

K.L.W.

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 13, 2020

To: Hamilton County Drainage Board

Re: Williams Creek Drain; Jackson's Grant Section 7 Arm

Attached is a petition filed by Jackson's Grant Real Estate Co. LLC, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Jackson's Grant Section 7 arm of the Williams Creek Drain to be located in Clay Township. I have reviewed the submittals and petition and have found each to be in proper form.

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

12" RCP—1,184 feet 21" RCP—164 feet
15" RCP—571 feet 6" SSD—1492 feet

The total length of the drain will be 3,411 feet.

The subsurface drains (SSD) to be part of the regulated drain are those main lines located in rear yards and common areas. The SSD's in the street will not be part of the regulated drain due to street trees and the Hamilton County Drainage Board discussion on July 9, 2018, (see Hamilton County Drainage Board Minute Book 18, pages 204 to 206). The street SSD will be the maintenance responsibility of the City of Carmel. Only the main SSD lines which are located within the platted easement are to be maintained as regulated drain. Laterals for individual lots will not be considered part of the regulated drain. The portion of the SSD which will be regulated are as follows:

Rear Yard SSDs

Rear yard lots 322 to 324 from structure 809 to riser located 146 linear feet north of structure 810

Rear Yard lots 325 to 328 from riser located 100 linear feet west of structure 806 to riser located 126 feet west of structure 803.

Rear yard lots 329 to 332 from structure 803 to riser located 36 linear feet east of structure 807.

I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot to be assessed equally. I also believe that no damages will result to landowners by the constructor of this drain. I recommend a maintenance assessment of \$65.00 per lot, \$10.00 per acre for common areas, with \$65.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain will be \$1,235.00.

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

Agent: Standard Financial Corporation

Date: Aug 10, 2020

Number: 1396JG7

For: Storm Sewers

Amount: \$185,581.52

Agent: Standard Financial Corporation

Date: Aug 10, 2020

Number: 1396JG7

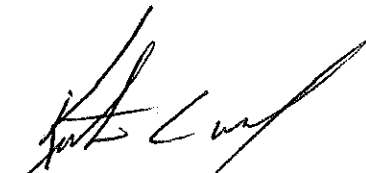
For: Monumentation

Amount: \$3,888.00

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

I recommend that upon approval of the above proposed drain that the board also approve the attached non-enforcement request. The request will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plat for Jackson's Grant Section 7, as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for September 28th, 2020.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

FILED

JUL 29 2020

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, Section 7 Subdivision, Section
Williams Creek 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, S7, a subdivision in Hamilton County, Indiana. The general route of such drainage shall be in existing easements and along public roads as shown in the plans on file in the Surveyor's Office.

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

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

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

The Petitioner also agrees to the following:

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

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

RECORDED OWNER(S) OF LAND INVOLVED *JACKSON'S GRANT REAL ESTATE CO. LLC*

Douglas B. Wagner
Signed

Douglas B. Wagner, Senior VP
Printed Name

JUNE 12, 2020
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 7 Arm

On this **28th day of September, 2020**, 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 7 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.

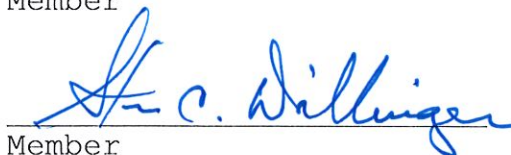
HAMILTON COUNTY DRAINAGE BOARD



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.stoepelwerth.com

June 19, 2020

Hamilton County Surveyor
One Hamilton County Square
Suite 188
Noblesville, Indiana 46060

Attention: Kent Ward

Re: Jackson's Grant on Williams Creek, Section 7

Dear Mr. Ward:

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 (opinions of cost representing our best judgement and not a guarantee of actual construction costs) for Jackson's Grant on Williams Creek, Section 7. The estimate is as follows:

Jackson's Grant on Williams Creek, Section 7

Storm Sewer

	QUANTITY	UNIT	UNIT COST	TOTALS
Small Beehive	4	EA	\$2,250.00	\$9,000.00
Large Beehive	4	EA	\$2,650.00	\$10,600.00
Large Curb Inlet	1	EA	\$2,800.00	\$2,800.00
Small Curb Inlet	1	EA	\$2,100.00	\$2,100.00
Mobilization	1	LS	\$1,350.00	\$1,350.00
12" RCP	1,187	LF	\$29.00	\$34,423.00
15" RCP	571	LF	\$33.00	\$18,843.00
21" RCP	164	LF	\$45.00	\$7,380.00
12" End Section W/ Debris Guard	1	EA	\$1,850.00	\$1,850.00
15" End Section W/ Debris Guard	1	EA	\$2,000.00	\$2,000.00
21" End Section W/ Debris Guard	1	EA	\$2,400.00	\$2,400.00
SSD Street	2,172	EA	\$13.50	\$29,322.00
SSD Swale	1,718	EA	\$10.45	\$17,953.10
SSD Services	11	EA	\$150.00	\$1,650.00
SSD Risers	9	EA	\$465.00	\$4,185.00

LAND DEVELOPMENT SUPPORT SOLUTIONS

ENGINEERING | SURVEYING

Bedding #8	402	TONS	\$24.25	\$9,748.50
Granular Fill #53	280	TONS	\$21.00	\$5,880.00
Rip-Rap	30	TONS	\$50.00	\$1,500.00
Total Price for above Storm Sewer Items				\$162,984.60

Monumentation

	QTY	UNIT	UNIT \$	TOTAL
Centerline Monuments	5	EA	\$240.00	\$1,200.00
Lot Corners	17	EA	\$120.00	\$2,040.00
Total Price for above Monument Items				\$3,240.00

Grand Total **\$166,224.60**

If you have any questions regarding these estimates, please contact Brian K. Robinson at brobinson@stoepfelwerth.com or his direct line at (317) 570-4841.

Very truly yours,

STOEPPELWERTH & ASSOCIATES, INC.



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



Cc: Doug Wagner
Matt Harlan

BKR/meb
S:\60160REP-S7\Blue_Book\Agency_Correspondence\NoblesvilleEngineering-WardEE06-19-20.docx

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

Williams Creek Drain, Jackson's Grant Section 7 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 7 Arm** on **September 28, 2020** at **9:00 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 7 Arm**

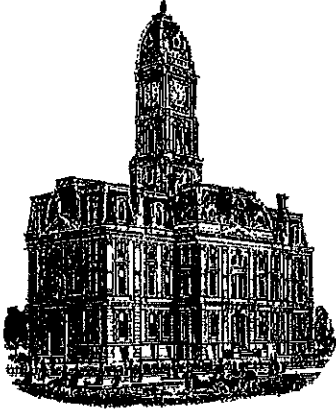
NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **September 28, 2020** has issued an order adopting the Schedule of Assessments, filed the same and made public announcement thereof at the hearing and ordered publication. If judicial review of the findings and order of the Board is not requested pursuant to Article Eight of this code within twenty (20) days from the date of this publication, the order shall be conclusive.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY



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

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

To: Hamilton County Drainage Board

October 4, 2021

Re: Williams Creek Drain: Jackson's Grant Sec. 7

Attached are as-built, certificate of completion & compliance, and other information for Jackson's Grant Sec. 7. 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 13, 2020. The report was approved by the Board at the hearing held September 28, 2020. (See Drainage Board Minutes Book 19, Pages 331-332) The changes are as follows: the 12" RCP remained at 1,184 feet. The 15" RCP was shortened from 568 feet to 571 feet. The 21" RCP was lengthened from 164 feet to 166 feet. The 6" SSD was lengthened from 1,492 feet to 1,634 feet. The length of the drain due to the changes described above is now **3,552 feet**.

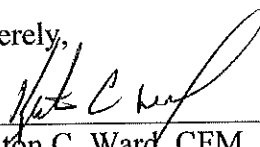
The non-enforcement was approved by the Board at its meeting on September 28, 2020 and recorded under instrument #2021070345.

The following sureties were guaranteed by Standard Financial Corporation and released by the Board on its October 11, 2021 meeting.

Bond-LC No: 1396JG7
Amount: \$185,581.52
For: Storm Sewers & SSD
Issue Date: August 10, 2020

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

Sincerely,

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

Kenton C. Ward, CFM
Hamilton County Surveyor

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: Jackson's Grant on Williams Creek, Sec. 7

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: 6/1/2021

Type or Print Name: Dennis D. Olmstead

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

Telephone Number: (317) 849-5935

SEAL

INDIANA REGISTRATION NUMBER

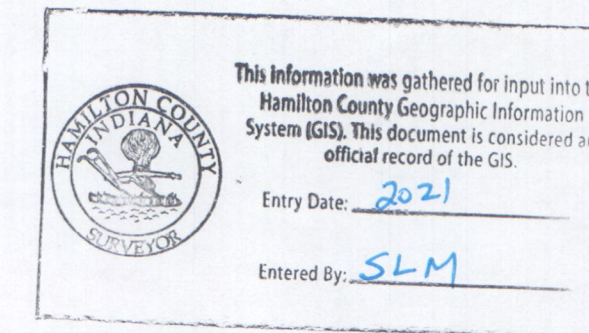
900012



JACKSON'S GRANT on WILLIAMS CREEK Section 7

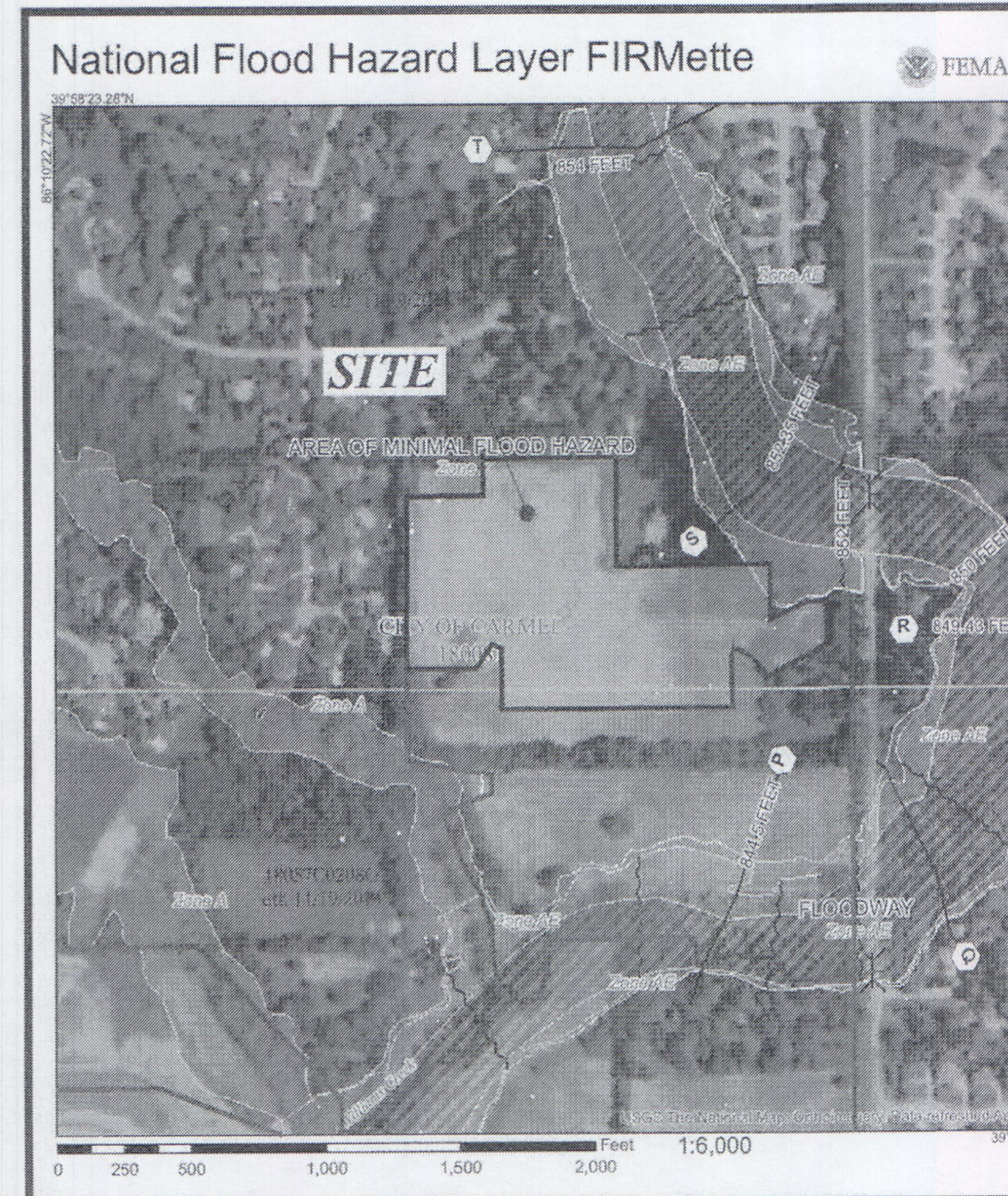
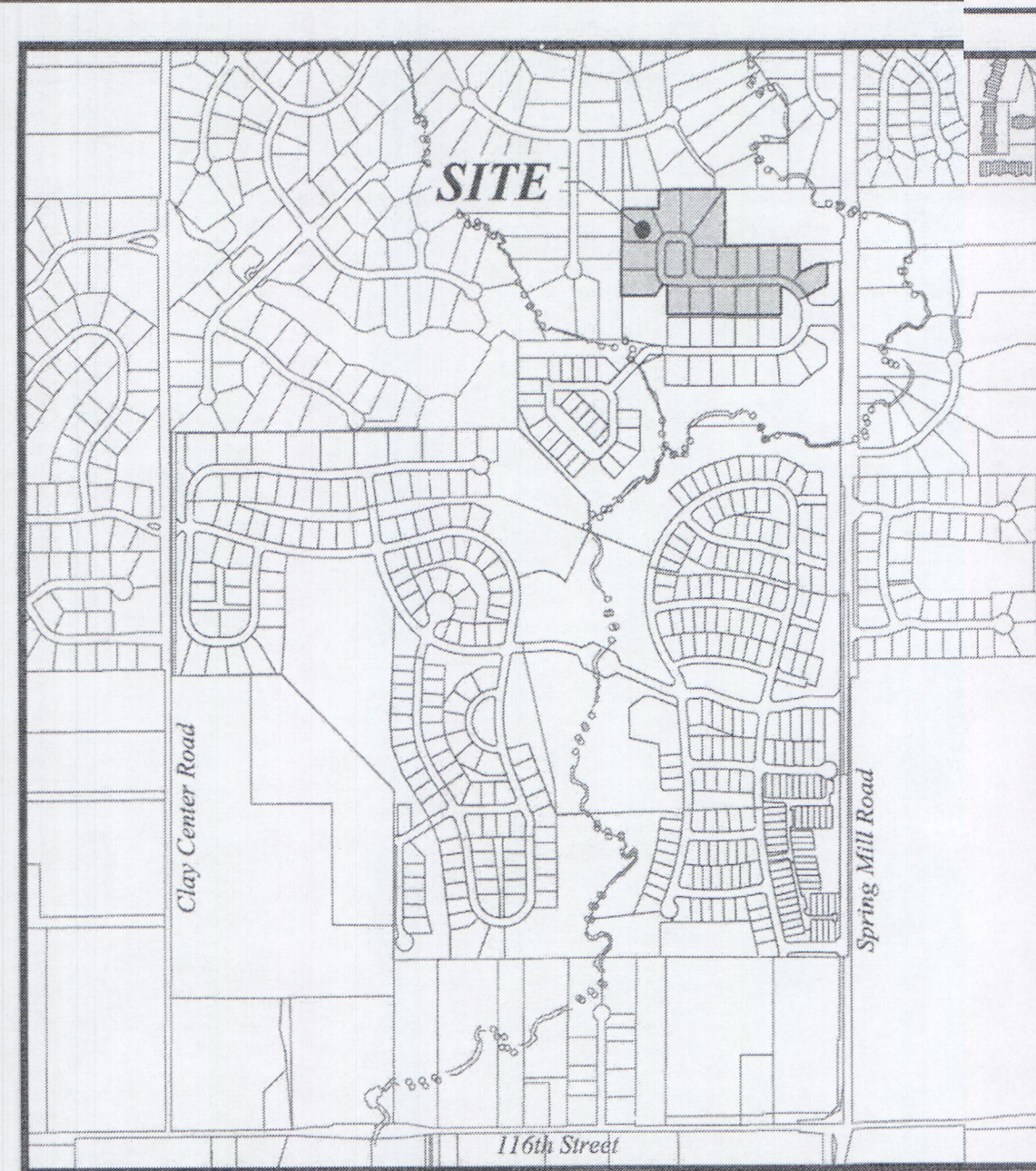
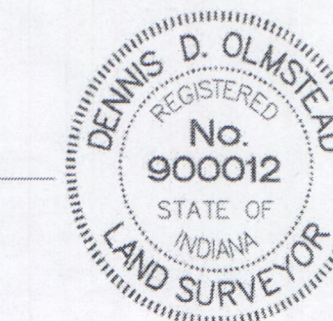
Developed by:
Jackson's Grant Real Estate Co., LLC
13578 East 131st Street, Suite 200
Fishers, Indiana 46037

