

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

March 30, 2017

To: Hamilton County Drainage Board

Re: Williams Creek Drain, Jackson's Grant Section 3 Arm

Attached is a petition filed by Jackson's Grant Real Estate Company, LLC., along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for Jackson's Grant Section 3 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	239 ft.	48" RCP	84 ft.
15" RCP	221 ft.	6" SSD	7,621 ft.
24" RCP	259 ft.	Open Ditch	2,596 ft.

The total length of the drain will be 11,020 feet.

The open ditch listed above is Ams Run, in 3 segments, through Common Areas #23 and #24 of Section 3 and Common Area #19 of Section 1A, to the south boundary line of Jackson's Grant.

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 35	Common Area #24
BMP 16	Common Area #26
BMP 17A	Common Area #25

The subsurface drains (SSD) to be part of the regulated drain are those located under the curbs, those main lines in front/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:

Curbline SSD in Streets:

Frenzel Parkway
Ams Run
Domino Drive
Silvara Court

Front/Rear Yard SSDs:

Front yard lots 159 to 165 from Str. 650 running north to riser.
Front yard lots 165 to 168 from Str. 650 running south to riser.
Common Area @24 and front yard lots 170 to 175 from Str. 646 running north to riser.
Front yard lots 194 to 198 from Str. 522 running north to riser
Front yard lots 180 to 183 from Str. 654 running south to riser
Front yard lots 177 to 179 from Str. 654 running north 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 \$3,599.70

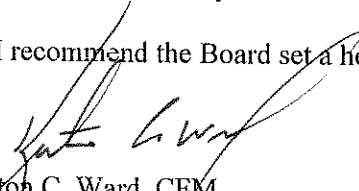
The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of an Irrevocable Letter of Credit are as follows:

Agent: Standard Financial Corporation
Date: September 22, 2016
Number: 1232JG3
For: Storm Sewers
Amount: \$222,556.98

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 3 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for May 22, 2017.


Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pli

(Revised 06/08/04)

FILED

AUG 29 2016

OFFICE OF HAMILTON COUNTY SURVEYOR

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

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 Subdivision, Section
3 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, Section 3, 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.

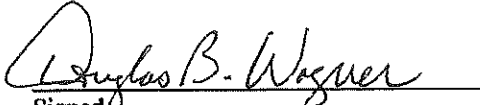
The Petitioner also agrees to the following:

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.

Adobe PDF Ffillable Forms

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



Signed Doug Wagner, Senior Vice President - Jackson's Grant Real Estate Company, LLC by JG Development Company, LLC its manager on behalf of Billy Creek Association, LLC

Printed Name

August 25, 2016

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

FINDINGS AND ORDER

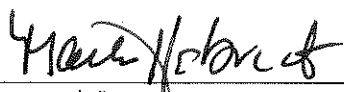
CONCERNING THE MAINTENANCE OF THE

Williams Creek Drain,
Jackson's Grant Section 3 Arm

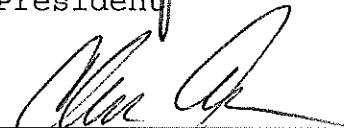
On this 22nd day of May, 2017, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Williams Creek Drain, Jackson's Grant Section 3 Arm*.

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

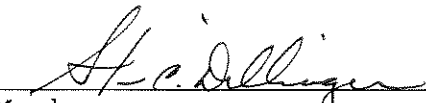
HAMILTON COUNTY DRAINAGE BOARD



President

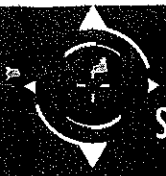


Member



Member

Attest: 
Executive Secretary



STOEPPELWERTH

ALWAYS ON

ofc: 317.849.5935
fax: 317.849.5942

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

September 8, 2016

Hamilton County Surveyor
One Hamilton County Square, Suite 188
Noblesville, Indiana 46038

Attention: Greg Hoyes

Re: Jackson's Grant on Williams Creek, Section 3

Dear Mr. Hoyes:

On behalf of the developer Jackson's Grant Real Estate Company, LLC by JG Development Company, LLC its manager, please accept this Engineer's Estimate for Jackson's Grant on Williams Creek, Section 3. The estimate is as follows:

Storm Sewer

	QTY	UNIT	UNIT \$	TOTALS
Manholes	1	EA	\$2,400.00	\$2,400.00
Beehives	1	EA	\$2,300.00	\$2,300.00
Outlet Control Structures (incl. stone at base)	1	EA	\$2,550.00	\$2,550.00
Double Curb Inlet	3	EA	\$3,665.00	\$10,995.00
Curb Inlet	4	EA	\$2,400.00	\$9,600.00
6" RCP	40	LF	\$12.00	\$480.00
12" RCP	239	LF	\$22.00	\$5,258.00
15" RCP	221	LF	\$26.00	\$5,746.00
24" RCP	259	LF	\$42.00	\$10,878.00
48" RCP	88	LF	\$107.00	\$9,416.00
SSD at End Sections	64	LF	\$15.00	\$960.00
Snouts	2	EA	\$950.00	\$1,900.00
12" End Section w/ Debris Guard	1	EA	\$1,400.00	\$1,400.00
15" End Section w/ Debris Guard	1	EA	\$1,525.00	\$1,525.00

LAND DEVELOPMENT SUPPORT SOLUTIONS

ENGINEERING | SURVEYING

24" End Section w/ Debris Guard	2	EA	\$1,950.00	\$3,900.00
48" End Section w/ Debris Guard	2	EA	\$4,000.00	\$8,000.00
Lot Services Each	28	EA	\$120.00	\$3,360.00
Swale SSD	1926	LF	\$10.25	\$19,741.50
Street SSD	5641	LF	\$10.25	\$57,820.25
Core	1	EA	\$130.00	\$130.00
Risers	8	EA	\$295.00	\$2,360.00
Bedding #8	240	TONS	\$20.80	\$4,992.00
Granular Fill #53	433	TONS	\$15.80	\$6,841.40
BMP 80' of 15" HIQ, 220 Ton #8, 2.5 x 20', Fabric, topsoil, etc.	1	LS	\$12,911.00	\$12,911.00
			Storm Sewer Subtotal	\$185,464.15

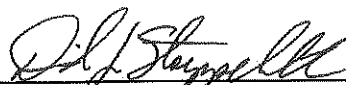
Monumentation

	QTY	UNIT	UNITS	TOTALS
Lot Corners	48	EA	\$100.00	\$4,800.00
Centerline Monuments	13	EA	\$150.00	\$1,950.00
			Monumentation Subtotal	\$6,750.00

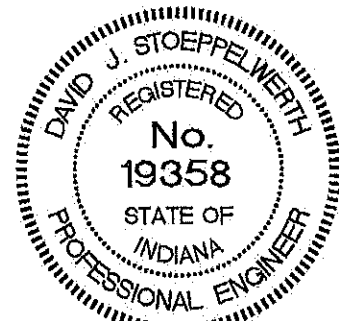
TOTAL **\$192,214.15**

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

Witness my signature this 8th day of September, 2016.



 David J. Stoepfelwerth
 Professional Engineer
 No. 19358



Cc: Doug Wagner
 BAH/meh
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SEP 29 2016

OFFICE OF HAMILTON COUNTY SURVEYOR
September 22, 2016

HCD B-2016-00035
Irrevocable Letter of Credit No.: 1233JG3

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 **Eight Thousand One Hundred and 00/100 Dollars (\$8,100.00)** 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, Section 3.

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 Commissioners 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. 1233JG3."

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 September 22, 2016 and shall expire on September 22, 2017, but such expiration date shall be automatically extended for a period of one year on September 22, 2017, 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



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.

Sincerely,

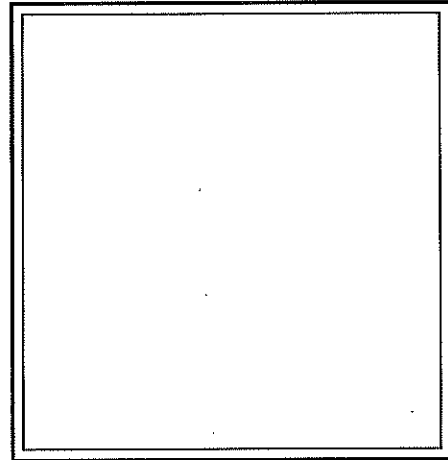
STANDARD FINANCIAL CORPORATION

A handwritten signature in cursive script, appearing to read 'Eric Roof', is written over a horizontal line.

Authorized Signature

Eric Roof, Treasurer

Name and Title



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



Standard Financial CORPORATION

SEP 29 2016

OFFICE OF HAMILTON COUNTY SURVEYOR

September 22, 2016

HCDB-2016-00034

Irrevocable Letter of Credit No.: 1232JG3

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 Two Hundred Twenty-Two Thousand Five Hundred Fifty-Six and 98/100 Dollars (\$222,556.98) 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, Section 3.

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 Commissioners 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. 1232JG3."

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 September 22, 2016 and shall expire on September 22, 2017; but such expiration date shall be automatically extended for a period of one year on September 22, 2017, 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

13578 E. 131st Street, Suite 200 • Fishers, Indiana 46037
Phone: 317-773-8353 • www.standardfincorp.com



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.

Sincerely,

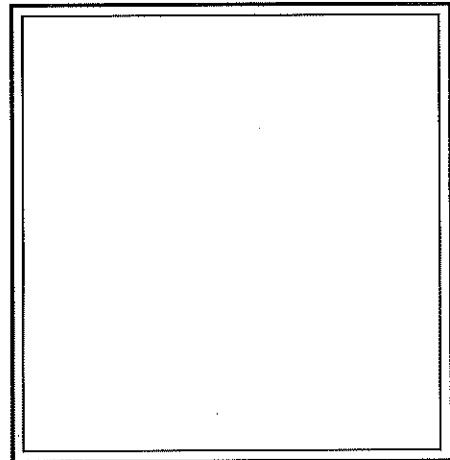
STANDARD FINANCIAL CORPORATION

A handwritten signature in cursive script, appearing to read 'Eric Roof', is written over a horizontal line.

Authorized Signature

Eric Roof, Treasurer

Name and Title



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 3 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 3 Arm on May 22, 2017 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 3 Arm

NOTICE

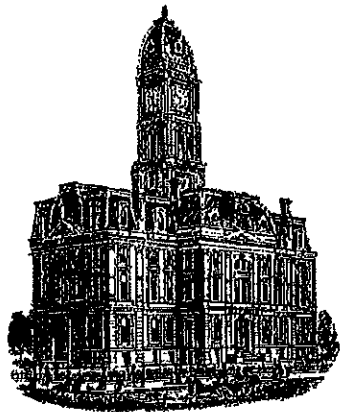
Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on May 22 2017 has issued an order adopting the Schedule of Assessments, filed the same and made public announcement thereof at the hearing and ordered publication. If judicial review of the findings and order of the Board is not requested pursuant to Article Eight of this code within twenty (20) days from the date of this publication, the order shall be conclusive.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY

KLW



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

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

To: Hamilton County Drainage Board

November 6, 2017

Re: Williams Creek Drain – Jackson’s Grant Section 3

Attached are as-built, certificate of completion & compliance, and other information for Jackson’s Grant Section 3. 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 March 30, 2017. The report was approved by the Board at the hearing held May 22, 2017. (See Drainage Board Minutes Book 17, Pages 358-360)
The changes are as follows: 12” RCP was lengthened from 236 to 239 feet. The 15” RCP was shortened from 221 feet to 220 feet. The 24” RCP was shortened from 259 feet to 255 feet. The 48” RCP was lengthened from 84 feet to 96 feet. The 6” SSD was shortened from 7621 feet to 7590 feet. The open ditch was lengthened from 2,596 feet to 2,664 feet. The length of the drain due to the changes described above is now **11,061 feet**.

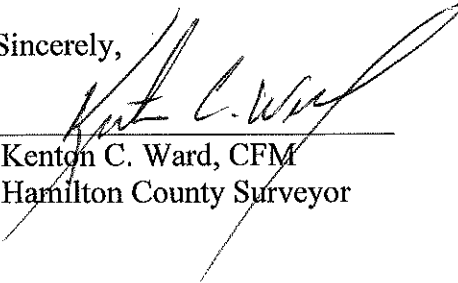
The non-enforcement was approved by the Board at its meeting on May 22, 2017 and recorded under instrument #2017037163.

The following sureties were guaranteed by Jackson’s Grant Section 3 and expired on September 22, 2017.

Bond-LC No: 1232JG3
Amount: \$222,556.98
For: Storm Sewers & SSD
Issue Date: September 22, 2016

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

Sincerely,



A handwritten signature in black ink, appearing to read 'Kenton C. Ward', is written over a horizontal line. The signature is fluid and cursive, with a large loop at the end.

Kenton C. Ward, CFM
Hamilton County Surveyor



STOEPPELWERTH

ALWAYS ON

ofc: 317.849.5935
fax: 317.849.5942

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

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: Jackson's Grant on Williams Creek, Section 3

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: August 28, 2017

Type or Print Name: Dennis D. Olmstead

Business Address: Stooppelwerth & Associates, Inc.

7965 East 106th Street, Fishers, Indiana 46038

Telephone Number: (317) 849-5935

SEAL

INDIANA REGISTRATION NUMBER

900012



LAND DEVELOPMENT SUPPORT SOLUTIONS

ENGINEERING | SURVEYING

JACKSON'S GRANT

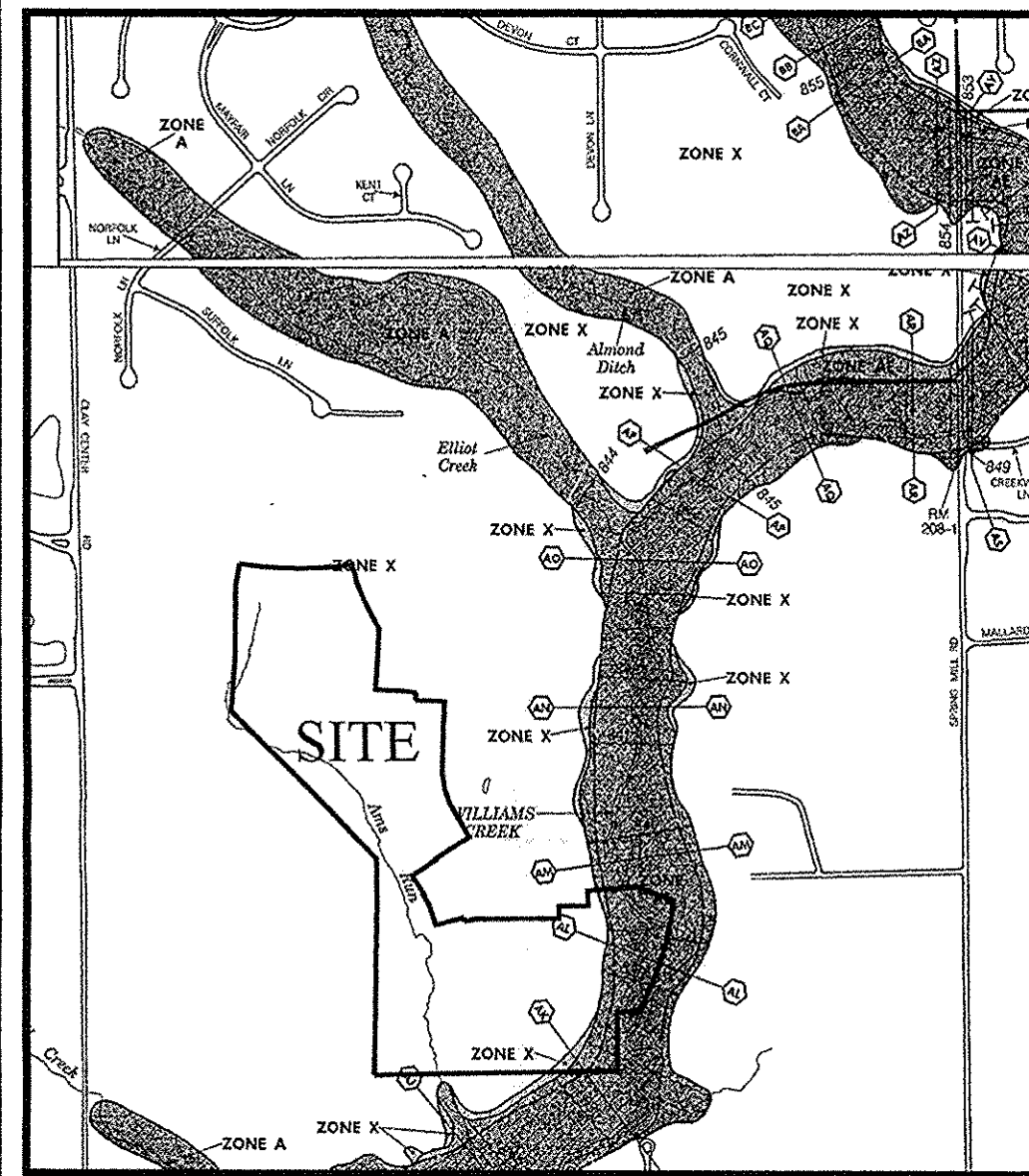
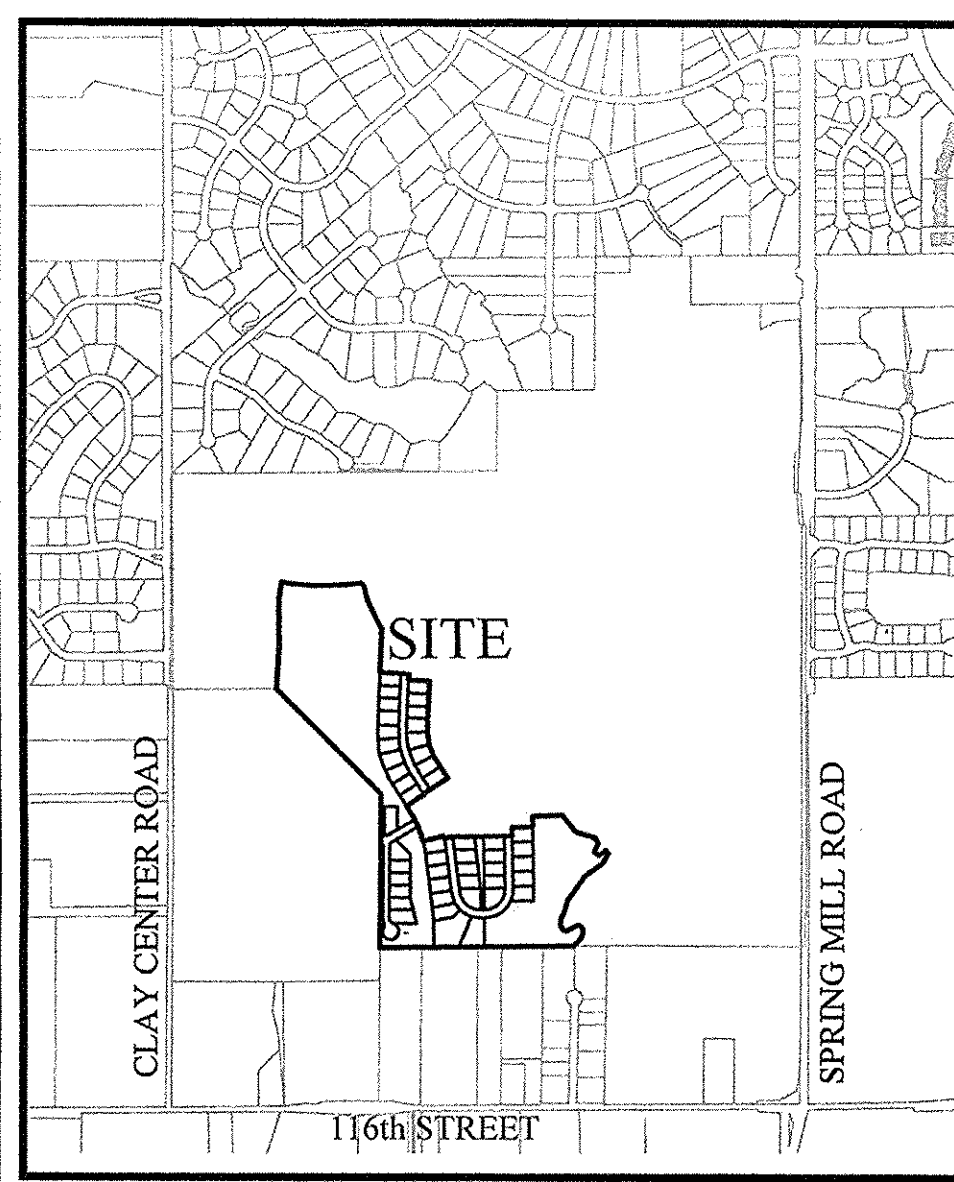
SECTION 3

