

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

August 4, 2017

To: Hamilton County Drainage Board

Re: Williams Creek Drain, Jackson's Grant Section 4 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 4 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	662 ft.	24" RCP	286 ft.
15" RCP	348 ft.	6" SSD	7,366 ft.
18" RCP	287 ft.	18" SSD	150 ft.

The total length of the drain will be 9,099 feet.

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 10A	Common Area #25
BMP 10C	Common Area #26
BMP 11A	Common Area #26

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:

Curblin SSD in Streets:

Hobby Horse Drive
Otto Lane
Elliott Creek Drive

Front/Rear Yard SSDs:

Front yard lots 199 to 200 from Str. 574 running west to riser.
Front yard lots 200 to 204 from Str. 574 running east to riser.
Common Area #26 and rear yard lots 205 to 208 from Str. 592 running west to riser.
Common Area #26 from Str. 592 to Str. 597
Common Area #26 from Str. 597 running south to riser
Common Area #26 from Str. 596 running south to riser
Common Area #26 from Str. 587 running south to riser
Common Area #P3 from BMP SSD running west to riser
Common Area #P3 from street SSD running east to riser
Rear yard lots 211 and 212 from BMP SSD running west to riser
Common Area #P4 from BMP SSD running west to riser
Common Area #P4 from street SSD running east to riser
Rear yard lots 214 & 215 from Str. 595 running east to riser
Rear yard lots 216 to 218 from Str. 595 to Str. 576
Rear yard lot 231 from riser running south to Str. 613
Rear yard lots 228 to 231 from riser running east to riser
Rear yard lots 231 to 234 from riser running west to riser
Rear yard lots 236 to 239 from Str. 589 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 \$3,026.20.

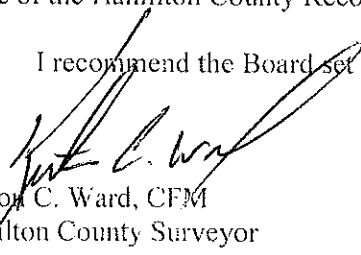
The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of an Irrevocable Letter of Credit are as follows:

Agent: Standard Financial Corporation
Date: May 15, 2017
Number: 1273JG4
For: Storm Sewers
Amount: \$328,246.46

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

I recommend the Board set a hearing for this proposed drain for October 23, 2017.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

(Revised 06/08/04)

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

FILED

SEP 15 2016

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 Subdivision, Section
4 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 4, 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.

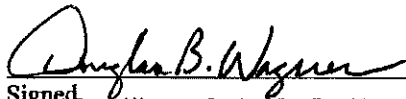
The Petitioner also agrees to the following:

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 Form

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

September 12, 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 4 Arm

On this 23rd day of October, 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 4 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



January 9, 2017

FILED
JAN 09 2017
OFFICE OF HAMILTON COUNTY SURVEYOR

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

Attention: Greg Hoyes

Re: Jackson's Grant on Williams Creek, Section 4

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 4. The estimate is as follows:

Storm Sewer

	QTY	UNIT	UNIT \$	TOTALS
Manholes	7	EA	\$2,250.00	\$15,750.00
Beehives	2	EA	\$2,050.00	\$4,100.00
Outlet Control Structures (incl. stone at base)	3	EA	\$2,660.00	\$7,980.00
Double Curb Inlet	2	EA	\$3,150.00	\$6,300.00
Curb Inlet	7	EA	\$2,150.00	\$15,050.00
Office Plates	3	EA	\$675.00	\$2,025.00
12" RCP	662	LF	\$22.00	\$14,564.00
15" RCP	348	LF	\$26.00	\$9,048.00
18" RCP	287	LF	\$30.00	\$8,610.00
24" RCP	286	LF	\$42.00	\$12,012.00
BMP 10A	150	LF	\$74.33	\$11,149.50
BMP 10C	212	LF	\$160.00	\$33,920.00
BMP 11A	544	LF	\$49.48	\$26,917.12
BMP 11A Cleanout 6"	5	EA	\$265.00	\$1,325.00
12" End Section w/ Debris Guard	2	EA	\$1,400.00	\$2,800.00

24" End Section w/ Debris Guard	1	EA	\$1,950.00	\$1,950.00
Extra Length on SSD Services	305	LF	\$10.55	\$3,217.75
Lot Services Each	42	EA	\$125.00	\$5,250.00
Swale SSD	2247	LF	\$10.55	\$23,705.85
Street SSD	4330	LF	\$10.55	\$45,681.50
Risers	13	EA	\$307.00	\$3,991.00
Bedding #8	330	TONS	\$20.80	\$6,864.00
Granular Fill #53	660	TONS	\$15.80	\$10,428.00
Rip-Rap	20	TONS	\$45.00	\$900.00
			Storm Sewer Subtotal	\$273,538.72


Monumentation

	QTY	UNIT	UNITS	TOTALS
Lot Corners	41	EA	\$100.00	\$4,100.00
Centerline Monuments	10	EA	\$150.00	\$1,500.00
			Monumentation Subtotal	\$5,600.00

TOTAL **\$279,138.72**

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

Witness my signature this 9th day of January 2017.



 David J. Stoepfelwerth
 Professional Engineer
 No. 19358



Cc: Doug Wagner

BA11/mcb
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MAY 24 2017

May 15, 2017

OFFICE OF HAMILTON COUNTY SURVEYOR

HCDB-2017-00031

Irrevocable Letter of Credit No.: 1273JG4

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 **Three Hundred Twenty-Eight Thousand Two Hundred Forty-Six and 46/100 Dollars (\$328,246.46)** 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 4.

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. 1273JG4."

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 May 15, 2017 and shall expire on May 15, 2018, but such expiration date shall be automatically extended for a period of one year on May 15, 2018, 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,

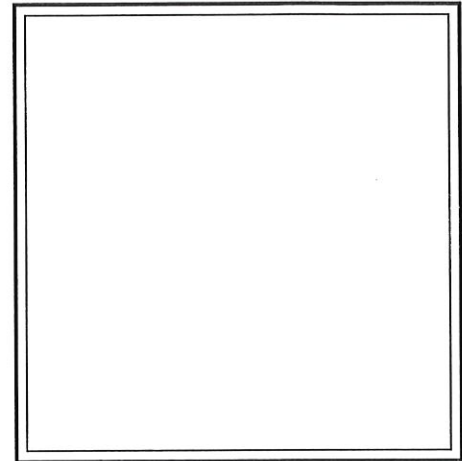
STANDARD FINANCIAL CORPORATION



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.

MAY 24 2017

May 15, 2017

OFFICE OF HAMILTON COUNTY SURVEYOR

NCDB-2017-00032

Irrevocable Letter of Credit No.: 1274JG4

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 Thousand Seven Hundred Twenty and 00/100 Dollars (\$6,720.00)** 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 4.

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. 1274JG4."

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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,

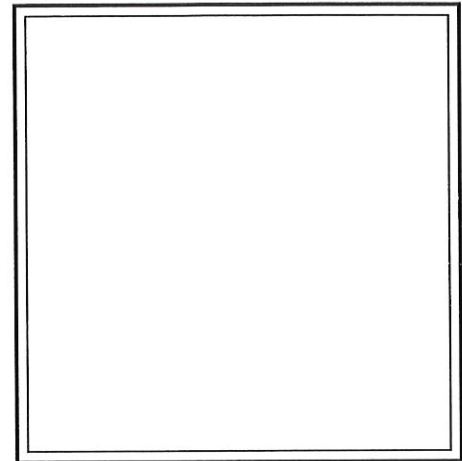
STANDARD FINANCIAL CORPORATION



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 4 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 4 Arm on October 23, 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 4 Arm

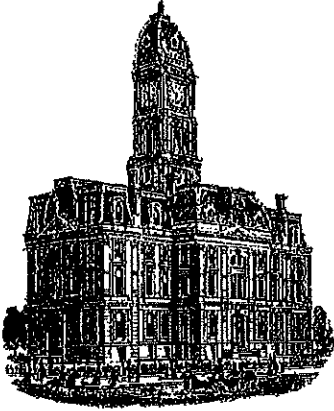
NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **October 23, 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



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

May 29, 2018

Re: Williams Creek Drain: Jackson's Grant Section 4

Attached are as-built, certificate of completion & compliance, and other information for Jacksons Grant Section 4. 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 August 4, 2017. The report was approved by the Board at the hearing held October 23, 2017. (See Drainage Board Minutes Book 17, Pages 506-508) The changes are as follows: the 12" RCP was shortened from 662 feet to 657 feet. The 15" RCP was lengthened from 348 feet to 350 feet. The 18" RCP was shortened from 286 feet to 287 feet. The 24" RCP was lengthened from 286 feet to 287 feet. There was 98 feet of 12" SSD installed. The 150 feet of 18" SSD was not installed and the 6" SSD was shortened from 7,399 feet to 7,184 feet. The length of the drain due to the changes described above is now **8,862 feet**.

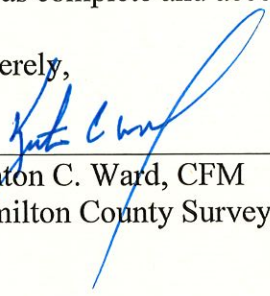
The non-enforcement was approved by the Board at its meeting on October 23, 2017 and recorded under instrument #2018012285.

The following sureties were guaranteed by Standard Financial Corporation and released by the Board on its May 15, 2017 meeting.

Bond-LC No: 1273JG4
Amount: \$328,246.46
For: Storm Sewers & SSD
Issue Date: May 15, 2017

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

Sincerely,



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.stoepfelwerth.com

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: Jacksons Grant on Williams Creek, Section 4

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: 12/21/2017

Type or Print Name: Dennis D. Olmstead

Business Address: Stoepfelwerth & 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 ON WILLIAMS CREEK

SECTION 4

Developed by:

