm Crossing and Tile	1	LS	\$757.45	\$757.45
6" End Section w/ Debris Guard	2	EA	\$227.24	\$454.48
12" End Section w/ Debris Guard	17	EA	\$908.94	\$15,451.98

LAND DEVELOPMENT SUPPORT SOLUTIONS

ENGINEERING | SURVEYING

Hamilton County Surveyor
 Greg Hoyes
 October 7, 2014
 Page 2 of 2

15" End Section w/ Debris Guard	6	EA	\$984.69	\$5,908.14
18" End Section w/ Debris Guard	6	EA	\$1,098.30	\$6,589.80
24" End Section w/ Debris Guard	4	EA	\$1,249.79	\$4,999.16
30" End Section w/ Debris Guard	2	EA	\$1,439.16	\$2,878.32
48" End Section w/ Debris Guard	2	EA	\$2,651.08	\$5,302.16
Lot Services Each	42	EA	\$83.32	\$3,499.44
Swale SSD	2,863	LF	\$5.87	\$16,805.81
Street SSD	17,566	LF	\$7.01	\$123,137.66
Televise Storm	7,800	LF	\$1.51	\$11,778.00
Risers	2	EA	\$196.94	\$393.88
Bedding #8	1,554	TONS	\$12.54	\$19,487.16
Granular Fill #53	1,497	TONS	\$10.15	\$15,194.55
Rip-Rap	290	TONS	\$28.40	\$8,236.00

Total Price for above Storm Sewer Items \$536,064.65

Monumentation

	QTY	UNIT	UNIT \$	TOTALS
Lot Corners	79	EA	\$100.00	\$7,900.00
Centerline Monuments	40	EA	\$150.00	\$6,000.00

Total Price for above Monumentation \$13,900.00

TOTAL Grand Total \$549,964.65

If you have any questions or comments regarding this estimate, please call Brett A. Huff at (317) 570-4841.

Witness my signature this 7th day of October, 2014.



David J. Stoeppelwerth
 Professional Engineer
 No. 19358



Cc: Larry Moon
 Doug Wagner

BAH/meb
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October 21, 2014

HCDB-2014-00059
Irrevocable Letter of Credit No.: 1143JG1A

TO: Hamilton County Commissioners
1 Hamilton County Square, Suite 157
Noblesville, IN 46060

To Whom It May Concern:

We hereby authorize you to value on us for the account of:

Developer Name: Jackson's Grant Real Estate Company, LLC
Developer Address: 3150 Republic Blvd., N., #3
Toledo, OH 43615

For a sum or sums in United States of America Dollars not to exceed the aggregate total of **Six Hundred Forty-Three Thousand Two Hundred Seventy-Seven and 58/100 Dollars (\$643,277.58)** by your draft(s) at sight.

The purpose of this Letter of Credit is for the performance of the installation of storm sewers in Jackson's Grant on Williams Creek, Section 1A.

The condition for payment of any drafts drawn against the Letter of Credit requires that the draft be accompanied by beneficiary's signed statement on Hamilton County letterhead stating that Jackson's Grant Real Estate Company, LLC has not performed or complied with the terms of the construction plan requirements of said project. The statement must also outline the specific deficiencies in construction.

All drafts must be marked, "Drawn under Standard Financial Corporation Letter of Credit No. 1143JG1A."

This credit is subject, so far as applicable, to "The Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

This Letter of Credit is effective as of October 21, 2014, and shall expire on October 21, 2015 but such expiration date shall be automatically extended for a period of one year on October 21, 2015, and on each successive expiration date, unless a release is received from the Hamilton County Commissioners, or we notify both the Hamilton County Commissioners and Jackson's Grant Real Estate Company, LLC by certified mail, at least ninety (90) days before the current expiration date, that we have decided not to extend this Letter of Credit beyond the

FILED

OCT 23 2014

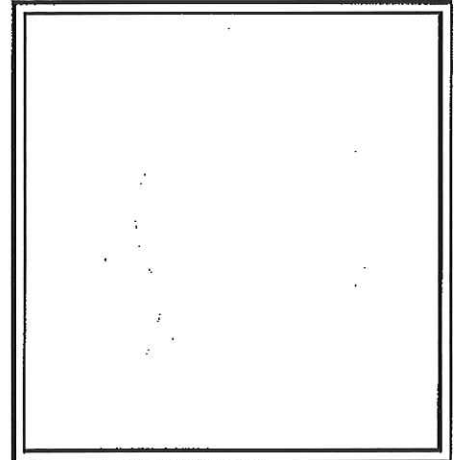
current expiration date. In the event of such notification by us, the credit established by this Letter shall be available to the Hamilton County Commissioners upon its sight draft or demand for payment for ninety (90) days after receipt of such notice by the Hamilton County Commissioners as shown on the signed return receipt.

We hereby agree with you that all drafts drawn under and in compliance with the terms of this credit shall be duly honored on due presentation to the main office of Standard Financial Corporation, 13578 E. 131st Street, Suite 200, Fishers, IN 46037.

Corporate Seal



Eric Roof
Authorized Signer



This Letter of Credit is not valid unless the seal of Standard Financial Corporation is affixed hereto.

October 21, 2014

HCDR-2014-00260

Irrevocable Letter of Credit No.: 1144JG1A

TO: Hamilton County Commissioners
1 Hamilton County Square, Suite 157
Noblesville, IN 46060

To Whom It May Concern:

We hereby authorize you to value on us for the account of:

Developer Name: Jackson's Grant Real Estate Company, LLC
Developer Address: 3150 Republic Blvd., N., #3
Toledo, OH 43615

For a sum or sums in United States of America Dollars not to exceed the aggregate total of **Sixteen Thousand Six Hundred Eighty and no/100 Dollars (\$16,680.00)** by your draft(s) at sight.

The purpose of this Letter of Credit is for the performance of the installation of monumentation in Jackson's Grant on Williams Creek, Section 1A.

The condition for payment of any drafts drawn against the Letter of Credit requires that the draft be accompanied by beneficiary's signed statement on Hamilton County letterhead stating that Jackson's Grant Real Estate Company, LLC has not performed or complied with the terms of the construction plan requirements of said project. The statement must also outline the specific deficiencies in construction.

All drafts must be marked, "Drawn under Standard Financial Corporation Letter of Credit No. 1144JG1A."

This credit is subject, so far as applicable, to "The Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

This Letter of Credit is effective as of October 21, 2014, and shall expire on October 21, 2015 but such expiration date shall be automatically extended for a period of one year on October 21, 2015, and on each successive expiration date, unless a release is received from the Hamilton County Commissioners, or we notify both the Hamilton County Commissioners and Jackson's Grant Real Estate Company, LLC by certified mail, at least ninety (90) days before the current expiration date, that we have decided not to extend this Letter of Credit beyond the

FILED

OCT 23 2014



Standard Financial CORPORATION

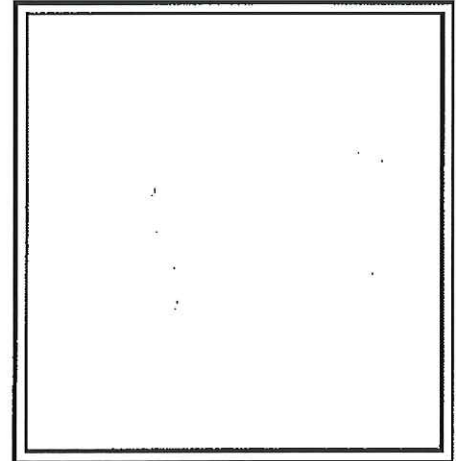


current expiration date. In the event of such notification by us, the credit established by this Letter shall be available to the Hamilton County Commissioners upon its sight draft or demand for payment for ninety (90) days after receipt of such notice by the Hamilton County Commissioners as shown on the signed return receipt.

We hereby agree with you that all drafts drawn under and in compliance with the terms of this credit shall be duly honored on due presentation to the main office of Standard Financial Corporation, 13578 E. 131st Street, Suite 200, Fishers, IN 46037.

Corporate Seal

Eric Roof
Authorized Signer



This Letter of Credit is not valid unless the seal of Standard Financial Corporation is affixed hereto.

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

Williams Creek Drain, Jackson's Grant Section 1A 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, Jackson's Grant Section 1A Arm** on **August 24, 2015** at **9:05 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, Jackson's Grant Section 1A Arm

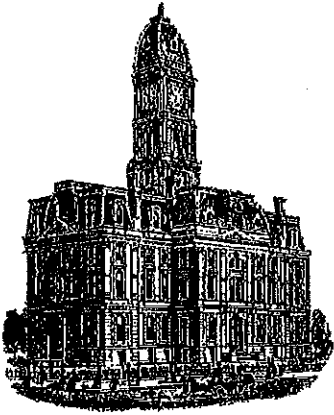
NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **August 24, 2015** 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

June 2, 2016

Re: Williams Creek Drainage Area: Jackson's Grant Section 1A

Attached are as-built, certificate of completion & compliance, and other information for Jackson's Grant Section 1A. 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 July 2, 2015. The report was approved by the Board at the hearing held August 24, 2015. (See Drainage Board Minutes Book 16, Pages 285-288)

The changes are as follows:

12" RCP was lengthened from 4,229 to 4,322 feet. The 15" RCP was shortened from 1,191 feet to 979 feet. The 18" RCP was shortened from 906 feet to 802 feet. The 24" RCP was shortened from 865 feet to 692 feet. The 27" RCP was lengthened from 496 feet to 692 feet. The 30" RCP was shortened from 158 feet to 118 feet. The 36" CMP was replaced with 44 feet of 36" RCP. The 6" SDR 35 was lengthened from 32 feet to 33 feet. The 6" SSD was shortened from 20,223 feet to 19,601 feet. The 12" SSD was lengthened from 650 feet to 658 feet. The 15" SSD was lengthened from 4449 feet to 513 feet. The 18" SSD was shortened from 667 feet to 646 feet. The open ditch was lengthened from 220 feet to 228 feet. The length of the drain due to the changes described above is now **29,376 feet**.

The ownership and maintenance for all the BMP's are outlined in the OEM manual and recorded in the Hamilton County Recorder's office under instrument #2016011090.

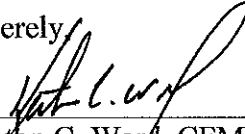
The non-enforcement was approved by the Board at its meeting on August 24, 2015 and recorded under instrument #2015065358.

The following sureties were guaranteed by Standard Financial Corporation and released by the Board on its June 13, 2016 meeting.

Bond-LC No: 1143JG1A
Amount: \$643,277.58
For: Storm Sewers
Issue Date: October 21, 2014

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

Sincerely



Kenton C. Ward, CFM
Hamilton County Surveyor

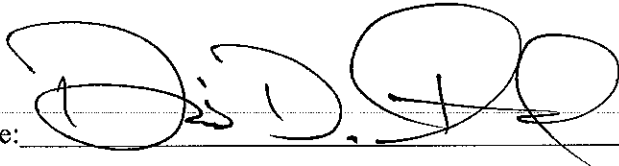
CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: Jackson's Grant on Williams Creek, Section 1A

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: January 27, 2016

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



JACKSON'S GRANT

SECTION 1A

Developed by:
Silvara Real Estate Co., LLC
13578 East 131st Street
Suite 200
Fishers, Indiana 46037
Phone: (317) 770-1818
Contact Person: DOUG WAGNER

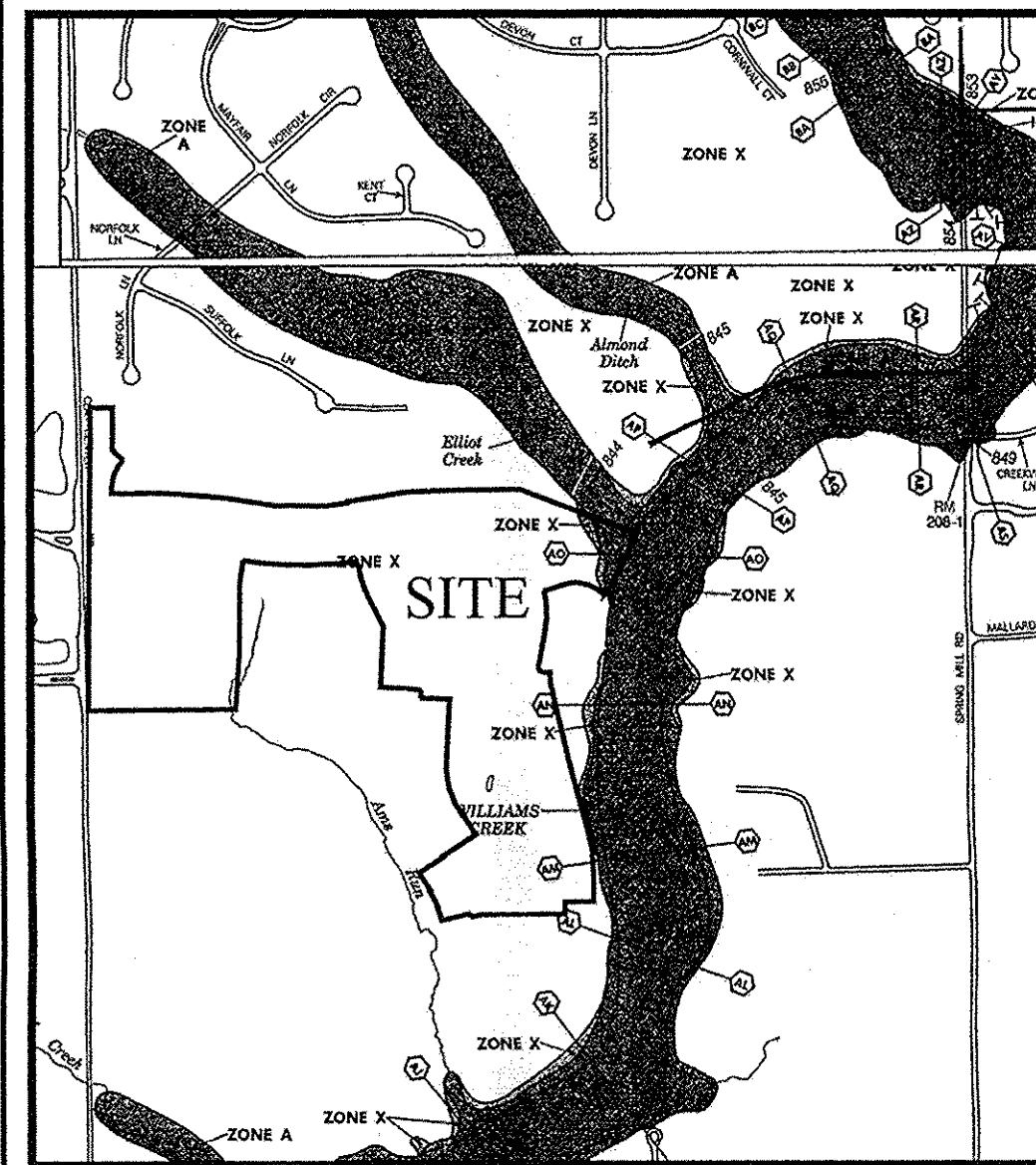
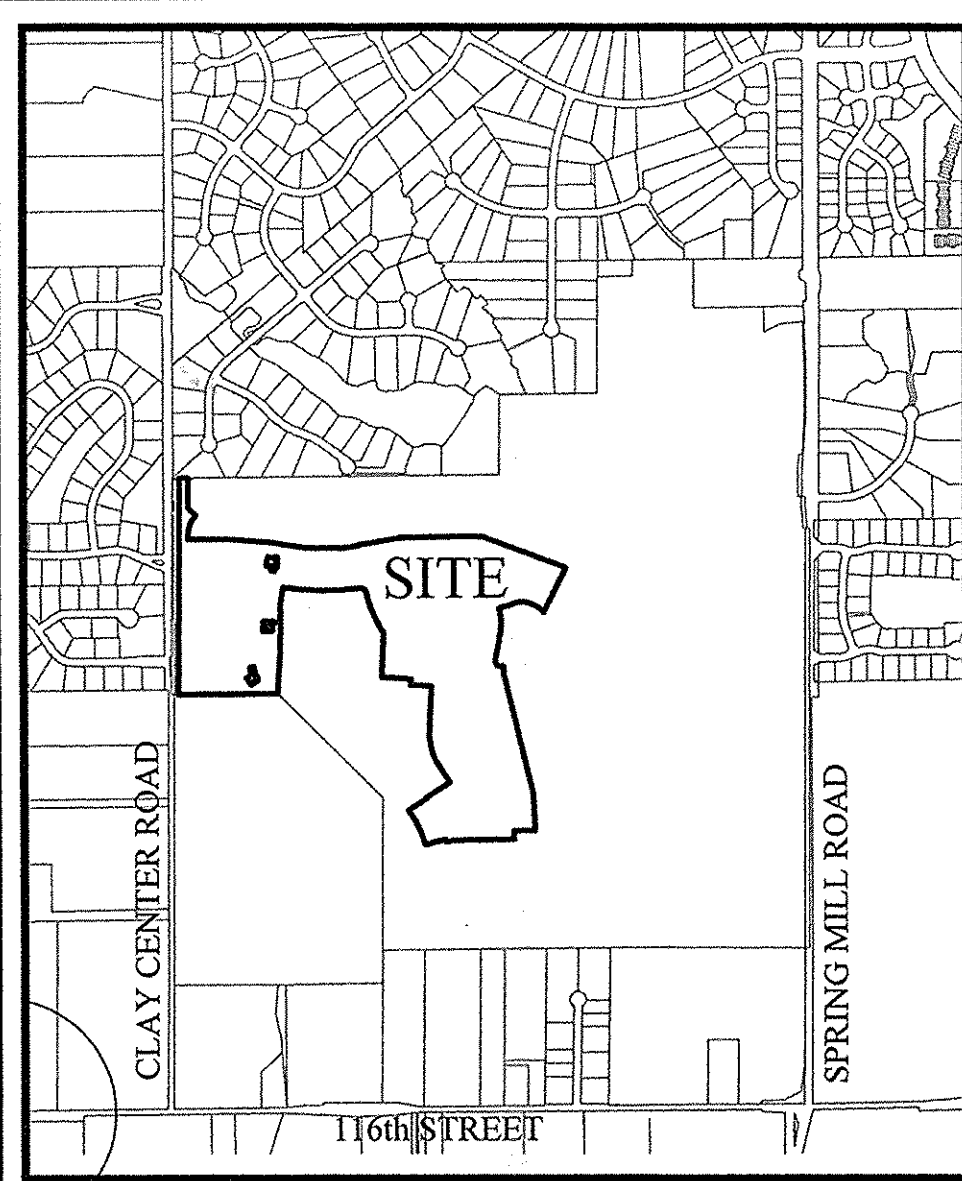
PLANS PREPARED BY:
STOEPPEL WERTH & ASSOCIATES, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 7965 E. 106TH STREET, FISHERS, INDIANA 46038
 PHONE: (317)-849-5935
 FAX: (317)-849-5942
 CONTACT PERSON: BRETT A. HUFF
 EMAIL: BHUFF@STOEPPEL WERTH.COM

PLANS CERTIFIED BY:

David J. Stoepfelwerth 1/17/14
 DAVID J. STOEPPEL WERTH
 PROFESSIONAL LAND SURVEYOR
 NO. 19358



Dennis D. Olmstead 1/26/2016
 DENNIS D. OLMSTEAD
 REGISTERED LAND SURVEYOR
 No. 900012



DESIGN DATA

DESIGN SPEED = 25 M.P.H.

FRENZEL PARKWAY	3651.39 L.F.
SKYTAG DRIVE	1448.14 L.F.
DOMIND DRIVE	554.37 L.F.
AMS RUN	314.09 L.F.
KING RICHARD DR.	557.21 L.F.
JACKSON'S GRANT BLVD.	1395.15 L.F.
AMS COURT	307.69 L.F.
BOOK WALTER DR.	146.47 L.F.
TOTAL	8,374.51 L.F.

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

FLOOD STATEMENT
 THIS SITE DOES LIE WITHIN A FLOODWAY OR FLOOD PLAIN PER THE WILLIAMS CREEK HYDRAULIC ANALYSIS PERFORMED BY CHRISTOPHER B. BURKE ENGINEERING, LTD. PROJECT #07-760

Planning Area	Minimum Lot		Minimum Yard Setbacks			Min. Dwelling Unit Size (SF)	Max. Lot Coverage	
	Width	Area (SF)	Street Frontage	Front	Side (Aggregate)			
The Estates ¹	100'	15,000	50'	40'	10'(35')	2,400	3,000	35%
Creekside ²	70'	8,400	35'	25'	5'(15')	2,000	2,200	45%
	90'	11,700	45'	25'	5'(25')	2,000	2,500	35%
	55'	6,600	30'	25'	5'(10')	2,000	2,000	50%
	55'	6,600	30'	25'	5'(10')	2,000	2,000	50%
Bridgeway ³	65'	7,750	35'	25'	5'(10')	2,000	2,000	50%



Map Unit: Br - Brookston silty clay loam
 Br-Brookston silty clay loam
 This poorly drained soil has a seasonal high water table above the surface or within 1.0 ft. and is in depressions. Slopes are 0 to 2 percent. The native vegetation is water tolerant grasses and hardwoods. The surface layer is silty clay loam and has moderate to high organic matter content (2.0 to 5.0 percent). Permeability is moderately slow (0.2 to 0.6 in/hr) in the most restrictive layer above 60 inches. Available water capacity is high (10.0 inches in the upper 60 inches). The pH of the surface layer in non-lined areas is 6.1 to 7.3. This soil is hydric. Wetness is a management concern for crop production. This soil responds well to tile drainage.

Map Unit: CrA - Crosby silt loam, 0 to 2 percent slopes
 CrA-Crosby silt loam, 0 to 2 percent slopes
 This is a somewhat poorly drained soil and has a seasonal high water table at 0.5 to 2.0 ft. and is on rises on uplands. Slopes are 0 to 2 percent. The native vegetation is hardwoods. The surface layer is silt loam and has moderately low to moderate organic matter content (1.0 to 3.0 percent). Permeability is very slow (<0.06 in/hr) in the most restrictive layer above 60 inches. Available water capacity is moderate (6.2 inches in the upper 60 inches). The pH of the surface layer in non-lined areas is 5.1 to 6.0. Droughtiness and wetness are management concerns for crop production. This soil responds well to tile drainage.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded
 MmB2-Miami silt loam, 2 to 6 percent slopes, eroded
 This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 20 acres in size.
 In a typical profile the surface layer is dark grayish brown silt loam about 7 inches thick. The subsoil is dark yellowish brown and firm clay loam about 23 inches thick. The substratum, to a depth of 60 inches, is yellowish brown loam that contains fine carbonates. In a few areas the lower part of the subsoil is stratified sandy loam, loamy sand and sandy clay loam. The depth to till is more than 40 inches in some areas.
 Included with this soil in mapping are small areas of Crosby soils, small areas of severely eroded soils that have a surface layer of clay loam, small areas of soils have slopes of more than 6 percent, and small areas of soils that have gravel and cobbles on the surface.

MmC2 - Miami silt loam, 6 to 12 percent slopes
 This moderate sloping, deep, well drained soil is on knobs and breaks along streams and drainageways on uplands. The mapped areas are irregular in shape and range from 3 to 25 acres in size.
 In a typical profile the surface layer is brown silt loam about 5 inches thick. The subsoil is brown or dark yellowish brown, firm clay loam about 22 inches thick. The substratum, to a depth of 60 inches, is yellowish brown calcareous loam. In many areas the solum is less than 24 inches thick. In some areas the subsoil is redder and contains more gravel.

MoC3 - Miami clay loam, 6 to 12 percent slopes, severely eroded
 This moderately sloping, deep, well drained soil is on knobs and breaks along streams drainageways on uplands. The mapped areas are irregular in shape and range from 3 to 35 acres in size.
 In a typical profile the surface layer is dark brown clay loam about 5 inches thick. The subsoil is dark yellowish brown, firm clay loam about 19 inches thick. The substratum, to a depth of 60 inches, is yellowish brown loam.
 Combined thickness of the surface layer and subsoil is less than 24 inches. Calcareous glacial till is at the surface on about 15 percent of the acreage of this map unit. In some areas cobbles and gravel are in the surface layer. In some small areas the surface layer is unsorted and is silt or loam.

MoD3 - Miami clay loam, 12 to 18 percent
 This strongly sloping, deep, well drained soil is on breaks along streams and drainageways. The mapped areas are irregular in shape and range from 3 to 15 acres in size.
 In a typical profile the surface layer is dark brown, clay loam about 5 inches thick. The subsoil is dark yellowish brown, firm clay loam about 19 inches thick. The substratum, to a depth of 60 inches, is yellowish brown loam. In some areas calcareous glacial till is at the surface. Cobbles and gravel are in the surface layer in most areas. In many areas the subsoil is gravelly loam or clay loam.

OcA - Ockley silt loam, 0 to 2 percent slopes
 This nearly level, deep, well drained soil is mainly on broad terraces. It is also on small rises on uplands. Most of the mapped areas are elongated and are parallel to major streams. Some areas on uplands are irregular in shape. The mapped areas range from 2 to 250 acres in size.
 In a typical profile the surface layer is dark grayish brown silt loam about 11 inches thick. The subsoil is about 46 inches thick. The upper part of the subsoil is brown, friable loam; the next part is dark yellowish brown and brown, firm clay loam; the next part is dark yellowish brown, firm loam; and the lower part is dark reddish brown, firm gravelly sandy clay loam. The underlying material is a depth of 70 inches, is stratified sand and gravelly sand. The depth to loose sand and gravel is as much as 80 inches in places. The combined thickness of the surface layer and the part of the subsoil that formed in silty material is as much as 30 inches in some places. In the east-central part or the county, many limestone fragments that are as much as 12 inches in diameter are in the soil. In some areas on uplands, the underlying material is sand and silt and the subsoil has little or no gravel. Thickness of the sand and gravel ranges from a few feet along minor streams and on uplands to more than 50 feet along White River.

Sh - Shoals silt loam
 This nearly level, deep, and somewhat poorly drained soil is on floodplains. It is subject to frequent flooding. The mapped areas are mostly elongated and are parallel to streams. Many areas are in narrow valleys along small streams.
 The mapped areas range in size from 3 to 100 acres in size. The mapped areas range from 150 to 350 acres in size.
 In a typical profile the surface layer is dark grayish brown silt loam about 11 inches thick. The underlying material, to a depth of 39 inches is dark grayish brown and grayish brown, mottled silt loam and loam. Below this to a depth of 56 inches, it is gray and very dark gray sandy loam and sandy clay loam. Below this, to a depth of 60 inches, it is grayish brown fine gravel and coarse sand. In small areas scattered throughout the county, this soil has darker surface layer; in some places the underlying material has more gravel. This soil has carbonates throughout the profile in some areas. In some small areas in the upper reaches of small streams, this soil has firm loam till at a depth of 45 to 60 inches. In some small areas it has less clay and more sand between a depth of 10 and 40 inches. In some areas sand and gravelly sand are at a depth of only 40 inches.

JACKSON'S GRANT SECTION 1
 A part of Section 34, Township 18 North, Range 3 East, Clay Township, Hamilton County, Indiana, more particularly described as follows:
 Beginning at the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section; thence North 00 degrees 20 minutes 44 seconds East along the West line of said Quarter, Quarter Section 1, 314.57 feet; thence North 89 degrees 33 minutes 47 seconds West 130.00 feet; thence South 00 degrees 20 minutes 44 seconds West 186.67 feet; thence South 46 degrees 11 minutes 58 seconds East 66.27 feet to a point on a curve concave easterly, the radius point of said curve being South 46 degrees 11 minutes 58 seconds East 175.00 feet from said point; thence southerly along said curve 132.73 feet to a point on said curve, said point being North 89 degrees 33 minutes 47 seconds West 175.00 feet from the radius point of said curve; thence South 00 degrees 20 minutes 44 seconds West 27.63 feet; thence South 89 degrees 33 minutes 47 seconds East 50.00 feet; thence North 89 degrees 34 minutes 53 seconds East 171.40 feet; thence South 86 degrees 44 minutes 43 seconds East 98.65 feet; thence North 84 degrees 50 minutes 12 seconds East 198.35 feet; thence South 81 degrees 19 minutes 22 seconds East 220.60 feet; thence South 89 degrees 43 minutes 06 seconds East 235.33 feet; thence North 81 degrees 29 minutes 45 seconds East 97.63 feet; thence North 08 degrees 30 minutes 15 seconds East 558.43 feet; thence North 81 degrees 29 minutes 45 seconds East 50.00 feet; thence North 80 degrees 48 minutes 48 minutes 02 seconds East 215.94 feet; thence North 88 degrees 01 minutes 57 seconds East 212.87 feet; thence North 89 degrees 30 minutes 51 seconds East 293.43 feet; thence South 69 degrees 27 minutes 24 seconds East 558.43 feet; thence South 26 degrees 34 minutes 50 seconds West 312.87 feet to a point on a curve concave southerly, the radius point of said curve being South 26 degrees 34 minutes 50 seconds West 178.00 feet from said point; thence westerly along said curve 208.03 feet to a point on said curve, said point being North 17 degrees 51 minutes 11 seconds West 178.00 feet from the radius point of said curve; thence South 72 degrees 08 minutes 49 seconds West 89.65 feet to a point on said curve, said point being South 72 degrees 08 minutes 49 seconds West 178.00 feet from the radius point of said curve; thence South 10 degrees 17 minutes 21 seconds West 178.05 feet to the point of tangency of a curve concave northeasterly, the radius point of said curve being South 79 degrees 42 minutes 39 seconds East 25.00 feet from said point; thence southeasterly along said curve 45.13 feet to the point of tangency of said curve, said point being South 03 degrees 08 minutes 49 seconds East 25.00 feet from the radius point of said curve; thence North 88 degrees 51 minutes 11 seconds East 25.59 feet; thence South 03 degrees 08 minutes 49 seconds East 50.00 feet; thence South 13 degrees 25 minutes 48 seconds East 765.67 feet; thence South 03 degrees 05 minutes 48 seconds East 166.25 feet; thence South 00 degrees 28 minutes 13 seconds East 85.00 feet; thence North 31 degrees 47 seconds West 130.00 feet; thence South 00 degrees 28 minutes 13 seconds East 85.00 feet; thence South 89 degrees 31 minutes 47 seconds West 375.57 feet; thence South 77 degrees 17 minutes 12 seconds West 50.00 feet to a point on a curve concave westerly, the radius point of said curve being South 77 degrees 17 minutes 12 seconds West 675.00 feet from said point; thence northerly along said curve 45.13 feet to a point on said curve, said point being North 79 degrees 50 minutes 29 seconds East 675.00 feet from the radius point of said curve; thence South 75 degrees 50 minutes 29 seconds East 130.00 feet; thence North 19 degrees 25 minutes 12 seconds West 94.86 feet; thence North 30 degrees 08 minutes 33 seconds East 50.00 feet; thence North 59 degrees 51 minutes 22 seconds East 4.31 feet; thence North 32 degrees 45 minutes 48 seconds West 94.94 feet; thence North 57 degrees 14 minutes 12 seconds East 130.00 feet; thence North 32 degrees 45 minutes 48 seconds West 6.02 feet; thence North 57 degrees 14 minutes 12 seconds East 180.00 feet; thence North 32 degrees 45 minutes 48 seconds West 85.00 feet; thence North 31 degrees 38 minutes 38 seconds West 76.95 feet; thence North 20 degrees 58 minutes 58 seconds West 77.66 feet; thence North 07 degrees 34 minutes 59 seconds West 77.60 feet; thence North 01 degrees 29 minutes 25 seconds East 77.27 feet; thence North 02 degrees 36 minutes 44 seconds East 241.00 feet; thence North 87 degrees 23 minutes 16 seconds West 130.00 feet to a point on a curve concave easterly, the radius point of said curve being South 87 degrees 23 minutes 16 seconds West 275.00 feet from said point; thence northerly along said curve 32.97 feet to a point on said curve, said point being North 80 degrees 31 minutes 03 seconds West 275.00 feet from the radius point of said curve; thence North 80 degrees 31 minutes 03 seconds West 50.00 feet; thence North 87 degrees 23 minutes 16 seconds West 132.33 feet; thence North 02 degrees 36 minutes 44 seconds East 273.38 feet to a point on a curve concave northeasterly, the radius point of said curve being North 60 degrees 59 minutes 58 seconds East 525.00 feet from said point; thence northwesterly along said curve 16.36 feet to a point on said curve, said point being South 82 degrees 47 minutes 07 seconds West 525.00 feet from the radius point of said curve; thence North 27 degrees 12 minutes 52 seconds West 118.92 feet to the point of tangency of a curve concave easterly, the radius point of said curve being North 62 degrees 47 minutes 08 seconds West 525.00 feet from said point; thence northerly along said curve 151.15 feet to the point of tangency of said curve, said point being South 79 degrees 30 minutes 13 seconds West 525.00 feet from the radius point of said curve, said point also being the point of tangency of a curve concave southwesterly, the radius point of said curve being South 79 degrees 30 minutes 13 seconds West 25.00 feet from said point; thence northwesterly along said curve 37.97 feet to the point of tangency of said curve, said point being North 07 degrees 31 minutes 06 seconds West 25.00 feet from the radius point of said curve, said point also being the point of tangency of a curve concave northerly, the radius point of said curve being North 07 degrees 31 minutes 06 seconds West 1,725.00 feet from said point; thence westerly along said curve 461.57 feet to the point of tangency of said curve, said point being South 08 degrees 48 minutes 33 seconds West 1,725.00 feet from the radius point of said curve; thence South 08 degrees 48 minutes 33 seconds West 1,725.00 feet; thence South 00 degrees 17 minutes 25 seconds West 300.36 feet; thence South 03 degrees 59 minutes 45 seconds West 261.23 feet; thence South 89 degrees 33 minutes 54 seconds West 682.87 feet; thence North 00 degrees 23 minutes 36 seconds East 33.00 feet to the place of beginning, containing 51,146.99 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

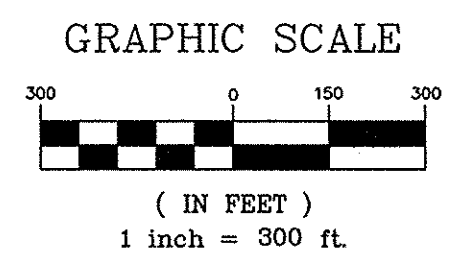
This information was gathered for input into the Hamilton County Geographic Information System (GIS). This document is considered an official record of the GIS.
 Entry Date: April 2016
 Entered By: SLM

SHT.	TITLE SHEET	DESCRIPTION
C100-C103	TOPOGRAPHICAL SURVEY/TREE CONSERVATION PLAN	
C200-C211	SITE DEVELOPMENT PLAN/STORM CHART AND PIPE CHART/EMERGENCY FLOOD ROUTE	
WC-1-WC-14	WILLIAMS CREEK BMP BASIN SECTIONS	
C300-C314	EROSION CONTROL PLAN/SWPP DETAILS AND SPECIFICATIONS	
C400-C417	STREET PLAN AND PROFILES/INTERSECTION DETAILS/TRAFFIC MAINTENANCE/PAVING POLICIES	
C500-C510	SANITARY SEWER PLAN AND PROFILES	
LS 1-13	LIFT STATION PLANS AND DETAILS	
C600-C612	STORM SEWER PLAN AND PROFILES/SUMP PLAN	
C700-702	WATER PLAN	
C800-C805	CONSTRUCTION DETAILS AND SPECIFICATIONS	
L1.0-L1.15	PLANTING PLANS	

UTILITY CONTACTS:

- Clay Township Regional Waste District
10701 College Avenue
Indianapolis, Indiana 46280
- Carmel Water Utilities
3450 West 131st Street
Westfield, IN 46074
- AT & T
5858 North College Avenue
Indianapolis, Indiana 46220
- BrightHouse Networks
3030 Roosevelt Avenue
Indianapolis, Indiana 46218
- Duke Energy
16475 Southpark Drive
Westfield, Indiana 46074
- Indianapolis Power & Light Company
3600 North Arlington Avenue
Indianapolis, Indiana 46218
- Vectren Energy
16000 Allisonville Road
Noblesville, Indiana 46060

SHT.	DESCRIPTIONS
ALL SHEETS	REVISED SHEETS PER TAC COMMENTS, ADDED LIFT STATION SHTS. (LS 1-13) - 05/12/14
C300-C314	REVISED SHEETS PER SWPPP COMMENTS - 06/03/14
ALL SHEETS	REVISED SHEETS PER CTWRD COMMENTS - 06/16/14
C500-C509	REVISED SHEETS PER CTWRD COMMENTS - 07/02/14
ALL SHEETS	REVISED SHEETS PER SWPPP COMMENTS - 09/03/14
C100&C206&C600	REVISED PER FINAL CITY OF CARMEL COMMENTS - 09/10/14
C200-C204, C200-C208, C210, C200-C612, & C700-C702	ASBUILTS - 12/28/15



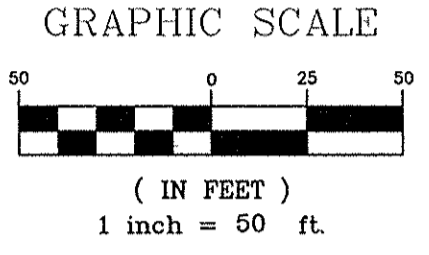
RECORD DRAWING

Dennis D. Olmstead
Registered Land Surveyor
No. 900012



1/26/2016

- LEGEND**
- ASBUILT GRADE ELEV.
 - 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)



- REAR R/W**
- MFPG=XXX.X DENOTES REAR PROTECTION GRADES
- 25 XXX.X LOT NUMBER PAD ELEVATION
- MFF=XXX.X DENOTES FRONT PROTECTION GRADES
- FRONT R/W**

- UNDERDRAINS UNDER CURB. SEE SUMP PLAN SHEETS C609-C611 FOR CLARITY & LABELS
- MIN. FINISH FLOOR ELEV. IS BASED OFF OF THE BELOW CRITERIA, WHICHEVER IS HIGHER:
 1. (1) FOOT ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE WHICH EVER IS LOWEST.
 2. 15" (1.25') ABOVE THE ROAD ELEVATION
 3. 6" (0.5') ABOVE THE M.L.A.G
- MFPG=XXX.X MINIMUM FLOOD PROTECTION GRADE
- MLAG=XXX.X MINIMUM LOWEST ADJACENT GRADE
- 4" SSD TO LOT
- RISER TC
- DUAL WALL HANCOUR HI-Q TYPE 4 SSD (SIZE NOTED ON PLANS)
- SEE SUMP PLAN SHEETS C609-C611 FOR CLARITY & LABELS
- CONSTRUCTION LIMITS
- EXISTING WETLAND
- 100 YEAR BASE FLOOD ELEVATION PER THE WILLIAMS CREEK HYDRAULIC ANALYSIS PERFORMED BY CHRISTOPHER B. BURKE ENGINEERING, Ltd. PROJECT #07-760
- APPROXIMATE LIMITS OF THE 100YR. FLOODPLAIN PER THE WILLIAMS CREEK HYDRAULIC ANALYSIS PERFORMED BY CHRISTOPHER B. BURKE ENGINEERING, Ltd. PROJECT #07-760
- APPROXIMATE LIMITS OF FLOODWAY PER THE WILLIAMS CREEK HYDRAULIC ANALYSIS PERFORMED BY CHRISTOPHER B. BURKE ENGINEERING, Ltd. PROJECT #07-760

DRAINAGE SUMMARY

REFERENCE SHEET C206 FOR DRAINAGE SUMMARY INFORMATION.