Developed by:
Jacksons Grant Real Estate Co., LLC
13578 East 131st Street
Suite 200
Fishers, Indiana 46037
Phone: (317) 770-1818
Fax: (317) 770-1819
Contact Person: DOUG WAGNER
email: dwagner@republicdev.com

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

PLANS CERTIFIED BY:

David J. Stoepfelwerth 04/22/2016
 DAVID J. STOEPPEL WERTH
 PROFESSIONAL ENGINEER
 NO. 19358



DESIGN DATA

48 LOTS	
44.791 AC.	= 1.07 LOTS/ACRE
AMS RUN	1,341.15 L.F.
DOMINO DRIVE	247.20 L.F.
FRENZEL PARKWAY	573.52 L.F.
SILVARA COURT	571.04 L.F.
TOTAL	2,732.91 L.F.
DESIGN SPEED LIMIT:	25 M.P.H.

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 Width (ft)	Area (sq ft)	Street Frontage (ft)	Front Yard Setback (ft)	Side (Aggregate) (ft)	Rear Yard Setback (ft)	Min. Dwelling Unit Size (sq ft)	Max. Lot Coverage (%)	
The Estates	100	15,000	50	40	10(30)	20	2,400	3,000	33%
Creekside	70	8,400	35	25	5 (15)	20	1,800	2,300	43%
	50	11,700	45	25	5 (25)	20	2,600	2,500	33%
	55	6,600	30	25	5 (10)	20	1,600	2,200	50%
Bridgeway	55	6,600	30	25	5 (10)	20	1,600	2,200	50%
	65	7,750	35	25	5 (10)	20	1,600	2,200	50%
Village Neighborhood (detached)									
Village Neighborhood (attached)							1,000		75%

The following front yard setbacks shall apply for: (1) Dwellings w/ rear load garages; (2) and (3) Dwellings w/ carports and garages; (4) and (5) Dwellings w/ detached garages shown on the Conceptual Plan shall also be subject to the following: (1) minimum Rear Lot Line width of 150'; and (2) minimum Lot depth of 180'. Perimeter lots within the cross-hatched areas shown on the Conceptual Plan shall also be subject to the following: (1) Minimum Lot Line width of 140'; and (2) minimum lot depth of 160'.

ALL SECTION 3 LOTS 151-194 FALL WITHIN THE CREEKSIDE PLANNING AREA.

UTILITY CONTACTS:

Clay Township Regional Waste District
 10701 College Avenue
 Indianapolis, Indiana 46280

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

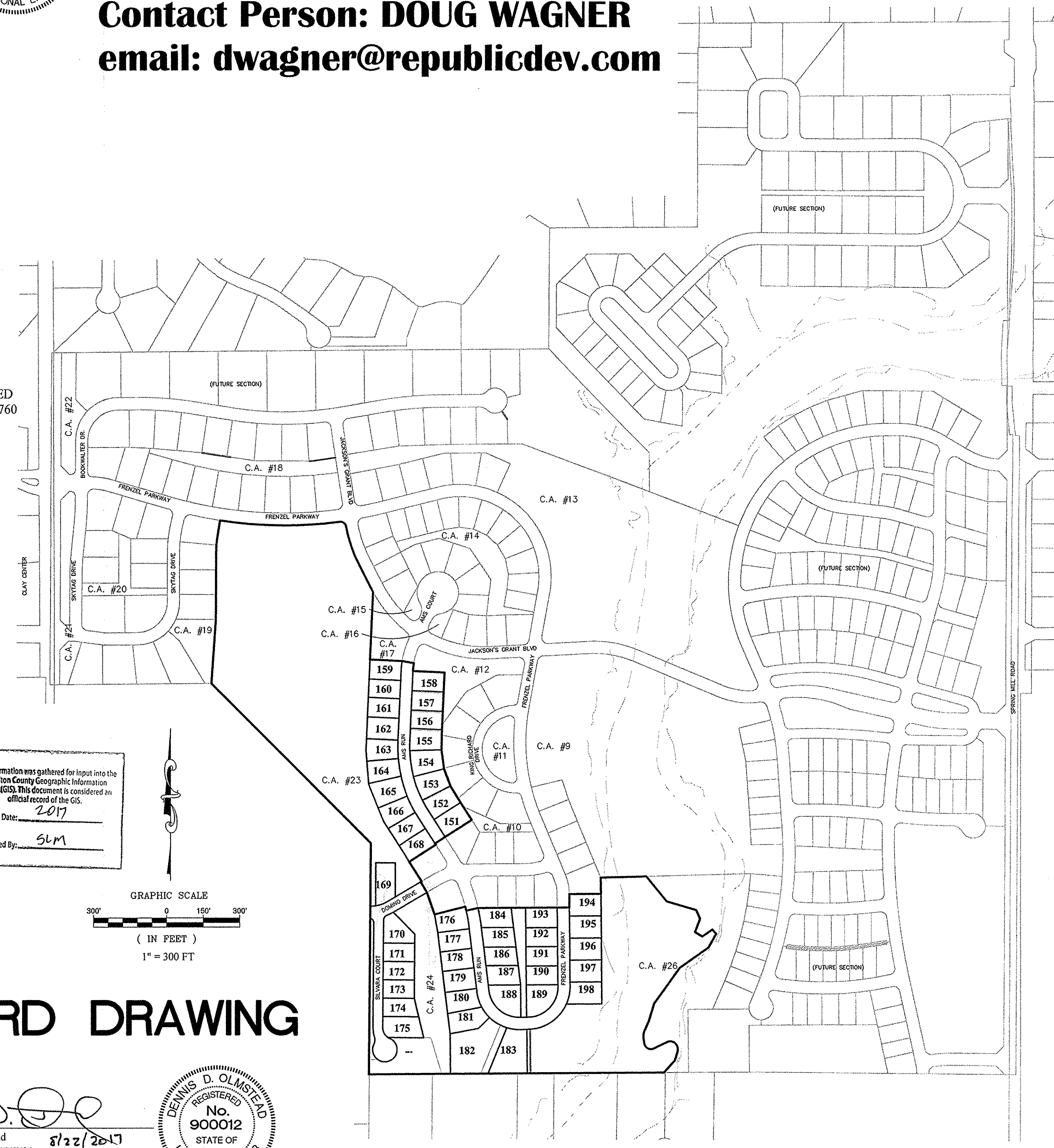
AT & T
 5858 North College Avenue
 Indianapolis, Indiana 46220

Brighthouse Networks
 3030 Roosevelt Avenue
 Indianapolis, Indiana 46218

Duke Energy
 16475 Southpark Drive
 Westfield, Indiana 46074

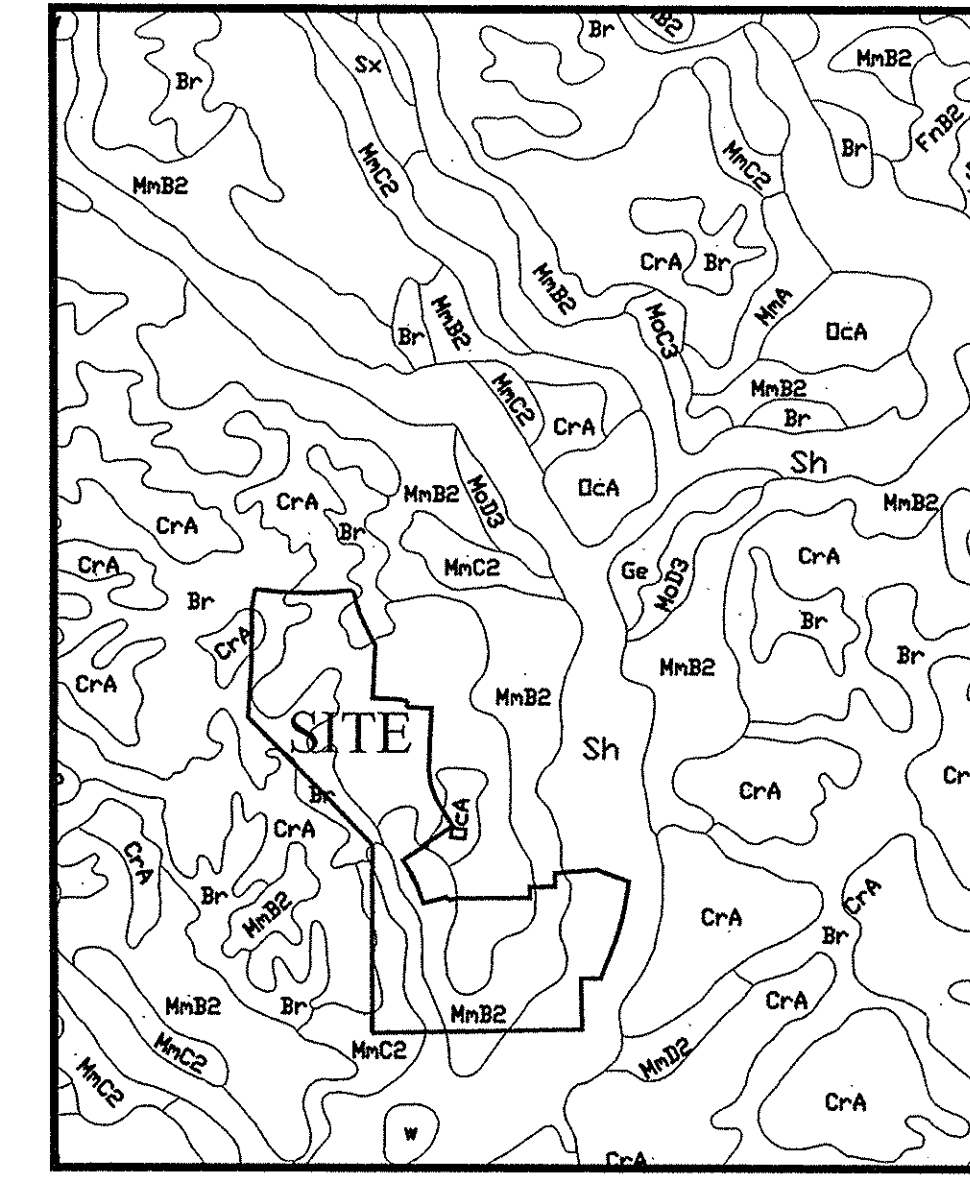
Vectren Energy
 16000 Allisonville Road
 Noblesville, Indiana 46060

SHT.	DESCRIPTION
C001	COVER SHEET
C100-C102	TOPOGRAPHICAL SURVEY
C200-C204	SITE DEVELOPMENT PLAN & EMERGENCY FLOOD ROUTE
C300-C308	INITIAL STORM WATER POLLUTION & PREVENTION PLAN TEMPORARY STORM WATER POLLUTION & PREVENTION PLAN PERMANENT SEDIMENT & EROSION CONTROL PLAN STORM WATER POLLUTION & PREVENTION SPECIFICATIONS STORM WATER POLLUTION & PREVENTION DETAILS
L1.0-L1.1	BMP35 PLANTING PLAN & DETAILS
C400-C405	STREET PLAN & PROFILES INTERSECTION DETAILS SIGNAGE PLAN PAVING & CURB POLICY
C500-C502	SANITARY SEWER PLAN & PROFILE
C600-C603	STORM SEWER PLAN & PROFILES & SUMP PLAN
C700-C702	WATER PLAN
C800-C805	CONSTRUCTION DETAILS SANITARY STORM STREET
L1.6-L1.7	LANDSCAPE PLANS
SHT.	REVISIONS
ALL	REVISED PLANS PER TAC COMMENTS - JSM 06-10-16
C500	NORTHWEST PORTION SANITARY AS BUILTS - CCE 06-29-17
C501-C502 & C701-C702	REMAINING SANITARY & WATER AS BUILTS - CCE 08-08-17
C200 & C600	DIRT & STORM AS BUILTS - CCE 08-16-17



RECORD DRAWING

Dennis D. Olmstead
 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 8/22/2017



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 or high organic matter content (2.0 to 5.0 percent). Permeability is moderately slow (0.2 to 0.6 in/hr) in the most restrictive layer above 60 inches. Available water capacity is high (10.0 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 6.1 to 7.3. This soil is hydric. Wetness is a management concern for crop production. This soil responds well to tile drainage.

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

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 drainage ways 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 brown, firm clay loam about 23 inches thick. The substratum, to a depth of 60 inches, is yellowish brown loam that contains free 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 drainage ways 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 drainage ways on uplands. 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 and 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 drainage ways. 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.