Jacksons Grant Real Estate Co., LLC
13578 East 131st Street
Suite 200

Fishers, Indiana 46037

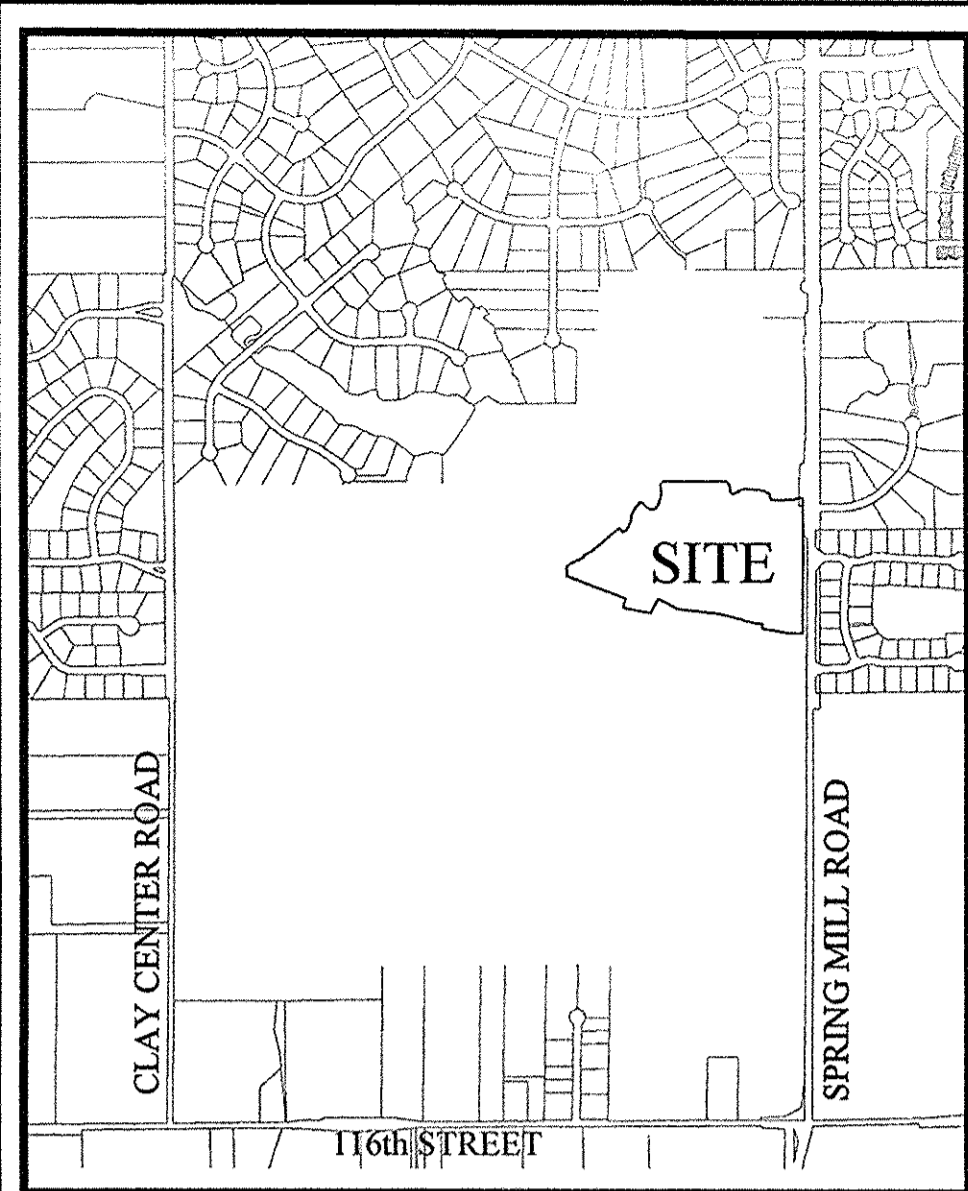
Phone: (317) 770-1818

Fax: (317) 770-1819

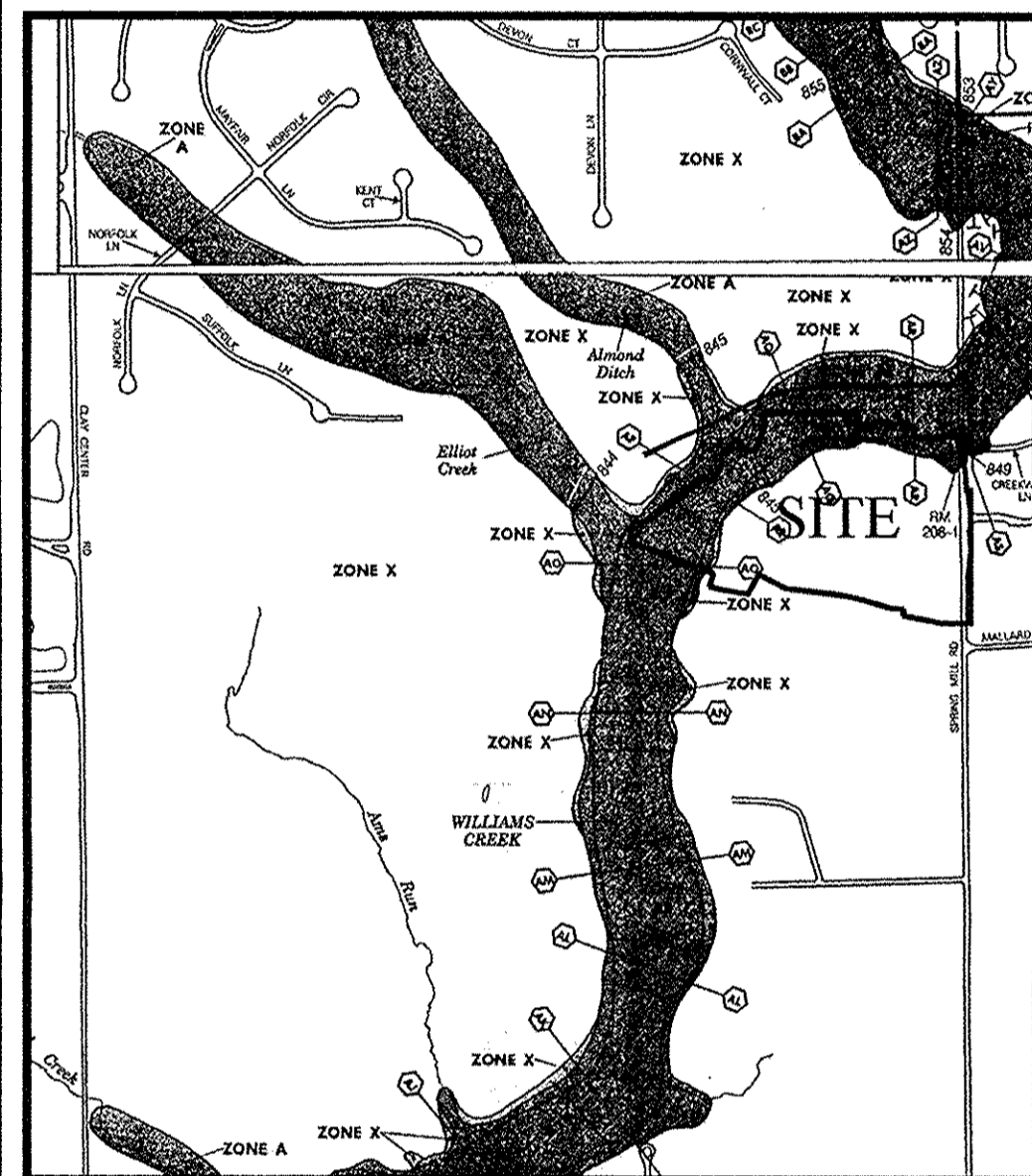
Contact Person: DOUG WAGNER

Senior Vice President

email: dwagner@republicdev.com



LOCATION MAP
SCALE: 1"=1200'



DESIGN DATA
 41 LOTS
 23.036 AC. = 1.78 LOTS/ACRE

HOBBY HORSE DRIVE 885.44 L.F.
 ELLIOT CREEK DRIVE 703.20 L.F.
 OTTO LANE 637.39 L.F.
TOTAL 2,226.03 L.F.

DESIGN SPEED LIMIT: 25 M.P.H

ZONING = SILVARA PUD
 TOTAL SITE DISTURBANCE = 15.5 Acres

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

LOT & SETBACK REQUIREMENTS

Planning Area	Minimum Lot		Minimum Yard Setbacks			Min. Dwelling Unit Size (sf)		Max. Lot Coverage	
	Width	Area (sf)	Street Frontage	Front o	Side (Aggregate)	Rear	1-story		2-story
Bridgemont - (formally known as Bridgecreek)	55'	6,600	30'	25'	5'(10')	20'	1600	2000	50%
	65'	7,500	35'	25'	5'(10')	20'	1600	2000	

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

INDEX

SHT.	DESCRIPTION
C001	COVER SHEET
C100-C101	TOPOGRAPHICAL SURVEY
C200-C203	SITE DEVELOPMENT PLAN EMERGENCY FLOOD ROUTE
C300-C305	INITIAL STORM WATER POLLUTION & PREVENTION PLAN TEMPORARY STORM WATER POLLUTION & PREVENTION PLAN PERMANENT SEDIMENT & EROSION CONTROL PLAN STORM WATER POLLUTION & PREVENTION SPECIFICATIONS STORM WATER POLLUTION & PREVENTION DETAILS
C400-C405	STREET PLAN & PROFILES INTERSECTION DETAILS SIGNAGE PLAN PAVING & CURB POLICY
C500-C502	SANITARY SEWER PLAN & PROFILE
C600-C604	STORM SEWER PLAN & PROFILES SUB-SURFACE DRAIN PLAN SUB-SURFACE DRAIN PROFILES UTILITY PLAN
C700-C702	WATER PLAN CONSTRUCTION DETAILS
C800-C805	SANITARY STORM STREET
L1.1-L1.4	BMP LANDSCAPE PLANS

REVISIONS

SHT.	DESCRIPTION
ALL	REVISED PER TAC COMMENTS 09/13/2016 ADG
ALL	REVISED PER TAC COMMENTS 06/02/17 KJJM
ALL	AS BUILTS 12/15/17 CCE

The following front yard setbacks shall apply for: (f) Dwellings w/ rear load garages, (g) and (h) Dwellings w/ covered garages, etc.

ALL SECTION 4 LOTS 199-239 FALL WITHIN THE BRIDGEMONT PLANNING AREA.

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.

UTILITY CONTACTS:

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

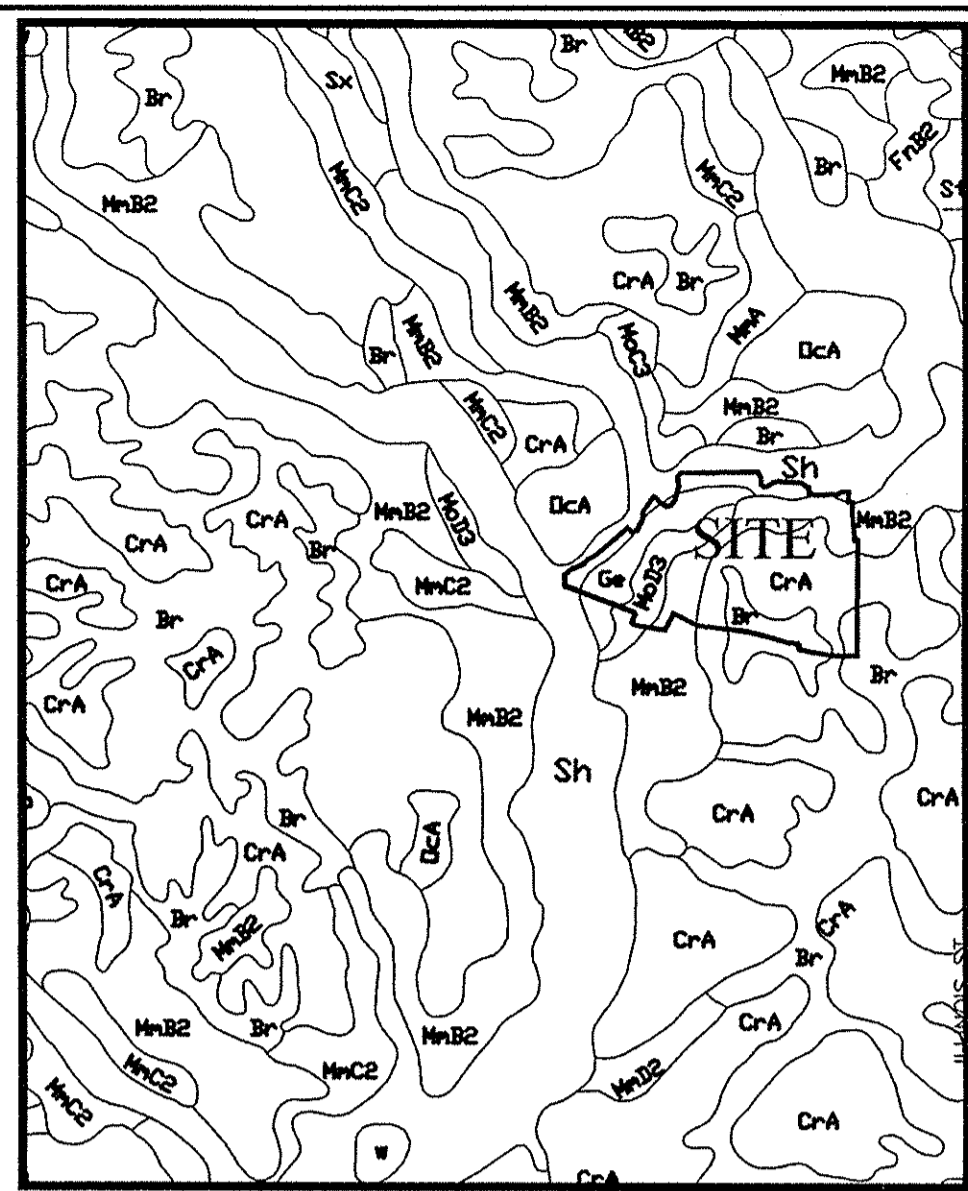
Carmel Water Utilities
 3450 West 131st Street
 Westfield, IN 46074

AT & T
 240 N. Meridian St.
 2nd Floor, Room 280
 Indianapolis, Indiana 46220

BrightHouse Networks
 3030 Roosevelt Avenue
 Indianapolis, Indiana 46218

Indianapolis Power & Light Company
 3600 North Arlington Avenue
 Indianapolis, Indiana 46218

Vectren Energy
 16000 Allisonville Road
 Noblesville, Indiana 46060



SOILS MAP
SCALE: 1"=1000'

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-irrigated 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 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-irrigated areas is 5.1 to 6.0. Droughtiness and wetness are management concerns for crop production. This soil responds well to tile drainage.

Map Unit: 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 50 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.

Map Unit: MoD3 - Miami clay loam, 12 to 18 percent

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.

Map Unit: Sh - Shoals silt loam

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, 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 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 4

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

Commencing at the Southeast corner of the Northeast Quarter of said Section 34; thence North 00 degrees 13 minutes 14 seconds East 365.35 feet along the East line of said Northeast Quarter to the prolonged North line of Jackson's Grant on Williams Creek, Section 1B, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 2016-04853, Plat Cabinet 5, Side 475 in the Office of the Recorder, Hamilton County, Indiana; thence North 89 degrees 46 minutes 46 seconds West 50.00 feet along said prolonged North line to the Northeast corner of said Jackson's Grant on Williams Creek, Section 1B also being the westerly Right of Way line of Springhill Road recorded in Instrument Number 2017-002664 in said Recorder's Office and being the POINT OF BEGINNING of this description; thence along the northerly boundary of said Jackson's Grant on Williams Creek, Section 1B by the next thence (13) courses: (1) North 89 degrees 46 minutes 46 seconds West 80.43 feet; (2) North 79 degrees 40 minutes 46 seconds West 174.75 feet to a point on a curve concave Westward, the radius point of said curve being North 84 degrees 14 minutes 27 seconds West 525.00 feet from said point; (3) North 79 degrees 40 minutes 46 seconds West 174.75 feet to the point of tangency of said curve, said point being South 87 degrees 35 minutes 42 seconds East 525.00 feet from the radius point of said curve; (4) North 87 degrees 35 minutes 42 seconds West 50.00 feet; (5) North 74 degrees 26 minutes 42 seconds West 177.74 feet; (6) North 78 degrees 29 minutes 54 seconds West 60.55 feet; (7) North 83 degrees 28 minutes 54 seconds West 248.05 feet; (8) North 62 degrees 13 minutes 13 seconds West 138.51 feet; (9) South 27 degrees 46 minutes 47 seconds West 59.81 feet; (10) North 81 degrees 04 minutes 10 seconds West 126.01 feet; (11) North 74 degrees 30 minutes 11 seconds West 30.00 feet to a point on a curve concave Eastward, the radius point of said curve being South 74 degrees 30 minutes 11 seconds East 650.00 feet from said point; (12) North 74 degrees 30 minutes 11 seconds East 27 minutes 24 seconds West 291.64 feet; thence North 09 degrees 28 minutes 13 seconds West 38.27 feet; thence North 50 degrees 41 minutes 01 seconds East 39.88 feet; thence North 05 degrees 45 minutes 15 seconds East 45.43 feet; thence North 49 degrees 23 minutes 51 seconds East 221.93 feet; thence South 45 degrees 43 minutes 00 seconds East 32.16 feet; thence North 68 degrees 26 minutes 48 seconds East 25.76 feet; thence North 27 degrees 48 minutes 20 seconds East 58.52 feet; thence North 05 degrees 30 minutes 38 seconds East 46.41 feet; thence North 30 degrees 15 minutes 09 seconds East 73.81 feet; thence North 40 degrees 37 minutes 38 seconds East 28.90 feet; thence South 83 degrees 03 minutes 12 seconds East 13.62 feet; thence South 40 degrees 13 minutes 05 seconds East 42.28 feet; thence South 65 degrees 23 minutes 47 seconds East 29.41 feet; thence North 79 degrees 36 minutes 06 seconds East 27.76 feet; thence North 36 degrees 59 minutes 59 seconds East 31.85 feet; thence North 14 degrees 09 minutes 30 seconds East 70.61 feet; thence North 09 degrees 37 minutes 02 seconds West 52.98 feet; thence North 25 degrees 13 minutes 42 seconds East 23.60 feet; thence North 89 degrees 30 minutes 51 seconds East 399.02 feet; thence South 30 degrees 57 minutes 21 seconds East 33.92 feet; thence South 03 degrees 40 minutes 21 seconds East 38.52 feet; thence South 57 degrees 29 minutes 22 seconds East 18.71 feet; thence North 79 degrees 36 minutes 06 seconds East 19.72 feet; thence North 51 degrees 27 minutes 09 seconds East 30.93 feet; thence North 75 degrees 02 minutes 44 seconds East 28.65 feet; thence North 85 degrees 00 minutes 14 seconds East 122.72 feet; thence South 60 degrees 35 minutes 56 seconds East 43.22 feet; thence South 05 degrees 38 minutes 28 seconds East 33.31 feet; thence South 78 degrees 42 minutes 00 seconds East 26.71 feet; thence North 87 degrees 34 minutes 46 seconds East 113.65 feet; thence North 71 degrees 41 minutes 58 seconds East 33.34 feet; thence North 88 degrees 54 minutes 13 seconds East 29.45 feet to said westerly Right of Way line of Springhill Road; thence South 09 degrees 13 minutes 14 seconds West 843.19 feet parallel to said East line and along said Right of Way line to the place of beginning, containing 21.644 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

This subdivision consists of lots numbered 41 (all/both inclusive) and 2 Common Areas labeled C.A.#9 - C.A.#10 (all/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 Stoepffelwerth & 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.

I, the undersigned, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that the within plat represents a subdivision of the lands surveyed within the cross-reference survey plat, and that to the best of my knowledge and belief there has been no change from the matters of survey revealed by the cross-reference survey on any lines that are common with the new subdivision.

Witness my signature this _____ day of _____, 2017.