FLOOD STATEMENT
THIS SITE DOES 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: AGRICULTURE
EAST: AGRICULTURE
SOUTH: AGRICULTURE
WEST: RESIDENTIAL

UPPS Dig Safely.
Indiana Underground Plant Protection Service

CONTACT:
CARMEL UTILITIES (317) 571-2648 FOR WATER LOCATES
FOR SANITARY SEWER LOCATES
CONTACT: CLAY TOWNSHIP REGIONAL WASTE DISTRICT (317) 844-9200

NOTE:
FOR STORM AND PIPE CHARTS SEE SHEET C205

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 ACROSS THIS SITE. IF ANY OF THESE TILES EXTEND BEYOND THE LIMITS OF THIS PROJECT, THEY WILL NEED TO BE PROVIDED A POSITIVE OUTLET AND ALLOWED TO CONTINUE TO FUNCTION, AS IT IS ILLEGAL TO BLOCK OFF A PRIVATE 'MUTUAL' TILE.

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

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

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

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

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

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.

Minimum Flood Protection Grades
From Section 304.02, 302.05 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 wall, 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
 1. The Lowest Adjacent Grade for all residential, commercial, or industrial buildings adjacent to ponds shall be set a minimum of 2 feet above the emergency overflow weir elevation, whichever is higher.
 2. The Lowest Adjacent Grade for all residential, commercial, or industrial buildings shall be set a minimum of 2 feet above the highest noted overflow path/ponding elevation across the property 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. 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.
3. 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 spilling from the structure discharge to other 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.

STORM SEWER FOR THIS PROJECT WILL BE PUBLIC.

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

- 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 the 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



STOEPELWERTH

JACKSONS GRANT SECTION 1A

SITE DEVELOPMENT PLAN

ALWAYS ON
7945 East 108th Street, Fishers, IN 46038-2535
phone: 317.293.9393 fax: 317.849.9392

HAMILTON COUNTY, INDIANA

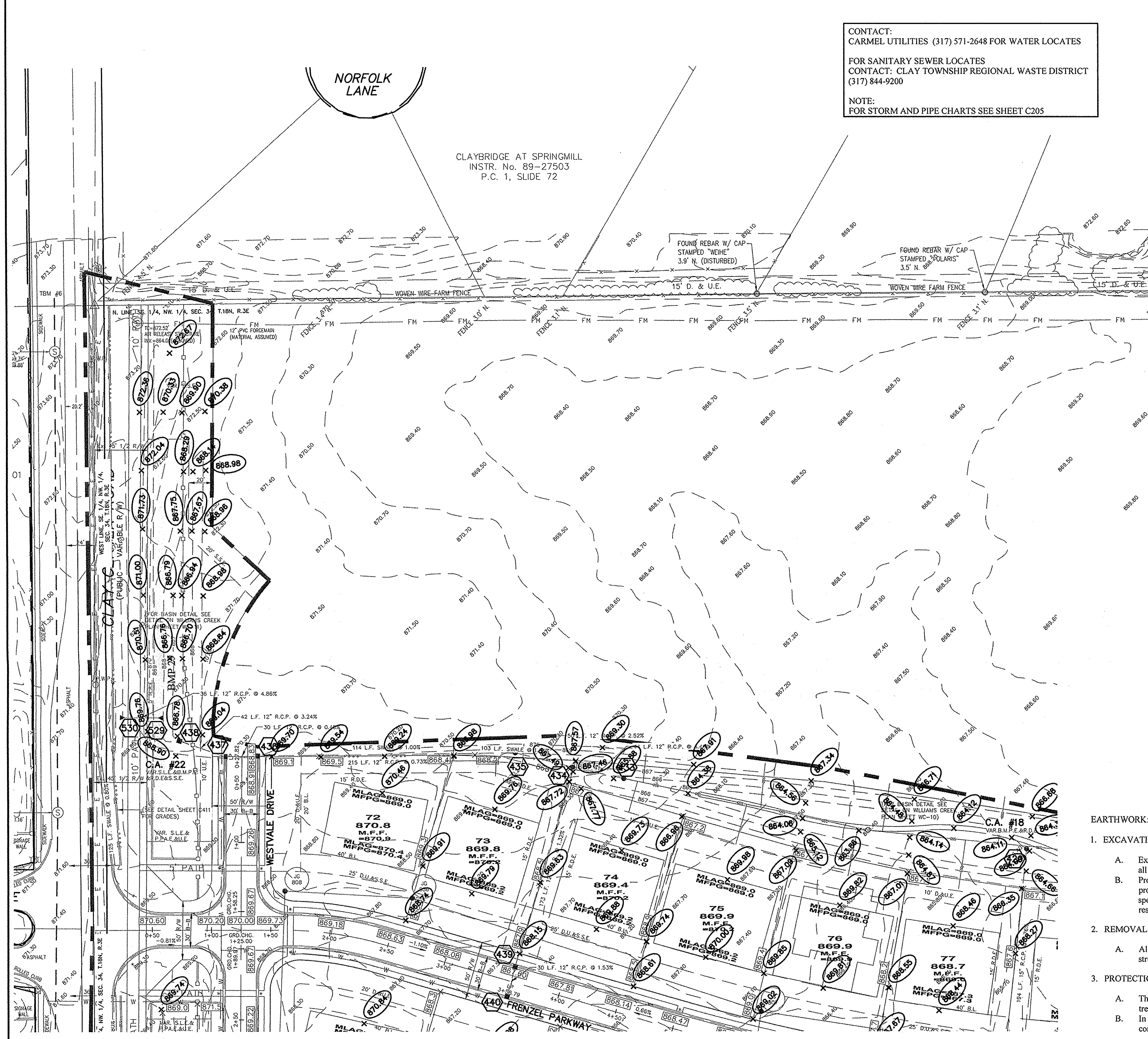
CARMEL

DATE: 01/17/14
CERTIFIED: David J. Stoeppelwerth
REGISTERED PROFESSIONAL ENGINEER
No. 19358
STATE OF INDIANA

REVISIONS

DATE	REVISIONS
05/12/14	REVISED PER COMMENTS
09/02/14	ASBUILT
12/28/15	REVISED PER TAC COMMENTS
	BY
	JSM
	JSM
	JSM
	CEM

DRAWN BY: KRG
CHECKED BY: BAH
SHEET NO. C200
5 & A JOB NO. 60160SIL-S1A



CONTACT:
 CARMEL UTILITIES (317) 571-2648 FOR WATER LOCATES
 FOR SANITARY SEWER LOCATES
 CONTACT: CLAY TOWNSHIP REGIONAL WASTE DISTRICT
 (317) 844-9200
 NOTE:
 FOR STORM AND PIPE CHARTS SEE SHEET C205

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

- 870--- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- 888.00--- PROPOSED GRADE
- 870--- PROPOSED CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- W--- PROPOSED WATER LINE
- ***--- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)

GRAPHIC SCALE
 50 0 25 50
 (IN FEET)
 1 inch = 50 ft.

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

- Definitions
 - Minimum Flood Protection Grade of all structures fronting a pond or open ditch shall be no less than 2 feet above any adjacent 100-year local or regional flood elevations, whichever is greater, for all windows, doors, pipe entrances, window wells, and any other structure member where floodwaters can enter a building.
 - Lowest Adjacent Grade is the elevation of the lowest grade adjacent to a structure, where the soil meets the foundation around the outside of the structure (including structural members such as basement walkout, patios, decks, porches, support posts or piers, and rim of the window well).
- Standard: Lowest Adjacent Grade
 - General
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 - Design Notes
 - Each lot that is adjacent to a pond, open ditch or flooding source has a flood protection grade. There are instances where there are multiple different flooding sources for 1 structure. In this case, there should be a flood protection grade listed for each side of the structure in the event that piping from the structure discharge to either flood source.
 - 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.

REAR R/W
 MFPG=XXX.X
 25
 XXX.X
 MFPG=XXX.X
 FRONT R/W

MFF=XXX.X
 UNDERDRAINS UNDER CURB. SEE SUMP PLAN SHEETS C609-C611 FOR CLARITY & LABELS
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 1. (1) FOOT ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE WHICH EVER IS LOWEST.
 2. 15" (1.25') ABOVE THE ROAD ELEVATION
 3. 6" (0.5') ABOVE THE M.L.A.G

MFPG=XXX.X MINIMUM FLOOD PROTECTION GRADE
 MLAG=XXX.X MINIMUM LOWEST ADJACENT GRADE
 4" SSD TO LOT RISER TC
 DUAL WALL, HANCOCK HI-Q TYPE 4 SSD (SIZE NOTED ON PLANS)
 SEE SUMP PLAN SHEETS C609-C611 FOR CLARITY & LABELS
 CONSTRUCTION LIMITS
 --- EXISTING WETLAND
 840.28
 100 YEAR BASE FLOOD ELEVATION PER THE WILLIAMS CREEK HYDRAULIC ANALYSIS PERFORMED BY CHRISTOPHER B. BURKE ENGINEERING, Ltd. PROJECT #07-760
 --- (FFF) --- APPROXIMATE LIMITS OF THE 100YR. FLOODPLAIN PER THE WILLIAMS CREEK HYDRAULIC ANALYSIS PERFORMED BY CHRISTOPHER B. BURKE ENGINEERING, Ltd. PROJECT #07-760
 --- (FWF) --- APPROXIMATE LIMITS OF FLOODWAY PER THE WILLIAMS CREEK HYDRAULIC ANALYSIS PERFORMED BY CHRISTOPHER B. BURKE ENGINEERING, Ltd. PROJECT #07-760

STORM SEWER FOR THIS PROJECT WILL BE PUBLIC.
 ALL STORM SEWERS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE RCP CLASS III.

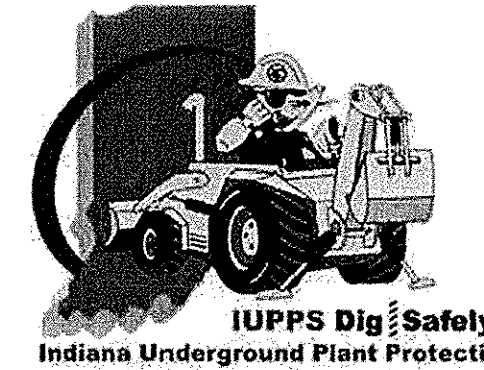
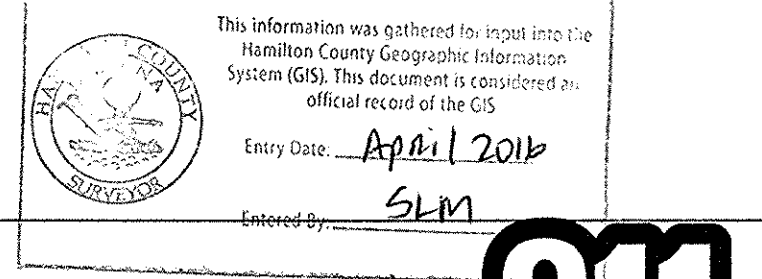
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 - In the event cut or fill exceeds 0.5 foot over the root area, the Developer shall be consulted with respect to protective measure to be taken, if any, to preserve such trees.
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 - UTILITIES
 - Rules and regulation governing the respective utility shall be observed in executing all work under this section.
 - It shall be the responsibility of the Contractor to determine the location of existing underground utilities 2 working days prior to commencing work. For utility locations to be marked call Toll Free 1-800-382-5544 within Indiana or 1-800-428-5200 outside Indiana.
 - SITE GRADING
 - Do all cutting, filling, compacting of fills and rough grading required to bring entire project area to subgrade as shown on the drawing.
 - The tolerance for paved areas shall not exceed 0.05 feet plus or minus the established grade. Provide roundings at top and bottom of banks and other breaks in grade.
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DRAINAGE SUMMARY
 REFERENCE SHEET C206 FOR DRAINAGE SUMMARY INFORMATION.

FLOOD STATEMENT
 THIS SITE DOES 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: AGRICULTURE
 EAST: AGRICULTURE
 SOUTH: AGRICULTURE
 WEST: RESIDENTIAL



RECORD DRAWING

Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 1/26/2016
 DENNIS D. OLMSTEAD
 REGISTERED
 No. 900012
 STATE OF INDIANA
 LAND SURVEYOR

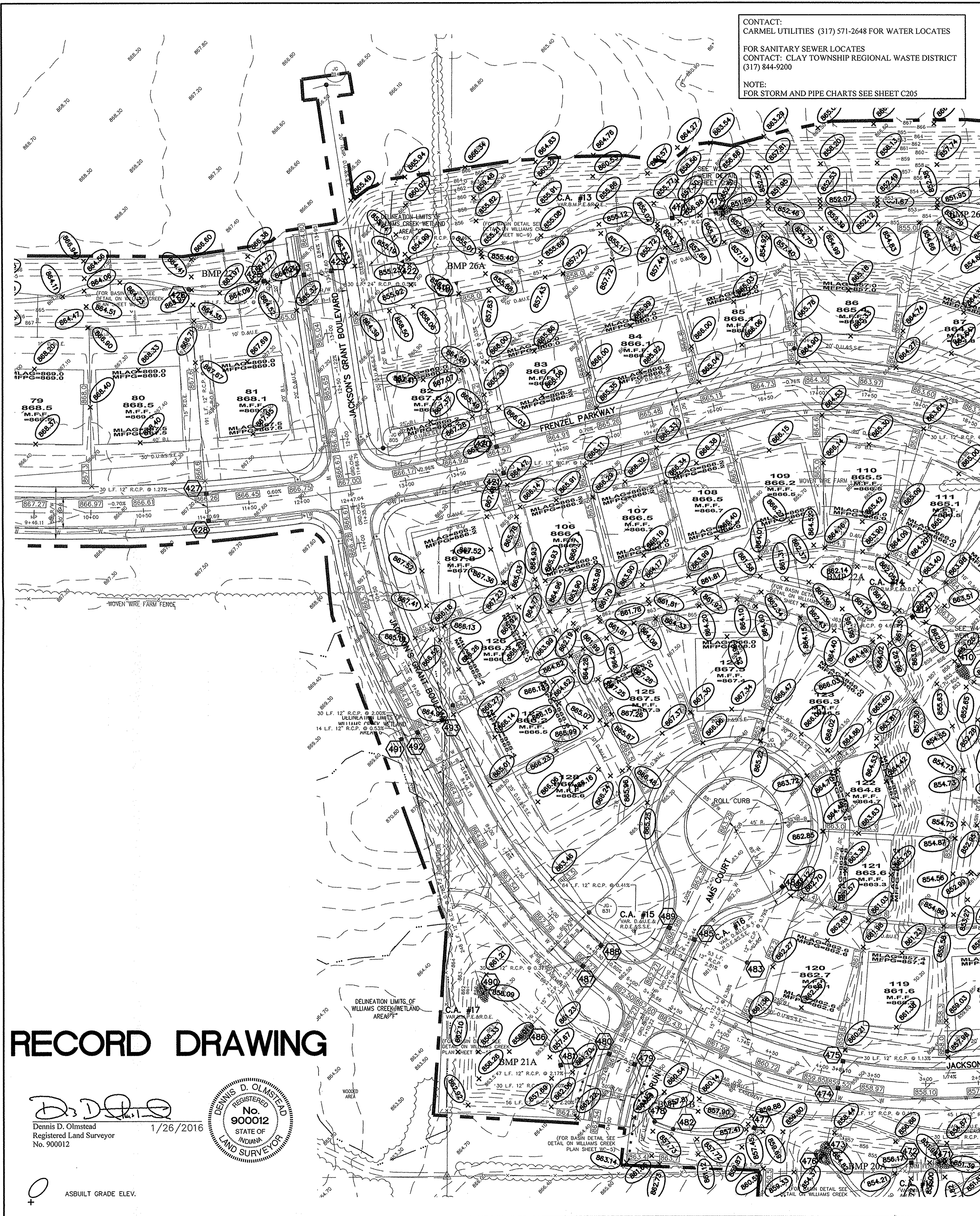
ASBUILT GRADE ELEV.

DATE	REVISIONS	MARK	BY
05/02/14	REVISED PER COMMENTS		JSM
09/02/14	REVISED PER TAC COMMENTS		JSM
12/28/15	ASBUILT		JSM

DAVID J. STOEPELWERTH
 REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA
 CERTIFIED: 01/17/14
 David J. Stoepelwerth

STOEPELWERTH
 ALWAYS ON
 7945 East 106th Street, Fishers, IN 46038-2505
 phone: 317.849.5995 fax: 317.849.5192

SITE DEVELOPMENT PLAN
JACKSONS GRANT SECTION 1A
 HAMILTON COUNTY, INDIANA
 DRAWN BY: KRG CHECKED BY: BAH
 SHEET NO. C200A
 5 & 6, 608 N.E. 60160SIL - S1A



CONTACT:
CARMEL UTILITIES (317) 571-2648 FOR WATER LOCATES
FOR SANITARY SEWER LOCATES
CONTACT: CLAY TOWNSHIP REGIONAL WASTE DISTRICT
(317) 844-9200

NOTE:
FOR STORM AND PIPE CHARTS SEE SHEET C205

NOTES TO CONTRACTOR:

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

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

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

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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

- 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.
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- General
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 - UTILITIES
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LEGEND

- 870 --- EXISTING CONTOUR
- 870 --- EXISTING SANITARY SEWER
- 870 --- EXISTING STORM SEWER
- 870 --- PROPOSED GRADE
- 870 --- PROPOSED CONTOUR
- 870 --- PROPOSED SANITARY SEWER
- 870 --- PROPOSED STORM SEWER
- W --- PROPOSED WATER LINE
- --- PROPOSED SWALE
- --- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)

GRAPHIC SCALE
1 inch = 50 ft.

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

MFF=XXX.X DENOTES REAR PROTECTION GRADES
MFFG=XXX.X DENOTES FRONT PROTECTION GRADES

UNDERDRAINS UNDER CURB. SEE SUMP PLAN SHEETS C609-C611 FOR CLARITY & LABELS.

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2. 15" (1.25') ABOVE THE ROAD ELEVATION
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4" SSD TO LOT RISER TC
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CONSTRUCTION LIMITS

EXISTING WETLAND

100 YEAR BASE FLOOD ELEVATION PER THE WILLIAMS CREEK HYDRAULIC ANALYSIS PERFORMED BY CHRISTOPHER B. BURKE ENGINEERING, Ltd. PROJECT #07-760

APPROXIMATE LIMITS OF THE 100YR. FLOODPLAIN PER THE WILLIAMS CREEK HYDRAULIC ANALYSIS PERFORMED BY CHRISTOPHER B. BURKE ENGINEERING, Ltd. PROJECT #07-760

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DRAINAGE SUMMARY

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FLOOD STATEMENT

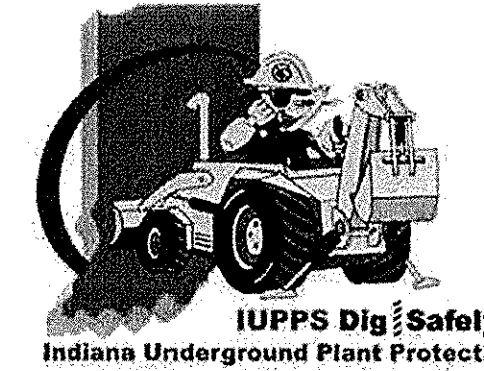
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VEGETATIVE COVER

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

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: April 1 2016
Entered By: SVM



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

ASBUILT GRADE ELEV.

REGISTERED LAND SURVEYOR
Dennis D. Olmstead
No. 900012
STATE OF INDIANA
1/26/2016

DAVID W. STOEPPELWERTH
REGISTERED PROFESSIONAL ENGINEER
No. 19358
STATE OF INDIANA
12/28/15
10/24/14
05/12/14
DATE MARK

CERTIFIED: 01/17/14
David J. Stappeworth

STOEPPELWERTH
ALWAYS ON
7165 East 16th Street, Fishers, IN 46038-2005
phone: 317.849.5195 fax: 317.849.5192

SITE DEVELOPMENT PLAN
JACKSON'S GRANT
SECTION 1A
HAMILTON COUNTY, INDIANA
CARMEL

DRAWN BY: KRK CHECKED BY: BAH
SHEET NO. C201
601605IL-31A

RECORD DRAWING

Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012



1/26/2016

ASBUILT GRADE ELEV.

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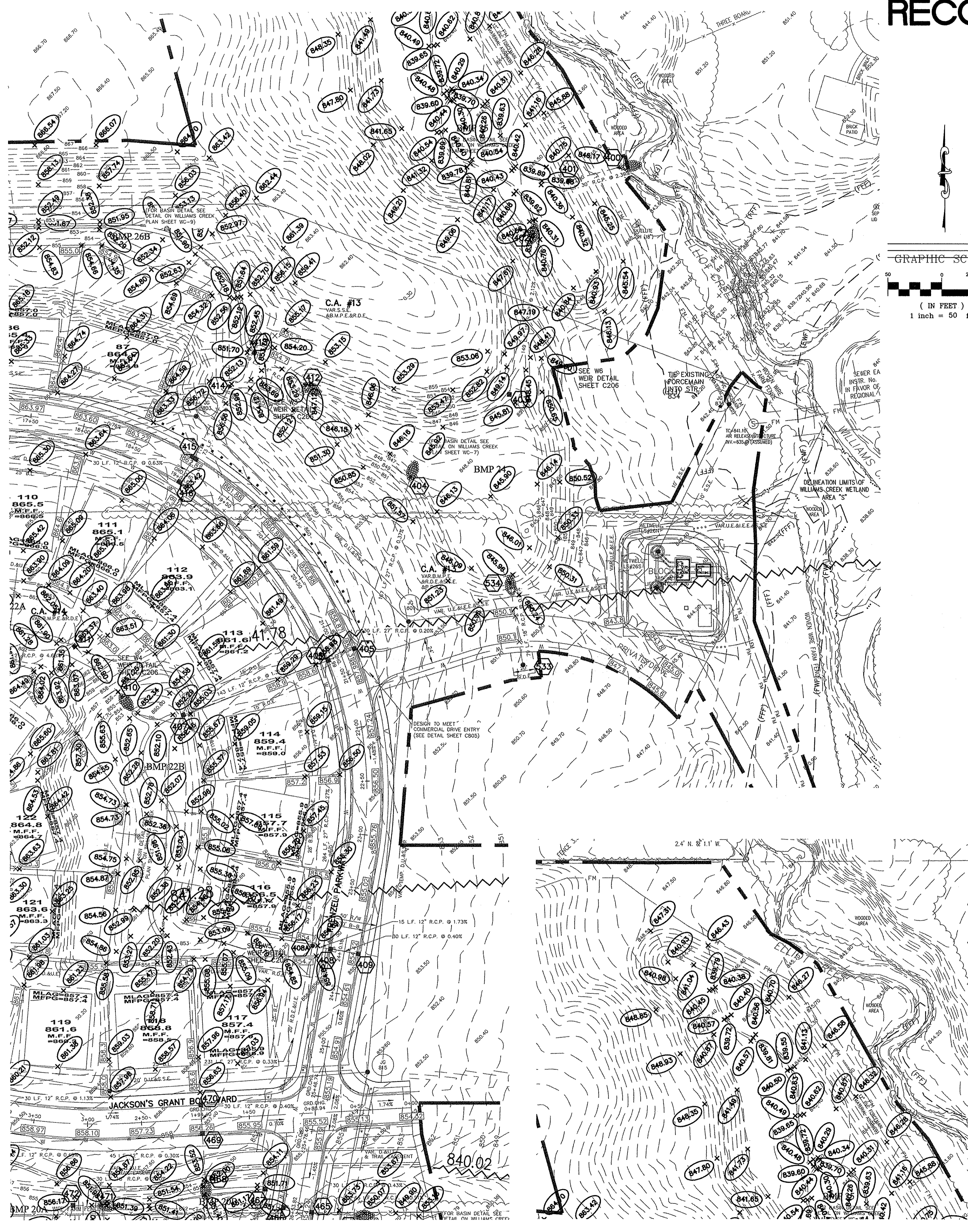
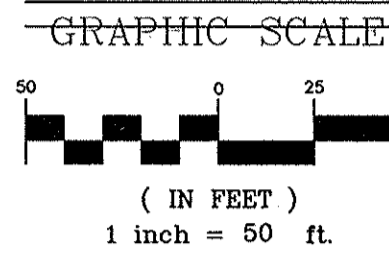
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FORMEARTHWRK

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NOTE:
 FOR STORM AND PIPE CHARTS SEE SHEET C205

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 FRONT R.W.

--- DENOTES REAR PROTECTION GRADES
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--- (FFF) --- APPROXIMATE LIMITS OF THE 100YR. FLOODPLAIN PER THE WILLIAMS CREEK HYDRAULIC ANALYSIS PERFORMED BY CHRISTOPHER B. BURKE ENGINEERING, Ltd. PROJECT #07-760

--- (RWF) --- APPROXIMATE LIMITS OF FLOODWAY PER THE WILLIAMS CREEK HYDRAULIC ANALYSIS PERFORMED BY CHRISTOPHER B. BURKE ENGINEERING, Ltd. PROJECT #07-760

--- 840.28 --- 100 YEAR BASE FLOOD ELEVATION PER THE WILLIAMS CREEK HYDRAULIC ANALYSIS PERFORMED BY CHRISTOPHER B. BURKE ENGINEERING, Ltd. PROJECT #07-760

DRAINAGE SUMMARY

REFERENCE SHEET C206 FOR DRAINAGE SUMMARY INFORMATION.

FLOOD STATEMENT
 THIS SITE DOES 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.

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

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

IUPPS Dig Safely
 Indiana Underground Plant Protection Service

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

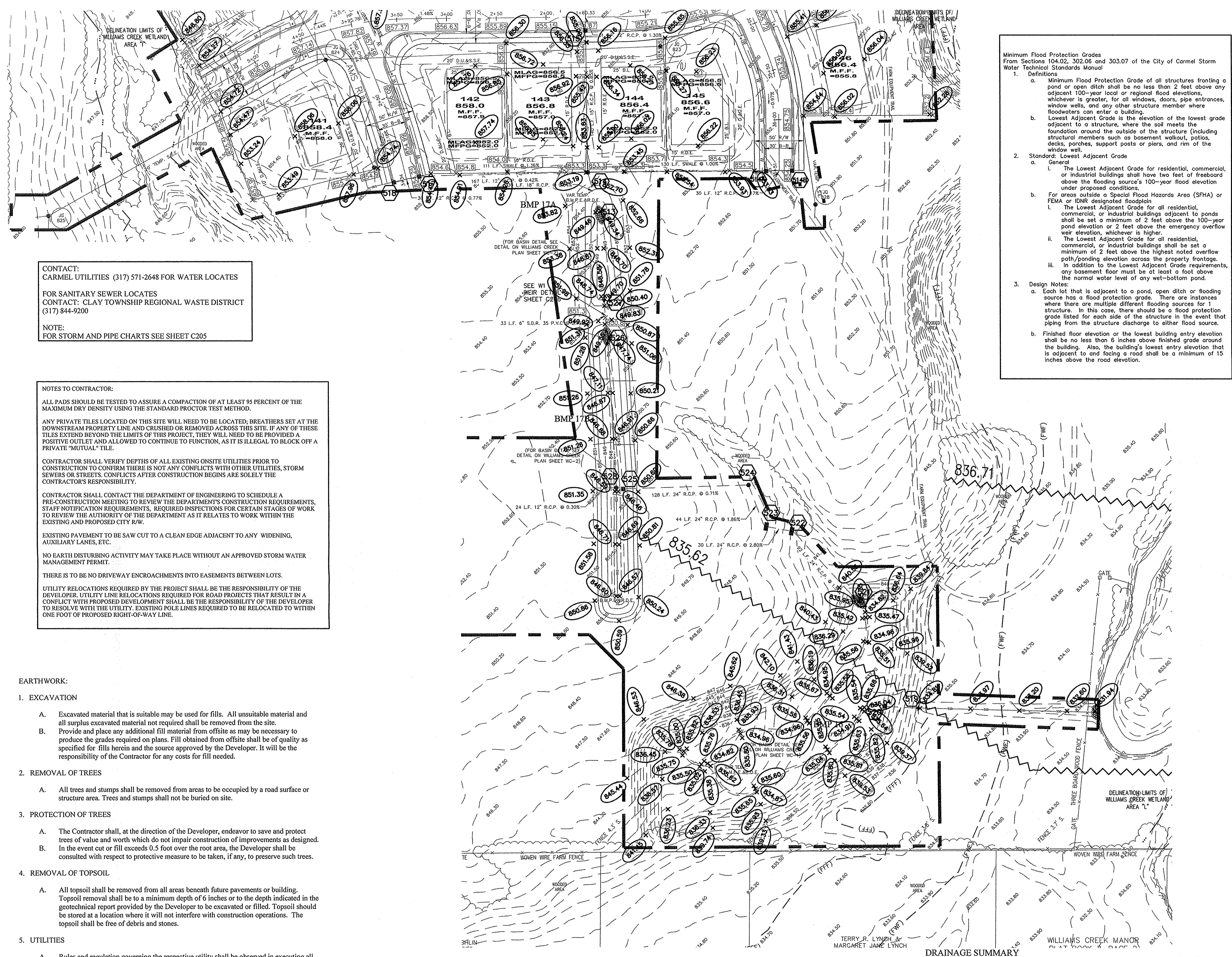
CERTIFIED: 01/17/14
 David J. Stoepfelwerth

STOEPPELWERTH
 ALWAYS ON
 796 East High Street, Fishers, IN 46038-5505
 phone: 317.849.5995 fax: 317.849.5942

HAMILTON COUNTY, INDIANA

SITE DEVELOPMENT PLAN
JACKSON'S GRANT SECTION 1A

DRAWN BY: KRK CHECKED BY: BAH
 SHEET NO. C202
 60160SIL-S1A



CONTACT:
CARMEL UTILITIES (317) 571-2648 FOR WATER LOCATES
FOR SANITARY SEWER LOCATES
CONTACT: CLAY TOWNSHIP REGIONAL WASTE DISTRICT
(317) 844-9200

NOTE:
FOR STORM AND PIPE CHARTS SEE SHEET C205

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 ACROSS THIS SITE. IF ANY OF THESE TILES EXTEND BEYOND THE LIMITS OF THIS PROJECT, THEY WILL NEED TO BE PROVIDED A POSITIVE OUTLET AND ALLOWED TO CONTINUE TO FUNCTION, AS IT IS ILLEGAL TO BLOCK OFF A PRIVATE "MUTUAL" TILE.

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

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

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

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

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

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.

- EARTHWORK:**
- EXCAVATION**
 - Excavated material that is suitable may be used for fills. All unsuitable material and all surplus excavated material not required shall be removed from the site.
 - Provide and place any additional fill material from offsite as may be necessary to produce the grades required on plans. Fill obtained from offsite shall be of quality as specified for fills herein and the source approved by the Developer. It will be the responsibility of the Contractor for any costs for fill needed.
 - REMOVAL OF TREES**
 - All trees and stumps shall be removed from areas to be occupied by a road surface or structure area. Trees and stumps shall not be buried on site.
 - PROTECTION OF TREES**
 - The Contractor shall, at the direction of the Developer, endeavor to save and protect trees of value and worth which do not impair construction of improvements as designed.
 - In the event cut or fill exceeds 0.5 foot over the root area, the Developer shall be consulted with respect to protective measure to be taken, if any, to preserve such trees.
 - REMOVAL OF TOPSOIL**
 - All topsoil shall be removed from all areas beneath future pavements or building. Topsoil removal shall be to a minimum depth of 6 inches or to the depth indicated in the geotechnical report provided by the Developer to be excavated or filled. Topsoil should be stored at a location where it will not interfere with construction operations. The topsoil shall be free of debris and stones.
 - UTILITIES**
 - Rules and regulation governing the respective utility shall be observed in executing all work under this section.
 - It shall be the responsibility of the Contractor to determine the location of existing underground utilities 2 working days prior to commencing work. For utility locations to be marked call Toll Free 1-800-382-5544 within Indiana or 1-800-428-5200 outside Indiana.
 - SITE GRADING**
 - Do all cutting, filling, compacting of fills and rough grading required to bring entire project area to subgrade as shown on the drawing.
 - The tolerance for paved areas shall not exceed 0.05 feet above established subgrade. All other areas shall not exceed 0.05 feet plus or minus the established grade. Provide roundings at top and bottom of banks and other breaks in grade.
 - The Engineer shall be notified when the Contractor has reached the tolerance as stated above, so that field measurements and spot elevations can be verified by the Engineer. The Contractor shall not remove his equipment from the site until the Engineer has verified that the job meets the above tolerance.

STORM SEWER FOR THIS PROJECT WILL BE PUBLIC.

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

RECORD DRAWING

Dennis D. Olmstead
Registered Land Surveyor
No. 900012

1/26/2016

REGISTERED LAND SURVEYOR
STATE OF INDIANA
No. 900012

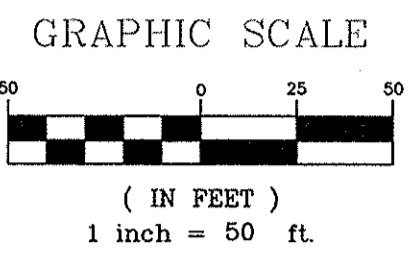
FLOOD STATEMENT
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VEGETATIVE COVER
EXISTING SITE CONSIST MOSTLY OF GRASS AND WEEDS WITH WOODS ON THE SITE.

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

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

- Definitions
 - Minimum Flood Protection Grade of all structures fronting a pond or open ditch shall be no less than 2 feet above any adjacent 100-year local or regional flood elevations, whichever is greater, for all windows, doors, pipe entrances, window wells, and any other structure member where floodwaters can enter a building.
 - Lowest Adjacent Grade is the elevation of the lowest grade adjacent to a structure, where the soil meets the foundation around the outside of the structure (including structural members such as basement walkout, patios, decks, porches, support posts or piers, and rim of the window well).
- Standards: Lowest Adjacent Grade
 - General
 - The Lowest Adjacent Grade for residential, commercial, or industrial buildings shall have two feet of freeboard above the flooding source's 100-year flood elevation under proposed conditions.
 - For areas outside a Special Flood Hazards Area (SFHA) or FEMA or IDNR designated floodplain
 - The Lowest Adjacent Grade for all residential, commercial, or industrial buildings adjacent to ponds shall be set a minimum of 2 feet above the emergency overflow weir elevation, whichever is higher.
 - The Lowest Adjacent Grade for all residential, commercial, or industrial buildings shall be set a minimum of 2 feet above the highest noted overflow path/ponding elevation across the property frontage.
 - In addition to the Lowest Adjacent Grade requirements, any basement floor must be at least a foot above the normal water level of any wet-bottom pond.
 - Design Notes:
 - Each lot that is adjacent to a pond, open ditch or flooding source has a flood protection grade. There are instances where there are multiple different flooding sources for 1 structure. In this case, there should be a flood protection grade listed for each side of the structure in the event that piping from the structure discharge to either flood source.
 - 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.



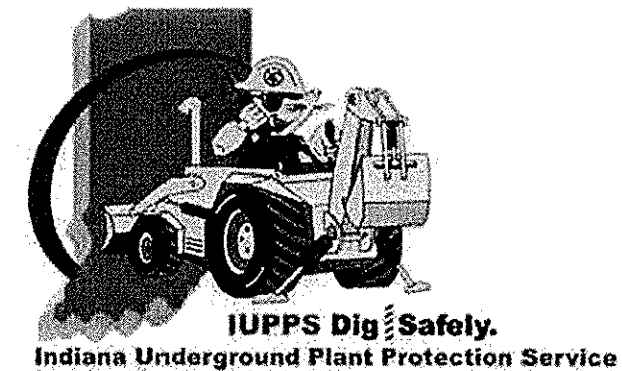
- LEGEND**
- EXISTING CONTOUR
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED GRADE
 - PROPOSED CONTOUR
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - PROPOSED SWALE
 - PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)

- REAR RW**
- MFFG=XXX.X
25
XXX.X
MFFG=XXX.X
- FRONT RW
- DENOTES REAR PROTECTION GRADES
 - LOT NUMBER PAD ELEVATION
 - DENOTES FRONT PROTECTION GRADES
 - UNDERDRAINS UNDER CURB. SEE SUMP PLAN SHEETS C609-C611 FOR CLARITY & LABELS
 - MIN. FINISH FLOOR ELEV. IS BASED OFF OF THE BELOW CRITERIA, WHICHEVER IS HIGHER:
 - (1) FOOT ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE WHICH EVER IS LOWEST.
 - 15" (1.25') ABOVE THE ROAD ELEVATION
 - 6" (0.5') ABOVE THE M.L.A.G
 - MFFG=XXX.X MINIMUM FLOOD PROTECTION GRADE
 - MLAG=XXX.X MINIMUM LOWEST ADJACENT GRADE
 - 4" SSD TO LOT
 - RISE TC
 - DUAL WALL, HANCOR HI-Q TYPE 4 SSD (SIZE NOTED ON PLANS)
 - SEE SUMP PLAN SHEETS C609-C611 FOR CLARITY & LABELS
 - CONSTRUCTION LIMITS
 - EXISTING WETLAND
 - APPROXIMATE LIMITS OF THE 100YR. FLOODPLAIN PER THE WILLIAMS CREEK HYDRAULIC ANALYSIS PERFORMED BY CHRISTOPHER B. BURKE ENGINEERING, Ltd. PROJECT #07-760
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 - 100 YEAR BASE FLOOD ELEVATION PER THE WILLIAMS CREEK HYDRAULIC ANALYSIS PERFORMED BY CHRISTOPHER B. BURKE ENGINEERING, Ltd. PROJECT #07-760

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: April 2016

Entered By: SKM



811

Know what's below.
Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
No. 19358
STATE OF INDIANA

CERTIFIED: 01/17/14
David J. Stoepfelwirth

STOEPPELWIRTH
ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2935
phone: 317.849.5795 fax: 317.849.5942

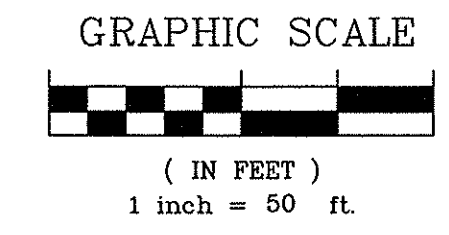
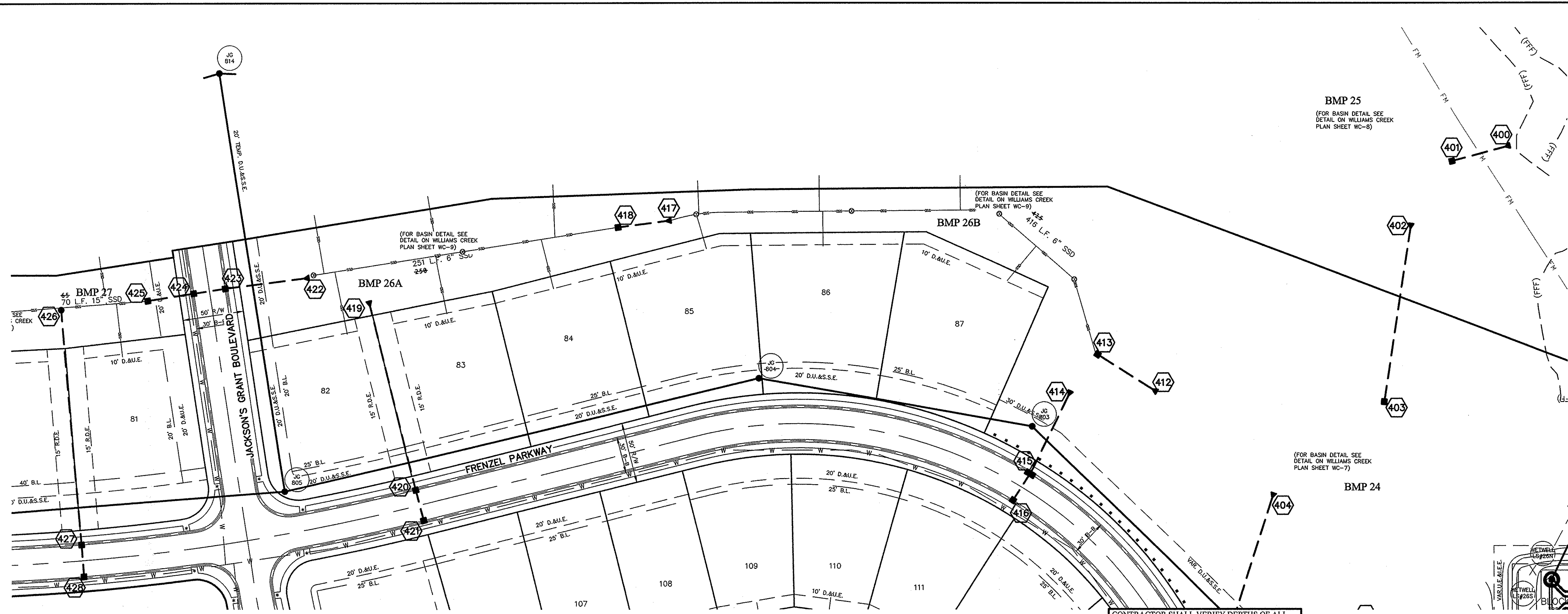
HAMILTON COUNTY, INDIANA

SITE DEVELOPMENT PLAN
JACKSONS GRANT
SECTION 1A

DRAWN BY: KRG
CHECKED BY: BAH

SHEET NO. **C204**

S & A JOB NO. 60160SIL-S1A



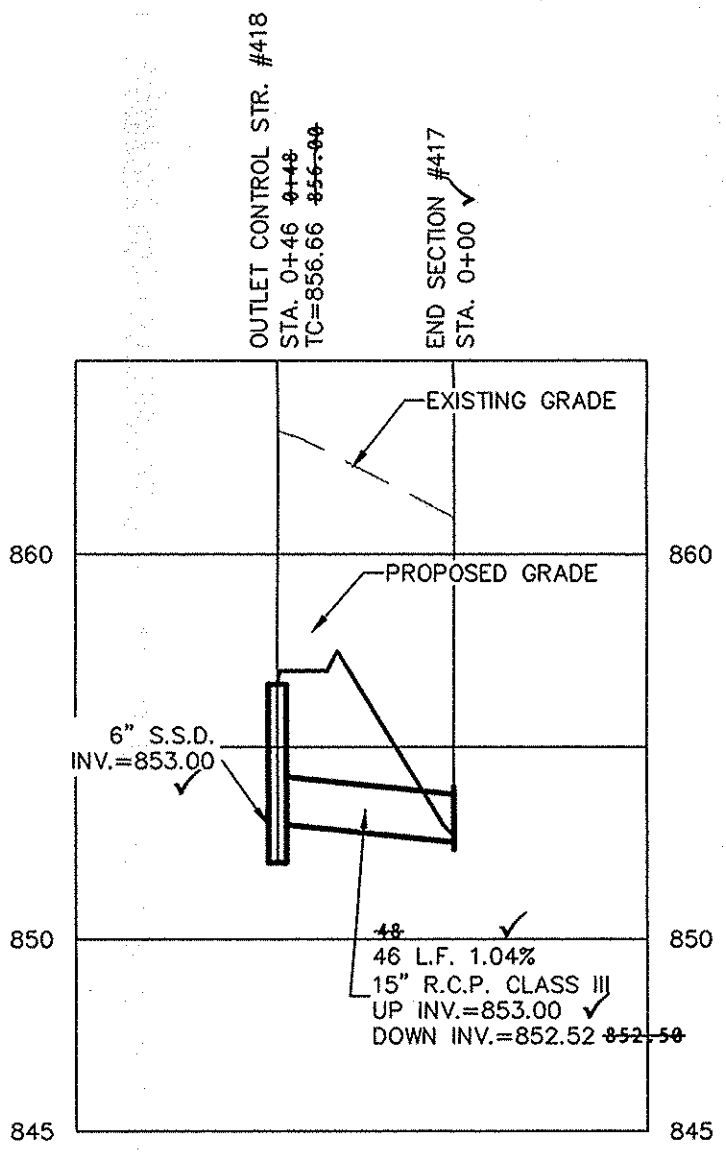
NOTES:

- 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.