Contact: **Doug Wagner**
Senior Vice President
Phone: (317) 770-7011
Fax: (317) 770-1819
Email: dwagner@republicdev.com



RECORD DRAWING

D. D. Olmstead
Dennis D. Olmstead
Registered Land Surveyor
No. 900012
6/1/2021



Legend

Special Flood Hazard Areas (SFHA) - 1% Annual Chance Flood Hazard, 1% Annual Chance Flood Hazard with Average Depth Less Than One Foot or with Average Areas of Less Than One Square Mile, 0.2% Annual Chance Flood Hazard, 0.2% Annual Chance Flood Hazard with Average Depth Less Than One Foot or with Average Areas of Less Than One Square Mile, 500-Year Flood Hazard, 500-Year Flood Hazard with Average Depth Less Than One Foot or with Average Areas of Less Than One Square Mile, Area with Flood Risk due to Levee Breach, Area of Minimal Flood Hazard, Effective Limits, Area of Unshaded Flood Hazard, Channel, Culvert, or Stream, Line, Dike, or Floodwall, Cross Section with 1% Annual Chance Water Surface Elevation, Cross Section with 50-Year Flood Elevation Line (FEL), Limit of Flood, Limitation Boundary, Coastal Trunkline, Profile, Profile Station, Hydrographic Feature, Digital Data Available, No Digital Data Available, Unmapped.

The site depicted on this map is an approximate point selected by the user and does not represent an actual location. The user is responsible for verifying the location of the site.

This map complies with FEMA's standards for the use of digital flood maps. It is not to be used for flood insurance purposes. The flood hazard information is derived directly from the National Flood Hazard Data (NFHD) and is not subject to the same level of review as the NFHD. This map was prepared on 11/13/2019 at 1:00:07 PM and does not reflect changes or amendments subsequent to this date and time. The NFHD and related information may change or become superseded by new data over time.

This map image is valid if one or more of the following map elements do not appear: boundary, flood zone labels, legend, scale bar, north arrow, disclaimer, copyright, FEMA logo number, and NFHD affiliation data. Map images for unapproved and unlicensed users are not to be used for regulatory purposes.

Panel 18057C0206G / 208G
Effective November 19, 2014

FLOOD STATEMENT

THIS IS TO CERTIFY THAT NO GRADED PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE "A" AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANELS 18057C0206G & 18057C0208G OF THE FLOOD INSURANCE RATE MAPS DATED NOVEMBER 19, 2014.

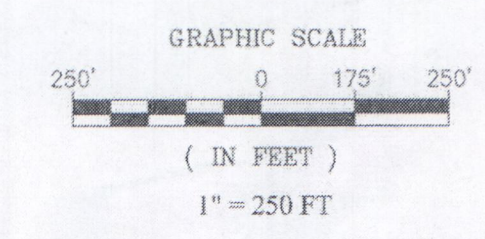
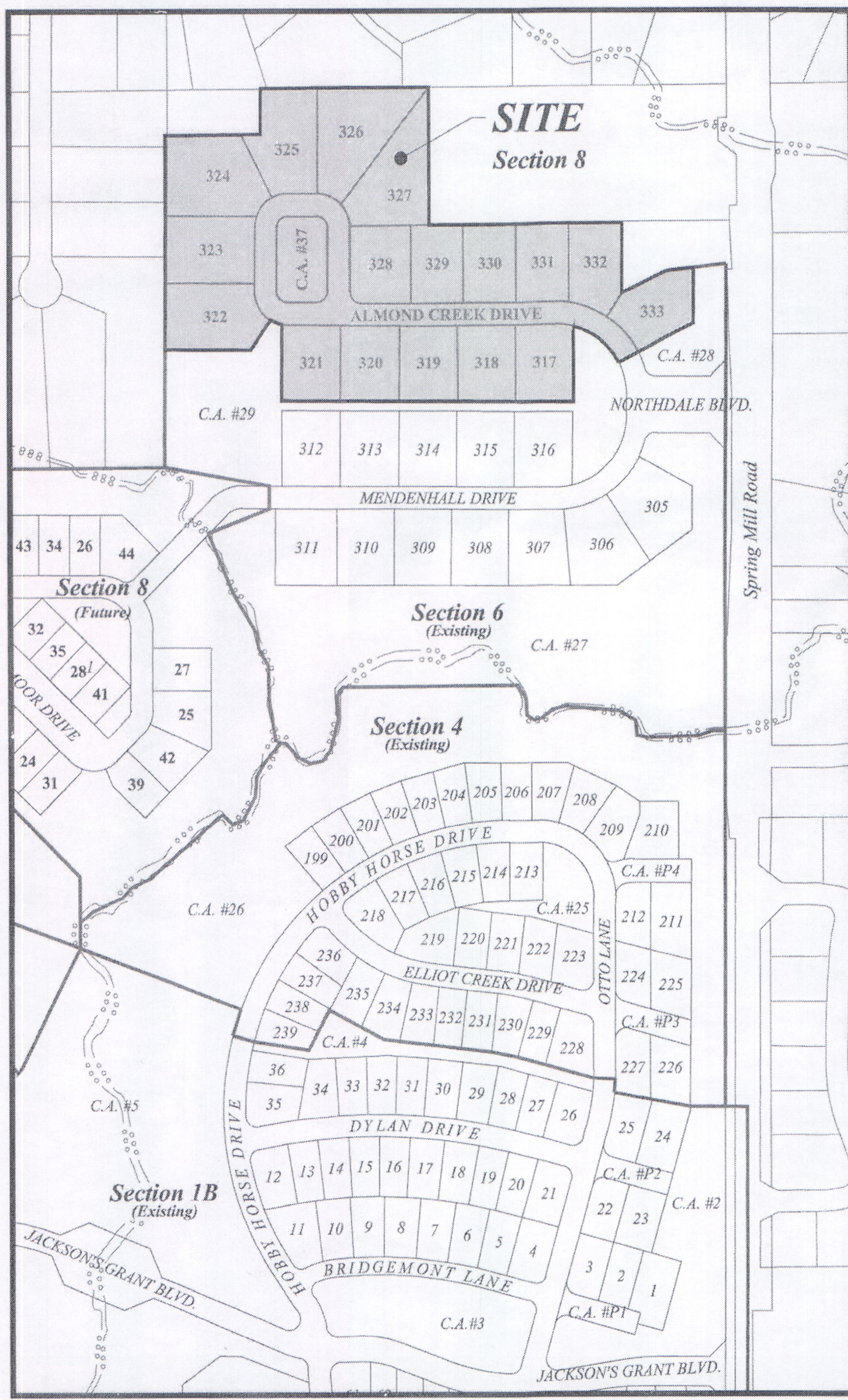
INDEX	SHT. NO.	DESCRIPTION
C001	COVER SHEET	
C100	TOPOGRAPHICAL SURVEY/DEMO PLAN	
C200 - C201	SITE DEVELOPMENT PLAN EMERGENCY FLOOD ROUTE PLAN	
C300 - C305	INITIAL STORM WATER POLLUTION & PREVENTION PLAN TEMPORARY STORM WATER POLLUTION & PREVENTION PLAN PERMANENT SEDIMENT & EROSION CONTROL PLAN STORM WATER POLLUTION & PREVENTION SPECIFICATIONS STORM WATER POLLUTION & PREVENTION DETAILS	
C400 - C404	STREET PLAN & PROFILES INTERSECTION DETAIL STREET SIGN PLAN CONCRETE CURB POLICY	
C500	SANITARY PLAN & PROFILES	
C600 - C602	STORM PLAN & PROFILES SUB-SURFACE DRAIN PLAN	
C700	WATER PLAN & PROFILES	
C800 - C803	CONSTRUCTION SPECIFICATIONS & DETAILS	
C900 - C901	LANDSCAPE PLAN	

REVISIONS	SHT. NO.	DESCRIPTION	DATE	BY
	ALL	REVISED PER TAC COMMENTS	3/9/2020	DSM
	ALL	REVISED PER TRICO COMMENTS	7/15/2020	DSM
	ALL	AS BUILTS	5/26/2021	MJE

Planning Area	Minimum Lot		Minimum Yard Setbacks		Min. Dwelling Unit Size (sq ft)		Max. Lot Coverage		
	Width	Area (sf)	Front ft	Side (Aggregate) ft	1-story	2-story			
Neighborhood (formerly known as the Estates)	100'	15,000	50'	40'	10' (30')	29'	2,400	3,000	35%

DESIGN DATA - NORTHVALE		
DESIGN SPEED LIMIT	25 M.P.H.	
SECTION 6	LOTS	19,888
SECTION 7	LOTS	12,245
TOTALS	29 LOTS	32,133 AC. ±
AREA DENSITY	1.11 LOTS/ACRE	
ALMOND CREEK DRIVE	1,438.19 L.F.	
TOTAL	1,438.19 L.F.	
ZONING	SILVARA PUD	
TOTAL SITE DISTURBANCE	11.6 AC. ±	
OPERATING AUTHORITY	CITY OF CARMEL ONE CIVIC SQUARE CARMEL, INDIANA 46032 (317) 571-2441	

UTILITY CONTACTS	
Clay Township Regional Waste District	10701 College Avenue Indianapolis, Indiana 46280
Carmel Water Utilities	3450 West 131st Street Westfield, Indiana 46074
AT & T	240 North Meridian Street 2nd Floor, Room 280 Indianapolis, Indiana 46220
Spectrum	3030 Roosevelt Avenue Indianapolis, Indiana 46220
Indianapolis Power & Light Company	3600 North Arlington Avenue Indianapolis, Indiana 46218
Vectren Energy	16000 Allisonville Road Noblesville, Indiana 46060