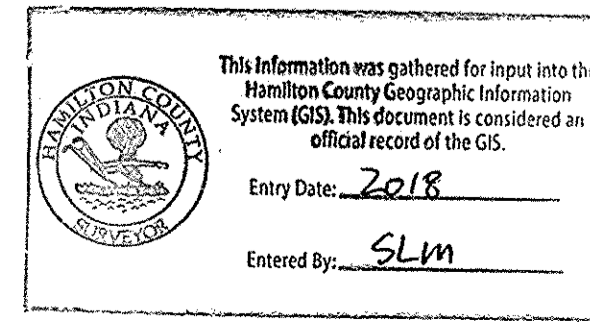
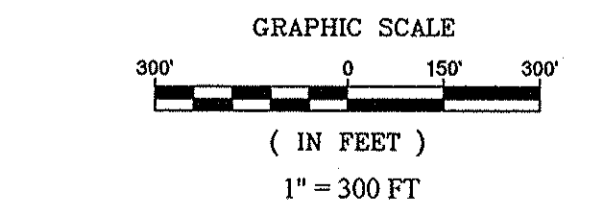
RECORD DRAWING

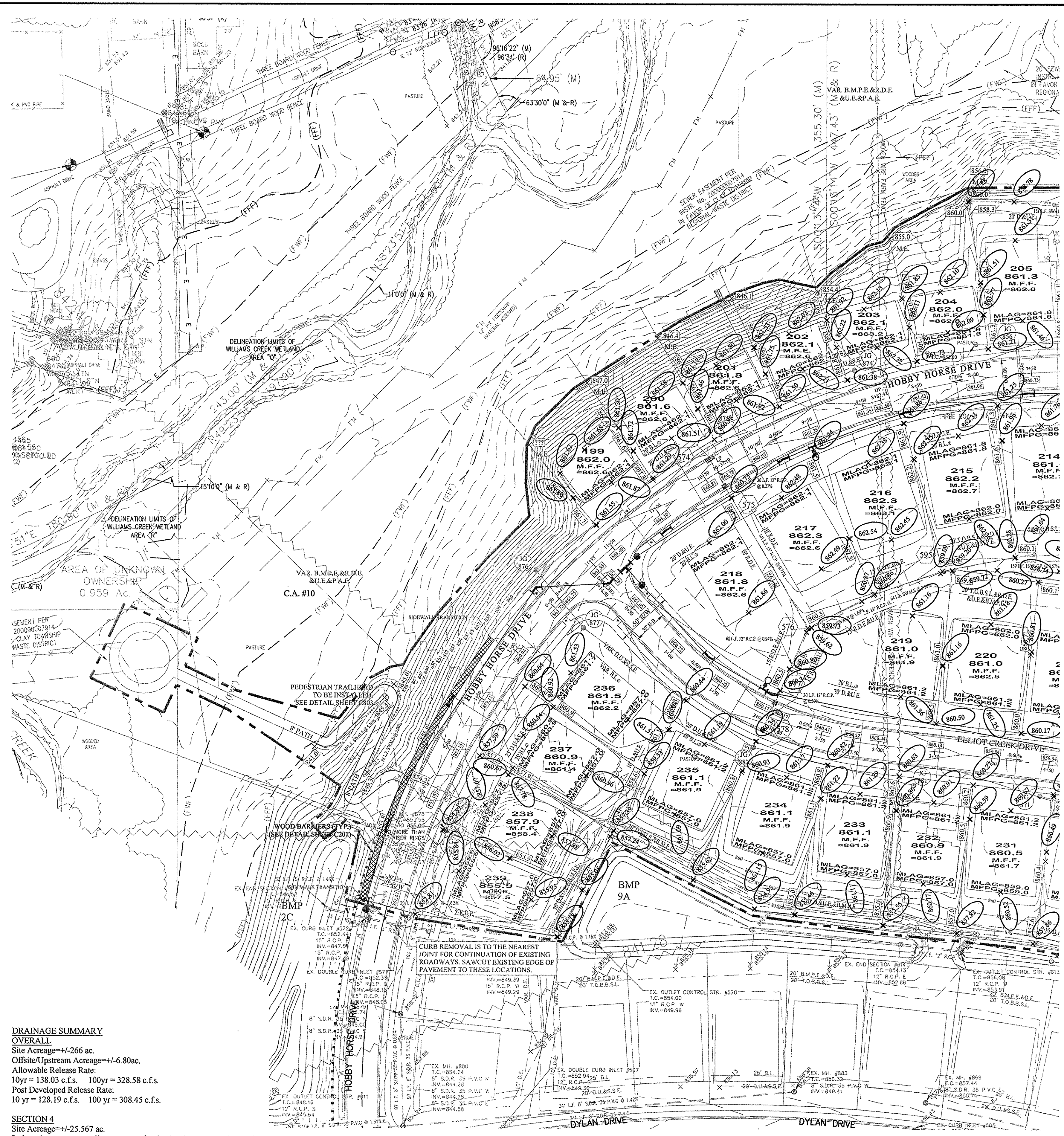
Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 12/20/17



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

PLANS CERTIFIED BY:
 David J. Stoepffelwerth 07/22/2016
 DAVID J. STOEPPELWERTH
 PROFESSIONAL ENGINEER
 NO. 19358





DRAINAGE SUMMARY
OVERALL
 Site Acreage=+/-266 ac.
 Offsite/Upstream 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 4
 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 4 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.

RECORD DRAWING

Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 12/20/17

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 PAYING 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: AGRICULTURE
 EAST: RESIDENTIAL
 SOUTH: RESIDENTIAL
 WEST: RESIDENTIAL

DRAINAGE SUMMARY
 REFERENCE THIS SHEET FOR DRAINAGE SUMMARY INFORMATION.
 REFERENCE SHEET C201 FOR STRUCTURE DATA TABLE.

NOTE:
 THERE WILL BE A STOCKPILE AREA ASSOCIATED WITH THIS PROJECT. REFER TO SHEET C300 & C301.

- 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

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

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, EXCEPT SUB-SURFACE DRAINS.

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

GRAPHIC SCALE
 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 (E 604-SWCR-04)
- ADA RAMP TO BE INSTALLED (E 604-SWCR-06)
- REAR R/W
- MPFG=XXX.X
- XX
- XXX.X
- MPFG=XXX.X
- FRONT R/W
- MF XXX.X
- MLAG XXX.X
- CONSTRUCTION LIMITS
- 4" SSD TO LOT
- RISER TC
- DUAL WALL, HANCOCK HI-Q TYPE 4 SSD (SIZE NOTED ON PLANS)
- SEE SUMP PLAN SHEETS C603 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
 REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA
 CERTIFIED: 07/22/16
 David J. Stoepelwerth

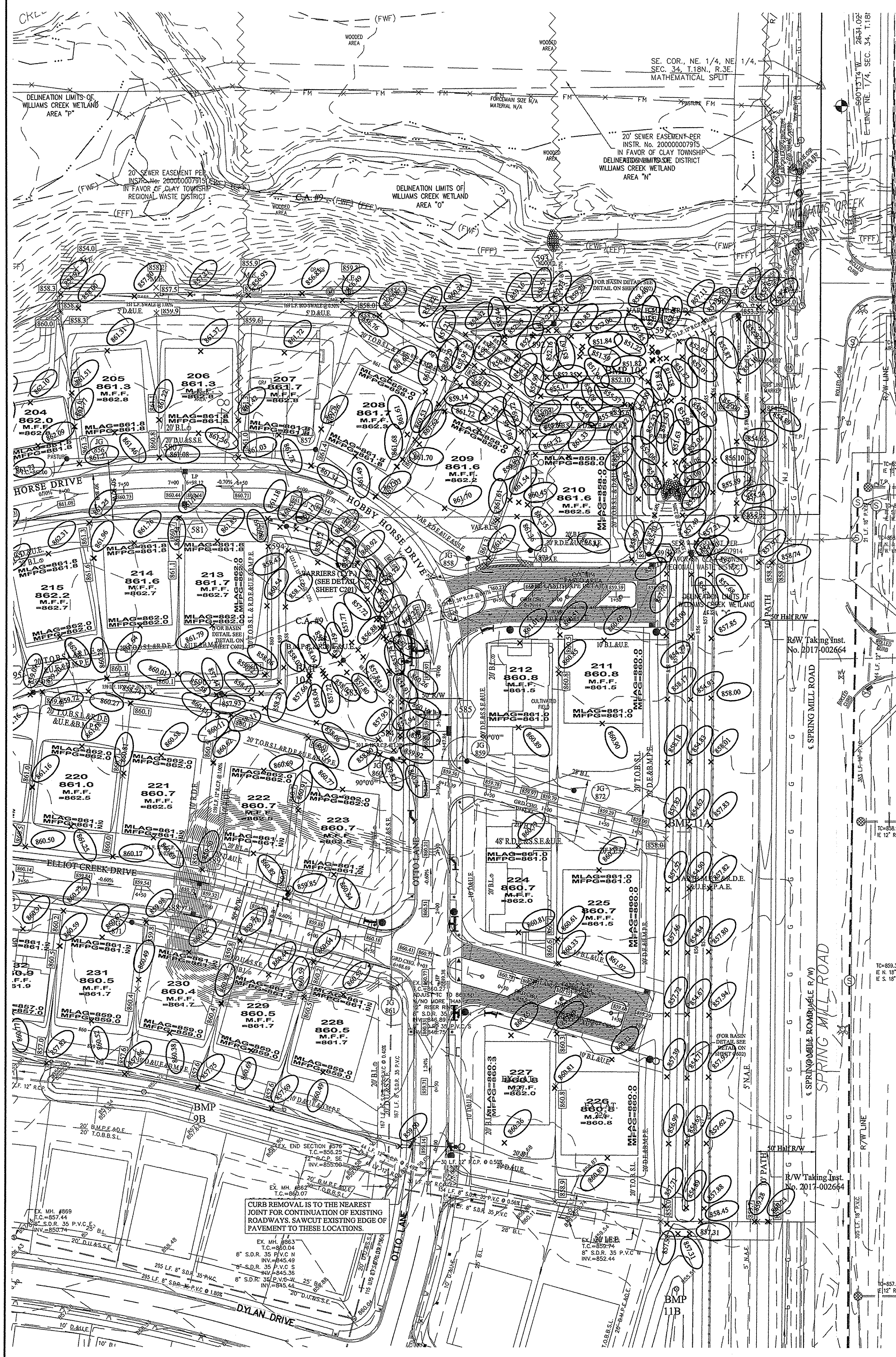
SITE DEVELOPMENT PLAN
 JACKSONS GRANT ON WILLIAMS CREEK
 SECTION 4
 HAMILTON COUNTY, INDIANA

C200
 SHEET NO.
 SA A JOB NO.
 60160REP-S4

DATE: 12/15/17
 REVISIONS PER TAC COMMENTS: 06/02/17
 REVISIONS PER TAC COMMENTS: 09/13/16

AS BUILTS: 12/15/17
 REVISIONS PER TAC COMMENTS: 06/02/17
 REVISIONS PER TAC COMMENTS: 09/13/16

DATE: 12/15/17
 REVISIONS PER TAC COMMENTS: 06/02/17
 REVISIONS PER TAC COMMENTS: 09/13/16



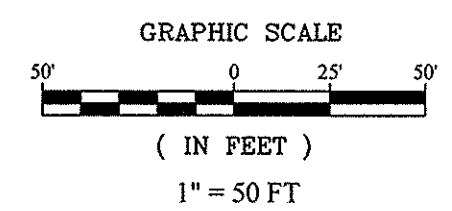
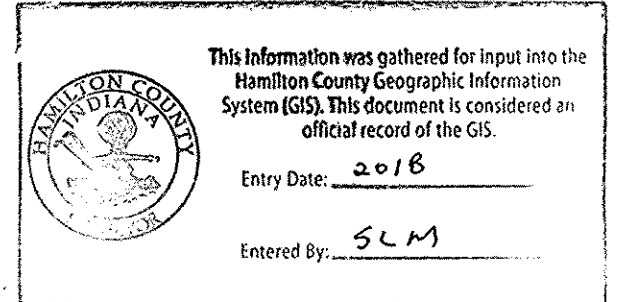
FLOOD STATEMENT
 THIS SITE DOES LIE WITHIN A FLOODWAY OR FLOOD PLAIN PER THE WILLIAMS CREEK HYDRAULIC ANALYSIS PERFORMED MY CHRISTOPHER B. BURKE ENGINEERING, Ltd. PROJECT #07-760

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

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

DRAINAGE SUMMARY
 REFERENCE SHEET C200 FOR DRAINAGE SUMMARY INFORMATION.

REFERENCE THIS SHEET FOR STRUCTURE DATA TABLE.



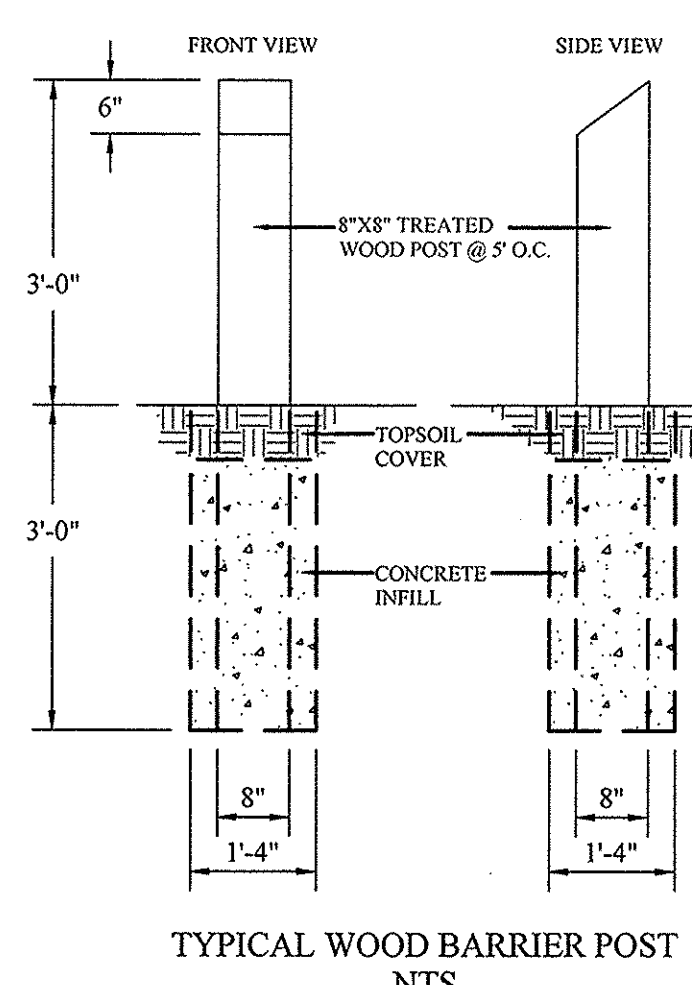
RECORD DRAWING

Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012

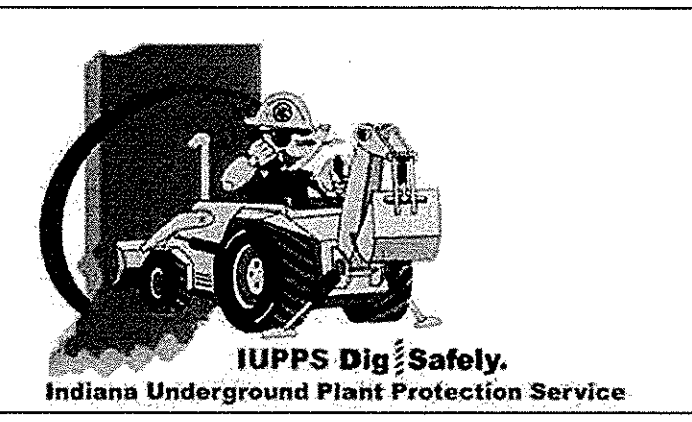


PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	UPSTREAM STR.#	DOWNSTREAM STR.#
574-575	12"	30.37'	0.27%	R.C.P.	574	575
575-576	15"	140.65'	0.71%	R.C.P.	575	576
576-577	12"	67.51'	0.94%	R.C.P.	577	576
577-578	12"	30.29'	0.50%	R.C.P.	578	577
580-581	12"	30.44'	0.30%	R.C.P.	580	581
581-594	15"	87.48'	0.22%	R.C.P.	581	594
588-589	12"	30.23'	0.30%	R.C.P.	588	589
589-590	12"	159.45'	1.00%	R.C.P.	589	590
586-587	24"	234.15'	0.47%	R.C.P.	586	591B
585-584	12"	30.17'	1.30%	R.C.P.	585	584
584-583	12"	86.25'	1.12%	R.C.P.	584	583
587-591	24"	52.99'	1.64%	R.C.P.	591B	591A
592-593	12"	66.77'	5.37%	R.C.P.	592	593
594-583	15"	121.60'	1.12%	R.C.P.	594	583
576-595	18"	127.43'	0.29%	R.C.P.	576	595
595-590	18"	158.84'	0.57%	R.C.P.	595	590
596-597	12"	74.97'	0.65%	R.C.P.	596	597
226	12"	52.16'	2.26%	R.C.P.	587	591