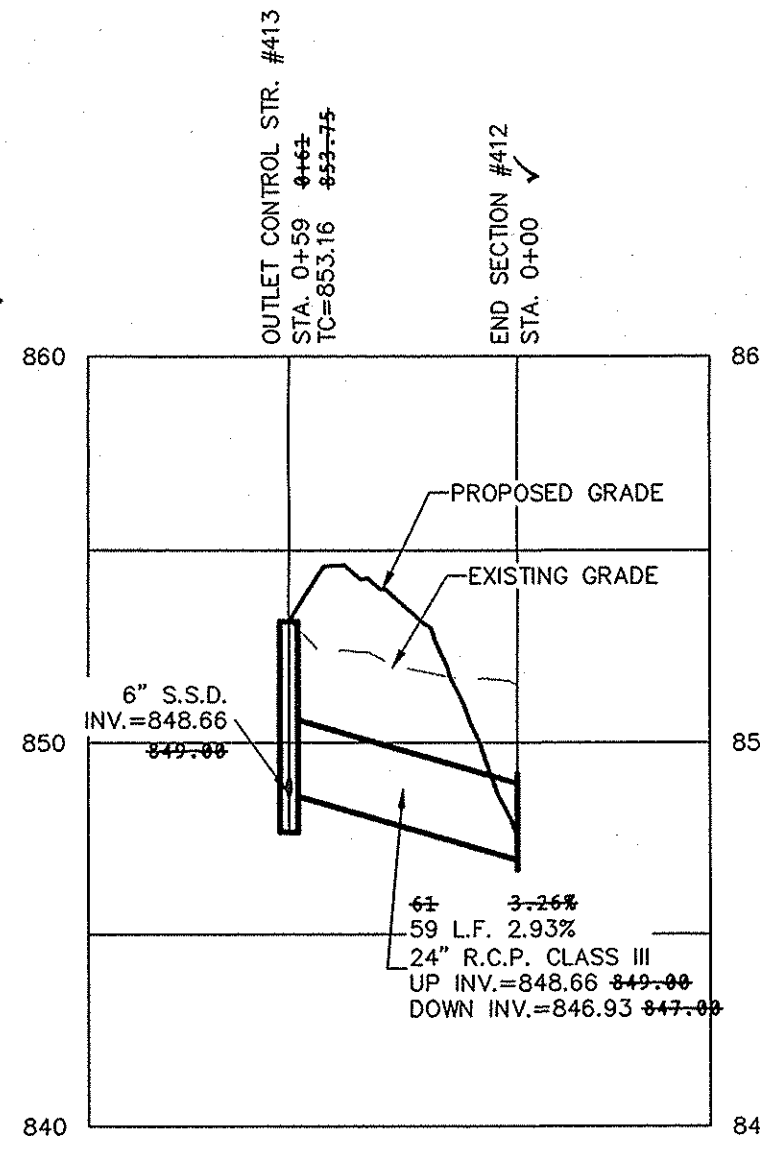
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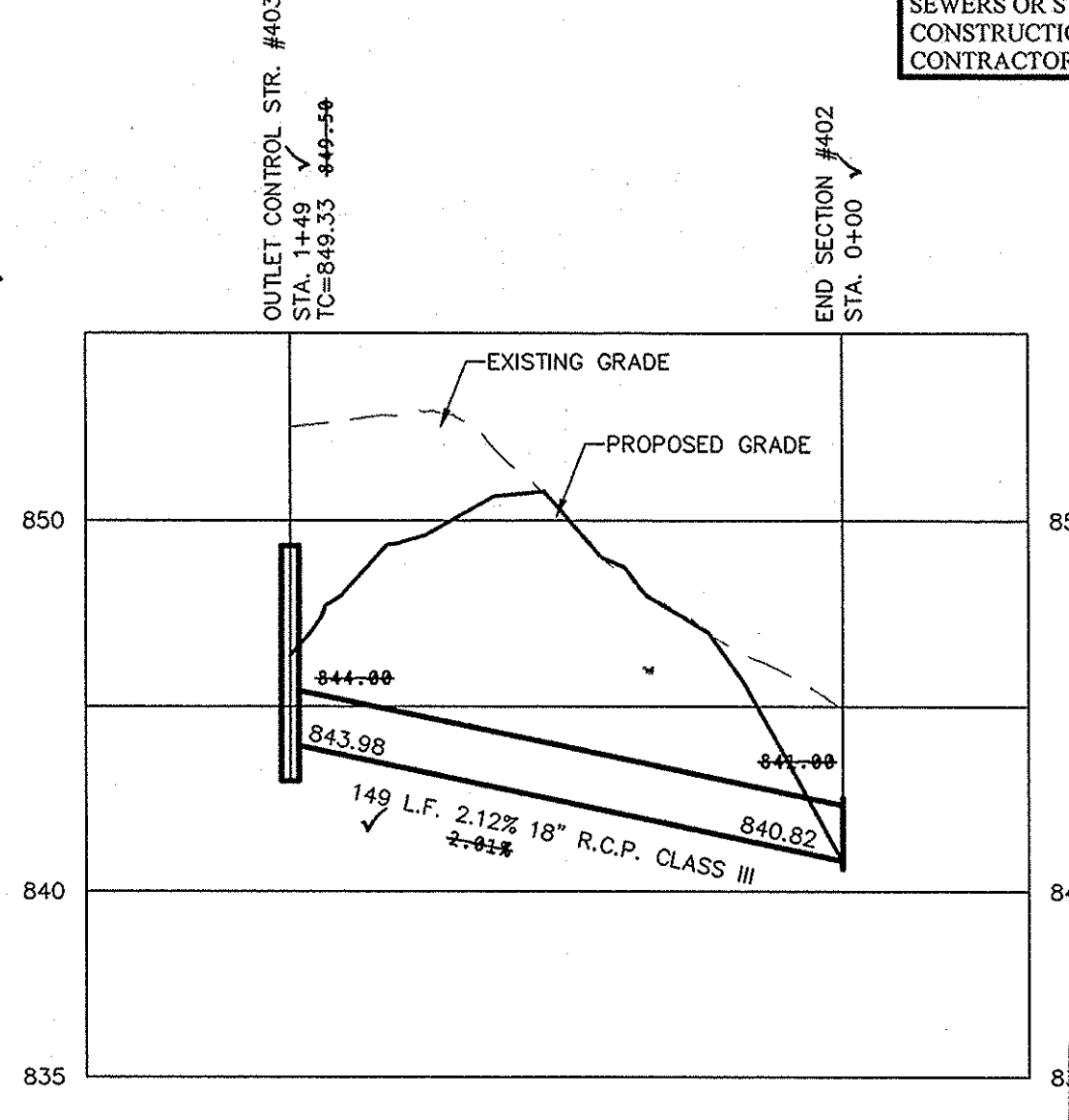
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1"=5' VERT.



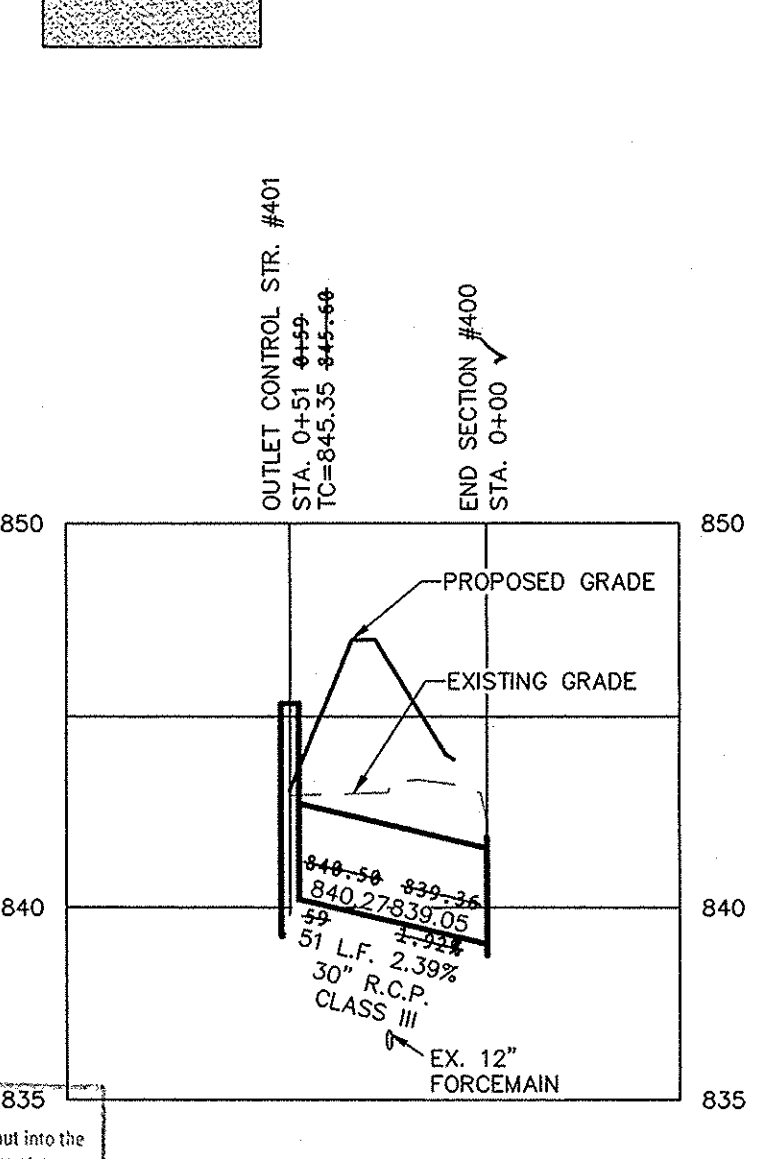
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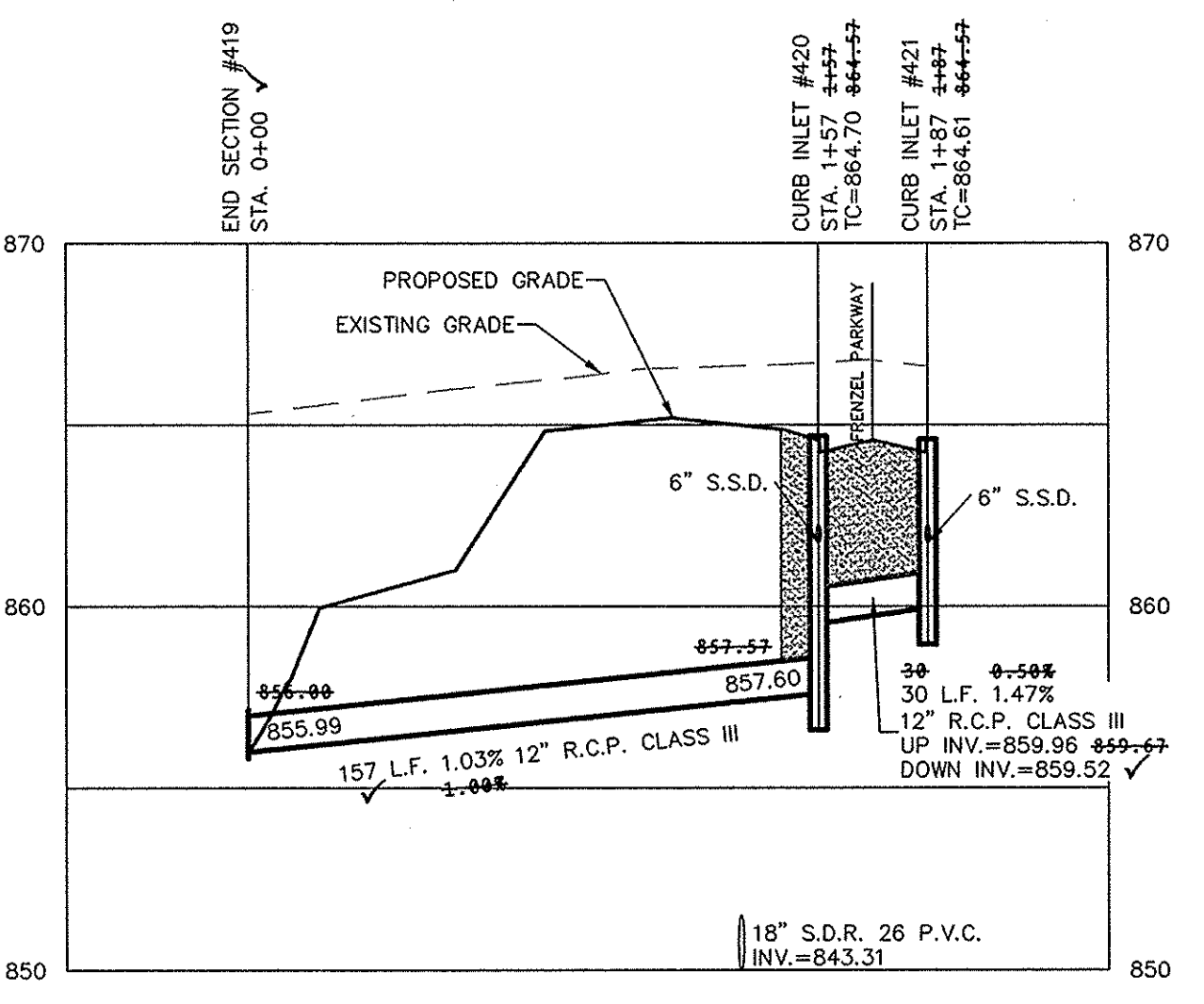
STORM SEWER NOTE

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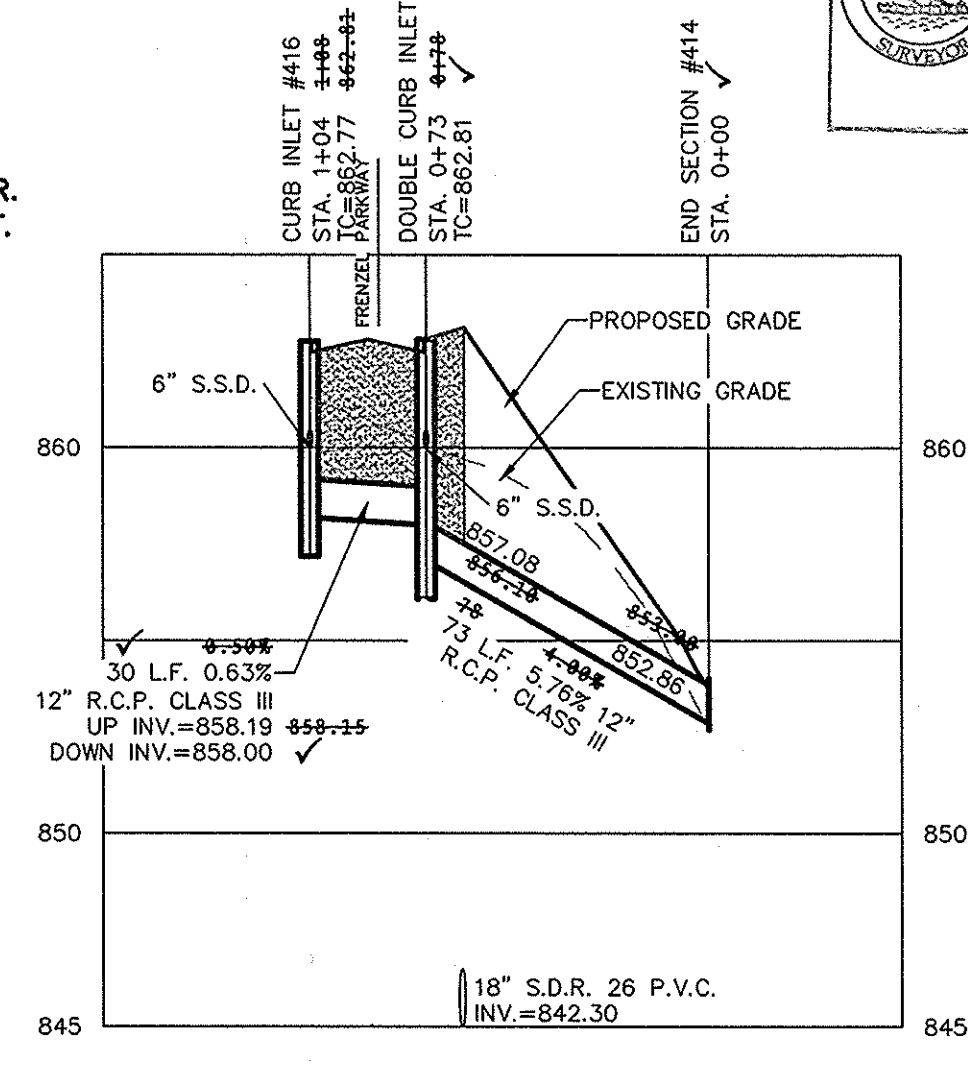
STORM SYSTEM
STORM SEWERS FOR THIS DEVELOPMENT WILL BE PUBLIC.

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: April 2016
Entered By: SLM

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



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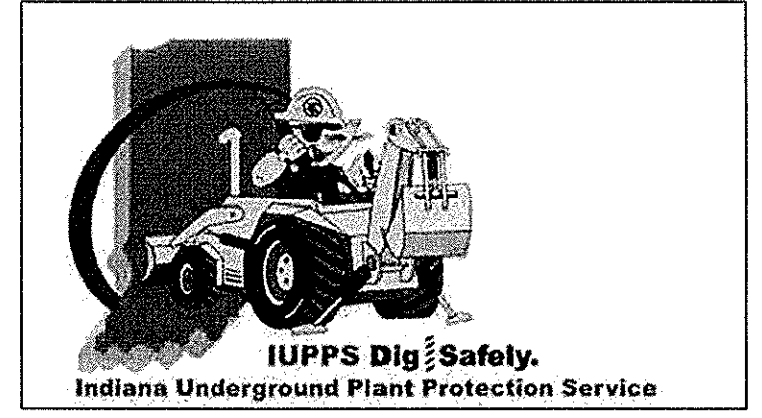
RECORD DRAWING

Dennis D. Olmstead
Registered Land Surveyor
No. 900012
1/26/2016



Know what's below.
Call before you dig.

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



ASBUILT	REVISIONS	DATE	MARK
12/28/15			
09/10/14			
05/12/14			

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

THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY OTHER PROJECT OR ORIGINAL BOUNDARY SURVEY ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.
CERTIFIED: 01/17/14
David J. Stoepfelwerth

STOEPPELWERTH
ALWAYS ON
7965 East 10th Street, Fishers, IN 46038-2505
phone: 317.849.5925 fax: 317.849.5942

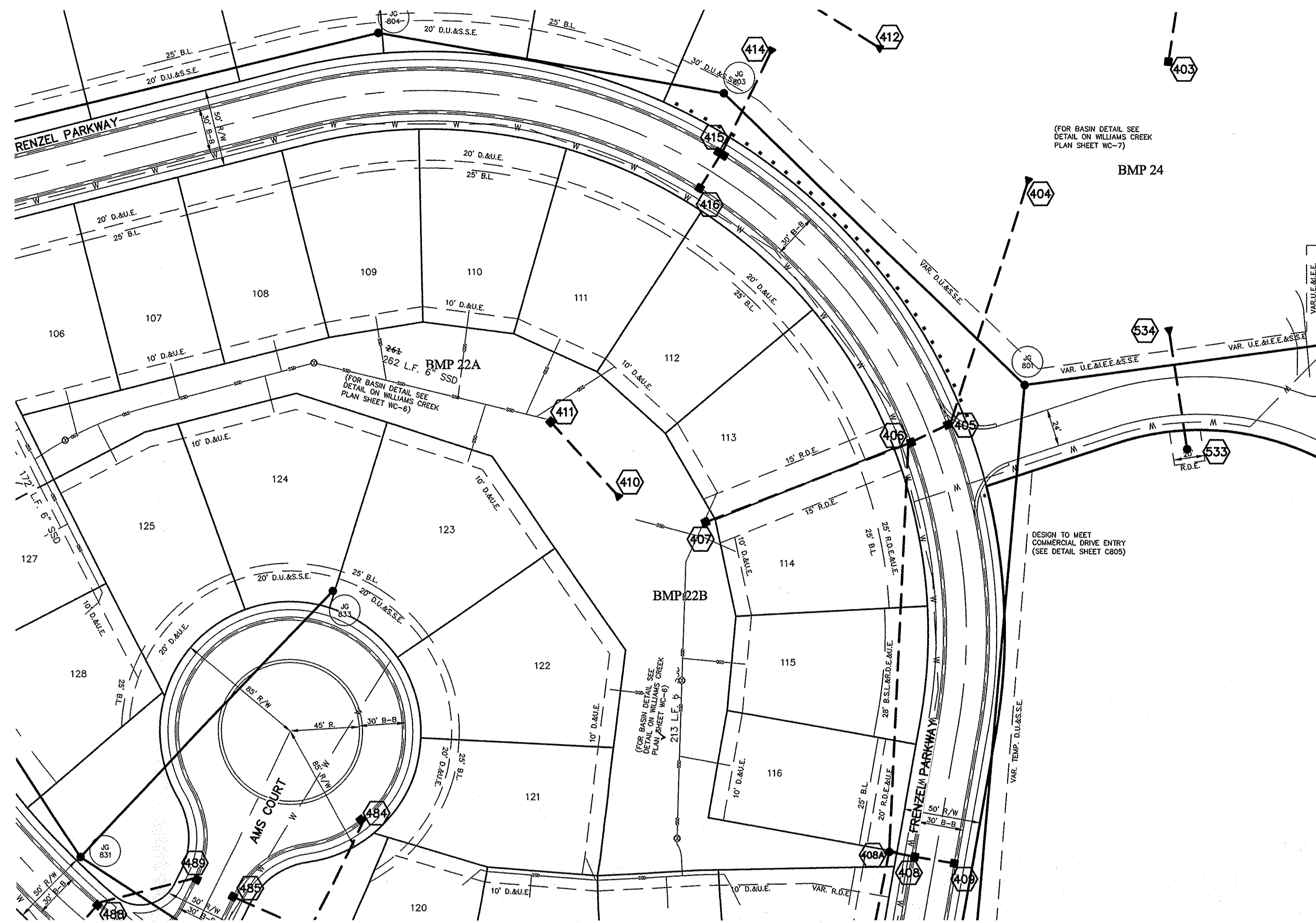
HAMILTON COUNTY, INDIANA

STORM PLAN & PROFILES
JACKSONS GRANT
SECTION 1A

DRAWN BY:	CHECKED BY:
KRG	BAH

SHEET NO.
C600

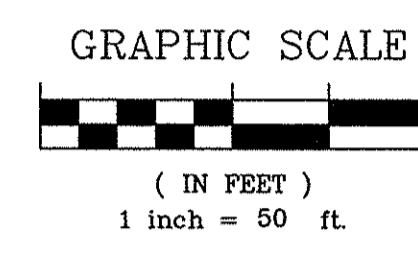
3 & 4 JOB NO.
60180SIL-S1A



MINIMUM COVER FOR PIPE CROSSINGS OF CITY STREETS:
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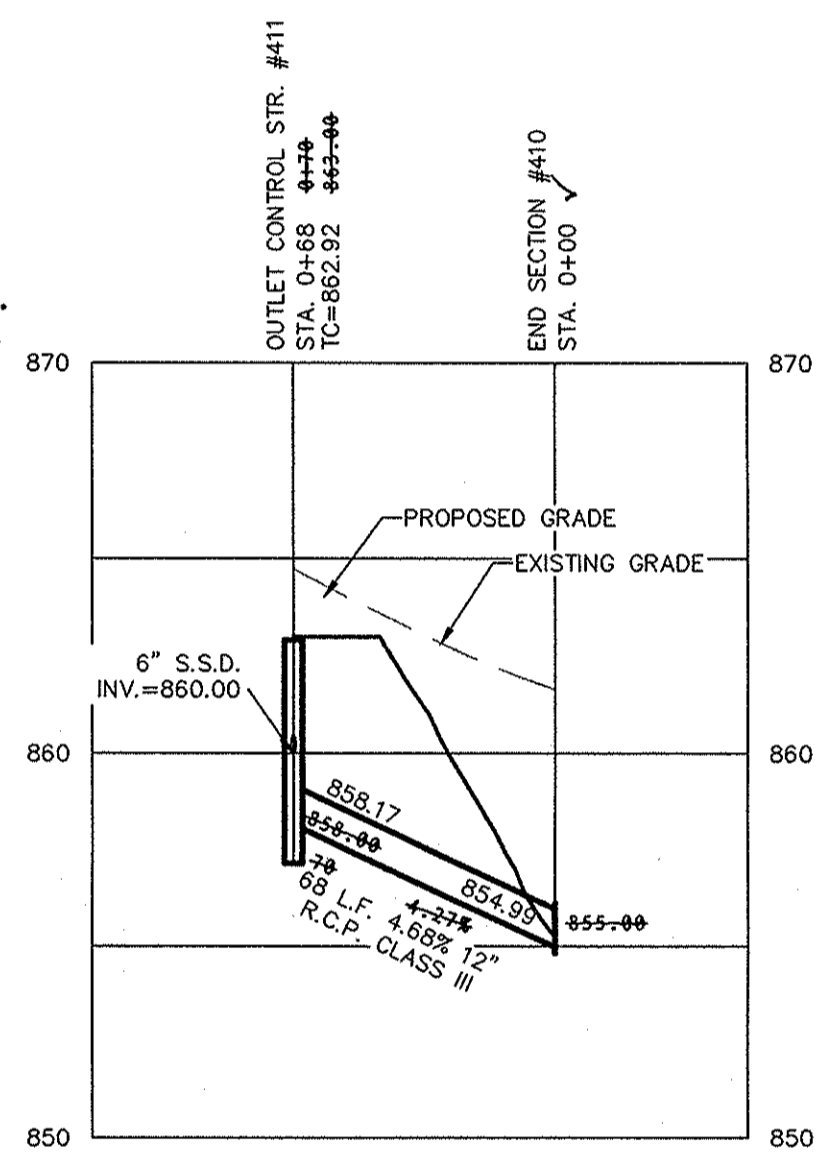
DENOTES FULL DEPTH GRANULAR BACKFILL



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

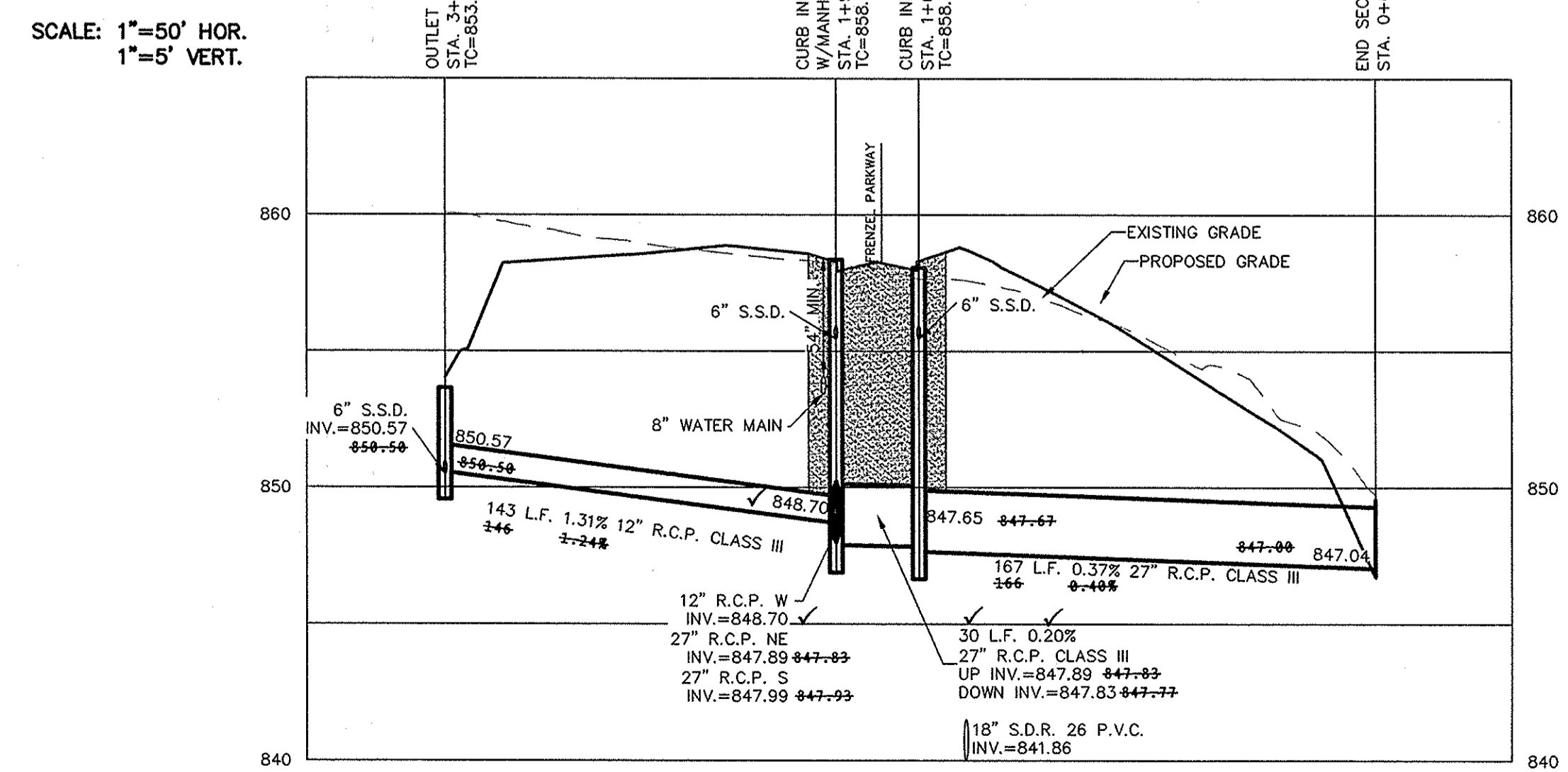
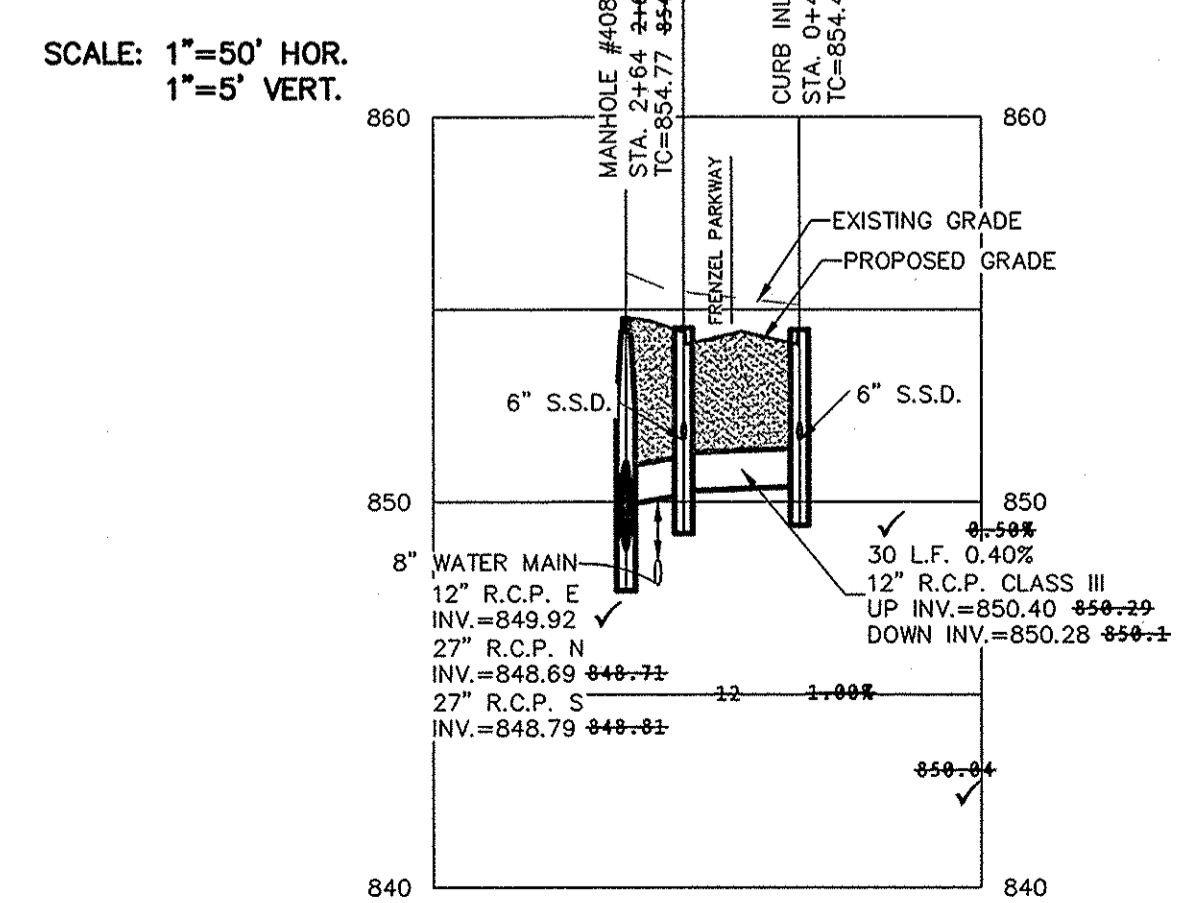
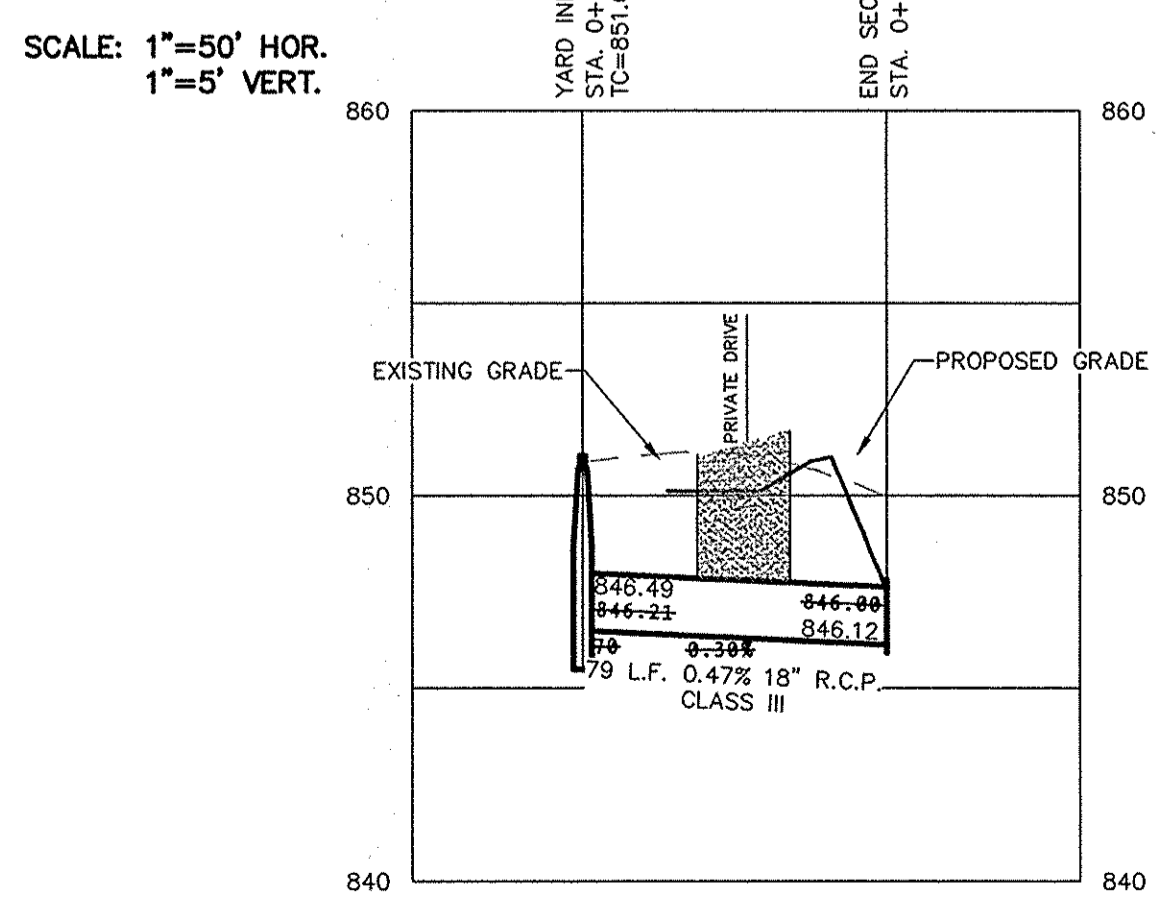


RECORD DRAWING

Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 1/26/2016



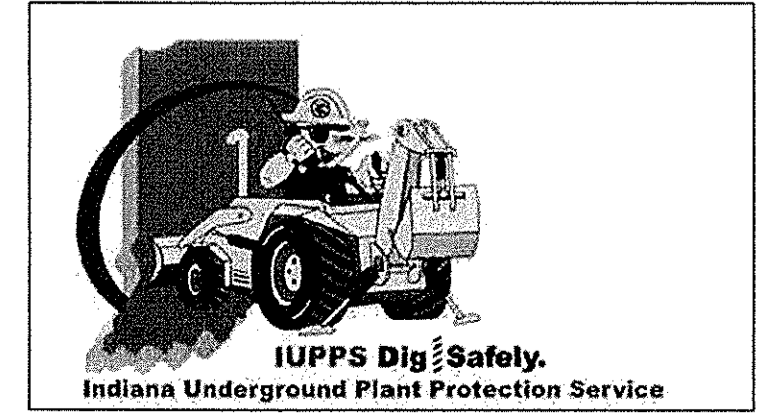
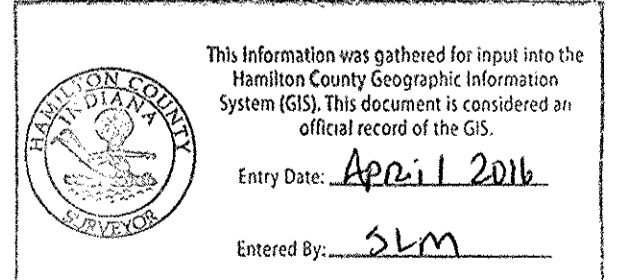
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 1"=5' VERT.