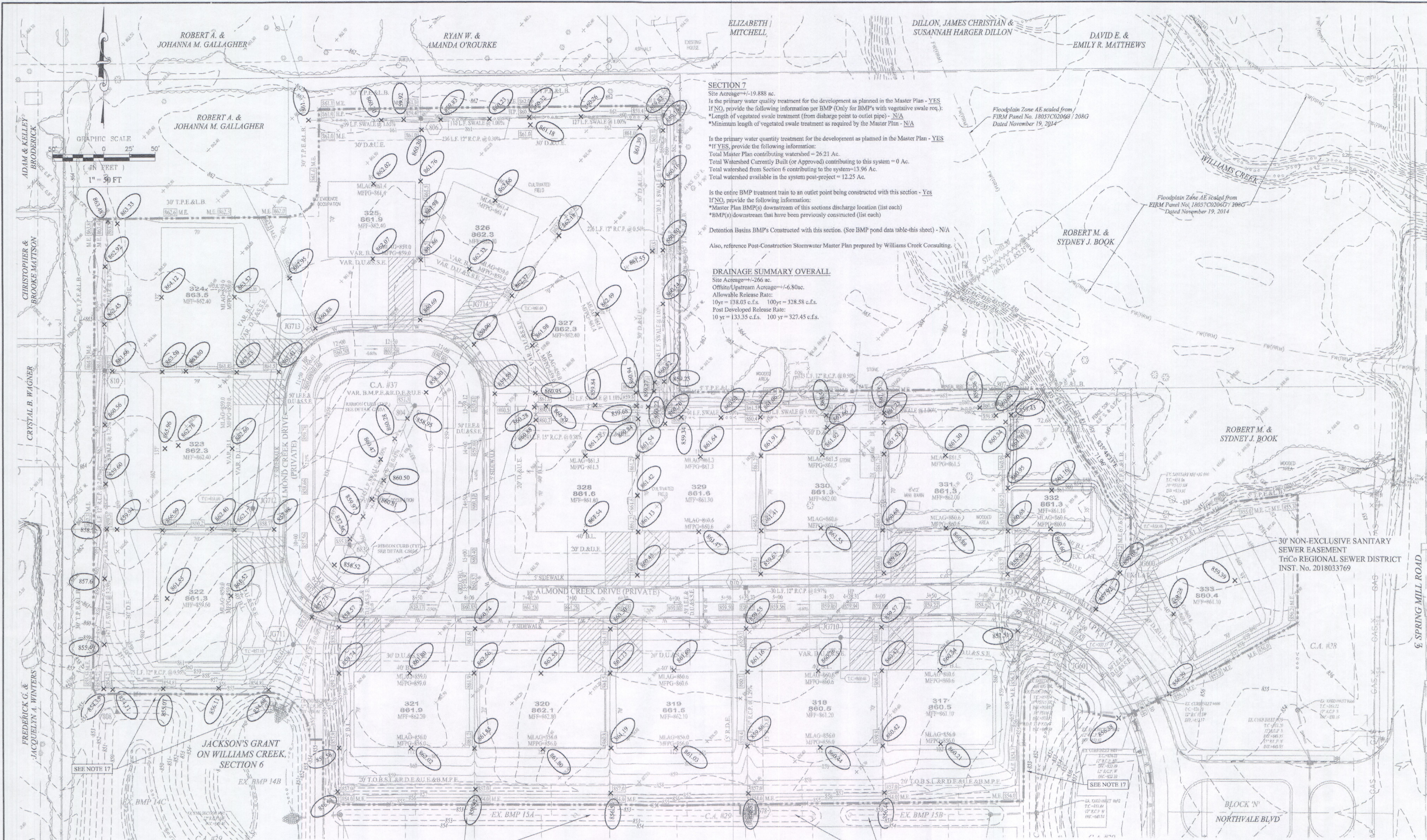


JACKSON'S GRANT ON WILLIAMS CREEK, SECTION 7
A subdivision of part of the Northeast Quarter of Section 34, Township 18 North, Range 3 East, Clay Township, Hamilton County, Indiana, more particularly described as follows:
Commencing at the Northeast corner of said Quarter Section; thence South 00 degrees 13 minutes 14 seconds West 388.05 feet to a point on a parcel owned by The Board of Commissioners of Hamilton County, recorded as Instrument No. 2041578 in the Office of the Recorder for Hamilton County, Indiana; thence South 83 degrees 45 minutes 53 seconds West 50.32 feet to the North boundary of said parcel to a point on the West right-of-way of Spring Mill Road, recorded as Instrument No. 201702664 in the Office of the Recorder for Hamilton County, Indiana; said point also being a corner of the boundary for Jackson's Grant, Section 6 (not recorded); thence South 83 degrees 45 minutes 53 seconds West to a corner of said Jackson's Grant, Section 6, said point also being the POINT OF BEGINNING of this description; thence along said boundary by the following nine (9) courses: (1) South 00 degrees 17 minutes 26 seconds West 119.51 feet; (2) South 62 degrees 27 minutes 30 seconds West 190.79 feet to a point on a curve concave southwesterly, the radius point of said curve being South 62 degrees 27 minutes 30 seconds West 160.00 feet from said point; (3) northwesterly along said curve 154.82 feet to a point on said curve, said point being North 14 degrees 10 minutes 48 seconds East 160.00 feet from the radius point of said curve; (4) South 00 degrees 27 minutes 01 seconds East 164.37 feet; (5) North 89 degrees 42 minutes 34 seconds West 62.17 feet; (6) North 00 degrees 17 minutes 26 seconds East 165.83 feet to a point on a curve concave northeasterly, the radius point of said curve being North 00 degrees 57 minutes 03 seconds East 73.00 feet from said point; (7) northwesterly along said curve 281.13 feet to a point on said curve, said point being South 30 degrees 26 minutes 26 seconds West 75.00 feet from the radius point of said curve; (8) South 34 degrees 45 minutes 35 seconds West 79.77 feet; (9) North 89 degrees 43 minutes 00 seconds West 197.17 feet to a point on the boundary of Springmill Streams, Section Three, recorded as Instrument No. 84-8961, Plat Book 11, Pages 33 - 34 in the Office of the Recorder for Hamilton County, Indiana; thence along said boundary North 00 degrees 17 minutes 00 seconds East 468.42 feet to the southwest corner of a parcel owned by Robert M. & Judith M. Gallagher, recorded as Instrument No. 201715951 in the Office of the Recorder for Hamilton County, Indiana; thence North 89 degrees 32 minutes 59 seconds East 218.17 feet along the South boundary of said parcel; thence North 00 degrees 17 minutes 00 seconds East 100.00 feet along the East boundary of said parcel to the northeast corner of said parcel, said point also being on the South boundary of Springmill Streams, Section Two, recorded as Instrument No. 84-8861, Plat Book 11, Pages 31 - 32 in the Office of the Recorder for Hamilton County, Indiana; thence North 89 degrees 32 minutes 59 seconds East along said boundary a distance of 381.23 feet to a point along said boundary, said point also being the northeast corner of a parcel owned by Robert M. & Sydney J. Book, recorded as Instrument No. 201246171 in the Office of the Recorder for Hamilton County, Indiana; thence South 60 degrees 13 minutes 14 seconds West 300.00 feet along the West boundary of said parcel to the southwest corner of said parcel; thence North 89 degrees 32 minutes 59 seconds East along the South line of said parcel a distance of 439.00 feet to a point along said boundary, said point also being the northwest corner of a parcel owned by Robert M. & Sydney J. Book, recorded as Instrument No. 200312339 in the Office of the Recorder for Hamilton County, Indiana; thence on and along the boundary of said parcel by the following three (3) courses: (1) South 00 degrees 13 minutes 14 seconds West 153.49 feet; (2) North 84 degrees 56 minutes 13 seconds East 111.85 feet; (3) North 83 degrees 45 minutes 53 seconds East 61.06 feet to the place of beginning, containing 12.245 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

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: BRIAN K. ROBINSON
EMAIL: brobinson@stoepfelwerth.com

PLANS CERTIFIED BY:
David J. Stoepfelwerth 12/18/19
DAVID J. STOEPPELWERTH





SECTION 7
 Site Acreage = 119.888 ac.
 In the primary water quality treatment for the development as planned in the Master Plan - YES
 IF NO, provide the following information per BMP (Only for BMPs with vegetative swale req.):
 *Length of 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

In 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 = 26.21 Ac.
 Total Watershed Capacity Built (or Approved) contributing to this system = 0 Ac.
 Total watershed from Section 6 contributing to the system = 13.96 Ac.
 Total watershed available in the system post-project = 12.25 Ac.

In 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 BMPs 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.

DRAINAGE SUMMARY OVERALL
 Site Acreage = 126 ac.
 Office/Upstream Acreage = 6.80 ac.
 Allowable Release Rate:
 10yr = 138.03 c.f.s. 100yr = 328.58 c.f.s.
 Post-Developed Release Rate:
 10 yr = 133.35 c.f.s. 100 yr = 327.45 c.f.s.

LEGEND

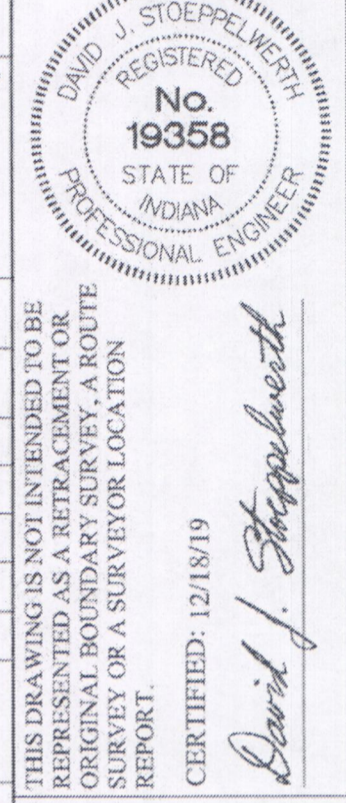
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER LINE
	EXISTING CONTOUR
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED CONTOUR
	PROPOSED WATER LINE
	PROPOSED SWALE
	PROPOSED GRADE ELEVATION
	PROPOSED 5' SIDEWALK (BY HOME BUILDER)
	PROPOSED 6" CURBS (INSTALL EDWARDS ALONG ALL COMMON AREAS)
	PROPOSED CURBS w/ 6" UNDERDRAIN
	PROPOSED SUB-SURFACE DRAIN

REFERENCE BENCHMARK

HAM G-52
 A BRONZE DISK ON A CONCRETE POST PROJECTING 1.5 FEET OUT OF THE GROUND ALONG U.S. HIGHWAY 31, 1.4 MILES NORTH OF INTERSTATE-65, 0.4 MILES SOUTH OF 116TH STREET, 100 FEET WEST OF THE CENTERLINE OF THE SOUTH BOUND LANE OF U.S. HIGHWAY 31 AND 2 FEET EAST OF THE RIGHT-OF-WAY FENCE.
 ELEVATION: 844.05 (NGVD 1929)

BENCHMARK DATA

TBM #1	A CUT "X" FOUND AT THE TOP OF CURB ON THE EAST SIDE OF THE ROUNDABOUT AT 116TH STREET AND SPRING MILL ROAD. ELEVATION: 855.05 (NGVD 1929)
TBM #2	A RAILROAD SPIKE SET ONE FOOT ABOVE THE GROUND IN THE NORTH SIDE OF POWER POLE NUMBER 21 104-B, SAID POLE BEING ON THE SOUTH SIDE OF 116TH STREET AND 21 FEET EAST OF THE DRIVE TO 951 116TH STREET. ELEVATION: 859.30 (NGVD 1929)
TBM #3	A CUT SQUARE AT THE SOUTHEAST CORNER OF SOUTH CONCRETE HANDRAIL ON THE 116TH STREET BRIDGE OVER WILLIAMS CREEK. ELEVATION: 841.65 (NGVD 1929)
TBM #4	A RAILROAD SPIKE SET ONE FOOT ABOVE THE GROUND IN THE EAST SIDE OF POWER POLE NUMBER 18-105A, SAID POLE BEING ON THE WEST SIDE OF CLAY CENTER ROAD AND 4 FEET NORTH OF THE DRIVE TO 11824 CLAY CENTER ROAD. ELEVATION: 867.10 (NGVD 1929)
TBM #5	A CUT SQUARE IN THE TOP OF CURB AT THE EAST END OF CENTER ISLAND AT THE ENTRANCE TO CLAY SPRING DRIVE AND CLAY CENTER ROAD. ELEVATION: 874.07 (NGVD 1929)
TBM #6	A CUT SQUARE IN THE CONCRETE WALK IN THE WEST SIDE OF CLAY CENTER ROAD, 550 FEET NORTH OF ENTRANCE TO CLARIDGE FARMS SUBDIVISION. ELEVATION: 873.30 (NGVD 1929)
TBM #7	THE TOP OF A CONCRETE MONUMENT FOUND NEAR THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 3 EAST, 32 FEET SOUTH OF THE DRIVE TO 660 SULLY LAKE. ELEVATION: 869.27 (NGVD 1929)
TBM #8	A RAILROAD SPIKE SET ONE FOOT ABOVE THE GROUND IN THE WEST SIDE OF POWER POLE NUMBER 838177, SAID POLE BEING ON THE EAST SIDE OF SPRING MILL ROAD AT 12435 SPRING MILL ROAD. ELEVATION: 854.00 (NGVD 1929)
TBM #9	A RAILROAD SPIKE SET ONE FOOT ABOVE THE GROUND IN THE WEST SIDE OF POWER POLE NUMBER 838169, SAID POLE BEING ON THE EAST SIDE OF SPRING MILL ROAD AND 90 FEET SOUTH OF THE INTERSECTION OF MALLARD COURT AND SPRING MILL ROAD. ELEVATION: 860.92 (NGVD 1929)



STOEPPELWERTH
 ALWAYS ON
 7965 East 106th Street, Fishers, IN 46038-2056
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JACKSON'S GRANT ON WILLIAMS CREEK SECTION 7
 HAMILTON COUNTY, INDIANA
 CARMEL, CLAY TOWNSHIP

EARTHWORK NOTES

- INDICATE MATERIAL THAT IS SUITABLE FOR USE FOR FILL, ALL UNSUITABLE MATERIAL AND ALL DISPOSABLE MATERIAL SHALL BE REMOVED FROM THE SITE.
- IF IT WILL BE NECESSARY TO RELOCATE EXISTING UTILITIES, THE EXPENSE OF SUCH RELOCATION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. ALL UTILITY PROPOSES SHALL BE LOCATED WITHIN ONE FOOT OF THE EXISTING CONSTRUCTION LINE.
- INDICATE ALL UTILITIES THAT ARE LOCATED AS SHOWN ON THE SURVEY. THE SURVEYOR HAS NOT POSITIVELY LOCATED THE UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THEIR EXISTENCE OR TO IDENTIFY ANY OTHER UTILITIES. STORM SEWERS OR STREETS, CONFLICTS AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.
- STORM WATER CONTROLS SHOWN ON THE INITIAL SWPPP (C30) SHOULD BE INSTALLED AS SOON AS PRACTICAL.
- IF IT WILL BE NECESSARY TO RELOCATE EXISTING UTILITIES, THE EXPENSE OF SUCH RELOCATION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. ALL UTILITY PROPOSES SHALL BE LOCATED WITHIN ONE FOOT OF THE PROPOSED RIGHT-OF-WAY.
- ALL PADS SHOULD BE TESTED TO ENSURE A COMPACTION OF AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST METHOD.
- ANY PRIVATE TIES LOCATED ON THIS SITE WILL NEED TO BE LOCATED, BENCHMARKS SET AT THE DOWNSTREAM PROPERTY LINE AND CRUSHED OR REMOVED ACROSS THIS SITE. IF ANY OF THESE TIES 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" TIE.
- 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 THE REVIEW THE AUTHORITY OF THE DEPARTMENT AS IT RELATES TO WORK WITHIN THE EXISTING AND PROPOSED CITY ROW.
- 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 PLAN.
- THERE IS TO BE NO DRIVEWAY ENCRoACHMENTS INTO EASEMENTS OR EASEMENT AREAS.
- IF IT WILL BE NECESSARY TO RELOCATE EXISTING UTILITIES, THE EXPENSE OF SUCH RELOCATION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. ALL UTILITY PROPOSES SHALL BE LOCATED WITHIN ONE FOOT OF THE EXISTING CONSTRUCTION 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.
- ALL PAVING WITHIN THE EXISTING AND PROPOSED RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF ENGINEERING.
- 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 THE PROPOSED DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RESOLVE WITH THE UTILITY. EXISTING POLYLINE REQUIRED TO BE RELOCATED SHALL 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.
- 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 THE REVIEW THE AUTHORITY OF THE DEPARTMENT AS IT RELATES TO WORK WITHIN THE EXISTING AND PROPOSED RIGHT-OF-WAY.
- ANY DISTURBANCE TO EXISTING BMP GRADING AND/OR VEGETATION SHALL BE RESTORED PER DETAILS AND SPECIFICATIONS SHOWN ON V3 DESIGN DISTURBING DOCUMENTS.
- ALL STORM SEWERS ARE PUBLIC.