STORM STRUCTURE TABLE											
STR.#	TYPE	T.C.	STR. SIZE	CASTING TYPE	DIA. IN	DIR. IN	INV. IN	DIA. OUT	DIR. OUT	INV. OUT	SLOPE
574	CURB INLET	860.68	DBL. INLET	(2) R-3501-TR/TL	12			12	SE	856.45	0.27%
575	CURB INLET	860.72	2 X 2 BOX W/2 SUMP	R-3501-TR/TL	12	NW	856.37	15	SE	856.29	0.71%
576	YARD INLET	860.06	TYPE C MH	R-1772	12	SW	855.29	18	NE	855.21	0.29%
577	CURB INLET	860.02	2 X 2 BOX W/2 SUMP	R-3501-TR/TL	12	SW	856.03	12	NE	855.93	0.94%
578	CURB INLET	860.14	2 X 2 BOX	R-3501-TR/TL	12	NE		12	SE	856.18	0.50%
580	CURB INLET	860.33	2 X 2 BOX	R-3501-TR/TL	12	S		12	SE	855.87	0.30%
581	CURB INLET	860.33	2 X 2 BOX W/2 SUMP	R-3501-TR/TL	12	N	855.78	15	E	855.68	0.22%
583	YARD INLET	857.63	TYPE C MH	R-1772	12	SE	854.03	15	NW	854.03	
584	CURB INLET	859.61	2 X 2 BOX W/2 SUMP	R-3501-TR/TL	12	E	855.09	12	NW	854.99	1.12%
585	CURB INLET	859.64	DBL. INLET	(2) R-3501-TR/TL	12	W		12	W	855.48	1.30%
586	OUTLET CTRL. STR.	859.68	SPECIAL (SEE DETAIL)	CUSTOM				24	E	853.98	0.47%
587	OUTLET CTRL. STR.	857.26	SPECIAL (SEE DETAIL)	CUSTOM				12	N	852.98	2.26%
588	CURB INLET	859.22	2 X 2 BOX	R-3501-TR/TL	12	N		12	N	855.59	0.30%
589	CURB INLET	859.24	2 X 2 BOX W/2 SUMP	R-3501-TR/TL	12	S	855.50	12	N	855.42	1.00%
590	YARD INLET	857.80	TYPE C MH	R-1772	12	S	853.83	18	W	853.83	
591	END SECTION	853.05	???	???	12	S	851.80				
591A	END SECTION	854.32	???	???	24	S	851.99				
591B	MANHOLE	858.92	TYPE C MH		24	W	852.90	24	N	852.86	1.64%
592	OUTLET CTRL. STR.	854.74	SPECIAL (SEE DETAIL)	CUSTOM				12	N	846.01	5.37%
593	END SECTION	843.68			12	S	842.43				
594	YARD INLET	860.51	TYPE C MH	R-1772	15	W	855.49	15	SE	855.39	1.12%
595	YARD INLET	859.24	TYPE C MH	R-1772	18	SW	854.84	18	E	854.74	0.57%
596	YARD INLET	853.54	TYPE C MH	R-4342	12	SW		12	SE	848.37	0.65%



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



- 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 (E 604-SWCR-04)
 - ▲ ADA RAMP TO BE INSTALLED (E 604-SWCR-06)
 - 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.
 2. 15" (1.25') ABOVE THE ROAD ELEVATION
 3. 6" (0.5') ABOVE THE MLAG
 - MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)
 - CONSTRUCTION LIMITS
 - DENOTES LIMITS OF PAVER AREAS

STOEPPELWERTH
 SITE DEVELOPMENT PLAN
 JACKSONS GRANT ON WILLIAMS CREEK
 SECTION 4
 HAMILTON COUNTY, INDIANA
 CARMEL

AS BUILT REVISED
 RELOCATED SWALE LOCATIONS
 AS BUILT
 REVISED PER TAC COMMENTS
 REVISED PER TAC COMMENTS

DATE: 09/29/16
 MARK

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

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

CERTIFIED: 07/22/16

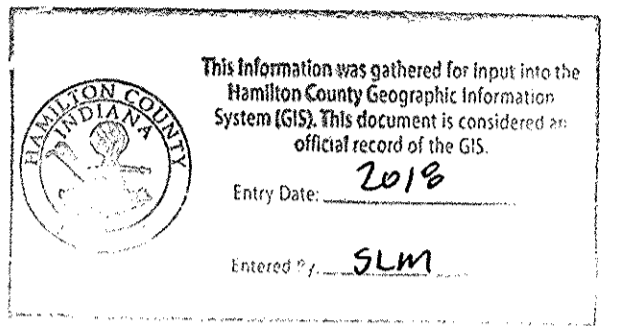
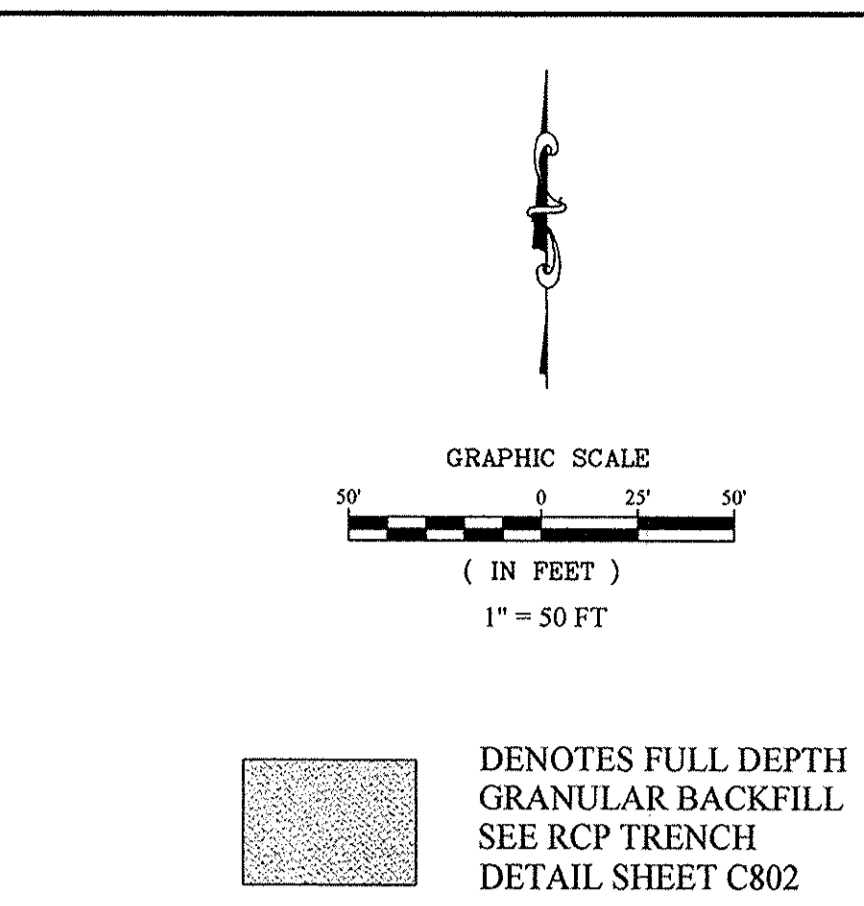
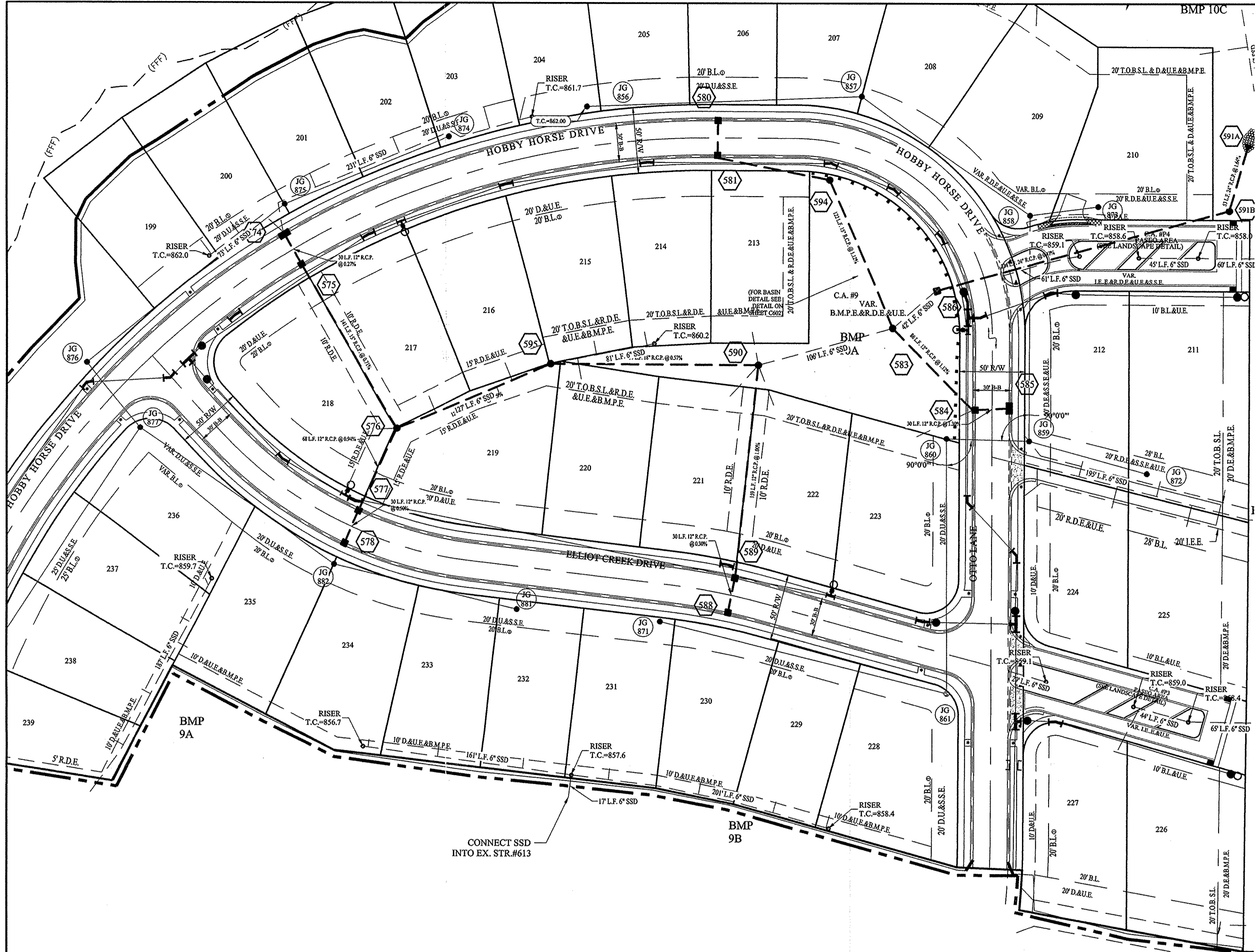
ALWAYS ON
 796 East High Street, Fishers, IN 46038-2005
 phone: 317.849.5935 fax: 317.849.5942

DRAWN BY: JSM
 CHECKED BY: BAH

SHEET NO.
C201

S & A JOB NO.
 60160REP-S4

S:\00160REP-S4\DWG\C200 Site Development Plan.dwg - C201
 April 12, 2018 11:27:19 AM / cesposito
 April 12, 2018 11:40:41 AM / Christian Esposito



- 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. C801 ON THE TRENCH DETAIL.
 - ALL TOP OF CASTING ELEVATIONS FOR STORM SEWERS SHALL BE CONSTRUCTED WITH A TOLERANCE OF 0.10 FT.±