OeA - 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 yellowish brown silt loam about 10 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 to a depth of 70 inches, is stratified sand and gravelly sand. The depth to loess 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 of 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.
 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, is gray and very dark gray silty clay loam. Below this, to a depth of 60 inches, is grayish brown fine gravel and coarse sand. In small areas scattered throughout the county, this soil has darker surface layer; in some of these areas it is near Ross soils. 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 ON WILLIAMS CREEK, SECTION 3

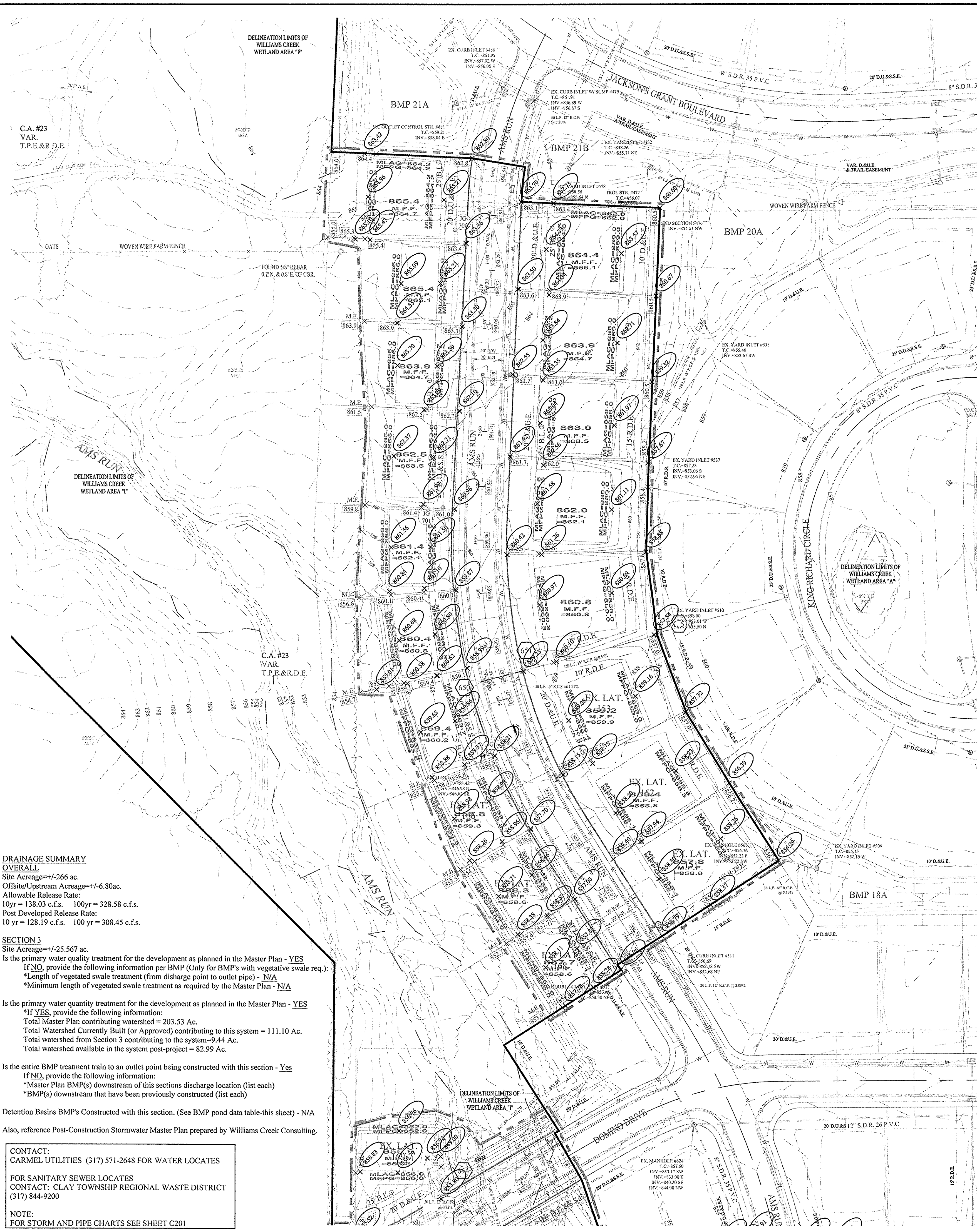
I, the undersigned Registered Land Surveyor hereby certify that the included plot correctly represents a part of Section 34, Township 18 North, Range 3 East, Clay Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 34; thence North 89 degrees 33 minutes 54 seconds East 45.00 feet along the south line of said Quarter-Quarter Section to the west line of Jackson's Grant on Williams Creek, Section 1A, the plot of which is recorded as Instrument #2015-064853, Plot Cabinet 5, Slide 438 in the Office of the Recorder, Hamilton County, Indiana; thence along the boundary of said Jackson's Grant, Section 1A, plot by the next thirty-five (35) courses: 1) South 00 degrees 20 minutes 44 seconds West 33.00 feet; 2) North 89 degrees 33 minutes 54 seconds East 617.94 feet to the POINT OF BEGINNING of this description; 3) North 03 degrees 59 minutes 45 seconds East 261.23 feet; 4) North 00 degrees 17 minutes 26 seconds East 300.36 feet; 5) North 08 degrees 48 minutes 23 seconds East 102.38 feet to a point on a curve concave northerly, the radius point of said curve being North 08 degrees 48 minutes 33 seconds East 1,725.00 feet from said point; 6) easterly along said curve 491.57 feet to the point of tangency of said curve, said point being South 07 degrees 31 minutes 06 seconds East 1,725.00 feet from the radius point of said curve, said point also being the point of curvature of a curve concave northerly, the radius point of said curve being North 07 degrees 21 minutes 06 seconds East 25.00 feet from said point; 7) southeasterly along said curve 37.97 feet to the point of tangency of said curve, said point being North 79 degrees 30 minutes 13 seconds East 25.00 feet from the radius point of said curve, said point also being the point of curvature of a curve concave easterly, the radius point of said curve being North 79 degrees 30 minutes 13 seconds East 25.00 feet from said point; 8) southerly along said curve 152.19 feet to the point of tangency of said curve, said point being South 62 degrees 47 minutes 08 seconds West 525.00 feet from the radius point of said curve; 9) South 27 degrees 12 minutes 52 seconds East 118.92 feet to a point on a curve concave northeasterly, the radius point of said curve being North 62 degrees 47 minutes 08 seconds East 525.00 feet from said point; 10) southeasterly along said curve 15.36 feet to the point of tangency of said curve, said point being South 60 degrees 59 minutes 59 seconds West 525.00 feet from the radius point of said curve; 11) South 02 degrees 36 minutes 44 seconds West 273.38 feet; 12) South 87 degrees 23 minutes 16 seconds East 132.33 feet; 13) South 80 degrees 31 minutes 03 seconds East 50.00 feet; 14) South 06 degrees 02 minutes 51 seconds West 32.96 feet; 15) South 87 degrees 23 minutes 16 seconds East 130.00 feet; 16) South 02 degrees 36 minutes 44 seconds West 241.00 feet; 17) South 01 degrees 20 minutes 25 seconds West 77.27 feet; 18) South 07 degrees 34 minutes 59 seconds East 77.60 feet; 19) South 20 degrees 56 minutes 56 seconds East 77.66 feet; 20) South 31 degrees 38 minutes 37 seconds East 76.95 feet; 21) South 32 degrees 45 minutes 48 seconds East 85.00 feet; 22) South 57 degrees 14 minutes 12 seconds West 180.00 feet; 23) South 32 degrees 45 minutes 48 seconds East 6.02 feet; 24) South 57 degrees 14 minutes 12 seconds West 130.00 feet; 25) South 32 degrees 45 minutes 48 seconds East 94.94 feet; 26) South 59 degrees 51 minutes 22 seconds West 4.31 feet; 27) South 30 degrees 08 minutes 38 seconds East 50.00 feet; 28) South 19 degrees 25 minutes 12 seconds East 94.86 feet; 29) North 75 degrees 30 minutes 29 seconds East 130.00 feet; 30) South 13 degrees 26 minutes 10 seconds East 17.03 feet; 31) North 75 degrees 30 minutes 29 seconds East 375.57 feet; 32) North 00 degrees 17 minutes 26 seconds East 300.36 feet; 33) North 00 degrees 28 minutes 13 seconds West 55.00 feet; 34) North 59 degrees 31 minutes 47 seconds East 130.00 feet; 35) North 00 degrees 28 minutes 13 seconds West 66.62 feet to the Southwest corner of Jackson's Grant on Williams Creek, Section 1B, the plot of which is recorded as Instrument #2016-04833, Plot Cabinet 5, Slide 475 in the Office of the Recorder, Hamilton County, Indiana; thence North 88 degrees 20 minutes 06 seconds East 187.97 feet, thence South 39 degrees 12 minutes 15 seconds East 131.97 feet, thence South 73 degrees 43 minutes 46 seconds East 125.35 feet, thence South 42 degrees 54 minutes 58 seconds East 38.68 feet, thence South 20 degrees 41 minutes 29 seconds West 58.61 feet, thence South 59 degrees 33 minutes 38 seconds East 34.08 feet, thence North 55 degrees 52 minutes 29 seconds East 50.12 feet, thence South 42 degrees 15 minutes 11 seconds West 22.86 feet, thence South 29 degrees 11 minutes 47 seconds East 131.97 feet, thence South 79 degrees 21 minutes 07 feet from the radius point of said curve, thence North 04 degrees 03 minutes 45 seconds East 51.50 feet to a point on a curve concave southeasterly, the radius point of said curve being North 79 degrees 21 minutes 07 feet from said point, thence southeasterly along said curve 49.75 feet to the point of tangency of said curve, thence South 10 degrees 38 minutes 51 seconds East 17.03 feet to a point on a curve concave northeasterly, the radius point of said curve being North 79 degrees 21 minutes 07 feet from said point, thence southeasterly along said curve 49.75 feet to the point of tangency of said curve, thence South 10 degrees 38 minutes 51 seconds East 17.03 feet to the point of tangency of said curve, thence North 04 degrees 03 minutes 45 seconds East 51.50 feet from said point, thence southeasterly along said curve 72.74 feet to the point of tangency of said curve, said point being South 73 degrees 27 minutes 04 seconds East 31.50 feet from the radius point of said curve; thence South 16 degrees 22 minutes 56 seconds West 39.35 feet, thence South 42 degrees 20 minutes 12 seconds West 67.46 feet, thence South 89 degrees 31 minutes 47 seconds West 1,213.21 feet to the west line of the Southwest Quarter of adjacent Section 34, Township 18 North, Range 3 East, thence North 60 degrees 26 minutes 59 seconds East 945.93 feet to the east line of the line, thence North 4 degrees 39 minutes 14 seconds West 526.14 feet to the POINT OF BEGINNING. Containing 1,791,897.45 square feet or 41,136.3 acres, more or less, subject to all legal highways, rights-of-way, easements, and restrictions of record.

This subdivision consists of 48 lots numbered 151-198 (all inclusive) and 2 Common Areas labeled C.A. #23 & C.A. #24 (both inclusive). The size of lots and width of streets are shown in feet and decimal parts thereof.

Cross-Reference is hereby made to a survey plat dated November 14, 2011 prepared by Stoepfelwerth & Associates, Inc. in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code recorded as Instrument Number 2013075387 in the Office of the Recorder of Hamilton County, Indiana.

Witness my signature this _____ day of _____, 2016.



DRAINAGE SUMMARY OVERALL
 Site Acreage=4.266 ac.
 Offsite/Upstream Acreage=4.680 ac.
 Allowable Release Rate:
 10yr = 138.03 c.f.s. 100yr = 328.58 c.f.s.
 Post Developed Release Rate:
 10 yr = 128.19 c.f.s. 100 yr = 308.45 c.f.s.

SECTION 3
 Site Acreage=4.25,567 ac.
 Is the primary water quality treatment for the development as planned in the Master Plan - YES
 Is the primary water quantity treatment for the development as planned in the Master Plan - YES
 *If YES, provide the following information:
 Total Master Plan contributing watershed = 203.53 Ac.
 Total Watershed Currently Built (or Approved) contributing to this system = 111.10 Ac.
 Total watershed from Section 3 contributing to the system=9.44 Ac.
 Total watershed available in the system post-project = 82.99 Ac.

Is the primary water quantity treatment for the development as planned in the Master Plan - YES
 *If YES, provide the following information:
 Total Master Plan contributing watershed = 203.53 Ac.
 Total Watershed Currently Built (or Approved) contributing to this system = 111.10 Ac.
 Total watershed from Section 3 contributing to the system=9.44 Ac.
 Total watershed available in the system post-project = 82.99 Ac.

Is the entire BMP treatment train to an outlet point being constructed with this section - Yes
 *If NO, provide the following information:
 *Master Plan BMP(s) downstream of this sections discharge location (list each)
 *BMP(s) downstream that have been previously constructed (list each)

Detention Basins BMP's Constructed with this section. (See BMP pond data table-this sheet) - N/A
 Also, reference Post-Construction Stormwater Master Plan prepared by Williams Creek Consulting.

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 C201

File Name: S:\0160REP-S3\DWG\C200 Site Development Plan.dwg - C200
 Modified / By: August 16, 2017 2:03:41 PM / ceesposito
 Plotted / By: August 16, 2017 4:56:05 PM / Christian Espaloso

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.
 ALL PAVING WITHIN THE EXISTING AND PROPOSED CITY RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF ENGINEERING. THE CONTRACTOR SHALL CONTACT THE DEPARTMENT OF ENGINEERING TO SCHEDULE A PRE-CONSTRUCTION MEETING TO REVIEW THE DEPARTMENT'S CONSTRUCTION REQUIREMENTS, STAFF NOTIFICATION REQUIREMENTS, REQUIRED INSPECTIONS FOR CERTAIN STAGES OF THE WORK AND TO REVIEW THE AUTHORITY OF THE DEPARTMENT AS IT RELATES TO WORK WITHIN THE EXISTING AND PROPOSED RIGHT-OF-WAY.
 EXISTING PAVEMENT TO BE SAW CUT TO A CLEAN EDGE ADJACENT TO ANY WIDENING, AUXILIARY LANES, ETC.
 NO EARTH DISTURBING ACTIVITY MAY TAKE PLACE WITHOUT AN APPROVED STORM WATER MANAGEMENT PERMIT.
 THERE IS TO BE NO DRIVEWAY ENCROACHMENTS INTO EASEMENTS BETWEEN LOTS.
 UTILITY RELOCATIONS REQUIRED BY THE PROJECT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. UTILITY LINE RELOCATIONS REQUIRED FOR ROAD PROJECTS THAT RESULT IN A CONFLICT WITH PROPOSED DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RESOLVE WITH THE UTILITY. EXISTING POLE LINES REQUIRED TO BE RELOCATED TO WITHIN ONE FOOT OF PROPOSED RIGHT-OF-WAY LINE.
 DAMAGE TO THE EXISTING RIGHT-OF-WAY SHALL BE RESTORED/REPAIRED TO THE SATISFACTION OF THE CITY AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR IS ENCOURAGED TO INSPECT THE RIGHT-OF-WAY WITH THE CITY PRIOR TO THE START OF CONSTRUCTION TO DOCUMENT THE EXISTING CONDITION OF THE RIGHT-OF-WAY.

FLOOD STATEMENT
 THIS SITE DOES LIE WITHIN A FLOODWAY OR FLOOD PLAIN PER THE WILLIAMS CREEK HYDRAULIC ANALYSIS PERFORMED BY CHRISTOPHER B. BURKE ENGINEERING, Ltd. PROJECT #07-760
VEGETATIVE COVER
 EXISTING SITE CONSIST MOSTLY OF GRASS AND WEEDS WITH WOODS ON THE SITE.
ADJACENT PROPERTIES
 NORTH: RESIDENTIAL
 EAST: RESIDENTIAL
 SOUTH: AGRICULTURE
 WEST: AGRICULTURE

DRAINAGE SUMMARY
 REFERENCE THIS SHEET FOR DRAINAGE SUMMARY INFORMATION.
NOTE:
 THERE WILL BE NO OFF-SITE BORROW, STOCKPILE, OR DISPOSAL AREAS ASSOCIATED WITH THIS PROJECT.

- 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.

FORMEARTHWRK
RECORD DRAWING
 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 8/27/2017
 DENNIS D. OLMSTEAD
 REGISTERED
 No. 900012
 STATE OF INDIANA
 LAND SURVEYOR

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

STORM SEWER FOR THIS PROJECT WILL BE PUBLIC.

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

LEGEND

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

REAR R/W
 MFGP=XXX.X
 XX
 XXX.X
 MFGP=XXX.X
 FRONT R/W

MLAG XXX.X
 DENOTES REAR PROTECTION GRADE
 LOT NUMBER
 PAD ELEVATION
 DENOTES FRONT PROTECTION GRADE

PROPOSED 5' SIDEWALK (BY HOME BUILDER)
 (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)

PROPOSED 6" UNDERDRAINS
 MINIMUM FINISH FLOOR ELEVATION IS BASED OFF OF THE BELOW

- (1) FOOT ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE, WHICHEVER IS LOWEST.
- 1.5' (1.25') ABOVE THE ROAD ELEVATION
- 6" (0.5') ABOVE THE MLAG

MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)

CONSTRUCTION LIMITS

4" SSD TO LOT
 RISER TC
 DUAL WALL, HANCOR
 HI-Q TYPE 4 SSD
 (SIZE NOTED ON PLANS)
 SEE SUMP PLAN SHEETS
 C602 FOR CLARITY & LABELS

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
 - The Lowest Adjacent Grade for residential, commercial, or industrial buildings shall have two feet of freeboard above the flooding source's 100-year flood elevation under proposed conditions.
 - For areas outside a Special Flood Hazard Area (SFHA) or FEMA or IDNR designated floodplain
 - The Lowest Adjacent Grade for all residential, commercial, or industrial buildings adjacent to ponds shall be set a minimum of 2 feet above the 100-year pond elevation or 2 feet above the emergency overflow weir elevation, whichever is higher.
 - The Lowest Adjacent Grade for all residential, commercial, or industrial buildings shall be set a minimum of 2 feet above the highest noted overflow path/ponding elevation across the property 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.