DRAINAGE SUMMARY OVERALL
 Site Acreage = 126 ac.
 Office/Upstream Acreage = 6.80 ac.
 Allowable Release Rate:
 10yr = 138.03 c.f.s. 100yr = 328.58 c.f.s.
 Post-Developed Release Rate:
 10 yr = 133.35 c.f.s. 100 yr = 327.45 c.f.s.

SECTION 7
 Site Acreage = 112.245 ac.
 In the primary water quality treatment for the development as planned in the Master Plan - YES
 IF NO, provide the following information per BMP (Only for BMPs with vegetative swale req.):
 *Length of 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

In 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 = 26.21 Ac.
 Total Watershed Capacity Built (or Approved) contributing to this system = 13.96 Ac.
 Total watershed from Section 7 contributing to the system = 12.25 Ac.
 Total watershed available in the system post-project = 0 Ac.

In 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 BMPs Constructed with this section. (See BMP pond data table-this sheet) - N/A

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

STORM PIPE DATA TABLE

U.S. STR. #	D.S. STR. #	SIZE	LENGTH	SLOPE	MAT'L
676	677	12"	30.22'	0.97%	R.C.P.
677	678	15"	181.20'	1.29%	R.C.P.
683	684	21"	165.52'	0.50%	R.C.P.
803	804	15"	243.33'	0.38%	R.C.P.
804	803	15"	143.82'	0.45%	R.C.P.
805	803	12"	275.93'	0.54%	R.C.P.
806	805	12"	235.55'	0.30%	R.C.P.
807	803	12"	322.71'	0.50%	R.C.P.
809	808	12"	74.75'	0.95%	R.C.P.
810	809	12"	243.89'	2.47%	R.C.P.

STORM STRUCTURE DATA TABLE

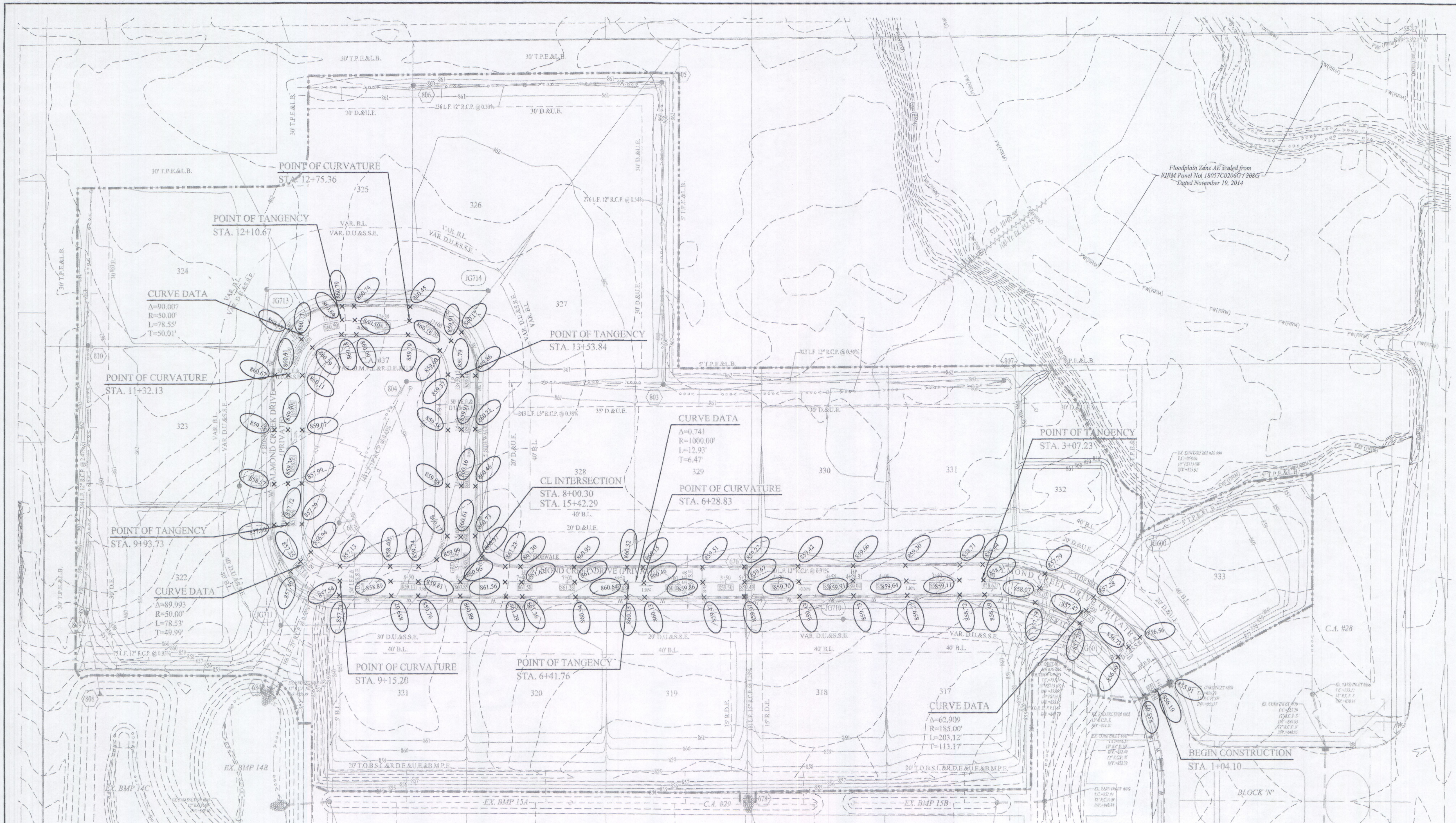
STR.#	STR. NAME	STR. TYPE	T.C.	CASTING	DIA. IN	DIR. IN	INV. IN	DIA. OUT	DIR. OUT	INV. OUT	SLOPE
676	CURB INLET	24" x 24" BOX	859.52	R-3501-TR	12"	N	855.85	15"	S	855.85	0.97%
677	CURB INLET w/MI	48" DIA MH w/ 2' SUMP	859.42	R-3501-TL	12"	N	855.56	15"	S	855.31	1.29%
678	END SECTION		854.49		15"	N	852.97				
683	YARD INLET	48" DIA MH w/ 2' SUMP	855.73	R-4342	15"	NE	851.53	21"	SW	851.45	0.50%
684	END SECTION		852.66		21"	NE	850.60				
803	YARD INLET	48" DIA MH	858.85	R-4342	12"	N	853.30	15"	W	853.20	0.38%
804	YARD INLET	48" DIA MH	857.15	R-4342	15"	E	852.28	15"	SW	852.18	0.45%
805	YARD INLET	30" x 30" BOX	859.41	R-4215-C	12"	W	854.90	12"	S	854.80	0.54%
806	YARD INLET	24" x 24" BOX	859.28	R-4342	12"	E	855.61	12"	W	855.61	0.30%
807	YARD INLET	24" x 24" BOX	858.65	R-4342	12"	W	854.92	12"	W	854.92	0.50%
808	END SECTION		852.26		12"	N	851.01				
809	YARD INLET	24" x 24" BOX	855.76	R-4342	12"	N	851.82	12"	S	851.72	0.95%
810	YARD INLET	24" x 24" BOX	861.36	R-4342	12"	S	857.85	12"	S	857.85	2.47%

RECORD DRAWING

Dennis D. Olmstead
 Registered Land Surveyor
 No. 900012

6/11/2021

File Name: S:\00160REP-ST\DWG\C400 - Street Plan & Profile.dwg - C400
 Modified / By: May 26, 2021 6:58:45 PM / mevrans
 Plotted / By: May 26, 2021 6:59:25 PM / Michael Evans



LEGEND

--- FIRM MAP --- APPROXIMATE LIMITS OF FLOODWAY, AS SCALED FROM FIRM MAP PANEL NOS.: 18057C0206G / 208G DATED: NOVEMBER 19, 2014

--- FIRM MAP --- APPROXIMATE LIMITS OF FLOODWAY FRINGE, AS SCALED FROM FIRM MAP PANEL NOS.: 18057C0206G / 208G DATED: NOVEMBER 19, 2014

--- CONSTRUCTION LIMITS --- CONSTRUCTION LIMITS

NOTES

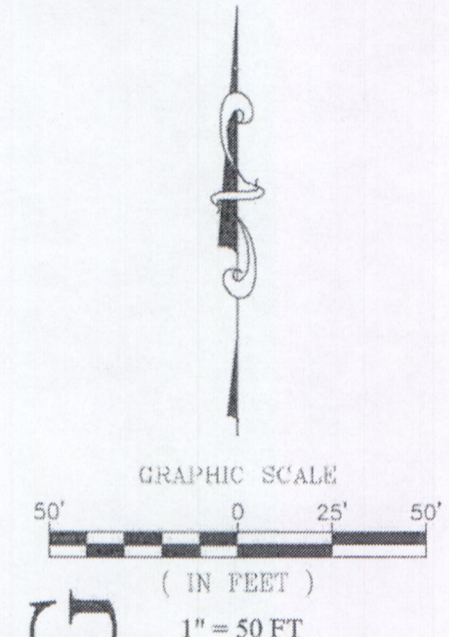
FOR INSTALLATION OF STORM MAINS, WATER MAINS, SANITARY MAINS, WATER SERVICE LATERALS, SANITARY SERVICE LATERALS UNDER CITY STREETS, REGARDLESS OF THE JURISDICTION OF THE UTILITY, THE MINIMUM COVER FROM THE TOP OF THE INSTALLED PAVEMENT TO THE TOP OF THE INSTALLED PIPE SHALL BE THE PAVEMENT SECTION THICKNESS (ALL BITUMINOUS AND AGRREGATE MATERIAL ABOVE THE SUBGRADE) PLUS 1'-0", BUT UNDER NO CIRCUMSTANCES SHALL THE COVER ALONG ANY PART OF THE PIPE FROM THE FINAL PAYMENT ELEVATION TO THE TOP OF THE PIPE BE LESS THAN 2.5 FEET.

THERE SHALL BE NO MANHOLES OR WATER VALVES WITHIN THE STREET PAVEMENTS, CURBS, SIDEWALKS, OR ASPHALT PATHS.

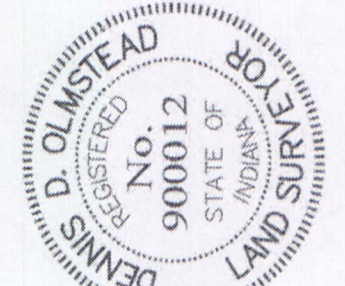
NO EARTH DISTURBING ACTIVITY MAY TAKE PLACE WITHOUT AN APPROVED STORM WATER MANAGEMENT PERMIT.

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.

ALL PAVING WITHIN THE EXISTING AND PROPOSED RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF ENGINEERING.



RECORD DRAWING

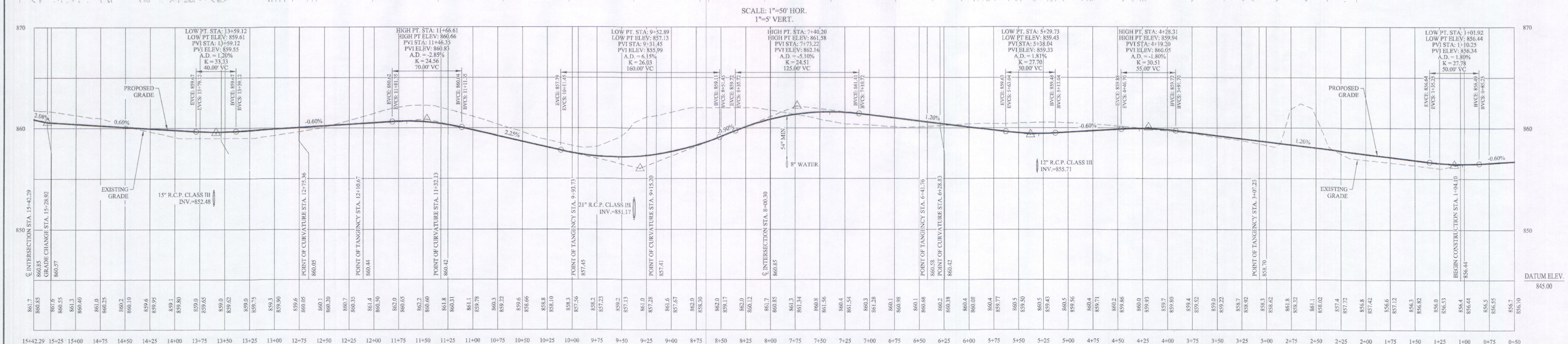


Dennis D. Olmstead
 Registered Professional Engineer
 No. 900012
 State of Indiana

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

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

STOEPPELWERTH
 ALWAYS ON
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 phone: 317.849.2955 fax: 317.849.5942