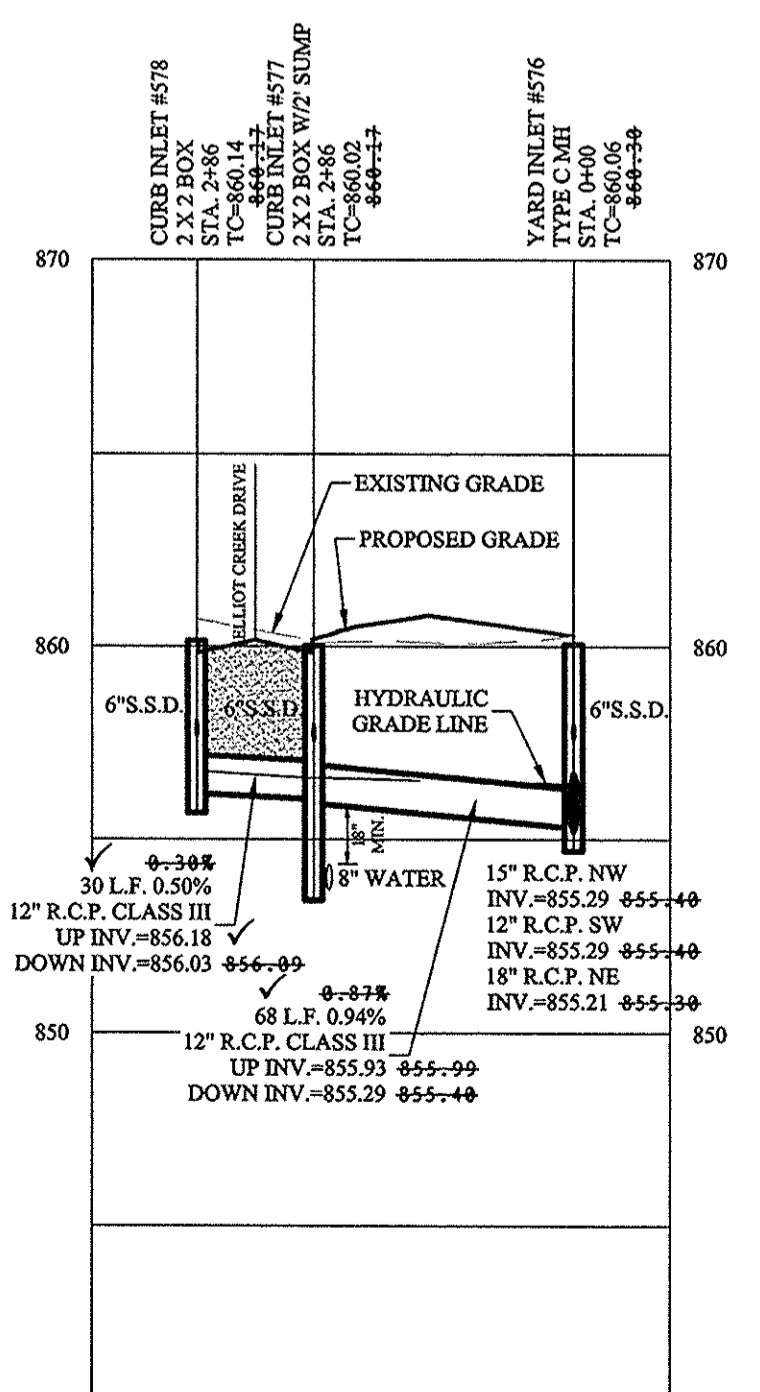
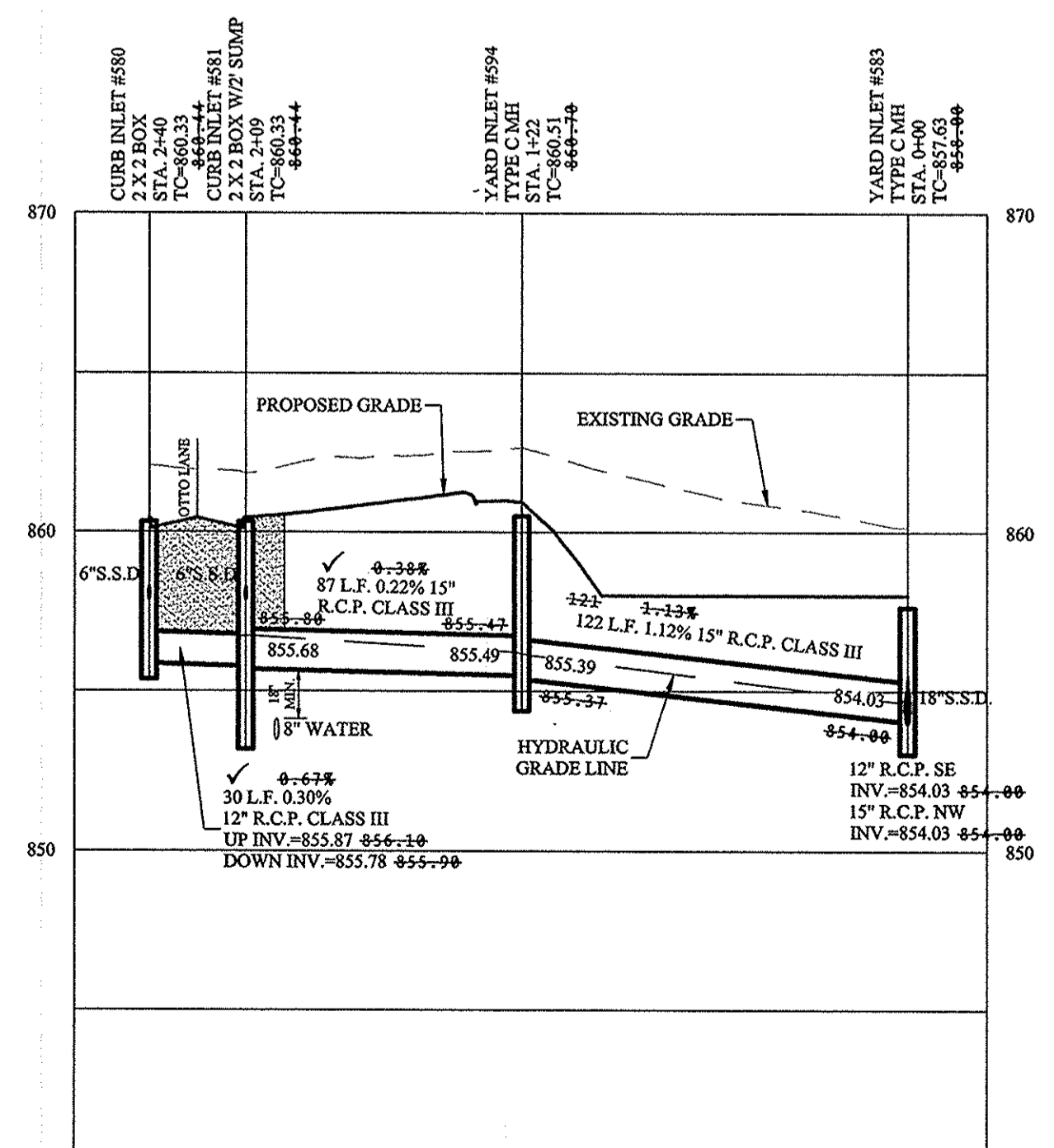
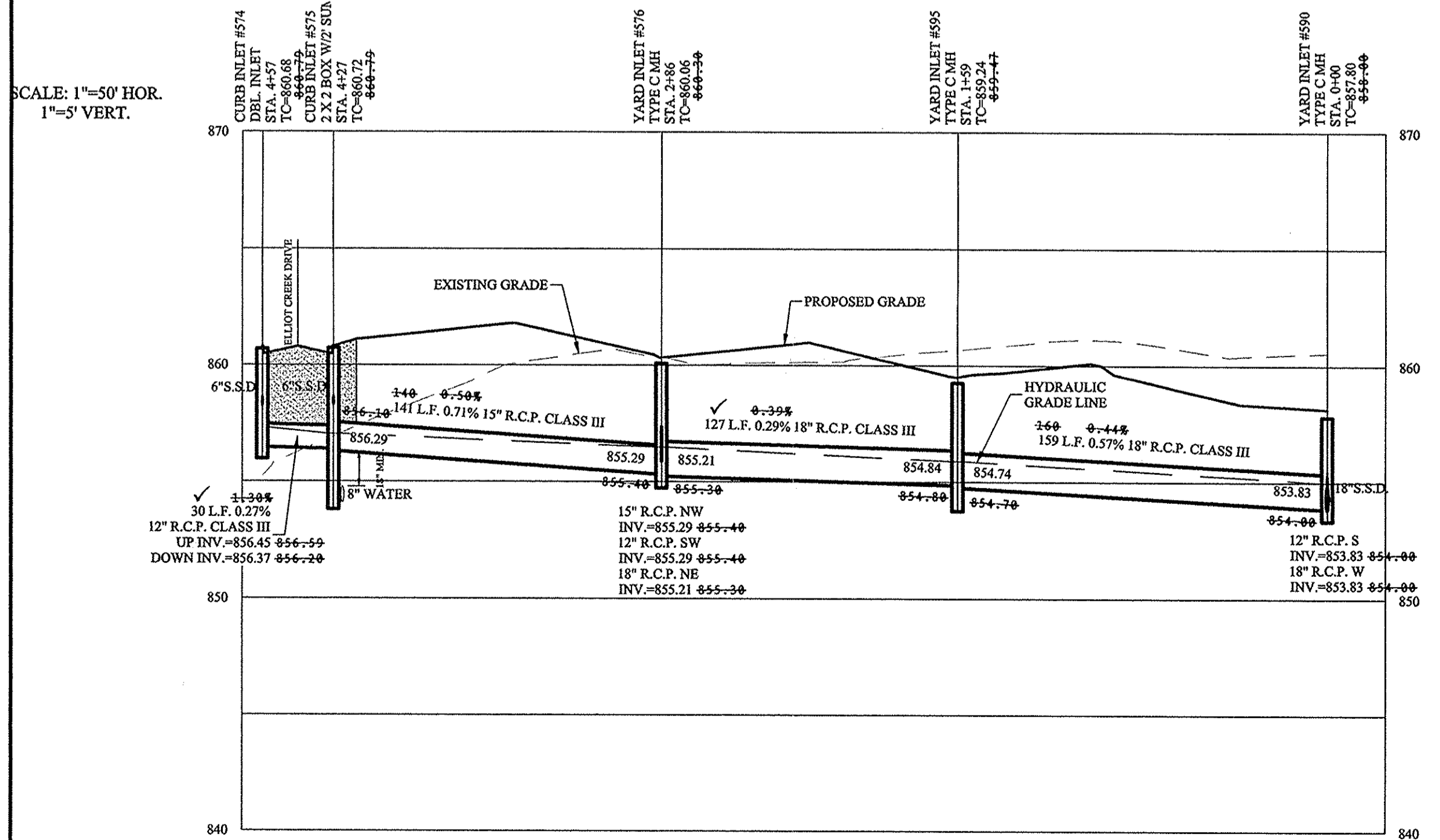
STORM SEWER NOTE

THE STORM SEWER SYSTEM SHALL BE CONSTRUCTED PER DESIGN SPECIFIED AND AS APPROVED BY THE CITY OF CARMEL ON THE FINAL APPROVED CONSTRUCTION PLANS. 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 ONSITE UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE IS NOT ANY CONFLICTS WITH OTHER UTILITIES, STORM SEWERS OR STREETS. CONFLICTS AFTER CONSTRUCTION BEINGS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.



RECORD DRAWING

D. D. Olmstead
 Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 12/20/17



STORM SEWER PLAN & PROFILE
 JACKSONS GRANT ON WILLIAMS CREEK
 SECTION 4
 HAMILTON COUNTY, INDIANA
 CARMEL

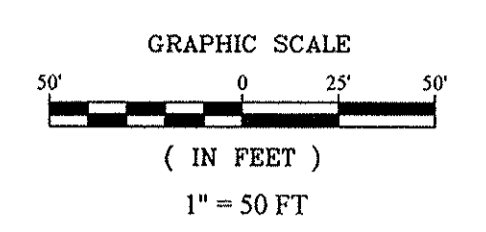
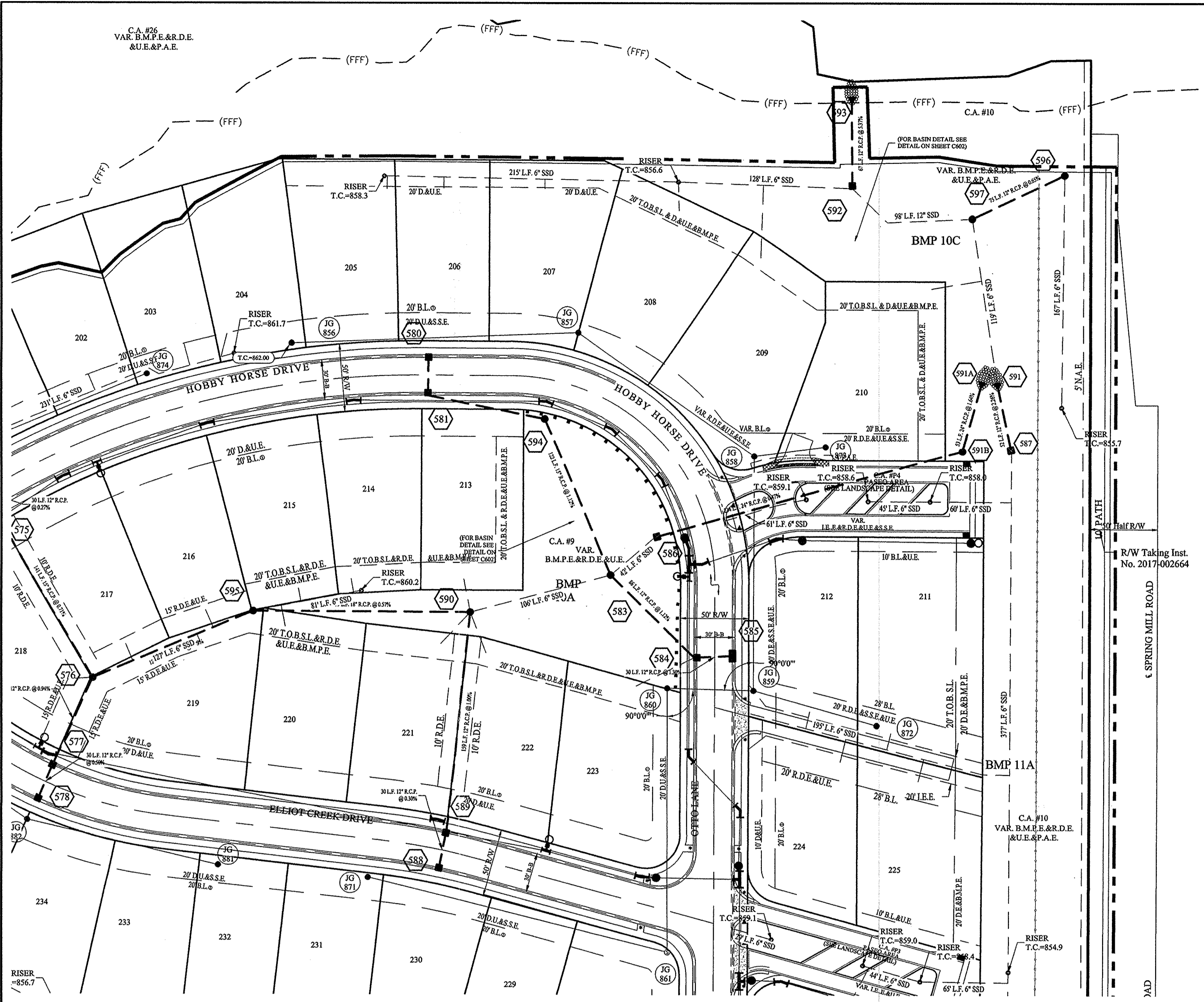
DRAWN BY: JSM
 CHECKED BY: BAH
 SHEET NO. C600
 S.A. 700 NO. 60160REP-S4

AS BUILTS
 REVISIONS
 DATE
 MARK

REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA
 David J. Stoppelwirth
 CERTIFIED: 07/22/16

ALWAYS ON
 795 East 106th Street, Fishers, IN 46038-2505
 phone: 317.849.5765 fax: 317.849.5742

File Name: S:\60160REP-S4DWG\C600 Storm Plan and Profile.dwg - C601
 Modified By: December 20, 2017 4:20:37 PM / cospolito
 Plotted By: December 20, 2017 4:28:58 PM / Christian Espolito