STORM SEWER NOTE

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STORM SYSTEM
 STORM SEWERS FOR THIS DEVELOPMENT WILL BE PUBLIC.

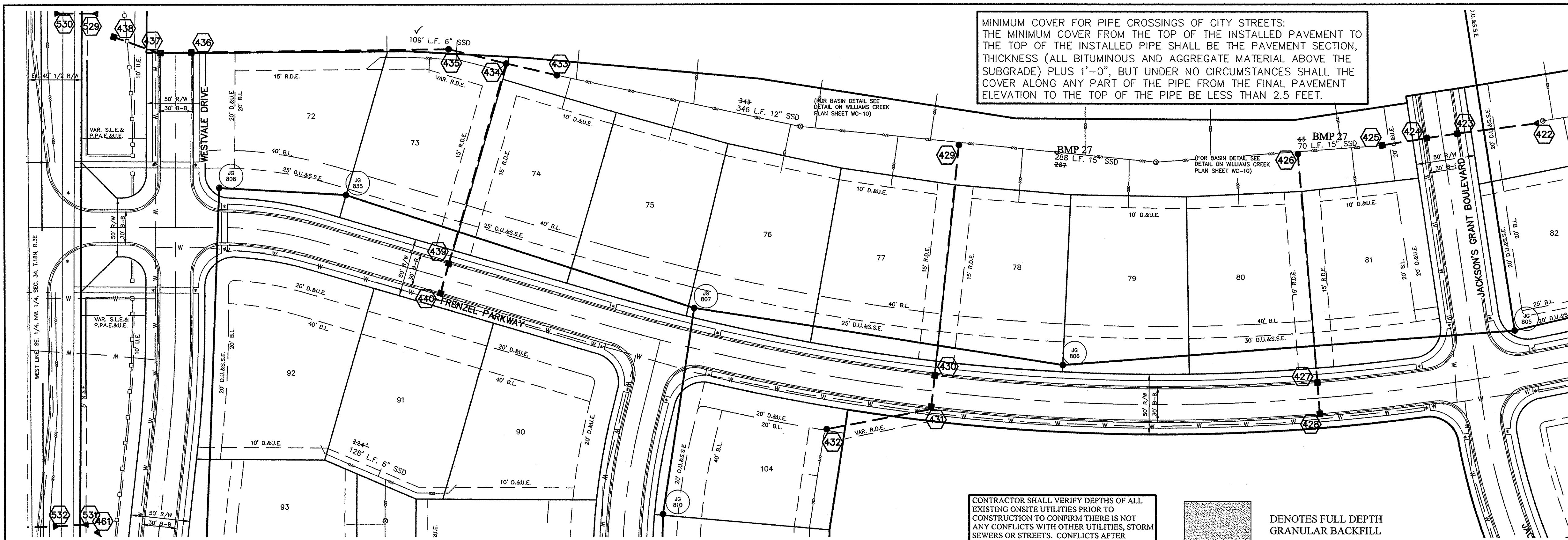


STOEPPELWERTH
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 CERTIFIED: 01/17/14
 David J. Stoepelwerth

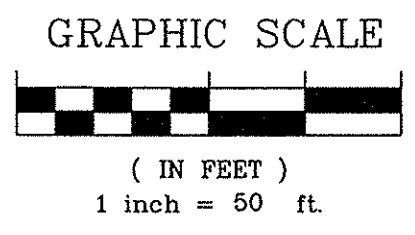
ALWAYS ON
 7965 East 10th Street, Fishers, IN 46038-2505
 phone: 317.849.5905 fax: 317.849.5942

STORM PLAN & PROFILES
JACKSONS GRANT
SECTION 1A
 HAMILTON COUNTY, INDIANA
 CARMEL

DRAWN BY: KRG CHECKED BY: BAH
 SHEET NO. **C601**
 3 & A JOB NO. 60160SIL-51A

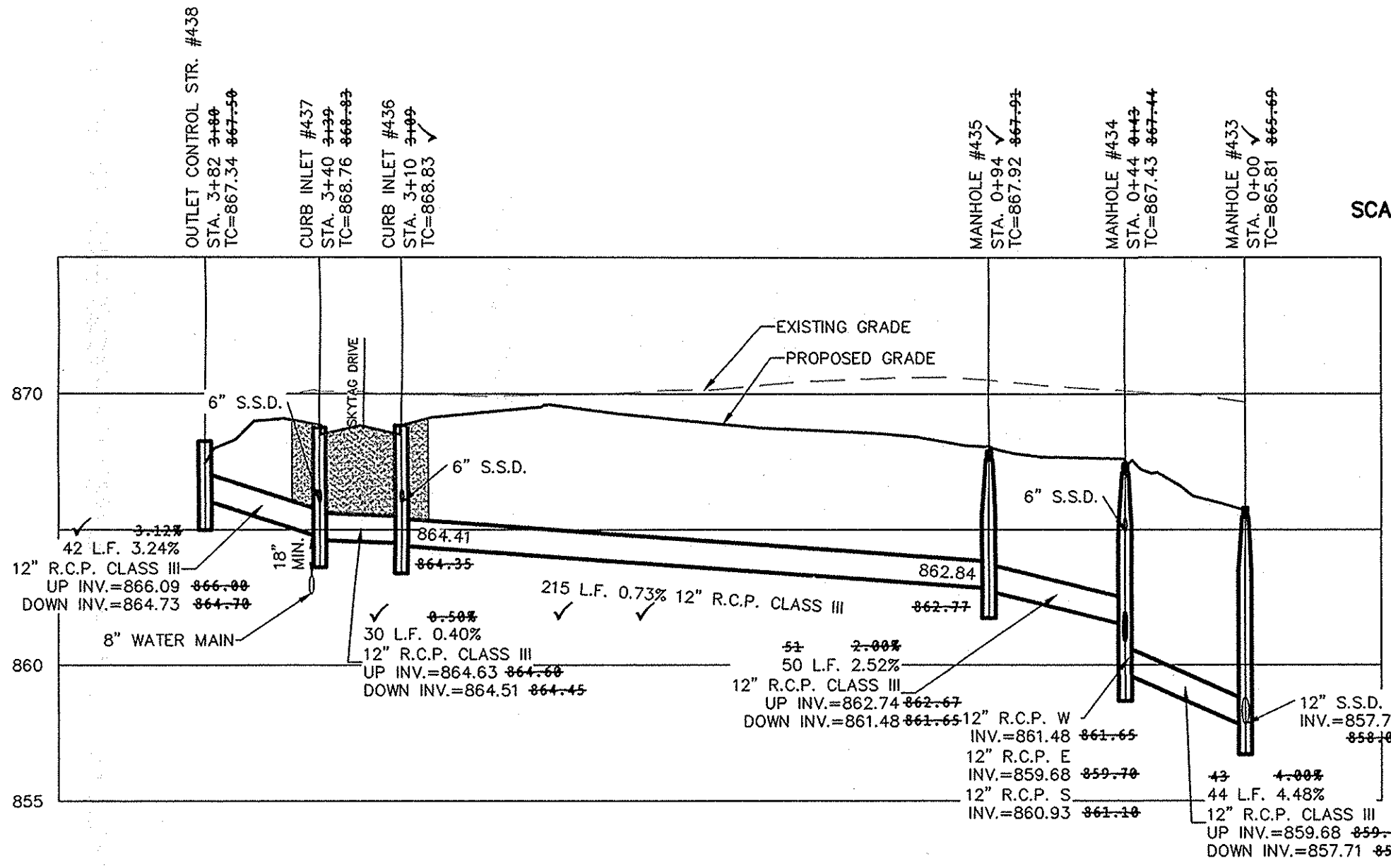


MINIMUM COVER FOR PIPE CROSSINGS OF CITY STREETS:
 THE MINIMUM COVER FROM THE TOP OF THE INSTALLED PAVEMENT TO THE TOP OF THE INSTALLED PIPE SHALL BE THE PAVEMENT SECTION, THICKNESS (ALL BITUMINOUS AND AGGREGATE MATERIAL ABOVE THE SUBGRADE) PLUS 1'-0", BUT UNDER NO CIRCUMSTANCES SHALL THE COVER ALONG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

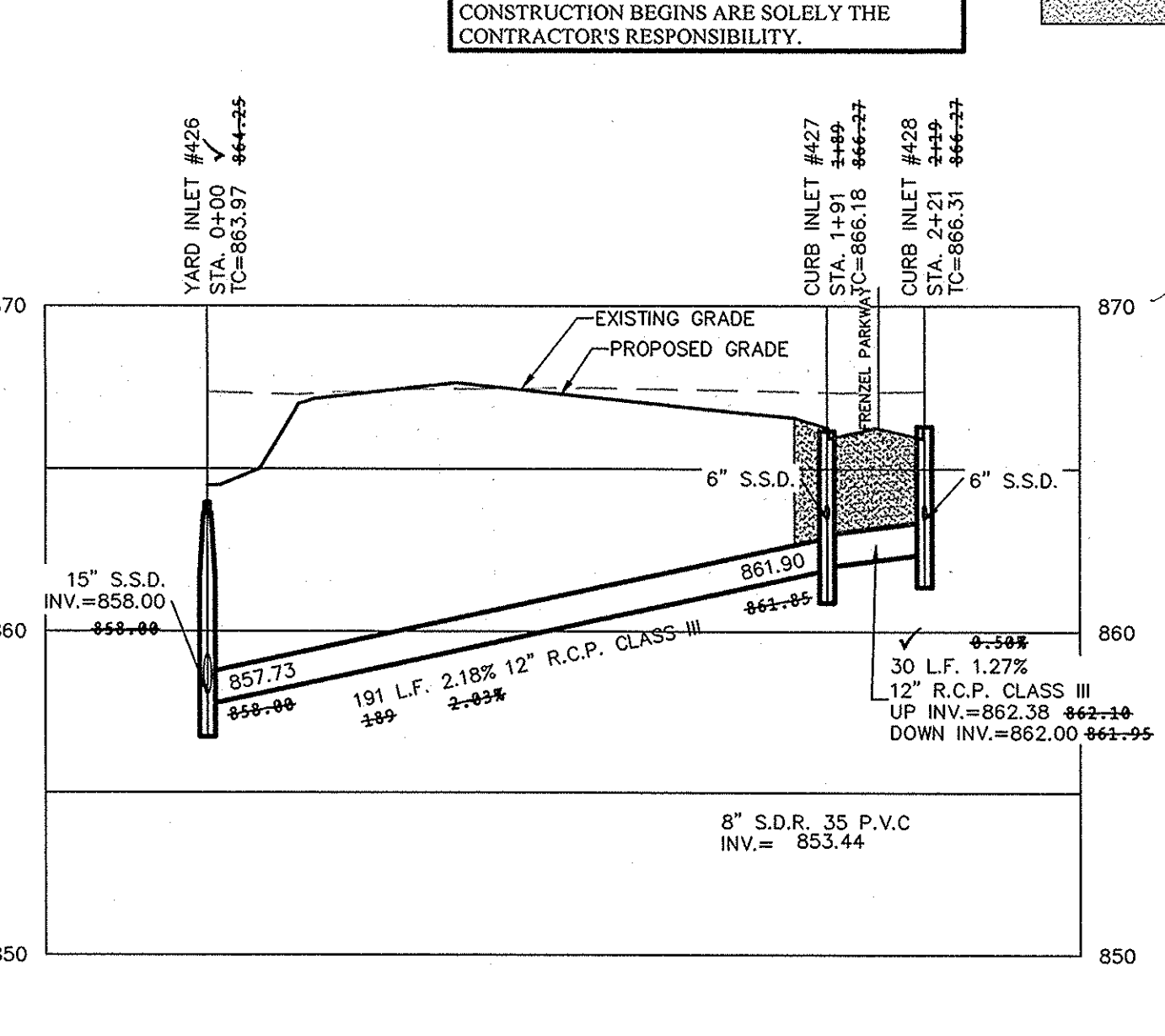


- NOTES:
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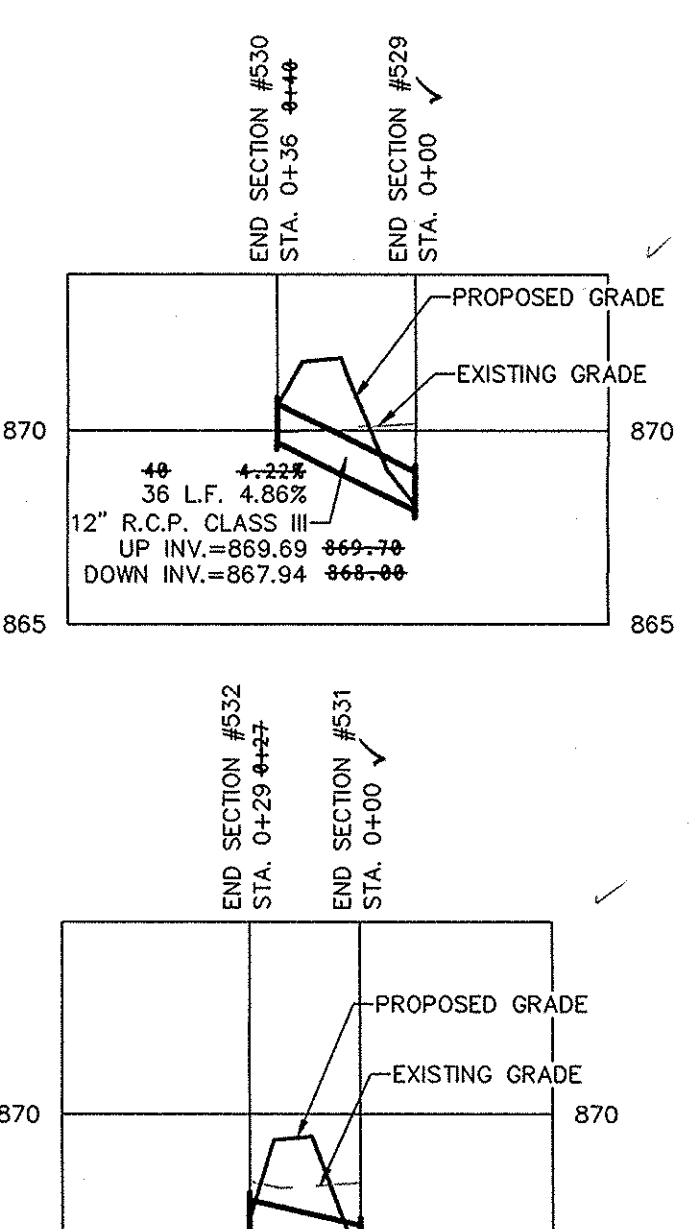
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1"=5' VERT.



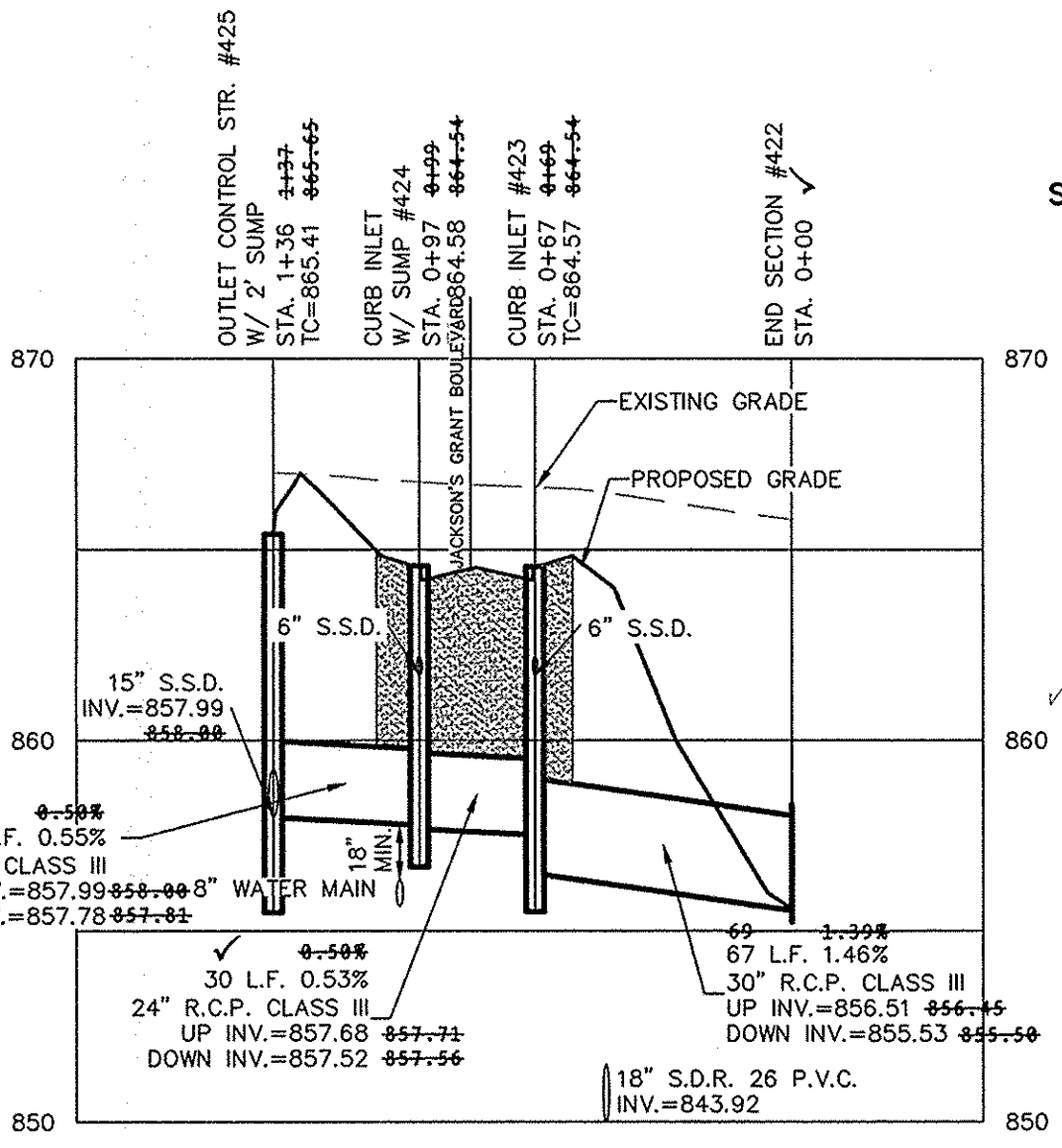
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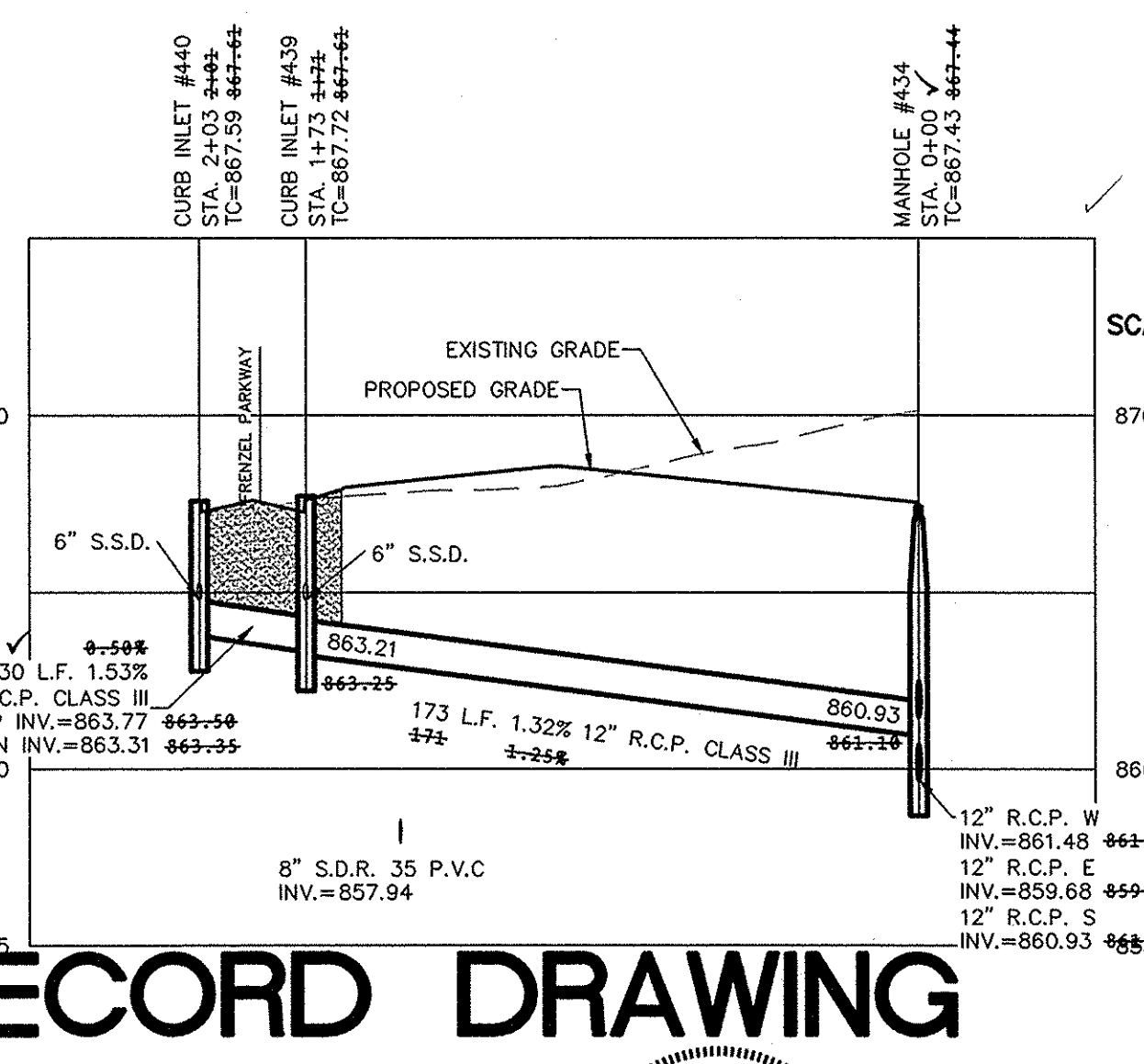
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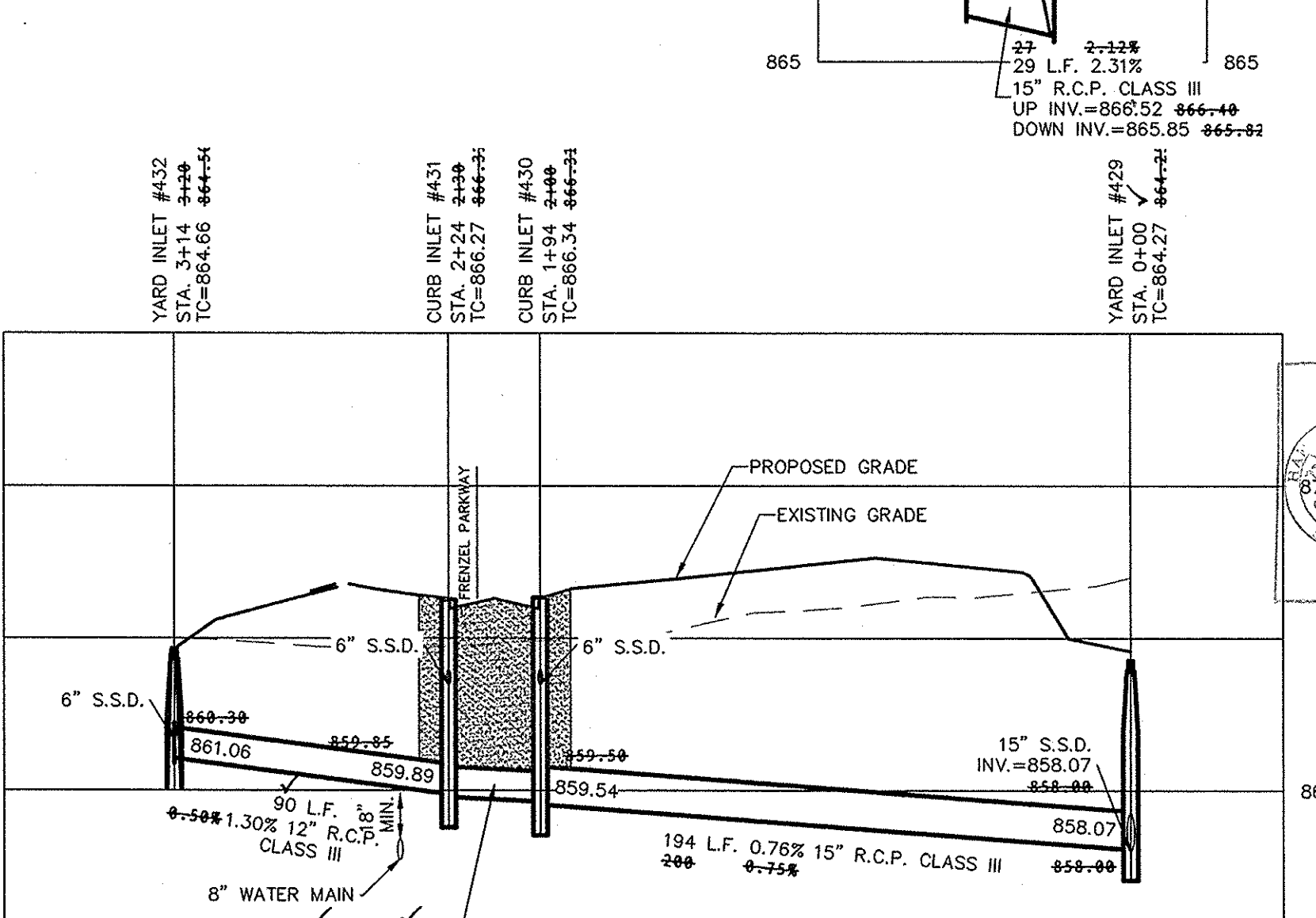
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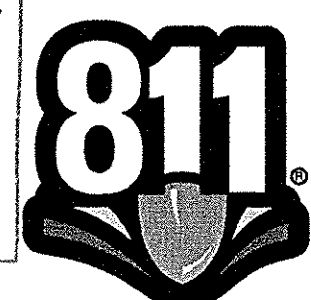


STORM SEWER NOTE

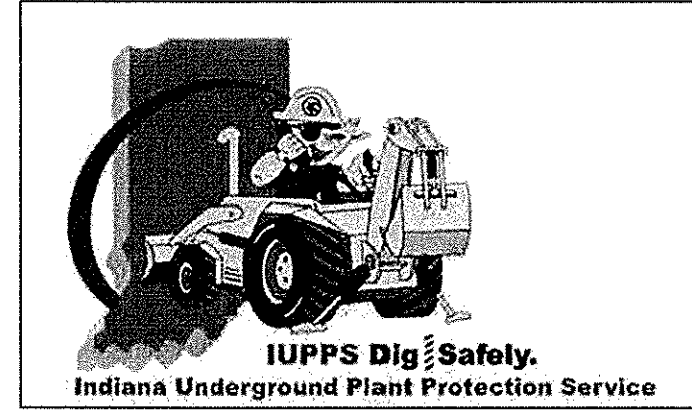
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STORM SYSTEM
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 Entry Date: April 2016
 Entered By: SLM



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RECORD DRAWING

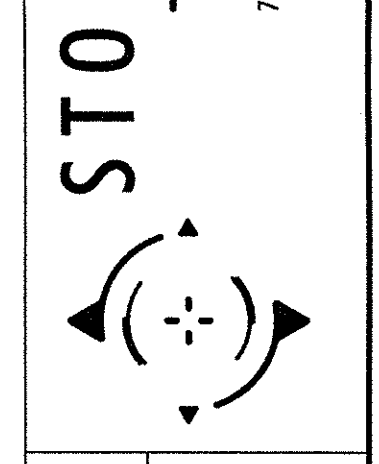
Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 1/26/2016



DATE	REVISIONS	BY
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09/10/14	INVERT, SLOPE AND PIPE SIZE REVISION	JSM
12/17/14	ASBUILT	JSM

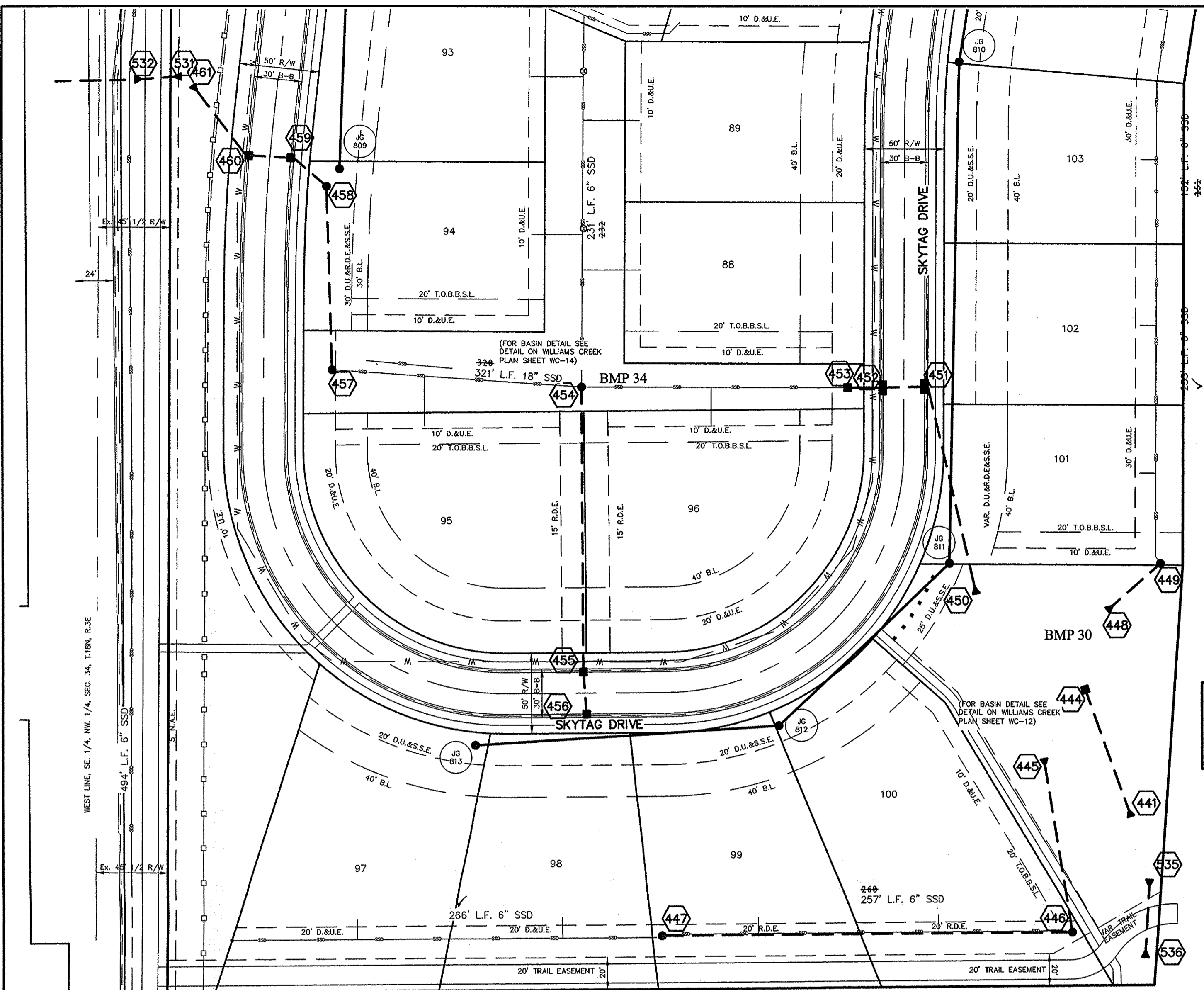
DAVID J. STOEPPELWERTH
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 CERTIFIED: 01/17/14
 David J. Stoepfelwerth

STOEPPELWERTH
 ALWAYS ON
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 phone: 317.849.5995 fax: 317.849.5942



STORM PLAN & PROFILES
JACKSONS GRANT SECTION 1A
 HAMILTON COUNTY, INDIANA
 CARMEL

DRAWN BY: KRG	CHECKED BY: BAH
SHEET NO. C602	
3 of 3 JOB NO. 60160SIL-1A	



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■ DENOTES FULL DEPTH GRANULAR BACKFILL

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1"=5' VERT.