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

IUPPS Dig Safely.
 Indiana Underground Plant Protection Service

STOEPPELWERTH
 ALWAYS ON
 7945 East 106th Street, Fishers, IN 46038-2505
 phone: 317.845.5255 fax: 317.845.5942

SITE DEVELOPMENT PLAN
JACKSONS GRANT
SECTION 3
 HAMILTON COUNTY, INDIANA

C200
 SHEET NO.
 S.E.A. JOB NO.
 60160REP-S3

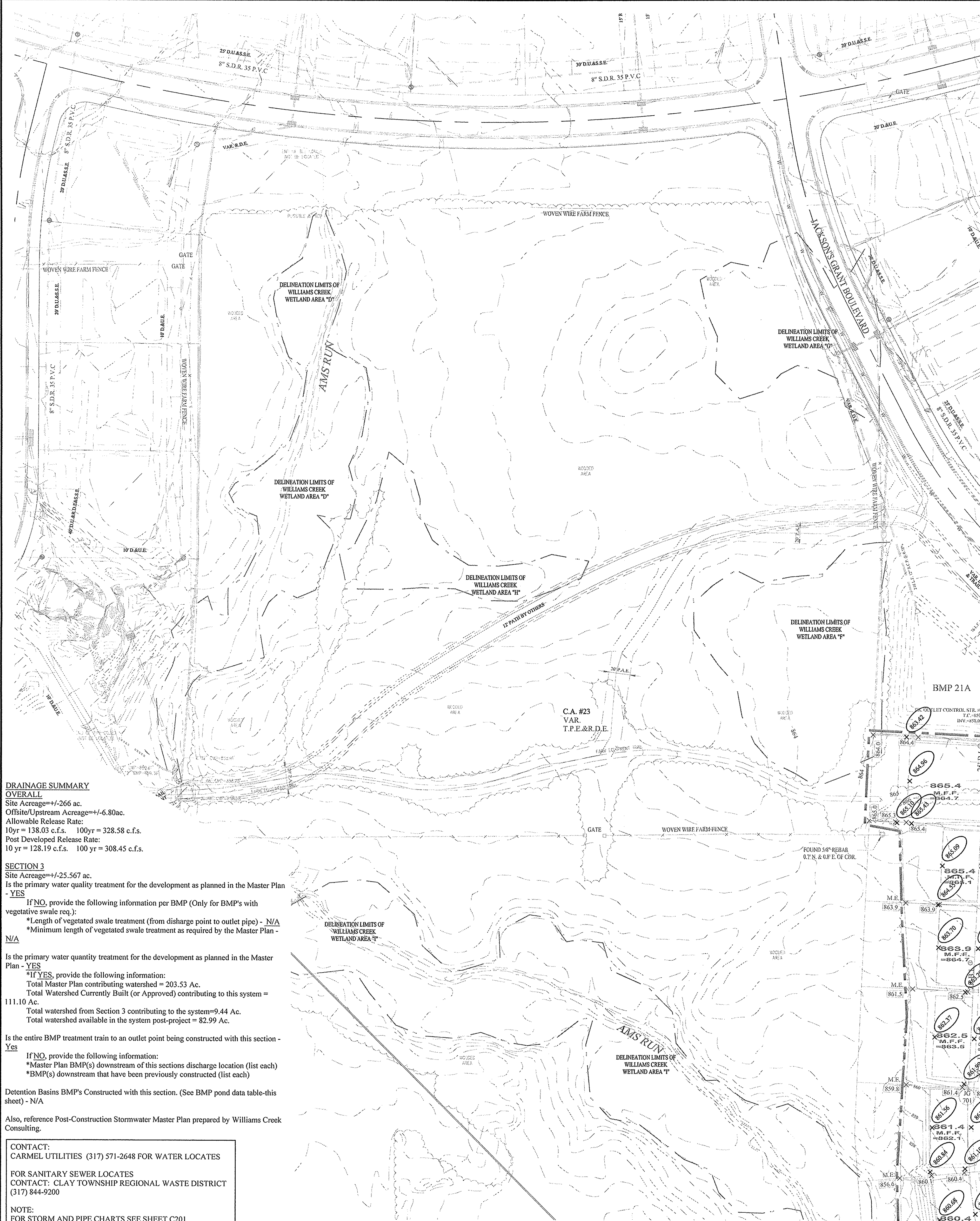
AS BUILTS
 REVISED PER TAC COMMENTS
 DATE
 MARK

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

CERTIFIED: 04/27/16
 David J. Stoepfelwirth

REGISTERED
 No. 19358
 STATE OF INDIANA
 PROFESSIONAL ENGINEER

Entry Date: 02/07/17
 Entered By: J.C.P.



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

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

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

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

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

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

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

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

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

DRAINAGE SUMMARY

REFERENCE THIS SHEET FOR DRAINAGE SUMMARY INFORMATION.

NOTE:

THERE WILL BE NO OFF-SITE BORROW, STOCKPILE, OR DISPOSAL AREAS ASSOCIATED WITH THIS PROJECT.

EARTHWORK:

1. EXCAVATION

A. Excavated material that is suitable may be used for fills. All unsuitable material and all surplus excavated material not required shall be removed from the site.

B. Provide and place any additional fill material from offsite as may be necessary to produce the grades required on plans. Fill obtained from offsite shall be of quality as specified for fills herein and the source approved by the Developer. It will be the responsibility of the Contractor for any costs for fill needed.

2. REMOVAL OF TREES

A. All trees and stumps shall be removed from areas to be occupied by a road surface or structure area. Trees and stumps shall not be buried on site.

3. PROTECTION OF TREES

A. The Contractor shall, at the direction of the Developer, endeavor to save and protect trees of value and worth which do not impair construction of improvements as designed.

B. In the event cut or fill exceeds 0.5 foot over the root area, the Developer shall be consulted with respect to protective measure to be taken, if any, to preserve such trees.

4. REMOVAL OF TOPSOIL

A. All topsoil shall be removed from all areas beneath future pavements or building. Topsoil removal shall be to a minimum depth of 6 inches or to the depth indicated in the geotechnical report provided by the Developer to be excavated or filled. Topsoil should be stored at a location where it will not interfere with construction operations. The topsoil shall be free of debris and stones.

5. UTILITIES

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

B. It shall be the responsibility of the Contractor to determine the location of existing underground utilities 2 working days prior to commencing work. For utility locations to be marked call Toll Free 1-800-382-5544 within Indiana or 1-800-428-5200 outside Indiana.

6. SITE GRADING

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

B. The tolerance for paved areas shall not exceed 0.05 feet above established subgrade. All other areas shall not exceed 0.05 feet plus or minus the established grade. Provide roundings at top and bottom of banks and other breaks in grade.

C. The Engineer shall be notified when the Contractor has reached the tolerance as stated above, so that field measurements and spot elevations can be verified by the Engineer. The Contractor shall not remove his equipment from the site until the Engineer has verified that the job meets the above tolerance.

FORM/EARTHWRK

RECORD DRAWING

Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012

8/22/2017

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

IUPPS Dig Safely. Indiana Underground Plant Protection Service

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

STORM SEWER FOR THIS PROJECT WILL BE PUBLIC.

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

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

LEGEND

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

REAR R/W
 MFFG=XXX.X
 DENOTES REAR PROTECTION GRADE

FRONT R/W
 MFFG=XXX.X
 DENOTES FRONT PROTECTION GRADE

PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)

PROPOSED 6" UNDERDRAINS

MINIMUM FINISH FLOOR ELEVATION IS BASED OFF OF THE BELOW

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

MLAG XXX.X
 MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)

CONSTRUCTION LIMITS

4" SSD TO LOT

RISER TC

DUAL WALL, HANCOR HI-Q TYPE 4 SSD (SIZE NOTED ON PLANS)

SEE SUMP PLAN SHEETS C602 FOR CLARITY & LABELS

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.
- Lowest Adjacent Grade is the elevation of the lowest grade adjacent to a structure, where the soil meets the foundation around the outside of the structure (including structural members such as basement walkout, patios, decks, porches, support posts or piers, and rim of the window well).

2. Standard: Lowest Adjacent Grade

- General
 - The Lowest Adjacent Grade for residential, commercial, or industrial buildings shall have two feet of freeboard above the flooding source's 100-year flood elevation under proposed conditions.
 - For areas outside a Special Flood Hazard Area (SFHA) or FEMA or IDNR designated floodplain
 - The Lowest Adjacent Grade for all residential, commercial, or industrial buildings adjacent to ponds shall be set a minimum of 2 feet above the 100-year pond elevation or 2 feet above the emergency overflow weir elevation, whichever is higher.
 - The Lowest Adjacent Grade for all residential, commercial, or industrial buildings shall be set a minimum of 2 feet above the highest noted overflow path/ponding elevation across the property 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 other 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.

DRAINAGE SUMMARY OVERALL

Site Acreage=+-266 ac.
 OffSite/Instream Acreage=+-6.80ac.
 Allowable Release Rate:
 10yr = 138.03 c.f.s. 100yr = 328.58 c.f.s.
 Post Developed Release Rate:
 10 yr = 128.19 c.f.s. 100 yr = 308.45 c.f.s.

SECTION 3

Site Acreage=+-25.567 ac.
 Is the primary water quality treatment for the development as planned in the Master Plan - YES

If NO, provide the following information per BMP (Only for BMP's with vegetative swale req.):
 *Length of vegetated swale treatment (from discharge point to outlet pipe) - N/A
 *Minimum length of vegetated swale treatment as required by the Master Plan - N/A

Is the primary water quantity treatment for the development as planned in the Master Plan - YES

*If YES, provide the following information:
 Total Master Plan contributing watershed = 203.53 Ac.
 Total Watershed Currently Built (or Approved) contributing to this system = 111.10 Ac.
 Total watershed from Section 3 contributing to the system=94.4 Ac.
 Total watershed available in the system post-project = 82.99 Ac.

Is the entire BMP treatment train to an outlet point being constructed with this section - Yes

If NO, provide the following information:
 *Master Plan BMP(s) downstream of this sections discharge location (list each)
 *BMP(s) downstream that have been previously constructed (list each)

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

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

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 C201

AS BUILTS
 REVISIONS

DATE | MARK

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

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

CERTIFIED: 04/22/16

David J. Stoepfelwerth

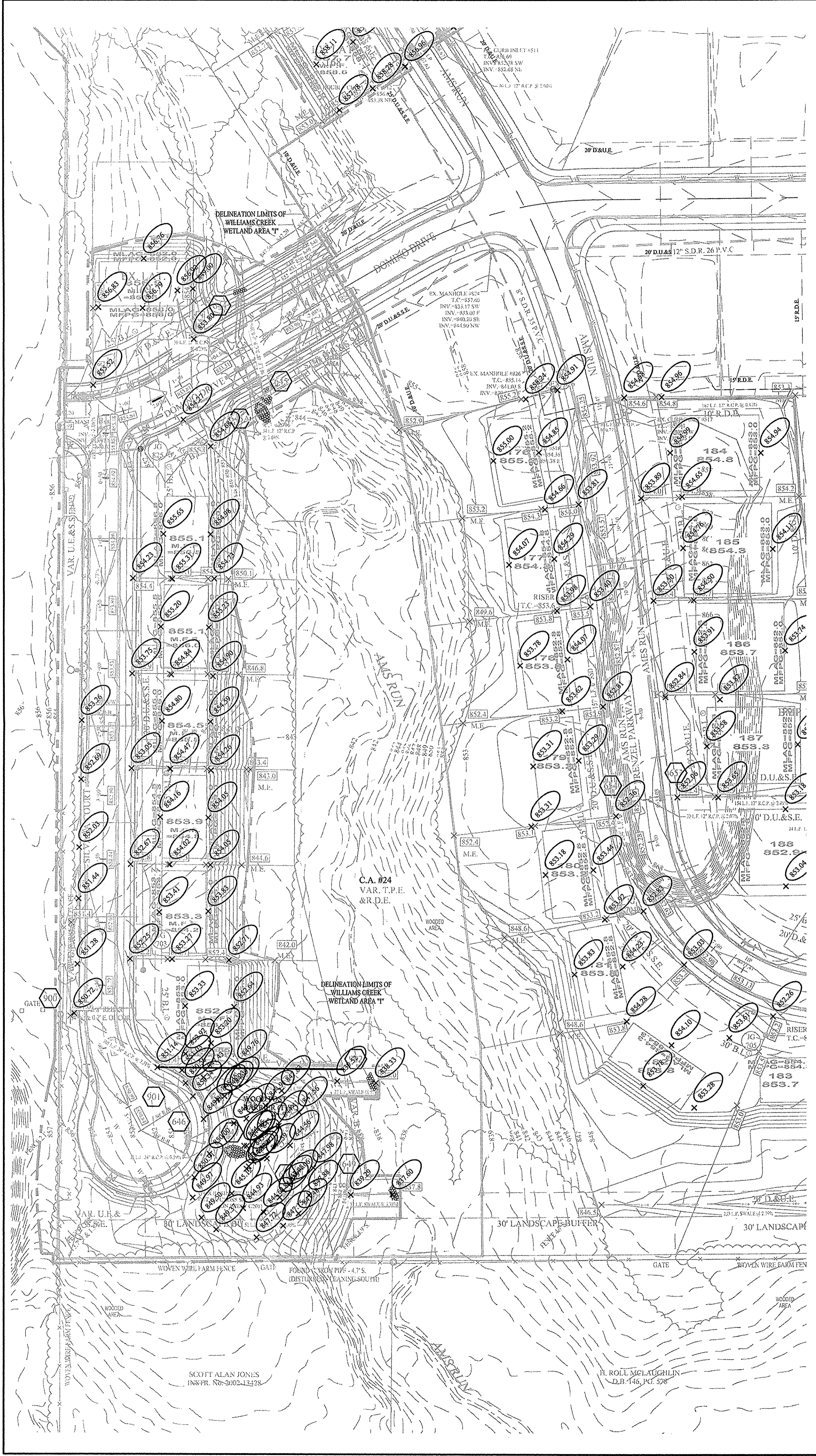
STOEPPELWERTH
 ALWAYS ON
 7845 Per 106th Street, Fishers, IN 46038-2905
 phone: 317.846.5925 fax: 317.846.5942

SITE DEVELOPMENT PLAN
JACKSON'S GRANT SECTION 3
 HAMILTON COUNTY, INDIANA

CARMEL

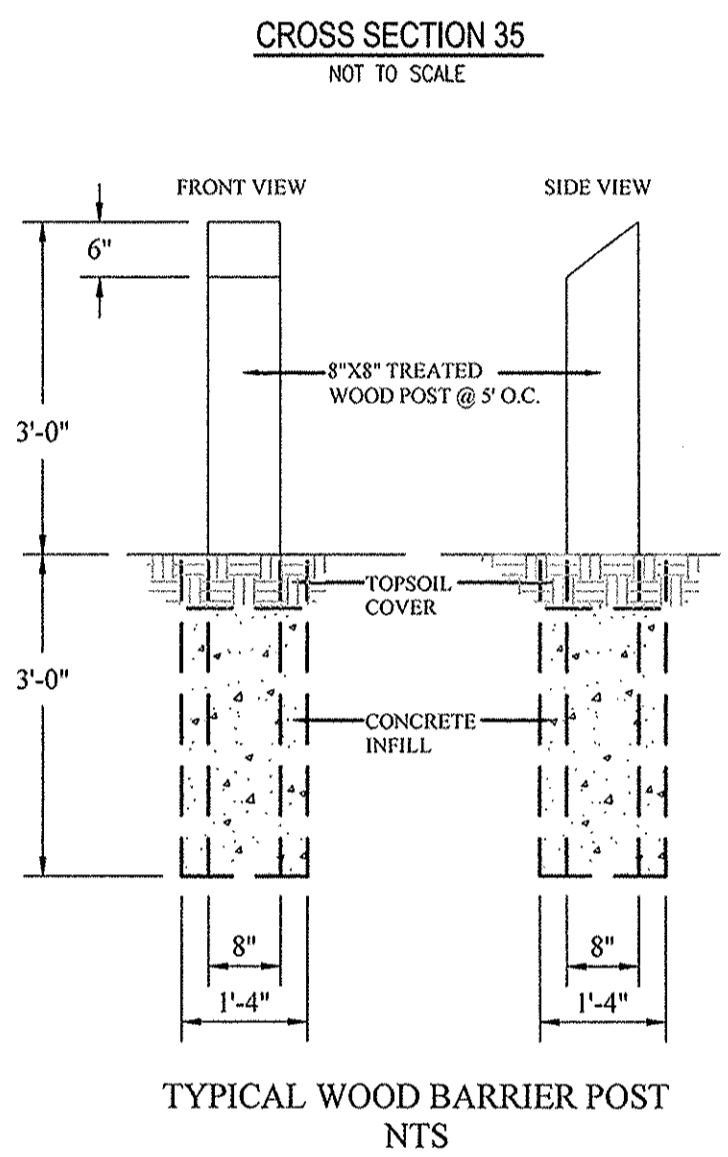
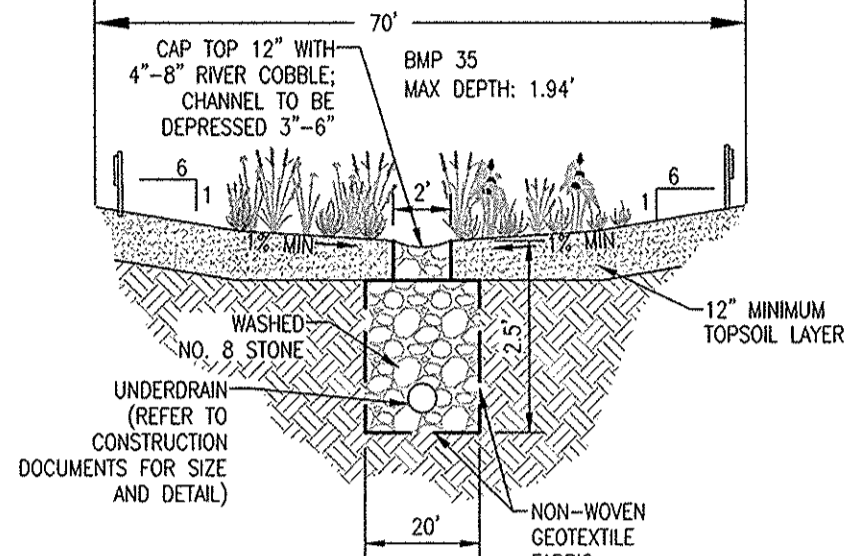
DRAWN BY: ADG CHECKED BY: BAH
 SHEET NO.
C200A
 6/16/2016
 60160REP-S3

File Name: S:\60160REP-S3\DWG\C200 Site Development Plan.dwg - C201
 Modified / By: August 16, 2017 2:03:41 PM / cespasio
 Plotted / By: August 16, 2017 4:57:01 PM / Christian Espasio



BMP #35 CRITICAL ELEVATIONS	
2-YEAR ELEV.	846.51
10-YEAR ELEV.	847.35
100-YEAR ELEV.	847.94

- BMP PLANTINGS ARE FOR GRAPHICAL REPRESENTATION ONLY. ACTUAL LANDSCAPING TO BE DETERMINED AT A LATER DATE.
- ALL UNDERDRAIN TO BE DUAL-WALL, PERFORATED, PIPE.
- CLEANOUTS SHALL BE LOCATED IN 200' INTERVALS. REFER TO CONSTRUCTION DOCUMENTS FOR ACTUAL LOCATIONS.
- DURING CONSTRUCTION, TOP OF RIVER COBBLE TRENCH TO BE COVERED WITH FABRIC TO PREVENT CLOGGING BY CONSTRUCTION DEBRIS AND/OR SEDIMENT FROM AREAS NOT STABILIZED.