ALMOND CREEK DRIVE

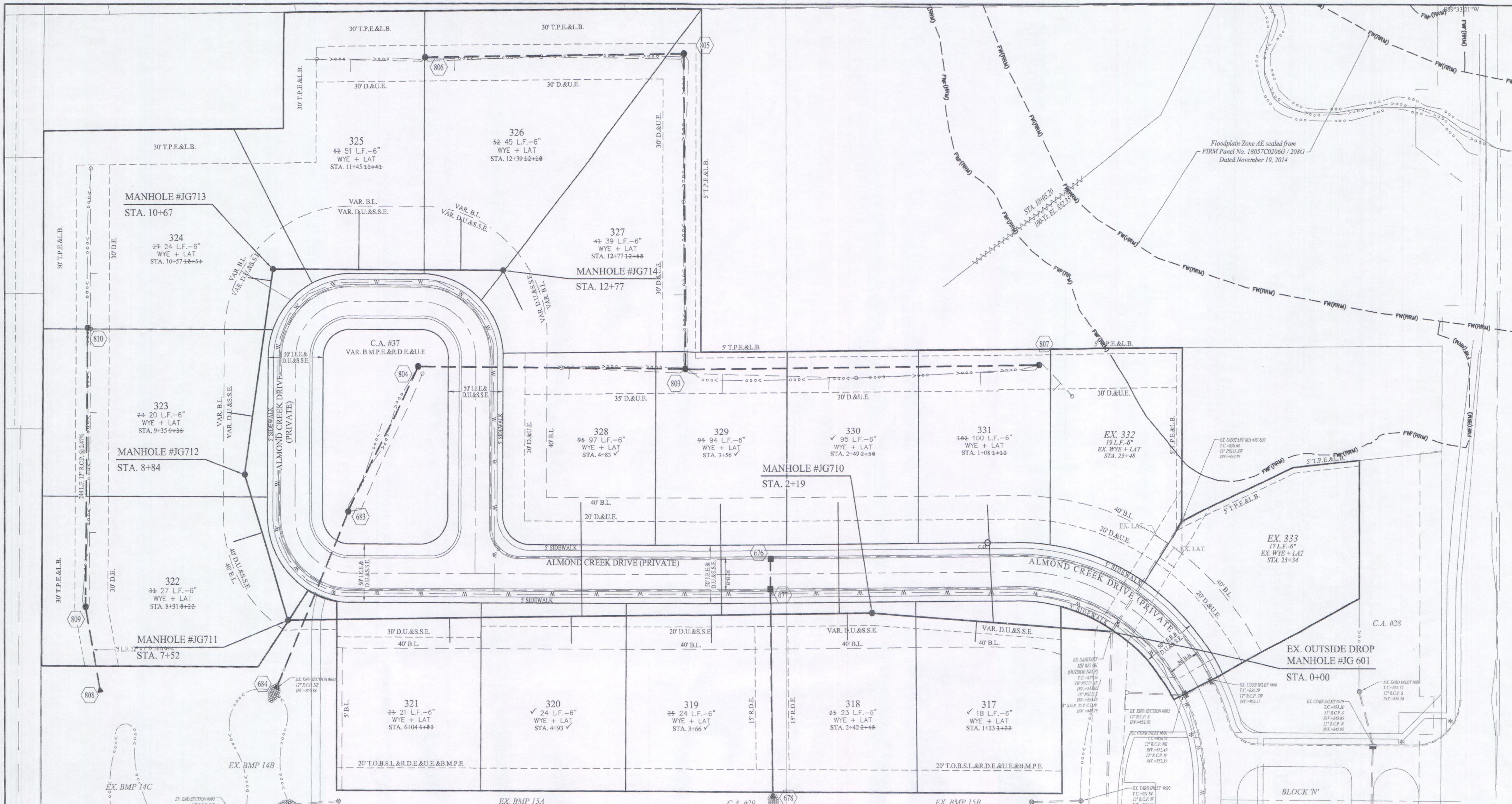
JACKSON'S GRANT ON WILLIAMS CREEK SECTION 7

STREET PLAN & PROFILE

HAMILTON COUNTY, INDIANA
 CARMEL, CLAY TOWNSHIP

DRAWN BY: PDR CHECKED BY: BKR
 SHEET NO. C400
 S & A JOB NO. 60160REP-S7

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 Modified / By: May 26, 2021 6:50:50 PM / mevens
 Plotted / By: May 26, 2021 6:51:17 PM / Michael Evans



LEGEND	
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	DENOTES FULL DEPTH GRANULAR BACKFILL
	APPROXIMATE LIMITS OF FLOODWAY, AS SCALED FROM FIRM MAP PANEL NOS. 18057C0206G / 208G DATED: NOVEMBER 19, 2014
	APPROXIMATE LIMITS OF FLOODWAY FRINGE, AS SCALED FROM FIRM MAP PANEL NOS. 18057C0206G / 208G DATED: NOVEMBER 19, 2014

UTILITY CROSSINGS
 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.

NOTES
 NO EARTH DISTURBING ACTIVITIES MAY TAKE PLACE WITHOUT AN APPROVED STORM WATER MANAGEMENT PERMIT.
 MIN. SLOPES PER THE TEN STATE STANDARDS SHALL PREVAIL IN ALL CASES.
 THE EXTERIORS OF ALL MANHOLES NEED TO BE COATED PER CLAY TOWNSHIP REGIONAL WASTE STANDARDS.
 THERE ARE TO BE NO WATER VALVES OR MANHOLES WITHIN THE PAVEMENT, CURB, OR SIDEWALK WITH THE EXCEPTION OF CURB INLETS.
 INSTALL A TRACER WIRE WITH ALL SERVICE CONNECTIONS.

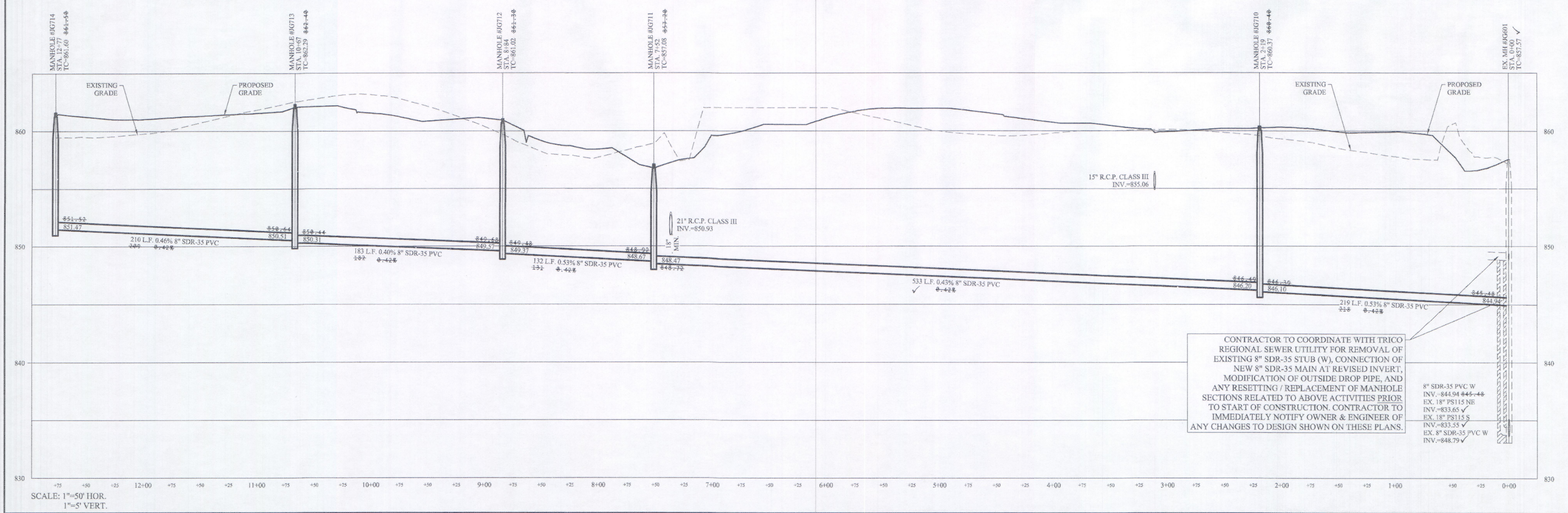
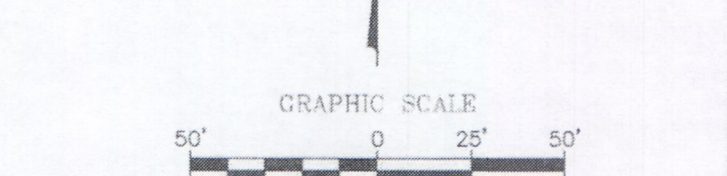
FOR INSTALLATION OF STORM MAINS, WATER MAINS, SANITARY MAINS, WATER SERVICE LATERALS, SANITARY SERVICE LATERALS UNDER CITY STREETS, REGARDLESS OF THE JURISDICTION OF THE UTILITY, THE MINIMUM COVER FROM THE TOP OF THE INSTALLED PAVEMENT TO THE TOP OF THE INSTALLED PIPE SHALL BE THE PAYMENT SECTION THICKNESS (ALL BITUMENS AND AGGREGATE MATERIAL ABOVE THE SURGRADE) PLUS 1'-0", BUT UNDER NO CIRCUMSTANCES SHALL THE COVER ALONG ANY PART OF THE PIPE FROM THE FINAL PAVEMENT ELEVATION TO THE TOP OF THE PIPE BE LESS THAN 3.0 FEET.
 REFER TO THIS SHEET FOR SANITARY TRENCH DETAIL WITHIN CITY RIGHT-OF-WAY.
 CONNECTIONS TO EXISTING SANITARY SEWER SHALL BE PROPERLY SEALED, CORE-DRILLED INSTALLATIONS.

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

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A REFERENCE OR A SUBSTITUTE SURVEY OR A SURVEY OR LOCATION REPORT.

CERTIFIED: 12/15/19
David J. Stappeler
 David J. Stappeler
 REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA

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



RECORD DRAWING

CONTRACTOR TO COORDINATE WITH TRICO REGIONAL SEWER UTILITY FOR REMOVAL OF EXISTING 8" SDR-35 STUB (W), CONNECTION OF NEW 8" SDR-35 MAIN AT REVISED INVERT, MODIFICATION OF OUTSIDE DROP PIPE, AND ANY RESETTING / REPLACEMENT OF MANHOLE SECTIONS RELATED TO ABOVE ACTIVITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER & ENGINEER OF ANY CHANGES TO DESIGN SHOWN ON THESE PLANS.

8" SDR-35 PVC W
 INV. -844.94 844-44
 EX. 18" PS115 NE
 INV. -833.65 ✓
 EX. 18" PS115 S
 INV. -833.55 ✓
 EX. 8" SDR-35 PVC W
 INV. -848.79 ✓

DRAWN BY: PDR
 CHECKED BY: BKR
 SHEET NO. C500
 5 & A JOB NO. 60160REP-S7

SANITARY SEWER PLAN & PROFILE
 JACKSON'S GRANT ON WILLIAMS CREEK
 SECTION 7

CARMEL, CLAY TOWNSHIP
 HAMILTON COUNTY, INDIANA

STOEPPELWERTH
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 phone: 317.849.5935 fax: 317.849.5942