DENOTES FULL DEPTH GRANULAR BACKFILL SEE RCP TRENCH DETAIL SHEET C802

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

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: 2018
 Entered By: SLM

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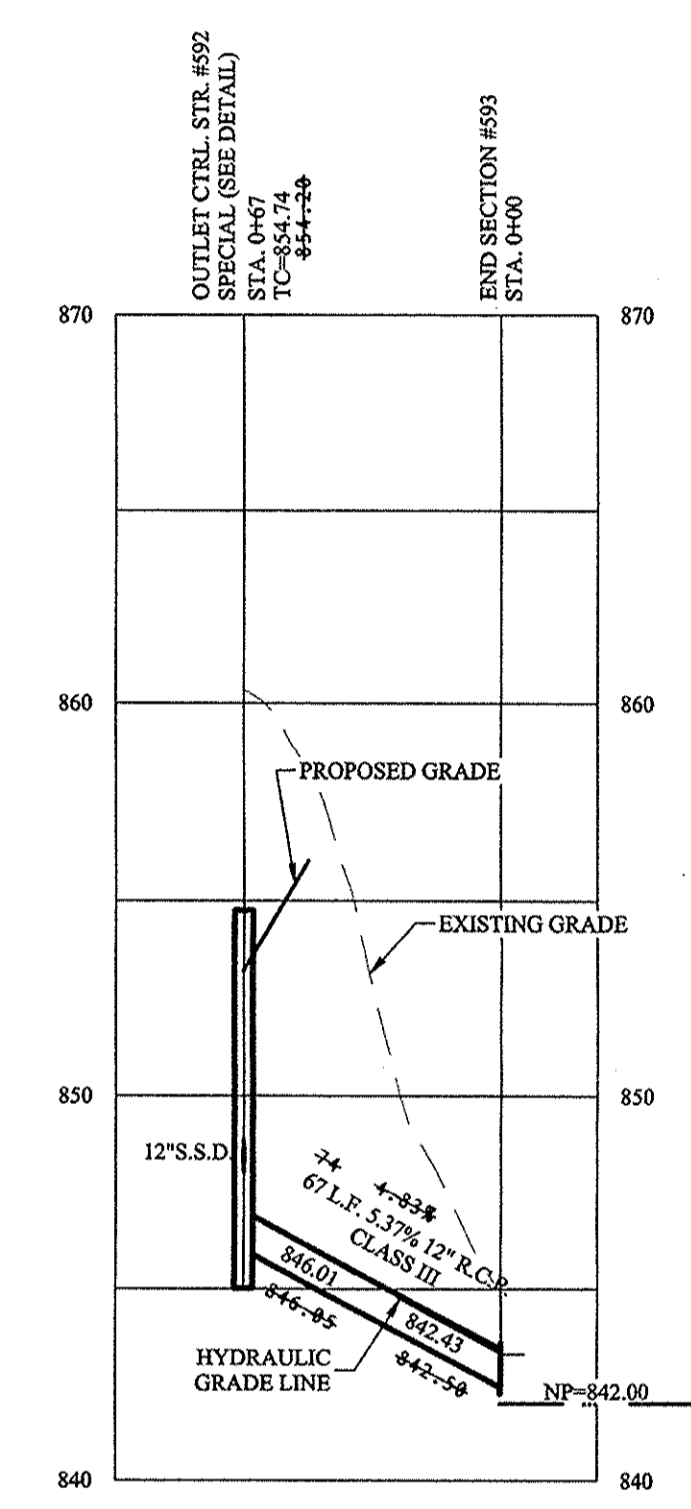
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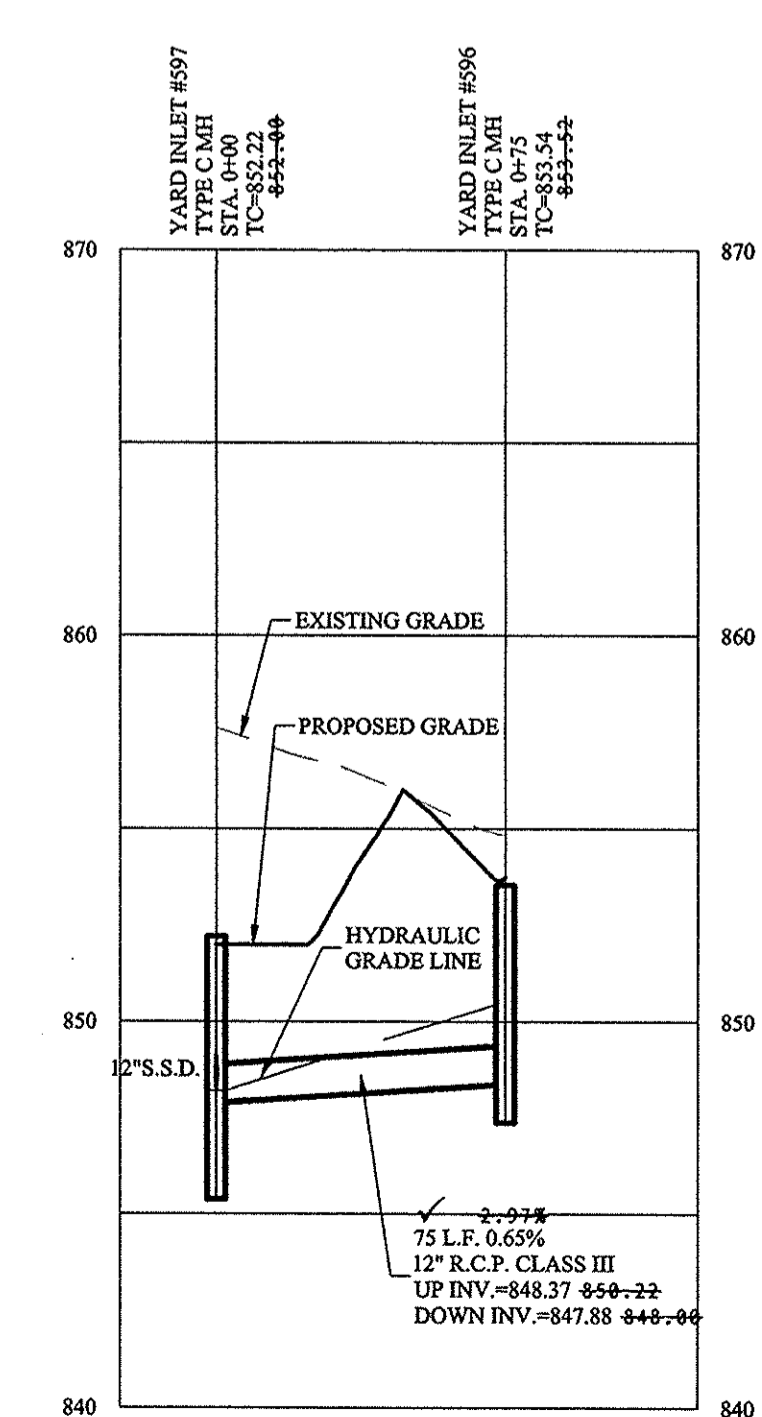
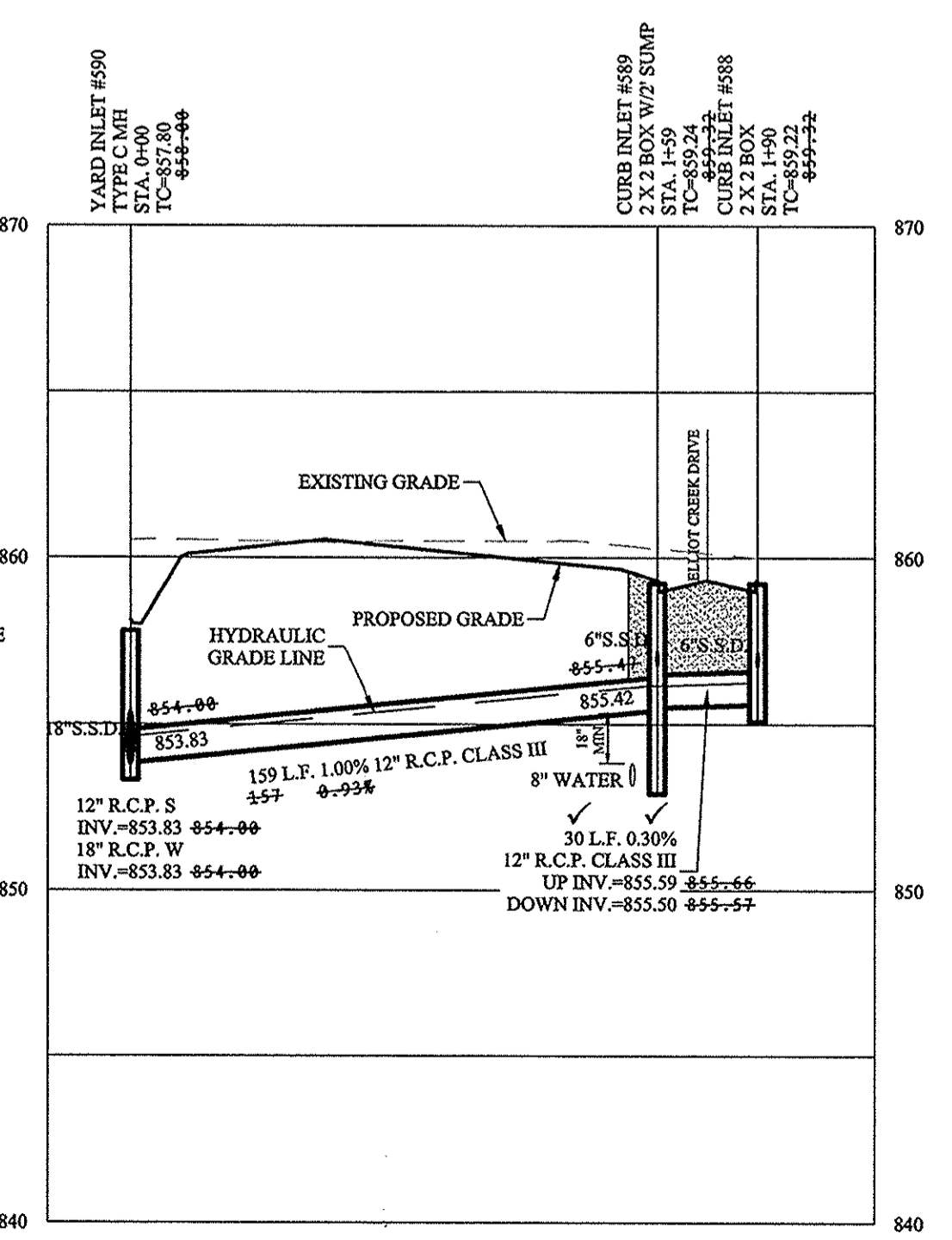
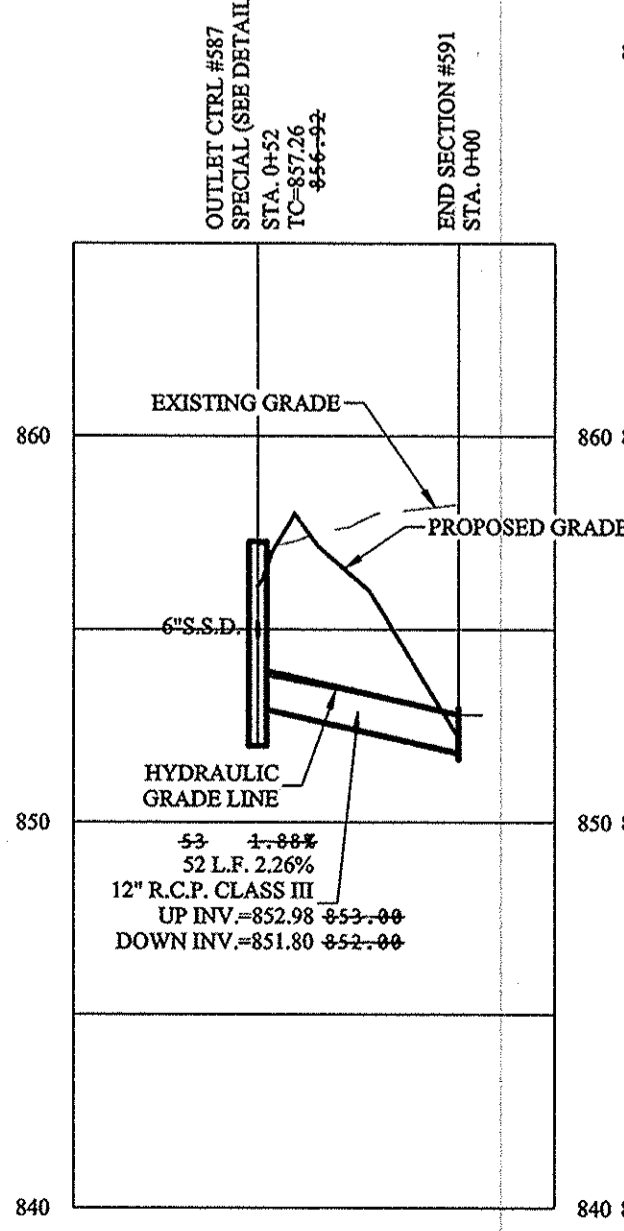
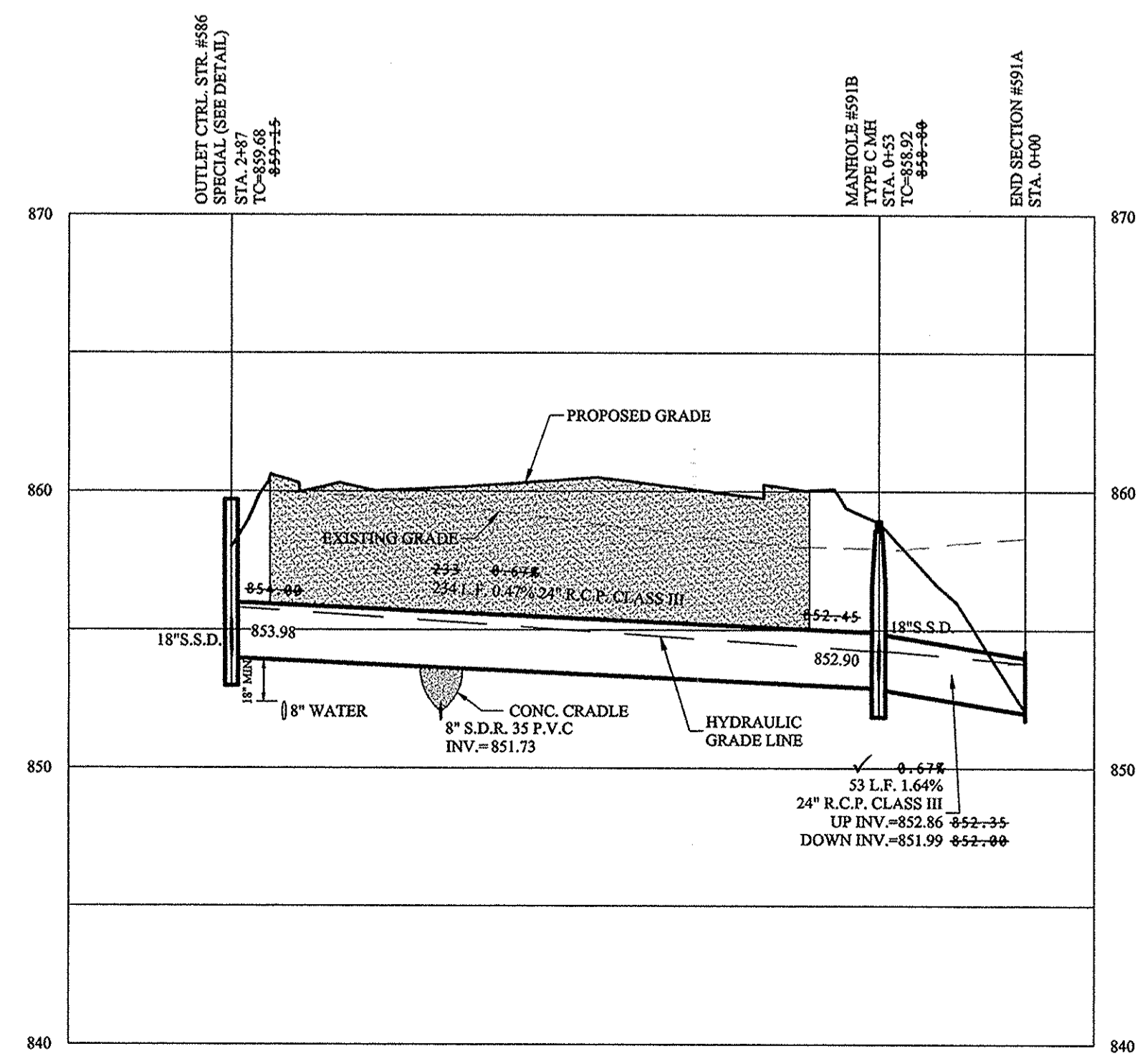
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SCALE: 1"=50' HOR.
1"=5' VERT.