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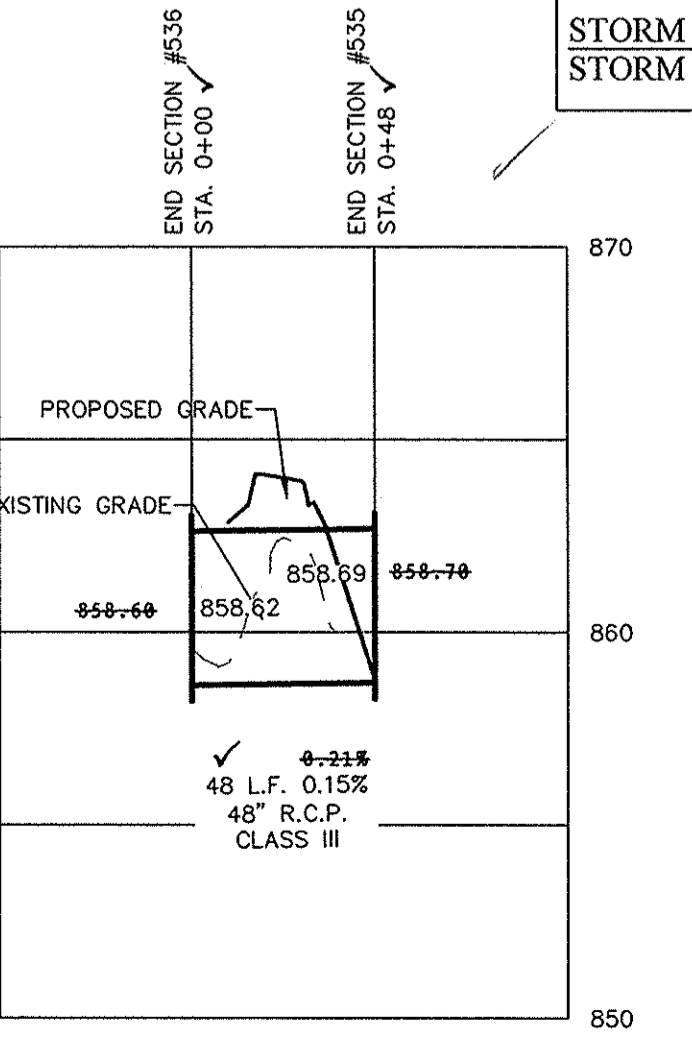
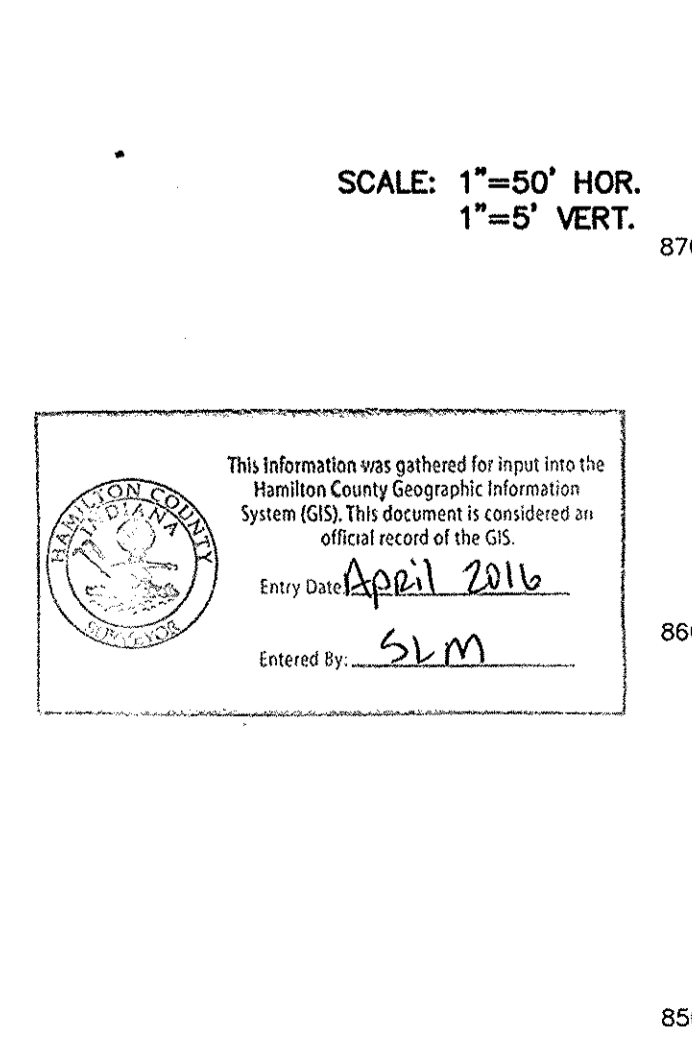
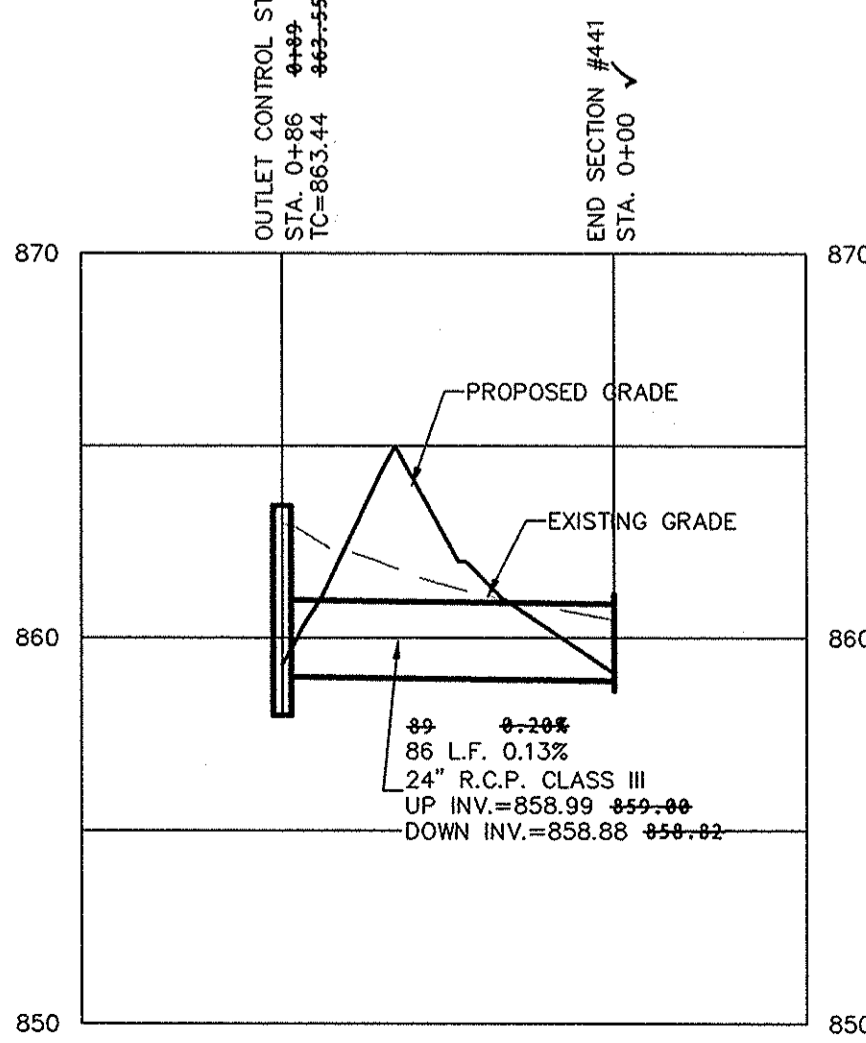
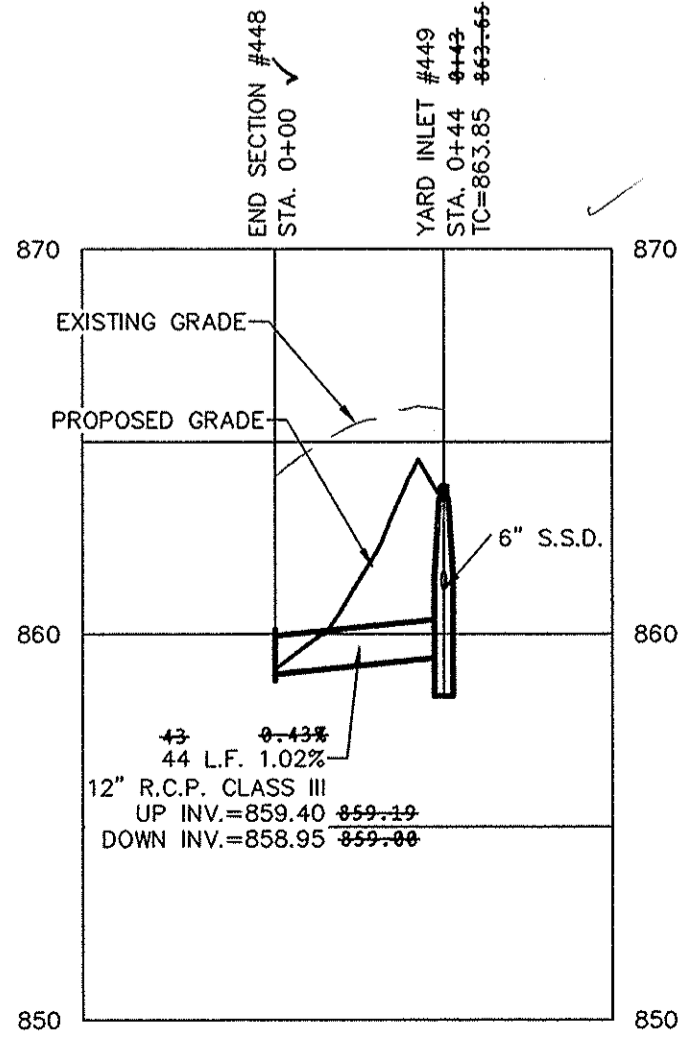
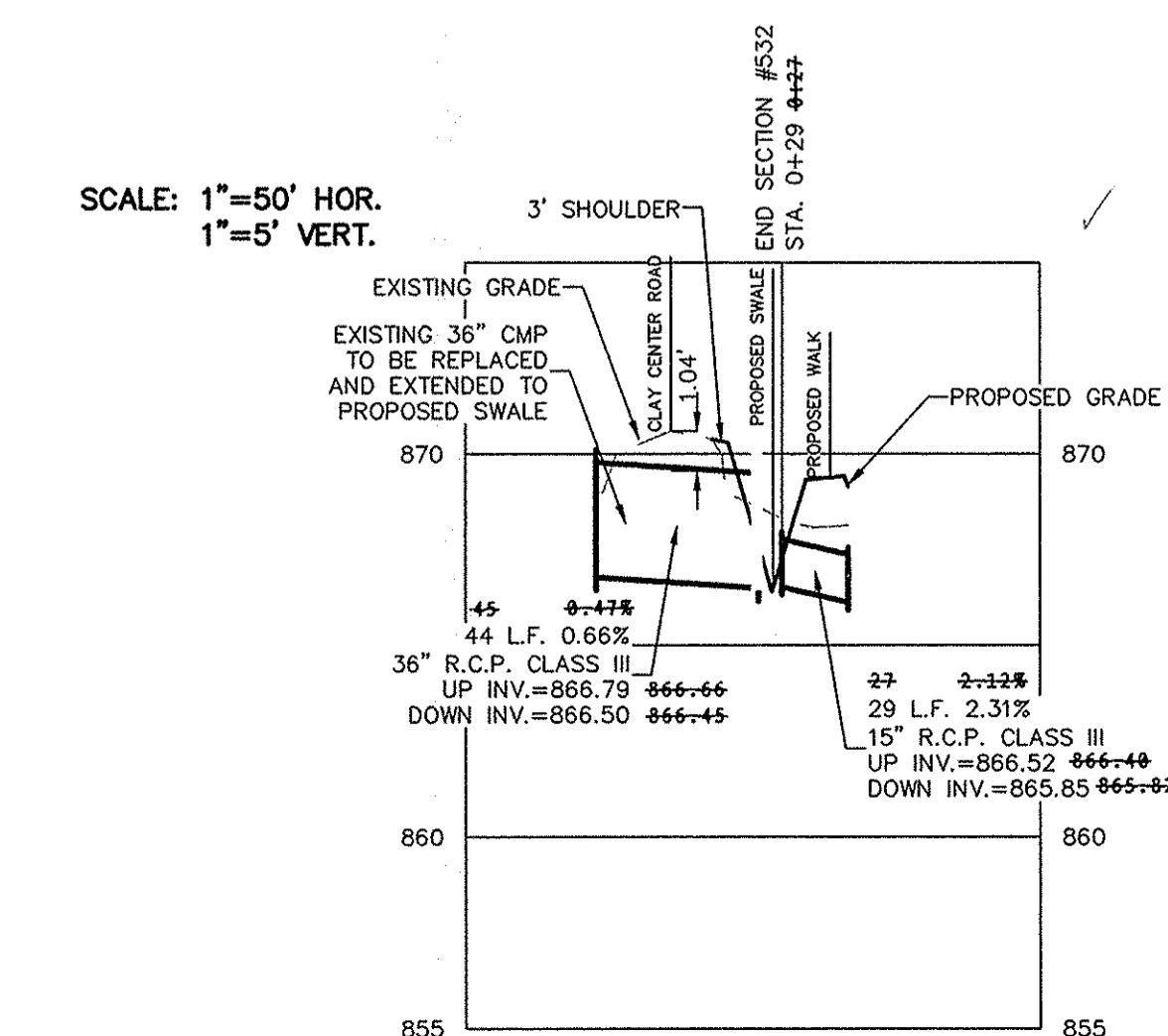
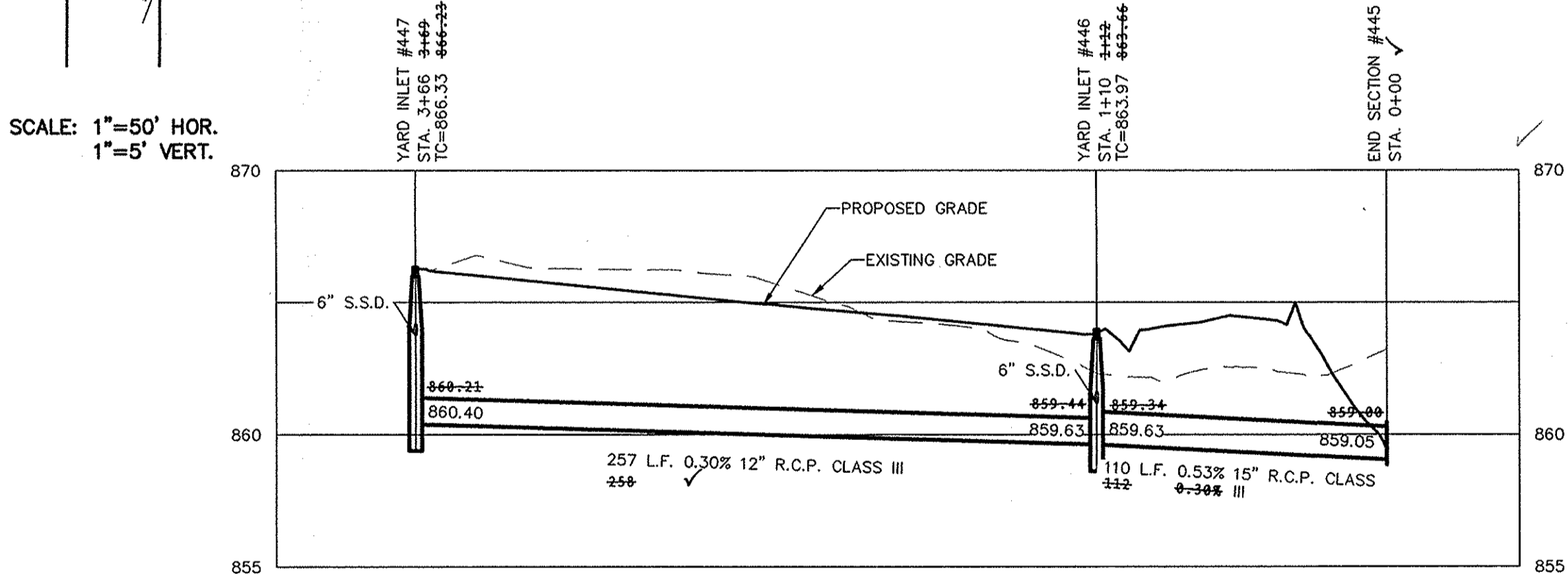
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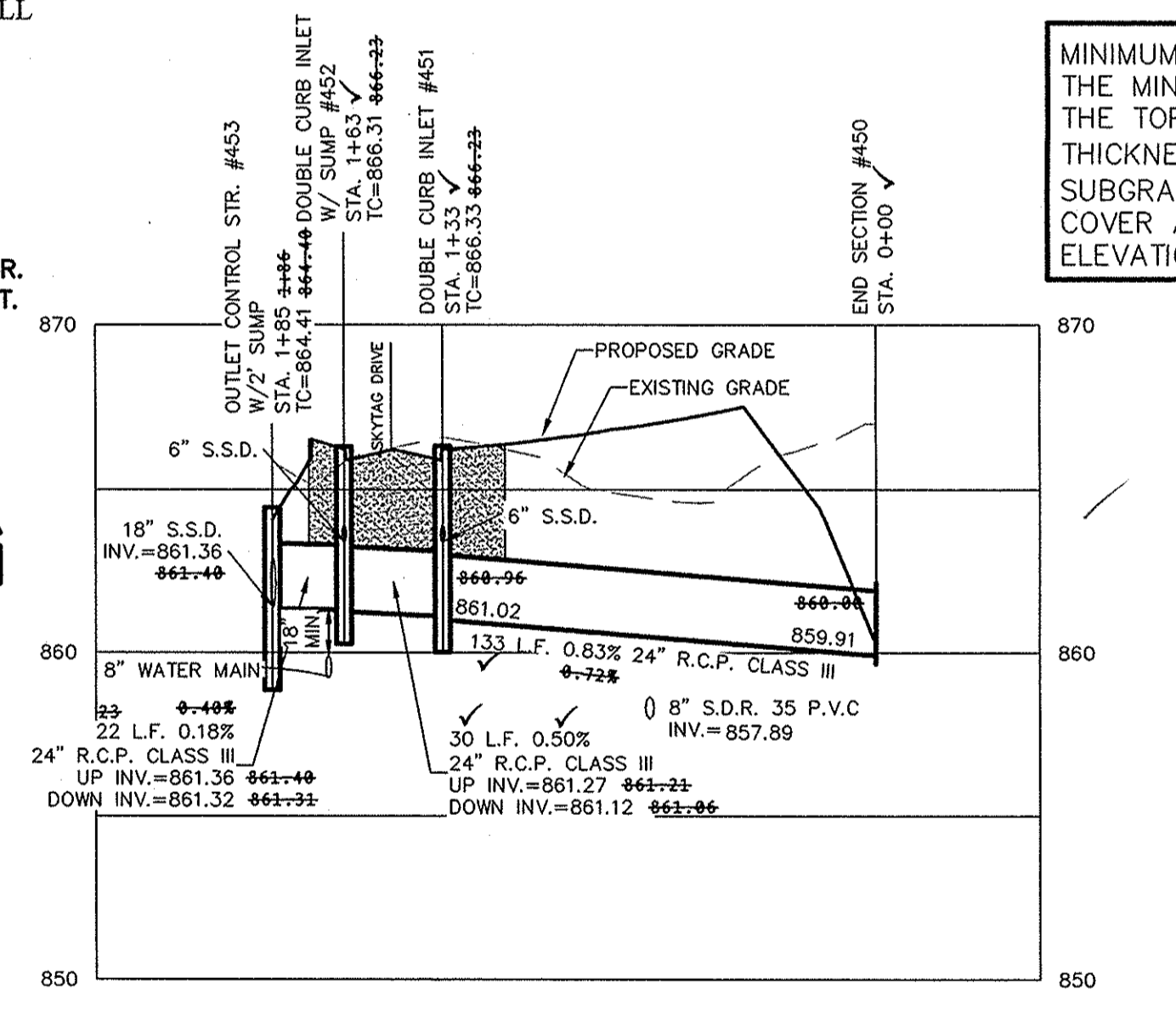
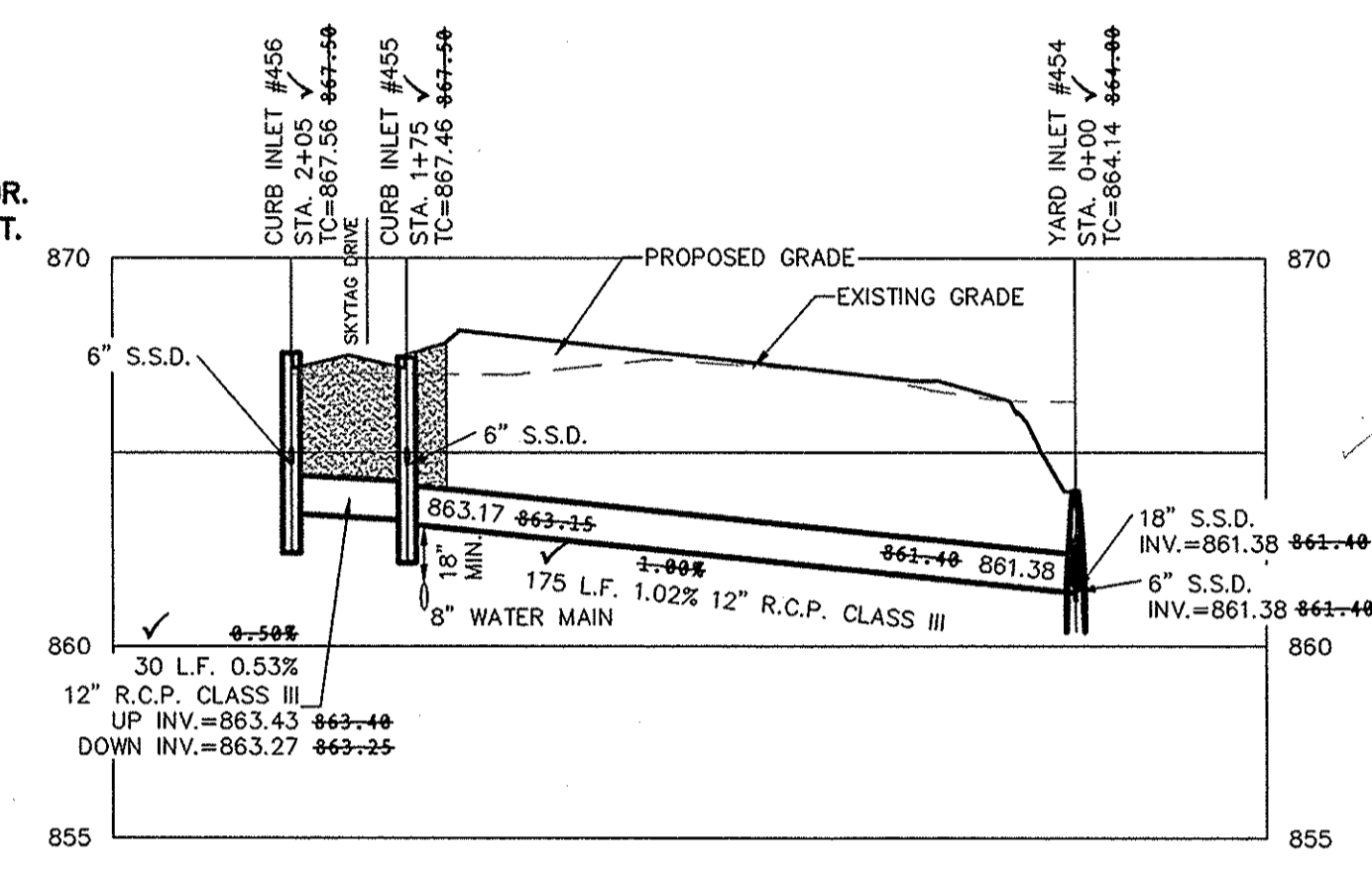
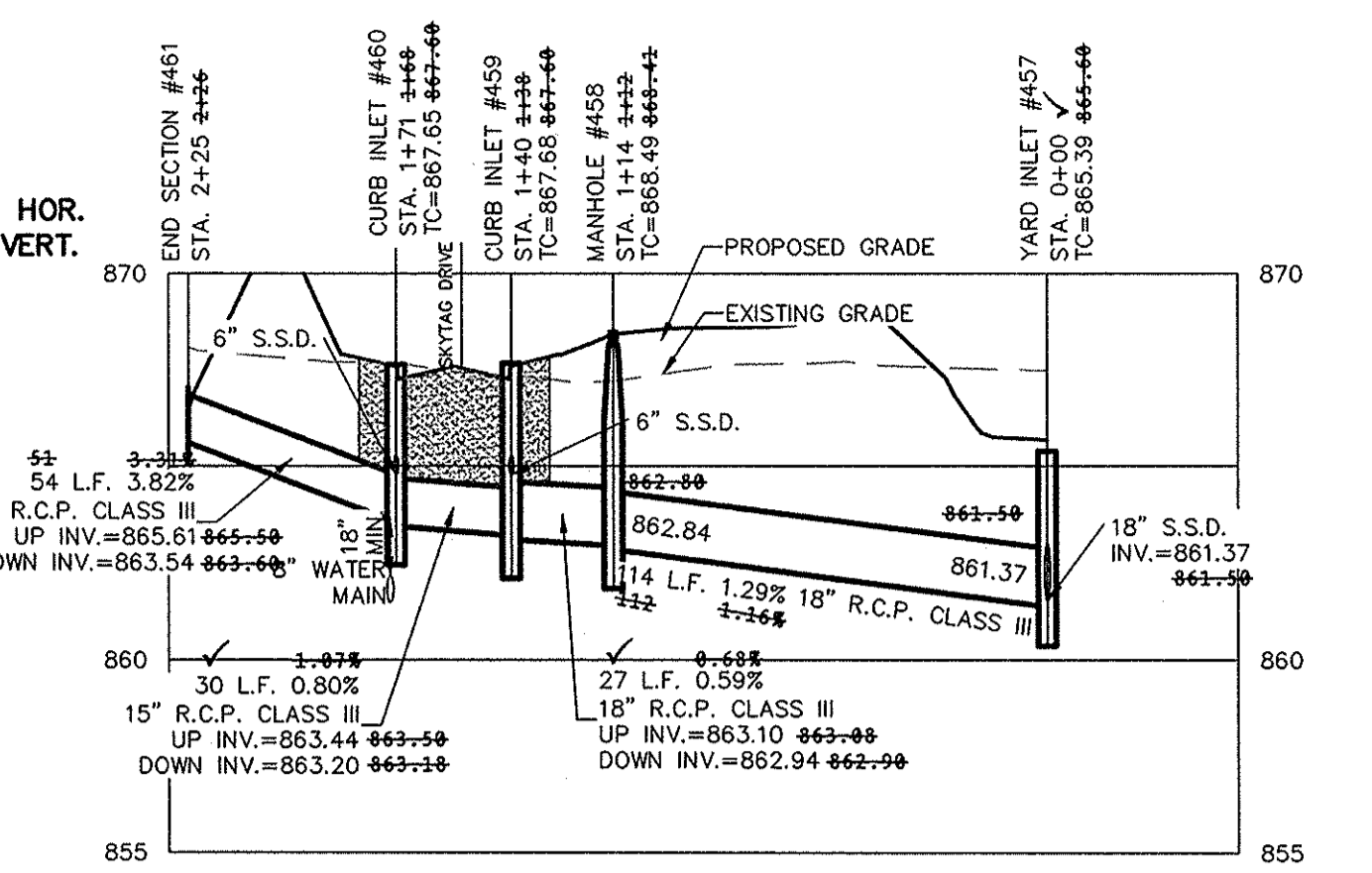
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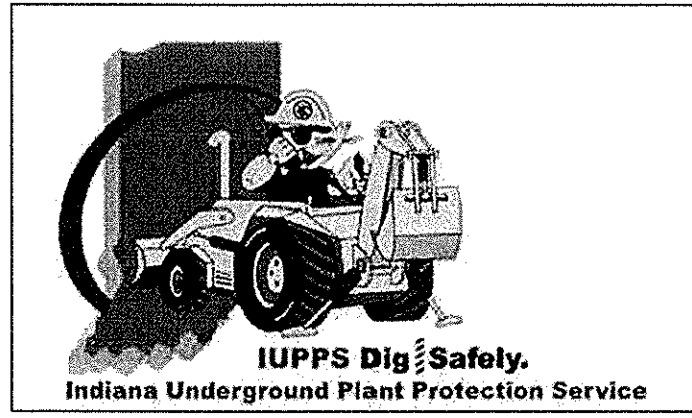
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DATE	MARK	REVISIONS
05/12/14		REVISED PER TAC COMMENTS
09/10/14		ASBUILT
12/29/15		REVISIONS

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

CERTIFIED: 01/17/14

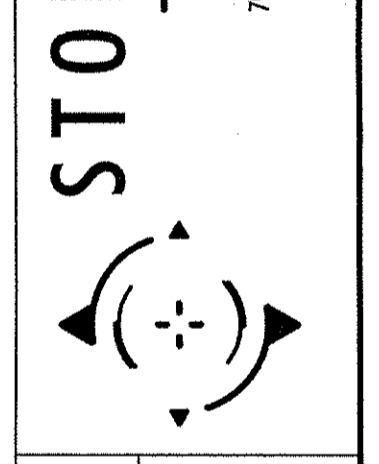
David J. Stoepelwerth

REGISTERED PROFESSIONAL ENGINEER
No. 19358
STATE OF INDIANA

STOEPPELWERTH

ALWAYS ON

7905 East 106th Street, Fishers, IN 46038-2905
phone: 317.841.5905 fax: 317.841.5942



HAMILTON COUNTY, INDIANA

STORM PLAN & PROFILES

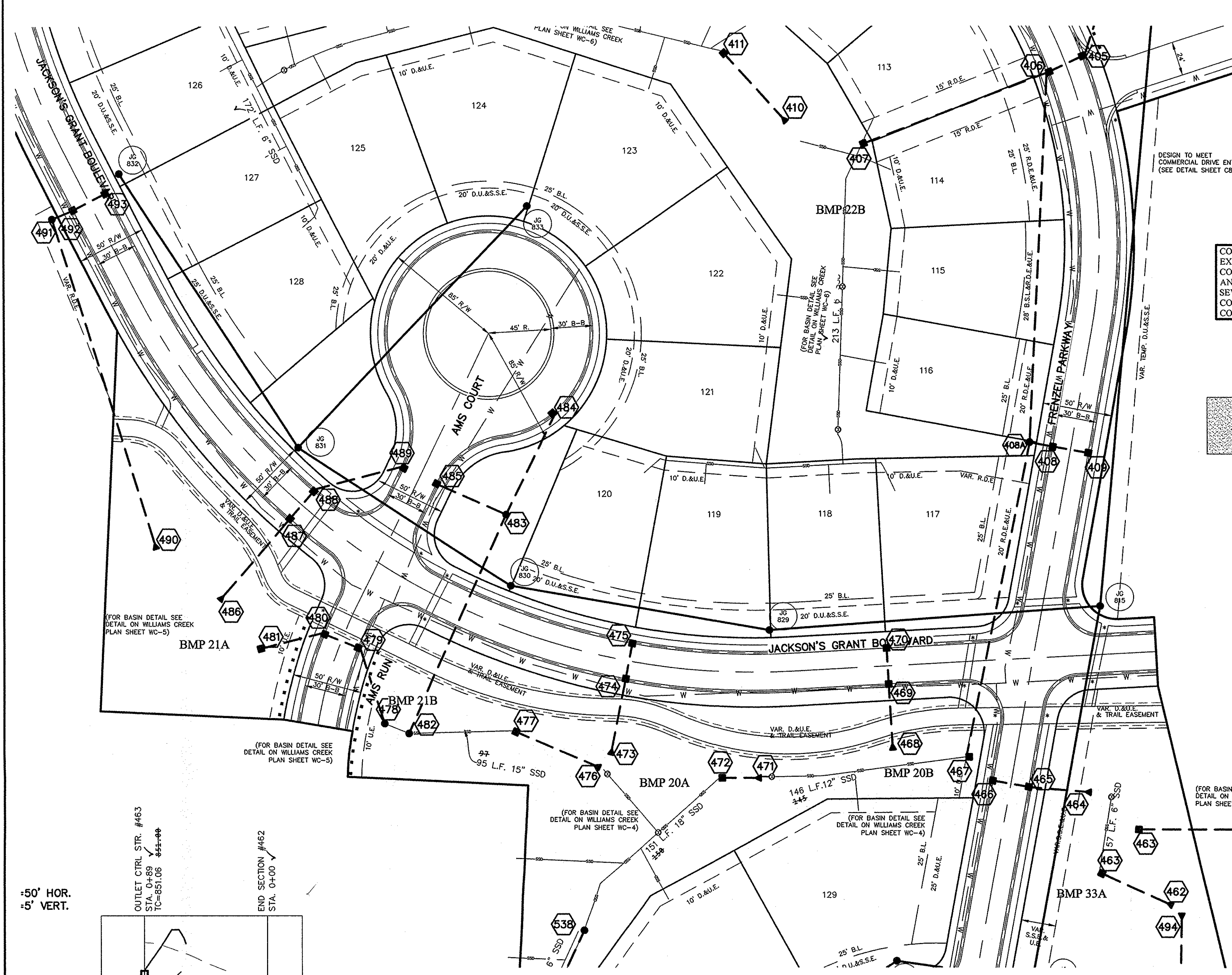
JACKSONS GRANT

SECTION 1A

DRAWN BY: KRK CHECKED BY: BAH

SHEET NO. **C603**

S & A JOB NO. 60160SIL-S1A



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

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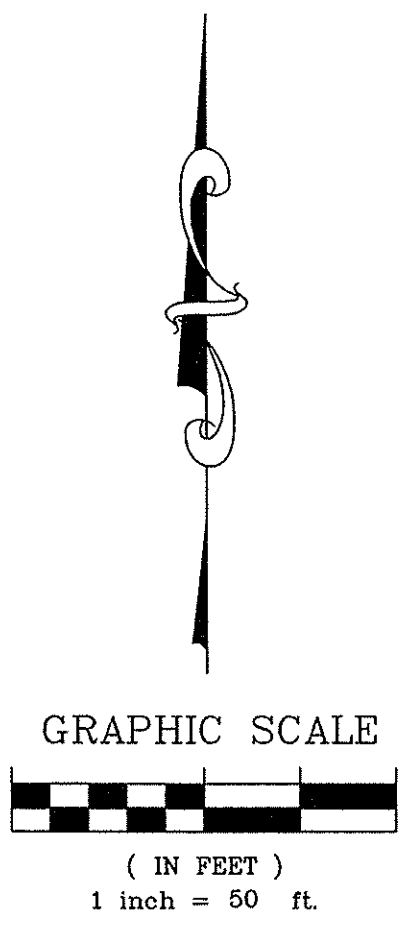
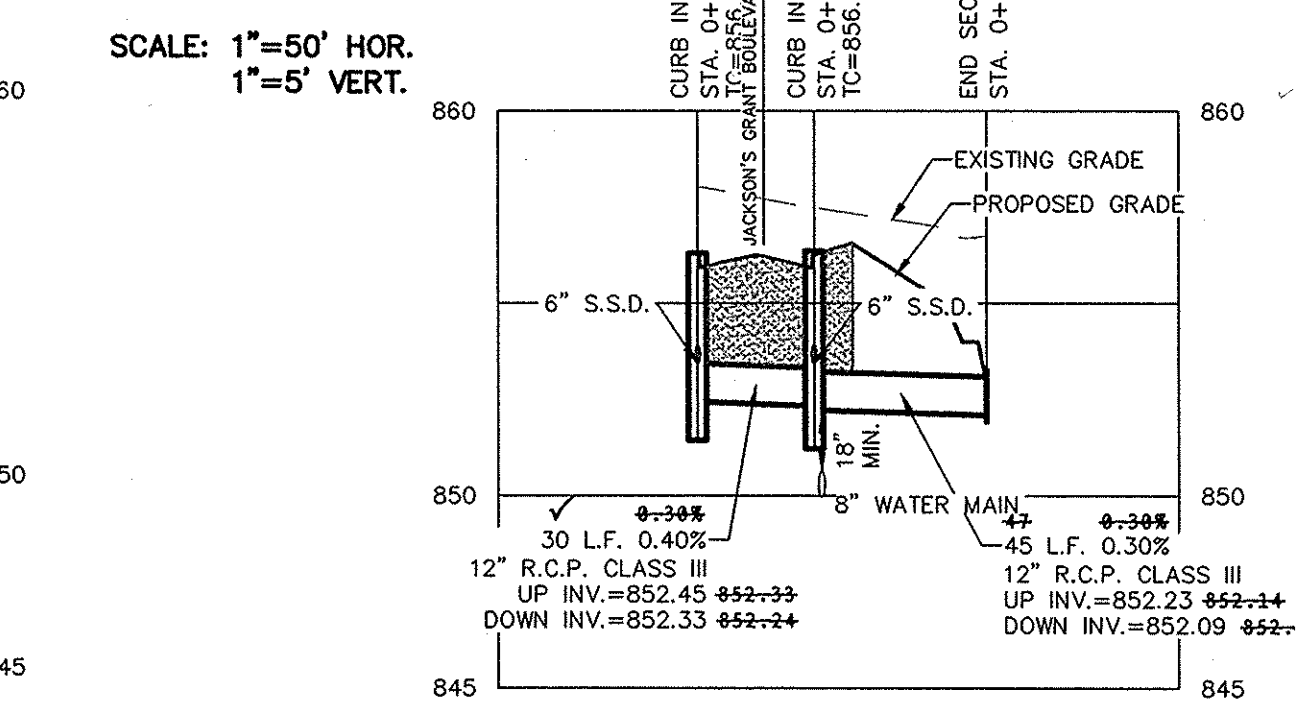
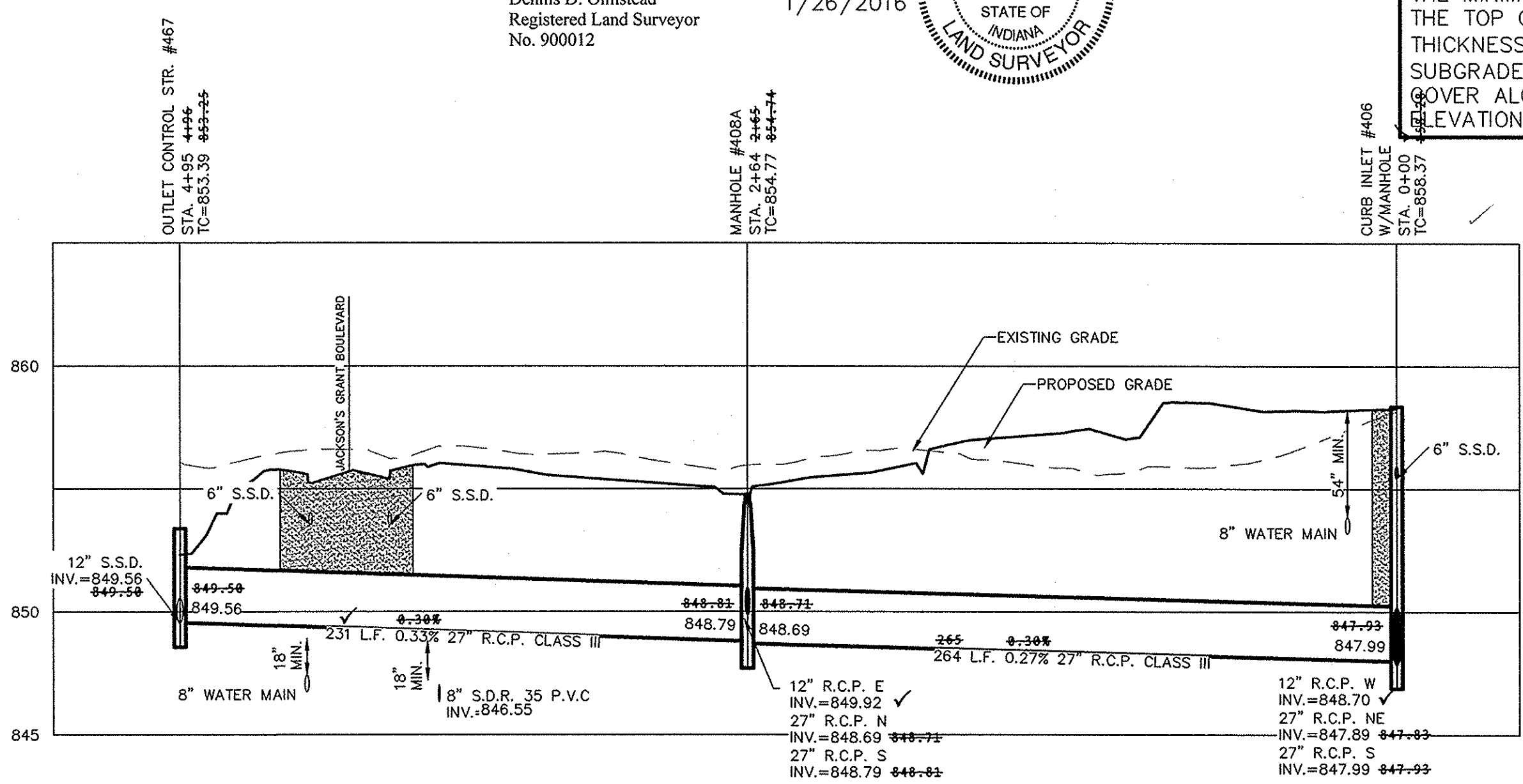
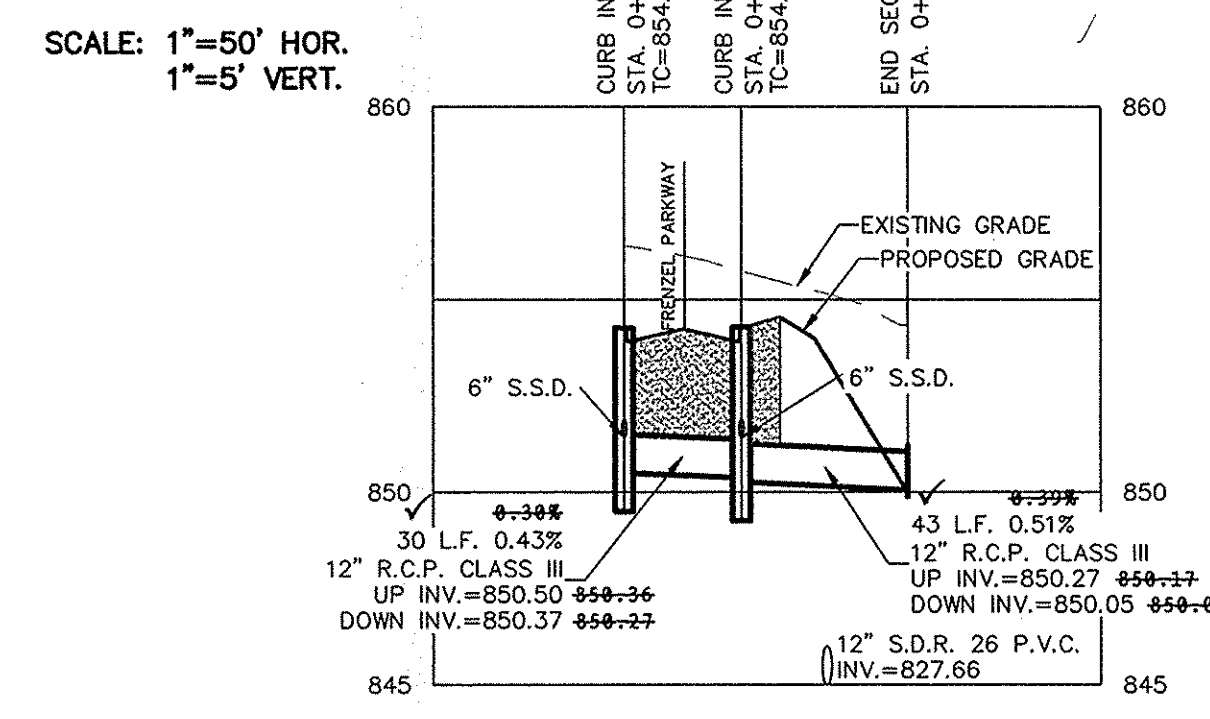
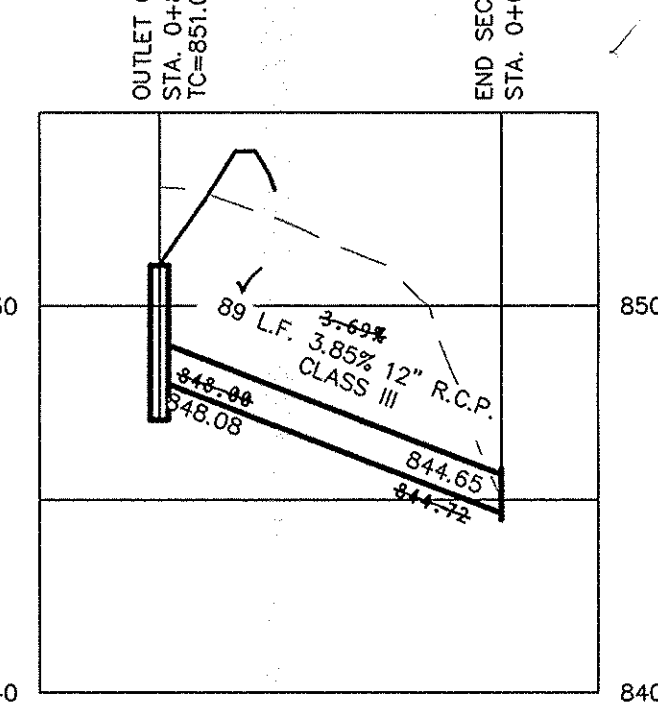
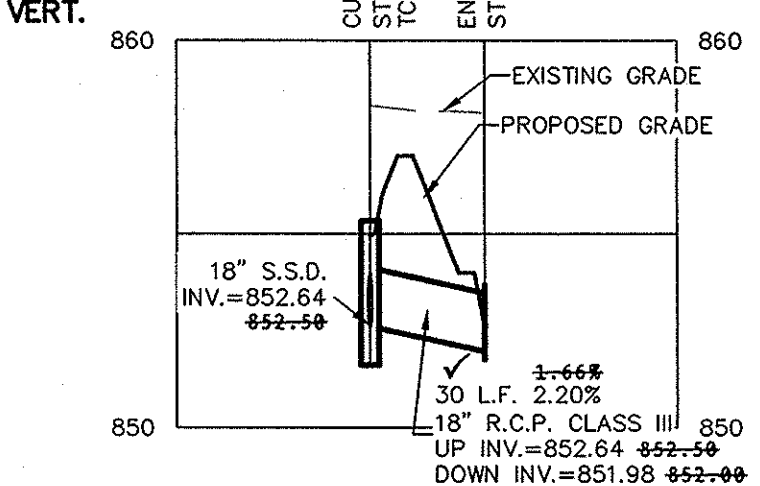
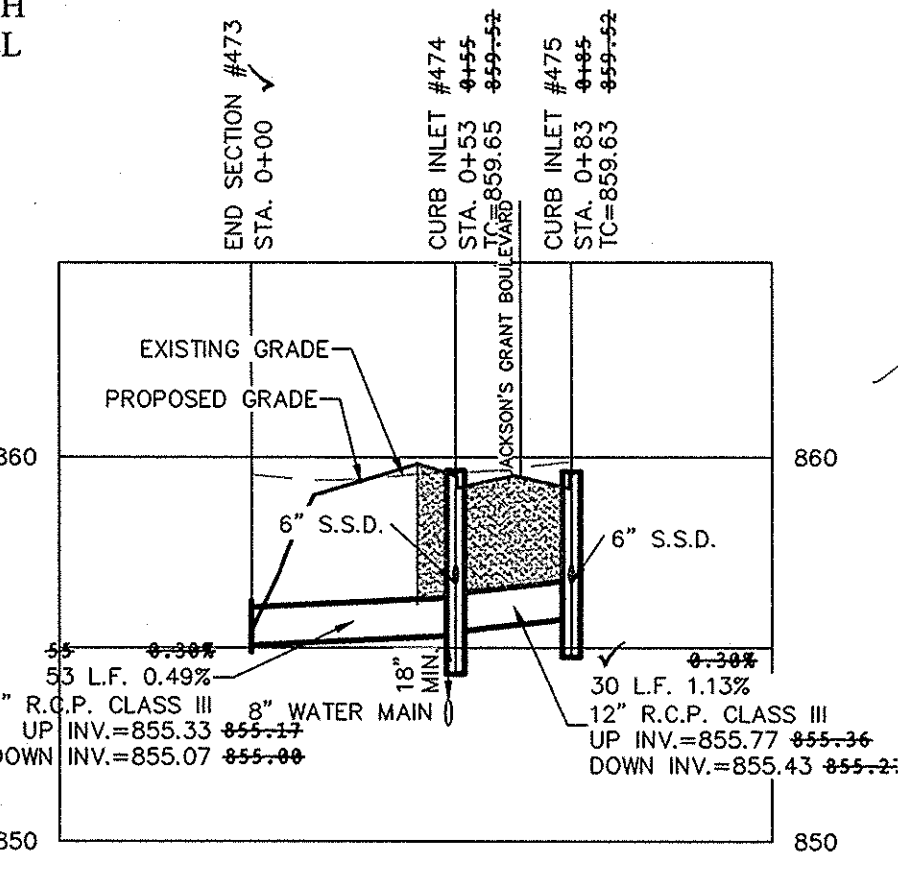
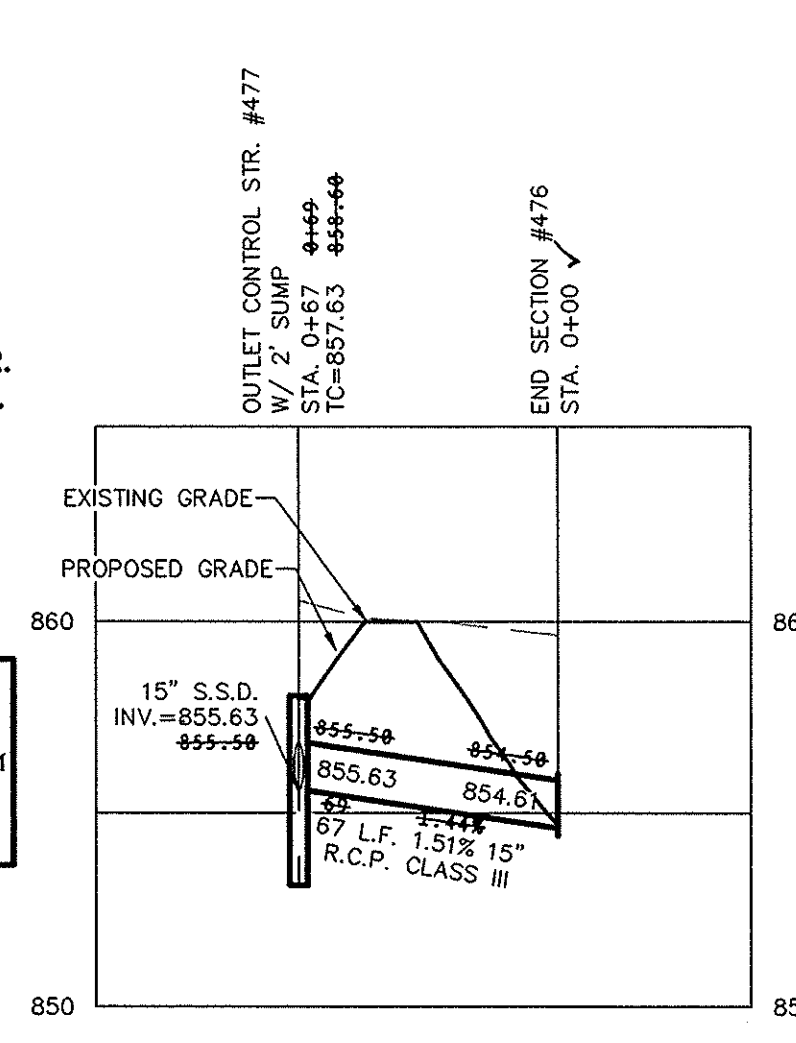
DENOTES FULL DEPTH GRANULAR BACKFILL