NOTES TO CONTRACTOR:

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 WEST: AGRICULTURE

DRAINAGE SUMMARY
 REFERENCE SHEET C200 FOR DRAINAGE SUMMARY INFORMATION.

BMP PONDING DATA TABLE			
	2YR. ELEV.	10YR. ELEV.	100YR. ELEV.
BMP #35	846.51	847.35	847.94
Ex. BMP #17B	847.48	847.77	848.63
Ex. BMP #20A	854.96	855.52	857.03

STRUCTURE TABLE											
STR.#	TYPE	T.C.	CASTING TYPE	DIAMETER IN	DIRECTION IN	INV_IN	DIAMETER OUT	DIRECTION OUT	INV_OUT	SLOPE	DESCRIPTION
644	CURB INLET	853.41	R-3501-TR/TL				12	SE	849.51	0.23%	SEE CURB INLET CATCH BASIN DETAIL ON SHEET C803
645	CURB INLET	853.49	R-3501-TR/TL	12	NW	849.44	12	SE	849.39	2.68%	SEE CURB INLET CATCH BASIN DETAIL ON SHEET C803
645A	END SECTION	849.74		12	NW	848.50					SEE PRECAST CONCRETE END SECTION DETAIL ON SHEET C802
646	DBL. CURB INLET	850.35	(2) 3501-L2				24	E	846.00	0.39%	SEE DOUBLE CURB INLET DETAIL ON SHEET C803
647	END SECTION	848.20		24	W	845.87					SEE PRECAST CONCRETE END SECTION DETAIL ON SHEET C802
648	OUTLET CTRL. STR.	847.29	CUSTOM				15	E	842.13	4.45%	SEE OUTLET CONTROL STRUCTURE DETAIL ON SHEET C601
649	END SECTION	841.38		15	W	839.86					SEE PRECAST CONCRETE END SECTION DETAIL ON SHEET C802
650	CURB INLET	858.82	R-3501-TR/TL				15	E	854.96	1.27%	SEE CURB INLET CATCH BASIN DETAIL ON SHEET C803
651	CURB INLET	858.83	R-3501-TR/TL	15	W	854.58	15	E	854.48	0.54%	SEE CURB INLET CATCH BASIN DETAIL ON SHEET C803
900	YARD INLET	851.15	R-4342				24	SE	844.66	2.31%	SEE YARD INLET CATCH BASIN DETAIL ON SHEET C803
901	MANHOLE	850.45	R-1772	24	NW	842.23	24	E	842.13	1.79%	SEE STANDARD MANHOLE DETAIL LD-20 ON SHEET C802
902	END SECTION	842.37		24	W	840.04					SEE PRECAST CONCRETE END SECTION DETAIL ON SHEET C802
EX. 510	MANHOLE	857.14	EXISTING	15	W	853.73					SEE PRECAST CONCRETE END SECTION DETAIL ON SHEET C802

STRUCTURE TABLE										
STR.#	TYPE	T.C.	CASTING TYPE	DIAMETER IN	DIRECTION IN	INV_IN	DIAMETER OUT	DIRECTION OUT	INV_OUT	SLOPE
528	EX. YARD INLET	848.01		12	W	844.01				
653	DBL. CURB INLET	852.10	R-3501-TR/TL	12	W	847.85	12	E	847.85	2.49%
654	DBL. CURB INLET	852.09	R-3501-TR/TL				12	E	848.47	2.07%

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
654-653	12"	30.36'	2.07%	R.C.P.
653-528	12"	153.76'	2.49%	R.C.P.
37	12"	30.04'	2.80%	R.C.P.

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LEGEND

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

REAR RCP
 MFPG=XXX.X
 XX
 XXX.X
 MFPG=XXX.X
 FRONT R/W

MF XXX.X
 MLAG XXX.X

4" SSD TO LOT
 RISER TC
 DUAL WALL, HANCOR HI-Q TYPE 4 SSD (SIZE NOTED ON PLANS)

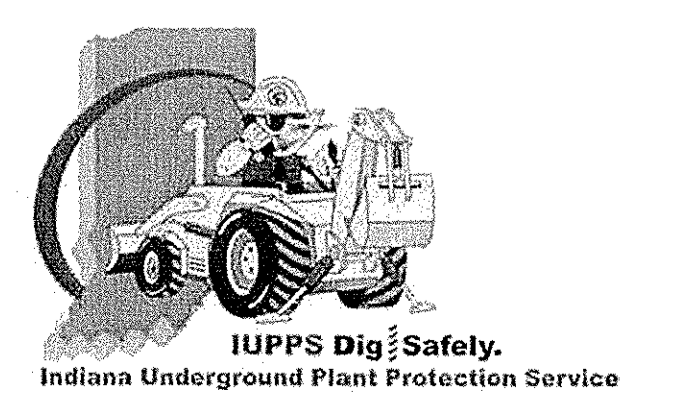
CONSTRUCTION LIMITS

SEE SUMP PLAN SHEETS C602 FOR CLARITY & LABELS

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
644-645	12"	30.22'	0.23%	R.C.P.
645-645A	12"	33.54'	2.68%	R.C.P.
646-647	24"	33.02'	0.39%	R.C.P.
650-651	15"	30.22'	1.27%	R.C.P.
651-EX.	15"	138.73'	0.54%	R.C.P.
652-649	15"	51.27'	4.45%	R.C.P.
48 CULVERT	48"	96.23'	0.20%	R.C.P.
30	24"	105.42'	2.31%	R.C.P.
32	24"	116.58'	1.79%	R.C.P.

RECORD DRAWING

Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 8/22/17



STOEPPELWERTH
 ALWAYS ON
 7965 East 100th Street, Fishers, IN 46038-2905
 phone: 317.895.5955 fax: 317.895.5942

SITE DEVELOPMENT PLAN
 JACKSONS GRANT
 SECTION 3

REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA
 David J. Stoepelwerth
 CERTIFIED: 04/27/16

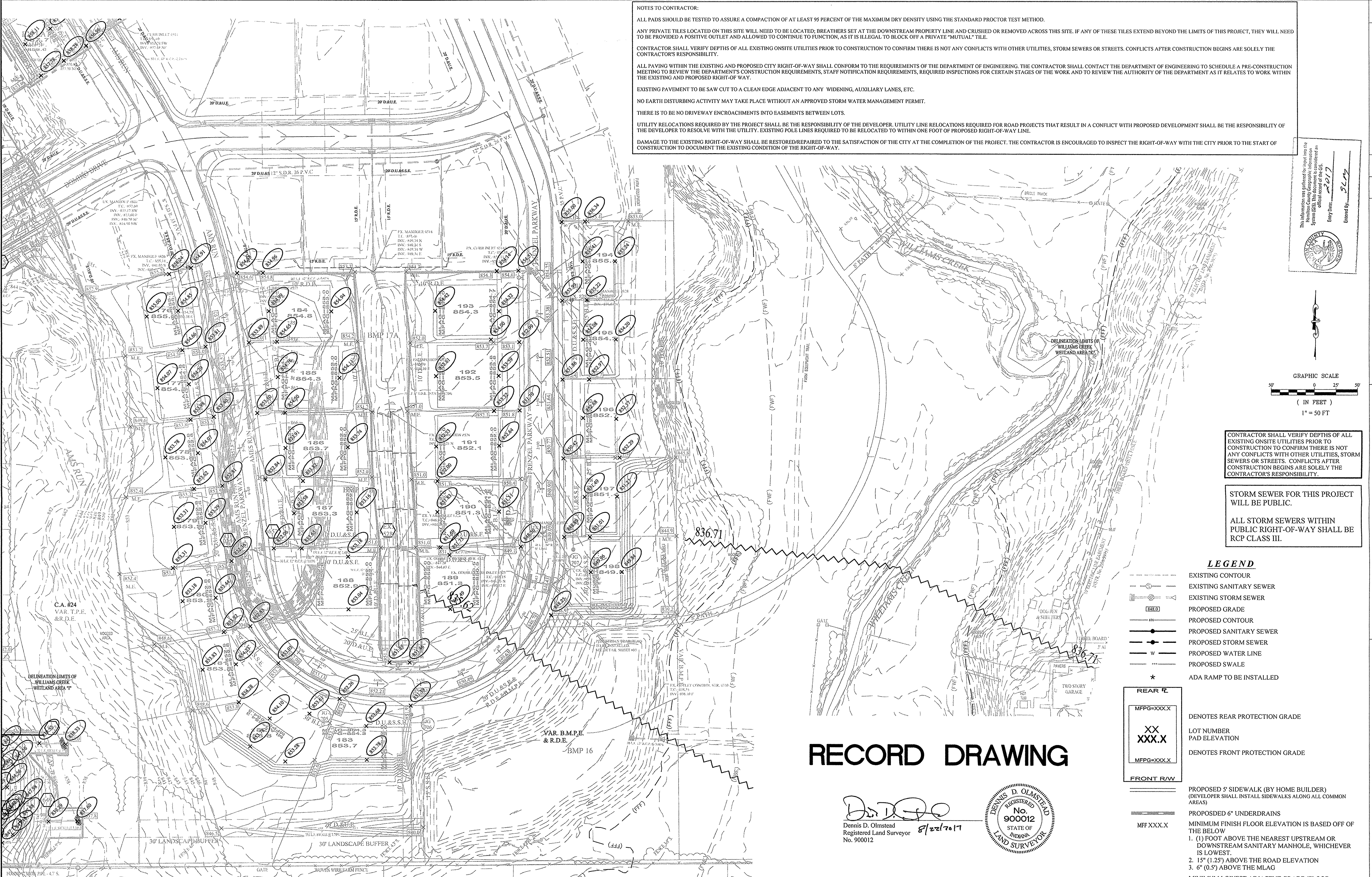
DATE: 08/16/17
 REVISIONS: 06/10/16

AS BUILTS
 ADDED BMP PONDING TABLE
 REVISED PER TAC COMMENTS

DRAWN BY: ADG
 CHECKED BY: BAH

SHEET NO.
C201
 S & A JOB NO.
 60160REP-S3

File Name: S:\60160REP-S3\DWG\C201A Site Development Plan.dwg - C201A
 Modified / By: August 16, 2017 2:03:41 PM / cesposito
 Plotted / By: August 16, 2017 4:57:16 PM / Christian Esposito



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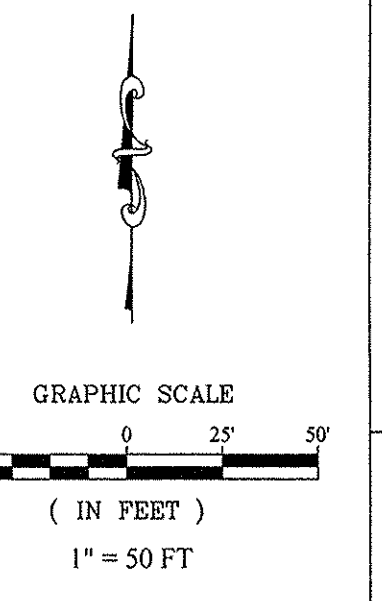
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This drawing was generated for input into the Hamilton County GIS System. This drawing is considered an official record of the GIS.
 Entry Date: 8/17/17
 Entered By: SLW



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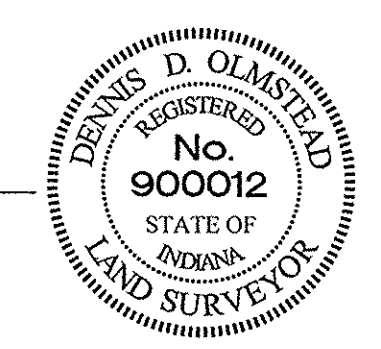
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- LEGEND**
- - - - - EXISTING CONTOUR
 - - - - - EXISTING SANITARY SEWER
 - - - - - EXISTING STORM SEWER
 - PROPOSED GRADE
 - - - - - PROPOSED CONTOUR
 - - - - - PROPOSED SANITARY SEWER
 - - - - - PROPOSED STORM SEWER
 - - - - - PROPOSED WATER LINE
 - - - - - PROPOSED SWALE
 - * ADA RAMP TO BE INSTALLED
- REAR R/W**
- MFP=XXX.X DENOTES REAR PROTECTION GRADE
- XX
XXX.X
MFP=XXX.X DENOTES FRONT PROTECTION GRADE
- FRONT R/W**
- MFF XXX.X
- MLAG XXX.X
- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- PROPOSED 6" UNDERDRAINS
- MINIMUM FINISH FLOOR ELEVATION IS BASED OFF OF THE BELOW
1. (1) FOOT ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE, WHICHEVER IS LOWEST.
 2. 15" (1.25') ABOVE THE ROAD ELEVATION
 3. 6" (0.5') ABOVE THE MLAG
- MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)

RECORD DRAWING

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



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

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

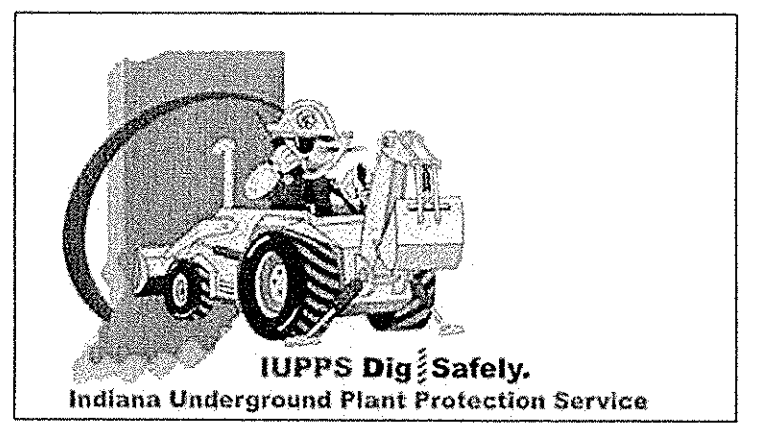
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 NORTH: RESIDENTIAL
 EAST: RESIDENTIAL
 SOUTH: AGRICULTURE
 WEST: AGRICULTURE

DRAINAGE SUMMARY

REFERENCE SHEET C200 FOR DRAINAGE SUMMARY INFORMATION.

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

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



STOEPPELWERTH
 REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA
 CERTIFIED: 04/22/16
 David J. Stoepelwerth
 7465 East 104th Street, Fishers, IN 46038-9505
 phone: 317.849.3365 fax: 317.849.5942

JACKSONS GRANT SECTION 3

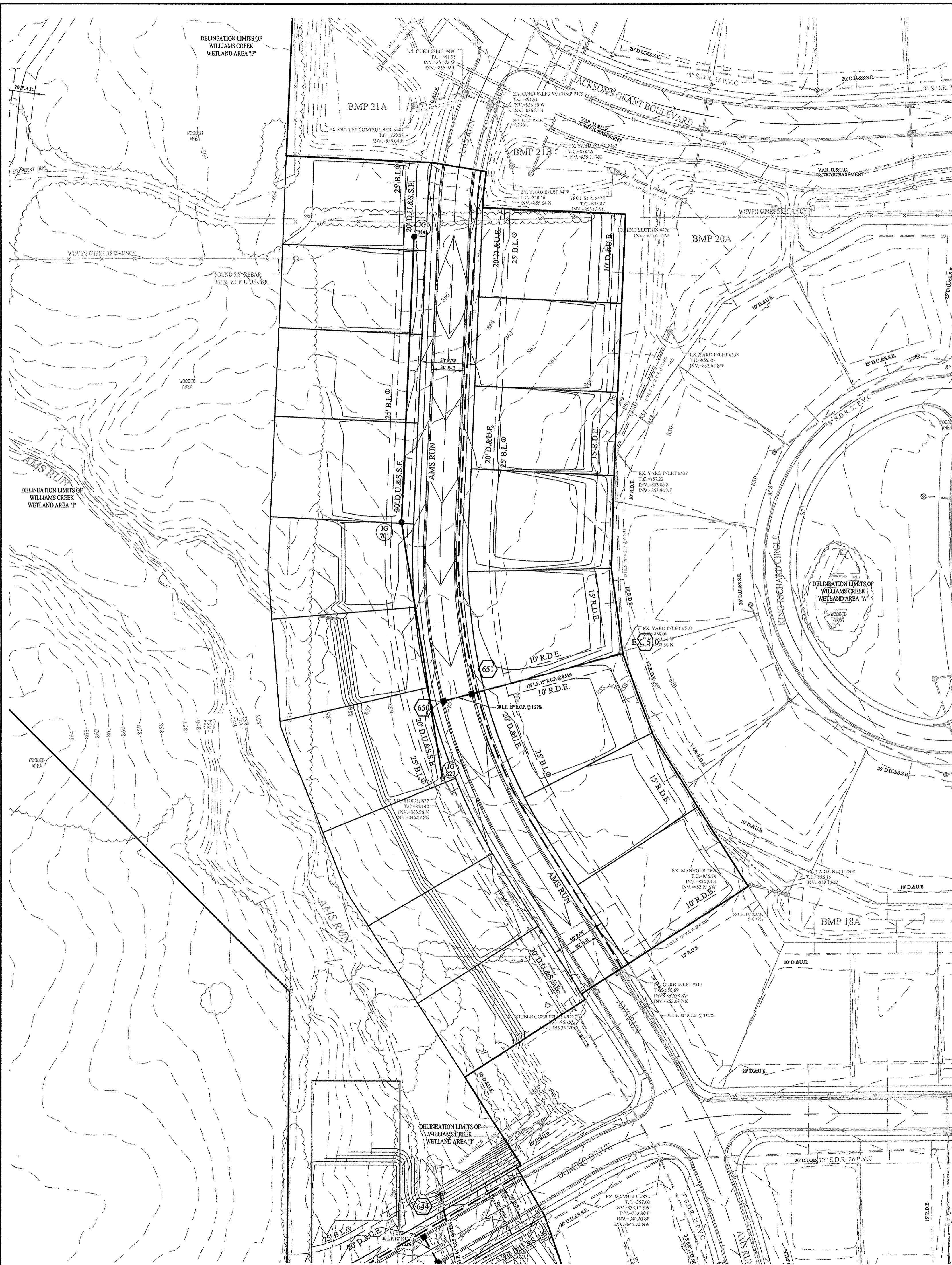
SITE DEVELOPMENT PLAN

DRAWN BY: ADG CHECKED BY: BAH
 SHEET NO: C201A
 S & A JOB NO: 60160REP-S3

HAMILTON COUNTY, INDIANA
 CARMEL

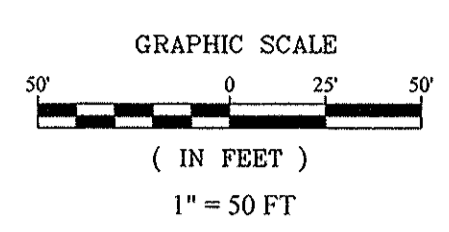
NO.	DATE	MARK	REVISIONS
AS BUILTS	08/16/17		
REVISED TRAIL WIDTH	08/22/16		
REVISED PER TAC COMMENTS	08/17/16		
REVISED PER TAC COMMENTS	08/17/16		