AS BUILTS
 REVISY PER TAC COMMENTS
 REVISY PER TAC COMMENTS
 REVISIONS

DATE

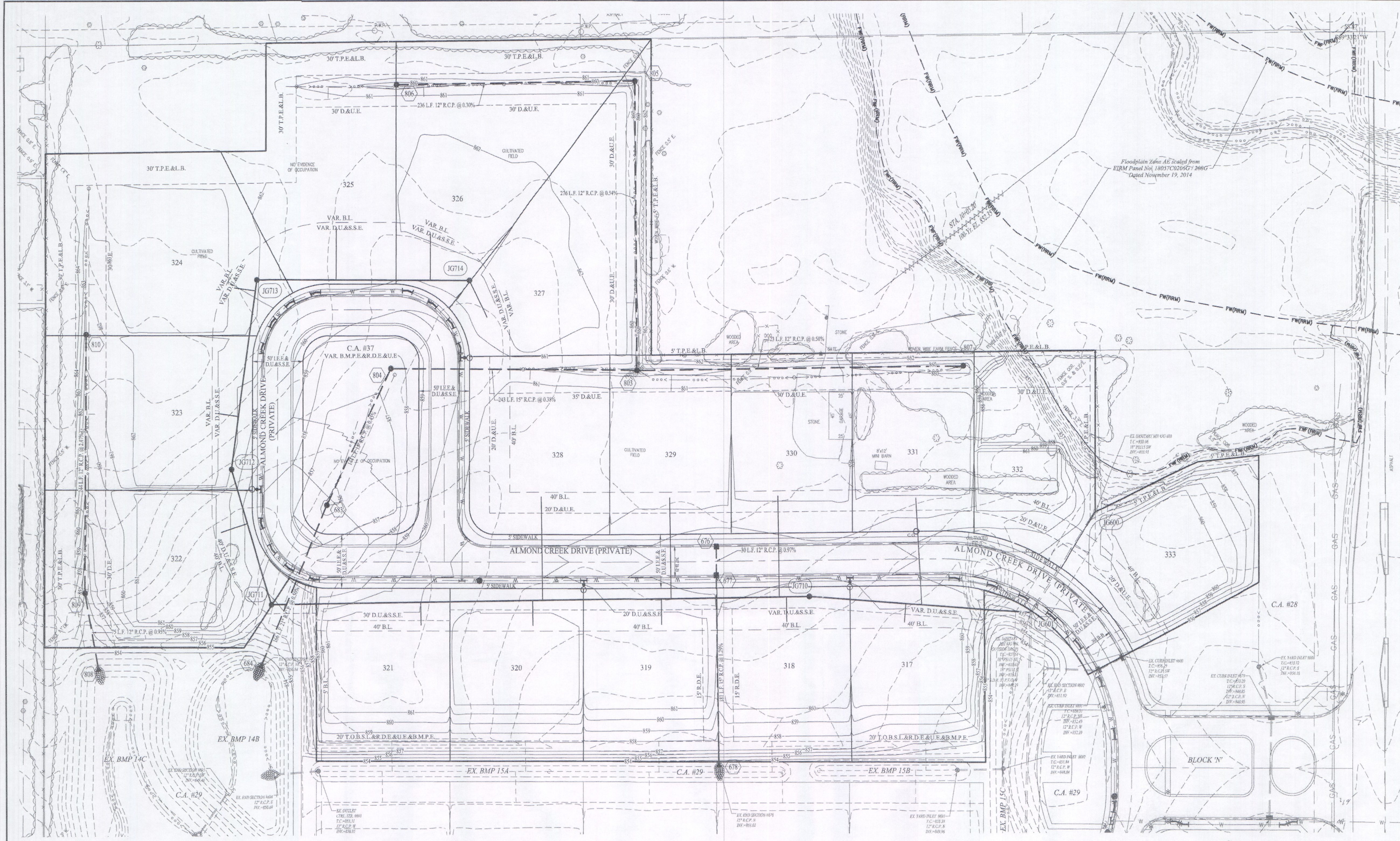
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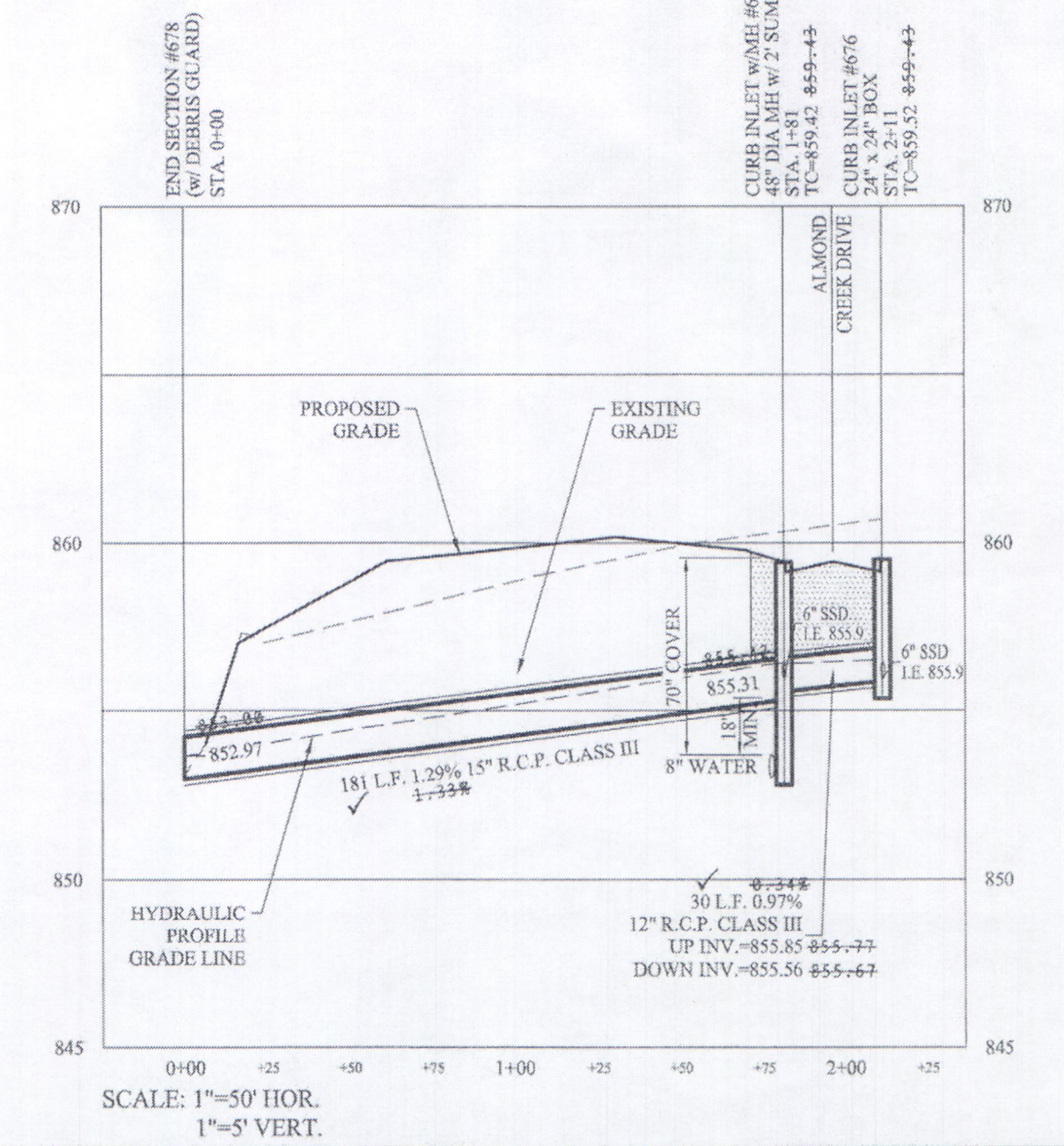
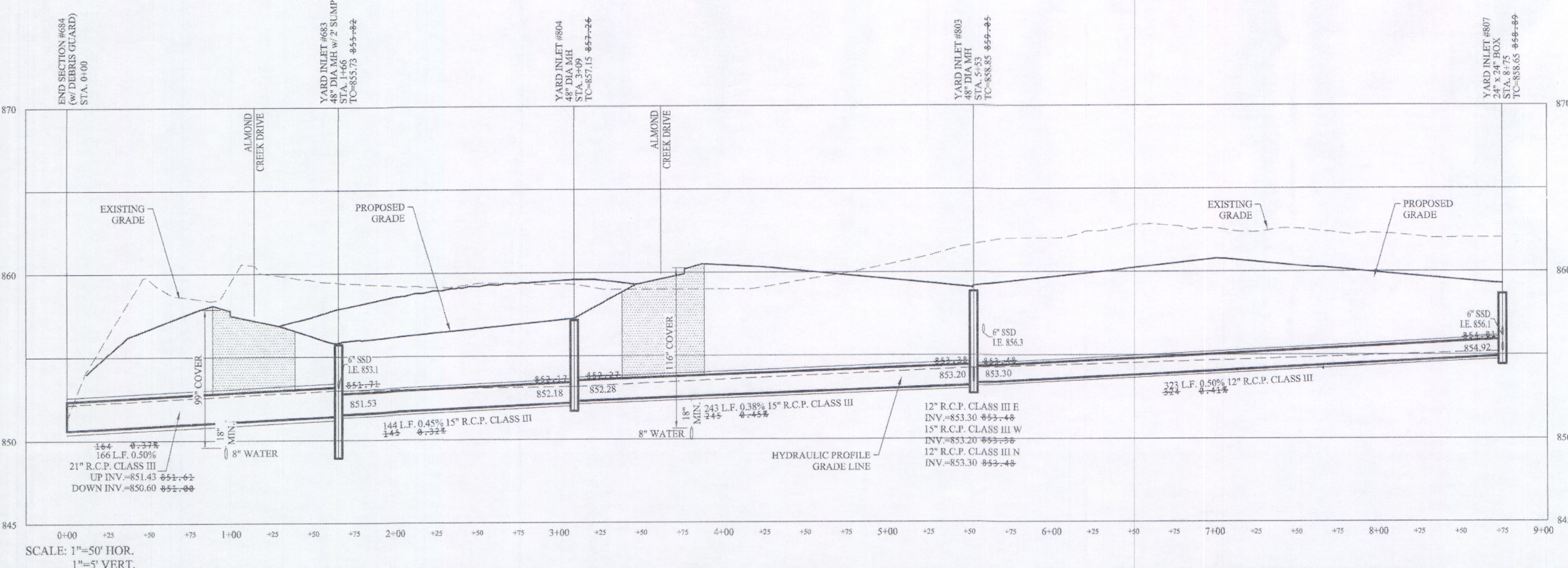
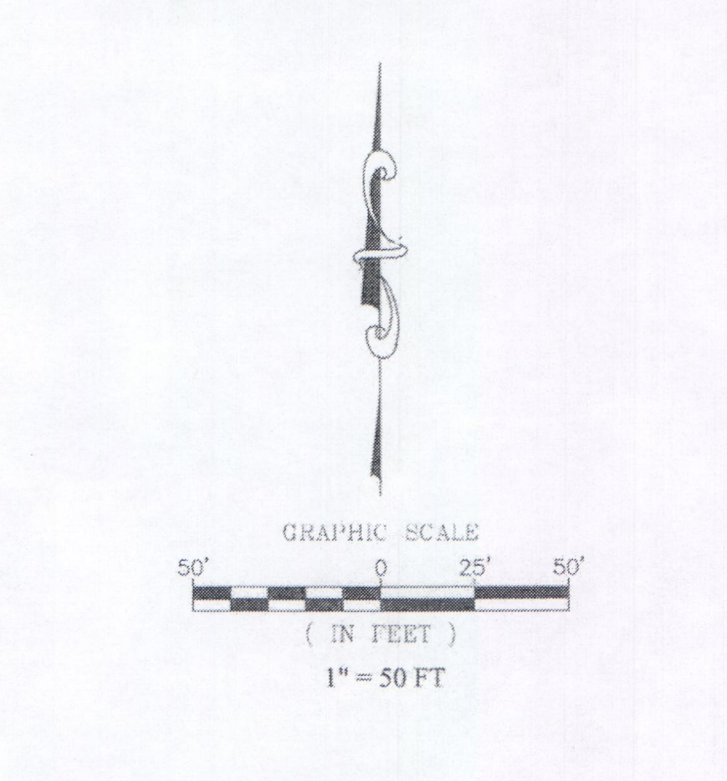


LEGEND	
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	DENOTES FULL DEPTH GRANULAR BACKFILL (SEE TRENCH DETAIL 10-31 ON SHEET C803)
	APPROXIMATE LIMITS OF FLOODWAY, AS SCALED FROM FIRM MAP PANEL NOS.: 1807C02066 / 2088 DATED: NOVEMBER 19, 2014
	APPROXIMATE LIMITS OF FLOODWAY FRINGE, AS SCALED FROM FIRM MAP PANEL NOS.: 1807C02066 / 2088 DATED: NOVEMBER 19, 2014

UTILITY CROSSINGS
 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.

NOTES
 ALL STORM STRUCTURES TO RECEIVE SOLID LID BACKFILL ARE TO BE CONSTRUCTED TO PROVIDE ONE (1) RISE 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 (DIP) PIPE.
 DEBRIS GUARDS ARE TO BE INSTALLED ON ALL OPEN ENDED INLETS, CLASS III.
 FOR STORM STRUCTURE SIZING AND CASTING TABLE SEE STANDARD PLAN D-18 ON SHEET C801A.
 ALL STORM SEWERS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE RCP CLASS III.
 FOR INSTALLATION OF STORM UNDER CITY STREETS AND COVER REQUIREMENTS, SEE STANDARD DRAWING 10-31 ON SHEET C801A ON THE TRENCH DETAIL.
 ALL TOP OF CASTING ELEVATIONS FOR STORM SEWERS SHALL BE CONSTRUCTED WITH A TOLERANCE OF 0.10 FT.
 STORM SEWERS FOR THIS DEVELOPMENT WILL BE PUBLIC.
 MINIMUM COVER FOR PIPE CROSSINGS OF CITY STREETS, THE MINIMUM COVER FROM THE TOP OF THE INSTALLED PAVEMENT TO THE TOP OF THE INSTALLED PIPE SHALL BE THE PAVEMENT SECTION THICKNESS ALL BITUMENS AND AGGREGATE MATERIAL ABOVE THE SUBGRADE PLUS 1'-0", BUT UNDER NO CIRCUMSTANCES SHALL THE COVER ALONG ANY PART OF THE PIPE FROM THE FINAL PAVEMENT ELEVATION TO THE TOP OF THE PIPE BE LESS THAN 2.5 FEET.

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 OF 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.



NO.	DATE	BY	REVISIONS

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

CERTIFIED: 12/18/19
 David J. Stoepelwerth
 REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA

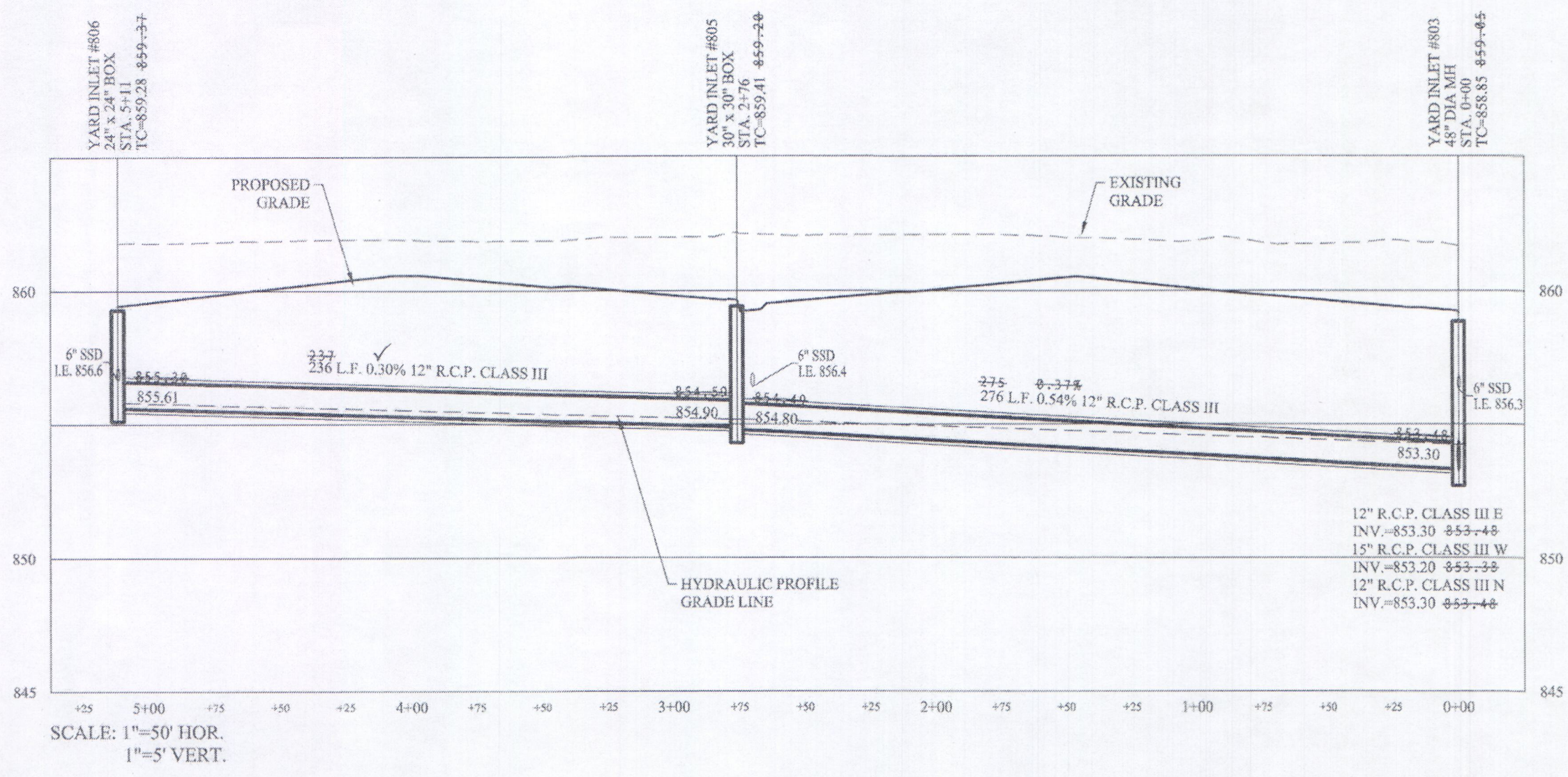
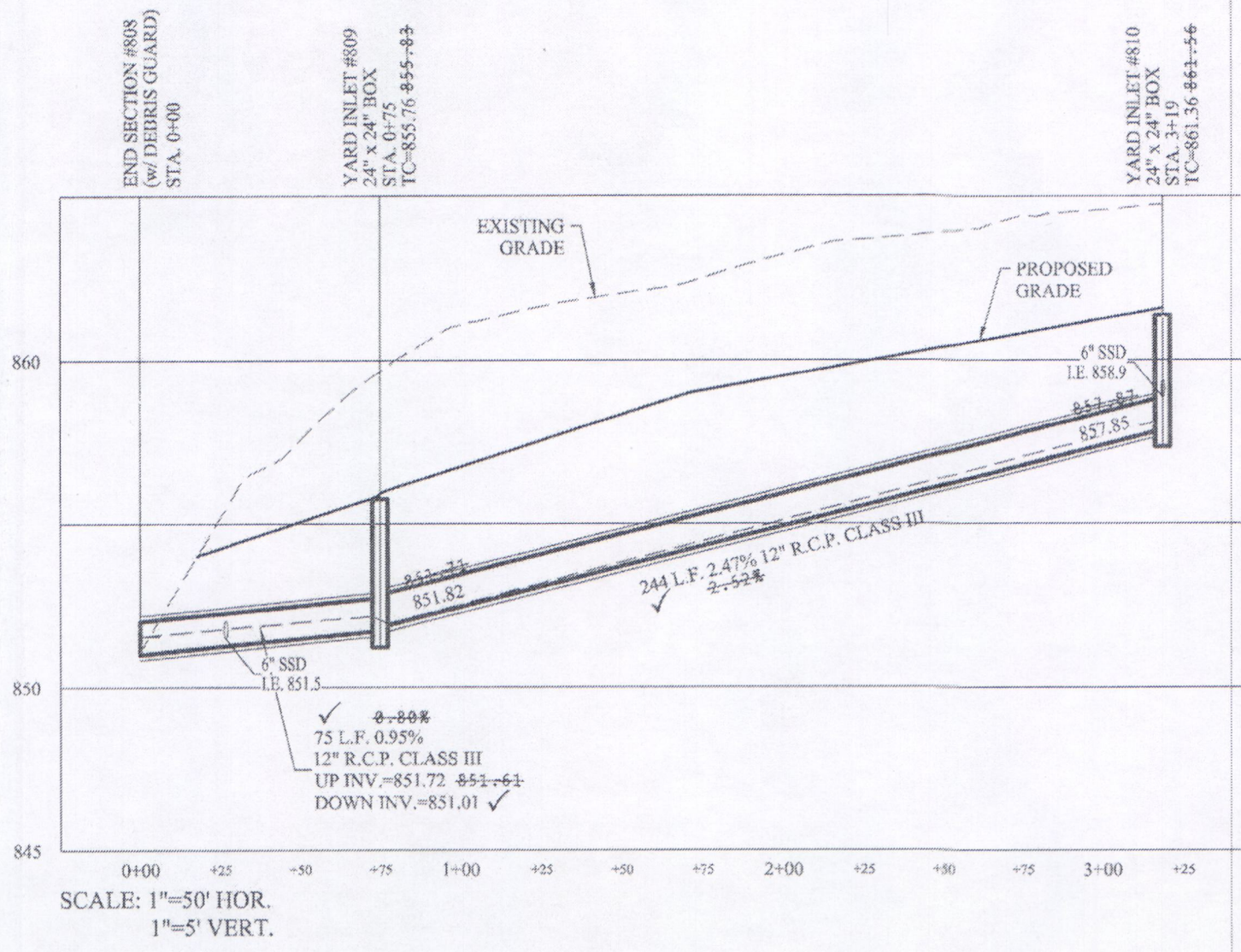
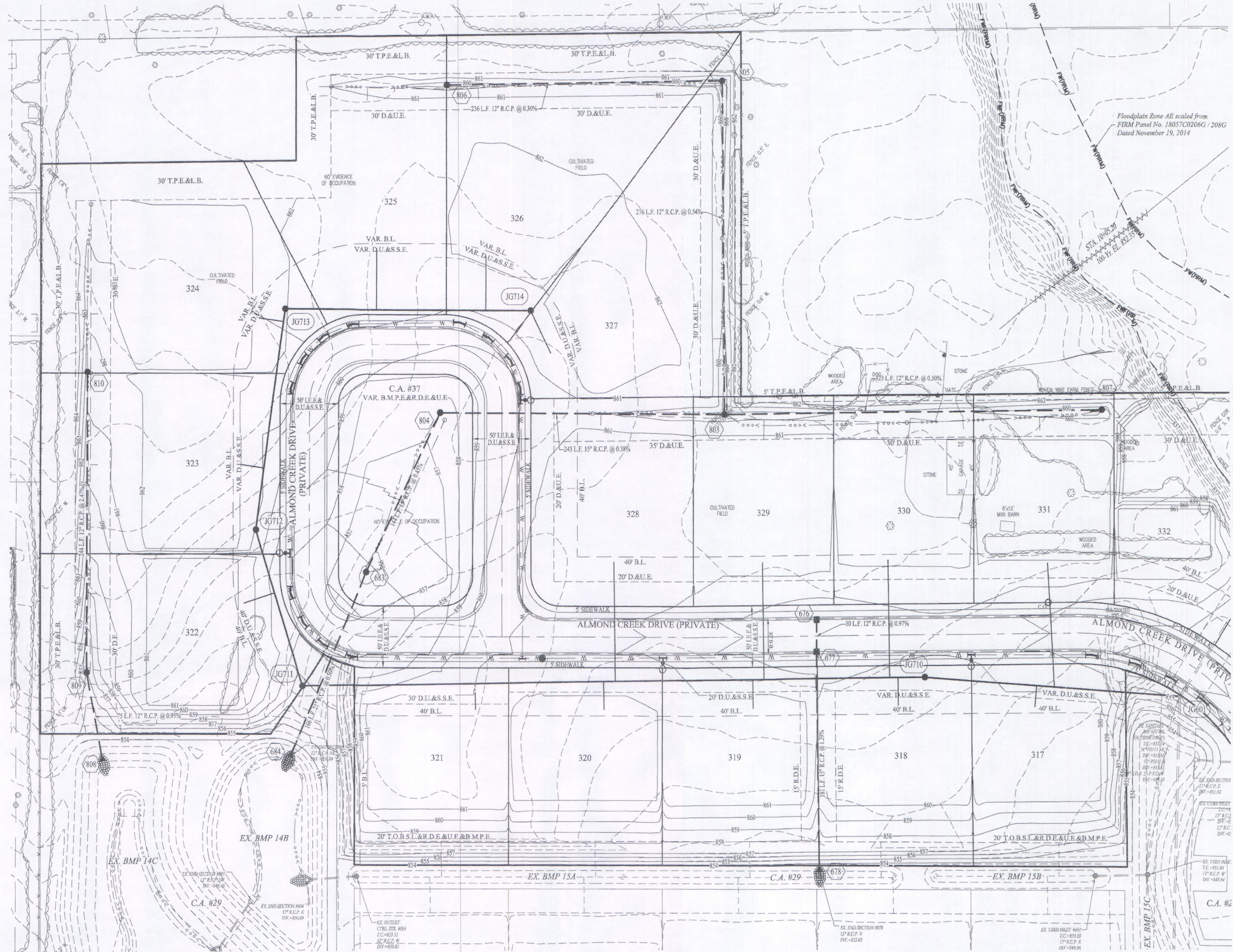
STOEPPELWERTH
 ALWAYS ON
 7905 East 106th Street, Fishers, IN 46038-2905
 phone: 317.845.9525 fax: 317.845.9542

RECORD DRAWING

STORM SEWER PLAN & PROFILES
 JACKSON'S GRANT ON WILLIAMS CREEK
 SECTION 7
 CARMEL, CLAY TOWNSHIP
 HAMILTON COUNTY, INDIANA

DRAWN BY: PDR
 CHECKED BY: BKR
 SHEET NO: C600
 S.A. JOB NO: 60160REP-S7

File Name: S:\9016\REP-ST\DW\C600 - Storm Plan & Profile.dwg - C601
 Modified / Plotted By: Michael Evans
 May 26, 2021 6:58:21 PM / May 26, 2021 6:57:09 PM



LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- DENOTES FULL DEPTH GRANULAR BACKFILL (SEE TRENCH DETAIL 10-31 ON SHEET C600)
- APPROXIMATE LIMITS OF FLOODWAY, AS SCALED FROM FIRM MAP PANEL NOS. 18057C0206G / 208G DATED: NOVEMBER 19, 2014
- APPROXIMATE LIMITS OF FLOODWAY FRINGE, AS SCALED FROM FIRM MAP PANEL NOS. 18057C0206G / 208G DATED: NOVEMBER 19, 2014

UTILITY CROSSINGS

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.

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 SDD'S (SUBSURFACE DRAINS) WILL NEED TO BE DOUBLE WALL SMOOTH BORE PERFORATED (HDP) PIPE.

DEBRIS GUARDS ARE TO BE INSTALLED ON ALL OPEN ENDED INLETS.

FOR STORM STRUCTURE SIZING AND CASTING TABLE SEE STANDARD PLAN D.B. ON SHEET C601A.

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

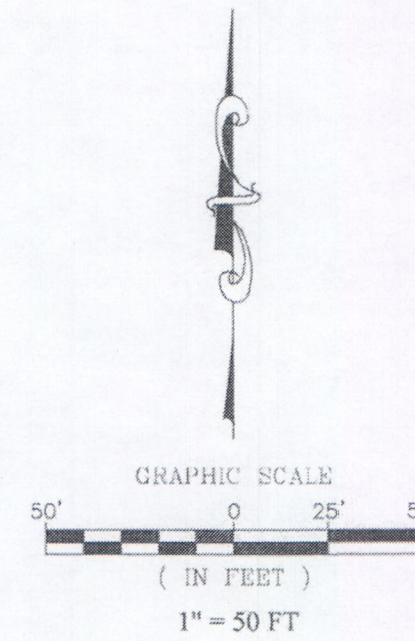
FOR INSTALLATION OF STORM UNDER CITY STREETS AND COVER REQUIREMENTS, SEE STANDARD DRAWING 10-31 ON SHEET C601A.

ALL TOP OF CASTING ELEVATIONS FOR STORM SEWERS SHALL BE CONSTRUCTED WITH A TOLERANCE OF 0.10 FT.

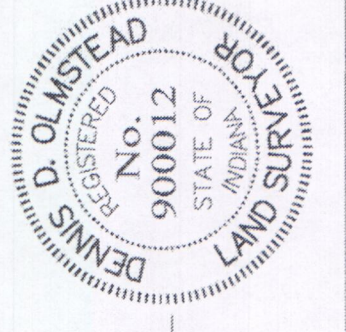
STORM SEWERS FOR THIS DEVELOPMENT WILL BE PUBLIC.

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

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 OF 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.