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RECORD DRAWING

D. D. Olmstead
Dennis D. Olmstead
Registered Land Surveyor
No. 900012
1/26/2016
STATE OF INDIANA
LAND SURVEYOR



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ASBUILT PER FINAL CITY OF CARMEL COMMENTS
REVISOR: JSM
DATE: 09/10/14
REVISIONS: 05/12/14
MARK: BY

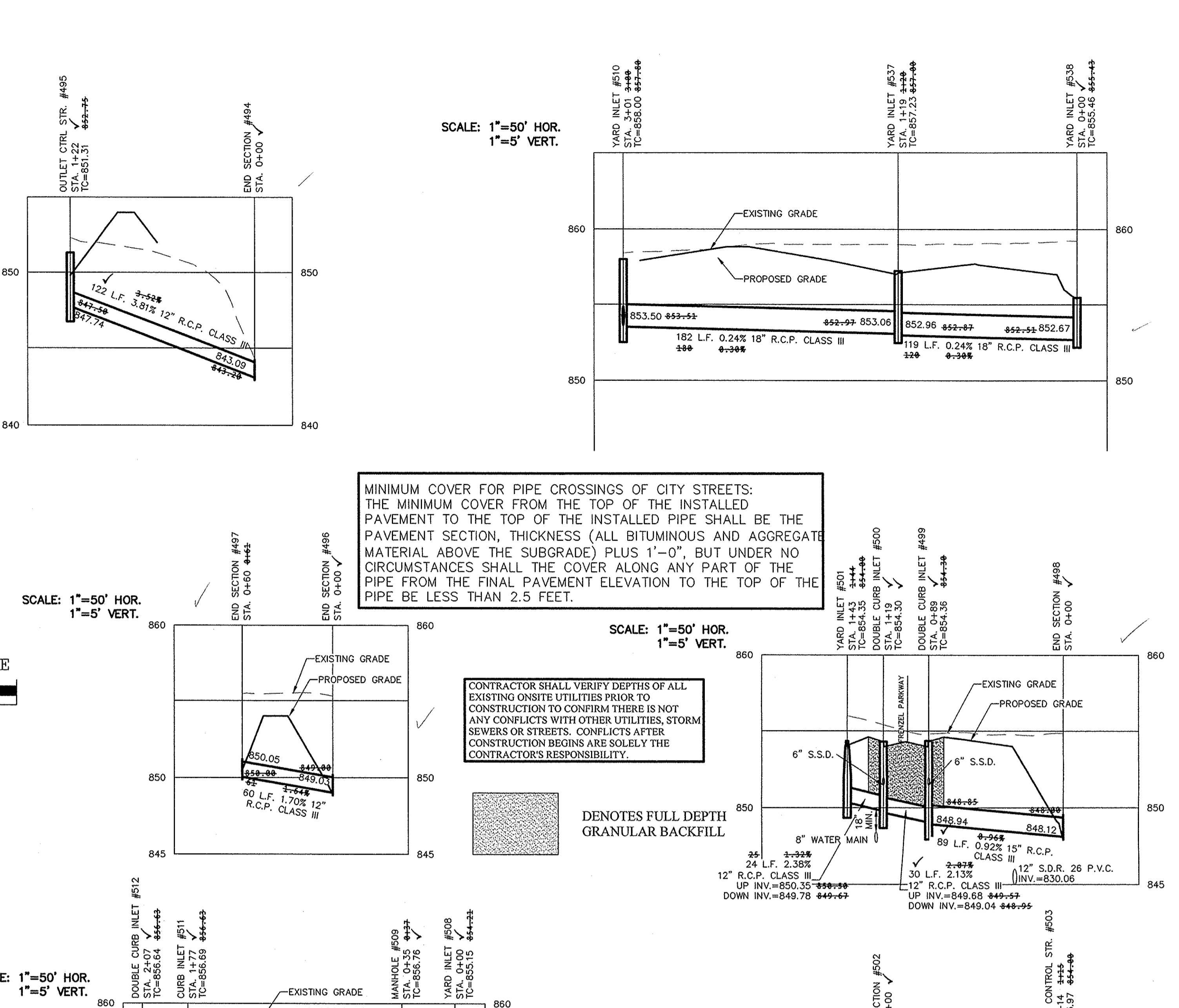
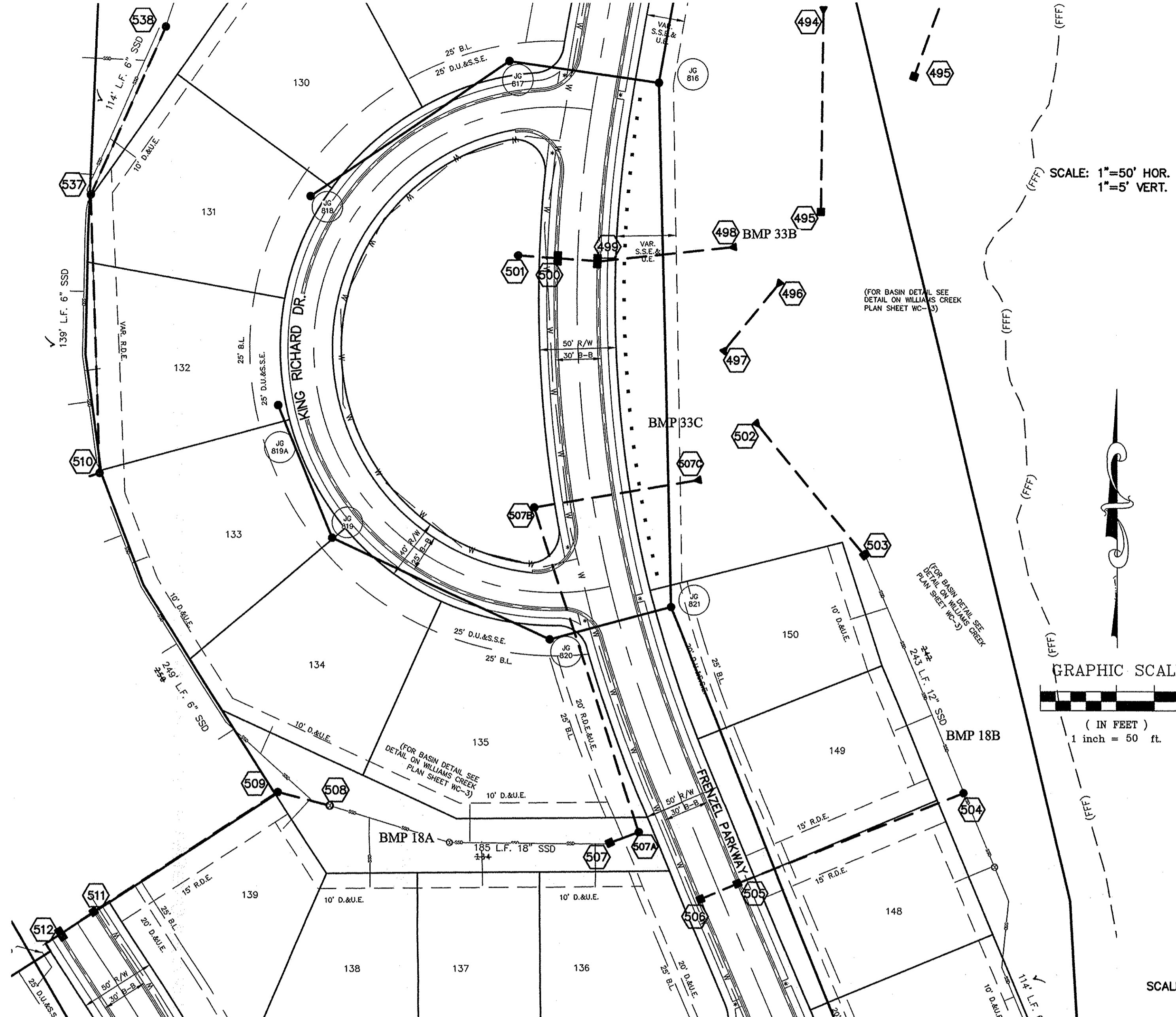
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CERTIFIED: 01/17/14

STOEPPELWERTH
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phone: 317.849.5955 fax: 317.849.9942

HAMILTON COUNTY, INDIANA
CARMEL

STORM PLAN & PROFILES
JACKSON'S GRANT
SECTION 1A

DRAWN BY: KRK
CHECKED BY: BAH
SHEET NO. C605
S & A JOB NO. 60160SIL-S1A



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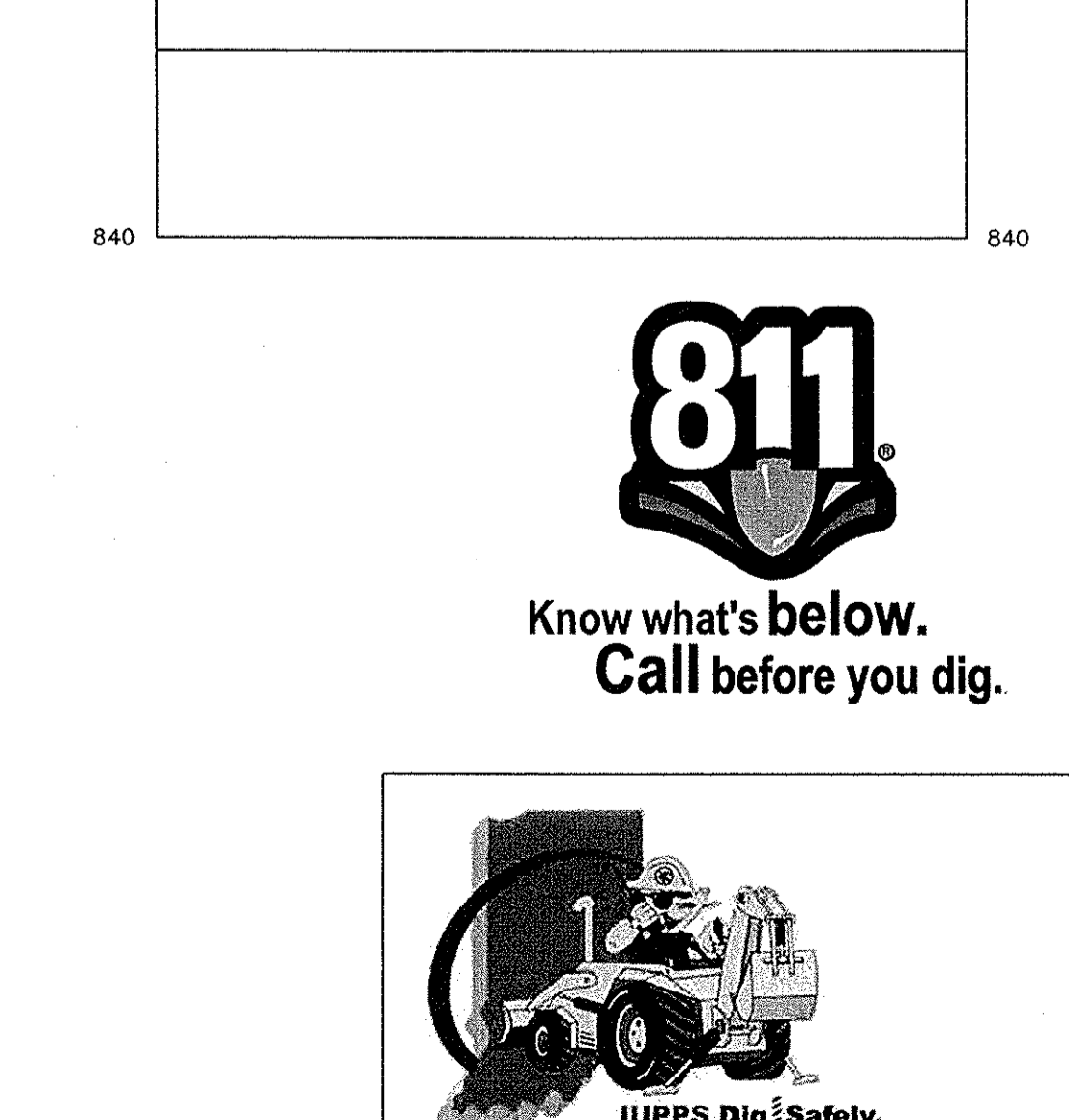
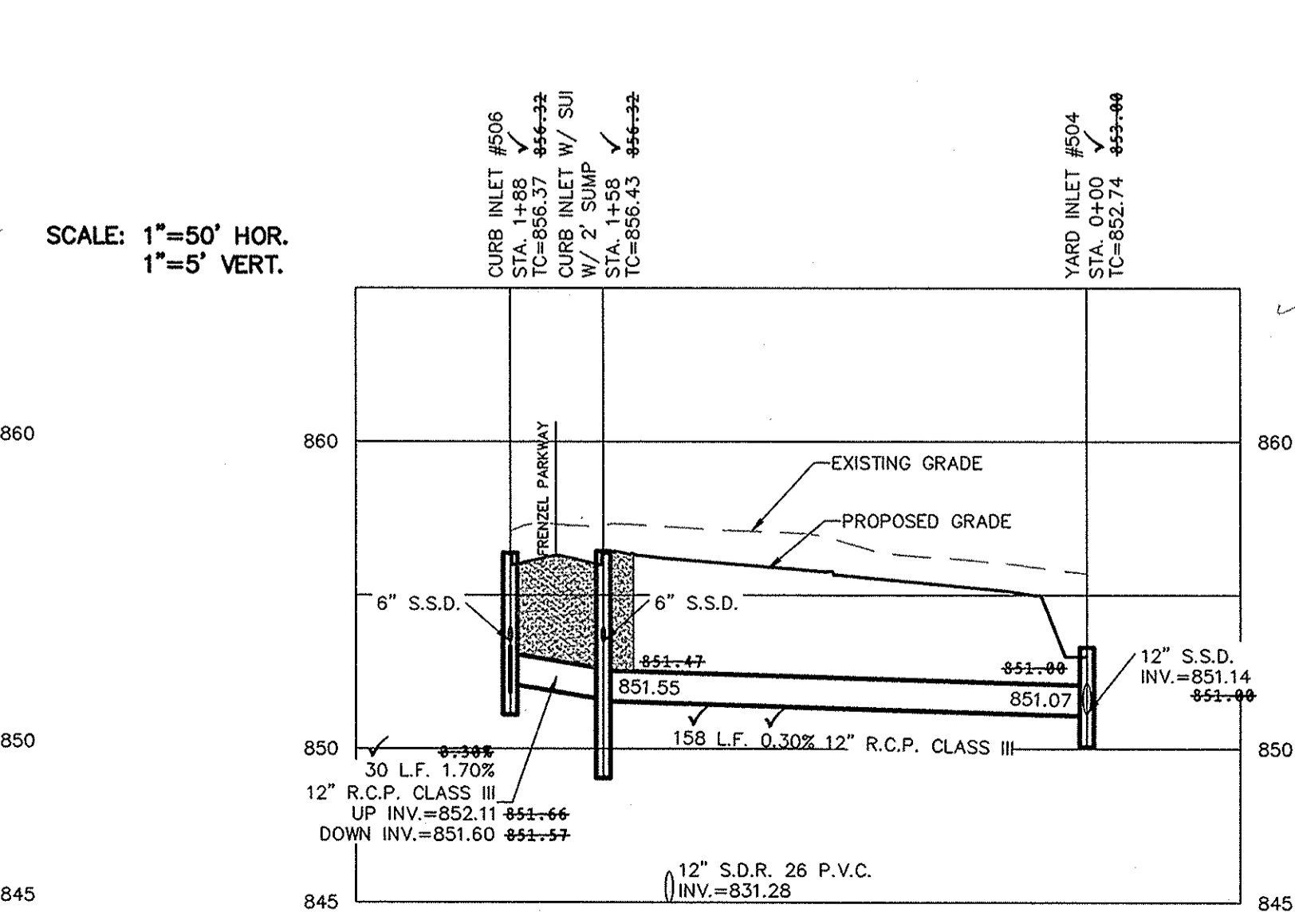
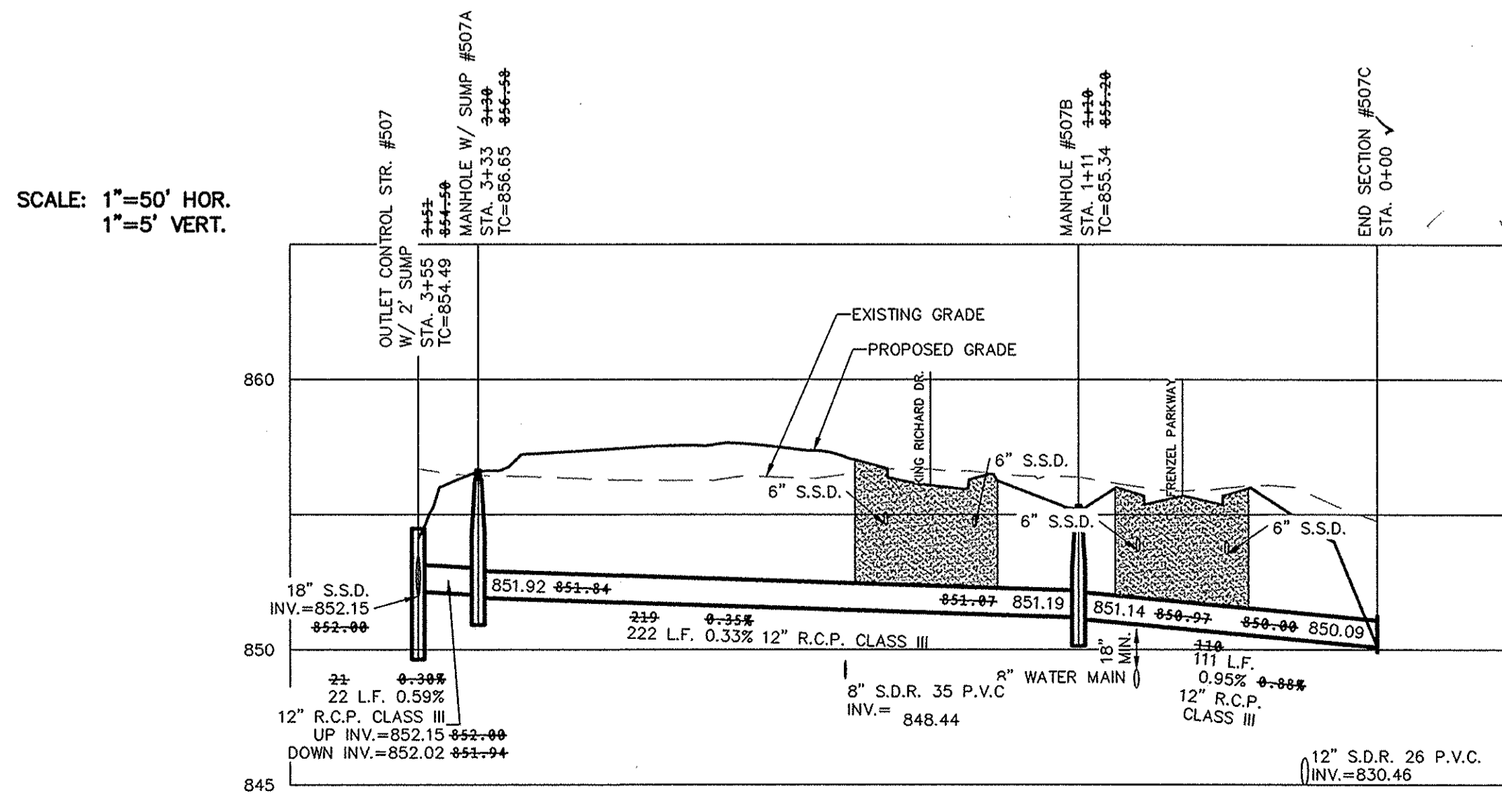
D.D.O.
 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 1/26/2016



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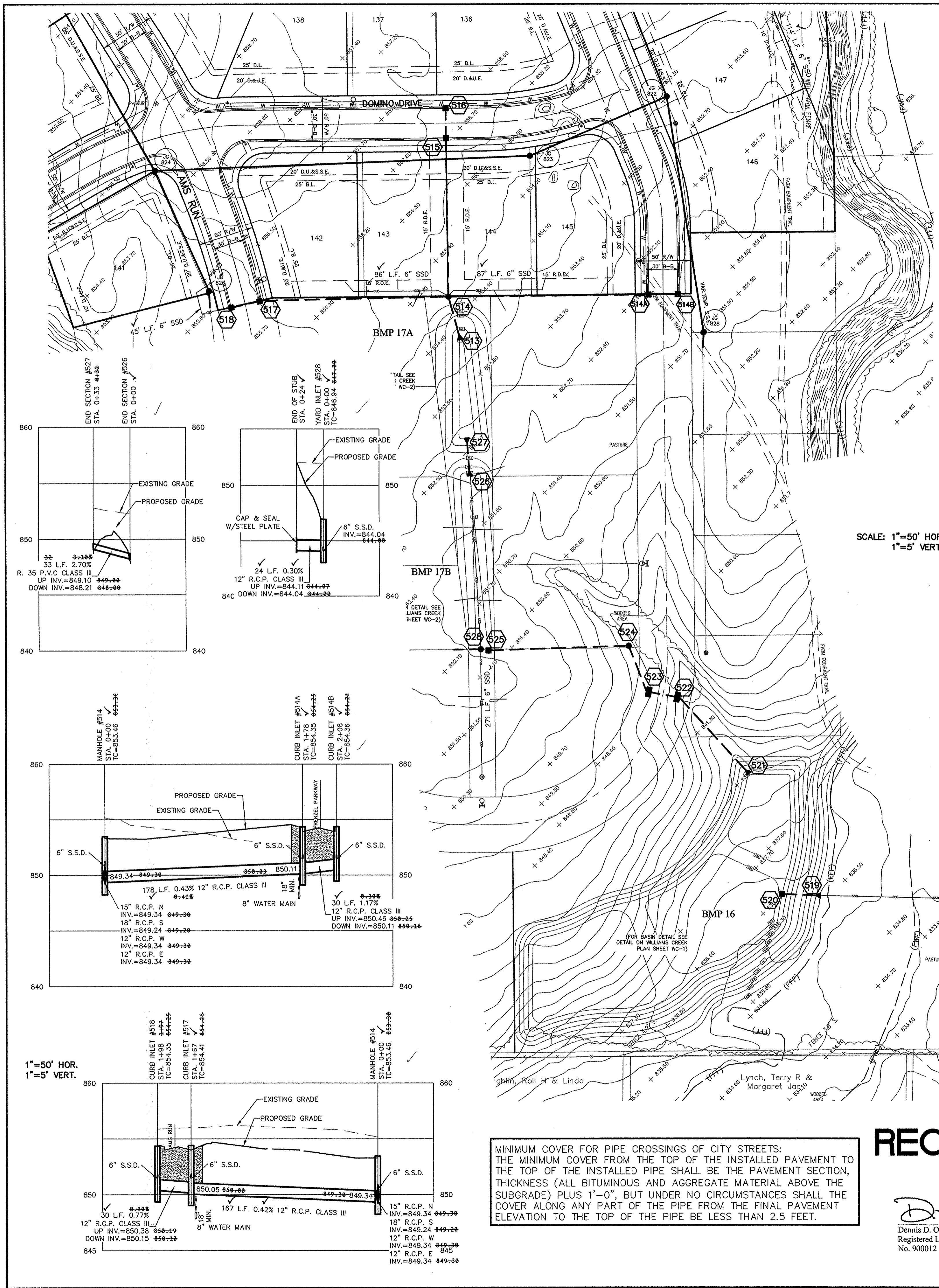
DATE	REVISIONS	BY
02/29/15	ASBUILT	GEM
06/16/14	REVISED PER FINAL CITY OF CARMEL COMMENTS	JSM
06/16/14	REV. REAR YARD STORM/GRADES LOTS 130-134	JSM
05/12/14	REVISED PER TAC COMMENTS	JSM

DAVID J. STOEPPELWERTH
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 CERTIFIED: 01/17/14
David J. Stoepfelwerth

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 CARMEL

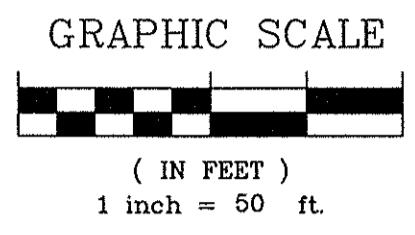
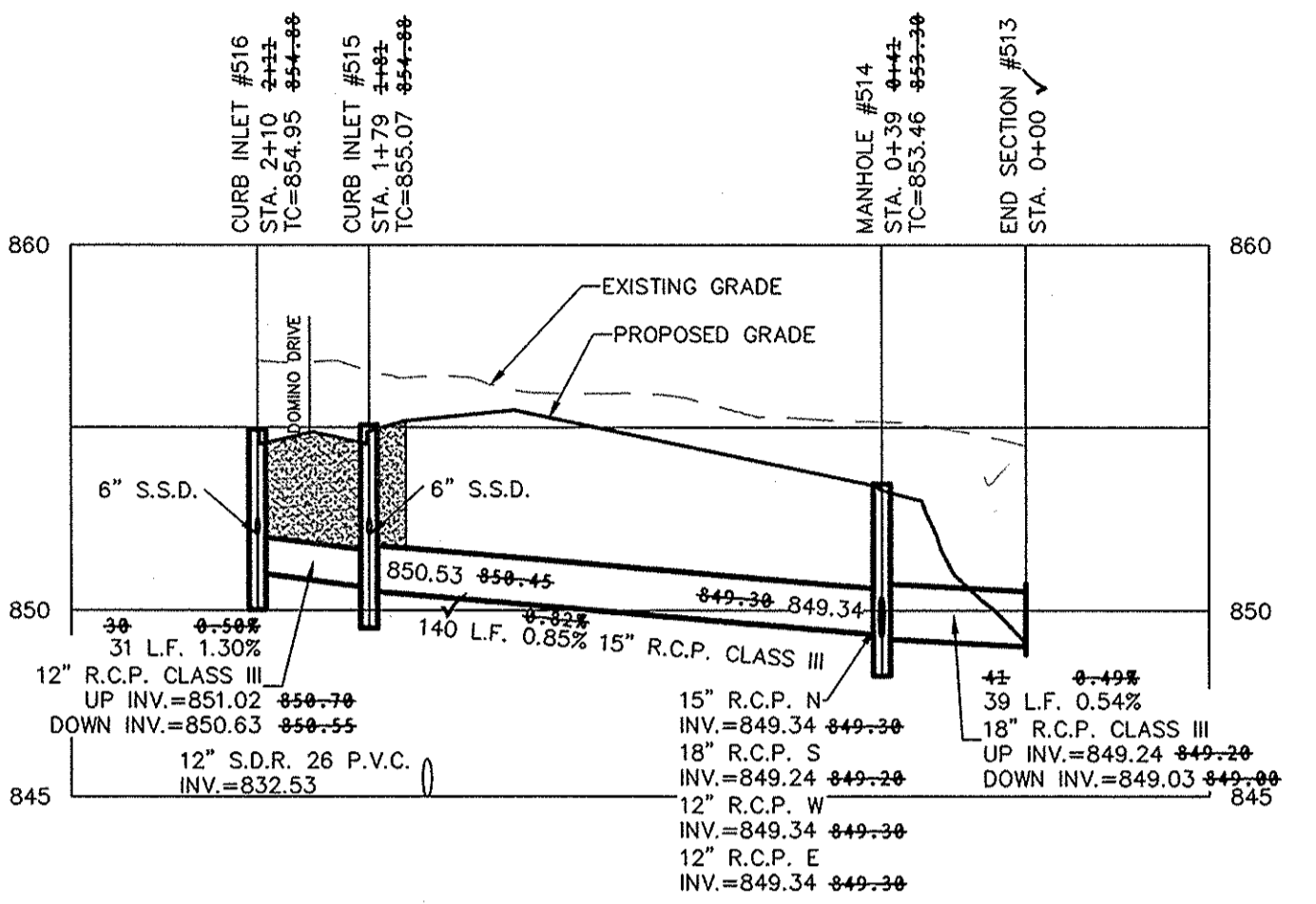
DRAWN BY: KRG
 CHECKED BY: BAH
 SHEET NO. C606
 S & A JOB NO. 601605IL-S1A



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.

■ DENOTES FULL DEPTH GRANULAR BACKFILL

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



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.

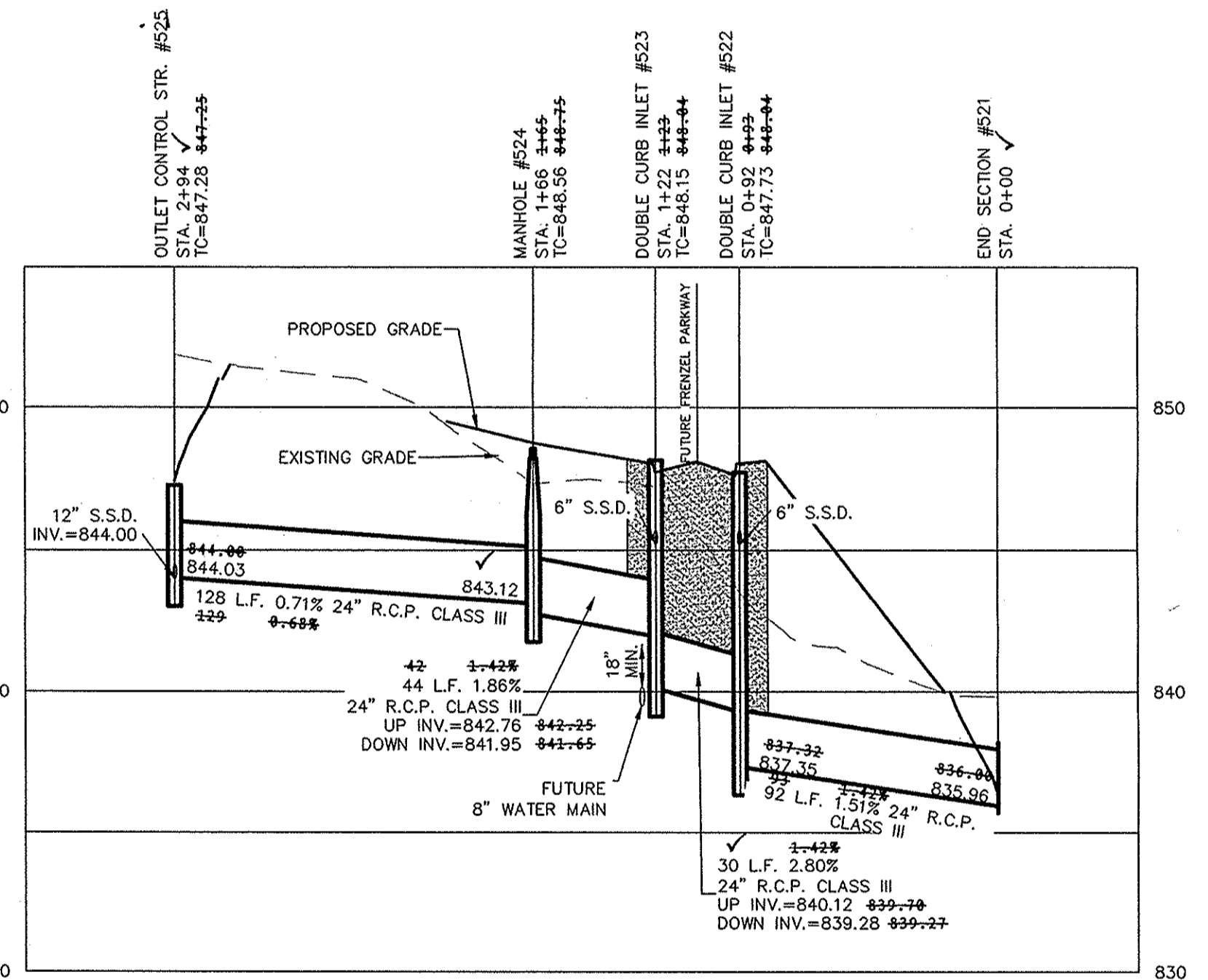
FOR INSTALLATION OF STORM UNDER CITY STREETS AND COVER REQUIREMENTS, SEE SHEET No. C802 ON THE TRENCH DETAIL.