File Name: S:\60160REP-S3\DWG\C600 Storm Plan and Profile.dwg - C600
 Modified / By: August 16, 2017 3:23:39 PM / cesposito
 Plotted / By: August 16, 2017 4:58:37 PM / Christian Esposito



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

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



NOTES:

- ALL STORM STRUCTURES TO RECEIVE SOLID LID CASTINGS ARE TO BE CONSTRUCTED TO PROVIDE ONE 4" RISER RING NO MORE, NO LESS TO ACHIEVE PLAN RIM GRADE.
- ALL YARD INLETS ARE TO BE CONSTRUCTED AT A TOLERANCE OF +0.00' TO -0.20' OF PLAN GRADE.
- ALL STORM SEWER CASTINGS SHALL BE LABELED "DUMP NO WASTE-DRAINS TO WATERWAY"
- ALL SSD'S (SUBSURFACE DRAINS) WILL NEED TO BE DOUBLE WALL SMOOTH BORE PERFORATED (HDPE) PIPE.
- DEBRIS GUARDS ARE TO BE INSTALLED ON ALL OPEN ENDED INLETS.
- FOR STORM STRUCTURE SIZING AND CASTING TABLE SEE DETAIL D-18 ON SHEET C801.
- ALL STORM SEWERS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE RCP CLASS III.
- FOR INSTALLATION OF STORM UNDER CITY STREETS AND COVER REQUIREMENTS, SEE SHEET No. C801 ON THE TRENCH DETAIL.
- ALL TOP OF CASTING ELEVATIONS FOR STORM SEWERS SHALL BE CONSTRUCTED WITH A TOLERANCE OF 0.10 FT.±

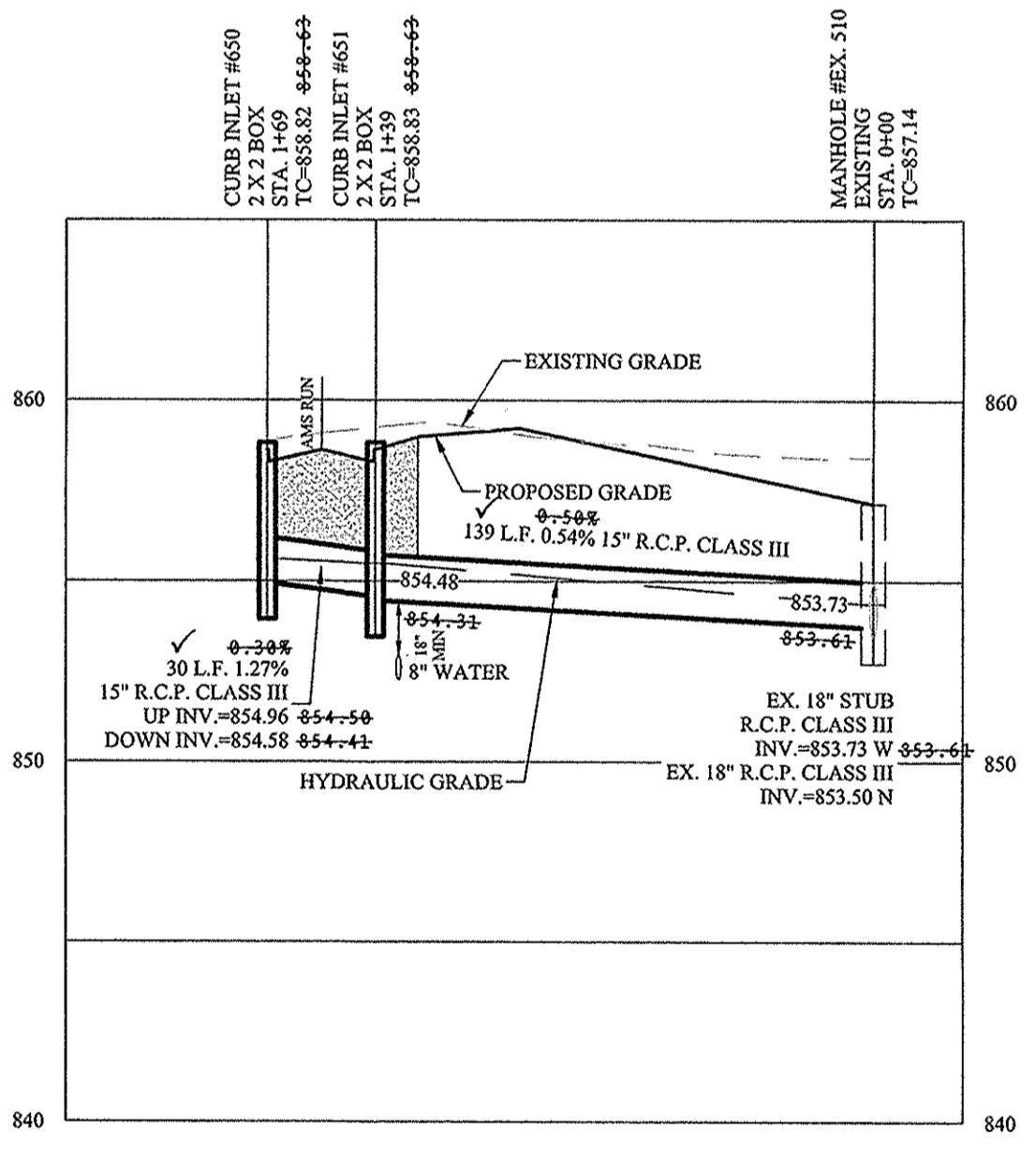
STORM SEWER NOTE

THE STORM SEWER SYSTEM SHALL BE CONSTRUCTED PER DESIGN SPECIFIED AND AS APPROVED BY THE CITY OF CARMEL ON THE FINAL APPROVED CONSTRUCTION PLANS. DESIGN SPECIFIED AND AS APPROVED BY THE CITY OF CARMEL ON THE FINAL APPROVED CONSTRUCTION PLANS. DEVIATIONS FROM THE APPROVED DESIGN SHALL ONLY BE PERMITTED DUE TO SPECIAL CIRCUMSTANCES OR DIFFICULTY DURING CONSTRUCTION AND WILL REQUIRE PRIOR FIELD APPROVAL FROM A DESIGNATED REPRESENTATIVE OF THE CITY OR CARMEL IN ADDITION TO SUPPLEMENTAL APPROVAL BY THE DESIGN ENGINEER. AN EXPLANATION OF ANY SUCH DEVIATION SHALL BE INCLUDED AS A REQUIREMENT ON AS-BUILT/RECORD DRAWINGS SUBMITTED FOR RELEASE OF PERFORMANCE GUARANTEES. APPROVED DESIGN SLOPES IDENTIFIED AS GENERATING VELOCITIES OF 2.5 FPS OR LESS AND 10 FPS OR GREATER (AT FULL FLOW CAPACITY) SHALL REQUIRE AS-BUILT CERTIFICATION AT THE TIME OF CONSTRUCTION, PRIOR TO BACKFILLING THE PIPE. THE CONTRACTOR IS INSTRUCTED TO AS-BUILT EACH SECTION OF STORM PIPE AS IT IS BEING INSTALLED TO ENSURE COMPLIANCE WITH THE DESIGN PLANS. AND AS APPROVED BY THE CITY OF CARMEL.

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

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

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



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 Entry Date: 2017
 Entered By: SLM

STOEPPELWERTH
 ALWAYS ON
 7905 East 100th Street, Fishers, IN 46038-2905
 phone: 317.895.9395 fax: 317.895.9392

STORM SEWER PLAN & PROFILE
 JACKSONS GRANT
 SECTION 3
 HAMILTON COUNTY, INDIANA
 CARMEL

DRAWN BY: ADG
 CHECKED BY: BAH
 SHEET NO: C600
 S.E.A. JOB NO: 60160REP-S3

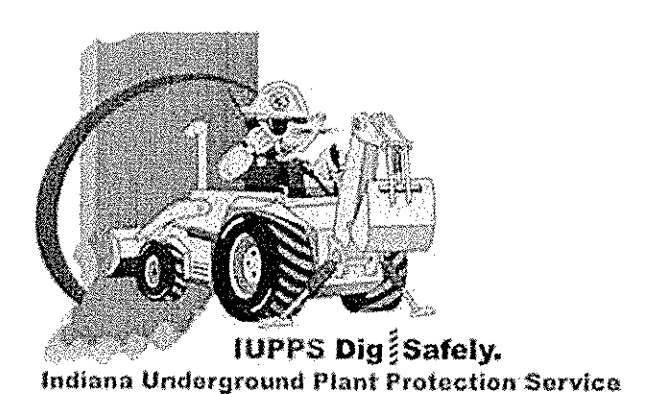
REVISIONS
 AS BUILT
 MARK
 DATE
 BY

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY. A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.
 CERTIFIED: 04/27/16
 David J. Stoeppelwerth
 REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA

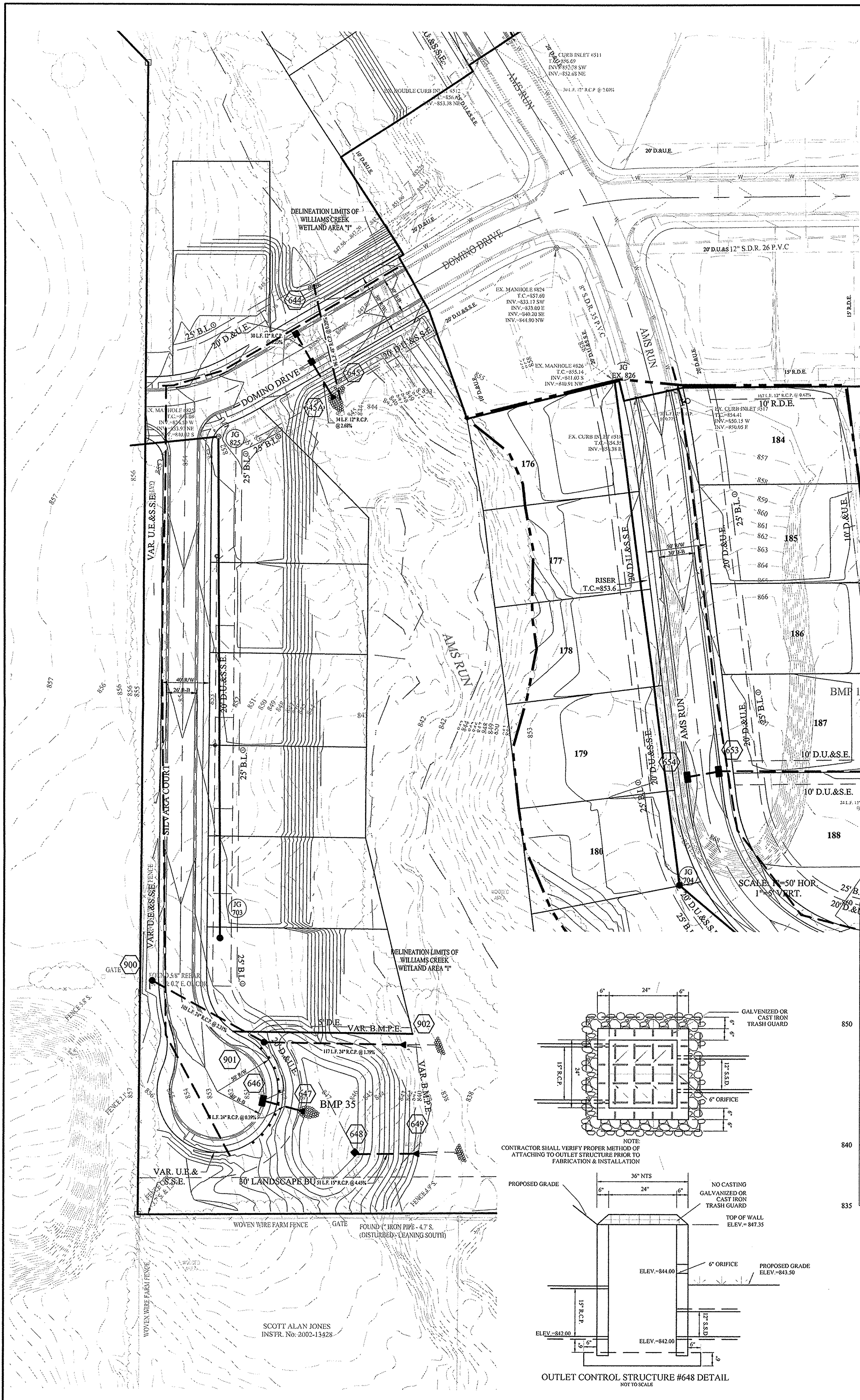
RECORD DRAWING



D.D.O.
 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 8/22/2017



File Name: S:\0160REP-S3\DWG\C600 Storm Plan and Profile.dwg - C601
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 Plotted / By: August 16, 2017 4:59:22 PM / Christian Esposito



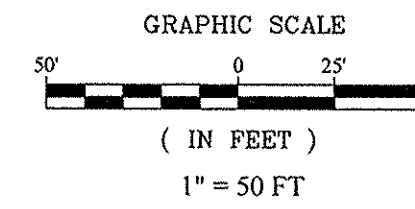
STORM SEWER NOTE

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

NOTES:

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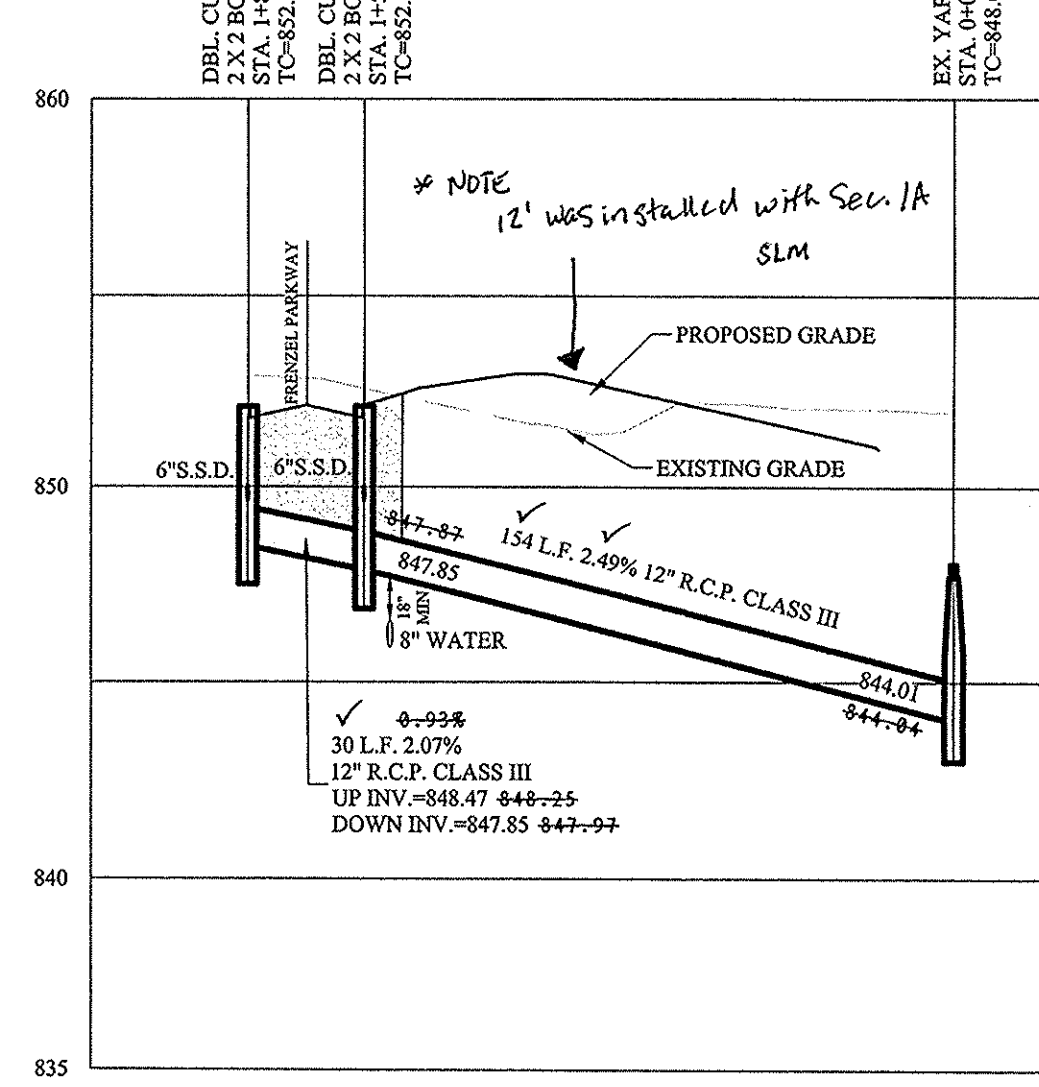
FOR INSTALLATION OF STORM UNDER CITY STREETS AND COVER REQUIREMENTS, SEE SHEET No. C801 ON THE TRENCH DETAIL.