RECORD DRAWING

Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012
 12/20/17



STOEPPELWERTH
 A L W A Y S O N
 796 East 10th Street, Fishers, IN 46038-5005
 phone: 317.849.5595 fax: 317.849.5542

REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA
 CERTIFIED: 07/22/16
 David J. Stappewert

REGISTERED LAND SURVEYOR
 No. 900012
 STATE OF INDIANA
 12/20/17

REGISTERED PROFESSIONAL ENGINEER
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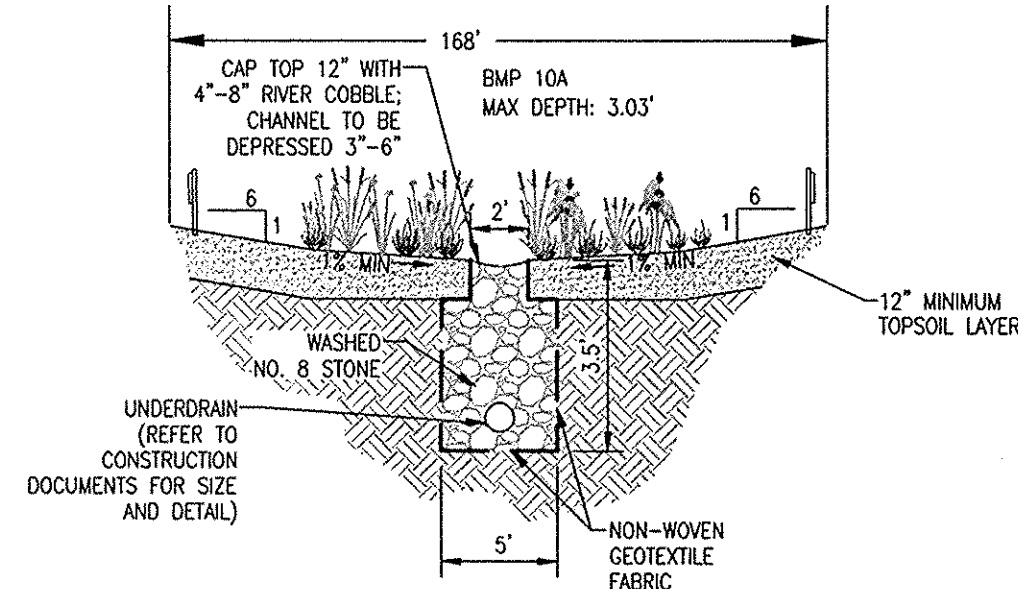
REGISTERED LAND SURVEYOR
 No. 900012
 STATE OF INDIANA
 12/20/17

STORM SEWER PLAN & PROFILE
 JACKSONS GRANT ON WILLIAMS CREEK
 SECTION 4
 HAMILTON COUNTY, INDIANA
 CARMEL

DRAWN BY: JSM CHECKED BY: BAH
 SHEET NO. C601
 60160REP-S4

1. BMP PLANTINGS ARE FOR GRAPHICAL REPRESENTATION ONLY. ACTUAL LANDSCAPING TO BE DETERMINED AT A LATER DATE.
2. ALL UNDERDRAIN TO BE DUAL-WALL, PERFORATED, PIPE.
3. CLEANOUTS SHALL BE LOCATED IN 200' INTERVALS. REFER TO CONSTRUCTION DOCUMENTS FOR ACTUAL LOCATIONS.
4. 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.
5. THE FINAL LIMITS OF RIVER COBBLE EXPOSED AT THE SURFACE OF THE BMP VARIES BASED ON APPROVED LANDSCAPE PLANS.

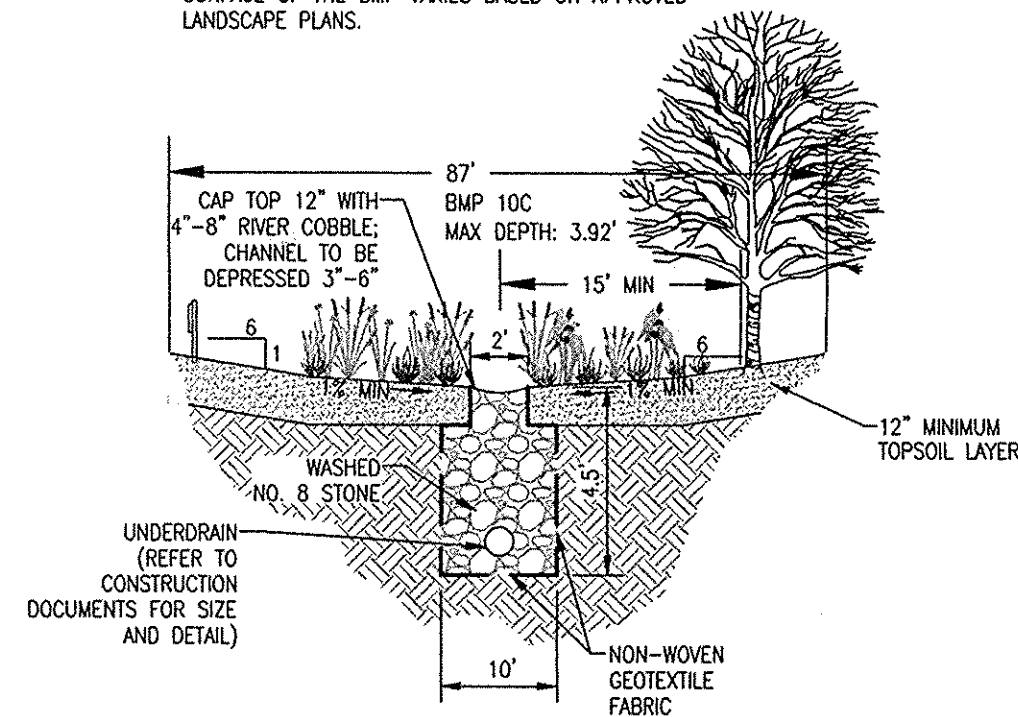
BMP 10A CRITICAL ELEVATIONS	
2-YEAR ELEV.	858.60
10-YEAR ELEV.	859.34
100-YEAR ELEV.	860.03



CROSS SECTION 10A
NOT TO SCALE

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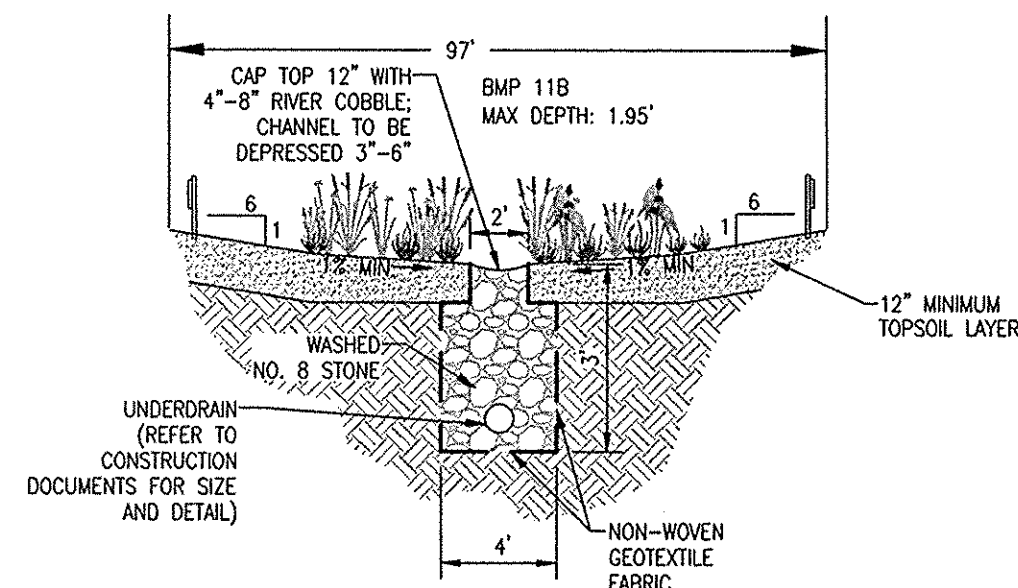
BMP 10C CRITICAL ELEVATIONS	
2-YEAR ELEV.	853.33
10-YEAR ELEV.	854.32
100-YEAR ELEV.	855.92



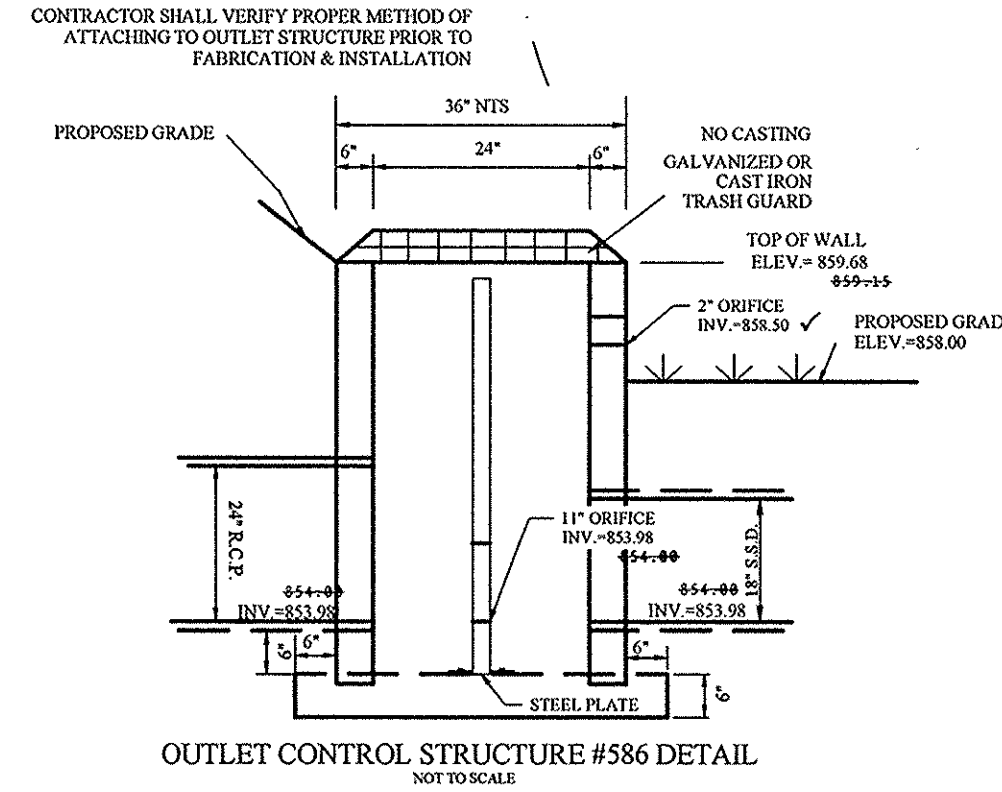
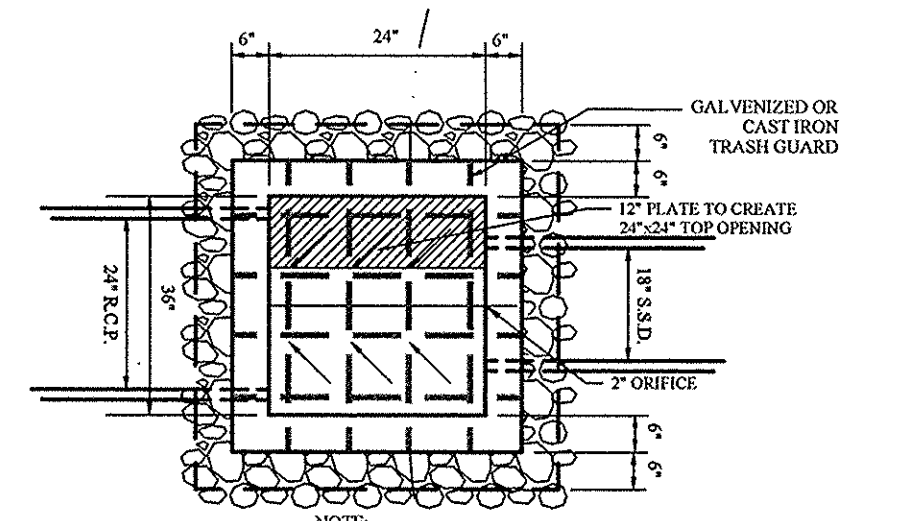
CROSS SECTION 10C
NOT TO SCALE