STORM SEWER NOTE

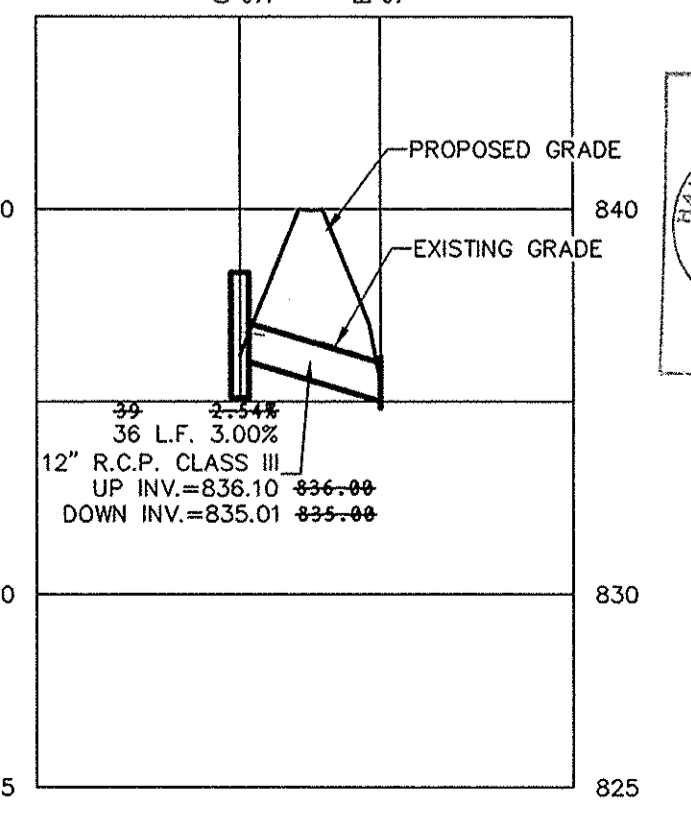
THE STORM SEWER SYSTEM SHALL BE CONSTRUCTED PER DESIGN SPECIFIED AND AS APPROVED BY THE CITY OF CARMEL ON THE FINAL APPROVED CONSTRUCTION PLANS. DEVIATIONS FROM THE APPROVED DESIGN SHALL ONLY BE PERMITTED DUE TO SPECIAL CIRCUMSTANCES OR DIFFICULTY DURING CONSTRUCTION AND WILL REQUIRE PRIOR FIELD APPROVAL 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 PUBLIC.

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



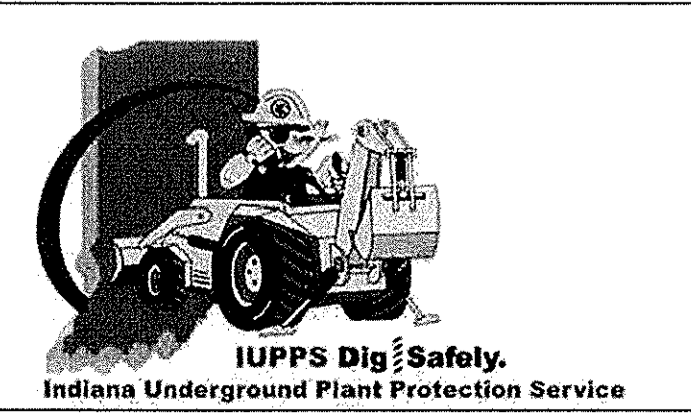
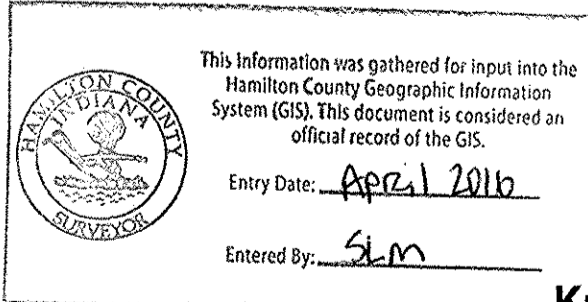
SCALE: 1"=50' HOR.
1"=5' VERT.



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

RECORD DRAWING

Dennis D. Olmstead
Registered Land Surveyor
No. 900012
1/26/2016



STOEPPELWERTH
ALWAYS ON
7965 East 10th Street, Fishers, IN 46038-2505
phone: 317.849.5905 fax: 317.849.5942

JACKSONS GRANT
SECTION 1A

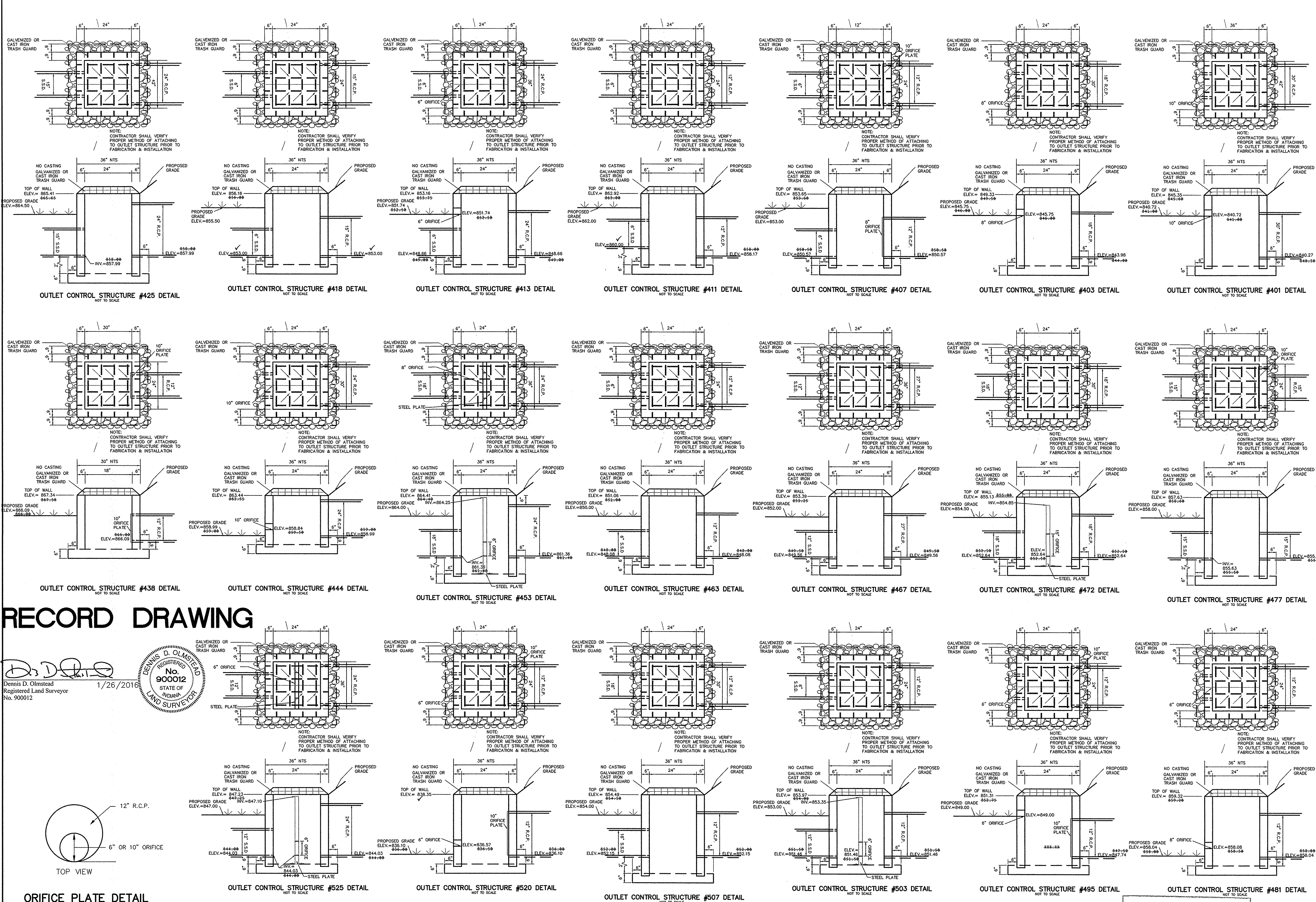
HAMILTON COUNTY, INDIANA

STORM PLAN & PROFILES

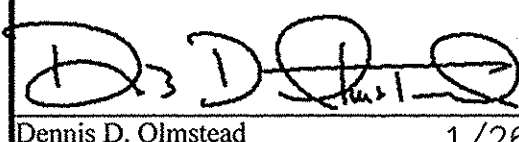
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SHEET NO. C607
3" X 6" JOB NO. 60180SIL-S1A

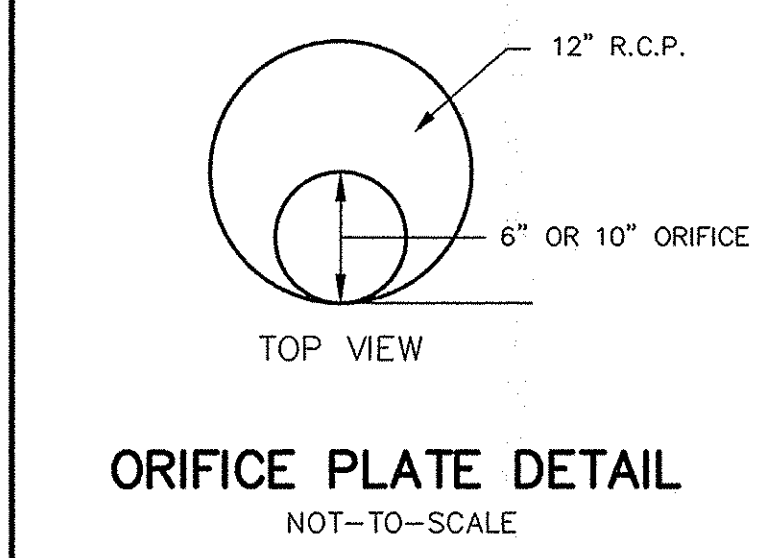
DATE	REVISIONS
05/12/14	REVISED PER TAC COMMENTS
09/10/14	REVISED PER FINAL CITY OF CARMEL COMMENTS
12/17/14	ADDED PROFILE VIEW 514-514B TO THE LAYOUT
02/05/15	ADJUSTED T.C. TEXT ERROR
02/26/15	ASBUILT

BY: JSM



RECORD DRAWING


 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 1/26/2016



DATE	REVISIONS	BY
05/12/14	REVISED PER TAC COMMENTS	JSM
09/10/14	REVISED PER FINAL CITY OF CARMEL COMMENTS	JSM
02/29/15	ASBUILT	CEM

THIS DRAWING IS NOT INTENDED TO BE REPRESENTATIVE OF THE ORIGINAL BOUNDARY SURVEY. A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.
 CERTIFIED: 01/17/14
David J. Stoepelwerth
 REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA

STOEPPELWERTH

ALWAYS ON
 7965 East 116th Street, Fishers, IN 46038-2905
 phone: 317.891.9395 fax: 317.891.9492

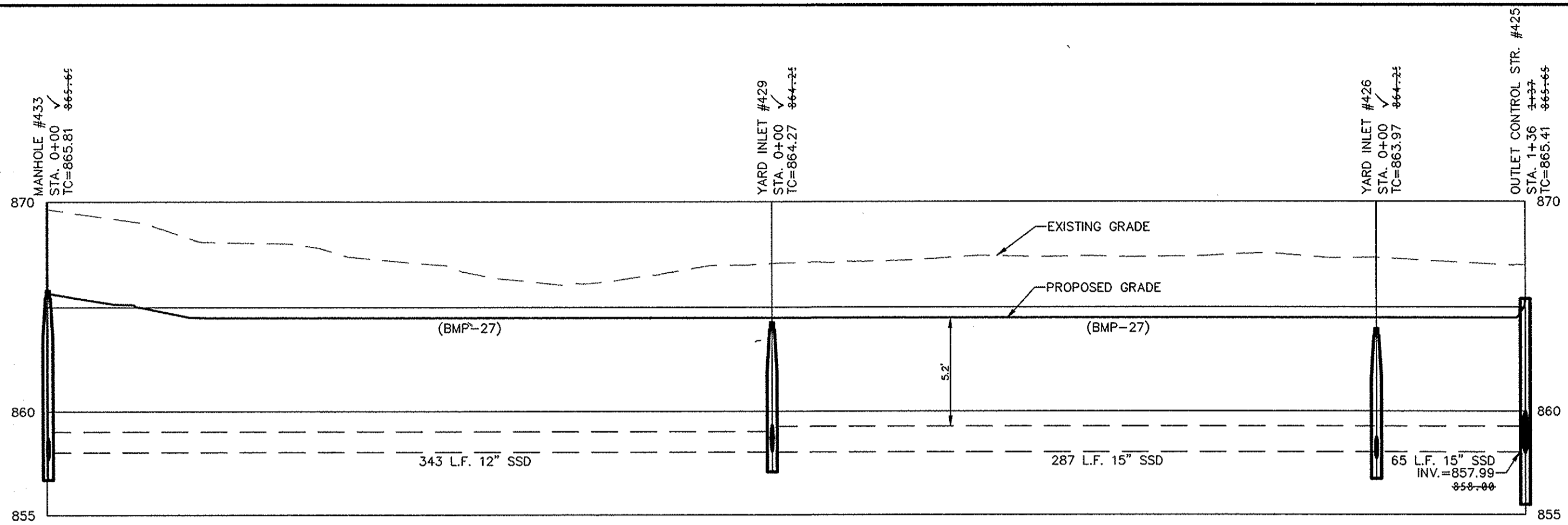
JACKSONS GRANT SECTION 1A

OUTLET STRUCTURE DETAILS
 HAMILTON COUNTY, INDIANA
 CARMEL

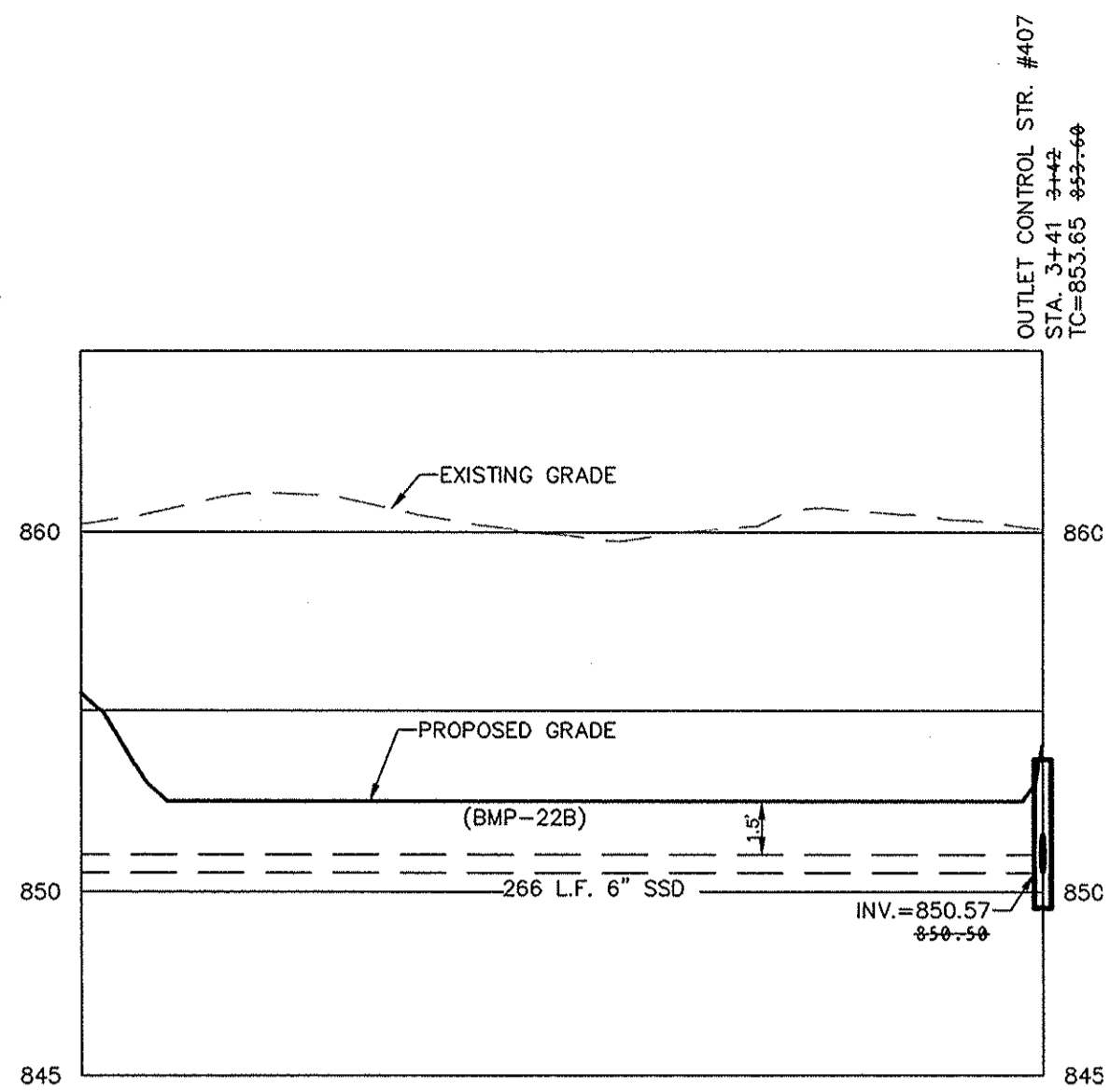
This information was gathered for input into the Hamilton County Geographic Information System (GIS). This document is considered an official record of the GIS.
 Entry Date: April 2016
 Entered By: SLM

DRAWN BY: KRG
 CHECKED BY: BAH
 SHEET NO. C608
 S & A JOB NO. 60160SIL-S1A

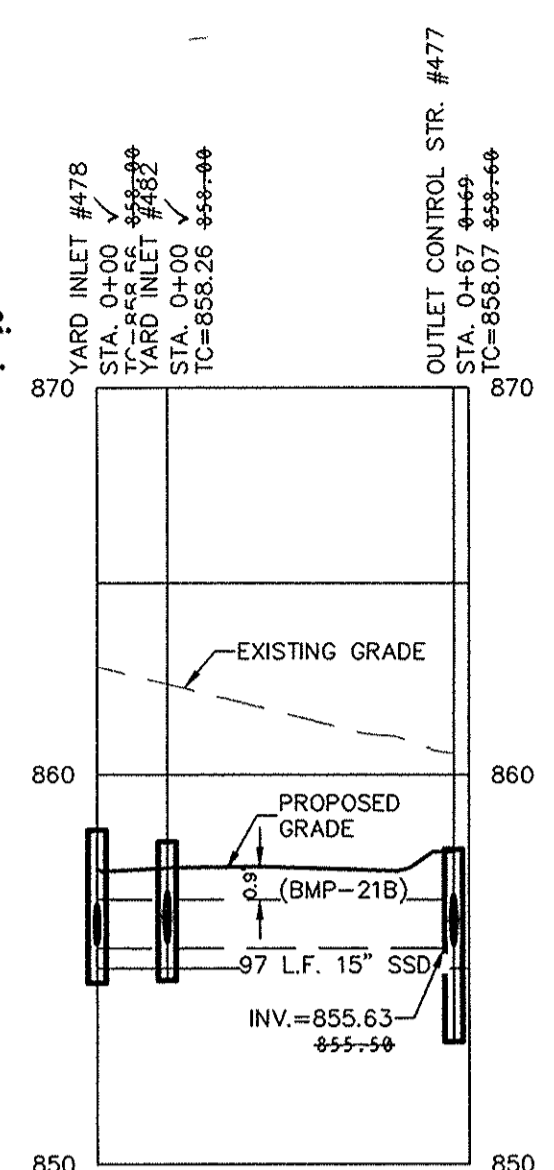
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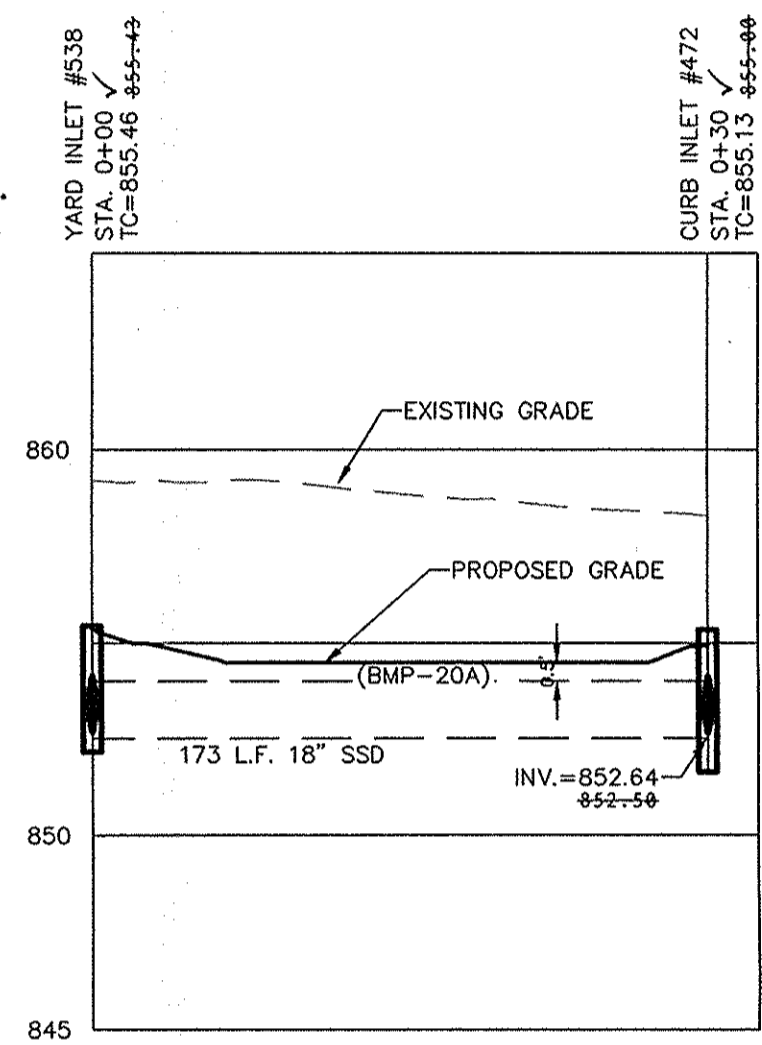
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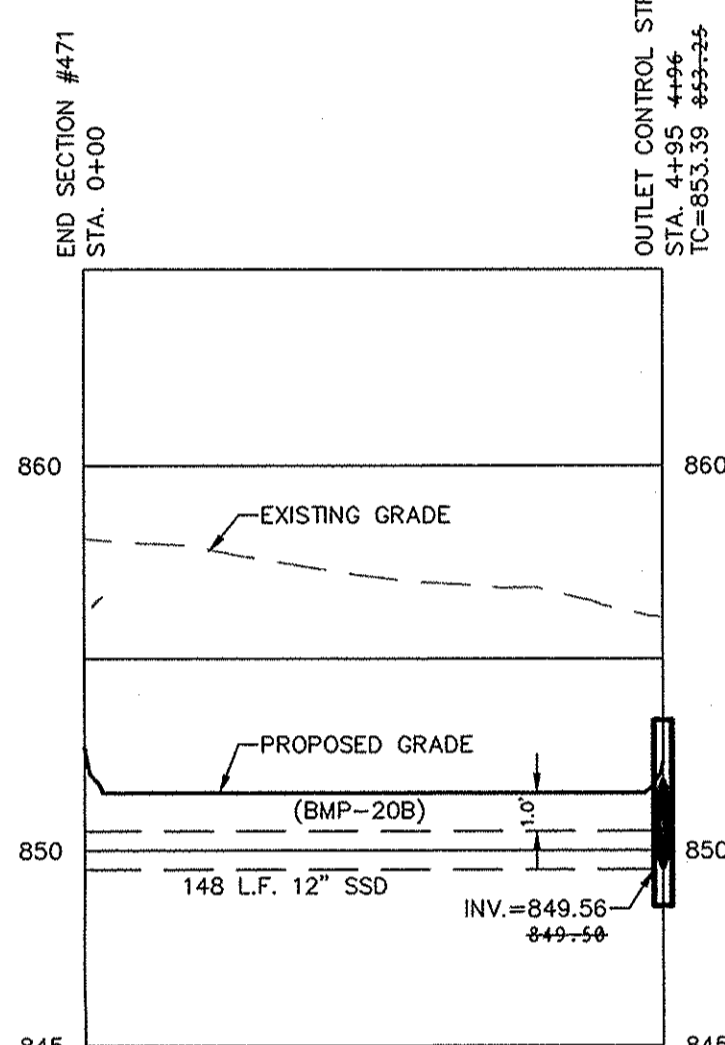
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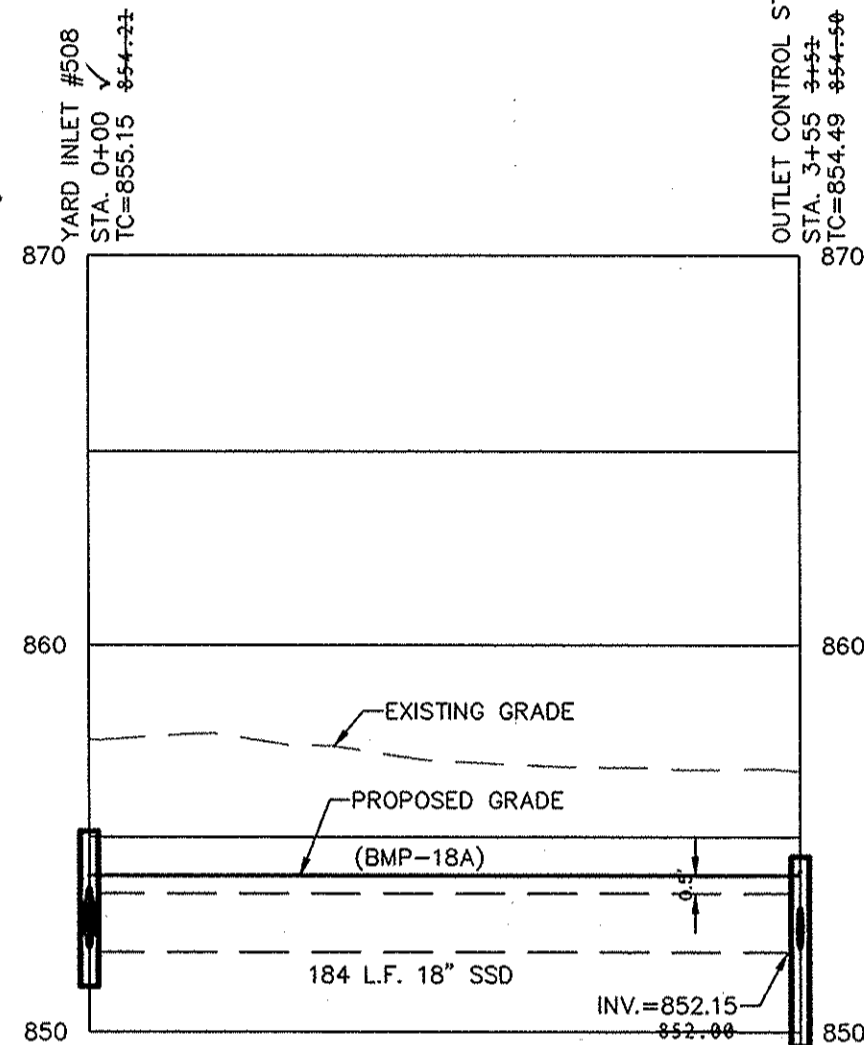
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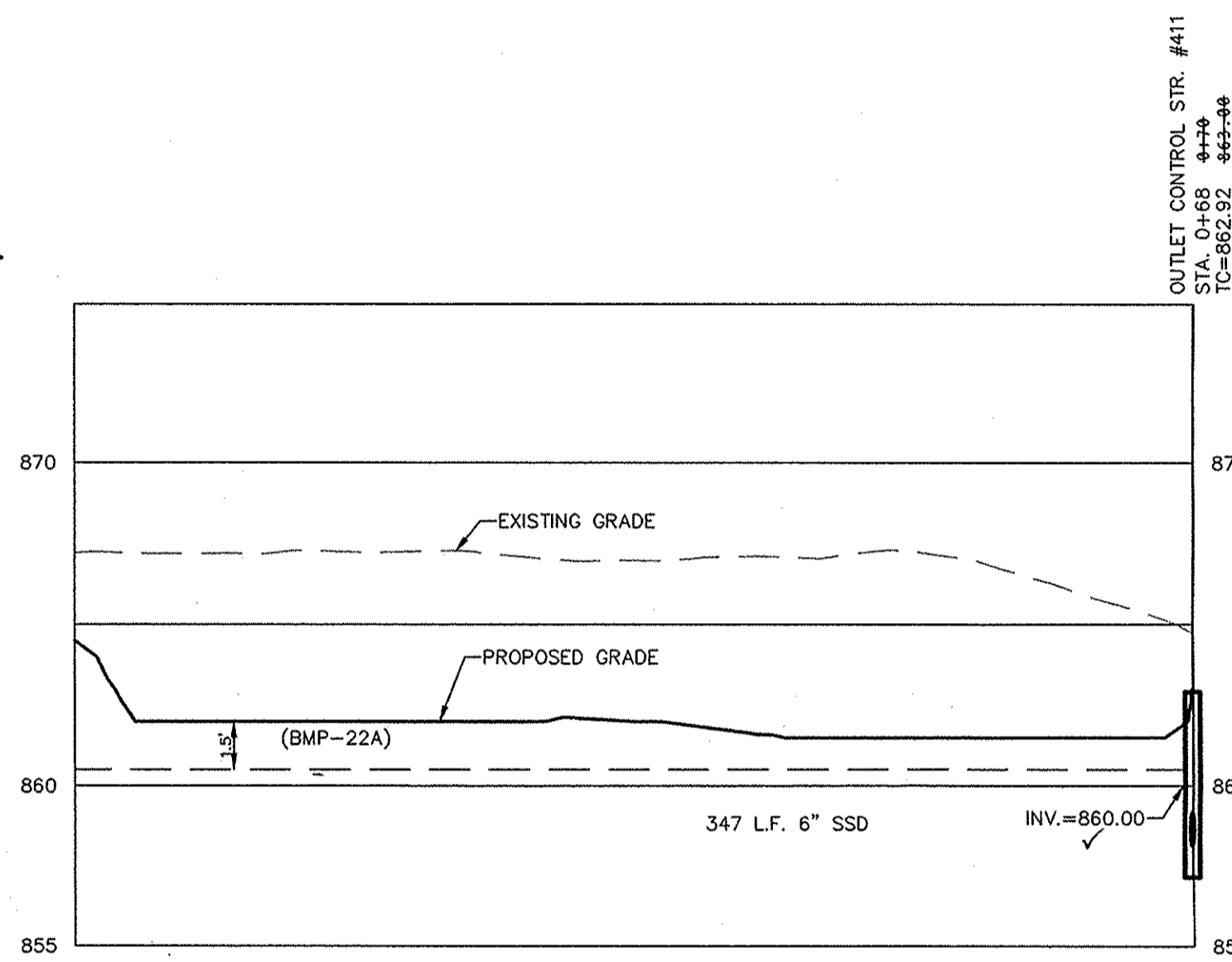
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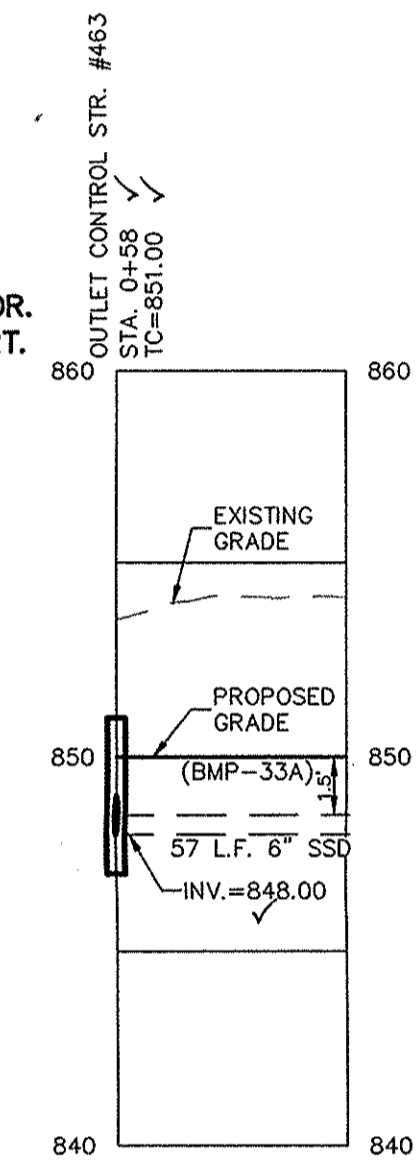
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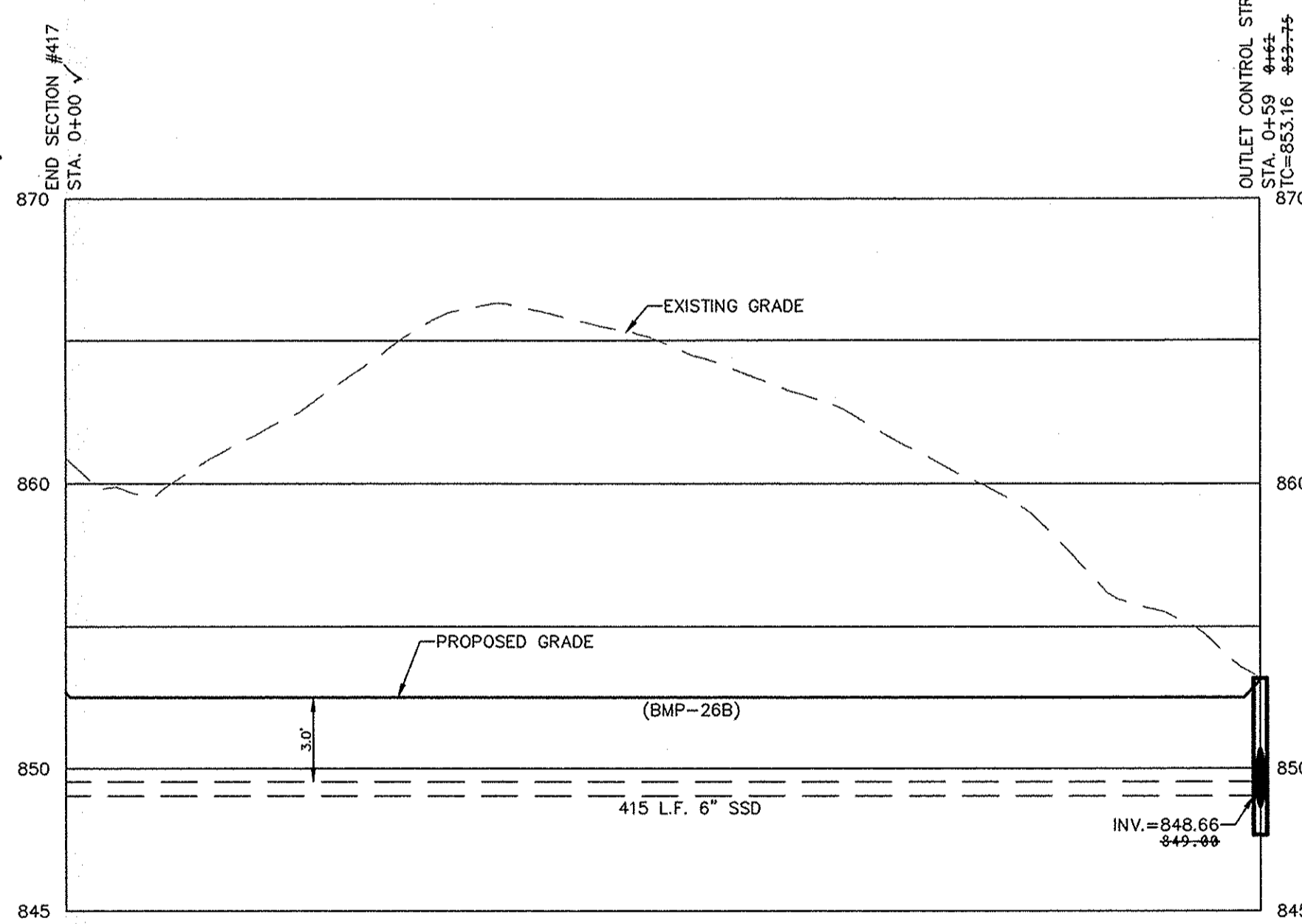
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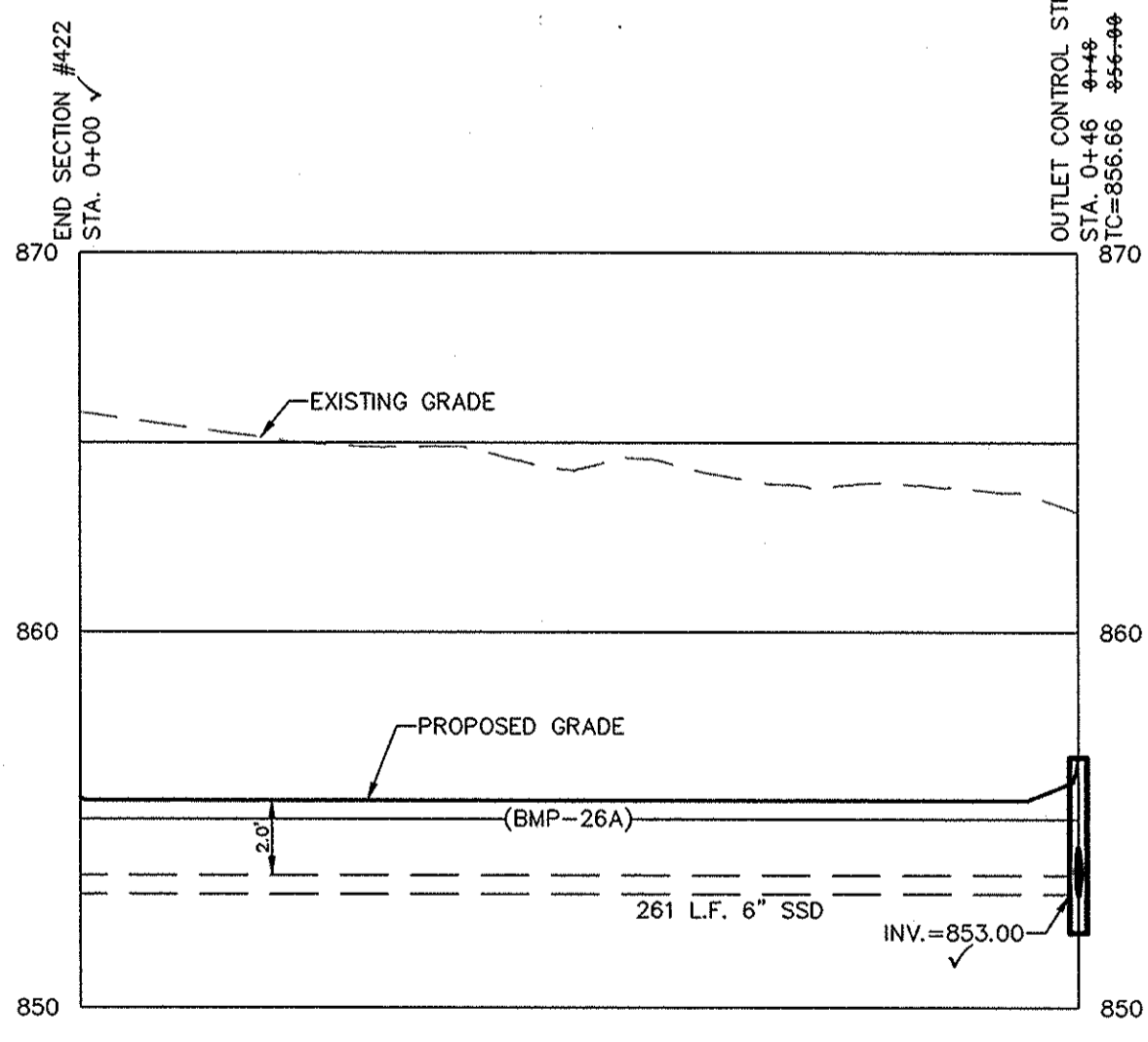
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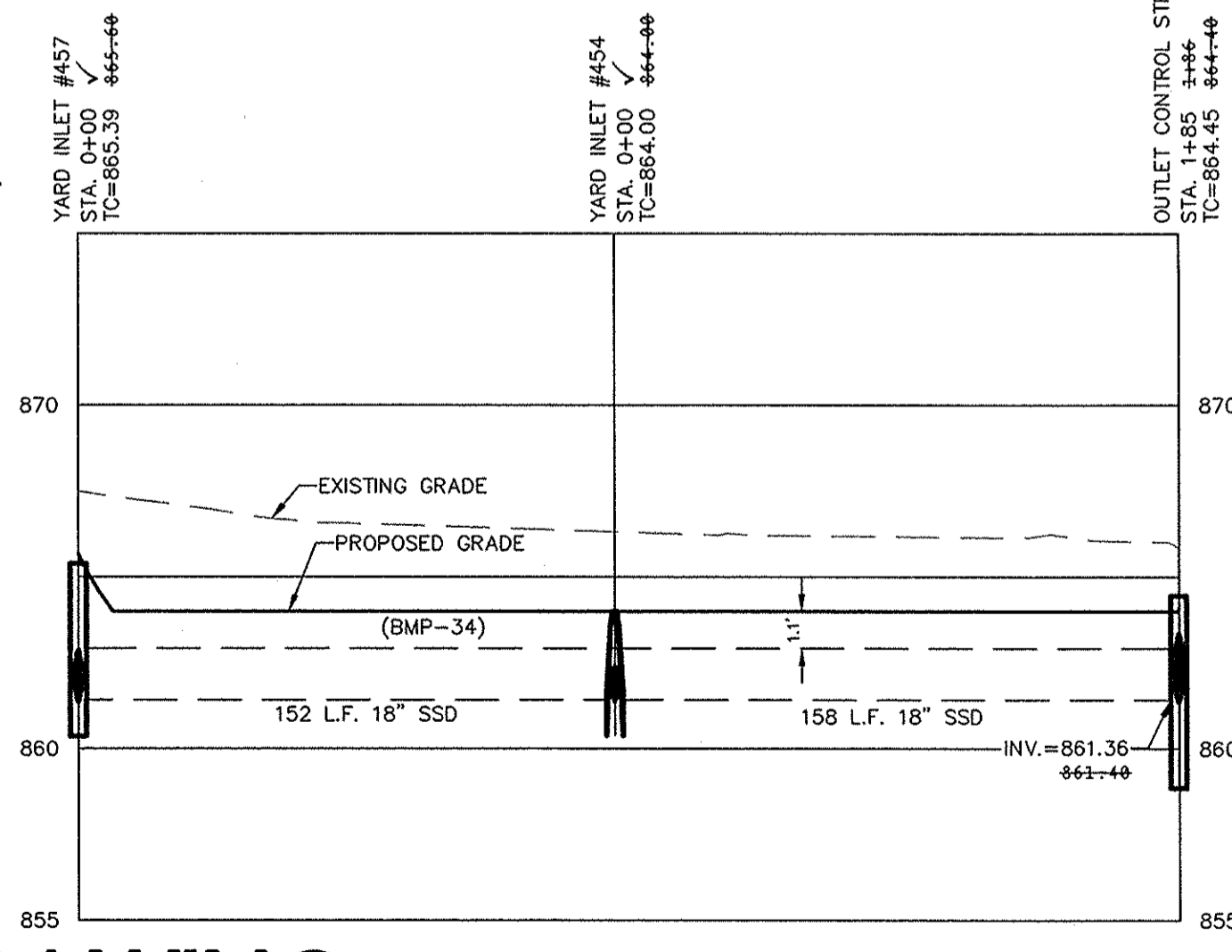
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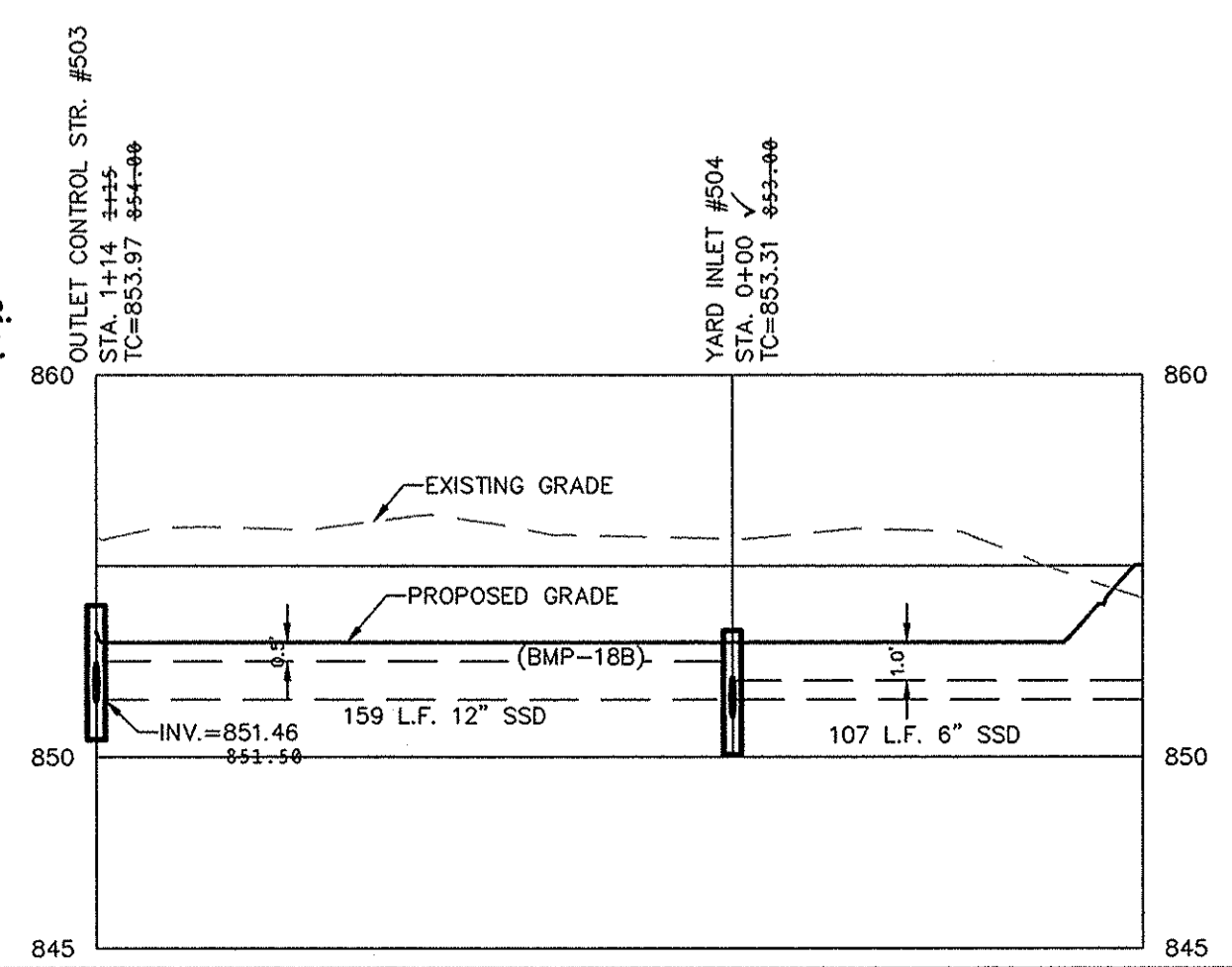
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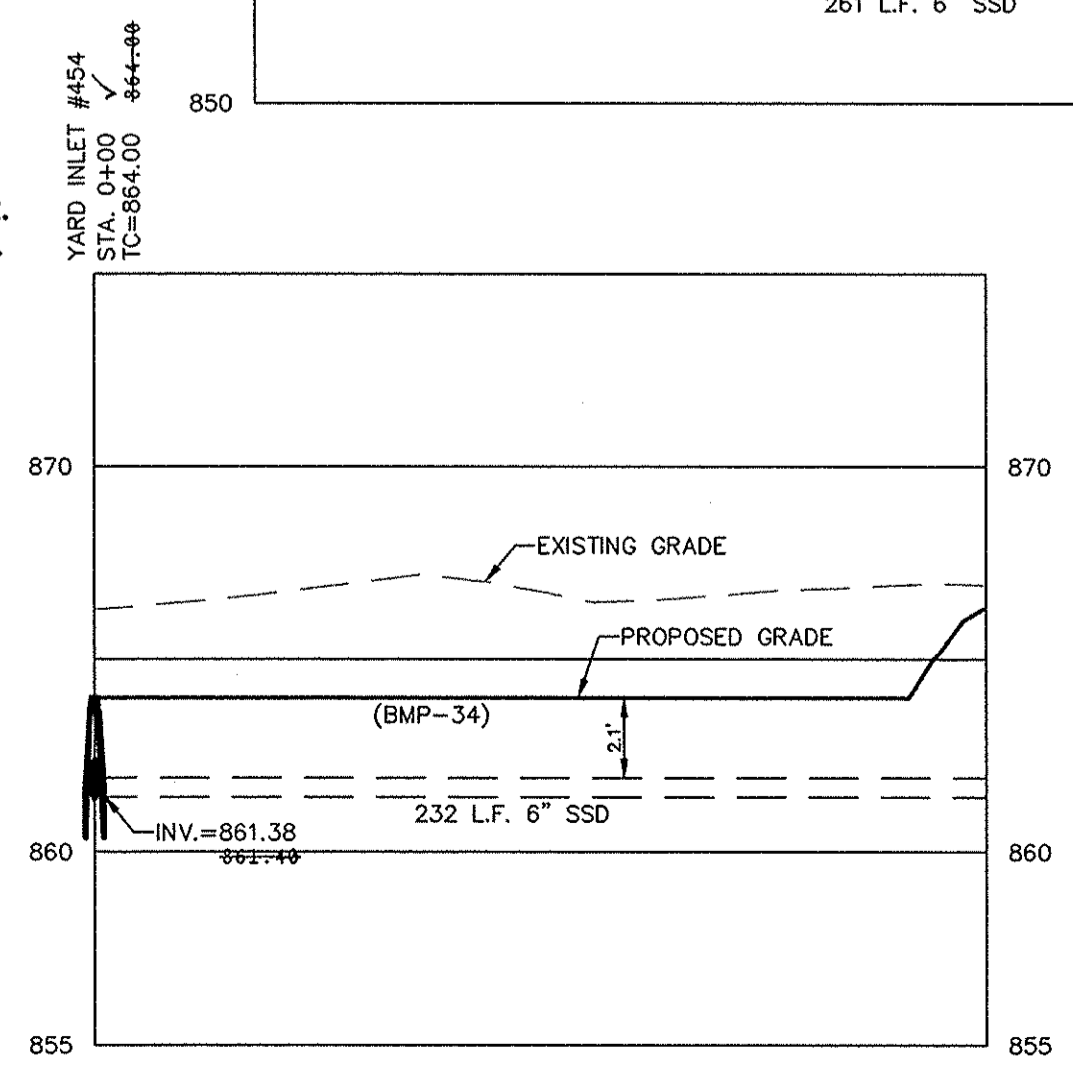
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1"=5' VERT.