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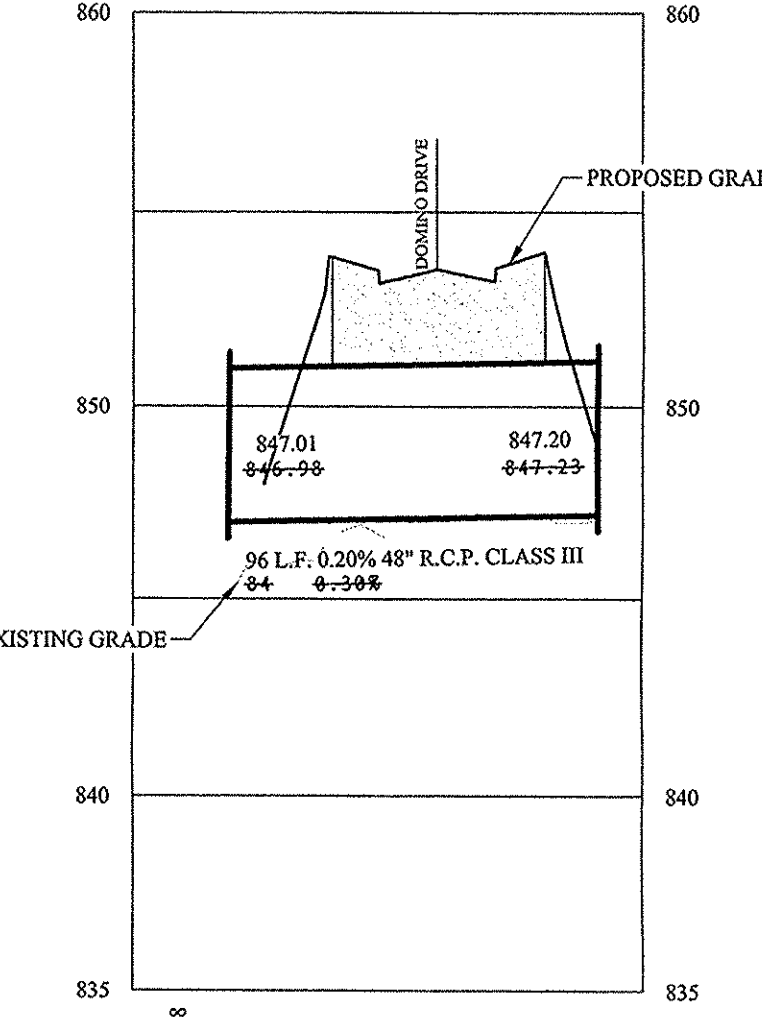
GRAPHIC SCALE
 (IN FEET)
 1" = 50 FT

NOTES FULL DEPTH GRANULAR BACKFILL SEE RCP TRENCH DETAIL SHEET C802

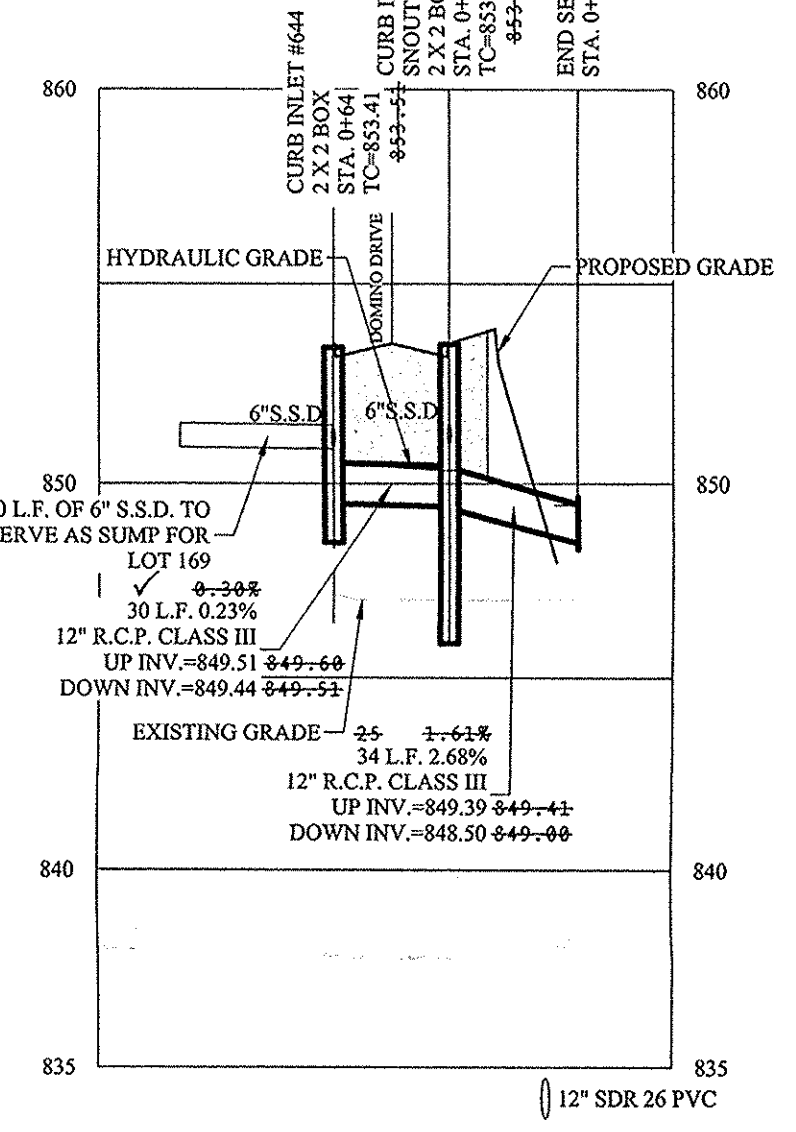
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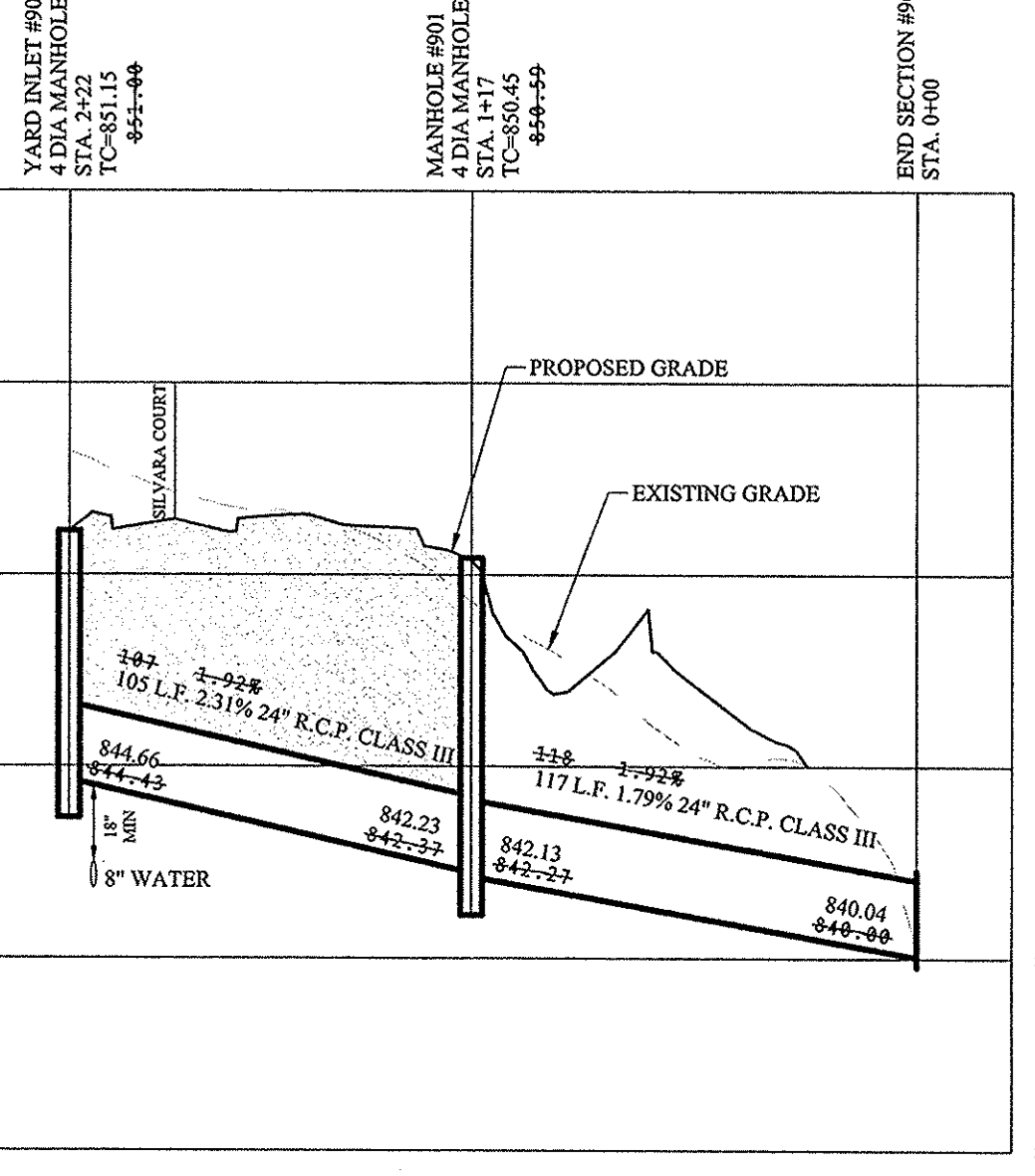
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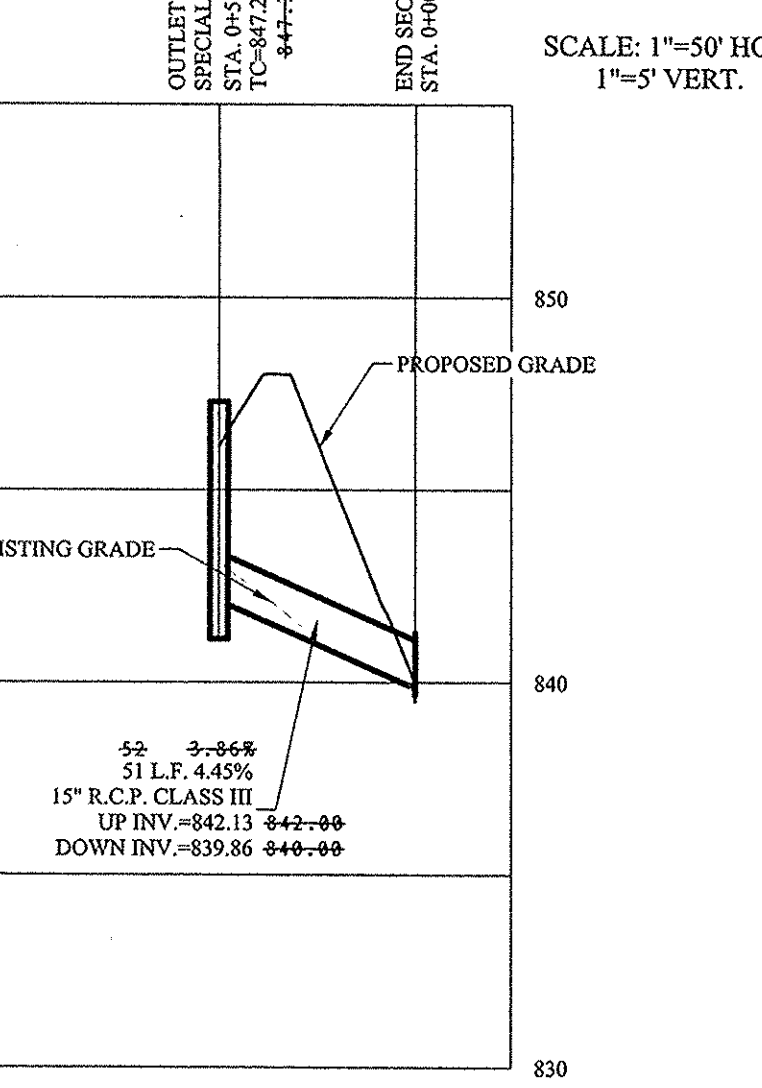
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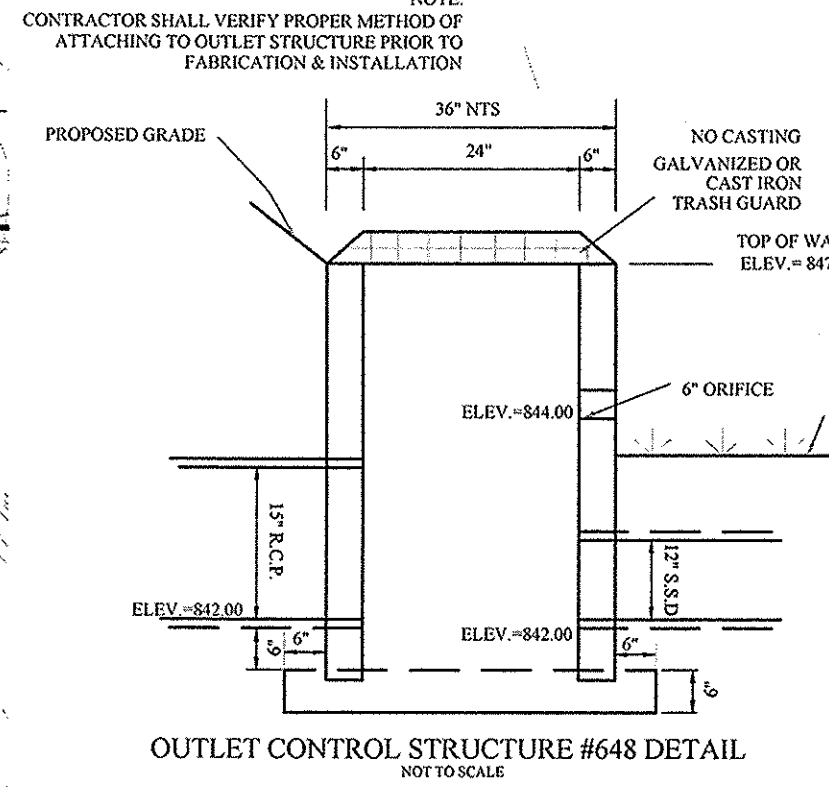
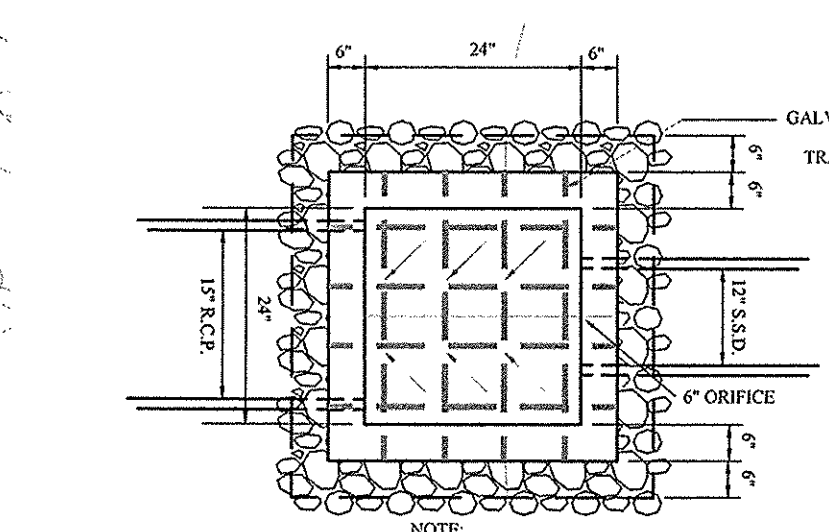
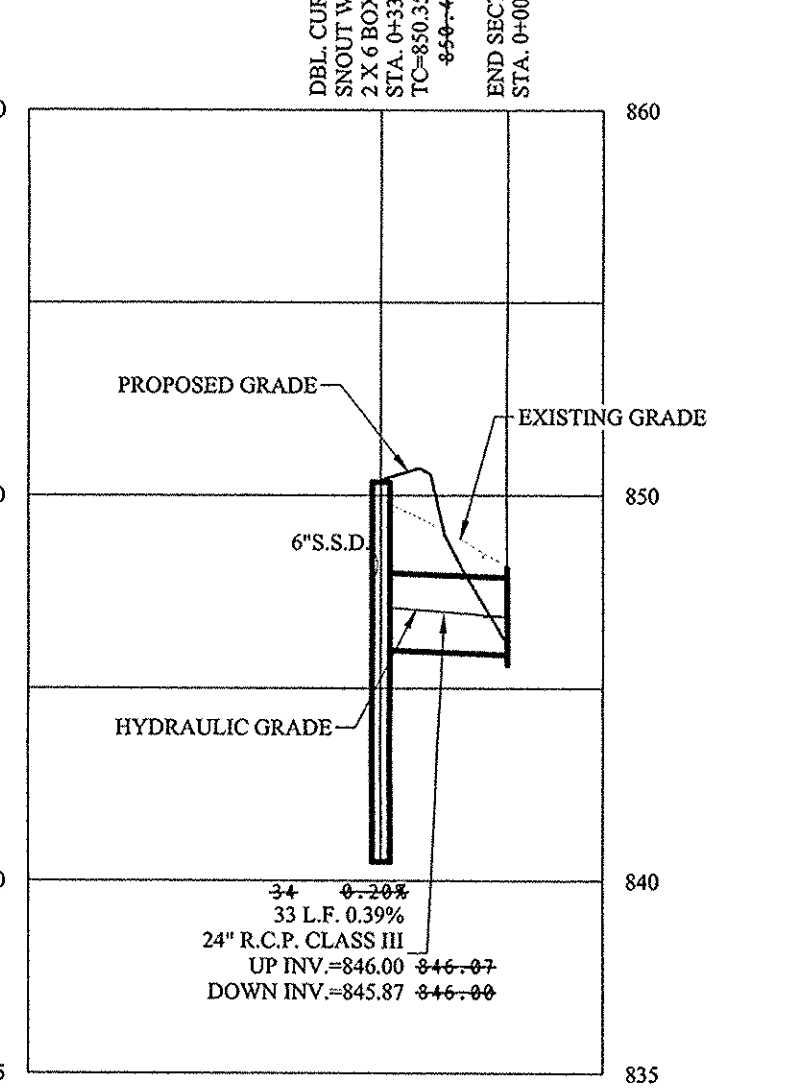
SCALE: 1"=50' HOR.
 1"=5' VERT.