RECORD DRAWING



David J. Olmstead
 Registered Land Surveyor
 No. 900012

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JACKSON'S GRANT ON WILLIAMS CREEK SECTION 7

STORM SEWER PLAN & PROFILES
 HAMILTON COUNTY, INDIANA
 CARMEL, CLAY TOWNSHIP

DRAWN BY: PDR CHECKED BY: BKR
 SHEET NO. C601
 60160REP-S7

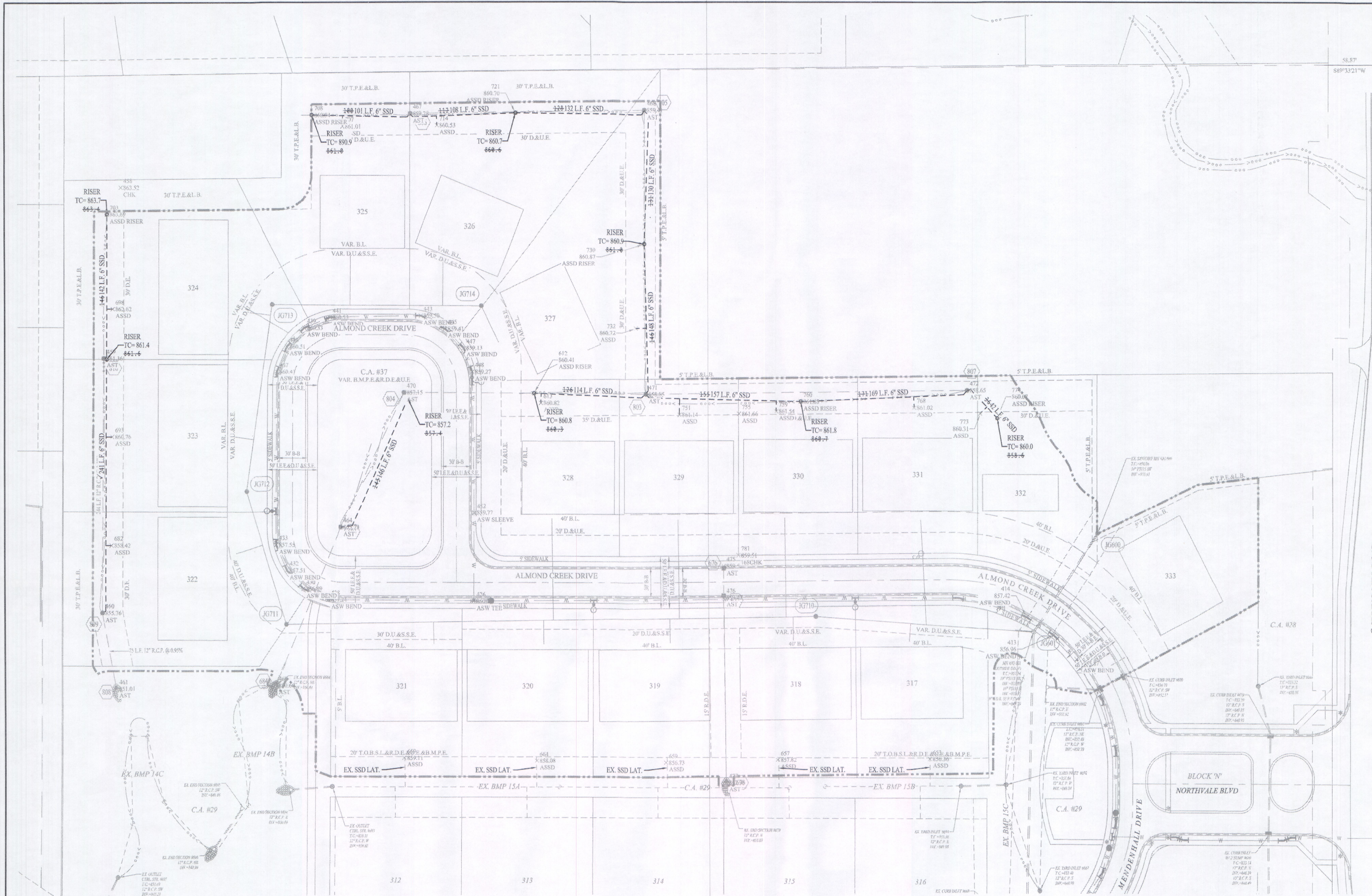
AS BUILTS
 05/26/21
 07/15/21
 09/09/21

DATE MARK

NO. 19358
 STATE OF INDIANA
 PROFESSIONAL ENGINEER

THIS DRAWING IS NOT INTENDED TO BE ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.
 CERTIFIED: 12/18/19
 David J. Olmstead

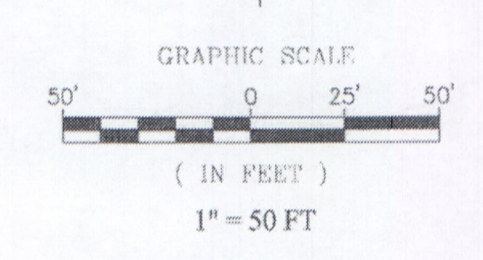
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 Modified / By: May 28, 2021 6:54:25 PM / mevrans
 Plotted / By: May 28, 2021 6:54:44 PM / Michael Evans



LEGEND	
	EXISTING STORM SEWER
	EXISTING SWALE
	EXISTING SUB-SURFACE DRAIN
	PROPOSED STORM SEWER
	PROPOSED SWALE
	PROPOSED CURB w/ 6" UNDERDRAIN
	PROPOSED SUB-SURFACE DRAIN
	CONSTRUCTION LIMITS

UTILITY CROSSINGS
 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.

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 SSDS (SUBSURFACE DRAINS) WILL NEED TO BE DOUBLE WALL SMOOTH BORE PERFORATED (DEEP) PIPE.
 DEBRIS GUARDS ARE TO BE INSTALLED ON ALL OPEN ENDED INLETS.
 FOR STORM STRUCTURE SIZING AND CASTING TABLE SEE DETAIL D-13 ON SHEET C601.
 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 C603 ON THE TRENCH DETAIL.
 ALL TOP OF CASTING ELEVATIONS FOR STORM SEWERS SHALL BE CONSTRUCTED WITH A TOLERANCE OF 0.10 FT.
 THE CITY OF CARMEL WILL NOT MAINTAIN CURBSIDE SSDs OR STORM SEWER IN PRIVATE ALLEYS.
 SEE DESIGN DEVELOPMENT DOCUMENTS FOR SSD CONFIGURATIONS WITHIN BMPs.



DATE	MARK	REVISIONS
05/28/21		AS BUILTS
07/15/21		REVISED PER TUCO COMMENTS
06/09/21		REVISED PER TUC COMMENTS

THIS DRAWING IS NOT RETURNED OR REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 12/18/19

David J. Stoepelwerth

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

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SUB-SURFACE DRAIN PLAN
 JACKSON'S GRANT ON WILLIAMS CREEK
 SECTION 7
 HAMILTON COUNTY, INDIANA
 CARMEL, CLAY TOWNSHIP

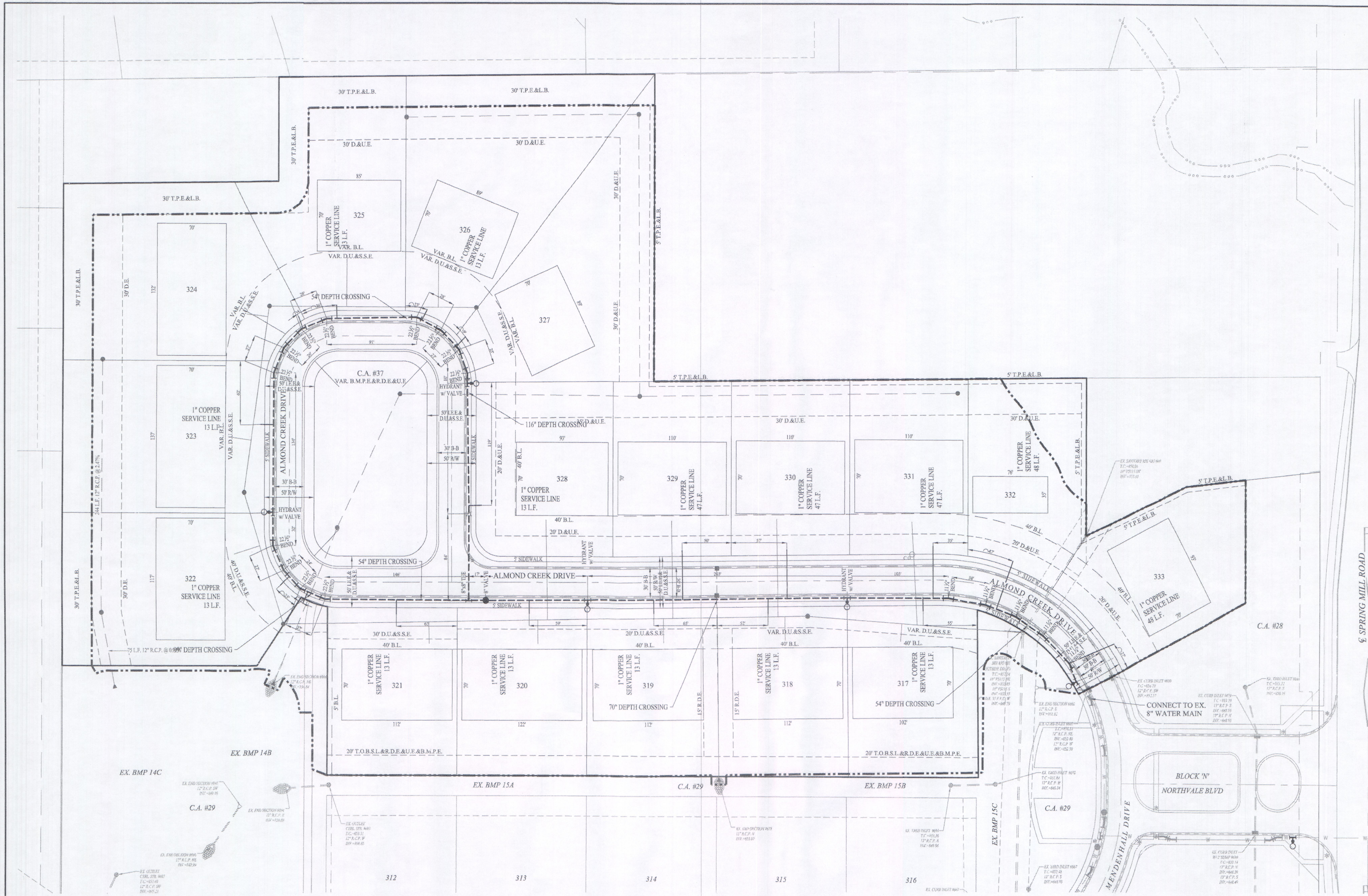
RECORD DRAWING

D.D.O.
 Dennis D. Olmstead
 Registered Land Surveyor
 No. 90012
 6/1/2021

DENNIS D. OLMSTEAD
 REGISTERED
 No. 90012
 STATE OF INDIANA
 LAND SURVEYOR

DRAWN BY: PDR	CHECKED BY: BKR
SHEET NO. C602	
S & A JOB NO. 60160REP-S7	

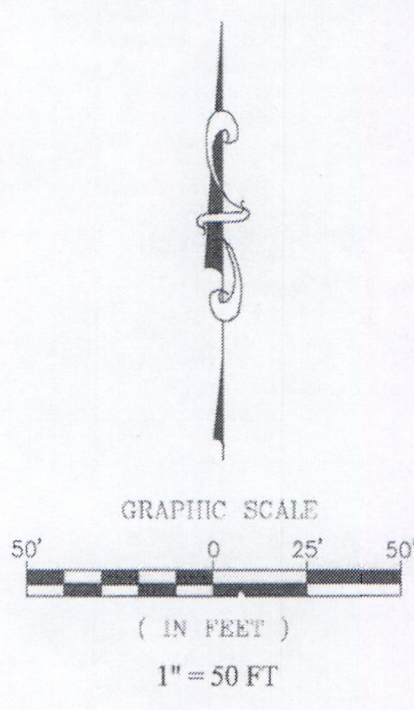
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 Modified / By: May 26, 2024 5:25:38 PM / meavans
 Plotted / By: May 26, 2024 5:26:08 PM / Michael Evans



LEGEND	
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	HYDRANT w/ 6" VALVE
	GATE VALVE
	TEE
	BEND, HORIZONTAL
	CONSTRUCTION LIMITS

UTILITY CROSSINGS
 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.

NOTES
 NO EARTH DISTURBING ACTIVITIES MAY TAKE PLACE WITHOUT AN APPROVED STORM WATER MANAGEMENT PERMIT.
 FOR INSTALLATION OF SANITARY AND WATER UNDER CITY STREETS AND COVER REQUIREMENTS, SEE THE TRENCH DETAIL ON SHEET CXXX.
 THERE ARE TO BE NO WATER VALVES OR MANHOLES WITHIN THE PAVEMENT, CURB, OR SIDEWALK WITH THE EXCEPTION OF CURB INLETS.
 ALL WATER MAIN SERVICE LINES TO TERMINATE 5 FEET BEHIND SIDEWALK AND MARKED WITH A 4" PVC PIPE WITH A PAINTED BLUE TOP.
 POST-CAPS OR EQUIVALENT ARE REQUIRED ON ALL WATER VALVE INSTALLATIONS AND MEGA LUGS MUST BE INSTALLED AT ALL MECHANICAL JOINTS.
 ALL DUCTILE IRON WATER MAINS SHALL BE BEDDED IN SAND FROM THE BOTTOM OF THE TRENCH TO 12" ABOVE THE PIPE.
 INSTALL WATER MAIN TRACER WIRE WITH ALL WATER MAINS LAID AND BLUE REFLECTOR TAPE MUST BE INSTALLED 12" TO 18" ABOVE ALL WATER MAINS LAID.
 ALL WATER MAINS SHALL BE DUCTILE IRON AND INSTALLED PER THE CITY OF CARMEL SPECIFICATIONS.
 FULL DEPTH GRANULAR BACKFILL PER CITY STANDARDS SHALL BE PLACED FOR ALL STREET CROSSINGS.
 FIRE HYDRANT MARKERS TO BE INSTALLED IN THE STREET PAVEMENT PERPENDICULAR TO THE FIRE HYDRANT.
 ONLY MULLER HYDRANTS AND VALVES MAY BE USED.



DATE	MARK	REVISIONS
05/26/24	AS BUILTS	REVISED PER TRCO COMMENTS
07/15/20		REVISED PER TAC COMMENTS
03/09/20		

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 CERTIFIED: 12/18/19
 David J. Stoepfelwerth
 REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA

STOEPPELWERTH
 ALWAYS ON
 7905 East 106th Street, Fishers, IN 46038-2905
 phone: 317.849.5925 fax: 317.849.5942

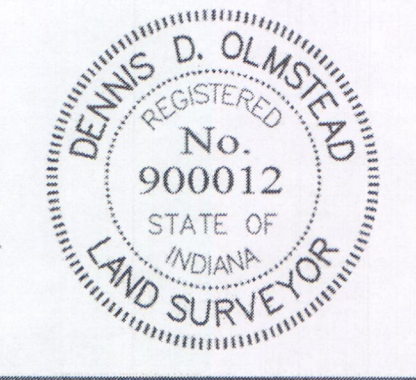


WATER PLAN
 JACKSON'S GRANT ON WILLIAMS CREEK
 SECTION 7
 HAMILTON COUNTY, INDIANA
 CARMEL, CLAY TOWNSHIP

RECORD DRAWING

This is to certify the Record Drawing of the water system for Jackson's Grant at Williams Creek, Section 7, was prepared according to the actual locations of the valves, hydrants and all other underground water system features, as well as surface evidence, collected by Stoepfelwerth and Associates.

Dis D. Olmstead
 6/1/2024



DENNIS D. OLMSTEAD
 Registered Land Surveyor
 No. 900012

DRAWN BY: PDR
 CHECKED BY: BKR
 SHEET NO. C700
 S & A JOB NO. 60160REP-S7