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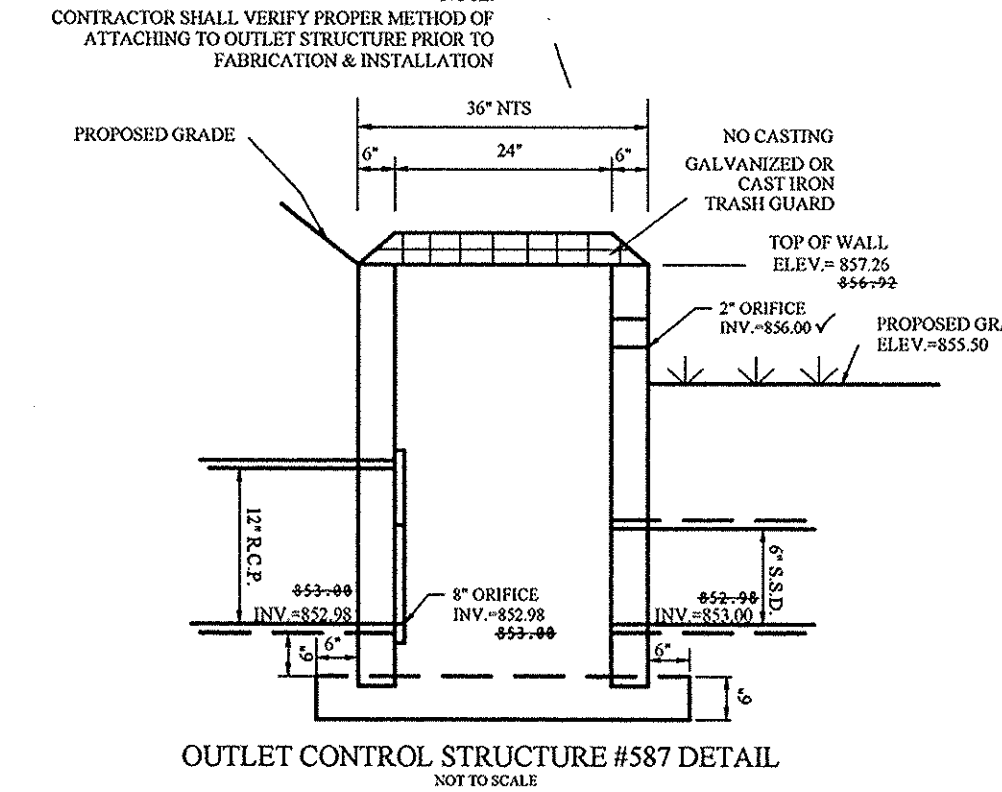
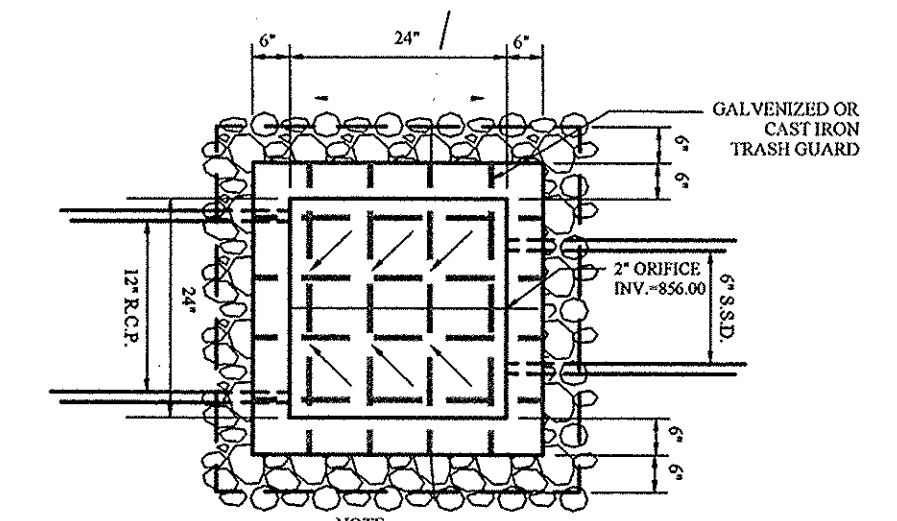
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10-YEAR ELEV.	856.81
100-YEAR ELEV.	857.79



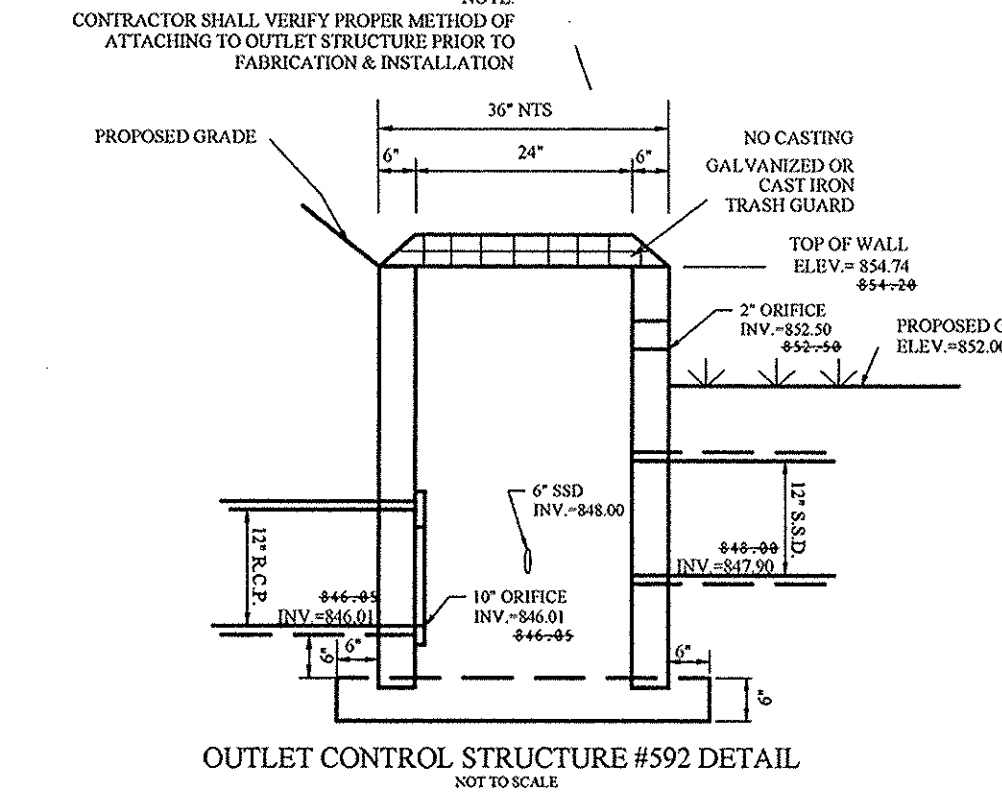
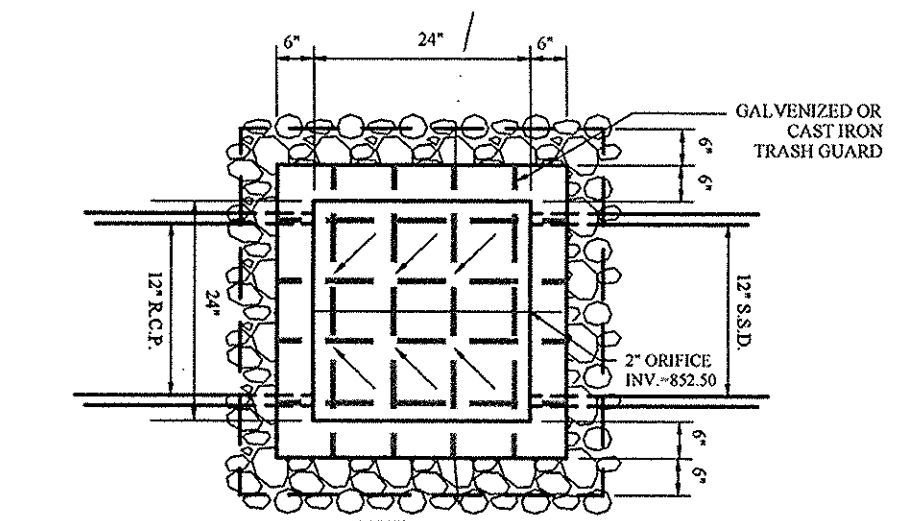
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NOT TO SCALE



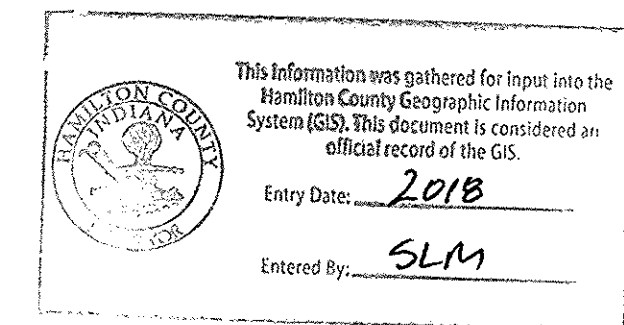
OUTLET CONTROL STRUCTURE #586 DETAIL
NOT TO SCALE



OUTLET CONTROL STRUCTURE #587 DETAIL
NOT TO SCALE



OUTLET CONTROL STRUCTURE #592 DETAIL
NOT TO SCALE



RECORD DRAWING

Dennis D. Olmstead
Registered Land Surveyor
No. 900012



AS BUILT	12/15/17	DATE	MARK	REVISIONS
ADDED TO STR.	09/24/17	DATE	MARK	REVISIONS
REVISED PER TAC COMMENTS	06/07/17	DATE	MARK	REVISIONS
REVISED PER TAC COMMENTS	09/13/16	DATE	MARK	REVISIONS

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

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REGISTERED PROFESSIONAL ENGINEER
No. 19358
STATE OF INDIANA
David J. Stoppelwirth
CERTIFIED: 07/22/16

STOEPPELWERTH
ALWAYS ON
796 East 10th Street, Ellettsville, IN 46033-2636
phone: 317.849.5365 fax: 317.849.5362

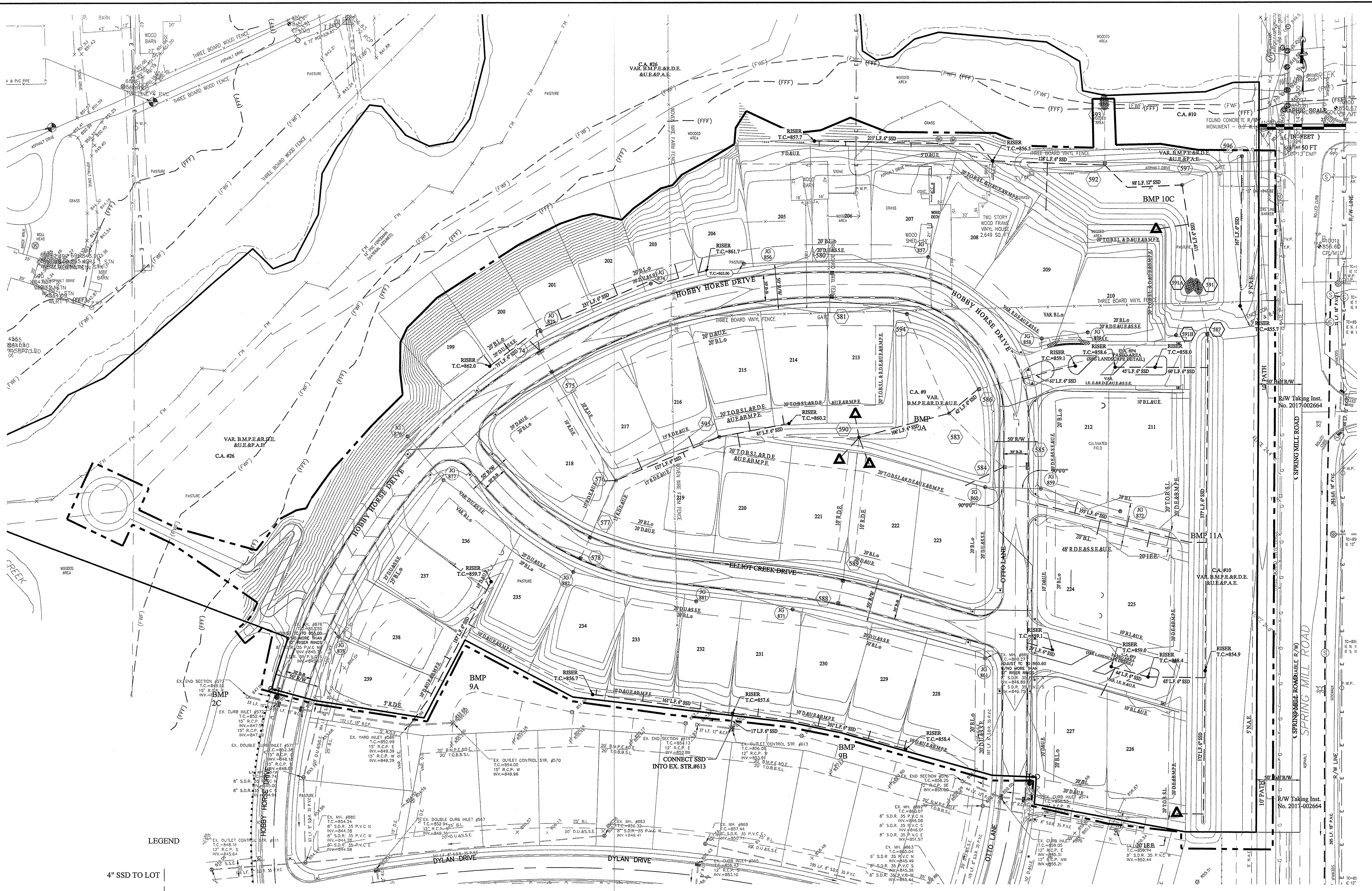
HAMILTON COUNTY, INDIANA

STORM SEWER PLAN & PROFILE
JACKSONS GRANT ON WILLIAMS CREEK
SECTION 4
CARMEL

DRAWN BY: JSM
CHECKED BY: BAH
SHEET NO. C602
S.A. JOB NO. 60160REP-54

File Name: S:\60160REP\SUB\DWG\C600 Storm Plan and Profile.dwg - C602
Modified / By: December 20, 2017 4:20:37 PM / cscaputo
Plotted / By: December 20, 2017 4:28:00 PM / Christian Esposito

File Name: S:\0160REP-S4DWG\C603 Sump Plan.dwg - C603
 April 12, 2018 11:32:29 AM / cespisio
 Plotted By: Christian Espisio



4" SSD TO LOT

LEGEND

CONSTRUCTION LIMITS

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

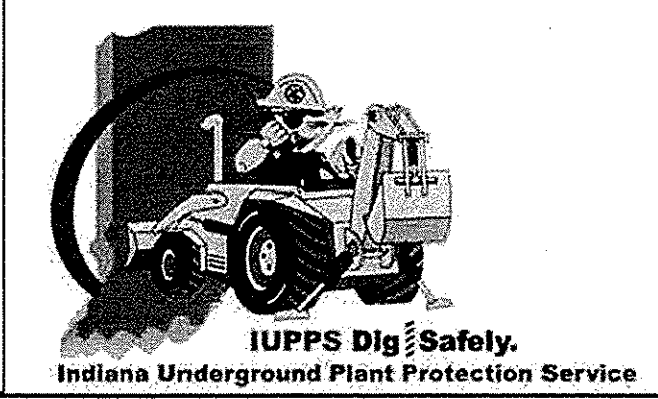
UTILITY CROSSINGS

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.

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 Entry Date: 2018
 Entered By: SLM

RECORD DRAWING

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



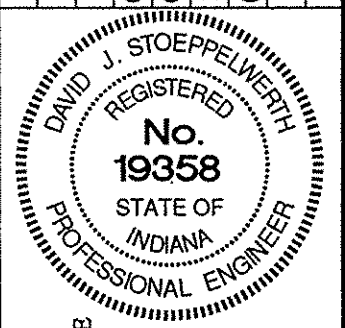
SUB-SURFACE PLAN

JACKSONS GRANT ON WILLIAMS CREEK SECTION 4

HAMILTON COUNTY, INDIANA

STOEPPELWERTH

ALWAYS ON
 796 East 10th Street, Fishers, IN 46038-5205
 phone: 317.849.5955 fax: 317.849.5942



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY. A NORTH REPORT OR A SURVEY FOR LOCATION.
 CERTIFIED: 07/22/16
David J. Stoepfelwirth

REVISED AS BUILT	RELOCATED SSD LOCATIONS	AS BUILT	REVISED PER TAC COMMENTS	DATE	MARK	BY
CCE	JSM	CCE	ADG			
4/17/18	4/17/18	2/15/17	09/13/16			

DRAWN BY: JSM	CHECKED BY: BAH
SHEET NO. C603	
S.A. JOB NO. 60160REP-S4	