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



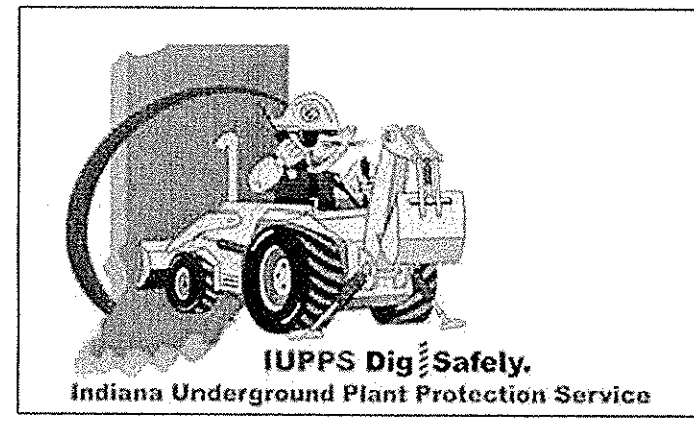
SCALE: 1"=50' HOR.
 1"=5' VERT.



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 Entered by: SLM

RECORD DRAWING

Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 5/22/2017



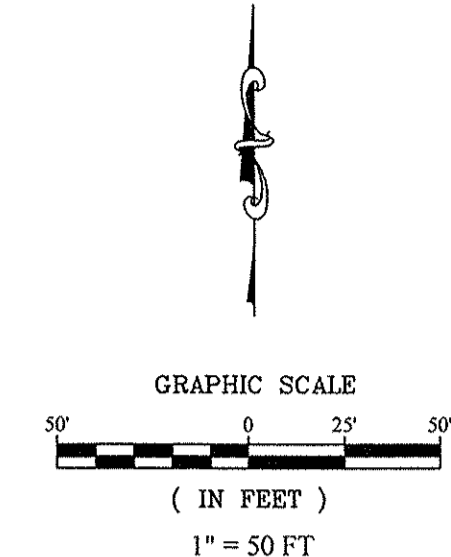
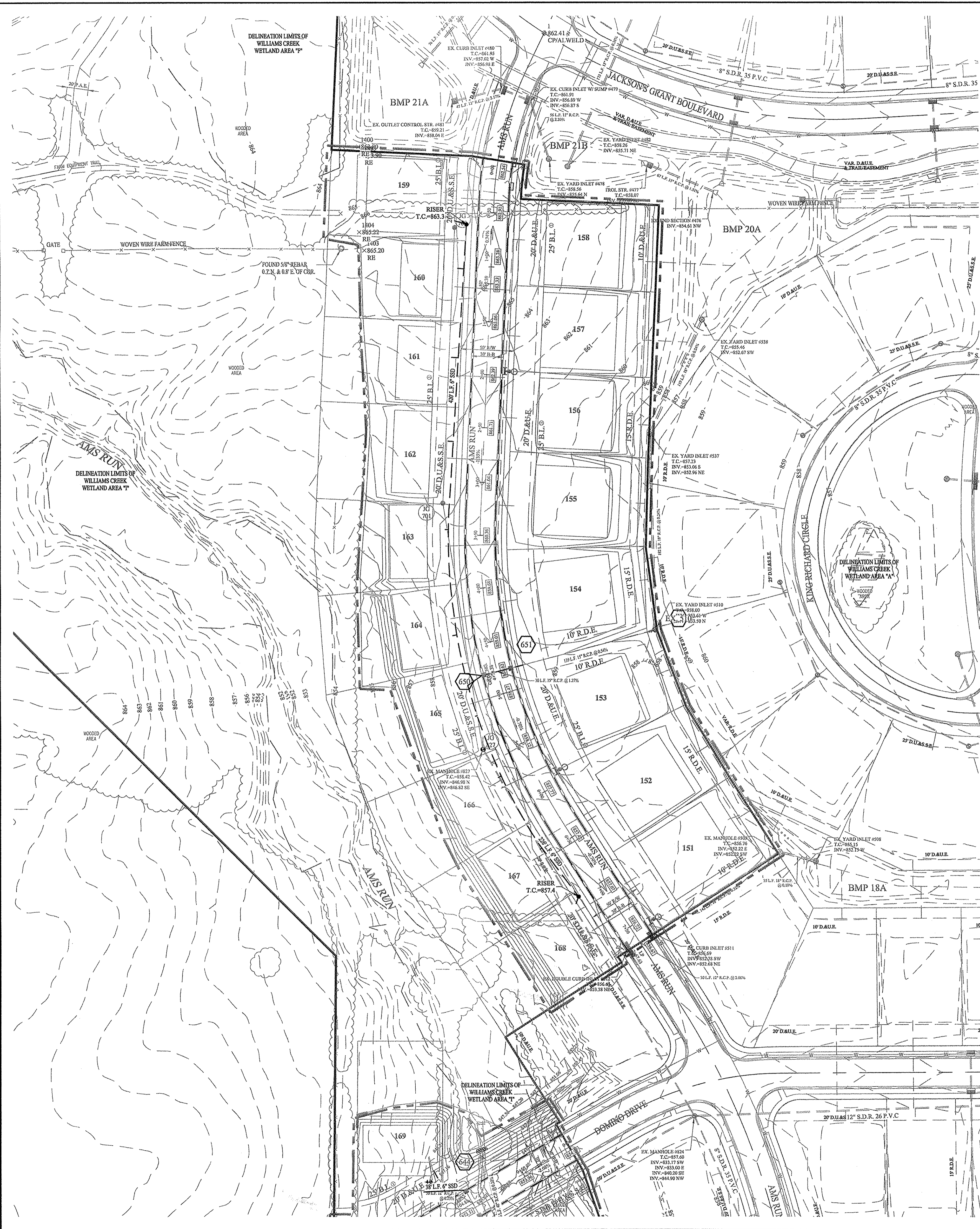
STOEPPELWERTH
 REGISTERED No. 19358
 STATE OF INDIANA
 PROFESSIONAL ENGINEER

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACTION OR ORIGINAL BOUNDARY SURVEY. A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.
 CERTIFIED: 04/22/16
 David J. Stoppelwerth

JACKSONS GRANT SECTION 3
 HAMILTON COUNTY, INDIANA
 CARMEL

DRAWN BY: ADG CHECKED BY: BAH
 SHEET NO: C601
 5 & A JOB NO: 60160REP-S3

File Name: S:\60160REP-S3\DWG\C602 Sump Plan.dwg - C602
 Modified By: November 3, 2016 1:45:51 PM / gmyers
 Plotted By: September 21, 2017 12:05:31 PM / Greg Myers



LEGEND
 4" SSD TO LOT
 6" SSD

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

RECORD DRAWING

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



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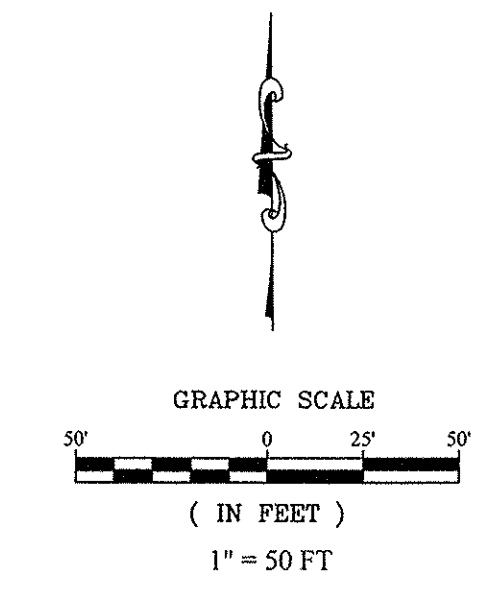
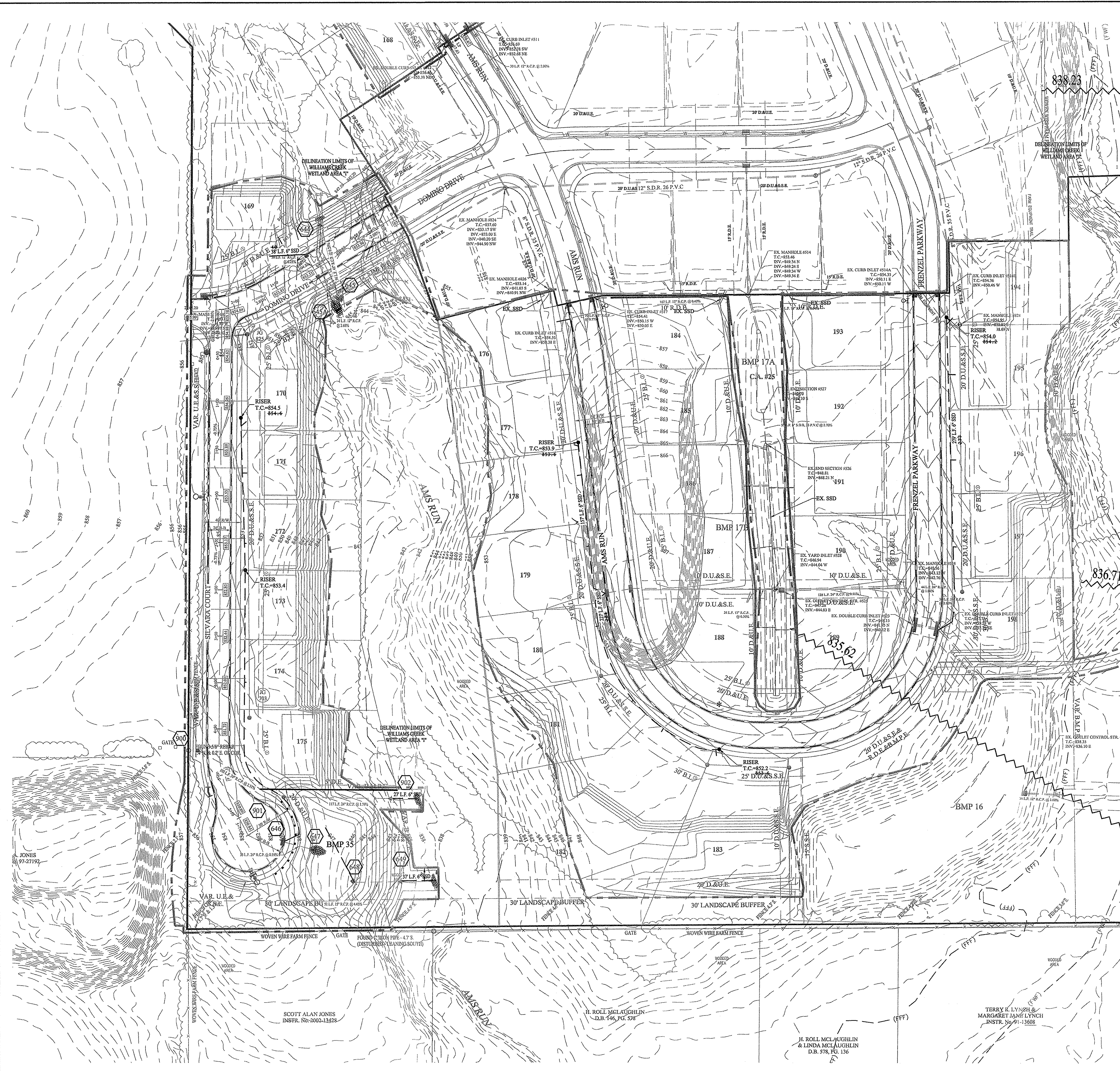


NO. 19358	REGISTERED PROFESSIONAL ENGINEER	STATE OF INDIANA
THIS DRAWING IS NOT INTENDED TO BE USED AS A BASIS FOR ANY SUBSEQUENT SURVEY OR A SURVEYOR LOCATION REPORT. CERTIFIED: 04/22/16 <i>David J. Stoepfelwirth</i>		
DATE: 09/21/17	MARK: ASBUILT	BY: GEM

SUMP PLAN JACKSON'S GRANT SECTION 3 HAMILTON COUNTY, INDIANA CARMEL	ALWAYS ON 796 East 110th Street, Fishers, IN 46038-2905 phone: 317.849.5925 fax: 317.849.5942
--	---

DRAWN BY: ADG	CHECKED BY: BAH
SHEET NO. C602	
60160REP-S3	

File Name: S:\60160REP-SSD\WV\CS602 Sump Plan.dwg - C603
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 Plotted By: SCOTT ALAN JONES
 Insp. No. 2002-13428



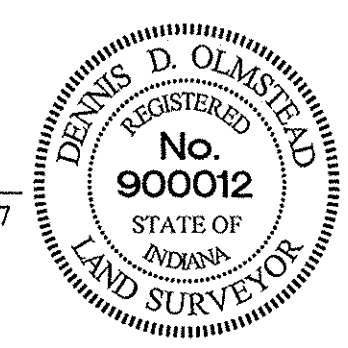
LEGEND
 4" SSD TO LOT
 6" SSD

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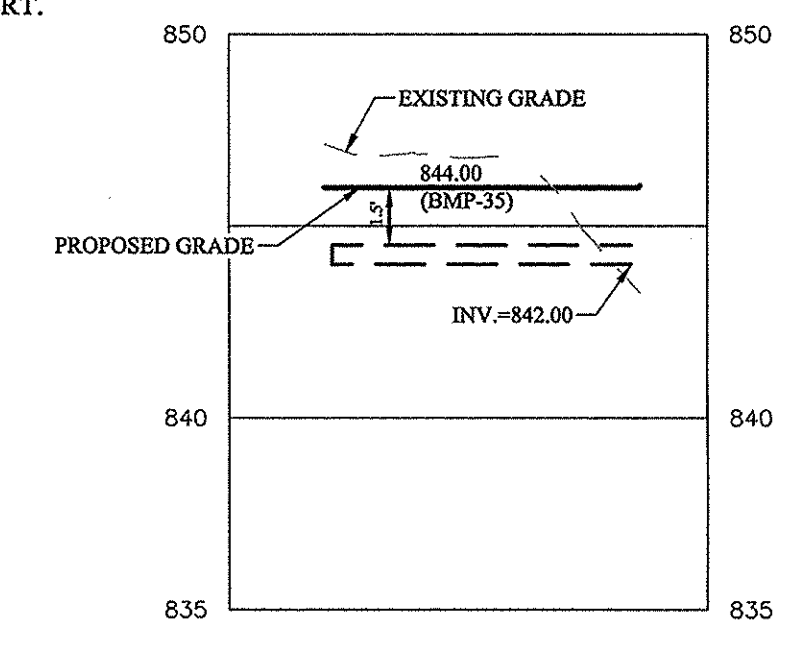
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RECORD DRAWING

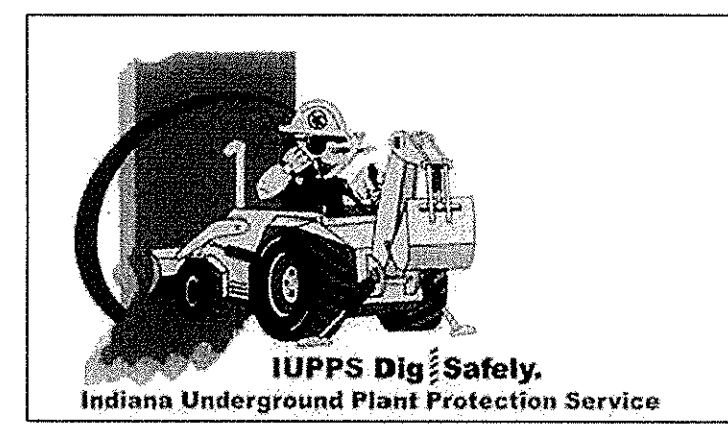
D. D. Olmstead
 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012



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



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



FILE NO.	60160REP-SSD
DATE	09/21/17
MARK	
ASBUILT	
REVISIONS	
BY	

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 CERTIFIED: 04/22/16
David J. Stoepelwerth
 REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA

STOEPPELWERTH
 ALWAYS ON
 7950 East 10th Street, Fishers, IN 46038-2905
 phone: 317.849.5955 fax: 317.849.5942

SUMP PLAN
JACKSONS GRANT
SECTION 3
 HAMILTON COUNTY, INDIANA
 CARMEL

DRAWN BY:	ADG	CHECKED BY:	BAH
SHEET NO.	C603		
S.A. JOB NO.	60160REP-SS		