SCALE: 1"=50' HOR.
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SCALE: 1"=50' HOR.
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Entry Date: April 2016
Entered By: SLN

RECORD DRAWING

Dennis D. Olmstead
Registered Land Surveyor
No. 900012
1/26/2016



NOTE:
REFERENCE SUMP PLANS C610-C612 FOR PLAN VIEWS

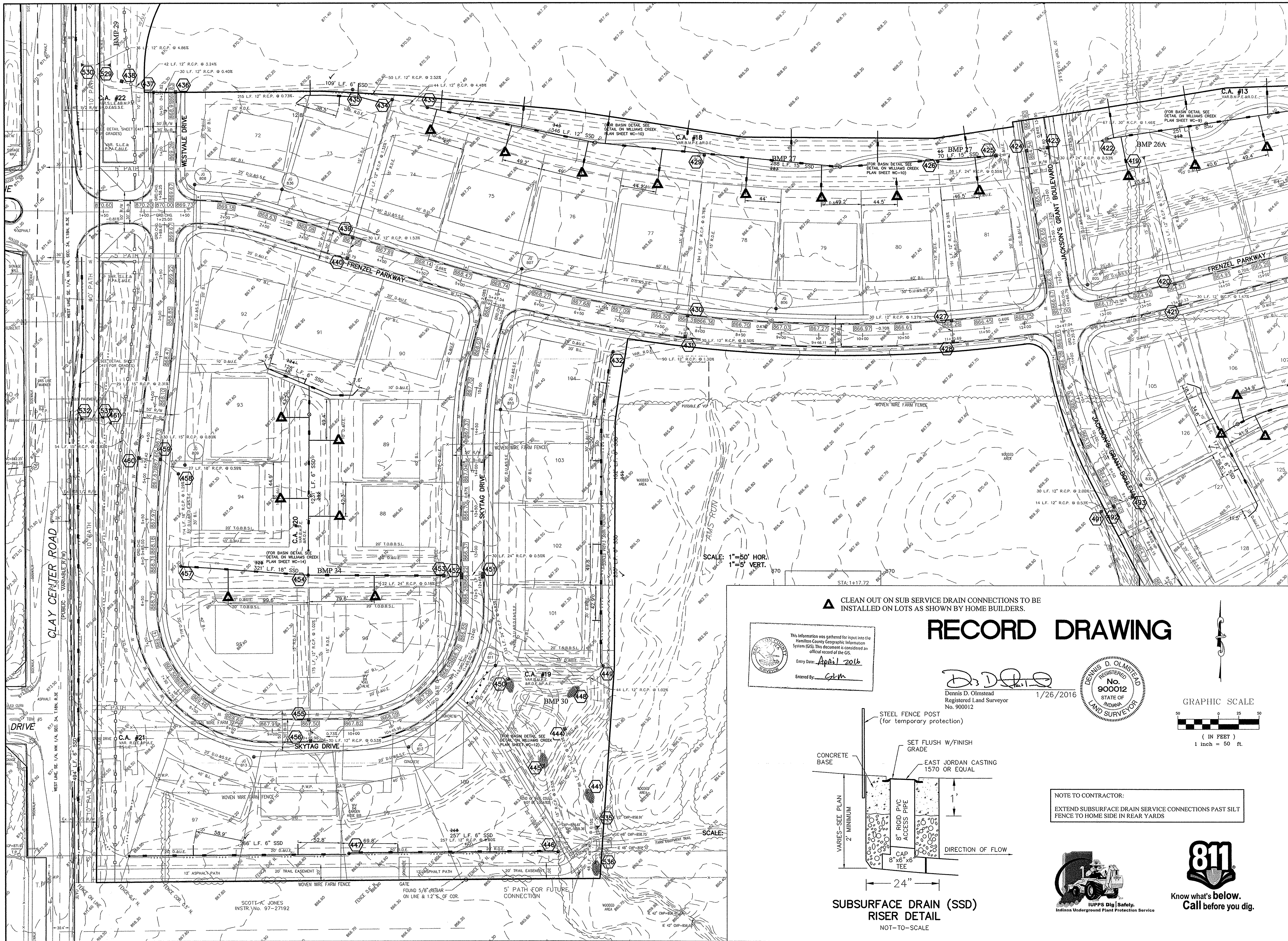
DATE	MARK	REVISIONS
02/28/15		ASBUILT
03/05/15		ADDED SSD PROFILE CONNECTED TO STR. #54
03/10/14		REVISED PER FINAL CITY OF CARMEL COMMENTS
03/16/14		UPDATED SSD SIZES TO MATCH SUMP PLANS
05/12/14		SHEET ADDED PER TAC COMMENTS

THIS DRAWING IS NOT INTENDED TO BE CONSIDERED A REPRESENTATIVE ORIGINAL BOUNDARY SURVEY A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.
CERTIFIED: 01/17/14
David J. Stoeppelwerth

STOEPPELWERTH
REGISTERED PROFESSIONAL ENGINEER
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ALWAYS ON
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phone: 317.849.5955 fax: 317.849.5942

SSD PLAN & PROFILES
JACKSONS GRANT
SECTION 1A
HAMILTON COUNTY, INDIANA
CARMEL

DRAWN BY: KRK
CHECKED BY: BAH
SHEET NO.
C609
S & A JOB NO.
60160SIL-S1A

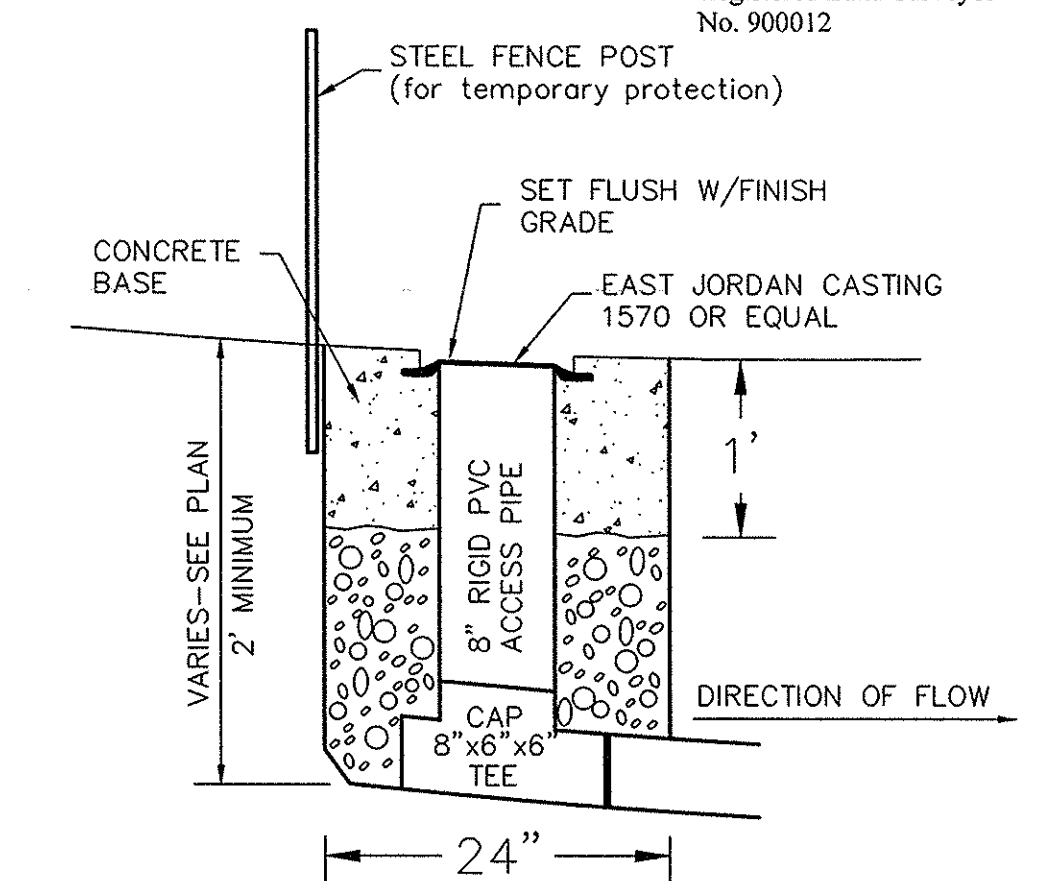
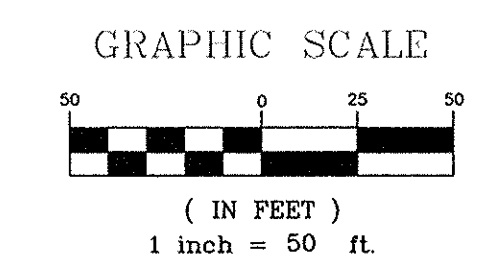


▲ CLEAN OUT ON SUB SERVICE DRAIN CONNECTIONS TO BE INSTALLED ON LOTS AS SHOWN BY HOME BUILDERS.

RECORD DRAWING

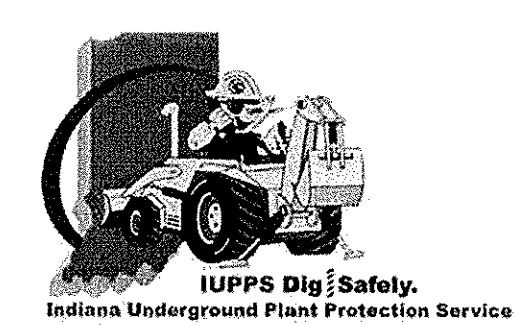
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 Entry Date: April 2016
 Entered By: GJM

D. D. Olmstead
 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 1/26/2016



SUBSURFACE DRAIN (SSD) RISER DETAIL
 NOT-TO-SCALE

NOTE TO CONTRACTOR:
 EXTEND SUBSURFACE DRAIN SERVICE CONNECTIONS PAST SILT FENCE TO HOME SIDE IN REAR YARDS



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

BY	JSM	REVISIONS
DATE	05/12/14	MARK
REVISOR	JSM	REVISED PER COMMENTS
DESIGNED	JSM	ASBUILT PER TAC COMMENTS

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

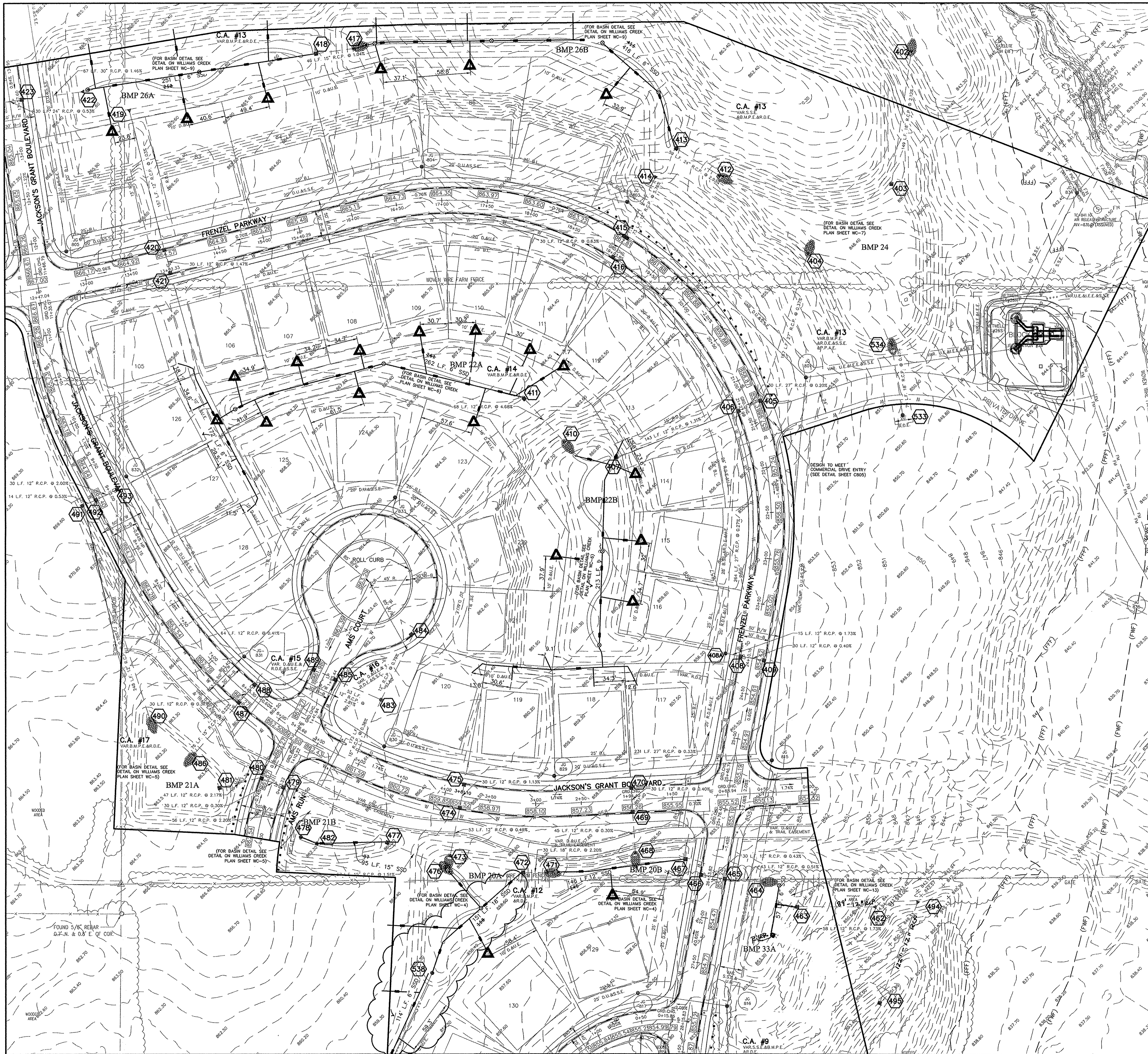
CERTIFIED: 01/17/14

STOEPPELWERTH
 ALWAYS ON
 7965 Fox 1068 Street, Fishers, IN 46038-2995
 phone: 317.648.9595 fax: 317.849.5942

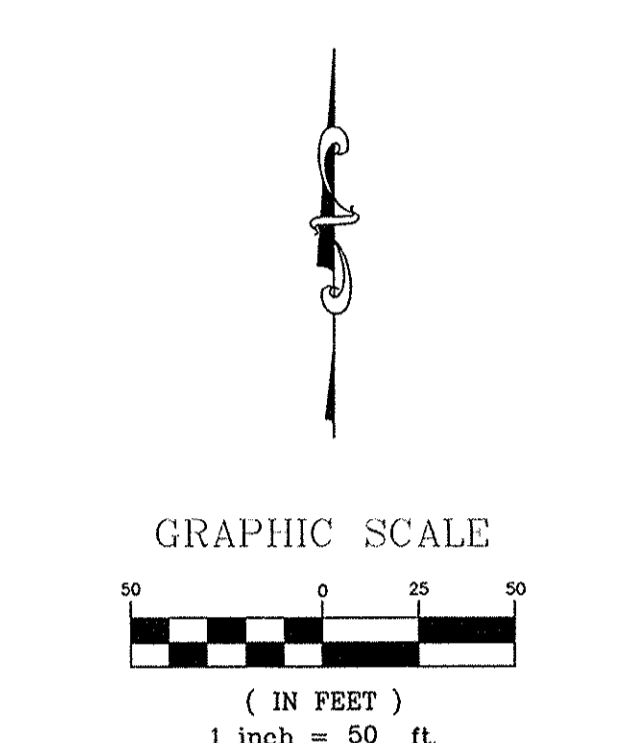
HAMILTON COUNTY, INDIANA
 CARMEL

SSD & SUMP PLAN
JACKSONS GRANT SECTION 1A

DRAWN BY: KRK
 CHECKED BY: BAH
 SHEET NO. **C610**
 60160SIL-1A



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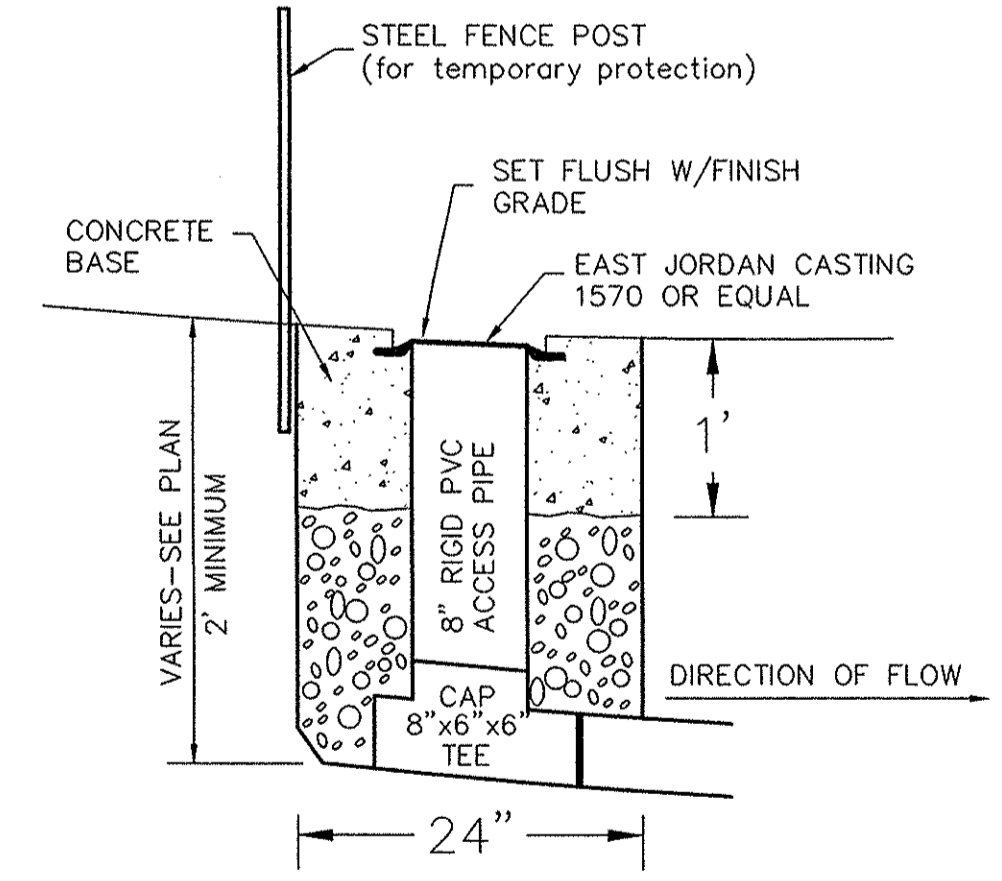


RECORD DRAWING

D. D. Olmsstead
 Dennis D. Olmsstead
 Registered Land Surveyor
 No. 900012
 1/26/2016

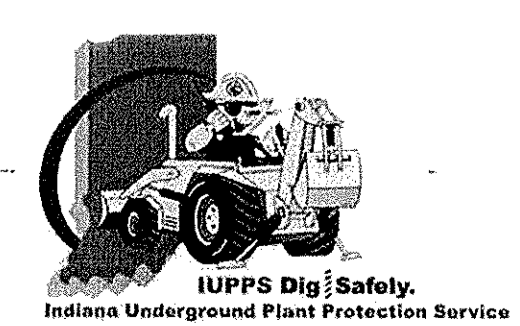
DENNIS D. OLMSSTEAD
 REGISTERED
 No. 900012
 STATE OF INDIANA
 LAND SURVEYOR

▲ CLEAN OUT ON SUB SERVICE DRAIN CONNECTIONS TO BE INSTALLED ON LOTS AS SHOWN BY HOME BUILDERS.



SUBSURFACE DRAIN (SSD) RISER DETAIL
 NOT-TO-SCALE

NOTE TO CONTRACTOR:
 EXTEND SUBSURFACE DRAIN SERVICE CONNECTIONS PAST SILT FENCE TO HOME SIDE IN REAR YARDS



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

DATE	MARK	REVISIONS	BY
02/26/15		ASSULT	GEM
09/20/14		REVISED PER TAC COMMENTS	JSM
06/19/14		REV. REAR YARD STORM/GRANDES LOTS 130-134	JSM
06/12/14		REVISED SSD SIZE BETWEEN 471-467	JSM
05/12/14		REVISED PER COMMENTS	JSM

DAVID J. STOEPPELWERTH
 REGISTERED
 No. 19358
 STATE OF INDIANA
 PROFESSIONAL ENGINEER
David J. Stoepfelwerth
 CERTIFIED: 01/17/14

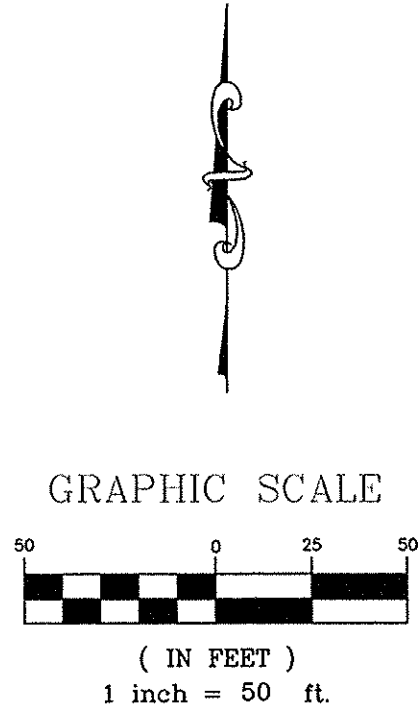
STOEPPELWERTH
 ALWAYS ON
 796 East 10th Street, Fishers, IN 46038-2035
 phone: 317-849-5935 fax: 317-849-5942

SSD & SUMP PLAN
 JACKSONS GRANT
 SECTION 1A
 HAMILTON COUNTY, INDIANA
 CARMEL

DRAWN BY:	KRG	CHECKED BY:	BAH
SHEET NO.	C611		
3 & A JOB NO. 60160SIL-1A			



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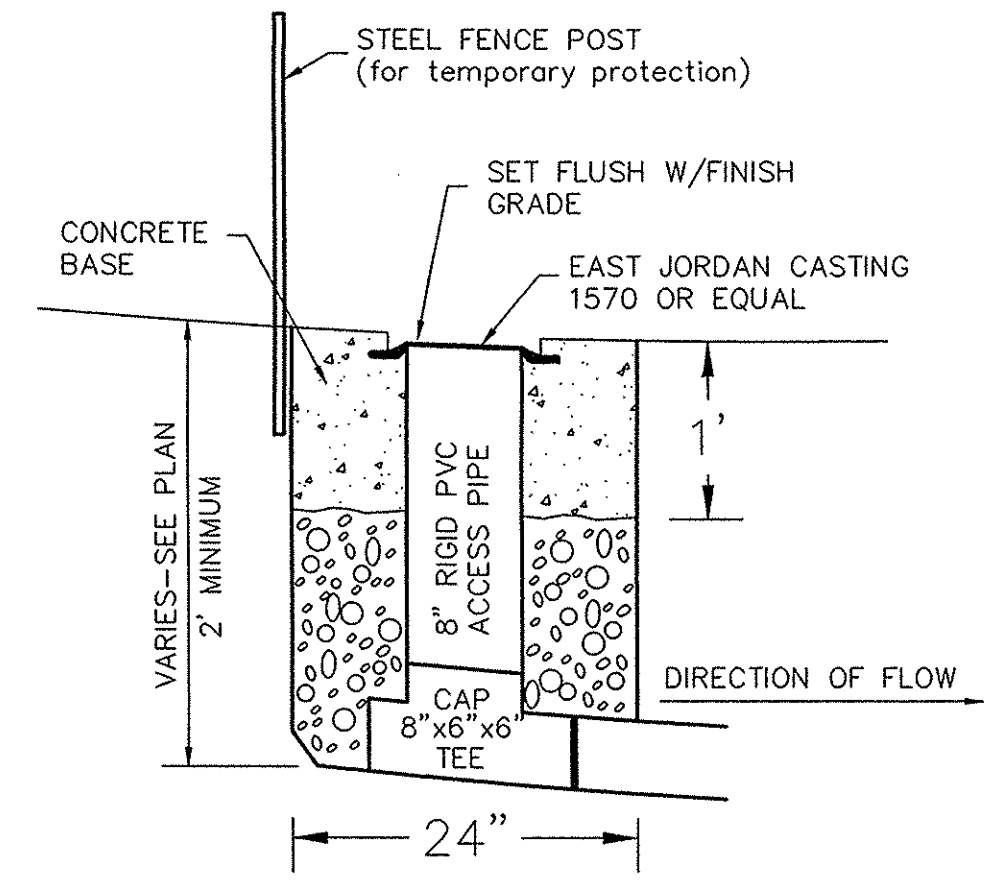


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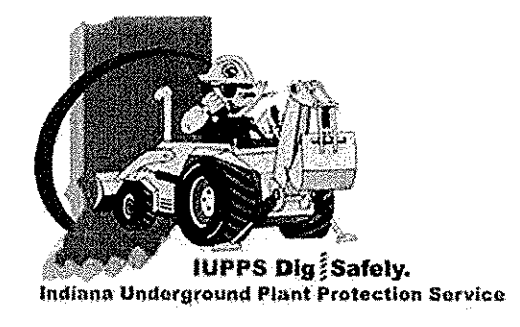
D. D. Olmstead
 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012

1/26/2016
 REGISTERED
 No. 900012
 STATE OF INDIANA
 LAND SURVEYOR

▲ CLEAN OUT ON SUB SERVICE DRAIN CONNECTIONS TO BE INSTALLED ON LOTS AS SHOWN BY HOME BUILDERS.



NOTE TO CONTRACTOR:
 EXTEND SUBSURFACE DRAIN SERVICE CONNECTIONS PAST SILT FENCE TO HOME SIDE IN REAR YARDS



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

DATE	MARK	REVISIONS
02/20/15		ASBUILT
07/17/16		REVISED PER IAC COMMENTS
07/17/16		REV. REAR YARD STORM/GRADES LOTS 130-134
07/17/16		REVISED PER COMMENTS

REGISTERED
 No. 19358
 STATE OF INDIANA
 PROFESSIONAL ENGINEER
David J. Stoepelwerth
 CERTIFIED: 01/17/14

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SSD & SUMP PLAN
 JACKSONS GRANT
 SECTION 1A
 HAMILTON COUNTY, INDIANA
 CARMEL

DRAWN BY: KRG
 CHECKED BY: BAH
 SHEET NO.
C612
 S & A JOB NO.
 60160SIL-S1A